36A
C1

BUILDING TYPE

COLOR SCHEME

N

0 32 64 128

VILLAGE TOWNHOMES

ARCHITECTURAL SITE PLAN

A.0

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

BUELLTON, CA

KTGY # 2013-0880 9/10/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

FRONT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. STONE VENEER AT ENHANCED ELEVATION AT VALLEY VINEYARD & MC MURRAY ONLY
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST

TYPICAL SIDE ELEVATION

REAR ELEVATION

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

NOTES:
1. SEE B&W ARCHITECTURAL EXHIBITS FOR CURRENT EXTERIOR ELEVATION DETAILS
2. SEE SITE PLAN FOR COLOR ASSIGNMENTS

COLOR SCHEME 2 OF 4
FRONT LOADS - 26A BUILDING ELEVATIONS

0 4 8 16

A.3.1

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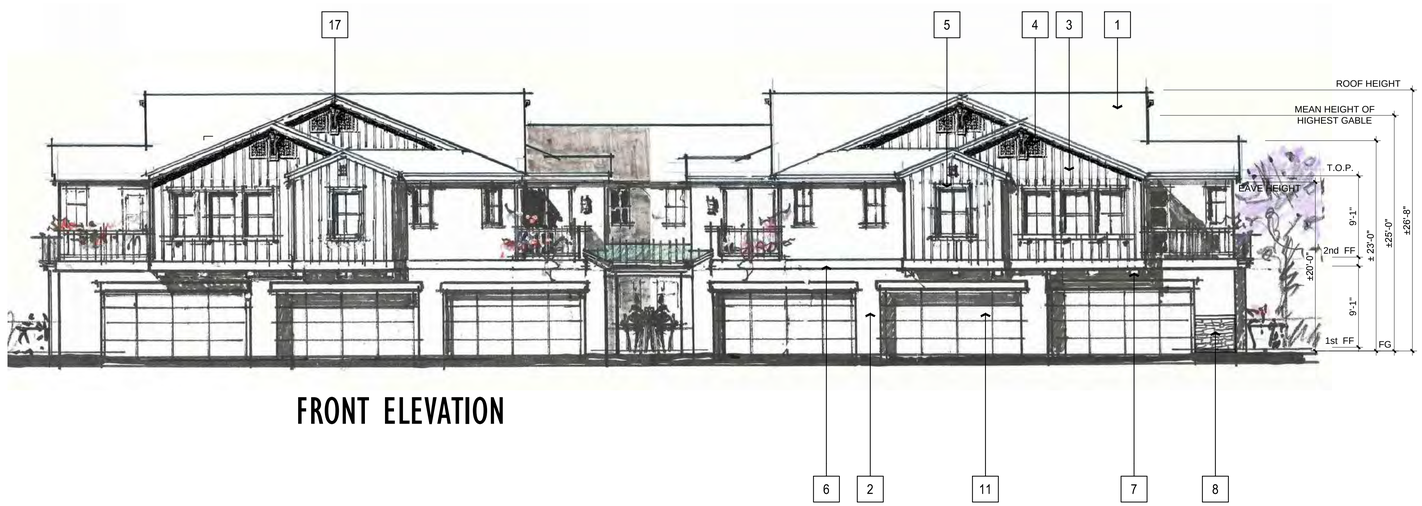

FRONT ELEVATION

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15. 6X6 WOOD POST
16. NOT USED
17. BRACKET/ KICKER AT GABLE END

TYPICAL SIDE ELEVATION

REAR ELEVATION

0 4 8 16

VILLAGE TOWNHOMES

FRONT LOADS - 26A BUILDING ELEVATIONS

A.3.1

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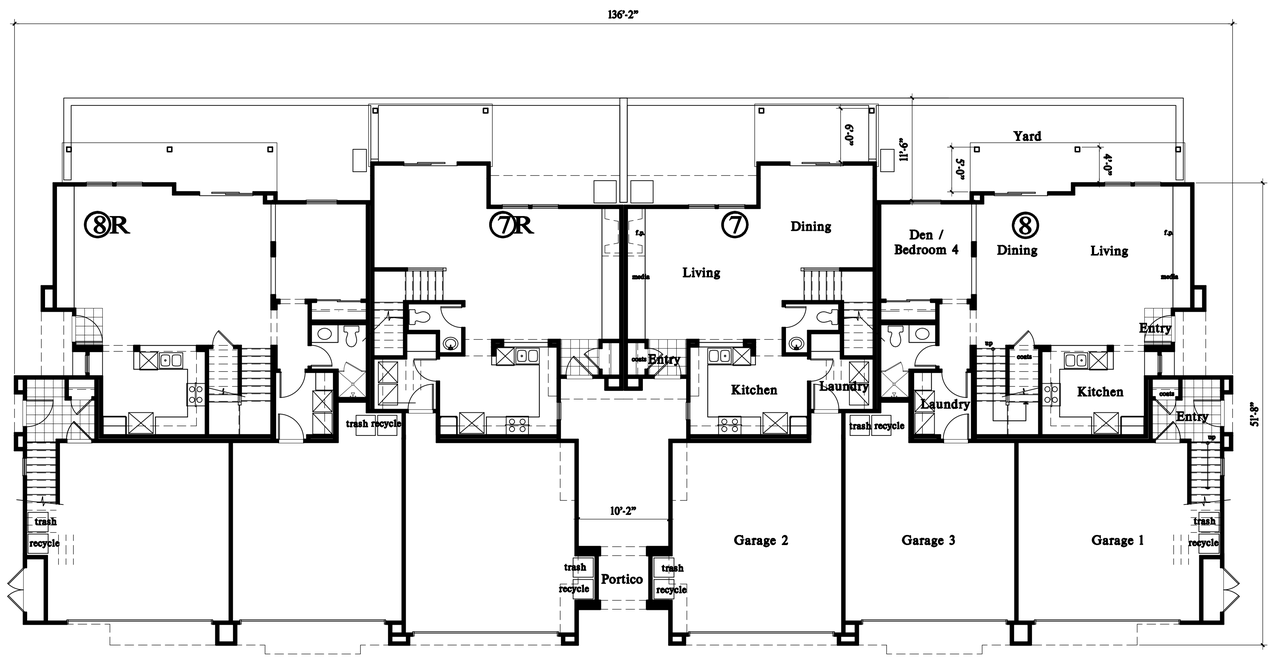
Second Floor



First Floor

⑥Plan 6
First Floor: 62 s.f.
Second Floor: 1262 s.f.
Total: 1324s.f.

⑦Plan 7
First Floor: 750 s.f.
Second Floor: 816 s.f.
Total: 1566 s.f.

⑧Plan 8
First Floor: 923 s.f.
Second Floor: 975 s.f.
Total: 1898 s.f.

0 4 8 16

VILLAGE TOWNHOMES

FRONT LOADS - 26A BUILDING PLAN

A.3.0

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
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BUELLTON, CA

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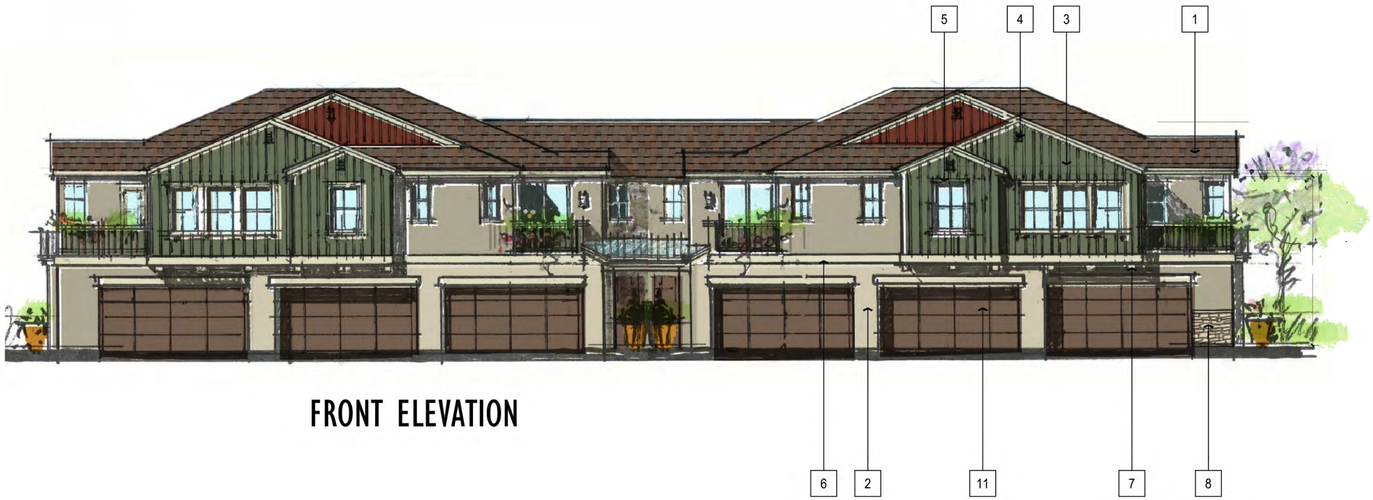

FRONT ELEVATION

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15. 6X6 WOOD POST

TYPICAL SIDE ELEVATION

REAR ELEVATION

0 4 8 16

VILLAGE TOWNHOMES

FRONT LOADS - 26B BUILDING ELEVATIONS

A.3.2

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

NOTES:
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2. SEE SITE PLAN FOR COLOR ASSIGNMENTS

BUELLTON, CA

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TYPICAL SIDE ELEVATION

REAR ELEVATION

0 4 8 16

VILLAGE TOWNHOMES

FRONT LOADS - 26B BUILDING ELEVATIONS

A.3.2

Capital Pacific Development Group, Inc
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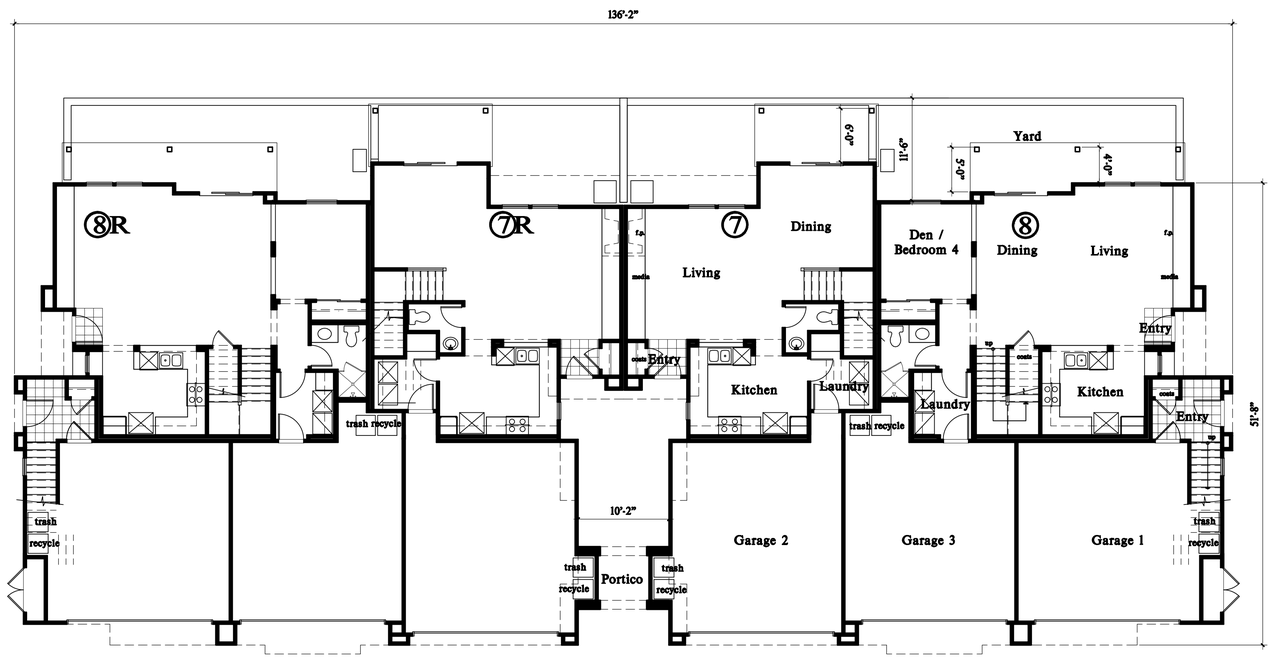
Second Floor



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Second Floor: 975 s.f.
Total: 1898 s.f.

0 4 8 16

VILLAGE TOWNHOMES

FRONT LOADS - 26A BUILDING PLAN

A.3.0

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FRONT ELEVATION

TYPICAL SIDE ELEVATION

REAR ELEVATION

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16. POTSHELF

VILLAGE TOWNHOMES

COLOR SCHEME 1 OF 4
REAR LOADS - 36A BUILDING ELEVATIONS

0 4 8 16

A.1.1

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NOTES:
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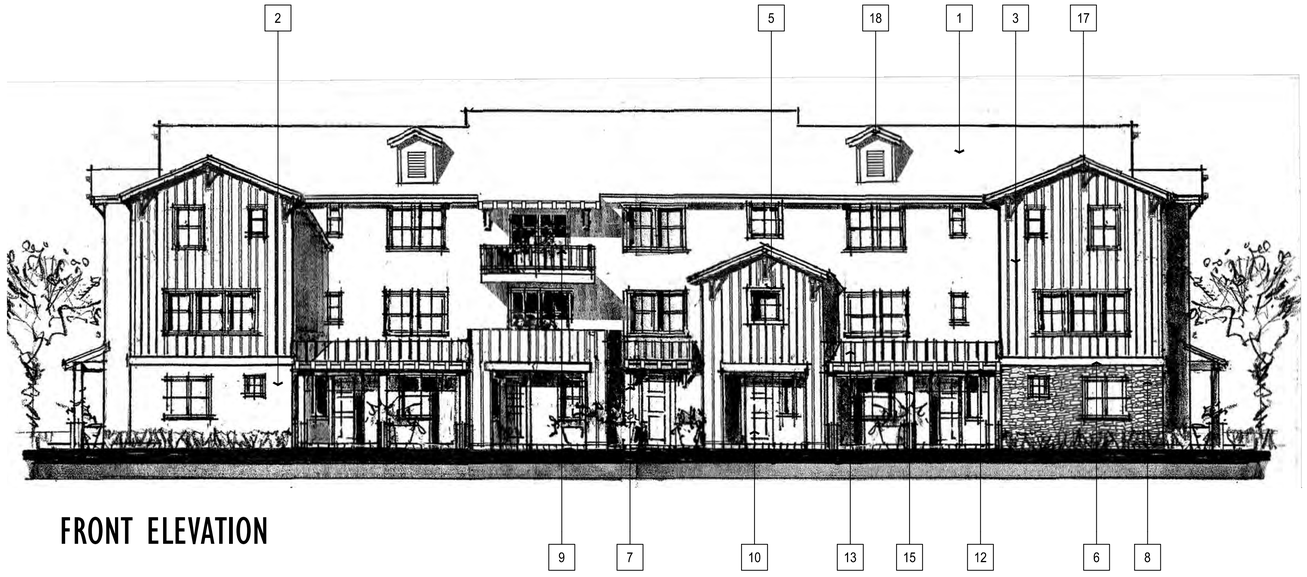
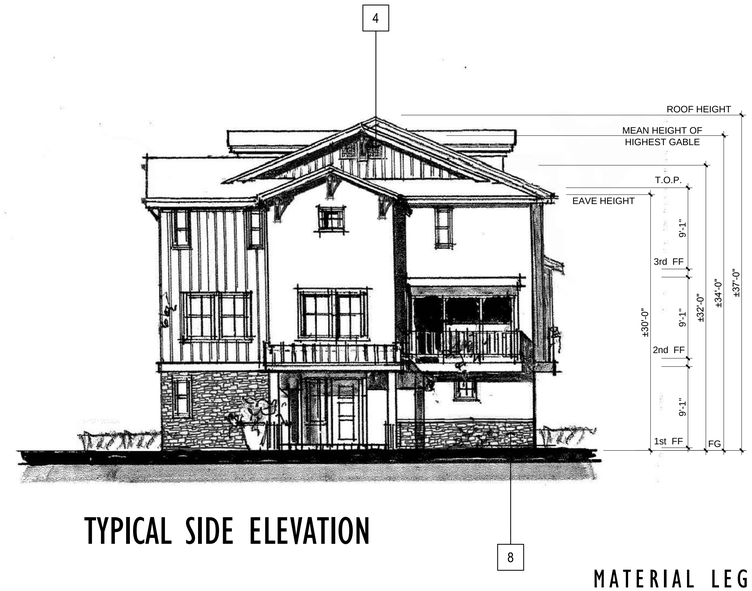


FRONT ELEVATION



TYPICAL SIDE ELEVATION

REAR ELEVATION

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18. ROOF DORMER & ATTIC VENT

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 36A BUILDING ELEVATIONS

A.1.1

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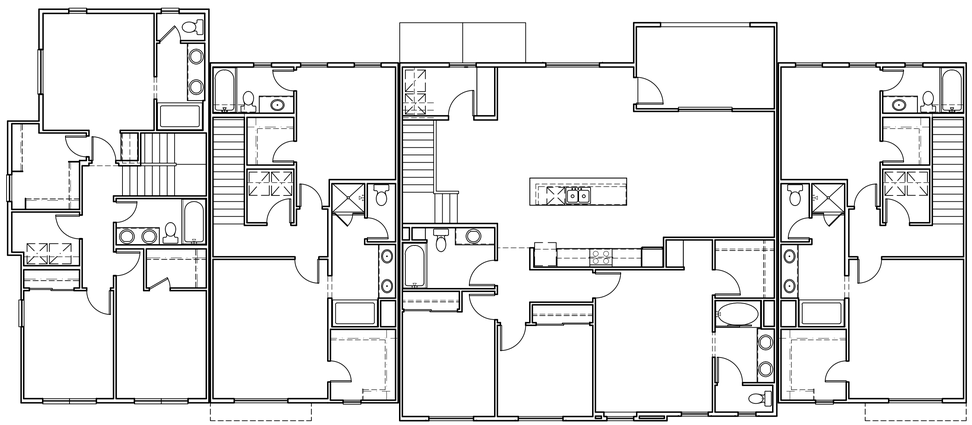
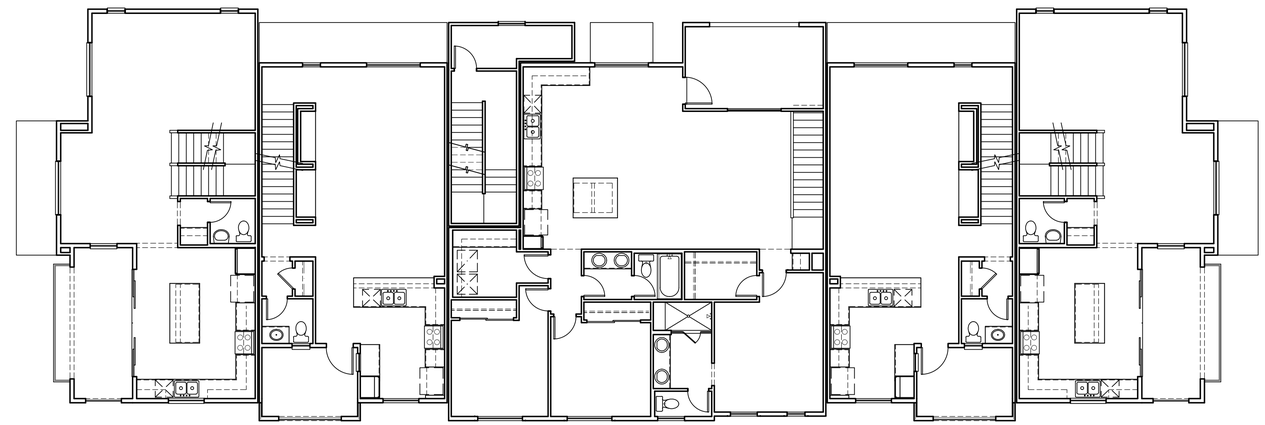
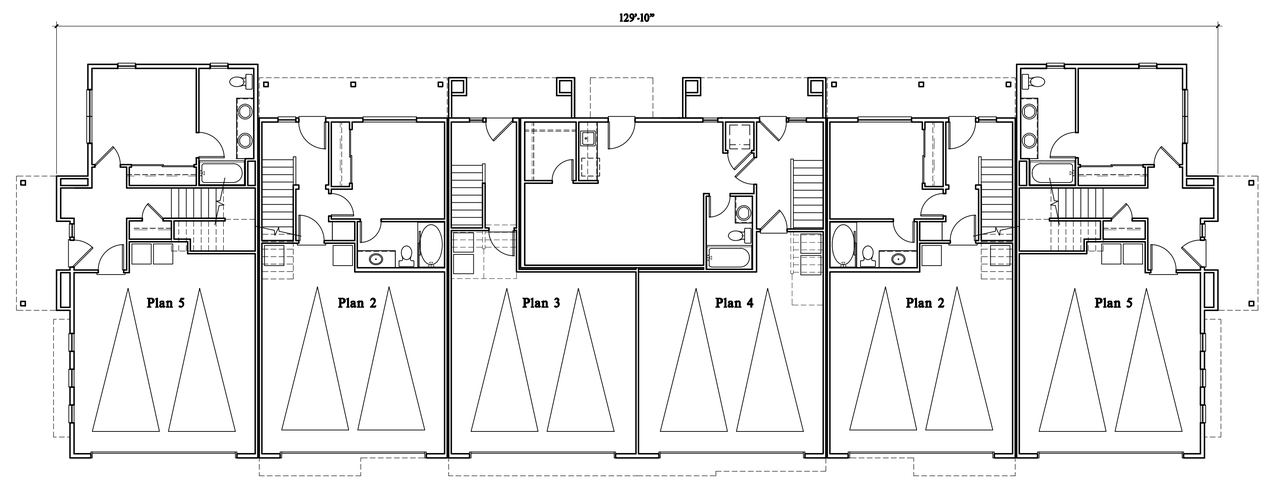


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - 36A BUILDING PLAN

A.1.0

Capital Pacific Development Group, Inc
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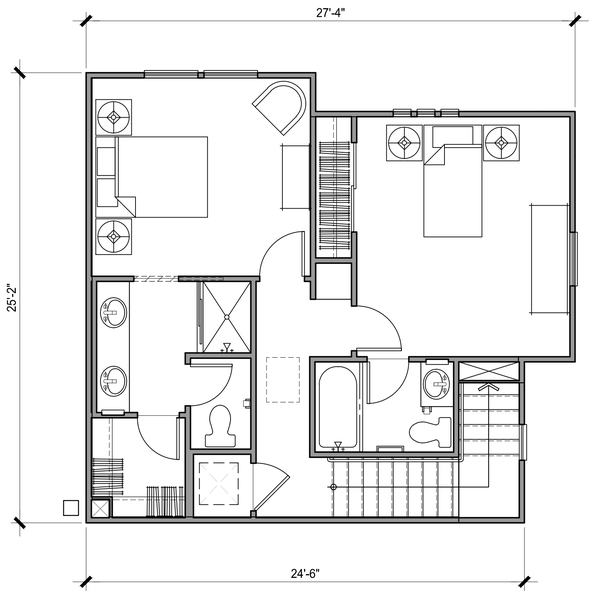
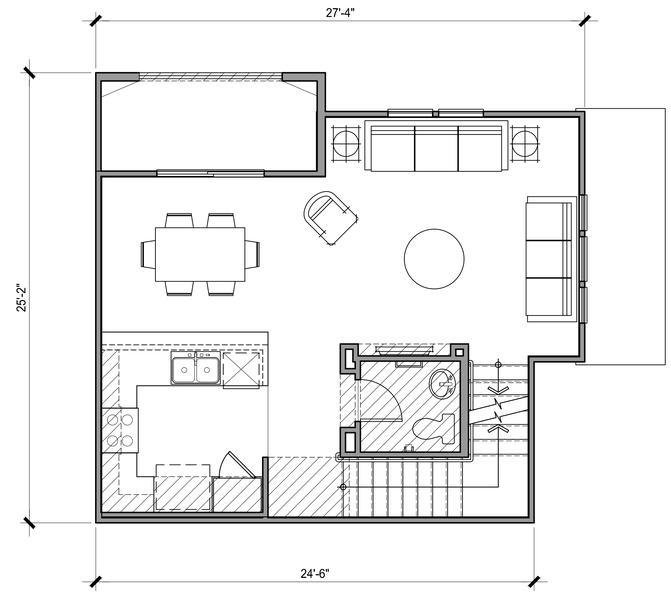
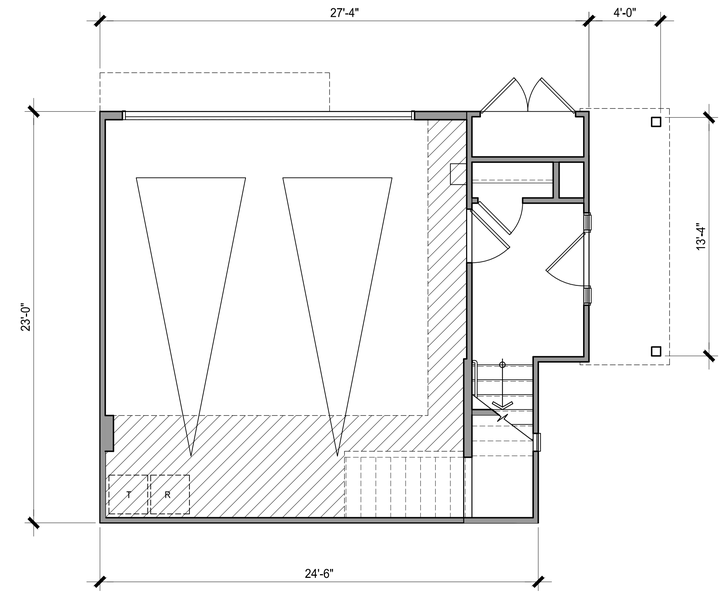


Third Floor
567 SQ. FT.



Second Floor
528 SQ. FT.



First Floor
97 SQ. FT.

Plan 1
2 Bed, 2.5 Bath
1,192 SQ. FT. Net

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - UNIT PLANS - PLAN I

A.2.0

Capital Pacific Development Group, Inc
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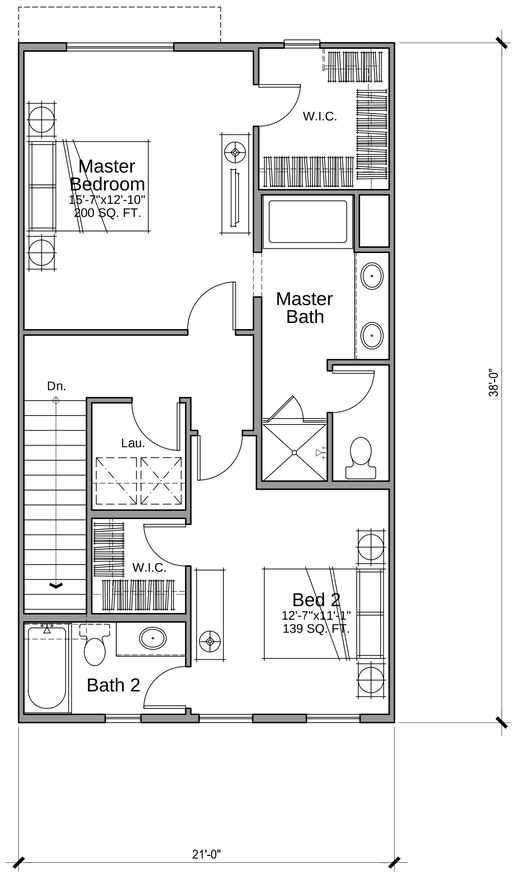
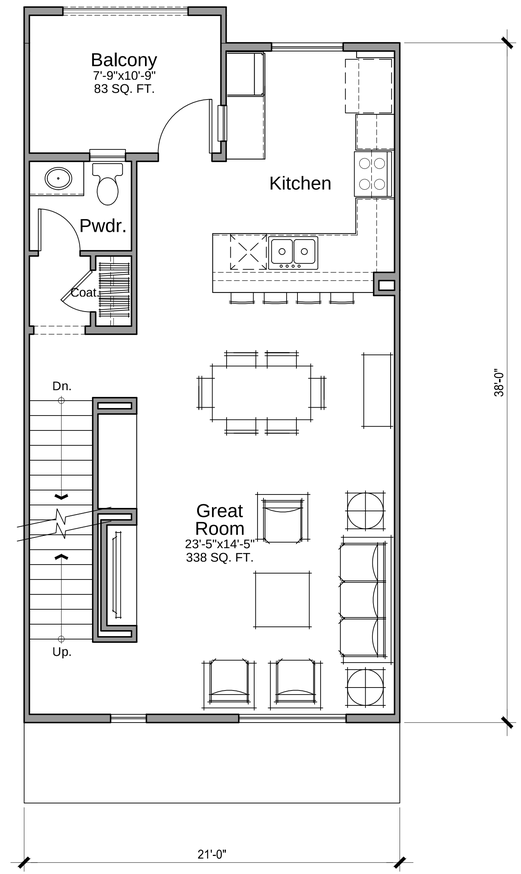
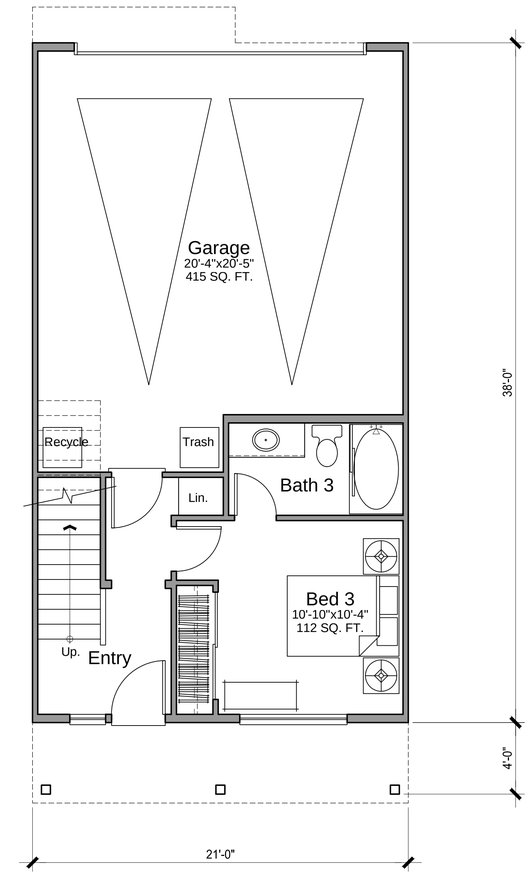


Third Floor
710 SQ. FT.



Second Floor
688 SQ. FT.



First Floor
323 SQ. FT.

Plan 2
3 Bed, 3.5 Bath
1,721 SQ. FT. Net

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - UNIT PLANS - PLAN 2

A.2.1

Capital Pacific Development Group, Inc
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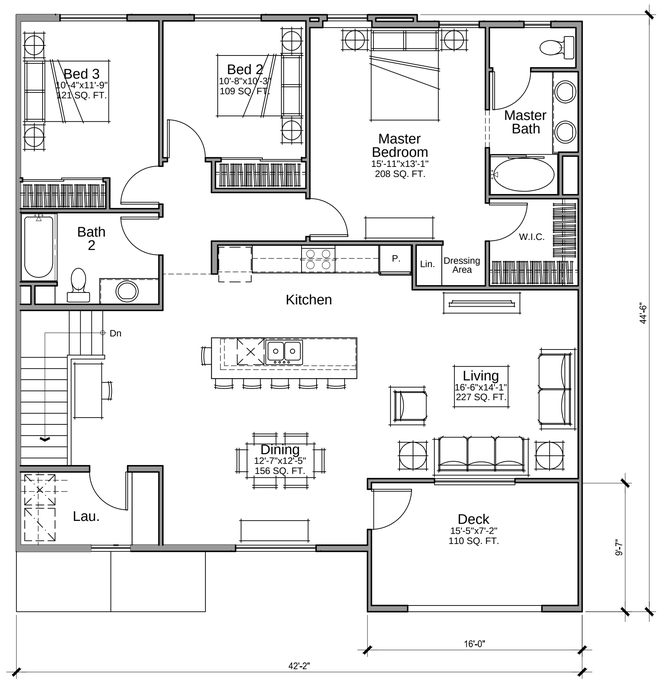
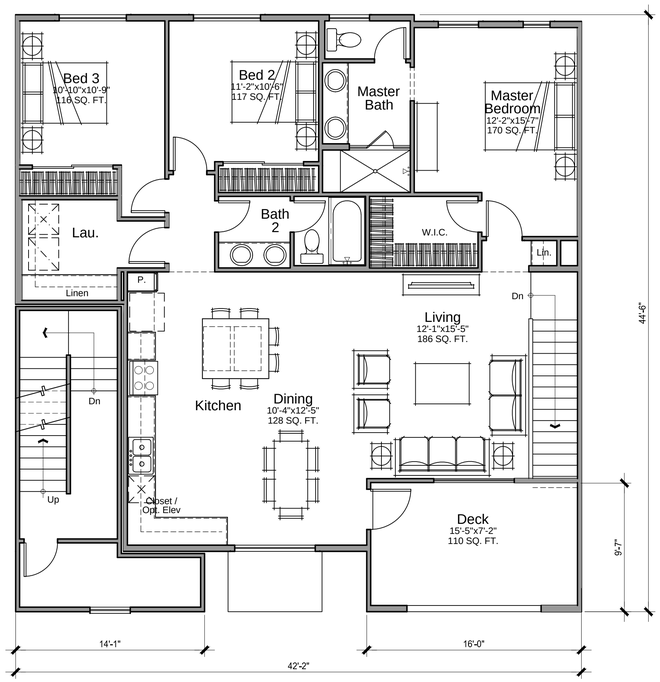
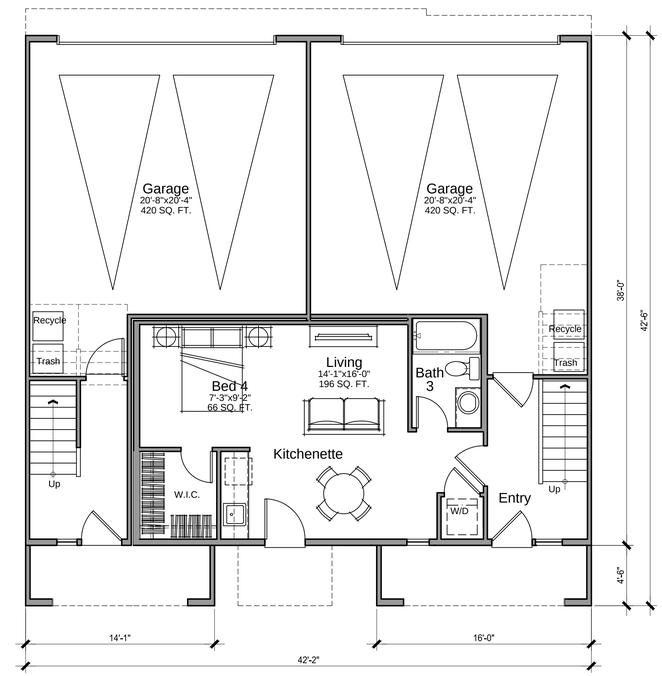


Plan 3
Third Floor
1488 SQ. FT.



Plan 3
Second Floor
165 SQ. FT.

Plan 4
Second Floor
1298 SQ. FT.



Plan 3
First Floor
165 SQ. FT.

Plan 4
First Floor
497 SQ. FT.

Plan 3
3 Bed, 2 Bath
1818 SQ. FT. Net

Plan 4
3 Bed + Suite, 3 Bath
1795 SQ. FT. Net

VILLAGE TOWNHOMES

REAR LOADS - UNIT PLAN 3 + PLAN 4

A.2.2

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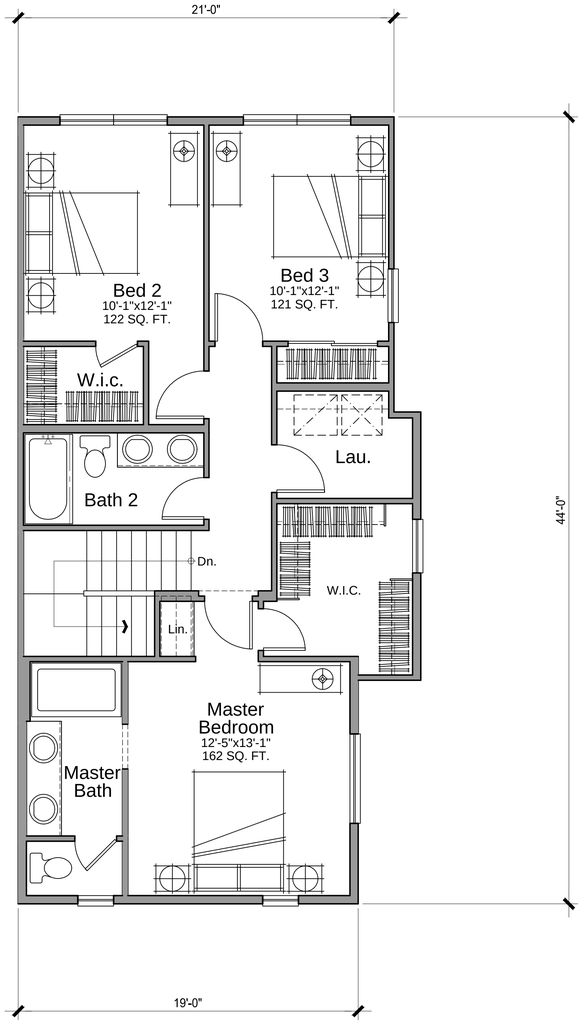
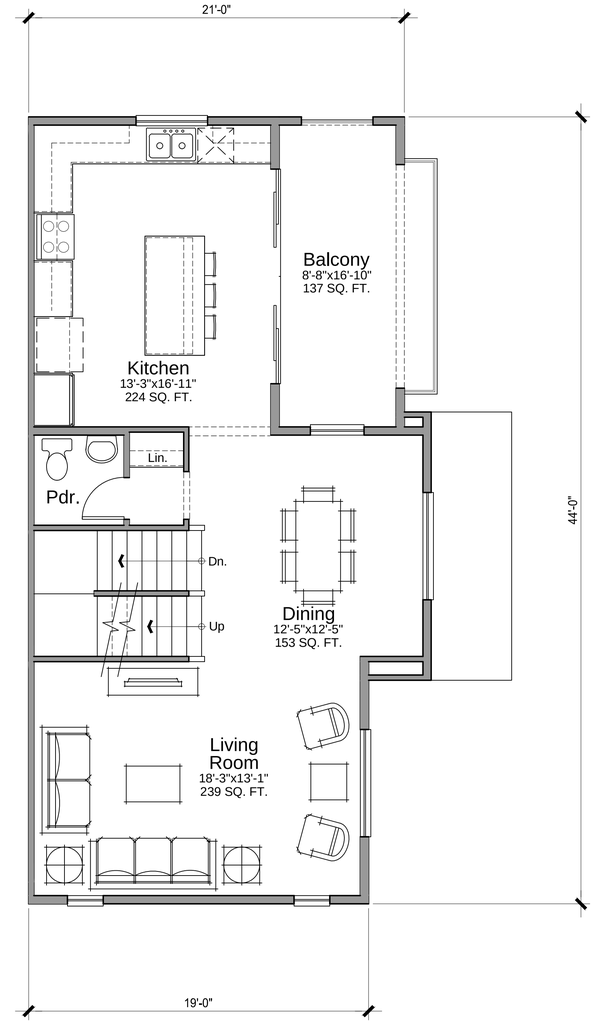
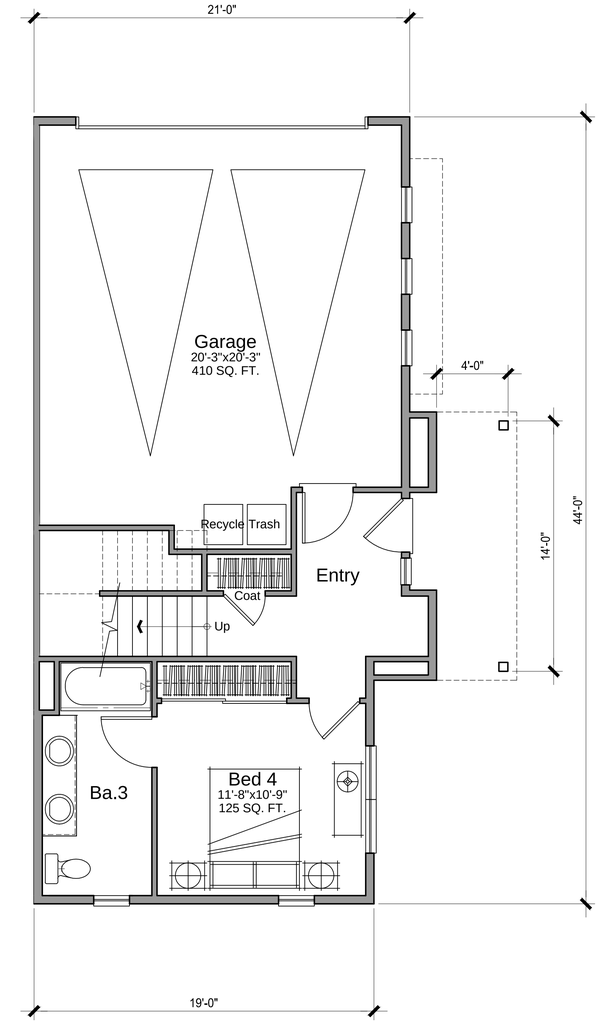


Third Floor
811 SQ. FT.



Second Floor
743 SQ. FT.



First Floor
400 SQ. FT.

Plan 5
4 Bed, 3.5 Bath
1,954 SQ. FT. Net

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - UNIT PLANS - PLAN 5

A.2.3

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
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FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

VILLAGE TOWNHOMES

COLOR SCHEME 2 OF 4
REAR LOADS - 36B BUILDING ELEVATIONS

0 4 8 16

A.1.3

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

NOTES:
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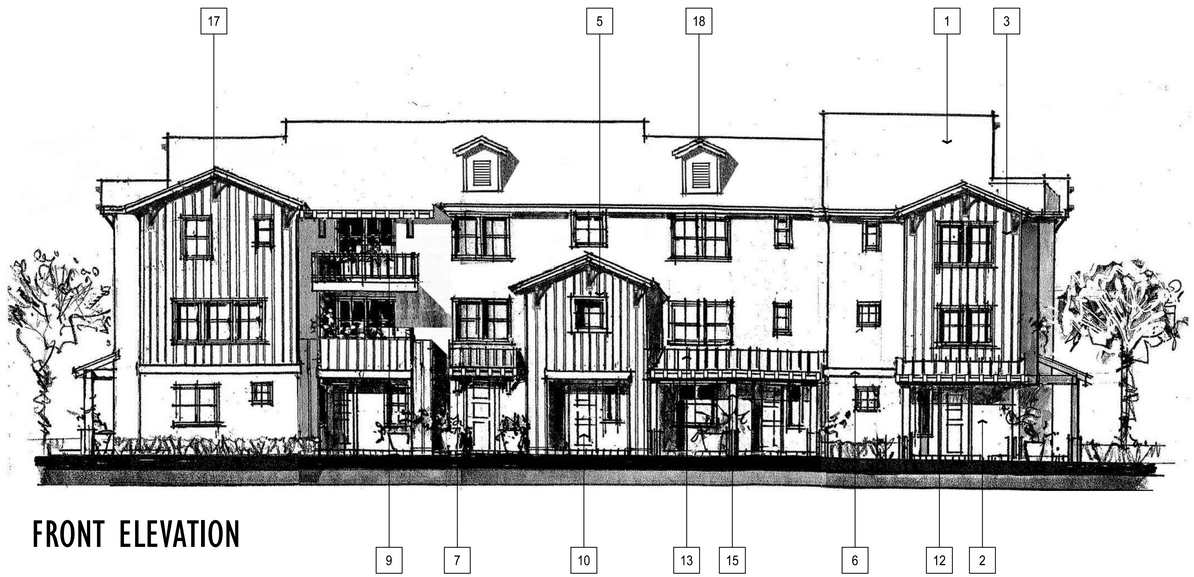
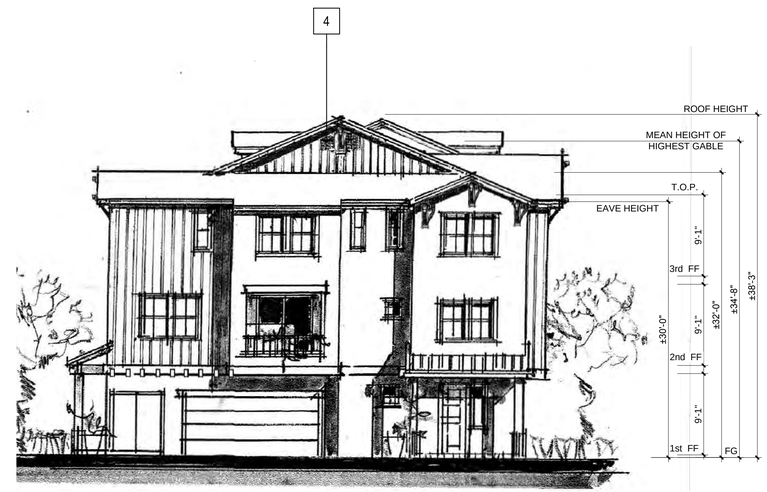


FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

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17. BRACKET/ KICKER AT GABLE END
18. ROOF DORMER & ATTIC VENT

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 36B BUILDING ELEVATIONS

A.1.3

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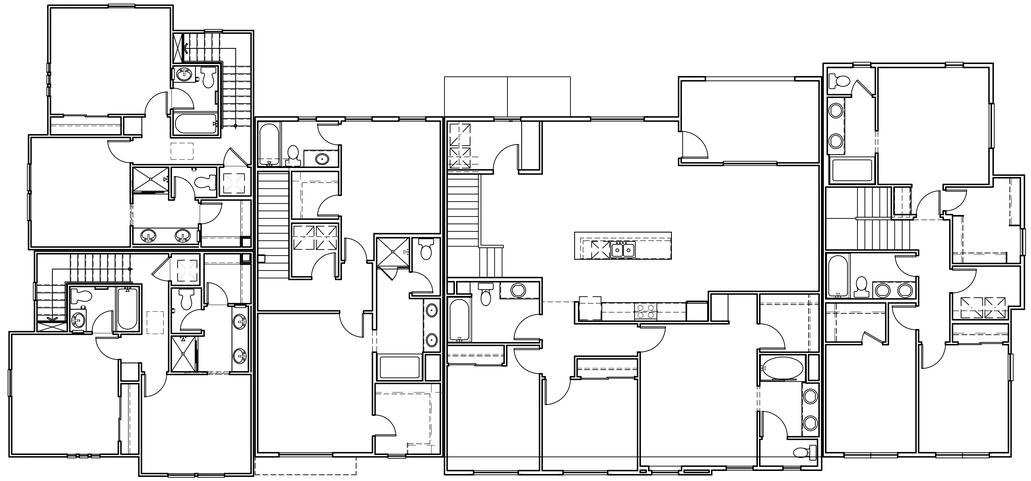
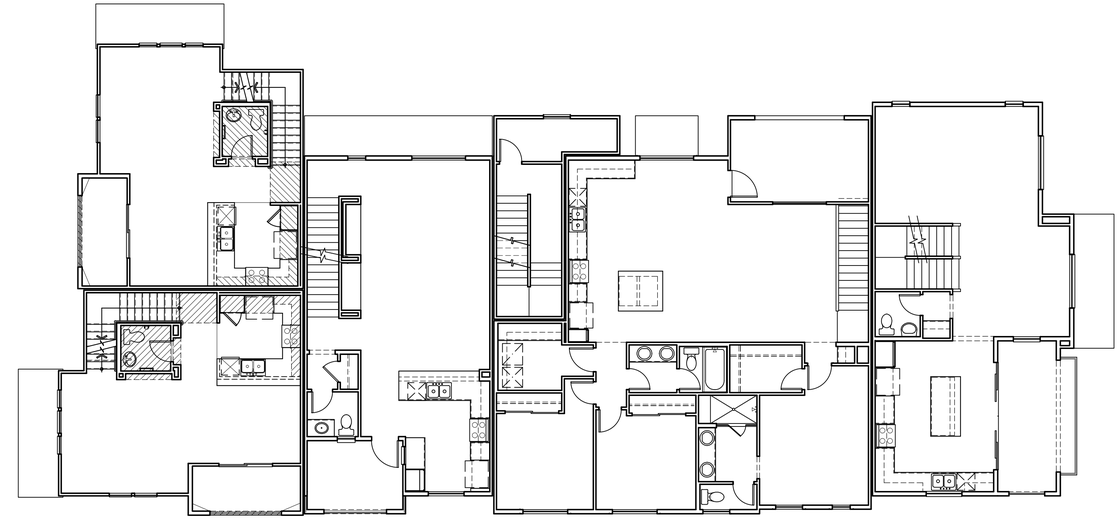
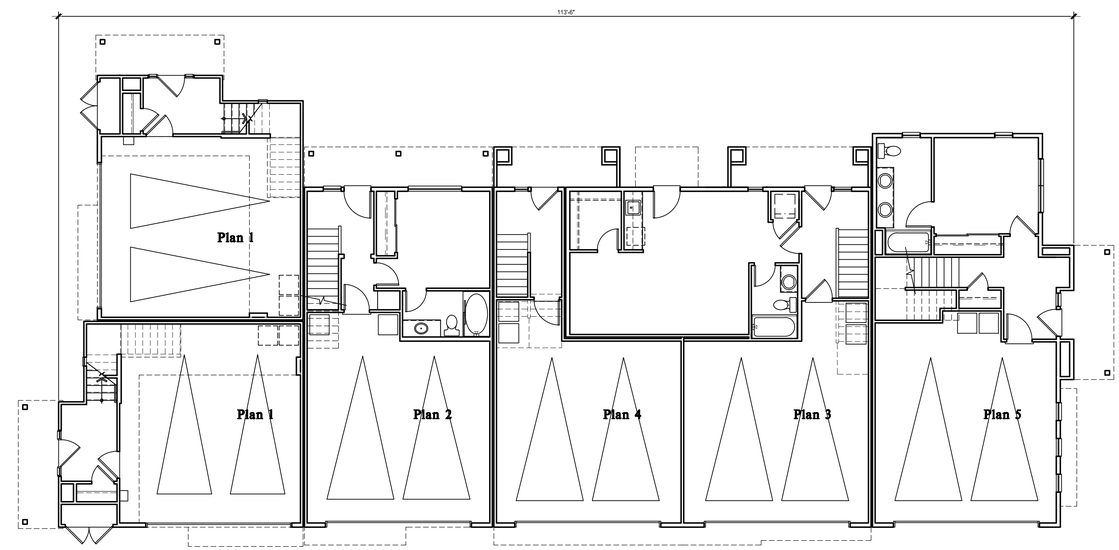


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - 36B BUILDING PLAN

A.1.2

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Irvine, CA 92614
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FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

VILLAGE TOWNHOMES

COLOR SCHEME 2 OF 4
REAR LOADS - 36B BUILDING ELEVATIONS

0 4 8 16

A.1.3

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NOTES:
1. SEE B&W ARCHITECTURAL EXHIBITS FOR CURRENT EXTERIOR ELEVATION DETAILS
2. SEE SITE PLAN FOR COLOR ASSIGNMENTS

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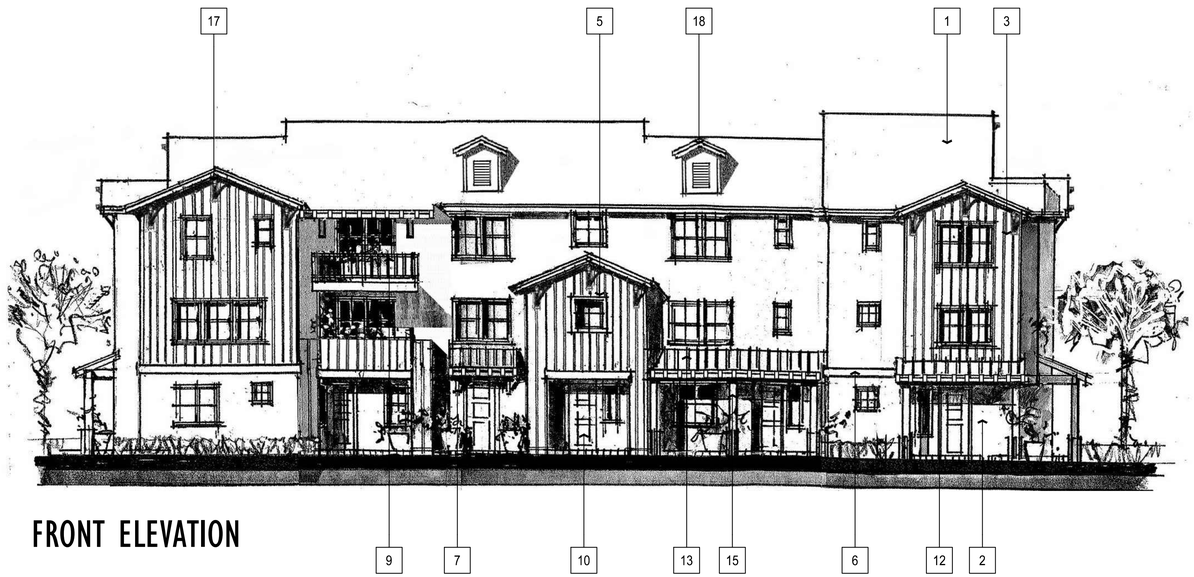
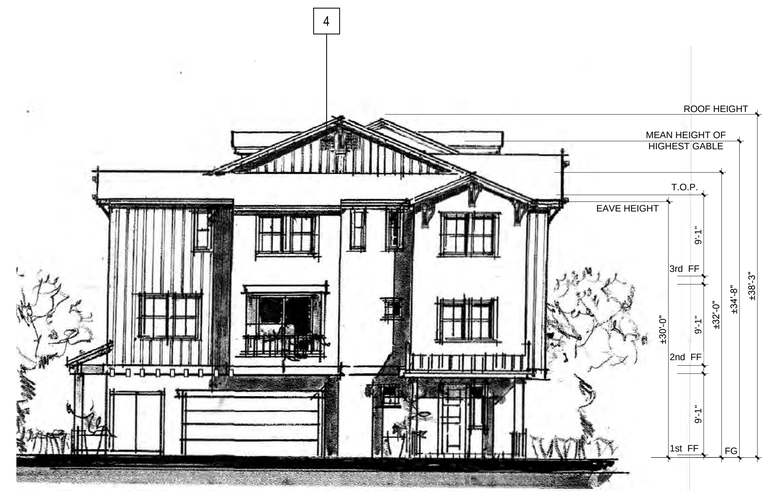


FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF
17. BRACKET/ KICKER AT GABLE END
18. ROOF DORMER & ATTIC VENT

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 36B BUILDING ELEVATIONS

A.1.3

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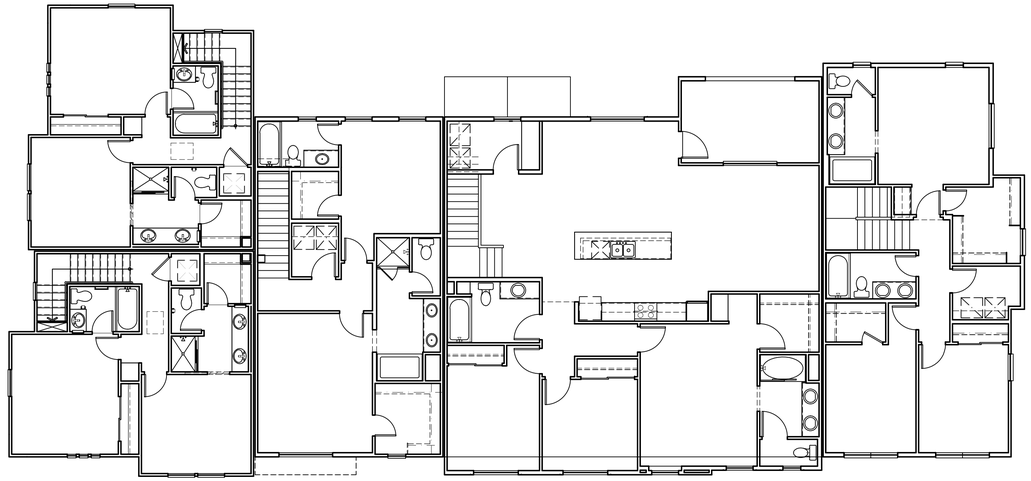
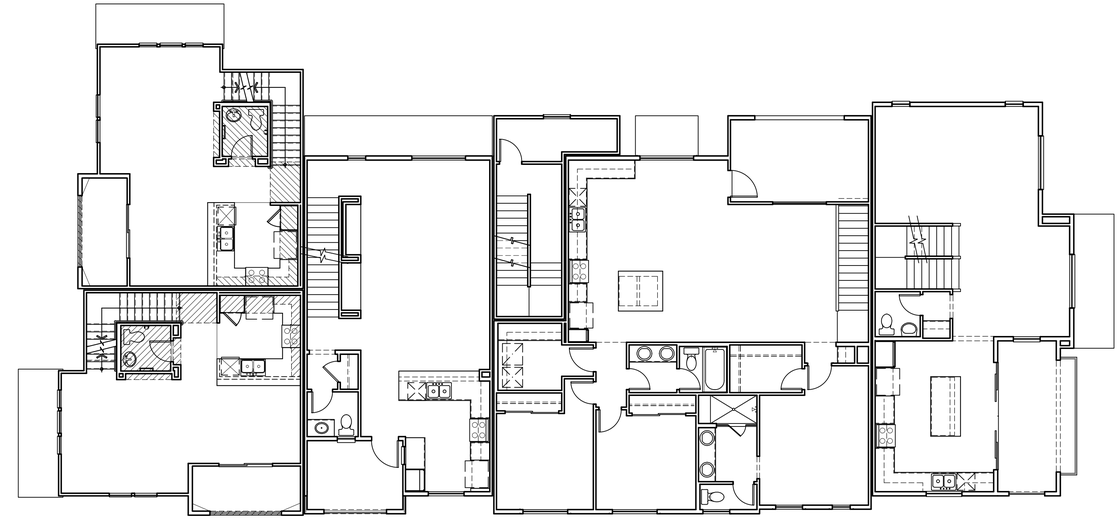
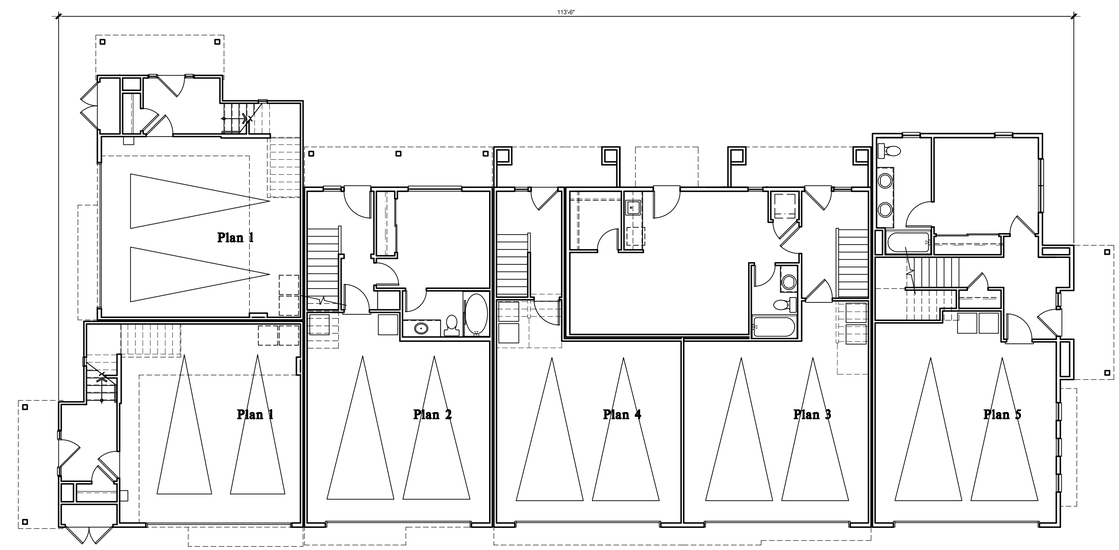


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - 36B BUILDING PLAN

A.1.2

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FRONT ELEVATION

RIGHT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. STONE VENEER AT ENHANCED ELEVATION AT VALLEY VINIEYARD & MC MURRAY ONLY
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

REAR ELEVATION

LEFT ELEVATION

VILLAGE TOWNHOMES

COLOR SCHEME 3 OF 4

REAR LOADS - 37A BUILDING ELEVATIONS

0 4 8 16

A.1.6

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NOTES:
1. SEE B&W ARCHITECTURAL EXHIBITS FOR CURRENT EXTERIOR ELEVATION DETAILS
2. SEE SITE PLAN FOR COLOR ASSIGNMENTS

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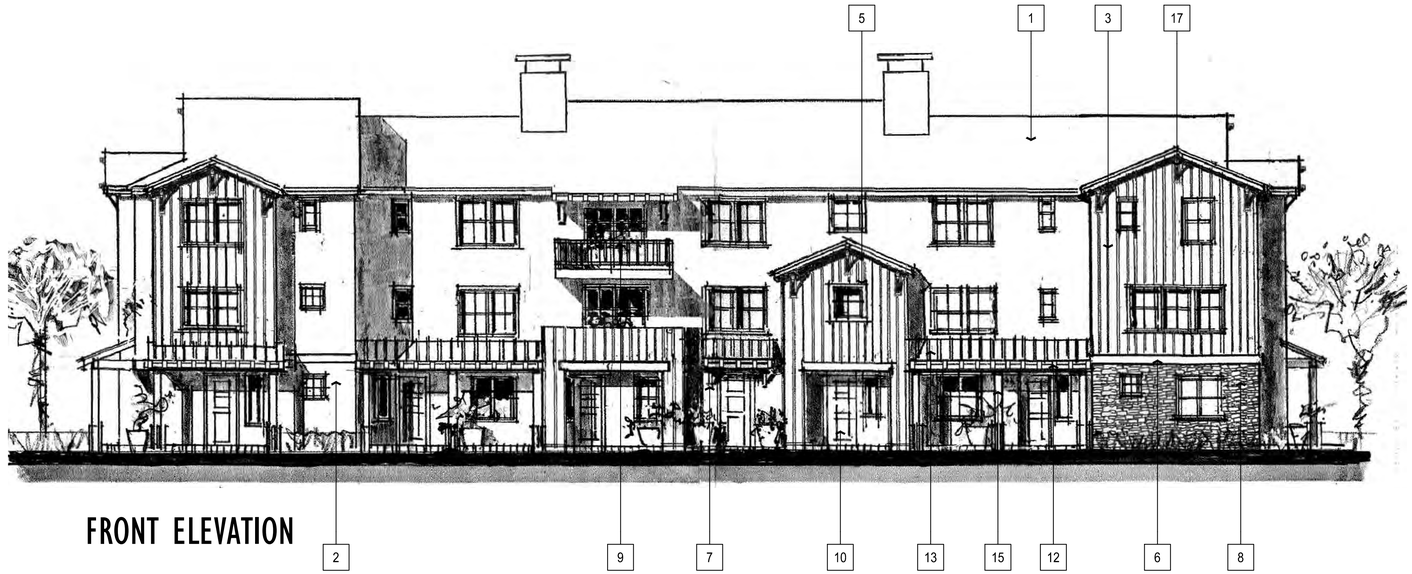
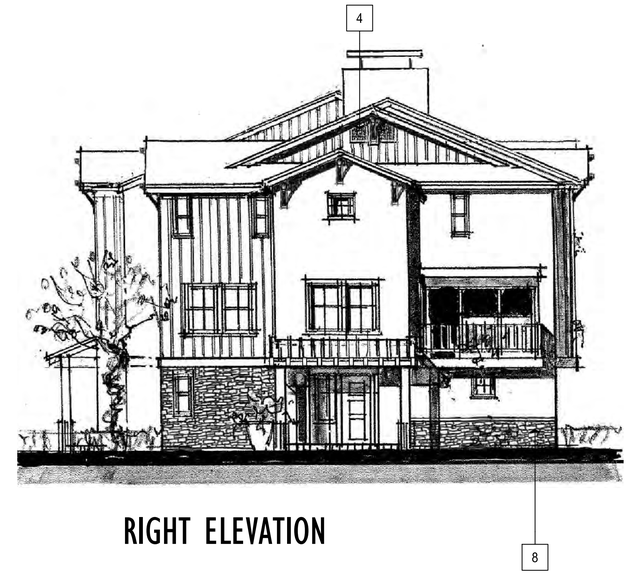


FRONT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. STONE VENEER AT ENHANCED ELEVATION AT VALLEY VINIEYARD & MC MURRAY ONLY
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF
17. BRACKET/ KICKER AT GABLE END

REAR ELEVATION

LEFT ELEVATION

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 37A BUILDING ELEVATIONS

A.1.6

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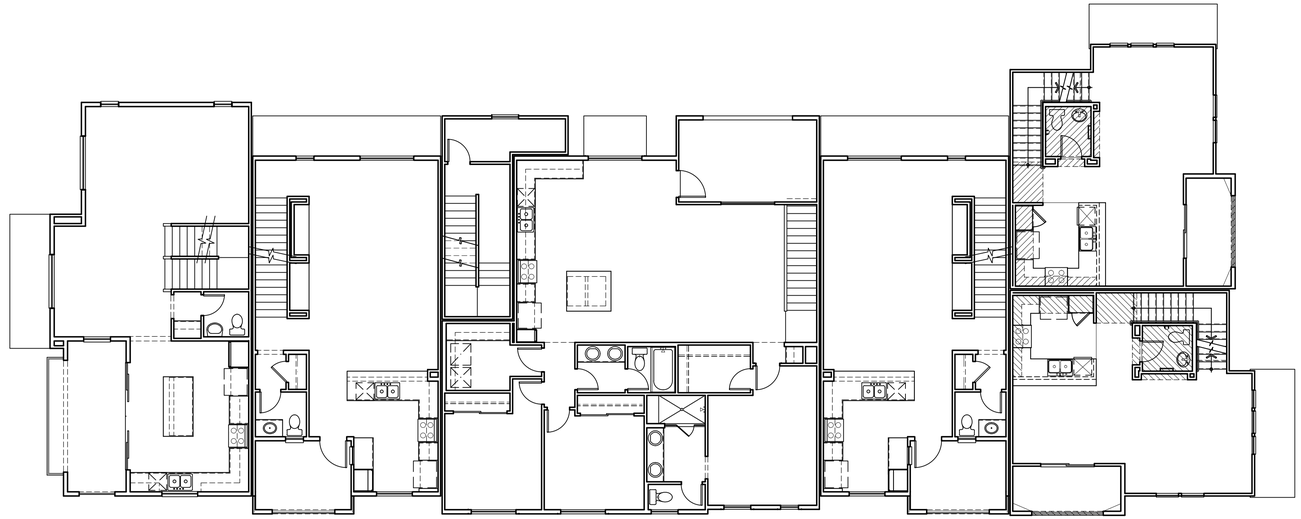
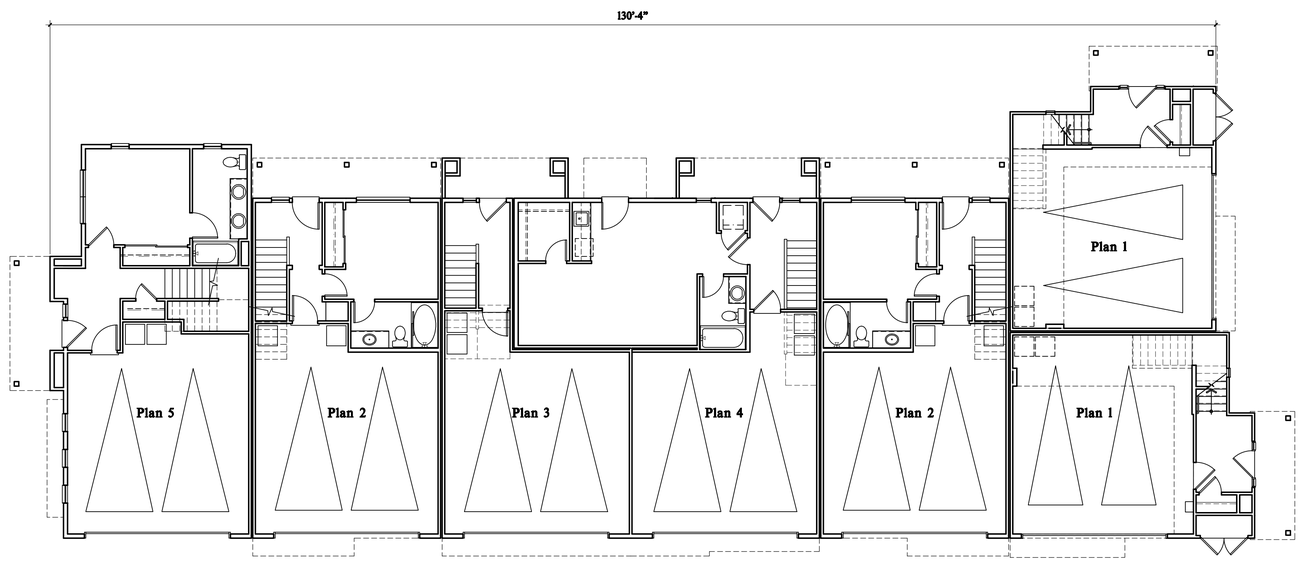


SECOND FLOOR



FIRST FLOOR

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 37A BUILDING PLAN

A.1.4

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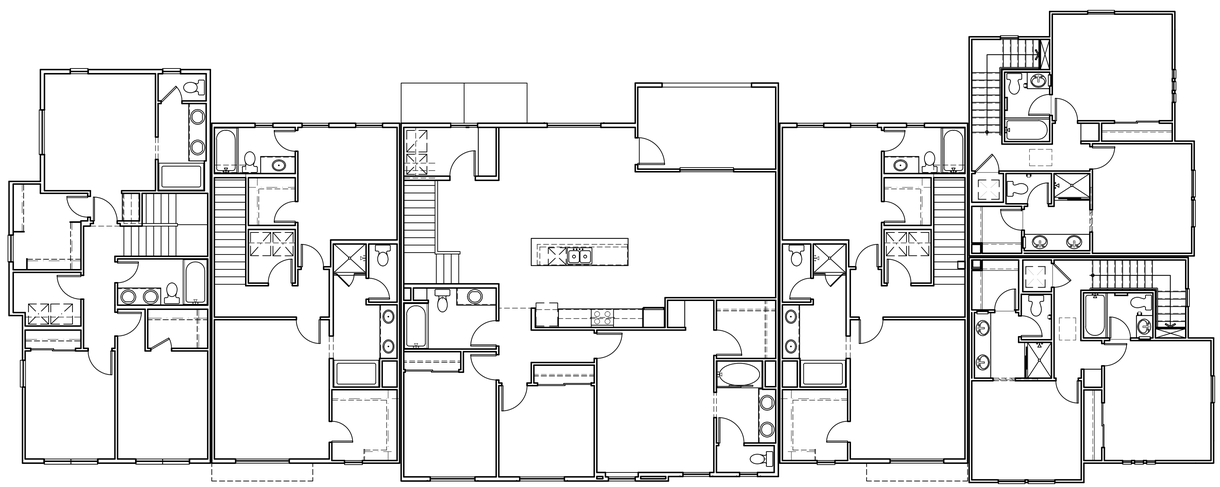

THIRD FLOOR

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 37A BUILDING PLAN

A.1.5

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FRONT ELEVATION

TYPICAL SIDE ELEVATION

REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

VILLAGE TOWNHOMES

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NOTES:
1. SEE B&W ARCHITECTURAL EXHIBITS FOR CURRENT EXTERIOR ELEVATION DETAILS
2. SEE SITE PLAN FOR COLOR ASSIGNMENTS

COLOR SCHEME 4 OF 4
REAR LOADS - 37B BUILDING ELEVATIONS

0 4 8 16

A.1.8

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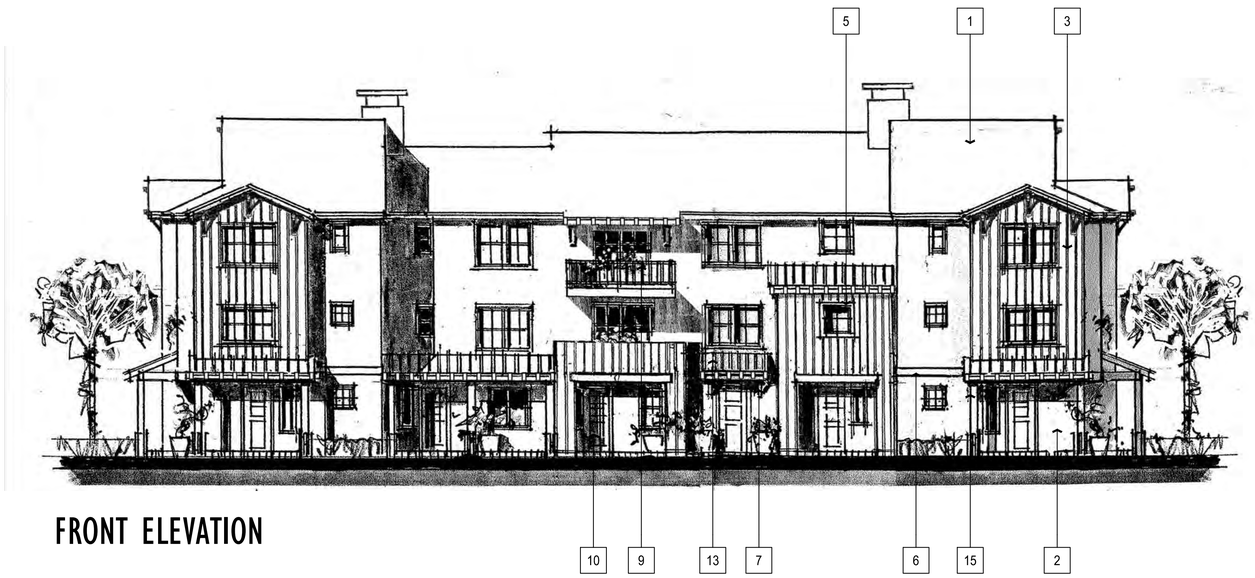
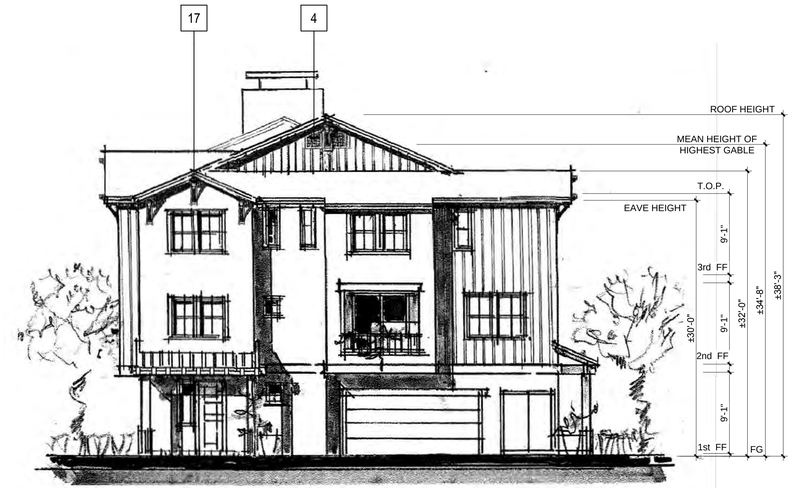
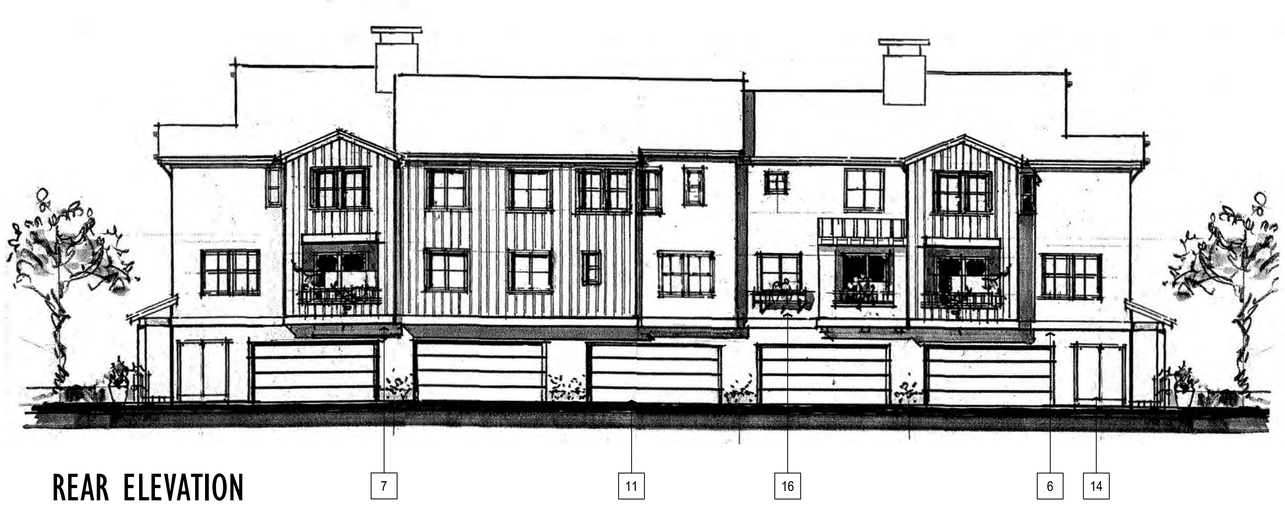


FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
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12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF
17. BRACKET/ KICKER AT GABLE END

0 4 8 16

VILLAGE TOWNHOMES

REAR LOADS - 37B BUILDING ELEVATIONS

A.1.8

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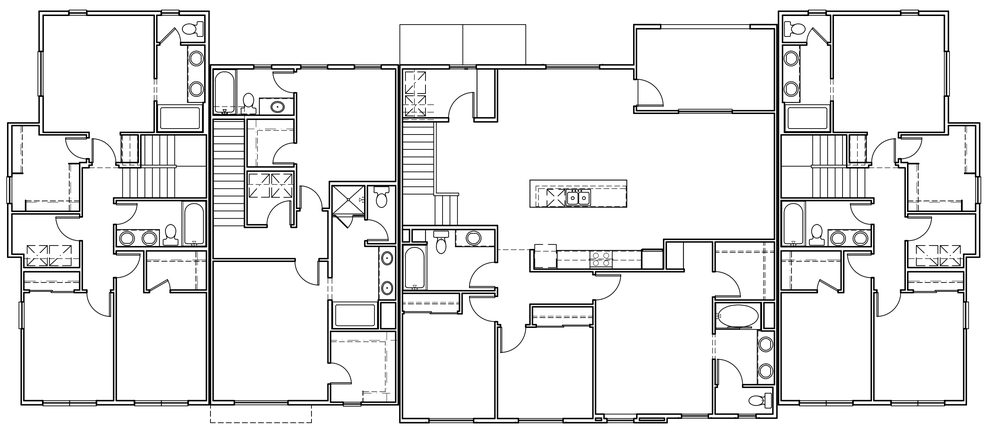
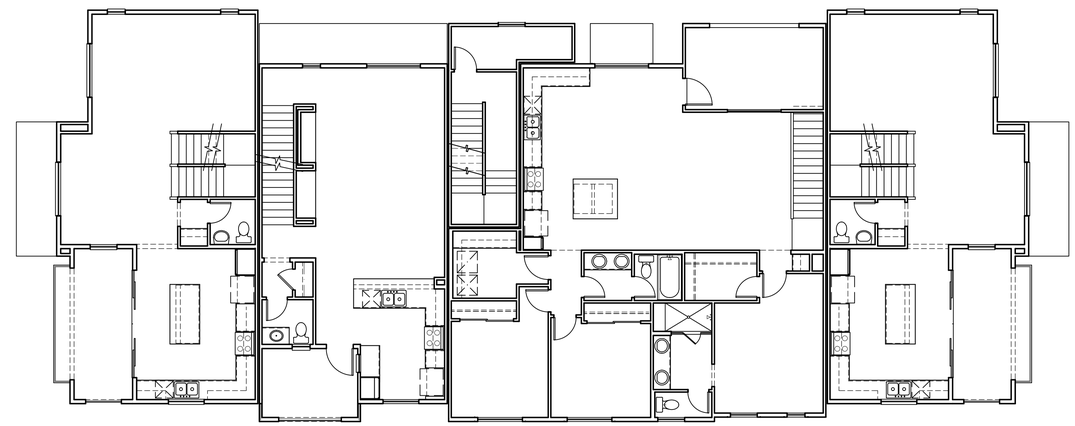
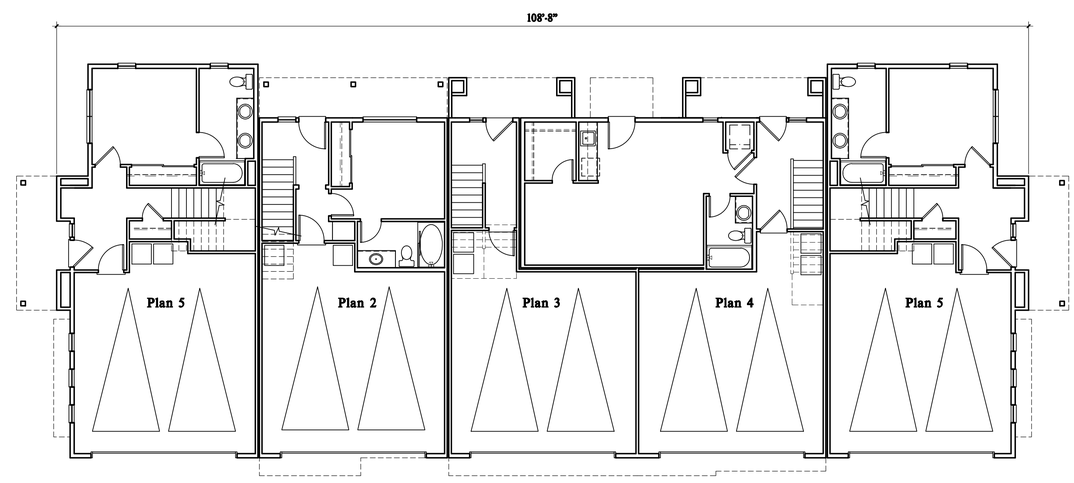


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - 35A BUILDING PLAN

A.1.9

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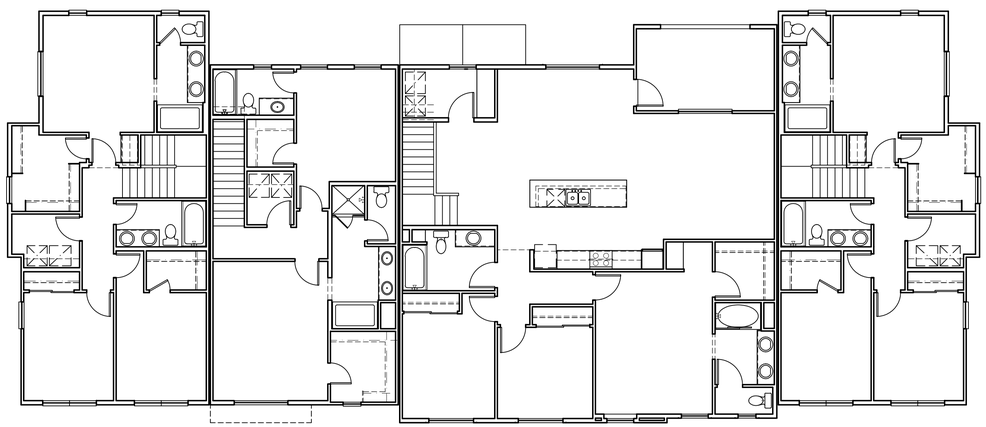

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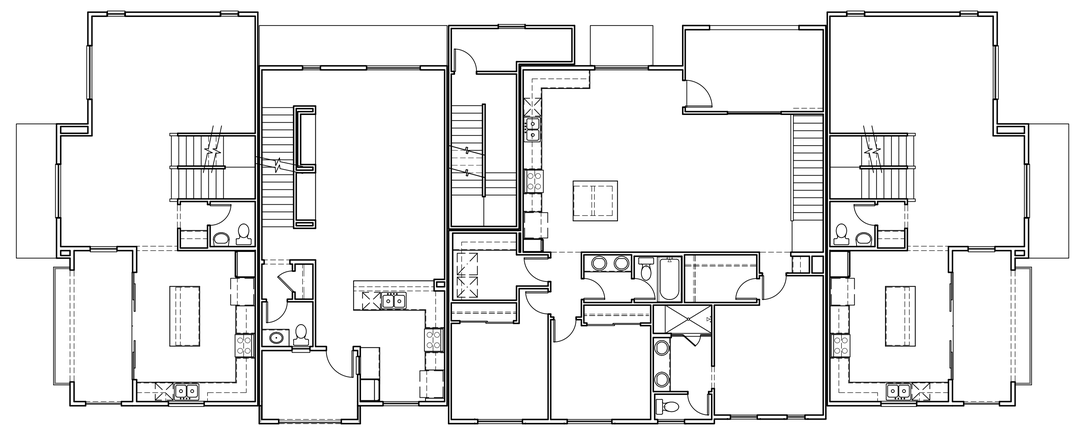

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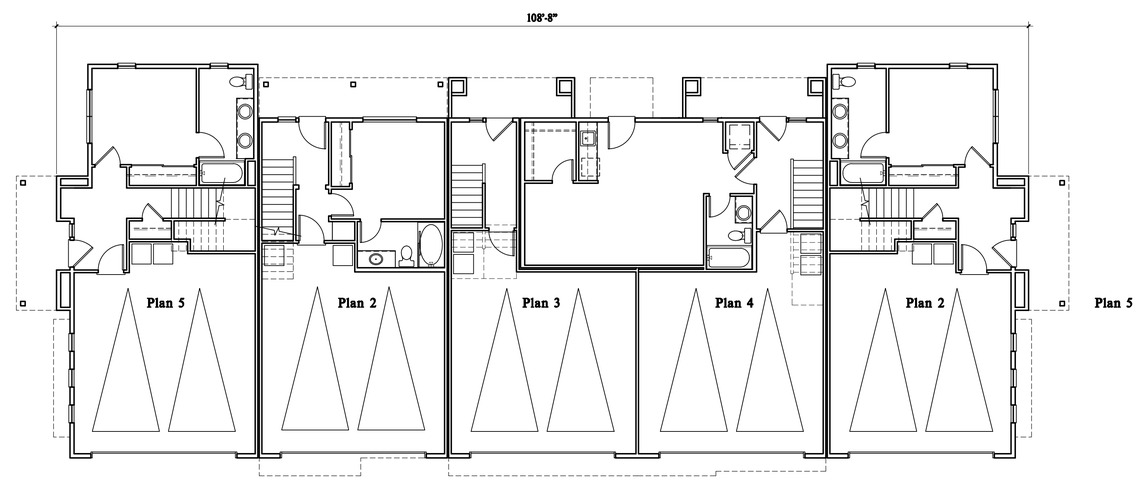

FIRST FLOOR

0 2 4 8

VILLAGE TOWNHOMES

REAR LOADS - 35A BUILDING PLAN

A.1.9

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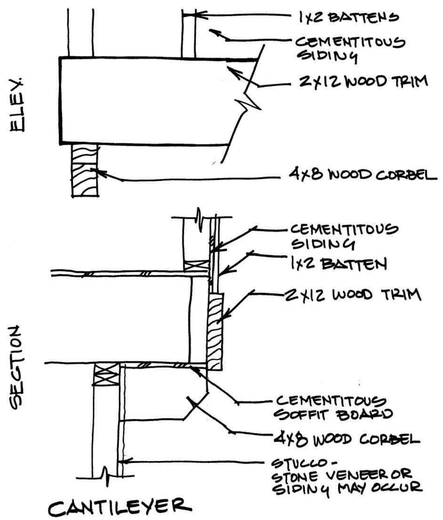
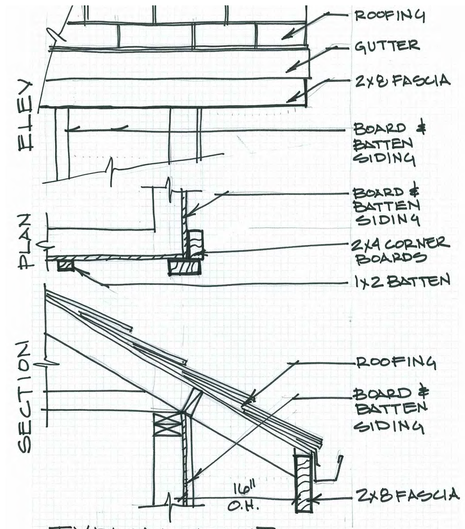
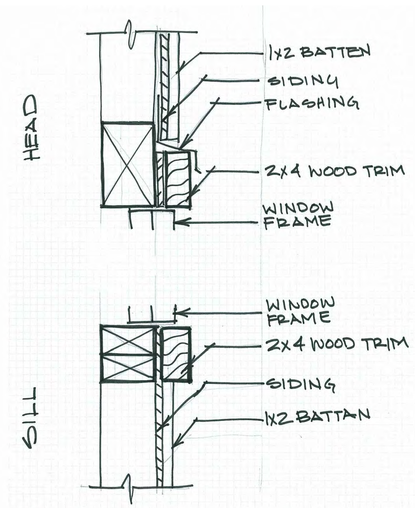


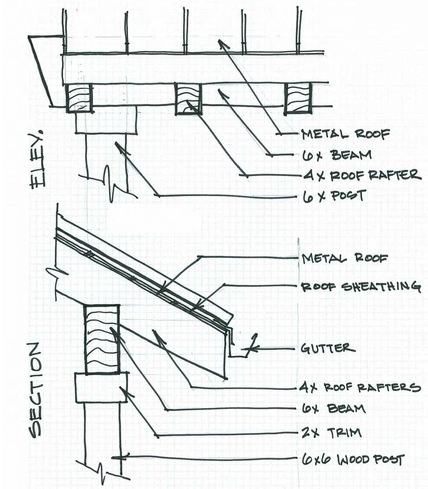
CANTILEVER



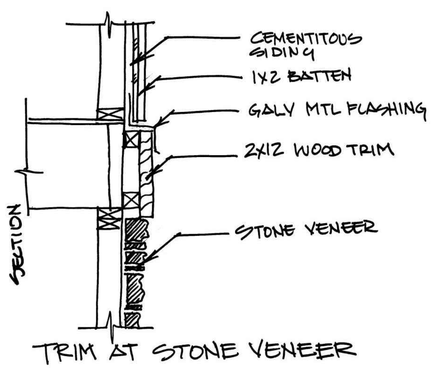
TYPICAL EAVE



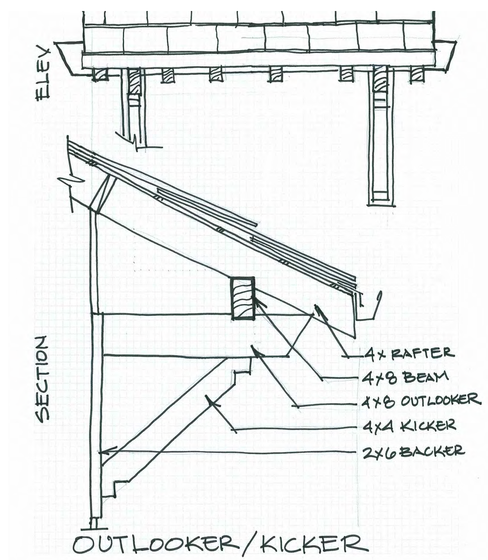
WINDOW TRIM AT SIDING



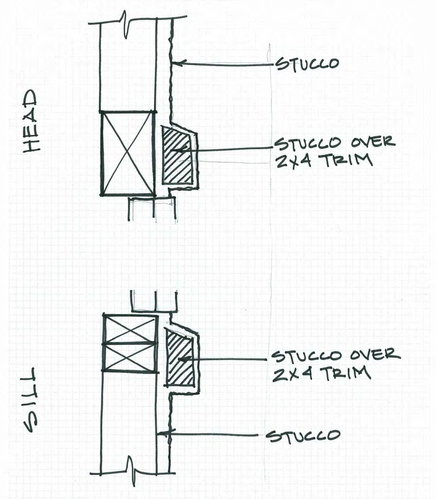
EAVE AT METAL ROOF



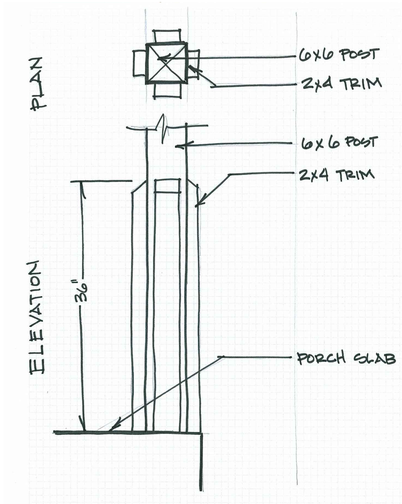
TRIM AT STONE VENEER



OUTLOOKER/KICKER



WINDOW TRIM AT STUCCO



POST BASE

VILLAGE TOWNHOMES

DETAILS

A5.0

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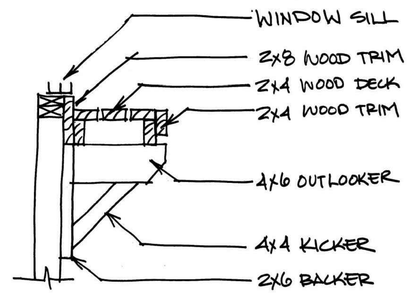
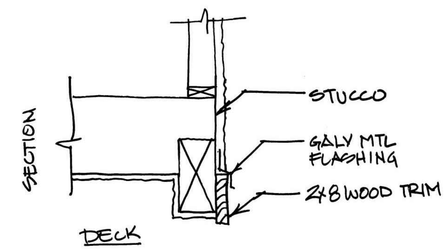
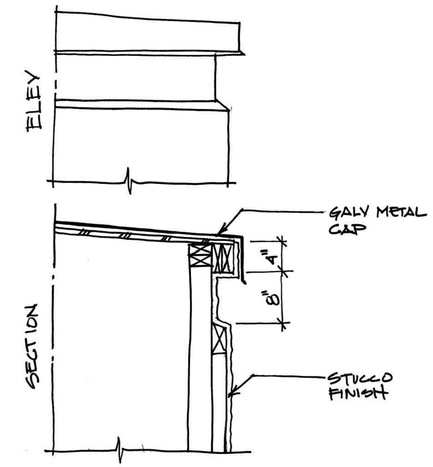


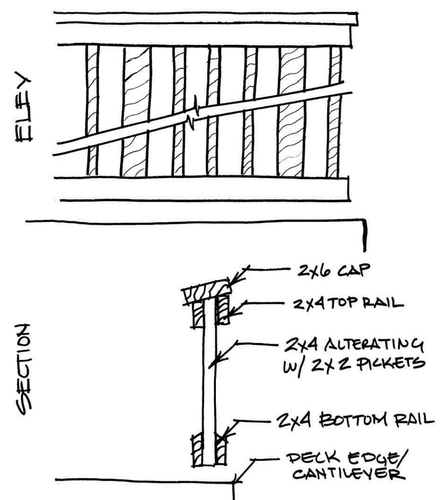
POTSHELF



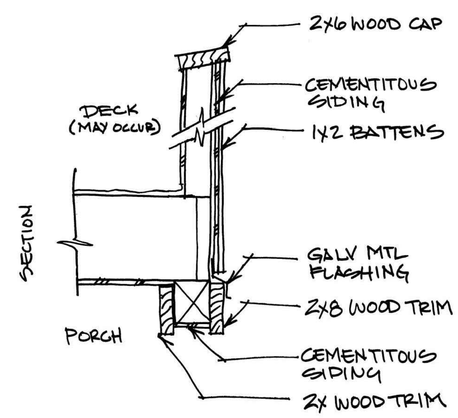
SOFFIT AT STUCCO



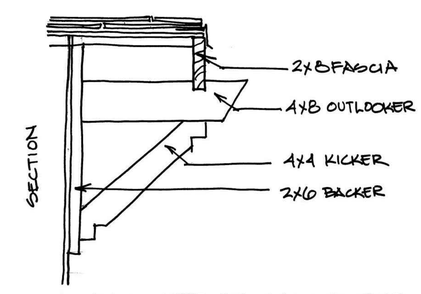
CHIMNEY CAP



TYPICAL DECK RAILING



SOFFIT AT BOARD & BATTEN



BRACKET AT GABLE END

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

DETAILS

BUELLTON, CA

KTGY # 2013-0880 9/10/2014

A5.1

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

VILLAGE TOWNHOMES

VIEW FROM VALLEY VINEYARD CIRCLE

A.4.1

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

BUELLTON, CA

KTGY # 2013-0880 9/10/2014

KTGY Group, Inc.
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ktgy.com

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

VIEW FROM McMURRAY ROAD

BUELLTON, CA

KTGY # 2013-0880 9/10/2014

A.4.2

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

VILLAGE TOWNHOMES

VIEW FROM EAST

A.4.3

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

BUELLTON, CA

KTGY # 2013-0880 9/10/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

EMERGENCY ACCESS WITH GATE-
POROUS PAVING
- TO CONFORM TO FIRE DEPARMENT STANDARDS

SPLIT-RAIL FENCING ALONG McMURRAY AND VALLEY VINEYARD CIRCLE
SEE SHEET L-5 FOR DETAIL

MINIMUM 5 FT. WIDE CONC. WALKWAY: TEXTURE, COLOR AND FINISH TO MATCH OTHER VILLAGE DEVELOPMENT WALKWAYS

NORTH SIDE TO HAVE WOOD PRIVACY FENCE
(6 FT. HEIGHT) SEE SEE SHEET L-5, DETAIL 1

BENCHES
- ALONG PATHWAY,
SEE SHEET L-5, DETAIL 5
2 TOTAL, 6 FT. LENGTH

STOP

COMMUNITY GARDEN (1200 SF)
(SEE SHEET L-5, DETAIL 6)-RAISED PLANTERS
-SPLIT RAIL FENCE WITH WIRE BEHIND TO PROTECT
- GRAVEL PAVING

42'-0"

32'-0"

BIKE PARKING

CENTRAL PLAZA WITH FOUNTAIN
- SEE SEE SHEET L-5, DETAIL 8

SPLIT-RAIL FENCING
- SEE SHEET L-5, DETAIL 2
-PERENNIALS IN FRONT
- ALONG McMURRAY AND VALLEY VINEYARD CIRCLE

TURF

TURF

TURF

TEXTURED CROSSING

MAIL KIOSK - TWO TOTAL
ACCOMODATES MIN. 155 MAILBOXES
-SEE SHEET L-5, DETAIL 4
- RECYLING AND TRASH RECEPTACLES INCLUDED (SEE SHEET 5, DETAIL 9)

MONUMENT SIGNAGE AT MAIN ENTRY
ONE ON EACH SIDE (TOTAL: 2)
SEE SHEET L-5, DETAIL 7

BIKE RACK AREA, TYPICAL
- 3 BIKE PARKING AREAS TOTAL IN THE DEVELOPMENT- SEE SEE SHEET L-5, DETAIL 3
- SURFACE TO BE DECOMPOSED GRANITE WITH FLUSH CURB TO DEFINE EDGES

EXISTING ADJACENT HOUSES

FIRE EMERGENCY ACCESS
(OPENING THROUGH PRIVACY WALL -
EMERGENCY LANE
POROUS GRASS PAVERS WITH CONCRETE TRACKS
- PAVING TO SUPPORT FIRE TRUCK STANDARDS IN REGARD TO WEIGHT, ACCESS AND WIDTH NEEDED

CONCEPTUAL PLANTING ENLARGMENT LAYOUT-
SEE SHEET L-5 FOR ENLARGEMENT DETAIL

8 ft. MASONRY SCREEN WALL
(SPLIT FACE)

PEDESTRIAN PATHWAYS
- TO MATCH OTHER VILLAGE DEVELOPMENT INISHES, COLORS AND TEXTURES
- INTEGRAL BUFF COLOR CONCRETE WITH LEAF IMPRINTS AND BROOM FINISH
- ADA COMPLIANT WALKWAYS

EXISTING ADJACENT HOUSES

EXISTING ADJACENT HOUSES

LANDSCAPING ALONG THIS BOUNDARY TO INTEGRATE COMPLEMENTARY PLANTINGS BASED ON SENIOR APARTMENT PROJECT INFORMATION

VILLAGE SENIOR APARTMENT PROJECT
(SEE PLANS PREPARED BY CABRILLO ECONOMIC DEVELOPMENT COROPORATION)

TRAIL CONNECTION TO PARK

N

SCALE: 1" = 30'-0"

THIS PLAN PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY PLANT LEGEND

BUELLTON: SUNSET ZONE 14
- PLANTINGS ARE NON-INVASIVE
- PLANTING DESIGN COMPLIES WITH THE CITY OF BUELLTON WATER EFFICIENT LANDSCAPE ORDINANCE
- ALL MULCH AREAS TO HAVE A MINIMUM DEPTH OF 2 INCHES
- WATER FEATURE SHALL BE RECIRCULATING

LARGE TREES - 36" Box
Calocedrus deodara (Deodar Cedar)
Melaeuca quinquenervia (Cajeput Tree)
Gingko biloba (Maidenhair Tree)
Pinus canariensis (Canary Island Pine)

OAK TREES - 24" Box
Quercus agrifolia (Oak)(Standard Form

STREET TREES (Parking Areas/Street Trees) - 24" Box
Arbutus 'Marina' (Strawberry Tree)

Geijera parviflora (Autralian Willow)

Prunus serrulata (Flowering Cherry)

* Olea Europea (Olive Tree) (Fruitless) (Approved for Sunset Zone)

Cercis occidentalis (Western Redbud)

Lagerstroemia indica (Crape Myrtle)

Pyrus calleryana 'Aristocrat' (Aristocrat Flowering Pear)

* Not on Master Tree List but designated as successful in Zone 14 per the Sunset Climate Zones

SCREENING SHRUBS - 5 Gallon
Ligustrum ovalifolium (California Privet)
Pittosporum tenuifolium (Pittosporrum) 'Silver Sheen'

LARGE SHRUBS - 5 Gallon
Ceanothus 'Concha' (Concha Ceanothus)
Heteromeles arbutifolia (Toyon)
Rhus integrifolia (Lemonade Berry)

MEDIUM AND LOW SHRUBS - 5 Gallon
Calistemon "Little John" (Dwarf Bottlebrush)
Correa (Australian Fuchsia)
Ceanothus 'Concha' (California Lilac)
Dietes (Fortnight Lily)
Escallonia Newport Dwarf (Escallonia)
Nandina 'Gulf Stream' (Dwarf Heavenly Bamboo)
Phormium Maori Sunrise (New Zealand Flax)
Pittosporum crassifolium compactum (Dwarf Karo)
Rosmarinus Tuscan Blue (Rosemary)
Westringia (Coast Rosemary)

PERENNIALS AND ORNAMENTAL GRASSES - 1 Gallon
Carex divulsa (Berkeley Sedge)
Chondropetalum tectorum (Small Cape Rush)
Hemerocallis 'Betty Woods' (Yellow Daylily)
Juncus 'Elk Blue (Elk Blue Rush)
Muhlenbergia rigens (Deer Grass)
Miscanthus sinensis 'Caberet' (Caberet Silvergrass)
Salvia chamaedryoides (Germander Sage)

GROUNDCOVERS - 1 Gallon at 48 inches O.C.
Cotoneaster dammeri 'Lowfast' (Cotoneaster)
Ceanothus gloriosus 'Anchor Bay
Cistus 'Sunset' (Sunset Rockrose)
Lavandula x intermedia 'Provence' (Blue Lavender)
Rosmarinus officinalis Irene (Trailing Blue Rosemary)

MEADOW GROUNDCOVER
Bouteloua gracilis (Blue Grama 'Hachita') SEEDED

CENTRAL LAWN AREA" - MEDIALLION DWARF WITH BONSAI
• REQUIRES LESS WATER, FERTILIZER AND MOWING THAN PENNBLUE
• SOD ROLL INSTALLATION - 4,000 SF AREA

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

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PRELIMINARY LANDSCAPE PLAN

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

Revisions

SHEET 1

L-1

DATE PREPARED

JULY 31, 2014

PRELIMINARY IRRIGATION EQUIPMENT

SYMBOL	EQUIPMENT DESCRIPTION
	POINT-OF-CONNECTION (POC)
	BACKFLOW PREVENTION DEVICE - 2" FEBCO REDUCED BACKFLOW PRESSURE ASSEMBLY IN LOCKING "GORILLA" CAGE TO PREVENT THEFT OR VANDALISM
C	CENTRAL MODULAR WEATHERSMART CONTROLLER - HUNTER ACC-99D OR EQUAL IN OUTDOOR STAINLESS STEEL BOX WITH REMOTE CONTROL, FLOW METER, RAIN SENSOR COMPATIBLE
NOT SHOWN	LINE-SIZE BALL VALVE FOR EMERGENCY SHUT-OFF - HONEYWELL-BRAUCKMAN D06-U BRONZE BALL VALVE - LINE SIZE in VALVE BOX AT BOTH ENDS WHERE IRRIGATION MAIN OR SUPPLY LINES CROSS PAVED PARKING AREAS, ROADS, OR DRIVEWAYS

IRRIGATION PIPING

— —	SCHEDULE 40 PVC PRESSURIZED MAINLINE - 2" SIZE CLASS 315
NOT SHOWN	CLASS 200 PVC NON-PRESSURE LATERAL -SUPPLY LINE SIZE - FROM VALVE - SIZE VARIES
NOT SHOWN	4" PVC SLEEVES FOR ALL IRRIGATION PIPING OR WIRING UNDER CURBS, WALLS OR PAVING
NOT SHOWN	XERI-TUBE DRIP LINE (1/2 INCH DRIP TUBING) AT MIN. 6" DEPTH - MICRO SPRAY TO BE USED IF RECOMMENDED BY IRRIGATION CONTRACTOR FOR AREAS OF LOW GROUNCOVER (SENECIO)
NOT SHOWN	DRIP EMITTERS 1 GPH OR NETAFIM LINE WITH DRIP AT 12" O.C.

ROTOR/SPRAY EQUIPMENT

FOR TURF AND OTHER AREAS OF VERY LOW PLANT MATERIAL: HUNTER PGP ULTRA WITH PRESSURE COMPENSATING NOZZLES

FOR AREAS OF LOW GROUNDCOVER: HUNTER PRO-SPRAY WITH PRESSURE COMPENSATING NOZZLES

KEY NOTES:

1) IRRIGATION PLAN AND INSTALLATION TO CONFORM TO ALL REQUIREMENTS PER THE CURRENT CITY OF BUELLTON'S WATER EFFICIENT ORDINANCE INCLUDING THE DOCUMENTATION PACKAGE WITH THE SIGNED CERTIFICATE OF COMPLIANCE. THE PROJECT WILL COMPLY WITH THE CRITERIA OF THE ORDINANCE WITH APPLICATION ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
2) THE PLAN SHALL USE POTABLE WATER EFFICIENTLY.
3) THE PLAN SHALL USE DRIP IRRIGATION ON AT LEAST 40 % OF THE PLANT MATERIAL.
4) CHECK VALVES SHALL BE USED TO PREVENT LOW END OF IRRIGATION LINES
5) SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND UNNECESSARY RUNOFF
6) ROTOR IRRIGATION TO BE LIMITED TO CENTRAL ACTIVE TURF AREA OF 4000 SF
7) USE SLEEVES MIN. 4" SIZE THROUGH ALL WALLS AND/OR UNDER ALL PAVED AREAS, AND ROADS
8) IRRIGATION SYSTEM SHALL BE MAINTAINED ON A REGULAR BASIS

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
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PRELIMINARY IRRIGATION PLAN

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

Revisions

THIS PLAN PRELIMINARY ONLY
NOT FOR CONSTRUCTION

SHEET 2

L-2

DATE PREPARED

JULY 31, 2014

EMERGENCY ACCESS WITH GATE

McMURRAY ROAD

VALLEY VINEYARD CIRCLE

STOP

COMMUNITY GARDEN (1200 SF)
RAISED PLANTERS

CENTRAL AUTOMATIC CONTROLLER LOCATION

MAIL KIOSK - TWO TOTAL
ACCOMODATES MIN. 155 MAILBOXES
-SEE SHEET L-5, DETAIL 4
- RECYLING AND TRASH RECEPTACLES
INCLUDED (SEE SHEET 5, DETAIL 9)

MAIN ENTRY

MONUMENT SIGNAGE AT MAIN ENTRY
ONE ON EACH SIDE (TOTAL: 2)
SEE SHEET L-5, DETAIL 7

BIKE RACK AREA, TYPICAL

TURF

TURF

TURF

VALLEY VINEYARD CIRCLE

VILLAGE SENIOR
APARTMENT PROJECT

BENCHES
- ALONG PATHWAY,
SEE SHEET L-5, DETAIL 5
2 TOTAL, 6 FT. LENGTH

FIRE EMERGENCY ACCESS (OPENING
THROUGH PRIVACY WALL -
EMERGENCY LANE

EXISTING ADJACENT
HOUSES

8 ft. MASONRY
SCREEN WALL

N

SCALE: 1" = 30'-0"

THIS PLAN PRELIMINARY ONLY
NOT FOR CONSTRUCTION

OUTDOOR LIGHTING FIXTURE LEGEND

NOTES:
ALL FIXTURES ARE TO BE LED TYPE
ALL FIXTURES TO BE NIGHT SKY COMPLIANT
ALL FIXTURE TO POINT DOWNWARD TO REDUCE GLARE

- BOLLARD FIXTURE: LED TYPE 42" HEIGHT, 8" X 8" SQ
- PATHLIGHT -SHIELDED - LED TYPE.
  -DARK BRONZE FINISH
- SHIELDED ACCENT DOWNLIGHT -LED TYPE
  - DARK BRONZE FINISH
- FLOODLIGHT FIXTURE: LED TYPE (6" x 9"), BRONZE FINISH
  - FOR MONUMENT SIGNS ONLY WITH ARM EXTENSION TO ALLOW DOWNWARD POINTING, 3 PER SIGN, 6 TOTAL
- UNDERWATER LIGHT FIXTURE -LED TYPE FXL-LL
  -IN FOUNTAIN, 2 TOTAL

BLED24Y, Or Equal:

Precision-engineered optics deliver maximum downward lighting w/o glare

100,000-Hour LED lifespan

BOLLARD FIXTURE

- LED TYPE
- FULLY SHIELDED
-NIGHT SKY COMPLIANT
- ENERGY SAVING
- DARK BRONZE FINISH

PATHLIGHT FIXTURE

DARK BRONZE FINISH ACCENT LIGHTING
- LED TYPE
- FULLY SHIELDED
- NIGHT SKY COMPLIANT
- ENERGY SAVING
- DARK BRONZE FINISH
- TREE BOX MOUNT

DOWNLIGHT FIXTURE

RAB FF LED 18Y/PC, Or Equal:
Ultra Efficient LED Floodlight
(replaces 70 W fixture)
18 Watt, 120V
100,000-Hour LED lifespan

3 LIGHTS PER SIGN, TOTAL: 6 FIXTURES

MOUNT ON OUT-REACH ARM OVER TOP OF MONUMENT SIGN

FLOODLIGHT FIXTURE
for MONUMENT SIGNS

FXL UNDERWATER LED LIGHT
LL
LEDS: **1, 3, 6, 9**
FINISHES: **1 Option**
DIAMETER: **3.3" / 8.4 cm**
LENGTH: **6.4" / 16.3 cm**

LED UNDER WATER LIGHT
MOUNT DOWNWARD ONLY INTO FOUNTAIN
The LL brings all of the efficiency and reliability of LED technology to underwater lighting. Highly versatile, it works with all FX LED boards (1-9), and is compatible with an array of filters that allow water to be colored to match the facade.

FOUNTAIN FIXTURE

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

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OUTDOOR LIGHTING CONCEPT

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

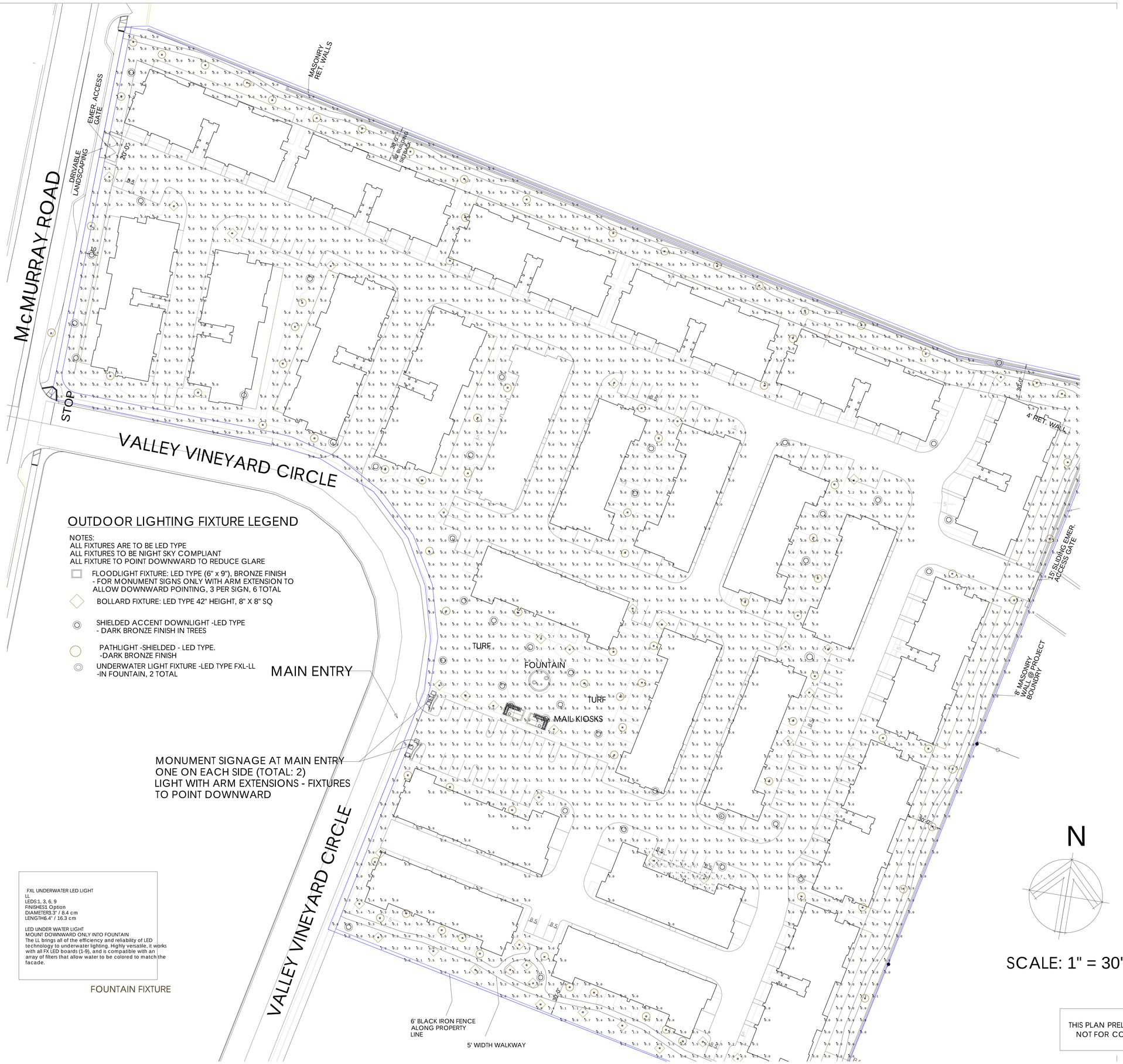
Revisions

SHEET 3

L-3

DATE PREPARED

August 4, 2014



OUTDOOR LIGHTING FIXTURE LEGEND

NOTES:
ALL FIXTURES ARE TO BE LED TYPE
ALL FIXTURES TO BE NIGHT SKY COMPLIANT
ALL FIXTURE TO POINT DOWNWARD TO REDUCE GLARE

- FLOODLIGHT FIXTURE: LED TYPE (6" x 9"), BRONZE FINISH - FOR MONUMENT SIGNS ONLY WITH ARM EXTENSION TO ALLOW DOWNWARD POINTING, 3 PER SIGN, 6 TOTAL
- BOLLARD FIXTURE: LED TYPE 42" HEIGHT, 8" X 8" SQ
- SHIELDED ACCENT DOWNLIGHT -LED TYPE - DARK BRONZE FINISH IN TREES
- PATHLIGHT -SHIELDED - LED TYPE. -DARK BRONZE FINISH
- UNDERWATER LIGHT FIXTURE -LED TYPE FXL-LL -IN FOUNTAIN, 2 TOTAL

MONUMENT SIGNAGE AT MAIN ENTRY
ONE ON EACH SIDE (TOTAL: 2)
LIGHT WITH ARM EXTENSIONS - FIXTURES TO POINT DOWNWARD

FXL UNDERWATER LED LIGHT
LL
LEDS:1, 3, 6, 9
FINISHES1 Option
DIAMETER3.3" / 8.4 cm
LENGTH6.4" / 16.3 cm

LED UNDER WATER LIGHT
MOUNT DOWNWARD ONLY INTO FOUNTAIN
The LL brings all of the efficiency and reliability of LED technology to underwater lighting. Highly versatile, it works with all FX LED boards (1-9), and is compatible with an array of filters that allow water to be colored to match the facade.

FOUNTAIN FIXTURE

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Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
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PHOTOMETRIC STUDY
OUTDOOR LIGHTING

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

Revisions

SHEET 3A

L-3A

DATE PREPARED

AUGUST 4, 2014

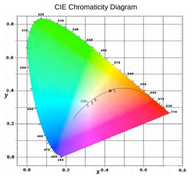
itl boulder — THE LIGHT CENTER OF THE INDUSTRY SINCE 1985 — INDEPENDENT TESTING LABORATORIES, INC. — NVLAP LAB CODE: 200630-0

PHONE: (303)442-1255 • FAX: (970)535-3114 • E-MAIL: itl@itlboulder.com • WEBSITE: www.itlboulder.com
4066 CAMELOT CIRCLE, LONGMONT, CO 80504 USA

REPORT NUMBER: ITL78077
ISSUE DATE: 08/13/13
PREPARED FOR: RAB LIGHTING, INC.
CATALOG NUMBER: BLED24Y (42" SQUARE BOLLARD)

Page 4 of 4

CIE Chromaticity Diagram



THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

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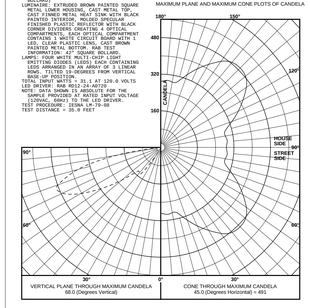
4066 CAMELOT CIRCLE, LONGMONT, CO 80504 USA

REPORT NUMBER: ITL78071
ISSUE DATE: 08/02/13 PAGE: 2 OF 7
PREPARED FOR: RAB LIGHTING, INC.
CATALOG NUMBER: BLED24Y (42" SQUARE BOLLARD)
LUMINAIRE: EXTRUDED BRONZE PAINTED SQUARE BOLLARD, 1 WHITE LED BOARD, CAST ALUMINUM CAST FINNED METAL HEAT SINK WITH BLACK PAINTED INTERIOR, MOLDED SPECULAR ANODIZED ALUMINUM REFLECTOR WITH BLACK CORNER DIVIDERS CREATING 4 OPTICAL COMPARTMENTS, EACH OPTICAL COMPARTMENT HAS A WHITE LED MOUNTED ON THE BOTTOM OF THE LED, CLEAR PLASTIC LENS, CAST BRONZE PAINTED METAL BOTTOM, RAB TEST FIXTURE WITH 2 FT. LEAD WIRES ATTACHED
LAMPS: POWER WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS) EACH CONTAINING 1 LED ARRANGED IN AN ARRAY IN 1 LINEAR ROW, TILTED 20-DEGREES FROM VERTICAL BASE-UP POSITION
TEST VOLTAGE: 120.0 / 31.1 AT 120.0 VOLTS
LED DRIVER: RAB RDJ2-24-A0720
NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT VOLTAGE (120VAC, 60Hz) TO THE LED DRIVER.
TEST PROCEDURE: IESNA LM-79-08
TEST DISTANCE = 35.0 FEET

MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA



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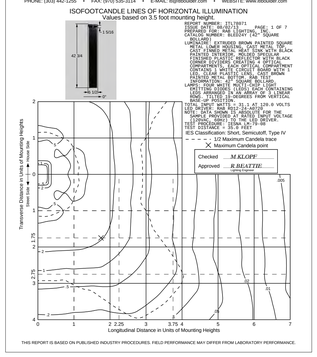
4066 CAMELOT CIRCLE, LONGMONT, CO 80504 USA

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION
Values based on 3.5 foot mounting height.



REPORT NUMBER: ITL78071
ISSUE DATE: 08/02/13 PAGE: 1 OF 7
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LAMPS: POWER WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS) EACH CONTAINING 1 LED ARRANGED IN AN ARRAY IN 1 LINEAR ROW, BASE-UP POSITION
TEST VOLTAGE: 120.0 / 31.1 AT 120.0 VOLTS
LED DRIVER: RAB RDJ2-24-A0720
NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT VOLTAGE (120VAC, 60Hz) TO THE LED DRIVER.
TEST PROCEDURE: IESNA LM-79-08
TEST DISTANCE: 35.0 FEET
IES Classification: Short Symmetrical, Type IV

Checked *N.WHITE*
Approved *R.BEATTIE* Lighting Engineer

THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

Created: 07/28/2014

BLED24Y

LED bollard with architectural quality and strength at an affordable price point. Square post and head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze — Weight: 21.6 lbs

LED Info

Watts:	24W
Color Temp:	3000K (Warm)
Color Accuracy:	82
L70 Lifespan:	100000
LM79 Lumens:	1,148
Efficacy:	47 LPW

Driver Info

Type:	Constant Current
120V:	0.26A
208V:	0.18A
240V:	0.15A
277V:	0.14A
Input Watts:	31W
Efficiency:	77%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

LEDs:
6W multi-chip, long-life LEDs

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Driver:
Two Drivers, Constant Current, Class 2; 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0.15 A, 277VAC 0.03 A.

THD:
11% at 120V

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:
Minimum starting temperature is -40°F/-40°C

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:
Die-cast aluminum with extruded aluminum bollard shaft

Lens:
Clear, vandal-resistant polycarbonate

Mounting:
Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Reflector:
Specular polycarbonate

Gaskets:
High-temperature silicone gaskets seal out moisture

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2008.

Green Technology:
Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

California Title 24:
BLED24 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900277 to order a photosensor.

RAB LIGHTING — Tech Help Line: 888 RAB-1000 — Email: sales@rabweb.com — On the web at: www.rabweb.com
Note: Specifications are subject to change without notice.

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Page 1 of 2

BLED24Y, Or Equal:

Precision-engineered optics deliver maximum downward lighting w/o glare

100,000-Hour LED lifespan

BOLLARD FIXTURE

itl boulder — THE LIGHT CENTER OF THE INDUSTRY SINCE 1985 — INDEPENDENT TESTING LABORATORIES, INC. — NVLAP LAB CODE: 200630-0

PHONE: (303) 442-1255 • FAX: (970) 535-3114 • E-MAIL: itl@itlboulder.com • WEBSITE: www.itlboulder.com
4066 CAMELOT CIRCLE, LONGMONT, CO 80504 USA

REPORT NUMBER: ITL78797
ISSUE DATE: 09/13/13
PREPARED FOR: RAB LIGHTING, INC.
CATALOG NUMBER: FFLED18Y
LUMINAIRE: TWO-PIECE CAST METAL LED DRIVER HOUSING, CAST FINNED METAL HEAT SINK, FORMED SEMI-SPECULAR METAL REFLECTOR, 3 WHITE CIRCIT BOARDS EACH WITH 1 LED, CLEAR TEMPERED GLASS LENS, AND CAST WHITE PAINTED METAL DOOR FRAME
LAMPS: 3 RAB WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS) EACH CONTAINING LEDS ARRANGED IN 1 LINEAR ROW AIMED 17-DEGREES ABOVE THE HORIZON, 2 LEDS CANTED 15-DEGREES FROM STRAIGHT AHEAD
TOTAL INPUT WATTS = 22.1 AT 120.0 VOLTS
LED DRIVER: RAB RDF2507-00
NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT VOLTAGE (120VAC, 60Hz) TO THE LED DRIVER.
TEST PROCEDURE: IESNA LM-79-08
TEST DISTANCE = 20.0 FEET

FLOODLIGHT CHARACTERISTICS

IES TYPE 7H X 6V
MAXIMUM CANDLEPOWER 874. AT 0.0 H, 25.5 V
HORIZONTAL BEAM ANGLE (50%) 109.2 deg
VERTICAL BEAM ANGLE (50%) 70.1 deg
HORIZONTAL FIELD ANGLE (10%) 151.4 deg
VERTICAL FIELD ANGLE (10%) 108.9 deg
BEAM LUMENS (% FIXTURE) 854. (68.0 %)
FIELD LUMENS (% FIXTURE) 1363. (95.8 %)
TOTAL LUMENS (% FIXTURE) 1422. (100.0 %)
EFFICACY = 64.3 lm/W

AXIAL CANDLEPOWER

DEG	HORIZ.	DEG	VERT.
90.0	0.	90.0	0.
85.0	1.	80.0	0.
75.0	75.	75.0	0.
65.0	168.	65.0	5.
55.0	259.	55.0	296.
47.5	336.	47.5	483.
42.5	384.	42.5	544.
37.5	427.	37.5	609.
33.0	455.	33.0	753.
29.0	478.	29.0	854.
25.5	496.	25.5	874.
22.5	519.	22.5	850.
19.5	528.	19.5	807.
17.0	535.	17.0	766.
15.0	541.	15.0	727.
13.0	548.	13.0	701.
11.0	564.	11.0	671.
9.0	557.	9.0	646.
7.0	561.	7.0	623.
5.0	564.	5.0	604.
3.0	566.	3.0	587.
1.0	567.	1.0	574.
-1.0	567.	-1.0	561.
-1.0	567.	-1.0	561.
-3.0	566.	-3.0	549.
-5.0	564.	-5.0	538.
-7.0	561.	-7.0	526.
-9.0	557.	-9.0	515.
-11.0	554.	-11.0	503.
-13.0	548.	-13.0	489.
-15.0	542.	-15.0	476.
-17.0	535.	-17.0	463.
-19.5	528.	-19.5	446.
-22.5	519.	-22.5	425.
-25.5	496.	-25.5	399.
-29.0	478.	-29.0	374.
-33.0	455.	-33.0	338.
-37.5	427.	-37.5	289.
-42.5	384.	-42.5	148.
-47.5	336.	-47.5	75.
-55.0	259.	-55.0	65.
-65.0	168.	-65.0	5.
-75.0	75.	-75.0	15.
-85.0	1.	-85.0	8.
-90.0	0.	-90.0	7.

Checked *N.WHITE*
Approved *R.BEATTIE* Lighting Engineer

ALL CANDELA AND LUMEN VALUES IN THIS REPORT ARE BASED ON ABSOLUTE PHOTOMETRY.

THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

Created: 07/16/2014

FFLED18Y/PC

Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

Color: Bronze — Weight: 4.8 lbs

LED Info

Watts:	18W
Color Temp:	3000K (Warm)
Color Accuracy:	84
L70 Lifespan:	100000
LM79 Lumens:	1,422
Efficacy:	64 LPW

Driver Info

Type:	Constant Current
120V:	0.2A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	22W
Efficiency:	81%

Technical Specifications

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:
Ingress Protection rating of IP65 for dust and water.

Photocell:
120V Photocell Included. Photocell is only compatible with 120V.

NEMA Type:
7H x 6V Beam Spread.

Airflow:
Patent pending Airflow technology heat sink for superior cooling.

LEDs:
Multi-chip, high-output, long-life LEDs

Driver:
Constant Current, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC 0.4 Amps.

THD:
10.6% at 120V

Surge Protection:
6kV

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -40°F/-40°C.

Thermal Management Housing:
Die-cast aluminum housing, lens frame and mounting arm.

Mounting:
Heavy-duty mounting arm with O ring seal & stainless steel screw.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2008.

Equivalency:
The FFLED18 is Equivalent in delivered lumens to a 70W Metal Halide.

Reflector:
Semi-specular anodized aluminum.

Gaskets:
High-temperature silicone gaskets.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
Mercury and UV free.

RAB LIGHTING — Tech Help Line: 888 RAB-1000 — Email: sales@rabweb.com — On the web at: www.rabweb.com
Note: Specifications are subject to change without notice.

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Page 1 of 2

FLOOD LIGHTS (AT MONUMENT SIGN ONLY)

ORDERING INFORMATION — LED

FG: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	FG
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED, 3LED, 6LED & 9LED (50,000 avg. life hours)
4	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: FG-ZD-3LED-SB = FG - ZD Option - 3 LED Board - Sedona Brown Finish

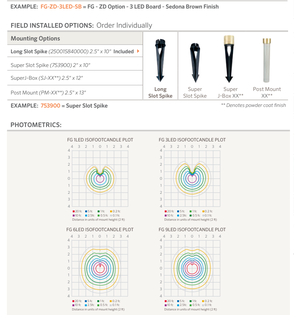
FIELD INSTALLED OPTIONS: Order Individually

Mounting Options
- Long Slot Spike (250015840000) 2.5" x 10" Included
- Super Slot Spike (753900) 2" x 10"
- Super J-Box (SJ-XX**) 2.5" x 12"
- Post Mount (PM-XX**) 2.5" x 12"

** Denotes powder coat finish

EXAMPLE: 753900 = Super Slot Spike

PHOTOMETRICS:



METALS
- AB = Antique Bronze* (Oil Copper)
- AT = Antique Tumbled* (Oil Copper)
- CU = Copper
- NP = Nickel Plate*

POWDER COAT
- WG = White Gloss
- FW = Flat White
- AL = Almond
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

All FG path lights come standard with amber, green, blue and frosted filters

* May require longer lead time

The FG includes your choice of LED board, finish, 5 ft. lead wire and a Long Slot Spike.

4/12 760.744.5240 | fxl.com FXLuminaire

FXLuminaire — LED Path Lights

FG is a beautiful blend of solid brass and copper with the clean classic design of a country home. Transcending momentary style trends, the design lines of the FG are harmonious with a wide range of surroundings from Craftsman style architectures to Tuscan gardens.

FG: Path Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY):	37	42	50	54
MAX LUMENS:	74	167	374	474
CRI (Ra)	84	81	81	79

Learn more about FX Luminaire well lights. Visit: fxl.com/products 760.744.5240 | fxl.com

PATHLIGHTS

ORDERING INFORMATION — LED

LL: Underwater Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 LL	2 1 LED (50,000 avg. life hours)	3 BS
	3 LED (50,000 avg. life hours)	
	6 LED (50,000 avg. life hours)	
	9 LED (50,000 avg. life hours)	

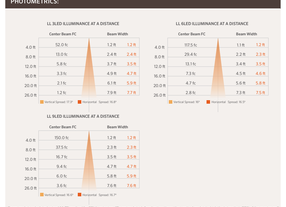
METALS
- BS = Natural Brass

All LL underwater lights come standard with amber, green, blue and frosted filters

The LL includes your choice of LED board, 30' cable, and Natural Brass finish.

EXAMPLE: LL-3LED-BS = LL - 3 LEDs - Natural Brass Finish

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires. "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

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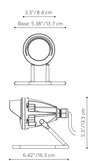
FXLuminaire — LED Underwater Lights

The soothing ambiance created by a landscape water feature can be beautifully enhanced with well designed lighting. The LL produces a powerful light source that can be used to illuminate plants, rocks, fish or a cascading waterfall. Filter options allow you to control shape, color and strength of light output.

LL: Underwater Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY):	25.4	31	31.8	31.1
MAX LUMENS:	-	133	282	378
CCT (Ra)	68.5	67.9	80.2	67.5



Learn more about FX Luminaire underwater lights. Visit: fxl.com/products 760.744.5240 | fxl.com

FOUNTAIN LIGHT

ORDERING INFORMATION — LED

DE: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3 (optional) + 4

FIXTURE CODE	LAMP CODE	MOUNTING CODE	FINISH OPTIONS
1 DE	2 1 LED (50,000 avg. life hours)	3 WM (Wall mount)	4 XX (see options to right)
	3 LED (50,000 avg. life hours)		
	6 LED (50,000 avg. life hours)		
	9 LED (50,000 avg. life hours)		

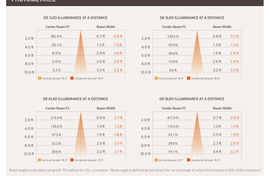
The DE includes your choice of LED board, choice of finish, 26 ft. cable

FIELD INSTALLED OPTIONS: Order Individually

MOUNTING OPTIONS
- A TB (Tree Box, 5.4" x 2.35" x 2.1")
- VB-050 (Versaline, 2.5" x 2")
- MJ-050 (Mini J-Box, 3.5" x 2.125" x 1.52")

EXAMPLE: DE-3LED-DG = DE - 3 LEDs - Desert Granite Finish
TB = Tree Box

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires. "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

POWDERCOAT
- WG = White Gloss
- FW = Flat White
- AL = Almond
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

All DE down lights come standard with amber, green, blue and frosted filters

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

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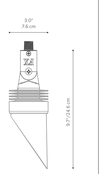
FXLuminaire — LED Down Lights

The DE down light was built to help designers create appearance of natural light in complicated areas. It has an array of water protection features to ensure long life. It can handle up to a 9LED and is available in all powder coat colors as well as a wall mount option. It is also available with ZD technology to be compatible with the Luxor ZD Zoning and Dimming Controller.

DE: Down Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	40 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY):	29.3	41.1	31.2	27.9
MAX LUMENS:	59	162	328	334
CRI (Ra)	81.2	79.2	79.4	80.2



Learn more about FX Luminaire down lights. Visit: fxl.com/products 760.744.5240 | fxl.com

DOWNLIGHTS

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

225. W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
robert@earthknower.com

WEB: EARTHKNOWER.COM

OUTDOOR LIGHTING
FIXTURE INFORMATION

THE VILLAGE TOWNHOMES
Buellton, California
APN 137-090-045

Revisions

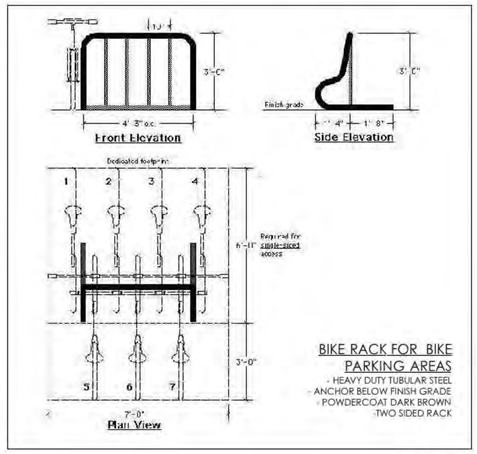
SHEET 4

L-4

DATE PREPARED

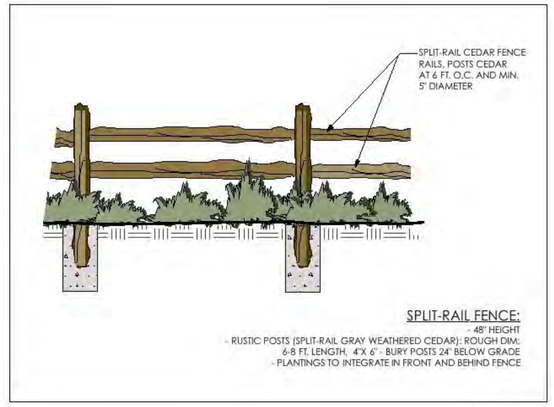
AUGUST 4, 2014

CONCEPTUAL PLANTING ENLARGMENT LAYOUT
(EASTERLY EDGE - SEE SHEET L-1 FOR SPECIFIC AREA



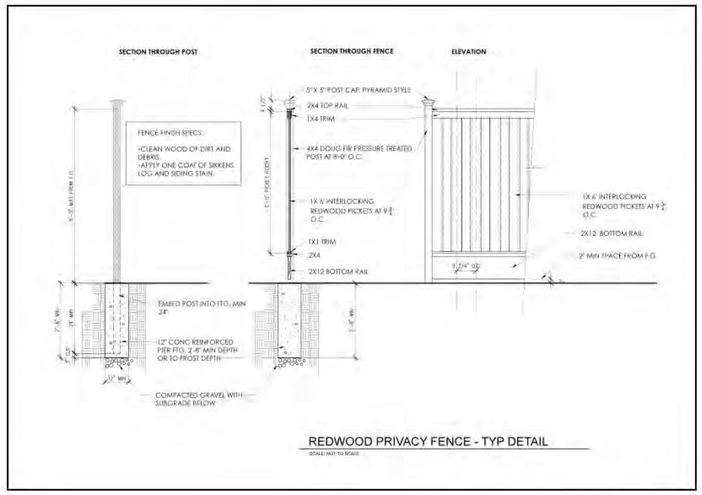
BIKE RACK FOR BIKE PARKING AREAS
- HEAVY DUTY TUBULAR STEEL
- ANCHOR BELOW FINISH GRADE
- POWDERCOAT DARK BROWN
- TWO SIDED RACK

DETAIL 3



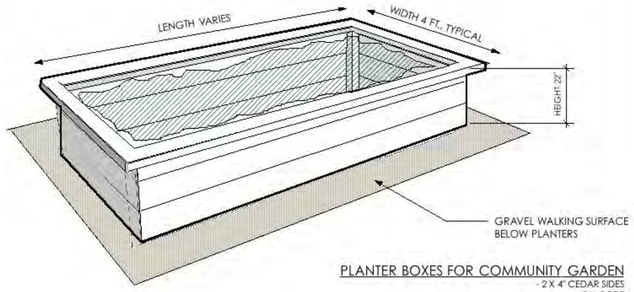
SPLIT-RAIL FENCE:
- 48" HEIGHT
- RUSTIC POSTS (SPLIT-RAIL GRAY WEATHERED CEDAR); ROUGH DIM: 6-8 FT. LENGTH, 4"X 6" - BURY POSTS 24" BELOW GRADE
- PLANTINGS TO INTEGRATE IN FRONT AND BEHIND FENCE

DETAIL 2



REDWOOD PRIVACY FENCE - TYP DETAIL

DETAIL 3



PLANTER BOXES FOR COMMUNITY GARDEN
- 2 X 4" CEDAR SIDES
- 2 X 8 TOP
- 6 X6" POSTS AT CORNERS
- STAIN DARK BROWN
- GOPHER WIRE AT BOTTOM
- FILL WITH 50/50 SOIL COMPOST MIX TO 6 INCHES BELOW TOP

DETAIL6

PRODUCT IMAGE

OUTLINE DIAGRAM

PATHWAY BENCHES
- 2 TOTAL IN NE CORNER
-TIMBER SEATING WITH POWDERCOATED METAL EDGES
- 20 INCH HEIGHT, 6 FT. LENGTH
-SECURE WITH CONCRETE FOOTINGS AT BASES WITH ANCHOR BOLTS TO PREVENT THEFT/VANDALISM

DETAIL 5

MAILBOX KIOSK
- USPS MAILBOXES
- INTEGRATE INTO TIMBER STRUCTURE

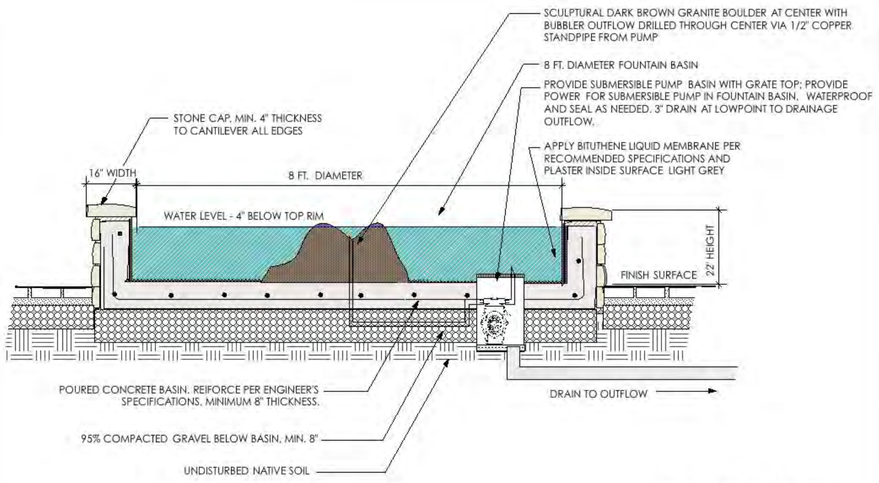
DETAIL 4

RECYCLE TYPE

TRASH TYPE

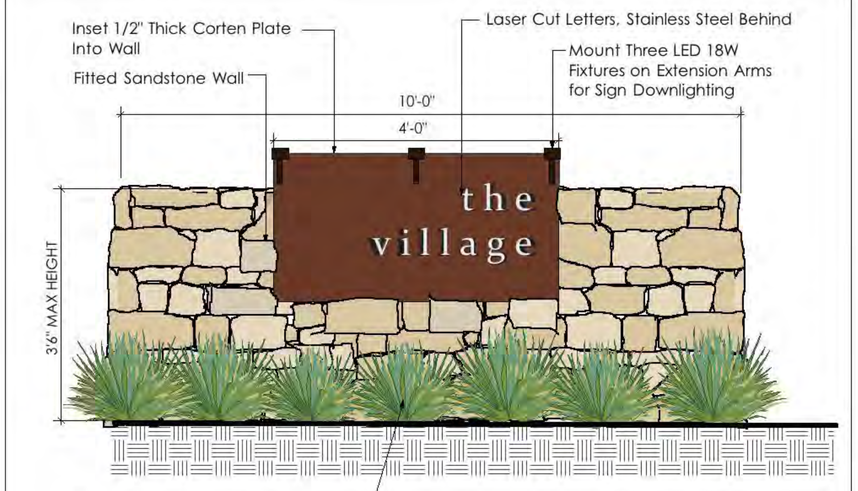
OUTDOOR TRASH RECEPTACLES
- AT CENTRAL MAIL KIOSK AREA
- TWO TOTAL (ONE TRASH/ONE RECYCLING)
- ANCHOR BELOW PAVING
- HEAVY DUTY, 32 GALLON SIZE
- 24" DIAMETER, 30" HEIGHT

DETAIL 9



CENTRAL FOUNTAIN DETAIL
- RECIRCULATING WATER SUPPLY

DETAIL 8



MONUEMENT SIGN CONCEPT

DETAIL 7

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

225. W. FIGUEROA STREET
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(805) 722-2144
robert@earthknower.com

WEB: EARTHKNOWER.COM

EXTERIOR SITE DETAILS

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

Revisions

SHEET 5

L-5

DATE PREPARED
JULY 31, 2014

TREES

STRAWBERRY TREE

MELALEUCA QUINQUENERVIA

EVERGREEN PEAR TREE

AUSTRALIAN WILLOW

CRAPE MYRTLE

FRUITLESS OLIVE

CANARY ISLAND PINE

GINGKO TREE

DEODAR CEDAR

COAST LIVE OAK

LARGE SHRUBS

CALIFORNIA PRIVET

WESTERN REDBUD

RHUS INTEGRIFOLIA

PITTOSPORUM SILVER SHEEN

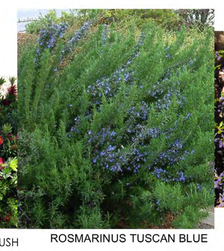
TOYON

SHRUBS

NANDINA GULFSTREAM

COAST ROSEMARY

DWARF BOTTLEBRUSH


ROSMARINUS TUSCAN BLUE

CEANOTHUS CONCHA

AUSTRALIAN FUCHSIA

FORTNIGHT LILY

NZ LFAX

GRASSES. RUSHES AND FLOWERING PERENNIALS

BLUE GRAMA GRASS 'HATCHITA' - SEEDED

MUHLENBERGIA RIGENS (DEER GRASS)

DAYLILY

GERMANDER SAGE

DWARF KARO

CAPE RUSH

ELK BLUE RUSH

BERKELEY SEDGE

MISCANTHUS CABERET

GROUNDCOVERS

TRAILING BLUE ROSEMARY

LAVENDER

CISTUS 'SUNSET' (ROCKROSE)

COTONEASTER LOWFAST

CEANOTHUS GLORIOSUS 'ANCHOR BAY'

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

225. W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
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WEB: EARTHKNOWER.COM

PROPOSED PLANT MATERIAL IMAGES

THE VILLAGE TOWNHOMES
Buellton, California
APN 137-090-045

Revisions

SHEET 6

L-6

DATE PREPARED
JULY 31, 2014

SPECIFIC PLAN AREA CALCULATIONS:

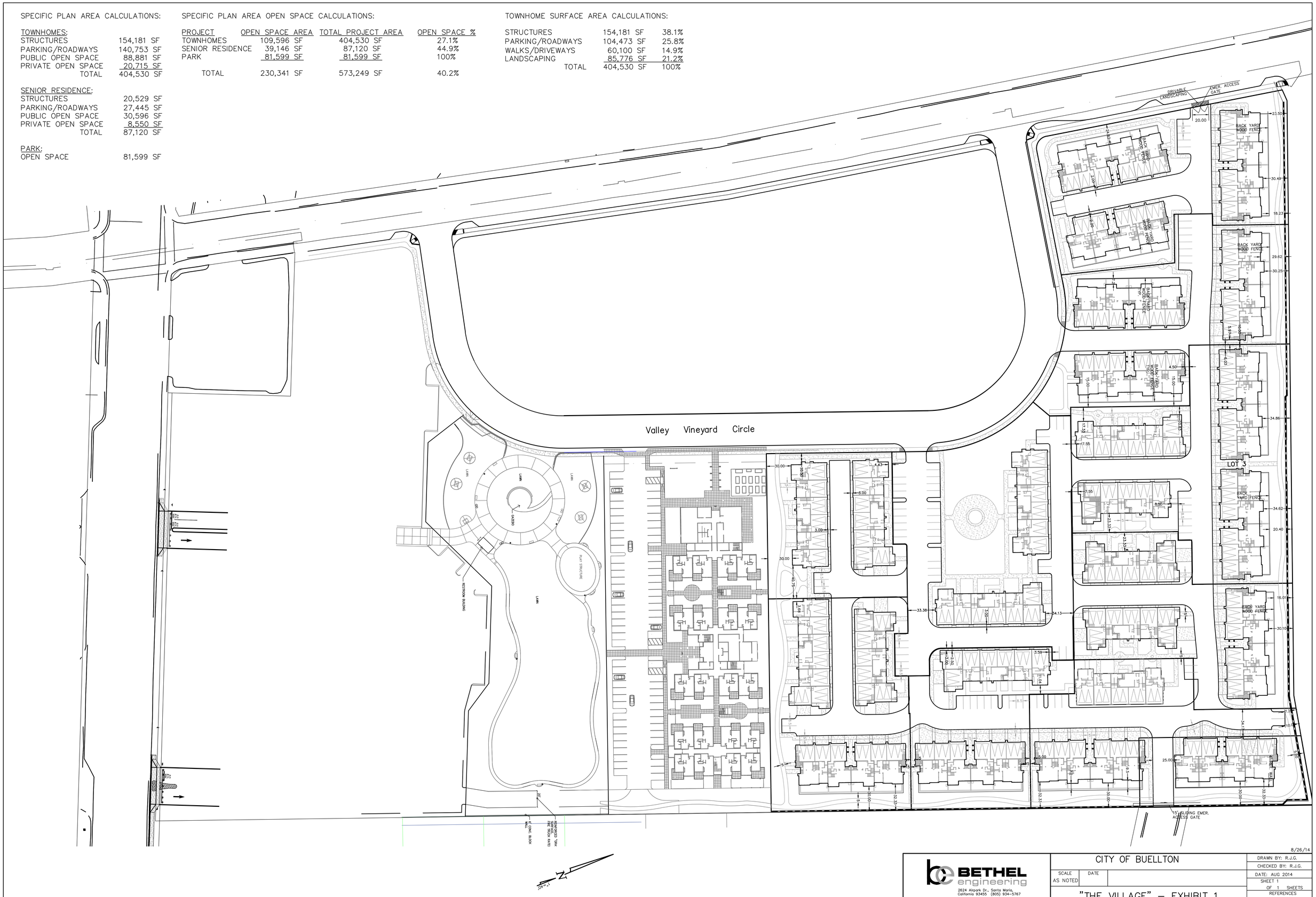
TOWNHOMES:	
STRUCTURES	154,181 SF
PARKING/ROADWAYS	140,753 SF
PUBLIC OPEN SPACE	88,881 SF
PRIVATE OPEN SPACE	20,715 SF
TOTAL	404,530 SF
SENIOR RESIDENCE:	
STRUCTURES	20,529 SF
PARKING/ROADWAYS	27,445 SF
PUBLIC OPEN SPACE	30,596 SF
PRIVATE OPEN SPACE	8,550 SF
TOTAL	87,120 SF
PARK:	
OPEN SPACE	81,599 SF

SPECIFIC PLAN AREA OPEN SPACE CALCULATIONS:

PROJECT	OPEN SPACE AREA	TOTAL PROJECT AREA	OPEN SPACE %
TOWNHOMES	109,596 SF	404,530 SF	27.1%
SENIOR RESIDENCE	39,146 SF	87,120 SF	44.9%
PARK	81,599 SF	81,599 SF	100%
TOTAL	230,341 SF	573,249 SF	40.2%

TOWNHOME SURFACE AREA CALCULATIONS:

STRUCTURES	154,181 SF	38.1%
PARKING/ROADWAYS	104,473 SF	25.8%
WALKS/DRIVEWAYS	60,100 SF	14.9%
LANDSCAPING	85,776 SF	21.2%
TOTAL	404,530 SF	100%



8/26/14

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

CITY OF BUELLTON

SCALE AS NOTED | DATE

"THE VILLAGE" – EXHIBIT 1
COMBINED CALCULATIONS

DRAWN BY: R.J.G.
CHECKED BY: R.J.G.
DATE: AUG 2014
SHEET 1 OF 1 SHEETS
REFERENCES
FILE NUMBER

THE VILLAGE TOWNHOMES

DEVELOPMENT PLAN

SHEET 1 OF 2

LEGEND

FUTURE CONST.
PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
CURB FACE
FLOW LINE
EXIST. CURB LINE
EASEMENT LINE
SEWER MAIN
EXIST SEWER MAIN
WATER MAIN
EXIST. WATER MAIN

E.P./LIP OF GUTTER

MASONRY WALL
SLOPE (AS SHOWN)

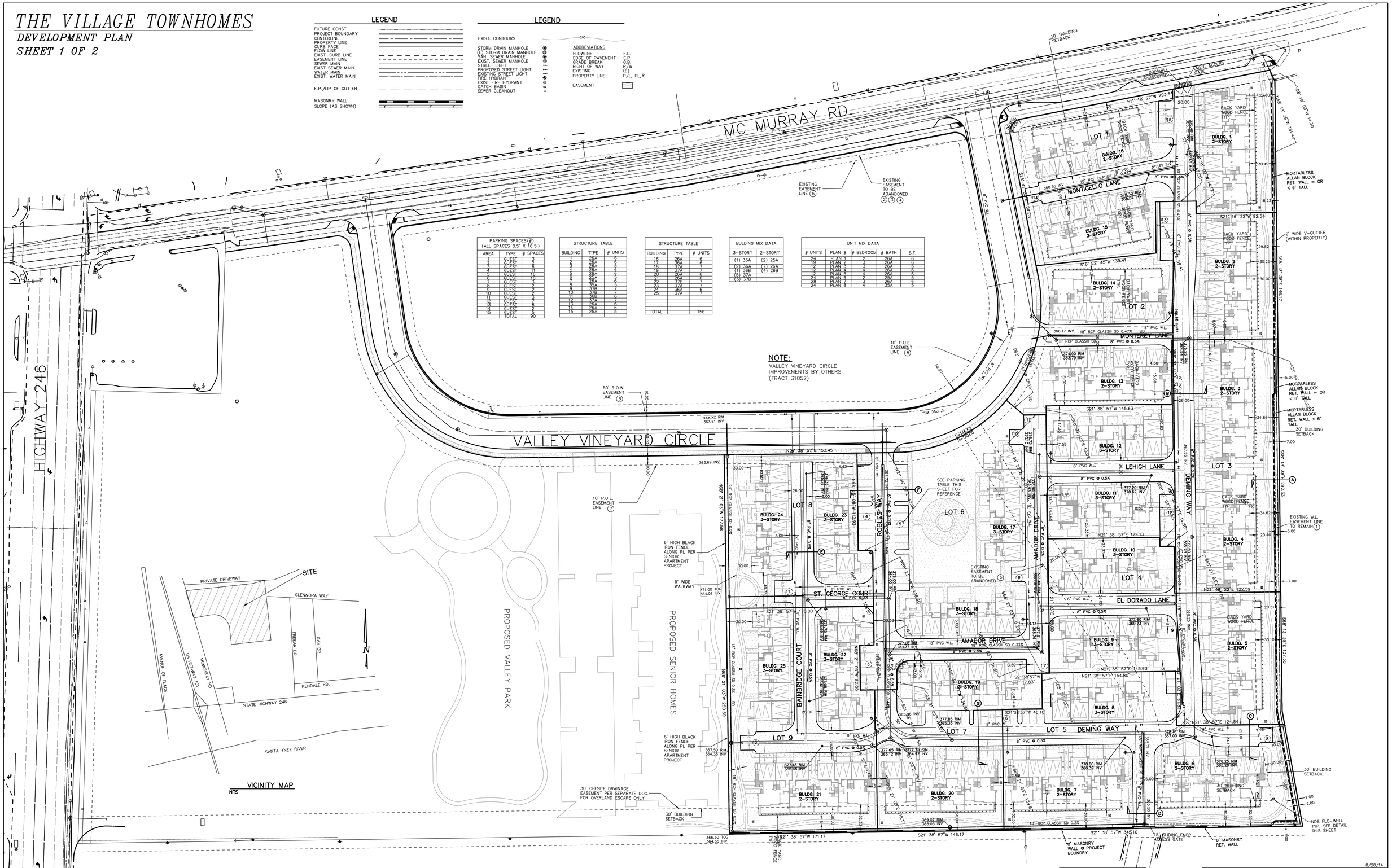
LEGEND

EXIST. CONTOURS — 200

STORM DRAIN MANHOLE
(E) STORM DRAIN MANHOLE
SAN. SEWER MANHOLE
EXIST. SEWER MANHOLE
STREET LIGHT
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
FIRE HYDRANT
EXIST FIRE HYDRANT
CATCH BASIN
SEWER CLEANOUT

ABBREVIATIONS

FLOWLINE	F.L.
EDGE OF PAVEMENT	E.P.
GRADE BREAK	G.B.
RIGHT OF WAY	R/W
EXISTING	(E)
PROPERTY LINE	P/L, PL, ℄
EASEMENT	



PARKING SPACES (#) (ALL SPACES 8.5' X 16.5')		
AREA	TYPE	# SPACES
1	GUEST	2
2	GUEST	2
3	GUEST	6
4	GUEST	11
5	GUEST	16
6	GUEST	18
7	GUEST	3
8	GUEST	2
9	GUEST	2
10	GUEST	2
11	GUEST	3
12	GUEST	2
13	GUEST	8
14	GUEST	2
15	GUEST	2
	TOTAL	90

STRUCTURE TABLE		
BUILDING	TYPE	# UNITS
1	26A	6
2	26A	6
3	26A	5
4	26A	6
5	26A	6
6	26A	5
7	26A	6
8	19A	5
9	17B	7
10	17B	7
11	19B	5
12	27A	7
13	26A	6
14	26A	6
15	26A	5

STRUCTURE TABLE		
BUILDING	TYPE	# UNITS
16	26A	6
17	26A	6
18	37A	7
19	37A	7
20	26A	6
21	26A	6
22	37B	7
23	37A	7
24	26A	6
25	37A	7
TOTAL		156

BULDING MIX DATA	
3-STORY	2-STORY
(1) 35A	(2) 25A
(2) 36A	(7) 26A
(1) 36B	(4) 26B
(5) 37A	
(3) 37B	

UNIT MIX DATA					
# UNITS	PLAN #	# BEDROOM	# BATH	S.F.	
24	PLAN 1	2	2BA	6	
19	PLAN 2	3	2BA	6	
12	PLAN 3	3	2BA	5	
12	PLAN 4	4	2BA	6	
12	PLAN 5	4	2BA	6	
24	PLAN 6	2	2BA	5	
28	PLAN 7	3	2BA	6	
24	PLAN 8	4	3BA	5	

EXISTING EASEMENTS

1. 5' WATER LINE EASEMENT PER INST. NO. 78-17245, O.R. TO REMAIN.
2. AN EASEMENT TO MERCHANTS TRUST COMPANY FOR ROAD PURPOSES PER BOOK 141, PAGE 519 OF DEEDS.
3. AN EASEMENT TO WILLIAM W. SHANNON, ET UX. FOR PRIVATE ROAD PURPOSES PER INSTRUMENT NO. 3748, BOOK 1364, PAGE 141 OF OFFICIAL RECORDS.
4. AN EASEMENT FOR PRIVATE ROAD PURPOSES PER INSTRUMENT NO. 3748, BOOK 1364, PAGE 141 OFFICIAL RECORDS.
5. RIGHT OF WAY EASEMENT PER TRACT 31052 TO BE ABANDONED
6. RIGHT OF WAY EASEMENT PER TRACT 31052
7. PUBLIC UTILITY EASEMENT PER TRACT 31052
8. PUBLIC UTILITY EASEMENT PER TRACT 31052

PROPOSED EASEMENTS

LOTS 1-9 – BLANKET RECIPROCAL ACCESS, LANDSCAPE MAINTENANCE, PUBLIC UTILITY, WATER, SEWER, AND DRAINAGE EASEMENT OVER ENTIRE LOT, EXCEPT INTERIOR AIR SPACES.

BASIS OF BEARING

THE "BASIS OF BEARINGS" FOR THIS SURVEY WAS TAKEN FROM THE NORTH LINE OF PARCEL A BETWEEN FOUND MONUMENTS , THAT BEARING BEING N 68° 13' 38" W PER 15 PM 98 & 99, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

NOTE:

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THE BASIS OF ELEVATION USED FOR THIS SURVEY IS BENCH MARK STATION 9000 0.3 MILE EAST ALONG HIGHWAY 246 FROM JUNCTION WITH HIGHWAY 101, 20' SOUTH OF SOUTH EDGE OF PAVEMENT ON TOP OF EAST END OF CONCRETE HEADWALL, A 3-1/2" BRASS CAP STAMPED "STA. 900". ELEVATION-359.37. (SUBTRACT 0.3' TO OBTAIN NAVD88 DATUM.)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

8/28/14

DEVELOPMENT PLAN
THE VILLAGE TOWNHOMES
CITY OF BUELLTON, CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN
SHEET 1 OF 2

THE VILLAGE TOWNHOMES

DEVELOPMENT PLAN

SHEET 2 OF 2

PROJECT INFORMATION

GROSS AREA: 9.3 ACRES (404,530 S.F.)

NUMBER OF TOTAL LOTS: 9

(PROPOSED) USES: CONDOMINIUMS, PRIVATE ON-SITE RECREATIONAL FACILITIES

2-STORY FRONT LOADED UNITS	3-STORY FRONT LOADED UNITS
24-PLAN 1 (2 BED)	26-UNITS PLAN 1 (2 BED)
28-PLAN 2 (3 BED)	19-UNITS PLAN 2 (3 BED)
24-PLAN 3 (3 BED)	12-UNITS PLAN 3 (3 BED)
	12-UNITS PLAN 4 (4 BED)
	11-UNITS PLAN 5 (4 BED)
76 UNITS	80 UNITS

(PROPOSED) DWELLING UNITS: 156 UNITS

DENSITY: 16.77 DU/AC

LAND USE & ZONING

P.D.R. (PLANNED RESIDENTIAL DEVELOPMENT)
DENSITY: 6.25 UNITS/ACRE
DENSITY: 244 UNITS MAX.

PROJECT PARKING SUMMARY

TOTAL REQUIRED SPACES:

(50) 2 BED UNITS = 100 SPACES (2 SPACES/UNIT)
(106) 3+ BED UNITS = 265 SPACES (2.5 SPACES/UNIT)
(156) TOTAL UNITS = 32 VISITOR SPACES (1 SPACE/5 UNITS)

TOTAL REQUIRED SPACES = 397

TOTAL PROVIDED SPACES:

= 312 SPACES FOR UNITS (GARAGES)
= 90 GUEST PARKING

TOTAL PARKING = 402 SPACES

PROJECT SURFACE INFORMATION

STRUCTURES	155,391 SF	38.4%
IMPERVIOUS SURFACE	139,243 SF	34.4%
LANDSCAPE AREA	+ 109,896 SF	27.2%
TOTAL AREA	= 404,530 SF	

SPECIFIC PLAN AREA CALCULATIONS:

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STRUCTURES	154,181 SF
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PROJECT	OPEN SPACE AREA	TOTAL PROJECT AREA	OPEN SPACE %
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SENIOR RESIDENCE	39,146 SF	87,120 SF	44.9%
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TOTAL	230,341 SF	573,249 SF	40.2%

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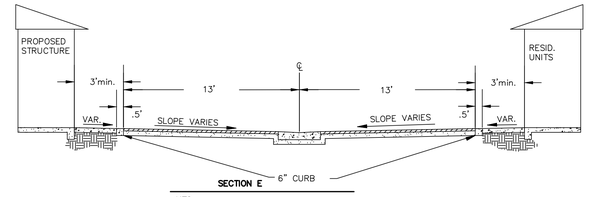
PARKING/ROADWAYS	104,473 SF	25.8%
WALKS/DRIVEWAYS	60,100 SF	14.9%
LANDSCAPING	85,776 SF	20.9%
TOTAL	404,530 SF	100%

FLOOD INFORMATION

THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESCRIBED AS: DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



SECTION E
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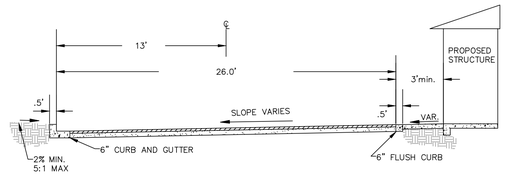

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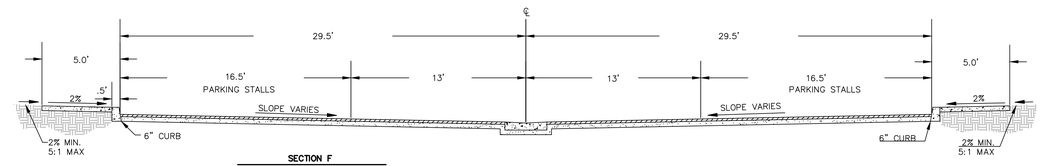

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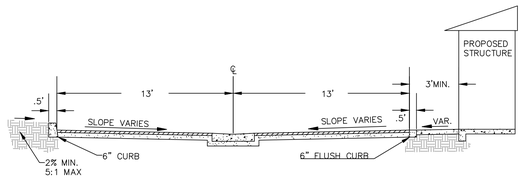

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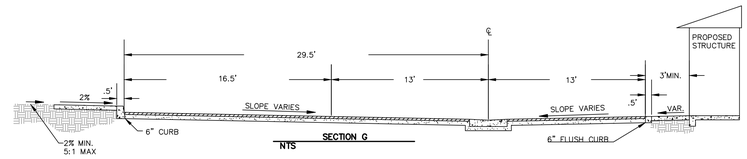

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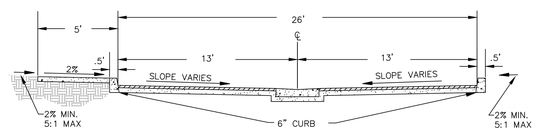

SECTION D
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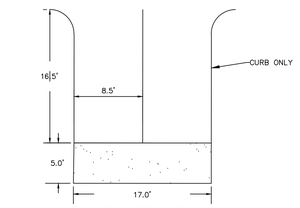
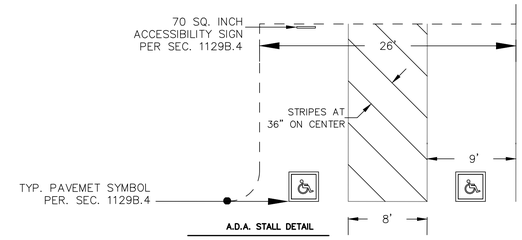
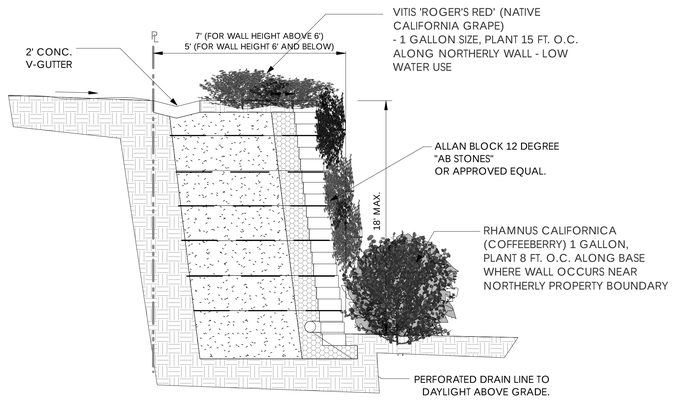


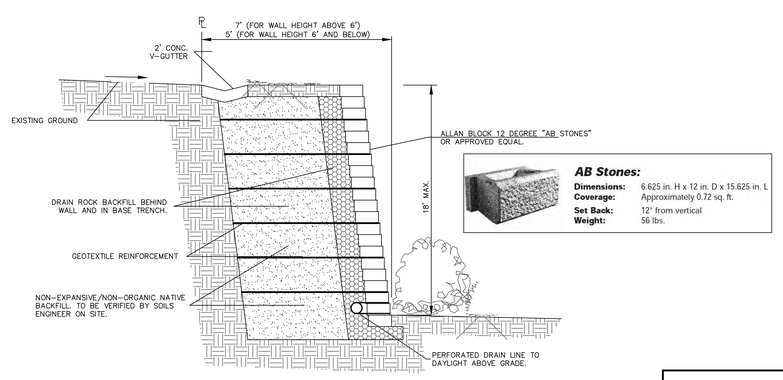
PARKING STALL STRIPING DETAIL
NTS



A.D.A. STALL DETAIL
NTS



ILLUSTRATIVE WALL SECTION @ NORTHERLY PL
N.T.S.



MORTARLESS WALL SECTION @ NORTHERLY PL
N.T.S.

8/28/14

DEVELOPMENT PLAN
THE VILLAGE TOWNHOMES
CITY OF BUELLTON, CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN
SHEET 2 OF 2

THE VILLAGE TOWNHOMES

PRELIMINARY GRADING PLAN

SHEET 1 OF 1

EARTHWORK

CUT: 20,435 C.Y.
FILL: 18,623 C.Y.

BENCHMARK

THE BASIS OF ELEVATIONS USED FOR THE SURVEY IS BENCH MARK STATION 9000 0.3 MILE EAST ALONG HIGHWAY 246 FROM JUNCTION WITH HIGHWAY 101, 20' SOUTH OF SOUTH EDGE OF PAVMENT ON TOP OF THE EAST END OF CONCRETE HEADWALL, A 3-1/2" BRASS CAP STAMPED "STA 9000". ELEVATION 359.37. (SUBTRACT 0.3' TO OBTAIN NAVD88 DATUM)

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS SURVEY WAS TAKEN FROM THE NORTH LINE OF PARCEL A BETWEEN FOUND MONUMENTS, THAT BEARING BEING N 68°13'38" W PER 15 PM 98 & 99, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

LEGEND

FUTURE CONST.
PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
CURB FACE
FLOW LINE
EXIST. CURB LINE
EASEMENT LINE
SEWER MAIN
EXIST SEWER MAIN
WATER MAIN
EXIST. WATER MAIN
E.P./LIP OF GUTTER
STORM DRAIN
EXISTING STORM DRAIN
MASONRY WALL
SLOPE (AS SHOWN)

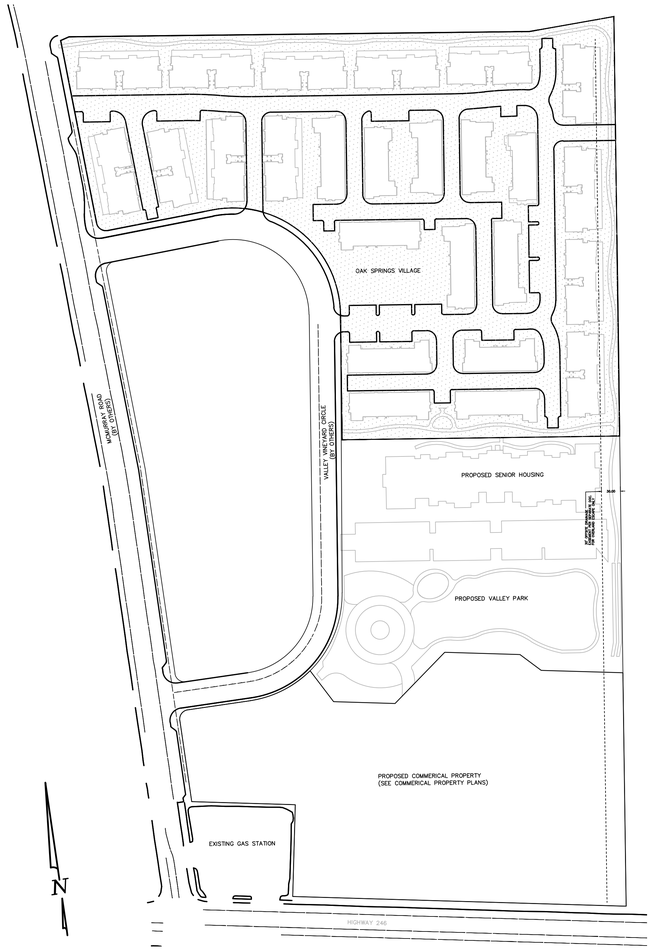
LEGEND

EXIST. CONTOURS 200

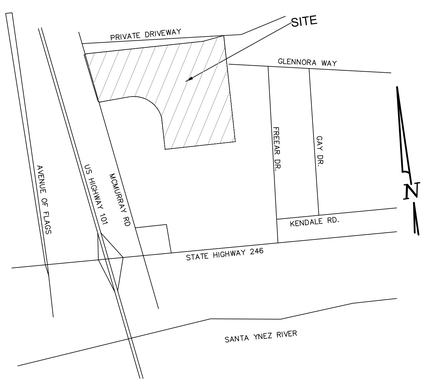
STORM DRAIN MANHOLE
(E) STORM DRAIN MANHOLE
SAN. SEWER MANHOLE
EXIST. SEWER MANHOLE
STREET LIGHT
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
FIRE HYDRANT
EXIST FIRE HYDRANT
CATCH BASIN
SEWER CLEANOUT

ABBREVIATIONS

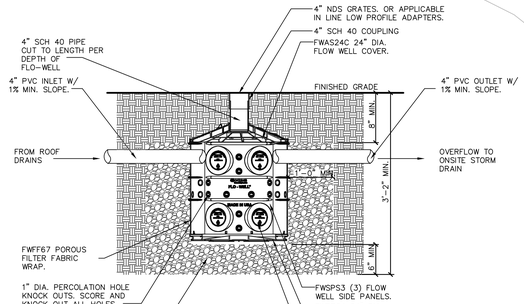
FLOWLINE	F.L.
EDGE OF PAVEMENT	E.P.
GRADE BREAK	G.B.
RIGHT OF WAY	R/W
EXISTING	(E)
PROPERTY LINE	P/L, PL, ℄
EASEMENT	
NDS FLO-WELL	⊠



SITE MAP
NTS



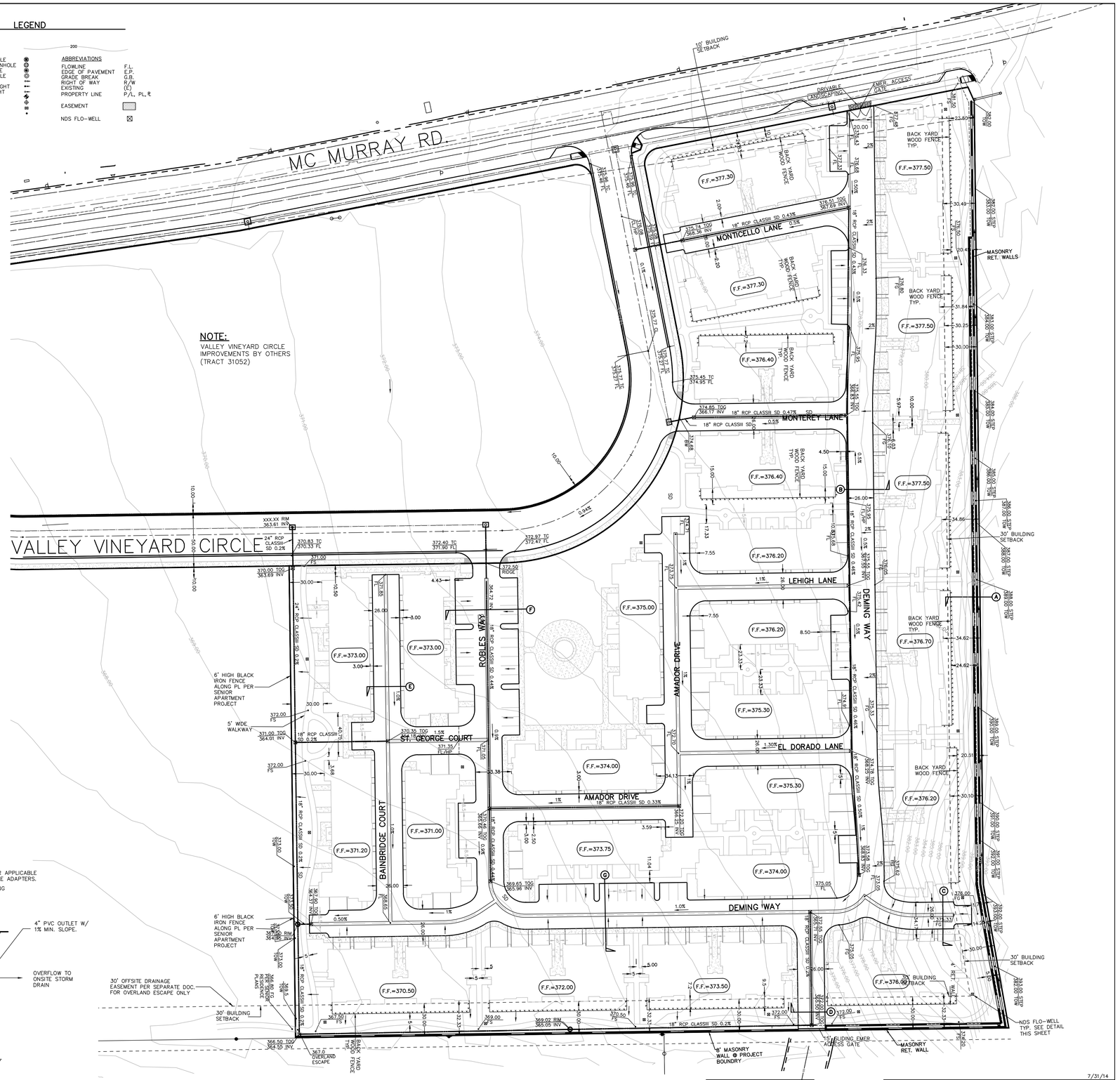
VICINITY MAP
NTS



NOTE:

- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
- FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
- REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM

NDS FLO-WELL GRAVEL INSTALLATION.
NON LOAD BEARING INSTALLATION. OPTIONAL SURFACE PORT CONFIGURATION.
N.T.S.



NOTE:
VALLEY VINEYARD CIRCLE IMPROVEMENTS BY OTHERS (TRACT 31052)

NOTE:
FOR CROSS-SECTIONS SEE DEVELOPMENT PLAN OR TENTATIVE TRACT MAP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
1"=40'

7/31/14

PRELIMINARY GRADING PLAN
THE VILLAGE TOWNHOMES
CITY OF BUELLTON, CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN
SHEET 1 OF 1

THE VILLAGE TOWNHOMES

TENTATIVE MAP for TRACT 31052
FOR CONDOMINIUM PURPOSES
SHEET 1 OF 2

LEGEND

FUTURE CONST.
PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
CURB FACE
FLOW LINE
EXIST. CURB LINE
EASEMENT LINE
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EXIST SEWER MAIN
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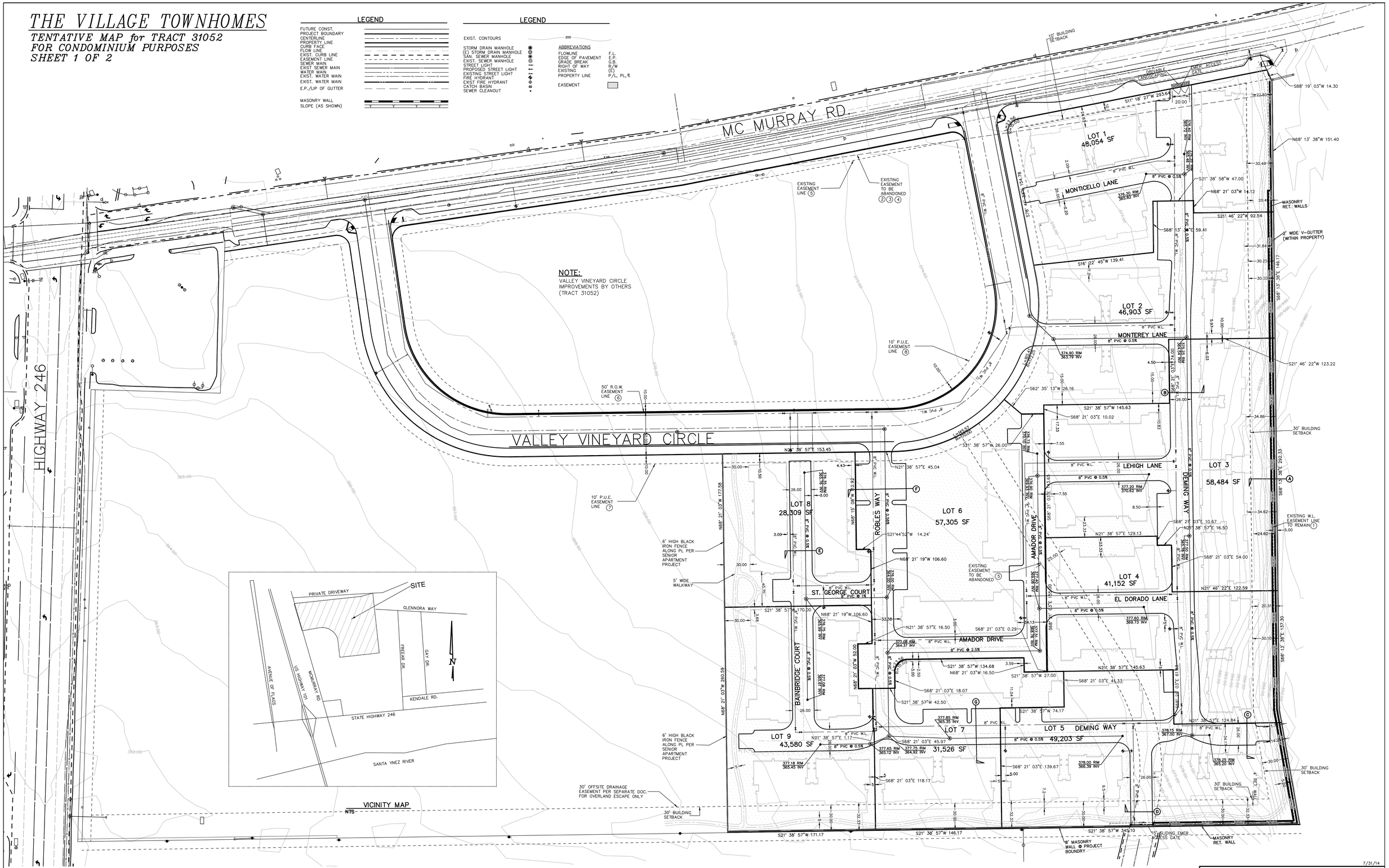

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7/31/14

TENTATIVE TRACT MAP
THE VILLAGE TOWNHOMES

CITY OF BUELLTON, CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

SHEET 1 OF 2

THE VILLAGE TOWNHOMES

TENTATIVE TRACT MAP
FOR CONDOMINIUM PURPOSES
SHEET 2 OF 2

PROJECT INFORMATION

GROSS AREA: 9.3 ACRES (404,530 S.F.)
NUMBER OF TOTAL LOTS: 9

(PROPOSED) USES: CONDOMINIUMS,
PRIVATE ON-SITE RECREATIONAL FACILITIES

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(PROPOSED) DWELLING UNITS: 156 UNITS
DENSITY: 16.77 DU/AC

LAND USE & ZONING

P.D.R. (PLANNED RESIDENTIAL DEVELOPMENT)
DENSITY: 6.25 UNITS/ACRE
DENSITY: 244 UNITS MAX.

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STRUCTURES	20,529 SF
PARKING ROADWAYS	27,445 SF
PUBLIC OPEN SPACE	30,596 SF
PRIVATE OPEN SPACE	8,550 SF
TOTAL	87,120 SF

PARK:

OPEN SPACE	81,599 SF

SPECIFIC PLAN AREA OPEN SPACE CALCULATIONS:

PROJECT	OPEN SPACE AREA	TOTAL PROJECT AREA	OPEN SPACE %
TOWNHOMES	109,596 SF	404,530 SF	27.1%
SENIOR RESIDENCE	39,146 SF	87,120 SF	44.9%
PARK	81,231 SF	81,599 SF	100%
TOTAL	230,341 SF	573,249 SF	40.2%

TOWNHOME SURFACE AREA CALCULATIONS:

STRUCTURES	154,181 SF	38.4%
PARKING/ROADWAYS	104,473 SF	25.8%
WALKS/DRIVEWAYS	60,100 SF	14.9%
LANDSCAPING	85,776 SF	20.9%
TOTAL	404,530 SF	100%

FLOOD INFORMATION

THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESCRIBED AS: DETERMINED TO BE OUTSIDE THE 0.2%%% ANNUAL CHANCE FLOOD PLAIN.

OWNER'S CERTIFICATE

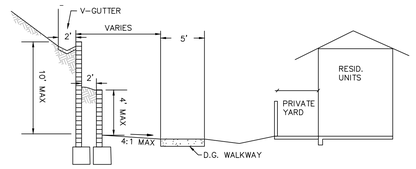
WE HEREBY CONSENT TO THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP, AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

_____

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DESIGN OF THIS SUBDIVISION WILL IN NO WAY CONFLICT WITH EASEMENTS REQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THIS SUBDIVISION.

_____



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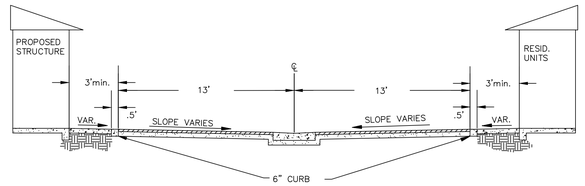

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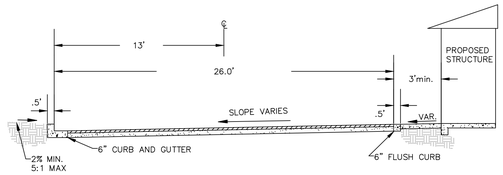

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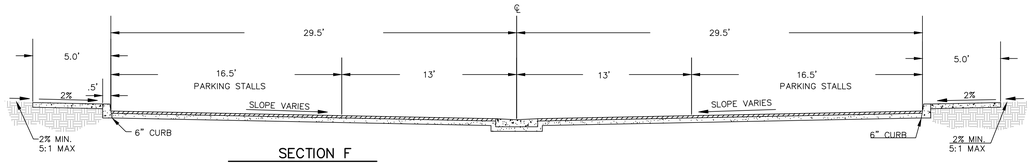

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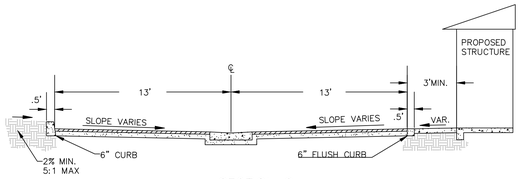

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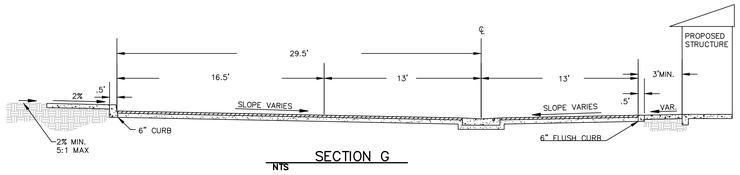

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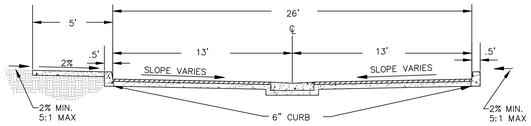

SECTION D
NTS

7/31/14

TENTATIVE TRACT MAP
THE VILLAGE TOWNHOMES
CITY OF BUELLTON, CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria,
California 93455 (805) 934-3767

SCALE: AS SHOWN
SHEET 2 OF 2