

C-1.0

SHEET TITLE:		PROJECT SITE PLAN	
Project for:		Avenue of the Flags - Mixed-Use	
To be located at:		545 - 553 Avenue of the Flags Buellton, California 93427	
JOB NO. :	25.103	DRAWN BY :	MM
CHECK BY :	TBM	DATE :	Oct 05, 26
SHEET :	C-2.0		

ABBREVIATIONS

AC	ASPHALT	HW	HEADWALL
AP	ANGLE POINT	ICV	IRRIGATION VALVE
BC	BEGIN CURVE	INV	INVERT ELEVATION
BLD	BUILDING	JP	JOINT POLE
BOL	BOLLARD	MKR	MARKER
BSW	BACK OF SIDE WALK	MON	MONUMENT
CB	CATCH BASIN	OHW	OVERHEAD WIRES
CF	CURB FACE	PB	PULL BOX
CL	CHAIN LINK FENCE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PST	POST
CO	CLEAN OUT(SEWER)	PVC	PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RR	RAILROAD
DIA	DIAMETER	RW	RETAINING WALL
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SD	STORM DRAIN
ELEC	ELECTRIC	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SW	SIDEWALK
EUC	EUCALYPTUS	SDMH	STORM DRAIN MANHOLE
EXIST	EXISTING	SSMH	SANITARY SEWER MANHOLE
FNC	FENCE	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	THRESH	THRESHOLD
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FS	FINISH SURFACE	WM	WATER METER
GB	GRADE BREAK	WS	WHITE STRIPE
GM	GAS METER	WV	WATER VALVE
GRD	GROUND		

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

MAP SYMBOLS

	WATER VALVE
	FIRE HYDRANT
	GAS VALVE OR METER
	SEWER MANHOLE OR CLEANOUT
	STORM DRAIN MANHOLE
	TRAFFIC FLOW
	DRAINAGE FLOW
	HANDICAP SPACE
	AREA LIGHT
	SIGN POST
	UTILITY POLE
	WELL
	MONUMENT
	PROPOSED STREET LIGHT
	WATER METER
	CATCH BASIN OR OTHER STRUCTURE AS NOTED

NOTE: ALL SYMBOLS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

VICINITY MAP

NO SCALE

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS FARGEN CONTROL POINT #1 "X" ON CURB ELEVATION 361.96' PER OPUS SOLUTION (NAVD 88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FARGEN CONTROL POINTS #2 BEING A "X" IN THE SIDEWALK TO POINT #3 BEING A "X" IN THE SIDEWALK AND HAVING A BEARING OF N79°50'48"E.

SURVEYORS NOTES

- TOPOGRAPHIC INFORMATION PROVIDED BY FARGEN SURVEYS INC, JUNE 2026.
- THERE ARE NO EXISTING EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT THAT AFFECT THE PROPERTY.
- PROPOSED PARKING LOT AREAS WILL BE RECIPROCAL INGRESS/EGRESS EASEMENTS, DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.

OWNER:

KERRY MORIARTY
545 AVENUE OF THE FLAGS
BUELLTON, CA 93427

SITE INFORMATION

APN: 099-282-013
099-292-019
099-282-008
099-282-009

ZONING: CR
GENERAL COMMERCIAL

SETBACKS:

FRONT: 1ST FLOOR - NONE

2ND FLOOR - 5' TO 10' (MINIMUM OF 25% AND MAXIMUM OF 40% OF FRONTAGE SHALL BE AT 5')

3RD FLOOR - 10' TO 15' (MINIMUM OF 25% AND MAXIMUM OF 40% OF FRONTAGE SHALL BE AT 10')

SIDE: NONE

REAR: 10 FEET

EXISTING LOTS: PARCEL ONE: 4,730 SQUARE FEET
PARCEL TWO: 6,720 SQUARE FEET
PARCEL THREE: 23,395 SQUARE FEET

PROPOSED LOTS: LOT 1 7,818 SF (NET/GROSS)
LOT 2 18,405 SF (NET/GROSS)
LOT 3 8,623 SF (NET/GROSS)

TOTAL SQUARE FEET: 34,845 SQUARE FEET

UTILITIES

SEWER:	CITY OF BUELLTON
WATER:	CITY OF BUELLTON
ELECTRIC:	PG&E
GAS:	SO CAL GAS
TELEPHONE:	FRONTIER
CABLE:	COMCAST

OWNERS STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KERRY MORIARTY
DATE
ADDRESS: 597 AVENUE OF FLAGS, #104, BUELLTON, CA 93427
PHONE NUMBER:

545 AVENUE OF FLAGS
LOT LINE ADJUSTMENT
XX-XXXX

BEING A PORTION OF TRACT 8 OF THE RANCHO SAN CARLOS DE JONATA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, SHOWN ON THE MAP FILED IN BOOK 9, PAGE 74 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: SEPTEMBER 2026

26037LLA.DWG

JOB: 26037

SHEET 1 OF 1

LEGAL DESCRIPTIONS (PROPOSED LOTS)

REAL PROPERTY IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT 8 OF THE RANCHO SAN CARLOS DE JONATA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, SHOWN ON THE MAP FILED IN BOOK 9, PAGE 74 OF MAPS AND SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

LOT 1

Commencing at a point on the Northwestern boundary line of the state highway shown on said map, distant thereon South 27° 28' East 389 feet from the Northeasterly boundary line of said Tract 8; thence North 62° 36' West 58.00 feet to the intersection with the Northwestern boundary line of the land conveyed to the State of California by deed recorded August 28, 1947 as instrument No. 11654 in Book 744, page 313 of Official Records, in the Office of said County Recorder, and the true Point of Beginning; thence along said last mentioned Northwestern line, South 27° 28' 00" West 87.25 feet; thence North 62° 36' 00" West 89.60 feet; thence North 27° 28' 00" East 87.25 feet; thence South 62° 36' 00" East 89.60 feet to the true Point of Beginning.

LOT 2

Commencing at a point on the Northwestern boundary line of the state highway shown on said map, distant thereon North 27° 28' East 156.68 feet from the Northwestern boundary line of Second Street as shown on said map; thence North 62° 36' 00" West 58.00 feet to the Northwestern boundary line of the land conveyed to the State of California by deed recorded October 16, 1947 as instrument No. 13874 in Book 645, page 425 of Official Records in the Office of said County Recorder and the true Point of Beginning; thence along said last mentioned Northwestern line to and along the Northwestern boundary line of the land conveyed to the State of California by deed recorded April 8, 1949 as instrument No. 4928 in Book 775 Page 355 of said Official Records, North 27° 28' 00" East 205.41 feet; thence North 62° 36' 00" West 89.60 feet; thence South 27° 28' 00" West 205.41 feet; thence South 62° 36' 00" East 89.60 feet to the true Point of Beginning.

LOT 3

Commencing at a point on the Northwestern boundary line of the state highway shown on said map, distant thereon South 27° 28' West 464 feet from the Northeasterly boundary line of said Tract 8; thence North 62° 36' West 58 feet to the intersection with the Northwestern boundary line of the land conveyed to the State of California by deed recorded August 28, 1947 as instrument No. 11654 in Book 744, page 313 of Official Records, in the Office of said County Recorder, and the true Point of Beginning; thence along said last mentioned Northwestern line, South 27° 28' West 96.24 feet, more or less, to a point distant North 27° 28' East 417.76 feet from the Northeasterly boundary line of Second Street as shown on said map; thence North 62° 36' 00" West 89.60 feet; thence North 27° 28' 00" East 96.24 feet, more or less, to the intersection with a line bearing North 62° 36' 00" West from the true Point of Beginning; thence South 62° 36' 00" East 89.6 feet to the true Point of Beginning.

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT SAID SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES. THE CONTOURS ARE COMPUTER GENERATED.

MARSHALL D. FARGEN LS 8962 DATE

545 AVENUE OF FLAGS
MIXED-USE DEVELOPMENT

FINAL GRADING AND DRAINAGE PLAN FOR A.P.N.(s)

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 099-282-008, 009, 013, 019
NUMBER OF LOTS: 4
GROSS AREA: (0.80 ACRES) 34,848 S.F.
ZONING: OR, GENERAL COMMERCIAL

EARTHWORK QUANTITIES

RAW CUT: 304 C.Y. CUT
RAW FILL: 961 C.Y. FILL
657.22 C.Y. NET CUT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FARGEN CONTROL POINTS #2 BEING A "X" IN THE SIDEWALK TO POINT #3 BEING A "X" IN THE SIDEWALK AND HAVING A BEARING OF N79°50'48"E

BENCHMARK

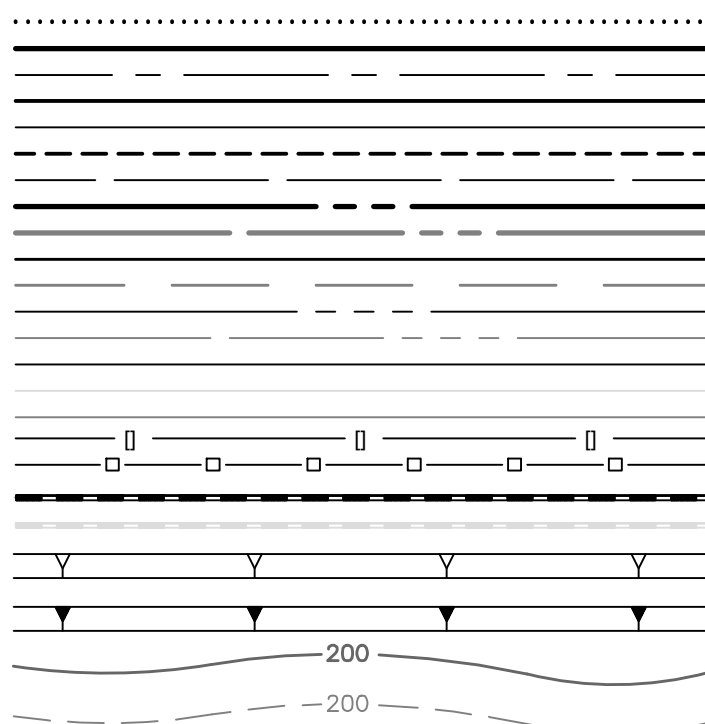
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ELEVATION 361.96' PER OPUS SOLUTION
(NAVD 88)

SHEET INDEX

1. N. GRADING AND DRAINAGE PLAN
2. S. GRADING AND DRAINAGE PLAN
3. UNDERGROUND CHAMBER PLAN
4. PUBLIC IMPROVEMENT PLAN
5. UTILITY PLAN
6. SITE SECTIONS
7. EROSION CONTROL PLAN

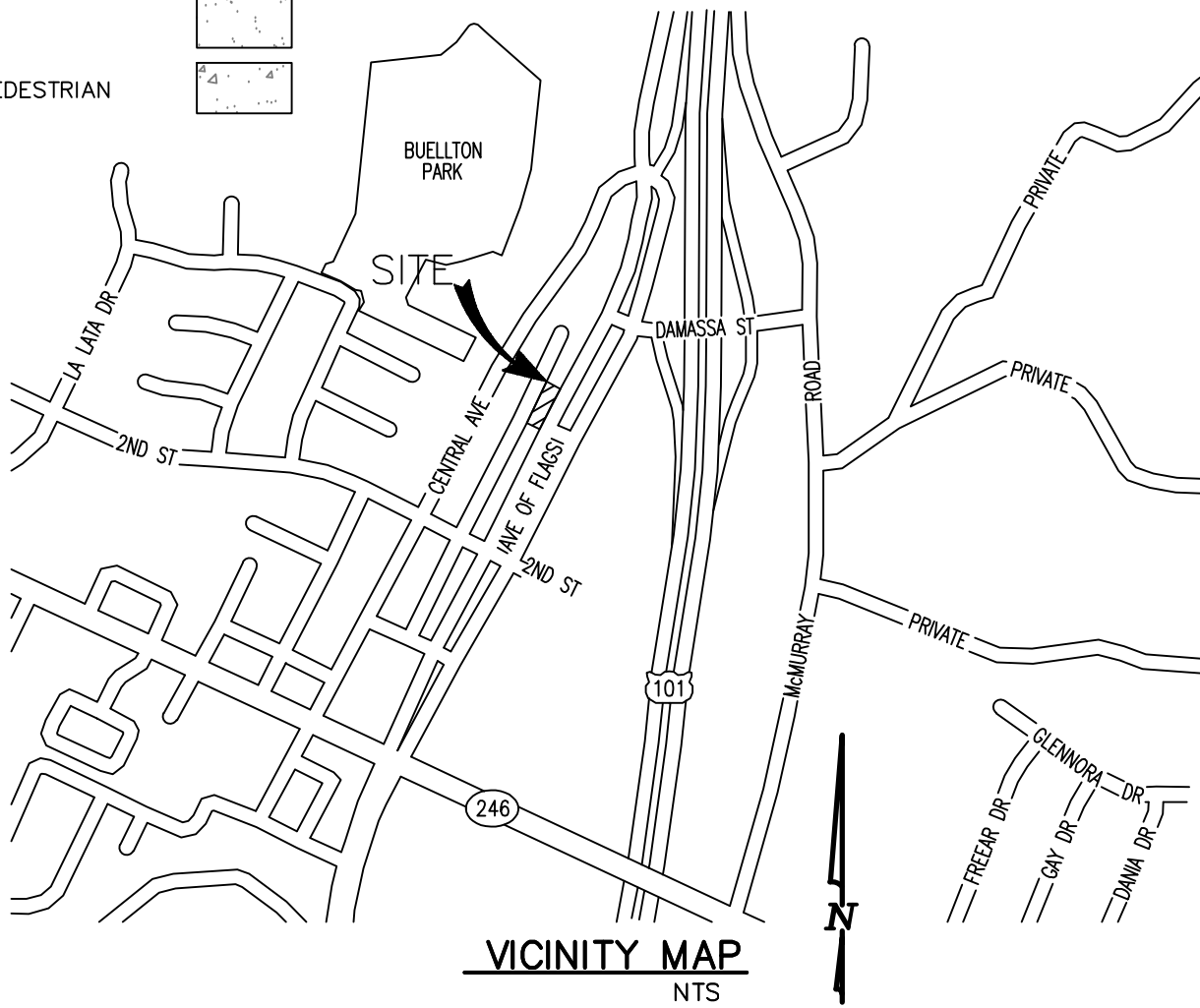
LEGEND

FUTURE CONST.
PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
CURB LINE
EXIST. CURB LINE
ROW/EASEMENT LINE
STORM DRAIN
EXIST. STORM DRAIN
SEWER MAIN
EXIST. SEWER MAIN
WATER MAIN
EXIST. WATER MAIN
STREET LIGHT CONDUIT
EXIST. ST. LT. CONDUIT
E.P./LIP OF GUTTER
WOOD FENCE
WROUGHT IRON FENCE
MASONRY WALL
EXISTING MASONRY WALL
2:1 SLOPE
4:1 SLOPE
PROPOSED CONTOURS
EXIST. CONTOURS
EXISTING MONUMENT
MONUMENT
SAN. SEWER MANHOLE
EXISTING SEWER MANHOLE
STORM DRAIN MANHOLE
EXISTING S.D. MANHOLE
WATER VALVE EXIST
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EXISTING FIRE HYDRANT
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DROP INLET
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EXISTING SEWER LATERAL
POWER POLE
WATER SERVICE
EV CHARGING STATION
SPOT ELEVATION
EXISTING SPOT ELEVATION
FINISHED FLOOR ELEV.
DG
PROPOSED PEDESTRIAN
FLATWORK

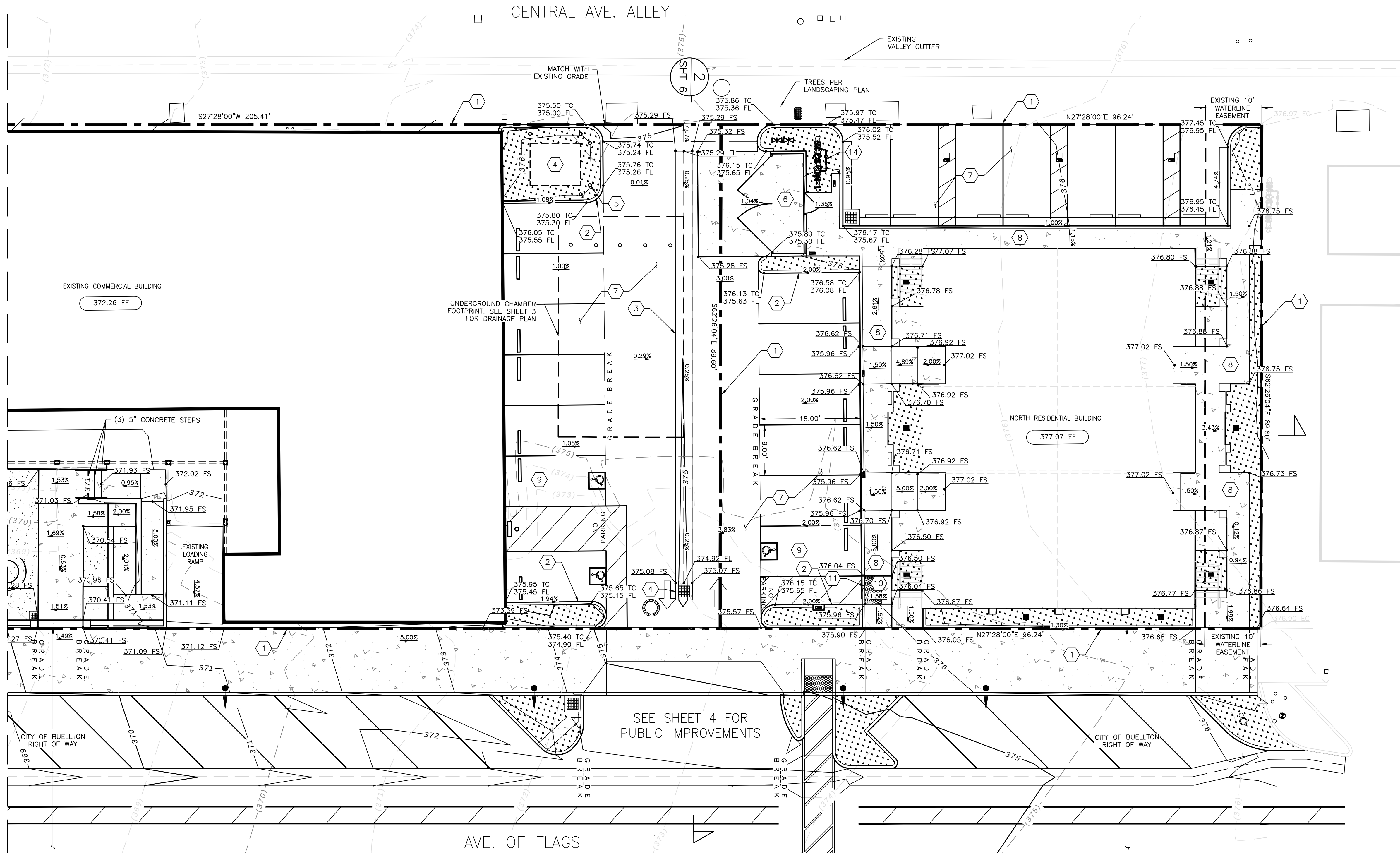


ABBREVIATIONS
TOP OF CURB
FLOW LINE
EDGE OF PAVEMENT
ASPHALT CONCRETE
HIGH POINT
LOW POINT
FINISHED GRADE
BACK OF WALK
TOP OF WALL
TOP OF FOOTING
GRADE BREAK
FINISHED SURFACE
FINISHED FLOOR
INVERT OF PIPE
REINFORCED CONCRETE PIPE
PLASTIC PIPE
SIDEWALK
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
TOP OF GRATE
TYPICAL

T.C.
F.L.
E.P.
A.C.
H.P.
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T.O.W.
T.O.F.
G.B.
F.S.
F.F.
INV.
RCP
PVC
SW
SDMH
SSMH
T.O.G.
TYP.

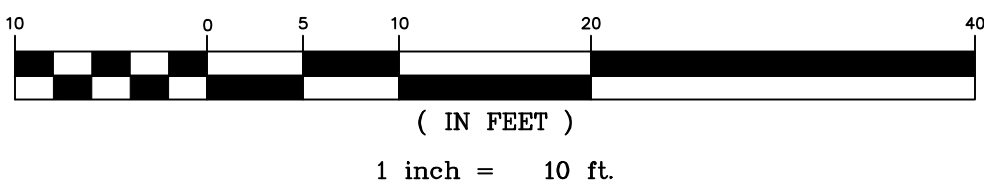


VICINITY MAP
NTS



SEE SHEET 4 FOR
PUBLIC IMPROVEMENTS

N. GRADING PLAN
GRAPHIC SCALE

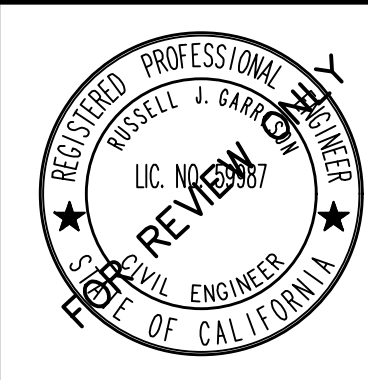


GRADING PLAN NOTES:

1. PROPERTY LINE
2. 6" CONCRETE CURB PER CITY OF BUELLTON STANDARDS.
3. 3' CONCRETE VALLEY GUTTER ALONG DRIVE AISLE. SEE CITY OF BUELLTON STANDARDS.
4. ELECTRICAL CONCRETE PAD. VERIFY SIZE AND LOCATION WITH ELECTRICAL PLANS.
5. BOLLARD, TYP.
6. TRASH ENCLOSURE PER CITY OF BUELLTON STANDARD.
7. AC PAVEMENT PER SOILS REPORT.
8. CONCRETE FLATWORK PER SOILS REPORT.
9. ADA PARKING STALL STRIPING PER CALTRANS STANDARD A88A.
10. ADA RAMP PER CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.
11. DETECTABLE WARNING SURFACE.
12. RETAINING WALL.

REFERENCE NOTES:

- SEE SHEET 3 FOR DRAINAGE PLAN
SEE SHEET 4 FOR PUBLIC IMPROVEMENT PLAN
SEE SHEET 5 FOR UTILITY PLAN



BETHEL
engineering
2624 Airport Dr., Santa Maria,
California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS

LETTER	DATE	BY	APPROVED	REVISION
A				
B				
C				
D				

CITY OF BUELLTON

SCALE
AS NOTED

DATE

FINAL GRADING AND DRAINAGE PLAN
545 AVENUE OF FLAGS

DRAWN BY: B.R.S.

CHECKED BY: R.J.G.

DATE: JUNE, 2026

SHEET

1 OF 7 SHEETS

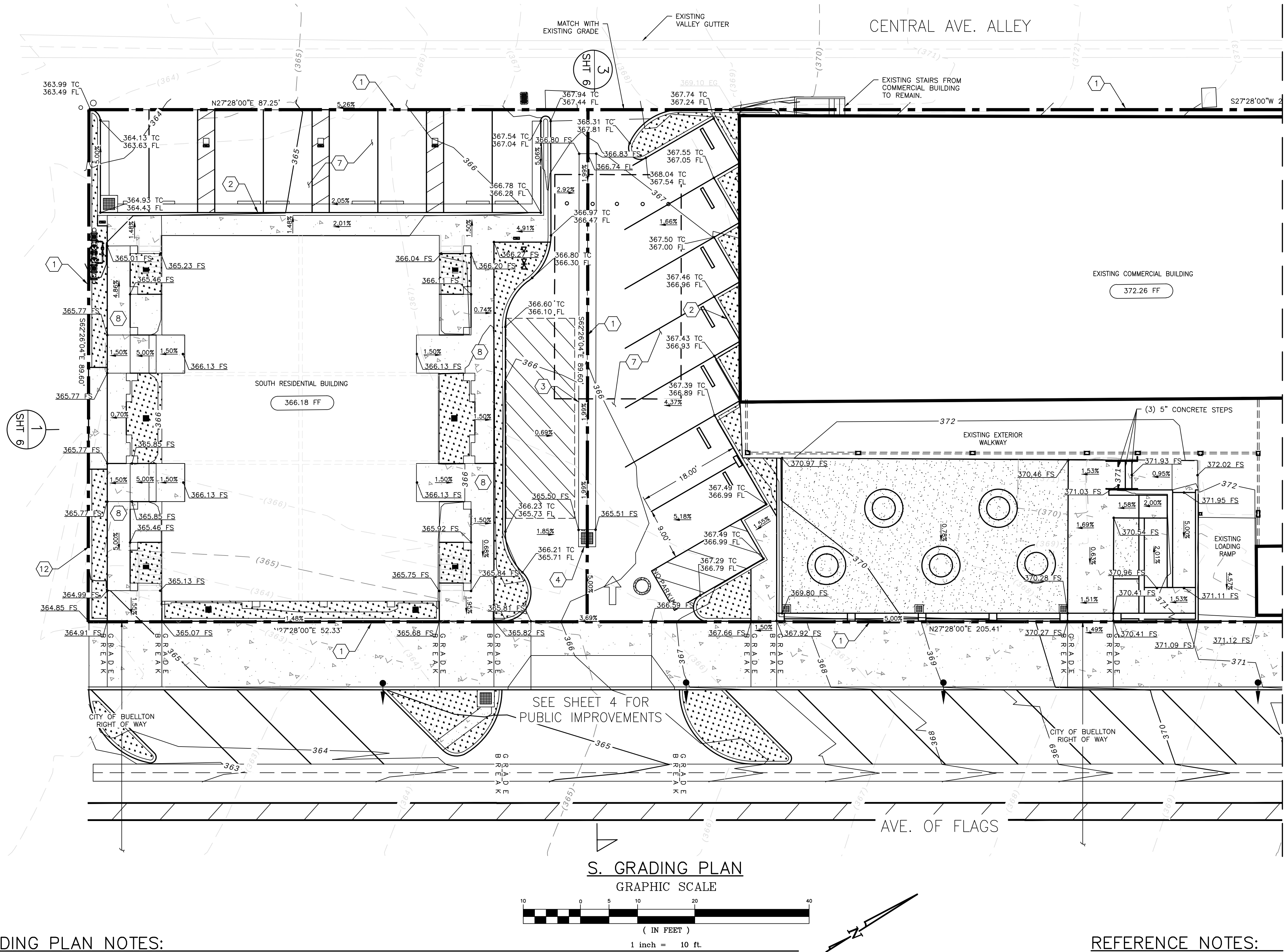
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FILE NUMBER

10/6/26

545 AVENUE OF FLAGS
MIXED-USE DEVELOPMENT

FINAL GRADING AND DRAINAGE PLAN FOR A.P.N.(s)
099-282-008
099-282-009
099-282-013
099-282-019



GRADING PLAN NOTES:

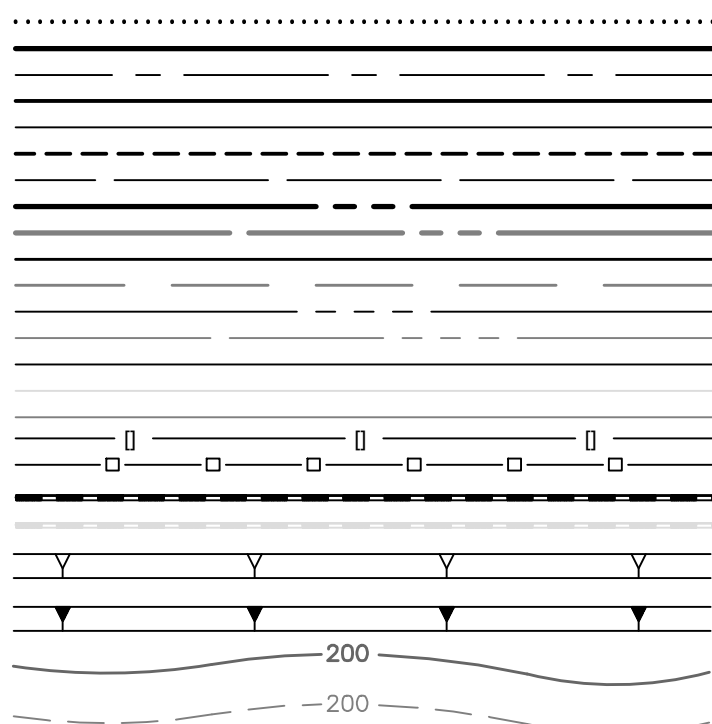
- PROPERTY LINE
- 6" CONCRETE CURB PER CITY OF BUELLTON STANDARDS.
- 3' CONCRETE VALLEY GUTTER ALONG DRIVE AISLE. SEE CITY OF BUELLTON STANDARDS.
- ELECTRICAL CONCRETE PAD. VERIFY SIZE AND LOCATION WITH ELECTRICAL PLANS.
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- TRASH ENCLOSURE PER CITY OF BUELLTON STANDARD.
- AC PAVEMENT PER SOILS REPORT.
- CONCRETE FLATWORK PER SOILS REPORT.
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- DETECTABLE WARNING SURFACE.
- RETAINING WALL.

REFERENCE NOTES:

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SEE SHEET 4 FOR PUBLIC IMPROVEMENT PLAN
SEE SHEET 5 FOR UTILITY PLAN

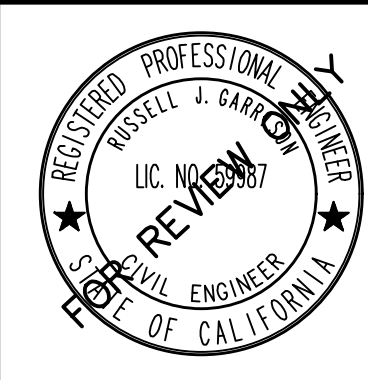
LEGEND

FUTURE CONST.
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ROW/GASEMENT LINE
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10/6/26



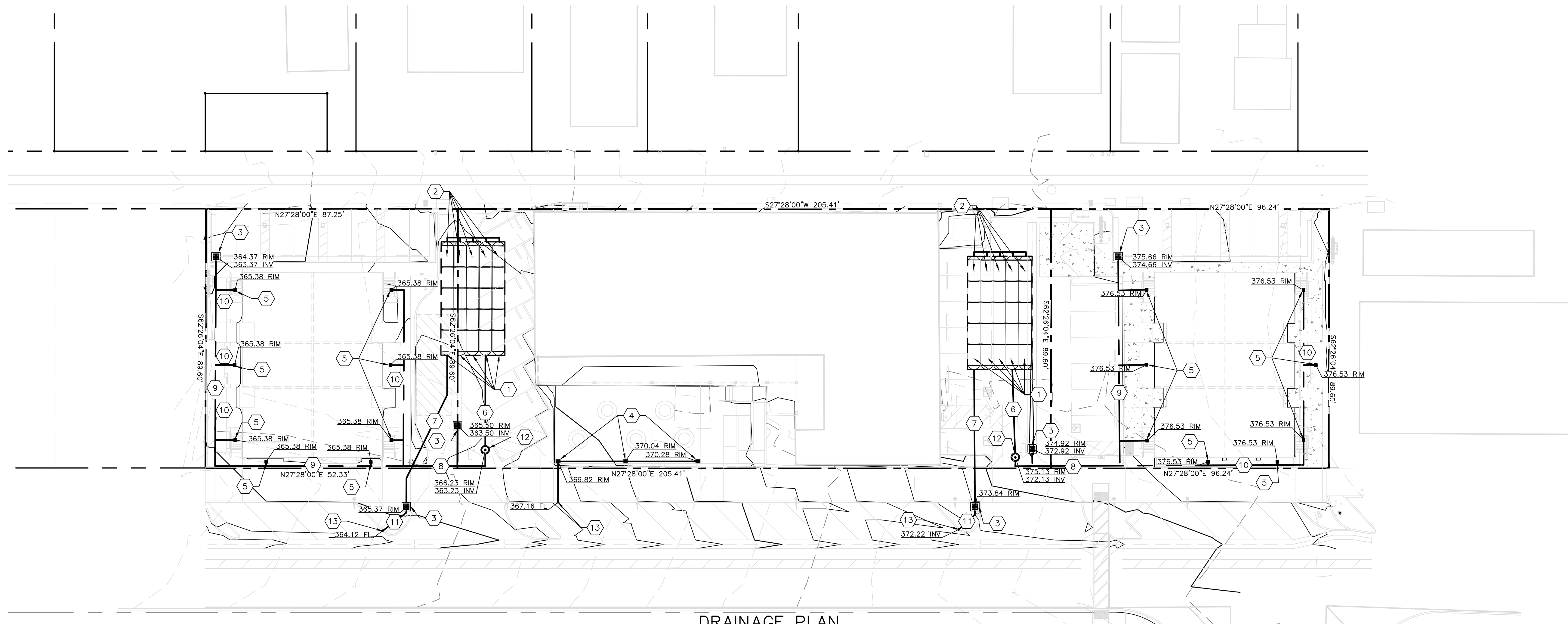
BETHEL
engineering
2624 Airport Dr., Santa Maria,
California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

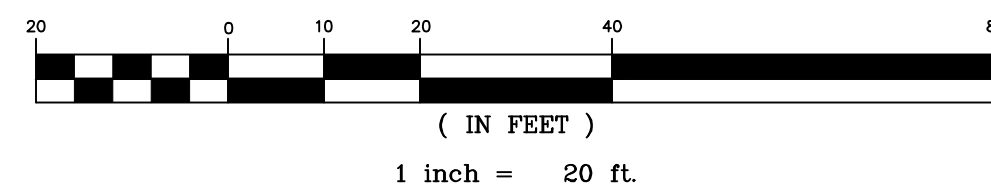
REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
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C				
D				

CITY OF BUELLTON		
SCALE	DATE	
AS NOTED		
FINAL GRADING AND DRAINAGE PLAN		
545 AVENUE OF FLAGS		

DRAWN BY: B.R.S.
CHECKED BY: R.J.G.
DATE: JUNE, 2026
SHEET
2 OF 7 SHEETS
REFERENCES
FILE NUMBER



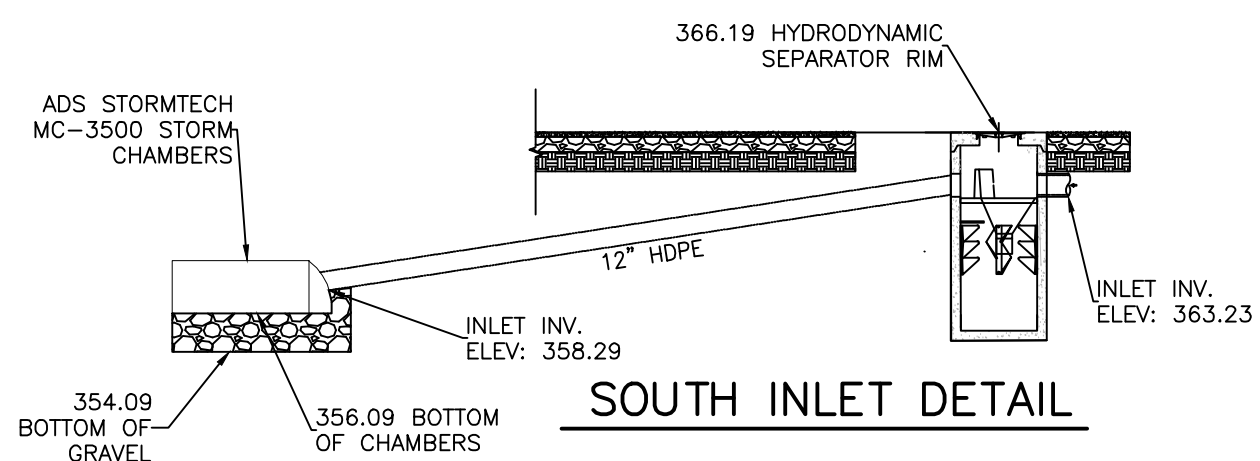
DRAINAGE PLAN
GRAPHIC SCALE



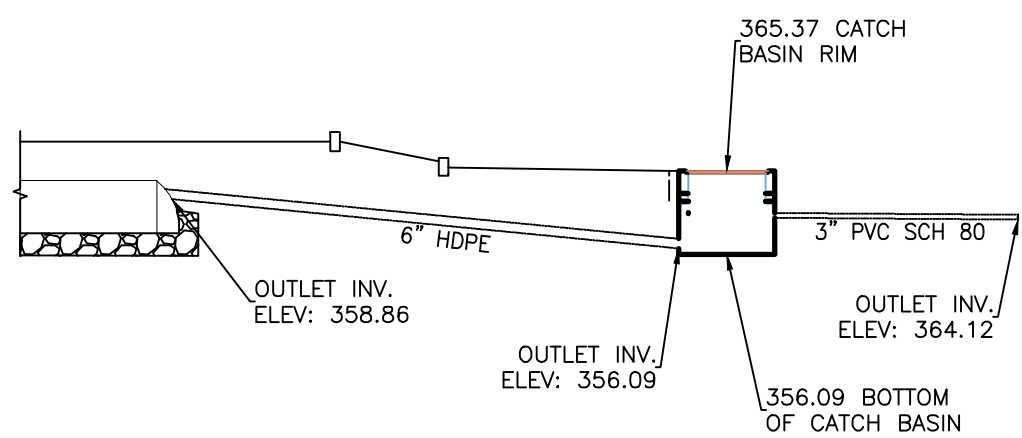
DRAINAGE NOTES:

- 1 ADS SC-800 UNDERGROUND STORAGE CHAMBERS.
- 2 INSPECTION PORT PER MANUFACTURER'S INSTALLATION DETAILS.
- 3 24"x24" MIDSTATE CONCRETE CATCH BASIN.
- 4 12"x12" MIDSTATE CONCRETE CATCH BASIN.
- 5 12"x12" NDS YARD DRAIN CATCH BASIN.
- 6 12" HDPE STORM DRAIN PIPE.
- 7 6" HDPE STORM DRAIN PIPE.
- 8 8" PVC STORM DRAIN PIPE.
- 9 6" PVC STORM DRAIN PIPE.
- 10 4" PVC STORM DRAIN PIPE.
- 11 3" PVC STORM DRAIN PIPE.
- 12 ADS BARRACUDA HYDRODYNAMIC SEPARATOR.
- 13 SIDE WALK DRAIN PER CITY OF BUELLTON STANDARDS.

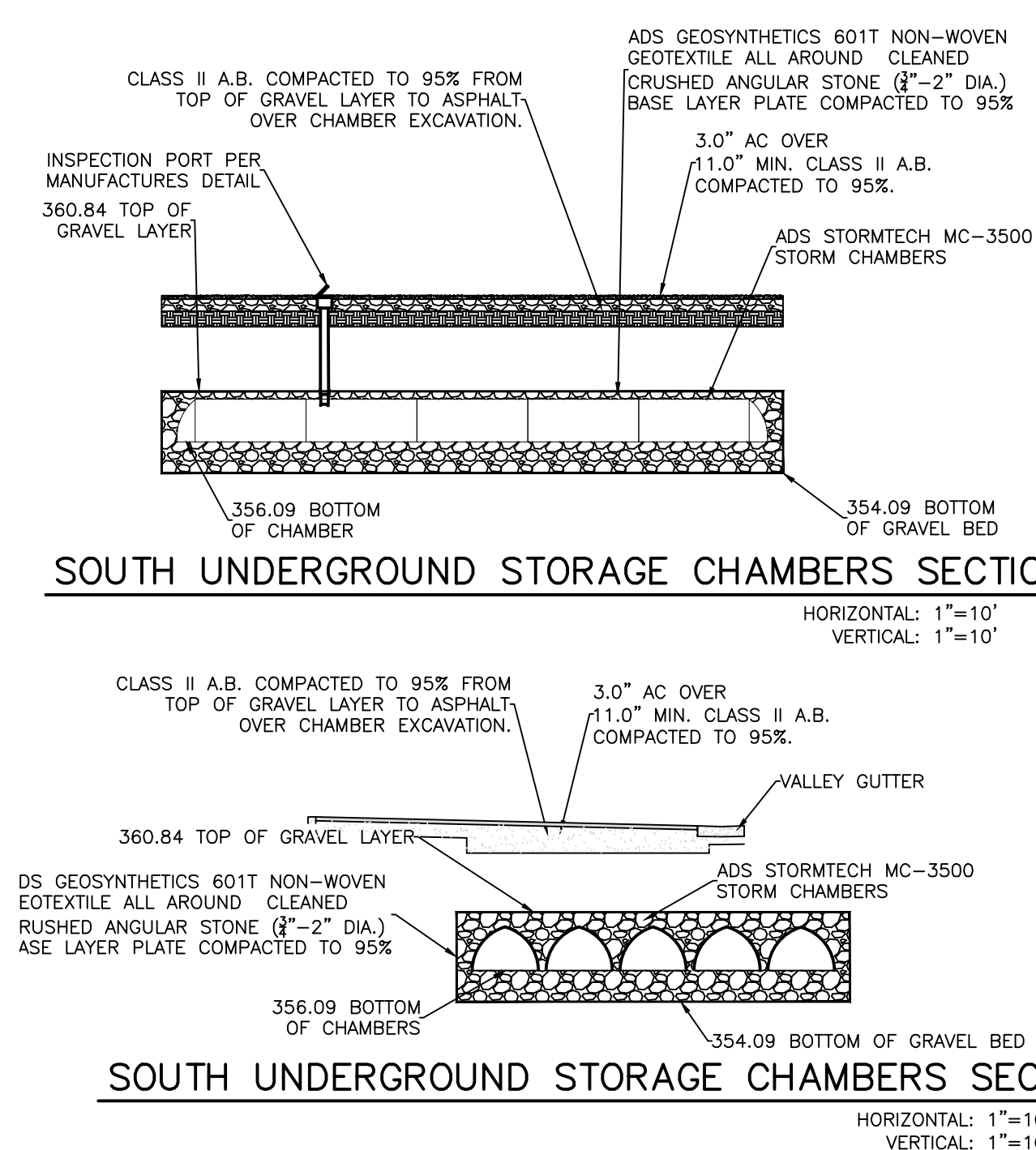
SOUTH INLET DETAIL



SOUTH OUTLET DETAIL

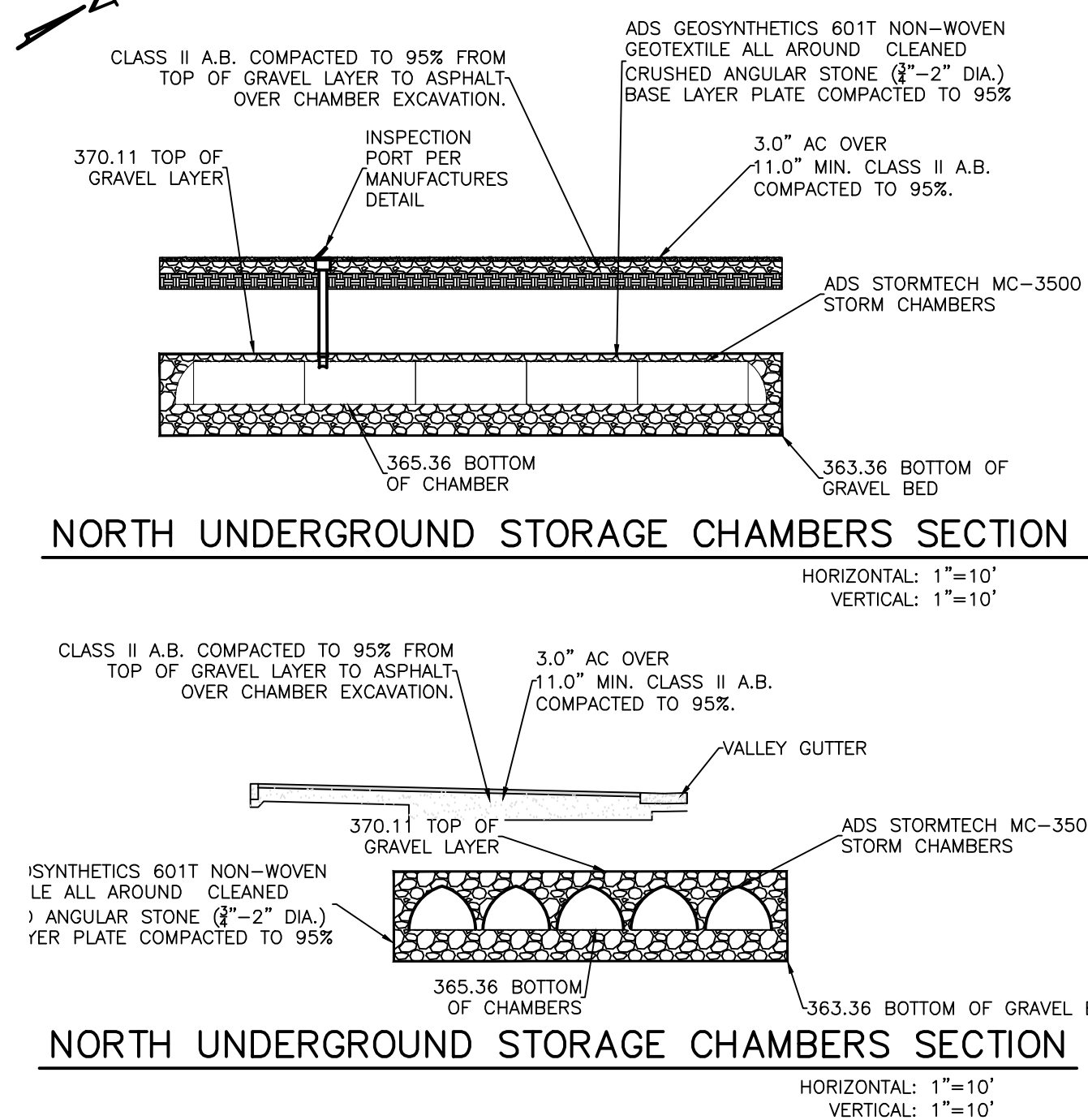


SOUTH UNDERGROUND STORAGE CHAMBERS SECTION

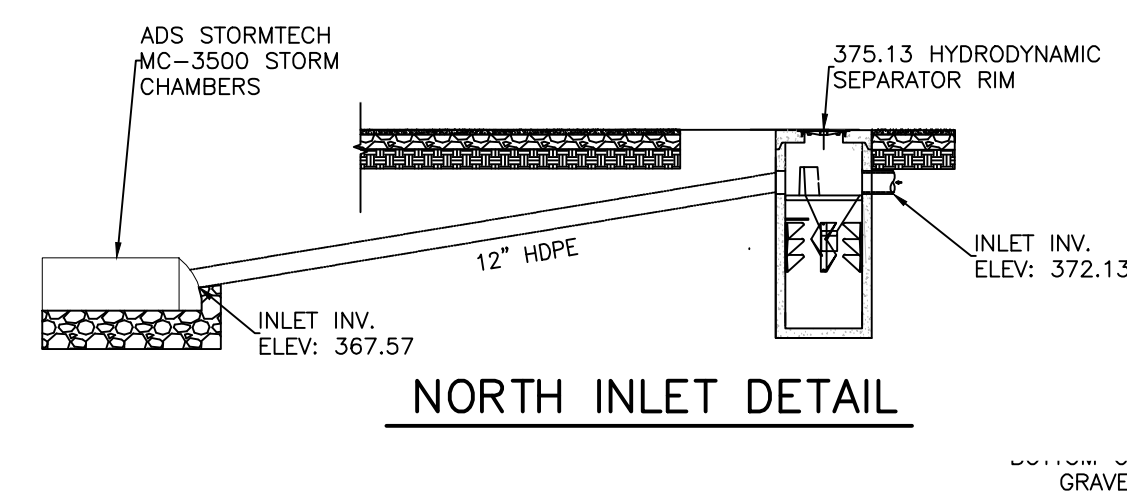


SOUTH UNDERGROUND STORAGE CHAMBERS SECTION

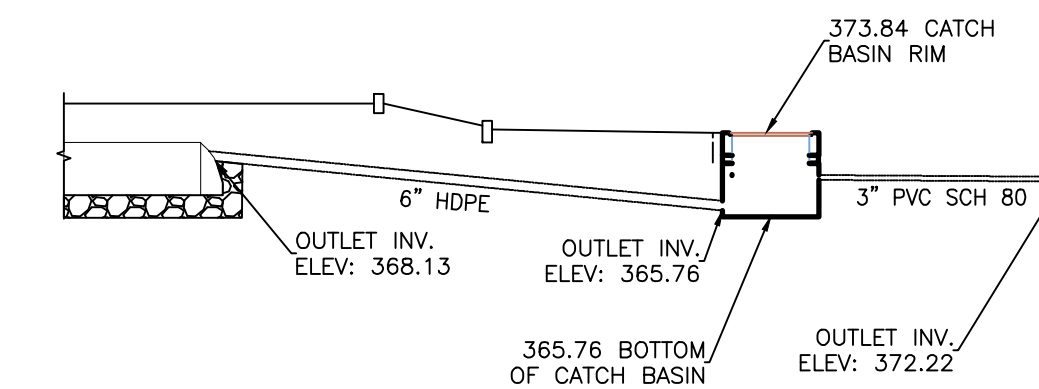
NORTH UNDERGROUND STORAGE CHAMBERS SECTION



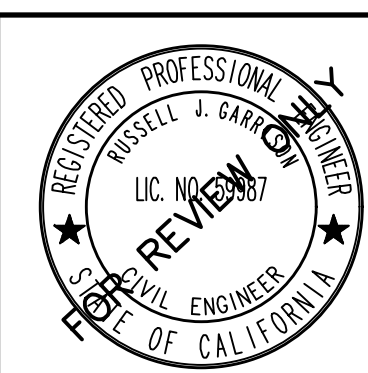
NORTH INLET DETAIL



NORTH OUTLET DETAIL



10/6/26



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engineering
2624 Airport Dr., Santa Maria,
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RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS

LETTER	DATE	BY	APPROVED	REVISION
A				
B				
C				
D				

CITY OF BUELLTON

SCALE AS NOTED

DATE

FINAL GRADING AND DRAINAGE PLAN
545 AVENUE OF FLAGS

DRAWN BY: B.R.S.

CHECKED BY: R.J.G.

DATE: JUNE, 2026

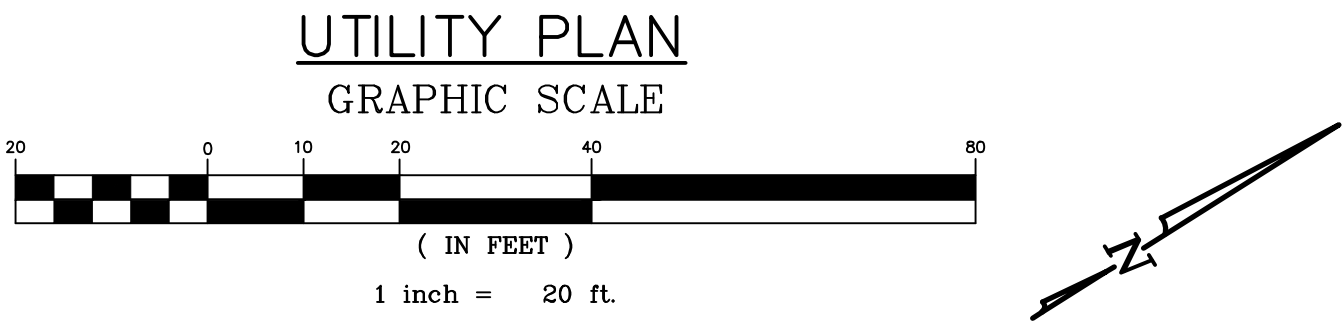
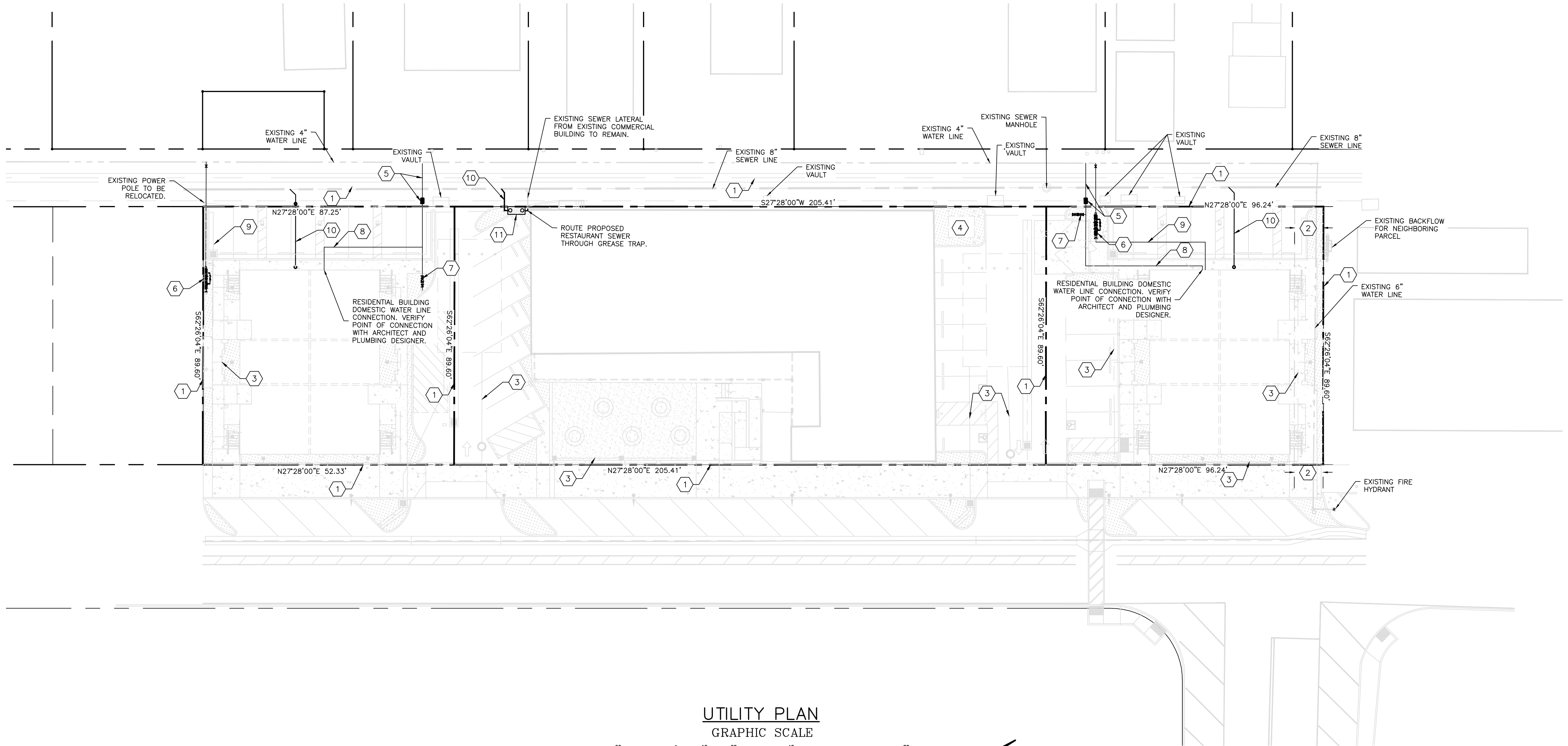
SHEET

3 OF 7 SHEETS

REFERENCES

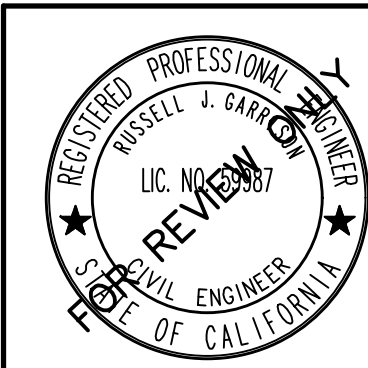
FILE NUMBER

SCALE AS NOTED	DATE		DATE: JUNE, 2026
FINAL GRADING AND DRAINAGE PLAN 545 AVENUE OF FLAGS			SHEET
			4 OF 7 SHEETS
			REFERENCES
			FILE NUMBER



UTILITY NOTES:

- 1 PROPERTY LINE
- 2 CITY OF BUELLTON WATERLINE EASEMENT.
- 3 ON-SITE STORM DRAIN. REFER TO SHEET 3 FOR DRAINAGE PLAN.
- 4 ELECTRICAL CONCRETE PAD. REFER TO ELECTRICAL PLANS FOR UTILITY LAYOUT.
- 5 2" SERVICE LINE WITH A 1-1/2"DOMESTIC WATER METER PER CITY OF BUELLTON STANDARD 510.
- 6 6" BACKFLOW PREVENTION FOR FIRE WATER LINE.
- 7 BACKFLOW PREVENTION FOR LANDSCAPE WATER LINE. REFER TO LANDSCAPE PLANS FOR SIZE.
- 8 2" PVC SCH 80 DOMESTIC WATER LINE. VERIFY BUILDING POINT OF CONNECTION WITH ARCHITECT AND PLUMBING DESIGNER.
- 9 6" FIRE WATER LINE. VERIFY SIZE WITH FIRE PROTECTION DESIGNER.
- 10 4" SEWER LATERAL PER CITY OF BUELLTON STANDARD 606. VERIFY BUILDING POINT OF CONNECTION WITH ARCHITECT AND PLUMBING DESIGNER.
- 11 430 GALLON OLDCASTLE GREASE TRAP FOR NEW RESTAURANT.



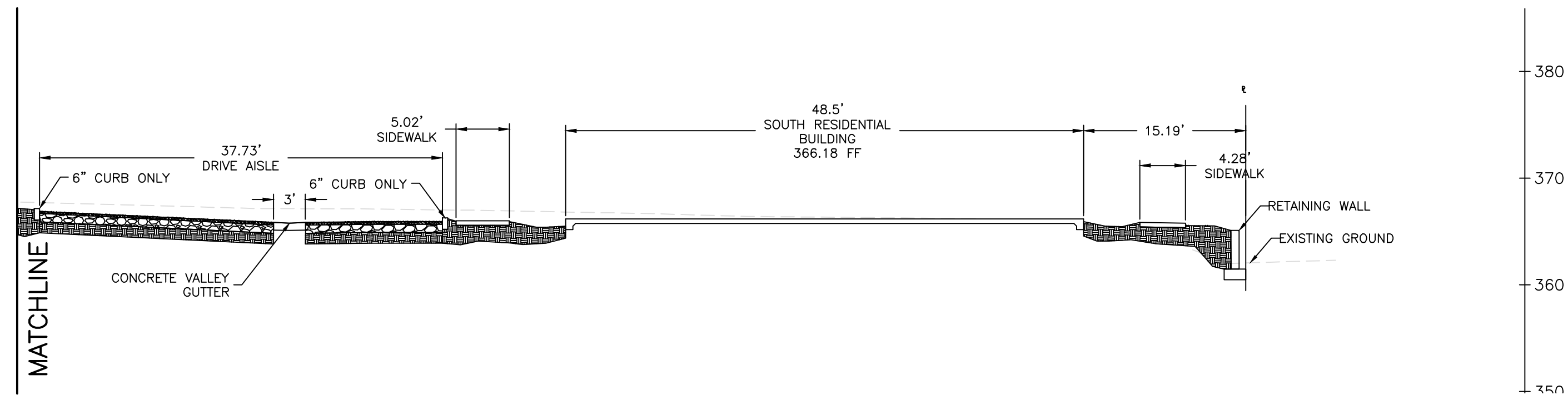
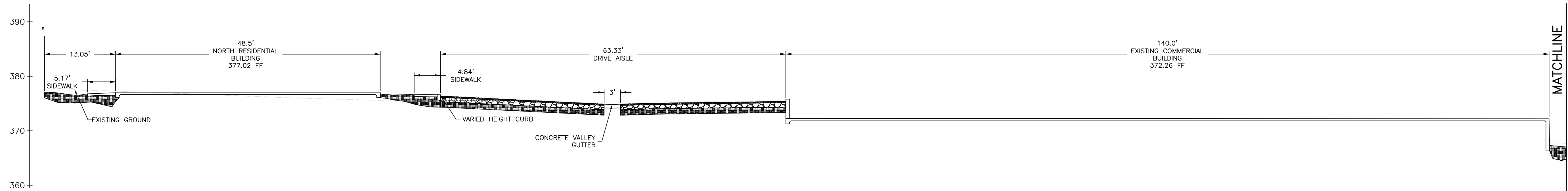
ke BETHEL
engineering
2624 Airport Dr., Santa Maria,
California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

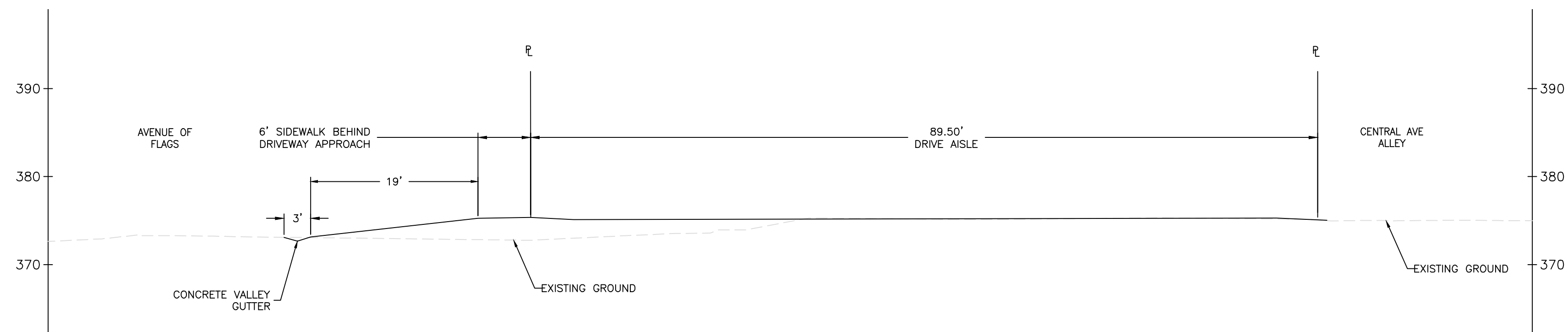
REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
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CITY OF BUELLTON			DRAWN BY: B.R.S.
SCALE AS NOTED	DATE		CHECKED BY: R.J.G.
FINAL GRADING AND DRAINAGE PLAN 545 AVENUE OF FLAGS			DATE: JUNE, 2026
			SHEET 5 OF 7 SHEETS REFERENCES
			FILE NUMBER

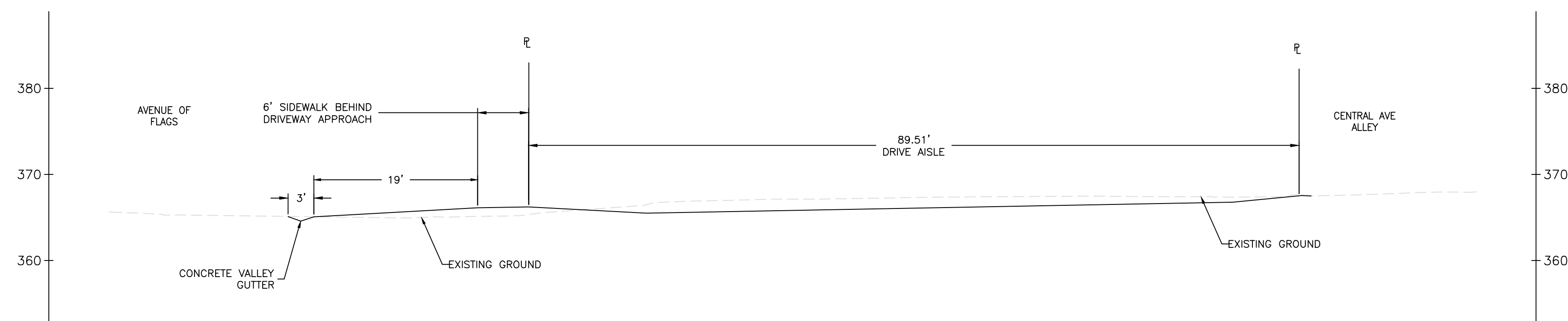
10/6/26



1 SITE SECTION
1" = 10'



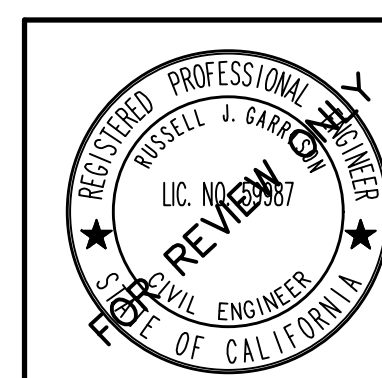
2 NORTH DRIVE AISLE SECTION
1" = 10'



3 SOUTH DRIVE AISLE SECTION
1" = 10'

SITE SECTIONS

10/6/26



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RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
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			SHEET 6 OF 7 SHEETS REFERENCES
			FILE NUMBER

EROSION/SEDIMENT CONTROL PRACTICES

CONSTRUCTION ENTRANCE AREAS SHALL BE CONSTRUCTED PRIOR TO IMPORT AND EXPORT OF SOILS. THE ENTRANCE AREAS SHALL BE 6"-8" AGGREGATE PLACED TO A MINIMUM DEPTH OF 12" OVER A GEOTEXTILE FABRIC SUCH AS MIRAFI 500X. INSPECT FOR DAMAGE REGULARLY AND REPAIR AS REQUIRED.

EQUIPMENT STORAGE AND SERVICE AREA TO BE PREPARED PRIOR TO BEGINNING OF GRADING ACTIVITIES.

TEMPORARY CONTROL MEASURES TO REMAIN IN PLACE UNTIL INTERIOR STREETS ARE PAVED AND PERMANENT LANDSCAPING IS ESTABLISHED, EQUIPMENT STORAGE AREA HYDROSEEDED, AND EQUIPMENT SERVICE CLEANED AND HYDROSEEDED.

ALL GRADED SLOPES 4:1 OR STEEPER TO HAVE FIBER ROLLS PLACED AT THE BASE OF THE SLOPE, AND EVERY 50' HORIZONTALLY FOR SLOPES THAT EXCEED 75' HORIZONTALLY. FIBER ROLLS PLACED MID-SLOPE TO BE AT THE SAME ELEVATION ALONG ENTIRE LENGTH OF SLOPE SO AS TO NOT CREATE A DRAINAGE COURSE ALONG THE FIBER ROLLS.

ALL DENUDED SLOPE AREAS TO BE TRACK WALKED WITH TRACKED EQUIPMENT UP AND DOWN THE SLOPE. SLOPES SHALL THEN BE SEED AND COVERED WITH STRAW BLANKET OR HYDROMULCHED AS SOON AS POSSIBLE OR WITHIN 4 WEEKS OF COMPLETION OF CUT & FILL SLOPES.

REASONABLE EFFORTS SHOULD BE MADE TO PRESERVE EXISTING VEGETATION BEFORE SITE DISTURBANCE BEGINS.

DENUDED PERMANENT OPEN SPACE AREAS TO BE COVERED WITH STRAW BLANKET IN CONJUNCTION WITH HYDROSEEDING/HYDROMULCHING.

DUST CONTROL MEASURES

DURING CLEARING, GRADING, EARTH MOVING, EXCAVATION, OR TRANSPORTATION OF CUT OR FILL MATERIALS, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.

AFTER CLEARING, GRADING, EARTHMOVING OR EXCAVATION IS COMPLETED, THE ENTIRE AREA OF DISTURBED SOIL SHALL BE TREATED IMMEDIATELY BY WATERING OR REVEGETATING OR SPREADING SOIL BINDERS TO PREVENT WIND PICKUP OF THE SOIL UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.

DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS WOULD INCLUDE WETTING DOWN SUCH AREA IN THE LATER MORNING AND AFTER WORK IS COMPLETED FOR THE DAY AND WHENEVER WIND EXCEEDS 15 MILES PER HOUR.

ALL AREAS NOT PROPOSED FOR IMMEDIATE DEVELOPMENT (E.G. WITHIN TWO WEEKS) SHALL BE SEEDDED OR TREATED WITH SOIL BINDERS TO PREVENT SOIL EROSION OR DUST GENERATION.

SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION.

TRUCKS TRANSPORTING SOIL, SAND, CUT OR FILL MATERIALS TO OR FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN.

THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF-SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

EROSION CONTROL CERTIFICATE

EROSION CONTROL CERTIFICATION [SIGN TO GUARANTEE THAT EROSION CONTROL MEASURES WILL BE INSTALLED]

I HEREBY CERTIFY THAT ALL EROSION AND SILTATION CONTROL MEASURES WILL BE INSTALLED PER PLANS AND ALSO TO MY SATISFACTION TO PREVENT THE ILLEGAL DISCHARGE OF STORM WATER POLLUTANTS FROM THE PROJECT SITE. THE UNDERSIGNED SHALL BE THE DESIGNATED RESPONSIBLE PERSON FOR THE SUCCESSFUL IMPLEMENTATION OF THESE METHODS. THE UNDERSIGNED SHALL ALSO ENSURE THAT DAMAGES TO THE EROSION AND SILTATION CONTROL MEASURES DUE TO CONSTRUCTION PROCESSES OR SEVERE STORMS AND SHALL BE REPAIRED IMMEDIATELY TO FULLY FUNCTIONING CONDITION.

_____ DATE _____

24-HOUR CONTACT TELEPHONE NUMBER _____

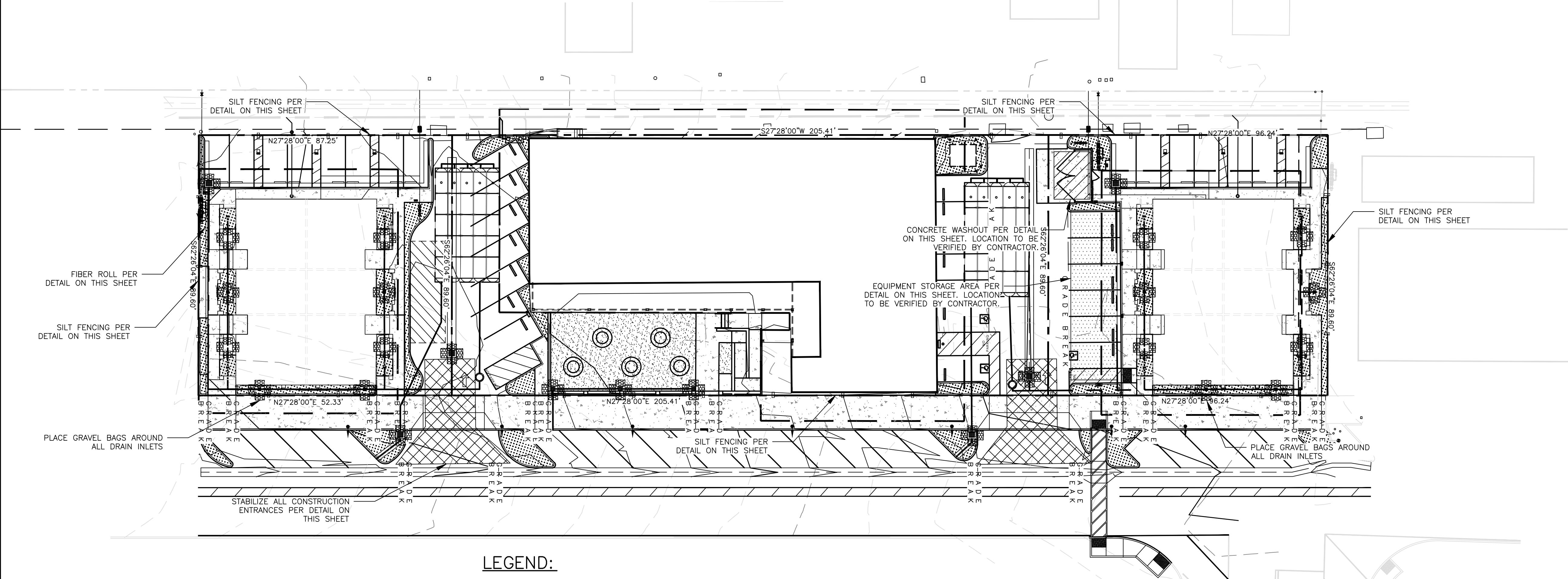
EROSION/SEDIMENT CONTROL SCHEDULE

CONSTRUCTION ACTIVITY	EROSION/SEDIMENT CONTROL PRACTICES
PHASE I - CLEARING & GRUBBING OF SITE	DUST CONTROL MEASURES AS DESCRIBED UNDER DUST CONTROL MEASURES. (SEE ABOVE)-PERIMETER SOURCE CONTROL BMPs
PHASE II - ROUGH GRADING OF DRIVEWAYS & PAD	DENUDED AREAS TO BE HYDROSEEDED & HYDROMULCHED. SLOPES IN EXCESS OF 2 FEET IN HEIGHT, MAY BE COVERED WITH STRAW BLANKETS IN CONJUNCTION WITH HYDROSEEDING & HYDROMULCHING. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE LOCATIONS WHERE VERTICAL HEIGHT OF SLOPE EXCEEDS TWO FEET.
PHASE III - INSTALLATION OF STORM DRAIN SYSTEM	GRAVEL BAGS PLACED AT DROP INLET OPENINGS OF STORM DRAIN SYSTEM.
PHASE IV - FINISH GRADING OF DRIVEWAYS, CONSTRUCTION OF CONCRETE SIDEWALKS, CURB & GUTTER ETC.	FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES AT SIDEWALKS OR CURBS TO PREVENT MIGRATION OF SILTS & CONTAMINATION OF AGGREGATE BASE MATERIAL.
PHASE V - CLEAN UP & TERMINATION OF GRADING ACTIVITIES.	TEMPORARY CONTROL MEASURES TO REMAIN IN PLACE UNTIL INTERIOR STREETS ARE PAVED & PERMANENT LANDSCAPING IS ESTABLISHED.

EROSION CONTROL PLAN

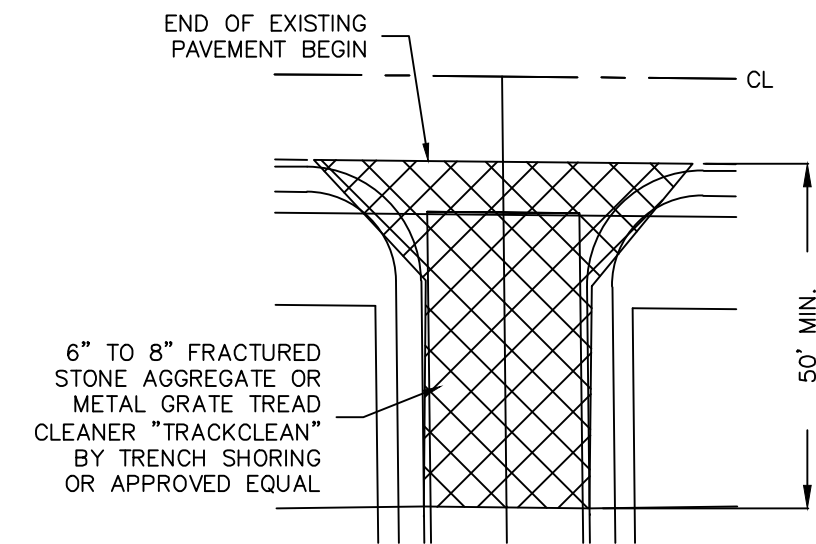
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CITY OF BUELLTON			DRAWN BY: B.R.S.	
SCALE AS NOTED			CHECKED BY: R.J.G.	
DATE			DATE: JUNE, 2026	
FINAL GRADING AND DRAINAGE PLAN			SHEET 7 OF 7 SHEETS	
545 AVENUE OF FLAGS			REFERENCES	
			FILE NUMBER	



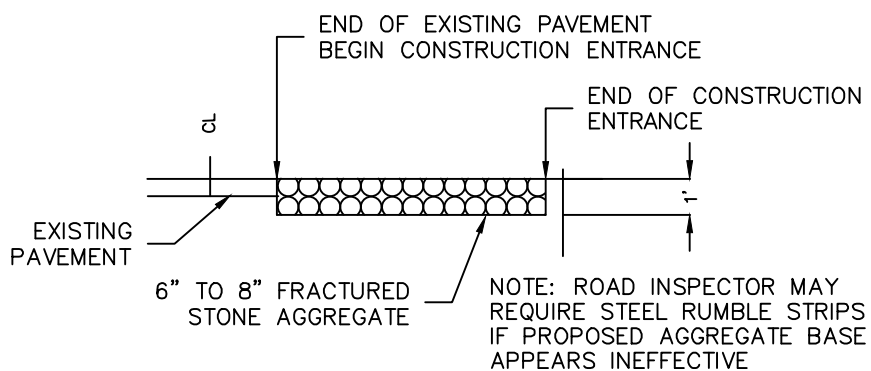
LEGEND:

- DIRECTION OF FLOW:
- CONSTRUCTION ENTRANCE AREA:
- EQUIPMENT SERVICE AND STORAGE AREAS:
- CONCRETE WASHOUT AREA:
- FIBER ROLL:
- GRAVEL BAG CHECK DAM:
- GRAVEL BAG:

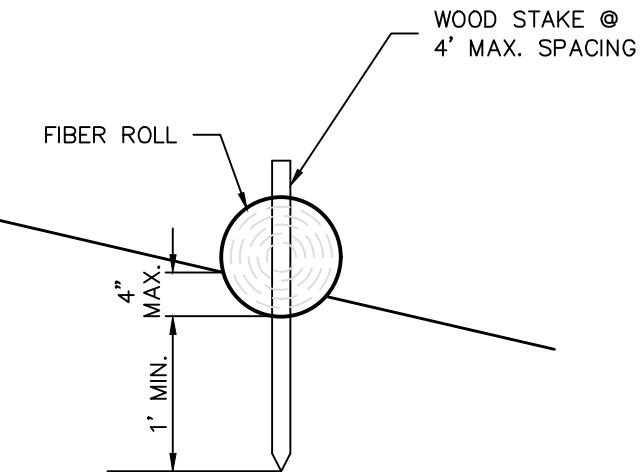


CONSTRUCTION ENTRANCE DETAILS SHOWN FOR REFERENCE ONLY. CONSTRUCTION ENTRANCE PER TC-1 IN SWPPP BINDER

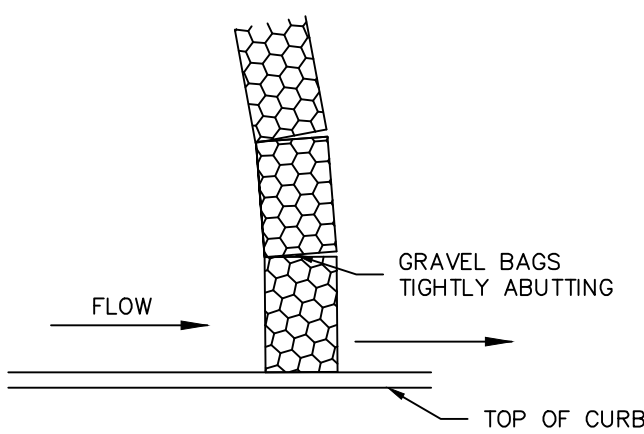
CONSTRUCTION ENTRANCE PLAN VIEW
N.T.S.



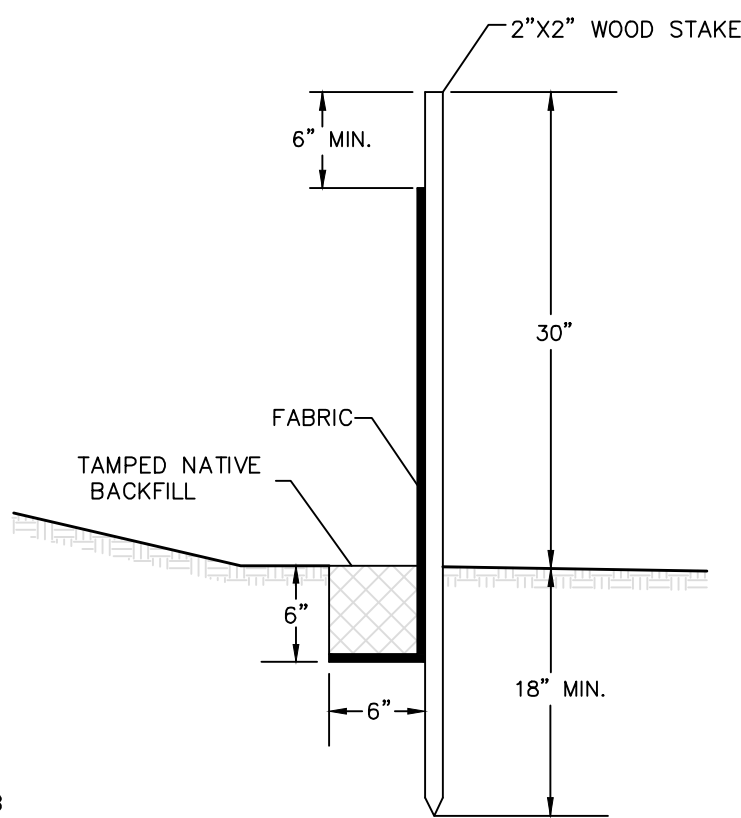
CONSTRUCTION ENTRANCE SECTION
N.T.S.



FIBER ROLL INSTALLATION
N.T.S.

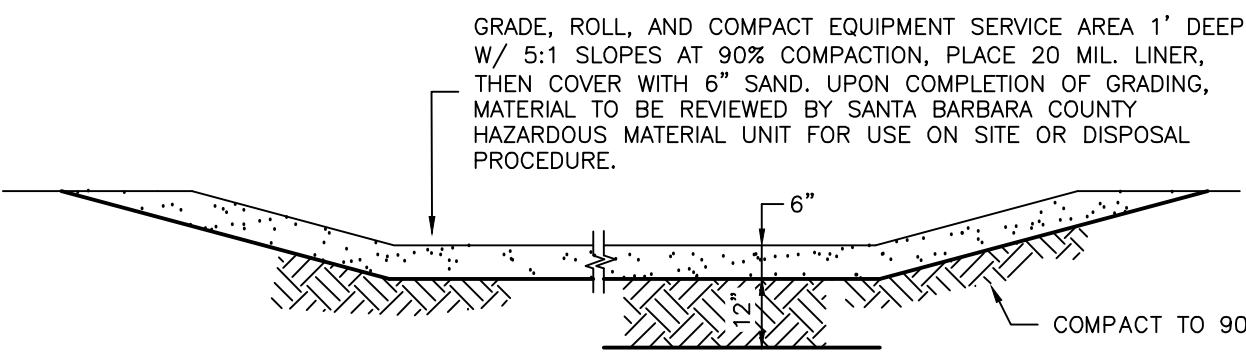


GRAVEL BAG CHECK DAM
N.T.S.

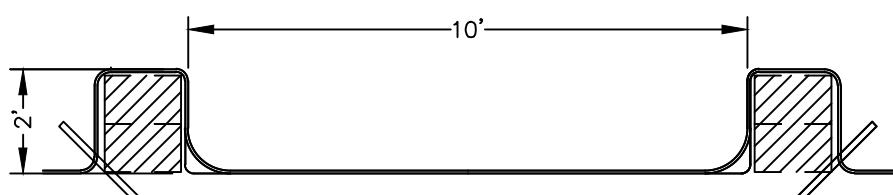


SILT FENCE INSTALLATION
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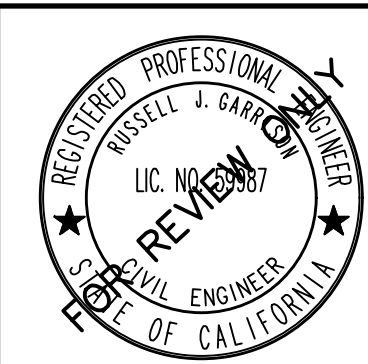
FOR ADDITIONAL INSTALLATION AND LOCATION REQUIREMENTS REFER TO BMP# SE-1.



EQUIPMENT SERVICE, STORAGE, & WASH AREA SECTION
N.T.S.



CONCRETE WASHOUT-SECTION
N.T.S.



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RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
A				
B				
C				
D				

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Site Calculations

Percentage of Landscape:	Sq. Ftg.
Total site area	34,845
Landscape area (on-site)	1,945
Non-irrigated area (on-site)	1,499
Landscape area (off-site)	648
Total Landscape Area	4,092
Landscape area percentage:	
12%	

CONCEPTUAL PLANTING LEGEND



FLOWERING ACCENT TREES

Natchez Crape Myrtle - *Lagerstroemia indica* 'Natchez'
Western Redbud - *Cercis occidentalis*
Muskogee Crape Myrtle - *L. indica* x *fauriei* 'Muskogee'



STREET TREES

Chinese Pistache - *Pistacia chinensis*
London Plane Tree - *Platanus acerifolia*
Scarlet Oak - *Quercus coccinea*



CANOPY TREES

Brisbane Box - *Lophostemon confertus*
Chinese Elm - *Ulmus parvifolia*
Green Vase Zelkova - *Zelkova serrata* 'Green Vase'



EXISTING TREES TO BE REMOVED



LARGE SCREEN SHRUBS

Pink Lady Indian Hawthorn - *Rhaphiolepis indica* 'Pink Lady'
Little John Dwarf Bottlebrush - *Callistemon* 'Little John'
Morning Light Coast Rosemary - *Westringia fruticosa* 'Morning Light'
Silver Sheen Kohuhu - *Pittosporum tenuifolium* 'Silver Sheen'



MEDIUM FLOWERING SHRUBS

Dwarf Yedda Hawthorn - *Rhaphiolepis umbellata* 'Minor'
Fortnight Lily - *Dietes bicolor*
Jerusalem Sage - *Phlomis fruticosa*
Tuscan Blue Rosemary - *Rosmarinus officinalis* 'Tuscan Blue'



SMALL FLOWERING SHRUBS

Daylily species - *Daylily* species
Sundrops - *Oenothera fruticosa*
Orange talked Bulbine - *Bulbine frutescens* 'Hallmark'
Blue Chalksticks - *Senecio serpens*



ORNAMENTAL GRASSES

Dwarf Mat Rush - *Lomandra longifolia* 'Breeze'
Blonde Ambition Blue Grama - *Bouteloa gracilis* 'Blonde Ambition'
Karl Foerster Reed Grass - *Calamagrostis x acutiflora* 'Karl Foerster'
Pine Muhly - *Muhlenbergia dubia*



MEDIUM SHADE SHRUBS

Foxtail Fern - *Asparagus densiflorus* 'Myers Fern'
David Viburnum - *Viburnum davidii*
Xanadu philodendron - *Philodendron xanadu*
Giant Lily Turf - *Liriope gigantea*



FLOWERING GROUNDCOVERS

Creeping Myoporum - *Myoporum parvifolium* 'Putah Creek'
Bearberry Cotoneaster - *Cotoneaster damerii* 'Low Fast'
Asian Jasmine - *Trachelospermum asiaticum*



GRAVEL

GRAVEL



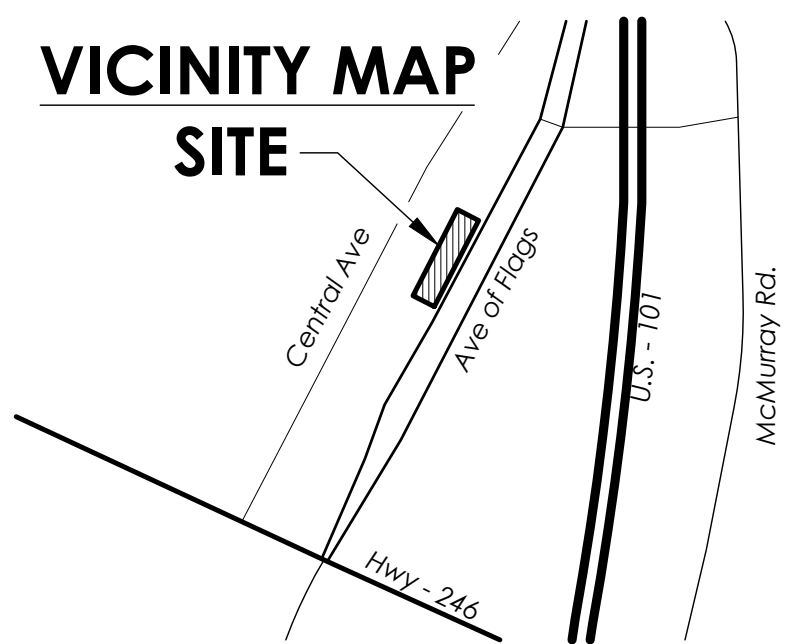
CLINGING VINE

Creeping Fig - *Ficus Pumila*
Boston Ivy - *Parthenocissus tricuspidata*

GENERAL NOTES

1. MINIMUM PLANT SIZES:
STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF BUELLTON OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
4. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF BUELLTON STANDARDS AND CODES.
5. FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
6. ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
7. DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
8. TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
9. STREET TREES ARE TO BE SELECTED FROM THE CITY OF BUELLTON APPROVED TREE LIST.

VICINITY MAP SITE



NORTH
N.T.S.

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

OWNER

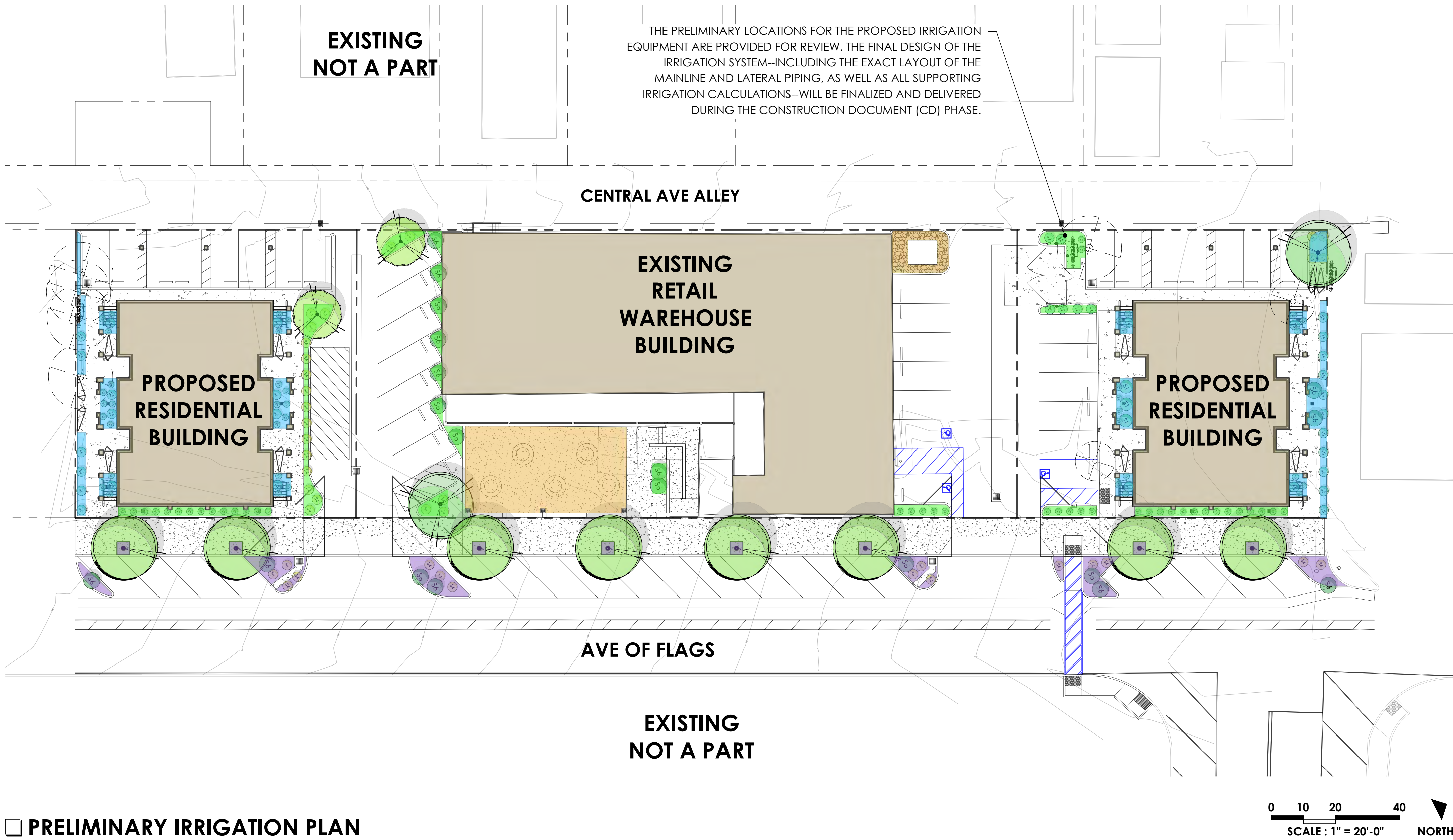
DATE 2026.10.06

PROJECT NO. 22618

DRAWN BY A.O.

CHECKED BY K.J.S.

SHEET NO.



PRELIMINARY IRRIGATION PLAN

PRELIMINARY

Appendix B - Water Efficient Landscape Work sheet

Reference Evapotranspiration (ET0):		45.6					
Project:		545 Ave of Flags, Buellton, CA 93427					
Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low	0.3	drip	0.81	0.37	997.55	369.46	10,465.82
Medium	0.5	drip	0.81	0.62	947.21	584.70	16,530.62
Low - Off-site	0.8	drip	0.81	0.99	647.82	639.82	18,088.93
Non-irrigated	0.0	n/a	100	0.00	1,499.07	-	-
Totals					4,091.64	1,593.98	45,064.97
Special Landscape Areas							
Totals					-	-	-
ETWU Total					-	-	45,064.97
Maximum Allowed Water Allowance (MAWA):					-	-	52,055.53

a Hydrzone #/Planting Description E.g. 1.) front lawn 2.) medium water use planting	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. ETAF is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.	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.		
All Landscape Areas	Regular	
Total ETAF x Area (B+D)	Total ETAF x Area (B)	1,593.98
Total Area (A+C)	Total Area (A)	4,091.64
Sitewide ETAF (B+D) ÷ (A+C)	Average ETAF (B ÷ A)	0.39

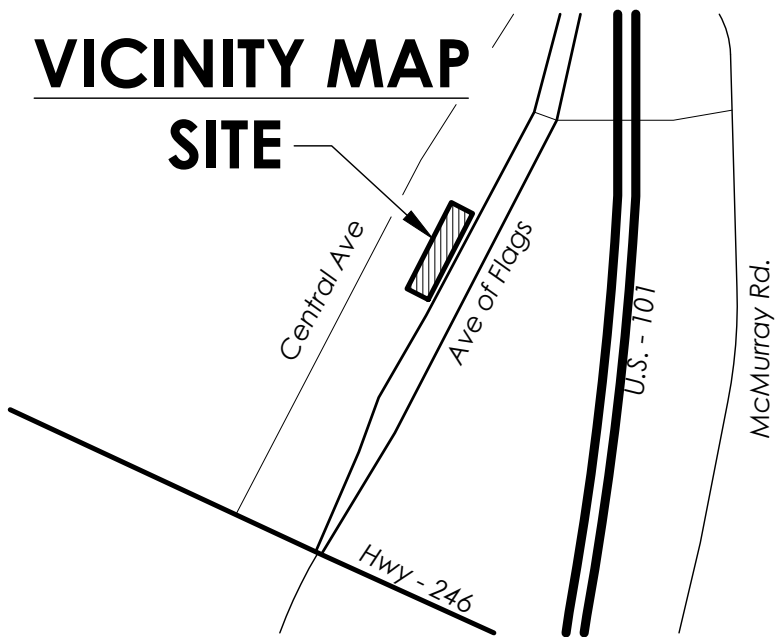
GENERAL NOTES

- 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.
- POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY TEE-OFF A PROPOSED DOMESTIC IRRIGATION LINE

ESTIMATED WATER-USE LEGEND

COLOR	NAME
LOW WATER USE - ON-SITE: LANDSCAPE AREA: 998 SQUARE FEET	
MEDIUM WATER USE - ON-SITE: LANDSCAPE AREA: 947 SQUARE FEET	
NON-IRRIGATED WATER USE - ON-SITE: LANDSCAPE AREA: 1,499 SQUARE FEET	
LOW WATER USE - OFF SITE: LANDSCAPE AREA: 648 SQUARE FEET	

VICINITY MAP
SITE



NORTH
N.T.S.

Site Calculations

Percentage of Landscape:	Sq. Ftg.
Total site area	34,845
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Landscape area (off-site)	648
Total Landscape Area	4,092
Landscape area percentage:	12%

PLEINAIRE
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

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545 AVENUE OF FLAGS

545 AVENUE OF FLAGS // BUELLTON, CALIFORNIA 93427

SHEET TITLE

PRELIMINARY
IRRIGATION
PLAN

OWNER

DATE 2026.10.06

PROJECT NO. 22618

DRAWN BY A.O.

CHECKED BY K.J.S.

SHEET NO.

L-02

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FLOWERING ACCENT TREES



Natchez Crape Myrtle

LARGE SCREENING SHRUBS



Pink Lady Indian Hawthorn

SMALL FLOWERING SHRUBS



Daylily

MEDIUM SHADE SHRUBS



Myer's Asparagus Fern

CLINGING VINES



Creeping Fig



Western Redbud



Little John Bottle Brush



Sundrops



David Viburnum



Boston Ivy

STREET TREES



Chinese Pistache



Morning Light Coast Rosemary



Hallmark Bulbine



Giant Chain Fern



London Plane Tree



Dwarf Yedda Hawthorn



ORNAMENTAL GRASSES

Dwarf Mat Rush



FLOWERING GROUNDCOVERS

Putah Creek Myoporum



CANOPY TREES

Brisbane Box



Fortnight Lily



Blonde Ambition Grass



Bearberry Cotoneaster



Chinese Elm



Jerusalem Sage



Karl Foerster Reed Grass



Asian Jasmine

NOTE:
PLANT IMAGERY SHOWN IS REPRESENTATIVE ONLY.
FINAL SELECTIONS MAY VARY. SEE CONCEPTUAL
PLANTING LEGEND FOR MORE INFORMATION.

PLEINAIRE
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

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545 AVENUE OF FLAGS

545 AVENUE OF FLAGS // BUELLTON, CALIFORNIA 93427

SHEET TITLE

PLANT
IMAGERY

OWNER

DATE 2026.10.06

PROJECT NO. 22618

DRAWN BY A.O.

CHECKED BY K.J.S.

SHEET NO.

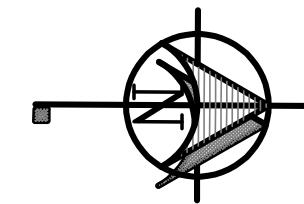
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1131



AREA: 3,001 SF



PROJECT TITLE: FIRST FLOOR PLAN RESIDENTIAL BUILDING		REVISIONS BY	
Project No.: 25.103 Drawn By: MM Check By: TBM Date: Oct 0, 20 Sheet: A-1.0		Project No.: 25.103 Drawn By: MM Check By: TBM Date: Oct 0, 20 Sheet: A-1.0	

Project Title: Avenue of the Flags - Mixed-Use
Location: 545 - 553 Avenue of the Flags
City: Buellton, California 93427

Architect: M&A ARCHITECTURE INC.
Address: 2824 AIR PARK DRIVE
City: SANTA MARIA, CA 93455
Phone: (805) 934-5737
Fax: (805) 934-4916

I, the undersigned, being a duly licensed Architect in the State of California, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for record.

 Architect

I, the undersigned, being a duly licensed Architect in the State of California, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for record.

 Architect

I, the undersigned, being a duly licensed Architect in the State of California, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for record.

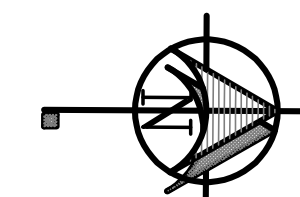
 Architect

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3 of 3

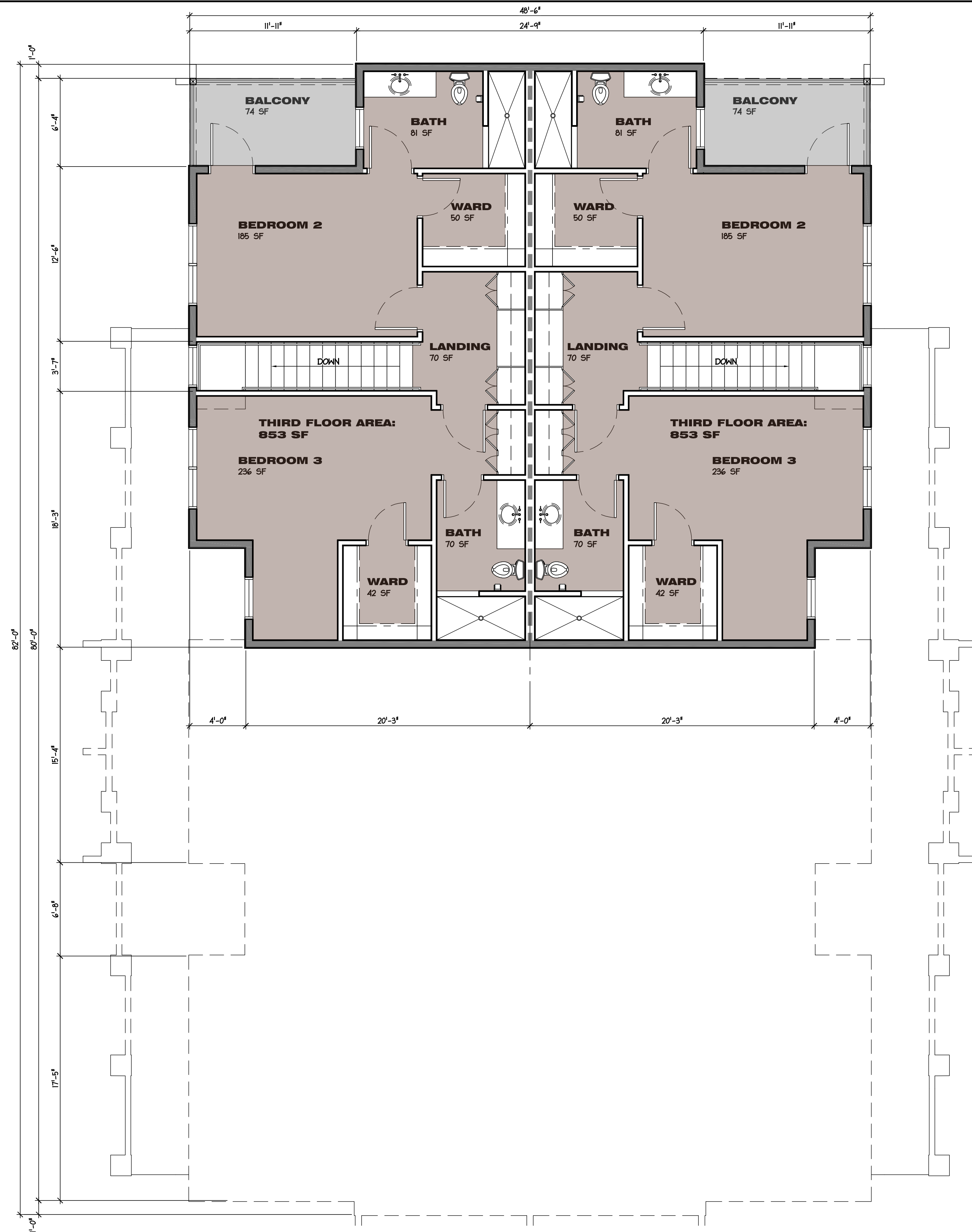


AREA: 3,740 SF



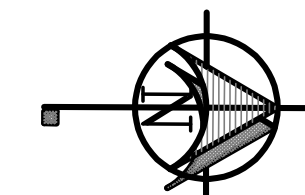
A-1.1	SHEET :	DATE : Oct 01, 98	CHECK BY : TBM	DRAWN BY : MM	JOB NO : 25.103	Project for: Avenue of the Flags - Mixed-Use To be located at: 545 - 553 Avenue of the Flags Buellton, California 93427	SHEET TITLE: SECOND FLOOR PLAN RESIDENTIAL BUILDING	THESE DRAWINGS AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF tom b. martinez & associates, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR OTHER INFORMATION ON THE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF tom b. martinez & associates, INC. IS PROHIBITED. ANY VIOLATION OF THIS AGREEMENT SHALL BE THE USER'S SOLE RESPONSIBILITY. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS FROM LOSS, THEFT, DAMAGE, AND DESTRUCTION. ANY REUSE, REPRODUCTION, OR OTHER INFORMATION ON THE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF tom b. martinez & associates, INC. IS PROHIBITED. ANY VIOLATION OF THIS AGREEMENT SHALL BE THE USER'S SOLE RESPONSIBILITY. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS FROM LOSS, THEFT, DAMAGE, AND DESTRUCTION.	M&A tom b. martinez & associates ARCHITECTURE INC. 26224 AIR PARK DRIVE SUITE 100 SAN JOSE, CA 95135 PHONE (805) 934-5737 FAX (805) 934-4916	STATE OF CALIFORNIA REGISTERED ARCHITECT C-19021 EXPIRATION DATE 08-31-00	REVISONS BY

— 30 —



SCALE: 1/4" = 1'-0"

AREA: 1.672 SF



REVISONS	BY	



tom b. martinez
and associates
ARCHITECTURE INC.

2824 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4916



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THIRD FLOOR
PLAN

THIRD FLOOR
PLAN
RESIDENTIAL BUILDING

SHEET TITLE:

Project for:
Avenue of the Flags - Mixed-Use

Job No.: 25.103

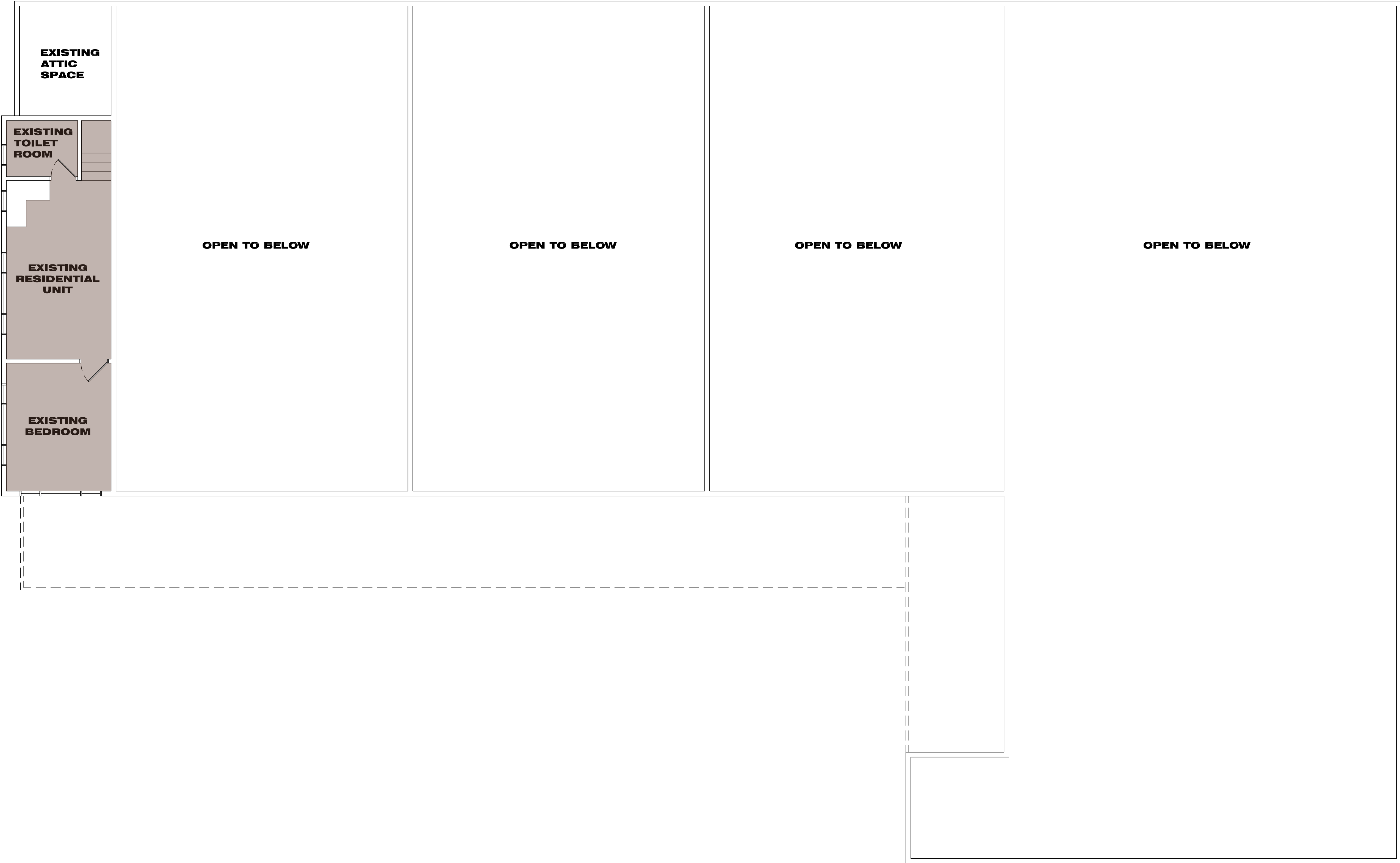
Drawn by: MM

Check by: TBM

Date: Oct 05, 26

Sheet: **A-1.2**

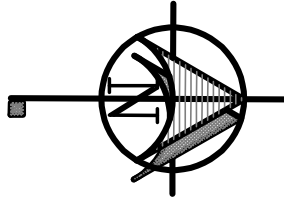
To be located at:
545 - 553 Avenue of the Flags
Buellton, California 93427



EXISTING MIXED-USE BUILDING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SECOND FLOOR AREA: 462 SF



REVISIONS		BY
ARCHITECT DATE C-19061 STATE OF CAL. RECEIVED tom b. martinez & associates M&A ARCHITECTURE INC. 2624 AIR PARK DRIVE SANTA MARIA, CA 93455 PHONE (805) 934-2727 FAX (805) 934-2916		
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SHEET TITLE: SECOND FLOOR PLAN EXISTING RETAIL BUILDING		
Project for: Avenue of the Flags - Mixed-Use To be located at: 545 - 553 Avenue of the Flags Buellton, California 93427		
JOB NO : 25.103		
DRAWN BY : TBM		
CHECK BY : TBM		
DATE : Oct 01, 26		
SHEET :		
A-1.4		

SHEET :
A-2.0

0'-0" FINISH FLOOR - REF.
BUILDING A: 377.07'
BUILDING B: 366.18'



EXTERIOR ELEVATION - EAST

SCALE: 1/4" = 1'-0"

0'-0" FINISH FLOOR - REF.
BUILDING A: 377.07'
BUILDING B: 366.18'



EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

MATERIALS AND COLOR LEGEND

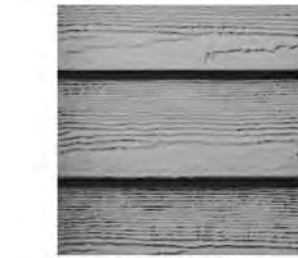
ROOF COVERING:
MANUFACTURER:
STYLE:
COLOR:

AEP SPAN
SELECT SEAM NARROW BATTEN
COOL MIDNIGHT BRONZE



WALL COVERING:
MANUFACTURER:
STYLE:
TEXTURE:

JAMES HARDIE
HARDIE ARTISAN LAP SIDING
CEDAR MILL



PEARL GRAY



RICH ESPRESSO

WALL COVERING:
MANUFACTURER:
STYLE:

JAMES HARDIE
HARDIE PANEL - HARDIE TRIM
BATTEN BOARDS
CEDAR MILL
ARCTIC WHITE

TEXTURE

COLOR:

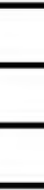


WALL COVERING:
MANUFACTURER:
STYLE:
COLOR BLEND:

ELDORADO STONE
SHADOW ROCK
TETON



REVISIONS	BY



tom b. martinez
ARCHITECTURE INC.

2624 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4916

M&A

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**PROPOSED
RESIDENTIAL BUILDING
EXTERIOR ELEVATIONS**

Project for : **Avenue of the Flags - Mixed-Use**
 To be located at:
 545 - 553 Avenue of the Flags
 Buellton, California 93427

JOB NO : 25.103
 DRAWN BY : XXX
 CHECK BY : TBM
 DATE : Oct 05, 2016
 SHEET : **A-2.1**



STREET ELEVATION

SCALE: 3/16" = 1'-0"



ALLEY ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS AND COLOR LEGEND

ROOF COVERING:
MANUFACTURER:
STYLE:
COLOR:

AEP SPAN
SELECT SEAM NARROW BATTEN
COOL MIDNIGHT BRONZE

WALL COVERING:
MANUFACTURER:
STYLE:
TEXTURE:

JAMES HARDIE
HARDIE ARTISAN LAP SIDING
CEDAR MILL



PEARL GRAY



RICH ESPRESSO

WALL COVERING:
MANUFACTURER:
STYLE:

JAMES HARDIE
HARDIE PANEL - HARDIE TRIM
BATTEN BOARDS
CEDAR MILL
ARCTIC WHITE

TEXTURE:
COLOR:



WALL COVERING:
MANUFACTURER:
STYLE:
COLOR BLEND:

ELDORADO STONE
SHADOW ROCK
TETON



REVISIONS		BY

PROJECT
C-19051
DATE
10-15-20
STATE OF CALIFORNIA

tom b. martinez & associates
ARCHITECTURE INC.
2624 AIR PARK DRIVE
SUITE 100
SAN JOSE, CA 95128
PHONE (805) 934-5737
FAX (805) 934-4916

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SHEET TITLE:

**EXISTING
COMMERCIAL
BUILDING EXTERIOR
ELEVATIONS**

Project for:

Avenue of the Flags - Mixed-Use

To be located at:

545 - 553 Avenue of the Flags
Buellton, California 93427

JOB No :

25.103

DRAWN BY :

MM

CHECK BY :

TBM

DATE :

01.05.24

SHEET :

A-2.2

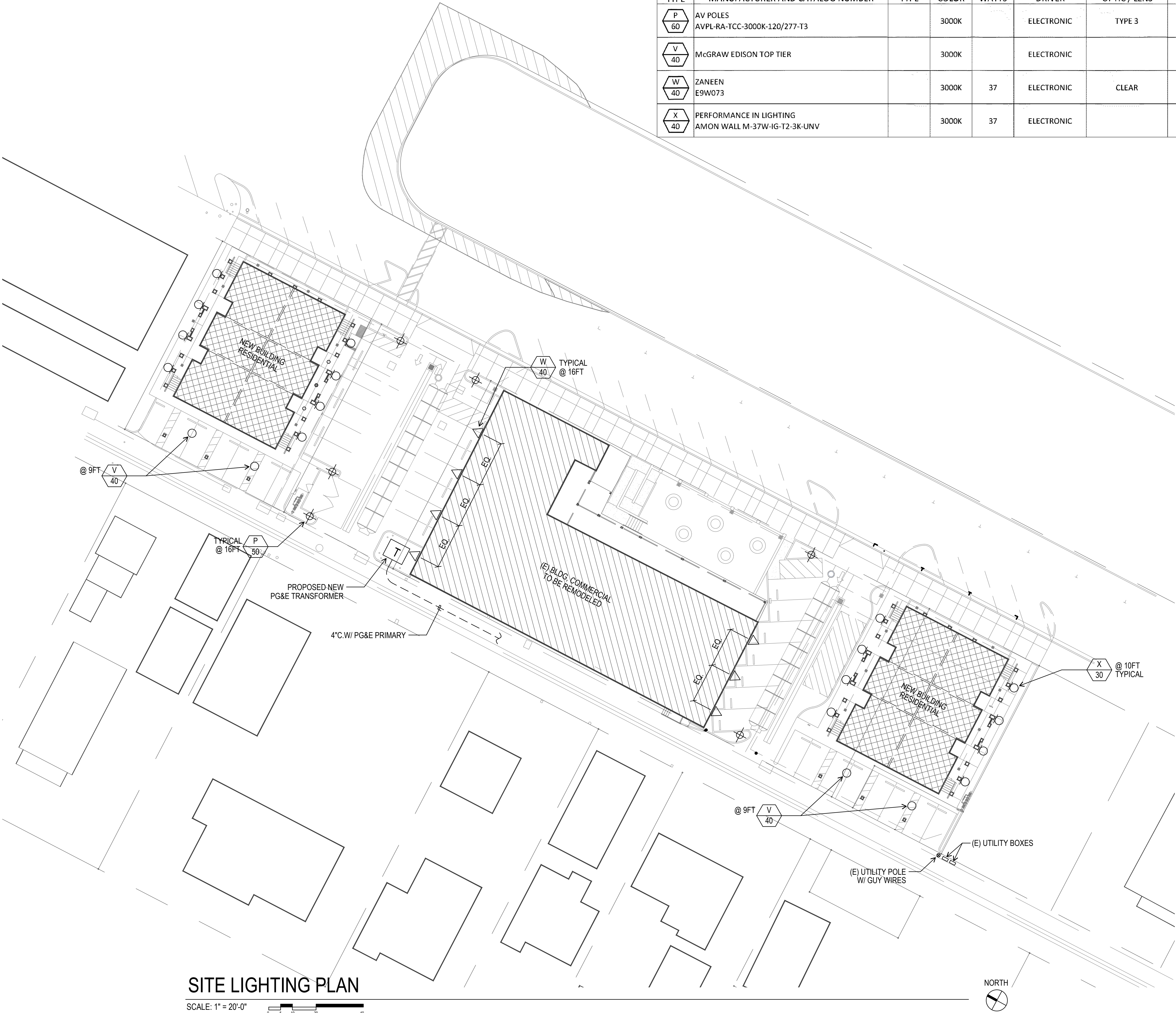
A-2.3



COMMERCIAL COURTYARD

REVISIONS		BY
PROJECT ARCHITECT C-19051 STATE OF CALIFORNIA 2024 AIR PARK DRIVE SUITE 100 DUBLIN, CA 94568 PHONE (805) 934-5737 FAX (805) 934-4916		
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SHEET TITLE: PROJECT RENDERING		
Project for: Avenue of the Flags - Mixed-Use To be located at: 545 - 553 Avenue of the Flags Buellton, California 93427		
JOB NO : 25.103		
DRAWN BY : MM		
CHECK BY : TBM		
DATE : 01.06.24		
SHEET :		
A-2.5		

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FIXTURE SCHEDULE							
		LED MODULE					
TYPE	MANUFACTURER AND CATALOG NUMBER	TYPE	COLOR	WATTS	DRIVER	OPTIC / LENS	REMARKS
P60	AV POLES AVPL-RA-TCC-3000K-120/277-T3		3000K		ELECTRONIC	TYPE 3	POST TOP
V40	McGRAW EDISON TOP TIER		3000K		ELECTRONIC		CANOPY LIGHT
W40	ZANEEN E9W073		3000K	37	ELECTRONIC	CLEAR	WALL PACK
X40	PERFORMANCE IN LIGHTING AMON WALL M-37W-IG-T2-3K-UNV		3000K	37	ELECTRONIC		WALL SCONCE

JMPE
ELECTRICAL ENGINEERING
L I C E N S E D D E S I G N
CA REGISTRATION NO. E13085

2880 SANTA MARIA WAY, STE D4
SANTA MARIA, CA 93455
(805) 569-9210
FAX (805) 569-2405
email : jmpe@jmpe.net
www.jmpe.net

26404

REVISIONS

BY

tom b.martinez

& associates

ARCHITECTURE INC.

M&A

ARCHITECTURE INC.

2824 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4916

SHEET TITLE :

SITE LIGHTING PLAN

Project for:

Avenue of the Flags – Mixed Use

To be located at:

545-553 Avenue of the Flags
Buellton, California 93427

JOB NO :

25.103

DRAWN BY :

JMPE

CHECK BY :

SM

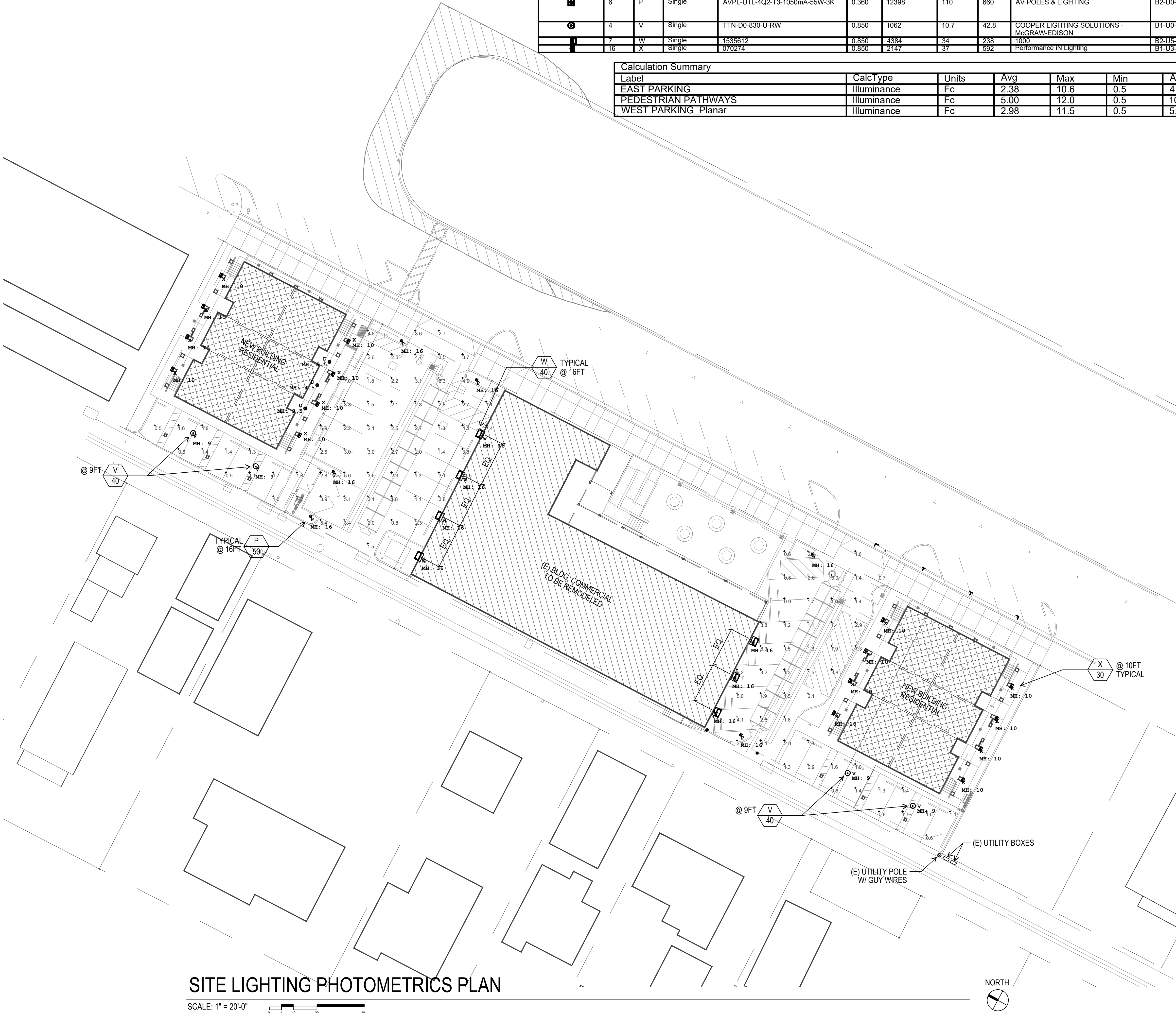
DATE :

2026-09-30

SHEET :

E1.1

J:\Shared\JMPE (DWG)\DWG\2026 DWGS\26404\26404 E1-2.dwg, 9/30/2026 1:47:52 PM, DWG To PDF.pc3



SITE LIGHTING PHOTOMETRICS PLAN

SCALE: 1" = 20'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	BUG Rating Tag
	12	D	Single	ML412LSFLD2W1E-TIR4D55WFL-TL4RDMW-600LM-3000K	0.850	793	9.4	112.8	COOPER LIGHTING SOLUTIONS - HALO	B1-U0-G0
	6	P	Single	AVPL-UTL-4Q2-T3-1050mA-55W-3K	0.360	12398	110	660	AV POLES & LIGHTING	B2-U0-G2 0.51 LUMEN MULTIPLIER FOR 55W - 0.15 LLF =
	4	V	Single	TTN-D0-830-U-RW	0.850	1062	10.7	42.8	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON	B1-U0-G1
	7	W	Single	1535612	0.850	4384	34	238	1000	B2-U5-G0
	16	X	Single	070274	0.850	2147	37	592	Performance iN Lighting	B1-U3-G0

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PARKING	Illuminance	Fc	2.38	10.6	0.5	4.76	21.20
PEDESTRIAN PATHWAYS	Illuminance	Fc	5.00	12.0	0.5	10.00	24.00
WEST PARKING Planar	Illuminance	Fc	2.98	11.5	0.5	5.96	23.00

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO R13083

3880 SANTA MARIA WAY, STE D4
SANTA MARIA, CA 93455
(805) 560-8216
FAX (805) 569-2405
email: maloney@jmpe.net
www.jmpe.net

26404



REVISIONS

BY

tom b. martinez & associates ARCHITECTURE INC.

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FAX (805) 934-4916

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SHEET TITLE :

SITE LIGHTING PHOTOMETRICS PLAN

Project for:

Avenue of the Flags – Mixed Use

To be located at:

545-553 Avenue of the Flags
Buellton, California 93427

JOB NO :

25.103

DRAWN BY :

JMPE

CHECK BY :

SM

DATE :

2026-09-30

SHEET :

E1.2

