

PROJECT DATA

ADDRESS:	560 AVENUE OF THE FLAGS BUELLTON, CA	REQUIRED PARKING: *****	
APN:	137-170-011 & A PORTION OF 037-170-053 (ADJACENT LOT)	2-BED UNITS:	33 SPACES (1.5 SPACES/UNIT x 22 UNITS)
SITE AREA:	0.78 ACRES (33,794 SF) / 0.21 ACRES (9,004 SF) @ ADJACENT LOT	3-BED UNITS:	6 SPACES (1.5 SPACES/UNIT x 4 UNITS)
ZONING:	CR	VISITOR:	0 SPACES (NONE REQUIRED)
SPECIFIC PLAN:	YES (AVENUE OF THE FLAGS SPECIFIC PLAN)	COMMERCIAL:	0 SPACES *(1 SPACE/300 SF x 2,800 SF)
PLANNING UNIT:	E4	LOADING:	0 SPACES (NONE REQUIRED <3,000 SF)
SPECIFIC PLAN DISTRICT:	D-2 (DOWNTOWN CORE)	TOTAL REQUIRED:	39 SPACES
ALLOWABLE USES:	MIXED-USE	PROPOSED PARKING:	49 SPACES
GROUND FLOOR:	NON-RESIDENTIAL AT AVE OF THE FLAGS		
UPPER FLOORS:	NON-RESIDENTIAL OR RESIDENTIAL		
ALLOWABLE BLDG TYPES:	MERCANTILE OR LIVE-WORK/MIXED-USE		
PROPOSED BLDG TYPE:	LIVE-WORK/MIXED-USE		
DESIGN STYLE:	ART DECO		
DOR INCENTIVES:	NONE REQUESTED		
FRONT SETBACKS REQUIRED (FOR LIVE-WORK BUILDING TYPE):			
FIRST AND SECOND STORIES:	0 FEET MINIMUM, 10 FEET MAXIMUM		
ABOVE 2-STORIES:	10 FEET MINIMUM		
FRONT SETBACKS PROPOSED (FOR LIVE-WORK BUILDING TYPE):			
FIRST AND SECOND STORIES:	3 FEET		
ABOVE 2-STORIES:	7 FEET *		
BUILDING HEIGHT ALLOWED:	35 FEET		
BUILDING HEIGHT PROPOSED:	47 FEET **		
NUMBER OF STORIES:	4 STORIES		
TYPE OF CONSTRUCTION:	TYPE V-A		
SPRINKLERS:	YES		
OCCUPANCIES:	B / M / A-2 / R-2		
BUILDING AREA:			
COMMERCIAL:	2800 SF		
RESIDENTIAL:	28600 SF		
SUPPORT/ACCESSORY:	6080 SF		
TOTAL BUILDING AREA:	37480 SF		
LOT COVERAGE:	33%		
ALLOWABLE DENSITY:			
BASE DENSITY:	13 UNITS (16 DU/ACRE x 0.78 ACRES = 12.48 UNITS)		
SDBL SECTION (f) BONUS:	6.5 UNITS (13 UNITS x 50%)***		
SDBL SECTION (v) BONUS:	6.5 UNITS (13 UNITS x 50%)****		
ALLOWABLE DENSITY:	26 UNITS		
REQUIRED AFFORDABLE UNITS:			
SDBL SECTION (f) BONUS:	13 UNITS x 15% = 1.95 VERY LOW-INCOME UNITS		
SDBL SECTION (v) BONUS:	13 UNITS x 15% = 1.95 MODERATE-INCOME UNITS		
PROVIDED AFFORDABLE UNITS:			
VERY LOW-INCOME:	2 UNITS (SPECIFIC UNITS TBD)		
MODERATE-INCOME:	2 UNITS (SPECIFIC UNITS TBD)		
PROPOSED DENSITY:			
2-BED UNITS (920 SF):	22 UNITS		
3-BED UNITS (1,120 SF):	4 UNITS		
TOTAL UNITS:	26 UNITS		

560 AVE OF THE FLAGS

BUELLTON, CALIFORNIA

PROJECT DIRECTORY

OWNER

SEARIDGE LIMITED PARTNERSHIP
3 OCEAN BLUFF
NEWPORT COAST, CA 92657
ATTN: JOE COLLINS
PHONE: (831) 818-8999
EMAIL: JCIMGMT@GMAIL.COM

ARCHITECT

ARRIS STUDIO ARCHITECTS
1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
ATTN: THOM JESS
PHONE: (805) 547-2240 x111
EMAIL: TJESS@ARRIS-STUDIO.COM

PLANNING CONSULTANT

OASIS ASSOCIATES, INC.
3427 MIGUELITO COURT,
SAN LUIS OBISPO, CA 93401
ATTN: C.M. FLORENCE
PHONE: (805) 541 - 4509
EMAIL: CMF@OASISASSOC.COM

CIVIL ENGINEER

ASHLEY & VANCE ENGINEERING
1229 CARMEL ST
SAN LUIS OBISPO, CA 93401
ATTN: JUAN ALVAREZ
PHONE: (866) 634-5702
EMAIL: JUAN@ASHLEYVANCE.COM

SHEET INDEX

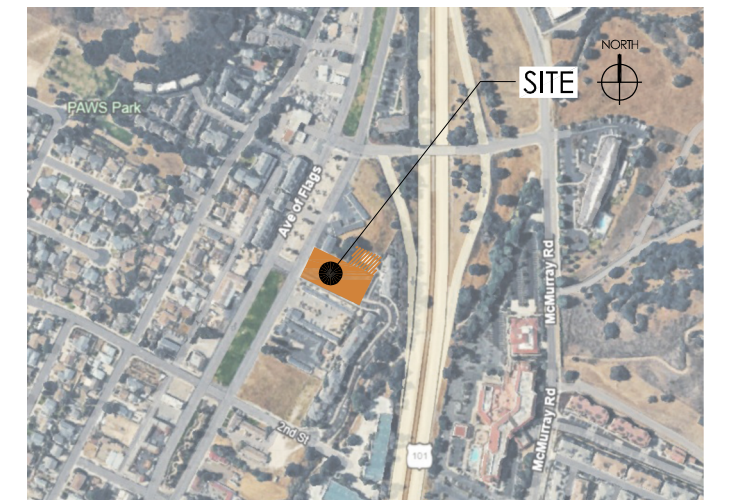
A1.0	COVER SHEET
A2.0	EXISTING SITE PLAN
A3.0	PROPOSED SITE PLAN
A4.0	BUILDING PLANS
A4.1	BUILDING PLANS
A4.2	BUILDING PLANS
A4.3	BUILDING PLANS
A5.0	BUILDING ELEVATIONS
A5.1	BUILDING ELEVATIONS
CB1.0	COLORS & MATERIALS BOARD
C-2.1	CIVIL SITE PLAN
L1.0	CONCEPTUAL LANDSCAPE PLAN

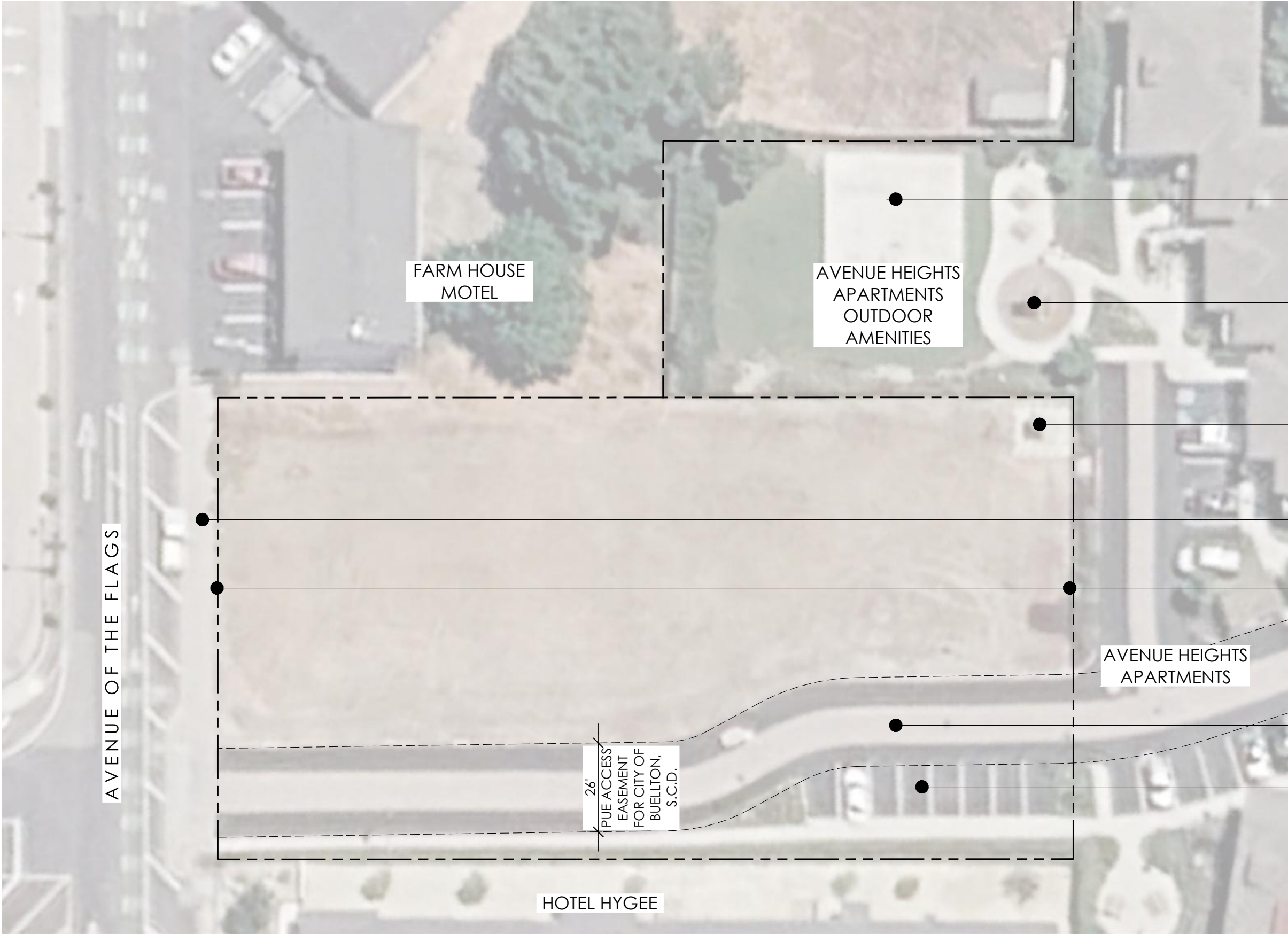
PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONSTRUCT A NEW MIXED-USE BUILDING ON A CURRENTLY VACANT LOT AT 560 AVENUE OF THE FLAGS IN BUELLTON, CALIFORNIA. THE PROJECT WILL HAVE COMMERCIAL USES ON THE GROUND FLOOR FACING AVENUE OF THE FLAGS AND RESIDENTIAL RENTAL APARTMENTS TOWARDS THE REAR AND UPPER FLOORS OF THE BUILDING. PARKING IS PROVIDED IN A SURFACE LOT ON-SITE AS WELL AS ON A PORTION OF THE ADJACENT PARCEL AT 86 2ND STREET. THE TWO PARCELS ARE UNDER THE SAME OWNERSHIP AND A SHARED ACCESS AND USE EASEMENT WILL BE PROVIDED.

THE PROJECT IS UTILIZING THE CALIFORNIA STATE AFFORDABLE HOUSING DENSITY BONUS PROGRAM (CA GOVERNMENT CODE SECTION 69515). REFER TO PROJECT DATA FOR ADDITIONAL INFORMATION.

VICINITY MAP





FARM HOUSE
MOTEL

AVENUE HEIGHTS
APARTMENTS
OUTDOOR
AMENITIES

AVENUE HEIGHTS
APARTMENTS

26'
PUE ACCESS
EASEMENT
FOR CITY OF
BUELLTON,
S.C.D.

HOTEL HYGEE

EXISTING BASKETBALL
COURT TO BE REMOVED

EXISTING TOT LOT TO
REMAIN

EXISTING TRANSFORMER
TO REMAIN

EXISTING SIDEWALK
TO REMAIN

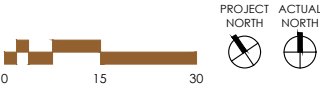
APPROXIMATELY 10 FEET
OF SLOPE ACROSS THE
SITE (AVE OF THE FLAGS
IS HIGH SIDE)

EXISTING DRIVEWAY
AND EASEMENT TO
REMAIN

EXISTING PARKING
SPACES AND LANDSCAPE
AREAS TO REMAIN

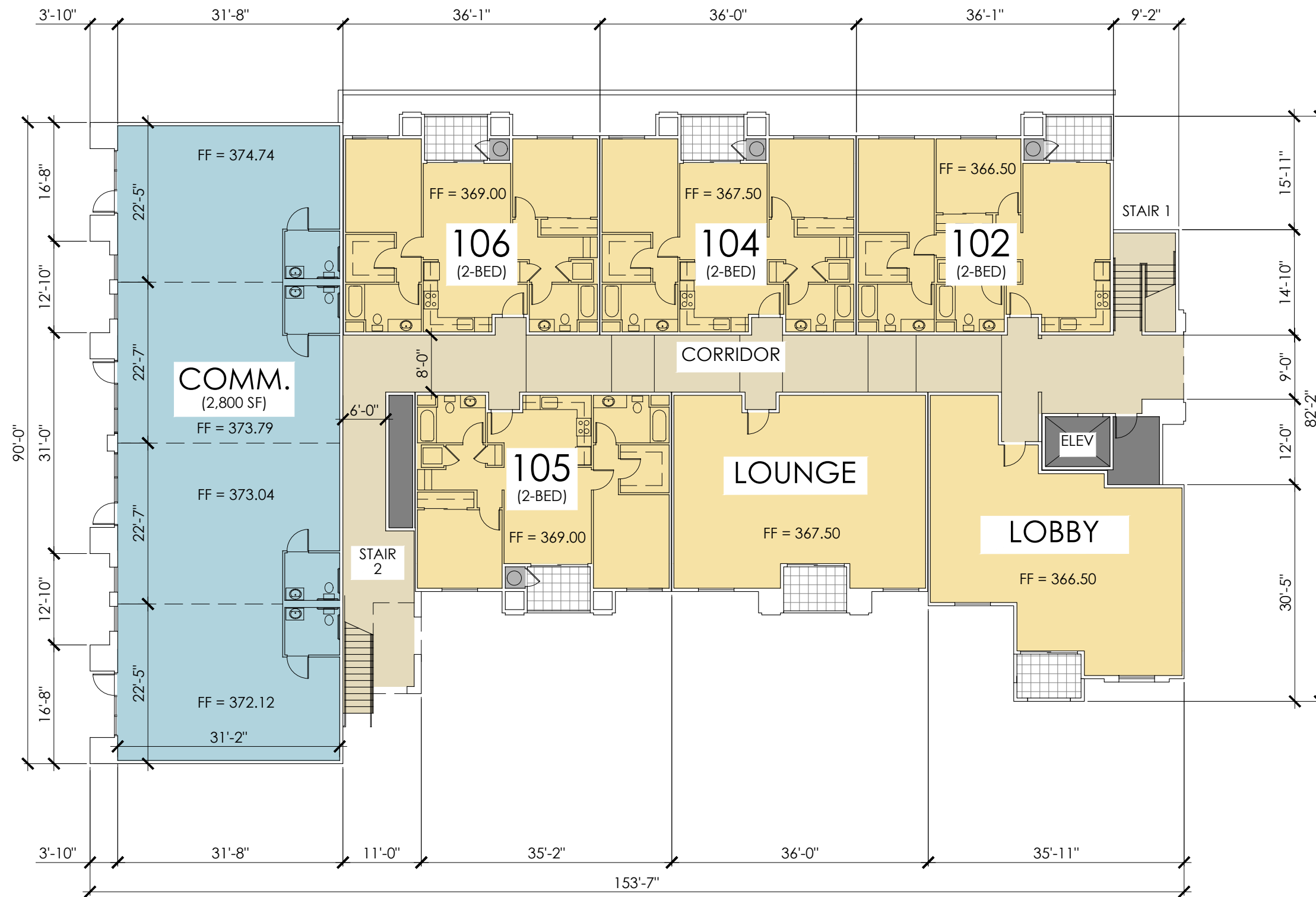
EXISTING SITE PLAN

SCALE: 1" = 30'-0"



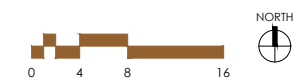
560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
EXISTING SITE PLAN

A2.0
A26009
MAY 22, 2026



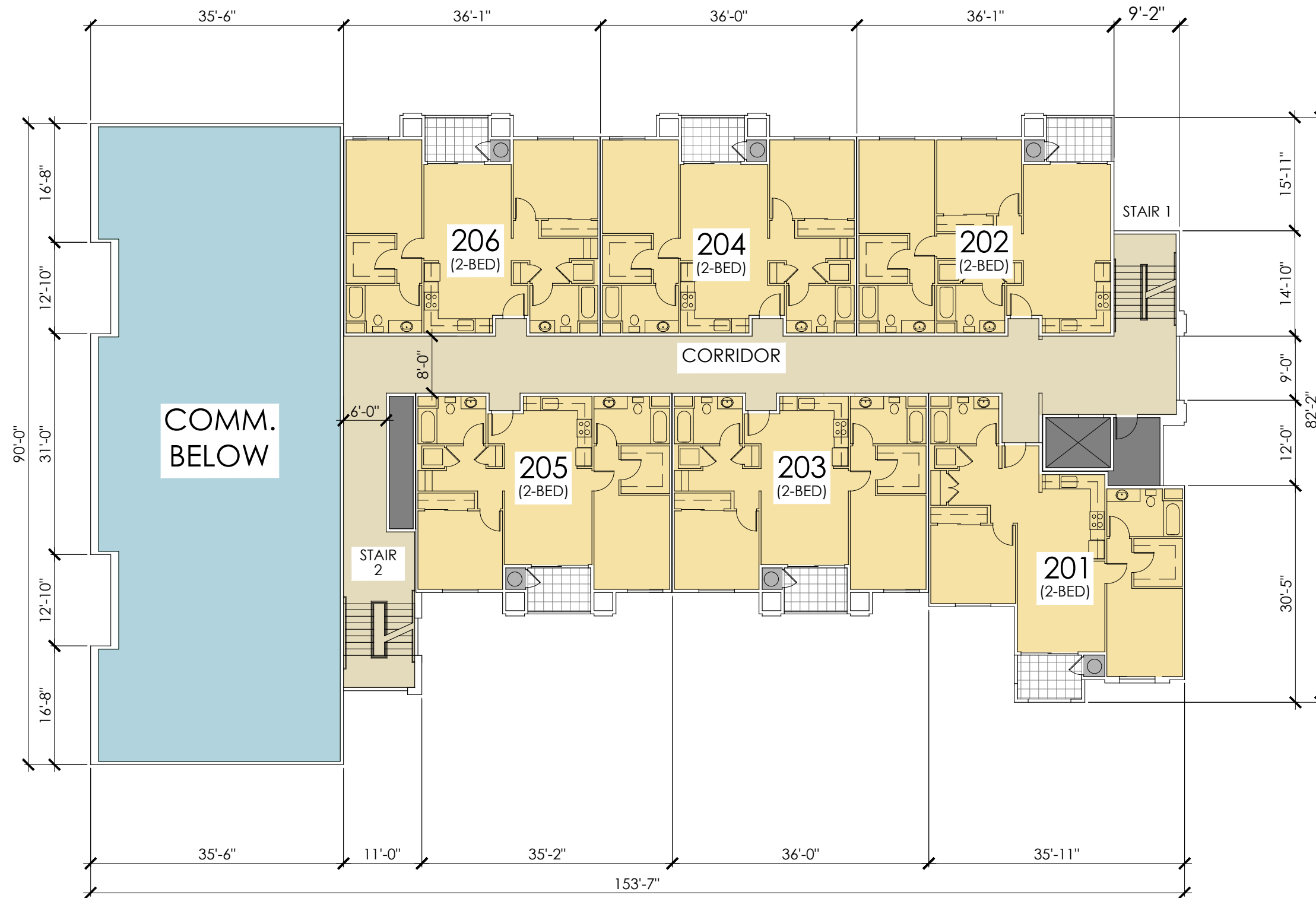
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



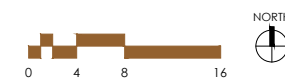
560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
BUILDING PLAN

A4.0
A26009
MAY 22, 2026



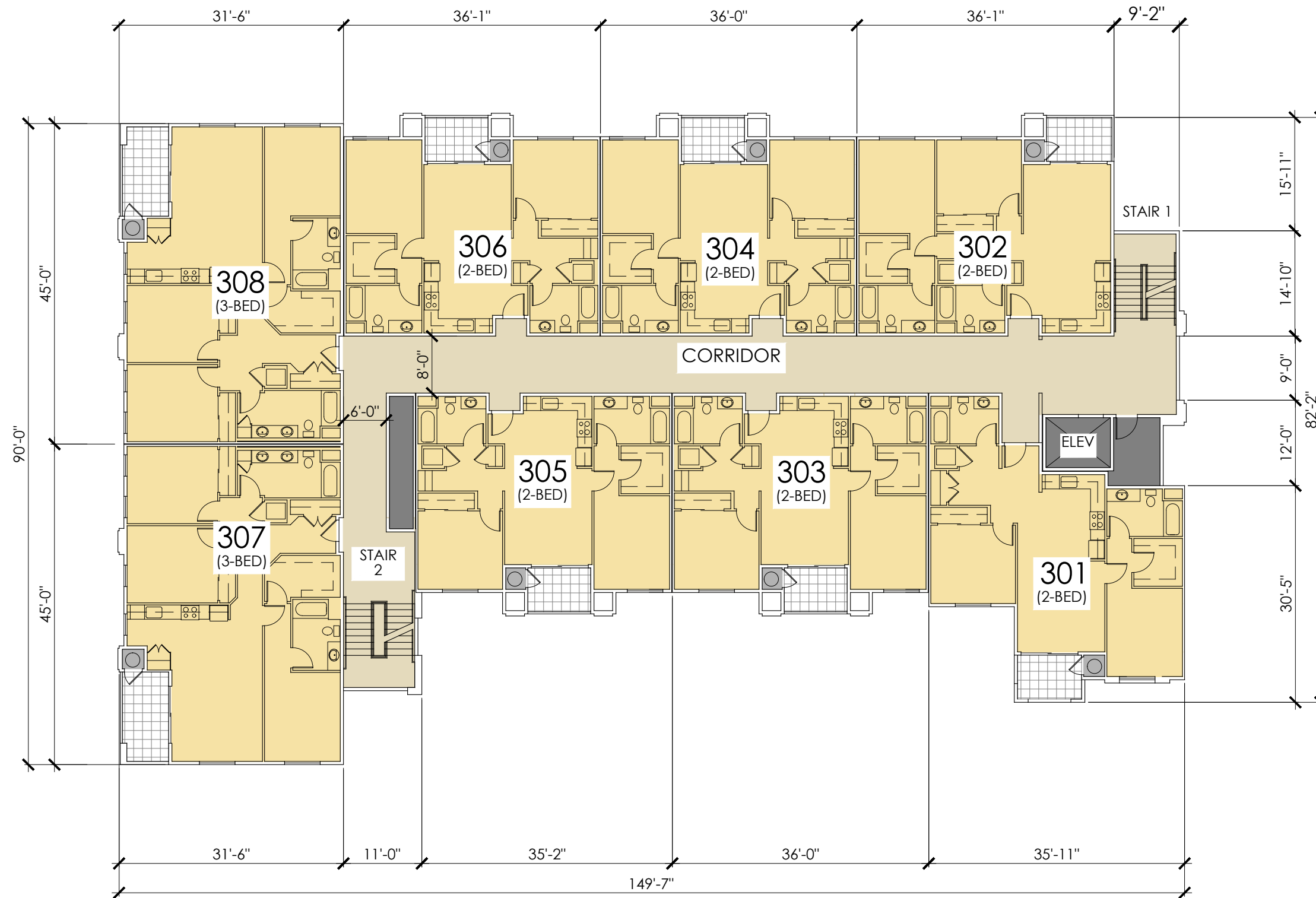
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
BUILDING PLAN

A4.1
A26009
MAY 22, 2026



THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)

SCALE: 1/16" = 1'-0"



560 AVE OF THE FLAGS
 BUELLTON, CALIFORNIA
 BUILDING PLAN



FRONT ELEVATION (WEST, FACING AVENUE OF THE FLAGS)

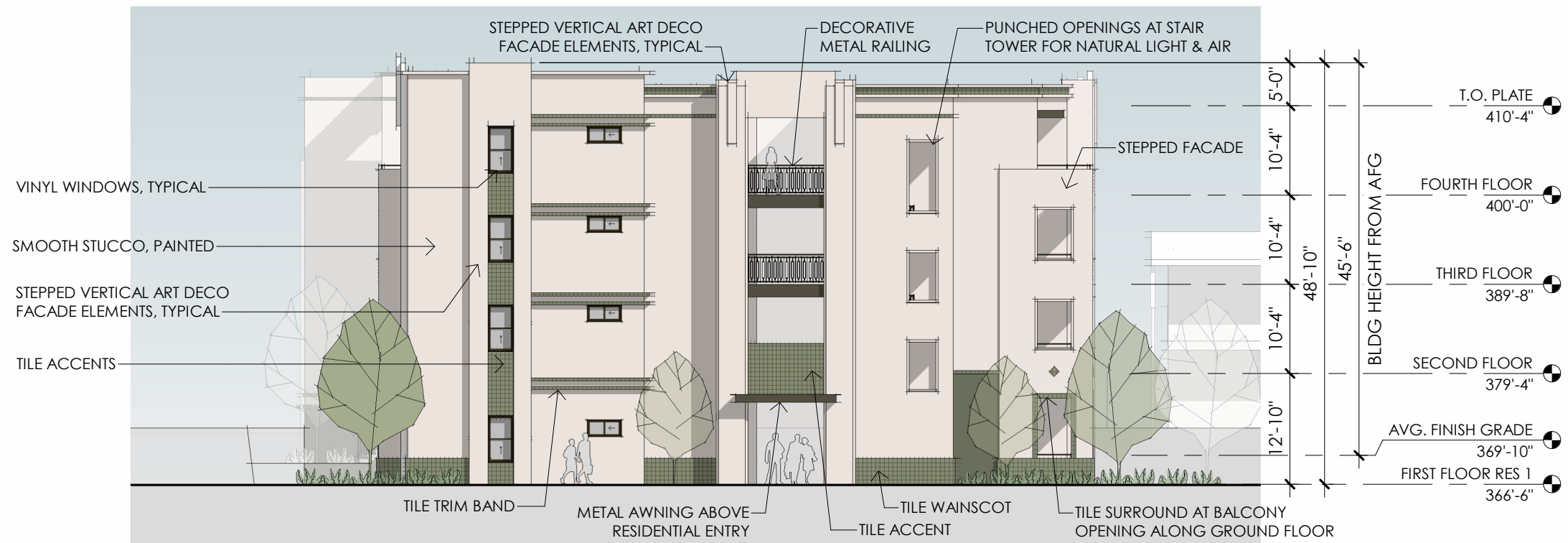


SIDE ELEVATION (SOUTH)



560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
BUILDING ELEVATIONS

A5.0
A26009
MAY 22, 2026



REAR ELEVATION (EAST, RESIDENTIAL ENTRY)



SIDE ELEVATION (NORTH)



560 AVE OF THE FLAGS
 BUELLTON, CALIFORNIA
BUILDING ELEVATIONS

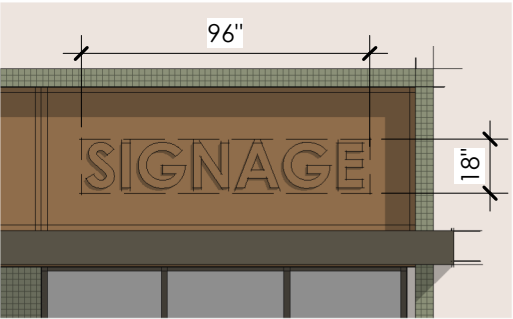
A5.1
 A26009
 MAY 22, 2026



COLORS AND MATERIALS (FRONT ELEVATION SHOWN)

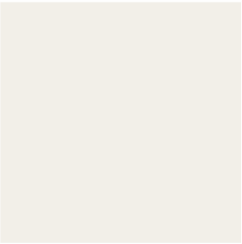
GENERAL NOTES

1. MATERIAL AND COLOR CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS.
2. ALL FLASHING, VENTS, OR OTHER EXPOSED FIXTURES SHALL BE PAINTED TO MATCH ADJACENT ROOF OR WALL MATERIAL.
3. ALL EXTERIOR LIGHTS SHALL BE DOWNWARDS-FACING AND DARK SKY COMPLIANT.



MAX. MAIN
SIGNAGE AREA:
96" X 18"
12 SF PER TENANT

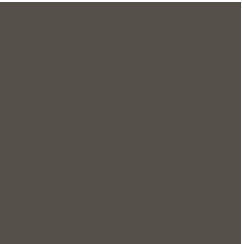
LEGEND



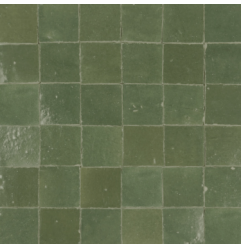
P1
PAINTED STUCCO
CEMENT PLASTER, SMOOTH FINISH
BENJAMIN MOORE
BM AF-10 "GARDENIA"



P2
PAINTED STUCCO
CEMENT PLASTER, SMOOTH FINISH
BENJAMIN MOORE
BM 475 "GALAPAGOS GREEN"



P3
METAL TRIM, RAILING & ACCENTS
BENJAMIN MOORE
BM 1631 "MIDNIGHT OIL"



T1
ACCENT TILE
TBD, OWNER SELECTED
SUBTLE MOSAIC EFFECT



S1
METAL STOREFRONT
DARK BRONZE

DW1
BALCONY DOORS & WINDOWS
MILGARD, VINYL WINDOWS
TRINSIC "ESPRESSO"

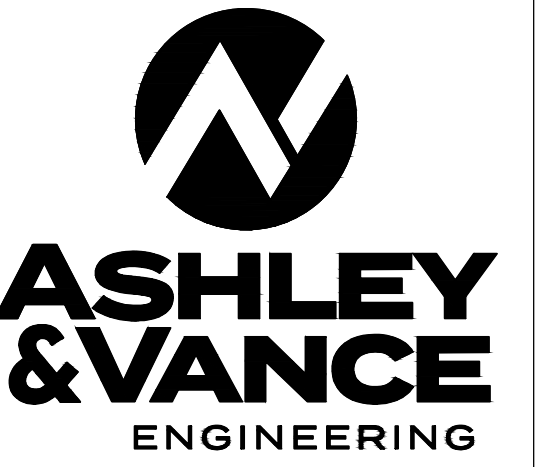
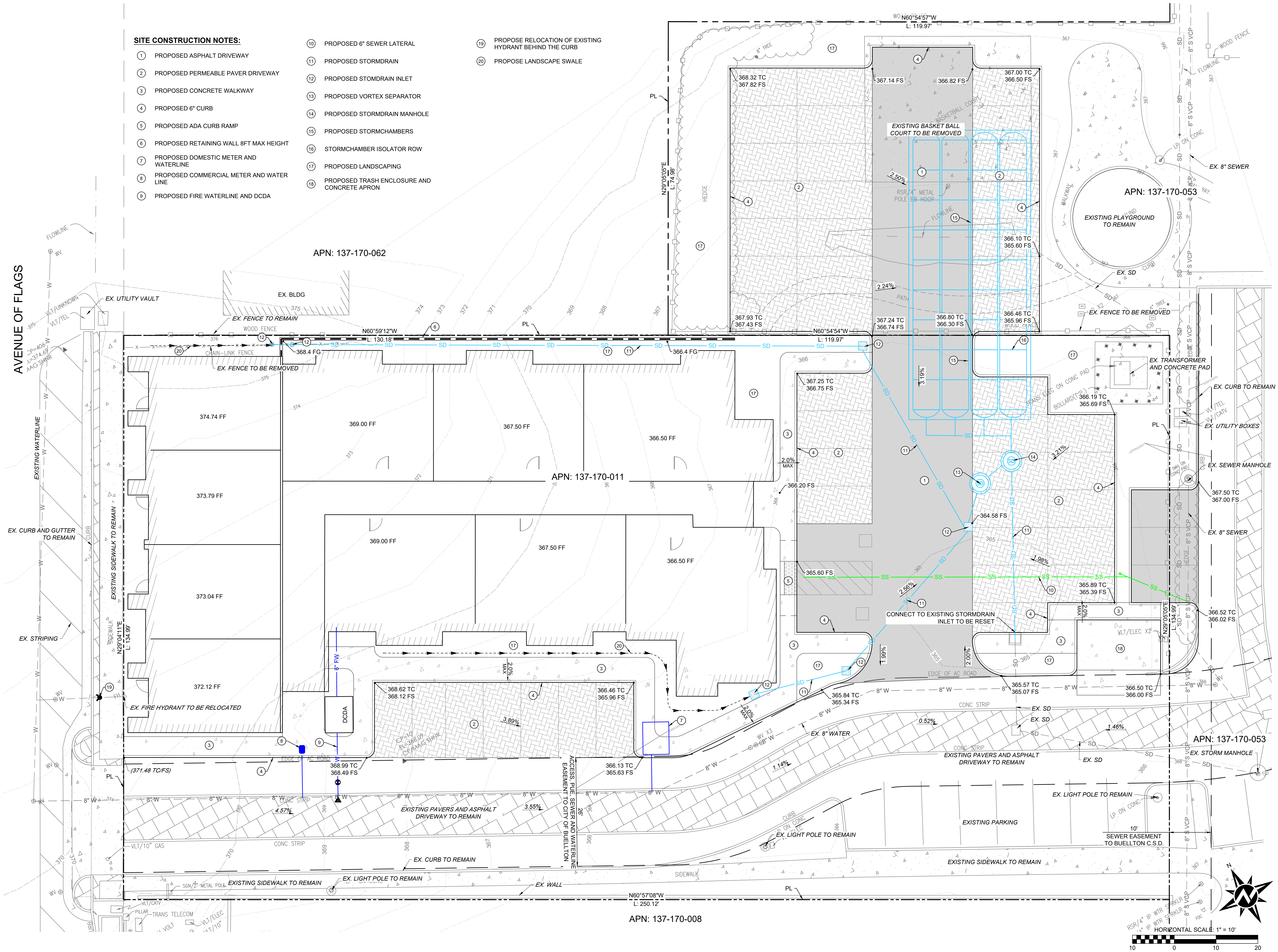
S:\AI Jobs\2026 AI Jobs\260543 - 560 Ave of the Flags - Prelim\AI02 - Working Drawings\Prelim\AI02 - ONSTEC-2 GRADING SHEET - C-2.1, 5/15/26, Juan Alvarez

AVENUE OF FLAGS

SITE CONSTRUCTION NOTES:

- 1 PROPOSED ASPHALT DRIVEWAY
- 2 PROPOSED PERMEABLE PAVER DRIVEWAY
- 3 PROPOSED CONCRETE WALKWAY
- 4 PROPOSED 6" CURB
- 5 PROPOSED ADA CURB RAMP
- 6 PROPOSED RETAINING WALL 8FT MAX HEIGHT
- 7 PROPOSED DOMESTIC METER AND WATERLINE
- 8 PROPOSED COMMERCIAL METER AND WATER LINE
- 9 PROPOSED FIRE WATERLINE AND DCDA
- 10 PROPOSED 6" SEWER LATERAL
- 11 PROPOSED STORMDRAIN
- 12 PROPOSED STOMDRAIN INLET
- 13 PROPOSED VORTEX SEPARATOR
- 14 PROPOSED STORMDRAIN MANHOLE
- 15 PROPOSED STORMCHAMBERS
- 16 STORMCHAMBER ISOLATOR ROW
- 17 PROPOSED LANDSCAPING
- 18 PROPOSED TRASH ENCLOSURE AND CONCRETE APRON

- 19 PROPOSE RELOCATION OF EXISTING HYDRANT BEHIND THE CURB
- 20 PROPOSE LANDSCAPE SWALE



1229 CARMEL STREET
SAN LUIS OBISPO, CA 93401
805.545.0010

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

560 AVE OF THE FLAGS
560 AVE OF THE FLAGS
BUELLTON CA, 93427
APN 137-170-011

REVISION:

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

PROJECT ENGINEER:
JUAN ALVAREZ
805.634.5702 (DIRECT)
JUAN@ASHLEYVANCE.COM

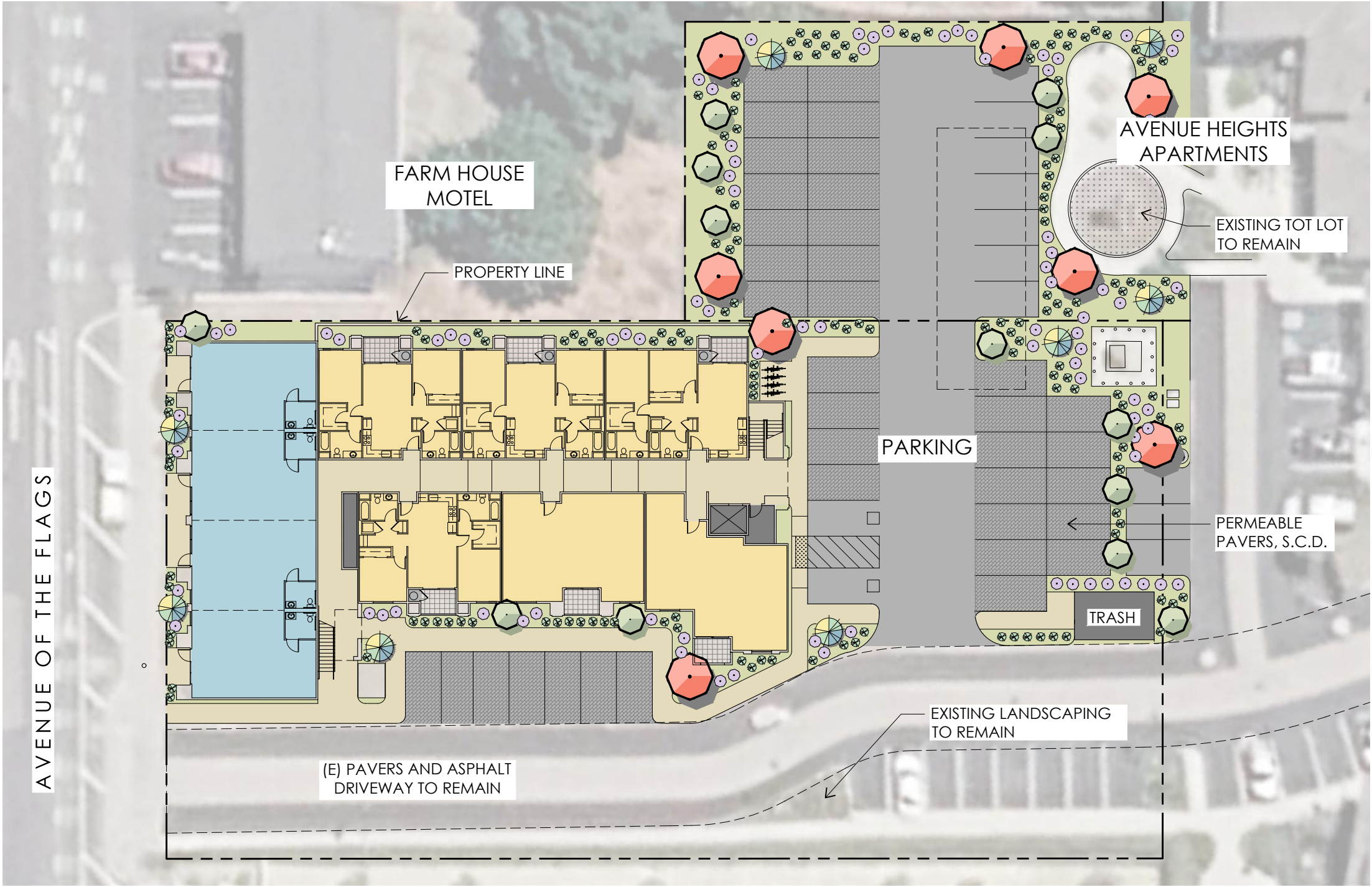
DATE: 05.15.26 SCALE: PER PLAN
AV JOB#: 260543 SHEET SIZE: 24"x36"

SITE PLAN

C-2.1

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ASHLEY & VANCE ENGINEERING INC. AND ARE RESTRICTED FOR USE ON THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY FORM, WHOLE OR IN PART, IS PROHIBITED. VISUAL CONTACT WITH THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



CONCEPTUAL LANDSCAPE PLAN

PLANTING LEGEND

LANDSCAPED AREA

TREES
LONDON PLANE - "PLATANUS ACERFOLIA"
CHINESE PISTACHE - "PISTACHIA CHINESIS"
CREPE MYRTLE - "LAGERSTROEMIA INDICA"
EVERGREEN PEAR - "PYRUS KAWAKAMI"

MEDIUM SHRUBS
DWARF NEW ZEALAND FLAX - "PHOROMIUM TENAX MAIORI MAIDEN"
GOLD DUST PLANT - "AUCUBA JAPONICA VARIEGATA"
SUMMERTIME BLUES - VITEX HYBRID HELEN FROELICH"

LOW SHRUBS
CAST IRON PLANT - "ASPIDISTRA ELATOR"
VARIEGATED LILY TURF - "LIRIOPE MUSCARI SILVERY SUNPROOF"
DEER WEED - "ACMISPON GLABER"

GENERAL NOTES

- MINIMUM PLANT SIZES: STREET TREES (24" BOX), SITE TREES (15 GALLON), SHRUBS (1 GALLON)
- PLANTING IS DIAGRAMMATIC ONLY. FINAL SELECTIONS MAY VARY.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
- STREET TREES SHALL BE SELECTED FROM AVENUE OF THE FLAGS SPECIFIC PLAN AND CITY OF BUELLTON APPROVED TREE LIST.

WATER CONSERVATION NOTES

- WATER CONSERVATION NOTES**
THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:
- WATER CONSERVING PLANTS, DEFINED AS "LOW" OR "VERY LOW" IN THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WULCOS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION) SHALL BE UTILIZED IN 75% OF THE TOTAL PLANT AREA.
 - IRRIGATION SYSTEM SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE, AND ORIENTATION.
 - SOIL AMENDMENT AND A 3" LAYER OF MEDIUM BARK MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL AND INHIBIT EVAPORATION.
 - LAWN IS NOT USED.

- STATEMENT OF WATER CONSERVING IRRIGATION DESIGN**
THE FOLLOWING PRINCIPLES OF IRRIGATION DESIGN UTILIZED ON THIS PROJECT ARE DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM.
- ALL IRRIGATION SHALL BE DRIP OR DRIP-TYPE AND/OR MICROSPRAY SYSTEMS ONLY. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUN OFF.
 - IRRIGATION HYDROZONES SHALL ADJUST ACCORDING TO WATER NEEDS AND WEATHER.
 - UTILIZATION OF IRRIGATION SYSTEMS MASTER VALVE.
 - UTILIZATION OF IRRIGATION SYSTEMS "SMART CONTROLLER" WITH WATER BUDGETING FEATURE.
 - UTILIZATION OF IRRIGATION FLOW SENSOR.
 - UTILIZATION OF RAIN SHUT-OFF DEVICE CONNECTED TO IRRIGATION CONTROLLER.