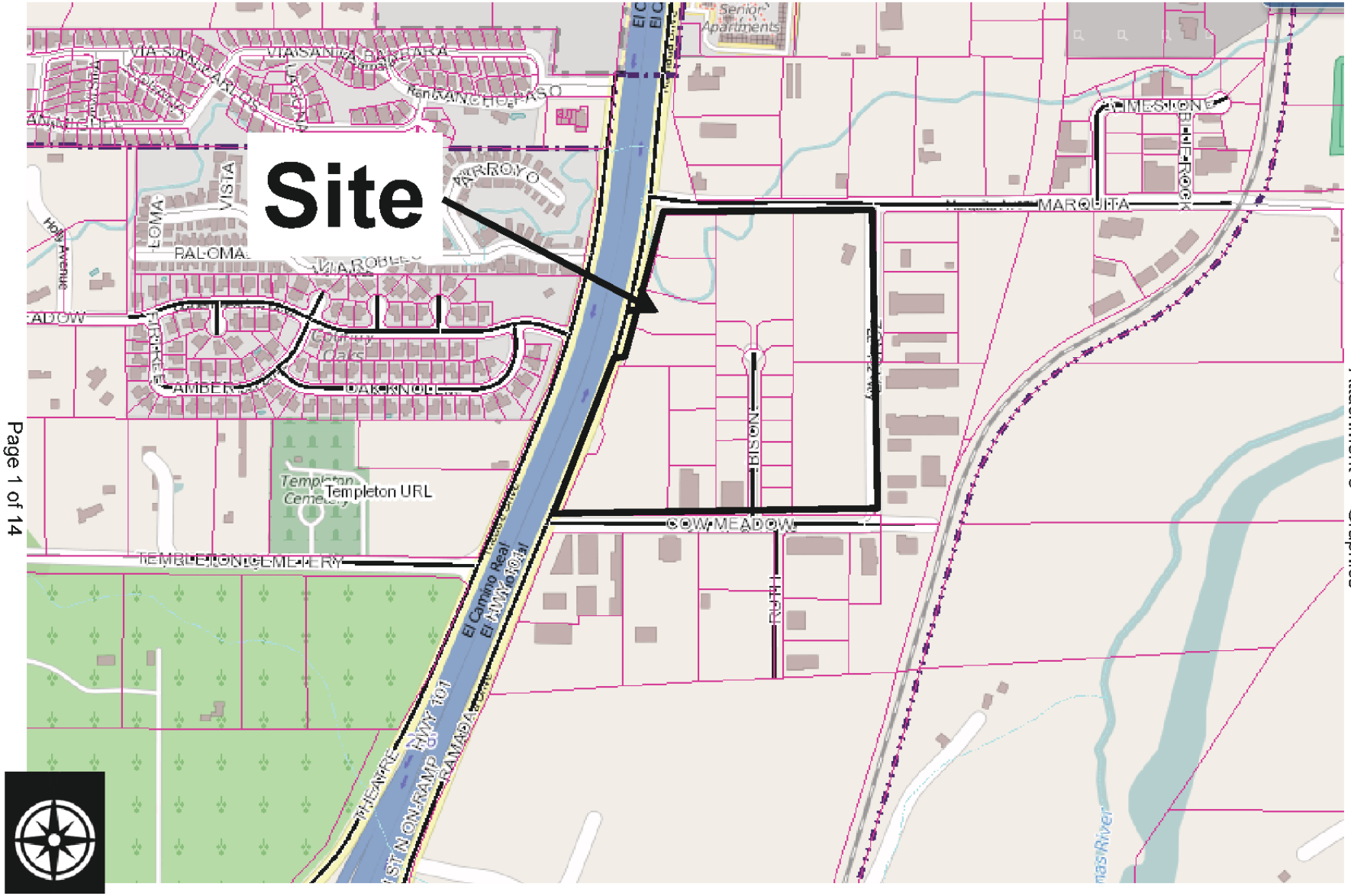
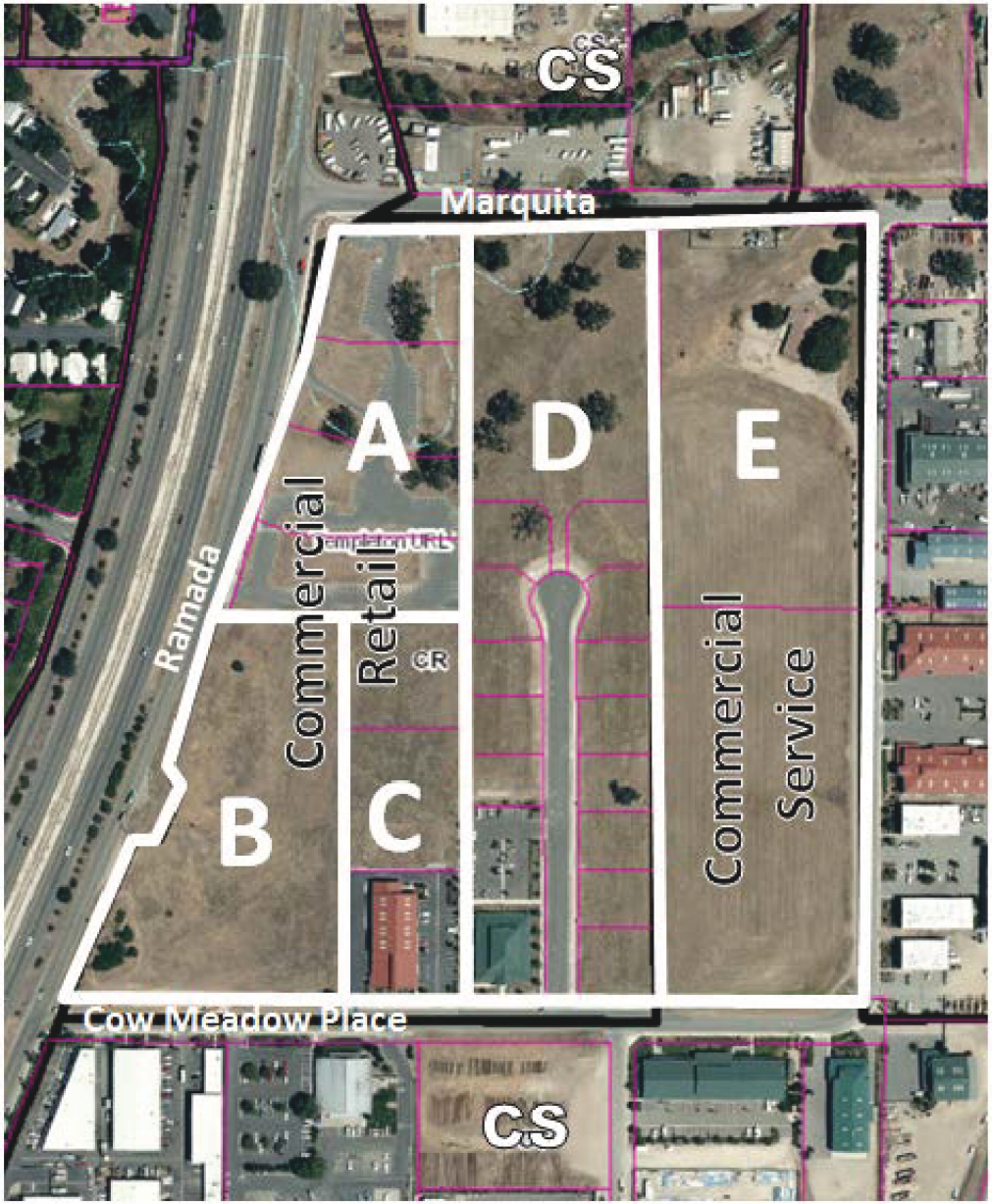


PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

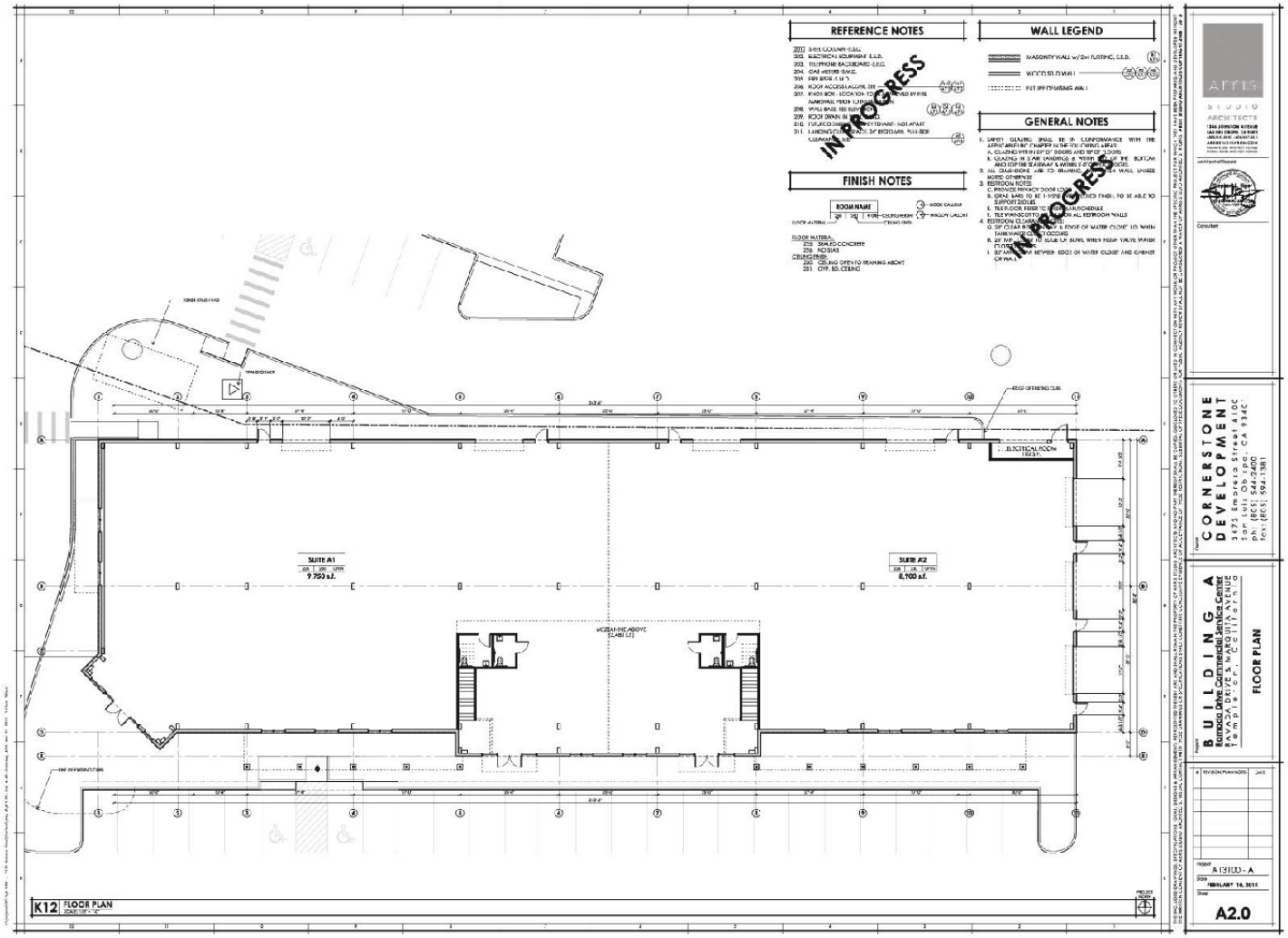
EXHIBIT

Vicinity Map



PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Aerial Photograph

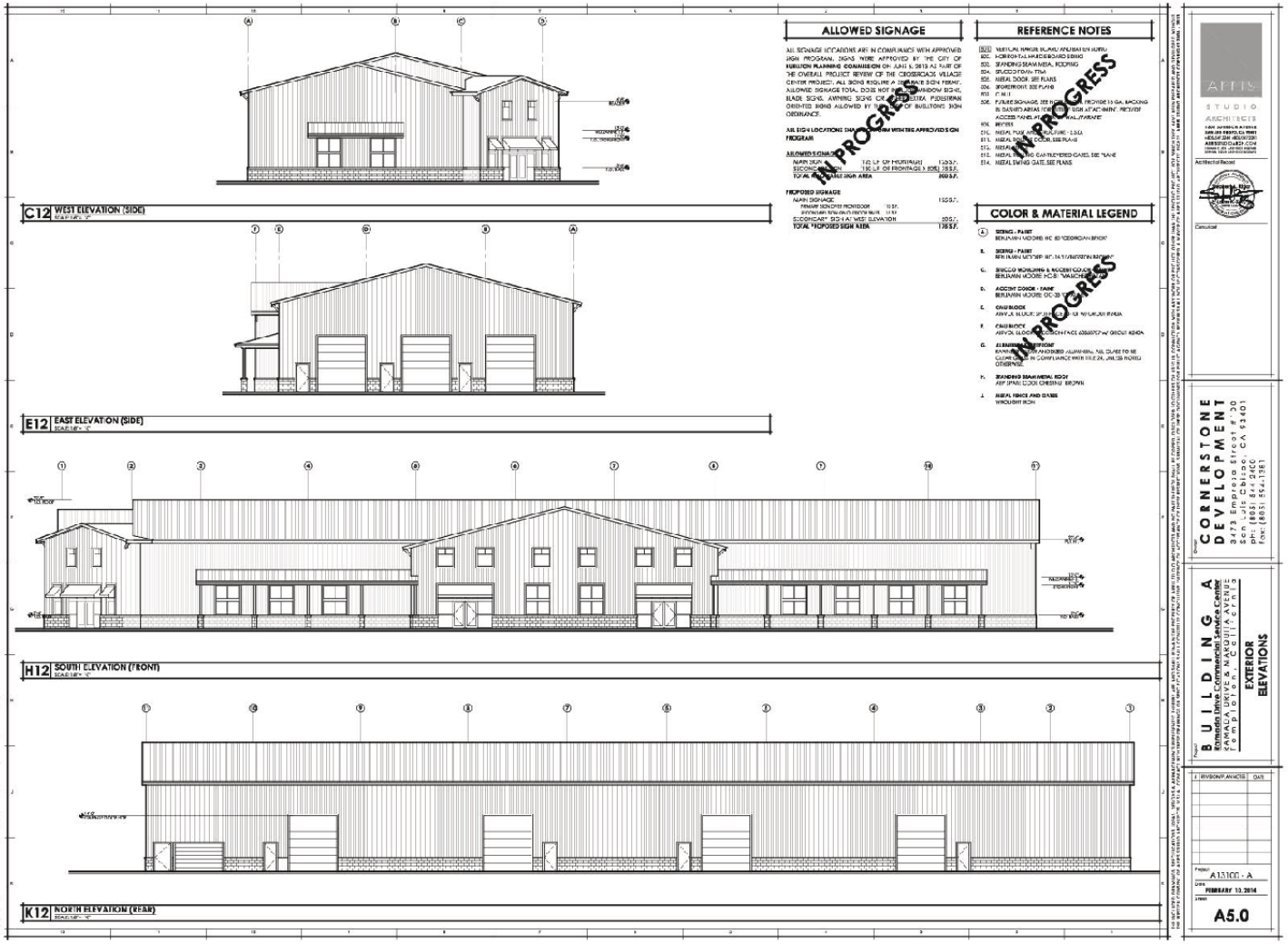


PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building A Floor Plan



Attachment 8 - Graphics

PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

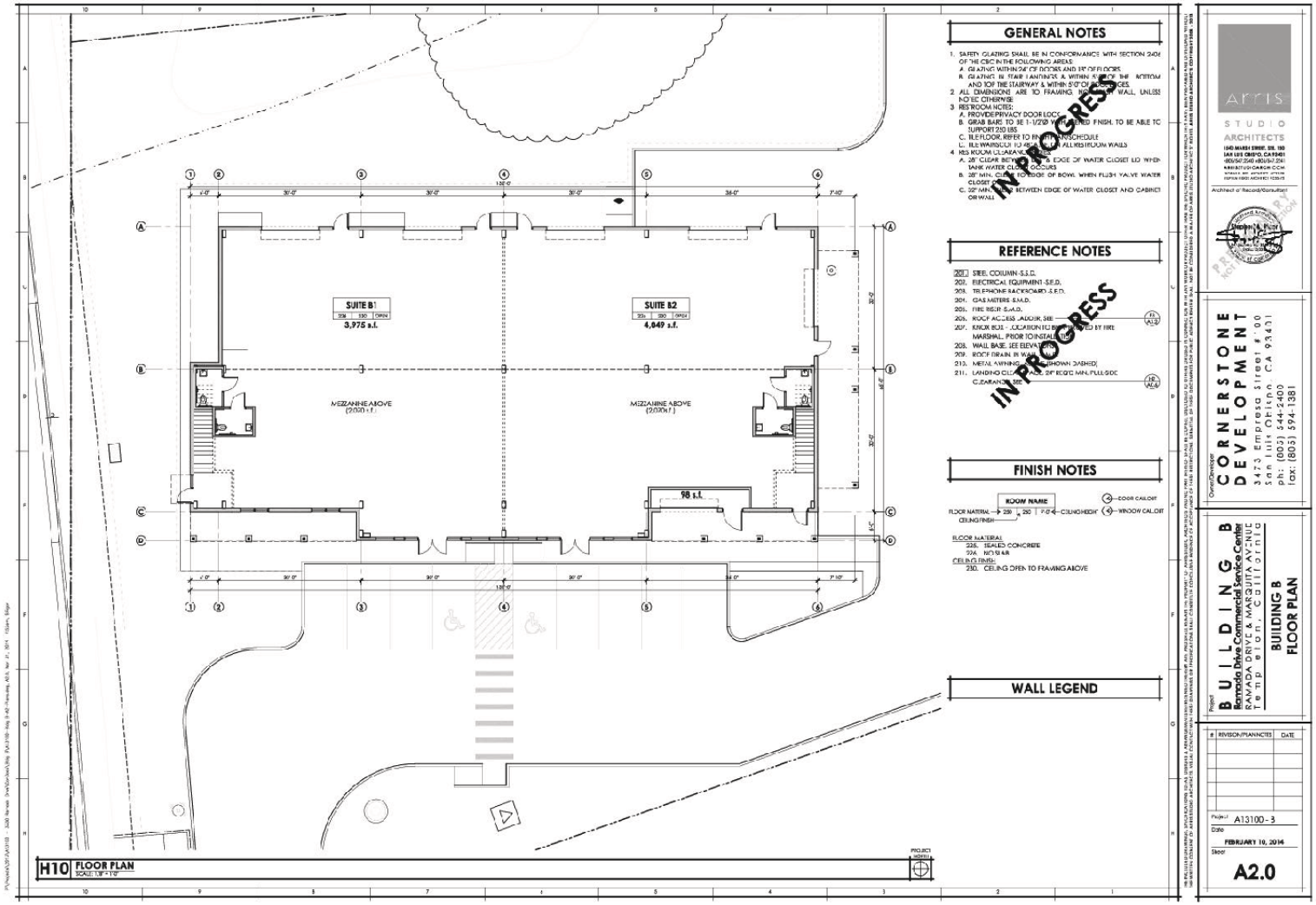
Building A Elevations

PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building A Rendering

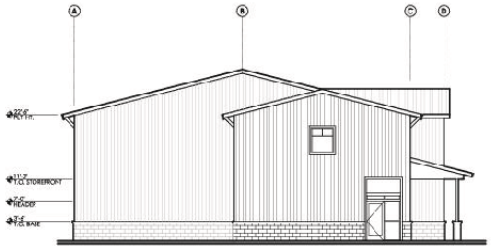


Attachment 8 - Graphics

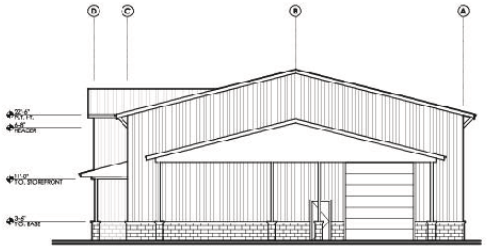
PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Building B Floor Plan

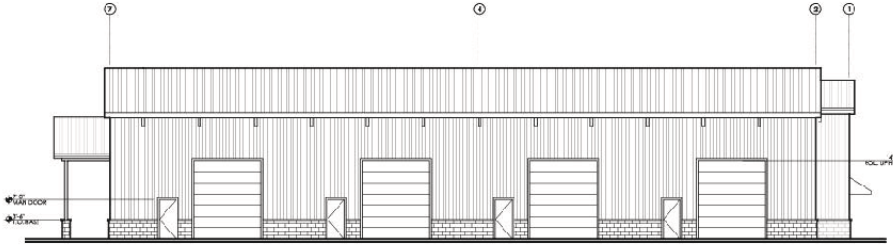
C9 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



E10 NORTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



E6 SOUTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



H9 EAST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

301 STUCCO FINISH
302 BRICK VENEER
303 METAL AWNING
304 FOAM TRIM
305 VERTICAL METAL SIDING
306 STOREFRONT, SEE PLANS
307 PRECAST BASE
308 FUTURE SIGNAGE, SEE [illegible] WINDOW. PROVIDE 16 GA. BACKING IN DASHED AREAS FOR FUTURE SIGN ATTACHMENT. PROVIDE ACCESS PANEL IN TOP OF WALL/PARAPET
309 METAL DOOR [illegible]
310 VERTICAL BOARD AND BATTEN SIDING

IN PROGRESS

COLOR & MATERIAL LEGEND

A. **STANDING SEAM METAL ROOF:** AEP SPAN: RED
B. **PAINT COLOR 1:** BENJAMIN MOORE: HC-81 MANCHESTER TAN
C. **PAINT COLOR 2:** BENJAMIN MOORE: HC-177 GETTYSBURG [illegible]
D. **BRICK VENEER:** PACIFIC CLAY PRODUCTS: LIGHT [illegible]
E. **PRE-CAST CONCRETE (SMOOTH [illegible]):** COLOR: FLINTSTONE DE [illegible]
F. **ALUMINUM STOREFRONT:** DARK BRONZE, ANODIZED TO BE CLEAR GLASS IN COMPLIANCE WITH [illegible] 34, UN 855 NOTED OTHERWISE. SEE REFERENCE NOTE [illegible]
G. **METAL BOLLARDS (POWDER):** BENJAMIN MOORE: HC-156 VAN DUSEN BLUE
H. **METAL (AWNING):** TO MATCH AEP SPAN BLACK

IN PROGRESS

ALLOWED SIGNAGE

ALL SIGNAGE LOCATIONS ARE IN COMPLIANCE WITH APPROVED SIGN PROGRAM. SIGNS WERE APPROVED BY THE CITY OF BUELLTON PLANNING COMMISSION ON JUNE 6, 2013 AS PART OF THE OVERALL PROJECT REVIEW OF THE CROSSROADS VILLAGE CENTER PROJECT. ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT. ALLOWED SIGNAGE TOTAL DOES NOT INCLUDE WINDOW SIGNS, BLADE SIGNS, AWNING SIGNS OR OTHER EXTRA PEDESTRIAN ORIENTED SIGNS ALLOWED BY THE CITY OF BUELLTON'S SIGN ORDINANCE.

ALL SIGN LOCATIONS SHALL CONFORM WITH THE APPROVED SIGN PROGRAM

ALLOWED SIGNAGE

MAIN SIGN	(1.24 x [illegible] FRONTAGE)	124 S.F.
SECONDARY SIGN	(40 [illegible] FRONTAGE X 50%)	100 S.F.
MULT TENANT INCREASE	(10 [illegible] TENANTS)	90 S.F.
TOTAL ALLOWABLE SIGN AREA		**346 S.F.**

PROPOSED SIGNAGE

TENANT A1 SIGN		41 S.F.
PRIMARY SIGN OVER FRONT DOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A2 SIGN		41 S.F.
PRIMARY SIGN OVER FRONT DOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A3 SIGN		41 S.F.
PRIMARY SIGN OVER FRONT DOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A4 SIGN		41 S.F.
PRIMARY SIGN OVER FRONT DOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A6 SIGN		41 S.F.
PRIMARY SIGN OVER FRONT DOOR	30 S.F.	
SECONDARY FACING VALLEY VINEYARD	11 S.F.	
TOTAL PROPOSED SIGN AREA		**276 S.F.**

ARTIS STUDIO ARCHITECTS
1042 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 93401
ARTISSTUDIO@ARCH.COM

Jerrilynn M. Barnett/Cross Jones

Owner/Developer:
CORNERSTONE DEVELOPMENT
3473 Empresa Street #100
San Luis Obispo, CA 93401
ph: (805) 544-2400
fax: (805) 594-1381

Project:
BUILDING B
Ramada Drive Commercial Service Center
RAMADA DRIVE & VARQUITA AVENUE
Lemoore, California

EXTERIOR ELEVATIONS

#	REVISION/PLAN NOTES	DATE

Project: A13100 - B
Date: FEBRUARY 10, 2014
Sheet: A5.0

Attachment 8 - Graphics

PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Building B Elevations

CONCEPTUAL EXTERIOR ELEVATION

BUILDING B - WEST ELEVATION (FRONT)

arris STUDIO ARCHITECTS

Cornerstone Development
3474 Empresa St. #100
San Luis Obispo, CA
ph: (805) 544-2400
fax: (805) 594-1381

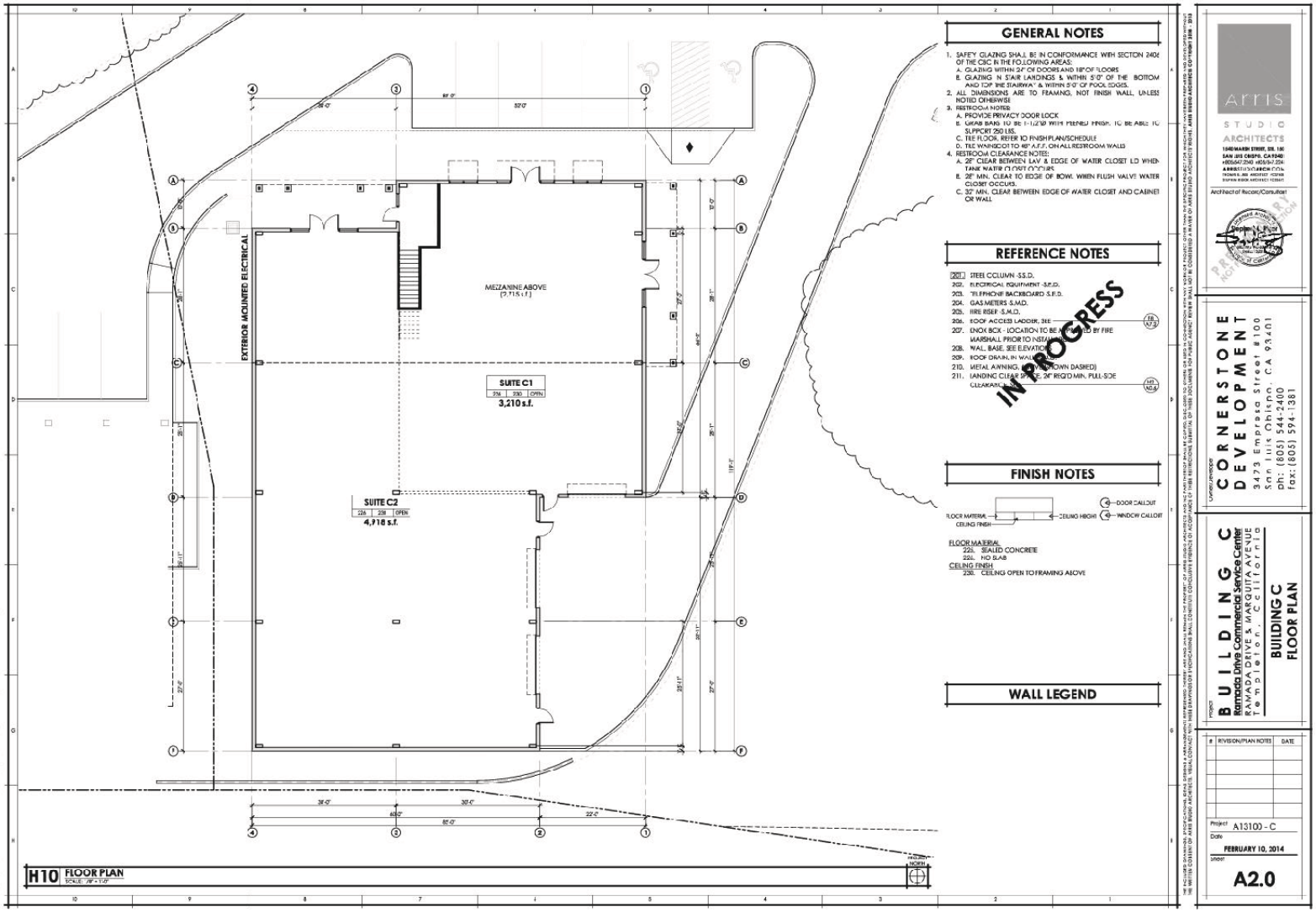
Ramada Drive
Commercial Service Center
Templeton, California

BUILDING B - CONCEPTUAL EXTERIOR ELEVATION

B

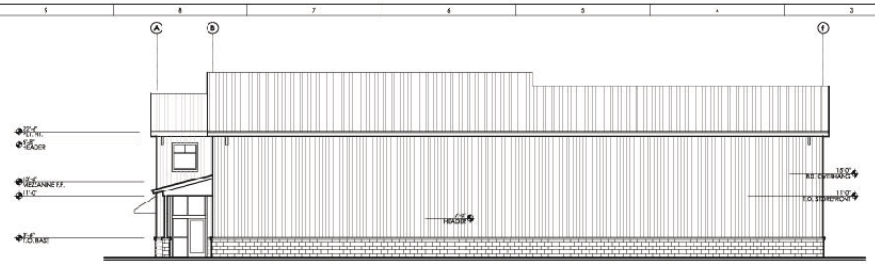
PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Building B Rendering



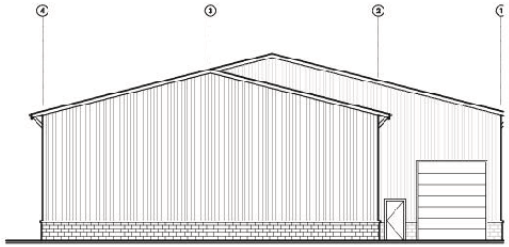
PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Building C Floor Plan

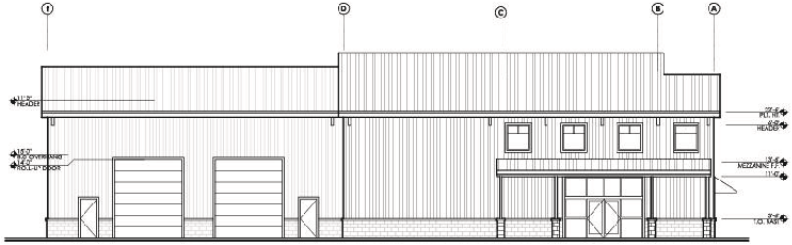


C9 NORTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

E10 EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



E6 WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



H9 SOUTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

501. STUCCO FINISH
502. BRICK VENEER
503. METAL AWNING
504. FOAM TRIM
505. VERTICAL METAL SIDING
506. STOREFRONT, SEE PLANS
507. PRECAST BASE
508. FUTURE SIGNAGE, SEE NOTE BELOW. PROVIDE 16 GA. BACKING IN DASHED AREAS FOR FUTURE SIGN ATTACHMENT. PROVIDE ACCESS PANEL AT BACK OF WALL/PARAPET
509. METAL DOOR, SEE PLANS
510. VERTICAL BOARD AND BATTEN SIDING

IN PROGRESS

COLOR & MATERIAL LEGEND

A. **STANDING SEAM METAL ROOF:** AEP SPAN, RED
B. **PAINT COLOR 1:** BENJAMIN MOORE: HC-81 MANCHESTER TAN
C. **PAINT COLOR 2:** BENJAMIN MOORE: HC-107 GETTYSBURG GRAY
D. **BRICK VENEER:** PACIFIC CLAY PRODUCTS: LIGHT BUFF
E. **PRE CAST CONCRETE (SMOOTH FINISH):** COLOR TO MATCH DARK GRAY
F. **ALUMINUM STOREFRONT:** DARK BRONZE, ANODIZED, TO BE CLEAR GLASS IN COMPLIANCE WITH T.24, UNLESS NOTED OTHERWISE. SEE REFERENCE NOTE
G. **METAL SIDING (TOWER):** BENJAMIN MOORE: HC-166 VAN DUSEN BLUE
H. **METAL (AWNING):** TO MATCH AEP SPAN BLACK

IN PROGRESS

ALLOWED SIGNAGE

ALL SIGNAGE LOCATIONS ARE IN COMPLIANCE WITH APPROVED SIGN PROGRAM. SIGNS WERE APPROVED BY THE CITY OF **BUELTON PLANNING COMMISSION** ON JUNE 6, 2013 AS PART OF THE OVERALL PROJECT REVIEW OF THE CROSSROADS VILLAGE CENTER PROJECT. ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT. ALLOWED SIGNAGE TOTAL DOES NOT INCLUDE WINDOW SIGNS, BLADE SIGNS, AWNING SIGNS OR OTHER EXTRA PEDESTRIAN ORIENTED SIGNS ALLOWED BY THE CITY OF BUELTON'S SIGN ORDINANCE.

ALL SIGN LOCATIONS SHALL CONFORM WITH THE APPROVED SIGN PROGRAM

ALLOWED SIGNAGE

MAIN SIGN	(126 S.F. MAX. ALLOWABLE)	126 S.F.
SECONDARY SIGN	(60 S.F. MAX. PERCENTAGE X 50%)	30 S.F.
MULTI TENANT INCREASE	(1 SIGN FOR 3 TENANTS)	90 S.F.
TOTAL ALLOWABLE SIGN AREA		**246 S.F.**

PROPOSED SIGNAGE

TENANT A1 SIGN		41 S.F.
PRIMARY SIGN OVER FRONTDOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A2 SIGN		41 S.F.
PRIMARY SIGN OVER FRONTDOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A3 SIGN		41 S.F.
PRIMARY SIGN OVER FRONTDOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A4 SIGN		41 S.F.
PRIMARY SIGN OVER FRONTDOOR	30 S.F.	
SECONDARY SIGN OVER REAR DOOR	11 S.F.	
TENANT A6 SIGN		41 S.F.
PRIMARY SIGN OVER FRONTDOOR	30 S.F.	
SECONDARY FACING VALLEY VINEYARD	11 S.F.	
TOTAL PROPOSED SIGN AREA		**176 S.F.**

IN PROGRESS

ARRIS STUDIO ARCHITECTS
1040 MARSH STREET, STE. 100
SAN LUIS OBISPO, CA 93401
ARRIS@STUDIOARCH.COM

Owner/Developer
CORNERSTONE DEVELOPMENT
3473 Empresa Street #103
San Luis Obispo, CA 93401
ph: (805) 541-2700
fax: (805) 594-1581

Project
BUILDING C
Ramada Drive Commercial Service Center
RAMADA DRIVE & MARQUITA AVENUE
Templeton, California

EXTERIOR ELEVATIONS

#	REVISION/PLAN NOTES	DATE

Project A13100 C
Date FEBRUARY 10, 2014
sheet A5.0

PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Building C Elevations

CONCEPTUAL EXTERIOR ELEVATION

BUILDING C - WEST ELEVATION (FRONT)

ARTIS STUDIO ARCHITECTS

Cornerstone Development
3474 Empresa St. #100
San Luis Obispo, CA
ph: (805) 544-2400
fax: (805) 594-1381

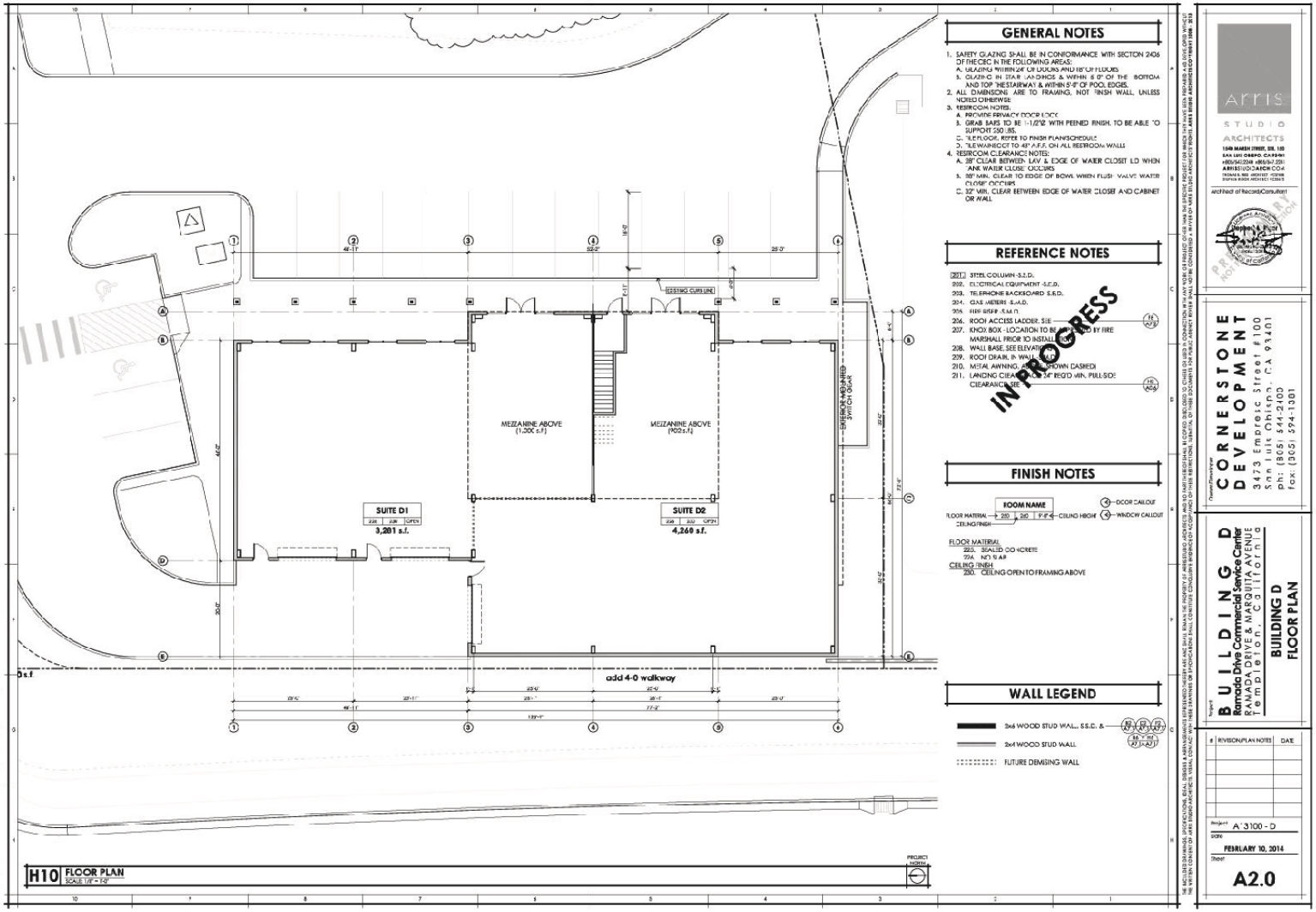
Ramada Drive
Commercial Service Center
Templeton, California

BUILDING C - CONCEPTUAL EXTERIOR ELEVATION

C

PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

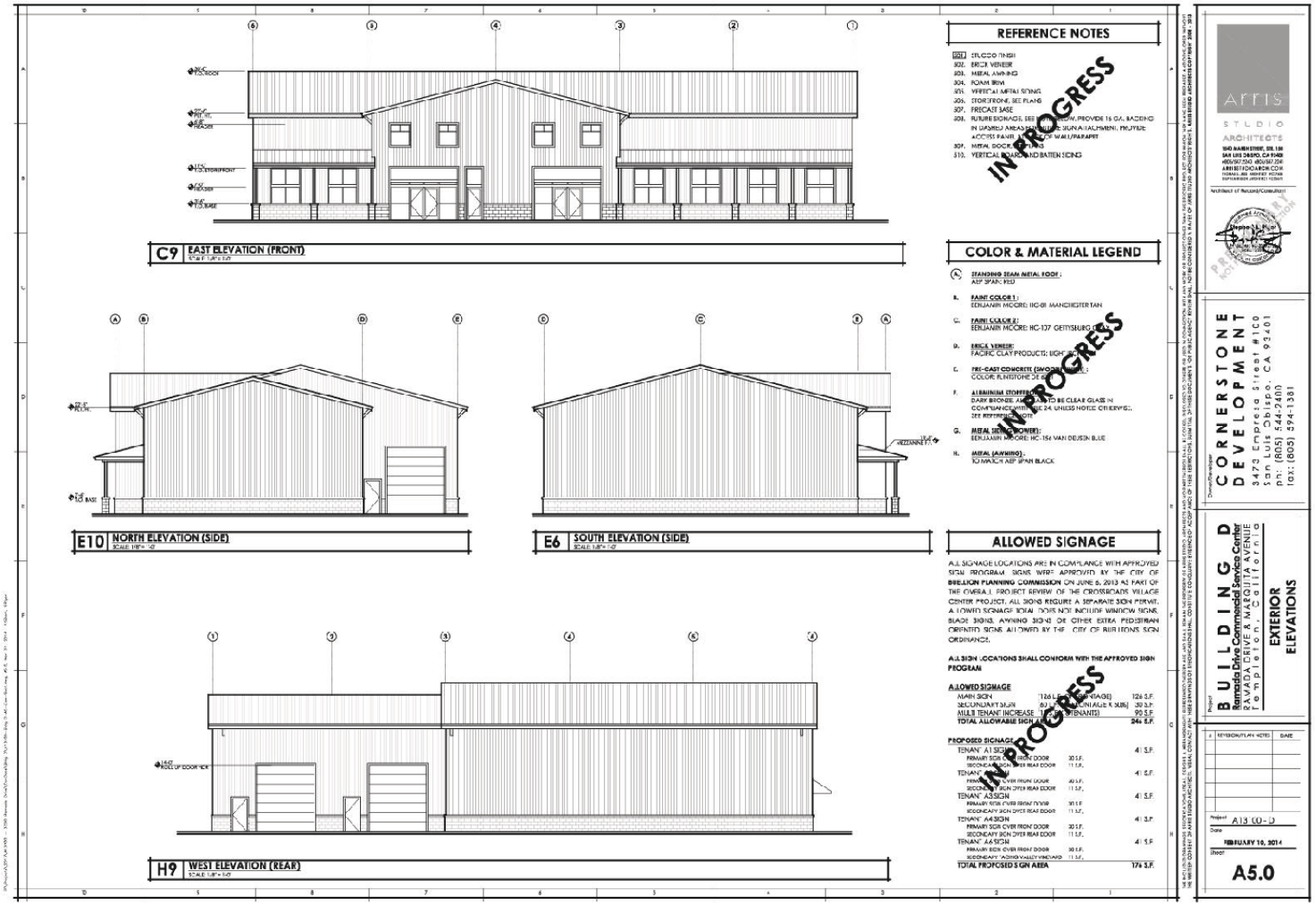
EXHIBIT
Building C Rendering



Attachment 8 - Graphics

PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Building D Floor Plan



PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building D Elevations

PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building D Rendering