AGENDA

VALLEJO DESIGN REVIEW BOARD
REGULAR MEETING – 7:00 P.M.
CITY COUNCIL CHAMBERS
September 14, 2023

Matt Kennedy, Chairperson
Adam Chavez
Oskar Lugtu
Michael Eli

www.cityofvallejo.net

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.

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.

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. APPROVAL OF MINUTES

A. June 8, 2023 Minutes

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

7. CITY ATTORNEY REPORT

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
B. Council Liaison to Design Review Board

9. 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.*

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

11. PUBLC HEARINGS

A. PROJECT SUMMARY:

The project consists of a Development Review, Design Review, and Landscape review for the demolition of an existing vacant commercial building and construction of 429 dwelling units distributed across 11 buildings and one central amenity building. The project also includes site improvements such as 105,959 square feet square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle racks and a total of 698 new off-street parking spaces. The Design Review Board only has purview over the Design Review and Landscape Review.

RECOMMENDATION: Staff recommends that the Design Review Board adopt Resolution No. DRB 23-03 and Recommend Approval of Application numbers: DR21-0005 and LR22-0009 to the Planning Commission.

APPLICANT:	Russell Square Consulting, Inc. 41428 McKenzie Court Murrieta, CA 92562
PROPERTY OWNER:	ACV Vallejo, LLC 465 First Street West, 2nd Floor Sonoma, CA 95476
GENERAL PLAN DESIGNATION:	District - North Gateway (D-NG)
ZONING DISTRICT:	Central Corridor Commercial (CC)

12. OTHER AGENDA ITEMS - None

13. 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 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, September 8, 2023

Jasmine Thibeaux

Dated: September 8, 2023 Executive Secretary

City of VALLEJO California

VIA TELECONFERENCE

www.cityofvallejo.net

MINUTES

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

June 8, 2023

Matthew Kennedy, Chairperson
Adam Chavez
Latressa Wilson Alford
Oskar Lugtu

DRAFT

1. CALL TO ORDER

The meeting was called to order by Chair Kennedy at 7:04pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Kennedy, Board Members Alford, and Lugtu

Absent: Board Member Chavez (Excused)

Staff present: Cesar Orozco, Principal Planner, Laura Zagaroli, Assistant City Attorney

4. APPROVAL OF MINUTES

a. April 14, 2022 Minutes

Board member Alford, second by Board Member Lugtu, moved to approve the April 14, 2022 minutes.

Vote:

AYES: Chair Kennedy, Board Members Alford, and Lugtu
NOES: None
ABSENT: Board Member Chavez
ABSTAIN: None

5. WRITTEN COMMUNICATIONS – None

6. REPORT OF THE SECRETARY- None

a. Overview of State Housing Regulations

Assistant City Attorney Zagaroli provided an overview of the State Housing Regulations.

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 - None

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Board member Alford, second by Board Member Lugtu, moved to approve the consent calendar and approval of the Agenda.

Vote:

AYES: Chair Kennedy, Board Members Alford, and Lugtu
NOES: None
ABSENT: Board Member Chavez
ABSTAIN: None

11. PUBLC HEARING

A. Project Location: 961 Porter Street / APN: 0061-160-180

Summary: The project consists of a Design Review, Landscape review, Development Review and Lot Line Adjustment for the addition of 122 new units to an existing 182-unit multi-family apartment complex, totaling a total of 304 units. The project also includes site improvements 28,623 square feet square feet of new landscaping, a three new trash enclosure, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle p racks and a total of 162 new off-street parking spaces. The Design Review Board only has purview over the Design Review and Landscape Review.

Principal Planner Orozco gave an overview of the project.

The applicant provided a presentation about the project.

Chair Kennedy opened the public hearing.

As there were no other requests to speak from the public, Chair Kennedy closed the public hearing.

The Commission deliberated the merits of the project, and a motion was made:

Motion: Board member Alford, second by Board Member Lugtu, moved to make the recommendation to the Planning Commission to approve Design Review (DR22-0013) and Landscape Review (LR22-0010) for 961 Porter Street.

Vote:

AYES: Chair Kennedy, Board Members Alford, and Lugtu
NOES: None
ABSENT: Board Member Chavez
ABSTAIN: None

DRAFT

OTHER – None

12. OTHER AGENDA ITEMS – None

13. ADJOURNMENT

The meeting adjourned at 8:07 p.m.

DRAFT

STAFF REPORT
CITY OF VALLEJO
DESIGN REVIEW BOARD

I. PROJECT INFORMATION

Item No. 11A

DATE OF MEETING:	September 14, 2023
PROJECT NUMBER:	Development Review (DVR21-0021) Design Review (DR21-0005) Landscape Review (LR21-0009)
PREPARED BY:	Cesar Orozco, Principal Planner
PROJECT LOCATION:	5180 Sonoma Boulevard / APN: 0067-150-280
APPLICABLE ZONING CODE SECTION(S):	Development Review (VMC Chapter 16.605) Design Review (VMC Chapter 16.604) Landscape Review (VMC Chapter 16.504)
PROJECT SUMMARY:	The project consists of a Development Review, Design Review, and Landscape review for the demolition of an existing vacant commercial building and construction of 429 dwelling units distributed across 11 buildings and one central amenity building. The project also includes site improvements such as 105,959 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle racks and a total of 698 new off-street parking spaces. The Design Review Board only has purview over the Design Review and Landscape Review entitlements.
RECOMMENDATION:	Staff recommend that the Design Review Board adopt Resolution No. DRB23-03 to Recommend Approval to the Planning Commission DR21-0005 and LR22-0009.

PROJECT DATA SUMMARY

APPLICANT:	Russell Square Consulting, Inc. 41428 McKenzie Court Murrieta, CA 92562

PROPERTY OWNER:	ACV Vallejo, LLC 465 First Street West, 2nd Floor Sonoma, CA 95476
GENERAL PLAN DESIGNATION:	District - North Gateway (D-NG)
ZONING DISTRICT:	Central Corridor Commercial (CC)
EXISTING LAND USE:	Vacant Commercial Building
SURROUNDING LAND USE:	North – Commercial / Vacant Land South – Self Storage / Recology East – Broadway / Single-Family Residential West – Sonoma Boulevard / Single-family Residential
TOTAL LOT AREA:	548,856 square feet (12.60 Acres)

II. PROJECT DESCRIPTION

A. Background

On December 21, 2021, Russell Square Consulting, Inc., the applicant, applied for a Development Review, Design Review and Landscape Review for the demolition of an existing vacant commercial building and the construction of 429 dwelling units distributed across 11 buildings and one central amenity building, along with 105,959 square feet square feet of new landscaping at 5180 Sonoma Boulevard. The project plans were routed to various agencies for their review and the application was determined to be complete by the City on April 21, 2022.

Location and Land Use Context

The project site is located between Sonoma Boulevard and Broadway. It is surrounded by existing residential uses, commercial uses, and an industrial use:

Table 1 – Surrounding Uses

Direction	Land Uses
North	Commercial Center Vacant Land
East	Broadway Railroad Tracks Single-family Residential
South	Self-Storage Recology Highway 37
West	Sonoma Boulevard Single-family Residential

Interstate 80 (I-80) is approximately 2.0 miles to the east and State Route 37 (SR 37), is approximately 0.25 mile south of the project site. Each provide regional access while Sonoma Boulevard (State Route 29 (SR 29]) and Broadway Street provide direct access to the project site. The immediate vicinity of the project site is characterized by existing commercial uses, industrial uses and single-family residential (see Figure 1). The site's General Plan 2040 Land Use Designation is District – North Gateway (D-NG) and is implemented by Zoning District of Central Corridor Commercial (CC)

The subject site is currently occupied by a vacant 126,000 square-foot commercial building and associated asphalt parking lot that was formally occupied by Walmart that closed in 2007. According to the City's Planning Division records, the original Medows Plaza was approved by the Planning Commission on February 21, 1990 (see Figure 1).

Figure 1 – Vicinity Map



B. Project Description

The proposed project consists of a Design Review, Development Review and Landscape Review for the demolition of the existing 126,000 square foot vacant commercial building and the construction of a total of 11 multi-family residential buildings containing a total of 429 dwelling units. 184 units will be distributed between six "Building A" building types with 31 units per building. The remaining 245 units will be distributed between five "Building B" building types with 49 units per building. Both Building A and B types include residential units and a parking podium on the ground floor and three stories of residential units above, with an overall building height of 59 feet and four inches. The unit breakdown is as follows:

Table 2 – Unit Breakdown			
Unit Type	# bedrooms/ # bathrooms	Square footage	Total # for Project
A1	1 bed / 1 bath	767	25
A2	1 bed / 1 bath	784	81
A3	1 bed / 1 bath	820	96
A4	1 bed / 1 bath	854	22
B1	2 bed / 2 bath	1,063	18
B2	2 bed / 2 bath	1,086	18
B3	2 bed / 2 bath	1,196	48
B4	2 bed / 2 bath	1,237	15
B5	2 bed / 2 bath	1,237	33
B6	2 bed / 2 bath	1,328	33
C1	3 bed / 2 bath	1,637	30
Total number of units			429

Project amenities include 105,959 square feet of new landscaping, new exterior lighting, pedestrian paths, short-term bicycle racks and a total of 698 new off-street parking spaces. The project will also include a central amenity building containing the leasing offices, restrooms, and a mailroom. A fitness and club room would be provided on the second floor along with a large terrace balcony overlooking the central courtyard and pool areas.(see Figure 2).

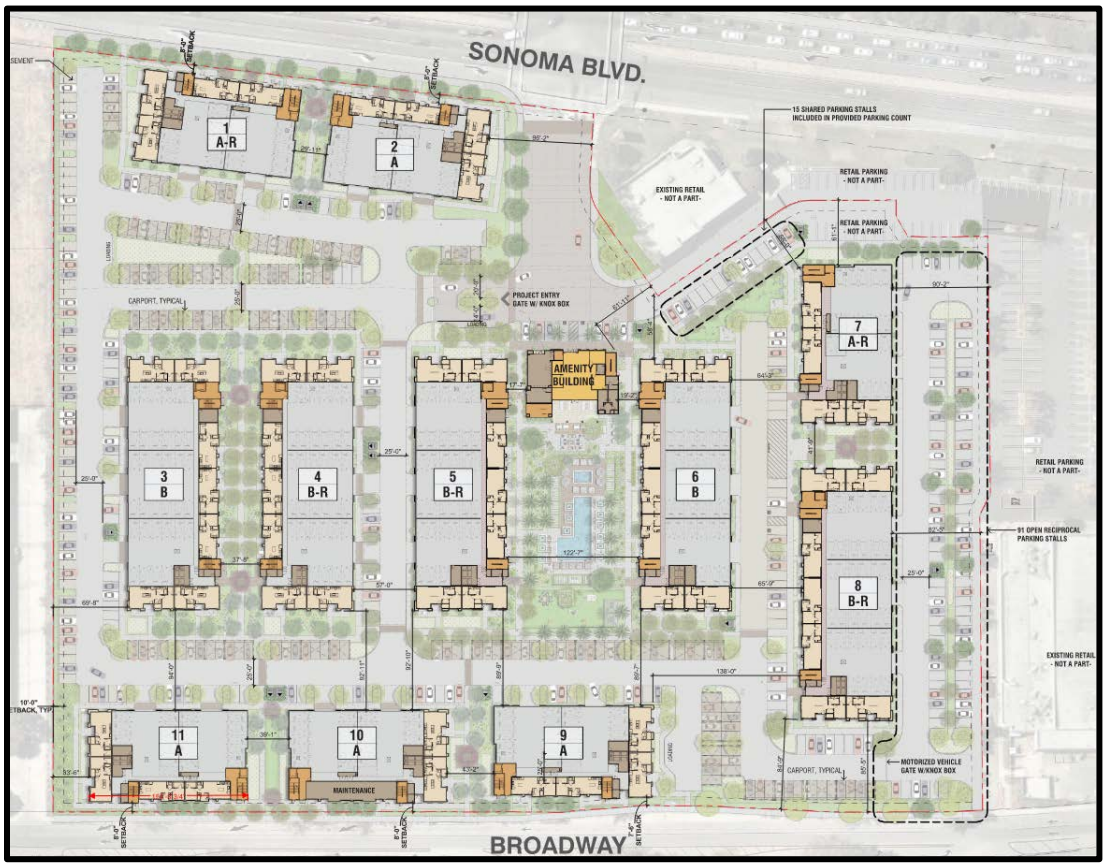

Figure 2 – Proposed Site Plan

III. STAFF ANALYSIS

Required Permits

The project requires the following approval under the Vallejo Municipal Code (VMC):

Table 2 – Required Permits			
Permit Type	**Description**	**VMC Chapter**	**Review Authority**
Design Review	Residential projects of 50 or more units.	16.604	Design Review Board Recommendation to Planning Commission
Landscape Review	Installation of new landscaping exceeding 500 square feet.	16.504	Design Review Board Recommendation to Planning Commission
Development Review	Construction of four new buildings.	16.605	Planning Commission Action.

As noted above, the Planning Commission will refer to the recommendation of the Design Review Board for the Design Review and Landscape Review in their action on those entitlements and act on the Development Review entitlement directly.

In addition to these entitlements, this project will also require building permits from the City of Vallejo.

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is District – North Gateway (D-NG). The General Plan characterizes this designation as follows:

> *The D-NG designation applies to the northern portion of the area north of SR 37 between Sonoma Boulevard and Broadway Street, a highly visible area that serves as a gateway to Napa Valley from SR 37 (heading north) and to Vallejo from American Canyon (heading south). It is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 dwelling units per acre up to 50 dwelling units per acre.*

The project is consistent with the D-NG land use designation in that it incorporates high-density residential development that will support nearby and future services and activities in the area. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic*:

Table 3 - General Plan 2040 Policies and Actions	
Policies and Actions	**Staff's Analysis**
Policy NBE-1.8: Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking and create a stronger sense of identity.	*The project involves the planting of many trees, shrubs, and groundcovers contributing to the beautification of Vallejo and the cultivation of an urban forest. The construction of sidewalk improvements along the new residential buildings will contribute to the pedestrian realm within the subject site.*
Policy NBE-2.3: Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	*The project architecture is of a high quality that unifies the buildings of the proposed development with a variety of materials and architectural features that break up the expanse of wall planes.*
Policy NBE-2.8: Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	*The project shall result in the development of additional units and will fulfill a housing need in the community and is compatible with the collection of surrounding uses.*
Policy NBE-1.15: Energy Efficiency: Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.	*The project shall be required to comply with standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CBC Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. The project includes sustainable and energy-efficient features, including solar panels, electric vehicle (EV) chargers, and an all-electric design, each provided at or exceeding City requirements.*

Vallejo Municipal Code Compliance

The project site is zoned Central Corridor Commercial (CC). The Zoning Code provides the following description for the CC Zoning District:

> *The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.*

VMC Table 16.301 – A: Land Use Regulations states in part, a Multi-Unit Residential of 50 or more units requires a Design Review Board recommendation and Planning Commission final action.

The project is consistent with the applicable standards in the CC zoning districts as demonstrated in the Table, below:

Table 4 – Commercial Standards – Development Standards (VMC16.204-B)			
Development Standard		Proposal	Compliant
Density: Max.	16-50 units/acre (Allowed 202 – 630 units)	429 units	Yes
BUILDING PLACEMENT			
Minimum Front Setback, Residential Development	0-8 feet	7.5 feet to 8 feet	Yes
Setbacks, Residential-only Development: Residential-only development is subject to the setback requirement of the RHD District	Interior: 5 for the first 2 stories, 10 thereafter	33.5 feet to 90.2 feet	Yes
BUILDING HEIGHT			
Building Maximum Height (stories)	8	4	Yes
Ground Floor Residential Use (ft.)	12	12	Yes
Parking Podium	Maximum height of a parking podium visible from the street is 9 ft. from finished grade	0	Yes, parking podium is not visible from the street
GROUND FLOOR MINIMUM HEIGHT			
Ground Floor Residential Uses (ft.)	12	12	Yes
Parking Podium	Maximum height of a parking podium visible from the street is 9 ft. from finished grade	0	Yes, parking podium is not visible from the street
OPEN SPACE			
Minimum Private Open Space (sq. ft. per unit)	60	61 – 96 sq.ft.	Yes
Minimum Common Open Space (sq. ft. per Unit)	200 (85,800 sq.ft for 429 units)	87,300 sq.ft.	Yes
Street Trees (ft. frontage)	1 per 30 ft. of frontage	43	Yes

	1,278.41 ft. frontage = 43 street trees		
ADDITIONAL REGULATIONS			
Build to line – NC and CC	At least 60 percent of building frontage shall be constructed at the required set back or install substantial landscaping at least five feet wide between the build to line and ground floor residential use	7.5 – 8 feet landscaping	Yes
Required side and rear yards for Residential uses	In order to provide light and air for residential uses, any wall containing windows, living room or bedrooms = 10-foot setback	33.5 feet to 90.2 feet	Yes
Max Building Length (ft.)	150	150	Yes, buildings along Sonoma Boulevard and Broadway do not exceed maximum 150-foot length
Street Frontage Improvements	Sidewalks, street furniture, streetlights, and street trees	Installing sidewalks (where necessary), streetlights, furniture, and trees.	Yes
Building Orientation and Entrances	Building shall be oriented to face public streets, parallel to streets	Proposed buildings along Sonoma Boulevard and Broadway are oriented and parallel to streets	Yes
Pedestrian Access on Large Sites (over five acres)	Internal connections, circulations, and interior pedestrian walkways	Providing internal connections, vehicle circulation and interior pedestrian walkways	Yes

Discussion

The following comments provide a summary of the staff analysis of the project. They are separated by subject to facilitate the review by the Design Review Board. The information provided is also referenced in Section IV, the Findings section at the end of the report.

Architecture

The architectural design would reflect the coastal cottage style with recessed windows and rooflines articulated with raised elements and towers and detailed with shaped cornices. As noted above, the

429 units will be distributed between 11 residential buildings. The proposed buildings are visually interesting and will be constructed with a variety of high-quality building materials and painted with simple colors. Vertical and horizontal breaks façade breaks, building massing and modulation have been incorporated into the design of the buildings. The building features modulation, building wall articulation, and building materials that are aesthetically pleasing and compatible with the existing development. Staff notes that under State Housing law (see further discussion, below under IV. Findings), the project cannot be denied based on subjective design standards.

The two building types (A and B) are proposed with a mixture of one-, two-, and three-bedroom units. Both building types will have an overall building height of 59 feet and four inches tall and will be oriented to face the project frontages on Sonoma Boulevard and Broadway. Levels 2 through 4 of the residential buildings are designed with a 4-foot step back from the ground level. Building type A fronting Sonoma Boulevard and Broadway will have an overall building length of 150 feet, consistent with the development standard. This standard was created to ensure the buildings would not appear too massive and bulky along the public rights of way. Building type B, located within the interior of the site will have an overall building length of 239 feet. Since building type B does not face Sonoma Boulevard or Broadway, the maximum building length has been determined to be not applicable. Exterior materials would include a mixture of stucco, stone veneer, and horizontal siding will be painted a Sherwin Williams Peppercorn, Gray Matter, and Pure White (see figures 3 - 6).

Figure 3 – Building A (Front of the building - Facing Sonoma Boulevard and Broadway)



Figure 4 – Building A (Rear of the building)



Figure 5 – Building B (Front of the building)



Figure 6 – Building B (Rear)



In addition to the residential buildings, a central amenity building containing a leasing office, restrooms, a mail room, fitness and club rooms and a large terraced balcony overlooking the central courtyard and pool areas is being proposed. The amenity building will have an overall building height of 41 feet and six inches and overall building length of 86 feet. Similar to building types A and B, the amenity building will have exterior materials of stucco, stone veneer, and horizontal siding will be painted a Sherwin Williams Peppercorn, Gray Matter, and Pure White (see figure 7) .

Figure 7 – Amenity Building (Front)



Landscaping

The proposed landscaping is designed to complement the new buildings provide transition from the buildings to the public realm. A variety of new drought tolerant shrubs, ground cover and trees totaling 105,959 square feet of new landscaping are included in the plan. A total of 43 trees will be planted

along the south side of the entry driveway and along Sonoma Boulevard and Broadway, and 280 trees will be planted as part of the overall project. Staff believes that the new landscaping will create a visually pleasing settling (see Figure 8).

Figure 8 – Proposed Landscaping



IV. FINDINGS

Design Review Findings

VMC Section 16.604.03 (B) requires the Design Review Board to make a recommendation to the Planning Commission for final design review approval. The required findings are in bold, and staff's analysis follows in italics:

A. Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines.

Purposes of the Chapter

1. **Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city's architectural traditions.**

   As proposed, the project meets the objective design standards called out in VMC Chapter 16.204 – Commercial Districts, as discussed in detail below.

2. **Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable.**

   The project is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building and will create distinction in the established neighborhood. The project will incorporate a fully electric proposal, provide electric vehicle chargers and solar panels to be environmentally sustainable. Additionally, the project will be designed to meet the California Building Code Title 24 (energy efficiency standards) and the Green Building Standards.

3. **Promote architectural and design excellence in new construction and discourage poor quality development.**

   The project will be comprised of a mixture of stucco, stone veneer, and horizontal siding and will be painted a Sherwin Williams Peppercorn, Gray Matter, and Pure White. The project details, colors, materials, and landscaping are integrated with one and another to create a visually consistent proposal. Overall, the project uses high-quality, long-lasting material resulting in quality development.

4. **Ensure that future development should:**
   a. **Reflect the values of the community.**
   b. **Enhance the surrounding environment.**
   c. **Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
   d. **Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

   The project reflects the promotion of infill development that targets underutilized sites, which is a policy identified in the General Plan. It will enhance the surrounding environment by incorporating high-density residential development that will support nearby and future services and activities in the area. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

5. **Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).**

   The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

   1. The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and

   2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

   As described in Tables 3 and 4 of the staff report above, the project complies with the applicable, objective general plan and zoning standards. Therefore, the city may not deny the project or approve the project at a reduced density without basing its decision on the written findings under Section 65589.5(j), above.

6. **Provide for new landscaping to create a visually pleasing setting for structures on the site.**

   The project includes a total of 105,959 square feet of new drought tolerant landscaping throughout the site. A total of 43 new street trees, shrubs and ground cover will be planted to enhance the public realm within the subject site.

7. **Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value.**

   Not applicable; the existing trees on the subject site do not meet the minimum dimensions of 24-inches in diameter as measured six-inches from the ground and therefore are not considered significant or specimen trees.

8. **Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.**

   Not applicable; no signs being proposed with the project.

9. **Promote the conservation, enhancement, preservation, and protection of historic resources.**

   Not applicable; there are no historic resources near this project's location.

Design policies of the General Plan

The project site is designated as District – North Gateway (D-NG) on the General Plan Land Use Map. The General Plan 2040 D-NG designation intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. As proposed, the

project is consistent with the D-NG land use designation in that it incorporates high-density residential development that will support nearby and future services and activities in the area. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions.

Adopted applicable design guidelines.

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

B. Is consistent with any planning or zoning approvals by the director or the planning commission.

The project is consistent with the CC zoning district in that it is a proposal of a new 429 dwelling unit multi-family residential project and meets all appropriate development standards of the Vallejo Municipal Code. Vallejo Municipal Code Section 16.604.01(K.1.c), states residential projects with 50 or more units are a Design Review Board recommendation to the Planning Commission. The final authority of this action is the Planning Commission.

C. Complies with any other relevant city policies or regulations.

Not applicable; there are no additional city policies or regulations that are applicable to the project.

V. NOTICING AND PUBLIC COMMENTS

On August 31, 2023, pursuant to VMC Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and the applicant.

Staff have not received any comments or questions from the public on the application as of writing this staff report.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report, staff recommends that the Design Review Board make a recommendation to the Planning Commission to APPROVE Design Review (DR) 21-0005 and Landscape Review (LR) 22-0009 based on the findings and provided in the attached Resolution.

VII. ATTACHMENTS

1. Resolution No. DRB 23-03
2. Project Plans
3. Material Sample Board

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 23-03

A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION FOR DESIGN REVIEW (DR21-0005), DEVELOPMENT REVIEW (DVR21-0021), AND LANDSCAPE REVIEW (LR23-0009) FOR 429 DWELLING UNITS MULTI-FAMILY COMPLEX AT 5180 SONOMA BOULEVARD (APN: 0067-150-280)

* *

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, on December 21, 2021, Russell Square Consulting, Inc. submitted an application seeking a Development Review, Design Review Permit, and Landscape Review for the construction of a 429 dwelling unit multi-family complex ("Project") located at 5180 Sonoma Boulevard (the property); and

WHEREAS, the property has a General Plan 2040 land use designation of District – North Gateway; and

WHEREAS, the property is located in the Central Corridor Commercial Zoning District; and

WHEREAS, on April 21, 2022, the application for the Project was determined to be complete for processing; and

WHEREAS, on August 31, 2023, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and to the applicant; and

WHEREAS, on September 14, 2023 at 7p.m., the City of Vallejo Design Review Board, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Design Review Board considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Design Review Board makes the following factual findings:

III. FINDINGS RELEVANT TO THE APPROVAL OF THE DESIGN REVIEW PERMIT (VMC Section 16.604.03.B)

A. Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines.

Purposes of the Chapter

1. **Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city's architectural traditions.**

   As proposed, the project meets the objective design standards called out in VMC Chapter 16.204 – Commercial Districts, as discussed in detail below.

2. **Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable.**

   The project is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building and will create distinction in the established neighborhood. The project will incorporate a fully electric proposal, provide electric vehicle chargers and solar panels to be environmentally sustainable. Additionally, the project will be designed to meet the California Building Code Title 24 (energy efficiency standards) and the Green Building Standards.

3. **Promote architectural and design excellence in new construction and discourage poor quality development.**

   The project will be comprised of a mixture of stucco, stone veneer, and horizontal siding and will be painted a Sherwin Williams Peppercorn, Gray Matter, and Pure White. The project details, colors, materials, and landscaping are integrated with one and another to create a visually consistent proposal. Overall, the project uses high-quality, long-lasting material resulting in quality development.

4. **Ensure that future development should:**
   a. **Reflect the values of the community.**
   b. **Enhance the surrounding environment.**
   c. **Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
   d. **Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

   The project reflects the promotion of infill development that targets underutilized sites, which is a policy identified in the General Plan. It will enhance the surrounding environment by incorporating high-density residential development that will support nearby and future services and activities in the area. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

5. **Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).**

   The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

As described in Tables 3 and 4 of the staff report above, the project complies with the applicable, objective general plan and zoning standards. Therefore, the city may not deny the project or approve the project at a reduced density without basing its decision on the written findings under Section 65589.5(j), above.

6. **Provide for new landscaping to create a visually pleasing setting for structures on the site.**

   The project includes a total of 105,959 square feet of new drought tolerant landscaping throughout the site. A total of 43 new street trees, shrubs and ground cover will be planted to enhance the public realm within the subject site.

7. **Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value.**

   Not applicable; the existing trees on the subject site do not meet the minimum dimensions of 24-inches in diameter as measured six-inches from the ground and therefore are not considered significant or specimen trees.

8. **Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.**

   Not applicable; no signs being proposed with the project.

9. **Promote the conservation, enhancement, preservation, and protection of historic resources.**

   Not applicable; there are no historic resources near this project's location.

Design policies of the General Plan

The project site is designated as District – North Gateway (D-NG) on the General Plan Land Use Map. The General Plan 2040 D-NG designation intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area.. As proposed, the project is consistent with the D-NG land use designation in that it incorporates high-density residential development that will support nearby and future services and activities in the area. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions.

Adopted applicable design guidelines.

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

B. Is consistent with any planning are zoning approvals by the director or the planning commission.

The project is consistent with the CC zoning district in that it is a proposal of a new 429 dwelling unit multi-family residential project and meets all appropriate development standards of the Vallejo Municipal Code. Vallejo Municipal Code Section 16.604.01(K.1.c), states residential projects with 50 or more units is a Design Review Board recommendation to the Planning Commission. The final authority of this action is the Planning Commission.

C. Complies with any other relevant city policies or regulations.

Not applicable; there are no additional city policies or regulations that are applicable to the project.

NOW, THEREFORE, LET IT BE RESOLVED that the Design Review Board hereby recommends that the Planning Commission **APPROVE** Design Review (DR) 21-0005 and Landscape Review (LR) 22-0009 t based on the above findings.

PASSED AND ADOPTED at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on the 14th day of September 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Matthew Kennedy, CHAIRPERSON
City of Vallejo Design Review Board

Attest:

_____
MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Design Review Board



RSC VALLEJO APARTMENTS

ENTITLEMENT SUBMITTAL

MARCH 21, 2021

RUSSELL SQUARE

TCA ARCHITECTS

MJS LANDSCAPE ARCHITECTURE

BKF

SALASOBRIEN expect a difference

PROJECT DESCRIPTION

The project is located in the city of Vallejo, California at the intersection of Sonoma Boulevard and Meadows Drive. Project consists of eleven 4-story residential apartment buildings providing a total of 429 apartment homes. The proposed 698 parking spaces are provided on the ground level of each building, carports and open surface parking. Utilities and trash enclosures are contained within the individual buildings.

The project proposes an enhanced vehicular entry accessed from Sonoma Boulevard that opens up to a generous central amenity building and courtyard housing leasing offices, a club room, fitness, pool area and outdoor amenities.

Ground-floor units are accessed from attractively landscaped pedestrian paseos. Each building provides a welcoming lobby space where residents can access an elevator and stairway to travel to the upper levels.

PROJECT TEAM

DEVELOPER:

Russell Square Consulting
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Vancouver, Washington 98660
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www.russellsquareconsulting.com
blaise@russellsquareconsulting.com

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wwang@tca-arch.com

LANDSCAPE:

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507 30th Street
Newport Beach, CA 92663
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CIVIL:

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San Jose, CA 95112
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jnguyen@bkf.com

LIGHTING:

Salas O'Brien
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Phoenix, AZ 85014
Contact: Victor Becerra
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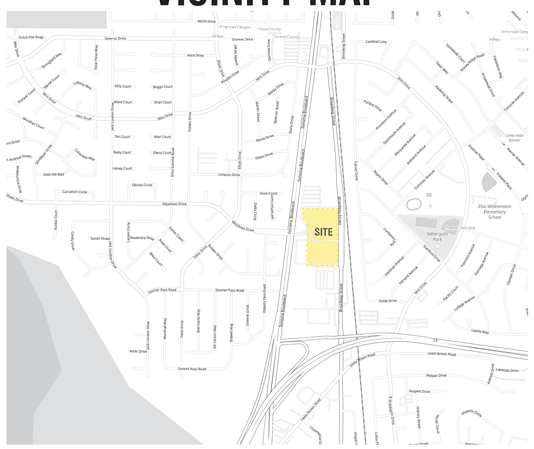
www.salasobrien.com
victor.becerra@salasobrien.com

VICINITY MAP



INDEX

COVER SHEET

GENERAL:

G-1 PROJECT INDEX & PROJECT DATA
G-2 VIEW OF PROJECT ENTRY
G-3 VIEW OF POOL COURTYARD AND AMENITY BUILDING
G-4 VIEW OF POOL COURTYARD AND PASEO
G-5 SITE PHOTOS

ARCHITECTURE:

A-0.1 ILLUSTRATIVE SITE PLAN
A-1.1 BUILDING TYPE A - FLOOR PLANS (BUILDING NO. 1,2,7,10)
A-1.2 BUILDING TYPE A - ELEVATIONS
A-1.3 BUILDING TYPE A - ELEVATIONS
A-1.4 BUILDING TYPE A - SECTIONS
A-2.1 BUILDING TYPE B - FLOOR PLANS (BUILDING NO. 3,4,5,6,8,9)
A-2.2 BUILDING TYPE B - ELEVATIONS
A-2.3 BUILDING TYPE B - ELEVATIONS
A-2.4 BUILDING TYPE B - SECTIONS
A-3.1 MATERIALS
A-4.1 ONE AND TWO BEDROOM UNIT PLANS
A-4.2 TWO BEDROOM UNIT PLANS
A-4.3 TWO AND THREE BEDROOM UNIT PLANS
A-5.1 AMENITY BUILDING FLOOR PLANS
A-5.2 AMENITY BUILDING ELEVATIONS
A-6.1 FIRE ACCESS EXHIBIT
A-6.2 OPEN SPACE DIAGRAM
A-6.3 SOLID WASTE MANAGEMENT DIAGRAM

LANDSCAPE:

L.1 LANDSCAPE SITE PLAN
L.2 CONCEPTUAL LANDSCAPE PLAN NORTH SECTION
L.3 CONCEPTUAL LANDSCAPE PLAN SOUTH SECTION
L.4 LANDSCAPE MATERIALS IMAGERY
L.5 POOL COURTYARD ENLARGEMENT
L.6 CIRCULATION PLAN - NORTH SECTION
L.7 CIRCULATION PLAN - SOUTH SECTION
L.8 PLANT LIST AND NOTES
L.9 UTILITY SCREENING DETAILS
L.10 CONCEPTUAL LIGHTING PLAN NORTH SECTION
L.11 CONCEPTUAL LIGHTING PLAN SOUTH SECTION
L.12 WALL AND FENCE PLAN NORTH SECTION
L.13 WALL AND FENCE PLAN SOUTH SECTION
L.14 TREE SURVEY

LIGHTING:

E-0.0 SITE LIGHTING COVER SHEET
E-1.0 SITE LIGHTING LAYOUT - AREA NORTH
E-1.1 SITE LIGHTING LAYOUT - AREA SOUTH
E-2.0 SITE LIGHTING PHOTOMETRICS - AREA NORTH
E-2.1 SITE LIGHTING PHOTOMETRICS - AREA SOUTH
E-3.0 SITE LIGHTING FIXTURE CUTSHEETS
E-3.1 SITE LIGHTING FIXTURE CUTSHEETS

CIVIL:

C0.0 TITLE SHEET
C1.0 EXISTING CONDITIONS PLAN
C2.0 OVERALL PRELIMINARY SITE PLAN
C2.1 PRELIMINARY SITE PLAN
C2.2 PRELIMINARY SITE PLAN
C2.3 PRELIMINARY SITE PLAN
C3.0 OVERALL PRELIMINARY GRADING & DRAINAGE PLAN
C3.1 PRELIMINARY GRADING & DRAINAGE PLAN
C3.2 PRELIMINARY GRADING & DRAINAGE PLAN
C3.3 PRELIMINARY GRADING & DRAINAGE PLAN
C3.4 GRADING SECTIONS
C4.0 OVERALL PRELIMINARY UTILITY PLAN
C4.1 PRELIMINARY UTILITY PLAN
C4.2 PRELIMINARY UTILITY PLAN
C4.3 PRELIMINARY UTILITY PLAN
C5.0 OVERALL PRELIMINARY STORMWATER CONTROL PLAN
C5.1 PRELIMINARY STORMWATER CONTROL PLAN
C5.2 PRELIMINARY STORMWATER CONTROL PLAN
C5.3 PRELIMINARY STORMWATER CONTROL PLAN
C5.4 PRELIMINARY STORMWATER CONTROL PLAN
C6.0 OVERALL PRELIMINARY EASEMENT PLAN

PROJECT DATA

SITE INFORMATION	
ASSESSOR PARCEL #	0067-150-280
ADDRESS	5180 Sonoma Boulevard
SITE AREA	548,856 SF
	12.60 AC
TOTAL BUILDING AREA	635,349 SF
TOTAL LANDSCAPE AREA	105,959 SF
LOT COVERAGE	31%

DEVELOPMENT PARAMETERS		PERMITTED/REQUIRED	PROPOSED
ZONING	NORTHERN GATEWAY OPPORTUNITY AREA CENTRAL CORRIDOR COMMERCIAL		
SETBACKS	FRONT	0'-8'	0'-8'
	INTERIOR SIDE	5' FOR FIRST 2 STORIES, 10' ABOVE	5' FOR FIRST 2 STORIES, 10' ABOVE
	REAR	10'	10'
MAX. BLDG HEIGHT	(FT / STORIES)	— / 8	— / 8
NUMBER OF UNITS	(MAX)	630	429
DENSITY	(MIN/MAX)	15 / 50 DU/AC	34 DU/AC
REQ. GROUND FLOOR HT		12'	TBD

UNIT SUMMARY

UNIT TYPE	BALCONY AVG. SF*	Average SF*	Total # Units	Unit Mix	Total Net Rent.
1 Bedroom:					
A1	60	767	25		19,175
A2	62	784	81		63,504
A3	65	820	96		78,720
A4	60	854	32		27,328
SUBTOTAL		807	234	55%	188,727 SF
2 Bedrooms:					
B1	62	1,063	18		19,134
B2	74	1,086	18		19,548
B3	62	1,196	48		57,408
B4	86	1,221	15		18,315
B5	75	1,237	33		40,821
B6	62	1,328	33		43,824
SUBTOTAL		1,206	165	38%	199,050 SF
3 Bedrooms:					
C1	79	1,637	30		49,110
SUBTOTAL		1,637	30	7%	49,110 SF
TOTAL		1018	429		436,887 SF

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks

**Unit plans are conceptual and subject to change including, but not limited to square footage.

BUILDING UNIT MIX

BUILDING TYPE	QTY IN PROJECT	UNIT TYPE	UNIT NRSF	QTY PER BLDG	BLDG NRSF	Project TOTAL
BUILDING A	6	A1	767	2*	1534	10
		A2	784	6	4704	36
		A3	820	6	4920	36
		A4	854	2	1708	12
		SUBTOTAL		16	12,866 SF	94
		B1	1,063	3	3189	18
		B2	1,086	3	3258	18
		B3	1,196	3	3588	18
		B5	1,237	3	3711	18
		B6	1,328	3	3984	18
		SUBTOTAL		15	17,730 SF	90
		BLDG TOTAL		31	30,596 SF	184
BUILDING B	5	A1	767	3	2,301	15
		A2	784	9	7,056	45
		A3	820	12	9,840	60
		A4	854	4	3,416	20
		SUBTOTAL		28	22,613 SF	140
		B3	1,196	6	7176	30
		B4	1,221	3	3663	15
		B5	1,237	3	3711	15
		B6	1,328	3	3984	15
		SUBTOTAL		15	18,534 SF	75
		C1	1,637	6	9822	30
		SUBTOTAL		6	9,822 SF	30
		BLDG TOTAL		49	50,969 SF	245
					TOTAL UNITS	429

* Two Units removed at BLDG No. 10 for maintenance room

BUILDING SUMMARY

BUILDING TYPE	BLDG NUMBERS	QTY IN PROJECT	UNITS PER BUILDING	TOTAL UNITS PER BLDG TYPE	NRSF PER BUILDING	*GROSS AREA PER BUILDING	NRSF PROJECT TOTAL	PROJECT TOTAL BUILDING AREA
BUILDING A	1, 2, 7, 9, 10, 11	6	31	184	30,596 SF	44,846 SF	182,042*	269,076 SF
BUILDING B	3, 4, 5, 6, 8,	5	49	245	50,969 SF	71,772 SF	254,845 SF	358,860 SF
TOTAL		11		429			436,887 SF	627,936 SF

*Maintenance room at BLDG No. 10 excluded from NRSF
**Floor area is calculated per the city of Vallejo zoning code section 16.104 to be the sum of the gross horizontal area of all floors of a building measured from the interior face of the exterior walls, excluding stairways and elevator shafts (except at ground level), and unenclosed balconies, mechanical and maintenance rooms

PARKING SUMMARY

REQUIRED PARKING

# UNITS	Ratio	Total
429	1.0	429
RESIDENTIAL REQ.	1.0	429

ACCESSILBE PARKING

REQUIRED

	RATIO		TOTAL PARK'G	TOTAL REQ.
Assigned	2%	X	648	13
Van Accessible	(9'x18')			2
Standard Accessible	(9'x18')			11
			SUBTOTAL	13
Unassigned	5%	X	81	5
Van Accessible	(9'x18')			1
Standard Accessible	(9'x18')			4
			SUBTOTAL	5
			TOTAL	18

EV CHARGING STALLS

REQUIRED

RATIO		TOTAL PARK'G	TOTAL REQ.
10%	X	698	70

PARKING SUMMARY

PROVIDED PARKING

Covered			
Garage	9'-0" x 18'-0"		265
Carport	9'-0" x 18'-0"		145
Accessible Van	9'-0" x 18'-0"		2
Accessible	9'-0" x 18'-0"		10
		SUBTOTAL	422
Open			
Standard	9'-0" x 18'-0"		107
EV	9'-0" x 18'-0"		72
Accessible Van	9'-0" x 18'-0"		1
Accessible	9'-0" x 18'-0"		5
Reciprocal	9'-0" x 18'-0"		91
		SUBTOTAL	276
TOTAL			698
			1.63 RATIO

BIKE PARKING

REQUIRED

Short Term

Units	Ratio	Total
429	1/20	21
	+	1*
		22

*1 stall based required per section 16.508.12

Long Term

Units	Ratio	Total
429	1.0	429
		429

PROVIDED

Short Term	22
Long Term	429

AMENITY BUILDING AREA SUMMARY

LEVEL 1	3,883 SF
Leasing Offices, mail room, pool restrooms and equipment	
LEVEL 2	3,530 SF
Clubroom and Fitness	
TOTAL	7,413 SF

OPEN SPACE SUMMARY

Required		RATIO	UNITS	TOTAL
Common		200 SF/UNIT	429	85,800 SF
Private		60 SF/UNIT	429	25,740 SF
Provided				**TOTAL**
Common				87,300 SF
*Private				28,287 SF

*Project average private open space provide. Private open space to be minimum of 60 SF. Refer to Unit Summary for unit specific avg. areas.

GOVERNING CODES

2019 CBC, 2019 CRC, 2019 CA Mechanical Code, 2019 CA Plumbing Code, 2019 CA Electrical Code, 2019 CA Energy Code, 2019 CALGreen,
City of Vallejo Zoning Code



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TCA # 2021-074

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RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

VIEW OF POOL COURTYARD AND PASEO





1) VIEW FROM SOUTHWEST



2) VIEW FROM WEST



3) VIEW FROM NORTHWEST



4) VIEW FROM SOUTHEAST



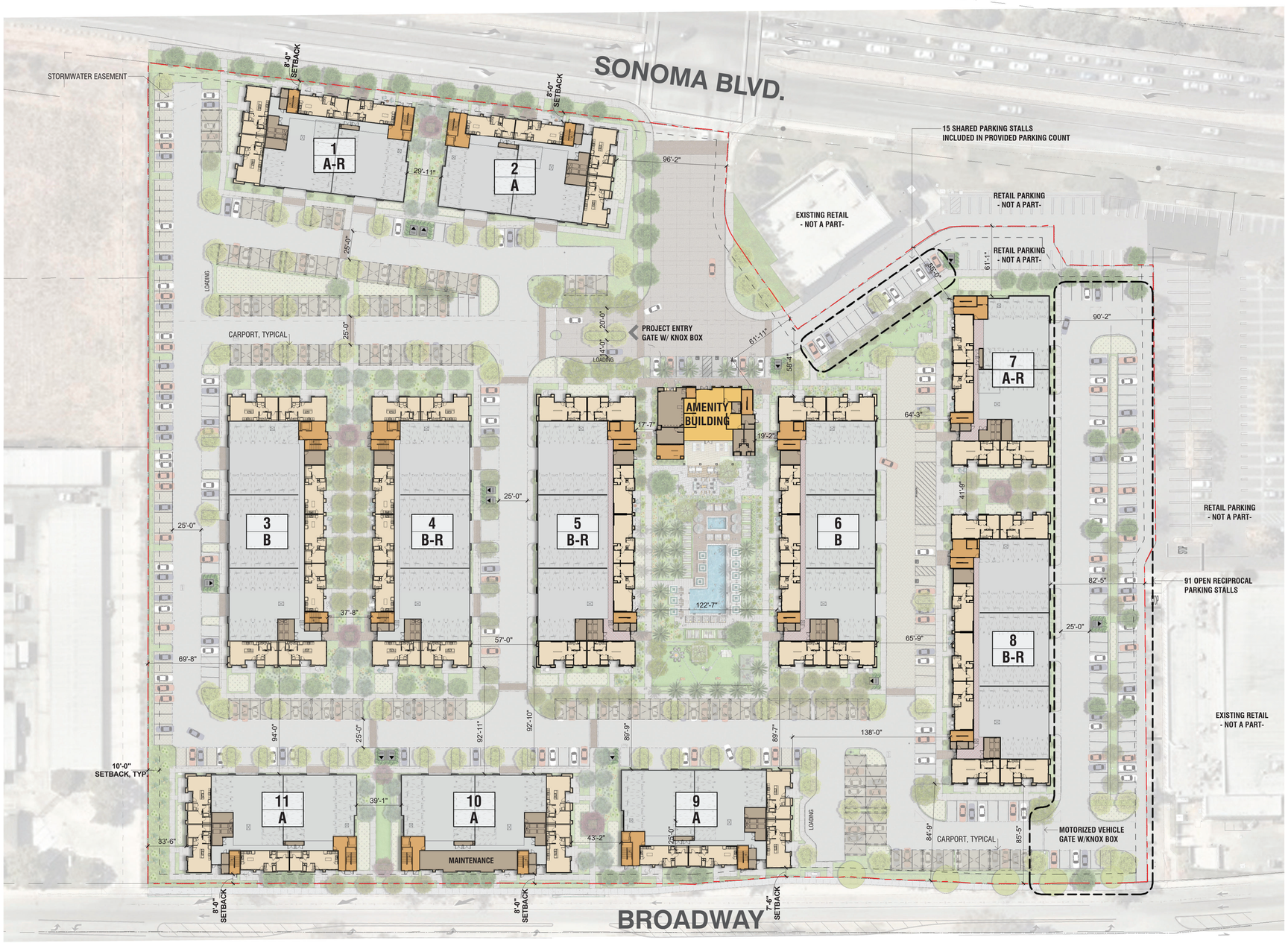
5) VIEW FROM EAST



6) VIEW FROM SOUTHEAST



KEY PLAN



BUILDING SUMMARY

BUILDING TYPE	BLDG NUMBERS	QTY IN PROJECT	UNITS PER BUILDING	TOTAL UNITS PER BLDG TYPE	NRSF PER BUILDING	*GROSS AREA PER BUILDING	NRSF PROJECT TOTAL	PROJECT TOTAL BUILDING AREA
BUILDING A	1, 2, 7, 9, 10, 11	6	31	184	30,596 SF	44,846 SF	182,042*	269,076 SF
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TOTAL		11		429			436,887 SF	627,936 SF

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BUILDING UNIT MIX

BUILDING TYPE	QTY IN PROJECT	UNIT TYPE	UNIT NRSF	QTY PER BLDG	BLDG NRSF	Project TOTAL
BUILDING A	6	A1	767	2*	1534	10
		A2	784	6	4704	36
		A3	820	6	4920	36
		A4	854	2	1708	12
		SUBTOTAL		16	12,866 SF	94
		B1	1,063	3	3189	18
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		B3	1,196	3	3588	18
		B5	1,237	3	3711	18
		B6	1,328	3	3984	18
		SUBTOTAL		15	17,730 SF	90
		BLDG TOTAL		31	30,596 SF	184
BUILDING B	5	A1	767	3	2,301	15
		A2	784	9	7,056	45
		A3	820	12	9,840	60
		A4	854	4	3,416	20
		SUBTOTAL		28	22,613 SF	140
		B3	1,196	6	7176	30
		B4	1,221	3	3663	15
		B5	1,237	3	3711	15
		B6	1,328	3	3984	15
		SUBTOTAL		15	18,534 SF	75
		C1	1,637	6	9822	30

PARKING SUMMARY

REQUIRED PARKING

# UNITS	Ratio	Total
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TOTAL				18

EV CHARGING STALLS

REQUIRED

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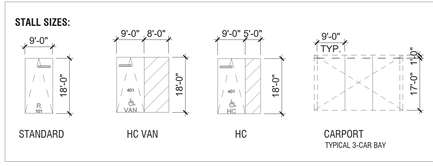
SUBTOTAL		276
TOTAL		698
		1.63 RATIO

LEGEND

X / X-R — BUILDING NUMBER
INDICATES REVERSE BUILDING BUILDING TYPE

PARKING STALL LEGEND

STALL SIZES:



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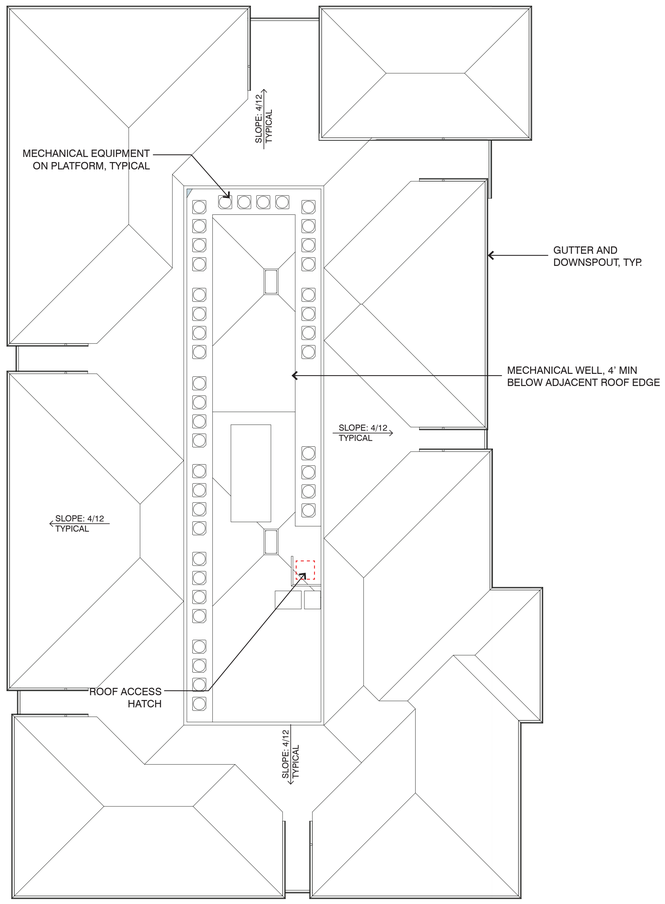
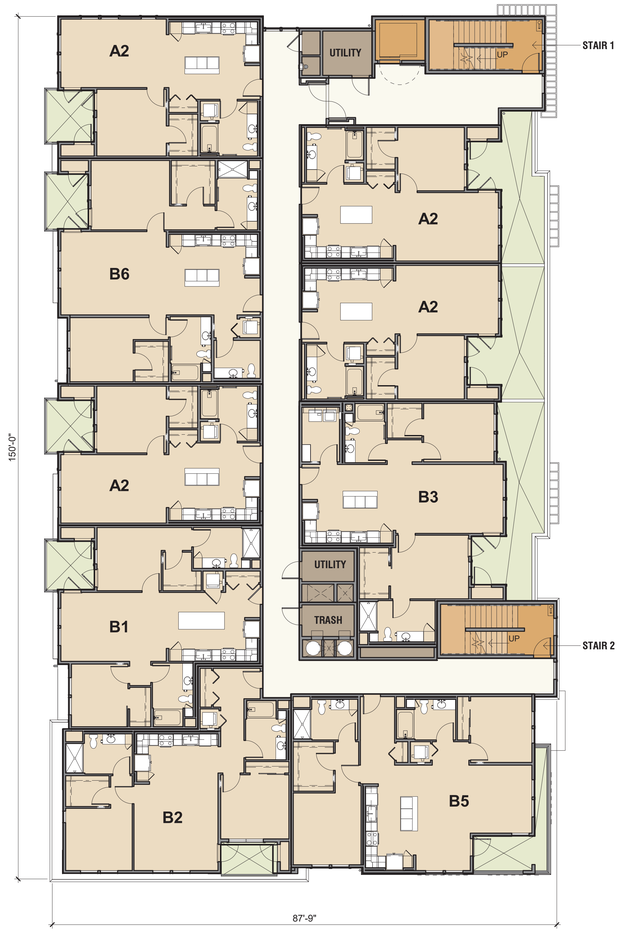
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS | RSC VALLEJO | SITE DEVELOPMENT REVIEW
MARCH 21, 2021

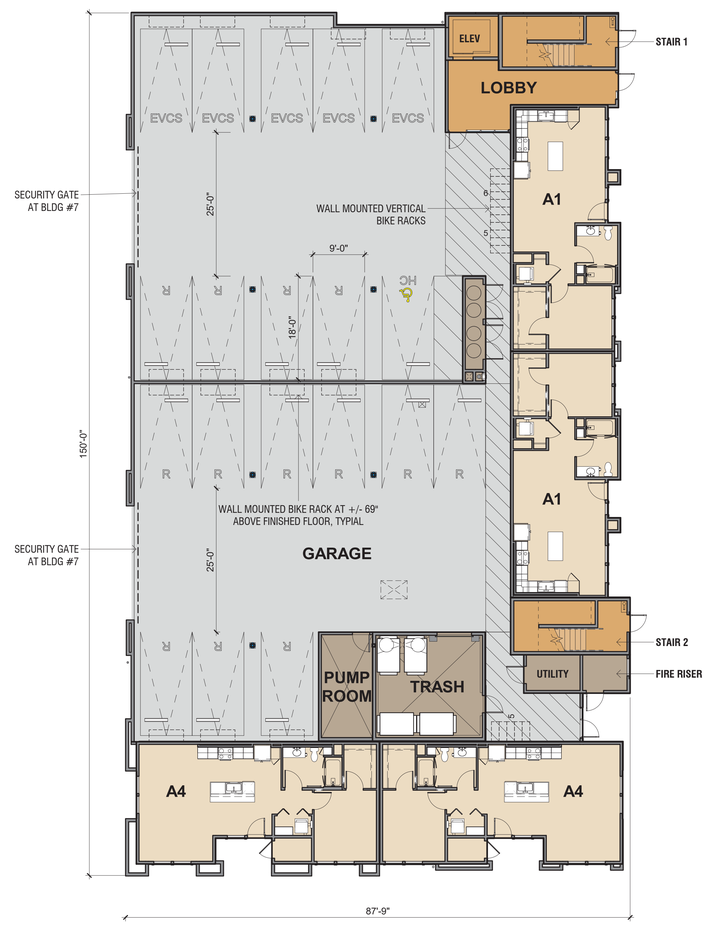
0' 40' 80' 160'



ROOF PLAN



LEVELS 2-4



LEVEL 1
29 GARAGE STALLS



FRONT



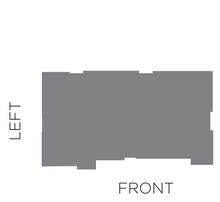
LEFT



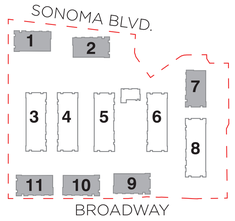
PERSPECTIVE

MATERIAL LEGEND

ST-1	STUCCO
SV-1	STONE VENEER
S-1	SMOOTH HORIZONTAL LAP SIDING
S-2	SMOOTH REVEAL PANEL
RM-1	METAL RAILING
A-1	METAL AWNING
W-1	VINYL WINDOW
R-1	ASPHALT SHINGLE ROOFING
R-2	STANDING SEAM METAL ROOFING



ELEVATION KEY MAP



SITE KEY MAP

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 8' 16' 32'

BUILDING TYPE B (BLDG NO. 1, 2, 7, 9, 10, 11)
- ELEVATIONS -

A-1.2



REAR



RIGHT



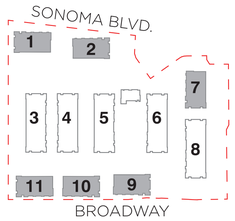
PERSPECTIVE

MATERIAL LEGEND

ST-1	STUCCO
SV-1	STONE VENEER
S-1	SMOOTH HORIZONTAL LAP SIDING
S-2	SMOOTH REVEAL PANEL
RM-1	METAL RAILING
A-1	METAL AWNING
W-1	VINYL WINDOW
R-1	ASPHALT SHINGLE ROOFING
R-2	STANDING SEAM METAL ROOFING



KEY MAP



SITE KEY MAP

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

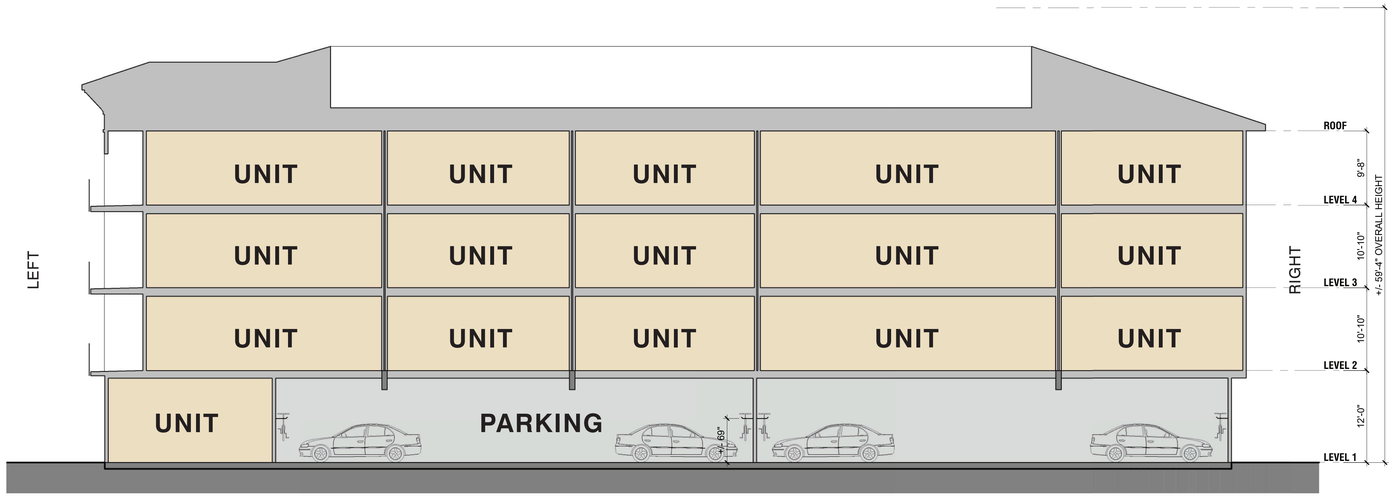
TCA ARCHITECTS

RSC VALLEJO

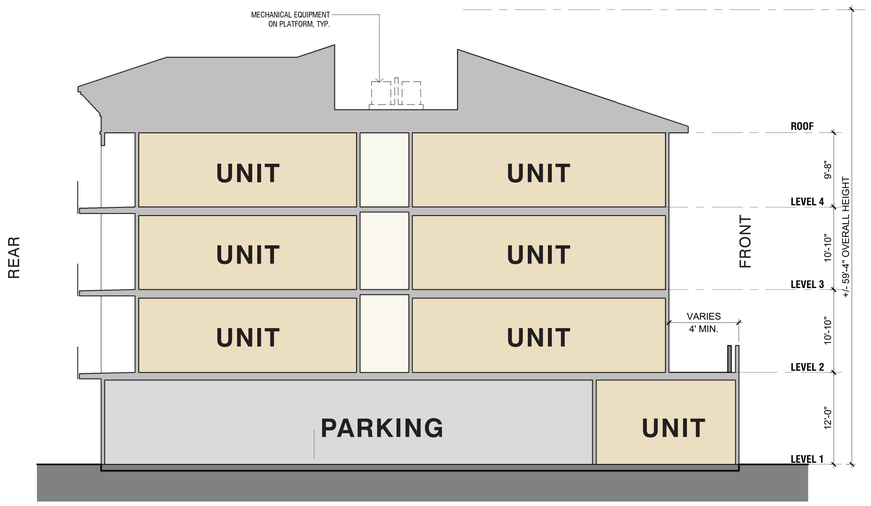
SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 8' 16' 32'

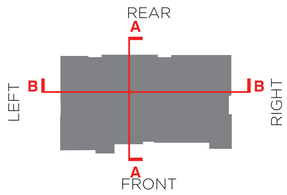
BUILDING TYPE A (BLDG NO. 1, 2, 7, 9, 10, 11)
- ELEVATIONS -



SECTION B



SECTION A



KEY MAP

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

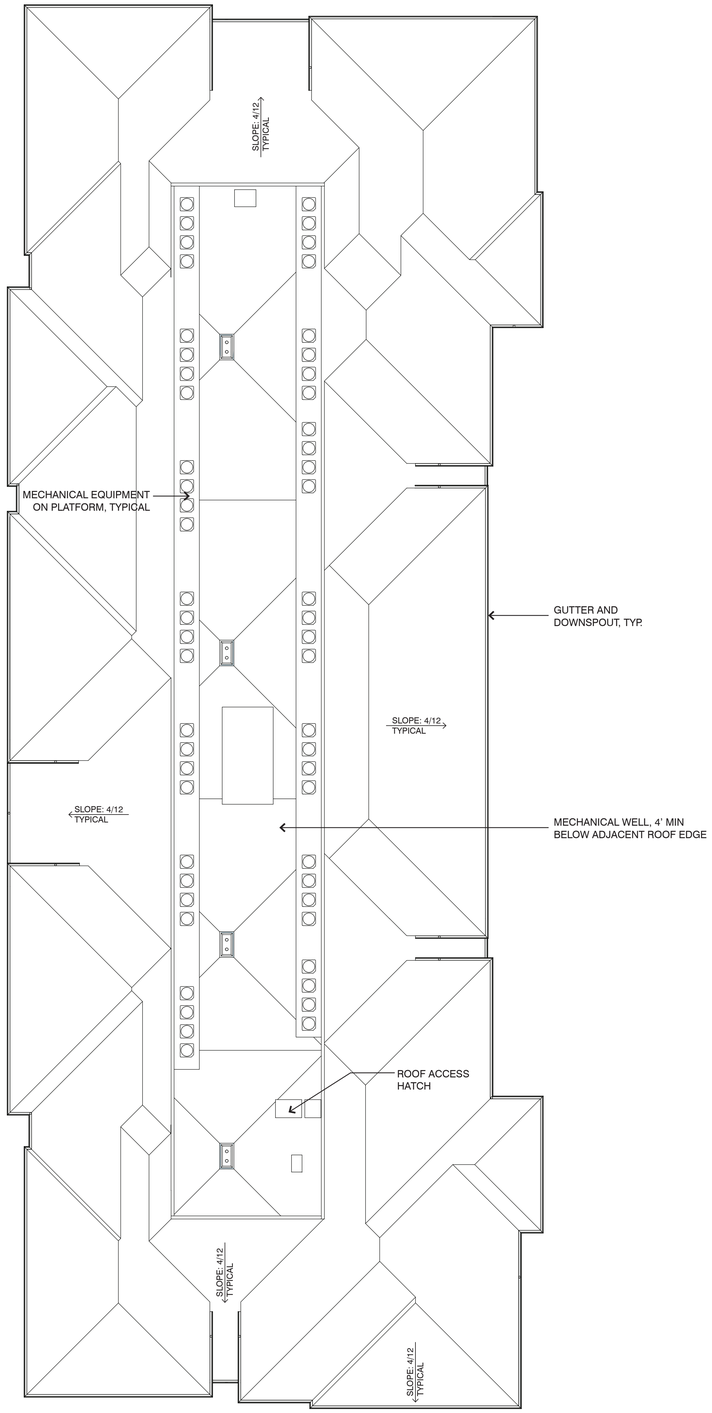
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

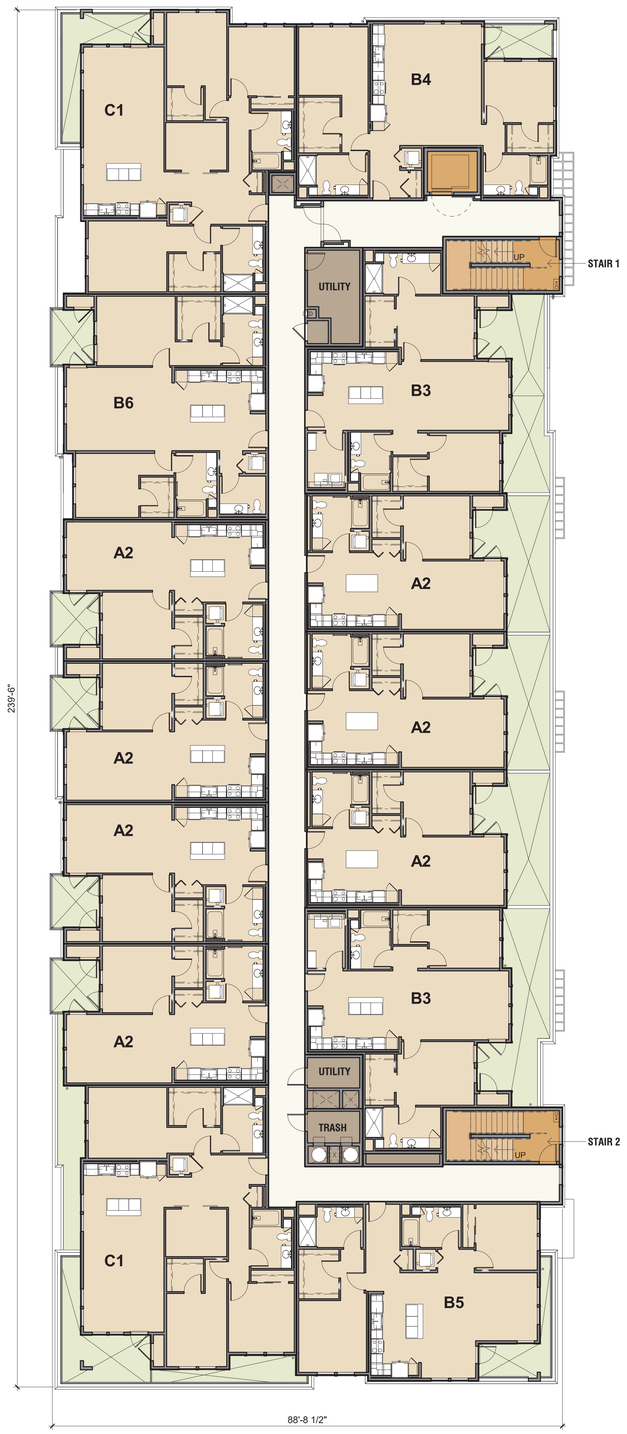
0' 8' 16' 32'

BUILDING TYPE A (BLDG NO. 1, 2, 7, 9, 10, 11)
- SECTIONS -

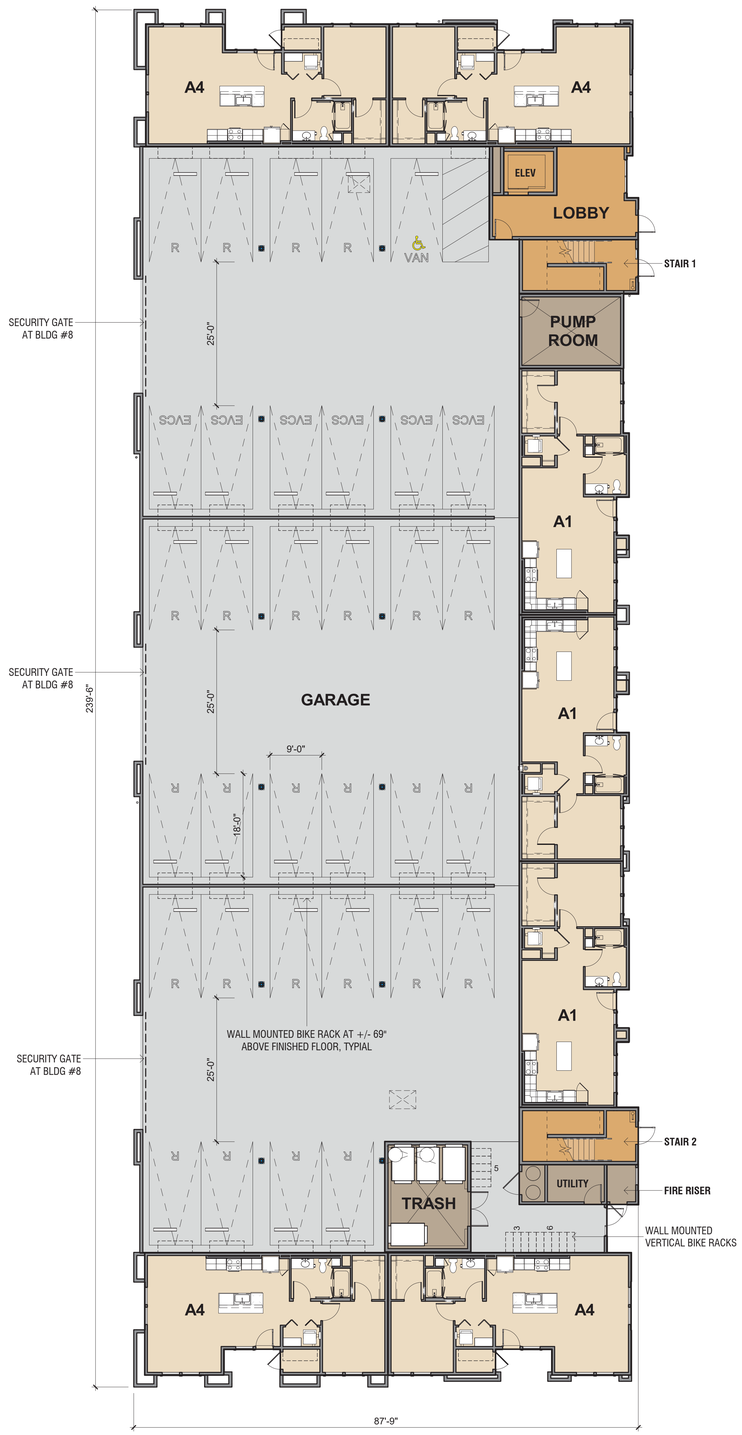
A-1.4



ROOF PLAN



LEVELS 2-4



LEVEL 1
33 GARAGE STALLS

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS | RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 8' 16' 32'

BUILDING TYPE B (BLDG NO. 3, 4, 5, 6, 8)
- FLOOR PLANS -

A-2.1



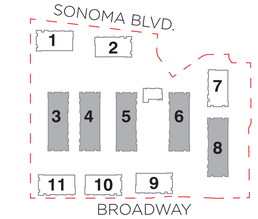
FRONT

MATERIAL LEGEND

ST-1	STUCCO
SV-1	STONE VENEER
S-1	SMOOTH HORIZONTAL LAP SIDING
S-2	SMOOTH REVEAL PANEL
RM-1	METAL RAILING
A-1	METAL AWNING
W-1	VINYL WINDOW
R-1	ASPHALT SHINGLE ROOFING
R-2	STANDING SEAM METAL ROOFING



ELEVATIONS KEY MAP



SITE KEY MAP



LEFT



PERSPECTIVE

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 8' 16' 32'

BUILDING TYPE B (BLDG NO. 3, 4, 5, 6, 8)
- ELEVATIONS -

A-2.2



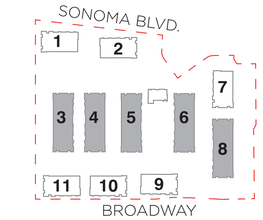
REAR

MATERIAL LEGEND

ST-1	STUCCO
SV-1	STONE VENEER
S-1	SMOOTH HORIZONTAL LAP SIDING
S-2	SMOOTH REVEAL PANEL
RM-1	METAL RAILING
A-1	METAL AWNING
W-1	VINYL WINDOW
R-1	ASPHALT SHINGLE ROOFING
R-2	STANDING SEAM METAL ROOFING



ELEVATIONS KEY MAP



SITE KEY MAP



RIGHT



PERSPECTIVE

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

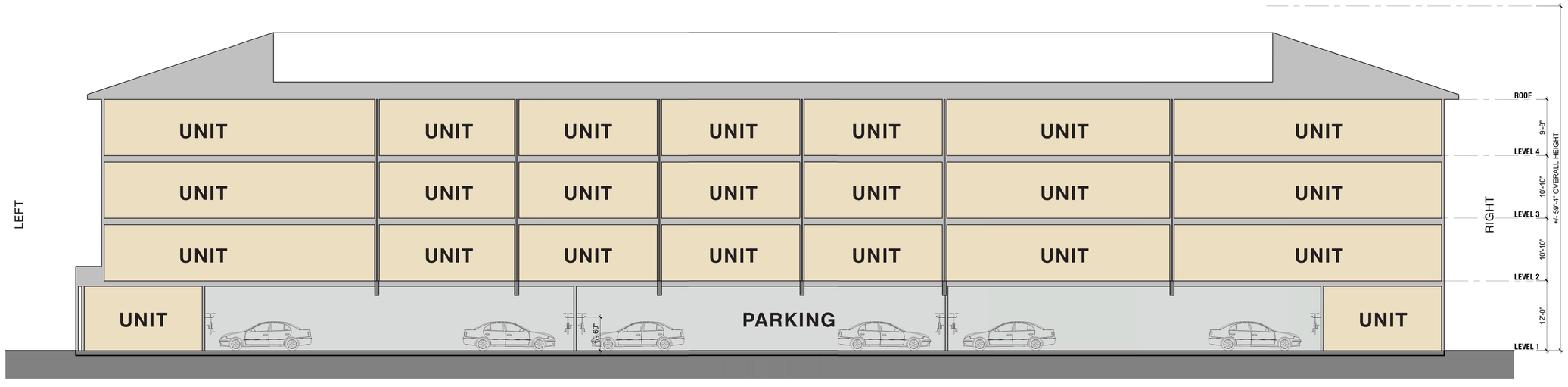
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

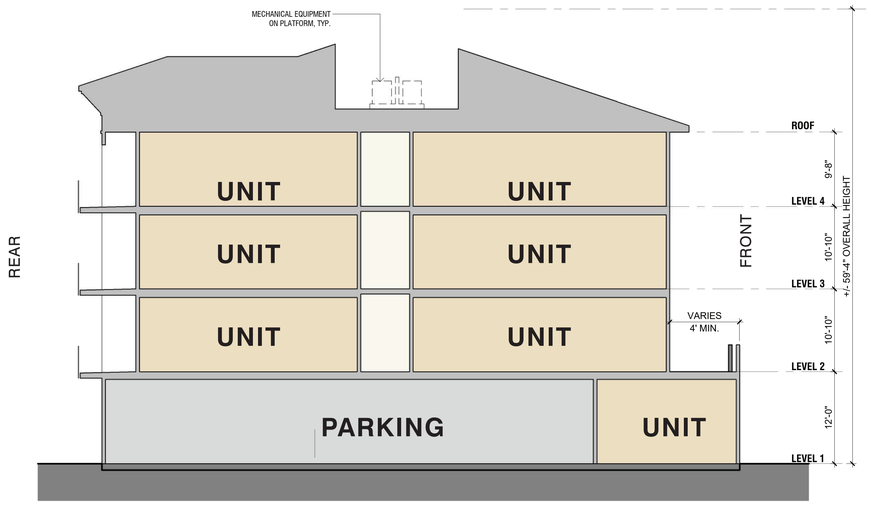
0' 8' 16' 32'

BUILDING TYPE B (BLDG NO. 3, 4, 5, 6, 8)
- ELEVATIONS -

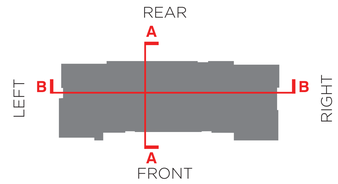
A-2.3



SECTION B



SECTION A



KEY MAP

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

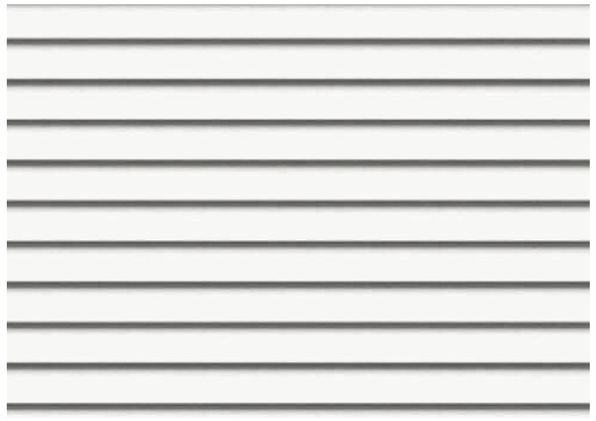
0' 8' 16' 32'

BUILDING TYPE B (BLDG NO. 3, 4, 5, 6, 8)
- SECTIONS -

A-2.4



STONE VENEER **SV-1**
CHOPLEDGE CREATIVE MINES LIGHTHOUSE OR SIM.



CEMENTITIOUS LAP SIDING **S-1**
HARDIE PLANK SMOOTH SIDING OR SIM.



CEMENTITIOUS REVEAL PANEL **S-2**
HARDIE PANEL SMOOTH REVEAL PANEL OR SIM.



STANDING SEAM METAL ROOFING **R-2**
METALSALES VERTICAL SEAM OR SIM.



ASPHALT SHINGLE ROOFING **R-1**
GAF TIMBERLINE CHARCOAL OR SIM.

EXTERIOR STUCCO **ST-1**
20/30 SAND FINISH

MATERIALS

*NOTE IMAGES ARE CONCEPTUAL AND REPRESENTATIVE OF DESIGN INTENT ONLY



PEPPERCORN SW 7674 OR SIM.



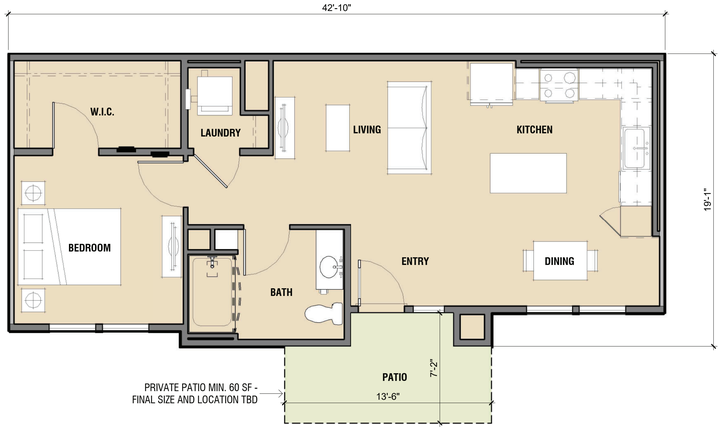
GRAY MAATTERS SW 7066 OR SIM.



PURE WHITE SW 7005 OR SIM.

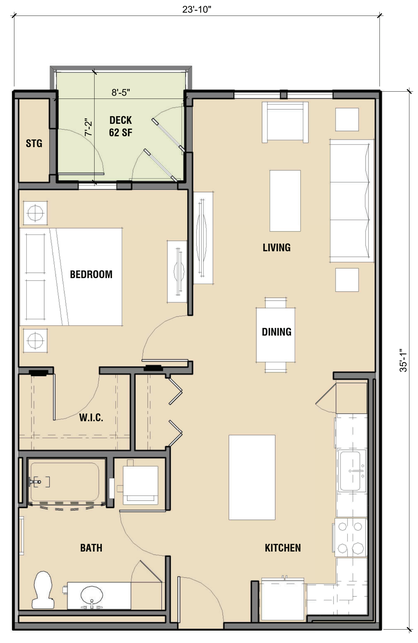
COLORS

*NOTE DIGITAL COLORS MAY NOT BE ACCURATELY REPRESENT OF REAL WORLD COLORS



UNIT A1

767 SF



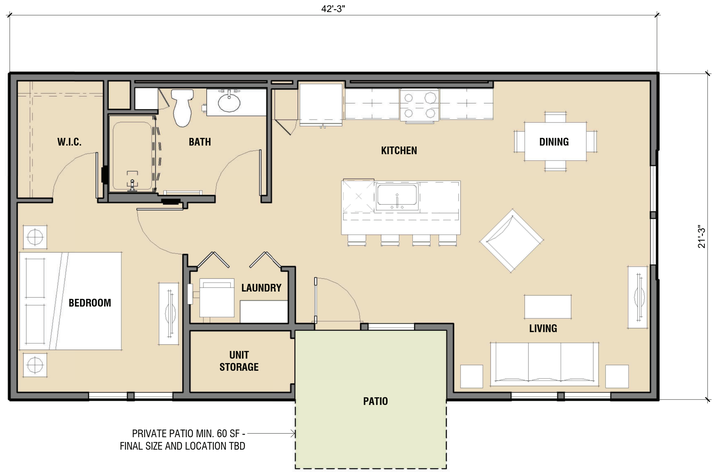
UNIT A2

784 SF



UNIT A3

820 SF



UNIT A4

954 SF

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 4' 8' 16'

ONE BEDROOM UNITS



UNIT B1

1,063 SF



UNIT B2

1,086 SF



UNIT B3

1,196 SF



UNIT B4

1,221 SF

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

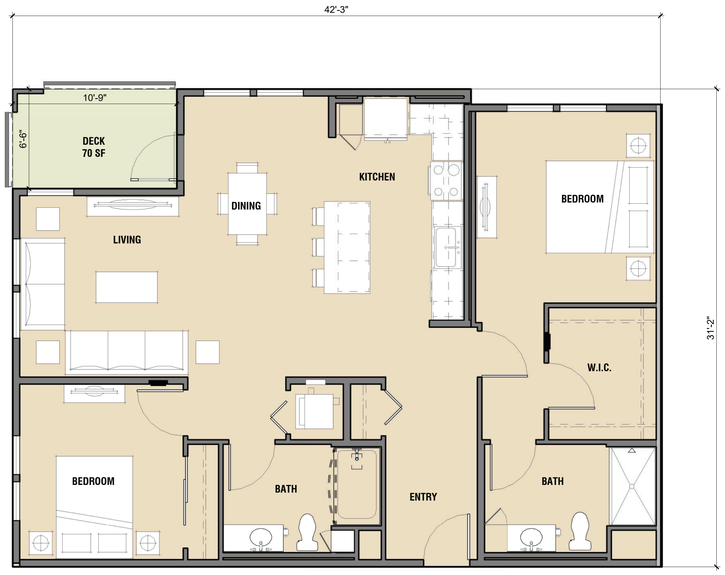
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 4' 8' 16'

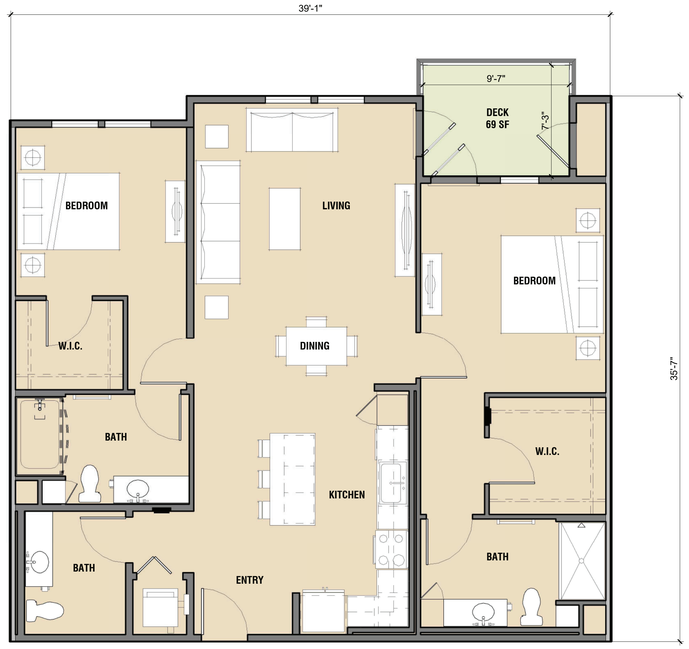
TWO BEDROOM UNIT PLANS

A-4.2



UNIT B5

1,237 SF



UNIT B6

1,328 SF



UNIT C1

1,637 SF

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

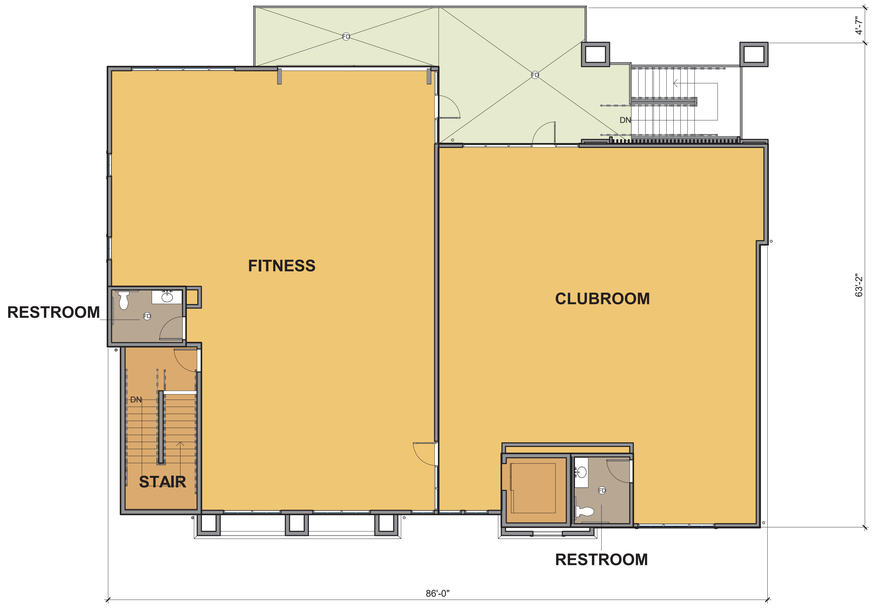
TCA ARCHITECTS

RSC VALLEJO

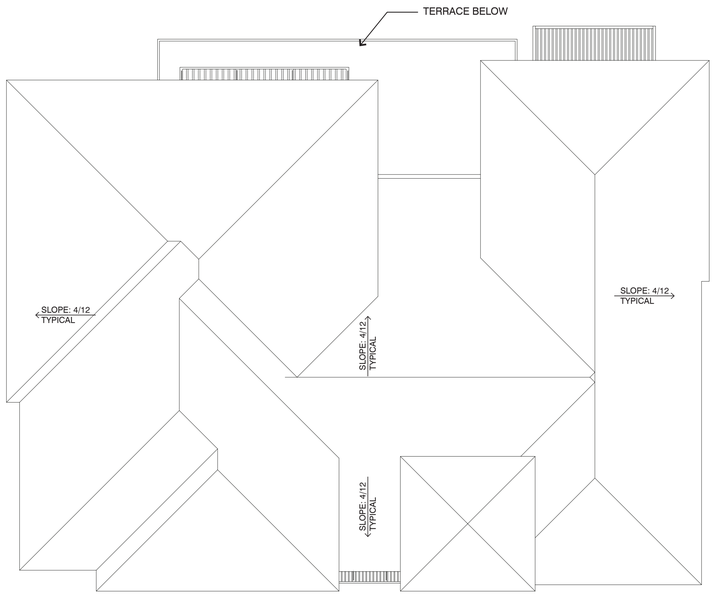
SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 4' 8' 16'

TWO & THREE BEDROOM UNIT PLANS



LEVEL 2 - FLOOR PLAN



ROOF PLAN



LEVEL 1 - FLOOR PLAN

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

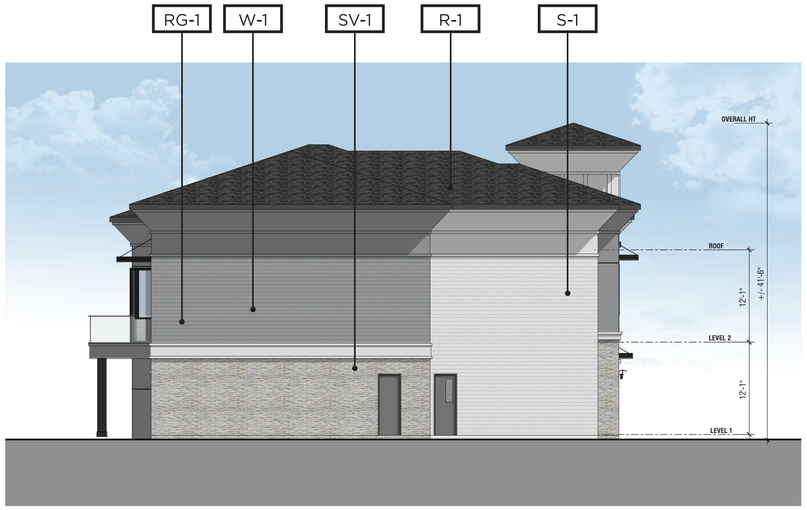
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 8' 16' 32'

AMENITY BUILDING PLANS & ROOF PLAN

A-5.1



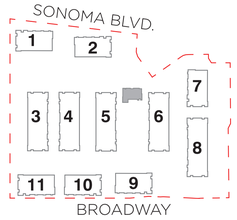
LEFT



REAR

MATERIAL LEGEND

ST-1	STUCCO
SV-1	STONE VENEER
S-1	SMOOTH HORIZONTAL LAP SIDING
S-2	SMOOTH REVEAL PANEL
RG-1	GLASS RAILING
A-1	METAL AWNING
W-1	VINYL WINDOW
SF-1	STOREFRONT WINDOW
R-1	ASPHALT SHINGLE ROOFING



SITE KEY MAP



RIGHT



FRONT



PERSPECTIVE



PERSPECTIVE

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

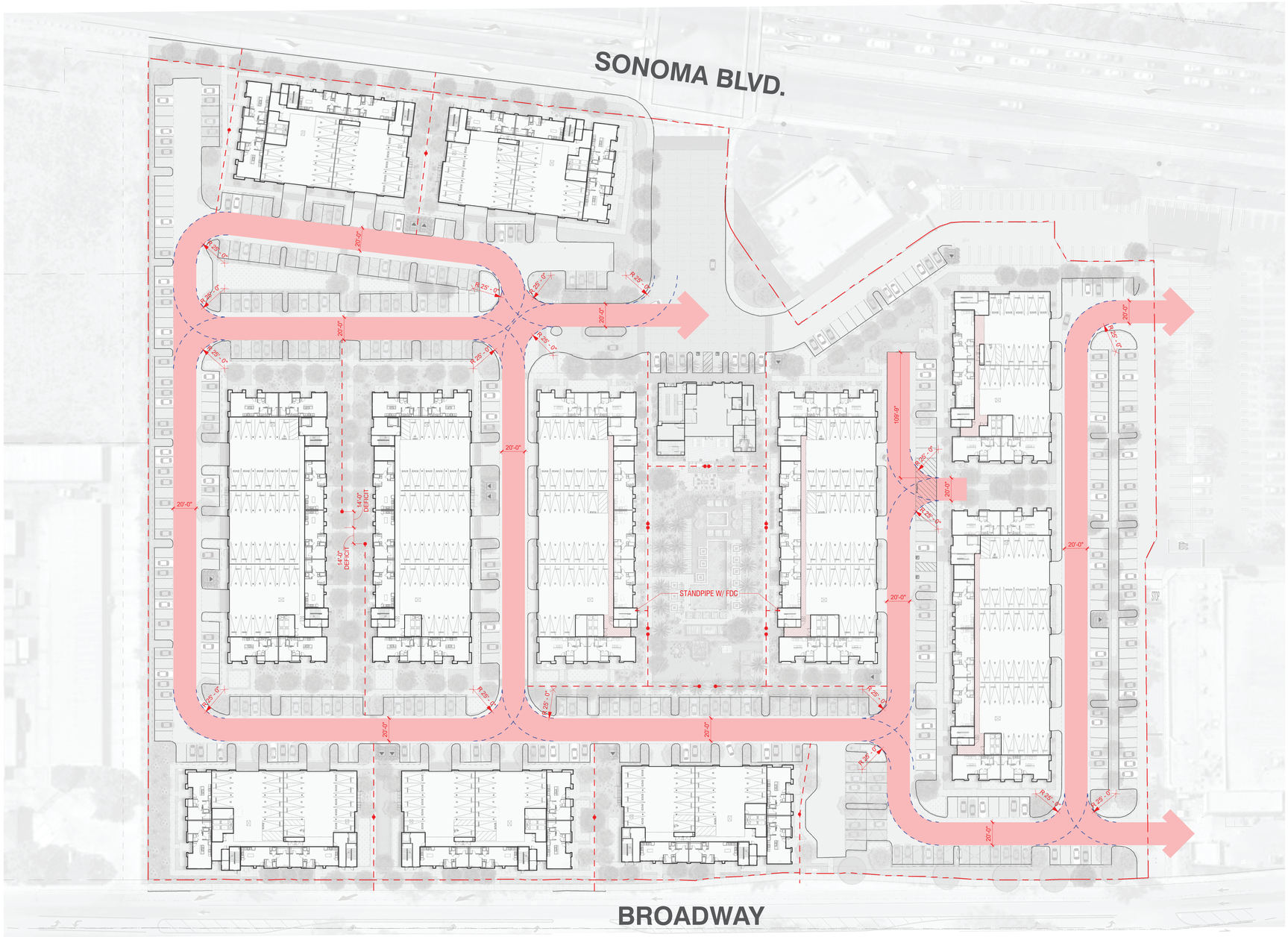
TCA ARCHITECTS

RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 8' 16' 32'

AMENITY BUILDING ELEVATIONS



LEGEND

- 20' FIRE ACCESS LAND
- FIRE APPARATUS TURNING RADIUS
- 150' MAX HOSE PULL DISTANCE

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

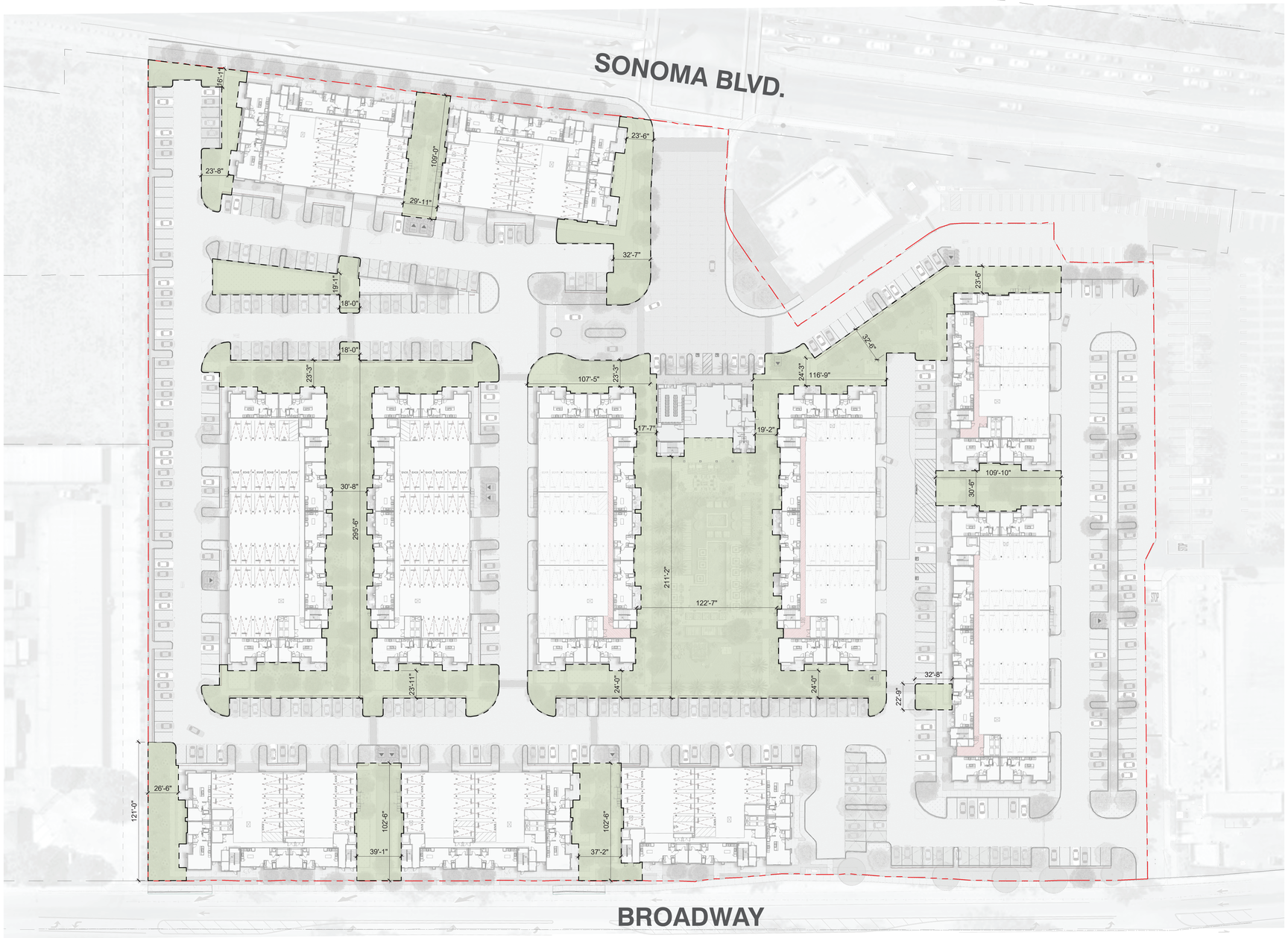
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 40' 80' 160'

FIRE ACCESS EXHIBIT

A-6.3



OPEN SPACE SUMMARY				
Required		**RATIO**	**UNITS**	**TOTAL**
Common		200 SF/UNIT	429	85,800 SF
Private		60 SF/UNIT	429	25,740 SF
Provided				**TOTAL**
Common				87,300 SF
*Private				28,287 SF
*Project average private open space provide. Private open space to be minimum of 60 SF. Refer to Unit Summary for unit specific avg. areas.				

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

TCA ARCHITECTS

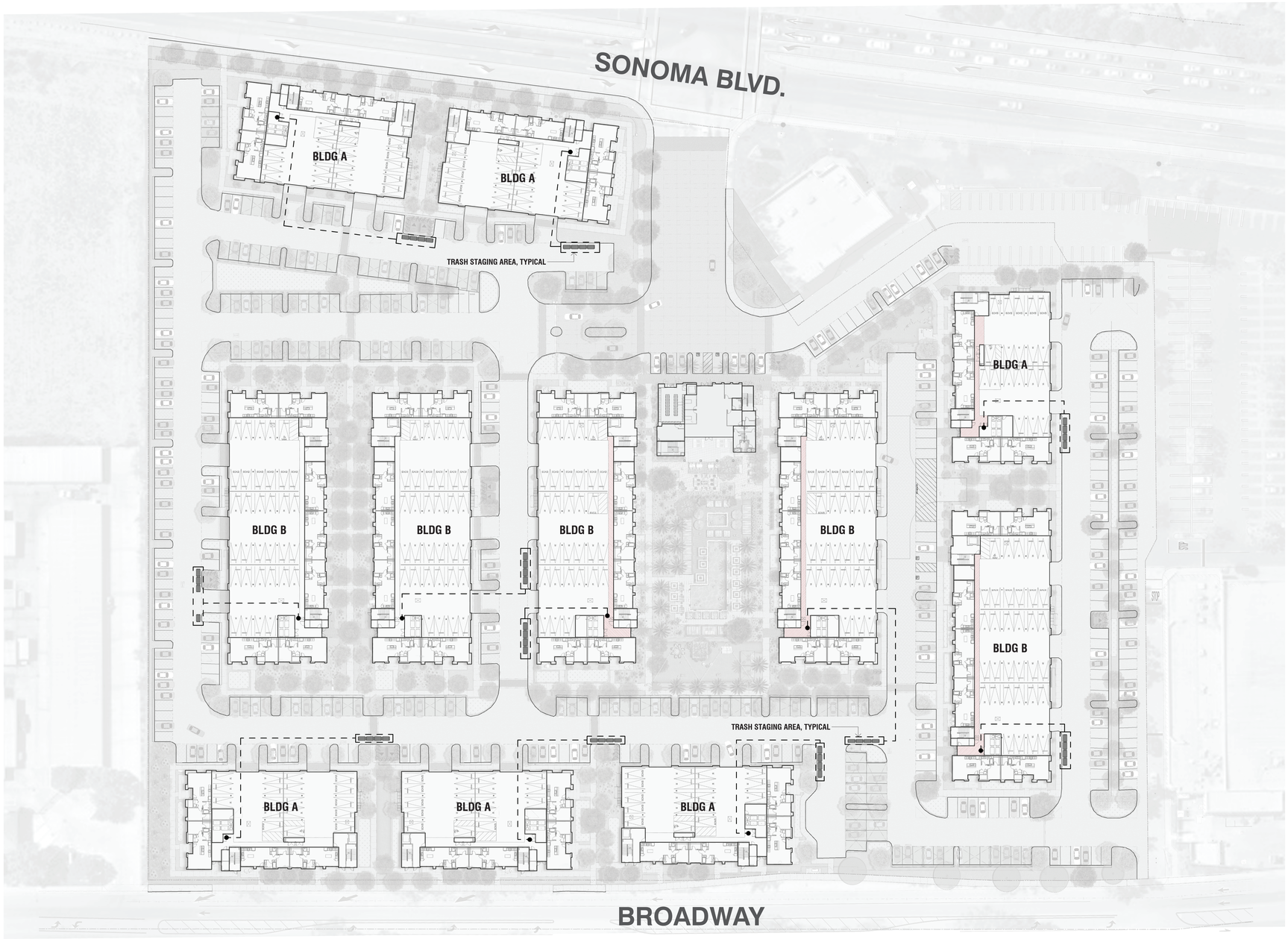
RSC VALLEJO

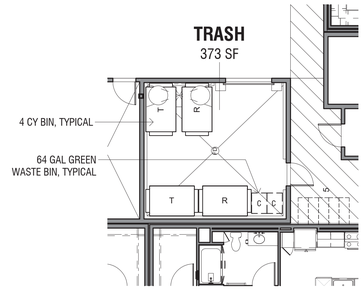
SITE DEVELOPMENT REVIEW
MARCH 21, 2021

0' 40' 80' 160'

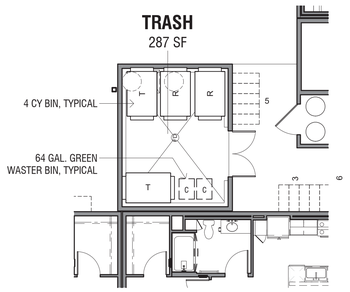
OPEN SPACE EXHIBIT

A-6.4





BLDG A - TRASH ROOM



BLDG B - TRASH ROOM

NOTES:

PROJECT WILL UTILIZE A TRASH MANAGEMENT SERVICE TO REMOVE BINS FROM BUILDING TRASH ROOMS AND STAGE AT NOTED LOCATIONS TO BE PICKED UP. AFTER PICK-UP BINS WILL BE BROUGHT BACK INTO TRASH ROOMS.



CITY OF VALLEJO NOTE:

- LANDSCAPE PLANS TO BE CONSISTENT TO SECTIONS 16.504.04 AND 16.5044.06 OF THE VMC
- LANDSCAPE SYMBOLS PROVIDED ARE SHOWN AT ESTIMATED 3RD YEAR SIZE

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 25' 50' 100'

LANDSCAPE SITE PLAN

STORM WATER TREATMENT PLANTER TYP.

BARK PARK
- low fence
- synthetic turf
- benches

PEDESTRIAN GATE

EXISTING BUS SHELTER

TRANSFORMERS - TYP
SEE SCREENING EXHIBIT ON SHEET L.7

RESIDENT VEHICULAR GATE

EXISTING TREE TO REMAIN IF NO CONFLICTS

TUBULAR STEEL PERIMETER FENCE

ENLARGED PRIVATE PATIOS - (164 S.F. TYP)

PERVIOUS PAVING TYP.

TRANSFORMERS - TYP
SEE SCREENING EXHIBIT ON SHEET L.7

BIKE RACK WITHIN PUBLIC RIGHT-OF-WAY

EXISTING BUS SHELTER

CARPORTS TYP.

PROJECT ENTRY
- decorative scored concrete

POOL COURTYARD
- see enlargment sheet L.5

MATCHLINE - SEE SHEET L.3

PAVING KEY - SEE SHEET L.4

A	LINEAR CONCRETE PAVERS	D	CONCRETE PAVERS
B	SYNTHETIC TURF	E	SCORED CONCRETE WALKWAYS
C	WOOD PORCELAIN PAVERS	F	DECORATIVE CONCRETE AT PROJECT ENTRY

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE | RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 10' 20' 40'

CONCEPTUAL LANDSCAPE PLAN - NORTH SECTION

MATCHLINE - SEE SHEET L.2

SONOMA BLVD.

BROADWAY

RESIDENT VEHICULAR GATE

BIKE RACK WITHIN PUBLIC RIGHT-OF-WAY

STORM WATER TREATMENT PLANTER TYP.

TRANSFORMERS - TYP
SEE SCREENING EXHIBIT ON SHEET L.7

PASEO w/ ACCENT TREES

CARPORT TYP.

STORM WATER TREATMENT PLANTER TYP.

UTILITY EASEMENT - NO TREES ALLOWED

PERIMETER WALL

EXISTING SELF STORAGE

PERVIOUS PAVING TYP.

1- BUILDING A

2- BUILDING A

3- BUILDING B

4- BUILDING B

5- BUILDING B

10- BUILDING A

11- BUILDING A

PAVING KEY - SEE SHEET L.4

- A LINEAR CONCRETE PAVERS
- B SYNTHETIC TURF
- C WOOD PORCELAIN PAVERS
- D CONCRETE PAVERS
- E SCORED CONCRETE WALKWAYS
- F DECORATIVE CONCRETE AT PROJECT ENTRY

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

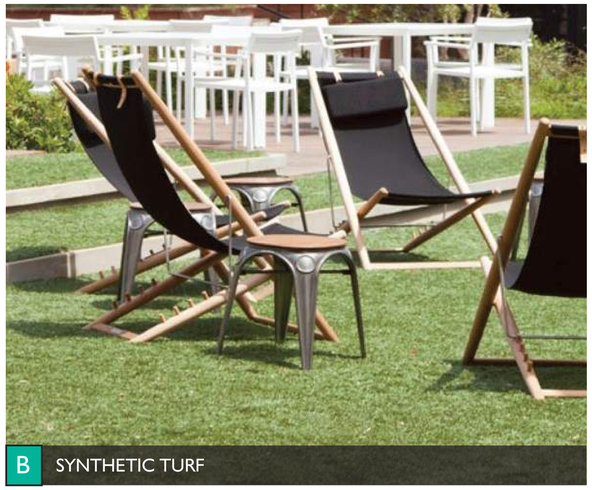
0' 10' 20' 40'

CONCEPTUAL LANDSCAPE PLAN - SOUTH SECTION

L.3



A LINEAR CONCRETE PAVERS



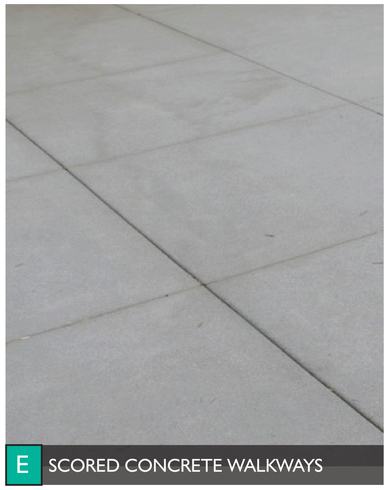
B SYNTHETIC TURF



C WOOD PORCELAIN PAVERS



D CONCRETE PAVERS



E SCORED CONCRETE WALKWAYS





POTTERY



DECORATIVE PEBBLE - SALT & PEP-



BIKE RACK



SHOT BLAST MASONRY WALL



CABANAS AT POOL



RECTANGULAR FIREPIT



ROUND FIREPIT

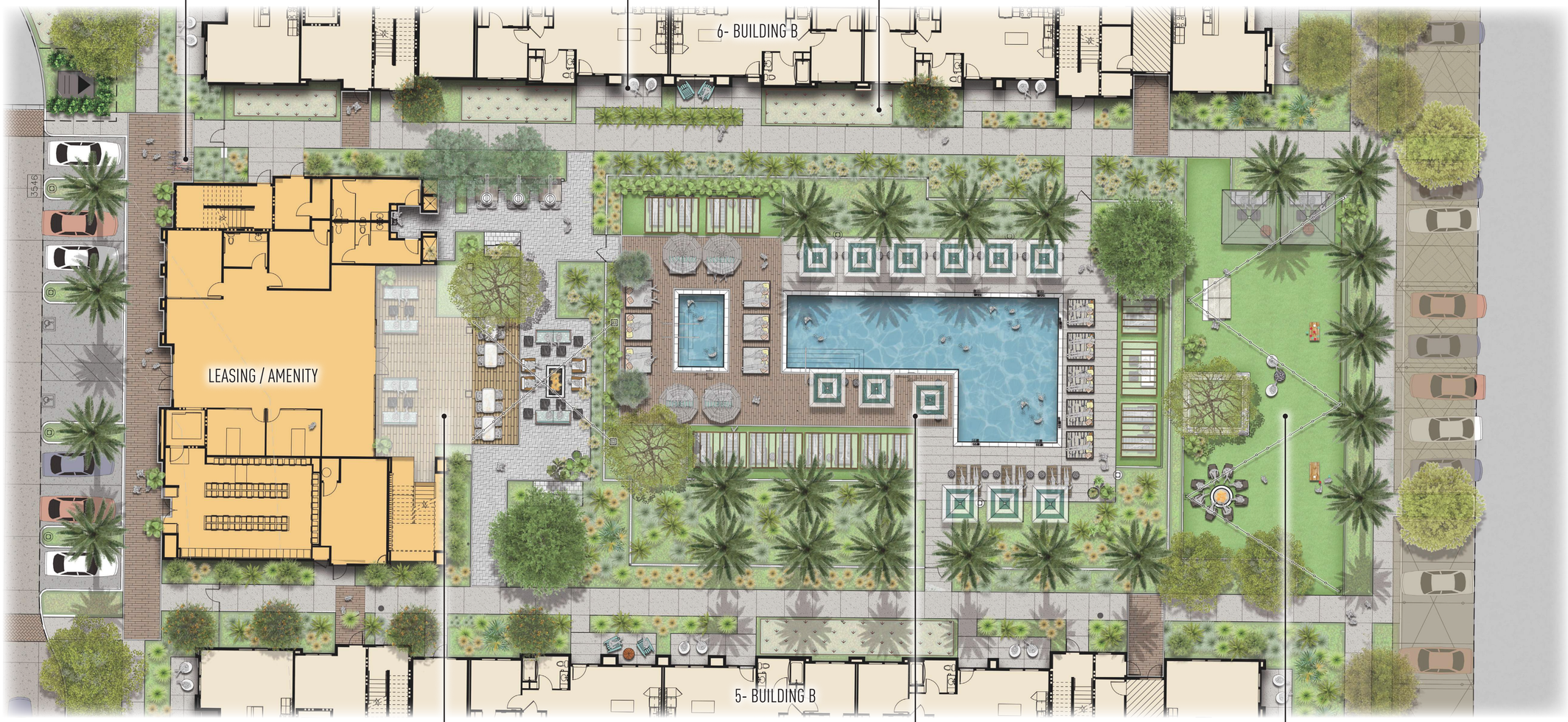


PING PONG TABLE

BIKE RACK

ENLARGED PATIOS - TYP.
- low wall and gate
- min. 7' wide
- direct access

STORM WATER TREATMENT PLANTER TYP.



THE SOCIAL
- firepit with lounge seating
- accent tree
- festival lights above
- (2) bbq counters
- dining tables
- built-in bench with arm lights
- views to pool deck

POOL DECK
- 60' long lap pool
- 10'x14' spa
- cabanas
- lawn sunning area
- chaise lounge chairs
- daybeds

THE LAWN
- synthetic turf - 2,872 s.f.
- lawn games - bocce ball, cornhole, and ping pong
- firepit with lounge chairs
- accent tree
- umbrellas with lounge seating
- festival lights

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 5' 10' 20'

POOL COURTYARD ENLARGEMENT

to existing retail

to existing retail

7- BUILDING A

8- BUILDING B

VEHICULAR GATE

EXISTING RETAIL

6- BUILDING B

LEASING

9- BUILDING A

BROADWAY

SONOMA BLVD.

MEADOWS DRIVE

MATCHLINE - SEE SHEET L.7

LEGEND

- PEDESTRIAN PATH of TRAVEL WITHIN PROJECT
- PRIVATE ACCESS TO APARTMENT HOMES
- PUBLIC PEDESTRIAN PATH
- PEDESTRIAN GATE
- LOBBY/ BUILDING ACCESS
- PUBLIC TRANSIT
- POOL GATE
- PRIVATE GATE TO APARTMENT HOMES

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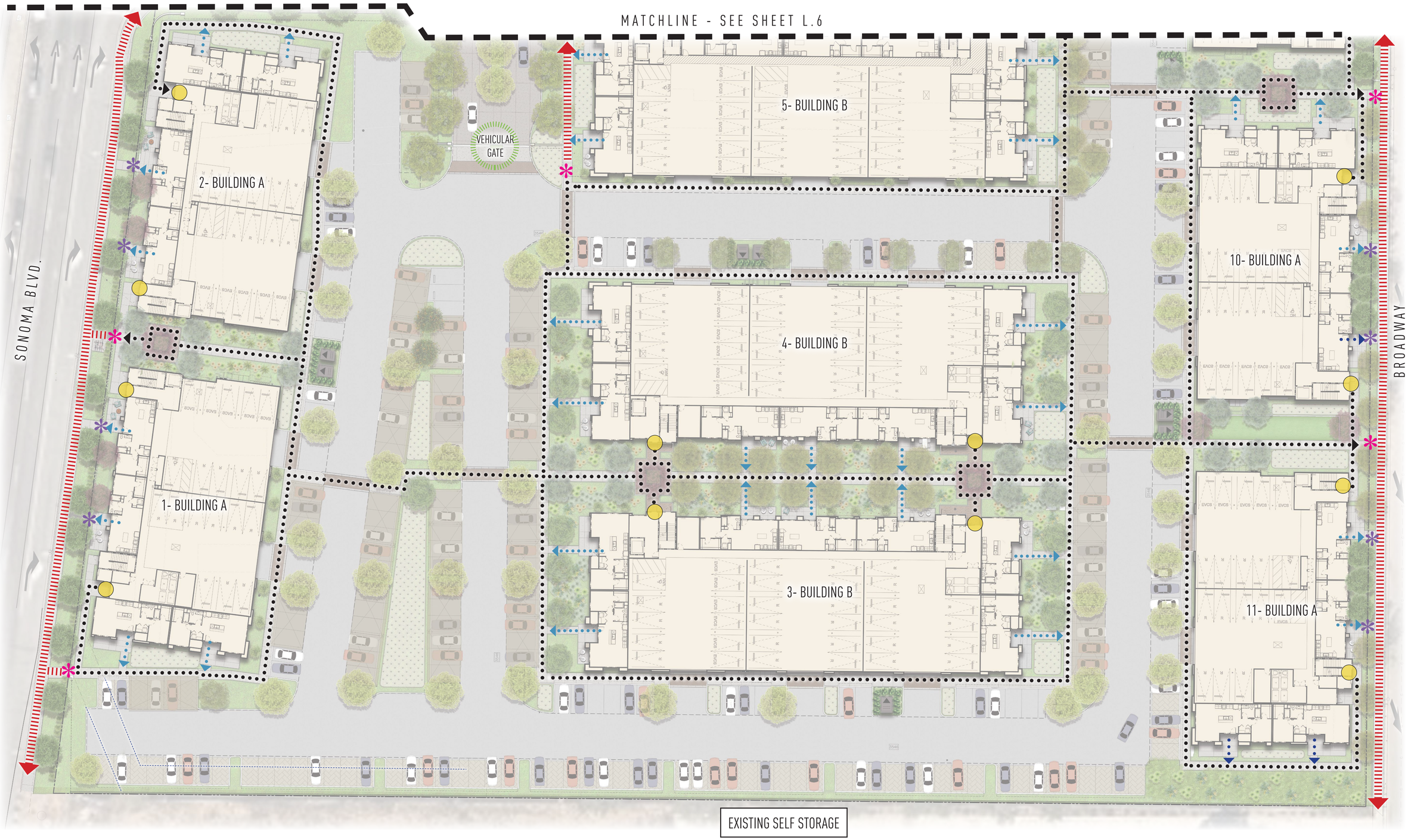
MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 10' 20' 40'

CIRCULATION PLAN - NORTH SECTION



RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 10' 20' 40'

CIRCULATION PLAN - SOUTH SECTION

LANDSCAPE DESIGN PRINCIPLES

CONCEPTUAL PLANS DEMONSTRATE THAT THIS DEVELOPMENT SATISFIES THE FOLLOWING GUIDELINES.
1. PROVIDES VISUAL SCREENING, PRIVACY, AND NATURAL SURVEILLANCE, WHERE NEEDED
2. DEFINES PEDESTRIAN PATHWAYS AND OPEN SPACE AREAS WITH LANDSCAPE MATERIALS WHERE APPROPRIATE.
3. PROVIDES FOCAL POINTS WITHIN A DEVELOPMENT, SUCH AS SPECIMEN TREES, HEDGES, FLOWERING PLANTS, AND PEDESTRIAN AMENITIES.
4. USES A COMBINATION OF PLANTS FOR YEAR-LONG COLOR AND INTEREST
5. USE LANDSCAPE TREATMENTS TO ENHANCE THE SCREENING OF OUTDOOR STORAGE AND MECHANICAL EQUIPMENT AREAS, AND ENHANCE GRADED AREAS SUCH AS EARTH BERMS

IRRIGATION CONCEPT STATEMENT

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED with SIMILAR WATERING REQUIREMENTS.
DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR and SCREENED with LANDSCAPING from PUBLIC VIEW.
IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP TYPE IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.
IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

THE IRRIGATION DESIGN SHALL COMPLY with THE CRITERIA of CITY of VALLEJO WATER CONSERVATION POLICIES and REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

A. PLANT MATERIALS SHALL BE SELECTED FOR ENERGY EFFICIENCY AND DROUGHT TOLERANCE; ADAPTABILITY AND RELATIONSHIP TO WESTLAKE VILLAGE ENVIRONMENT; COLOR, FORM and PATTERN; ABILITY TO PROVIDE SHADE; SOIL RETENTION, FIRE RESISTIVENSS, ETC. THE OVERALL LANDSCAPE PLAN SHALL BE INTEGRATED WITH ALL ELEMENTS OF THE PROJECT, SUCH AS BUILDINGS, PARKING LOTS AND STREETS, TO ACHIEVE DESIRABLE MICRO-CLIMATE AND MINIMIZE ENERGY DEMAND AND WATER USE.
B. WHERE SHRUBS OR LOW-LEVEL VEGETATION ARE USED, VEGETATIVE MATTER AT MATURITY SHALL COVER AT LEAST 75% OF ACTUAL PLANTED AREA.
C. IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPE REQUIREMENTS AND THE ARBORICULTURAL STANDARDS AND SPECIFICATIONS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE PROPERTY MANAGEMENT STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.
CONCEPT: THE SYSTEM WILL UTILIZE DRIP and BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A 'WEATHER TRAK' or 'SMART' CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS or DRIP TUBING TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

SCREENING OF UTILITY EQUIPMENT:

ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH A MINIMUM 3' WIDE PLANTING AREA. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

EXISTING TREE NOTE:

NO EXISTING TREE TO REMAIN ON-SITE DUE TO PROPOSED CONSTRUCTION. EXISTING STREET TREES ON BROADWAY TO REMAIN WHERE FEASIBLE. ALL EXISTING TREES 6" DIA. OR LARGER ON-SITE TO BE INVENTORIED. REPLACEMENT TREES FOR MITIGATION OF REMOVED TREES TO BE IDENTIFIED IN FINAL LANDSCAPE PLAN.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) NOTE

LANDSCAPE PLANS WILL ADHERE TO THE CITY OF VALLEJO WATER EFFICIENT LANDSCAPE ORDINANCE.

LINE-OF-SIGHT NOTE:

SHRUBS TO BE MAINTAINED AT MAXIMUM 24" HIGH WITHIN LINE OF SIGHT AT STREET INTERSECTIONS.

PROPOSED SHRUB LIST for COMMON AREAS

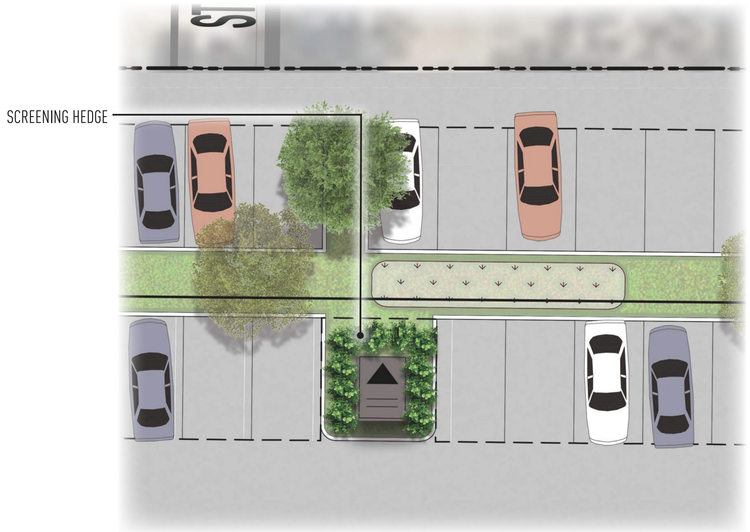
ALL PROPOSED SHRUBS will be COMPLIANT with CITY OF VALLEJO LANDSCAPE STANDARDS and GUIDELINES, CAL GREEN REQUIREMENTS FOR WATER CONSERVING and NON-INVASIVE AS DEFINED BY IPC.

SHRUBS and GROUNDCOVER			
ACACIA COGNATA ' COUSIN ITT'	RIVER WATTLE	5 GAL	Mod.
AEONIUM ARBOREUM 'ATROPURPUREUM'	TREE AEONIUM	5 GAL	Low
AGAVE ATTENUATA 'NOVA'	NOVA AGAVE	15 GAL	Low
ALOE FEROX	BITTER ALOE	15 GAL	Low
ALOE PLICATILIS	FAN ALOE	15 GAL	Low
ALOE STRIATA	CORAL ALUE	5 GAL	Low
ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL	Low
ANIGOZANTHOS x 'BUSH GOLD'	KANGAROO PAW	5 GAL	Low
ANIGOZANTHOS X 'ORANGE CROSS'	KANGAROO PAW	5 GAL	Low
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	Low
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	Low
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	Mod.
BOUGAINVILLEA x 'ROSENKA'	BOUGAINVILEA	5 GAL	Low
BUXUS MICROPHYLLA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	5 GAL	Mod.
CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	Mod.
CALLISTEMON CITRINUS 'LITTLE JOHN'	GREEN BEAUTY BOXWOOD	5 GAL	Low
CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL	Mod.
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	Mod.
CEANOTHUS IMPRESSUS 'PUGET BLUE'	SANTA BARBARA CEANOTHUS	15 GAL	Low
CRASSULA ARBORESCENS 'BLUE WAVES'	SILVER DOLLAR PLANT	5 GAL	Low
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV DIANELLA	1 GAL	Mod.
DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	5 GAL	Mod.
DIETES x 'ORANGE DROP'	FORTNIGHT LILY	5 GAL	Low
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	Low
ECHEVERIA X 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL	Low
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	Low
FESTUCA MAIREI 'GREENLEE'S FORM'	GREENLEE ATLAS FESCUE	5 GAL	Low
GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	Low
HEMEROCALLIS X 'STARBURST'	EVERGREEN DAYLILY	5 GAL	Mod.
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	Low
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	Low
KNIPHOFIA UVARIA 'MALIBU YELLOW'	MALIBU YELLOW TORCH LILY	5 GAL	Low
LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL	Low
LEUCADENDRON X 'SAFARI SUNSET'	CONEBUSH	15 GAL	Low
LIGUSTRUM TEXANUM (COLUMNS)	TEXAS PRIVET	15 GAL	Mod.
LIRIOPE GIGANTEA	GIANT LILY TURF	5 GAL	Mod.
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	Mod.
LOMANDRA L. 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	5 GAL	Mod.
MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	Mod.
OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	15 GAL	Low
PHILODENDRON SELLOUM	SPLIT LEAF PHILODENDRON	5 GAL	Mod.
PHILODENDRON X 'XANADU'	PHILODENDRON	5 GAL	Mod.
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	Low
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	TAWHIWHI	15 GAL	Mod.
PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	Mod.
PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	Low
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL	Low
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	Low
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	Low
ROSA X 'RED CARPET'	CARPET ROSE	5 GAL	Mod.
ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	Low
SENECIO M. 'BLUE CHALK STICKS'	SENECIO	1 GAL	Low
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	Low
STACHYS BYZANTINA	LAMB'S EAR	1 GAL	Low
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	Mod.
WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	COAST WESTRINGIA	15 GAL	Low
PER CONTRA COSTA CO. C.3 TECHNICAL GUIDEBOOK			
ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	Low
BOUTELOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA	1 GAL	Low
CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	PLUGS	Low
CEANOTHUS G. H. 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	Low
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	Low
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	Low
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	Mod.
MAHONIA REPENS	CREEPING BARBERRY	1 GAL	Low
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	Low
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	MUHLY GRASS	5 GAL	Low
PENSTEMON EATONII	FIRECRACKER PENSTEMON	5 GAL	Mod.
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL	Low

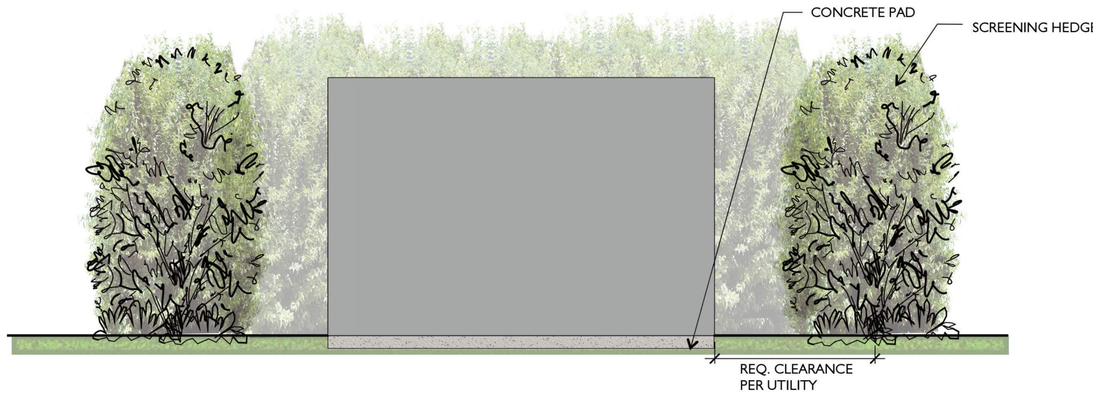
PROPOSED TREE LIST

ALL PROPOSED TREES will be COMPLIANT with CITY OF VALLEJO MUNICIPAL CODE CHAPTER 16.504 & LANDSCAPE STANDARDS and GUIDELINES, CAL GREEN REQUIREMENTS FOR WATER CONSERVING and NON-INVASIVE AS DEFINED BY IPC.

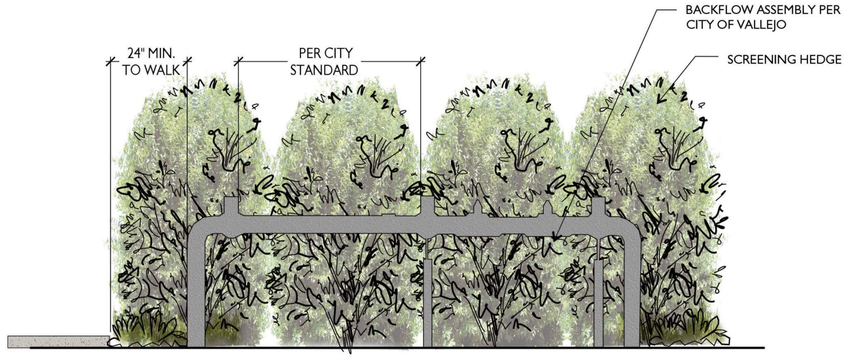
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SONOMA BLVD. LANDSCAPE SETBACK:			
DOMINANT STREET TREE: PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR SPACE 30' O.C.	24" BOX	Mod.
BACKGROUND TREE: QUERCUS VIRGINIANA	SOUTHERN LIVE OAK BETWEEN PEAR TREES	24" BOX	Low
BACKGROUND TREE: CERCIS OCCIDENTALIS	WESTERN REDBUD SMALL GROUPINGS	24" BOX	Low
EXISTING TREES: SEQUOIA SEMPERVIRENS	COAST REDWOOD SMALL GROUPINGS	EXT'G.	Mod.
BROADWAY LANDSCAPE SETBACK			
DOMINANT STREET TREE: PLATANUS ACERIFOLIA	PLANE TREE PROTECT EXISTING	EXT'G.	Mod.
BACKGROUND TREE: SEQUOIA SEMPERVIRENS	COAST REDWOOD PROTECT EXISTING	EXT'G.	Mod
BACKGROUND TREE: CERCIS OCCIDENTALIS	WESTERN REDBUD SMALL GROUPINGS	24" BOX	Low
ENTRY DRIVE (south-side only)			
DOMINANT TREE: LAGERSTROEMIA HYBRID	CRAPE MYRTLE 20' O.C.	24" BOX	Mod.
POOL COURTYARD and LEASING PARKING			
PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM DIAMOND CUT TRUNK	18' B.T.H. MATCH	Mod.
ACCENT: OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE MULTI-TRUNK	48" BOX	Mod.
BACKGROUND TREE: LAURUS NOBLIS 'SARATOGA'	SWEET BAY COLUMNS	24" BOX	Low
BACKGROUND TREE: MAGNOLIA 'LITTLE GEM'	SOUTHERN MAGNOLIA LOW BRANCHING	24" BOX	Mod.
COMMON AREA LANDSCAPE			
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	Mod.
ARBUTUS x 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	Low
BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	24" BOX	Mod.
AGONIS FLEXUOSA	PEPPERMINT TREE	36" BOX	Mod.
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	Low
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	Mod.
MAGNOLIA G. 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	36" BOX	Mod.
QUERCUS SHUMARDII	SHUMARDS RED OAK	24" BOX	Mod.
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	Low
COLUMNAR TREES SITEWIDE (NO CLOSER THAN 6' FROM BLDG.)			
CERCIS 'FOREST PANSY'	EASTERN REDBUD LOW BRANCHING	24" BOX	Mod.
HETEROMELES ARBUTIFOLIA	TOYON - SHRUB FORM	24" BOX	Low
LAURUS N. 'SARATOGA'	SWEET BAY - COLUMNAR	24" BOX	Low
PITTOSPORUM T. 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	24" BOX	Medium
PRUNUS LAUROCERASUS	ENGLISH LAUREL - COLUMNAR	15 GAL.	Medium



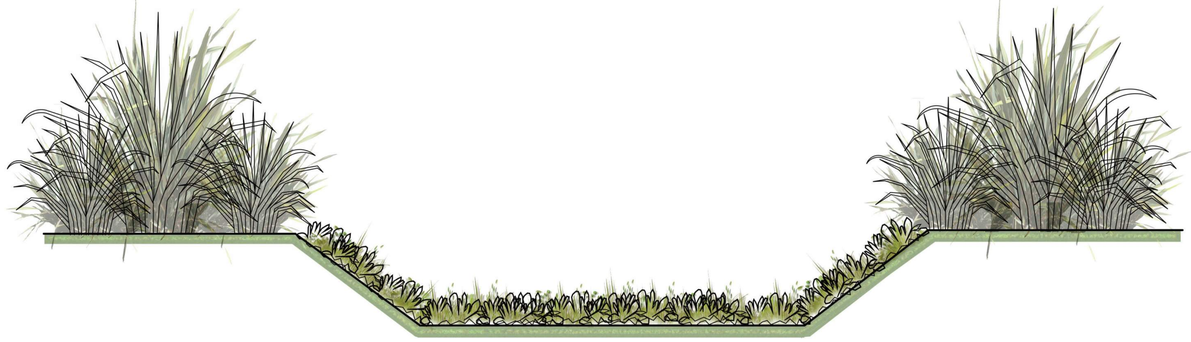
TYP. TRANSFORMER SCREENING PLAN VIEW



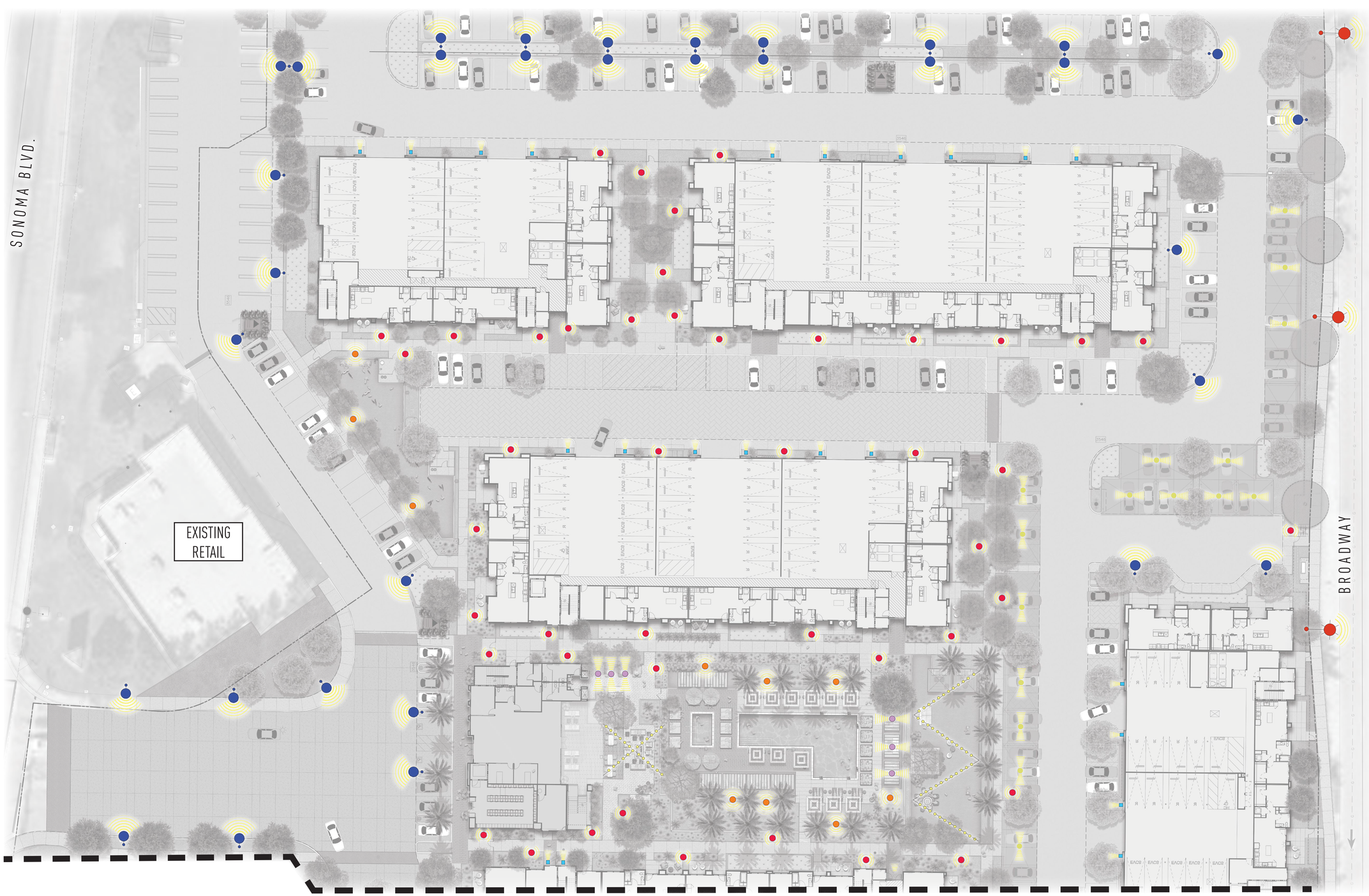
TYP. SECTION AT TRANSFORMER SCREENING



TYP. SECTION AT UTILITY SCREENING



TYP. SECTION AT C.3 BIO-SWALE
locations to be determined by civil engineer



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:	SYMBOL	TYPE/TECHNIQUE:	LOCATION:	SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT	PRIVATE STREET		RECESSED LOUVER LIGHTS	WALL MOUNTED		DOWNLIGHT	MOUNTED ON CARPORTS
	THEME POLE LIGHT			OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES. MINIMUM 12' ABOVE FINISH SURFACE		WALL MOUNTED	ON GARAGE/BUILDING
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL		PENDENT LIGHT	MOUNTED ON ARM		SIGN LIGHT	AT MONUMENT SIGNS

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

STREET LIGHT

PER CITY OF VALLEJO STANDARD. LIGHTS TO BE PEDESTRIAN SCALE NOT TO EXCEED 14 FEET IN HEIGHT. LIGHTS TO INCLUDE ATTACHMENTS FROM WHICH TO HANG BANNERS.

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VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 10' 20' 40'

CONCEPTUAL LIGHTING PLAN - NORTH SECTION

MATCHLINE - SEE SHEET L.8



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:	SYMBOL	TYPE/TECHNIQUE:	LOCATION:	SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT	PRIVATE STREET		RECESSED LOUVER LIGHTS	WALL MOUNTED		DOWNLIGHT	MOUNTED ON CARPORTS
	THEME POLE LIGHT			OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES. MINIMUM 12' ABOVE FINISH SURFACE		WALL MOUNTED	ON GARAGE/BUILDING
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MARCH 18, 2022

0' 10' 20' 40'

CONCEPTUAL LIGHTING PLAN - SOUTH SECTION

SONOMA BLVD.

PEDESTRIAN GATE

PEDESTRIAN GATE

PEDESTRIAN GATE

VEHICULAR GATE

PEDESTRIAN GATE

EXISTING RETAIL

PEDESTRIAN GATE

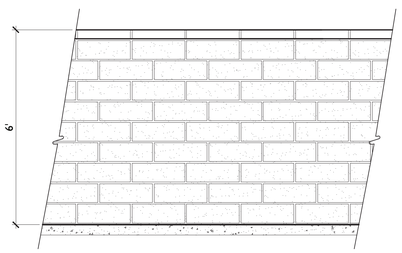
PEDESTRIAN GATE

PEDESTRIAN GATE

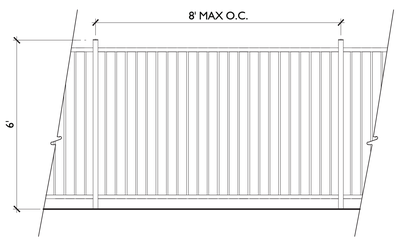
BROADWAY

PRIVATE GATE

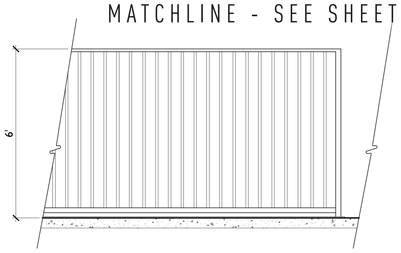
MATCHLINE - SEE SHEET L.11



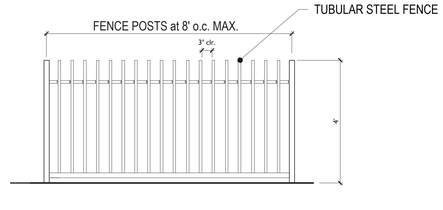
1 SHOT BLAST BLOCK ACCENT WALL
6' HIGH



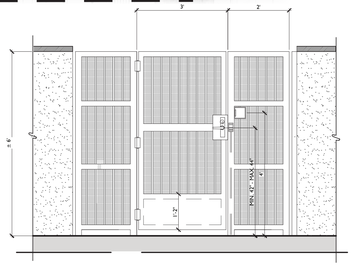
2 TUBULAR STEELPERIMETER FENCE
6' HIGH



3 TUBULAR STEEL POOL ENCLOSURE
6' HIGH



4 4' DOG PARK FENCE
4' HIGH



5 6' TUBULAR STEEL GATE
6' HIGH

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 10' 20' 40'

WALL and FENCE PLAN - NORTH SECTION

MATCHLINE - SEE SHEET L.10

SONOMA BLVD.

BROADWAY

PEDESTRIAN GATE

VEHICULAR GATE

PEDESTRIAN GATE

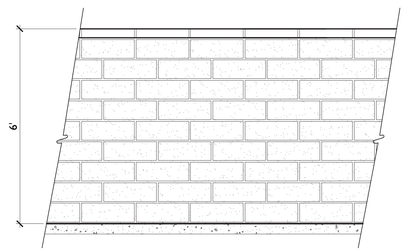
PRIVATE GATE

PEDESTRIAN GATE

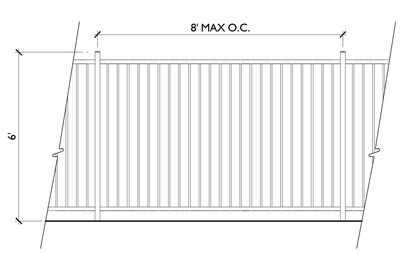
PRIVATE GATE

PEDESTRIAN GATE

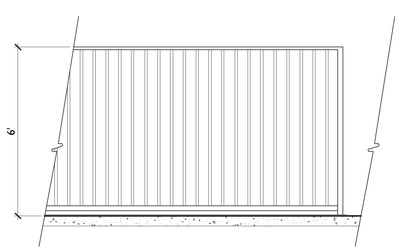
PRIVATE GATE



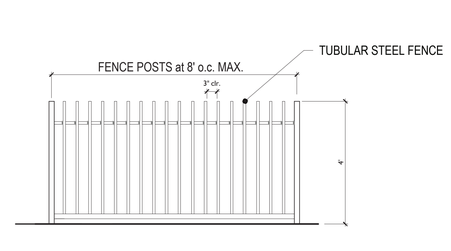
1 SHOT BLAST BLOCK ACCENT WALL
6' HIGH



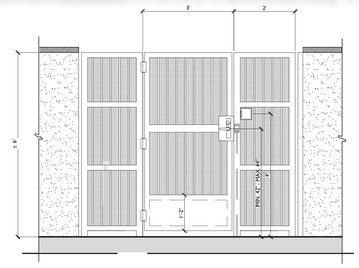
2 TUBULAR STEELPERIMETER FENCE
6' HIGH



3 TUBULAR STEEL POOL ENCLOSURE
6' HIGH



4 4' DOG PARK FENCE
4' HIGH



5 6' TUBULAR STEEL GATE
6' HIGH

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

MJS LANDSCAPE ARCHITECTURE

RSC VALLEJO

SCHEMATIC DESIGN
MARCH 18, 2022

0' 10' 20' 40'

WALL and FENCE PLAN - SOUTH SECTION

L.13

| | | |

SITE LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	MANUFACTURER SPECS	DESCRIPTION	MOUNTING	LAMP INFO	LAMP TYPE CATEGORY PER C.O.V PART V TABLE 16.506.A	LUMEN FACTOR PER C.O.V PART V 16.506.04(J)1,2,3	TOTAL COUNT IN PROJECT	TOTAL LUMENS (SHIELDED)	TOTAL LUMENS (UNSHIELDED)
S1A	A	LITHONIA LIGHTING # DSXO-LED-P1-30K-T3M-MVOLT	POLE MOUNTED AREA LIGHTING TYPE 3 OPTICS TEXTURED BLACK – DIMMABLE	17'-0" AFG TO TOP OF FIXTURE –	38W LED 3000K 4376 LUMENS	CLASS '2' CATEGORY 'F'	100% 4376 LUMENS	7	30632	
S1B	B	LITHONIA LIGHTING # DSXO-LED-P1-30K-T3M-MVOLT-HS	POLE MOUNTED AREA LIGHTING TYPE 3 OPTICS WITH HOUSE SIDE SHIELD TEXTURED BLACK – DIMMABLE	17'-0" AFG TO TOP OF FIXTURE –	38W LED 3000K 4376 LUMENS	CLASS '2' CATEGORY 'F'	100% 4376 LUMENS	9	39384	
S1C	C	LITHONIA LIGHTING # DSXO-LED-P1-30K-T4M-MVOLT	POLE MOUNTED AREA LIGHTING TYPE 4 OPTICS TEXTURED BLACK – DIMMABLE	17'-0" AFG TO TOP OF FIXTURE –	38W LED 3000K 4281 LUMENS	CLASS '2' CATEGORY 'F'	100% 4281 LUMENS	3	12843	
S1D	D	LITHONIA LIGHTING # DSXO-LED-P1-30K-T4M-MVOLT-HS	POLE MOUNTED AREA LIGHTING TYPE 4 OPTICS WITH HOUSE SIDE SHIELD TEXTURED BLACK – DIMMABLE	17'-0" AFG TO TOP OF FIXTURE –	38W LED 3000K 4281 LUMENS	CLASS '2' CATEGORY 'F'	100% 4281 LUMENS	9	38529	
S1E	E	LITHONIA LIGHTING # DSXO-LED-P1-30K-T5W-MVOLT	POLE MOUNTED AREA LIGHTING TYPE 5 OPTICS TEXTURED BLACK – DIMMABLE	17'-0" AFG TO TOP OF FIXTURE –	38W LED 3000K 4576 LUMENS	CLASS '2' CATEGORY 'F'	100% 4576 LUMENS	7	32032	
S2		LITHONIA LIGHTING # KBC8-LED-12C-350-30K-ASY-MVOLT-DMG	PEDESTRIAN 8" ROUND 42"H BOLLARD ASYMMETRIC OPTICS TEXTURED BLACK – DIMMABLE	GROUND MOUNT –	16W LED 3000K 641 LUMENS	CLASS '2' CATEGORY 'F'	100% 641 LUMENS	61	39101	
S3		LITHONIA LIGHTING # DSXSC-LED-10C-700-30K-T5W-MVOLT-DMG	UNDER CANOPY LED STRIP TYPE 5 OPTICS NATURAL ALUMINUM – DIMMABLE	SURFACE MOUNTED UNDER CANOPY CEILING –	26W LED 3000K 2570 LUMENS	CLASS '2' CATEGORY 'F'	X 0.1 257 LUMENS	53	13621	
S4		LITHONIA LIGHTING # WDGE1-LED-P1-30K-90CRI-VF-DMG	ARCHITECTURAL WALL SCONCE TYPE VISUAL COMFORT FORWARD THROW TEXTURED BLACK – DIMMABLE	9'-0" AFG TO BOTTOM FIXTURE –	10W LED 3000K 1161 LUMENS	CLASS '2' CATEGORY 'F'	X 0.25 290 LUMENS	76	22040	
S5		EVERGREEN LIGHTING # BAR2112-12LED-DIM	RESIDENTIAL WALL SCONCE TEXTURED BLACK – DIMMABLE	80" AFG TO BOTTOM FIXTURE –	12W LED 3000K 1200 LUMENS	CLASS '2' CATEGORY 'F'	X 0.25 300 LUMENS	41	12300	
S6		TOKISTAR LIGHTING # EXBK-24-UBIW-S14-C / XFMR T24-300	FESTOON LIGHTS WITH 24" SPACING –	DECORATIVE STRING HUNG WITH 24VAC DIMMABLE TRANSFORMER	1.8W LED 3000K 50 LUMENS	CLASS '3' CATEGORY 'A'	100% 50 LUMENS	110		5500
S7A		AMERICAN ELECTRIC LIGHTING # AVPCL2-P452-30K-R3	POLE MOUNTED THEME LIGHTING TYPE 3 OPTICS TEXTURED BLACK – DIMMABLE	12'-0" AFG TO TOP OF FIXTURE –	110W LED 3000K 12600 LUMENS	SUBJECT TO C.O.V. PART 5 16.506.05(A)(1)	X 0.00 N/A	10	00000	
S7B		AMERICAN ELECTRIC LIGHTING # AVPCL2-P452-30K-R5	POLE MOUNTED THEME LIGHTING TYPE 5 OPTICS TEXTURED BLACK – DIMMABLE	12'-0" AFG TO TOP OF FIXTURE –	110W LED 3000K 12600 LUMENS	SUBJECT TO C.O.V. PART 5 16.506.05(A)(1)	X 0.00 N/A	4	00000	
S8		BARNLIGHT LIGHTING # WHA12-LED11-105	PENDANT HUNG DECORATIVE FIXTURE TEXTURED BLACK – DIMMABLE	PENDANT MOUNT –	11W LED 3000K 850 LUMENS	CLASS '2' CATEGORY 'F'	X 0.25 213 LUMENS	15	3195	

SITE PHOTOMETRICS STATISTICS SUMMARY

AREA	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING – CARPORTS TYPICAL	1.6 fc	2.0 fc	1.0 fc	2.0:1	1.6:1
PARKING – NORTH GENERAL	0.5 fc	1.1 fc	0.3 fc	3.7:1	1.7:1
PARKING – SOUTH GENERAL	0.7 fc	2.6 fc	0.2 fc	13.0:1	3.5:1
PASEO – BLDG 1 & 2	1.8 fc	6.8 fc	0.2 fc	34.0:1	9.0:1
PASEO – BLDG 3 & 4	2.2 fc	7.9 fc	0.2 fc	39.5:1	11.0:1
PASEO – BLDG 7 & 8	2.0 fc	5.2 fc	0.2 fc	26.0:1	10.0:1
PASEO – BLDG 9 & 10	3.3 fc	5.7 fc	0.9 fc	6.3:1	3.7:1
PASEO – BLDG 10 & 11	1.6 fc	4.5 fc	0.2 fc	22.5:1	8.0:1
AMENITY GENERAL COURTYARD	5.7 fc	20.0 fc	1.1 fc	18.2:1	5.2:1
AMENITY POOL DECK	11.7 fc	22.4 fc	3.5 fc	6.4:1	3.3:1
DOG PARK	1.6 fc	2.2 fc	1.0 fc	2.2:1	1.6:1

SITE LIGHTING PROJECT SUMMARY

PROJECT SITE ACREAGE
= 12.6 ACRES

PROJECT SITE LIGHTING ZONE
= CC COMMERCIAL CORRIDOR (RESIDENTIAL)

LUMEN ALLOWANCE PER ACRE (C.O.V. TABLE 16.506–B)
= 20000 LUMENS FULLY SHIELDED
= 5000 LUMENS UNSHIELDED

PROJECT SITE TOTAL LUMEN ALLOWANCE
= 252000 LUMENS FULLY SHIELDED (20000L X 12.6 ACRES)
= 63000 LUMENS UNSHIELDED

TOTAL LUMENS IN PROJECT – SHIELDED FIXTURES
(CLASS '2' / CATEGORY 'F')
= 243677 LUMENS

TOTAL LUMENS IN PROJECT – UNSHIELDED FIXTURES
(CLASS '3' / CATEGORY 'A')
= 5500 LUMENS

SITE LIGHTING SHEET INDEX

E–0.0	SITE LIGHTING COVER SHEET
E–1.0	SITE LIGHTING LAYOUT – AREA NORTH
E–1.1	SITE LIGHTING LAYOUT – AREA SOUTH
E–2.0	SITE LIGHTING PHOTOMETRICS – AREA NORTH
E–2.1	SITE LIGHTING PHOTOMETRICS – AREA SOUTH
E–3.0	SITE LIGHTING FIXTURE CUTSHEETS
E–3.1	SITE LIGHTING FIXTURE CUTSHEETS

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RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

REGISTERED PROFESSIONAL ENGINEER
ROY L. OTT
No. E-13472
ELECTRICAL
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SALAS O'BRIEN
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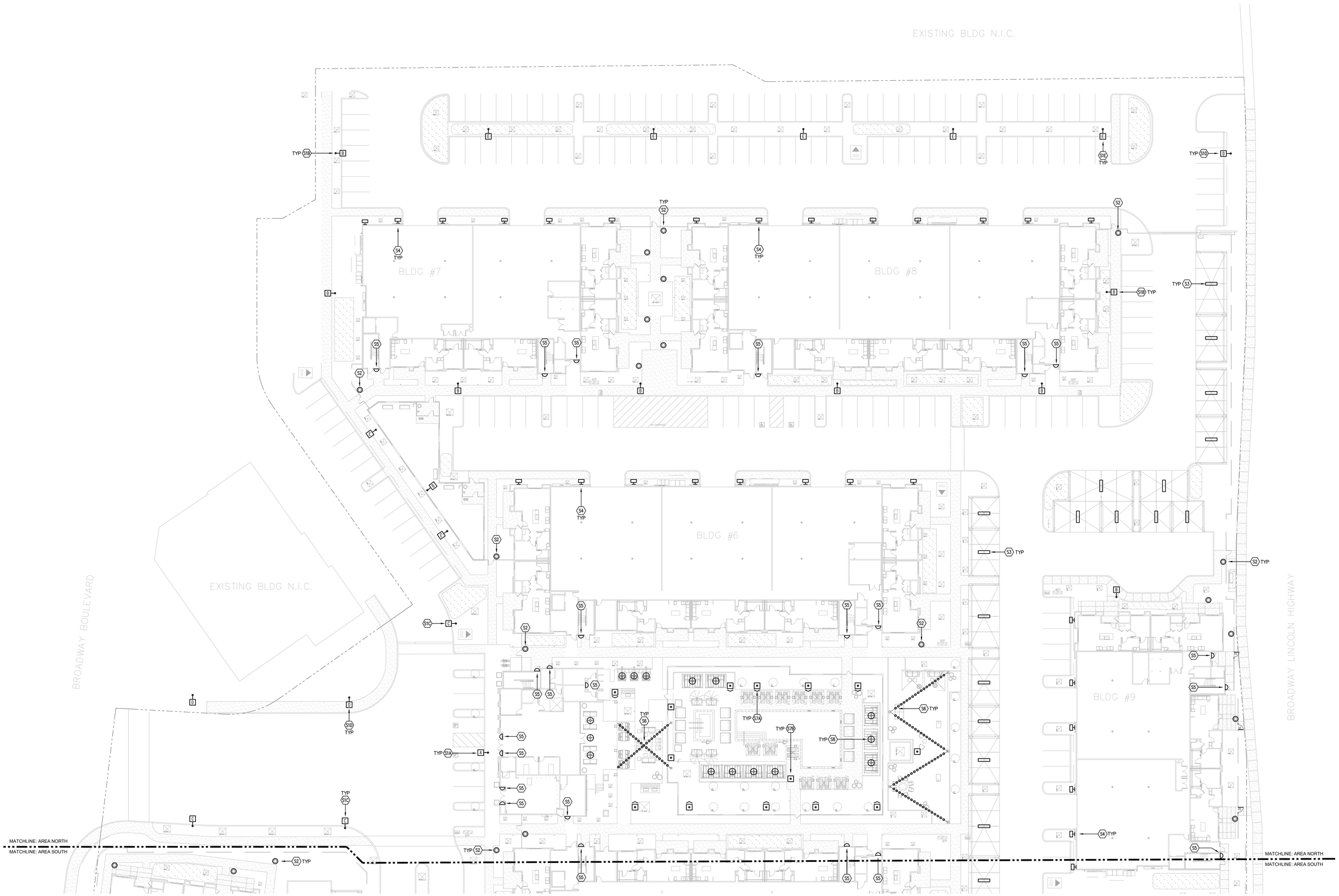
TCA ARCHITECTS

RSC VALLEJO | SITE DEVELOPMENT REVIEW
MARCH 18, 2022

SITE LIGHTING COVER SHEET | E-0.0



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RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

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TCA ARCHITECTS

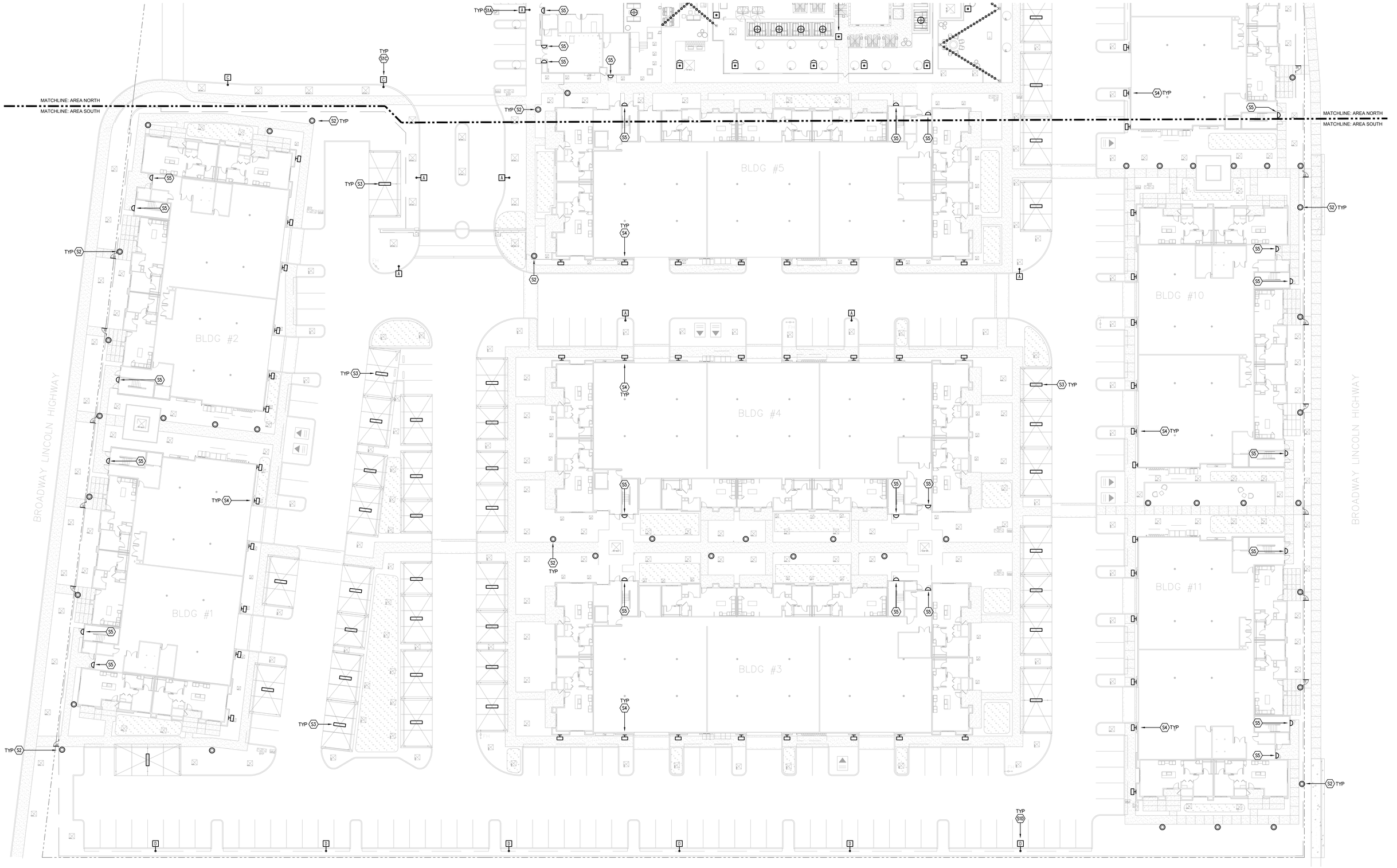
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 18, 2022

SITE LIGHTING LAYOUT - AREA NORTH
SCALE: 1-0" = 20'-0"

N

E-1.0



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TCA ARCHITECTS

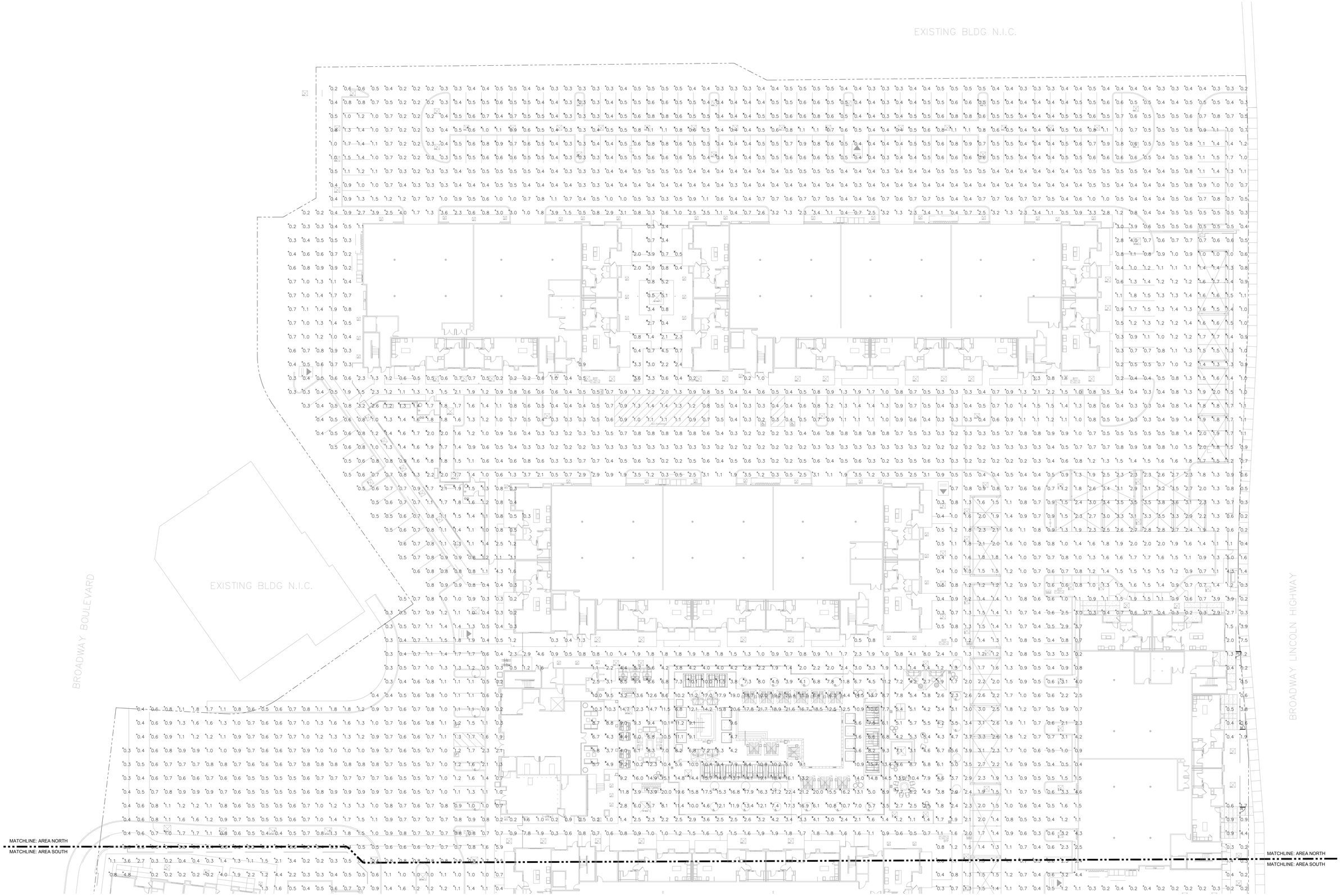
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 18, 2022

SITE LIGHTING LAYOUT - AREA SOUTH
SCALE: 1-0" = 20'-0"

N

E-1.1



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RSC VALLEJO
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TCA ARCHITECTS

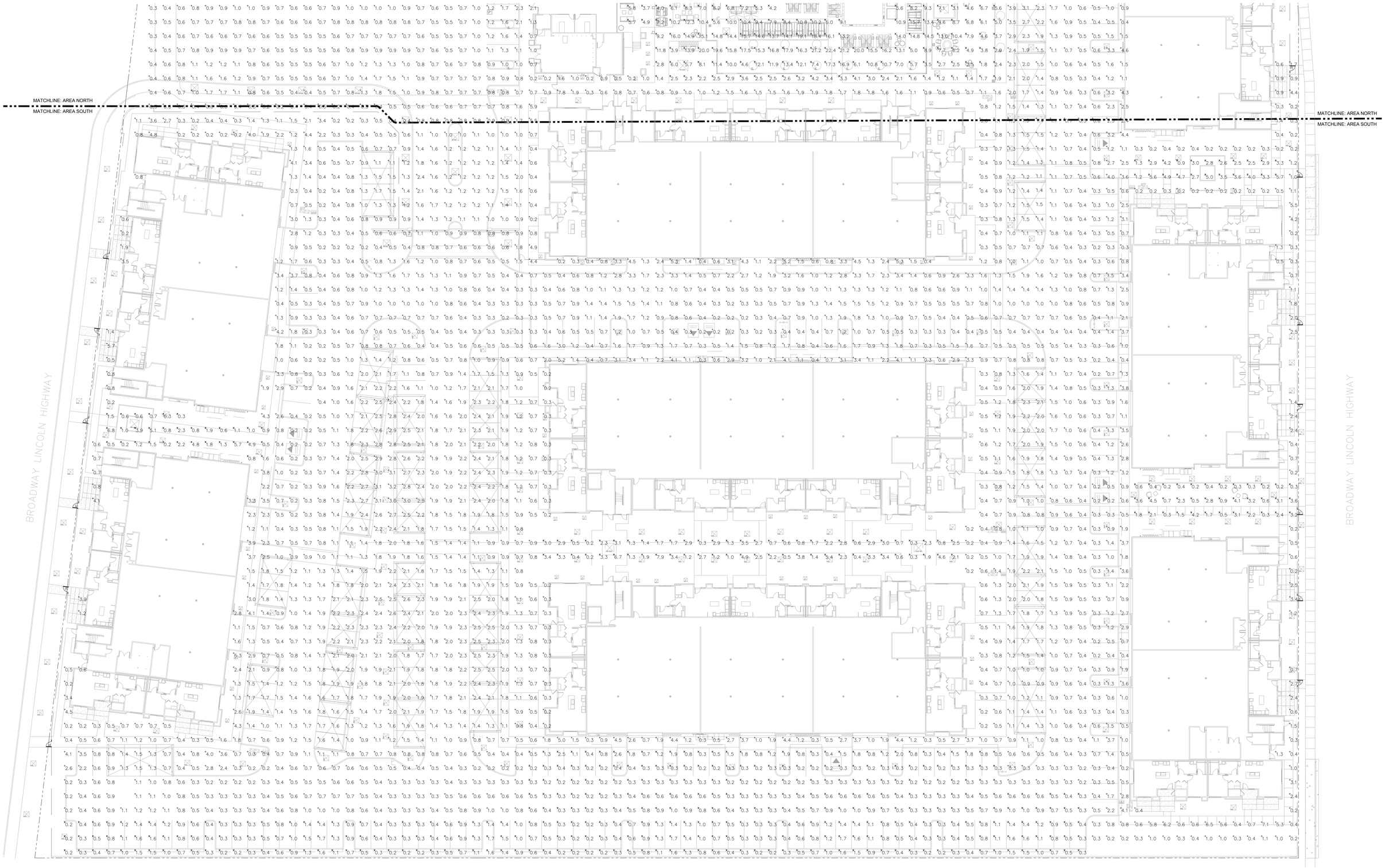
RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 18, 2022

SITE LIGHTING PHOTOMETRICS - AREA NORTH
SCALE: 1-0" = 20'-0"

N

E-2.0



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RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

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TCA ARCHITECTS

RSC VALLEJO

SITE DEVELOPMENT REVIEW
MARCH 18, 2022

SITE LIGHTING PHOTOMETRICS - AREA SOUTH
SCALE: 1-0" = 20'-0"

N

E-2.1

TYPE S1A S1B S1C S1D S1E



D-Series Size 0
LED Area Luminaire

d*series

Buy American

Specifications

EPA: 0.95 ft² (.09 m²)

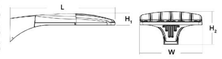
Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height,: 3" (7.6 cm)

Height,: 7" (17.8 cm)

Weight (max): 16 lbs (7.0 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1]	T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT (120V-277V)[3,6] XVOLT (277V-480V)[3,6,5] 120[7] 208[7] 240[7] 277[7] 347[7] 480[7] **Shipped included** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9,10,11] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (control ordered separately)[12] PERS Five-pin receptacle only (control ordered separately)[12] PER7 Seven-pin receptacle only (leads not factory) (control ordered separately)[12] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[10] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[10] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[10] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[10] FAO Field adjustable output[1] **Shipped installed** HS House-side shield[13] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[13] HA 50°C ambient operation[1] BAA Buy American Act Compliance **Shipped separately** BS Bird spikes[15] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

KMA8 U Anchor bolts for KBC6 LED[8]

NOTES

1 Not available with P4, P7, and P13.
2 P10, P11, P12 and P13 not rotated options (L90 or R90) only available together.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Not available with HS or DCL.
4 Not available with HS or DCL.
5 XVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Not available with fusing (SF or DF), PIR, PIRH, PIR1FC3V, PIRH1FC3V, PER, PER7, PERS, DMG, BL30, BL50, or PIRBBW. XVOLT driver is suitable for use with P4, P7 and P13.
6 XVOLT operates with any voltage between 277V and 480V.
7 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V, FAO.
8 Suitable for mounting to round poles between 3.5" and 12" diameter.
9 Reference Motion Sensor Default Table on page 4 to see functionality.
10 Not available with other dimming controls options.
11 Not available with BLC, LCCO and RCCO distribution.
12 Must be ordered with fixture for factory pre-drilling.
13 Consult factory for availability of DDL and DDL/PER7 option. See Controls Table on page 4.
14 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template M.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this page.
16 Shipped separately. Requires a Wireless Enabled Area Lighting Control. See Controls. See accessories. Shorting Cap included.
17 EGSMAT mode required. It must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DRG not available with P3WH, P3DG, P3ST, P3FTWH, P3FTCW or P3FHTCW, FAO.
19 Reference Sensor Default Table on page 4 to see functionality.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Consult factory for availability of DDL and DDL/PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template M.

EGS – External Glare Shield

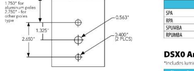


Drilling

HANDHOLE ORIENTATION
(from top of pole)



Tenon/Lute #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#B	DM19B5	DM28B5	DM29B5	DM39B5	DM32B5	DM49B5
Maximum Acceptable Outside Pole Dimension							
EPA	#B	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#B	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
VPORRA	#5	2-7/8"	3"	4"	4"		4"
RPUMRA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

TYPE S2



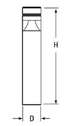
KBC8 LED
LED Specification Bollard

Buy American

Specifications

Height: 42" (106.7 cm)

Weight (max): 27lbs (12.25 kg)



Catalog Number

Notes

Type

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Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

KBC8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBC8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[1]	350 350 mA 450 450 mA[2,3] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[4,5]	ASY Asymmetric[1] SYM Symmetric[1]	MVOLT[6] 120[7] 208[7] 240[7] 277[7] 347[7]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Non-compliant[8]	**Shipped installed** SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault receptacle L18B Without anchor bolts (3 bolt base) L18BA 4 bolt retrofit base without anchor bolts[9]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

KWA8 U Anchor bolts for KBC6 LED[9]

NOTES

1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 option only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Single fuse (SF) requires 120, 277, or 347 volt option. Double fuse (DF) requires 208 or 240 voltage option.
7 MVAB U not available with L18BA option.
8 Not available with 700mA or 1000mA option only.
9 See the electrical section on page 3 for more details.
10 DMG not available with all PIR options
11 Dimming driver standard. Available in layouts up to 30'. Not available with 347V or 480V. Not available with fusing.
12 PIR & PIR1FC3V specifies the Acuity Controls SENSOR M CMDP motion/ambient sensor, the PIRH & PIRH1FC3V specifies the Acuity Controls SENSOR X CMDP motion/ambient sensor.

TYPE S3



D-Series
LED Surface Canopy

d*series

Buy American

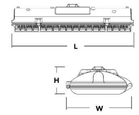
Specifications

Length: 17-3/4" (45.1 cm)

Width: 8-1/2" (21.6 cm)

Height: 3-7/16" (8.7 cm)

Weight (max): 16 lbs (7.3 kg)



Catalog Number

Notes

Type

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Introduction

The D-series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

DSXSC LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSXSC LED	10C 10 LEDs (one engine)[1,2] 20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[3]	T5E Type V, entry way[4] T5M Type V, medium T5W Type V, wide T5R Type V, rectangular ASY Asymmetric	MVOLT[5] 277[7] 120[7] 347[7] 208[7] 480[7] 240[7]	**Shipped included** SRM Surface mount (12-inch length supply leads)

Options	Finish (required)
Shipped installed HS House-side shield (factory preset)[6] SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] SPD Separate surge protection[8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR Motion/ambient sensor for 8-15' mounting heights.[9] PIRH Motion/ambient sensor for 15-30' mounting heights.[9] PIR1FC3V Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance[9,10] PIRH1FC3V Motion/ambient sensor for 15-30' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance[9,10] PIR1FC3V24 Motion/ambient sensor for emergency circuits for 8-15' mounting heights.[10,11] PIRH1FC3V24 Motion/ambient sensor for emergency circuits for 15-30' mounting heights.[10,11] **Shipped separately** BDS Bird shroud[12]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze

Accessories

Ordered and shipped separately.

DSXSCBC U Hause-side shield (1 per light engine)
DSXSCBDSD DWHXD U Bird shroud for DSR on surface 4 low only, white (specify finish)

NOTES

1 Available with 700mA or 1000mA option only.
2 Not available with 347 or 480V.
3 AMBPC only available with 530mA or 700mA.
4 DesignLights Consortium qualified.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 option only when ordering with fusing (SF, DF options).
6 N/A with one light engine (10C). Only available with 700mA or 1000mA.
7 Also available as a separate accessory; see Accessories information at left.
8 Single fuse (SF) requires 120, 277 or 347 voltage opt on. Double fuse (DF) requires 208, 240 or 480 voltage option.
9 See the electrical section on page 3 for more details.
10 DMG not available with all PIR options
11 Dimming driver standard. Available in layouts up to 30'. Not available with 347V or 480V. Not available with fusing.
12 PIR & PIR1FC3V specifies the Acuity Controls SENSOR M CMDP motion/ambient sensor, the PIRH & PIRH1FC3V specifies the Acuity Controls SENSOR X CMDP motion/ambient sensor.

TYPE S4



WDGE1 LED
Architectural Wall Sconce

Buy American

Specifications

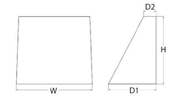
Depth (D1): 5.5"

Depth (D2): 1.5"

Height: 8"

Width: 9"

Weight: (without options) 9 lbs



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)				
				P1	P2	P3	P4	P5
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket RCW Recessed ceiling/soffit mounting bracket (specify clamp locations only)[3] **Shipped separately** AWS 3.5" Arch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when more than one junction box available.

Options	Finish
E4WH[4] Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) PE[5] Photocell, Button Type DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom-conduit entry for back box (PBBW). Total of 4 entry points.	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTDD Textured sandstone

Accessories

Ordered and shipped separately.

WDGLNS1 DDBXD WDGE 1 Block Architectural Wall Spacer (specify finish)
WDGE1PBBWDDBXD U WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS or PE.
3 E4WH not available with PE or DS.
4 PE not available with DS.
5 Not qualified for DLC. Not available with E4WH.

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)[1]
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)[1]
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)[1]
DSHORT SBK U Shorting cap[2]
DSX0HS SBK U House-side shield for P1,P2,P3 and P4[3]
DSX0DDL SBK U Diffused drop lens (polycarbonate)[3]
PUMBA DDBXD U[4] Square pole universal mounting bracket adaptor (specify finish)[4]
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[4]
DSX0EGS DDBXD U External glare shield

For more control options, visit DTL and ROAM1 online. Link to nLight Air 2.

NOTES

1 Not available with P4, P7, and P13.
2 P10, P11, P12 and P13 not rotated options (L90 or R90) only available together.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Not available with HS or DCL.
4 Not available with HS or DCL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Not available with fusing (SF or DF), PIR, PIRH, PIR1FC3V, PIRH1FC3V, PER, PER7, PERS, DMG, BL30, BL50, or PIRBBW. XVOLT driver is suitable for use with P4, P7 and P13.
6 XVOLT operates with any voltage between 277V and 480V.
7 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V, FAO.
8 Suitable for mounting to round poles between 3.5" and 12" diameter.
9 DRG not available with P3WH, P3DG, P3ST, P3FTWH, P3FTCW or P3FHTCFW, FAO.
10 Reference Motion Sensor Default Table on page 4 to see functionality.
11 Reference Motion Sensor Default Table on page 4 to see functionality.
12 Not available with other dimming controls options.
13 Not available with BLC, LCCO and RCCO distribution.
14 Must be ordered with fixture for factory pre-drilling.
15 Consult factory for availability of DDL and DDL/PER7 option. See Controls Table on page 4.
16 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template M.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	System Watts	3000 K						4000 K						5000 K						Limited Wavelength Amber					
			Lumens	LPW	B	U	G	CCT	Lumens	LPW	B	U	G	CCT	Lumens	LPW	B	U	G	CCT	Lumens	LPW	B	U	G	CCT
Asymmetric 1 Engines (10 LEDs)	350	16	641	40	1	1	1	3000	809	51	1	1	1	4000	870	54	1	1	1	5000						
	530	22	947	43	1	1	1		1,191	54	1	1	1		1,282	58	1	1	1							
	700	31	1,214	40	1	1	1		1,527	51	1	1	1		1,646	55	1	1	1							
	Amber 450	16																			324	20	0	1	0	
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0		1,116	56	1	0	0		1,203	60	1	0	0							
	530	28	1,254	45	1	0	0		1,598	57	1	0	1		1,719	61	1	0	1							
	700	39	1,608	41	1	0	1		2,022	52	1	0	1		2,100	56	2	0	1							
	Amber 450	20																			374	19	0	0	0	

Note: Available with phosphor-converted amber LEDs (nomenclature AMBPC). These LEDs produce light with 97+% >530 nm. Output can be calculated by applying a 0.1 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

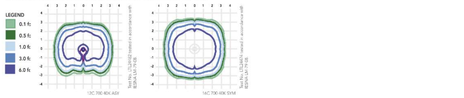
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
12C	350	16W	0.138	0.118	0.114	0.109	0.100	
	530	22W	0.217	0.146	0.136	0.128	0.118	
	700	31W	0.296	0.185	0.168	0.155	0.139	
	Amber 450	16W	0.161	0.128	0.119	0.110	0.106	
16C	350	20W	0.197	0.137	0.128	0.121	0.114	
	530	28W	0.282	0.178	0.162	0.148	0.135	
	700	39W	0.385	0.231	0.207	0.185	0.163	
	Amber 450	20W	0.199	0.139	0.130	0.125	0.116	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBC8 Bollard homepage.

Isofootcandle plots for the KBC8 LED Bollards. Distances are in units of mounting height (0').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any spotlight. Light engines are available in standard 4000 K (+70 CRI) or optional 3000 K (+80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -22°C minimum ambient.

BUY AMERICAN
This product is assembled in the USA and meets the Buy American(r) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	System Watts	Dist. Type	3K (3000K, 80 CRI)						4K (4000K, 70 CRI)						5K (5000K, 80 CRI)						AMBPC					
				Lumens	B	U	G	LPW	CCT	Lumens	B	U	G	LPW	CCT	Lumens	B	U	G	LPW	CCT	Lumens	B	U	G	LPW	CCT
10C (10 LEDs)	700 mA	26W	ASY	2,603	0	0	1	100	3000	2,710	1	0	1	104	4000	2,810	1	0	1	108	5000	1,913	1	0	1	87	
			T2M	2,373	1	0	1	91		2,470	1	0	1	95		2,561	1	0	1	98		1,744	1	0	1	79	
			T3M	2,742	1	0	0	105		2,945	2	0	1	113		2,963	2	0	1	114		2,076	2	0	1	95	
			T4M	2,728	1	0	1	105		2,840	2	0	1	109		2,939	2	0	1	113		2,002	2	0	1	91	
			TFTM	2,539	2	0	1	98		2,748	2	0	1	106		2,777	2	0	1	107		2,226	2	0	1	86	
	1000 mA	37W	T2M	3,896	2	0	1	105		4,055	2	0	1	109		4,196	2	0	1	113							
			T3M	3,888	2	0	1	104		4,153	3	0	1	112		4,330	3	0	1	117							
			T4M	3,896	2	0	1	104		4,180	2	0	1	112		4,356	2	0	1	117							
			T5M	3,706	2	0	2	100		4,066	2	0	2	110		4,091	2	0	2	110							
			TFTM	3,604	2	0	1	97		3,870	2	0	1	105		3,896	2	0	1	105							
20C (20 LEDs)	350 mA	22W	ASY	2,798	1	0	1	112		3,004	1	0	1	120		3,031	1	0	1	121							
			T2E	2,938	1	0	0	118		3,155	1	0	1	126		3,174	2	0	0	127							
			T2M	2,958	2	0	1	118		3,158	2	0	1	126		3,188	2	0	1	128							
			T3M	2,965	2	0	1	119		3,180	2	0	1	127		3,207	2	0	1	128							
			T4M	2,921	2	0	1	117		3,133	2	0	1	125		3,161	2	0	1	126							
			TFTM	2,775	2	0	1	111		2,977	2	0	1	119		3,003	2	0	1	120							
	530 mA	37W	ASY	4,241	2	0	1	115		4,550	2	0	1	123		4,594	2	0	1	124		3,520	2	0	1	95	
			T2E	4,452	2	0	0	120		4,777	2	0	1	129		4,824	2	0	0	130		3,757	2	0	1	101	
			T2M	4,484	2	0	1	121		4,811	2	0	1	130		4,857	2	0	1	131		3,782	2	0	1	102	
			T3M	4,195	2	0	1	113		4,504	2	0	1	122		4,552	2	0	1	123		3,668	3	0	1	99	
			T4M	4,392	2	0	1	118		4,714	2	0	1	127		4,764	2	0	1

TYPE S5

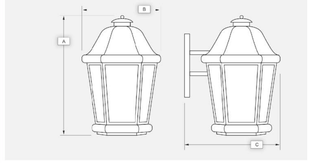
EVERGREEN LIGHTING

BARCELONA

Catalog #		Type	
Project			
Description		Date	

ARM MOUNT





Standard Features

Material
Paintok sheet; Standard Powdecoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
Mounting/wireway hole in center of backplate. Supplied with standard mounting hardware to mount to a 4" J-box or plaster ring.

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage.
Standard Driver Features:
- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

Ballast

Architectural Bronze (AB)	Textured Gold (TG)
Textured Bronze (TBR)	Metallic Nickel (MN)
Matte Black (MBK)	Textured Verde Patina (TVP)
Semi Gloss Black (GBK)	Satin Brass (SB)
Textured Black (TBK)	Copper Vein (CV)
Textured Rust (TR)	Gold Vein (GV)
Matte White (MW)	Silver Vein (SV)
Textured White (TW)	Chrome (CH)
Gloss White (GW)	Oil Rubbed Bronze (ORB)
Metallic Grey (MG)	

Options*

Emergency (EMR)	Special Lens
Photocell (PC)	Incandescent
Lamp Sources	
Size Modifications	
Vandal Proof Enclosure (VPE)	

Sample Spec Number: BAR2103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
BAR2103Q	13Q	800	16	11	12
BAR2105T	26T	1800	16	11	12
BAR2104Q	2-13Q	1600	16	11	12
BAR2105	26Q	1800	16	11	12
BAR2221	32T	2200	19	14	15
BAR2204Q	2-13Q	1600	19	14	15
BAR2206	2-26Q	3600	19	14	15
BAR2222	42T	3200	19	14	15
BAR2106L	6LED	600	16	11	12
BAR2110L	10LED	1000	16	11	12
BAR2112L	12LED	1200	16	11	12
BAR2220L	20LED	2000	19	14	15
BAR2224L	24LED	2400	19	14	15
BAR2240L	40LED	4000	19	14	15
DARK SKY					
BAR2109LS	9LED	900	16	11	12
BAR2115LS	15LED	1500	16	11	12
BAR2220LS	20LED	2000	19	14	15

*Consult Factory

MADE IN CALIFORNIA

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

TYPE S6

The Basic System

The Exhibitor Series sockets are permanently sealed to flexible cable with shatterproof polycarbonate globes. Fixtures are wet-location listed and rated IP65. When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

EXBK - 6 - VIWW - S14 - C

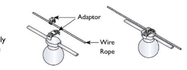
Cable / Socket Color		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
BK	Black	6	6" (150 mm)	UBLW	2000K White	1.8 W / 24 VAC	G19	G-19	C	Clear
WH	White	12	12" (300 mm)	UBWW	2400K White	1.8 W / 24 VAC	G14	G-14	F	Frosted
		18	18" (450 mm)	UBIW	3000K White	1.8 W / 24 VAC	S14	S-14	G	Green
		24	24" (600 mm)	VILW	2000K White	1.8 W / 24 VAC	G-14 & S-14 n clear and frosted only		A	Amber
				VIWW	2400K White	1.8 W / 24 VAC			B	Blue
				VIIW	3000K White	1.8 W / 24 VAC			R	Red
				Virtual Incandescent (VILW, VIWW & VIIW) not for use with Frosted Globes					V	Violet
				WW	2500K White	0.48 W / 24 VAC			M	Multi-Color
				WH	5500K White	0.48 W / 24 VAC				
				BL	Blue	0.48 W / 24 VAC				
				GR	Green	0.48 W / 24 VAC				
				OR	Orange	0.48 W / 24 VAC				
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				(Any Combination of 0.48 Watt Colors is Possible)						
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				
				Xenon lamp not for use with G-14 globes or Exhibitor Pendants						

Custom spacing is available.

Mounting Options

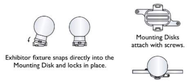
Festoon Mounting

Part# EX-MDA-WH (White)
Part# EX-MDA-BK (Black)
For festoon applications to a catenary cable, our wire-rope adaptors securely hold each socket in place to a 1/16" or 1/8" diameter wire rope. Wire rope and associated mounting hardware is not provided with the system.



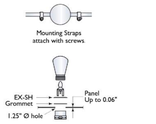
Surface Mounting with Disks

Part# EX-MD-WH (White)
Part# EX-MD-BK (Black)
Exhibitor Series can be surface mounted to structures using mounting disks. One disk is required for mounting each socket. The socket can be snapped into the disk and screwed in place to the structure.



Surface Mounting with Straps

Part# EX-MS-WH (White)
Part# EX-MS-BK (Black)
Exhibitor Series may be surface mounted to structures using our mounting straps. Two straps are required for mounting each socket. Straps are positioned on either side of the socket, and then screwed securely to the structure.



Panel/Extrusion Mounting

Part# EX-SH
For installations to flat panels or extrusions up to 0.06", we offer stainless-steel panel fasteners. The socket assembly is inserted from below, then the panel fastener and grommet are pressed in place from above.

Fixture Lengths

To minimize voltage drop and keep conductors safely within their ratings, do not exceed the maximum lengths shown for each independent fixture.

	Maximum Run Lengths		
	0.48 W LEDs	UB & VI LEDs	Xenon Lamp
Socket Spacing	0.48 Watt / 24 VAC	1.8 Watt / 24 VAC	7.5 Watt / 24 VAC
6" (150 mm)	250' (76 M)	125' (38 M)	32' (10 M)
12" (300 mm)	350' (106 M)	200' (60 M)	56' (17 M)
18" (450 mm)	420' (128 M)	225' (68 M)	72' (22 M)
24" (600 mm)	500' (152 M)	250' (76 M)	80' (24 M)

Transformers

Tokistar transformers operate from a 120 VAC / 60 Hz input and are fully dimmable. They are provided in a Nema 3R enclosure. The secondary outputs are protected by circuit breakers. Transformers should be installed in an accessible location where there is free air circulation.

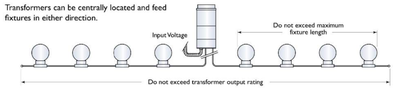


24 VAC Transformers					
Number	Outputs	D	H	W	Weight
C2-40-24V	1 @ 40 Watt / 24 VAC	2.25"	5.75"	2.25"	2 lbs
C2-96-24V	1 @ 96 Watt / 24 VAC	2.5"	6.5"	3.0"	3 lbs
T24-150	1 @ 150 Watt / 24 VAC	3.0"	9.0"	3.0"	5 lbs
T24-300	1 @ 300 Watt / 24 VAC	3.5"	9.5"	4.5"	8 lbs
T24-600	1 @ 600 Watt / 24 VAC	4.5"	10.5"	4.5"	15 lbs
T24-1200	2 @ 600 Watt / 24 VAC	5.0"	11.5"	7.0"	28 lbs

Exhibitor Pendants are for use with the C2-40-24V and C2-96-24V Class 2 transformers.

Consult factory for transformers with input voltages of 230 or 277 VAC. Sizes and weights shown are approximate and subject to change without notice.

Transformers can be centrally located and feed fixtures in either direction.



Specifications



- **Polycarbonate Globe** with flammability rating UL 94V-2
- **Light Sources** include LED and Xenon lamps
- **Flexible Conductors** #12 AWG stranded and plated wire
- **Two O-Rings** on each globe for weatherproof seal
- **Sockets** permanently fastened to cable with sealant
- **Insulation** is flexible PVC with flammability rating UL 94 HB

Exhibitor Series is ETL Wet-Location Listed to UL Standards and marked in accordance with CE Standards.

TYPE S7AS7B

Valiant™ Full Cutoff LED
Series AVPCL2

PRODUCT OVERVIEW



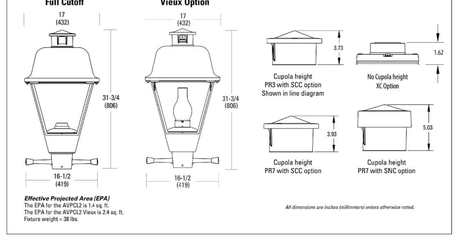
Applications:

Streetscapes
Walkways
Pathways
Parks

Features:

- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fourteen (14) LED performance packages deliver just the right amount of light for any given application up to 13,000 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Designed for up-light restrictive applications, AVPCL2 has zero up-light
- Three (3) distinct light distribution options provide design flexibility, available in Type II, Type III and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard black finish is matte texture. All other finishes are smooth gloss.
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.
- Rated LED and driver life greater than 100,000 hours at 25°C
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20kV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the AVPCL2 is 1.4 sq. ft.
The EPA for the AVPCL2 Vieux is 2.4 sq. ft.
Fixture weight = 38 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
Valiant Full Cutoff LED Series - AVPCL2

AEL American Electric Lighting

TYPE S7AS7B

Valiant™ Full Cutoff LED
Series AVPCL2

ORDERING INFORMATION

Example: AVPCL2 P301 MVOLT 30K R3 BK SCC PR7

Series	Performance Package		Voltage	Color Temperature (CCT)
AVPCL2 Valiant Full Cutoff LED	Package	Input Watts / Lumens (nominal)	MVOLT 120-277V	27K 2700K
	P101	39 / 3,200	HVOLT 347-480V	30K 3000K
	P102	49 / 4,100	XVOLT 277-480V with enhanced power quality protection	40K 4000K
	P103	58 / 4,900		
	P151	58 / 5,300		
	P152	68 / 6,300		
	P153	78 / 7,100		
	P201	78 / 7,400		
	P202	88 / 8,200		
	P203	98 / 8,900		
	P301	78 / 7,900		
	P302	88 / 8,900		
	P303	98 / 9,800		
	P304	100 / 10,600		
	P451	100 / 11,600		
	P452	110 / 12,600		

Distribution	Finish	Cupola	Photocontrol Receptacle
R2 Type II	BK Black matte texture	SCC Standard cupola	NR No photocontrol receptacle
R3 Type III	GY Gray, smooth gloss	SNC Smart node cupola	PR3 3 pin NEMA photocontrol
R5 Type V	DOB Dark Bronze, smooth gloss	XC No cupola	PR7 7 pin NEMA photocontrol
	WH White, smooth gloss		
	BZ Bronze, smooth gloss		

Options

Controls	Miscellaneous	House-Side Shields	Accessory
PCLL Solid state long life photocontrol 120-277V (fail off)	SS Stainless steel hardware	HSS House Side Shield	**House Side Shield shipped separately and installed in the field**
P34 Solid state long life photocontrol, 347 Volt only (fail off)	TL Tool-less trigger latch entry	**Prewired leads**	FHSSLEM10-15R2/R5 P10x or P15x package, R2 or R5 optic
P48 Solid state long life photocontrol, 480 Volt only (fail off)	NL1Y1 1"x 1" NEMA label	L1R 1.5 ft. prewired leads	FHSSLEM16-15R3 P16x or P15x package, R3 optic
PCSS Solid state photocontrol, 120-277V (not CSA Listed) (fail on)	NL2X2 2"x 2" NEMA label	L03 3 ft. prewired leads	FHSSLEM20-30R2/R5 P20x or P30x package, R2 or R5 optic
SH Shorting cap	XL Not CSA Listed	L10 10 ft. prewired leads	FHSSLEM20-30R3 P20x or P30x package, R3 optic
AO Field adjustable output module	LDR Ladder Rest	L20 20 ft. prewired leads	FHSSLEM4SR2/R5 P45x pacxage, R2 or R5 optic
DALI DALI driver (HID required)	CR Epoxy Pre-Coat Finish	L25 25 ft. prewired leads	FHSSLEM4SR3 P45x pacxage, R3 optic
	20KV 20kV/10kA surge protection device	L30 30 ft. prewired leads	
	VX Vieux Option		
	VXCA VX option with Clear Acrylic lens		

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com

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Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

TYPE S8

SPS-0457 REV B

AVALON INTEGRATED LED SERIES

JOB NAME _____ FIXTURE TYPE _____



BLE - [A] - [B] - [C] - [D] - [E] - [F] - [G] - [H] - [I] - [J] - [K] - [L]

Order Example: BLE - G - WHA14 - 130 - G15 - 100 - NA - WC - 400 - LED27 - 3000K - DL

A - MOUNTING STYLE
C Cord Hung
CN Chain Hung
F Flush Mount[1]
G Gooseneck
S Stem Mount

B - SHADE SIZE
AVALON:
WHA8 8" Shade[1]
WHA10 10" Shade[1]
WHA12 12" Shade
WHA14 14" Shade
WHA16 16" shade

C - SHADE FINISH
PORCELAIN FINISHES[2]:
150 Black
250 White
350 Vintage Green
355 Jadite
455 Cherry Red
550 Yellow
650 Bronze
750 Cobalt Blue
765 Delphite Blue
850 Graphite
950 Metallic Chrome
POWDER COAT FINISHES[2]:
100 Black
105 Textured Black
106 Matte Black
200 White
206 Matte White
300 Dark Green
307 Emerald Green
311 Jadite
370 Mint
380 Chartreuse
390 Teal
400 Barn Red
420 Orange
470 Watermelon
480 Blush Pink
490 Magenta
495 Sherbet Orange
500 Buttery Yellow
570 Sunflower
600 Bronze
601 Chocolate

C - SHADE FINISH (CONTINUED)
POWDER COAT FINISHES[2]:
605 Rust
615 Oil-Rubbed Bronze
700 Royal Blue
705 Navy
710 Cobalt Blue
715 Delphite Blue
790 Lavender
800 Industrial Grey
805 Charcoal Granite
810 Graphite
975 Galvanized
NATURAL METALS[2]:
995 Raw Copper
996 Weathered Copper
997 Raw Brass
998 Weathered Brass
999 Oil-Rubbed Copper

D - MOUNTING
Please Note: If Flush Mount (F) is selected in Section A, please select **NA**
NA Not Applicable

CSA LISTED CORDS:
SBK Standard Black
SWH Standard White
CSB Black Cloth
CSW White Cloth
CMG Grey Cloth
CSR Red Cloth
CRZ Red Chevron Cloth
CSBB Black & Brown Cloth
CSBW Red & White Cloth
CSGW Gold & White Cloth
CSBG Black & Gold Cloth
CSBW Black & White Cloth
CSBP Black & Pink Cloth
CSUW Blue & White Cloth
CHAIN MOUNT OPTIONS[1,4]:
CN36 3' of Chain
CN48 4' of Chain
CN60 5' of Chain
CN72 6' of Chain

D - MOUNTING (CONTINUED)
GOOSENECK OPTIONS:
G9[1] G10[1] G24[1]
G22[1,5] G19[1] G25[1]
G37[1] G12[1] G26[1]
G41[1,7] G13[1] G32[1]
G5[1] G14[1] G34[1,6]
G6[1] G15[1] G35[1]
G7[1] G16[1] G36[1,6]
G8[1] G17[1] G64[1,6]
G9[1] G22[1] G65[1,5]
STEM MOUNT OPTIONS:
ST506 .5" Stem Mount, 6"[1]
ST512 .5" Stem Mount, 12"[1]
ST518 .5" Stem Mount, 18"[1]
ST524 .5" Stem Mount, 24"[1]
ST536 .5" Stem Mount, 36"[1]
ST548 .5" Stem Mount, 48"[1]
ST706 .75" Stem Mount, 6"[1]
ST712 .75" Stem Mount, 12"[1]
ST718 .75" Stem Mount, 18"[1]
ST724 .75" Stem Mount, 24"[1]
ST736 .75" Stem Mount, 36"[1]
ST748 .75" Stem Mount, 48"[1]

E - MOUNTING FINISH
Please Note: See **Section C** *for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (Not Available with G36, G40, G64 & G65) and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish.*
(1) If Cord Hung (C), selection identifies canopy finish
(2) If Chain Hung (CN) Mounting Style, selection identifies chain and canopy finish.
(3) If Flush Mount (F) Mounting Style, selection identifies canopy finish.
(4) If Stem Mount (S) Mounting Style, selection identifies stem and canopy finish.
(5) If Flush Mount (F) Mounting Style, selection identifies luminaire finish.
Natural Metals are not applicable
980 Brushed Aluminum

F - CORDS[1]
Please Note: See **Section D** *for all applicable CSA Listed Cord Options*
NA Not Applicable

G - SHADE ACCESSORIES[1]
NA None
WC Wire Cage
ACR Acrylic Diffuser[8,10]

H - SHADE ACCESSORY FINISH
Please Note: See **Section C** *for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match*
NA Not Applicable

I - MOUNTING ACCESSORY
Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further details.
NA None/Not Applicable
HSC Hang Straight Canopy[9,11]
LDBPC LED Decorative Backing Plate Cover[9,11,12]
LDCHX LED Decorative Backing Plate Cover & Hex Cover[9,11,13]

J - LIGHT SOURCE
LED11 850 Lumen, 11W LED
LED16 1250 Lumen, 16W LED
LED27 2000 Lumen, 27W LED[14]
LED38 3000 Lumen, 38W LED[14]
LED43 4000 Lumen, 43W LED[14]

K - COLOR TEMPERATURE
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

L - LED LENS
DL Domed Lens
FL Flat Lens

[IMPORTANT]: *(1) Not available with Acrylic Diffuser shade accessory. (2) All Porcelain Enamel finished shades feature a white interior and a black outer rim. (3) All Powder Coat finished shades, Galvanized excluded, feature a white interior. (4) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals. (5) Not available in Natural Metals. (6) Not applicable if WHA8 is selected in Section B. (7) Not compatible with 16" shade size. (8) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected. (9) Acrylic Diffuser limits the maximum lumen selection as well as reduces lumens delivered and LPW. Maximum Lumen Value Not To Exceed Value For 22" Through 24" shades. (10) Feature is CSA Listed for Damp Locations with Acrylic Diffuser. (11) Only applicable if Gooseneck Mounting Style is selected in Section A. (12) Not Available with G5, G6, G12, G15, G26 & G28 Gooseneck option. (14) Not applicable if WHA8 or WHA10 is selected in Section B.*

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BARN LIGHT ELECTRIC CO. AVALON INTEGRATED LED SERIES SPS-0457 REV B

MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



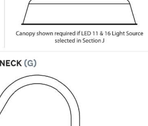
Required if LED 27, 38, 43 Light Source selected in Section J

FLUSH MOUNT (F)



Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

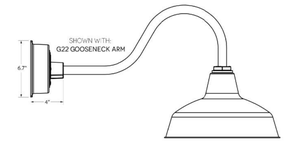


Canopy shown required if LED 11 & 16 Light Source selected in Section J

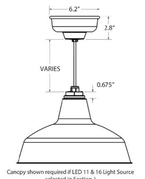
CHAIN HUNG PENDANT (CN)

Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)

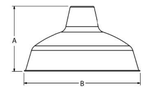


CORD HUNG PENDANT (C)



Canopy shown required if LED 11 & 16 Light Source selected in Section J

LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHA8	5.25"	8"
WHA10	6"	10"
WHA12	6.75"	12"
WHA14	7.75"	14"
WHA16	8.50"	16"

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

Last saved by ramon.benjamin Layout1 P:\2021\2021-03112\Cad\T_ENTITLEMENT\P21037_E31.dwg 03/18/2022 09:37
Last plotted by ramon.benjamin Layout1 P:\2021\2021-03112\Cad\T_ENTITLEMENT\P21037_E31.dwg 03/18/2022 11:24

RSC VALLEJO
VALLEJO, CALIFORNIA
TCA # 2021-074

SALAS O'BRIEN [expand a difference]
47411 N. 7th STREET
SUITE 100
PHOENIX, AZ 85014
TEL: (480) 906-6200
PROJECT #2021-03112
03-18-22
www.salasobrien.com
E-Mail mail@sobergs.com

TCA ARCHITECTS

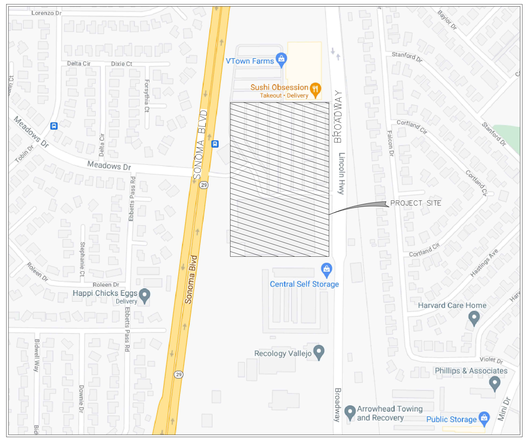
RSC VALLEJO | SITE DEVELOPMENT REVIEW
MARCH 18, 2022

SITE LIGHTING FIXTURE CUTSHEETS

E-3.1

RSC VALLEJO

5180 SONOMA BOULEVARD
VALLEJO, SOLANO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

GENERAL NOTES

1. CITY'S APPROVAL OF PLANS DOES NOT RELIEVE THE OWNER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN.
2. ALL WORK SHALL CONFORM TO THE CURRENTLY ADOPTED EDITIONS OF THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF VALLEJO UNLESS OTHERWISE NOTED.
3. "CITY ENGINEER" SHALL MEAN THE CITY ENGINEER OR HIS/HER DESIGNEE ACTING WITHIN THE SCOPE OF HIS/HER AUTHORITY.
4. THE DEVELOPER SHALL TELEPHONE THE CITY OF VALLEJO ENGINEERING SERVICES DEPARTMENT INSPECTION HOTLINE AT (XXX) XXX–XXXX, AT LEAST TWO (2) WORKING DAYS PRIOR TO STARTING CONSTRUCTION WORK.
5. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1–800–277–2600) 48 HOURS BEFORE DIGGING. EXCAVATION FOR UNDERGROUND FACILITIES SHALL NOT BE PERMITTED PRIOR TO CONTACTING UNDERGROUND SERVICE ALERT. UNDER NO CIRCUMSTANCES WILL EXCAVATION COMMENCE BEFORE BEING ISSUED AN IDENTIFICATION NUMBER FROM U.S.A. (SECTION 4210.1 OF THE GOVERNMENT CODE).
6. HAZARDOUS MATERIALS:
   UPON DISCOVERY OF HAZARDOUS MATERIAL, THE CONTRACTOR SHALL STOP THE WORK PROMPTLY AND NOTIFY THE FIRE DEPARTMENT, DEPARTMENT OF ENVIRONMENTAL SERVICES AND PUBLIC WORKS INSPECTION FOLLOWED BY WRITTEN NOTICE OF ANY:
   A. MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE HAZARDOUS WASTE, AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I, CLASS II, OF CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAW.
   B. SUBSURFACE OR LATENT PHYSICAL CONDITIONS AT THE SITE DIFFERING FROM THOSE INDICATED ON THE PLANS, NOTES, OR SOILS REPORT.
   C. UNKNOWN PHYSICAL CONDITIONS AT THE SITE OF ANY UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE DEVELOPER'S AGENT SHALL PROMPTLY INVESTIGATE THE SUSPECTED CONDITION AND, AS NECESSARY, INITIATE FURTHER ANALYSIS OF THE PROBLEM. IF REMEDIATION IS REQUIRED, THE OWNER SHALL SUBMIT A REMEDIATION PLAN TO THE DIRECTOR OF PUBLIC WORKS AND, UPON APPROVAL BY THE DIRECTOR, SHALL IMPLEMENT THE PLAN AT THE DEVELOPER'S SOLE EXPENSE.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT–RELATED CONSTRUCTION SHALL CEASE WITHIN A 100–FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SOLANO COUNTY CORONER IMMEDIATELY.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCIES' REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL LAWS.
9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
10. WHEN IT IS FOUND THAT FIELD CONDITIONS ARE NOT AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO FURTHER CONSTRUCTION.
11. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATION WITHIN THE LIMITS OF WORK AREA. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER.

GRADING NOTES

1. CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION AS INDICATED.

	HORIZONTAL	VERTICAL	COMPACTION
PAVEMENT SUBGRADE	0.1'±	+0.1' TO –0.1'	95%

2. NON–CRYSTALLIZING TYPE WEED KILLER SHALL BE SPREAD OVER THE AGGREGATE BASE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR SHALL ADJUST ALL NEW INLETS, VALVE BOXES, AND OTHER UTILITY STRUCTURES, AND ALL EXISTING UTILITY STRUCTURES WHICH ARE TO REMAIN, TO THE NEW FINISH GRADE.
4. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

EARTHWORK QUANTITIES

1. IT IS ASSUMED THAT THE ROUGH GRADING WILL BE PER A SEPARATE PERMIT AND ONLY MINIMAL EARTHWORK WILL BE REQUIRED FOR BUILDING FOOTINGS AND UTILITY TRENCHING.
2. BIDDERS ARE RESPONSIBLE FOR DOING THEIR OWN QUANTITY TAKEOFF.

TREE/PLANT PROTECTION NOTES

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK VEHICLES WITH IDLE RUNNING ENGINES UNDER DRIP LINE OF TREES.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN CONSULT WITH THE CONSTRUCTION PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT/CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.
3. SEDIMENT DAMS AND TRAPS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED FROM THESE DEVICES WHEN IT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
4. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS SOON AS PRACTICAL AFTER THE DAMAGE OCCURS.
5. DURING PERIODS WHEN STORMS ARE FORECAST –
   A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
   B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
   C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS OR OTHER RUNOFF CONTROLS.
   D. USE INLET CONTROLS (E.G. FILTER MAT) FOR STORM DRAINS ADJACENT TO STOCKPILED SOIL.
   E. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
6. DURING PERIODS WHEN STORMS ARE NOT FORECAST –
   A. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
   B. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

SHEET INDEX:

1	C0.0	TITLE SHEET
2	C1.0	EXISTING CONDITIONS PLAN
3	C2.0	OVERALL PRELIMINARY SITE PLAN
4	C2.1	PRELIMINARY SITE PLAN
5	C2.2	PRELIMINARY SITE PLAN
6	C2.3	PRELIMINARY SITE PLAN
7	C3.0	OVERALL PRELIMINARY GRADING & DRAINAGE PLAN
8	C3.1	PRELIMINARY GRADING & DRAINAGE PLAN
9	C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
10	C3.3	PRELIMINARY GRADING & DRAINAGE PLAN
11	C3.4	GRADING SECTIONS
12	C4.0	OVERALL PRELIMINARY UTILITY PLAN
13	C4.1	PRELIMINARY UTILITY PLAN
14	C4.2	PRELIMINARY UTILITY PLAN
15	C4.3	PRELIMINARY UTILITY PLAN
16	C5.0	OVERALL PRELIMINARY STORMWATER CONTROL PLAN
17	C5.1	PRELIMINARY STORMWATER CONTROL PLAN
18	C5.2	PRELIMINARY STORMWATER CONTROL PLAN
19	C5.3	PRELIMINARY STORMWATER CONTROL PLAN
20	C5.4	PRELIMINARY STORMWATER CONTROL PLAN
21	C6.0	OVERALL PRELIMINARY EASEMENT PLAN

PROJECT CONTACTS

PROPERTY OWNER:

RUSSELL SQUARE CONSULTING
ATTN: BLAISE HILTON
700 WATERFRONT WAY, #301
VANCOUVER, WA 98660

CIVIL ENGINEER:

BKF ENGINEERS
300 FRANK OGAWA H. PLAZA, #380
OAKLAND, CA 94612
CONTACT: COLE GAUMNITZ
925–396–7700

CONTRACTOR:

NAME:
ADDRESS:

PHONE:
CONTACT:

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

COLE GAUMNITZ, P.E. DATE
BKF ENGINEERS
R.C.E. NO. 75787

CALL 1–800–642–2444 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT

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REVISION

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5180 SONOMA BLVD, VALLEJO, CA

RUSSELL SQUARE CONSULTING
700 WATERFRONT WAY, SUITE 301, VANCOUVER, WA 98660

DRAWING CONTENTS
TITLE SHEET

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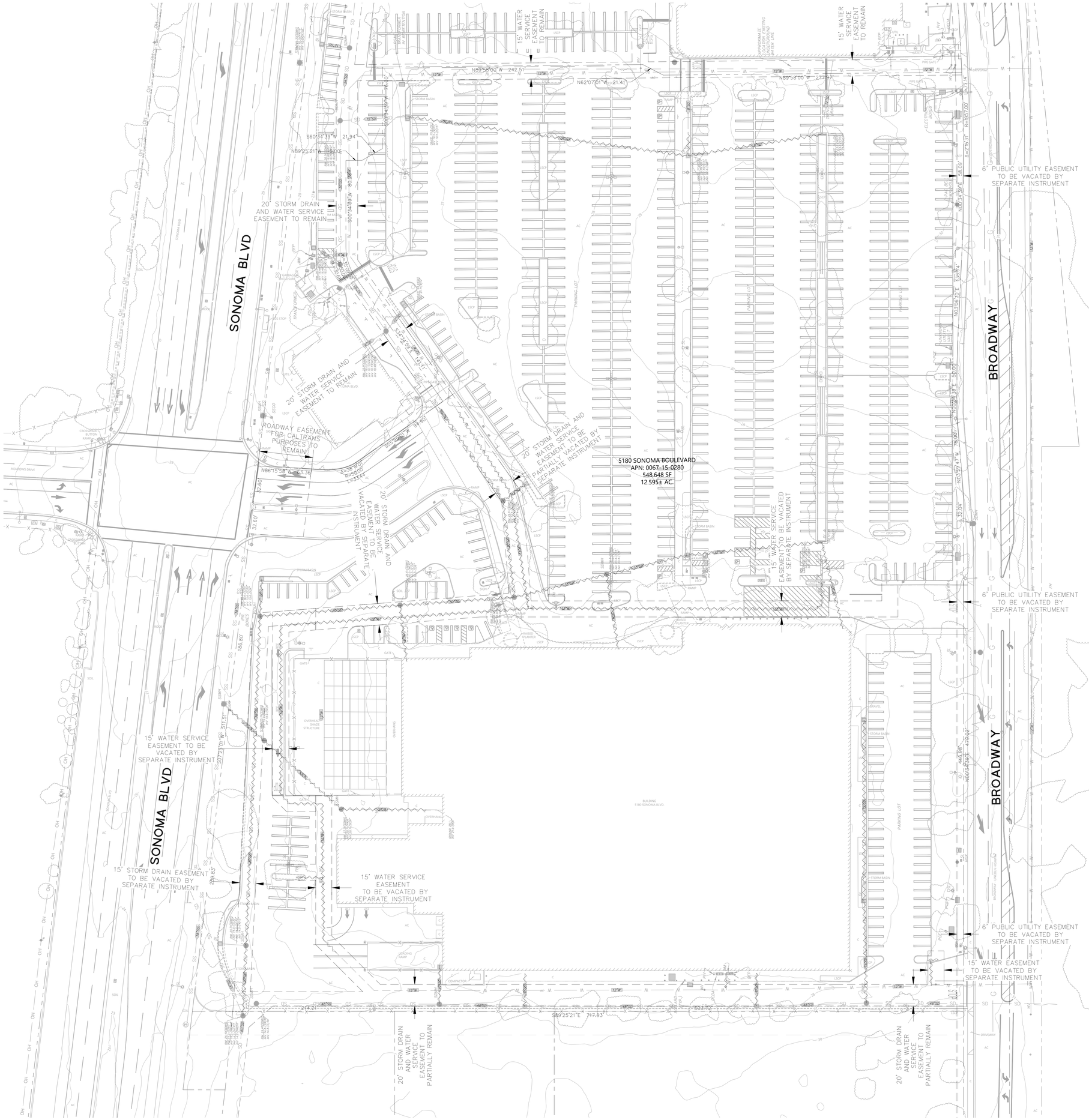

SURVEY NOTES

1. BENCHMARK:
   POINT #1 (LOCATION SHOWN HEREON), BEING A MAG NAIL & WASHER, ELEVATION = 27.04'
2. BASIS OF BEARING:
   THE BEARING OF NORTH 0°34'39" EAST BETWEEN THE TWO FOUND STREET MONUMENTS ALONG BROADWAY, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 12 OF SURVEYS, AT PAGE 35, SOLANO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.
3. EASEMENTS:
   SEE SHEETS C2.0–C2.4 AND C6.0 FOR PROPOSED EASEMENTS TO COMPLETE THE EXISTING EASEMENTS INDICATED HEREON TO BE PARTIALLY VACATED/QUIT CLAIMED BY SEPARATE INSTRUMENT.

ABBREVIATIONS

AB	ASPHALT BERM
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
CB	CATCH BASIN
CLDR	CENTERLINE OF DOOR
COM	COMMUNICATIONS' PULLBOX
CONC	CONCRETE
DI	DROP INLET
DW	DRIVEWAY
E	EAST
EB	ELECTRIC PULLBOX
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
EX.	EXISTING
FL	FLOW LINE
FOC	FACE OF CURB
FNC	FENCE
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
INV	INVERT
JP	JOINT POLE
LG	LIP OF GUTTER
LSCP	LANDSCAPING
M–M	MONUMENT TO MONUMENT
MH	MANHOLE
ML	MONUMENT LINE
N	NORTH
PL	PROPERTY LINE
ROW	RIGHT OF WAY
S	SOUTH
S.F.	SQUARE FEET
S.F.N.F.	SEARCHED FOR, NOT FOUND
SD	STORM DRAIN
SDAD	STOR DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SJWC	SAN JOSE WATER COMPANY
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD.	STANDARD
TC	TOP OF CURB, AT FACE
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
UMH	UNKNOWN MANHOLE
UNK	UNKNOWN MATERIAL
W	WEST
WM	WATER METER
WV	WATER VALVE

LEGEND

BOUNDARY LINE
LOT LINE
EASEMENT LINE
ROADWAY CENTER LINE
BUILDING WALL LINE
FENCE LINE
DRIVEWAY (EXISTING DRIVEWAY)
SIDEWALK (CC SW)
OVERHEAD LINE
COMMUNICATION LINE
ELECTRICAL LINE
GAS LINE
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
ELEVATION (TC XX.XX)
BOLLARD
COMMUNICATION BOX (COM)
ELECTRIC BOX (EB)
FIRE HYDRANT
GAS METER (GM)
GUY WIRE
JOINT POLE (JP)
SANITARY SEWER CLEANOUT (SSCO)
SANITARY SEWER MANHOLE
STORM DRAIN CATCH BASIN
STORM DRAIN DROP INLET
STORM DRAIN MANHOLE
STREET LIGHT BOX (SLB)
SURVEY IRON PIPE
SURVEY STREET MONUMENT
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX (TSB)
UNKNOWN MANHOLE
WATER METER (WM)
WATER VALVE (WV)
REMOVE UTILITY LINE

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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RUSSELL SQUARE CONSULTING
700 WATERFRONT WAY, SUITE 301, VANCOUVER, WA 98660

DRAWING CONTENTS
EXISTING CONDITIONS PLAN

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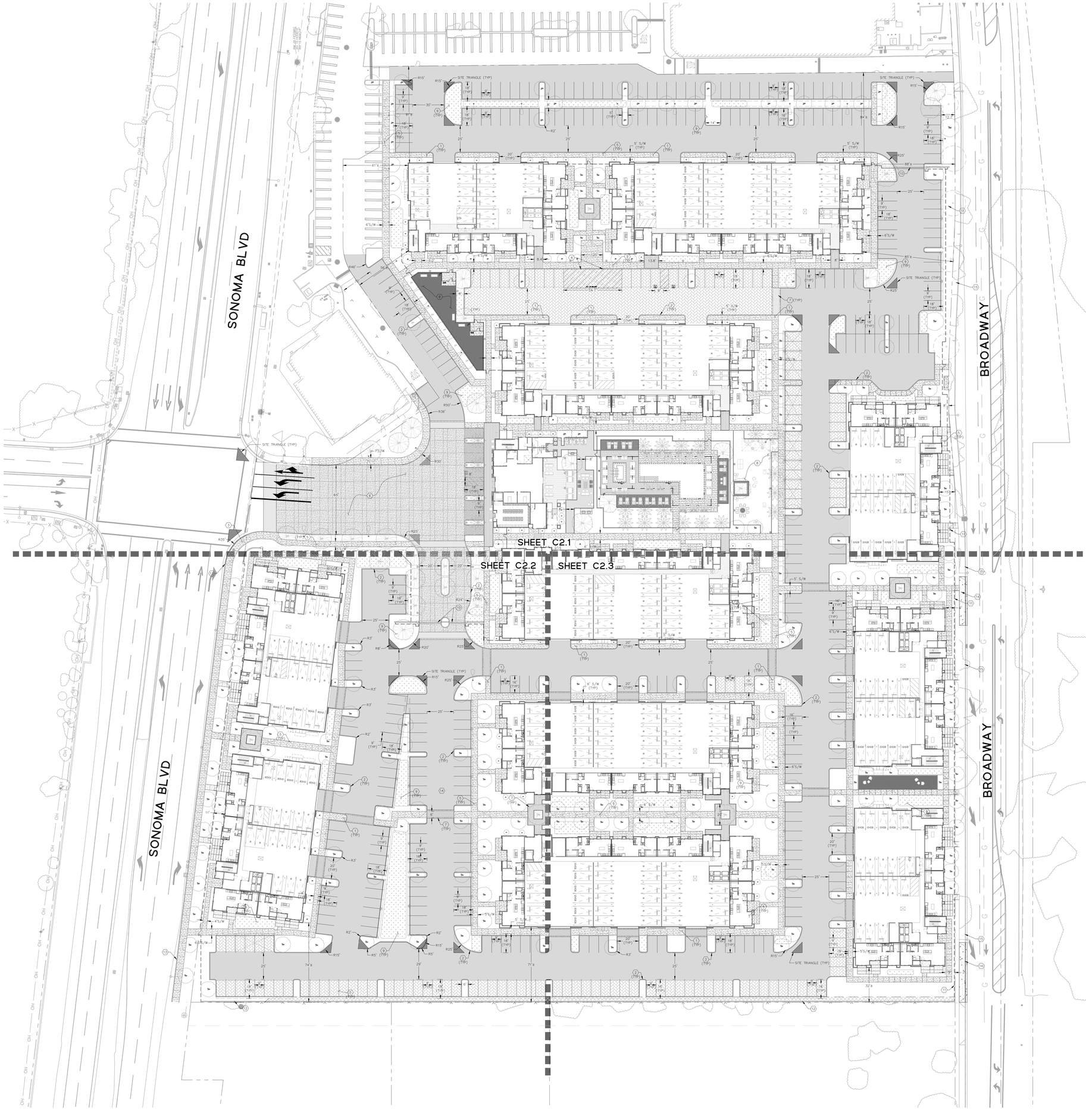

KEY NOTES

1. CURB RAMP
2. VERTICAL CURB
3. CITY STANDARD SIDEWALK
4. MOUNTABLE CURB FOR FIRE TRUCK TURNAROUND
5. PRIVATE CONCRETE SIDEWALK
6. DECORATIVE CONCRETE AT PROJECT ENTRY, SLP
7. LINEAR CONCRETE PAVERS, SLP
8. SYNTHETIC TURF, SLP
9. BIORETENTION BASINS, SEE SHEETS C5.1–C5.3
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ABBREVIATIONS

AC	ASPHALT CONCRETE
(E)	EXISTING
ESMT	EASEMENT
R	RADIUS
SLP	SEE LANDSCAPE PLAN
S/W	SIDEWALK
(TYP)	TYPICAL

SITE PLAN NOTES

1. SEE ARCHITECT PLANS FOR PARKING ANALYSIS.
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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC PAVEMENT
- PERVIOUS PAVERS
- CONCRETE SIDEWALK
- DECORATIVE VEHICULAR CONCRETE
- BIORETENTION BASIN
- VERTICAL CURB
- SITE VISION TRIANGLE

NORTH

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30 0 15 30 60 120

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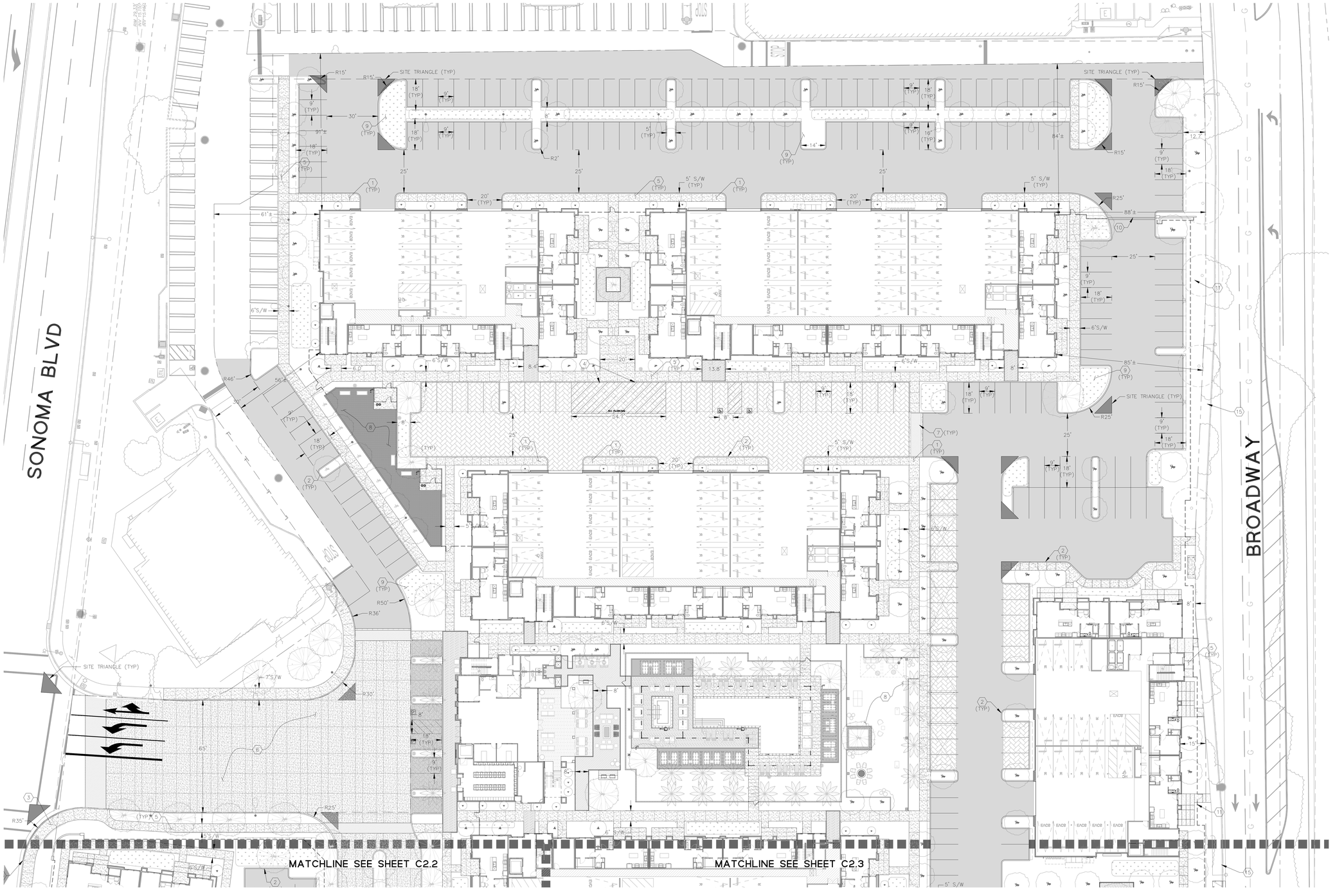

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NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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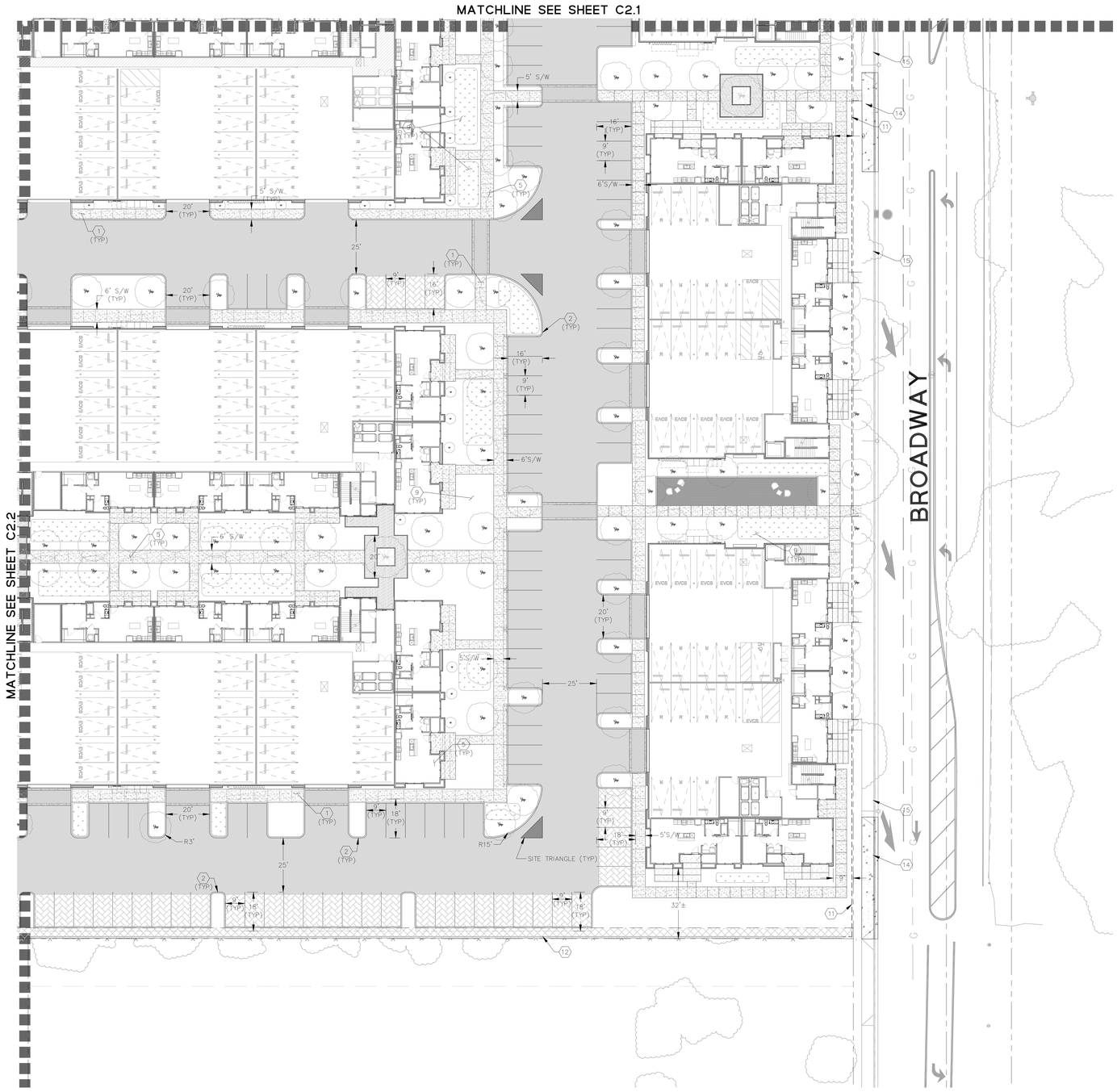

KEY NOTES

1. CURB RAMP
2. VERTICAL CURB
3. CITY STANDARD SIDEWALK
4. MOUNTABLE CURB FOR FIRE TRUCK TURNAROUND
5. PRIVATE CONCRETE SIDEWALK
6. DECORATIVE CONCRETE AT PROJECT ENTRY, SLP
7. LINEAR CONCRETE PAVERS, SLP
8. SYNTHETIC TURF, SLP
9. BIORETENTION BASINS, SEE SHEETS C5.1–C5.3
10. RESIDENT VEHICULAR GATE, SLP
11. TUBULAR STEEL PERIMETER FENCE, SLP
12. PERIMETER WALL
13. PROPOSED SIDEWALK PER CITY STANDARDS
14. EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK, CURB AND GUTTER
15. EXISTING SIDEWALK TO REMAIN. REMOVE AND REPLACE DAMAGED PANELS AS REQUIRED.

ABBREVIATIONS

AC	ASPHALT CONCRETE
(E)	EXISTING
ESMT	EASEMENT
R	RADIUS
SLP	SEE LANDSCAPE PLAN
S/W	SIDEWALK
(TYP)	TYPICAL

SITE PLAN NOTES

1. SEE ARCHITECT PLANS FOR PARKING ANALYSIS.
2. SONOMA BLVD. FRONTAGE TO BE COORDINATED WITH CITY AND CALTRANS.
3. NEW CURB, GUTTER, AND SIDEWALK TO REPLACE EXISTING DRIVEWAYS OUT TO BROADWAY ALONG PROJECT FRONTAGE.
4. EXISTING BUS STOPS ON BROADWAY AND SONOMA BLVD TO REMAIN.
5. RECIPROCAL ACCESS EASEMENTS ARE PROPOSED FOR DRIVE AISLES THAT SERVE BOTH ON-SITE PARCELS AND OFFSITE PARCELS-INCLUDING BUT NOT LIMITED TO 5182 AND 5184 SONOMA BLVD.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC PAVEMENT
- PERVIOUS PAVERS
- CONCRETE SIDEWALK
- DECORATIVE VEHICULAR CONCRETE
- BIORETENTION BASIN
- VERTICAL CURB
- SITE VISION TRIANGLE

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TCA ARCHITECTS
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DATE
DESCRIPTION
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RSC VALLEJO
5180 SONOMA BLVD, VALLEJO, CA

RUSSELL SQUARE CONSULTING
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DRAWING CONTENTS
PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

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C2.3

2021-074
JOB NUMBER

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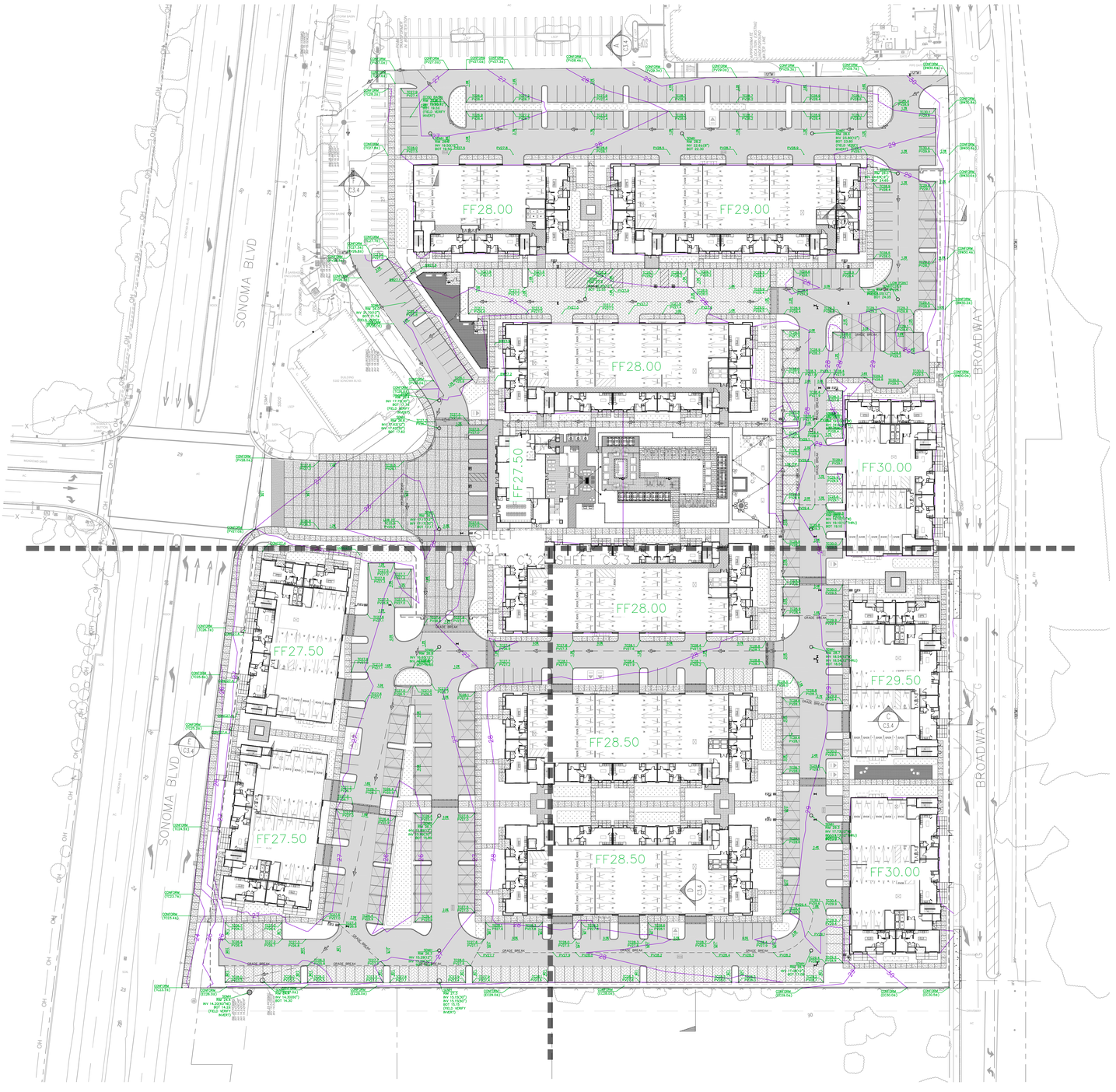

ABBREVIATIONS

BW	BACK OF WALK
C	CONCRETE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
P/PV	PAVEMENT
SLD	SEE LANDSCAPE DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
TC	TOP OF CURB
TTS	TOP OF TREATMENT SOIL
TW	TOP OF WALL
(X.X±)	EXISTING ELEVATION
	FLOW ON HARDSCAPE
	FLOW ON SOFTSCAPE
	OVERLAND RELEASE PATH

GRADING AND DRAINAGE NOTES

1. ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 0.5%. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ALL DIRECTIONS. ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL AND THE SLOPE CROSSWAYS TO THE DIRECTION OF TRAVEL SHALL BE AT A MAXIMUM OF 2%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS AR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
2. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER, CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN NOTE 1.
3. WALKWAYS ALONG ADA ACCESSIBLE PATHS OF TRAVEL:
   - CONTINUOUSLY ACCESSIBLE
   - MAXIMUM 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH LATEST CBC SECTION 1127B.5
   - MINIMUM 48" IN WIDTH
   - WHERE SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC SECTION 1127B.5 AND 1133B.7

LEGEND

- PROPERTY LINE
- VERTICAL CURB
- PROPOSED CONTOUR
- OVERLAND RELEASE PATH
- DRAIN INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BUBBLE UP BOX
- LANDSCAPE AREA DRAIN
- AC PAVEMENT
- BIORETENTION BASIN
- PERVIOUS PAVERS

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DRAWING CONTENTS
OVERALL PRELIMINARY GRADING & DRAINAGE PLAN

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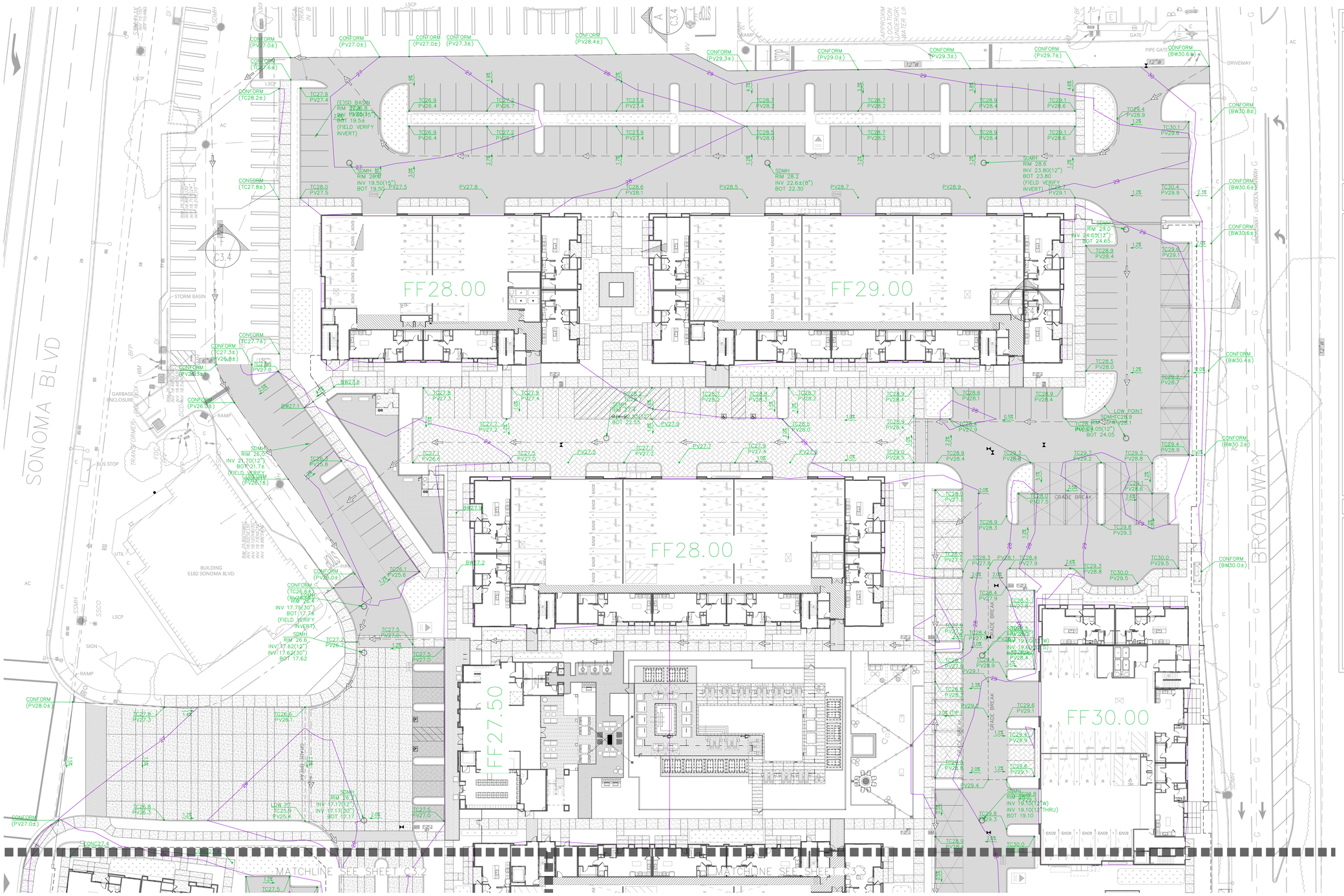
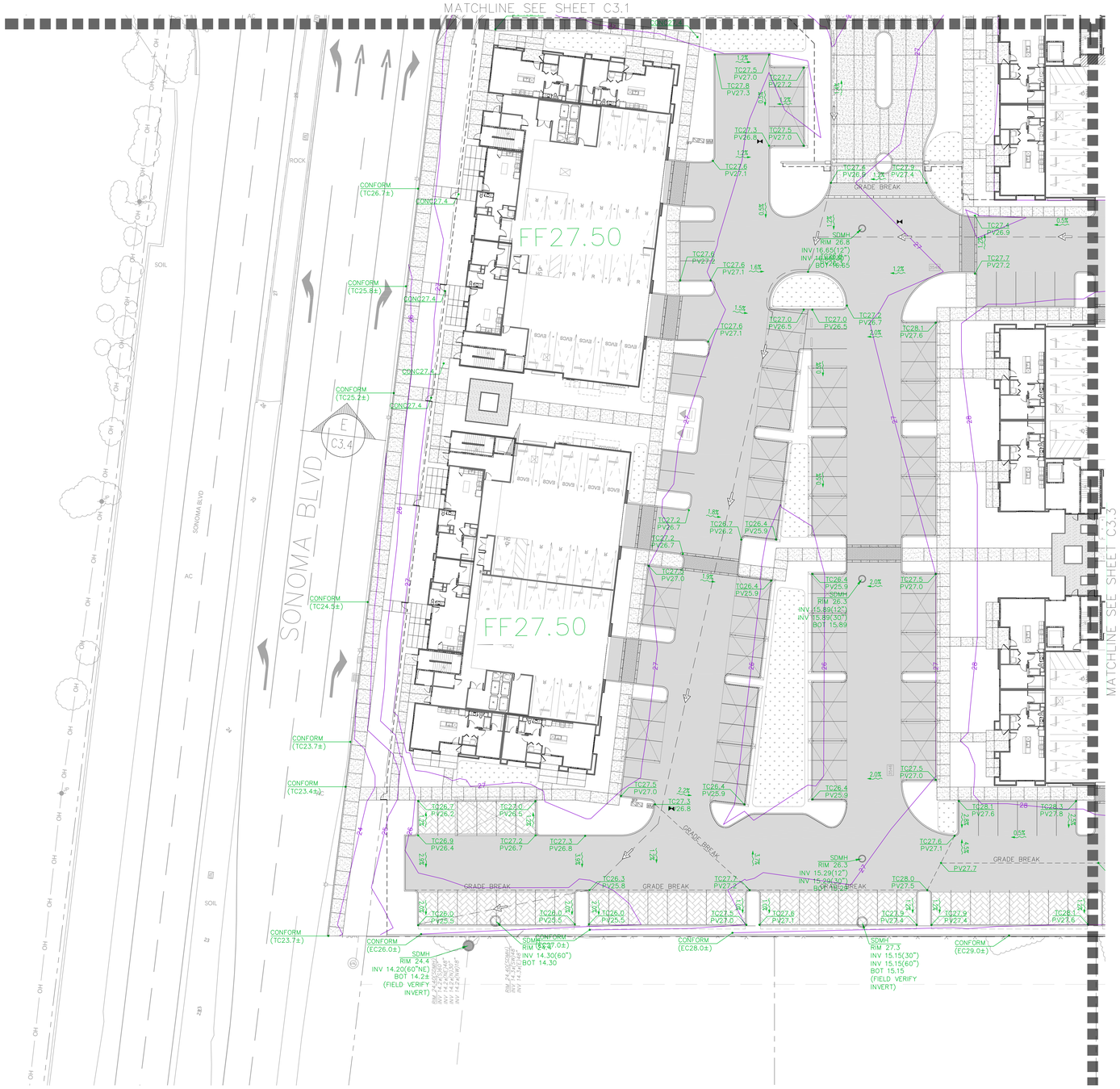

SONOMA BLVD
BROADWAY
BROADWAY - LINCOLN HIGHWAY
FF28.00
FF29.00
FF28.00
FF27.50
FF30.00
STORM BASIN
GARBAGE ENCLOSURE
BUS STOP
BUILDING
5182 SONOMA BLVD.
RAMP
SIGN
DRIVEWAY
PIPE GATE
GRADE BREAK
LOW POINT
MATCHLINE SEE SHEET C3.2
MATCHLINE SEE SHEET C3.4
(E)SD BASIN
RIM 26.6
24" W 19.80(45°)
BOT 19.5±
(FIELD VERIFY INVERT)
SDMH
RIM 28.6
INV 23.60(12")
BOT 23.80
(FIELD VERIFY INVERT)
SDMH
RIM 28.2
INV 22.6±(8")
BOT 22.30
SDMH
RIM 29.0
INV 24.65(12")
BOT 24.65
SDMH
RIM 27.7
INV 22.85(12")
BOT 22.95
SDMH
RIM 26.0
INV 21.70(12")
BOT 21.7±
(FIELD VERIFY INVERT)
SDMH
RIM 26.6
INV 17.75(30")
BOT 17.7±
(FIELD VERIFY INVERT)
SDMH
RIM 26.6
INV 17.62(12")
INV 17.62(30")
BOT 17.62
SDMH
RIM 26.4
INV 17.17(12")
INV 17.17(30")
BOT 17.17
SDMH
RIM 28.9
INV 19.10(12"W)
INV 19.10(12"THRU)
BOT 19.10
SDMH
RIM 28.9
INV 19.90(12"W)
INV 19.90(12"THRU)
BOT 19.90
SDMH
RIM 28.05(12")
BOT 24.05
LDW PT
TC25.9
PV25.6
CONFORM (PV27.0±)
CONFORM (PV27.3±)
CONFORM (PV27.6±)
CONFORM (PV28.2±)
CONFORM (PV28.4±)
CONFORM (PV29.3±)
CONFORM (PV29.7±)
CONFORM (BW30.8±)
CONFORM (BW30.6±)
CONFORM (BW30.4±)
CONFORM (BW30.2±)
CONFORM (BW30.0±)
CONFORM (BW30.6±)
CONFORM (PV26.0±)
CONFORM (PV26.4±)
CONFORM (PV28.0±)
CONFORM (PV27.0±)
CONC27.4
BW27.8
BW27.1
BW27.5
BW27.2
TC27.9 PV27.4
TC26.9 PV26.4
TC27.2 PV26.7
TC27.9 PV27.4
TC28.7 PV28.2
TC28.9 PV28.4
TC29.1 PV28.6
TC28.0 PV27.5
PV27.8
TC28.6 PV28.1
PV28.5
PV28.7
PV28.9
TC29.7 PV29.1
TC29.4 PV28.9
TC30.1 PV29.6
TC30.4 PV29.9
TC29.6 PV29.1
TC28.5 PV28.0
TC29.2 PV28.7
TC29.4 PV28.9
TC26.6 PV27.0
TC26.3 PV25.8
TC26.1 PV25.6
TC27.8 PV27.3
TC26.6 PV26.1
TC26.8 PV26.3
TC27.5 PV27.0
TC27.7 PV27.2
TC27.1 PV26.6
TC28.2 PV28.7
TC28.8 PV28.3
TC28.6 PV28.1
TC28.4 PV27.9
TC29.3 PV28.8
TC29.7 PV29.2
TC29.3 PV28.8
TC28.0 PV27.5
TC28.9 PV28.3
TC28.1 PV27.6
TC28.4 PV27.9
TC29.1 PV28.6
TC29.8 PV29.3
TC30.0 PV29.5
TC28.3 PV27.8
TC28.4 PV27.9
TC29.3 PV28.8
TC29.6 PV29.1
TC29.4 PV28.9
TC29.8 PV29.3
TC30.0 PV29.5
TC28.9 PV28.4
TC29.3 PV28.8
TC29.2 PV28.7
TC29.4 PV28.9
TC28.4 PV27.9
TC28.6 PV28.1
TC28.9 PV28.4
TC29.1 PV28.6
TC29.3 PV28.8
TC29.7 PV29.2
TC29.3 PV28.8
TC28.0 PV27.5
TC28.9 PV28.4
TC29.3 PV28.8
TC29.7 PV29.2
TC29.3 PV28.8
TC29.1 PV28.6
TC29.8 PV29.3
TC30.0 PV29.5
GRADE BREAK
LOW POINT
SDMH
RIM 28.9
INV 19.10(12"W)
INV 19.10(12"THRU)
BOT 19.10
SDMH
RIM 28.9
INV 19.90(12"W)
INV 19.90(12"THRU)
BOT 19.90
SDMH
RIM 28.9
INV 19.10(12"W)
INV 19.10(12"THRU)
BOT 19.10
SDMH
RIM 28.9
INV 19.90(12"W)
INV 19.90(12"THRU)
BOT 19.90
EACB
EACB
EACB



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LEGEND

- PROPERTY LINE
- VERTICAL CURB
- PROPOSED CONTOUR
- OVERLAND RELEASE PATH
- DRAIN INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BUBBLE UP BOX
- LANDSCAPE AREA DRAIN
- AC PAVEMENT
- BIORETENTION BASIN
- PERVIOUS PAVERS

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TCA ARCHITECTS
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DRAWING CONTENTS
PRELIMINARY GRADING & DRAINAGE PLAN

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C3.2

2021-074
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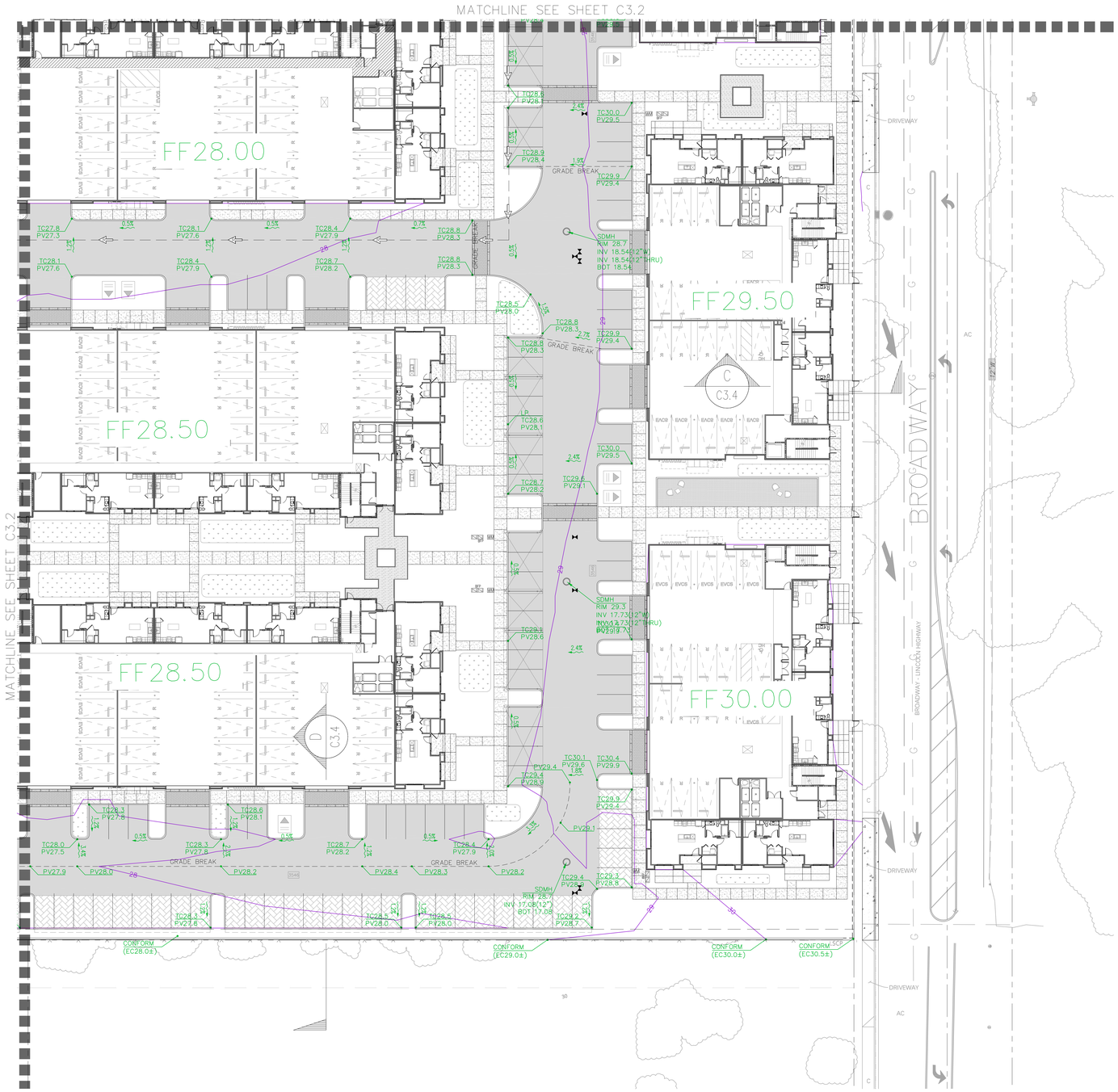
MATCHLINE SEE SHEET C3.2
MATCHLINE SEE SHEET C3.2
FF28.00
FF28.50
FF28.50
FF29.50
FF30.00
Levcs
BROADWAY
BROADWAY - LINCOLN HIGHWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
AC
AC
GRADE BREAK
GRADE BREAK
GRADE BREAK
GRADE BREAK
SDMH
RIM 28.7
INV 18.54(12"W)
INV 18.54(12"THRU)
BOT 18.54
SDMH
RIM 29.3
INV 17.73(12"W)
INV 17.73(12"THRU)
BOT 17.73
SDMH
RIM 28.79
INV 17.08(12")
BOT 17.08
CONFORM (EC28.0±)
CONFORM (EC29.0±)
CONFORM (EC30.0±)
CONFORM (EC30.5±)
C3.4
C3.4
C3.4
TC27.8 PV27.3
TC28.1 PV27.6
TC28.4 PV27.9
TC28.7 PV28.2
TC28.8 PV28.3
TC28.5 PV28.0
TC28.6 PV28.1
TC29.9 PV29.4
TC30.0 PV29.5
TC29.6 PV29.1
TC30.1 PV29.6
TC30.4 PV29.9
TC29.4 PV28.9
TC28.3 PV27.8
TC28.0 PV27.5
TC29.3 PV28.8
TC29.4 PV29.1
TC28.2 PV27.7
TC28.5 PV28.0
TC29.2 PV28.7
PV27.9
PV28.0
PV28.2
PV28.4
PV28.3
PV28.2
PV29.1
0.5%
1.5%
2.4%
2.7%
0.7%
1.5%
1.2%
1.0%
1.3%
1.4%
1.6%
1.7%
1.8%
1.9%
2.0%
2.1%
2.2%
2.3%
2.5%
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5.7%
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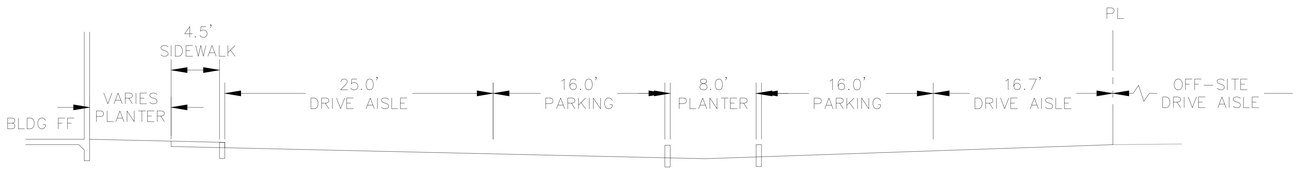
6.5%
6.6%
6.7%



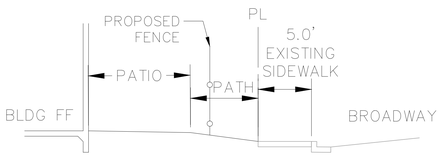
SECTION A

NTS



SECTION B

NTS



SECTION C

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SECTION D

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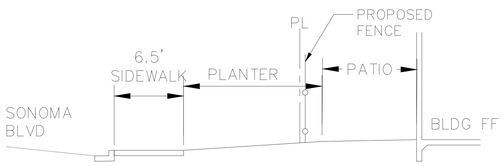

SECTION E

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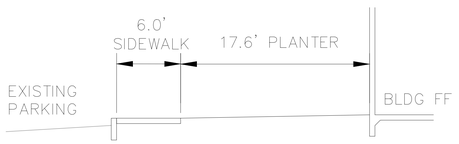

SECTION E

NTS

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5180 SONOMA BLVD, VALLEJO, CA

RUSSELL SQUARE CONSULTING
700 WATERFRONT WAY · SUITE 301 · VANCOUVER, WA 98660

DRAWING CONTENTS
GRADING SECTIONS

NOT FOR CONSTRUCTION

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C3.4

2021-074
JOB NUMBER

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SONOMA BLVD

BROADWAY

SHEET C4.1

SHEET C4.2 SHEET C4.3

KEY NOTES

1. CONNECT TO EXISTING WATER MAIN
2. CONNECT TO EXISTING SD SYSTEM
3. CONNECT TO EXISTING SS SYSTEM
4. INSTALL (N) SDMH
5. INSTALL (N) OFD
6. INSTALL (N) SDJB
7. INSTALL (N) SSCO/SDCO
8. INSTALL (N) SSMH
9. (E) FH TO REMAIN
10. (E) FH TO BE REMOVED
11. INSTALL (N) FH
12. INSTALL (N) TRANSFORMER
13. INSTALL (N) GAS METER
14. INSTALL (N) BUBBLE UP BOX
15. INSTALL (N) SDCB
16. INSTALL (N) WATER METER
17. INSTALL (N) BACK FLOW PREVENTER
18. INSTALL (N) SDCB WITH SUBMERSIBLE PUMPS

ABBREVIATIONS

(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT ELEVATION
(INV XX.X±)	(E) INVERT ELEVATION
JT	JOINT TRENCH
OFD	OVER FLOW DRAIN
PERF	PERFORATED
RTG	RIM TO GRADE
S	SLOPE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SED	SEE ELECTRICAL DRAWINGS
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE

UTILITY NOTES

1. SANITARY SEWER SEWER SYSTEMS AND LATERALS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER AS WELL AS WATER LINES AND APPURTENANCES DOWNSTREAM OF DOMESTIC AND IRRIGATION METERS AND FIRE BACKFLOWS.
2. TELEPHONE/COMMUNICATION, GAS, ELECTRICAL, AND STREET LIGHT LINES & STRUCTURES ARE SHOWN FOR COORDINATION PURPOSES ONLY. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND JOINT TRENCH PLANS FOR MORE INFORMATION.
3. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
4. HORIZONTAL DIMENSION ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE, UNLESS OTHERWISE NOTED. RIM ELEVATIONS ARE SPECIFIED AT THE CENTER OF THE FRAME.
5. CONTRACTOR TO ADJUST ALL EXISTING UTILITY VAULTS, LIDS, AND GRATES TO REMAIN, INCLUDING THE NEWLY INSTALLED UTILITY VAULTS, LIDS, AND GRATES INSTALLED UNDER PHASE 1 SITE UTILITIES TO NEW PROPOSED FINISHED GRADE.
6. UTILITY TRENCHES TO BE PER THE GEOTECHNICAL REPORT.
7. PIPE MATERIAL:
   A) PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED.
   B) PRIVATE SS: PVC SDR-26.
   C) WATER: PVC AWWA C900, DR 14, CLASS 350.
8. REQUIRED HORIZONTAL CLEARANCE BETWEEN SS MAINS AND WATER MAINS SHALL BE 10' AND BETWEEN WATER MAINS AND SD MAINS SHALL BE 5'.
9. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
10. MINIMUM COVER FOR WATER MAIN SHALL BE 3'.
11. MINIMUM COVER FOR SEWER MAIN SHALL BE 3'.
12. PER THE GEOTECHNICAL REPORT THE SOILS ARE XXXX. SEE CORROSIVE SOILS ENGINEER'S RECOMMENDATIONS FOR PIPE WRAPS AND CATHODIC PROTECTION OF BURIED METALLIC PIPES AND ELEMENTS.
13. ALL PUBLIC WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PER CITY OF VALLEJO STANDARDS.
14. ALL EXISTING UTILITY BOXES SHALL BE ADJUSTED TO NEW FINISHED GRADE UNLESS NOTED OTHERWISE ON PLANS.
15. SEE JOINT TRENCH PLANS FOR DRY UTILITY ROUTING.
16. EXISTING PUBLIC UTILITY, WATER, AND/OR STORM DRAIN EASEMENTS THAT ARE PROPOSED TO BE VACATED, WILL REQUIRE WRITTEN APPROVAL FROM EACH UTILITY COMPANY THAT THEY HAVE NO ISSUES WITH THE VACATION.
17. WATER SERVICE TO THE EXISTING RETAIL SHALL BE MAINTAINED AND DISRUPTION SHALL BE KEPT TO A MINIMAL DURING CONSTRUCTION.

LEGEND

- STORM DRAIN LINE (TREATED)
- SD — STORM DRAIN LINE (UNTREATED)
- SS — SANITARY SEWER LINE
- JT — JOINT TRENCH (JT) LINE
- G — GAS LINE
- IRR — IRRIGATION LINE
- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE, PVC C900 CLASS 200
- PERFORATED PIPE
- STORM DROP INLET (DI) OR OVERFLOW DRAIN (OFD). SEE PLAN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN CLEANOUT
- SANITARY SEWER CLEANOUT
- BUBBLE UP BOX
- CHECK VALVE IN BOX.
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LATERAL CONTINUATION S.P.D.
- UTILITY CROSSING NUMBER. SEE UTILITY CROSSING TABLE THIS SHEET.
- LANDSCAPE AREA DRAIN. SEE LANDSCAPE DRAWINGS FOR DETAILS AND RIM ELEVATIONS.
- TRANSFORMER, SEE JT PLANS
- GAS METER
- WATER METER
- BACK FLOW PREVENTER
- STORM DRAIN CATCH BASIN WITH SUBMERSIBLE PUMPS
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), PUBLIC ACCESS EASEMENT (PAE), PUBLIC UTILITY EASEMENT (PUE)
- STORM DRAIN EASEMENT (SDE)
- STORM DRAIN AND WATER SERVICE EASEMENT (SDE & WSE)
- EXISTING UTILITY EASEMENT TO REMAIN

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TCA ARCHITECTS
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REVISION

RSC VALLEJO
5180 SONOMA BLVD, VALLEJO, CA

RUSSELL SQUARE CONSULTING
700 WATERFRONT WAY, SUITE 301, VANCOUVER, WA 98660

DRAWING CONTENTS
OVERALL PRELIMINARY UTILITY PLAN

NOT FOR CONSTRUCTION

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2021-074
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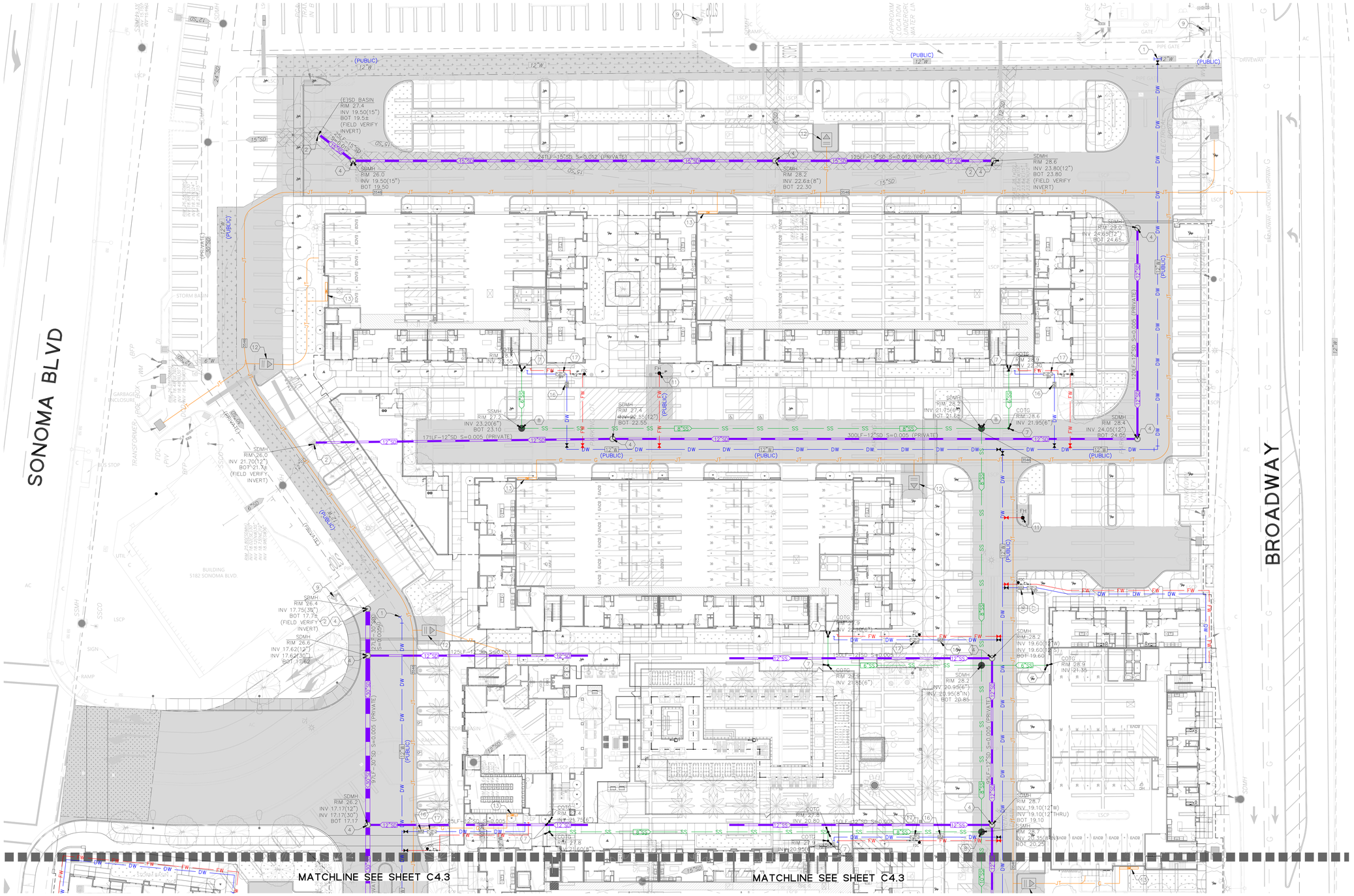

KEY NOTES

1	CONNECT TO EXISTING WATER MAIN
2	CONNECT TO EXISTING SD SYSTEM
3	CONNECT TO EXISTING SS SYSTEM
4	INSTALL (N) SDMH
5	INSTALL (N) OFD
6	INSTALL (N) SDJB
7	INSTALL (N) SSCO/SDCO
8	INSTALL (N) SSMH
9	(E) FH TO REMAIN
10	(E) FH TO BE REMOVED
11	INSTALL (N) FH
12	INSTALL (N) TRANSFORMER
13	INSTALL (N) GAS METER
14	INSTALL (N) BUBBLE UP BOX
15	INSTALL (N) SDCB
16	INSTALL (N) WATER METER
17	INSTALL (N) BACK FLOW PREVENTER
18	INSTALL (N) SDCB WITH SUBMERSIBLE PUMPS

ABBREVIATIONS

(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT ELEVATION
(INV XX.X±)	(E) INVERT ELEVATION
JT	JOINT TRENCH
OFD	OVER FLOW DRAIN
PERF	PERFORATED
RTG	RIM TO GRADE
S	SLOPE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SED	SEE ELECTRICAL DRAWINGS
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE

UTILITY NOTES

1. SANITARY SEWER SEWER SYSTEMS AND LATERALS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER AS WELL AS WATER LINES AND APPURTENANCES DOWNSTREAM OF DOMESTIC AND IRRIGATION METERS AND FIRE BACKFLOWS.
2. TELEPHONE/COMMUNICATION, GAS, ELECTRICAL, AND STREET LIGHT LINES & STRUCTURES ARE SHOWN FOR COORDINATION PURPOSES ONLY. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND JOINT TRENCH PLANS FOR MORE INFORMATION.
3. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
4. HORIZONTAL DIMENSION ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE, UNLESS OTHERWISE NOTED. RIM ELEVATIONS ARE SPECIFIED AT THE CENTER OF THE FRAME.
5. CONTRACTOR TO ADJUST ALL EXISTING UTILITY VAULTS, LIDS, AND GRATES TO REMAIN, INCLUDING THE NEWLY INSTALLED UTILITY VAULTS, LIDS, AND GRATES INSTALLED UNDER PHASE 1 SITE UTILITIES TO NEW PROPOSED FINISHED GRADE.
6. UTILITY TRENCHES TO BE PER THE GEOTECHNICAL REPORT.
7. PIPE MATERIAL:
   A) PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED.
   B) PRIVATE SS: PVC SDR-26.
   C) WATER: PVC AWWA C900, DR 14, CLASS 350.
8. REQUIRED HORIZONTAL CLEARANCE BETWEEN SS MAINS AND WATER MAINS SHALL BE 10' AND BETWEEN WATER MAINS AND SD MAINS SHALL BE 5'.
9. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
10. MINIMUM COVER FOR WATER MAIN SHALL BE 3'.
11. MINIMUM COVER FOR SEWER MAIN SHALL BE 3'.
12. PER THE GEOTECHNICAL REPORT THE SOILS ARE XXXX. SEE CORROSIVE SOILS ENGINEER'S RECOMMENDATIONS FOR PIPE WRAPS AND CATHODIC PROTECTION OF BURIED METALLIC PIPES AND ELEMENTS.
13. ALL PUBLIC WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PER CITY OF VALLEJO STANDARDS.
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16. EXISTING PUBLIC UTILITY, WATER, AND/OR STORM DRAIN EASEMENTS THAT ARE PROPOSED TO BE VACATED, WILL REQUIRE WRITTEN APPROVAL FROM EACH UTILITY COMPANY THAT THEY HAVE NO ISSUES WITH THE VACATION.
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- BUBBLE UP BOX
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- GAS METER
- WATER METER
- BACK FLOW PREVENTER
- STORM DRAIN CATCH BASIN WITH SUBMERSIBLE PUMPS

LEGEND

- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), PUBLIC ACCESS EASEMENT (PAE), PUBLIC UTILITY EASEMENT (PUE)
- STORM DRAIN EASEMENT (SDE)
- STORM DRAIN AND WATER SERVICE EASEMENT (SDE & WSE)
- EXISTING UTILITY EASEMENT TO REMAIN

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TCA ARCHITECTS
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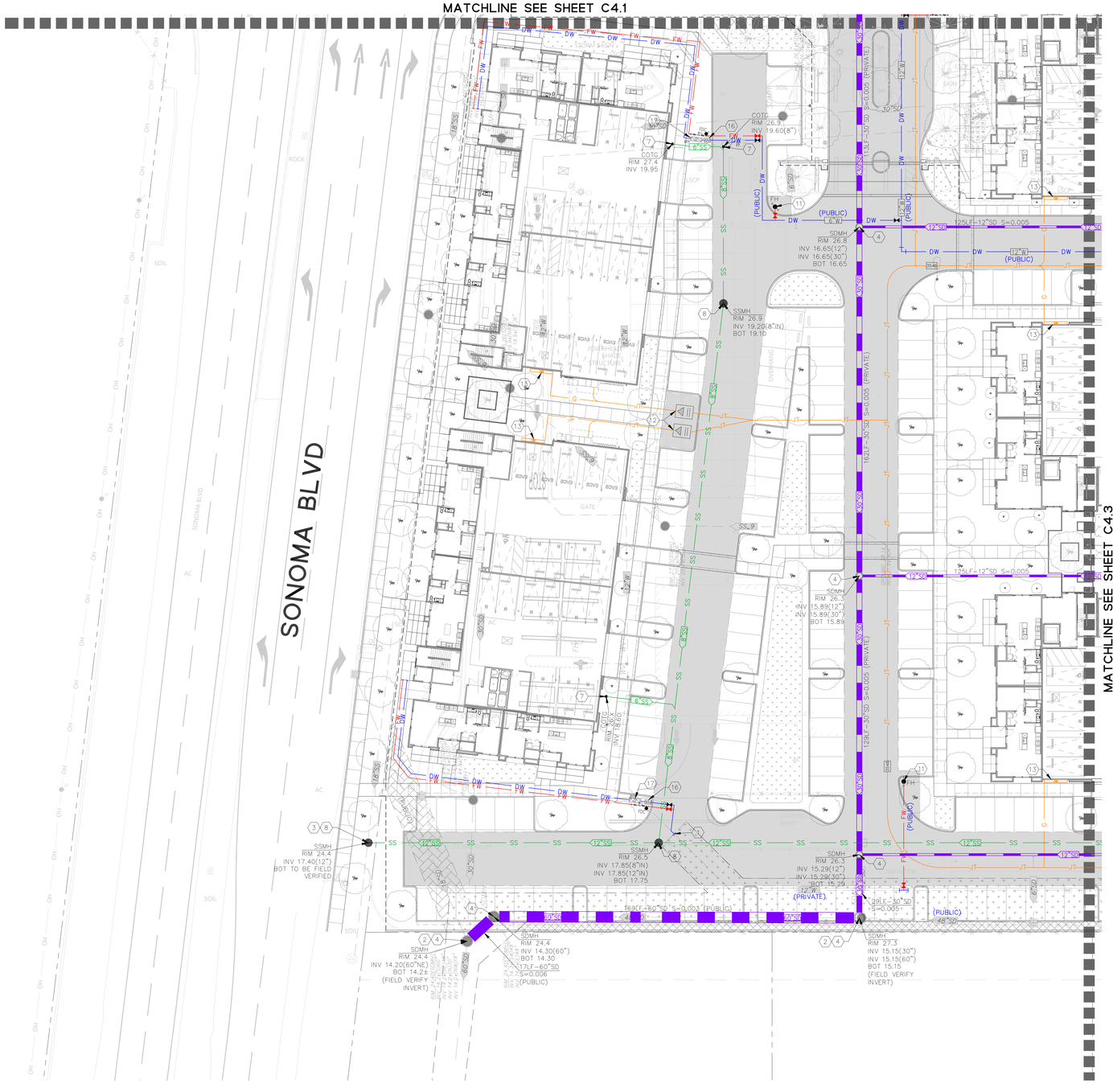
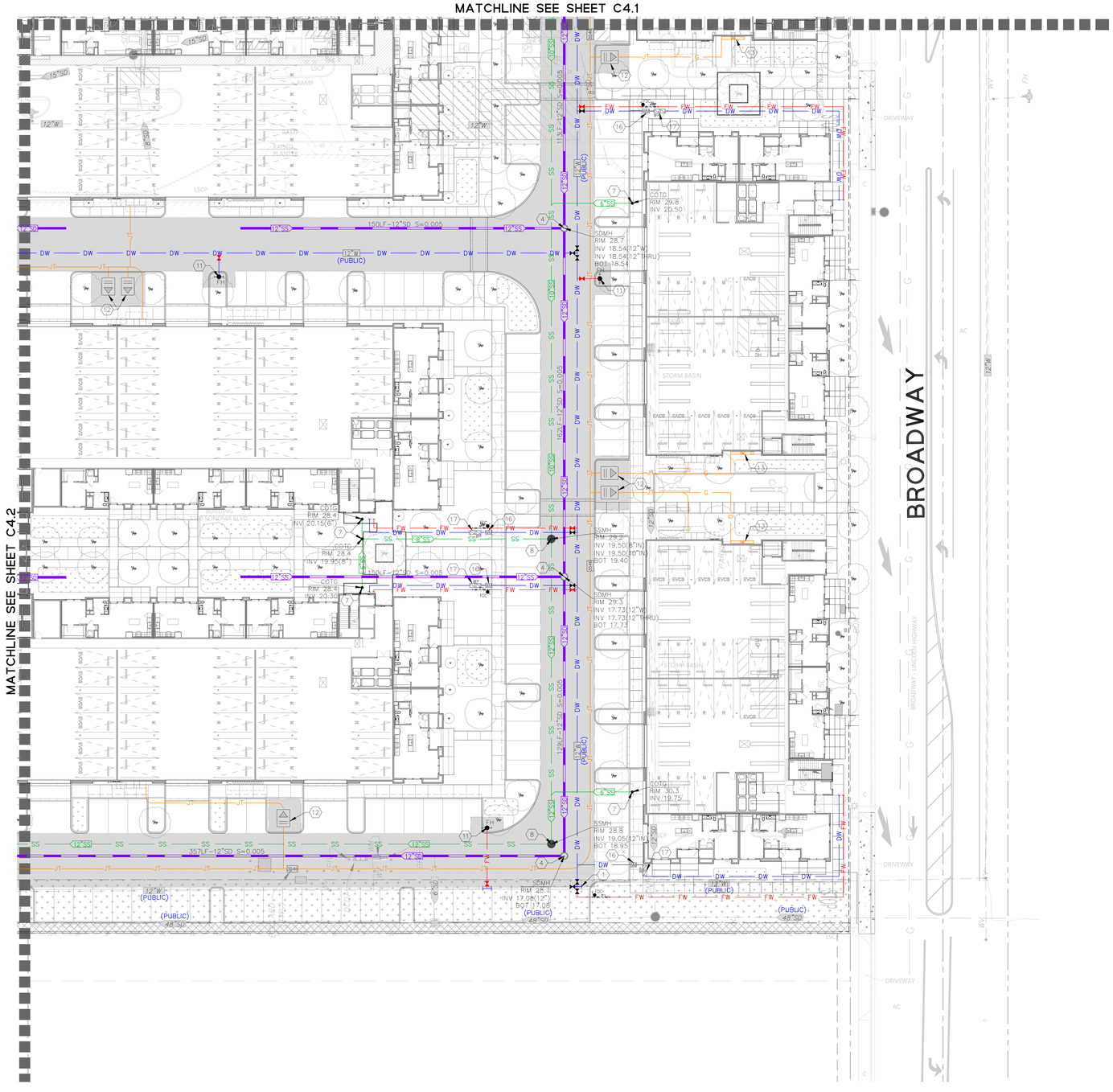

MATCHLINE SEE SHEET C4.1
MATCHLINE SEE SHEET C4.3
SONOMA BLVD
SONOMA BLVD
COTC
RIM 26.9
INV 19.60(8")
COTC
RIM 27.4
INV 19.95
SDMH
RIM 26.8
INV 16.65(12")
INV 16.65(30")
BOT 16.65
SSMH
RIM 26.9
INV 19.20(8"IN)
BOT 19.10
SDMH
RIM 26.3
INV 15.89(12")
INV 15.89(30")
BOT 15.89
SSMH
RIM 24.4
INV 17.40(12")
BOT TO BE FIELD VERIFIED
SSMH
RIM 26.5
INV 17.85(8"IN)
INV 17.85(12"IN)
BOT 17.75
SDMH
RIM 26.3
INV 15.29(12")
INV 15.29(30")
BOT 15.29
SDMH
RIM 24.4
INV 14.30(60")
BOT 14.30
17LF-60"SD
S=0.006
(PUBLIC)
SDMH
RIM 24.4
INV 14.20(60"NE)
BOT 14.2±
(FIELD VERIFY
INVERT)
SDMH
RIM 27.3
INV 15.15(30")
INV 15.15(60")
BOT 15.15
(FIELD VERIFY
INVERT)
125LF-12"SD S=0.005
125LF-12"SD S=0.005
169LF-60"SD S=0.003 (PUBLIC)
29LF-30"SD
S=0.005
(PUBLIC)
(PRIVATE)
(PUBLIC)
(PUBLIC)
(PUBLIC)
(PRIVATE)
(PRIVATE)
(PRIVATE)
(PRIVATE)
(PUBLIC)
(PUBLIC)
(PUBLIC



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- TRANSFORMER, SEE JT PLANS
- GAS METER
- WM — WATER METER
- BFP — BACK FLOW PREVENTER
- STORM DRAIN CATCH BASIN WITH SUBMERSIBLE PUMPS

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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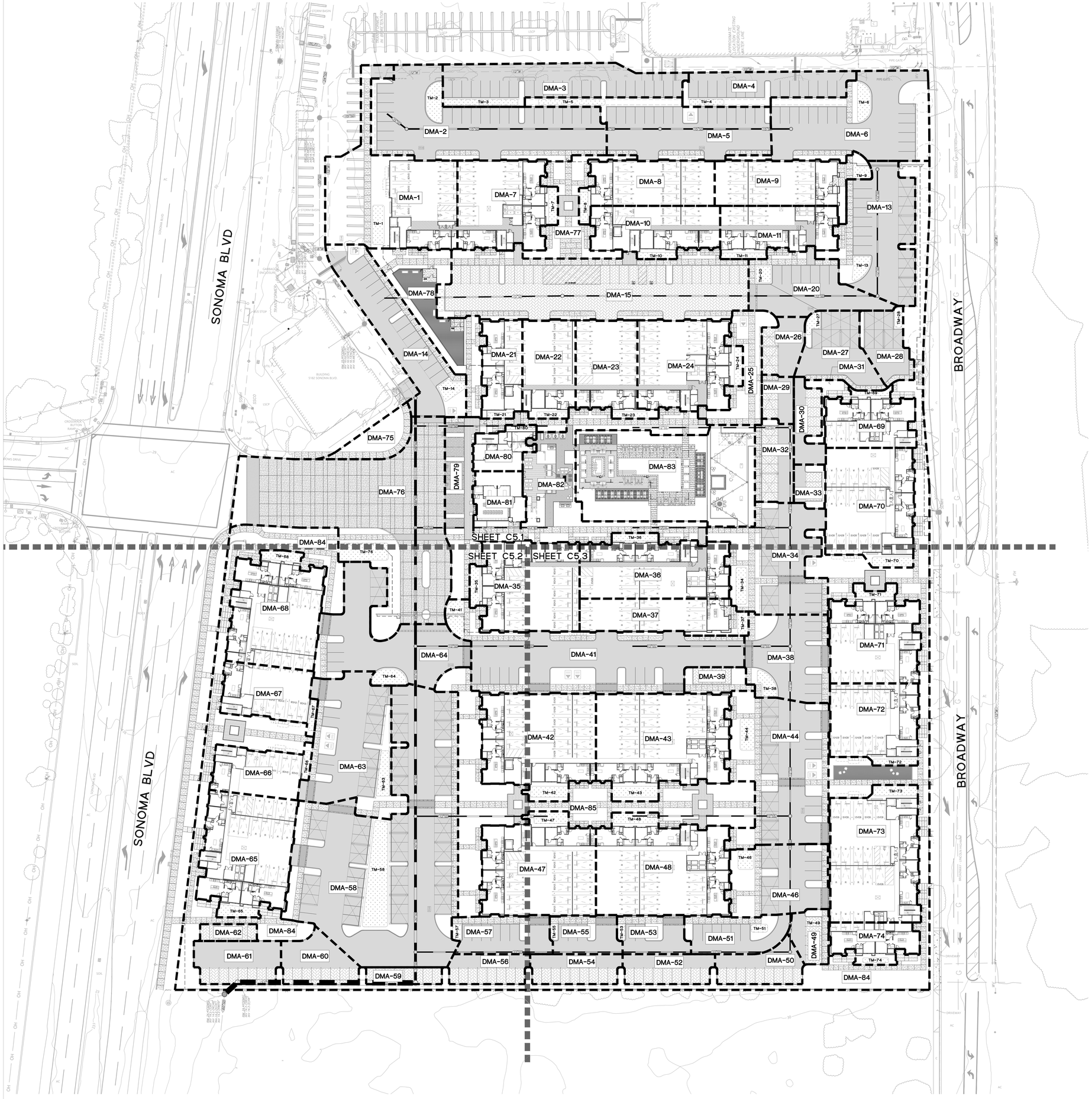

ABBREVIATIONS

DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FEET
TM	TREATMENT MEASURE

STORMWATER CONTROL PLAN NOTES

1. SEE DRAFT STORMWATER CONTROL REPORT FOR NARRATIVE AND PRELIMINARY CALCULATIONS OF STORMWATER TREATMENT MEASURES AND HYDROMODIFICATION.
2. SEE SHEET C5.4 FOR TREATMENT CONTROL MEASURE SUMMARY TABLE.

LIST OF POTENTIAL POLLUTANTS:
- LITTER
- MOTOR OIL
- GASOLINE
- HYDROCARBONS
- HEAVY METALS
- PESTICIDES

LEGEND

- PROPERTY LINE
- DMA-X — DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- DRAIN INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BUBBLE UP BOX
- PERVIOUS PAVERS

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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RUSSELL SQUARE CONSULTING
700 WATERFRONT WAY, SUITE 301, VANCOUVER, WA 98660

DRAWING CONTENTS
OVERALL PRELIMINARY STORMWATER CONTROL PLAN

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C5.0

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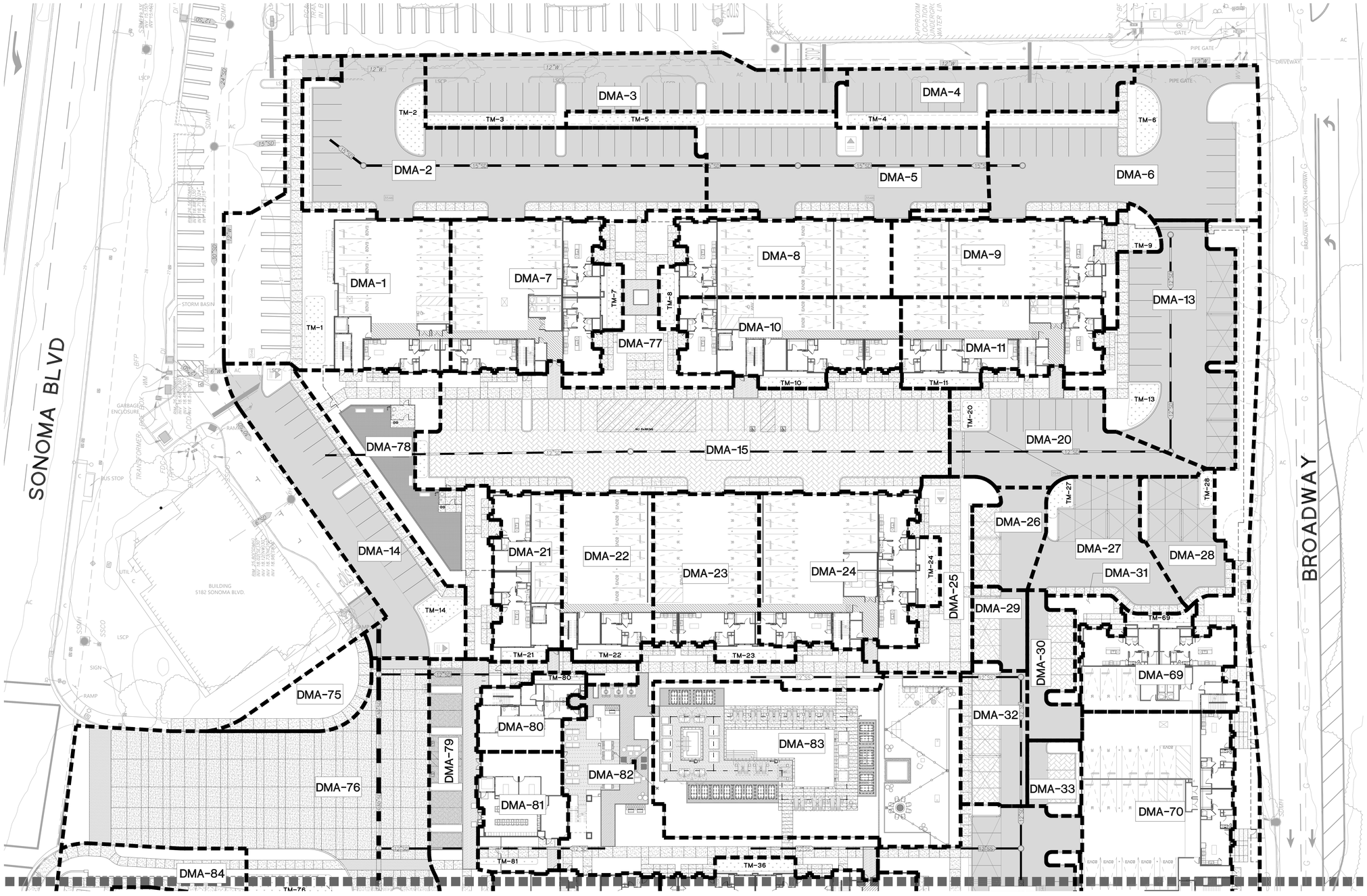

ABBREVIATIONS

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- HEAVY METALS
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LEGEND

- PROPERTY LINE
- DMA-X — DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- DRAIN INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BUBBLE UP BOX
- PERVIOUS PAVERS

NORTH

GRAPHIC SCALE

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PRELIMINARY STORMWATER CONTROL PLAN

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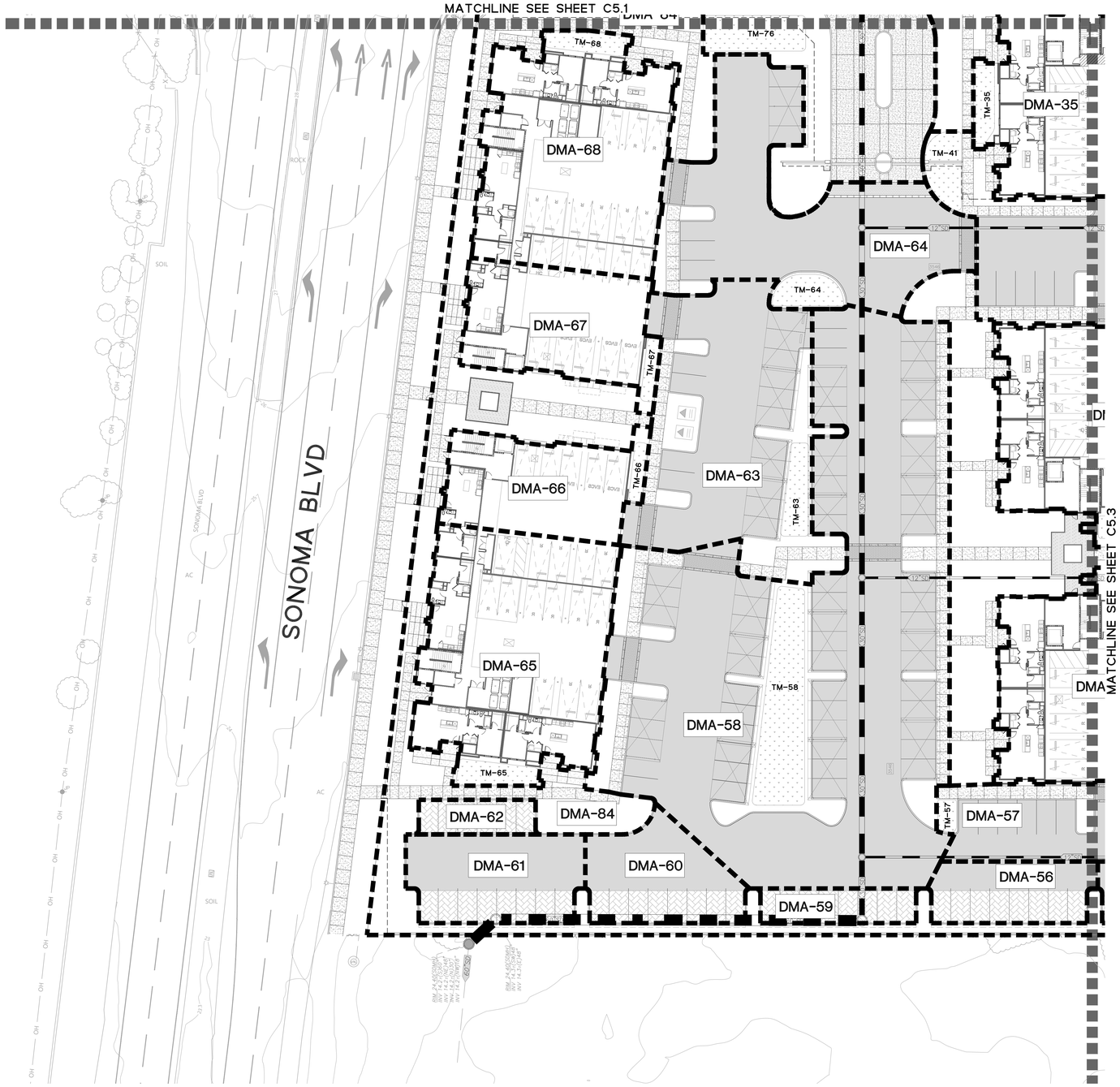

ABBREVIATIONS

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- PERVIOUS PAVERS

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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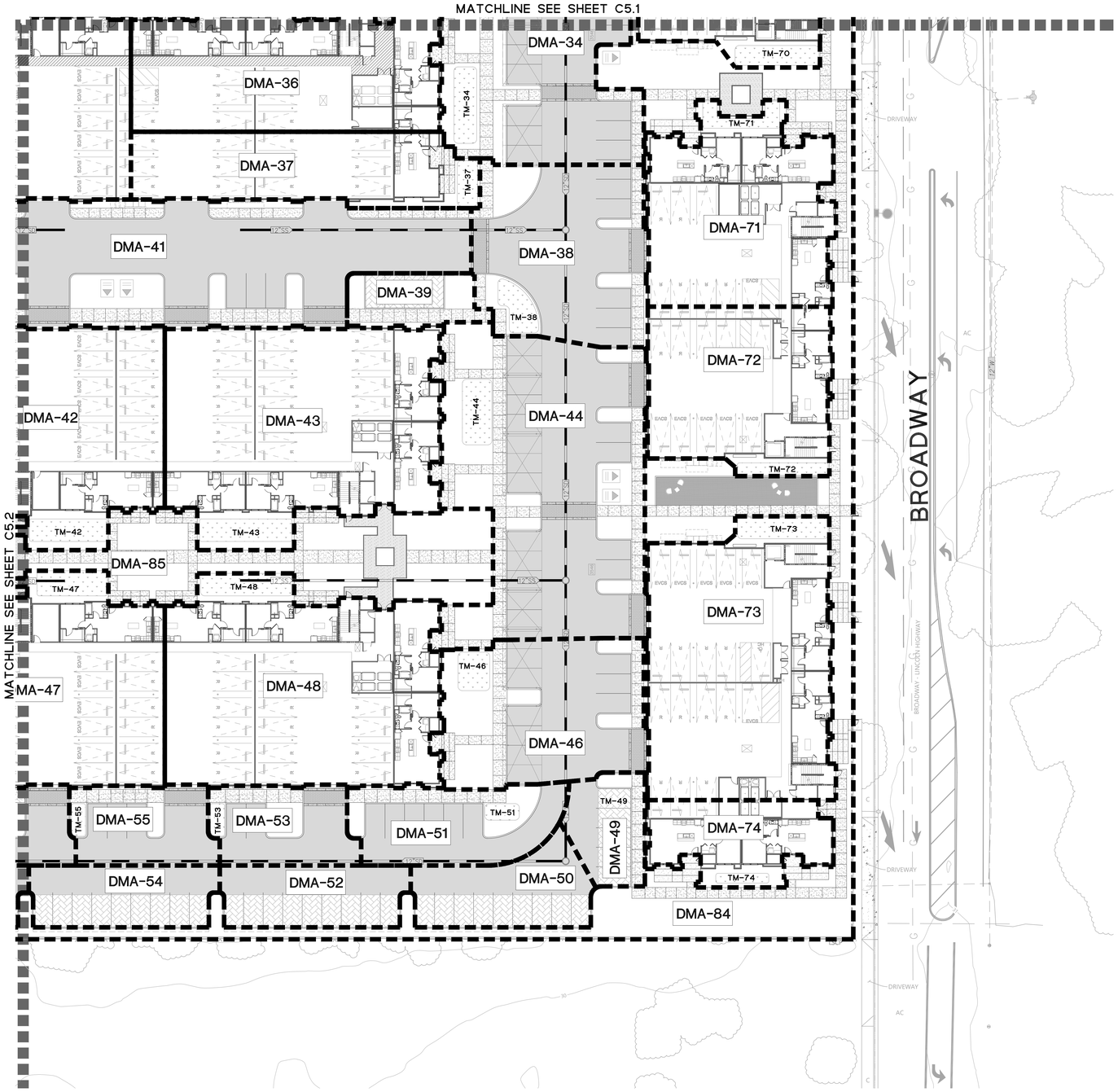

ABBREVIATIONS

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DATE
DESCRIPTION
REVISION

RSC VALLEJO
5180 SONOMA BLVD, VALLEJO, CA

RUSSELL SQUARE CONSULTING
700 WATERFRONT WAY, SUITE 301, VANCOUVER, WA 98660

DRAWING CONTENTS
PRELIMINARY STORMWATER CONTROL PLAN

NOT FOR CONSTRUCTION

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.

C5.3

2021-074
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TREATMENT CONTROL MEASURE SUMMARY								
DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	EXISTING CONDITION		PROPOSED CONDITION		TREATMENT MEASURE SIZE		TREATMENT MEASURE TYPE
		PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	REQUIRED (SF)	PROVIDED (SF)	
DMA-1	11988	0	11988	1721	10267	411	416	BIORETENTION BASIN
DMA-2	13440	0	13440	1550	11890	476	500	BIORETENTION BASIN
DMA-3	7599	0	7599	818	6781	271	419	BIORETENTION BASIN
DMA-4	4575	0	4575	839	3736	149	194	BIORETENTION BASIN
DMA-5	9072	0	9072	1703	7369	295	377	BIORETENTION BASIN
DMA-6	11069	0	11069	3161	7908	316	395	BIORETENTION BASIN
DMA-7	7406	0	7406	421	6985	279	294	BIORETENTION BASIN
DMA-8	5448	0	5448	375	5073	203	217	BIORETENTION BASIN
DMA-9	6046	0	6046	622	5424	217	218	BIORETENTION BASIN
DMA-10	5435	0	5435	348	5087	203	214	BIORETENTION BASIN
DMA-11	5008	0	5008	398	4610	184	207	BIORETENTION BASIN
DMA-12 (VOID)	-	-	-	-	-	-	-	-
DMA-13	8462	0	8462	856	7606	304	315	BIORETENTION BASIN
DMA-14	7581	0	7581	808	6773	271	307	BIORETENTION BASIN
DMA-15	17906	0	17906	14037	3869	1935	12662	SELF-RETAINING
DMA-16 (VOID)	-	-	-	-	-	-	-	-
DMA-17 (VOID)	-	-	-	-	-	-	-	-
DMA-18 (VOID)	-	-	-	-	-	-	-	-
DMA-19 (VOID)	-	-	-	-	-	-	-	-
DMA-20	5768	0	5768	436	5332	213	225	BIORETENTION BASIN
DMA-21	3483	0	3483	248	3235	129	130	BIORETENTION BASIN
DMA-22	4638	0	4638	344	4294	172	176	BIORETENTION BASIN
DMA-23	5339	0	5339	397	4942	198	200	BIORETENTION BASIN
DMA-24	7815	0	7815	472	7343	294	302	BIORETENTION BASIN
DMA-25	3534	0	3534	1852	1682	841	1852	SELF-RETAINING
DMA-26	1995	0	1995	675	1320	660	675	SELF-RETAINING
DMA-27	4262	0	4262	314	3948	158	201	BIORETENTION BASIN
DMA-28	2733	0	2733	326	2407	96	128	BIORETENTION BASIN
DMA-29	1319	0	1319	540	779	390	540	SELF-RETAINING
DMA-30	2000	0	2000	675	1325	663	675	SELF-RETAINING
DMA-31	870	0	870	626	244	122	626	SELF-RETAINING
DMA-32	2828	0	2828	1172	1656	828	1080	SELF-RETAINING
DMA-33	1190	0	1190	517	673	337	405	SELF-RETAINING
DMA-34	8795	0	8795	1856	6939	278	367	SELF-RETAINING
DMA-35	8297	0	8297	457	7840	314	320	BIORETENTION BASIN
DMA-36	7932	0	7932	408	7524	301	304	BIORETENTION BASIN
DMA-37	5088	0	5088	463	4625	185	195	BIORETENTION BASIN
DMA-38	6351	0	6351	1154	5197	208	301	BIORETENTION BASIN
DMA-39	1479	0	1479	1000	479	240	540	SELF-RETAINING
DMA-40 (VOID)	-	-	-	-	-	-	-	-
DMA-41	14775	0	14775	2536	12239	490	500	BIORETENTION BASIN
DMA-42	9864	0	9864	700	9164	367	371	BIORETENTION BASIN
DMA-43	11448	0	11448	793	10655	426	442	BIORETENTION BASIN
DMA-44	12352	0	12352	2887	9465	379	409	BIORETENTION BASIN
DMA-45 (VOID)	-	-	-	-	-	-	-	-
DMA-46	6155	0	6155	1647	4508	180	255	BIORETENTION BASIN
DMA-47	9738	0	9738	577	9161	366	374	BIORETENTION BASIN
DMA-48	11247	0	11247	592	10655	426	439	BIORETENTION BASIN
DMA-49	1698	0	1698	776	922	461	675	SELF-RETAINING
DMA-50	2636	0	2636	1215	1421	711	1215	SELF-RETAINING
DMA-51	3337	0	3337	513	2824	113	117	BIORETENTION BASIN
DMA-52	2398	0	2398	1215	1183	592	1215	SELF-RETAINING
DMA-53	2364	0	2364	118	2246	90	90	BIORETENTION BASIN
DMA-54	2398	0	2398	1215	1183	592	1215	SELF-RETAINING
DMA-55	2374	0	2374	236	2138	86	87	BIORETENTION BASIN
DMA-56	2102	0	2102	1215	887	444	1215	SELF-RETAINING
DMA-57	3352	0	3352	277	3075	123	125	BIORETENTION BASIN
DMA-58	28993	0	28993	4587	24406	976	1790	BIORETENTION BASIN
DMA-59	1154	0	1154	1080	74	37	1080	SELF-RETAINING
DMA-60	2875	0	2875	1080	1795	898	1080	SELF-RETAINING
DMA-61	3229	0	3229	1080	2149	1075	1080	SELF-RETAINING
DMA-62	866	0	866	810	56	28	810	SELF-RETAINING
DMA-63	9919	0	9919	1830	8089	324	443	BIORETENTION BASIN
DMA-64	9303	0	9303	682	8621	345	401	BIORETENTION BASIN
DMA-65	9253	0	9253	485	8768	351	367	BIORETENTION BASIN
DMA-66	3888	0	3888	273	3615	145	158	BIORETENTION BASIN
DMA-67	4409	0	4409	270	4139	166	171	BIORETENTION BASIN
DMA-68	8690	0	8690	439	8251	330	332	BIORETENTION BASIN
DMA-69	4238	0	4238	315	3923	157	167	BIORETENTION BASIN
DMA-70	9065	0	9065	566	8499	340	350	BIORETENTION BASIN
DMA-71	7079	0	7079	499	6580	263	266	BIORETENTION BASIN
DMA-72	6241	0	6241	400	5841	234	235	BIORETENTION BASIN
DMA-73	10541	0	10541	582	9959	398	409	BIORETENTION BASIN
DMA-74	2846	0	2846	383	2463	99	109	BIORETENTION BASIN
DMA-75	2139	0	2139	1340	799	400	1340	SELF-RETAINING
DMA-76	22130	0	22130	3034	19096	764	777	BIORETENTION BASIN
DMA-77	4033	0	4033	1796	2237	1119	1796	SELF-RETAINING
DMA-78	6463	0	6463	2412	4051	2026	2412	SELF-RETAINING
DMA-79	5614	0	5614	2908	2706	1353	2908	SELF-RETAINING
DMA-80	2103	0	2103	186	1917	77	89	BIORETENTION BASIN
DMA-81	3126	0	3126	495	2631	105	107	BIORETENTION BASIN
DMA-82	9844	0	9844	3785	6059	3030	3785	SELF-RETAINING
DMA-83	14865	0	14865	5895	8970	4485	5895	SELF-RETAINING
DMA-84	36737	0	36737	17500	19237	9619	17500	SELF-RETAINING
DMA-85	13946	0	13946	8258	5688	2844	8258	SELF-RETAINING

ABBREVIATIONS

DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FEET
TM	TREATMENT MEASURE

STORMWATER CONTROL PLAN NOTES

1. SEE DRAFT STORMWATER CONTROL REPORT FOR NARRATIVE AND PRELIMINARY CALCULATIONS OF STORMWATER TREATMENT MEASURES AND HYDROMODIFICATION.
2. SEE SHEET C5.4 FOR TREATMENT CONTROL MEASURE SUMMARY TABLE.

LIST OF POTENTIAL POLLUTANTS:

- LITTER
- MOTOR OIL
- GASOLINE
- HYDROCARBONS
- HEAVY METALS
- PESTICIDES

LEGEND

- PROPERTY LINE
- DMA-X — DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- DRAIN INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BUBBLE UP BOX
- PERVIOUS PAVERS

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PRELIMINARY STORMWATER CONTROL PLAN

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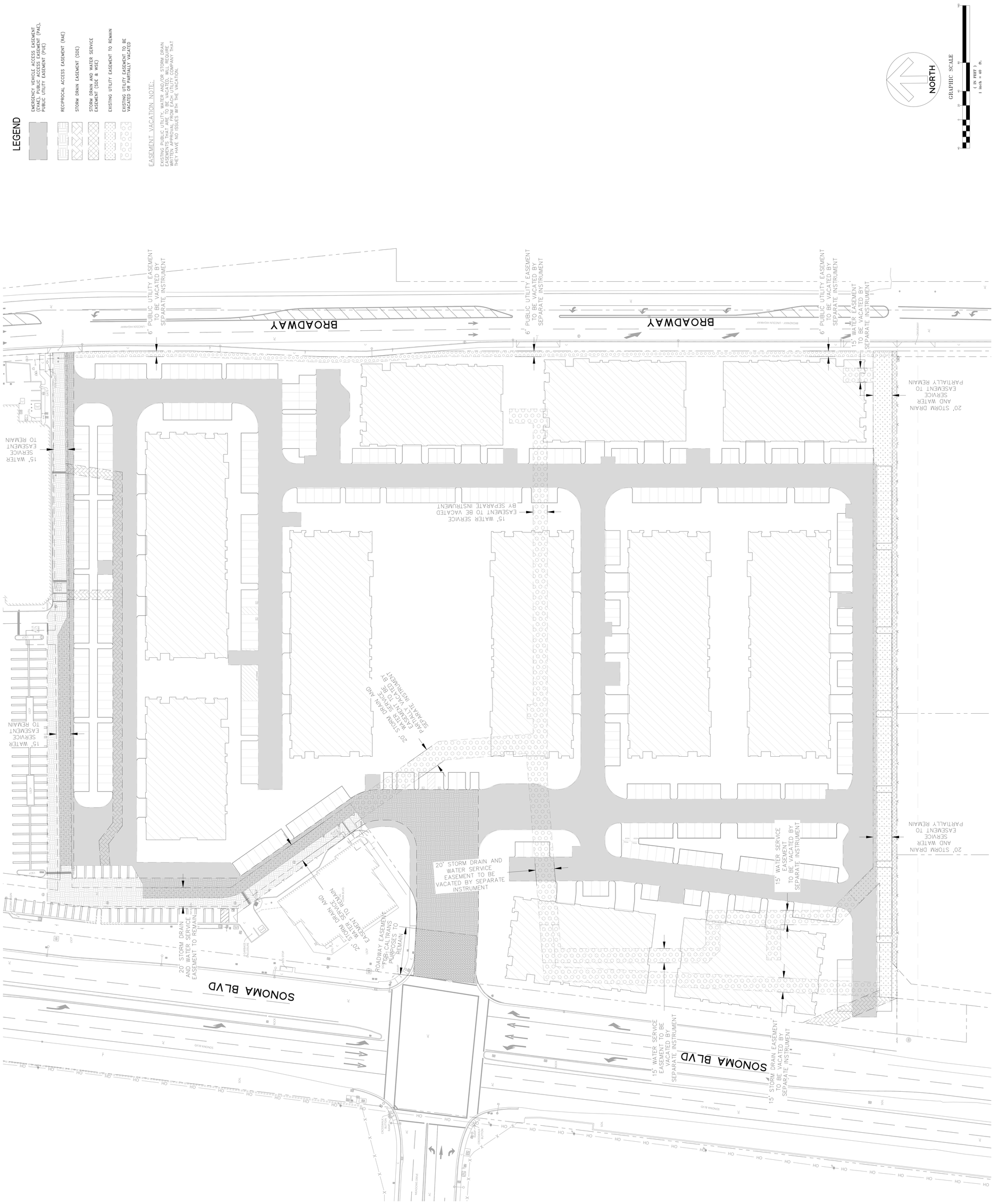

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C6.0

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OVERALL PRELIMINARY EASEMENT PLAN

NOT FOR CONSTRUCTION

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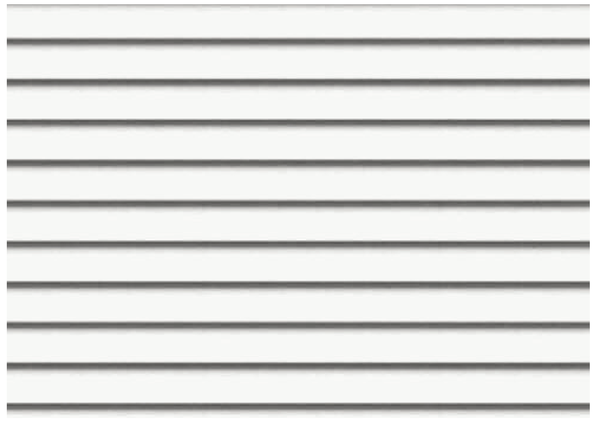
STONE VENEER **SV-1**
CHOPLEDGE CREATIVE MINES LIGHTHOUSE OR SIM.



CEMENTITIOUS LAP SIDING **S-1**
HARDIE PLANK SMOOTH SIDING OR SIM.



CEMENTITIOUS REVEAL PANEL **S-2**
HARDIE PANEL SMOOTH REVEAL PANEL OR SIM.



STANDING SEAM METAL ROOFING **R-2**
METALSALES VERTICAL SEAM OR SIM.



ASPHALT SHINGLE ROOFING **R-1**
GAF TIMBERLINE CHARCOAL OR SIM.

EXTERIOR STUCCO **ST-1**
20/30 SAND FINISH

MATERIALS

*NOTE IMAGES ARE CONCEPTUAL AND REPRESENTATIVE OF DESIGN INTENT ONLY



PEPPERCORN SW 7674 OR SIM.



GRAY MAATTERS SW 7066 OR SIM.



PURE WHITE SW 7005 OR SIM.

COLORS

*NOTE DIGITAL COLORS MAY NOT BE ACCURATELY REPRESENT OF REAL WORLD COLORS