Crossroads Village Center

Highway 246 and McMurray Road, Buellton, Ca

arris
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Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

COVER SHEET

03/04/2013

A-0.0

Crossroads Village Center

Highway 246 and McMurray Road, Buellton, Ca

PROJECT STATISTICS

SITE STATISTICS

ADDRESS:	N.E.C. HIGHWAY 246 & McMURRAY ROAD
ASSESSOR PARCEL NUMBER	137-009-0458
SITE AREA:	(+/- 215,587 SF) 4.94 ACRES
ZONING SPECIFIC PLAN:	CR-SP (GENERAL COMMERCIAL - SPECIAL PERMIT) THE VILLAGE SPECIFIC PLAN
EXISTING USE: PROPOSED USE:	VACANT LOT RETAIL/RESTAURANT
PROPOSED OCCUPANCY:	M, B, A-3 & B
PROPOSED CONSTRUCTION TYPE:	TYPE V-B
PROPOSED SPRINKLERS:	YES
PROPOSED NUMBER OF STORIES:	1
PROPOSED BUILDING HEIGHT:	35'-0"
PROPOSED LANDSCAPE AREA:	11%

BUILDING STATISTICS

PROPOSED BUILDING AREA:

PAD A	MULTI-TENANT RETAIL OR OFFICE	6,883 SF
SHOPS B	MULTI-TENANT RETAIL & ONE POTENTIAL RESTAURANT	3,849 SF
SHOPS C	TWO RETAIL TENANTS & ONE POTENTIAL RESTAURANT	2,828 SF
ANCHOR D	LARGE SCALE RETAIL	19,200 SF
	OUTDOOR YARD (15,000 SF)	
PAD E	ONE RESTAURANT & ONE DRIVE-THRU COFFEE SPACE	3,600 SF
PAD F	DRIVE-THRU RESTAURANT	3,900 SF
TOTAL PROPOSED BUILDING AREA		**40,455 SF**
INCLUDING OUTDOOR SALES AREA		**55,455 SF**

PARKING STATISTICS

PROPOSED PROJECT

PARKING REQUIRED:

RETAIL:	32,760 SF x 1 SPACE/300 SF	109 SPACES
OUTDOOR SALES:	15,000 SF x 1 SPACE/1,000 SF	15 SPACES
RESTAURANT	7,500 SF x 1 SPACE/300 SF	25 SPACES
EMPLOYEE SPACES	LARGEST SHIFT: 60 EMPLOYEES/2	30 SPACES
TOTAL PARKING REQUIRED		**179 SPACES**
TOTAL PARKING PROVIDED		**195 SPACES**
PARKING TO BUILDING RATIO		4.82 SPACES/1,000 SF
	w/OUTDOOR SALES AREA	3.52 SPACES/1,000 SF

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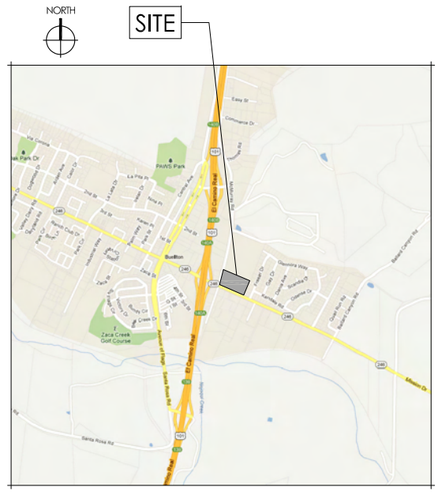

PROJECT DESCRIPTION

CROSSROADS VILLAGE CENTER PROPOSES A REGIONAL DRAW RETAIL PROJECT LOCATED AT THE NORTH EAST CORNER OF HWY 246 AND McMURRAY ROAD.

SOME HIGHLIGHTS OF THE PROPOSED IMPROVEMENTS INCLUDE:

- (6) RETAIL/RESTAURANT BUILDINGS. RANGING IN SIZE FROM 2,828 S.F. TO 19,200 S.F.
- SUPPORTING SURFACE PARKING, LANDSCAPING, AND PEDESTRIAN PATHWAYS/PLAZA'S
- (2) OF THE (6) BUILDINGS WILL CONTAIN DRIVE-THRU'S. PAD E WILL SERVE A COFFEE SHOP (STARBUCKS) WHILE PAD F WILL SERVE McDONALDS.
- ANCHOR D (TRACTOR SUPPLY COMPANY) WILL HAVE A 15,000 S.F. OUTDOOR SALES AREA TO THE EAST OF THE MAIN BUILDING ALONG WITH COVERED SALES AREAS ALONG THE FRONT OF THE BUILDING.
- FREESTANDING PYLON SIGN ON-SITE AND OFF-SITE FREEWAY ORIENTED SIGN.

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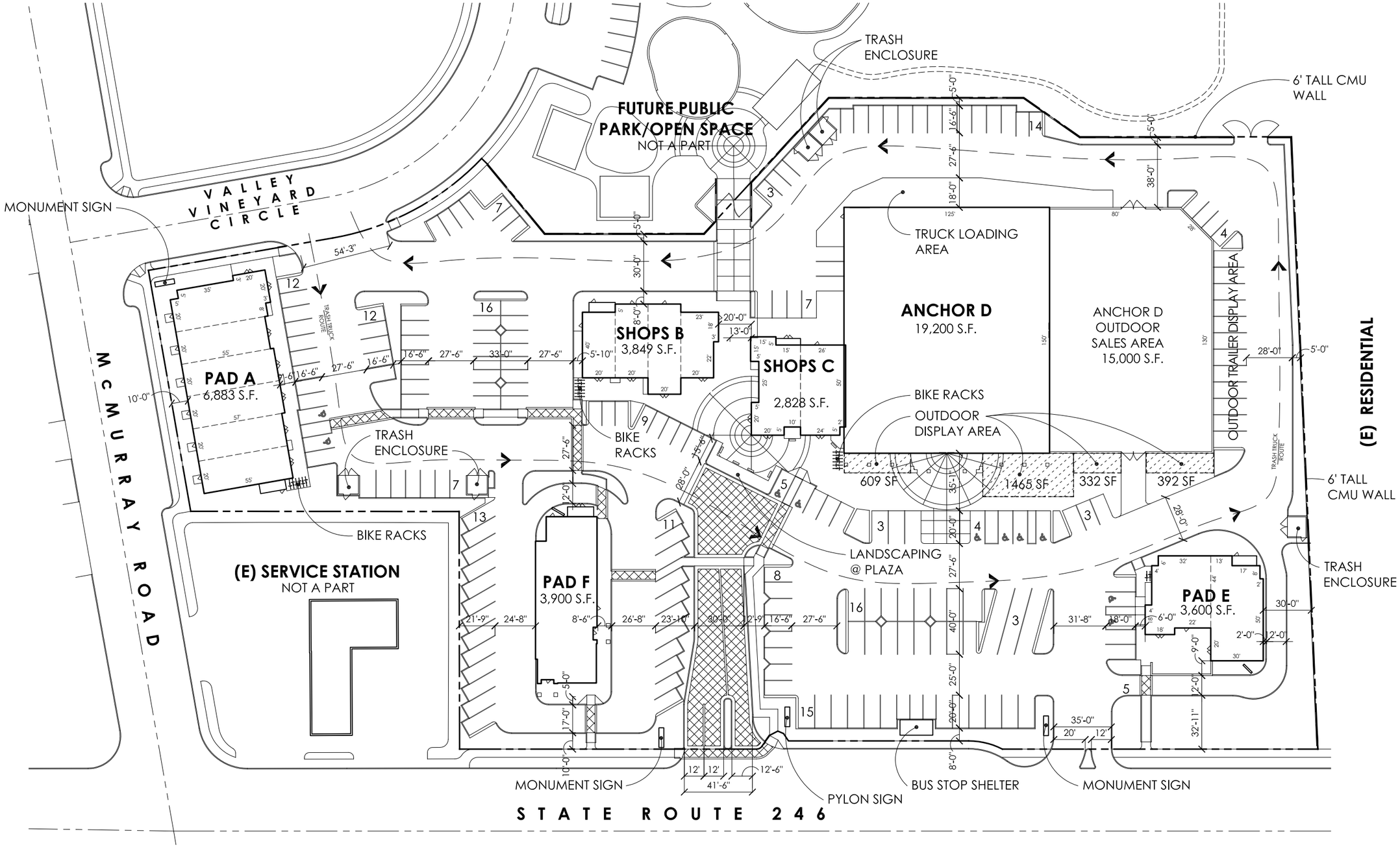
PROJECT DATA 03/04/2013

A-1.0



CONCEPTUAL SITE PLAN

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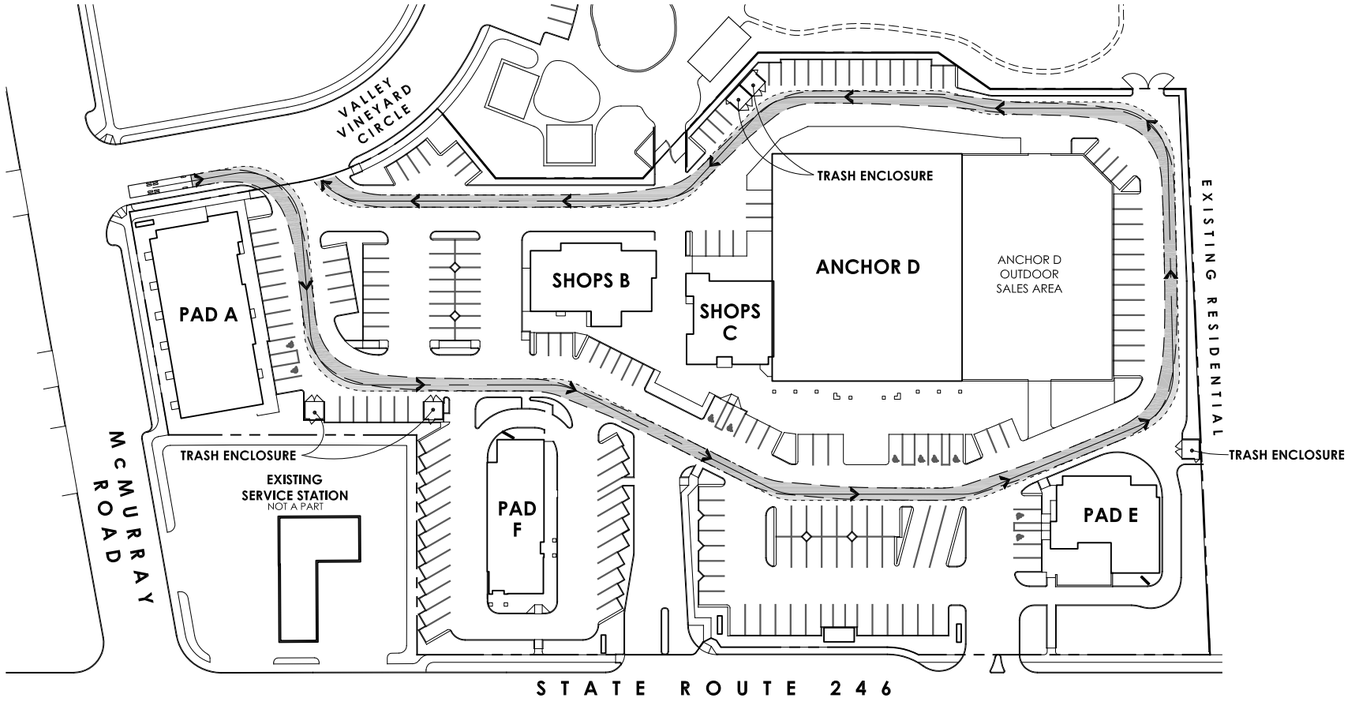
CONCEPTUAL SITE PLAN

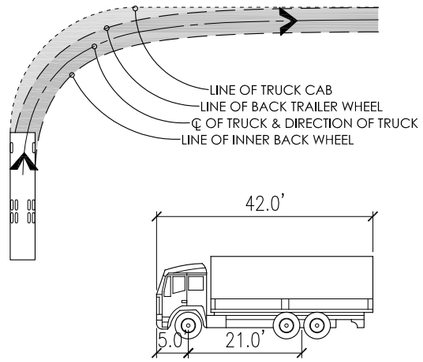
03/04/2013
TRUE NORTH

11x17 SHEET SCALE: 1" = 60'-0"
24x36 SHEET SCALE: 1" = 30'-0"

A-2.0

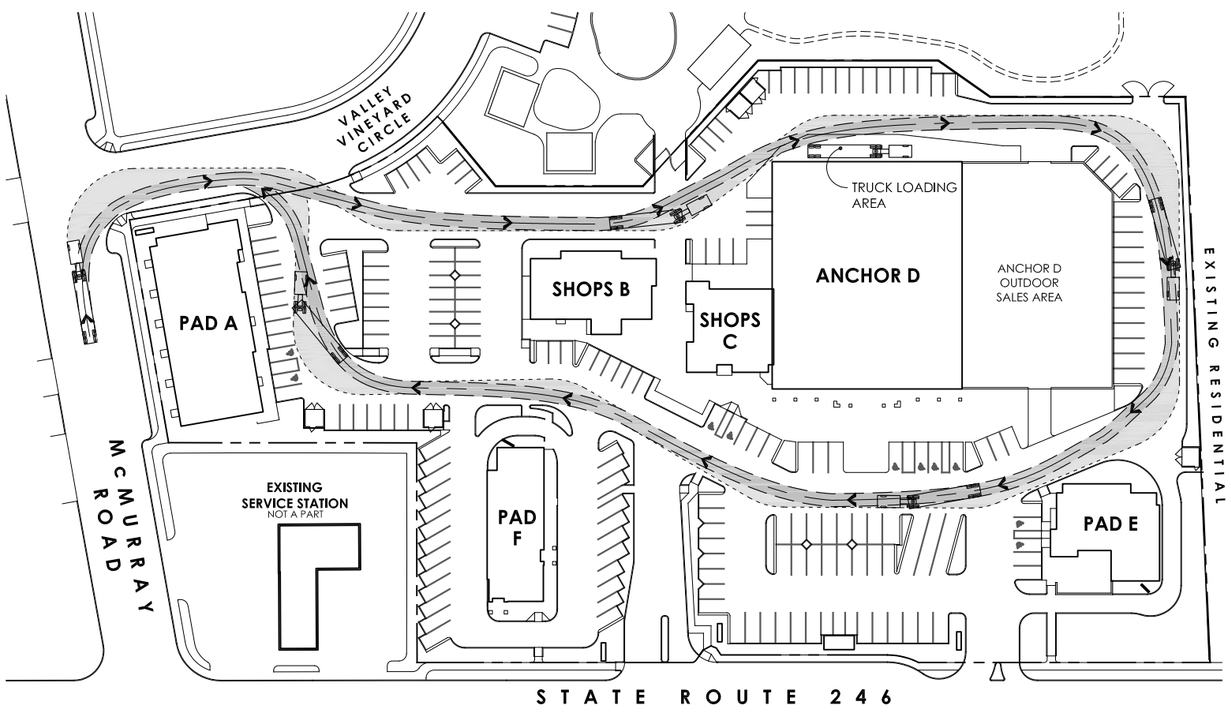


TRUCK TURNING EXHIBIT - GARBAGE TRUCK

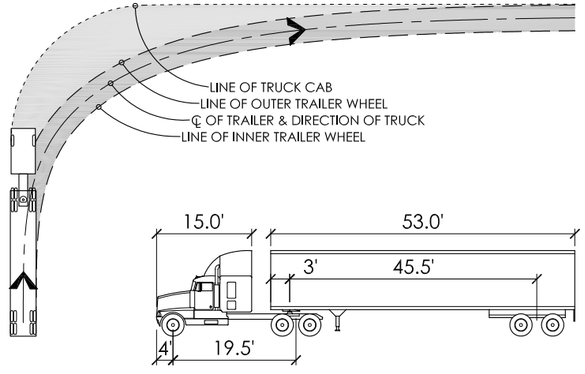


	FEET
WIDTH	8.20
TRACK	8.20
LOCK TO LOCK TIME	6.00
STEERING ANGLE	34.5°

TRUCK TURNING EXHIBIT - GARBAGE



TRUCK TURNING EXHIBIT - SEMI-TRUCK



WB-67	FEET		
TRACTOR WIDTH	8.00	LOCK TO LOCK TIME	6.00
TRAILER WIDTH	8.50	STEERING ANGLE	28.4°
TRACTOR TRACK	8.00	ARTICULATING ANGLE	75.0°
TRAILER TRACK	8.50		

TRUCK TURNING EXHIBIT - SEMI-TRUCK

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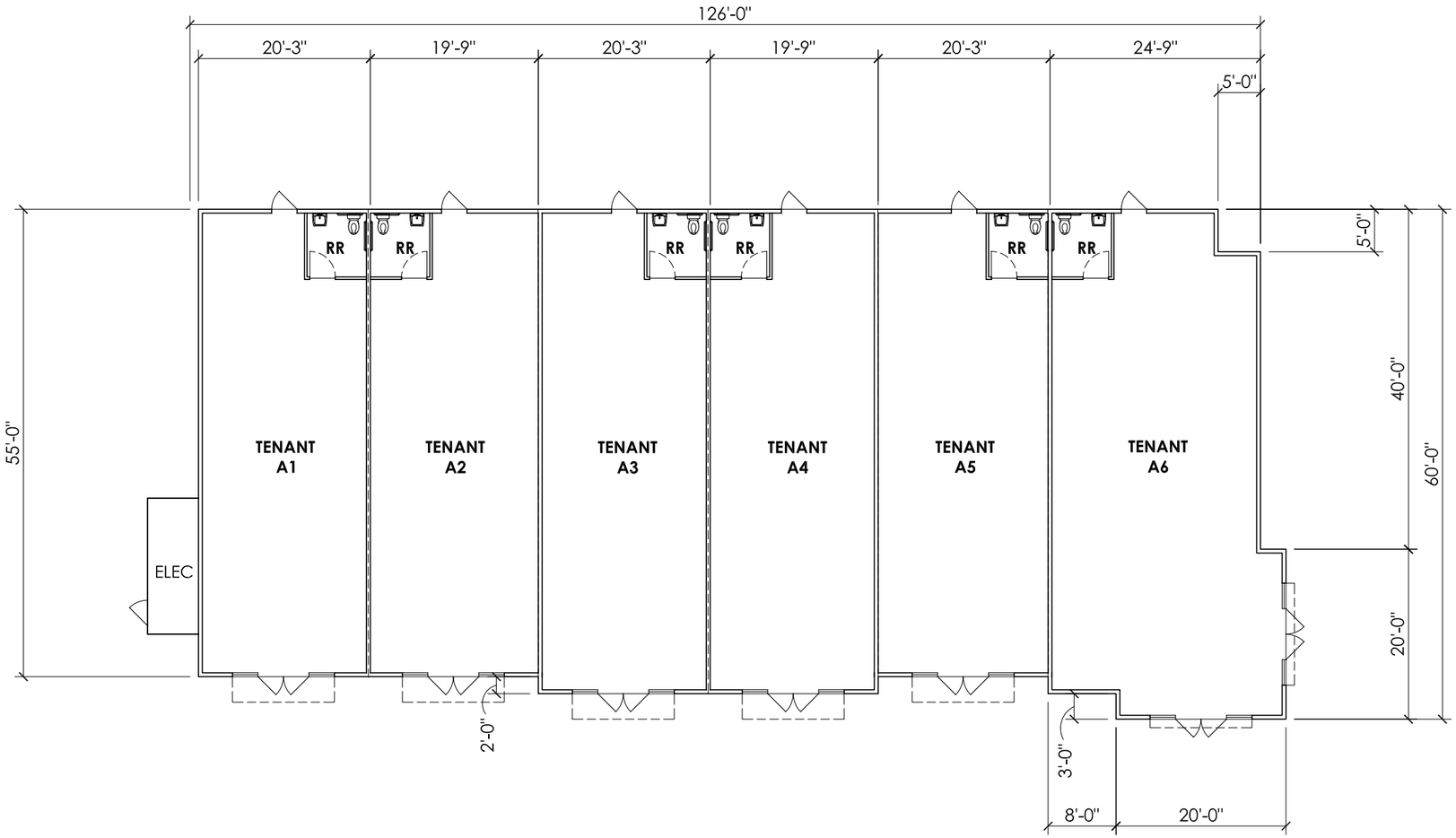
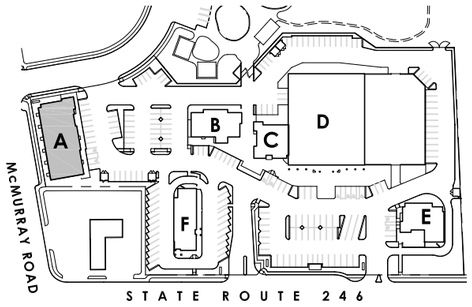
CONCEPTUAL TRUCK TURNING PLAN

03/04/2013
TRUE NORTH

0 4 10 20 30 40
11x17 SHEET SCALE: 1" = 60'-0"
24x36 SHEET SCALE: 1" = 30'-0"

A-2.1





KEY PLAN

CONCEPTUAL FLOOR PLAN

PAD A

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CONCEPTUAL FLOOR PLAN - PAD A

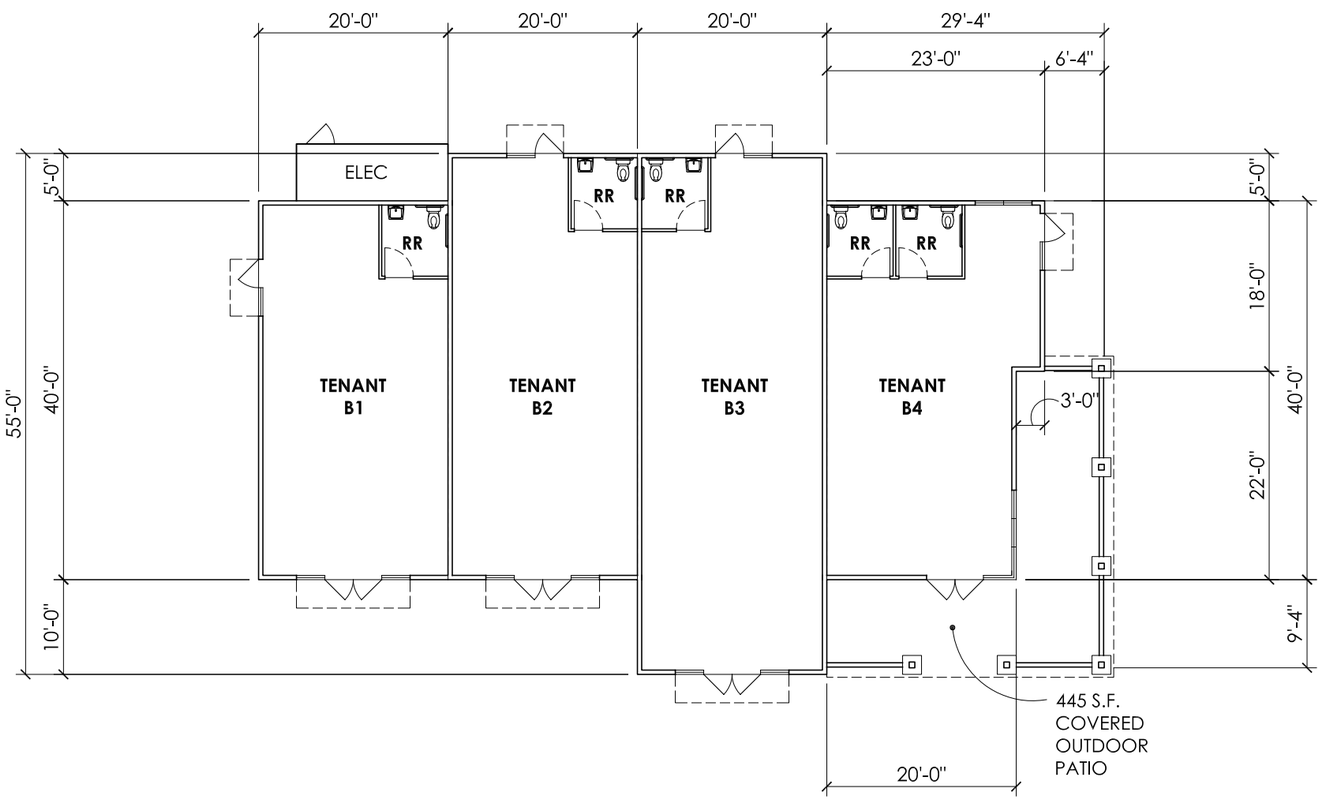
03/04/2013

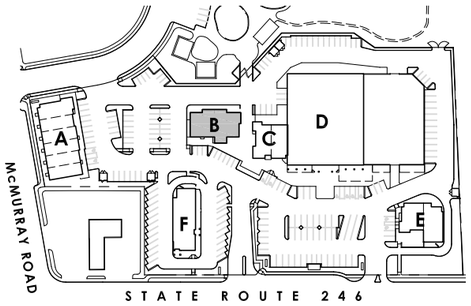
TRUE NORTH

0 1 2 4 8 16

11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"

A-3.0





KEY PLAN

CONCEPTUAL FLOOR PLAN

SHOPS B

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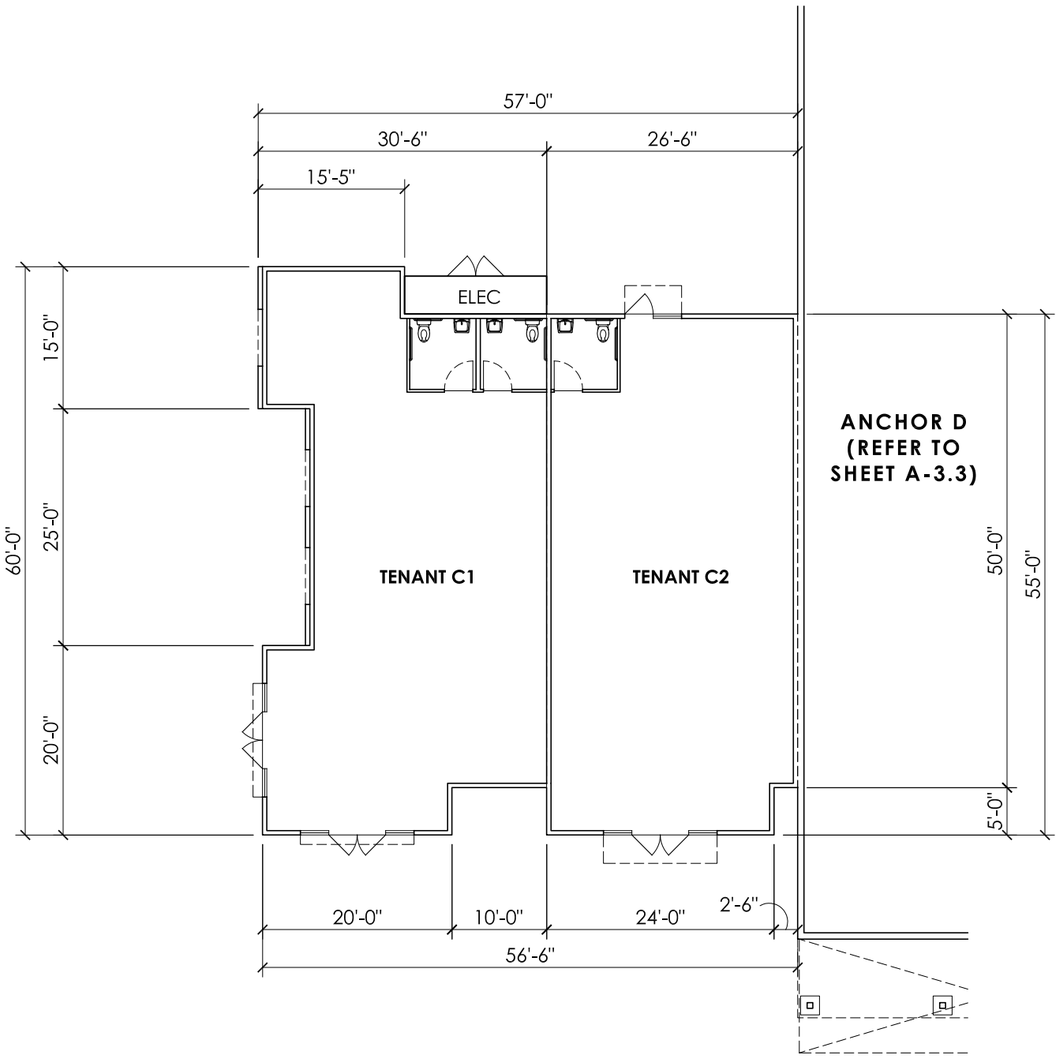
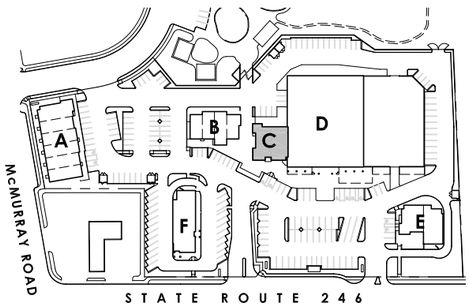
CONCEPTUAL FLOOR PLAN - SHOPS B

03/04/2013
TRUE NORTH

0 1 2 4 8 16
11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"

A-3.1





KEY PLAN

CONCEPTUAL FLOOR PLAN

SHOPS C

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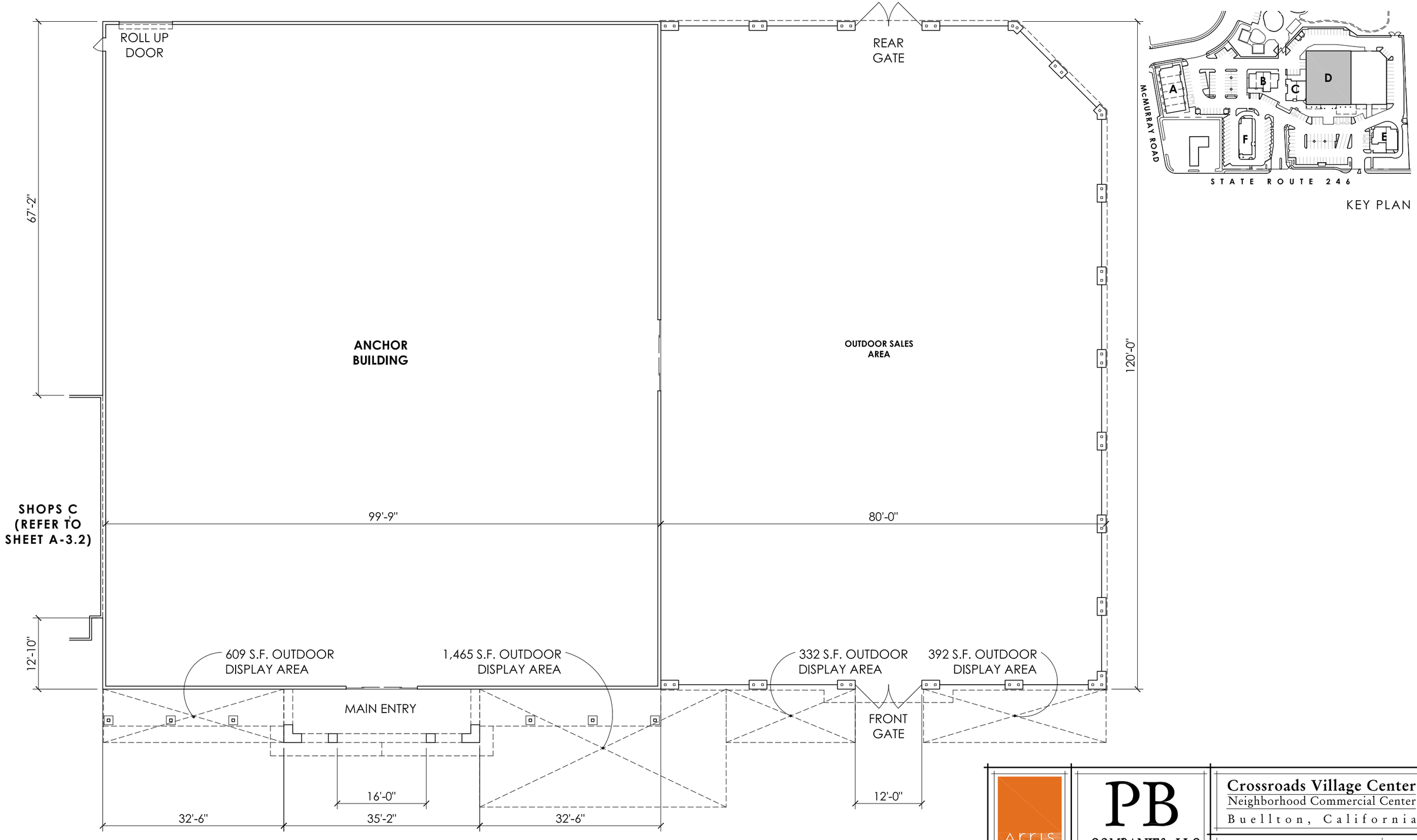
CONCEPTUAL
FLOOR PLAN - SHOPS C

03/04/2013
TRUE NORTH

0 1 2 4 8 16
11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"

A-3.2



KEY PLAN

CONCEPTUAL FLOOR PLAN

ANCHOR BUILDING AND OUTDOOR SALES AREA

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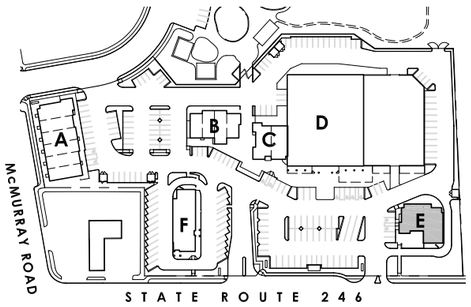
CONCEPTUAL
FLOOR PLAN - ANCHOR D

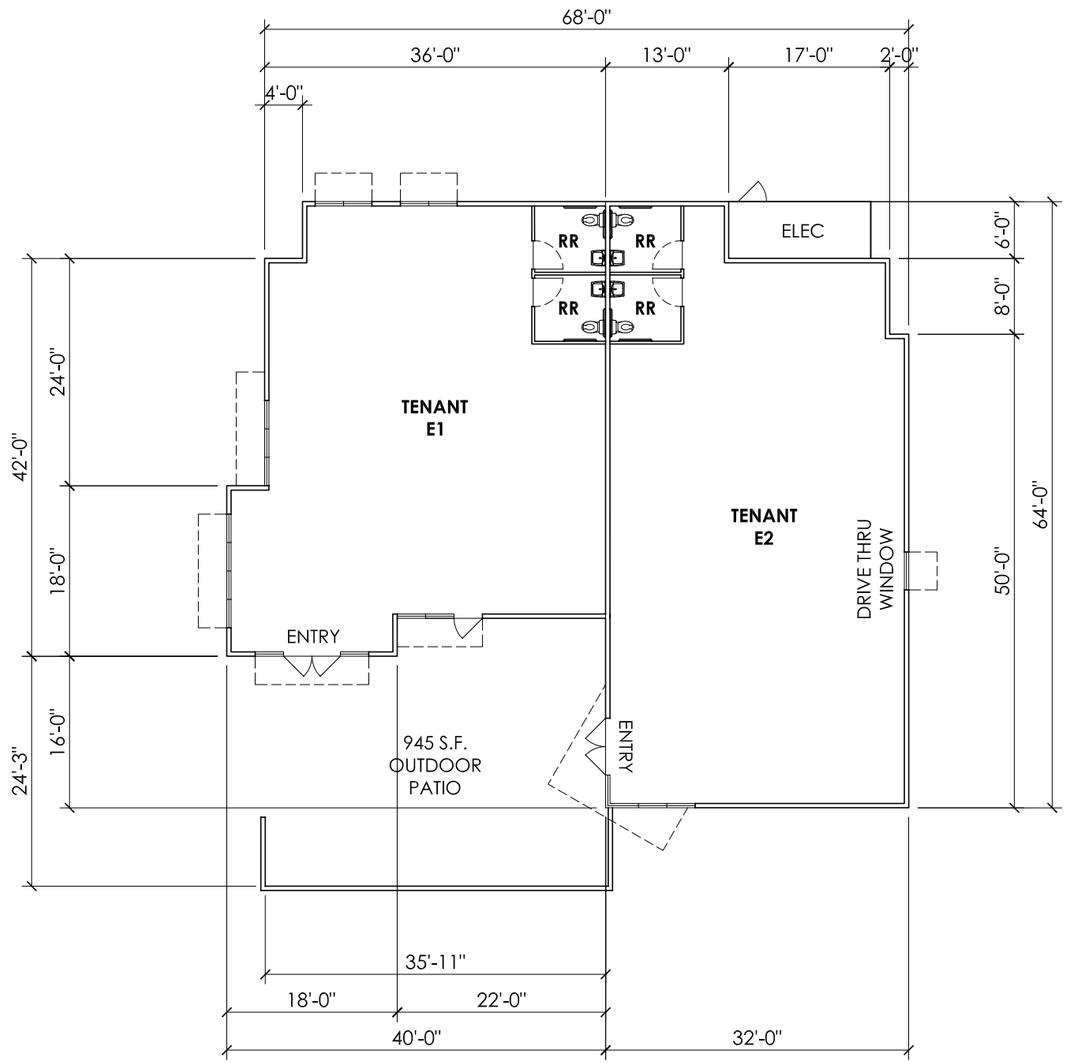
03/04/2013
TRUE NORTH

0 1 2 4 8 16
11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"

A-3.3



KEY PLAN



CONCEPTUAL FLOOR PLAN

PAD E

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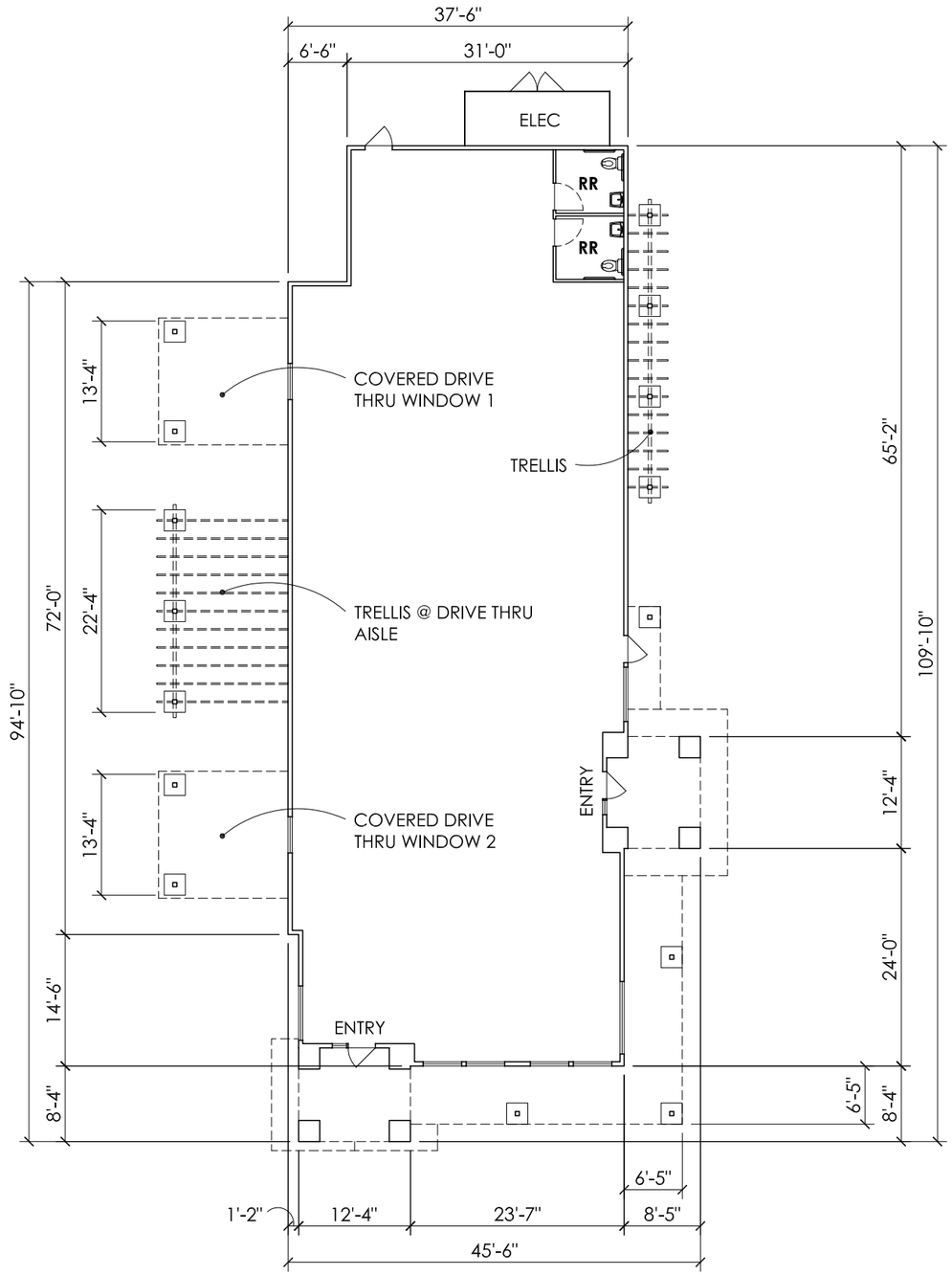
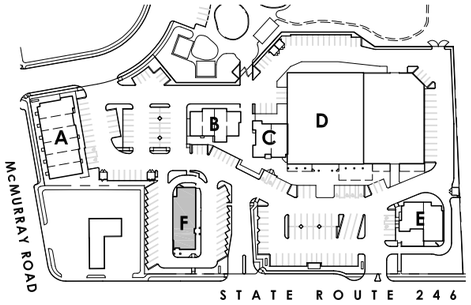
CONCEPTUAL
FLOOR PLAN - PAD E

03/04/2013
TRUE NORTH

0 1 2 4 8 16
11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"

A-3.4





KEY PLAN

CONCEPTUAL FLOOR PLAN

PAD F

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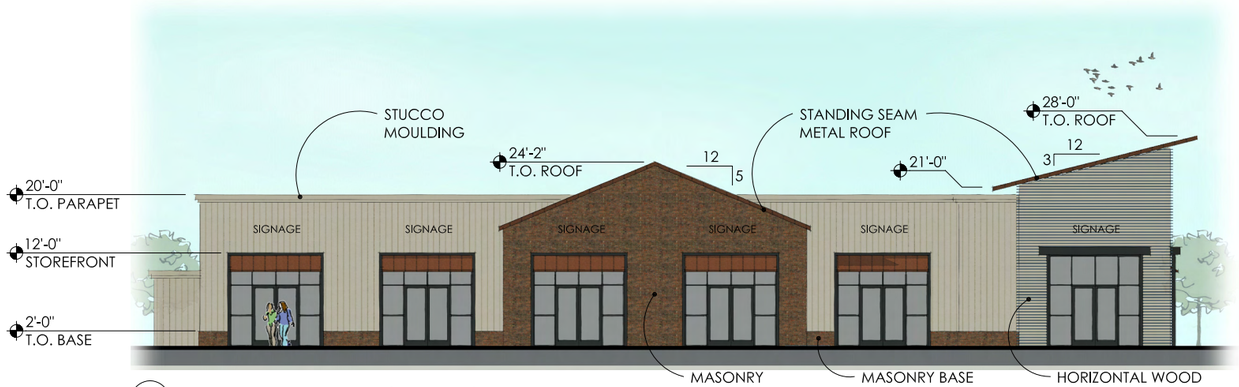
CONCEPTUAL
FLOOR PLAN - PAD F

03/04/2013
TRUE NORTH

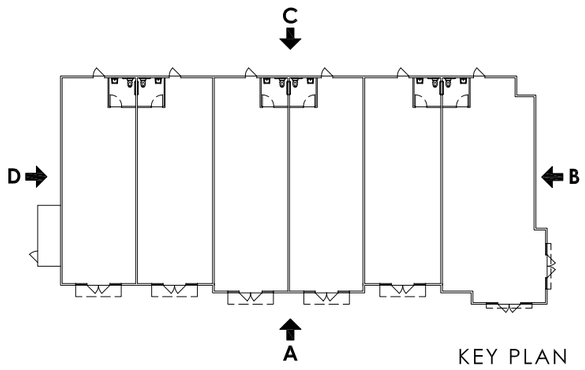
0 1 2 4 8 16
11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"

A-3.5

PAD A - PERSPECTIVE



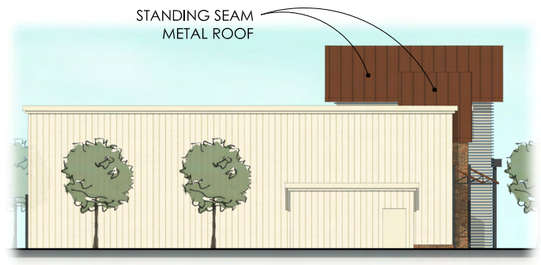
A EAST ELEVATION (FRONT)
SCALE: 1" = 20'-0"



KEY PLAN

C WEST ELEVATION
SCALE: 1" = 40'-0"

B SOUTH ELEVATION
SCALE: 1" = 20'-0"



D NORTH ELEVATION
SCALE: 1" = 20'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

PAD A

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CONCEPTUAL EXTERIOR ELEVATIONS - PAD A

03/04/2013

TRUE NORTH

0 1 2 5 10 20

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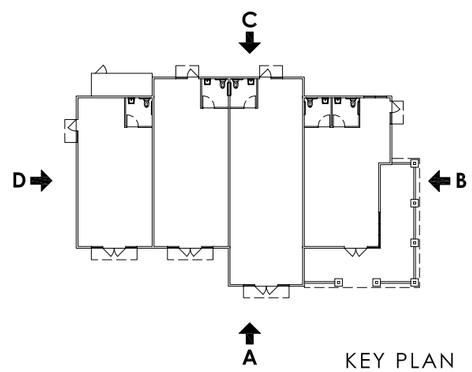
24x36 SHEET SCALE: 1" = 10'-0"

A-4.0

SHOPS B - PERSPECTIVE

A SOUTH ELEVATION (FRONT)
SCALE: 1" = 20'-0"

C NORTH ELEVATION
SCALE: 1" = 20'-0"



KEY PLAN

B WEST ELEVATION
SCALE: 1" = 20'-0"

D EAST ELEVATION
SCALE: 1" = 20'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

SHOPS B

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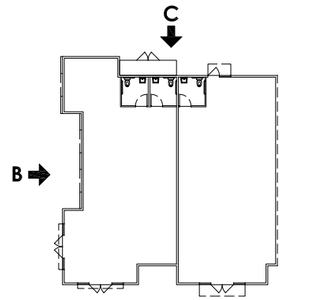
CONCEPTUAL EXTERIOR ELEVATIONS - SHOPS B

03/04/2013
TRUE NORTH

0 1.5 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-4.1

SHOPS C - PERSPECTIVE



KEY PLAN

A SOUTH ELEVATION (FRONT)
SCALE: 1" = 20'-0"

B EAST ELEVATION
SCALE: 1" = 20'-0"

C NORTH ELEVATION
SCALE: 1" = 20'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

SHOPS C

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CONCEPTUAL EXTERIOR ELEVATIONS - SHOPS C

03/04/2013

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0 1 2 5 10 20

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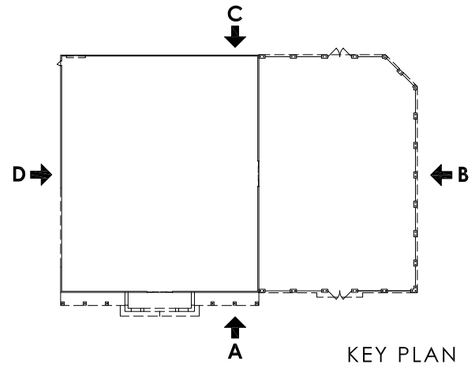
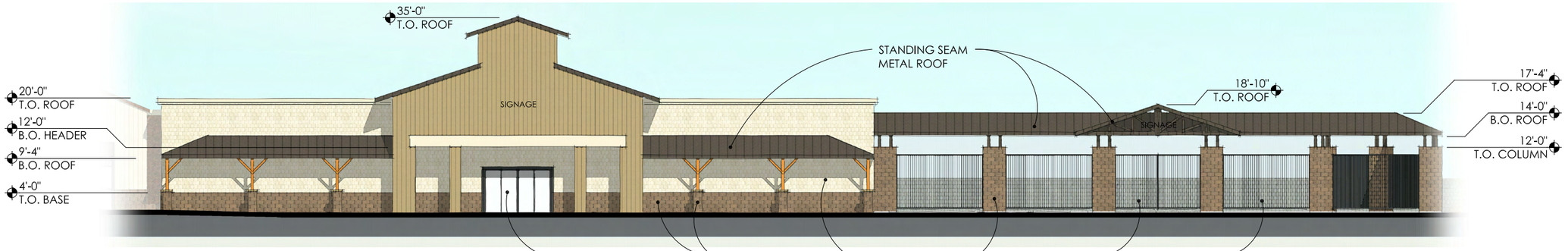
24x36 SHEET SCALE: 1" = 10'-0"

A-4.2

ANCHOR BUILDING D - PERSPECTIVE



KEY PLAN



A SOUTH ELEVATION (FRONT)
SCALE: 1" = 20'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

ANCHOR BUILDING D AND OUTDOOR SALES AREA

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California, 93401

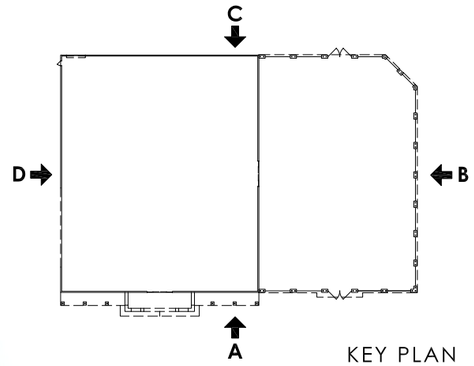
Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

CONCEPTUAL EXTERIOR ELEVATIONS - ANCHOR D

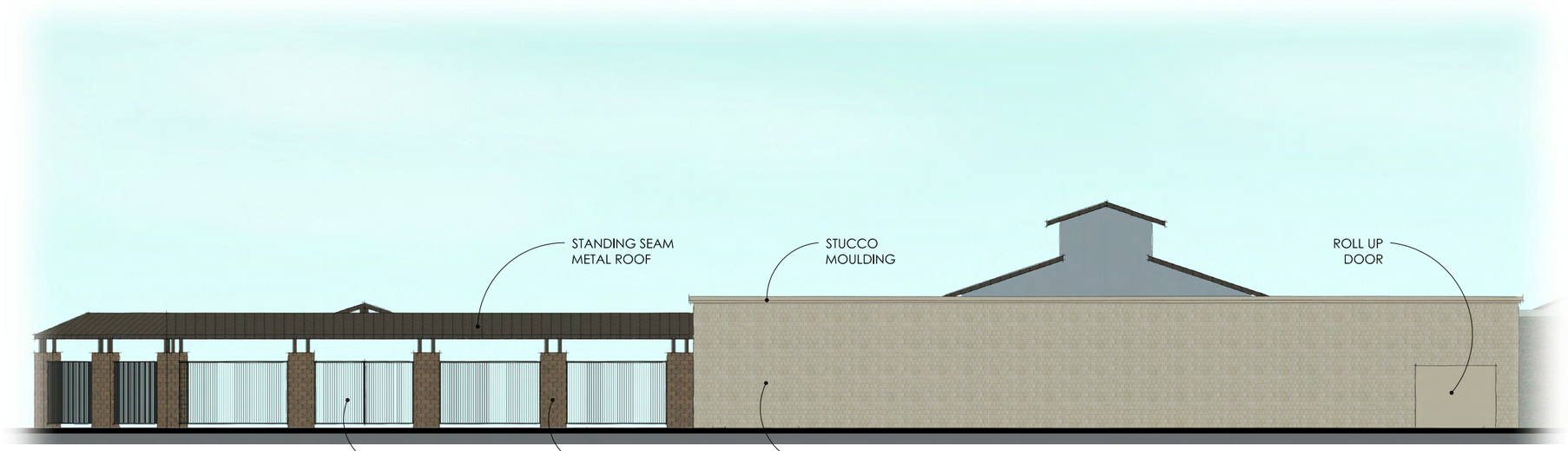
03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

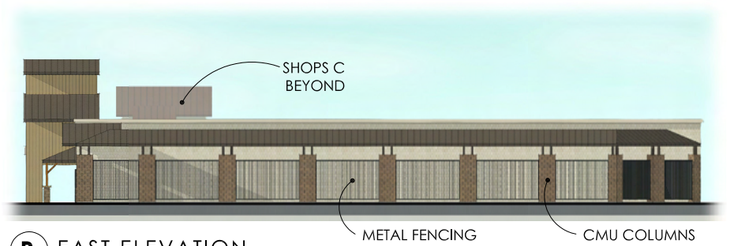
A-4.3



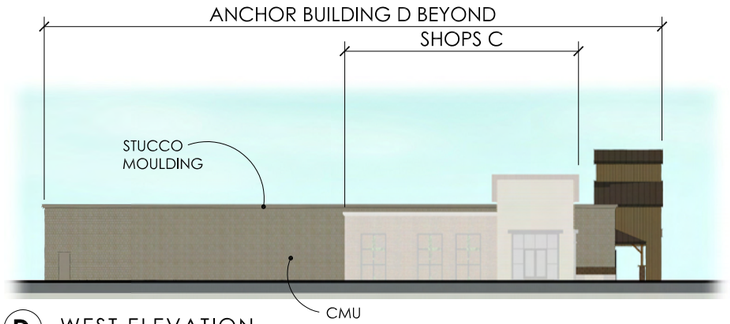
KEY PLAN



C NORTH ELEVATION
SCALE: 1" = 20'-0"



B EAST ELEVATION
SCALE: 1" = 40'-0"



D WEST ELEVATION
SCALE: 1" = 40'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

ANCHOR BUILDING D AND OUTDOOR SALES AREA

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Buellton, California

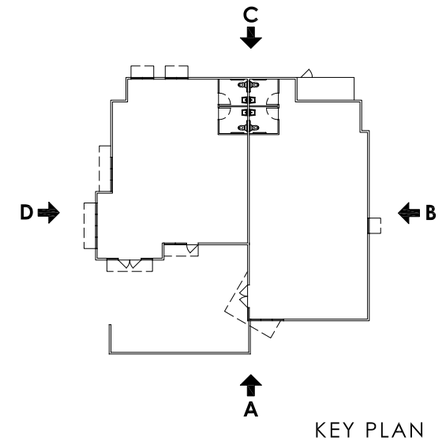
CONCEPTUAL EXTERIOR ELEVATIONS - ANCHOR D

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-4.4

SHOPS E - PERSPECTIVE



KEY PLAN

D WEST ELEVATION
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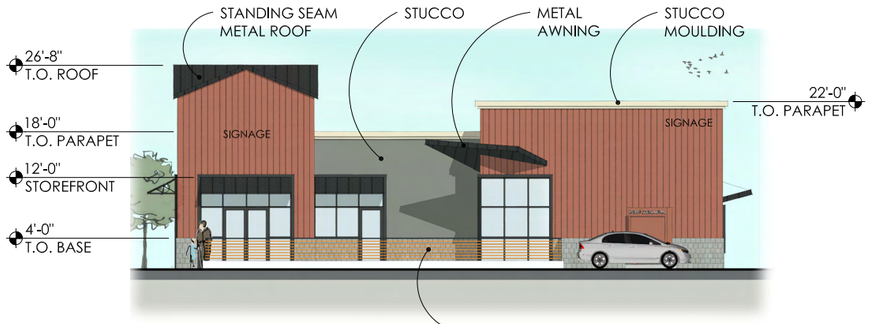
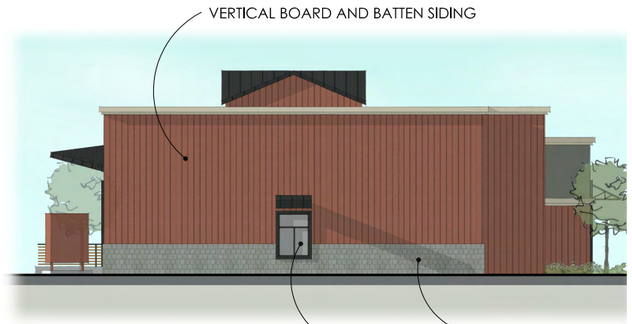
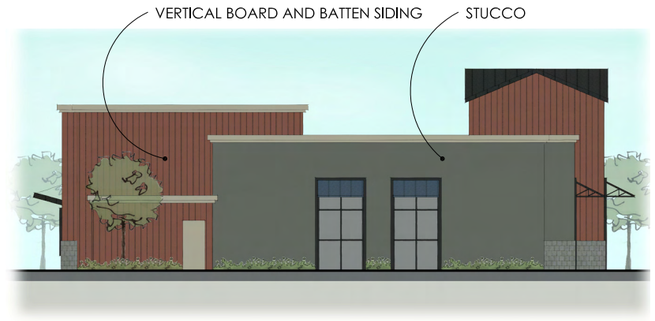


A SOUTH ELEVATION
SCALE: 1" = 20'-0"



B EAST ELEVATION
SCALE: 1" = 20'-0"



C NORTH ELEVATION
SCALE: 1" = 20'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

PAD E

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Buellton, California

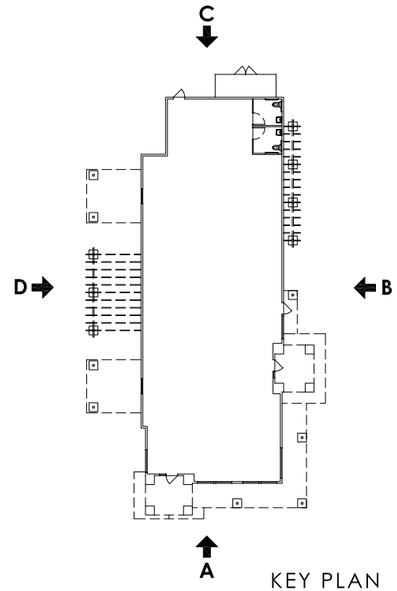
CONCEPTUAL EXTERIOR ELEVATIONS - PAD E

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

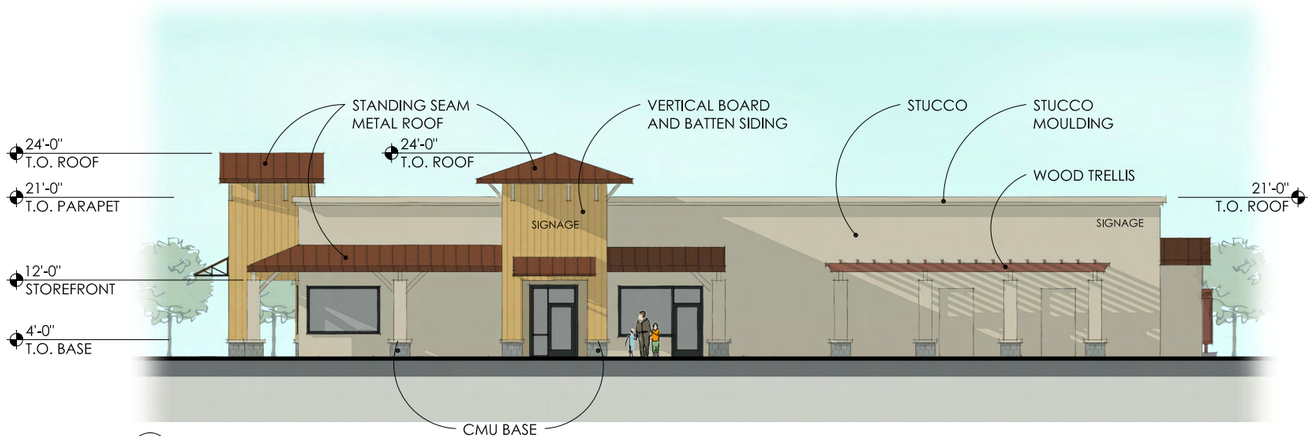
A-4.5

PAD F - PERSPECTIVE



KEY PLAN

(A) SOUTH ELEVATION
SCALE: 1" = 20'-0"



(B) EAST ELEVATION
SCALE: 1" = 20'-0"

(C) NORTH ELEVATION
SCALE: 1" = 40'-0"

(D) WEST ELEVATION (DRIVE THRU) WINDOW
SCALE: 1" = 40'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

PAD F

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CONCEPTUAL EXTERIOR ELEVATIONS - PAD F

03/04/2013
TRUE NORTH

0 1.5 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-4.6

Crossroads Village Center

Master Sign Program

General Notes

1. All signs, structures and areas surrounding premises shall be well maintained.
2. The illumination must be maintained from dusk till 10 p.m. or close of last business within the center, whichever is later
3. Lighting for signs shall not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises.
4. All signs shall be constructed as one of the following sign types:
   A. Internally illuminated individual reverse channel letters.
   B. Externally illuminated so that light is indirect and utilizes focused light fixtures that do not allow light or glare that conflicts with note #3 above.
   C. Equivalent or equal signs with approval
5. All signs & installation shall conform to current building and electrical codes. Each tenant shall be fully responsible for the operations of their sign contractor
6. All conduits, raceways, transformers, junction boxes, openings in building surfaces, etc. shall be concealed. exposed hardware shall be finished in a manner consistent with the quality fabrication practices. All finishes shall be pegged from the wall
7. The Tenant's Sign Company shall confirm all conduit, transformer locations and service prior to fabrication
8. In the event of a tenant vacancy, the tenant shall be remove all wall signs. Any tenant signs located on the shopping center identification sign shall be removed. All holes left by the sign shall be repaired and painted to match exterior building color.
9. All signage shall comply with City of Buellton Sign Regulations (Municipal Code Sections 19.04.170 through 19.04.174) and any applicable conditions of approval required by the City for final project approval

Overview

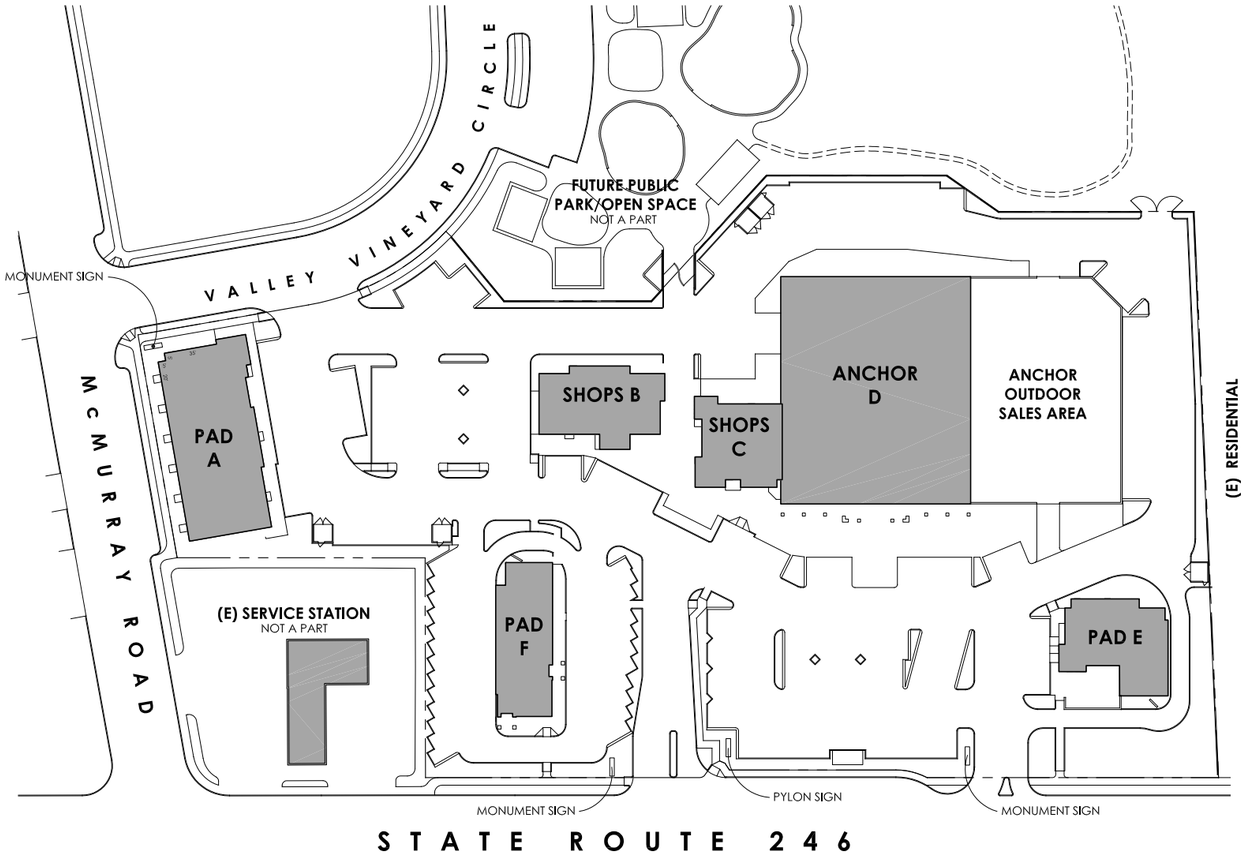
The goal of the Crossroads Village Center Sign Program is to create a set of standards that will be consistent in size from building to building, visually pleasing and balanced throughout the project. This sign program is based off of the City of Buellton Guidelines and shall be enforced by the City of Buellton.

All signs meeting the requirements set forth in the sign program shall be administratively approved by the City of Buellton.

Any proposed alterations or increases to sign areas by the Tenant not covered in the shall be subject to City's design review process.

Sign Approval Procedure

1. All tenants signs shall be subject to approval, in writing, from the owner. The tenant shall submit three color copies of the preliminary sign package to the owner, at the address below, for his review at the time of preliminary store design. The scale not less than 1/8" = 1'-0" of the proposed signs showing materials, colors, finishes and dimensions. These drawings shall indicate conformance with both the current City of Buellton sign regulations, and the sign criteria herein outlined. Send drawings to:
   Crossroads Village Center Signs
   c/o PB Companies
   412 Marsh Street
   San Luis Obispo, CA 93401
2. The tenant shall submit drawings, with written owner's approval, to the city of Buellton Planning Department for approval and permitting. The tenant shall pay for all signs, design & engineering of signs, permits, the complete installation and maintenance.
3. Tenants unable to conform to the sign criteria herein outlined in this document may return to the City of Buellton Planning Commission for review and approval. The tenant will be responsible for whatever cost and fees associated with this process.



Conceptual Signage Plan

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PB COMPANIES, LLC
412 Marsh Street
San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

CONCEPTUAL SIGNAGE PLAN
03/04/2013
TRUE NORTH
0 5 15 25 50 100
11x17 SHEET SCALE: 1" = 100'-0"
24x36 SHEET SCALE: 1" = 50'-0"
A-5.0

(A) EAST ELEVATION (FRONT)

(B) SOUTH ELEVATION (FACING VALLEY VINEYARD CIRCLE)

(C) WEST ELEVATION (REAR)

SIGN EXHIBIT - PAD A

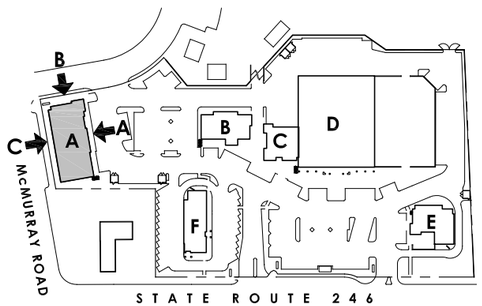
Tenant Signage

ALLOWABLE SIGNAGE

Main Sign	126 L.F. of Frontage	126 s.f.
Secondary Sign	60 L.F. of Frontage X 50%	30 s.f.
Multi Tenant	15 s.f. x 6 Tenants	90 s.f.
Total Allowable Sign Area		**246 s.f.**

PROPOSED SIGNAGE

Tenant A1 Sign		41 s.f.
Sign over Front Door	30 s.f.	
Sign over Rear Door	11 s.f.	
Tenant A2 Sign		41 s.f.
Sign over Front Door	30 s.f.	
Sign over Rear Door	11 s.f.	
Tenant A3 Sign		41 s.f.
Sign over Front Door	30 s.f.	
Sign over Rear Door	11 s.f.	
Tenant A4 Sign		41 s.f.
Sign over Front Door	30 s.f.	
Sign over Rear Door	11 s.f.	
Tenant A5 Sign		41 s.f.
Sign over Front Door	30 s.f.	
Sign over Rear Door	11 s.f.	
Tenant A6 Sign		41 s.f.
Sign over Front Door	30 s.f.	
Sign Facing Valley Vineyard	11 s.f.	
Total Proposed Sign Area		**246 s.f.**



KEY PLAN

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California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

SIGN EXHIBIT
PAD A

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.1

A SOUTH ELEVATION (FRONT)

B EAST ELEVATION

C WEST ELEVATION

SIGN EXHIBIT - SHOPS B

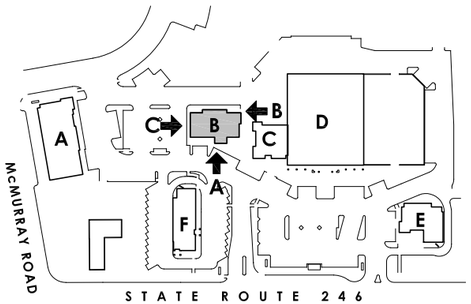
Tenant Signage

ALLOWABLE SIGNAGE

Main Sign	89.33 L.F. of Frontage	89 s.f.
Secondary Sign	55 L.F. of Frontage X 50%	27 s.f.
Multi Tenant	15 s.f. x 4 Tenants	60 s.f.
Total Allowable Sign Area		**176 s.f.**

PROPOSED SIGNAGE

Tenant B1 Sign		50 s.f.
Primary Sign over Front Door	37 s.f.	
Secondary Sign on West Elevation	13 s.f.	
Tenant B2 Sign		38 s.f.
Sign over Front Door	38 s.f.	
Tenant B3 Sign		38 s.f.
Sign over Front Door	38 s.f.	
Tenant B4 Sign		50 s.f.
Primary Sign over Front Door	37 s.f.	
Secondary Sign on East Elevation	13 s.f.	
Total Proposed Sign Area		**176 s.f.**



KEY PLAN

arris STUDIO ARCHITECTS
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t 805/547.2240 f 805/547.2241
ARRISSTUDIOARCH.COM
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STEPHEN INGUR ARCHITECT #C33672

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California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

SIGN EXHIBIT
SHOPS B

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.2

Tenant Signage

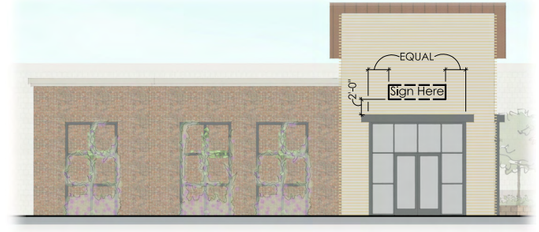
ALLOWABLE SIGNAGE

Main Sign	56.6 L.F. of Frontage	56 s.f.
Secondary Sign	60 L.F. of Frontage X 50%	30 s.f.
Multi Tenant	15 s.f. x 2 Tenants	30 s.f.
Total Allowable Sign Area		**116 s.f.**

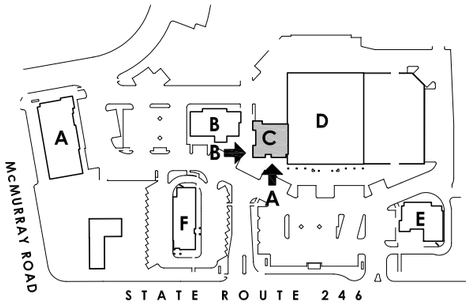
PROPOSED SIGNAGE

Tenant C1 Sign		66 s.f.
Primary Sign over Front Door	50 s.f.	
Secondary Sign on West Elevation	16 s.f.	
Tenant C2 Sign		50 s.f.
Sign over Front Door	50 s.f.	
Total Proposed Sign Area		**116 s.f.**

Ⓐ SOUTH ELEVATION (FRONT)



Ⓑ EAST ELEVATION



KEY PLAN

SIGN EXHIBIT - SHOPS C

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STEPHEN PINSOR ARCHITECT #C33672

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San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

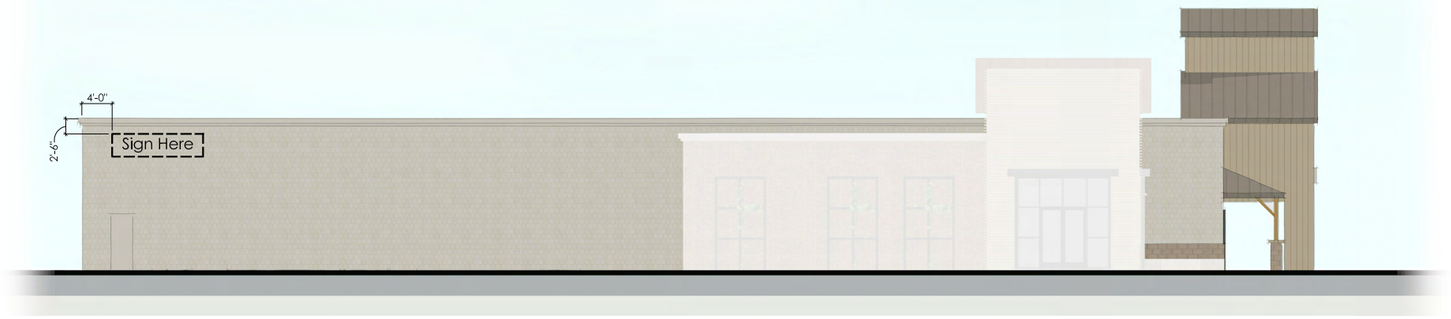
SIGN EXHIBIT
SHOPS C

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.3

A SOUTH ELEVATION (FRONT)



B WEST ELEVATION

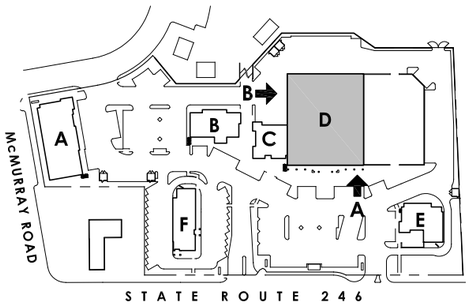
Tenant Signage

ALLOWABLE SIGNAGE

Main Sign	125 L.F. of Frontage	125 s.f.
Secondary Sign	150 L.F. of Frontage X 50%	75 s.f.
Total Allowable Sign Area		**200 s.f.**

PROPOSED SIGNAGE

Main Frontage Sign		125 s.f.
Sign over Front Door	110 s.f.	
Sign over Outdoor Sales	15 s.f.	
Secondary Sign		50 s.f.
Total Proposed Sign Area		**175 s.f.**



KEY PLAN

SIGN EXHIBIT - ANCHOR D

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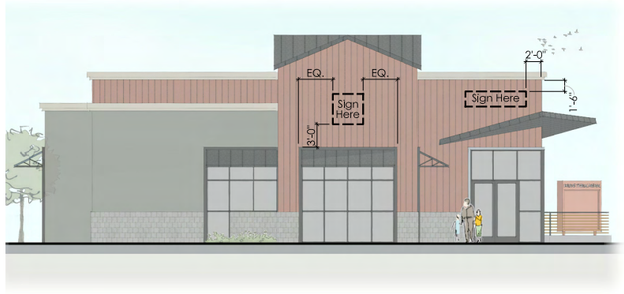
SIGN EXHIBIT
ANCHOR D

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.4

A SOUTH ELEVATION



B WEST ELEVATION

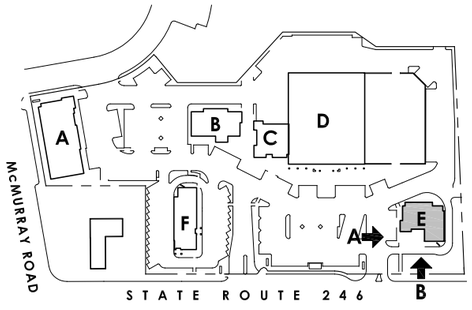
Tenant Signage

ALLOWABLE SIGNAGE

Main Sign	68 L.F. of Frontage	68 s.f.
Secondary Sign	64 L.F. of Frontage X 50%	32 s.f.
Multi Tenant	15 s.f. x 2 Tenants	30 s.f.
Total Allowable Sign Area		**130 s.f.**

PROPOSED SIGNAGE

Tenant E1 Sign		66 s.f.
Primary Sign over Front Door	50 s.f.	
Secondary Sign on West Elevation	16 s.f.	
Tenant E2 Sign		50 s.f.
Sign over Front Door	50 s.f.	
Secondary Sign on South Elevation	16 s.f.	
Total Proposed Sign Area		**116 s.f.**



KEY PLAN

SIGN EXHIBIT - PAD E

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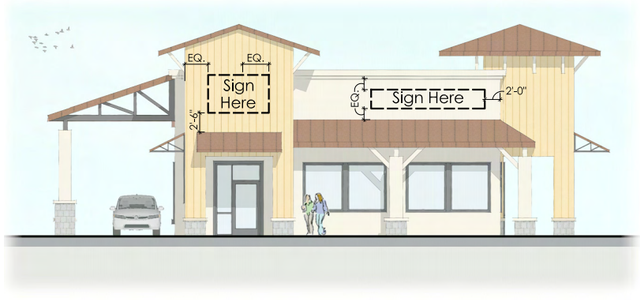
SIGN EXHIBIT PAD E

03/04/2013
TRUE NORTH

11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.5

A EAST ELEVATION



B SOUTH ELEVATION

C WEST ELEVATION

SIGN EXHIBIT - PAD F

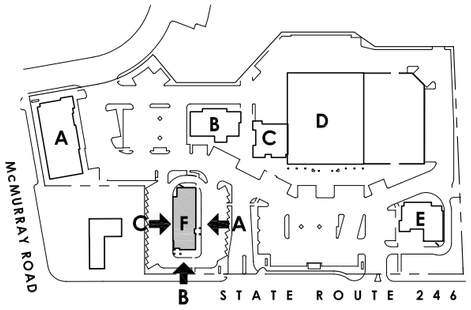
Tenant Signage

ALLOWABLE SIGNAGE

Main Sign	109'-10" L.F. of Frontage	110 s.f.
Secondary Sign	45'-6" L.F. of Frontage X 50%	23 s.f.
Total Allowable Sign Area		**133 s.f.**

PROPOSED SIGNAGE

East Elevation		50 s.f.
Primary Sign	30 s.f.	
Secondary Sign	20 s.f.	
South Elevation		50 s.f.
Primary Sign	30 s.f.	
Secondary Sign	20 s.f.	
West Elevation		20 s.f.
Total Proposed Sign Area		**120 s.f.**



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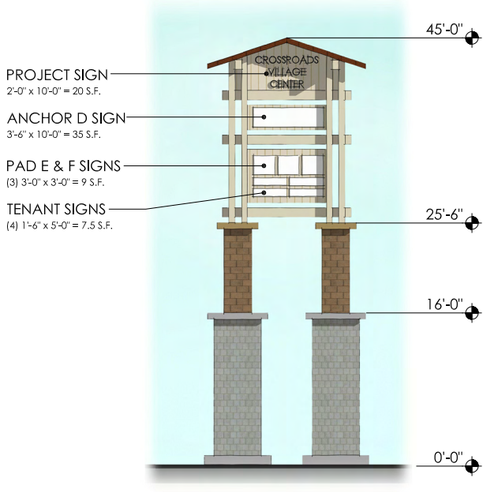
Buellton, California

SIGN EXHIBIT
PAD F

03/04/2013
TRUE NORTH

0 1 2 5 10 20
11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.6



FRONT ELEVATION

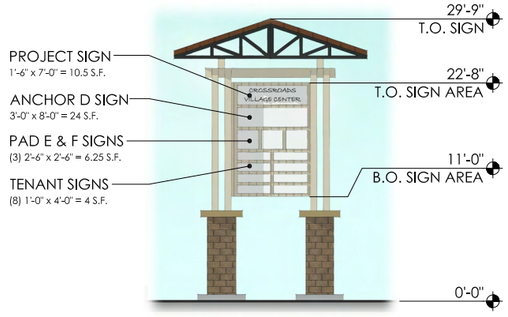
Tenant Signage

PROPOSED SIGNAGE

Project Sign		20 s.f.
Anchor D Sign		35 s.f.
Pad E & F Sign	3 signs	27 s.f.
Tenants	Up to 4 signs	30 s.f.
Total Proposed Sign Area per side		**112 s.f.**

SIGN EXHIBIT - OFF-SITE FREEWAY ORIENTED SIGN

PERSPECTIVE

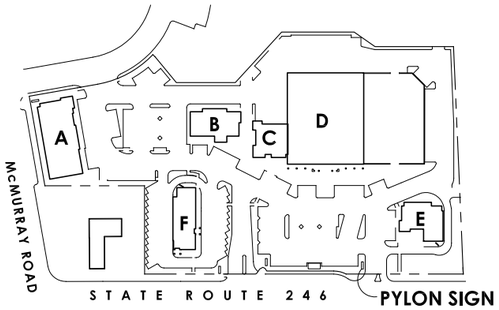


FRONT ELEVATION

Tenant Signage

PROPOSED SIGNAGE

Project Sign		10.5 s.f.
Anchor D Sign		24 s.f.
Pad E & F Sign	3 signs	18.75 s.f.
Tenants	Up to 8 signs	32 s.f.
Total Proposed Sign Area per side		**85.25 s.f.**



KEY PLAN

SIGN EXHIBIT - ON-SITE PYLON SIGN

arris
STUDIO
ARCHITECTS
1540 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 93401
+805/547.2240 +805/547.2241
ARRISTUDIOARCH.COM
THOMAS E. JESS ARCHITECT #C27608
STEPHEN INGOR ARCHITECT #C33672

PB
COMPANIES, LLC
412 Marsh Street
San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

SIGN EXHIBIT
PYLON SIGNS

03/04/2013
TRUE NORTH

11x17 SHEET SCALE: 1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-5.7

Optional Wall Signs

In addition to the internally illuminate individual channel letters or backlit channel letters, below are other acceptable wall signs that will compliment the overall design of the center

A straightforward shape and design is used and there is good contrast between the lettering & background making this easy to read.

This sign projects from the face of the building over the door similar to an awning. The salon's quality is established before the customer enters.

A fresh colors and well painted signs works well on this simple building.

Neon lights outline the letters of the sign & contrast nicely with the corrugated metal siding background.

Pedestrian Oriented Signs

These are signs that can be used in addition tothe wall signs and will not add to the total allowed sign area. Tenants are strongly encouraged to use Pedestrian Oriented signs to compliment their main signage.

Blade Signs

The oval shape & bold color of this sign stand out and grab attention. The simple bracket does not compete with the sign itself.

Creative design, complimentary colors and an interesting shape all contribute to the fun look and feel of this sign.

This sign and bracket combination project a sophisticated look for the salon. A clear image is created without even seeing the store itself.

Awning Signs

Metal lettering on an open metal awning pick up the look and feel of the aluminum storefront but lack contrast and can be difficult to read.

The suspended steel and glass awning provides protection for the outdoor seating and additional signage for the business.

The bold but sophisticated awning creates an image of the business. The lettering is crisp and fits with the whole look.

Window Signs

Red letters with a white border on the lower portion of the window match the clear lettering on brushed steel at the top of the window.

The orange decal creates a consistent background and sets off the lettering. The solid decal at the bottom of the window also conceals the table inside.

The silver lettering on these windows contrasts nicely in the upper portion where the windows appear dark but lacks contrast at the base.

SIGN EXHIBIT - OPTIONAL SIGN TYPES

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THOMAS R. JESS ARCHITECT #C27608
STEPHEN PRIOR ARCHITECT #C33472

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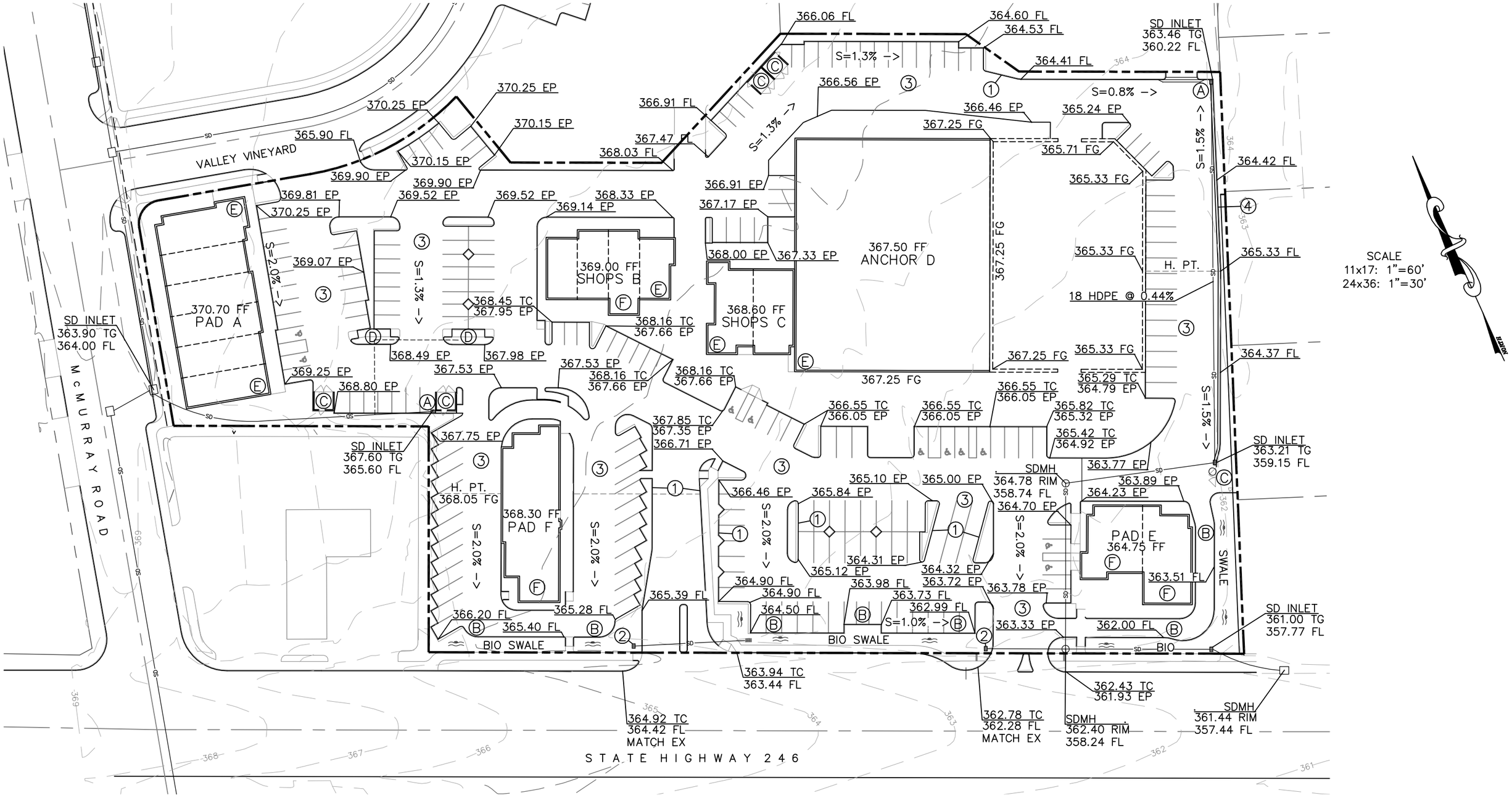
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

SIGN EXHIBIT
OPTIONAL SIGN TYPES

03/04/2013

A-5.8



SITE NOTES

1. – 6" CURB
2. – STORM DRAIN INLET
3. – ASPHALT SURFACE
4. – 6" CURB & 18" GUTTER

LID NOTES

- (A) – FLOGARD CATCH BASIN INSERT
- (B) – 6" CURB WITH 2' OPENINGS (10' INTERVALS)
- (C) – COVERED TRASH ENCLOSURE
- (D) – FILTERRA TREE FILTER
- (E) – FILTERRA ROOFDRAIN SYSTEM
- (F) – CONCRETE GREASE INTERCEPTOR

GRANITE RIDGE ENGINEERING GROUP, INC
8679 SANTA ROSA ROAD
ATASCADERO, CA 93422
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GRANITERIDGEGROUP.COM
MATT PARKS, RCE 62793, PLS 8296
DENNIS SCHWARTZ, JD, PLS 8408

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412 Marsh Street
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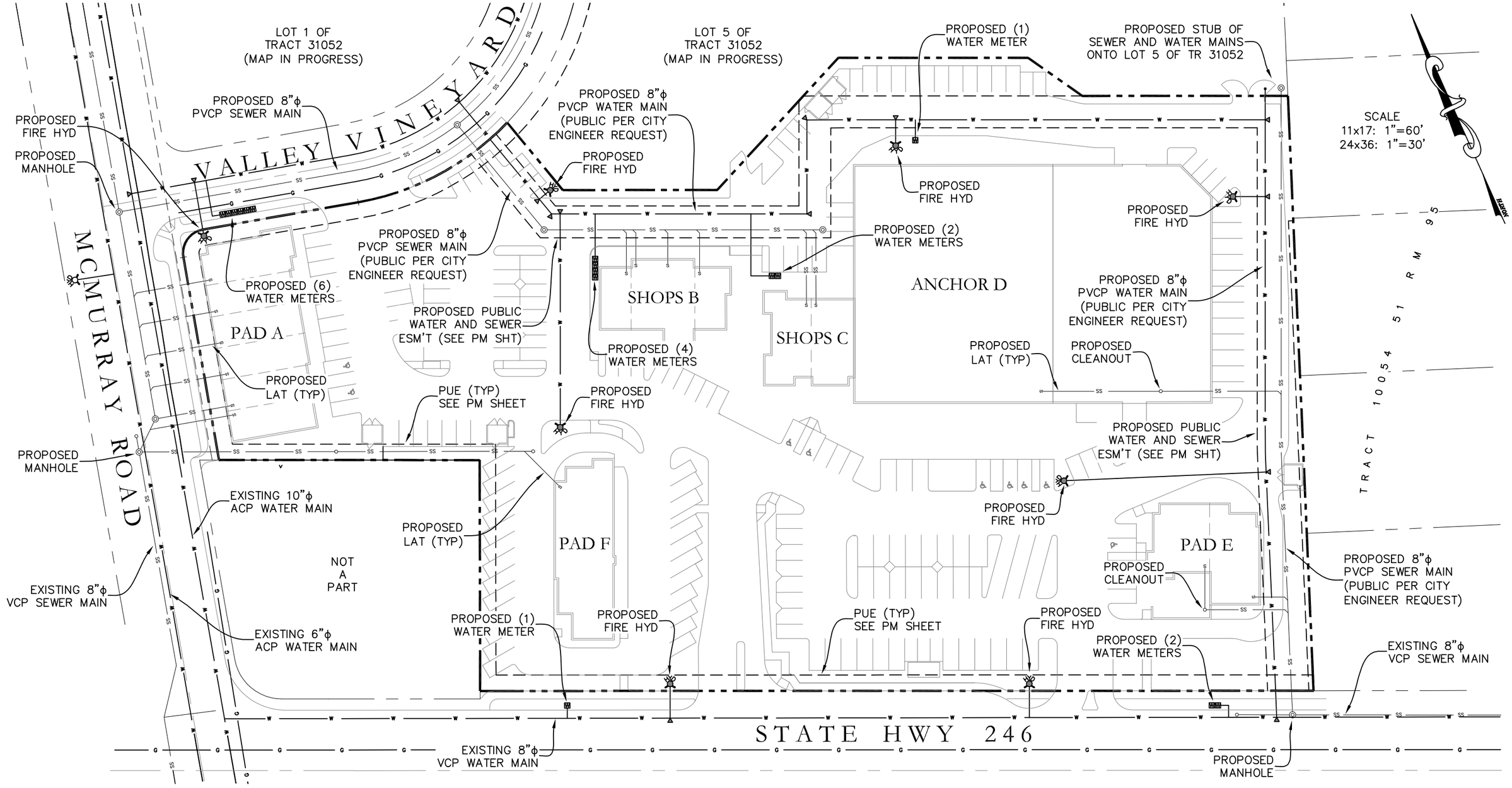
Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

03/4/2013

PRELIMINARY GRADING & DRAINAGE PLAN



UTILITY EASEMENT NOTE:

The project proposes a "Blanket Easement" over the site for private utilities that extend beyond proposed the public easement for sewer and water.

FIRE HYDRANT NOTE:

Eight fire hydrants are proposed within the project area consistent with the recommendations of the Santa Barbara County Fire Department letter dated 04 November 2011.

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California, 93401

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Neighborhood Commercial Center
Buellton, California

03/04/2013

SEWER AND WATER
UTILITY PLAN

FG-0001

TITLE

FloGard®
CATCH BASIN FILTER INSERT

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO. FG-0001 | REV B | ECO 0059 JPR 12/30/08 | DATE JPR 12/18/06 | SHEET 2 OF 2

FG-0001

SPECIFIER CHART

MODEL	INLET ID	GRATE OD	COMMENTS
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436D	24" X 36"	24" X 40"	GRATED INLET
FF-RF24D	24" DIA.	25" DIA.	CIRCULAR INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

NOTES:

1. FloGard® filter body is prefabricated from polypropylene woven monofilament geotextile.
2. All metal components shall be constructed from stainless steel Type 304.
3. Refer to Specifier Chart for catch basin and filter sizing.
4. Filter inserts are supplied with optional "clip-in" filter pouches utilizing fossil rock ™ filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
5. FloGard® filter inserts and fossil rock ™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
6. Catch basin depth must not allow filter body to to obstruct outlet pipe . See sheet 2 of 2.

TITLE

FloGard®
CATCH BASIN FILTER INSERT

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO. FG-0001 | REV B | ECO 0059 JPR 12/30/08 | DATE JPR 12/18/06 | SHEET 1 OF 2

FGP-0003

SPECIFIER CHART

MODEL NUMBER	INLET ID (Ø INCHES)	GRATE OD (Ø INCHES)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (CFS)	TOTAL BYPASS CAPACITY (CFS)
FGP-RF15F	16	18	0.3	0.4	2.8
FGP-RF18F	18	20	0.8	0.7	4.7
FGP-RF20F	21	23	0.8	0.7	4.7
FGP-RF21F	22	23.5	0.8	0.7	4.7
FGP-RF22F	23	24	0.8	0.7	4.7
FGP-RF24F	24	26	0.8	0.7	4.7
FGP-RF30F	30	32	2.2	1.5	6.1
FGP-RF36F	36	39	3.6	2.0	8.1

DIMENSIONS SHOWN ARE APPROXIMATE – SUBMIT EXACT MEASUREMENTS WHEN ORDERING – SEE NOTE 9.

NOTES:

1. FloGard® +Plus Catch Basin Filter Inserts are available in standard sizes (see specifier chart) or in custom sizes. Call for details on custom size inserts.
2. Standard height is 20 inches from top of filter frame to bottom of support netting. Shallow depths available upon request.
3. Filter support frame shall be constructed from stainless steel Type 304.
4. Filter liner shall be constructed from durable polypropylene, woven, monofilament, geotextile. Filter liner shall not allow the retention of water between storm events.
5. Filter inserts are supplied with "clip-in" filter pouches utilizing FOSSIL ROCK ™ filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
6. FloGard®+PLUS filter inserts and FOSSIL ROCK ™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
7. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
8. Filtered flow rate includes a safety factor of two.
9. FloGard® measurement charts available upon request.

TITLE

FloGard® +PLUS
CATCH BASIN FILTER INSERT
(CIRCULAR FRAME MOUNT)
FLAT GRATED INLET

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO. FGP-0003 | REV B | ECO 0059 JPR 12/30/08 | DATE JPR 4/4/07 | SHEET 1 OF 1

FGP-0002

SPECIFIER CHART

MODEL NO.	Curb Opening Width - W -	Storage Capacity - Cu. Ft. -	Filtered Flow Rate - GPM/CFS -	Bypass Flow Rate - GPM/CFS -
FGP-24CI	2.0' (24")	.95	338 / .75	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	768 / 1.76	4,445 / 9.9
FGP-5.0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6.0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7.0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8.0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10.0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12.0CI	12.0' (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-14.0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16.0CI	16.0' (192")	8.55	3,152 / 7.02	15,446 / 34.4
FGP-18.0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21.0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-28.0CI	28.0' (336")	14.60	5,400 / 12.03	26,311 / 58.6

NOTES:

1. FloGard®+PLUS filter inserts shall be installed across the entire width of curb opening. Storage capacity and clean flow rates are based on full width installation.
2. Filter insert shall be attached to the catch basin with stainless steel expansion anchor bolts & washers (3/8" x 2-1/2" minimum length.) See detail A.
3. FloGard®+PLUS filter inserts are designed with a debris trap/energy dissipator for the retention of floatables and collected sediments .
4. Filter support frame shall be constructed from stainless steel Type 304.
5. Filter liner shall be constructed from durable polypropylene, woven, monofilament, geotextile. Filter liner shall not allow the retention of water between storm events.
6. Filter inserts are supplied with "clip-in" filter pouches utilizing FOSSIL ROCK™ filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
7. FloGard®+PLUS filter inserts and FOSSIL ROCK™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
8. FloGard +PLUS filter inserts are available in standard lengths of 24", 30",35", 42" & 48" and may be installed in various length combinations (end to end) to fit length of noted catch basin.
9. Clean flow rates are "calculated" based on liner flow rate of 140 gallons per minute per square foot of material, a factor of .50 has been applied to allow for anticipated sediment & debris loading. An additional safety factor of between .25 & .50 may be applied to allow for site specific sediment loading.
10. Storage capacity reflects maximum solids collection prior to impending "initial" filtering bypass. The "ultimate" high-flow bypass will not become impeded due to maximum solids loading.

TITLE

FloGard® +PLUS
CATCH BASIN FILTER INSERT
(Curb Inlet Style)

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO. FGP-0002 | REV D | ECO 0059 JPR 12/30/08 | DATE JPR 11/3/06 | SHEET 1 OF 1

	Outside Width w	Outside Length L	Outside Height H	Inlet (IN)	Outlet (OUT)	D	Weight	Weight w / SB
800 Gallon - NON TRAFFIC	6' - 2"	8' - 0	4' - 4"	3' - 4"	3' - 2"	1' - 9"	11,200	12,360
800 Gallon - TRAFFIC	6' - 2"	8' - 0	4' - 8"	3' - 4"	3' - 2"	1' - 9"	12,740	13,900
1000 Gallon - NON TRAFFIC	6' - 2"	8' - 0	5' - 1"	4' - 0"	3' - 10"	2' - 5"	12,700	13,860
1000 Gallon - TRAFFIC	6' - 2"	8' - 0	5' - 5"	4' - 0"	3' - 10"	2' - 5"	13,600	14,760
1200 Gallon - NON TRAFFIC	6' - 2"	8' - 0	5' - 9"	4' - 9"	4' - 7"	3' - 2"	13,760	14,920
1200 Gallon - TRAFFIC	6' - 2"	8' - 0	6' - 1"	4' - 9"	4' - 7"	3' - 2"	16,820	17,980
1500 Gallon - NON TRAFFIC	7' - 1"	8' - 0"	6' - 1/2"	5' - 1/2"	' - 10 1/2	3' - 5"	16,060	17,220
1500 Gallon - TRAFFIC	7' - 1"	8' - 0	6' - 4 1/2"	5' - 1/2"	' - 10 1/2	3' - 5"	19,800	20,960

1625 E. DONOVAN RD., STE. C
SANTA MARIA, CA 93454
PH: (805) 928-2855
FAX: (805) 928-2114
www.midstateconcrete.com

CONCRETE GREASE INTERCEPTORS

REV. 09/07

This CADD file is for the purpose of specifying stormwater treatment equipment to be furnished by CONTECH Stormwater Solutions and may only be transferred to other documents exactly as provided by CONTECH Stormwater Solutions. Title block information, **excluding** the CONTECH Stormwater Solutions logo and the VortSentry HS Stormwater Treatment System designation and patent number, may be deleted if necessary. Revisions to any part of this CADD file without prior coordination with CONTECH Stormwater Solutions shall be considered unauthorized use of proprietary information.

THE VORTSENTRY HS CONTROL SECTION SHALL BE STENCILED WITH THE CONTECH STORMWATER SOLUTIONS NAME AND LOGO. PIPE OPENINGS SHALL BE STENCILED "INLET" OR "OUTLET" AS APPROPRIATE

THE GRATED INLET VORTSENTRY HS SYSTEM MAY ALSO INCORPORATE AN INLET PIPE (NOT SHOWN)

VortSentry Model	Manhole Diameter (ID)		Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom A		Typical Distance Rim to Invert B		Typical Depth Below Invert (Inside) C		Approximate Minimum Distance Rim to Invert (See Note 7)		Maximum Pipe Diameter (ID)	
	ft	mm	cfs	l/s	ft	m	ft	m	ft	mm	ft	m	in	mm
HS36	3	900	0.55	15.6	10.16	3.10	4.08	1.24	5.5833	1702	3.00	0.91	18	450
HS48	4	1200	1.20	34.0	13.25	4.04	6.00	1.83	6.75	2057	4.00	1.22	24	600
HS60	5	1500	2.20	62.3	13.36	4.09	6.50	1.98	9.21	2807	4.82	1.47	30	750
HS72	6	1800	3.70	104.8	16.56	5.05	6.75	2.06	9.15	2788	5.59	1.70	36	900
HS84	7	2100	5.60	158.6	18.86	5.75	7.75	2.36	10.35	3156	4.77	1.45	42	1050
HS96	8	2400	8.10	229.4	20.87	6.36	8.50	2.59	11.54	3518	6.91	2.11	48	1200

FOR INFORMATIONAL PURPOSES ONLY - NOT INTENDED FOR CONSTRUCTION

NOTES:

1. STORMWATER TREATMENT SYSTEM (SWTS) SHALL REMOVE 80% OF A SEDIMENT GRADATION WITH AN AVERAGE PARTICLE SIZE OF 240 MICRONS AT THE DESIGNATED TREATMENT FLOW RATE LISTED IN THE TABLE FOR EACH CORRESPONDING MODEL.
2. SWTS REMOVAL EFFICIENCY CLAIM SHALL BE CORROBORATED BY FULL SCALE LABORATORY TEST PERFORMANCE DATA.
3. SWTS MAINTENANCE RECOMMENDATION SHALL BE SUPPORTED BY FULL SCALE WASH-OUT TESTING.
4. SWTS SHALL PROVIDE INTERNAL BYPASS OF FLOWS THAT EXCEED THE TREATMENT FLOW RATE.
5. SWTS MAXIMUM HYDRAULIC CAPACITY MAY VARY DEPENDING UPON THE DEPTH OF FLOW OVER THE GRATE.
6. IF THE SWTS INCORPORATES THE OPTIONAL INLET PIPE, INVERTS IN AND OUT SHALL BE AT THE SAME ELEVATION AND 180° FROM EACH OTHER.
7. MINIMUM RIM TO INVERT DISTANCE MAY BE REDUCED DEPENDING UPON ACTUAL PIPE DIAMETER. CONTACT CONTECH STORMWATER SOLUTIONS FOR SITE SPECIFIC INFORMATION.
8. PIPE SIZE MAY BE SMALLER THAN THE MAXIMUM PIPE SHOWN ON THE TABLE; SEE SITE PLAN FOR PIPE SIZE.
9. PURCHASER SHALL NOT BE RESPONSIBLE FOR ASSEMBLY OF INTERNAL COMPONENTS.
10. ACCESS FRAME AND GRATED COVER SUPPLIED WITH SYSTEM, NOT INSTALLED. SWTS MAY ALSO HAVE A SOLID COVER AND INLET PIPE (NOT SHOWN).
11. PURCHASER TO PREPARE EXCAVATION AND PROVIDE LIFTING EQUIPMENT.
12. VORTSENTRY HS BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; LINTHICUM, MD (866) 740-3318.

TYPICAL DETAIL WITH SIZING TABLE
STORMWATER TREATMENT SYSTEM
VORTSENTRY® HS GRATE INLET US PATENT PENDING

SCALE:
DRAWN: NDG
CHECKED: GWB
FILE NAME: VSHS-G TYPTBL
DATE: 8/17/07

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San Luis Obispo
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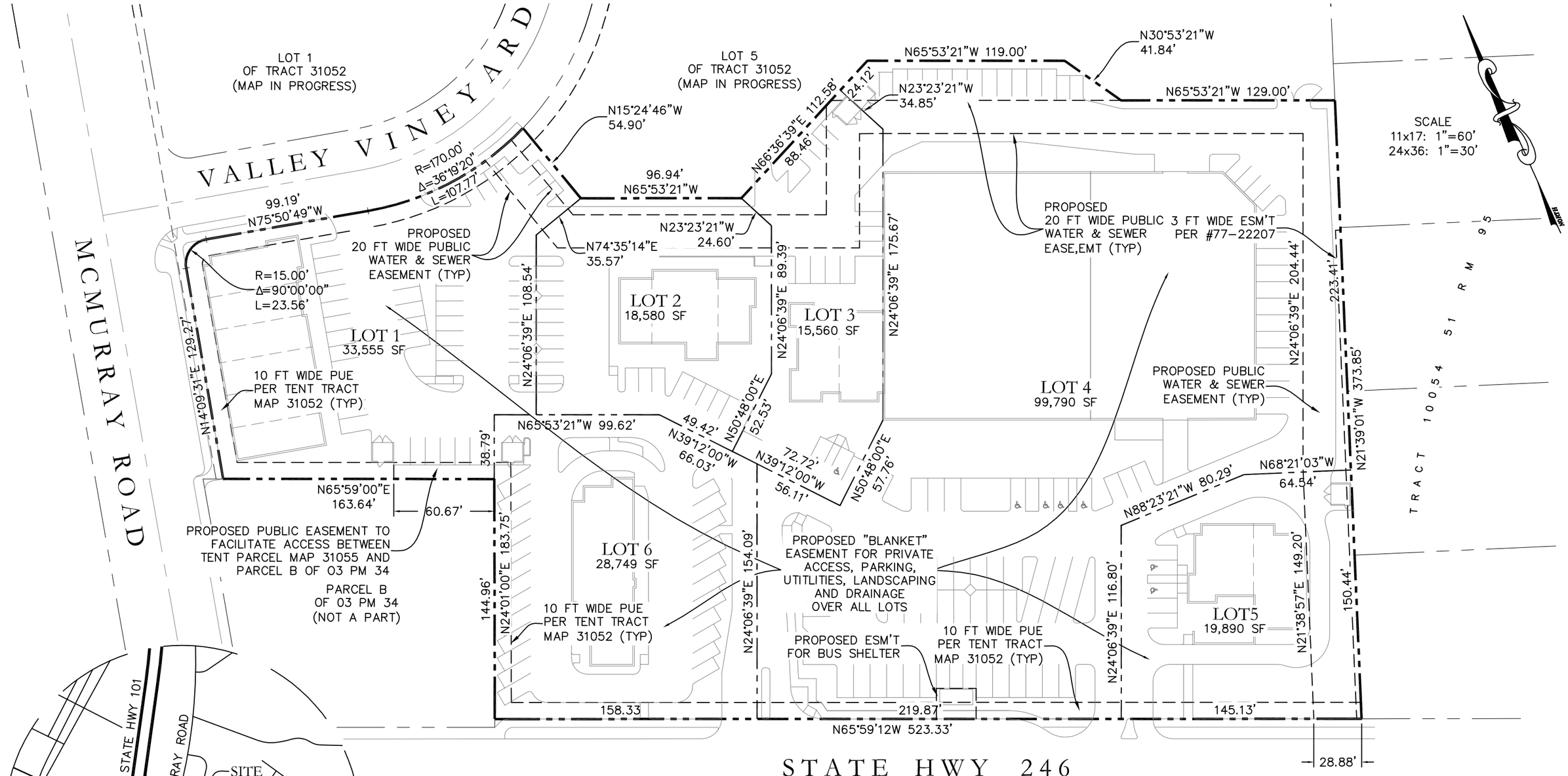
Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

03/04/2013

LOW IMPACT DEVELOPMENT MEASURES



PROPERTY DATA

1. Parcel size: 4.95 ac (Lot 3 of Tract 31052).
2. Assessor's Parcel Number: 137-090-045.
3. Zoning Classification: Generla Commerical-Specific Plan.
4. Land Use Category: General Commercial.
5. Water: City of Buellton
6. Sewer: City of Buellton.
7. Electricity: Pacific Gas and Electric.
8. Telephone: Pac Bell.
9. CATV; Charter.
10. Flood Hazard: None

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California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

VESTING TENTATIVE
PARCEL MAP No. 31055
03/04/2013
Being a subdivision of Lot 3 of Tract Map 31052 (in progress), City of Buellton, County of Santa Barbara, State of California.

PROPOSED PLANT LEGEND

COMMON NAME (Botanical name)

LARGE SHADE/SCREEN TREES

INCENESE CEDAR (Calocedrus decurrens)	15 GAL
CAJEPUT TREE (Melaleuca quinquerevia)	24" BOX
CANERY ISLAND PINE (Pinus canariensis)	15 GAL
SOUTHERN MAGNOLIA (Magnolia grandiflora)	15 GAL

PARKING LOT/ACCENT TREES

JACARANDA (Jacaranda mimosifolia)	24" BOX
CRAPE MYRTLE (Lafestroemia indica)	24" BOX
GOLDENRAIN TREE (Koelrueteria paniculata)	24" BOX
PURPLE LEAF PLUM (Prunus cerasifera)	15 GAL
ORNAMENTAL PEAR (Pyrus calleryana)	15 GAL

PEDESTRIAN SCALE

JAPANESE MAPLE (Acer palmatum)	24" BOX
MARINA STRAWBERRY (Arbutus 'Marina')	36" BOX
CHITALPA (Chitalpa tashkentensis)	24" BOX
CRAPE MYRTLE (Lafestroemia indica)	24" BOX

SHRUBS - LARGE SCALE/SCREENING

TOYON (Heteromeles arbutifolia)	5 GAL
PINK MELALEUCA (Melaleuca nesophila)	5 GAL
FRASER PHONTINIA (Phontinia fraseri)	5 GAL
CAROLINA LAUREL CHERRY (Prunus carolinana)	5 GAL

MEDIUM SCALE SHRUBS

WAXLEAF PRIVET (Ligustrum japanicum)	5 GAL
NEW ZEALAND FLAX (Phormium cultivars)	5 GAL
COAST ROSEMARY (Westringia fruitcosa)	5 GAL

SMALL SCALE SHRUBS

JAPANESE BOXWOOD (Bruxus japonica)	5 GAL
AUSTRAILIAN FUSCHSIA (Correa 'dusky bells')	5 GAL
DWARF ESCALLONIA (Escallonia 'newport dwarf')	5 GAL
DWARF KARO (PITTOSPORUM CRASSIFOLIUM)	5 GAL

ACCENT SHRUBS

FOXTAIL AGAVE (Agave attenuata)	5 GAL
FORTNIGHT LILY (Dietes vegeta)	5 GAL
HEAVENLY BAMBOO (Nandina Domestica)	5 GAL
NEW ZEALAND FLAX (Phormium cultivars)	5 GAL

FLOWERING PERENNIAL SHRUBS

LILY OF THE NILE (Agapanthus cultivars)	1 GAL
KANGAROO PAW (Anigozanthos 'Big Red')	1 GAL
DAYLILY (Hemerocallis hybrids)	1 GAL
LAVENDER (Lavandula intermedia)	1 GAL

VINES

BOUGAINVILLEA (Bougainvillea 'Orange King')	5 GAL
BLOOD RED TRUMPET VINE (Disitus buccinatoria)	5 GAL
CREEPING FIG (Ficus pumila)	5 GAL

LARGE SCALE GROUNDCOVER

TRAILING MYOPORUM (Myoporum 'Pacificum')	1 GAL
BEARBERRY (Cotoneaster damneri)	1 GAL
CARMEL CREEPER (Caenothus griseus)	1 GAL
SAGELEAF ROCKROSE (Cistus salviifolius)	1 GAL

SMALL SCALE GROUNDCOVER

TRAILING LANTANA (Lantana montevidensis)	1 GAL
KIRK'S COPROSMA (Coprosma kirkii)	1 GAL
TRAILING ROSEMARY (Rosmarinus officinalis)	1 GAL

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PB COMPANIES, LLC
412 Marsh Street
San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

CONCEPTUAL LANDSCAPE PLAN

03/04/2013
TRUE NORTH

0 4 10 20 30 40
11x17 SHEET SCALE: 1" = 60'-0"
24x36 SHEET SCALE: 1" = 30'-0"

L-1.0

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
SITE LIGHTING	+	2.2 fc	7.3 fc	0.1 fc	73.0:1	22.0:1	0.3:1

Luminaire Locations

		Location					
No.	Label	X	Y	Z	MH	Orientation	Tilt
1	S1	929.48	463.95	20.00	20.00	0.00	0.00
2	S1	1023.64	462.99	20.00	20.00	0.00	0.00
4	S1	1102.10	475.49	20.00	20.00	268.90	0.00
5	S1	1144.00	613.00	20.00	20.00	155.22	0.00
6	S1	975.00	598.00	20.00	20.00	180.00	0.00
7	S1	1066.00	600.00	20.00	20.00	180.00	0.00
9	S1	923.00	610.00	20.00	20.00	210.53	0.00
8	S2	726.79	729.26	20.00	20.00	1.02	0.00
9	S2	662.70	703.15	20.00	20.00	84.31	0.00
10	S1	832.00	656.00	20.00	20.00	210.53	0.00
11	S1	762.00	460.00	20.00	20.00	0.00	0.00
12	S1	705.00	514.00	20.00	20.00	90.00	0.00
13	S1	706.00	586.00	20.00	20.00	90.00	0.00
14	S1	1175.00	760.00	20.00	20.00	90.00	0.00
15	S1	1142.25	791.38	20.00	20.00	0.00	0.00
17	S1	1050.50	841.50	20.00	20.00	182.68	0.00
18	S1	962.00	845.25	20.00	20.00	178.21	0.00
19	S1	884.64	798.44	20.00	20.00	133.52	0.00
20	S1	895.40	713.68	20.00	20.00	0.00	0.00
21	S1	811.25	763.25	20.00	20.00	179.20	0.00
22	S1	660.50	603.50	20.00	20.00	0.00	0.00
24	S1	694.22	783.78	20.00	20.00	144.98	0.00
25	S1	592.42	721.34	20.00	20.00	78.35	0.00
26	S1	603.50	650.14	20.00	20.00	78.35	0.00
27	S1	1213.78	625.34	20.00	20.00	268.30	0.00
10	S2	839.41	497.80	20.00	20.00	-88.63	0.00
11	S2	845.12	577.92	20.00	20.00	90.41	0.00
12	S2	934.53	529.88	20.00	20.00	0.96	0.00
13	S2	1022.03	529.91	20.00	20.00	0.00	0.00
14	S2	726.45	675.96	20.00	20.00	0.37	0.00
1	WM	1162.78	645.00	12.00	12.00	91.48	0.00
2	WM	1163.15	706.00	12.00	12.00	89.23	0.00
4	WM	1122.95	541.09	12.00	12.00	-88.52	0.00

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
	S1	23	Cyclone Lighting	GAL-3-100W-4K	Nouvelle Lentille	Cree XT-E LED's White 80W SSL	1	Gal-3-100W.IES	9949	0.89	111.15	
	S2	7	Cyclone Lighting	GAL-3-100W-4K	Nouvelle Lentille	Cree XT-E LED's White 80W SSL	1	Gal-3-100W.IES	9949	0.89	222.3	
	WM	3	Cyclone Lighting	FT1GC-3-60W-4K	Nouvelle Lentille	Cree XT-E LED's White 60W SSL	1	Gal-3-60W.IES	5400	0.89	60	

NORTH

PROPOSED SITE LIGHTING PLAN

SCALE: 1"=40'-0"

REVISIONS:	BY:

THOMA #13-8024

thoma ENGINEERING
THOMA ELECTRIC, INC.
3562 EMPLEO ST., SUITE C
SAN LUIS OBISPO, CA 93401
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cad@thomaelec.com

JOB TITLE: BUELLTON CROSS ROADS CENTER

SHEET TITLE: PROPOSED SITE LIGHTING PLAN

DRAWN BY:	DM
CHECKED BY:	JD
DATE:	MARCH 1, 2013
SCALE:	AS NOTED
SHEET:	E-1

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