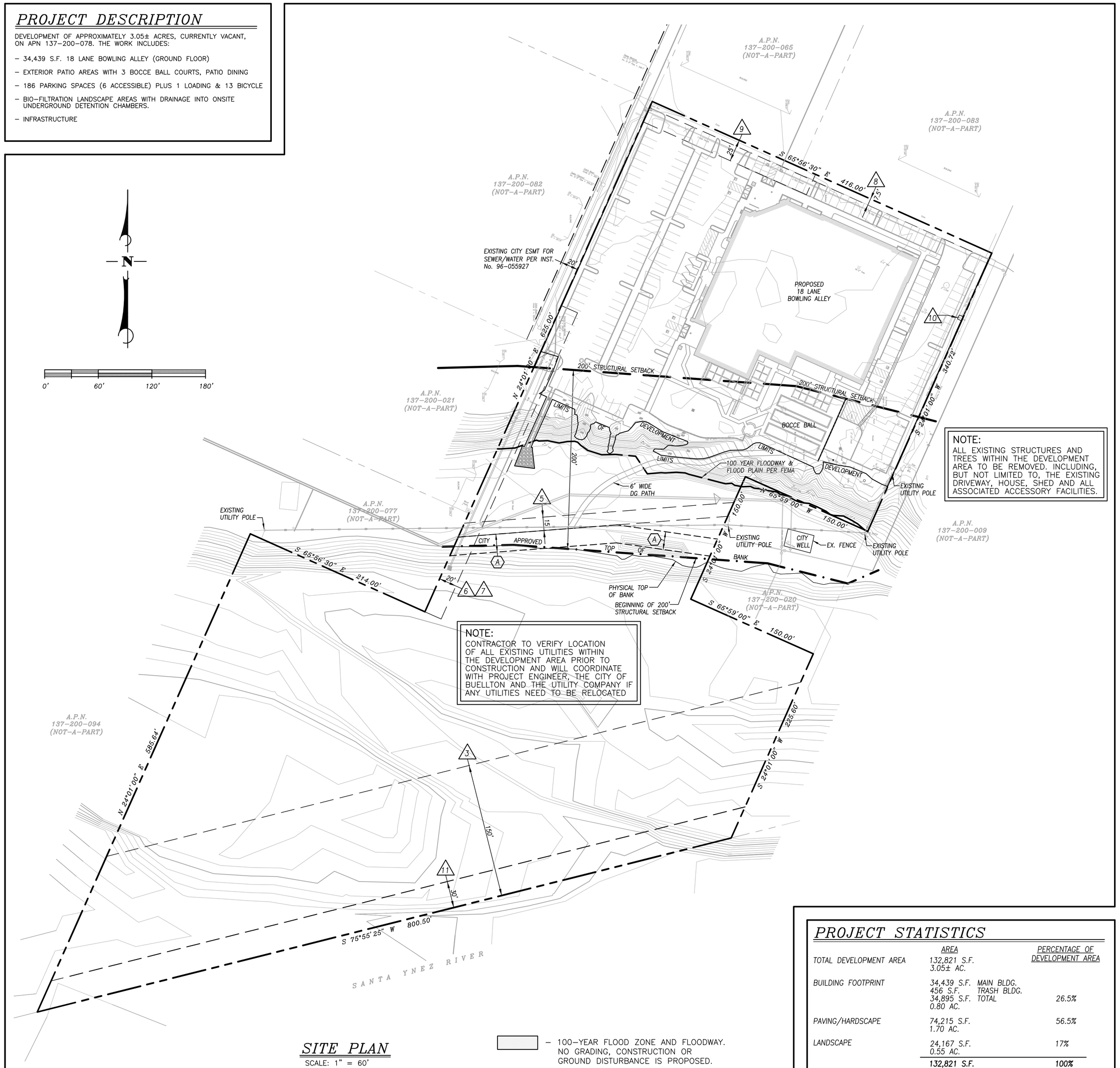
## PROJECT DESCRIPTION

DEVELOPMENT OF APPROXIMATELY 3.05± ACRES, CURRENTLY VACANT, ON APN 137–200–078. THE WORK INCLUDES:

- 34,439 S.F. 18 LANE BOWLING ALLEY (GROUND FLOOR)
- EXTERIOR PATIO AREAS WITH 3 BOCCE BALL COURTS, PATIO DINING
- 186 PARKING SPACES (6 ACCESSIBLE) PLUS 1 LOADING & 13 BICYCLE
- BIO–FILTRATION LANDSCAPE AREAS WITH DRAINAGE INTO ONSITE UNDERGROUND DETENTION CHAMBERS.
- INFRASTRUCTURE




NOTE:
ALL EXISTING STRUCTURES AND TREES WITHIN THE DEVELOPMENT AREA TO BE REMOVED. INCLUDING, BUT NOT LIMITED TO, THE EXISTING DRIVEWAY, HOUSE, SHED AND ALL ASSOCIATED ACCESSORY FACILITIES.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN THE DEVELOPMENT AREA PRIOR TO CONSTRUCTION AND WILL COORDINATE WITH PROJECT ENGINEER, THE CITY OF BUELLTON AND THE UTILITY COMPANY IF ANY UTILITIES NEED TO BE RELOCATED

## SITE PLAN

SCALE: 1" = 60'

– 100–YEAR FLOOD ZONE AND FLOODWAY. NO GRADING, CONSTRUCTION OR GROUND DISTURBANCE IS PROPOSED.

## PROJECT STATISTICS

| | AREA | PERCENTAGE OF DEVELOPMENT AREA |
|---|---|---|
| TOTAL DEVELOPMENT AREA | 132,821 S.F.<br>3.05± AC. | |
| BUILDING FOOTPRINT | 34,439 S.F. MAIN BLDG.<br>456 S.F. TRASH BLDG.<br>34,895 S.F. TOTAL<br>0.80 AC. | 26.5% |
| PAVING/HARDSCAPE | 74,215 S.F.<br>1.70 AC. | 56.5% |
| LANDSCAPE | 24,167 S.F.<br>0.55 AC. | 17% |
| | 132,821 S.F.<br>3.05 AC. | 100% |

## EASEMENTS

per FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NUMBER 4205–5040366, DATED OCTOBER 30, 2015

(3) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED JANUARY 17, 1910 IN BOOK 123 OF DEEDS, PAGE 443.

AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT.
FOR: FREE FLOW OF THE SANTA YNEZ RIVER AND INCIDENTAL PURPOSES.

(4) THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANTING AND CREATING PARKING EASEMENTS" RECORDED JUNE 22, 1966 AS INSTRUMENT No. 20344 IN BOOK 2155, PAGE 908 OF OFFICIAL RECORDS.

DOCUMENT RE–RECORDED JULY 5, 1966 AS INSTRUMENT No. 21710 IN BOOK 2157, PAGE 53 OF OFFICIAL RECORDS.

NOT PLOTTABLE

(5) AN EASEMENT FOR INGREE AND EGRESS, WATER PIPE LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1978 AS INSTRUMENT No. 78–13353 OF OFFICIAL RECORDS.
IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(6) AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1982 AS INSTRUMENT No. 82–9308 OF OFFICIAL RECORDS.
IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(7) AN EASEMENT FOR STORM DRAIN, PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1982 AS INSTRUMENT No. 82–9309 OF OFFICIAL RECORDS.
IN FAVOR OF: HARRIS SHERLINE
AFFECTS: AS DESCRIBED THEREIN

(8) AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 17, 1986 AS INSTRUMENT No. 1986–043417 OF OFFICIAL RECORDS.
IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(9) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF RECIPROCAL EASEMENTS" RECORDED MARCH 16, 1987 AS INSTRUMENT No. 87–19055 OF OFFICIAL RECORDS.

(10) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1996 AS INSTRUMENT No. 96–42149 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC Co.
AFFECTS: AS DESCRIBED THEREIN

(11) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 2012 AS INSTRUMENT No. 2012–0089747 OF OFFICIAL RECORDS.
IN FAVOR OF: NIELSEN HOLDINGS, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN

AT THE DATE OF RECORDING OF THE DOCUMENT, THE PARTIES THERETO HAD NO RECORD INTEREST ON THE LAND.

(13) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT FOR CONSTRUCTION AND SHARED USE OF ACCESS WAYS AND GRANT OF RECIPROCAL EASEMENTS RECORDED SEPTEMBER 10, 2014 AS INSTRUMENT No. 2014–41229 OF OFFICIAL RECORDS.

NOT SHOWN ON PLAN, AFFECTS MULTIPLE PARCELS

## PROPOSED EASEMENTS

(A) 20' PROPOSED TRAIL EASEMENT TO CITY OF BUELLTON. FINAL LOCATION TO BE DETERMINED BY CITY PRIOR TO DEDICATION.

## PRELIMINARY ESTIMATE OF GRADING QUANTITIES

| DESCRIPTION | | CUT/FILL |
|---|---|---|
| ROUGH CUT | = | 1,815± C.Y. |
| ROUGH FILL | = | 577± C.Y. |
| IMPORT/EXPORT | = | 1,238± C.Y. EXPORT |

THE ABOVE VOLUMES ARE CALCULATED TO FINISHED GRADES AND ARE PRELIMINARY. ACTUAL QUANTITIES WILL VARY BASED ON FINAL DESIGN AND REQUIREMENTS TO COMPLETE THE PROJECT AS APPROVED.

## PARKING

REQUIREMENTS:

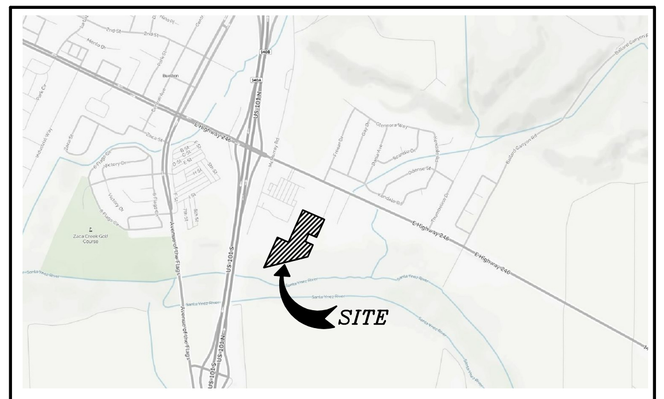
| | |
|---|---|
| BOWLING ALLEY PARKING: (9'x16.5' STANDARD)<br>8 SPACES REQUIRED PER LANE | = 144 |
| LOADING SPACES:<br>1 SPACE REQUIRED | = 1 |
| BICYCLE PARKING:<br>TO BE DETERMINED | = 13 |

TOTAL REQUIRED = 144 + 1 LOADING + 13 BICYCLE

PROVIDED:

| | |
|---|---|
| BOWLING ALLEY PARKING:<br>(INCLUDING 6 ACCESSIBLE PARKING STALLS AND 4 COMPACT SPACES) | = 186 |
| LOADING SPACES: | = 1 |
| BICYCLE PARKING:<br>(INCLUDING LOCKING DEVICES) | = 13 |

TOTAL PROVIDED = 186 + 1 LOADING + 13 BICYCLE




## VICINITY MAP

FAX: (805) 688–6582

## GENERAL INFORMATION

| | |
|---|---|
| APPLICANT | MICHAEL L. PETERSON AND<br>AND CAROLYN LESHER PETERSON<br>980 OLD RANCH ROAD<br>SOLVANG, CA. 93463<br>tel: (805) 689–9631 |
| OWNER | ROGER NIELSEN, TRUSTEE<br>608 ALAMO PINTADO ROAD<br>SOLVANG, CA. 93463<br>tel: (805) 688–3236 |
| SITE ADDRESS | 290 EAST HIGHWAY 246<br>BUELLTON, CA 93427 |
| AGENT/ENGINEER | SID GOLDSTIEN CIVIL ENGINEER, INC.<br>650 ALAMO PINTADO RD, SUITE 302<br>SOLVANG, CA 93463<br>tel: (805) 688–1526 fax: (805) 688–6582<br>email: sid@sjgce.com |
| ARCHITECT | DAVID GOLDSTIEN & ASSOCIATES<br>650 ALAMO PINTADO ROAD SUITE 303<br>SOLVANG, CA 93463<br>tel: (805) 688–1530 fax: (805) 688–8881<br>email: dga@silcom.com |
| A.P.N. | 137–200–078 |
| LEGAL DESCRIPTION | A PORTION OF TRACT 6 OF THE RANCHO SAN CARLOS DE JONATA IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, RECORDED IN BOOK 5, PAGES 51 AND 56. |
| PARCEL SIZE | ±10.35 AC. GROSS & NET |
| ZONING | GENERAL COMMERCIAL and OPEN SPACE |
| SETBACKS | FRONT: NONE<br>REAR: NONE<br>SIDE: NONE |
| GENERAL PLAN | GENERAL COMMERCIAL and<br>OPEN SPACE, PARKS & RECREATION |
| UTILITIES: | |
| WATER | CITY OF BUELLTON |
| SEWER | CITY OF BUELLTON |
| GAS | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC | PG&E |
| CABLE TELEVISION | COMCAST CABLEVISION |
| TELEPHONE | VERIZON |
| TRASH | MARBORG INDUSTRIES |

## SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| CE–01 | TITLE SHEET / NOTES |
| CE–02 | PRELIMINARY GRADING AND DRAINAGE |
| CE–03 | PRELIMINARY GRADING DRAINAGE DETAILS |


## FLOODPLAIN ELEVATIONS

DATUM: NAVD 88

FIRM PANELS – 1052 & 1056, DATED; DECEMBER 4, 2012

100 YR. WATER SURFACE ELEVATION IN BUILDING AREA = 340.00'

MINIMUM FINISHED FLOORS TO BE 342.00'
(2.0' ABOVE 100 YR. WATER SURFACE ELEVATION.)

16–FDP–03
16–CUP–01
16–MUP–02
16–EXP–01

# TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER SIDNEY J. GOLDSTIEN No. C 33042 EXPIRES 6/30/2018 CIVIL STATE OF CALIFORNIA 10/10/16

**C A U T I O N :**
UNDERGROUND UTILITIES EXIST. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) 1–800–422–4133 TWO (2) WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

DATE: REVISIONS

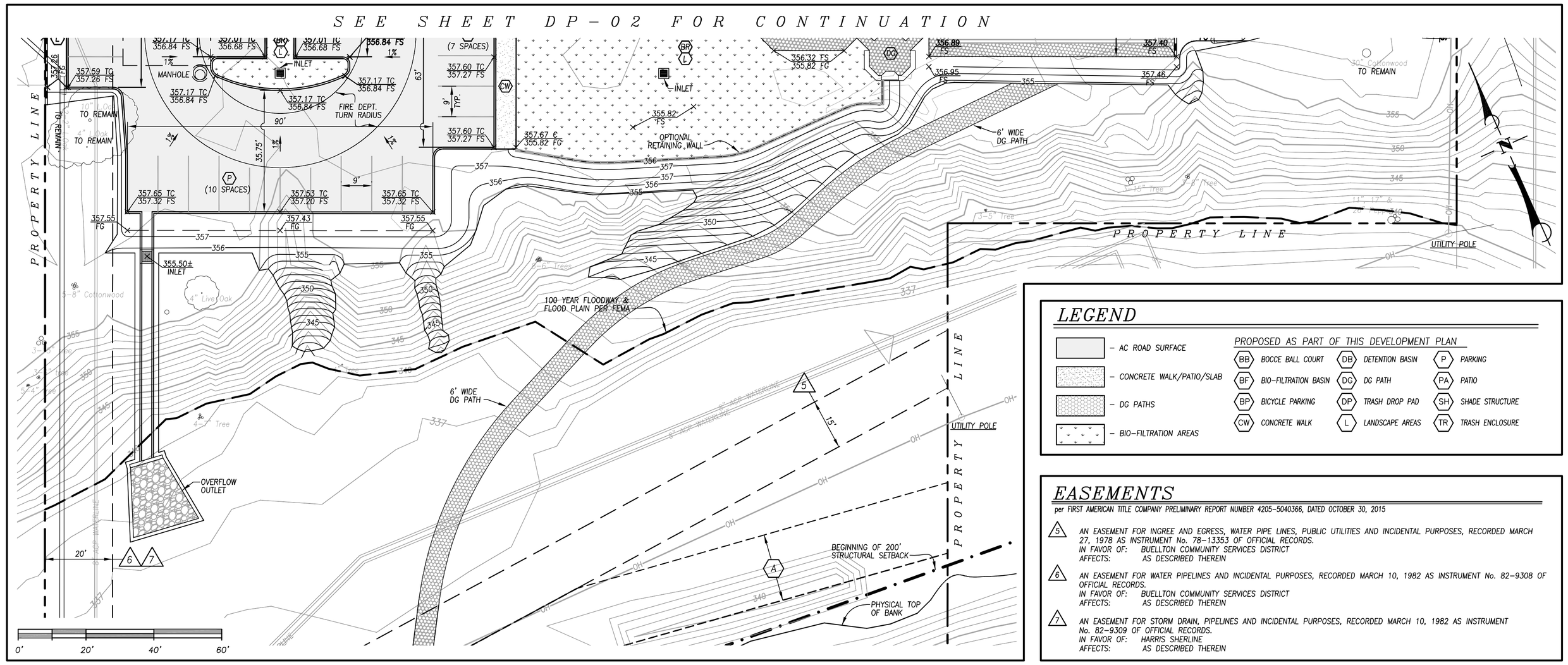
REVIEWED BY:

REVIEWED BY:


SID GOLDSTIEN–CIVIL ENGINEER, INC.
PLANNING • DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT
650 ALAMO PINTADO ROAD
SUITE 302
SOLVANG, CA 93463
email: sid@sjgce.com
web: www.sjgce.com
(805) 688–1526
FAX: (805) 688–6582


| DRAWN BY: | DATE: | SCALE: | LIVE OAK LANES DEVELOPMENT PLAN<br>290 EAST HIGHWAY 246<br>BUELLTON, CA. 93427<br>APN 137–200–078 | SHEET NO. |
|---|---|---|---|---|
| AMP | 10/10/16 | AS SHOWN | | DP–01 |
| DESIGNER: SJG | SID GOLDSTIEN R.C.E. 33,042 (expires 6–30–18) | | | FILE NO. 15–11–100 |

\\SERVERS.JGCE\Goldstien\DRAWINGS\15-11-100 Peterson\DP-01.dwg Oct 11, 2016 - 12:10pm




## LEGEND

- AC ROAD SURFACE
- CONCRETE WALK/PATIO/SLAB
- DG PATHS
- BIO-FILTRATION AREAS

PROPOSED AS PART OF THIS DEVELOPMENT PLAN

| | | | | | |
|---|---|---|---|---|---|
| BB | BOCCE BALL COURT | DB | DETENTION BASIN | P | PARKING |
| BF | BIO-FILTRATION BASIN | DG | DG PATH | PA | PATIO |
| BP | BICYCLE PARKING | DP | TRASH DROP PAD | SH | SHADE STRUCTURE |
| CW | CONCRETE WALK | L | LANDSCAPE AREAS | TR | TRASH ENCLOSURE |

## EASEMENTS

per FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NUMBER 4205-5040366, DATED OCTOBER 30, 2015

(5) AN EASEMENT FOR INGREE AND EGRESS, WATER PIPE LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1978 AS INSTRUMENT No. 78-13353 OF OFFICIAL RECORDS.
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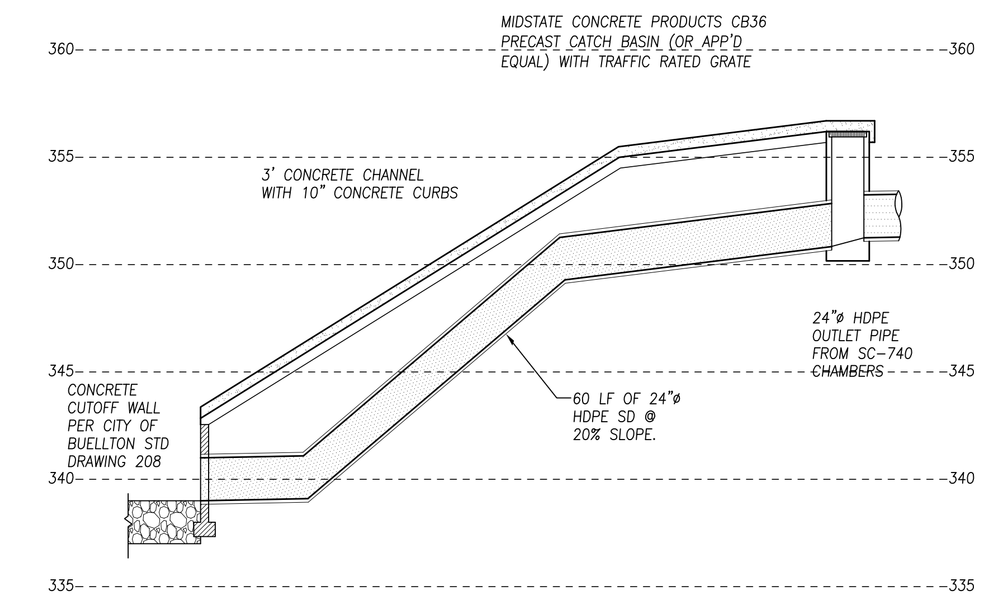
IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(7) AN EASEMENT FOR STORM DRAIN, PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1982 AS INSTRUMENT No. 82-9309 OF OFFICIAL RECORDS.
IN FAVOR OF: HARRIS SHERLINE
AFFECTS: AS DESCRIBED THEREIN

## LIVE OAK LANES - 290 E. HWY 246
### PROPOSED SC-740 UNDERGOUND CHAMBERS



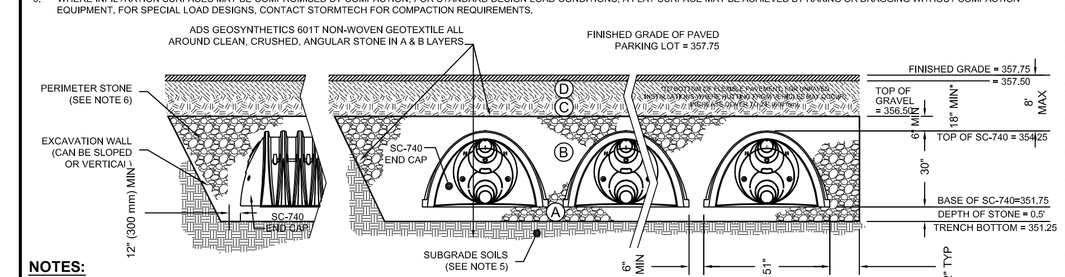

CONSTRUCT 20'W x 20'L x 2'D UNGROUTED 6"-8"ø RIP-RAP DISSIPATOR AT PIPE OUTLET

SC=740 CHAMBERS CONCRETE OVERFLOW CHANNEL PROFILE
SCALE: 1" = 10' (HORIZ)
SCALE: 1" = 5' (VERT)

## ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

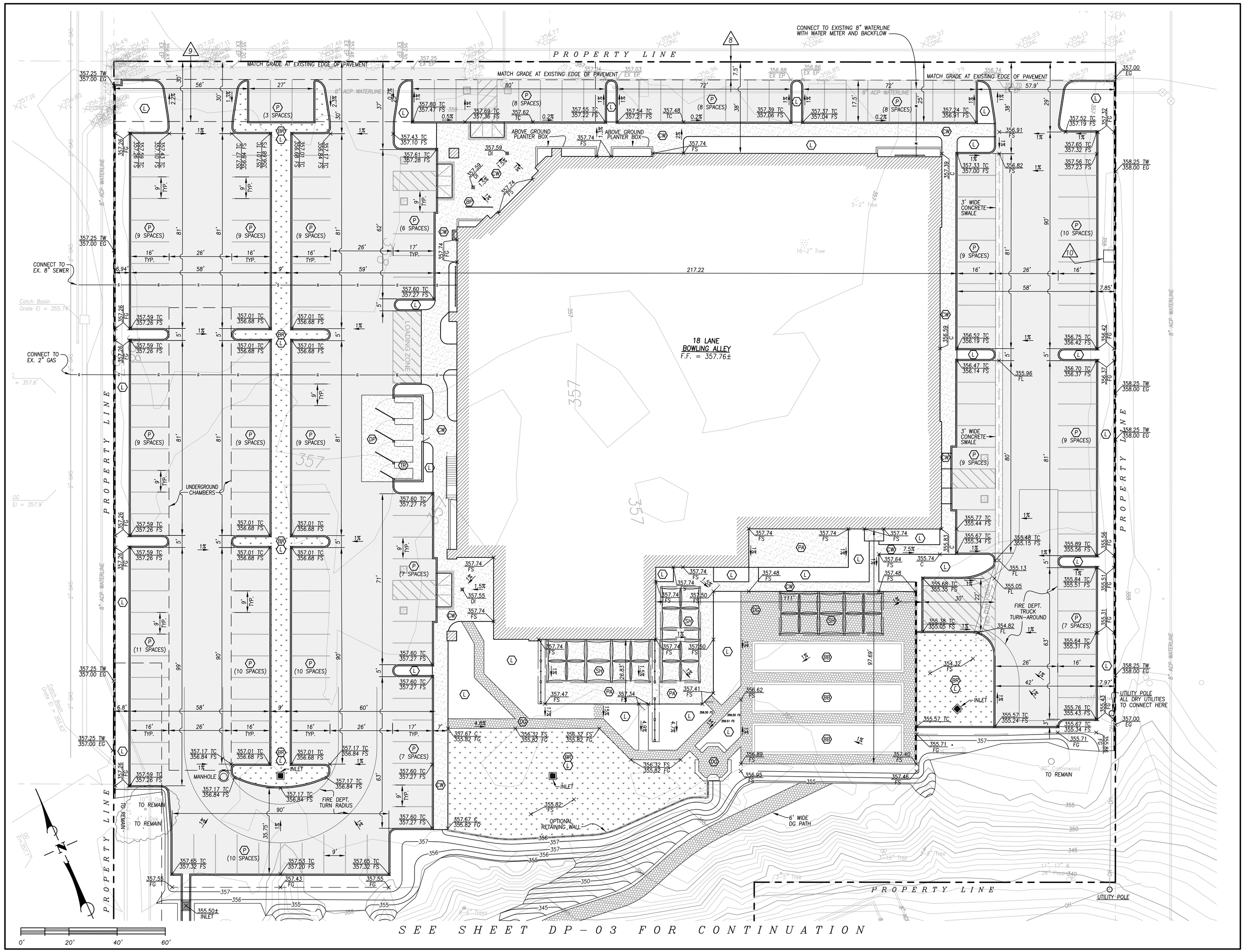
| | MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|---|---|---|---|---|
| D | **FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | **INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE "C" LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN). |
| B | **EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE "C" LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm) | AASHTO M43* 3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | **FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm) | AASHTO M43* 3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. # # |

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.




NOTES:
1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE SITE SPECIFIC LOADS AND ANTICIPATED SITE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473
StormTech SUBMERGED GAS & OIL SEPARATOR
STORMTECH PRODUCT SPECIFICATIONS
SUBMERGED GAS & OIL SEPARATOR
STORMTECH PRODUCT SPECIFICATIONS
SUBMERGED GAS & OIL SEPARATOR
NOTE: THE CONTRACTOR MUST REPORT ANY DEFICIENCIES IN THE SUBGRADE MATERIAL TO THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER MUST REPORT ANY DEFICIENCIES IN THE SUBGRADE MATERIAL TO STORMTECH. THE SITE DESIGN ENGINEER MUST REVIEW THE DRAWINGS PRIOR TO CONSTRUCTION. IF IN THE ACTUAL ENGINEERING JUDGMENT OF THE SITE DESIGN ENGINEER IT IS DEEMED THAT THE PRODUCTS DESCRIBED IN THIS DOCUMENT WILL UNDERMINE SITE IMPROVEMENTS OR UNDERMINE SAFE, LONG TERM, SITE DEVELOPMENT PERFORMANCE, THE SITE DESIGN ENGINEER SHALL REVISE THE DRAWINGS PRIOR TO CONSTRUCTION. IF IS THE ACTUAL ENGINEERING JUDGMENT OF THE SITE DESIGN ENGINEER




## LEGEND

- AC ROAD SURFACE
- CONCRETE WALK / PATIO / SLAB
- DG PATHS
- BIO-RETENTION AREAS

PROPOSED AS PART OF THIS DEVELOPMENT PLAN

| | | | |
|---|---|---|---|
| BB | BOCCE BALL COURT | DP | TRASH DROP PAD |
| BR | BIO-RETENTION BASIN | L | LANDSCAPE AREAS |
| BP | BICYCLE PARKING | P | PARKING |
| CW | CONCRETE WALK | PA | PATIO |
| DB | DETENTION BASIN | SH | SHADE STRUCTURE |
| DG | DG PATH | TR | TRASH ENCLOSURE |

| | | | |
|---|---|---|---|
| 2:1 | 2' HORIZONTAL TO 1' VERTICAL | —W— | EXISTING WATER LINE |
| (1000.00) | EXIST. ELEVATION | —S— | EXISTING SEWER |
| 2% | PERCENT OF GRADE | —G— | EXISTING GAS LINE |
| B.V.C. | BEGIN VERTICAL CURVE | | SANITARY SEWER CLEANOUT |
| ℄ | CENTERLINE | | SANITARY SEWER MANHOLE |
| CLR. | CLEAR, CLEARANCE | | GATE VALVE |
| C | CONCRETE | | FIRE HYDRANT |
| C.Y. | CUBIC YARD | —W— | NEW WATER LINE |
| ELEV. | ELEVATION | —S— | NEW SEWER |
| EP | EDGE OF PAVEMENT | —G— | NEW GAS LINE |
| ESMT. | EASEMENT | | EXISTING PAVED ROAD |
| EX/EXIST. | EXISTING | | EXISTING DIRT ROAD |
| FF | FINISHED FLOOR | | EXISTING FENCE |
| FG | FINISHED GRADE | | EXISTING CONTOUR (minor) |
| F.H. | FIRE HYDRANT | —000— | EXISTING CONTOUR (major) |
| FL | FLOWLINE | —000— | PROPOSED CONTOUR LINE |
| FS | FINISHED SURFACE | | BOUNDARY |
| FT | FOOT OR FEET | | |
| GRT. | GRATE INLET | | |
| HORIZ. | HORIZONTAL | | |
| H.P. | HIGH POINT | | |
| INV | PIPE INVERT ELEVATION | | |
| MAX. | MAXIMUM | | |
| M.H. | MANHOLE | | |
| MIN. | MINIMUM | | |
| P OR P/L | PROPERTY LINE | | |
| P.P. | POWER POLE | | |
| P.U.E. | PUBLIC UTILITY EASEMENT | | |
| R | RADIUS | | |
| RD | ROAD | | |
| R/W | RIGHT-OF WAY | | |
| SHT | SHEET | | |
| SF | SQUARE FOOT | | |
| STA. | STATION | | |
| STD | STANDARD | | |
| SSCO | SANITARY SEWER CLEANOUT | | |
| SSMH | SANITARY SEWER MANHOLE | | |
| TC | TOP OF CURB | | |
| TW | TOP OF WALL | | |
| TYP | TYPICAL | | |
| W/L | WATERLINE | | |
| W.M. | WATER METER | | |
| W.V. | WATER VALVE | | |

## EASEMENTS

per FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NUMBER 4205-5040366, DATED OCTOBER 30, 2015

8 AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 17, 1986 AS INSTRUMENT No. 1986-043417 OF OFFICIAL RECORDS.
IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT
AFFECTS: AS DESCRIBED THEREIN

9 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF RECIPROCAL EASEMENTS" RECORDED MARCH 16, 1987 AS INSTRUMENT No. 87-19055 OF OFFICIAL RECORDS.

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1996 AS INSTRUMENT No. 96-42149 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC Co.
AFFECTS: AS DESCRIBED THEREIN

## OFFSITE DRAINAGE

THIS PROJECT SITE DOES NOT DIRECT DRAINAGE ONTO ADJOINING PROPERTY. ADJOINING PROPERTY DOES NOT DRAIN ONTO THE PROJECT SITE.

REGISTERED PROFESSIONAL ENGINEER SIDNEY J. GOLDSTIEN NO. C 33042 EXPIRES 6/30/2018 CIVIL STATE OF CALIFORNIA

# PRELIMINARY GRADING AND DRAINAGE

**CAUTION:**
UNDERGROUND UTILITIES EXIST. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

DATE: REVISIONS

REVIEWED BY:

REVIEWED BY:

SID GOLDSTIEN-CIVIL ENGINEER, INC.
PLANNING • DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT
650 ALAMO PINTADO ROAD SUITE 302 SOLVANG, CA 93463
email: sid@sjgce.com web: www.sjgce.com
(805) 688-1526 FAX: (805) 688-6582

DRAWN BY: AMP
DATE: 10/10/16
DESIGNER: SJG
SID GOLDSTIEN R.C.E. 33,042 (expires 6-30-18)
SCALE: 1" = 20'

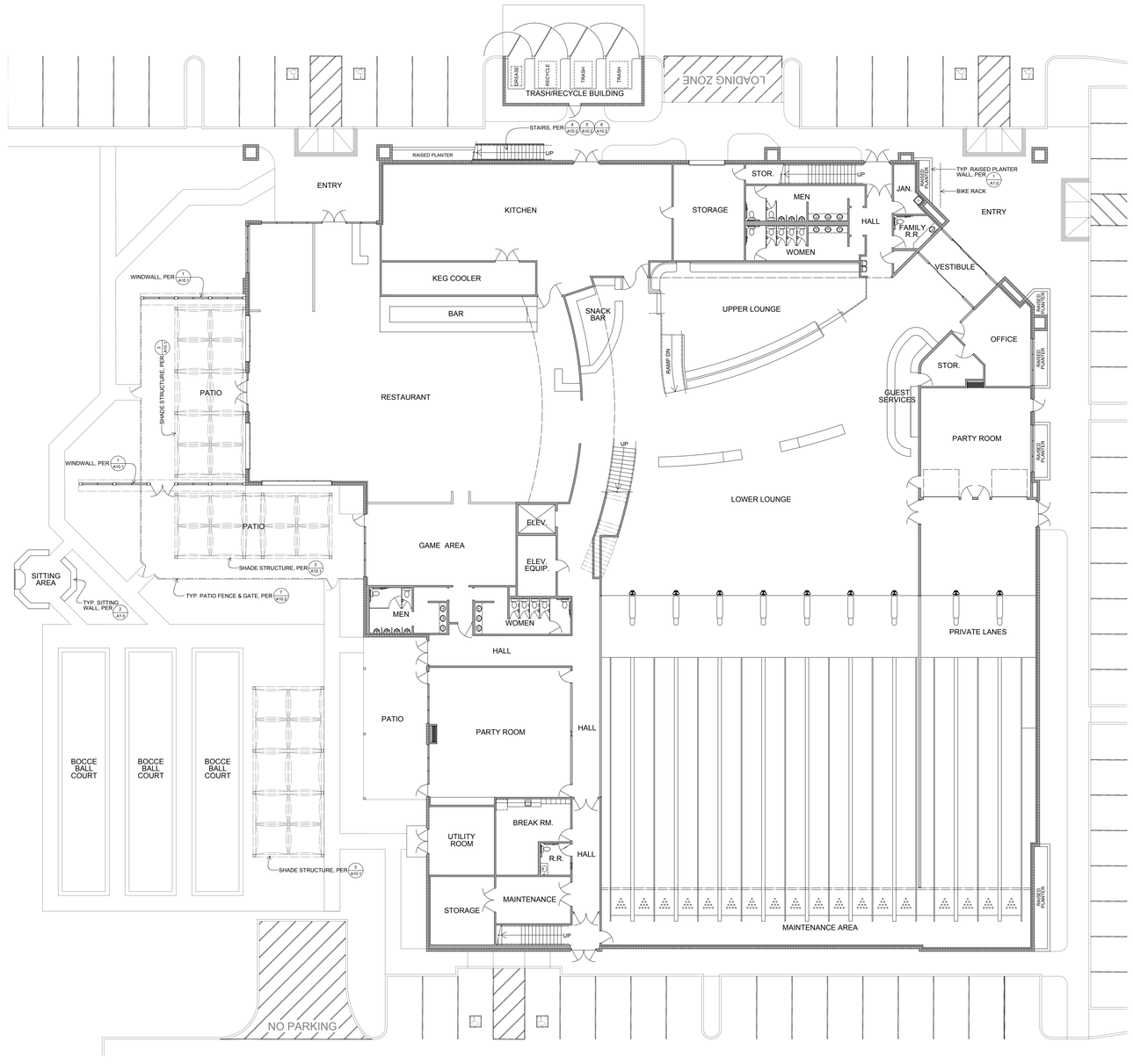
LIVE OAK LANES DEVELOPMENT PLAN
290 EAST HIGHWAY 246
BUELLTON, CA. 93427
APN 137-200-078

SHEET NO. DP-02
FILE NO. 15-11-100

\\SERVERSJGCE\Goldstien\DRAWINGS\15-11-100 Peterson\DP-02.dwg Oct 11, 2016 - 12:07pm

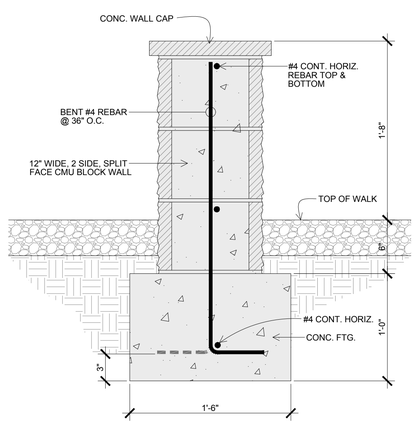
## SECOND FLOOR PLAN

1" = 16'-0"




## FIRST FLOOR PLAN

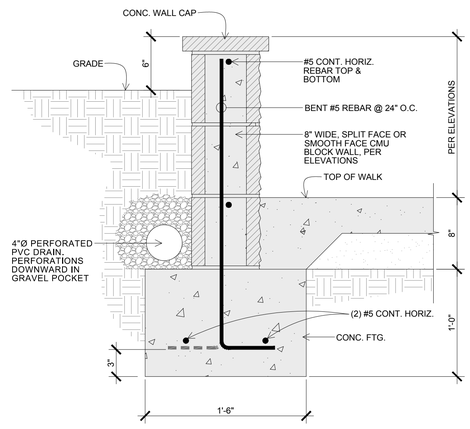
1" = 16'-0"




## TYP. SITTING WALL DETAIL

1 ½"= 1'-0"

2 / A1.0




## TYP. RAISED PLANTER WALL DETAIL

1 ½"= 1'-0"

1 / A1.0

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Suite 303
Solvang, CA 93463
805-688-1530

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# LIVE OAK LANES

290 E. HIGHWAY 246
BUELLTON, CA

LICENSED ARCHITECT
DAVID R. GOLDSTIEN
No. C-7834
APR. 30, 2017
RENEWAL DATE
STATE OF CALIFORNIA

| REVISIONS |
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| 02-13-17 DP REV. |
| 10-10-16 DP |
| 07-13-16 DP |

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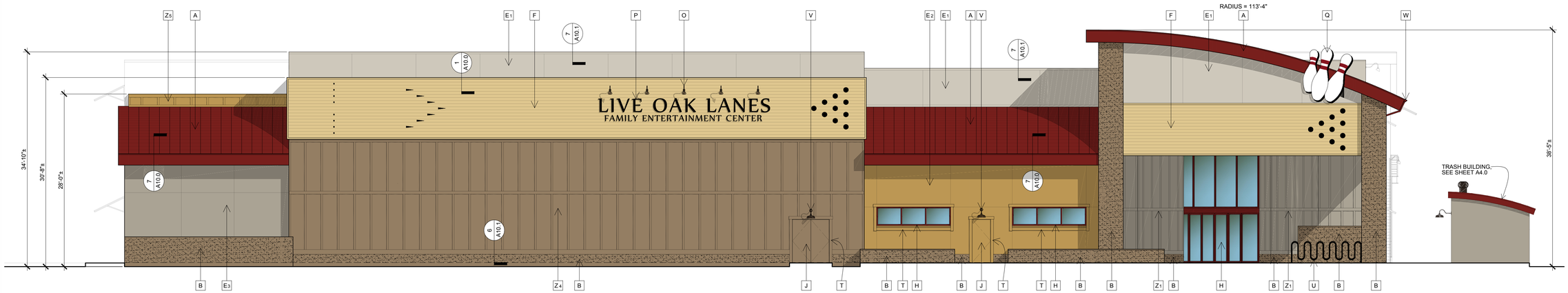
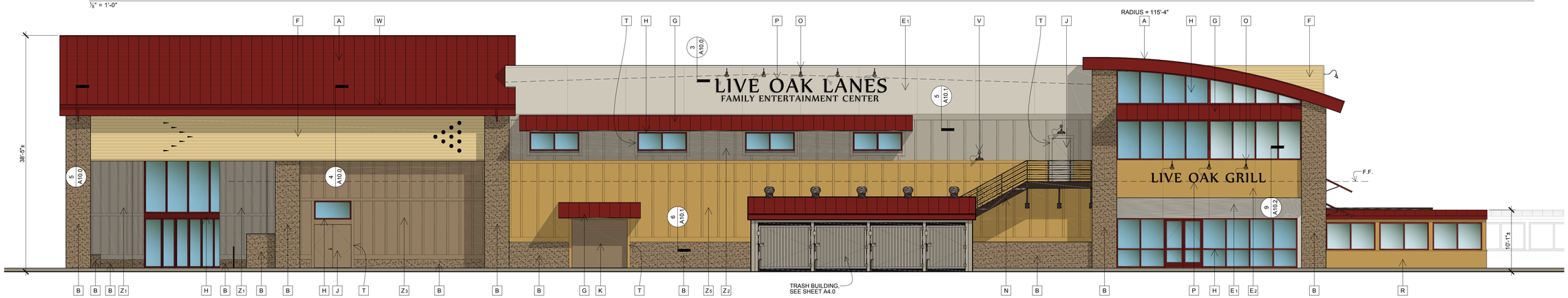
| PLOTTED | 02-13-17 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A1.0 |




NORTH ELEVATION

⅛" = 1'-0"




WEST ELEVATION

⅛" = 1'-0"

LOOKING SOUTH WEST

LOOKING SOUTH EAST

## MATERIAL & FINISH KEY

NOTES: SEE 'EXTERIOR COLORS & MATERIALS BOARD' FOR SAMPLES AND COLORS.

- A ROOFING & FASCIA - STANDING SEAM METAL ROOFING W/ CONCEALED FASTENERS, KYNAR 500 COLONIAL RED
- B MASONRY - SPLIT FACE CMU, AIR VOL BLOCK, DARK TAN #60B607E7
- C MASONRY - SPLIT FACE CMU, AIR VOL BLOCK, STANDARD GREY #60-101
- $D_1$ MASONRY - SMOOTH FACE CMU, AIR VOL BLOCK, STANDARD GREY #60-101
- $D_2$ MASONRY - SMOOTH FACE CMU, AIR VOL BLOCK, DARK TAN #60B607E7
- $E_1$ STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW WORLDLY GRAY #7043
- $E_2$ STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW BOSC PEAR #6390
- $E_3$ STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW INTELLECTUAL GRAY #7045
- F METAL WOOD GRAIN SIDING - ALUMINUM, LIGHT FIR
- G AWNING: SEE 6/A10.0
  ROOFING - STANDING SEAM METAL ROOFING W/ CONCEALEDFASTENERS, KYNAR 500 COLONIAL RED, FRAME - STEEL TUBE, SATIN BRONZETONE
- H ALUMINUM STOREFRONT (WINDOWS & DOORS) - KYNAR 500 COLONIAL RED, SEE 2/A10.1
- J HOLLOW METAL DOORS - STEEL, PAINTED TO MATCH ADJACENT WALL COLOR, SEE 4/A10.1
- K OVERHEAD ROLLING DOOR - STEEL, PAINTED TO MATCH ADJACENT WALL COLOR
- L OVERHEAD SECTIONAL DOORS - STEEL, W/ GLASS PANELS, KYNAR 500 COLONIAL RED
- M GATES - STEEL, PAINTED TO MATCH WALLS, SEE 1/A4.0
- N STAIR, RAILINGS & LANDING - METAL, PAINTED, SW SATIN BRONZETONE, SEE 4/A10.2, 5/A10.2, 6/A10.2
- O SIGN LIGHT - WALL MOUNTED, BRONZE POWDER COAT FINISH
- P SIGN - RAISED INDIVIDUAL LETTERS, BY OTHERS
- Q SIGN - INTERIOR ILLUMINATED, BY OTHERS
- R WIND WALL: SEE 1/A10.1
  ROOF & FASCIA - STANDING SEAM METAL ROOFING W/ CONCEALEDFASTENERS, KYNAR 500 COLONIAL RED
  WALLS - STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW BOSC PEAR #6390
  METAL FRAME - PAINTED, SW BOSC PEAR #6390
  WINDOWS & DOORS - ALUMINUM STORE FRONT, KYNAR 500 COLONIAL RED
- S SHADE STRUCTURE: SEE 3/A10.1
  STEEL FRAME - PAINTED SW SATIN BRONZE
  SHADE FABRIC - COMMERCIAL FR 300, TERRACOTTA 456771 & BEIGE 456795
- T DOOR & WINDOW TRIM - 5 ½"x1" HARDIE TRIM, PAINTED TO MATCH WALL
- U BIKE RACK - HEAVY DUTY 'WINDER' (13 BIKE CAPACITY), BLACK FACTORY FINISHED
- V BUILDING LIGHT - FIXTURE TYPE 'S4', BRONZE POWDER COAT FINISH
- W GUTTER AND DOWNSPOUTS - ALUMINUM, KYNAR 500 COLONIAL RED
- $Z_1$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-0" O.C., PAINTED, SW INTELLECTUAL GRAY #7045
- $Z_2$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-8" O.C., PAINTED, SW INTELLECTUAL GRAY #7045
- $Z_3$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-0" O.C., PAINTED, SW PORTABELLO #6102
- $Z_4$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-8" O.C., PAINTED, SW PORTABELLO #6102
- $Z_5$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-8" O.C., PAINTED, SW BOSC PEAR #6390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# LIVE OAK LANES

290 E. HIGHWAY 246
BUELLTON, CA

LICENSED ARCHITECT
DAVID R. GOLDSTIEN
No. C-7834
APR. 30, 2017
RENEWAL DATE
STATE OF CALIFORNIA

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| 2-13-17 DP REV. |
| 11-22-16 DP REV. |
| 11-1-16 DP REV. |
| 10-10-16 DP |
| 07-13-16 DP |

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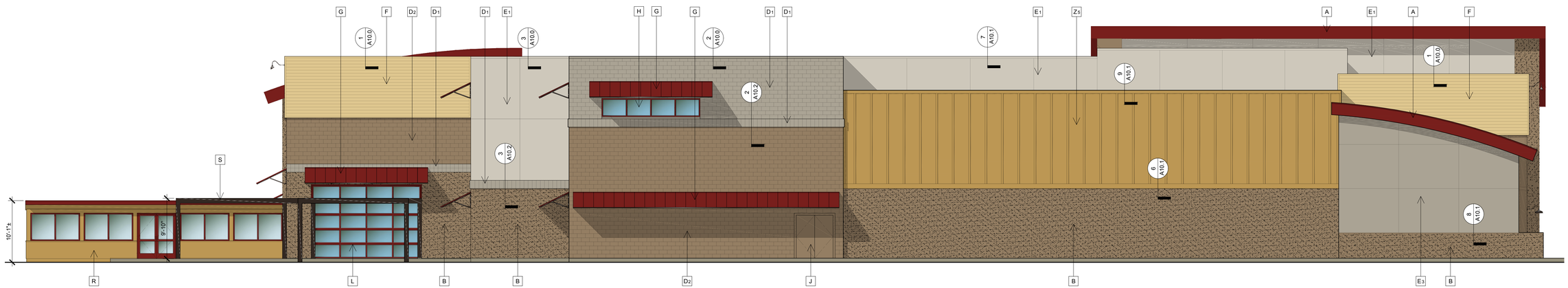
|---|---|
| PLOTTED | 2-13-17 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A2.0 |

SOUTH ELEVATION
1/8" = 1'-0"




EAST ELEVATION
1/8" = 1'-0"

LOOKING NORTH EAST

LOOKING NORTH WEST

## MATERIAL & FINISH KEY

NOTES: SEE 'EXTERIOR COLORS & MATERIALS BOARD' FOR SAMPLES AND COLORS.

- A ROOFING & FASCIA - STANDING SEAM METAL ROOFING W/ CONCEALED FASTENERS, KYNAR 500 COLONIAL RED
- B MASONRY - SPLIT FACE CMU, AIR VOL BLOCK, DARK TAN #60B607E7
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- $D_2$ MASONRY - SMOOTH FACE CMU, AIR VOL BLOCK, DARK TAN #60B607E7
- $E_1$ STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW WORLDLY GRAY #7043
- $E_2$ STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW BOSC PEAR #6390
- $E_3$ STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW INTELLECTUAL GRAY #7045
- F METAL WOOD GRAIN SIDING - ALUMINUM, LIGHT FIR
- G AWNING: SEE (5 / A10.0)
  ROOFING - STANDING SEAM METAL ROOFING W/ CONCEALEDFASTENERS, KYNAR 500 COLONIAL RED, FRAME - STEEL TUBE, SATIN BRONZETONE
- H ALUMINUM STOREFRONT (WINDOWS & DOORS) - KYNAR 500 COLONIAL RED, SEE (2 / A10.1)
- J HOLLOW METAL DOORS - STEEL, PAINTED TO MATCH ADJACENT WALL COLOR, SEE (4 / A10.1)
- K OVERHEAD ROLLING DOOR - STEEL, PAINTED TO MATCH ADJACENT WALL COLOR
- L OVERHEAD SECTIONAL DOORS - STEEL, W/ GLASS PANELS, KYNAR 500 COLONIAL RED
- M GATES - STEEL, PAINTED TO MATCH WALLS, SEE (1 / A4.0)
- N STAIR, RAILINGS & LANDING - METAL, PAINTED, SW SATIN BRONZETONE, SEE (4 / A10.2) (5 / A10.2) (6 / A10.2)
- O SIGN LIGHT - WALL MOUNTED, BRONZE POWDER COAT FINISH
- P SIGN - RAISED INDIVIDUAL LETTERS, BY OTHERS
- Q SIGN - INTERIOR ILLUMINATED, BY OTHERS
- R WIND WALL: SEE (1 / A10.1)
  ROOF & FASCIA - STANDING SEAM METAL ROOFING W/ CONCEALEDFASTENERS, KYNAR 500 COLONIAL RED
  WALLS - STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW BOSC PEAR #6390
  METAL FRAME - PAINTED, SW BOSC PEAR #6390
  WINDOWS & DOORS - ALUMINUM STORE FRONT, KYNAR 500 COLONIAL RED
- S SHADE STRUCTURE: SEE (3 / A10.1)
  STEEL FRAME - PAINTED SW SATIN BRONZE
  SHADE FABRIC - COMMERCIAL FR 300, TERRACOTTA 456771 & BEIGE 456795
- T DOOR & WINDOW TRIM - 5 ½"x1" HARDIE TRIM, PAINTED TO MATCH WALL
- U BIKE RACK - HEAVY DUTY 'WINDER' (13 BIKE CAPACITY), BLACK FACTORY FINISHED
- V BUILDING LIGHT - FIXTURE TYPE 'S4', BRONZE POWDER COAT FINISH
- W GUTTER AND DOWNSPOUTS - ALUMINUM, KYNAR 500 COLONIAL RED
- $Z_1$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-0" O.C., PAINTED, SW INTELLECTUAL GRAY #7045
- $Z_2$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-8" O.C., PAINTED, SW INTELLECTUAL GRAY #7045
- $Z_3$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-0" O.C., PAINTED, SW PORTABELLO #6102
- $Z_4$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-8" O.C., PAINTED, SW PORTABELLO #6102
- $Z_5$ BOARD & BATT SIDING - HARDIE PANEL VERTICAL SIDING 'SMOOTH' W/ 3 ½"x1" HARDIE TRIM '5/4 SMOOTH' BATTS @ 2'-8" O.C., PAINTED, SW BOSC PEAR #6390


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LIVE OAK LANES

290 E. HIGHWAY 246
BUELLTON, CA

LICENSED ARCHITECT
DAVID R. GOLDSTIEN
No. C-7834
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RENEWAL DATE
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| 11-22-16 DP REV. |
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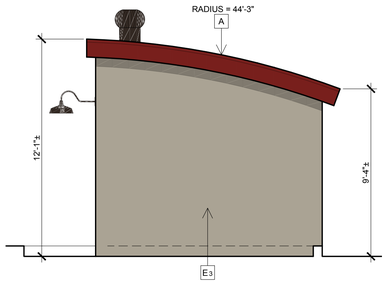
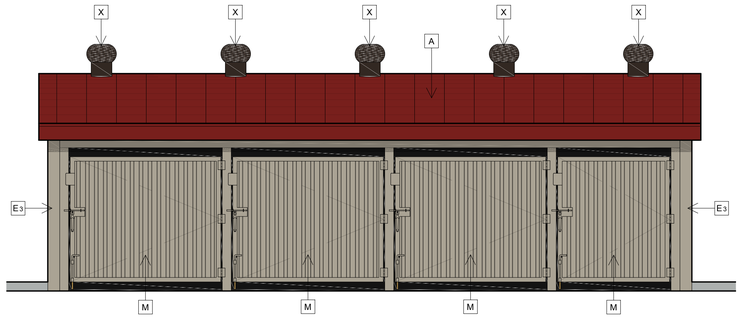
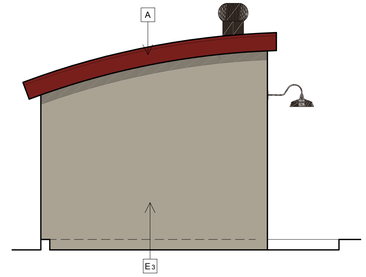
| PLOTTED | 02-13-17 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A3.0 |



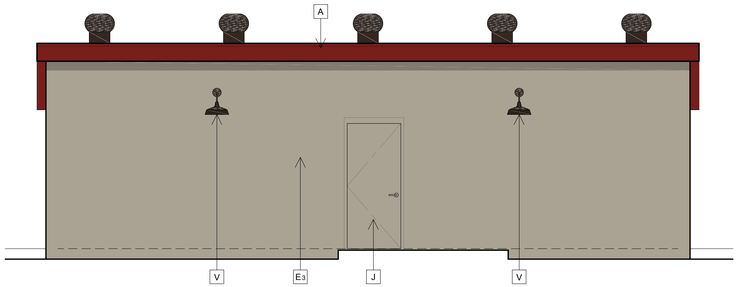

TRASH/ RECYCLE BUILDING
NORTH ELEVATION
¼" = 1'-0"




TRASH/RECYCLE BUILDING
WEST ELEVATION
¼" = 1'-0"




TRASH/RECYCLE BUILDING
SOUTH ELEVATION
¼" = 1'-0"

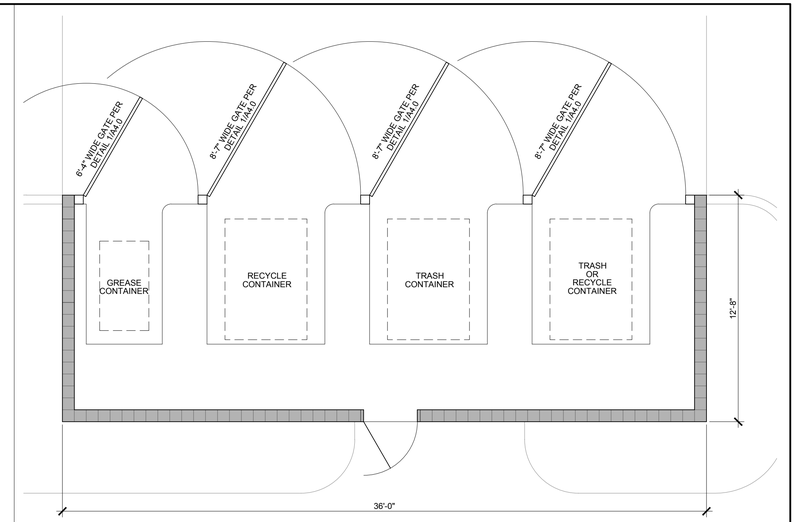



TRASH/RECYCLE BUILDING
EAST ELEVATION
¼" = 1'-0"

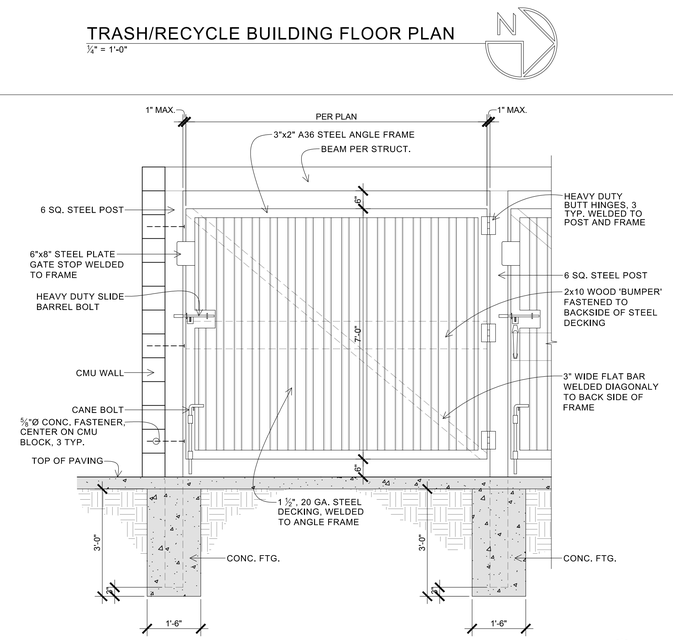
MATERIAL & FINISH KEY

NOTE: SEE 'EXTERIOR COLORS & MATERIALS BOARD' FOR SAMPLES AND COLORS.

- A — ROOFING & FASCIA - STANDING SEAM METAL ROOFING W/ CONCEALED FASTENERS, KYNAR 500 COLONIAL RED
- E3 — STUCCO - SMOOTH LIGHT SAND FINISH, PAINTED, SW INTELLECTUAL GRAY #7
- J — HOLLOW METAL DOORS - STEEL, PAINTED TO MATCH WALLS, SEE 4/A10.1
- M — GATES - STEEL, PAINTED TO MATCH WALLS, SEE 1/A4.0
- V — BUILDING LIGHT - FIXTURE TYPE 'S4', BRONZE POWDER COAT FINISH
- X — ROOF TURBINE VENT - 14", STEEL, WEATHERED BRONZE

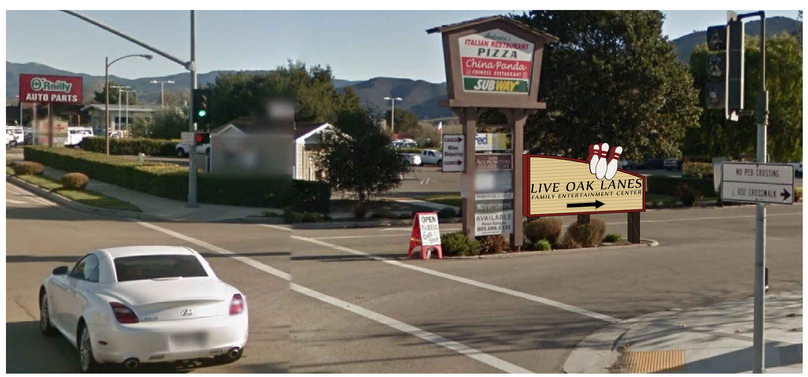



TRASH/RECYCLE BUILDING FLOOR PLAN
¼" = 1'-0"

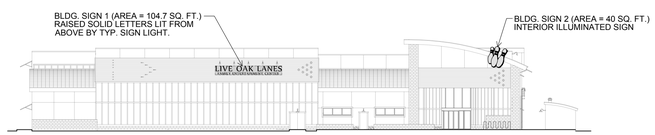



TYP. GATE DETAIL
½"= 1'-0"
1 / A4.0

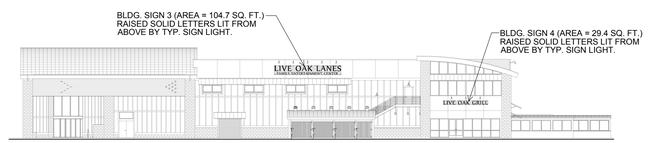
MONUMENT SIGN EAST ELEVATION (WEST ELEVATION SIMILAR)
½" = 1'-0"
TOTAL SIGN AREA = 47.25 SQ. FT.



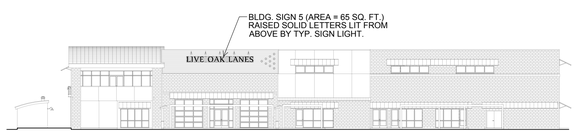

MONUMENT SIGN LOOKING SOUTH WEST FROM HWY 246
'NOT TO SCALE'



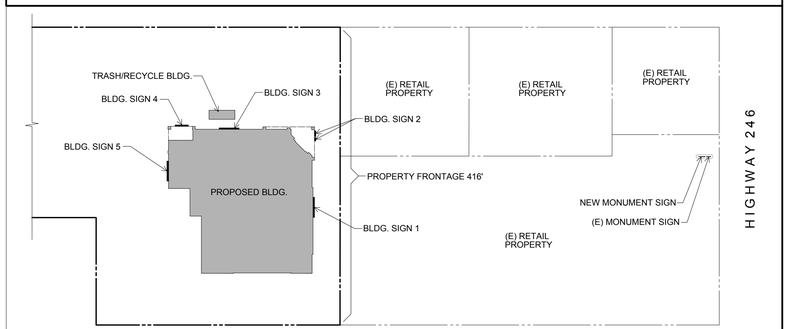

NORTH ELEVATION SIGNAGE
1" = 30'-0"
TOTAL SIGN AREA = 144.7 SQ. FT.




WEST ELEVATION SIGNAGE
1" = 30'-0"
TOTAL SIGN AREA = 134.1 SQ. FT.




SOUTH ELEVATION SIGNAGE
1" = 30'-0"
TOTAL SIGN AREA = 65 SQ. FT.




SIGNAGE DATA

SIGN AREA ALLOWED = 400 SQ. FT.
SIGN AREA PROPOSED = 391.05 SQ. FT.

SIGNAGE SITE PLAN
1" = 100'-0"

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LIVE OAK LANES

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REVISIONS

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| 02-13-17 DP REV. |
| 10-10-16 DP |
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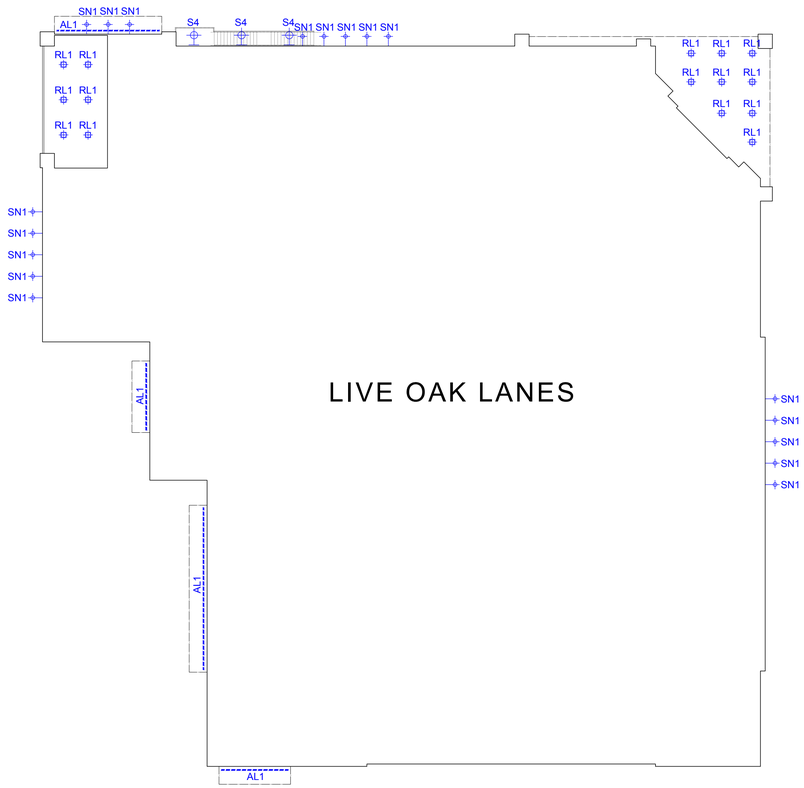
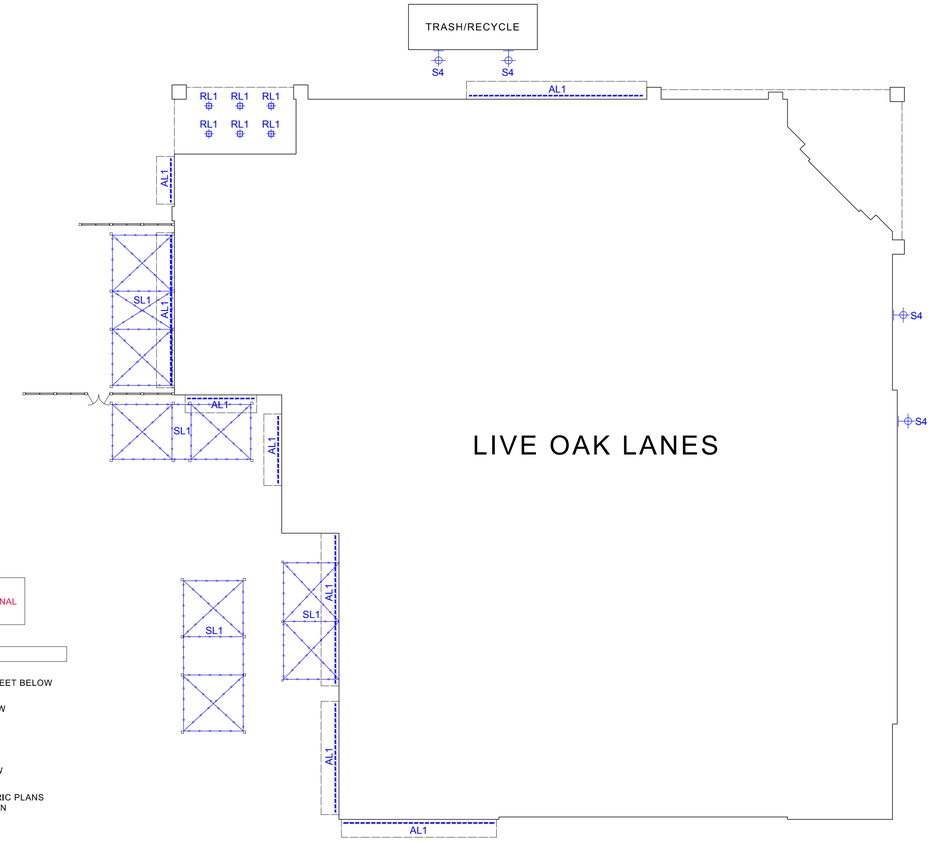
| PLOTTED | 02-13-17 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A4.0 |




## SECOND FLOOR EXTERIOR BUILDING LIGHTING PLAN

1" = 20'-0"




## FIRST FLOOR EXTERIOR BUILDING LIGHTING PLAN

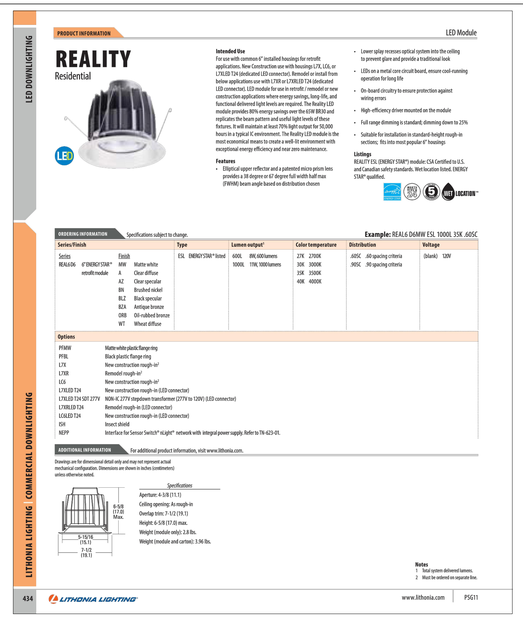
1" = 20'-0"

NOTE:
SEE LIGHTING PHOTOMETRIC PLAN 2 OF 2 FOR ADDITIONAL LIGHTING SOURCES.

### EXTERIOR BUILDING LIGHTING LEGEND

| | |
|---|---|
| AL1 | LED STRIP LIGHT MOUNTED IN AWNING - SEE CUT SHEET BELOW |
| RL1 | RECESSED LED DOWN LIGHT - SEE CUT SHEET BELOW |
| SL1 | LED GLOBE STRING LIGHTS - SEE PHOTO BELOW |
| SN1 | WALL MOUNTED SIGN LIGHT - SEE CUT SHEET BELOW |
| S4 | WALL MOUNTED LIGHT - SEE EXTERIOR PHOTOMETRIC PLANS FOR DETAILED INFORMATION |

SL1




RL1

AL1

SN1

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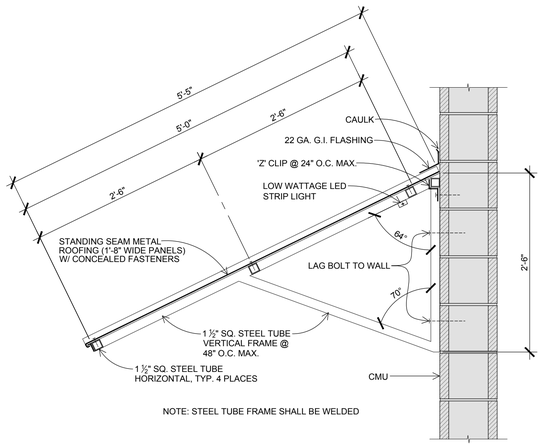
| PLOTTED | 10-10-16 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A5.0 |

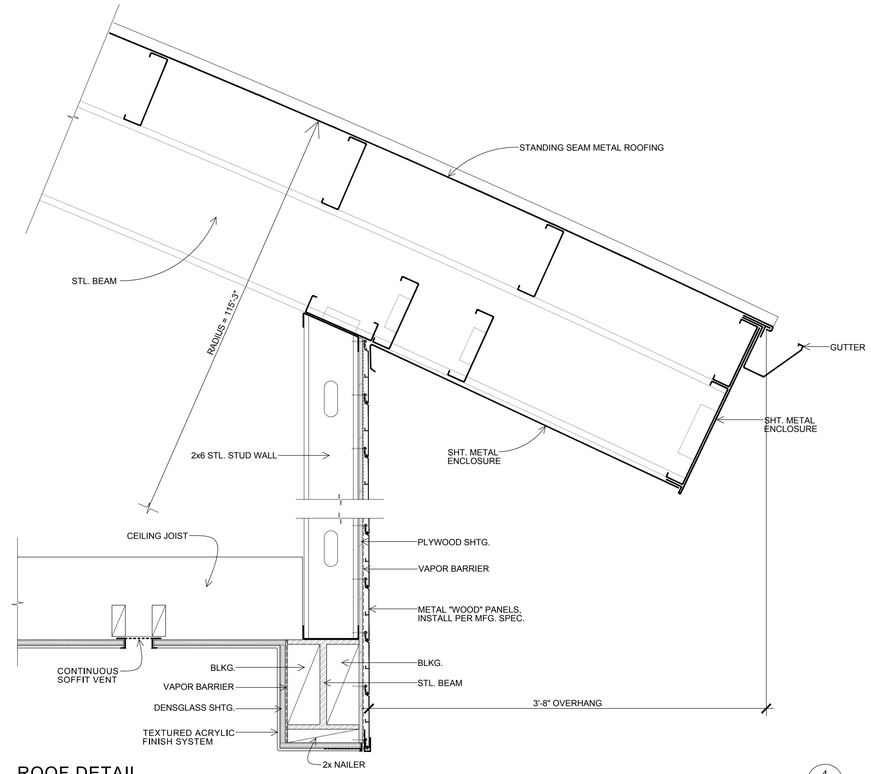



NOTE: STEEL TUBE FRAME SHALL BE WELDED

## TYP. AWNING DETAIL

1"= 1'-0"

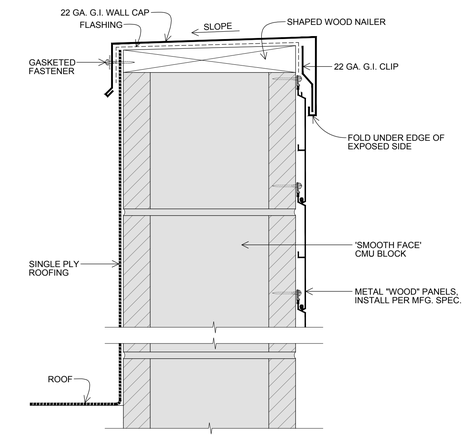
6 / A10.0




## ROOF DETAIL

1 ½"= 1'-0"

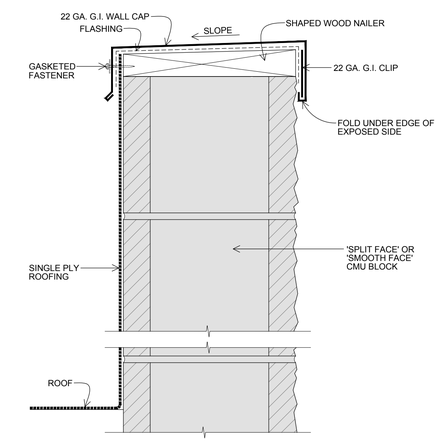
4 / A10.0




## TYP. PARAPET CAP AT "WOOD" PANELS

3"= 1'-0"

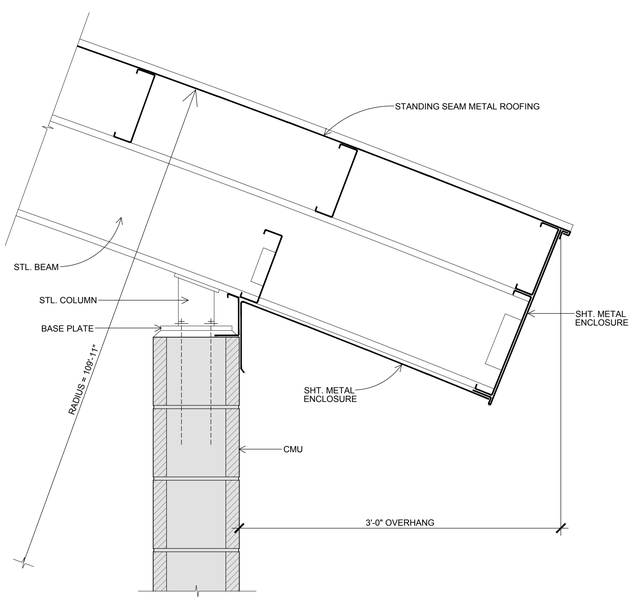
1 / A10.0




## TYP. PARAPET CAP AT SPLIT FACE CMU

3"= 1'-0"

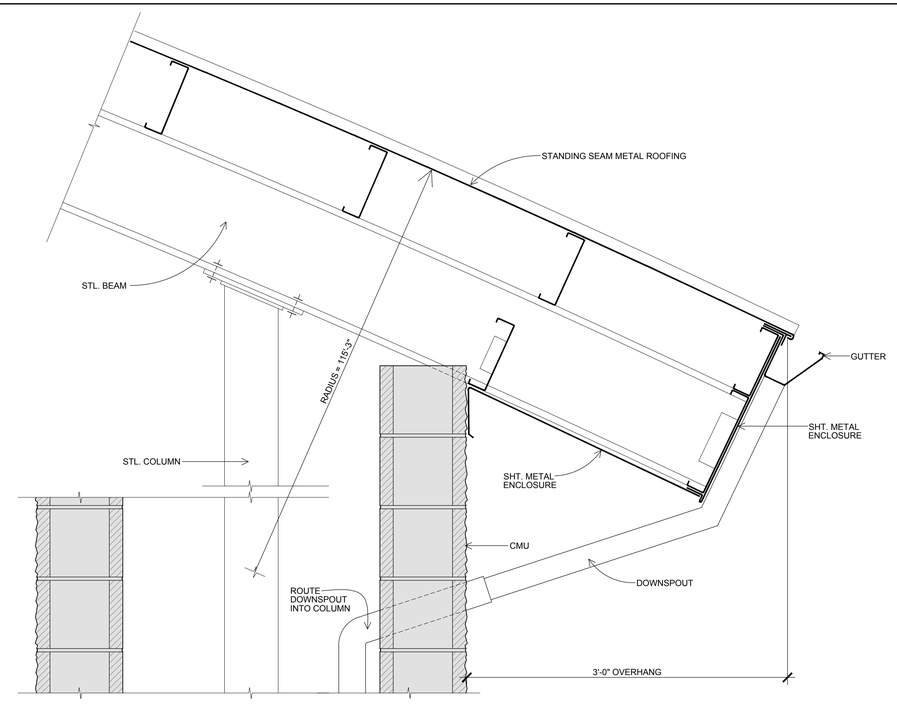
2 / A10.0




## ROOF DETAIL

1 ½"= 1'-0"

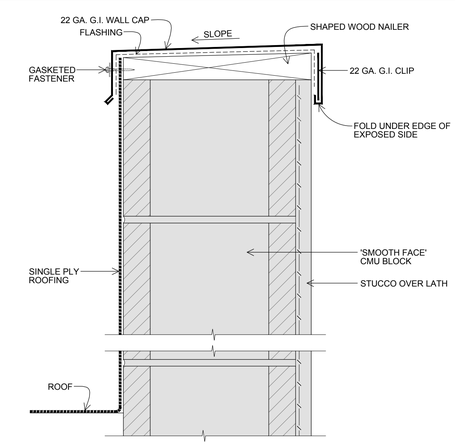
7 / A10.0




## ROOF DETAIL

1 ½"= 1'-0"

5 / A10.0




## TYP. PARAPET CAP AT STUCCO FINISH

3"= 1'-0"

3 / A10.0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LIVE OAK LANES

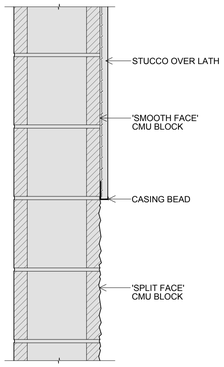
290 E. HIGHWAY 246
BUELLTON, CA

LICENSED ARCHITECT
DAVID R. GOLDSTIEN
No. C-7834
APR. 30, 2017
RENEWAL DATE
STATE OF CALIFORNIA

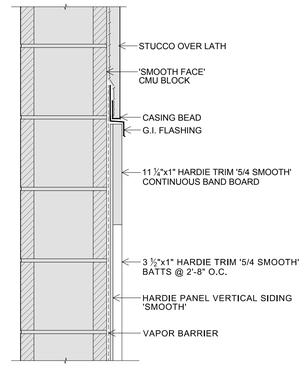
REVISIONS

10-10-16 DP

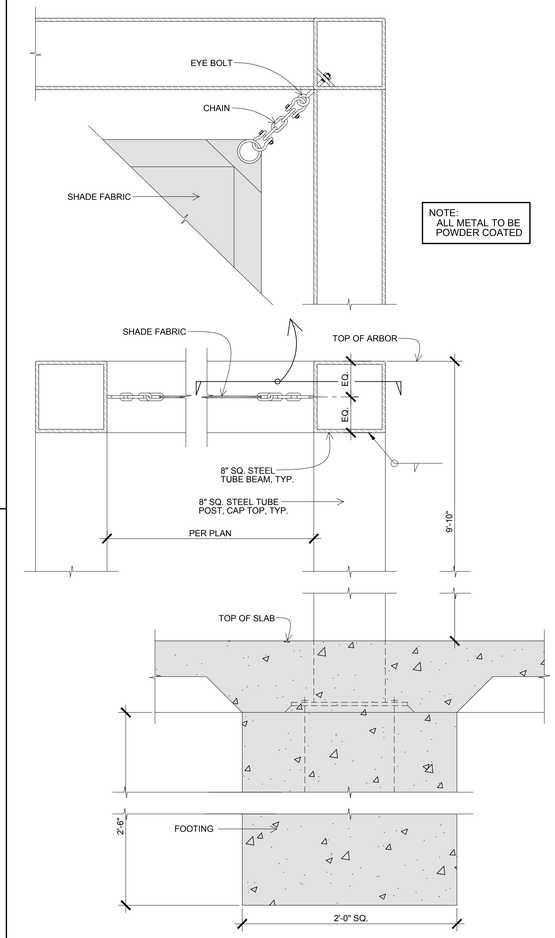
| | |
|---|---|
| PLOTTED | 10-10-16 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A10.0 |



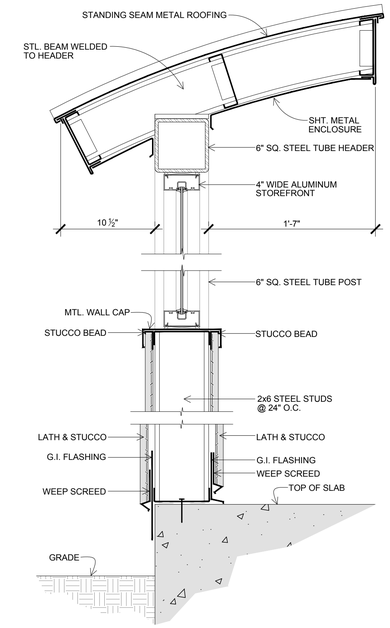

WALL TRANSITION DETAL (8 / A10.1)
1 ½"= 1'-0"



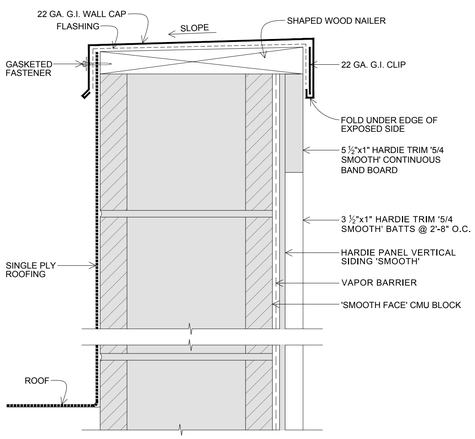

WALL TRANSITION DETAL (5 / A10.1)
1 ½"= 1'-0"



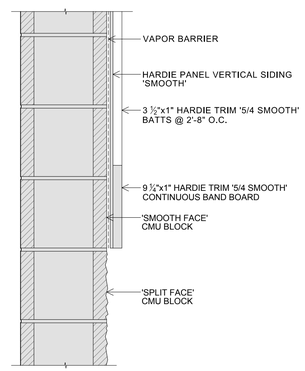

TYP. SHADE STRUCTURE DETAIL (3 / A10.1)
1 ½"= 1'-0"



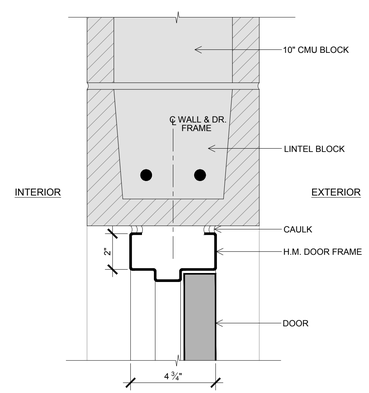

TYP. WIND WALL DETAIL (1 / A10.1)
1 ½"= 1'-0"




TYP. PARAPET CAP AT
HARDIE SIDING (9 / A10.1)
3"= 1'-0"

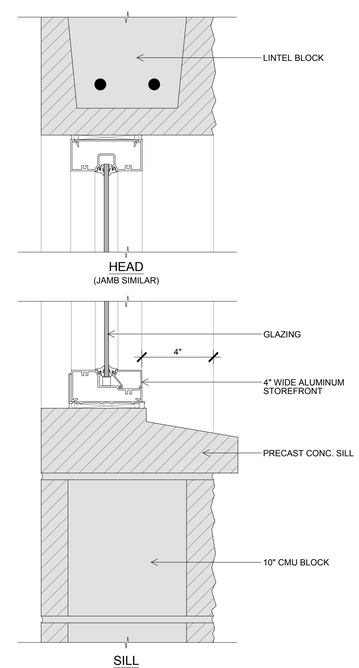



WALL TRANSITION DETAL (6 / A10.1)
1 ½"= 1'-0"

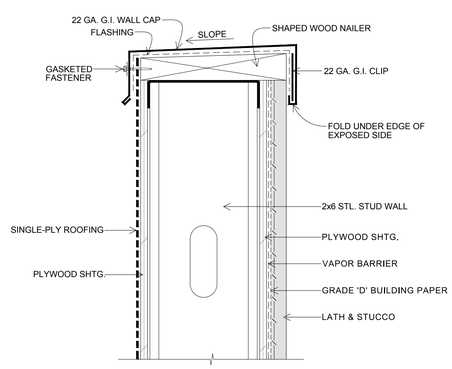



HEAD
(JAMB SIMILAR)

TYP. EXTERIOR DOOR DETAIL (4 / A10.1)
3"= 1'-0"




TYP. WINDOW DETAIL (2 / A10.1)
3"= 1'-0"




TYP. PARAPET CAP AT
STEEL STUD WALL (7 / A10.1)
3"= 1'-0"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805-688-1530



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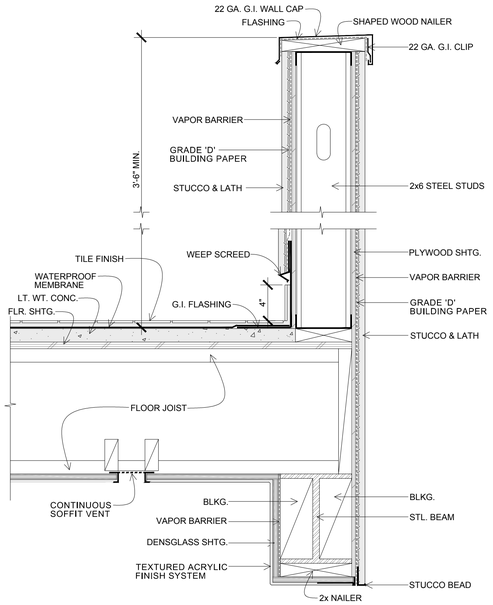
# LIVE OAK LANES

290 E. HIGHWAY 246
BUELLTON, CA

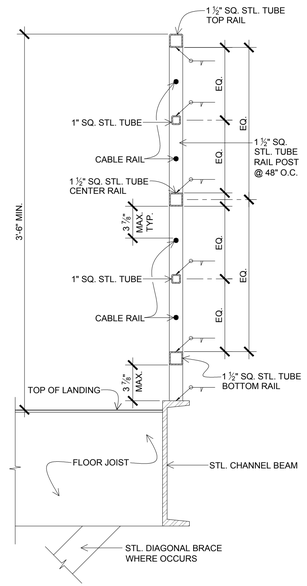
LICENSED ARCHITECT
DAVID R. GOLDSTIEN
No. C-7834
APR. 30, 2017
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS
02-13-17 DP REV.
10-10-16 DP

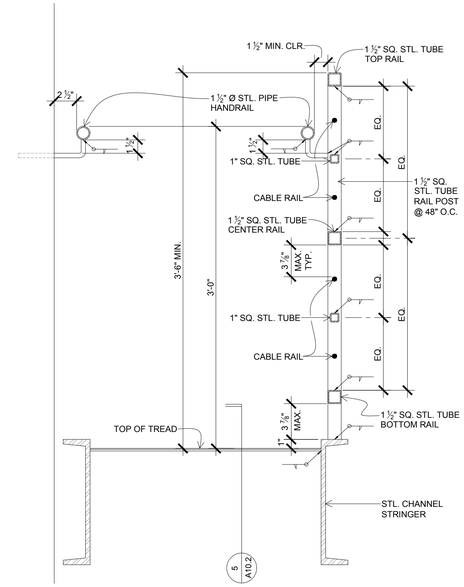
| | |
|---|---|
| PLOTTED | 02-13-17 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A10.1 |



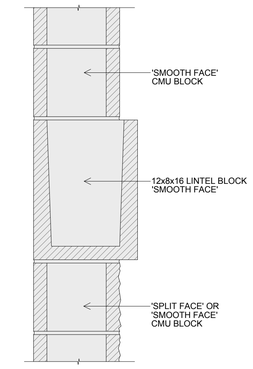

TYP. BALCONY WALL DETAIL (8 / A10.2)
1 ½"= 1'-0"



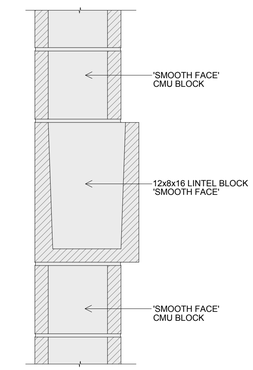

TYP. LANDING RAIL DETAIL (6 / A10.2)
1 ½"= 1'-0"



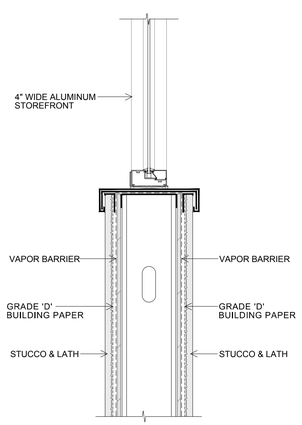

TYP. STAIR RAILING DETAIL (4 / A10.2)
1 ½"= 1'-0"



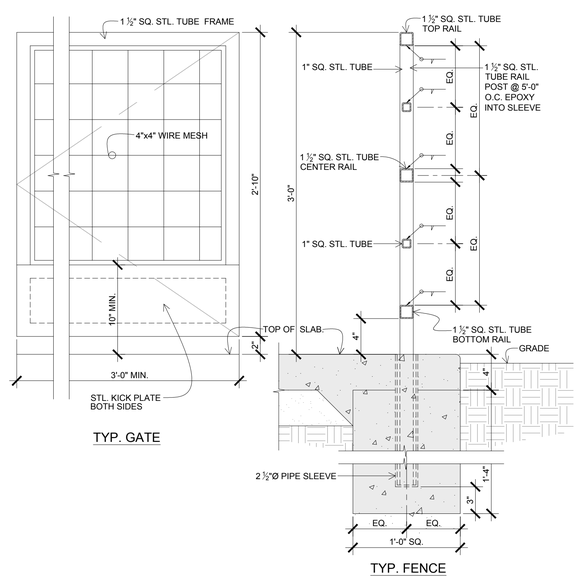

WALL TRANSITION DETAL (1 / A10.2)
1 ½"= 1'-0"



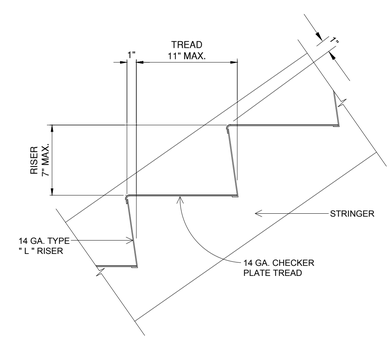

WALL TRANSITION DETAL (2 / A10.2)
1 ½"= 1'-0"



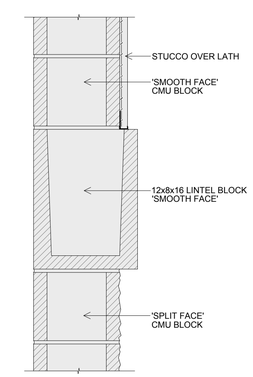

TYP. BALCONY WALL DETAIL (9 / A10.2)
1 ½"= 1'-0"




TYP. PATIO FENCE & GATE DETAIL (7 / A10.2)
1 ½"= 1'-0"




TYP. STAIR DETAIL (5 / A10.2)
¾"= 1'-0"




WALL TRANSITION DETAL (3 / A10.2)
1 ½"= 1'-0"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LIVE OAK LANES

290 E. HIGHWAY 246
BUELLTON, CA

LICENSED ARCHITECT
DAVID R. GOLDSTIEN
No. C-7834
APR. 30, 2017
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

10-10-16 DP

| | |
|---|---|
| PLOTTED | 10-10-16 |
| DRAWN | RA |
| JOB | 1302 |
| SHEET | A10.2 |

| Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage |
| | S1 | 6 | SY21P1-GAL-4-60W-4K/MM230 C1 T40/PS42 | CYCLONE LIGHTING BELL SHAPED PENDANT LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS | 30 White LEDs | 1 | 7048 | 0.95 | 67 |
| | S2 | 3 | (2) SY21P1-GAL-4-60W-4K/MM230 C2 T40/PS42 | CYCLONE LIGHTING BELL SHAPED PENDANT LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS | 30 White LEDs | 1 | 7048 | 0.95 | 134 |
| | S3 | 5 | SY21P1-GAL-2-60W-4K/MM230 C1 T40/PS42 | CYCLONE LIGHTING BELL SHAPED PENDANT LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS | 30 White LEDs | 1 | 7263 | 0.95 | 67 |
| | S4 | 7 | 2W-19LED-F## | CALVIN WALL MOUNT LUMINAIRE 16" DIA. ALUMINUM REFLECTOR WHITE POLYESTER POWDER COAT ON INNER SURFACE | 19W LED, CCT 3500K, OPTIC | 9 | 207 | 0.95 | 21.5 |
| | S5 | 9 | 77 221 LED | BOLLARD | LED 13W | 1 | 633 | 0.95 | 17 |
| | S6 | 4 | 99407 LED | POLE TOP | LED 32W | 1 | 2907 | 0.95 | 37 |

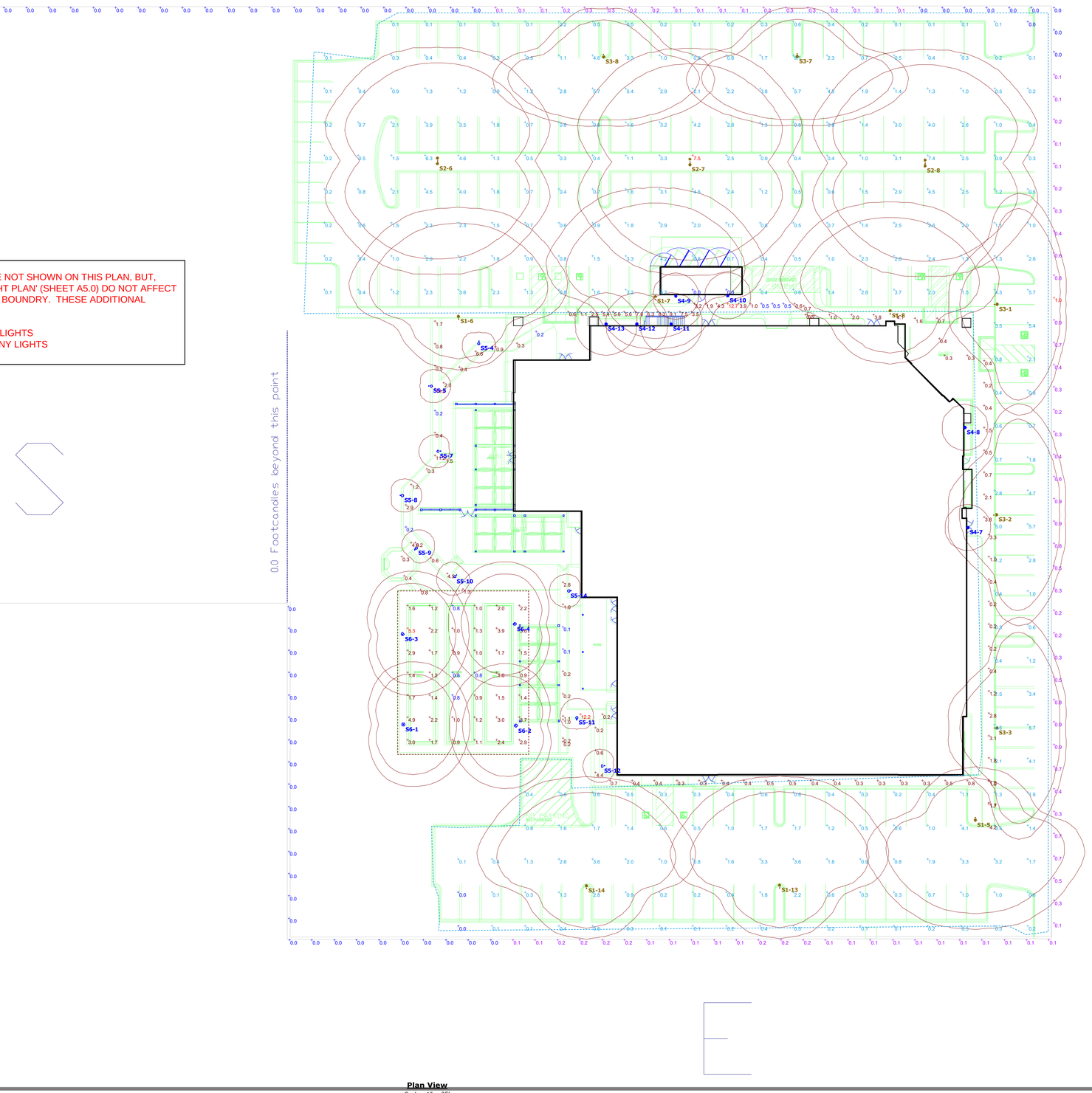
## Statistics

| Symbol | Description | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| + | BOCCE BALL COURT | 1.8 fc | 5.3 fc | 0.8 fc | 6.6:1 | 2.3:1 |
| + | BUILDING WALKWAY | 1.2 fc | 12.2 fc | 0.1 fc | 122.0:1 | 12.0:1 |
| + | BUILDING WALKWAY | 3.8 fc | 12.7 fc | 0.5 fc | 25.4:1 | 7.6:1 |
| + | DG PATHWAY | 2.6 fc | 14.2 fc | 0.2 fc | 71.0:1 | 13.0:1 |
| + | Parking Lot | 1.5 fc | 7.5 fc | 0.0 fc | N/A | N/A |
| + | PROPERTY LINE | 0.2 fc | 1.0 fc | 0.0 fc | N/A | N/A |

## Luminaire Locations

| No. | Label | Location X | Location Y | Location Z | MH | Orientation | Tilt |
|---|---|---|---|---|---|---|---|
| 5 | S1 | 1959.39 | -392.93 | 16.00 | 16.00 | 180.00 | 0.00 |
| 6 | S1 | 1728.02 | -169.81 | 16.00 | 16.00 | 0.00 | 0.00 |
| 7 | S1 | 1816.18 | -160.87 | 16.00 | 16.00 | 0.00 | 0.00 |
| 8 | S1 | 1921.26 | -167.30 | 16.00 | 16.00 | 0.00 | 0.00 |
| 6 | S2 | 1718.63 | -98.91 | 16.00 | 16.00 | 0.00 | 0.00 |
| 7 | S2 | 1831.65 | -99.38 | 16.00 | 16.00 | 0.00 | 0.00 |
| 8 | S2 | 1936.94 | -99.87 | 16.00 | 16.00 | 0.00 | 0.00 |
| 1 | S3 | 1967.93 | -163.14 | 16.00 | 16.00 | 90.00 | 0.00 |
| 2 | S3 | 1967.73 | -257.43 | 16.00 | 16.00 | 90.00 | 0.00 |
| 3 | S3 | 1967.84 | -352.92 | 16.00 | 16.00 | 90.00 | 0.00 |
| 7 | S3 | 1879.72 | -50.91 | 16.00 | 16.00 | 180.00 | 0.00 |
| 8 | S3 | 1793.02 | -51.13 | 16.00 | 16.00 | 180.00 | 0.00 |
| 7 | S4 | 1956.06 | -263.60 | 10.00 | 10.00 | 0.00 | 0.00 |
| 8 | S4 | 1954.79 | -218.83 | 10.00 | 10.00 | 0.00 | 0.00 |
| 9 | S4 | 1825.28 | -160.02 | 10.00 | 10.00 | 0.00 | 0.00 |
| 4 | S5 | 1737.10 | -179.74 | 3.50 | 3.50 | 180.00 | 0.00 |
| 5 | S5 | 1714.88 | -199.76 | 3.50 | 3.50 | 90.65 | 0.00 |
| 7 | S5 | 1719.90 | -228.97 | 3.50 | 3.50 | 270.00 | 0.00 |
| 8 | S5 | 1701.93 | -248.78 | 3.50 | 3.50 | 90.00 | 0.00 |
| 9 | S5 | 1708.48 | -273.09 | 3.50 | 3.50 | 44.78 | 0.00 |
| 1 | S6 | 1703.26 | -351.28 | 12.00 | 12.00 | 179.58 | 0.00 |
| 2 | S6 | 1753.71 | -351.83 | 12.00 | 12.00 | 357.91 | 0.00 |
| 3 | S6 | 1703.00 | -310.82 | 12.00 | 12.00 | 177.33 | 0.00 |
| 4 | S6 | 1753.19 | -306.33 | 12.00 | 12.00 | 359.20 | 0.00 |
| 13 | S1 | 1871.81 | -424.53 | 16.00 | 16.00 | 0.00 | 0.00 |
| 14 | S1 | 1785.30 | -424.80 | 16.00 | 16.00 | 0.00 | 0.00 |
| 10 | S4 | 1848.59 | -159.87 | 10.00 | 10.00 | 0.00 | 0.00 |
| 11 | S4 | 1823.28 | -172.45 | 20.00 | 20.00 | 0.00 | 0.00 |
| 12 | S4 | 1807.88 | -172.45 | 20.00 | 20.00 | 0.00 | 0.00 |
| 13 | S4 | 1794.10 | -172.45 | 20.00 | 20.00 | 0.00 | 0.00 |
| 10 | S5 | 1727.06 | -284.43 | 3.50 | 3.50 | 222.56 | 0.00 |
| 11 | S5 | 1780.99 | -349.29 | 3.50 | 3.50 | 0.00 | 0.00 |
| 12 | S5 | 1793.39 | -369.91 | 3.50 | 3.50 | 270.00 | 0.00 |
| 14 | S5 | 1778.39 | -291.52 | 3.50 | 3.50 | 270.00 | 0.00 |

NOTE:
ADDITIONAL EXTERIOR LIGHTING FIXTURE NOT SHOWN ON THIS PLAN, BUT, SHOWN ON THE 'EXTERIOR BUILDING LIGHT PLAN' (SHEET A5.0) DO NOT AFFECT THE LIGHTING LEVELS AT THE PROPERTY BOUNDRY. THESE ADDITIONAL FIXTURES INCLUDE:
SN1 - UNDER AWNING STRIP LIGHTS
AL1 - UNDER SHADE STRUCTURE STRING LIGHTS
RL1 - RECESSED ENTRY CANOPY / BALCONY LIGHTS
SL1 - SIGN LIGHTS ON ARMS




Plan View
Scale - 1" = 25'

LIVE OAK LANES
LIGHTING PHOTOMETRIC
BUELLTON,CA
07-13-2016

Designer

Date
7/12/2016
Scale
Not to Scale
Drawing No.

Summary

LITHONIA LIGHTING

| Catalog Number | |
|---|---|
| Notes | |
| Type | |

# LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional).

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 LO6AR MVOLT EZ10

| LDN6 Series | Color temperature | Lumens[1] | | Aperture/Trim Color | | Finish | Voltage |
|---|---|---|---|---|---|---|---|
| LDN6 6" round | 27/ 2700K | 05 500 lumens | 25 2500 lumens | LO6 Downlight | AR Clear | LSS Semi-specular | MVOLT Multi-volt |
| | 30/ 3000K | 10 1000 lumens | 30 3000 lumens | LW6 Wallwash | WR[2] White | LD Matte diffuse | 120 120V |
| | 35/ 3500K | 15 1500 lumens | 40 4000 lumens | | BR[2] Black | LS Specular | 277 277V |
| | 40/ 4000K | 20 2000 lumens | 50 5000 lumens | | | | 347[3] 347V |

| Driver | Options | | | |
|---|---|---|---|---|
| EZ10 eldoLED 10% 0-10V | SF[4] | Single fuse | NPS80EZER[4] | nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit. |
| EZ1 eldoLED 1% 0-10V | TRW[5] | White painted flange | HAO | High ambient option |
| | TRBL[5] | Black painted flange | CP | Chicago Plenum |
| | ELR[4] | Batterypack (remote) | WL | Wet location |
| | EL[4] | Batterypack | RRL__ | RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S. |
| | NPS80EZ[4] | nLight® dimming pack controls 0-10V eldoLED drivers. | | |

**Accessories:** *Order as separate catalog number.*

| | |
|---|---|
| EACISSM 375 | Compact interruptible emergency AC power system |
| EACISSM 125 | Compact interruptible emergency AC power system |
| GRA68 JZ | Oversized trim ring with 8" outside diameter[1] |
| SCA6 | Sloped ceiling adapter. Refer to TECH-SCA for more options. |

**Notes**
1 Overall height varies based on lumen package; refer to dimensional chart on page 3.
2 Not available with finishes.
3 Not available with emergency options.
4 Must specify voltage 120V or 277V.
5 Available with clear (AR) reflector only.



cyclone **SY21P1**

## Luminaire

Round shape head module. Heavy spun shade with tenon installation system

Cast aluminum lens module.
GAL: Clear tempered glass lens, 98% transmissive.
FT1GC: Clear tempered glass lens, 91% transmissive.
SG1GC: Clear tempered glass SAG lens.

Tool-free opening system.

Seamless silicone gasket.

IP66 rated.

"Cyclo Tech" coated stainless steel hardware.

For 2 3/8"(6cm)Ø tenon, 0.154"(4mm) wall.

## Optics

Dark Sky Compliant

High performance acrylic refractor lenses or pre-anodized aluminum reflector with a 95% minimum reflection level.

LED
**GAL-2-3-5**
IESNA type II, III or V
Refractor lens.

HID
**RT2-RT3-RT5**
IESNA type II, III or V
Segmented reflector.

HID
**SB1-SB2-SB3**
IESNA type I, II or III
Segmented reflector.

## Sources

**Lamp**
4K = High power LED, 4000K (neutral white) ±150K.

MH = Metal halide
HPS = High pressure sodium
S17=medium base
S23, S28 & S18=mogul base

**Electric**
HID: High power factor of 90%. Tool-free removable tray with "quick" connectors.
LED: Auto-adjustable driver, Class 1, min. of 90% power factor. Tool-free removable tray with "quick" connectors.

120, 208, 240, 277 or 347 volts available.

Consult factory for other source and ballast types.

## Finish / Options

5mils/127microns polyester super durable powder coating.

A wide variety of RAL colors are available in textured (TX) or smooth (SM) finish.

**Options**
DIM: Dimmable driver 0-10 volts.
PC: Button type Photocell.
TP: Tamperproof hardware.

info@cyclonelighting.com | www.cyclonelighting.com

cyclone **SY21P1**

ORDERING TEMPLATE: Luminaire | Lens | Optic | Watt | Lamp | Volt | Options | Color

**LED**

| EXAMPLE: | SY21P1 | GAL | 4 | 60W | 4K | 120 | NONE | BLACK-TX |
|---|---|---|---|---|---|---|---|---|
| | SY21P1 | GAL | 2<br>4<br>5 | 40W<br>60W<br>80W<br>100W | 4K | 120<br>208<br>240<br>277<br>347 | DIM<br>PC<br>TP<br>NONE | BLACK-TX<br>BRONZE-TX<br>DK BLUE-TX<br>DK GRN-TX<br>GRAY-TX<br>WHITE-TX<br>SILVER<br>METALLIC GRAPHITE |

Dark Sky Compliant

**HID**

| EXAMPLE: | SY21P1 | FT1GC | RT5 | 100MH | S17 | 120 | NONE | BLACK-TX |
|---|---|---|---|---|---|---|---|---|
| | SY21P1 | FT1GC<br>SG1GC | RT2<br>RT3<br>RT5<br>SB1<br>SB2<br>SB3 | 70MH<br>70HPS<br>100MH<br>100HPS<br>150MH<br>150HPS | S17 | 120<br>208<br>240<br>277<br>347 | PC<br>TP<br>NONE | BLACK-TX<br>BRONZE-TX<br>DK BLUE-TX<br>DK GRN-TX<br>GRAY-TX<br>WHITE-TX<br>SILVER<br>METALLIC GRAPHITE |

Dark Sky Compliant (With FT1GC only)

DOMIA

Luminaire

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cyclone **SY21P1**

ORDERING TEMPLATE: Luminaire | Lens | Optic | Watt | Lamp | Volt | Options | Color

**LED**

| EXAMPLE: | SY21P1 | GAL | 4 | 60W | 4K | 120 | NONE | BLACK-TX |
|---|---|---|---|---|---|---|---|---|
| | SY21P1 | GAL | 2<br>4<br>5 | 40W<br>60W<br>80W<br>100W | 4K | 120<br>208<br>240<br>277<br>347 | DIM<br>PC<br>TP<br>NONE | BLACK-TX<br>BRONZE-TX<br>DK BLUE-TX<br>DK GRN-TX<br>GRAY-TX<br>WHITE-TX<br>SILVER<br>METALLIC GRAPHITE |

Dark Sky Compliant

**HID**

| EXAMPLE: | SY21P1 | FT1GC | RT5 | 100MH | S17 | 120 | NONE | BLACK-TX |
|---|---|---|---|---|---|---|---|---|
| | SY21P1 | FT1GC<br>SG1GC | RT2<br>RT3<br>RT5<br>SB1<br>SB2<br>SB3 | 70MH<br>70HPS<br>100MH<br>100HPS<br>150MH<br>150HPS | S17 | 120<br>208<br>240<br>277<br>347 | PC<br>TP<br>NONE | BLACK-TX<br>BRONZE-TX<br>DK BLUE-TX<br>DK GRN-TX<br>GRAY-TX<br>WHITE-TX<br>SILVER<br>METALLIC GRAPHITE |

Dark Sky Compliant (With FT1GC only)

DOMIA

Luminaire

info@cyclonelighting.com | www.cyclonelighting.com

LED pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

**Housing:** Die-cast aluminum housing and slip fitter. Slip fits 3" O.D. pole top, secures to pole with three stainless steel set screws. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Faceplate is constructed of die-cast aluminum and is secured to housing with mechanically captive stainless steel fasteners. Tempered clear class. Reflector of pure anodized aluminum. Fully shielded to comply with LEED zones 1 and higher. Fully gasketed for weather tight operation using molded silicone rubber "U-channel" gasket.

**Electrical:** 32.0W LED luminaire, 36.0 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

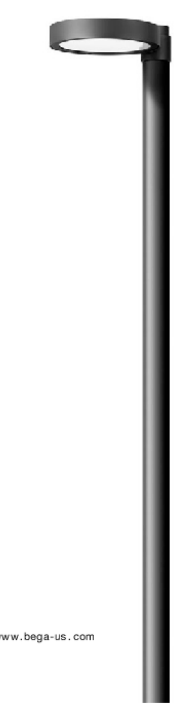
**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 20.0 lbs.

**Luminaire Lumens:** 2907



Pole-top luminaires · **asymmetrical wide beam**

| | Lamp | | | A | B | C |
|---|---|---|---|---|---|---|
| **99 407** | 32.0 W | LED | **Single** | 18 7/8 | 2 1/4 | 24 |

**BEGA-US** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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LED bollards - fully shielded with directed light

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

**Post construction:** One piece extruded aluminum internally welded to a die-cast plate cover. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Lamp enclosure:** One piece die-cast aluminum housing attached to post/pole by two (2) internal, captive stainless steel screws threaded into stainless steel inserts. Polycarbonate diffuser with optical texture attached to housing with captive stainelss steel screw threaded into stainless steel insert. Fully gasketed using a one piece molded high temperature silicone gasket.

**Electrical:** 13W LED luminaire, 16.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

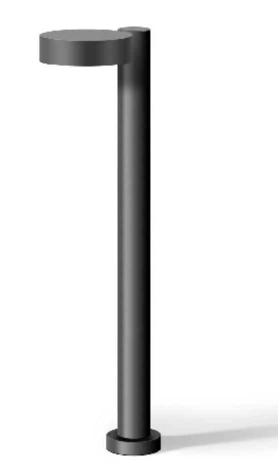
**Anchor base:** Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA 79 817 anchorage kit. Bollards are secured to the post with one (1) stainless steel set screw.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 10.1 lbs.

Luminaire Lumens: 633



| | Lamp | A | B | C | Anchorage |
|---|---|---|---|---|---|
| **77 221** | 13 W LED | 7 ½ | 39 ½ | 11 | **79 817** |

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# Calvin Wall

TMSLIGHTING
ESTABLISHED 1923

**Features**
- Provides excellent coverage and uniformity with cut-off
- Versatile with several lamp types and finishes
- Stays ON in case of a power failure with the optional emergency ballast
- Quality components for extended lamp and component life

**Applications**
The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.

Calvin is also available as a pendant-style model.

**Construction**
High grade spun aluminum, with stainless steel mounting hardware.

**Lamp**
The Calvin Wall is designed to operate with compact fluorescent (42W max.), incandescent (150W max.), metal halide (100W max.), or Cree™ 19W LED.
Incandescent and metal halide models use a medium base socket (E26).
Specify 3000°K, 3500°K or 4000°K CCT LED.

**Ballast/LED Driver**
Ballast are integral and electronic. They are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.
The LED source is controlled by an advanced electronic driver that delivers consistent power.

**Dimming**
The LED dimming option is the 0-10V type, with pulse width modulation (PWM), and current sinking control.
Note: Compatibility of this product is not guaranteed with all control systems.

**Emergency**
For CF lamps, an optional, integral, canopy mounted, emergency backup is available, where power is supplied to 1 lamp in such case.
For LED, integral and remote mount emergency back ups are available, in either standard temperature or cold temperature versions.
The test switch and indicator light are remotely mounted.

**Options**
Globe: Clear and prismatic, elongated glass globes are available.
Wire Guard: A chrome-plated wire guard is available for lamp protection, a silver powder coat for outdoors.

**Mounting**
Mount directly to a standard 4" electrical junction box, with 3.5" holes c-c. Follow installation instructions and adhere to your local electrical code.

**Finish**
Calvin is available in several TMS standard, brushed, and premium powder-coated finishes. A clear coat is applied to copper, yet patina will form over a period. Custom or RAL finishes are available by special order. See the TMS Finishes Chart.

**Compliances**
QPS-C/US, or UL-C/US certified to UL1598 standards. Consult the factory for CE certification. Rated IP23 for use in dry to wet locations, indoor and outdoor. The Consultants Europe (CE) listing is available upon request.

IP23

# Calvin Wall

TMSLIGHTING
ESTABLISHED 1923

2W - 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11

**1 • Location**
I: Indoor
O: Outdoor

**2 • Lamping**
150IN: 150W Incandescent
26CF: 26W PL-T
32CF: 32W PL-T
42CF: 42W PL-T
70MH: 70W MH E-17
100MH: 100W MH E-17
17LED: 17W LED screw-in supplied (60° beam, 4000°K)
~~15LED: 15W LED~~
19LED: 19W LED

**3 • LED CCT** (color temp.)
30K: 3000°K (CRI 80)
~~35K: 3500°K (CRI 80)~~
40K: 4000°K (CRI 80)

**4 • Voltage**
120: 120V
277: 277V
347: 347V (n/a with LED)

**5 • Ballast/Driver**
—: None
WM: Wall mount (integral) 16ft MH
N1: Remote indoor mount (NEMA 1)
N4: Remote outdoor mount (NEMA 4)

**6 • Finish**
AN: Anodized (bright)
BR: Brushed aluminum
F05: White
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F24: Melted platinum (textured)
F25: Melted gold (textured)
F26: Melted copper (textured)
F31: Silver metallic
F32: Bronze metallic
RAL: RAL custom color (specify)

**7 • Dimming**
—: None
DIM: CF dimming (Advance Mark 10 ®)
DIMV: CF dimming (Advance Mark 7 ®; 0-10V)
DIMD: CF dimming (Advance DALI)
DIME: CF dimming (Lutron Ecosystem ®)
DIML: LED dimming (0-10V; current-sinking)

**8 • Emergency**
—: None
EM: Integral CF or LED (min. operating temp. +5°C/+40°F)
EMC: Integral CF or LED cold pack (min. operating temp. –20°C/-4°F)
EMR: Remote CF or LED (20ft. max. distance from EM to lamp, min. operating temp. +5°C/+40°F, dry location mounting)
EMCR: Remote CF or LED cold pack (20ft. max. distance from EM to lamp, min. operation temp. –20°C/-4°F)

**9 • Globes**
—: None
G1: Clear, elongated globe
G3: Prismatic elongated globe
LNS: Clear, flat lens

**10 • Wire Guard**
—: None
W16: 16" Wire guard (nickel-plated)

**11 • Supplied Lamp(s) CF/MH**
—: None
35K: Lamp supplied 3500°K (CRI 80)
41K: Lamp supplied 4100°K (CRI 80)

Project: ____
Type: ____
Quantity: ____
Notes:

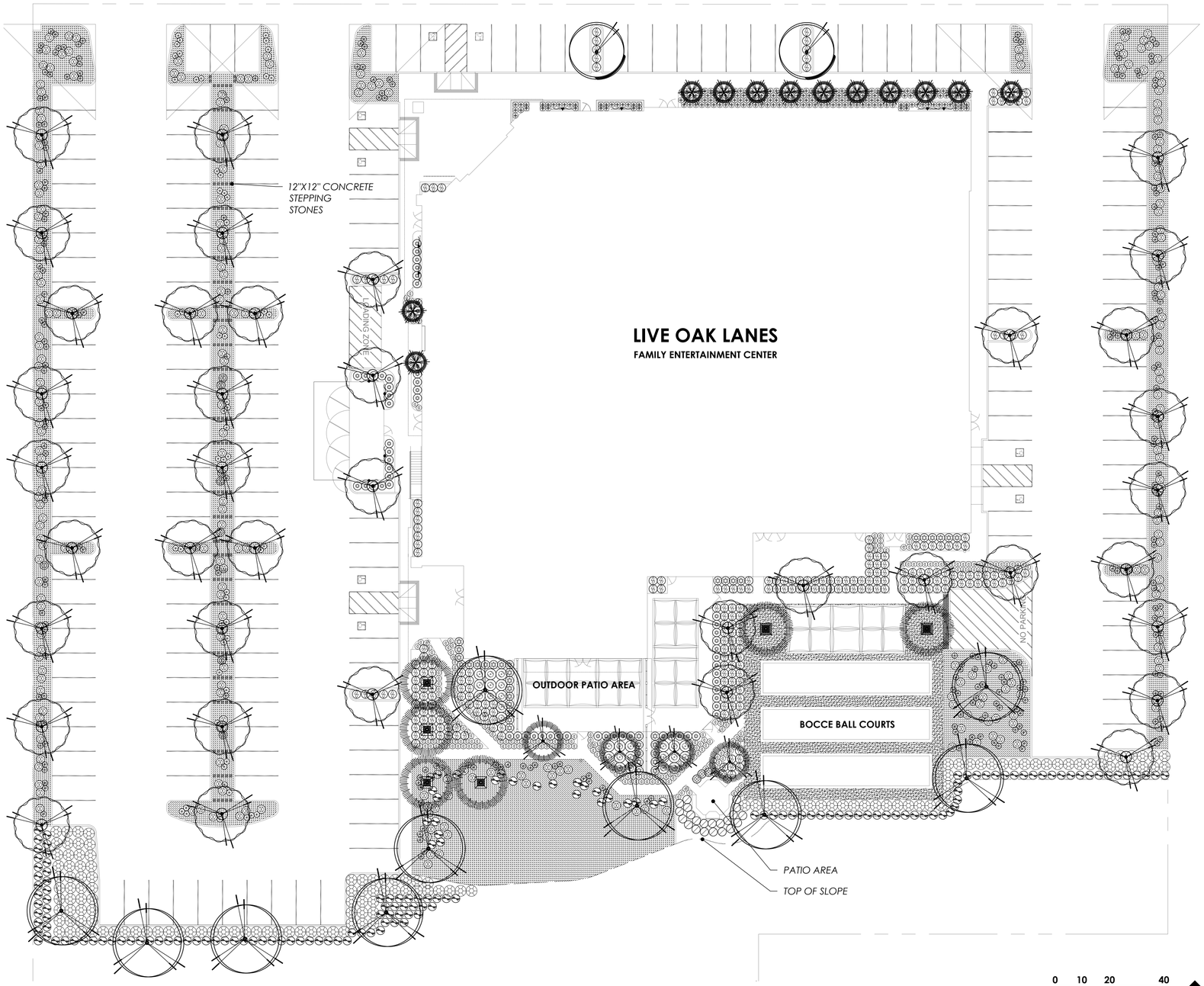
VISUAL

**LIVE OAK LANES**
**LIGHTING PHOTOMETRIC**
**BUELLTON,CA**
**07-13-2016**

**Designer**

**Date**
7/12/2016
**Scale**
Not to Scale
**Drawing No.**

**Summary**




## ❑ CONCEPTUAL LANDSCAPE PLAN - 01

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

## GENERAL NOTES

1. MINIMUM PLANT SIZES:
   STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
2. IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
3. POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE METER.
4. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE COUNTY OF SANTA BARBARA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
6. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE COUNTY OF SANTA BARBARA STANDARDS AND CODES.
7. FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
8. ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
9. DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
10. TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
11. STREET TREES ARE TO BE SELECTED FROM THE COUNTY OF SANTA BARBARA APPROVED TREE LIST.

## PLANT LEGEND

### SITE TREES

| SYMBOL | NAME |
|---|---|
| T1 | CERCIS OCCIDENTALIS<br>WESTERN REDBUD |
| T2 | QUERCUS AGRIFOLIA<br>COAST LIVE OAK |
| T3 | ULMUS PARVIFOLIA 'DRAKE'<br>DRAKE CHINESE ELM |
| T4 | PRUNUS CAROLINIANA 'MONUS'<br>BRIGHT 'N TIGHT CAROLINA LAUREL |
| T5 | LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS<br>CATALINA IRONWOOD |

### STREET TREES

| SYMBOL | NAME |
|---|---|
| ST1 | FRAXINUS ANGUSTIFOLIA 'RAYWOOD'<br>RAYWOOD ASH |

### SHRUBS

| SYMBOL | NAME |
|---|---|
| S1 | ANIGOZANTHOS 'BIG RED'<br>BIG RED KANGAROO PAW |
| S2 | CALAMAGROSTIS X A. 'KARL FOERSTER'<br>KARL FOERSTER FEATHER REED GRASS |
| S3 | CHONDROPETALUM TECTORUM<br>SMALL CAPE RUSH |
| S4 | CEANOTHUS 'ANCHOR BAY'<br>ANCHOR BAY CEANOTHUS |
| S5 | JUNCUS PATENS<br>CALIFORNIA GRAY RUSH |
| S6 | LOMANDRA LONGIFOLIA 'BREEZE'<br>BREEZE DWARF MAT RUSH |
| S7 | MUHLENBERGIA RIGENS<br>DEER GRASS |
| S8 | OENITHERA SPECIOSA<br>MEXICAN EVENING PRIMROSE |
| S9 | PHLEMBODIUM AUREUM<br>RABBIT'S FOOT FERN |
| S10 | RHAPHIOLEPIS UMBULATTA 'MINOR'<br>DWARF YEDDA HAWTHORN |
| S11 | WESTRINGIA FRUTICOSA 'MUNDI'<br>LOW COAST ROSEMARY |

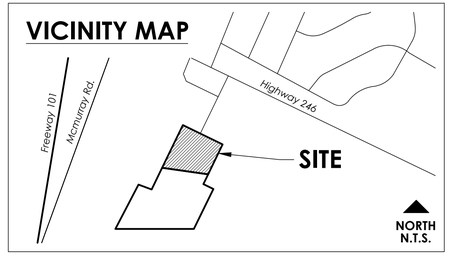
### GROUNDCOVERS

| SYMBOL | NAME |
|---|---|
| G1 | COBBLES |
| G2 | DECOMPOSED GRANITE |
| G3 | MYOPORUM PARVIFOLIUM 'PUTAH CREEK'<br>TRAILING MYOPORUM |
| G4 | S&S SEED MIX<br>SEE HYDRO SEED NOTES |

### VINES

| SYMBOL | NAME |
|---|---|
| V1 | GREWIA OCCIDENTALIS<br>LAVENDER STAR FLOWER |
| V2 | FICUS PUMILA<br>CREEPING FIG |

## VICINITY MAP




PLEINAIRE
DESIGN GROUP
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# LIVE OAK LANES

290 E. HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET TITLE

**CONCEPTUAL LANDSCAPE PLAN - 01**

OWNER

DATE 2016.09.28

21330

SHEET NO.

**CLP-01**

\\Kevin\c1\Drawing File\Goldstein\Live Oak Lanes\Landscape\Conceptual\CLP.dwg, 9/28/2016 8:16:40 PM

DRAKE CHINESE ELM

CATALINA IRONWOOD

WESTERN REDBUD

COAST LIVE OAK

BRIGHT 'N TIGHT

DWARF YEDDO HAWTHORN

KARL FORESTER REED GRASS

DEER GRASS

DWARF MAT RUSH

CAPE RUSH

CALIFORNIA GREY RUSH

LOW COAST ROSEMARY

RABBIT'S FOOT FERN

MEXICAN EVENING PRIMROSE

ANCHOR BAY CEANOTHUS

CREEPING FIG

LAVENDER STAR FLOWER

BEGA PATHWAY LIGHTING

## NOTE

PLANTS SHOWN ARE TO PORTRAY AN INTENDED DESIGN CONCEPT. FINAL PLANTS SELECTED MAY VARY.

### WATER CONSERVATION STATEMENT

We believe in green design as a philosophical approach. Sustainability considerations will guide our team throughout the design and development process. Our design and construction team are experienced designers that have a broad experience in environmental efficiency, programming process, and sustainability.

Landscaping will include the use of native, drought-tolerant planting materials, bio swales and site water retention. Plants of similar water requirements will grouped together to for hydro-zones based on WUCOLS ratings. Project green open spaces will be usable by patrons and will help to reduce the heat island effect common to spaces in developed environments.

Building site orientation, the quality of open space, efficient use of environmentally friendly materials, logical site circulation patterns, and energy efficiency are all considerations. Early integration of sustainability strategies will ensure successful implementation and will control costs.

Reduced water consumption will be part of the design and construction process for the landscape. The irrigation system will be designed in zones to take care of the planting hydro-zones. The system will include efficient head layout and products including drip systems where appropriate. The controller will be weather based to maximize the application of irrigation based on the plants specific needs. Additional equipment will include automatic rain shutoff, moisture sensors and or wind sensors. The design will be fully compliant with State of California Model Water Efficient Landscape Ordinance (MWELO) requirements.

**CITY OF BUELLTON**
**WATER EFFICIENT LANDSCAPE WORKSHEET**

PLANNING DIVISION • P.O. BOX 1819 • BUELLTON CA 93427 • 805.6887474

**City of Buellton Reference Evapotranspiration (ETo); 45.6**

| Hydrozone # /Planting Description [a] | Plant Factor (PF) | Irrigation Method [b] | | ETAF (PF/IE) | Landscape Area (sq, ft,) | ETAF x Area | Estimated Total Water Use (ETWU) [e] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| Very Low | 0.1 | drip | 0.81 | 0.12 | 4,976.00 | 614.32 | 18,053.67 |
| Low | 0.2 | drip | 0.81 | 0.25 | 19,904.00 | 4,914.57 | 144,429.32 |
| Medium | 0.5 | drip | 0.81 | 0.62 | - | - | - |
| Non-irrigated | 0 | | 0.81 | 0.00 | - | - | - |
| | | | 0.81 | 0.00 | | - | - |
| | | | | **Totals** | 24,880.00 | 5,528.89 | 162,482.99 |
| **Special Landscape Areas** | | | | | | | |
| Turf | | | | 1 | - | - | - |
| | | | | 1 | | - | - |
| | | | | 1 | | - | - |
| | | | | 1 | | - | - |
| | | | | 1 | | - | - |
| | | | | **Totals** | - | - | - |
| | | | | | | **ETWU Total** | **162,482.99** |
| **Maximum Allowed Water Allowance (MAWA)[e]** | | | | | | | **329,028.05** |

[a] **Hydrozone #/Planting Description**
E.g.
1.) front lawn
2.) low water use plantings

[b] **Irrigation Method**
overhead spray
or drip

[c] **Irrigation Efficiency**
0.75 for spray head
0.81 for drip

[d] **ETWU (Annual Gallons Required)**
**= Eto x 0.62 x ETAF x Area**
**where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.**

[e] **MAWA (Annual Gallons Allowed)**
= (Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations:**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

**Regular Landscape Areas**

| | |
|---|---|
| Total ETAF x Area (B) | **5,528.89** |
| Total Area (A) | **24,880.00** |
| Average ETAF (B ÷ A) | **0.22** |

**All Landscape Areas**

| | |
|---|---|
| Total ETAF x Area (B+D) | **5,528.89** |
| Total Area (A+C) | **24,880.00** |
| Sitewide ETAF (B+D) ÷ (A+C) | **0.22** |


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**LIVE OAK LANES**

*290 E. HIGHWAY 246 // BUELLTON, CALIFORNIA 93427*

SHEET TITLE

**CONCEPTUAL LANDSCAPE PLAN - 02**

OWNER

DATE *2016.09.28*

*21330*

SHEET NO.

**CLP-02**


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