

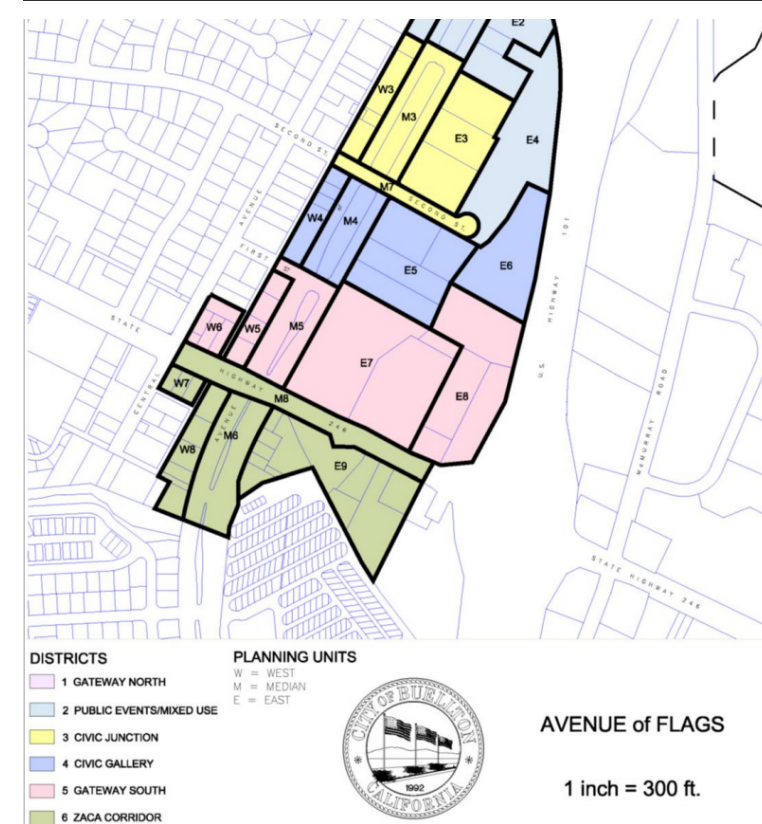


# 376 AVE. OF THE FLAGS

## VICINITY MAP



## SP DISTRICT MAP



## PROJECT DIRECTORY

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**PROJECT ADDRESS:** 376 AVENUE OF THE FLAGS, BUELLTON, CA  
**APN:** 137-180-055

## PROJECT DESCRIPTION

MIXED USE PROJECT ON THE PROMINENT CORNER OF AVENUE OF THE FLAS AND HWY 246. PROJECT TO INCLUDE STREET LEVEL DINING, OFFICE SPACE, AND A PUBLIC GYM. 125 RESIDENTIAL UNITS ON THE INTERIOR OF THE BUILDING, AND UPPER FLOORS. PARKING IN BASEMENT, AS WELL AS THE NORTH AND EAST PERIMETER OF THE SITE

## PROJECT STATISTICS

**ZONING:** C-R GENERAL COMMERCIAL  
**SPECIFIC PLAN DISTRICT:** GATEWAY SOUTH, PLANNING UNIT E7  
**PARCEL SIZE:** 3.6 ACRES (156,936 SF)

**DENSITY ALLOWED:** 25-40 DU/ACRE  
**DENSITY PROPOSED:** 35 DU/ACRE

**OPEN SPACE REQUIRED:** 250 SF/UNIT = 31,250 SF  
**OPEN SPACE PROPOSED:** 32,000 SF

**LANDSCAPE REQUIRED:** 23,540 SF  
**LANDSCAPE PROPOSED:** 24,000 SF

**MAX. ALLOWED HEIGHT:** 35'-0" FT. (50' W/ DOR INCENTIVE)  
**MAX. PROPOSED HEIGHT:** 50'-0" AVE PARAPET HEIGHT

YARD SETBACKS	REQUIRED	PROPOSED
FRONT	0'	0'
SIDE	0'	VARIES
REAR	10'	VARIES, 80' MIN.

OCCUPANCY TYPES & AREA:	RESIDENTIAL	GENERAL OFFICE	RESTAURANT	GYM
	125 UNITS	6,800 SF	4,595 SF	5,734 SF

**CONSTRUCTION TYPE:** MIXED TYPE VA AND IIIA

## PARKING

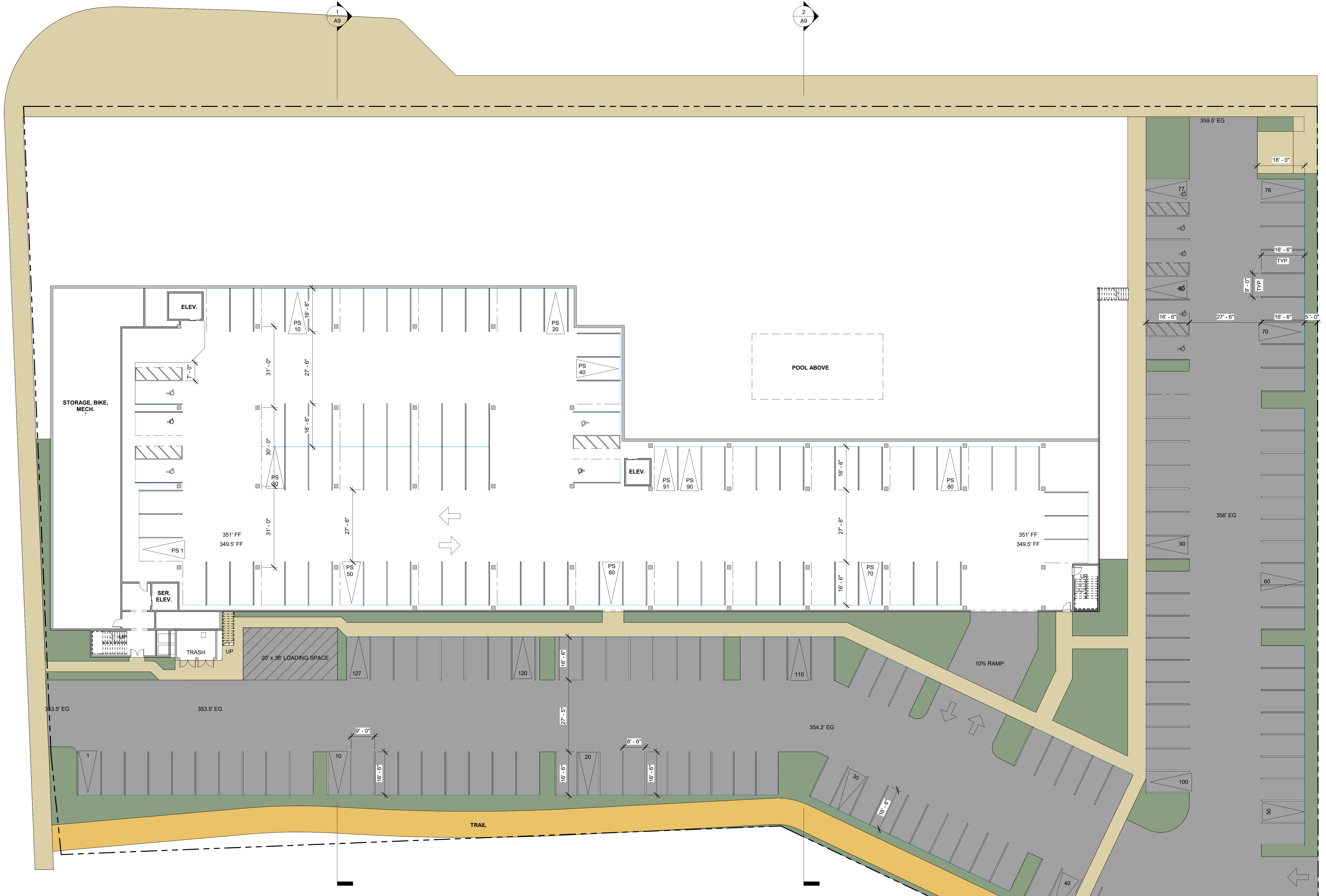
AUTO PARKING	CALCULATION	SPACE COUNT
<b>PARKING REQUIRED:</b>		
RESIDENTIAL	1 SPACE PER 1 BEDROOM	85
	2 SPACES PER 2 BEDROOM	80
	GUEST 1/5 (SHARED WITH COMM)	-
GENERAL OFFICE	1/300 = 6,800 / 300	23
RESTAURANT	1/300 = 4,500/300	15
GYM	1/300 = 5,734/300	20
<b>TOTAL REQUIRED FOR PROPOSED</b>		<b>223</b>
<b>PARKING PROVIDED</b>	ON SITE DIAGONAL ON AOF	223 21
<b>BICYCLE PARKING</b>	COMMERCIAL RES. LONG TERM	10 125

## SHEET INDEX

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3 SOUTH ELEVATION  
1/8" = 1'-0" (24 X 36 SHEET)



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



4 EAST ELEVATION  
1/8" = 1'-0" (24 X 36 SHEET)



1 WEST ELEVATION  
1/8" = 1'-0" (24 X 36 SHEET)

