

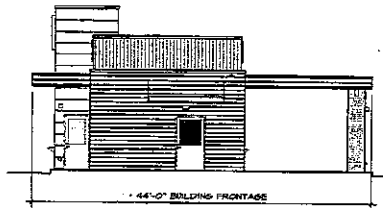
2019029142

GENERAL PLAN AMENDMENT 2019-01, REZONE 2019-02 AND PLANNED DEVELOPMENT 276-Warrior Crossing

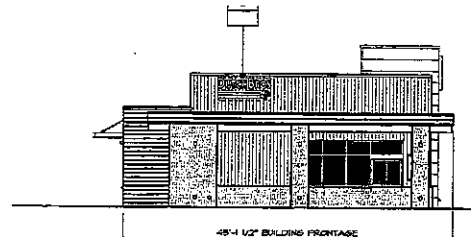
The applicant is requesting a General Plan Amendment and Rezone of the 1.4-acre property at 1201 W. Monte Vista Avenue (Stanislaus County APN 071-004-012) from High Density Residential to Community Commercial to allow for the construction of a 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.

CEQA: Mitigated Negative Declaration

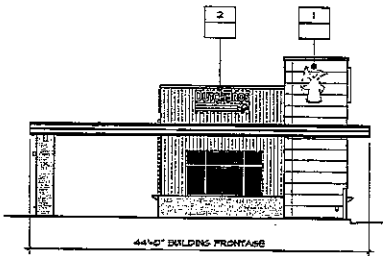




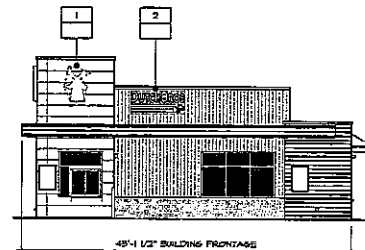
04 NORTH ELEVATION - VIEW FROM PARKING LOT
1/8\"/>



03 WEST ELEVATION - VIEW FROM MULTI-TENANT BUILDING
1/8\"/>



02 SOUTH ELEVATION - VIEW FROM MONTE VISTA AVENUE
1/8\"/>



01 EAST ELEVATION - VIEW FROM CROWELL ROAD
1/8\"/>

LETTERS TO HAVE 3\"/>

LETTERS TO HAVE 3\"/>

MOUNT WITH 1 1/2\"/>

COLOR AND NEON / LED ILLUMINATION PER TENANT SPECIFICATIONS.

LOGO AND LETTER STYLE PER TENANT SPECIFICATIONS.

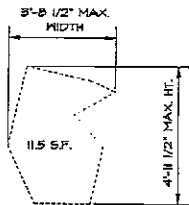
LOGO ILLUMINATION TO BE REVIEWED AND APPROVED BY LANDLORD.

THE NUMBER OF TENANTS, AND/OR SIGN AREAS SHOWN ARE ILLUSTRATIVE ONLY AND SHALL BE DETERMINED/CONFIRMED BASED ON ACTUAL TENANT OCCUPANCY.

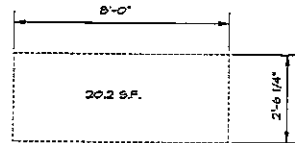
CONDITION WHEN BUILDING IS OCCUPIED BY SINGLE TENANT: AS AN ALTERNATIVE TO OPAQUE FACES WITH 5-INCH RETURNS, FACES MAY BE TRANSLUCENT WITH 5\"/>

OPAQUE RETURNS AND TRANSLUCENT ACRYLIC FACES, INTERNALLY ILLUMINATED (NEON OR LED, NO EXPOSED ILLUMINATION), AND FLUSH MOUNTED.

1 LOGO SIGN - 12'-0\"/>



2 3 S.F. / 1 L.F. - 36\"/>



SIGNAGE SUMMARY TABLE

DUTCH BROS BUILDING

TYPE	LOCATION	NUMBER	SIZE	SIGN BAND MAX. HEIGHT	TOTAL AREA	SIGN BAND VERT. DIST.
COPY SIGN	WALL	3	20.2 S.F.	30.25"	60.6 S.F.	20' MAX.
LOGO SIGN	WALL	2	11.5 S.F.	N/A	23.0 S.F.	20' MAX.
					83.6 S.F.	

MULTI-TENANT BUILDING

TYPE	LOCATION	NUMBER	SIZE	SIGN BAND MAX. HEIGHT	TOTAL AREA	SIGN BAND VERT. DIST.
TENANT SIGN (TENANT OVER 2,500 S.F.)	WALL	TBD	TBD	30"	TBD	18'-6"
TENANT SIGN (TENANT UNDER 2,500 S.F.)	WALL	TBD	TBD	36"	TBD	18'-6"
SHOPPING CENTER I.D. SIGN	WALL	1	37.5 S.F.	26"	37.5 S.F.	20'-3\"/>

LDING SIGN DETAILS - DUTCH BROS COFFEE

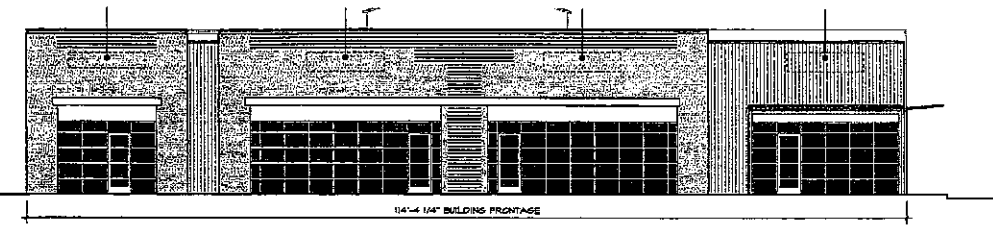
ACUFF ARCHITECTURE
7 Brookwood Ct., Lafayette, CA 94549
925.334.2245

PROJECT NAME
WARRIOR CROSSING

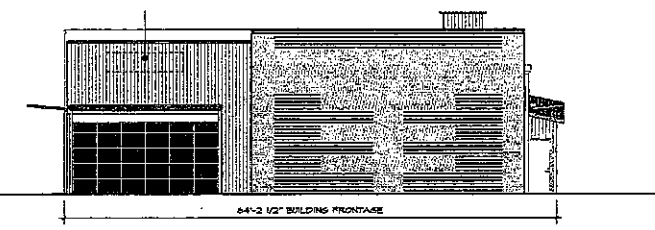
NEC MONTE VISTA AVE. & CROWELL RD.
TURLOCK, CA 95382

DRAWING TITLE
**COMPREHENSIVE SIGN PROGRAM
DUTCH BROS COFFEE BUILDING**

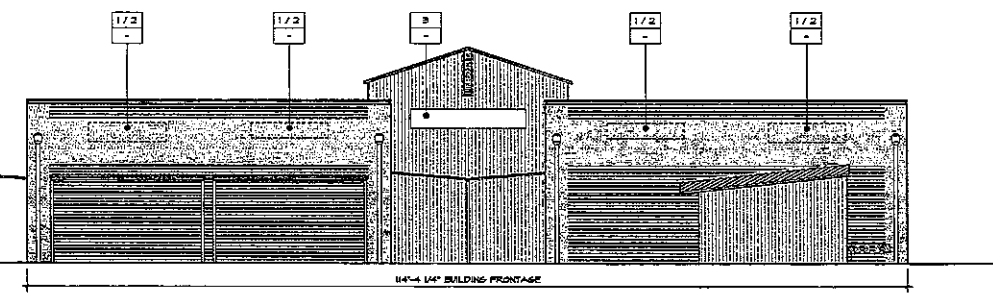
JOB NUMBER	16-0000	SHEET
DATE	02/06/2018	
DRAWN BY	JCA	S2
REVISION		



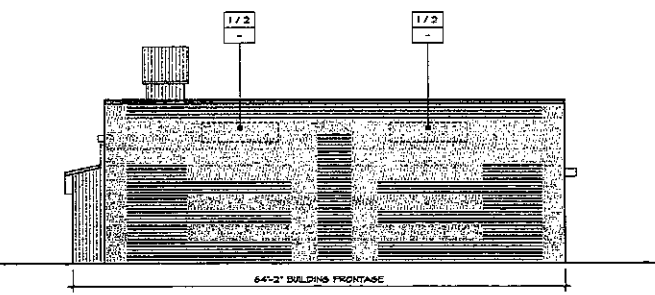
04 ELEVATION - VIEW FROM PARKING LOT



03 WEST ELEVATION - VIEW FROM DUTCH BROS



04 ELEVATION - VIEW FROM MONTE VISTA AVENUE



01 EAST ELEVATION - VIEW FROM PARKING AREA

ALUMINUM FABRICATED FACES AND RETURNS TO BE OPAQUE.

LETTERS TO HAVE 3" DEEP RETURNS WITH CLEAR LEXAN BACKS.

MOUNT WITH 1 1/2" STANDOFFS FROM WALL.

COLOR AND NEON / LED ILLUMINATION PER TENANT SPECIFICATIONS.

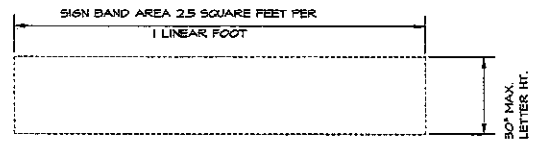
LOGO AND LETTER STYLE PER TENANT SPECIFICATIONS.

LOGO ILLUMINATION TO BE REVIEWED AND APPROVED BY LANDLORD.

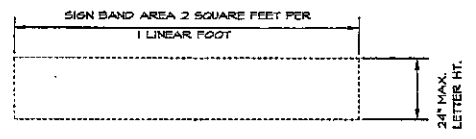
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CONDITION WHEN BUILDING IS OCCUPIED BY SINGLE TENANT: AS AN ALTERNATIVE TO OPAQUE FACES WITH 3-INCH RETURNS, FACES MAY BE TRANSLUCENT WITH 3" OPAQUE RETURNS AND TRANSLUCENT ACRYLIC FACES, INTERNALLY ILLUMINATED (NEON OR LED, NO EXPOSED ILLUMINATION) AND FLUSH MOUNTED.

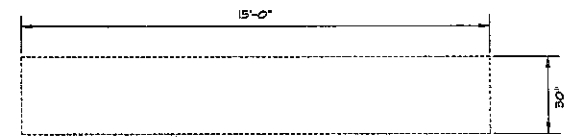
1 PERMITTED FOR TENANTS GREATER THAN 2,500 S.F.
2.5 S.F. / 1 L.F. - 30" MAXIMUM LETTER HEIGHT



2 PERMITTED FOR TENANTS UNDER 2,500 SQUARE FEET
2 S.F. / 1 L.F. - 24" MAXIMUM LETTER HEIGHT



3 SHOPPING CENTER I.D. SIGN
15' X 2'-6" = 37.5 S.F.



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BUILDING SIGN DETAILS - MULTI-TENANT BUILDING

ACUFF ARCHITECTURE
7 Brockwood Ct. Lafayette, CA 94545
925 334 2245

PROJECT NAME
WARRIOR CROSSING

NEG MONTE VISTA AVE. & CROWELL RD.
TURLOCK, CA 95322

DRAWING TITLE
**COMPREHENSIVE SIGN PROGRAM
MULTI-TENANT BUILDING**

JOB NUMBER: 18CA020 SHEET:
DATE: 02/08/2018
DRAWN BY: JCA / RL
REVISION:

S3