

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, June 13, 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. May 9, 2024 – 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:

General Plan Amendment (GPA20-0001)
Zoning Map Amendment (CTA21-0001)
Planned Development (PD21-0001)
Vesting Tentative Map (TM21-0001)
Major Use Permit (UP21-0001)
Development Review (DVR24-0019)
Design Review (DR24-0006)
Landscape Review (LR21-0001)
Sign Permit (SP21-0001)

PREPARED BY:

Richard Smeaton, Contract Planner

PROJECT LOCATION:

Vacant site off Columbus Parkway (North of intersection of Columbus Parkway and Admiral Callaghan Lane) / APNs: 0182-020-010, -020, -080

PROJECT SUMMARY:

The project consists of a General Plan Amendment, Zoning Code Map Amendment, Planned Development, Major Use Permits, Development Review, Design Review, Tentative Map, Minor Exception, Landscape Review and Sign Permit for the Solano Ranch mixed-use development. The project will include a total of 31,886 square feet of commercial space distributed between five buildings, 264 multi-family residential units distributed between 10 buildings with an associated club house, 11-acres of open space with a seasonal wetland, and on-site improvements such as landscaping, lighting, pedestrian paths and off-street parking.

RECOMMENDATION:

Staff recommend that the Design Review Board adopt a Resolution to Recommend Approval to the Planning Commission for DR24-0006, LR21-0001, and SP21-0001.

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 Monday, June 10, 2024.

Dated: June 10, 2024

Narcissa Wilson for _____

Jasmine Thibeaux



MINUTES

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

Matthew Kennedy,
Chairperson
Micheal Eli
Oskar Lugtu

VIA TELECONFERENCE

May 9, 2024

www.cityofvallejo.net

1. CALL TO ORDER

The meeting was called to order by Chair Kennedy at 7:06 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Kennedy, Board Members Alford, and Lugtu

Staff present: Cesar Orozco, Planning Manager and Laura Zagaroli, Assistant City Attorney

4. APPROVAL OF MINUTES

a. October 12, 2023 – Regular Meeting Minutes

Board member Eli, second by Board Member Lugtu, moved to approve the October 12, 2023, regular meeting minutes.

Vote:

AYES: Chair Kennedy, Board Members Alford, and Lugtu

NOES: None

ABSENT: None

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION – None

6. COMMUNITY FORUM - None

7. PUBLIC HEARING

A. Project Location: Broadway / APN: 0052-160-100, 0052-172-170

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.

Planning Manager Orozco gave an overview of the project.

Board Members asked questions and staff responded.

Chair Kennedy opened the public hearing.

Speakers: Daniel Gordon

Chair Kennedy closed the public hearing.

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

Motion: Board member Lugtu, second by Board Member Eli, moved to make the recommendation to the Planning Commission to approve Design Review (DR23-0004) and Landscape Review (LR23-0001) for vacant property off Broadway (APN:0052-160-100, 0052-172-170), and reconsider a different color palette, specifically the yellow color and explore a different tree to replace the Crepe Myrtle with a different tree.

Vote:

AYES: Chair Kennedy, Board Members Eli, and Lugtu

NOES: None

ABSENT: None

ABSTAIN: None

8. **WRITTEN COMMUNICATIONS – None**

9. **Regular Reports**

a. **SECRETARY'S REPORT**

Secretary Orozco provided an update on the retirement of Planning Development Services Director Christina Ratcliffe will be retiring at the end of the month and provided update on staffing level.

b. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD**

Board Member Logtu provided information on the Costco project site and the relocation of a Vallejo Flood and Waste Water sewer line.

c. **REPORT OF THE SUBCOMMITTEES- NONE**

10. **OTHER AGENDA ITEMS – NONE**

11. **ADJOURNMENT**

Chair Kennedy adjourned the meeting at 7:54 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. 7A

DATE OF MEETING:

June 13, 2024

PROJECT NUMBER:

General Plan Amendment (GPA20-0001)
Zoning Map Amendment (CTA21-0001)
Planned Development (PD21-0001)
Vesting Tentative Map (TM21-0001)
Major Use Permit (UP21-0001)
Development Review (DVR24-0019)
Design Review (DR24-0006)
Landscape Review (LR21-0001)
Sign Permit (SP21-0001)

PREPARED BY:

Richard Smeaton, Contract Planner

PROJECT LOCATION:

Vacant site off Columbus Parkway (North of intersection of Columbus Parkway and Admiral Callaghan Lane) / APNs: 0182-020-010, -020, -080

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

General Plan Map Amendment (Vallejo Municipal Code (VMC) Chapter 16.612)
Zoning Map Amendment (VMC Chapter 16.611)
Planned Development (VMC Chapter 16.209)
Vesting Tentative Map (VMC Chapter 15.10)
Major Use Permit(s) (VMC Chapter 16.606)
Design Review (VMC Chapter 16.604)
Landscape Review (VMC Chapter 16.504)
Sign Program (VMC Chapter 16.509)

PROJECT SUMMARY:

The project consists of a General Plan Amendment, Zoning Code Map Amendment, Planned Development, Development Review, Design Review, Major Use Permits, Tentative Map, Minor Exception, Landscape Review and Sign Permit for the Solano Ranch mixed-use development. The project will include a total of 31,509 square feet of commercial space distributed between five buildings, 264 multi-family residential units distributed between 10 buildings with an associated club house, 11-acres of open space with a seasonal wetland, and on site improvements such as landscaping, lighting, pedestrian paths and off-street parking. The

Design Review Board only has purview over Design Review, Landscape Review, and the Sign Permit.

RECOMMENDATION:

Staff recommend that the Design Review Board adopt Resolution to Recommend Approval to the Planning Commission for DR24-0006, LR21-0001, and SP21-0001.

PROJECT DATA SUMMARY

APPLICANT:

GTL Properties
c/o Vincent Butler
601 Van Ness Avenue, Suite 2000
San Francisco, CA 94102

PROPERTY OWNER:

Eurica Casino Resort
3271 S. Highland Dr. #706
Las Vegas, NV 89109

GENERAL PLAN DESIGNATION:

Business/Limited Residential
Parks, Recreation and Open Space

EXISTING ZONING DISTRICT:

Regional Commercial
Parks, Recreation and Open Space

PROPOSED ZONING DISTRICT:

Regional Commercial
Parks, Recreation and Open Space

EXISTING LAND USE:

Agricultural

SURROUNDING LAND USE:

North – Open Space / City Water Tank
South – Commercial / Columbus Parkway
East – PG&E Substation
West – Open Space / I-80

PROJECT AREA:

32.12 acres

TOTAL LOT AREA:

32.49 acres

II. PROJECT DESCRIPTION

A. Background

In January 2021, GTL Properties, the applicant, applied for a General Plan Amendment, Zoning Map Amendment, Planned Development, Vesting Tentative Map, Major Use Permit(s), Development Review Design Review, Landscape Review, and Sign Program for a total of 31,886 square feet of commercial space distributed between five buildings, 264 multi-family residential units distributed between 10 buildings with an associated club house, 11-acres of open space with a seasonal wetland, and on site improvements such as landscaping, lighting, pedestrian paths and off-street parking. The

applicant is seeking a General Plan Amendment to align the Business / Limited Residential (B/LR) and the Parks, Recreation, and Open Space (P-OS) designations to align with the boundaries of the project, a Zoning Map Amendment to align the zoning map with the proposed zoning district, a Vesting Tentative Map to for the creation of 9 parcels, a Major Use Permit(s) to allow for three restaurants with drive-throughs, a convenience store, service station, and multi-family residential, and a Sign Program to implement a sign program for the site. The project plans were routed to various agencies for their review and the application was determined to be complete by the City on March 11, 2024.

Location and Land Use Context

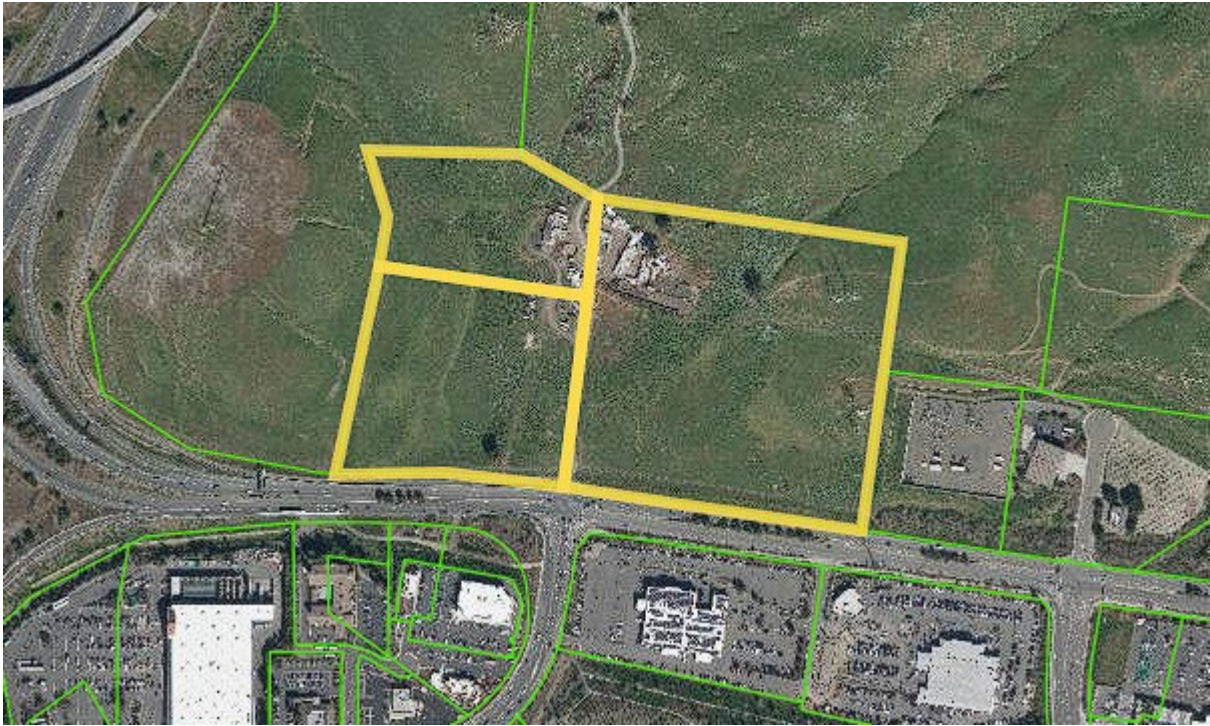
The project site is located at the terminus of Admiral Callaghan Ln at Auto Mall Parkway. It is surrounded by existing and open space and commercial property.

Table 1 – Surrounding Uses	
Direction	Land Uses
North	Open Space City Utilities
East	Open Space PG&E Substation
South	Commercial Columbus Parkway
West	Open Space I-80

Interstate 80 (I-80) is approximately 0.25 miles to the west and State Route 37 (SR 37), is approximately 0.5 mile west of the project site. Each provides regional access while Columbus Parkway and Admiral Callaghan Lane provide direct access to the project site. The immediate vicinity of the project site is characterized by open space, commercial uses, and major utilities (see Figure 1). The site's General Plan 2040 Land Use Designation is Business / Limited Residential (B/LR) and the Parks, Recreation, and Open Space (PRO) and is implemented by Zoning Districts Regional Commercial (RC) and Parks, Recreation and Open Space (PROS).

The subject site was used for agricultural uses (see Figure 1).

Figure 1 – Vicinity Map



B. Project Description

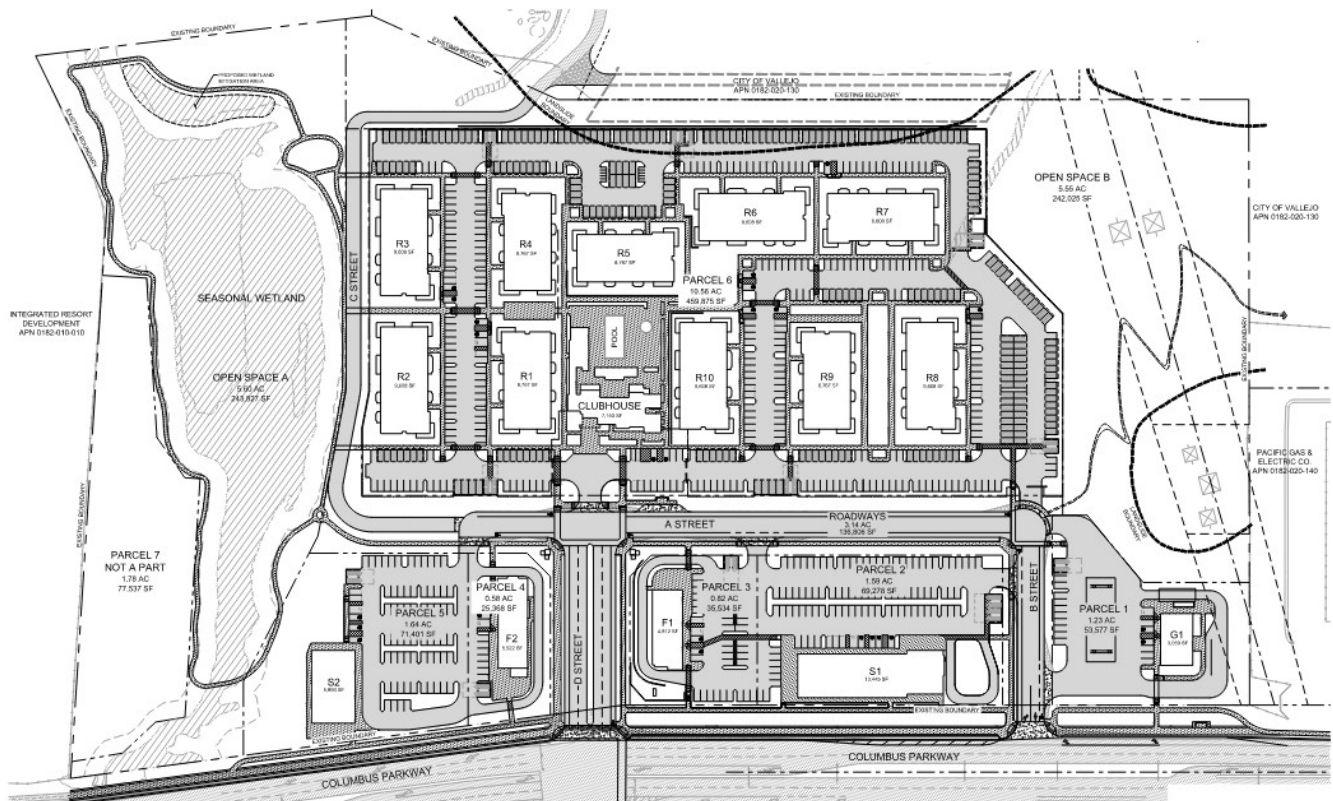
The proposed project consists of a General Plan Amendment, Zoning Map Amendment, Planned Development, Vesting Tentative Map, Major Use Permit(s), Development Review Design Review, Landscape Review, and Sign Program for the construction of 5 commercial buildings, 264-unit multi-family residential with a clubhouse, site improvements, and new landscaping. The proposal is as follows:

Table 2- Proposal		
Parcel Number	Proposed Parcel Area	Proposal
Parcel 1	1.23 – Acres (53,577 square feet)	3,050 square foot gas station and convenience store site, with a canopy and 16 fuel pumps, a car wash, and a solid waste enclosure.
Parcel 2	1.49 – Acres (69,278 square feet)	13,530 square foot, eight (8) unit commercial building with a restaurant with a drive-through, and solid waste enclosure. The building is anticipated to have two (2) quick serve restaurants and six (6) retail spaces.
Parcel 3	0.82 – Acres (35,534 square feet)	a 4,460 square-foot restaurant with a drive-through and solid waste enclosure.
Parcel 4	0.58 – Acres (25,368 square feet)	5,100 square foot, three (3) unit commercial building with a restaurant with a drive-through and a solid waste enclosure.
Parcel 5	1.64 – Acres (71,401 square feet)	5,746 square foot, four (4) unit commercial building with a solid waste enclosure. One (1) of the units is anticipated to be a quick serve food use.
Parcel 6	10.56 – Acres (459,877 square feet)	10 multi-family buildings containing a total of 264-unit multi-family residential. The parcel will also includes a

		clubhouse, a pool, and a pet spa. The clubhouse contains a leasing office, a business center, gym, recreation area, and facilities for the clubhouse pool.
Parcel 7	1.78 – Acres (77,537 square feet)	Undeveloped
Parcel 8	5.60 – Acres (243,827 square feet)	Open space; including a seasonal wetland, proposed wetland mitigation, and a decomposed granite walking path.
Parcel 9	5.55 acres (242,025 square feet)	Open space; including retaining walls for the multi-family portion of the development, portions of a PG&E transmission line easement, and a connection to the Ascot Ct Trail.

The requested Major Use Permit will be for three (3) restaurants with drive-throughs, and a Vesting Tentative Map for the creation of seven (7) buildable parcels and two (2) open spaces (see Figure 2). There are landslides on the Parcel 9 (Open Space B) site, located north of Parcel 1 and Parcel 6, and on the adjoining City owned property to the north. The applicant will be stabilizing these slides as part of this development. The project applicant is proposing that 10% of the 246 units will be affordable housing units.

Figure 2 – Proposed Site Plan



The proposed development has a unified architectural character, carrying elements, materials, and colors throughout the development. The elements and material that are carries throughout the development include Coronado stone, vertical and horizontal siding, shake roof tile, stucco, and standing seam roofs.

Figure 3 – Parcel 1 Building Elevations



1 - G1 WEST ELEVATION



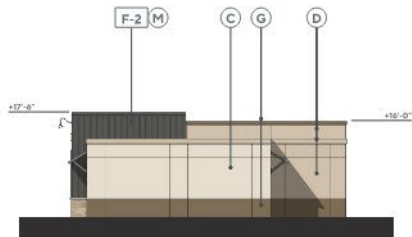
2 - G1 SOUTH ELEVATION (STORE)



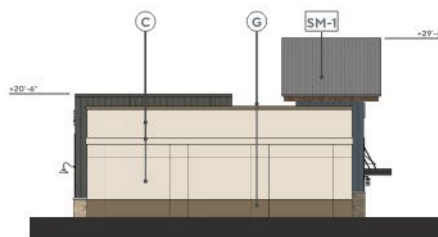
3 - G1 EAST ELEVATION



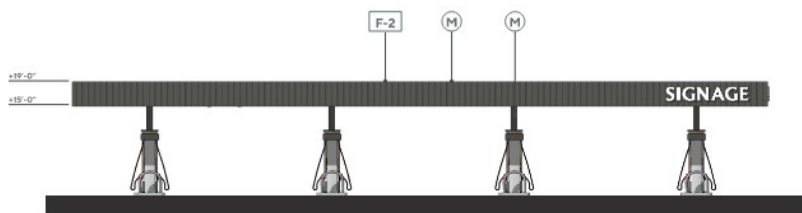
4 - G1 NORTH ELEVATION (CAR WASH)



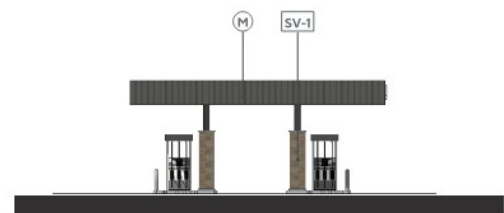
5 - G1 SOUTH ELEVATION (CAR WASH)



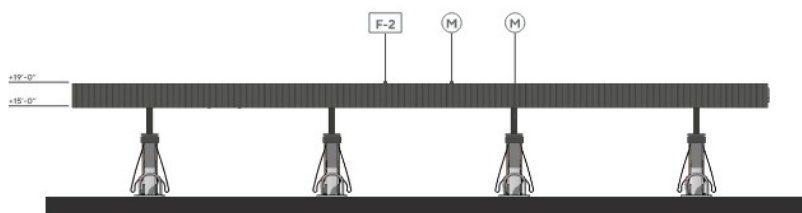
6 - G1 NORTH ELEVATION (STORE)



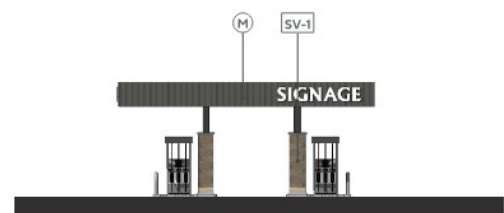
1 - G1 CANOPY - WEST ELEVATIONS



2 - G1 CANOPY NORTH ELEVATIONS



3 - G1 CANOPY EAST ELEVATIONS



4 - G1 CANOPY SOUTH ELEVATIONS

Figure 4 – Parcel 2 Building Elevations



1 - S1 NORTH ELEVATION



2 - S1 SOUTH ELEVATION



3 - S1 EAST ELEVATION



4 - S1 WEST ELEVATION

Figure 5 – Parcel 3 Building Elevations



Figure 6 – Parcel 4 Building Elevations

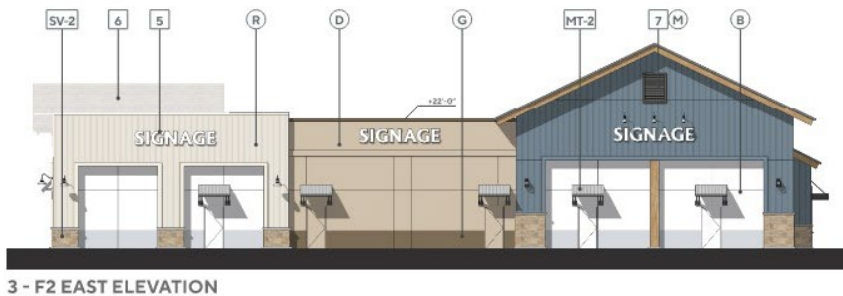


Figure 7 – Parcel 5 Building Elevations

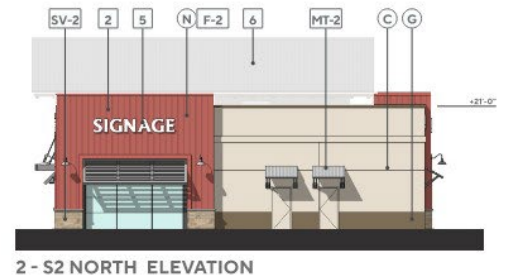


Figure 8 – Parcel 8 Building Elevations

Building 1



Building 2



1 - R2 FRONT ELEVATION



2 - R2 SIDE 1 ELEVATION



3 - R2 REAR ELEVATION



4 - R2 SIDE 2 ELEVATION

Building 3



1 - R3 FRONT ELEVATION



2 - R3 SIDE 1 ELEVATION



3 - R3 REAR ELEVATION



4 - R3 SIDE 2 ELEVATION

Building 4



1 - R4 FRONT ELEVATION



2 - R4 SIDE 1 ELEVATION



3 - R4 REAR ELEVATION



4 - R4 SIDE 2 ELEVATION

Building 5



1 - R5 FRONT ELEVATION



2 - R5 SIDE 1 ELEVATION



3 - R5 REAR ELEVATION



4 - R5 SIDE 2 ELEVATION

Building 6



1 - R6 FRONT ELEVATION



3 - R6 REAR ELEVATION



2 - R6 SIDE 1 ELEVATION



4 - R6 SIDE 2 ELEVATION

Building 7



1 - R7 FRONT ELEVATION



3 - R7 REAR ELEVATION



2 - R7 SIDE 1 ELEVATION



4 - R7 SIDE 2 ELEVATION

Building 8



Building 9



Building 10



1 - R10 FRONT ELEVATION



2 - R10 SIDE 1 ELEVATION



3 - R10 REAR ELEVATION



4 - R10 SIDE 2 ELEVATION

Building 11 – Club House, Leasing Office, & Auxiliary Buildings



1 - C1 SOUTH ELEVATION



2 - C1 NORTH ELEVATION



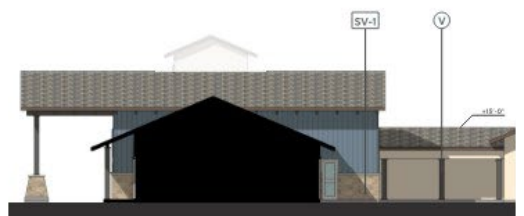
3 - C1 EAST ELEVATION



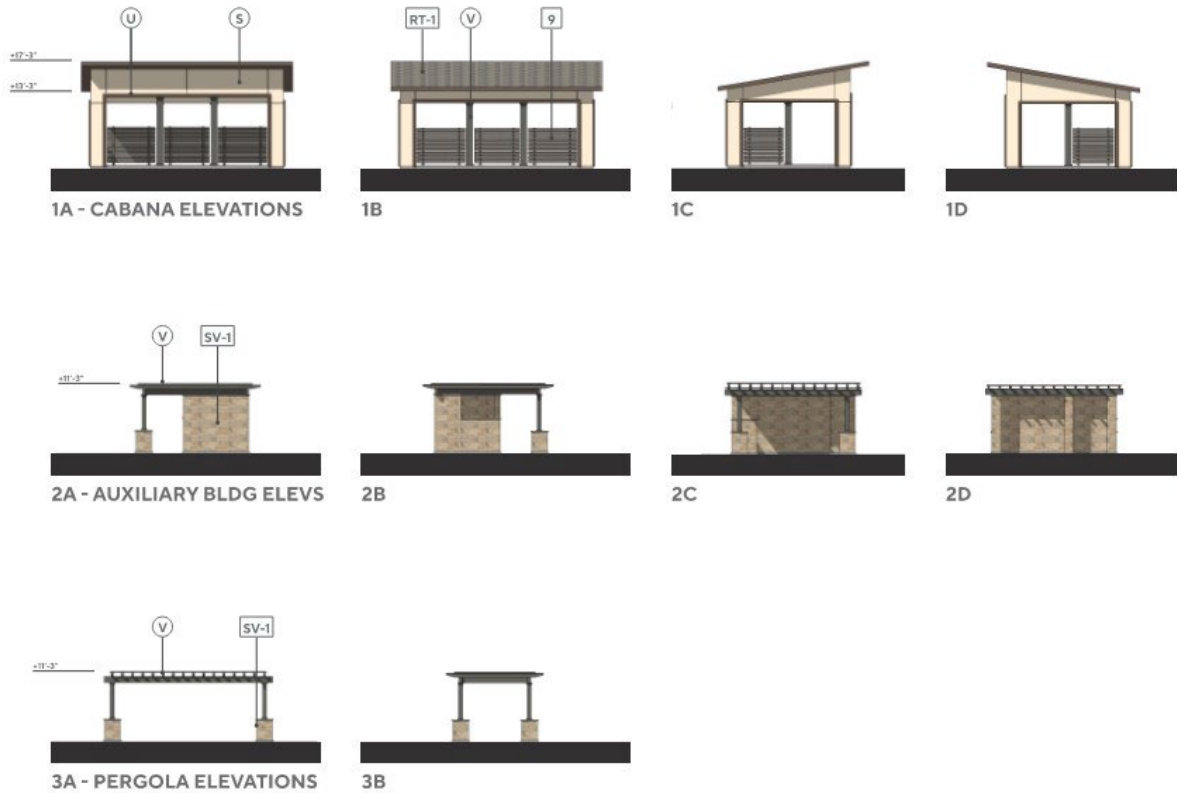
4 - C1 NORTH ELEVATION (PARTIAL BEYOND)



5 - C1 WEST ELEVATION



6 - C1 EAST ELEVATION (PARTIAL BEYOND)



The master sign program ensures cohesive signage within the commercial portion of the project. The auto-orientated signage at the entrances to the development indicate one (1) 40-foot-tall pylon sign, to be located at the northeast corner of Admiral Callaghan Lane and Auto Mall Parkway, and one (1) 6-foot-tall monument sign for the gas station, located at the eastern entrance to the development. The pylon sign would be constructed of painted metal structure, aluminum signage with tenant logos, and a base constructed of architectural stone matching the buildings in the development and a cast stone cap. The monument sign would be constructed of painted metal structures and the base would be constructed of architectural stone matching the buildings in the development and a cast stone cap. The monument sign would house two panels, one with a digital price sign for gas prices and the other with the branding of the gas station.

The proposed building signs are limited to either face lit letters or halo lit letters, as indicated in the master sign program.

Figure 9 – Proposed Signage Plan



III. STAFF ANALYSIS

Required Permits

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

Table 3 – Required Permits			
Permit Type	Description	VMC Chapter	Review Authority
General Plan Amendment	Align General Plan Land-Use Map to reflect the proposed development	16.612	Planning Commission Recommendation to City Council
Zoning Map Amendment	Align Zoning Map to reflect the proposed development	16.611	Planning Commission Recommendation to City Council
Vesting Tentative Map	Creation of 9 Parcels	15.10	Planning Commission
Planned Development	Construction of 264 new multi-family residences.	16.605	Planning Commission Recommendation to City Council
Major Use Permit	3 Drive-thru Restaurants, Service Station, Convenience Store, & Multi-Unit Residential	16.606	Planning Commission
Design Review	Commercial Development & 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
Sign Permit	Signage Program	16.509	Design Review Board Recommendation to Planning Commission

In addition to these entitlements, this project will also require CEQA review and building permit(s) from the City of Vallejo.

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Business / Limited Residential (B/LR) and Parks, Recreation, and Open Space (P-OS). The General Plan characterizes the B/LR designation as follows:

The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.

The General Plan characterizes the P-OS designation as follows:

The P-OS designation applies to lands intended for recreational use and/or natural resource preservation. Parks, playgrounds, active and passive recreational facilities, golf courses, marinas, passive uses, such as trails, for conservation and natural resource protection, and other similar uses are permitted in the P-OS designation. There is no maximum permitted FAR in the P-OS designation.

The project is consistent with the B/LR land use designation because it contains restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of surrounding businesses, employees, and residents. Additionally, it includes construction of 264-unit multi-family residential with a density of 25 units per acre.

The project is consistent with the P-OS designation in that it provides two open space parcels that are meant for active and passive recreation. Parcel A consists of an existing seasonal wetland with a decomposed granite path around it and Parcel B consists of hills with significant topography and a proposed trail connecting to the existing Ascot court Trail that connects to the Blue Rock Springs.

Additionally, the project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic*:

Table 4 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Policy NBE-2.1: Strengthen Local Identity. Focus future growth to foster a vibrant Downtown/Waterfront District, strong job centers, comfortable neighborhoods, thriving neighborhood corridors and urban villages, and retail/entertainment clusters that draw visitors from the city and the region	<i>With its close proximity to the regional retail and the Solano Community College on the south side of Auto Mall Parkway and the Solano County Fairground and Six Flags Discovery Kingdom to the west, the project focuses growth along an existing retail/entertainment cluster that draws visitors from the city and the region.</i>

Policy NBE-2.2 Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.	<i>This proposed project would set the precedent for development on the northside of Auto Mall Parkway, with high-quality similarly themed buildings and landscaping.</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 planes. The building height and mass are not out of scale with existing buildings located within close proximity to the site.</i>
Policy NBE 2.5 Regional Retail and Entertainment. Support a thriving mix of regional retail and entertainment uses near Interstate 80	<i>Located adjacent to I-80, the proposed development would not serve as the main attraction for regional retail and entertainment but would support the regional uses located to the south of the site and to the west, on the other side of I-80.</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 proposed commercial and residential project would utilize an underutilized site resulting in additional retail and housing opportunities that are compatible with the surrounding uses.</i>

Vallejo Municipal Code Compliance

The project site is zoned Regional Commercial (RC) and Parks, Recreation and Open Space (PROS). The Zoning Code provides the following description for the RC Zoning District:

The RC Zoning District is intended to create and establish regulations for sites that provide general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Design and development standards will accommodate auto-oriented uses and require buffering and transitions to adjacent residential neighborhoods.

The Zoning Code provides the following description for the PROS Zoning District:

The PROS Zoning District is intended to create and establish regulations for parks, recreation and open space areas allowing for recreational activities and/or natural resource preservation.

The project does not propose any development within the boundaries of the proposed PROS district, other than the proposed trails, so the project will be evaluated to the criteria set forth in the RC district.

VMC Table 16.102-A: Zoning Districts states, the RC Zoning District implements the B/LR General Plan Land Use Designation. VMC Table 16.301 – A: Land Use Regulations states that Restaurants with a Drive-Thru require a Major Use Permit. Additionally, Convenience Stores, Service Stations, and Multi-Unit Residential (Three or more units) require a Minor Use Permit. The requirement for a Minor Use Permit may be processed as a Major Use Permit if it generates public controversy or involve significant land use policy decisions. Since this project involves a General Plan Amendment,

Zoning Map Amendments and Planned Developments, the Minor Use Permits are being processed as Major Use Permits.

The proposal of non-residential buildings/structures greater than 5,000 square feet and 50 or more residential units require a Design Review Board recommendation to the Planning Commission for action. Since the overall project is part of a General Plan Amendment, Zoning Code Map Amendment and a Planned Development, the Planning Commission will make a recommendation to the City Council to act on the overall project.

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

Table 5 – RC Development Standards (VMC16.204-A)			
Development Standard		Proposal	Compliant
Commercial			
Min/Max Residential Density:	18/50 units/acre	25 units/acre	Yes
Minimum Lot Size	5,000 sq. ft.	min of 25,368 sq. ft.	Yes
Lot Width (Min.):	100 feet	Parcel 1: 271 ft Parcel 2: 205 ft Parcel 3: 174 ft Parcel 4: 113 ft Parcel 5: 218 ft	Yes
Non-Residential Floor Area Ratio (Max.):	1.5	max 0.22	Yes
Street Frontages	0	min 10 feet	Yes
Interior Side	0	min 9 feet	Yes
Rear	0	min 51 feet	Yes
Maximum Building Height (stories)	8	3	Yes
Residential			
Minimum Lot Area per Unit	1,100/unit (264 x 1,100) 290,400 sq ft	459,875 sq ft	
Minimum Lot Size (Sq.ft.)	5,000 sq.ft	459,875 sq ft	Yes
Minimum Lot Width (ft.)	50 feet	962 ft	Yes
Minimum Front Setback – Residential Development	0 – 8 feet	91 ft	Yes
Setbacks – Residential Development Subject to Residential High-Density District	Front: min 15 ft Sides: min 5/10 ft Rear: min 10 ft	min 15 ft	Yes
Building Maximum Height (Stories)	8	3	Yes
Ground Floor Residential Uses	12 feet	12 feet	Yes
Private Open Space Per Unit (Min.):	60 sq. ft.	78 sq.ft. to 246 sq.ft.	Yes
Common Open Space (Min.):	300 sq. ft. per unit (300 x 264 units)	92,800 sq. ft.	Yes

	79,200 sq. ft. req		
Street Trees	1 per 30 ft. of frontage (1,622 ft / 30) 54 trees	32 Trees	COA Add 22 street trees to frontage
Additional Requirements			
Required side and Rear yards for Residential Units:	For any wall containing windows, a setback of at least five feet shall be provided.	Building 1: 92 ft Building 2: 16 ft Building 3: 15 ft Building 4: 87 ft Building 5: 142 ft Building 6: 86 ft Building 7: 87 ft Building 8: 149 ft Building 9: 91 ft Building 10: 91 ft	Yes
	For any wall containing living room or bedroom windows, a setback of at least ten feet shall be provided.	Building 1: 92 ft Building 2: 16 ft Building 3: 15 ft Building 4: 87 ft Building 5: 142 ft Building 6: 86 ft Building 7: 87 ft Building 8: 149 ft Building 9: 91 ft Building 10: 91 ft	Yes
	The required setbacks apply to that portion of the building wall containing a window and extending three feet on either side of the window.	Building 1: 92 ft Building 2: 16 ft Building 3: 15 ft Building 4: 87 ft Building 5: 142 ft Building 6: 86 ft Building 7: 87 ft Building 8: 149 ft Building 9: 91 ft Building 10: 91 ft	Yes
Pedestrian Entrances and Paths:	Where such frontages exceed one hundred feet, one entrance shall be provided for each one hundred feet of frontage or portion thereof.	Provided	Yes
1. Entrances - All non-residential activities located at the street level shall provide one direct at-grade entrance from the public right-of-way for	Separate pedestrian entrances for a single tenant must be at least twenty-five feet apart.	Provided	Yes

each street frontage exceeding fifty feet.	Recessed entrances shall not exceed twenty-five feet in width and the face of a door, or gates shall be within fifteen feet of the lot line.		
Pedestrian Entrances and Paths: 2. Pedestrian Paths. In shopping centers and mixed-use development, each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least four feet wide. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping.	Pedestrian paths shall be separated from vehicular access areas by wheel stops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles.	Provided	Yes
	Pedestrian paths and sidewalks connecting building entrances to the street and public sidewalks shall be continuous, clear of obstructions, easily identifiable, and visually distinguishable from surrounding concrete or hardscape areas.	Provided	Yes
	Pedestrian paths and sidewalks must be separated from parking area by wheel stops, curbs, landscaping, or other physical barriers.	Provided	Yes
Maximum Building Length (ft.)	200 ft	G1: 72 ft F1: 110 ft F2: 126 ft S1: 201 ft S2: 100 ft Res: 133 ft or 147 ft	COA Reduce the width of S1 by 1 foot or incorporate into Planned Development
Street Frontage Improvements. New development shall provide street frontage improvements in accordance with the following:	Sidewalks. Sidewalks shall be provided if none exists or if the existing sidewalks are in poor condition.	Sidewalks and paths provided	Yes
	Street Furniture. Trash receptacles, benches, bike racks, and other street furniture shall be provided.	Provided	Yes
	Streetlights. Pedestrian-scaled streetlights not to exceed fourteen feet in height, including attachments from which banners may be hung, shall be provided.	TBD	

	Street Trees. Shade trees shall be planted no more than thirty feet on center. Tree guards shall be provided. Trees shall be a minimum of fifteen gallons in size, and at least ten percent of the required trees shall be twenty-four-inch box size or larger.	Provided	Yes
Pedestrian Access on Large Sites (over five acres)	Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.	Provided	Yes
	Circulation Network. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes and trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.	Provided	Yes
	Adjacent Properties. Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security.	Provided	Yes
	Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.	Provided	Yes
	<u>Interior Pedestrian Walkway Design</u> a. Walkways shall have a minimum clear, unobstructed width of six feet, where feasible, but at least four feet, shall be	Provided	Yes

	hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. b. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method. c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.		
Shopping Centers. Shopping centers containing twenty-five thousand square feet or more of floor area are subject to the following standards and criteria for approval.	<u>Entry Plazas/Passenger Loading Areas.</u> A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas shall include unique, decorative paving materials, adequate seating areas, and provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters. Entry plazas with features described under paragraph 4(c) below may be counted toward the public plaza requirements.	N/A There are no anchor tenants in the development	N/A
	<u>Location of Parking Areas.</u> Surface parking lots shall be located to provide users with maximum	Provided	Yes

	access to buildings within the shopping center without moving their vehicles either behind or to the side of buildings. Parking areas shall not be located between buildings and any primary street.		
	<u>On-Site Public Plazas.</u> Privately-owned, publicly accessible outdoor plazas for the use of customers and visitors shall be provided at a rate of five square feet per one thousand square feet of floor area, up to one thousand five hundred square feet for required outdoor plazas. a. Location. Public plazas shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours.	G1: Required: 15 sq ft Provided: 419 sq ft F1: Required: 20 sq ft Provided: 1,314 sq ft F2: Required: 40 sq ft Provided: 1,577 sq ft S1: Required: 60 sq ft Provided: 2,877 sq ft S2: Required: 25 sq ft Provided: 1,263 sq ft	Yes
	b. Amenities. On-site privately-owned public outdoor space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with high-quality paving materials. Amenities shall be provided that enhance the comfort, aesthetics, or usability of the space, such as shade trees and other landscaping, shade structures, drinking fountains, water features, public art, and performance areas.	Additional Details Needed	COA Provide information on street furniture for the plaza spaces on each parcel
	<u>Design Criteria.</u> In order to receive approval for a shopping center, the director or the planning commission, whichever has final		

	approval authority, shall find that all of the following criteria have been met. a. Integrated Theme. Buildings and structures exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.	Provided	Yes
	b. Site Entrance. The driveway entrance provides an organizing element to the site design with features such as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.	Provided	Yes
	c. Building Entrances. Building entrances to anchor tenants and other large stores are prominent and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements.	Provided	Yes
	d. Vehicular Circulation. Safe, convenient vehicular circulation is provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of driveway aisles and cross routes. Where pedestrian circulation routes cross vehicular	Provided	Yes

	traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines, adequate warning signage, adequate lighting, and protective barrier posts or similar features at walkway entrances.		
	e. Cart Corrals. Adequate, convenient cart corrals are provided near building entrances and throughout the parking areas.	N/A No major tenants that would require shopping carts	N/A
	f. Lighting. A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting provides interesting compositions for outdoor lighting, as well as a safe, secure environment.	Provided	Yes COA Prior to Building Permit Issued Planning Staff Shall Confirm Lighting Placement
	g. Shade Areas. Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.	Provided	Yes

The Planning Commission will review the proposal for consistency with the RC development standards as part of its recommendation to the City Council.

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 referenced in IV, the Findings section at the end of the report.

Commercial Architecture

As previously mentioned, there are five proposed commercial buildings each on its own parcel. Each commercial building is architecturally unique, but the use of similar architectural elements (gable roof, tower elements, and pilasters) and materials throughout the development creates a common theme. The materials that are used throughout the commercial development include stucco, Coronado stone, vertical siding, concrete wainscot, standing seam metal roof, metal awnings, concrete shake roof tiles, walnut details, and anodized aluminum storefronts. The use of articulation, modulation, and fenestration serve to provide visual interest to the commercial units.

Residential Architecture

As mentioned above, the residential portion of the project includes 264-unit multi-family units in ten (10) four-story buildings and includes a clubhouse/rental office. Each of the multi-family buildings utilizes color on the various tower elements to differentiate it from the others. The clubhouse provides modulation along all façades with varied roof heights, a tower element at the southwest corner, and uses a variety of materials to increase articulation on all façades. Materials incorporated into all the residential buildings include stucco, coronado stone, lap siding, vertical siding, and shake roof tiles.

Landscaping and Screening

Landscaping will be provided throughout the development. A total of 751 new trees as well as shrubs and ground cover will be planted to enhance the project site. There will be a pedestrian trail around the seasonal wetland and a trail link to the Ascot Ct trail. The new landscaping will create a visually pleasing setting for the development that will take place on the site.

The landscaping principles that the project needs to meet are described in section 16.504.03 of the VMC. The project landscaping is in scale with the buildings on the site and surrounding development, with ground cover, shrubs, and trees providing a variety of landscaping both vertically and horizontally. Landscaping has been designed to protect lines of sight at entrances to the different parcels.

Most of the trees, shrubs, plants, and groundcover are drought-tolerant/native species with low water usage. There are areas with moderate and high-water usage that are centered around select areas on the commercial properties and portions of the residential properties (sheet DP11). All planting area indicate that there will be an irrigation system, which will have to be installed in accordance with the City's Water Efficiency Landscape Ordinance (WELO) requirements.

The landscape plans indicate landscaping along the base of the buildings, avoiding paved edges at the base of the structure where possible.

The proposed project contains several different types of fences (see sheet DP7). The commercial parcels have 3½-foot tall black post-and-rail ranch fence along all street frontages (see sheet DP10.A). The residential parcel has a 6-foot-tall black metal security fence (see sheet DP10.A) that fronts adjacent streets. Open Space Area A has a cable area fence along portions of the decomposed granite

walking path. For the security fencing around the residential property, the adjoining trees provide vertical elements that provide some screening, additional landscaping should be approved around the fence to soften the verticality of the fence.

The landscaping of the parking areas meets the minimum requirements of number of landscape islands and trees planted in parking areas.

Master Sign Program

The master sign program proposes a unified sign program that proposes one 40-foot tall pylon sign, to be located at the northeast corner of Admiral Callaghan Lane and Auto Mall Parkway, and one 6-foot tall monument sign for the gas station, located at the eastern entrance to the development and size, color, and style of signs allowed for the rest of the commercial.

The pylon sign would be constructed of painted metal structure, aluminum signage with tenant logos, and a base constructed of architectural stone matching the buildings in the development and a cast stone cap. The monument sign would be constructed of painted metal structures with a cast stone cap and the base would be constructed of architectural stone matching the buildings in the development. The monument sign would house two panels, one with a digital price sign for gas prices and the other with the branding of the gas station.

Through the Planned Development process, the applicant is requesting that the pylon sign exceed the maximum allowed sign height of 7½ feet, or 9 feet in height allow through the minor development review process.

Building signs meet the regulations of 16.64.070 of the Vallejo municipal code as to the size and location.

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 findings are in bold, and staff's determination 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 16.604 – Design Review

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

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

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

The proposed development contains separate commercial and residential components. The proposed architecture utilizes articulation, modulation, and fenestration to add distinct variety to the project. The use of similar materials in differing arrangements provides unique buildings with a unifying theme throughout the development.

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

The project details, colors, materials, and landscaping are integrated with one and another that create a visually consistent proposal. Each architectural style will consist of building features, materials, and colors typically associated with that style. Overall, the project uses high-quality, long-lasting material resulting in quality development.

4. Ensure that future development should:

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

The project reflects the promotion of development that targets underutilized sites, which is a policy identified in the General Plan. The new project will enhance the surrounding environment by providing additional services to the surrounding businesses, additional housing units, and preserve a season wetland. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

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

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

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

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

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

Landscaping will be provided throughout the development and common areas. A total of 751 new trees as well as shrubs and ground cover will be planted to enhance the project site. There will be a pedestrian trail around the seasonal wetlands and to the Ascot Court trail that connects to the Blue Rock Springs Park. The new landscaping will create a visually pleasing settling for the commercial uses and multi-family housing on 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; existing trees will be removed with the proposed new landscaping.

- 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.**

The applicant is seeking, through the Planned Development process, relief from the height requirements set forth in section 16.409.05 of the municipal code. The proposed sign program is consistent with the character and scale of the structures on the site utilizing similar design elements from the buildings, including architectural stone and metal roofing that matches the buildings.

The proposed signage at the main entrance would consist of a central column with the developments tenants displayed on either side of the column. The unique arrangement of the signage with the ability to see through the gaps between the tenant signs will serve to reduce the overall bulk of the sign. The height of the sign is appropriate to serve to multiple tenants on an automobile orientated commercial corridor.

- 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 Business / Limited Residential (B/LR) and the Parks, Recreation, and Open Space (PRO) on the General Plan Land Use Map. The General Plan 2040 B/LR designation provides for high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre. As proposed, the project is consistent with the R-MH General Plan land use designation and is consistent with applicable General Plan 2040 policies.

No development is taking place on the portion of the property that will be designated as PRO.

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.**

Staff finds that the project is consistent with the RC zoning district in that it is a proposal of a commercial and 264 single-family dwelling units as conditioned and proposed meets all appropriate development standards of the Vallejo Municipal Code. The final authority of this action is the Planning Commission.

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

The project as proposed complies with VMC Chapter 16.204 – Commercial Districts, as the project has been designed to meet the requirements. The Planning Commission will act on the Development Review for the project.

D. Meets the following criteria:

- a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

The use of unifying design elements throughout the development coupled with street/parking lot trees and other landscaping elements will provide for an attractive and comfortable environment for users of the development.

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

The use of similar complementary colors and uniform landscaping creates a visually consistent development.

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

There are no developments on the north side of the road as the proposed development, but the proposed development incorporates similar colors and materials as developments to the south. Additionally, the project has open space wrapping around the north, east, and west sides of the property providing a transition to the open space to the north and east.

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

The proposed building elevations provide visual interest with well-articulated structure designed with 360-degree architecture, with varied roof lines, perceived building heights, and varying building materials. The visual interest would encourage pedestrian activity and transit use.

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

The street frontages are attractive and provide visual interest for pedestrians. The greater interest will encourage pedestrian traffic on the street and greater surveillance of the street from both pedestrians and users of the buildings.

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

This area is not part of a historical district. The relatively low height of the buildings will not block the visual character of the area that is exemplified by the view of the surrounding hills.

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

The relatively low height of the buildings will not block the visual character of the area that is exemplified by the view of the surrounding hills. The proposed open space provides vistas to the hills as well as providing a buffer to offsite open space. The project provides pedestrian access to the Ascot Ct trail.

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

The proposed landscape is suitable to the project and will serve to improve the appearance of the community. The landscape is drought resistant and will be subject to the Water-Efficient Landscape Ordinance (WELO).

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

The project has been designed to be eco-friendly

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

The project incorporates a seasonal wetland into its design and leaves it untouched. The hills on the property will be incorporated into open space areas and will not be built on.

Sign Program Findings

VMC Section 16.509.02 (D), requires the Review Authority to make a recommendation to the Planning Commission for a sign program (the findings are in bold, and staff's determination follows in italics):

- A. **The proposed signs do not exceed the standards of this Chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

All the proposed signs meet the standards of VMC Chapter 16.509.02(D) with the exception of the monument sign located at the main entrance, which the applicant is seeking relief from through the Planner Unit Development process.

- B. **The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.**

The proposed sign program is consistent with the character and scale of the structures on the site utilizing similar design elements from the buildings, including architectural stone and metal roofing that matches the buildings. The signs are visually complimentary to each other and compatible with the scale of the development and surrounding natural features.

- C. **The proposed signs are in substantial conformance with the design criteria in the any adopted City Design Guidelines**

Not applicable; the city does not have adopted design guidelines for signage.

V. NOTICING AND PUBLIC COMMENTS

On May 30, 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 Development Review (DVR) 24-0019, Design Review (DR) 24-0006, Landscape Review (LR) 21-0001, and Sign Program (SP) 21-0001 with the conditions that 22 trees be added along the frontage of Auto Mall Parkway, detailed landscape plans be submitted with site development or building permits, and that wall plantings be planted along retaining walls higher than 6-feet in height, 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. DRB 24-__
2. Project Plans
3. Material Sample Board

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 24-___

A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF DESIGN REVIEW (DVR24-0006), LANDSCAPE REVIEW (LR21-0001), AND SIGN PROGRAM (SP21-0001) FOR THE SOLANO RANCH PROJECT DEVELOPING 5 COMMERCIAL BUILDINGS, INCLUDING 3 RESTURANTS WITH DRIVE-THROUGHS, GAS STATION AND CONVENIENCE STORE, 264 MULTI-FAMILY DWELLING UNITS IN 10 FOUR-STORY BUILDINGS WITH A CLUBHOUSE AT COLUMBUS PARKWAY AND ADMIRAL CALLAGHAN LANE (APNs: 0182-020-010 -020 & -080)

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, in January, 2021, GTL Properties, on behalf of Eurica Casino Resort, submitted an application seeking a General Plan Amendment, Zoning Map Amendment, Planned Development, Vesting Tentative Map, Major Use Permit, Design Review, Landscape Review, and Sign Permit for the construction of 5 commercial buildings, a 264 multi-family units, a clubhouse, a parcel to remain undeveloped, and open space ("Project") located at the northern terminus of Admiral Callaghan Ln. ("property"); and

WHEREAS, the property has a General Plan 2040 land use designation of Business / Limited Residential (B/LR) and Parks, Recreation, and Open Space ; and

WHEREAS, the property has a Zoning designation of Regional Commercial and Parks, Recreation and Open Space; and

WHEREAS, on March 11, 2024, the application for the Project was determined to be complete for processing; and

WHEREAS, on May 30, 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 June 3, 2024, at 7p.m., the City of Vallejo Design Review Board, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

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

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

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

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

Purposes of the Chapter 16.604 – Design Review

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

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

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

The proposed development contains separate commercial and residential components. The proposed architecture utilizes articulation, modulation, and fenestration to add distinct variety to the project. The use of similar materials in differing arrangements provides unique buildings with a unifying theme throughout the development.

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

The project details, colors, materials, and landscaping are integrated with one and another that create a visually consistent proposal. Each architectural style will consist of building features, materials, and colors typically associated with that style. Overall, the project uses high-quality, long-lasting material resulting in quality development.

- 4. Ensure that future development should:**

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

The project reflects the promotion of development that targets underutilized sites, which is a policy identified in the General Plan. The new project will enhance the surrounding environment by providing additional services to the surrounding businesses, additional housing units, and preserve a season wetland. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

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

The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the

applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

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

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

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

Landscaping will be provided throughout the development and common areas. A total of 751 new trees as well as shrubs and ground cover will be planted to enhance the project site. There will be a pedestrian trail around the seasonal wetlands and to the Ascot Court trail that connects to the Blue Rock Springs Park. The new landscaping will create a visually pleasing settling for the commercial uses and multi-family housing on 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; existing trees will be removed with the proposed new landscaping.

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.

The applicant is seeking, through the Planned Development process, relief from the height requirements set forth in section 16.409.05 of the municipal code. The proposed sign program is consistent with the character and scale of the structures on the site utilizing similar design elements from the buildings, including architectural stone and metal roofing that matches the buildings.

The proposed signage at the main entrance would consist of a central column with the developments tenants displayed on either side of the column. The unique arrangement of the signage with the ability to see through the gaps between the tenant signs will serve to reduce the overall bulk of the sign. The height of the sign is appropriate to serve to multiple tenants on an automobile orientated commercial corridor.

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 Business / Limited Residential (B/LR) and the Parks, Recreation, and Open Space (PRO) on the General Plan Land Use Map. The General Plan 2040 B/LR designation provides for high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre. As proposed, the project is consistent with the R-MH General Plan land use designation and is consistent with applicable General Plan 2040 policies.

No development is taking place on the portion of the property that will be designated as PRO.

Adopted applicable design guidelines.

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

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

Staff finds that the project is consistent with the RC zoning district in that it is a proposal of a commercial and 264 single-family dwelling units as conditioned and proposed meets all appropriate development standards of the Vallejo Municipal Code. The final authority of this action is the Planning Commission.

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

The project as proposed complies with VMC Chapter 16.204 – Commercial Districts, as the project has been designed to meet the requirements. The Planning Commission will act on the Development Review for the project.

D. Meets the following criteria:

- a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

The use of unifying design elements throughout the development coupled with street/parking lot trees and other landscaping elements will provide for an attractive and comfortable environment for users of the development.

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

The use of similar complementary colors and uniform landscaping creates a visually consistent development.

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

There are no developments on the north side of the road as the proposed development, but the proposed development incorporates similar colors and materials as developments to the south. Additionally, the project has open space wrapping around the north, east, and west sides of the property providing a transition to the open space to the north and east.

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

The proposed building elevations provide visual interest with well-articulated structure designed with 360-degree architecture, with varied roof lines, perceived building heights, and varying building materials. The visual interest would encourage pedestrian activity and transit use.

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

The street frontages are attractive and provide visual interest for pedestrians. The greater interest will encourage pedestrian traffic on the street and greater surveillance of the street from both pedestrians and users of the buildings.

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

This area is not part of a historical district. The relatively low height of the buildings will not block the visual character of the area that is exemplified by the view of the surrounding hills.

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

The relatively low height of the buildings will not block the visual character of the area that is exemplified by the view of the surrounding hills. The proposed open space provides vistas to the hills as well as providing a buffer to offsite open space. The project provides pedestrian access to the Ascot Ct trail.

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

The proposed landscape is suitable to the project and will serve to improve the appearance of the community. The landscape is drought resistant and will be subject to the Water-Efficient Landscape Ordinance (WELO).

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

The project has been designed to be eco-friendly

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

The project incorporates a seasonal wetland into its design and leaves it untouched. The hills on the property will be incorporated into open space areas and will not be built on.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE SIGN PROGRAM (VMC Section 16.509.02.D)

- A. **The proposed signs do not exceed the standards of this Chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

All the proposed signs meet the standards of VMC Chapter 16.509.02(D) with the exception of the monument sign located at the main entrance, which the applicant is seeking relief from through the Planner Development process.

- B. **The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.**

The proposed sign program is consistent with the character and scale of the structures on the site utilizing similar design elements from the buildings, including architectural stone and metal roofing that matches the buildings. The signs are visually complimentary to each other and compatible with the scale of the development and surrounding natural features.

- C. **The proposed signs are in substantial conformance with the design criteria in the any adopted City Design Guidelines.**

Not applicable; the city does not have adopted design guidelines for signage.

NOW, THEREFORE, LET IT BE RESOLVED that the Design Review Board hereby recommends that the Planning Commission **APPROVE** Design Review (DR) 24-00xx, Landscape Review (LR) 21-0001, and Sign Program (SP21-0001) based on the above findings, with the following conditions of approval:

- 1) That twenty-two (22) trees be added along the frontage of Auto Mall Parkway to meet the City's requirements;
- 2) That wall planting be planted along retaining walls six (6) feet or higher; and
- 3) That detailed landscape plans be provided with site development or building permit applications.

PASSED AND ADOPTED at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on the 13th day of June, 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

DEVELOPMENT PLAN FOR SOLANO RANCH

PROJECT INFORMATION:

ADDRESS: VALLEJO, CA 94591
APN: 0182-020-010, 0182-020-020, 0182-020-080

DEVELOPER: GTL PROPERTIES
601 VAN NESS AVENUE, SUITE 2000
SAN FRANCISCO, CA 94102
CONTACT: VINCENT "BUZZ" BUTLER
PHONE: 415-810-5569

OWNER: EUREKA CASINO RESORT
3271 S. HIGHLAND DR. #706
LAS VEGAS, NV 89109
CONTACT: ALEXANDER KOCH
PHONE: 702-726-8521

CIVIL ENGINEER: CSW/STRUBER-STROEH ENGINEERING GROUP
5870 STONERIDGE MALL ROAD, SUITE 203
PLEASANTON, CA 94588
CONTACT: MICHAEL VIDRA
PHONE: 925-757-4982

ARCHITECT: ARCHITECTS ORANGE
144 N. ORANGE STREET
ORANGE, CA 92666
CONTACT: DARREL HEBENSTREIT
PHONE: 714-639-9860

LANDSCAPE: SMITH + SMITH
ARCHITECT 1501 NORTH POINT STREET
SAN FRANCISCO, CA 94123
CONTACT: BILL SMITH
PHONE: 415-443-0332

GENERAL PLAN DESIGNATION: BUSINESS/LIMITED RESIDENTIAL
PARKS, RECREATION AND OPEN SPACE

EXISTING ZONING: REGIONAL COMMERCIAL
PARKS, RECREATION AND OPEN SPACE

ADJACENT ZONING: PARKS, RECREATION AND OPEN SPACE
PUBLIC AND SEMI-PUBLIC

PROPOSED ZONING: REGIONAL COMMERCIAL

PROPERTY SIZE: 32.49 AC

OPEN SPACE LAND SWAP: EXISTING 5.5 ACRES FOR PROPOSED 11 ACRES

DEVELOPMENT STANDARDS: PURSUANT TO VALLEJO MUNICIPAL CODE

EXISTING BUILDING AREA: N/A

PROPOSED BUILDING AREA: SEE PROJECT SUMMARY SHEET A001

PARKING: SEE PROJECT SUMMARY SHEET A001

SURFACE COVERAGE: PERVIOUS SURFACE AREA: 45%
IMPERVIOUS SURFACE AREA: 55%
COMMON OPEN SPACE: 34%
PRIVATE USABLE SPACE: 66%

BUILDING LOT COVERAGE: PARCEL 1: 6%
PARCEL 2: 19%
PARCEL 3: 14%
PARCEL 4: 22%
PARCEL 5: 8%
PARCEL 6: 22%
PARCEL 7: 0%

FLOOD ZONE: ZONE X

ABBREVIATIONS:

BFP BACK FLOW PREVENTER
CB CATCH BASIN
CL CENTER LINE
EG EXISTING GROUND
FF FINISH FLOOR ELEVATION
FH FIRE HYDRANT
FL FLOW LINE
G GAS
GB GRADE BREAK
GR GRATE
HP HIGH POINT
INV INVERT ELEVATION
IRR IRRIGATION
JT JOINT TRENCH
LP LOW POINT
MH MANHOLE
PAD PAD ELEVATION
PAE PUBLIC ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
SF SQUARE FEET
SL STREET LIGHT
SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
TC TOP OF CURB
TYP TYPICAL
TW TOP OF WALL
VG VALLEY GUTTER
W WATER
WM WATER METER
WV WATER VALVE

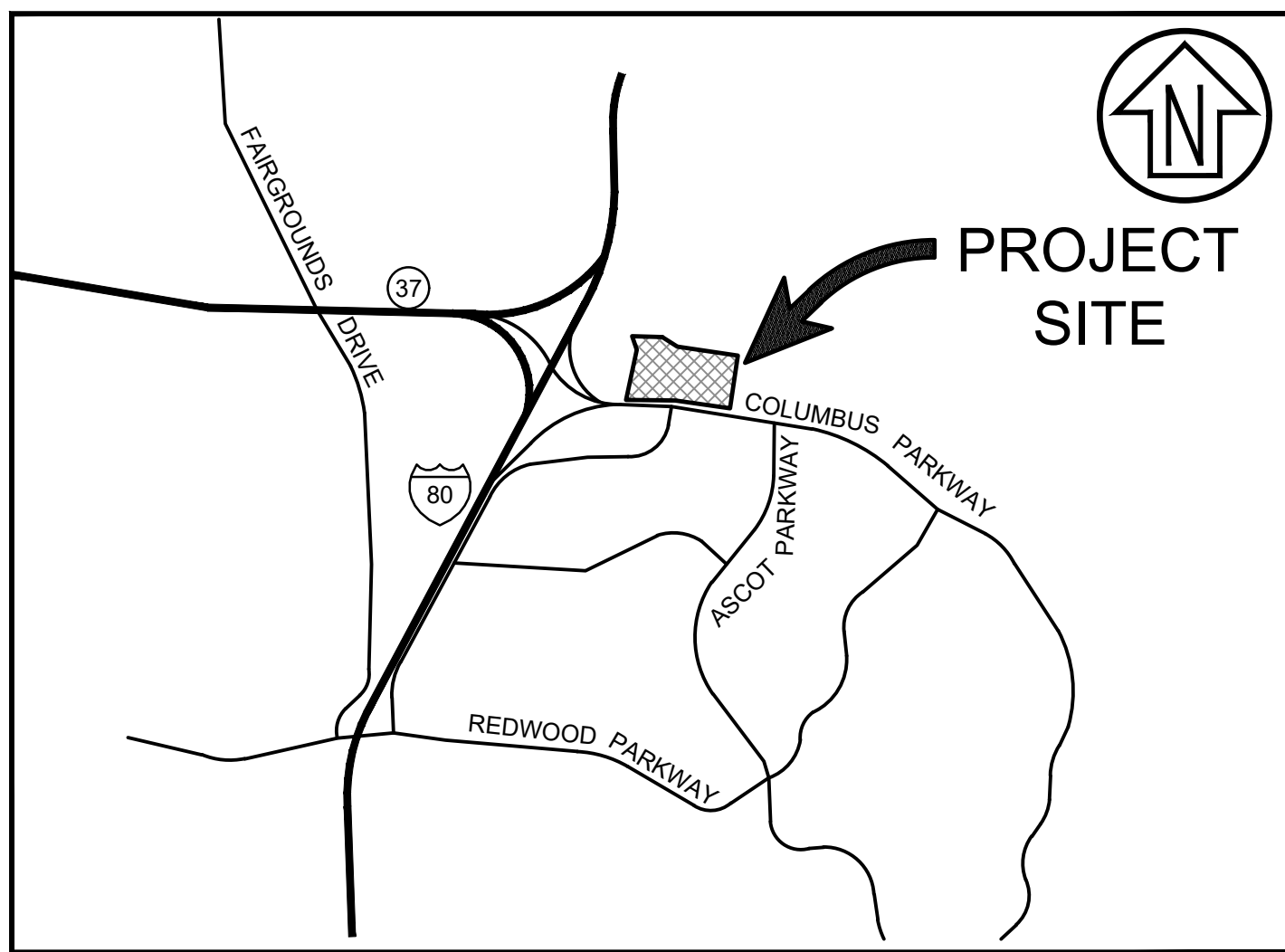
C.3 COMPLIANCE TABLE

PROJECT NAME/NUMBER	SOLANO RANCH
APPLICATION SUBMITTAL DATE	12/6/2023
PROJECT LOCATION	NORTH OF COLUMBUS PARKWAY AT ADMIRAL CALLAGHAN LANE
NAME OF OWNER OR DEVELOPER	GTL PROPERTIES
PROJECT TYPE AND DESCRIPTION	MIXED-USE COMMERCIAL AND RESIDENTIAL
TOTAL PROJECT SITE AREA (ACRES)	32.49 AC
TOTAL NEW IMPERVIOUS SURFACE AREA (SF)	785,402 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	0 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	0 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	785,402 SF
RUNOFF REDUCTION MEASURES SELECTED	SILVA CELL TREATMENT AREAS

APN: 0182-020-010, 0182-020-020, 0182-020-080

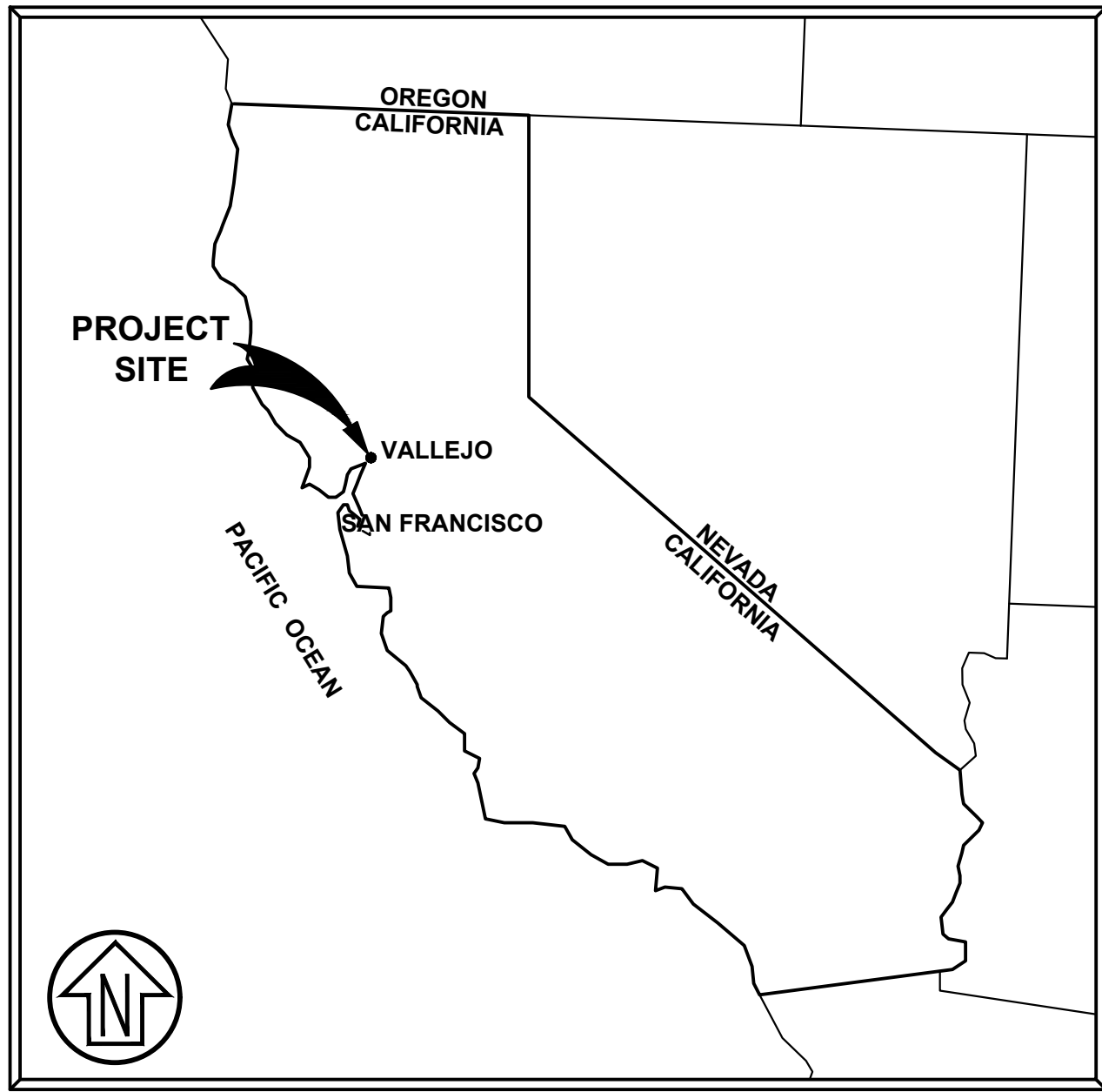
VALLEJO, SOLANO COUNTY, CALIFORNIA

DECEMBER, 2023



VICINITY MAP

SCALE: NTS



LOCATION MAP

NOT TO SCALE

PAGE NO.	SHEET NO.	SHEET TITLE
1	G1.0	COVER SHEET
2	G1.1	PROJECT SUMMARY
3	G1.2	DEVELOPMENT MASTER PLAN
4	C1.0	PROPOSED BOUNDARY
5	C1.1	SURVEY BOUNDARY
6	C2.0	EXISTING CONDITIONS & TOPOGRAPHIC SURVEY
7	C3.0	CIVIL SITE PLAN
8	C4.0	SECTIONS
9	C5.0	GRADING & DRAINAGE PLAN
10	C6.0	UTILITY PLAN
11	C6.1	PUBLIC WATER UTILITY PLAN
12	C7.0	STORMWATER CONTROL PLAN
13	C8.0	PRELIMINARY PHOTOMETRICS
14	C8.1	PRELIMINARY PHOTOMETRICS
15	C8.2	PRELIMINARY PHOTOMETRICS
16	C8.3	PRELIMINARY PHOTOMETRICS
17	C9.0	EROSION CONTROL PLAN
18	C10.0	CIRCULATION PLAN
19	C11.0	PRELIMINARY STREET PROFILES
20	C12.0	FIRE CIRCULATION PLAN
21	DP1	VICINITY PLAN
22	DP2	CONTEXT PLAN
23	DP3	LAND USE PLAN
24	DP4	ILLUSTRATIVE LANDSCAPE PLAN
25	DP5	OPEN SPACE SITE DIAGRAM
26	DP6	SITE CIRCULATION PLAN
27	DP7	FENCING AND WALLS PLAN
28	DP8.A	ILLUSTRATIVE LANDSCAPE ENLARGEMENT PLAN
29	DP8.B	ILLUSTRATIVE LANDSCAPE ENLARGEMENT PLAN
30	DP9A	SITE LANDSCAPE SECTIONS - 3 YEARS
31	DP9B	SITE LANDSCAPE SECTIONS
32	DP10.A	LANDSCAPE MATERIALS AND FURNISHINGS
33	DP10.B	LANDSCAPE MATERIALS AND FURNISHINGS
34	DP10.C	LANDSCAPE MATERIALS AND FURNISHINGS
35	DP10.D	LANDSCAPE MATERIALS AND FURNISHINGS
36	DP10.E	LANDSCAPE MATERIALS AND FURNISHINGS
37	DP10.F	LANDSCAPE MATERIALS AND FURNISHINGS
38	DP10.G	LANDSCAPE MATERIALS AND FURNISHINGS
39	DP11	PRELIMINARY IRRIGATION HYDROZONE PLAN
40	DP12	TREE PLANTING PLAN
41	DP13	PLANT LIST
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43	DP14.B	PLANT IMAGES
44	DP14.C	PLANT IMAGES
45	DP14.D	PLANT IMAGES
46	DP14.E	PLANT IMAGES
47	DP14.F	PLANT IMAGES
48	DP14.G	PLANT IMAGES
49	DP14.H	PLANT IMAGES
50	DP14.I	PLANT IMAGES

51	AS101	OVERALL SITE PLAN
52	AS102	ENLARGED SITE PLAN - PARCEL 1
53	AS103	ENLARGED SITE PLAN - PARCEL 2 & 3
54	AS104	ENLARGED SITE PLAN - PARCEL 4 & 5
55	AS105	ENLARGED SITE PLAN - PARCEL 6
56	A101	BUILDING G1 FLOOR PLAN & ROOF PLAN
57	A102	BUILDING F1 FLOOR PLAN & ROOF PLAN
58	A103	BUILDING S1 FLOOR PLAN & ROOF PLAN
59	A104	BUILDING F2 FLOOR PLAN & ROOF PLAN
60	A105	BUILDING S2 FLOOR PLAN & ROOF PLAN
61	A106	MULTIFAMILY BUILDING R1 FLOOR PLANS
62	A107	MULTIFAMILY BUILDING R1 FLOOR PLAN & ROOF PLAN
63	A108	MULTIFAMILY BUILDING R2 FLOOR PLANS
64	A109	MULTIFAMILY BUILDING R2 FLOOR PLAN & ROOF PLAN
65	A110	MULTIFAMILY BUILDING R3 FLOOR PLANS
66	A111	MULTIFAMILY BUILDING R3 FLOOR PLAN & ROOF PLAN
67	A112	MULTIFAMILY BUILDING R4 FLOOR PLANS
68	A113	MULTIFAMILY BUILDING R4 FLOOR PLAN & ROOF PLAN
69	A114	MULTIFAMILY BUILDING R5 FLOOR PLANS
70	A115	MULTIFAMILY BUILDING R5 FLOOR PLAN & ROOF PLAN
71	A116	MULTIFAMILY BUILDING R6 FLOOR PLANS
72	A117	MULTIFAMILY BUILDING R6 FLOOR PLAN & ROOF PLAN
73	A118	MULTIFAMILY BUILDING R7 FLOOR PLANS
74	A119	MULTIFAMILY BUILDING R7 FLOOR PLAN & ROOF PLAN
75	A120	MULTIFAMILY BUILDING R8 FLOOR PLANS
76	A121	MULTIFAMILY BUILDING R8 FLOOR PLAN & ROOF PLAN
77	A122	MULTIFAMILY BUILDING R9 FLOOR PLANS
78	A123	MULTIFAMILY BUILDING R9 FLOOR PLAN & ROOF PLAN
79	A124	MULTIFAMILY BUILDING R10 FLOOR PLANS
80	A125	MULTIFAMILY BUILDING R10 FLOOR PLAN & ROOF PLAN
81	A126	CLUBHOUSE BUILDING C1 FLOOR PLAN & ROOF PLAN
82	A201	BUILDING G1 ELEVATIONS
83	A202	BUILDING G1 ELEVATIONS
84	A203	BUILDING F1 ELEVATIONS
85	A204	BUILDING S1 ELEVATIONS
86	A205	BUILDING F2 ELEVATIONS
87	A206	BUILDING S2 ELEVATIONS
88	A207	MULTIFAMILY BUILDING R1 TYPE B ELEVATIONS
89	A208	MULTIFAMILY BUILDING R2 TYPE A ELEVATIONS
90	A209	MULTIFAMILY BUILDING R3 TYPE A ELEVATIONS
91	A210	MULTIFAMILY BUILDING R4 TYPE B ELEVATIONS
92	A211	MULTIFAMILY BUILDING R5 TYPE B ELEVATIONS
93	A212	MULTIFAMILY BUILDING R6 TYPE A ELEVATIONS
94	A213	MULTIFAMILY BUILDING R7 TYPE A ELEVATIONS
95	A214	MULTIFAMILY BUILDING R8 TYPE A ELEVATIONS
96	A215	MULTIFAMILY BUILDING R9 TYPE B ELEVATIONS
97	A216	MULTIFAMILY BUILDING R10 TYPE A ELEVATIONS
98	A217	CLUBHOUSE BUILDING C1 ELEVATIONS
99	A218	CLUBHOUSE BUILDING C1 ELEVATIONS CONTINUED
100	A301	BUILDING SECTIONS
101	A302	BUILDING SECTIONS
102	A401	(4 BIN) TRASH ENCLOSURE PLAN AND ELEVATIONS
103	A402	(6 BIN) TRASH ENCLOSURE PLAN AND ELEVATIONS
104	A403	(8 BIN) TRASH ENCLOSURE PLAN AND ELEVATIONS
105	A404	(4 BIN) TRASH ENCLOSURE WITH CARPORT PLAN AND ELEVATIONS
106	A405	(4 BIN) TRASH ENCLOSURE WITH MAINTENANCE SHACK PLAN AND ELEVATIONS
107	A406	SINGLE CARPORT - 1 BAY PLAN AND ELEVATIONS
108	A407	SOLAR SINGLE CARPORT - 1 BAY PLAN AND ELEVATIONS
109	A408	SINGLE CARPORT - 2 BAY PLAN AND ELEVATIONS
110	A409	SOLAR SINGLE CARPORT - 2 BAY PLAN AND ELEVATIONS
111	A410	DOUBLE CARPORT - 1 BAY PLAN AND ELEVATIONS
112	A411	DOUBLE CARPORT - 2 BAY PLAN AND ELEVATIONS
113	A901	BUILDING G1 3D VIEWS
114	A902	BUILDING F1 3D VIEWS
115	A903	BUILDING S1 3D VIEWS
116	A904	BUILDING F2 3D VIEWS
117	A905	BUILDING S2 3D VIEWS
118	A906	MULTIFAMILY BUILDING TYPE A 3D VIEWS
119	A907	MULTIFAMILY BUILDING TYPE B 3D VIEWS
120	A908	CLUBHOUSE 3D VIEWS
121	A909	OVERALL SITE 3D VIEWS
122	AF101	COLORS AND MATERIALS

GTL
Properties

Consultant:
CSW ST 2
CSW/Struber-Stroeh
Engineering Group, Inc.
46 Leavenworth Court, Suite 415, 94588, Pleasanton, CA 94588
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 8th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO
County Of
SOLANO
Slate Of
CALIFORNIA
Scale:
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
COVER SHEET
Sheet Number:
G1.0

PROJECT SUMMARY
PARKING AND LAND USE MATRIX

								Multifamily Units Breakup								
BUILDING DESIGNATION	SUITE	USE	Hotel Rooms	Floor Area (SF)	number of floors	Patio Dining Area (SF)	Total Floor Area (SF)	Studio	1 Brm	2 Brm	3 Brm	Potential total units	Parking Ratio Reqd (per 1,000 SF)	Parking Required	Parking Provided	Parking Surplus (Deficiency)
PARCEL 1																
Building G1	G1	GAS STATION	-	3,050	1	0	3,050	-	-	-	-	-	N/A		17	
Total Parcel 1				3,050			3,050								17	
PARCEL 2																
Building S1	A	RETAIL SHOPS	-	1,440	1	0	1440	-	-	-	-	-	3	4.3		
	B	QUICK SERVE FOOD	-	1,560	1	0	1560	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	C	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	D	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	E	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	F	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	G	RETAIL SHOPS	-	1,495	1	0	1495	-	-	-	-	-	3	4.5		
Total Parcel 2	H	QUICK SERVE FOOD	-	1,534	1	200	1734	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	3.1		
				12,029		200	12229	-	-	-	-	-		31.9	103	71.1
PARCEL 3																
Building F1	A	QUICK SERVE FOOD	-	1,515	1	400	1,915	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	B	RETAIL SHOPS	-	1,293	1	0	1,293	-	-	-	-	-	3	3.9		
	C	QUICK SERVE FOOD	-	1,404	1	200	1,604	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
Total Parcel 3				4,212		600	4,812	-	-	-	-	-		7.9	38	30.1
Parcel 2 and parcel 3 Shared Parking														39.8	141	101
PARCEL 4																
Building F2	A	QUICK SERVE FOOD	-	1,848	1	180	2,028	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	B	QUICK SERVE FOOD	-	1,893	1	0	1,893	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	C	QUICK SERVE FOOD	-	1,151	1	450	1,601	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
Total Parcel 4				4,892		630	5,522	-	-	-	-	-		6.0	10	4.0
PARCEL 5																
Building S1	A	RETAIL SHOPS	-	1,246	1	0	1,246	-	-	-	-	-	3	3.7		
	B	RETAIL SHOPS	-	1,500	1	0	1,500	-	-	-	-	-	3	4.5		
	C	RETAIL SHOPS	-	1,500	1	0	1,500	-	-	-	-	-	3	4.5		
	D	QUICK SERVE FOOD	-	1,500	1	150	1,650	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
Total Parcel 5				5,746		150	5,896							14.7	72	57.3
Parcel 4 and parcel 5 Shared Parking														20.7	82	61
PARCEL 6																
Building 1		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 2		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 3		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 4		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 5		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 6		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 7		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 8		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 9		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 10		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building C1		CLUBHOUSE	-	7,150	1	-	7,150	-	-	-	-	-				
Guest parking		Guest parking											0.2		12	
Total parcel 6				99,866			285,298					264 *		264 *	505	241.0
TOTALS - OVERALL				129,795			316,807							324.5	745	420

*Note: The total units for the development shall be 264 units. The unit dispersal per building may be modified to reach 264 units.

PARKING PROVIDED DETAILS

PARCEL 1

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	13 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	1
Van Accessible HC (9'-0" x 18'-0"):	1
EVCS (9'-0" x 18'-0"):	1 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	1
TOTAL	17

PARCEL 2+3

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	130 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	4
Van Accessible HC (9'-0" x 18'-0"):	2
EVCS (9'-0" x 18'-0"):	3 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	2
TOTAL	141

PARCEL 4+5

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	73 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	3
Van Accessible HC (9'-0" x 18'-0"):	2
EVCS (9'-0" x 18'-0"):	2 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	2
TOTAL	82

PARCEL 6

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	477 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	10
Van Accessible HC (9'-0" x 18'-0"):	2
EVCS (9'-0" x 18'-0"):	15 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	1
TOTAL	505

OVERALL

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	693 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	18
Van Accessible HC (9'-0" x 18'-0"):	7
EVCS (9'-0" x 18'-0"):	21 *
Van Accessible HC (9'-0" x 18'-0"):	6
TOTAL	718

PARKING NOTES

* Overhang. Parking stall lengths, except for parallel spaces, may be reduced by two feet where the parking stall is designed to abut a landscaped area a minimum of five feet wide, such that the front of the vehicle can overhang the landscaped area. (106.508.07 - E4)

** Apartments parking ratios:

All Units	1 stall
Guest parking	none required

GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroeb
Engineering Group, Inc.
46 Lawton Court Suite 415
Novato, CA 94949 Tel: 415.883.0800
Fax: 415.883.0805
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 5th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

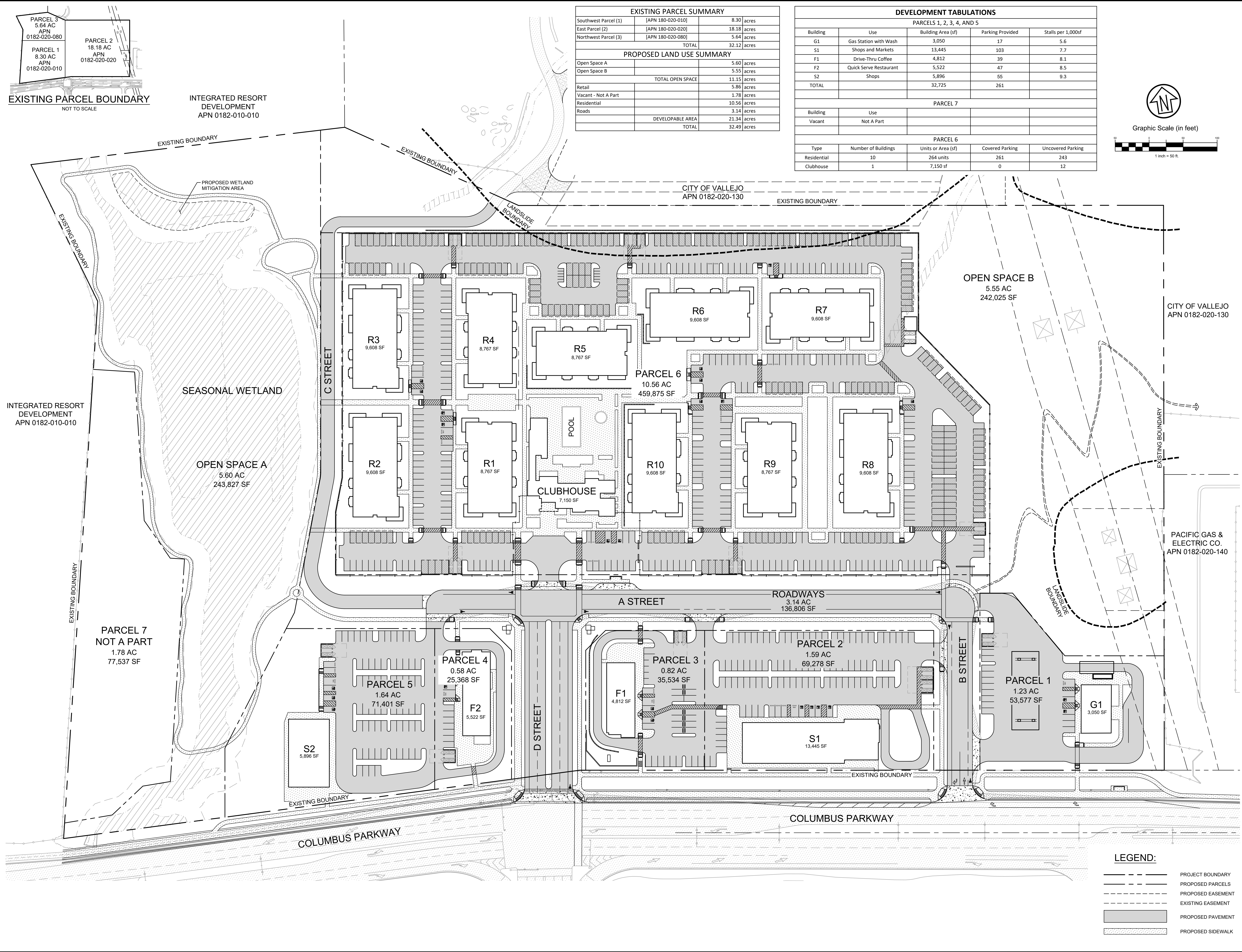
City Of
VALLEJO
County Of
SOLANO
Slate Of
CALIFORNIA

Scale:
Date: 08/30/2023
Project Number: 1930029
Sheet Name:

PROJECT
SUMMARY

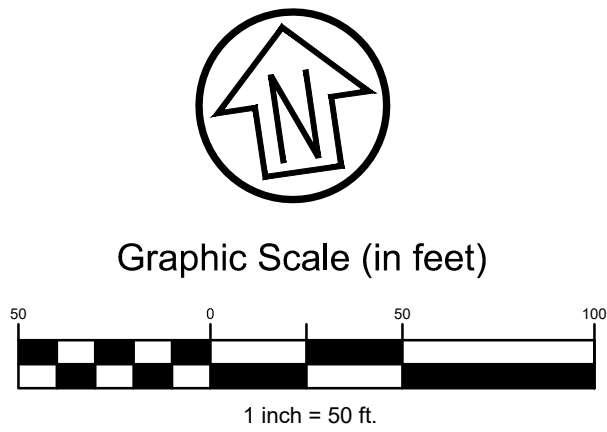
Sheet Number:

G1.1



EXISTING PARCEL SUMMARY		
Southwest Parcel (1)	[APN 180-020-010]	8.30 acres
East Parcel (2)	[APN 180-020-020]	18.18 acres
Northwest Parcel (3)	[APN 180-020-080]	5.64 acres
TOTAL		32.12 acres
PROPOSED LAND USE SUMMARY		
Open Space A		5.60 acres
Open Space B		5.55 acres
TOTAL OPEN SPACE		11.15 acres
Retail		5.86 acres
Vacant - Not A Part		1.78 acres
Residential		10.56 acres
Roads		3.14 acres
DEVELOPABLE AREA		21.34 acres
TOTAL		32.49 acres

DEVELOPMENT TABULATIONS				
PARCELS 1, 2, 3, 4, AND 5				
Building	Use	Building Area (sf)	Parking Provided	Stalls per 1,000sf
G1	Gas Station with Wash	3,050	17	5.6
S1	Shops and Markets	13,445	103	7.7
F1	Drive-Thru Coffee	4,812	39	8.1
F2	Quick Serve Restaurant	5,522	47	8.5
S2	Shops	5,896	55	9.3
TOTAL		32,725	261	
PARCEL 7				
Building	Use			
Vacant	Not A Part			
PARCEL 6				
Type	Number of Buildings	Units or Area (sf)	Covered Parking	Uncovered Parking
Residential	10	264 units	261	243
Clubhouse	1	7,150 sf	0	12



GTL
Properties

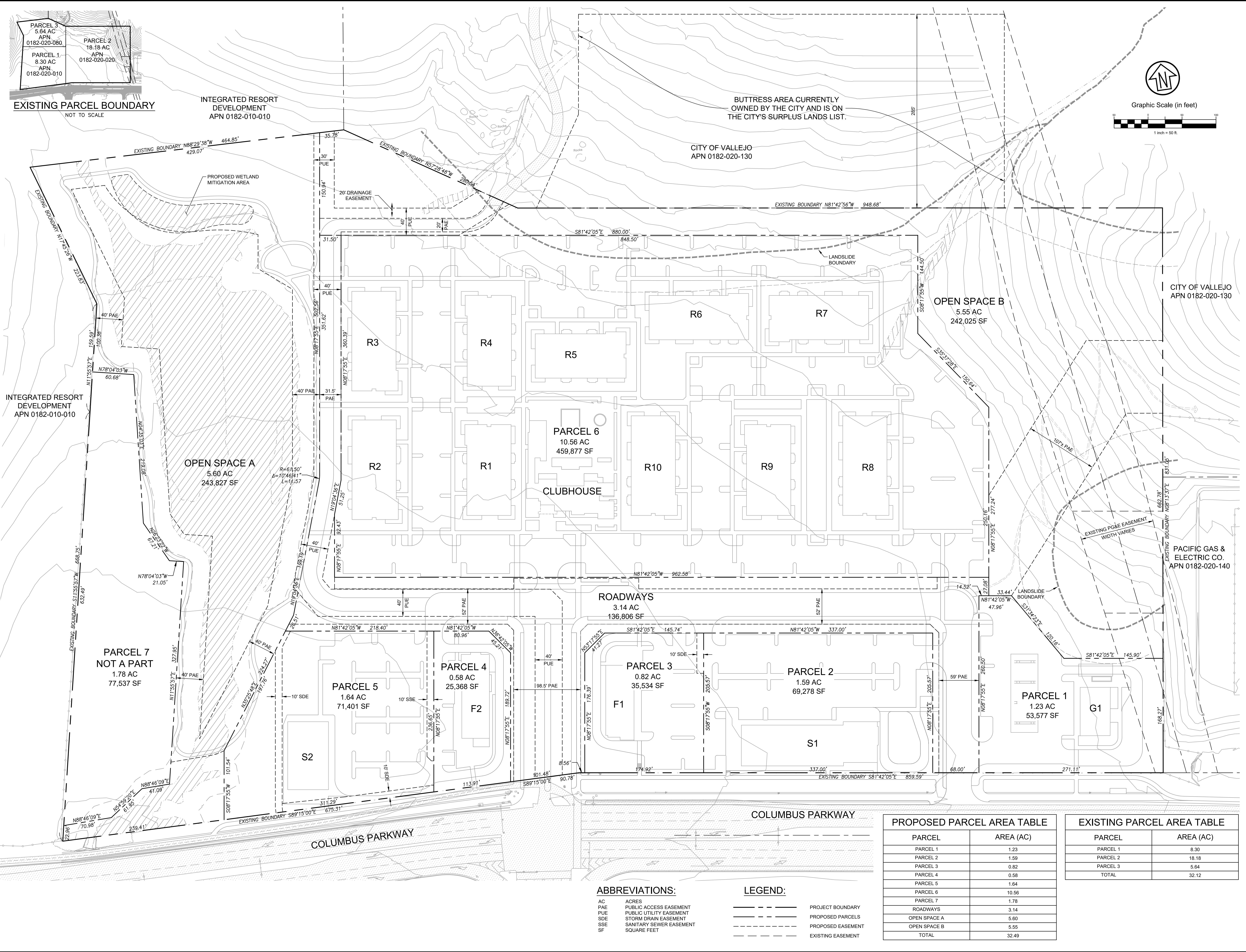
Consultant:
CSW ST 2
CSW/Stuber-Stroob
Engineering Group, Inc.
46 Leavenworth Court
Novato, CA 94949
Tel: 415.883.9850
Fax: 415.883.9850
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

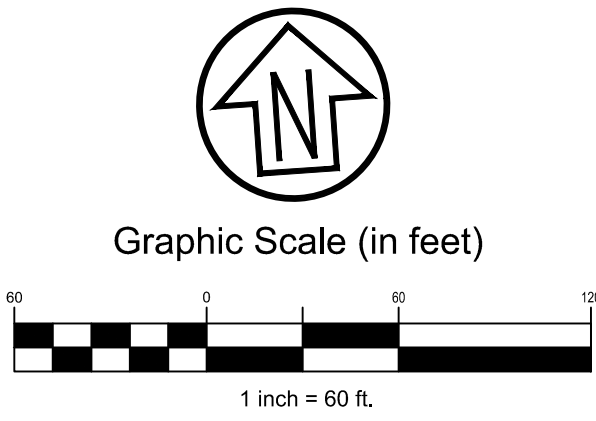
Consultant:

**DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO**

Rev	Date	Description
0	08/30/23	ENTITLEMENT PACKAGE 7th SUB
1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
2	01/20/23	ENTITLEMENT PACKAGE 5th SUB
3	10/27/22	ENTITLEMENT PACKAGE 4th SUB
4	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

City of VALLEJO
County of SOLANO
State of CALIFORNIA
Scale:
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
DEVELOPMENT MASTER PLAN
Sheet Number:
G1.2





ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HV	HIGH VOLTAGE
BFP	BACK FLOW PREVENTER	HYD	HYDRANT
CL	CENTER LINE	IRR	IRRIGATION
CONC	CONCRETE	L	LIGHTING CONDUIT
DEP	DEPRESSED	RR	RAILROAD
E	ELECTRIC	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ELEC	ELECTRICAL	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TELE	TELEPHONE
FL	FLOW LINE	TYP	TYPICAL
G	GAS	TW	TOP OF WALL
GV	GAS VALVE	W	WATER
		WV	WATER VALVE

LEGEND

	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	RETAINING WALL
	BOUNDARY
	BOUNDARY ADJACENT
	BOUNDARY TIES
	CENTERLINE
	EASEMENTS AS NOTED
	AERIAL PANEL
	MONUMENT AS NOTED
	MONUMENT AS NOTED
	TOTAL
	REFERENCE MAP OR DEED

NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BASIS OF BEARING FOR THIS MAP IS SOUTH 81°41'08" EAST FOUND BETWEEN STREET MONUMENTS ALONG THE CENTERLINE OF COLUMBUS PARKWAY AS SHOWN ON THAT MAP ENTITLED "RECORD OF SURVEY OF LUNDEBERG MARYLAND SEAMANSHIP SCHOOL, IN PROPERTY" RECORDED IN BOOK 15 OF MAPS, AT PAGE 18, SOLANO COUNTY RECORDS.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5.
- FIELD SURVEYS WERE PERFORMED IN FEBRUARY AND MARCH OF 2021.
- A RECORD OF SURVEY IS REQUIRED PER 8762 OF THE PROFESSIONAL LAND SURVEYORS ACT AND WILL BE SUBMITTED WITHIN 90 DAYS OF RELEASING THIS MAP.
- DRONE FLIGHTS ON FEBRUARY 17 AND MARCH 12, 2021 BY FAA LICENSED SUAS REMOTE PILOT.

EXCEPTIONS

- [1] AN EASEMENT OVER SAID LAND FOR PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED DECEMBER 30, 1946, (BOOK) 360 (PAGE) 103, OFFICIAL RECORDS.
- AFFECTS: A PORTION OF PARCEL TWO
- NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
- [5] AN EASEMENT OVER SAID LAND FOR ROADWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF VALLEJO, IN DEED RECORDED DECEMBER 8, 1989, (INSTRUMENT) 890088229, OFFICIAL RECORDS.
- AFFECTS: A PORTION OF PARCEL THREE
- NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
- [6] AN EASEMENT OVER SAID LAND FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF VALLEJO, IN DEED RECORDED DECEMBER 8, 1989, (INSTRUMENT) 890088230, OFFICIAL RECORDS.
- AFFECTS: A PORTION OF PARCEL THREE
- NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
- [7] AN EASEMENT OVER SAID LAND FOR UTILITY AND UTILITY ACCESS ROADWAY AND INCIDENTAL PURPOSES, AS GRANTED TO THE CITY OF VALLEJO, A MUNICIPAL CORPORATION, IN DEED RECORDED MARCH 5, 1990, (INSTRUMENT) 900016812, OFFICIAL RECORDS.
- AFFECTS: A PORTION OF PARCEL TWO
- NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
- [8] AN EASEMENT OVER SAID LAND FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED OCTOBER 18, 1991, (INSTRUMENT) 1991-00077977, OFFICIAL RECORDS.
- AFFECTS: A PORTION OF PARCEL TWO
- NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

MAP REFERENCES

- [1] "MAP OF A TRACT OF LAND CALLED UPPER HUNTER RANCH" RECORDED IN BOOK 3, PAGE 23.
- [2] RECORD OF SURVEY BOOK 9 OF SURVEYS, PAGE 42
- [3] RECORD OF SURVEY BOOK 13 OF SURVEYS, PAGE 46
- [4] RECORD OF SURVEY BOOK 15 OF SURVEYS, PAGE 18



Rev	Date	Description	Designed	Drawn	Checked
-	03/19/21	SUBMITTED TO CLIENT		B.J.H.	J.L.W.

CSW ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
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http://www.cswst2.com
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City	Vallejo
County	Solano
State	California

SOLANO RANCH COLUMBUS PARKWAY SURVEY
SURVEY BOUNDARY
APN'S: 0182-020-010_20_80

Prepared Under the Direction of:

Sheet	C1.1
Scale:	1" = 60'
Date:	03/19/21
Project Number:	1930029.50
Plan File:	-

Rev	Date	Description
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-	05/07/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
SOLANO

State Of
CALIFORNIA

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ate:	08/30/2023

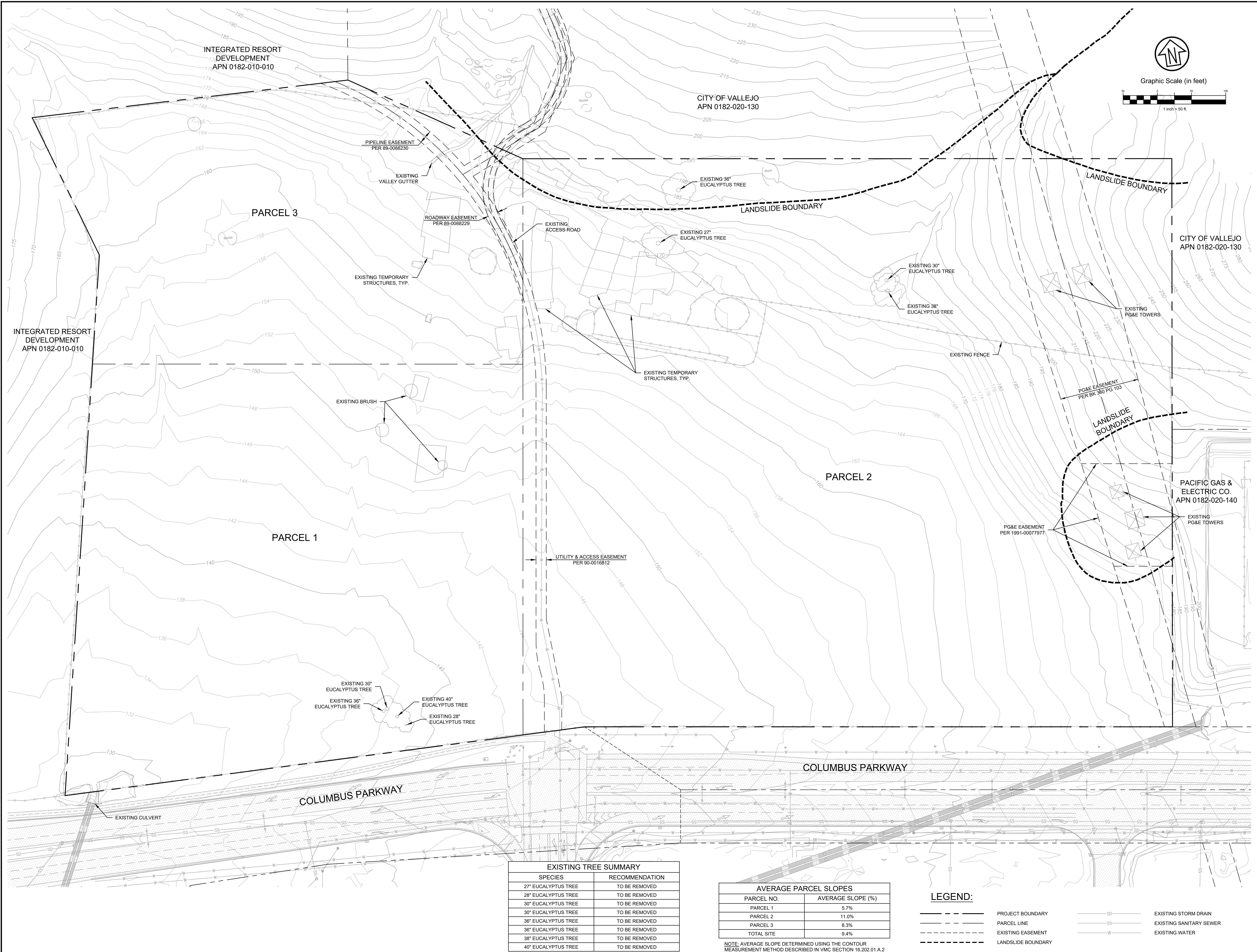
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Name: _____

EXISTING
CONDITIONS &
TOPOGRAPHIC
SURVEY

Number:

C2.0



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

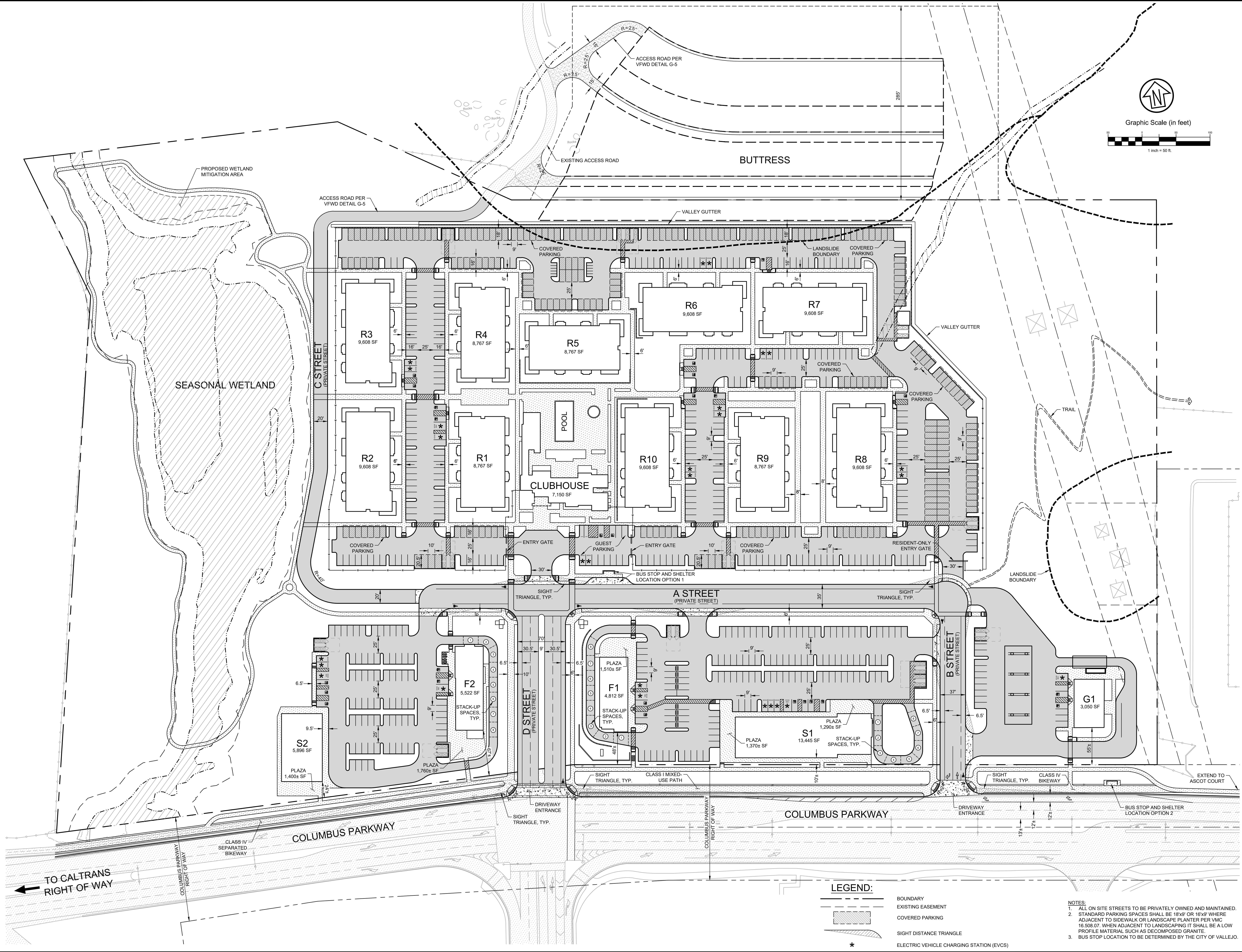
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10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

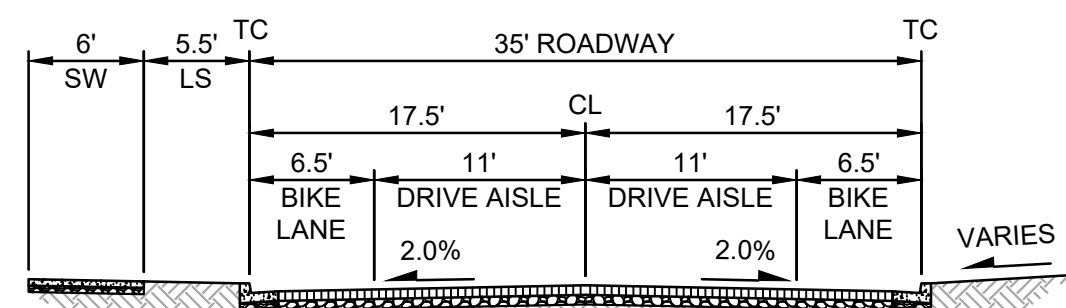
City of
VALLEJO
County of
SOLANO
State of
CALIFORNIA

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Sheet Name:

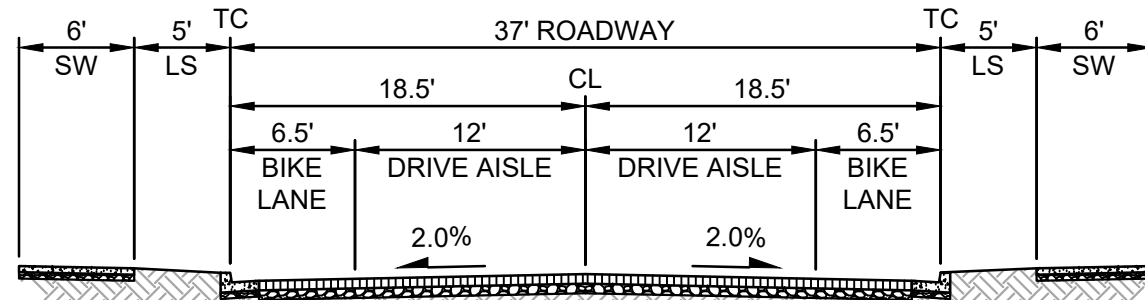
CIVIL SITE PLAN

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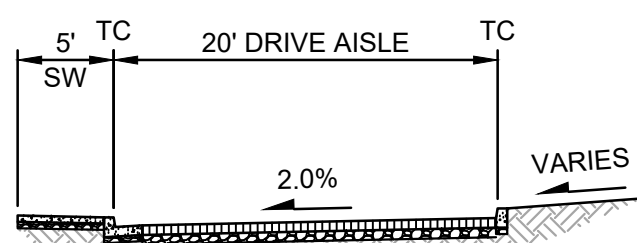




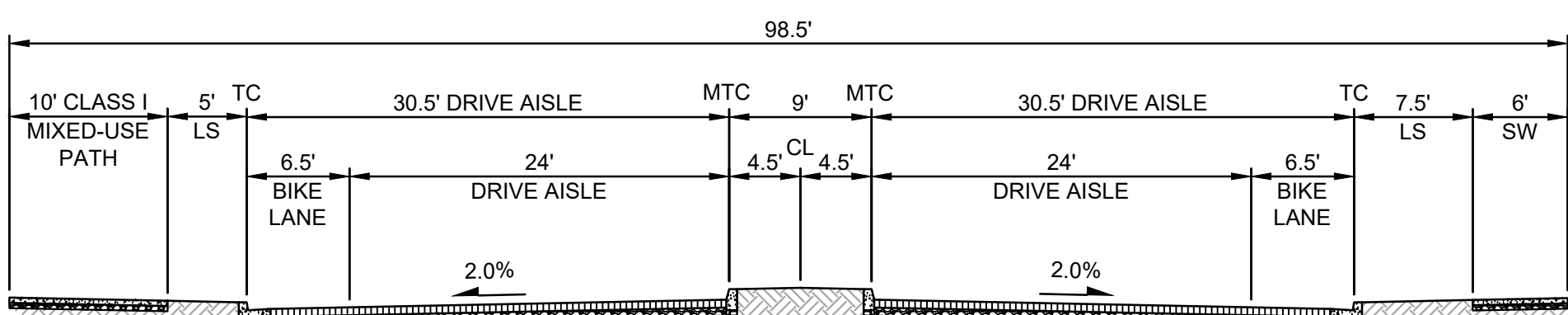
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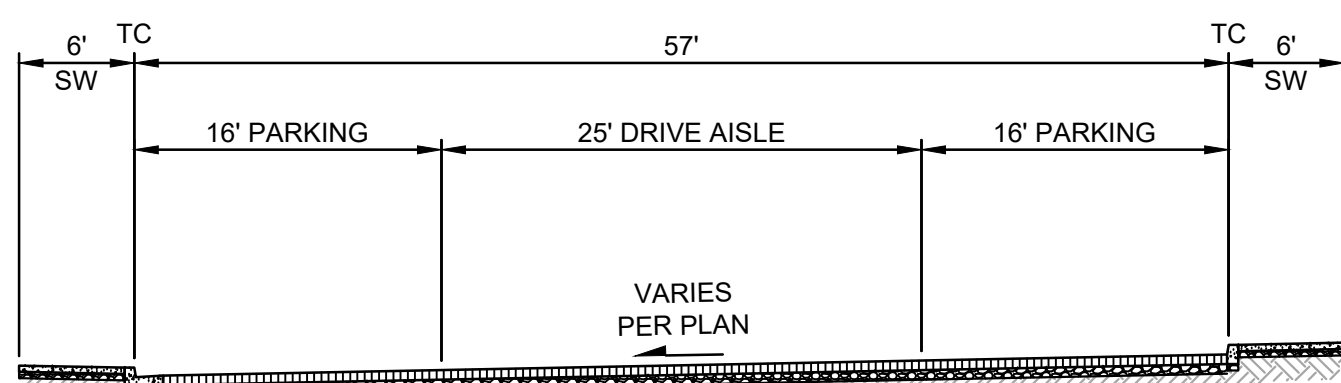
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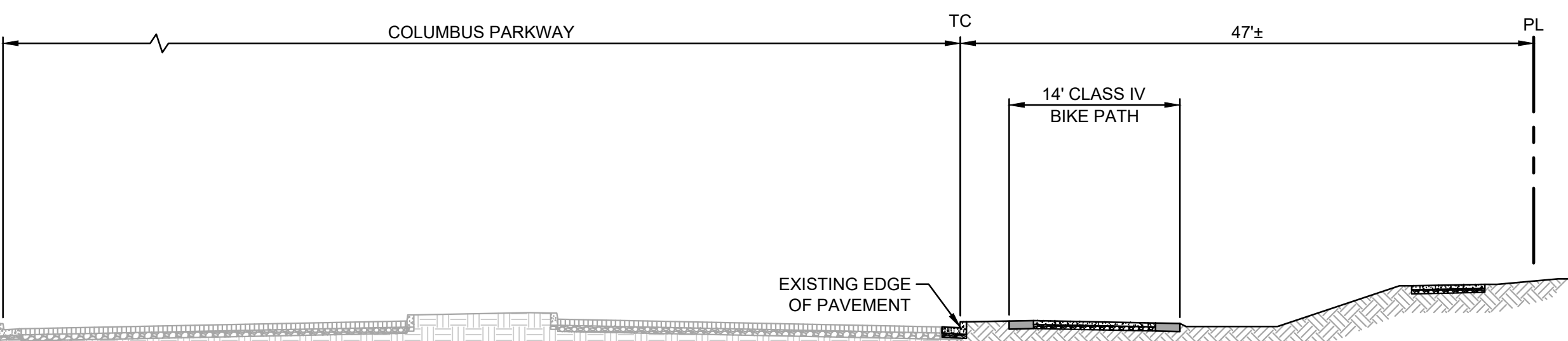
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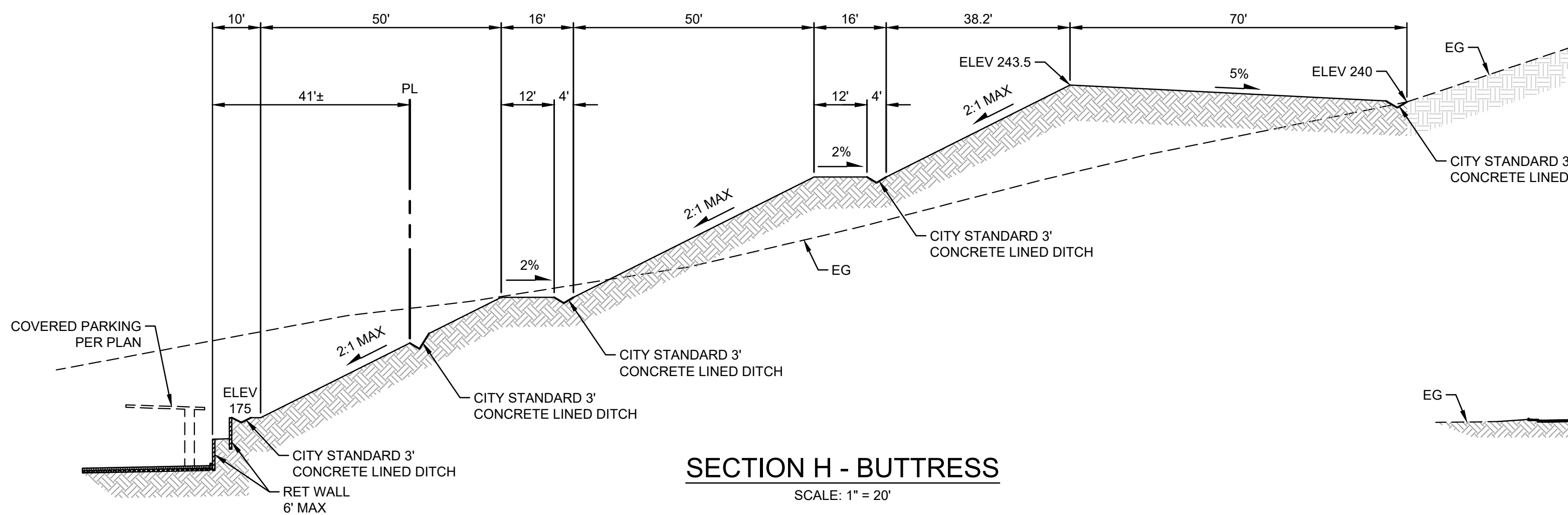
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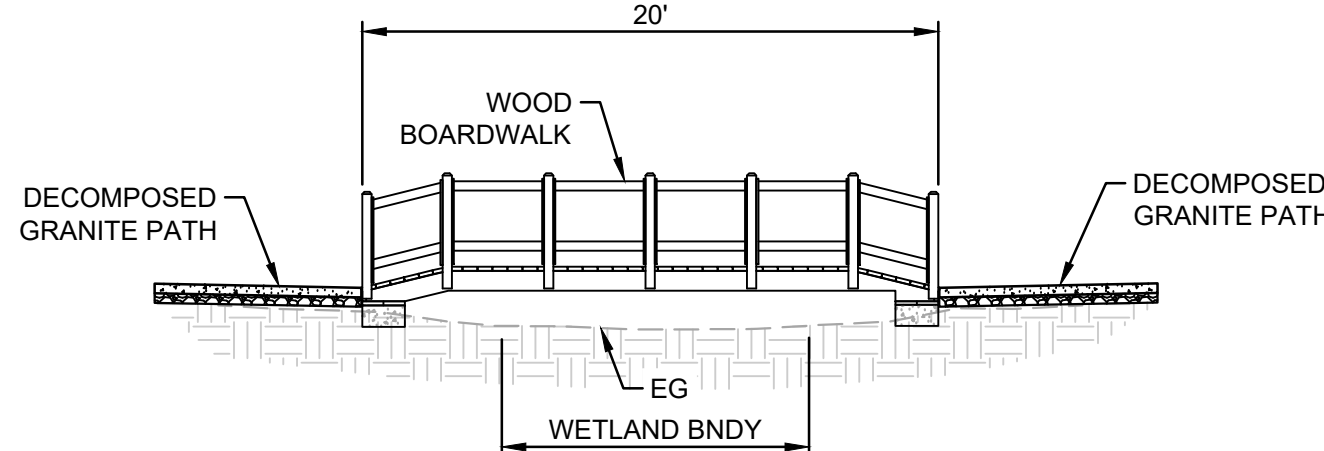
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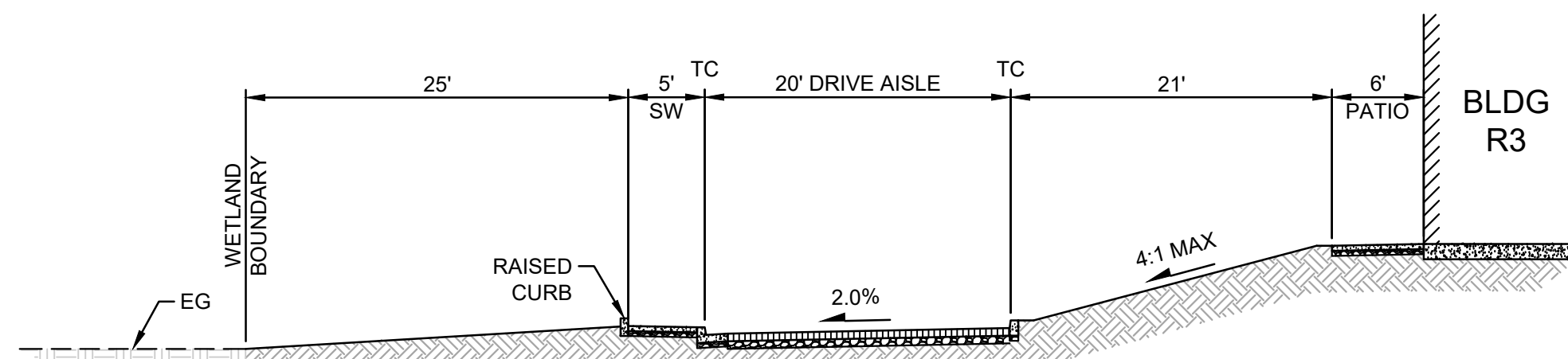
COLUMBUS PARKWAY
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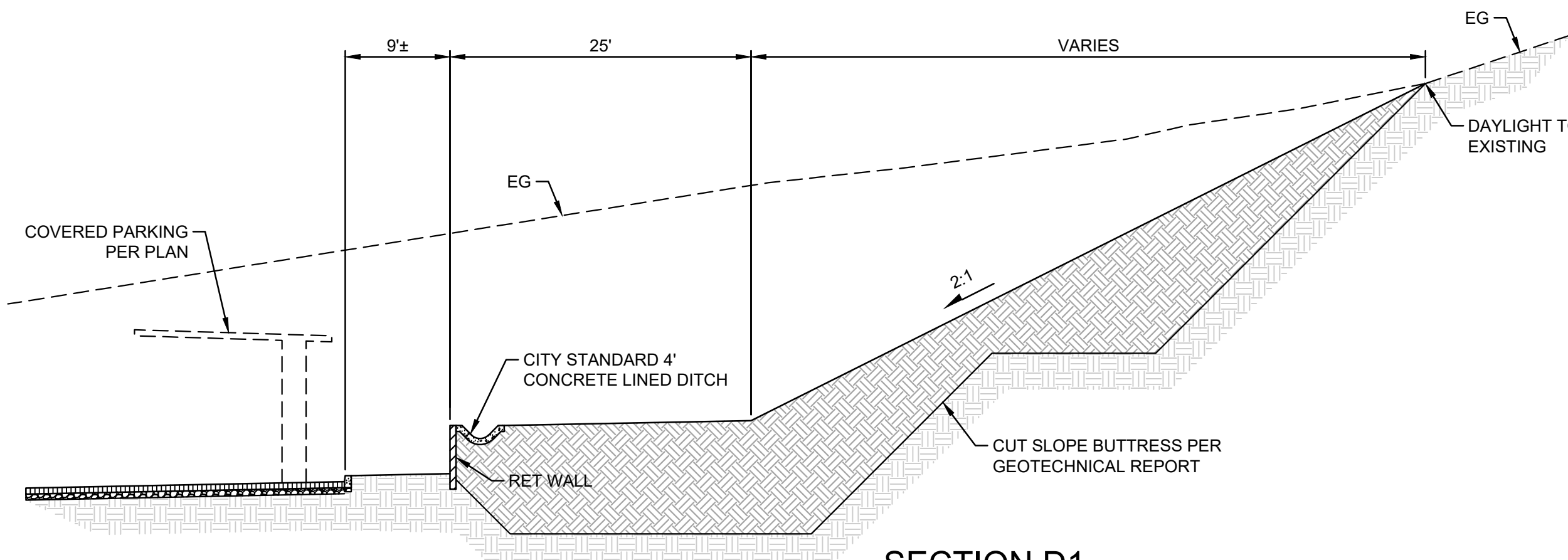
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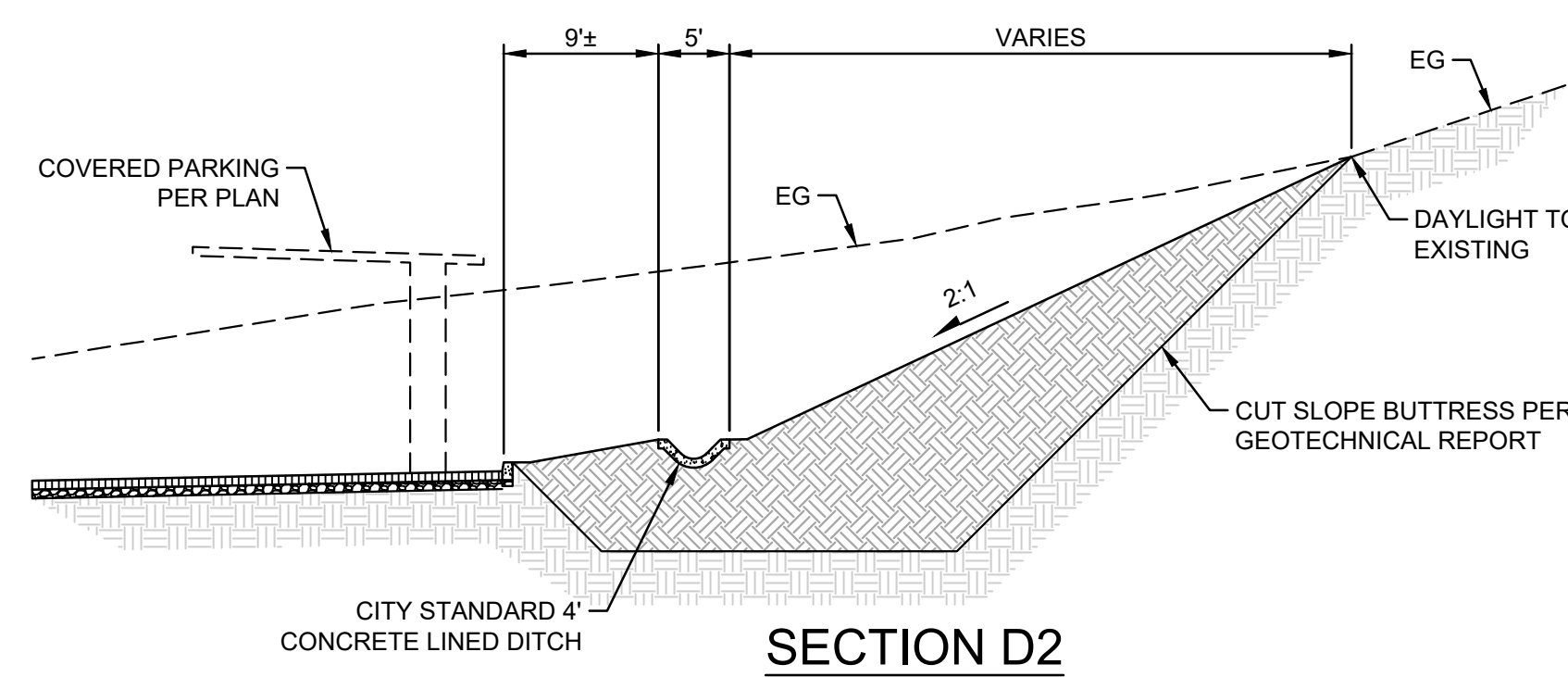
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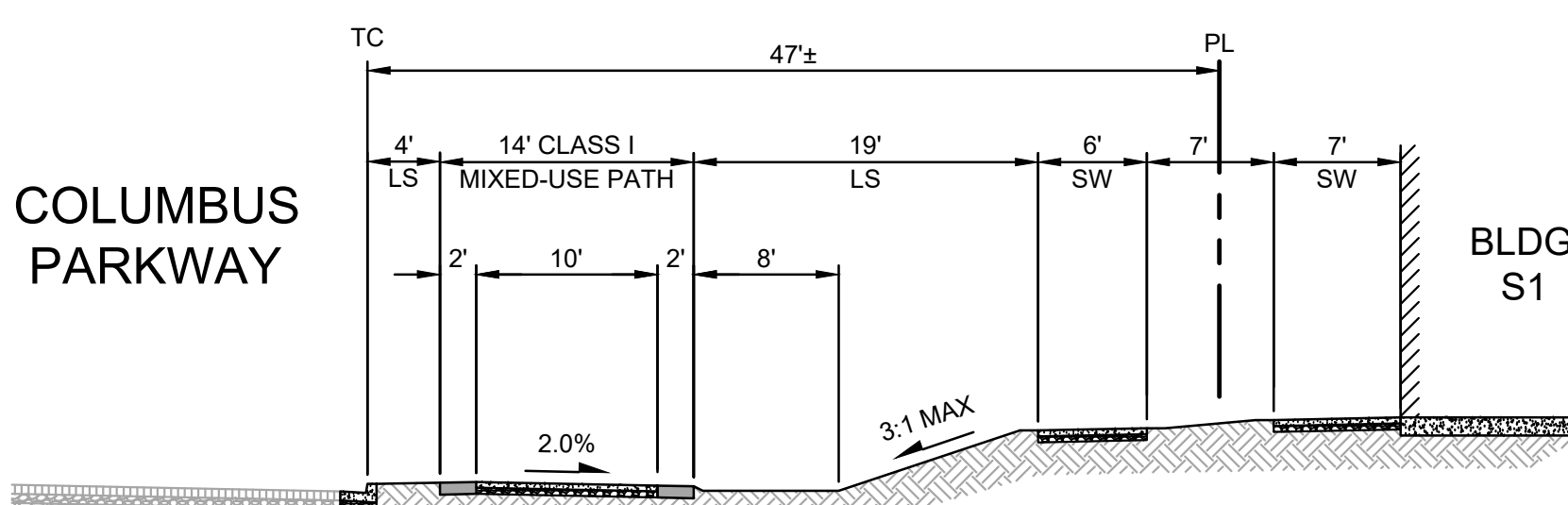
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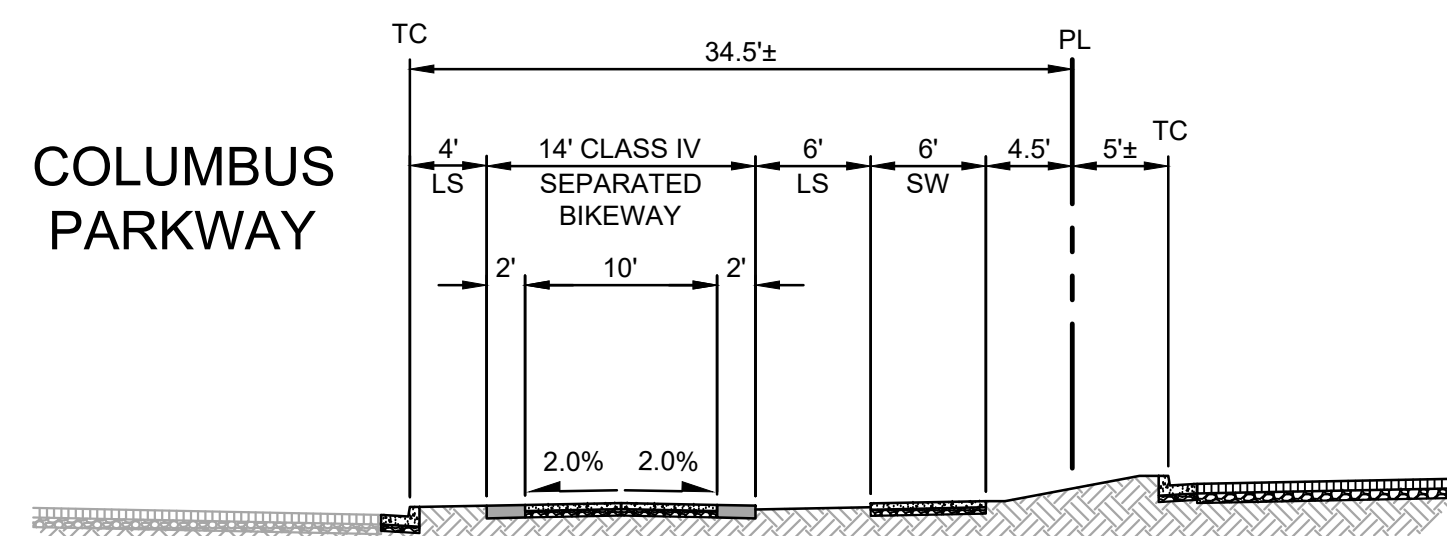
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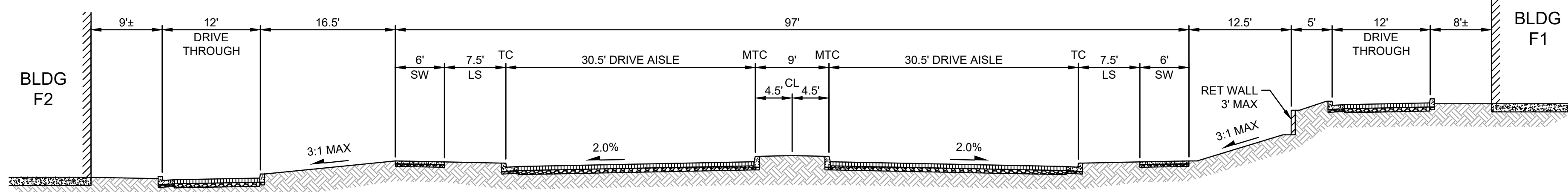
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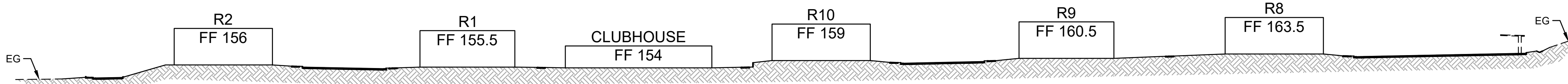
SECTION E
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SECTION F
NOT TO SCALE



SECTION G
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SECTION I
SCALE: 1" = 50'

Rev	Date	Description
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1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
2	01/20/23	ENTITLEMENT PACKAGE 5th SUB
3	10/27/22	ENTITLEMENT PACKAGE 4th SUB
4	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA

Scale:	
Date:	08/30/2023
Project Number:	1930029
Sheet Name:	

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Description
ENTITLEMENT PACKAGE 7th SUB
ENTITLEMENT PACKAGE 8th SUB
ENTITLEMENT PACKAGE 9th SUB
ENTITLEMENT PACKAGE 4th SUB
ENTITLEMENT PACKAGE 3rd SUB
ENTITLEMENT PACKAGE 2nd SUB
ENTITLEMENT PACKAGE

Rev	Date
-	08/30/23
-	05/01/23
-	01/20/23
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-	11/05/21
-	02/26/21
-	12/22/20

City Of
VALLEJO

County Of
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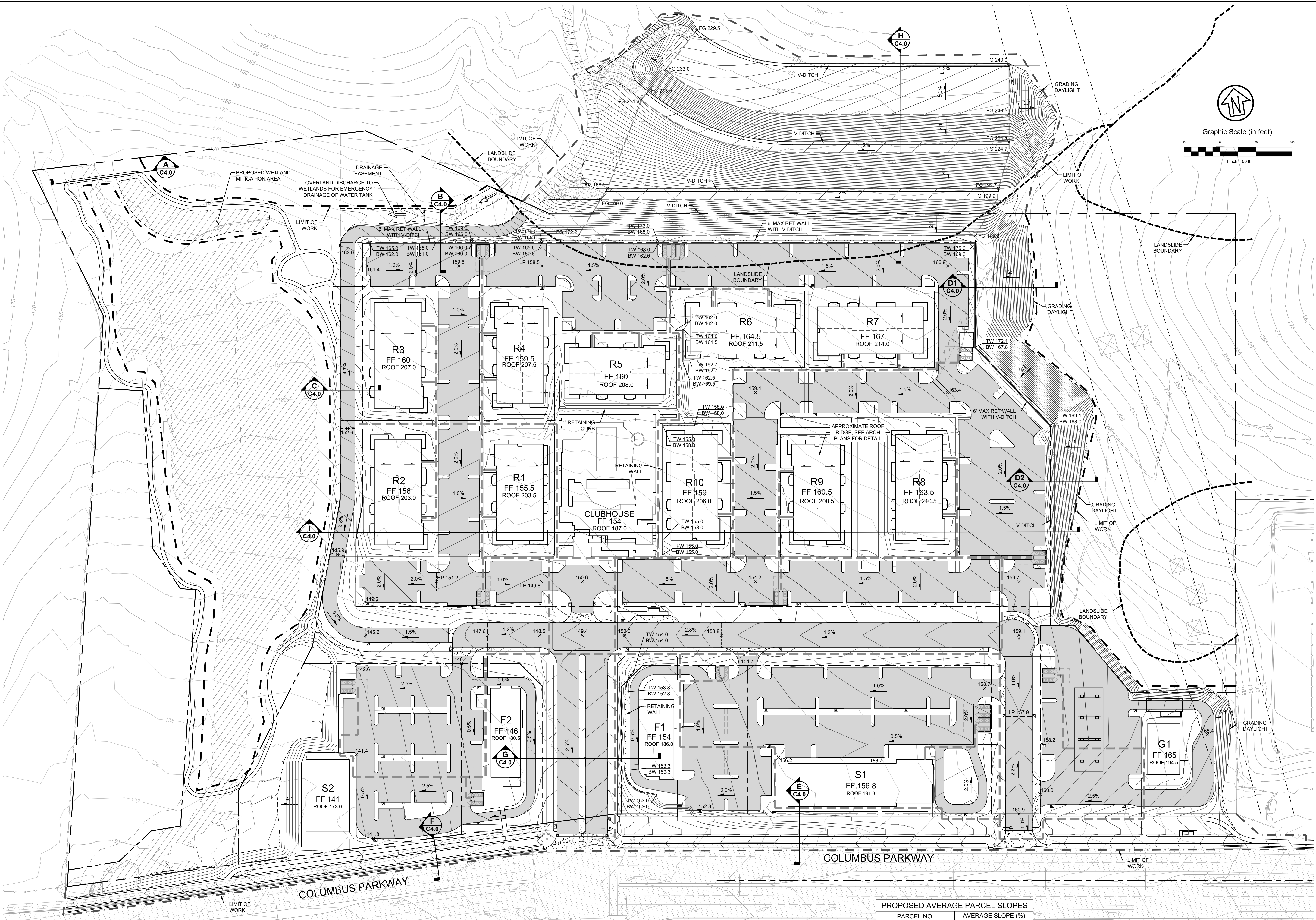
State Of
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Date:	08/30/2023
Project Number:	1930029
Sheet Name:	

GRADING & DRAINAGE PLAN

Sheet Number:

C5.0



VALLEJO CITY STANDARD V-DITCH CAPACITY

THE FOLLOWING CALCULATIONS USE MANNING'S EQUATION TO DETERMINE THE AVAILABLE CAPACITY OF THE VALLEJO CITY STANDARD CONCRETE LINED DITCH ASSUMING A 2% SLOPE.

$$Q = (1.49/n) \cdot A \cdot R^{2/3} \cdot S^{1/2}$$

3' WIDE DITCH AT 2% SLOPE

$$Q_u = (1.49/.013) \cdot (1.85) \cdot (0.5^{2/3}) \cdot (0.02^{1/2})$$

$$Q_u = 18.9 \text{ CFS}$$

4' WIDE DITCH AT 2% SLOPE

$$Q_u = (1.49/.013) \cdot (3.89) \cdot (0.75^{2/3}) \cdot (0.02^{1/2})$$

$$Q_u = 52.1 \text{ CFS}$$

NORTHERN V-DITCHES RUN-ON

THE FOLLOWING CALCULATION USES THE RATIONAL METHOD TO DETERMINE THE EXPECTED FLOWS FOR THE 100 YEAR STORM EVENT FOR THE V-DITCHES ALONG THE NORTHERN BUTTRESS.

C = 0.5	$i_{100} = 3.44$ IN/HR
Tc = 15 MIN	A = 3.7 AC

$$Q = C \cdot i \cdot A = (0.5) \cdot (3.44) \cdot (3.7)$$

Q = 6.4 CFS

THERE IS SUFFICIENT CAPACITY FOR THE 3' WIDE V-DITCH TO HANDLE THE NORTHERN RUN-ON

EASTERN V-DITCH RUN-ON

THE FOLLOWING CALCULATION USES THE RATIONAL METHOD TO DETERMINE THE EXPECTED FLOWS FOR THE 100 YEAR STORM EVENT FOR THE V-DITCH ALONG THE EASTERN PROJECT LIMIT.

C = 0.5	$t_{100} = 2.32 \text{ IN/HR}$
$T_c = 31 \text{ MIN}$	$A = 43.9 \text{ AC}$

$$Q = C \cdot i \cdot A = (0.5) \cdot (2.32) \cdot (43.9)$$

$Q = 50.8 \text{ CFS}$

THERE IS SUFFICIENT CAPACITY FOR THE 4' WIDE V-DITCH TO HANDLE THE EASTERN RUN-ON

PRELIMINARY EARTHWORK:

SITE CUT: 98,000 CY
SITE FILL: 60,000 CY

BUTTRESS CUT: 164,000 CY
BUTTRESS ENGINEERED FILL: 178,000 CY

TOTAL: 24,000 CY CUT

EXISTING AVERAGE PARCEL SLOPES	
PARCEL NO.	AVERAGE SLOPE (%)
PARCEL 1	5.7%
PARCEL 2	11.0%
PARCEL 3	8.3%
TOTAL PARCELS	9.4%

NOTE: AVERAGE SLOPE DETERMINED USING THE CONTOUR MEASUREMENT METHOD DESCRIBED IN VMC SECTION 16.202.01.A.2

PROPOSED AVERAGE PARCEL SLOPES	
PARCEL NO.	AVERAGE SLOPE (%)
PARCEL 1	8.8%
PARCEL 2	3.4%
PARCEL 3	7.4%
PARCEL 4	4.2%
PARCEL 5	6.0%
PARCEL 6	6.7%
PARCEL 7	4.4%
TOTAL PARCELS	6.1%

NOTE: AVERAGE SLOPE DETERMINED USING THE CONTOUR MEASUREMENT METHOD DESCRIBED IN VMC SECTION 16.202.01.A.2

LEGEND:

	BOUNDARY
	EXISTING EASEMENT
	RETAINING WALL
	ACCESSIBLE PATH
	ON-SITE LIMIT OF WORK
	OFF-SITE LIMIT OF WORK

NOTES:

1. THE PROPOSED BUTTRESS EASEMENT ADJACENT TO THE PROPERTY WILL NEED TO BE ACQUIRED FOR THE PURPOSE OF REMEDIATING HISTORIC LANDSLIDE ISSUES. THE BUTTRESS SHALL BE DESIGNED ACCORDING TO THE GEOTECHNICAL ENGINEER TO PROVIDE PERMANENT LANDSLIDE MITIGATION AND EROSION CONTROL.

PRELIMINARY UTILITY SCHEDULE		
NAME	QUANTITY	DESCRIPTION
PRIVATE WATER	6,250 LF	PVC C900 CLASS 200 DR-14
FIRE WATER	4,610 LF	PVC C900 CLASS 200 DR-14
FIRE HYDRANT	8 EA	CLOW CORP. SERIES MODEL 960
12" PUBLIC WATER	1,345 LF	PVC PR 165 DR 25
24" PUBLIC WATER	1,350 LF	PVC PR 165 DR 25
STORM DRAIN PIPE	1,470 LF	HDPE SDR 17
STORM DRAIN MANHOLE	2 EA	STORM DRAIN MANHOLE PER VFWD STD. SD-11
STORM DRAIN CATCH BASIN	56 EA	TYPE B INLET PER VFWD STD. SD-2
STORM DRAIN FIELD INLET	2 EA	TYPE C INLET PER VFWD STD. SD-3
CLEAN STORM DRAIN PIPE	6,980 LF	HDPE SDR 17
CLEAN STORM DRAIN MANHOLE	62 EA	STORM DRAIN MANHOLE PER VFWD STD. SD-11
SANITARY SEWER PIPE	2,400 LF	PVC DR 26
SANITARY SEWER MANHOLE	18 EA	SEWER MANHOLE PER VFWD STD. SS-6 & SS-7

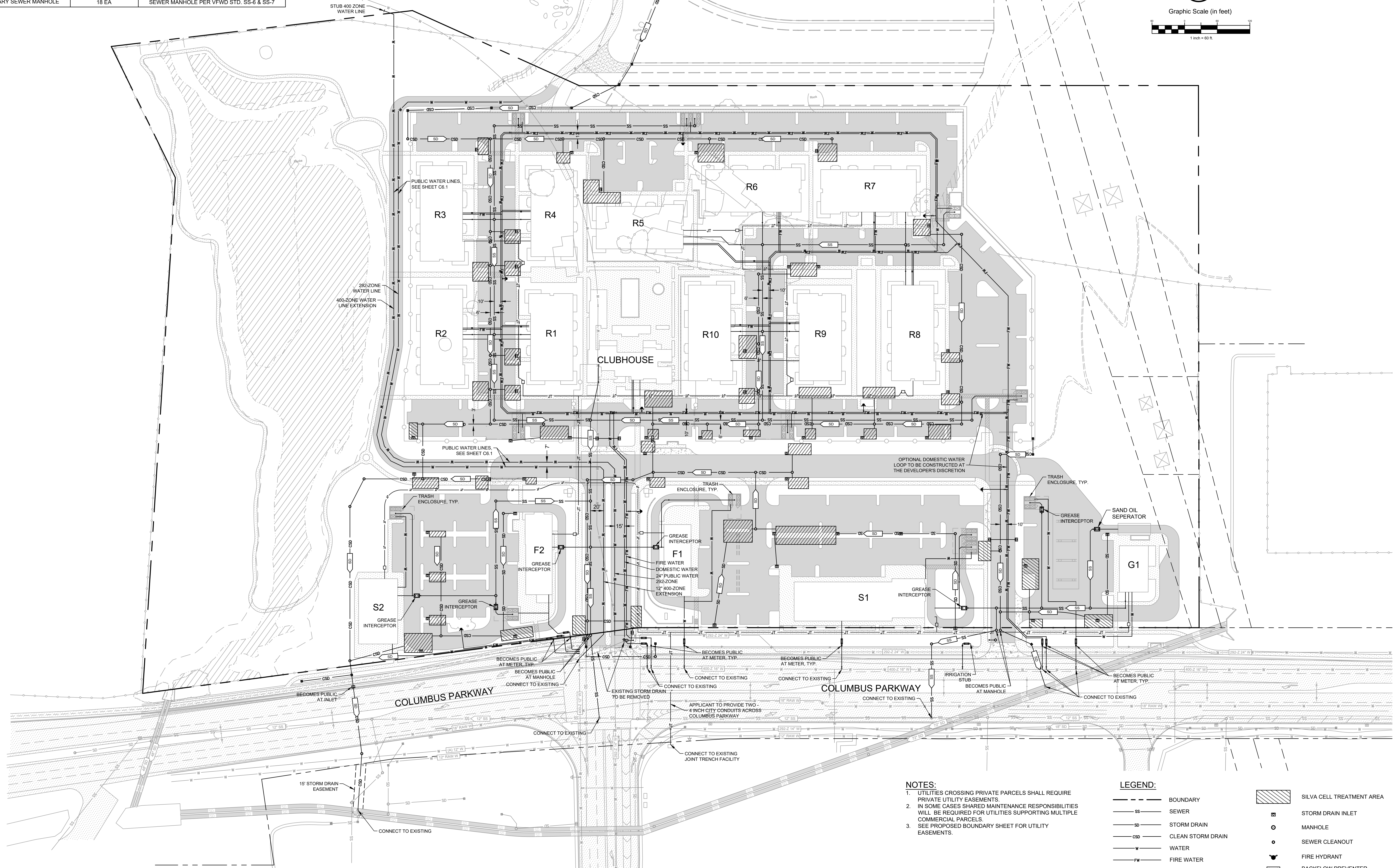
1. ALL

1. ALL ON-SITE STORM DRAINAGE AND TREATMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ALL ON-SITE SANITARY SEWER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
3. ALL STORM DRAIN INLETS TO BE INSTALLED WITH APPROVED TRASH CAPTURE DEVICES.
4. WHERE DRY UTILITIES CROSS THE 292-ZONE AND 400-ZONE WATER MAINS THEY SHALL BE BACKFILLED IN A RED CONTROLLED LOW STRENGTH MATERIAL.

SITE STORMWATER FLOW: $Q=4$

SITE STORMWATER FLOW: 2.4102 CFS

SITE SEWER FLOW: 98,300+ GPD



- | | |
|-----------|-------------------|
| — — — — — | BOUNDARY |
| — SS — | SEWER |
| — SD — | STORM DRAIN |
| — CSD — | CLEAN STORM DRAIN |
| — W — | WATER |
| — FW — | FIRE WATER |
| — JT — | JOINT TRENCH |

- | | |
|---|---------------------------|
|  | SILVA CELL TREATMENT AREA |
|  | STORM DRAIN INLET |
|  | MANHOLE |
|  | SEWER CLEANOUT |
|  | FIRE HYDRANT |
|  | BACKFLOW PREVENTER |
|  | WATER METER |

GTL
Properties

G S W

Engineering Group, Inc.

Civil Engineers

Land Planning

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DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

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-	02/28/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
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State Of
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Scale:	
Date:	08/30/2023

Object Number:	1930029
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Abstract

UTILITY PLAN

660

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City Of
VALLEJO

County Of
SOLANO

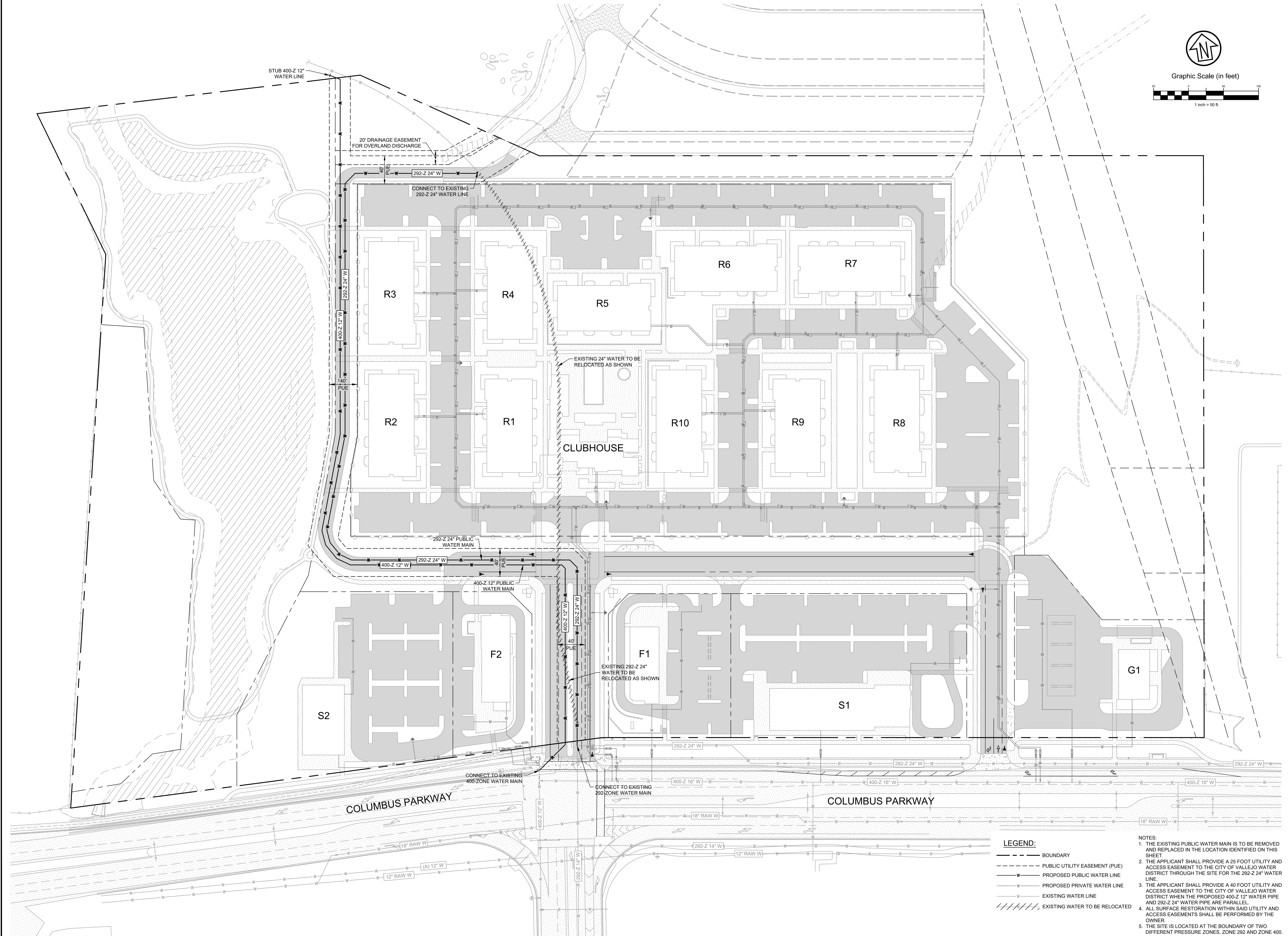
State Of
CALIFORNIA

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ate:	08/30/2023

Project Number:	1930029
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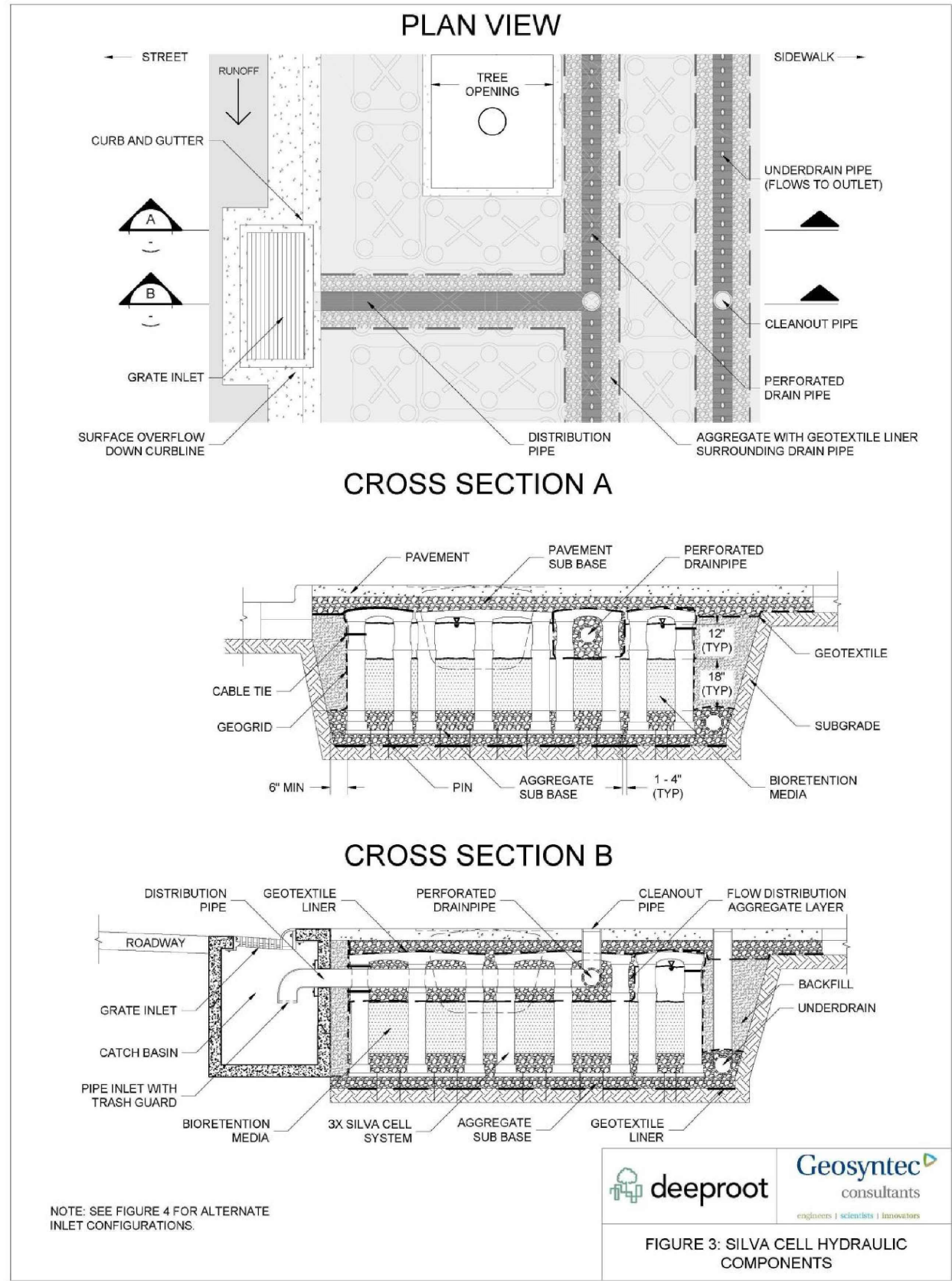
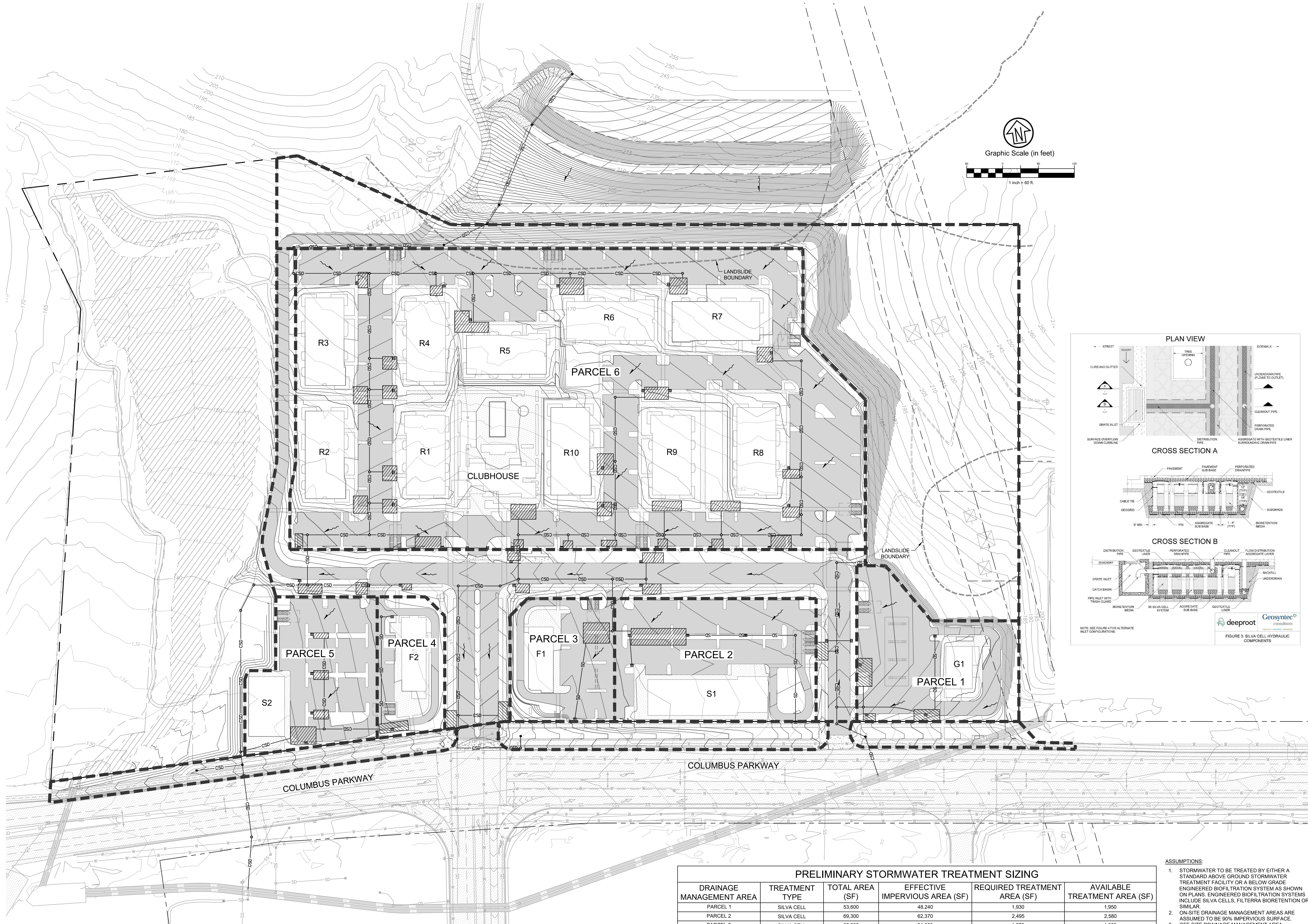
PUBLIC WATER
UTILITY PLAN

Number:
C6.1



- NOTES:
1. THE EXISTING PUBLIC WATER MAIN IS TO BE REMOVED AND REPLACED IN THE LOCATION IDENTIFIED ON THIS SHEET.
2. THE APPLICANT SHALL PROVIDE A 25' FOOT UTILITY AND ACCESS EASEMENT TO THE CITY OF VALLEJO WATER DISTRICT THROUGH THE SITE FOR THE 292-2' 24" WATER LINE.
3. THE APPLICANT SHALL PROVIDE A 40' FOOT UTILITY AND ACCESS EASEMENT TO THE CITY OF VALLEJO WATER DISTRICT WHEN THE PROPOSED 402'-12" WATER PIPE AND 292'-24" WATER PIPE ARE PARALLEL.
4. ALL SURFACE RESTORATION WITHIN SAID UTILITY AND ACCESS EASEMENTS SHALL BE PERFORMED BY THE OWNER.
5. THE SITE IS LOCATED AT THE BOUNDARY OF TWO DIFFERENT PRESSURE ZONES, ZONE 292 AND ZONE 40C.
6. THE CITY OF VALLEJO WATER MASTER PLAN IS CONSISTENT WITH THE 2015 VALLEJO WATER MASTER PLAN HAS BEEN PROVIDED BY KENNEDY JENKS.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO



LEGEND

- DRAINAGE MANAGEMENT AREA
- ▨ UNDERGROUND SILVA CELL TREATMENT AREA

PRELIMINARY STORMWATER TREATMENT SIZING

DRAINAGE MANAGEMENT AREA	TREATMENT TYPE	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	AVAILABLE TREATMENT AREA (SF)
PARCEL 1	SILVA CELL	53,600	48,240	1,930	1,950
PARCEL 2	SILVA CELL	69,300	62,370	2,495	2,580
PARCEL 3	SILVA CELL	35,500	31,950	1,278	1,500
PARCEL 4	SILVA CELL	25,400	22,860	914	920
PARCEL 5	SILVA CELL	71,400	54,020	2,161	2,210
PARCEL 6	SILVA CELL	460,000	414,000	16,560	17,330
PRIVATE STREETS	SILVA CELL	136,800	123,120	4,925	5,290
OFF-SITE	SELF-RETAINING AREA	82,700	28,842		
TOTAL		914,700	785,402	30,262	31,780

- ASSUMPTIONS:
- STORMWATER TO BE TREATED BY EITHER A STANDARD ABOVE GROUND STORMWATER TREATMENT FACILITY OR A BELOW GRADE ENGINEERED BIOFILTRATION SYSTEM AS SHOWN ON PLANS. ENGINEERED BIOFILTRATION SYSTEMS INCLUDE SILVA CELLS, FILTERRA BIORETENTION OR SIMILAR.
 - ON-SITE DRAINAGE MANAGEMENT AREAS ARE ASSUMED TO BE 90% IMPERVIOUS SURFACE.
 - OFF-SITE DRAINAGE MANAGEMENT AREA CALCULATED TO BE APPROXIMATELY 40% IMPERVIOUS SURFACE.
 - PER THE CONTRA COSTA COUNTY C.3 GUIDEBOOK ADOPTED BY THE CITY OF VALLEJO, SELF-RETAINING AREAS WILL BE DESIGNED TO RETAIN ONE INCH OF RAINFALL WITHOUT PRODUCING ANY RUNOFF.
 - REQUIRED TREATMENT AREA DETERMINED USING THE 4% METHOD.
 - EXISTING SITE ASSUMED TO BE 100% PERVIOUS.

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City Of
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Project Number: 1930029

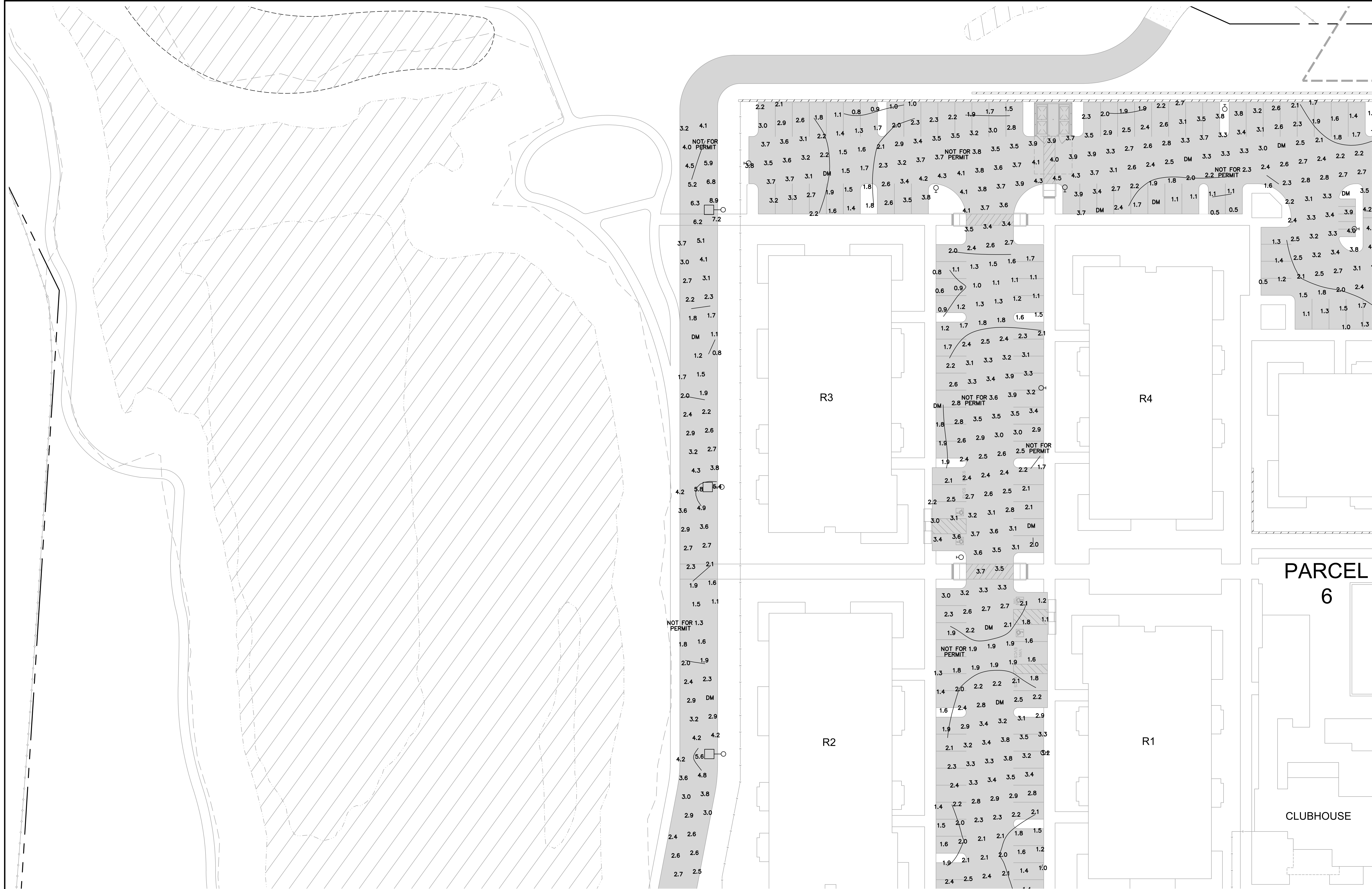
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Sheet Number: **C7.0**

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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Sheet Name:
PRELIMINARY PHOTOMETRICS
Sheet Number: C8.0



SEE SHEET C8.2

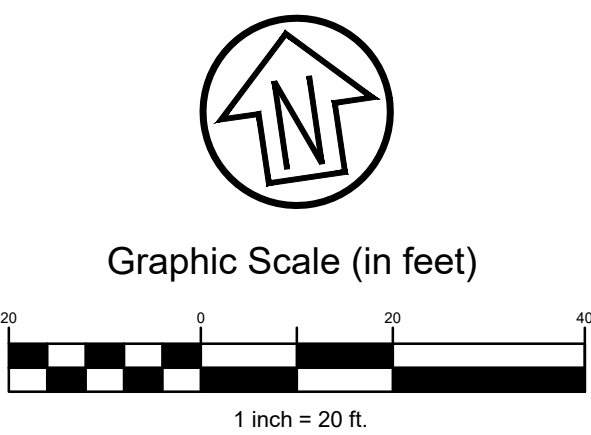
SEE SHEET C8.1

LEGEND:

- ◻ NAVION-SL3 POLE MOUNTED LIGHT
- NAVION-RW POLE MOUNTED LIGHT

STREETS	
AVERAGE FOOT-CANDLES	3.18
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	3.18

PARCEL 6	
AVERAGE FOOT-CANDLES	2.55
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	2.55



NOTE:
PRELIMINARY PHOTOMETRIC PLAN
WAS PREPARED BY A LICENSED
CIVIL ENGINEER

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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C8.1

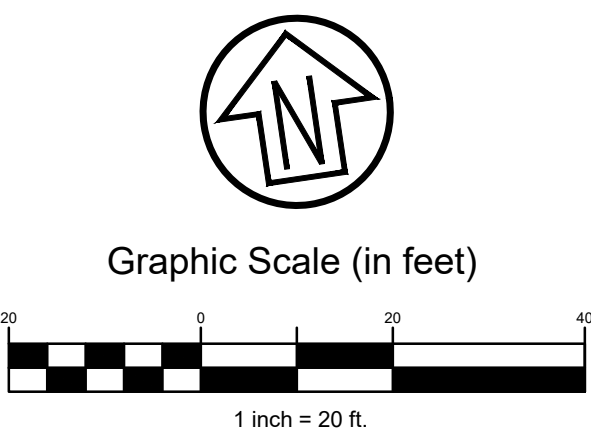
SEE SHEET C8.0

SEE SHEET C8.3

LEGEND:

- NAVION-SL3 POLE MOUNTED LIGHT
- NAVION-RW POLE MOUNTED LIGHT

PARCEL 6	
AVERAGE FOOT-CANDLES	2.55
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	2.55



NOTE:
PRELIMINARY PHOTOMETRIC PLAN
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DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

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C8.2

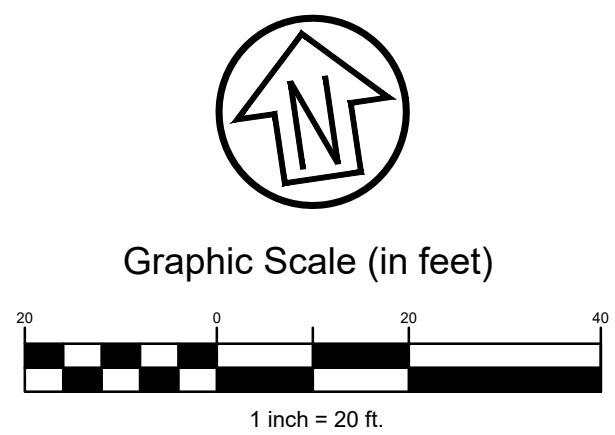


- ◻ NAVION-SL3 POLE MOUNTED LIGHT
- ◯ NAVION-RW POLE MOUNTED LIGHT

<i>PARCEL 5</i>	
AVERAGE FOOT-CANDLES	2.42
MAXIMUM FOOT-CANDLES	4.5
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.22
MAXIMUM TO MINIMUM FC RATIO	4.5
AVERAGE TO MINIMUM FC RATIO	2.42

<i>STREETS</i>	
AVERAGE FOOT-CANDLES	3.18
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	3.18

<i>PARCELS 2 AND 3</i>	
AVERAGE FOOT-CANDLES	2.98
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	2.98



NOTE:
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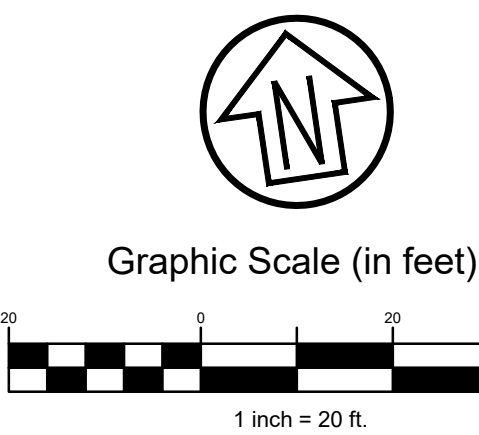
SEE SHEET C8.2

- LEGEND:
- NAVION-SL3 POLE MOUNTED LIGHT
 - NAVION-RW POLE MOUNTED LIGHT

PARCELS 2 AND 3	
AVERAGE FOOT-CANDLES	2.98
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	2.98

STREETS	
AVERAGE FOOT-CANDLES	3.18
MAXIMUM FOOT-CANDLES	5.0
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	5.0
AVERAGE TO MINIMUM FC RATIO	3.18

PARCEL 1	
AVERAGE FOOT-CANDLES	2.12
MAXIMUM FOOT-CANDLES	4.1
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.24
MAXIMUM TO MINIMUM FC RATIO	4.1
AVERAGE TO MINIMUM FC RATIO	2.12



NOTE:
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WAS PREPARED BY A LICENSED
CIVIL ENGINEER

GTL
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Environmental Planning
Land Planning
Construction Management

Consultant:

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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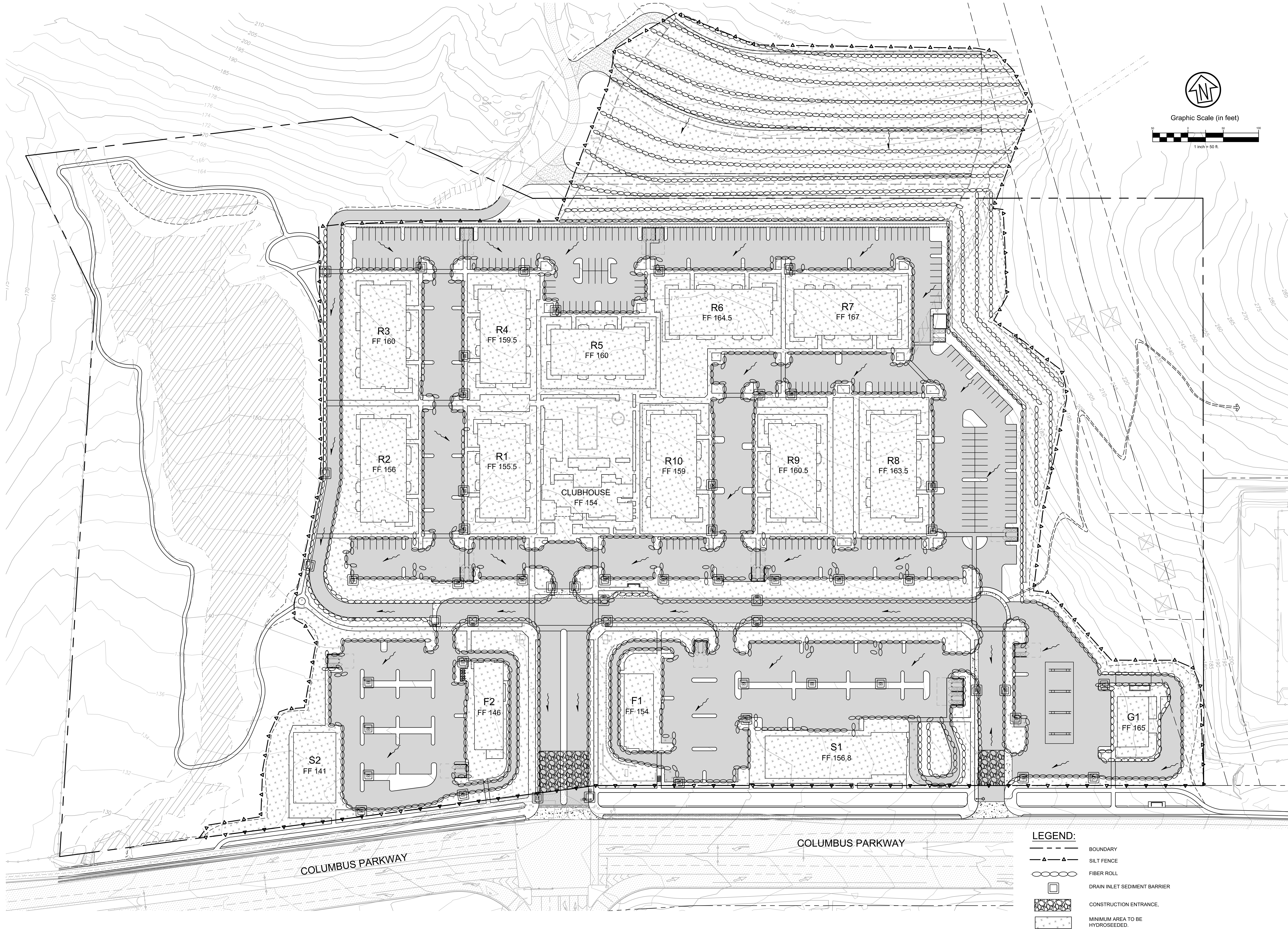
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COLUMBUS PARKWAY - VALLEJO

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EROSION CONTROL
PLAN

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DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

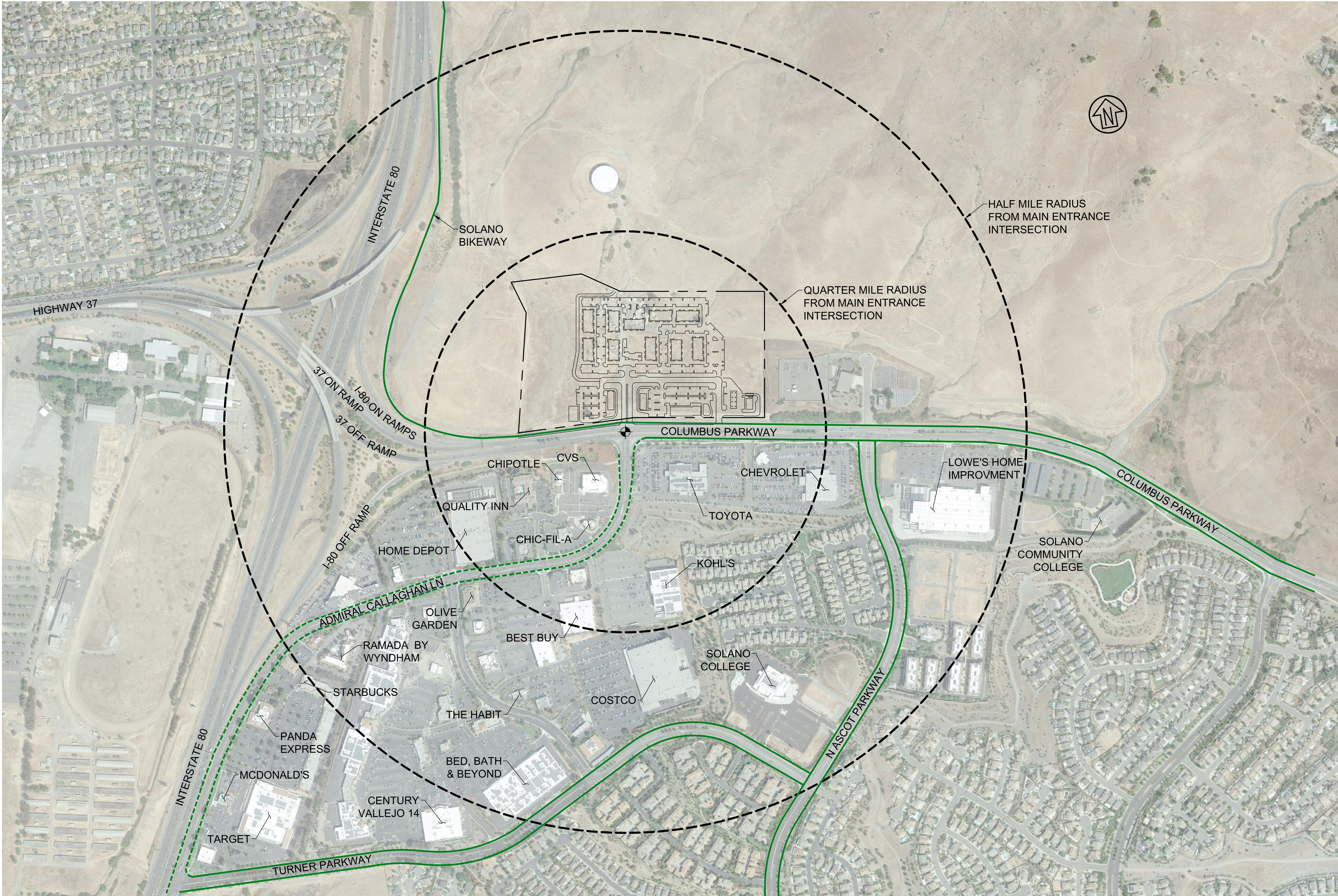
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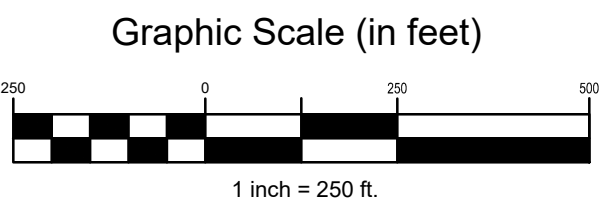
CIRCULATION PLAN

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LEGEND:

- SHARED BIKE LANE
- INDEPENDENT BIKE LANE



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City Of
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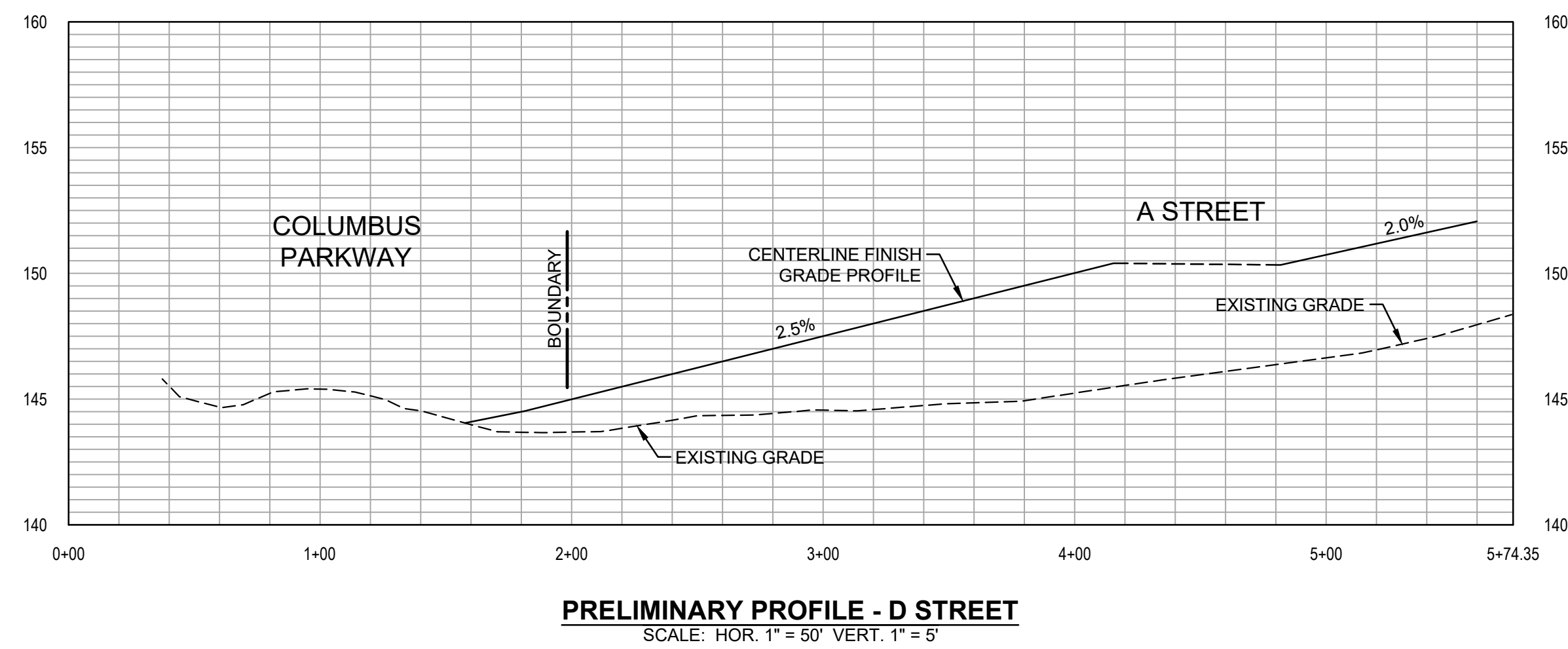
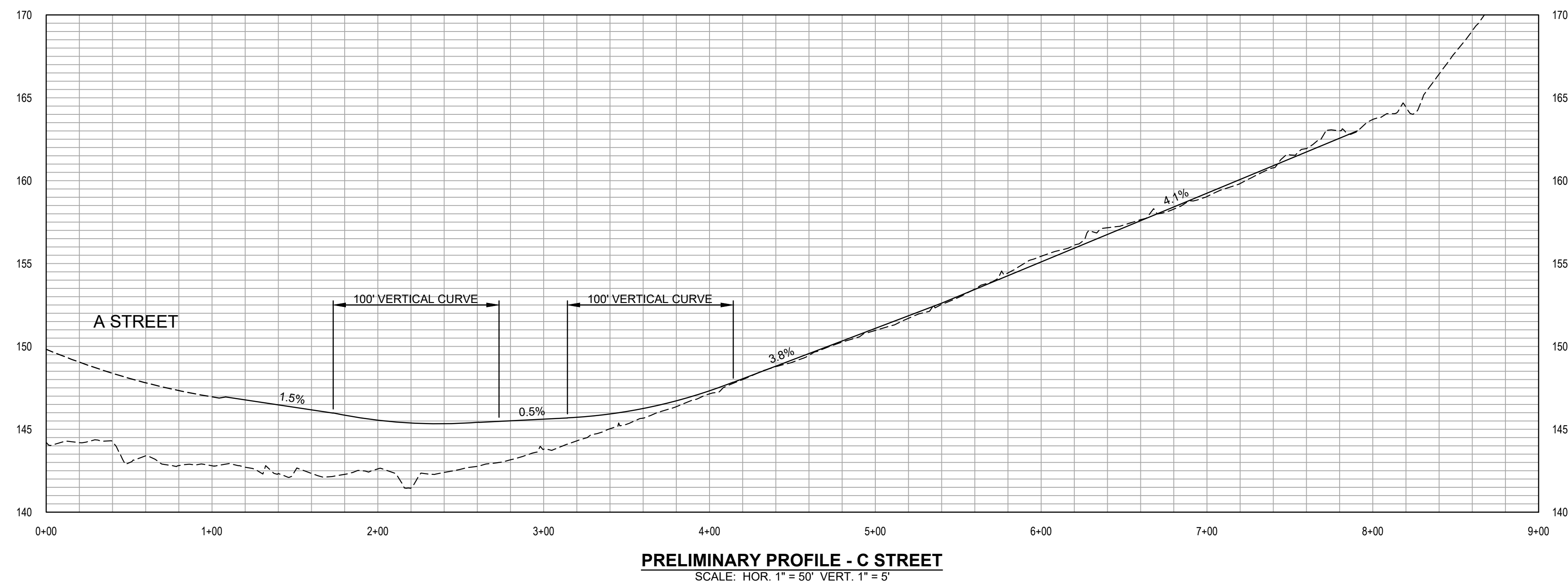
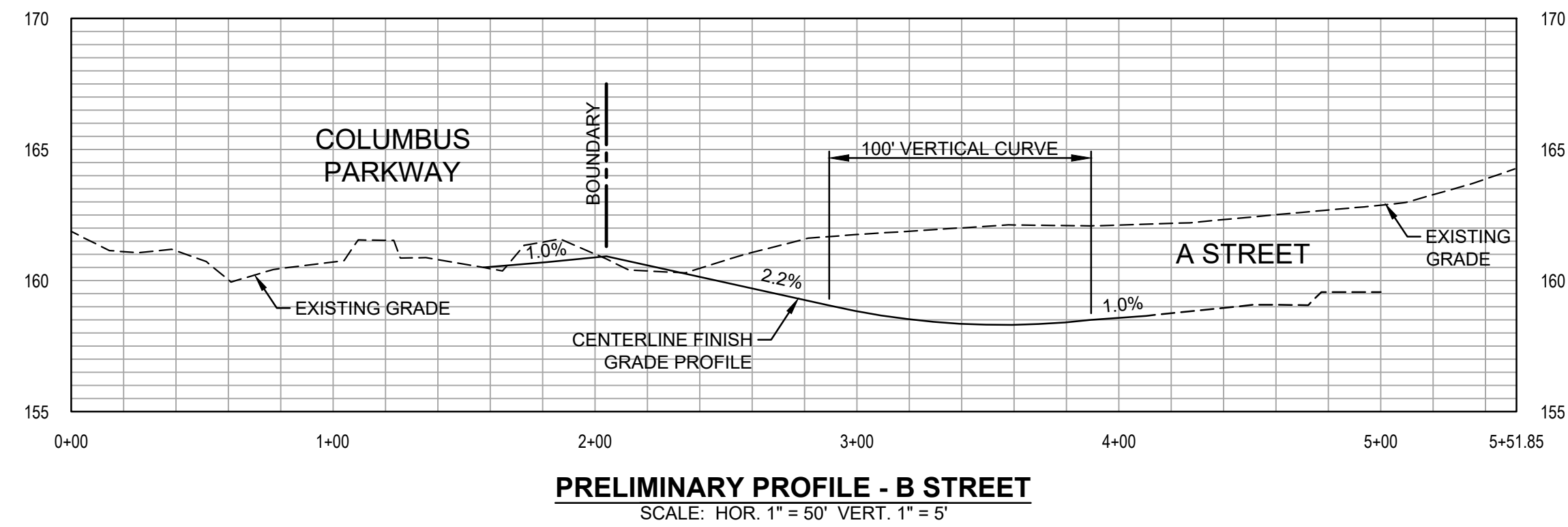
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State Of
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Date:	08/30/2023

Project Number:	1930029
Sheet Name:	

PRELIMINARY STREET PROFILES

Sheet Number:
C11.0

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

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ENTITLEMENT PACKAGE 4th SUB
ENTITLEMENT PACKAGE 3rd SUB
ENTITLEMENT PACKAGE 2nd SUB
ENTITLEMENT PACKAGE

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-	11/05/21
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-	12/22/20

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Scale:	
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Project Name:	

FIRE CIRCULATION PLAN

Sheet Number:

C12.0

Technical drawing of a truck chassis showing dimensions: 43.00 (total length), 7.00 (wheelbase), and 22.00 (distance from front axle to rear axle).

Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

Project Team:

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CSW | ST2 Civil Engineering

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Monk & Associates

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Walnut Creek, CA 94595

AO Architects

AO Main Office
144 N. Orange Street
Orange, California 92866

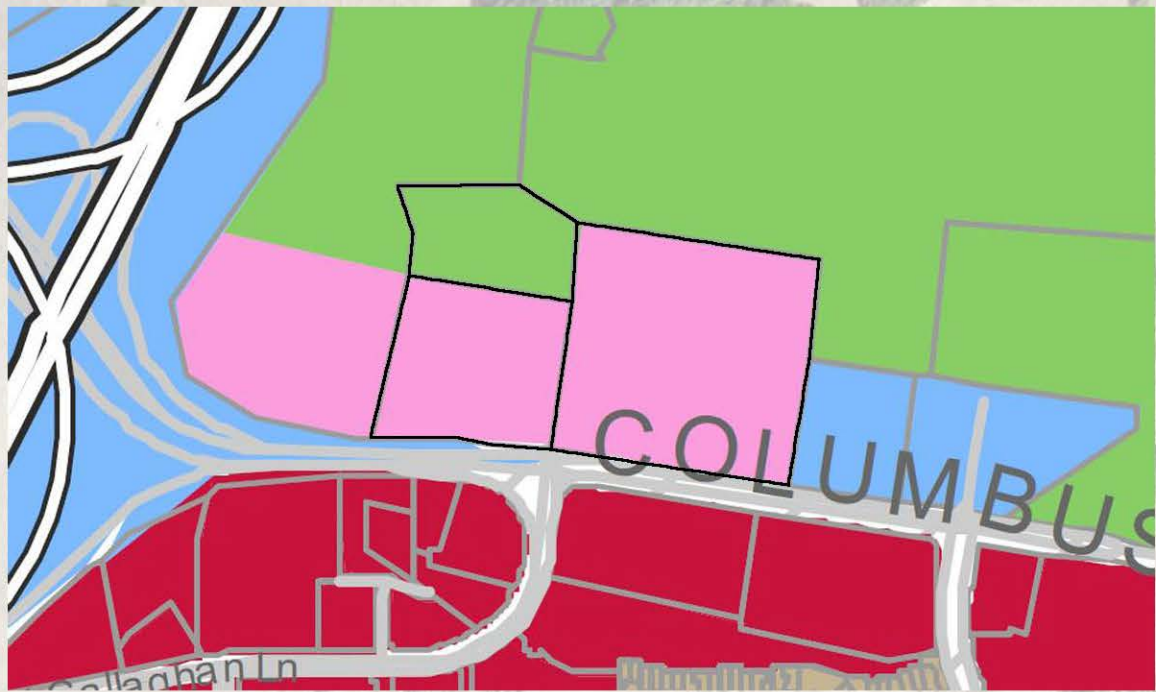
To Sacramento

INTERSTATE 80

To Downtown

Fairground

To San Francisco



GTL Properties

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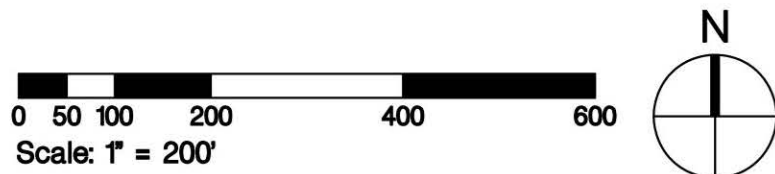
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www.smithsmith.com
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Project No.: 15001.00

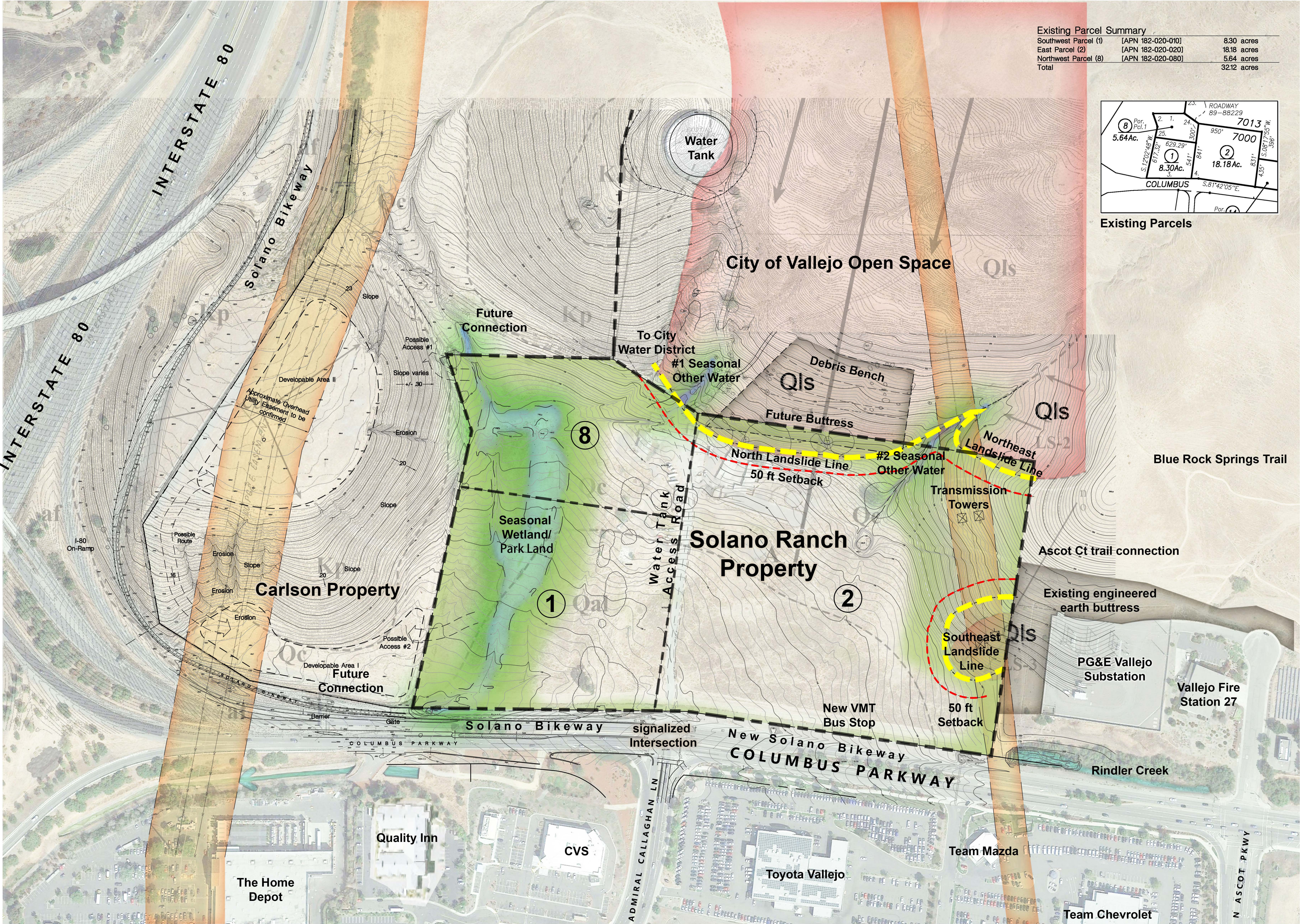
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/10/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3th SUB
-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029
Sheet Name:	Vicinity Plan

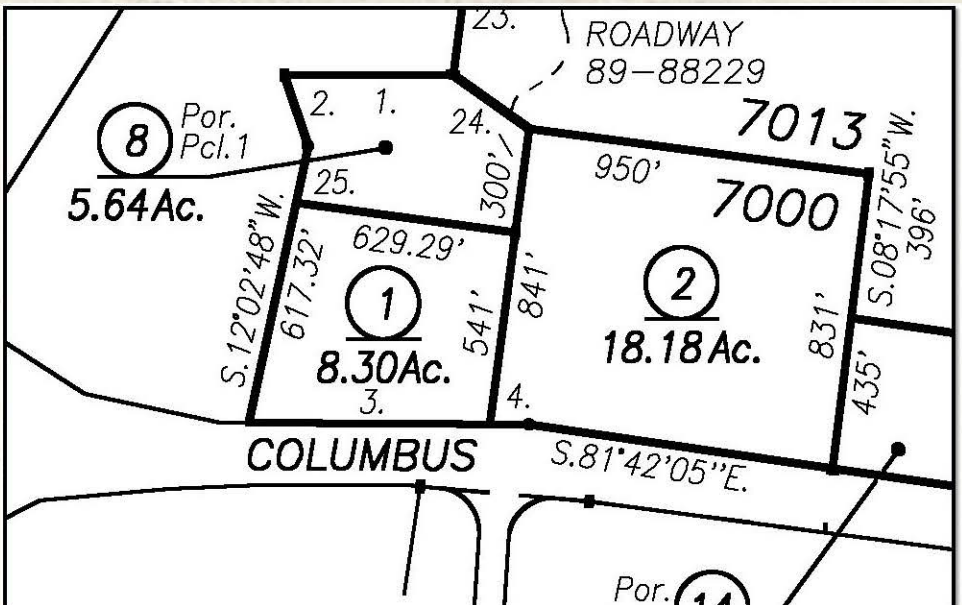
Sheet Number:
DP1





Existing Parcel Summary

Southwest Parcel (1)	[APN 182-020-010]	8.30 acres
East Parcel (2)	[APN 182-020-020]	18.18 acres
Northwest Parcel (8)	[APN 182-020-080]	5.64 acres
Total		32.12 acres



Existing Parcels

GTL Properties

Consultant:
CSW ST2
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leavenworth St., Suite 200
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Tel: 415.883.9852
Fax: 415.883.9835
Civil Engineers
Surveying & Mapping
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Construction Management

Consultant:
SMITH+SMITH

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San Francisco, CA 94109
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Project No: 15001.00

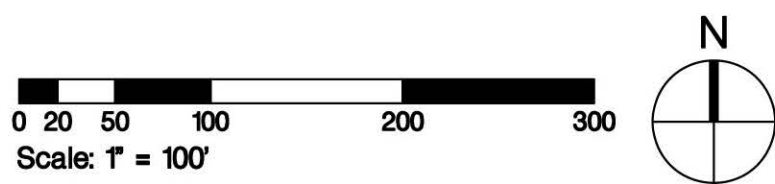
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

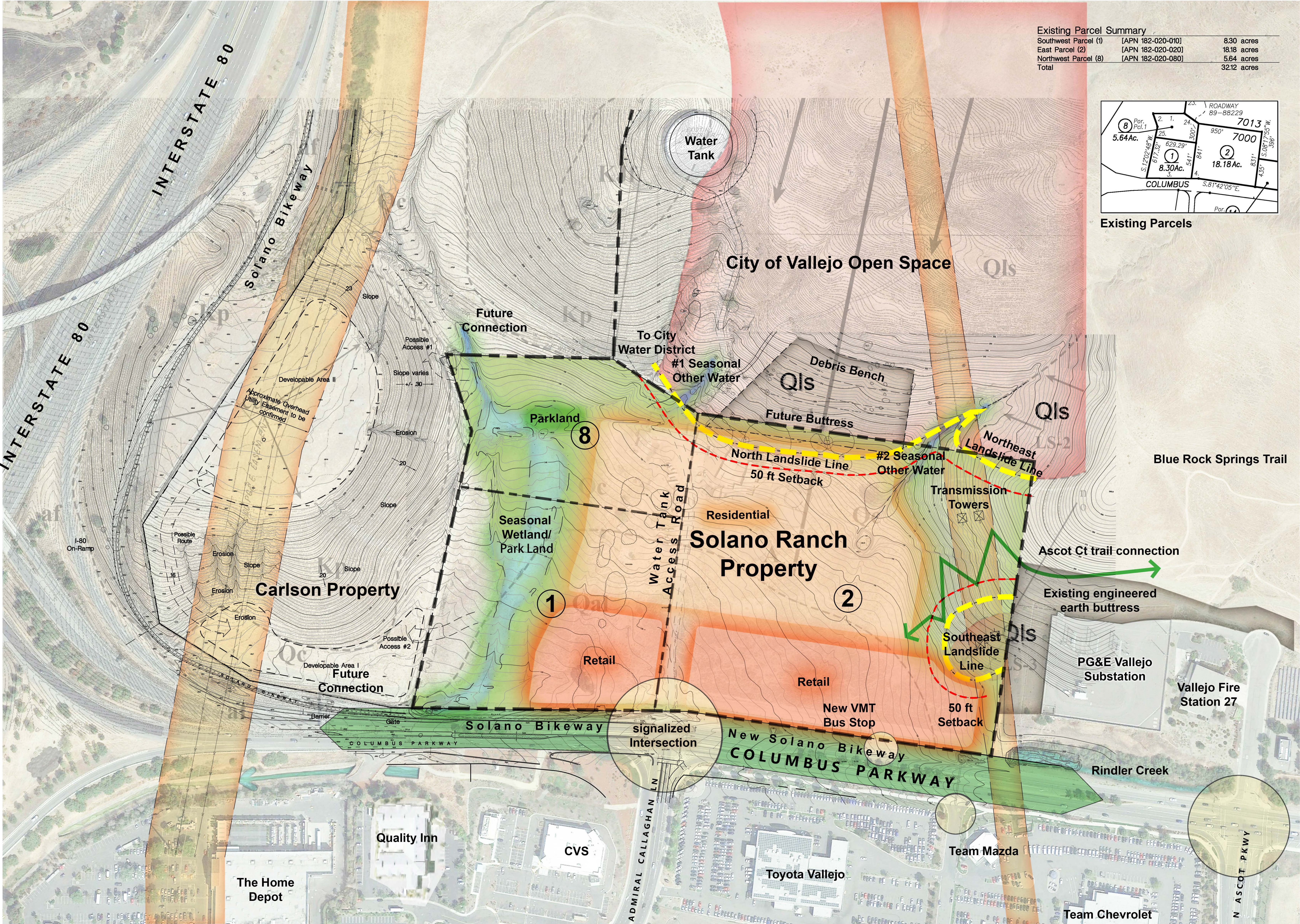
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-	12/22/20	ENTITLEMENT PACKAGE

City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
Scale:	AS SHOWN
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Project Number:	1930029

Sheet Name:
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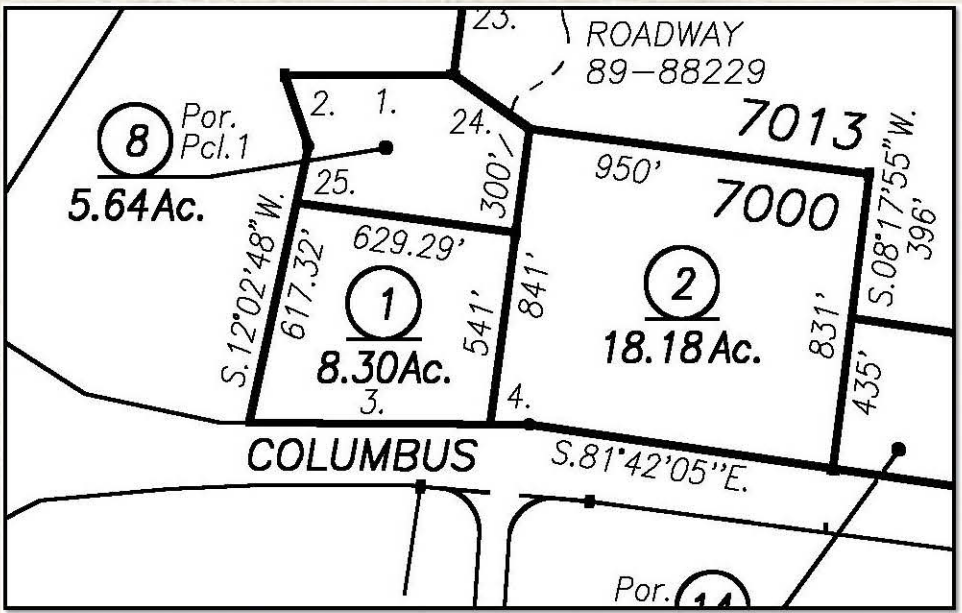
Sheet Number:
DP2





Existing Parcel Summary

Southwest Parcel (1)	[APN 182-020-010]	8.30 acres
East Parcel (2)	[APN 182-020-020]	18.18 acres
Northwest Parcel (8)	[APN 182-020-080]	5.64 acres
Total		32.12 acres



GTL Properties

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Engineering Group, Inc.
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DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

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-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE 1st SUB

City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029

Sheet Name:
Land Use Plan
Sheet Number:
DP3

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
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-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
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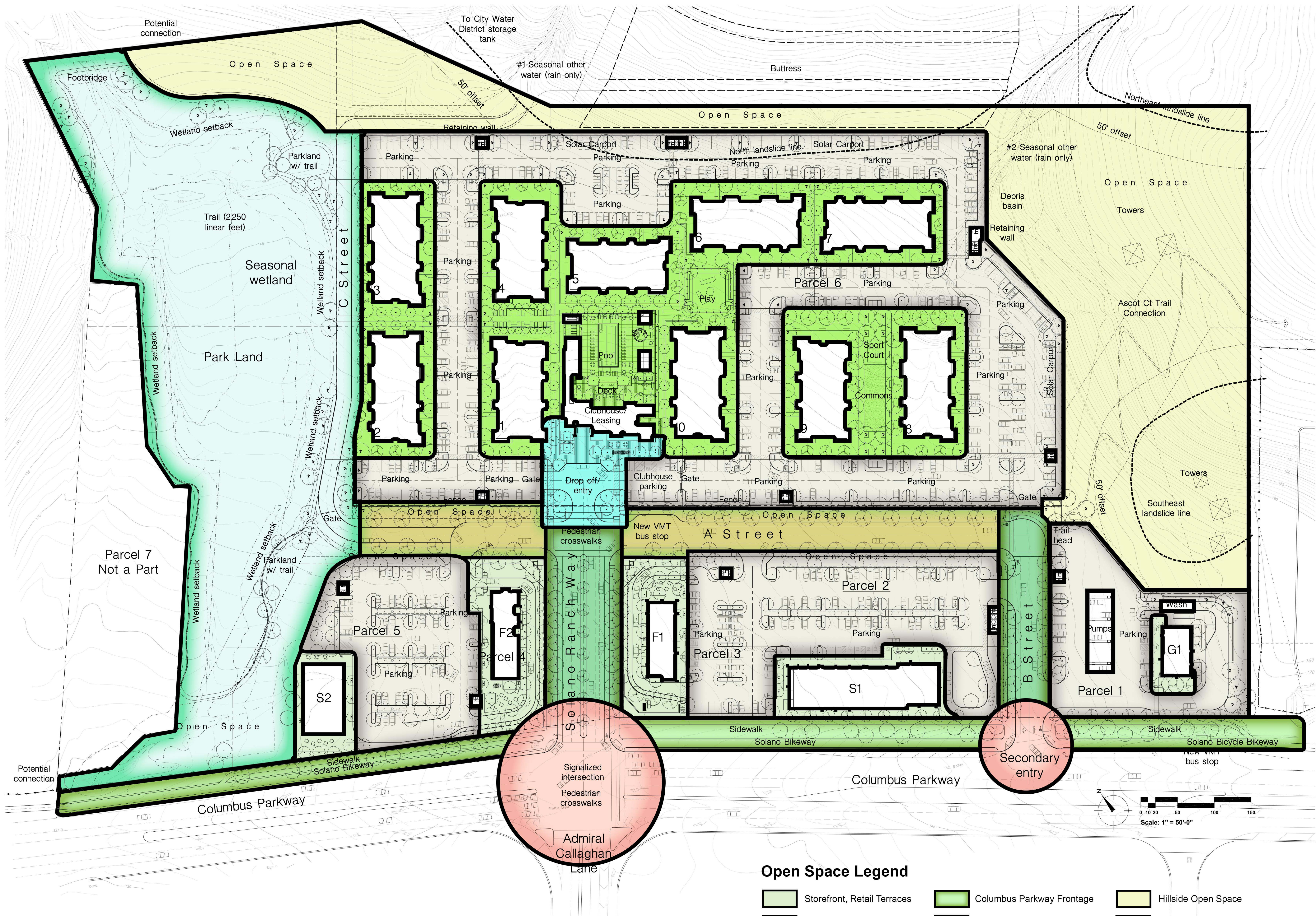
City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	12/22/20	ENTITLEMENT PACKAGE

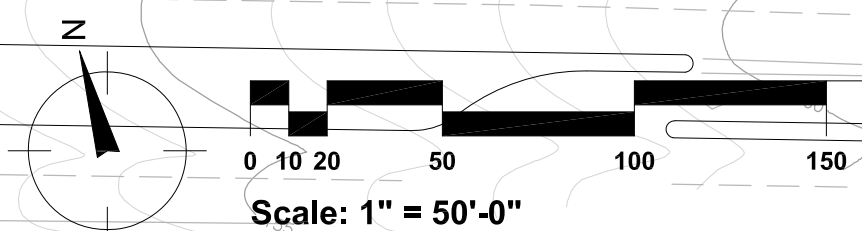
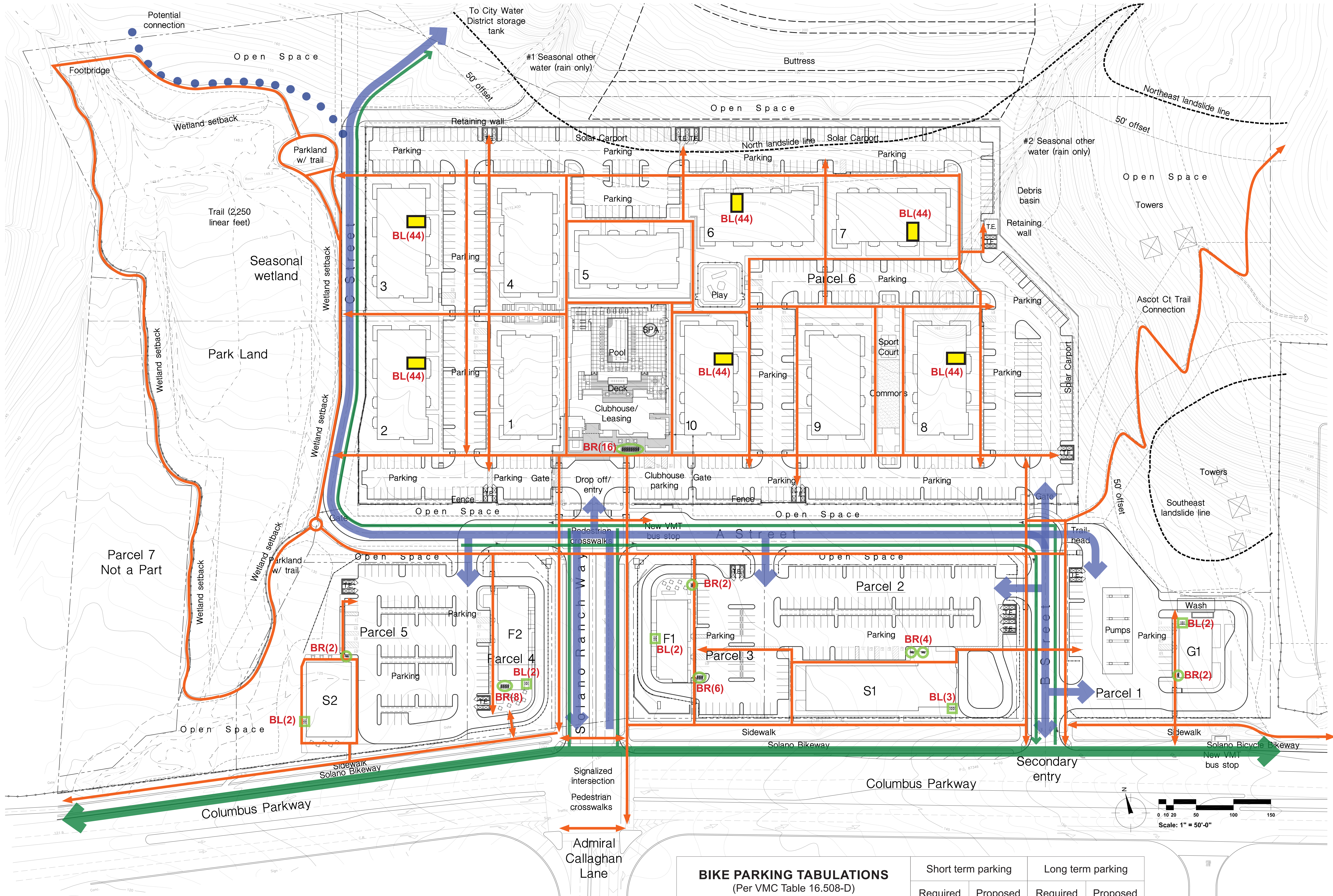
City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029
Sheet Name:	Open Space Site Diagram
Sheet Number:	DP5



Open Space Legend

- Storefront, Retail Terraces
- Street A Streetscape
- Parking Fields
- Active Amenity Area
(Provided: 92,800 sq ft.
Required: 52,800 sq. ft.)
- Columbus Parkway Frontage
- Entry Drives
- Intersections
- Hillside Open Space
- Main Entry/Drop-off
- Park Land

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO



Legend

- Pedestrian Circulation
- Vehicular Circulation
- Potential Road Extension
- Solano Bike Bikeway - Class IV Separated Bikeway
- Bike Racks / Bike Lockers
- Class III Bikeway
- Residential Bike Room

BIKE PARKING TABULATIONS (Per VMC Table 16.508-D)			Short term parking		Long term parking	
			Required	Proposed	Required	Proposed
Commercial	Parcel 1	Gas Station	2	2	2	2
	Parcel 2	Retail	3	4	3	3
	Parcel 3	Coffee Shop	7	8	2	2
	Parcel 4	Fast Food	8	8	2	2
	Parcel 5	Medical-Dental	2	2	2	2
Residential	Parcel 6	Residences	15	16	264	264

* Note: All long-term residential bike parking is interior to residential buildings -- See architectural plan

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-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE
City Of VALLEJO County Of SOLANO State Of CALIFORNIA		
Scale: AS SHOWN		
Date: 08/30/23		
Project Number: 1930029		
Sheet Name: Site Circulation and Bike Parking Plan		
Sheet Number: DP6		

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

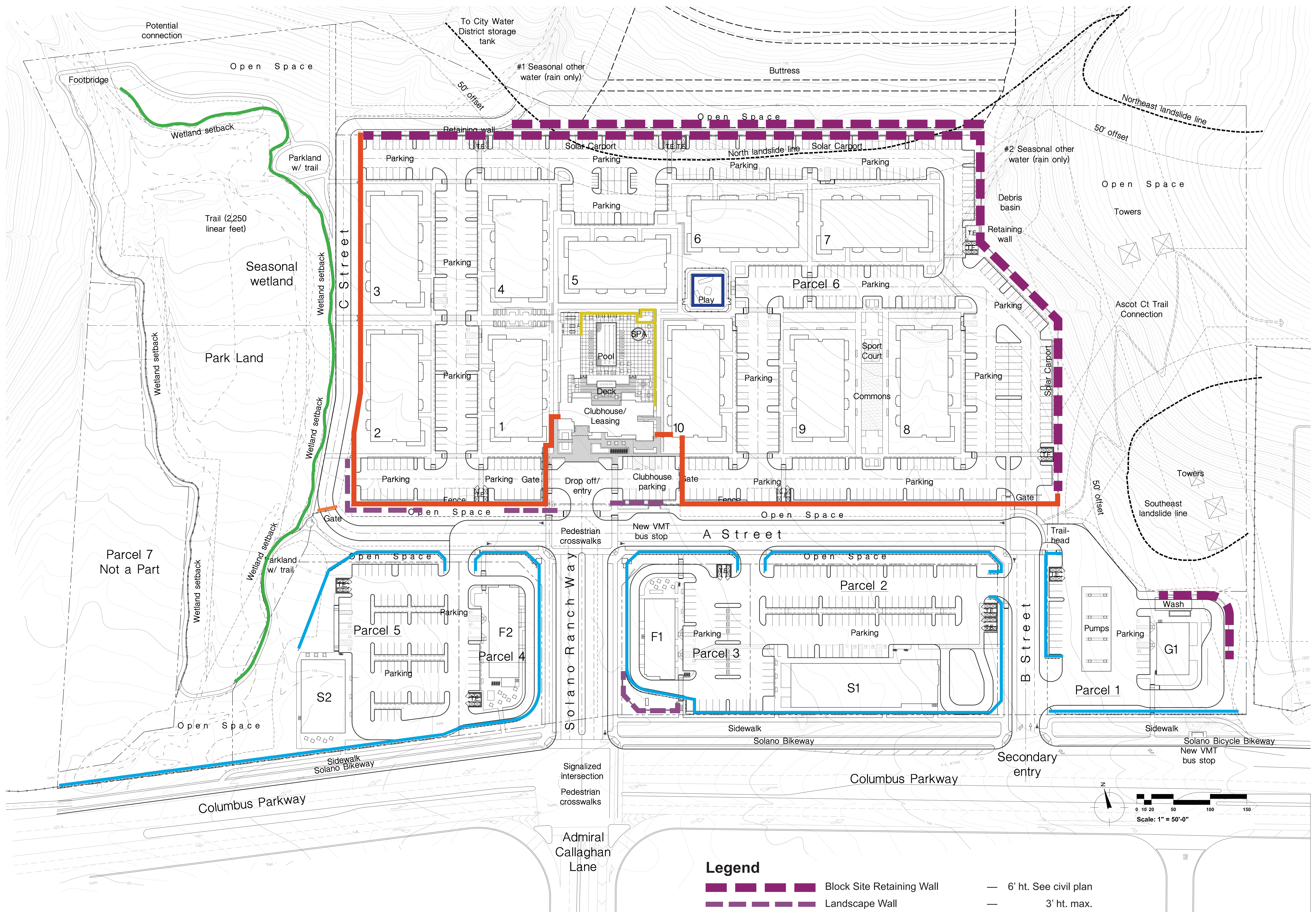
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-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029

Fencing and Wall Plan

Sheet Number:

DP7



- ## Legend

- | | | | |
|---|----------------------------------|---|-----------------------|
|  | Block Site Retaining Wall | — | 6' ht. See civil plan |
|  | Landscape Wall | — | 3' ht. max. |
|  | Post and Rail Retail Ranch Fence | — | 3'-6" ht. max. |
|  | Residential Security Fence | — | 6' ht. |
|  | Pool Fence | — | 5' ht. |
|  | Play Area Fence | — | 3' ht. |
|  | Park Land Cable Fence | — | 2' ht. |



Grapes at patios

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

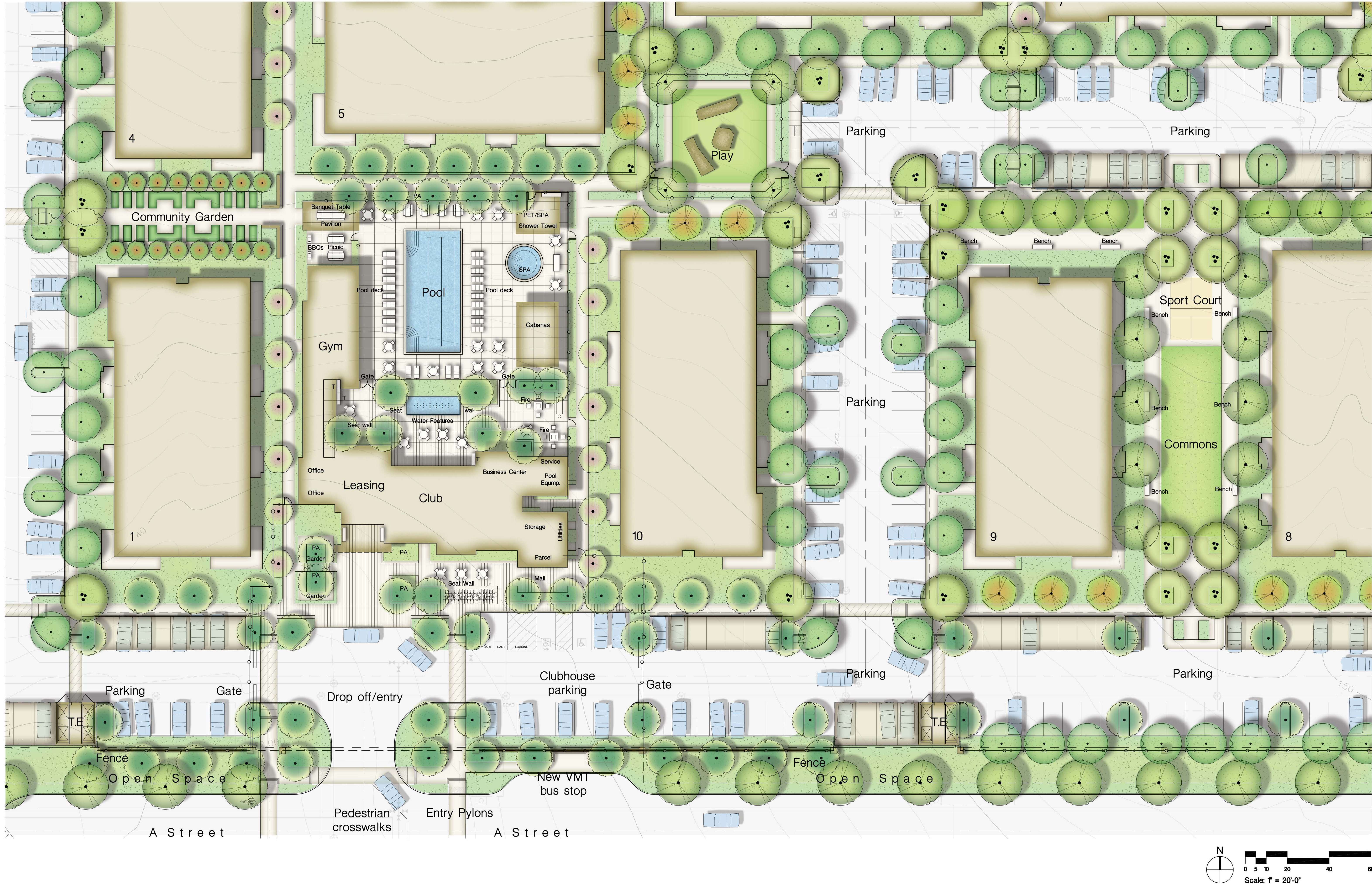
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-	12/22/20	ENTITLEMENT PACKAGE
City Of VALLEJO County Of SOLANO State Of CALIFORNIA		
Scale: AS SHOWN		
Date: 08/30/23		
Project Number: 1930029		
Sheet Name: Enlargement Plan		
Sheet Number: DP8A		

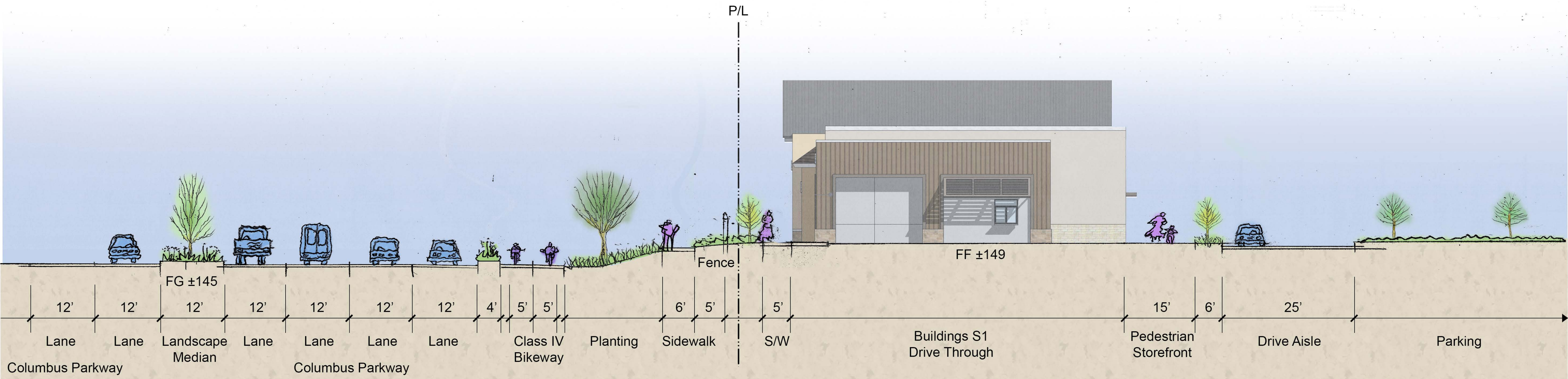
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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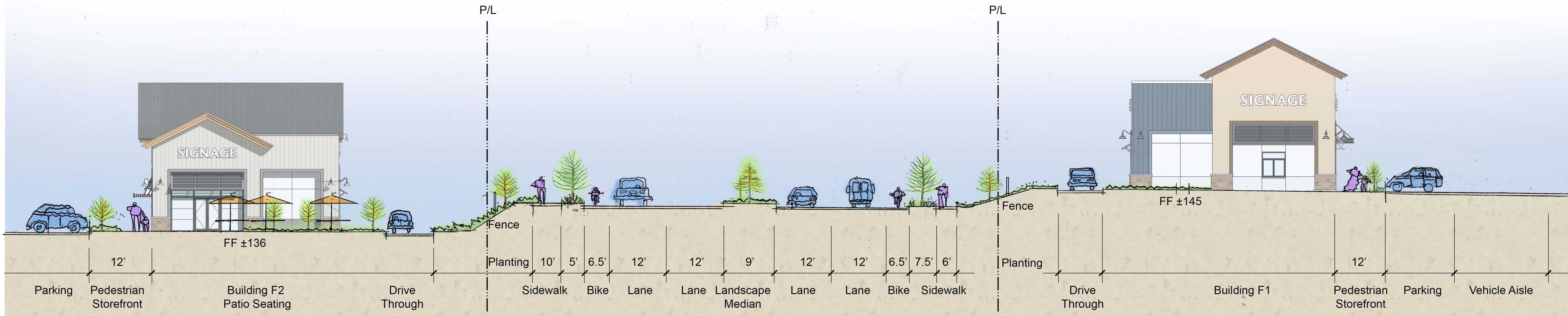
City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029

Sheet Name:	Enlargement Plan
Sheet Number:	DP8B

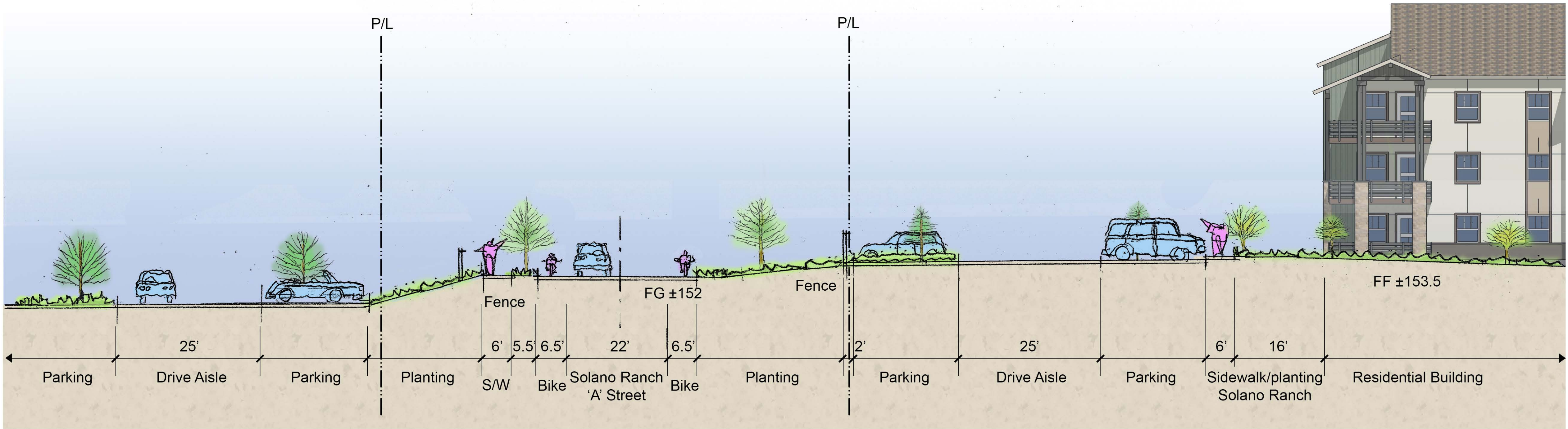




Section A - Columbus Parkway Main Street Section - Three Years after Installation
1" = 10'-0"



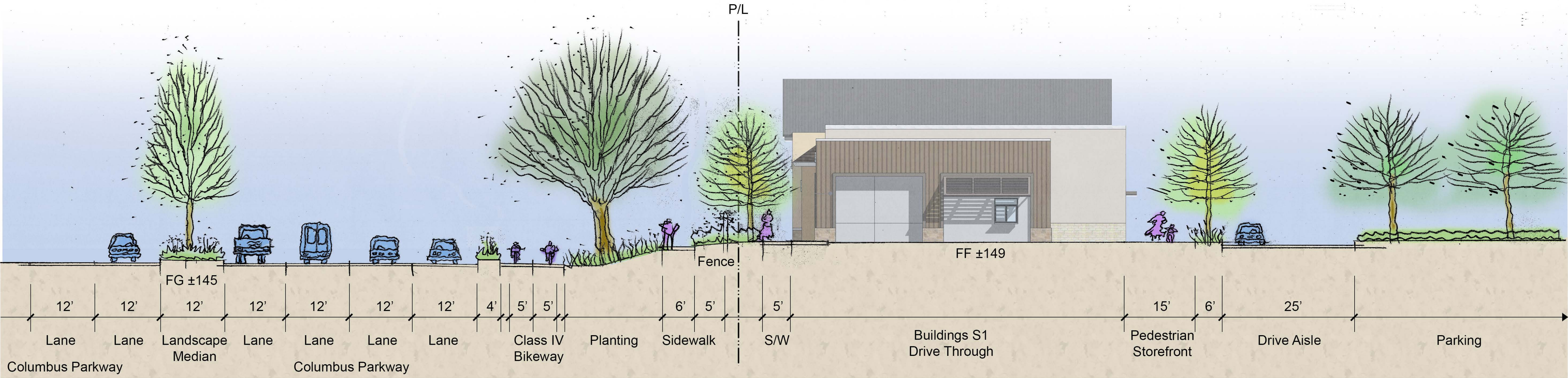
Section B - Main Entry Retail Section - Three Years after Installation
1" = 10'-0"



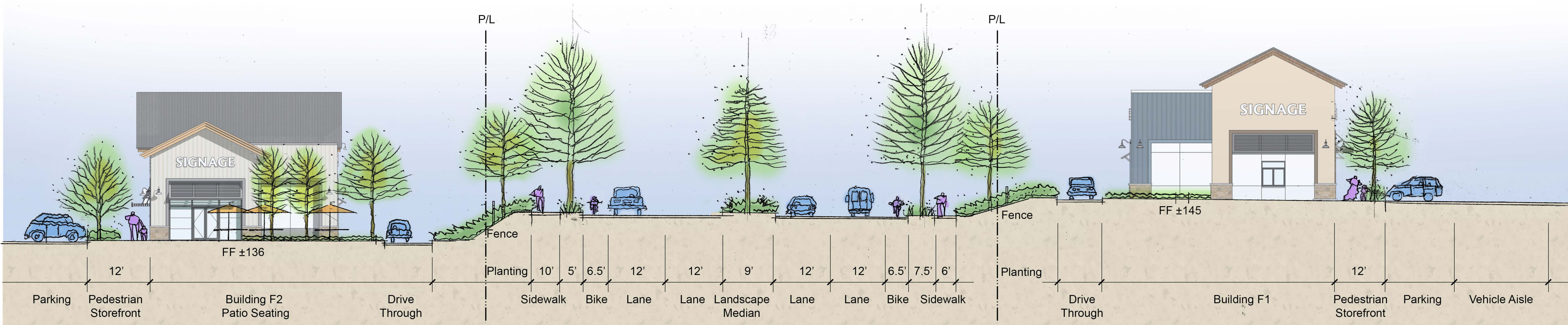
Section C - 'A' Street / Residential Typical Section - Three Years after Installation
1" = 10'-0"

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-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE

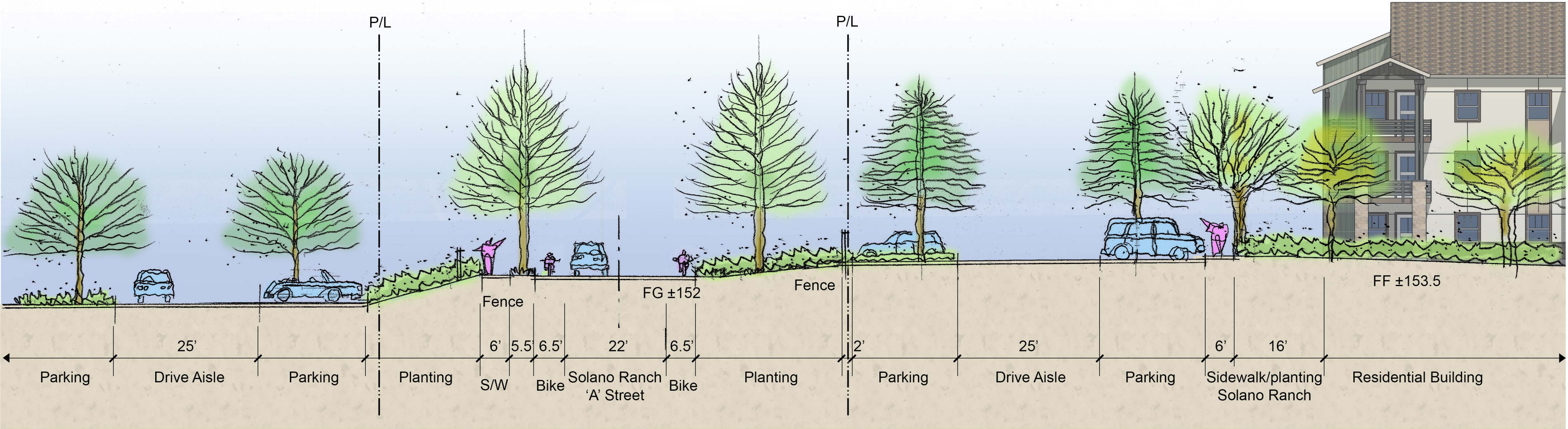
City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA
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Project Number:	1930029
Sheet Name:	Site Sections Elevations 3 Years
Sheet Number:	DP9A



Section A - Columbus Parkway Main Street Section
1" = 10'-0"



Section B - Main Entry Retail Section
1" = 10'-0"



Section C - 'A' Street / Residential Typical Section
1" = 10'-0"

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-	12/22/20	ENTITLEMENT PACKAGE
City Of VALLEJO		
County Of SOLANO		
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Scale: AS SHOWN		
Date: 08/30/23		
Project Number: 1930029		
Sheet Name: Site Sections Elevations 20 Years		
Sheet Number: DP9B		



Vehicular ranch gate



Black post-and-rail ranch fence



Metal residential security fence



Cable trail barrier



Wood ranch play area enclosure



Security gate with pilasters (w/ Knox Box)



Fencing, Gates, Barriers

GTL
Properties

Consultant:
CSW | ST2
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Engineering Group, Inc.
45 Leavenworth St. Suite 200
Novato, CA 94949 Tel: 415.885.9852
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www.smithsmith.com

LANDSCAPE ARCHITECTS
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DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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City Of	VALLEJO
County Of	SOLANO
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Sheet Name:
**Landscape
Materials and
Furnishings**
Sheet Number:
DP10.A



Footbridge



Stone-clad planter wall



Block retaining wall



Stone landscape wall

Walls, Footbridge

onsultant:

CSW | ST 2

**CSW/Stuber-Stroeh
Engineering Group, Inc.**

45 Laveroni Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9835

**Civil Engineers
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LANDSCAPE ARCHITECTS

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-	12/22/20	

City Of
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County Of
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State Of
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Scale: AS SHOWN
Date: 08/30/23

Project Number: 1930029

Sheet Name:

Landscapes Materials and Furnishings

Sheet Number:

DP10.B

Sheet No: 1000-100-34490 Title: Land Property Values C:\GIS\Projects\2024\1000-100-34490.dwg 07/23 - 10:11 PM ver: 1.1



'Acid etch' concrete paving



Interlocking pavers



Stamped 'board' concrete paving

Pedestrian Pavement Types

- . Asphalt Paving
 - Solano Bikeway
 - Sport Court
- . 'Acid etch' concrete
 - Sidewalks
 - Storefronts
 - Amenity areas
 - Pool Deck
- . Stamped 'board' concrete paving
 - Clubhouse patios
- . Pre-cast interlocking pavers
 - Dining patios
- . Reslient play surface/synthetic turf
 - Kids play area
- . Decorative gravel
 - Community gardens
- . Decompoosed granite paving
 - Park land trail

Rev	Date	Description
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City Of VALLEJO		
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State Of CALIFORNIA		
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Date:	08/30/23	
Project Number:	1930029	
Sheet Name: Landscape Materials and Furnishings		
Sheet Number: DP10.C		



Decorative gravel



Decomposed granite trail



Resilient surface play area



Synthetic turf play area

Pavements, Surfaces

consultant:

CSW | ST 2

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Engineering Group, Inc.**
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-	12/21/20	ENTIREMENT PACKAGE

City Of
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Scale:	AS SHOWN
Date:	08/30/23
Project Number:	1930029

Sheet Name:

**Landscape
Materials and
Furnishings**

Sheet Number:
DP10.D



Bike locker



Picnic table and umbrella



Bistro tables and chairs



Bike rack



Pet spa



Barbecue island



Oak barrel planter



Community garden photo

Site Furnishings

GTL Properties

Consultant:
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Consultant:
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City Of VALLEJO		
County Of SOLANO		
State Of CALIFORNIA		
Scale: AS SHOWN		
Date: 08/30/23		
Project Number: 1930029		
Sheet Name: Landscape Materials and Furnishings		
Sheet Number: DP10.E		



Kids Play, Sport Court

GTL
Properties

Consultant:
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City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: AS SHOWN
Date: 08/30/23
Project Number: 1930029
Sheet Name: Landscape Materials and Furnishings
Sheet Number: DP10.F



Wood parking lot light pole



Pedestrian street light



Bollard light

Landscape Lighting

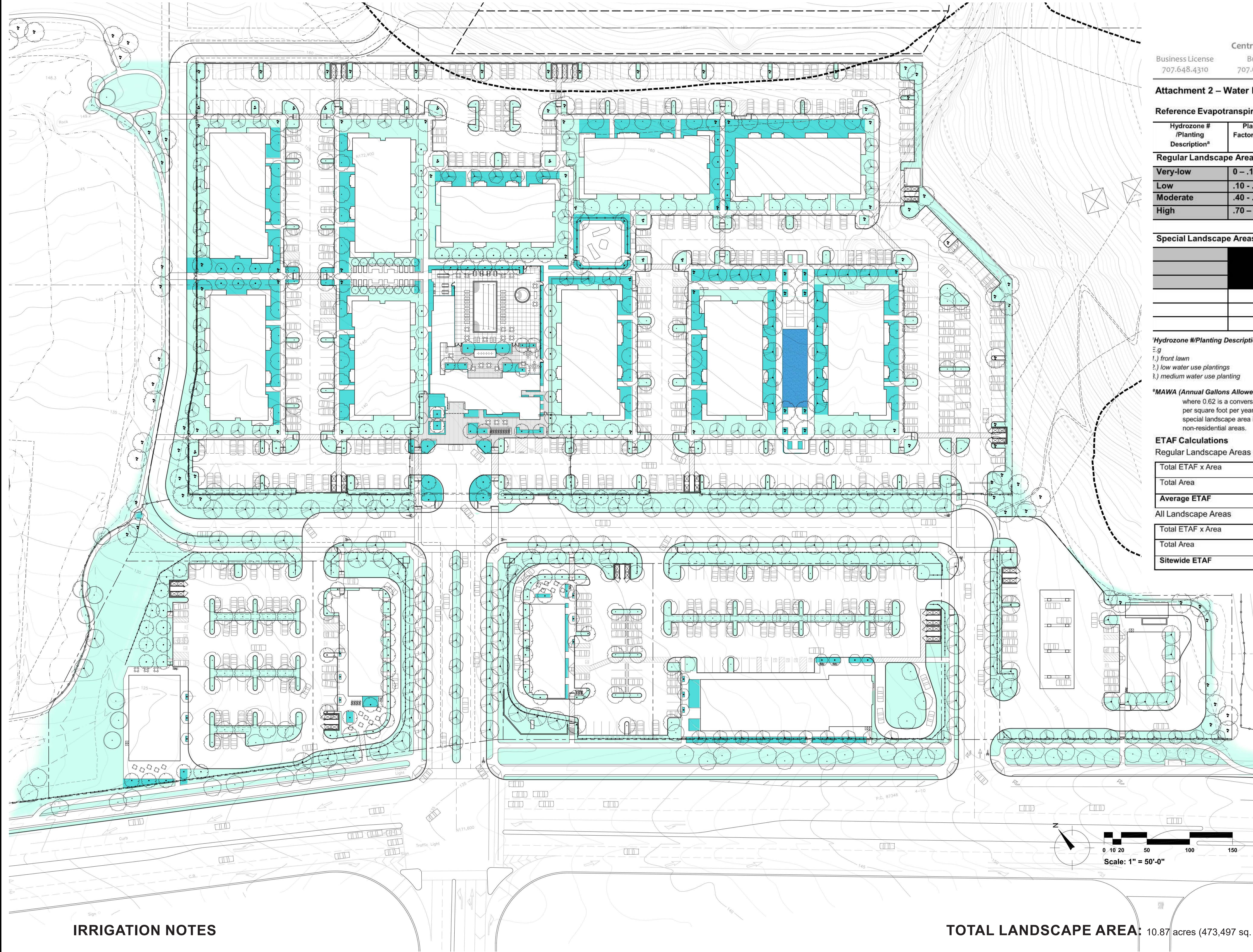
GTL
Properties

Consultant:
CSW | ST2
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leavenworth St. | Tel: 415.853.9852
Novato, CA 94949 | Fax: 415.853.9835
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-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE
City Of VALLEJO		
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State Of CALIFORNIA		
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Date:	08/30/23	
Project Number:	1930029	
Sheet Name: Landscape Materials and Furnishings		
Sheet Number: DP10.G		



IRRIGATION NOTES

1. All planted areas will be irrigated by a state-of-the-art automatic irrigation system in compliance with the Water Efficient Landscape Ordinance (WELO) standards per Vallejo municipal code Chapter 16.71 – Water Efficient Landscape Requirements.

2. The irrigation system shall comply with mandated water efficiency standards and the California model water efficient landscape ordinance as required while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency irrigation. Estimated Total Water Use (ETWU) shall not exceed calculated Maximum applied water allowance (MAWA).
3. Irrigation systems will include dedicated water meters for irrigation.

4. Irrigation systems will include state-of-the art automatic, weather-based, self-adjusting irrigation controls to appropriately control water allocation and will include rain and flow sensors.

5. Plant materials will be climate-appropriate and will be grouped in hydrozones with similar water needs based on plant type and exposure. A preponderance of plant materials will be low or very low water-use types.

6. Trees will be irrigated on circuits separate from shrubs and groundcovers.

TOTAL LANDSCAPE AREA: 10.87 acres (473,497 sq. ft.)

IRRIGATION WATER DEMAND ESTIMATE

Estimated July water use: 260,000 gallons
Average July water-use per day: 8,650 gallons

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Jason Milam
Name
08.30. 2023
Date



Central Permit Center • 555 Santa Clara Street • Vallejo • CA • 94590
Business License 707.648.4310 Building 707.648.4374 Fire Prevention 707.648.4565 Planning 707.648.4326 Public Works 707.651.7151

Attachment 2 – Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 40.3

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
Very-low	0 – .10						
Low	.10 – .30	Drip	0.81	0.25	422,830	105,708	2,641,208
Moderate	.40 – .60	Drip	0.81	0.62	48,023	29,774	743,940
High	.70 – 1.0	Spray	0.75	1.33	2,644	3,517	87,864
				Totals	(A) 473,497	(B) 138,999	
Special Landscape Areas							
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	3,473,012
						Maximum Allowed Water Allowance (MAWA) ^e	5,323,867

^aHydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
40.3 x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (40.3) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas

Total ETAF x Area	138,999
Total Area	473,497
Average ETAF	0.30

All Landscape Areas

Total ETAF x Area	138,999
Total Area	473,497
Sitewide ETAF	0.30

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LEGEND

- Lawn
- Moderate Water Use
- Low Water Use

Consultant:
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45 Leavenworth St. Suite 200
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DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	12/22/20	ENTITLEMENT PACKAGE

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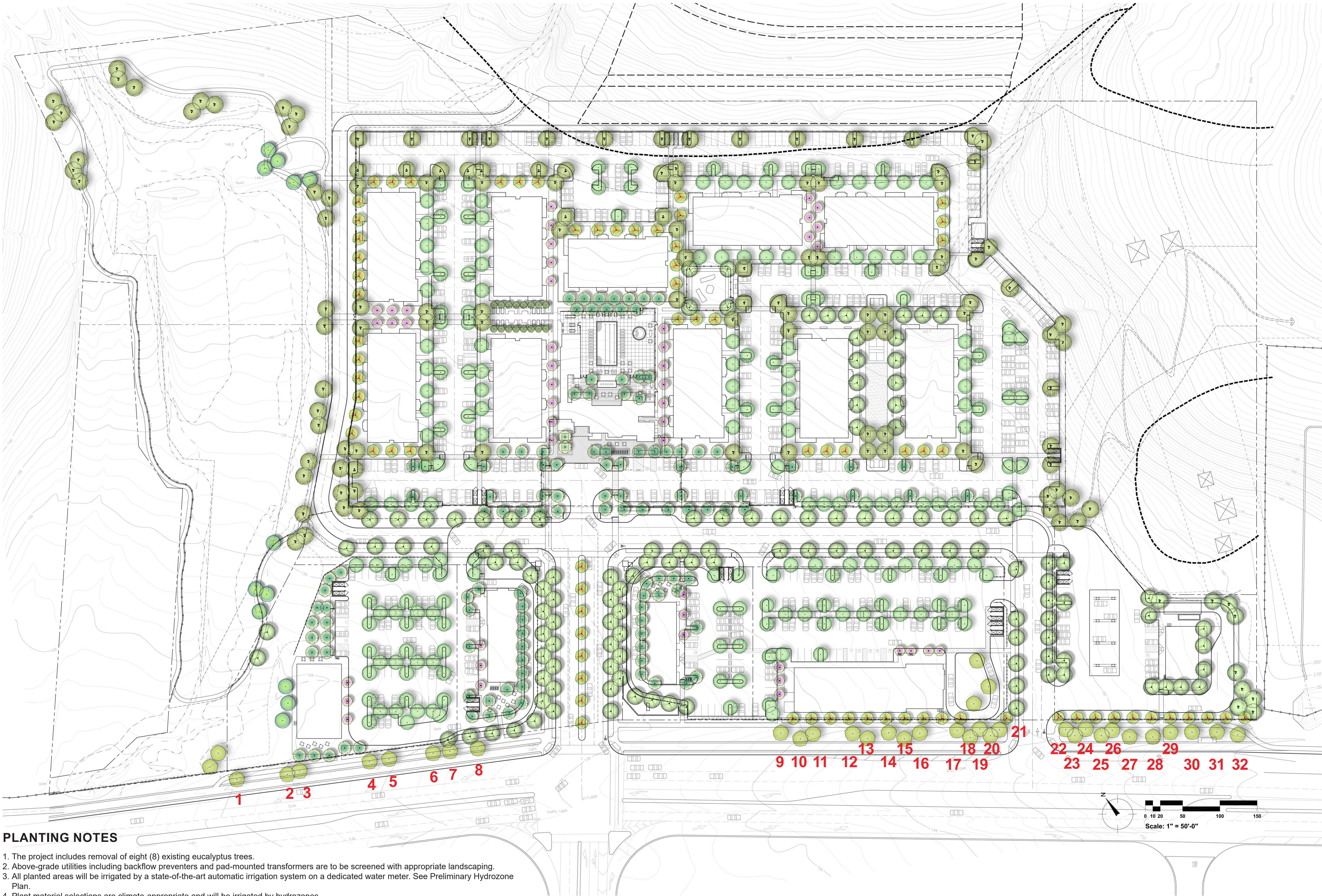
Date: 08/30/23

Project Number: 1930029

Sheet Name:
Preliminary
Irrigation
Hydrozone Plan

Sheet Number:
DP11

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO



PLANTING NOTES

1. The project includes removal of eight (8) existing eucalyptus trees.
2. Above-grade utilities including backflow preventers and pad-mounted transformers are to be screened with appropriate landscaping.
3. All planted areas will be irrigated by a state-of-the-art automatic irrigation system on a dedicated water meter. See Preliminary Hydrozone Plan.
4. Plant material selections are climate-appropriate and will be irrigated by hydrozones.
5. All newly planted shrub and groundcover areas will be top-dressed with 3" of organic mulch.
6. Compost or other natural fertilizer will be incorporated into the soil in planting areas to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1,000 square feet or per specific amendment recommendations from a laboratory soils fertility report.
7. No invasive plants are proposed.
8. Minimum plant material sizes are to be as follows:
 - Trees 24" box
 - Shrubs 1-gallon / 5-gallon
 - Groundcovers 1-gallon
 - Vines 5-gallon
9. Trees shall be planted no closer than 5'-0" from curbs and pavements. Where sufficient space is not available install a root barrier along the edge of the curb of pavement.
10. No stormwater bio-treatment area are proposed. See Stormwater Control Plan (C7.0)

TOTAL LANDSCAPE AREA: 10.87 acres (473,497 sq. ft.)

TREE LIST

BOTANICAL NAME	WUCOLS *	STREETS	RESIDENTIAL, PARKING	AMENITY, FEATURES, SPECIMENS
COMMON NAME				
PARKWAY, PERIMETERS, PARKS, FRONTAGES, FEATURES, SPECIMENS				
 Quercus agrifolia (Coast Live Oak)	VL	 Platanus acerifolia 'Columbia' (Columbia London Plane Tree) M	 Pistacia chinensis 'Kieth Davey' (Chinese Pistache) L	 Olea europaea (Olive Tree) VL
 Quercus lobata (Valley oak)	L	 Ulmus 'Frontier' (Frontier Elm) L	 Acer rubrum 'Armstrong' (Armstrong Maple) M	 Fruit Trees
 Platanus racemosa (Western sycamore)	M	 Ulmus parvifolia 'Drake' ('Drake' Chinese Elm) L		

1~32 Red numbers indicate 32 required street trees. 100% are 24" box.

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City Of	VALLEJO
County Of	SOLANO
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Date:	08/30/23
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Sheet Name:	

Tree Planting
Plan

Sheet Number:
DP12

		Botanical Name	Common Name	Water Use (WUCOLS*)	I. Community Amenity			II. Streetscapes		III. Retail		IV. Residential			
					1	2	3	4	5	6	7	8	9	10	11
					Columbus Parkway Frontage	Park Land Rec Area, Trails	Hillside Open Spaces/Buttress Area/Trailhead	Solano Ranch Way and B Street Project Entries	Street A and C Streetscapes	Storefronts, Patios and Terraces	Parking Fields	Main Entry/Drop-Off Court	Active Amenity Areas: Pool, Barbecue, Play, Sport Court	Passive Amenity Areas: Greenway and Gardens	Drive Aisles/Parking Fields
Trees															
1	Acer rubrum 'Armstrong'	Armstrong Maple	M							x				x	
2	Aesculus californica	California buckeye	VL		x	x									
3	Arbutus 'Marina'	Strawberry Tree	L	x										x	
4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	L	x						x		x		x	x
5	Morus alba	White Mulberry Tree	M							x			x		
6	Olea europaea	Olive Tree	VL							x		x	x		
7	Pistacha chinensis 'Kieth Davey'	Chinese Pistache	L	x				x			x			x	
8	Platanus acerifolia 'Columbia'	London Plane Tree	M					x	x					x	
9	Platanus racemosa	Western sycamore	M		x										
10	Quercus agrifolia	Coast Live Oak	VL		x	x							x		
11	Quercus lobata	Valley oak	L	x	x										
12	Ulmus 'Frontier'	Frontier Elm	L								x				x
13	Ulmus parvifolia 'Drake'	Drake' Chinese Elm	L								x				x
Shrubs															
14	Agave attenuata	Foxtail agave	L							x				x	
15	Agave 'Blue Flame'	Blue Flame Agave	L							x				x	
16	Agave 'Blue Glow'	Blue Glow Agave	L							x				x	
17	Arctostaphylos hookeri	Hooker's manzanita	L	x	x	x									x
18	Baccharis pilularis	Coyote brush	VL		x	x									
19	Berberis 'Atropurpurea nana'	Dwarf Japanese Barberry	M					x	x		x	x	x	x	x
20	Cistus x purpureus	Orchid rockrose	L					x	x			x	x	x	
21	Cotoneaster Parneyi	Parney's Red Clusterberry	M		x	x		x	x		x	x	x	x	x
22	Escallonia 'Fradesii'	Fradesi Escallonia	M											x	x
23	Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	L					x	x	x				x	x
24	Euonymus japonicus 'Moness'	Silver Princess Boxleaf Euonymus	L					x	x	x		x	x	x	
25	Grevillea 'Canberra Gem'	Grevillea	M	x				x	x	x		x	x	x	
26	Heteromeles arbutifolia	Toyon	VL			x	x								x
27	Hypericum moserianum	Gold flower	L	x				x	x	x		x	x	x	
28	Laurus nobilis	Sweet Bay	M											x	
29	Lorapetalum chinensis 'razzleberri'	Chinese Fringe Flower	M					x	x	x		x		x	
30	Myrica californica	Pacific Wax Myrtle	M		x					x		x		x	
31	Myrtus communis 'Compacta'	Ture Myrtle	L							x		x	x	x	
32	Olea europaea 'Montra'	Little Ollie	VL					x	x	x		x	x	x	
33	Punica granatum	Pomegranate	L							x		x	x	x	
34	Rhamnus californica 'Mound San Bruno'	Coffeeberry	L	x	x			x	x	x		x		x	
35	Rosmarinus officinalis 'Benenden blue'	Upright Rosemary	L					x	x	x		x	x		
36	Rosmarinus officinalis 'tuscan blue'	Tuscan Blue Rosemary	L					x	x	x		x	x		
37	Sarcococca Ruscifolia	Sweet Box	M							x				x	x

		Botanical Name	Common Name	Water Use (WUCOLS*)	I. Community Amenity			II. Streetscapes		III. Retail		IV. Residential			
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Perennials															
38		Achillea tomentosa	Woolly Yarrow	L		x	x								
39		Epilobium canum	California fuchsia	L				x	x	x	x	x		x	x
40		Eschscholzia californica	California poppy	L		x	x	x	x						
41		Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	M									x		
42		Iris douglasiana cultivars	Pacific Coast Iris	L	x	x		x	x			x			
43		Lavandula angustifolia 'hidcote'	Hidcote Lavender	L				x	x	x		x	x		
44		Lavandula angustifolia 'munstead'	English Lavender	L				x	x	x		x	x		
45		Salvia x sylvestris 'Blue Hill'	Blue Hill Meadow Sage	M						x			x	x	
46		Salvia x sylvestris 'Snow Hill'	Snow Hill Meadow Sage	M						x			x	x	
47		Teucrium x lucidrys	Germander	L	x			x	x		x	x		x	x
48		Thymus citriodorus	Lemon thyme	L						x			x		
Grasses															
49		Calamagrostis 'Karl Forester'	Feather Reed Grass	M				x	x	x	x	x	x	x	x
50		Carex divulsa	Berkeley Sedge	L	x			x	x		x				x
51		Carex pansa	California Meadow Sedge	L	x			x	x		x				x
52		Festuca californica	California Fescue	L	x	x	x								
53		Festuca glauca 'Elijah Blue'	Blue Fescue	L						x			x	x	
54		Festuca idahoensis	Idaho Fescue	L	x	x	x				x				x
55		Lomandra 'Breeze'	Matt Rush	L				x	x	x	x	x	x	x	x
56		Muhlenbergia rigens	Deer Grass	L				x	x	x	x	x	x	x	x
57		Pennisetum alopecuroides 'Foxtrot'	Giant Fountain Grass	L				x	x	x	x	x	x	x	x
58		Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	L				x	x	x	x	x	x	x	x
Groundcovers															
59		Arctostaphylos uva-ursi	Bearberry	L	x	x	x				x				x
60		Baccharis pilularis ‘pigeon point’	Coyote brush	VL		x	x								
61		Ceanothus griseus 'Yankee Point'	California Lilac	L	x	x	x				x				x
62		Fragaria chiloensis	Beach strawberry	M		x					x				x
63		Gazania 'Fiesta Red'	Clumping Gazania	L	x			x	x		x				x
64		Hypericum calycinum	Aarons Beard	L	x			x	x	x		x	x	x	
65		Myoporum parvifolium 'Putah Creek'	Myoporum	M				x	x		x				x
66		Rosa 'Noare'	Red Flower Rose	M	x					x		x	x		
67		Rosa Noaschnee'	White Flower Rose	M	x					x		x	x		
Vines															
68		Rosa 'cecile brunner'	Cecile Brunner Climbing Rose	L						x		x	x		
69		Ficus pumila	Creeping Fig	M							x				x
70		Parthenocissus tricuspidata	Boston ivy	L						x	x				x
Edibles															
71		Malus	Apple Espalier	L										x	
72		Citrus	Lemon	M										x	
73		Ficus	Fig	L										x	
74		Morus alba	Mulberry	L										x	
75		Vitis	Grape	L										x	

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

City of VALLEJO			
County of SOLANO			
State of CALIFORNIA			
Scale:	AS SHOWN		
Date:	08/30/23		
Project Number:	1930029		
Sheet Name:			
Plant List			
Sheet Number:			
DP13			

I. Community Amenity

Trees:



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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State Of CALIFORNIA		
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Sheet Name: Plant Images		
Sheet Number: DP14.A		

II. Streetscapes

Trees:



DEVELOPMENT PLAN
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COLUMBUS PARKWAY - VALLEJO

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City Of	VALLEJO
County Of	SOLANO
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III. Retail

Trees:



6



1



12



7



5



13

GTL
Properties

Consultant:
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CSW/Stuber-Strooh
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LANDSCAPE ARCHITECTS
Project No.: 15001.00

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COLUMBUS PARKWAY - VALLEJO**

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Project Number:	1930029

Sheet Name:
Plant Images

Sheet Number:
DP14.C

IV. Residential

Trees:



GTL
Properties

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COLUMBUS PARKWAY - VALLEJO

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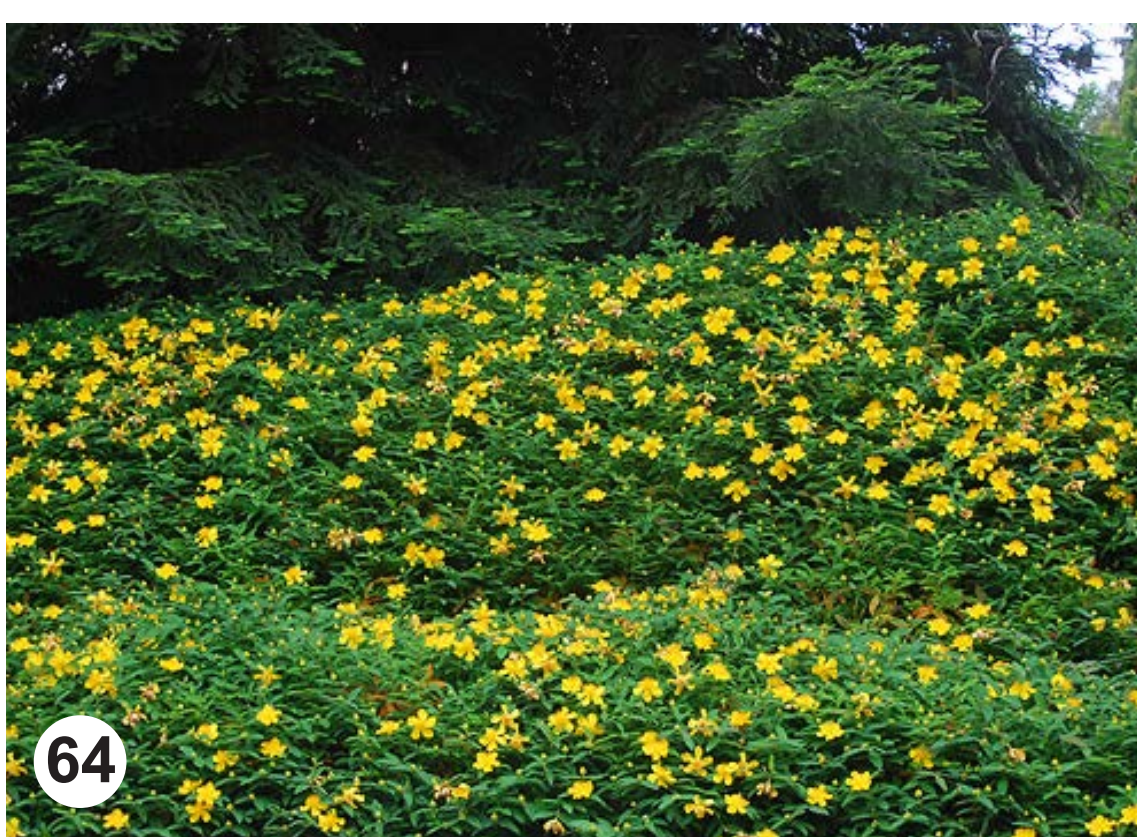
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Date:	08/30/23
Project Number:	1930029

Sheet Name:
Plant Images

Sheet Number:
DP14.D

I. Community Amenity

Shrubs, Perennials, Grasses, Groundcovers and Vines:



GTL
Properties

Consultant:
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City Of
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County Of
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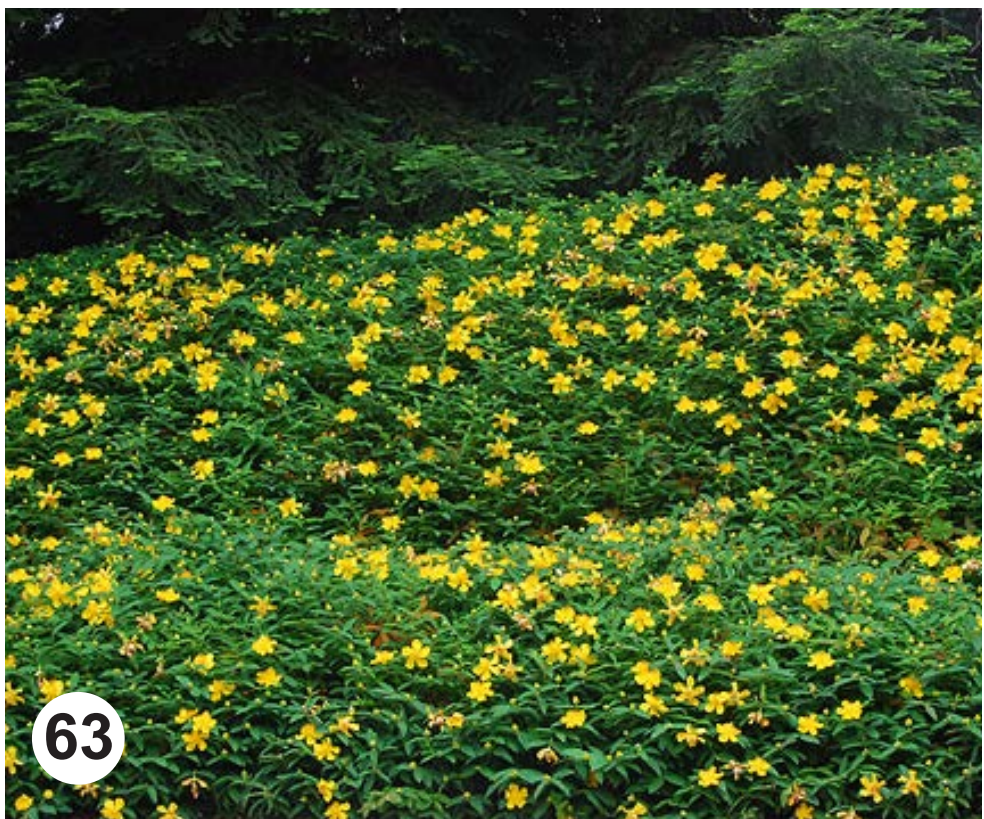
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Date: 08/30/23
Project Number: 1930029

Sheet Name:
Plant Images

Sheet Number:
DP14.E

II. Streetscapes

Shrubs, Perennials, Grasses, Groundcovers and Vines:



GTL
Properties

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City Of	VALLEJO
County Of	SOLANO
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Scale:	AS SHOWN
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Project Number:	1930029

Plant Images

Sheet Number:
DP14.F

III. Retail and IV. Residential

Shrubs, Perennials, Grasses, Groundcovers and Vines:



GTL
Properties

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COLUMBUS PARKWAY - VALLEJO**

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-	11/05/21	ENTITLEMENT PACKAGE 3th SUB
-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA

Scale: AS SHOWN
Date: 08/30/23

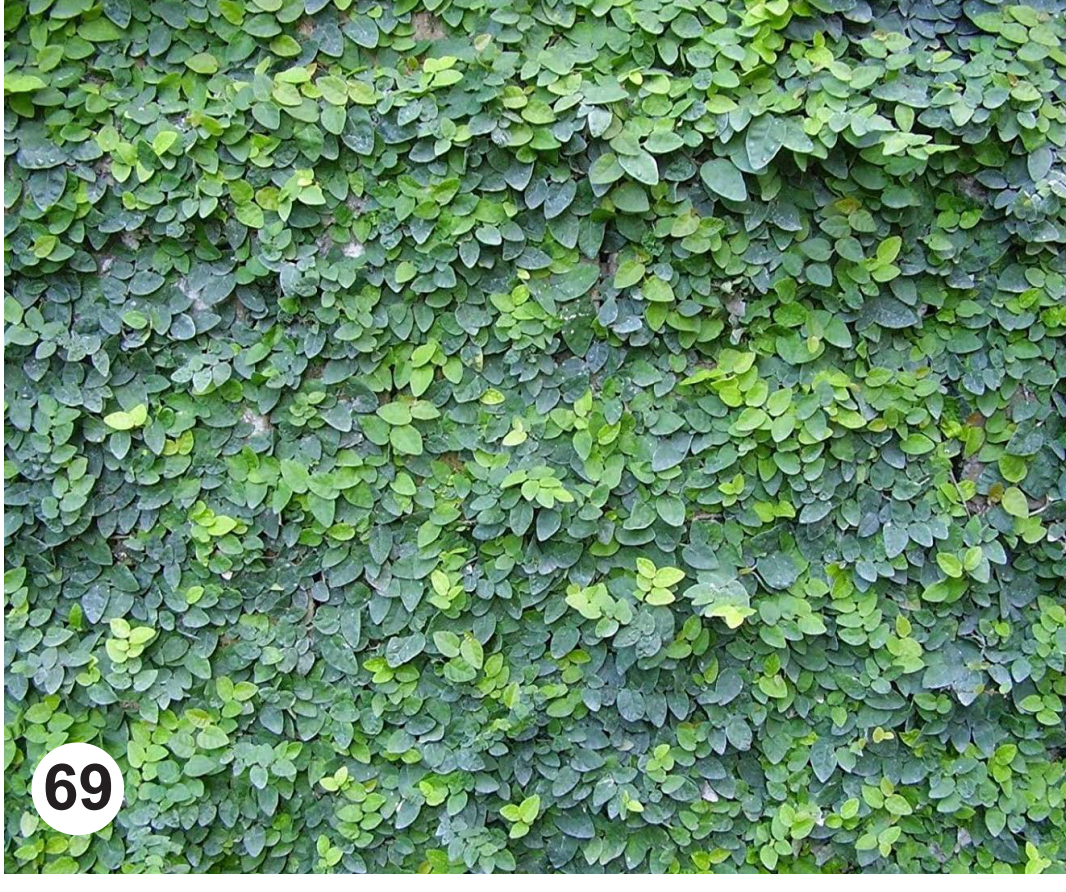
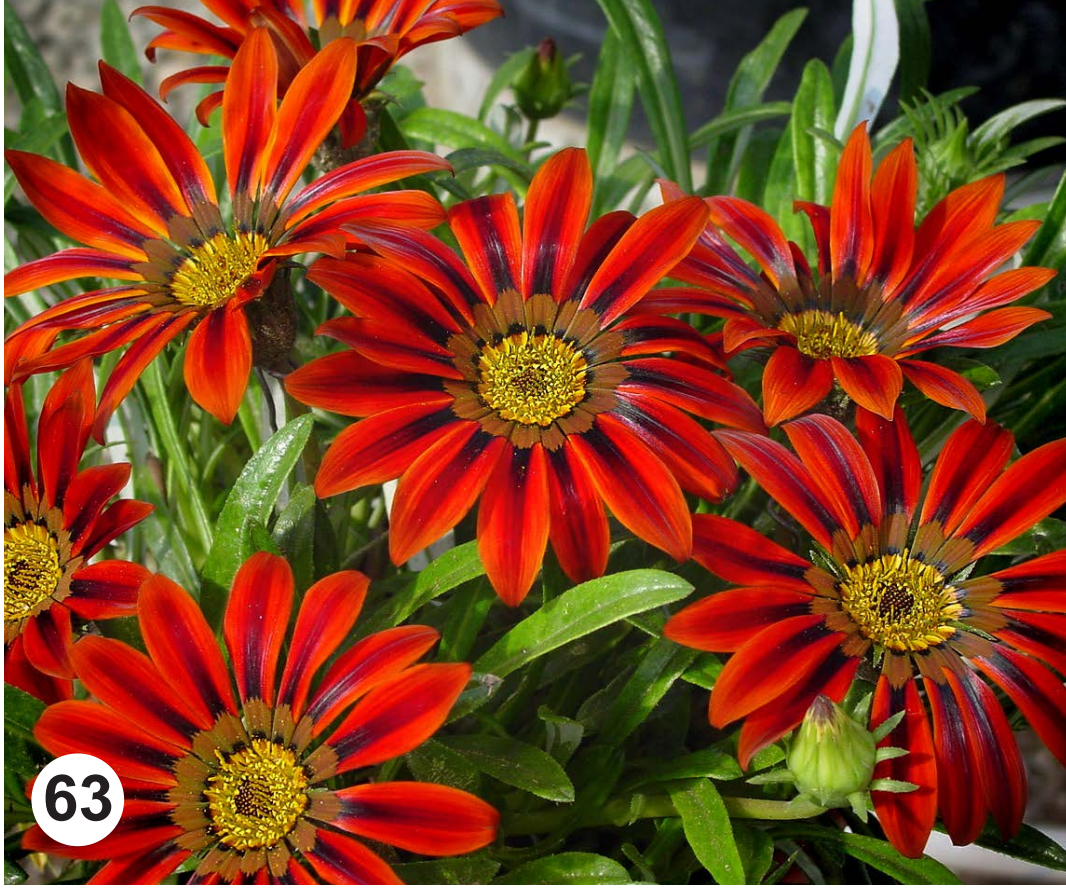
Project Number: 1930029

Sheet Name:
Plant Images

Sheet Number:
DP14.G

III. Retail and IV. Residential

Shrubs, Perennials, Grasses, Groundcovers and Vines:



GTL
Properties

Consultant:
CSW | ST 2
CSW/Stuber-Strooh
Engineering Group, Inc.
45 Leeward Court, Suite 100
Novato, CA 94949
Tel: 415.883.9850
Fax: 415.883.9835
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
SMITH+SMITH
P: (415) 543-0332 1501 North Point Street
F: (415) 543-9160 San Francisco, CA 94109
www.smithsmith.com
LANDSCAPE ARCHITECTS
Project No.: 15001.00

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/10/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3th SUB
-	02/26/21	ENTITLEMENT PACKAGE 2th SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO
County Of
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State Of
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Scale: AS SHOWN
Date: 08/30/23
Project Number: 1930029

Sheet Name:
Plant Images

Sheet Number:
DP14.H

PROJECT SUMMARY
PARKING AND LAND USE MATRIX

								Multifamily Units Breakup								
BUILDING DESIGNATION	SUITE	USE	Hotel Rooms	Floor Area (SF)	number of floors	Patio Dining Area (SF)	Total Floor Area (SF)	Studio	1 Brm	2 Brm	3 Brm	Potential total units	Parking Ratio Reqd (per 1,000 SF)	Parking Required	Parking Provided	Parking Surplus (Deficiency)
PARCEL 1																
Building G1	G1	GAS STATION	-	3,050	1	0	3,050	-	-	-	-	-	N/A		17	
Total Parcel 1				3,050			3,050								17	
PARCEL 2																
Building S1	A	RETAIL SHOPS	-	1,440	1	0	1440	-	-	-	-	-	3	4.3		
													2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size			
	B	QUICK SERVE FOOD	-	1,560	1	0	1560	-	-	-	-	-	3	2.0		
	C	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	D	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	E	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
	F	RETAIL SHOPS	-	1,500	1	0	1500	-	-	-	-	-	3	4.5		
Total Parcel 2	G	RETAIL SHOPS	-	1,495	1	0	1495	-	-	-	-	-	3	4.5		
	H	QUICK SERVE FOOD	-	1,534	1	200	1734	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	3.1		
Total Parcel 2				12,029		200	12229	-	-	-	-	-		31.9	103	71.1
PARCEL 3																
Building F1	A	QUICK SERVE FOOD	-	1,515	1	400	1,915	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	B	RETAIL SHOPS	-	1,293	1	0	1,293	-	-	-	-	-	3	3.9		
	C	QUICK SERVE FOOD	-	1,404	1	200	1,604	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
Total Parcel 3				4,212		600	4,812	-	-	-	-	-		7.9	38	30.1
Parcel 2 and parcel 3 Shared Parking														39.8	141	101
PARCEL 4																
Building F2	A	QUICK SERVE FOOD	-	1,848	1	180	2,028	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	B	QUICK SERVE FOOD	-	1,893	1	0	1,893	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
	C	QUICK SERVE FOOD	-	1,151	1	450	1,601	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
Total Parcel 4				4,892		630	5,522	-	-	-	-	-		6.0	10	4.0
PARCEL 5																
Building S1	A	RETAIL SHOPS	-	1,246	1	0	1,246	-	-	-	-	-	3	3.7		
	B	RETAIL SHOPS	-	1,500	1	0	1,500	-	-	-	-	-	3	4.5		
	C	RETAIL SHOPS	-	1,500	1	0	1,500	-	-	-	-	-	3	4.5		
	D	QUICK SERVE FOOD	-	1,500	1	150	1,650	-	-	-	-	-	2 for the first 2,500 sq. ft. plus 1 per 1000 sq. ft. above that size	2.0		
Total Parcel 5				5,746		150	5,896							14.7	72	57.3
Parcel 4 and parcel 5 Shared Parking														20.7	82	61
PARCEL 6																
Building 1		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 2		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 3		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 4		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 5		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 6		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 7		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 8		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building 9		MULTIFAMILY DWELLING - TYPE B	-	8,767	3	-	26,301	6	15	9	0	30	**	30		
Building 10		MULTIFAMILY DWELLING - TYPE A	-	9,608	3	-	28,824	0	15	6	3	24	**	24		
Building C1		CLUBHOUSE	-	7,150	1	-	7,150	-	-	-	-	-				
Guest parking		Guest parking											0.2		12	
Total parcel 6				99,866			285,298					264 *		264 *	505	241.0
TOTALS - OVERALL				129,795			316,807							324.5	745	420

*Note: The total units for the development shall be 264 units. The unit dispersal per building may be modified to reach 264 units.

PARKING PROVIDED DETAILS

PARCEL 1

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	13 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	1
Van Accessible HC (9'-0" x 18'-0"):	1
EVCS (9'-0" x 18'-0"):	1 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	1
TOTAL	17

PARCEL 2+3

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	130 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	4
Van Accessible HC (9'-0" x 18'-0"):	2
EVCS (9'-0" x 18'-0"):	3 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	2
TOTAL	141

PARCEL 4+5

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	73 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	3
Van Accessible HC (9'-0" x 18'-0"):	2
EVCS (9'-0" x 18'-0"):	2 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	2
TOTAL	82

PARCEL 6

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	477 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	10
Van Accessible HC (9'-0" x 18'-0"):	2
EVCS (9'-0" x 18'-0"):	15 *
EVCS Van Accessible HC (9'-0" x 18'-0"):	1
TOTAL	505

OVERALL

AUTO STALLS	Count
Standard (9'-0" x 18'-0"):	693 *
Compact (8'-0" x 16'-0"):	0 *
STD Handicap (9'-0" x 18'-0"):	18
Van Accessible HC (9'-0" x 18'-0"):	7
EVCS (9'-0" x 18'-0"):	21 *
Van Accessible HC (9'-0" x 18'-0"):	6
TOTAL	718

PARKING NOTES

* Overhang. Parking stall lengths, except for parallel spaces, may be reduced by two feet where the parking stall is designed to abut a landscaped area a minimum of five feet wide, such that the front of the vehicle can overhang the landscaped area. (106.508.07 - E4)

** Apartments parking ratios:
All Units 1 stall
Guest parking none required

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Properties

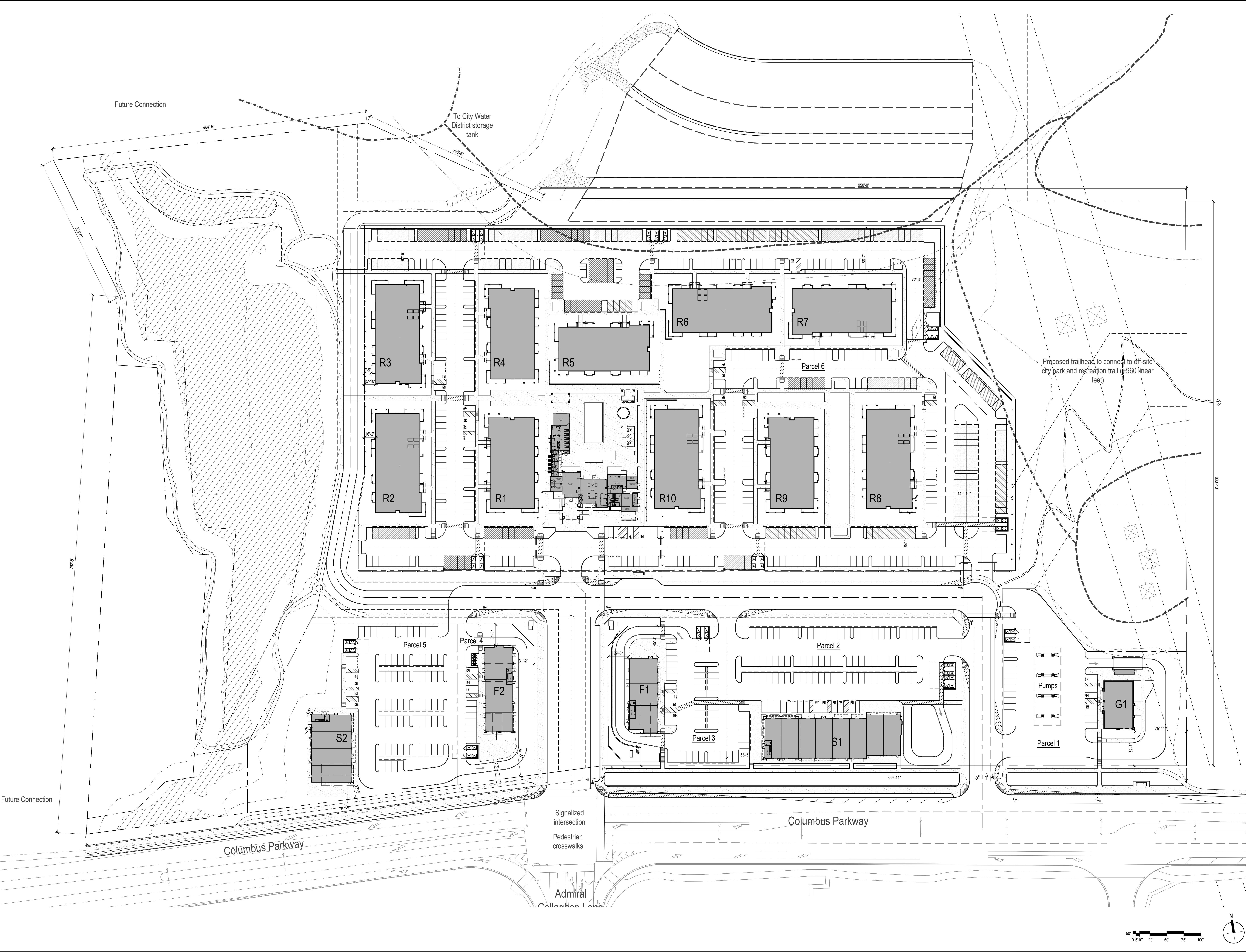
Consultant:
CSW ST 2
CSW/Stuber-Stroeb
Engineering Group, Inc.
46 Lawton Court Suite 415
Novato, CA 94949 Tel: 415.883.0800
Fax: 415.883.0805
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 5th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale:
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
PROJECT SUMMARY
Sheet Number: G1.1



GTL

Properties

Consultant:

CSW ST 2

CSW/Stuber-Stroob
Engineering Group, Inc.
40 Leavenworth Court, Suite 200
Folsom, CA 95630
Tel: 916.208.0000
Fax: 916.208.0001
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:

AO

Architecture.
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Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
SOLANO

State Of
CALIFORNIA

Scale: 1" = 50'

Date: 08/30/2023

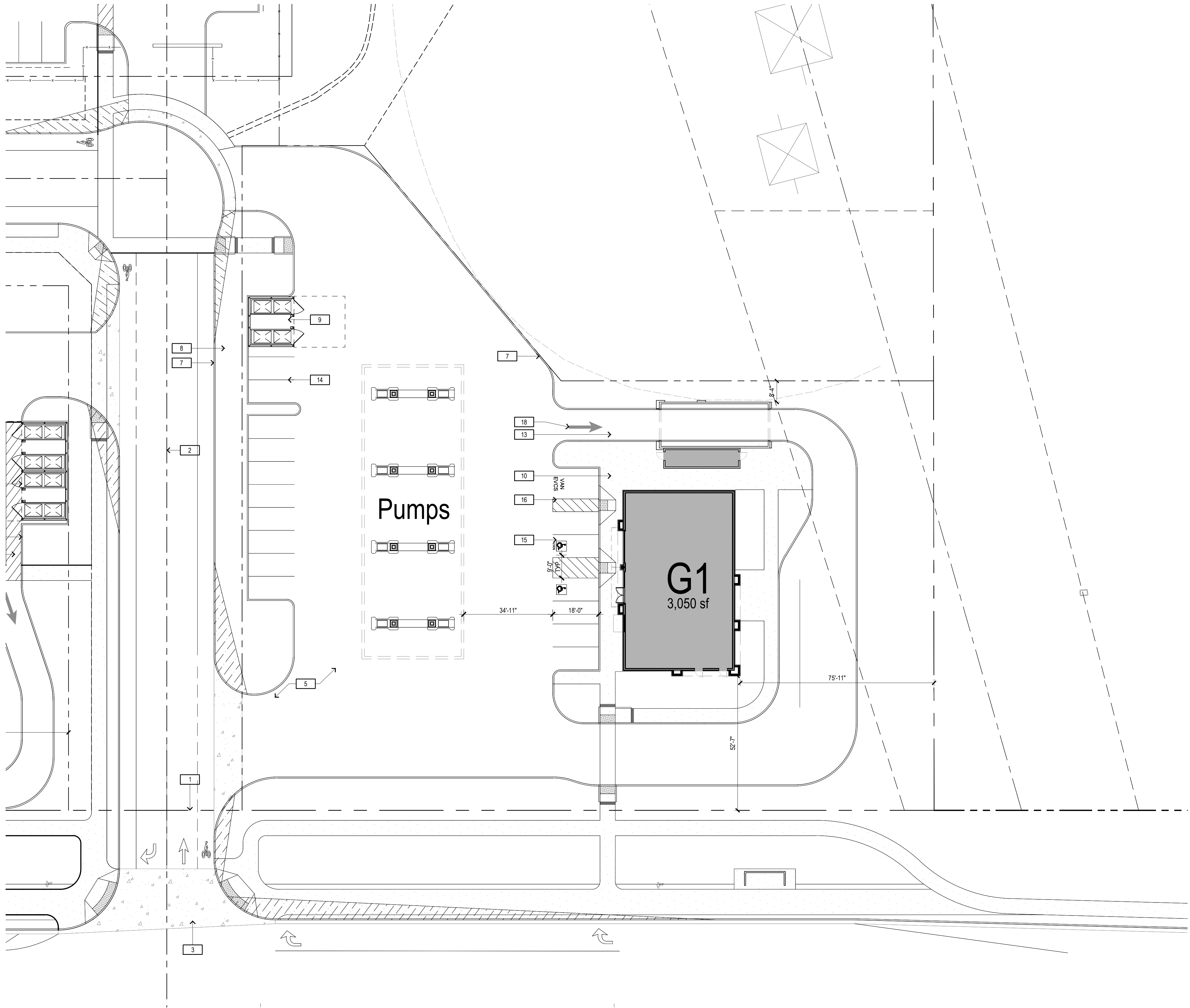
Project Number: 1930029

Sheet Name:

OVERALL SITE PLAN

Sheet Number:
AS101

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO



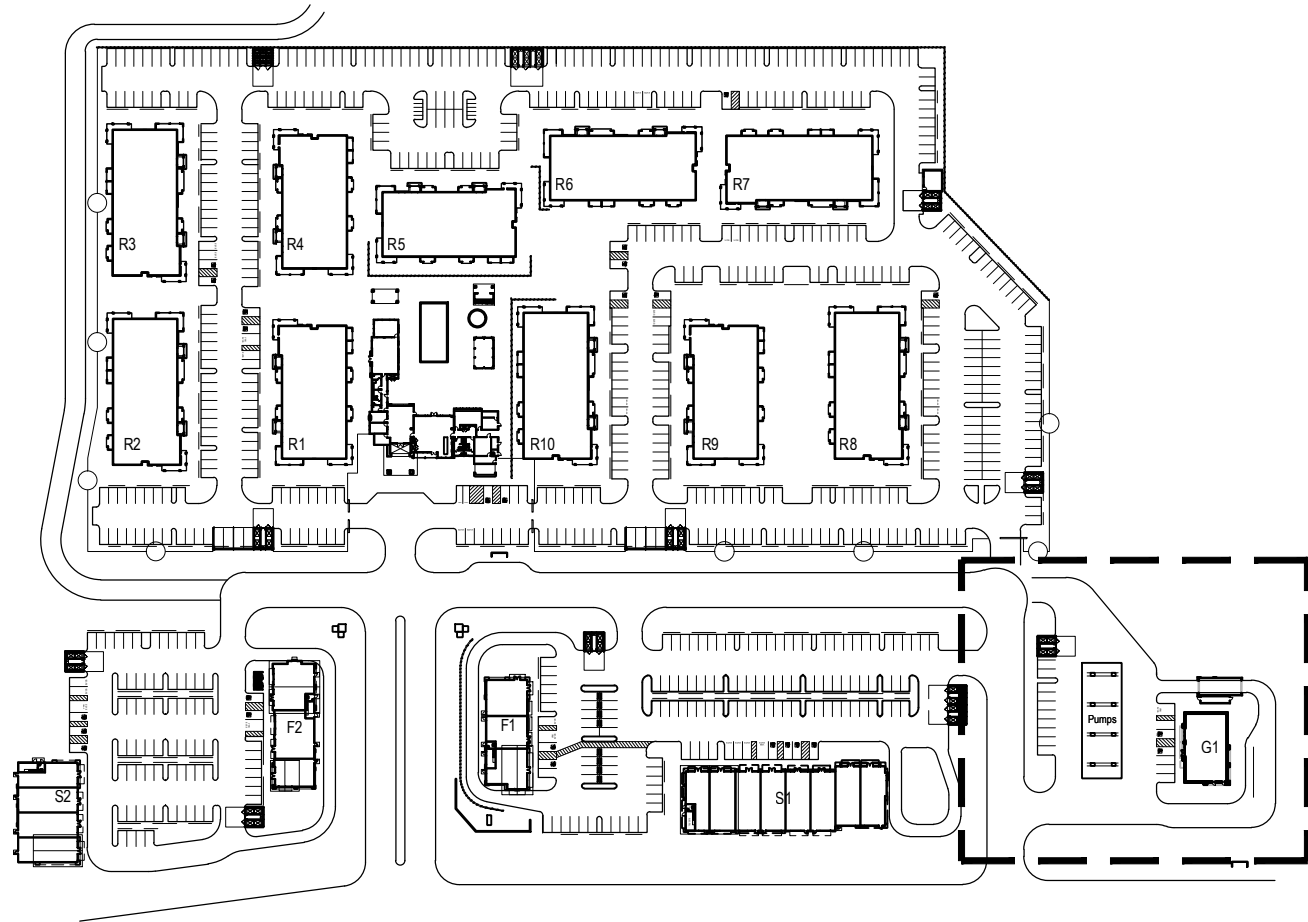
GENERAL NOTES

1. REFER TO CIVIL PLANS FOR SITE DIMENSIONS, GRADING, PAVING, CONCRETE CURBS, DRAINAGE AND HORIZONTAL CONTROLS.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING, IRRIGATION, FINE GRADING AND SOILS PREPARATION.

KEYNOTES

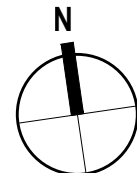
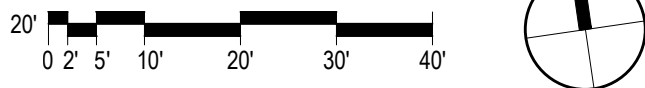
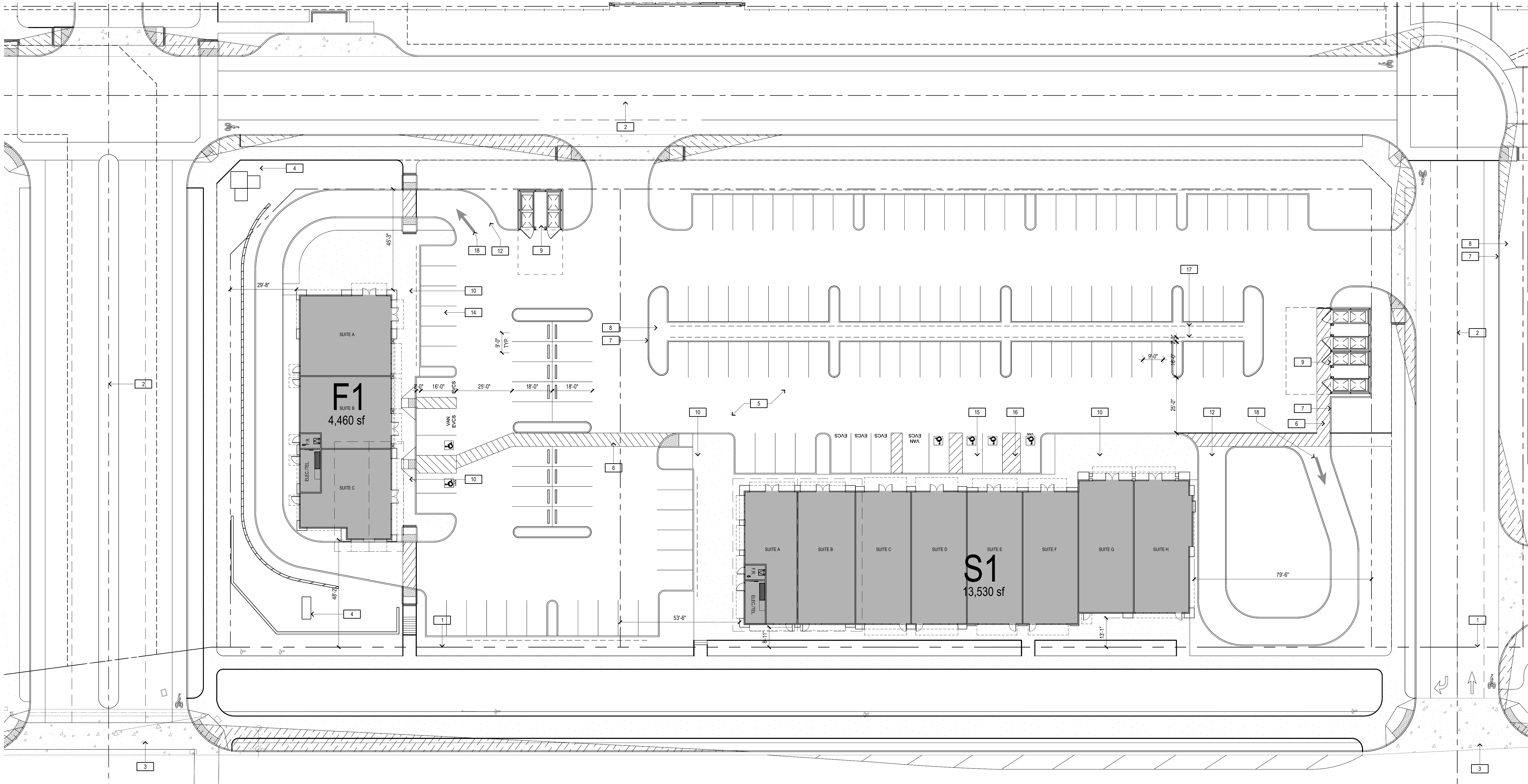
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|----|--|----|---|
| 1 | PROPERTY LINE PER CIVIL DRAWINGS | 11 | POSSIBLE FUTURE PATIO AREA |
| 2 | ONSITE PARCEL LINE PER CIVIL DRAWINGS | 12 | VEHICULAR DRIVE THROUGH LANE |
| 3 | ACCESS DRIVEWAY PER CIVIL DRAWINGS | 13 | DRIVE THROUGH CAR WASH LANE |
| 4 | PROPOSED MONUMENT SIGN | 14 | PAINTED PARKING STALL STRIPING - PER CITY STANDARDS |
| 5 | PAVED PARKING LOT PER CIVIL DRAWINGS | 15 | ACCESSIBLE PARKING STALL |
| 6 | ACCESSIBLE PATH OF TRAVEL | 16 | VAN ACCESSIBLE PARKING STALL |
| 7 | CONCRETE CURB PER CIVIL DRAWINGS | 17 | DASHED LINE INDICATES 2'-0" CAR OVERHANG |
| 8 | LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION | 18 | PAINTED DIRECTIONAL ARROW ON PAVEMENT |
| 9 | TRASH / RECYCLE ENCLOSURE | 19 | COVERED CARPORT |
| 10 | HARDSCAPE OR SIDEWALK - REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION | 20 | POOL/CLUBHOUSE AMENITY AREA |

KEY PLAN



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-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
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Scale: 1" = 20'
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
ENLARGED PARTIAL SITE PLAN PARCEL 1
Sheet Number: AS102



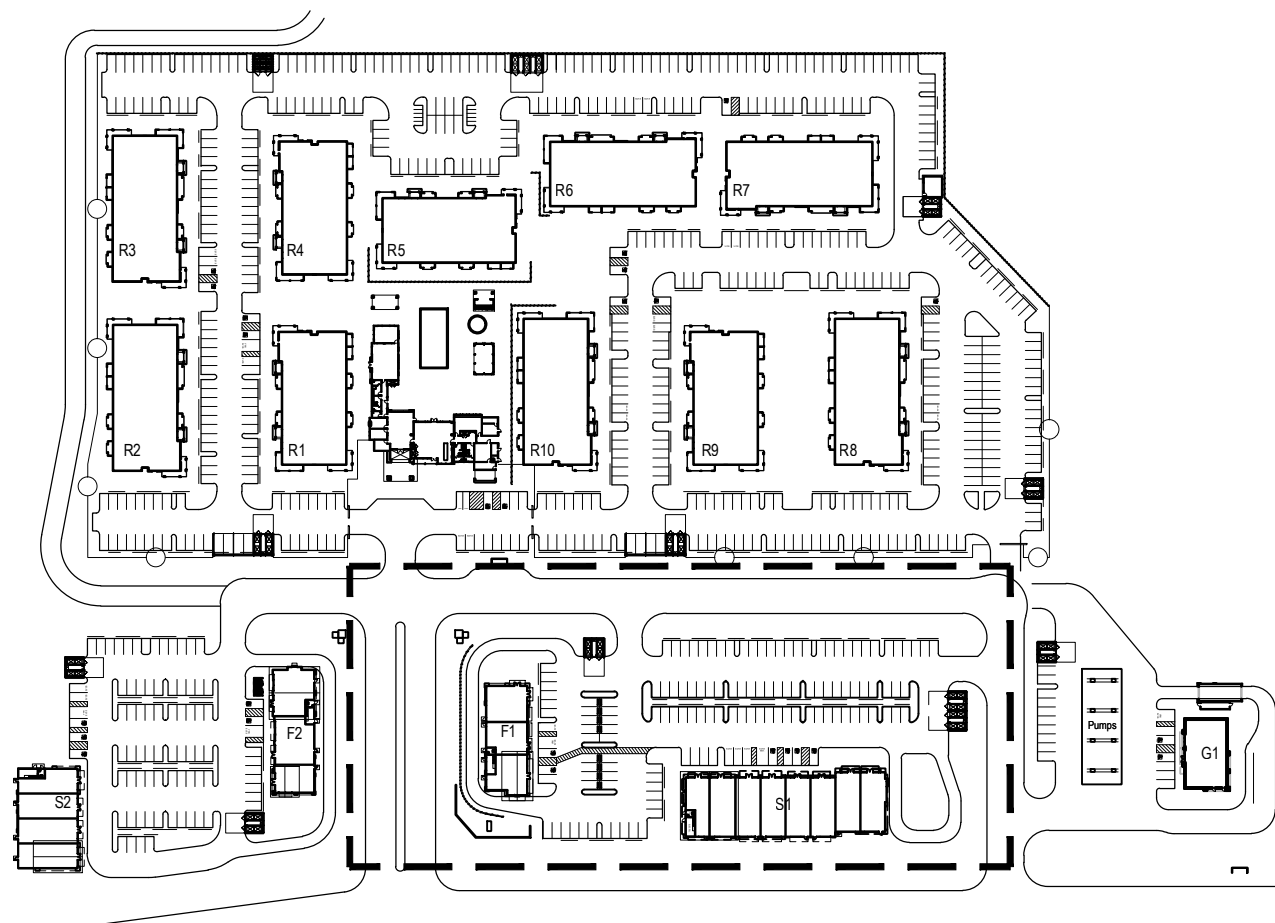
GENERAL NOTES

1. REFER TO CIVIL PLANS FOR SITE DIMENSIONS, GRADING, PAVING, CONCRETE CURBS, DRAINAGE AND HORIZONTAL CONTROLS.
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KEYNOTES

- | | | | |
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KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

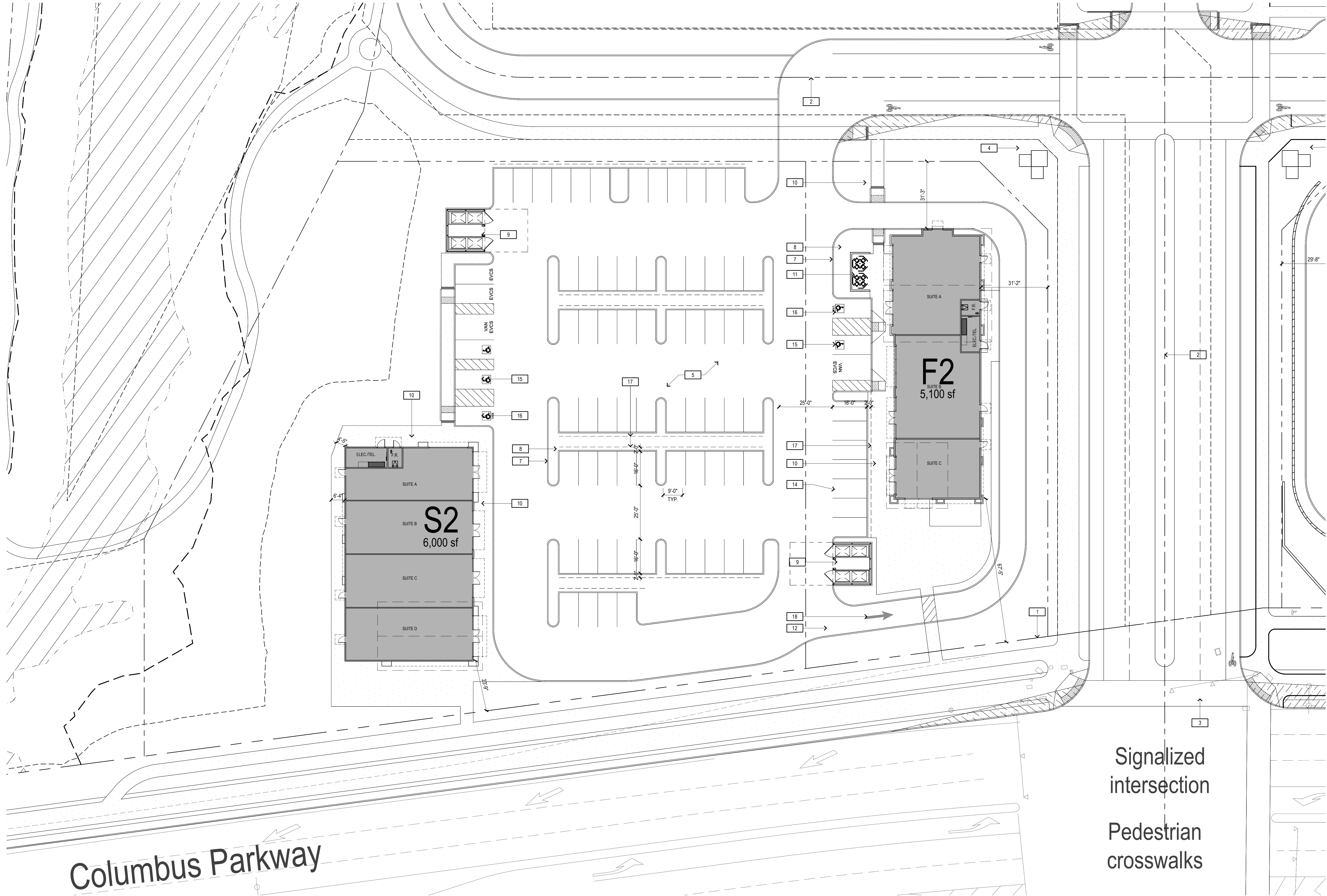
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-	08/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
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-	12/22/20	ENTITLEMENT PACKAGE

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County Of SOLANO
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Scale: 1" = 20'
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
ENLARGED PARTIAL SITE PLAN PARCEL 2 & 3
Sheet Number: AS103

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale: 1" = 20'
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
ENLARGED PARTIAL SITE PLAN PARCEL 4 & 5
Sheet Number: A-104



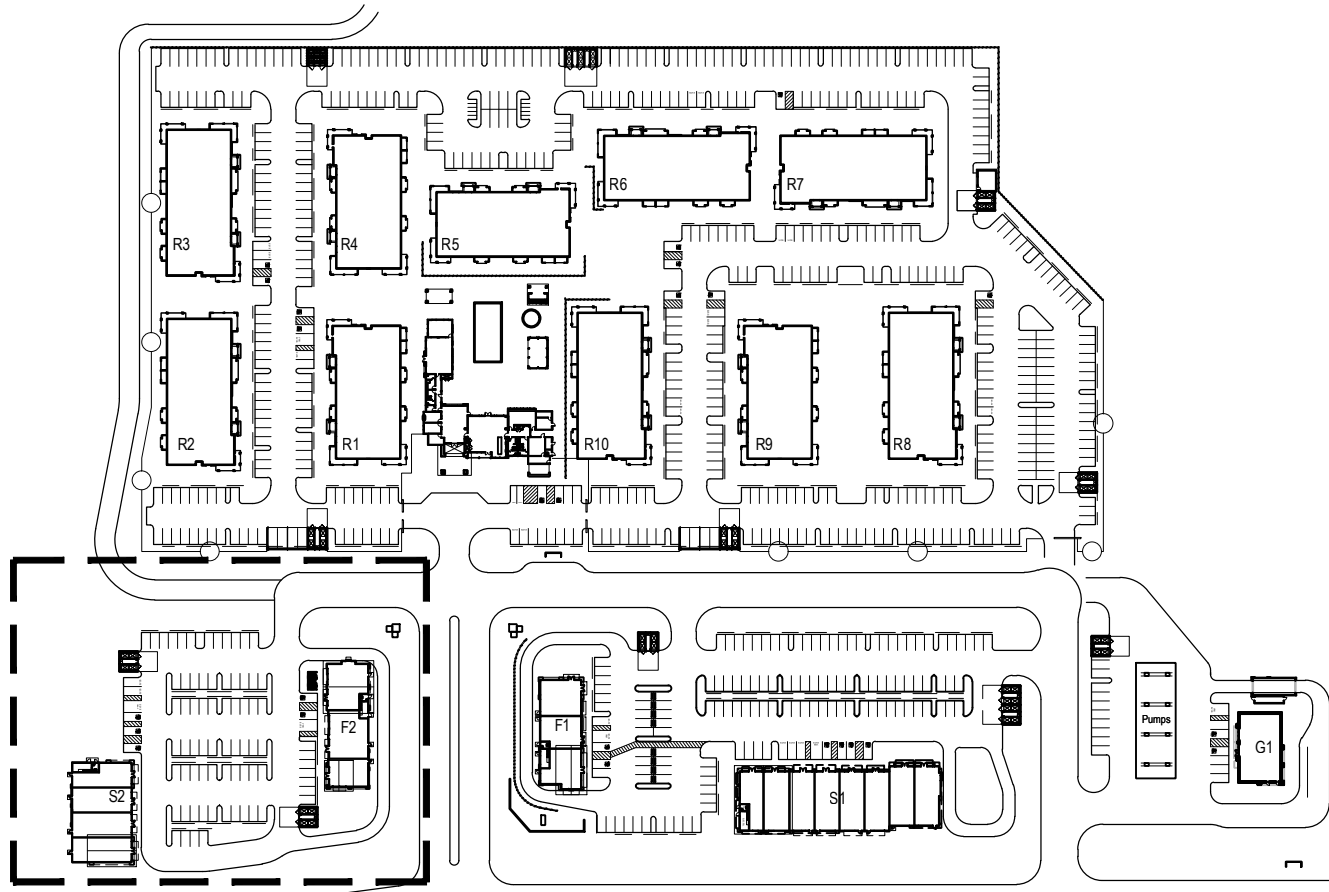
GENERAL NOTES

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KEYNOTES

- | | |
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| 3. ACCESS DRIVEWAY PER CIVIL DRAWINGS | 13. DRIVE THROUGH CAR WASH LANE |
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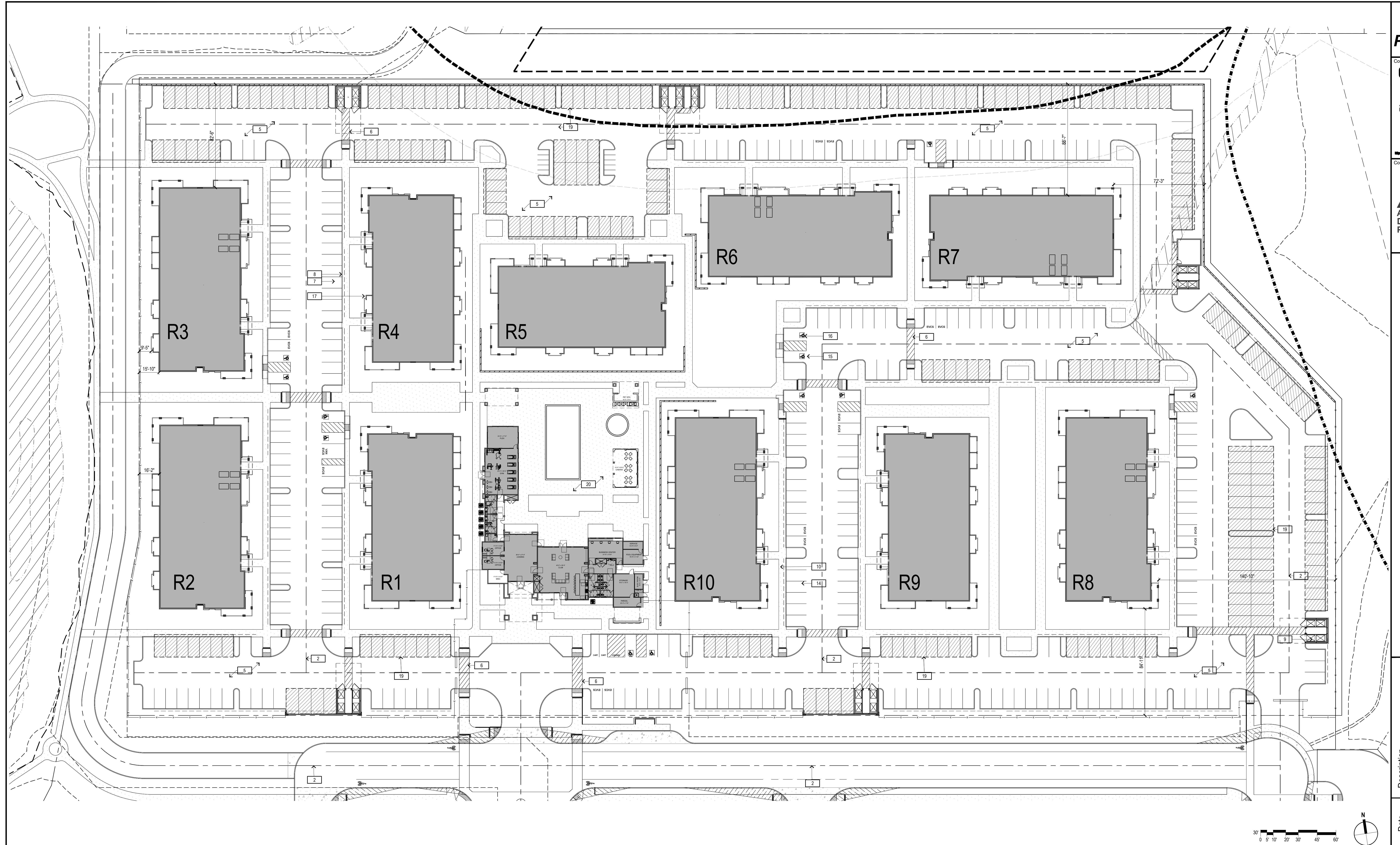
KEY PLAN



DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/02/23	ENTITLEMENT PACKAGE 7th SUB
-	05/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	1" = 30'
Date:	08/30/2023
Project Number:	1930029
Sheet Name: ENLARGED PARTIAL SITE PLAN PARCEL 6	
Sheet Number: AS105	



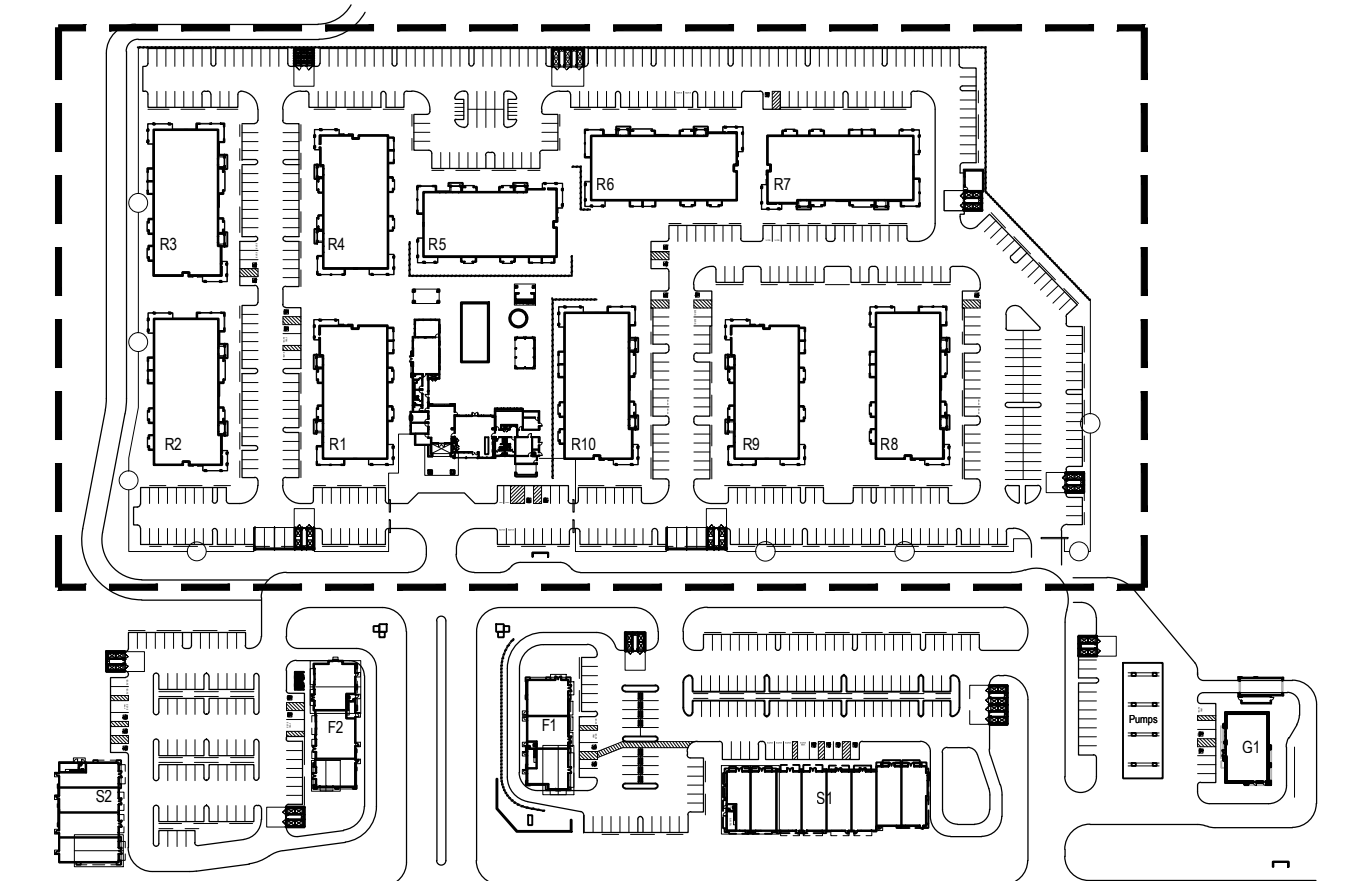
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KEY PLAN



DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

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-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8" = 1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name: BUILDING G1 FLOOR PLAN & ROOF PLAN	
Sheet Number: A101	

4 - GAS STATION ROOF PLAN

3 - GAS STATION FLOOR PLAN

2 - CONVENIENCE STORE ROOF PLAN

1 - CONVENIENCE STORE FLOOR PLAN

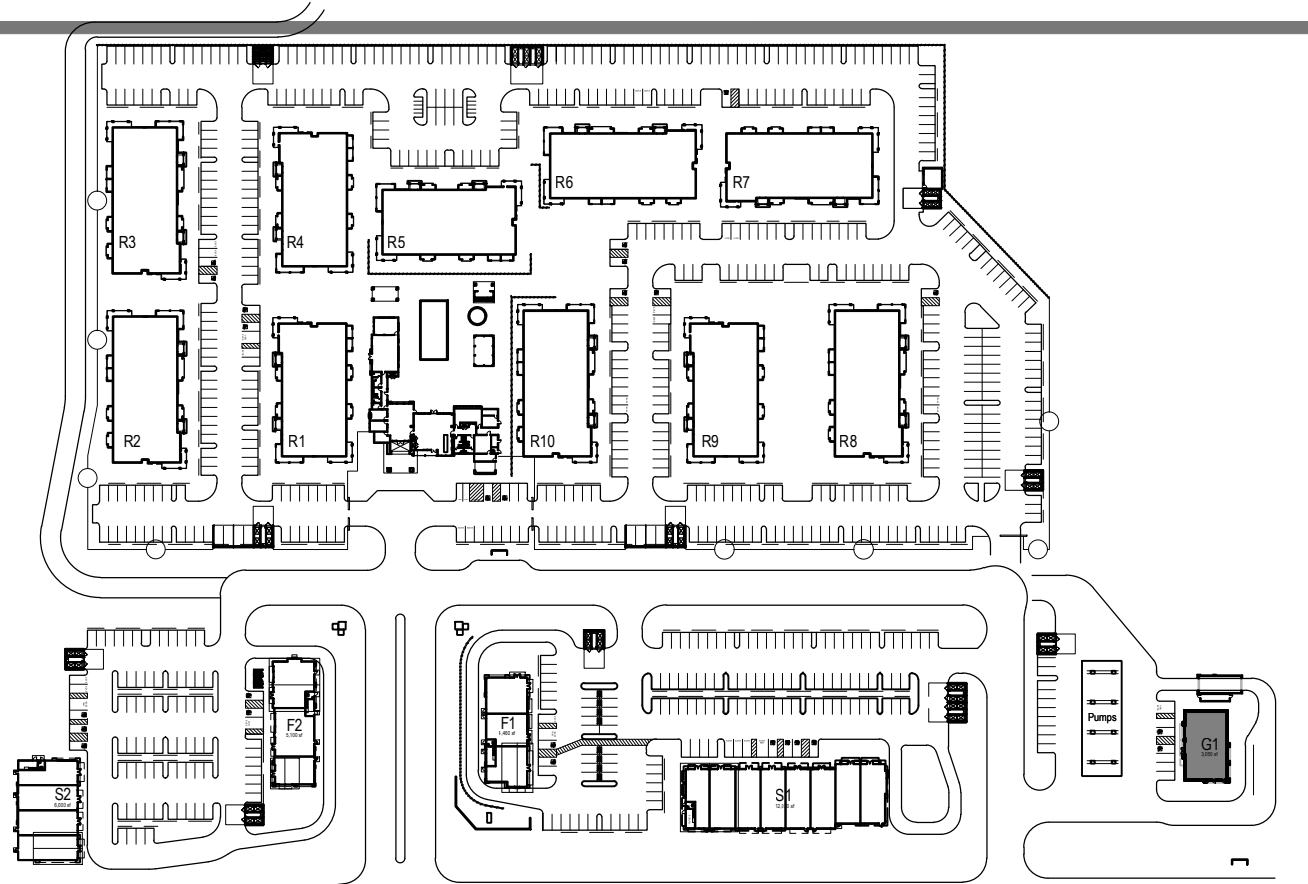
ROOF PLAN KEYNOTES

- | | |
|---|-----------------------------|
| 1 | FUTURE MECHANICAL EQUIPMENT |
| 2 | STANDING SEAM METAL ROOF |
| 3 | MEMBRANE FLAT ROOF |
| 4 | ROOF PARAPET |
| 5 | LINE OF CANOPY BELOW |
| 6 | CONCRETE TILE ROOF |

FLOOR PLAN KEYNOTES

- | | | | | | |
|---|--------------------------------|----|---------------------------------|----|-----------------------------------|
| 1 | OUTLINE OF ROOF/CANOPY ABOVE | 6 | PARKING AREA PER CITY STANDARDS | 11 | DRIVE THRU LANE |
| 2 | ELECTRICAL/ FIRE RISER ROOM | 7 | LANDSCAPE AREA | 12 | EQUIPMENT / STORAGE ROOM |
| 3 | FUTURE PATIO AREA | 8 | SIDEWALK/HARDSCAPE AREA | 13 | STOREFRONT SYSTEM DOORS & WINDOWS |
| 4 | POTENTIAL TENANT DEMISING WALL | 9 | SERVICE WALKWAY | 14 | ARCHITECTURAL POP-OUT OR PILASTER |
| 5 | ADA PARKING STALLS | 10 | TRASH ENCLOSURE | | |

KEY PLAN



GTL

Properties

Consultant:

CSW ST 2

CSW/Stuber-Stroch
Engineering Group, Inc.
40 Leavenworth Court, Suite 200
Menlo Park, CA 94025
Tel: 650.323.2888
Fax: 650.323.2899

Civil Engineers

Surveying & Mapping

Environmental Planning

Land Planning

Construction Management

Information

0000

Consultant:

AO

Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 8th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
SOLANO

Slate Of
CALIFORNIA

Scale: 1/8" = 1'-0"

Date: 08/30/2023

Project Number: 1930029

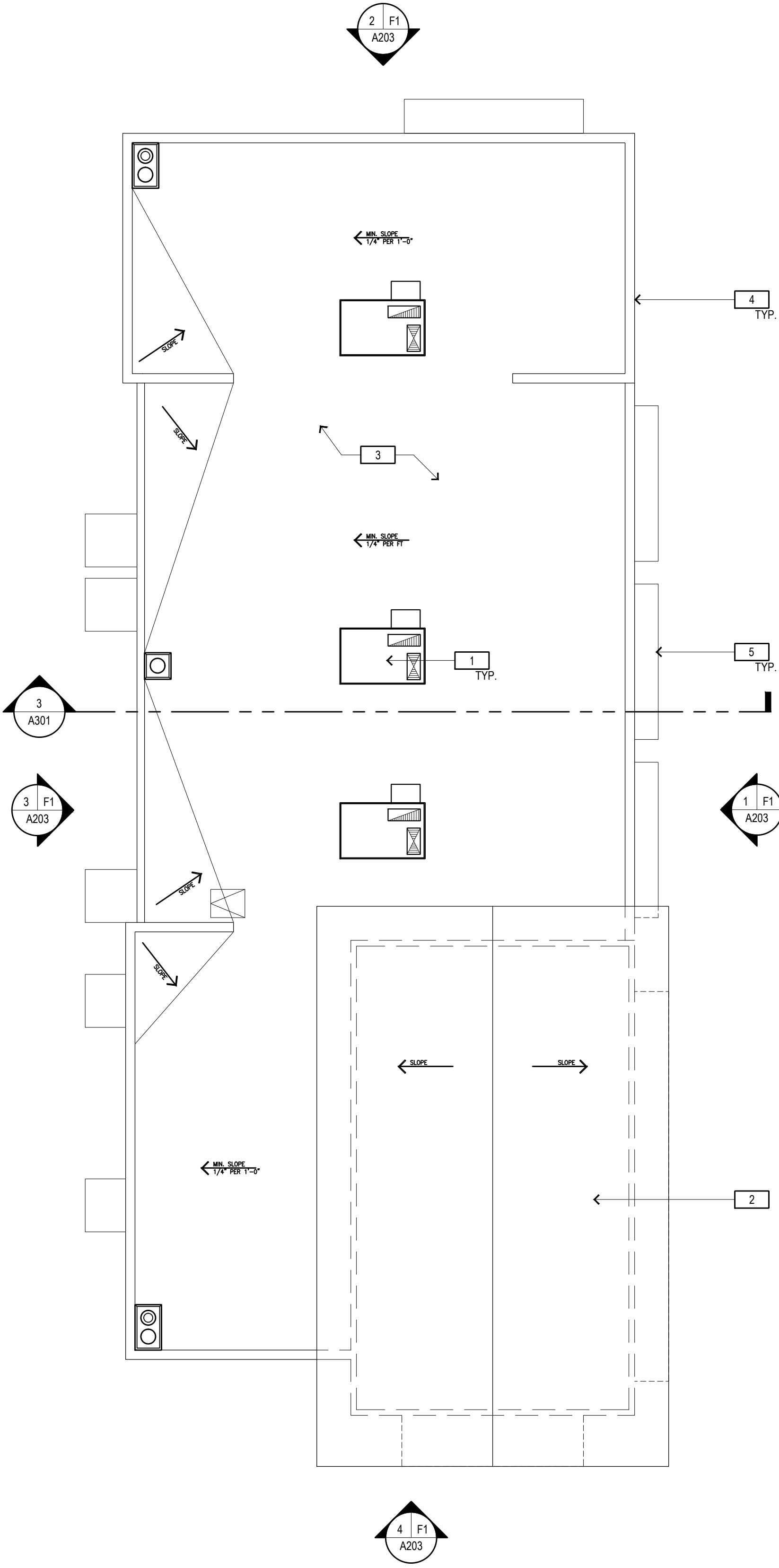
Sheet Name:
BUILDING F1
FLOOR PLAN &
ROOF PLAN

Sheet Number:
A102

2 - ROOF PLAN

ROOF PLAN KEYNOTES

- 1 FUTURE MECHANICAL EQUIPMENT
- 2 STANDING SEAM METAL ROOF
- 3 MEMBRANE FLAT ROOF
- 4 ROOF PARAPET
- 5 LINE OF CANOPY BELOW
- 6 CONCRETE TILE ROOF

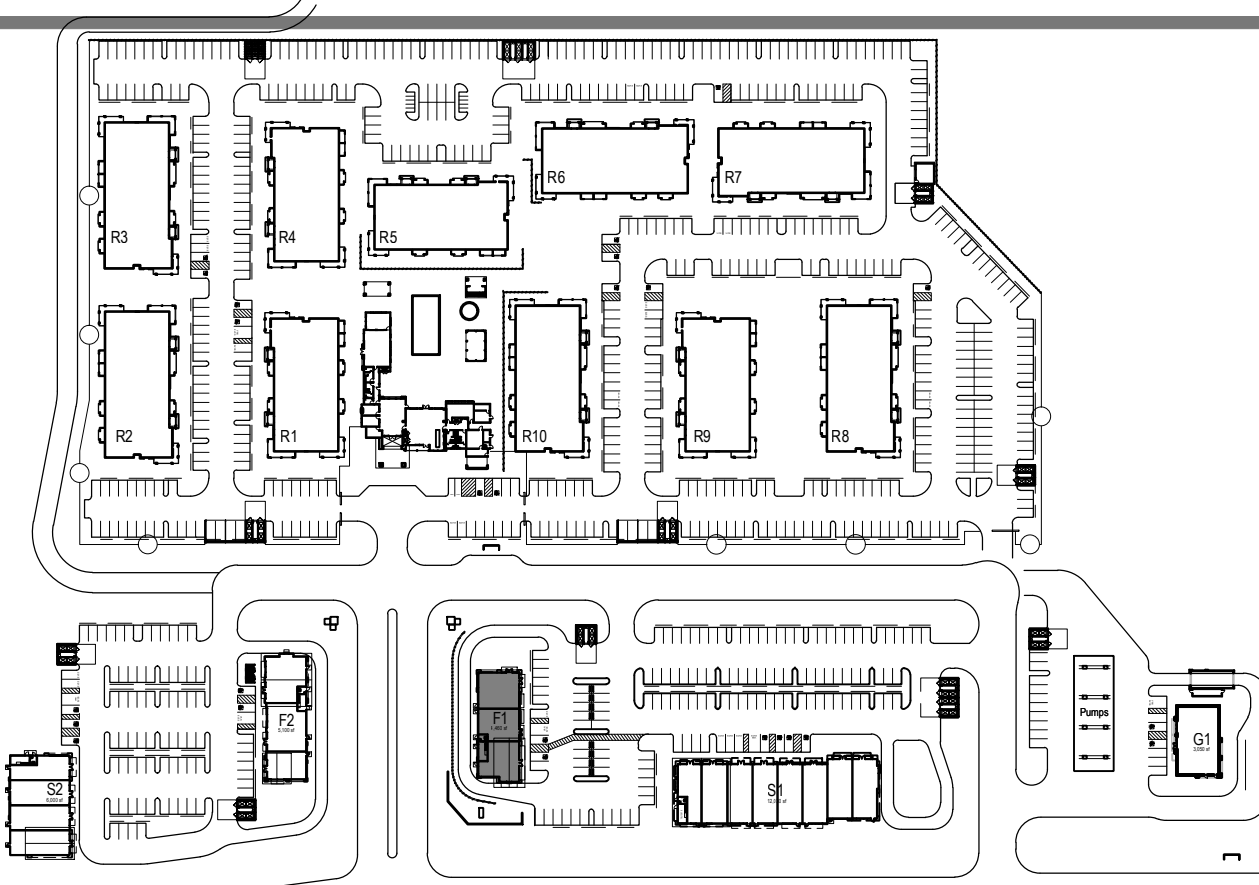


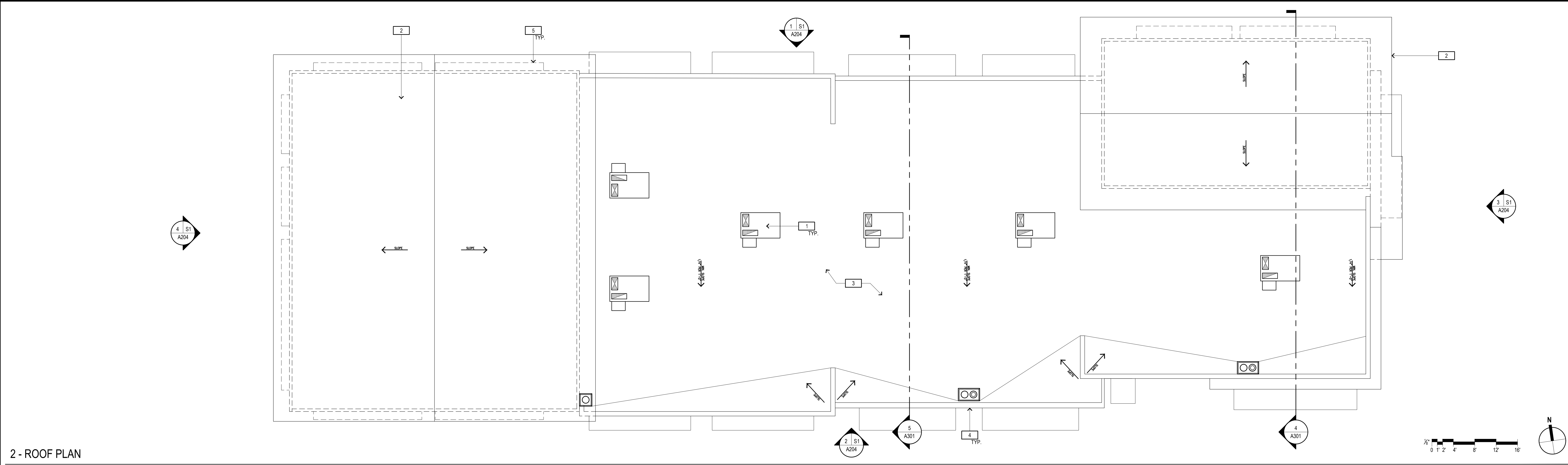
1 - FLOOR PLAN

FLOOR PLAN KEYNOTES

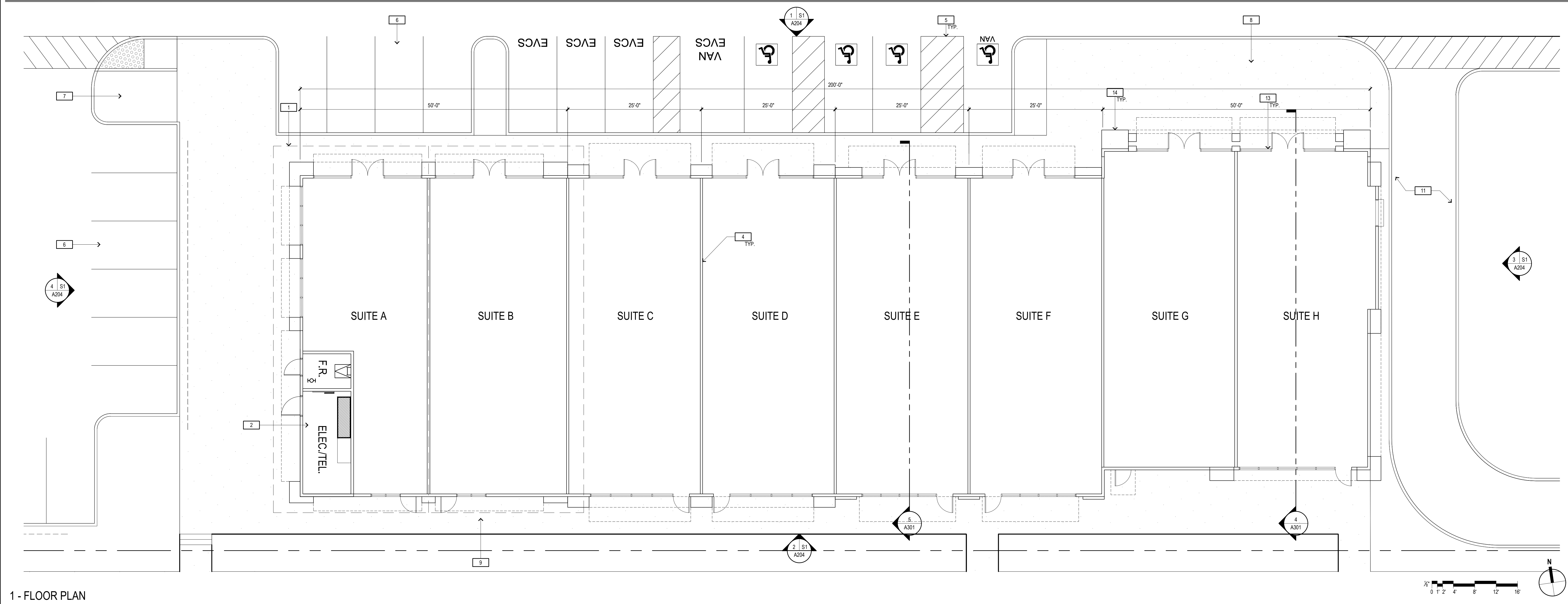
- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 ELECTRICAL / FIRE RISER ROOM
- 3 FUTURE PATIO AREA
- 4 POTENTIAL TENANT DEMISING WALL
- 5 ADA PARKING STALLS
- 6 PARKING AREA PER CITY STANDARDS
- 7 LANDSCAPE AREA
- 8 SIDEWALK/HARDSCAPE AREA
- 9 SERVICE WALKWAY
- 10 TRASH ENCLOSURE
- 11 DRIVE THRU LANE
- 12 EQUIPMENT / STORAGE ROOM
- 13 STOREFRONT SYSTEM DOORS & WINDOWS
- 14 ARCHITECTURAL POP-OUT OR PILASTER

KEY PLAN





2 - ROOF PLAN



1 - FLOOR PLAN

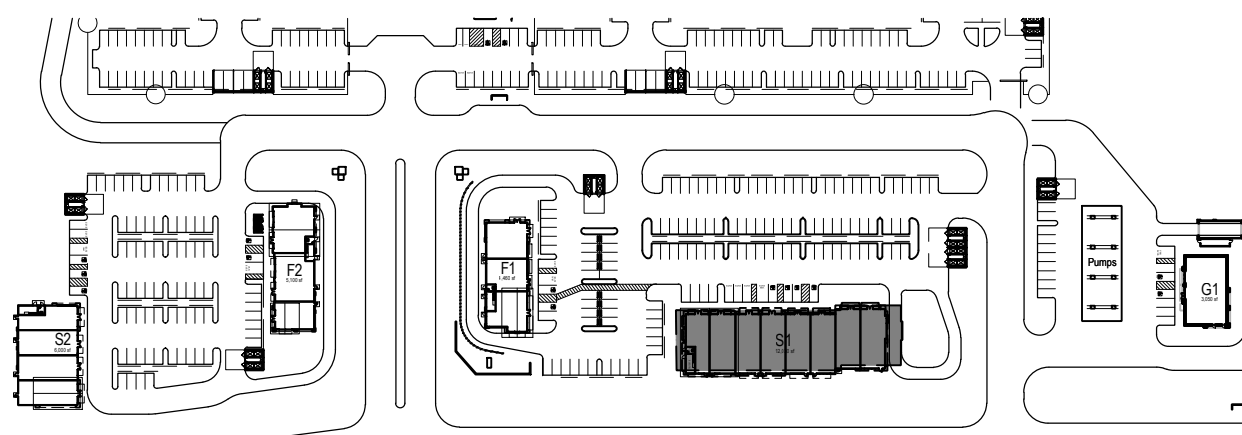
ROOF PLAN KEYNOTES

- 1 FUTURE MECHANICAL EQUIPMENT
- 2 STANDING SEAM METAL ROOF
- 3 MEMBRANE FLAT ROOF
- 4 ROOF PARAPET
- 5 LINE OF CANOPY BELOW
- 6 CONCRETE TILE ROOF

FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 ELECTRICAL / FIRE RISER ROOM
- 3 FUTURE PATIO AREA
- 4 POTENTIAL TENANT DEMISING WALL
- 5 ADA PARKING STALLS
- 6 PARKING AREA PER CITY STANDARDS
- 7 LANDSCAPE AREA
- 8 SIDEWALK/HARDSCAPE AREA
- 9 SERVICE WALKWAY
- 10 TRASH ENCLOSURE
- 11 DRIVE THRU LANE
- 12 EQUIPMENT / STORAGE ROOM
- 13 STOREFRONT SYSTEM DOORS & WINDOWS
- 14 ARCHITECTURAL POP-OUT OR PLASTER

KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

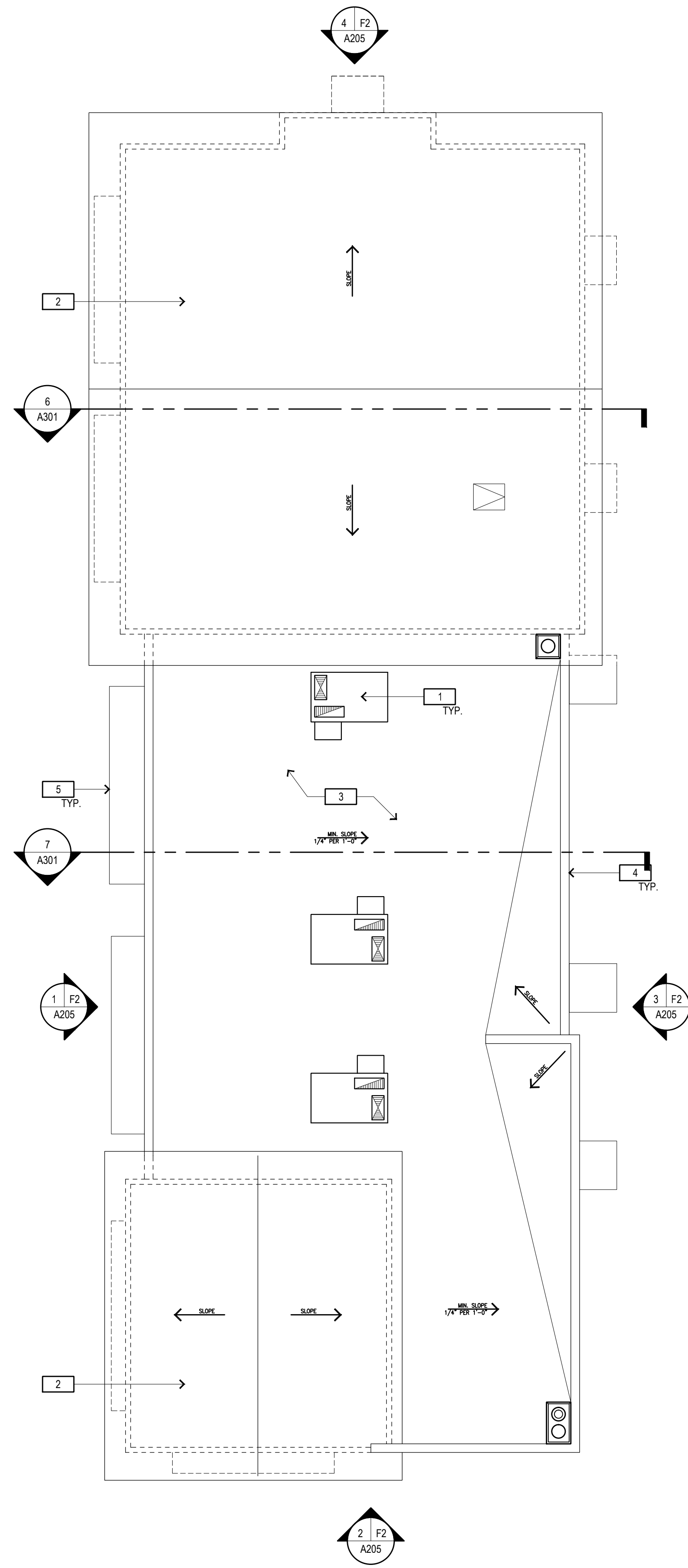
Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 8th SUB
-	01/20/23	ENTITLEMENT PACKAGE 9th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: BUILDING S1 FLOOR PLAN & ROOF PLAN
Sheet Number: A103

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

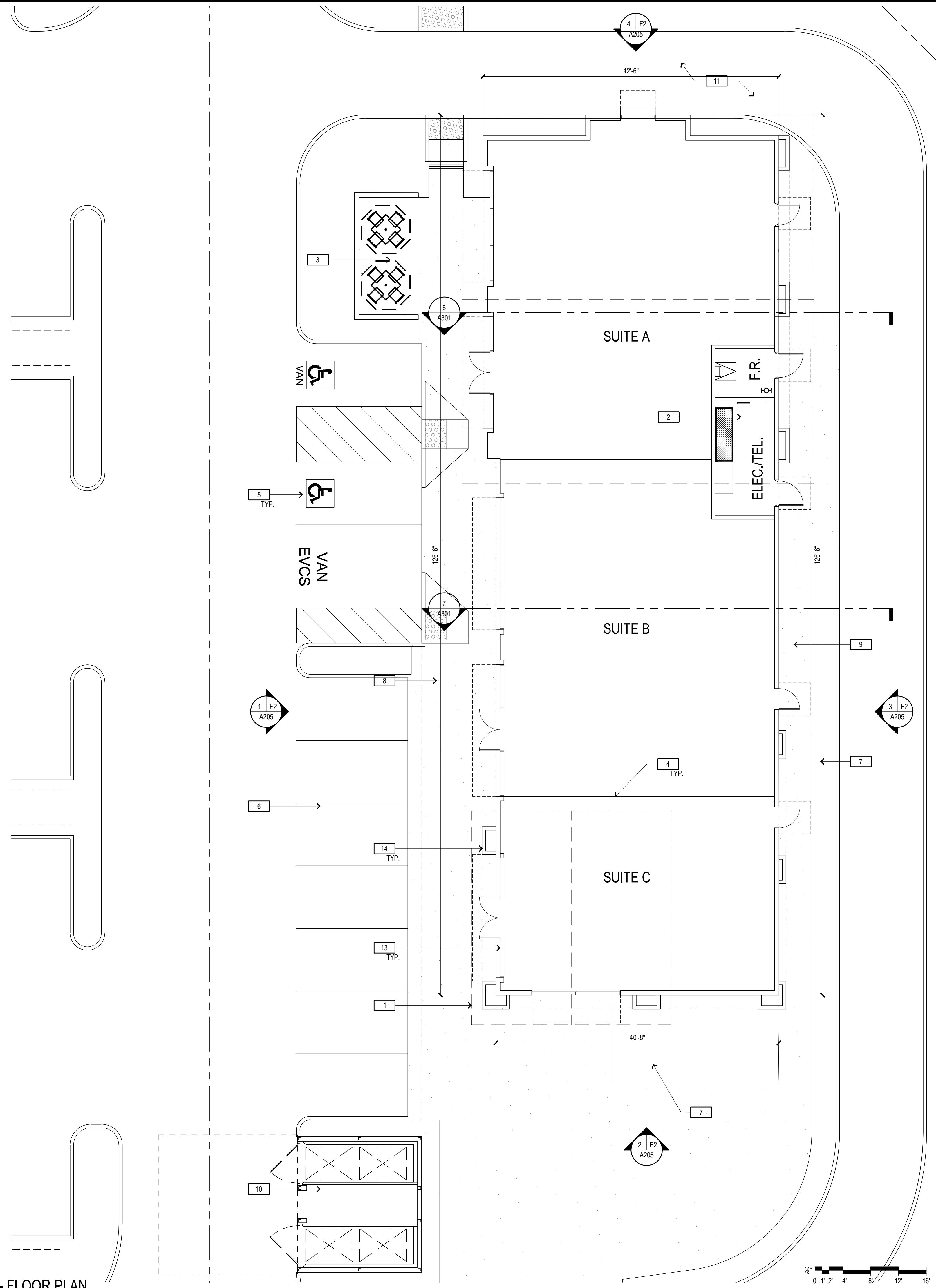
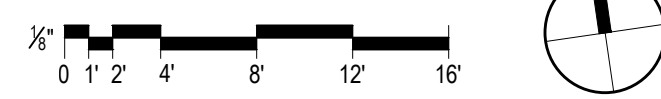
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County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8" = 1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name: BUILDING F2 FLOOR PLAN & ROOF PLAN	
Sheet Number: A104	



2 - ROOF PLAN

ROOF PLAN KEYNOTES

- | | |
|---|-----------------------------|
| 1 | FUTURE MECHANICAL EQUIPMENT |
| 2 | STANDING SEAM METAL ROOF |
| 3 | MEMBRANE FLAT ROOF |
| 4 | ROOF PARAPET |
| 5 | LINE OF CANOPY BELOW |
| 6 | CONCRETE TILE ROOF |

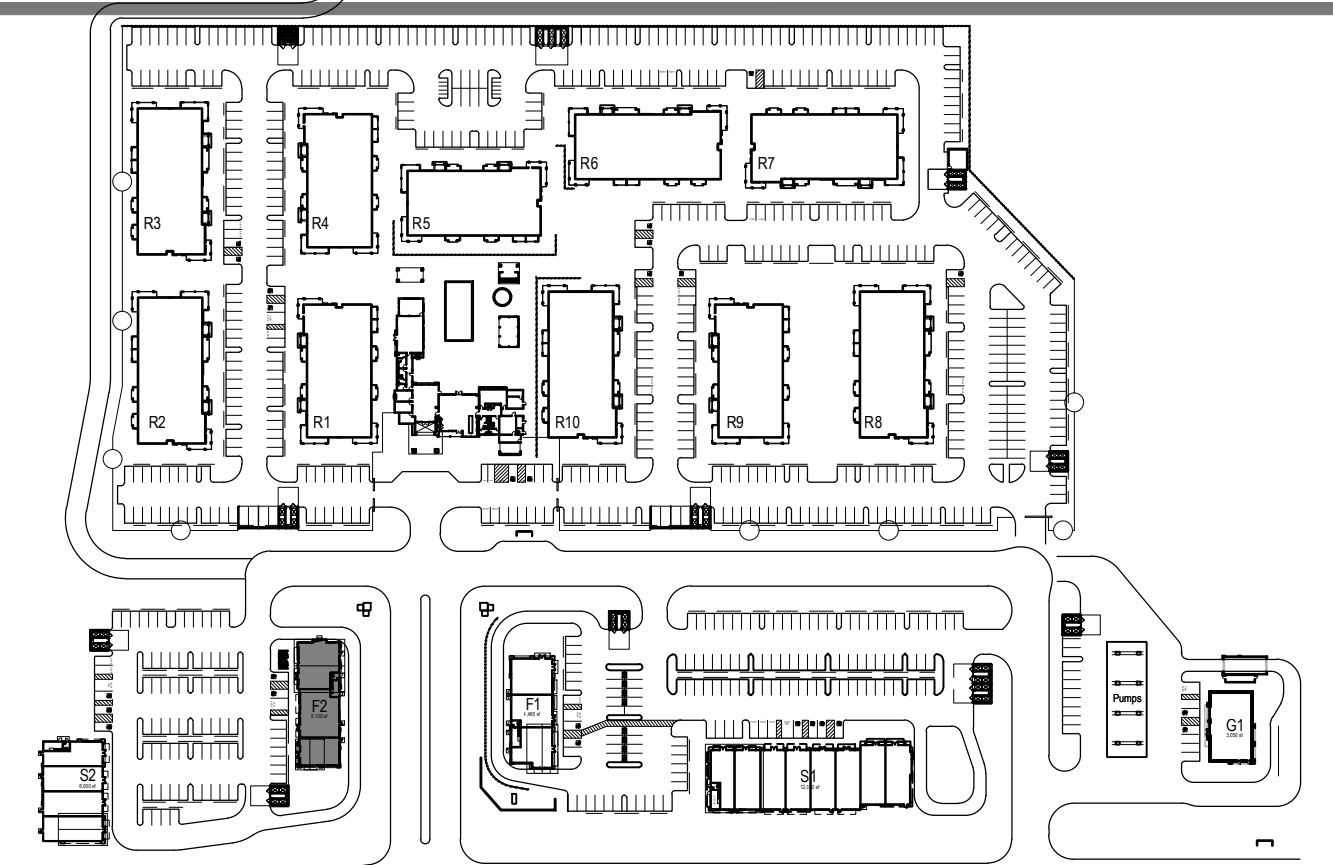


1 - FLOOR PLAN

FLOOR PLAN KEYNOTES

- | | | | | | |
|---|--------------------------------|----|---------------------------------|----|-----------------------------------|
| 1 | OUTLINE OF ROOF/CANOPY ABOVE | 6 | PARKING AREA PER CITY STANDARDS | 11 | DRIVE THRU LANE |
| 2 | ELECTRICAL/FIRE RISER ROOM | 7 | LANDSCAPE AREA | 12 | EQUIPMENT / STORAGE ROOM |
| 3 | FUTURE PATIO AREA | 8 | SIDEWALK/HARDSCAPE AREA | 13 | STOREFRONT SYSTEM DOORS & WINDOWS |
| 4 | POTENTIAL TENANT DEMISING WALL | 9 | SERVICE WALKWAY | 14 | ARCHITECTURAL POP-OUT OR PILASTER |
| 5 | ADA PARKING STALLS | 10 | TRASH ENCLOSURE | | |

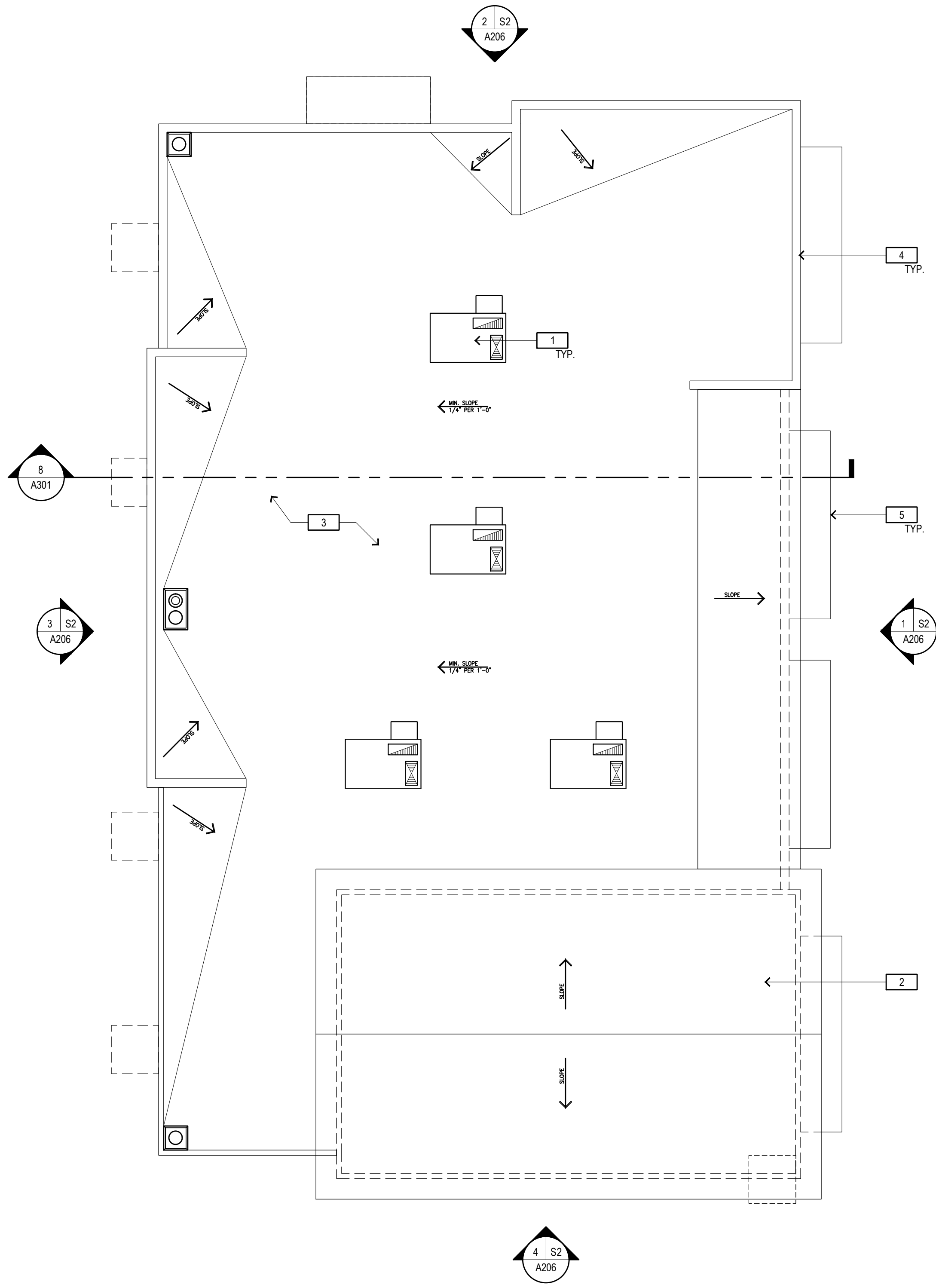
KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
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-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

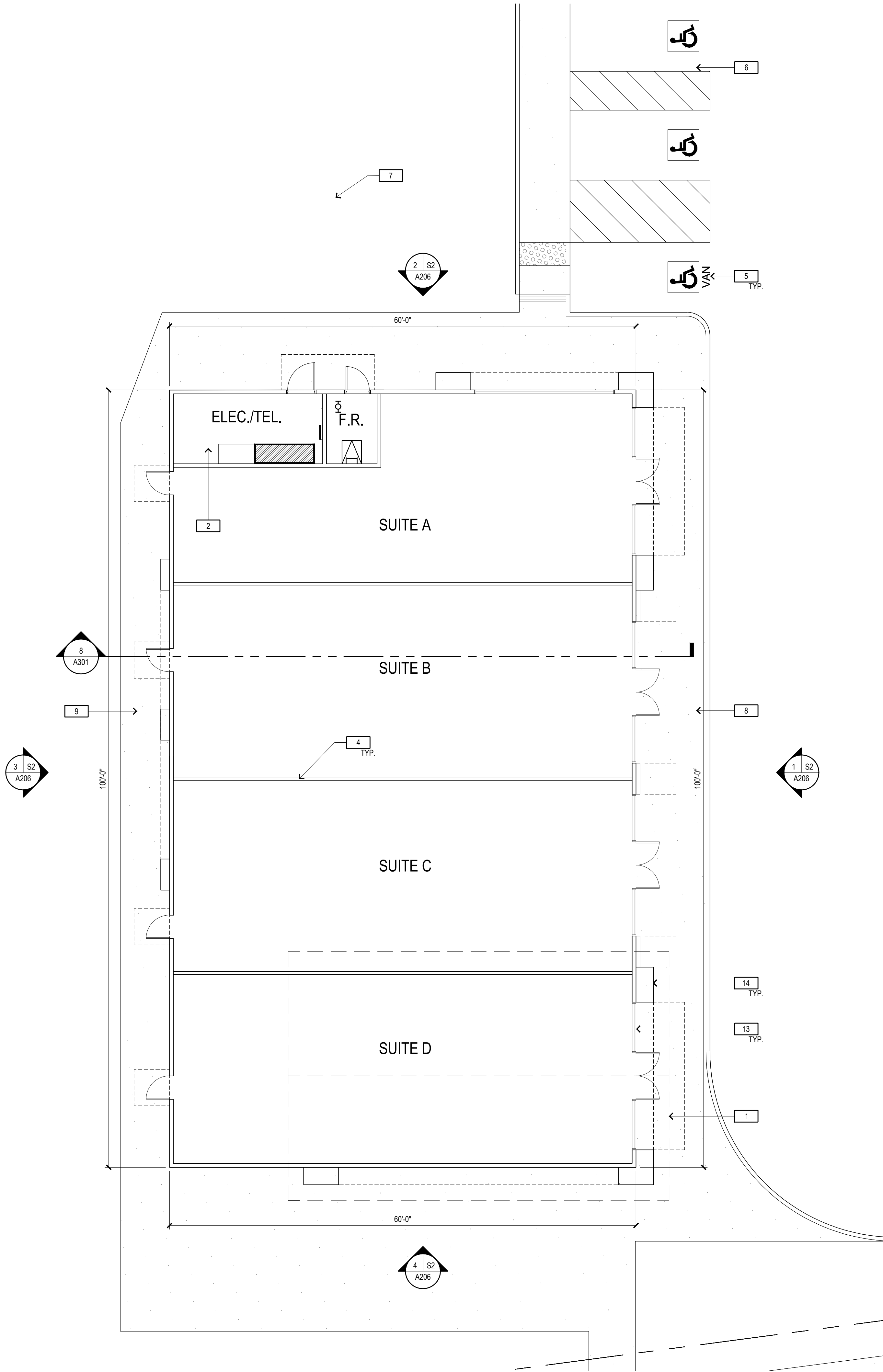
City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: BUILDING S2 FLOOR PLAN & ROOF PLAN
Sheet Number: A105



2 - ROOF PLAN

ROOF PLAN KEYNOTES

- 1 FUTURE MECHANICAL EQUIPMENT
- 2 STANDING SEAM METAL ROOF
- 3 MEMBRANE FLAT ROOF
- 4 ROOF PARAPET
- 5 LINE OF CANOPY BELOW
- 6 CONCRETE TILE ROOF

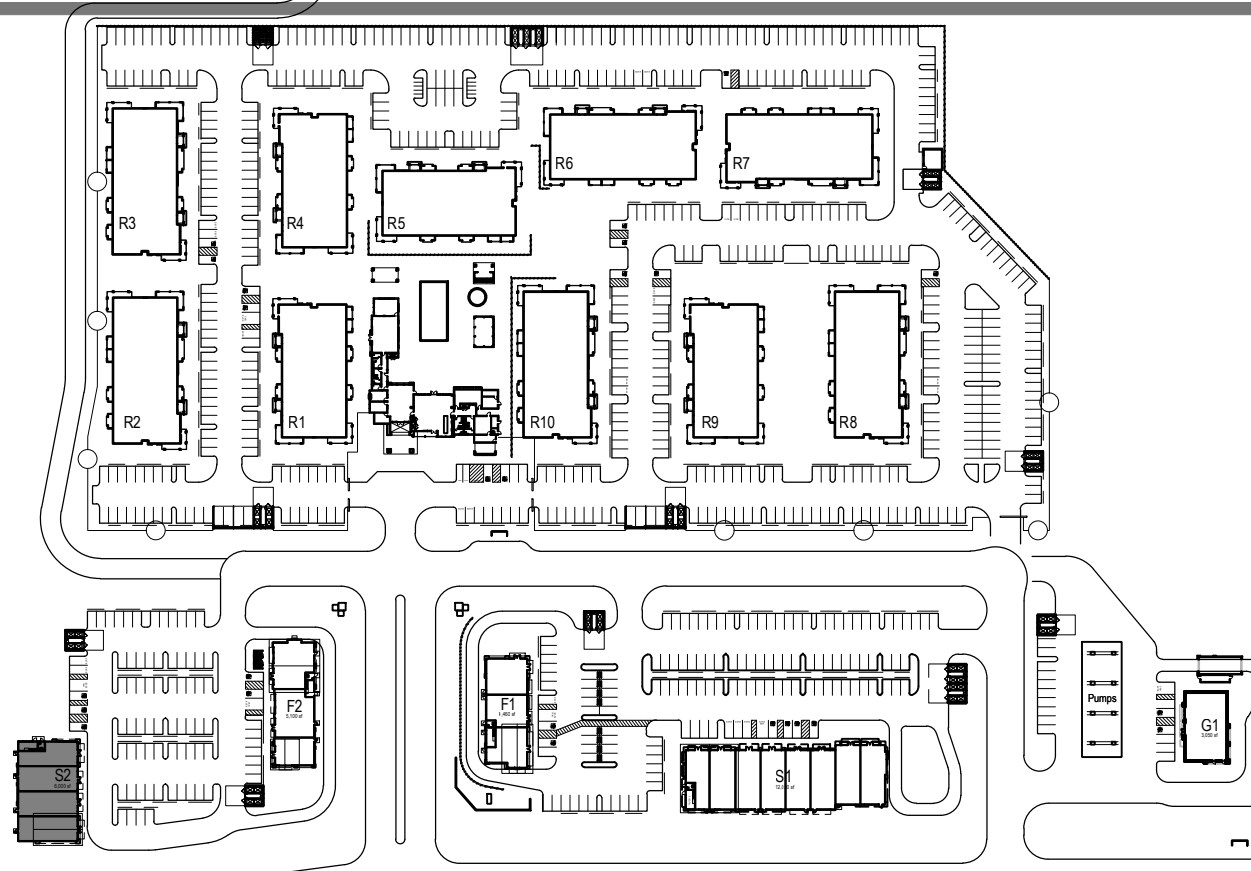


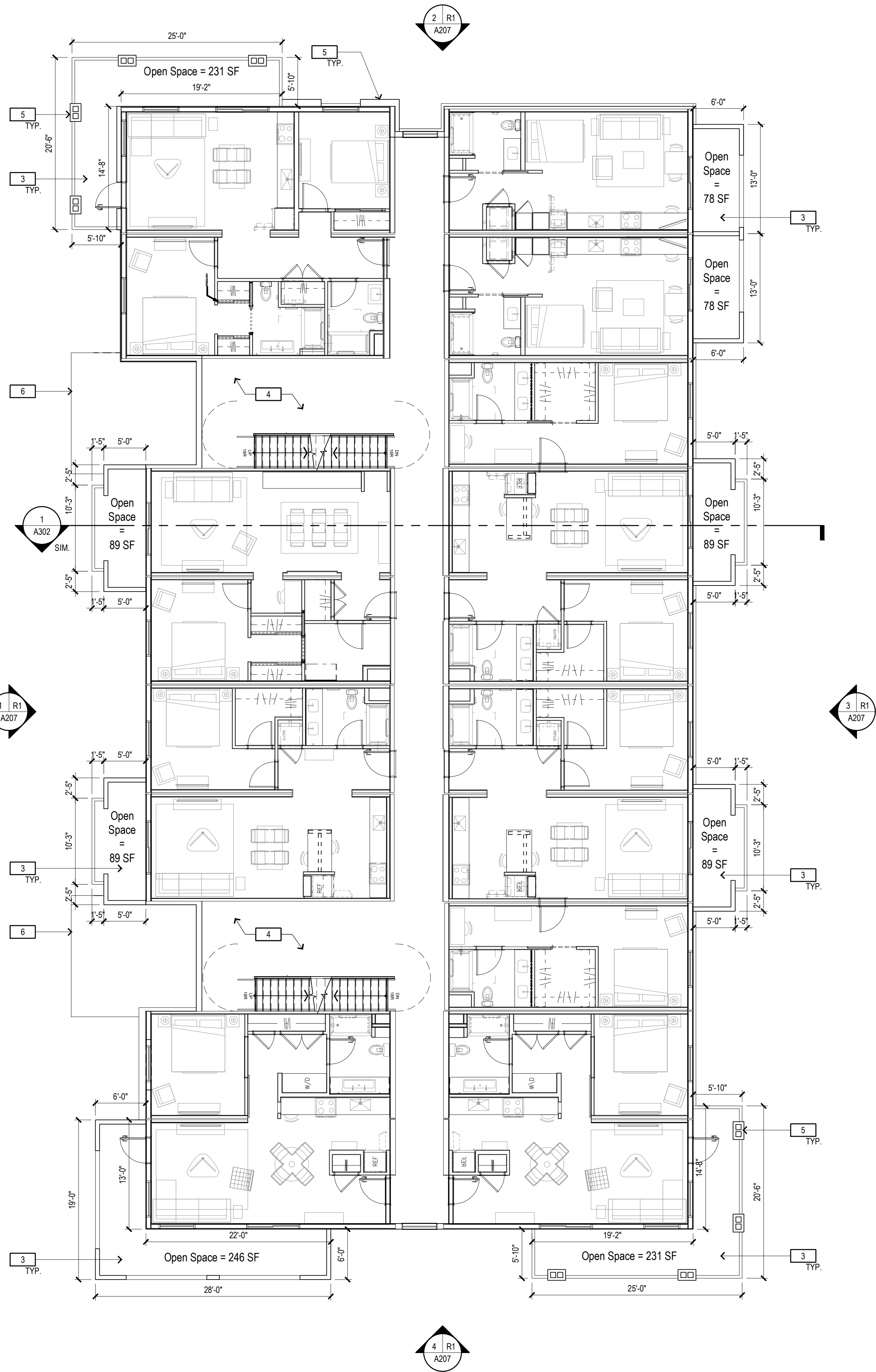
1 - FLOOR PLAN

FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 ELECTRICAL/FIRE RISER ROOM
- 3 FUTURE PATIO AREA
- 4 POTENTIAL TENANT DEMISING WALL
- 5 ADA PARKING STALLS
- 6 PARKING AREA PER CITY STANDARDS
- 7 LANDSCAPE AREA
- 8 SIDEWALK/HARDSCAPE AREA
- 9 SERVICE WALKWAY
- 10 TRASH ENCLOSURE
- 11 DRIVE THRU LANE
- 12 EQUIPMENT / STORAGE ROOM
- 13 STOREFRONT SYSTEM DOORS & WINDOWS
- 14 ARCHITECTURAL POP-OUT OR PILASTER

KEY PLAN

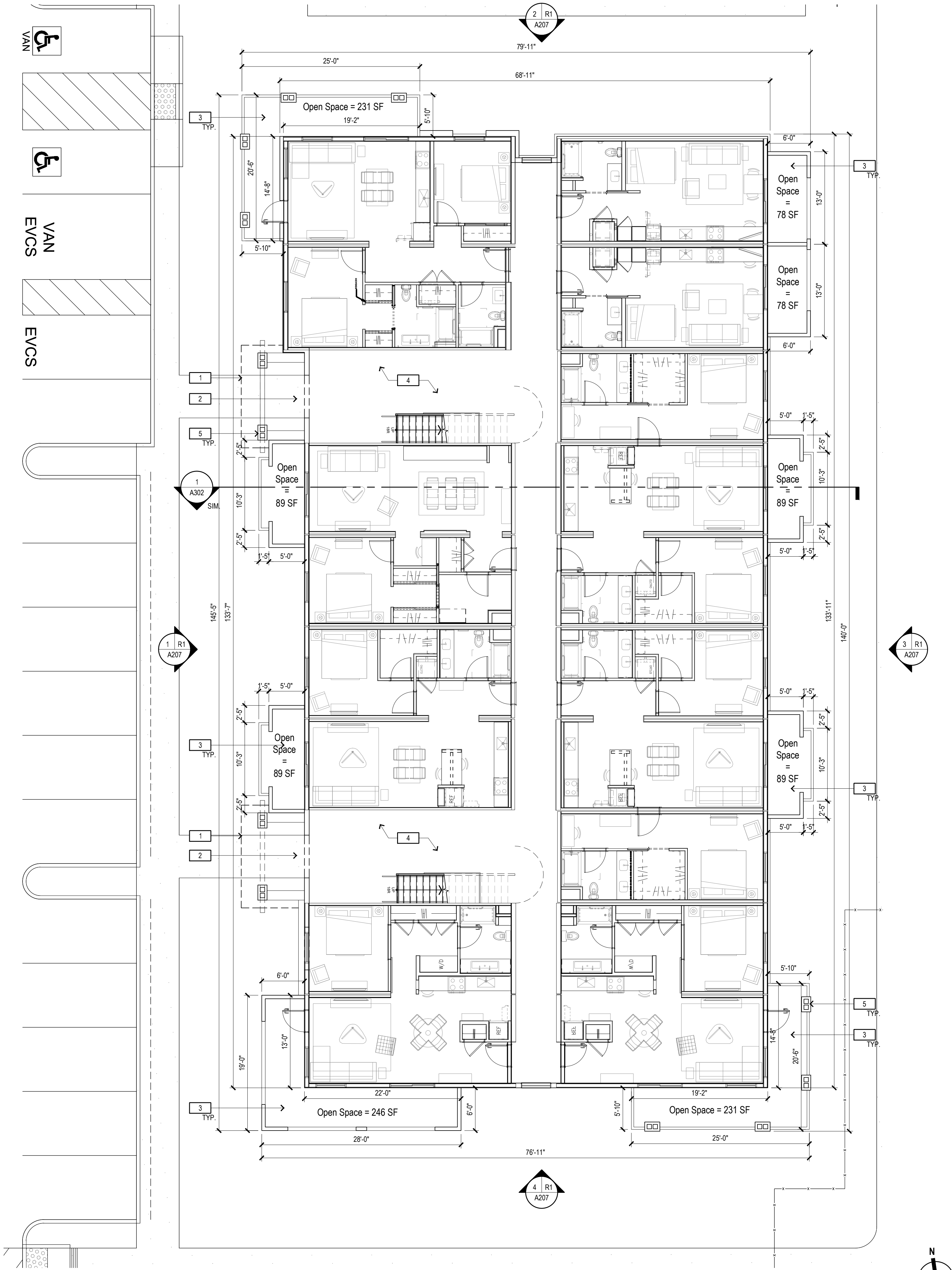




2 - FLOOR PLAN - SECOND FLOOR

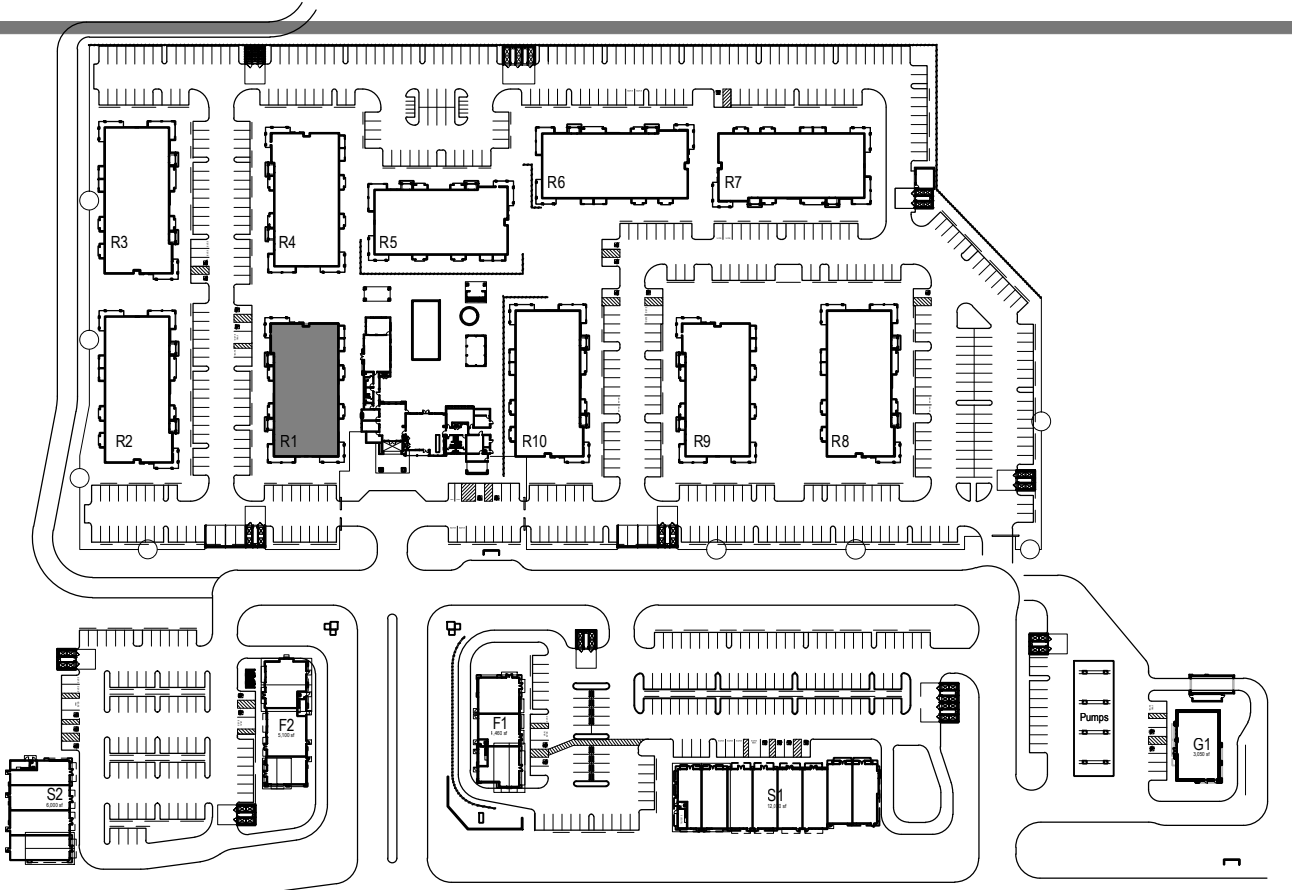
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroth
Engineering Group, Inc.
41 Leeway Court, Suite 200
Riverside, CA 92504
Tel: 951.503.0000
Fax: 951.503.0001
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

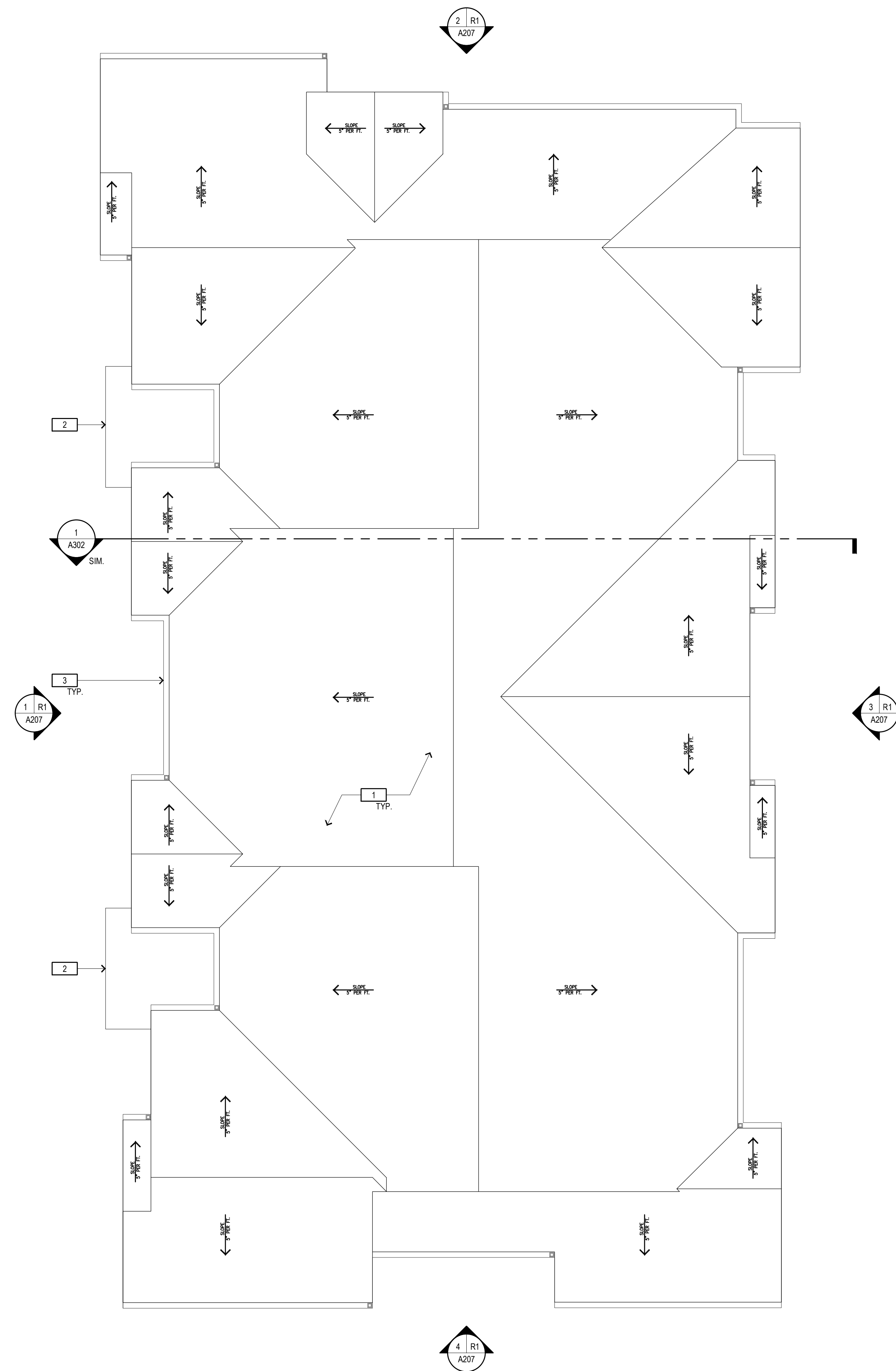
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01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 09/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R1 FLOOR PLANS
Sheet Number: A106

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/20/23	ENTITLEMENT PACKAGE 7th SUB
-	05/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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-	12/22/20	ENTITLEMENT PACKAGE

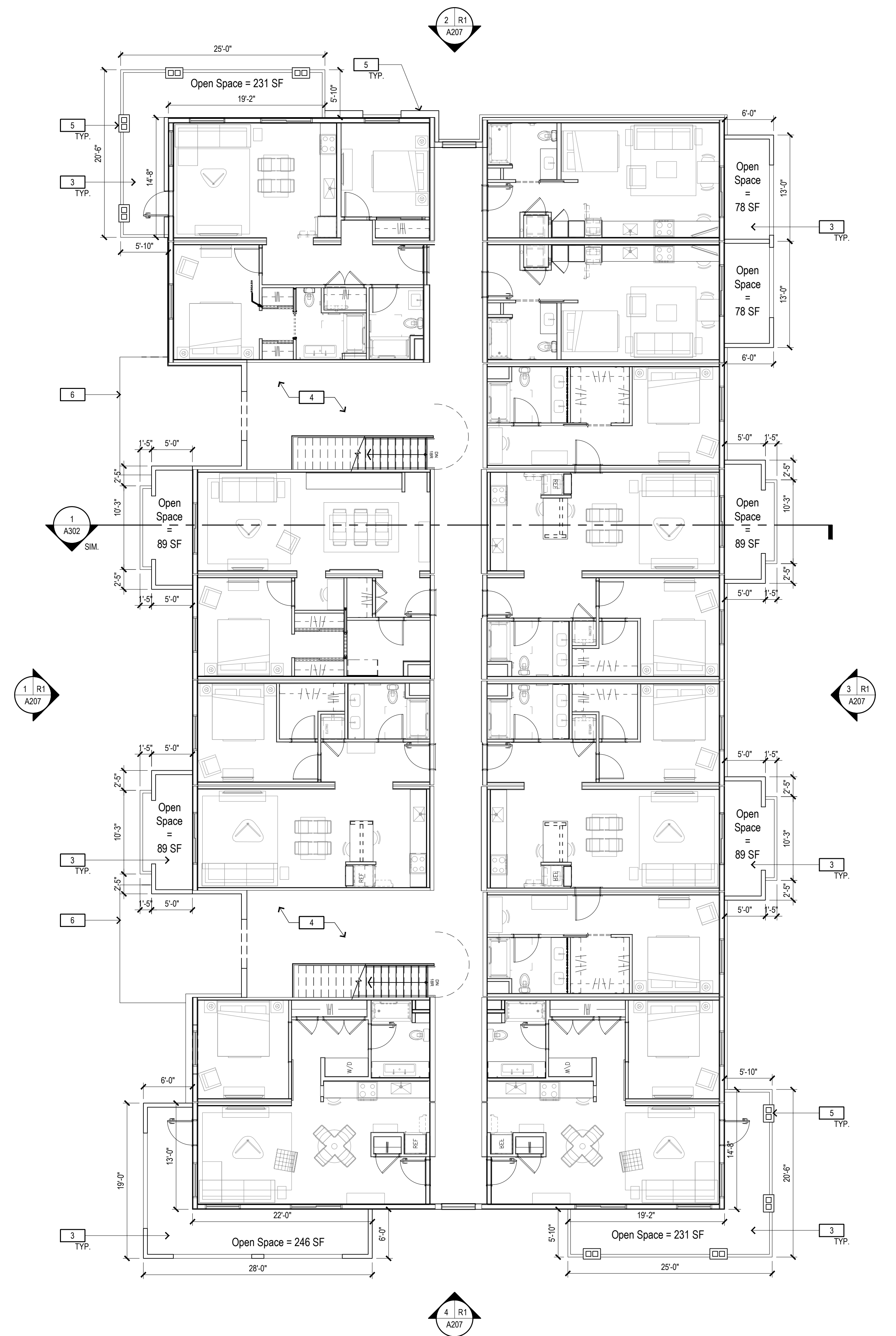
City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8" = 1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name: MULTIFAMILY BUILDING R1 FLOOR PLAN & ROOF PLAN	
Sheet Number: A107	



2 - ROOF PLAN

ROOF PLAN KEYNOTES

- 1 CONCRETE TILE ROOF
- 2 LINE OF ROOF / TRELLIS BELOW
- 3 LINE OF GUTTER

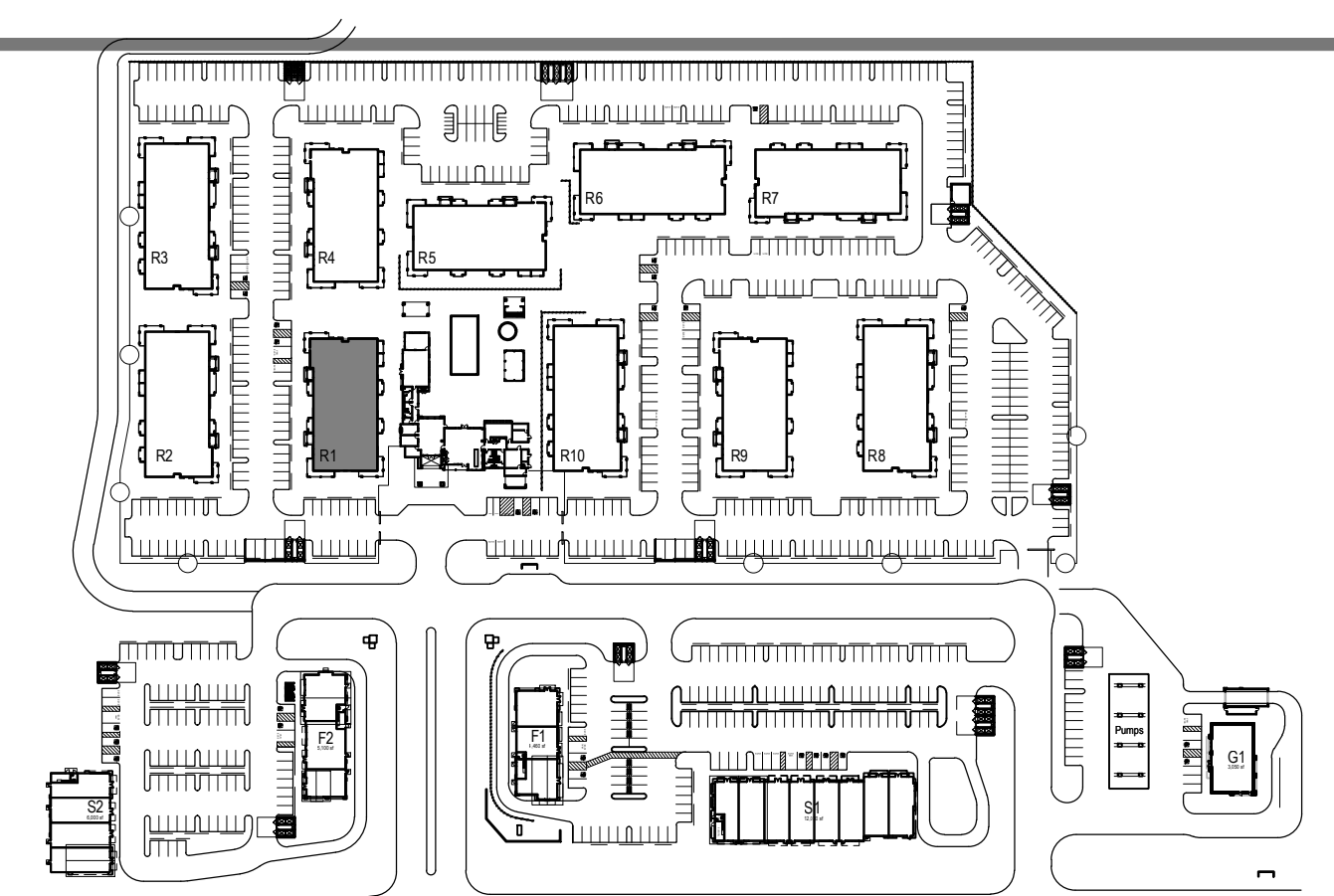


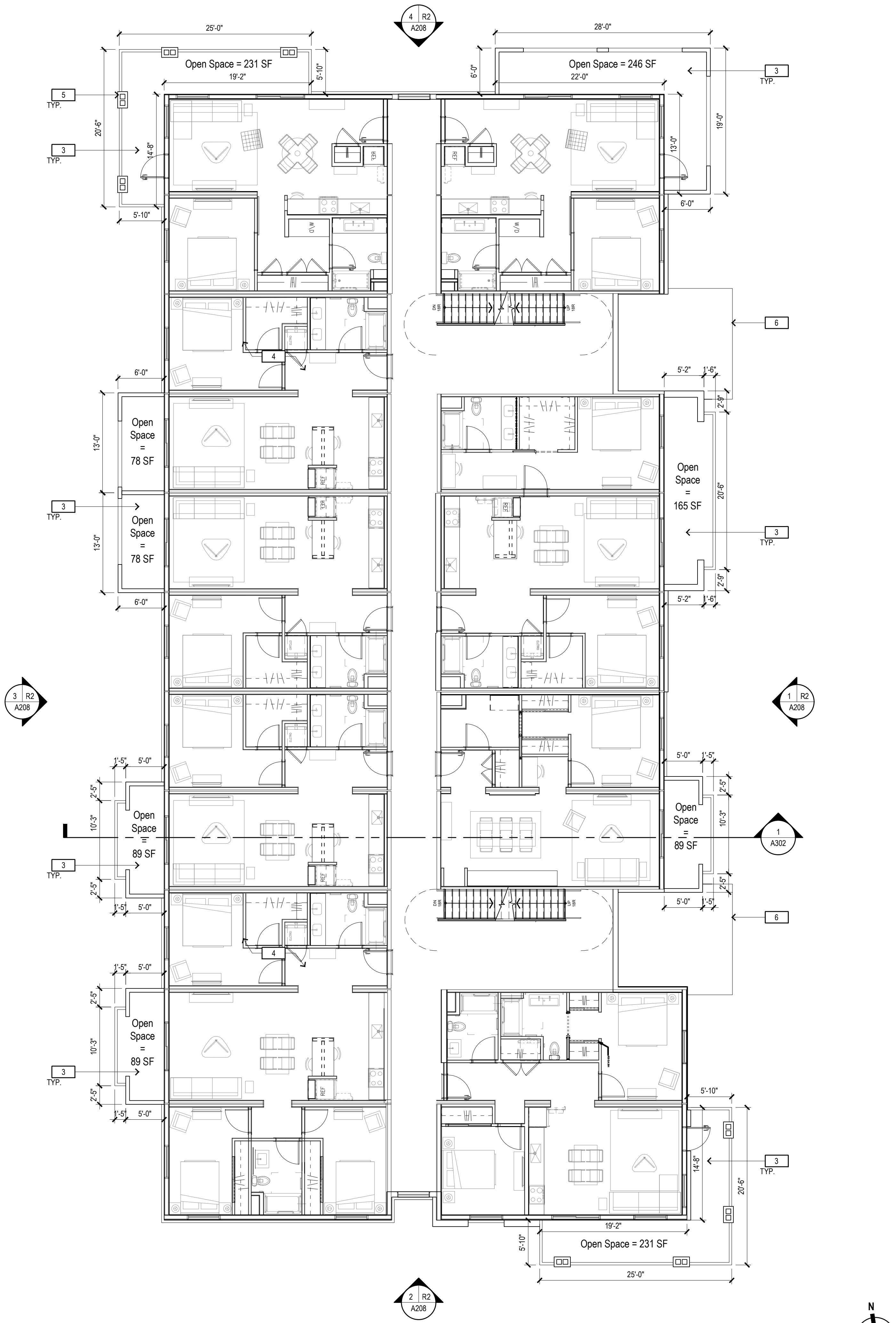
1 - FLOOR PLAN - THIRD FLOOR

FLOOR PLAN KEYNOTES

- | | |
|---|-----------------------------------|
| 1 | OUTLINE OF ROOF/CANOPY ABOVE |
| 2 | BUILDING ENTRY |
| 3 | PATIO / BALCONY |
| 4 | LOBBY & STAIR CORE |
| 5 | ARCHITECTURAL POP-OUT OR PILASTER |
| 6 | OUTLINE OF ROOF/CANOPY BELOW |

KEY PLAN

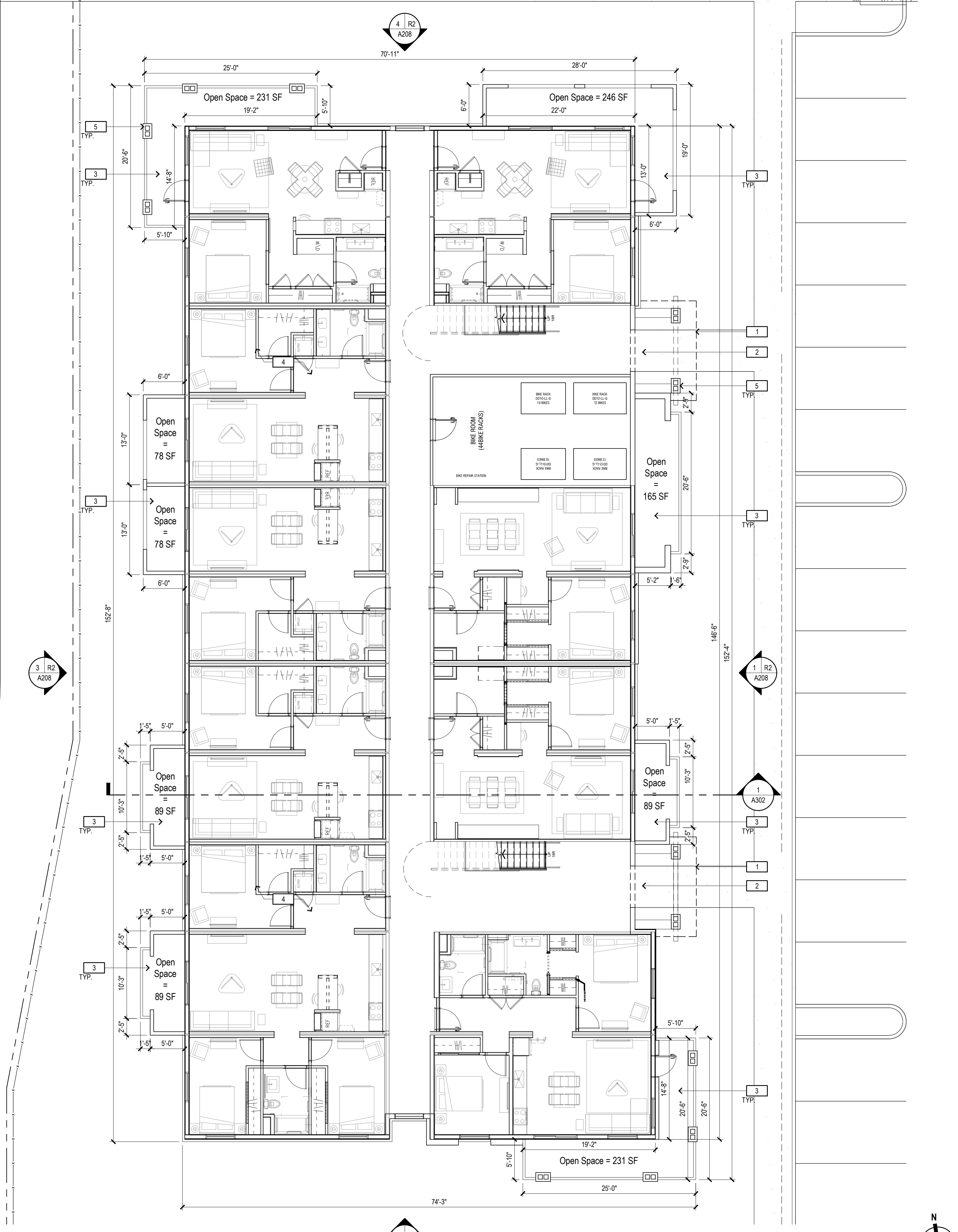




2 - FLOOR PLAN - SECOND FLOOR

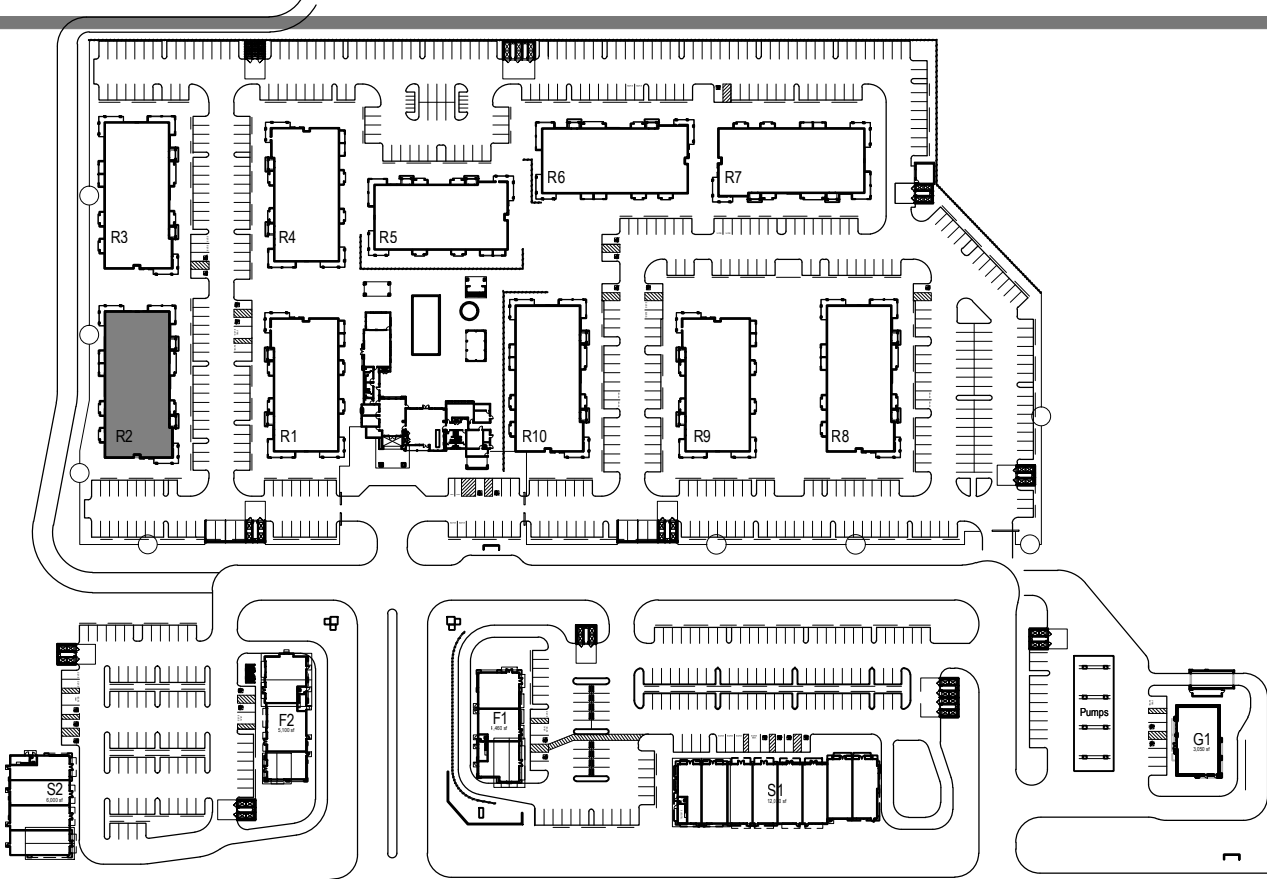
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroob
Engineering Group, Inc.
40 Leavenworth St., Suite 200
Berkeley, CA 94701
Civil Engineer
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/28/21	02/28/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City of
VALLEJO
County of
SOLANO
State of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**MULTIFAMILY
BUILDING R2
FLOOR PLANS**
Sheet Number:
A108

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

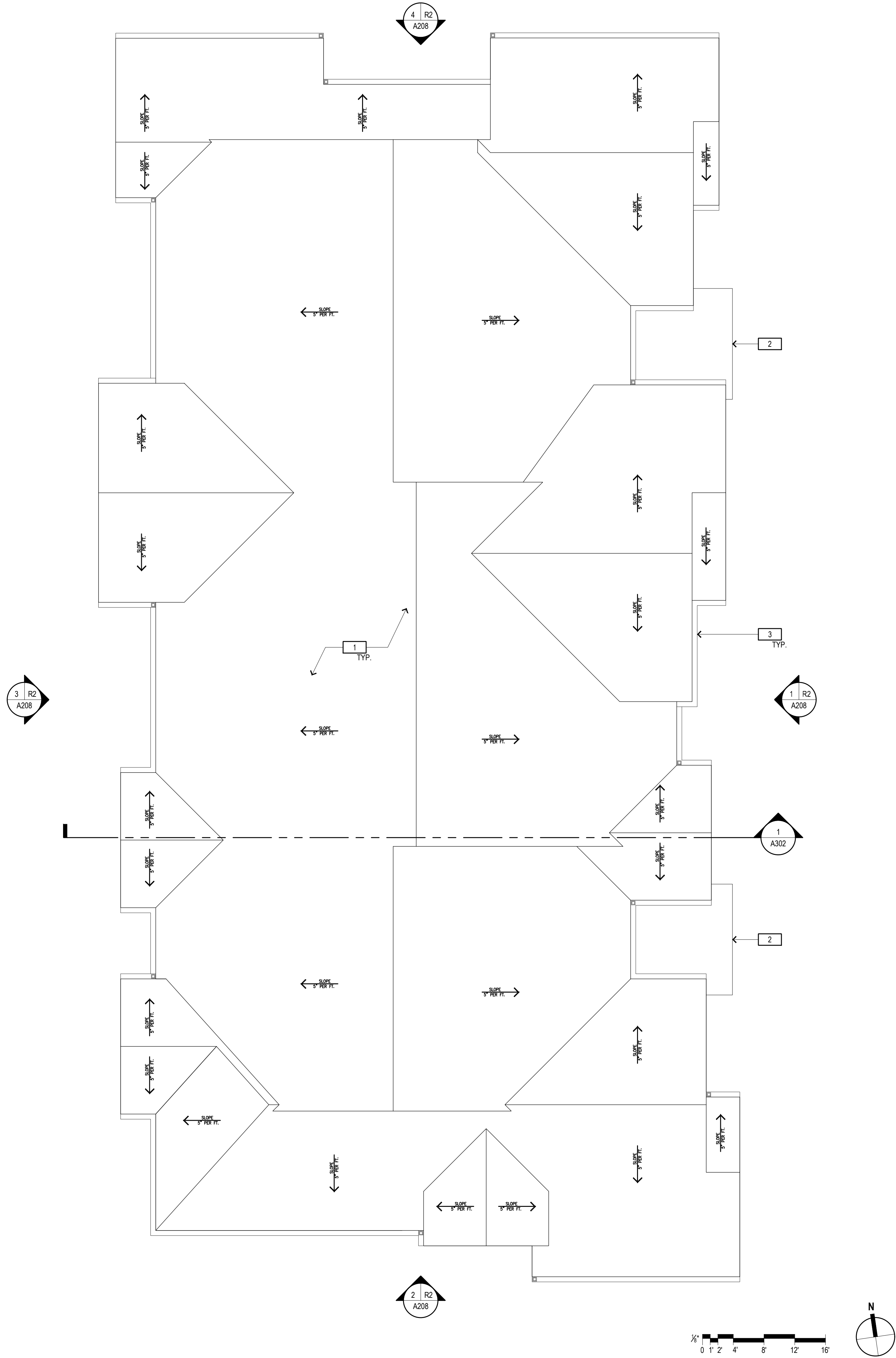
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-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R2 FLOOR PLAN & ROOF PLAN
Sheet Number: A109

2 - ROOF PLAN

ROOF PLAN KEYNOTES

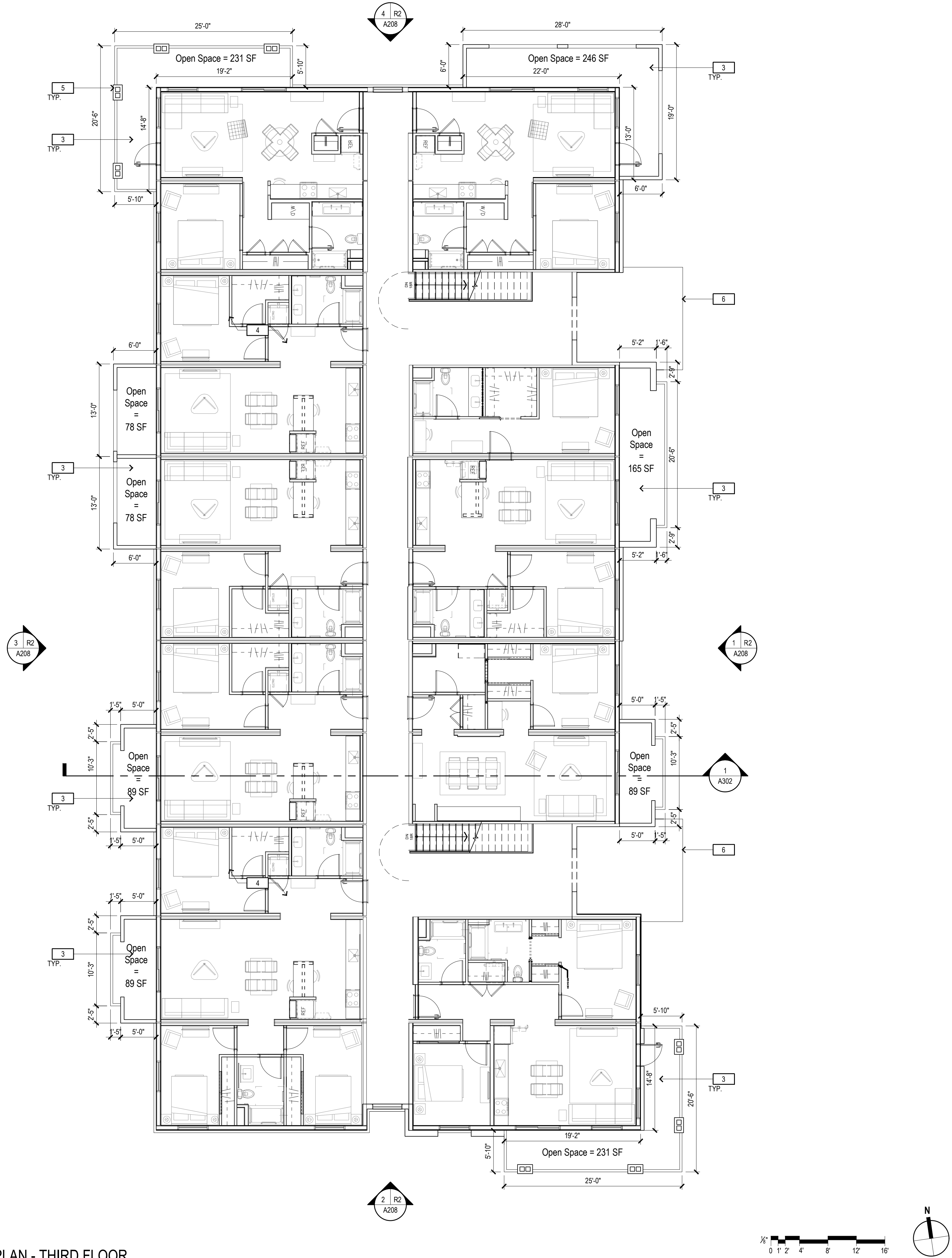
- 1 CONCRETE TILE ROOF
- 2 LINE OF ROOF / TRELLIS BELOW
- 3 LINE OF GUTTER



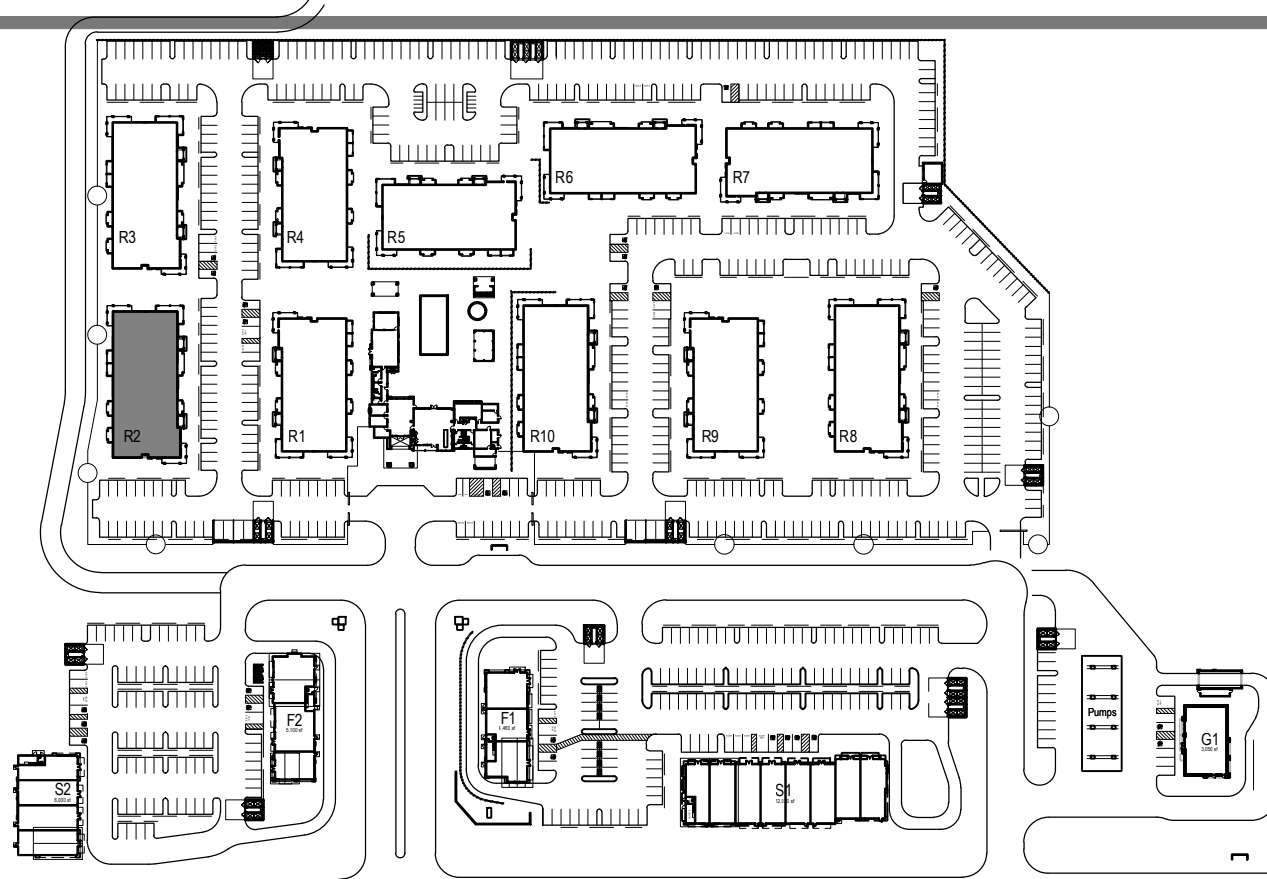
1 - FLOOR PLAN - THIRD FLOOR

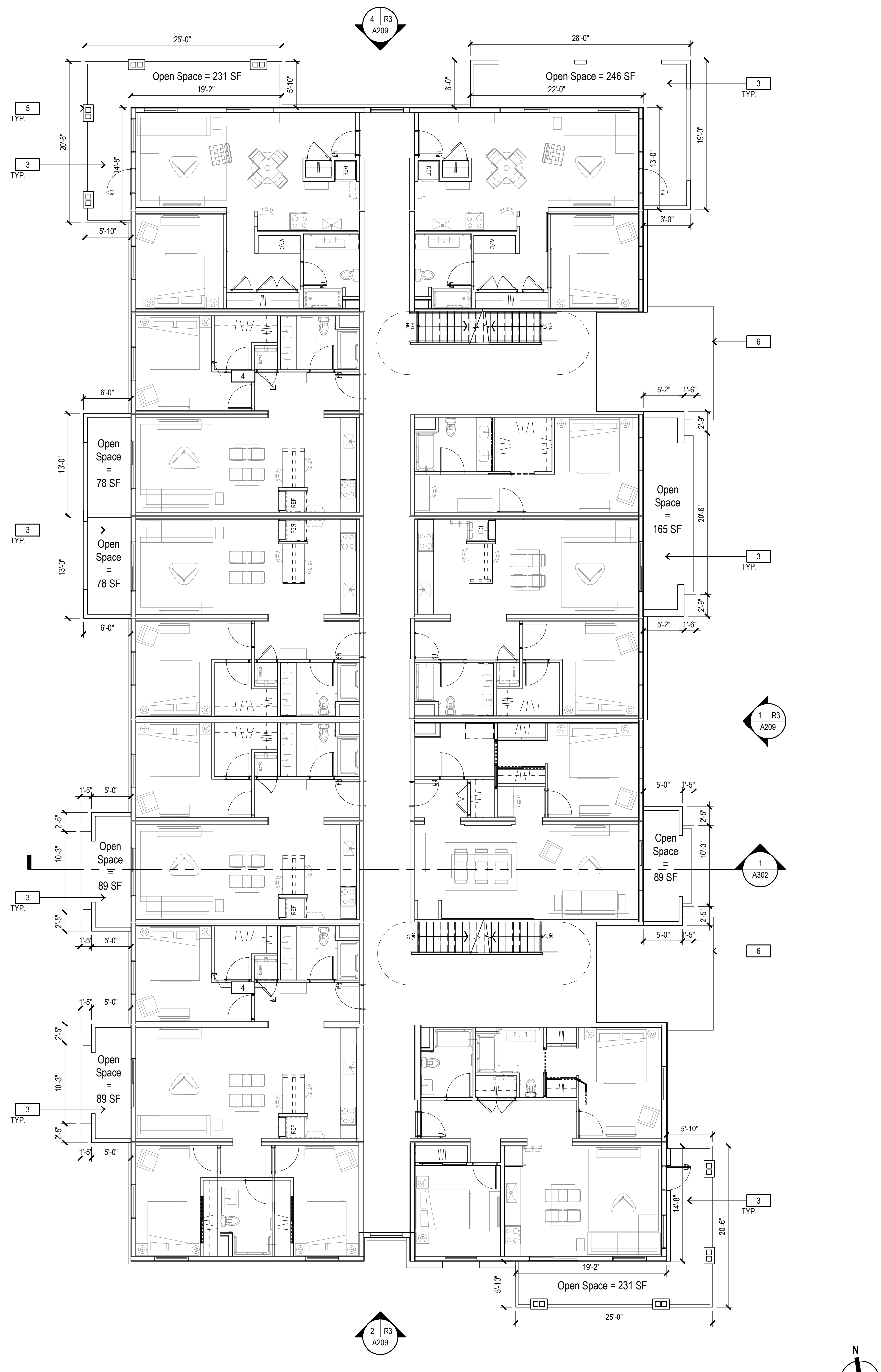
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



KEY PLAN

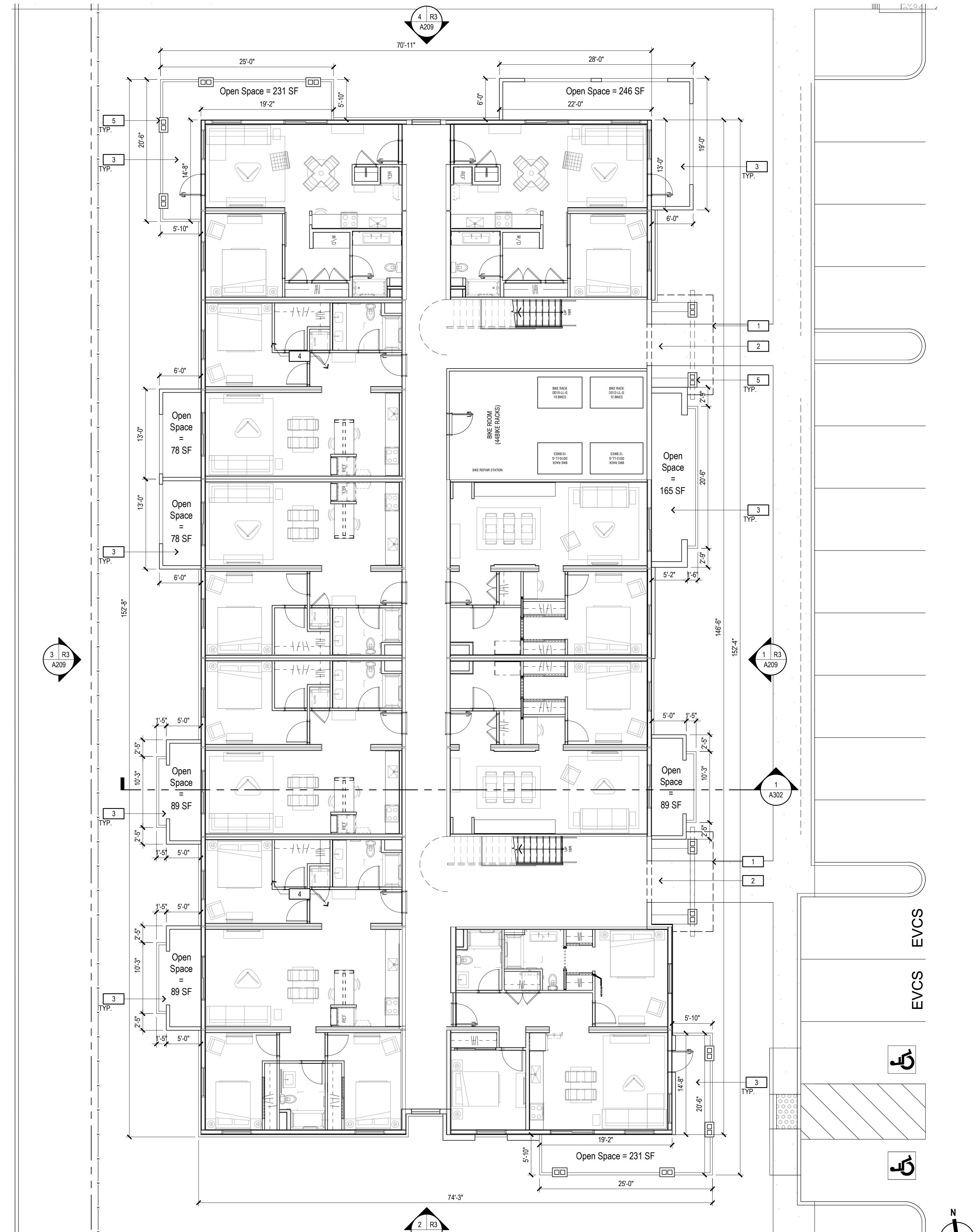




2 - FLOOR PLAN - SECOND FLOOR

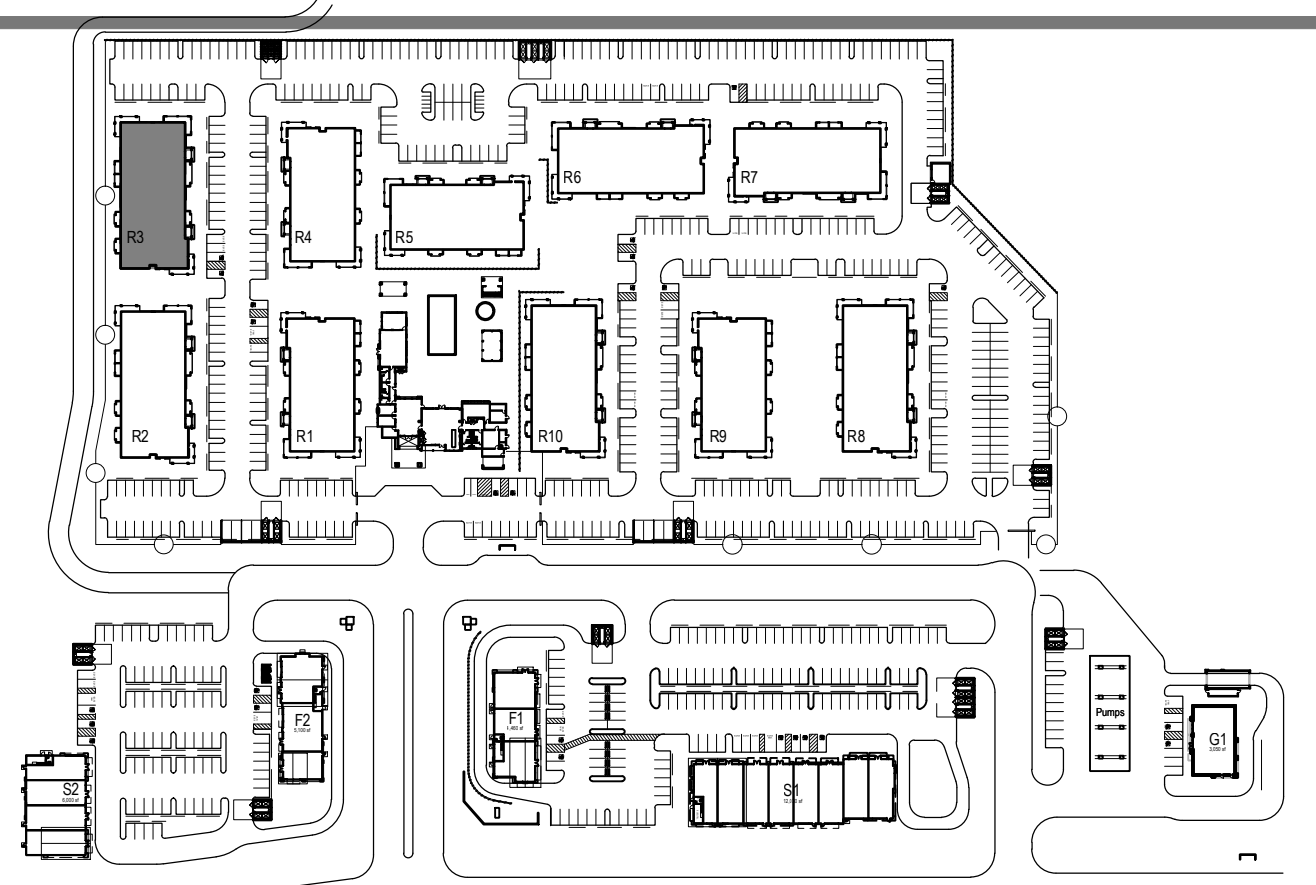
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroob
Engineering Group, Inc.
40 Leavenworth St., Suite 200
San Francisco, CA 94102
Civil Engineer
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City of
VALLEJO
County of
SOLANO
State of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**MULTIFAMILY
BUILDING R3
FLOOR PLANS**
Sheet Number:
A110

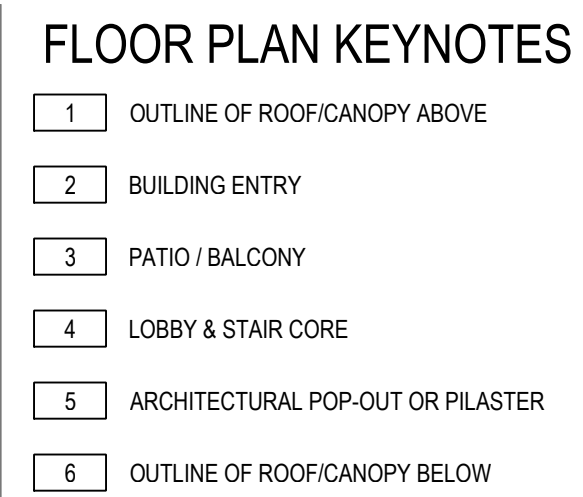
1 CONCRETE TILE ROOF

2 LINE OF ROOF / TRELLIS BELOW

3 LINE OF GUTTER



- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



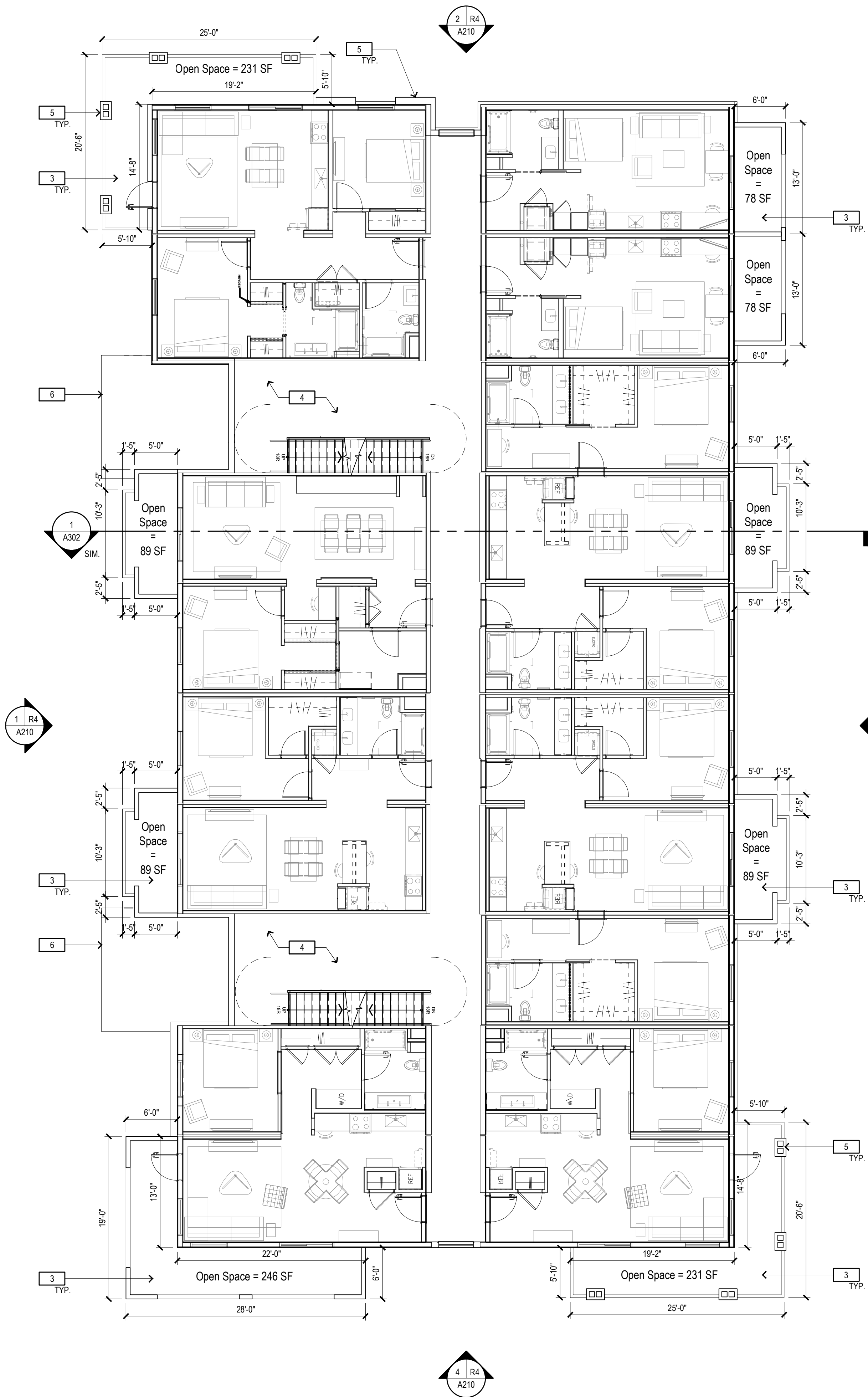
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County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8" = 1'-0"
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Project Number:	1930029

Sheet Name:

**MULTIFAMILY
BUILDING R3
FLOOR PLAN &
ROOF PLAN**

Sheet Number:

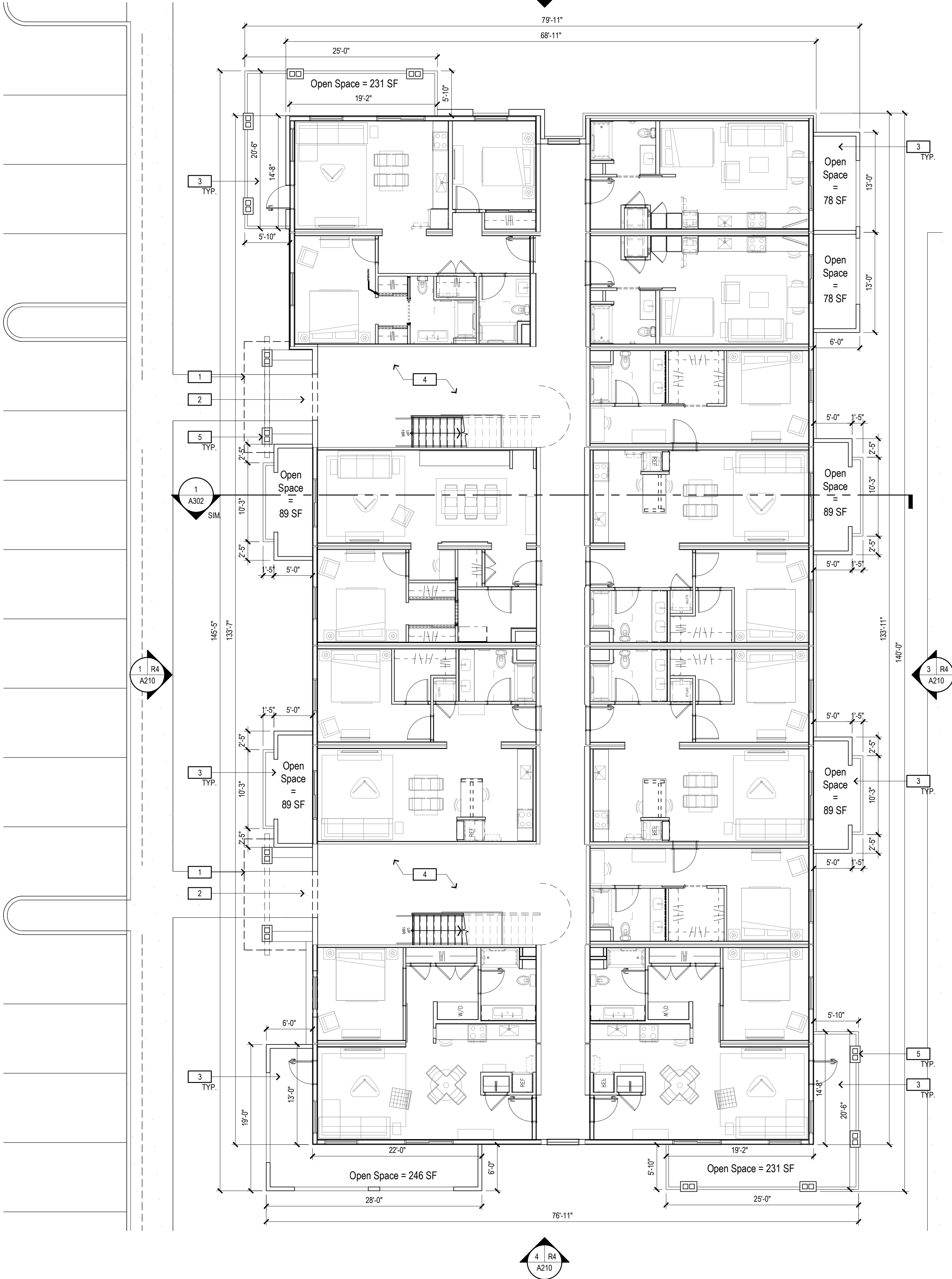
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2 - FLOOR PLAN - SECOND FLOOR

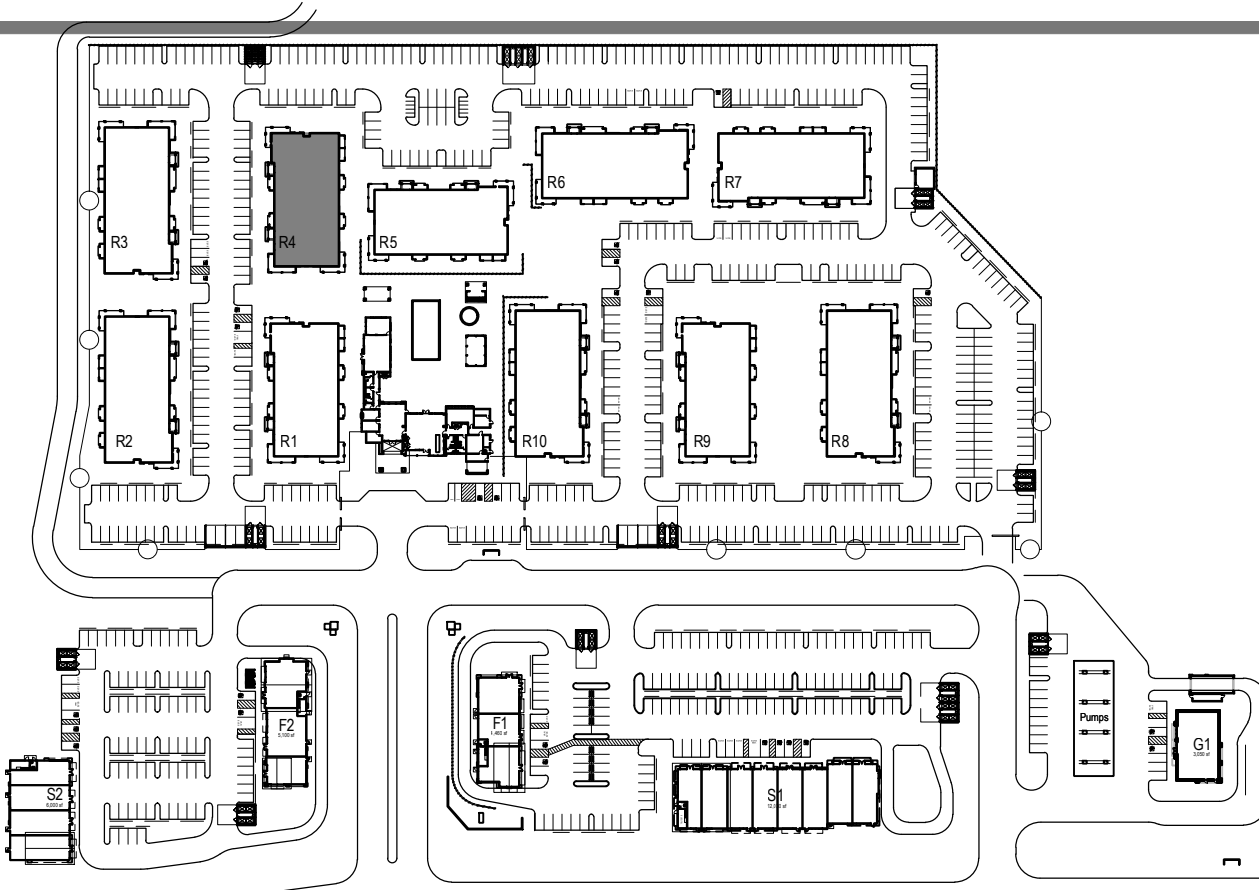
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroh
Engineering Group, Inc.
41 Leavenworth St., Suite 200
Berkeley, CA 94702
Tel: 415.863.0000
Fax: 415.863.0001
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
SOLANO

State Of
CALIFORNIA

Scale: 1/8" = 1'-0"

Date: 08/30/2023

Project Number: 1930029

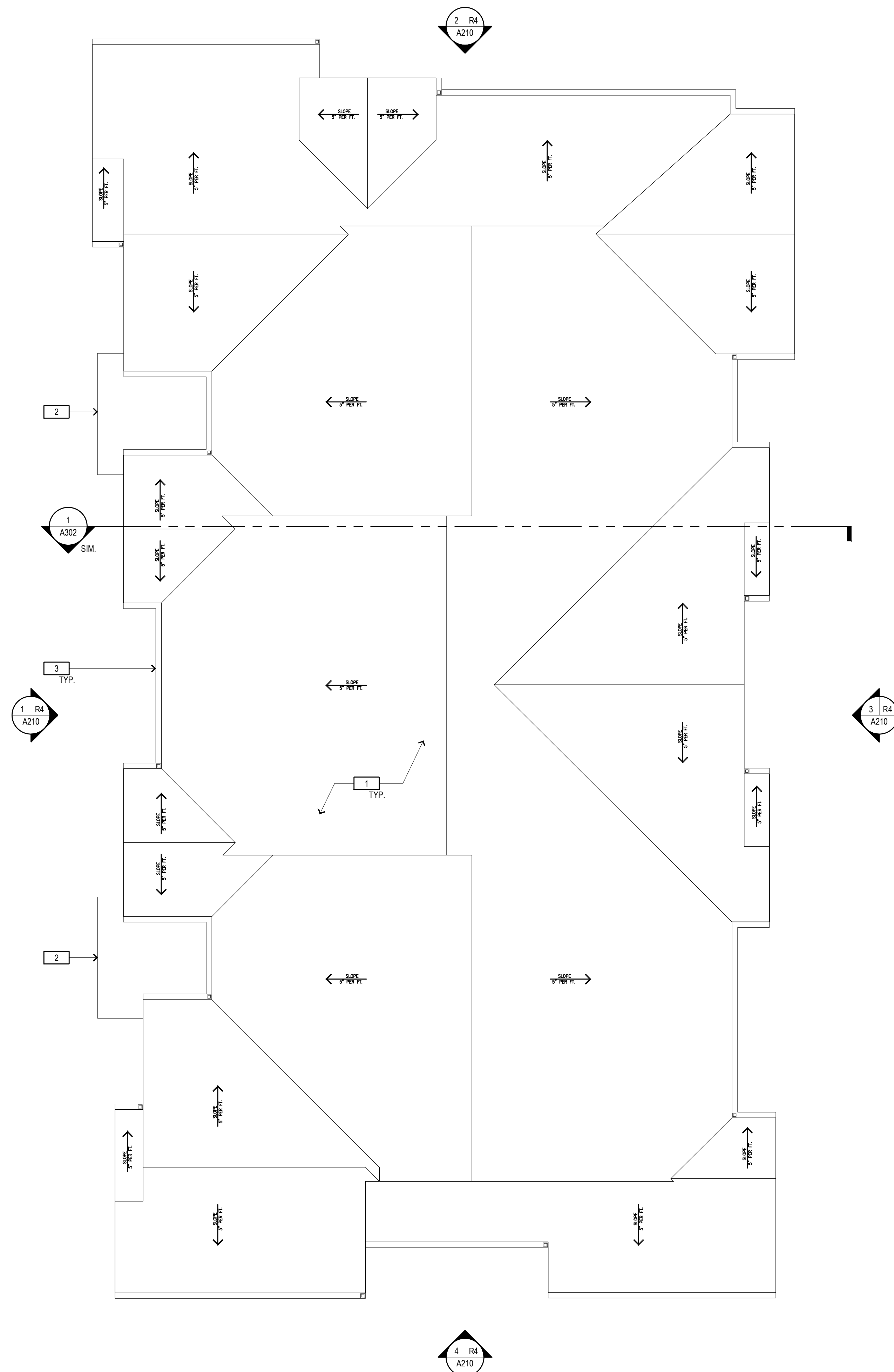
Sheet Name:
**MULTIFAMILY
BUILDING R4
FLOOR PLANS**

Sheet Number:
A112

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/07/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

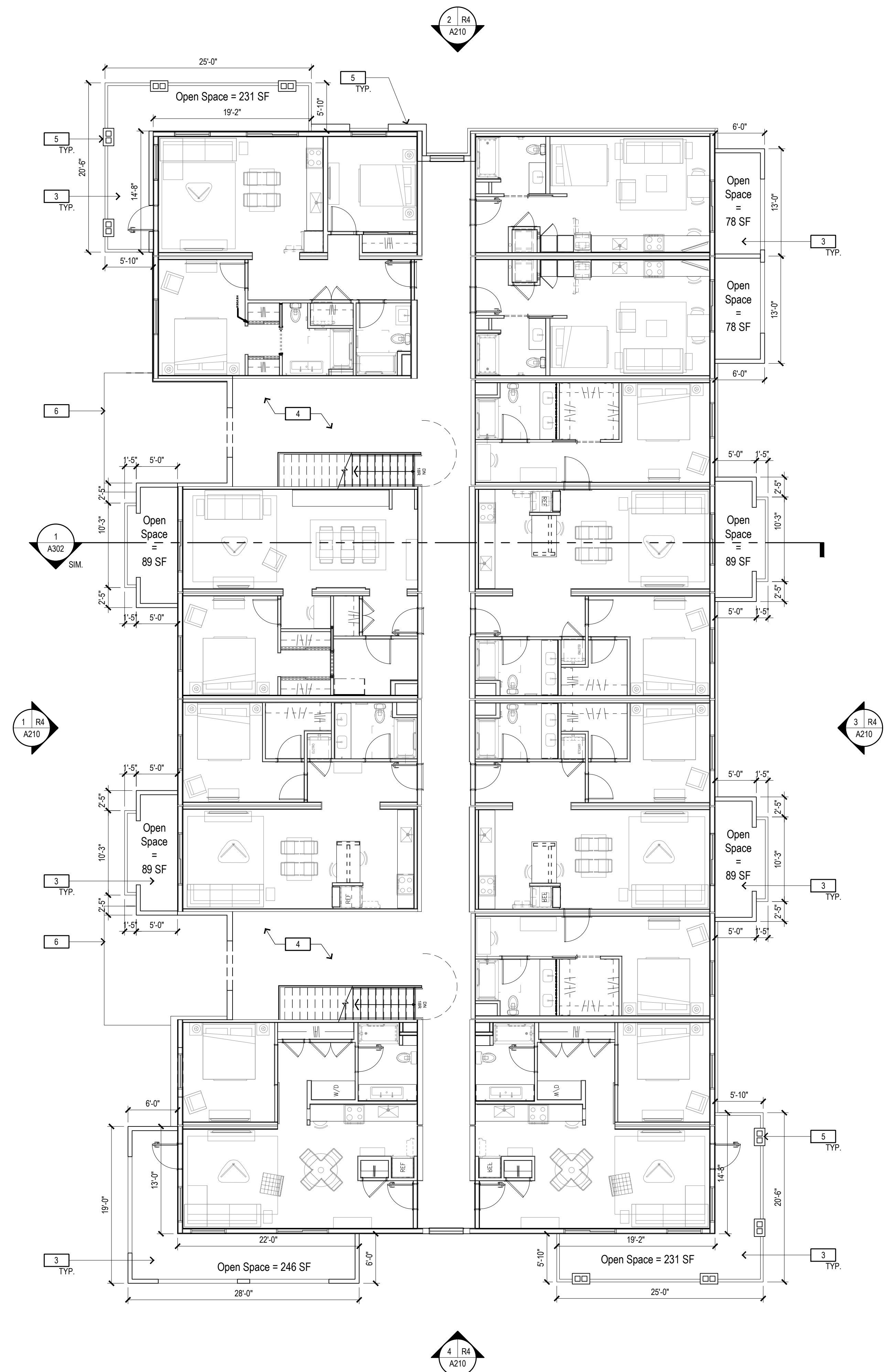
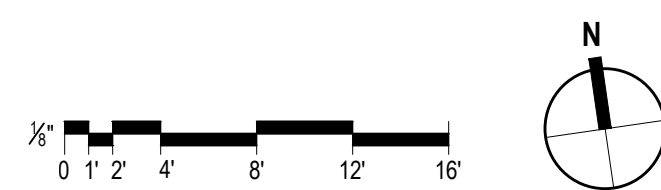
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County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8" = 1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name: MULTIFAMILY BUILDING R4 FLOOR PLAN & ROOF PLAN	
Sheet Number: A113	



2 - ROOF PLAN

ROOF PLAN KEYNOTES

- | | |
|---|------------------------------|
| 1 | CONCRETE TILE ROOF |
| 2 | LINE OF ROOF / TRELLIS BELOW |
| 3 | LINE OF GUTTER |

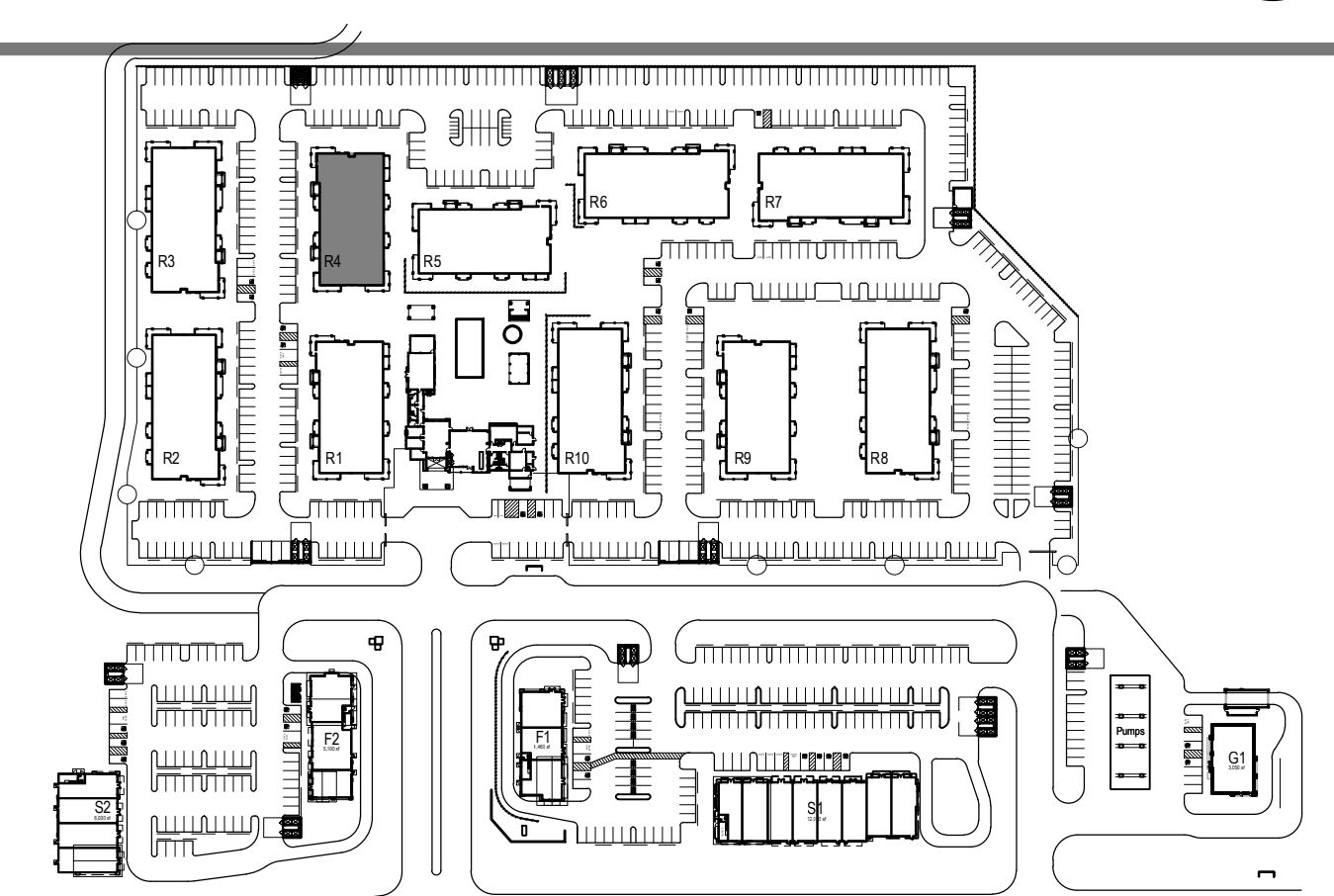


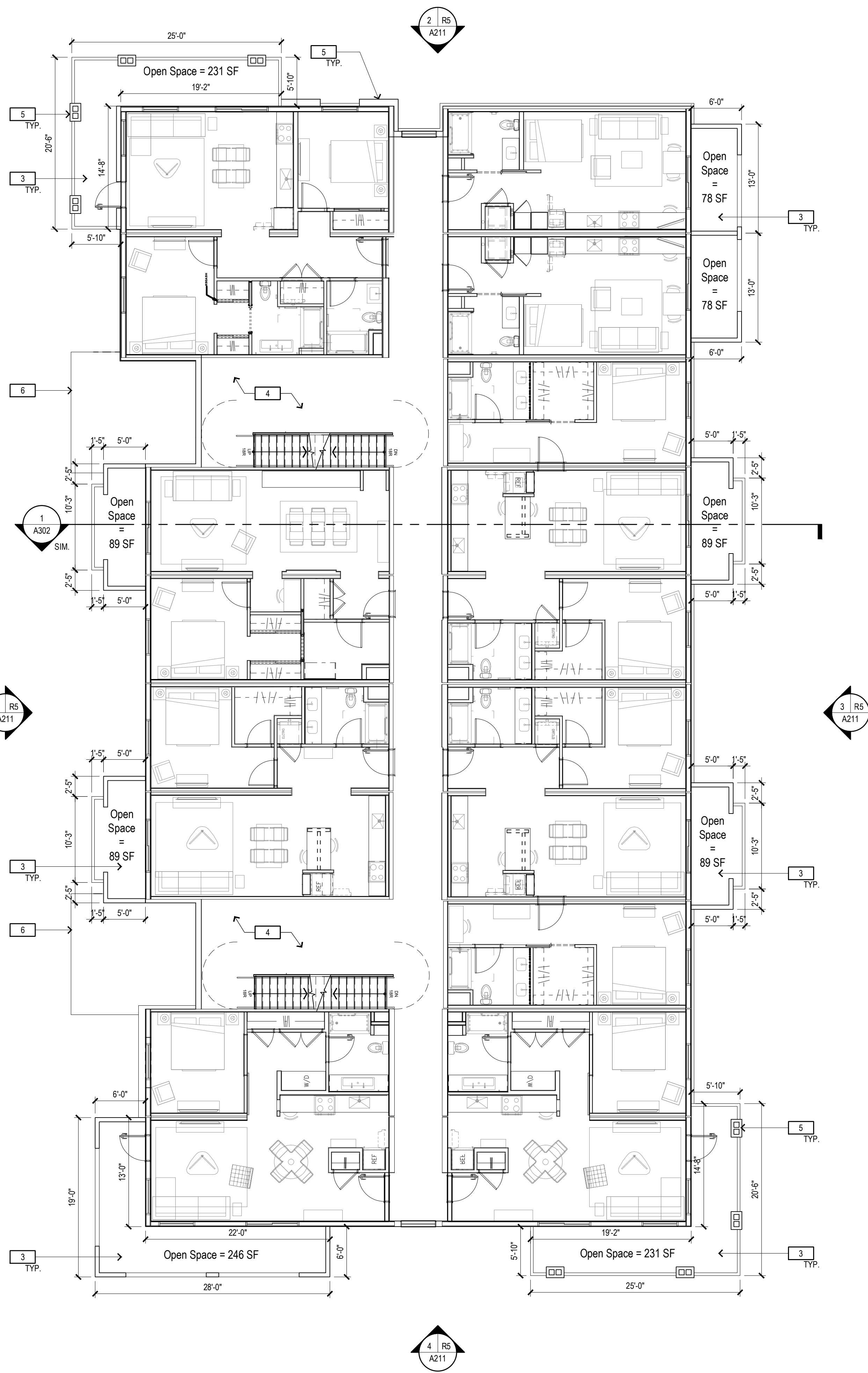
1 - FLOOR PLAN - THIRD FLOOR

FLOOR PLAN KEYNOTES

- | | |
|---|-----------------------------------|
| 1 | OUTLINE OF ROOF/CANOPY ABOVE |
| 2 | BUILDING ENTRY |
| 3 | PATIO / BALCONY |
| 4 | LOBBY & STAIR CORE |
| 5 | ARCHITECTURAL POP-OUT OR PILASTER |
| 6 | OUTLINE OF ROOF/CANOPY BELOW |

KEY PLAN

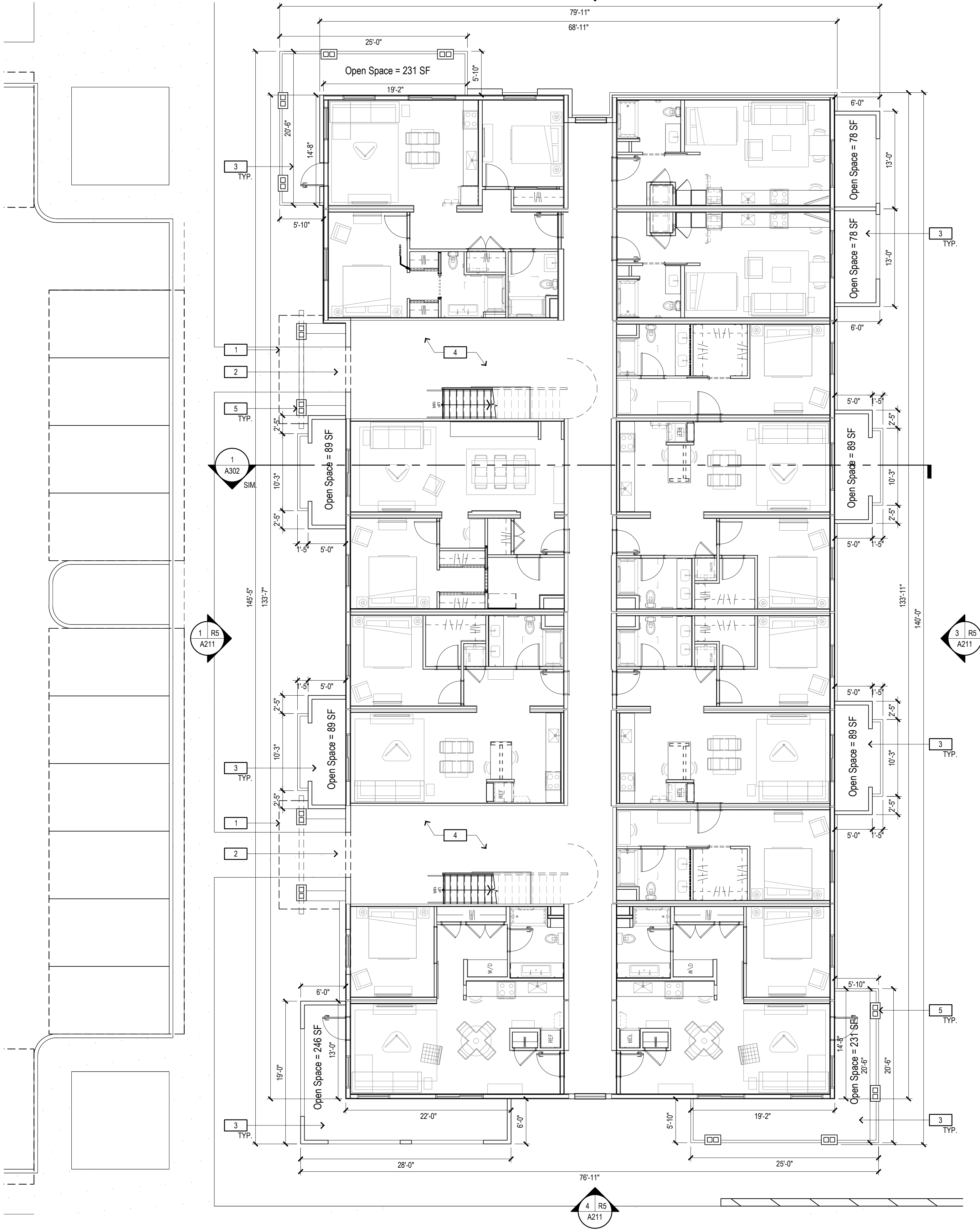




2 - FLOOR PLAN - SECOND FLOOR

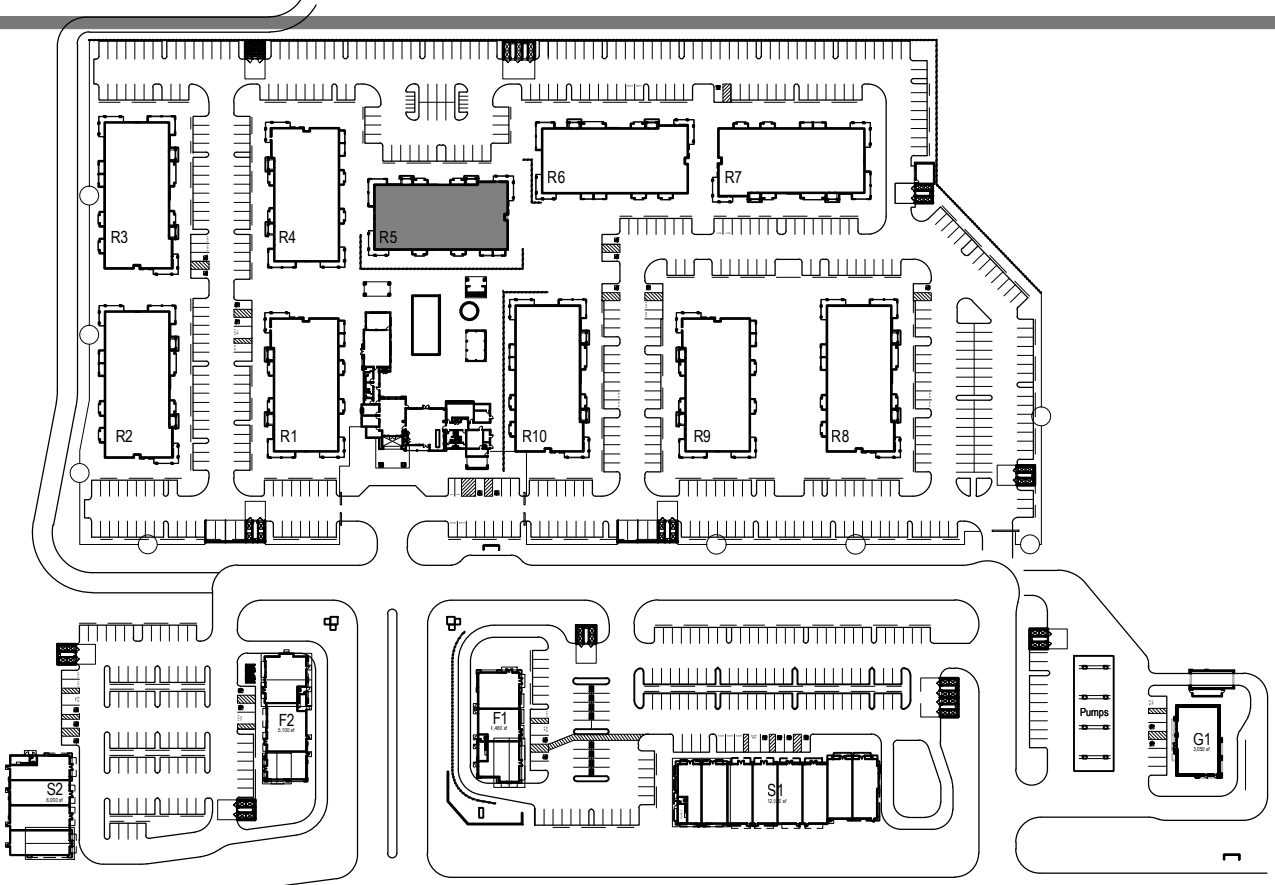
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroh
Engineering Group, Inc.
4150 West 12th St. Suite 200
North, CA 94701
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**MULTIFAMILY
BUILDING R5
FLOOR PLANS**
Sheet Number:
A114

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 8th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R5 FLOOR PLAN & ROOF PLAN
Sheet Number: A115

2 - ROOF PLAN

ROOF PLAN KEYNOTES

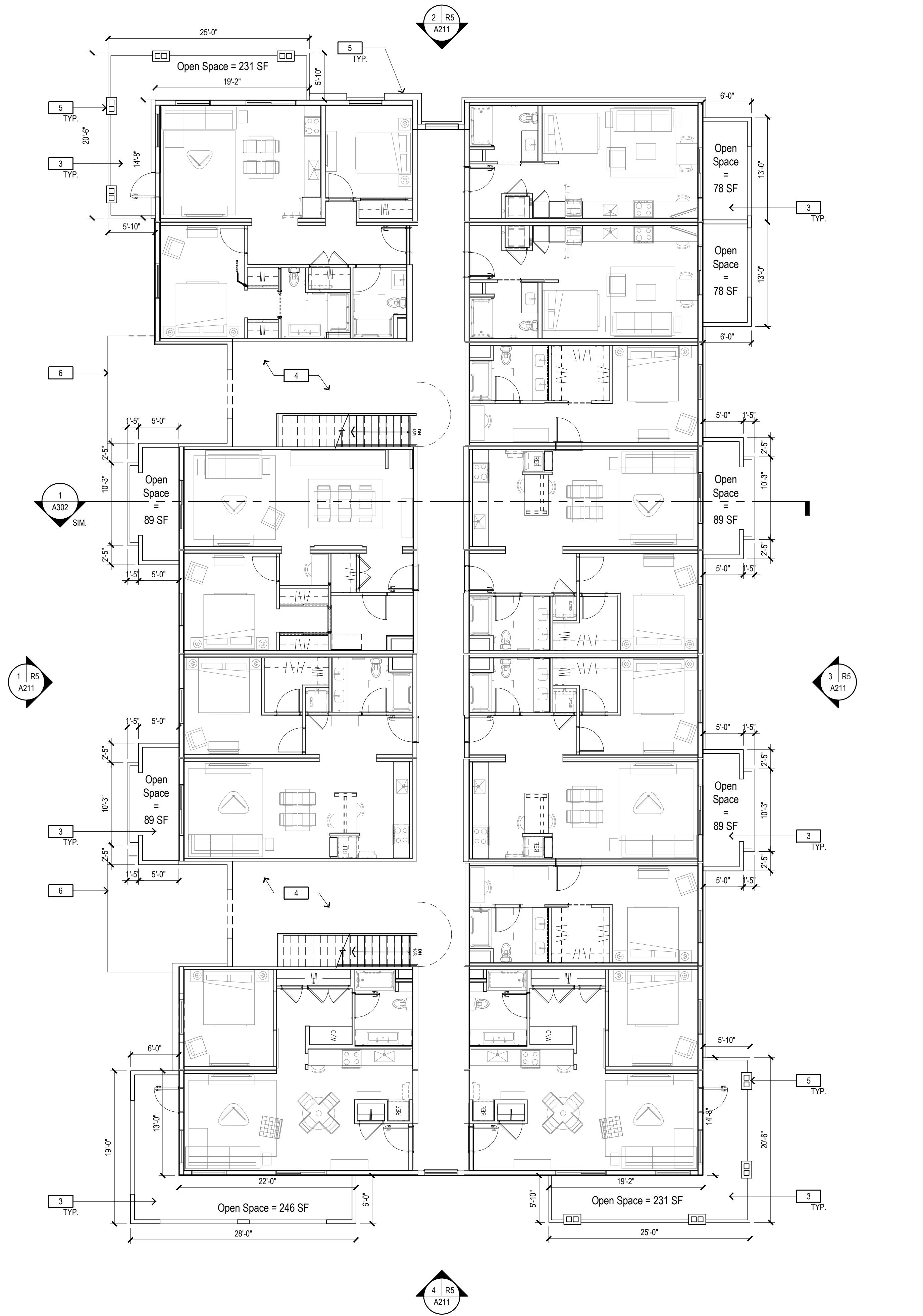
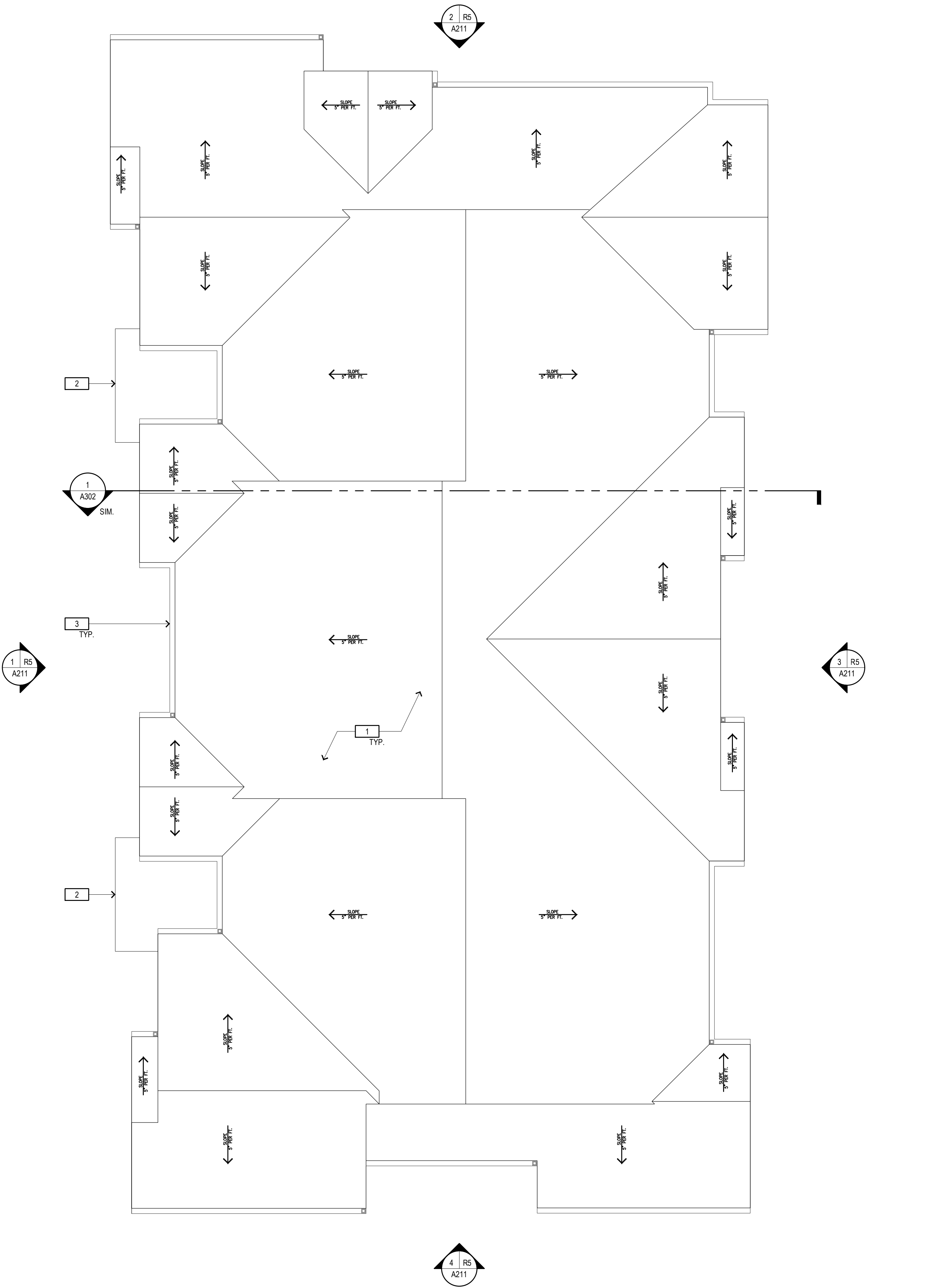
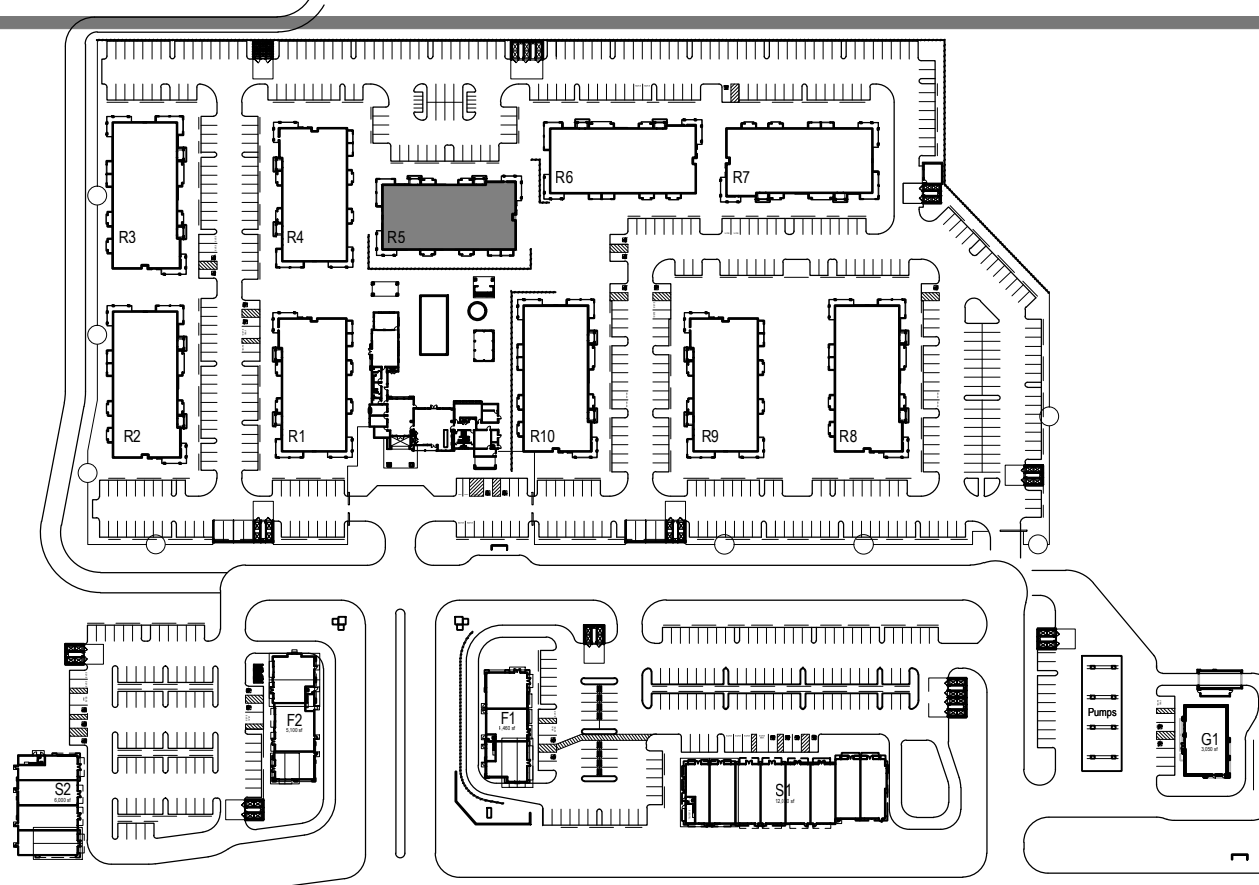
- 1 CONCRETE TILE ROOF
- 2 LINE OF ROOF / TRELLIS BELOW
- 3 LINE OF GUTTER

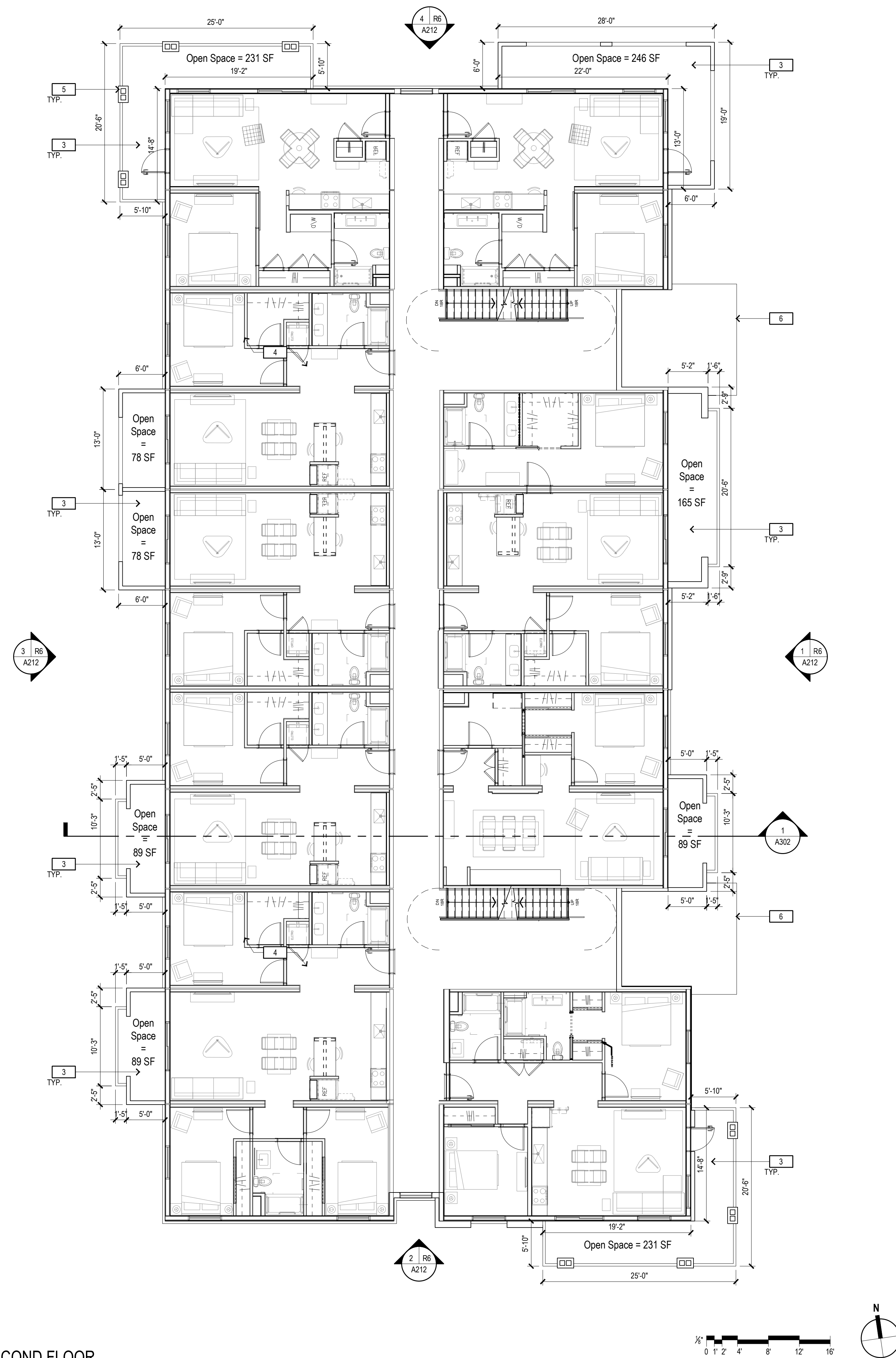
1 - FLOOR PLAN - THIRD FLOOR

FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW

KEY PLAN

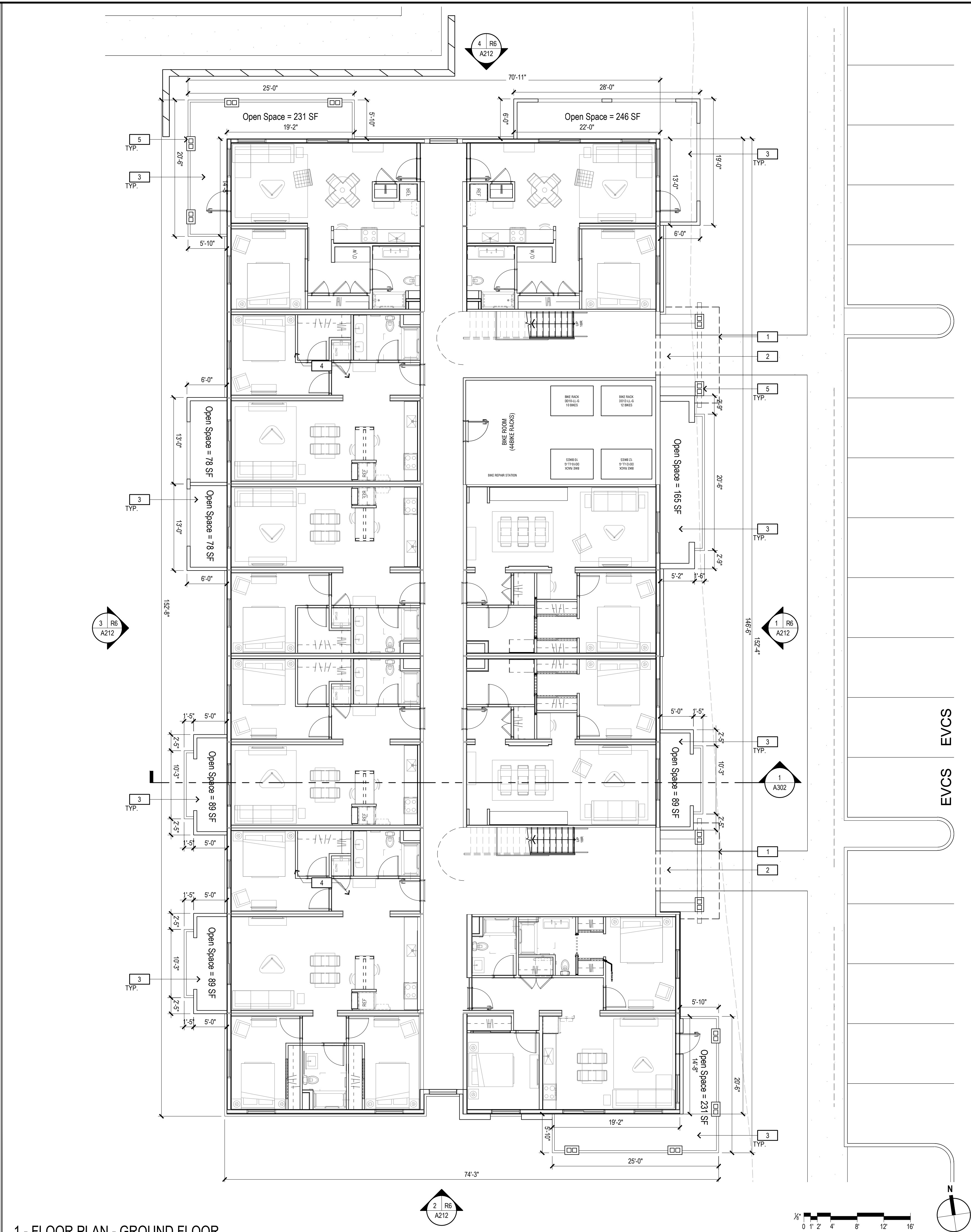




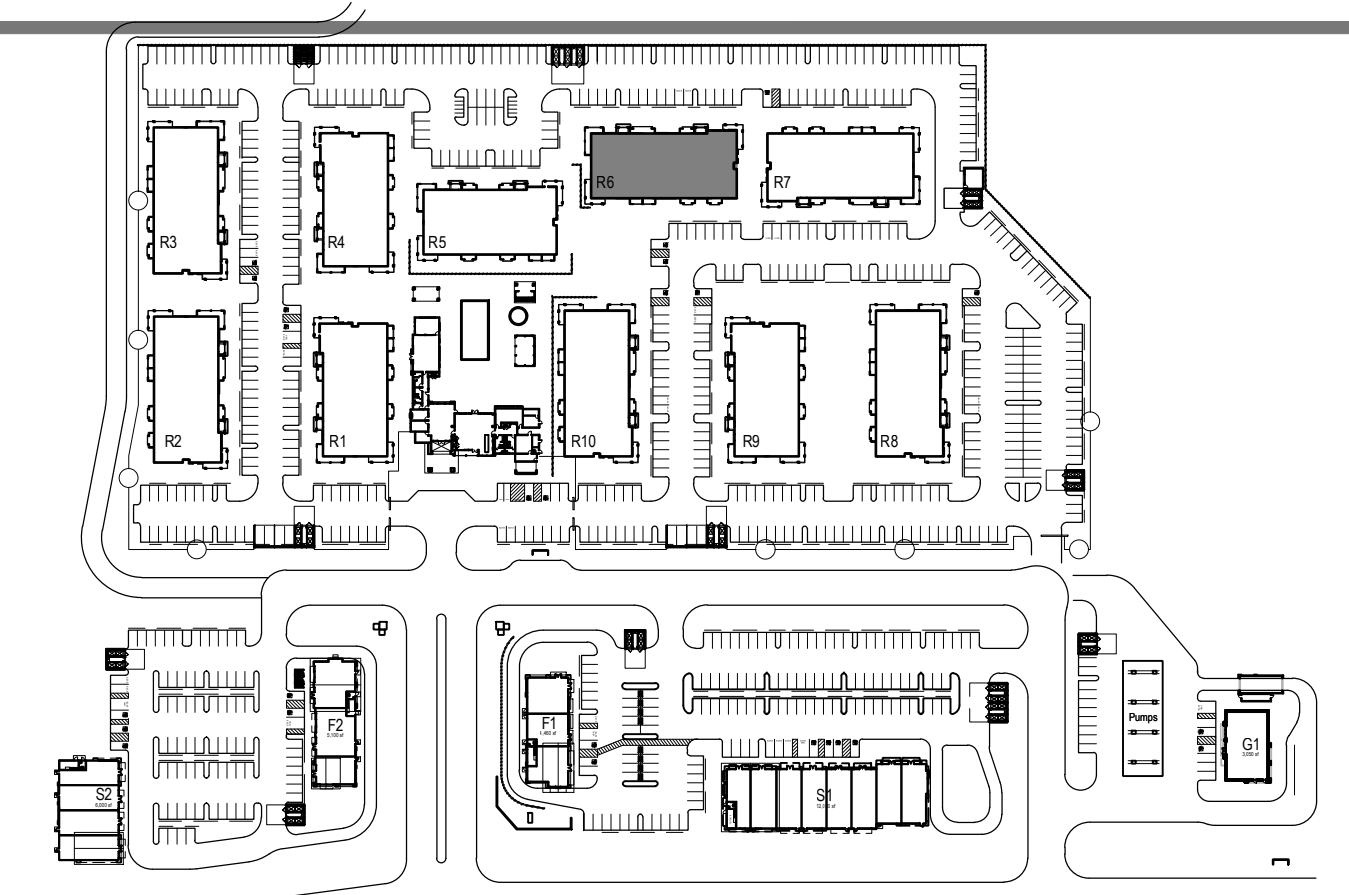
2 - FLOOR PLAN - SECOND FLOOR



- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR



consultant:

CSW | ST2

**CSW/Stuber-Stroch
Engineering Group, Inc.**
45 Lowell Court tel: 415.933.9090
Novato, CA 94940 fax: 415.933.9035

**Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management**

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consultant:



**Architecture.
Design.
Relationships.**

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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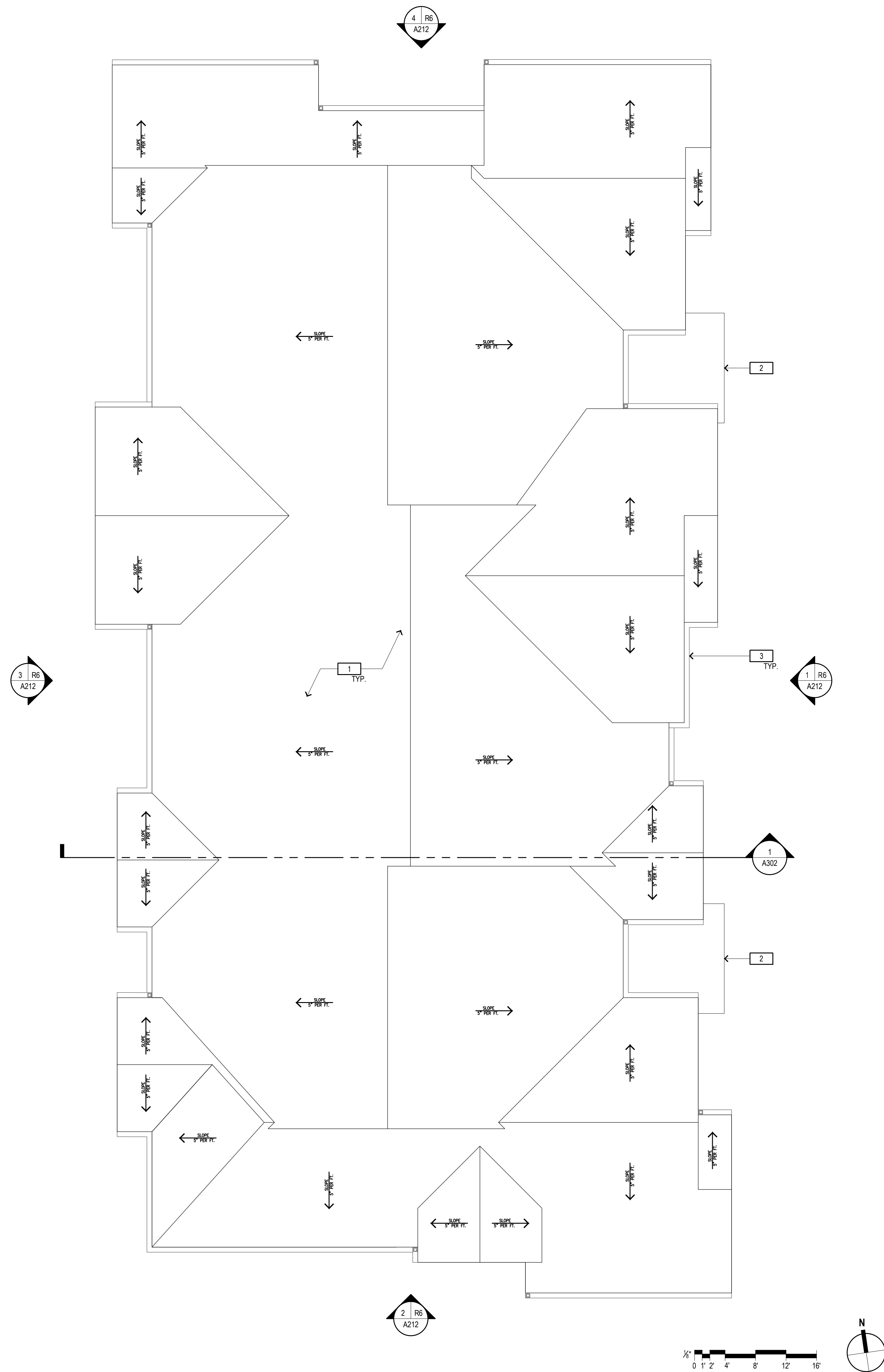
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VALLEJO	
County Of	
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Date:	08/30/2023
Project Number:	1930029
Sheet Name:	
MULTIFAMILY BUILDING R6 FLOOR PLANS	

Sheet Number:
A116

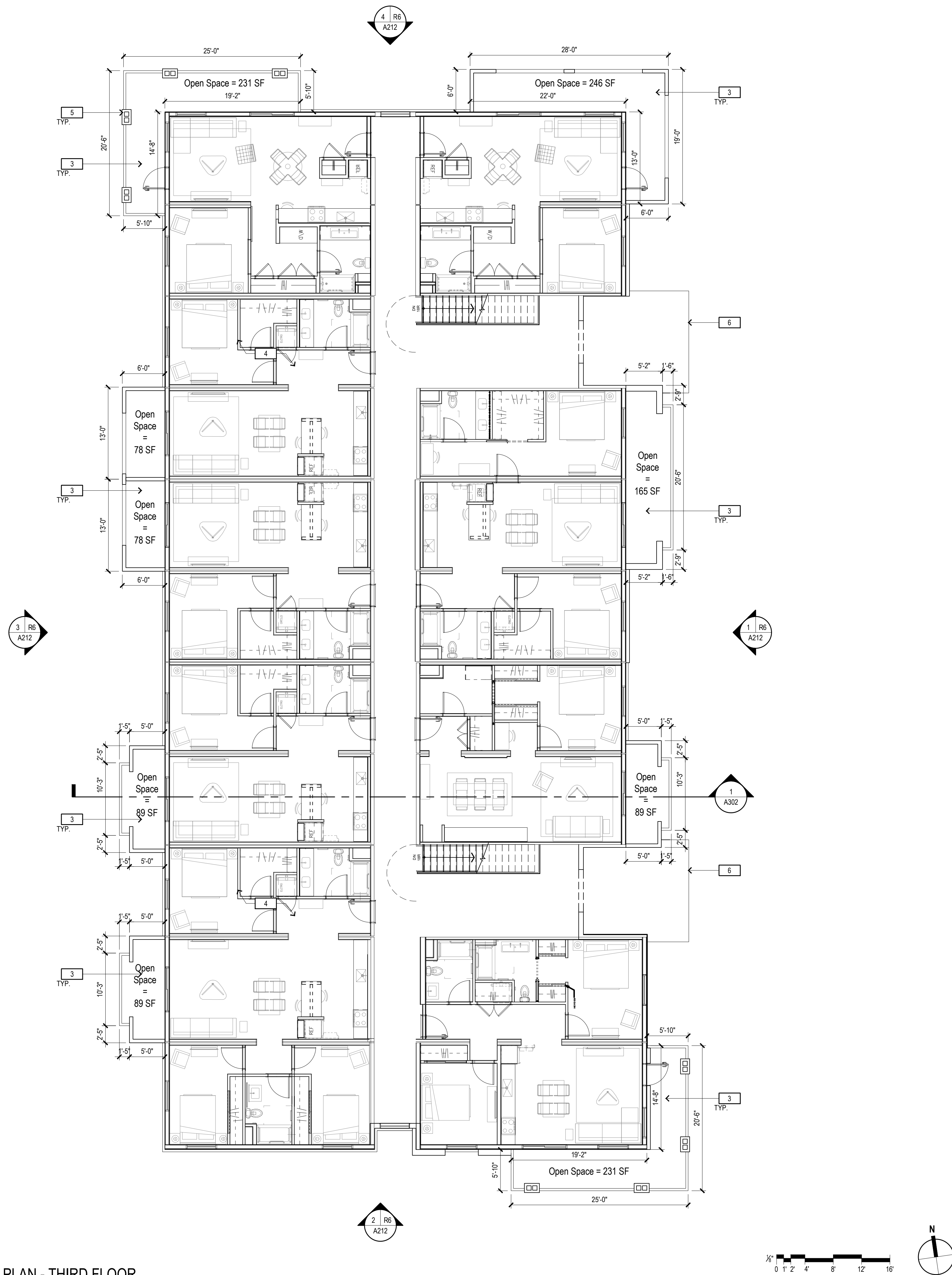
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2 LINE OF ROOF / TRELLIS BELOW

3 LINE OF GUTTER

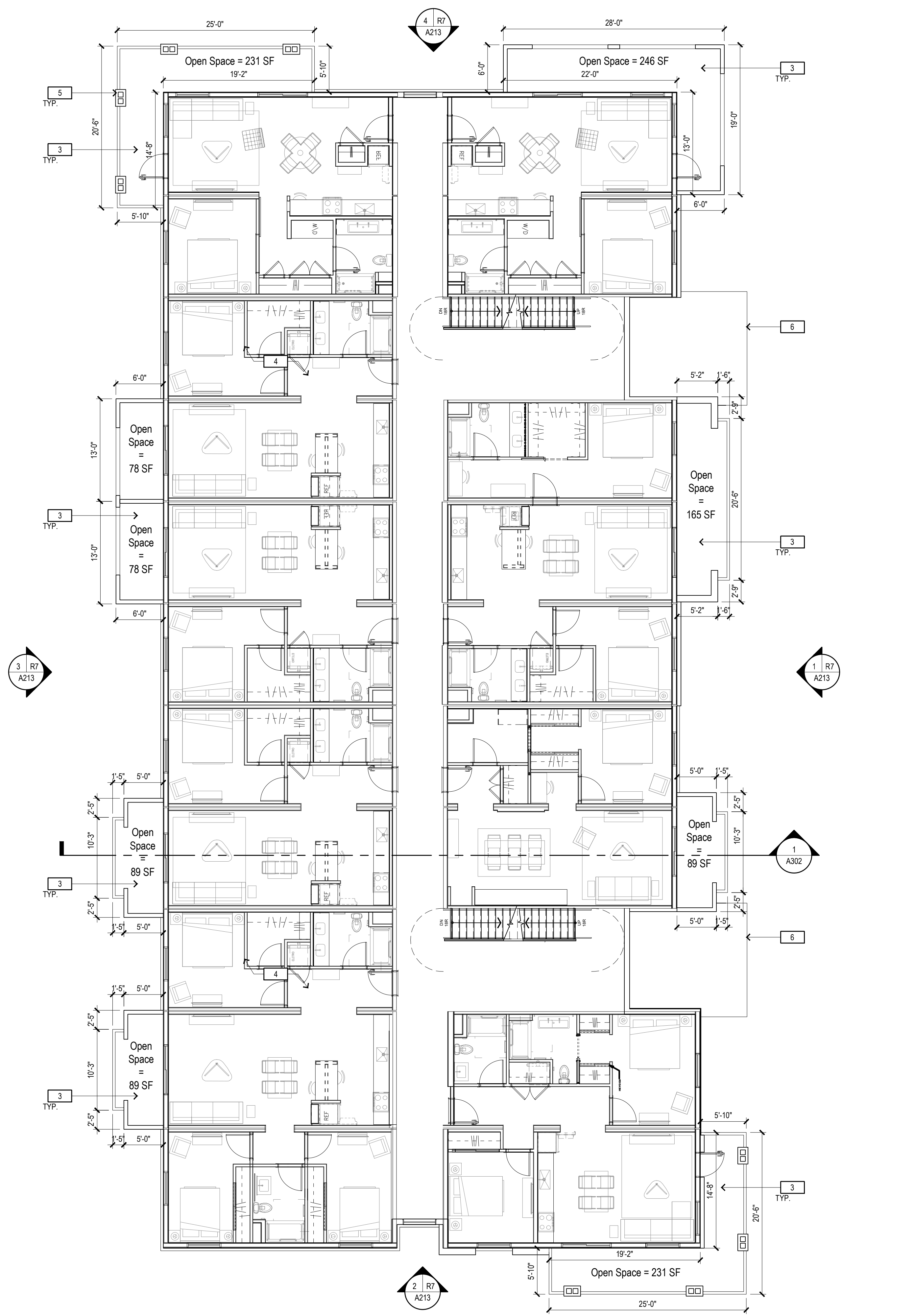


- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 6th SUB
-	10/01/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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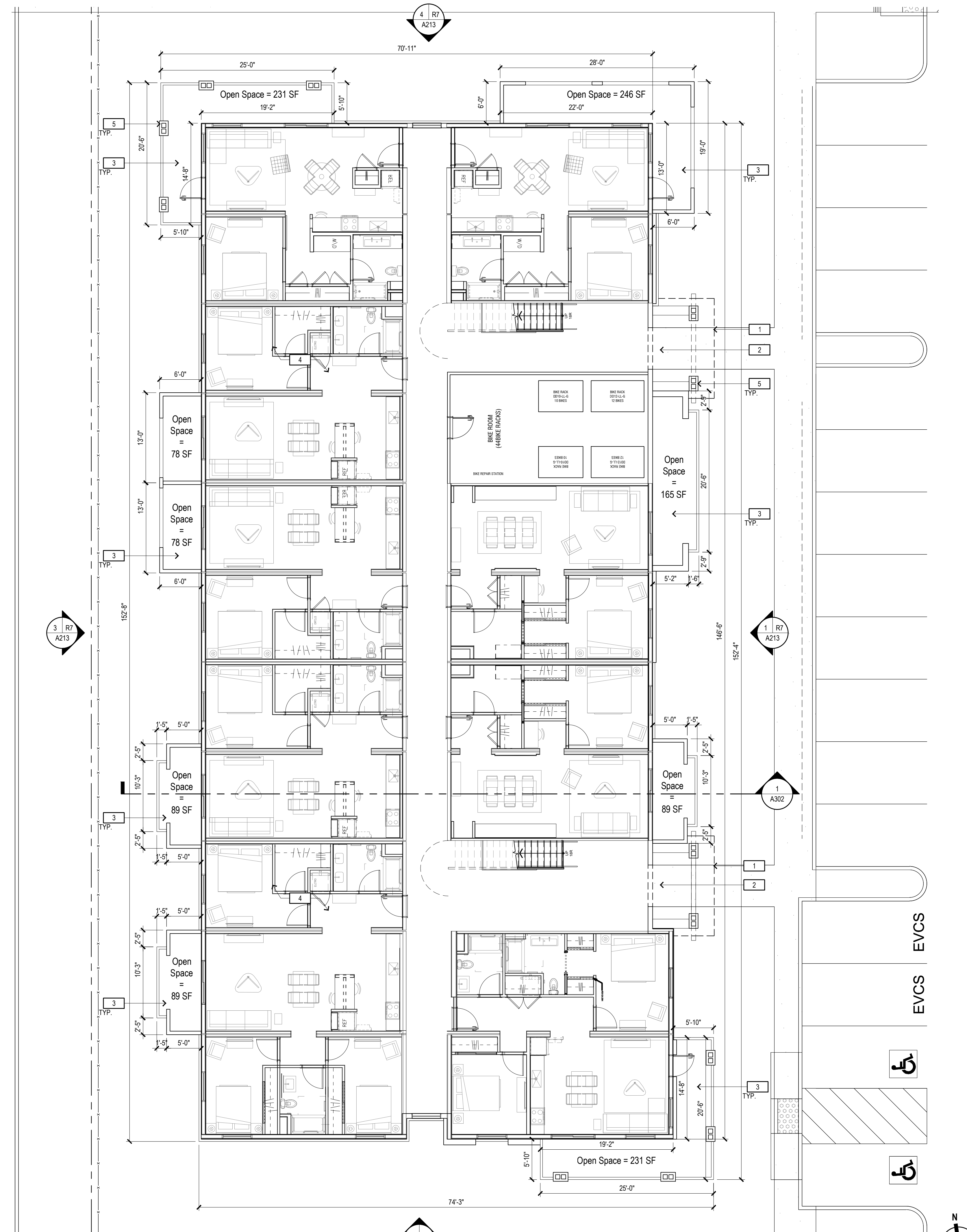
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County Of SOLANO	
State Of CALIFORNIA	
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Date:	08/30/2023
Project Number:	19300029
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Sheet Number: A117	



2 - FLOOR PLAN - SECOND FLOOR

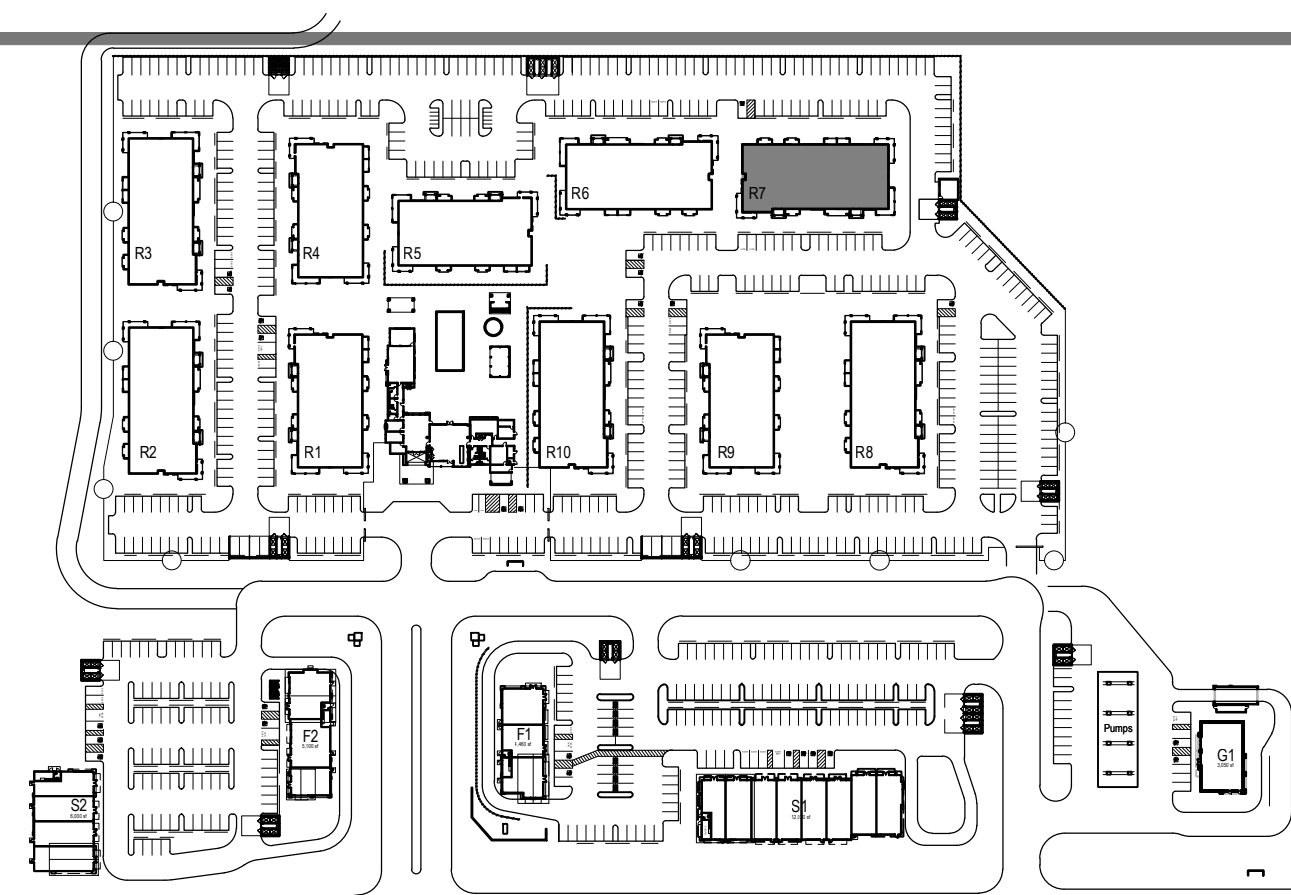
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
01/20/23	01/20/23	ENTITLEMENT PACKAGE 5th SUB
10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

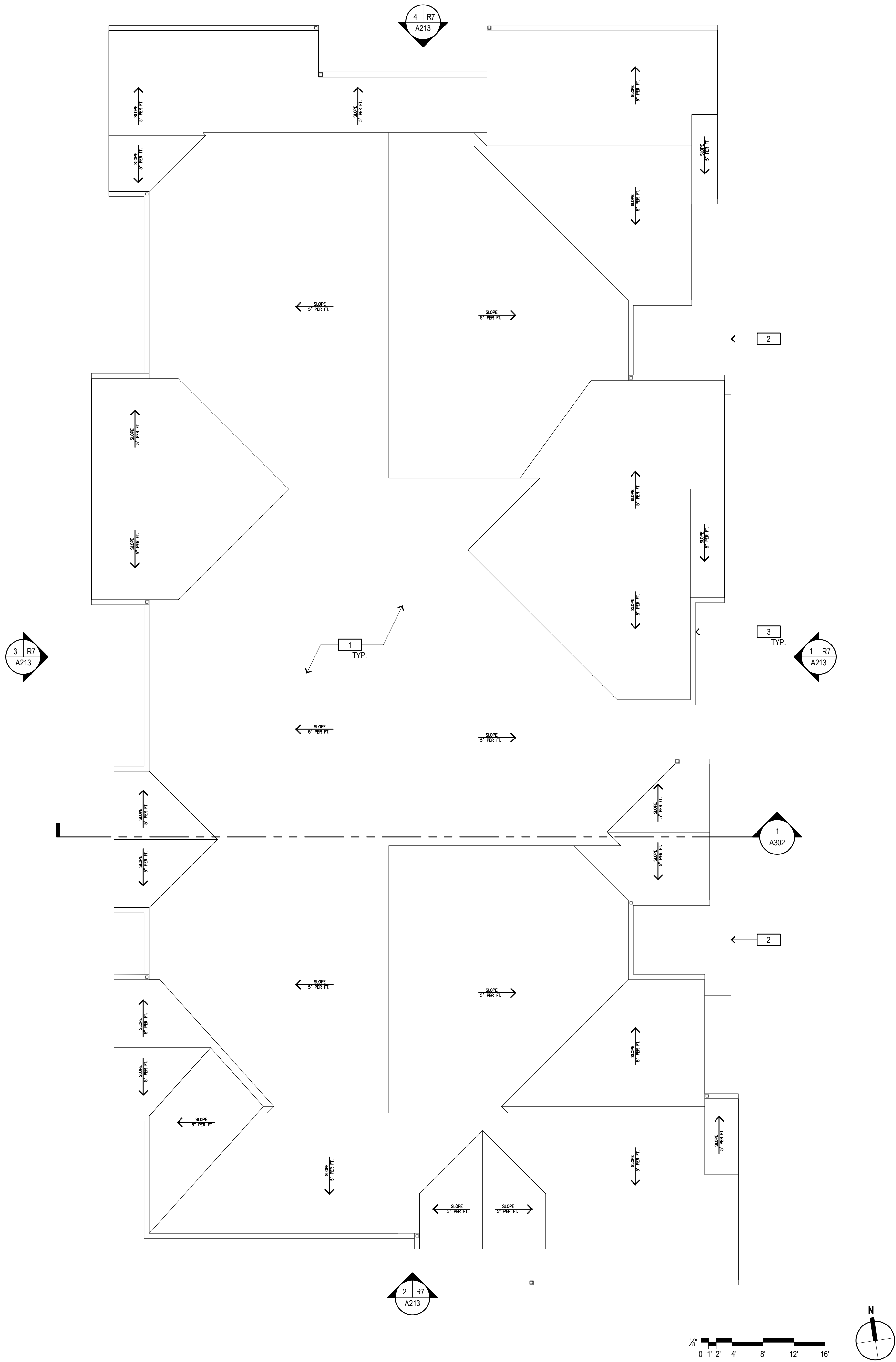
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11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R7 FLOOR PLAN & ROOF PLAN
Sheet Number: A119

2 - ROOF PLAN

ROOF PLAN KEYNOTES

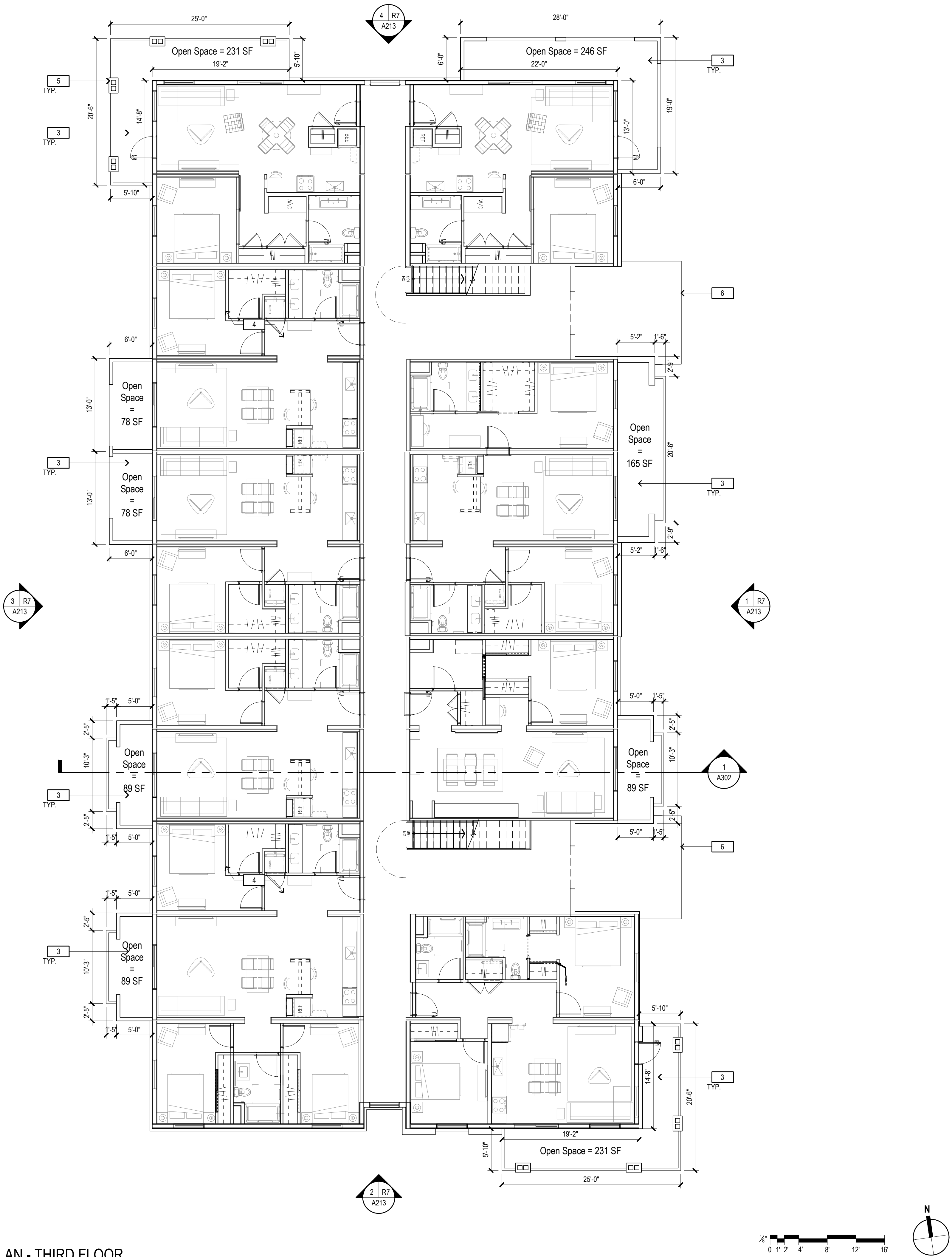
- 1 CONCRETE TILE ROOF
- 2 LINE OF ROOF / TRELLIS BELOW
- 3 LINE OF GUTTER



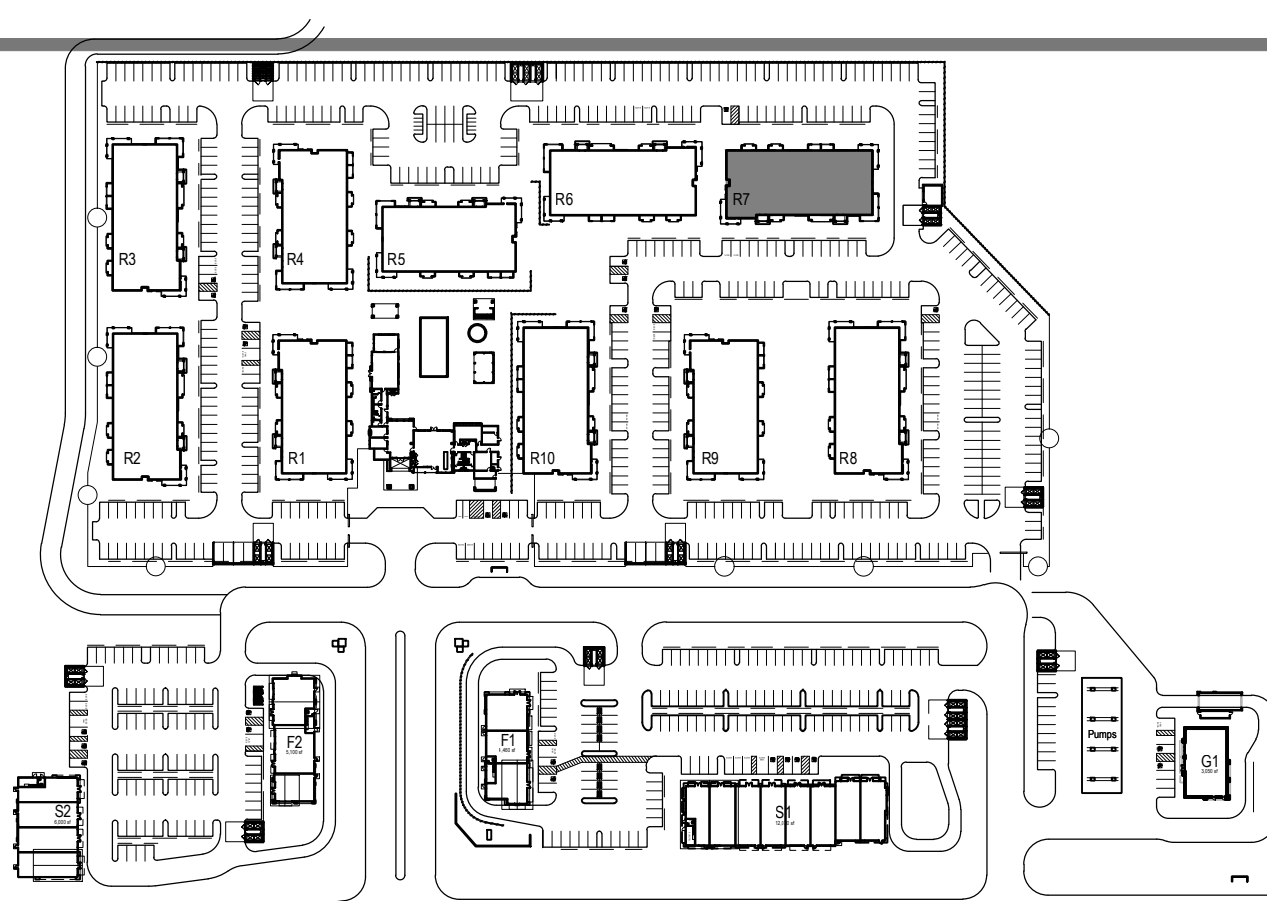
1 - FLOOR PLAN - THIRD FLOOR

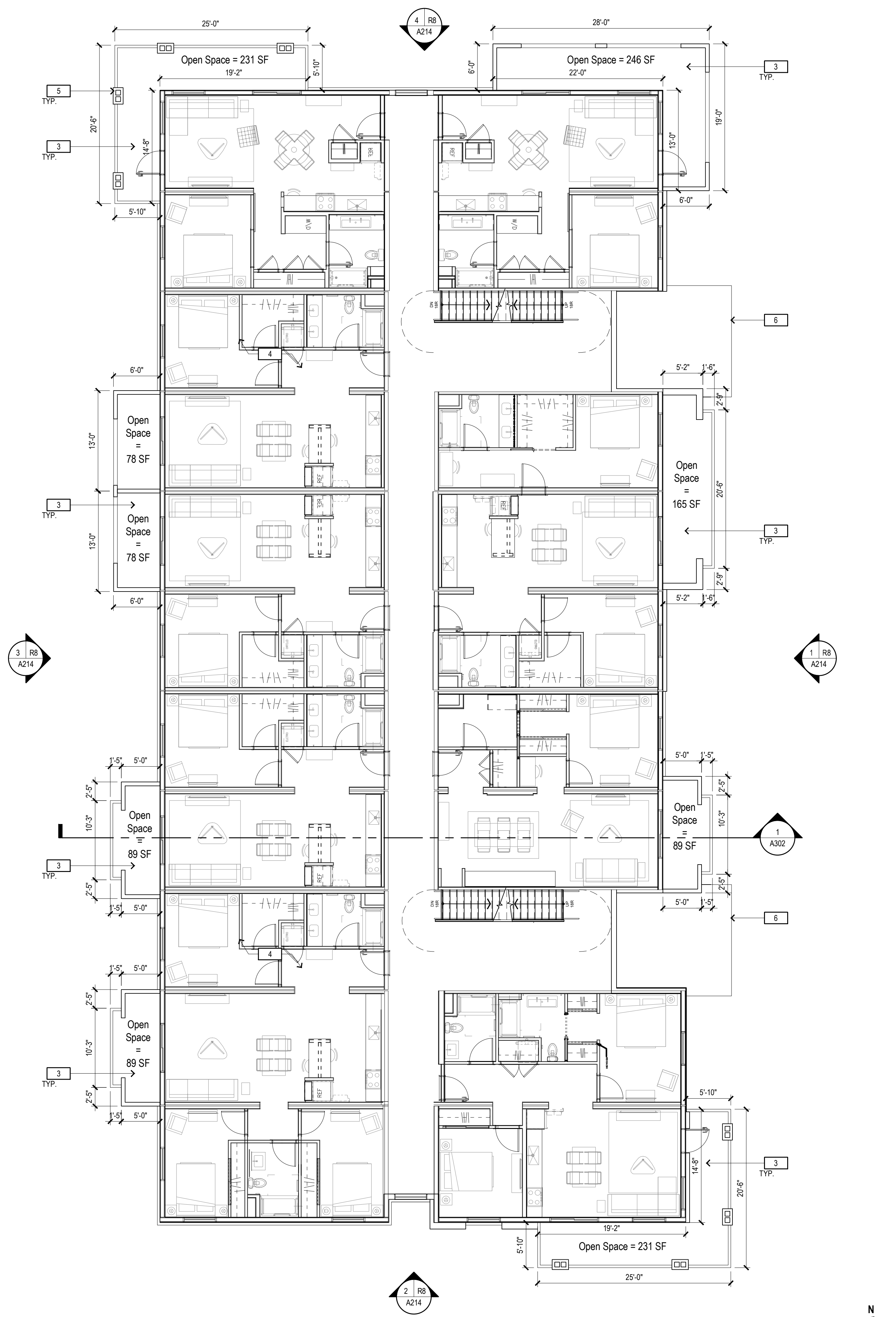
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOFCANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOFCANOPY BELOW



KEY PLAN

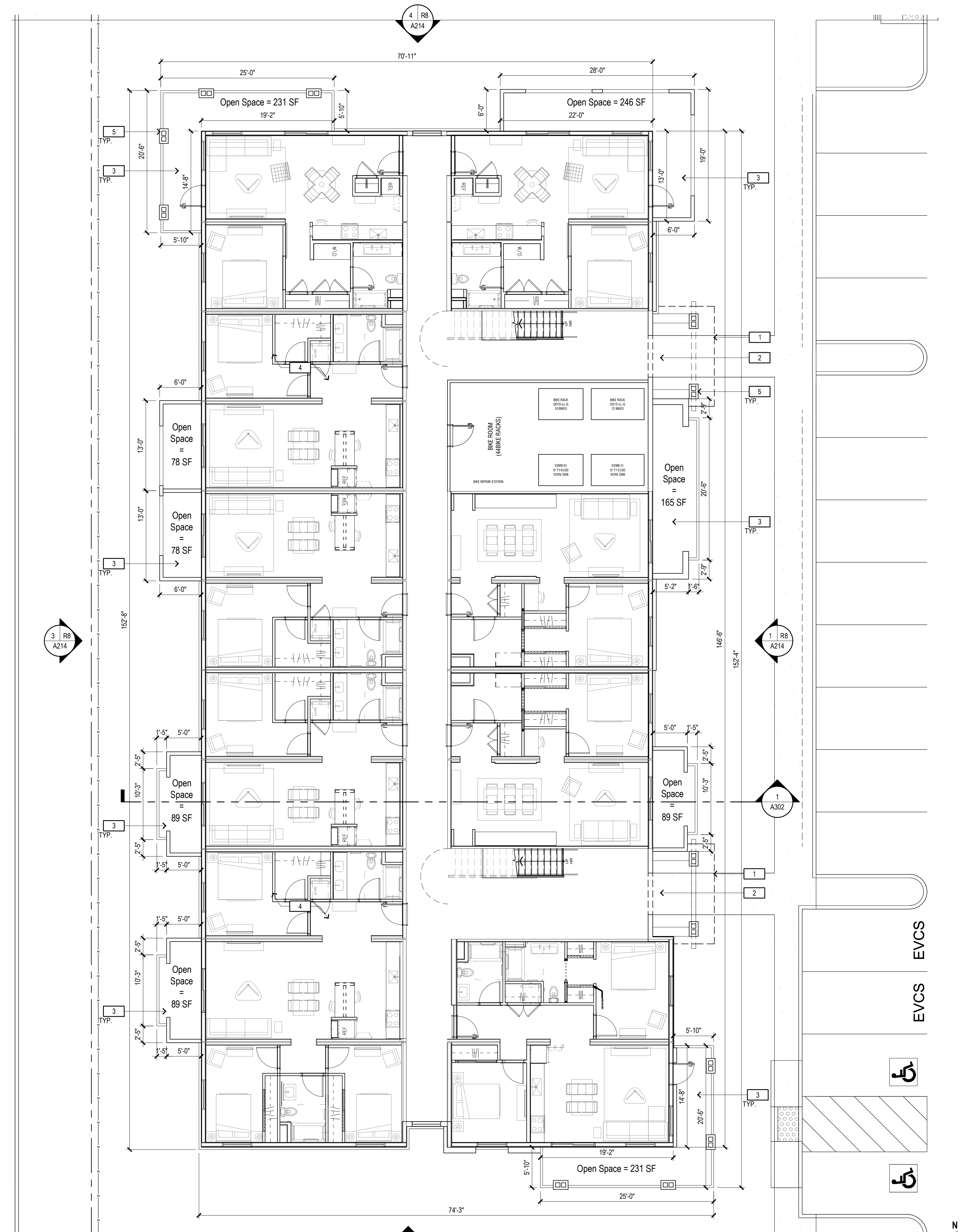




2 - FLOOR PLAN - SECOND FLOOR

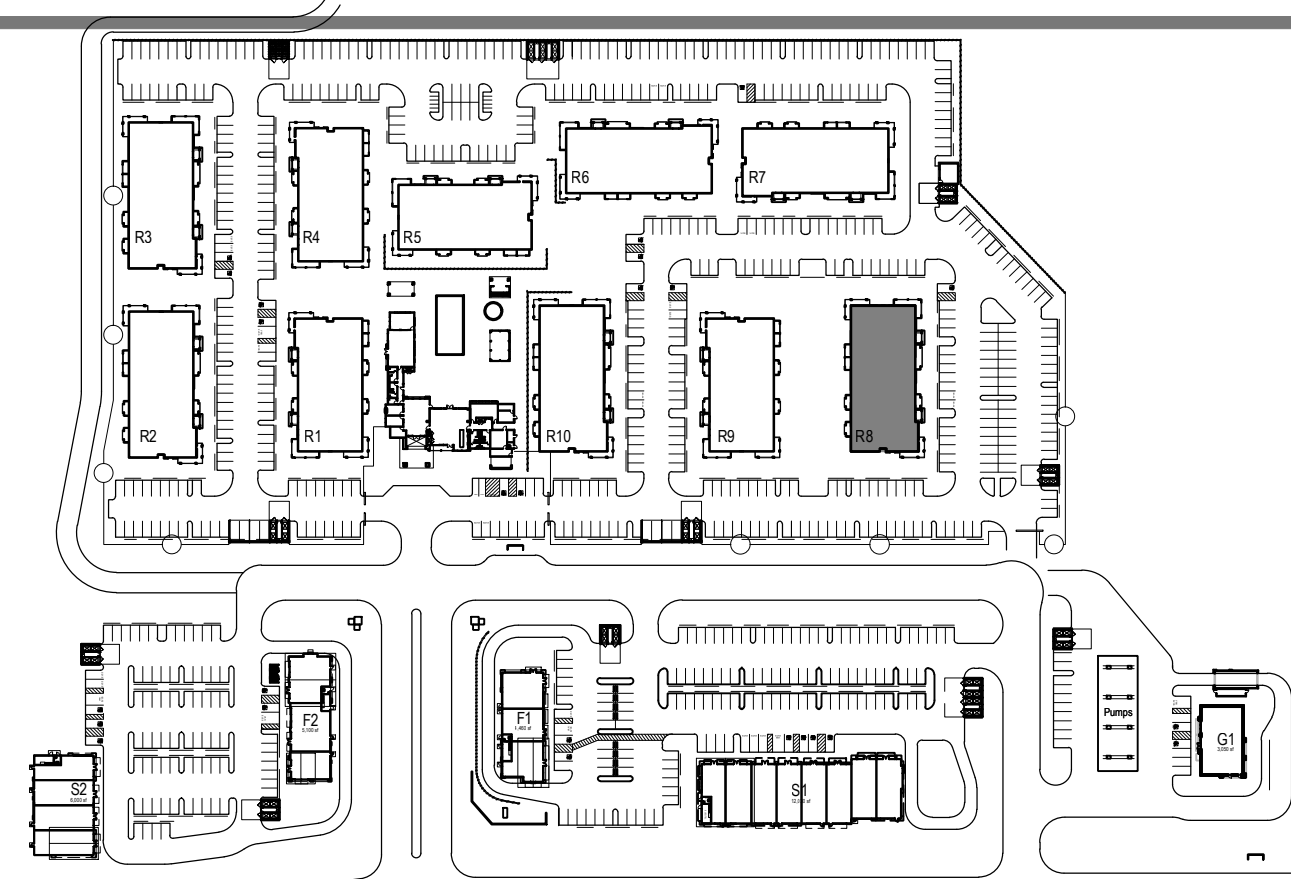
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroob
Engineering Group, Inc.
40 Leavenworth St., Suite 200
Berkeley, CA 94701
Civil Engineer
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

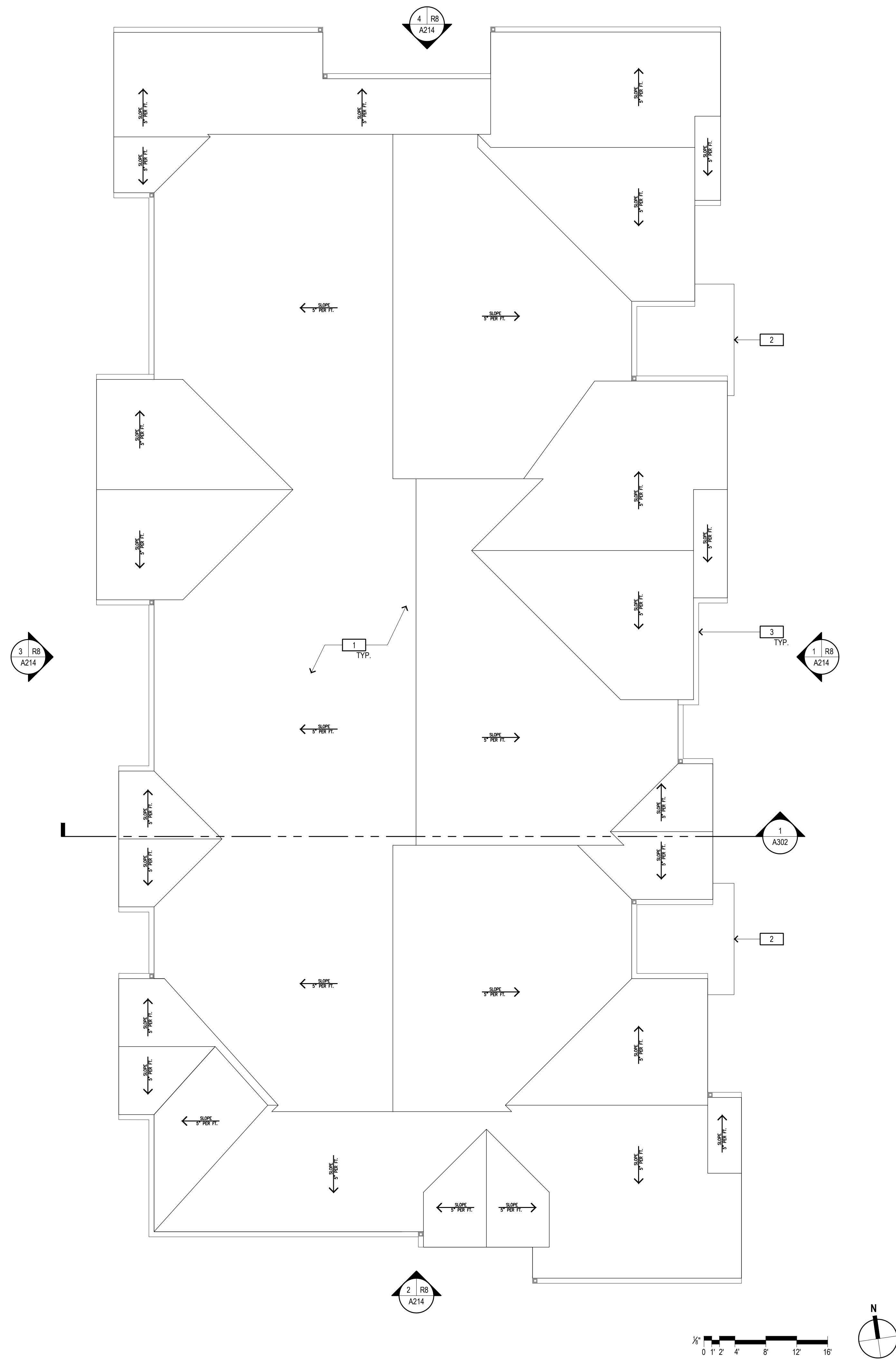
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11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City of
VALLEJO
County of
SOLANO
State of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**MULTIFAMILY
BUILDING R8
FLOOR PLANS**
Sheet Number:
A120

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/07/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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-	12/22/20	ENTITLEMENT PACKAGE

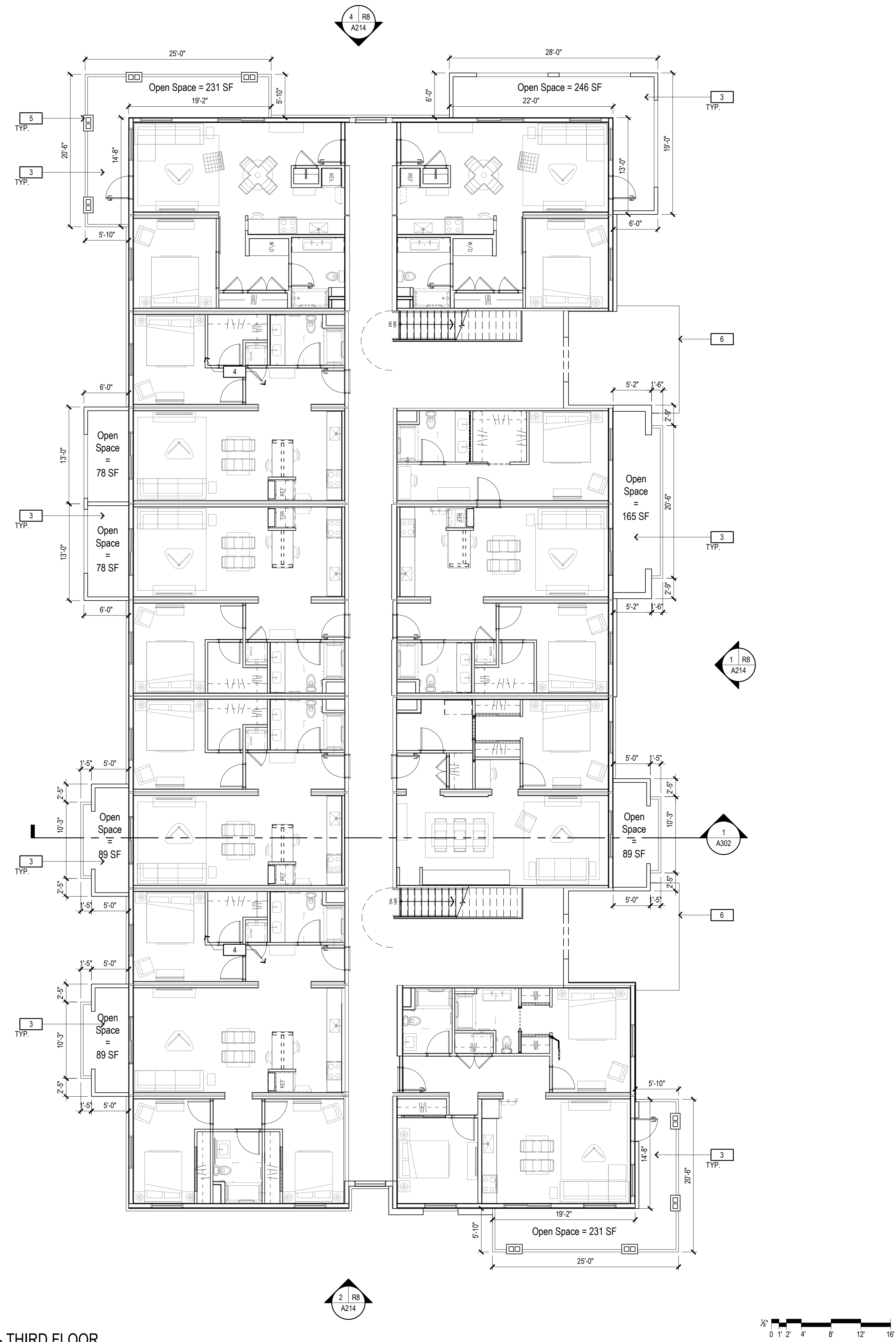
City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8" = 1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name: MULTIFAMILY BUILDING R8 FLOOR PLAN & ROOF PLAN	
Sheet Number: A121	



2 - ROOF PLAN

ROOF PLAN KEYNOTES

- | | |
|---|------------------------------|
| 1 | CONCRETE TILE ROOF |
| 2 | LINE OF ROOF / TRELLIS BELOW |
| 3 | LINE OF GUTTER |

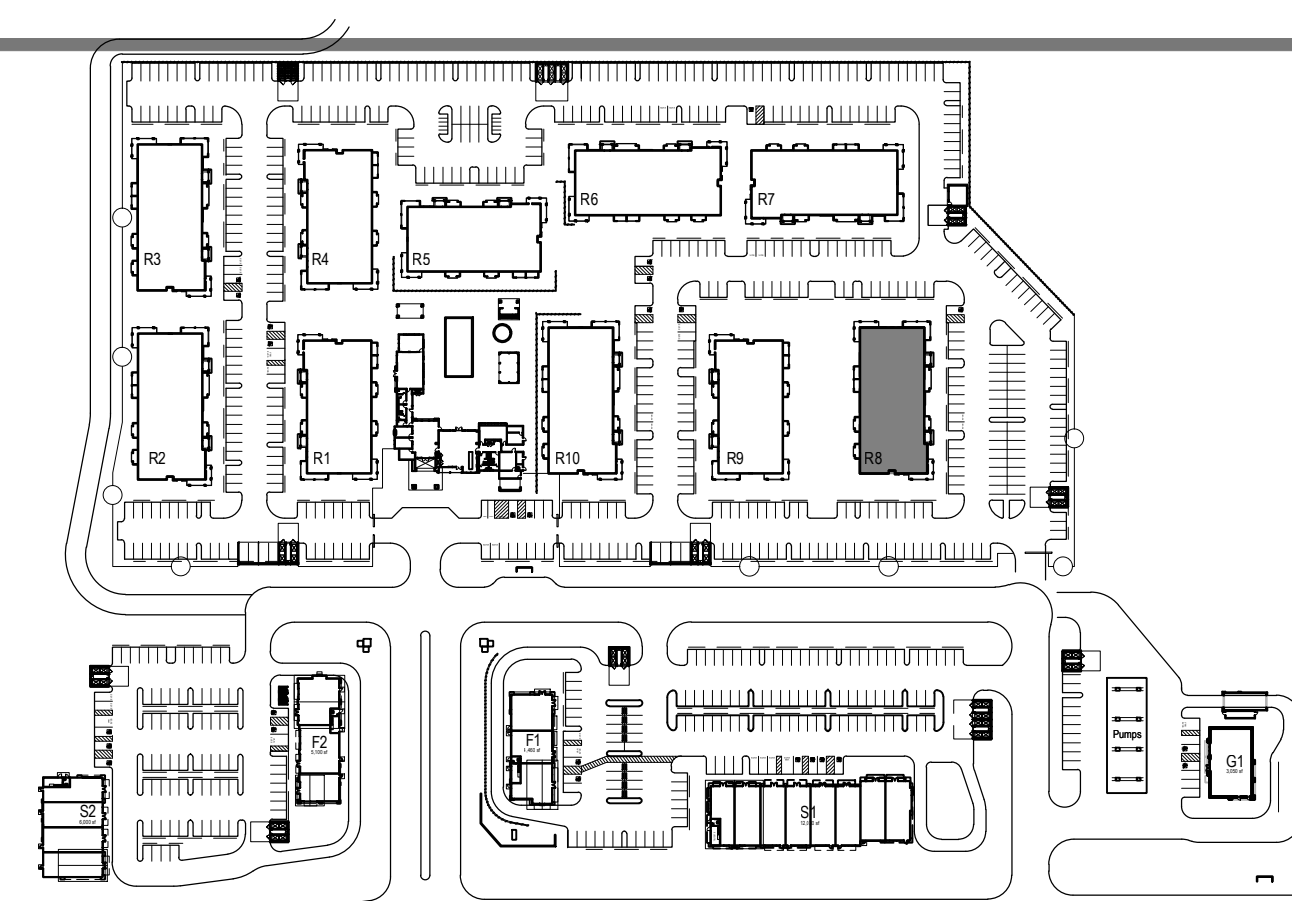


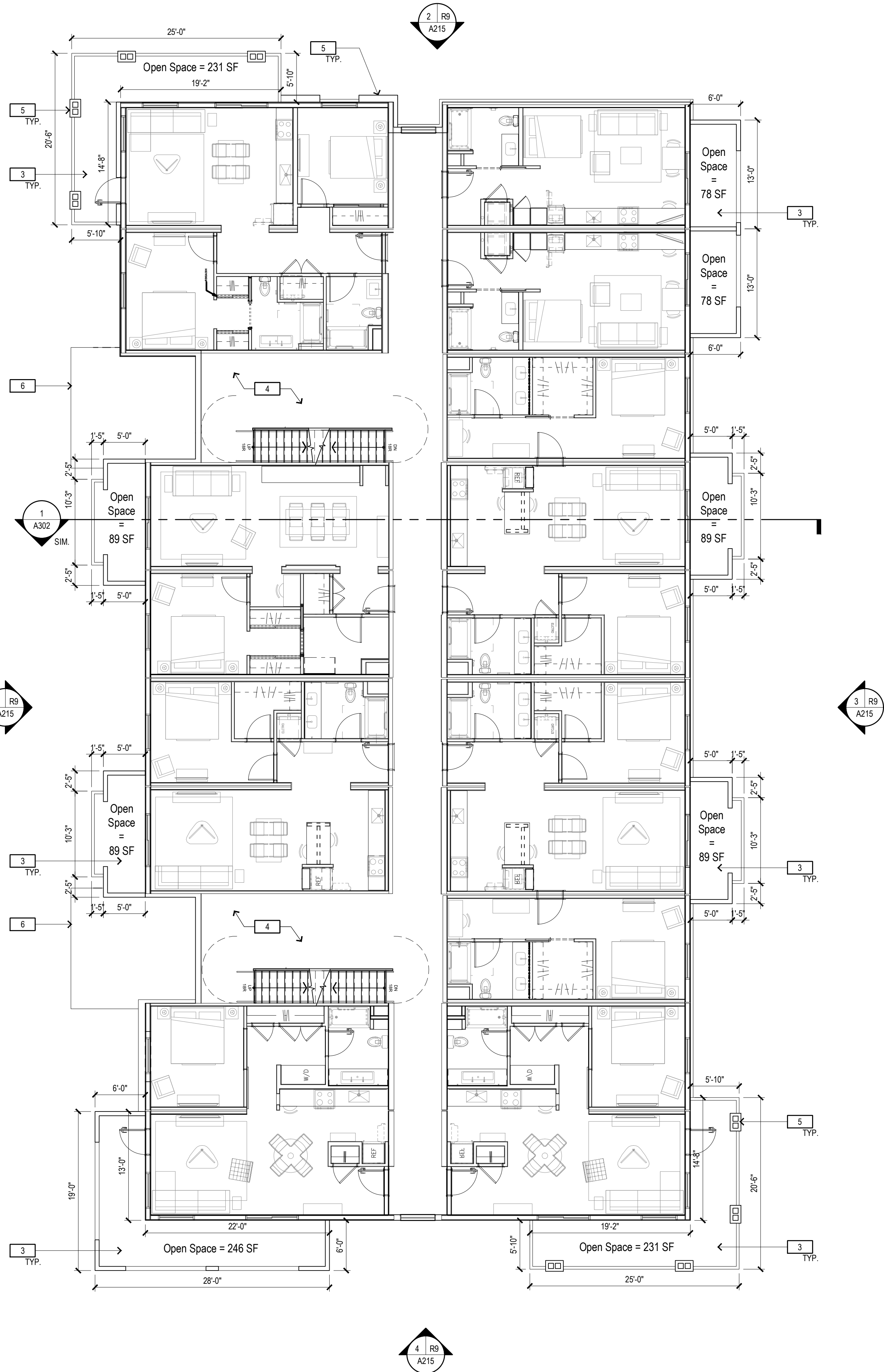
1 - FLOOR PLAN - THIRD FLOOR

FLOOR PLAN KEYNOTES

- | | |
|---|-----------------------------------|
| 1 | OUTLINE OF ROOF/CANOPY ABOVE |
| 2 | BUILDING ENTRY |
| 3 | PATIO / BALCONY |
| 4 | LOBBY & STAIR CORE |
| 5 | ARCHITECTURAL POP-OUT OR PILASTER |
| 6 | OUTLINE OF ROOF/CANOPY BELOW |

KEY PLAN

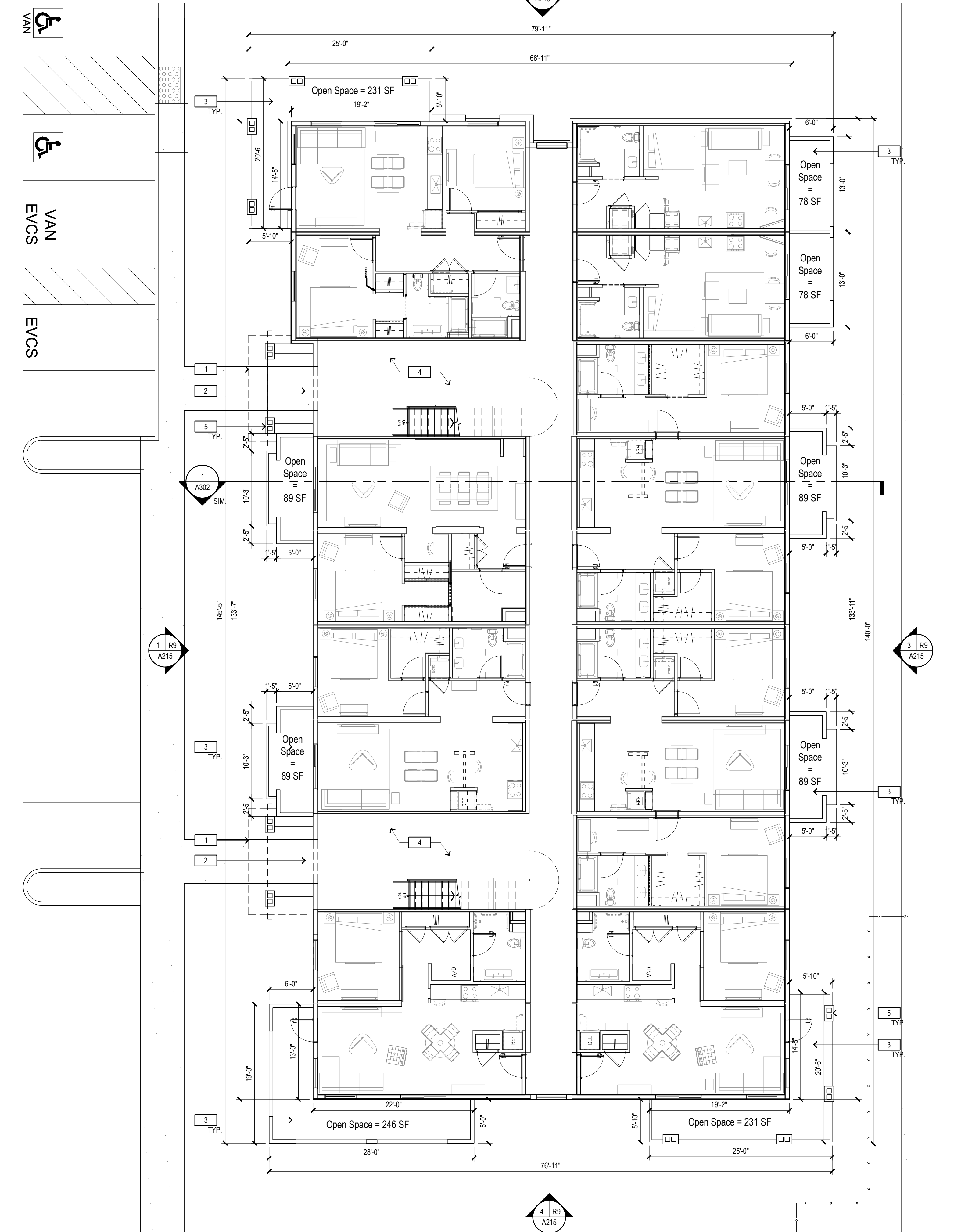




2 - FLOOR PLAN - SECOND FLOOR

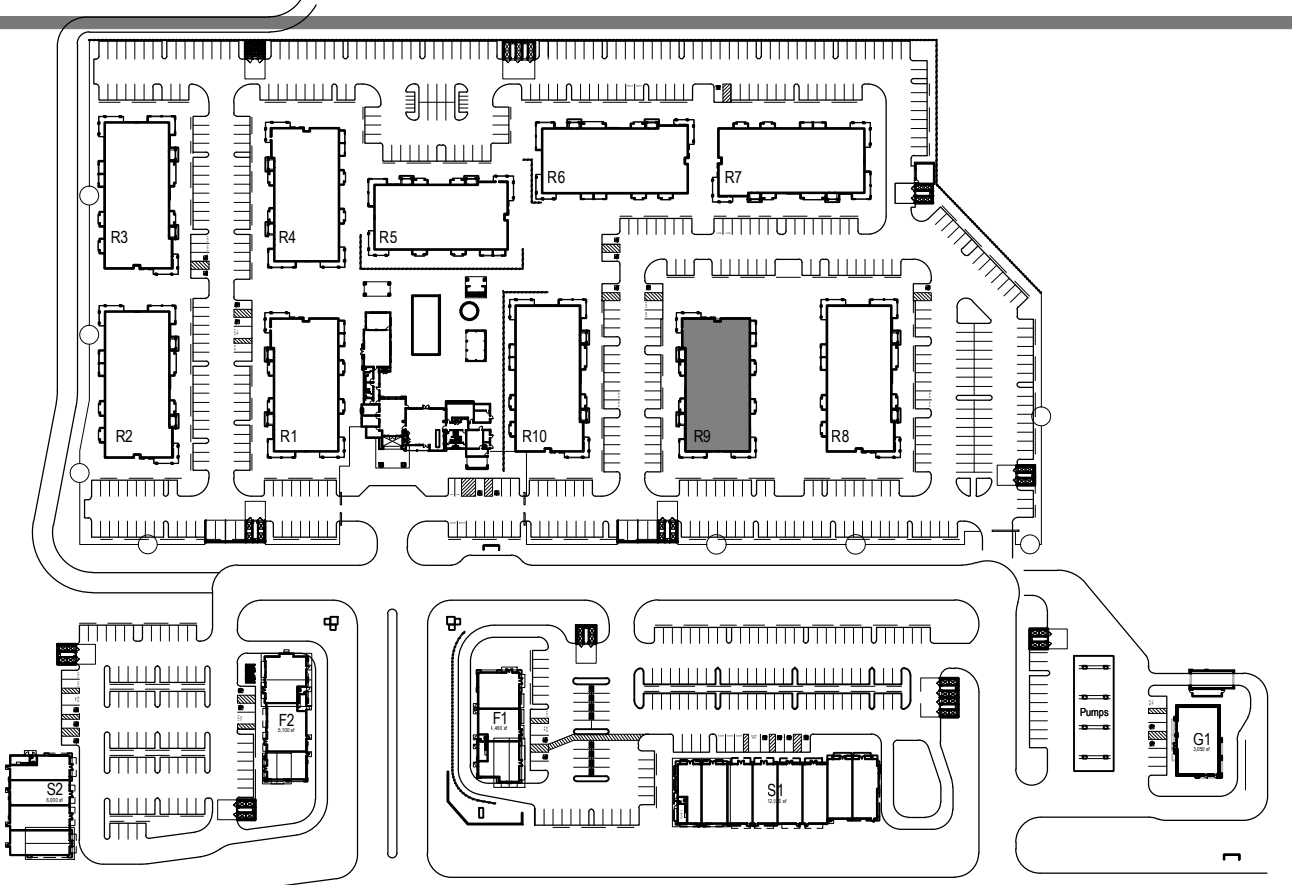
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroth
Engineering Group, Inc.
41 Leavenworth St. #400
Berkeley, CA 94702
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

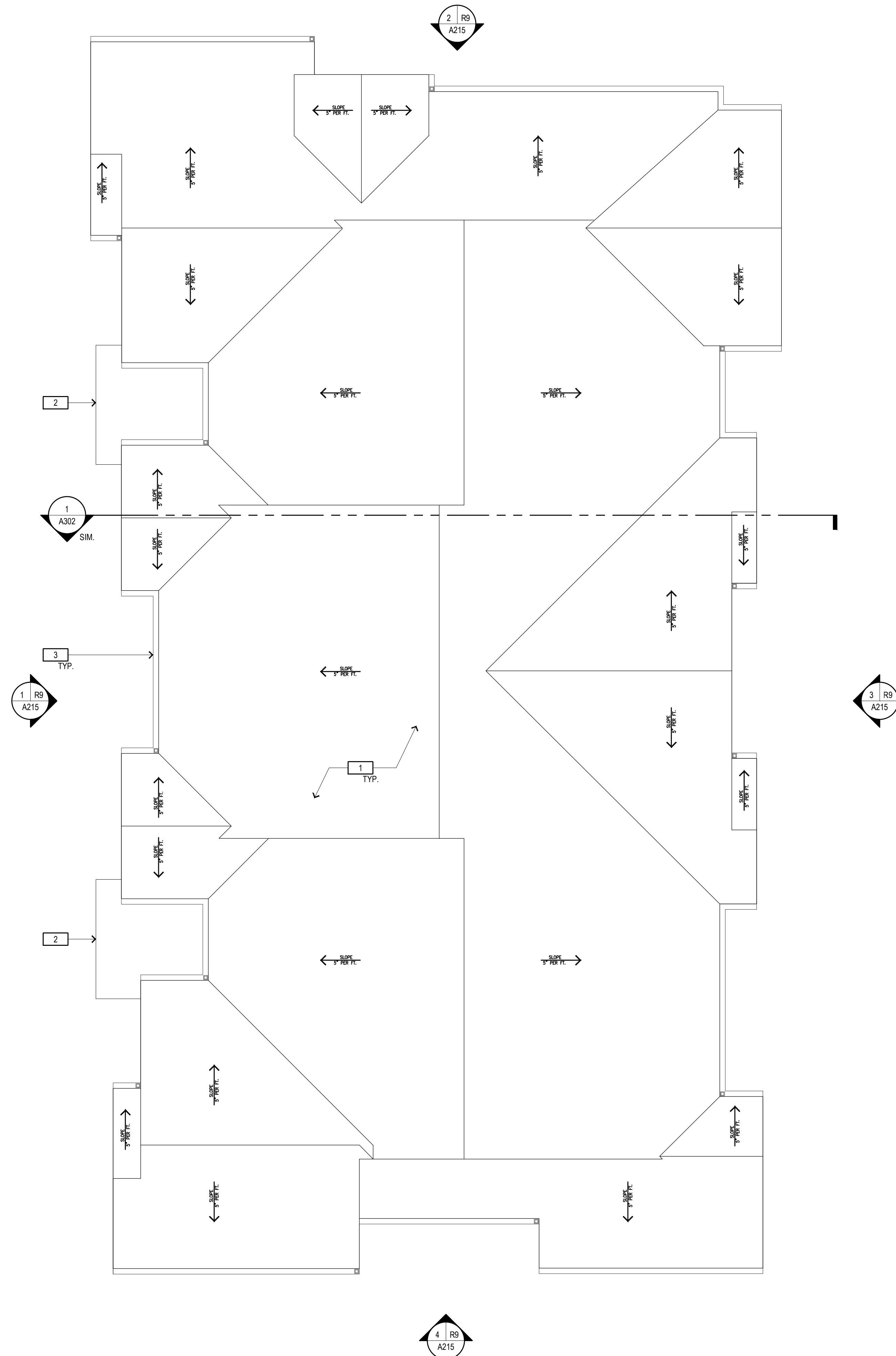
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2	09/01/23	ENTITLEMENT PACKAGE 8th SUB
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4	10/27/22	ENTITLEMENT PACKAGE 4th SUB
5	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
6	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
7	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 09/30/2023
Project Number: 1930029
Sheet Name:
**MULTIFAMILY
BUILDING R9
FLOOR PLANS**
Sheet Number:
A122

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 6th SUB
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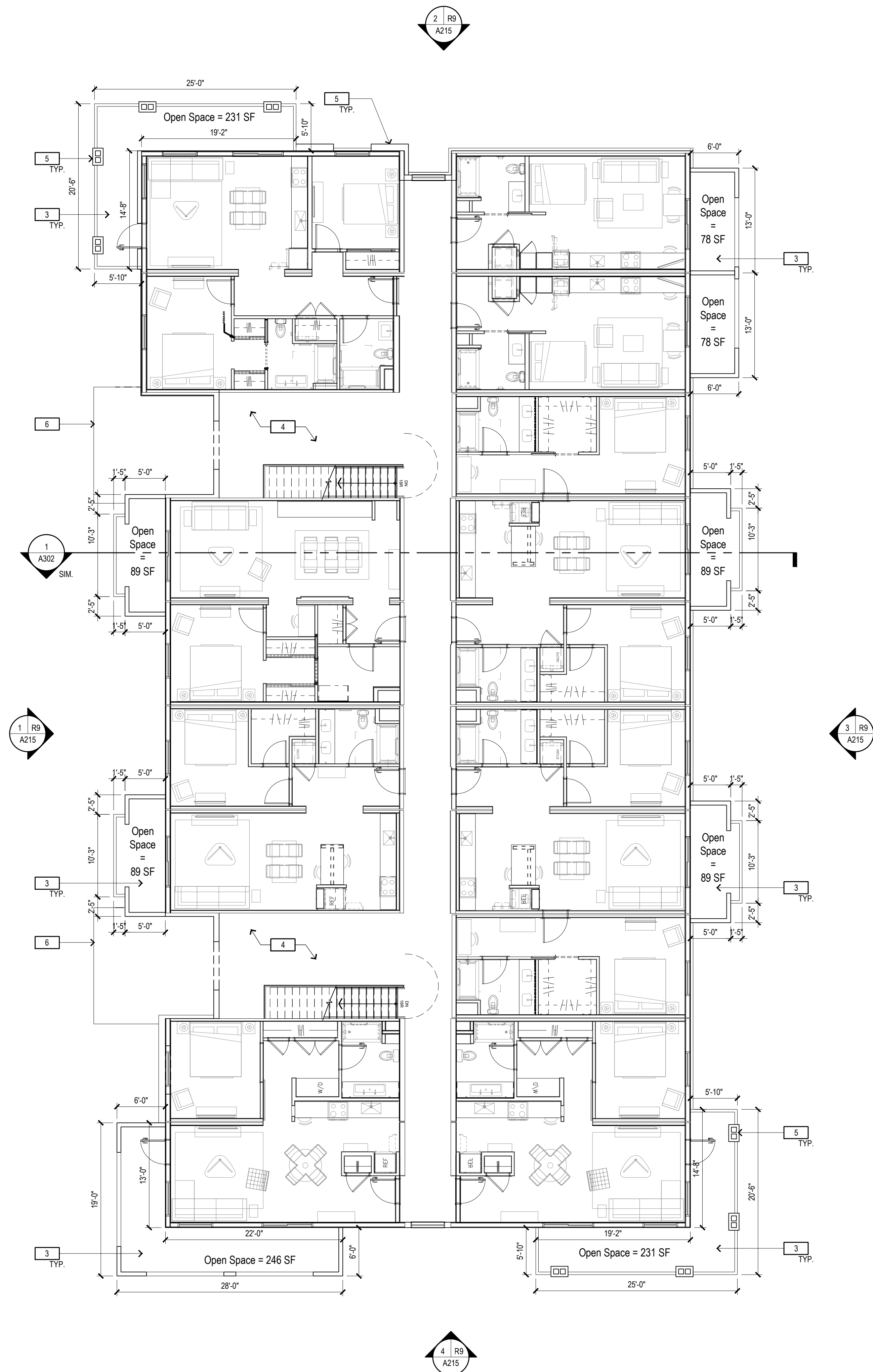
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Project Number:	1930029
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Sheet Number: A123	



2 - ROOF PLAN

ROOF PLAN KEYNOTES

- 1 CONCRETE TILE ROOF
- 2 LINE OF ROOF / TRELLIS BELOW
- 3 LINE OF GUTTER

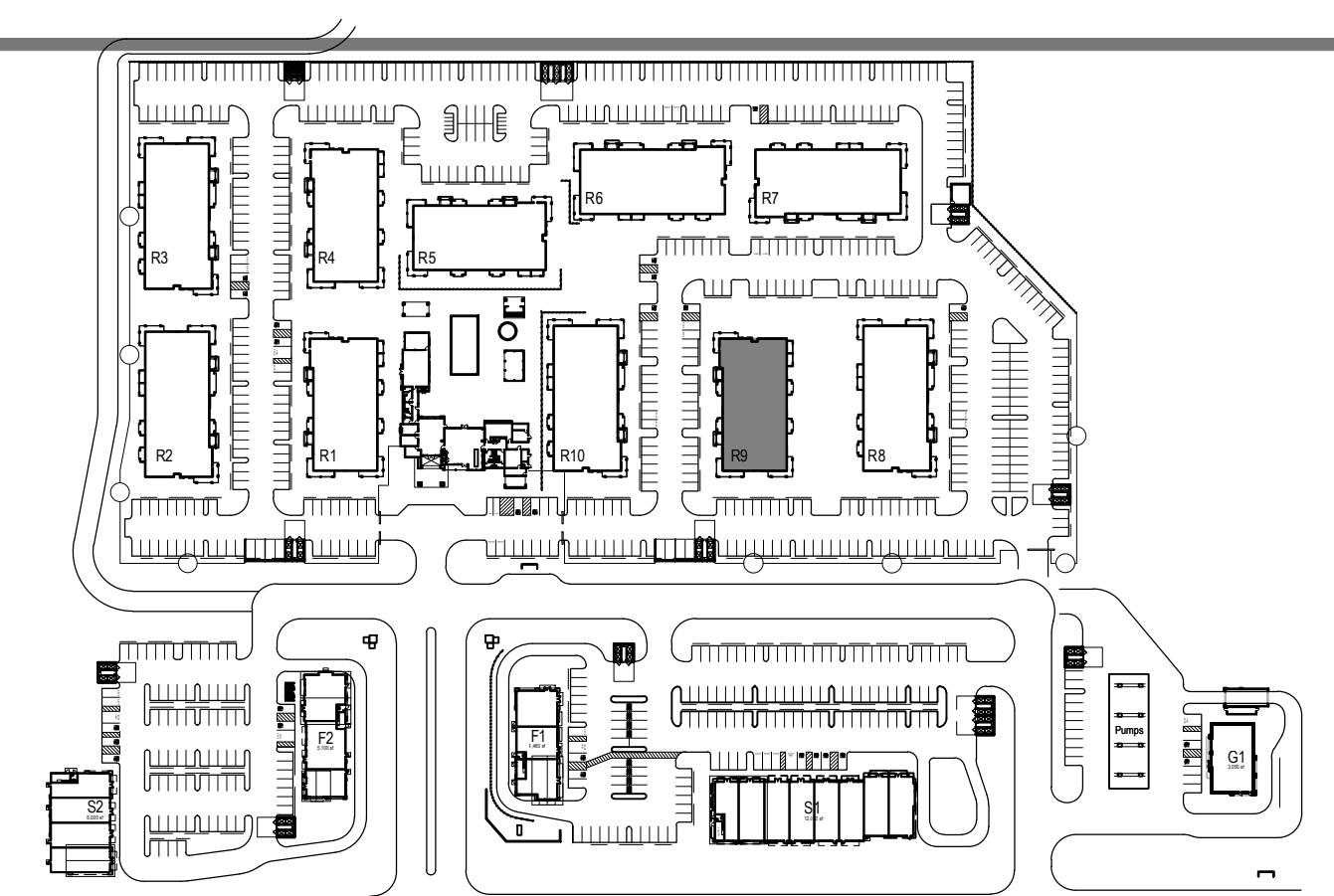


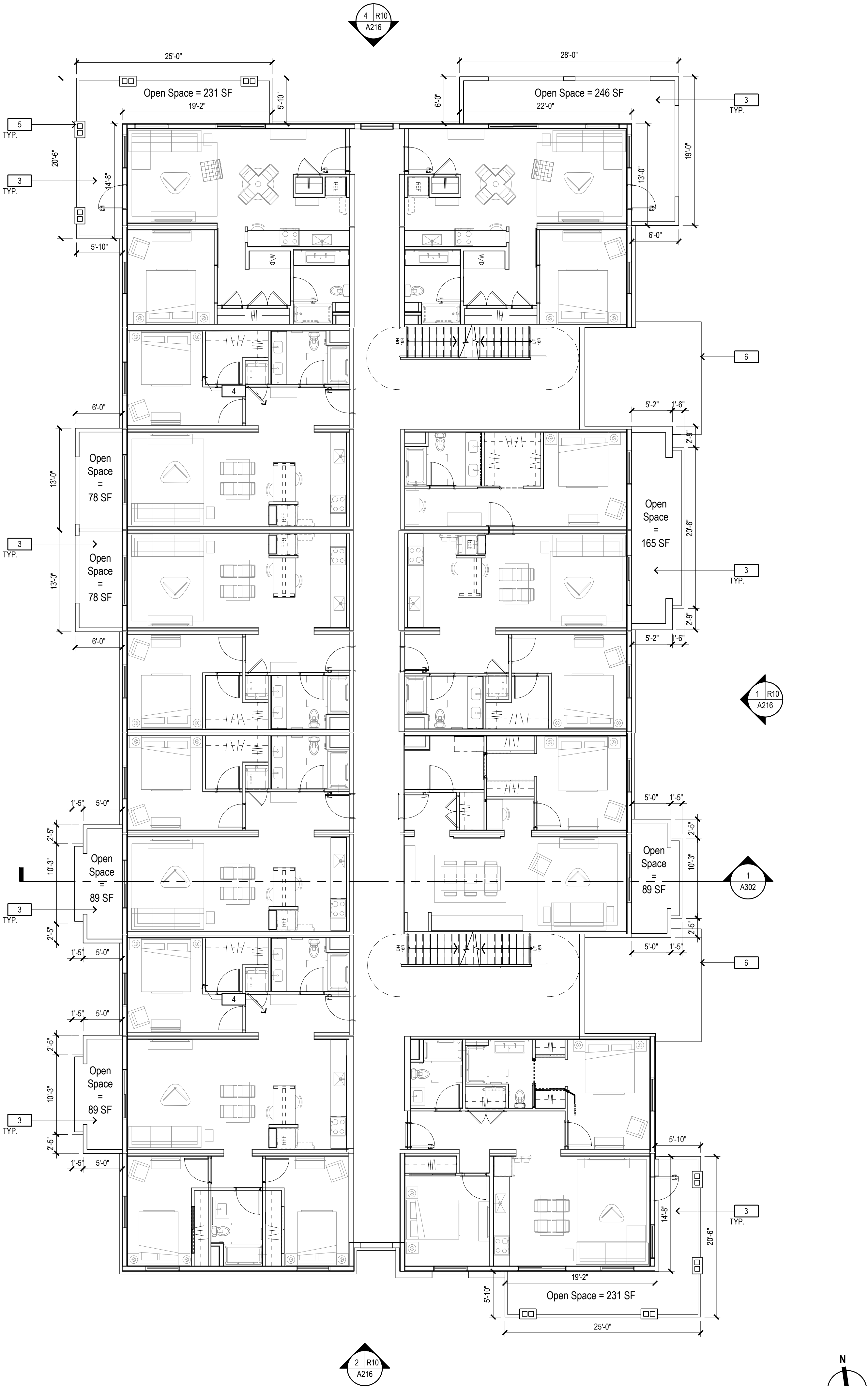
1 - FLOOR PLAN - THIRD FLOOR

FLOOR PLAN KEYNOTES

- | | |
|---|-----------------------------------|
| 1 | OUTLINE OF ROOF/CANOPY ABOVE |
| 2 | BUILDING ENTRY |
| 3 | PATIO / BALCONY |
| 4 | LOBBY & STAIR CORE |
| 5 | ARCHITECTURAL POP-OUT OR PILASTER |
| 6 | OUTLINE OF ROOF/CANOPY BELOW |

KEY PLAN

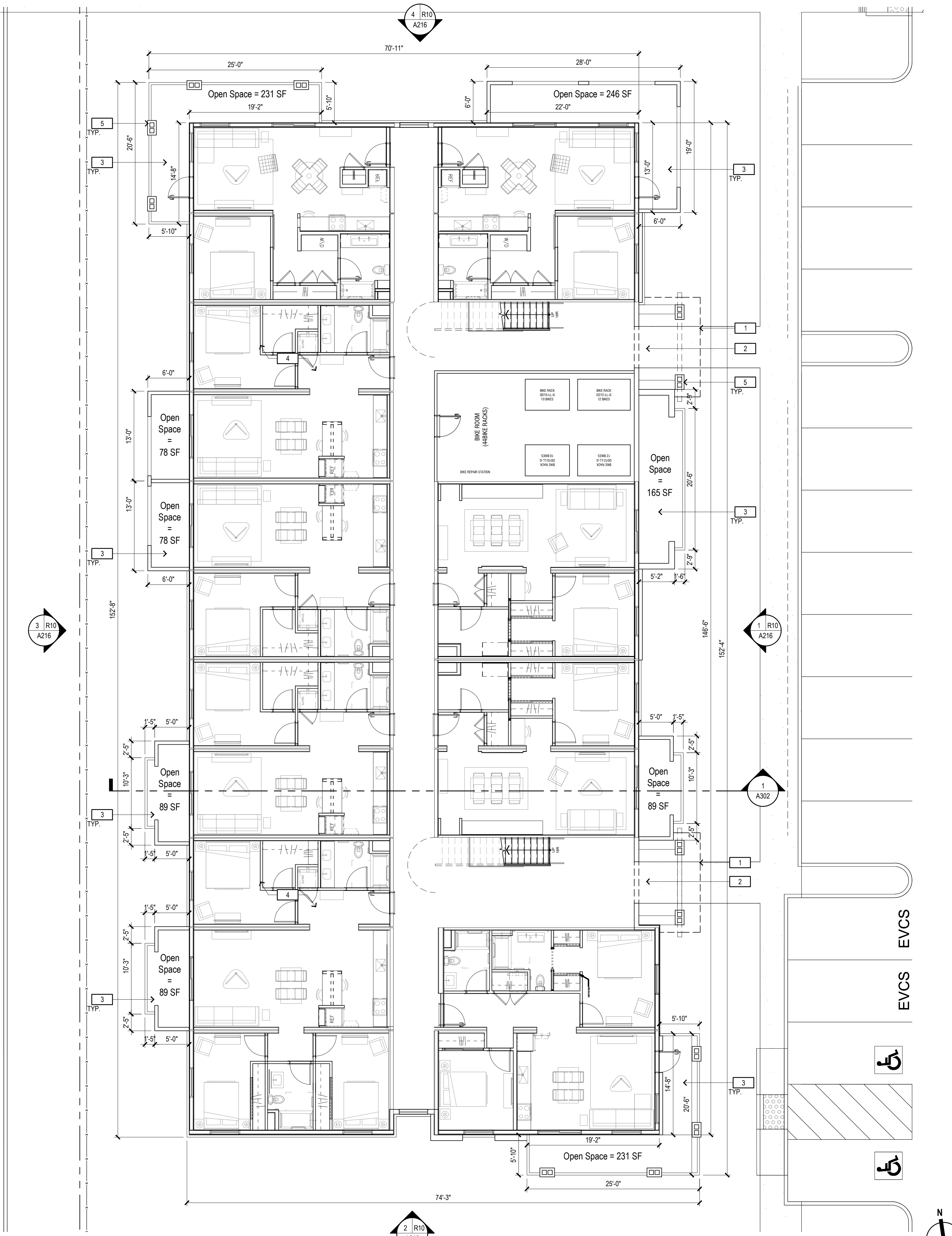




2 - FLOOR PLAN - SECOND FLOOR

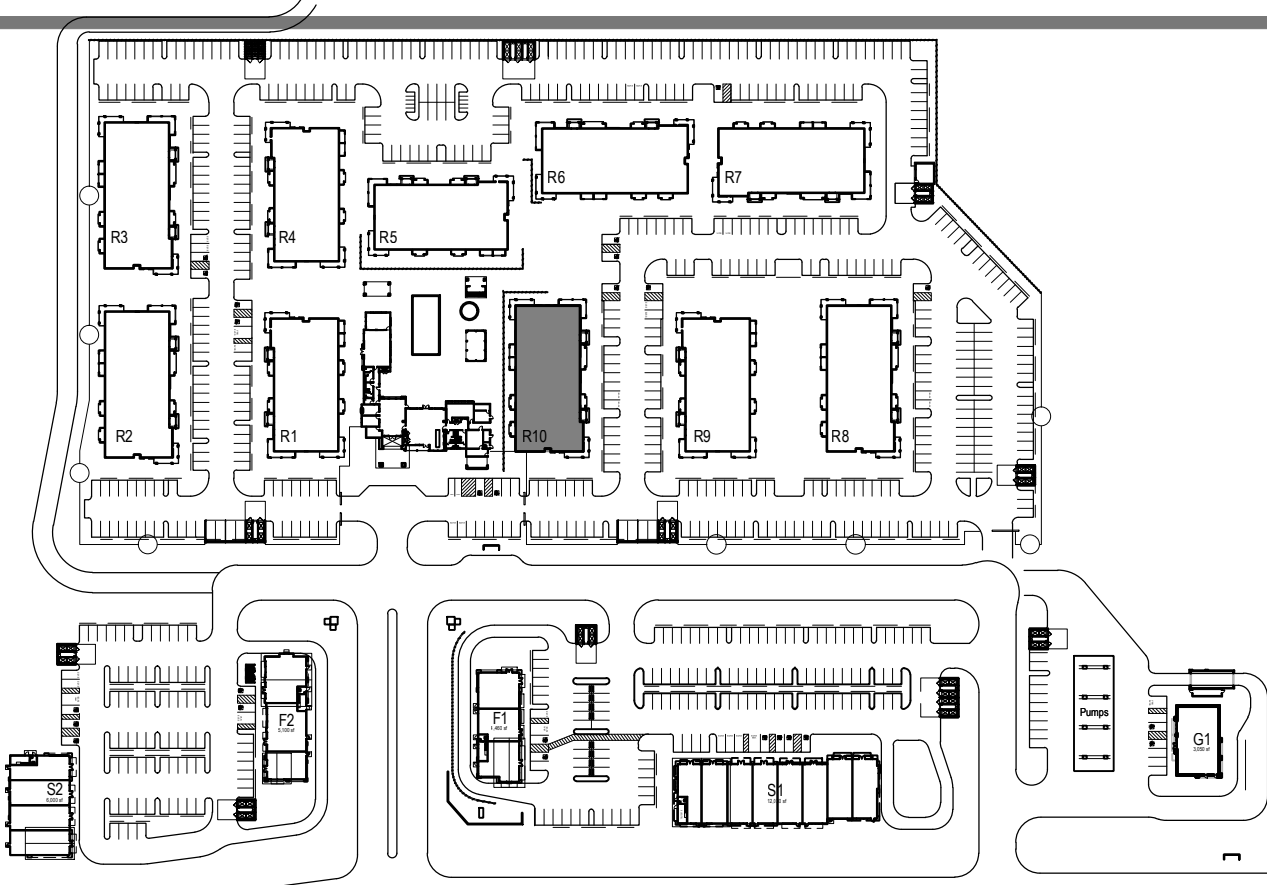
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW



1 - FLOOR PLAN - GROUND FLOOR

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroob
Engineering Group, Inc.
40 Leavenworth St., Suite 200
San Francisco, CA 94102
Civil Engineer
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
08/30/23	08/30/23	ENTITLEMENT PACKAGE 7th SUB
09/01/23	09/01/23	ENTITLEMENT PACKAGE 8th SUB
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10/27/22	10/27/22	ENTITLEMENT PACKAGE 4th SUB
11/05/21	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
02/26/21	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
12/22/20	12/22/20	ENTITLEMENT PACKAGE

City of
VALLEJO
County of
SOLANO
State of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**MULTIFAMILY
BUILDING R10
FLOOR PLANS**
Sheet Number:
A124

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

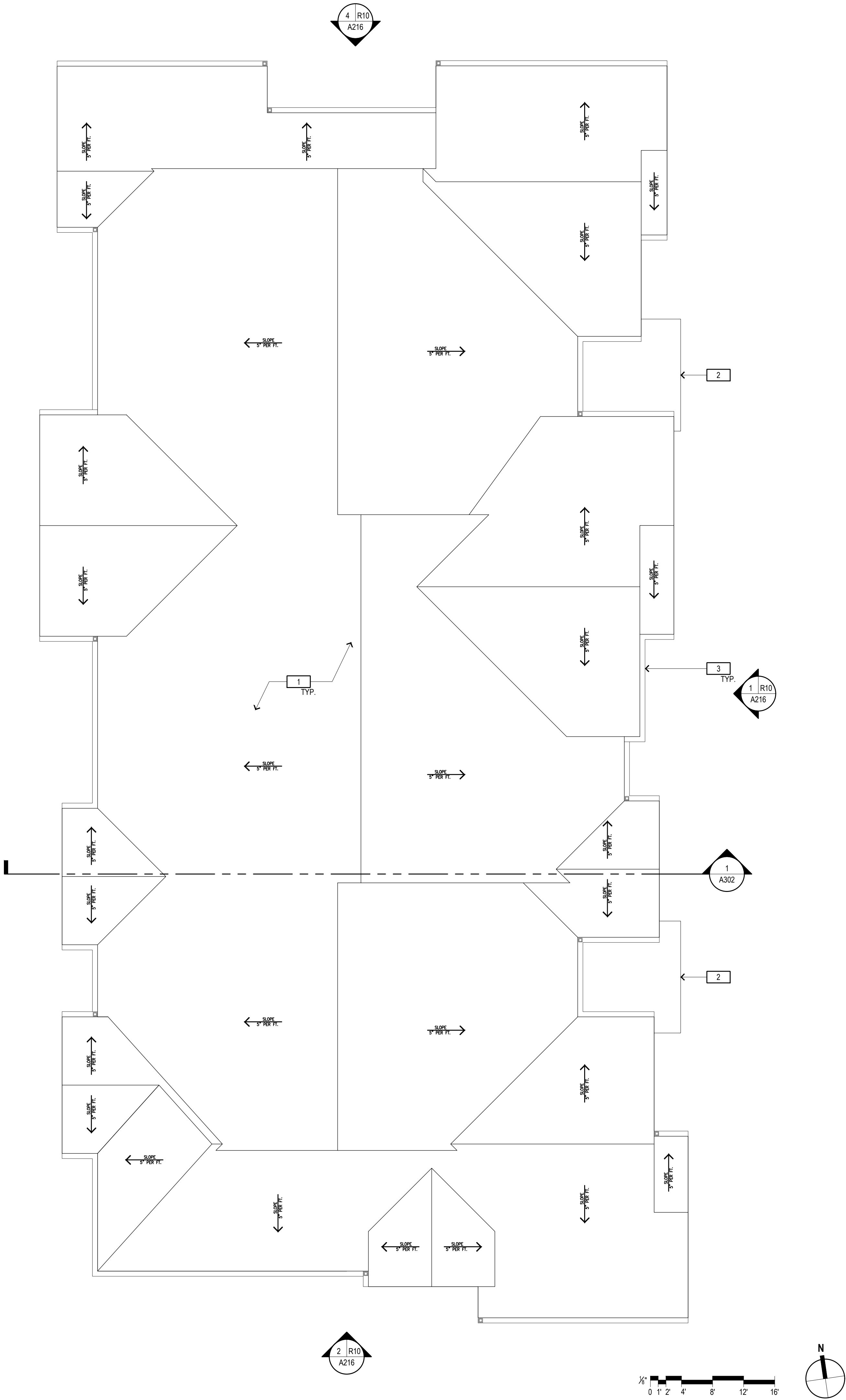
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-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R10 FLOOR PLAN & ROOF PLAN
Sheet Number: A125

2 - ROOF PLAN

ROOF PLAN KEYNOTES

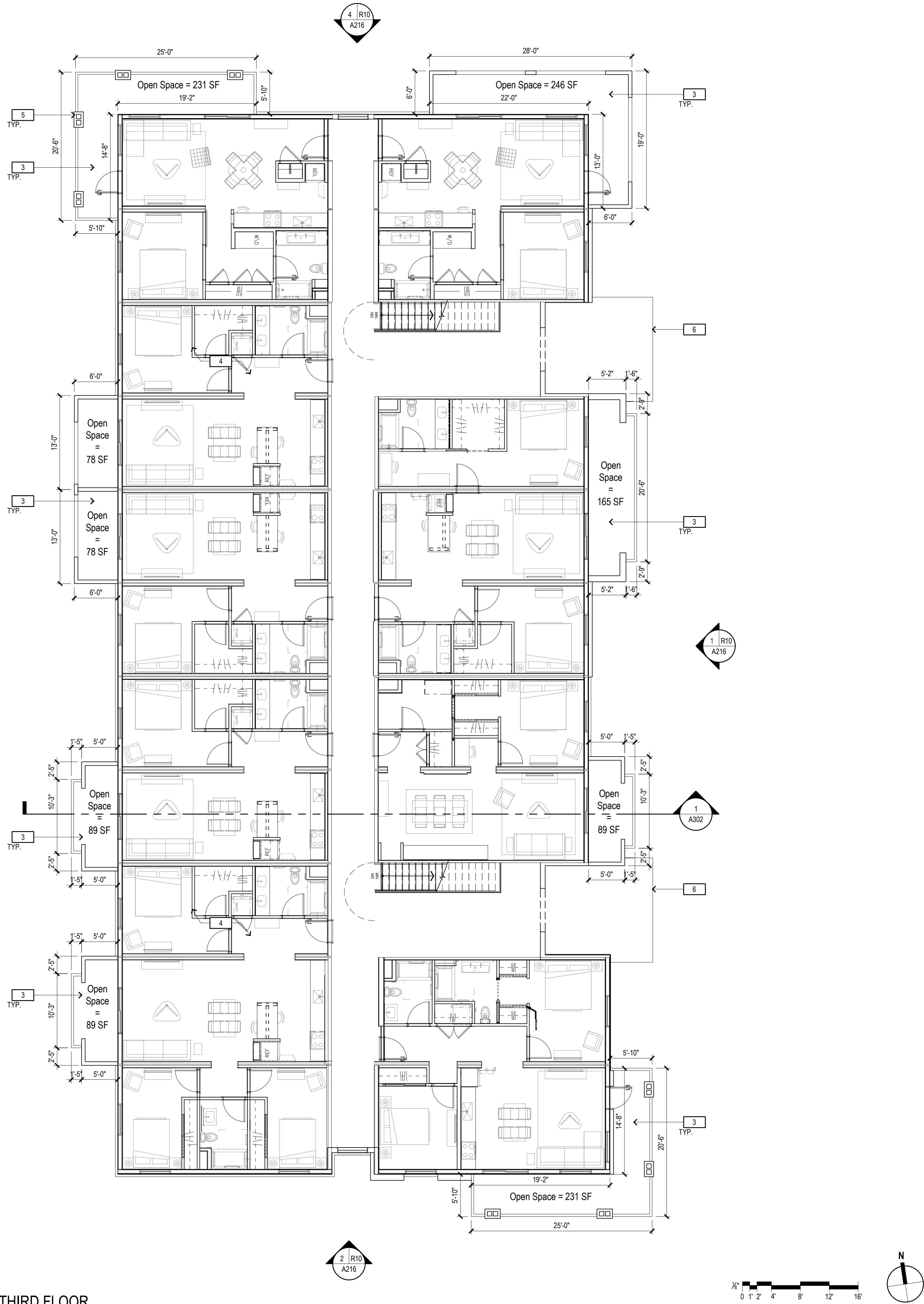
- 1 CONCRETE TILE ROOF
- 2 LINE OF ROOF / TRELLIS BELOW
- 3 LINE OF GUTTER



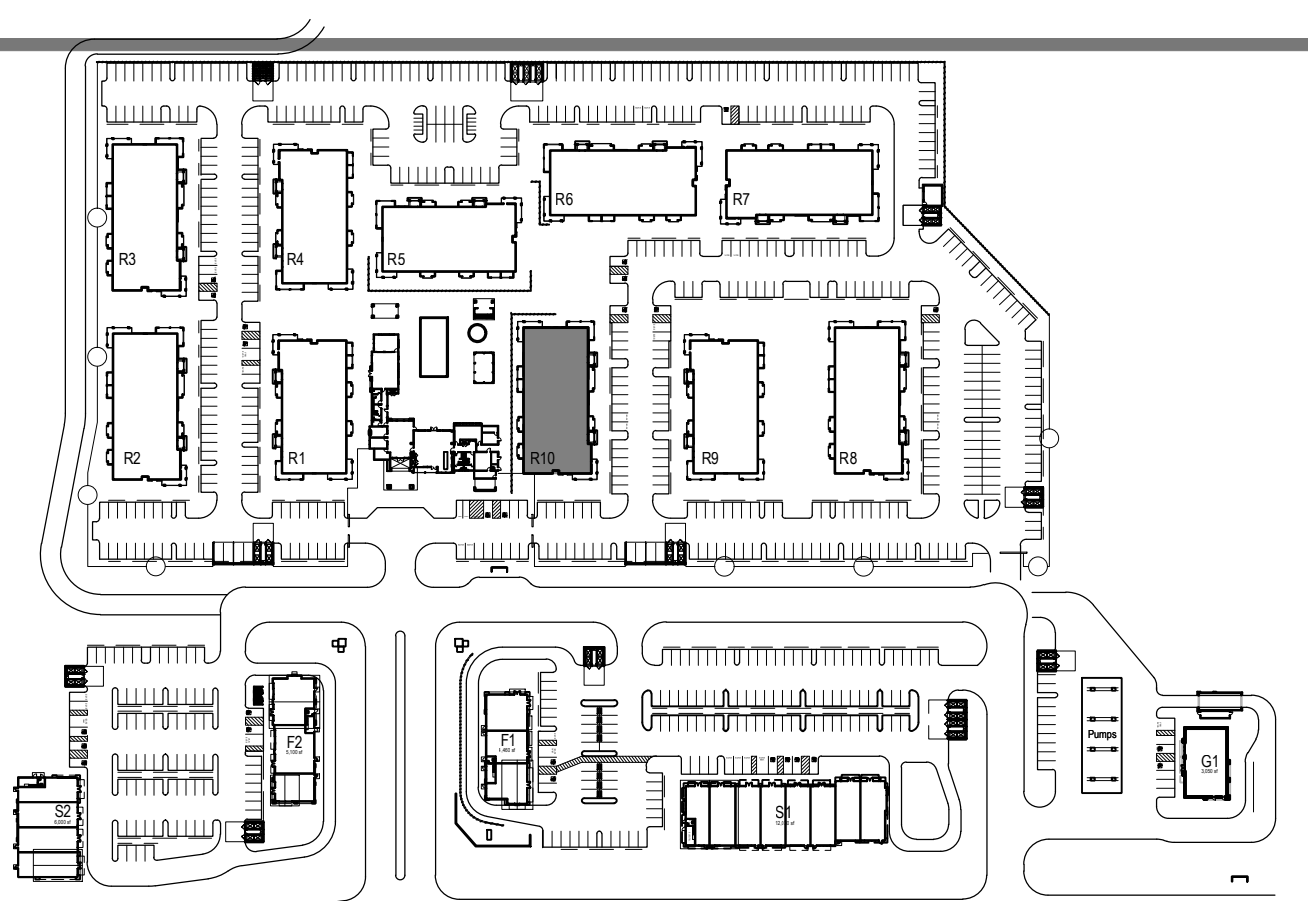
1 - FLOOR PLAN - THIRD FLOOR

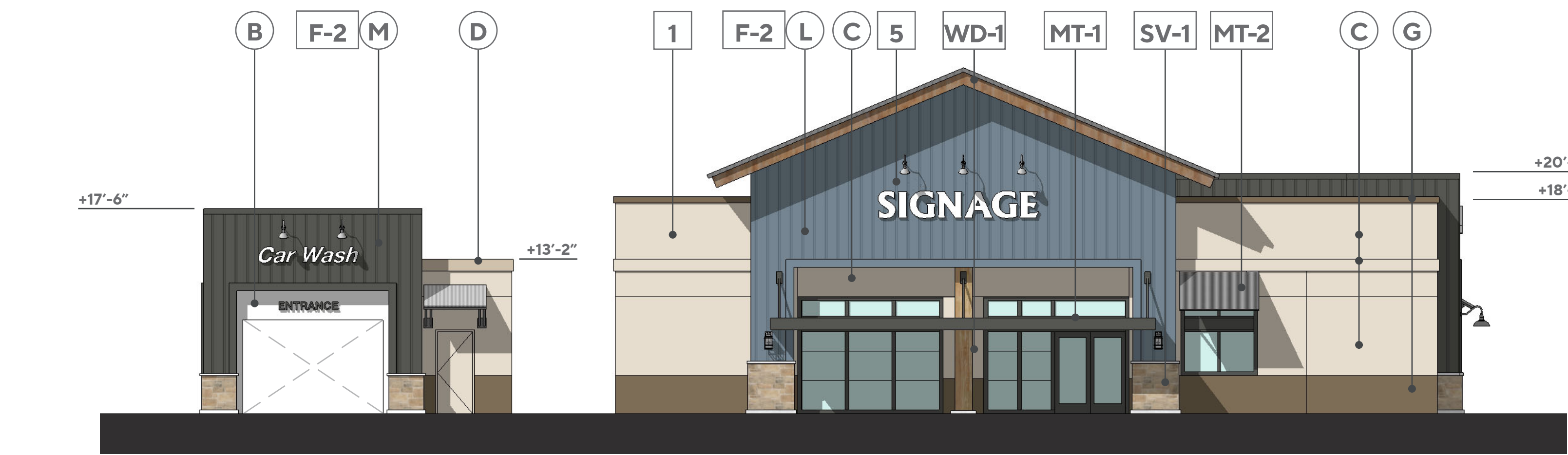
FLOOR PLAN KEYNOTES

- 1 OUTLINE OF ROOF/CANOPY ABOVE
- 2 BUILDING ENTRY
- 3 PATIO / BALCONY
- 4 LOBBY & STAIR CORE
- 5 ARCHITECTURAL POP-OUT OR PILASTER
- 6 OUTLINE OF ROOF/CANOPY BELOW

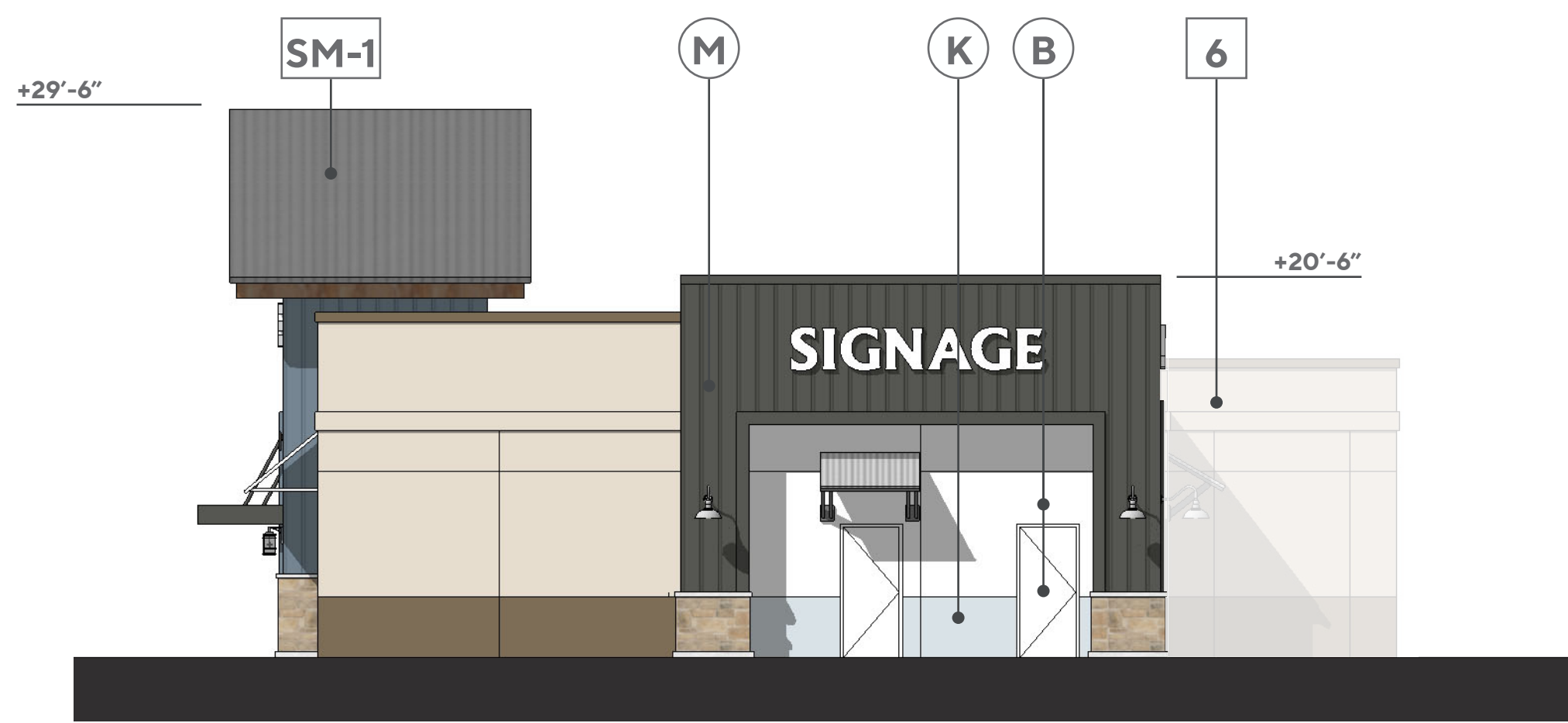


KEY PLAN

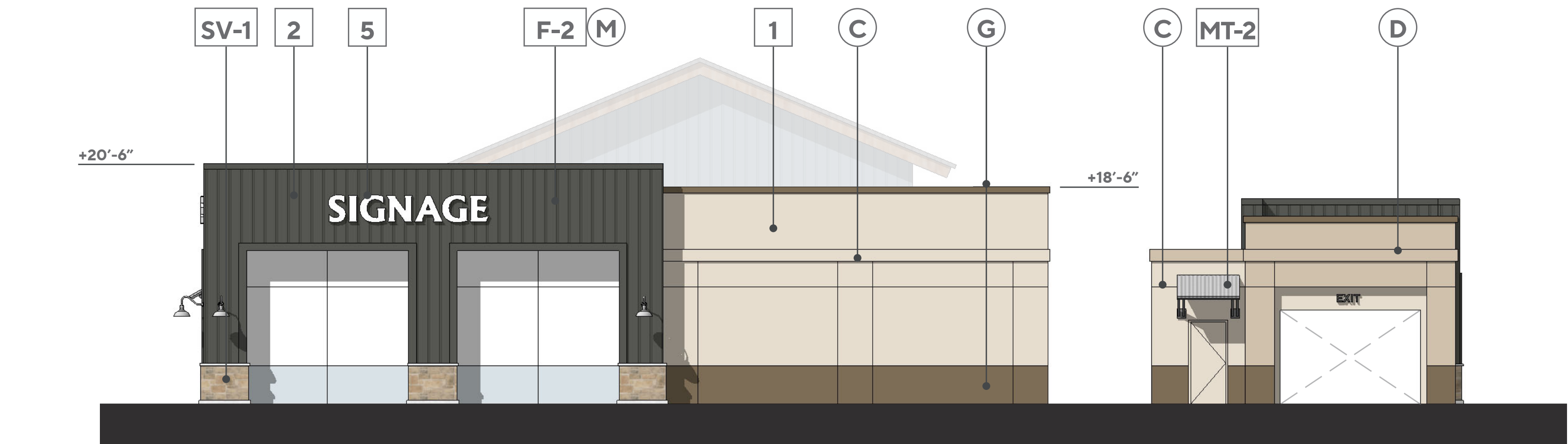




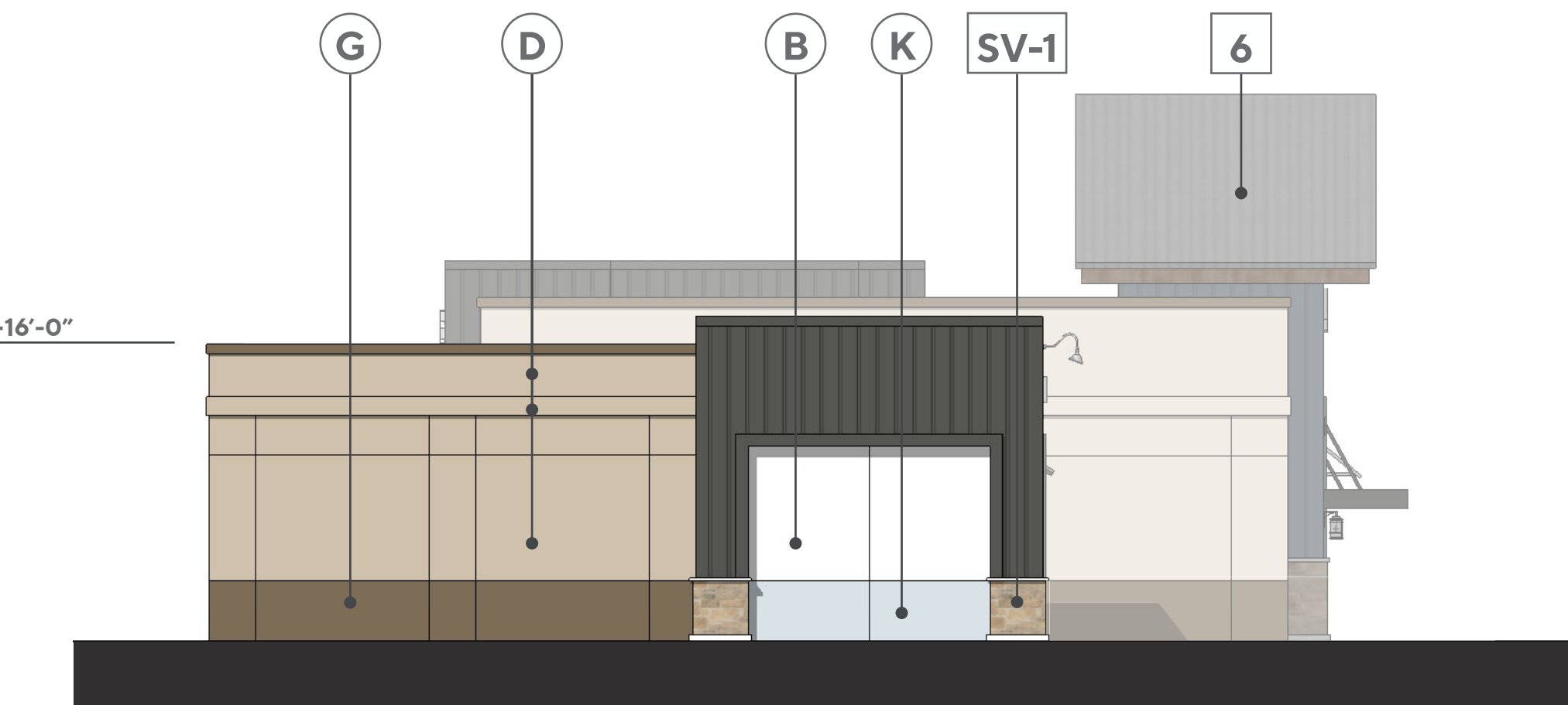
1 - G1 WEST ELEVATION



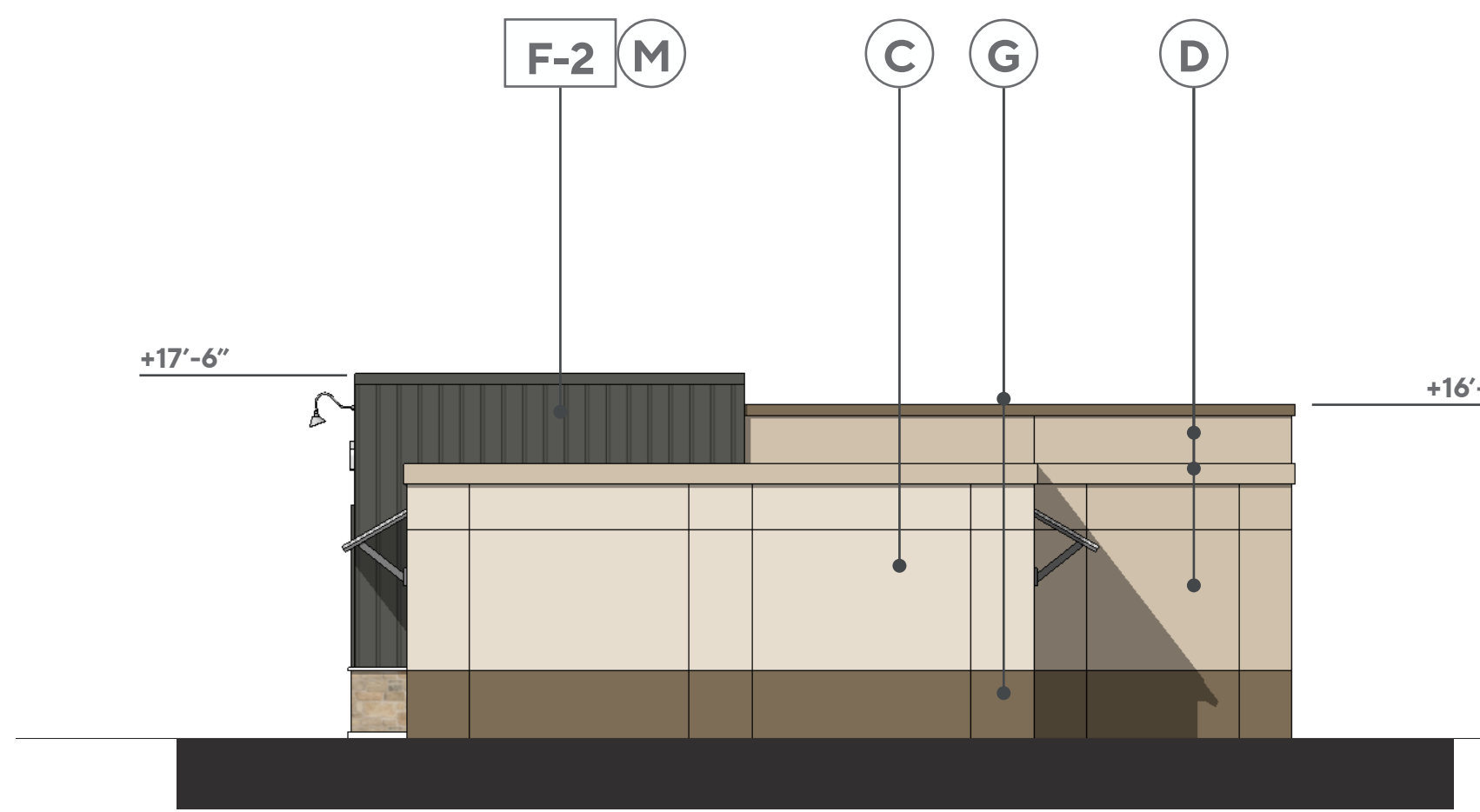
2 - G1 SOUTH ELEVATION (STORE)



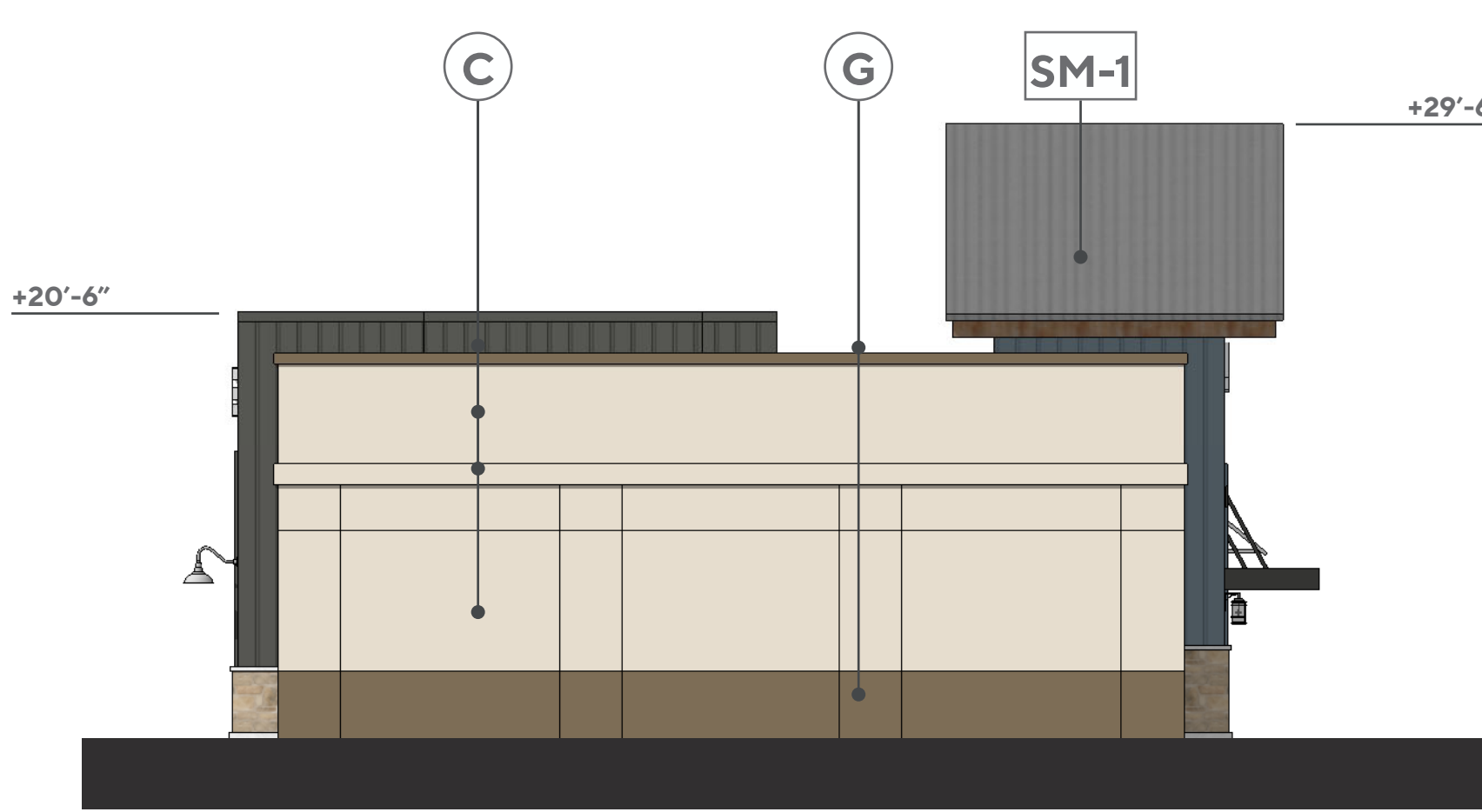
3 - G1 EAST ELEVATION



4 - G1 NORTH ELEVATION (CAR WASH)



5 - G1 SOUTH ELEVATION (CAR WASH)



6 - G1 NORTH ELEVATION (STORE)

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

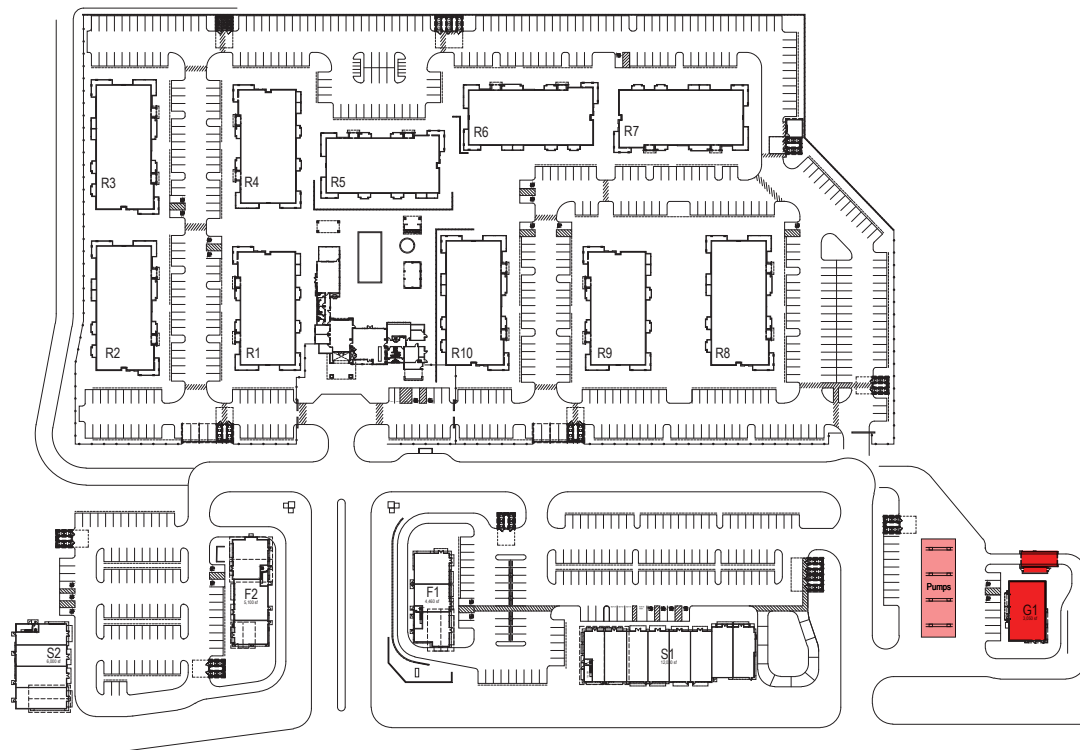
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6338 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN

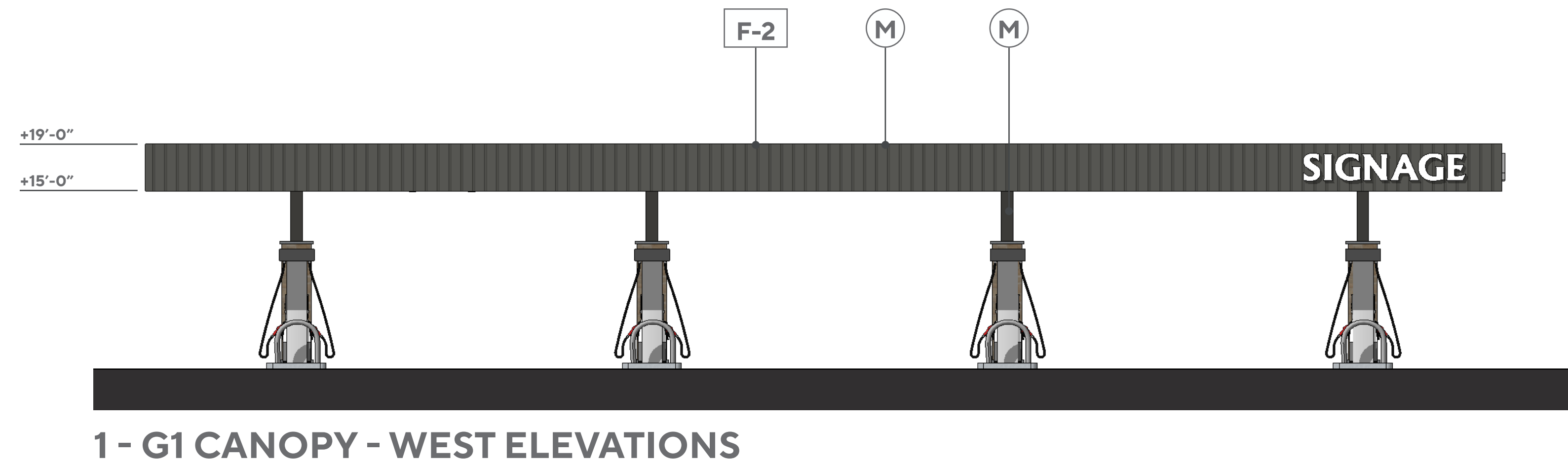


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5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

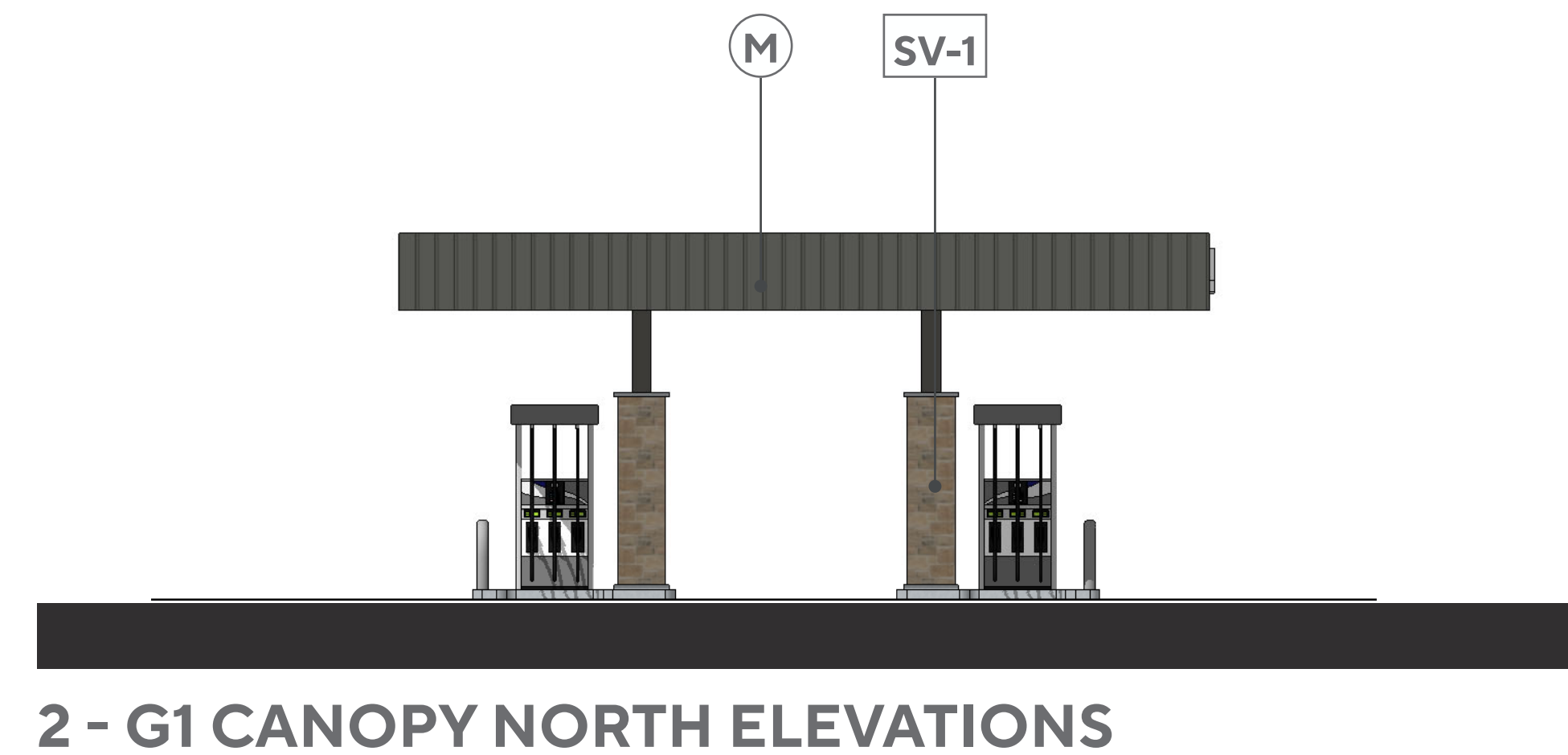
DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
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-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
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-	02/28/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

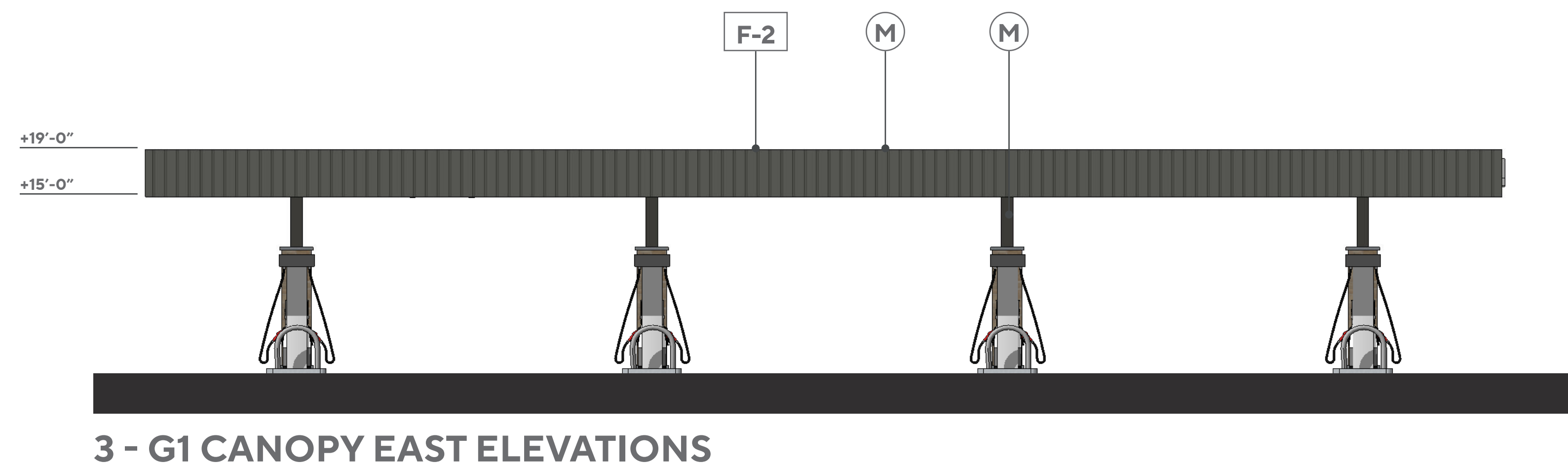
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County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/8"=1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name:	
BUILDING G1 ELEVATIONS	
Sheet Number:	
A202	



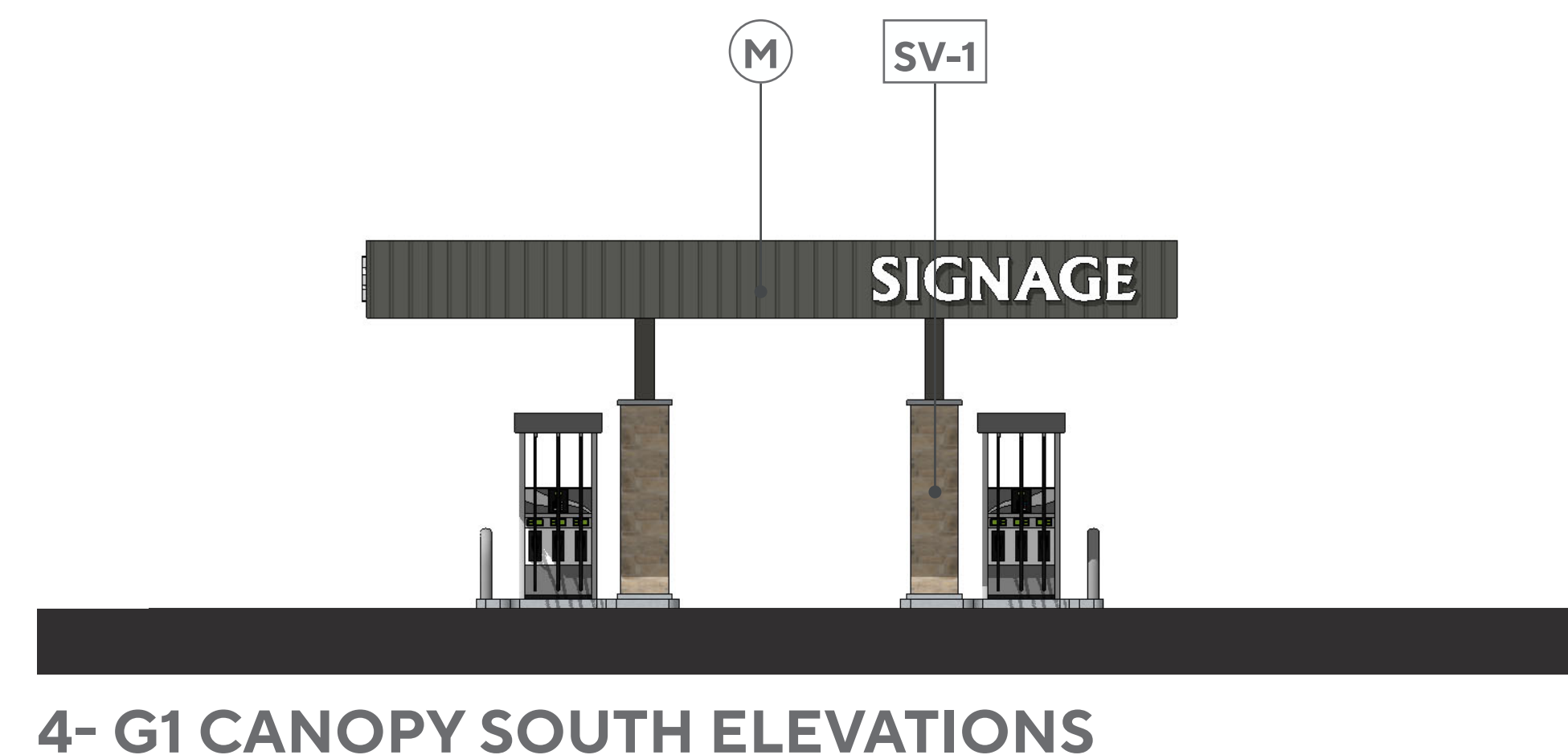
1 - G1 CANOPY - WEST ELEVATIONS



2 - G1 CANOPY NORTH ELEVATIONS



3 - G1 CANOPY EAST ELEVATIONS



4- G1 CANOPY SOUTH ELEVATIONS

MATERIALS

- | | |
|-------------|---|
| SF-1 | ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR. |
| SV-1 | CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM' |
| SV-2 | CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS' |
| F-1 | JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' |
| F-2 | JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C. |
| WD-1 | WOOD DETAILS:
LIGHT NATIONAL WALNUT |
| PC-1 | CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH |

- | | |
|-------------|---|
| RT-1 | BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647) |
| RT-2 | BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN' |
| SM-1 | BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF
12" PANEL WIDTH, COLOR: 'LEAD COTE' |
| SM-2 | BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF
12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY' |
| MT-1 | B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS' |
| MT-2 | B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE |
| MT-3 | B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE |

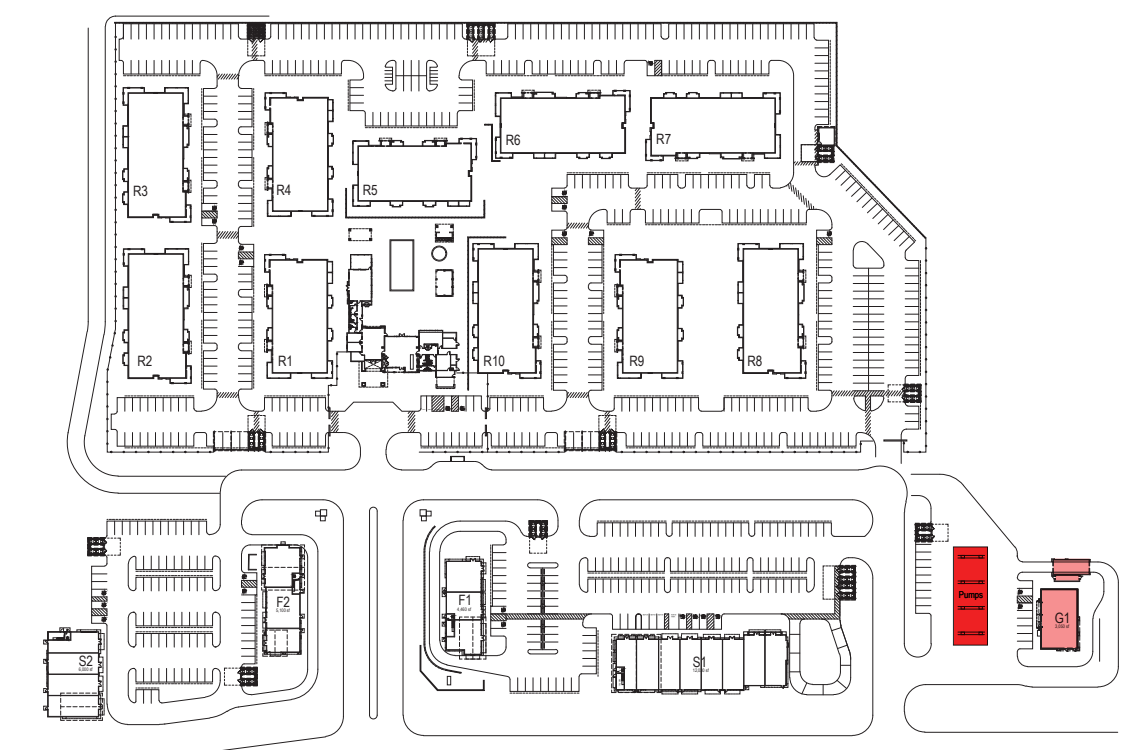
COLORS

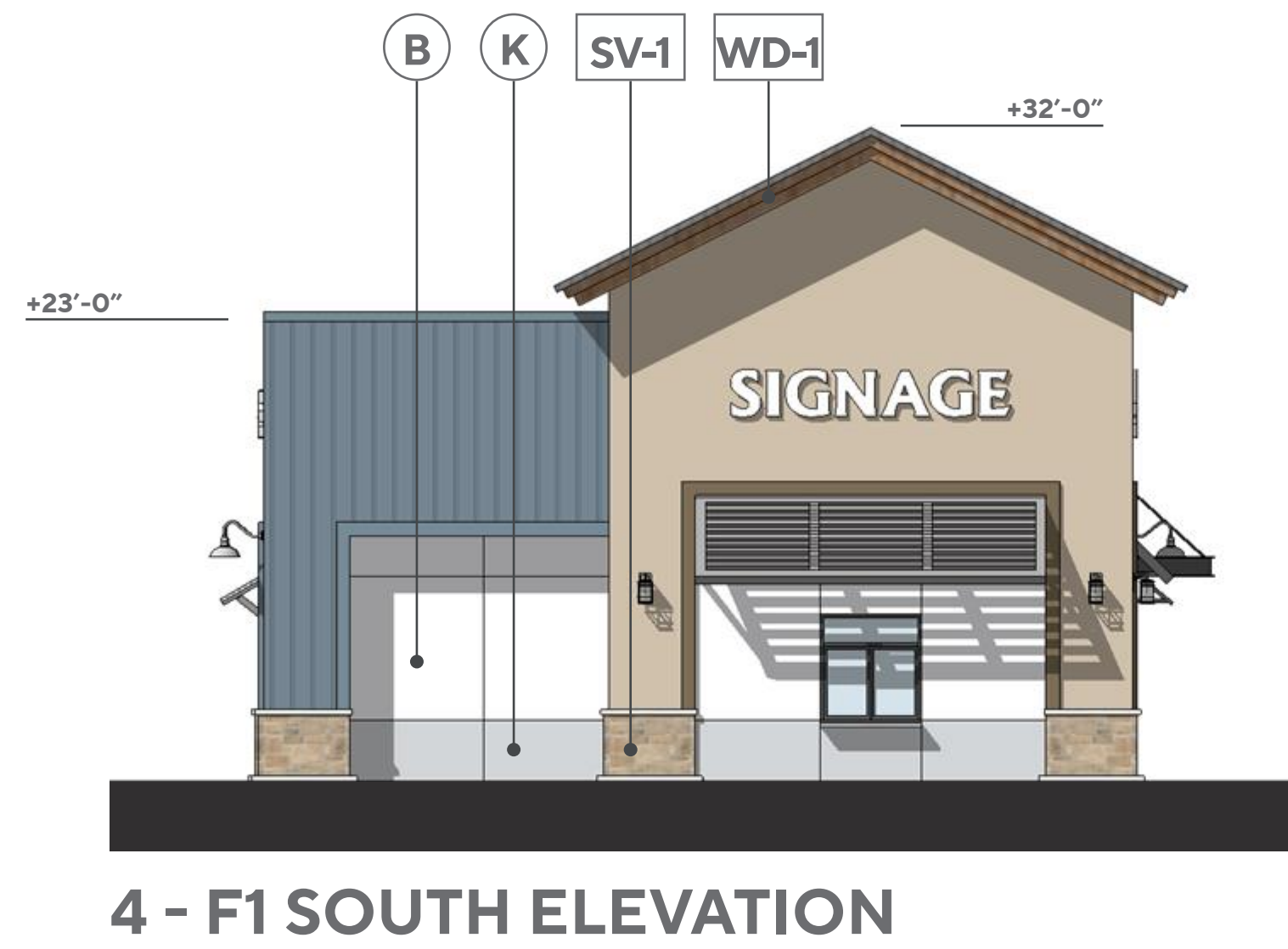
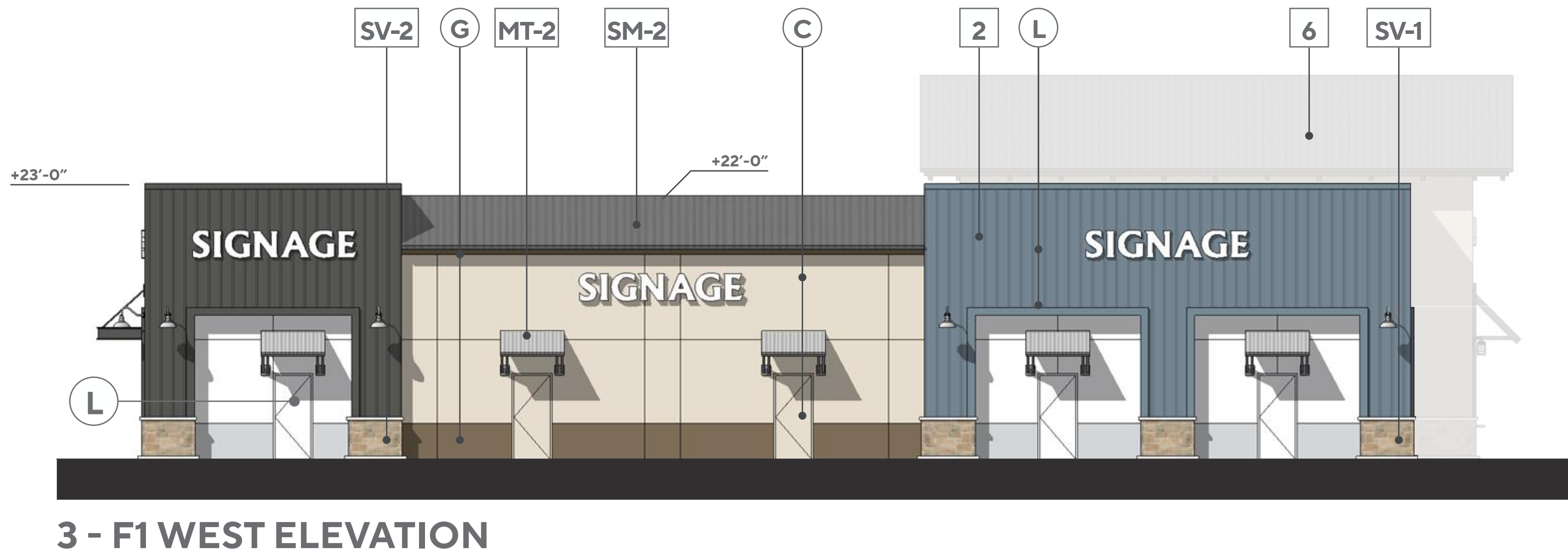
- | | | |
|---|---|---|
| (A) DUNN EDWARDS:
DEW380 - WARM WHITE | (I) DUNN EDWARDS:
DET680 - ESPRESSO MACCHIATO | (Q) DUNN EDWARDS:
DET515 - HARBOR MIST GRAY |
| (B) DUNN EDWARDS:
DEW384 - SNOWFLAKE | (J) DUNN EDWARDS:
DE6376 - LOOKING GLASS | (R) DUNN EDWARDS:
DE6219 - CRYSTAL HAZE |
| (C) DUNN EDWARDS:
DE6213 - FINE GRAIN | (K) DUNN EDWARDS:
DE6338 - SHINY NICKEL | (S) DUNN EDWARDS:
DEC768 - WINTER LITE |
| (D) DUNN EDWARDS:
DE6214 - PIGEON GRAIN | (L) DUNN EDWARDS:
DE5823 - MICA CREEK | (T) DUNN EDWARDS:
DE6069 - BANNISTER BROWN |
| (E) DUNN EDWARDS:
DE6157 - BISQUE TAN | (M) DUNN EDWARDS:
DE6371 - BLACKJACK | (U) DUNN EDWARDS:
DE6070 - CHOCOLATE CHUNK |
| (F) DUNN EDWARDS:
DE6158 - BUCKSKIN | (N) DUNN EDWARDS:
DE5117 - REDWOOD CITY | (V) DUNN EDWARDS:
DET628 - CHARCOAL SKETCH |
| (G) DUNN EDWARDS:
DE6217 - ANCIENT EARTH | (O) DUNN EDWARDS:
DET642 - BAY SALT | |
| (H) DUNN EDWARDS:
DET634 - DOWNING TO EARTH | (P) DUNN EDWARDS:
DE6215 - WOODEN PEG | |

NOTES

- 1 PAINTED STUCCO OVER GYPSUM BOARD
- 2 WOOD SIDING
- 3 METAL AWNING
- 4 LIGHT FIXTURE
- 5 SIGNAGE AREA
- 6 ROOF/BLDG. BEYOND
- 7 METAL LOUVERS
- 8 FAUX BARN DOORS
- 9 RAILING
- 10 ACCENT TRIM

KEY PLAN





MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
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- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF, 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF, 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
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- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

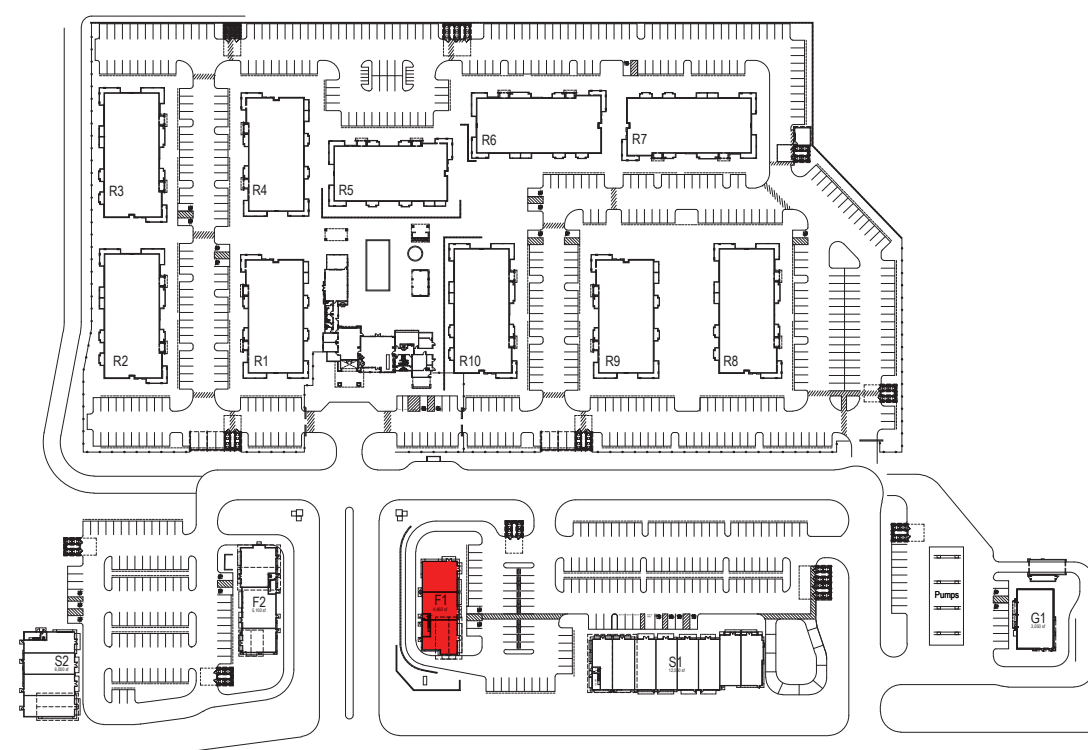
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
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- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
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- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
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- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

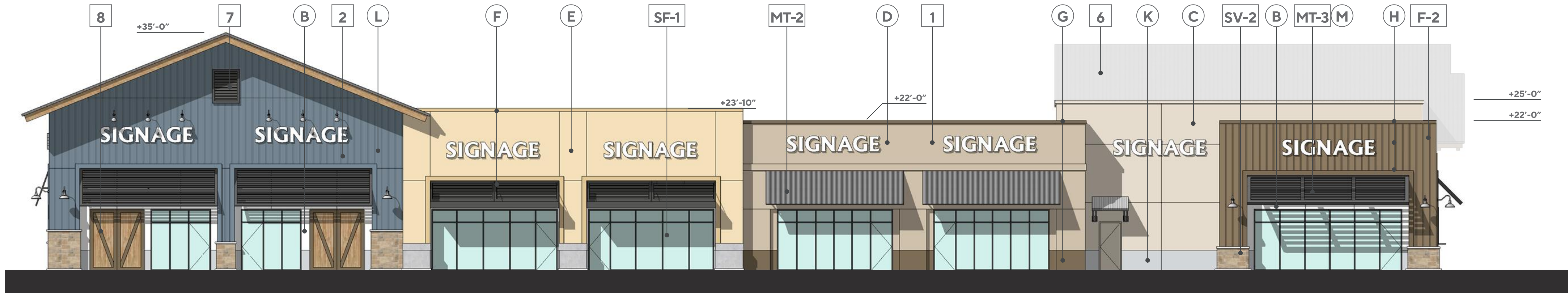
KEY PLAN



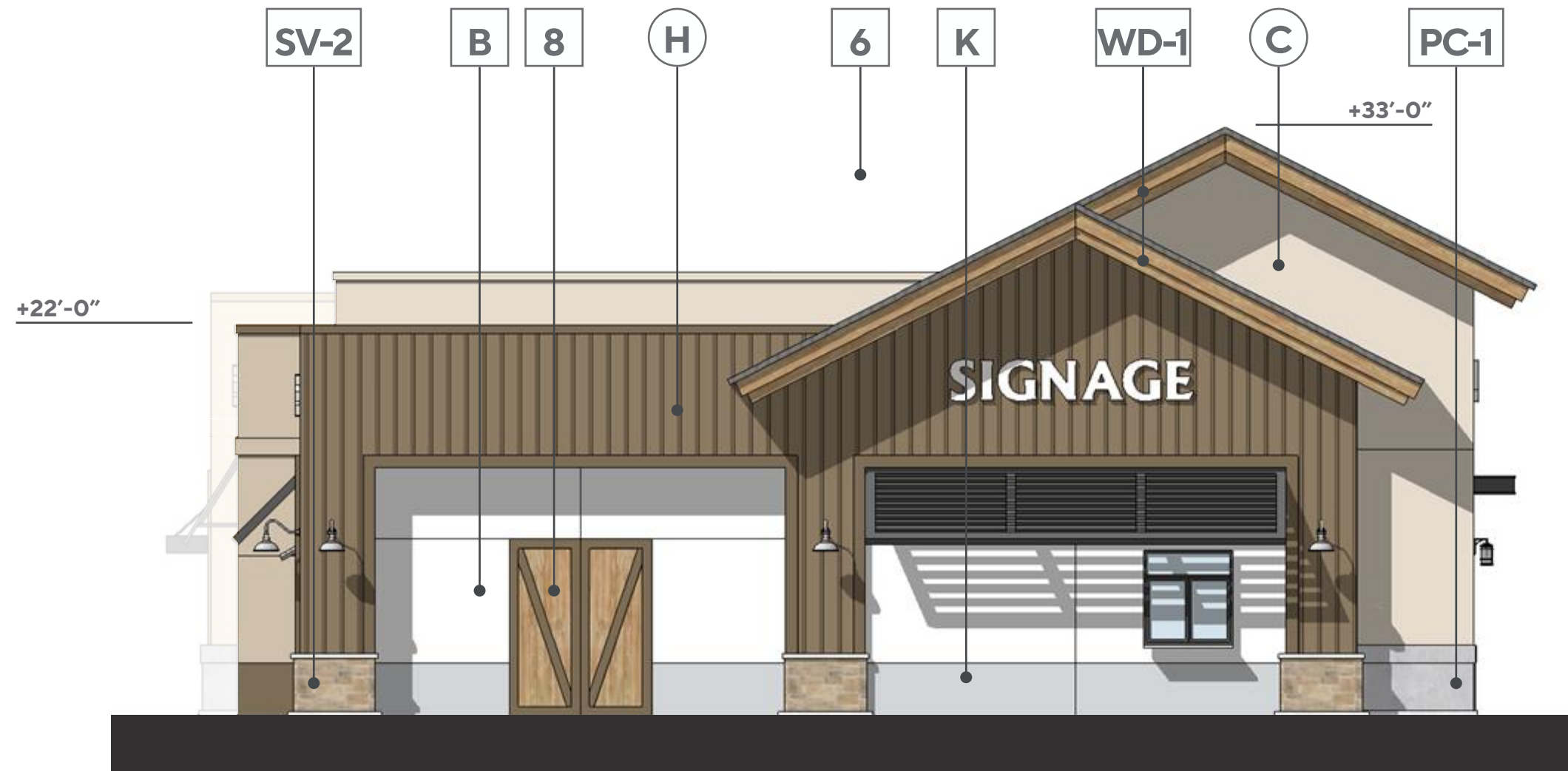
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7	12/22/20	ENTITLEMENT PACKAGE



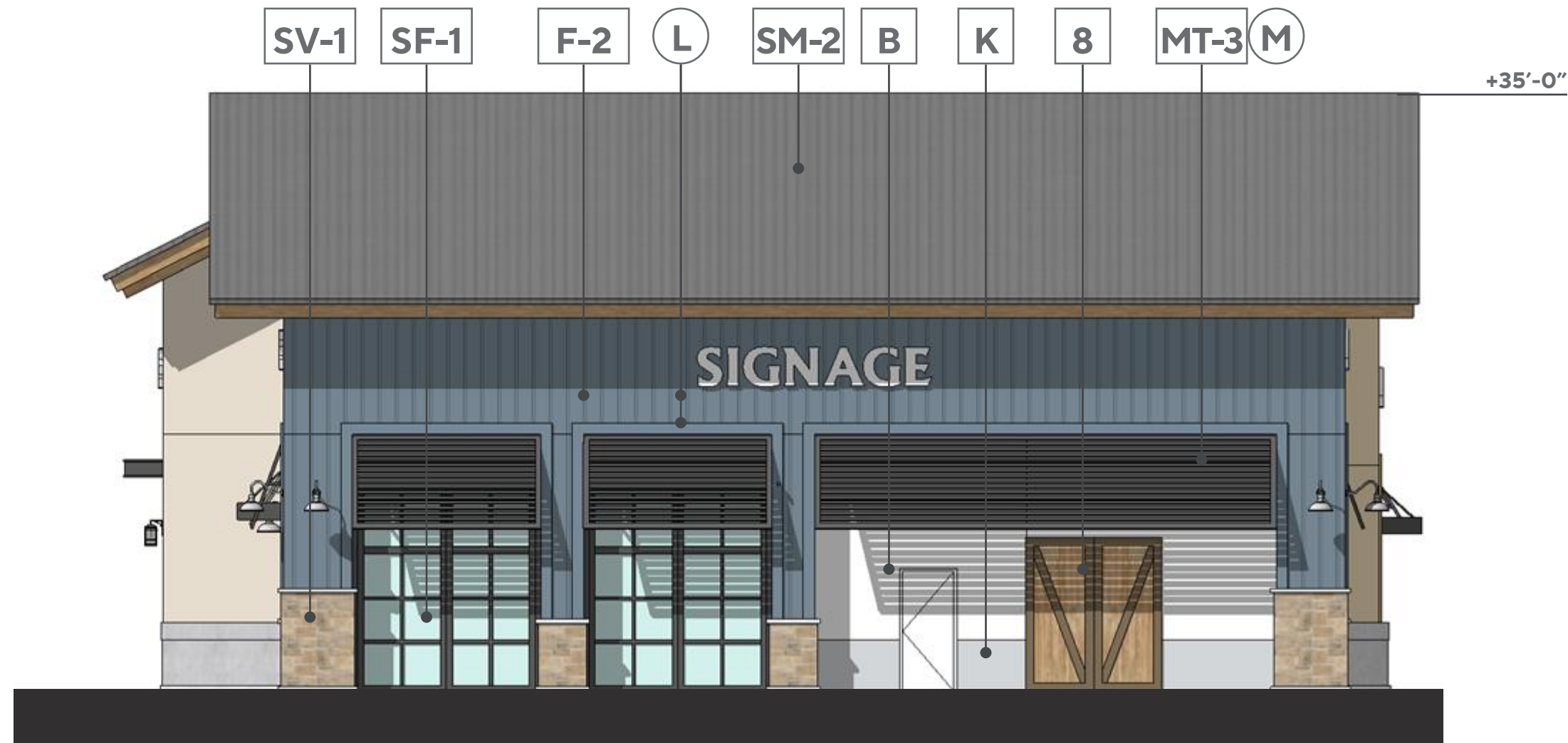
1 - S1 NORTH ELEVATION



2 - S1 SOUTH ELEVATION



3 - S1 EAST ELEVATION



4 - S1 WEST ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR: 'BLACK AB-8', OR SIMILAR.
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- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
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- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
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- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

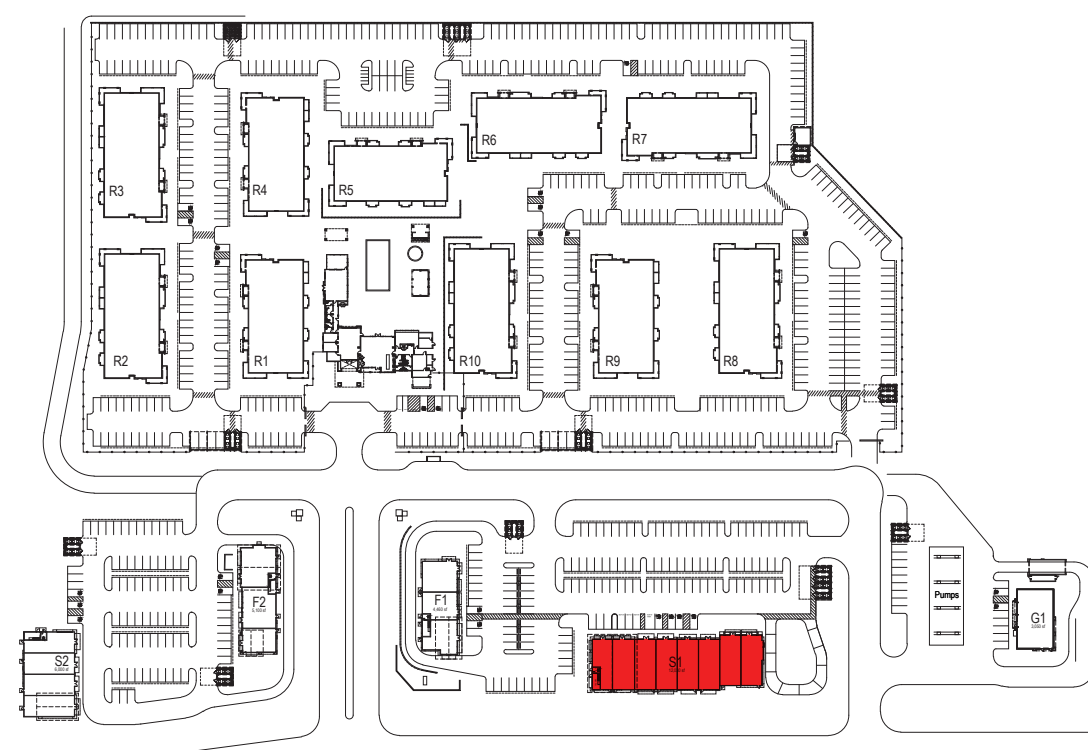
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
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- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6338 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6157 - BISQUE TAN
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

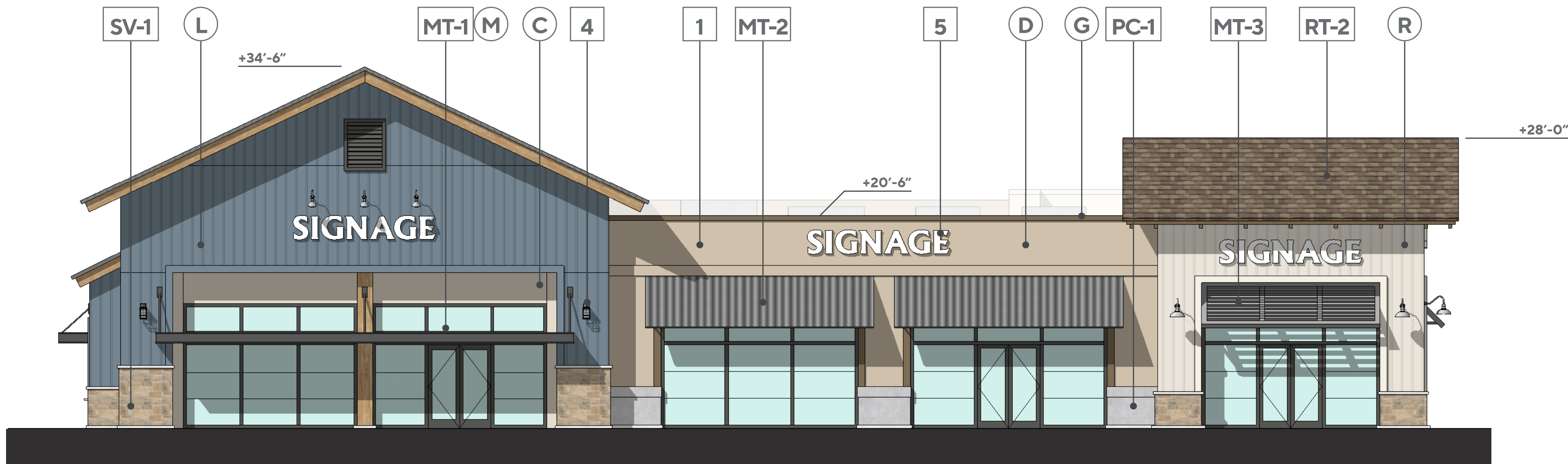
NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

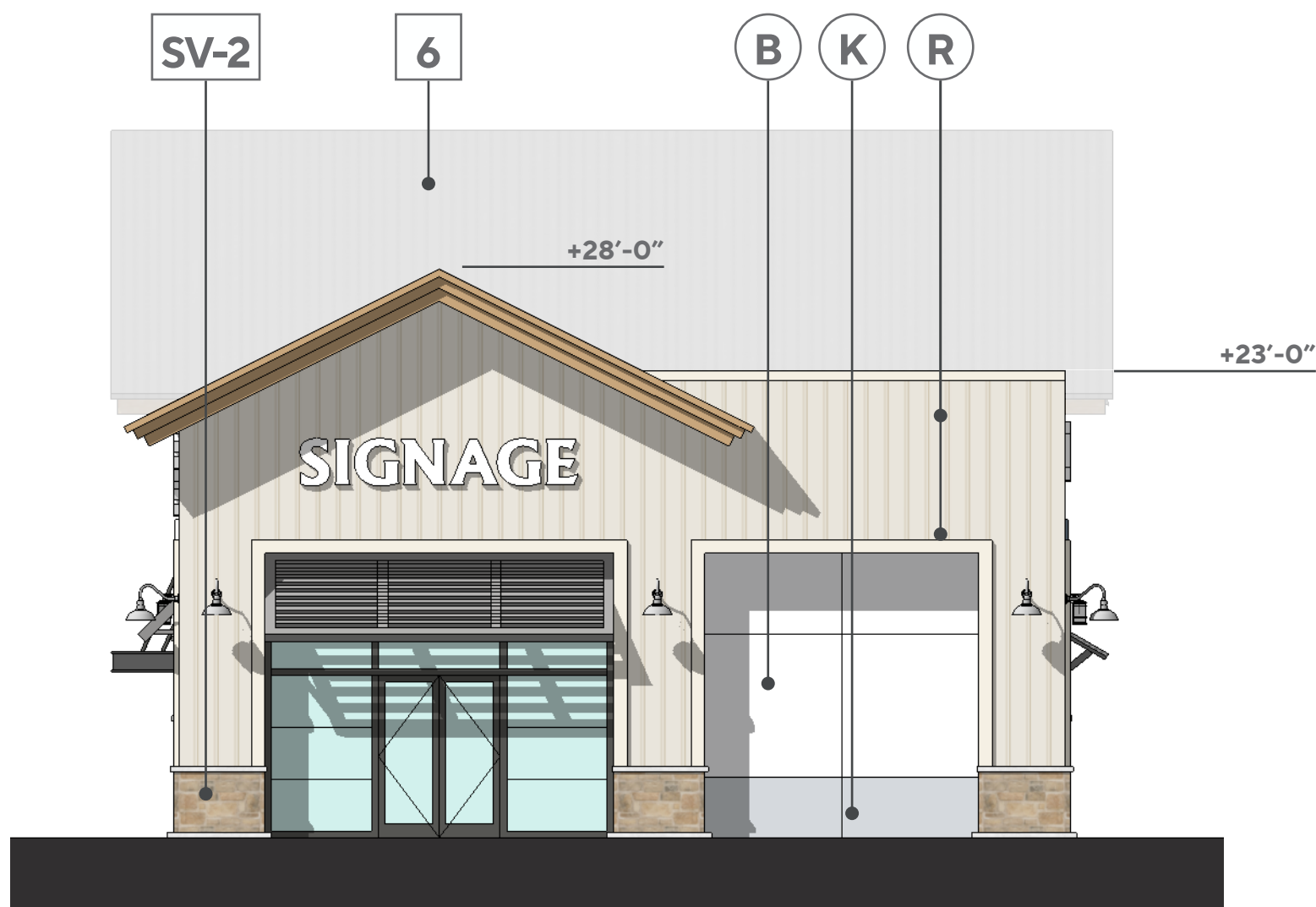
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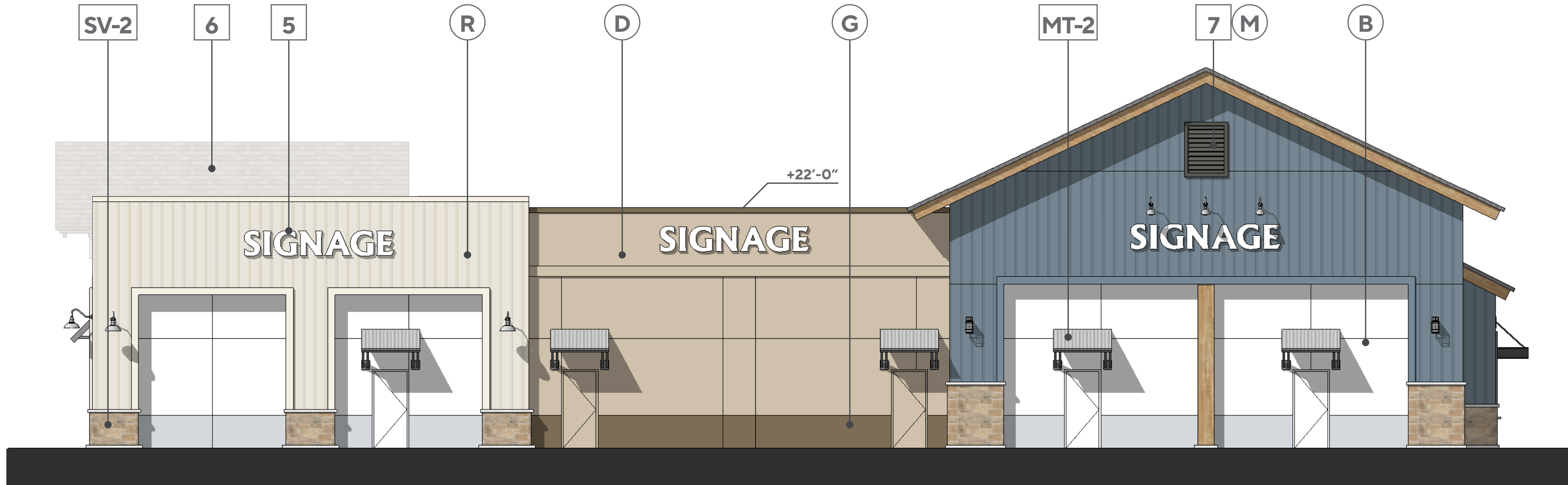
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3	01/20/23	ENTITLEMENT PACKAGE 5th SUB
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5	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
6	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
7	12/22/20	ENTITLEMENT PACKAGE



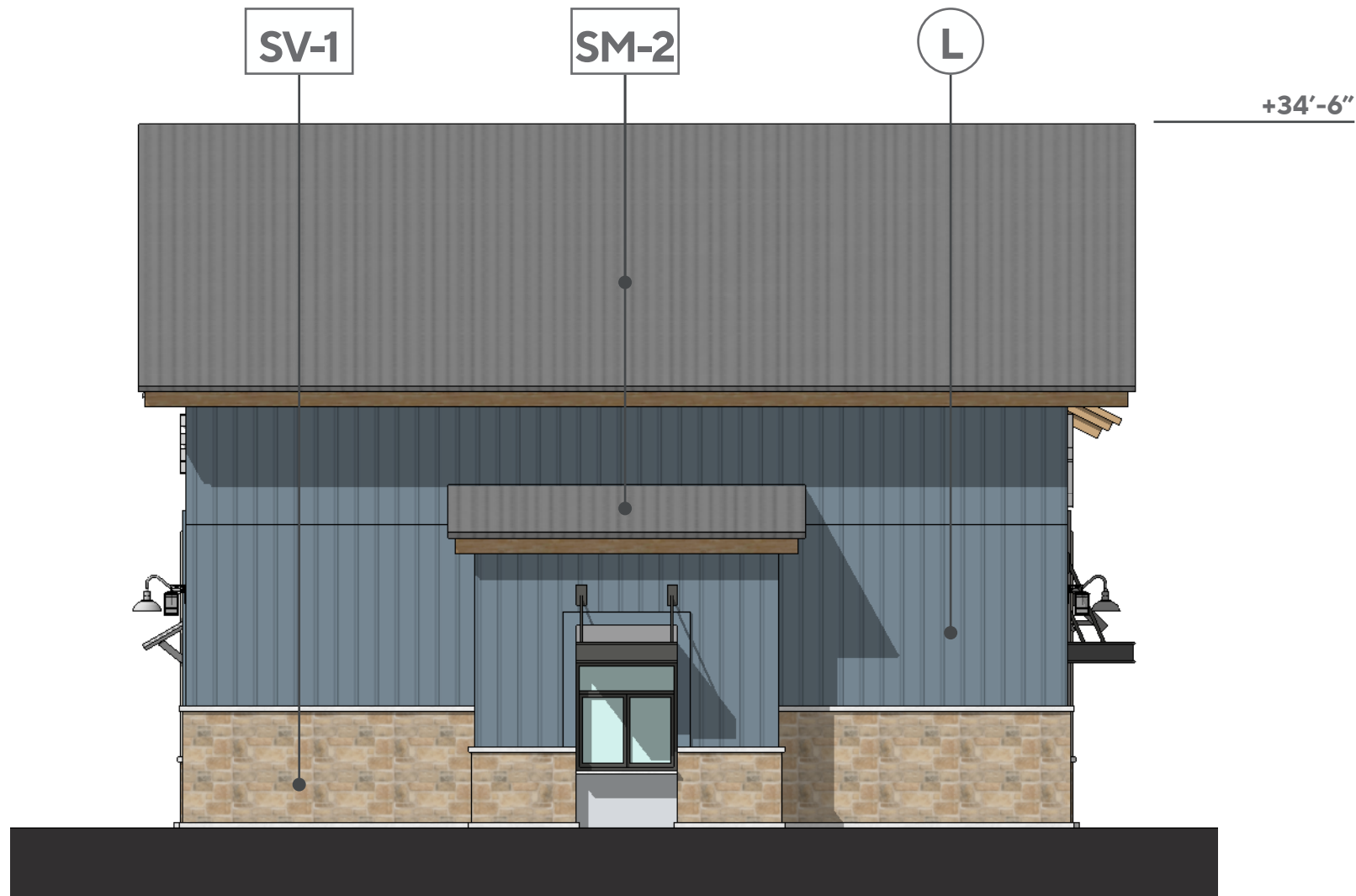
1 - F2 WEST ELEVATION



2 - F2 SOUTH ELEVATION



3 - F2 EAST ELEVATION



4 - F2 NORTH ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF, 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF, 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

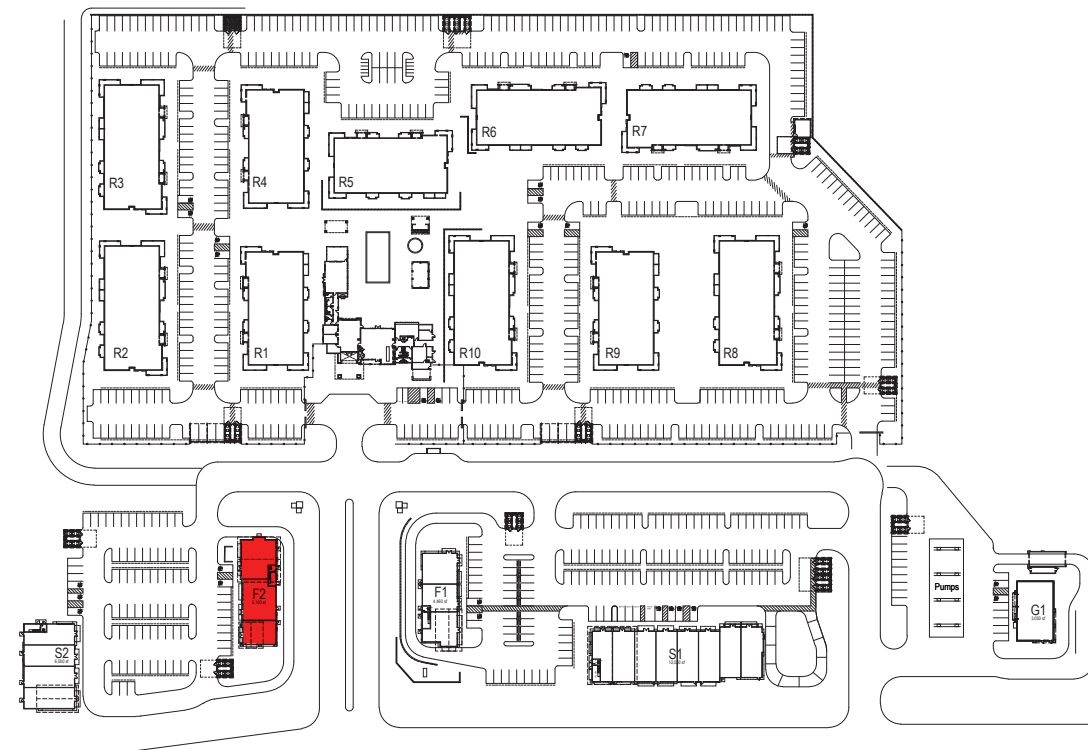
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
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- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
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- 6** ROOF/BLDG. BEYOND
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- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN

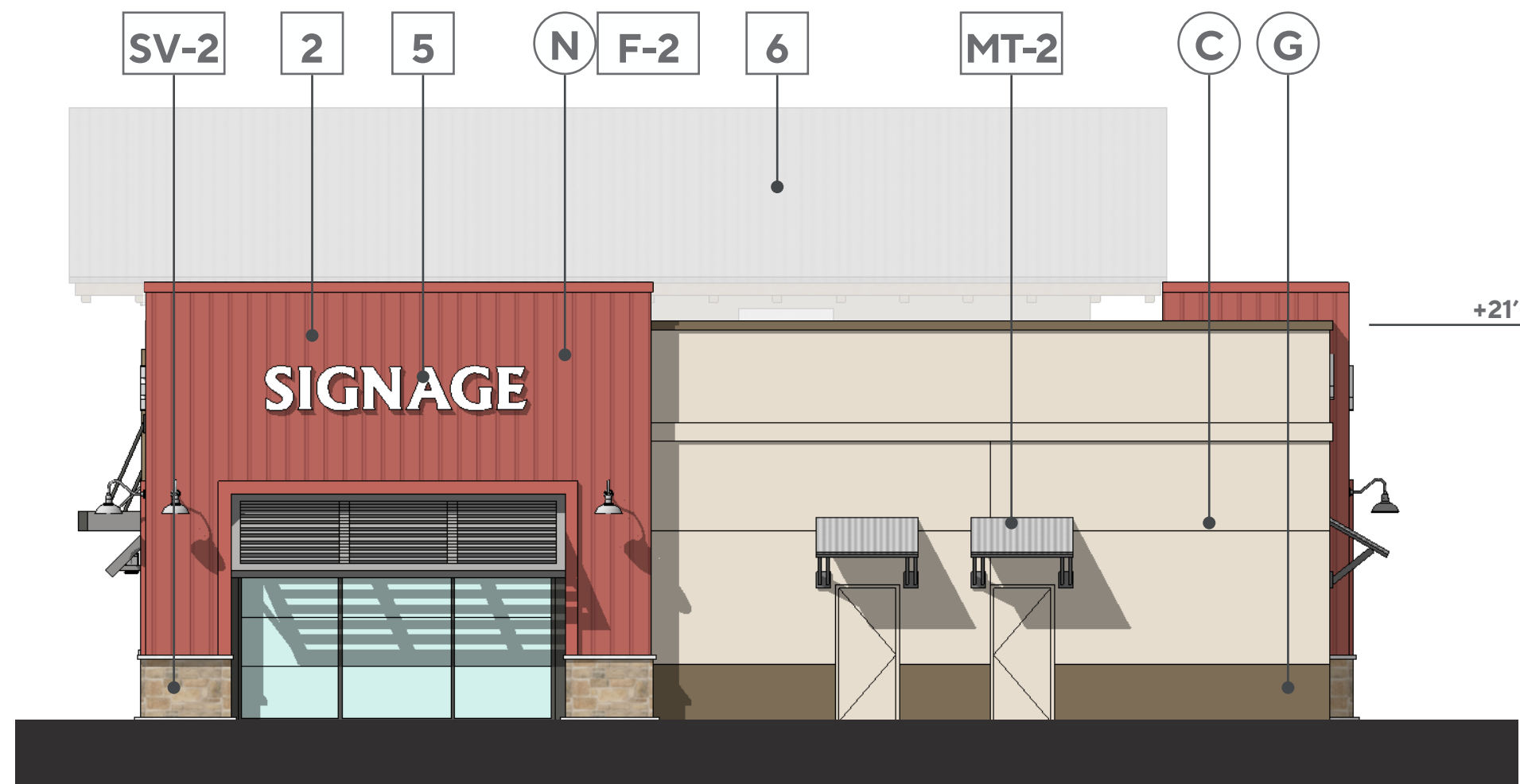


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6	12/22/20	ENTITLEMENT PACKAGE

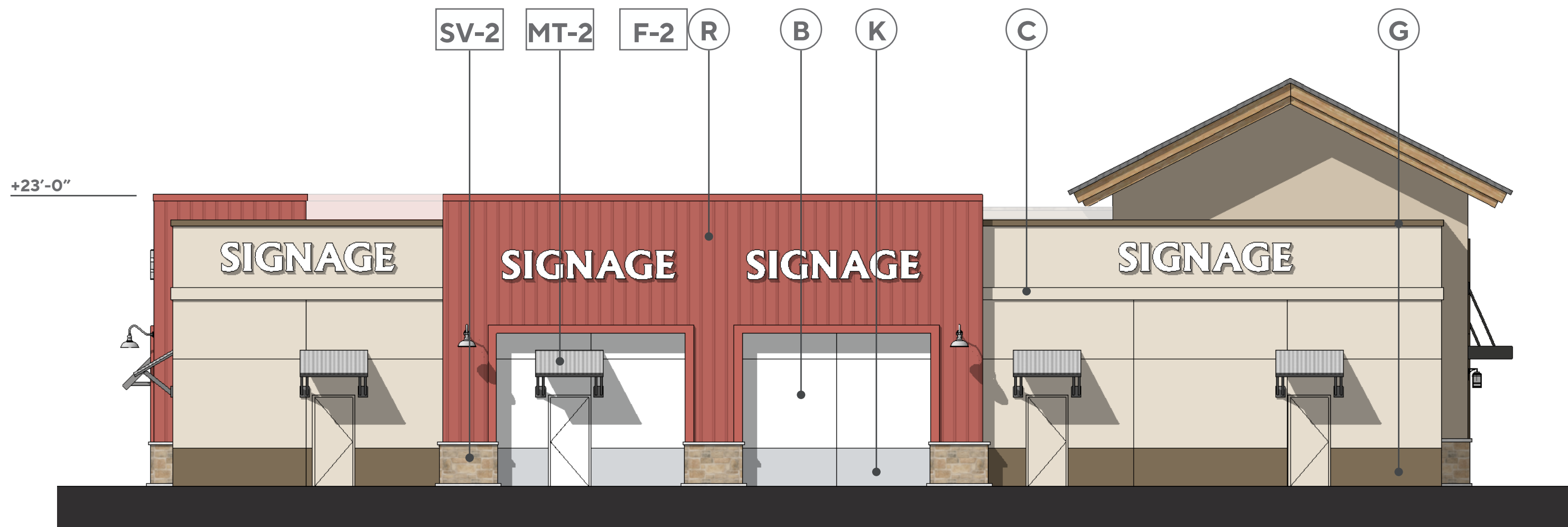
City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
BUILDING F2 ELEVATIONS
Sheet Number: A205



1 - S2 EAST ELEVATION



2 - S2 NORTH ELEVATION



3 - S2 WEST ELEVATION



4 - S2 SOUTH ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
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- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

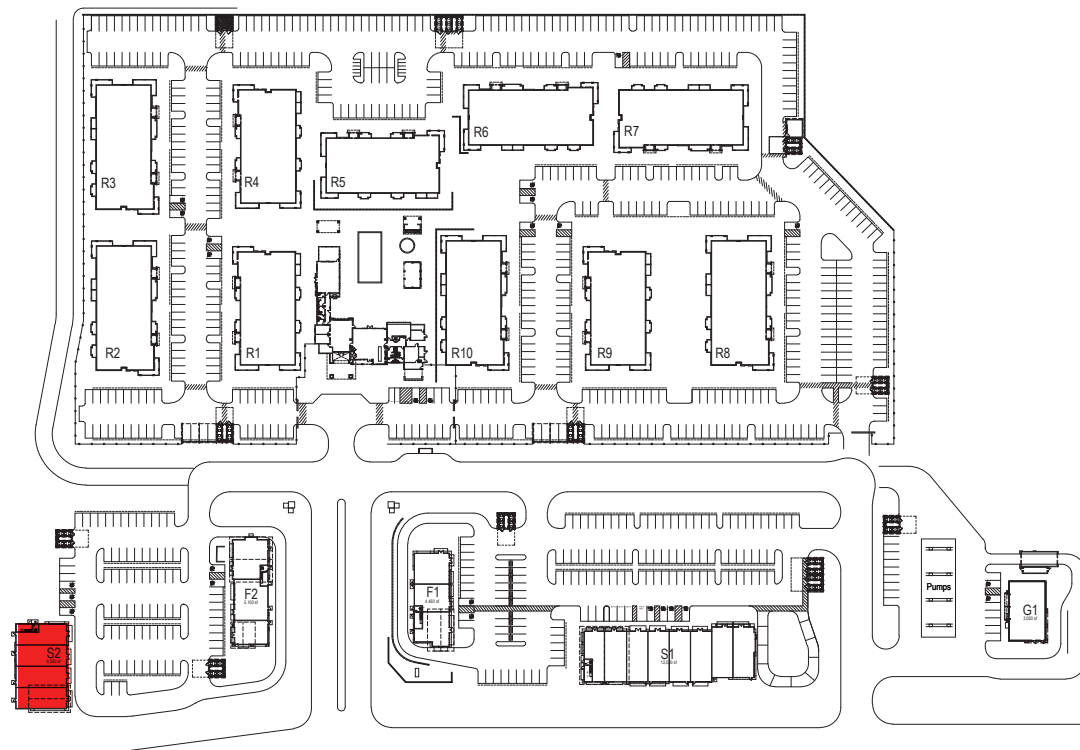
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE5117 - REDWOOD CITY
- N** DUNN EDWARDS: DE6157 - BISQUE TAN
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
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- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



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6	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
BUILDING S2 ELEVATIONS
Sheet Number: A206

Rev	Date	Description
0	08/30/23	ENTITLEMENT PACKAGE 7th SUB
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4	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
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6	12/22/20	ENTITLEMENT PACKAGE

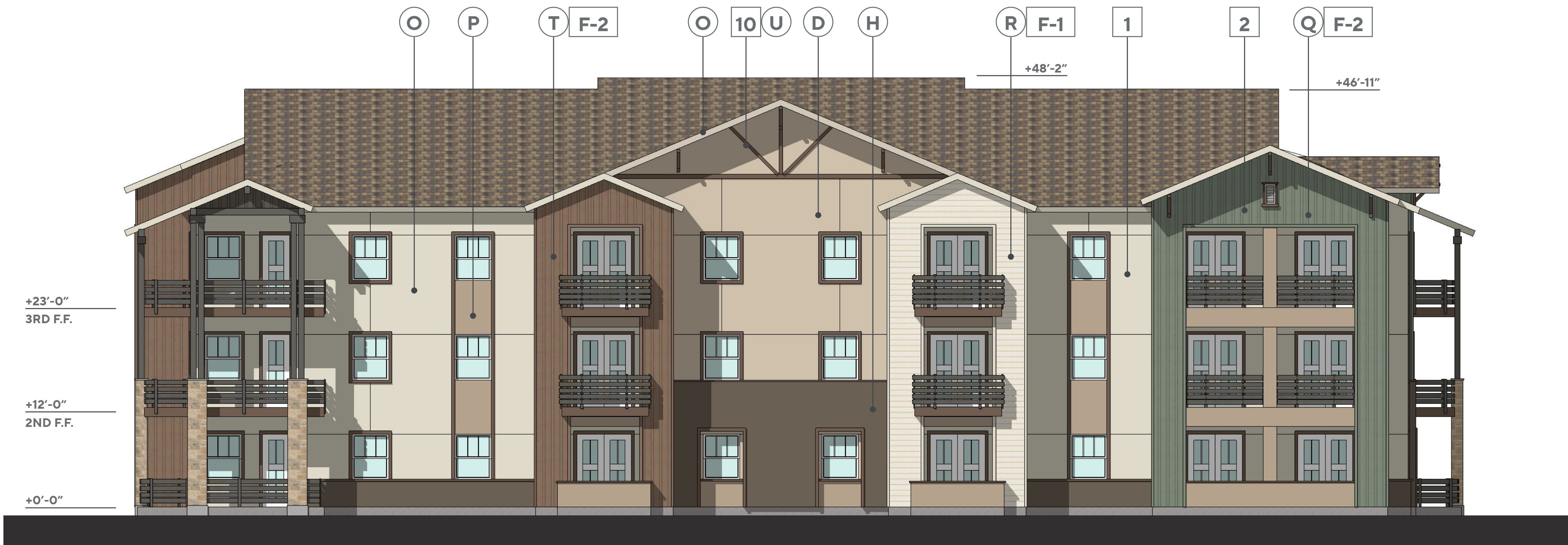
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County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R1 ELEVATIONS
Sheet Number: A207



1 - R1 FRONT ELEVATION



2 - R1 SIDE 1 ELEVATION



3 - R1 REAR ELEVATION



4 - R1 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
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- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
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- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

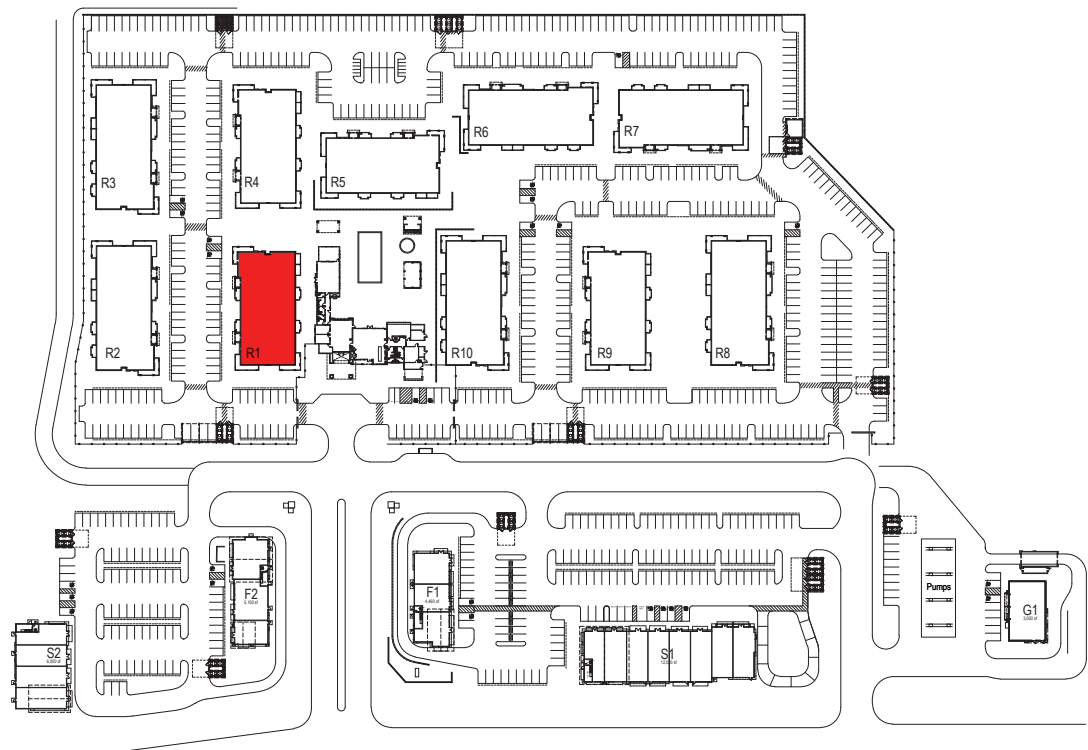
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
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- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
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1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
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City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R2 ELEVATIONS
Sheet Number: A208



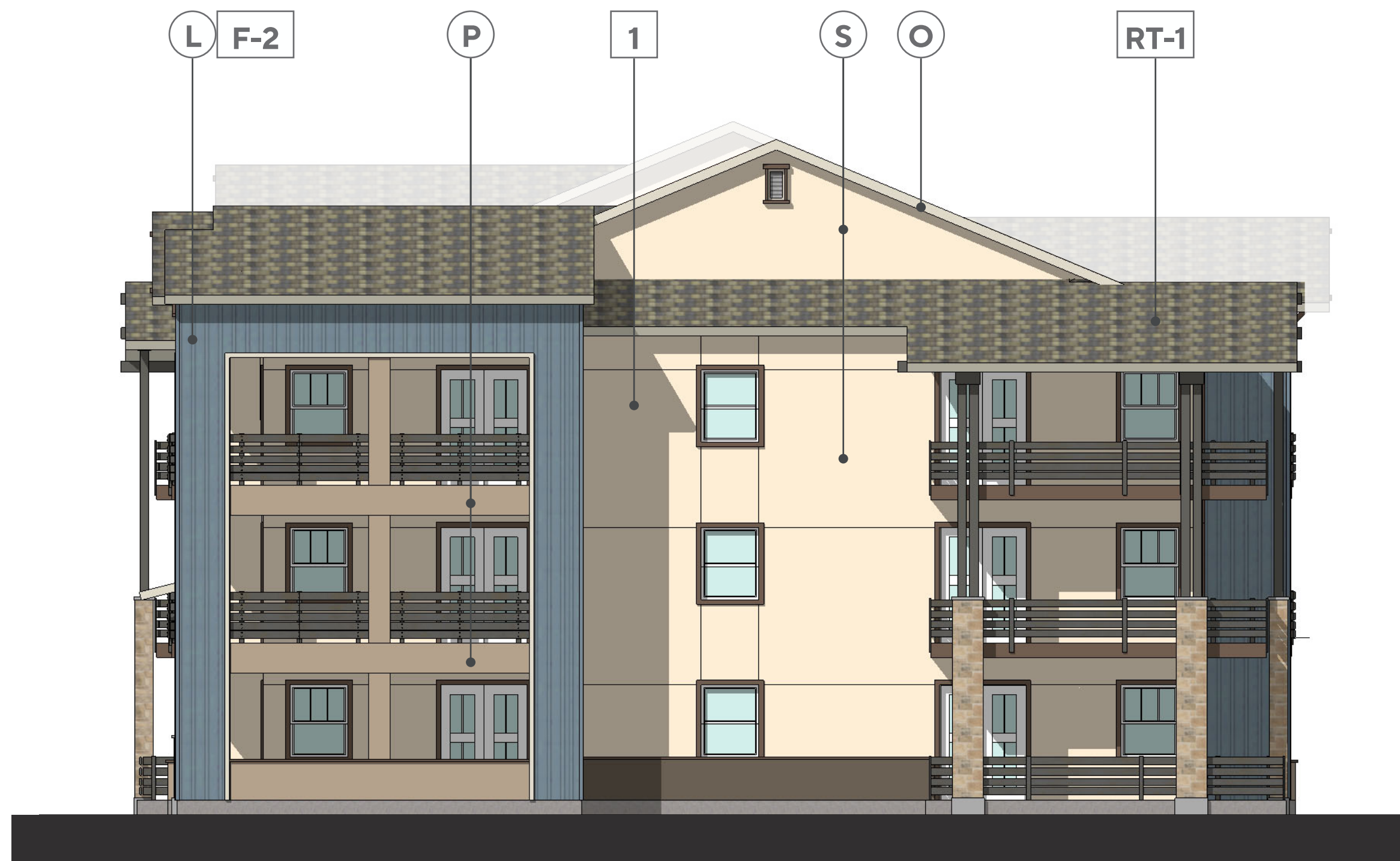
1 - R2 FRONT ELEVATION



2 - R2 SIDE 1 ELEVATION



3 - R2 REAR ELEVATION



4 - R2 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
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- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
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- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

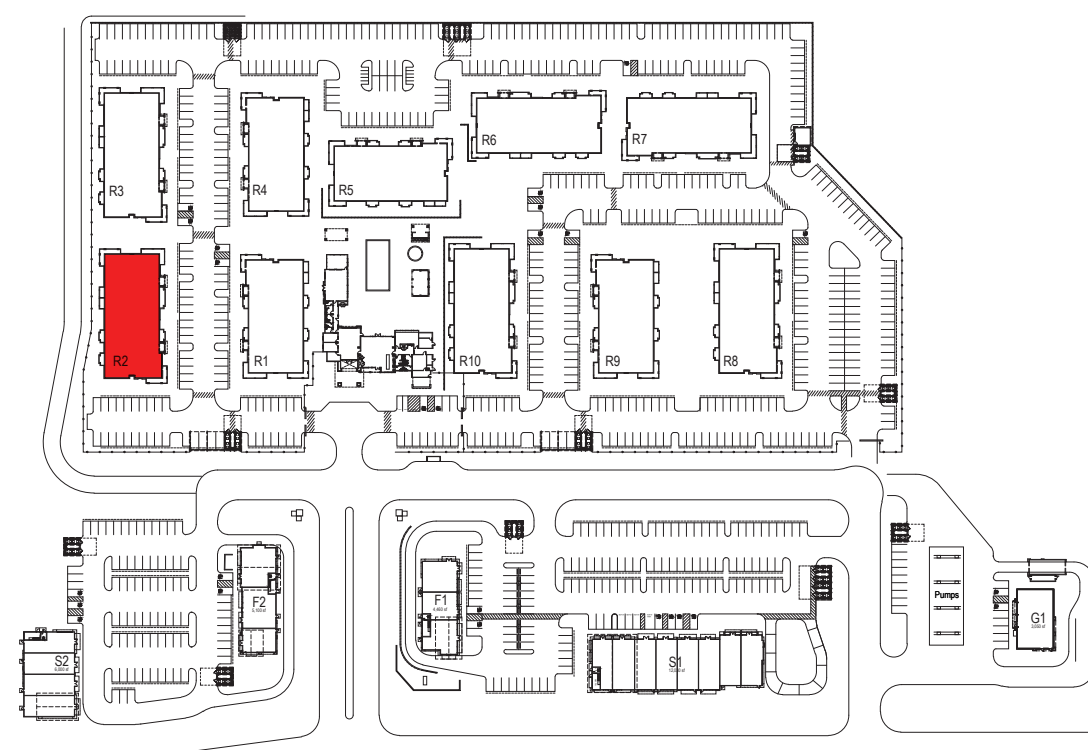
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
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- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
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- M** DUNN EDWARDS: DE6371 - BLACKJACK
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- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
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- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
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NOTES

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KEY PLAN

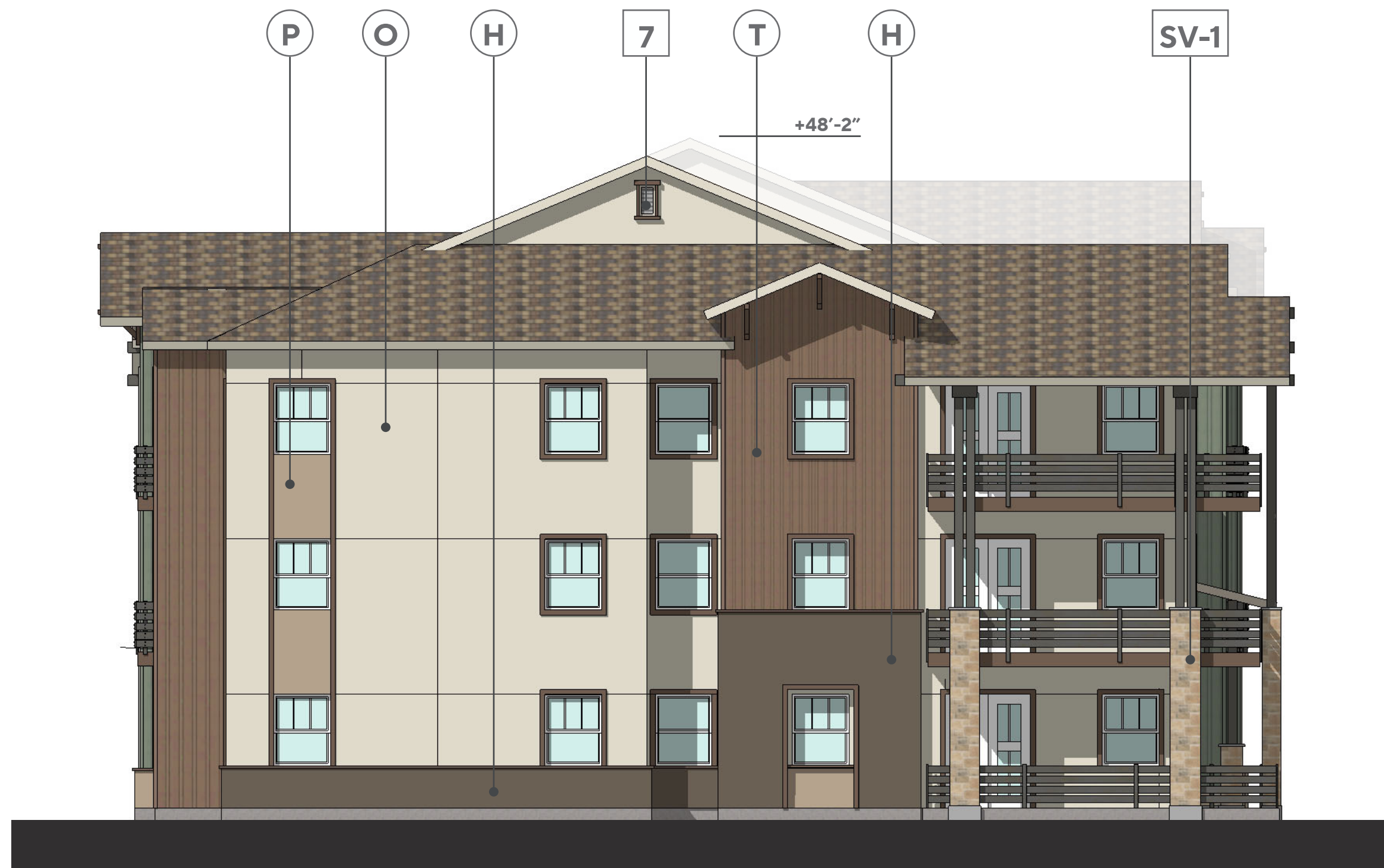


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City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R3 ELEVATIONS
Sheet Number: A209



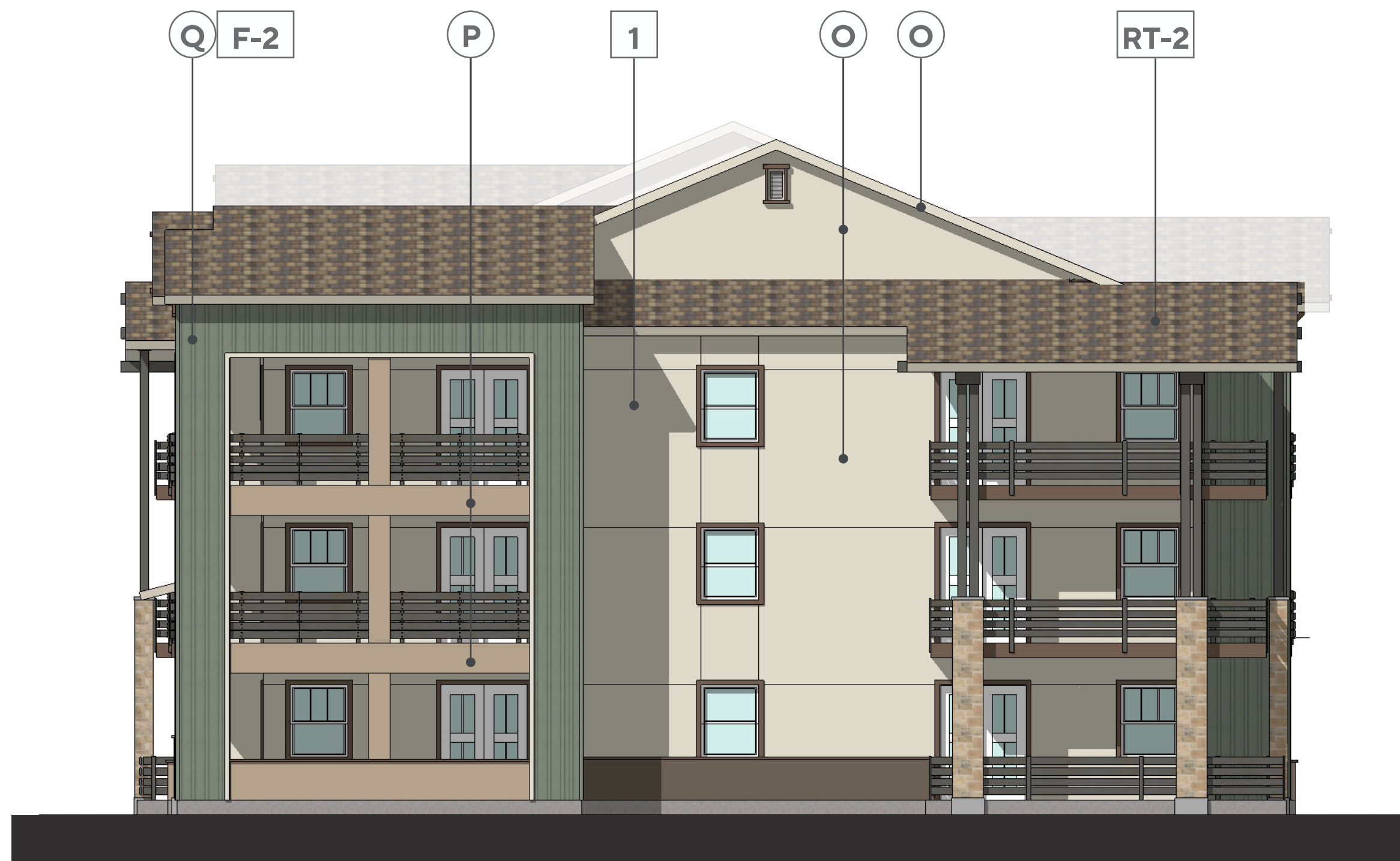
1 - R3 FRONT ELEVATION



2 - R3 SIDE 1 ELEVATION



3 - R3 REAR ELEVATION



4 - R3 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
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- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

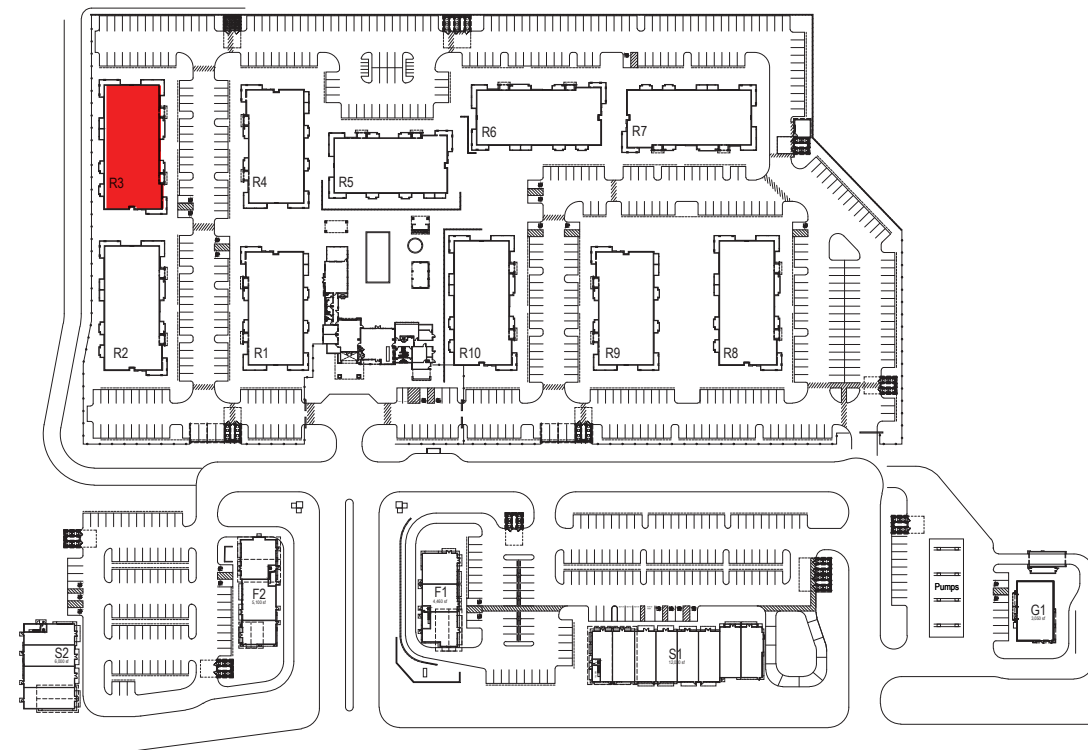
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE5117 - REDWOOD CITY
- N** DUNN EDWARDS: DET642 - BAY SALT
- O** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



Rev	Date	Description
0	08/30/23	ENTITLEMENT PACKAGE 7th SUB
1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
2	01/20/23	ENTITLEMENT PACKAGE 5th SUB
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4	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

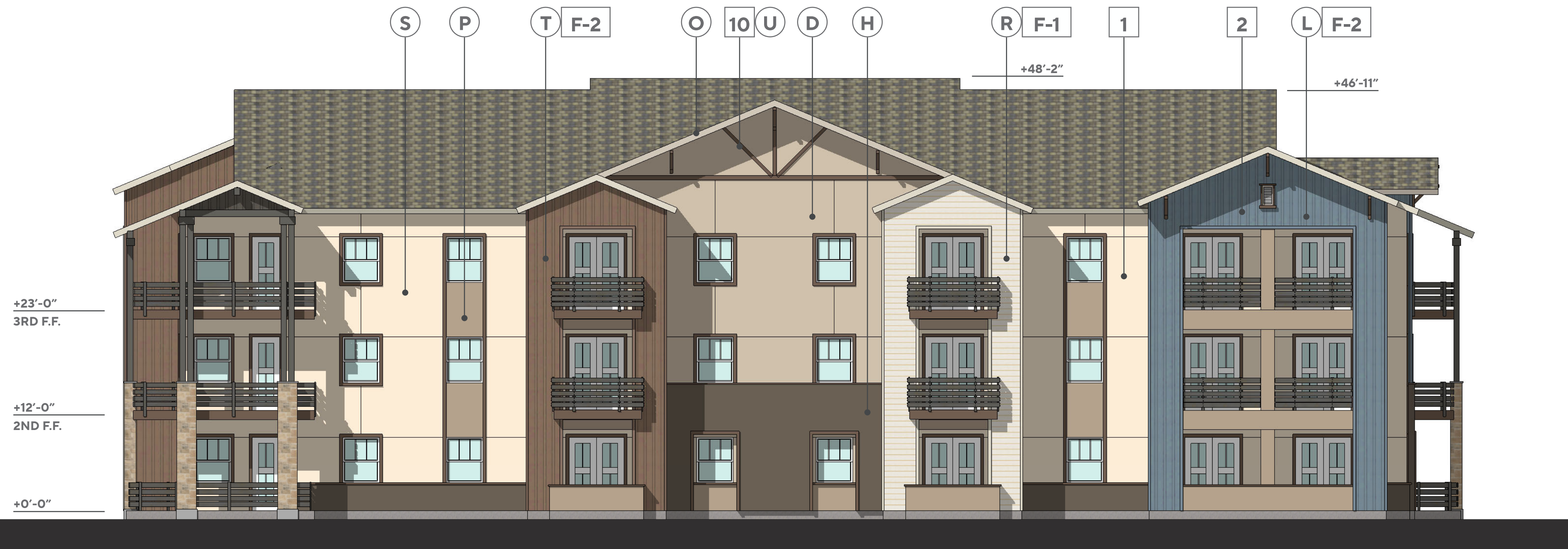
City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R4 ELEVATIONS
Sheet Number: A210



1 - R4 FRONT ELEVATION



2 - R4 SIDE 1 ELEVATION



3 - R4 REAR ELEVATION



4 - R4 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

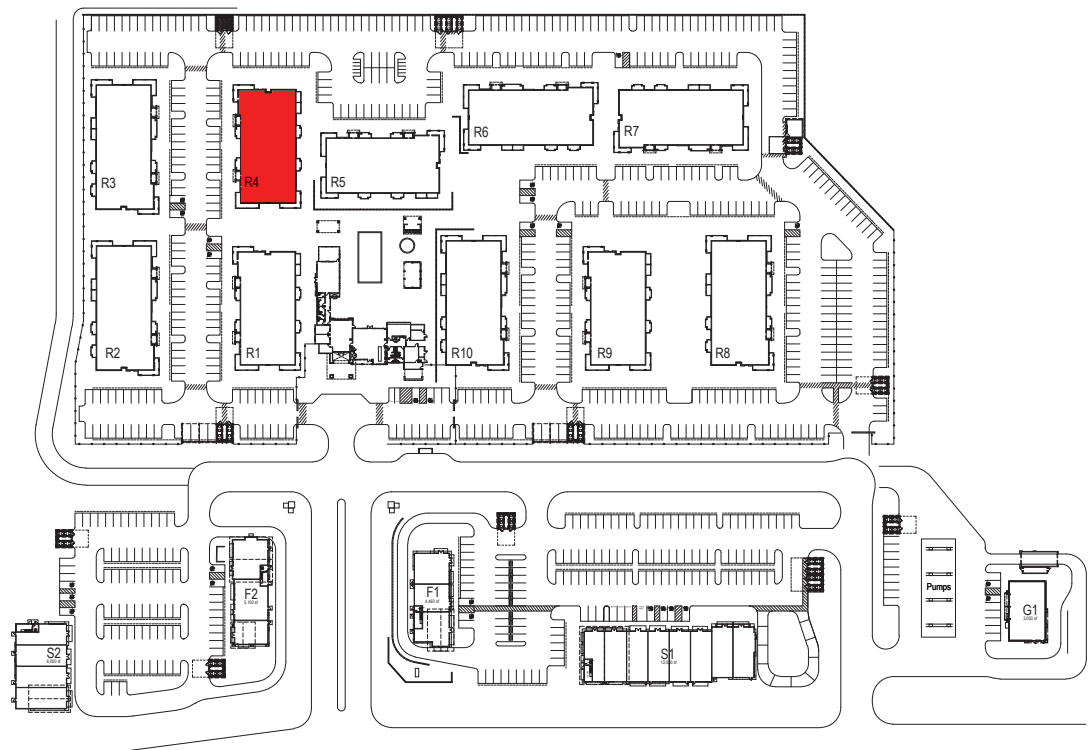
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



Rev	Date	Description
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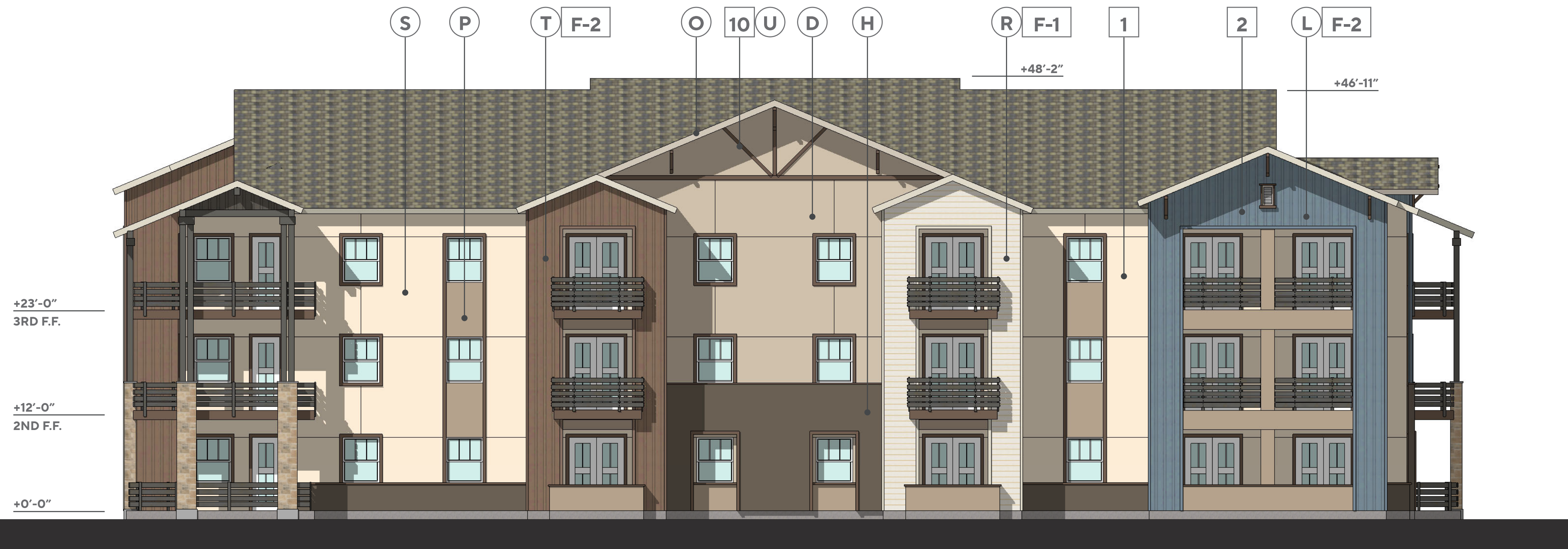
City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R5 ELEVATIONS
Sheet Number: A211



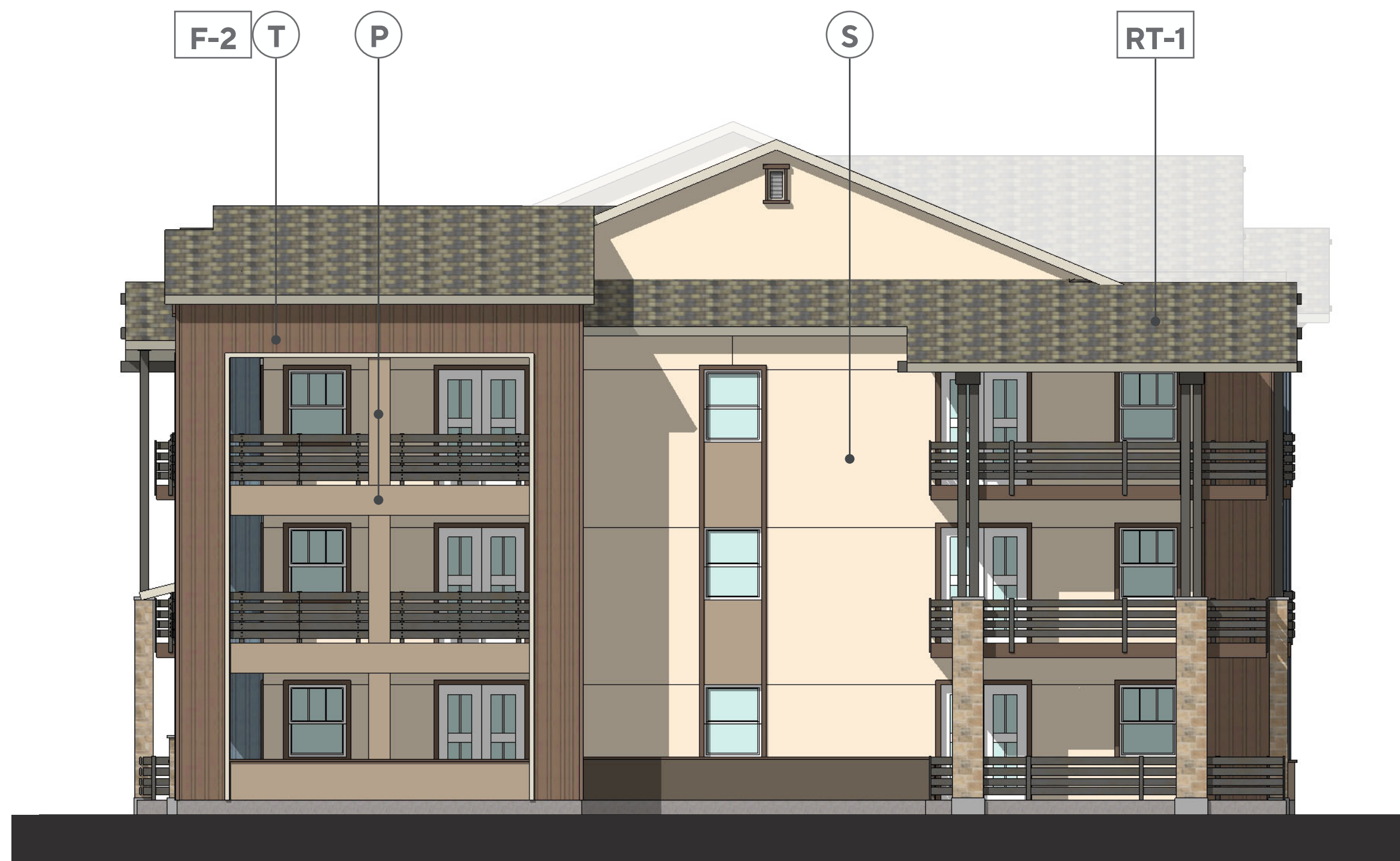
1 - R5 FRONT ELEVATION



2 - R5 SIDE 1 ELEVATION



3 - R5 REAR ELEVATION



4 - R5 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR: 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF, 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF, 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

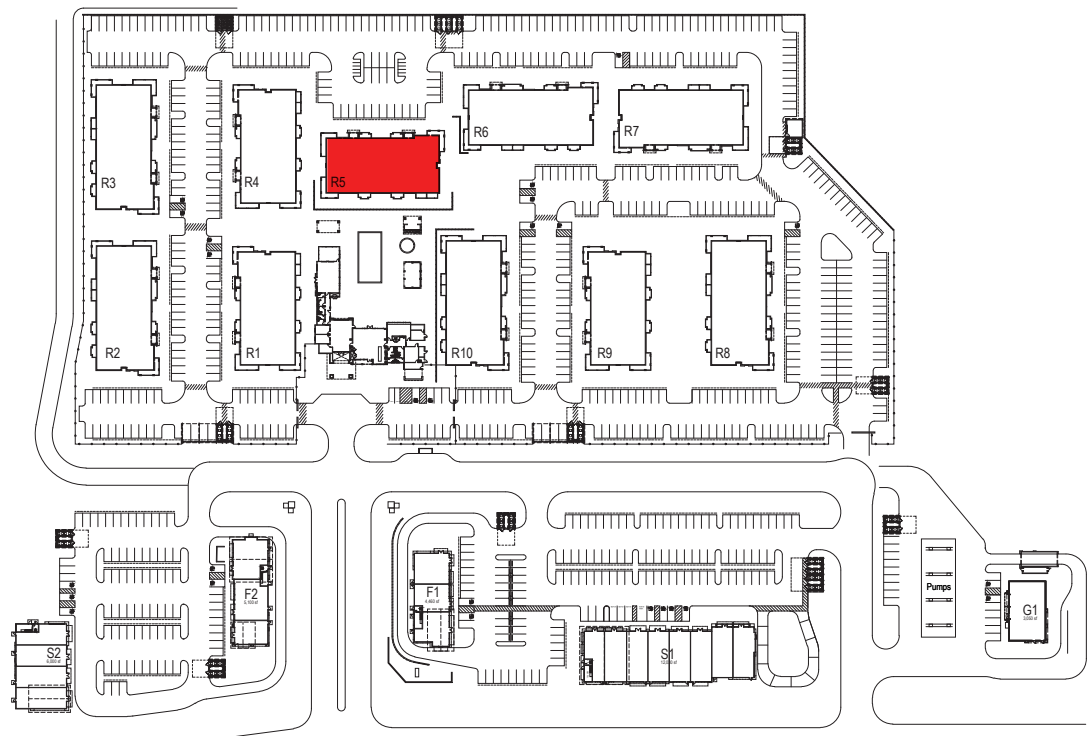
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



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5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA

Scale:	1/8"=1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name:	MULTIFAMILY BUILDING R6 ELEVATIONS
Sheet Number:	A212



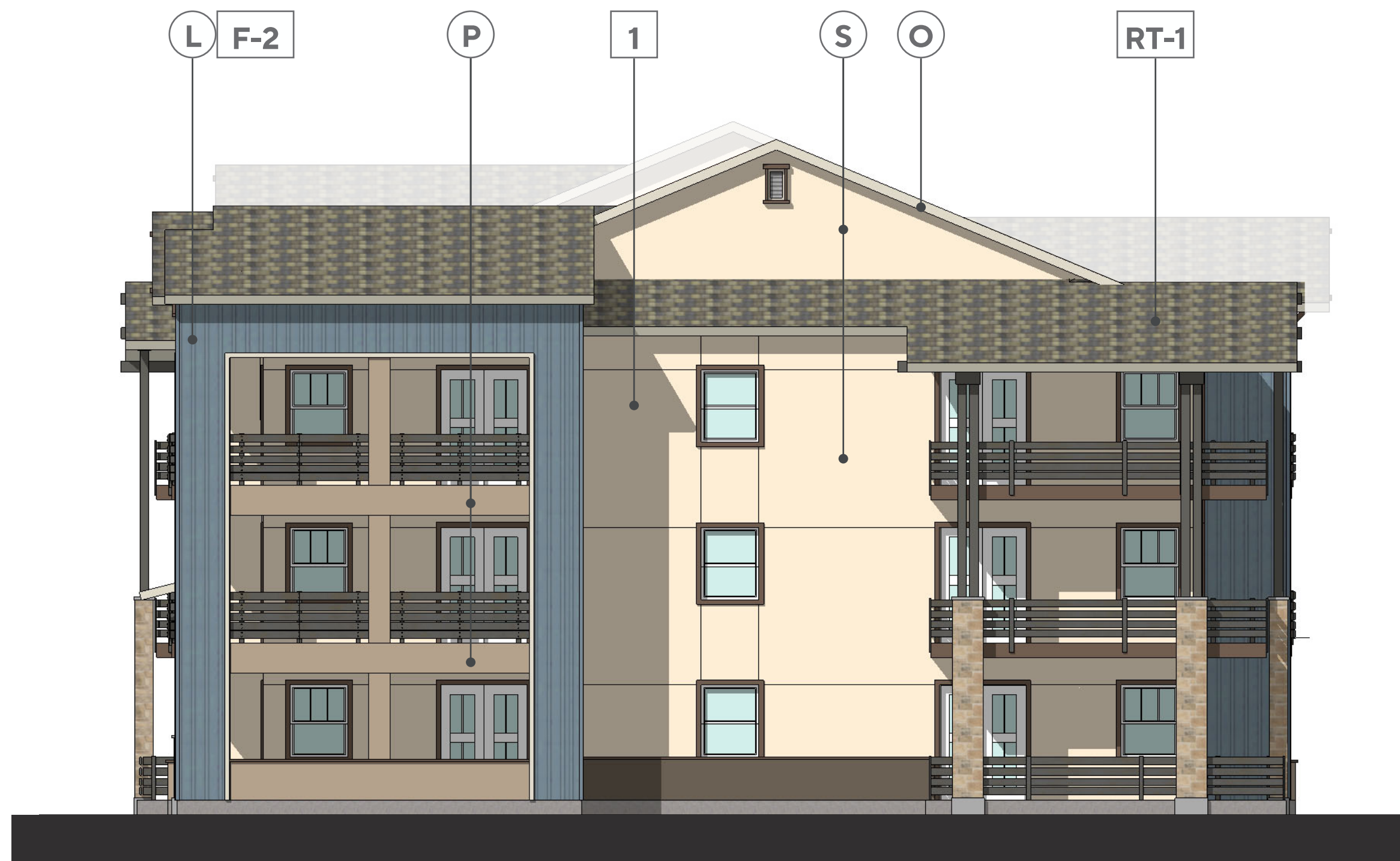
1 - R6 FRONT ELEVATION



2 - R6 SIDE 1 ELEVATION



3 - R6 REAR ELEVATION



4 - R6 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

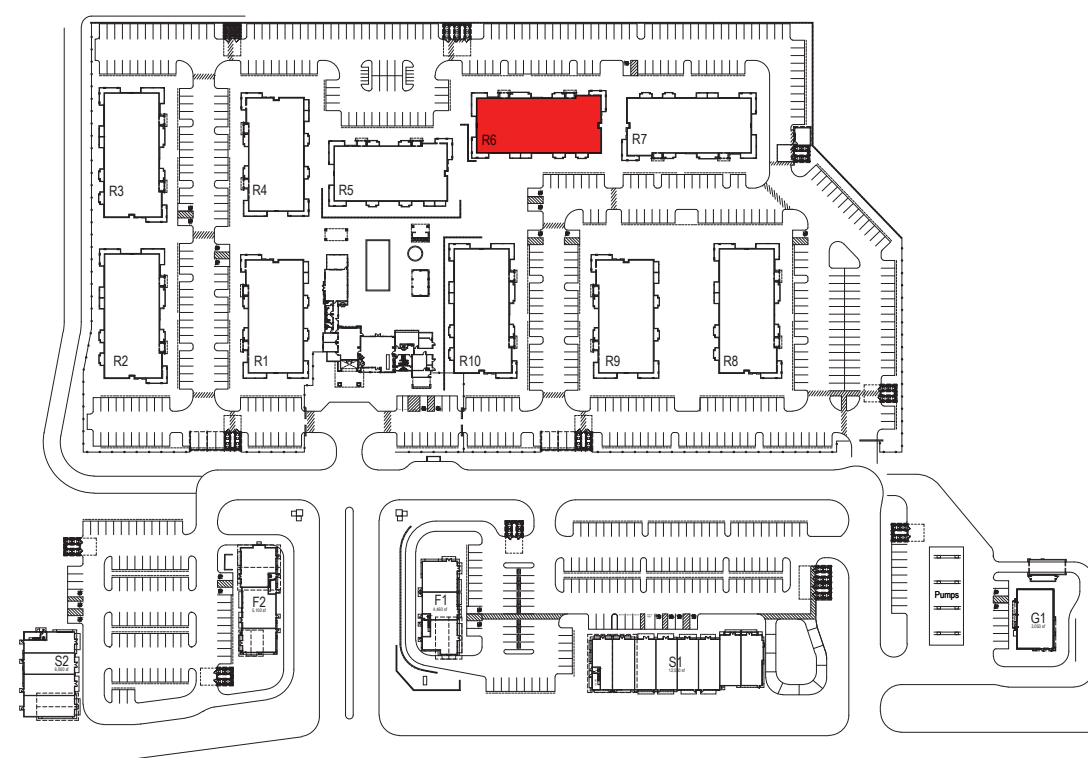
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
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KEY PLAN

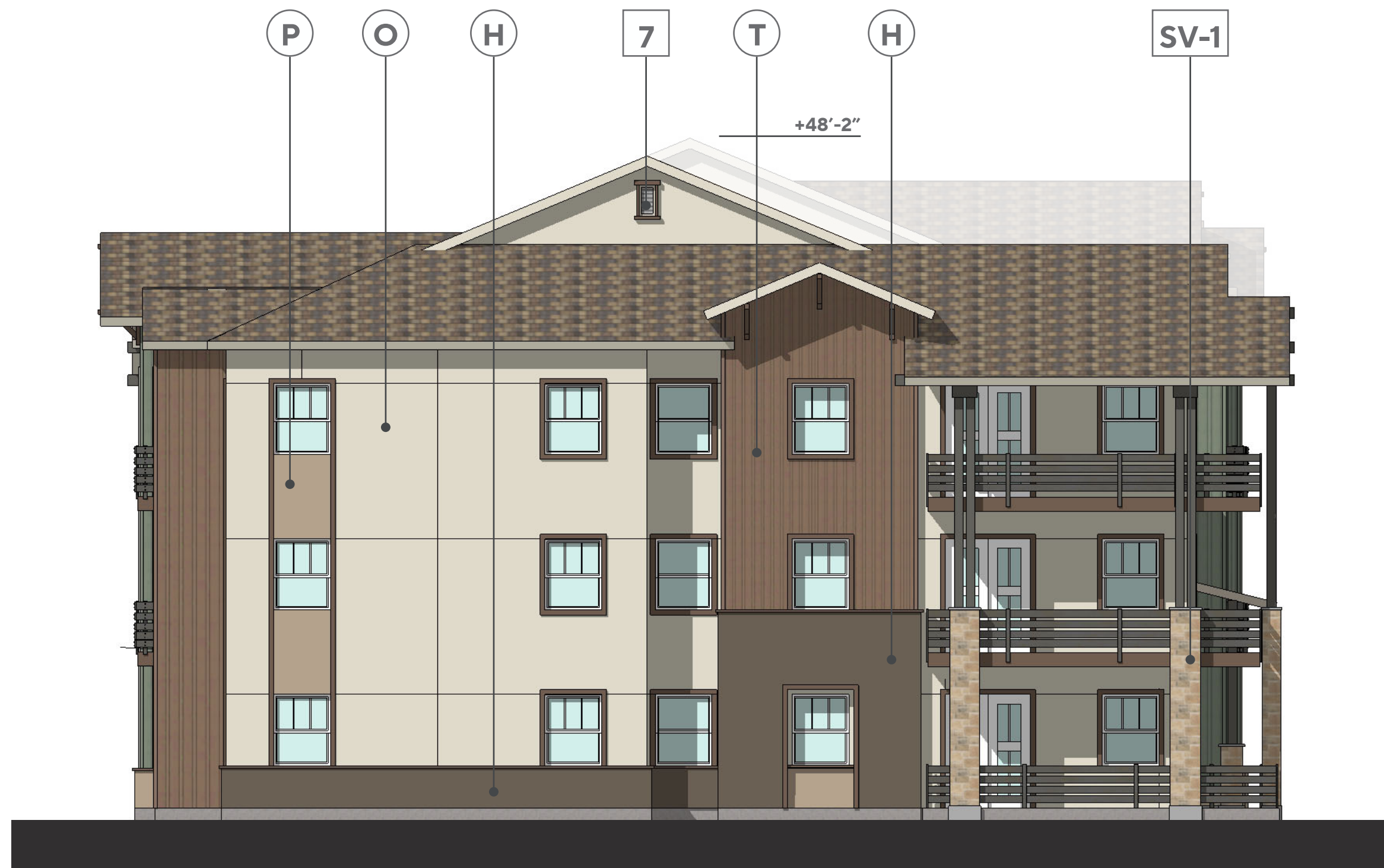


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5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R7 ELEVATIONS
Sheet Number: A213



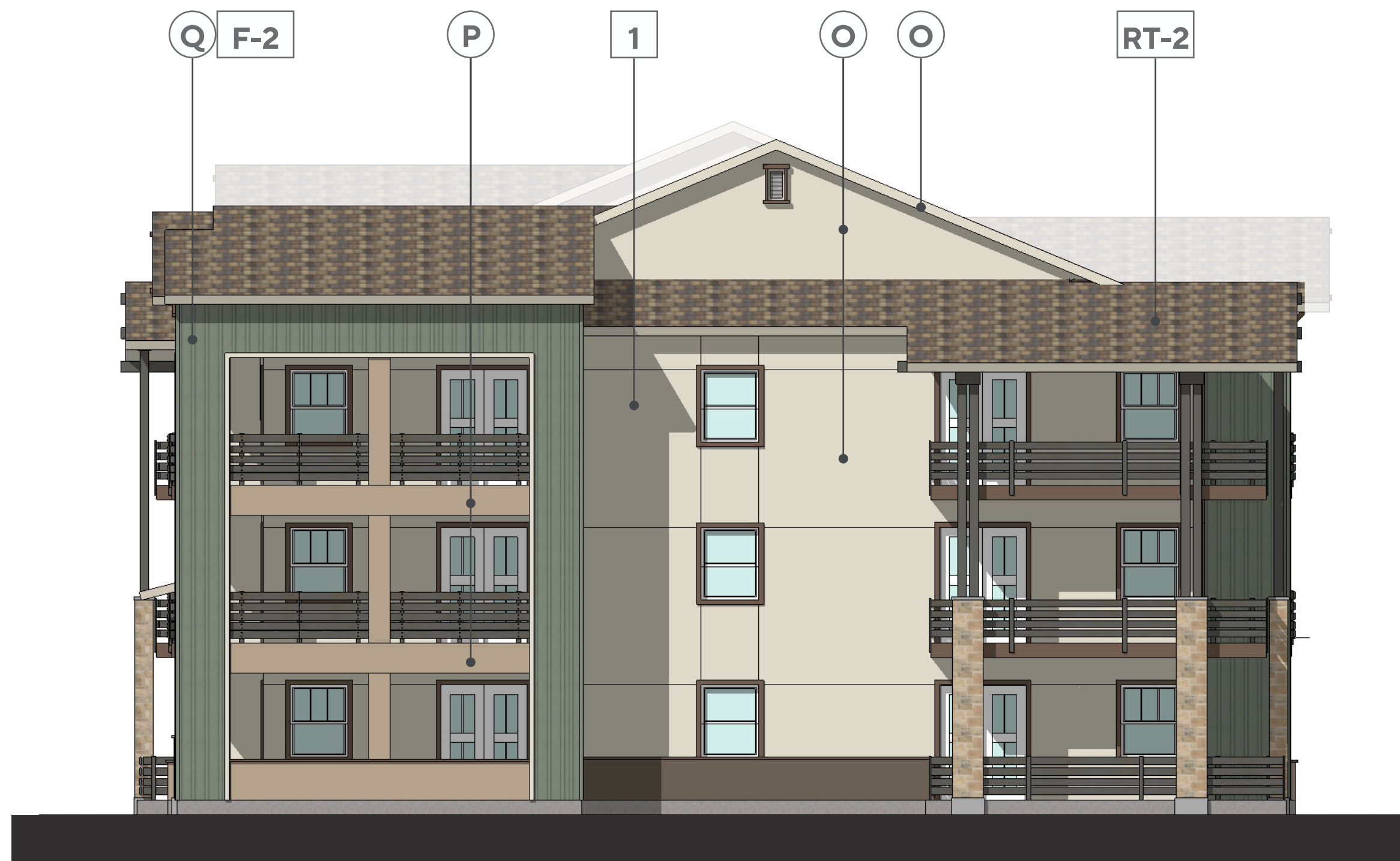
1 - R7 FRONT ELEVATION



2 - R7 SIDE 1 ELEVATION



3 - R7 REAR ELEVATION



4 - R7 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
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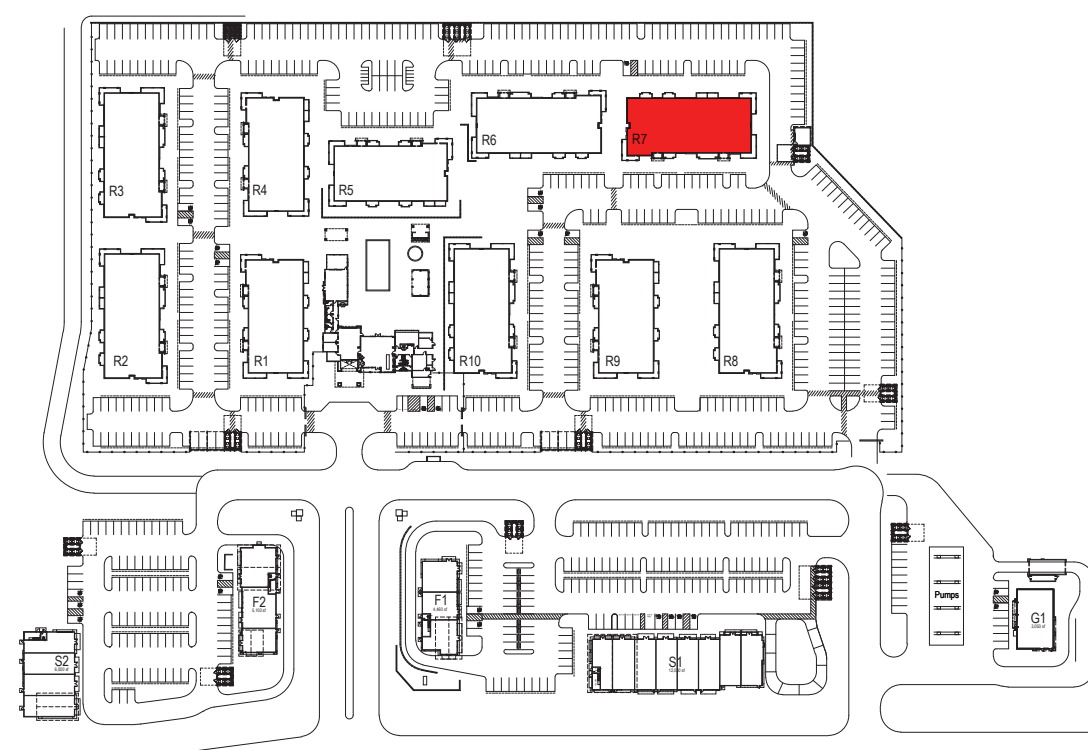
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
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- 6** ROOF/BLDG. BEYOND
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- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



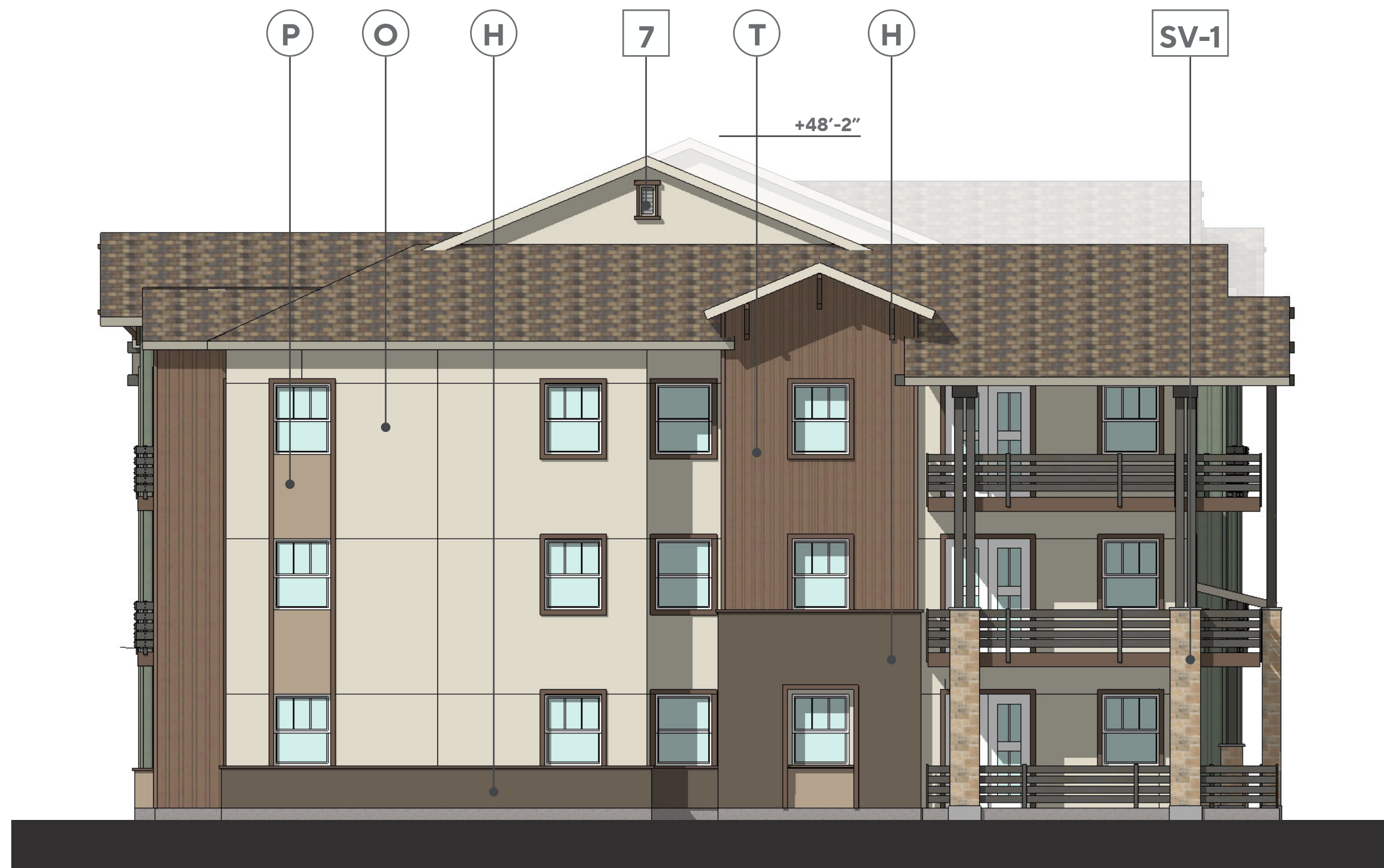
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City Of	VALLEJO
County Of	SOLANO
State Of	CALIFORNIA

Scale:	1/8"=1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name:	MULTIFAMILY BUILDING R8 ELEVATIONS
Sheet Number:	A214



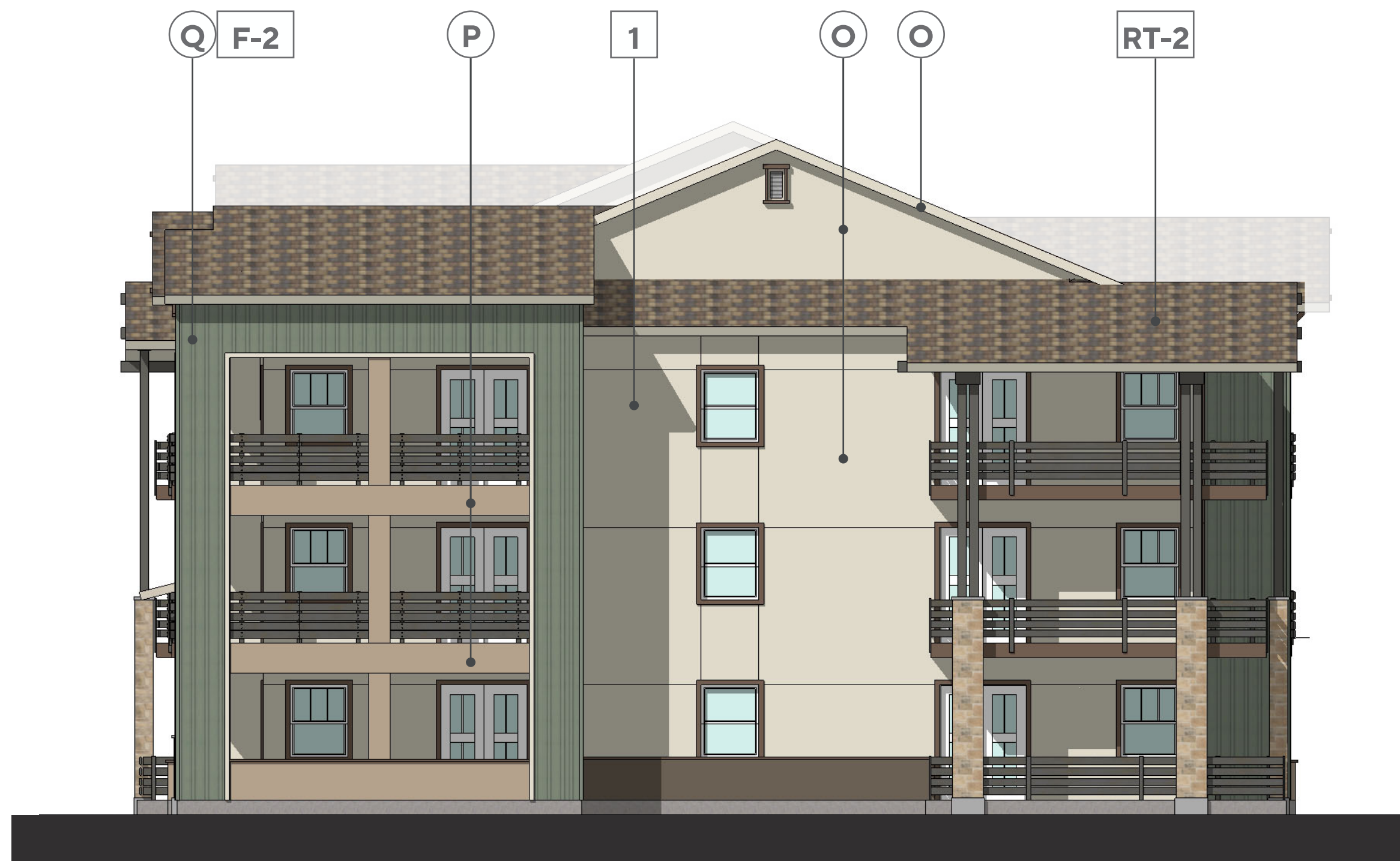
1 - R8 FRONT ELEVATION



2 - R8 SIDE 1 ELEVATION



3 - R8 REAR ELEVATION



4 - R8 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR: 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

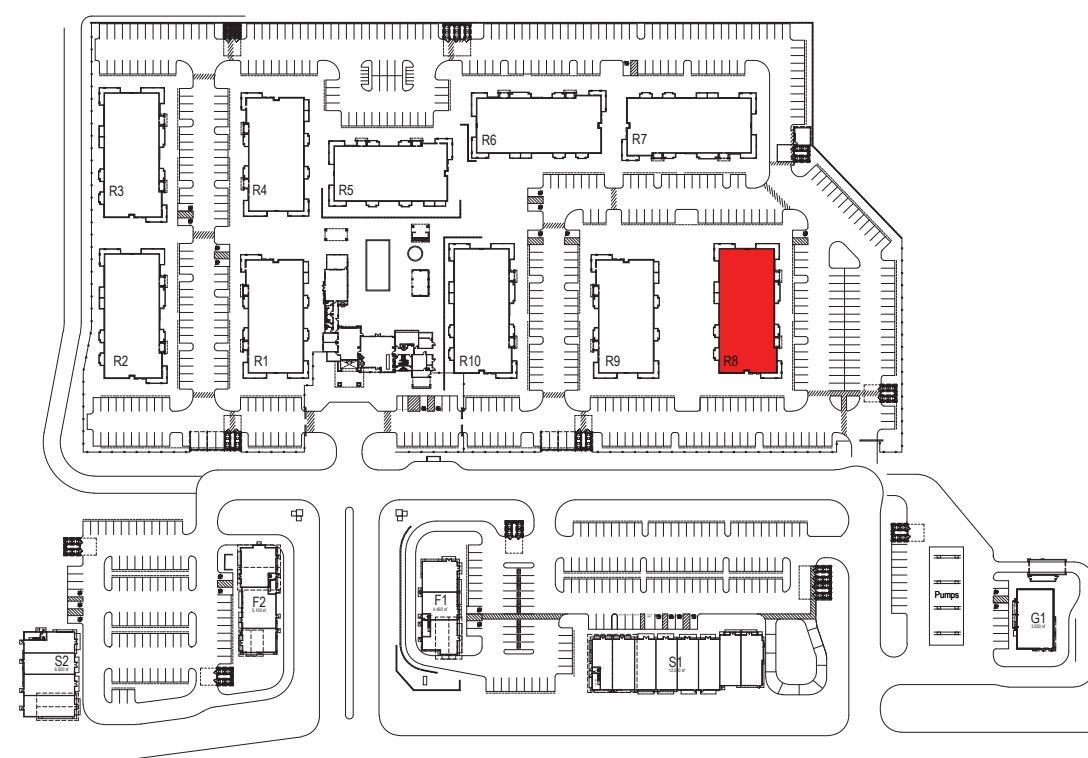
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN



Rev	Date	Description
0	08/30/23	ENTITLEMENT PACKAGE 7th SUB
1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
2	01/20/23	ENTITLEMENT PACKAGE 5th SUB
3	10/27/22	ENTITLEMENT PACKAGE 4th SUB
4	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

Rev	Date	Description
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5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE

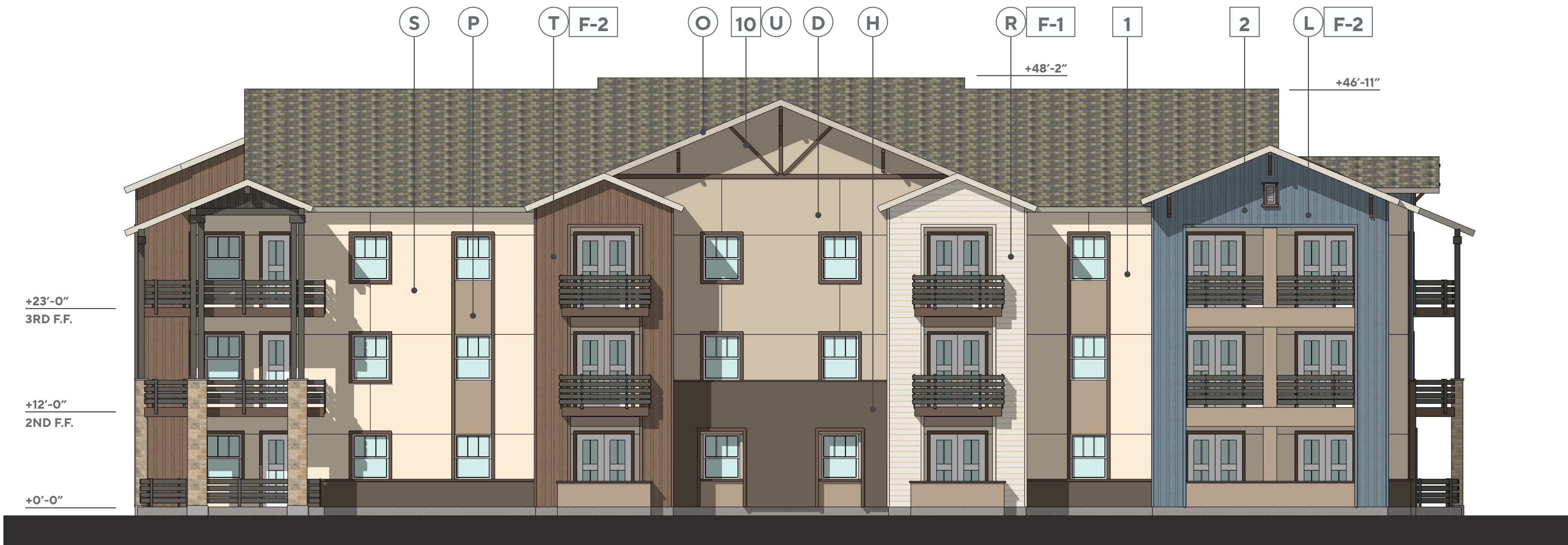
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County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R9 ELEVATIONS
Sheet Number: A215



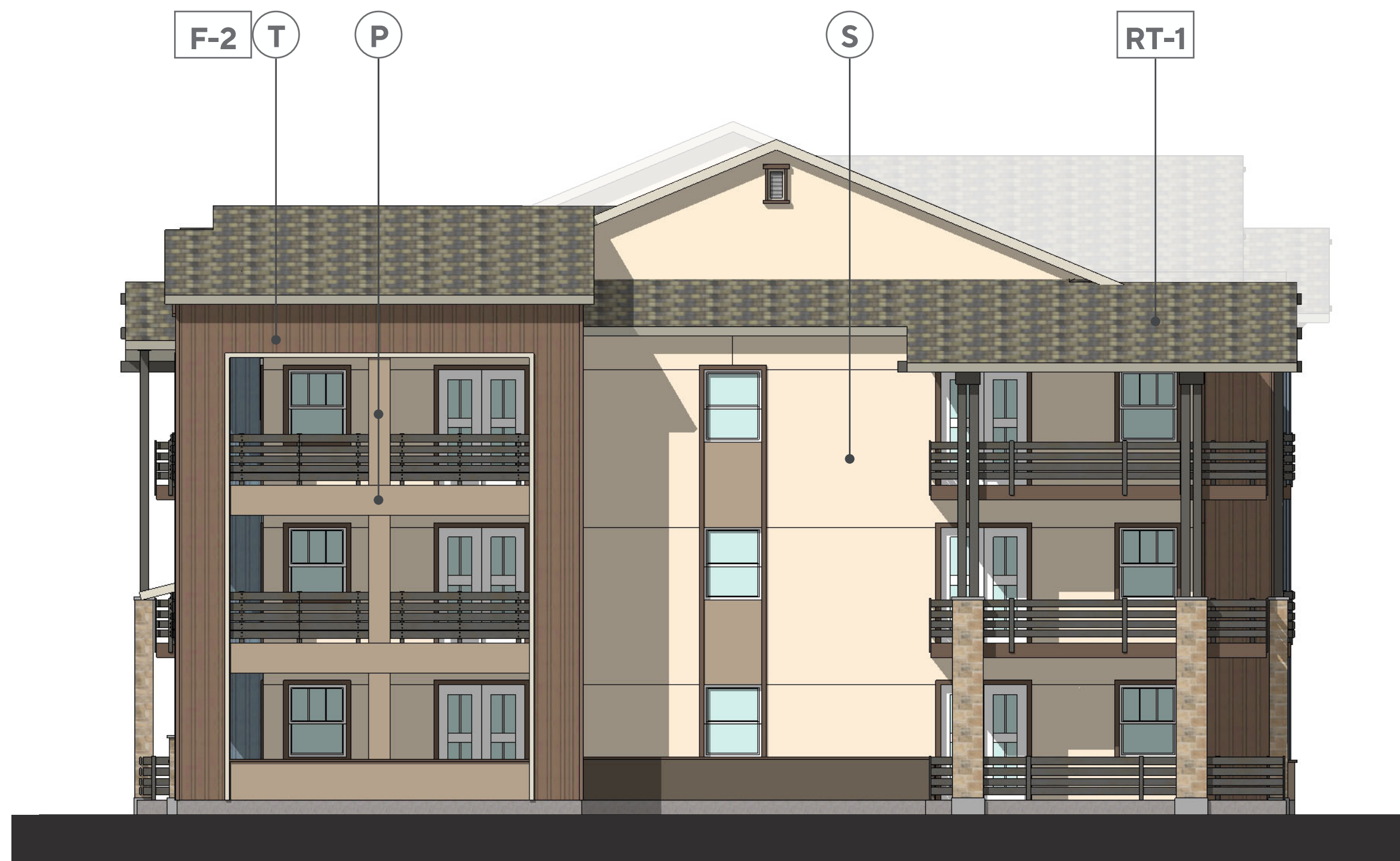
1 - R9 FRONT ELEVATION



2 - R9 SIDE 1 ELEVATION



3 - R9 REAR ELEVATION



4 - R9 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR: 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

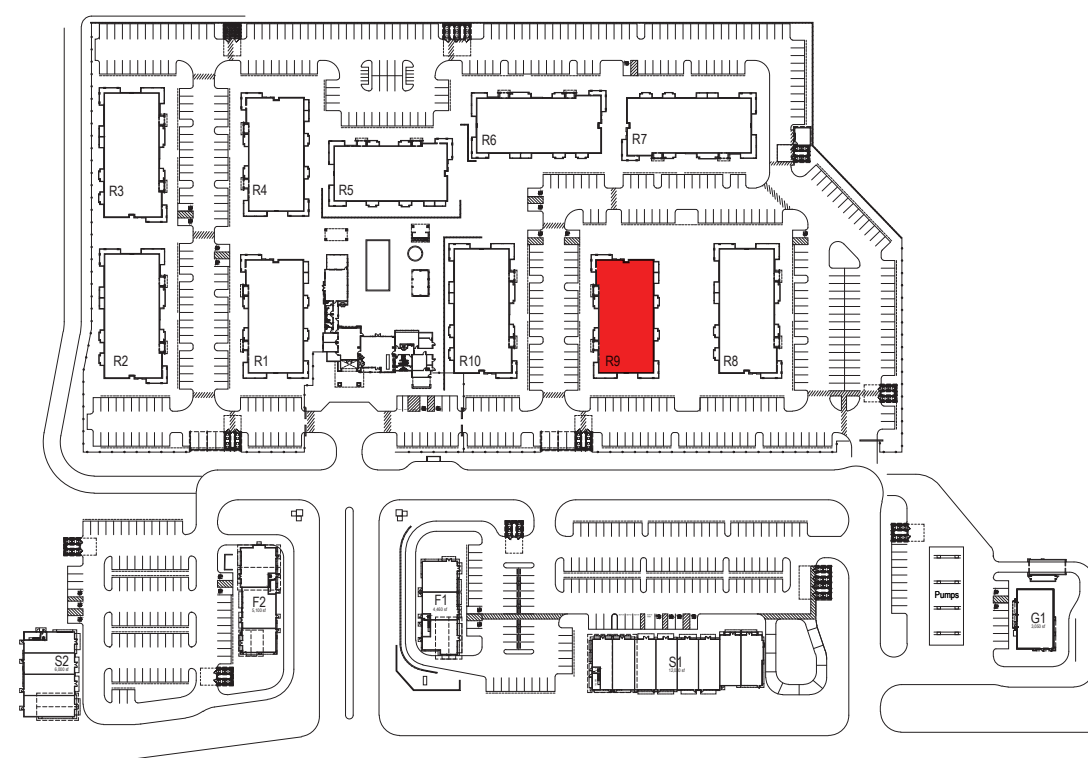
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1 PAINTED STUCCO OVER GYPSUM BOARD
- 2 WOOD SIDING
- 3 METAL AWNING
- 4 LIGHT FIXTURE
- 5 SIGNAGE AREA
- 6 ROOF/BLDG. BEYOND
- 7 METAL LOUVERS
- 8 FAUX BARN DOORS
- 9 RAILING
- 10 ACCENT TRIM

KEY PLAN

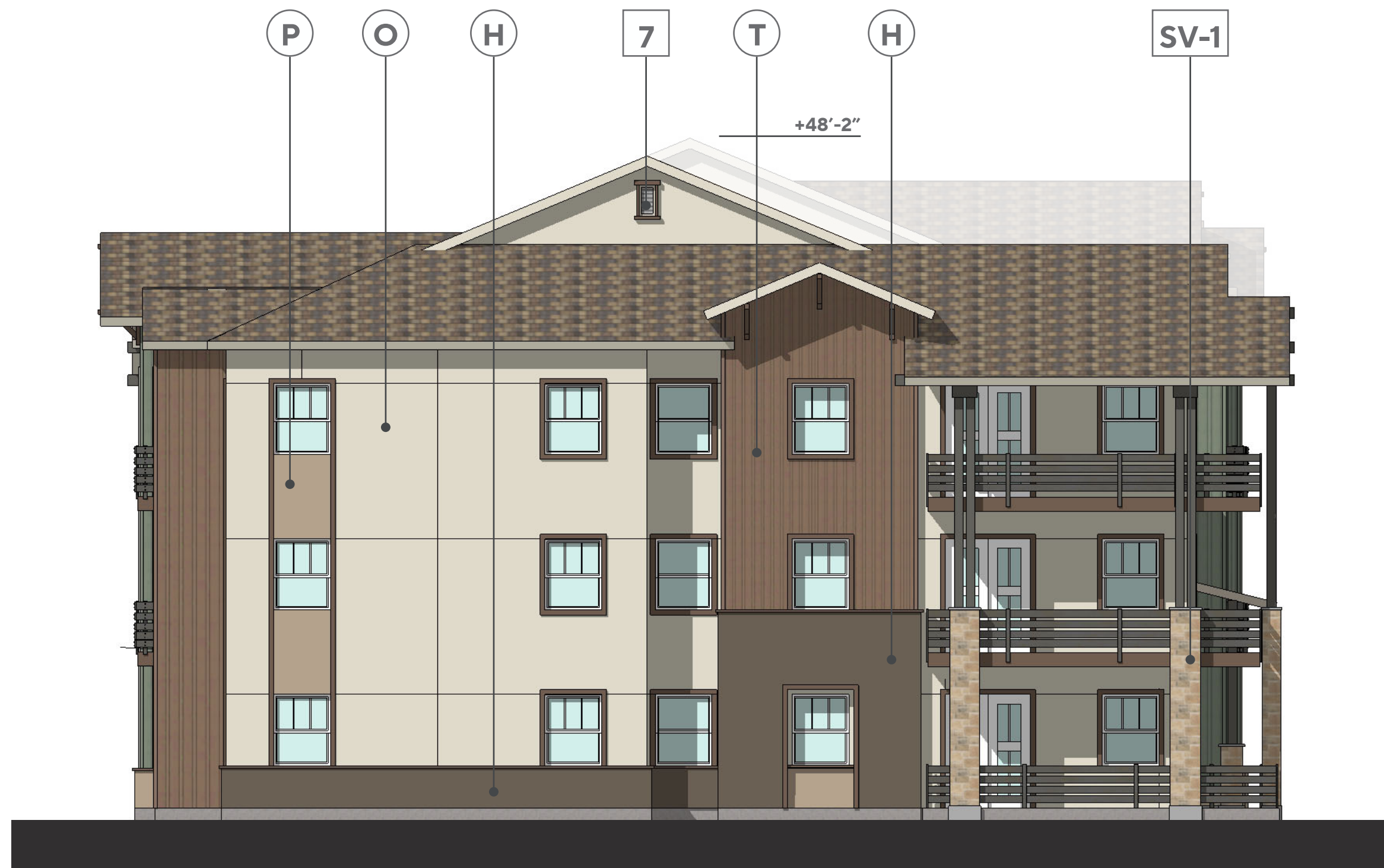


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City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/8"=1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: MULTIFAMILY BUILDING R10 ELEVATIONS
Sheet Number: A216



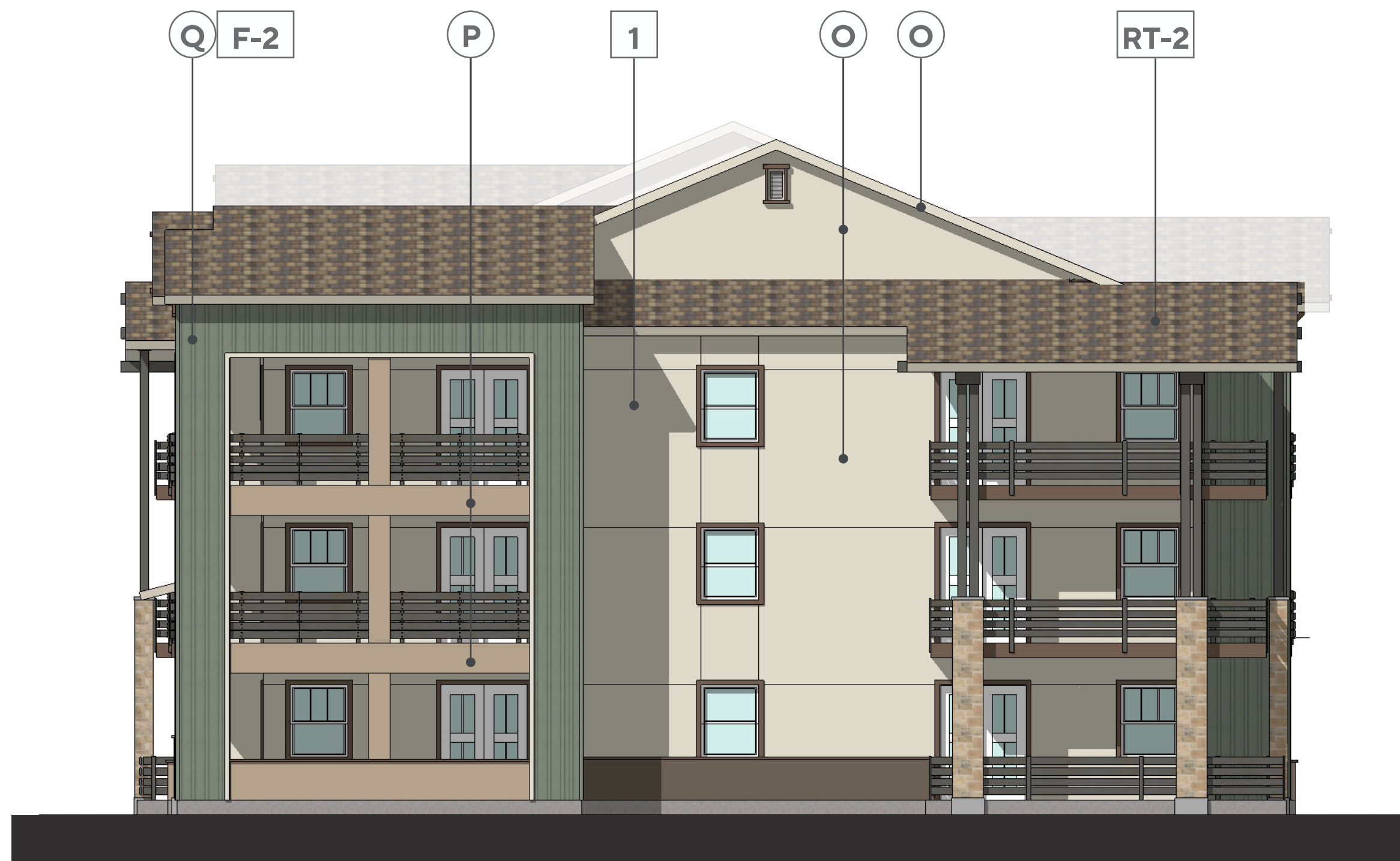
1 - R10 FRONT ELEVATION



2 - R10 SIDE 1 ELEVATION



3 - R10 REAR ELEVATION



4 - R10 SIDE 2 ELEVATION

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT, ARCADIA GLAZING SYSTEM, FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
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- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
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- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

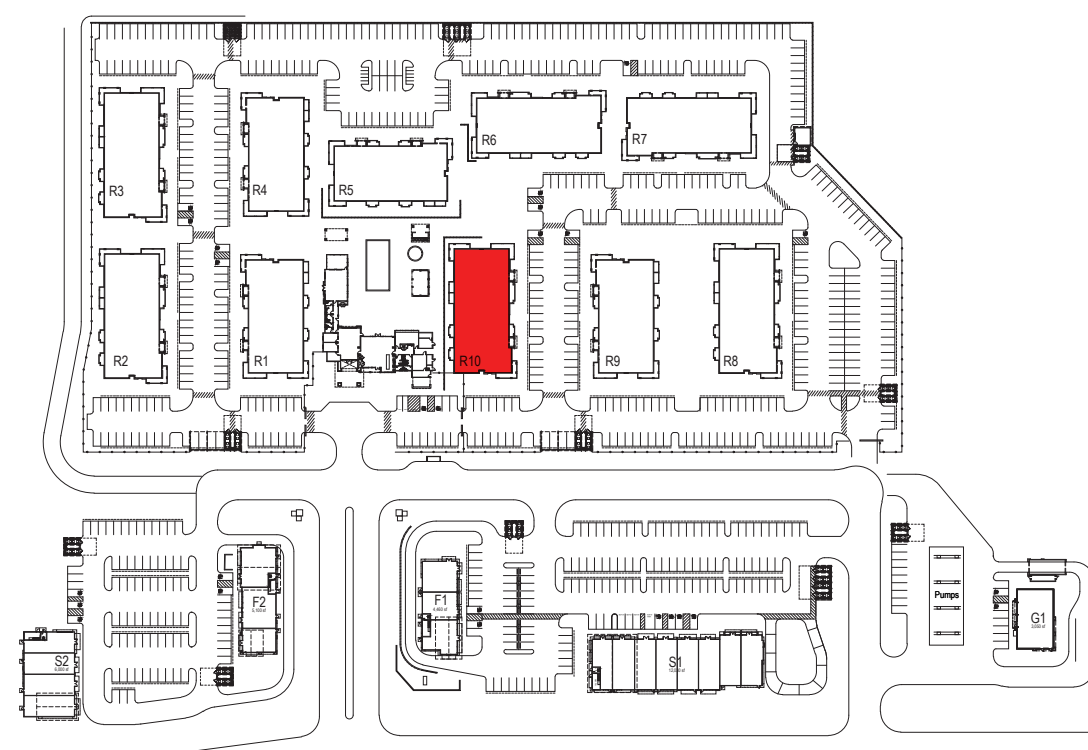
COLORS

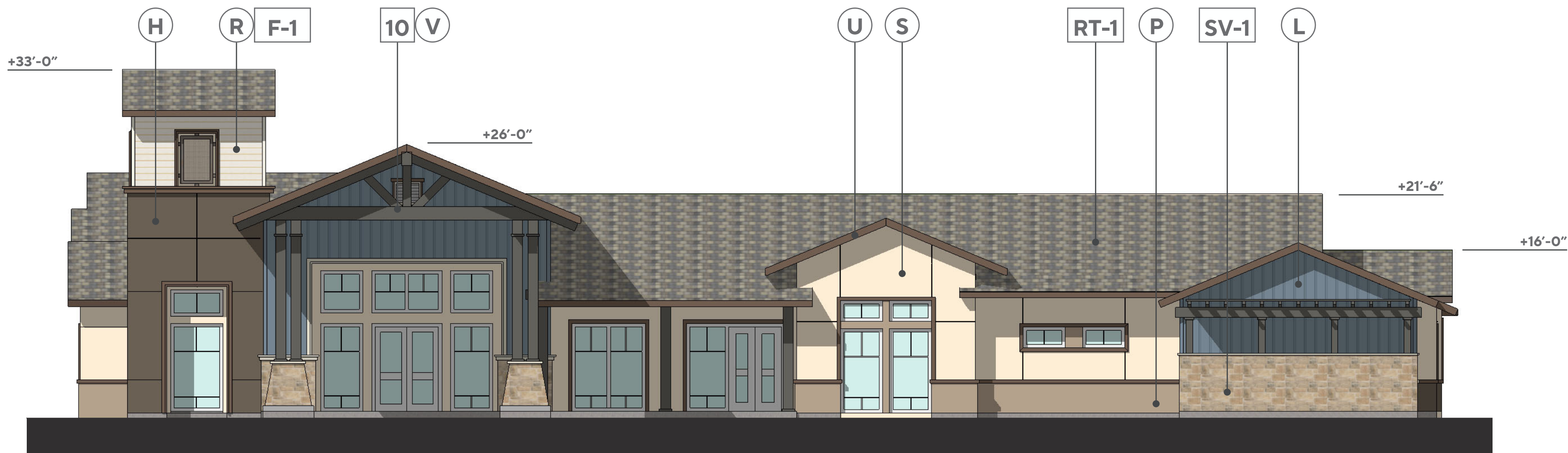
- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
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- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

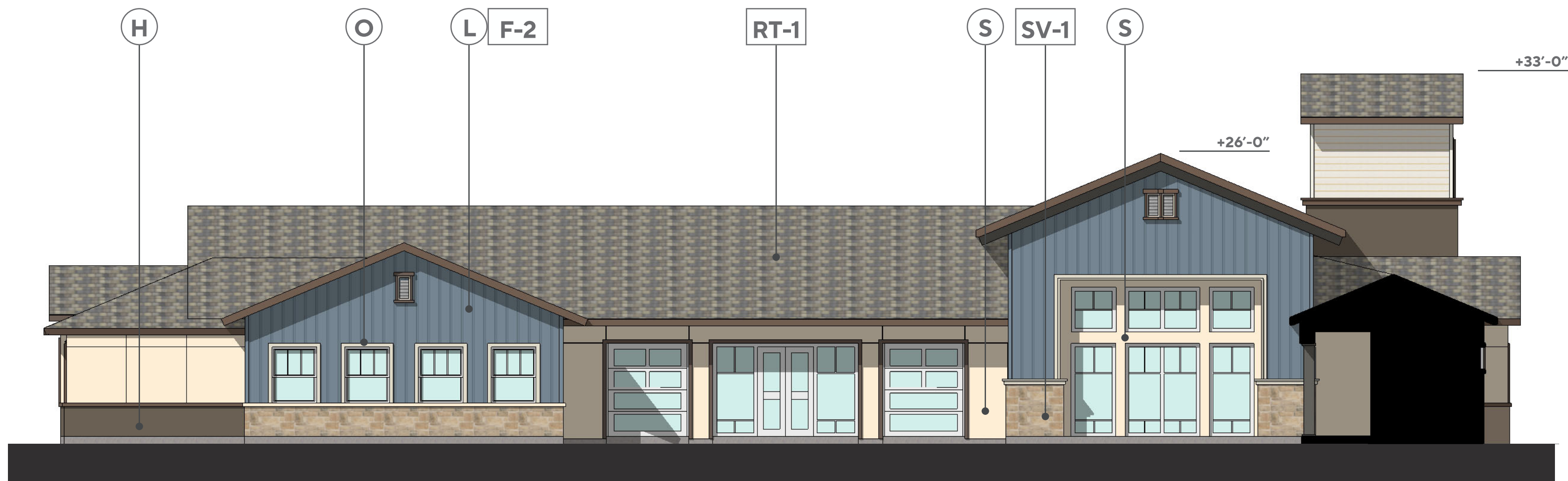
- 1 PAINTED STUCCO OVER GYPSUM BOARD
- 2 WOOD SIDING
- 3 METAL AWNING
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- 5 SIGNAGE AREA
- 6 ROOF/BLDG. BEYOND
- 7 METAL LOUVERS
- 8 FAUX BARN DOORS
- 9 RAILING
- 10 ACCENT TRIM

KEY PLAN

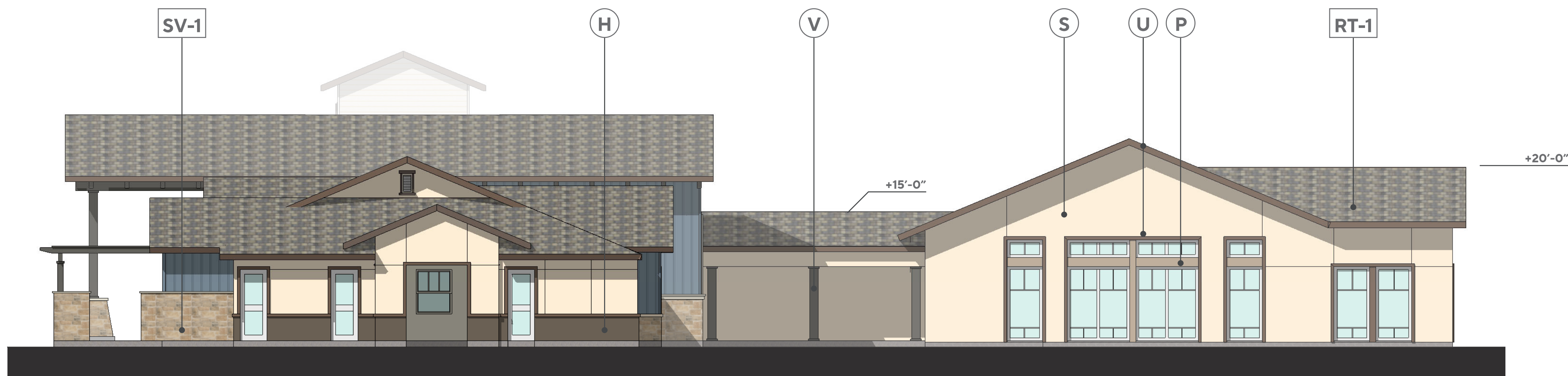




1 - C1 SOUTH ELEVATION



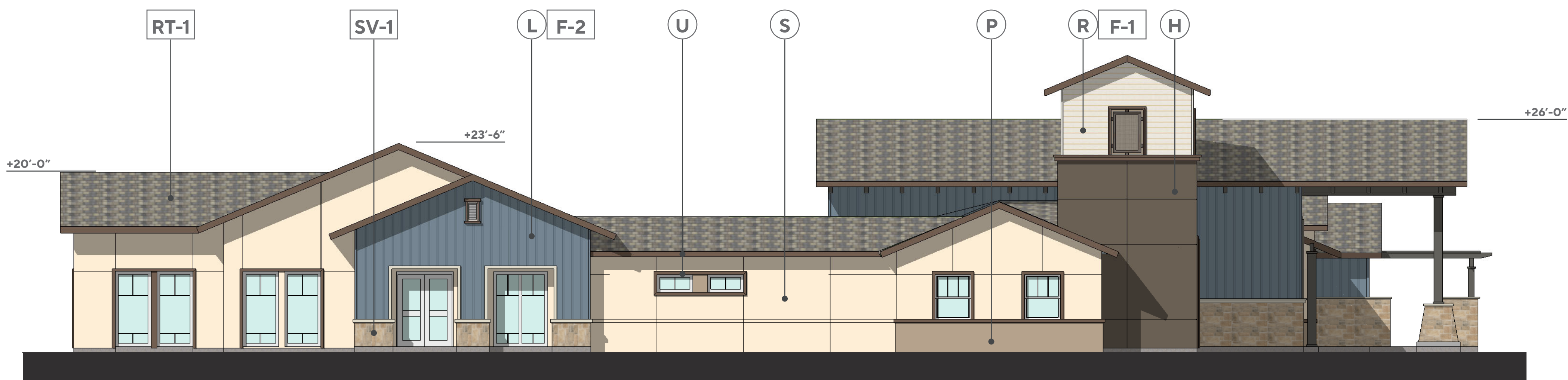
2 - C1 NORTH ELEVATION



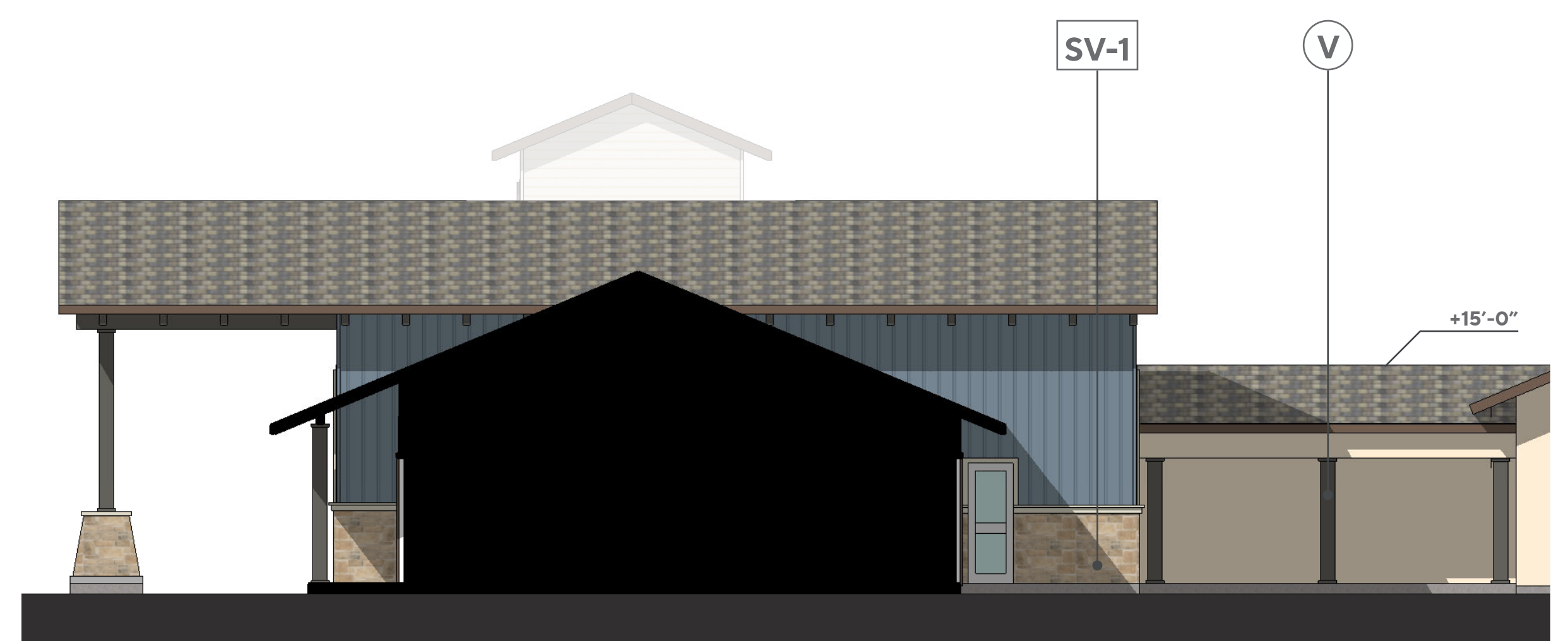
3 - C1 EAST ELEVATION



4 - C1 NORTH ELEVATION (PARTIAL BEYOND)



5 - C1 WEST ELEVATION



6 - C1 EAST ELEVATION (PARTIAL BEYOND)

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR: 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
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- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

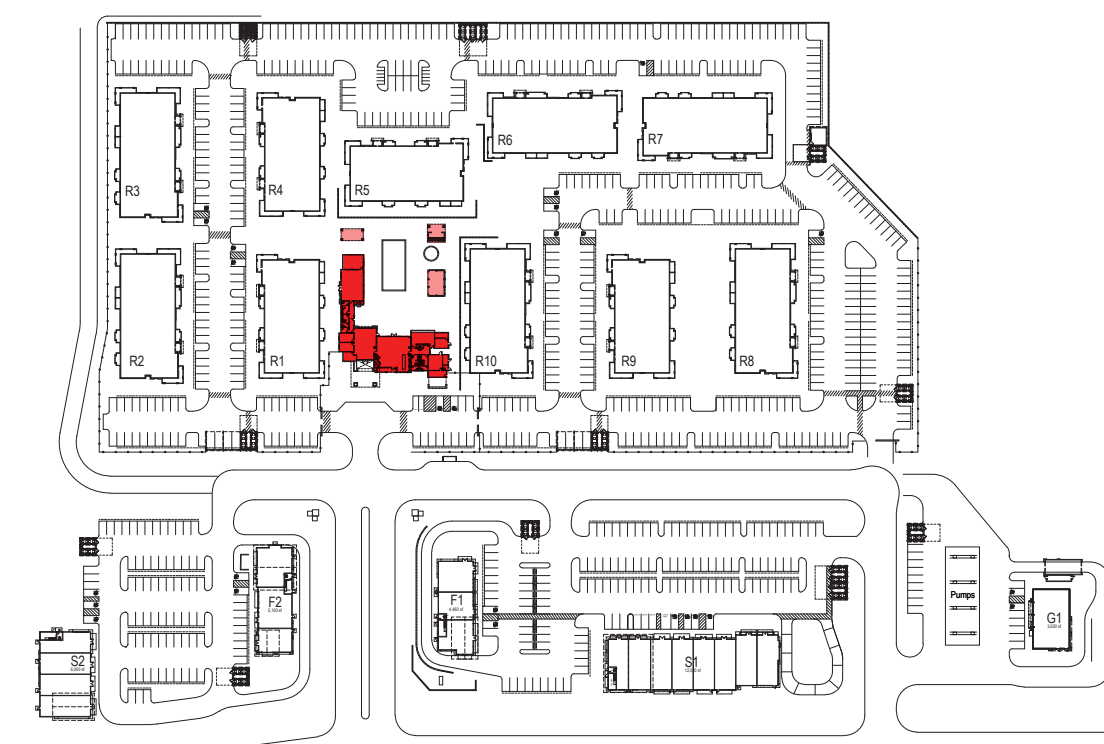
COLORS

- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - BLACKJACK
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

- 1 PAINTED STUCCO OVER GYPSUM BOARD
- 2 WOOD SIDING
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- 4 LIGHT FIXTURE
- 5 SIGNAGE AREA
- 6 ROOF/BLDG. BEYOND
- 7 METAL LOUVERS
- 8 FAUX BARN DOORS
- 9 RAILING
- 10 ACCENT TRIM

KEY PLAN



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroob
Engineering Group, Inc.
46 Leeway Court Tel: 415.953.9800
Novato, CA 94949 Fax: 415.953.9855
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

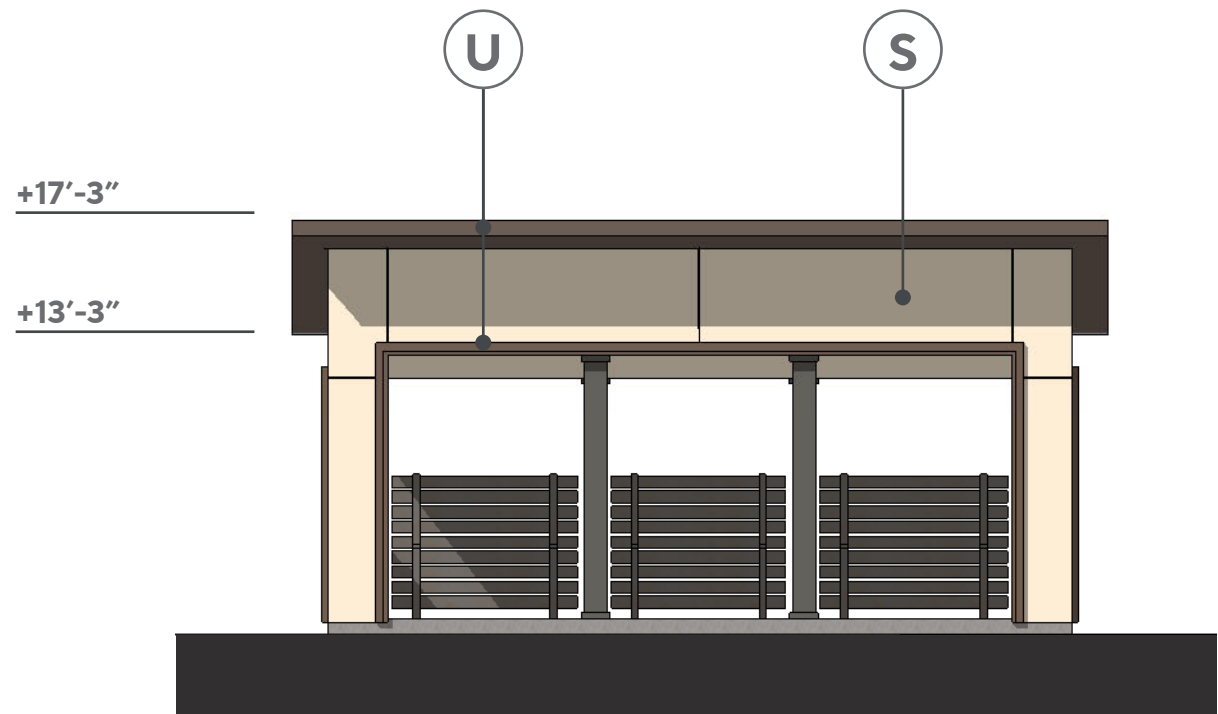
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
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1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
2	01/20/23	ENTITLEMENT PACKAGE 5th SUB
3	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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6	12/22/20	ENTITLEMENT PACKAGE

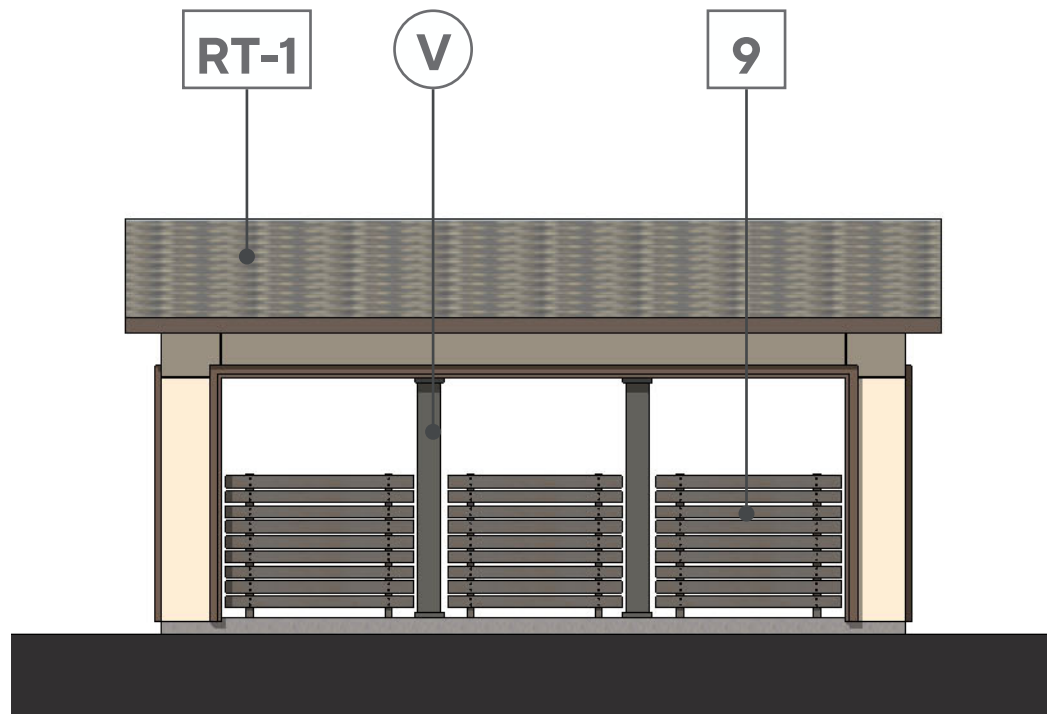
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County Of
SOLANO
State Of
CALIFORNIA
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Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**CLUBHOUSE
BUILDING C1
ELEVATIONS**
Sheet Number:
A217

Rev	Date	Description
•	08/30/23	ENTITLEMENT PACKAGE 7th SUB
•	09/01/23	ENTITLEMENT PACKAGE 6th SUB
•	01/20/23	ENTITLEMENT PACKAGE 5th SUB
•	10/27/22	ENTITLEMENT PACKAGE 4th SUB
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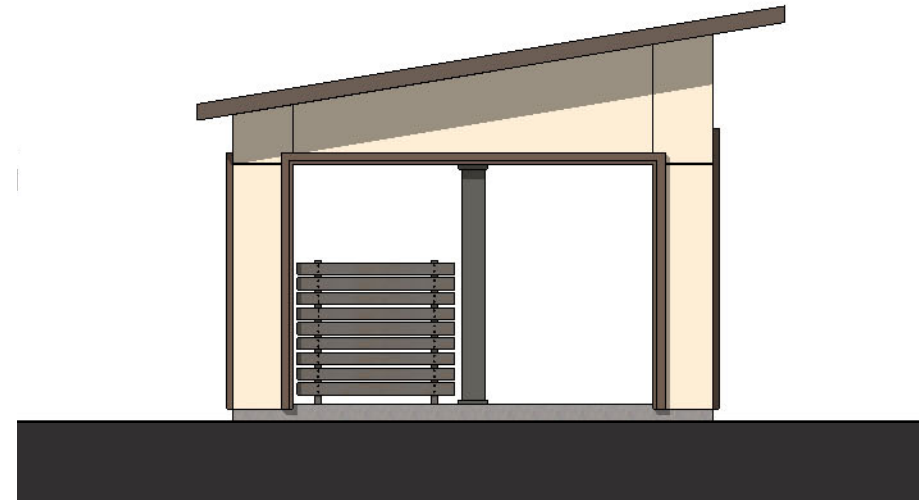
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State Of CALIFORNIA
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Project Number: 1930029
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Sheet Number: A218



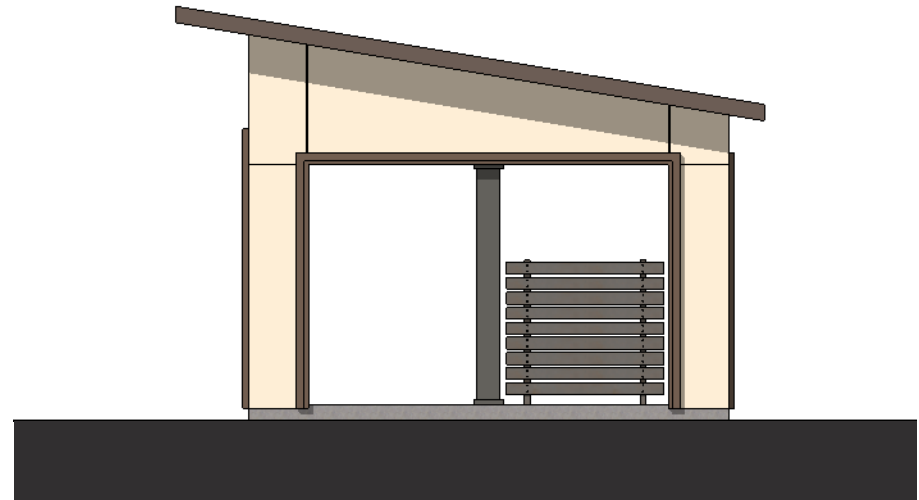
1A - CABANA ELEVATIONS



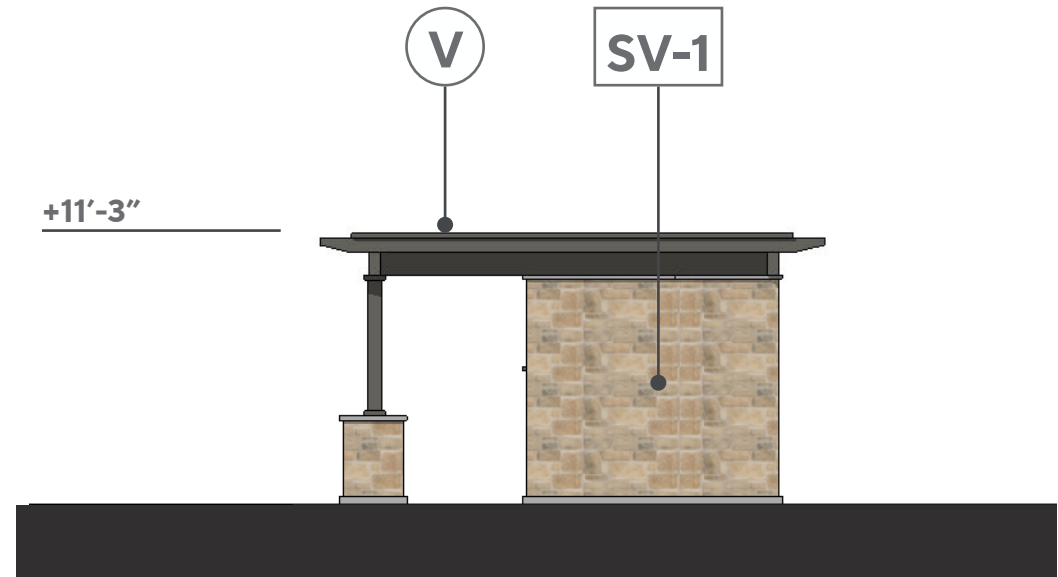
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1C



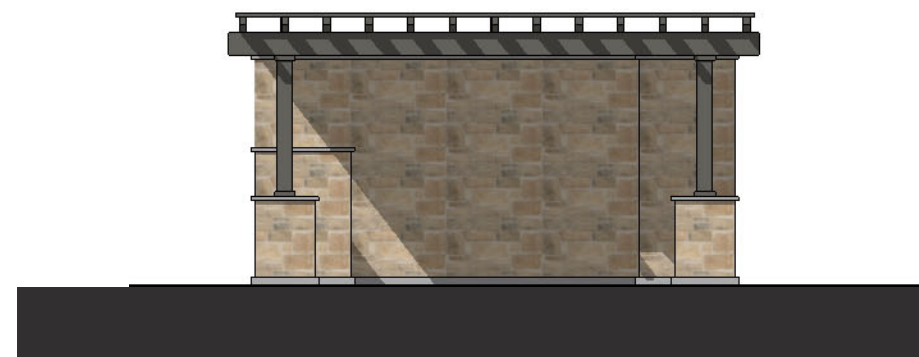
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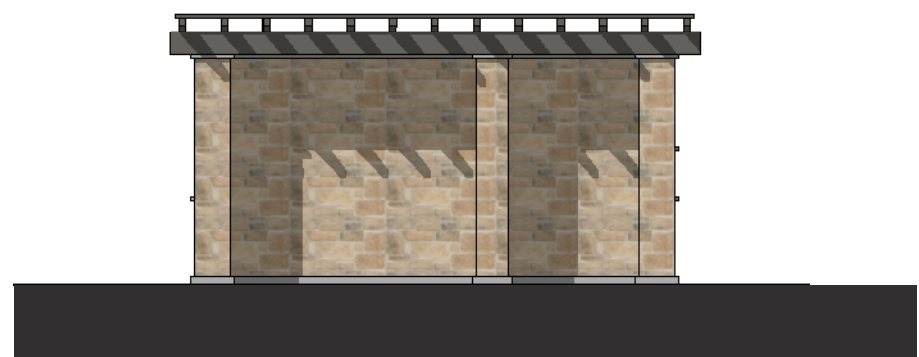
2A - AUXILIARY BLDG ELEVS



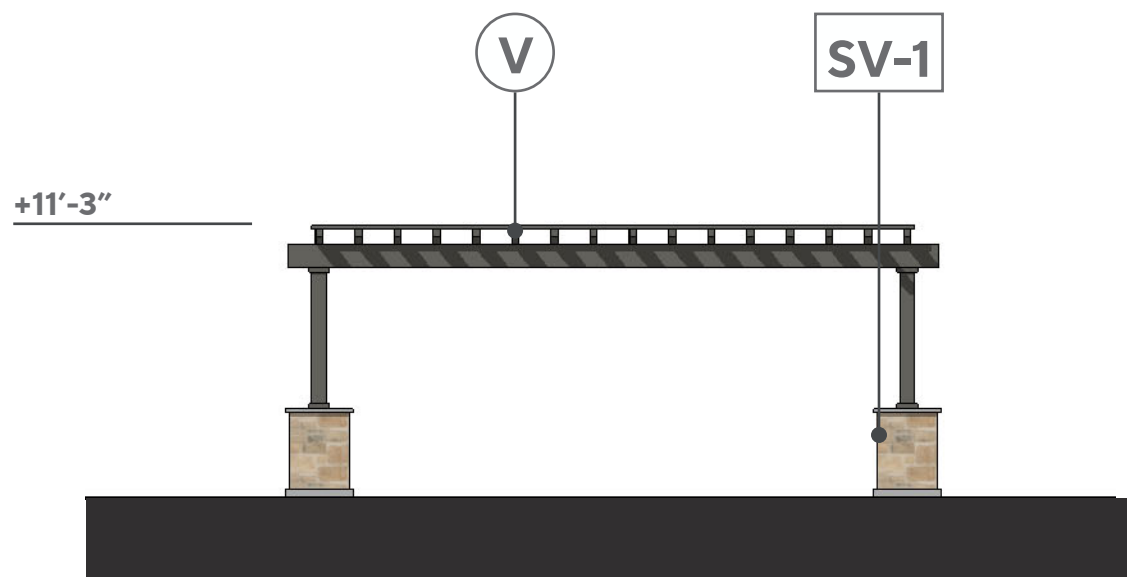
2B



2C



2D



3A - PERGOLA ELEVATIONS



3B

MATERIALS

- SF-1** ANODIZED ALUM. STOREFRONT. ARCADIA GLAZING SYSTEM. FRAMES TO BE INSET 2" FROM FACE OF BUILDING. COLOR 'BLACK AB-8', OR SIMILAR.
- SV-1** CORONADO STONE: TEXAS RUBBLE, COLOR: 'TEXAS CREAM'
- SV-2** CORONADO STONE: CANYON COBBLE, COLOR: 'INDIAN SPRINGS'
- F-1** JAMES HARDIE: LAP SIDING, 'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'
- F-2** JAMES HARDIE: VERTICAL SIDING, 'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 12" O.C.
- WD-1** WOOD DETAILS: LIGHT NATIONAL WALNUT
- PC-1** CDI: PRECAST CONCRETE WAINSCOT, COLOR: 'GRAY', TEXTURE: TRADITIONAL GROUT TO MATCH

- RT-1** BORAL-SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'STONE MOUNTAIN BLEND' - (ICC ESR-1647)
- RT-2** BORAL: SAXONY 700 CONCRETE SHAKE ROOF TILE, COLOR: 'CHARCOAL BROWN'
- SM-1** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'LEAD COTE'
- SM-2** BERRIDGE: 'CEE LOCK' PANEL, STANDING SEAM METAL ROOF 12" PANEL WIDTH, COLOR: 'CHARCOAL GRAY'
- MT-1** B & C AWNINGS: POLARIS SERIES, HANGING CANOPY, COLOR: 'BLACKJACK' OR 'LOOKING GLASS'
- MT-2** B & C AWNINGS: CORRUGATED METAL AWNING, 'CITYSCAPE' BY BERRIDGE
- MT-3** B & C AWNINGS: ATLANTIC SERIES, METAL AWNING, 'ZINC GREY' BY BERRIDGE

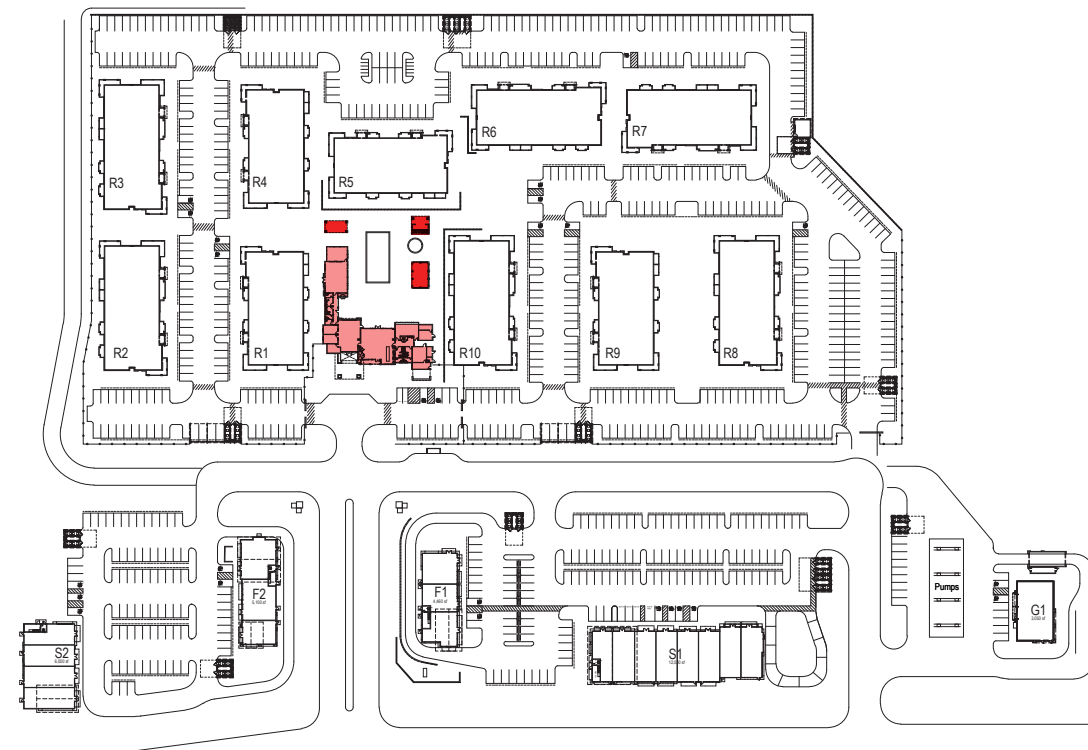
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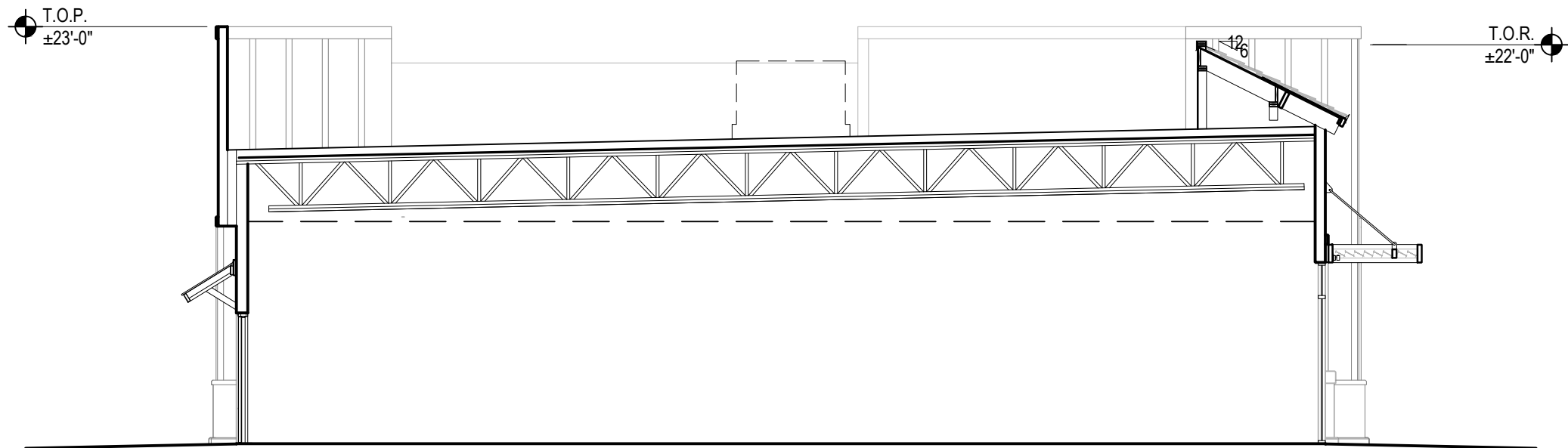
- A** DUNN EDWARDS: DEW380 - WARM WHITE
- B** DUNN EDWARDS: DEW384 - SNOWFLAKE
- C** DUNN EDWARDS: DE6213 - FINE GRAIN
- D** DUNN EDWARDS: DE6214 - PIGEON GRAIN
- E** DUNN EDWARDS: DE6157 - BISQUE TAN
- F** DUNN EDWARDS: DE6158 - BUCKSKIN
- G** DUNN EDWARDS: DE6217 - ANCIENT EARTH
- H** DUNN EDWARDS: DET634 - DOWNING TO EARTH
- I** DUNN EDWARDS: DET680 - ESPRESSO MACCHIATO
- J** DUNN EDWARDS: DE6376 - LOOKING GLASS
- K** DUNN EDWARDS: DE6371 - SHINY NICKEL
- L** DUNN EDWARDS: DE5823 - MICA CREEK
- M** DUNN EDWARDS: DE6371 - BLACKJACK
- N** DUNN EDWARDS: DE5117 - REDWOOD CITY
- O** DUNN EDWARDS: DET642 - BAY SALT
- P** DUNN EDWARDS: DE6215 - WOODEN PEG
- Q** DUNN EDWARDS: DET515 - HARBOR MIST GRAY
- R** DUNN EDWARDS: DE6219 - CRYSTAL HAZE
- S** DUNN EDWARDS: DEC768 - WINTER LITE
- T** DUNN EDWARDS: DE6069 - BANNISTER BROWN
- U** DUNN EDWARDS: DE6070 - CHOCOLATE CHUNK
- V** DUNN EDWARDS: DET628 - CHARCOAL SKETCH

NOTES

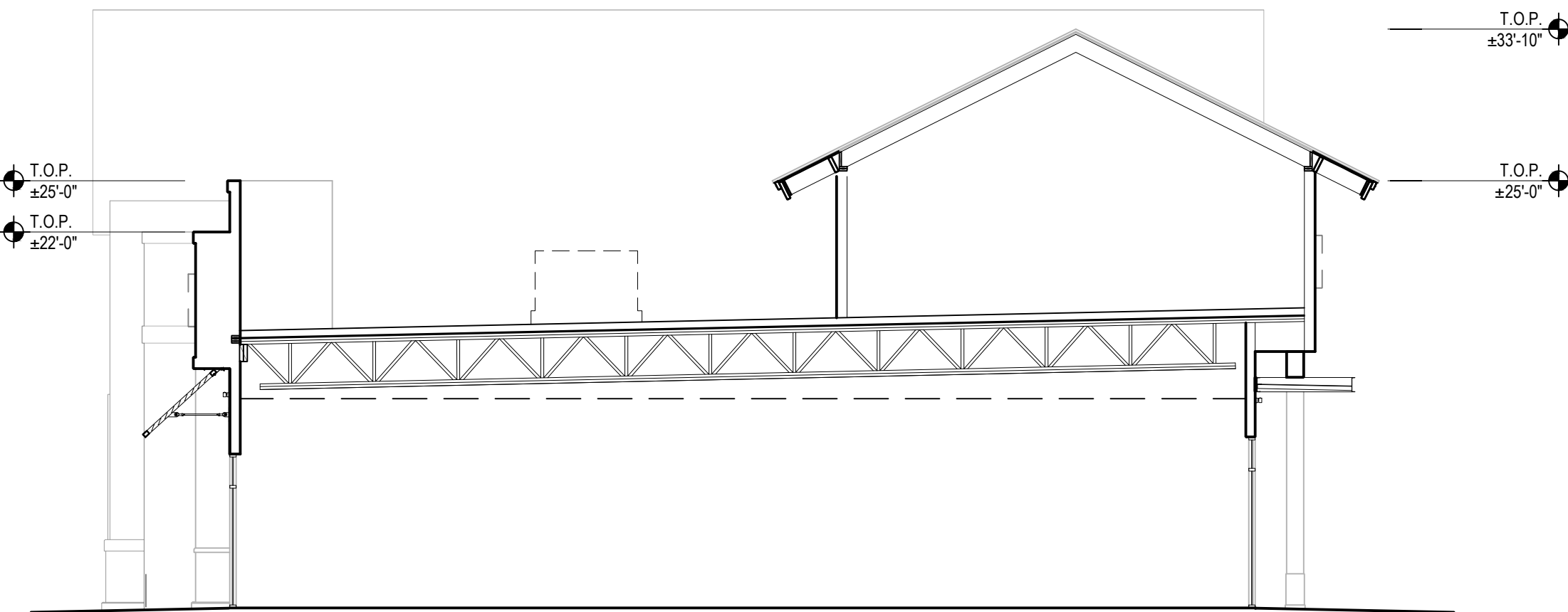
- 1** PAINTED STUCCO OVER GYPSUM BOARD
- 2** WOOD SIDING
- 3** METAL AWNING
- 4** LIGHT FIXTURE
- 5** SIGNAGE AREA
- 6** ROOF/BLDG. BEYOND
- 7** METAL LOUVERS
- 8** FAUX BARN DOORS
- 9** RAILING
- 10** ACCENT TRIM

KEY PLAN

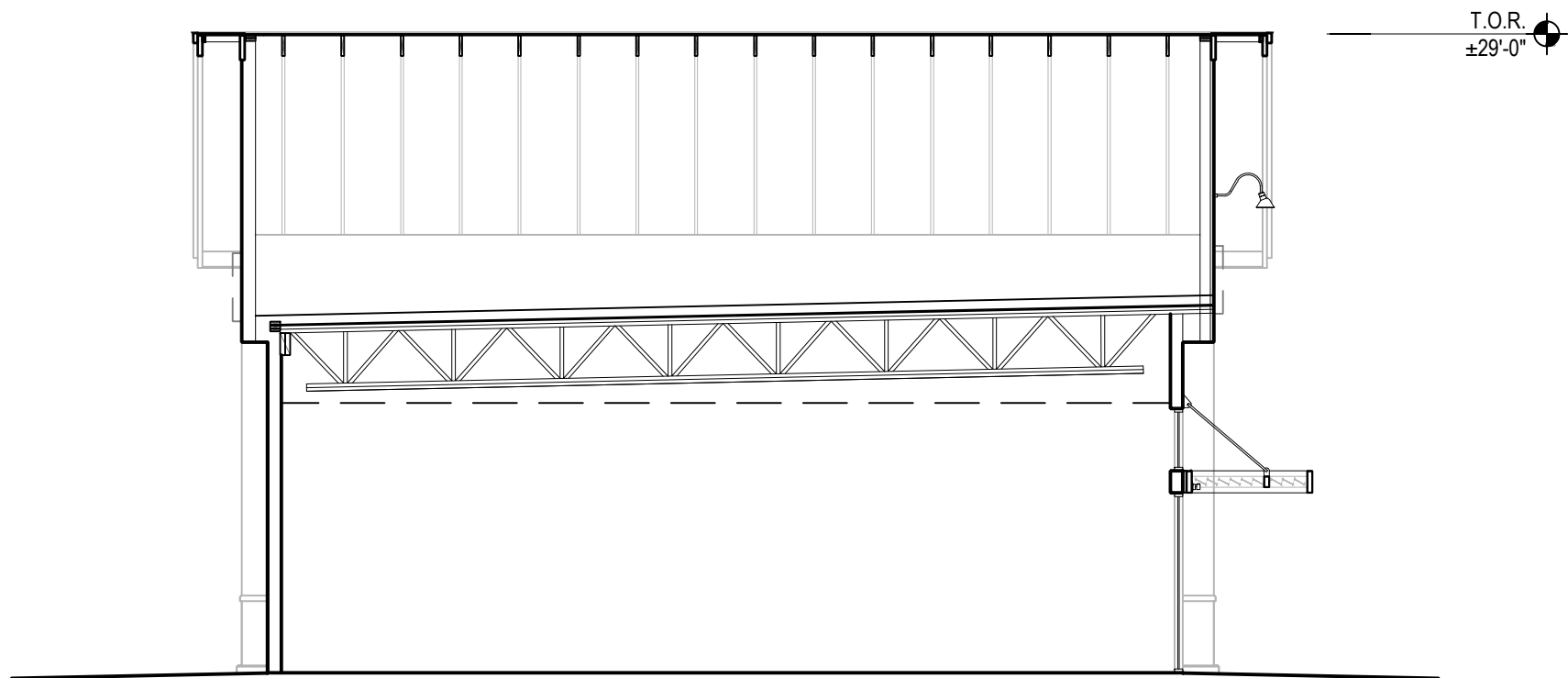




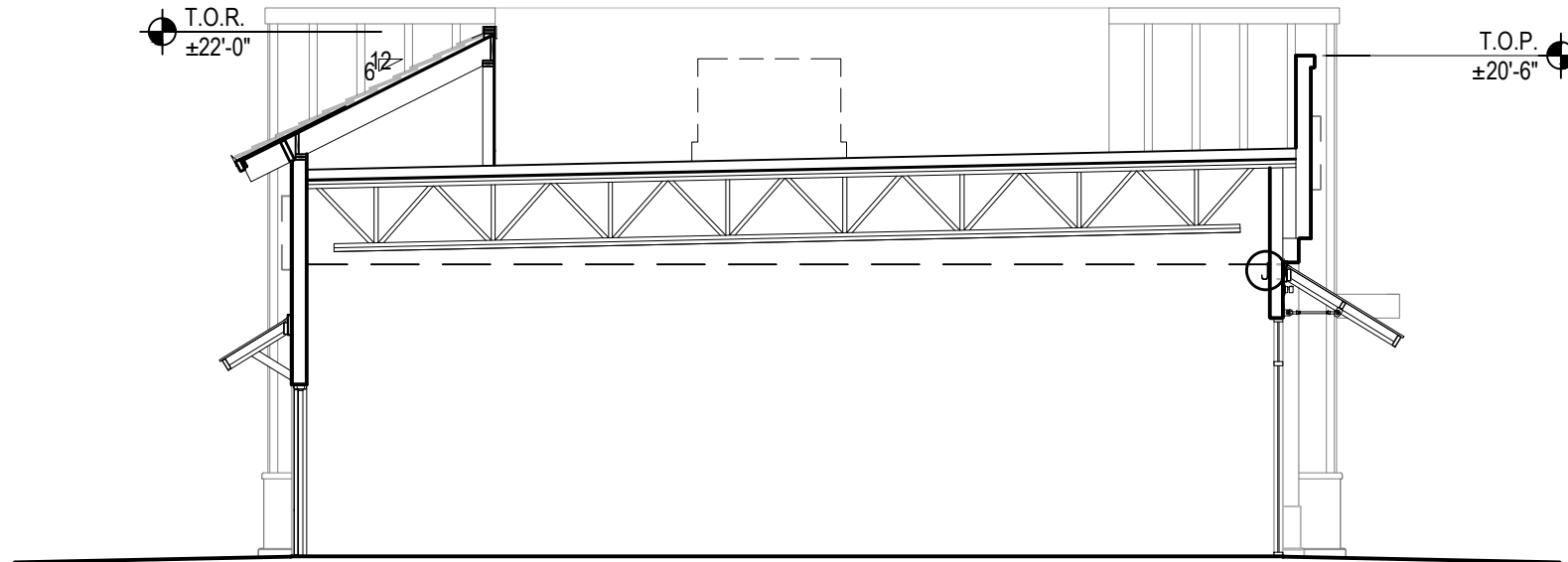
8 - BUILDING S2 SECTION 1



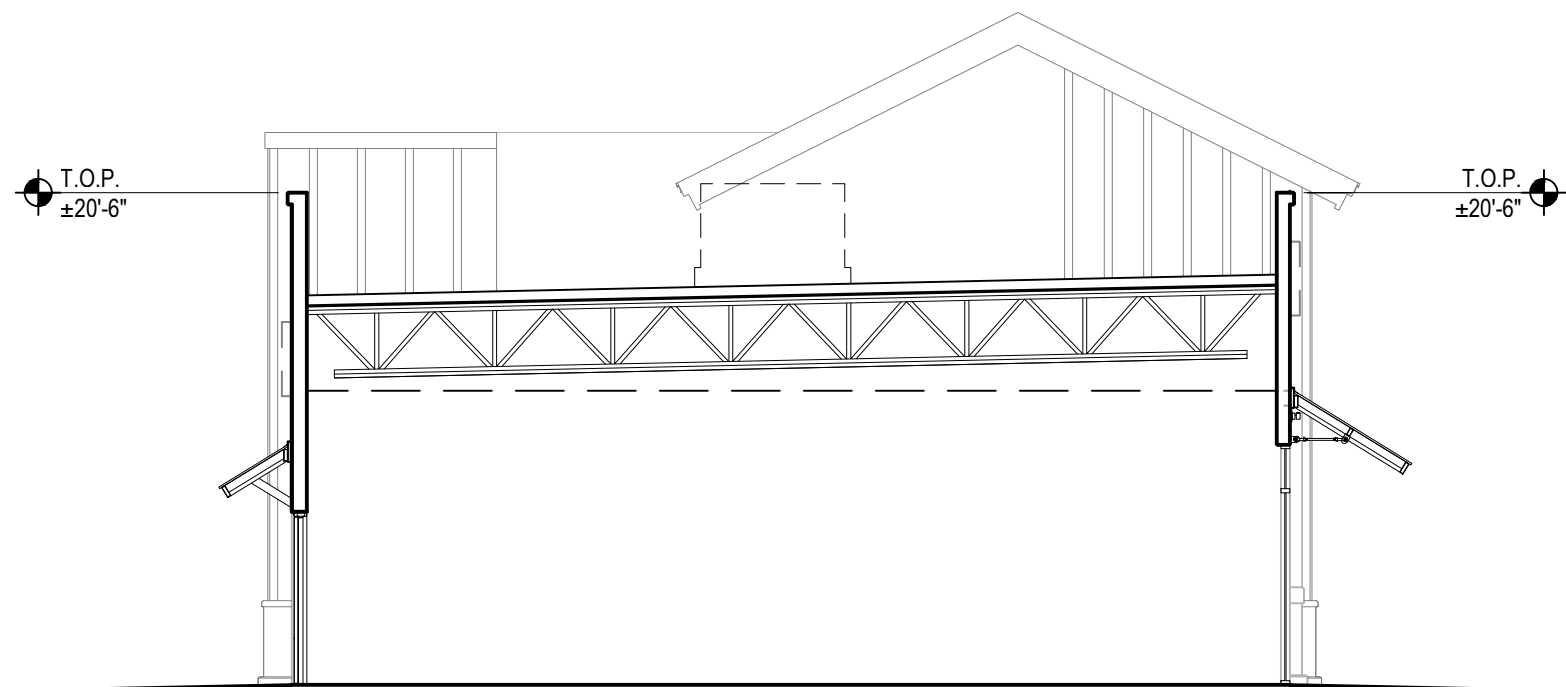
4 - BUILDING S1 SECTION 1



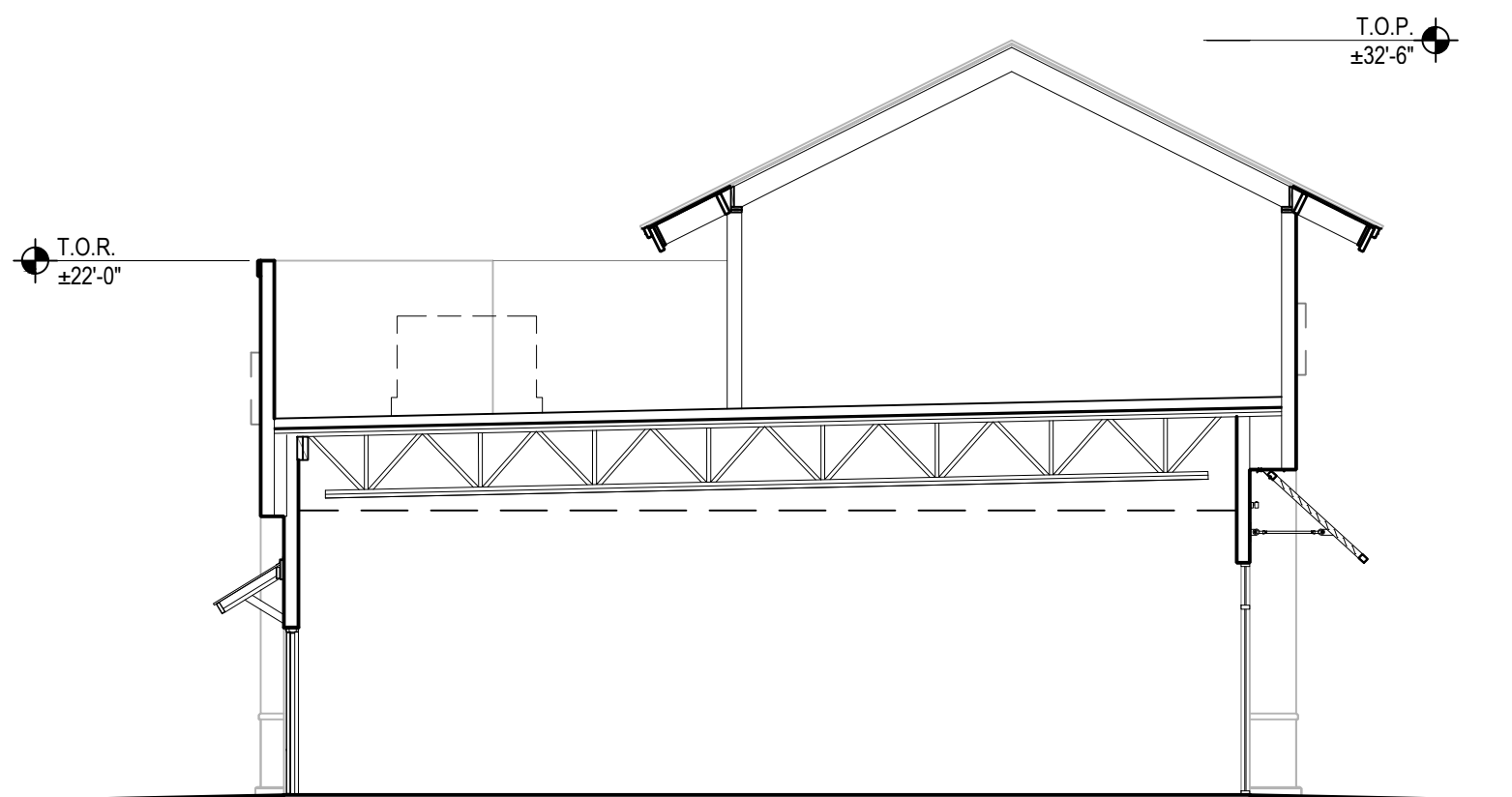
7 - BUILDING F2 SECTION 2



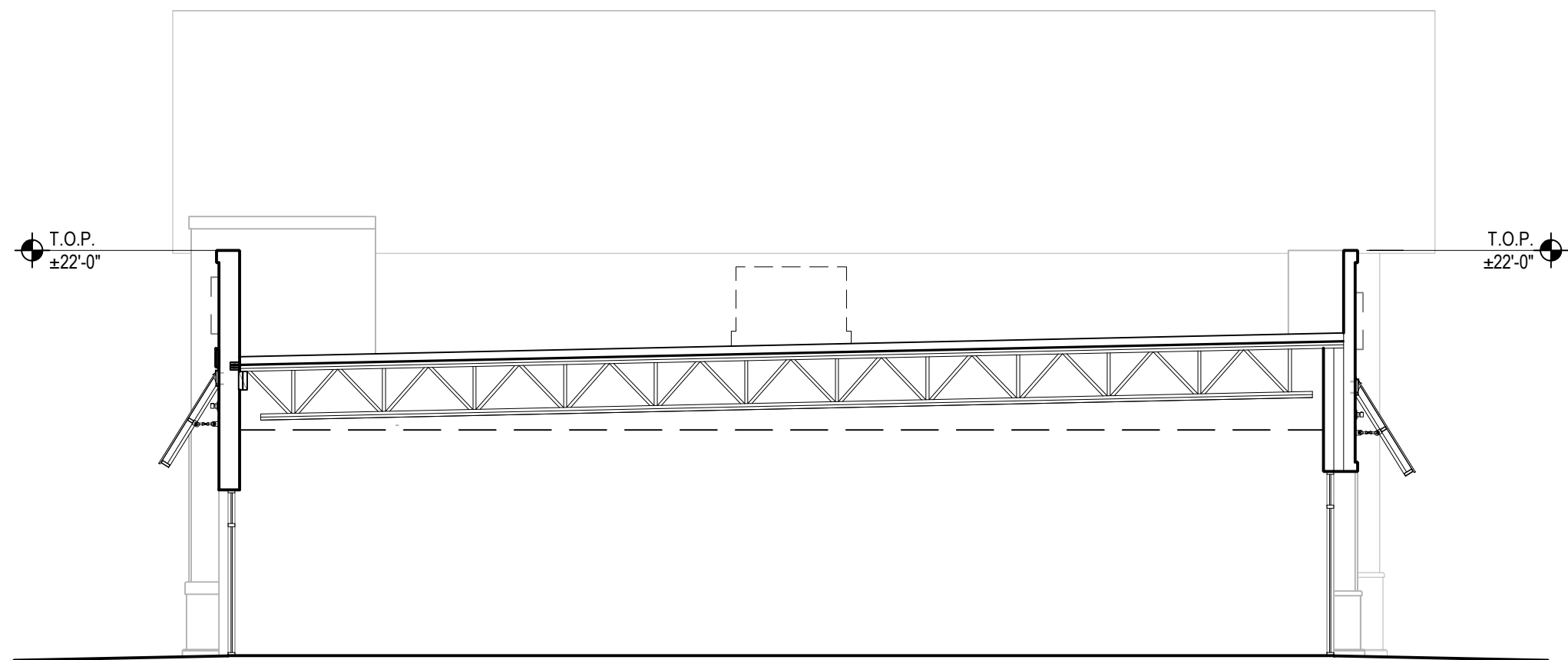
3 - BUILDING F1 SECTION 2



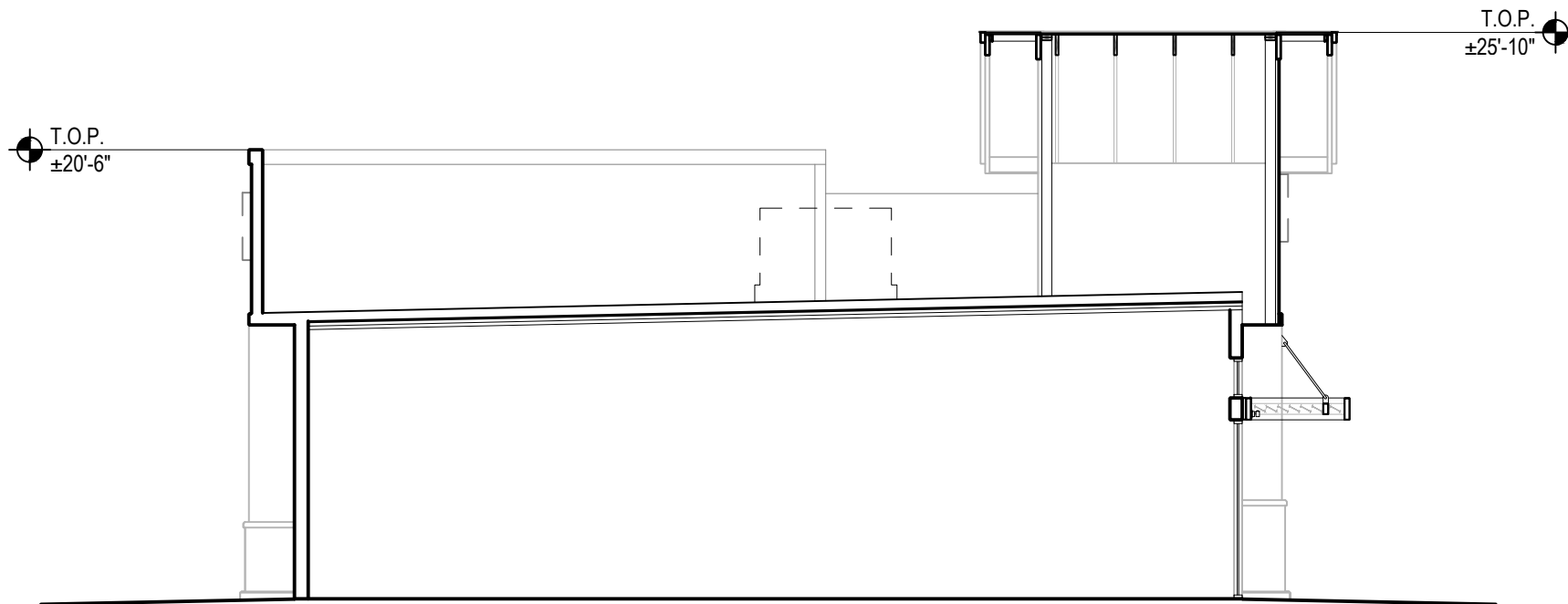
6 - BUILDING F2 SECTION 1



2 - BUILDING F1 SECTION 1



5 - BUILDING S1 SECTION 2



1 - BUILDING G1 SECTION



GTL
Properties

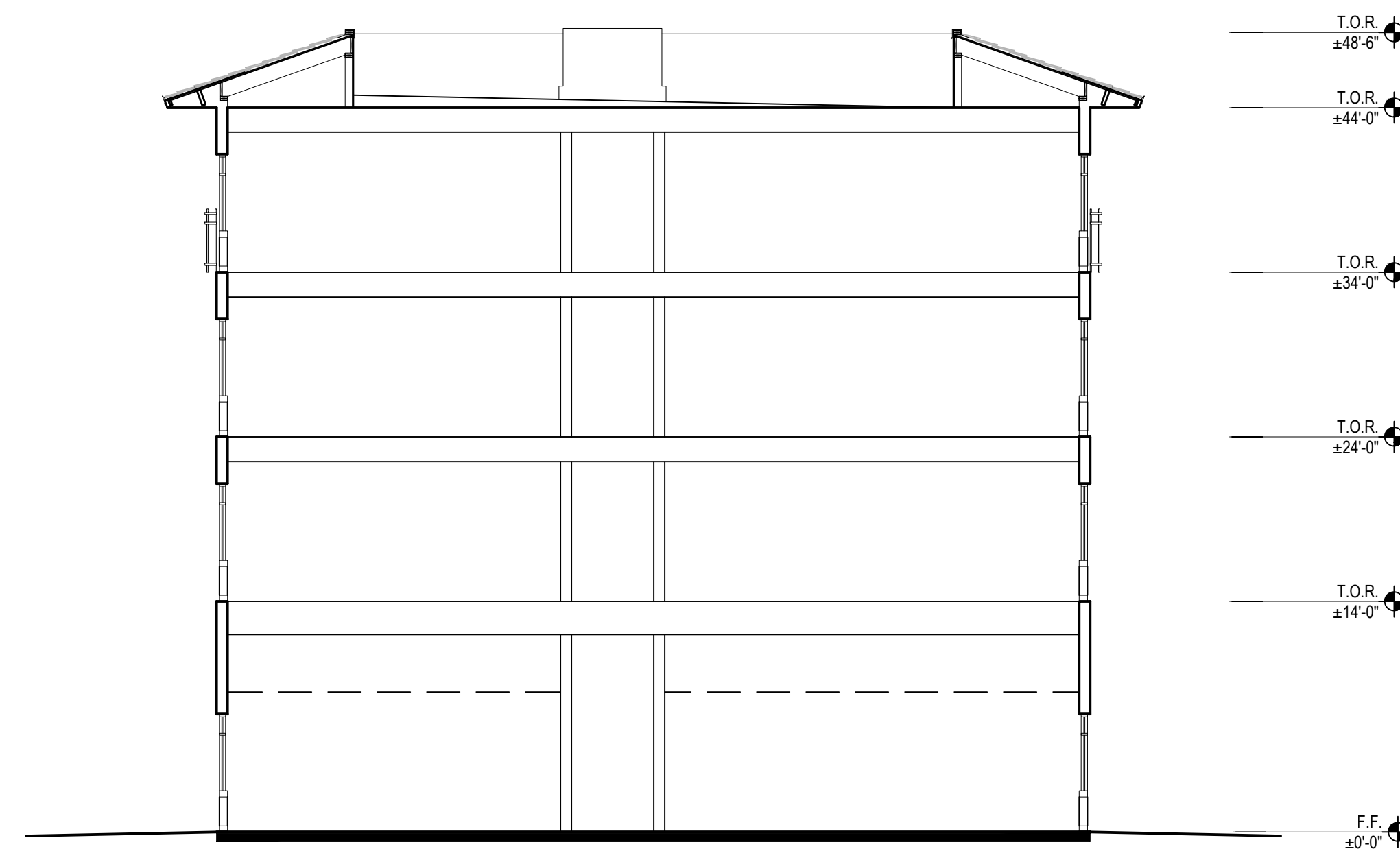
Consultant:
CSW ST 2
CSW/Stuber-Stroth
Engineering Group, Inc.
41 Leavenworth St. #100
Berkeley, CA 94704
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

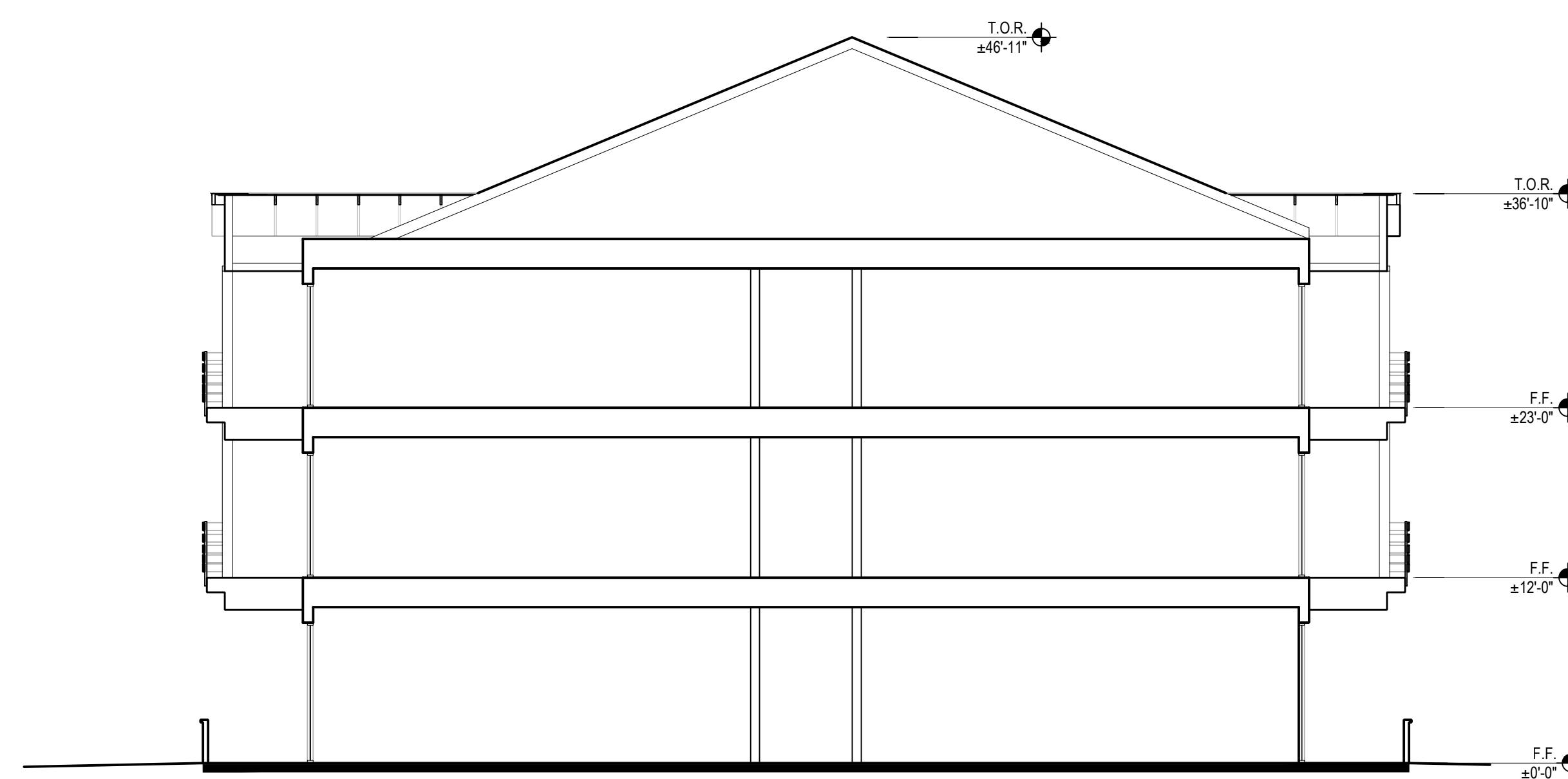
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 8th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

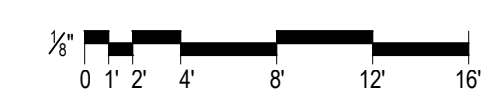
City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/8" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
BUILDING
SECTIONS
Sheet Number:
A301



2 - BUILDING H1 SECTION



1 - MULTIFAMILY BUILDING TYPE A SECTION



DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
SOLANO

State Of
CALIFORNIA

Scale:	1/8" = 1'-0"
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Date:	08/30/2023
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Project Number:	1930029
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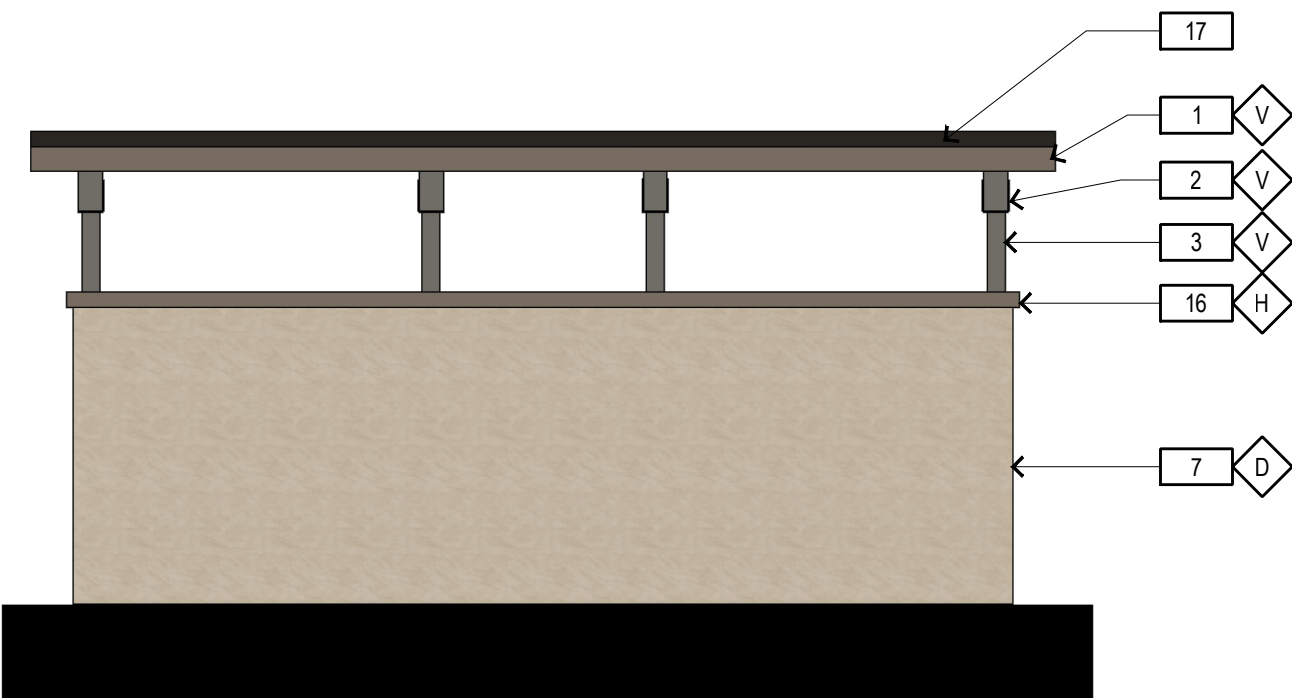
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BUILDING SECTIONS

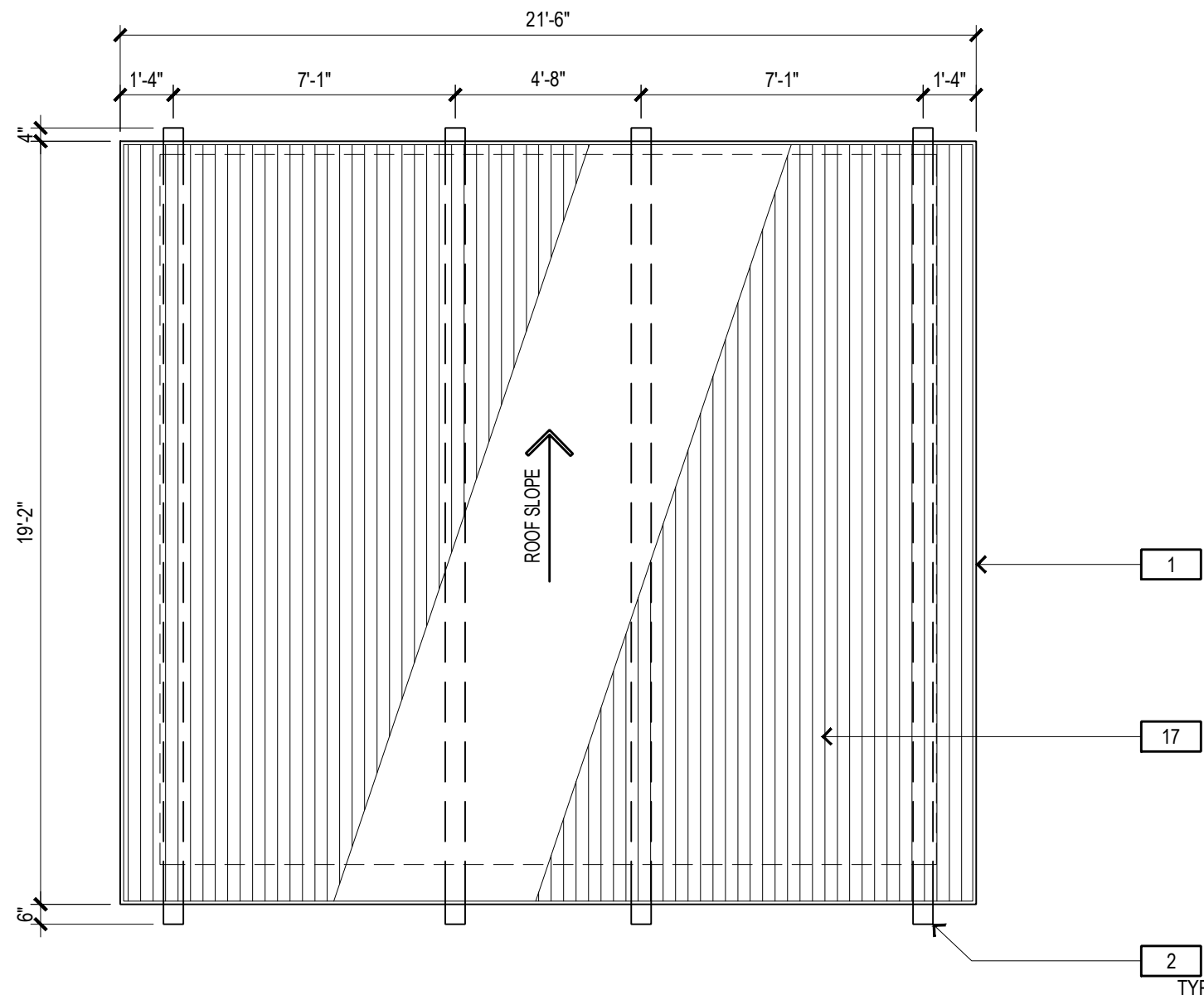
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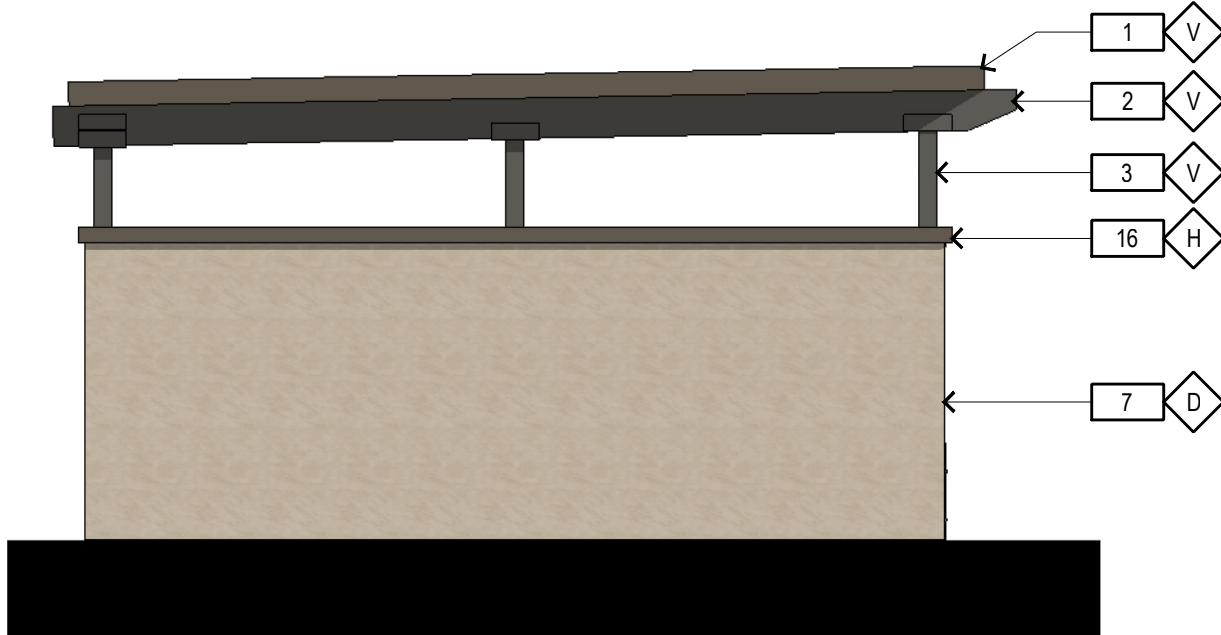
7 - FRONT ELEVATION



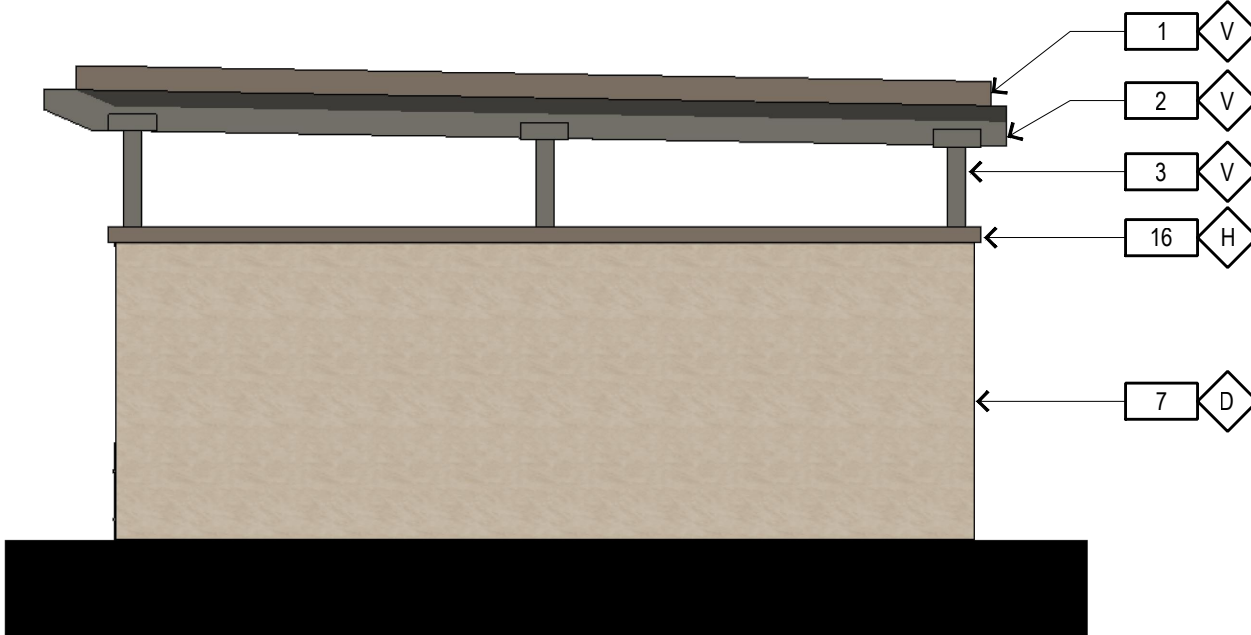
5 - REAR ELEVATION



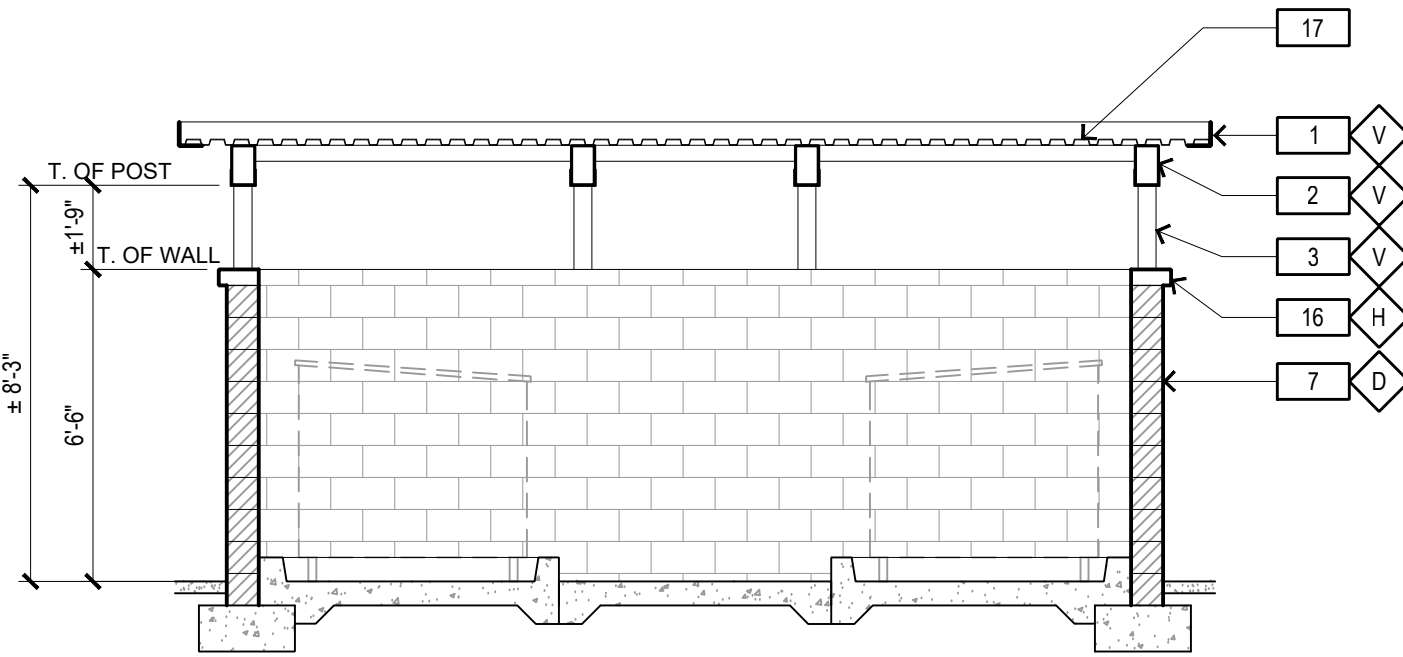
2 - ROOF PLAN



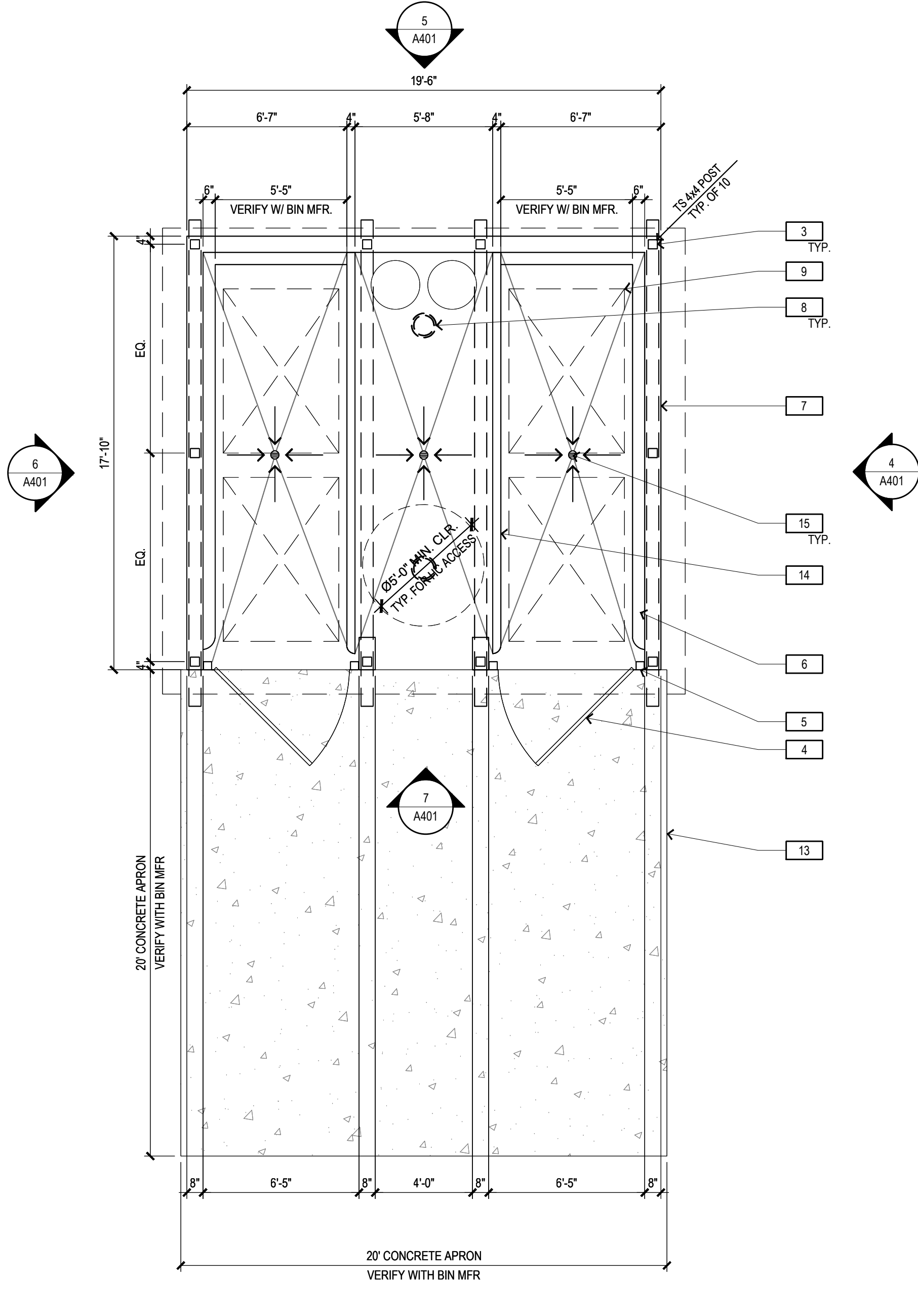
6 - SIDE ELEVATION



4 - SIDE ELEVATION



3 - BUILDING SECTION



1 - FLOOR PLAN

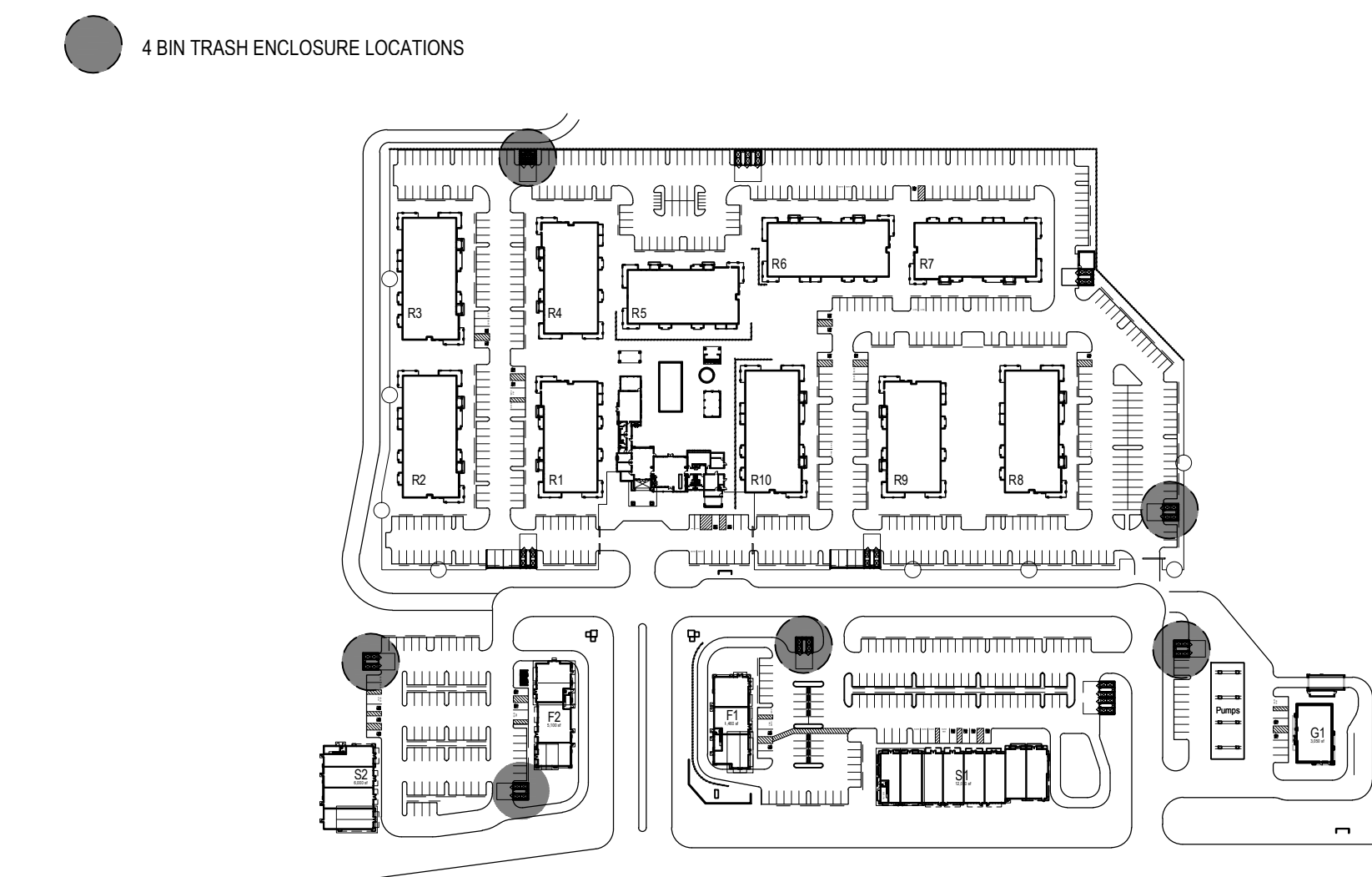
TRASH ENCLOSURE KEYNOTES

- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
- 5 GALVANIZED TUBE STEEL POST AT GATES, TYP.
- 6 6" WIDE CONCRETE CURB
- 7 6" C.M.U. BLOCK WALL W/ EXTERIOR PLASTER FINISH
- 8 DOWNLIGHT ABOVE
- 9 TRASH BINS - VERIFY BIN SIZE WITH WASTE MANAGEMENT COMPANY
- 10 CONCRETE FOOTING
- 11 SLIDE BOLT LATCH
- 12 CANE BOLT
- 13 CONCRETE APRON
- 14 4" WIDE CONCRETE CURB
- 15 AREA DRAIN
- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

- D DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- CS CORONADO STONE
- CO CANYON COBBLE - INDIAN SPRINGS

KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 5th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

City Of VALLEJO
County Of SOLANO
State Of CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
(4 BIN) TRASH ENCLOSURE PLAN AND ELEVATIONS
Sheet Number: A401

Technical drawing of a wall cross-section. The wall consists of a thick masonry base (labeled 7, D) and a thinner upper section (labeled 18, H). The upper section is supported by vertical studs (labeled 3, V) and a horizontal beam (labeled 2, V). The top surface is covered by a layer (labeled 1, V) and a final layer (labeled 17). The entire structure is shown on a black foundation.

A side elevation drawing of a building section. The structure consists of a large, light-brown rectangular base. On top of this base is a horizontal section with a dark brown roof. Two vertical supports are visible within this section. To the right of the structure, seven callout boxes are arranged vertically, each with an arrow pointing to a specific part of the building. The callouts are: 1 (pointing to the roof edge), 2 (pointing to the roof edge), 3 (pointing to the roof edge), 4 (pointing to the roof edge), 5 (pointing to the roof edge), 6 (pointing to the roof edge), and 7 (pointing to the base of the structure).

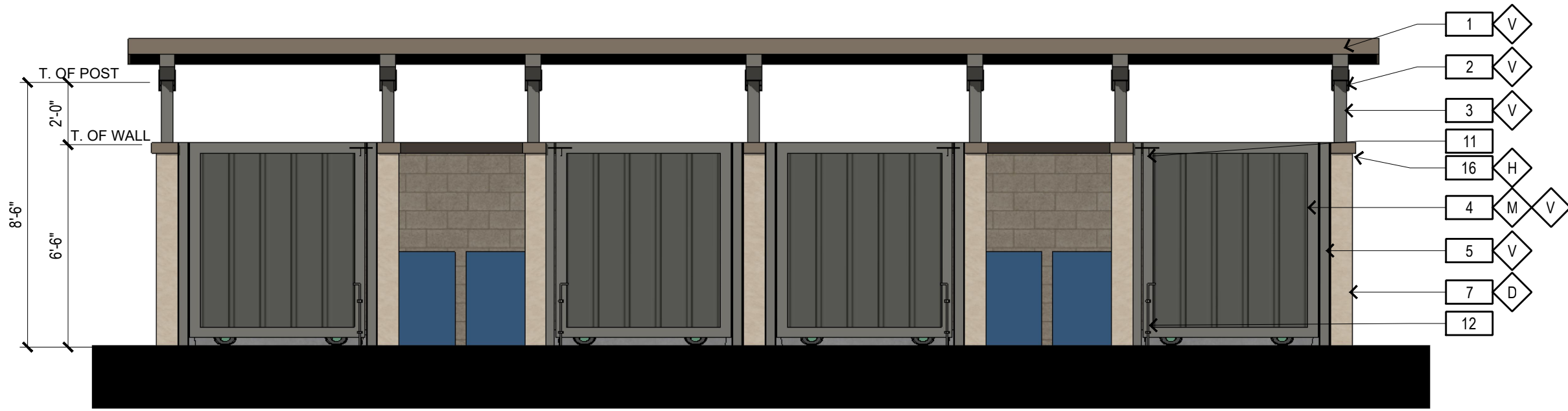
A side elevation drawing of a building section. The drawing shows a cross-section of a structure with a thick, light-brown base wall and a dark brown roof. The roof has a slight slope and is supported by two vertical posts. To the right of the drawing, there are seven callout boxes, each containing a number and a diamond-shaped symbol. The callouts are: 1 (V), 2 (V), 3 (V), 16 (H), 7 (D), and 7 (D). The first four callouts are grouped together, pointing to the roof structure. The last two callouts are grouped together, pointing to the base wall.

Technical drawing of a wall cross-section. The drawing shows a brick wall with a horizontal line at the top. On the right side, there are seven labels in boxes: 1, 2, 3, 4, 5, 6, and 7. Label 17 is at the top right. Arrows point from these labels to specific parts of the wall: 1 points to the top surface, 2 points to the top edge, 3 points to the top edge, 4 points to the top edge, 5 points to the top edge, 6 points to the top edge, and 7 points to the top edge. Label 17 points to the top edge of the wall.

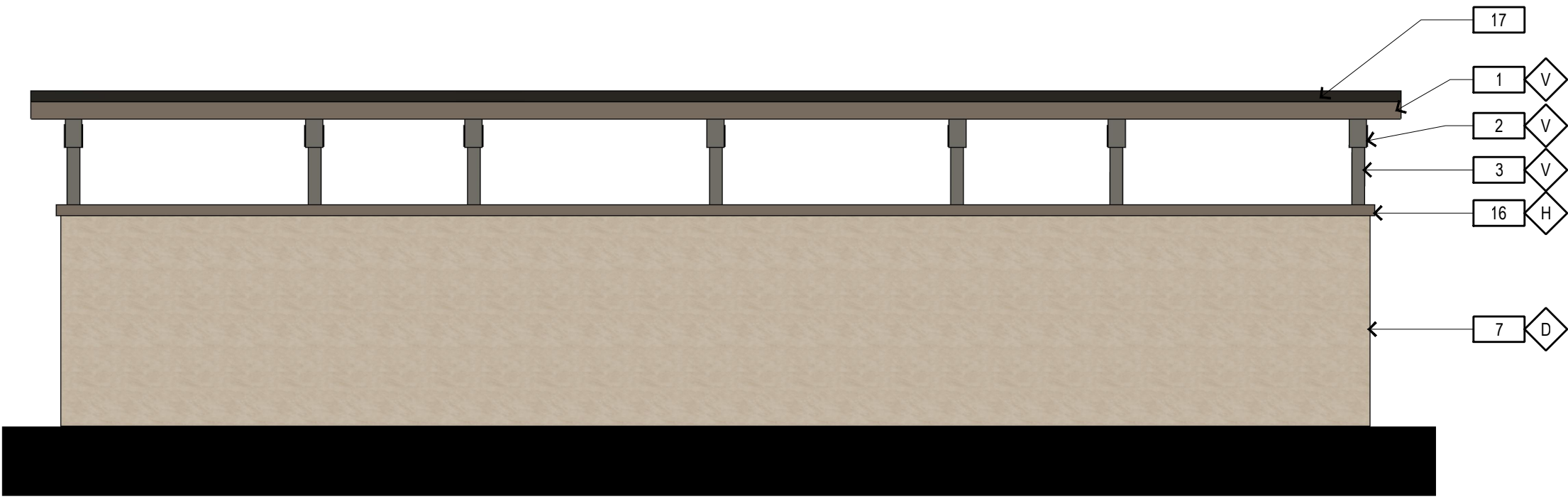
1 - FLOOR PLAN

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	09/01/23	ENTITLEMENT PACKAGE 8th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/28/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

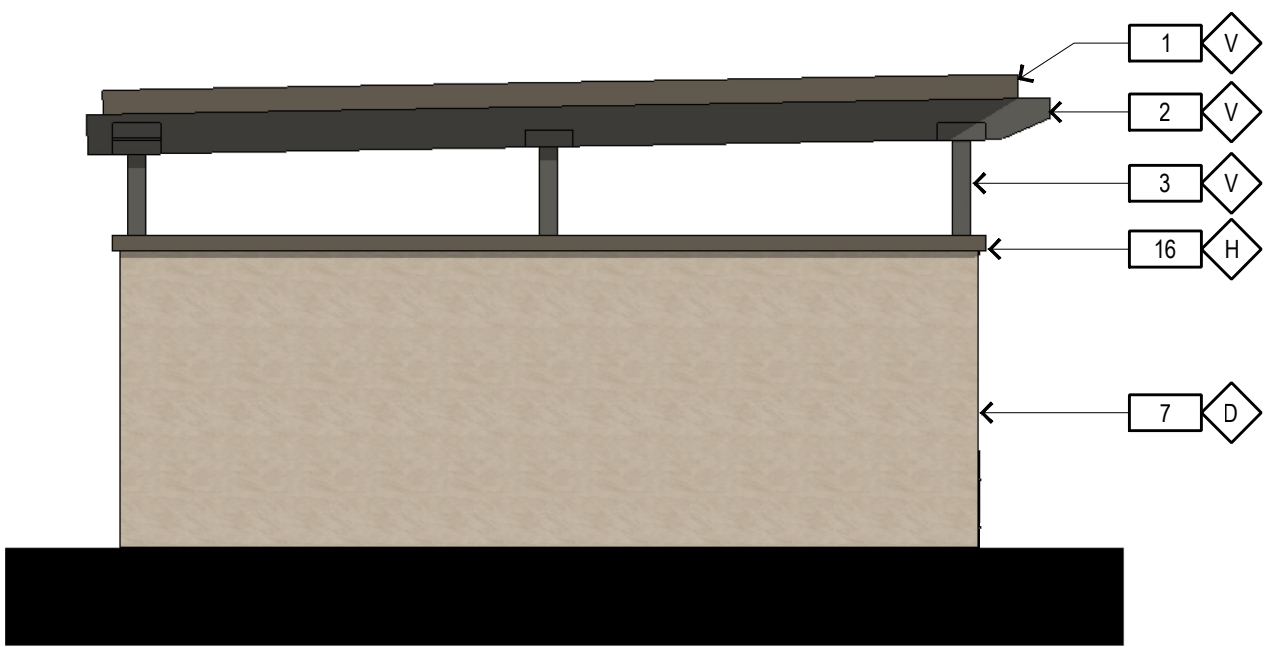
City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/4" = 1'-0"
Date:	08/30/2023
Project Number:	1930029
Sheet Name:	
(6 BIN) TRASH ENCLOSURE PLAN AND ELEVATIONS	
Sheet Number:	
A402	



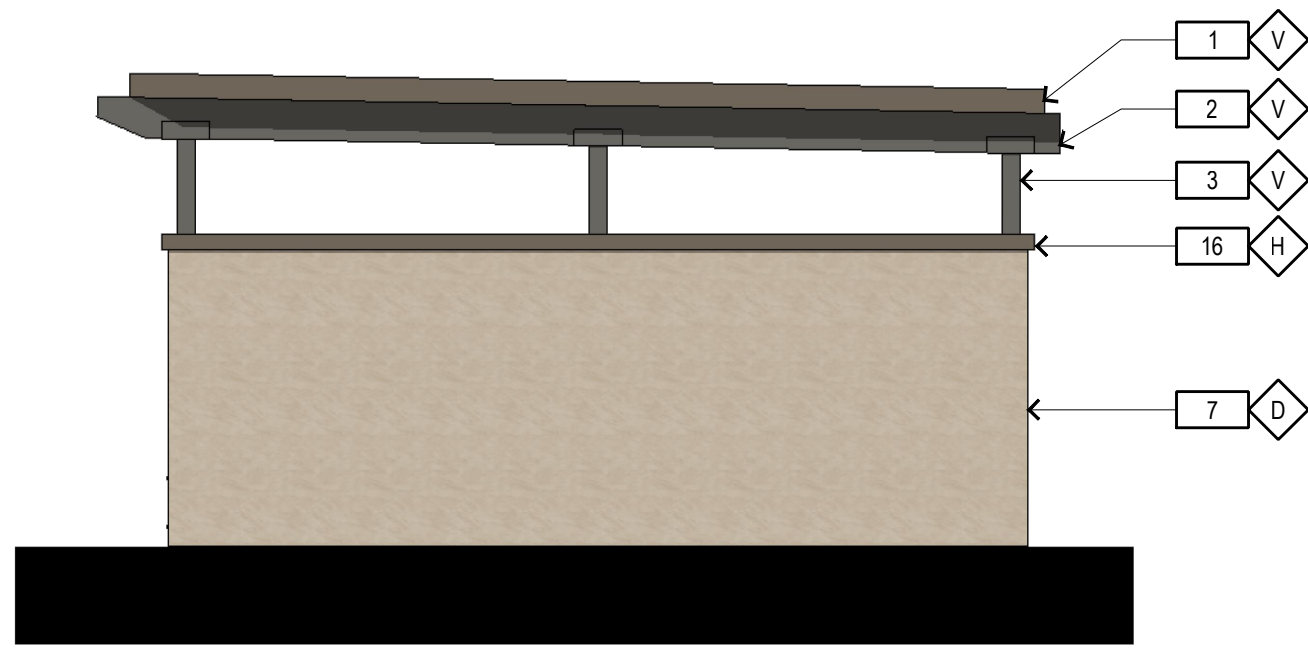
7 - FRONT ELEVATION



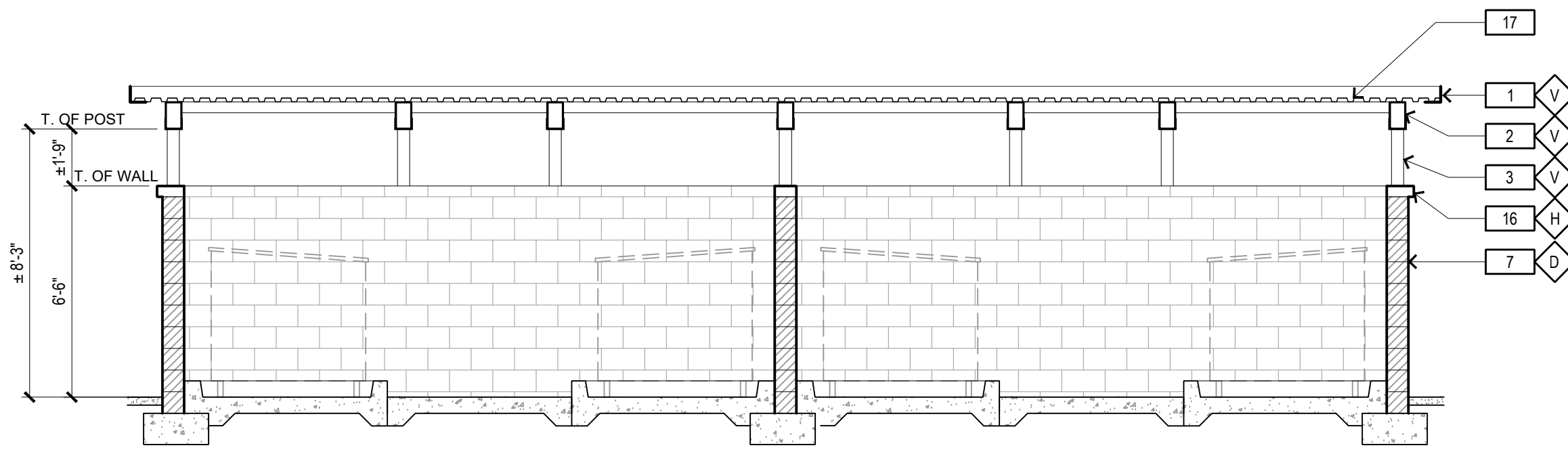
6 - REAR ELEVATION



5 - SIDE ELEVATION



4 - SIDE ELEVATION



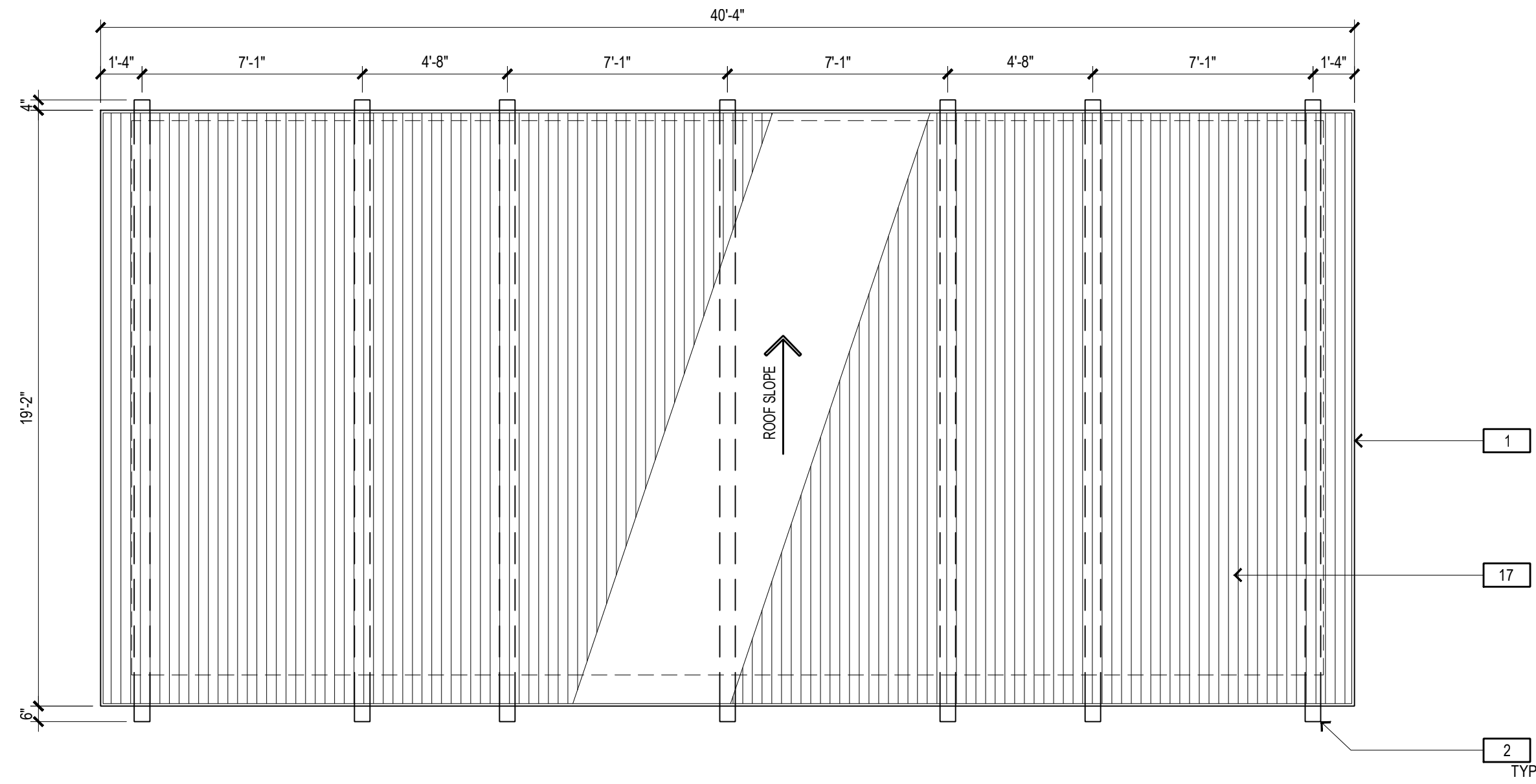
3 - BUILDING SECTION

TRASH ENCLOSURE KEYNOTES

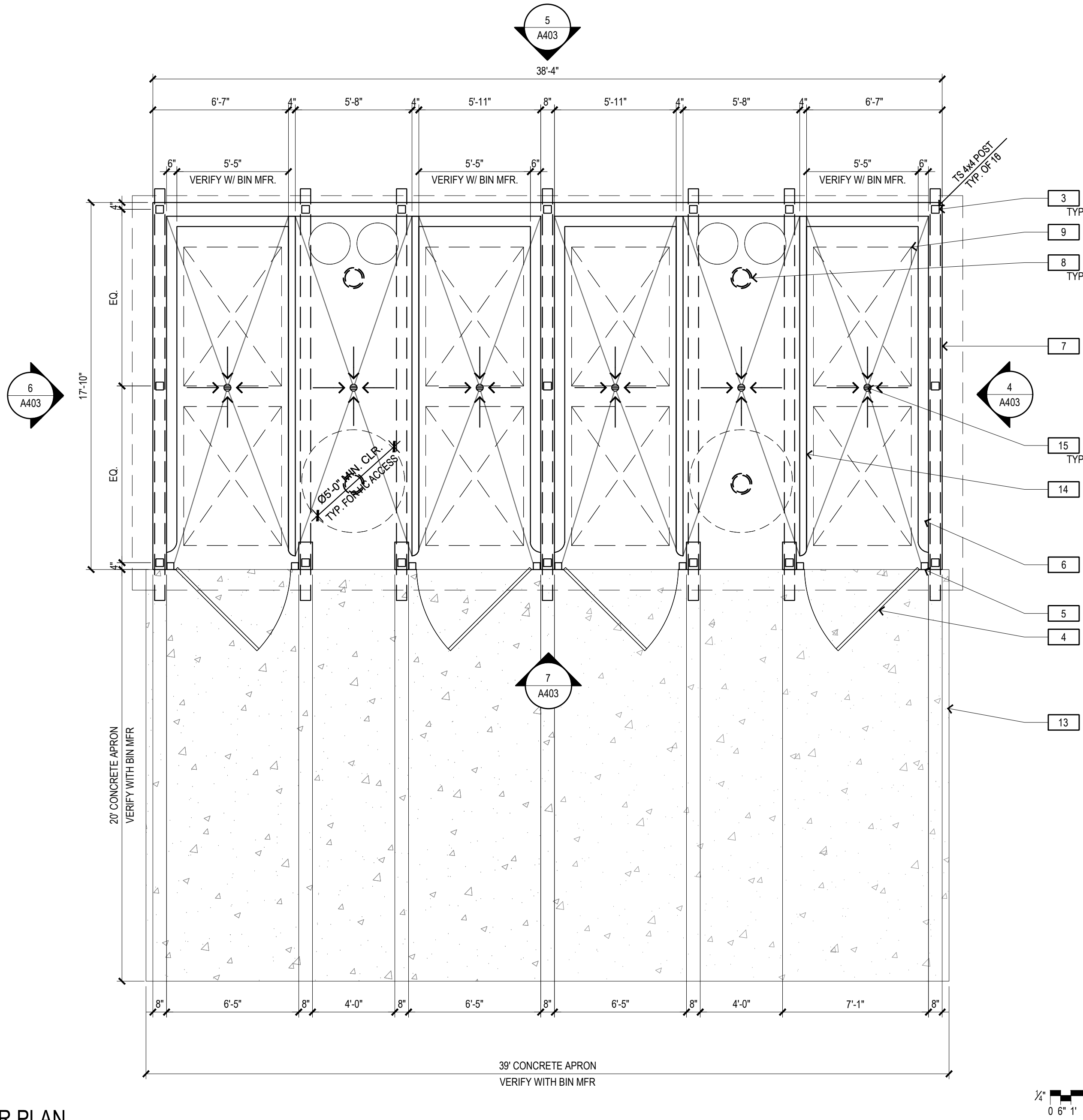
- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
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- 6 6" WIDE CONCRETE CURB
- 7 6" C.M.U. BLOCK WALL W/ EXTERIOR PLASTER FINISH
- 8 DOWNLIGHT ABOVE
- 9 TRASH BINS - VERIFY BIN SIZE WITH WASTE MANAGEMENT COMPANY
- 10 CONCRETE FOOTING
- 11 SLIDE BOLT LATCH
- 12 CANE BOLT
- 13 CONCRETE APRON
- 14 4" WIDE CONCRETE CURB
- 15 AREA DRAIN
- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

- D DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- CS CORONADO STONE
- CANYON COBBLE - INDIAN SPRINGS

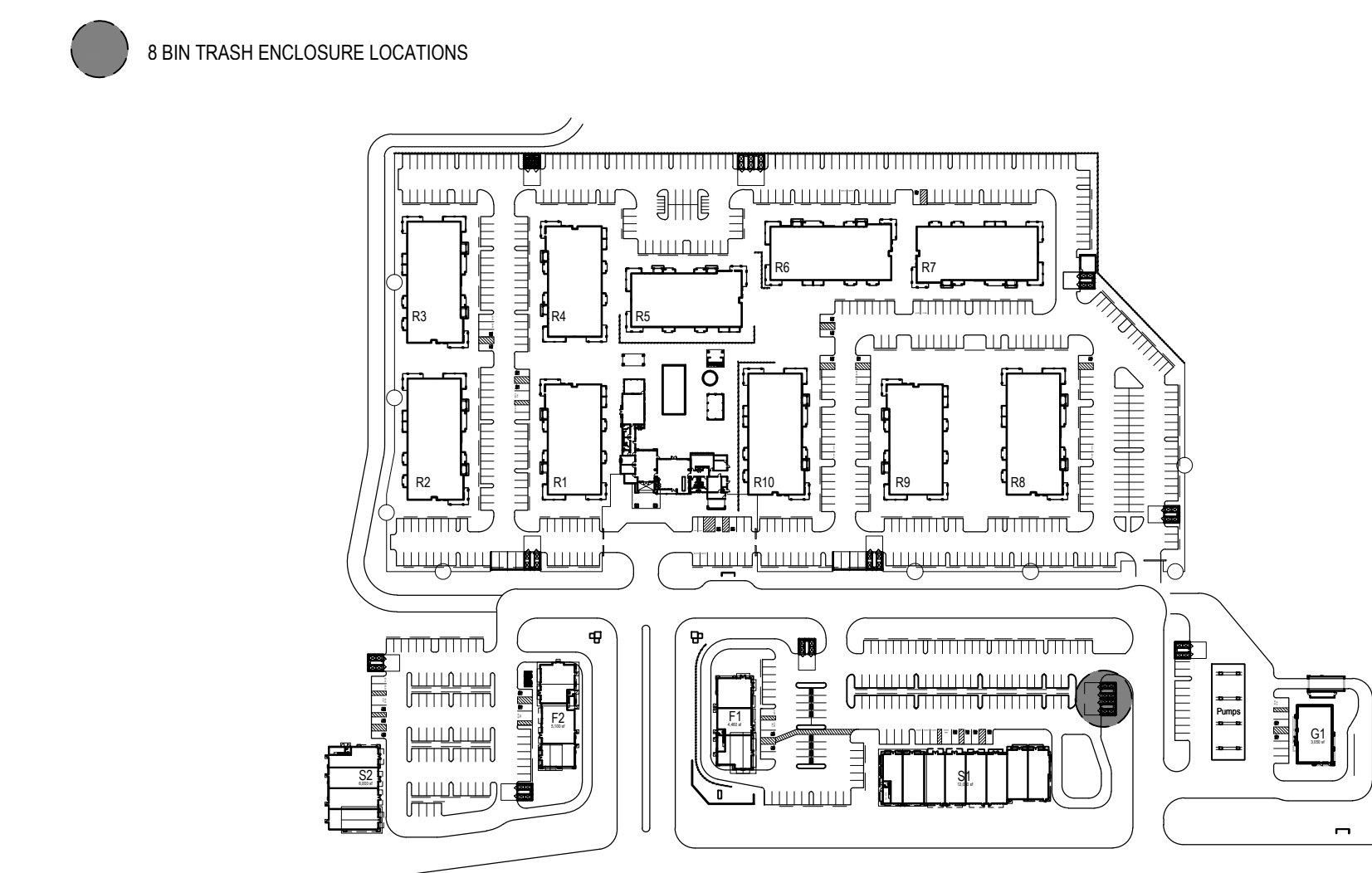


2 - ROOF PLAN



1 - FLOOR PLAN

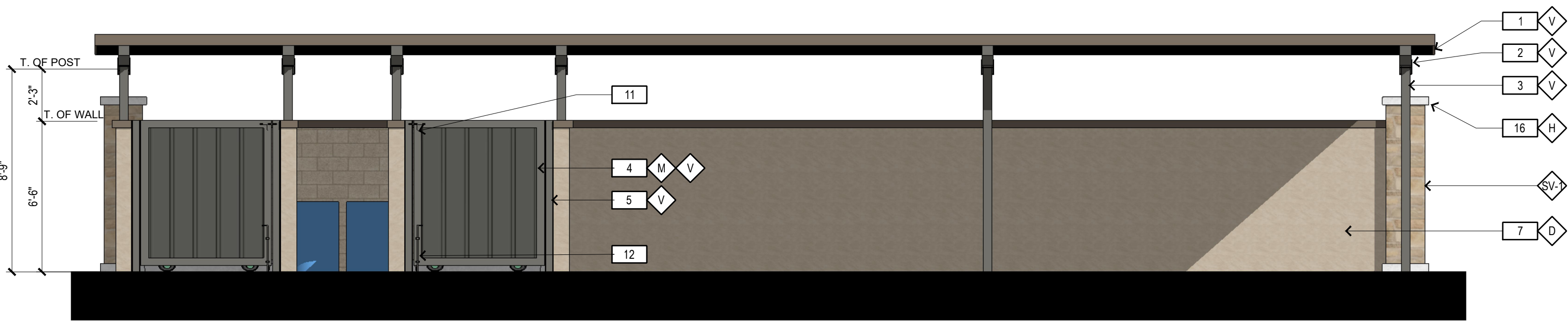
KEY PLAN



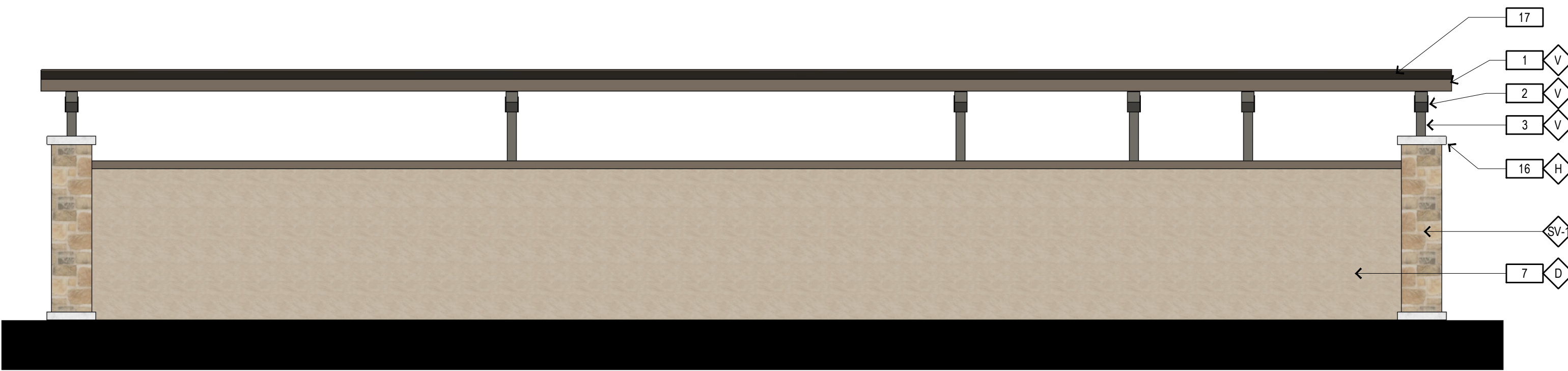
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 9th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

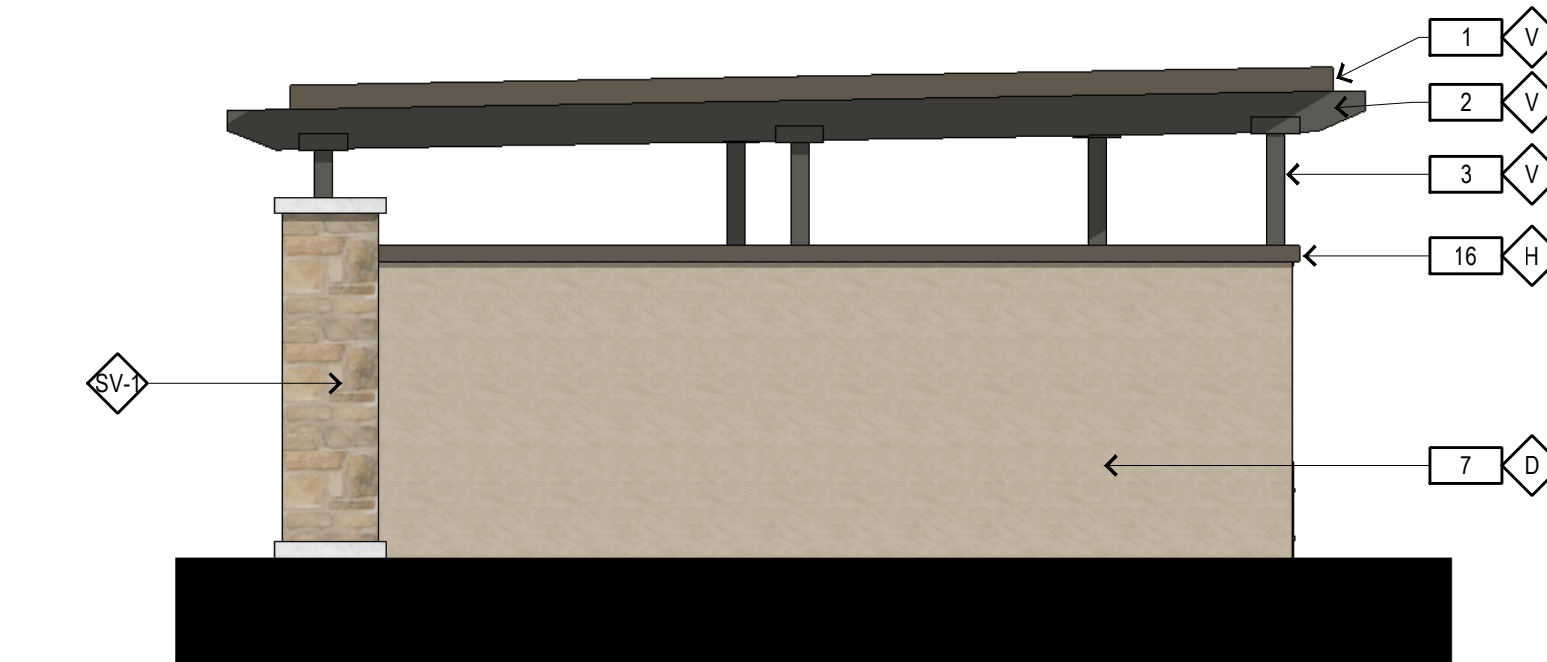
City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
(8 BIN) TRASH
ENCLOSURE PLAN
AND ELEVATIONS
Sheet Number:
A403



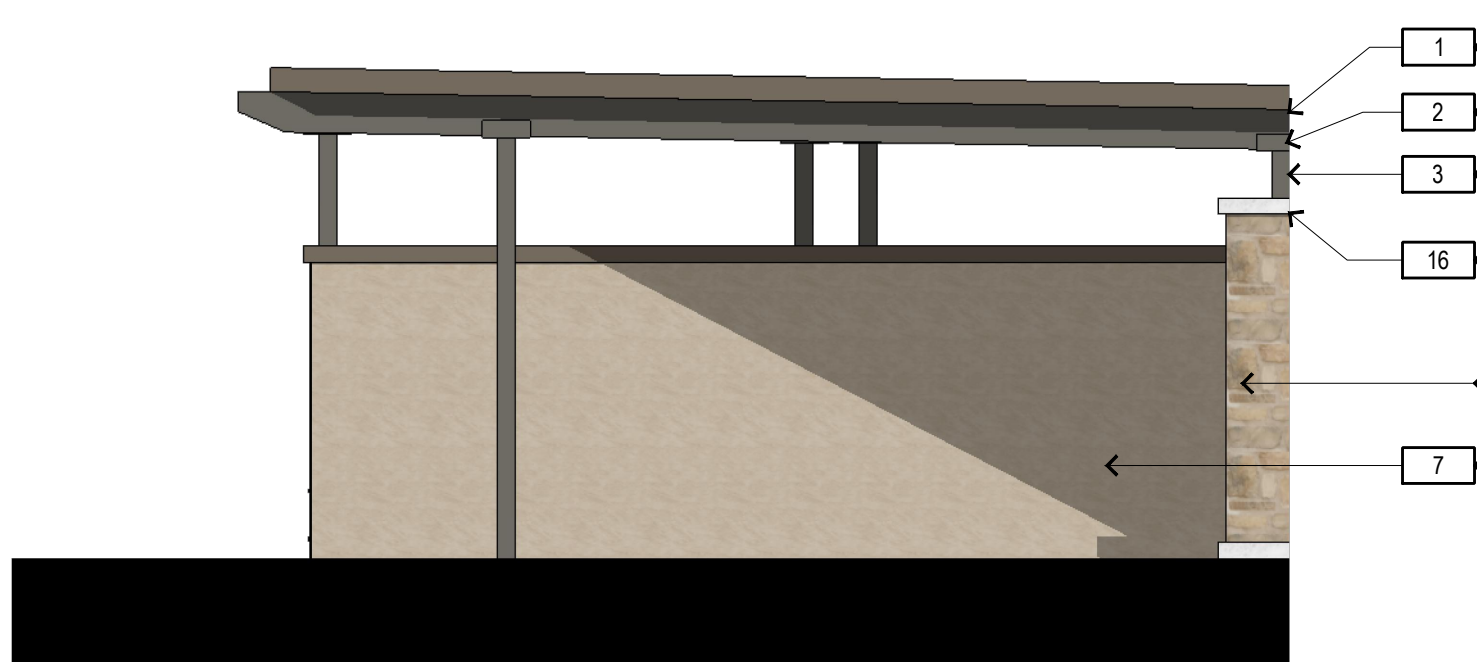
7 - FRONT ELEVATION



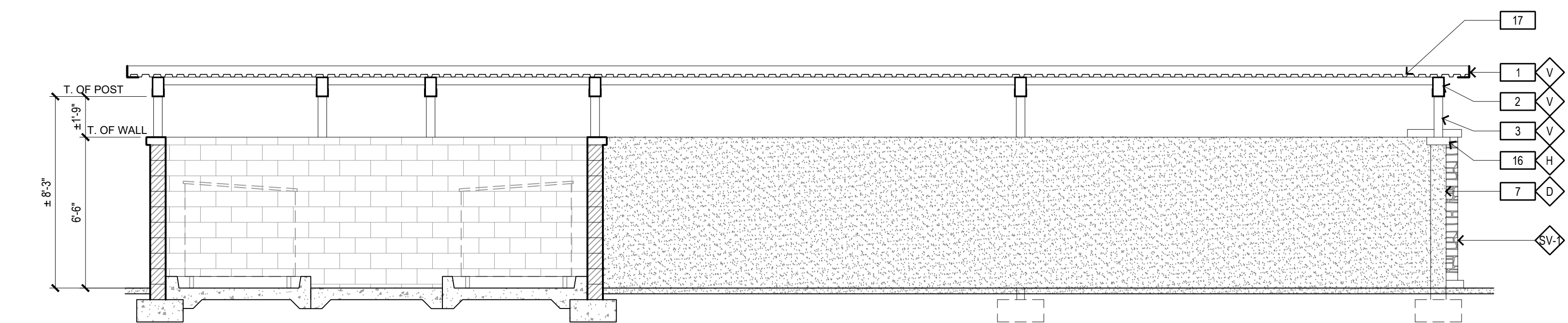
6 - REAR ELEVATION



5 - SIDE ELEVATION



4 - SIDE ELEVATION



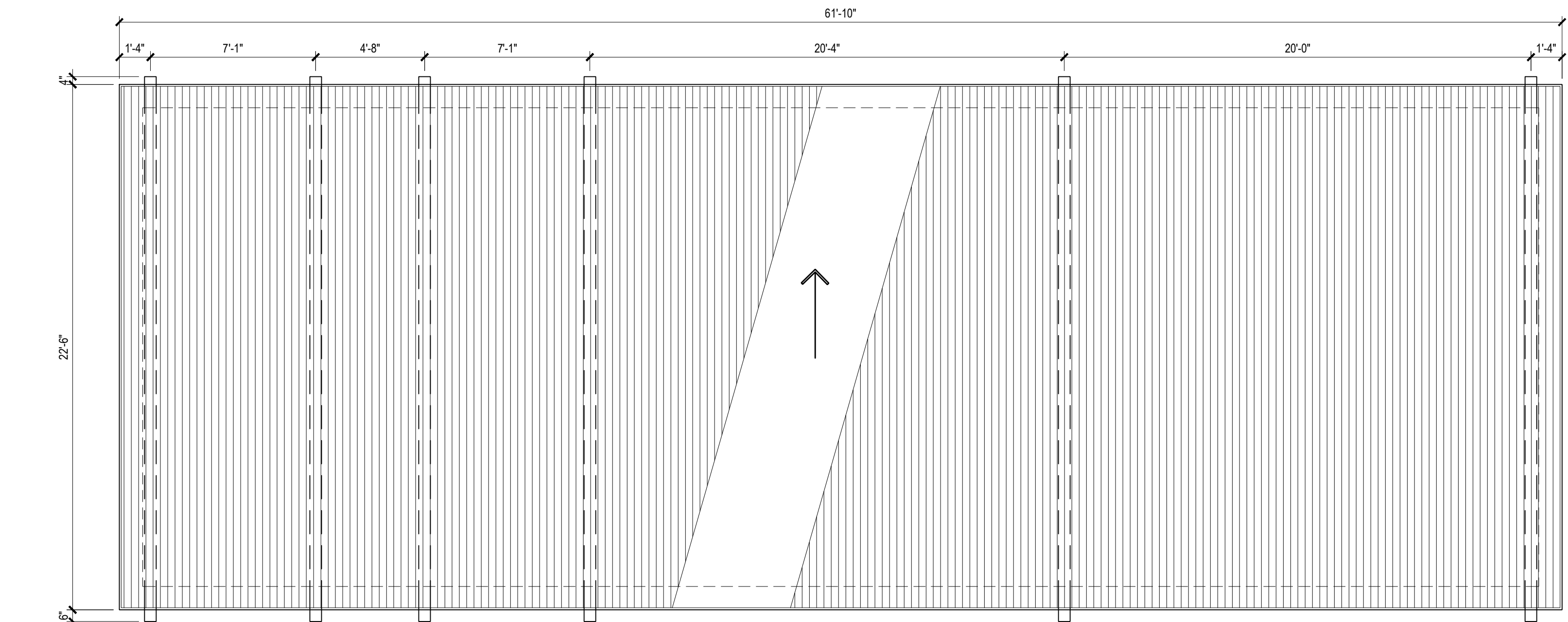
3 - BUILDING SECTION

TRASH ENCLOSURE KEYNOTES

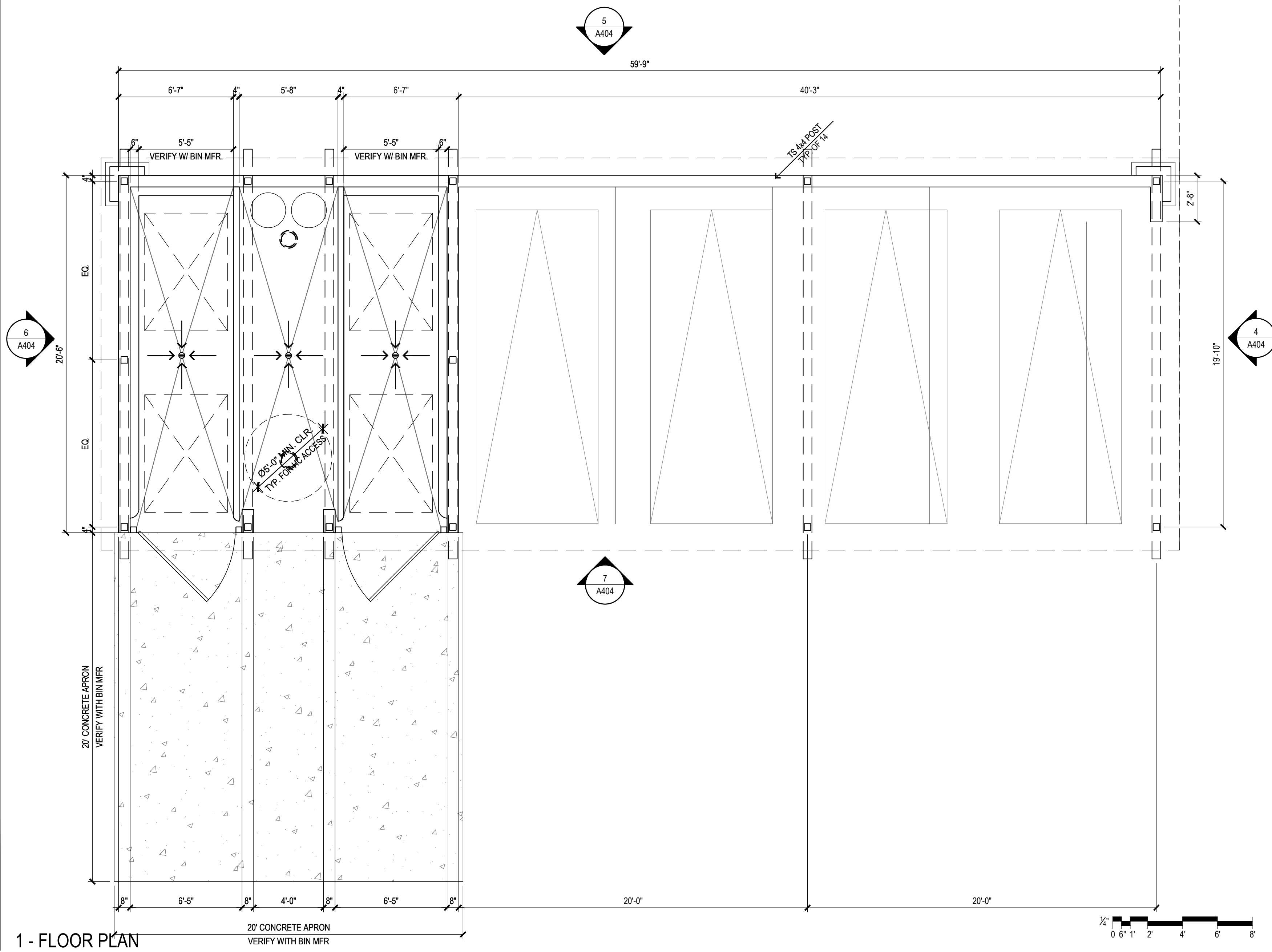
- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
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- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

- D DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- SV CORONADO STONE CANYON COBBLE - INDIAN SPRINGS

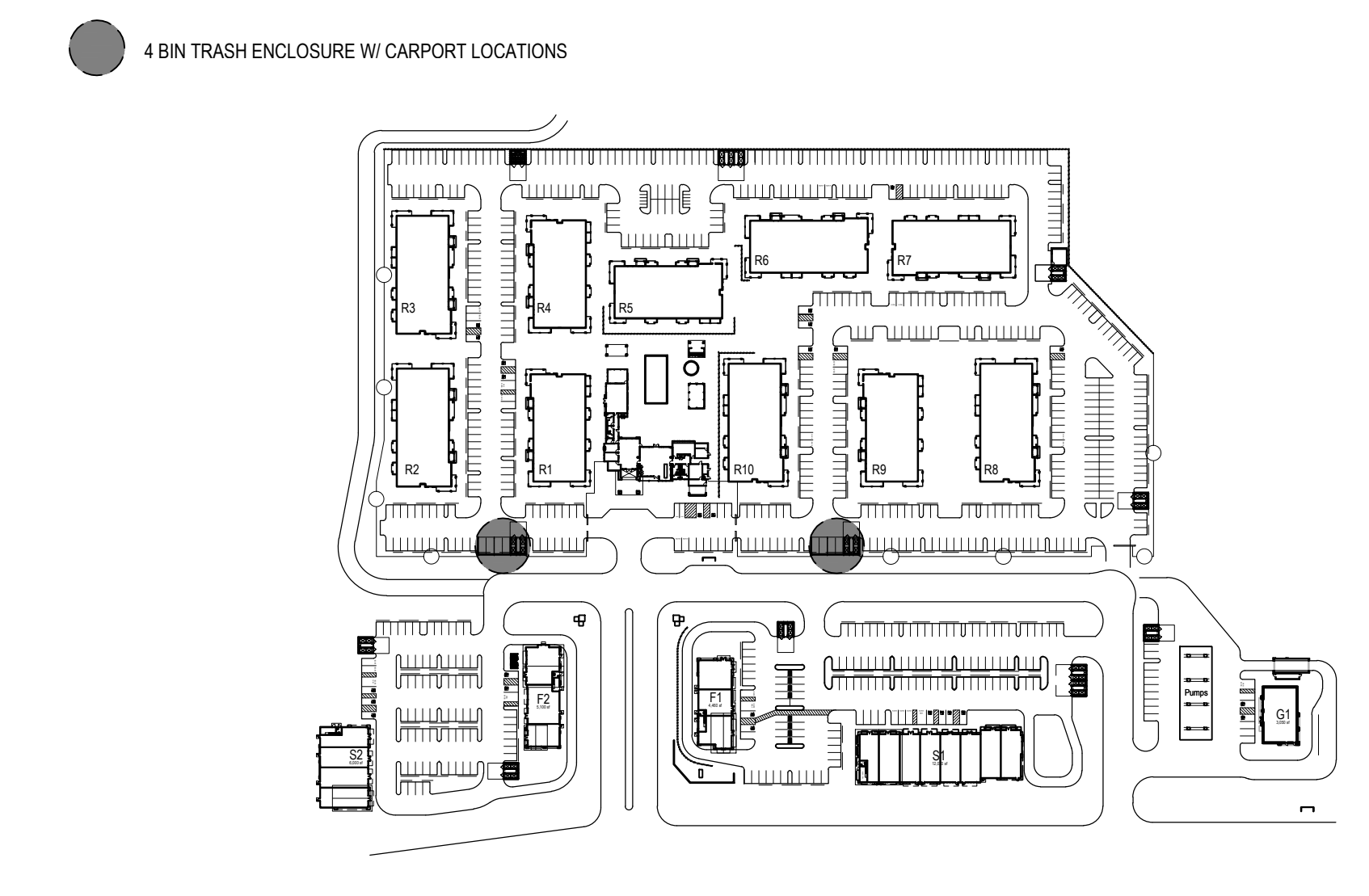


2 - ROOF PLAN



1 - FLOOR PLAN

KEY PLAN



GTL Properties

Consultant:
CSW ST2
CSW/Stuber-Stroh
Engineering Group, Inc.
40 Leavenworth St. Suite 200
Berkeley, CA 94701
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 5th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name: (4 BIN) TRASH ENCLOSURE w/ CARPORT PLAN AND ELEVATIONS
Sheet Number: A404



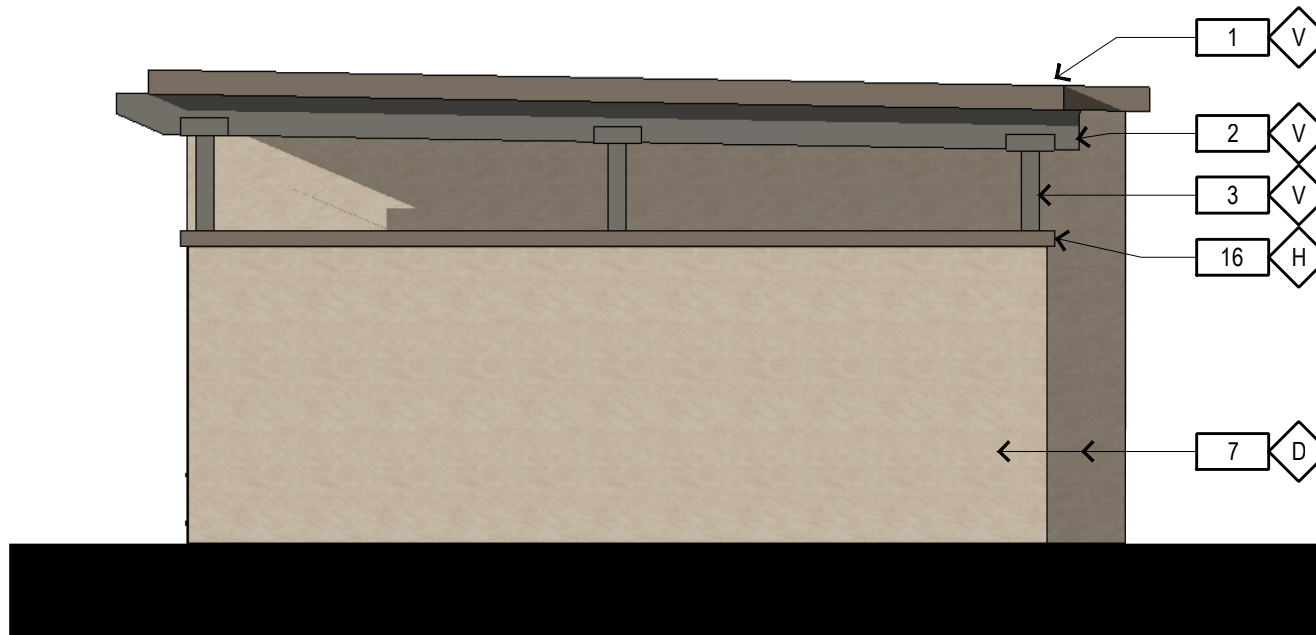
7 - FRONT ELEVATION



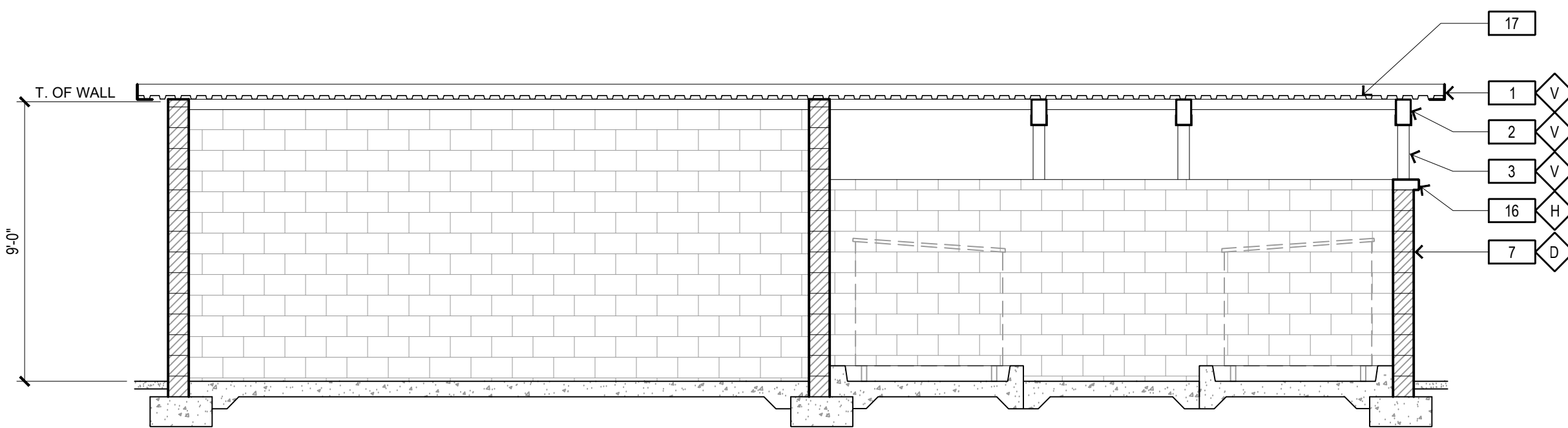
6 - REAR ELEVATION



5 - SIDE ELEVATION



4 - SIDE ELEVATION



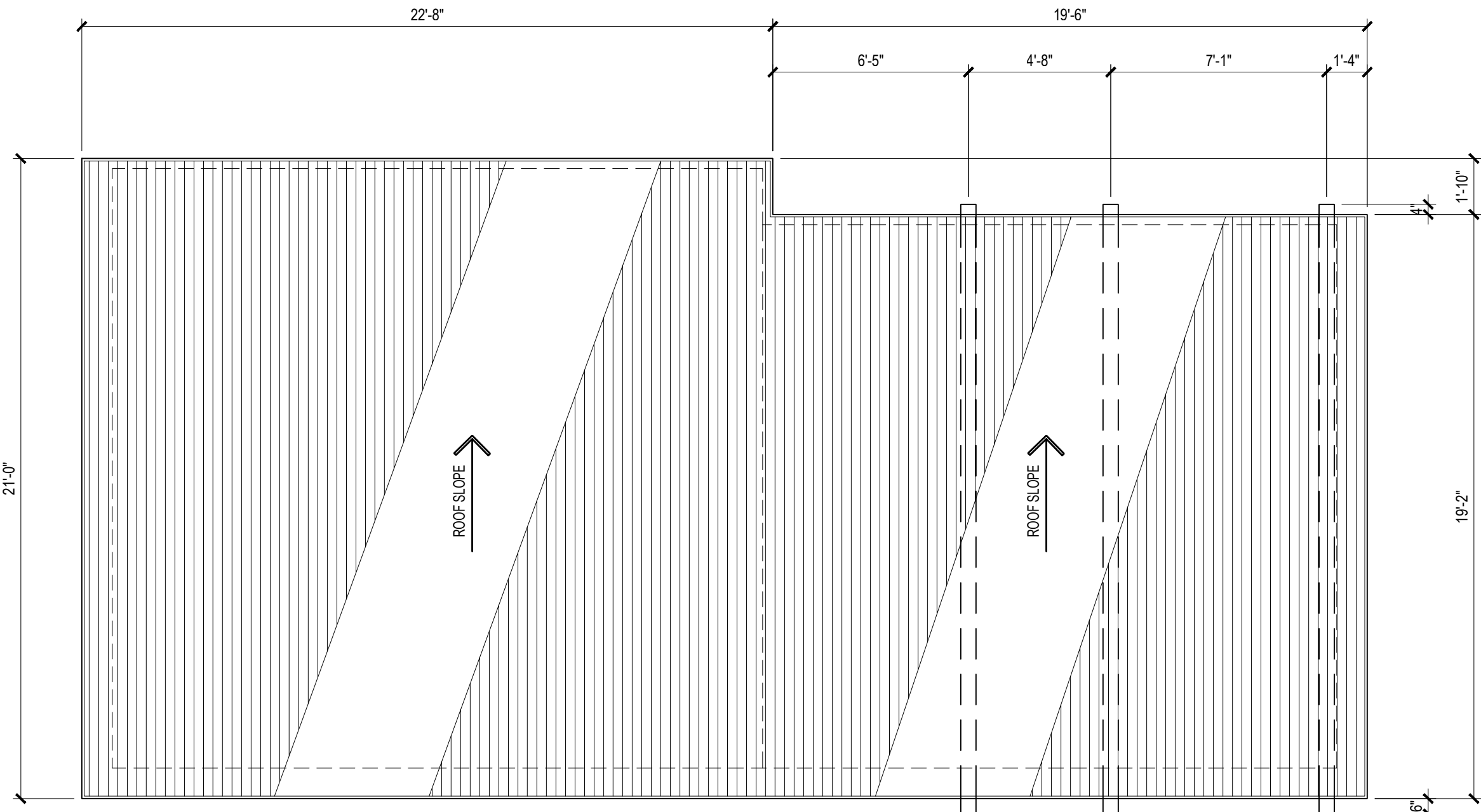
3 - BUILDING SECTION

TRASH ENCLOSURE KEYNOTES

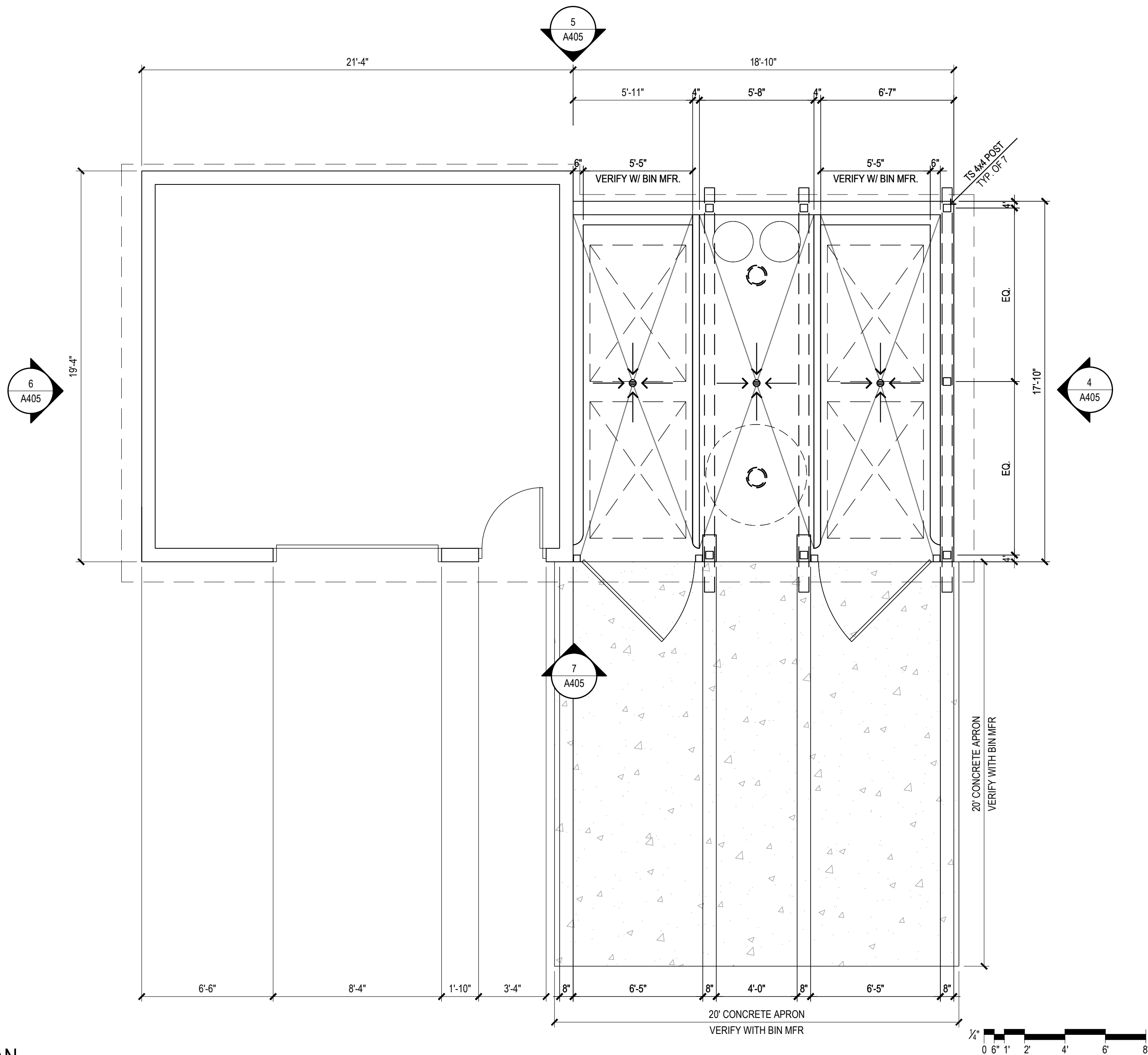
- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
- 5 GALVANIZED TUBE STEEL POST AT GATES, TYP.
- 6 6" WIDE CONCRETE CURB
- 7 6" C.M.U. BLOCK WALL W/ EXTERIOR PLASTER FINISH
- 8 DOWNLIGHT ABOVE
- 9 TRASH BINS - VERIFY BIN SIZE WITH WASTE MANAGEMENT COMPANY
- 10 CONCRETE FOOTING
- 11 SLIDE BOLT LATCH
- 12 CANE BOLT
- 13 CONCRETE APRON
- 14 4" WIDE CONCRETE CURB
- 15 AREA DRAIN
- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

- D DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- SV CORONADO STONE CANYON COBBLE - INDIAN SPRINGS



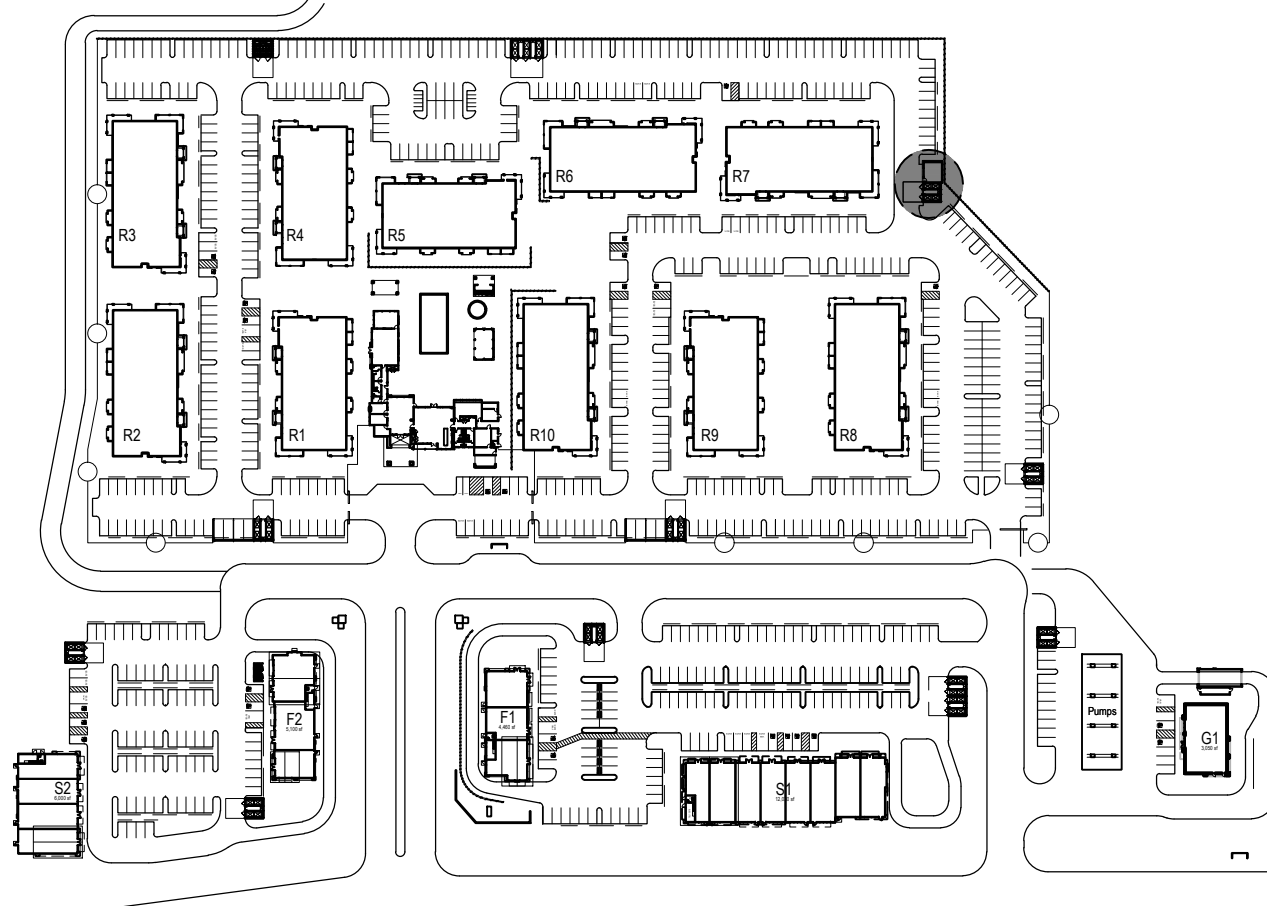
2 - ROOF PLAN



1 - FLOOR PLAN

KEY PLAN

4 BIN TRASH ENCLOSURE & MAINTENANCE SHACK



GTL
Properties

Consultant:
CSW ST2
CSW/Stuber-Stroh
Engineering Group, Inc.
4150 West Coast Rd. #100
Irvine, CA 92618
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 9th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

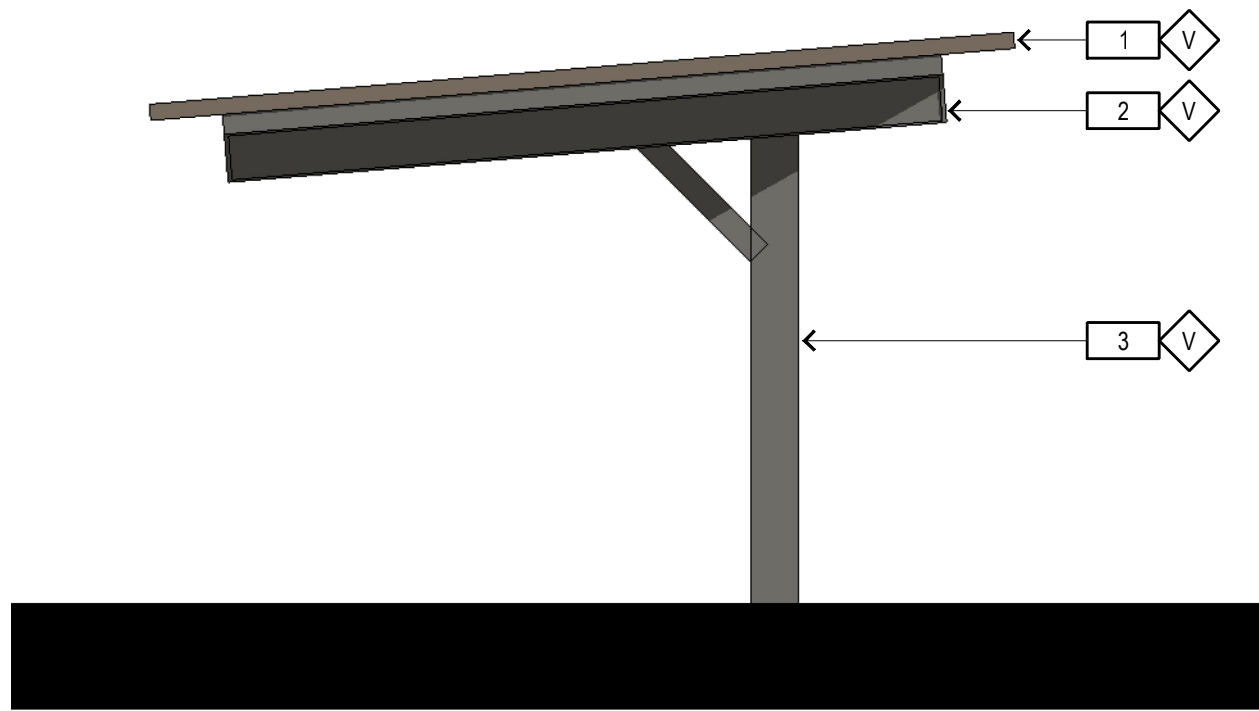
City Of
VALLEJO
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SOLANO
State Of
CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**(4 BIN) TRASH
ENCLOSURE &
MAINTENANCE
SHACK PLAN &
ELEVATIONS**
Sheet Number:
A405



5 - FRONT ELEVATION



4 - REAR ELEVATION



3 - SIDE ELEVATION



2 - SIDE ELEVATION

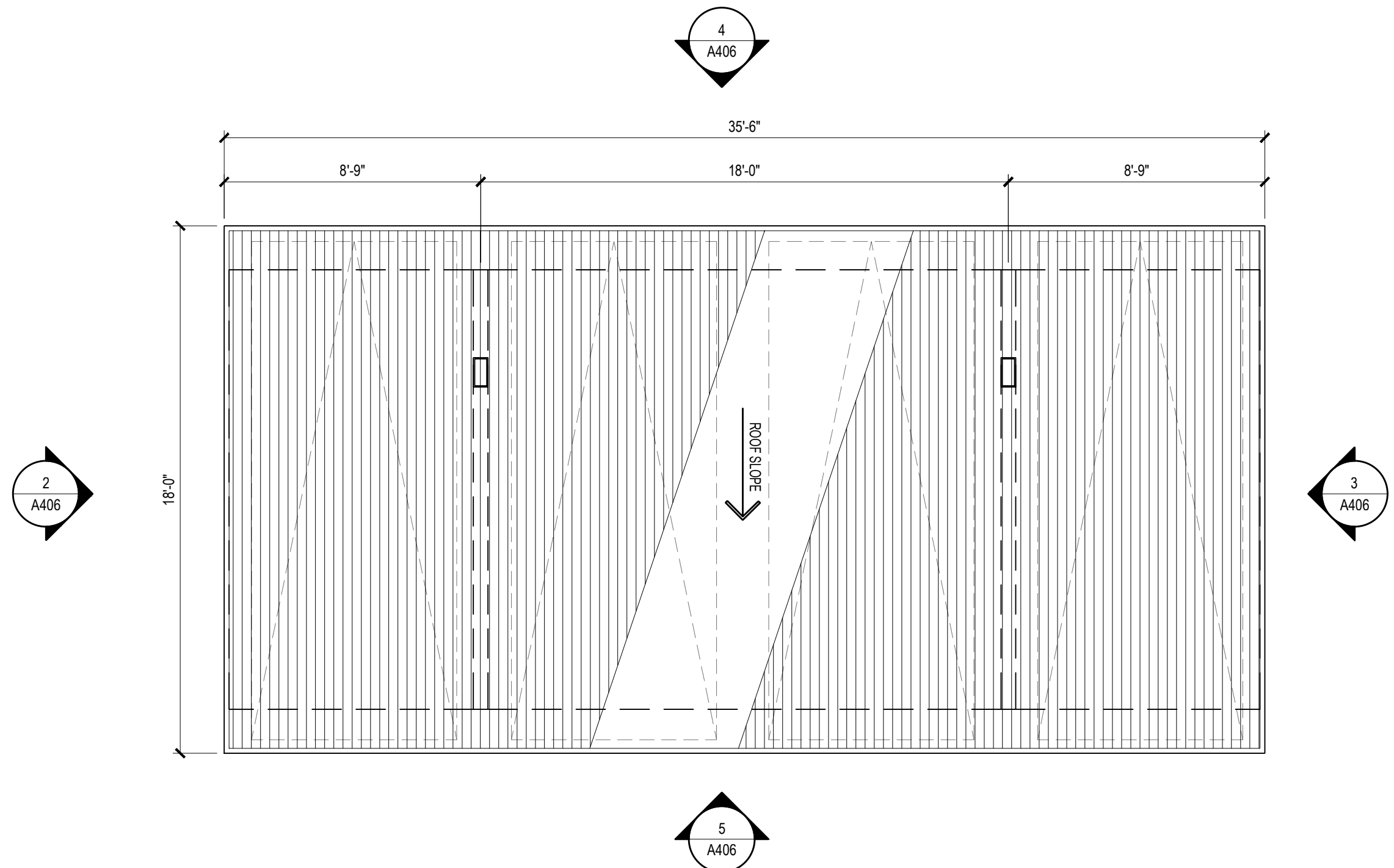
TRASH ENCLOSURE KEYNOTES

- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
- 5 GALVANIZED TUBE STEEL POST AT GATES, TYP.
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- 7 6" C.M.U. BLOCK WALL W/ EXTERIOR PLASTER FINISH
- 8 DOWNLIGHT ABOVE
- 9 TRASH BINS - VERIFY BIN SIZE WITH WASTE MANAGEMENT COMPANY
- 10 CONCRETE FOOTING
- 11 SLIDE BOLT LATCH
- 12 CANE BOLT
- 13 CONCRETE APRON
- 14 4" WIDE CONCRETE CURB
- 15 AREA DRAIN
- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

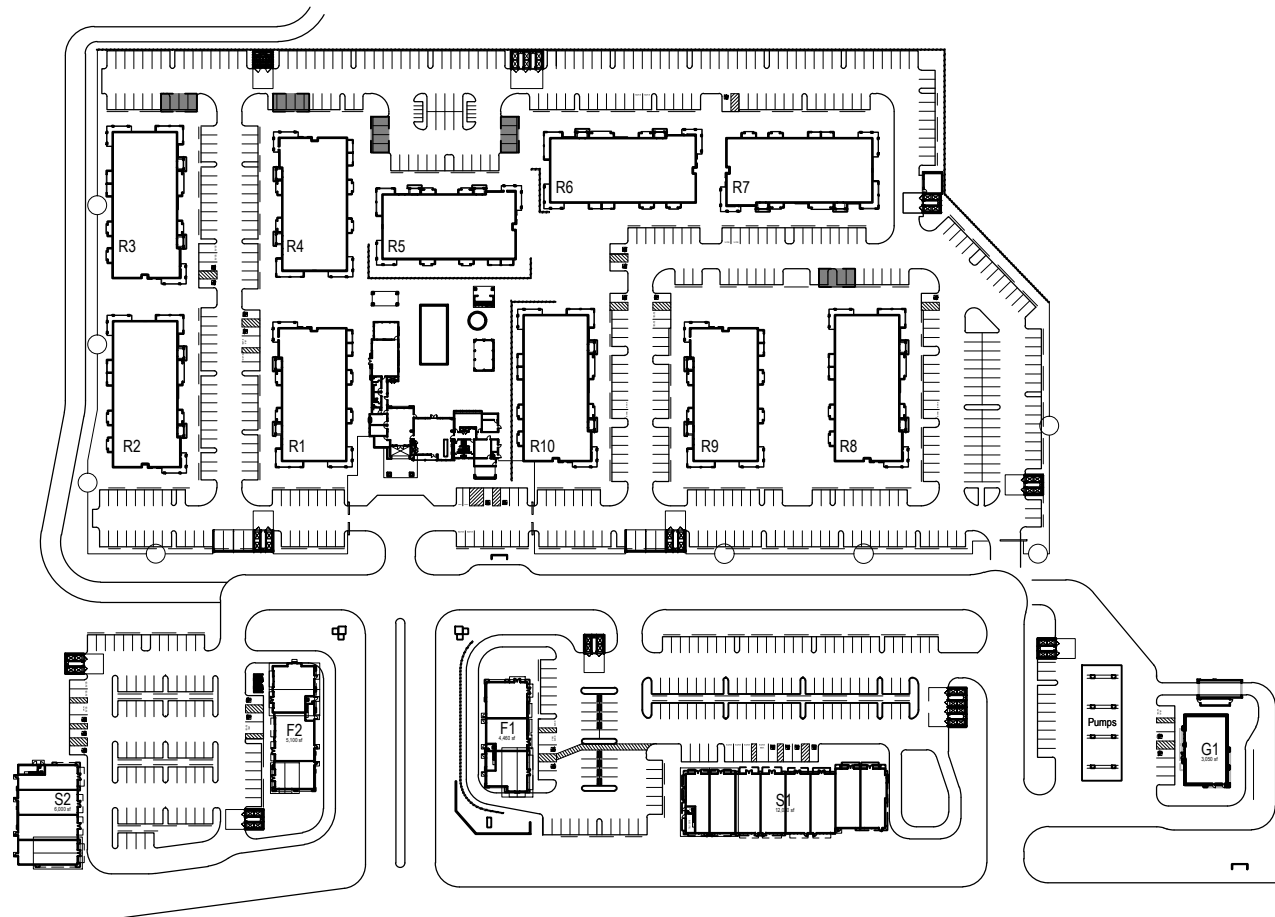
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- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- SV CORONADO STONE CANYON COBBLE - INDIAN SPRINGS

1 - ROOF PLAN



KEY PLAN

CARPORT LOCATION



GTL
Properties

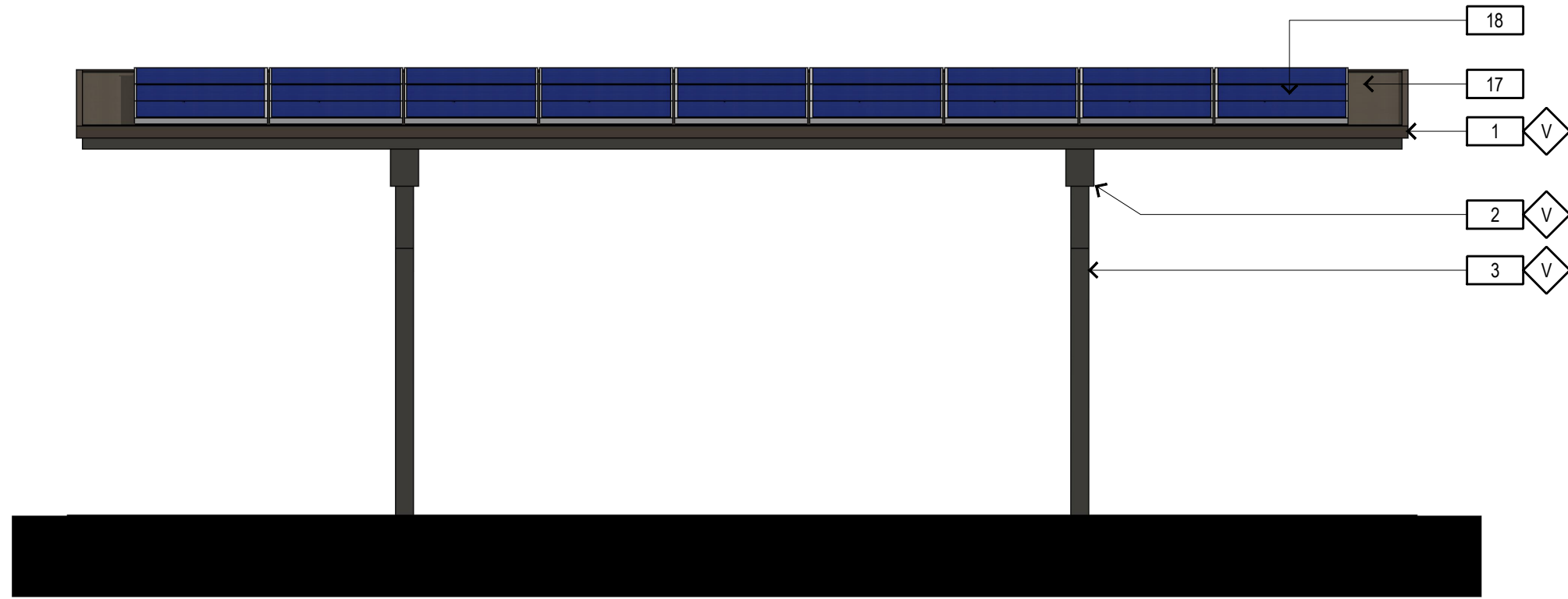
Consultant:
CSW ST 2
CSW/Stuber-Stroch
Engineering Group, Inc.
40 Leeway Court, Suite 200
Riverside, CA 92506 Tel: 951.283.2800
Fax: 951.283.2801
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
ENTITLEMENT PACKAGE 7th SUB	08/30/23	-
ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 9th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
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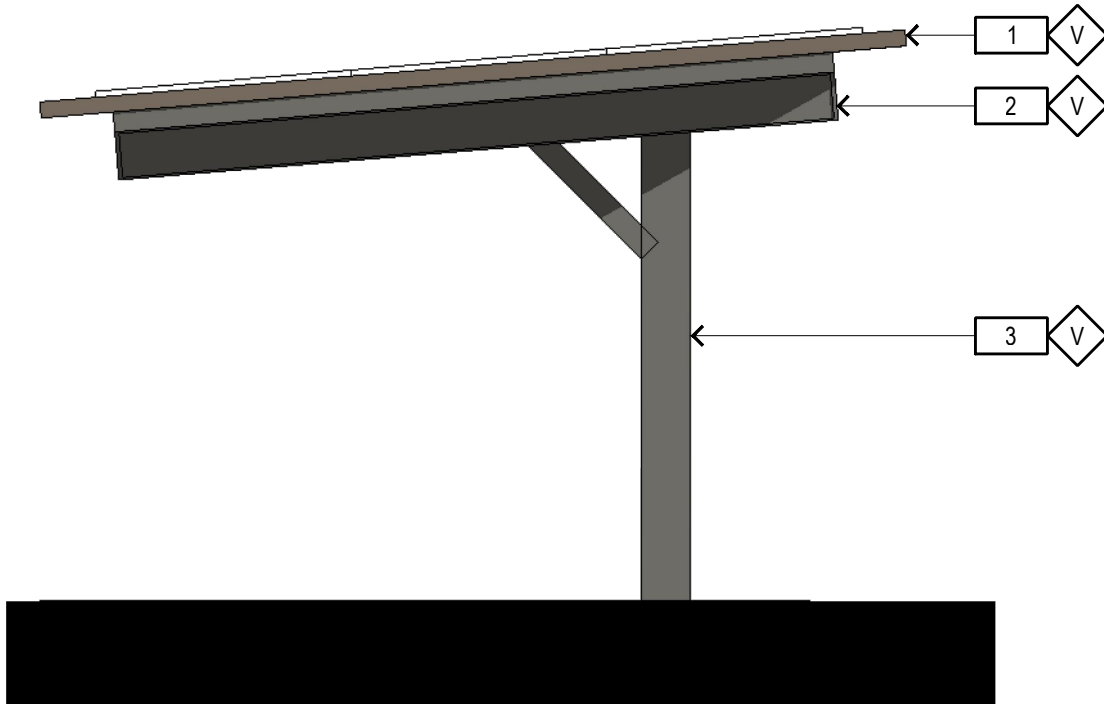
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County Of SOLANO
Slate Of CALIFORNIA
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Date: 08/30/2023
Project Number: 1930029
Sheet Name: SINGLE CARPORT - 1 BAY PLAN & ELEVATIONS
Sheet Number: A406



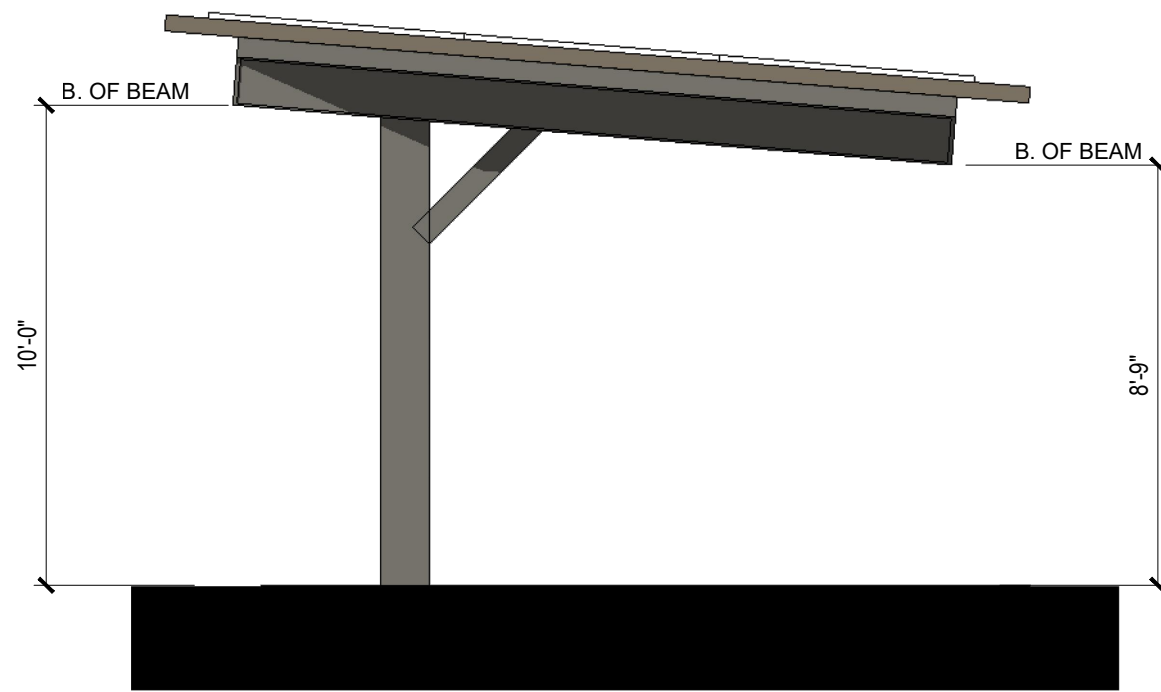
5 - FRONT ELEVATION



4 - REAR ELEVATION



3 - SIDE ELEVATION



2 - SIDE ELEVATION

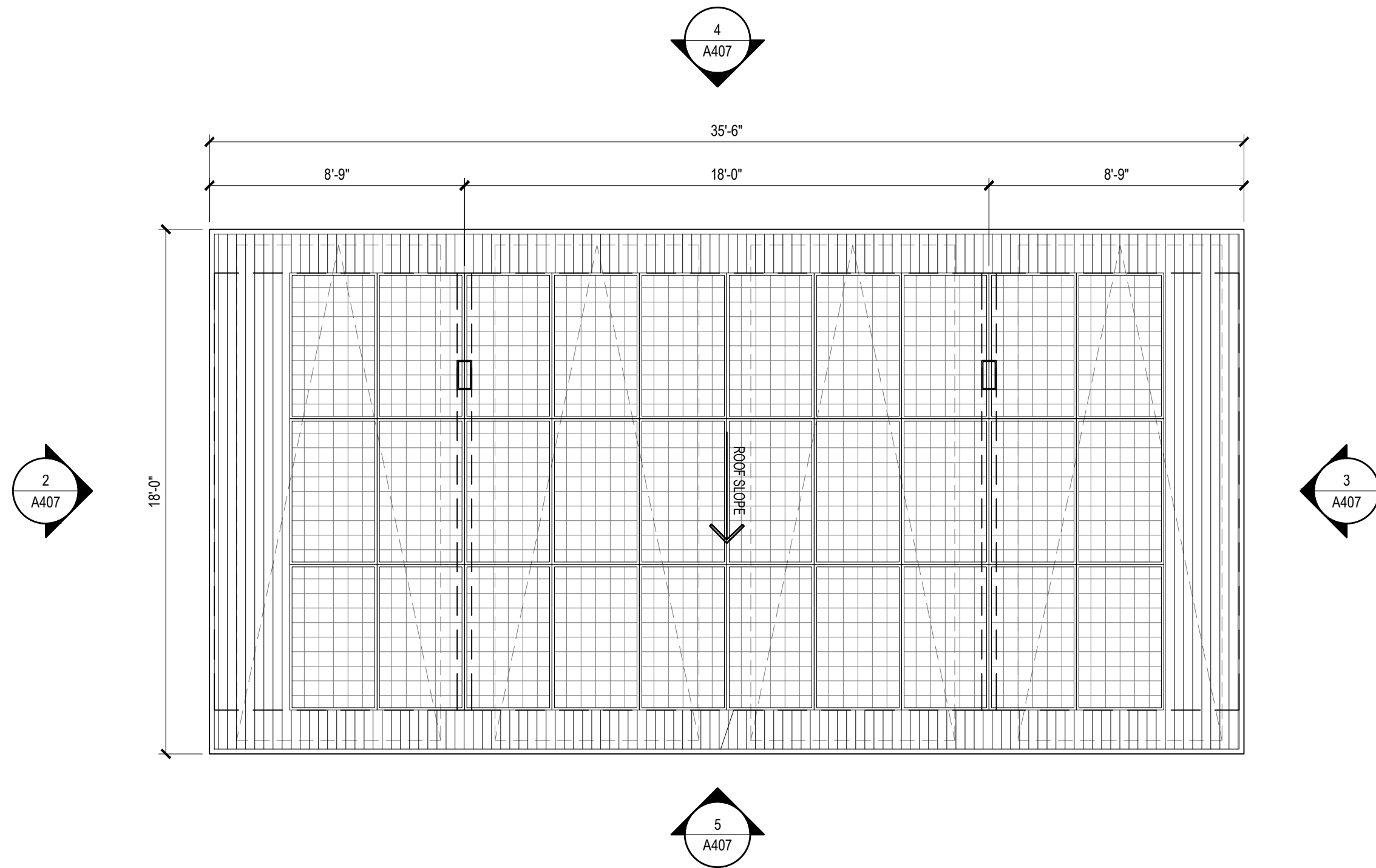
TRASH ENCLOSURE KEYNOTES

- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
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- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

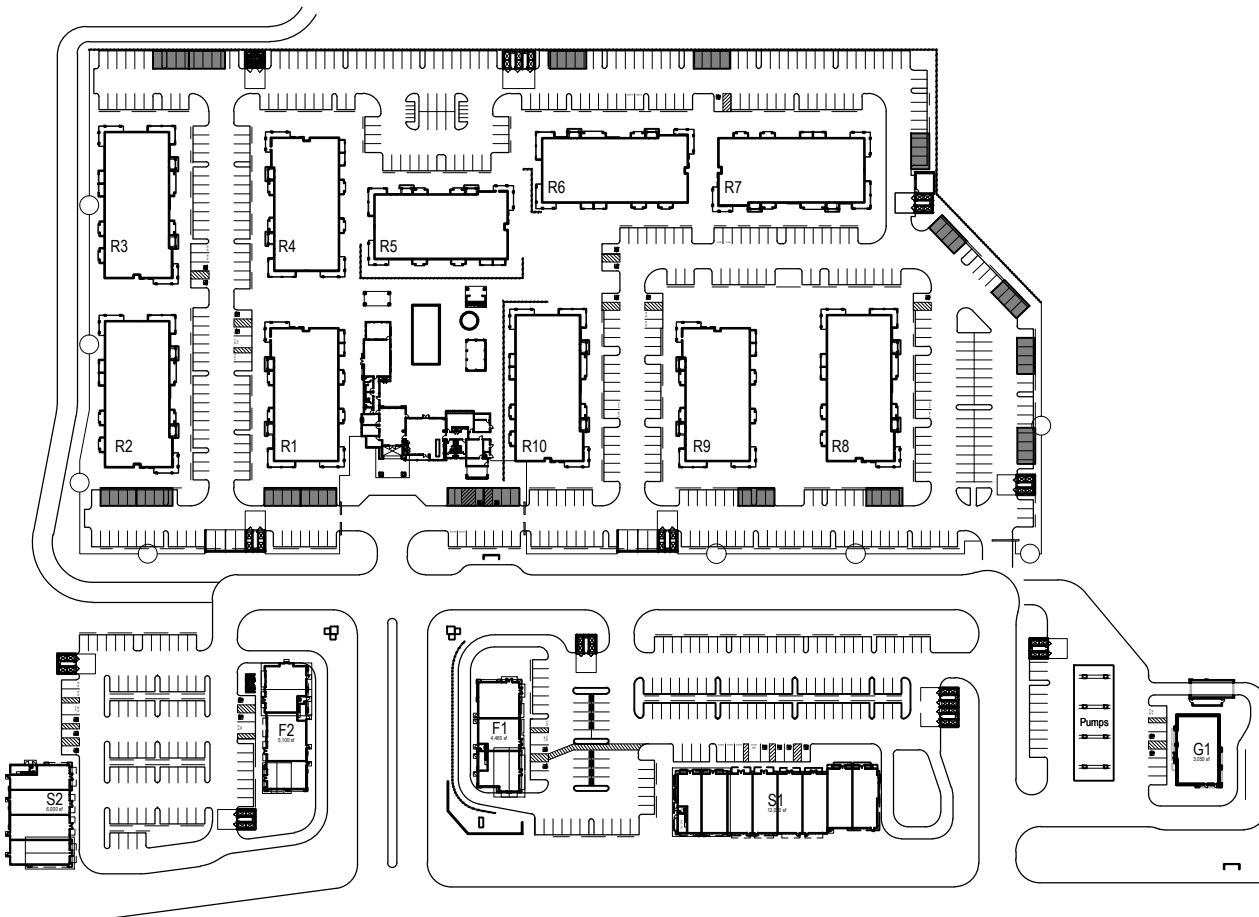
- D DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- SV CORONADO STONE CANYON COBBLE - INDIAN SPRINGS

1 - ROOF PLAN



KEY PLAN

CARPORT LOCATION



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroth
Engineering Group, Inc.
40 Leavenworth Street, Suite 200
San Francisco, CA 94102
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

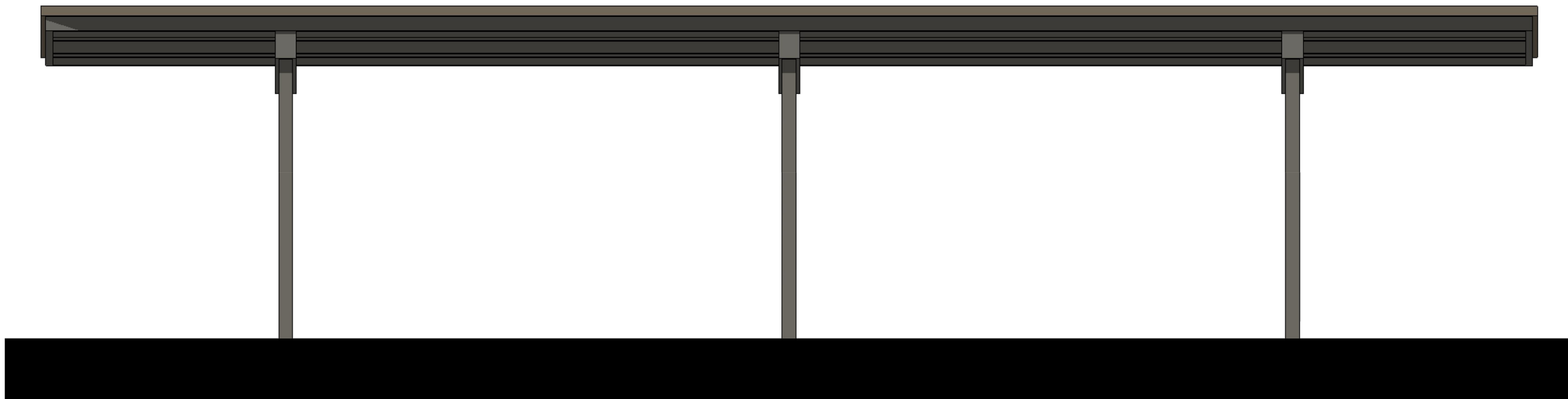
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
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ENTITLEMENT PACKAGE 8th SUB	09/01/23	-
ENTITLEMENT PACKAGE 9th SUB	01/20/23	-
ENTITLEMENT PACKAGE 4th SUB	10/27/22	-
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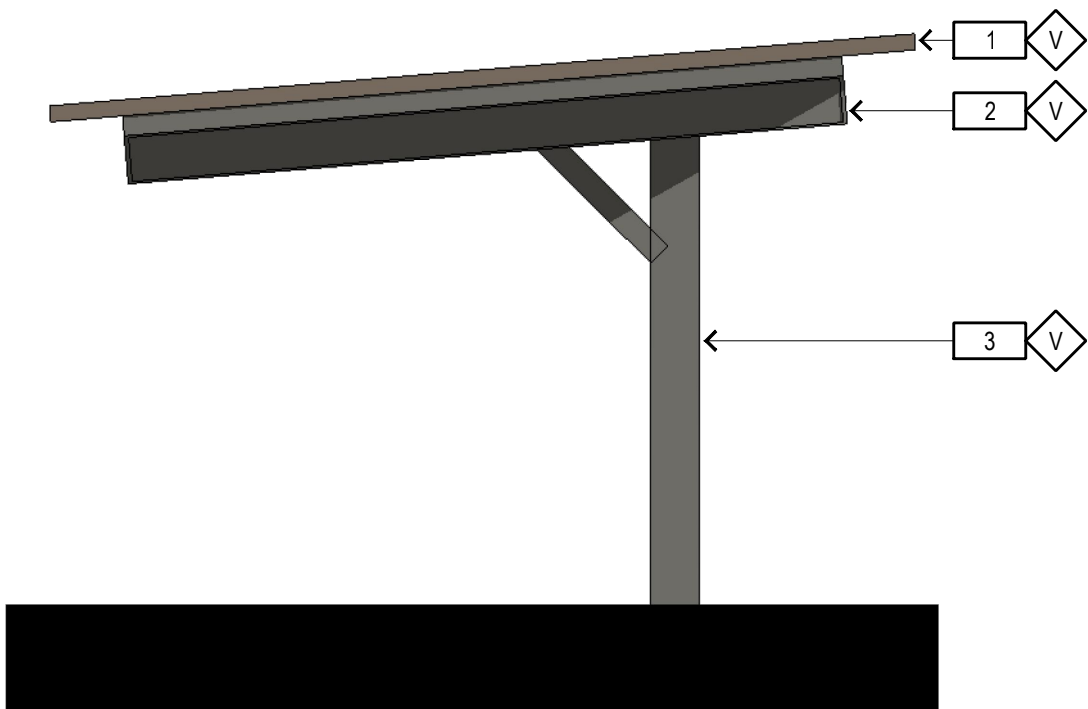
City Of VALLEJO
County Of SOLANO
Slate Of CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
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Sheet Number: A407



5 - FRONT ELEVATION



4 - REAR ELEVATION



3 - SIDE ELEVATION



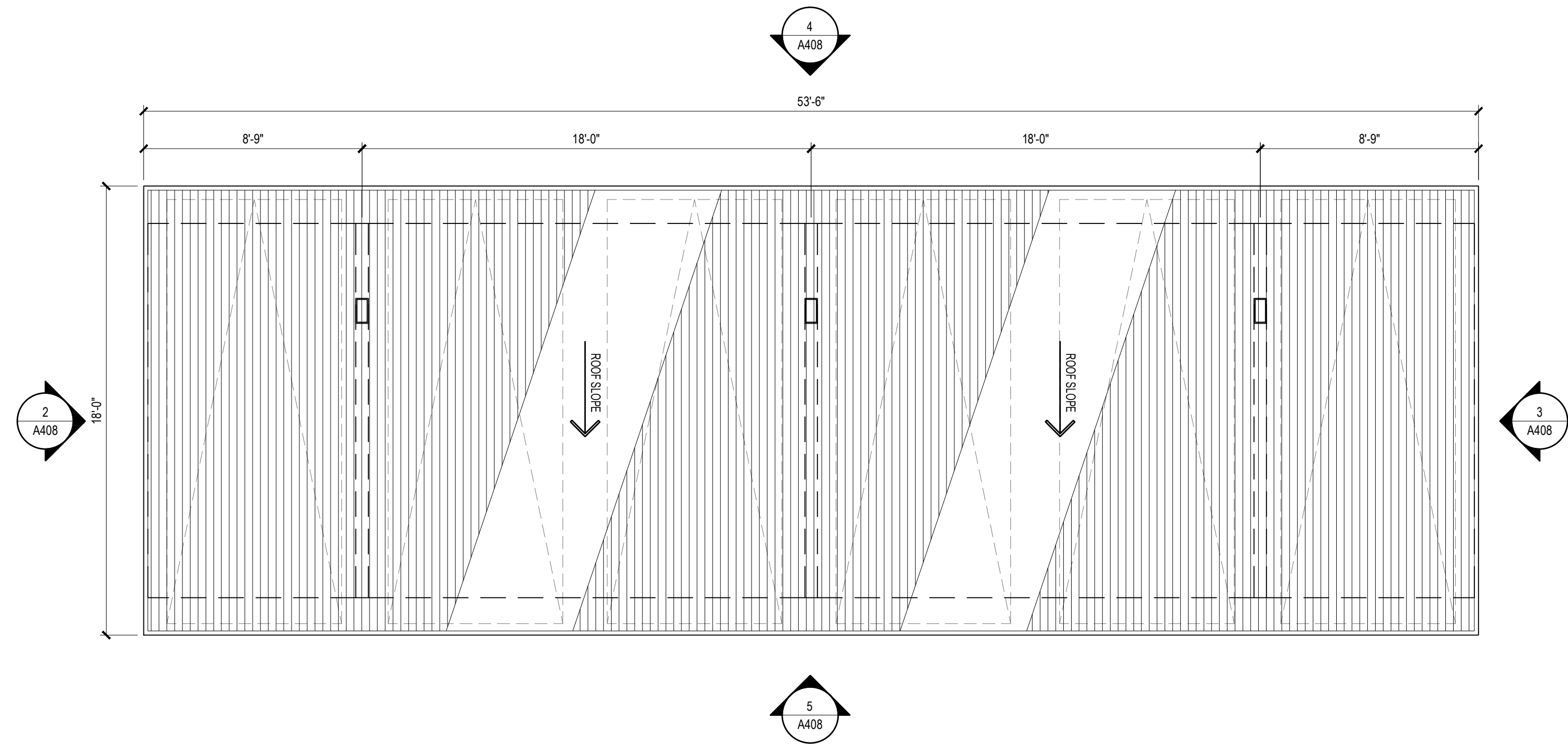
2 - SIDE ELEVATION

TRASH ENCLOSURE KEYNOTES

- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
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- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

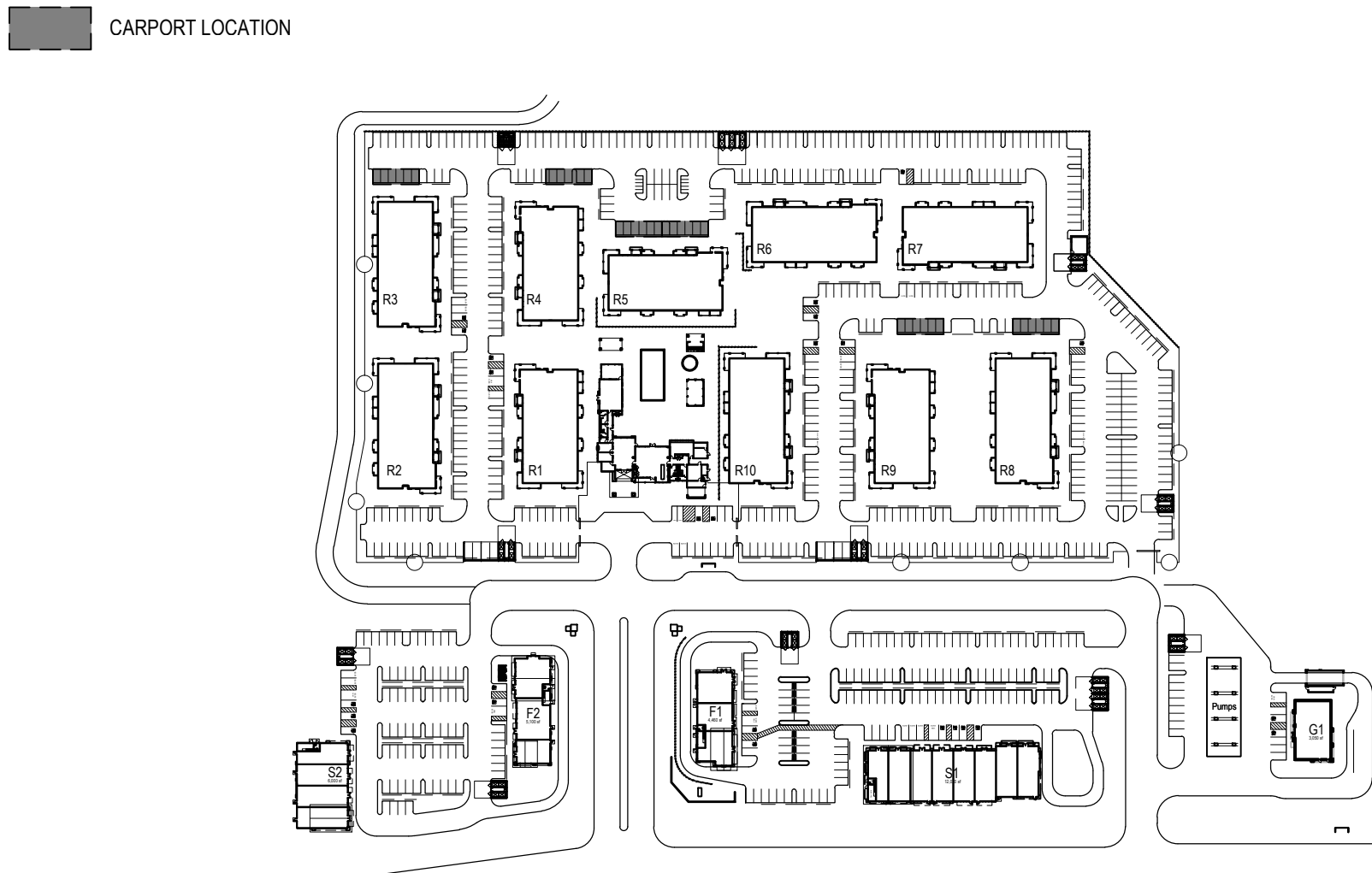
COLOR / MATERIAL NOTES

- DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- DUNN EDWARDS - DET634 "DOWNING EARTH"
- DUNN EDWARDS - DE6731 "BLACKJACK"
- DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- CORONADO STONE
- CANYON COBBLE - INDIAN SPRINGS



1 - ROOF PLAN

KEY PLAN



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

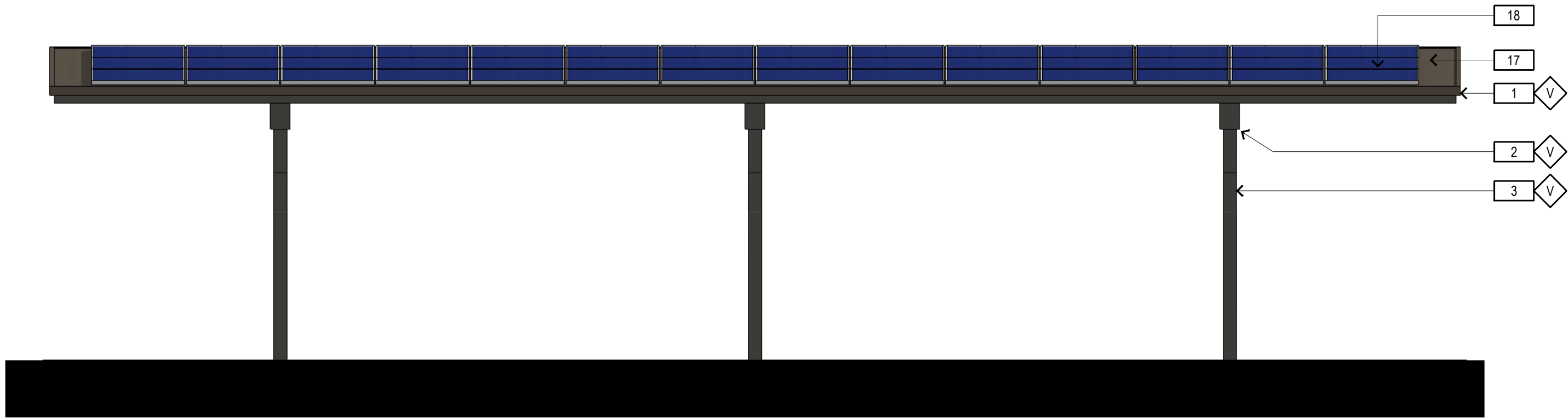
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ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
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City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
SINGLE CARPORT
- 2 BAY
PLAN & ELEVATIONS
Sheet Number:
A408

GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroch
Engineering Group, Inc.
40 Leavenworth St. #200
San Francisco, CA 94102
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

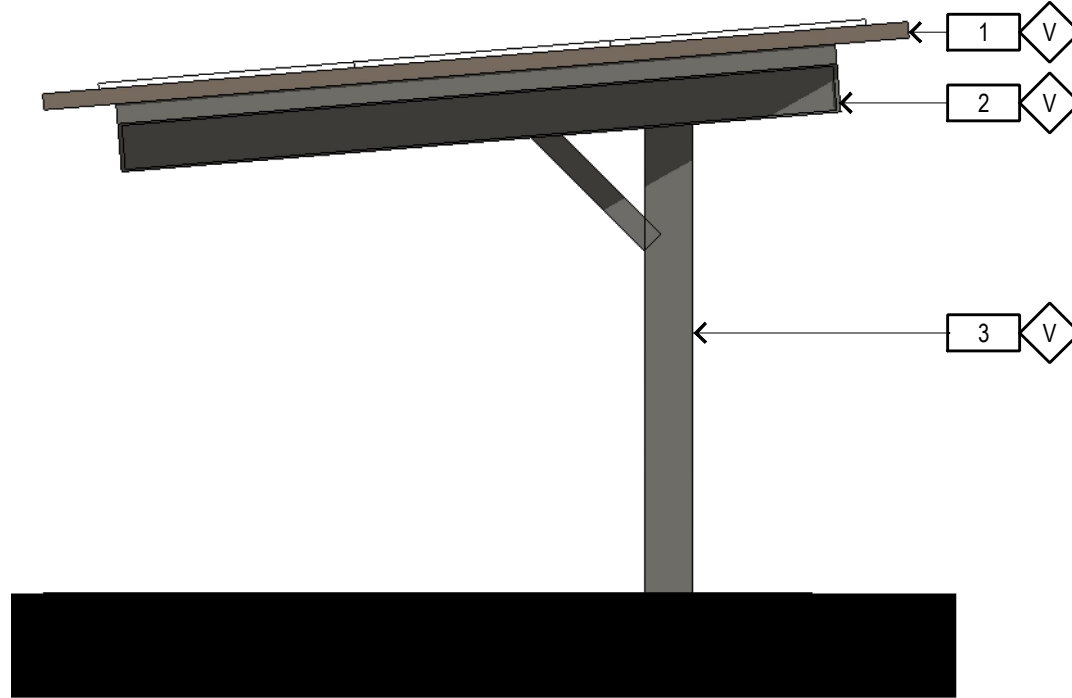
Consultant:
AO
Architecture.
Design.
Relationships.



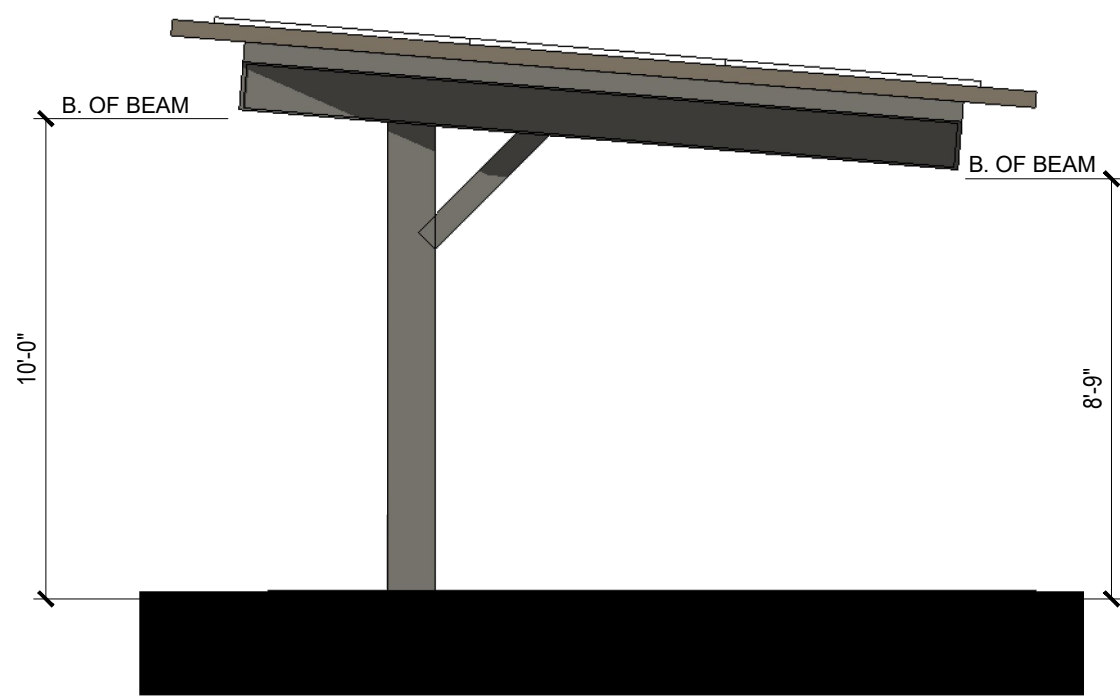
5 - FRONT ELEVATION



4 - REAR ELEVATION



3 - SIDE ELEVATION



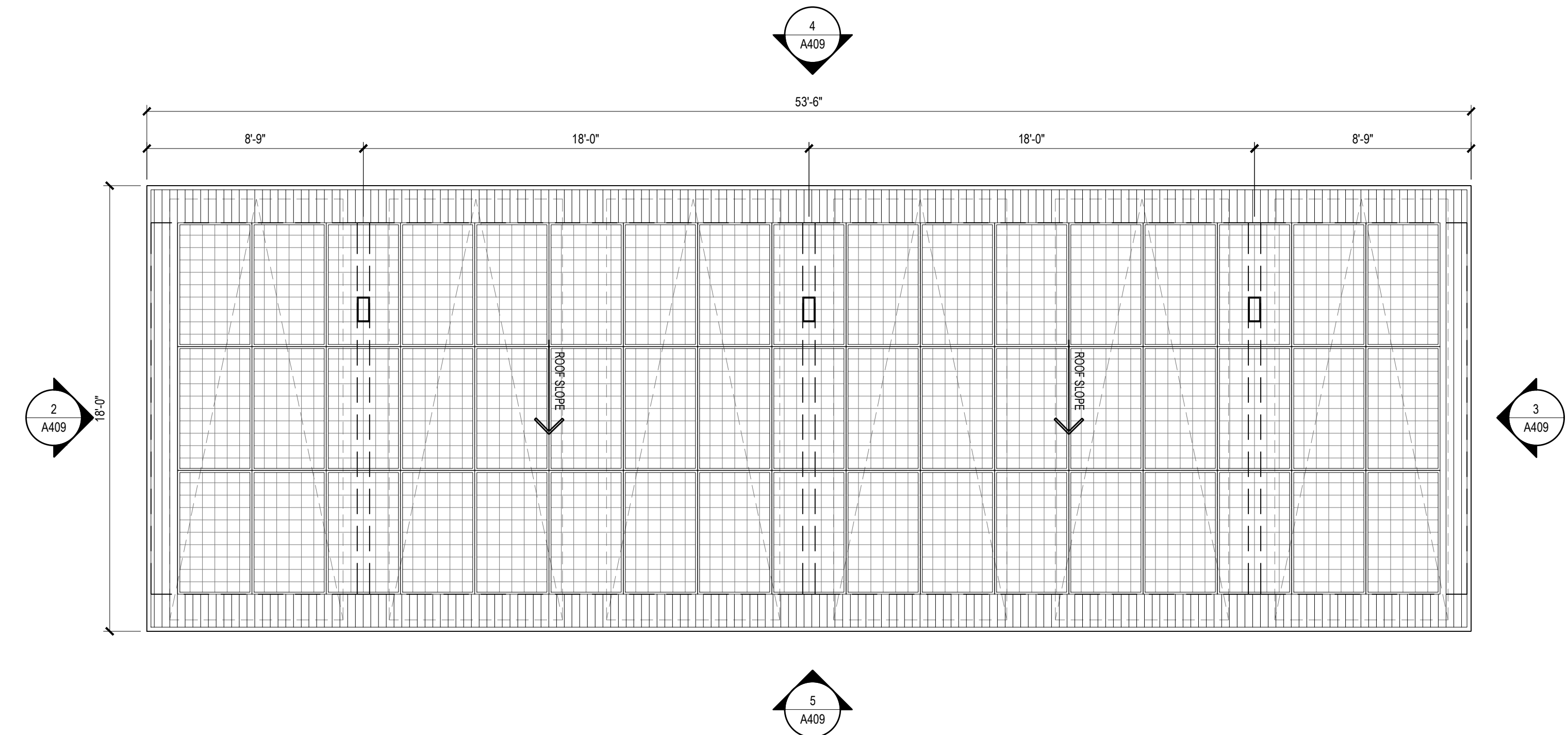
2 - SIDE ELEVATION

TRASH ENCLOSURE KEYNOTES

- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
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- 11 SLIDE BOLT LATCH
- 12 CANE BOLT
- 13 CONCRETE APRON
- 14 4" WIDE CONCRETE CURB
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- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

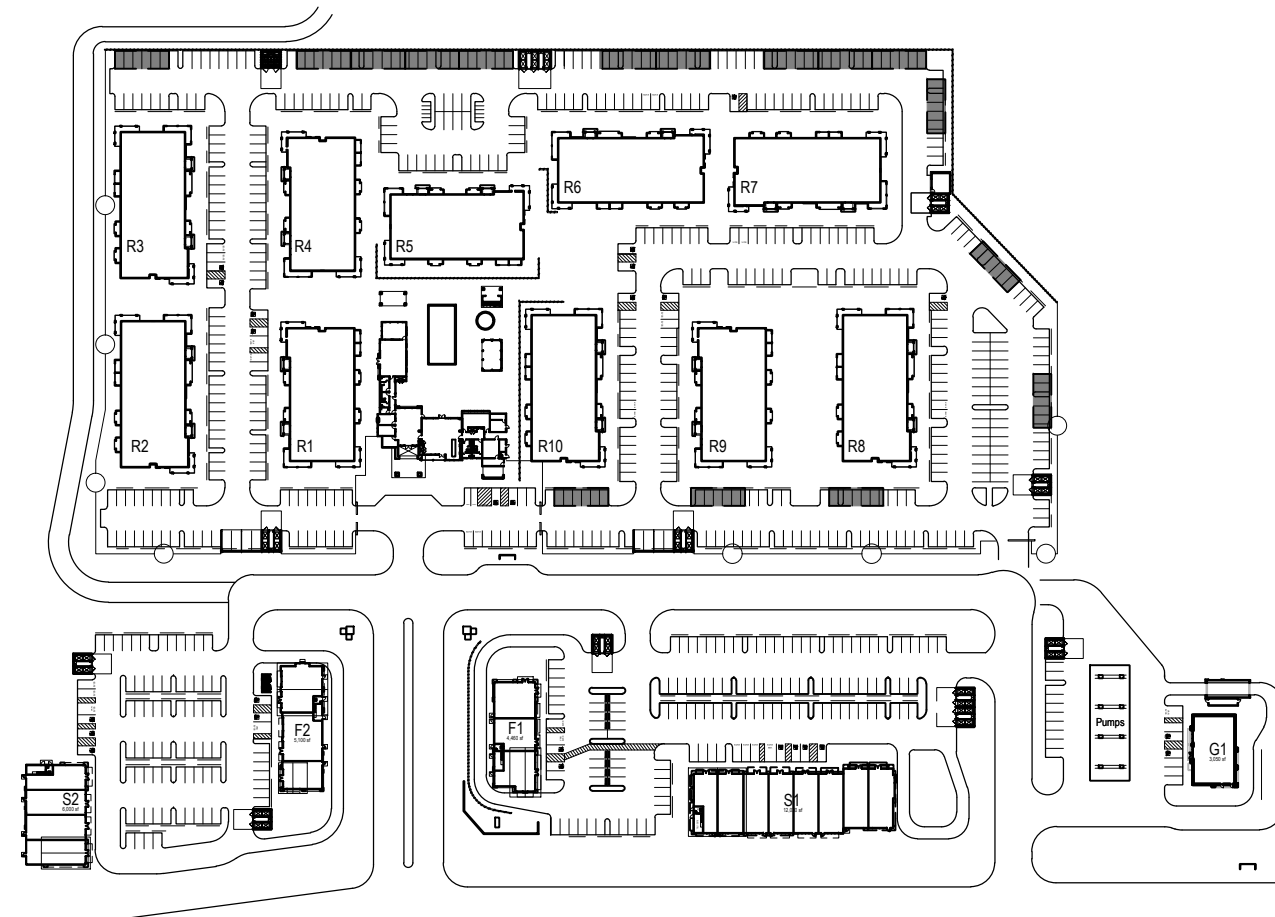
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- H DUNN EDWARDS - DET634 "DOWNING EARTH"
- M DUNN EDWARDS - DE6731 "BLACKJACK"
- V DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- ST CORONADO STONE CANYON COBBLE - INDIAN SPRINGS



1 - ROOF PLAN

KEY PLAN

CARPORT LOCATION



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroch
Engineering Group, Inc.
40 Leavenworth Court, Suite 200
Riverside, CA 92504
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

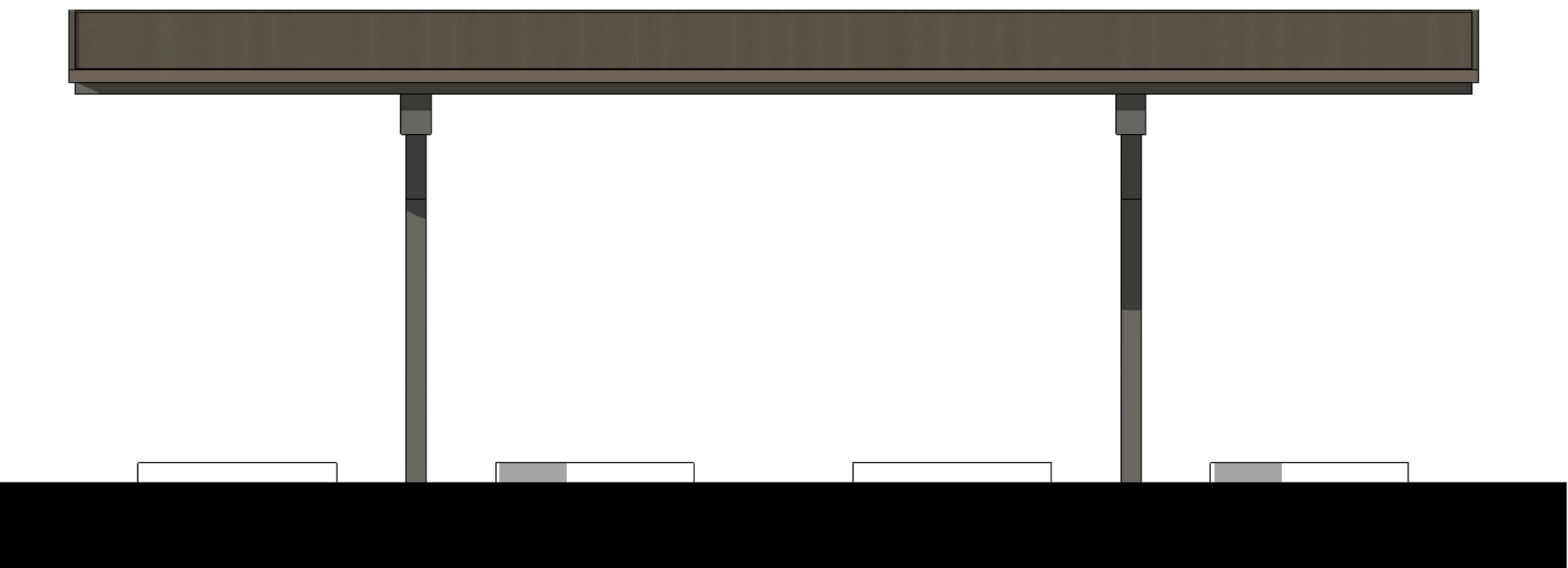
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ENTITLEMENT PACKAGE 3rd SUB	11/05/21	-
ENTITLEMENT PACKAGE 2nd SUB	02/26/21	-
ENTITLEMENT PACKAGE	12/22/20	-

City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
SOLAR SINGLE
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PLAN & ELEVATIONS
Sheet Number:
A409

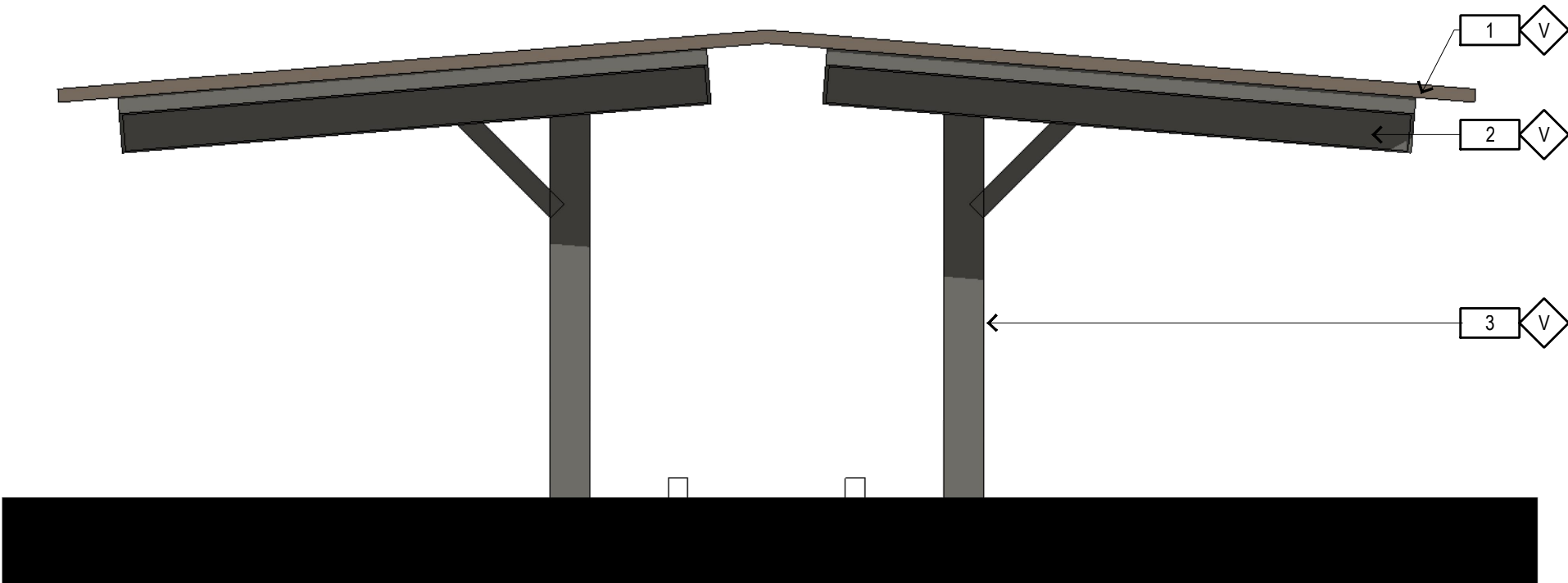
5 - FRONT ELEVATION



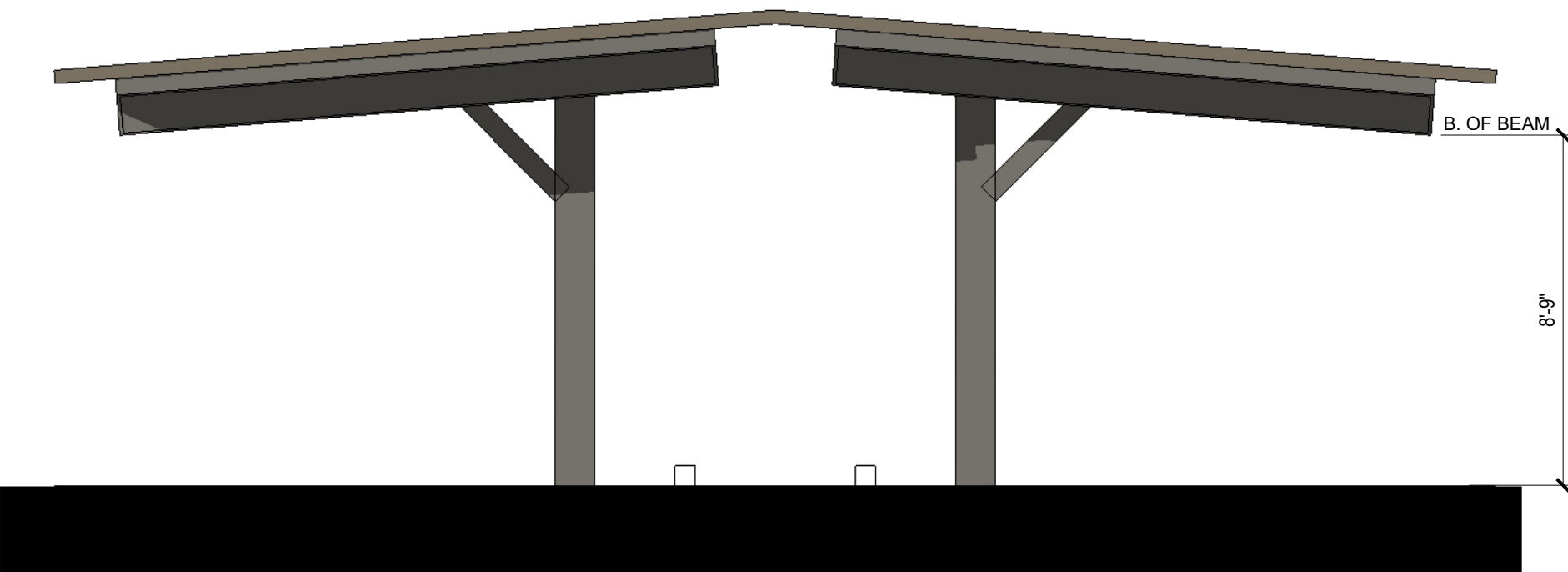
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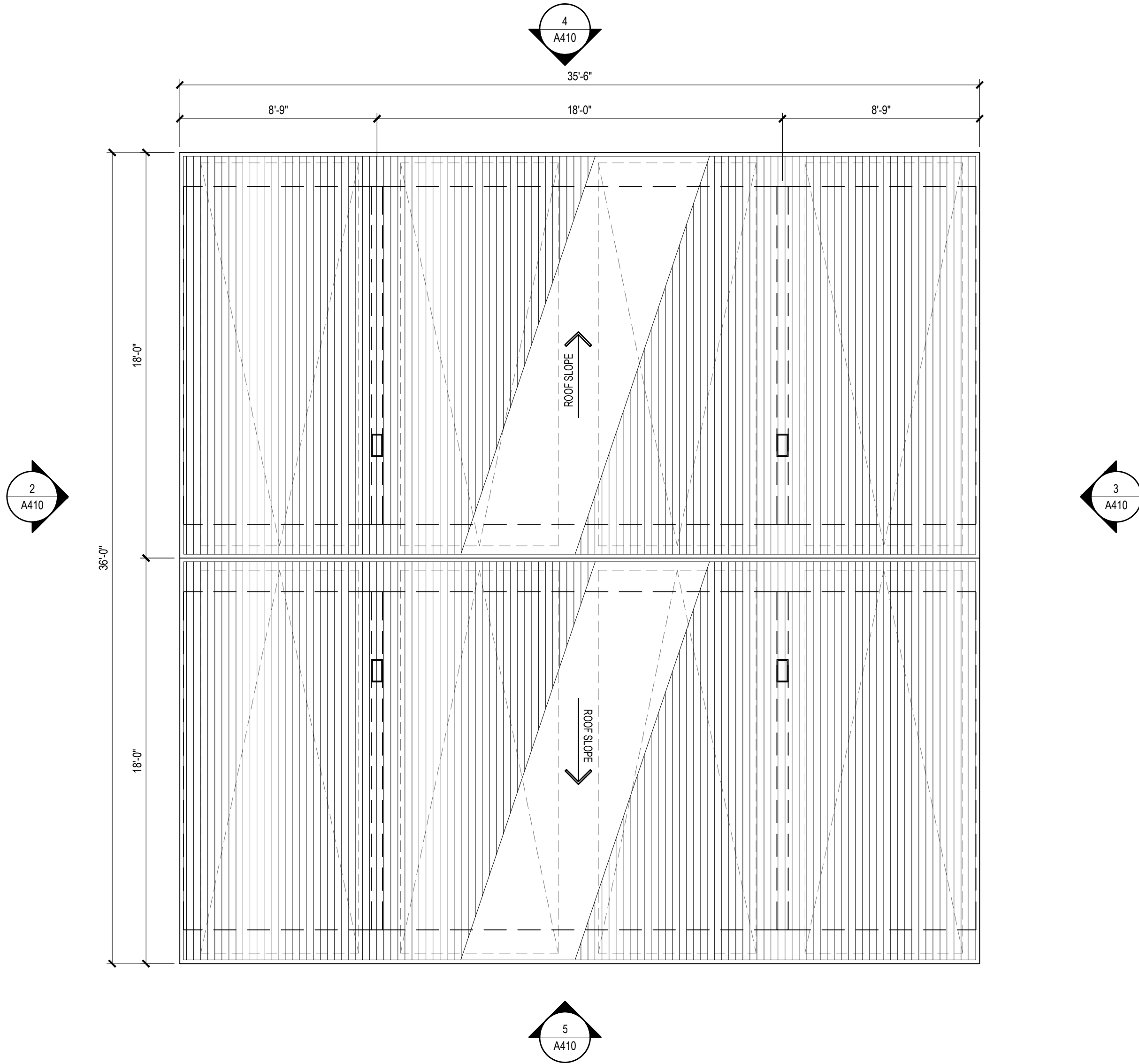
3 - SIDE ELEVATION



2 - SIDE ELEVATION

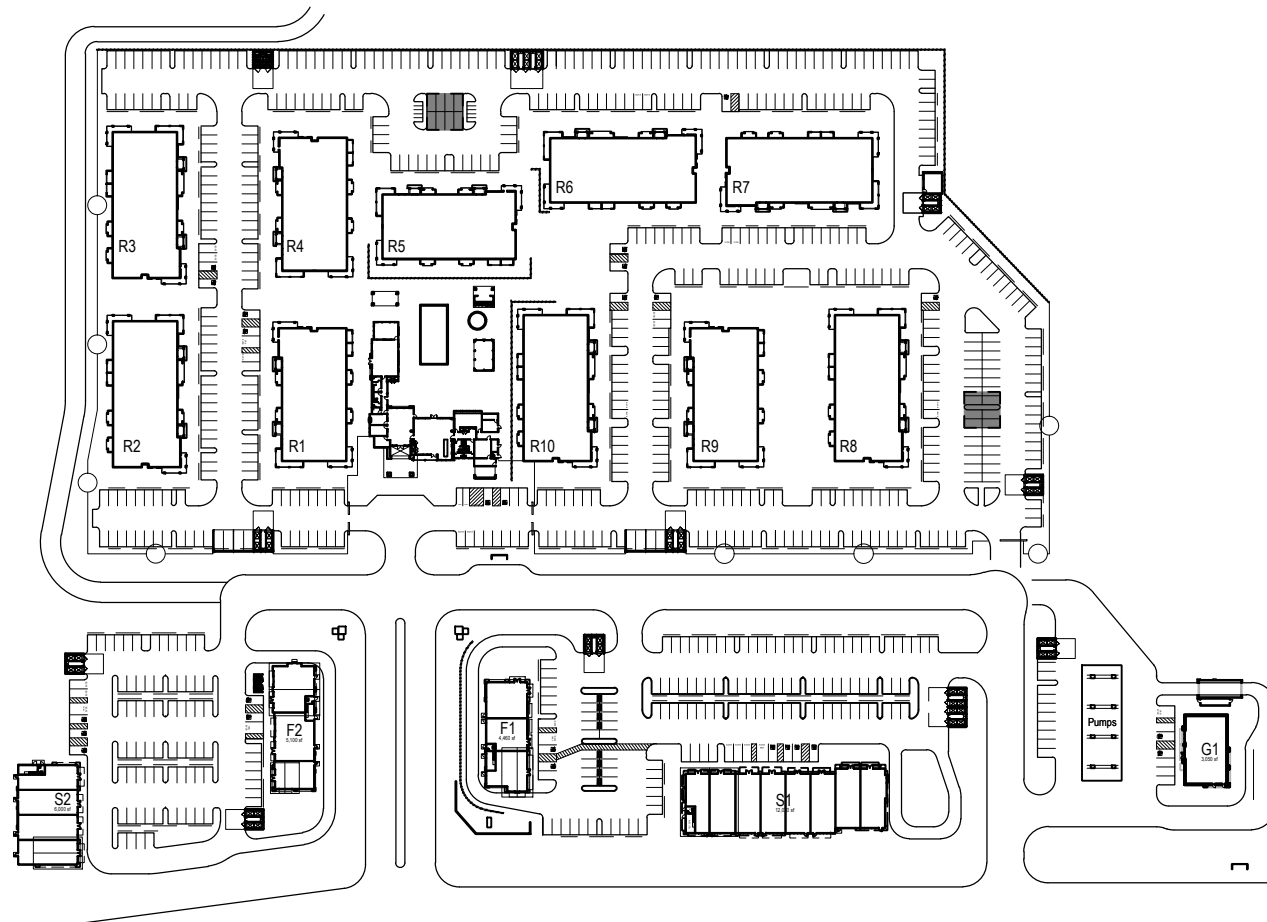


1 - ROOF PLAN



KEY PLAN

CARPOT LOCATION



TRASH ENCLOSURE KEYNOTES

- 1 STEEL ANGLE FASCIA
- 2 GALVANIZED STEEL BEAM
- 3 GALVANIZED TUBE STEEL POST
- 4 GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME
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- 8 DOWNLIGHT ABOVE
- 9 TRASH BINS - VERIFY BIN SIZE WITH WASTE MANAGEMENT COMPANY
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- 12 CANE BOLT
- 13 CONCRETE APRON
- 14 4" WIDE CONCRETE CURB
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- 16 CONCRETE MASONRY CAP
- 17 GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE
- 18 SOLAR PANELS

COLOR / MATERIAL NOTES

- DUNN EDWARDS - DE6214 "PIGEON GRAIN"
- DUNN EDWARDS - DET634 "DOWNING EARTH"
- DUNN EDWARDS - DE6731 "BLACKJACK"
- DUNN EDWARDS - DET628 "CHARCOAL SKETCH"
- CORONADO STONE
- CANYON COBBLE - INDIAN SPRINGS

GTL
Properties

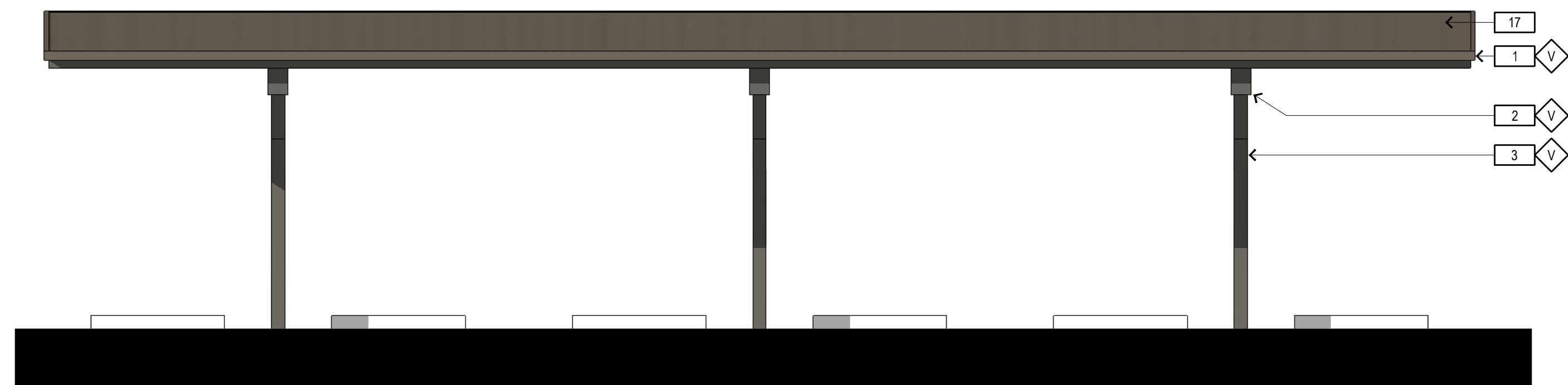
Consultant:
CSW ST 2
CSW/Stuber-Stroch
Engineering Group, Inc.
40 Leavenworth Court, Suite 200
Northridge, CA 91329
Tel: 818.708.0000
Fax: 818.708.0001
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management
Information: 818.708.0000

Consultant:
AO
Architecture.
Design.
Relationships.

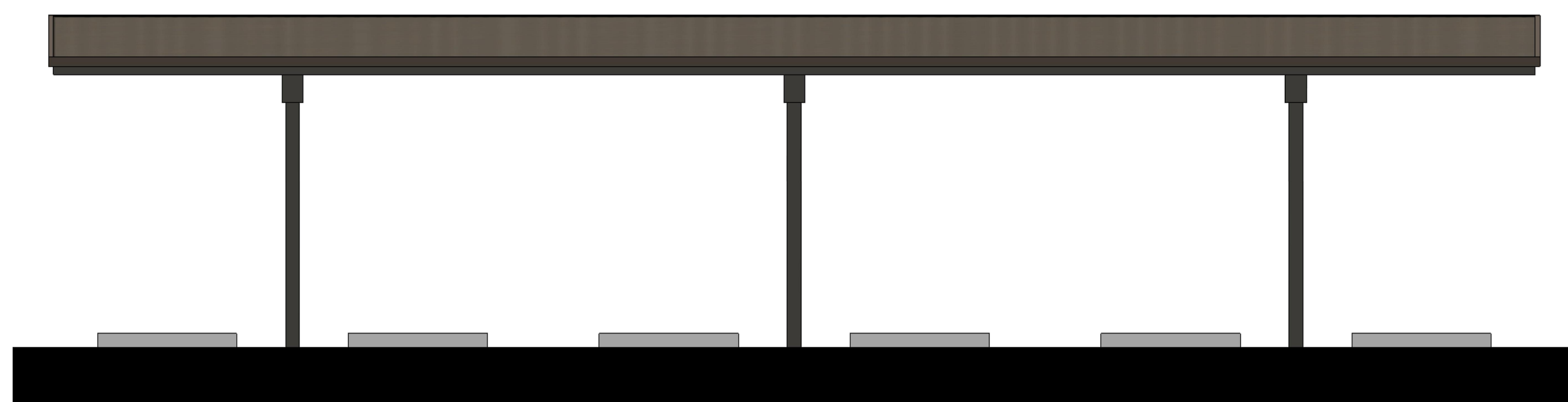
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Description	Date	Rev
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ENTITLEMENT PACKAGE 6th SUB	05/01/23	-
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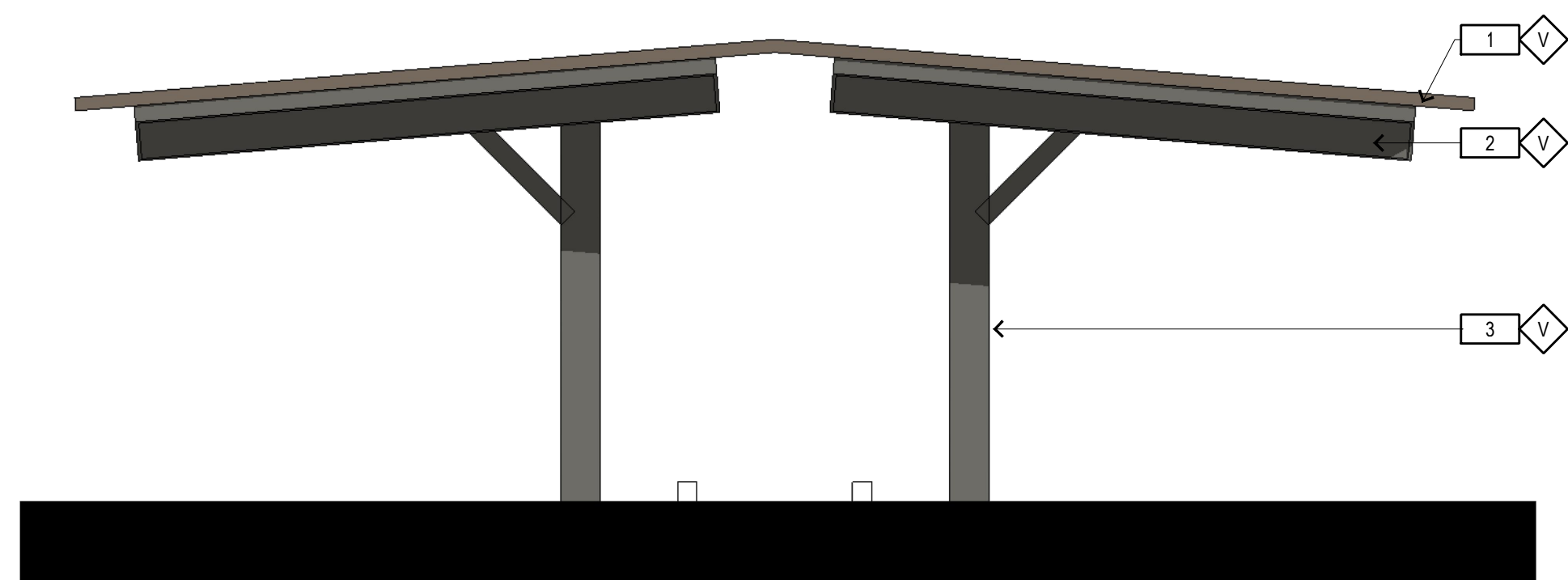
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VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale: 1/4" = 1'-0"
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
**DOUBLE CARPORT
- 1 BAY
PLAN & ELEVATIONS**
Sheet Number:
A410



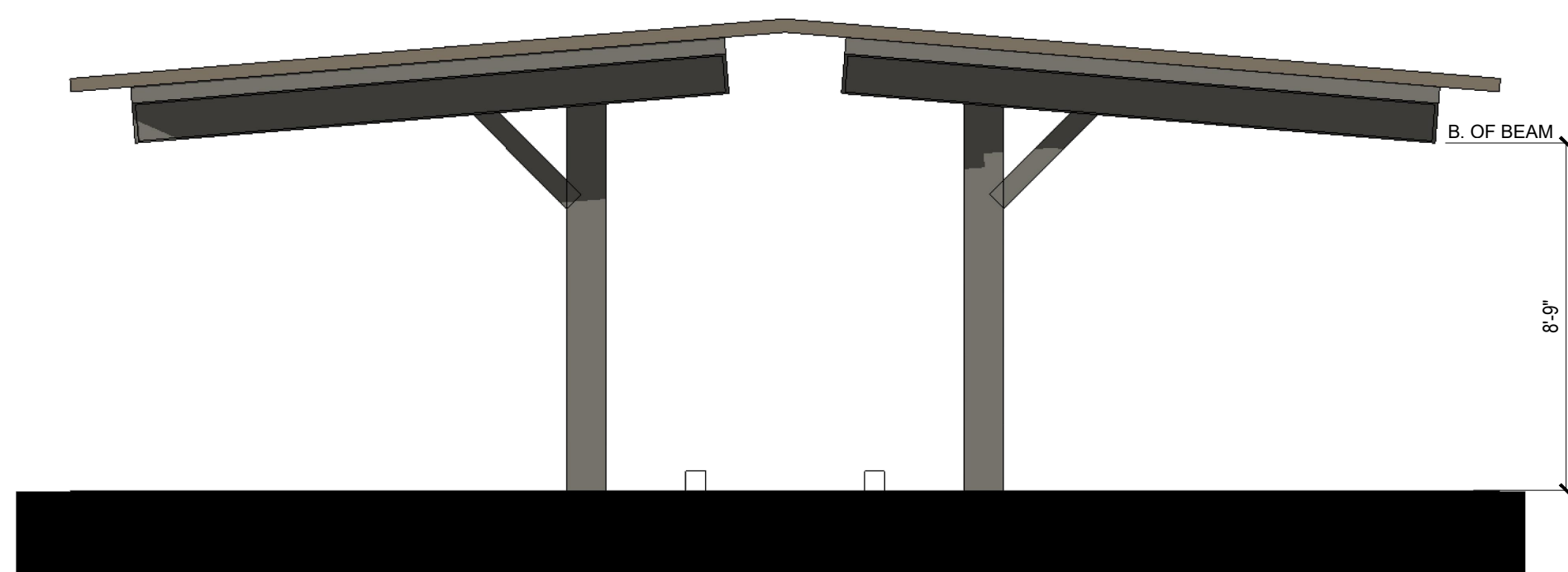
5 - FRONT ELEVATION



4 - REAR ELEVATION



3 - SIDE ELEVATION



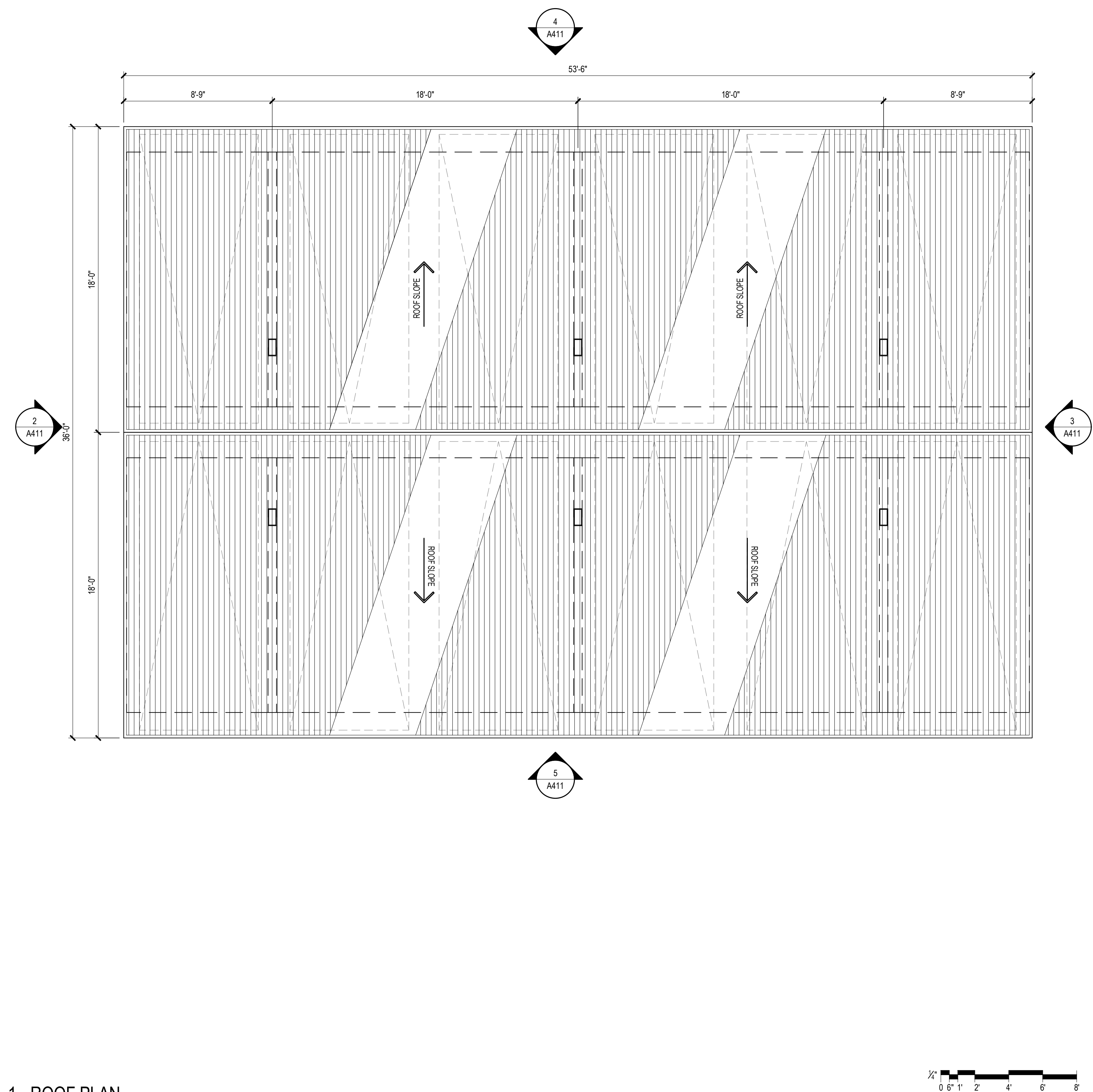
2 - SIDE ELEVATION

TRASH ENCLOSURE KEYNOTES

- | | |
|----|---|
| 1 | STEEL ANGLE FASCIA |
| 2 | GALVANIZED STEEL BEAM |
| 3 | GALVANIZED TUBE STEEL POST |
| 4 | GALVANIZED STEEL GATE DOOR WITH 16 GA. CORRUGATED GALVANIZED STEEL PANEL INSIDE STEEL FRAME |
| 5 | GALVANIZED TUBE STEEL POST AT GATES, TYP. |
| 6 | 6" WIDE CONCRETE CURB |
| 7 | 8" C.M.U. BLOCK WALL W/ EXTERIOR PLASTER FINISH |
| 8 | DOWNLIGHT ABOVE |
| 9 | TRASH BINS - VERIFY BIN SIZE WITH WASTE MANAGEMENT COMPANY |
| 10 | CONCRETE FOOTING |
| 11 | SLIDE BOLT LATCH |
| 12 | CANE BOLT |
| 13 | CONCRETE APRON |
| 14 | 4" WIDE CONCRETE CURB |
| 15 | AREA DRAIN |
| 16 | CONCRETE MASONRY CAP |
| 17 | GALVANIZED METAL DECKING W/ ACRYLIC ROOF MEMBRANE TOP AND PAINTED UNDERSIDE |
| 18 | SOLAR PANELS |

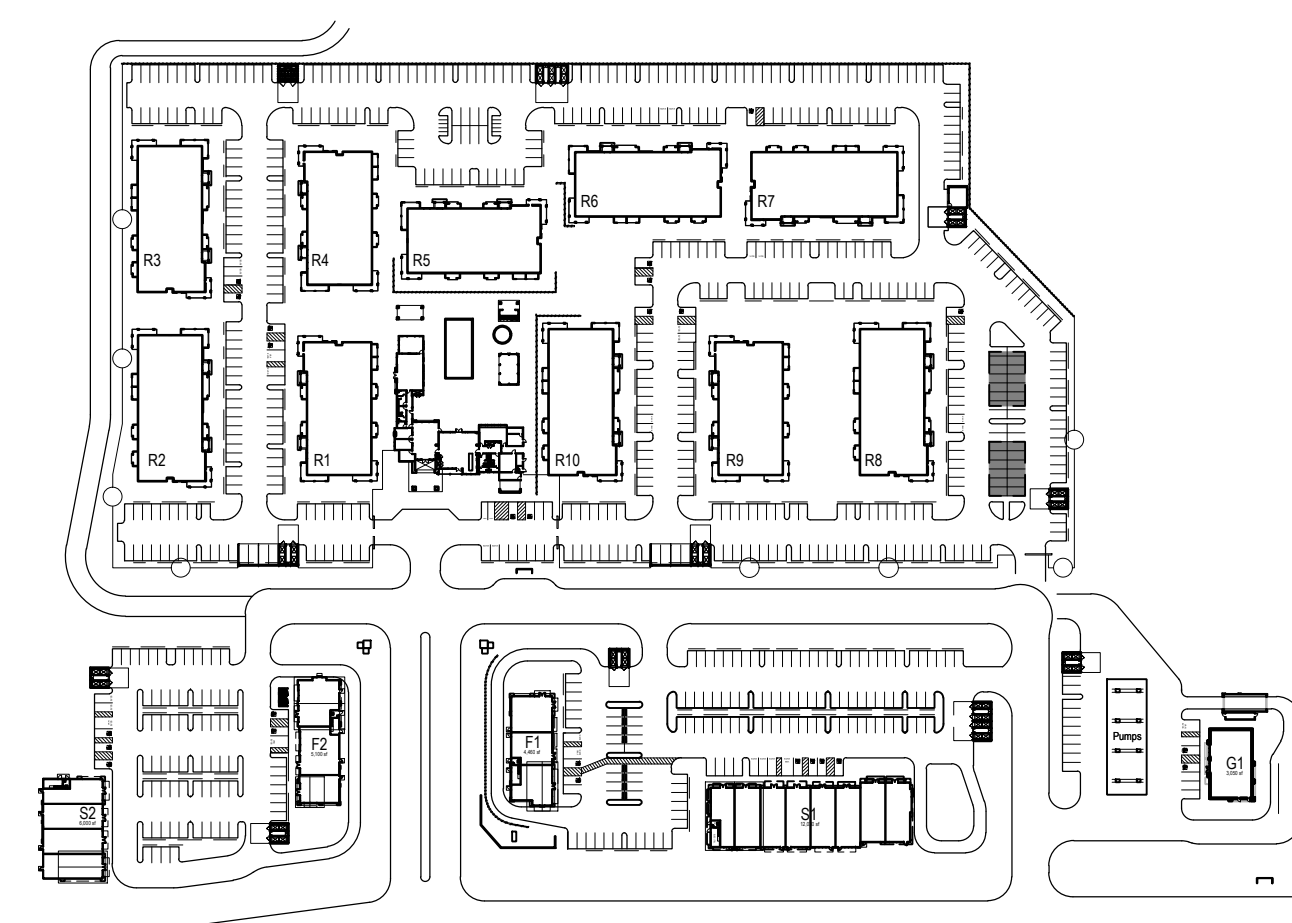
COLOR / MATERIAL NOTES

- | | |
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|  | DUNN EDWARDS - DE6214 "PIGEON GRAIN" |
|  | DUNN EDWARDS - DET634 "DOWNING EARTH" |
|  | DUNN EDWARDS - DET6731 "BLACKJACK" |
|  | DUNN EDWARDS - DET628 "CHARCOAL SKETCH" |
|  | CORONADO STONE
CANYON COBBLE - INDIAN SPRINGS |



1 - ROOF PLAN

KEY PLAN



GTL
Properties

consultant:

CSW ST2

**CSW/Stuber-Stroch
Engineering Group, Inc.**

45 Lavalant Court Tel: 415.553.0000
Novato, CA 94940 Fax: 415.553.5555

**Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management**

www.cswst2.com

onsultant:

AO

**Architecture.
Design.
Relationships.**

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
-	08/30/23	ENTITLEMENT PACKAGE 7th SUB
-	05/01/23	ENTITLEMENT PACKAGE 6th SUB
-	01/20/23	ENTITLEMENT PACKAGE 5th SUB
-	10/27/22	ENTITLEMENT PACKAGE 4th SUB
-	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
-	02/28/21	ENTITLEMENT PACKAGE 2nd SUB
-	10/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	1/4" = 1'-0"
Date:	08/30/2023
Project Number:	19300029

Sheet Name:

**DOUBLE CARPORT
- 2 BAY
PLAN & ELEVATIONS**

Sheet Number:

A411



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
0	08/30/23	ENTITLEMENT PACKAGE 7th SUB
1	09/01/23	ENTITLEMENT PACKAGE 8th SUB
2	01/20/23	ENTITLEMENT PACKAGE 5th SUB
3	10/27/23	ENTITLEMENT PACKAGE 4th SUB
4	11/05/21	ENTITLEMENT PACKAGE 3rd SUB
5	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
6	12/22/20	ENTITLEMENT PACKAGE



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
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-	12/22/20	ENTITLEMENT PACKAGE



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE



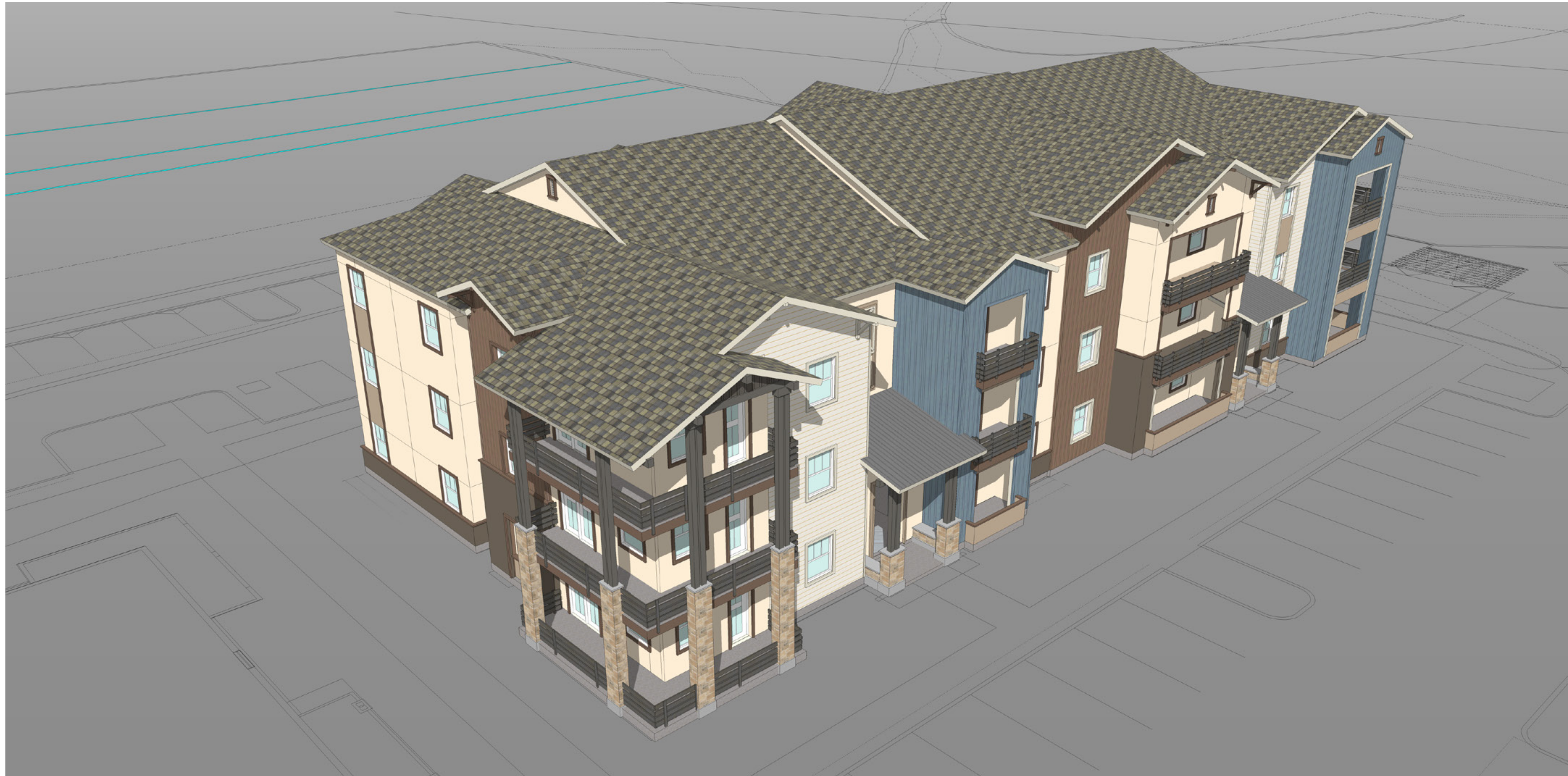
DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
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DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE



COLOR OPTION 1 SHOWN

GTL
Properties

consultant:

CSW ST2

**CSW/Stuber-Stroeh
Engineering Group, Inc.**

45 Leveroni Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9835

Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

consultant:

AO

**Architecture.
Design.
Relationships.**

DEVELOPMENT PLAN FOR SOLANO RANCH COLUMBUS PARKWAY - VALLEJO

Rev	Date	Description
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-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO

County Of
SOLANO

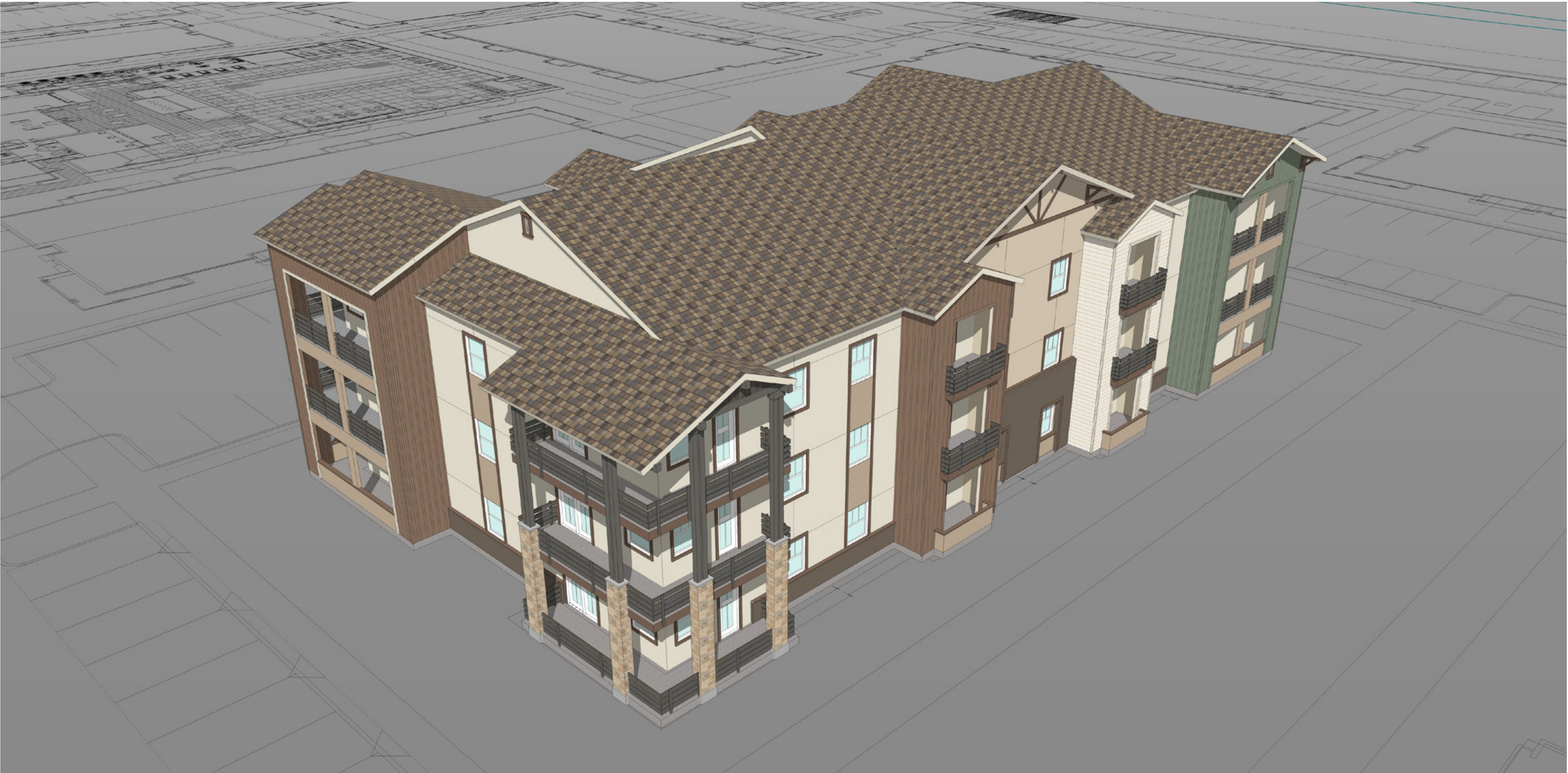
State Of
CALIFORNIA

Scale:	
Date:	08/30/2023

Sheet Name:

MULTIFAMILY
BUILDING
TYPE A
3D VIEWS

Sheet Number:
A906



COLOR OPTION 2 SHOWN

GTL
Properties

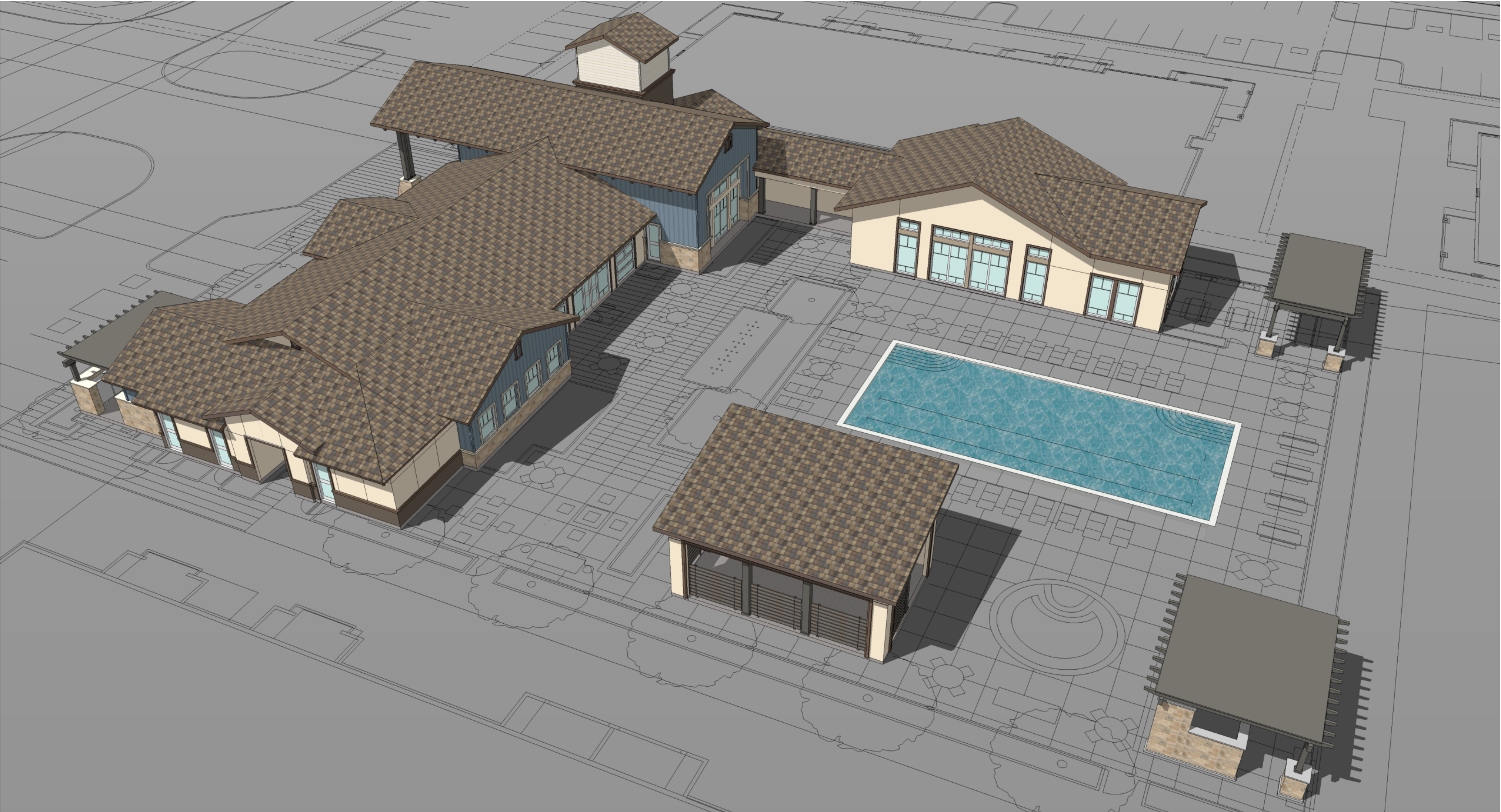
Consultant:
CSW ST 2
CSW/Stuber-Stroeb
Engineering Group, Inc.
40 Leeway Court Tel: 415.953.9800
Novato, CA 94949 Fax: 415.953.9855
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	02/26/21	ENTITLEMENT PACKAGE 2nd SUB
-	12/22/20	ENTITLEMENT PACKAGE

City Of VALLEJO	
County Of SOLANO	
State Of CALIFORNIA	
Scale:	
Date:	08/30/2023
Project Number:	1930029
Sheet Name: MULTIFAMILY BUILDING TYPE B 3D VIEWS	
Sheet Number: A907	



GTL
Properties

Consultant:
CSW ST 2
CSW/Stuber-Stroeb
Engineering Group, Inc.
40 Leeway Court Suite 415, 94508
Novato, CA 94949 Tel: 415.893.0800
Fax: 415.893.0805
Civil Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

Consultant:
AO
Architecture.
Design.
Relationships.

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	12/22/20	ENTITLEMENT PACKAGE

City Of
VALLEJO
County Of
SOLANO
State Of
CALIFORNIA
Scale:
Date: 08/30/2023
Project Number: 1930029
Sheet Name:
CLUBHOUSE
BUILDING C1
3D VIEWS
Sheet Number:
A908



DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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-	12/22/20	ENTITLEMENT PACKAGE



SV-1
CORONADO STONE
TEXAS RUBBLE - TEXAS CREAM



SV-2
CORONADO STONE
CANYON COBBLE - INDIAN SPRINGS



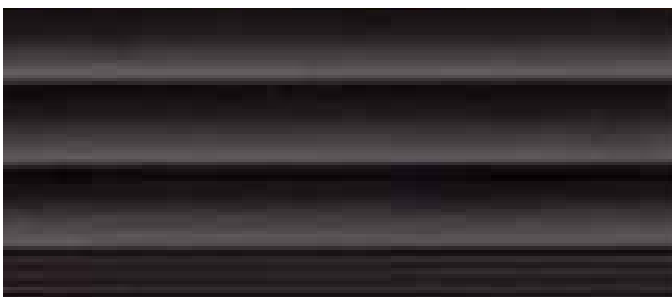
MT-1
B & C AWNINGS INC. POLARIS SERIES HANGING CANOPY.
COLORS BLACKJACK AND LOOKING GLASS



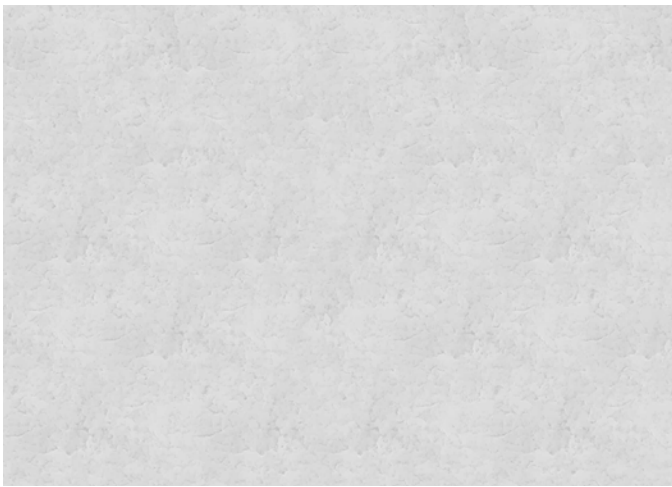
F-1
JAMES HARDIE- LAP SIDING
'SELECT CEDARMILL' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC'



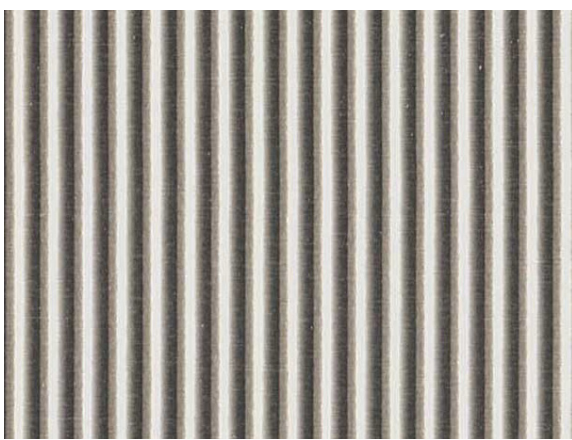
F-2
JAMES HARDIE- VERTICAL SIDING
'SMOOTH' W/ TRIM BOARDS 4/4 (CUT) 'RUSTIC' & VERT. BATTEN BD. 'RUSTIC' AT 16" O.C.



SF-1
ANODIZED ALUM. STOREFRONT,
ARCADIA GLAZED SYSTEM, COLOR
'BLACK AB-8,' OR SIMILAR.



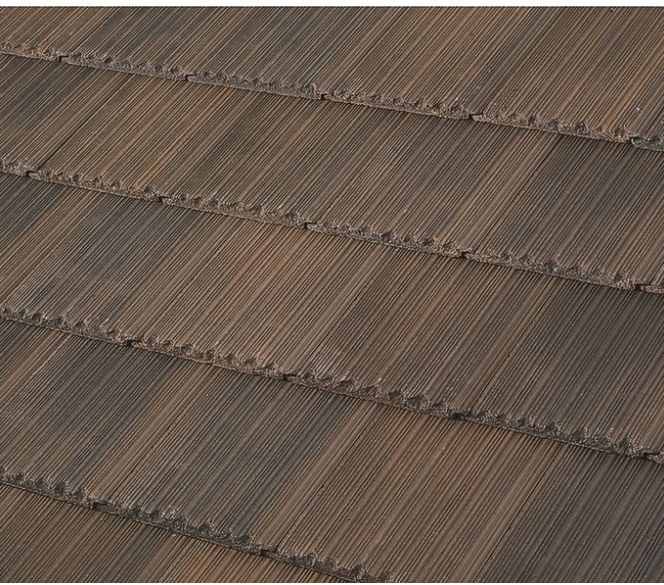
PC-1
CDI PRECAST CONCRETE
WAINSCOT PLINTH AND BASE CAP
COLOR : 'GRAY'
TEXTURE: TRADITIONAL
GROUT TO MATCH



MT-2
B & C AWNINGS INC.
METAL AWNING - CITYSCAPE BY BERRIDGE



RT-1
BORAL-SAXONY 700 CONCRETE
SHAKE ROOF TILE
COLOR: 'STONE MOUNTAIN BLEND'



RT-2
BORAL-SAXONY 700 CONCRETE
SHAKE ROOF TILE
COLOR: 'CHARCOAL BROWN BLEND'



WD-1
SHERWIN-WILLIAMS
SW 3518 - HAWTHORNE



SM-1
BERRIDGE 'CEE LOCK' PANEL, STANDING SEAM
METAL ROOF 12" PANEL WIDTH,
COLOR : 'LEAD COTE



SM-2
BERRIDGE 'CEE LOCK' PANEL, STANDING SEAM
METAL ROOF 12" PANEL WIDTH,
COLOR : 'CHARCOAL GREY'



MT-3
B & C AWNINGS INC. ATLANTIC SERIES
METAL AWNING - ZINC GREY BY BERRIDGE



A
DUNN EDWARDS
DEW380 - WARM WHITE



D
DUNN EDWARDS
DE6214 - PIGEON GRAY



G
DUNN EDWARDS
DE6217 - ANCIENT EARTH



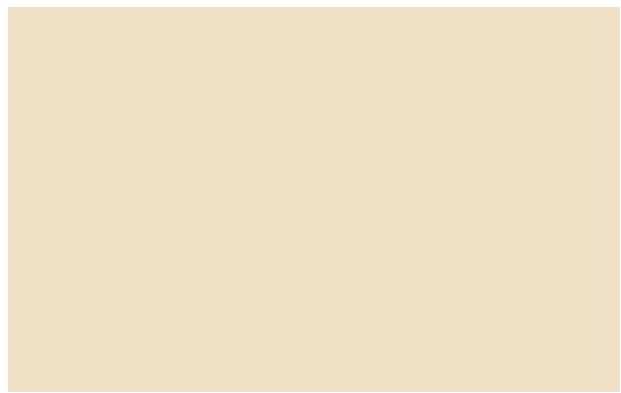
J
DUNN EDWARDS
DE6376 - LOOKING GLASS



M
DUNN EDWARDS
DE6371 - BLACKJACK



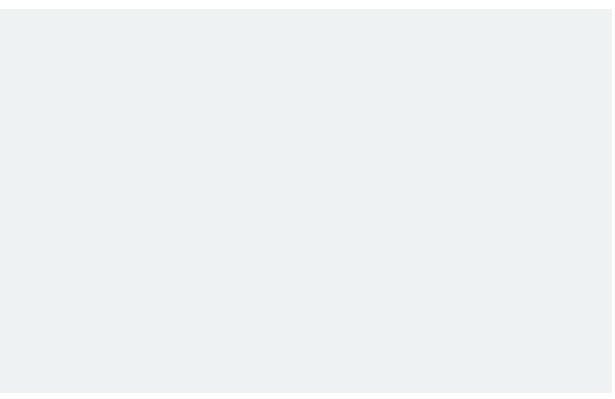
P
DUNN EDWARDS
DE6215 - WOODEN PEG



S
DUNN EDWARDS
DEC768 - WINTER LITE



V
DUNN EDWARDS
DE628 - CHARCOAL SKETCH



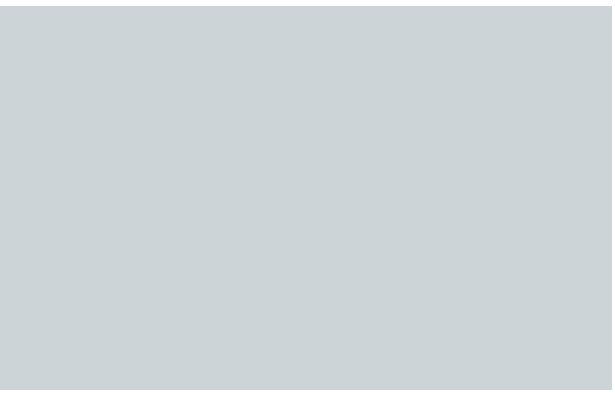
B
DUNN EDWARDS
DEW384 - SNOWFLAKE



E
DUNN EDWARDS
DE6157 - BISQUE TAN



H
DUNN EDWARDS
DET634 - DOWNING TO EARTH



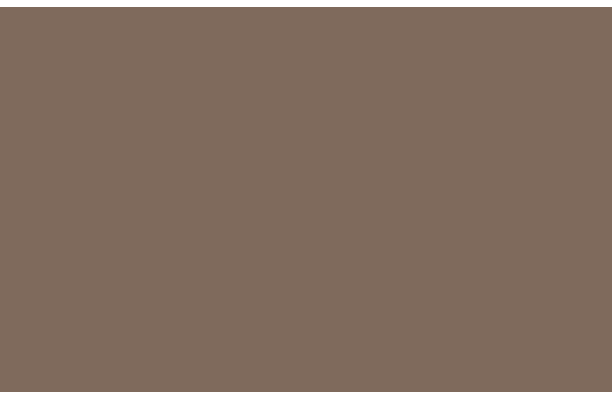
K
DUNN EDWARDS
DE6338 - SHINY NICKEL



N
DUNN EDWARDS
DE5117 - REDWOOD CITY



Q
DUNN EDWARDS
DET515 - HARBOR MIST GRAY



T
DUNN EDWARDS
DE6069 - BANNISTER BROWN



C
DUNN EDWARDS
DE6213 - FINE GRAIN



F
DUNN EDWARDS
DE6158 - BUCKSKIN



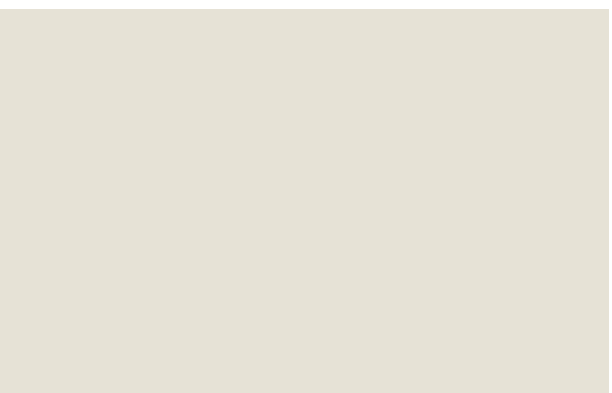
I
DUNN EDWARDS
DET680 - ESPRESSO MACCHIATO



L
DUNN EDWARDS
DE5823 - MICA CREEK



O
DUNN EDWARDS
DET642 - BAY SALT



R
DUNN EDWARDS
DE6219 - CRYSTAL HAZE



U
DUNN EDWARDS
DE6070 - CHOCOLATE CHUNK

DEVELOPMENT PLAN
FOR SOLANO RANCH
COLUMBUS PARKWAY - VALLEJO

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