



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of December 19, 2019 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.

CALL TO ORDER

Chair Heedy

PLEDGE OF ALLEGIANCE

Commissioner Blokdyk

ROLL CALL

Commissioners Bob Blokdyk, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of November 7, 2019**

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. **Preliminary Review of “Creekside Village” Mixed-Use Project (19-FDP-01 and 19-LLA-01); 480 Avenue of Flags**
❖ *(Staff Contact: Contract City Planner Irma Tucker)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, January 2, 2020 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

November 07, 2019 – 6:00 p.m.

**City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Chair Heedy called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Heedy led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Marcelo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

Absent: Commissioner Bob Blokdyk was recused from the meeting due to his wife's employment with Cottage Hospital in conflict with Agenda Item #2

Staff: Planning Director Andrea Keefer
Public Works Director Rose Hess
Contract City Planner Irma Tucker
Assistant Planner Cara Meche
Staff Assistant Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

- 2. Minutes of the regular Planning Commission meeting of September 19, 2019**

MOTION:

Vice Chair Hammel moved and Commissioner Sarquilla seconded the motion to approve the Minutes of September 19, 2019.

VOTE:

Motion passed with a 3-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 19-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (19-CUP-01) to Establish a Cottage Urgent Care Center in Units 101, 102 and 103 of Pad A of the Crossroads Commercial Center, Located at 328 McMurray Road, Assessor Parcel Number 137-790-019, and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 19-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (19-CUP-01) to Establish a Cottage Urgent Care Center in Units 101, 102 and 103 of Pad A of the Crossroads Commercial Center, Located at 328 McMurray Road, Assessor Parcel Number 137-790-019, and Making Findings in Support Thereof”

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Ron Biscaro, Cottage Health, addressed the Commission stating that the proposed project would be a great alternative for Valley residents.

Chair Heedy opened the public hearing at 6:30 p.m. There being no speakers, Chair Heedy closed the public hearing.

MOTION:

Vice Chair Hammel moved and Commissioner Sarquilla seconded the motion to adopt Resolution No. 19-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (19-CUP-01) to Establish a Cottage Urgent Care Center in Units 101, 102 and 103 of Pad A of the Crossroads Commercial Center, Located at 328 McMurray Road, Assessor Parcel Number 137-790-019, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 3-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on various projects including the bowling alley now called the “Waypoint” project and mentioned that there is a vacancy on the Planning Commission due to the resignation of Commissioner Eglin.

ADJOURNMENT

Chair Heedy adjourned the meeting at 6:34 p.m. The next regular meeting of the Planning Commission will be held on Thursday, November 21, 2019 at 6:00 p.m.

Chair Dan Heedy

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: AK
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members
From: Irma Tucker, Contract City Planner
Meeting Date: December 19, 2019
Subject: Preliminary Review of "Creekside Village" Mixed-Use Project
(19-FDP-01 and 19-LLA-01); 480 Avenue of Flags

BACKGROUND/DISCUSSION

Owner: Creekside Village (AOF), LLC
Agent: Brandon Mann, MB Development Co.
Zoning: CR-SP (General Commercial - Specific Plan)
APNs: 137-170-042 & -043

This application consists of a Final Development Plan (19-FDP-01) for the proposed development of one 3-story mixed-use building with corner courtyard and parking; and a Lot Line Adjustment (19-LLA-01) to eliminate the property line between the two existing parcels in order to allow for the building to be situated on a discrete parcel (total acreage remains the same). The project is on a 1.64-acre site within the Avenue of Flags (AOF) Specific Plan, on one of the four Town Plaza Corners at the southwest corner of AOF and 2nd Street (**Attachment 1 – Vicinity Map**).

The project site is in AOF Specific Plan District 4, on a portion of Opportunity Site #8, which is suitable for a mixed-use development. The underlying zoning designation is CR-General Commercial, with a corresponding General Plan Land Use designation of GC-General Commercial. The project is being reviewed for compliance with the Specific Plan as well as any applicable Municipal Code requirements.

Zaca Creek runs along the eastern boundary of the site, which requires a 50-foot creek corridor setback area for building structures. A portion of the site is in the 100-year flood zone; grading may be required to bring the building pad into compliance with the City's Floodplain ordinance.

Proposed uses for the mixed-use building are as follow:

Conditioned Space

- | | |
|---|--------------------|
| ● Commercial – Ground Floor Retail | 10,670 s.f. |
| ● Residential – 2 nd & 3 rd Floor, 64 units | 43,080 s.f. |
| ● Amenities, Circulation & Ancillary Space | <u>35,980 s.f.</u> |
| Conditioned Space - Gross Floor Area: | 89,730 s.f. |

Non-Conditioned Space

- | | |
|--|-------------------|
| ● Parking Garage – Ground Floor Podium (indoor) | 26,420 s.f. |
| ● Patios – 2 nd & 3 rd Floor (for Residential Units) | <u>7,180 s.f.</u> |
| Non-Conditioned Space – Gross Floor Area | 33,600 s.f. |
| TOTAL GROSS FLOOR AREA | 123,330 s.f. |

Amenities include:

- Ground Floor (commercial and parking uses) - town plaza corner courtyard with specimen oak tree, landscaping, decorative hardscape, and outdoor street furniture for dining; fitness center and bike room for residents; entry lobby on 2nd Street with elevator to residential uses; multi-purpose trail along Zaca Creek.
- 2nd and 3rd Floor (residential uses) - private outdoor patios for 36 of the 64 residential units, landscaped pedestrian pathways, decorative hardscape, bocce ball court, two laundry rooms, club room (2nd floor); roof deck (3rd floor) overlooking corner courtyard and 2nd Street, with fire pit, BBQ, prep counter, tables and lounge chairs.

Three existing one- and two-story buildings totaling 6,775 s.f. are proposed for demolition. The existing structures were originally a motel use; throughout the years commercial uses have occupied some of the units; the entire complex is currently a multi-family residential use occupied by nineteen (19) tenants.

The essentially rectangular shaped site is bounded by Zaca Creek, which flows as an open stream along the eastern (rear) property line; a 50-foot creek corridor setback area for building structures is required. Thus, a portion of the site is within the 100-Year Flood Zone (**Attachment 2 – 100-Year Flood Zone Map**); grading may be required to bring the building pad into compliance with the City's Floodplain ordinance. There is an existing City sewer main located in the rear portion of the property; the proposed building has been situated to avoid conflict with the sewer main.

Planning Commission and City Council concept reviews were conducted 5/16/19 and 9/26/19, respectively. The Applicant has considered comments received at these meetings. The following revisions to the projects plans submitted for the subject application have addressed some of the comments received from PC, CC and the Community:

- Additional Art Deco detailing, less mission revival
- Enhanced landscaping & public trail access along Zaca Creek
- Usable amenities and enhanced residential open space such as private patios; bocce ball court; club room, fitness center and bike room; roof deck with fire pit, BBQ, prep counter, tables and lounge chairs
- More user-friendly pedestrian circulation and access to residential, especially 3rd floor units; elevator is proposed
- Improved vehicular circulation & enclosed parking lot safety
- Provide secondary thru-access at rear of property; allow for future connection to adjacent property on the south
- Redesigned and enhanced Town Plaza corner courtyard to create landmark public area with specimen oak tree and outdoor furniture

The Applicant's project description is attached hereto (**Attachment 3**). Proposed Project Plans consisting of preliminary Site Plan, Survey, Grading Plan, Demolition Plan, Landscape Plan, Architectural Plans, Exterior Elevations, Site Lighting, Grading Plan) are attached hereto (**Attachment 4**). The Lot Line Adjustment map is also attached (**Attachment 5**). Technical studies (Geotechnical Investigation, Stormwater Control Plan, Drainage and Flood Studies, Phase 1 Environmental Site Assessment,) as well as a preliminary title report were submitted and are on file at the Planning Department.

INITIAL STAFF REVIEW

As identified in the AOF Specific Plan, the 1.64-acre project site is situated on a portion of Opportunity Site #8, which is suitable for a signature courtyard/plaza building with general commercial and mixed use, as proposed by the Project.

The proposed building footprint is 43,760 square feet, which is roughly 61% of the 71,438 square foot gross parcel area; this includes 26,420 square feet of ground-level covered parking garage under the podium deck. The remainder of the parcel area is utilized for landscape, hardscape (including the Town Plaza corner courtyard), outdoor parking, pedestrian/vehicular circulation, and Zaca Creek multi-use trail.

The proposed Project generally complies with the AOF Specific Plan development and building standards, as well as applicable regulations of the City's Zoning code and policies of the Buellton General Plan, with the following exceptions: building height, setbacks, density, parking; as noted in the discussion below.

Building Height

The baseline underlying CR Zoning allows a maximum 35 foot building height; the proposed building height is 38 feet at top of parapet (3 feet in excess of the baseline allowance). Architectural elements of the building façade at strategic locations extend slightly above top of parapet; height information will be provided at the meeting.

Per the AOF Specific Plan, an overall building height of 50 feet maximum is potentially allowed with Development Opportunity Reserve (DOR) incentives.

The Applicant is requesting a DOR incentive/benefit package to address the proposed 3 feet of additional overall height; terms of the DOR package to be determined as part of a Development Agreement.

Setbacks & Adjacencies

Per the AOF Specific Plan, the proposed development is considered a vertical mixed-use, Town Plaza corner courtyard building. Front and side setbacks may be provided but are not required. The project proposes one (1) foot setbacks along the front and street sides, and zero setback along the interior side. A 50 foot building setback is required from Zaca Creek at the rear of the property; a variable 118 to 142 foot rear setback is provided, generally following the top-of-bank creek contour. Parking, drive aisles and trails are allowable uses within the creek setback area.

The Specific Plan form-based code development standards require that any building height which exceeds 30 feet at the property line be setback an additional 10 feet above the 30 foot line. The project provides some setbacks on the 3rd floor for balconies, but falls short of meeting the 10 foot setback requirement at the north, west and south property lines. This deviation from the standards may be addressed as a development plan modification or included in the DOR incentive/benefit package, terms to be determined.

The Applicant has indicated they are in the process of addressing the existing water heater closet encroachment on the southerly property line.

Residential Density

The mixed use project proposed to construct 64 residential rental units (apartments) on the 2nd and 3rd floors, consisting of a mix of studio (10 units), 1-bedroom (30 units) and 2-bedroom (24 units) dwellings. The baseline

underlying CR Zoning allows a maximum residential density of 15 units per acre for mixed use project, which would result in 24 allowable units for the subject property.

The proposed density of residential use (64 units) is 38 dwelling units per acre. Per the AOF Specific Plan, a residential density range of 20 – 40 units per acre is potentially allowed with the DOR program. The Applicant is requesting a DOR incentive/benefit package to address the proposed density; terms of the DOR package to be determined as part of a Development Agreement.

Affordable Housing Ordinance

In accordance with the City's Affordable Housing Ordinance, BMC Chapter 19.16, the residential component of the proposed mixed-use project is subject to 15% inclusionary housing requirement and would require the construction of an estimated 10 affordable housing units on-site.

The Applicant has provided occupancy status and preliminary income information for the existing 19 tenants currently residing on the property. Updated occupancy status and income verification in accordance with BMC Section 16.19.022 may be required.

Per BMC Section 19.16.016, replacement housing would be required for existing tenants. BMC Section 19.16.016 B.5 provides an inclusionary offset provision that would likely apply to this property, whereby two units of the replacement housing requirement are removed for each unit of inclusionary housing provided; thus, the 10 units of inclusionary housing required would result in a potential offset of 20 units from the 19 required replacement units, which may effectively remove the provision of replacement housing for this project.

Relocation assistance would also be required for the 19 existing tenants. Relocation assistance shall be provided as set forth in BMC section 19.16.017, which includes, but is not limited to, provisions for noticing and payment to tenants. These requirements will be included as a condition of approval for the project.

Parking

Ground level parking is proposed, consisting of: an indoor parking garage underneath the podium that supports 2nd and 3rd floors; and outdoor parking at the rear of the property.

Proposed uses and related parking required/proposed are summarized below.

- Commercial: 10,670 square feet gross floor area proposed. At a 1:300 ratio for retail uses, 36 parking spaces are required; additional parking may be required for employees of any restaurant uses. The project proposed to provide 5 indoor (garage) spaces. At this time no commercial tenants have been secured so the parking calculation is an estimate.
- Residential: a total of 64 units are proposed, consisting of studio, 1-bedroom and 2-bedroom units. 101 parking spaces are required, and 103 spaces are provided.
- Total parking required is 137 spaces, while 108 spaces are proposed.
- The required one (1) loading space for commercial uses is provided.
- Bicycle parking: a bike room for residents is proposed; bike racks for the public are not shown and may be determined to be required by the Planning Commission

Per the AOF Specific Plan, a parking reduction may potentially be allowed with the DOR program. The Applicant is requesting consideration of a DOR incentive/benefit package to address the shortage of 29 parking spaces (21% reduction proposed); terms of the DOR package to be determined as part of a Development Agreement.

Architectural Design

The Project is undergoing Architectural Design Review by the City's contract Architect. Comments from this review process will be provided at the Planning Commission meeting. The Project generally complies with the Art Deco design as well as the Specific Plan vision for a landmark corner courtyard building at the prominent Town Plaza intersection of 2nd Street and Avenue of Flags

The main trash collection enclosure is located on the ground floor, indoors adjacent to the parking garage. Trash collection stations are provided for the residences on the 2nd and 3rd floors. The City's trash collection service, Marborg, will need to review trash/recycling area plans and provide a letter approving the layout and accessibility.

Landscaping/Hardscape

A minimum of 15% landscaping of net site area is required in CR zones, of which a maximum 25% may be hardscape. The project is required to provide 10,703 s.f. of landscape area. The plans indicate that approximately 11,012 s.f. (15.4%) of the project site will be landscaped; of this amount, 2,430 s.f. is hardscape (a maximum of 2,675 is allowed). Landscaping is located in corner courtyard (softscape), parking area, creek trail borders and top-of-bank to east property line, building perimeter, 2nd Street plantings, Avenue of Flags trees. Hardscape areas consist of decorative Art Deco paving patterns and other hardscape elements in the corner courtyard area.

The landscape plan shows 7 mature trees (including 2 tree clusters) to be removed. One of the tree clusters is identified as a Live Oak, which is a protected species under the City's Native Tree Protection Ordinance (BMC 12.32). For the Live Oak tree cluster, the tree inventory shall provide the cumulative total of the stem diameters at breast height; if this measurement is twelve (12) inches or greater, the cluster is considered a protected tree, and replacement will be required at a 3 to 1 ratio.

Street tree varieties proposed for Avenue of Flags and 2nd Street will be reviewed as part of the street improvement plans.

Irrigation plans shall be included with future iterations of the project landscape plans and shall include a statement referencing compliance with applicable water efficiency landscape measures.

Top-of-bank and related 50 foot setback for Zaca Creek is shown on plans; parking, multi-purpose trails and drive aisles are allowable uses within the setback area. A 10-foot wide multi-purpose Creekside Trail is proposed. Is any creek restoration planned? Landscaping which impacts Zaca Creek shall be coordinated with applicable regulatory agencies, and appropriate permits obtained.

Additional landscape/hardscape comments will be provided as part of the architectural design review report at the Planning Commission meeting.

Residential Open Space

An open space area of two-hundred fifty (250) square feet per residential unit, exclusive of the required landscaping, shall be provided for mixed-use projects. The open space areas shall contain usable amenities, and private patio or balcony areas may be included in the required area. The proposed 64 residential units would require 16,000 square feet of open space. Project plans indicate that 16,190 square feet of open space are provided, however it appears that a portion of the hardscape area counted towards meeting the landscape requirement may have been also counted towards open space (a potential 253+/- square foot discrepancy). Given that the total landscaping area exceeds the minimum requirements, a portion of this area may be re-categorized to meet the open space requirement. Applicant has been requested to clarify this item.

Signage

Municipal Code signage allowances for commercial zones are calculated at one square foot of sign area per lineal foot of the longest street property frontage, and an additional one-half square foot of sign area per lineal foot of side/secondary street frontage. Any case in which the aggregate sign area exceeds four hundred (400) square feet requires a minor use permit.

With approximate street frontages of 360 feet along Second Street (longest frontage) and 182 feet on Avenue of Flags (secondary frontage), it is estimated that a maximum aggregate sign area of 451 square feet is allowed for the Project.

The project plans show approximate location and basic dimensions for proposed signage on ground floor building facades and awnings; additional signage to be determined. Verification of sign measurements shall be provided by Applicant in order to allow for determination of whether a minor use permit and or sign modification is needed.

A separate sign permit will need to be submitted prior to Zoning Clearance. The sign permit application shall include a Master Sign Program reflecting all proposed signage (wall, awning, building identification, suspended/projecting, tenant/building directory, individual tenant, door, window, directory, etc.) and in sufficient detail to allow for calculation of compliance with the City's Sign Ordinance (Municipal Code Section 19.04).

Signage design would need to be aesthetically compatible with the Art Deco design style and applicable standards of the AOF Specific Plan, which allows neon signs in limited amounts. The neon signs proposed in the Sign Summary will be reviewed to determine general compliance with the Specific Plan; no additional neon signs would likely be considered.

Lighting

The project plans provide information on exterior lighting. Location and fixture types of ground floor lighting are shown; general location and type of exterior light fixtures on 2nd and 3rd floors need to be further described. All exterior light fixtures shall be consistent with the Art Deco style and dark sky friendly; ratings below 3500 Kelvin are recommended. Outdoor lighting shall be shielded in a manner that prevents a direct line between its luminary and any residentially zoned or residentially developed parcel. Within 50 feet of residential uses, lighting shall be installed no higher than 20 feet above the ground directly below the light fixture.

Photometric lighting plan is provided for the ground floor; subsequent iteration of the plans will require a photometric report for the 2nd and 3rd floors as well. Outdoor lighting shall not exceed the following levels: one-half foot-candles at property line of the subject property abuts a residential zoning district or use; and two foot-candles at the property line if the subject property abuts a non-residential zoning district.

Project Access & Public Improvements

Vehicular access to the project is provided via one main driveway along Second Street, at the rear of the property. The driveway provides access to both the exterior parking area and indoor parking garage; potential future through-access is provided to the adjacent property on the south, thereby creating a secondary circulation route as envisioned by the AOF Specific Plan.

Ground-floor pedestrian access to the commercial uses is provided along Avenue of Flags and Second Street. Residential uses are accessed through an entry/elevator lobby on Second Street, as well as via stairs in the parking garage and at the southwest corner of the building off of Avenue of Flags. Pedestrian circulation on the 2nd and 3rd floors is provided via interior walkways and courtyards. The path of travel throughout the entire site needs to be further defined as part of the building plans.

Drive aisle, parking lot and multi-purpose trail construction that impact Zaca Creek, including any improvements adjacent to the existing flood control structures, need to be coordinated with Public Works and applicable regulatory agencies (e.g. Dept of Fish & Wildlife, Water Quality Control Board, etc); appropriate permits shall be obtained.

The project would be conditioned to provide street and sidewalk improvement plans at time of building plan review. Features on Avenue of Flags will need to include the brickwork and lighting that matches other locations on the Avenue, and other applicable specifications (e.g. street furniture, streets trees) described in the AOF Specific Plan.

Lot Line Adjustment

The subject property currently consists of 2 lots, Assessor's Parcel Numbers 137-170-042 & -043. The proposed building would be bisected by lot line for these parcels, a condition which is not allowed by building codes. The Applicant proposes to remove the interior lot line of the 2 parcels, thereby creating one proposed parcel. A Lot Line Adjustment (LLA) map and related permit application have been submitted for this purpose; the LLA permit is being processed concurrently with the FDP application.

Environmental

The proposed Project is potentially exempt from environmental review; it is being evaluated per the following criteria for a Categorical exemption under CEQA guidelines (Class 32 – Infill Development):

1. It is proposed on a site of no more than five acres, surrounded by urban uses located within city limits and without any habitat value;
2. Is consistent with the applicable: specific plans, general plan designation, general plan policies, zoning designation and regulations;
3. It would not result in significant traffic, noise, air quality or water quality impacts and can be adequately served by public services and utilities.

The project meets criteria # 1 and #2 above. With regard to criteria #3, an evaluation will be prepared to determine if significant additional traffic-related impacts would result that are above the potential development impacts considered as part of the Avenue of Flags Specific Plan Mitigated Negative Declaration dated October 12, 2017. Similarly, potential significant additional impacts to noise, air quality, water quality, and public services/utilities capacity will be reviewed. The need for additional environmental studies will be determined, the results of which may in turn affect the environmental review status.

INITIAL STAFF COMMENTS

In conclusion and in addition to the above discussion, the following are initial staff comments on the proposed project:

1. General. Actions to be potentially considered as part of the Final Development Plan
 - a. Minor technical updates to project plans
 - b. Environmental review (if applicable)
 - c. Development Agreement to memorialize Development Opportunity Reserve (DOR) terms and conditions, required for building height, *potential 3rd floor setbacks, residential density, parking reduction; this item will require City Council action
 - d. Minor Use Permit (if signage exceeds 400 s.f.)
 - e. Sign Ordinance Exemption (if signage exceeds 451 s.f.)
 - f. Separate Sign Permit w/ Master Sign Program required
 - g. Development Plan Modification (*potential 3rd floor setbacks)
 - h. Other items as may be applicable

2. Site and Architectural Plans
 - a. Future iterations of project plans to address comments in the Architectural Design Review report, staff comments and Planning Commission comments.
 - a. A color/materials board and color rendering will be required at least 3 weeks prior to Planning Commission hearing on the Final Development Plan.
 - b. Submit trash and recycle area plans to Marborg for review and incorporate required design considerations into revised plans.
3. Landscape and Lighting Plans
 - a. Final Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance.
 - b. Replacement trees, as may be required by the Native Tree Protection Ordinance, would need to be identified.
 - c. Describe / show location of all exterior light fixtures, including 2nd and 3rd floor uses; all exterior lighting to be dark sky friendly and consistent with Art Deco design style.
4. Public Works / Engineering
 - a. Separate street and sidewalk improvements plans will be required as part of building plan submittal, including design details as applicable.
 - b. Flood study may require technical corrections regarding flood proofing requirements
 - c. Grading plans will need to include current topography on and at least 50' off-site.
 - d. Provide any initial comments from DFG/DFW and other applicable regulatory agencies regarding Zaca Creek.
 - e. Utility plans will be required as part of building plan submittal, including proposed on-site drainage facilities, utility lines/connections, fire hydrants, stormwater/water quality facilities, and other applicable features.
5. Lot Line Adjustment Map
 - a. Clearly delineate existing vs proposed property lines and proposed initial lots vs final lots, with square footages of lot area.

Staff may have additional comments to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will be summarized in an Application Status Letter that will be provided to the applicant. The applicant will address the items in this Letter as applicable. Upon completion of the environmental review, the project will move forward with a public hearing with the Planning Commission, at which time the Planning Commission would take action on the project, in the form of a recommendation to the City Council.

RECOMMENDATION

That the Planning Commission provide direction to the Applicant and Staff on the proposed project plans.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – 100-Year Flood Zone Map

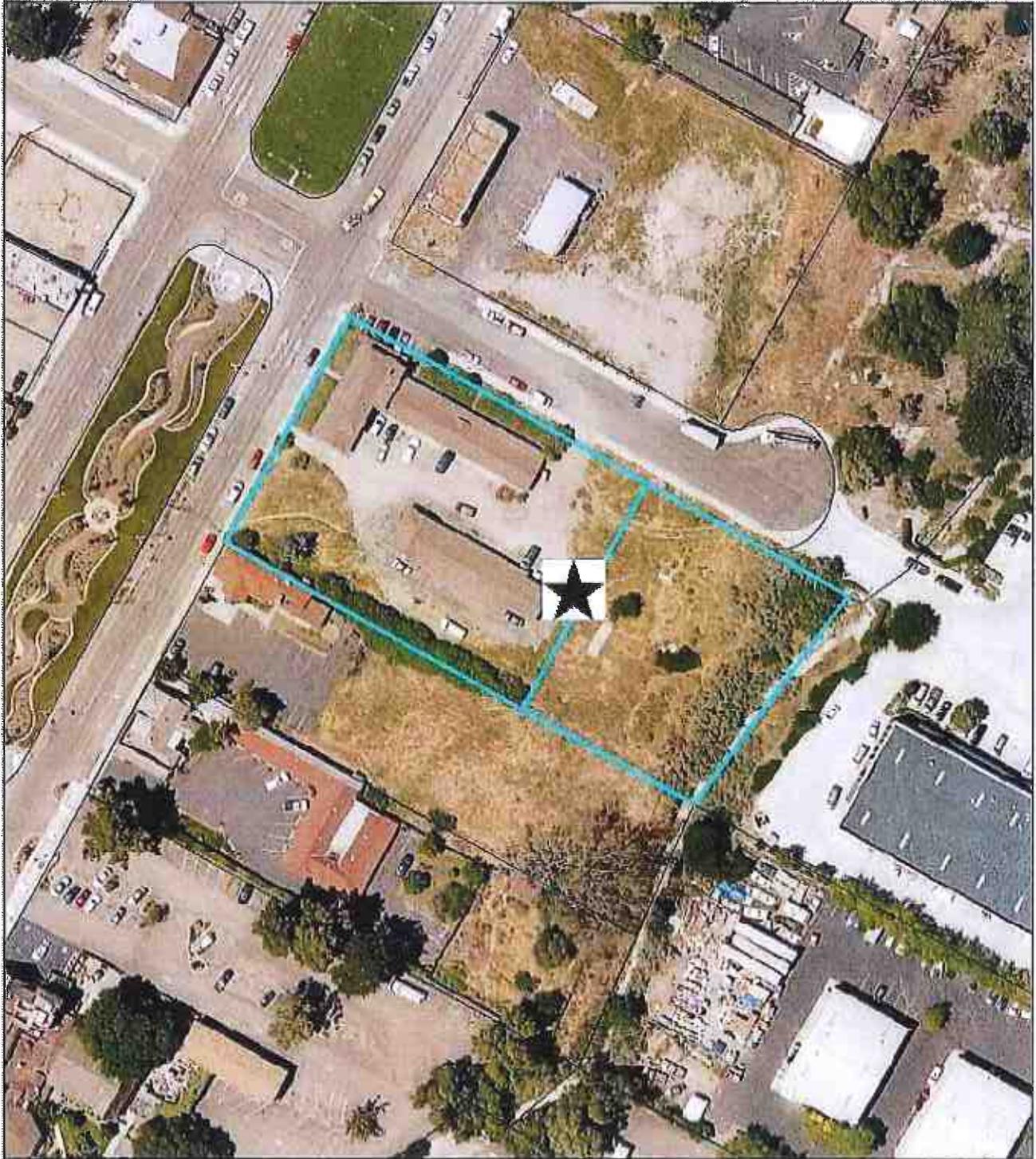
Attachment 3 – Applicant's Project Description

Attachment 4 – Project Plans (Site Plan, Survey, Grading Plan, Demolition Plan, Landscape Plan, Architectural Plans, Exterior Elevations, Site Lighting, Grading Plan)

Attachment 5 – Lot Line Adjustment Map

Attachment 1 - Vicinity Map

Creekside Village Mixed-Use Project



0 37.5 75 150
Feet

100-Year Flood Zone Map Creekside Village - Mixed-Use Project



Subject Property



0 50 100 200 Feet

Attachment 3

Description of Proposed Use

Creekside Village is a residential and commercial community designed to create a sense of place on the Avenue of Flags, anchoring Buellton's downtown main-street. Its residents will enjoy 64 high-quality apartments above 12,000 square feet of retail and amenity space. The podium levels will be including roughly 6,000 square feet of open amenity space, 7,000 square feet of private patio space, a club house, and a wine deck. While sustainable on its own, Creekside Village will serve as a nexus on the Avenue creating a walkable and shoppable main-street, along with facilitating future development along the Avenue.

The apartments will be comprised of Studios, One Bedrooms, and Two-Bedroom units. The commercial retail is targeted towards local community business owners and quality local food and beverage tenants, to serve the City of Buellton and its surrounding communities.

Creekside Village's architecture takes inspiration from the Art-Deco style of design. The pillared structures and archways are intended to showcase Buellton's historic era. Our goal is to promote a distinct identity and architectural differentiation downtown.

Attachment 3

Statement Clearly Describing All Requested Exceptions to the City's Design Standards:

Creekside Village's design closely follows the Avenue of Flags Specific Plan and adheres to all standards therein. The only exceptions or deviations are in relation to the Development Opportunity Reserve Program. Creekside Village Apartments seeks to utilize the approved D.O.R. program to achieve higher density and height and reduced parking relative to the baseline standards.

All proposed requests fall within the Avenue of Flags Specific Plan's fully approved ranges.

Allowable Density 25-40 DU/Acre with D.O.R. Incentives

Proposed 38 DU/Acre

Allowable Height 50'-0" with D.O.R. Incentives

Proposed up to 40'-0"

Reduced Parking Requirement by up to 25% with D.O.R. Incentives

Proposed parking reduction to be determined

Attachment 3

Application Checklist- Architectural and Acoustic Description

The architectural character of the Creekside Village mixed-use project follows the Art Deco Architectural Design Style required by the City of Buellton Specific Plan for this District 5 Area of Avenue of Flags. The design style is intended to showcase Buellton's historic "service town" era and car culture elements to promote a distinct identity and differentiating brand for the downtown area.

The District #4 Area is planned to accommodate Civic Gallery and Art & Food Village uses with non-residential mixed use planned for the first floor areas including retail, office personal service, food/beverage, mercantile, live work and courtyard uses. Following the Site Area Opportunities outlined in the Specific Plan the Creekside Village project incorporates a corner courtyard that anchors the intersection of Avenue of Flags and Second Street. The Art Deco style of the proposed new building features vertical projections and decorative surface moldings across all 4 facades of the building with specific detailing and fenestration along AOF and Second Street. Smooth painted Plaster Wall surfaces, with stepped facades and setback areas help to provide a pedestrian scale and street level and a more civic scale for the overall building when perceived from a distance. Decorative Iron canopies are integrated with building signage and colored awnings are provided with signage to create a vibrant street level ambiance. Clearly identifiable building entries on AOF and Second Street provide access to individual tenant lease areas along with articulated hardscape and landscape with some street level dining areas for tables and chairs. The central courtyard off AOF provides a recessed and protected area for outdoor dining and café use that is screened from the west wind and hot afternoon sun.

The recessed patio areas are provided to address acoustical concerns for outdoor use at the street level. Exterior wall massing has been articulated to reduce reverberant sound and a majority of the housing units on the Second and Third levels are set back from the street to minimize impacts of street level vehicle noise. The interior of the housing complex has designed with open central patio areas with landscaping, hardscaping and open ceilings to the sky above to minimize interior noise levels in courtyard spaces. Exterior balconies and patios have been provided where possible to allow for activation of exterior and interior areas while providing screening from noise below. Interior fencing and landscaping has been located to mitigate interior noise levels between adjacent tenants and all wall and ceiling assemblies will be constructed to meet minimum Sound Transmission Coefficient as required by code.

Attachment 3

Application Checklist - Environmental Materials Sections i-l

- i) The Retail component of Creekside Village is envisioned as a mix of food and beverage and commercial retail tenants.
- j) N/A
- k) N/A
- l) Hours of Operation are standard retail hours between 8 am and 6pm. To be determined closer to finalization of the building permits.

GENERAL NOTES

- A. GENERAL NOTES**
- Architect makes no warranty, either express or implied, as to his findings, recommendations, specifications, or professional advice or services except that they were prepared or rendered in accordance with generally accepted architectural practices and under the direction of professional registered architects. As instruments of service, the architect's drawings and specifications are not 100% complete of themselves, and architect's continued services and construction administration/observation are required for complete interpretation and application to a specific project. Owner and contractor hereby acknowledge use of the drawings and/or specifications without architect's involvement in construction administration/observation, and prior approval of all changes and/or modifications shall thereby relieve architect of all liability associated with changes or modifications to the project made during the construction process. Owner and contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of others during construction work which was not performed under architect's scope of administrative services.
 - Interpretation of drawings and documents: each contractor shall check and verify all dimensions and conditions at the project site before executing any work and shall notify the owner and the architect of any discrepancies before proceeding. The architect shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project.
 - Adherence to plans: strict adherence to the construction documents must be maintained. No changes shall be made to the project which deviate from the plan and specifications without the written consent of the owner. No structural changes shall be made without the written consent of the architect.
 - Working drawings: figured dimensions and detailed drawings shall be followed in preference to scale measurements. In case of any doubt on the part of the contractor as to the exact meaning of the drawings and these specifications, he shall apply to the architect for an interpretation before proceeding with his work.
 - Shop drawings: contractor shall submit copies of all shop drawings for review by architect prior to contractor's approval for construction.
 - The contractor shall provide all shoring and bracing required to protect personnel and adjacent property and to insure safety of the project work.
 - Whenever in these drawings any material or process is indicated, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the engineer and the architect to that material or process indicated or specified.
 - Unless otherwise specified, all materials shall be new and both workmanship and materials shall be the best of their respective kinds. The contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.
 - It shall be the duty of the general contractor to see that all sub-contractors are fully informed in regard to the general conditions herein.
- B. PERMITS AND REGULATIONS**
- Each contractor shall pay for and obtain all permits required by local authorities before proceeding with his respective installation and shall arrange and pay for any inspections and examinations required by those authorities.
 - All workmanship and materials shall conform to the current edition of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
 - If the drawings and specifications are at variance with any federal, state and local or municipal law, ordinance, rules or departmental regulations, the contractor shall notify the architect in writing before proceeding with the work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.
- C. PROTECTION OF WORK & PROPERTY**
- The contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property. The contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith.
 - The contractor assumes all risks, hazards and conditions in connection with the performance of the contract, and even if the performance of a greater expenditure of money than the contractor expected at the time of bidding, no allowance will be made on account thereof, and the contractor shall continue with and complete the work.
- D. SUPERVISION**
- The contractor shall give personal supervision to the work, using his best skill and attention, and shall keep a competent foreman and necessary assistants constantly on the site. The foreman shall be the personal representative of the contractor and all directions given by him shall be as binding as if given by the contractor. Communications delivered to the foreman by the architect shall be as binding as if delivered to the contractor.
- E. DAMAGES IN THE WORK**
- The owner, without invalidating the contract, may alter by adding to or deducting from the work covered in the contract. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the architect. Such orders shall cover the agreed price and terms of extra work of changes, if work is to be omitted, then proper credit for such omitted work shall be given the owner.
- F. CLEANING BUILDINGS AND PREMISES**
- Prior to the completion of the work, the contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware, removing all plaster spots, stains, paint spots and accumulated dust and dirt. This shall include thorough cleaning of all roofs, window sills and ledges, horizontal projections, steps, rails, sidewalks or other surfaces where debris may have collected wash and polish all glass.
- G. GUARANTEES**
- Except as otherwise specified, all work shall be guaranteed in writing by the contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of final acceptance of the building by the owner. If within the guarantee period correction of faulty materials or workmanship is necessary in the opinion of the owner, the contractor shall promptly, upon receipt of notice from the owner and without expense to the owner, correct faulty materials or workmanship.
- H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS**
- The general contractor shall provide the owner with an as-built drawing locating and describing all underground utilities located on the site, including but not limited to the following gas lines, water lines, sanitary sewers, telephone lines, and electric lines.
- I. TRANSPORTATION OF EXCAVATED MATERIAL**
- The contractor shall transport all excavated material not required for re-compaction to an approved lawful site outside the coastal zone. Provide trip tickets for all excavated material removed from the project.

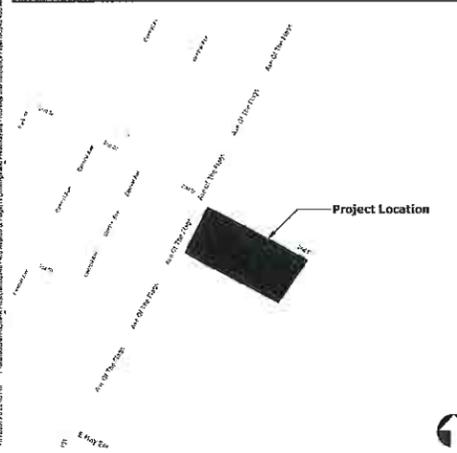
CODE COMPLIANCE

Governing Agency:
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Applicable Codes:
All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Noting in these plans is to be construed to permit work not conforming to these codes.

- California Building Code, 2016 Edition (CBC)
- California Electrical Code, 2016 Edition (CEC)
- California Mechanical Code, 2016 Edition (CMC)
- California Plumbing Code, 2016 Edition (CPC)
- California Energy Code, 2016 Edition (CEC)
- California Fire Code, 2016 Edition (CFC)
- California Green Building Standards Code, 2016 Edition
- ADA Standards for Accessible Design, 2010 Edition
- City of Santa Barbara Municipal Code, Adopting Ordinances
- City of Santa Barbara Amendments #5760
- Best Management Practices listed on this sheet.
- ASCE 24-14
- SNBC 22.24 Floodplain management ordinance.
- FEMA technical bulletins, & applicable FEMA publications

VICINITY MAP



Creekside Village
New Mixed Use Retail & Residential



Landscape / Residential Open Space	
Landscape Standards-Mixed Use	
15000' Site Area = 351,713.22- 16,700 s.f.	
Lot Area	
Corner Courtyard (Surface)	243
Central Courtyard (Surface)	2,430
Parking Landscape	626
Creek Landscape (Edge of parking to top of bank, excluding trees)	1,213
Creek Landscape (From top of bank to east)	4,546
Building Perimeter (Surface)	304
Second Street Trees and Planting	785
Revenue of Plant Trees	140
Total Provided	11,013
Total Required	10,700
Residential Open Space Standards-Mixed Use	
250 s.f. per Unit = 250 (64) = 16,000 s.f.	
Lot Area	
Corner Courtyard (Surface)**	569
10' Trail	1,853
Sub-Total	2,422
Bed House	
Private Patios	2,510
Armedy Roof Deck	1,850
Sub-Total	4,360
Total Provided	16,170
Total Required	16,000

* 25% Allowance up to 25%
** Total Corner Courtyard (Surface) = 3,192 s.f.

SHEET INDEX

GENERAL	COVER SHEET / INDEX	ARCHITECTURAL
0001	COVER SHEET / INDEX	A101
0002	SYMBOLS, ABBREVIATIONS & NOTES	A102
0003	AREA CALCULATIONS	A103
0101	SURVEY	A201
0102	CIVIL	A202
0103	PRELIMINARY GRADING PLAN	A203
0104	SITE	A204
0105	ASPH/ SITE DEMO PLAN	A205
0106	ASPH/ SITE PLAN	A206
0201	LANDSCAPE	A207
0202	THREE INVENTORY AND DISPERSION	A208
0203	LANDSCAPE PLAN- GROUND FLOOR	A209
0204	LANDSCAPE PLAN- 2ND FLOOR	A210
0205	LANDSCAPE PLAN- 3RD FLOOR	A211

PROJECT SCOPE

Project Scope includes:
1. New mixed use building on a 1.64 acre parcel to include: 64 Unit multi-family housing, 9,970 S.F. ground floor commercial space, 71 garage (podium) parking spaces, 37 exterior parking spaces, building to be fully sprinklered.

2. Unit Mix:
2nd Floor
Studio= 5
1 Bed= 15
2 Bed= 12
Total= 32

3rd Floor
Studio= 5
1 Bed= 15
2 Bed= 12
Total= 32

Grand Total= 64 Units

PROJECT INFORMATION

Owner: MB Development Company
1240 Casper Ridge Rd,
Buellton, CA 93427

Brand Manager: Brian Hagan
Ph: 805.245.6095
bhagan@mbdevelopment.com

Project address: 480 Avenue of Flags
Buellton, CA 93427

Project Data	
Address	132-1370042 & 132-1370413
Zoning Description	C-8 General Commercial
Specific Plan Overlay	04 Civic Gateway
Planning Unit	L-5
Existing Use	Multi-Family Apartment / 2 story
Proposed Use	Mixed-Use Development: Commercial / Multi-Family
Building Type	Mixed Use
Permitted Based Vocabulary	Vertical Mixed Use / Corner Courtyard
Fire Sprinkler Required	Yes
Fire Alarm	Yes
Construction Type	NA
Occupancy Group	A, B, R
Lot Area	31,952 s.f. (1.64 acres)
Advised Density*	25.40 DU/Acre
Proposed Density	38 DU/Acre
Allow Building Height*	52' 0"
Proposed Building Height	52' 0"
Requested Setbacks	Front Yard: 0'-0" Side Street Setback: 0'-0" Side Yard Setback: 0'-0" Rear Setback: 100' min (Creek Creek Setback)
Proposed Setbacks	Front Yard: 1'-0" Side Street Setback: 1'-0" Side Yard Setback: 0'-0" Rear Setback: Varies 138'-3 1/2" to 147'-3 1/2"
Parking Requirements	Commercial: 33 Residential: 90 + 13 guest Total Parking Provided: 136
Parking Provided	108 Spaces Provided (71 garage + 37 surface)
Site Parking Requirement	150-Commission to determine
Landscape / Open Space Requirements	Landscape: 30,793 s.f. Open Space: 16,000 s.f.
Landscape / Open Space Provided	Landscape: 16,170 s.f. Open Space: 16,170 s.f.

*With DCB incentives

	Residential		City / S.F.	Parking Requirement	# Req
	Studio	1 Bed			
Studio	10	2 per Bedroom			10
1 Bed	28	1 per Bedroom			28
2 Bed	26	1 per Bedroom			52
Guest	64	1 per 5 units			13
Total					103
Commercial			9,970	1 per 300 s.f.	33
Total					33
Total Required					136
Parking Provided					136
Residential				Garage Spaces	66
				Surface Spaces	74
Guest				Surface Spaces	13
Commercial				Garage Spaces	5
Total Provided					160

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

1. Michael Holliday FAIA
Ph: 805.965.7777
michae@dmha.com

ARCHITECT:
DMHA Architecture & Interiors
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

Edward DeVicente CHC AIA
Ph: 805.965.7777
ed@dmha.com

CIVIL ENGINEER:
Bethel Engineering
2624 Airpark Dr.
Santa Maria, CA 93455

Russ Garrison
Ph: 805.954.5767
russ@bdeengineers.com

LANDSCAPE ARCHITECT:
BCJA Incorporated
PO Box 76
Buellton, CA 93427

Bethany Clough
Ph: 805.653.9334
BC_LA@comcast.net

Creekside Village
480 Ave Of Flags,
Buellton, CA 93427

PROJECT #: 18C246

NO.	DESCRIPTION	DATE
	Preliminary Planning	11/12/2019

G001
COVER SHEET / INDEX

08 - QUALITY CONTROL

- 1. The contractor shall supervise and direct the work, issuing their best skills and attention. The contractor shall be solely responsible for all fabrication, shipment, delivery and installation, testing, methods, techniques, and procedures for coordinating all portions of the work under the contract.
2. When the owner's materials is received at the job site, the superintendent is to inventory against the owner's orders list and shall notify the owner immediately. If notification is not forthcoming, replacement of shortages or damaged materials shall be back charged to the general contractor.
3. The contractor shall employ a competent superintendent. The superintendent shall represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor.
4. The contractor shall, at all times, enforce strict discipline and good order among his employees and shall not employ on the work any unfit person or any person not skilled in the task assigned.
5. All trades shall confine construction work within the premises as much as possible and shall work in an orderly manner removing trash and debris from the project on a daily basis. At no time shall pipes, wires, leads, or other construction materials cross public areas where harm could be caused to the public.
6. All materials used in construction shall be new and of first class quality unless otherwise indicated. All materials and workmanship shall be guaranteed for a period of one (1) year after date of the opening of the store.
7. Product samples, manufacturer's data and shop drawings shall be submitted to owner for review prior to fabrication or start of work. The terms equal or approved equal shall require requests for substitutions for products or manufacturers not specified.

09 - TEMPORARY SERVICES

- 1. If applicable, the general contractor shall provide such extensions, devices, hookups, and metering as required for temporary water, power, lighting, heat or as required to carry out the work.
a. Temporary telephone - the owner's general contractor shall install a job site telephone and fax number and notify owner by fax of the telephone number and the name of the superintendent.
b. Temporary water - water required in the performance of the contract shall be provided and paid for by the contractor. Water used for human consumption shall conform to the requirements of state and local authorities for portable water.
c. Temporary electrical - temporary electrical service shall be the responsibility of the general contractor. Supplied by owner.
d. Temporary heat - when required for proper installation or protection of any portion of the work. The contractor shall furnish and install temporary heating units as approved by the owner or local authority.
2. Cost of temporary utility services provided by owner. The contractor shall make provisions or coordinate with the owner on the utility services.

10 - CONTRACT CLOSE-OUT

- 1. Completion of the date on which the work or designated portion thereof is sufficiently complete, so the owner may occupy the same for the intended purpose.
2. Provide the following for close-out:
a. G.C.'s final warranty (need two signed originals)
b. G.C.'s one-year warranty
c. G.C.'s affidavit 9018 & 9768
d. Sub-contractor's warranties
e. Certificate of occupancy (if applicable)
f. As-built drawings
g. Pictures of constructed space
h. Signed punchlist
3. Following documentation:
1. 5-year manufacturer's warranties
Note: all paperwork to be submitted 24 days after completion date.

11 - FINAL CLEANING

- 1. General:
a. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on this set of drawings.
b. Each subcontractor shall clean his/her work and remove all trash, debris, packing, etc. resulting from that work.
c. The final cleaning shall be "white glove level" and performed by a professional cleaning company.
d. All surfaces and finished shall be left free of marks, blemishes, dust, dirt, over spray, paint spills, etc.
e. All sub-contractors shall remove excess materials after work is completed and floor to be beam cleaned.
f. General contractor shall provide a professional cleaning service for all areas of the work at the completion of the project and before turning the space over to the owner. Work to include but not be limited to removal of all traces of soil waste materials, muddies, and foreign matter. Remove all traces of splashed material from adjacent surfaces. Clean glass, both sides. The floor shall be cleaned and using manufacturer's recommended cleaning materials only.
2. Products and materials:
a. All products used for cleaning shall be appropriate for and compatible with the materials being cleaned.
3. Procedures:
a. Clean all plastic laminates, counter tops, and metal trim with non-abrasive cleaners.
b. Clean all glass and mirrors with ammonia-type, non-streaking glass cleaner.
c. Damp wipe all fixtures, including light fixtures.
d. Remove labels, except for those required to demonstrate compliance with building codes, fire ratings, and tagging. Also remove all residue and glue remaining on the surface.
e. Toilet rooms - all fixtures and washable surfaces in the toilet rooms shall be cleaned, sanitized, and polished.
f. Electrical panels shall be dusted and wiped clean.
g. Vinyl composition tile - wash, seal, and wax.
h. Remove protective coverings and tags.
i. Remove and dispose of all trash, scraps, packing, etc.
j. Trim - wipe clean.
k. Softies - dust clean.

DUST CONTROL NOTES

- 1. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
a. Seeding and watering to revegetate graded areas; and/or
b. Spraying soil binders; and/or
c. Any other methods deemed appropriate by planning and development.
2. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below:
a. During clearing, grading, earth moving, excavation, or transportation of cut fill matters, water trucks or sprayer systems are to be used to prevent dust from leaving the site and to create a dust after each day's activities cease.
b. Drying construction, water trucks or sprayer 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 earth areas in the later morning and after work is completed for the day and whenever wind exceeds 25 miles per hour.
c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

BEST MANAGEMENT PRACTICES

- 1. Stockpiles of earth, sand & other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for silico, drywall, demolition debris, rock, mulch, bagging, etc.
2. Pails, oils, solvents & other toxic materials must be stored in accordance with their listing & are not to contaminate the soil & surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
3. Non-storm water runoff from equipment & vehicle washing & any other activity shall be contained at the site.
4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provision must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
5. Trash & construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments & other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit erosion and to inhibit sediment from being deposited into the public way. Sediment depositors must be swept up immediately & may not be washed down by rain or other means.

00 - CONTRACT REQUIREMENTS

GENERAL CONDITIONS
The specifications are compiled not only to establish a standard but to ensure the contractor maintains a quality in the performance and finish of the work recommended and accepted by the OWNER. The general contractor shall be responsible for fully acquainting themselves with the content and scope of these specifications. Special attention should be given to the specifications throughout the span of this contract by the standards established herein and shall be applied with emphasis to all work. Work declared unacceptable by the OWNER shall be corrected in a manner and degree of quality as accepted by the OWNER.

- 1. The "General Conditions" of the contract for construction are to be determined between the OWNER and general contractor and shall govern the construction sequencing, respective responsibilities and payment schedules. On-site field observation shall be performed by an appointed representative of the OWNER.
2. No contractual adjustment shall be due or come in demand as a result of failure on the part of the contractor to fully acquaint themselves and all other parties to the contract with the agreed upon general conditions.
3. The contractor, without invalidating the contract, may order extra work, after, add to or deduct from the contract. The contract sum and completion date shall be adjusted accordingly.
4. The general contractor shall include the cost of all permits and licenses in his proposal. The subcontractors shall include all permit and license costs as required by their proposals to the general contractor. Permits and fees to include connecting all equipment, fixtures, services and utilities as required.
5. The costs submitted by the contractor are understood in every case to include all government and municipal taxes and fees of every kind, and the OWNER shall not be called upon to make any payments on such taxes in addition to the contract amount.

01 - GENERAL REQUIREMENTS

- 1. Prior to submitting bid proposals, the OWNER's contractor and each subcontractor shall visit the proposed space and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of work.
2. Notify the OWNER immediately of conditions which may contribute to unnecessary, excessive costs.
3. No additional compensation will be paid by the OWNER for disputes which result from a lack of familiarity with the existing conditions.
4. Existing conditions take precedence over drawings and specifications for dimensions.
5. Special attention should be given to dimensions indicated as "field" and "verify in field (V.I.F.)" dimensions. The general contractor and sub-trades shall verify all existing dimensions and locations of slab-irons. The general contractor shall be liable for all costs incurred by themselves or others by failing to maintain the dimensions on the drawings or contacting the ARCHITECT in the case of discrepancies between actual field conditions and dimensions on the drawings.

02 - SELECTIVE DEMOLITION

- 1. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on this set of drawings.
2. The contractor performing demolition shall be responsible for verifying all existing field conditions so as to familiarize themselves with the demolition and/or removal work which may be required to produce the end result indicated in the contract documents.
3. Each portion of the demolition work to be done by the specific trade that is carpentry work by the carpentry trade, mechanical work by the mechanical trades, electrical work by the electrical trades, and so on. Therefore, each contractor and subcontractor shall thoroughly examine the proposed work and make allowances in his proposal for the cost of all demolition, unless otherwise specified by general contractor.
4. Remove all debris daily to area designated.
5. Provide temporary bracing, shoring and supports as required for existing structural systems to prevent damage during construction.
6. Disposal shall be done legally in compliance with local ordinances and state environmental regulations.
7. General contractor shall remove all existing floor coverings from space; repair, patch, level, smooth and prepare existing slab as required for installation of new floor coverings.
8. All ceiling construction (including, but not limited to, drops, baffles, lighting, diffusers, etc.) shall be removed unless specifically called out to remain on demolition plans.
9. The electrical contractor shall remove and/or relocate all existing electrical devices, conduit and wiring work as called out on the drawings and as necessary whether such items are indicated on drawings or not. In order to accomplish the installation of the specified new work, electrical material and devices removed shall become the property of contractor (if approved by OWNER). Such items may be reused if specifically designated on the drawings, conduit, wire and outlet boxes removed shall be scrapped by the electrical contractor where walls and ceilings are to be removed as shown on the drawings. The conduit to be cut off by the electrical contractor so that the abandoned conduit in these walls and ceilings may be removed from the walls and ceilings by the demolition contractor. All dead end conduit runs shall be capped at the remaining line outlet boxes or at the panels.
10. G.C. to verify all existing gates corresponding to OWNER design package in field prior to construction.

03 - EXISTING PROCEDURES

- SUBSTITUTIONS & CHANGES
1. Do not substitute materials, equipment or methods unless such substitution has been approved specifically in writing by the OWNER.
2. Notify the OWNER immediately by telephone of any hidden, unforeseen conditions which MAY impact work. Confirm all notifications and allow required in writing within 24 hours of the event.
3. Milestone date changes must be made in writing by the OWNER.
4. The OWNER has chosen materials for use on this project as specified. Upon award of the contract, the specified materials shall be used unless otherwise confirmed to meet the completion date. Delay in ordering, resulting in materials not being available to the contractor for completion of all work on schedule and resulting in delays, will be the responsibility of the trade responsible for such delays.
5. For all projects, a bill of materials shall be submitted with the proposal. As a result of delays, require the OWNER to choose and approve new replacement materials satisfactory to the project, may result in back charges to the said trade, unless the CLIENT has been advised with sufficient time to make such material reviews.
6. Delivery of OWNER furnished items: the contractor will advise the OWNER in writing, within seven (7) days after awarding, the exact delivery dates and locations they wish to receive all furnished items. Items not accepted within seven (7) days will be advised and delivered at the OWNER'S option.

04 - COORDINATION OR SCHEDULE

- 1. The owner's contractor and each subcontractor shall be thoroughly familiar with the work shown on the drawings and on other contract documents.
2. All said parties are to notify owner immediately of any discrepancies contained within the contract documents prior to proceeding with action which may result in "extra" or additional cost to the owner. Each subcontractor shall coordinate their work with that of others and be aware of all related work to be performed by others, via the owner's contractor.
3. The contractor shall, at all times, afford access to the owner and/or Agents and employees to the work wherever it is in preparation and progress. The contractor shall provide facilities necessary for such access for the owner or to perform their functions under the contract documents.
4. G.C. to account for and inspect all millwork fixtures and assorted accessories within 24 hours of delivery to assure the condition and quality. Notify the owner and the appropriate distributor within 24 hours if the condition or quality of the aforementioned items are not in accordance with the schedules and specifications contained in the contract documents.
5. The general contractor shall be responsible for coordinating with the owner at their most available date when construction is complete, for visiting the job site and doing the punch list.
6. All sub-contractors shall coordinate their work with the work of others or with existing conditions occurring above or below the premises and shall make changes from time to time as required to accommodate such work or conditions. All changes that shall affect the final appearance of the project shall be approved in advance by owner.
7. Contractor will contact fixture and material suppliers to schedule all deliveries.

05 - REGULATORY REQUIREMENTS

- 1. Comply with the state and local codes - refer to sheet 001 for building code requirements.
2. All trades and sub shall be registered with the city, county, state, and authorities as required.
3. If required, the general contractor shall be responsible for obtaining a certificate of occupancy from the governing authority.
4. All trades shall conform with all applicable federal, state, municipal, and O.S.H.A. codes, rules and regulations.

06 - SPECIALTY REQUIREMENTS

- 1. Work shall be completed in a timely manner, consistent with the owner approved construction schedule.
2. The superintendent will be required to maintain a daily journal of events which shall include work performed, number of workers, of each trade on job, construction changes, telephone calls, etc.
3. The contractor shall be responsible to the owner for ads and enticements of his employees, sub-contractors and their agents and employees, and other persons performing any of the work under a contract with the contractor.
4. The contractor agrees that in the performance of the work called for by the contract and contract drawings, will only employ such labor as not to delay or interfere with the speedy and lawful progress of the project and as will be acceptable to and work in harmony with all other workers employed on the construction site.
5. Materials and equipment shall be stored and installed in accordance with manufacturer's instructions, with signs and labels intact and legible. Show all conflicts or discrepancies exist between manufacturer's instructions and recommendations, and those on the drawings, the general contractor shall contact owner prior to further work in the area of question.
6. The contractor agrees to accept all owner furnished items at the job site at designated storage space and will be delivered by general contractor.
7. The general contractor shall be responsible for security of the project and materials, whether stored within the premises or elsewhere until the point of completion. This shall include all owner-furnished items accepted by the contractor.

07 - SUBMITTALS

- 1. The general contractor shall provide a physical or digital submital (shop drawings, product data, or physical samples) for the following: fire sprinklers, fire alarm, concrete mikes, plumbing fixtures & accessories, doors & door hardware, windows & window hardware, exterior and interior finish materials, gates & hardware, electrical fixtures, signage & print drawings.
2. No portion of the work requiring submission of a shop drawing, product data or samples shall be commenced until the submital has been approved by the architect. All such portions of the work shall be in accordance with approved submittals.
3. The contractor shall not be relieved from responsibility for errors or omissions in the shop drawings, product data or samples.

GENERAL SPECIFICATIONS

- 1. Carpenter:
a. Sills shall be 2x or as otherwise indicated, pressure treated to resist termite infestation, set on 1/2" sill sealer insulation. Anchor per structural drawings.
b. All studs shall be Douglas Fir or equal.
c. All studs shall be Douglas Fir with bracing at mid-height on walls over 8'-0" high.
d. All structural woodwork shall comply with national lumber manufacturers association and western wood products association standards and practices.
e. Double wood joists under partitions running parallel to direction of joists.
f. Fire-stop all interior framing and overhangs as required by code.
g. Where joists and beam frame flush, provide two equal steel hangers and connectors for support.
h. Provide min. 2x2 gusst each side of all eaveings. Provide 3x2x2 posts each side of headers or beams over 7'-0" span.
2. Bracing:
a. All masonry and frame walls shall be adequately braced and shored during construction until fully and properly bed back and cured. Follow code requirement and good construction practices for same.
3. Slabs:
a. All slabs shall be designed, constructed, and installed to sustain a live load of 100 lbs. per sq. ft.
4. Railings:
a. Handrails and guardrails shall be designed and constructed for a concentrated load of 200 lbs. applied at any point and in any direction. The in-fill area of a guard shall be designed and constructed for a horizontal concentrated load of 200 lbs. applied over 1 sq. ft. at any point in the guard system, though not discontinuous with the loading of the rails.
5. Flashing and Caulking:
a. Flash around chimney, vent stacks, all roof penetrations and wherever else required with galvanized flashing, lapsing all flashing at least 6". All valleys and roof intersections with walls shall also have galvanized flashing. Provide flashing above doors, windows and louvers and all other openings. Caulk all exterior joints. Building shall be guaranteed fully watertight.
6. Roof drain leaders:
a. All drain leaders and gutters shall be pre-finished galvanized sheet metal.
7. Insulation:
a. Provide thermal insulation as shown on the drawings.
b. All exterior walls shall be insulated with mineral wool or equivalent insulation.
c. Provide rock wool insulation or equivalent between all window and exterior door frame and rough framing.
8. Finishes:
a. Interior and exterior paints - to be zero or low voc, or of recycled content - verify samples with architect / owner.
b. Woodwork finishes - water based urethane or lacquer finish only - verify samples with architect / owner.
c. Adhesives - low toxicity, solvent free only.
9. Fixtures and Appliances:
a. All fixtures and appliances to be selected by owner / architect.
b. All water closets to be less than or equal to 1.28 gpf/lush.
c. All showerheads to be less than or equal to 2.0 gpm at 80 psi.
d. All kitchen faucets to be less than or equal to 1.8 gpm at 60 psi.
e. All lavatory faucets to be less than or equal to 1.2 gpm at 60 psi.

WATERPROOFING GENERAL NOTES

Note: The following notes are general in nature and do not describe all conditions. Where a field condition exists that is not covered by these notes, the General Contractor is instructed to notify the architect immediately to resolve the condition.

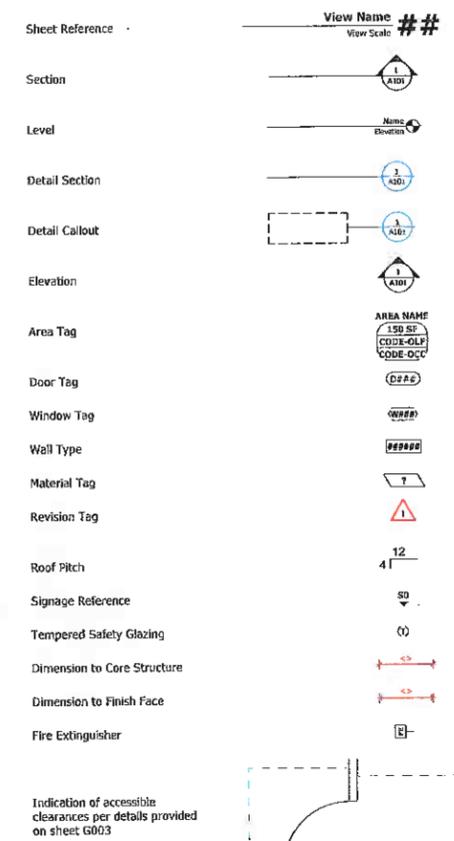
- 1. Window and door installation shall follow National standards AAMA 2400 (for mounding flanges) and ASTM E2122.
2. All flashing shall be applied over solid backing per manufacturer's recommendations.
3. Self-adhered flashing shall be finished with a hand rubber T-roller to ensure proper adhesion to the mounding flanges, substrate, rigid flashings and water-resistant barriers.
4. All flashing and sealants shall be chemically compatible and installed within the temperature range and conditions recommended by the manufacturer. Always refer to the manufacturer's requirements. Where possible, all flashings and all sealants should be in place and cured prior to the installation of the window or door.
5. All penetrations of attachment flanges by fasteners of cladding terminations, accessories, and trim shall be pre-drilled and holes filled with sealant prior to driving fasteners.
6. Provide a 1/4" minimum joint for cladding penetration per manufacturer's recommendations. Fill joint with backer rod and compatible sealant as follows:
a. Joints and anchorages between the building envelope (with assembly) and fenestration product shall be designed to accommodate differential thermal expansion and contraction, as well as the structural requirements within the window/wall assembly.
b. Maintain a 5mm (1/4") joint between the window frame and final exterior wall surface (siding, stucco, etc.).
c. Install appropriate sized open-cell backer rod in the joint between the window frame and the final exterior wall surface (siding, stucco, etc.) then apply sealant per manufacturer's recommendations.
7. There shall be no vertical laps in water-resistant barrier above and below windows, and within 16" of juncture (similar for doors).
8. Provide thermal/acoustic insulation around window and door frame voids (at rough opening between studs). Batt insulation and/or low-expansion urethane foam such as DOW Great Stuff Door & Window is acceptable.
9. Exterior wall-mounted water, electrical panels, utility valves, fire extinguisher cabinets, scoopers and other finged surface-mounted assemblies shall be finished similar to a window opening.
10. Window sill weep holes shall not be blocked.
11. Water-resistant barrier at walls shall be a minimum of 2" horizontally and 6" vertically. Verify with manufacturer's recommendations (some manufacturer's require additional lapping).
12. Cover all seismic drags and other exposed structural hardware with a self-adhered flashing prior to application of water-resistant barrier to prevent water intrusion.
13. Provide a continuous sealant and, if warranted, self-adhered flashing at incidental exterior wall-mounted items and penetrations such as hose bibbs, electrical receptacles and panels, light fixtures, wall vents, downspouts, etc. Fastener penetration on the exterior surfaces shall be pre-drilled and holes filled with sealant prior to driving fasteners.

EROSION CONTROL NOTES

The owner/contractor shall remain responsible for the clean-up of any mud or dirt that is tracked onto streets or paved areas, even with the installation of gravel construction entrances.

- 1. Gravel Construction Entrances:
a. A gravel construction entrance is generally required where vehicle traffic is anticipated off of existing paved or gravelled roads. If there is more than one vehicle access point, a gravel construction entrance should be installed at each entrance. The responsibility for final design to meet site conditions, and maintenance of the construction entrances remains with the property owner or construction contractor. Vehicles or equipment shall not enter a property adjacent to a creek, watercourse, or storm water facility unless:
a. A filter system shall be used on catch basins (driv inlets) in public and private streets, and parking areas as a means of sediment control. Alternate methods will require the approval of the county.
b. Sediment Filter Structures:
1. For all projects, a silt fence or straw water line shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures will be located so that all runoff from the construction site is filtered, or passes through a sediment detention basin prior to crossing a property line, entering a creek or entering the city storm drain system. Sediment filter structures are to be inspected regularly by city inspection staff during inspections scheduled by the contractor or engineer of record, and sediment removed when the depth of sediment is no more than half the height of the structure. Silt fences and straw wattles shall be installed according to the reference cited.
2. Straw wattles can be used as dikes to stabilize temporary channel flow lines or as a perimeter filter barrier. Straw wattles must be installed in a trench, stabilized and backfilled if they are to be effective in reducing flow velocity and filtering sediment from runoff.
3. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant denaturation has not occurred. When used as a perimeter filter sediment should be removed when material is within 3 inches of the top of any wattle.
5. Silt Fences:
a. Silt fences should be installed where sediment from sheet flow or rill and gully erosion will enter directly onto adjacent property. When installing, it is important the fabric material be anchored into a trench and backfilled.
b. Maintenance of silt fences is similar to that of straw wattles in that the fabric must be inspected and needed repairs implemented after every storm event. Sediment deposits should be removed when material reaches no more than a depth of one-half the fence height.
6. Plastic Sheeting:
a. Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.
7. Existing Vegetation and Re-vegetation:
a. As far as is practicable, existing vegetation shall be protected and left in place. In accordance with the clearing limits shown on approved building, grading, or site plan, any public ways and erosion control plans. The exception is where exotic plant material are to be removed, or fire fuels reduced in accordance with an approved plan. Work areas shall be carefully located and marked to reduce potential damage where existing vegetation has been removed, or the original land contours disturbed. The site shall be re-vegetated, and vegetation established, as soon as practicable, but no later than October 15.
8. Slope Protection:
a. Hydro-seeding alone will normally not be considered satisfactory erosion protection for disturbed slopes steeper than 4:1. These areas should also be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2:1 (1:1) and greater than 20 feet in slope length. Installation of straw wattles should be considered for all slopes steeper than 4:1 (1:1) with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4:1 (1:1) along (just below) top of bank along all creeks.
9. Wet Weather Measures:
a. On sites where vegetation and ground cover have been removed from more than 0.5 acre of land, vegetative ground cover shall be established on or before September 15 with the ground cover established by October 15, as an alternative to a protective ground cover not established by October 15, the open areas shall be protected through the winter with straw mulch, erosion blankets, the installation of additional straw wattles, or other methods approved by the city.
10. Seeding:
a. Seeding shall be as follows, or as recommended by a California licensed landscape architect or a certified professional soil erosion and sediment control specialist.

ARCHITECTURAL SYMBOLS



Indication of accessible clearances per details provided on sheet G003

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Reference. Includes entries for GA (Grade), GR (Gange), GYP (Gypsum), HDS (Hardscape), MAX (Maximum), MED (Medicine), MAN (Manufacturer), MIN (Minimum), NTL (Note), O/C (Not in Contract), O/F (Owner Furnished / Contractor Installed), O/FI (Owner Furnished / Owner Installed), O/P (Opposite), P.LAM (Plastic Laminate), PLY (plywood), PSI (Pounds per Square Inch), P.T. (Pressure Treated), REF (Reference), REQ (Required), RET (Retaining), R.O.G (Rough Opening), R.O.W (Right of Way), S.D. (Smoke Detector), S.F. (Square Feet), SQ IN (Square Inch), SIM (Similar), SPEC (Specifications), SQR (Square), T/F (Tenant Furnished / Owner Installed), T/FI (Tenant Furnished / Contractor Installed), T.O. (Top of), T.O.P. (Top of Plate), T.O.C. (Top of Concrete), T.O.W. (Top of Wall), TYP. (Typical), UNLS (Unless Noted Otherwise), V.I.F. (Verify in Field), W (With)

DMHA DEVELOPMENT ASSOCIATES logo and contact information: 805 965 7777, 1 N. Oak Creek Canyon #102, Santa Barbara, CA 93103. MB DEVELOPMENT COMPANY logo. Project # 18C246, Creekside Village, 480 Ave of Flags, Buelton, CA 93427. NO. DESCRIPTION DATE table with entry for Preliminary Planning 11/12/2019. G002 SYMBOLS, ABBREVIATIONS & NOTES.



3RD FLOOR NET AREA PLAN
1" = 30'-0" **06**



3RD FLOOR GROSS AREA PLAN
1" = 30'-0" **03**



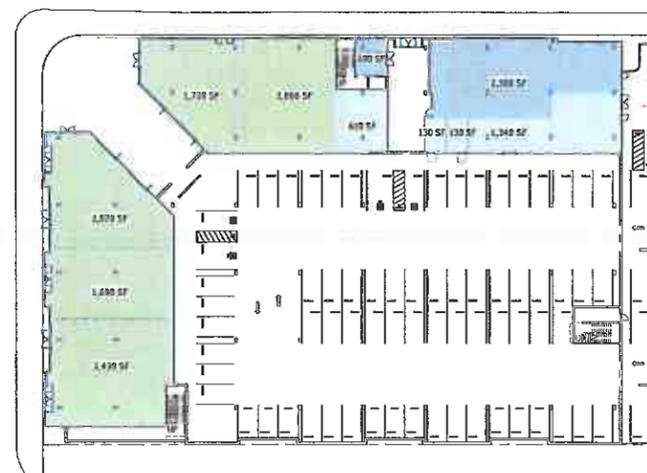
2ND FLOOR NET AREA PLAN
1" = 30'-0" **05**



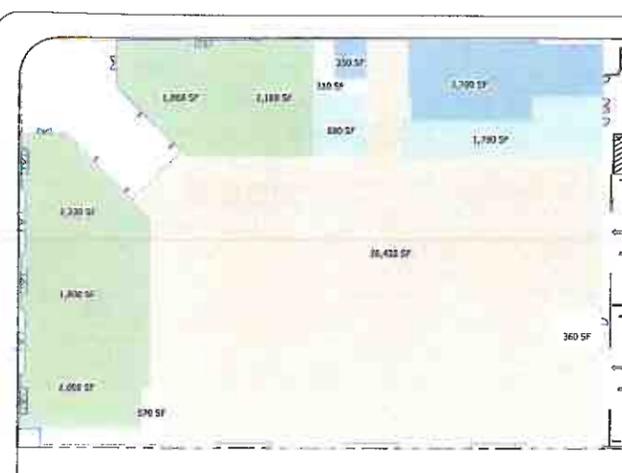
2ND FLOOR GROSS AREA PLAN
1" = 30'-0" **02**

- 1 BED - RESIDENTIAL
- 2 BED - RESIDENTIAL
- AMENITIES
- RETAIL
- STORAGE/MECH.
- STUDIO

- 1 BED - RESIDENTIAL
- 2 BED - RESIDENTIAL
- AMENITIES
- CIRCULATION
- PARKING/PASSAGE
- PATIO
- RETAIL
- STORAGE/MECH.
- STUDIO



1ST FLOOR NET AREA PLAN
1" = 30'-0" **04**



1ST FLOOR GROSS AREA PLAN
1" = 30'-0" **01**

Area Summary (Net)	
PROPOSED	
1st F.F.	AMENITIES 2,710 SF
1st F.F.	RETAIL 9,910 SF
1st F.F.	STORAGE/MECH. 1,590 SF
1st F.F.	STORAGE/MECH. 610 SF
1st F.F.	STUDIO 14,940 SF
2nd F.F.	1 BED - RESIDENTIAL 8,440 SF
2nd F.F.	2 BED - RESIDENTIAL 11,280 SF
2nd F.F.	AMENITIES 900 SF
2nd F.F.	STORAGE/MECH. 220 SF
2nd F.F.	STUDIO 2,310 SF
2nd F.F.	TOTAL 23,400 SF
3rd F.F.	1 BED - RESIDENTIAL 8,400 SF
3rd F.F.	2 BED - RESIDENTIAL 11,260 SF
3rd F.F.	AMENITIES 910 SF
3rd F.F.	STORAGE/MECH. 220 SF
3rd F.F.	STUDIO 2,300 SF
3rd F.F.	TOTAL 23,090 SF
TOTAL NET FLOOR AREA	61,650 SF

Area Summary (Gross)	
PROPOSED	
1st F.F.	AMENITIES 2,990 SF
1st F.F.	CIRCULATION 1,250 SF
1st F.F.	RETAIL 18,070 SF
1st F.F.	STORAGE/MECH. 2,470 SF
1st F.F.	TOTAL 24,780 SF
2nd F.F.	1 BED - RESIDENTIAL 9,330 SF
2nd F.F.	2 BED - RESIDENTIAL 12,230 SF
2nd F.F.	AMENITIES 1,010 SF
2nd F.F.	CIRCULATION 13,460 SF
2nd F.F.	STORAGE/MECH. 260 SF
2nd F.F.	STUDIO 2,550 SF
2nd F.F.	TOTAL 38,740 SF
3rd F.F.	1 BED - RESIDENTIAL 9,310 SF
3rd F.F.	2 BED - RESIDENTIAL 12,220 SF
3rd F.F.	AMENITIES 1,010 SF
3rd F.F.	CIRCULATION 13,450 SF
3rd F.F.	STORAGE/MECH. 260 SF
3rd F.F.	STUDIO 2,450 SF
3rd F.F.	TOTAL 38,700 SF
CONDITIONED SPACE	89,730 SF
PROPOSED	
1st F.F.	PARKING/PASSAGE 26,420 SF
1st F.F.	TOTAL 26,420 SF
2nd F.F.	PATIO 4,600 SF
2nd F.F.	TOTAL 4,600 SF
3rd F.F.	PATIO 2,490 SF
3rd F.F.	TOTAL 2,490 SF
NON-CONDITIONED SPACE	33,600 SF
TOTAL GROSS FLOOR AREA	123,310 SF

Creekside Village

490 Ave Of Flags,
Buellton, CA 93427

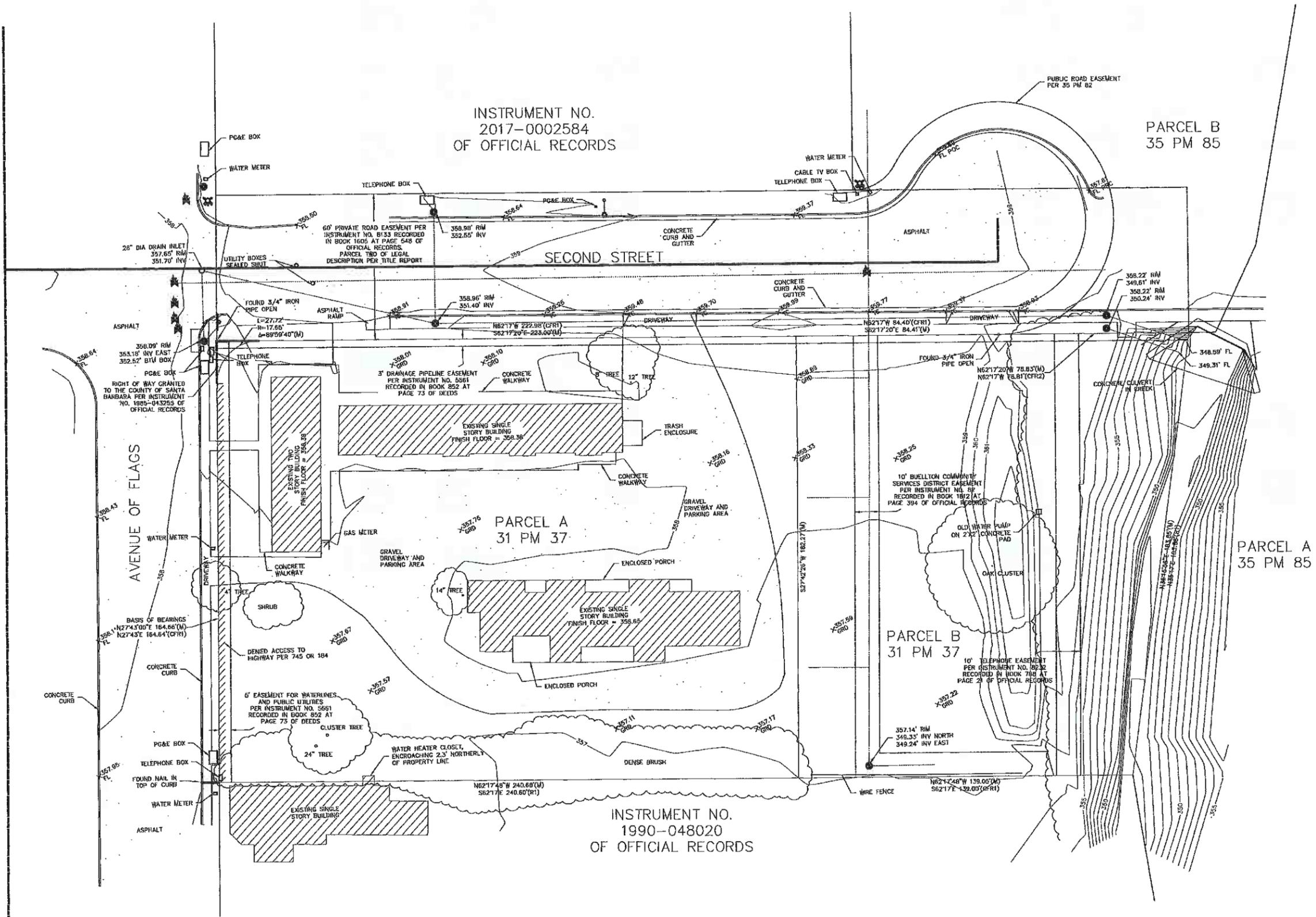
PROJECT #: 18C246

NO.	DESCRIPTION	DATE
	Preliminary Planning	11/22/2019





**MB DEVELOPMENT
COMPANY**



INSTRUMENT NO.
2017-0002584
OF OFFICIAL RECORDS

PARCEL B
35 PM 85

PARCEL A
31 PM 37

PARCEL A
35 PM 85

PARCEL B
31 PM 37

INSTRUMENT NO.
1990-048020
OF OFFICIAL RECORDS

Creekside Village

480 Ave Of Flags,
Buellton, CA 93427

PROJECT #: 18C246

NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE
1	Preliminary Planning	11/12/2019



HIGHWAY 480 @ AVENUE OF FLAGS MIXED-USE DEVELOPMENT

PRELIMINARY GRADING PLAN for A.P.N. 137-170-042, 043

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 137-170-042-043
 NUMBER OF LOTS: 2
 GROSS AREA: (1.84 ACRES) 71,426 S.F.
 ZONING: OK, GENERAL COMMERCIAL

EARTHWORK QUANTITIES

RAW CUT: 2,399 C.Y. CUT
 RAW FILL: 10,544 C.Y. FILL
 1,355 C.Y. NET FILL

BASIS OF BEARINGS:

THE "BASIS OF BEARINGS" FOR THIS SURVEY IS BASED ON THE EASTERLY FRONT OF WAY OF AVENUE OF FLAGS. BEARING = N27°43'E PER R2.

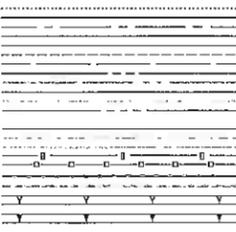
BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS BASED ON THE HORIZONTAL AND VERTICAL CONTROL NETWORK FOR THE CITY OF BUELLTON RECORDED IN BOOK 77 AT PAGE 89 OF RECORDS OF SURVEYS IN THE COUNTY OF SANTA BARBARA, POINT 2012-012, ELEVATION = 373.49 (NAVD83)

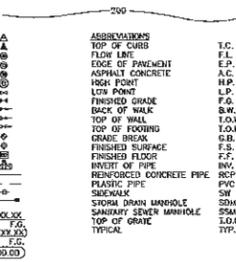
LOCAL BENCHMARK MARK WITH LEAD PLUG IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF THE SUBJECT SITE. ELEVATION = 357.41

LEGEND

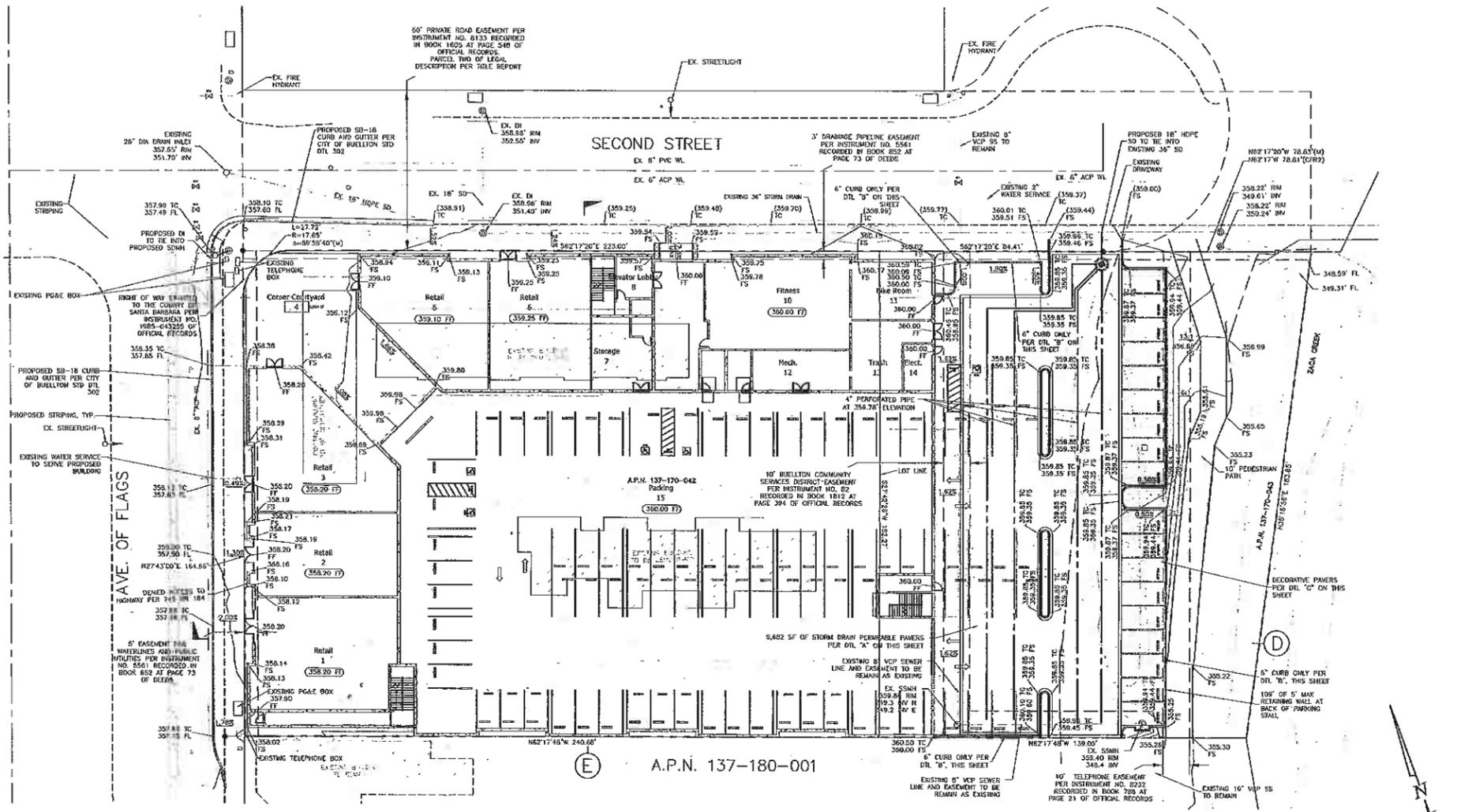
- FUTURE CONDT.**
 PROJECT BOUNDARY
 CENTERLINE
 PROPERTY LINE
 CURB LINE
 EXIST. CURB LINE
 ROW/FACEDMENT LINE
 STORM DRAIN
 EXIST. STORM DRAIN
 SINKER MANHOLE
 EXIST. WATER MAIN
 STREET LIGHT CONDUIT
 EXIST. ST. UT. CONDUIT
 E.P. JUP. OF GUTTER
 WOOD FENCE
 WROUGHT IRON FENCE
 MASONRY WALL
 EXISTING MASONRY WALL
 2:1 SLOPE
 4:1 SLOPE
 EXIST. CONTOURS



- EXISTING MONUMENT**
 MONUMENT
 SAN. SEWER MANHOLE
 EXISTING SEWER MANHOLE
 STORM DRAIN MANHOLE
 EXISTING S.D. MANHOLE
 WATER MAIN EXIST
 WATER VALVE
 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
 SINKER
 SIDEWALK
 STORM DRAIN MANHOLE
 SANITARY SEWER MANHOLE
 TOP OF GRADE
 TYPICAL

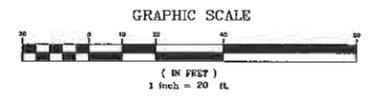
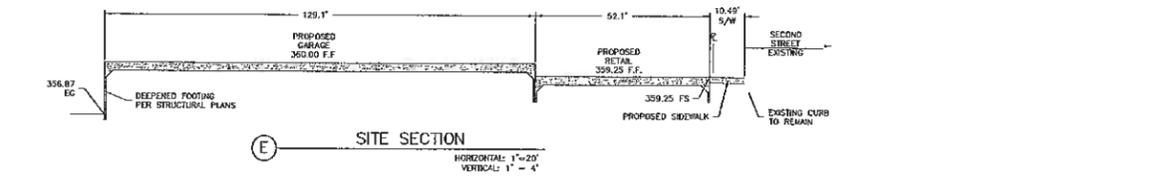
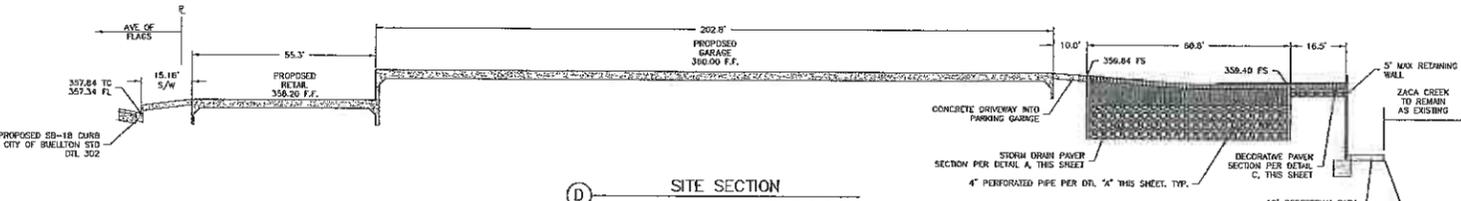
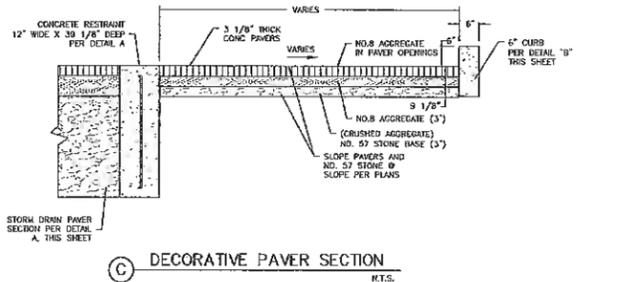
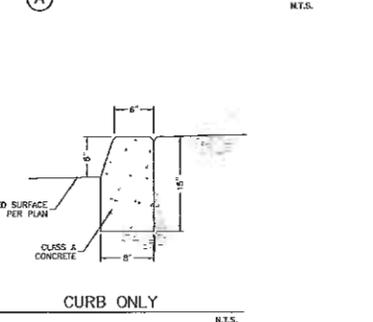
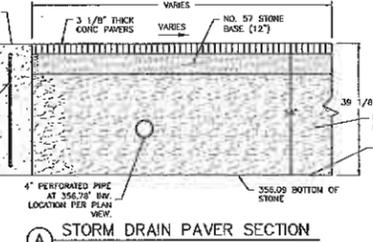


- PERMEABLE PAVERS
 CONCRETE AREA
 DG PATH



NOT FOR CONSTRUCTION

2524 Airpark Dr., Santa Maria, California 93455 (805) 934-5787



Creekside Village
 480 Ave of Flags
 Buellton, CA 93427
 PROJECT #: 000-AAA
 DATE: 11/04/19

NO.	DESCRIPTION	DATE
1	Description	11/04/19

C101
 PRELIMINARY GRADING PLAN



Tree Inventory

No.	Scientific Name	Common Name	Size	Disposition
1	Psidium sp	Guava	4"	to be removed
2	Sambucus sp	Elderberry	12"	to be removed
3	Eucalyptus sideroxylon	Red Ironbark	cluster	to be removed
4	Eucalyptus sideroxylon	Red Ironbark	20"	to be removed
5	Eriobotrya	Loquat	8"	to be removed
6	Eriobotrya	Loquat	10"	to be removed
7	Quercus agrifolia	Live Oak	cluster	to be removed

APN: 137-17-6



1 Existing Tree Inventory
Scale: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

CREEKSIDE
480 AVENUE OF FLAGS
BUELLTON, CA. 93427

NO.	DESCRIPTION	DATE
		11-07-2019



Plant List - Ground Level

Latin Name	Common Name	Scheduled Size	Qty.	Notes
Trees				
<i>Achras Miconia</i>	NCM	24" box	3	
<i>Cordia alliodora</i>	Western Redford	15 gal	3	
<i>Gleditsia bicolor</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	24" box	4	
<i>Lagerstroemia x Natchez</i>	Natchez Crepe Myrtle	24" box	5	
<i>Quercus agrifolia</i>	Coast Live Oak	24" box	3	
Shrubs				
<i>Abutilon pictum</i> 'Thompson'	Flowering maple	5 gal	1	
<i>Acrostachyos d. Howard Michaux</i>	Howard Michaux	5 gal	4	
<i>Arctostaphylos 'John Doering'</i>	Muscadine	1 gal	6	
<i>Artemisia californica 'Canyon Gray'</i>	Coastal Sagebrush	1 gal	2	Tot.
<i>Illicium pilularis 'Pigeon Point'</i>	Coyote Bush Pigeon Point	1 gal	15	
<i>Camelia japonica 'Silver Waves'</i>	Silver Waves Camellia	5 gal	2	
<i>Caryophyllus californica 'Elizabeth'</i>	Bush Anemone	1 gal	1	
<i>Conoclinium 'Centennial'</i>	NCN	1 gal	21	SMG
<i>Ceanothus l. Snow Flurry</i>	California Lilac	1 gal	3	
<i>Corea 'Ivory Bells'</i>	Ivory Bells Australian Fuchsia	1 gal	8	SMG
<i>Eucalyptus californica</i>	Coastal Sunflower	1 gal	10	Tot.
<i>Louisa-louisa 'Safari Sunset'</i>	Safari Sunset Canebrake	1 gal	4	SMG
<i>Longipetala c. 'Razzleberry'</i>	Razzleberry Longipetala	5 gal	2	
<i>Longipetala chinensis</i>	NCN	5 gal	2	
<i>Podocarpus p. 'Icee Blue'</i>	Icee Blue Fern Plant	15 gal	1	Morework
Perennials				
<i>Acanthus mollis 'Oak Leaf'</i>	Bair's Beech	1 gal	14	MBN
<i>Achillea millefolium 'Island Pink'</i>	NCN	1 gal	4	
<i>Achillea millefolium 'Moonshine'</i>	Moonshine Yarrow	1 gal	5	
<i>Agave reptans 'Black Goddess'</i>	Coqui Agave	1 gal	10	
<i>Artemisia 'Parris Garden'</i>	Wormwood	1 gal	6	
<i>Begonia crassifolia</i>	Water Blooming Begonia	1 gal	10	MBN, SMG
<i>Celyphus hartwegii kendleyi</i>	Sierra Sandpaper	1 gal	37	
<i>Clivia miniata</i>	Clivia	1 gal	5	
<i>Phormium t. k. 'Tropic'</i>	New Zealand Flax	3 gal	2	
<i>Phormium 'Jack Spratt'</i>	New Zealand Flax	1 gal	10	
Ferns				
<i>Dryopteris filix-mas 'Crispa Clivata Mole Fern'</i>		1 gal	5	
Cacti & Succulents				
<i>Agave 'Blue Glow'</i>	NCN	1 gal	3	
<i>Agave pottoniana 'Swizzle Stick'</i>	Swizzle Stick Butterfly Agave	1 gal	5	SMG
<i>Aloe arborescens</i>	Torch Aloe	1 gal	3	
Vines				
<i>Ficus pumila</i>	Creeper Fig	1 gal	4	MBN
<i>Parthenocissus incarnipata</i>	Boston Ivy	1 gal	2	
<i>Vitis californica 'Rogers Red'</i>	California Wild Grape	1 gal	4	

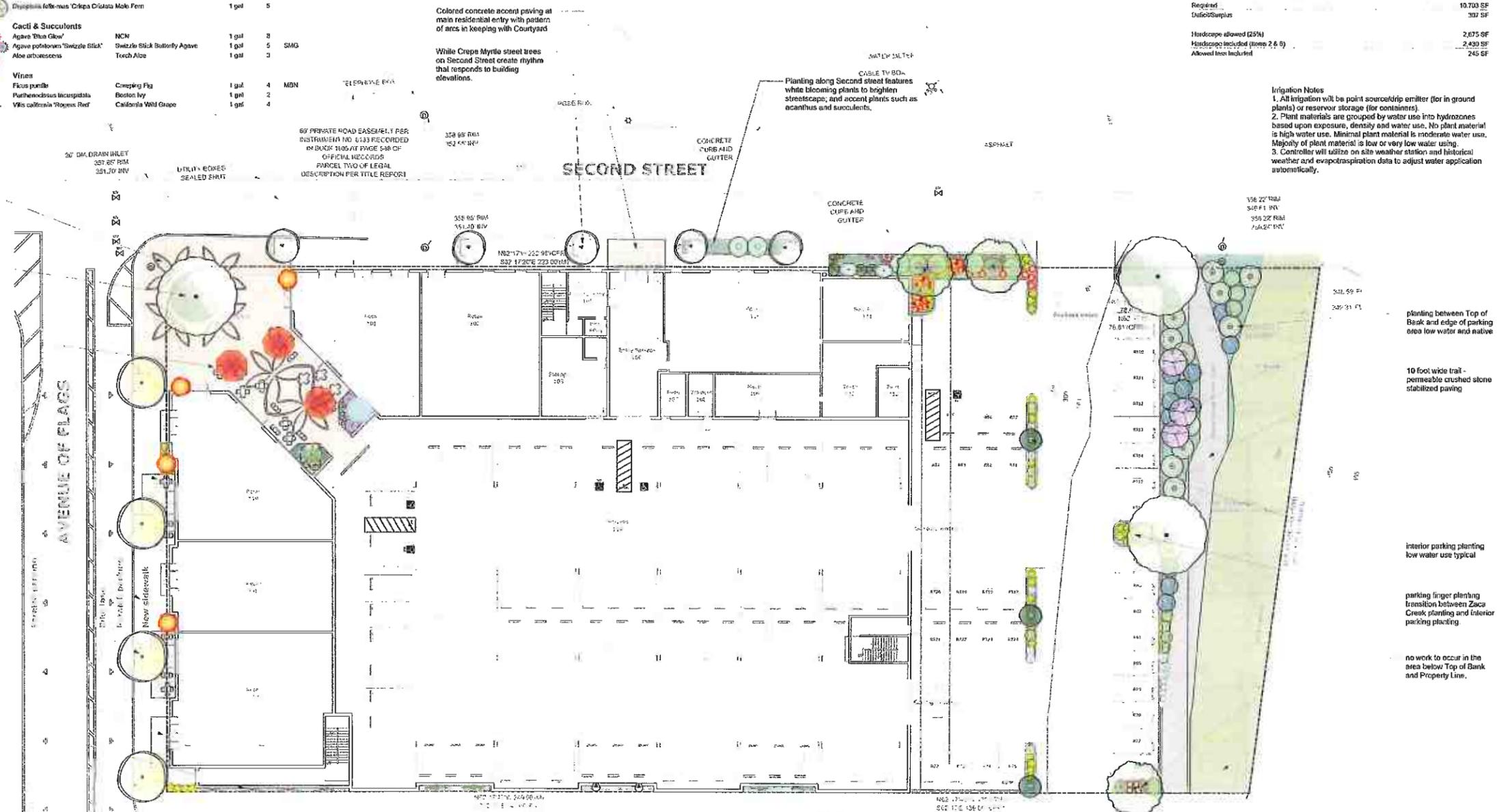


Landscape Requirement per Buellton City Ordinance

15% Net Site Area = 0.15(17,352) = 10,703 SF (allowed 25% in hardscape = 10,703.25=2,675 SF)

1 Corner Courtyard (softscape)	443 SF
2 Corner Courtyard (hardscape)	2,430 SF
3 Parking Landscape	550 SF
4 Creek Trail Landscape (edge of parking to top of bank, excludes trail)	1,711 SF
5 Creek Landscape from top of bank to easel PL	4,540 SF
6 Building Perimeter (softscape)	304 SF
7 Second Street Trees and Planting	785 SF
8 Avenue of Flags Trees	138 SF
Total	11,010 SF
Required	10,703 SF
Under/Over	307 SF
Hardscape allowed (25%)	2,675 SF
Hardscape included (items 2 & 6)	2,430 SF
Allowed trees included	245 SF

Irrigation Notes
 1. All irrigation will be point source/drip emitter (for in ground plants) or reservoir storage (for containers).
 2. Plant materials are grouped by water use into hydrozones based upon exposure, density and water use. No plant material is high water use. Minimal plant material is moderate water use. Majority of plant material is low or very low water using.
 3. Controller will utilize on site weather station and historical weather and evapotranspiration data to adjust water application automatically.



Courtyard features specimen Oak and Art Deco paving pattern in colored concrete with darker concrete bands stenciled in darker shade.

raised planter with seat wall and specimen Oak

outdoor dining associated with Retail 3 and Retail 5 within courtyard.

outdoor dining associated with Retail 3 on colored concrete accent paving

New sidewalk, typical.

Ginkgo street trees on Avenue of Flags, typical (male variety- no fruit)

Colored concrete accent paving at retail entries, typical. Patterns vary to differentiate retail units.

Southern Building planting featuring three vines soileas and accents architectural facade articulation. Low planting at street edge.

DMHA
 DEVISERIE MILLS HOLIDAY ASSOCIATES
 805.965.7777
 1 N. Calle Cesar Chavez #102
 Santa Barbara, CA 93103
 www.dmha.com

bla
 landscape architect
 bethey dough
 landscape architect
 po box 76
 254 e ivy 240 site d
 buellton, ca 93427
 tel. 805.688.3910
 DC_LA@comcast.net
 CLR 4300

NOT FOR CONSTRUCTION

CREEKSIDE
 480 AVENUE OF FLAGS
 BUELLTON, CA, 93427
 PROJECT #: 19-04

NO.	DESCRIPTION	DATE
1	interior parking planting low water use typical	11-07-2019
2	parking finger planting transition between Zaca Creek planting and interior parking planting	
3	no work to occur in the area below Top of Bank and Property Line.	

L001
 Landscape Plan - Ground Floor

1 Landscape Plan - Ground Floor
 Scale: 1/16" = 1'-0"



Plant List - Third Floor

Latin Name	Common Name	Scheduled Size	Qty.	Notes
Trees				
Acacia pendula	Weeping Acacia	24" box	3	
Cofnus coggyra 'Royal Purple'	Purple smoke bush	24" box	2	
Shrubs				
Salvia leucantha 'Midnight'	Mexican Bush Sage	1 gal	2	
Perennials				
Lavandula x intermedia 'Provence'	Provence French Lavender	1 gal	9	SMS, NS
Penstemon 'Garnet'	Bicolor Penstemon	1 gal	3	NS
Penstemon 'Holly White'	Bicolor Penstemon	1 gal	2	
Phoradendron 'Jack Spratt'	New Zealand Flax	1 gal	5	
Rosa multiflora 'Tuscan Blue'	Rosemary	1 gal	8	
Salvia officinalis 'Berggarten'	Berggarten Sage	4" pot	6	NS
Senecio chamaecyparissus	Lavender Cotton	1 gal	6	
Stachys byzantina 'Silver Carpet'	Lamb's Ears	4" pot	9	
Grasses				
Miscanthus sinensis 'Morning Light'	Eulalia	1 gal	6	
Poa pratensis 'Robur'	Fountain Grass	1 gal	2	

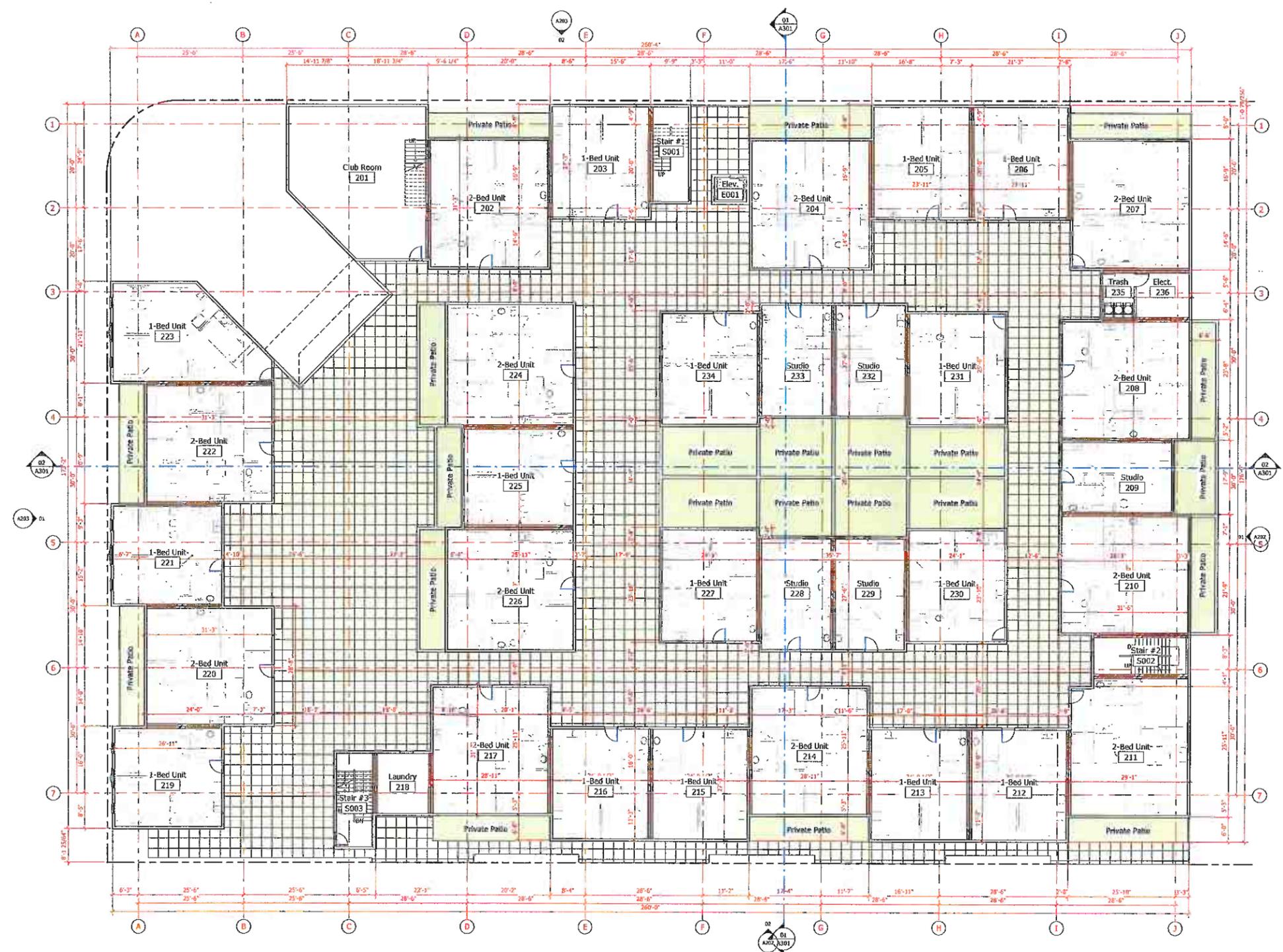
Planter Containers color and finish



CREEKSIDE
480 AVENUE OF FLAGS
BUELLTON, CA, 93427
PROJECT #: 19-04
DATE: 11-07-2019

L003
Landscape Plan - 3rd Floor

NOT FOR CONSTRUCTION



WALL LEGEND

Exterior 2x6 stud wall	
Exterior 2x6 stud wall (1 hour rated)	
Interior 2x6 stud wall	
Interior 2x4 stud wall	
Interior demising wall (1 hour rated)	

SECOND FLOOR PLAN 01
 3/32" = 1'-0"

Creekside Village

480 Ave Of Flags,
 Buelton, CA 93427

PROJECT #: 18C246

NO.	DESCRIPTION	DATE
1	Preliminary Planning	11/12/2019



11/12/2019 3:10:00 PM \\V:\Users\dmh\OneDrive\Documents\Projects\18C246 - Ave of Flags\11-Design and Presentation - Ave of Flags\18C246_02_2nd Floor Plan.rvt



MB DEVELOPMENT
COMPANY



Creekside Village

480 Ave Of Flags,
Buellton, CA 93427

PROJECT #: 18C246

NO. DESCRIPTION DATE

Preliminary Planning 11/12/2019

NO.	DESCRIPTION	DATE

A801
CORNER PERSPECTIVE

11/12/2019 12:28 PM - C:\Users\mrodwin\Documents\Projects\Creekside Village\18C246_Preliminary Planning\A801_Corner Perspective.dwg (11/12/2019 12:28 PM)

LED FIXTURE SCHEDULE							
TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE			DRIVER	OPTIC/LENS	REMARKS
		TYPE	COLOR TEMP	WATTS			
S1 55	US ARCHITECTURAL DSAP1VLEDIII 48LED350MANW-DOB		3000K	52.9	ELECTRONIC	FLAT CLEAR	DECORATIVE FULL CUT OFF DARK SKIES COMPLIANT PARKING LOT LIGHT
S2 110	US ARCHITECTURAL (2)DSAP1VLEDIV 48LED350MANW-DOB		3000K	105.8	ELECTRONIC	FLAT CLEAR	SAME AS S1 BUT DOUBLE FIXTURE
S3 22	US ARCHITECTURAL MOZ12XMOPLD 20LED350MANW120-DOB		3000K	22	ELECTRONIC	CLEAR	MEDIUM DECORATIVE FULL CUTOFF DARK SKIES SCNCE
S4 11	US ARCHITECTURAL MOZ12/CPAWHPLED1LED175MANW-DOB		3000K	11	ELECTRONIC	CLEAR	SMALL DECORATIVE FULL CUT OFF DARK SKIES SCNCE
S5 45	LITHONIA VCPGLEDP340KT3WMVOLT		3000K	43.37	ELECTRONIC	DIFFUSE	GARAGE CEILING FIXTURE

GENERAL NOTES

- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO DD.
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL CONDUCTORS SHALL BE IN CONDUIT.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THIN/THIN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN DD.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN DD.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN DD.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

ACCESSIBILITY NOTES

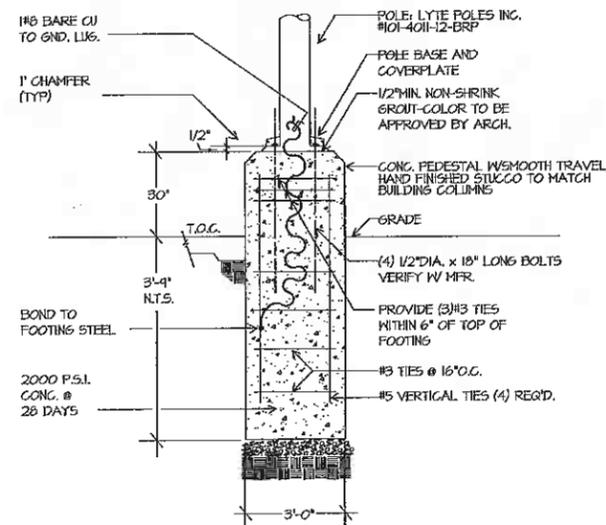
Installation of switches, outlets and controls to reflect the accessibility requirements of the 2016 CBC Chapters 11A and 11B for Accessibility.

- CBC 11B-308.1.1 Electrical controls and switches intended to be used by the occupant of a room or area shall be located within the allowable reach ranges. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.
- CBC 11B-308.1.2 Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located in the allowable reach range. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.
- CBC 11B-308.2.1 High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above finish floor or ground.
- CBC 11B-308.2 Forward Reach Obstructed - Electrical receptacle outlets shall be located no more than 44 inches measured from the top of the receptacle outlet box when the obstruction is over 20" and does not exceed 25". When the depth is less than 20" height can be increased to 48". (desk counters)
- CBC 11B-308.3 Side Reach Obstructed - Electrical receptacle outlets shall be located no more than 46 inches measured from the top of the receptacle outlet box when the obstruction is over 10" and does not exceed 24". When the depth is less than 10" height can be increased to 48".
- Overhang light fixtures or wall fixtures projecting more than 4" from the wall surface shall be a minimum of 80" above the walking surface.

SYMBOLS

---	CONDUIT EXISTING
---	CONDUIT CONCEALED IN WALL OR CEILING
---	CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
---	CONDUIT STUMPED OUT AND CAPPED
○	CONDUIT TURNED UP
○	CONDUIT TURNED DOWN
	HATCH MARKS INDICATE NO. OF #2 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C. (5) MAX. IN 3/4" C. (8) MAX. IN 1". NO MARKS = 2#2
A-3	NAME PLATE LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S)
---	SAW CUT
---	GROUND CONNECTION
---	DISTRIBUTION SWITCHBOARD OR PANEL
---	PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH SIGNAL TERMINAL CABINET, SURFACE & FLUSH
○	FLUORESCENT FIXTURE
○	OUTLET DATA: DR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO INDICATES CIRCUIT.
○	SURFACE FIXTURE ON FLUSH OUTLET.
○	RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
○	EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
○	LOW LEVEL EXIT SIGNAL, 14" AFF, 14" FROM DOOR JAMB
○	LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
○	MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
○	SPECIAL RECEPTACLE - SEE PLAN
○	METER
○	FLUSH FLOOR RECEPTACLE
○	RECEPTACLE, DUPLEX, 5A, 15A, NEMA 5-15R 48" UNO.
○	DUPLEX RECEPTACLE MID. ABOVE BACKSPLASH
○	DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
○	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
○	DOUBLE DUPLEX RECEPTACLE
○	CEILING RECEPTACLE
○	RECEPTACLE, DUPLEX, 20A, 15A, NEMA 5-20R 48" UNO.
○	JUNCTION BOX 4" SQUARE, 1-1/2" DEEP UNO.
○	THERMOSTAT F.B.O. 148"
○	MOTOR, NO. INDICATES HORSEPOWER
○	CLOCK OUTLET 1-7/8" UNO.
○	DISCONNECT SWITCH, NON-FUSED
○	DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
○	COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
○	MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
○	DIMMER W/INTEGRAL "ON-OFF" SW.
○	FUSHBUTTON
○	SPEAKER
○	PHOTOCELL
○	SMOKE DETECTOR
○	TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETTED OPENING 1/8" UNO.
○	CABLE TV OUTLET 1/8" UNO.
○	MOTION SENSOR
○	EXISTING SWITCH
S	SINGLE POLE SWITCH
S ²	DOUBLE POLE SWITCH
S ³	THREE WAY SWITCH
S ^F	SWITCH W/PLOT LT.
S ^M	MANUAL MOTOR STARTER
FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEN
MLO	MAIN LUGS ONLY
W/	WITH
C.O.	CONDUIT ONLY
W/P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
NL	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.



POLE BASE DETAIL
SCALE: NONE

(A)

REVISIONS BY



480 AVENUE OF THE FLAGS,
BUELLTON, CA

GENERAL NOTES, SYMBOLS,
SCHEDULES & DETAILS

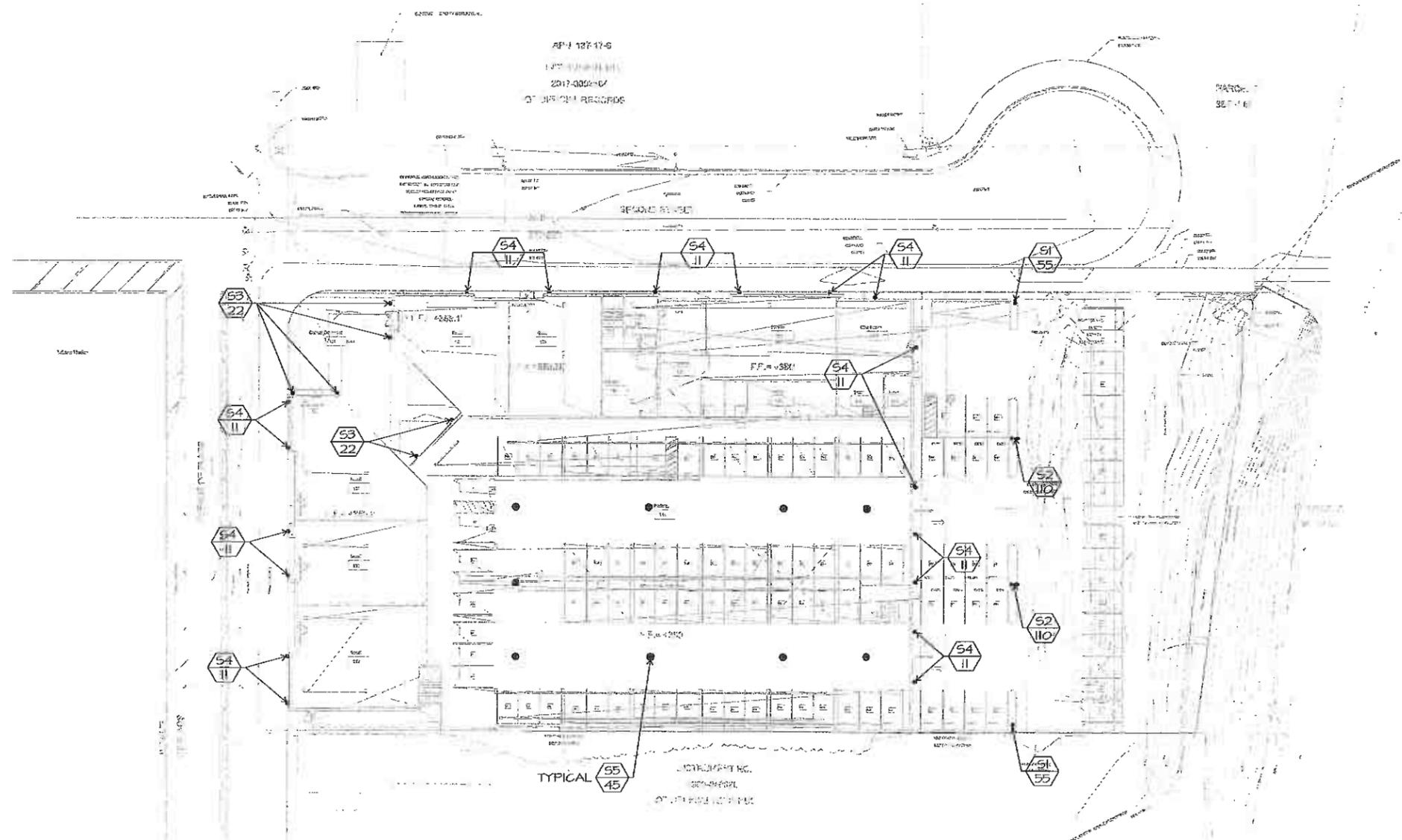
DATE 11-07-19
SCALE AS NOTED
DRAWN LR
JOB 19533
SHEET

E-1
OF SHEETS

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Voltage
●	S1	2	U.S. ARCHITECTURAL LIGHTING	DSAP1-LED-11-48LED-350mA-NV	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF 48 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	LED	48	118	0.95	52.9
●	S2	2	U.S. ARCHITECTURAL LIGHTING	DSAP1-LED-11-48LED-350mA-NV	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF 48 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	LED	48	118	0.95	105.8
●	S3	6	U.S. ARCHITECTURAL LIGHTING	MOZ12MDO-XX PLED 20LED 350MA NV 120 XX	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	LED	20	106	0.95	22
●	S4	18	U.S. ARCHITECTURAL LIGHTING	MOZ12-CPA-WM-FL60-11-20LED-175MA-NV	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	LED	20	59	0.95	11
⊗	S5	9	Libera Lighting	VCPG LED P3 40K 10W MVOLT	VCPG LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 10W OPTIC TYPE	LED	1	6206	0.85	43.37

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CORNER COURTYARD	+	2.1%	3.8%	0.3%	13.0%	2.0%
PARKING GARAGE	+	2.8%	8.2%	1.0%	6.2%	2.3%
PARKING LOT	+	2.2%	6.0%	1.0%	6.0%	2.2%
SIDE WALK	+	2.0%	4.0%	0.5%	8.0%	4.0%

Luminaire Locations		Location					
No.	Label	X	Y	Z	SH	TR	Orienteation
7	S1	111.12	65.18	16.00	16.00	0.00	180.00
8	S1	110.84	100.92	16.00	16.00	0.00	0.00
3	S2	111.08	10.81	16.00	16.00	0.00	270.00
4	S2	111.02	49.56	16.00	16.00	0.00	270.00
1	S4	-181.97	25.32	6.60	6.60	0.00	270.00
2	S4	-192.00	-28.32	6.60	6.60	0.00	270.00
3	S4	-192.00	-48.55	6.60	6.60	0.00	270.00
4	S4	-191.97	8.23	6.60	6.60	0.00	270.00
5	S4	-192.25	-50.04	6.60	6.60	0.00	270.00
6	S4	-192.25	-92.84	6.60	6.60	0.00	270.00
7	S4	52.91	58.07	6.60	6.60	0.00	0.00
9	S4	33.51	71.07	6.60	6.60	0.00	0.00
9	S4	-4.99	71.07	6.60	6.60	0.00	0.00
5	S5	14.58	-18.41	9.48	9.48	0.00	90.00
12	S3	-149.68	56.16	9.48	9.48	0.00	270.00
13	S3	-149.68	52.09	9.48	9.48	0.00	270.00
14	S3	-190.16	28.94	9.48	9.48	0.00	0.00
15	S3	-171.60	29.90	9.48	9.48	0.00	0.00
16	S3	-193.75	2.89	9.48	9.48	0.00	312.26
17	S3	-193.74	17.90	9.48	9.48	0.00	312.26
10	S4	-38.08	71.07	6.60	6.60	0.00	0.00
11	S4	-83.09	71.07	6.60	6.60	0.00	0.00
12	S4	-117.58	71.07	6.60	6.60	0.00	0.00
13	S4	70.86	-83.89	6.60	6.60	0.00	90.00
15	S4	70.86	-49.23	6.60	6.60	0.00	90.00
16	S4	70.86	-48.83	6.60	6.60	0.00	90.00
17	S4	70.86	-28.81	6.60	6.60	0.00	90.00
18	S4	70.86	-8.48	6.60	6.60	0.00	90.00
19	S4	70.86	48.45	6.60	6.60	0.00	90.00
18	S5	-95.85	-18.41	9.48	9.48	0.00	90.00
19	S5	-95.85	-39.40	9.48	9.48	0.00	90.00
20	S5	-95.85	-79.20	9.48	9.48	0.00	90.00
20	S5	-95.85	-17.95	9.48	9.48	0.00	90.00
22	S5	-49.66	-79.72	9.48	9.48	0.00	90.00
23	S5	-41.49	-17.96	9.48	9.48	0.00	90.00
24	S5	-42.51	-70.90	9.48	9.48	0.00	90.00
26	S5	14.58	-70.93	9.48	9.48	0.00	90.00



SITE LIGHTING PLAN
SCALE: 1" = 25'

REVISIONS	BY

MPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CALIFORNIA REGISTERED PROFESSIONAL ENGINEER
19533

687 OLIVE STREET
SUITE 200
BUELLTON, CA 93426
TEL: 805-924-1214
FAX: 805-924-1215
WWW.MPE-ENGINEERS.COM

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
STATE OF CALIFORNIA
NO. 10100
EXP. 12/31/2021

480 AVENUE OF THE FLAGS
BUELLTON, CA

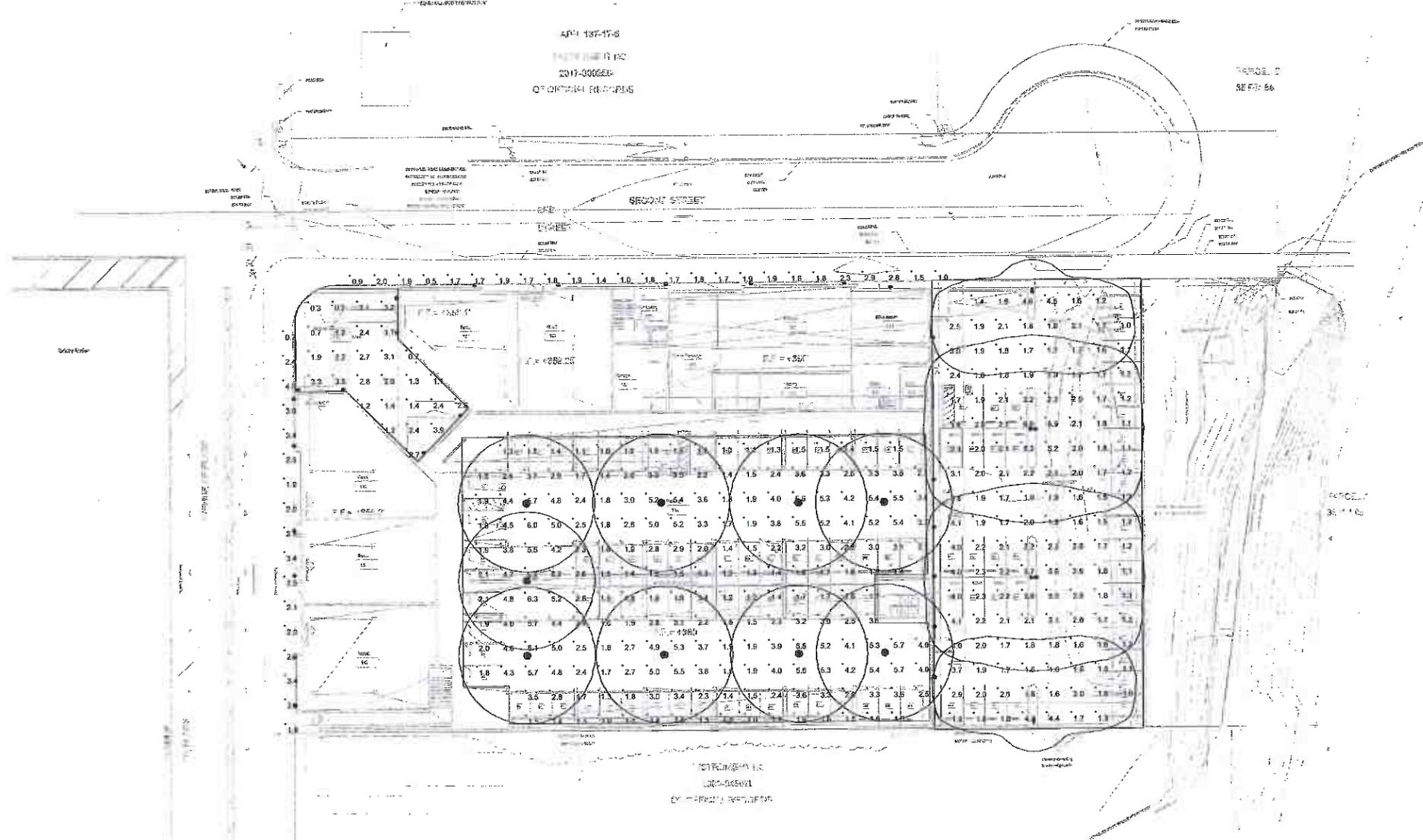
SITE LIGHTING PLAN

DATE	11-07-19
SCALE	AS NOTED
DRAWN	JR
JOB	19533
SHEET	E-3
OF SHEETS	

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	
●	S1	2	U.S. ARCHITECTURAL LIGHTING	DSAP1-WLED-18-48-LED-350mA-NW	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF 48 LEDs, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	LED	48	118	0.95	52.9	
●	S2	2	U.S. ARCHITECTURAL LIGHTING	DSAP1-WLED-18-48-LED-350mA-NW	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF 48 LEDs, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	LED	48	118	0.95	105.8	
●	S3	6	U.S. ARCHITECTURAL LIGHTING	MO212KMO-XX FLED 20 LED 350mA NW 120 XX	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDs, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	LED	20	165	0.95	22	
●	S4	18	U.S. ARCHITECTURAL LIGHTING	MO212CPA-WM-PL-LED-18-LED-175mA-NW	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDs, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	TWENTY WHITE LIGHT EMITTING DIODES (LED), VERTICAL BASE-UP POSITION, CLEAR PATTERNED ACRYLIC LENS, PHOSPHOR-BASED ON RCP-VW1-20P LAMP MODEL, INPUT ELECTRICAL 120.0 VOLTS, 15.0 WATTS VOLTAGE (120VAC, 60Hz) TO THE DRIVERS.	LED	20	59	0.95	11
⊗	S5	9	Lithonia Lighting	VCPG LED P3 40X TSW MVCLT	VCPG LED WITH P3 - PERFORMANCE PACKAGE, 4000K, TSW OPTIC TYPE	LED	1	6206	0.95	43.37	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CORNER COURTYARD	+	2.1 fc	2.9 fc	0.3 fc	13.0:1	7.6:1
PARKING GARAGE	+	2.8 fc	6.3 fc	1.0 fc	6.3:1	2.8:1
PARKING LOT	+	2.2 fc	6.6 fc	1.0 fc	6.6:1	2.2:1
SIDE WALK	+	2.9 fc	4.8 fc	0.5 fc	8.0:1	4.0:1

No.	Label	X	Y	Z	MH	Tilt	Orientation
7	S1	111.12	68.19	15.00	16.00	0.00	180.00
8	S1	110.84	108.92	15.00	16.00	0.00	0.00
3	S2	111.08	10.81	16.00	16.00	0.00	270.00
4	S2	111.02	-45.55	16.00	16.00	0.00	270.00
1	S4	-91.97	28.32	6.60	6.60	0.00	270.00
2	S4	-192.00	-28.32	6.60	6.60	0.00	270.00
3	S4	-192.00	-45.55	6.60	6.60	0.00	270.00
4	S4	-191.97	6.22	6.60	6.60	0.00	270.00
5	S4	-192.25	-60.04	6.60	6.60	0.00	270.00
6	S4	-192.25	-99.34	6.60	6.60	0.00	270.00
7	S4	52.91	69.87	6.60	6.60	0.00	0.00
8	S4	33.91	71.97	6.60	6.60	0.00	0.00
9	S4	-4.89	71.07	6.60	6.60	0.00	0.00
5	S5	14.38	-18.41	9.48	9.48	0.00	90.00
12	S3	-148.68	68.16	9.48	9.48	0.00	270.00
13	S3	-149.65	52.39	9.48	9.48	0.00	270.00
14	S3	-180.16	28.94	9.48	9.48	0.00	0.00
15	S3	-171.60	28.00	9.48	9.48	0.00	0.00
16	S3	-138.76	2.89	9.48	9.48	0.00	312.28
17	S3	-123.74	17.93	9.48	9.48	0.00	312.28
10	S4	-39.08	71.07	6.60	6.60	0.00	0.00
11	S4	-63.08	71.97	6.60	6.60	0.00	0.00
12	S4	-117.54	71.87	6.60	6.60	0.00	0.00
13	S4	70.06	-69.89	6.60	6.60	0.00	90.00
15	S4	70.06	-69.23	6.60	6.60	0.00	90.00
16	S4	70.06	-49.23	6.60	6.60	0.00	90.00
18	S4	70.06	-48.80	6.60	6.60	0.00	90.00
17	S4	70.06	-28.81	6.60	6.60	0.00	90.00
18	S4	70.06	-8.48	6.60	6.60	0.00	90.00
19	S4	70.06	48.46	6.60	6.60	0.00	90.00
16	S5	48.66	-15.41	9.48	9.48	0.00	90.00
18	S5	-46.85	-48.40	9.48	9.48	0.00	90.00
18	S5	-65.85	-79.30	9.48	9.48	0.00	90.00
20	S5	-95.85	-17.98	9.48	9.48	0.00	90.00
22	S5	48.66	-79.72	9.48	9.48	0.00	90.00
23	S5	-41.49	-17.96	9.48	9.48	0.00	90.00
24	S5	-40.51	-79.90	9.48	9.48	0.00	90.00
25	S5	14.38	-79.93	9.48	9.48	0.00	90.00



SITE LIGHTING PHOTOMETRIC PLAN
 SCALE: 1" = 25'

REVISIONS	BY

MP
 ENGINEERING
 14533
 450 AVENUE OF THE FLAGS
 BUELLTON, CA 93426
 (805) 528-2211
 (805) 528-2406
 www.mpe.com

REGISTERED PROFESSIONAL ENGINEER
 ELECTRICAL
 STATE OF CALIFORNIA
 No. 40888
 Exp. 07/31/2020

480 AVENUE OF THE FLAGS
 BUELLTON, CA

SITE LIGHTING
 PHOTOMETRIC PLAN

DATE	11-07-19
SCALE	AS NOTED
DRAWN	JR
JOB	14533
SHEET	F-4
OF	SHEETS

SOLID STATE AREA LIGHTING
DSAP SERIES-LED

DSAP25
DSAP1



SOLID STATE AREA LIGHTING
DSAP SERIES-LED

DSAP25
DSAP1



SOLID STATE LIGHTING
MOZART WALL MOUNT-LED

MOZ12/XMO-DT (down Light Mount)
MOZ12/XMO-UP (up Light Mount)



SOLID STATE LIGHTING
MOZART WALL MOUNT-LED

MOZ12/XMO-DT (down Light Mount)
MOZ12/XMO-UP (up Light Mount)



VCPG LED
Parking Garage

Specifications
Notes



DSAP SERIES - LED

MODEL	OPTICS	LED	VOLTAGE	MOUNTING	FRESH	OPTIONS
DSAP1
DSAP25

DSAP SERIES - LED

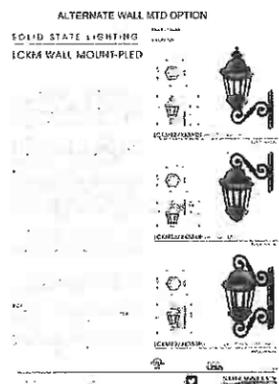
MODEL	OPTICS	LED	VOLTAGE	MOUNTING	FRESH	OPTIONS
DSAP1
DSAP25

MOZART WALL MOUNT - LED

MODEL	OPTICS	LED	VOLTAGE	FRESH	OPTIONS
MOZ12/XMO-DT
MOZ12/XMO-UP

MOZART WALL MOUNT - LED

MODEL	OPTICS	LED	VOLTAGE	FRESH	OPTIONS
MOZ12/XMO-DT
MOZ12/XMO-UP



REVISIONS	BY

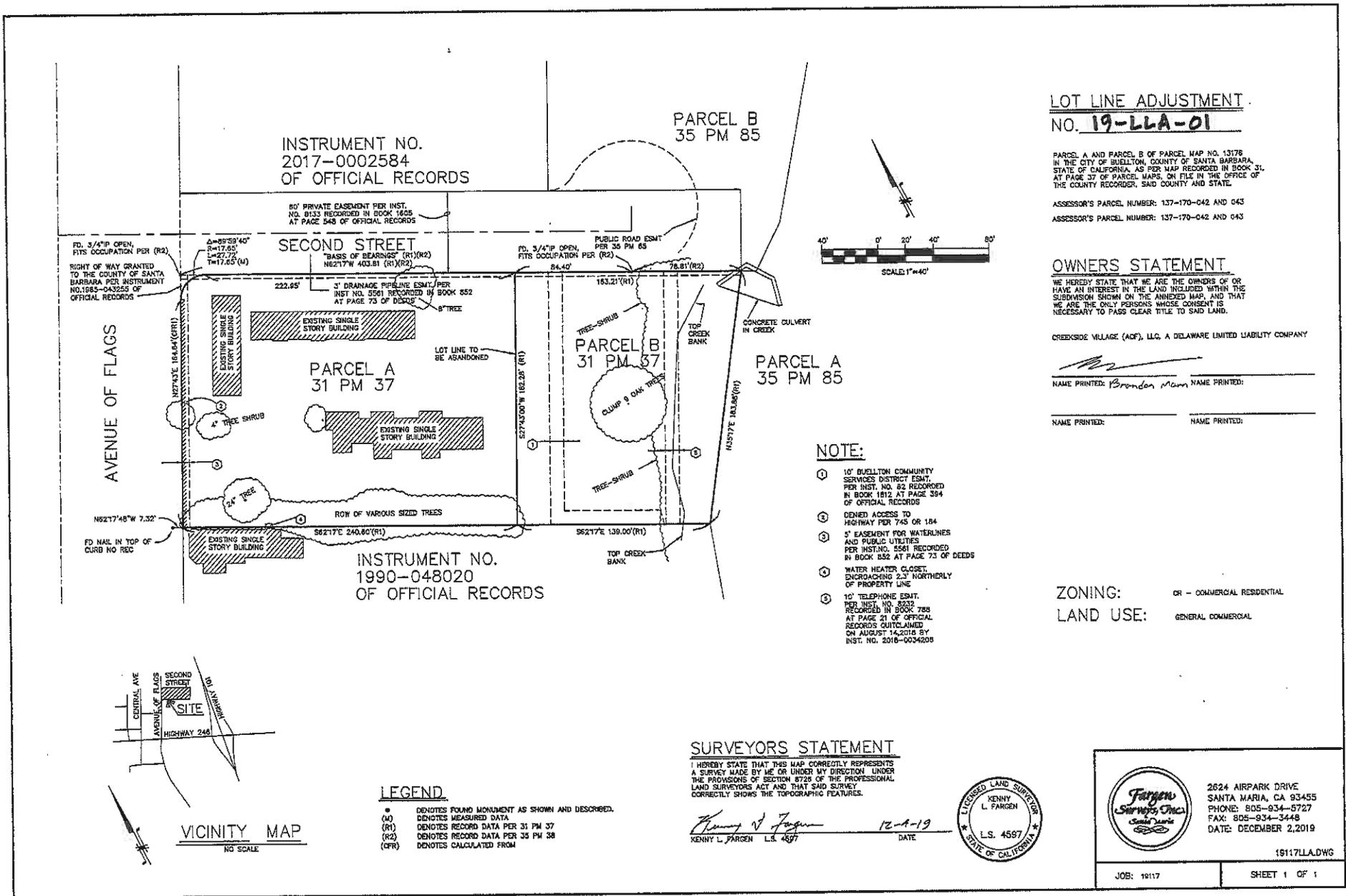
PE
ELECTRICAL ENGINEERING
REGISTERED DESIGNER
19533
687 HEDGE STREET
SUITE 100
BUELLTON, CA 93426
TEL: (805) 438-1444
FAX: (805) 438-1445
WWW: www.sunvalley.com



480 AVENUE OF THE FLAGS
BUELLTON, CA

LIGHT FIXTURE
DATA SHEETS

DATE	11-07-19
SCALE	AS NOTED
DRAWN	JR
JOB	19533
SHEET	E-5
OF	SHEETS



LOT LINE ADJUSTMENT
NO. 19-LLA-01

PARCEL A AND PARCEL B OF PARCEL MAP NO. 1317B IN THE CITY OF BULLHORN, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, AT PAGE 37 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, SAID COUNTY AND STATE.

ASSESSOR'S PARCEL NUMBER: 137-170-042 AND 043
 ASSESSOR'S PARCEL NUMBER: 137-170-042 AND 043

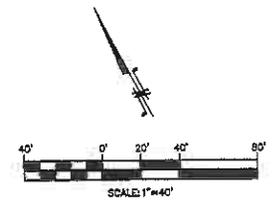
OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBMISSION SHOWN ON THE ANNEXED MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND.

CREEKSIDE VILLAGE (AOF), LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME PRINTED: Brandon Mann NAME PRINTED: _____

NAME PRINTED: _____ NAME PRINTED: _____



NOTE:

- ① 10' BULLHORN COMMUNITY SERVICES DISTRICT ESMT, PER INST. NO. 82 RECORDED IN BOOK 1812 AT PAGE 384 OF OFFICIAL RECORDS
- ② DENIED ACCESS TO HIGHWAY PER 745 OR 184
- ③ 5' EASEMENT FOR WATERLINES AND PUBLIC UTILITIES PER INST. NO. 5561 RECORDED IN BOOK 552 AT PAGE 73 OF DEEDS
- ④ WATER HEATER CLOSET, ENCRoACHING 2.3' NORTHERLY OF PROPERTY LINE
- ⑤ 10' TELEPHONE ESMT. PER INST. NO. 8232 RECORDED IN BOOK 788 AT PAGE 21 OF OFFICIAL RECORDS OUTCLAIMED ON AUGUST 14, 2018 BY INST. NO. 2018-0034208

ZONING: _____ OR - COMMERCIAL RESIDENTIAL
 LAND USE: _____ GENERAL COMMERCIAL

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8728 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT SAID SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES.

Kenny L. Fargen 12-1-19
 KENNY L. FARGEN L.S. 4597 DATE



LEGEND

- DENOTES FOUND MONUMENT AS SHOWN AND DESCRIBED.
- (M) DENOTES MEASURED DATA
- (R1) DENOTES RECORD DATA PER 31 PM 37
- (R2) DENOTES RECORD DATA PER 35 PM 38
- (CPR) DENOTES CALCULATED FROM



VICINITY MAP
 NO SCALE

Fargen Surveyors Inc.
 2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: DECEMBER 2, 2019

1917LLA.DWG
 JOB: 19117 SHEET 1 OF 1

