

AGENDA



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

Matt Kennedy, Chair
Oskar Lugtu
Michael Eli
Jamiah Adams
Daniel Gordon

555 Santa Clara Street, Vallejo, California

Thursday May 9, 2024

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

VIEW THE MEETING:

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

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

IMPORTANT NOTICE

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

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

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 Board Member 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 Board.

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, appeal the decision 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 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. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

Upon motion of any Board Member, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Board Member objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Board Member on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Board Member shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. October 12, 2023 – Regular Meeting

C. OTHER CONSENT ITEMS - None.

5. **REPORT OF THE CITY COUNCIL LIAISON**

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Board and the general public.

6. **COMMUNITY FORUM**

The Presiding Officer shall announce that members of the public have the opportunity to directly address the Design Review Board on items of interest to the public that are within the subject matter jurisdiction of the Board and not on the current agenda. Up to fifteen (15) minutes shall be set aside for the community forum and each speaker shall be allocated up to three (3) minutes, unless time is extended by the Presiding Officer with the Board's consent. Items of business listed on the agenda shall not be further discussed under the community forum. Anyone desiring to address the Design Review Board may indicate such interest in one of the two ways listed below:

1. Any interested members of the public desiring to communicate with the Design Review Board for this item may approach the podium to speak when the Presiding Officer opens the Community Forum and indicate that they would like to do so.

*2. Any interested members of the public desiring to communicate with the Design Review Board for this item may do so 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. Please know that in-person speakers will be recognized first.*

7. PUBLIC HEARING

A. PROJECT NUMBER(S): Design Review (DR23-0004)
Landscape Review (LR23-0001)
Development Review (DVR23-0005)
Minor Use Permit (MUP23-0001)
Zoning Compliance (ZC23-0007)
Lot Line Adjustment (LLA23-0002)

PREPARED BY: Cesar Orozco, Planning Manager

PROJECT LOCATION: Broadway / APN: 0052-160-100,
0052-172-170

PROJECT SUMMARY: The project consists of a Design Review, Development Review, Landscape Review, Minor Use Permit, Zoning Compliance, and Lot Line Adjustment to merge two vacant parcels and construct 111 dwelling units distributed across five buildings with one amenity building. The project also includes site improvements such as 44,890 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short- and long-term bicycle racks and a total of 128 new off-street parking spaces. The Design Review Board has purview only over the Design Review and Landscape Review entitlements.

RECOMMENDATION: Staff recommend that the Design Review Board adopt Resolution to Recommend Approval of Design Review (DR23-0004) and Landscape Review (LR23-0001) to the Planning Commission.

9. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

10. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Board and general public.

B. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD

The Presiding Officer and any Board Member may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Board and the general public.

C. REPORT OF THE SUBCOMMITTEES- NONE

11. OTHER AGENDA ITEMS - NONE

12. ADJOURNMENT

I, Jasmine Thibeaux, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Design Review Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m. on Thursday, May 2, 2024.

Dated: May 2, 2024



Jasmine Thibeaux



MINUTES

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

Matthew Kennedy,
Chairperson
Micheal Eli
Oskar Lugtu

VIA TELECONFERENCE

October 12, 2023

www.cityofvallejo.net

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

Staff present: Christina Ratcliffe, Planning and Development Services Director, Cesar Orozco, Principal Planner, Laura Zagaroli, Assistant City Attorney, Laura Solomon, Associate Planner, and John Dacey, Senior Planner

4. APPROVAL OF MINUTES

a. June 8, 2023 Minutes

Board member Eli, second by Board Member Lugtu, moved to approve the June 8, 2023, minutes.

Vote:

AYES: Chair Kennedy, Board Members Alford, and Lugtu

NOES: None

ABSENT: None

ABSTAIN: None

5. WRITTEN COMMUNICATIONS – None

6. REPORT OF THE SECRETARY- None

7. CITY ATTORNEY REPORT- None

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

A. Report of the Members of the Design Review Board - None

B. Council Liaison to Design Review Board - None

9. **COMMUNITY FORUM** - Richie C.

10. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

Board member Eli, 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: None

ABSTAIN: None

11. **PUBLIC HEARING**

A. Project Location: 5180 Sonoma Boulevard / APN: 0067-150-280

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.

Principal Planner Orozco gave an overview of 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 Board deliberated the merits of the project, and a motion was made:

Motion: Board member Eli, second by Board Member Lugtu, moved to make the recommendation to the Planning Commission to approve Design Review (DR21-0005) and Landscape Review (LR22-0009) for 5180 Sonoma Boulevard.

Vote:

AYES: Chair Kennedy, Board Members Eli, and Lugtu

NOES: None

ABSENT: None

ABSTAIN: None

B. Project Location: 1850 Broadway / APN: 0052-090-260

Summary: The proposed project consists of installing a new freestanding canopy at the SolTrans Administrative Office over an existing parking lot at 1850 Broadway Street. The freestanding canopy will have a total area of 35,146 square feet with an overall height of 31 feet and seven inches. All structures will be comprised of metal columns and beams supporting future electrical equipment for charging EV buses. Matching the existing façade of the main building, the equipment screening on the canopy will be a Ribbed Metal High Panel and the electrical conduit bridge will be a copper color panel grid. All exposed steel will be painted with Sherwin Williams 'High Reflective White' (SW 7757) and all bollards will be painted with Sherwin Williams 'Safety Yellow' (SW 4084). Power connection will be to existing utility grid on the site.

Associate Planner Solomon gave an overview of the project.

Chair Kennedy opened the public hearing.

Applicant Patricia Carr gave a presentation and responded to questions.

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 Eli, second by Board Member Lugtu, moved to approved Design Review (DR23-0012) and Development Review (DVR23-0031) and add a condition of approval stating: Prior to the commencement of any modification of the Premises, SolTrans shall file lien, performance, and payment completion bonds in accordance with the California Public Contract or Civil Codes to insure against any liability for mechanic's and materialmen's liens, and to ensure completion of the work and payment of any contractors or subcontractors for 1850 Broadway.

Vote:

AYES: Chair Kennedy, Board Members Eli, and Lugtu

NOES: None

ABSENT: None

ABSTAIN: None

C. Project Location: 5190 Sonoma Boulevard / APN: 0067-140-200

Summary: The project consists of a Major Use Permit, a Parcel Map, Design Review, Development Review and Landscape Review for a new 4,947 square-foot restaurant with a drive-through for Chick-Fil-A. The project will have an overall building footprint of 10,539 square feet including the two canopies proposed over the service area. In addition, the project will include site improvements for a three-lane drive through, new surface parking, a trash enclosure and new landscaping. Days and hours of operation are proposed as Monday through Saturday, 6 a.m. to 11 p.m. The Design Review Board only has purview over the Design Review and Landscape Review.

Senior Planner Dacey gave an overview of the project.

Chair Kennedy opened the public hearing.

Board Members asked questions and staff and applicant responded.

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

Motion: Board member Eli, second by Board Member Lugtu, moved to make the recommendation to the Planning Commission to approve Design Review (DR22-0007) and Landscape Review (LR22-0003) for 5190 Sonoma Boulevard.

Vote:

AYES: Chair Kennedy, Board Members Eli, and Lugtu

NOES: None

ABSENT: None

ABSTAIN: None

D.

12. **OTHER AGENDA ITEMS** – None

13. **ADJOURNMENT**

Chair Kennedy adjourned the meeting at 8:34 pm.

MATTHEW KENNEDY, CHAIRPERSON

ATTEST:

CESAR OROZCO,
SECRETARY TO THE DESIGN REVIEW BOARD



**STAFF REPORT
CITY OF VALLEJO
DESIGN REVIEW BOARD**

I. PROJECT INFORMATION

Item No. 8A

DATE OF MEETING:

May 9, 2024

PROJECT NUMBER:

Design Review (DR23-0004)
Landscape Review (LR23-0001)
Development Review (DVR23-0005)
Minor Use Permit (MUP23-0001)
Zoning Compliance (ZC23-0007)
Lot Line Adjustment (LLA23-0002)

PREPARED BY:

Cesar Orozco, Planning Manager

PROJECT LOCATION:

Broadway / APN: 0052-160-100,
0052-172-170

**APPLICABLE ZONING
CODE SECTION(S):**

Development Review (VMC Chapter 16.605)
Design Review (VMC Chapter 16.604)
Landscape Review (VMC Chapter 16.504)
Minor Use Permit (VMC Chapter 16.606)
Zoning Compliance (VMC Chapter 16.603)
Lot Line Adjustment (VMC Chapter 17.30)

PROJECT SUMMARY:

The project consists of a Design Review, Development Review, Landscape Review, Minor Use Permit, Zoning Compliance, and Lot Line Adjustment to merge two vacant parcels and construct 111 dwelling units distributed across five buildings and one amenity building. The project also includes site improvements such as 44,890 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short- and long-term bicycle racks and a total of 128 new off-street parking spaces. The Design Review Board has purview only over the Design Review and Landscape Review entitlements.

RECOMMENDATION:

Staff recommend that the Design Review Board adopt Resolution No. DRB24-XX to Recommend Approval of Design Review (DR23-0004) and

Landscape Review (LR23-0001) to the Planning Commission.

PROJECT DATA SUMMARY

APPLICANT:	Redwood Residential Development, LLC Maya Theuer P.O. Box 641651 San Francisco, CA 94164
PROPERTY OWNER:	Swiss Investments, LCC 6334 Wilshire Boulevard Los Angeles, CA 90048
GENERAL PLAN DESIGNATION:	Neighborhood Commercial (NC)
ZONING DISTRICT:	Office (O)
EXISTING LAND USE:	Vacant Land
SURROUNDING LAND USE:	North – Commercial East – Commercial/Residential South – Multi-Family Residential / Commercial West – Medical Office Building
TOTAL LOT AREA:	4.1 – acres (174,588 square feet)

II. PROJECT DESCRIPTION

A. Background

On November 21, 2022, Redwood Residential Development, LLC (which one? There are multiple listed on the Secretary of State's website), the applicant submitted for an SB330 preliminary review. On December 21, 2022, Staff determined that the proposal was consistent with the SB330 preliminary review checklist. On January 12, 2023, the applicant formally submitted for a Design Review, Development Review, Landscape Review, Minor Use Permit, Zoning Compliance, and a Lot Line Adjustment to merge two parcels together and to construct 111 dwelling units distributed across five buildings and one amenity building, along with 44,890 square feet of new landscaping on a vacant site on Broadway between Sereno Dr. and Garibaldi Drive. . The project plans were routed to various agencies for their review and on July 27, 2022, the city determined the application to be complete.

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

East	Broadway Commercial Single-family Residential
South	Multi-family Residential Train Tracks Commercial
West	Medical Offices White Slough Sonoma Boulevard (State Route-29)

Interstate 80 (I-80) is approximately 1.5 miles to the east and State Route 37 (SR 37), is approximately 0.75 mile North and Sonoma Boulevard (State Route 29) is approximately 0.25 miles to the west of the project site. Each provides regional access while Broadway provides direct access to the project site. The immediate vicinity of the project site is characterized by existing commercial uses, medical offices, multi-family residential and single-family residential (see Figure 1). The site's General Plan 2040 Land Use Designation is Neighborhood Corridor (NC) and is implemented by Zoning District of Office (O).

Figure 1 – Vicinity Map



B. Project Description

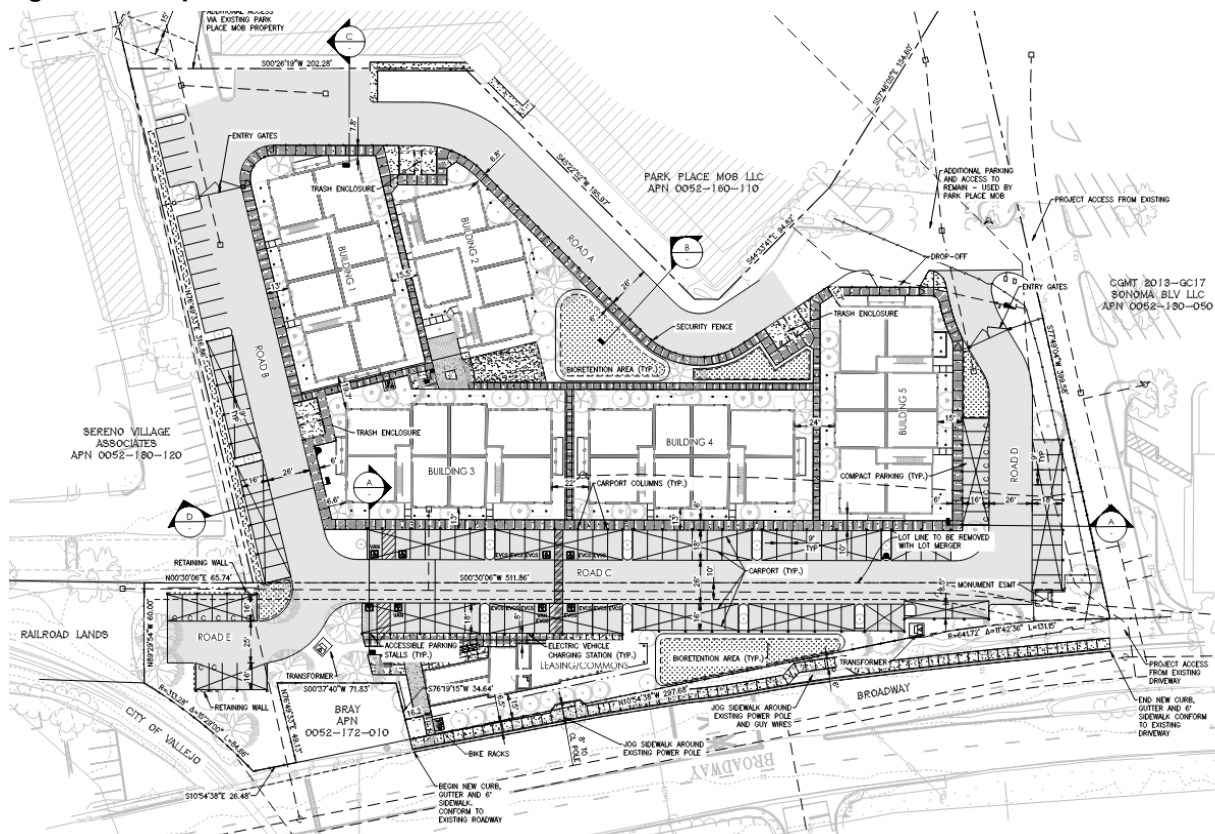
The proposed project consists of a Design Review, Development Review, Landscape Review, Minor Use Permit, Zoning Compliance, and a Lot Line Adjustment for construction of a total of five multi-family

residential buildings containing a total of 111 dwelling units. 96 units would be distributed between four “Building A” (building 1, 3, 4 and 5 on site plan) building types with 24 units per building. The remaining 15 units would be in one “Building B” building type. Both Building A and B include three stories of residential units with an overall building height of 36 feet and six inches. The unit breakdown is as follows:

Building	Unit A 1 bed/1 bath 839 sq.ft.	Unit A2 1bed/1 bath 694 sq.ft.	Unit B1 2 bed/2 bath 1,079 sq.ft.	Unit Total
1	6	6	12	24
2	3	9	3	15
3	6	6	12	24
4	6	6	12	24
5	6	6	12	24
Total	27	33	51	111

Project site improvements include 44,890 square feet of new landscaping, new exterior lighting, pedestrian paths, 18,005 square feet of common open space, short-term bicycle racks, frontage improvements, six trash enclosures and a total of 128 off-street parking spaces. The project would also include an amenity building containing the leasing offices, restrooms, a fitness room, bicycle storage with wall mounted racks, and a 4.3 square-foot monument sign with an overall height of four feet will be fronting Broadway (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 six new buildings.	16.605	Planning Commission Action.
Minor Use Permit	Minor Use Permit to allow residential	16.606	Planning Commission Action.
Zoning Compliance	Installation of a new sign	16.603	Planning Commission Action.
Lot Line Adjustment	Lot merger of two lots	17.30	Public Works Director

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, Minor Use Permit and Zoning Compliance entitlement directly. The Director of Public Works will act on the lot line adjustment.

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

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Neighborhood Corridor (NC). The General Plan characterizes this designation as follows:

The NC designation is intended to promote pedestrian-oriented neighborhood "main streets" with an emphasis on shops and services catering to the daily needs of local residents, particularly at mixed-use Urban Villages. Permitted uses in the NC designation include multi-family developments, retail, personal, and automotive services, professional offices, community facilities, and other uses conducted primarily inside buildings and compatible with an eclectic neighborhood-oriented mixed-use environment. The maximum permitted FAR in the NC designation is 2.0, with minimum residential density of 18 dwelling units per acre up to 30 dwelling units per acre.

The project is consistent with the NC land use designation in that it incorporates multi-family residential development that would support nearby and future services and activities in the area. The project site allows a total of 120 units on a 4.1-acre (174,588 square feet) lot. The project proposed 111-units meeting the allowed density of the General Plan. 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* (see table 3):

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.	<i>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.</i>
Policy NBE-2.3: Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	<i>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 unarticulated planes.</i>
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.	<i>The project would result in the development of additional housing units and would fulfill a need in the community and is compatible with surrounding uses.</i>
Policy NBE-1.15: Energy Efficiency: Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.	<i>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.</i>

Vallejo Municipal Code Compliance

The project site has a zoning designation of Office (O). The Zoning Code provides the following description for the O Zoning District:

The O Zoning District is intended to create and establish regulations for areas having an employment focus, but also supporting a mix of uses, especially business supportive uses. Residential-only development and office development with a residential component are allowed as major uses if design and compatibility standards are met.

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 O zoning districts as demonstrated in the Table, below:

Table 4 – Office – Development Standards (VMC16.205-B)			
Development Standard		Proposal	Compliant
Density: Max.	16-30 units/acre (Allowed 66 – 123 units)	111 units	Yes
Building Form and Location			
Maximum Height (ft.)	75 feet or 35 feet within 50 ft. of a Residential District	36.5 feet (70 feet from a Residential District)	Yes
Minimum Setbacks (ft.)			
Front	15	15	Yes
Interior Side	5 plus 2 ft. for each story over two.	Five feet	Yes
Rear	10 or 15 when adjacent to Residential District	52.5	Yes
Open Space			
Minimum Private Open Space (sq. ft. per unit)	40	40	Yes
Minimum Common Open Space (sq. ft. per Unit)	150 (Total 16,650 sq.ft.)	18,005	Yes
Landscaping			
Minimum Amount of Landscaping (% of Site)	25% (Total of 43,647 sq.ft.)	44,890 sq.ft.	Yes
Street Trees (ft. frontage)	1 per 30 ft. of frontage 455.31 ft. frontage = 15 street trees	16	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 a modern and minimalist style with recessed windows and rooflines. As noted above, the 111 units would be distributed between five residential buildings. The proposed buildings are intended to be “visually interesting” and would be constructed with a variety of high-quality building materials and painted with different colors. Vertical and horizontal façade breaks, building massing and modulation have been incorporated into the design of the buildings. 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- and two-bedroom units. Both building types would have an overall building height of 36 feet and six inches tall and will be oriented towards the interior of the lot. The buildings will have a total of three stories with residential units on each floor. Exterior materials would include a mixture of cement plaster and vertical shiplap siding and will be painted an off-white and dark grey with accent colors of yellow, red, green, blue, and purple. (see figures 3 and 4).

Figure 3 – Building A (Front and Rear)



Figure 4 – Building B (Rear of the building)



In addition to the residential buildings, an amenity building containing a leasing office, an office, restrooms, a gym, an outdoor area, and bicycle storage with wall mounted racks. Mailboxes and large parcel boxes would be located adjacent to the building. The amenity building would have an overall building height of 12 feet and overall building length of 106 feet and seven inches. Like building types A and B, the amenity building would have exterior materials of cement plaster and shiplap siding painted dark grey and off-white (see figure 7 & 8) .

Figure 5 – Amenity Building (Facing the Interior of the site)

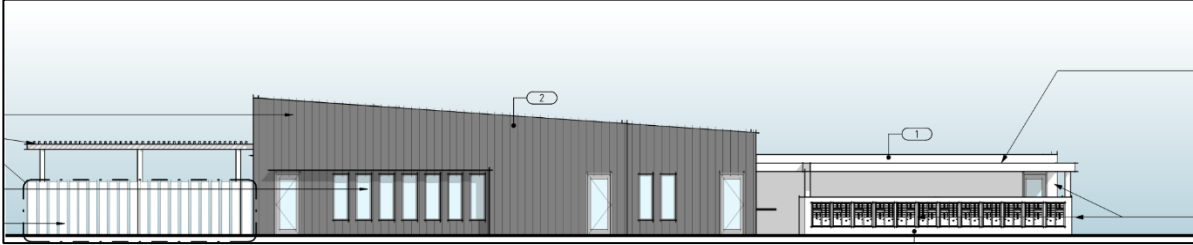
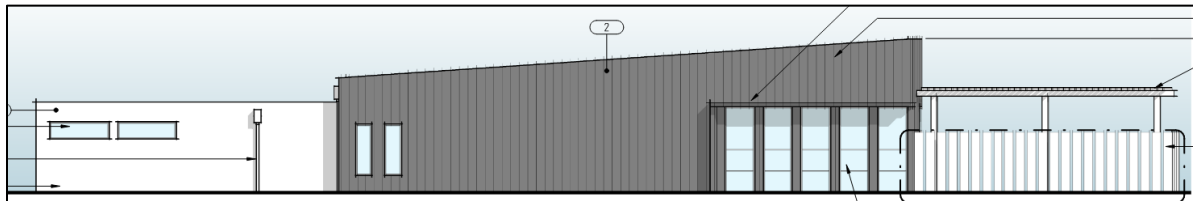


Figure 6 – Amenity Building (Facing Broadway)



Landscaping and Open Space

The proposed landscaping is designed to complement the new buildings and provide transition from the buildings to the public realm. A variety of new drought tolerant shrubs, ground cover and trees totaling 44,890 square feet of new landscaping are included in the plan A total of 16 new street trees, shrubs and ground cover would be planted along the Broadway facing property line and 87 trees throughout the site to enhance the public realm within the subject site. Staff has determined that the new landscaping would create a visually pleasing setting (see Figure 8). A six-foot tubular steel fence with vehicular and pedestrian gates would be installed around the property site.

Various outdoor amenity areas would be provided for residents and visitors, including a courtyard with picnic tables, built-in BBQ with bar top seating, and a fire pit. In total, the project would provide 18,005 square feet of common open space. In addition to the common open space, private outdoor space would be provided via balconies and ground-level patios.

Figure 7 – 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 16.205 – Office and Medical 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 would 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 would create distinction in the established neighborhood. The project would incorporate a fully electric proposal, provide electric vehicle chargers and solar panels to be environmentally sustainable. Additionally, the project would 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 would be comprised of a mixture of cement plaster and vertical shiplap siding and would be painted an off-white and dark grey with accent colors of yellow, red, green, blue, and purple. 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 proposes infill development that targets underutilized sites, which is a policy identified in the General Plan. The project would not obstruct scenic views.

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 Table 4 of the staff report above, the project complies with the applicable, objective general plan and zoning standards and no reduction in density is requested. 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 new landscaping to create a visually pleasing setting for structures on the site.

The project includes a total of 44,890 square feet of new drought tolerant landscaping throughout the site. A total of 16 new street trees, shrubs and ground cover would be planted along the Broadway facing property line and 87 trees throughout the 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.**

One four-foot-tall monument sign with 4.3 square-foot of overall signage, will be located next to the drive aisle will be visually harmonious with the surrounding development.

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 Neighborhood Corridor (NC) on the General Plan Land Use Map. The General Plan 2040 NC designation intended to promote pedestrian-oriented neighborhood "main streets" with an emphasis on shops and services catering to the daily needs of local residents, particularly at mixed-use Urban Villages. Permitted uses in the NC designation include multi-family developments, retail, personal, and automotive services, professional offices, community facilities, and other uses conducted primarily inside buildings and compatible with an eclectic neighborhood-oriented mixed-use environment. As proposed, the project is consistent with the NC land use designation in that it incorporates high-density residential development that would 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 Office (O) zoning district in that it is a proposal of a new 111 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 require 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 April 25, 2024, 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 (DR23-0004) and Landscape Review (LR23-0001) based on the findings and provided in the attached Resolution.

VII. LEVINE ACT: GOVERNMENT CODE 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

VIII. ATTACHMENTS

1. Resolution No. DRB24-XX
2. Project Plans
3. Material Sample Board

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 24-XX

**A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION FOR
DESIGN REVIEW (DR23-0004), AND LANDSCAPE REVIEW (LR23-0001), FOR A 111- UNIT
MULTI-FAMILY COMPLEX ON A VACANT SITE ON BROADWAY
(APN: 0052-160-100, 0052-172-170)**

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 January 12, 2023, Redwood Residential Development, LLC submitted an application seeking a Design Review, Development Review, Landscape Review, Minor Use Permit, Zoning Compliance and a Lot Line Adjustment for the construction of a 111-dwelling unit multi-family complex (Project) located on a vacant site off Broadway (APN: 0052-160-100 and 0052-172-170); and

WHEREAS, the Project has a General Plan 2040 land use designation of Neighborhood Corridor; and

WHEREAS, the Project is located in the Office Zoning District; and

WHEREAS, on July 27, 2023, the application for the Project was determined to be complete for processing; and

WHEREAS, on April 25, 2024, 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 May 9, 2024, 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 16.205 – Office and Medical 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 would 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 would create distinction in the established neighborhood. The project would incorporate a fully electric proposal, provide electric vehicle chargers and solar panels to be environmentally sustainable. Additionally, the project would 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 would be comprised of a mixture of cement plaster and vertical shiplap siding and would be painted an off-white and dark grey with accent colors of yellow, red, green, blue, and purple. 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 proposes infill development that targets underutilized sites, which is a policy identified in the General Plan. The project would not obstruct scenic views.

- 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 Table 4 of the staff report above, the project complies with the applicable, objective general plan and zoning standards and no reduction in density is requested. 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.**

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

The project is consistent with the Office (O) zoning district in that it is a proposal of a new 111 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 require 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 (DR23-0004) and Landscape Review (LR23-0001) 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 9th day of May 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Matthew Kennedy, CHAIRPERSON
City of Vallejo Design Review Board

Attest:

CESAR OROZCO, SECRETARY
City of Vallejo Design Review Board



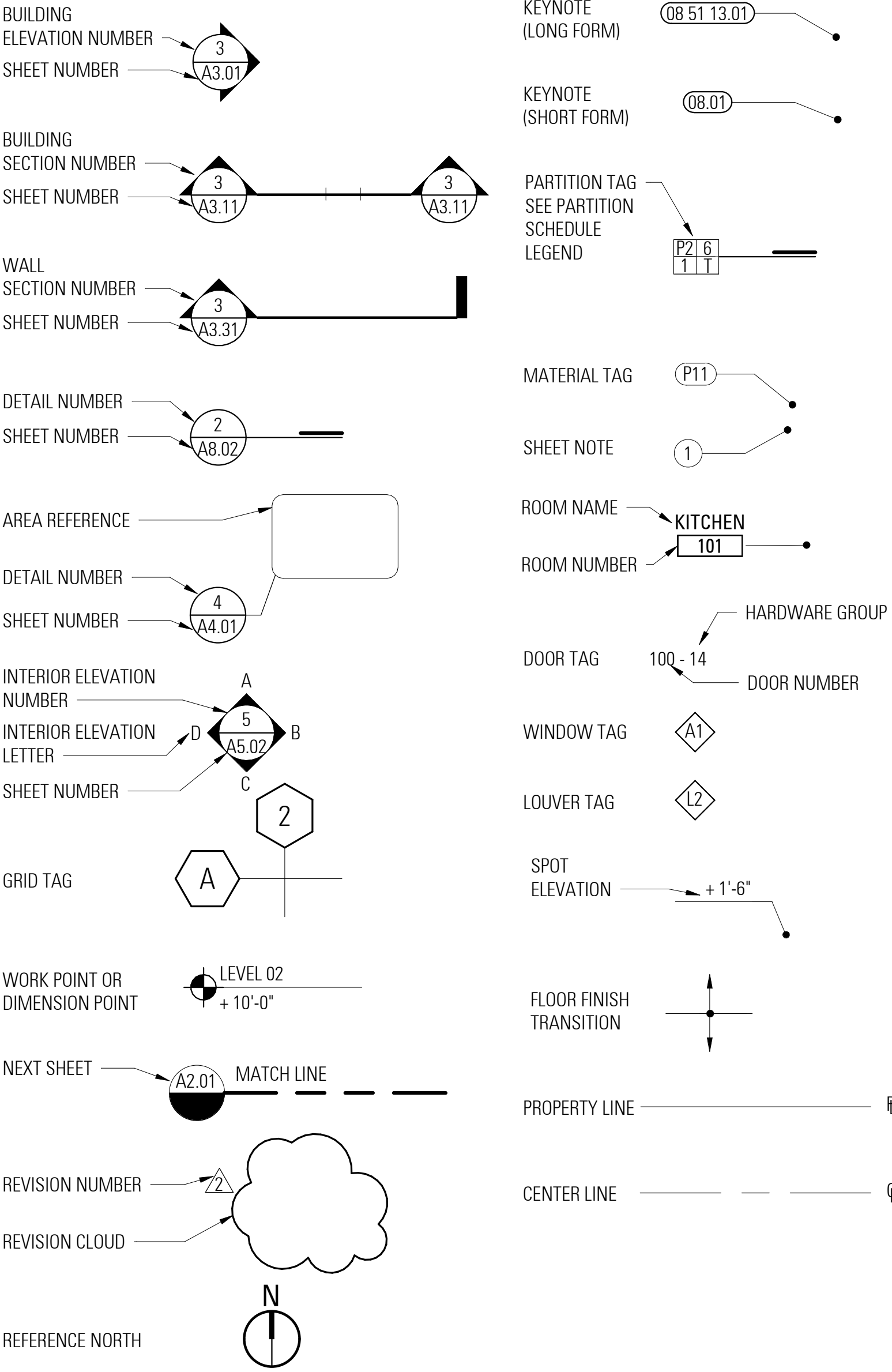
VALLEJO BROADWAY APARTMENTS

1765 BROADWAY VALLEJO, CA

JUNE 26, 2023

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C2	EXISTING CONDITIONS & DEMOLITION PLAN
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C5	PRELIMINARY UTILITY PLAN
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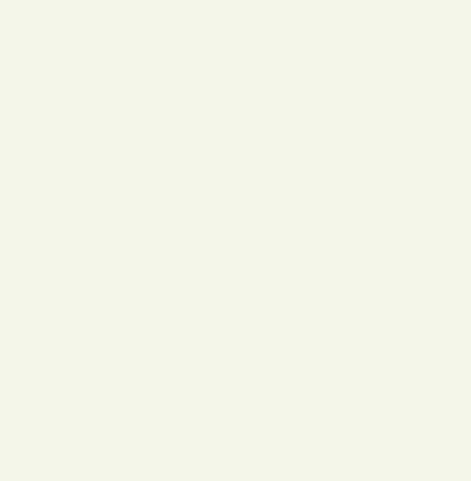
PROJECT TEAM	PROJECT DESCRIPTION			
OWNER/ BUILDER REDWOOD RESIDENTIAL TEL: 760.525.5705 CONTACT: MAYA THEUER EMAIL: MAYA@REDWOODRESI.COM ARCHITECT BAR ARCHITECTS & INTERIORS 77 GEARY STREET, SUITE 200 SAN FRANCISCO, CA 94108 TEL: 415.293.5700 CONTACT: DAVID CASEY EMAIL: DCASEY@BARARCH.COM LANDSCAPE VANDERTOOLEN 855 BORDEAUX WAY, SUITE 240 NAPA, CA 94558 TEL: 707.224.2299 CONTACT: BYRON WILLIAMS EMAIL: BYROM@VANDERTOOLEN.COM CIVIL ENGINEER WOOD RODGERS 606 E CHAPMAN AVE, SUITE 200 ORANGE, CA 92866 TEL: 925.847.1547 CONTACT: KARRIE MOSCA EMAIL: KMOSCA@WOODRODGERS.COM MEP ENGINEER CAPITAL ENGINEERING 11020 SUN CENTER DRIVE, SUITE 100 RANCHO CORDOVA, CA 95670 TEL: 916.851.3527 CONTACT: MEG HOBBS EMAIL: MEG.HOBBS@CAPITAL-ENGINEERING.COM	THE PROJECT INCLUDES 111 RESIDENTIAL UNITS ACROSS FIVE RESIDENTIAL BUILDINGS, TWO COVERED TRASH ENCLOSURES, AND A RESIDENTIAL AMENITY/ LEASING BUILDING. THE PROJECT ARCHITECTURE UTILIZES SIMPLE FORMS AND MINIMAL EXTERIOR BUILDING FINISHES IN AN UNDERSTATED, YET IMPACTFUL WAY. INDIVIDUAL BUILDING ACCENT COLORS PROMOTE A NATURAL WAYFINDING.			
	APPLICABLE CODE			
	2022 CALIFORNIA BUILDING CODE (CBC)			
	PROJECT DATA			
	PROJECT ADDRESS:		1765 BROADWAY, VALLEJO, CA 94589	
	ASSESSOR'S MAP PARCEL NUMBER:		APN 0052-180-120, 0052-172-070	
	GROSS LOT AREA:		4 ACRES	
	LOT LAND USES:		MIXED USE, NEIGHBORHOOD CORRIDOR	
	ADJACENT LAND USES:		BUSINESS/INDUSTRIAL, BUSINESS/LIMITED RESIDENTIAL	
	FLOOD ZONE:		NO	
FOR SITE AREA PERCENTAGES, SEE LANDSCAPE DRAWINGS				
PARKING ANALYSIS				
TOTAL PARKING				
REQUIRED RESIDENTIAL PARKING:		111 STALLS		
REQUIRED LEASING PARKING:		3 STALLS		
TOTAL PROPOSED PARKING:		128 STALLS		
ADA				
REQUIRED ADA STANDARD:		3 STALLS		
REQUIRED ADA VAN:		1 STALL		
PROPOSED ADA STANDARD:		4 STALLS		
PROPOSED ADA VAN:		2 STALLS		
EV				
REQUIRED EV STANDARD:		13 STALLS		
REQUIRED EV ADA:		1 STALL		
REQUIRED EV ADA VAN:		1 STALL		
PROPOSED EV STANDARD:		13 STALLS		
PROPOSED EV ADA:		1 STALL		
PROPOSED EV ADA VAN:		1 STALL		
PRELIMINARY BUILDING AREA TABULATIONS				
	RESIDENTIAL NET RENTABLE	RESIDENTIAL AMENITY	RESIDENTIAL	
BLDG	GSF*	GSF*	TOTAL GSF	
1	20,259	0	20,259	
2	12,473	0	12,473	
3	20,259	0	20,259	
4	20,259	0	20,259	
5	20,259	0	20,259	
LEASING	0	2,648	2,648	
TOTAL	93,509	2,648	96,157	
* Residential Net Rentable GSF calculation includes exterior, corridor and party walls				
** Residential Amenity GSF includes entry lobby, leasing office, club room, fitness room, etc				
PRELIMINARY UNIT MIX*				
BLDG	1 BR UNIT A1 839 GSF	1 BR UNIT A2 694 SF	2 BR UNIT B1 1079 GSF	UNIT TOTAL
1	6	6	12	24
2	3	9	3	15
3	6	6	12	24
4	6	6	12	24
5	6	6	12	24
TOTAL	27	33	51	111
NOTES:				
* Unit GSF includes exterior, corridor and party walls				

VICINITY MAP	
	PROJECT SITE
ARCHITECTURAL SYMBOLS	
	

ARCHITECTURAL ABBREVIATIONS									
# &	NUMBER / POUND AND	EQ EQUIP EXP EXT	EQUAL EQUIPMENT EXPANSION EXTERIOR	M MAINT MATL MAX MB MC MDF	MICROWAVE MAINTAIN/MAINTENANCE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM DENSITY FIBERBOARD MEDIUM DENSITY OVERLAY	SHT SHTG SIM SJ SL SLD	SHEET SHEATHING SIMILAR SEISMIC JOINT SLIDING SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SHEET METAL SCREWS SLAB ON GRADE STANDPIPE		
ACC ACOUS ACT AD ADDL ADJ ADJAC AFF AGGR AHJ	AIR CONDITIONER / CONDITIONING ACCESS / ACCESSIBLE ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN ADDITIONAL ADJUSTABLE ADJACENT ABOVE FINISH FLOOR AGGREGATE AUTHORITY HAVING JURISDICTION AIR HANDLING UNIT ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECT / ARCHITECTURAL ASPHALT / ASPHALTIC AIR & WATER RESISTIVE BARRIER	F FA FAF FD FDC FE FEC FFE FIN FIXT FL FLASH FLUOR FO FOC FOF FOS FR FRP	FREEZER FIRE ALARM FLUID-APPLIED FLASHING FLOOR DRAIN / FIRE DEPARTMENT FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR ELEVATION FINISH / FINISHED FIXTURE FLOOR FLASHING FLUORESCENT FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF STUD FRAME FIBERGLASS REINFORCED PLASTIC FIRE RETARDENT TREATED FIRE SMOKE DAMPER FOOT / FEET FOOTING FURRED / FURRING GAUGE GALVANIZED GARBAGE DISPOSAL GENERAL GROUND FAULT CIRCUIT INTERRUPTER GLASS FIBER REINFORCED CONCRETE GLASS GAS METER GRADE GROSS SQUARE FEET GALVANIZED SHEET METAL GYPSUM	MECH MEMBR MFR MIN MISC MTD MTL (N) N NC NIC NO NOM NSF NTS	MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL NEW NORTH NOISE CONTROL NOT IN CONTRACT NUMBER NOMINAL NET SQUARE FEET NOT TO SCALE	SMS SOG SP SPD SPEC SPF SQ SSD SSTL ST STC STD STL STN STOR STRUCT	SEE MECHANICAL DRAWINGS SHEET METAL SCREWS SLAB ON GRADE STANDPIPE SEE PLUMBING DRAWINGS SPECIFICATION / SPECIFIED SPRAY POLYURETHANE FOAM SQUARE SEE STRUCTURAL DRAWINGS STAINLESS STEEL STONE SOUND TRANSMISSION CLASS STANDARD STEEL STAIN STORAGE STRUCTURAL / STRUCTURE SUSP SUSPENDED SHEET VINYL SHEAR WALL SYMMETRICAL SYSTEM		
BD BFP BITUM BLDG BLKG BM BO BR BSMT BTWN BUR	BOARD BACKFLOW PREVENTER BITUMINOUS BUILDING BLOCKING BEAM BOTTOM OF BEDROOM BASEMENT BETWEEN BUILT UP ROOF	FRT FSD FT FTG FURR GA GALV GD GEN GFCI	FIRE RETARDENT TREATED FIRE SMOKE DAMPER FOOT / FEET FOOTING FURRED / FURRING GAUGE GALVANIZED GARBAGE DISPOSAL GENERAL GROUND FAULT CIRCUIT INTERRUPTER GLASS FIBER REINFORCED CONCRETE GLASS GAS METER GRADE GROSS SQUARE FEET GALVANIZED SHEET METAL GYPSUM	OC OD OFCI OFOI OLF OPNG OPP	ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED OWNER FURNISHED OWNER INSTALLED OCCUPANT LOAD FACTOR OPENING OPPOSITE	T T&G TC TEL	TREAD / TRASH TONGUE AND GROOVE TOP OF CURB TELECOMMUNICATIONS / TELEPHONE TEMPERED THK / THICKNESS TOP OF TOP OF CONCRETE TOP OF PLATE TOP OF STEEL THERMOPLASTIC POLYOLEFIN TRANSPARENT TOP OF WALL TYPICAL		
CABT CEM CER CIP CJ CLG CLKG CLOS CLR CMU CNTR COL CONC COND CONN CONSTR CONT CONTR CORR CPT CT CTR CTSK	CABINET CEMENT / CEMENTITIOUS CERAMIC CAST IN PLACE CONTROL JOINT CEILING CAULKING CLOSET CLEAR / CLEARANCE CONCRETE MASONRY UNIT COUNTER COLUMN CONCRETE CONDITION CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CARPET CERAMIC TILE CENTER COUNTERSINK	HB HC HDBD HDG HDR HDW HDWD HM HORIZ HR HRA	HOSE BIBB HOLLOW CORE HARDBOARD HOT DIPPED GALVANIZED HEADER HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HOUR HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING HOLLOW STRUCTURAL SECTION HEIGHT HEATING VENTILATING & AIR CONDITIONING INSIDE DIAMETER INCH INCLUDE / INCLUDING INFORMATION INSULATION / INSULATING INTERIOR JANITOR JOIST JOINT	R RA RAD RB RC RCP RD REF REFL REG REINF REQD RESIL REV	RISER / REFRIGERATOR RETURN AIR RADIUS RESILIENT / RUBBER BASE RESILIENT CHANNEL REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REFLECTED REGISTER REINFORCED REQUIRED RESILIENT REVISION / REVISED / REVERSED ROOM ROUGH OPENING RIGHT OF WAY REDWOOD RAIN WATER LEADER SOUTH SUPPLY AIR SELF-ADHERED FLASHING SETBACK LINE SOLID CORE SEE CIVIL DRAWINGS SCHEDULE STORM DRAIN SEALANT SECTION SEE ELECTRICAL DRAWINGS SEPARATE / SEPARATION SQUARE FEET SEMI-GLOSS SHOWER	UON	UNLESS OTHERWISE NOTED VARIES VINYL COMPOSITION TILE VENEER VERTICAL VESTIBULE VERTICAL GRAIN DOUGLAS FIR VOLUME VENEER/VENETIAN PLASTER		
D DBL DEMO DF DIA DIM DN DR DS DTL DU DW DWG DWR	DRYER DOUBLE DEMOLISH / DEMOLITION DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DETAIL DWELLING UNIT DISHWASHER DRAWING DRAWER	HSS HT HVAC ID IN INCL INFO INSUL INT JAN JST JT	HOLLOW CORE HARDBOARD HOT DIPPED GALVANIZED HEADER HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HOUR HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING HOLLOW STRUCTURAL SECTION HEIGHT HEATING VENTILATING & AIR CONDITIONING INSIDE DIAMETER INCH INCLUDE / INCLUDING INFORMATION INSULATION / INSULATING INTERIOR JANITOR JOIST JOINT	RM RO ROW RWD RWL	REVERSED ROOM ROUGH OPENING RIGHT OF WAY REDWOOD RAIN WATER LEADER SOUTH SUPPLY AIR SELF-ADHERED FLASHING SETBACK LINE SOLID CORE SEE CIVIL DRAWINGS SCHEDULE STORM DRAIN SEALANT SECTION SEE ELECTRICAL DRAWINGS SEPARATE / SEPARATION SQUARE FEET SEMI-GLOSS SHOWER	W W/ W/D W/O WC	WEST / WASHER WITH WASHER / DRYER WITHOUT WALL COVERING / WATER CLOSET WOOD WINDOW WATER HEATER WATERPROOFING WATERPROOF MEMBRANE WATER-RESISTANT WATER-RESISTIVE BARRIER WEIGHT WILDLAND URBAN INTERFACE		
(E) E EA E.J EL ELEC ELEV EMER ENCL EPB	EXISTING EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSE/ENCLOSURE ELECTRICAL PANEL BOARD	LAM LAV LB LIN LT	LAMINATE LAVATORY POUND LINEN CLOSET / LINEAR LIGHT	SEP SF SG SHR	SEPARATE / SEPARATION SQUARE FEET SEMI-GLOSS SHOWER				

PAINT COLORS

1) OFF-WHITE



AT RESI BLDGS, CEMENT PLASTER & VERTICAL CEMENTITIOUS SIDING

2) DARK GREY



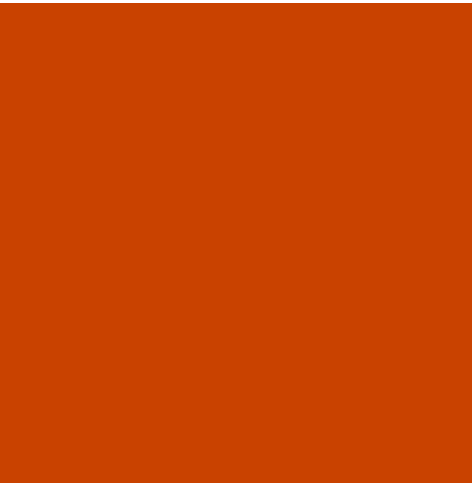
AT LEASING COMMONS VERTICAL CEMENTITIOUS SIDING

3A) ACCENT COLOR



AT RESI BLDG 1 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3B) ACCENT COLOR



AT RESI BLDG 2 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3C) ACCENT COLOR



AT RESI BLDG 3 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3D) ACCENT COLOR



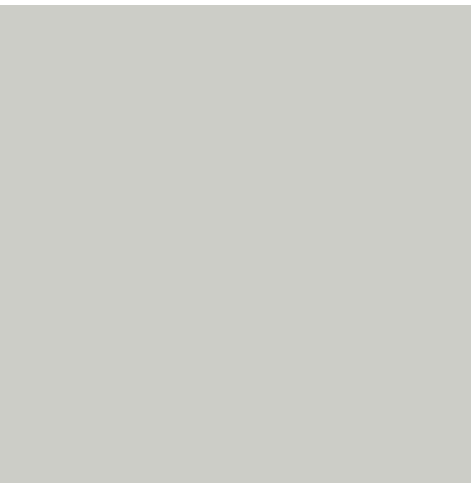
AT RESI BLDG 4 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3E) ACCENT COLOR



AT RESI BLDG 5 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

4) VINYL WINDOW FRAME



LIGHT GREY

PRODUCTS

TPO ROOF MEMBRANE

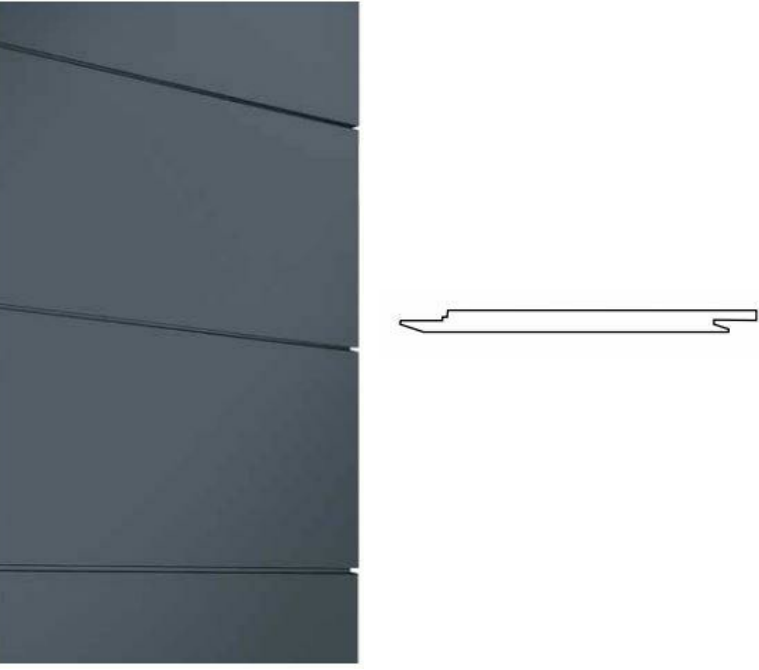


CARLISLE TPO MEMBRANE (WHITE)

VERTICAL CEMENTITIOUS SIDING

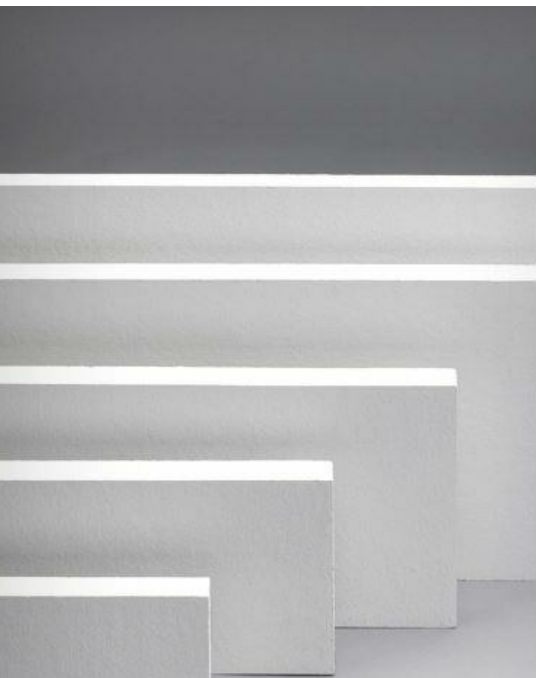


ASPYRE COLLECTION BY JAMES HARDIE
ARTISAN SHIPLAP SIDING (OFF-WHITE)



ARTISAN SHIPLAP SIDING REVEAL

WOOD GUARDRAIL AND FENCE



HARDIE TRIM BOARD (PAINTED IN ACCENT COLORS)

VINYL WINDOWS



VPI QUALITY WINDOWS - ENDURANCE SERIES DEEP BACKSET FRAME (LIGHT GREY FRAME)

PHYSICAL BOARD HAS BEEN PROVIDED SEPARATELY

VALLEJO LOW DENSITY

1765 BROADWAY, VALLEJO

MATERIAL SAMPLE BOARD

06.26.2023

2022049

BAR architects

G1.3



2
G1.4

SE AXONOMETRIC VIEW



1
G1.4

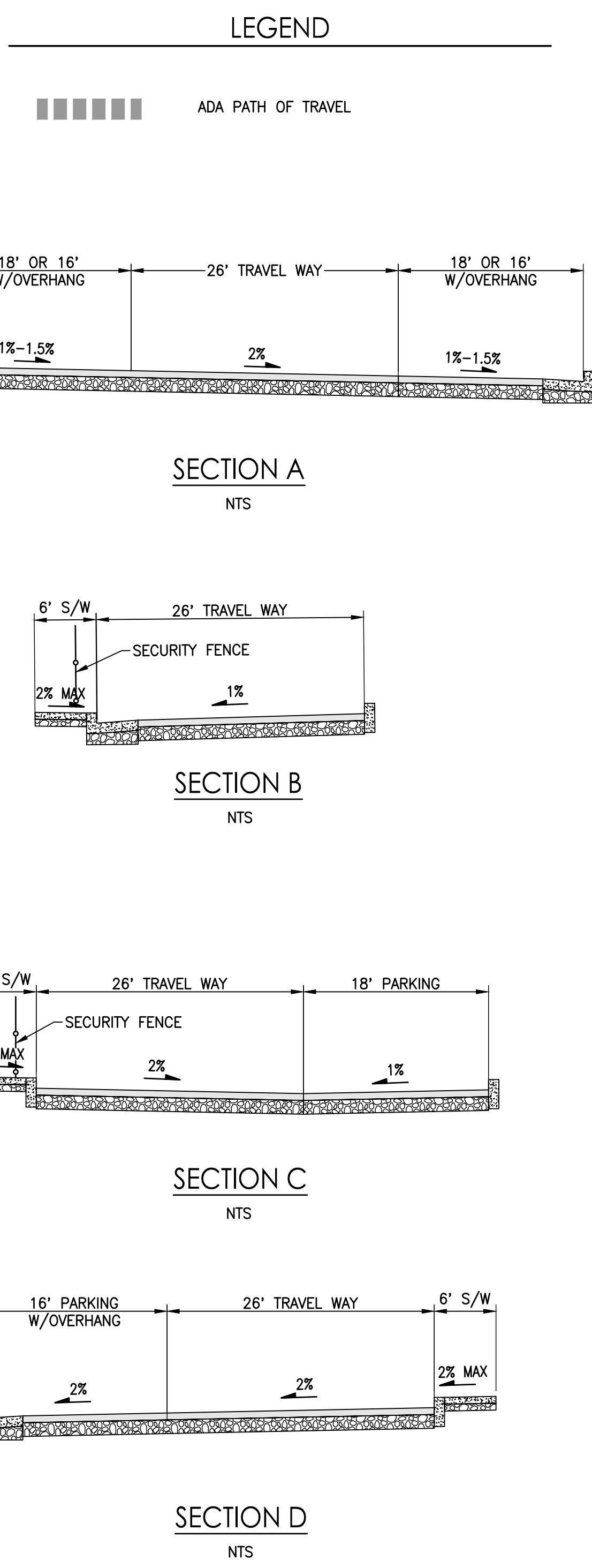
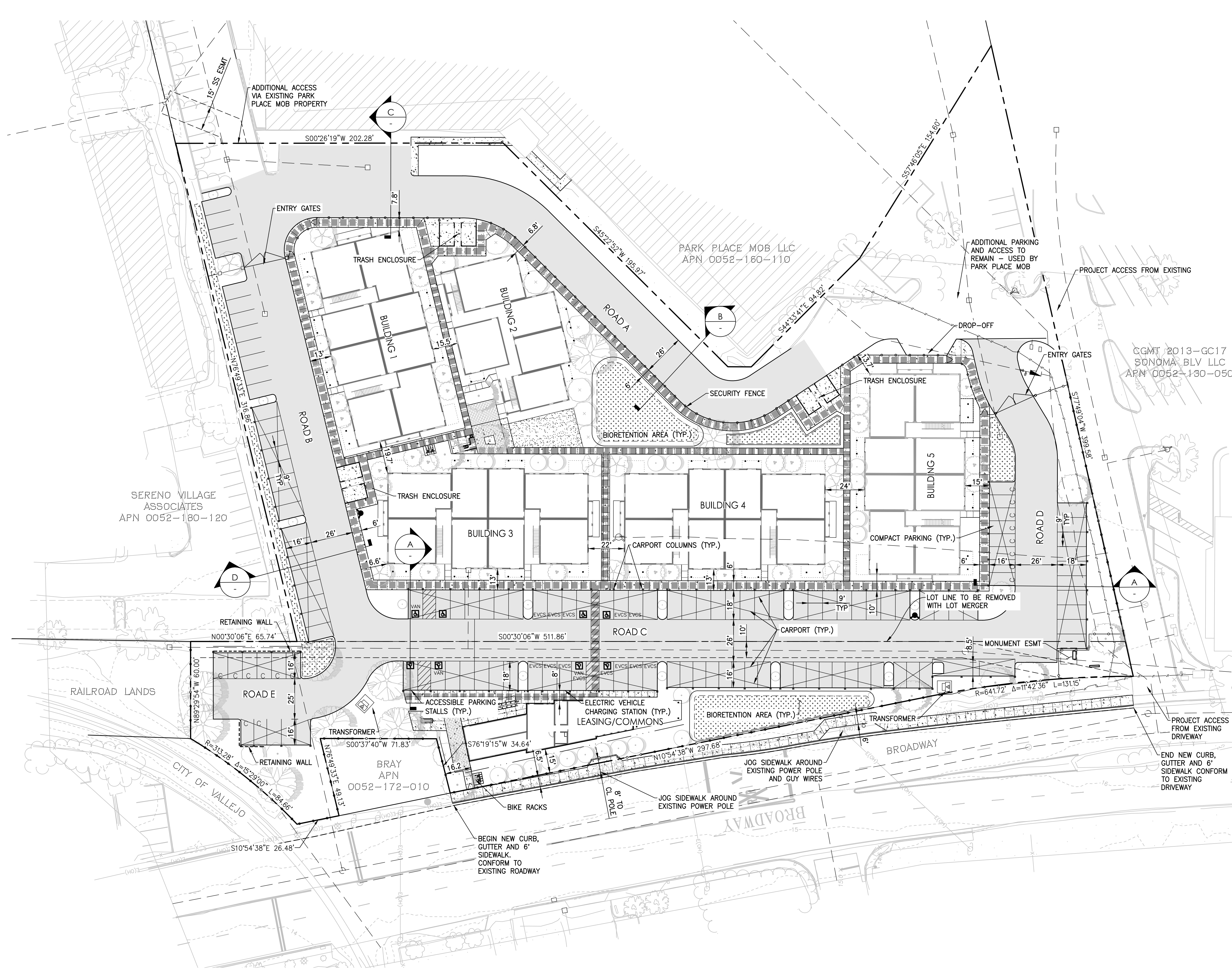
NW AXONOMETRIC VIEW



RENDERING AT OUTDOOR COMMON AREA

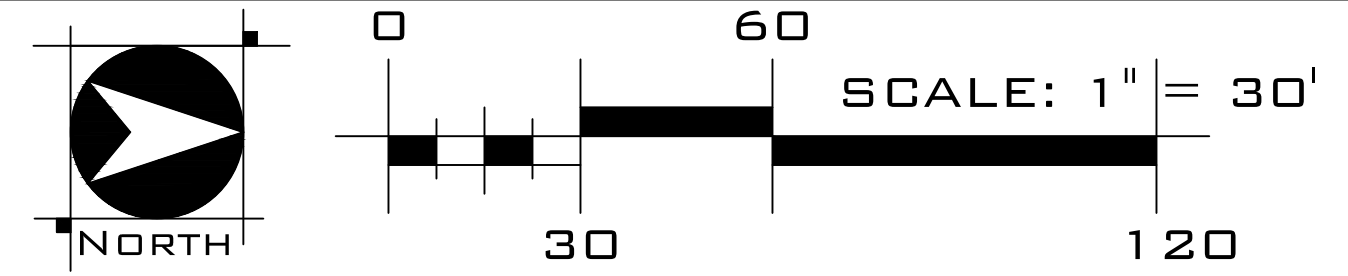


RENDERING AT BROADWAY



BROADWAY APPARTMENTS
VALLEJO, CA
JUNE 26, 2023

REDWOOD RESIDENTIAL
1800 BRYANT STREET STE. 311
SAN FRANCISCO, CA 94110



PRELIMINARY SITE PLAN
C1

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556
Pleasanton, CA. 94588 Fax 925.847.1557

NOTE: THE AERIAL TOPO SHOWN WAS FLOWN AND PREPARED BY WOOD RODGERS, INC 9/27/2022

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BOT	BOTTOM OF BASIN
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
ESMT	EASEMENT
GB	GRADE BREAK
SDE	STORM DRAIN EASEMENT
TC	TOP OF CURB
WLE	WATERLINE EASEMENT
VS & FCD	VALLEJO SANITATION & FLOOD CONTROL DISTRICT

LEGEND

---	ACCESS EASEMENT
---	INGRESS/EGRESS EASEMENT
---	MONUMENT EASEMENT
---	PARKING EASEMENT
---	ROAD CROSSING EASEMENT
---	STORM DRAIN EASEMENT
---	WATER LINE EASEMENT

NOTE: ALL EXISTING EASMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.

SERENO VILLAGE
ASSOCIATES
APN 0052-180-120

RAILROAD LANDS

BRAY
APN
52-172-01

PARK PLACE MOB LLC
APN 0052-160-110

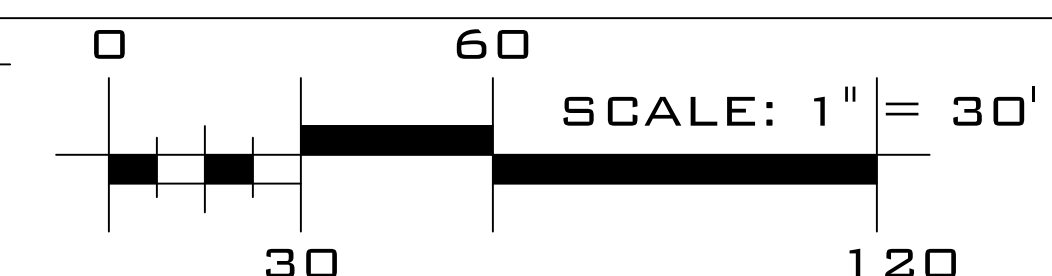
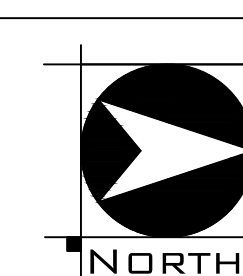
BAI PARK PLACE LP
2012-00031367
APN 0052-130-050

EXISTING CONDITIONS & DEMOLITION PLAN
C2

BROADWAY APARTMENTS
VALLEJO, CA
JUNE 26, 2023

REDWOOD RESIDENTIAL

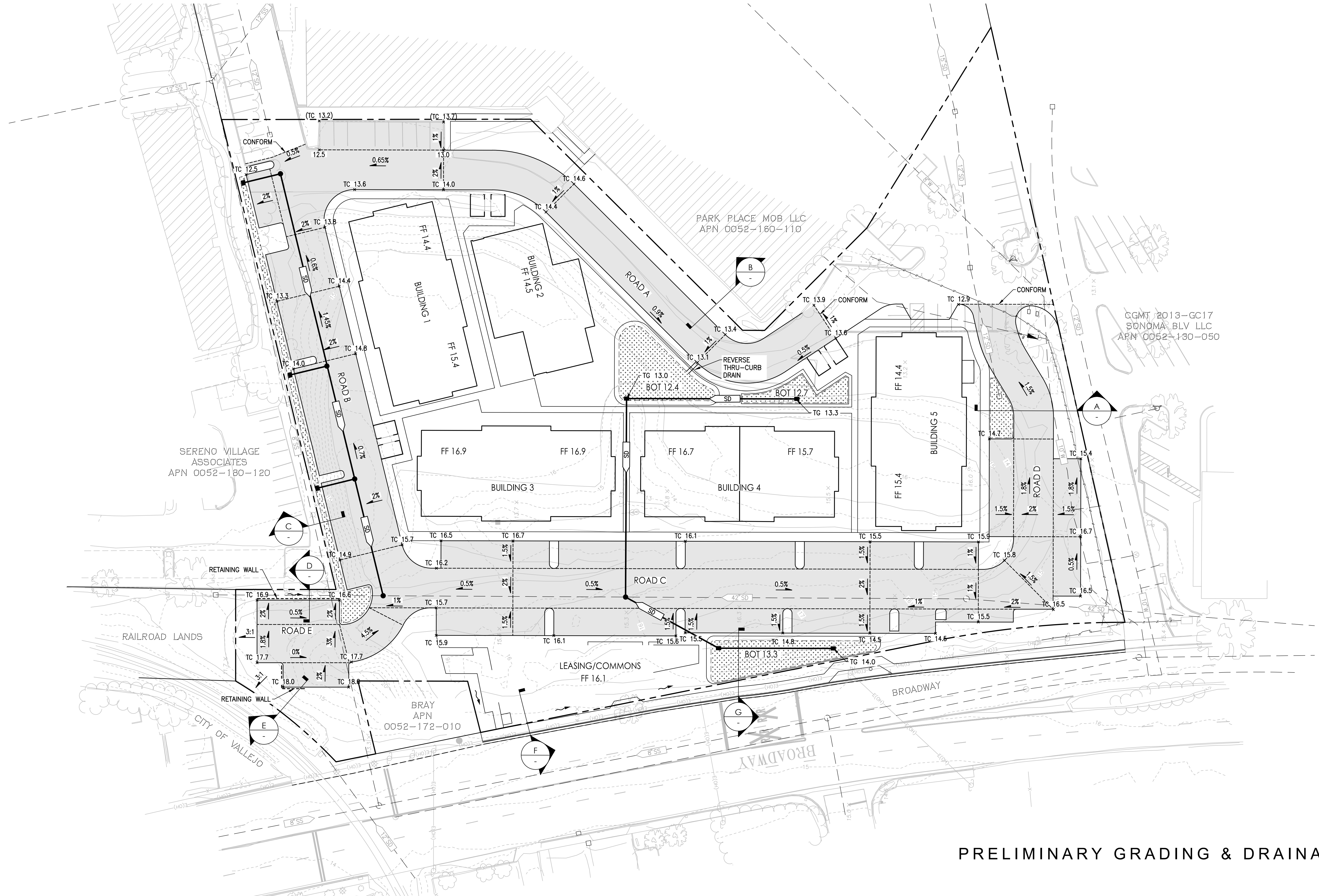
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SAN FRANCISCO, CA 94110



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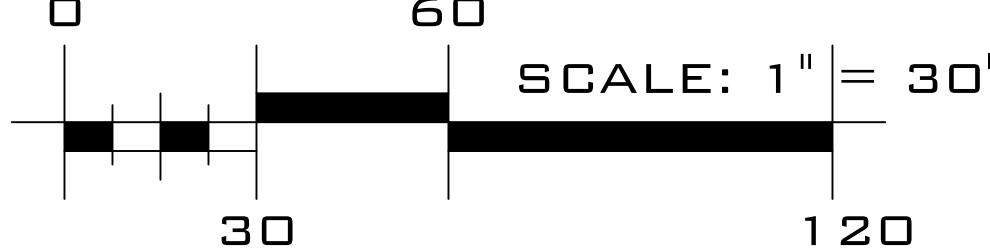
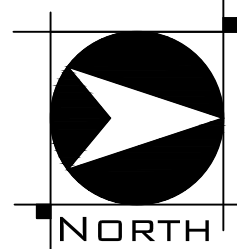
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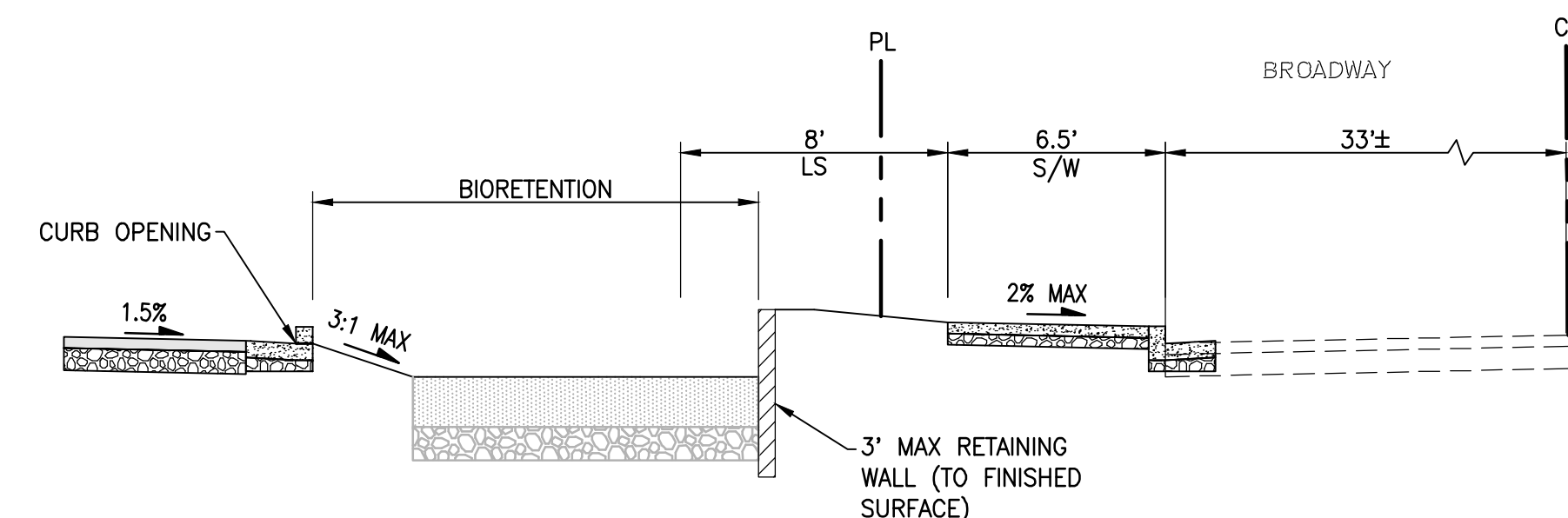
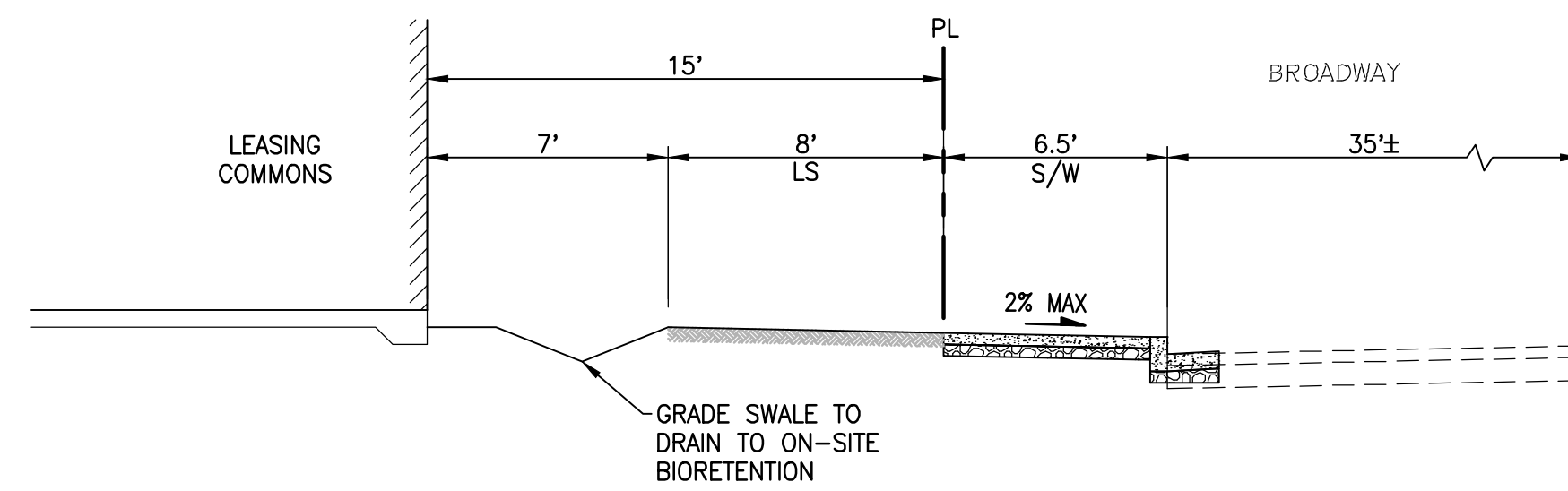
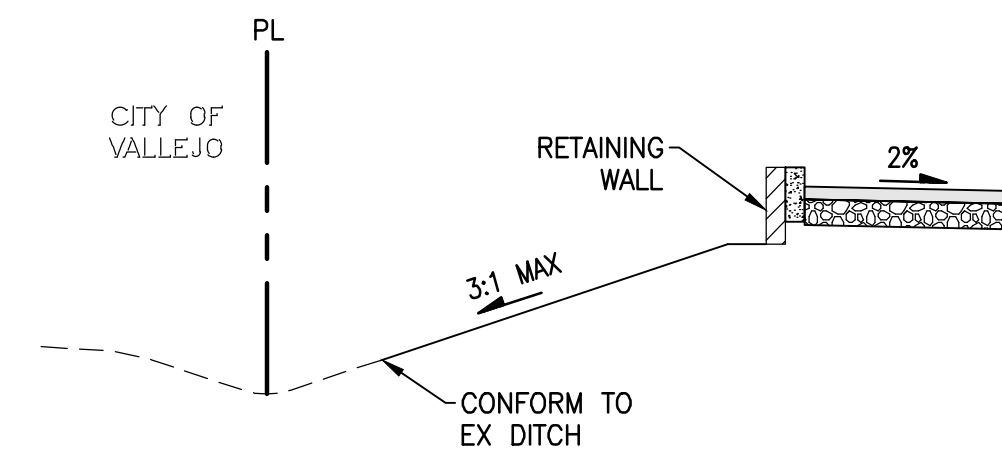
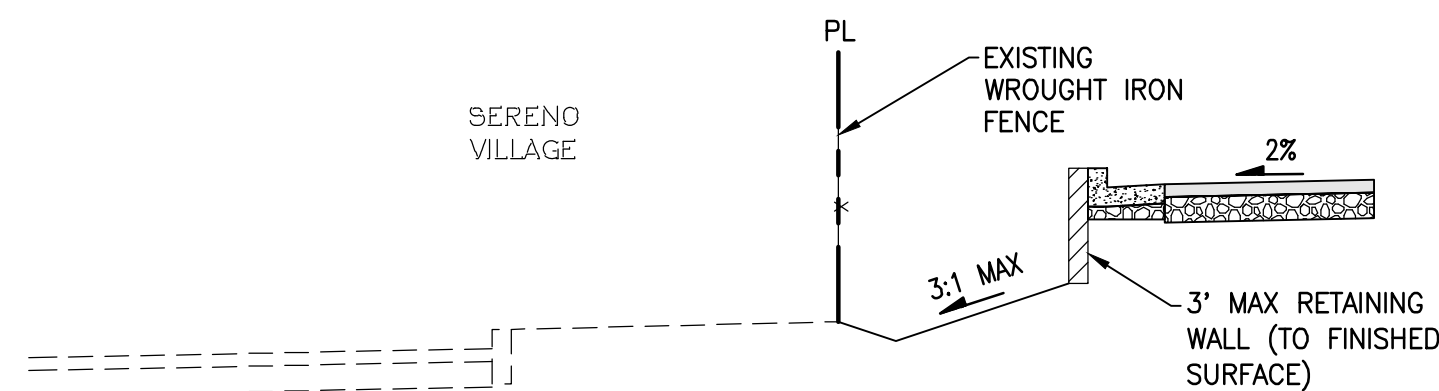
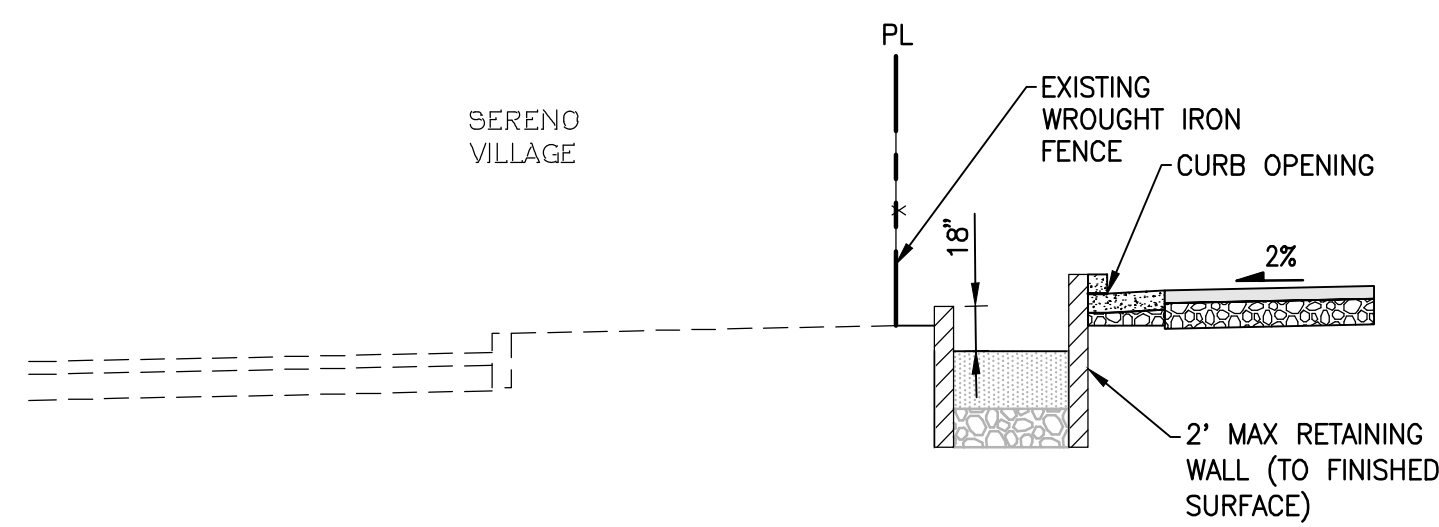
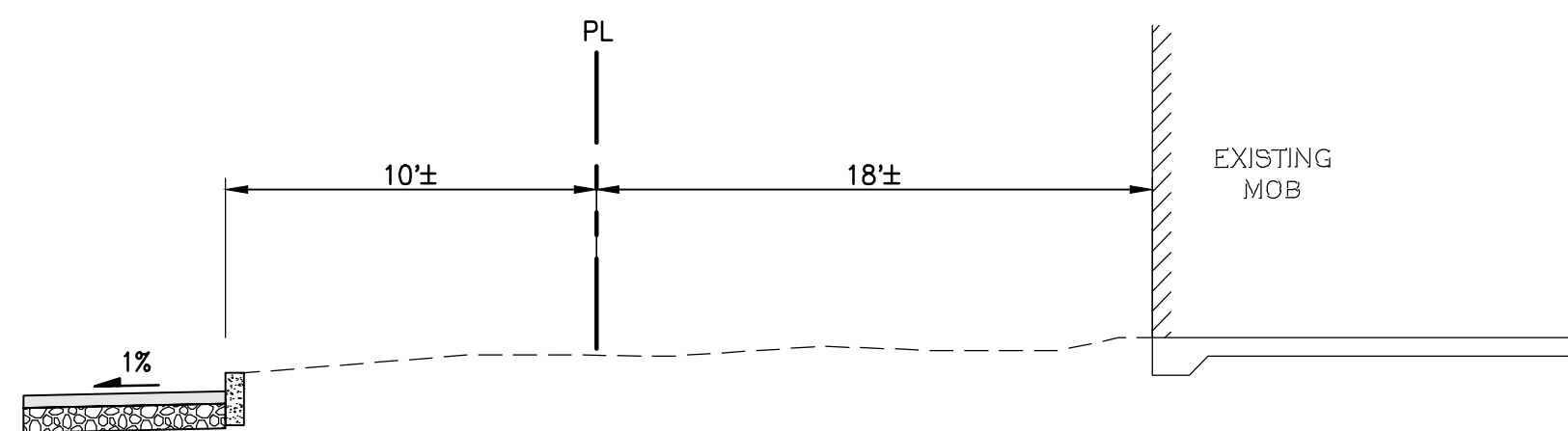
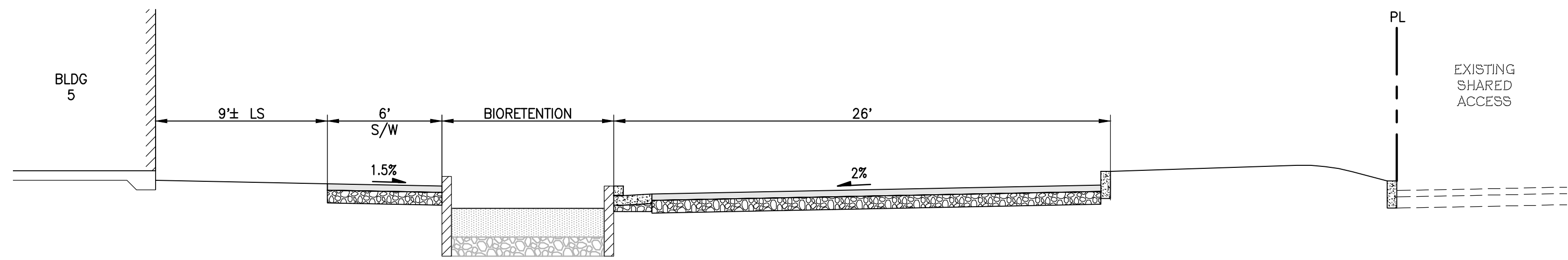
PRELIMINARY GRADING & DRAINAGE PLAN
C3

BROADWAY APPARTMENTS
VALLEJO, CA
JUNE 26, 2023

REDWOOD RESIDENTIAL
1800 BRYANT STREET STE. 311
SAN FRANCISCO, CA 94110



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Pleasanton, CA. 94588 Fax 925.847.1557

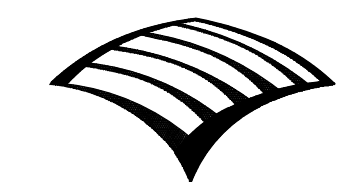
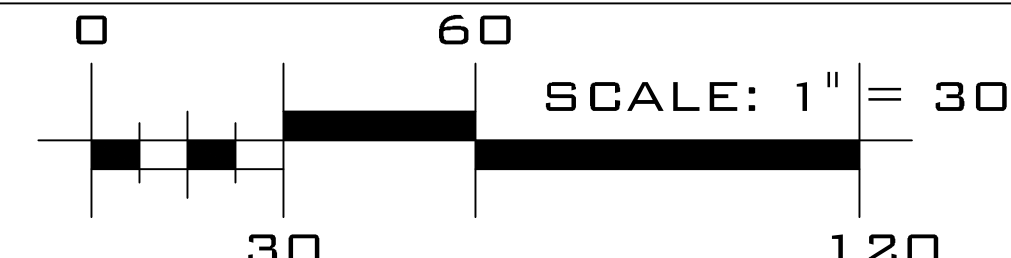
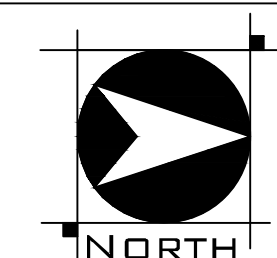


GRADING SECTIONS C4

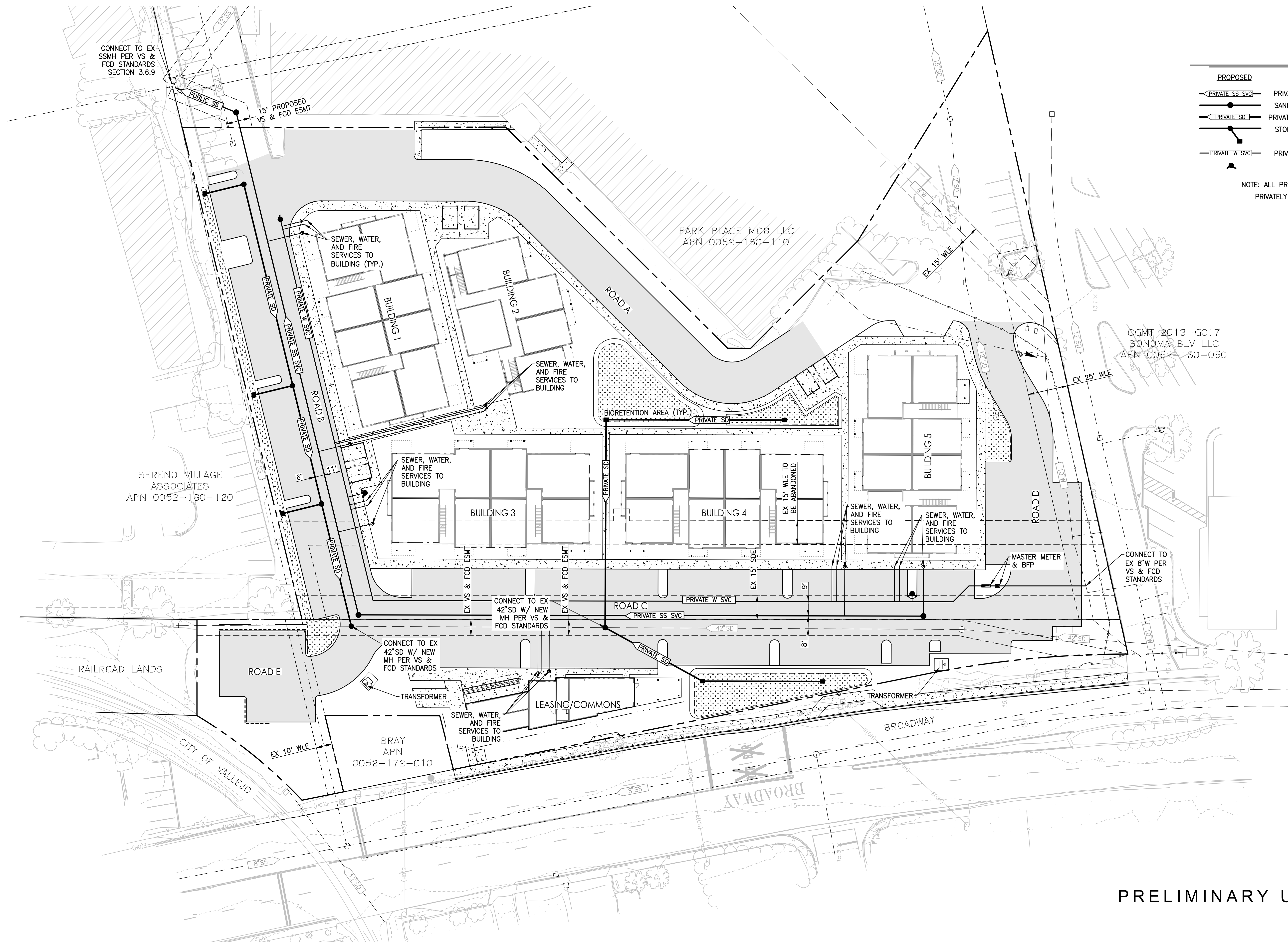
BROADWAY APARTMENTS
VALLEJO, CA
JUNE 26, 2023

REDWOOD RESIDENTIAL

1800 BRYANT STREET STE. 311
SAN FRANCISCO, CA 94110



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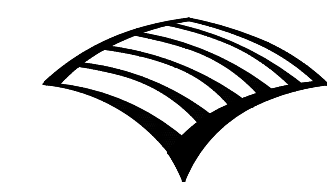
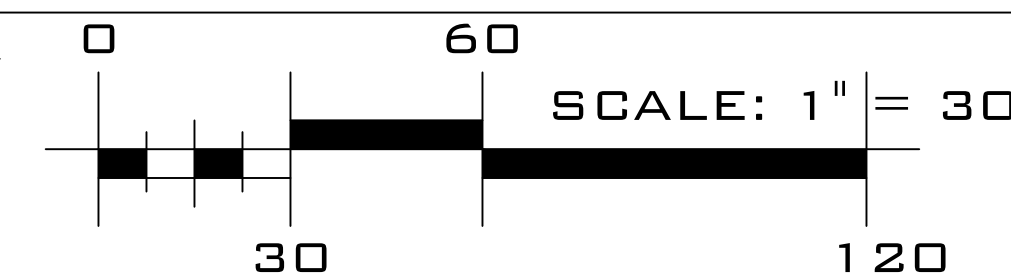
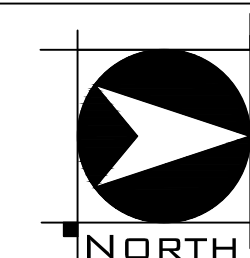


PRELIMINARY UTILITY PLAN
C5

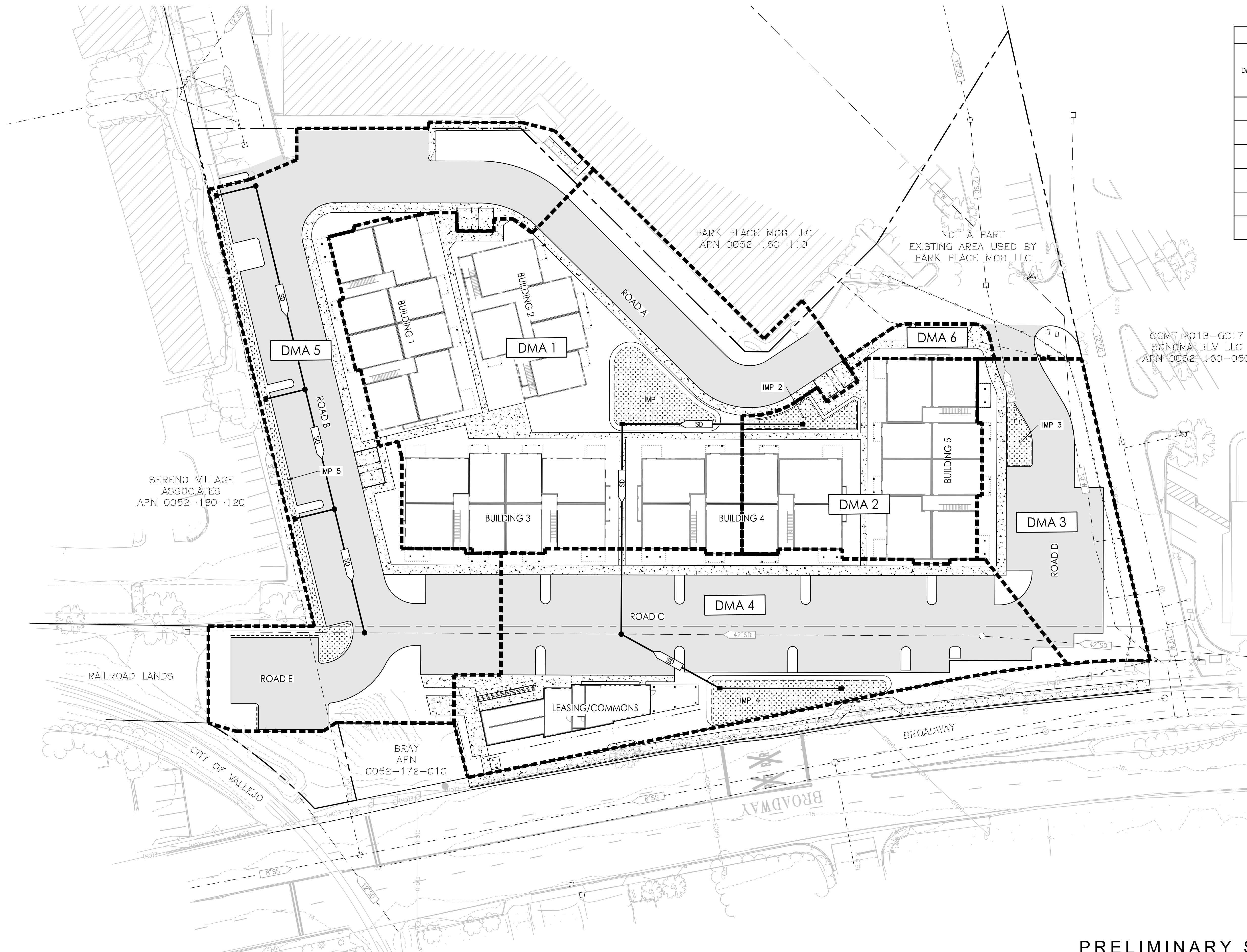
BROADWAY APPARTMENTS
VALLEJO, CA
JUNE 26, 2023

REDWOOD RESIDENTIAL

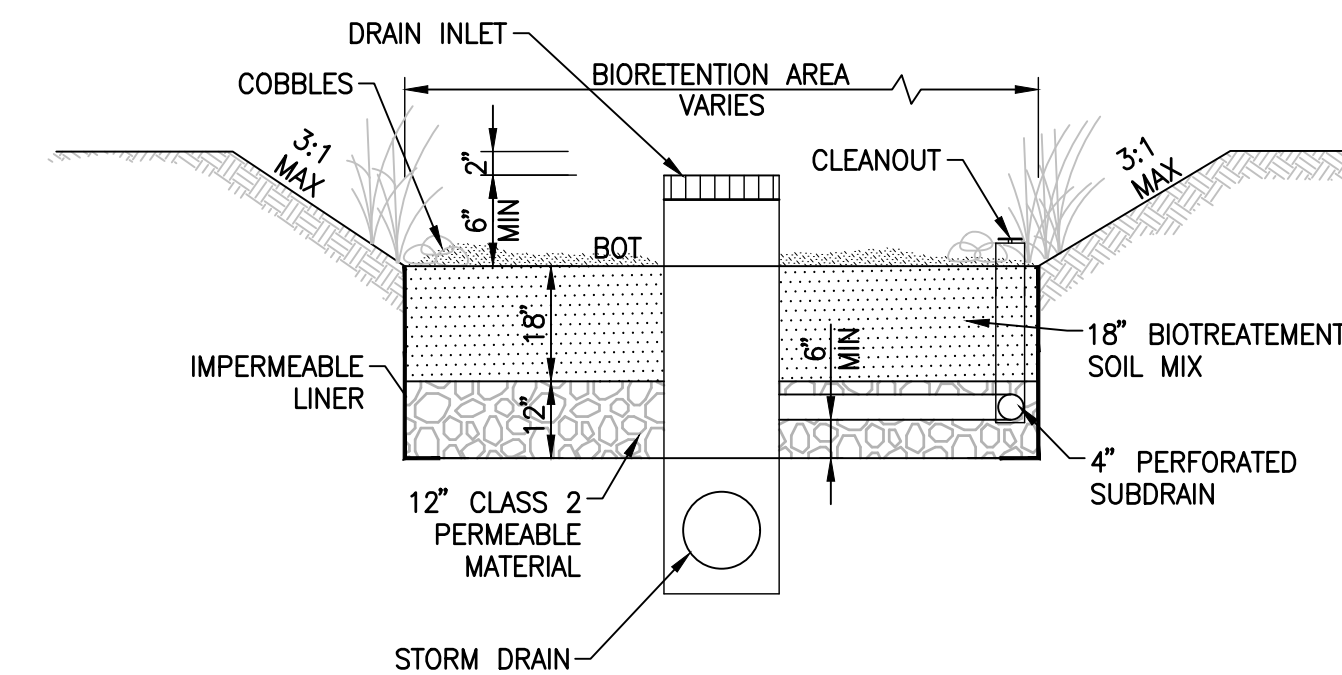
1800 BRYANT STREET STE. 311
SAN FRANCISCO, CA 94110



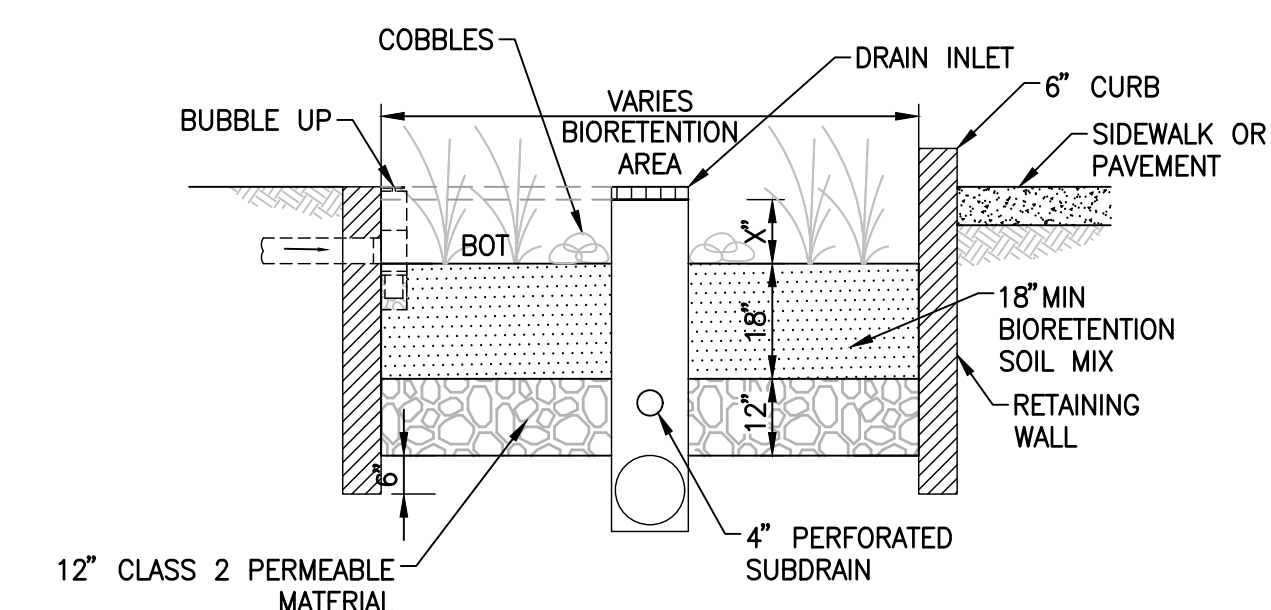
WOOD RODGERS
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Pleasanton, CA. 94588 Fax 925.847.1557



DRAINAGE MANAGEMENT AREA (DMA) SUMMARY							
DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT MEASURE
1	49,495	35,830	11,760	37,006	1,480	1,905	BIORETENTION
2	16,032	13,419	1,917	13,611	544	696	BIORETENTION
3	17,206	11,010	5,700	11,580	463	496	BIORETENTION
4	32,882	24,363	6,939	25,057	1,002	1,580	BIORETENTION
5	41,545	29,685	10,678	30,753	1,230	1,182	BIORETENTION
6	550	905	-	-	-	-	SELF-RETAINING



BIORETENTION BASIN DETAIL W/GRADING
NTS



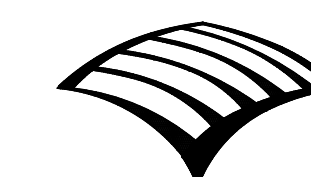
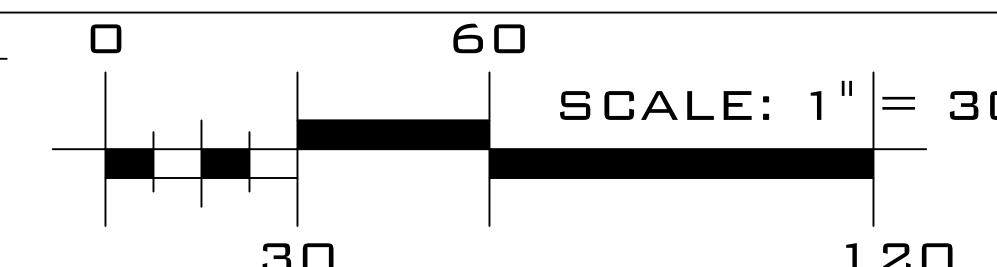
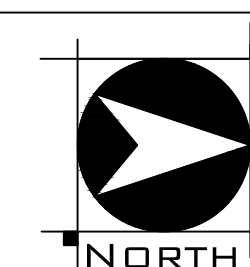
BIORETENTION BASIN DETAIL W/ RETAINING
NTS

PRELIMINARY STORMWATER CONTROL PLAN C6

BROADWAY APPARTMENTS
VALLEJO, CA
JUNE 26, 2023

REDWOOD RESIDENTIAL

1800 BRYANT STREET STE. 311
SAN FRANCISCO, CA 94110



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Pleasanton, CA. 94588 Fax 925.847.1557



PROPOSED TREE LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	MOD	9
	CELTIS SINENSIS	CHINESE HACKBERRY	24"BOX	LOW	9
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	24"BOX	LOW	2
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	24"BOX	LOW	27
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	LOW	10
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	24"BOX	MOD	9
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	12
	TRISTANIA LAURINA	WATER GUM	15 GAL	MOD	25
NOTE: ALL TREES SHALL BE SINGLE TRUNK STANDARD FORM.					

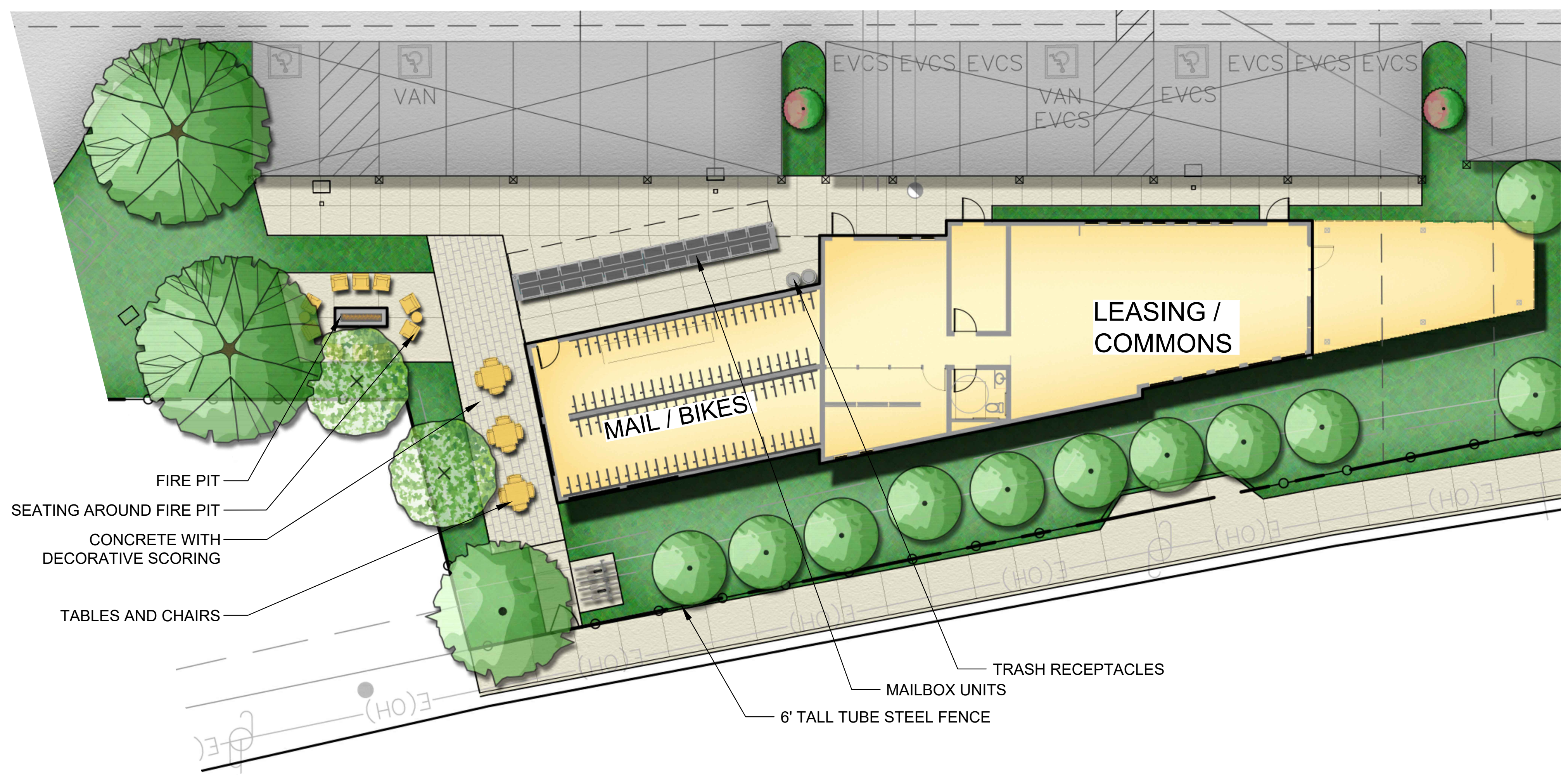
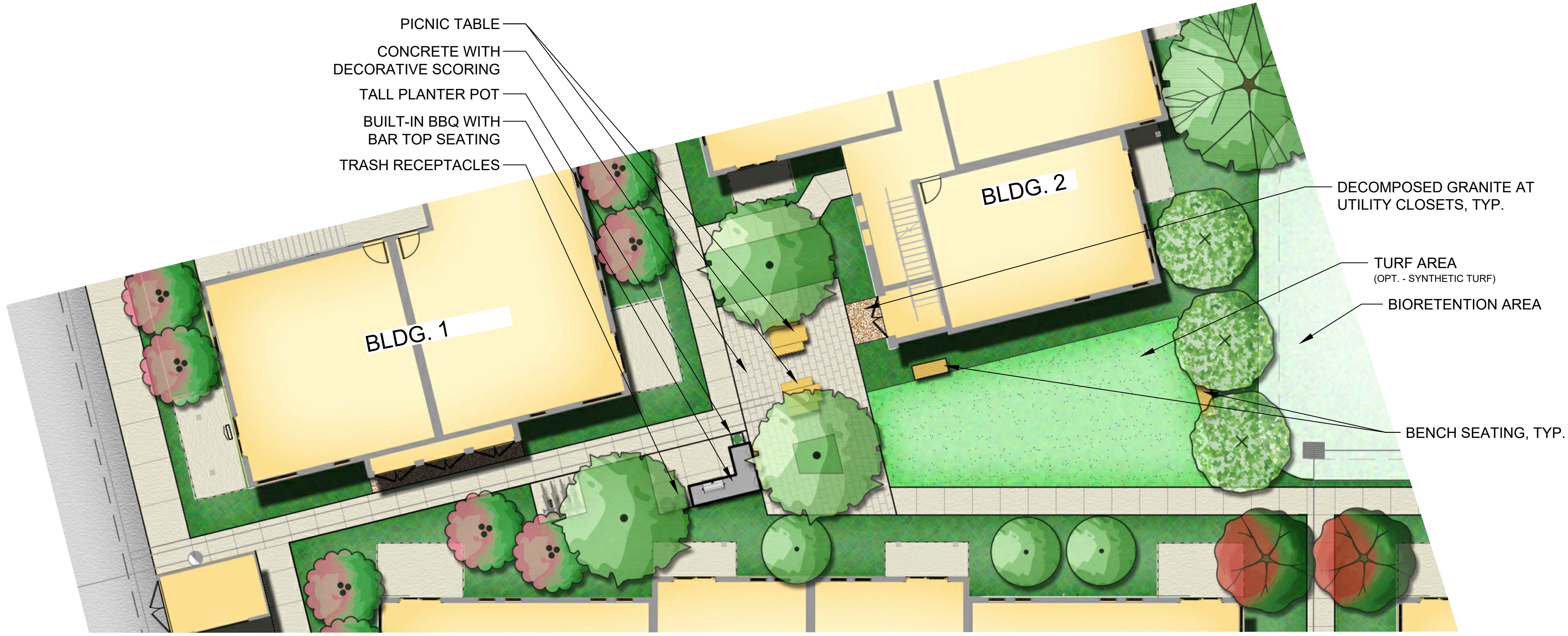
SHRUB PALETTE				
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV SPACING
	ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	LOW 36" o.c.
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW 60" o.c.
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW 36" o.c.
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW 48" o.c.
	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	5 GAL	LOW 36" o.c.
	CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW 72" o.c.
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW 72" o.c.
	EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	1 GAL	LOW 24" o.c.
	GALVEZIA SPECIOSA 'BOCA ROSA'	ISLAND SNAPDRAGON	5 GAL	LOW 36" o.c.
	GREVILLEA X 'NOELLI'	GREVILLEA	15 GAL	LOW 48" o.c.
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW 24" o.c.
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	LOW 48" o.c.
	LAVATERA MARITIMA	TREE MALLOW	5 GAL	LOW 48" o.c.
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	LOW 48" o.c.
	LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW 48" o.c.
	PHORMIUM TENAX 'FIREBIRD'	FIRE BIRD FLAX	5 GAL	LOW 48" o.c.
	PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	LOW 36" o.c.
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	LOW 48" o.c.
	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW 72" o.c.
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW 60" o.c.
	SALVIA CLEVELANDII 'WINIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	LOW 36" o.c.
	SALVIA GREGGII 'PINK'	PINK AUTUMN SAGE	5 GAL	LOW 36" o.c.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	15 GAL	LOW 48" o.c.
	SALVIA MICROPHYLLA 'HOT LIPS'	BABY SAGE	5 GAL	LOW 48" o.c.
	TEUCRIUM FRUTICANS 'COMPACTA'	BUSH GERMANDER	5 GAL	LOW 36" o.c.
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV SPACING
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW 24" o.c.
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW 36" o.c.
	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	LOW 48" o.c.
	LOMANDRA HYSTRIX 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GAL	LOW 30" o.c.
	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF DWARF MAT RUSH	1 GAL	LOW 24" o.c.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV SPACING
	ACHILLEA MILEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW 24" o.c.
	DIETES VEGETA	AFRICAN IRIS	1 GAL	LOW 36" o.c.
	ERIGERON KARVINSKIANUS	FLABIANE	1 GAL	LOW 36" o.c.
	ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1 GAL	LOW 24" o.c.
	LIMONIUM PEREZII	STATICE	1 GAL	LOW 24" o.c.
	MIMULUS X 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	1 GAL	LOW 12" o.c.
	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1 GAL	LOW 36" o.c.
	NEPETA X FAASSENII 'SELECT BLUE'	CATMINT	1 GAL	LOW 24" o.c.
	PENSTEMON H. 'MARGARITA BOPE'	BEARD TONGUE	1 GAL	LOW 18" o.c.
	SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SAGE	1 GAL	LOW 36" o.c.
	SCAEVOLA AEMULA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	LOW 36" o.c.
	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL	LOW 30" o.c.
	ZAUSCHNERIA C. 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW 36" o.c.
BIORETENTION BASIN PLANTING	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV SPACING
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW 24" o.c.
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW 36" o.c.
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW 18" o.c.
	LIPPIA NODIFLORA	KURAPIA	PLUGS	LOW 24" o.c.
BIORETENTION BANK/UPLAND PLANTING	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV SPACING
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW 60" o.c.
	BOULEA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW 18" o.c.
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW 24" o.c.
	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	LOW 18" o.c.
	FESTUCA IDAHOENSIS 'STONY CREEK'	IDAHO FESCUE	1 GAL	LOW 24" o.c.
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	LOW 36" o.c.
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW 36" o.c.
	SALVIA SONOMENSIS	CREeping SAGE	1 GAL	LOW 36" o.c.
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	LOW 18" o.c.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3. ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO LOW.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELDO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL MWELDO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.



PROPOSED TREE LEGEND

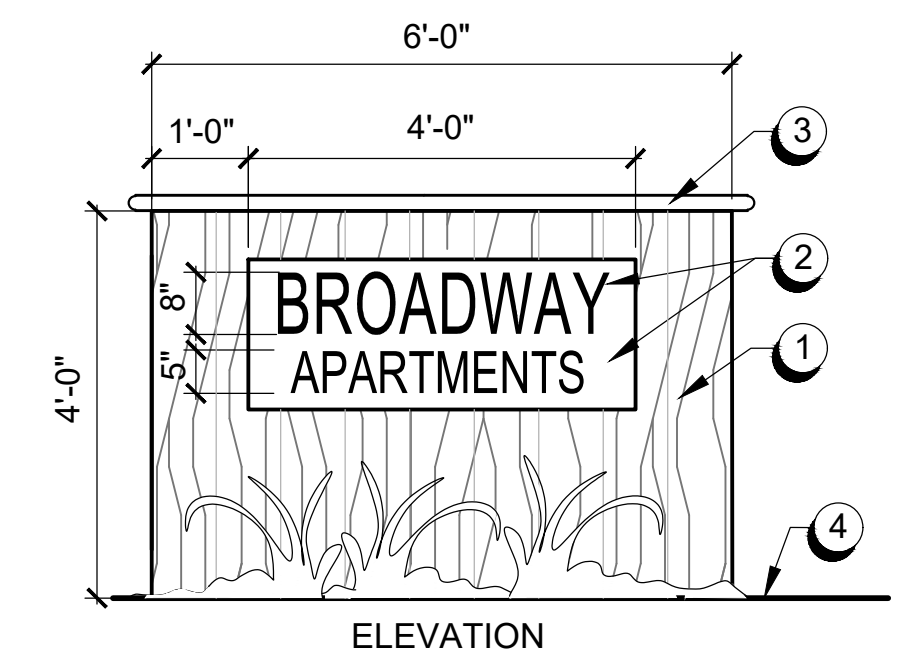
TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	MOD	9
	CELTIS SINENSIS	CHINESE HACKBERRY	24"BOX	LOW	9
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	24"BOX	LOW	2
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	24"BOX	LOW	27
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	LOW	10
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER GALLERY PEAR	24"BOX	MOD	9
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	12
	TRISTANIA LAURINA	WATER GUM	15 GAL	MOD	25
NOTE: ALL TREES SHALL BE SINGLE TRUNK STANDARD FORM.					

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2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL MWEO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO LOW.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.



- 1 CMU WALL WITH 1/2" THICK x 8" WIDE PRECAST CONCRETE VENEER PANELS. VENEER TO HAVE VERTICAL WOOD GRAIN FINISH. PAINT WALL TO MATCH WALL ON ADJACENT CORNER. BACK OF WALL TO BE STUCCO.
 - 2 PRECAST CONCRETE SIGN. COLOR TO BE SIKA FRENCH GREY C-14.
 - 3 PRECAST CONCRETE CAP. COLOR TO BE SIKA AUTUMN BEIGE 0288.
 - 4 FINISH GRADE.
- NOTE: TOTAL AREA OF SIGN IS 24 SQUARE FEET

A SIGN WALL
SCALE: 1/2" = 1'-0"

Redwood Residential
1800 BRYANT ST., STE. 311
SAN FRANCISCO, CALIFORNIA 94110

BROADWAY APARTMENTS
Vallejo, California

AMENITIES AREA ENLARGEMENTS
CONCEPTUAL LANDSCAPE PLAN
JUNE 26, 2023

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-2

Project No. 05422



OPEN SPACE CALCULATIONS	
LANDSCAPE AREAS:	44,890 SF
IMPERVIOUS SURFACES:	14,418 SF
COMMON OPEN SPACE:	18,005 SF
PRIVATE USABLE SPACE: (BALCONY / PORCH)	4,440 SF



FIRE PIT WITH PROPANE TANK



BIORETENTION PLANTING



6' TALL PERIMETER FENCE



ELECTRIC BBQ GRILL & BAR TOP



DECORATIVE CONCRETE SCORING



BIKE RACKS



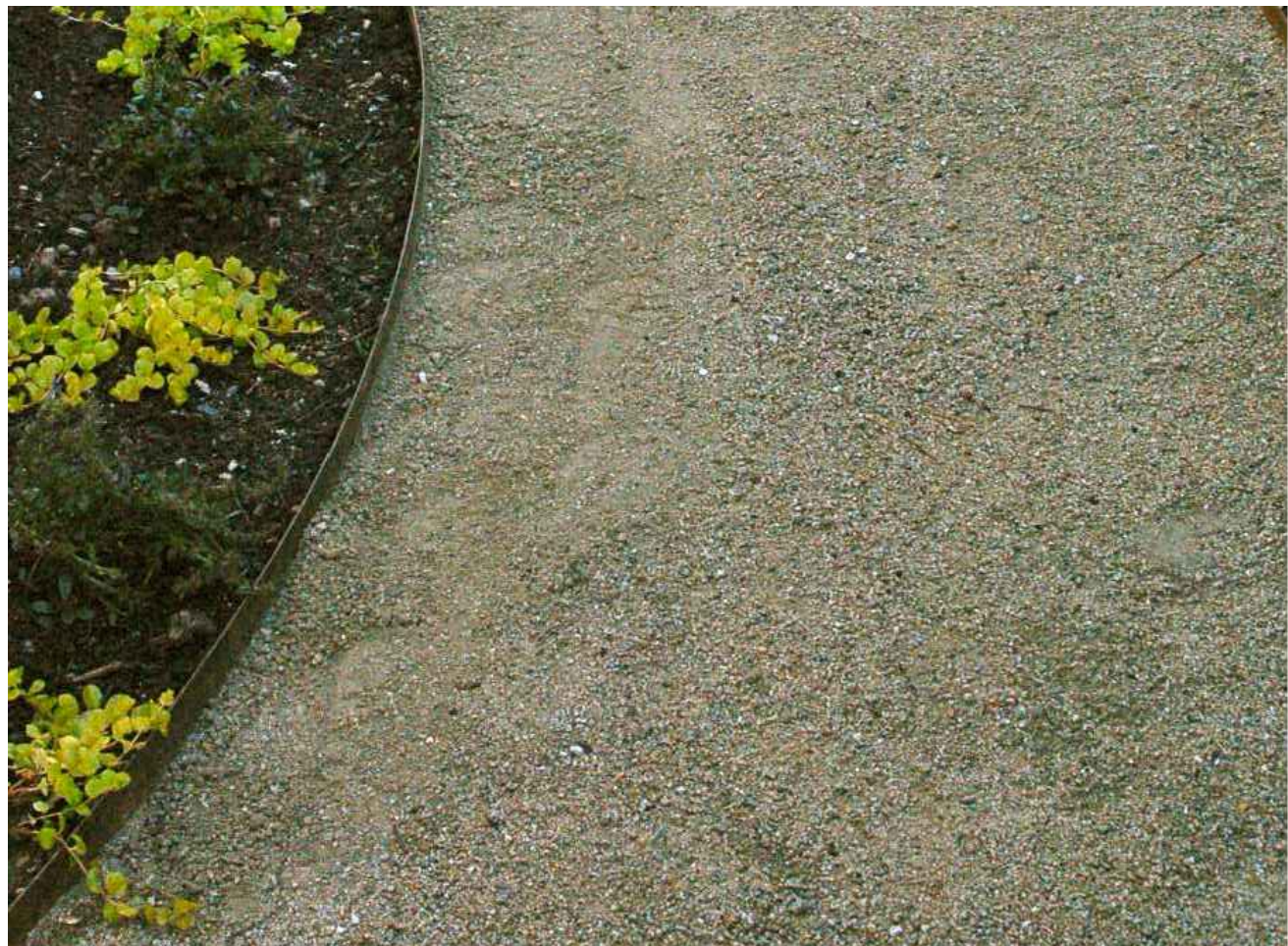
OPEN SPACE TABLE AT COMMONS BUILDING



OPEN SPACE BENCH



TURF AT COURTYARD



DECOMPOSED GRANITE AT UTILITY CLOSETS



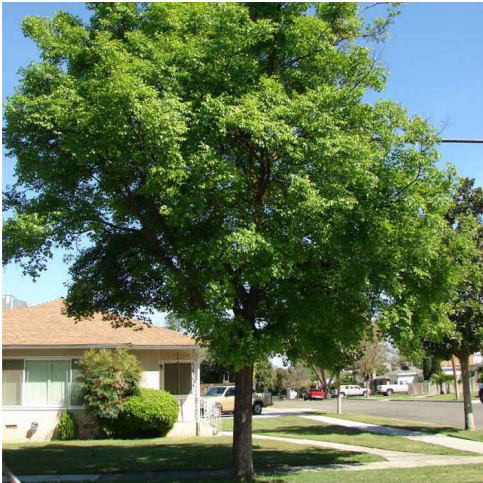
OPEN SPACE PICNIC TABLE

TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	MOD	15' o.c.
CELTIS SINENSIS	CHINESE HACKBERRY	24"BOX	LOW	35' o.c.
LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	24"BOX	LOW	15' o.c.
LAGERSTROEMIA X 'TUSCARORA'	GRAPE MYRTLE CORAL PINK	24"BOX	LOW	15' o.c.
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	LOW	25' o.c.
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	24"BOX	MOD	15' o.c.
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	6' o.c.
TRISTANIA LAURINA	WATER GUM	24"BOX	MOD	10' o.c.



ACER RUBRUM 'ARMSTRONG'



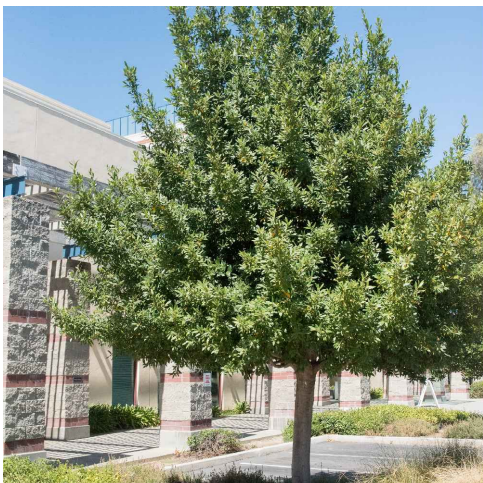
CELTIS SINENSIS



LAGERSTROEMIA X 'NATCHEZ'



LAGERSTROEMIA X 'TUSCARORA'



LAURUS NOBILIS 'SARATOGA'



PYRUS CALLERYANA 'CHANTICLEER'



RHAPHIOLEPIS I. 'MAJESTIC BEAUTY'



TRISTANIA LAURINA

SHRUB PALETTE

SHRUBS				
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING
ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	LOW	36" o.c.
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	36" o.c.
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW	48" o.c.
CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	5 GAL	LOW	36" o.c.
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW	72" o.c.
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSPEED BUSH	15 GAL	LOW	72" o.c.
EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	1 GAL	LOW	24" o.c.
GALVEZIA SPECIOSA 'BOCA ROSA'	ISLAND SNAPDRAGON	5 GAL	LOW	36" o.c.
GREVILLEA X 'NOELLI'	GREVILLEA	15 GAL	LOW	48" o.c.
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	24" o.c.
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	LOW	48" o.c.
LAVATERA MARITIMA	TREE MALLOW	5 GAL	LOW	48" o.c.
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	LOW	48" o.c.
LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW	48" o.c.
PHORMIUM TENAX 'FIREBIRD'	FIRE BIRD FLAX	5 GAL	LOW	48" o.c.
PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	LOW	36" o.c.
PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	LOW	48" o.c.
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	72" o.c.
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW	60" o.c.
SALVIA CLEVELANDI 'WINIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	LOW	36" o.c.
SALVIA GREGGII 'PINK'	PINK AUTUMN SAGE	5 GAL	LOW	36" o.c.
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	15 GAL	LOW	48" o.c.
SALVIA MICROPHYLLA 'HOT LIPS'	BABY SAGE	5 GAL	LOW	48" o.c.
TEUCRIUM FRUTICANS 'COMPACTA'	BUSH GERMANDER	5 GAL	LOW	36" o.c.
GRASSES				
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING
CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW	24" o.c.
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	36" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	LOW	48" o.c.
LOMANDRA HYSTRIX 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GAL	LOW	30" o.c.
LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF DWARF MAT RUSH	1 GAL	LOW	24" o.c.
PERENNIALS				
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING
ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW	24" o.c.
DIETES VEGATA	AFRICAN IRIS	1 GAL	LOW	36" o.c.
ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	LOW	36" o.c.
ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1 GAL	LOW	24" o.c.
LIMONIUM PEREZII	STATICE	1 GAL	LOW	24" o.c.
MIMULUS X 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	1 GAL	LOW	12" o.c.
NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1 GAL	LOW	36" o.c.
NEPETA X FAASSENII 'SELECT BLUE'	CATMINT	1 GAL	LOW	24" o.c.
PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	18" o.c.
SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SAGE	1 GAL	LOW	36" o.c.
SCAEVOLA AEMULA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	LOW	36" o.c.
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL	LOW	30" o.c.
ZAUSCHNERIA C. 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW	36" o.c.
BIORETENTION BASIN PLANTING				
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	24" o.c.
CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	36" o.c.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	18" o.c.
LIPPIA NODIFLORA	KURAPIA	PLUGS	LOW	24" o.c.
BIORETENTION BANK/UPLAND PLANTING				
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW	18" o.c.
DESCHAMPسيا CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW	24" o.c.
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	LOW	18" o.c.
FESTUCA IDAHOENSIS 'STONY CREEK'	IDAHO FESCUE	1 GAL	V. LOW	24" o.c.
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	V. LOW	36" o.c.
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	36" o.c.
SALVIA SONNENSIS	CREeping SAGE	1 GAL	LOW	36" o.c.
SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	LOW	18" o.c.



ACACIA C. 'COUSIN ITT'



ACHILLEA M. 'TERRA COTTA'



ARCTOSTAPHYLOS 'HOWARD MCMINN'



BOUTELOUA G. 'BLONDE AMBITION'



CALLISTEMON C. 'LITTLE JOHN'



CARPENTERIA CALIFORNICA



CEANOTHUS M. 'VALLEY VIOLET'



CHONDRPETALUM TECTORUM



DESCHAMPسيا CESPITOSA



DIETES VEGATA



ERIGERON KARVINSKIANUS



ERIOGONUM GRANDE RUBESCENS



GREVILLEA X 'NOELLI'



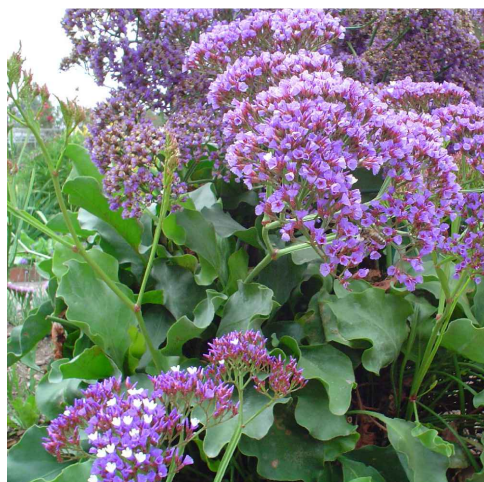
HELICTOTRICHON SEMPERVIRENS



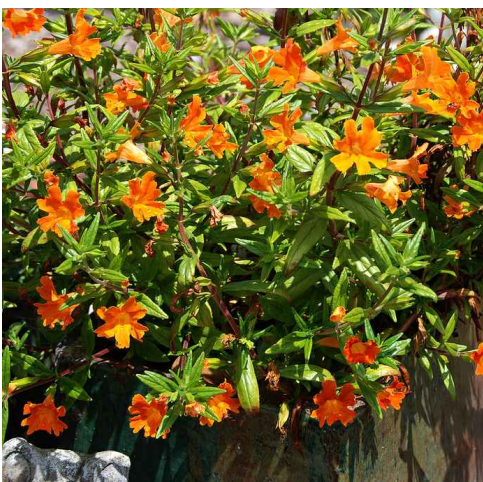
JUNIPERUS C. 'SEA GREEN'



LAVATERA MARITIMA



LIMONIUM PEREZII



MIMULUS X 'JELLY BEAN ORANGE'



MUHLENBERGIA RIGENS



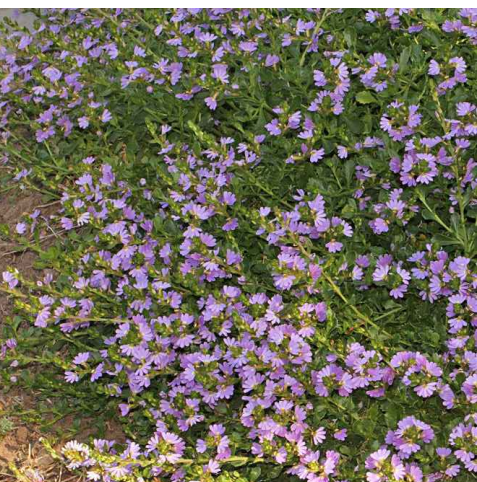
PENSTEMON H. 'MARGARITA BOP'



PHORMIUM TENAX 'FIREBIRD'



SALVIA LEUCANTHA



SCAEVOLA A. 'MAUVE CLUSTERS'



VERBENA L. 'DE LA MINA'

Redwood Residential
P.O. BOX 641651
SAN FRANCISCO, CALIFORNIA 94164

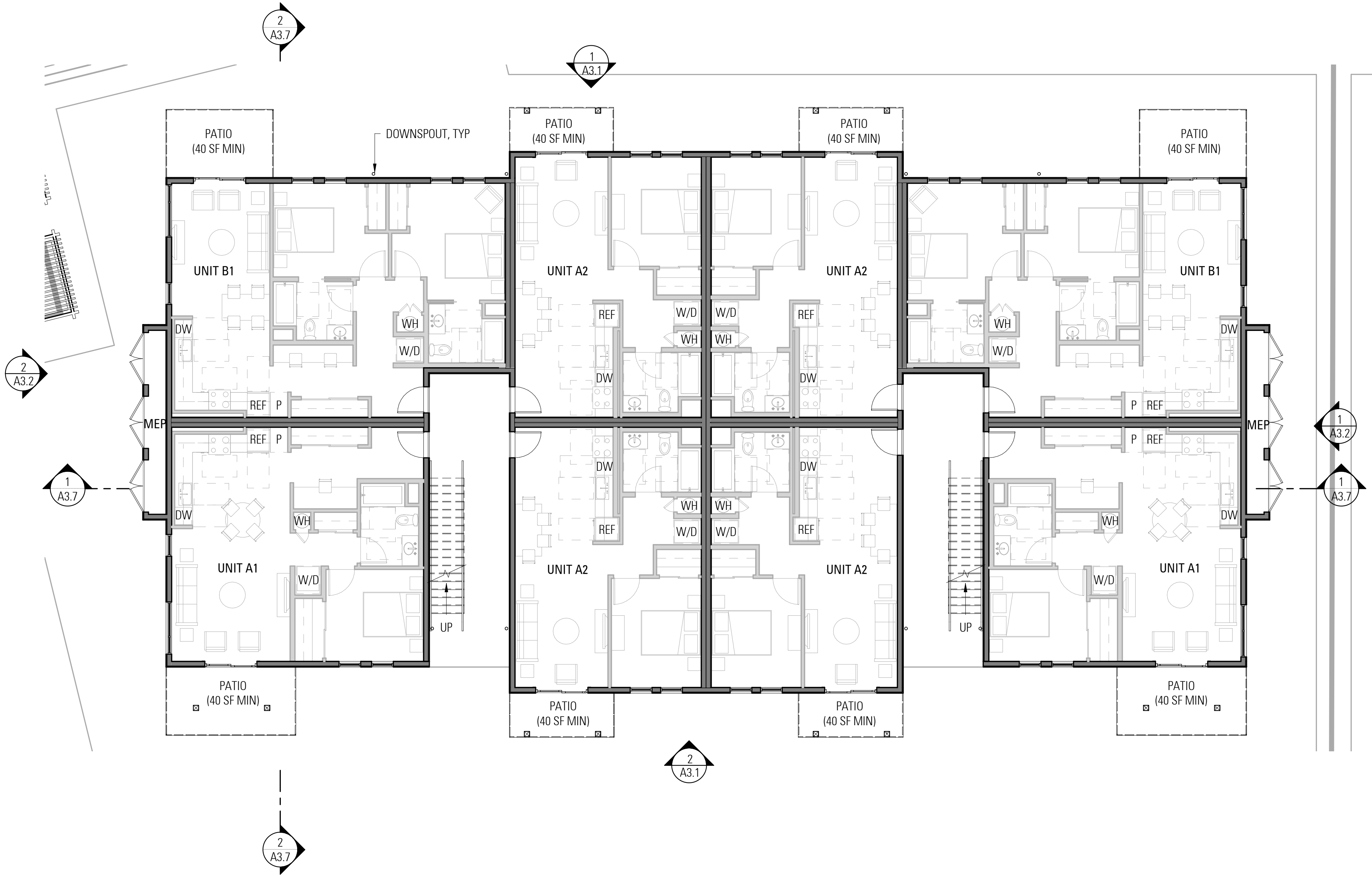
BROADWAY APARTMENTS
Vallejo, California

PLANT IMAGERY
CONCEPTUAL LANDSCAPE PLAN
JUNE 26, 2023

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com



L-5
Project No. 05422



LEGEND

DIRECTION OF SLOPE

SCUPPER & DOWNSPOUT

DOWNSPOUT

SOLAR READY ZONE

3' ACCESS WALKWAY FOR EQUIPMENT

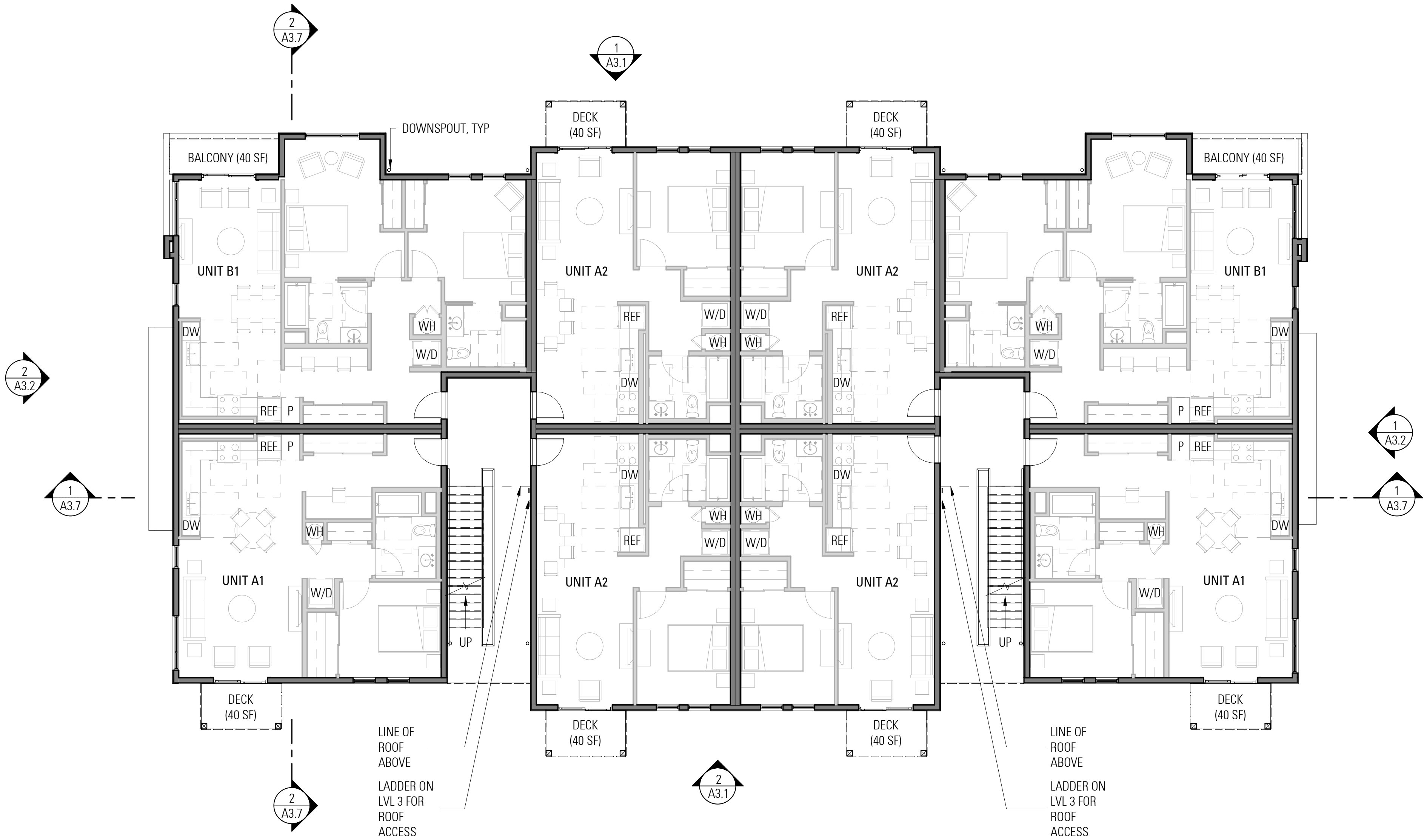
MECHANICAL EQUIPMENT

1
A2.1

LEVEL 01 FLOOR PLAN (BLDG TYPE A)

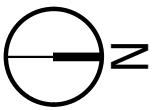
1/8" = 1'-0"

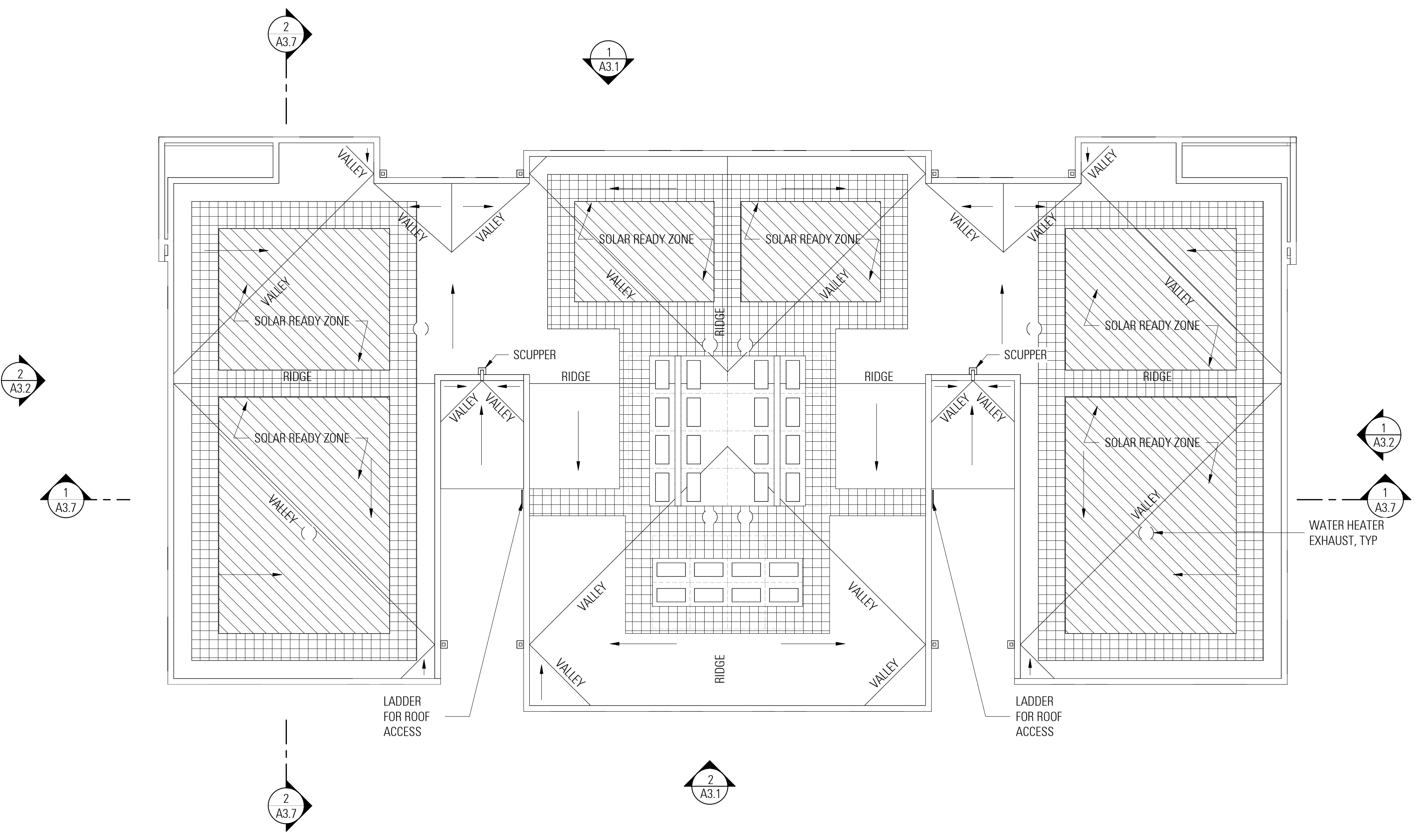
BUILDING 3, BUILDINGS 1, 4 & 5 SIM



1
A2.2
LEVEL 02 FLOOR PLAN (BLDG TYPE A), LEVEL 3 SIM
1/8" = 1'-0"

BUILDING 3, BUILDINGS 1, 4 & 5 SIM





LEGEND

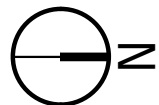
- DIRECTION OF SLOPE
- SCUPPER & DOWNSPOUT
- DOWNSPOUT
- SOLAR READY ZONE
- 3' ACCESS WALKWAY FOR EQUIPMENT
- MECHANICAL EQUIPMENT

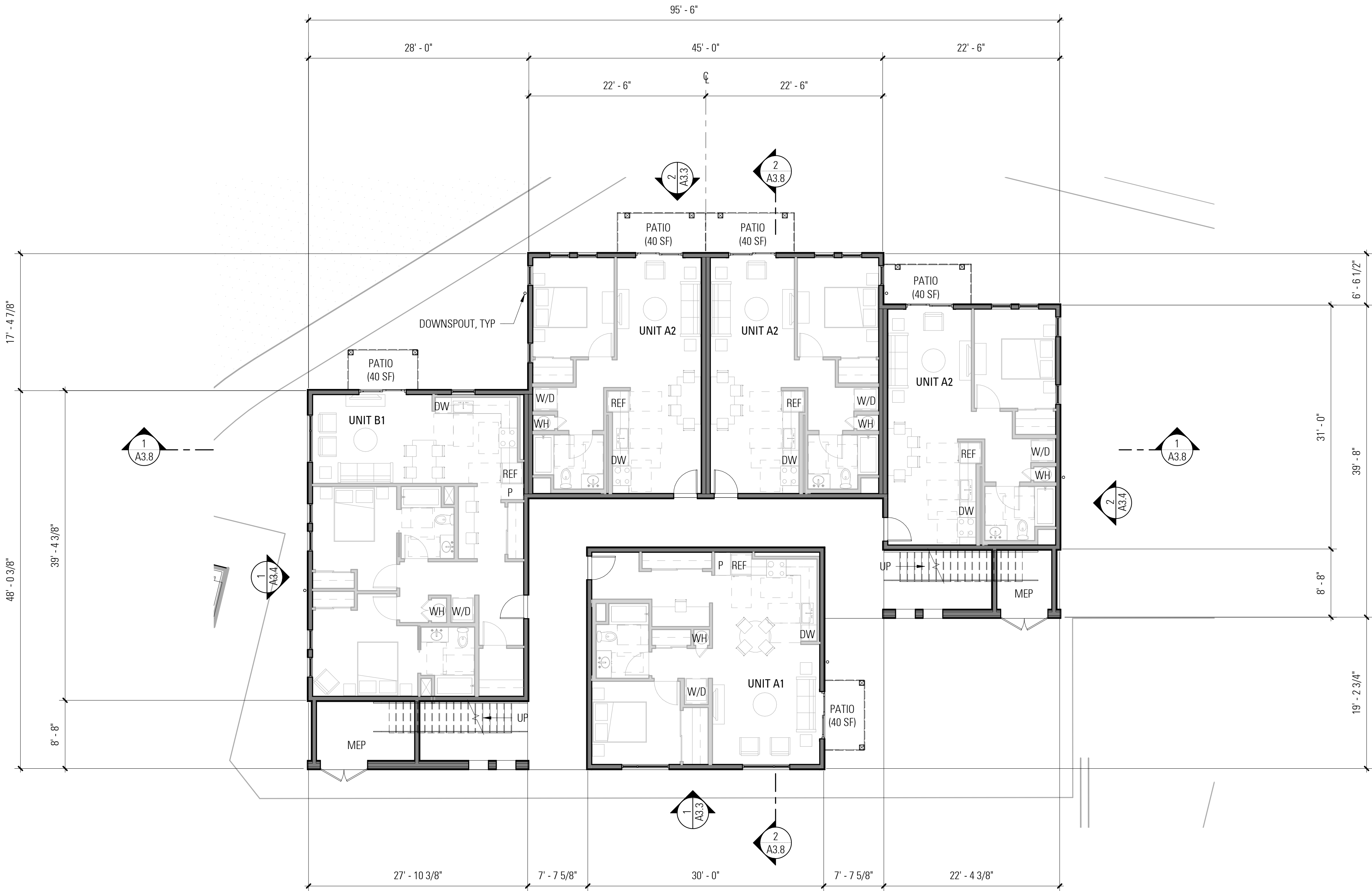
REQUIRED SOLAR READY ZONE - AREA CALCS

TOTAL ROOF AREA:	6,967 SF
RATIO:	15%
SOLAR READY REQUIRED:	1,045 SF
SOLAR READY PROVIDED:	2,086 SF

1 A2.3 ROOF PLAN (BLDG TYPE A) 1/8" = 1'-0"

BUILDING 3, BUILDINGS 1, 4 & 5 SIM





LEGEND

DIRECTION OF SLOPE

SCUPPER & DOWNSPOUT

DOWNSPOUT

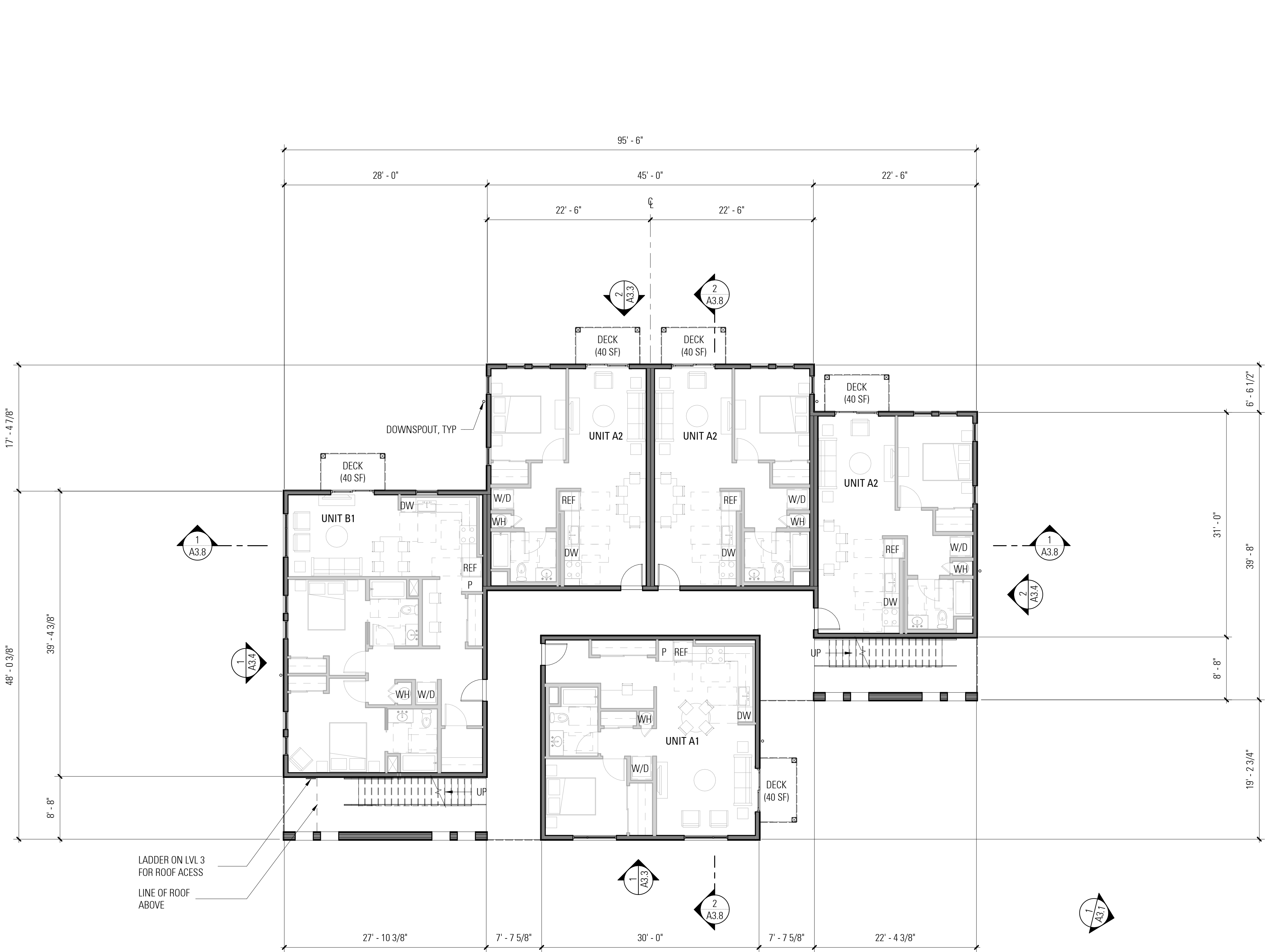
SOLAR READY ZONE

3' ACCESS WALKWAY FOR EQUIPMENT

MECHANICAL EQUIPMENT

1 A2.4 LEVEL 01 FLOOR PLAN (BLDG TYPE B)
1/8" = 1'-0"

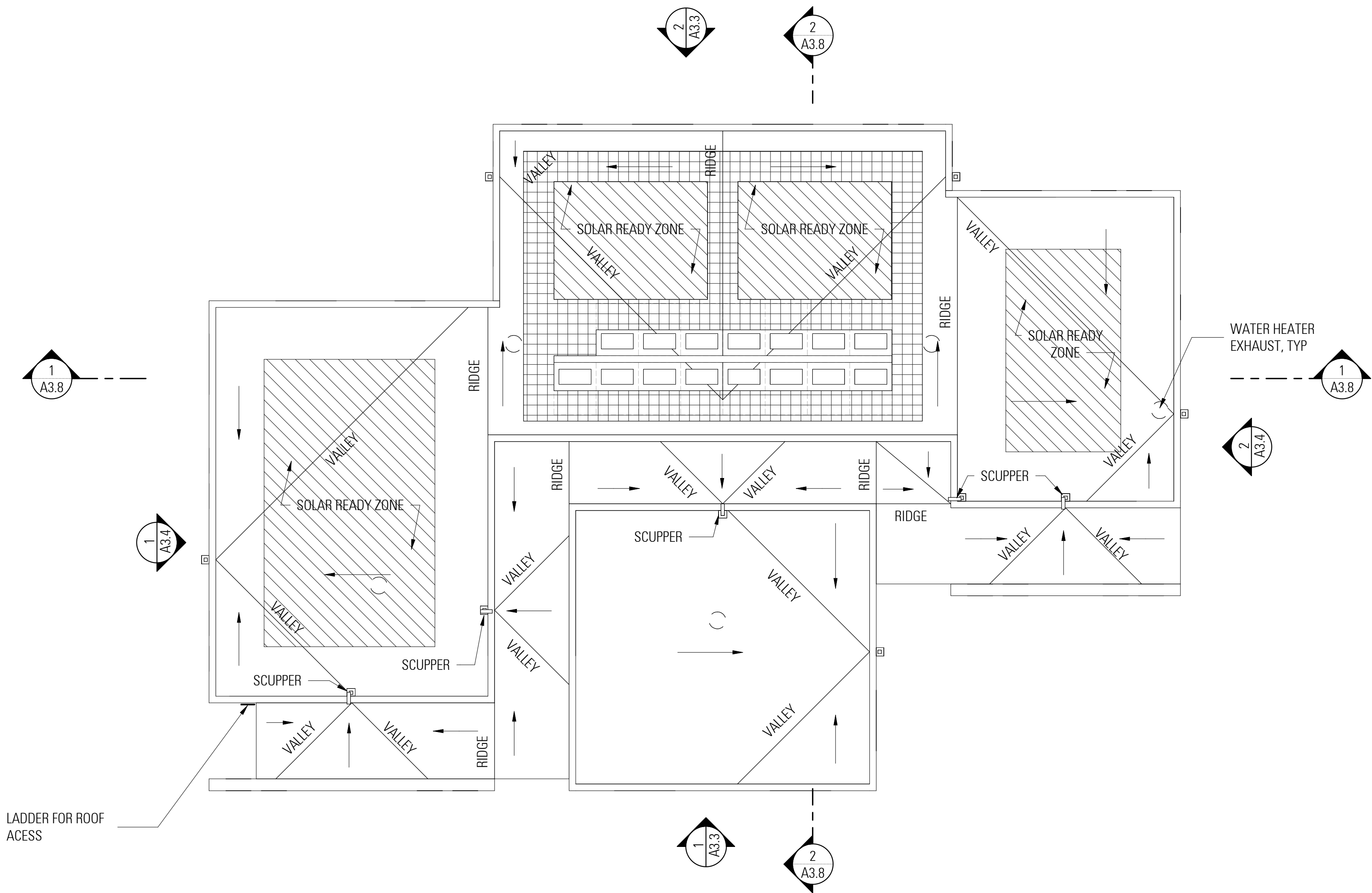
BUILDING 2



1
A2.5
LEVEL 02 FLOOR PLAN (BLDG TYPE B), LEVEL 3 SIM
1/8" = 1'-0"

BUILDING 2





LEGEND

- DIRECTION OF SLOPE
- SCUPPER & DOWNSPOUT
- DOWNSPOUT
- SOLAR READY ZONE
- 3' ACCESS WALKWAY FOR EQUIPMENT
- MECHANICAL EQUIPMENT

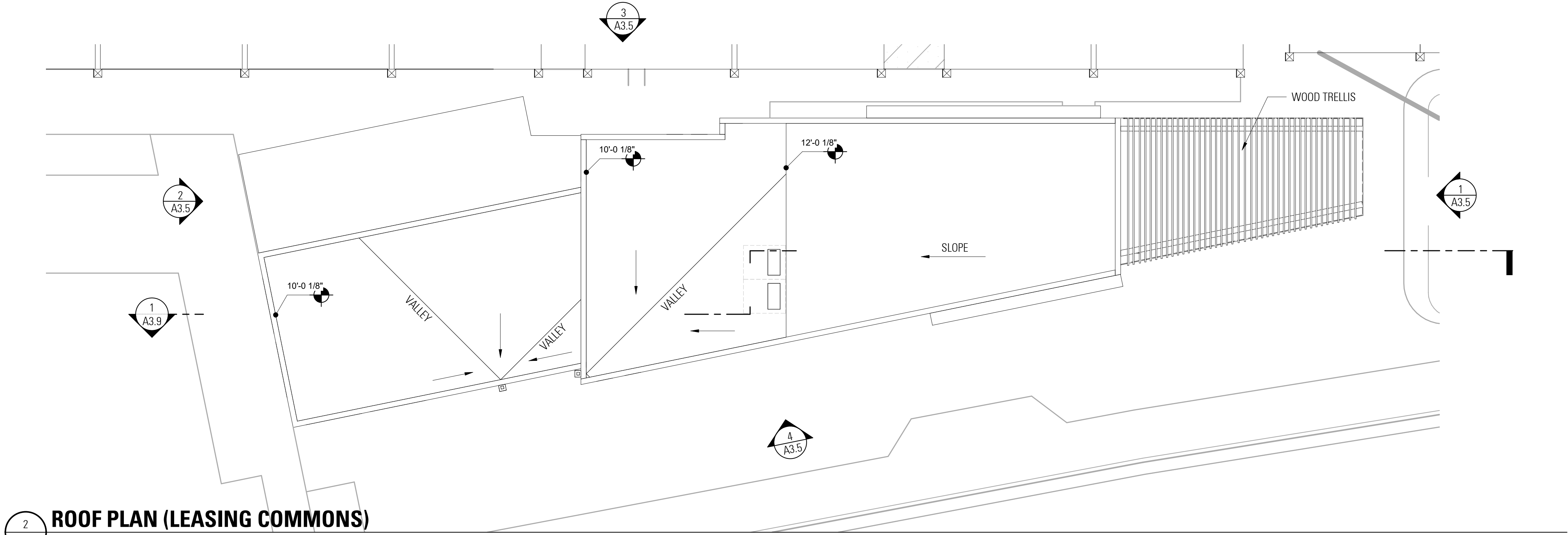
REQUIRED SOLAR READY ZONE - AREA CALCS

TOTAL ROOF AREA:	5,068 SF
RATIO:	15%
SOLAR READY REQUIRED:	760 SF
SOLAR READY PROVIDED:	1,056 SF

1 A2.6 ROOF PLAN (BLDG TYPE B) 1/8" = 1'-0"

BUILDING 2





LEGEND

DIRECTION OF SLOPE

SCUPPER & DOWNSPOUT

DOWNSPOUT

SOLAR READY ZONE

3' ACCESS WALKWAY FOR EQUIPMENT

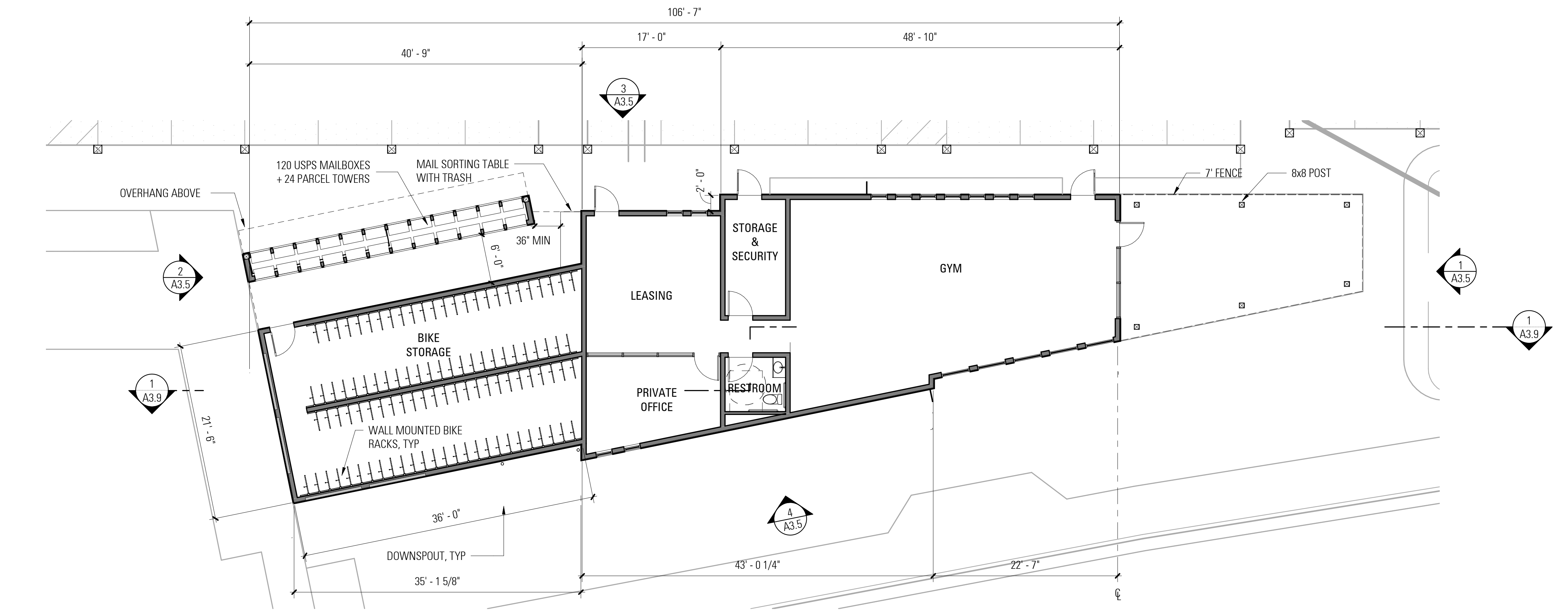
MECHANICAL EQUIPMENT

2

A2.7

ROOF PLAN (LEASING COMMONS)

1/8" = 1'-0"

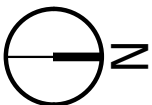


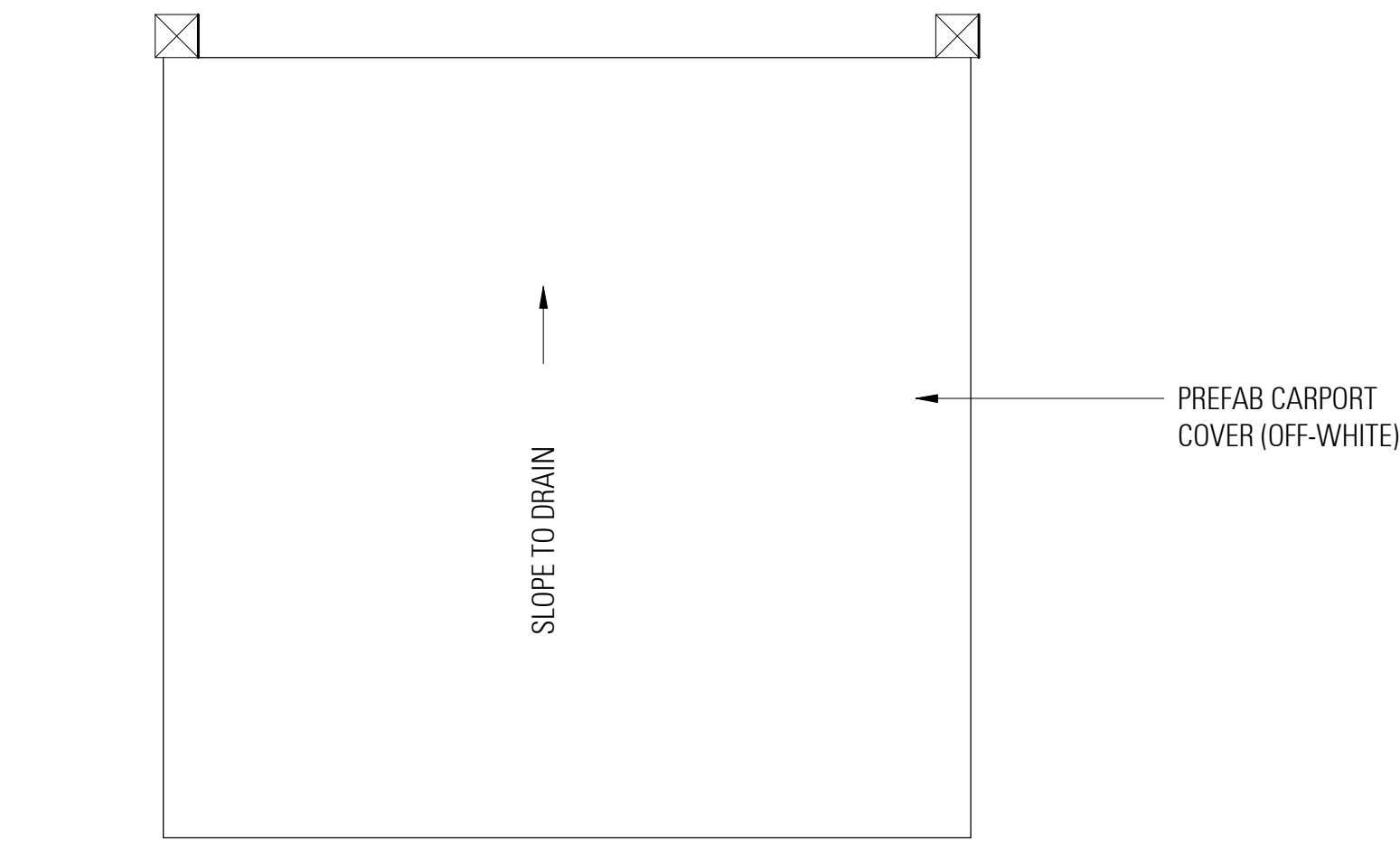
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A2.7

LEVEL 01 FLOOR PLAN (LEASING COMMONS)

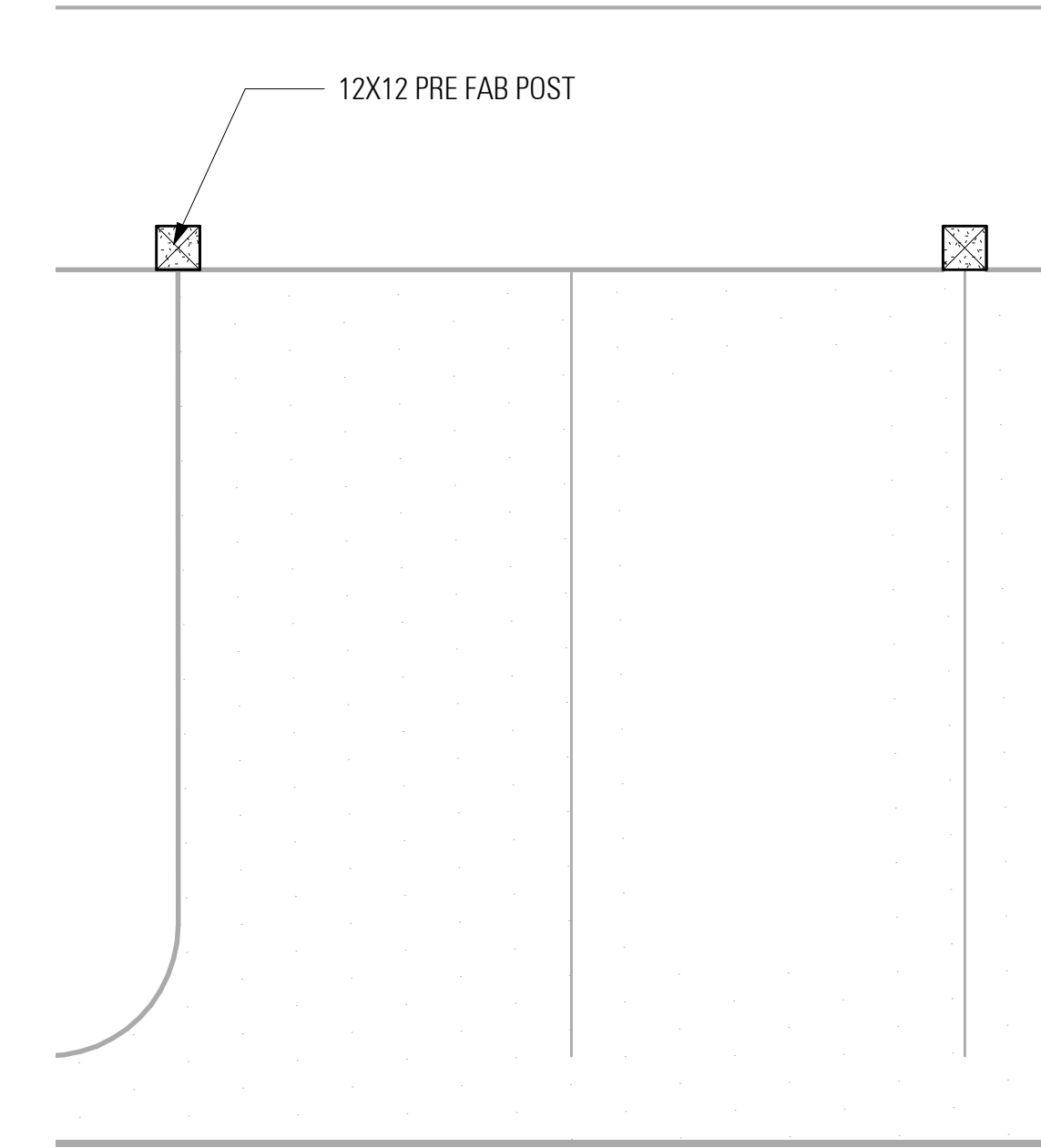
1/8" = 1'-0"





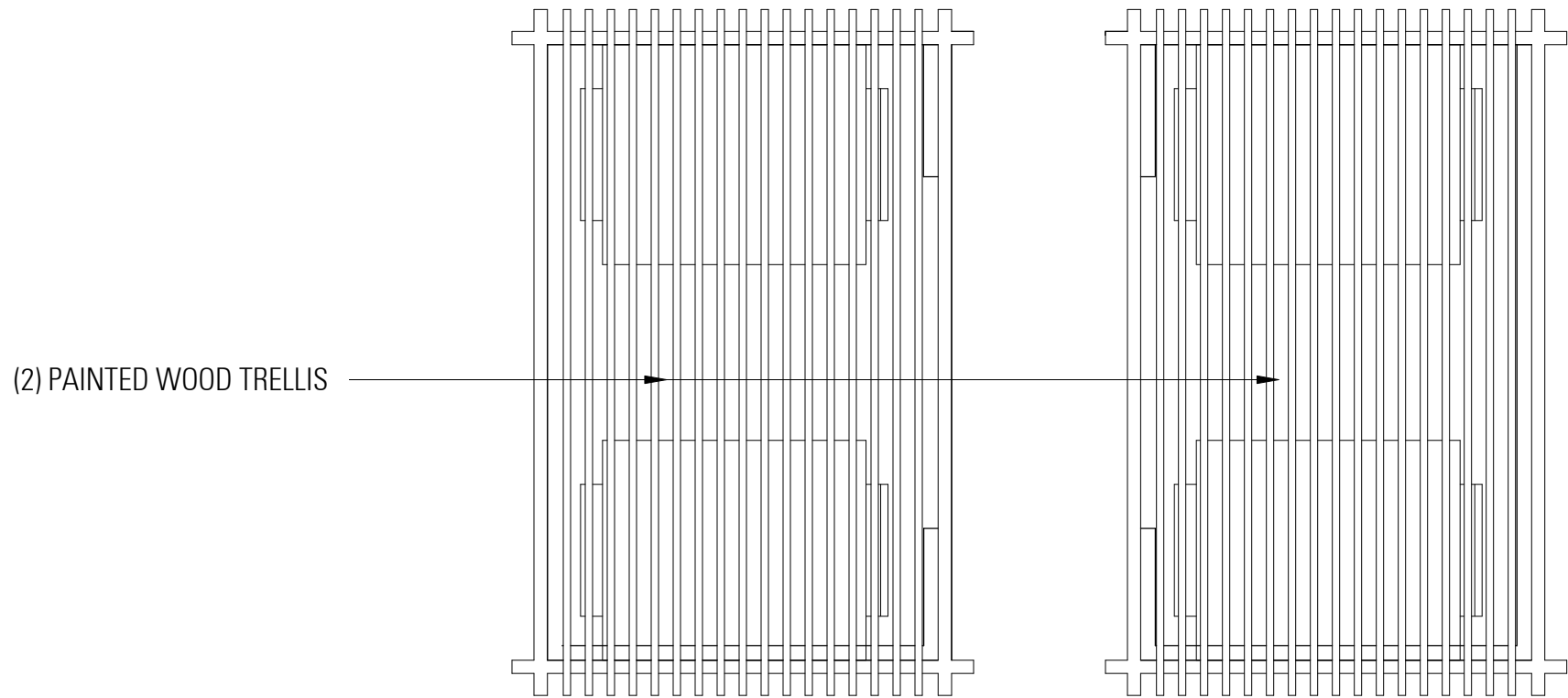
4
A2.8
ROOF PLAN (CARPORT)

1/4" = 1'-0"



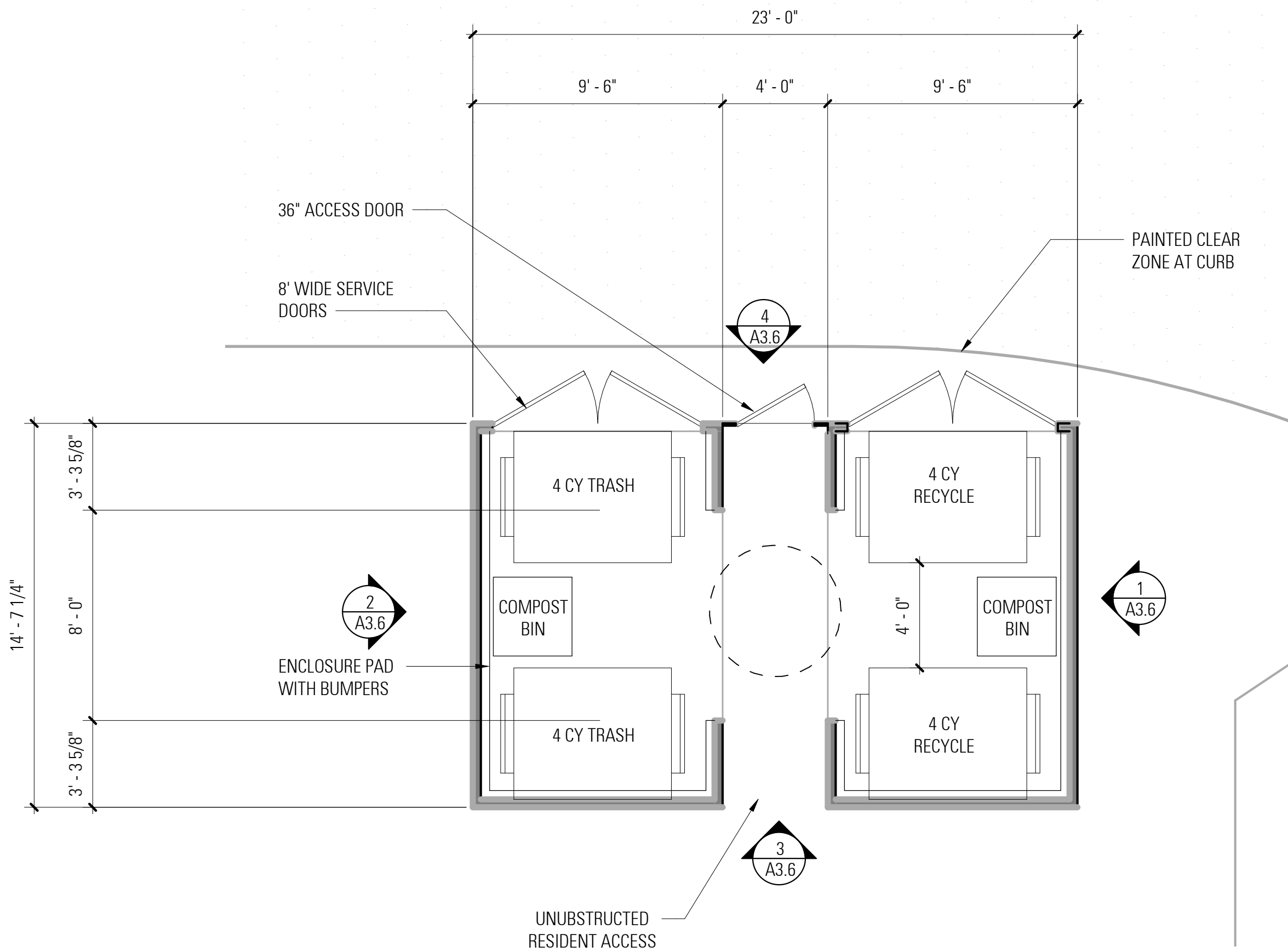
3
A2.8
LEVEL 01 FLOOR PLAN (CARPORT)

1/4" = 1'-0"



2
A2.8
ROOF PLAN (TRASH ENCLOSURE)

1/4" = 1'-0"

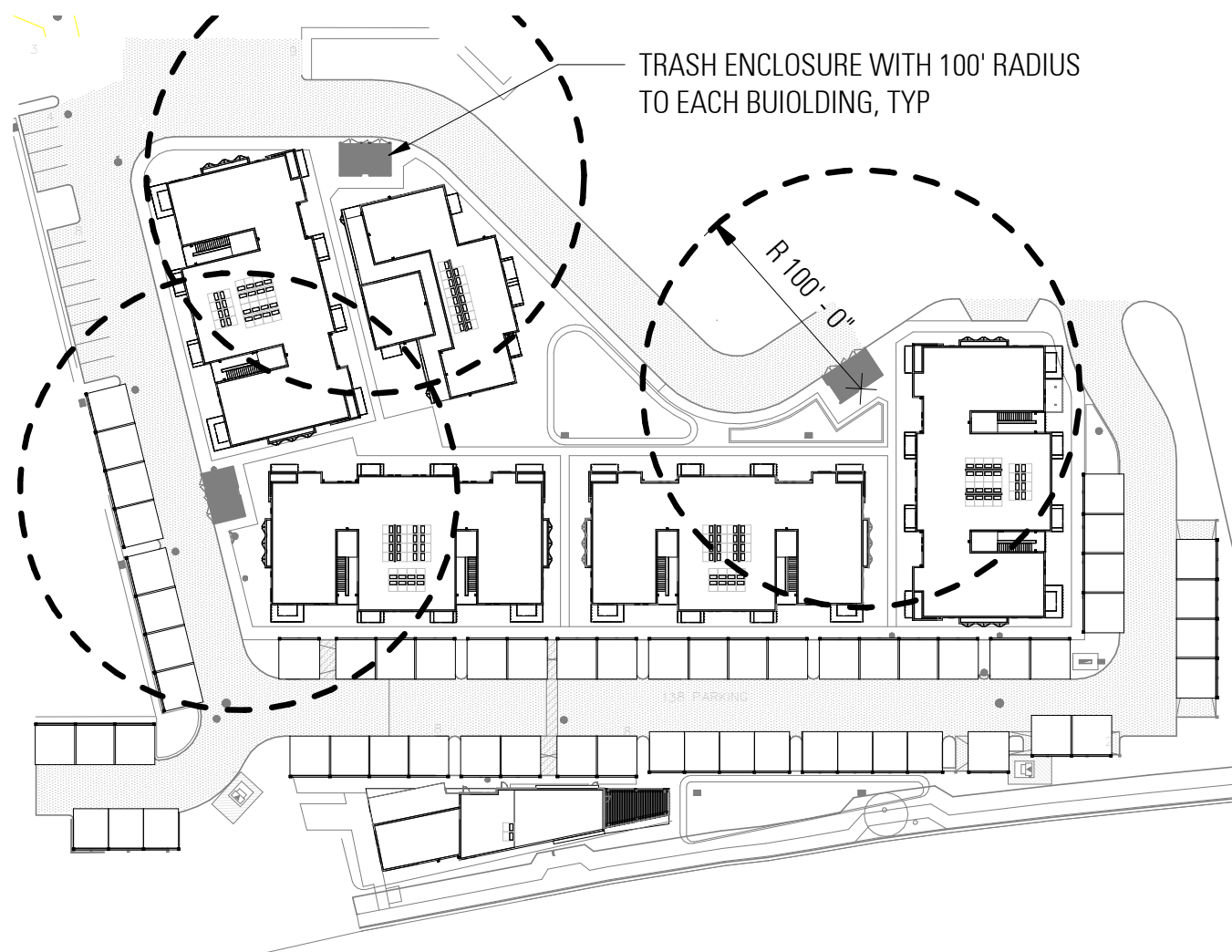


1
A2.8
LEVEL 01 FLOOR PLAN (TRASH ENCLOSURE)

1/4" = 1'-0"

LEGEND

- DIRECTION OF SLOPE
- SCUPPER & DOWNSPOUT
- DOWNSPOUT
- SOLAR READY ZONE
- 3' ACCESS WALKWAY FOR EQUIPMENT
- MECHANICAL EQUIPMENT



TRASH ENCLOSURE ACCESS

1" = 80'-0"



2
A3.1
EXTERIOR ELEVATION - EAST (BLDG TYPE A)
1/8" = 1'-0"

BULDINGS 3 & 4, BUILDINGS 1 & 5 SIM



1
A3.1
EXTERIOR ELEVATION - WEST (BLDG TYPE A)
1/8" = 1'-0"

BULDINGS 3 & 4, BUILDINGS 1 & 5 SIM

EXTERIOR FINISH SCHEDULE	
1	OFF-WHITE
2	DARK GREY
3B	ACCENT COLOR - RED*
3C	ACCENT COLOR - GREEN*

*ACCENT COLORS PROMOTE BLDG WAYFINDING AT PRIMARY LOCATIONS (GUARDRAILS & ENTRY WALLS)

EXTERIOR FINISH SCHEDULE	
1	OFF-WHITE
2	DARK GREY
3B	ACCENT COLOR - RED*
3C	ACCENT COLOR - GREEN*

*ACCENT COLORS PROMOTE BLDG WAYFINDING AT PRIMARY LOCATIONS (GUARDRAILS & ENTRY WALLS)



2
A3.2
1/8" = 1'-0"

EXTERIOR ELEVATION - SOUTH (BLDG TYPE A)

BUILDINGS 3 & 4, BUILDINGS 1 & 5 SIM



1
A3.2
1/8" = 1'-0"

EXTERIOR ELEVATION - NORTH (BLDG TYPE A)

BUILDINGS 3 & 4, BUILDINGS 1 & 5 SIM

EXTERIOR FINISH SCHEDULE	
1	OFF-WHITE
2	DARK GREY
3B	ACCENT COLOR - RED*
3C	ACCENT COLOR - GREEN*

*ACCENT COLORS PROMOTE BLDG WAYFINDING AT PRIMARY LOCATIONS (GUARDRAILS & ENTRY WALLS)



NORTH ELEVATION (BLDG TYPE B)
1/8" = 1'-0"

BUILDING 2

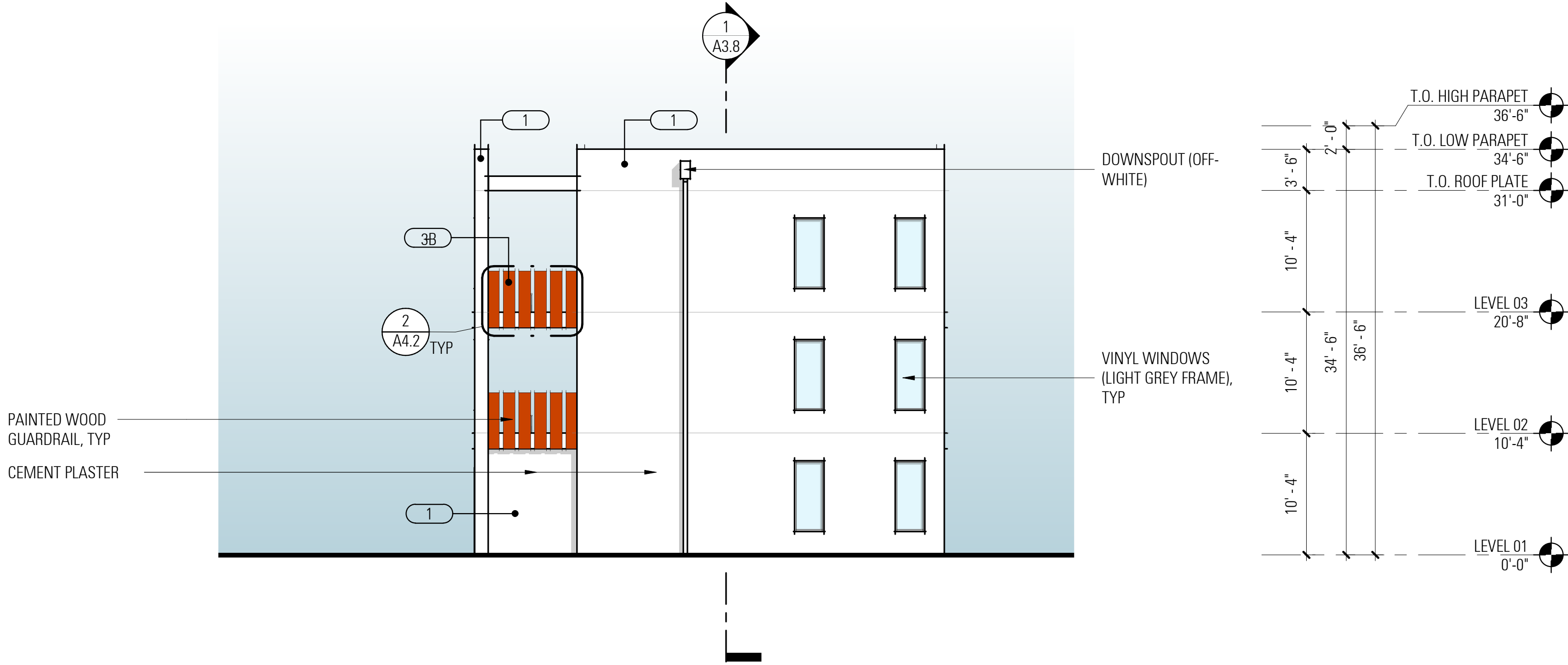


SOUTH ELEVATION (BLDG TYPE B)
1/8" = 1'-0"

BUILDING 2

EXTERIOR FINISH SCHEDULE	
1	OFF-WHITE
2	DARK GREY
3B	ACCENT COLOR - RED*
3C	ACCENT COLOR - GREEN*

*ACCENT COLORS PROMOTE BLDG WAYFINDING AT PRIMARY LOCATIONS (GUARDRAILS & ENTRY WALLS)

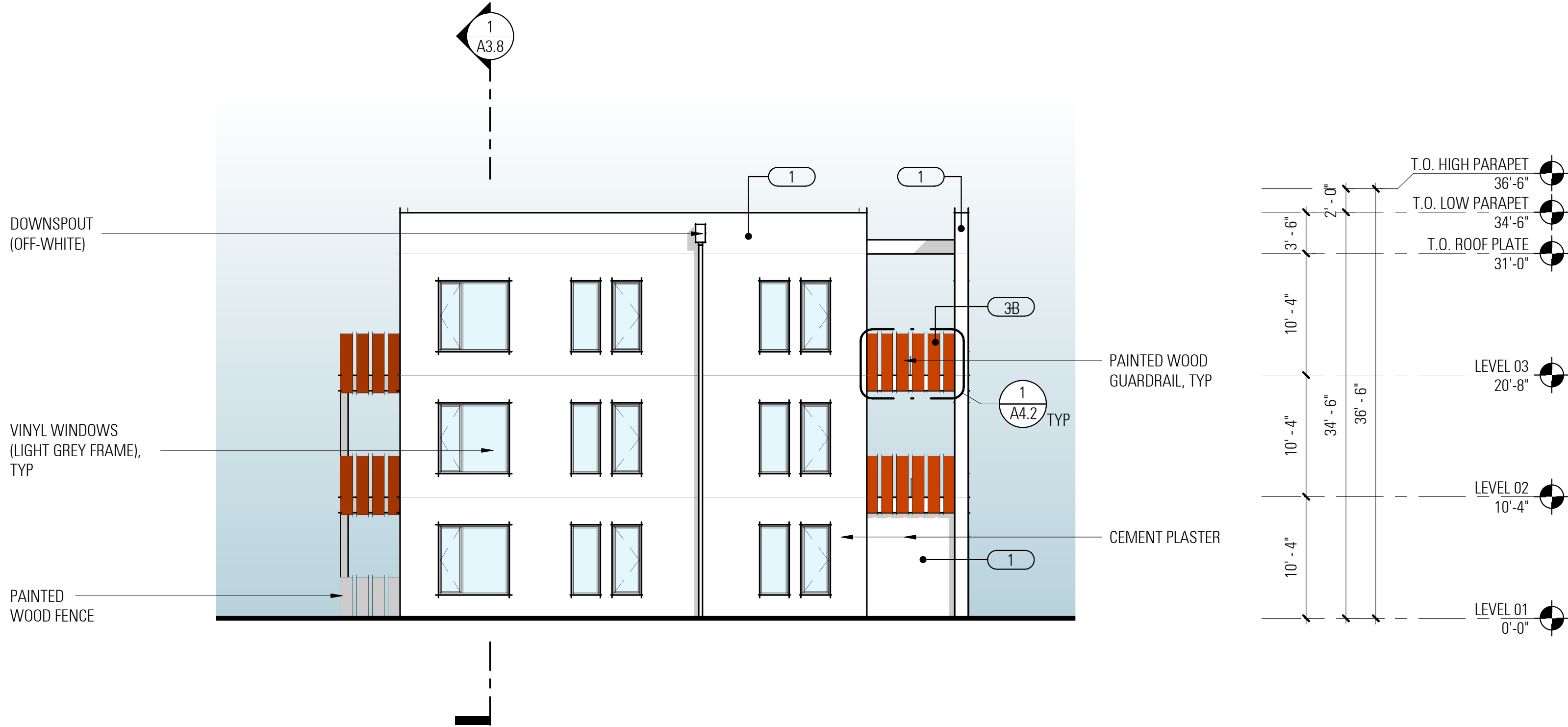


2
A3.4

EAST ELEVATION (BLDG TYPE B)

1/8" = 1'-0"

BUILDING 2

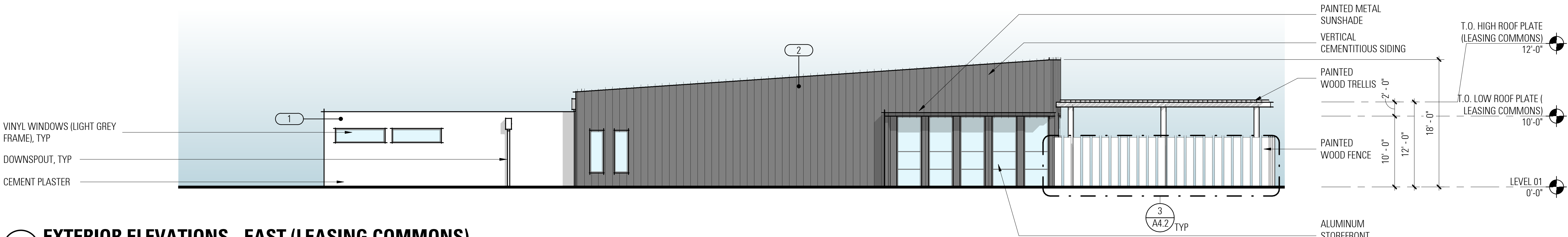


1
A3.4

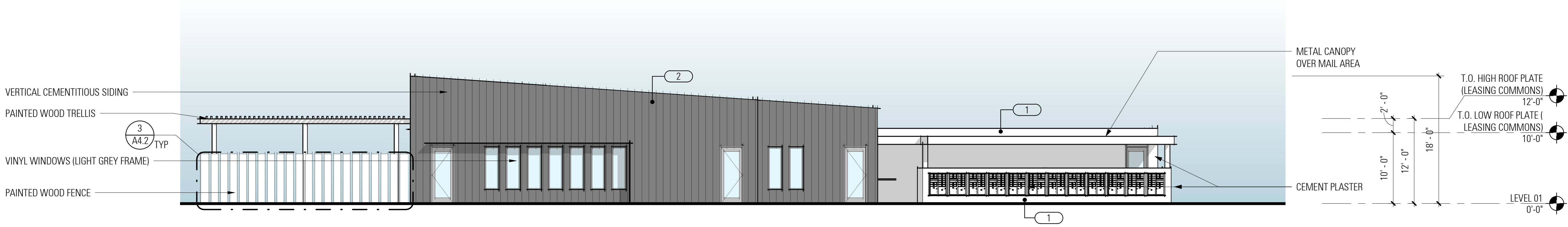
WEST ELEVATION (BLDG TYPE B)

1/8" = 1'-0"

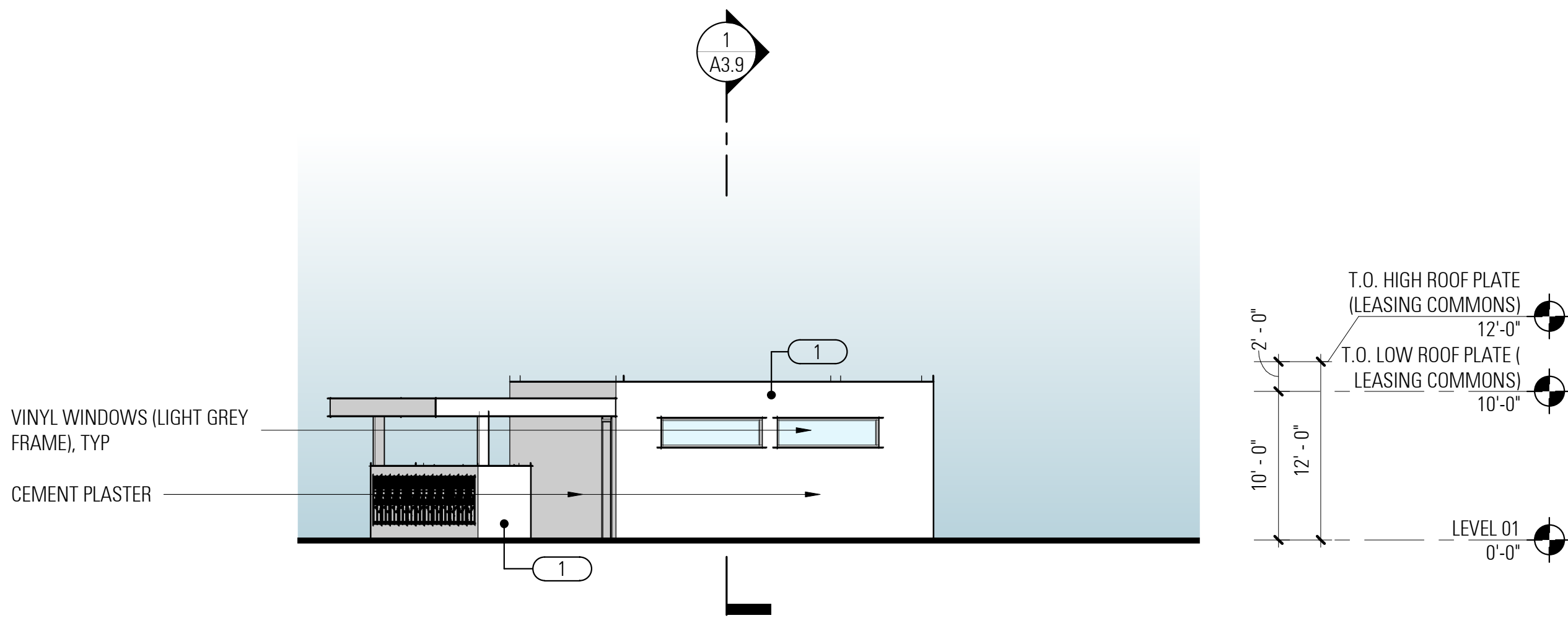
BUILDING 2



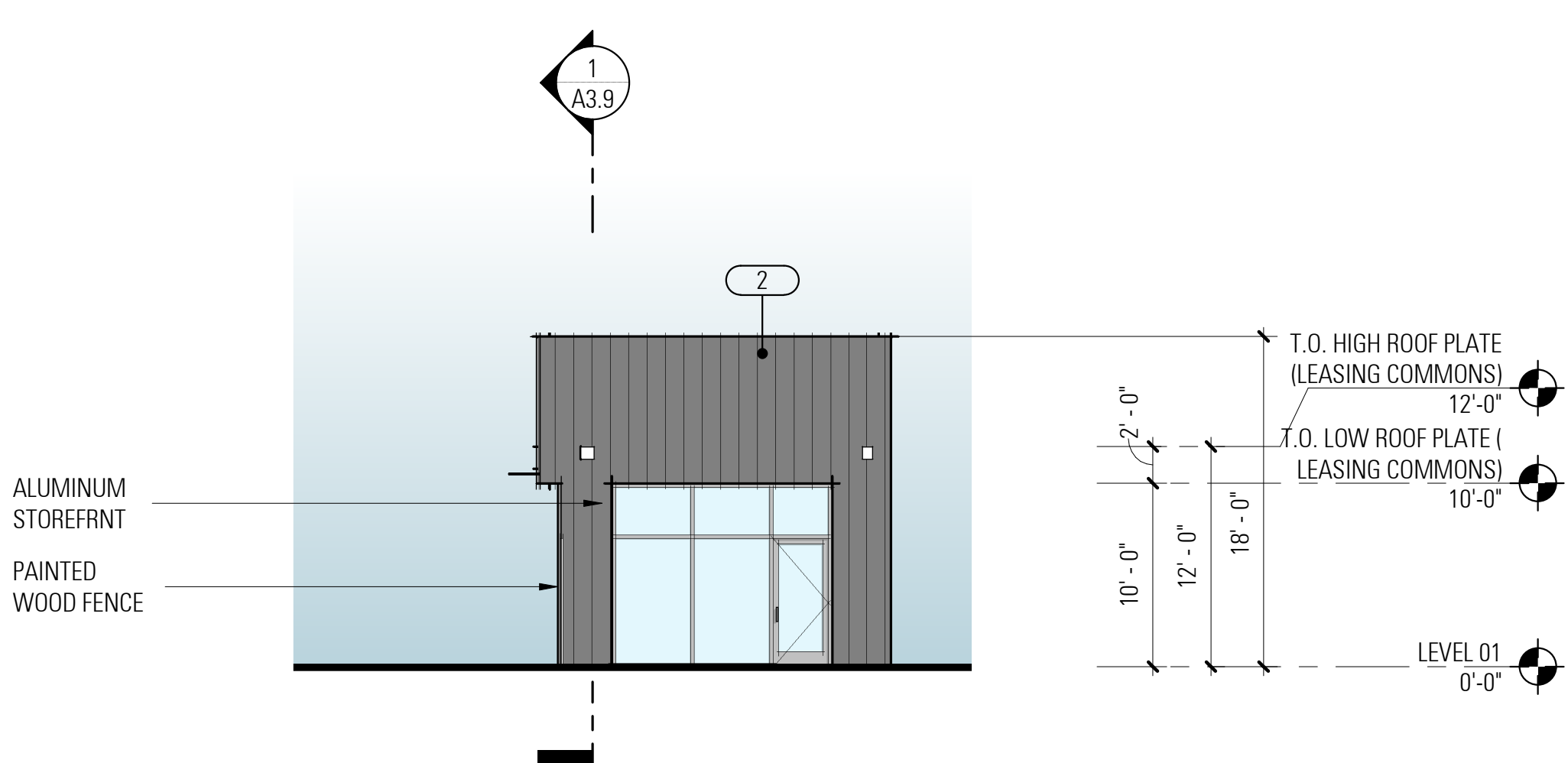
4
A3.5
EXTERIOR ELEVATIONS - EAST (LEASING COMMONS)
1/8" = 1'-0"



3
A3.5
EXTERIOR ELEVATION - WEST (LEASING COMMONS)
1/8" = 1'-0"



2
A3.5
EXTERIOR ELEVATION - SOUTH (LEASING COMMONS)
1/8" = 1'-0"



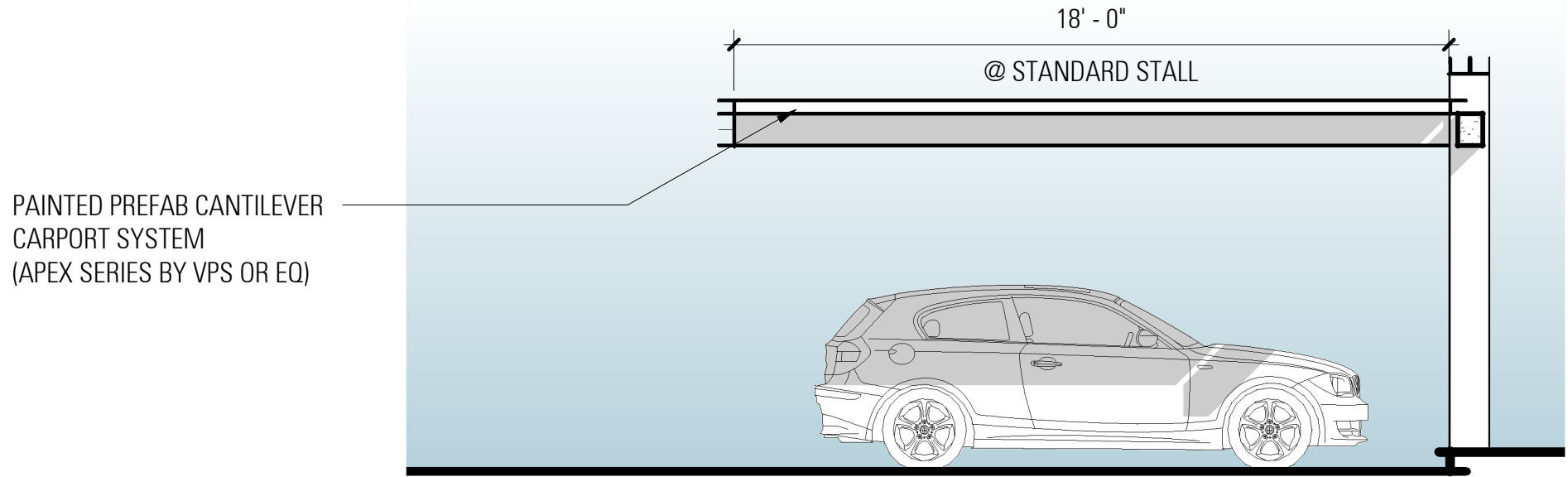
1
A3.5
EXTERIOR ELEVATION - NORTH (LEASING COMMONS)
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1	OFF-WHITE
2	DARK GREY
3B	ACCENT COLOR - RED*
3C	ACCENT COLOR - GREEN*

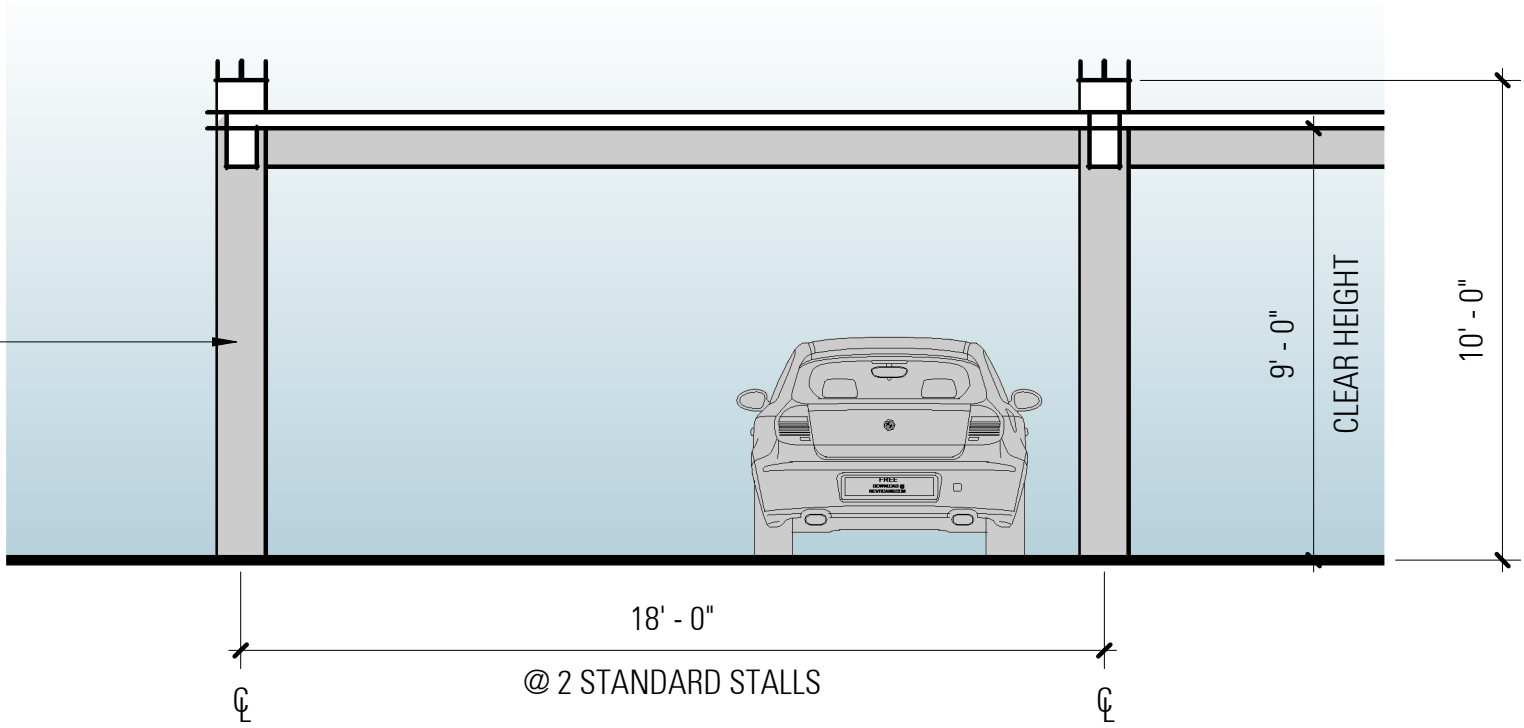
*ACCENT COLORS PROMOTE BLDG WAYFINDING AT PRIMARY LOCATIONS (GUARDRAILS & ENTRY WALLS). BUILDING 1 THRU 5 WILL EACH HAVE A QUNIQUE ACCENT COLOR, SEE MATERIAL BOARD.

EXTERIOR FINISH SCHEDULE	
1	OFF-WHITE
2	DARK GREY
3B	ACCENT COLOR - RED*
3C	ACCENT COLOR - GREEN*

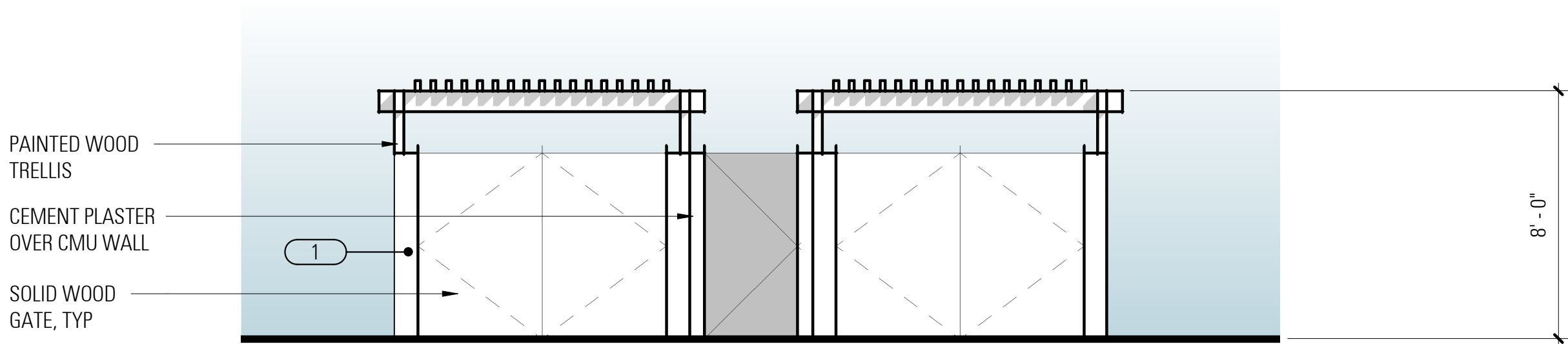
*ACCENT COLORS PROMOTE BLDG
WAYFINDING AT PRIMARY LOCATIONS
(GUARDRAILS & ENTRY WALLS)



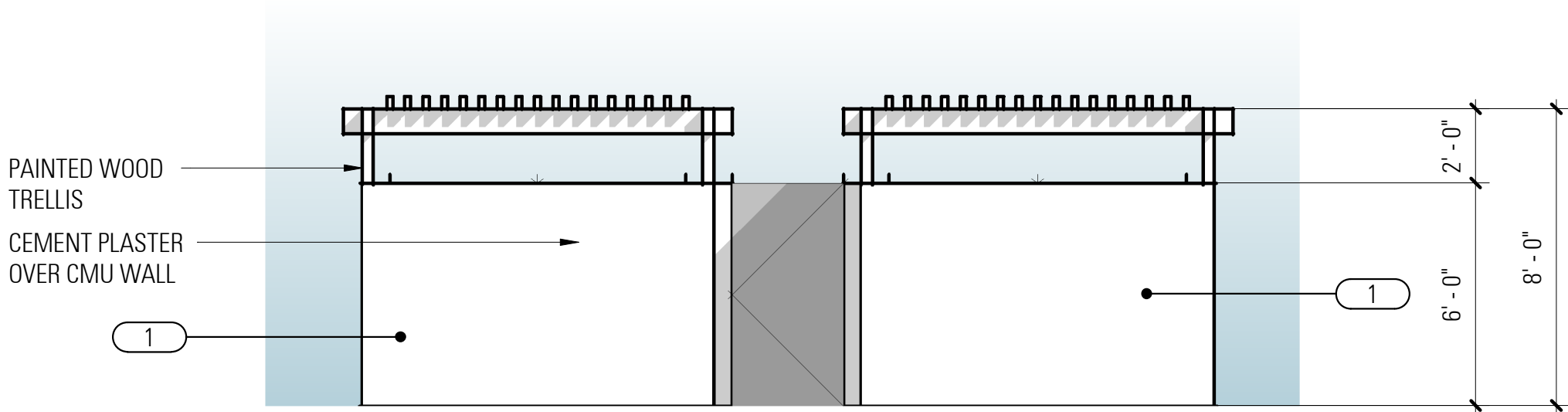
6 CARPORT SIDE ELEVATION
A3.6 1/4" = 1'-0"



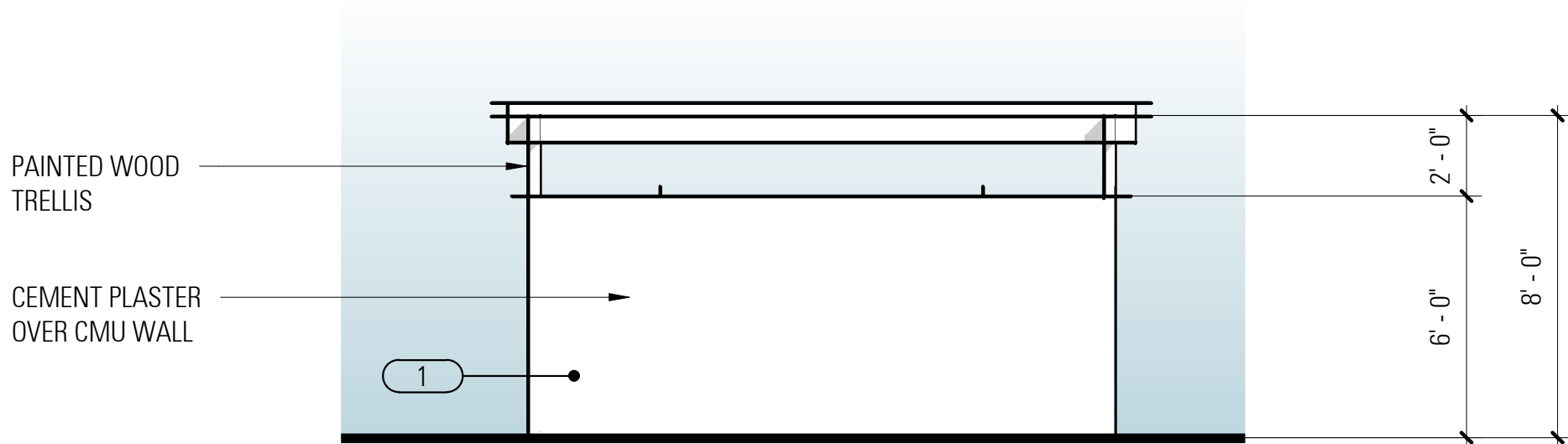
5 CARPORT FRONT ELEVATION
A3.6 1/4" = 1'-0"



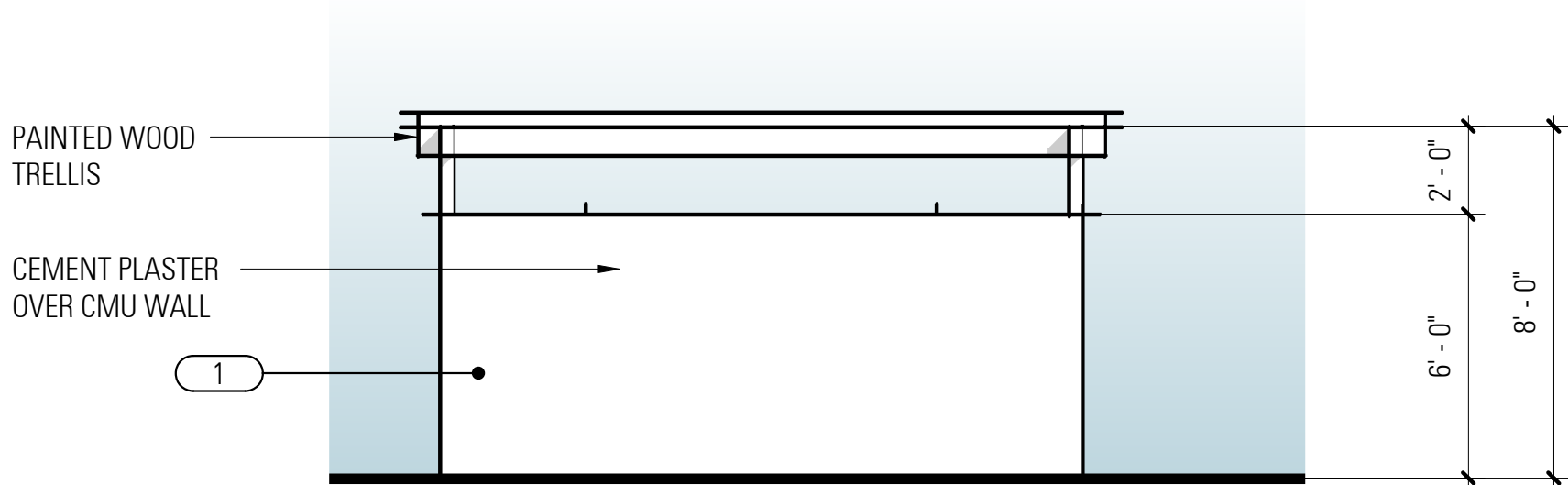
4 WEST ELEVATION (TRASH)
A3.6 1/4" = 1'-0"



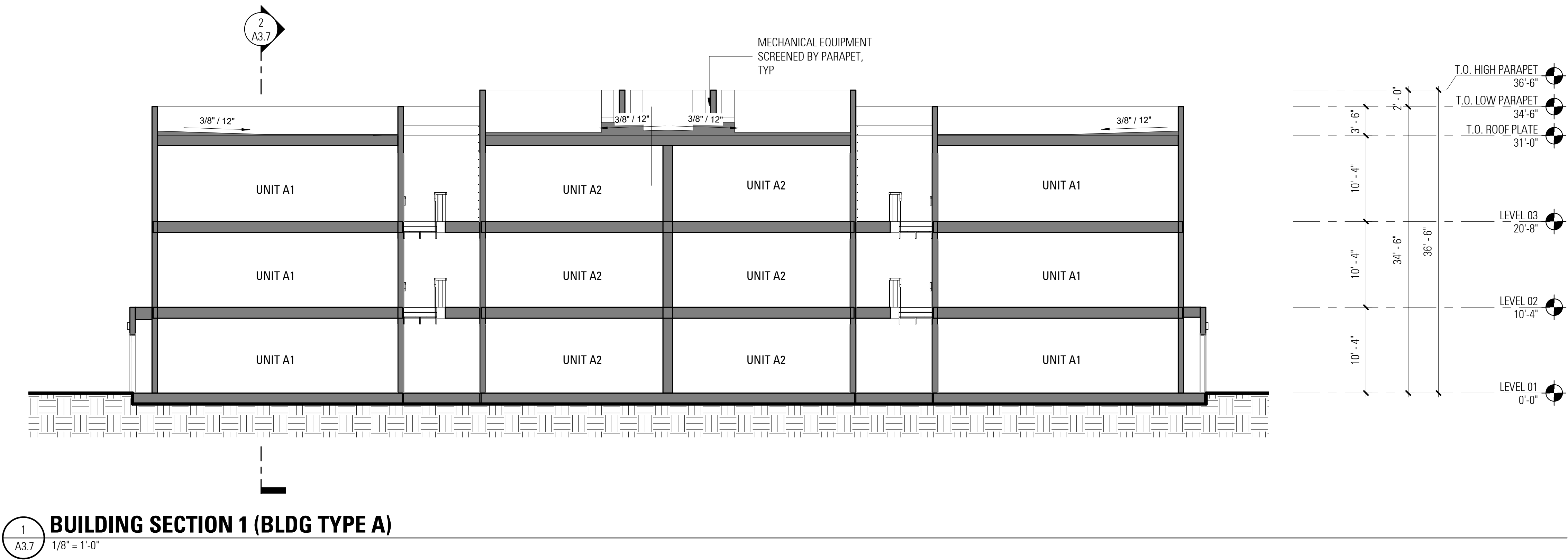
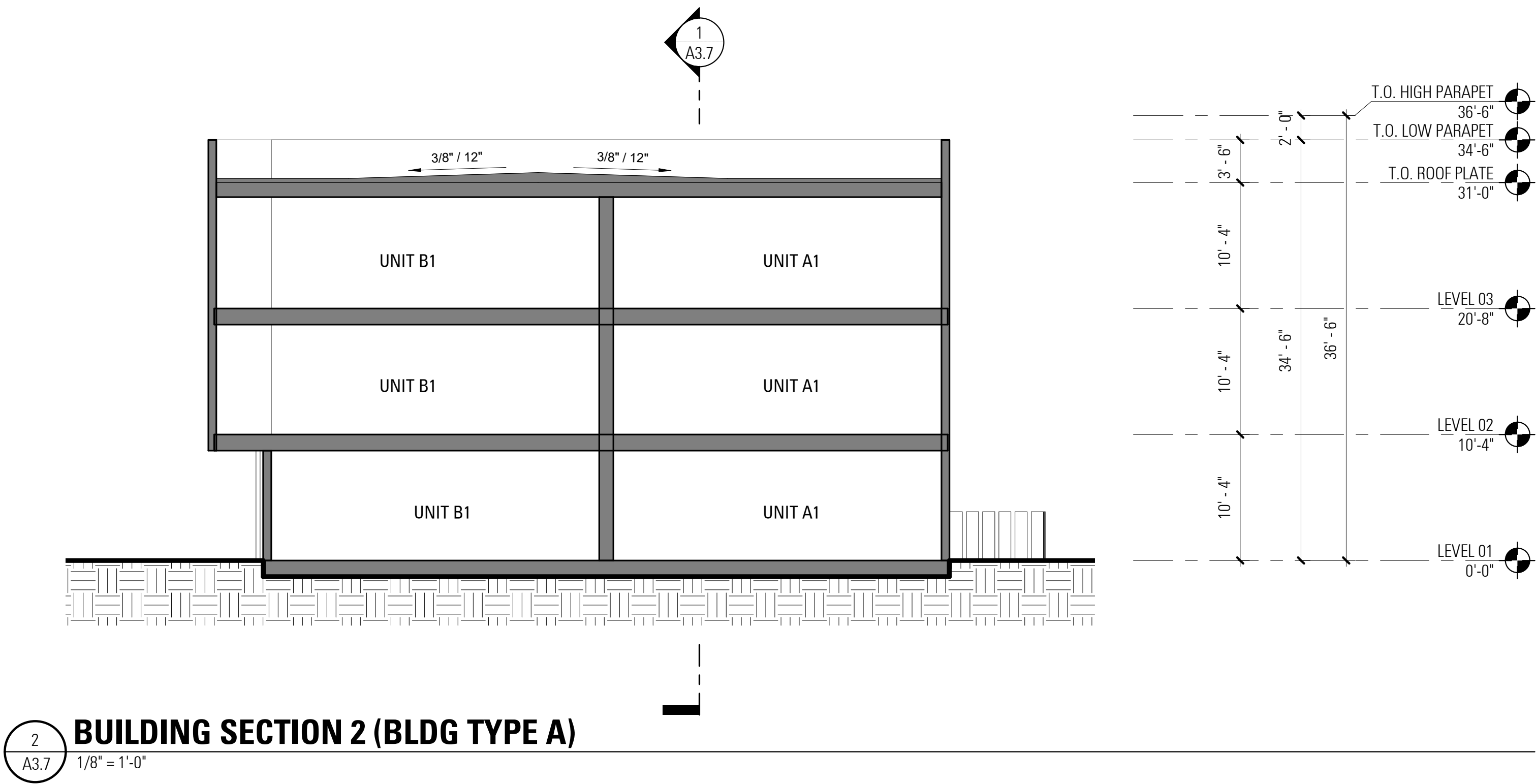
3 EAST ELEVATION (TRASH)
A3.6 1/4" = 1'-0"

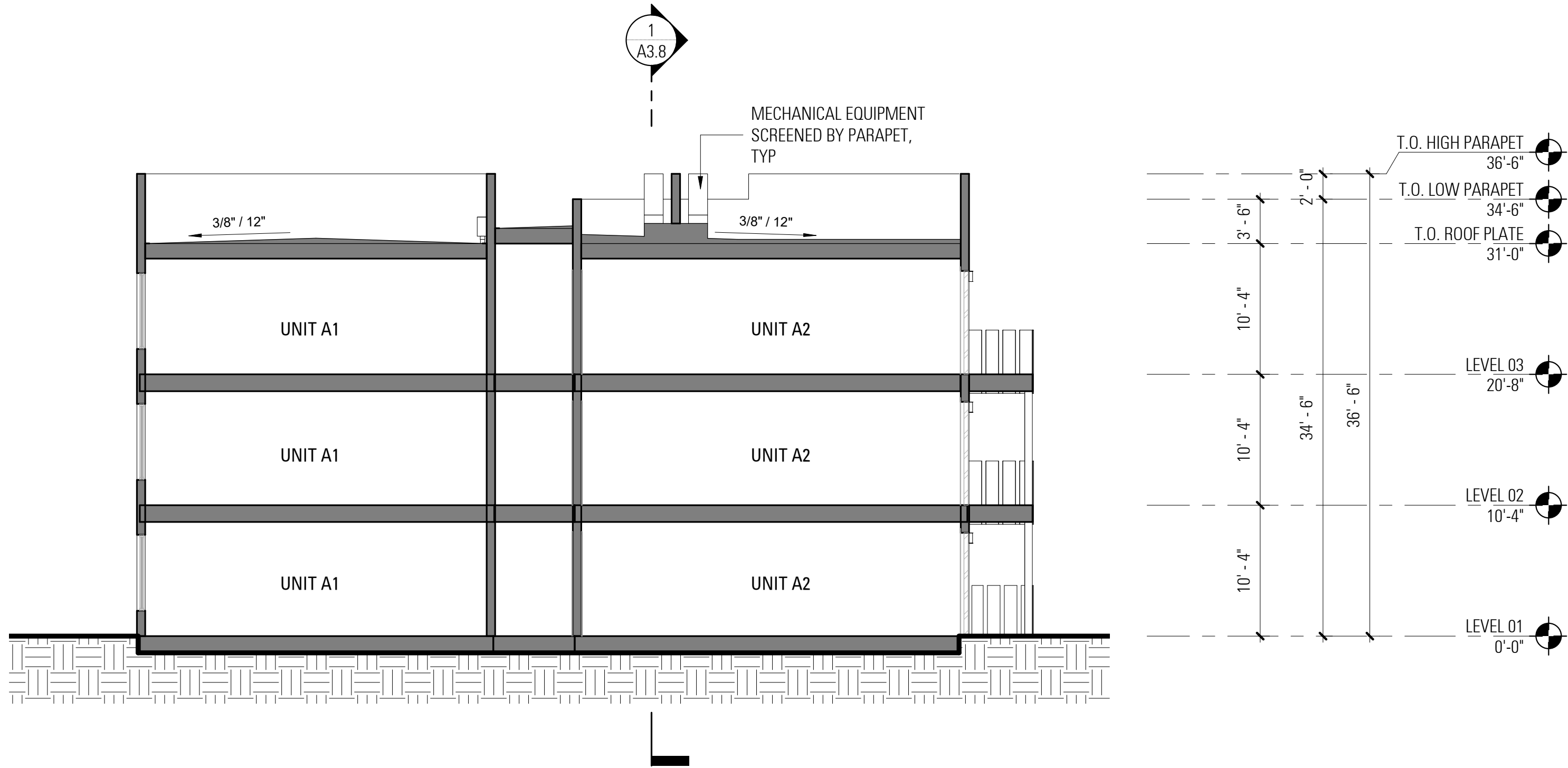


2 SOUTH ELEVATION (TRASH)
A3.6 1/4" = 1'-0"

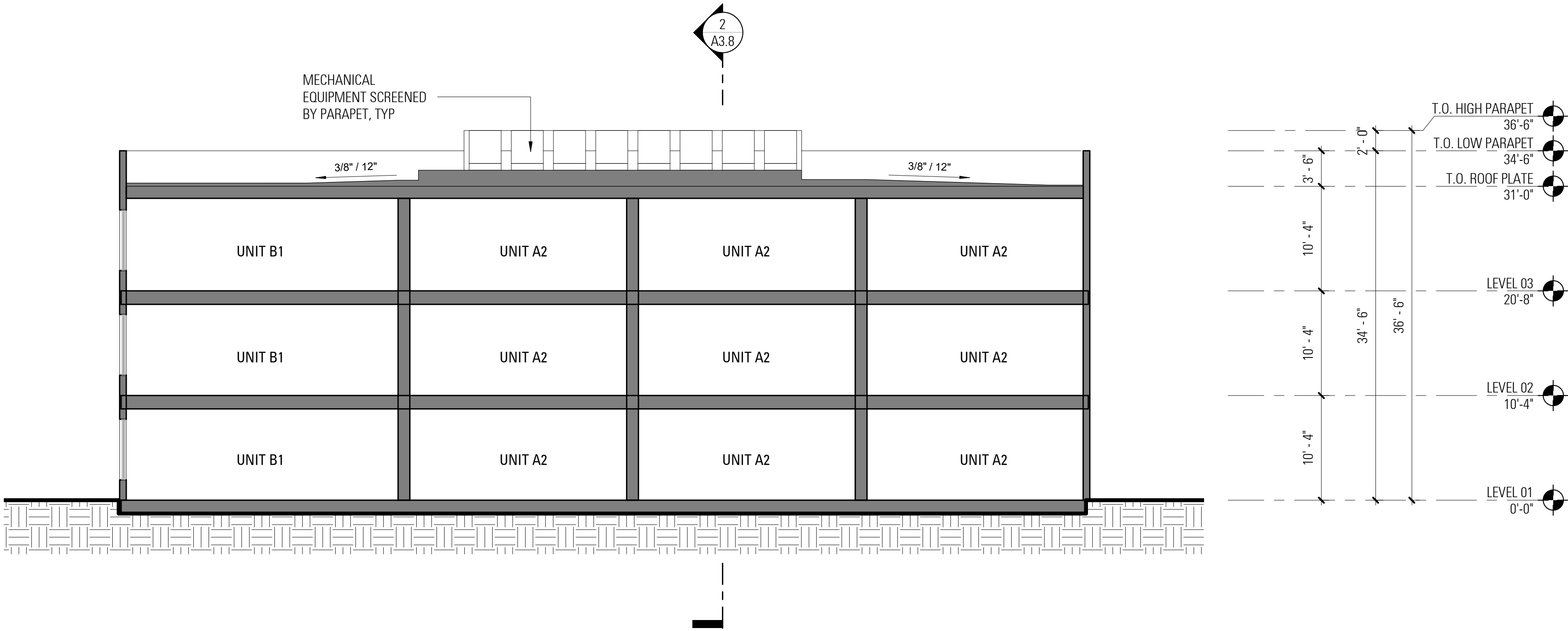


1 NORTH ELEVATION (TRASH)
A3.6 1/4" = 1'-0"

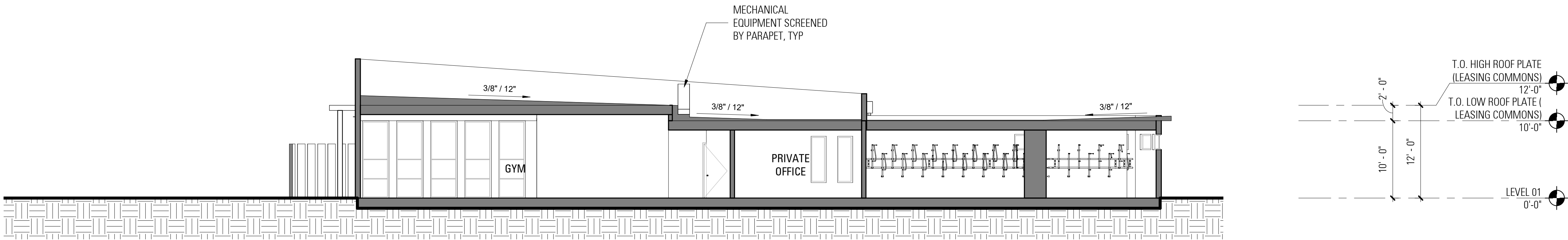




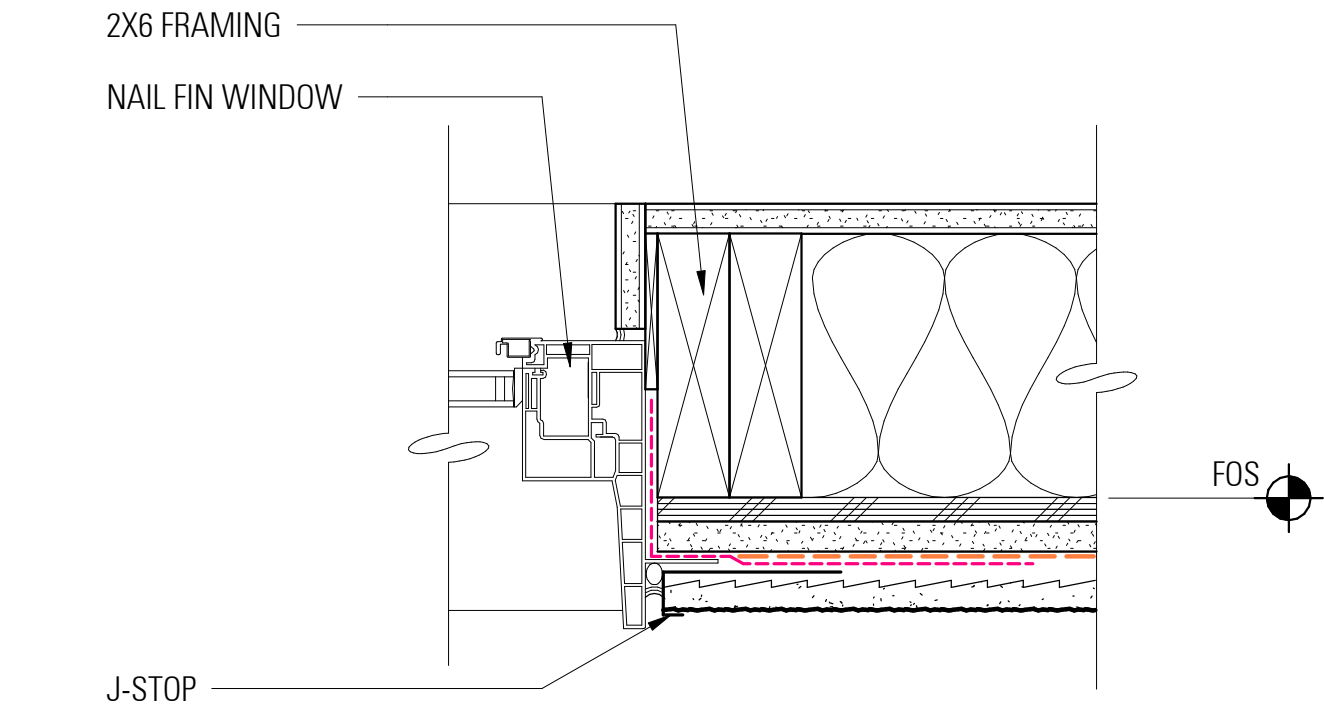
2
A3.8
BUILDING SECTION B (BLDG TYPE B)
1/8" = 1'-0"



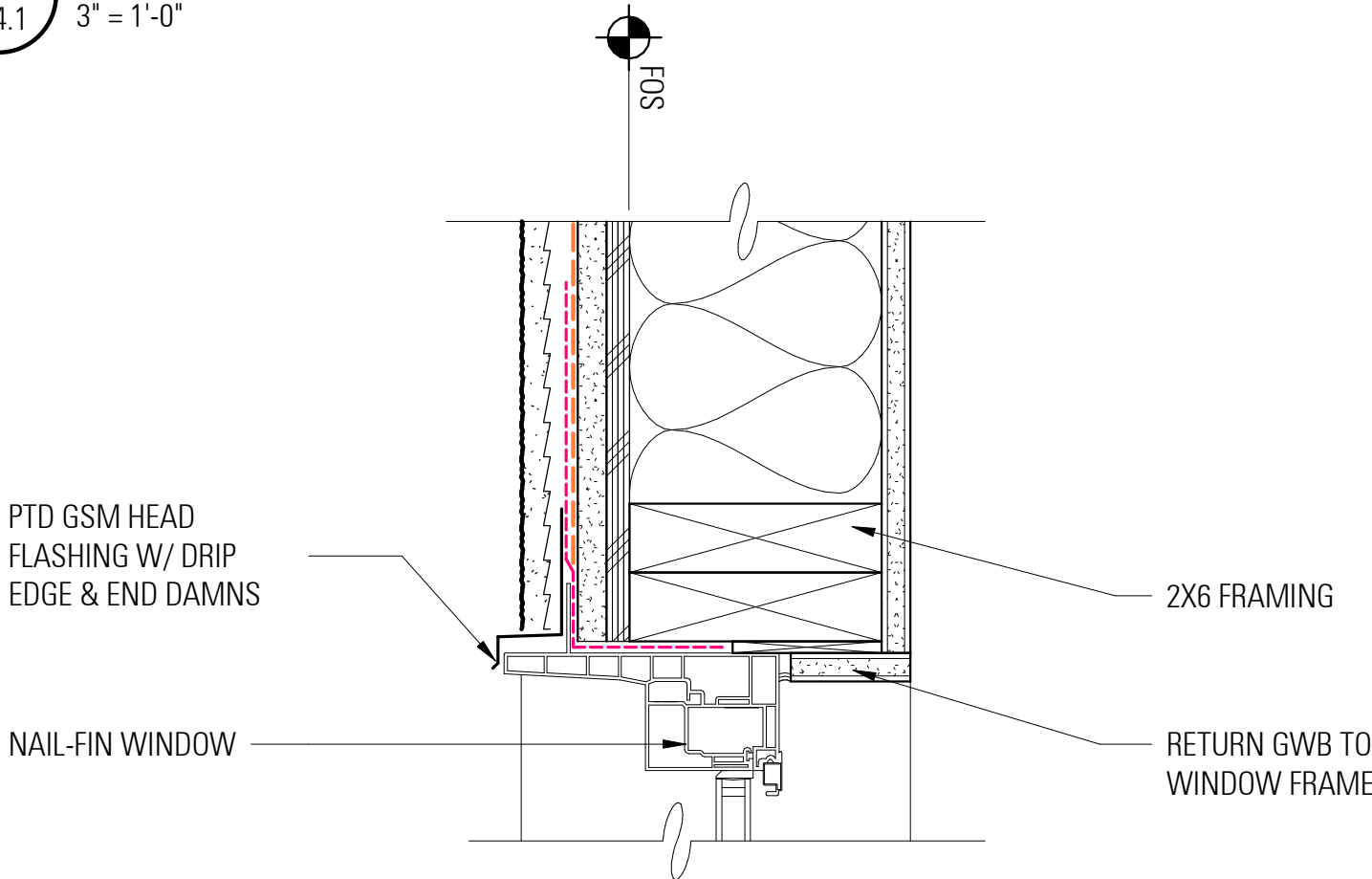
1
A3.8
BUILDING SECTION A (BLDG TYPE B)
1/8" = 1'-0"



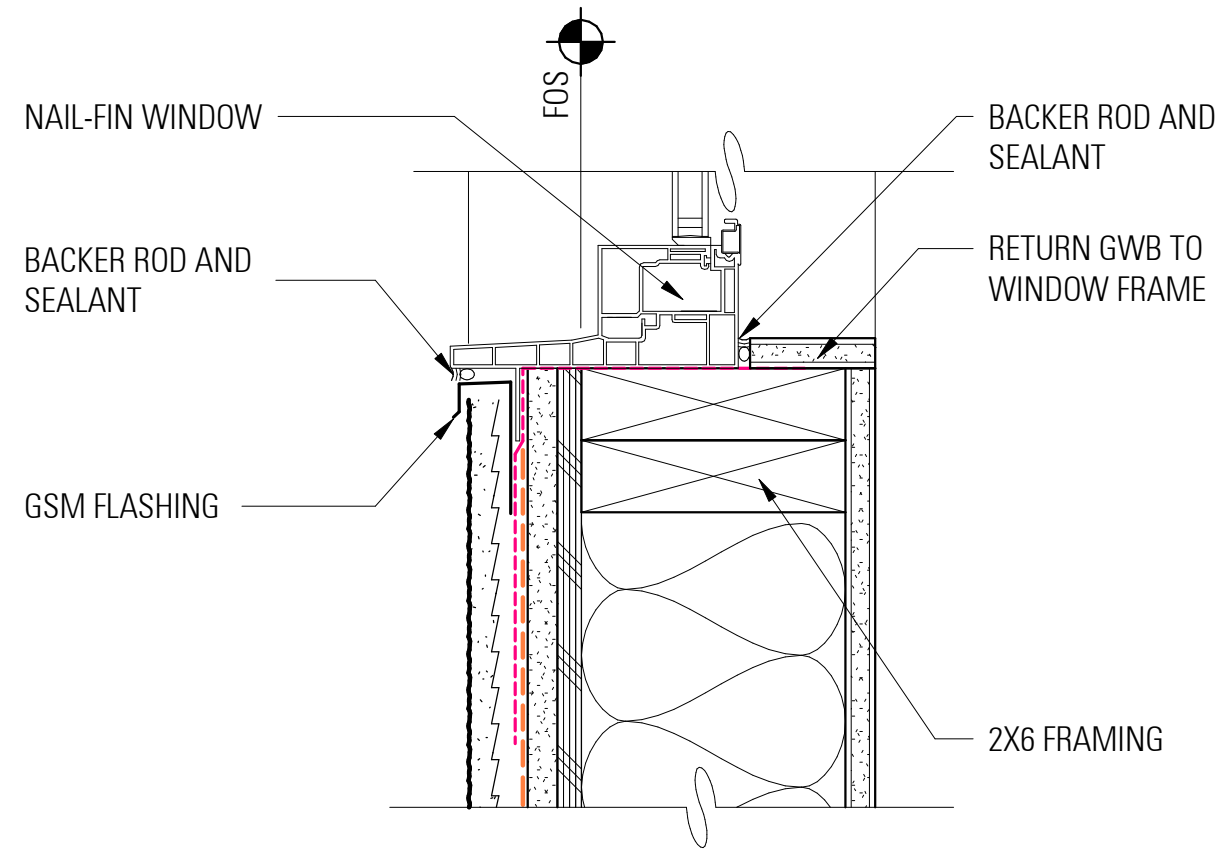
1
A3.9 1/8" = 1'-0" **BUILDING SECTION A (LEASING COMMONS)**



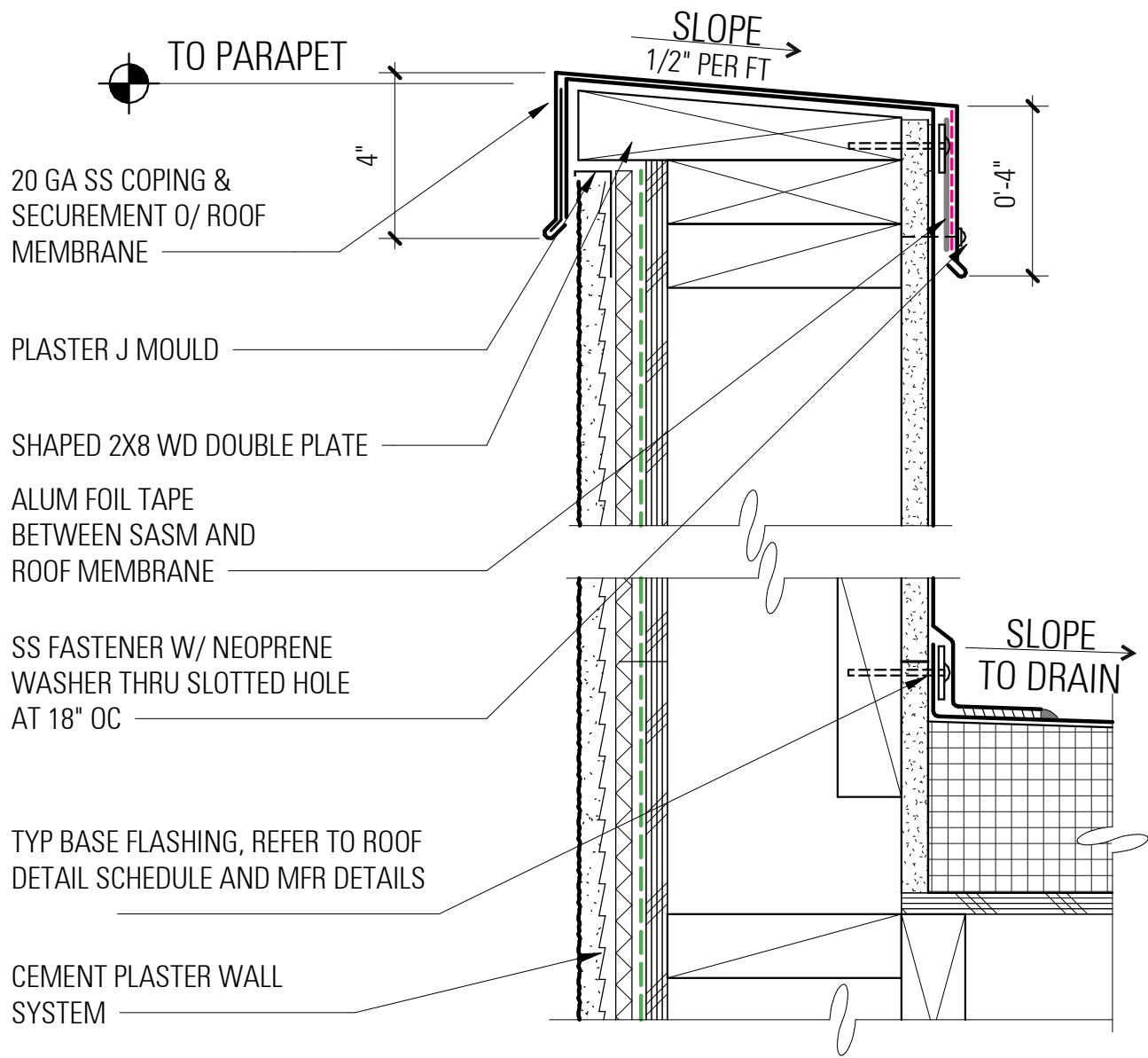
6 DEEP BACKSET WINDOW JAMB AT PLASTER
A4.1 3" = 1'-0"



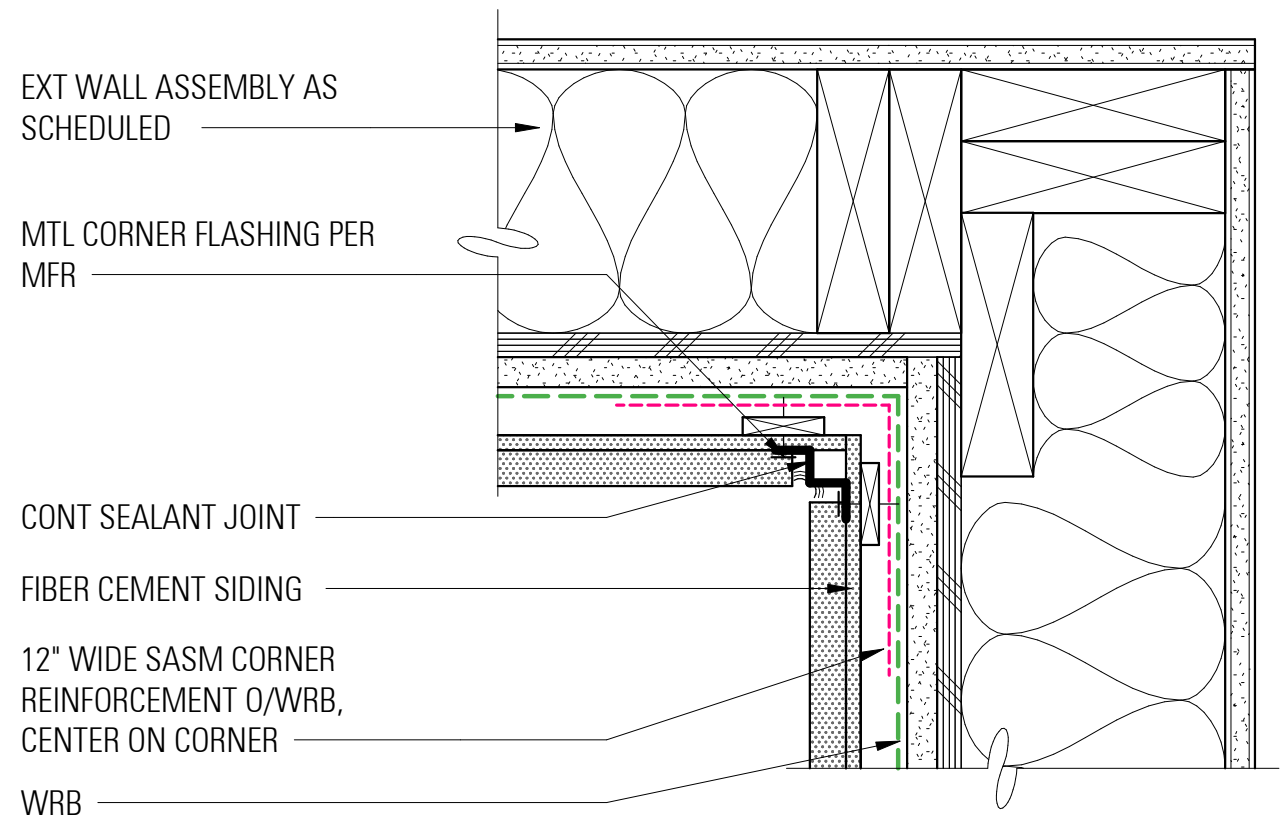
5 DEEP BACKSET WINDOW HEAD AT PLASTER
A4.1 3" = 1'-0"



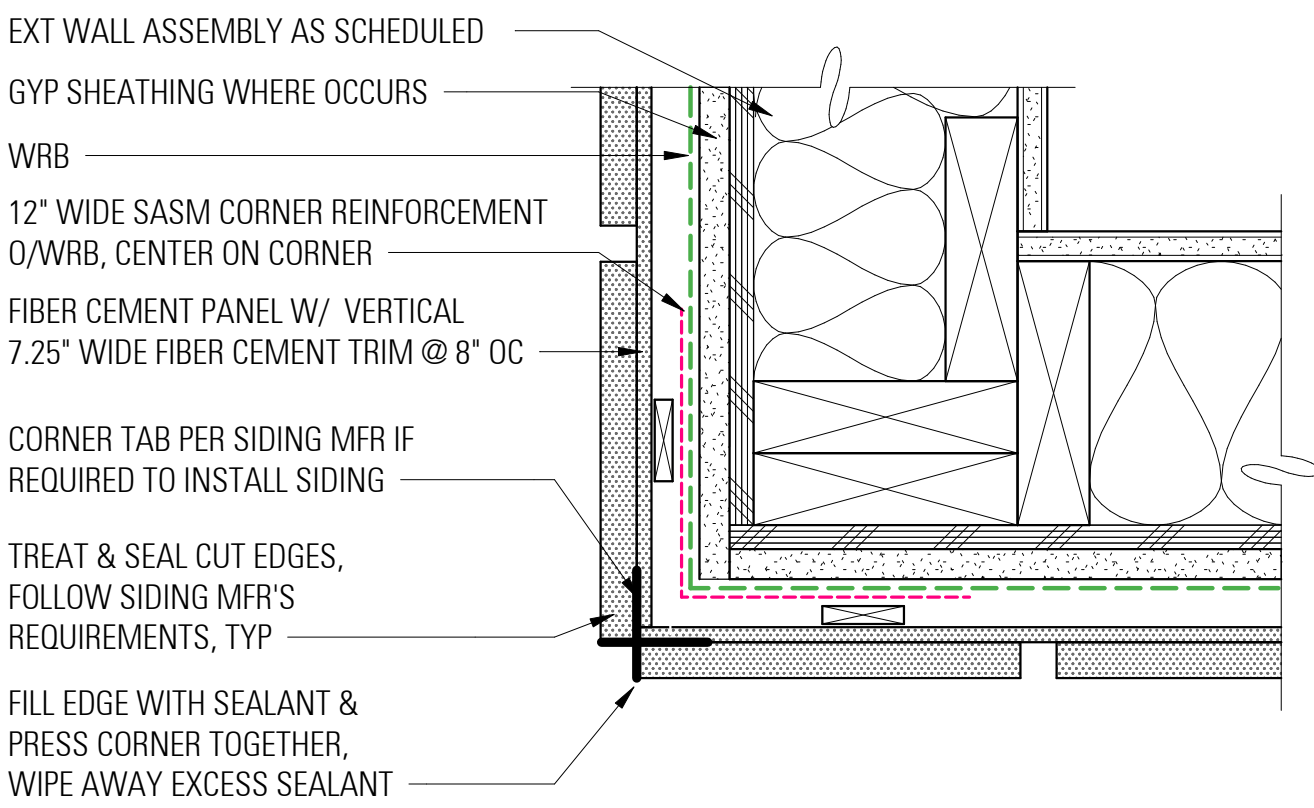
4 DEEP BACKSET WINDOW SILL AT PLASTER
A4.1 3" = 1'-0"



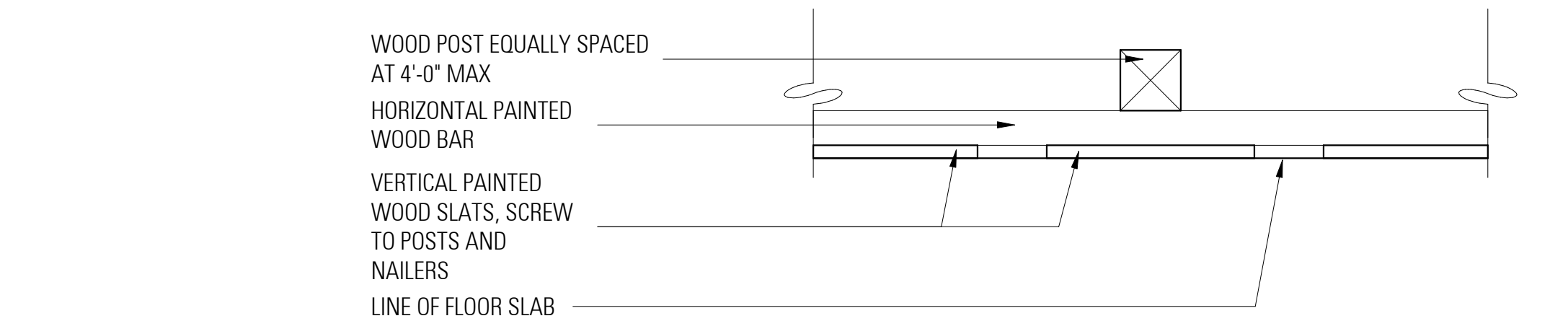
3 TYP PARAPET AT CEMENT PLASTER
A4.1 3" = 1'-0"
DCA-1h-004
VERTICAL PANEL SIM



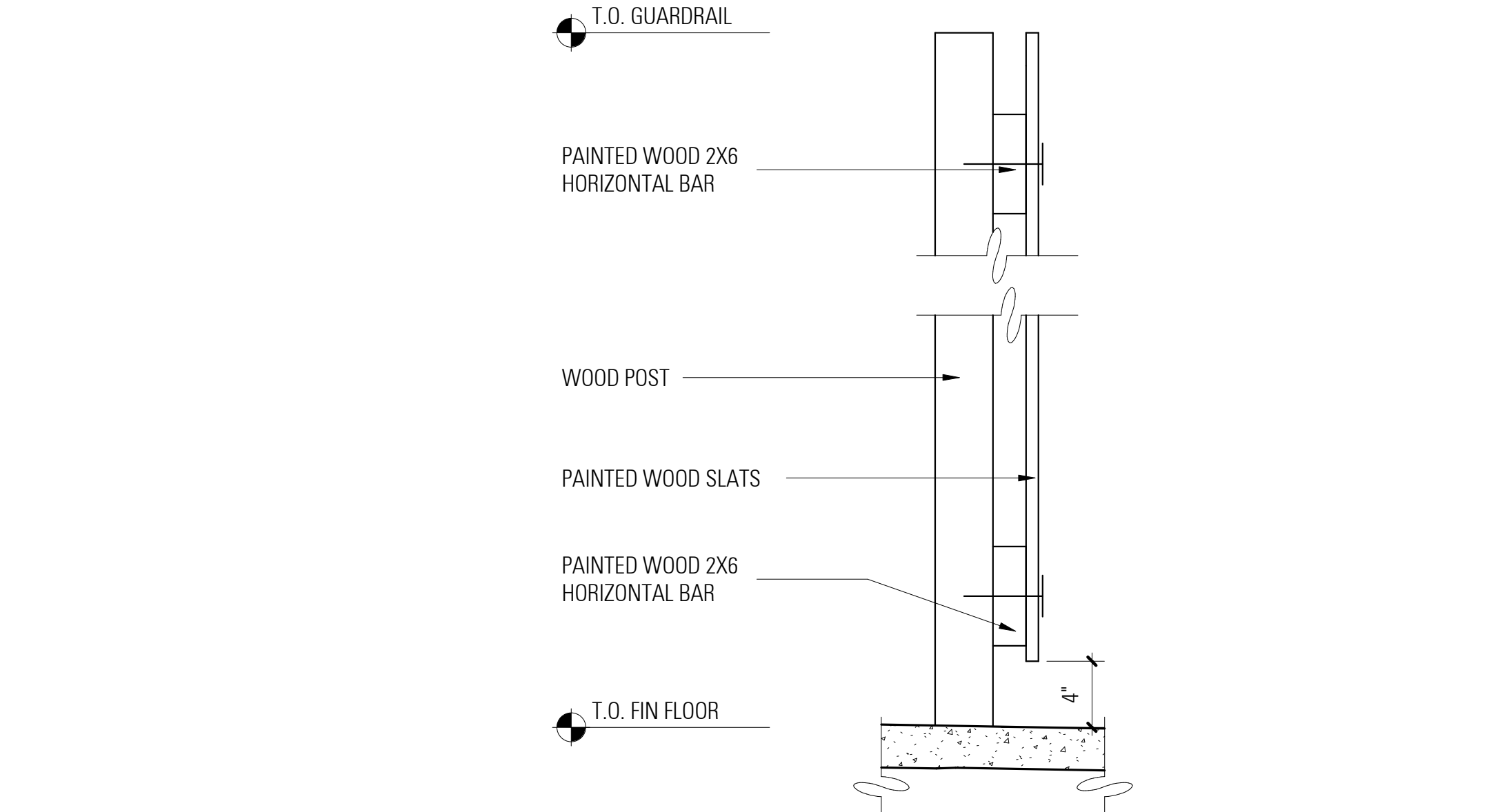
2 TYP INSIDE CORNER - VERTICAL PANEL
A4.1 3" = 1'-0"
@ VERT PANEL



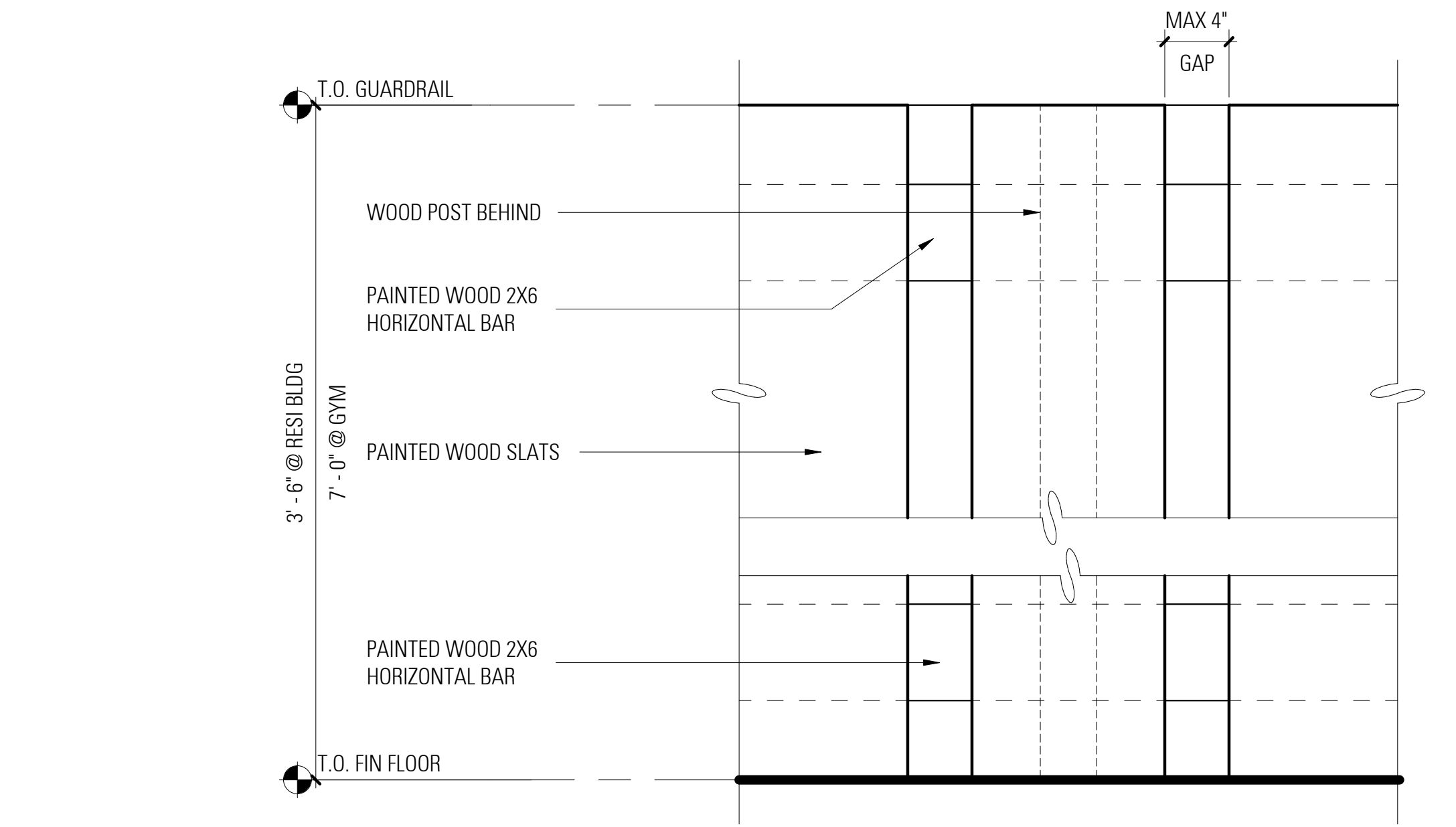
1 TYP OUTSIDE CORNER - VERTICAL PANEL
A4.1 3" = 1'-0"
@ VERT PANEL



PLAN

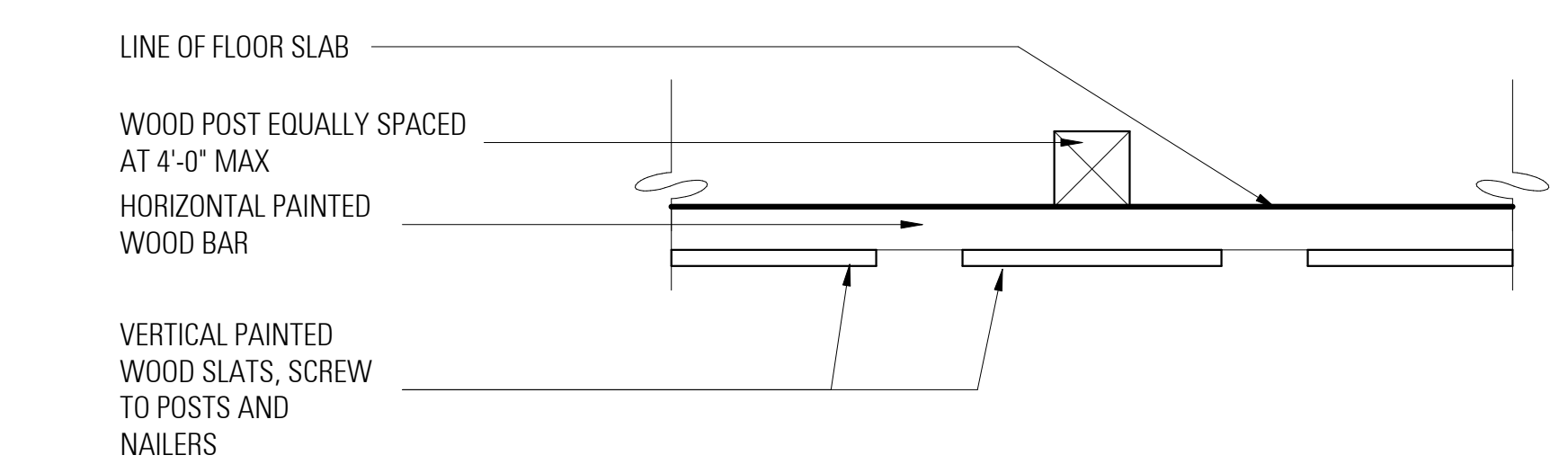


SECTION

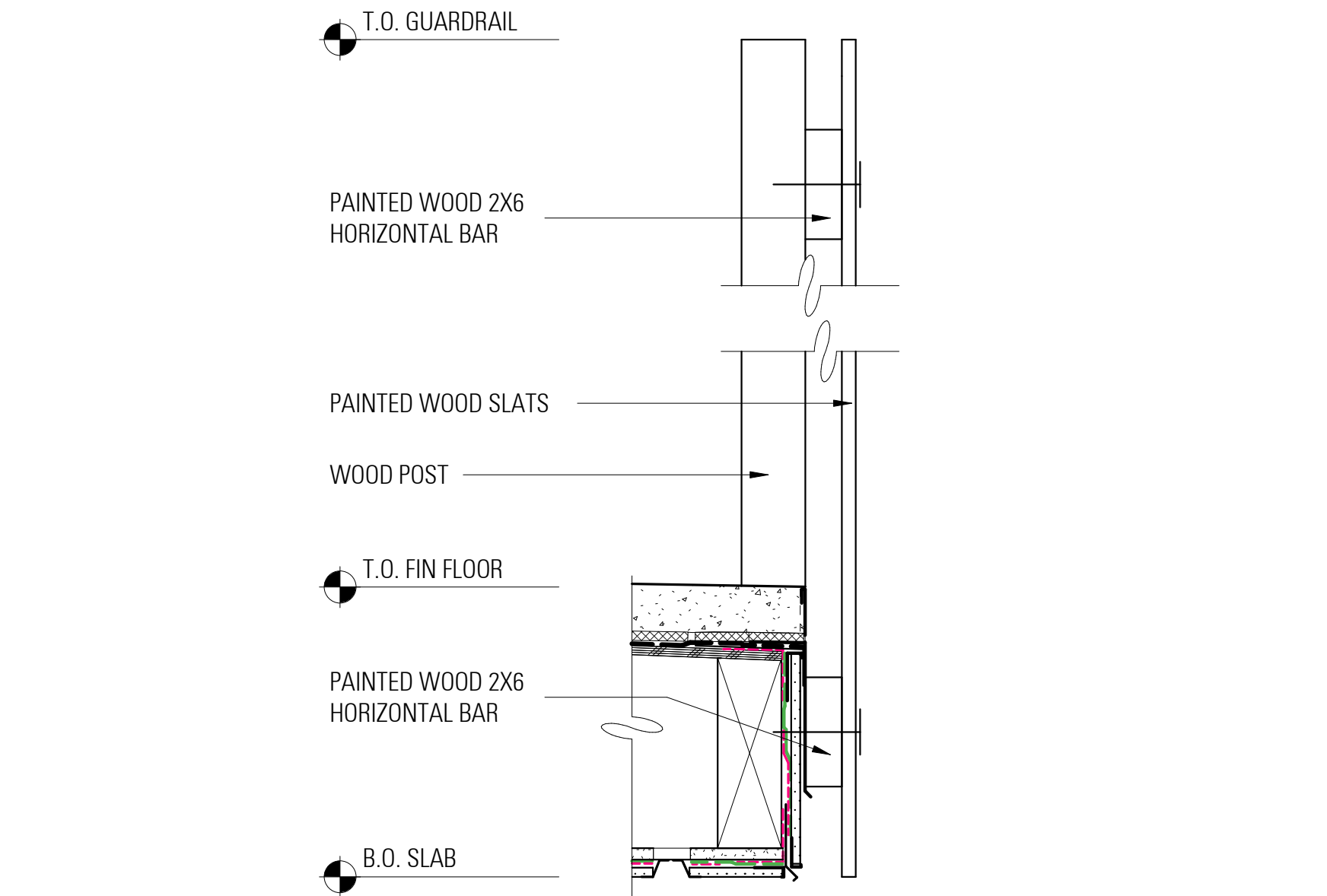


ELEVATION

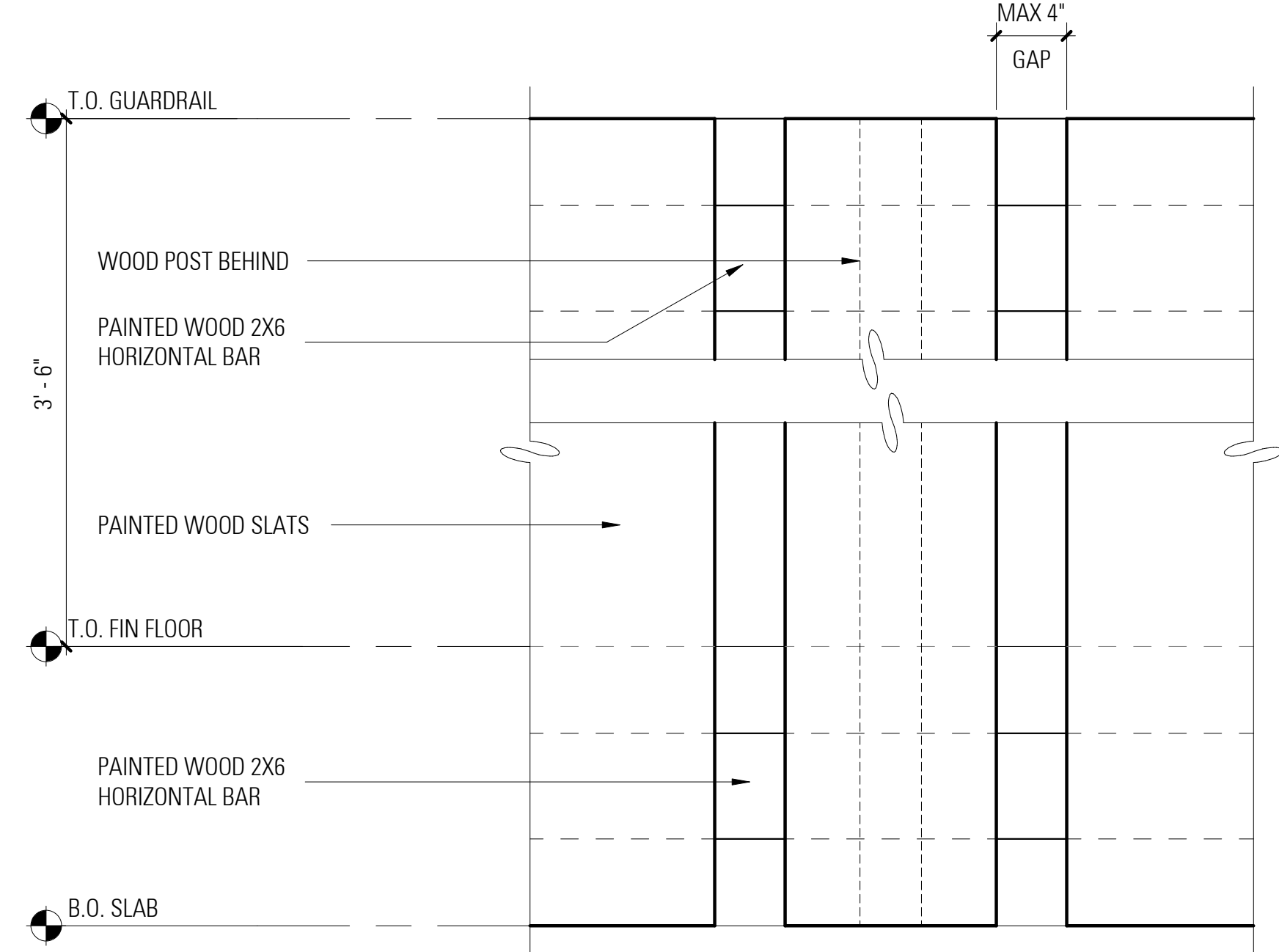
3
A4.2
GUARDRAIL @ RESI BLDG GROUND FLOOR DECKS & GYM FENCE
1 1/2" = 1'-0"



PLAN

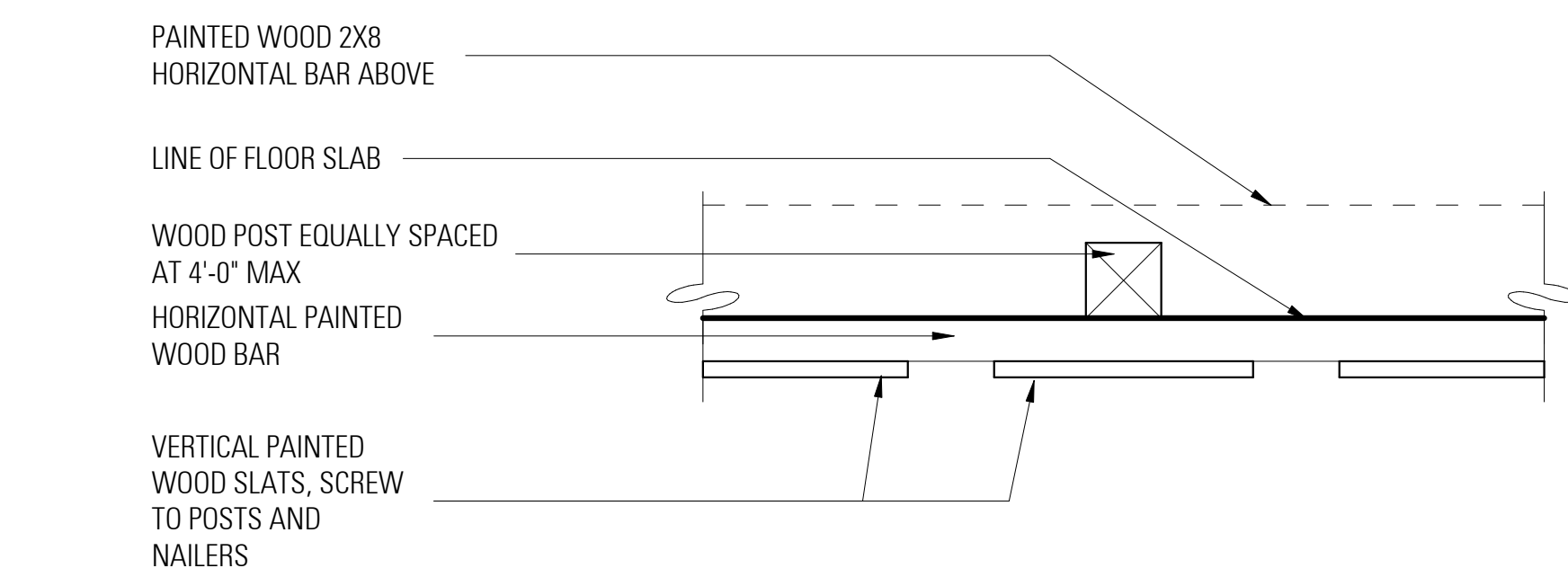


SECTION

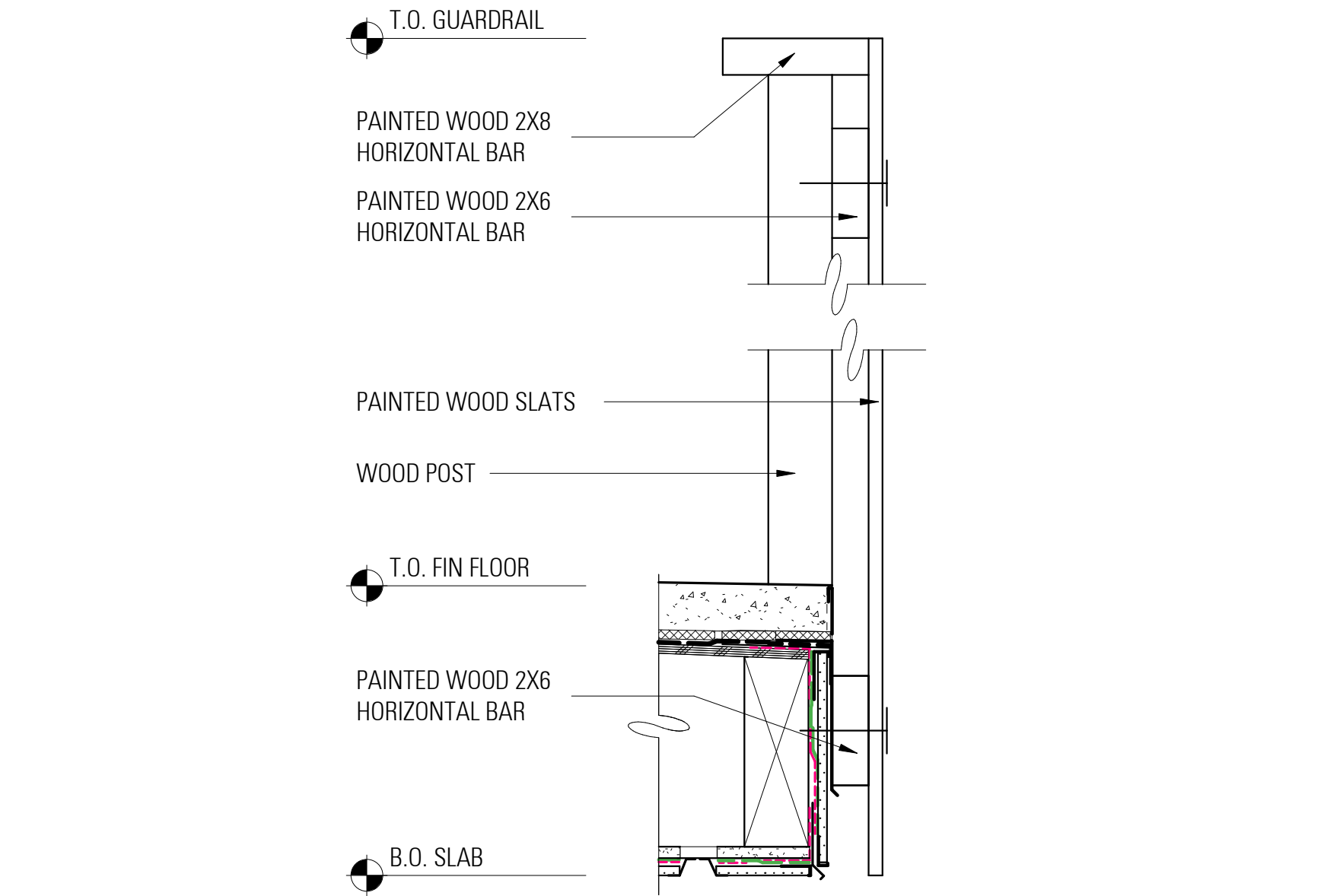


ELEVATION

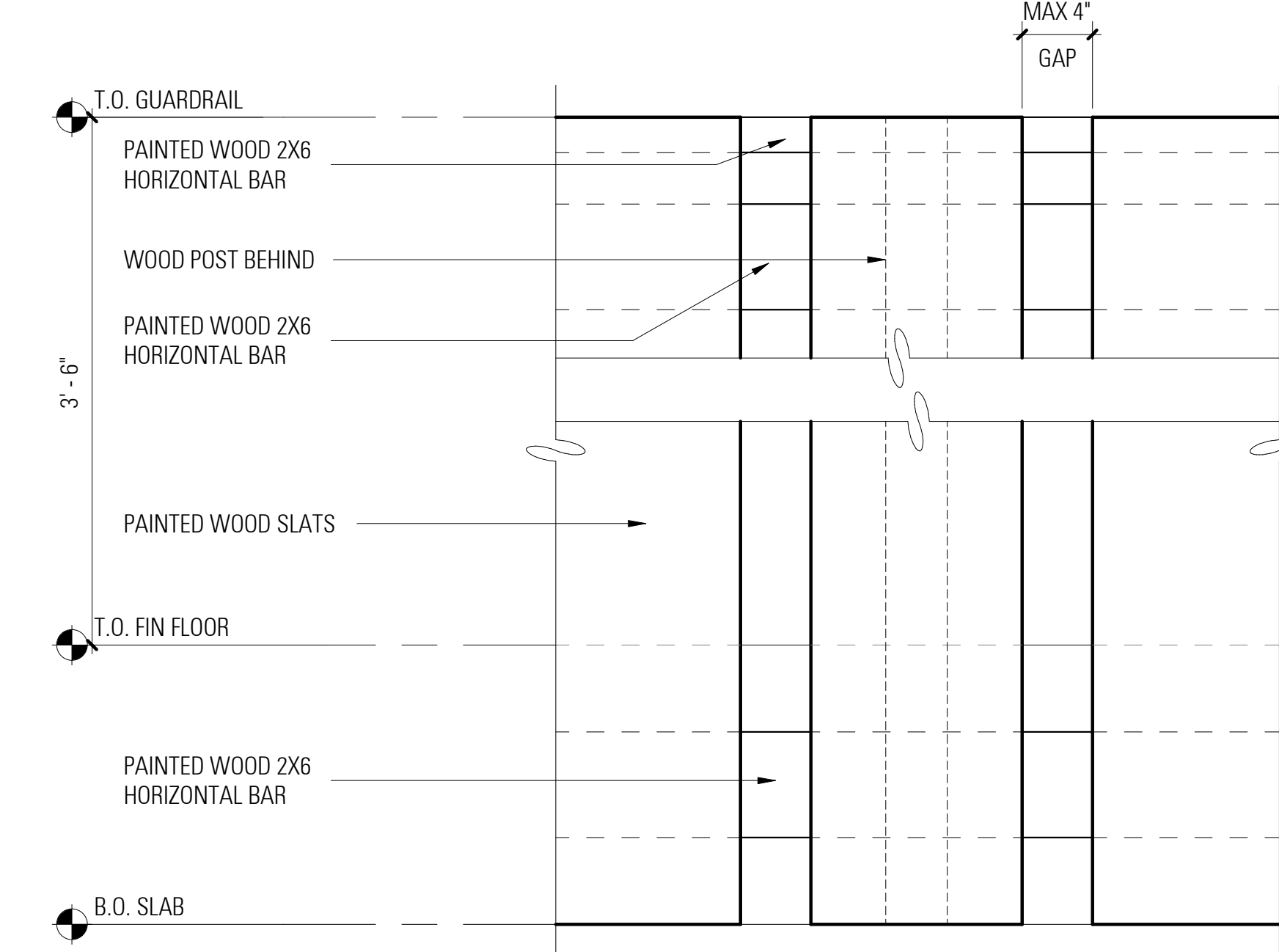
2
A4.2
GUARDRAIL @ RESI BLDG STAIRS
1 1/2" = 1'-0"



PLAN



SECTION



ELEVATION

1
A4.2
GUARDRAIL @ RESI BLDG DECKS
1 1/2" = 1'-0"

SITE PLAN

BROADWAY APARTMENTS

VALLEJO

CALIFORNIA

January 11, 2023

Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	S1		17	Lithonia Lighting	SDS0 LED P5 40K 80CRI 8LC4	0-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 4 Extreme Beamlight Control	1	6053	68.95
	S2		7	Lithonia Lighting	SDS0 LED P5 40K 80CRI LDC0	0-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Beamlight Control	1	5923	68.95
	S3		3	Lithonia Lighting	SDS0 LED P5 40K 80CRI RDC0	0-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Beamlight Control	1	5923	68.95
	W		12	Lithonia Lighting	SDSW1 LED 10C 70C 40K 1770A MHVOLT 1HS	SDSW1 LED WITH (1) 10 LED LIGHT ENGINE TYPE 1770A OPTIC 4000K @ 700mA WITH HOUSE-DEE SHIELDS	1	2248	26.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' OFF PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
PEDESTRIAN WALKWAYS	+	1.26 fc	2.66 fc	0.25 fc	10.8:1	5.0:1
ROAD A	+	1.0 fc	2.0 fc	0.1 fc	20.0:1	10.0:1
ROAD B,C,D,E	+	1.8 fc	5.0 fc	0.5 fc	10.0:1	3.6:1



GENERAL KEYNOTES

- A. NOTE: THIS FIXTURE SCHEDULE IS FOR PHOTOMETRICS ONLY. SEE COMPLETE LIGHTING FIXTURE SCHEDULE ON LIGHTING PLAN FOR ORDERING AND BIDDING PURPOSES.
- B. CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE DATA PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REPRESENT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL DEPEND ON FIELD CONDITIONS SUCH AS MAINTENANCE, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE SUBJECT TO LIMITATIONS OF THE SOFTWARE. THIS DOES NOT GUARANTEE THAT ACTUAL LIGHTING LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

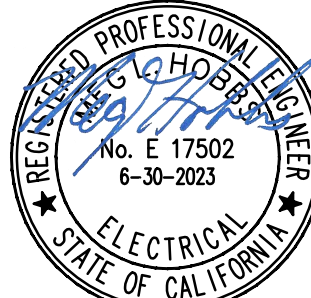
SHEET KEYNOTES

1. POINT INDICATES A FOOTCANDE LEVEL, TYPICAL.

1 PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

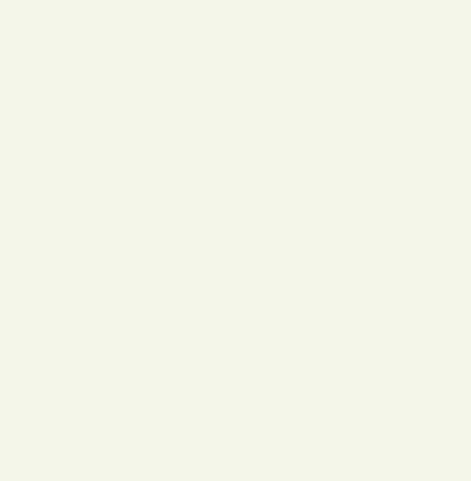
0 30' 60'



Date Signed: 01-06-23

PAINT COLORS

1) OFF-WHITE



AT RESI BLDGS, CEMENT PLASTER & VERTICAL CEMENTITIOUS SIDING

2) DARK GREY



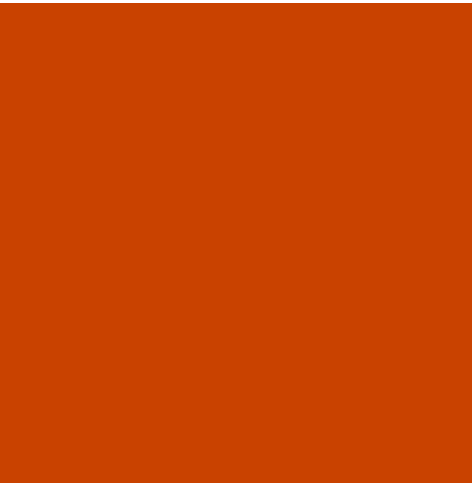
AT LEASING COMMONS VERTICAL CEMENTITIOUS SIDING

3A) ACCENT COLOR



AT RESI BLDG 1 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3B) ACCENT COLOR



AT RESI BLDG 2 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3C) ACCENT COLOR



AT RESI BLDG 3 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3D) ACCENT COLOR



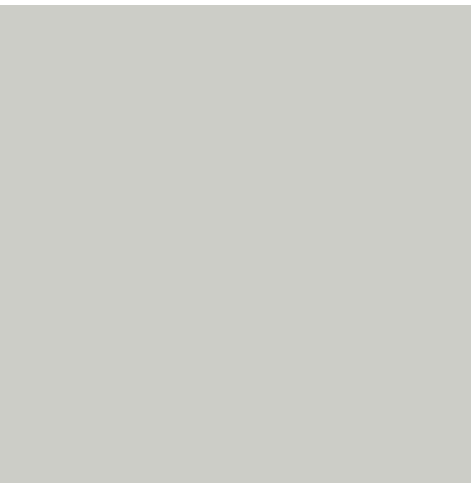
AT RESI BLDG 4 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

3E) ACCENT COLOR



AT RESI BLDG 5 WOOD RAILING & CEMENT PLASTER BACK WALL, COLOR AT BACK WALL AT 50% SATURATION

4) VINYL WINDOW FRAME



LIGHT GREY

PRODUCTS

TPO ROOF MEMBRANE

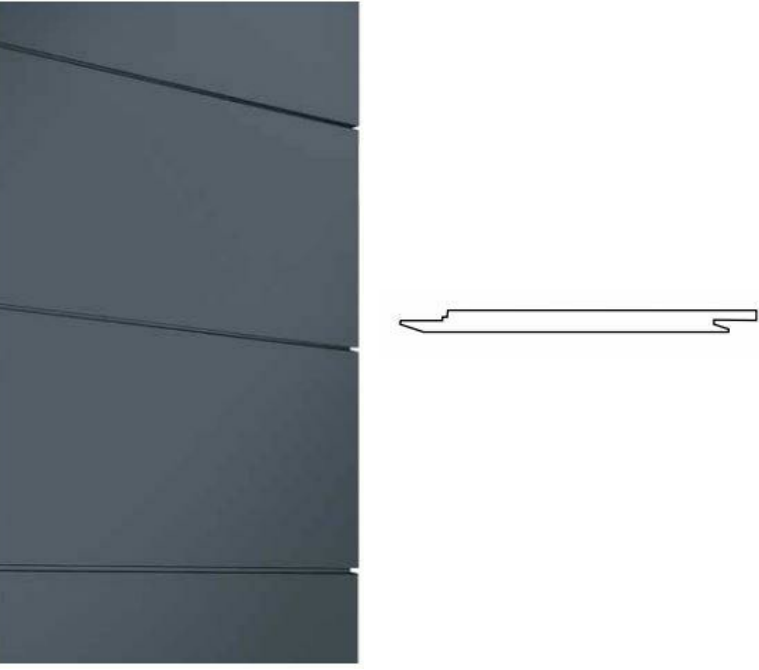


CARLISLE TPO MEMBRANE (WHITE)

VERTICAL CEMENTITIOUS SIDING

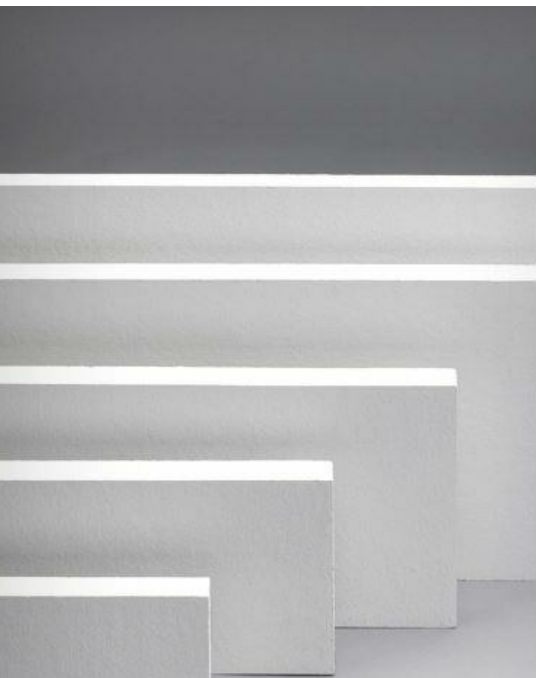


ASPYRE COLLECTION BY JAMES HARDIE
ARTISAN SHIPLAP SIDING (OFF-WHITE)



ARTISAN SHIPLAP SIDING REVEAL

WOOD GUARDRAIL AND FENCE



HARDIE TRIM BOARD (PAINTED IN ACCENT COLORS)

VINYL WINDOWS



VPI QUALITY WINDOWS - ENDURANCE SERIES DEEP BACKSET FRAME (LIGHT GREY FRAME)

PHYSICAL BOARD HAS BEEN PROVIDED SEPARATELY

VALLEJO LOW DENSITY

1765 BROADWAY, VALLEJO

MATERIAL SAMPLE BOARD

06.26.2023

2022049

BAR architects

G1.3