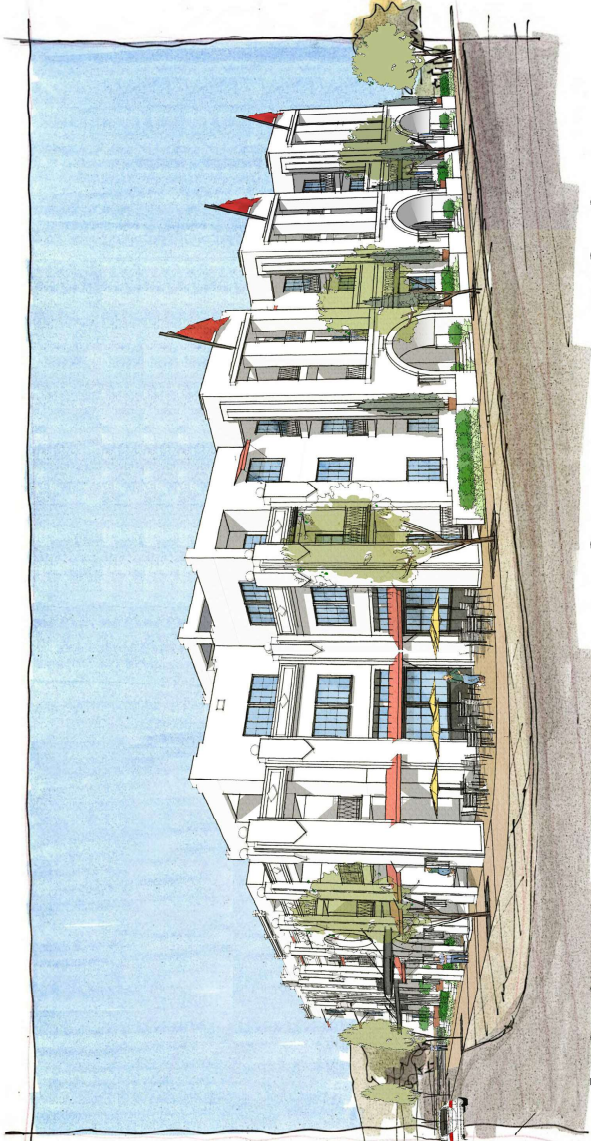


APPROVED VIEW



480 AVENUE OF FLAGS

PERSPECTIVE VIEW - From Corner of Avenue of the Flags

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- T1 TITLE SHEET / PROJECT STATS
- A2 EXISTING SITE SURVEY
- A3 ARCHITECTURAL REF PLAN - APPROVED
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- A5 FLOOR PLANS - SECOND FLOOR
- A6 FLOOR PLANS - THIRD FLOOR
- A7 FLOOR PLAN - FOURTH FLOOR
- A8 EXISTING AND PROPOSED SECOND STREET ELEVATIONS
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- A10 BUILDING SECTIONS
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- A12 MATERIAL BOARD - APPROVED
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- A15 COLOR AND MATERIAL BOARD
- A16 ROOF TOP DECK SKETCH
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- A21 LANDSCAPE VIGNETTE
- A22 PROJECT AMENITIES
- A23 GROUND FLOOR LIGHTING PLAN
- A24 GROUND FLOOR LIGHTING PLAN
- A25 UPPER FLOOR LIGHTING PLANS

PROJECT DIRECTORY

APPLICANT:
MR DEVELOPMENT COMPANY 2450 AGOURA ROAD, SUITE 102916 CALABASAS, CA 91302
CONTACT: BRANDON MANN
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EMAIL: BRANDON.MANN@MRDCOMPANY.COM

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SAN LUIS OBISPO, CA 93401
PHONE: (805) 542-1794
EMAIL: SAM@RRMDESIGN.COM

CIVIL ENGINEER:
BETHLE ENGINEERING
SANTA MARIA, CA 93455
CONTACT: ANTHONY QUERRECO
PHONE: (805) 934-2759
EMAIL: ANTHONY@BETHLEENGINEERS.COM

PROJECT ADDRESS:
518 AVENUE OF THE FLAGS, BUELTON, CA
APN: 137-770-042, 137-170-043

PROJECT STATISTICS

ZONING	PROPOSED	APPROVED
GENERAL COMMERCIAL	C-R GENERAL COMMERCIAL	C-R GENERAL COMMERCIAL
SPECIFIC PLAN DISTRICT	#4 CIVIC GALLERY, PLANNING UNIT E-5	#4 CIVIC GALLERY, PLANNING UNIT E-5
CONSTRUCTION TYPE	VA	III/A
SPRINKLER	NFPA 13	NFPA 13
PARCEL SIZE	1.44 ACRES (71,352 SF)	1.44 ACRES (71,352 SF)
DENSITY ALLOWED:	25-40 DU/ACRE	25-40 DU/ACRE
DENSITY PROPOSED:	59 DU (647,164 ACRES)	59 DU (647,164 ACRES)
TOTAL GROSS BUILDING AREA	55,204 SF	89,730 SF
MIXED USE GROUND FLOOR AREA	COMMERCIAL = 1,092 SF LINE WORK = 3,316 SF (2,614 SF WORK)	COMMERCIAL = 10,670 SF AMENITIES = 2,910 SF
RESIDENTIAL 1ST FLOOR AREA	15,250 SF (21.13% LOT COVERAGE)	17,340 SF
RESIDENTIAL 2ND FLOOR AREA	16,980 SF	36,670 SF
RESIDENTIAL 3RD FLOOR AREA	16,980 SF	36,670 SF
RESIDENTIAL 4TH FLOOR AREA	7,796 SF	
OPEN SPACE REQUIRED:	250 SF / UNIT = 16,000 S.F.	230 SF / UNIT = 16,000 S.F.
OPEN SPACE PROVIDED:	18,399 SF	16,170 SF
LANDSCAPING REQUIRED:	10,700 SF (15% OF NET SITE AREA)	10,700 SF (15% OF NET SITE AREA)
LANDSCAPING PROVIDED:	12,096 SF	8,803 SF (2,800' (23% HARDSCAPE ALLOWANCE)
TOTAL LANDSCAPING:	12,096 SF	11,012 SF
MAX. ALLOWED HEIGHT:	35'-0" (50' W/ DOR INCENTIVE)	35'-0" (50' W/ DOR INCENTIVE)
MAX. PROPOSED HEIGHT:	47'-0" FT. (TYPICAL PARAPET)	47'-0" FT. (TYPICAL PARAPET)
BUILDING SETBACKS	FRONT 0' SIDE 0' REAR 50' MIN CREEK, 200' MIN, VARIES	FRONT 0' SIDE 3'-10" REAR 118' MIN TO 142'

PROJECT UNITS AND PARKING

AUTO PARKING	PROPOSED	APPROVED
PARKING REQUIRED:	CALCULATION <td>CALCULATION </td>	CALCULATION
RESIDENTIAL	1/STUDIO = 8 UNITS * 1 = 8 SPACES 1/1BED = 30 UNITS * 1 = 30 SPACES 2/2BED = 20 UNITS * 2 = 40 SPACES LIVE WORK = 3 UNITS * 2 = 6 SPACES TOTAL = 64 UNITS, 87 SPACES	1/STUDIO = 10 UNITS * 1 = 10 SPACES 1/1BED = 28 UNITS * 1 = 28 SPACES 2/2BED = 26 UNITS * 2 = 52 SPACES TOTAL = 64 UNITS
RESIDENTIAL GUEST	1/5 UNITS = 64/5 = 13 SPACES	1/5 UNITS = 64/5 = 13 SPACES
COMMERCIAL	1/300 SF = 1,094/300 = 4 SPACES	1/300 SQFT = 9,920/300
TOTAL REQUIRED	104 SPACES	137 SPACES
TOTAL PROVIDED	1 COVERED GARAGE/CARPORTS 1 COVERED TANDEN PARKING 46 COVERED OFF-STREET PARKING 107 TOTAL ON-SITE PARKING 6 NEW ADDITIONAL OFF-STREET PARKING	137 SPACES 6 COMMERCIAL SHORT TERM 64 RES. LONG TERM (ONE PER UNIT)

TITLE SHEET

DATE: 09 JULY 2024
PROJECT: 2374-01-RS21



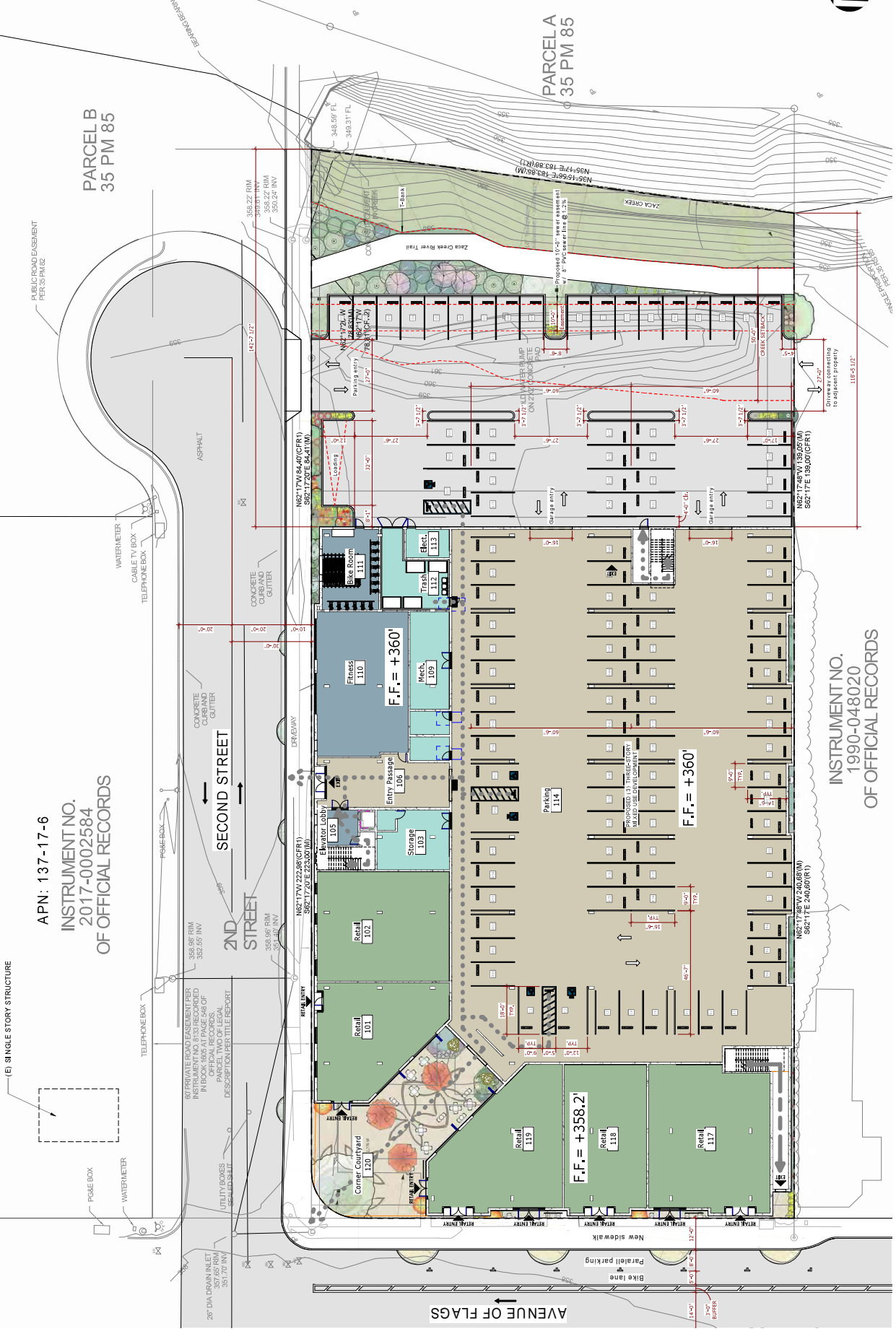
TITLE SHEET

480 AVENUE OF FLAGS - MIXED USE

09 JULY 2024

2374-01-RS21





APN: 137-17-6
 INSTRUMENT NO.
 2017-0002584
 OF OFFICIAL RECORDS

PARCEL B
 35 PM 85

PARCEL A
 35 PM 85

INSTRUMENT NO.
 1990-048020
 OF OFFICIAL RECORDS



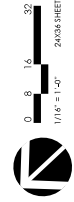
ARCHITECTURAL SITE PLAN - APPROVED
 480 AVENUE OF FLAGS - MIXED USE

20 MAY 2024

2374-01-RS21

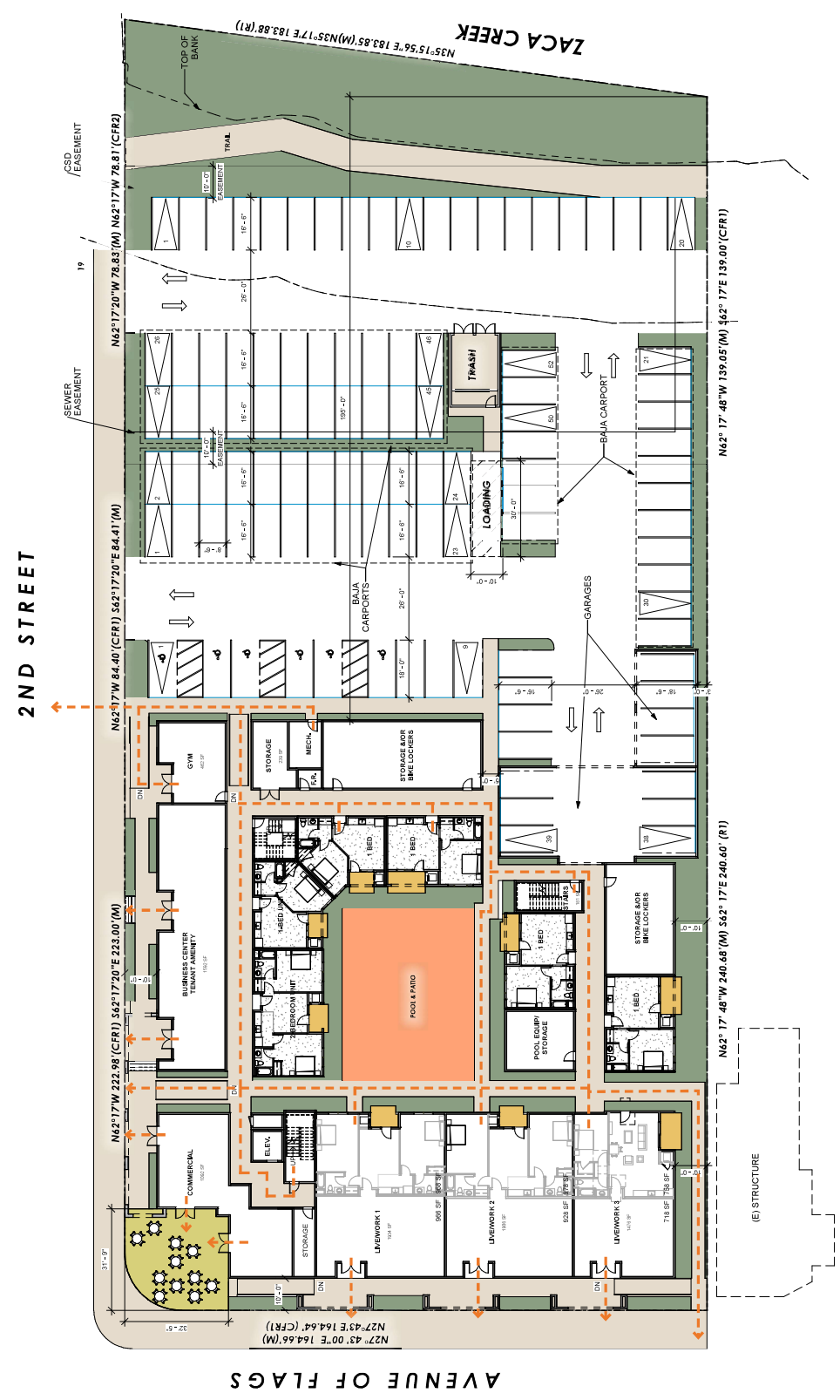


- HATCH LEGEND**
- LANDSCAPE AREA (12,094 SF)
 - PLAZA (COUNTING TOWARDS OPEN SPACE AREA) (963 SF)
 - PRIVATE OPEN SPACE (560 SF THIS FLOOR)
 - COMMON OPEN SPACE (2,223 SF THIS FLOOR)
 - SIDEWALK/HARDSCAPE (TRAIL COUNTING TOWARDS OPEN SPACE = 1,851 SF)
 - EGRESS
- UNIT COUNT, THIS FLOOR**
- 5- 1 BEDROOM UNITS
 - 1- 2 BEDROOM UNITS
 - 3- LIVE WORK UNITS
- 9 TOTAL UNITS THIS FLOOR**



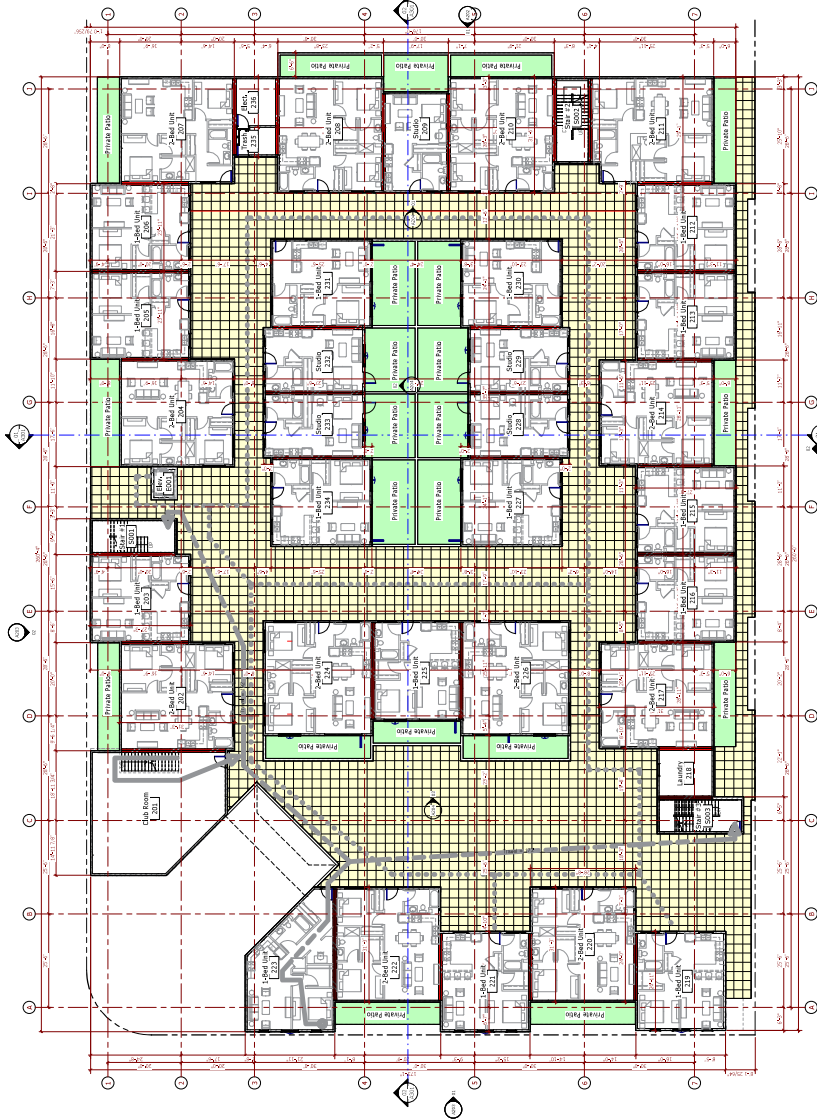
A4

09 JULY 2024
2374-01-RS21



ARCHITECTURAL SITE PLAN - REVISED
480 AVENUE OF FLAGS - MIXED USE





1 SECOND FLOOR PLAN - APPROVED
 1/16" = 1'-0" (24 X 36 SHEET)

UNIT COUNT, THIS FLOOR
 5 - STUDIOS
 15 - 1 BEDROOM UNITS
 12 - 2 BEDROOM UNITS
 32 TOTAL UNITS THIS FLOOR



2 SECOND FLOOR PLAN - REVISED
 1/16" = 1'-0" (24 X 36 SHEET)

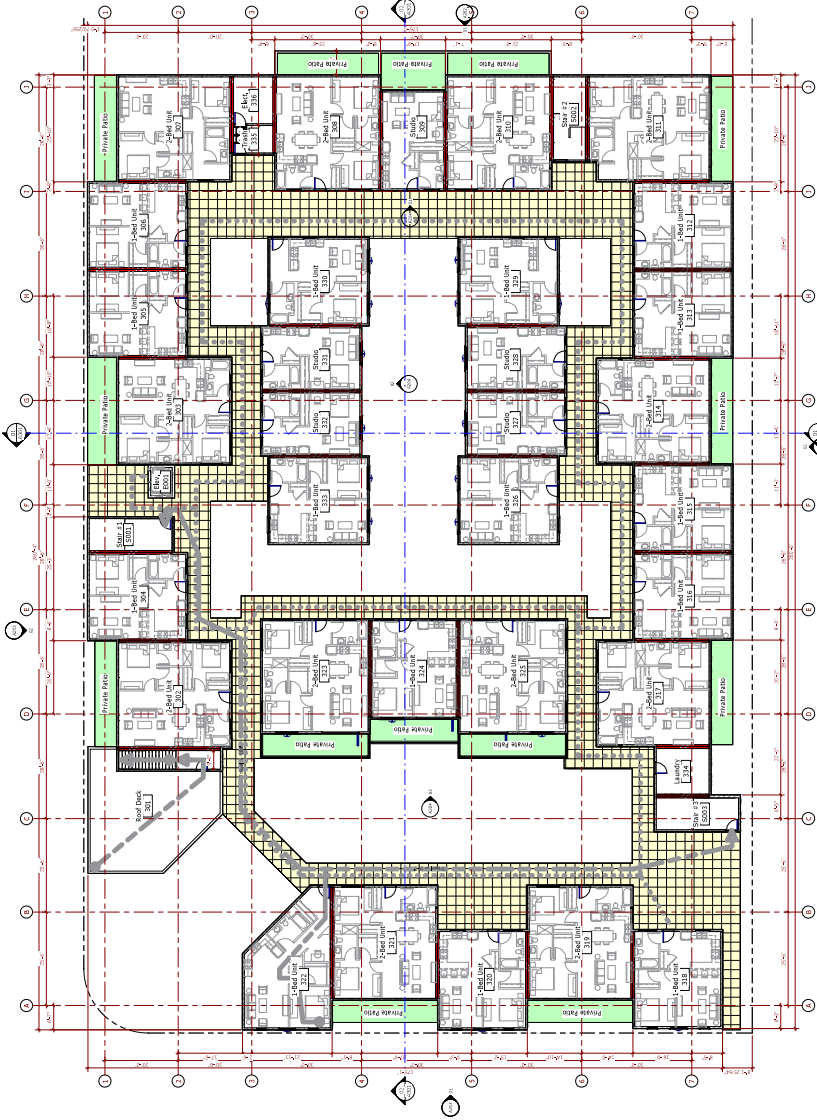
HATCH LEGEND

- LANDSCAPE AREA
- PLAZA (COUNTING TOWARDS OPEN SPACE AREA)
- PRIVATE OPEN SPACE (2,028 SF THIS FLOOR)
- COMMON OPEN SPACE (1,692 SF THIS FLOOR)
- SIDEWALK/HARDSCAPE
- EGRESS

UNIT COUNT, THIS FLOOR

- 3 - STUDIOS
- 11 - 1 BEDROOM UNITS
- 8 - 2 BEDROOM UNITS
- 22 TOTAL UNITS THIS FLOOR





1 THIRD FLOOR PLAN - APPROVED
1/16" = 1'-0" (24 X 36 SHEET)

UNIT COUNT, THIS FLOOR
 5 - STUDIOS
 15 - 1 BEDROOM UNITS
 12 - 2 BEDROOM UNITS
 32 TOTAL UNITS THIS FLOOR



2 THIRD FLOOR PLAN - REVISED
1/16" = 1'-0" (24 X 36 SHEET)

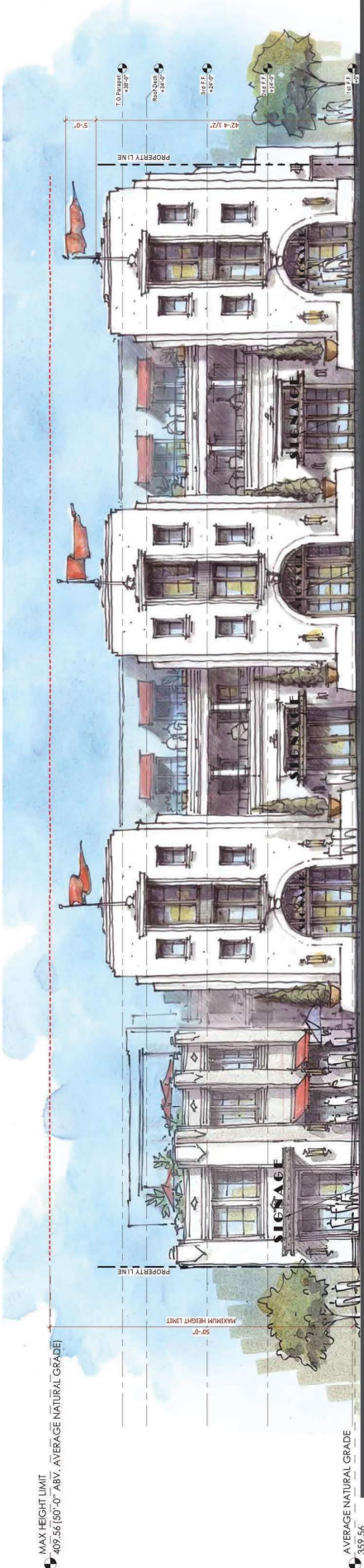
HATCH LEGEND

- LANDSCAPE AREA
- PLAZA (COUNTING TOWARDS OPEN SPACE AREA)
- PRIVATE OPEN SPACE (2,028 SF THIS FLOOR)
- COMMON OPEN SPACE (0 SF THIS FLOOR)
- SIDEWALK/HARDSCAPE
- EGRESS

UNIT COUNT, THIS FLOOR

- 3 - STUDIOS
- 11 - 1 BEDROOM UNITS
- 8 - 2 BEDROOM UNITS
- 22 TOTAL UNITS THIS FLOOR





2ND STREET

1 APPROVED WEST ELEVATION - AVENUE OF THE FLAGS
 1/8" = 1'-0" (24" X 36" SHEET)

APPROVED	CONSISTENT	PROPOSED
Minimum: 15' Maximum: 35' (void in-situ) Max. Height at Property Line: 35' Add 1' Height to be Setback 15' Heights Allowed	Inconsistent: Development Plan Modification	Minimum: 28' Predominant Max: 47'-11" 4th Floor Height: 37'-4" (Front/Side Property Lines) Setbacks: 5' - 31'-9" Front (ACP): 5' - 39'-8" (85% of frontage setbacks & 10') Side (S): 15' - 43' setbacks (85% of frontage setbacks & 10') Side (S): 15' - 43' setbacks (85% of frontage setbacks & 10') Side (S): 15' - 43' setbacks (85% of frontage setbacks & 10') Art Deco Tower Elements: 47'-11"



2ND STREET

2 REVISED WEST ELEVATION - AVENUE OF THE FLAGS
 1/8" = 1'-0" (24" X 36" SHEET)

REVISED		
Minimum: 15' Maximum: 35' (void in-situ) Max. Height at Property Line: 35' Add 1' Height to be Setback 15' Heights Allowed	Inconsistent: Development Plan Modification	Minimum: 28' Predominant Max: 47'-11" 4th Floor Height: 37'-4" (Front/Side Property Lines) Setbacks: 5' - 31'-9" Front (ACP): 5' - 39'-8" (85% of frontage setbacks & 10') Side (S): 15' - 43' setbacks (85% of frontage setbacks & 10') Side (S): 15' - 43' setbacks (85% of frontage setbacks & 10') Side (S): 15' - 43' setbacks (85% of frontage setbacks & 10') Art Deco Tower Elements: 47'-11"

PROPOSED BUILDING ELEVATIONS
480 AVENUE OF FLAGS - MIXED USE

06 SEPTEMBER 2024
 2374-01-RS21

design group

A8

0 4 8 16
 1/8" = 1'-0" 24x36 SHEET

MAX HEIGHT LIMIT
 407.56 (50'-0" ABV. AVERAGE NATURAL GRADE)

AVERAGE NATURAL GRADE
 365.56

MAX HEIGHT LIMIT
 47'-0" TO.P.

STREET ACADRE # 30'

AVERAGE NATURAL GRADE
 365.56

PROPERTY LINE

PROPERTY LINE

PROPOSED TYP. PARAPET HEIGHT
 47'-0" TO.P.

MAX PROPOSED PLATE HEIGHT
 43'-11"

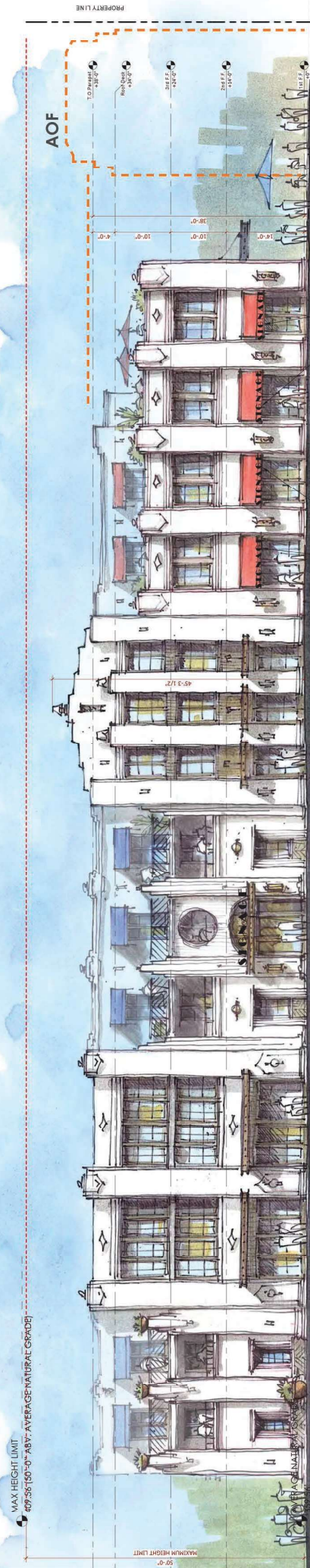
RESIDENTIAL FOURTH FLOOR
 34'-10" FF

RESIDENTIAL THIRD FLOOR
 24'-5" FF

RESIDENTIAL SECOND FLOOR
 14'-0" FF

GYM / LOBBY, RES. GROUND FLOOR
 2'-0" FF (360.30')

COMMERCIAL GROUND FLOOR
 0'-0" FF (359.30')



MAX HEIGHT LIMIT
407.56 (50'-0" ABV. AVERAGE NATURAL GRADE)

AOF

PROPERTY LINE

1 APPROVED NORTH ELEVATION - SECOND ST.
1/8" = 1'-0" (24 X 36 SHEET)



MAX HEIGHT LIMIT
407.56 (50'-0" ABV. AVERAGE NATURAL GRADE)

PROPOSED TYP. PARAPET HEIGHT
4'-0" TO P.

MAX PROPOSED FLATE HEIGHT
43'-11"

RESIDENTIAL
FOURTH FLOOR
34'-10" FF

RESIDENTIAL
THIRD FLOOR
24'-5" FF

RESIDENTIAL
SECOND FLOOR
4'-0" FF

GYM / LOBBY / RECEPTION FLOOR
2'-0" FF (160.30)
COMMERCIAL FLOOR
130' FF (159.30)

PARKING

2 REVISED NORTH ELEVATION - SECOND STREET
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 12 16
1/8" = 1'-0"
24038 SHEET



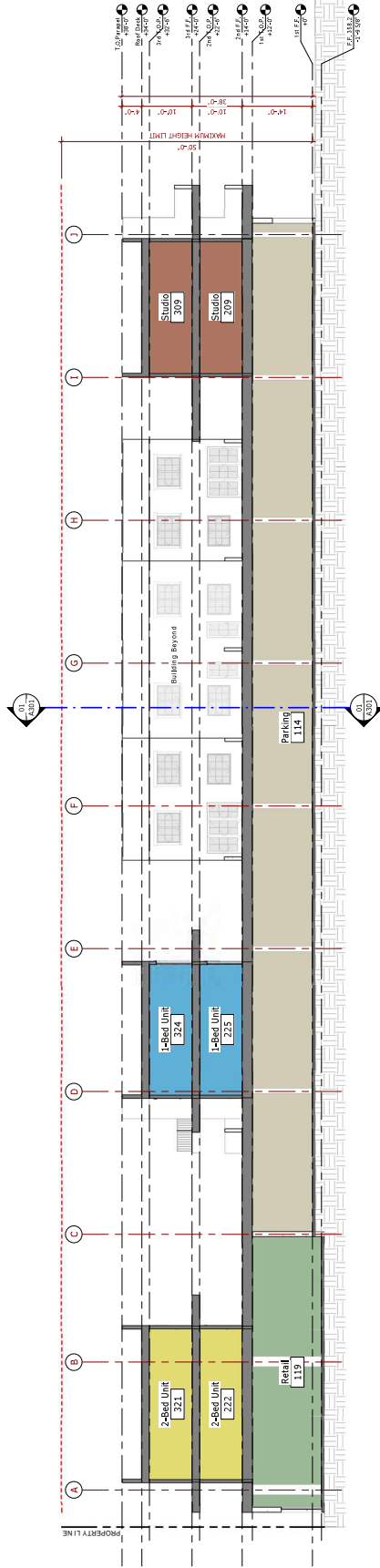
PROPOSED BUILDING ELEVATIONS

480 AVENUE OF FLAGS - MIXED USE

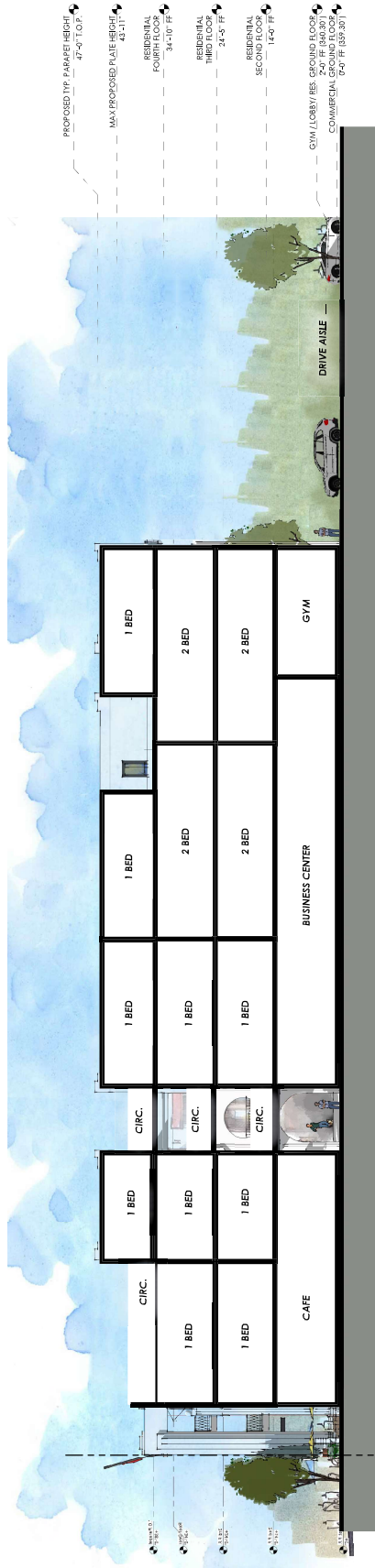
06 SEPTEMBER 2024

2374-01-RS21

A9

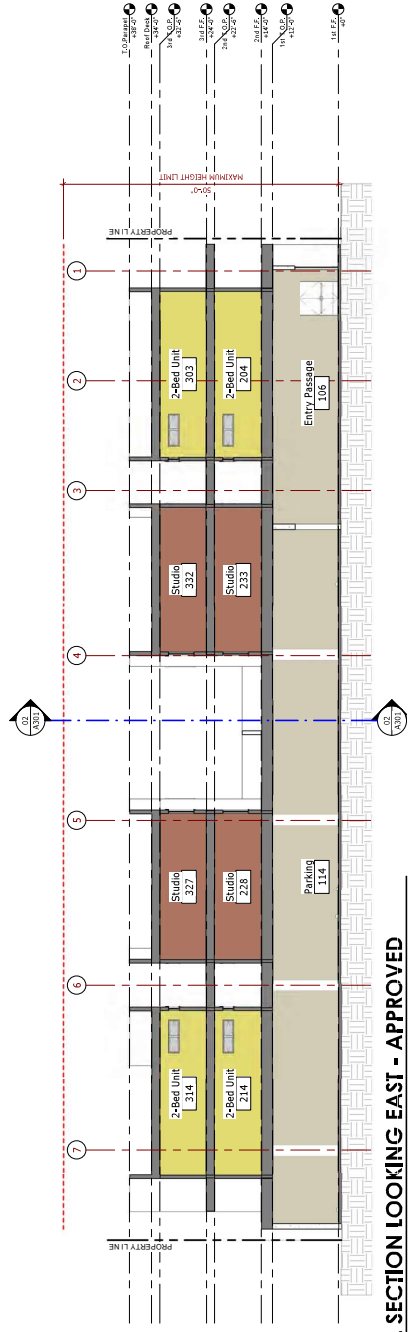


1 LONGITUDINAL SECTION LOOKING NORTH - APPROVED
3/32" = 1'-0" (24 X 36 SHEET)



2 LONGITUDINAL SECTION LOOKING NORTH - REVISED
3/32" = 1'-0" (24 X 36 SHEET)





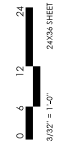
1 LONGITUDINAL SECTION LOOKING EAST - APPROVED

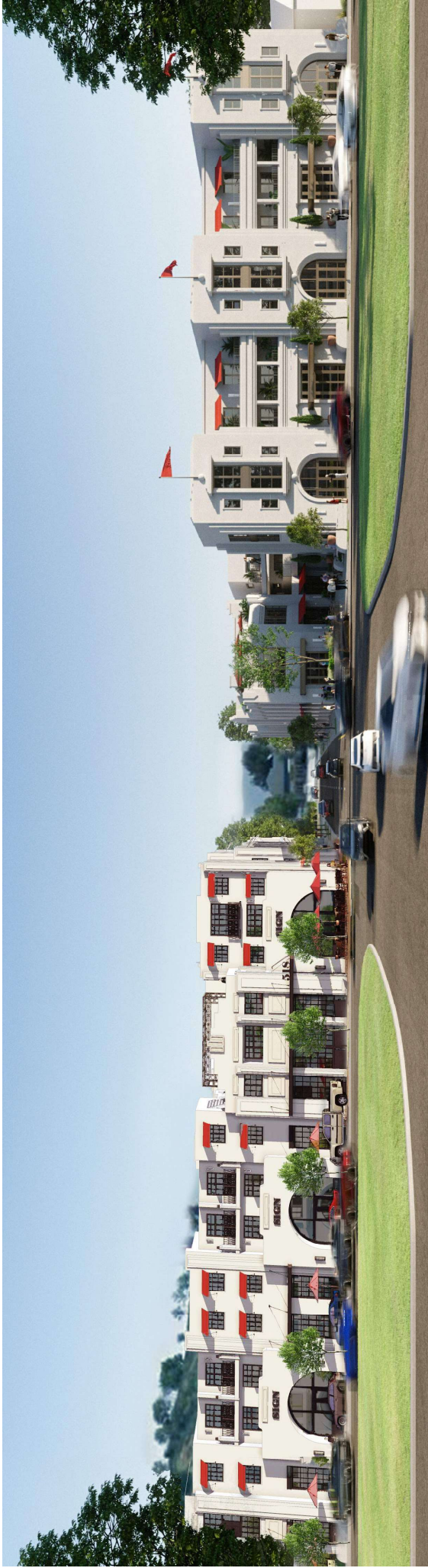
3/32" = 1'-0" (24 X 36 SHEET)



2 LONGITUDINAL SECTION LOOKING EAST - REVISED

3/32" = 1'-0" (24 X 36 SHEET)

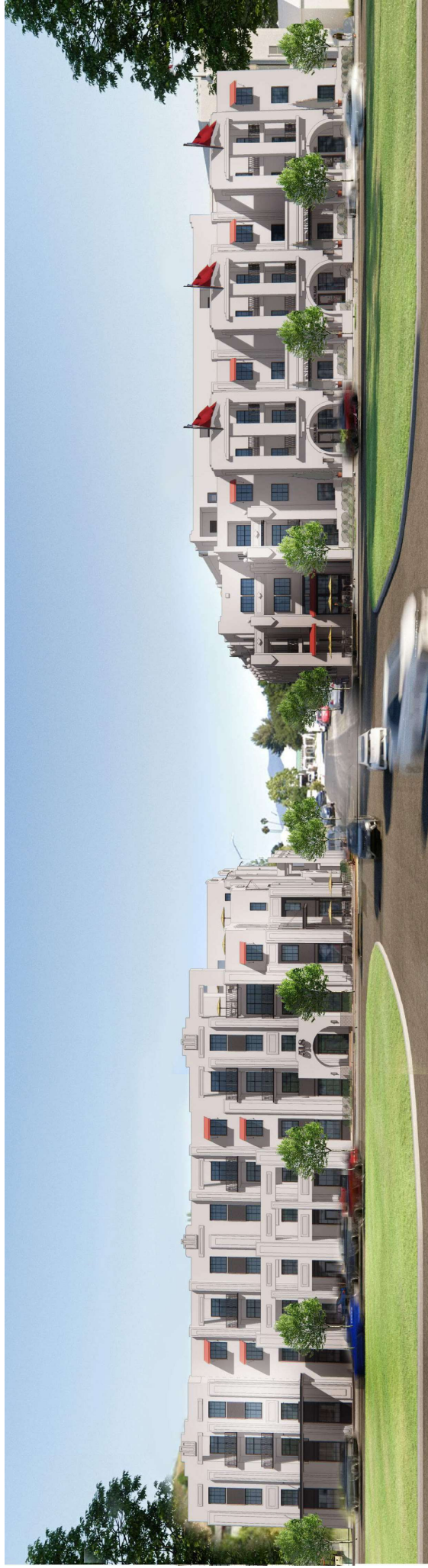




518 AVENUE OF FLAGS - STREET PERSPECTIVE

APPROVED STREET SCENE

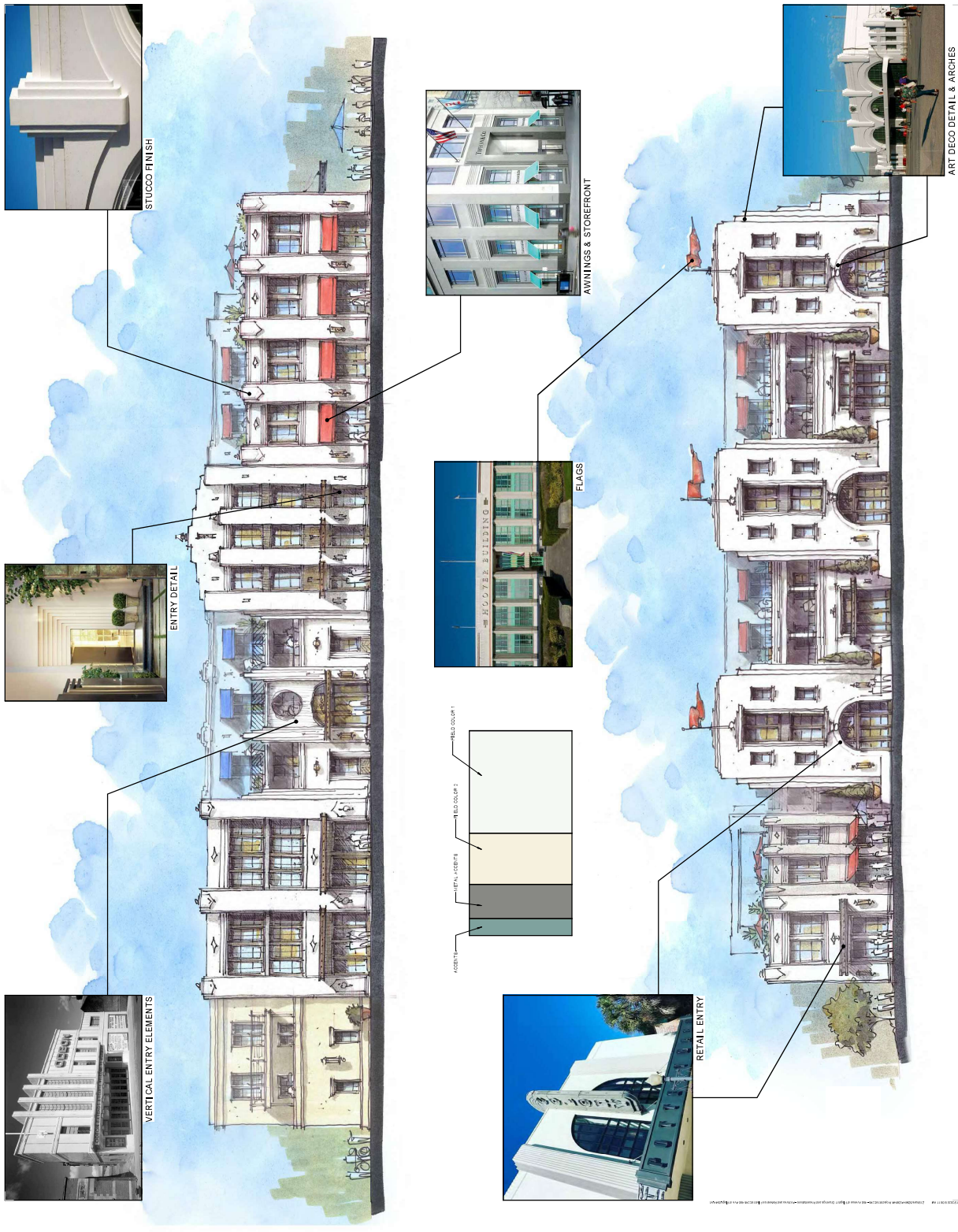
480 AVENUE OF FLAGS - STREET PERSPECTIVE

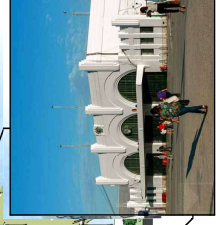
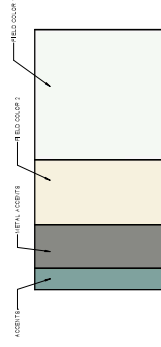
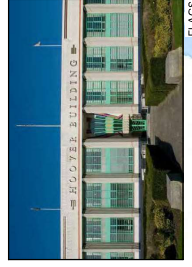


518 AVENUE OF FLAGS - STREET PERSPECTIVE

REVISED STREET SCENE

480 AVENUE OF FLAGS - STREET PERSPECTIVE







Dark Bronze Ab-6

ARCADIA - DOOR, WINDOW & STOREFRONT FRAME, PANEL & MULLION COLOR



ARCADIA - STANDARD NARROW STILE DOORS



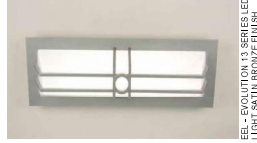
ARCADIA - 42 SERIES WINDOWS



ARCADIA - AFT15 SERIES STOREFRONT SYSTEM



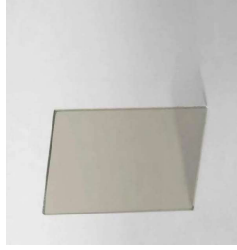
ACS STAINLESS - BANNER RAILING SYSTEM, STAINLESS STEEL FINISH



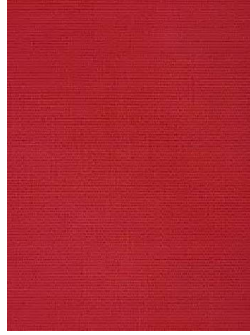
CEL - EXHIBITION, SERIALIZED LIGHT SATIN BRONZE FINISH



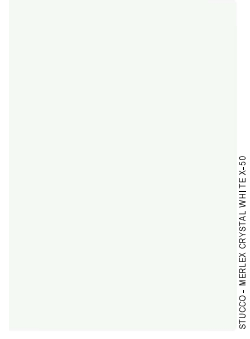
LAWRENCE - CANOPY WITH LIGHT SATIN BRONZE FINISH



VITRO - SOLAR GRAY GLAZING



SUNBELLA - SPECTRUM CHERRY ANTIHUGS

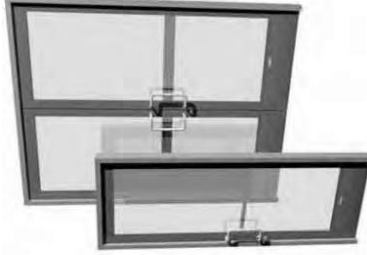


STUCCO - MERLEX CRYSTAL WHITE EX-40

APPROVED MATERIAL BOARD



Dark Bronze Ab-6



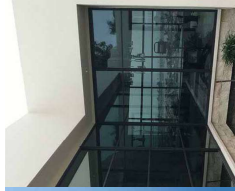
ARCADIA - STANDARD NARROW STILE DOORS



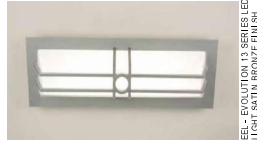
ARCADIA - 42 SERIES WINDOWS



ARCADIA - AFT15 SERIES STOREFRONT SYSTEM



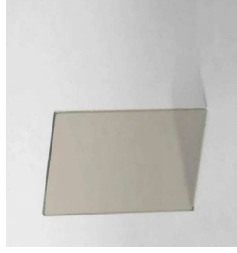
ACS STAINLESS - BANNER RAILING SYSTEM, STAINLESS STEEL FINISH



CEL - EXHIBITION, SERIALIZED LIGHT SATIN BRONZE FINISH



LAWRENCE - CANOPY WITH LIGHT SATIN BRONZE FINISH



VITRO - SOLAR GRAY GLAZING

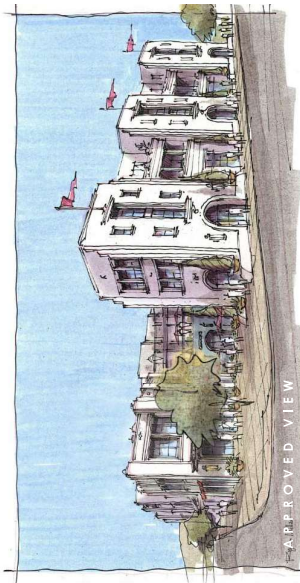


STUCCO - MERLEX CRYSTAL WHITE EX-40



SUNBELLA - SPECTRUM CHERRY ANTIHUGS

REVISED MATERIAL BOARD



CORNER RENDERING

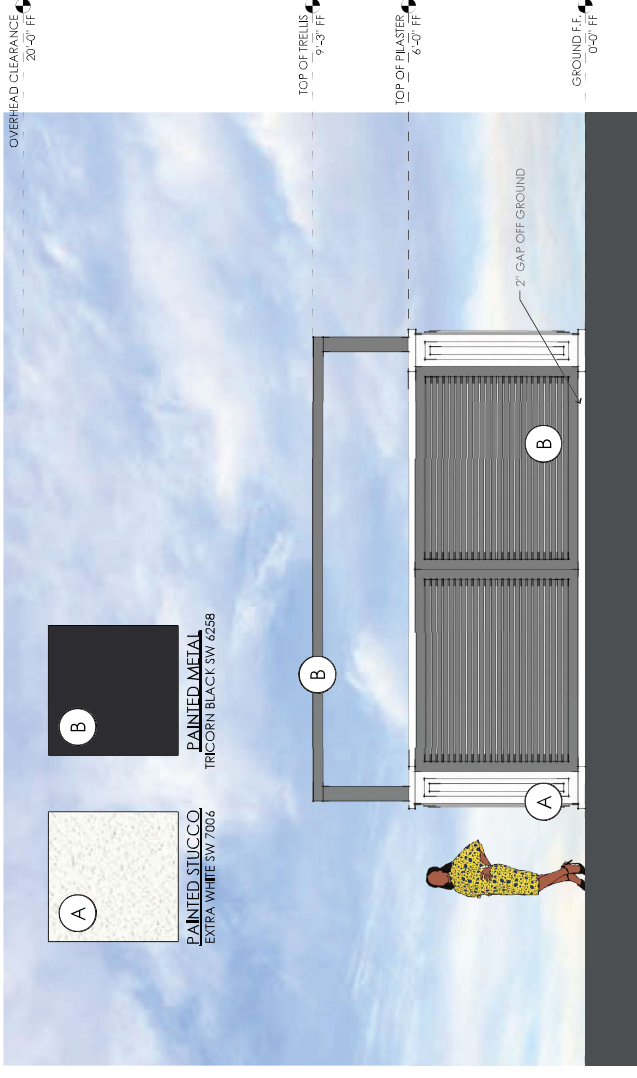
480 AVENUE OF FLAGS - MIXED USE

20 MAY 2024

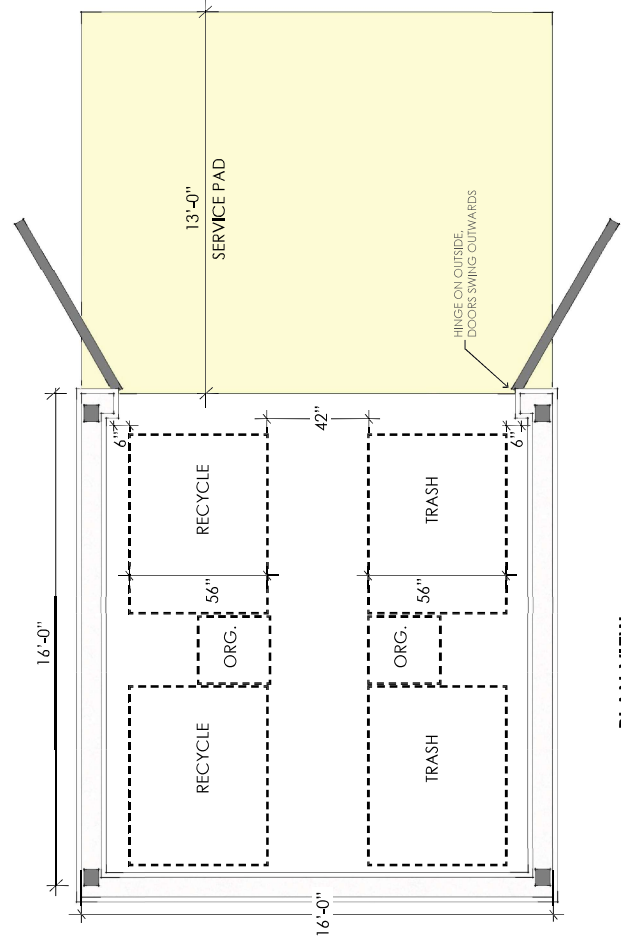
2374-01-RSZ1

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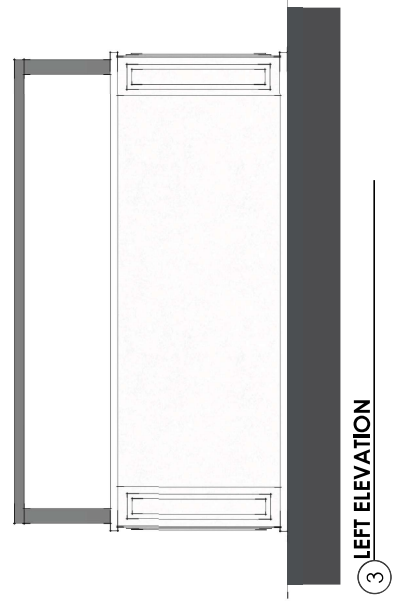




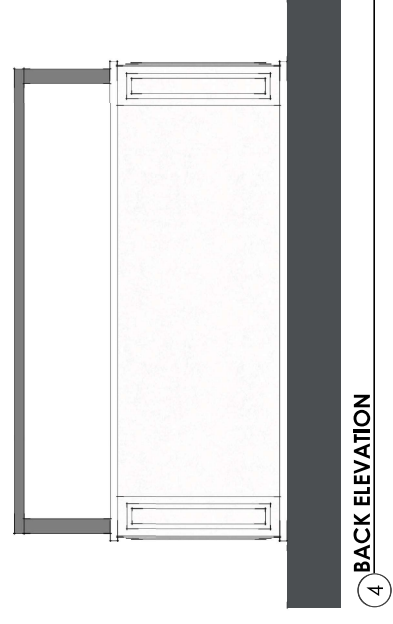
2 FRONT ELEVATION



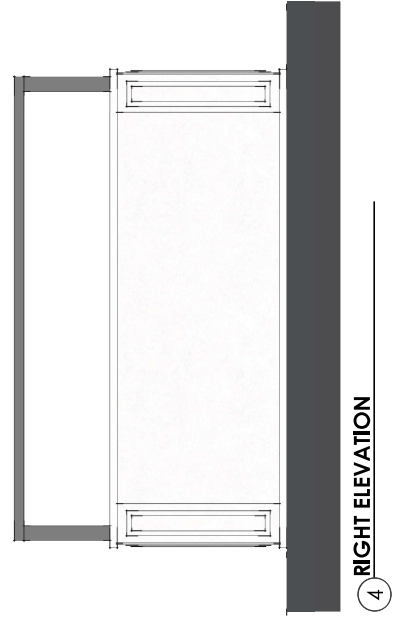
1 PLAN VIEW
 FRONT END LOADING CONTAINERS
 PER SANTA BARBARA ENCLOSURE AND FACILITY
 DESIGN GUIDELINES FOR TRASH REMOVAL SERVICE



3 LEFT ELEVATION



4 BACK ELEVATION



4 RIGHT ELEVATION



Full Cantilever



- Single [1] row coverage
- Carport slopes located along mainframe's eaves
- Flat, upslope & downslope [options]
- EV Station [options]
- Ideal for parking lots that have narrow rows [often used with Baja Full Cantilever]
- Offices, Retail Plazas, Parking Garages, Community Pools, Schools

Braced Single Post



- Single [1] row coverage
- Flat, upslope & downslope [options]
- EV Stations [options]
- Ideal for narrow lots, pathways, up against retaining wall, fenced area
- Office, Multi-Family, Affordable Housing, Community Pool

Full Cantilever Offset Tapered



- Can covers one [1] or two [2] rows
- Flat or sloped array [options]
- EV Stations [options]
- Ideal for narrow rows
- Multifamily, Office Complex



CITY OF BUELLTON MUNICIPAL CODE EXCERPTS:

19.06.190 Solar panels.

- When solar panels are located on the roof of an existing building or structure, no zoning clearance shall be required.
- When solar panels are located on the ground they shall be classified as accessory structures, and shall require zoning clearance (Section 19.08.100). (Ord. 94-13, 1994, prior code § 19.06.190)

19.06.010 Accessory and canopy structures.

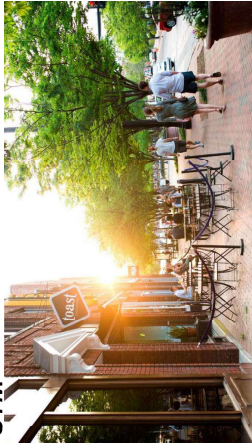
All accessory and canopy structures, including agricultural structures, shall conform to criteria set forth in this section and as defined by this title.

- No accessory or canopy structure shall be constructed on a lot until construction of the principal structure has begun, and no accessory or canopy structure shall be used unless the principal structure on the lot is also being used.
- An accessory or canopy structure erected as an integral part of the principal structure shall comply in all respects with the use, yard, and height requirements applicable to the principal structure.
- Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback provided that it is located no closer than five feet to the principal structure and that it does not exceed a height of twelve (12) feet.
- No canopy structure shall be located in the front or along the side of a building and shall be effectively screened behind a solid fence, wall or landscaping as approved by the planning director. A canopy structure may be located in the required rear yard setback provided that it is located no closer than five feet to all other structures and that it does not exceed a height of twelve (12) feet.
- The total number of accessory structures and canopy structures shall not occupy more than forty (40) percent of the required rear yard.
- No accessory structure on a corner lot shall be located closer to the street right-of-way or centerline than the principal building on that lot, nor within any side or front yard setback.
- For a corner lot backing on a lot, no accessory or canopy structure shall be located closer than ten feet to the rear property line.
- Agricultural accessory structures that serve as a primary place of employment or which are used by the public may include a bathroom and wear area, provided that a notice to property owner is recorded by the property owner. For all other accessory structures, plumbing devices shall be limited to toilets and wash basins, and no lodging facilities or wetbars shall be allowed.
- No cooking facilities shall be allowed in accessory or canopy structures.
- Accessory buildings and structures shall not be used for sleeping purposes and shall not be used as guest houses, artist studios, or poolhouses/cabanas, unless specifically permitted for such use.
- On lots of one acre or less, the gross floor area of an accessory structure shall not exceed eight hundred (800) square feet, excluding garages, barns and stables.
- Canopy structures shall not be used as required covered parking. (Ord. 06-02 § 7, 2006; Ord. 94-13, 1994, prior code § 19.06.010)

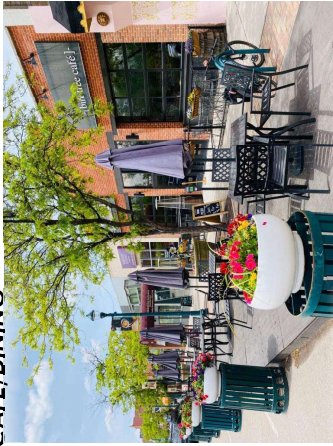




GYM



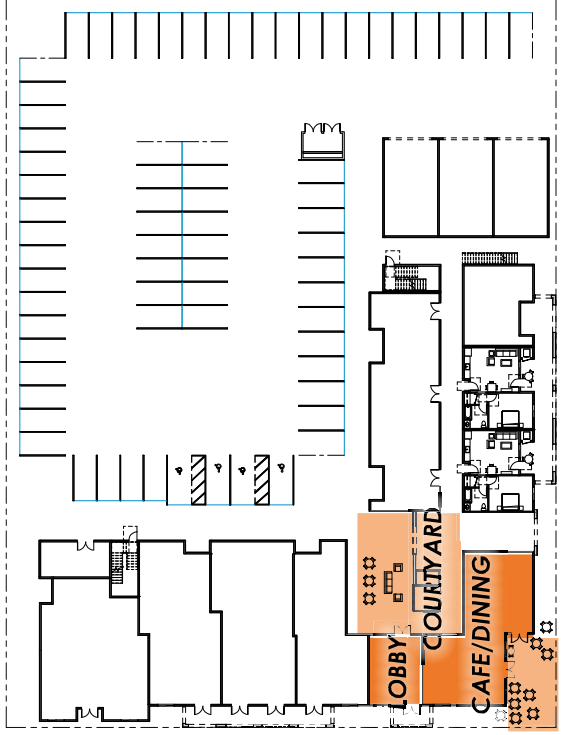
CAFE/DINING



CAFE/DINING



BUSINESS CENTER



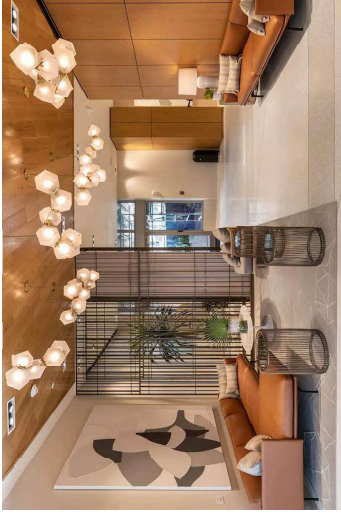
AVENUE OF FLAGS



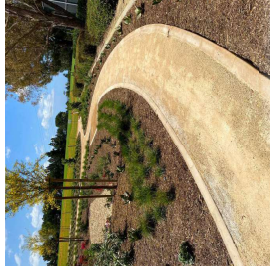
COURTYARD



ROOF TOP DECK

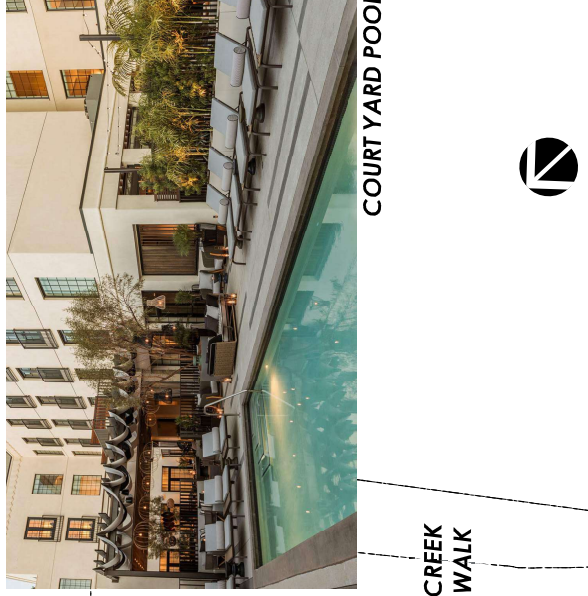
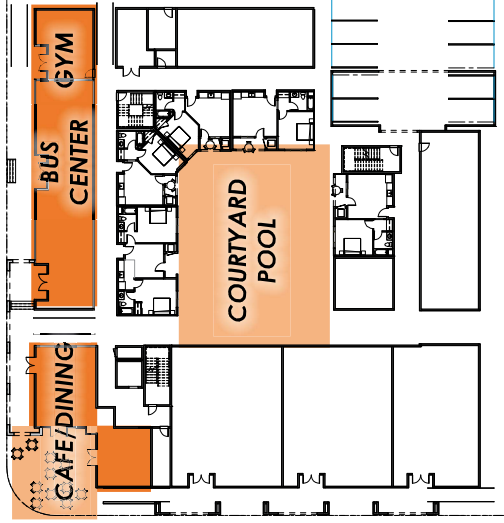


RESIDENTIAL LOBBY



CREEK WALK

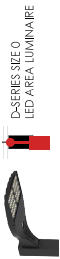
2ND STREET



COURT YARD POOL

CREEK WALK





D-SERIES SIZE 0
LED AREA LUMINAIRE



VCRS LED
OUTDOOR CEILING LIGHT



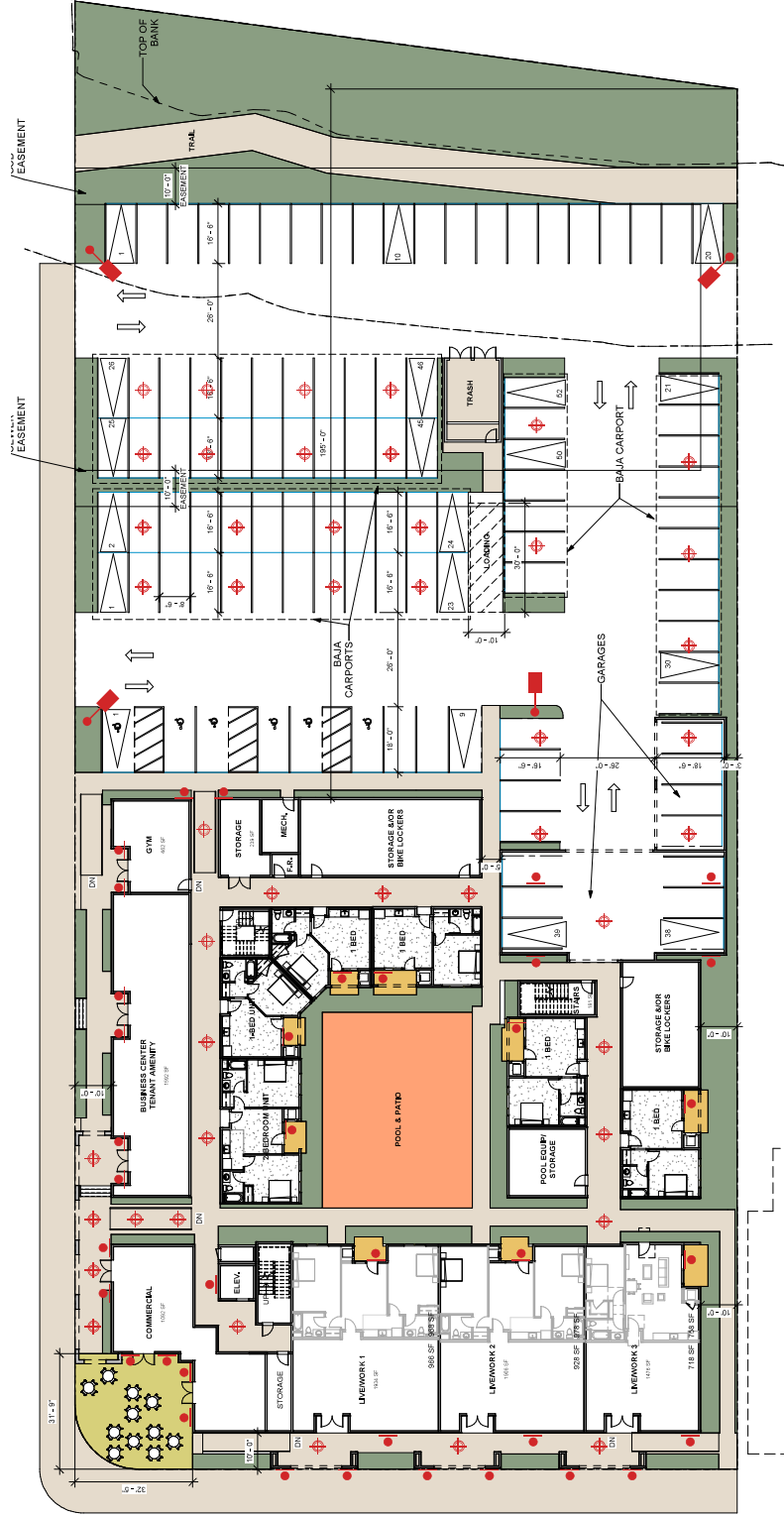
EVERGREEN LIGHTING
EXTERIOR WALL LIGHT



EXTERIOR PATHWAY WALL
LIGHTING



ARCHITECTURAL

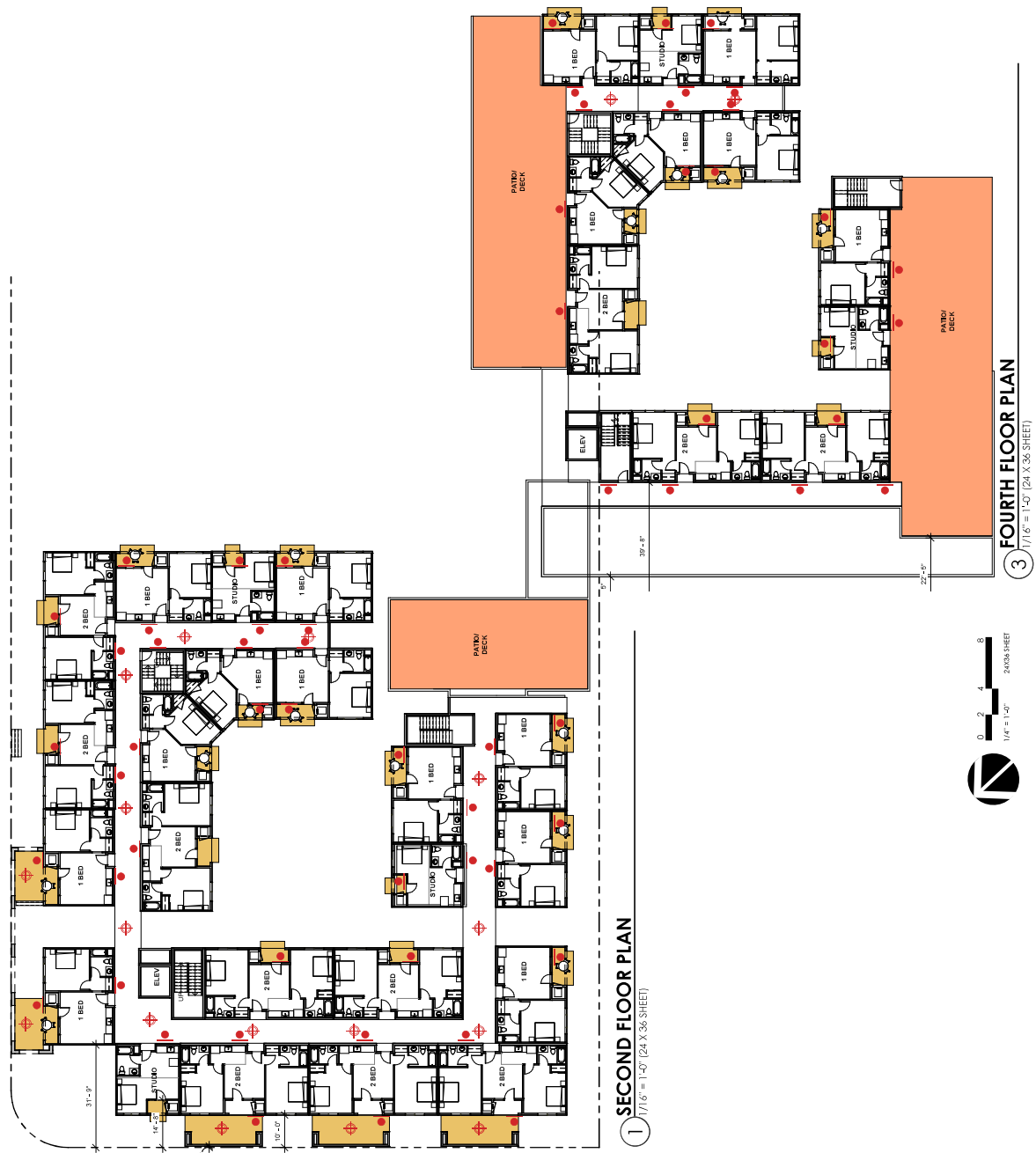
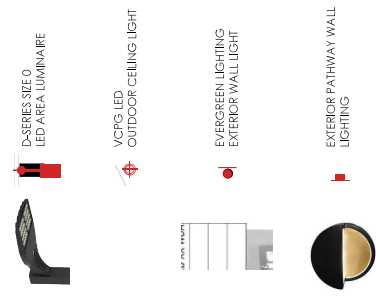


GROUND FLOOR AND SITE LIGHTING
480 AVENUE OF FLAGS - MIXED USE

09 JULY 2024

2374-01-RS21

A24



SECOND AND THIRD FLOOR LIGHTING PLAN
480 AVENUE OF FLAGS - MIXED USE

20 MAY 2024
 A25
 2374-01-RS21