AGENDA

VALLEJO DESIGN REVIEW BOARD
REGULAR MEETING – 7:00 P.M.
CITY COUNCIL CHAMBERS

October 13, 2022

Adam Chavez, Chair
Latressa Alford, Vice-Chair
Tara Beasley-Stansberry
Matt Kennedy
Oskar Lugtu

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar:https://ZoomRegular.Cityofvallejo.net

IMPORTANT NOTICE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Design Review Board without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Design Review Board prior to the consideration of the item or raise their hand via ZOOM:(https://ZoomRegular.Cityofvallejo.net) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Design Review Board without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Design Review Board will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of $250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Design Review Board may, within ten days after the rendition of the decision of the Design Review Board, by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Design Review Board. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Design Review Board. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

	The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. Election of Chair

5. Election of Vice Chair

6. APPROVAL OF MINUTES

a. April 14, 2022 Minutes

7. WRITTEN COMMUNICATIONS

8. REPORT OF THE SECRETARY

9. CITY ATTORNEY REPORT

10. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS

A. Report of the Members of the Design Review Board

B. Council Liaison to Design Review Board

11. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Design Review Board for which another opportunity to speak is not provided on the agenda and which is in the jurisdiction of the Design Review Board to resolve may do so in person by submitting a completed speaker's card to the Secretary or via ZOOM:(https://ZoomRegular.Cityofvallejo.net), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. When called upon, each speaker should step to the podium, state his/her name for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.*

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

13. STUDY SESSION

A. Northern Waterfront – Mariner's Cove Project (No Action is Required)

14. ADJOURNMENT

I, Jasmine Thibeaux, Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Design Review Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Friday October 7, 2022.

Jasmine Thibeaux

Dated: October 7, 2022 Executive Secretary

CITY OF VALLEJO
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
April 14, 2022

1. CALL TO ORDER

The meeting was called to order by Chair Chavez at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Board Members Kennedy, Lugtu; Beasley-Stansberry and Chair Chavez

Absent: Vice Chair Alford

Staff present: Director Christina Ratcliffe, Laura Zagaroli

4. APPROVAL OF THE MINUTES

March 10, 2022 Minutes

Action: Moved by Chair Chavez, second by Board Member Kennedy, the Board approved the minutes with the following vote:

VOTE:

AYES:	Chair Chavez, Board Members Beasley-Stansberry, Kennedy, Lugtu
NOES:	None
ABSENT:	Vice Chair Alford
ABSTAIN:	None

5. WRITTEN COMMUNICATIONS – None

6. REPORT OF THE SECRETARY – None

7. CITY ATTORNEY REPORT – None

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS

A. Report of the Members of the Design Review Board - None
B. Council Liaison to Design Review Board – None

9. COMMUNITY FORUM – No Speakers

10. APPROVAL OF THE AGENDA

Action: Moved by Board Member Kennedy, second by Board Member Beasley-Stansberry, the Board approved the Agenda with the following vote:

DRAFT

VOTE:

AYES: Chair Chavez, Board Members Beasley-Stansberry, Kennedy, Lugtu
NOES: None
ABSENT: Vice Chair Alford
ABSTAIN: None

11. PUBLIC HEARINGS – None

12. OTHER

A. Staff Presentation – Laura Zagaroli provided an overview of the Brown Act for the Board.

13. ADJOURNMENT

Action: Moved by Board Member Kennedy, second by Board Member Lugtu, the Board adjourned the meeting with the following vote:

VOTE:

AYES: Chair Chavez, Board Members Beasley-Stansberry, Kennedy, Lugtu
NOES: None
ABSENT: Vice Chair Alford
ABSTAIN: None

Chair Chavez adjourned the meeting at 7:41 pm.

_____
ADAM CHAVEZ, CHAIRPERSON

ATTEST:

_____
MARGARET KAVANAUGH-LYNCH,
SECRETARY TO THE DESIGN REVIEW BOARD

DRAFT

City of VALLEJO California

M E M O R A N D U M
PLANNING DIVISION

DATE: October 13, 2022 **Item No.: 13 A**
TO: City of Vallejo Design Review Board
FROM: Gillian Hayes, Assistant City Manager
Anna Radonich, Project Manager

SUBJECT: Study Session for Northern Waterfront – Mariner's Cove Project
Tentative Map TM #18-001
Planned Development Unit Plan #19-008
Amending Parcel Map

RECOMMENDATION: Staff is seeking focused feedback from the City of Vallejo Design Review Board (DRB). The purpose of the Study Session is to identify concerns early on and provide feedback to the applicant for a more efficient review process. By providing the applicant and staff the opportunity to engage with the DRB and potentially members of the public including nearby property owners, all parties become acquainted with the project and can share ideas and concerns that can be addressed during the project entitlement process. CPC will have an opportunity to present its proposal to the DRB and staff will provide comments on the proposed project as well. The DRB will not act on the item during this meeting; only general feedback regarding project design is requested at this time.

PROJECT LOCATION: Harbor Way between Mare Island Way and Mare Island Causeway
APNs: 0055-010-370, -380, -390, and a portion of 0055-010-400

PROJECT DATA SUMMARY:

Applicant: Callahan Property Company (CPC)
5674 Stoneridge Drive, Suite 212
Pleasanton, CA 94588
Contact: Joe Callahan

Property Owner:	City of Vallejo 555 Santa Clara Street Vallejo, CA 94590
General Plan Designation:	Mix of Housing Types; Retail/Entertainment; and Parks, Recreation, Open Space
Zoning District:	Waterfront Mixed-Use
Specific Plans:	Vallejo Waterfront Planned Development Master Plan and Design Guidelines
Existing Land Use:	Vacant

PROPOSED ACTION

No action is proposed at this time. Staff is seeking focused feedback for both staff and the applicant regarding the design of the project. This includes the design of the structures, site plan and landscaping. Please note that the residential structures must be evaluated solely on the objective design standards contained in Section 16.604 of the Vallejo Municipal Code. The Design Review Board (Board; DRB) has more discretion on input for the non-residential structures.

BACKGROUND

The applications submitted to the City of Vallejo by CPC for the Project include a Vesting Tentative Map (VTM); Planned Development Unit Plan review (Development Review) for the 175 residential lots, the two public parks, and the three parcels for commercial buildings; an Amending Parcel Map, and an amendment to the Vallejo Waterfront Planned Development Master Plan (PDMP) and Design Guidelines.

The City and CPC have engaged in a comprehensive public planning process for the redevelopment and revitalization of the Waterfront Area. A final environmental impact report (Final EIR) for the Waterfront PDMP, which includes the subject project, was certified by City Council in November 2005. Pursuant to the certification of the Final EIR, the Vallejo Waterfront Coalition (VWC) challenged the EIR in 2005 and pursuant to negotiations, a Settlement and Release Agreement between the City, CPC, and VWC was finalized in 2006. Post-settlement, an Addendum to the EIR was approved in 2007.

As required by the 2006 Settlement and Release Agreement, CPC held two public outreach meetings on December 13, 2018 and January 16, 2019 to present the project to the community. CPC then initiated contact with VWC in early 2019 and have had several meetings with them to review the Vesting Tentative Map, which requires Planning Commission approval, and the Development Review for Mariners Cove. VWC responded with comments on the project plans in a letter dated May 27, 2019. Subsequently, CPC worked through revisions to the project exhibits and

Development Review to address the VWC's May 27, 2019 letter. In July 2019, these updated plans were submitted to the City. On September 12, 2019, the revised plans were presented to the DRB for a Study Session. Comments received during the 2019 DRB Study Session were generally related to sea level rise, the size of the dog park, opening view corridors, suggestion for smaller residential units, and the residential design styles.

Since the 2019 DRB study session, several aspects of the project have changed. The proposal before you today reflects those changes, including a presentation of the commercial design the DRB has not reviewed previously.

In July 2022, all applications for the project were determined to be complete. The deposit for the California Environmental Quality Act (CEQA) analysis was paid on July 26, 2022, and that work is ongoing.

PROJECT DESCRIPTION

CPC is proposing to construct 175 detached single-family units, three commercial buildings, two parks, and associated landscaping on approximately 27 acres west of Mare Island Way at Harbor Way in the area known as Northern Waterfront Area (Waterfront Area) of the Waterfront PDMP (Mariner's Cove Project; proposed project) (Exhibit B – Pages 1-4). The proposed Mariner's Cove Project is similar to that described to the City of Vallejo DRB at its Study Session on September 12, 2019, with several changes in the project design approach outlined below.

Residential and Commercial Development. (The residential component of the proposed project includes the construction of 175 detached, three-story single-family units located across Harbor Way away from the shoreline on small lots. The residential units would be configured in two clustered neighborhoods centered around the 4.15-acre Promenade Park Extension (formerly proposed Wetland Park). The proposed building heights of the residential units would range from 26 feet 6 inches to 37 feet 7 inches and the average unit size would be 1,984 square feet. The proposed residential lot sizes would range from 1,419 square feet to 3,075 square feet. The proposed project would provide 22,428 square feet of private open space consisting of private decks and porches for each individual residential home proposed as part of the project. Elevations and figures depicting the Residential Development component of the project are included in Exhibit B – Pages 8-21.

The retail/commercial uses would be located in three single-story buildings west of Harbor Way, between Harbor Way and the Napa River. Commercial Building B1 would be 6,000 square feet and located directly northwest of Promenade Park and the existing Harbor Master building; Commercial Building B2 would be 6,000 square feet and located directly southeast of Promenade Park and is planned to be a traditional bar/restaurant; and Commercial Building C would be 10,000 square feet and located east of Promenade Park. Elevations and figures depicting the Commercial Development component of the project are included in Exhibit B – Pages 22-29.

Open Space. The proposed project would provide public open space in the form of the 3.9-acre Promenade Park (Exhibit B – Figures 2, 4, 6, and 7) and privately-owned open space in the form of a 4.15-acre Promenade Park Extension (Exhibit B – Figures 3 and 5), as well as private

residential open space.

Promenade Park

As part of the Disposition and Development Agreement (DDA), CPC would construct the new public 3.9-acre Promenade Park adjacent to the Marina sea wall along the shoreline. The Promenade Park is a part of the approved PDMP but has been modified slightly in size and layout for the proposed project. Modifications to the Promenade Park from the previously considered project are minimal and do not result in significant changes to the park. The site is above the existing Vallejo Municipal Marina, and the northwest edge of the site would be flanked by the existing Harbor Master Building and a reconfigured joint parking area. The southeastern edge would be redeveloped with a bar/restaurant and a retail use and a second joint parking area. Auto access to the park would be via Harbor Way, and the future parking areas have been sized to accommodate shared use by the retail development and Promenade Park users. The south end of the Promenade Park includes an existing public restroom building that would be rehabilitated as part of the proposed project. The public restroom building would be Americans with Disabilities Act (ADA) compliant).

The proposed Promenade Park would expand the existing walkway along the Municipal Marina frontage and incorporates the existing 1.1 acre Dolores Huerta Park. The Promenade Park would include various types of seating including picnic tables, bench seating, and low seatwalls. Trash and recycling receptables would also be found in the park, along with bike racks dispersed throughout. The Promenade Park would include active features that would encourage public use, such as a large multi-use meadow open space, various picnic areas, dog park, nature gardens, plazas, and a themed play area geared toward children of all ages. The Promenade Park would include construction of improvements to existing pathways and construction of new pathways along the waterfront to create a more active shoreline accessible to residents of and visitors of Vallejo. The Promenade Park would be owned and maintained by the City and would be open to the public for use as an active and passive recreational area.

Promenade Park Extension

The proposed 4.15-acre Promenade Park Extension would be located northeast of Harbor Way between the two residential clusters of the project and would replace the originally considered Wetland Park. The Promenade Park Extension would be owned and maintained by the development's homeowners association (HOA) and would be open to the public for use as an active and passive recreational area. The Promenade Park Extension consists of a walkway that would surround play structures and a green meadow with a gentle slope to be used for both passive, picnicking recreational uses and active recreation uses such as for field games; and a landscaped area serving as a buffer between the park and adjacent residential areas and roadways.

This is a change in design from the previously considered Wetland Park in order to address a number of concerns regarding the design, maintenance, and viability of a tidally influenced pond and potential impacts on endangered species that may occur with construction and operation previously considered. Though proposed in the same location as the previously considered Wetland Park, the revised design for the Promenade Park Extension removes the tidal influenced area of the park.

The previously designed tidally influenced wetlands pond design served a function as part of the project's overall storm drainage system. The revised engineering solution includes an underground stormwater storage facility under the proposed green meadow (i.e. an "intermediary basin") that would address the same storm drainage functions as the prior design without tidal influence. In the event of a 15-year storm with a 15-year tide, water would bubble through the inlets but would drain after approximately 3 hours once the storm passes. In events smaller than 15-year storm with a 15-year tide events, the green meadow would be usable as a passive and active recreational area.

STUDY SESSION ISSUES TO BE DISCUSSED

Staff seeks input from the DRB regarding the proposed project prior to the formal review.

As reflected in the Design Review Ordinance, Section 16.604.02 of the Vallejo Municipal Code, staff requests DRB input and recommendations on:

- Design for Residential Units
    a. Limited to the applicable objective design standards (Exhibit A).

- Design for Commercial Units, including open space, parks, and pathways (Exhibit A)
    1. Building articulation, facade treatment and architectural details.
    2. Exterior colors and materials.
    3. Character defining features and the relation to existing settings.
    4. Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type.
    5. Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting.
    6. The size, location, design, color, number, lighting, and materials of signs.
    7. Design of the streetscape, including but not limited to landscaping, furniture and materials.
    8. Pedestrian connectivity and circulation.

And, as noted by DRB in the 2019 meeting, "Opening up the view corridors".

Staff notes that while this is a workshop and no formal action will be taken, the project will return to DRB for a Public Hearing and recommendation to the Planning Commission. The DRB must find that the project meets the criteria below (excerpted from Section 16.604.03 of the VMC). Therefore the DRB should take care to give feedback to the applicant on any design issues that may impact the required findings.

a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment

for occupants, visitors, and the general community.

b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

c. The project has been designed with consideration of neighboring development.

d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

f. The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.

g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.

i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.

Based on feedback received from the DRB and public, the applicant will work with staff to address any major design concerns in preparation of DRB formal consideration of the project at a Public Hearing.

NEXT STEPS

The project will return to the Design Review Board for a public hearing, formal recommendation of the project and the CEQA analysis to the Planning Commission. Next, Planning Commission will consider the proposal and CEQA analysis and make a recommendation to the City Council. Finally, the City Council will hear the item, review the recommendations, and consider the project and CEQA analysis.

ATTACHMENTS

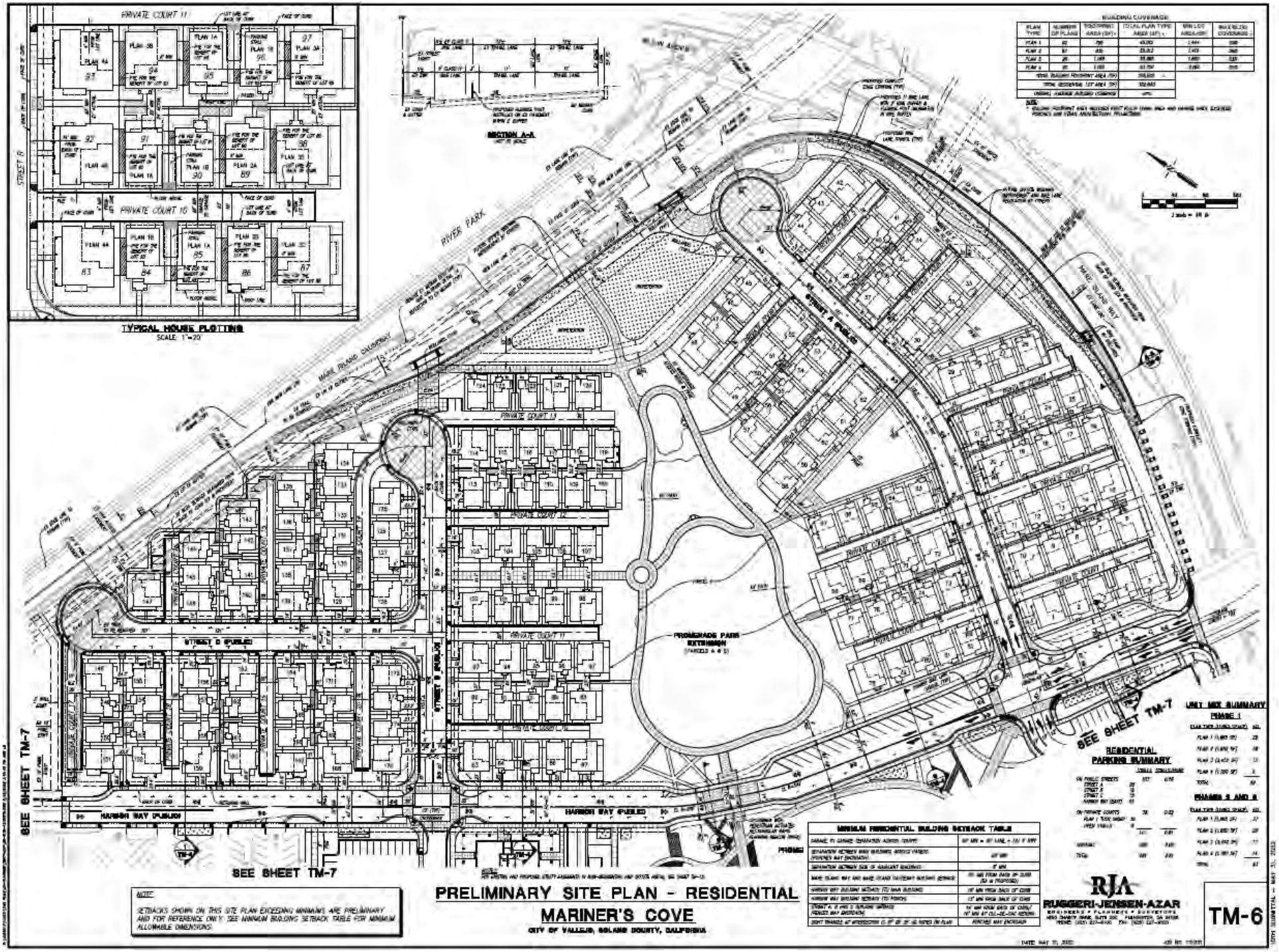
Exhibit A: City of Vallejo Municipal Code Chapter 16.604: Design Review: https://library.municode.com/ca/vallejo/codes/municipal_code?nodeId=TIT16ZO_PTVIPRPE_CH16.604DERE

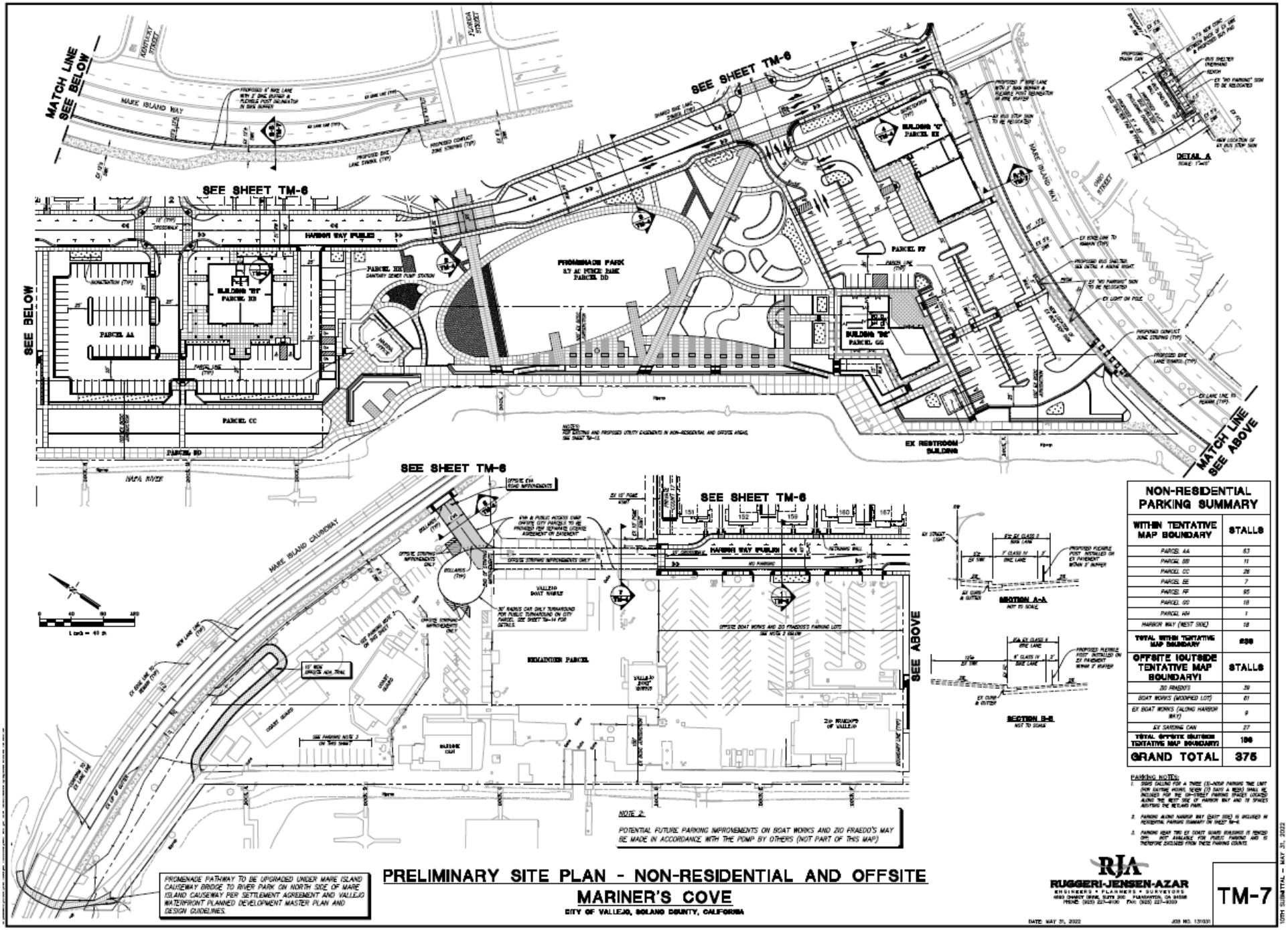
Exhibit B: Project Plans

Proposed location: APNs: 0055-010-370,380,390 & 400

GATES +ASSOCIATES MARINERS COVE VALLEJO, CALIFORNIA

ILLUSTRATIVE SITE PLAN
JUNE 3, 2022 LI.3


TYPICAL HOUSE PLOTTING
SCALE: 1"=20'
SECTION A-A
PRELIMINARY SITE PLAN - RESIDENTIAL
MARINER'S COVE
CITY OF VALLEJO, SOLANO COUNTY, CALIFORNIA
SEE SHEET TM-7
SEE SHEET TM-7
SEE SHEET TM-7
RESIDENTIAL PARKING SUMMARY
UNIT MIX SUMMARY
PHASE 1
PHASES 2 AND 3
MINIMUM RESIDENTIAL BUILDING SETBACK TABLE
NOTE:
SETBACKS SHOWN ON THIS SITE PLAN EXCEEDING MINIMUMS ARE PRELIMINARY AND FOR REFERENCE ONLY. SEE MINIMUM BUILDING SETBACK TABLE FOR MINIMUM ALLOWABLE DIMENSIONS.
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
TM-6



NON-RESIDENTIAL PARKING SUMMARY	
WITHIN TENTATIVE MAP BOUNDARY	**STALLS**
PARCEL AA	63
PARCEL BB	11
PARCEL CC	26
PARCEL EE	7
PARCEL FF	95
PARCEL GG	18
PARCEL HH	1
HARBOR WAY (WEST SIDE)	18
TOTAL WITHIN TENTATIVE MAP BOUNDARY	**239**
OFFSITE (OUTSIDE TENTATIVE MAP BOUNDARY)	**STALLS**
ZIO FRAEDO'S	39
BOAT WORKS (WOOMPED LOT)	81
EX BOAT WORKS (ALONG HARBOR WAY)	9
EX SAILING CAN	27
TOTAL OFFSITE (OUTSIDE TENTATIVE MAP BOUNDARY)	**136**
GRAND TOTAL	**375**

PARKING NOTES:
1. STALLS CALLED FOR A THREE (3)-LANE PARKING THE LIMIT (NOW EXISTING PUBLIC ROAD) (3 SIDE A MARE) SHALL BE INCLUDED FOR THE ON-STREET PARKING SPACES LOCATED ALONG THE WEST SIDE OF HARBOR WAY AND 19 SPACES ADJOINING THE RESTAURANT.
2. PARKING ALONG HARBOR WAY (EAST SIDE) IS INCLUDED IN RESIDENTIAL PARKING SUMMARY ON SHEET TM-6.
3. PARKING NEAR THE EX COAST GUARD BUILDING IS RESERVED ONLY, NOT AVAILABLE FOR PUBLIC PARKING AND IS THEREFORE EXCLUDED FROM THESE PARKING COUNTS.

PRELIMINARY SITE PLAN - NON-RESIDENTIAL AND OFFSITE
MARINER'S COVE
CITY OF VALLEJO, SOLANO COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

DATE: MAY 31, 2022 JOB NO. 131031

TM-7

10TH SUBMITTAL – MAY 31, 2022

Design Enlargement Park Landscape Buffer
NOT TO SCALE

1. Play Structure (5-12)
2. Play Structure (2-5)
3. Meadow - Passive Recreation Area
4. Bench Seating
5. Parking
6. Promenade Park
7. Colored Concrete Walkway
8. Enhanced Pedestrian Crosswalk
9. Stormwater Treatment Area
10. Specimen Tree
11. Berms for Screening

1. Multi-use Meadow
2. Focal Element
3. Plaza w/Shade Element
4. Dog Area *
5. Picnic Area
6. Park Entry
7. Restaurant Terrace
8. Nature Garden
9. 10-Foot Loop Path
10. Wind Row Trees
11. DG Terrace
12. Existing Pedestrian Promenade
13. Stormwater Area
14. Enhanced Crossing
15. Landscape Buffer
16. Play Area *
17. Stepped Concrete Wall
18. Sewer Pump Station
19. Upper Promenade

GATES +ASSOCIATES

MARINERS COVE VALLEJO, CALIFORNIA

PROMENADE PARK CONCEPTUAL PLAN
JUNE 3, 2022

L5.1

See Previous Sheet

1. Multi-use Lawn
2. Picnic Area
3. Existing Promenade
4. Existing Trees
5. Stormwater Area
6. Enhanced Crossing
7. Landscape Buffer
8. Stepped Concrete Wall

Mariner's Cove
Vallejo, CA
February 12, 2020

Callahan Property Company
5674 Stoneridge Drive, Pleasanton, CA 94588
925.468.9205

UNIT PLAN

ELEVATION MIX SITE PLOTTING
A33

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

WINDOW DETAIL AT STUCCO

WINDOW DETAIL AT SIDING

TYPICAL EXTERIOR MATERIALS

TYPICAL EXTERIOR MATERIALS

GARAGE DOOR

EXTERIOR LIGHT

Mariner's Cove
Vallejo, CA
February 12, 2020

MONTEREY 'A' ARCHITECTURAL EXTERIOR MATERIALS & DETAILS
A34

Callahan Property Company
5674 Stoneridge Drive, Pleasanton, CA 94588
925.463.9205

UNIT PLAN

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

BALCONY DETAIL

WINDOW DETAIL

ENTRY DOOR DETAIL

TOWER ELEMENT AT ENTRY

GARAGE DOOR

EXTERIOR LIGHT

Color Scheme 1

GAF Roofing
Timberline HD - Weather Brown

Stucco & Siding
SW 7632 Modern Gray (281-C1)

Trim & Fascia
SW 0023 Pewter Tankard (301)

Entry Door & Shutters
SW 7665 Wall Street (233-C5)

Color Scheme 2

GAF Roofing
Timberline HD - Weathered Wood

Stucco & Siding
SW 7547 Sandbar (284-C2)

Trim & Fascia
SW 7013 Ivory Lace (254-C3)

Entry Door & Shutters
SW 7046 Smokehouse (249-C6)

Color Scheme 3

GAF Roofing
Timberline HD - Weathered Wood

Stucco & Siding
SW 7668 March Wind (282-C3)

Trim & Fascia
SW 7009 Pearly White (254-C2)

Entry Door & Shutters
SW 7069 Iron Ore (251-C7)

Color Scheme 4

GAF Roofing
Timberline HD - Barkwood

Stucco & Siding
SW 7011 Natural Choice (254-C6)

Trim & Fascia
SW 7011 Natural Choice (254-C6)

Entry Door & Shutters
SW 2851 Sage Green Light (315)

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

Color Scheme 5

Boral Roofing
Barcelona 900
Bronze Pearl Blend HBCS 0300

Stucco 1
SW 6108 La

Stucco 2
SW 9117 Ur

Trim & Fa
SW 6152 Su

Entry Doc
SW 6096 Ju

Eldorado Stone by Boral
Yukon Mountain Ledge

Color Scheme 6

Boral Roofing
Barcelona 900
Brown Blend HBCS 3233

Stucco 1
SW 7506 Loggia (248-C2)

Stucco 2
SW 7633 Taupe Tone (248-C4)

Trim & Fascia
SW 7514 Foothills (248-C7)

Entry Door & Shutters
SW 0008 Toile Red (299)

Eldorado Stone by Boral
Mesa Verde Mountain Ledge

Color Scheme 7

Boral Roofing
Barcelona 900
Smokey Taupe Blend HBCS-1181

Stucco 1
SW 7567 Natural Tan (284-C1)

Stucco 2
SW 7548 Portico (284-C3)

Trim & Fascia
SW 7012 Creamy (261-C3)

Entry Door & Shutters
SW 9091 Half Caff (199-C7)

Eldorado Stone by Boral
Durango Mountain Ledge

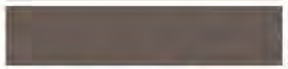
Color Scheme 8

Boral Roofing
Barcelona 900
Brown Blend HBCS-9203

Stucco 1
SW 6078 Restful Beige (198-C1)

Stucco 1
SW 6080 Utterly Beige (198-C3)

Trim & Fascia
SW 2840 Hammered Silver (313)



Entry Door & Shutters
SW 7505 Manor House (240-C7)

Eldorado Stone by Boral
Sierra Mountain Ledge

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

Mariner's Cove
Vallejo, CA
February 12, 2020

Callahan Property Company
5674 Stoneridge Drive, Pleasanton, CA 94588
925.463.9205

UNIT PLAN

PERSPECTIVE
A1

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

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Vallejo, CA
February 12, 2020

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UNIT PLAN

PERSPECTIVE
A3

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3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
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PLAN 2A ALT
LOT 160

PLAN 2B ALT
LOT 167

PLAN 4A
LOT 168

PLAN 4B
LOT 175

Mariner's Cove
Vallejo, CA
February 12, 2020

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UNIT PLAN

STREETSCAPE A
A9

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Brentwood, CA 94513
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PLAN 4A
LOT 83

PLAN 1B
LOT 84

PLAN 1A
LOT 85

PLAN 2B
LOT 86

PLAN 3C
LOT 87

Mariner's Cove
Vallejo, CA
February 12, 2020

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UNIT PLAN

STREETSCAPE B
A10

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MONTEREY STYLE DETAIL IMAGERY

① HORIZONTAL SIDING @ UPPER FLOOR

② WOOD POSTS WITH CORBELS

③ CANTILEVERED BALCONY RAFTERS

④ SHUTTERS & RAFTER TAILS

TUSCAN STYLE DETAIL IMAGERY

① METAL BALCONY RAILING

② CORBEL EAVE DETAIL

③ METAL POT SHELVES

④ STONE PORCH COLUMNS

'A' ELEVATION

'B' ELEVATION

Mariner's Cove
Vallejo, CA
February 12, 2020

PLAN 1 RENDERINGS
A11.1

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UNIT PLAN

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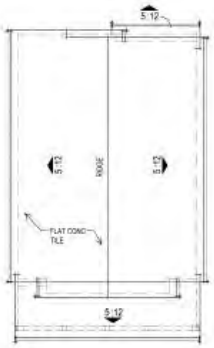

ROOF PLAN

RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT CONCRETE TILE ROOFING
HORIZONTAL LAP SIDING
WOOD WINDOW TRIM AT SIDING
STUCCO WALL FINISH
STUCCO OVER FOAM TRIM AT STUCCO
WOOD POSTS & DECORATIVE BEAMS
DECORATIVE SHUTTERS
DECORATIVE GARAGE DOORS

LEFT ELEVATION

REAR ELEVATION

FRONT ELEVATION

Mariner's Cove
Vallejo, CA
February 12, 2020

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925.463.9205

UNIT PLAN

PLAN 1 'A' ELEVATIONS
A12

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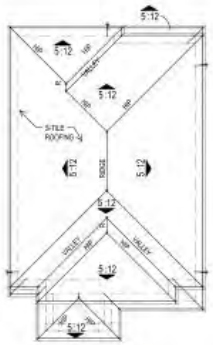

ROOF PLAN

RIGHT ELEVATION

EXTERIOR MATERIALS

S-TILE ROOFING
STUCCO WALL FINISH
STUCCO OVER FOAM TRIM AT STUCCO
EAVE CORNICE TRIM
WROUGHT IRON RAIL DETAIL
WROUGHT IRON POT SHELF
STONE VENEER
DECORATIVE GARAGE DOORS

LEFT ELEVATION

REAR ELEVATION

FRONT ELEVATION

Mariner's Cove
Vallejo, CA
February 12, 2020

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925.463.8285

UNIT PLAN

PLAN 1 'B' ELEVATIONS
A13

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MONTEREY STYLE DETAIL IMAGERY

① HORIZONTAL SIDING @ UPPER FLOOR

② WOOD POSTS WITH CORBELS

③ SHUTTERS & RAFTER TAILS

TUSCAN STYLE DETAIL IMAGERY

① METAL BALCONY RAILING

② CORBEL EAVE DETAIL

③ METAL POT SHELVES

④ STONE PORCH COLUMNS

'A' ELEVATION

'B' ELEVATION

Mariner's Cove
Vallejo, CA
February 12, 2020

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925.463.9205

UNIT PLAN

PLAN 2 RENDERINGS
A14.1

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Brentwood, CA 94513
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MONTEREY STYLE DETAIL IMAGERY

① HORIZONTAL SIDING @ UPPER FLOOR

② WOOD POSTS WITH CORBELS

③ SHUTTERS & RAFTER TAILS

TUSCAN STYLE DETAIL IMAGERY

① METAL BALCONY RAILING

② CORBEL EAVE DETAIL

③ METAL POT SHELVES

④ STONE PORCH COLUMNS

'A' ELEVATION

'B' ELEVATION

Mariner's Cove
Vallejo, CA
February 12, 2020

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UNIT PLAN

PLAN 3 RENDERINGS
A23.1

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COMMERCIAL BUILDING "B-1" IS LOCATED ON PARCEL "BB" OF "MARINER'S COVE" DIRECTLY NORTHWEST OF "PROMENADE PARK" AND THE EXISTING "HARBOR MASTER BUILDING".

THE BUILDING HAS A GROSS AREA OF 6,000 S.F., THE ROOF CANOPY EXTENDS 18' BEYOND THE EXTERIOR WALLS ON THE NORTH, WEST AND SOUTH ELEVATIONS AND EXTENDS 8' BEYOND THE EXTERIOR WALLS ON THE EAST ELEVATION. THE CANOPY AREA WILL SERVE AS COVER FOR "AL FRESCO" LUNCHEONS AND OTHER EVENTS OR DISPLAYS THAT WILL BE COMPATIBLE WITH THE COMMERCIAL USE OF THE BUILDING.

THE BUILDING'S STANDING SEAM ROOF IS A MATERIAL AND COLOR COMPATIBLE AND COMPLEMENTARY TO THE ADJACENT "HABOR MASTER" BUILDING. THE STOREFRONT MATERIAL WILL BE A SLIM PROFILE ALUMINUM SYSTEM. THE BUILDING FINISH IS A STUCCO "3 COAT SYSTEM" AND THE COLUMNS ARE STUCCO WITH A "HARD TROWELED" FINISH.

ACCESS FOR BUILDING SERVICES ARE PROVIDED ON THE EASTERN SIDE OF THE BUILDING WITH AN ACCESS DOOR THAT WILL BLEND INTO THE SURROUNDING MATERIALS AND FINISHES.

MECHANICAL EQUIPMENT WILL BE ROOF TOP MOUNTED WITH ROOF SCREENS INTEGRATED INTO THE ROOF DESIGN.

PARKING FOR BUILDING "B-1" IS PROVIDED IN THE 101 SPACES LOCATED ON THE NORTH AND WEST SIDES OF THE BUILDING.

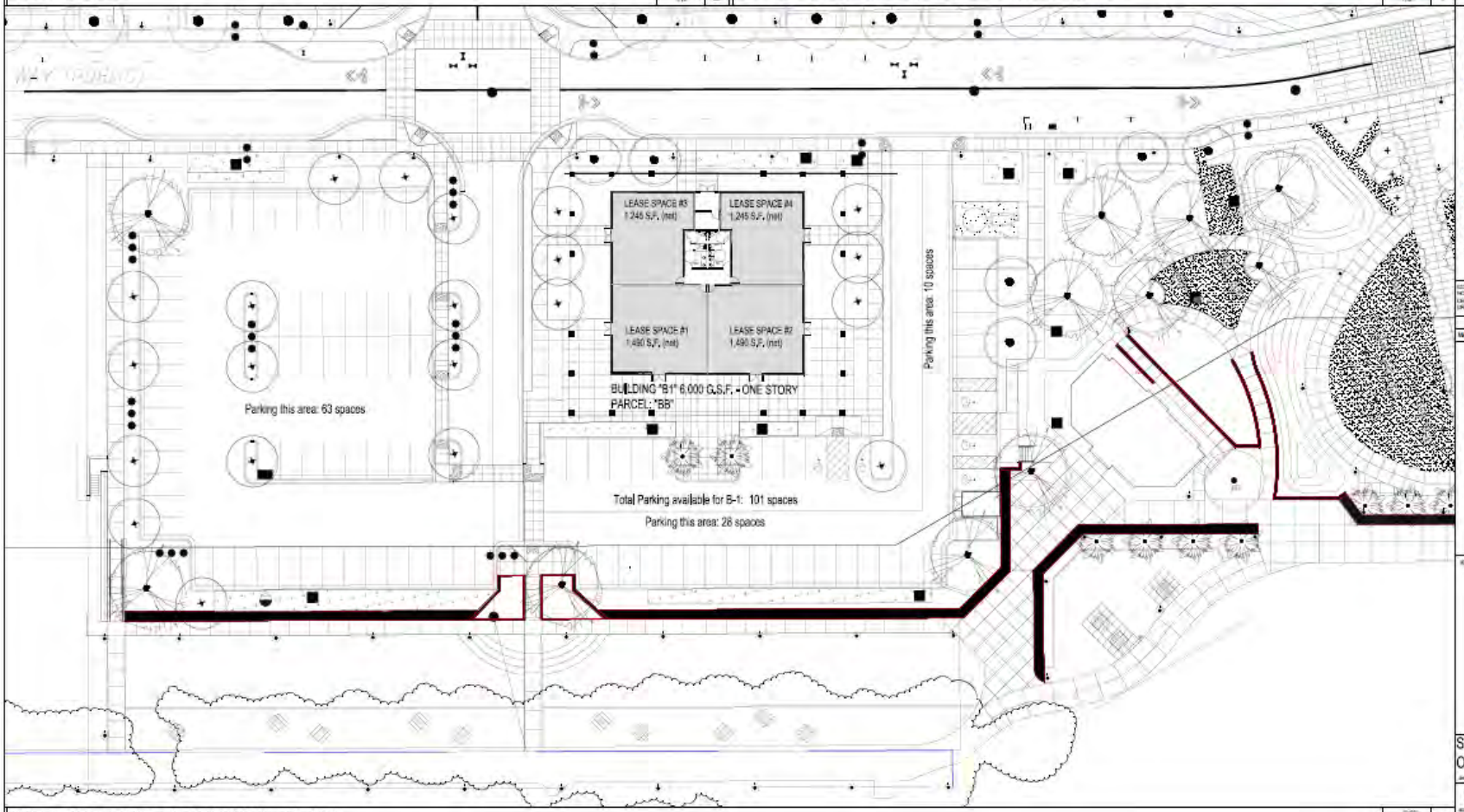
LANDSCAPE DESIGN AND DETAILS ARE PROVIDED UNDER SEPARATE COVER IN THE "MARINER'S COVE LANDSCAPE SUBMITTAL.

ENGINEERING DESIGN AND RELATED ELEMENTS (I.E. C-3 TREATMENT) ARE PROVIDED IN THE ENGINEERING SUBMITTAL.

SIGN DESIGN AND SITE LIGHTING WILL BE PROVIDED AS PART OF THE CONDITIONS OF APPROVAL WITH THE RECORDED ENTITLEMENTS.

PROJECT NARRATIVE — 2

AERIAL VIEW OF BUILDING B-1 FROM SOUTH WEST LOOKING NORTH EAST — 1



SITE PLAN FOR BUILDING "B-1" ONE STORY 6,000 S.F. STRUCTURE — 3

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Oakland, CA

1828 Arrowhead Drive
Oakland California 94611
510.339.8880 Fax 510.339.1642

ARCHITECT'S STAMP | CONSULTANTS STAMP

VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "B-1"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5874 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-9205
FAX: (925) 463-0180
EMAIL: jwc@callahanproperty.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

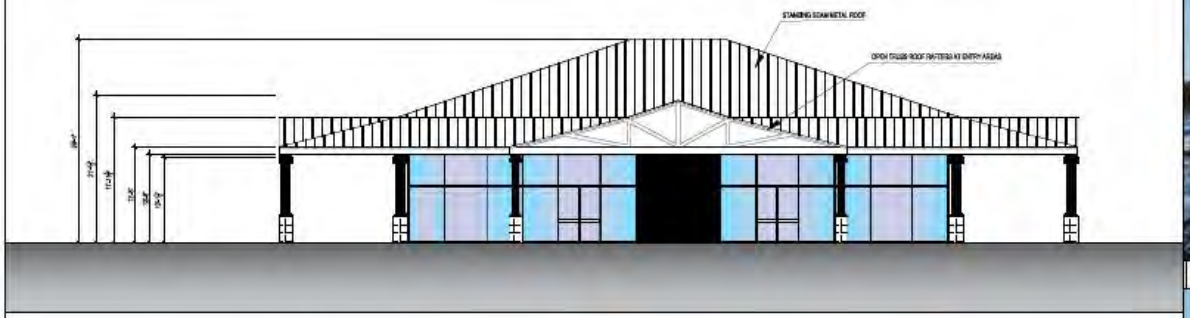
KEY PLAN: NTS

SITE PLAN BUILDING "B1"
ONE STORY (6,000 SF)

NORTH

SCALE: AS NOTED

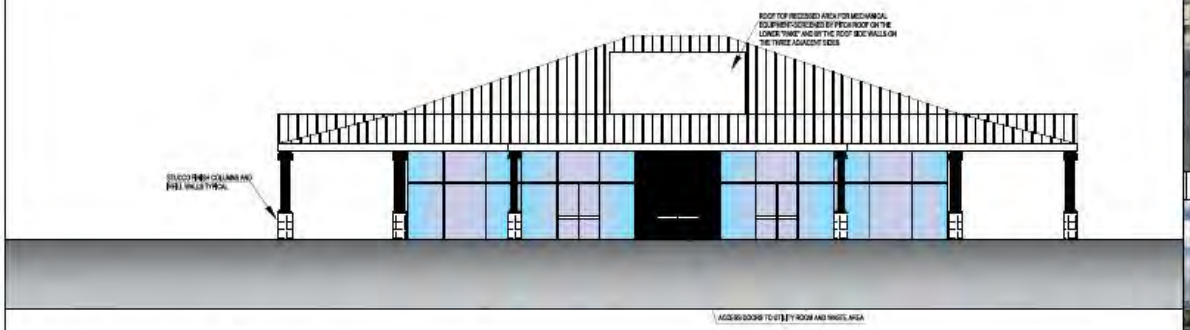
A1.0b1



WEST ELEVATION FOR BUILDING "B-1" SINGLE STORY 6,000 S.F. STRUCTURE — 2

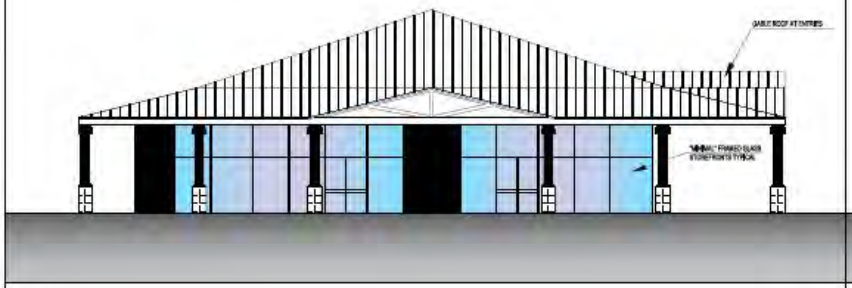
SOUTHWEST VIEW OF BUILDING B-1 — 1

NORTHWEST VIEW OF BUILDING B-1 — 3

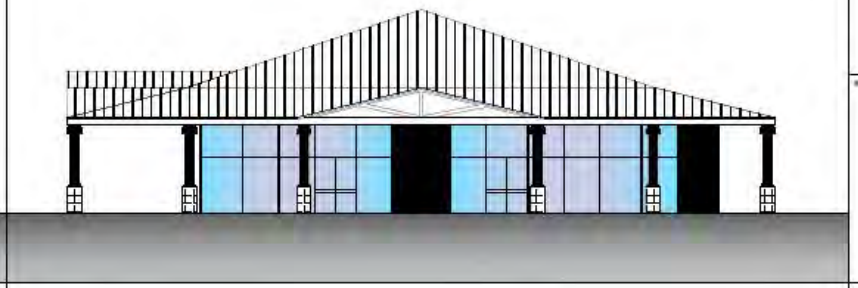


EAST ELEVATION FOR BUILDING "B-1" SINGLE STORY 6,000 S.F. STRUCTURE — 5

(E) VALLEJO "HARBOR MASTER" BUILDING — 4



NORTH ELEVATION OF BUILDING B-1 — 7



SOUTH ELEVATION OF BUILDING B-1 — 6

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Oakland, CA

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VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "B-1"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5674 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-5205
FAX: (925) 463-0180
EMAIL: jwc@callahanpropertyco.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

KEY PLAN NTS

EXTERIOR ELEVATIONS
BUILDING "B1"

reference NORTH

SCALE AS NOTED | DRAWN | APPROVED | JOB NUMBER | SHEET NO. A3.0b1

AERIAL VIEW OF BUILDING B-2 FROM SOUTH WEST CORNER OF SITE — NTS — 1

BUILDING "C"
10,000 S.F.
SINGLE STORY

BUILDING "B-2"
6,000 S.F.
SINGLE STORY

SITE PLAN FOR BUILDING "B-2" A 6,000 S.F. RESTAURANT SINGLE STORY STRUCTURE — 1"=20'-0" — 2

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1828 Arrowhead Drive
Oakland California 94611
510.339.8880 Fax 510.339.1642

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VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "B-2"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5674 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-9205
FAX: (925) 463-0180
EMAIL: jwc@callahanpropertyco.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

KEY PLAN: NTS

BUILDING "B2"
6,000 S.F.
SINGLE STORY

SITE PLAN BUILDING "B2"
(SINGLE STORY-6,000 S.F.)

NORTH

SCALE: AS NOTED | DRAWN: | APPROVED:

A1,0 b2

COMMERCIAL BUILDING "B-2" IS LOCATED ON PARCEL "GG" OF "MARINER'S COVE", DIRECTLY SOUTHWEST OF "PROMENADE PARK".
THE BUILDING HAS A GROSS AREA OF 6,000 S.F.. THE ROOF CANOPY EXTENDS OVER THE FRONT ENTRY FOR OUTDOOR SEATING AND WAITING. "AL FRESCO" SEATING IN THE ENTRY AREA AND THE COURT ON THE WEST SIDE OF THE BUILDING WILL PROVIDE EXPANSIVE VIEWS OF VALLEJO'S NORTHERN WATERFRONT.

THE BUILDING WILL HAVE A SINGLE PLY "COOL ROOF" HIDDEN BY 3' HIGH ROOF PARAPET. A METAL CANOPY WILL BE AROUND THE ENTIRE BUILDING PERIMETER. THE STOREFRONT MATERIAL WILL BE A SLIM PROFILE ALUMINUM SYSTEM. THE BUILDING FINISH IS A STUCCO "3 COAT SYSTEM" AND THE COLUMNS ARE STUCCO WITH A "HARD TROWELED" FINISH. A MASONRY "WAINSCOT WILL BE AROUND THE ENTIRE BUILDING PROVIDING A "BASE" FOR THE BUILDING

ACCESS FOR BUILDING SERVICES ARE PROVIDED ON THE EASTERN SIDE OF THE BUILDING WITH AN ACCESS DOOR THAT WILL BLEND INTO THE SURROUNDING MATERIALS AND FINISHES.

MECHANICAL EQUIPMENT WILL BE ROOF TOP MOUNTED WITH ROOF SCREENS INTEGRATED INTO THE ROOF DESIGN. THE ROOF SCREENS WILL BE APPROXIMATELY 8' HEIGHT FROM THE SURFACE OF THE ROOF.

PARKING FOR BUILDING "B-2" AND BUILDING "C" IS PROVIDED IN THE 120 SPACES LOCATED ON THE NORTH, SOUTH AND WEST SIDES OF THE BUILDING.

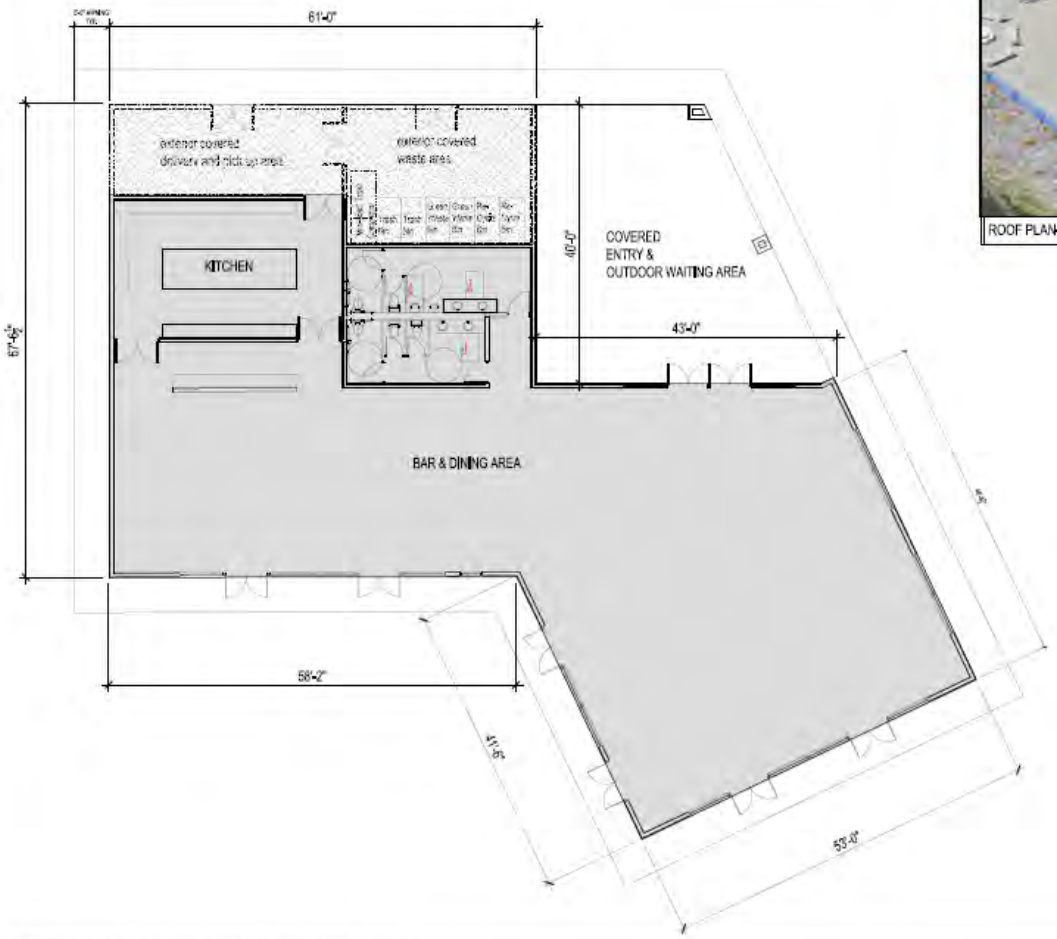
LANDSCAPE DESIGN AND DETAILS ARE PROVIDED UNDER SEPARATE COVER IN THE "MARINERS COVE LANDSCAPE SUBMITTAL".

ENGINEERING DESIGN AND RELATED ELEMENTS (I.E. C.3 TREATMENT) ARE PROVIDED IN THE ENGINEERING SUBMITTAL.

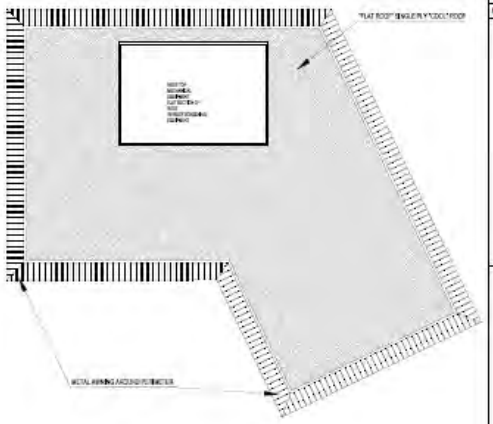
SIGN DESIGN AND SITE LIGHTING WILL BE PROVIDED AS PART OF THE CONDITIONS OF APPROVAL WITH THE RECORDED ENTITLEMENTS.

PROJECT NARRATIVE — 1

ROOF PLAN-FLAT W/ SINGLE PLY "ROOF" — 2



FLOOR PLAN FOR BUILDING "B-2" SINGLE STORY 6,000 S.F. STRUCTURE — 4



ROOF PLAN — 3

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VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "B-2"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5674 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-9205
FAX: (925) 463-0180
EMAIL: jwc@callahanpropertyco.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

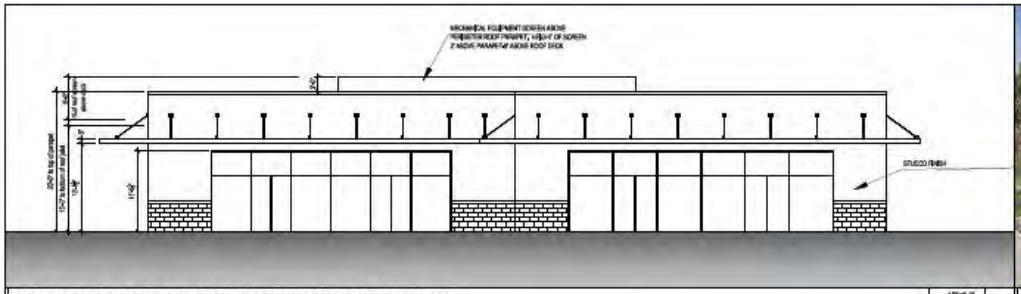
KEY PLAN: NTS

FLOOR & ROOF PLAN
BUILDING "B2"

NORTH

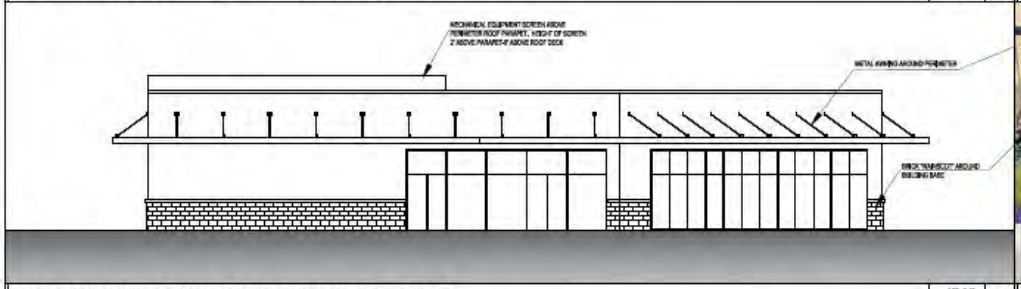
AS NOTED

A2.0b2



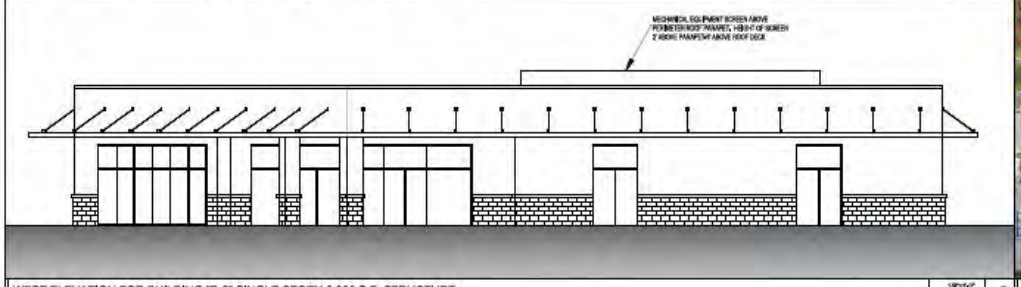
WEST ELEVATION FOR BUILDING "B-2" SINGLE STORY 6,000 S.F. STRUCTURE — 1/8"=1'-0" — 2

WESTERN ELEVATION WITH PLAZA — NA — 1



WEST ELEVATION FOR BUILDING "B-2" SINGLE STORY 6,000 S.F. STRUCTURE — 1/8"=1'-0" — 4

ENLARGED DETAIL OF ALFRESCO DINING AREA AND LANDSCAPE FOREGROUND — NA — 3



WEST ELEVATION FOR BUILDING "B-2" SINGLE STORY 6,000 S.F. STRUCTURE — 1/8"=1'-0" — 6

PROMENADE DIRECTLY WEST OF BUILDING "B-1" — NA — 5

GENERAL NOTES — NA — 8

WESTERN WATERFRONT ELEVATION WITH PROMENADE IN FOREFRONT-DINING AND BUILDING — NA — 7

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Oakland, CA

1828 Arrowhead Drive
Oakland California 94611
510.339.8880 Fax 510.339.1642

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VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "B-2"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5674 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-9205
FAX: (925) 463-0180
EMAIL: jwc@callahanpropertyco.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

KEY PLAN NTS

EXTERIOR ELEVATIONS
BUILDING "B-2"

NORTH

AS NOTED

A3.0b2

SITE PLAN FOR BUILDING "C" SINGLE STORY 10,000 S.F. STRUCTURE — 1/32 — 2

AERIAL OF BUILDING "C" SOUTH-WEST FRONTAGE — NTS — 1

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Oakland, CA

1828 Arrowhead Drive
Oakland California 94611
510.339.8880 Fax 510.339.1642

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VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "C"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5674 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-9205
FAX: (925) 463-0180
EMAIL: jwc@callahanpropertyco.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

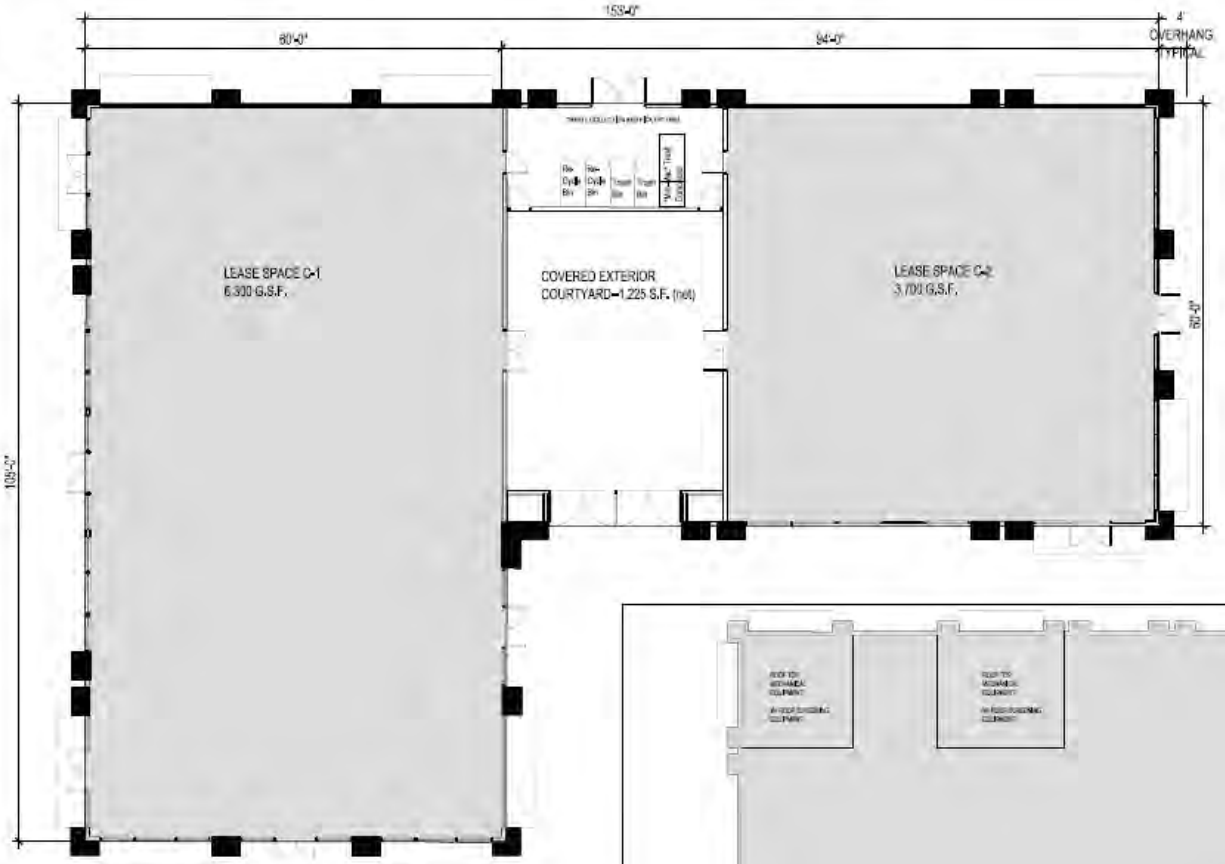
KEY PLAN: NTS

SITE PLAN BUILDING "C"
SINGLE STORY-10,000 s.f.

NORTH

SCALE: AS NOTED

A1.0 c



FLOOR PLAN FOR BUILDING "C" SINGLE STORY 10,000 G.S.F. (NET LEASEABLE: 10,000 S.F.) · 2

COMMERCIAL BUILDING "C" IS LOCATED ON PARCEL "EE" OF "MARINER'S COVE", DIRECTLY SOUTH OF "PROMENADE PARK".

THE BUILDING HAS A GROSS AREA OF 10,000 S.F. THE ROOF CANOPY EXTENDS OVER A CONNECTING EXTERIOR COURTYARD BETWEEN THE TWO LEASE SPACES ALLOWING "AL FRESCO" SEATING.

THE BUILDING WILL HAVE A SINGLE PLY "COOL ROOF" MEMBRANE 3' HIGH ROOF PARAPET. A METAL AWNING WILL BE LOCATED AT ENTRIES AT THE "TOWER ELEMENTS". THE "TOWER ELEMENTS" WILL HOUSE THE ROOF TOP MOUNTED MECHANICAL EQUIPMENT. THE STONEFRONT MATERIAL WILL BE A SLIM PROFILE ALUMINUM SYSTEM. THE BUILDING FINISH IS A STUCCO "3 COAT SYSTEM" WITH A "HARD TROWELED" FINISH.

ACCESS FOR BUILDING SERVICES ARE PROVIDED ON THE SOUTHERN SIDE OF THE BUILDING WITH AN ACCESS DOOR THAT WILL BLEND INTO THE SURROUNDING MATERIALS AND FINISHES.

MECHANICAL EQUIPMENT WILL BE ROOF TOP MOUNTED WITH IN THE "TOWER ELEMENTS" WITH ROOF SCREENS INTEGRATED INTO THE "TOWER" DESIGN. THE ROOF SCREENS WILL BE APPROXIMATELY 7' HEIGHT FROM THE SURFACE OF THE ROOF.

PARKING FOR BUILDING "B-3" AND BUILDING "C" IS PROVIDED IN THE 120 SPACES LOCATED ON THE NORTH, SOUTH AND WEST SIDES OF THE BUILDING.

LANDSCAPE DESIGN AND DETAILS ARE PROVIDED UNDER SEPARATE COVER IN THE "MARINER'S COVE LANDSCAPE SUBMITTAL.

ENGINEERING DESIGN AND RELATED ELEMENTS (I.E. C-3 TREATMENT) ARE PROVIDED IN THE ENGINEERING SUBMITTAL.

SIGN DESIGN AND SITE LIGHTING WILL BE PROVIDED AS PART OF THE CONDITIONS OF APPROVAL WITH THE RECORDED ENTITLEMENTS.

PROJECT NARRATIVE · 4

GENERAL NOTES · 1

ROOF PLAN · 3

COLLABORATIVE DESIGN ARCHITECTS INC
Oakland, CA

1635 Arrowhead Drive
Oakland California 94611
510.339.8880 Fax 510.339.1642

ARCHITECTS STAMP | CONSULTANTS STAMP

VALLEJO NORTHERN WATERFRONT PLAN
MARINER'S COVE
BUILDING "C"
"ARCHITECTURAL UNIT PLAN SUBMITTAL"

Joseph W. Callahan Jr.
Callahan Property Company
5674 Stoneridge Drive, #212
Pleasanton, CA 94588

PHONE: (925) 463-5205
FAX: (925) 463-0180
EMAIL: jwc@callahanpropertyco.com

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-6-21

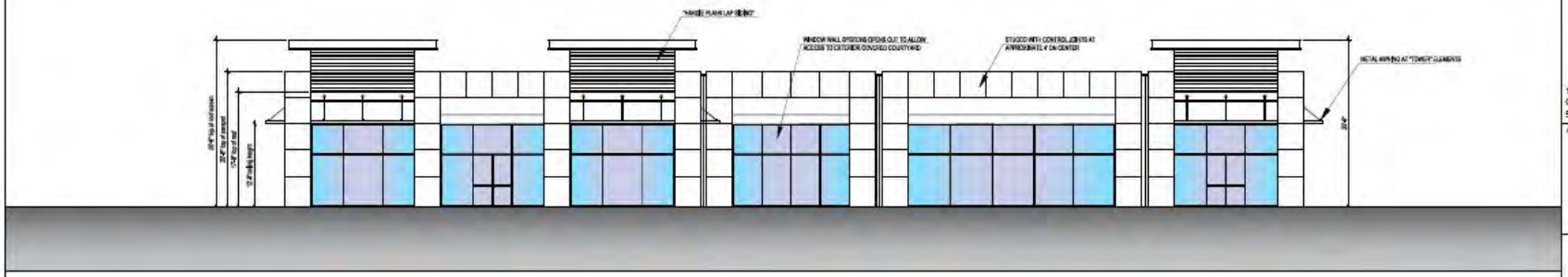
KEY PLAN: NTS

FLOOR PLAN & ROOF PLAN-BLDG. "C"

NORTH

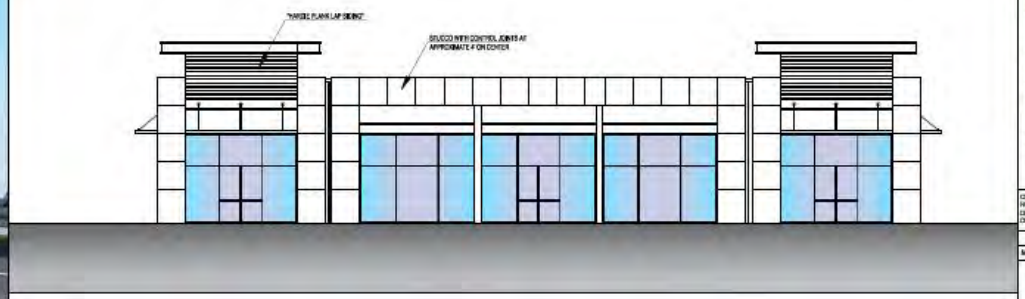
AS NOTED

A2.0c



NORTH ELEVATION FOR BUILDING "C" SINGLE STORY 10,000 S.F. STRUCTURE — 1/12 — 1

VIEW FACING EAST TO HARBOR WAY — NTS / 1/12 — 3



EAST ELEVATION BUILDING "C" 10,000 S.F. SINGLE STORY RETAIL BLDG. — 1/8"=1'-0" / 1/12 — 2

VIEW FACING NORTH — NTS / 1/12 — 6

VIEW FACING WEST TO MARE ISLAND STRAIT — NTS / 1/12 — 5

GENERAL NOTES — 1"=1'-0" / 1/12 — 4

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	UNIT PLAN SUBMITTAL SET	4-1-21

KEY PLAN NTS

EXTERIOR ELEVATIONS
BUILDING "C"

NORTH

AS NOTED

A3.0c