

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, December 12, 2024

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

VIEW THE MEETING:

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

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

IMPORTANT NOTICE

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

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

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

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

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



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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

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

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

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. October 10, 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 NAME:	ROLLINGWOOD SUBDIVISION
PROJECT NUMBER:	Development Review (DVR23-0042) Design Review (DR23-0019) Landscape Review (LR23-0013) Minor Use Permit (MUP23-0019) Tentative Map (TM23-0003)
PREPARED BY:	Cesar Orozco, Planning Manager
PROJECT LOCATION:	201 Rollingwood Drive / APNs: 0072-170-050 & -060
PROJECT SUMMARY:	The project consists of a Development Review, Design Review, Landscape Review, Minor Use Permit, and Tentative Map for the development of 130 single-family homes. The project also includes site improvements, new landscaping, new lighting throughout the site, and a pedestrian path. The Design Review Board only has purview over the Design Review and Landscape Review.
RECOMMENDATION:	Staff recommend that the Design Review Board adopt a Resolution recommending approval of Design Review (DR23-0042) and Landscape Review (LR23-0013) to the Planning Commission.

8. 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.

9. 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

10. OTHER AGENDA ITEMS - NONE

11. ADJOURNMENT

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

Dated: December 5, 2024



Dalia Vidor



MINUTES

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

Matthew Kennedy,
Chairperson
Micheal Eli
Oskar Lugtu
Jamiah Adams
Daniel Gordon

VIA TELECONFERENCE

October 10, 2024

www.cityofvallejo.net

1. CALL TO ORDER

The meeting was called to order by Chair Kennedy at 7:01 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Kennedy, Board Members Gordon, Lugtu and Adams

Staff present: Cesar Orozco, Planning Manager,

Absent: Board Member Eli

4. APPROVAL OF AGENDA, MINUTES, AND CONSENT CALANDER

a. APPROVAL THE AGENDA

b. July 11, 2024 – Regular Meeting Minutes

c. OTHER CONSENT ITEMS - none

Board member Gordon, second by Board Member Adams, moved to approve the Agenda with the amendment of pulling action item 7B – Wise Vallejo Auto Complex, July 11, 2024 -regular meeting Minutes, and the consent calendar, with the following vote:

Vote:

AYES: Chair Kennedy, Board Members Gordon, Lugtu and Adams

NOES: None

ABSENT: Board Member Eli

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION – None

6. COMMUNITY FORUM - None

7. PUBLIC HEARING

A. Rollingwood Subdivision - Development Review (DVR23-0042), Design Review (DR23-0019), Landscape Review (LR23-0013), Minor Use Permit (MUP23-0019) and Tentative Map (TM23-0003)

Planning Manager Orozco recommend that the Design Review Board open the public hearing, accept comments, and then continue the item to November 14, 2024

Board Members asked questions and staff responded.

Chair Kennedy opened the public hearing.

PUBLIC SPEAKER: Carl Hoffman, Mark Lampkin

Board member Adams, second by Board Member Lugtu, moved to continue the action item to November 14, 2024, with the following vote:

Vote:

AYES:	Chair Kennedy, Board Members Gordon, Lugtu and Adams
NOES:	None
ABSENT:	Board Member Eli
ABSTAIN:	None

8. WRITTEN COMMUNICATIONS

Staff received one written communication regarding the Vallejo Wise Auto Complex.

9. Regular Reports

a. SECRETARY'S REPORT

Secretary Orozco introduced the announced our fully staffed division and division hired a new Planning Manager that will be working with the long-range planning actions.

b. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD - None

c. REPORT OF THE SUBCOMMITTEES- NONE

10. OTHER AGENDA ITEMS – NONE

11. ADJOURNMENT

Board Members Eli adjourned the meeting at 7:35 pm.

MATTHEW KENNEDY, CHAIR

ATTEST:

CESAR OROZCO,
SECRETARY TO THE DESIGN REVIEW BOARD



DATE: December 12, 2024 Item No. **7A**
TO: Design Review Board
FROM: Cesar Orozco, Planning Manager
SUBJECT: KB ROLLINGWOOD SUBDIVISION – (DVR23-0042, DR23-0019, LR23-0013, MUP23-0019, TM23-0003 and EXC24-0001)

PROJECT INFORMATION

Project Summary: The project consists of a Development Review, Design Review, Landscape Review, Minor Use Permit, Exception and Tentative Map for the development of 130 single-family homes. The project also includes site improvements, new landscaping, new lighting throughout the site, and a pedestrian path. The Design Review Board only has purview over the Design Review and Landscape Review.

Project Number(s): Development Review (DVR23-0042), Design Review (DR23-0019), Landscape Review (LR23-0013), Minor Use Permit (MUP23-0019), Tentative Map (TM23-0003), and Exception (EXC24-0001)

Location: Vacant Site off Rollingwood Drive / APNs: 0072-170-050 & -060

Applicant: KB Home North Bay, LLC

Owner: Vallejo City Unified School District

General Plan Land Use Designation: Mix of Housing Types/Medium Density (R-MH)

Zoning District: Residential Medium Density (RMD)

RECOMMENDATION

Staff recommend that the Design Review Board adopt a Resolution recommending approval of Design Review (DR23-0042) and Landscape Review (LR23-0013) to the Planning Commission.

BACKGROUND AND DISCUSSION

Background

The project site was formerly developed as a baseball facility, known as John F. Cunningham Park, and has remained vacant since its closure.

On December 3, 2007, the City of Vallejo Planning Commission approved a General Plan Amendment, Zoning Map Amendment, a Vesting Tentative Map and Master Plan/Unit Plan for a 214-unit subdivision and a 4.1-acre neighborhood park on the property. This approval has since expired.

On June 21, 2022, the applicant, KB Home North Bay, LLC (“applicant”) submitted a Preliminary Review request pursuant to California Senate Bill (SB) 330, “the Housing Crisis Act of 2019,” which was found to be in compliance with the SB330 preliminary review checklist on July 7, 2023.

On October 16, 2023, the applicant submitted an application for a Development Review, Design Review, Landscape Review, Minor Use Permit, Exception and Tentative Map to develop 130 single-family homes on the vacant site off Rollingwood Drive. The project plans were routed to various city departments and outside agencies for their review, and the application was determined to be complete on July 24, 2024.

Location and Land Use Context

The project site is located on Rollingwood Drive near the intersection of Dryden Drive. It is surrounded by existing residential roadways and vacant land. The subject site is bounded to the north by single-family residences and Dryden Drive. To the east of the site, is Rollingwood Drive, single-family residences and Skyview Memorial Lawn and vacant land to the south. To the west of the site, is unincorporated Solano County and single-family residences.

Interstate 780 (I-780) is approximately 0.5 miles to the south and Interstate-80 is approximately 1.25 miles to the west. Each provide regional access while Rollingwood Drive provides direct access to the project site. The immediate vicinity of the project site is characterized by existing single-family residential uses, cemetery, and open space (see Figure 1 in attachment 2). The site’s General Plan 2040 Land Use Designation is Mix of Housing Types (R-MH), which is implemented by the Residential Medium Density (RMD) Zoning District.

Project Description

The proposed project consists of a Development Review, Design Review and Landscape Review for the construction of 130 single-family homes, site improvements, and new landscaping. The application also includes a Minor Use Permit to facilitate a small lot subdivision, and a Tentative Map for the creation of 138 total lots (130 for single-family residences and the remaining eight for a various bioretention basins, and open space) (see Figure 2 of attachment 2).

The 130 single-family lots are proposed to be developed with five different floor plans to be dispersed throughout the subdivision, each offering three different architectural variations, including a “Spanish,” “Craftsman,” or “Farmhouse” architectural style (refer to table 1 of attachment 2 for floor plan breakdown). The five different floor plans range from 1,664 square feet to 2,204 square feet with an overall maximum building height of 26 feet and three inches. Each floor plan comes with a total of three bedrooms and two and half bathrooms. Floor plan three has the option of converting an upstairs loft into a fourth bedroom while floor plans four and five have the option of converting a downstairs den into a fourth bedroom and/or a upstairs loft into a fourth or fifth bedroom. Each floor plan also has the option to add a covered patio in the rear. Lastly, each floor plan would come standard with an attached one-car garage that includes an additional minimum 200 square-feet of storage space within the garage area. Refer to Attachment 5 for proposed floor plans.

Code Compliance

I. Required Entitlements

The project requires Design Review¹ and Landscape Review² approval for a residential project of 50 or more units and new landscaping. The Design Review Board will make a recommendation to the Planning Commission on the overall design and landscaping. The Development Review³ and Tentative Track Map⁴ for the construction of 130 new single-family residences and creation of 138 parcels requires a Planning Commission Action. Also, Minor Use Permit⁵ for the small lot subdivision is a director-level approval.

As noted above, the Planning Commission will consider the recommendation of the Design Review Board for the Design Review and Landscape Review in its action on those entitlements and act on the Development Review, Minor Use Permit, Exception and Tentative Map entitlement directly. In addition to these entitlements, this project will also require a building permit(s) from the City of Vallejo.

II. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Mix of Housing Types/Medium Density (R-MH). The General Plan characterizes this designation as follows:

The R-MH designation applies to residential neighborhoods largely characterized either by 1) single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings, and small commercial spaces; or 2) primarily single use, multi-family developments with common outdoor spaces. The residential neighborhoods with single-family and other housing types are typically located in the central and more historic parts of Vallejo. Dwellings typically have front and rear yards, as well as side setbacks. Zero side lots (zero lot lines) may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances, duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. For primarily single-use, multi-family development, the R-MH designation applies to residential areas primarily characterized by parcels and buildings containing multiple residences, sometimes on several floors, and, in some instances, small commercial spaces. They are similar in character to those permitted in Primarily Multi-Family (R-MF), but with a lower residential density. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre.

The project is consistent with the R-MH land use designation in that is a residential development of 130 single-family dwelling units and proposes a density of 7.3 units per acre, which is below the maximum allowed density of 25 dwelling units per acre. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions, as illustrated in Attachment 3, Table 2.

III. Zoning Code Compliance

The project site is zoned Residential Medium Density (RMD). The Zoning Code provides the following description for the RMD Zoning District:

¹ VMC Chapter 16.604 – Design Review

² VMC Chapter 16.504 – Landscaping

³ VMC Chapter 16.605 – Development Review

⁴ VMC Chapter 15.10 – Vesting Tentative Maps

⁵ VMC Chapter 16.606 – Minor and Major Use Permits

The RMD Zoning District is intended to create and establish regulations for a district with a mix of housing types, including attached and detached, and small apartment buildings, subject to density limits (up to twenty-five dwelling units per acre) and design and development standards to ensure land use compatibility. Mixed-use development with residential and small commercial spaces may also be seen in this district. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces, and community facilities. Front, corner side, and rear yards are required, and zero-side yard development is permitted subject to discretionary review. In the established neighborhoods of the city, it is the intent of this district to maintain the existing pattern of single-family residences, including attached units and duplexes, while in the undeveloped areas of the city, it is the intent of this district to encourage the creation of multi-unit residential neighborhoods with a variety of housing types.

VMC Table 16.102-A: Zoning Districts states, the RMD Zoning District implements the R-MH General Plan Land Use Designation. VMC Table 16.301 – A: Land Use Regulations states, a “Small Lot Subdivision” is permitted with a Minor Use Permit and subject to the design and development standards set forth in VMC Section 16.202.05 (“Small Lot Subdivision Development.”

The project is consistent with the applicable standards in the RMD zoning district and the Small Lot Subdivision development standards for density, lot coverage, building height, setbacks, orientation, street trees, etc. (Refer to Table 2 in Attachment 2).

In addition to the standards mentioned above, the project is subject to the objective design standards for single unit housing (detached and attached) for building entrances, street facing, building elevations, garage frontage, paving, and driveways. (See Table 4 in Attachment 2). The Planning Commission will be the final decision maker to review and act on the proposal, including the exception request, confirming that the project is consistent with the RMD and Small Lot Subdivision development standards.

Required Findings

I. Design Review Findings

VMC Section 16.604.03.B provides in relevant part that the Design Review Board shall make a recommendation to the Planning Commission for final design review approval after finding that the application:

1. 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;
2. Is consistent with any planning and zoning approvals by the director or the planning commission; and
3. Complies with any other relevant city policies or regulations.

Staff Analysis

Staff believes all the applicable Design Review findings as listed above, can be made for the proposed project. A summary of staff’s analysis is included below, with specific analysis associated with each required finding, including recommended statements of fact, incorporated into the attached Resolution (Attachment 1 of this report).

Architecture

As mentioned above, the 130 new units would be distributed between five different floor plan types, including a “Spanish,” “Craftsman,” or “Farmhouse” architectural style.

The “Spanish” architectural style would be fully stucco, with gable and hip roofs, concrete ‘S’ roof tiles, arched porch openings, clay pipe details, plank shutters, entry courtyards with porticos and a 16-panel garage door. A total of three different color schemes would be available for the “Spanish” style (see Table 5 in Attachment 2).

The “Craftsman” architectural style would have gable roofs, ‘shake’ concrete roof tiles, tapered columns, shake siding, stone veneer, decorative out lookers and knockers, shaped corbels, and plank shutters with a diamond cut out and 32-panel garage door (see Table 6 in Attachment 2).

The “Farmhouse” architectural style would have gable and hip roofs, shake concrete roof tiles, board and batten exterior siding, band trim, decorative vents, enhanced header trims, plank ‘Z’ shutters and 16-Panel garage doors with slats (see Table 7 in Attachment 2).

Each architectural styles would have vertical and horizontal façade breaks, appropriate building massing, and undulation that have been incorporated into the design of each home. Further, each home features building wall articulation and building material variety that are aesthetically pleasing and compatible with the surrounding environment. Refer to Attachment 5 for colored elevations and attachment six for material sample board and color schemes.

Landscaping

The project site has existing trees located primarily near the perimeter of the site. Under VMC Chapter 10.12, trees on any street, park, pleasure ground, boulevard, alley, or public place of the City are protected, and any existing trees six inches in diameter or greater, are required to be assessed prior to removal. An arborist report was prepared and a total of 44 trees (31 on-site and 13 off-site) were assessed, identifying 17 different tree species. Coast live oak was the most common species with 12 existing trees, followed by Arizona cypress with eight. The trees ranged from poor to good condition. The report concluded with a recommendation for the removal of all 31 existing on-site trees, which has been proposed on the development plans.

New landscaping would be provided in the front yards of each new residential lot, within all proposed open spaces and around the bio retention swells. A total of 384 new trees as well as shrubs and ground cover would be planted to enhance the project site. A pedestrian trail is also proposed between the detention and large bioretention basins. The new landscaping within the project would create a visually pleasing settling for the homes to be constructed on the site.

Notice and Comments

On September 26, 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, the applicant, and all interested parties.

Staff has received comments from the public regarding connection to the unincorporated Solano County to the west, if it is required to install a solid wall along the southern property line and also how to comment during the public hearing.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the Design Review Board make a recommendation to the Planning Commission to APPROVE Design Review (DR) 23-0019 and Landscape Review (LR) 23-0013 based on the findings provided in the attached Resolution

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.

ATTACHMENTS

1. Resolution No. DRB 24-XX
2. Supporting Information – Images and Tables
3. Project Plans
4. Building Elevations and Floor Plans
5. Material Sample Board

STAFF CONTACT

Cesar Orozco, Planning Manager
707.648.5436

CESAR.OROZCO@CITYOFVALLEJO.NET

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 24-XX

**A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION FOR
DESIGN REVIEW (DR23-0019) AND LANDSCAPE REVIEW (LR23-0013) FOR 130 SINGLE-
FAMILY DWELLING UNITS SMALL LOT SUBDIVISION ON A VACANT SITE OFF
ROLLINGWOOD DRIVE
(APNs: 0072-170-050 & -060)**

WHEREAS, on October 16, 2023, KB Home North Bay, LLC submitted an application seeking a Development Review, Design Review Permit, Landscape Review, Minor Use Permit, Exception and Tentative Map for small lot subdivision for the construction of 130 single-family homes ("Project") located on a vacant site off Rollingwood Drive (APN: 0072-170-050 and -060) (the "Property"); and

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, the Property has a General Plan 2040 land use designation of Mix of Housing types/Medium Density (R-MH); and

WHEREAS, the Property is located in the Residential Medium Density Zoning District; and

WHEREAS, on July 24, 2024, the application for the Project was determined to be complete for processing; and

WHEREAS, on September 26, 2024, 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 October 10, 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, opened the public hearing and continued the item to November 14, 2024; and

WHEREAS, on December 12, 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

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

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

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

Purposes of the Chapter

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

As proposed, the project meets the objective design standards called out in VMC Chapter 16.202 – Residential 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 home designs utilizing three distinct architectural styles will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, and appropriate building massing have been incorporated into the design of the subdivision and will create distinction in the context of the larger established neighborhood.

- 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 another in a way that ensures a visually consistent proposal. Each architectural style will consist of building features, materials, and colors typically associated with that particular style. The Spanish style is fully stucco, has gable and hip roofs, concrete 'S' roof tiles, arched porch openings, clay pipe details, and plank shutters. The Craftsman style has gable roofs, 'shake' concrete roof tiles, tapered columns, shake siding, stone veneer, decorative outlookers and knockers, shaped corbels, and plank shutters with a diamond cut out. The Farmhouse style has gable and hip roofs, shake concrete roof tiles, board and batten exterior siding, band trim, decorative vents, enhanced header trims, and plank 'Z' shutters. Overall, the project uses high-quality, long-lasting material that will result in a 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 housing units. 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 in the vicinity 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).**

As described in Tables 3 and 4 above, the project complies with applicable, objective general plan and zoning standards. Therefore, in accordance with the provisions of the

Housing Accountability Act (HAA), California Government Code Section 65589.5(j), 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), which read as follows:

- 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*

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

Landscaping will be provided in the front yards, open spaces and around the bioretention basins. A total of 384 new trees, as well as shrubs and ground cover, will be planted within the project to enhance the project site. There will be a pedestrian trail in between the detention and large bioretention basins. The new landscaping will create a visually pleasing setting for the homes to be constructed 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.

The project will remove a total of 31 on site trees. An arborist report was prepared and a total of 44 trees (31 on-site and 13 off-site) were assessed, identifying 17 different tree species. Coast live oak was the most common species with 12 existing trees, followed by Arizona cypress with eight. The trees ranged from poor to good condition. To supplement the removal of trees, a total of 384 new trees will be planted as part of the project.

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.

No community development signage is proposed with the construction of the new homes however, street and directional signage will be included.

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 Mix of Housing Types/Medium Density (R-MH) on the General Plan Land Use Map. The General Plan 2040 R-MH designation provides for residential neighborhoods largely characterized either by primarily single use, multi-family developments with common outdoor spaces. As proposed, the project is consistent with the R-MH General Plan land use designation and is consistent with applicable General Plan 2040 policies.

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.

Not applicable.

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

The project as proposed complies with VMC Chapter 16.202 – Residential Districts, as the project has been designed to meet the requirements, as detailed in Table 3 and 4 of Attachment 2 of the staff report. The Planning Commission will act on the Development Review for the project.

NOW, THEREFORE, LET IT BE RESOLVED that the Design Review Board hereby recommends that the Planning Commission **APPROVE** Design Review (DR23-0019) and Landscape Review (LR23-0013) based on the above findings.

PASSED AND ADOPTED at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on the 12th day of December 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

Figure 1 – Vicinity Map



Figure 2 – Proposed Site Plan

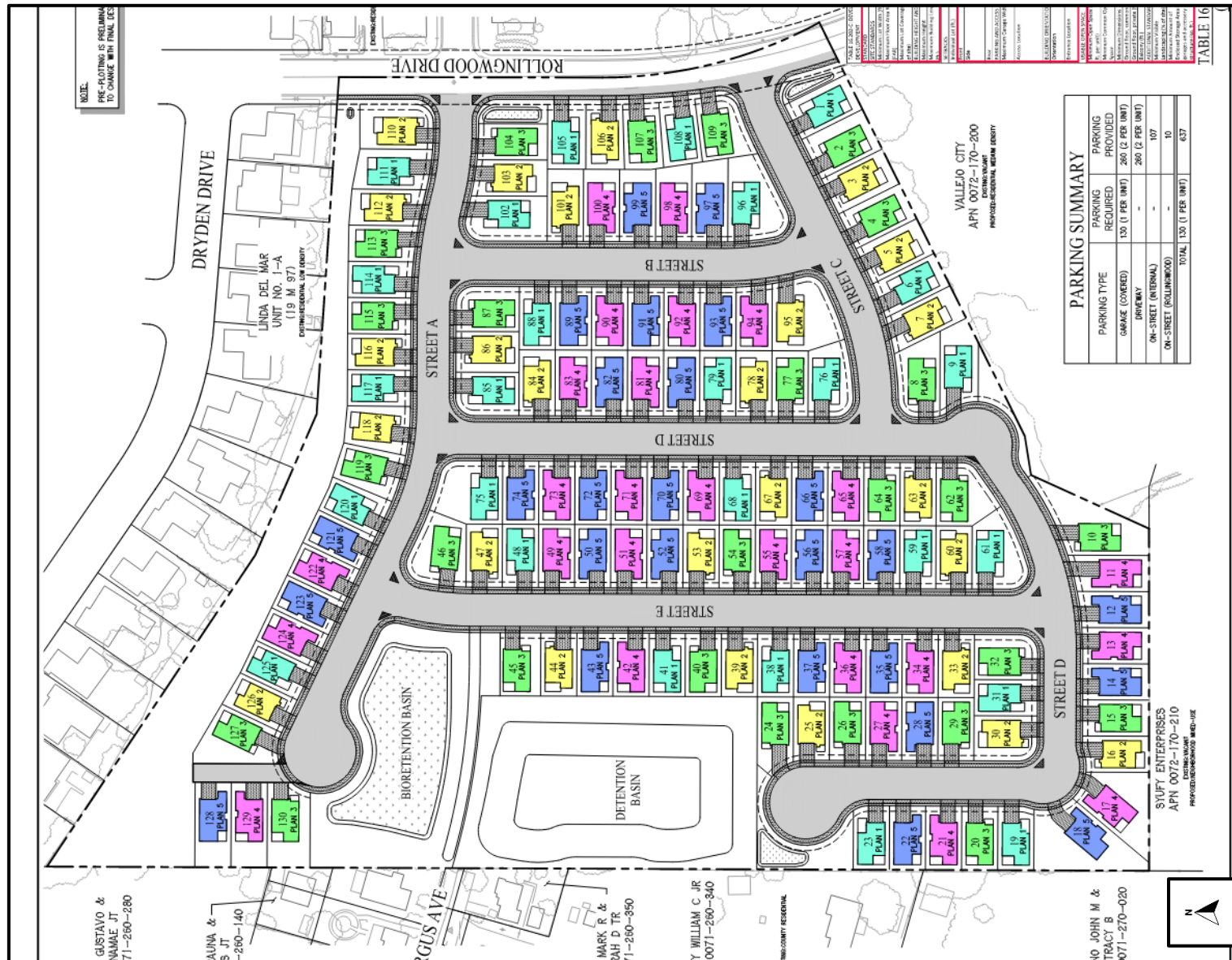


Table 1 – Floor Plan Breakdown				
Floor Plans	Building Size (Sq Ft)	Building Height (Feet)	Bedrooms / Bathrooms	Total Units
1	1,664 – 1,674	24 – 25'-1"	3/2.5	26
2	1,870 – 1,891	23'-8" to 26'-4"	3/2.5	26
3	1,972 – 1,991	23'-8" to 26'-3"	3/2.5	26
4	2,124 – 2,135	23'-8" to 26'-3"	3/2.5	26
5	2,198 – 2,204	23'-8" to 26'-3"	3/2.5	26
Total:				130

Key policies and actions relevant to the project are shown in bold, followed by staff's analysis in italic (See table 2):

Table 2 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Policy NBE-1.8: Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking and create a stronger sense of identity.	<i>The project involves the planting of many trees, shrubs, and groundcovers contributing to the beautification of Vallejo and the cultivation of an urban forest. The construction of sidewalk improvements within the project would contribute to the pedestrian realm within the subject site.</i>
Policy NBE-2.3: Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	<i>The project architecture is of a high quality that includes a variety of materials and three different architectural styles. The building height and mass are not out of scale with existing structures located in proximity.</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 residential project would result in the development of additional units, fulfilling a housing need in the community and is compatible with the collection of surrounding uses.</i>
Policy NBE-1.15: Energy Efficiency: Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.	<i>The project would be required to comply with standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CBC Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. The project includes sustainable and energy-efficient features, including solar panels and an all-electric design, each provided at or exceeding City requirements.</i>

Table 3 – RMD and Small Lot - Single Unit Development Standards (VMC16.202-B and -C)			
Development Standard		Proposal	Compliant
Density	25 units/acre Allowed: 443 units on lot size of 17.71-Acres	New: 130 Existing: 0 Total: 130	Yes
Minimum Lot Width	25 feet	40 feet	Yes
Maximum Lot Coverage	65%	45.9% to 52%	Yes
Maximum Building Height	35 feet	Ranges from 23' 5" to 26' 10"	Yes
Minimum Setbacks	Front: 10 feet; 7 feet for porches, stoops, and dooryards	10 feet	Yes
	Interior: 0 or 3 feet for the first story, 5 feet for 2 to 3 stories	5 feet	Yes
	Rear: 5 feet	5 feet	Yes
Maximum Garage Width	20 feet	20 feet	Yes
Access Location	Alley or side street preferred	Direct access from street	Yes
Orientation	Facades shall be designed to be oriented towards the public street or to a common courtyard, if provided.	Facades facing the street or open space are enhanced.	Yes
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.	Plans 1 through 3 have main entrances facing the street; Plans 4 and 5 have entrances facing each other.	Yes
Minimum Private Open Space Per Unit	300 square feet	540 sq.ft. to 854 sq.ft.	Yes
Minimum Open Space Dimensions	Private Ground Floor: 15	15 ft. to 16.7 ft.	Yes
Minimum Visible Landscaping (% of site):	30	30 percent	Yes
On-site space parking per unit	1 covered	130 covered (within garage) off-street parking spaces	Yes
Minimum Amount of Enclosed Storage Area in garages and accessory structure (sq. ft.)	200 sq.ft.	200 sq.ft in garage	Yes

ATTACHMENT 2 - Supporting Information – Tables and Images

Date: November 14, 2024

Subject: KB ROLLINGWOOD SUBDIVISION –
DVR23-0042, DR23-0019, LR23-0013, MUP23-0019, TM23-0003, AND EXC24-0001

Page 6

Street Trees	1 per 50 ft. of frontage and at least 5 ft. in height when planted.	384 Trees	Yes
--------------	--	-----------	-----

Table 4 - Design standards for single unit housing (detached and attached). (VMC Section 16.202.03)			
Objective Design Standard		Proposal	Compliant
Building Entrances	The principal entry shall be in a visible location facing the street and shall incorporate a projection (e.g., porch) or recess, with a minimum depth of five feet.	Ranging from five feet to 16 feet	Yes
Street Facing Facade	No street-facing facade shall run in a continuous plane of more than twenty-five feet without a window or a minimum four-foot projection, offset, or recess of the building wall at least one foot in depth.	Street facing façade incorporates windows and projections, offsets and recess	Yes
Building Elevations	Building elevations abutting street side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least one foot.	Includes different horizontal and vertical breaks	Yes
Garage Frontage	Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed fifty percent of the width of the front facade of the building – Max allowed 15 feet	18.75 feet	No; requested exception to increase width by 25 percent.
Paving	The maximum amount of paving (impervious surface) in street-facing yards is fifty percent of the required yard	No more than 50 percent	Yes
Driveways	A maximum of one driveway up to 20 feet wide is permitted to serve a single unit.	16 feet	Yes
	All driveways shall be setback at least 5 feet from side property lines.	7 feet	Yes
	Driveways must have minimum three-foot wide planted area along a side or rear lot line.	7 feet	Yes

Table 5 – “Spanish” Style Color Scheme						
Scheme	Stucco	Roof	Fasia/Trim	Clay Pipe	Front Entry/Shutters	Garage
1	Aesthetic White	Barcelona Casa Grande Bland	Smokehouse	Aurora Brown	Lagoon	Black Bean
2	Muslin	Barcelona California Mission Blend	Van Dyke Brown	Aurora Brown	Rookwood Dark red	Nuthatch
3	Latte	Barcelona Apple Bark	Van Dyke Brown (Fasia) China Dool (Trim)	Aurora Brown	Peppercorn	Burnished Brandy

Table 6 – “Craftsman” Style Color Scheme							
Scheme	Stucco	Shake	Roof	Fasia/Trim	Front Entry/shutters	Garage	Stone
1	Mindful Gray	Dovetail	Smokey Topaz	Shake Gauntiet Gray (Fasia) Pearly White (Trim)	Flower Pot	Rhinestone	Limestone Bucks County
2	Silver Stand	Retreat	Charcoal Brown Blend	Shell White	Grays Harbor	Cornwall Slate	Chardonnay
3	Online	Grays Harbor	Charcoal Blend	Spare white	Brandywine	Steely gray	Gran Mesa

Table 7 – “Farmhouse” Style Color Scheme¹

¹ See attachment 3 for Color Schemes

ATTACHMENT 2 - Supporting Information – Tables and Images

Date: November 14, 2024

Subject: KB ROLLINGWOOD SUBDIVISION –
DVR23-0042, DR23-0019, LR23-0013, MUP23-0019, TM23-0003, AND EXC24-0001

Page 9

Scheme	Stucco	Board and Batten	Roof	Fasia/Trim	Front Entry/Shutters	Garage
1	Neutral Ground	Mindful Gray	Dark Ash	Gauntlet Gray	Iron Ore	Mindful Gray
2	Dorian Gray	Rhinestone	Brown Blend	Rhinestone	Stolen Kiss	Rhinestone
3	Simple White	Storm Cloud	Charcoal Blend	Arcade White	Inkwell	Requistie Gray

SHEET INDEX

NO.

- 1COVER SHEET - SHEET INDEX
- 2P1.0 PRELIMINARY DEVELOPMENT PLAN

CIVIL PLANS

- 3C1 COVER SHEET
- 4C2 BOUNDARY SURVEY & EXISTING CONDITIONS
- 5C3 PRELIMINARY GRADING PLAN
- 6C4 PRELIMINARY UTILITY PLAN
- 7C5 PRELIMINARY OFFSITE UTILITY PLAN
- 8C6 PRELIMINARY STORMWATER MANAGEMENT PLAN
- 9C7 PRELIMINARY SIGNING AND STRIPING PLAN
- 10C8 PRELIMINARY FIRE CIRCULATION PLAN
- 11C9 PRELIMINARY SOLID WASTE CIRCULATION PLAN
- 12C10 SITE CROSS SECTIONS

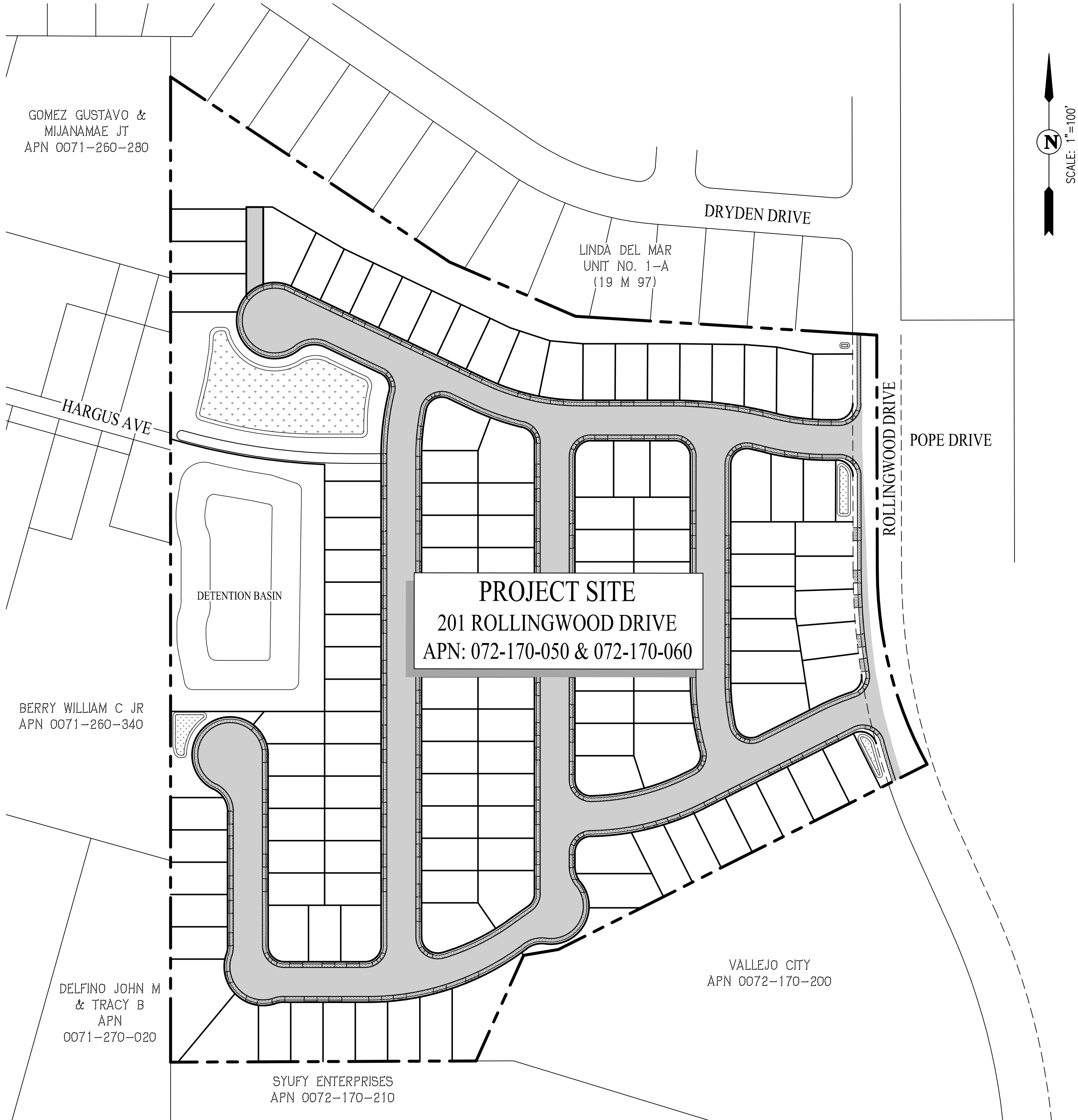
PHOTOMETRIC PLANS

- 131 PHOTOMETRIC PLAN
- 142 PHOTOMETRIC PLAN
- 153 PHOTOMETRIC PLAN

NO.

CONCEPTUAL LANDSCAPE PLANS

- 16L-1 OVERALL TREE & FENCE PLAN
- 17L-2.1 SITE PLAN
- 18L-2.2 SITE PLAN
- 19L-2.3 SITE PLAN
- 20L-2.4 SITE PLAN
- 21L-2.5 SITE PLAN
- 22L-3 TYPICAL LOTS
- 23L-4 BIORETENTION BASIN & A TYPICAL LOT AT CUL-DE-SAC
- 24L-5 DETENTION BASIN
- 25L-6 BIORETENTION BASIN
- 26L-7 CONSTRUCTION DETAILS
- 27L-8 PLANTING DETAILS
- 28L-9 PLANT IMAGERY



VICINITY MAP

DEVELOPER

KB HOME NORTH BAY LLC
4830 BUSINESS CENTER DRIVE, SUITE 150
FAIRFIELD, CA 94534
(707) 389-7501
CONTACT: JERRY MARCUS

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
CONTACT: ANDREA BELLANCA

LANDSCAPE ARCHITECT

VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299
CONTACT: DAVE BENNET

PROJECT DESCRIPTION

ROLLINGWOOD IS A NEW PROJECT AT 201 ROLLINGWOOD DRIVE, VALLEJO, CA. THE PROJECT INCLUDES THE SUBDIVISION OF THE 17.24 ACRE SITE INTO 130 RESIDENTIAL LOTS WITH A TYPICAL SIZE OF 40'X70', PLUS OPEN SPACE, BASIN, STREET AND COMMON AREA LOTS. THE STREETS WITHIN THE PROJECT WILL BE PUBLIC AND INCLUDE LIGHTING AND SIDEWALKS THROUGHOUT THE NEIGHBORHOOD.

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK/DRIVEWAY
- PROPOSED BIORETENTION AREA



201 ROLLINGWOOD DRIVE

DEVELOPMENT PLAN & VESTING TENTATIVE MAP

VALLEJO, CALIFORNIA



JUNE 2024

GOMEZ GUSTAVO &
MIJANAMAE JT
APN 0071-260-280

FILIPPI RAUNA &
CHRIS JT
APN 0071-260-140

SOUSA MARK R &
DEBORAH D TR
APN 0071-260-350

BERRY WILLIAM C JR
APN 0071-260-340

EXISTING: COUNTY RESIDENTIAL

DELFINO JOHN M &
TRACY B
APN 0071-270-020

SYUFY ENTERPRISES
APN 0072-170-210
EXISTING: VACANT
PROPOSED: NEIGHBORHOOD MIXED-USE

NOTE:
PRE-PLOTING IS PRELIMINARY AND SUBJECT
TO CHANGE WITH FINAL DESIGN.

UNIT MIX SUMMARY		
PLAN	UNIT COUNT	% MIX
PLAN 1	26	20%
PLAN 2	26	20%
PLAN 3	26	20%
PLAN 4	26	20%
PLAN 5	26	20%
TOTAL	130	100%

LOT AREA SUMMARY			
PLAN	% IMPERVIOUS	% LANDSCAPE	% VISIBLE LS
PLAN 1	64%	36%	39%
PLAN 2	64%	36%	36%
PLAN 3	64%	36%	39%
PLAN 4	68%	32%	35%
PLAN 5	68%	32%	35%

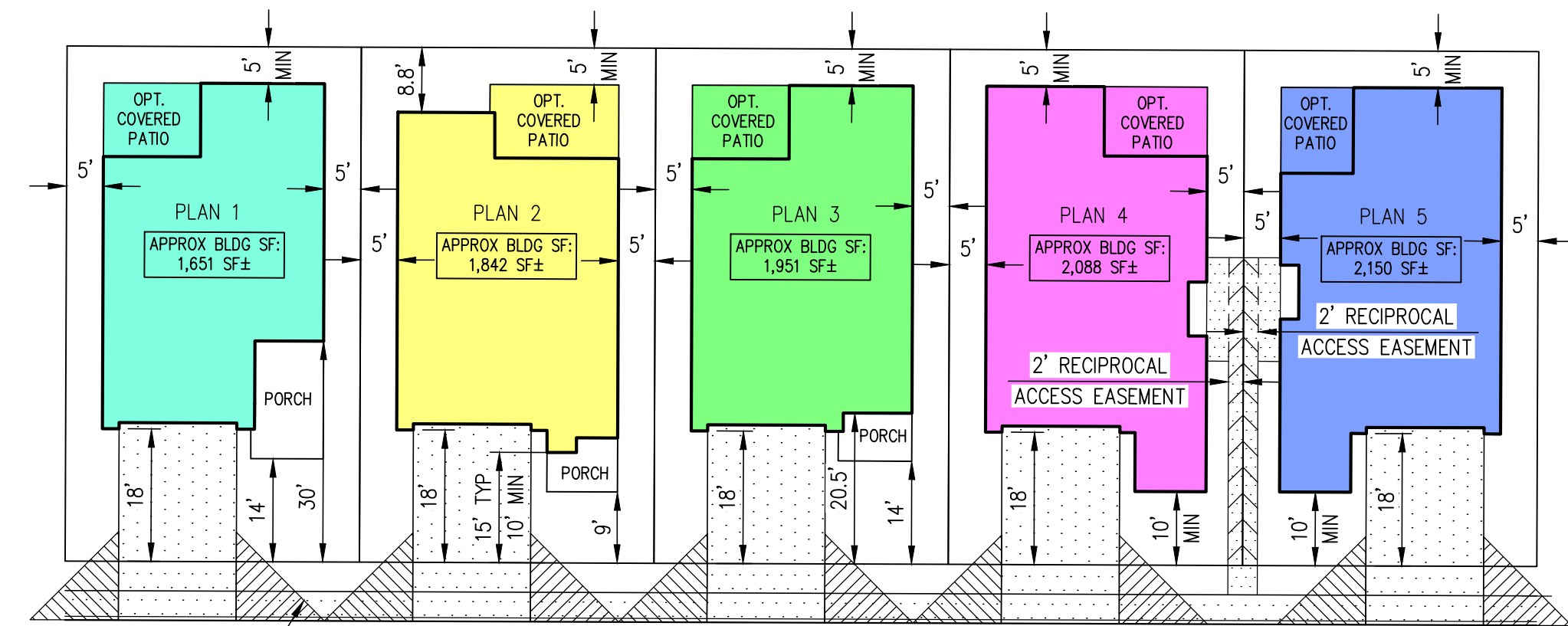
* PERCENT IMPERVIOUS AND PERCENT LANDSCAPE ARE BASED ON TYPICAL LOT AREA.
* PERCENT VISIBLE LANDSCAPE IS BASED ON FRONT 28' OF LOT.

COVERAGE SUMMARY		
PLAN	BUILDING FOOTPRINT* TYPICAL LOT AREA	TYP 40' X 70' LOT COVERAGE
PLAN 1	1,284 SF±	45.9%
PLAN 2	1,366 SF±	48.8%
PLAN 3	1,373 SF±	49.0%
PLAN 4	1,455 SF±	52.0%
PLAN 5	1,455 SF±	52.0%

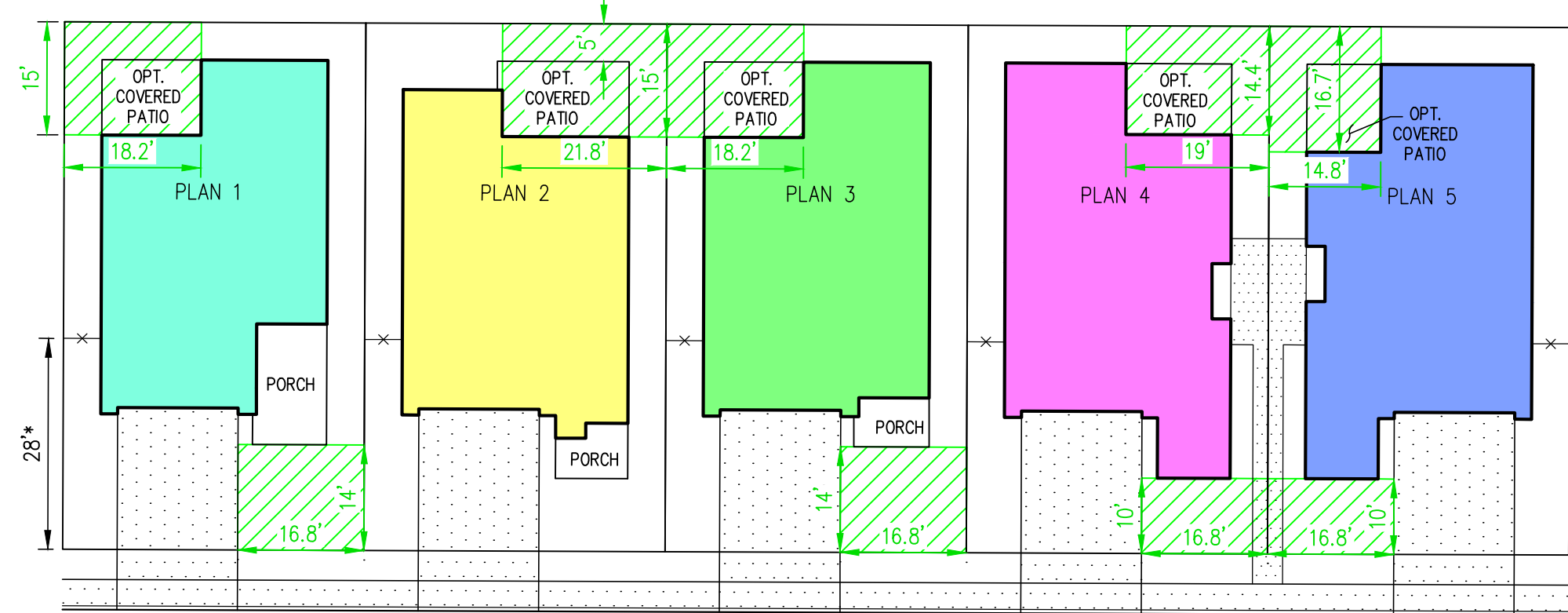
* BUILDING FOOTPRINT INCLUDES OPTIONAL COVERED PATIO AREA.
* DOES NOT INCLUDE PORCH AREA.

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK/DRIVEWAY
- PROPOSED AC STREET
- PROPOSED BIORETENTION AREA
- SIGHT DISTANCE TRIANGLE (PER VMC 16.501.11)



TYPICAL 40' X 70' LOT MIN SETBACKS



* PORTION OF LOT USED TO
CALCULATE % VISIBLE LANDSCAPE

TYPICAL 40' X 70' LOT MIN OPEN SPACE

LEGEND

OPEN SPACE AREA

OPEN SPACE SUMMARY				
PLAN	MIN AREA REQUIRED (SF)	APPROXIMATE OPEN SPACE (SF)		
		FRONT	REAR	TOTAL
PLAN 1	300	234	272	506
PLAN 2	300	0	327	327
PLAN 3	300	234	272	506
PLAN 4	300	167	273	440
PLAN 5	300	167	247	414

PARKING SUMMARY

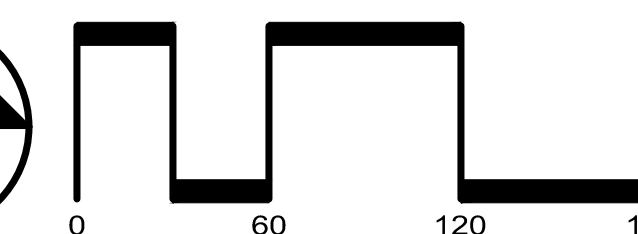
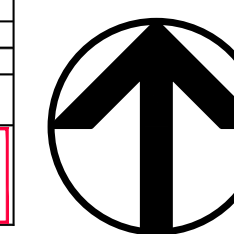
PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
GARAGE (COVERED)	130 (1 PER UNIT)	260 (2 PER UNIT)
DRIVEWAY	—	260 (2 PER UNIT)
ON-STREET (INTERNAL)	—	107
ON-STREET (ROLLINGWOOD)	—	10
TOTAL	130 (1 PER UNIT)	637

TABLE 16.202-C DEVELOPMENT STANDARDS - SMALL LOT SINGLE UNIT, BUNGALOW COURT, & TOWNHOUSE DEVELOPMENT			
STANDARD	SMALL LOT SINGLE UNIT	BUNGALOW COURT	TOWNHOUSE
SITE STANDARDS			
Minimum Lot Width (ft.)	25	25	80
Maximum Floor Area Ratio (FAR)	46± N/A	0.6	1.0
Maximum Lot Coverage (% of site)	65	65	65
BUILDING HEIGHT AND FORM			
Maximum Height	35	35	40
Maximum Building Length (ft.)	n/a	n/a	125
SETBACKS			
Individual Lot (ft.)			
Front	Minimum 10; 7 for porches, stoops, and doorways.		
Side	1-story portion: 0 or minimum 3 if any setback is provided; 2nd and 3rd story portions: 5; for Townhouses, required setbacks apply to the ends of rows of attached units.		
Rear	5; 0 for a detached garage on an alley.		
PARKING AND ACCESS			
Maximum Garage Width (ft.)	Maximum 20; common garages not visible from the street may be wider to accommodate up to four cars.		
Access Location	Alley or side street, preferred. Secondary preference is setback a minimum of 4 feet from main entrance. Entries are designed as a prominent feature and are the main focal point. Entries are incorporated as part of porches or entrance feature.		
BUILDING ORIENTATION			
Orientation	Facades shall be designed to orient towards the public street or to a common courtyard, if provided.		
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.		
USABLE OPEN SPACE			
Minimum Open Space (sq. ft. per unit)	300	200	200
Minimum Common Open Space	n/a	15% of lot area provided as a central courtyard	None required
Minimum Dimensions			
Ground floor, common (ft.)	n/a	20	15
Ground floor, private (ft.)	15	10	10
Balcony (ft.)	6	6	6
ADDITIONAL STANDARDS			
Minimum Visible Landscaping (% of site) (1)	30	30	25
Minimum Amount of Enclosed Storage Area in garages and accessory structures (sq. ft.)	200 or 10 % of net floor area, whichever is greater 200 for projects with fewer than 16 units		

TABLE 16.202-C DEVELOPMENT STANDARDS
(SMALL LOT SINGLE UNIT)

PRELIMINARY DEVELOPMENT PLAN 201 ROLLINGWOOD DRIVE

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
P1.0
OF 1 SHEETS

JOB NO.: 3446-010

GENERAL NOTES

1.

ASSESSORS PARCEL NO. ADDRESS:

072-170-050, 072-170-060
201 ROLLINGWOOD DRIVE
2.

SITE AREA (GROSS):
SITE AREA (NET):

17.76± ACRES
17.33± ACRES
3.

LOTS:

RESIDENTIAL: 130 (LOTS 1-130)
PUBLIC STREETS (CITY OF VALLEJO): 2 (PARCEL A & C)
PUBLIC STREET DEDICATION (CITY OF VALLEJO):
1 (ROLLINGWOOD DRIVE - PARCEL C)
PRIVATE DRIVE AISLES (HOA): 1 (PARCEL B)
OPEN SPACE (HOA): 2 (PARCEL D & H)
DETENTION (HOA): 1 (PARCEL F)
WATER QUALITY (HOA): 4 (PARCEL E, G, I & J)
4.

DWELLING UNITS:

130
5.

SITE DENSITY (GROSS):
SITE DENSITY (NET):

7.3 DU/AC
7.5 DU/AC
6.

EXISTING GENERAL PLAN:
PROPOSED GENERAL PLAN:

MIX OF HOUSING TYPES / MEDIUM DENSITY (R-MH)
MIX OF HOUSING TYPES / MEDIUM DENSITY (R-MH)
7.

EXISTING ZONING:
PROPOSED ZONING:

RESIDENTIAL MEDIUM DENSITY (RMD)
RESIDENTIAL MEDIUM DENSITY (RMD)
8.

EXISTING LAND USE:
PROPOSED LAND USE:

MIX OF HOUSING TYPES
MIX OF HOUSING TYPES
9.

BENCHMARK:

POINT 9672 (22 RS 23)
BRASS CAP IN MONUMENT WELL MARKED "RCE 6250" AT THE
CENTERLINE INTERSECTION OF DRYDEN DRIVE AND DYER COURT.
ELEVATION: 167.40' (NAVD88)
CALC POINT 531
10.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND
MONUMENTS, THE BEARING BEING N001°14'S W PER MAP OF LINDA DEL
MAR UNIT NO.1-A (19 M 97)
11.

FLOOD ZONE:

ZONE X: AREAS WITH MINIMAL FLOOD HAZARD
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD
INSURANCE RATE MAP, MAP NUMBER 0609SC0627G & 0609SC0629G
DATE: AUGUST 3, 2016
12.

UTILITIES:

WATER:
SEWER:
STORM DRAIN:
GAS & ELECTRIC:
TELEPHONE:

CITY OF VALLEJO
VALLEJO FLOOD AND WASTEWATER DISTRICT
VALLEJO FLOOD AND WASTEWATER DISTRICT
PG&E
AT&T
13.

DIMENSIONS:

ALL PARCEL, LOT AND EASEMENT DIMENSIONS ARE PRELIMINARY AND
SUBJECT TO FINAL MAP
14.

GRADING:

GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING
FINAL DESIGN.
15.

PHASING:

PROJECT MAY BE CONSTRUCTED IN PHASES
16.

FINAL MAP:

THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED
UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.

GOMEZ GUSTAVO &
MIJANAMAE JT
APN 0071-260-280

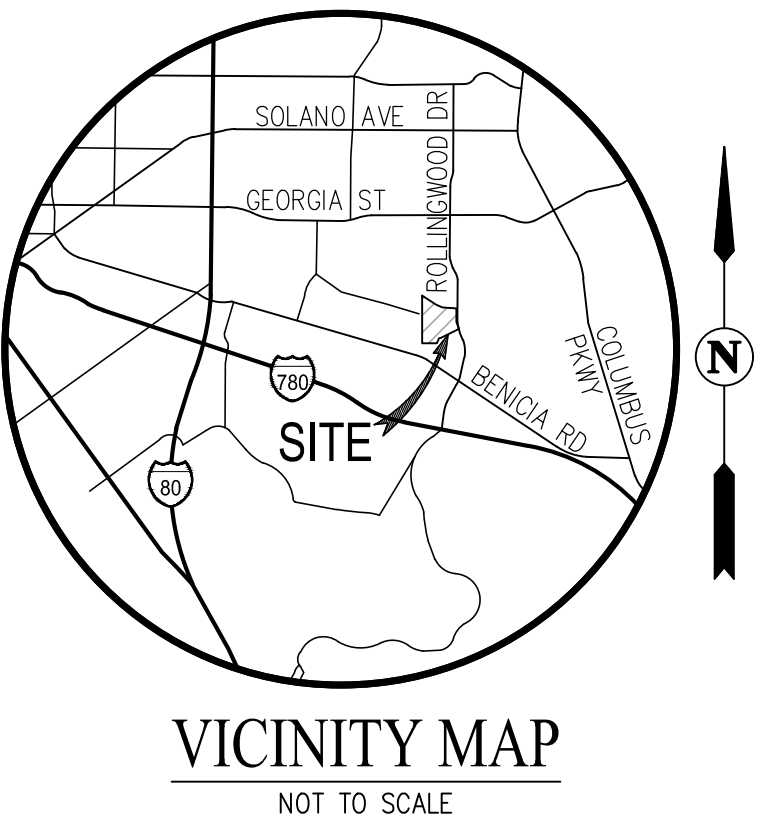
FILIPPI RAUNA &
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SOUSA MARK R &
DEBORAH D TR
APN 0071-260-350

BERRY WILLIAM C JR
APN 0071-260-340

DELFINO JOHN M
& TRACY B
APN
0071-270-020

SYUFY ENTERPRISES
APN 0072-170-210



CONTACTS

1. OWNER/DEVELOPER:

KB HOME NORTH BAY LLC
4830 BUSINESS CENTER DRIVE, SUITE 150
FAIRFIELD, CA 94534
(707) 389-7501
JERRY MARCUS
2. ENGINEER:

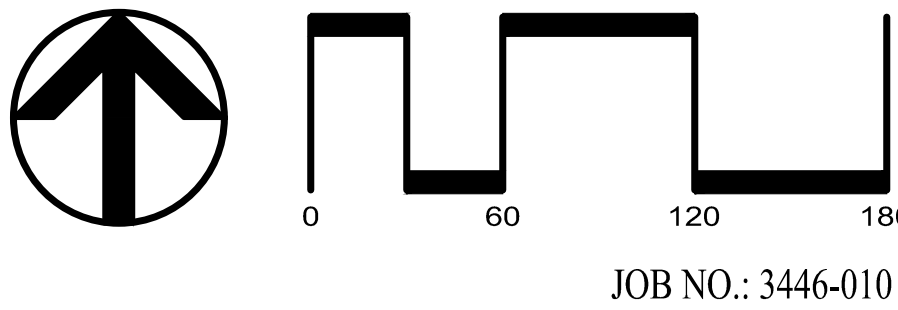
CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
ANDREA BELLANCA, R.C.E. NO. 61806

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- PROPOSED CENTERLINE
- PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK/DRIVEWAY
- PROPOSED AC STREET
- PROPOSED BIORETENTION AREA

VESTING TENTATIVE MAP
COVER SHEET
201 ROLLINGWOOD DR - SUB #

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2024



cbg

CIVIL ENGINEERS

•

SURVEYORS

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PLANNERS

SAN RAMON

• (925) 866-0322

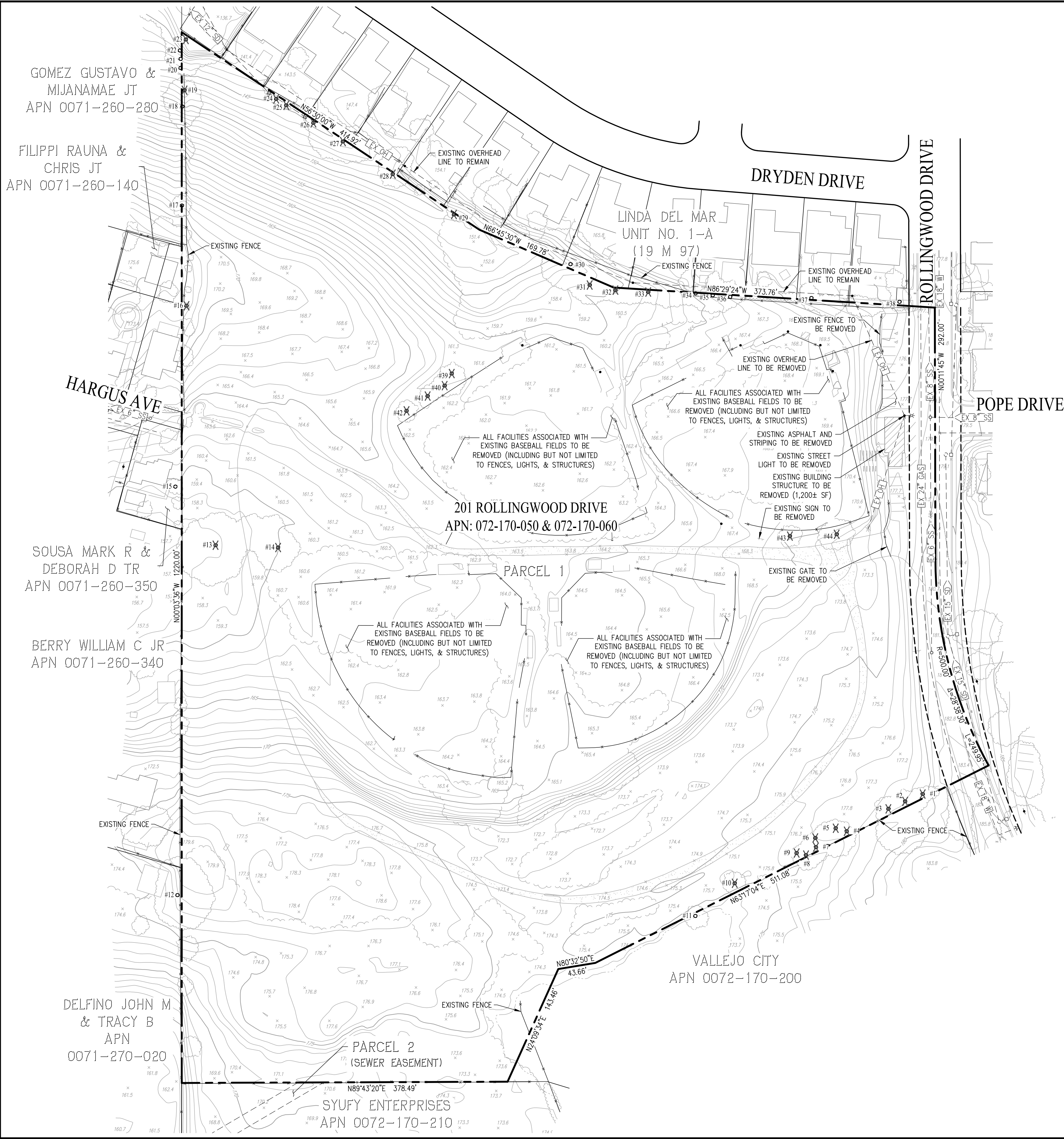
ROSEVILLE

• (916) 788-4456

WWW.CBANDG.COM

SHEET NO.
C1
OF 10 SHEETS

JOB NO.: 3446-010



LEGEND

	EXISTING PROJECT BOUNDARY
	EXISTING EASEMENT
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING STREET LIGHT
	EXISTING FENCE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING GAS
	EXISTING OVERHEAD LINE
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING DIRT PATH TO BE DEMOLISHED
	EXISTING TREE TO BE REMOVED (SEE NOTE 1)

NOTES:
1) ALL ONSITE TREES TO BE REMOVED AND OFFSITE TREES TO BE RETAINED AS NOTED IN THE PROJECT ARBORIST REPORT.
2) TREE LOCATIONS SHOWN ARE APPROXIMATE.
3) ALL EXISTING BUILDINGS AND STRUCTURES ONSITE TO BE REMOVED.

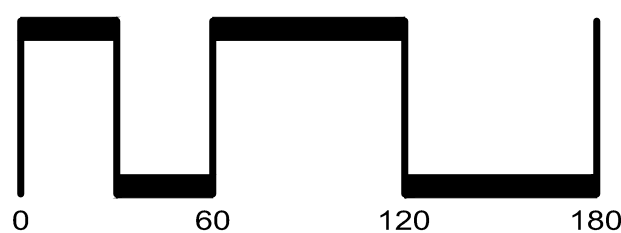
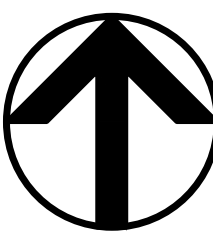


THIS MAP REPRESENTS A BOUNDARY SURVEY PREPARED IN MAY 2023 UNDER MY DIRECTION:


MARK WEHBER, L.S. 4/17/24
DATE

VESTING TENTATIVE MAP
BOUNDARY SURVEY &
EXISTING CONDITIONS
201 ROLLINGWOOD DR - SUB # _____

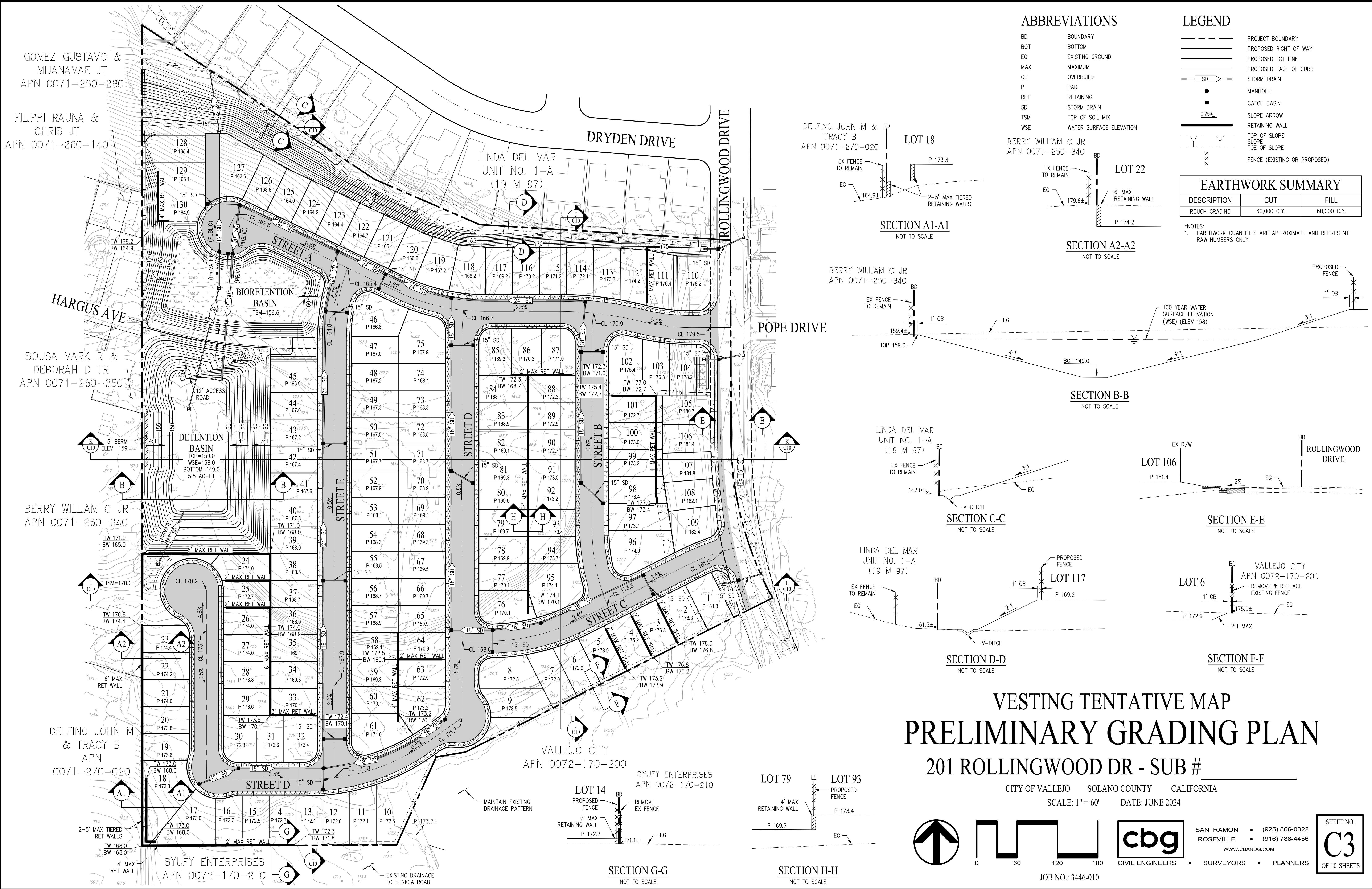
CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2024

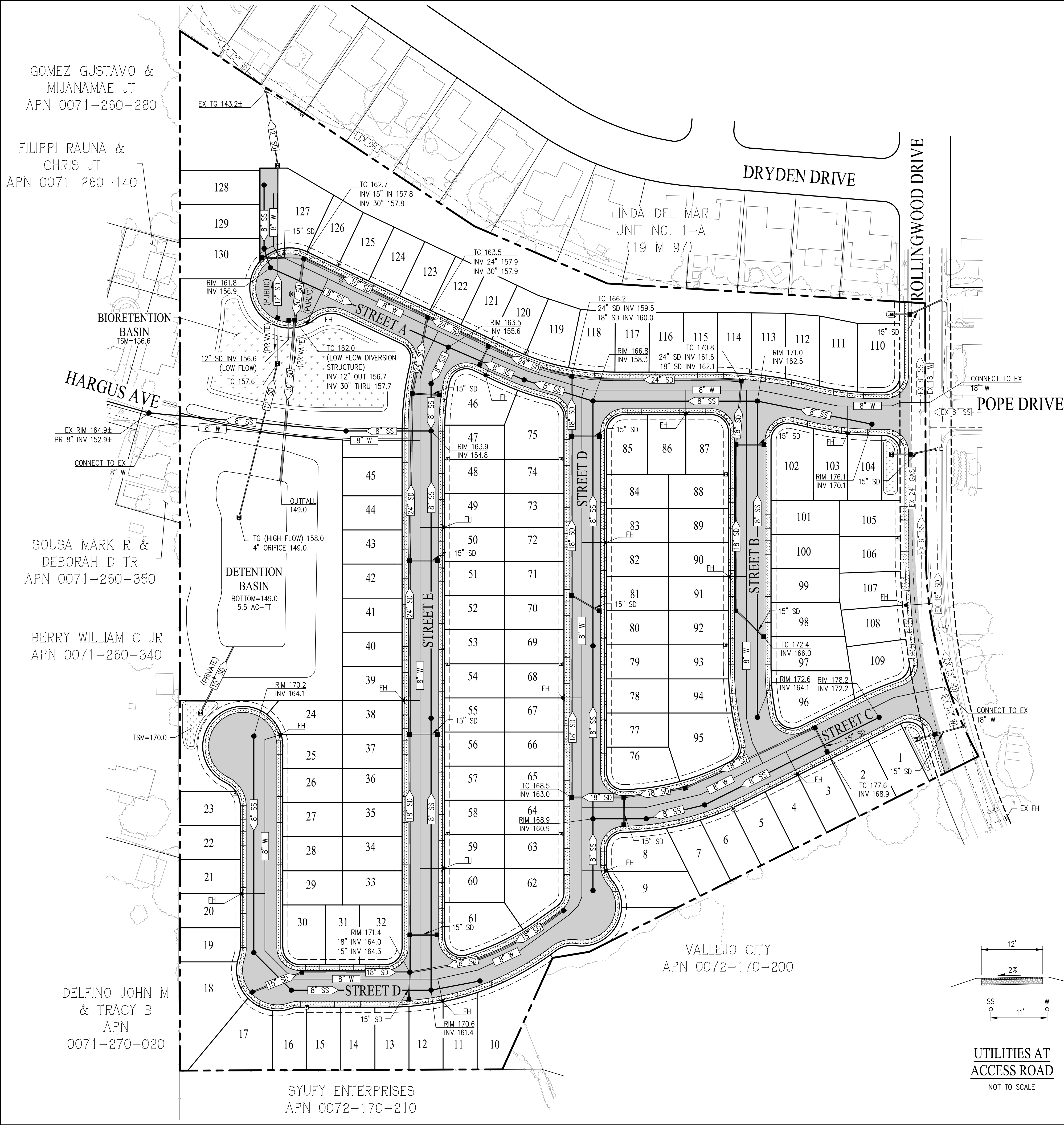


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SHEET NO.
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OF 10 SHEETS

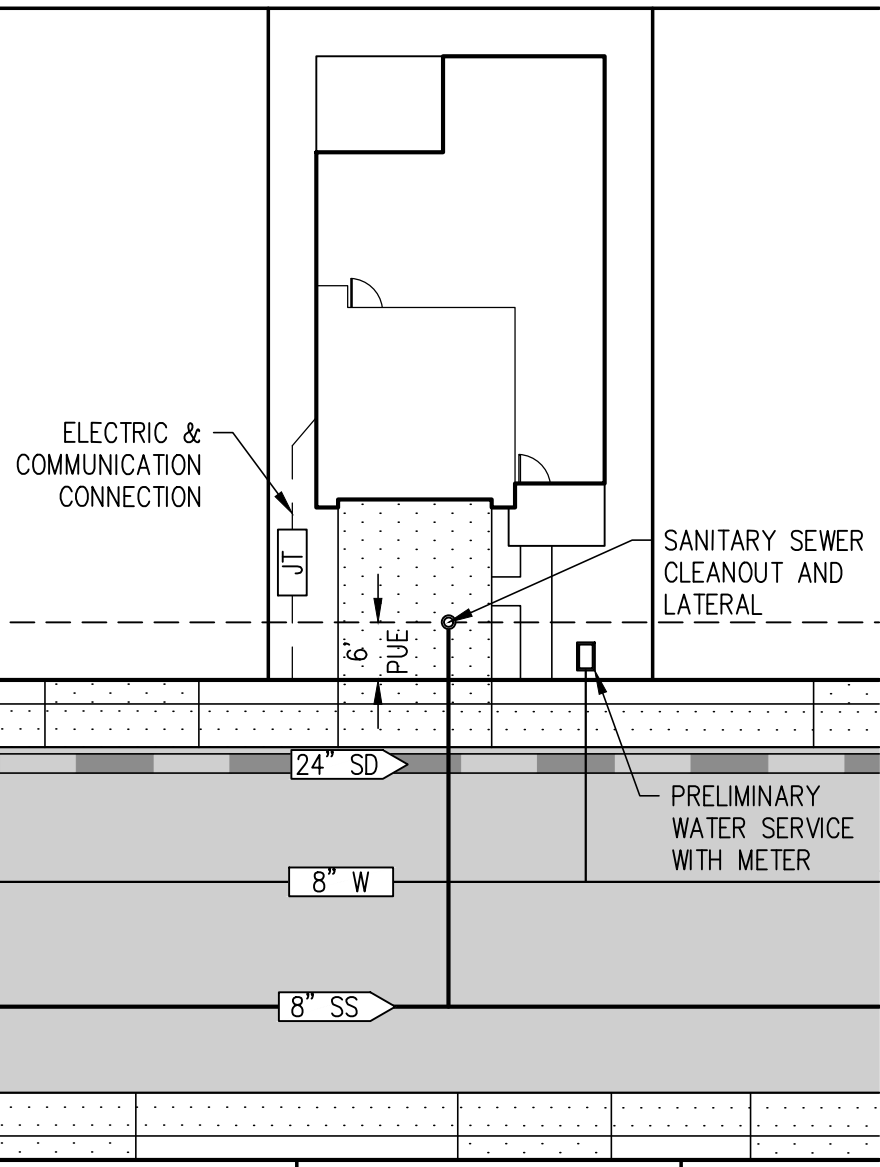
JOB NO.: 3446-010





LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- MANHOLE
- CATCH BASIN
- FIELD INLET
- FIRE HYDRANT
- TRANSFORMER



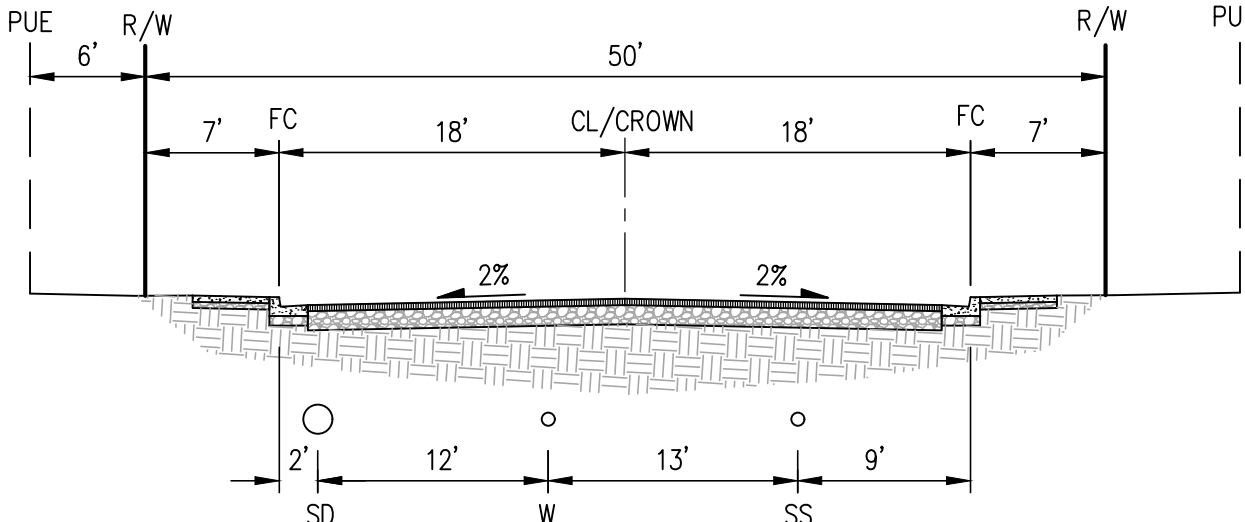
TYPICAL LOT UTILITIES
SCALE: 1" = 20'

GENERAL UTILITY NOTES

- 1. ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- 2. ALL EXISTING UTILITIES ARE APPROXIMATE AND SHALL BE VERIFIED.
- 3. MINIMUM SLOPE FOR SEWER PIPE IS 0.0052 PER CITY STANDARDS. SEWER MANHOLES TO HAVE 0.1' DROP PER CITY STANDARDS. INVERTS SHOWN ARE THE HIGHER INVERT WHERE THERE IS A DROP.
- 4. ALL SEWER, STORM DRAIN AND WATER PIPE/INFRASTRUCTURE SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
- 5. BIORETENTION BASIN & DETENTION BASIN SHALL BE PRIVATE AND MAINTAINED BY THE HOA WITH AN EASEMENT IN FAVOR OF THE CITY AND VWD FOR EMERGENCY MAINTENANCE/INSPECTION PURPOSES.

* PIPE COVER NOTE

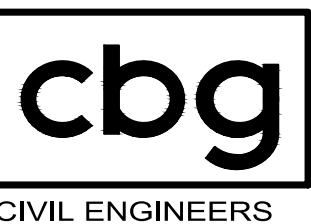
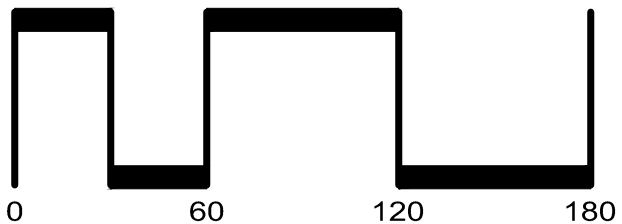
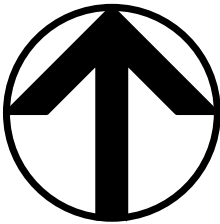
- 1. STORM DRAIN PIPE SECTIONS WITH LESS THAN 3' MINIMUM COVER ARE NOTED AND A HIGHER MATERIAL CLASS SHALL BE UTILIZED.



TYPICAL UTILITY SECTION
NOT TO SCALE

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
201 ROLLINGWOOD DR - SUB #

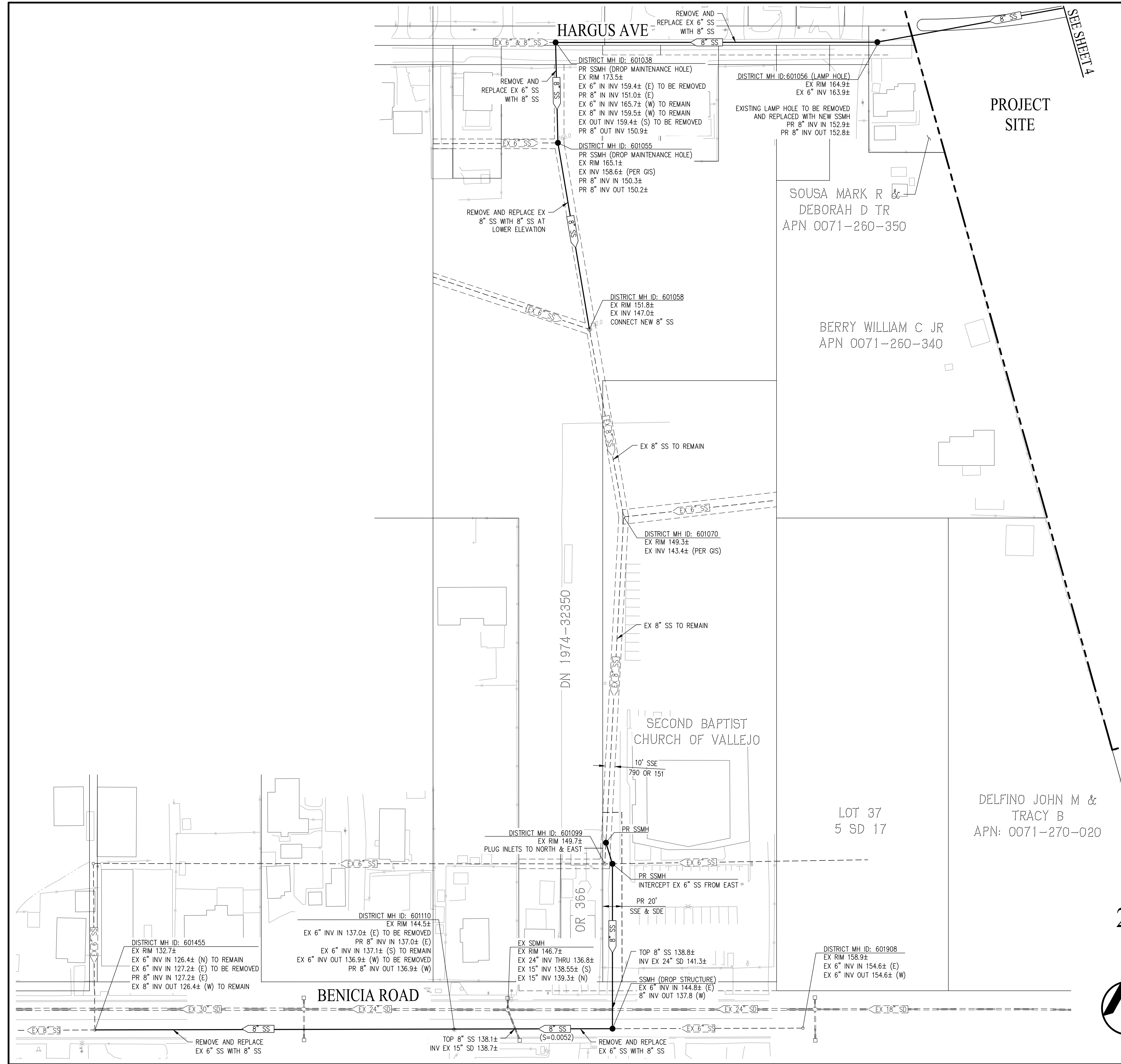
CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2024



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JOB NO.: 3446-010



SEE SHEET 4

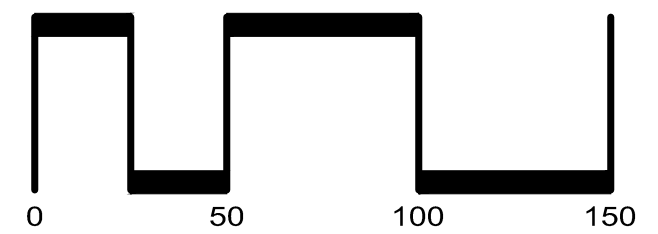
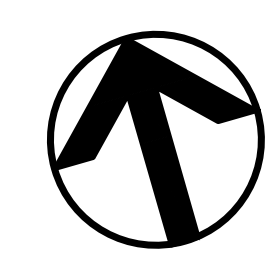
PROJECT SITE

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- MANHOLE
- CATCH BASIN
- FIELD INLET
- FIRE HYDRANT

VESTING TENTATIVE MAP
PRELIMINARY OFFSITE
SEWER PLAN
201 ROLLINGWOOD DR - SUB # _____

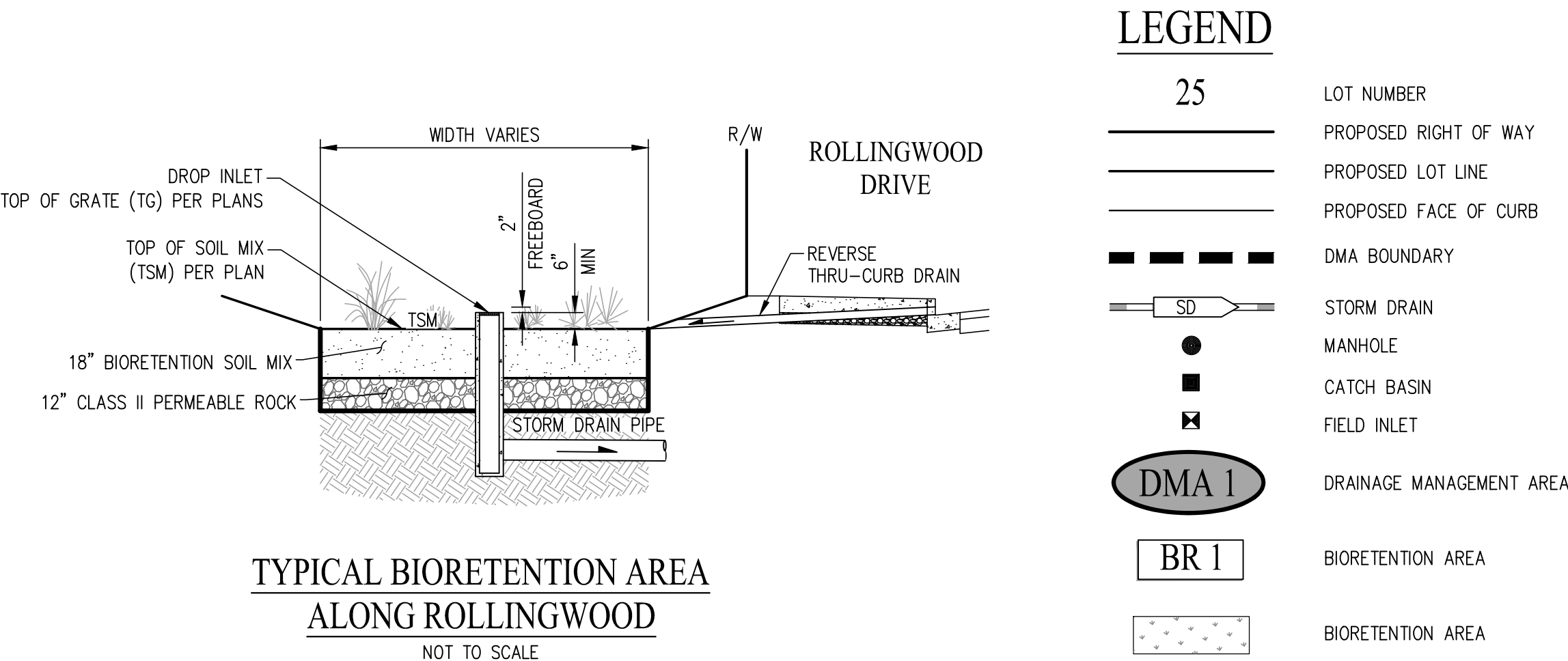
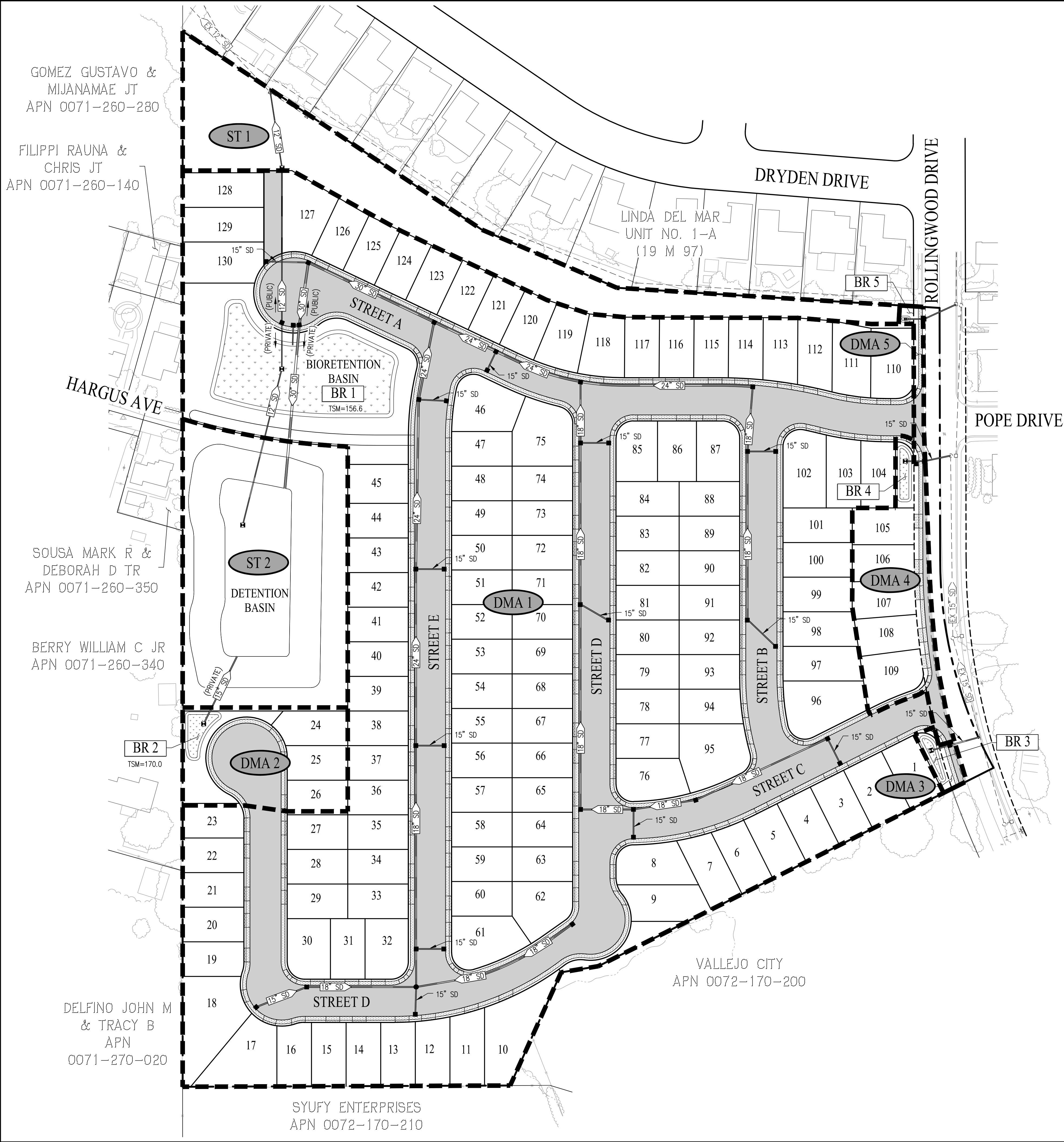
CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: JUNE 2024



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PRELIMINARY STORMWATER TREATMENT CALCULATIONS								
DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT VOLUME (SF)	PROVIDED TREATMENT VOLUME (SF)	TREATMENT TYPE
	PAVEMENT (SF)	ROOF (SF)	TOTAL (SF)					
DMA #1	228,650	157,720	386,370	222,580	608,950	16,345	16,737	BIORETENTION
DMA #2	9,120	3,660	12,780	9,455	22,235	549	943	BIORETENTION
* DMA #3	260	0	260	1,960	2,220	18	301	BIORETENTION
* DMA #4	4,415	5,965	10,380	13,005	23,385	468	582	BIORETENTION
* DMA #5	1,535	0	1,535	875	2,410	65	65	BIORETENTION
ST #1	0	0	0	44,565	44,565	-	-	SELF TREATING
ST #2	0	0	0	59,815	59,815	-	-	SELF TREATING

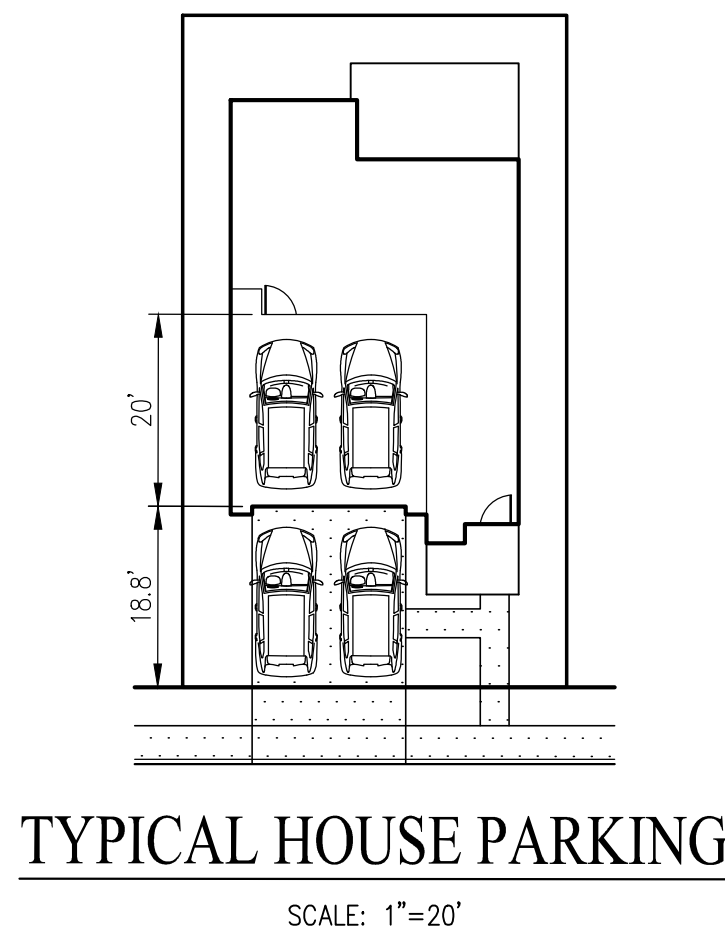
- NOTES:
1. TREATMENT AREA CALCULATIONS UTILIZE THE 4% SIZING FACTOR.
 2. STORM WATER CONTROL PLAN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 3. THE FINAL PROJECT CONTROL PLAN AND REPORT TO BE SUBMITTED AND APPROVED WITH CONSTRUCTION DOCUMENTS WILL BE IN CONFORMANCE WITH THE BASMAA POST-CONSTRUCTION MANUAL: DESIGN GUIDANCE FOR STORMWATER TREATMENT AND CONTROL FOR PROJECTS IN MARIN, SONOMA, NAPA, AND SOLANO COUNTIES DATED JANUARY 2019.
 4. DURING CONSTRUCTION DOCUMENTS, PROJECT SHALL UTILIZE THE FLOW-VOLUME COMBINATION METHOD (BAHM MODEL) IF PERMITTED BY CITY OF VALLEJO AS THE METHOD IS PERMITTED BY THE STATE WATER RESOURCES CONTROL BOARD.
 - * 5. OFFSITE BIORETENTION HAS BEEN SIZED TO TREAT NEW IMPERVIOUS SURFACES ONLY.

VESTING TENTATIVE MAP
PRELIMINARY STORMWATER
MANAGEMENT PLAN
201 ROLLINGWOOD DR - SUB # _____

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2024

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SHEET NO. **C6**
OF 10 SHEETS



PARKING SUMMARY		
PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
GARAGE (COVERED)	130 (1 PER UNIT)	260 (2 PER UNIT)
DRIVEWAY	-	260 (2 PER UNIT)
ON-STREET (INTERNAL)	-	107
ON-STREET (ROLLINGWOOD)	-	10
TOTAL	130 (1 PER UNIT)	637

LEGEND & ABBREVIATIONS

- PROPOSED SIGN
- STREET NAME SIGN
- "STOP" PAVEMENT MARKING WITH 12" WHITE LINE (LETTERING TO BE 4' MIN BEHIND STOP BAR)
- REFLECTIVE "BLUE MARKER" FIRE HYDRANT MARKER
- FIRE HYDRANT
- RED CURB
- R1-1 STOP SIGN
- R100B (CA) UNAUTHORIZED VEHICLES TOW AWAY SIGN
- SNS STREET NAME SIGN
- W14-2 NO OUTLET SIGN
- PARKING SPACE (8'x20')

NOTES:

- ALL SIGNING AND STRIPING (EXCEPT STREET NAME SIGNS) SHALL BE INSTALLED PER THE LATEST EDITION OF CALTRANS STANDARD PLANS, THE MOST RECENT EDITION OF THE CALIFORNIA SUPPLEMENT, AND/OR THE SIGN DESIGNATIONS FROM THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD). SIGNS MAY BE INSTALLED ON ADJACENT ELECTROLIERS WHERE FEASIBLE. ALL SIGN DESIGNATIONS ON PLAN ARE PER THE MUTCD WHERE APPLICABLE.
- ALL STREET NAME SIGNS SHALL BE INSTALLED PER CITY STANDARD.
- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR RAISED PAVEMENT MARKERS PER THE STRIPING DETAIL CALLOUTS AND CONFORM TO THE CURRENT STATE STANDARD SPECIFICATIONS.

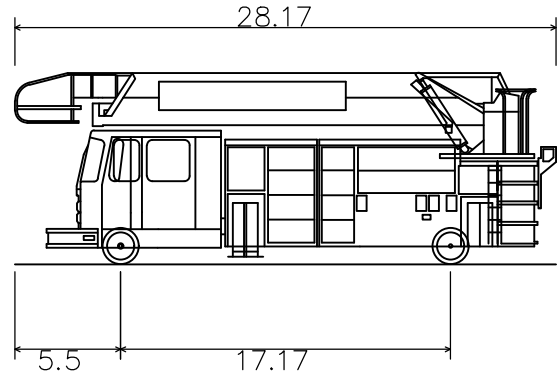
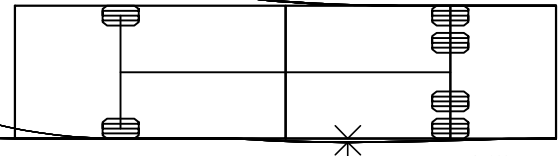
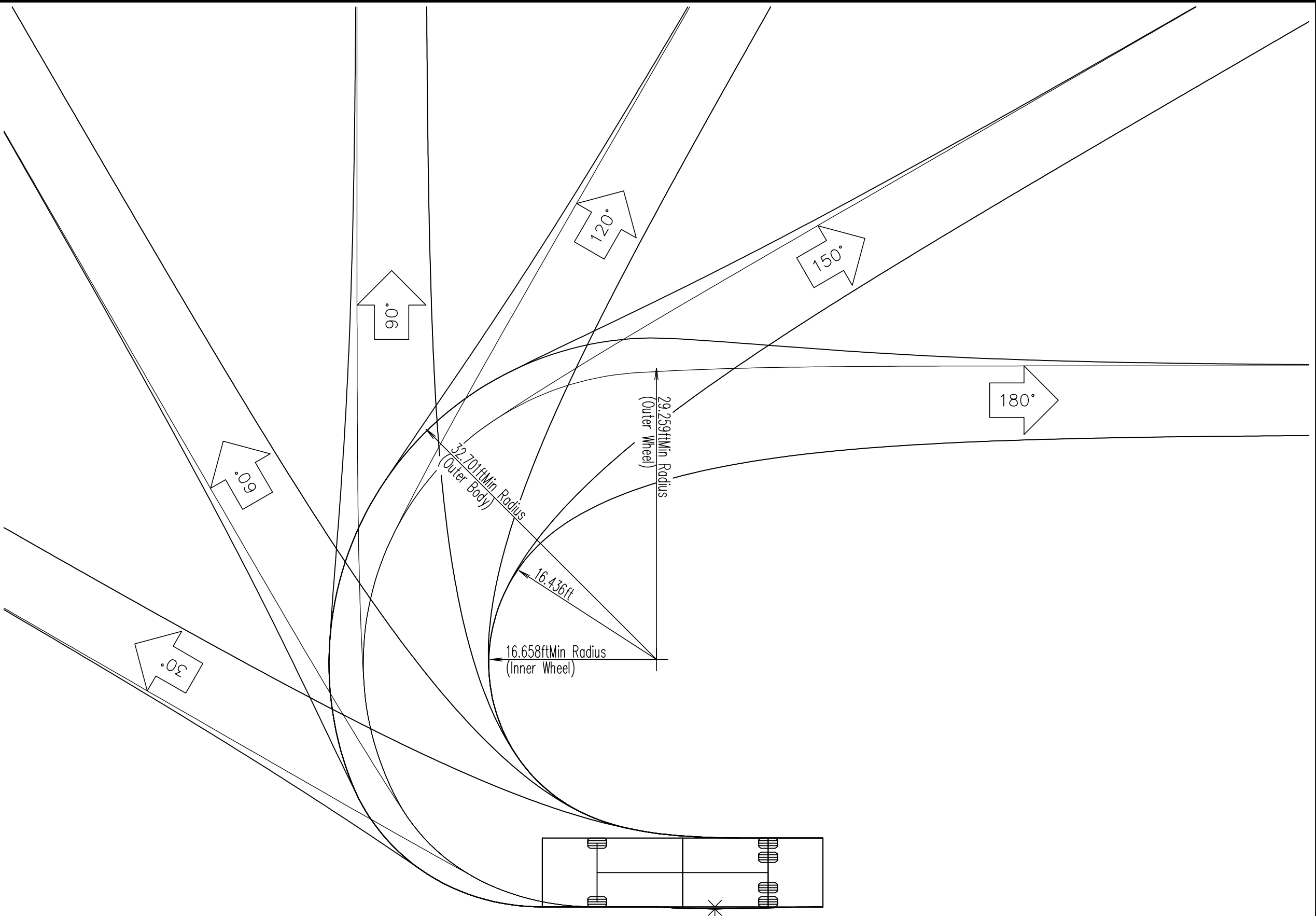
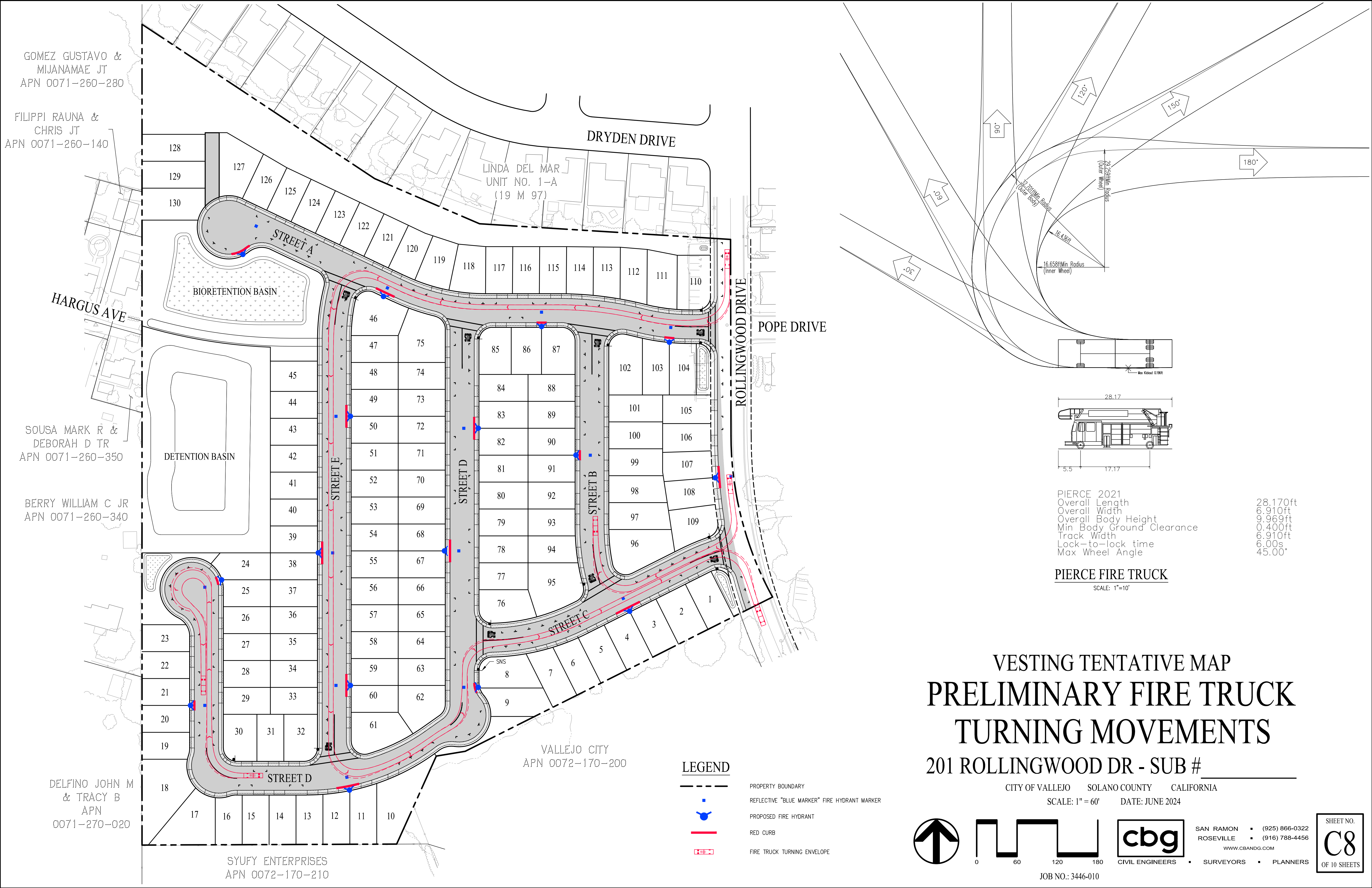
VESTING TENTATIVE MAP
PRELIMINARY SIGNING AND
STRIPING PLAN
201 ROLLINGWOOD DR - SUB # _____

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2024

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SHEET NO.
C7
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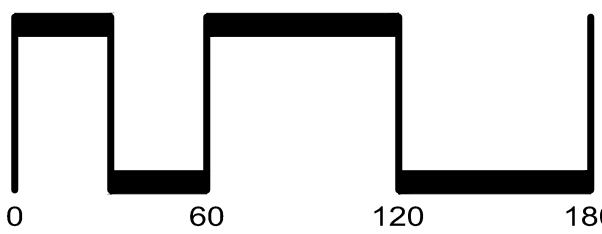
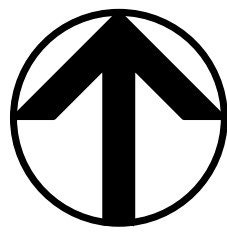


PIERCE 2021	
Overall Length	28.170ft
Overall Width	6.910ft
Overall Body Height	9.969ft
Min Body Ground Clearance	0.400ft
Track Width	6.910ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

PIERCE FIRE TRUCK
 SCALE: 1"=10'

VESTING TENTATIVE MAP PRELIMINARY FIRE TRUCK TURNING MOVEMENTS 201 ROLLINGWOOD DR - SUB

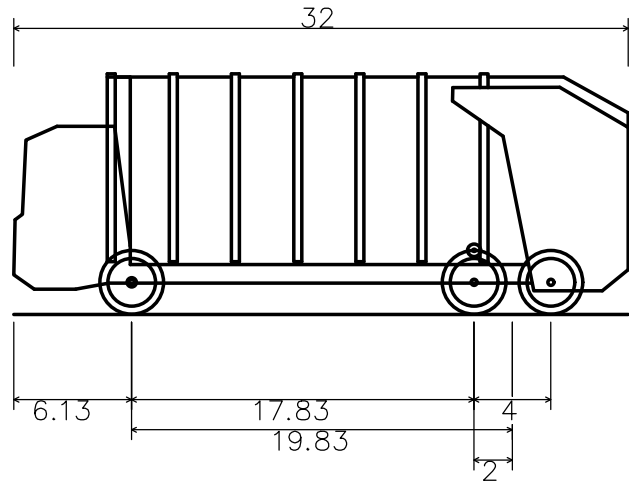
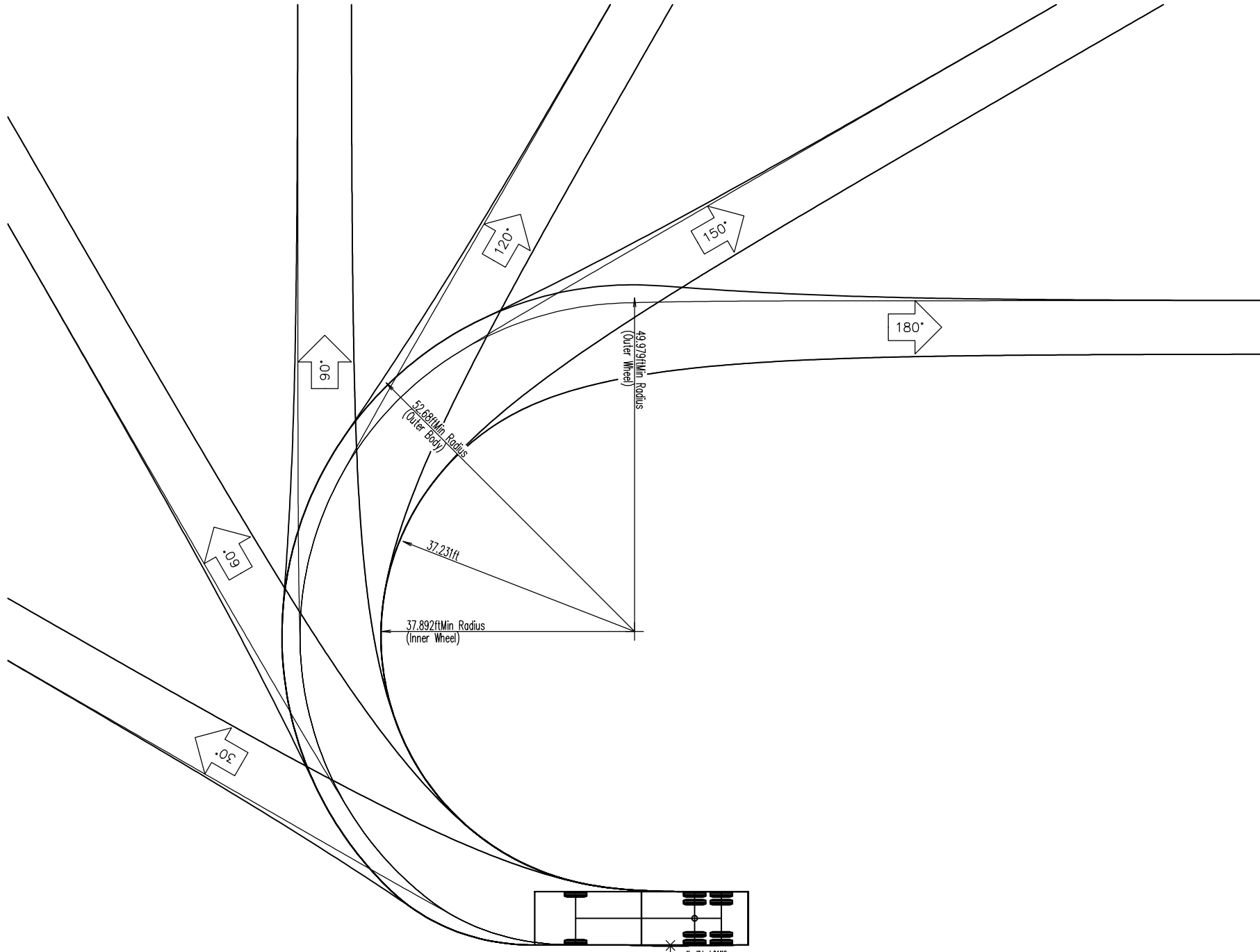
CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
 SCALE: 1" = 60' DATE: JUNE 2024



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SHEET NO.
C8
 OF 10 SHEETS

JOB NO.: 3446-010



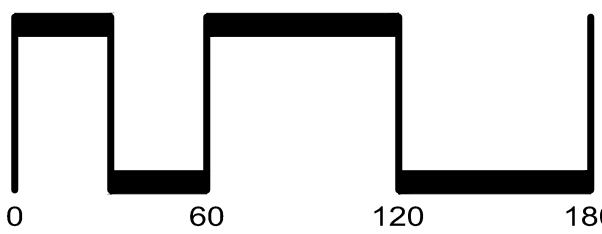
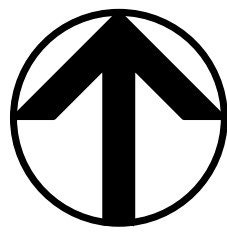
GARBAGE TRUCK
Overall Length 32.000ft
Overall Width 8.000ft
Overall Body Height 12.538ft
Min Body Ground Clearance 1.227ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Max Wheel Angle 27.40°

TYPICAL SOLID WASTE TRUCK
TURNING TEMPLATE

SCALE: 1"=10'

VESTING TENTATIVE MAP
PRELIMINARY SOLID WASTE
TRUCK TURNING MOVEMENTS
201 ROLLINGWOOD DR - SUB # _____

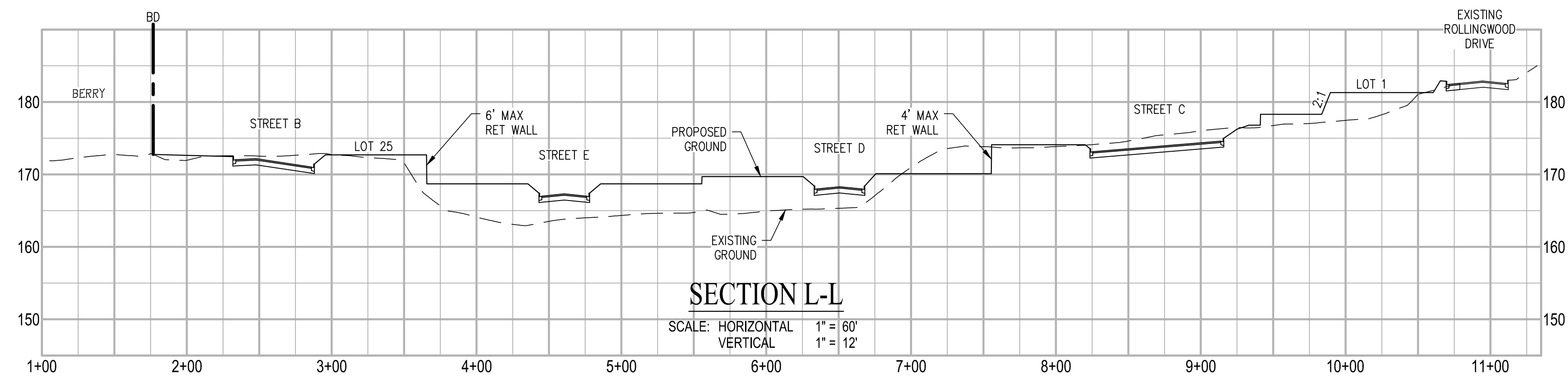
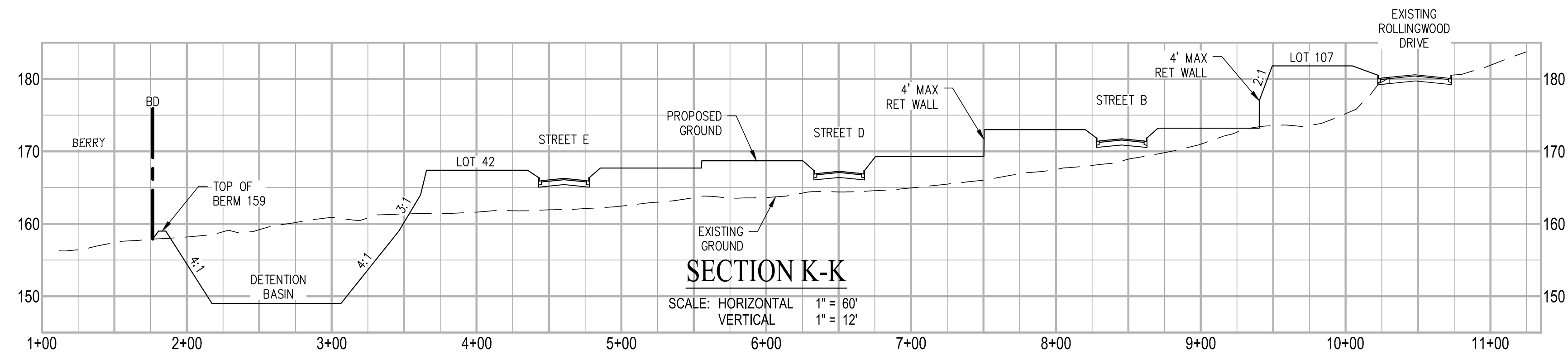
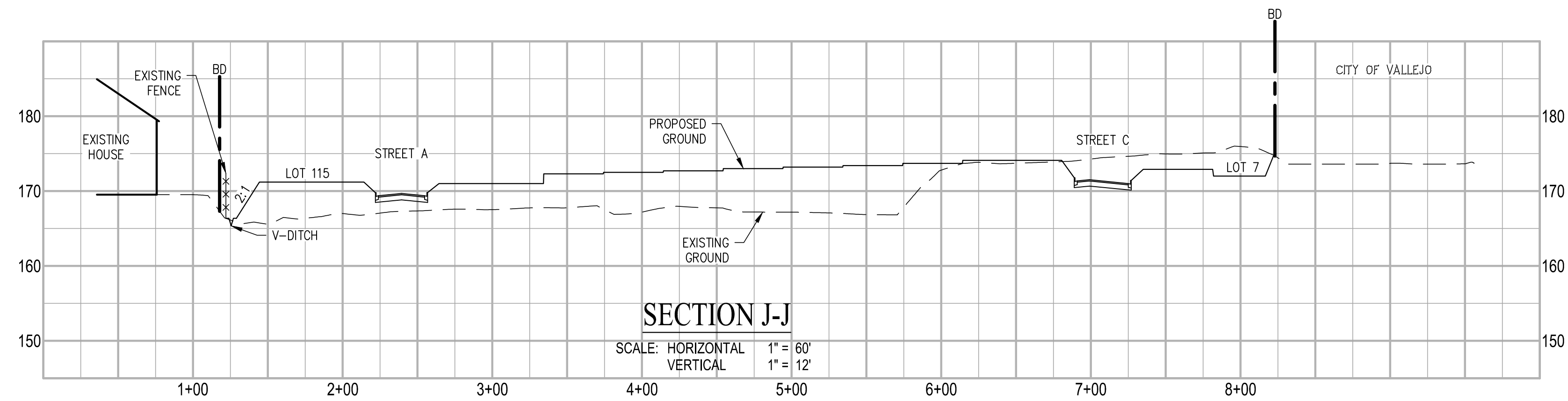
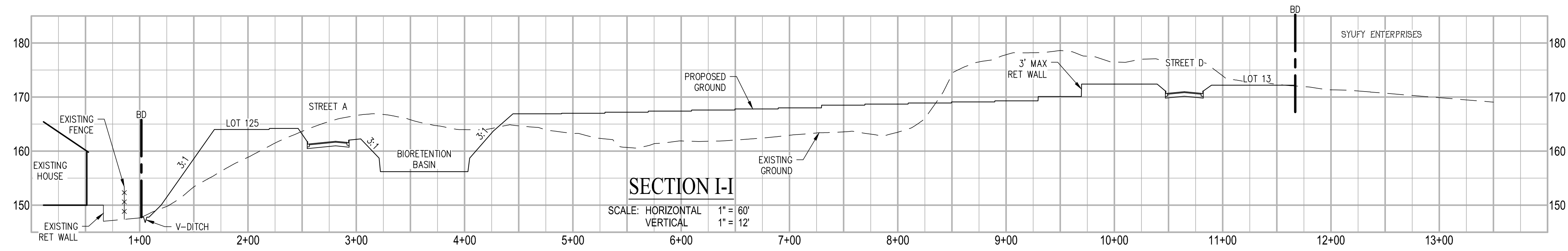
CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2024



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SHEET NO.
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OF 10 SHEETS

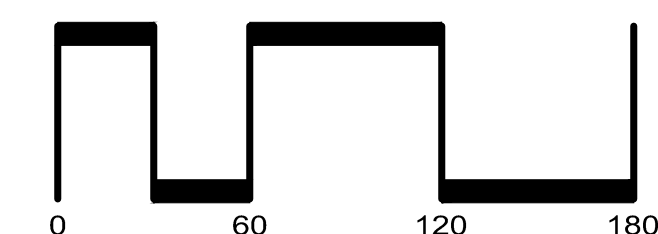
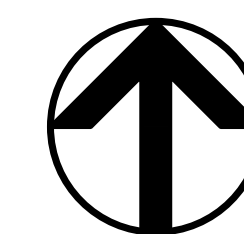
JOB NO.: 3446-010



VESTING TENTATIVE MAP SITE CROSS SECTIONS 201 ROLLINGWOOD DR - SUB # _____

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA

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C10
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JOB NO.: 3446-010



Plan View
Scale - 1" = 20ft

DISCLAIMER
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Plan View - A
Scale - 1" = 20ft

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Luminaire Locations										
Location								Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	6500985.00	1795236.00	14.00	14.00	1.19	0.00	6500985.00	1795236.00	0.00
2	A	6501139.00	1795264.00	14.00	14.00	330.64	0.00	6501139.00	1795264.00	0.00
3	A	6500821.00	1795290.00	14.00	14.00	90.00	0.00	6500821.00	1795290.00	0.00
4	A	6500917.00	1795279.00	14.00	14.00	180.00	0.00	6500917.00	1795279.00	0.00
5	A	6501067.00	1795290.00	14.00	14.00	214.97	0.00	6501067.00	1795290.00	0.00
6	A	6501010.00	1795306.00	14.00	14.00	90.00	0.00	6501010.00	1795306.00	0.00
7	A	6501210.00	1795311.00	14.00	14.00	321.31	0.00	6501210.00	1795311.00	0.00
8	A	6500866.00	1795349.00	14.00	14.00	270.00	0.00	6500866.00	1795349.00	0.00
9	A	6501197.00	1795393.00	14.00	14.00	96.35	0.00	6501197.00	1795393.00	0.00
10	A	6501054.00	1795401.00	14.00	14.00	270.00	0.00	6501054.00	1795401.00	0.00
11	A	6500821.00	1795444.00	14.00	14.00	90.00	0.00	6500821.00	1795444.00	0.00
12	A	6501287.00	1795436.00	14.00	14.00	349.58	0.00	6501287.00	1795436.00	0.00
13	A	6501199.00	1795473.00	14.00	14.00	90.00	0.00	6501199.00	1795473.00	0.00
14	A	6501011.00	1795501.00	14.00	14.00	90.00	0.00	6501011.00	1795501.00	0.00
15	A	6501344.00	1795499.00	14.00	14.00	161.13	0.00	6501344.00	1795499.00	0.00
16	A	6500793.00	1795500.00	14.00	14.00	29.70	0.00	6500793.00	1795500.00	0.00
17	A	6501476.00	1795506.00	14.00	14.00	337.37	0.00	6501476.00	1795506.00	0.00
18	A	6500866.00	1795513.00	14.00	14.00	270.00	0.00	6500866.00	1795513.00	0.00
19	A	6501397.00	1795534.00	14.00	14.00	112.07	0.00	6501397.00	1795534.00	0.00
20	A	6501600.00	1795568.00	14.00	14.00	337.84	0.00	6501600.00	1795568.00	0.00
21	A	6501243.00	1795577.00	14.00	14.00	270.00	0.00	6501243.00	1795577.00	0.00
22	A	6500813.00	1795586.00	14.00	14.00	176.20	0.00	6500813.00	1795586.00	0.00
23	A	6501440.00	1795585.00	14.00	14.00	263.79	0.00	6501440.00	1795585.00	0.00
24	A	6501524.00	1795588.00	14.00	14.00	156.46	0.00	6501524.00	1795588.00	0.00
25	A	6501053.00	1795594.00	14.00	14.00	270.00	0.00	6501053.00	1795594.00	0.00
26	A	6501200.00	1795666.00	14.00	14.00	90.00	0.00	6501200.00	1795666.00	0.00
27	A	6501393.00	1795659.00	14.00	14.00	90.00	0.00	6501393.00	1795659.00	0.00
28	A	6501011.00	1795678.00	14.00	14.00	90.00	0.00	6501011.00	1795678.00	0.00
29	A	6501439.00	1795756.00	14.00	14.00	270.00	0.00	6501439.00	1795756.00	0.00
30	A	6501243.00	1795762.00	14.00	14.00	270.00	0.00	6501243.00	1795762.00	0.00
31	A	6501054.00	1795783.00	14.00	14.00	270.00	0.00	6501054.00	1795783.00	0.00
32	A	6501201.00	1795844.00	14.00	14.00	90.00	0.00	6501201.00	1795844.00	0.00
33	A	6501391.00	1795847.00	14.00	14.00	90.00	0.00	6501391.00	1795847.00	0.00
34	A	6501010.00	1795877.00	14.00	14.00	90.00	0.00	6501010.00	1795877.00	0.00
35	A	6501243.00	1795897.00	14.00	14.00	271.36	0.00	6501243.00	1795897.00	0.00
36	A	6501440.00	1795900.00	14.00	14.00	271.36	0.00	6501440.00	1795900.00	0.00
37	A	6501576.00	1795950.00	14.00	14.00	184.11	0.00	6501576.00	1795950.00	0.00
38	A	6501504.00	1795956.00	14.00	14.00	189.29	0.00	6501504.00	1795956.00	0.00
39	A	6501139.00	1795956.00	14.00	14.00	22.17	0.00	6501139.00	1795956.00	0.00
40	A	6501057.00	1795965.00	14.00	14.00	270.00	0.00	6501057.00	1795965.00	0.00
41	A	6501414.00	1795971.00	14.00	14.00	184.40	0.00	6501414.00	1795971.00	0.00
42	A	6501331.00	1795973.00	14.00	14.00	180.00	0.00	6501331.00	1795973.00	0.00
43	A	6501237.00	1795975.00	14.00	14.00	185.17	0.00	6501237.00	1795975.00	0.00
44	A	6500978.00	1796019.00	14.00	14.00	26.04	0.00	6500978.00	1796019.00	0.00
45	A	6501063.00	1796034.00	14.00	14.00	203.28	0.00	6501063.00	1796034.00	0.00
46	A	6500905.00	1796035.00	14.00	14.00	335.00	0.00	6500905.00	1796035.00	0.00
47	A	6500833.00	1796082.00	14.00	14.00	100.41	0.00	6500833.00	1796082.00	0.00
48	A	6500918.00	1796103.00	14.00	14.00	206.84	0.00	6500918.00	1796103.00	0.00



GVD3
Granville Classic Utility LED3

SPECIFICATIONS

General Description
The GranVille Classic Utility LED3 is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in Holophane's Utility Luminaire Series. The traditional acorn-shaped luminaire, while reminiscent of the 1920's, contains a powerful, stalk-mounted Chip-On-Board LED platform with a precision optical system that maximizes post spacings while maintaining uniform illumination.

Mechanical Specifications
The luminaire housing shall:

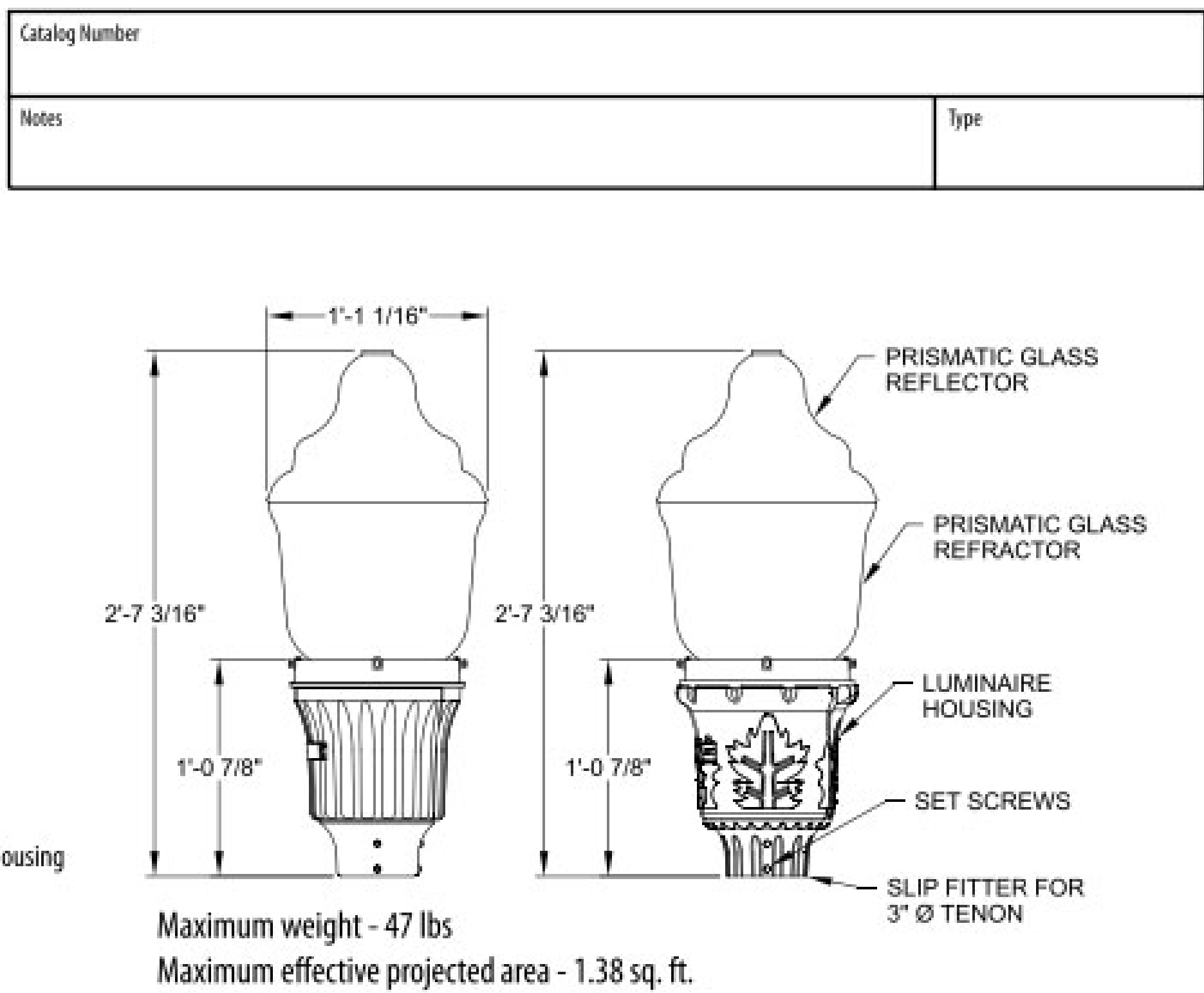
- Be heavy grade A360 cast aluminum (aluminum with <1% copper)
- IP55 rated housing provides tool-less access with a spring-loaded latch
- Incorporate a hidden hinge door allowing the door to swing open and remain open
- Offer units with an EEL- NEMA twist lock photocontrol receptacle, the housing contains a tempered glass window to allow light to reach the cell
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Provide four uniquely designed stainless steel spring clips, enclosed in a clear polyvinyl chloride sleeve and adjusted by 1/4-20 hex-head bolts that securely cradle the prismatic glass refractor. The same ¼-20 bolts also support the decorative rib and banding assembly.

The finish shall:

- Utilize a polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical Specifications
The driver shall meet the following requirements:

- Certified by UL or CSA for wet locations
- A factory programmable electronic driver with 0-10V dimming control leads
- LEDs shall have a minimum of 70 CRI and available in 2700K, 3000K, 4000K, and 5000K CCT
- The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail off, as standard with an upgradable 20kV/10kA surge protection, fail off with indicator light, option
- Lumen output can be customized prior to manufacturing by way of FPDxx Options
- The electrical components are mounted on an aluminum plate that is removeable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. For photoelectric operation, the electrical module is provided with an EEL-NEMA twist-lock photocell receptacle.



Optical Specifications
The optical system is IP66 rated and consists of a precisely molded thermal resistant borosilicate glass refractor and top reflector mounted within the decorative glass optic. The top reflector redirects over 50% of the upward light into the controlling refractor while allowing a soft up-light component to define the traditional acorn shape of the luminaire. The lower refractor uses precisely molded prisms to maximize the pole spacings while maintaining uniform illumination. Two refractors are available, designed for IES type III and V distributions. Lunar Optics shielding is available for asymmetric and symmetric distributions.

Control Options
The control options shall include, but not limited to, the following:

- Field adjustable output to adjust output to luminaire - AO
- Long life photocontrol, 20 years – PCLL P34 and P48 with DTL
- 7 pin receptacles internally in housing (PR7) or inside glass mounted (PR7E - not for use with photocontrols & nodes must have photocontrol disabled)
- nLight Air rSBOR6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – rSBOR6
- Fixture embedded nLight Air network interface for individual fixture control and dimming - NLTAIR2.

Certification and Standards

- Luminaire shall be UL or CSA listed.
- Suitable for operation in an ambient temperature up to 40°C / 105°F per UL or CSA certification
- LM79 compliant
- DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check with the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

Statistics						
Description	Min	Symbol	Avg	Max	Max/Min	Avg/Min
Road Summary	0.2 fc	✕	0.7 fc	1.5 fc	7.5:1	3.5:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Total Lamp Lumens	Wattage	Distribution
⌞ ⊗	A	48	Holophane	GVD3 P20 30K XXXX GL3	GranVille Gen3, P20 Performance Package, 3000K CCT, 70CRI, Type 3 distribution, no trim	1	5395	0.91	5395	39	TYPE IV, MEDIUM, BUG RATING: B2 - U4 - G4

DISCLAIMER
This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.
Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.
Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.
As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications). If incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.
It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.



PLANTING NOTES

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BY NO MORE THAN 5% BASED ON UTILITY COMPOSITION. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
2. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING.
3. ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
5. PROVIDE 3' CLEARANCE FROM TREES AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE, MWEO, AND ALL CURRENT LOCAL WATER DISTRICT REGULATIONS.
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAP-TRANSPARATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

FENCE LEGEND

<u>SYMBOL</u>	<u>FENCE TYPE</u>	<u>DETAIL REFERENCE</u>
	6' HIGH GOOD NEIGHBOR FENCE, TYPICAL.	SEE DETAIL B, SHEET L-7.
	6' HIGH GOOD NEIGHBOR GATE, TYPICAL.	SEE DETAIL C, SHEET L-7.
	6' HIGH AMERISTAR TUBE STEEL FENCE, TYPICAL.	SEE DETAIL D, SHEET L-7.
	6' HIGH AMERISTAR TUBE STEEL GATE, TYPICAL.	SEE DETAIL E, SHEET L-7.
	6' HIGH AMERISTAR VEHICLE/ MAINTENANCE ACCESS GATE, TYPICAL.	SEE DETAIL G, SHEET L-7.
	RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS. (FOR FENCE ON RETAINING WALL ONLY SEE DETAIL)	SEE DETAIL F, SHEET L-7.

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
<u>STREET TREES</u>					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	48
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	54
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	27
	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
	TILIA TOMENTOSA	SILVER LINDEN	24"BOX	LOW	64
<u>ACCENT TREES</u>					
	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	36
	LAGERSTROEMIA I. 'WHIT II'	DYNAMITE® GRAPE MYRTLE	15 GAL	LOW	27
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW	26
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	31
	RHAPHIOLEPIS I. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:			ALL TREES ARE STANDARD.		
			377		

TREE MITIGATION

TOTAL OF 384 NEW TREES PROPOSED.

TREE NOTES & SETBACKS

1. TREE LAYOUT IS SCHEMATIC, ONE STREET TREE & ONE ACCENT TREE PER LOT, TYPICAL TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
2. FINAL TREE LOCATIONS, SPECIES & QUANTITY OF TREES ARE SUBJECT TO CHANGE PER COUNTY APPROVAL, UTILITY COMPOSITION, & STREET LIGHT PLACEMENT.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
4. TREE SETBACKS SHALL BE:
 - 5' FROM PAVED SURFACES
 - 5' FROM WATER UTILITIES, APPARATUSSES, & JOINT TRENCHES
 - 10' FROM SANITARY SEWER, AREA DRAINS, & STREET SIGNAGE
 - 15' FROM STREET LIGHTS
5. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROLL BARRIERS PARALLEL TO CURB AND WALKS. EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEPROOF. #UB-24-2000-1788
6. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED, BARK COLORING TO BE "MUIR WOODS BROWN" OR APPROVED EQUIV. PRE-YEED RECYCLED WOOD MULCH TO BE PROVIDED BY THE DEVELOPER. (SEE ATTACHMENT A, DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.

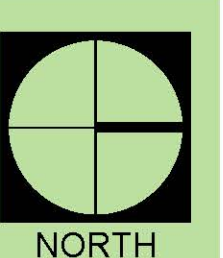
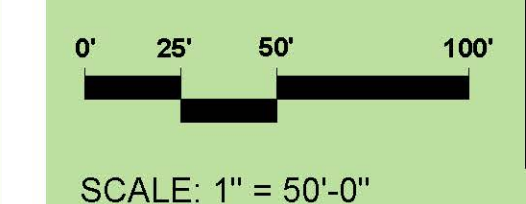
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HOME

**KB HOME NORTH BAY
4830 BUSINESS
CENTER DR., STE.50
FAIRFIELD, CA 94534
707-389-7517**

ROLLINGWOOD
VALLEJO, CALIFORNIA

OVERALL TREE & FENCE PLAN
CONCEPTUAL LANDSCAPE PLAN
JUNE 4, 2024

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

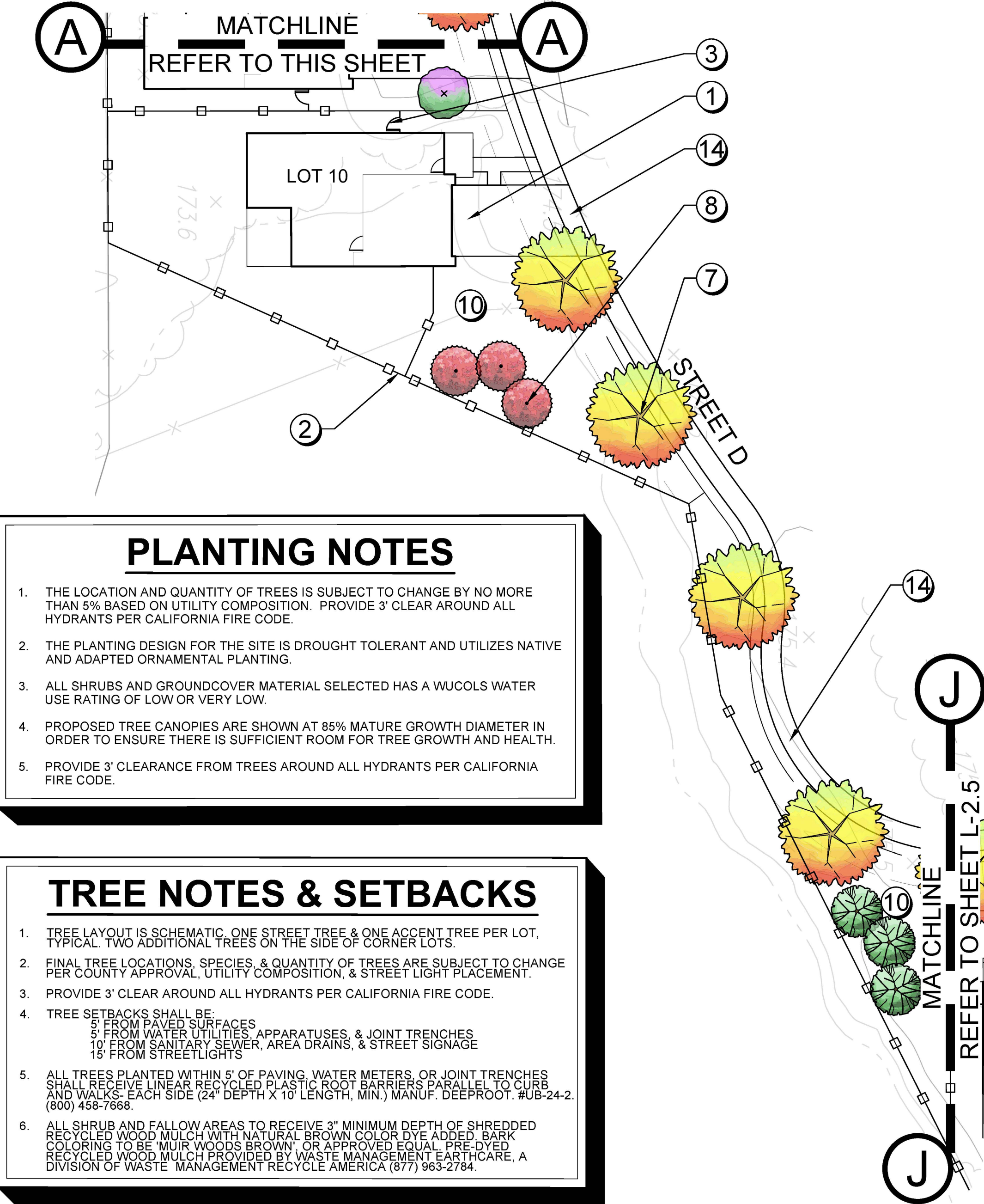


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Project No. 05623

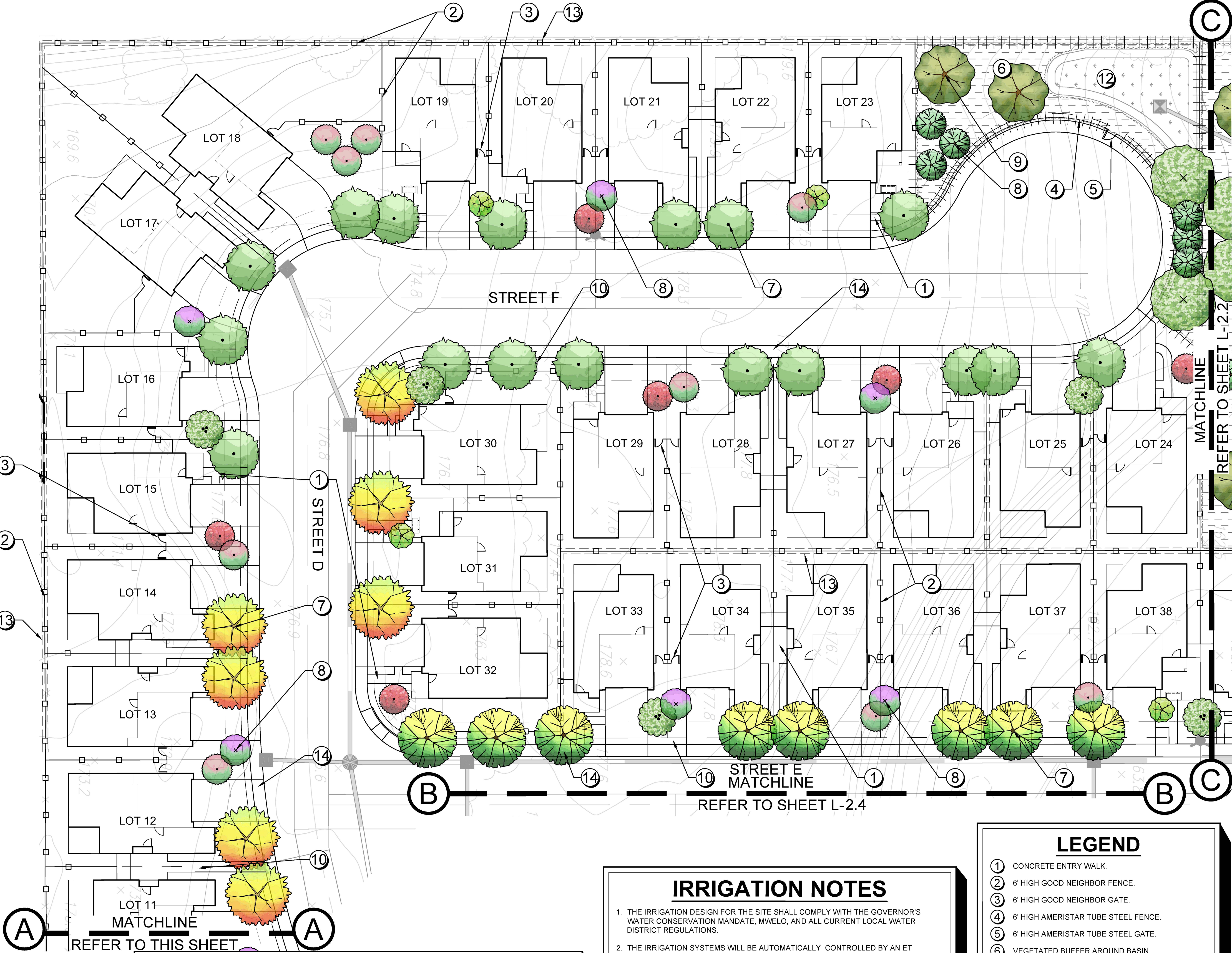
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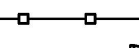
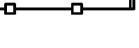
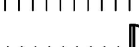
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	RHAPHIOLEPIS I. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:		ALL TREES ARE STANDARD.			384



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 - 15' FROM STREET LIGHTS
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 - ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE 'MUIR WOODS BROWN', OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTHWARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.



FENCE LEGEND		
SYMBOL	FENCE TYPE	DETAIL REFERENCE
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	6' HIGH GOOD NEIGHBOR GATE, TYPICAL.	SEE DETAIL C, SHEET L-7.
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	RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS. (FOR FENCE ON RETAINING WALL ONLY SEE DETAIL)	SEE DETAIL F, SHEET L-7.

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- ### LEGEND
- CONCRETE ENTRY WALK.
 - 6' HIGH GOOD NEIGHBOR FENCE.
 - 6' HIGH GOOD NEIGHBOR GATE.
 - 6' HIGH AMERISTAR TUBE STEEL FENCE.
 - 6' HIGH AMERISTAR TUBE STEEL GATE.
 - VEGETATED BUFFER AROUND BASIN.
 - STREET TREE, TYPICAL.
 - ACCENT TREE, TYPICAL.
 - BASIN TREES, TYPICAL.
 - PLANTING AREA, TYPICAL.
 - OMIT
 - BIORETENTION BASIN PER CIVIL ENGINEER'S PLANS.
 - RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.
 - PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.



KB HOME NORTH BAY
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707-389-7517

ROLLINGWOOD

VALLEJO, CALIFORNIA

SITE & FENCING PLAN

CONCEPTUAL LANDSCAPE PLAN

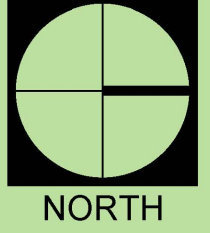
JUNE 4, 2024

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855 Bordeaux Way
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Napa, CA 94558
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www.vandertoolen.com



0' 10' 20' 40'

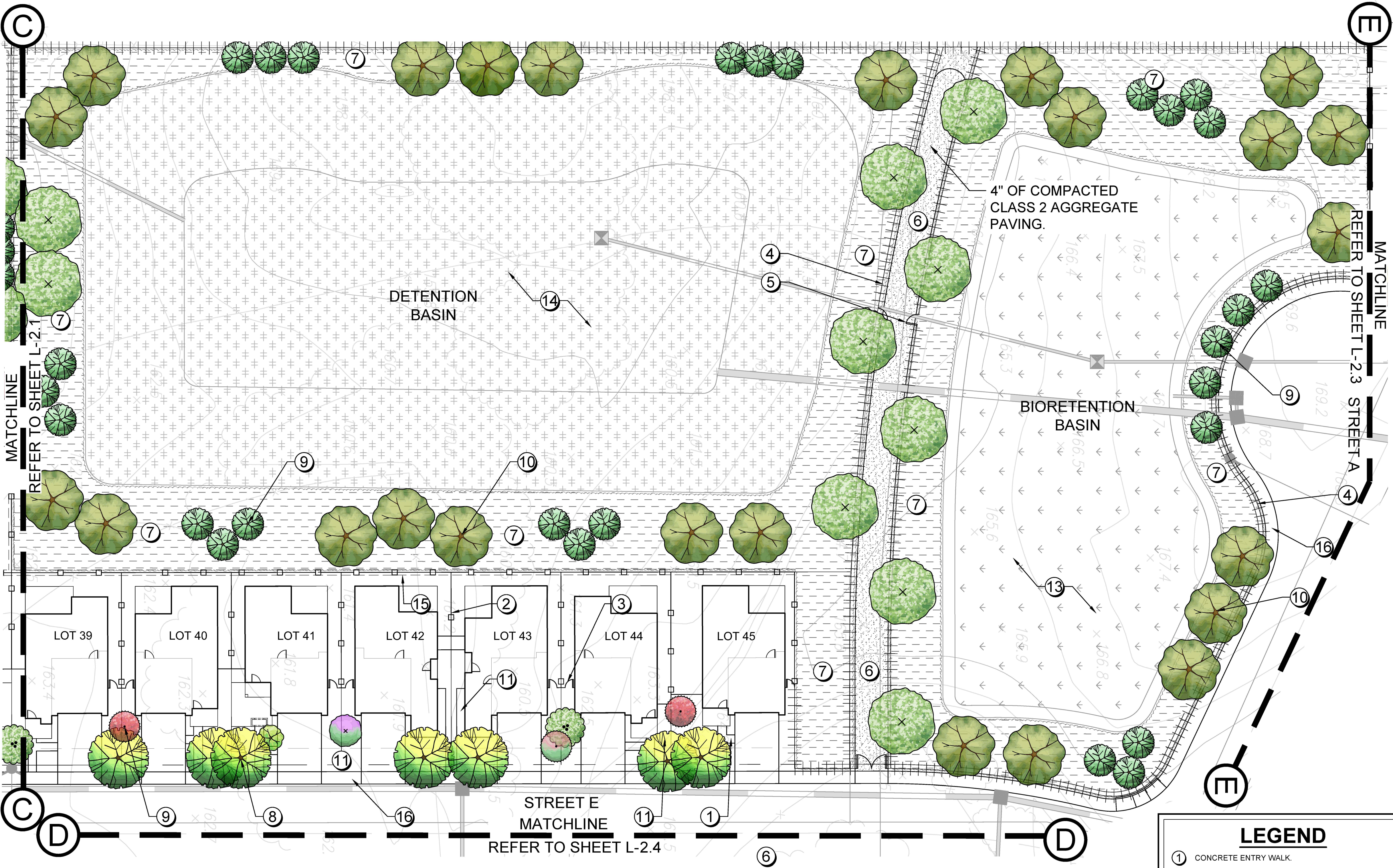
SCALE: 1" = 20'-0"



NORTH

L-2.1

Project No. 05623



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
SHRUBS, GRASSES, & GROUNDCOVERS				
	AGAPANTHUS HYBRID SPECIES	LILY-OF-THE-NILE	L	5 GAL
	AGAVE SPECIES	AGAVE	L	1 GAL
	ANGIOZANTHOS SPECIES	KANGAROO PAW	L	5 GAL
	ARCTOSTAPHYLOS VARIETIES	MANZANITA	L	5 GAL
	BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
	BULBINE FRUTESCENS VARIETIES	BULBINE	L	1 GAL
	CALLISTEMON VIMINALIS VARIETIES	BOTTLEBRUSH	L	1 GAL
	CAREX SPECIES	SEDGE	L	1 GAL
	CELANOTHUS SPECIES	WILD LILAC	L	5 GAL
	COPROSMA K. 'VARIEGATA'	COPROSMA KIRKII VARIEGATA	L	1 GAL
	COTONEASTER SPECIES	BEARBERRY COTONEASTER	L	1 GAL
	CUPRESSUS SEMPERVIRENS VARIETIES	DWARF ITALIAN CYPRESS	L	1 GAL
	DIETES SPP.	FORTNIGHT LIL	L	1 GAL
	DODONAEA VISCOSEA 'PURPUREA'	PURPLE HORSEBED BUSH	L	15 GAL
	ELYMUS CONDENSATUS VARIETIES	WILD RYE GRASS	L	1 GAL
	EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	5 GAL
	FESTUCA SPECIES	FESCUE	L	1 GAL
	GREVILLEA SPECIES	GREVILLEA	L	5 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	L	1 GAL
	LAVANDULA A. 'MEERLO'	MEERLO LAVENDER	L	1 GAL
	LOMANDEA LONGIFOLIA VARIETIES	DWARF MAT RUSH	L	1 GAL
	LOROPETALUM CHINENSE VARIETIES	FRINGE FLOWER	L	5 GAL
	MAHONIA SPECIES	MAHONIA	L	5 GAL
	MYOPORUM PARVIFOLIUM VARIETIES	CREeping MYOPORUM	L	1 GAL
	NANDINA DOMESTICA VARIETIES	HEAVENLY BAMBOO	L	1 GAL
	OLEA EUROPAEA VARIETIES	DWARF OLIVE	L	5 GAL
	PENSTEMON CHA CHA 'HOT PINK'	BEARDETONGUE	L	1 GAL
	PHORUM T. 'MACRO QUEEN'	NEW ZEALAND FLAX	L	1 GAL
	PITIOSPORUM TOBIRA SPECIES	PITIOSPORUM	L	15 GAL
	RHAMNUS A. JOHN EDWARDS'	ITALIAN BUCKTHORN	L	5 GAL
	RHAPHIOLEPIS INDICA VARIETIES	INDIA HAWTHORN	L	5 GAL
	ROSMARINUS SPECIES	ROSEMARY	L	5 GAL
	SALVIA SPECIES	SAGE	L	5 GAL
	SCAEVOLA MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL
	TELIORUM SPECIES	GERMANDER	L	1 GAL
	WESTRINGIA SPECIES	COAST ROSEMARY	L	15 GAL
	XYLOSMA C. 'COMPACTA'	COMPACT SHINY XYLOSMA	L	5 GAL
	YUCCA F. 'COLOR GUARD'	ADAMS NEEDLE, YUCCA	L	5 GAL
BIORETENTION				
	PACIFIC COAST SEED, INC.	NATIVE ORNAMENTAL BIOSWALE MIX	L	HYDROSEED 23,861 SF
BIORETENTION BASIN - VEGETATED BUFFER				
	ALYOCYNE HUEGELII	BLUE HIBISCUS	L	5 GAL
	BACCHARIS PILULARIS VARIETIES	COYOTE BRUSH	L	5 GAL
	BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
	CAREX SPECIES	SERENLEY SEDGE	L	1 GAL
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	L	5 GAL
	ELYMUS TRITICOIDES	CREeping WILD RYE	L	1 GAL
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	L	1 GAL
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	L	1 GAL
	IRIS DOUGLASIANA	PURPLE DOUGLAS IRIS	L	1 GAL
	JUNCUS PATENS	CREeping WILD RYE	L	1 GAL
	LEYMUS T. 'GREY DAWN'	CALIFORNIA GRAY RUSH	L	1 GAL
	MIMULUS SPECIES	MONKEY FLOWER	L	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL
	SCAEVOLA MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL
HYDROSEED (GRASSES & WILDFLOWER MIX)				
	ACHILLEA MILLEFOLIUM	NATIVE WHITE YARROW	L	HYDROSEED 84,161 SF
	CLARKIA PURPUREA	PURPLE CLARKIA	L	
	DESCAMPSIA C. 'HOLICORMS'	TUFFET HAIRGRASS	L	
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	L	
	ESCHSCHOLIA C. 'MARTINA'	NATIVE POPPY	L	
	FESTUCA IDAHOENSIS	NATIVE IDAHO FESCUE 'MT. TAM'	L	
	FESTUCA OCCIDENTALIS	WESTERN FESCUE MOKELUMNE	L	
	LINUM LEWISII	BLUE FLAX	L	
	LUPINUS NANUS	SKY LUPINE	L	
	PLAGIOCHETHYS NOTHOFLUVIS	POPCORN FLOWER	L	
	RANUNCULUS CALIFORNICUS	CALIFORNIA BUTTERCUP	L	
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	L	
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				

FENCE LEGEND

SYMBOL	FENCE TYPE	DETAIL REFERENCE
	6' HIGH GOOD NEIGHBOR FENCE, TYPICAL.	SEE DETAIL B, SHEET L-7.
	6' HIGH GOOD NEIGHBOR GATE, TYPICAL.	SEE DETAIL C, SHEET L-7.
	6' HIGH AMERISTAR TUBE STEEL FENCE, TYPICAL.	SEE DETAIL D, SHEET L-7.
	6' HIGH AMERISTAR TUBE STEEL GATE, TYPICAL.	SEE DETAIL E, SHEET L-7.
	6' HIGH AMERISTAR VEHICLE/ MAINTENANCE ACCESS GATE, TYPICAL.	SEE DETAIL G, SHEET L-7.
	RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS. (FOR FENCE ON RETAINING WALL ONLY SEE DETAIL)	SEE DETAIL F, SHEET L-7.

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
STREET TREES					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	45
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	56
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	28
	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
	TILIA TOMENTOSA	SILVER LINDEN	24"BOX	LOW	65
ACCENT TREES					
	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	40
	LAGERSTROEMIA L. 'WHIT II'	DYNAMITE® CRAPE MYRTLE	15 GAL	LOW	28
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW	26
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	32
	RHAPHIOLEPIS L. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:					384
					ALL TREES ARE STANDARD.

LEGEND

- 1 CONCRETE ENTRY WALK.
- 2 6' HIGH GOOD NEIGHBOR FENCE.
- 3 6' HIGH GOOD NEIGHBOR GATE.
- 4 6' HIGH AMERISTAR TUBE STEEL FENCE.
- 5 6' HIGH AMERISTAR TUBE STEEL GATE.
- 6 12' MAINTENANCE ACCESS AT BASIN.
- 7 VEGETATED BUFFER AROUND BASIN.
- 8 STREET TREE, TYPICAL.
- 9 ACCENT TREE, TYPICAL.
- 10 BASIN TREES, TYPICAL.
- 11 PLANTING AREA, TYPICAL.
- 12 OMIT.
- 13 BIORETENTION BASIN PER CIVIL ENGINEER'S PLANS.
- 14 DETENTION BASIN PER CIVIL ENGINEER'S PLANS.
- 15 RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.
- 16 PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE, MWEL, AND ALL CURRENT LOCAL WATER DISTRICT REGULATIONS.
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPARATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

TREE NOTES & SETBACKS

1. TREE LAYOUT IS SCHEMATIC, ONE STREET TREE & ONE ACCENT TREE PER LOT, TYPICAL. TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
2. FINAL TREE LOCATIONS, SPECIES, & QUANTITY OF TREES ARE SUBJECT TO CHANGE PER COUNTY APPROVAL, UTILITY COMPOSITION, & STREET LIGHT PLACEMENT.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
4. TREE SETBACKS SHALL BE:
 - 5' FROM PAVED SURFACES
 - 5' FROM WATER UTILITIES, APPARATUSSES, & JOINT TRENCHES
 - 10' FROM SANITARY SEWER, AREA DRAINS, & STREET SIGNAGE
5. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS, EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7866.
6. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE 'MUIR WOODS BROWN' OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTHWARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.

PLANTING NOTES

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BY NO MORE THAN 5% BASED ON UTILITY COMPOSITION. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
2. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING.
3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
5. PROVIDE 3' CLEARANCE FROM TREES AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

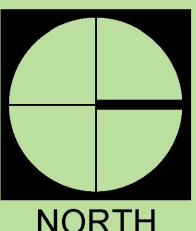
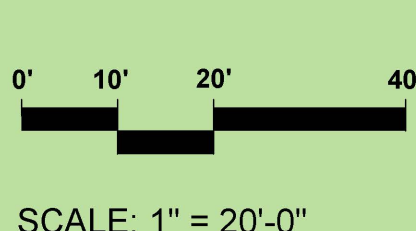


KB HOME NORTH BAY
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FAIRFIELD, CA 94534
707-389-7517

ROLLINGWOOD
VALLEJO, CALIFORNIA

SITE & FENCING PLAN
CONCEPTUAL LANDSCAPE PLAN
JUNE 4, 2024

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



L-2.2

Project No. 05623

TREE NOTES & SETBACKS

- 1. TREE LAYOUT IS SCHEMATIC. ONE STREET TREE & ONE ACCENT TREE PER LOT, TYPICAL. TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
- 2. FINAL TREE LOCATIONS, SPECIES, & QUANTITY OF TREES ARE SUBJECT TO CHANGE PER COUNTY APPROVAL, UTILITY COMPOSITION, & STREET LIGHT PLACEMENT.
- 3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
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 - 5' FROM WATER UTILITIES, APPARATUSSES, & JOINT TRENCHES
 - 10' FROM SANITARY SEWER, AREA DRAINS, & STREET SIGNAGE
 - 15' FROM STREET LIGHTS
- 5. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS, EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2 (800) 438-7866
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PLANTING NOTES

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- 2. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING.
- 3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
- 4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- 5. PROVIDE 3' CLEARANCE FROM TREES AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

IRRIGATION NOTES

- 1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE, MWELD, AND ALL CURRENT LOCAL WATER DISTRICT REGULATIONS.
- 2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
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- 5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

LEGEND

- ① CONCRETE ENTRY WALK.
- ② 6' HIGH GOOD NEIGHBOR FENCE.
- ③ 6' HIGH GOOD NEIGHBOR GATE.
- ④ STREET TREE, TYPICAL.
- ⑤ ACCENT TREE, TYPICAL.
- ⑥ PLANTING AREA, TYPICAL.
- ⑦ OMIT.
- ⑧ RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.
- ⑨ PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.
- ⑩ NEIGHBORHOOD SIGNAGE TO BE DETERMINED.

FENCE LEGEND

SYMBOL	FENCE TYPE	DETAIL REFERENCE
	6' HIGH GOOD NEIGHBOR FENCE, TYPICAL.	SEE DETAIL B, SHEET L-7.
	6' HIGH GOOD NEIGHBOR GATE, TYPICAL.	SEE DETAIL C, SHEET L-7.
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TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
STREET TREES					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	45
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	56
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ACCENT TREES					
	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	40
	LAGERSTROEMIA L. 'WHIT II'	DYNAMITE® CRAPE MYRTLE	15 GAL	LOW	28
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW	26
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	32
	RHAMPHILEPIS L. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:		ALL TREES ARE STANDARD.			384



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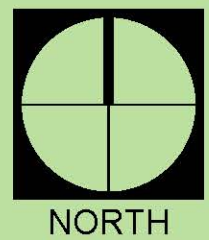
ROLLINGWOOD
VALLEJO, CALIFORNIA

SITE & FENCING PLAN
CONCEPTUAL LANDSCAPE PLAN
JUNE 4, 2024

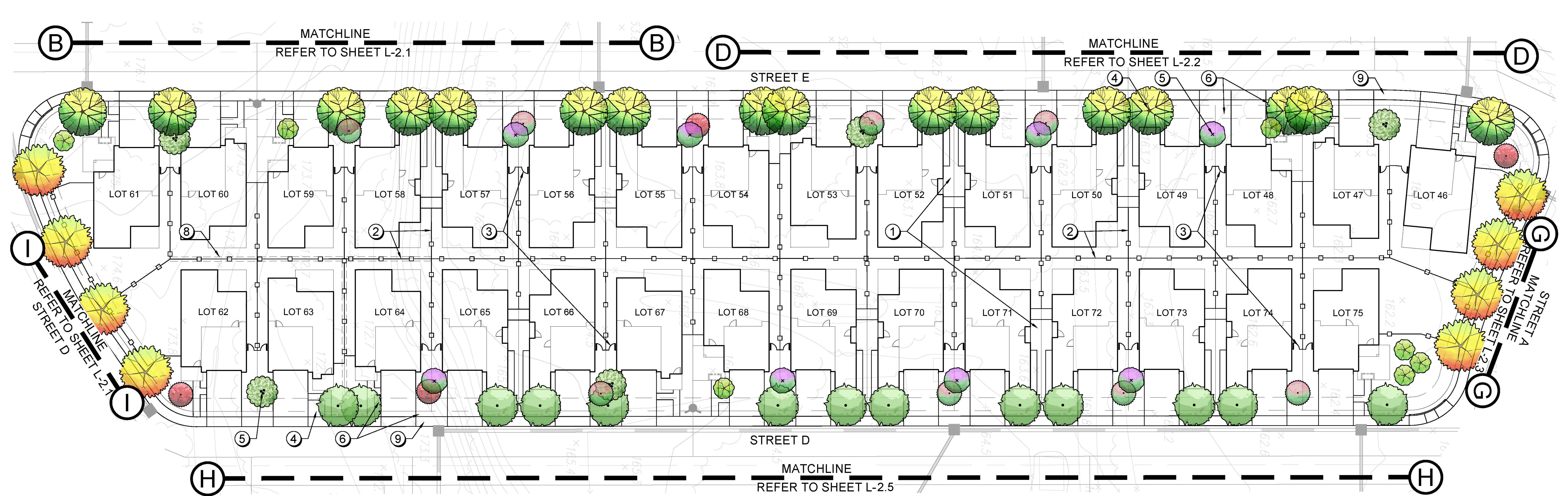
vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com



0' 10' 20' 40'
SCALE: 1" = 20'-0"



L-2.3
Project No. 05623



FENCE LEGEND		
SYMBOL	FENCE TYPE	DETAIL REFERENCE
	6' HIGH GOOD NEIGHBOR FENCE, TYPICAL.	SEE DETAIL B, SHEET L-7.
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LEGEND	
①	CONCRETE ENTRY WALK.
②	6' HIGH GOOD NEIGHBOR FENCE.
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④	STREET TREE, TYPICAL.
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⑦	OMIT
⑧	RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.
⑨	PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.

TREE NOTES & SETBACKS	
1.	TREE LAYOUT IS SCHEMATIC. ONE STREET TREE & ONE ACCENT TREE PER LOT, TYPICAL. TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
2.	FINAL TREE LOCATIONS, SPECIES, & QUANTITY OF TREES ARE SUBJECT TO CHANGE PER COUNTY APPROVAL, UTILITY COMPOSITION, & STREET LIGHT PLACEMENT.
3.	PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
4.	TREE SETBACKS SHALL BE: 5' FROM PAVED SURFACES 5' FROM WATER UTILITIES, APPARATUSES, & JOINT TRENCHES 10' FROM SANITARY SEWER, AREA DRAINS, & STREET SIGNAGE 15' FROM STREETLIGHTS
5.	ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS: EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2 (800) 458-7668.
6.	ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE MULCH WOODS BROWN, OR APPROVED FOYAL. FIRE-DEYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT/ EARTHORE. A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.

PLANTING NOTES	
1.	THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BY NO MORE THAN 5% BASED ON UTILITY COMPOSITION. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
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IRRIGATION NOTES	
1.	THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE, MWELQ, AND ALL CURRENT LOCAL WATER DISTRICT REGULATIONS.
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TREE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
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	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	40
	LAGERSTROEMIA L. 'WHIT II'	DYNAMITE® CRAPE MYRTLE	15 GAL	LOW	28
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW	26
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	32
	RHAPHIOLEPIS L. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:			ALL TREES ARE STANDARD.		384

KB HOME NORTH BAY
4830 BUSINESS
CENTER DR., STE.50
FAIRFIELD, CA 94534
707-389-7517

ROLLINGWOOD
VALLEJO, CALIFORNIA

SITE & FENCING PLAN
CONCEPTUAL LANDSCAPE PLAN
JUNE 4, 2024

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

0' 10' 20' 40'

SCALE: 1" = 20'-0"

L-2.4

Project No. 05623



LEGEND

1

CONCRETE ENTRY WALK.

2

6' HIGH GOOD NEIGHBOR FENCE.

3

6' HIGH GOOD NEIGHBOR GATE.

4

STREET TREE, TYPICAL.

5

ACCENT TREE, TYPICAL.

6

PLANTING AREA, TYPICAL.

7

OMIT

8

RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.

9

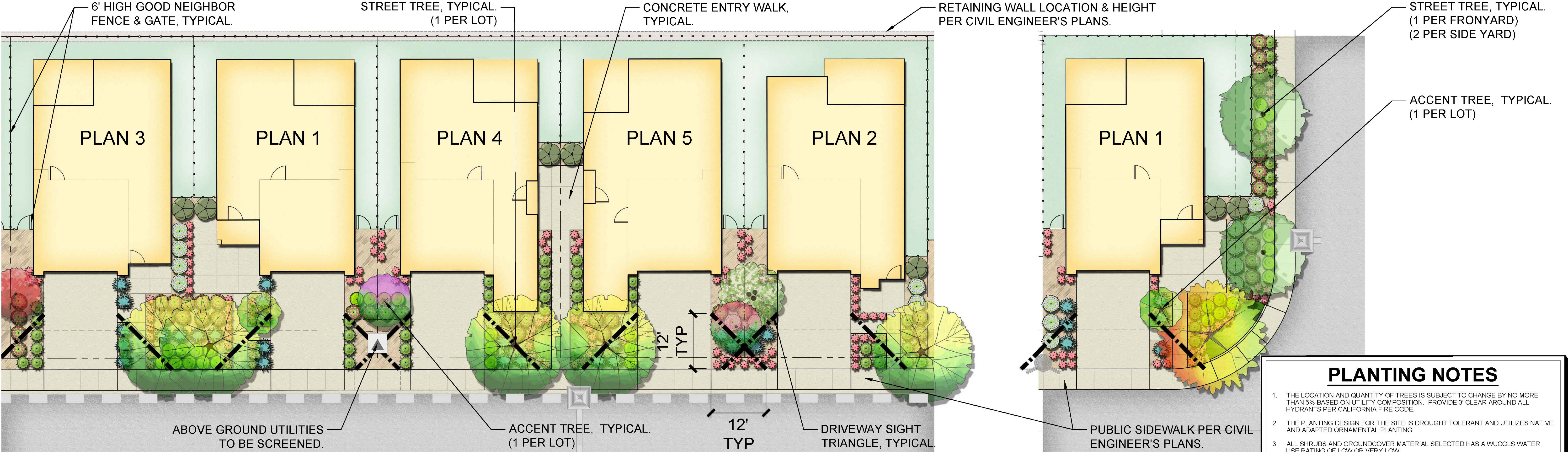
PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.

10

NEIGHBORHOOD SIGNAGE TO BE DETERMINED.

TREE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
STREET TREES					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	48
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	54
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	27
	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
	TILIA TOMENTOSA	SILVER LINDEN	24"BOX	LOW	64
ACCENT TREES					
	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	36
	LAGERSTROEMIA I. 'WHIT II'	DYNAMITE® GRAPE MYRTLE	15 GAL	LOW	27
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	LOW	26
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	31
	RHAPHIOLEPS I. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTALS					377
ALL TREES ARE STANDARD.					

FENCE LEGEND		
SYMBOL	FENCE TYPE	DETAIL REFERENCE
	6' HIGH GOOD NEIGHBOR FENCE, TYPICAL.	SEE DETAIL B, SHEET L-7.
	6' HIGH GOOD NEIGHBOR GATE, TYPICAL.	SEE DETAIL C, SHEET L-7.
	6' HIGH AMERISTAR TUBE STEEL FENCE, TYPICAL.	SEE DETAIL D, SHEET L-7.
	6' HIGH AMERISTAR TUBE STEEL GATE, TYPICAL.	SEE DETAIL E, SHEET L-7.
	6' HIGH AMERISTAR VEHICLE/ MAINTENANCE ACCESS GATE, TYPICAL.	SEE DETAIL G, SHEET L-7.
	RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS. (FOR FENCE ON RETAINING WALL ONLY SEE DETAIL)	SEE DETAIL F, SHEET L-7.



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
LARGE SHRUBS				
	CUPRESSUS S. VARIETIES	DWARF ITALIAN CYPRESS	L	15 GAL
	DODONEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	L	15 GAL
	PITTOSPORUM SPECIES	MOCK ORANGE	L	15 GAL
	PODOCARPUS M. 'MAKI'	YEW PINE	L	15 GAL
	ROSMARINUS SPECIES	ROSEMARY	L	15 GAL
	XYLOSMA C. 'COMPACTA'	SHINY XYLOSMA	L	15 GAL
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	L	5 GAL
	ANIGOSANTHOS SPECIES	KANGAROO PAW	L	5 GAL
	CALLISTEMON VIMINALIS VARIETIES	BOTTLEBRUSH	L	5 GAL
	GREVILLEA 'NOELLI'	GREVILLEA	L	5 GAL
	LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	L	5 GAL
	MAHONIA SPECIES	MAHONIA SPECIES	L	5 GAL
	NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	L	5 GAL
	OLEA EUROPAEA VARIETIES	DWARF OLIVE	L	5 GAL
	PHORMIUM T. 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL
	RHAPHIOLEPIS I. 'CLARA'	CLARA INDIA HAWTHORN	L	5 GAL
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL
	TEUCRIUM SPECIES	GERMANDER	L	5 GAL
	WESTRINGIA SPECIES	COAST ROSEMARY	L	5 GAL
SMALL SHRUBS				
	AGAPATHUS HYBRID 'TINKERBELL'	AGAPANTHUS	L	1 GAL
	AGAVE SPECIES	AGAVE SPECIES	L	1 GAL
	BULBINE F. 'TINY TANGERINE'	BULBINE	L	1 GAL
	CEANOETHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOETHUS	L	1 GAL
	DIERIS BICOLOR	FORTNIGHT LILY	L	1 GAL
	EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	1 GAL
	LAVANDULA A. 'MEERLO'	MEERLO LAVENDER	L	1 GAL
	NANDINA D. 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	L	1 GAL
	PENSTEMON C. 'HOT PINK'	BEARD TONGUE	L	1 GAL
	SALVIA G. 'RED'	SAGE	L	1 GAL
	YUCCA F. 'COLOR GUARD'	ADAM'S NEEDLE, YUCCA	L	1 GAL
GRASSES				
	BOUTELLOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	L	1 GAL
	CAREX SPECIES	SEDGE	L	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	L	1 GAL
	LEYMUS C. 'CANYON PRINCE'	BLUE WILD RYE	L	1 GAL
	LOMANDRA LONGIFOLIA VARIETIES	DWARF MAT RUSH	L	1 GAL
GROUNDCOVERS				
	COPROSMA K. 'VARIEGATA'	COPROSMA KIRKII VARIEGATA	L	1 GAL
	COTONEASTER SPECIES	BEARBERRY	L	1 GAL
	HELIANTHEMUM N. 'YELLOW'	SUNROSE	L	1 GAL
	MYOPORUM P. VARIETIES	CREEPING MYOPORUM	L	1 GAL
	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	L	1 GAL
	SCAEVOLA A. 'MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
STREET TREES					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	48
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	54
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	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
	TILIA TOMENTOSA	SILVER LINDEN	24"BOX	LOW	64
ACCENT TREES					
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TOTAL TREES:			ALL TREES ARE STANDARD. 377		

PLANTING NOTES

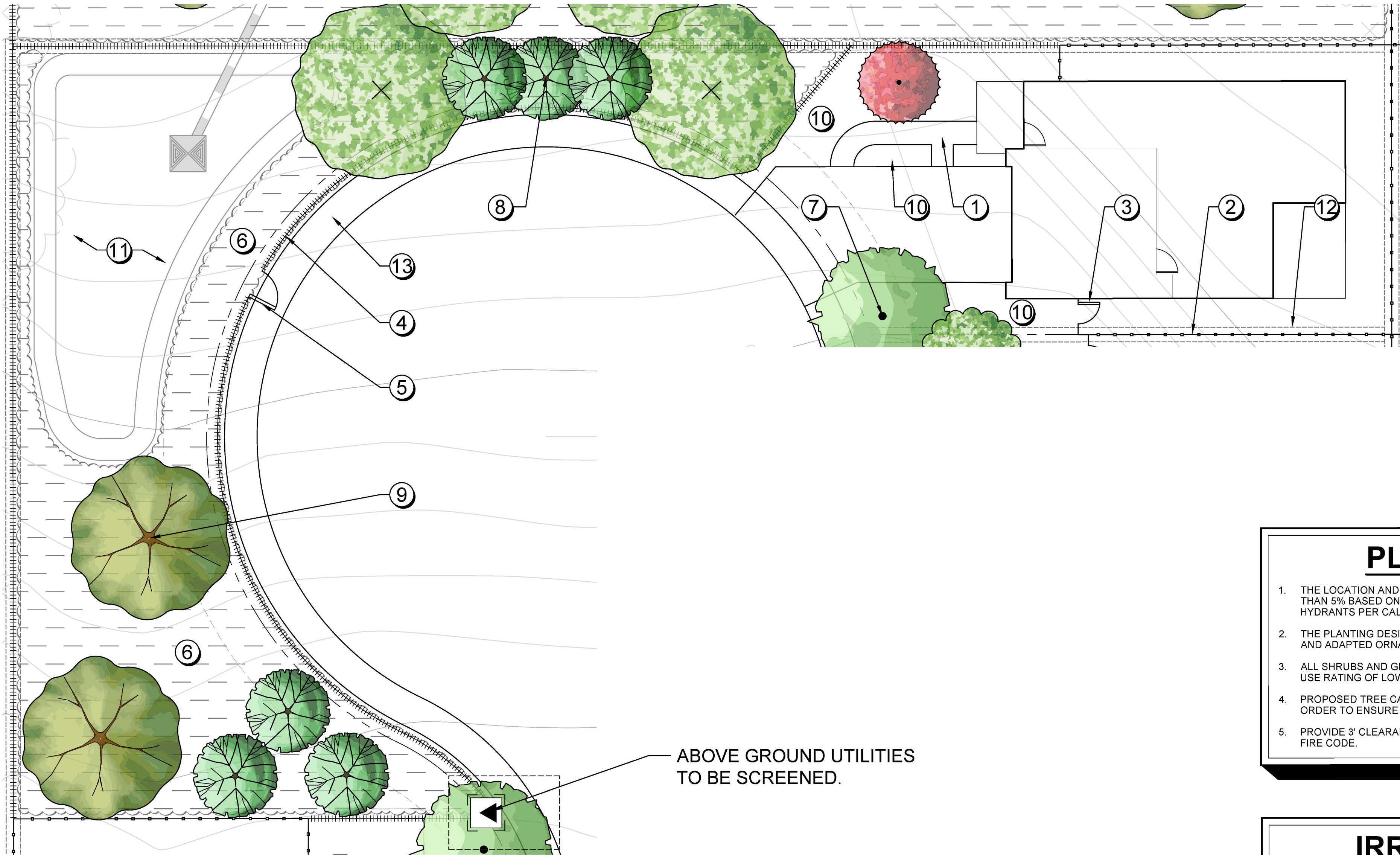
1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BY NO MORE THAN 5% BASED ON UTILITY COMPOSITION. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
2. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING.
3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
5. PROVIDE 3' CLEARANCE FROM TREES AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE, MWELQ, AND ALL CURRENT LOCAL WATER DISTRICT REGULATIONS.
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPARATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

TREE NOTES & SETBACKS

1. TREE LAYOUT IS SCHEMATIC. ONE STREET TREE & ONE ACCENT TREE PER LOT, TYPICAL. TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
2. FINAL TREE LOCATIONS, SPECIES, & QUANTITY OF TREES ARE SUBJECT TO CHANGE PER COUNTY APPROVAL, UTILITY COMPOSITION, & STREET LIGHT PLACEMENT.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
4. TREE SETBACKS SHALL BE:
 - 5' FROM PAVED SURFACES
 - 5' FROM WATER UTILITIES, APPARATUSES, & JOINT TRENCHES
 - 10' FROM SANITARY SEWER, AREA DRAINS, & STREET SIGNAGE
 - 15' FROM STREET LIGHTS
5. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS, EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2 (800) 458-7668.
6. ALL SHRUB AND FLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE MUIR WOODS BROWN, OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT PARTHICARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (817) 965-2784.



ABOVE GROUND UTILITIES
TO BE SCREENED.

LEGEND

- 1 CONCRETE ENTRY WALK.
- 2 6' HIGH GOOD NEIGHBOR FENCE.
- 3 6' HIGH GOOD NEIGHBOR GATE.
- 4 6' HIGH AMERISTAR TUBE STEEL FENCE.
- 5 6' HIGH AMERISTAR TUBE STEEL GATE.
- 6 VEGETATED BUFFER AROUND BASIN.
- 7 STREET TREE, TYPICAL.
- 8 ACCENT TREE, TYPICAL.
- 9 BASIN TREES, TYPICAL.
- 10 PLANTING AREA, TYPICAL.
- 11 BIORETENTION BASIN PER CIVIL ENGINEER'S PLANS.
- 12 RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.
- 13 PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.

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3. THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
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5. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS, EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEPROOT. #JB-24-2, (800) 458-7668.
6. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE MUIR WOODS BROWN, OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTH CARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
SHRUBS, GRASSES, & GROUNDCOVERS				
	AGAPANTHUS HYBRID SPECIES	LILY-OF-THE-NILE	L	5 GAL
	AGAVE SPECIES	AGAVE	L	1 GAL
	ANGOZANTHOS SPECIES	KANGAROO PAW	L	5 GAL
	ARCTOSTAPHYLOS VARIETIES	MANZANITA	L	5 GAL
	BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
	BULBINE FRUTESCENS VARIETIES	BULBINE	L	1 GAL
	CALLISTEMON VIMINALIS VARIETIES	BOTTLEBRUSH	L	5 GAL
	CAREX SPECIES	SEDGE	L	1 GAL
	CEANOTHUS SPECIES	WILD LILAC	L	5 GAL
	COPROSMA K. 'VARIEGATA'	COPROSMA KIRKII VARIEGATA	L	1 GAL
	COTONEASTER SPECIES	BEARBERRY COTONEASTER	L	1 GAL
	CUPRESSUS SEMPERVIRENS VARIETIES	DWARF ITALIAN CYPRESS	L	15 GAL
	DIETES SPP	FORTNIGHT LILY	L	1 GAL
	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L	15 GAL
	ELYMUS CONDENSATUS VARIETIES	WILD RYE GRASS	L	1 GAL
	EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	5 GAL
	FESTUCA SPECIES	FESCUE	L	1 GAL
	GREVILLEA SPECIES	GREVILLEA	L	5 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	L	1 GAL
	LAVANDULA A. 'MEERLO'	MEERLO LAVENDER	L	1 GAL
	LOMANDRA LONGIFOLIA VARIETIES	DWARF MAT RUSH	L	1 GAL
	LOROPETALUM CHINENSE VARIETIES	FRINGE FLOWER	L	5 GAL
	MAHONIA SPECIES	MAHONIA	L	5 GAL
	MYOPORUM PARVIFOLIUM VARIETIES	CREeping MYOPORUM	L	1 GAL
	NANDINA DOMESTICA VARIETIES	HEAVENLY BAMBOO	L	1 GAL
	OLEA EUROPAEA VARIETIES	DWARF OLIVE	L	5 GAL
	PENSTEMON OHA CHA 'HOT PINK'	BEARDTONGUE	L	1 GAL
	PHORMIUM T. 'MAORI QUEEN'	NEW ZEALAND FLAX	L	1 GAL
	PITTOSPORUM TOBIRA SPECIES	PITTOSPORUM	L	15 GAL
	RHAMNUS A. 'JOHN EDWARDS'	ITALIAN BUCKTHORN	L	15 GAL
	RHAPHIOLEPIS INDICA VARIETIES	INDIA HAWTHORN	L	5 GAL
	ROSMARINUS SPECIES	ROSEMARY	L	5 GAL
	SALVIA SPECIES	SAGE	L	5 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL
	TEUCRIUM SPECIES	GERMANDER	L	1 GAL
	WESTRINGIA SPECIES	COAST ROSEMARY	L	5 GAL
	XYLOSMA C. 'COMPACTA'	COMPACT SHINY XYLOSMA	L	15 GAL
	YUCCA F. 'COLOR GUARD'	ADAM'S NEEDLE, YUCCA	L	5 GAL

BIORETENTION

PACIFIC COAST SEED, INC.	NATIVE ORNAMENTAL BIOSWALE MIX	L	HYDROSEED
			23,861 SF

BIORETENTION BASIN - VEGETATED BUFFER

ALYOGYNE HUEGELII	BLUE HIBISCUS	L	5 GAL
BACCHARIS PILULARIS VARIETIES	COYOTE BRUSH	L	5 GAL
BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
CAREX DIVULSA	BERKELEY SEDGE	L	1 GAL
CARPENTERIA CALIFORNICA	BUSH ANEMONE	L	5 GAL
ELYMUS TRITICOIDES	CREeping WILD RYE	L	1 GAL
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	L	1 GAL
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	L	1 GAL
IRIS DOUGLASIANA	PURPLE DOUGLAS IRIS	L	1 GAL
JUNCUS PATENS	CREeping WILD RYE	L	1 GAL
LEYMUS T. 'GREY DAWN'	CALIFORNIA GRAY RUSH	L	1 GAL
MIMULUS SPECIES	MONKEY FLOWER	L	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL

HYDROSEED (GRASSES & WILDFLOWER MIX)

ACHILLEA MILLEFOLIUM	NATIVE WHITE YARROW	L	HYDROSEED
CLARKIA PURPUREA	PURPLE CLARKIA	L	84,161 SF
DESCHAMPSIA C. 'HOLCIFORMS'	TUFTED HAIRGRASS	L	
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	L	
ESCHSCHOLZIA C. 'MARTIMA'	NATIVE POPPY	L	
FESTUCA IDAHOENSIS	NATIVE IDAHOE FESCUE 'MT. TAM'	L	
FESTUCA OCCIDENTALIS	WESTERN FESCUE MOKELUMNE	L	
LINUM LEWISII	BLUE FLAX	L	
LUPINUS NANUS	SKY LUPINE	L	
PLAGIOBOTHRYUS NOTHOFULVUS	POPCORN FLOWER	L	
RANUNCULUS CALIFORNICUS	CALIFORNIA BUTTERCUP	L	
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	L	

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
STREET TREES					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	48
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	54
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	27
	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
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TOTAL TREES:		ALL TREES ARE STANDARD.			377

kb
HOME

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4830 BUSINESS
CENTER DR., STE. 50
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707-389-7517

ROLLINGWOOD
VALLEJO, CALIFORNIA

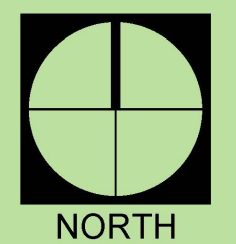
BIORETENTION BASIN & ATYPICAL LOT AT CUL-DE-SAC
CONCEPTUAL LANDSCAPE PLAN
JUNE 4, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
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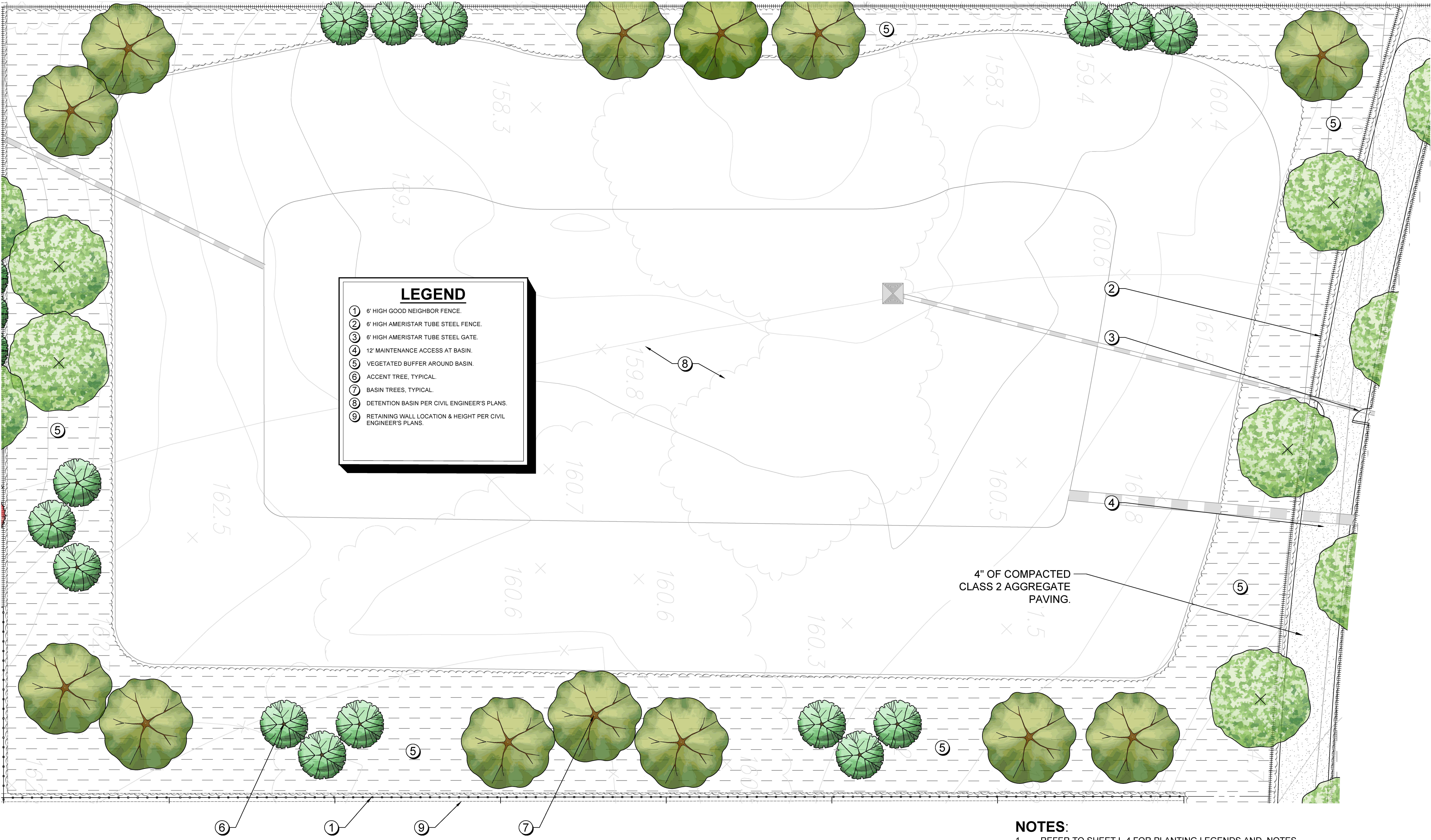
0' 5' 10' 20'

SCALE: 1" = 10'-0"



L-4

Project No. 05623



LEGEND

①

6' HIGH GOOD NEIGHBOR FENCE.

②

6' HIGH AMERISTAR TUBE STEEL FENCE.

③

6' HIGH AMERISTAR TUBE STEEL GATE.

④

12' MAINTENANCE ACCESS AT BASIN.

⑤

VEGETATED BUFFER AROUND BASIN.

⑥

ACCENT TREE, TYPICAL.

⑦

BASIN TREES, TYPICAL.

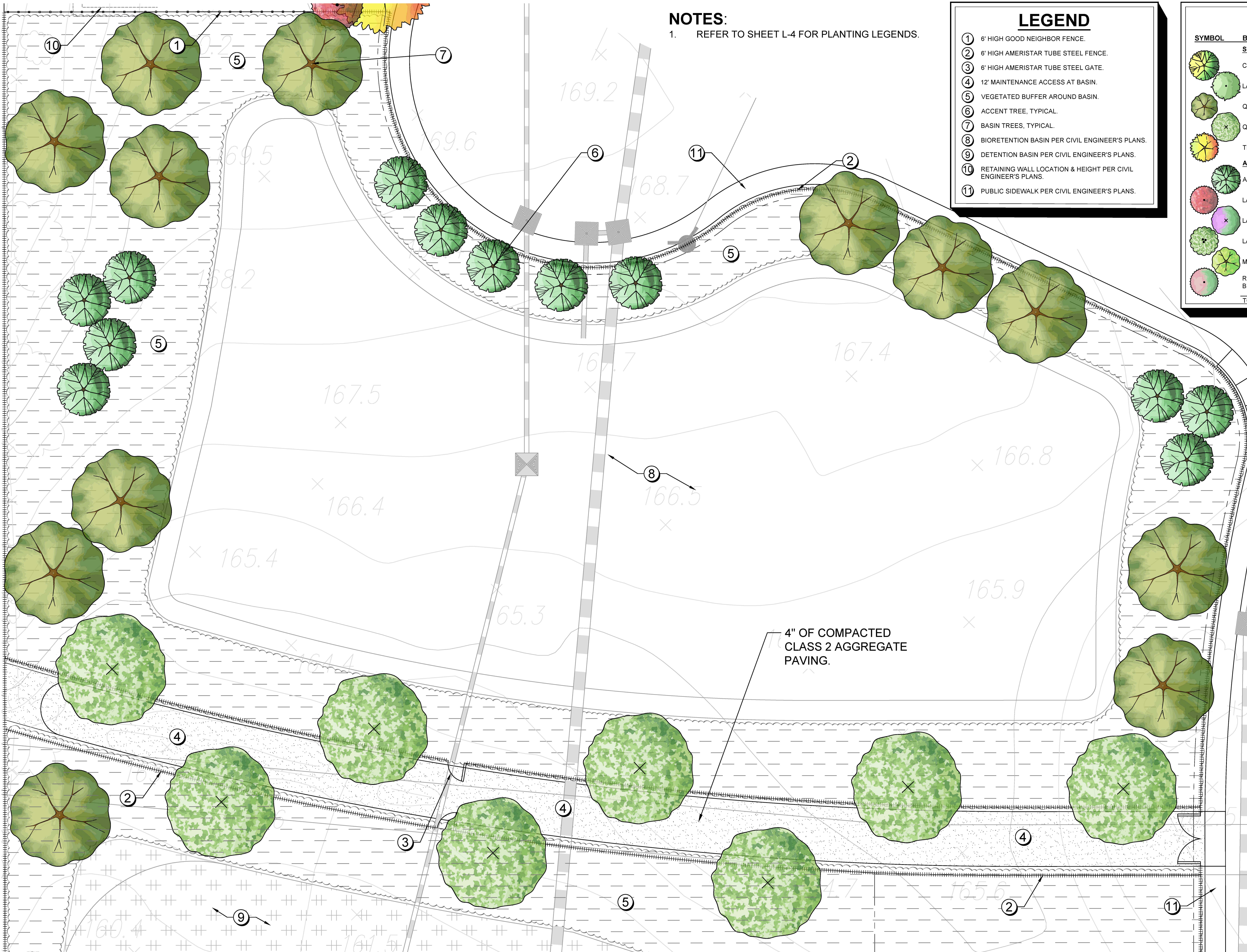
⑧

DETENTION BASIN PER CIVIL ENGINEER'S PLANS.

⑨

RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.

NOTES:
1. REFER TO SHEET L-4 FOR PLANTING LEGENDS AND NOTES.



NOTES:
1. REFER TO SHEET L-4 FOR PLANTING LEGENDS.

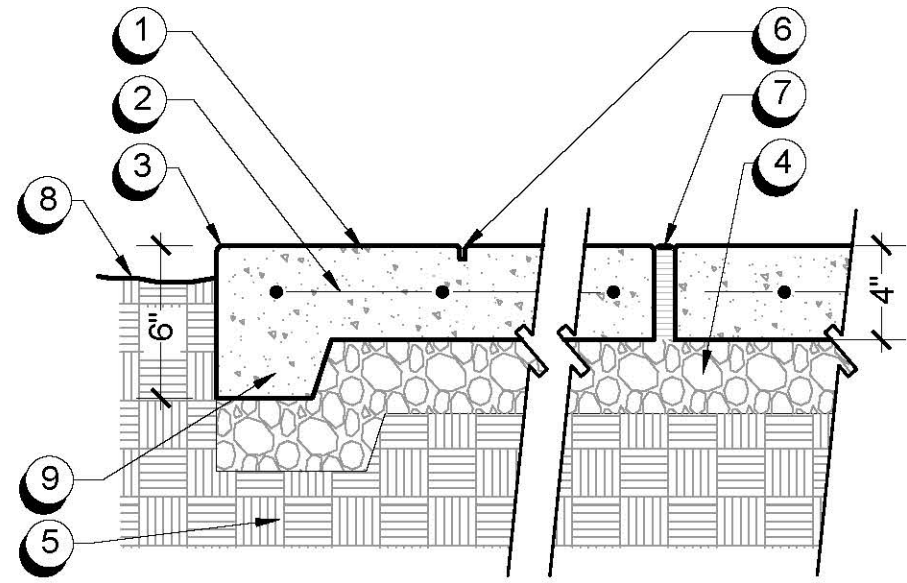
LEGEND	
①	6' HIGH GOOD NEIGHBOR FENCE.
②	6' HIGH AMERISTAR TUBE STEEL FENCE.
③	6' HIGH AMERISTAR TUBE STEEL GATE.
④	12' MAINTENANCE ACCESS AT BASIN.
⑤	VEGETATED BUFFER AROUND BASIN.
⑥	ACCENT TREE, TYPICAL.
⑦	BASIN TREES, TYPICAL.
⑧	BIORETENTION BASIN PER CIVIL ENGINEER'S PLANS.
⑨	DETENTION BASIN PER CIVIL ENGINEER'S PLANS.
⑩	RETAINING WALL LOCATION & HEIGHT PER CIVIL ENGINEER'S PLANS.
⑪	PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.

TREE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
STREET TREES					
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24"BOX	LOW	48
	LAURUS N. 'SARATOGA'	SWEET BAY	24"BOX	LOW	54
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	27
	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
	TILIA TOMENTOSA	SILVER LINDEN	24"BOX	LOW	64
ACCENT TREES					
	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	36
	LAGERSTROEMIA L. 'WHIT II'	DYNAMITE® CRAPE MYRTLE	15 GAL	LOW	27
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW	26
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	31
	RHAMPHIOLEPIS L. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:		ALL TREES ARE STANDARD.			377

- PLANTING NOTES**
- THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BY NO MORE THAN 5% BASED ON UTILITY COMPOSITION. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
 - THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING.
 - ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
 - PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
 - PROVIDE 3' CLEARANCE FROM TREES AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

- IRRIGATION NOTES**
- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE, MWEL, AND ALL CURRENT LOCAL WATER DISTRICT REGULATIONS.
 - THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
 - THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
 - PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
 - ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

- TREE NOTES & SETBACKS**
- TREE LAYOUT IS SCHEMATIC. ONE STREET TREE & ONE ACCENT TREE PER LOT, TYPICAL. TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
 - FINAL TREE LOCATIONS, SPECIES, & QUANTITY OF TREES ARE SUBJECT TO CHANGE PER COUNTY APPROVAL, UTILITY COMPOSITION, & STREET LIGHT PLACEMENT.
 - PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.
 - TREE SETBACKS SHALL BE:
5' FROM PAVED SURFACES
5' FROM WATER UTILITIES, APPARATUS, & JOINT TRENCHES
10' FROM WATER SEWER, AREA DRAINS, & STREET SIGNAGE
15' FROM STREET LIGHTS
 - ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS, EACH SIDE (24" DEPTH X 10' LENGTH, MIN.) MANUF. DEEFOOT, #B-24-2, (800) 458-7668.
 - ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE MUIR WOODS BROWN, OR APPROVED EQUAL. PREPARED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTH CARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.

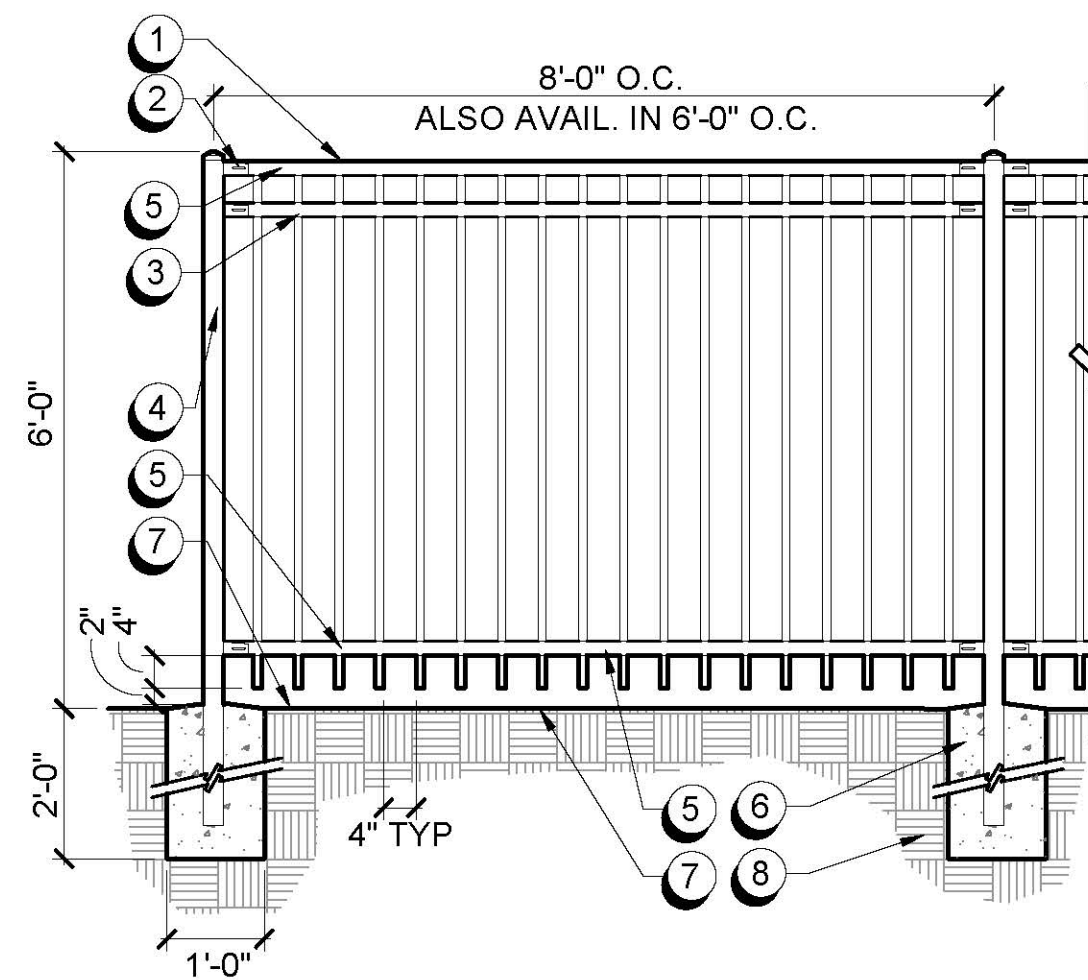


- 1 CONCRETE PAVING.
- 2 REINFORCING PER SOIL'S REPORT RECOMMENDATION.
- 3 1/2" TOOLED RADIUS.
- 4 CLASS II AGGREGATE BASE, COMPACTION, & THICKNESS PER SOIL'S REPORT RECOMMENDATION.
- 5 COMPACTED SUBGRADE OR ENGINEERED FILL.
- 6 1/4" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS).
- 7 3/8" WIDE FIBER FILLED EXPANSION JOINT W/ POLYSULFIDE SEALANT. SEALANT COLOR TO MATCH ADJACENT PAVING. SEE PLAN FOR LOCATION.
- 8 FINISH GRADE. 2" BELOW TOP OF PAVING FOR PLANTING AREA.
- 9 THICKENED EDGE AT PLANTING AREA WHERE REQUIRED OR UNDER PEDESTALS.

A CONCRETE PAVING

SCALE: 1-1/2" = 1'-0"

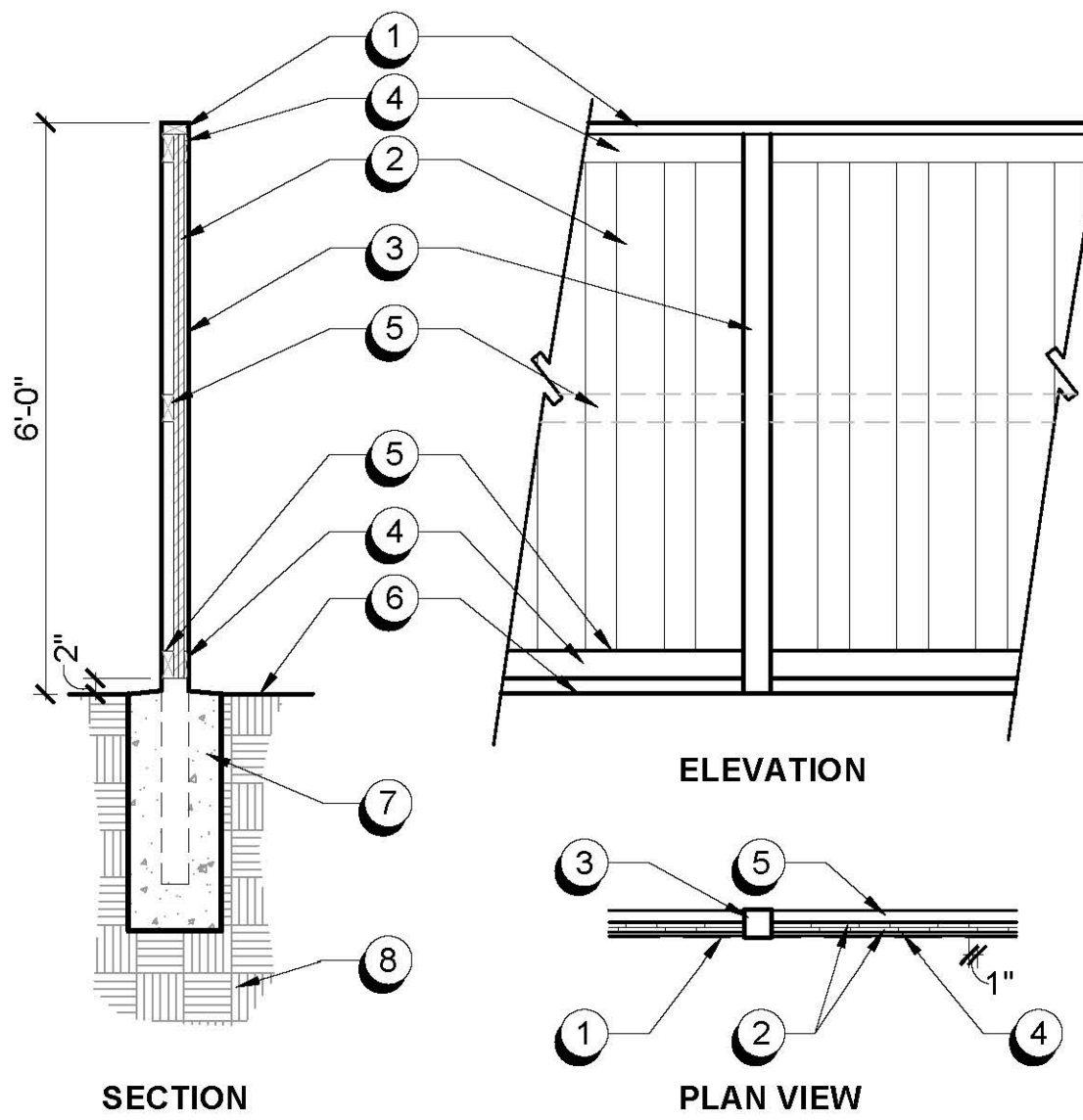
NOTES:
1. CONTACT AMERISTAR AT: 1-888-333-3422



- 1 "AMERISTAR MONTAGE CLASSIC" PRE-FAB. TUBE STEEL FENCE. STYLE TO BE: "UNIVERSAL 3- RAIL " PANELS AND POST ARE GALV. STEEL WITH "PERMACOAT" FINISH. COLOR TO BE BLACK.
 - 2 "FORERUNNER" CONNECTION SYSTEM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL BELOW FOR REFERENCE.
 - 3 5/8" SQ. PICKETS
 - 4 2" SQ. POST
 - 5 1-1/4" TOP AND BOTTOM RAIL
 - 6 CONCRETE FOOTING
 - 7 FINISH GRADE
 - 8 COMPACTED SUBGRADE OR ENGINEERED FILL.
- PANEL BRACKET
INTERNAL RETAINING ROD, CONTINUOUS
CONNECTION DETAIL
FORERUNNER RAIL SCREW

D TUBE STEEL FENCE - AMERISTAR

SCALE: 1/2" = 1'-0 "

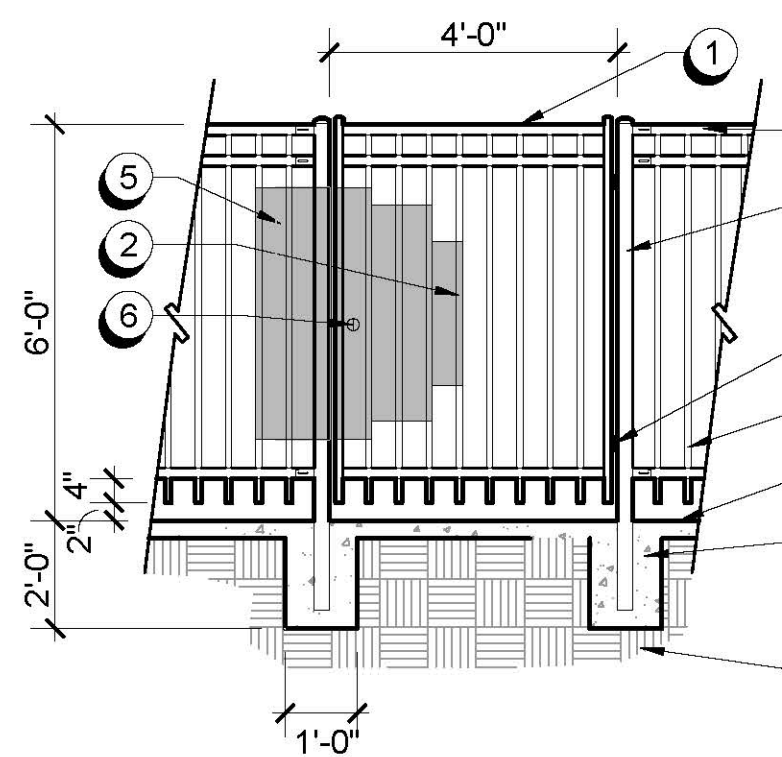


- 1 2 x 4 CAP RAIL
- 2 1 x 6 BOARD ON BOARD COVER BOARD WITH 1" OVERLAP
- 3 4 X 4 TREATED POST @ 8' O.C.
- 4 1 x 4 FASCIA BOARD (TOP & BOTTOM TRIM)
- 5 2 x 4 FENCE RAIL (TOP, MIDDLE & BOTTOM)
- 6 FINISH GRADE
- 7 8" X 24" DOMED CONCRETE FOOTING
- 8 COMPACTED SUBGRADE

NOTE:
-ALL OTHER WOOD SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR.
-ALL NAILS SHALL BE HOT DIPPED GALVANIZED.

B GOOD NEIGHBOR WOOD FENCE

SCALE: 1/2" = 1'-0 "



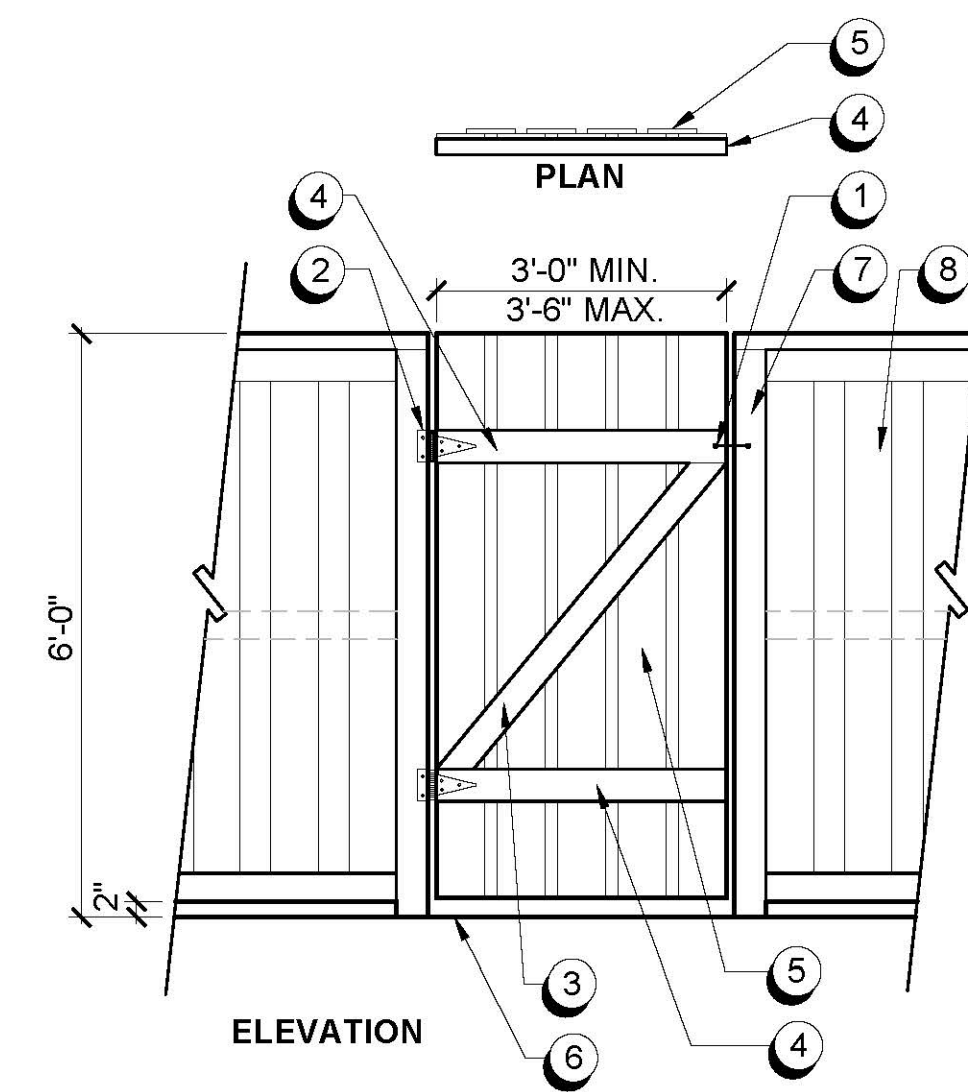
- 2 5/8" SQ. PICKETS
- 3 1-1/4" TOP,BOTTOM AND SIDE RAIL
- 4 2" SQ. POST TUBE STEEL POST
- 5 STEEL MESH WELDED TO OUTSIDE OF FENCE/ GATE, MESH OPENING TO CONFORM W/ CITY STDS.
- 6 SELF LATCHING GATE. KEYED OUTSIDE/LEVER, HANDLE INSIDE, HEIGHT CONFORM W/ CITY STDS. 2-4" ONEWAY SELF CLOSING HINGES.
- 7 2-4" ONEWAY SELF CLOSING HINGES.
- 8 CONCRETE FOOTING
- 9 FINISH GRADE
- 10 COMPACTED SUBGRADE OR ENGINEERED FILL.

- 1 "AMERISTAR MONTAGE CLASSIC" PRE-FAB. TUBE STEEL GATE. STYLE TO BE: "UNIVERSAL 3- RAIL " PANELS AND POST ARE GALV. STEEL WITH "PERMACOAT" FINISH. COLOR TO BE BLACK.

NOTES:
1. CONTACT AMERISTAR AT: 1-888-333-3422

E TUBE STEEL GATE - AMERISTAR

SCALE: 3/8" = 1'-0"

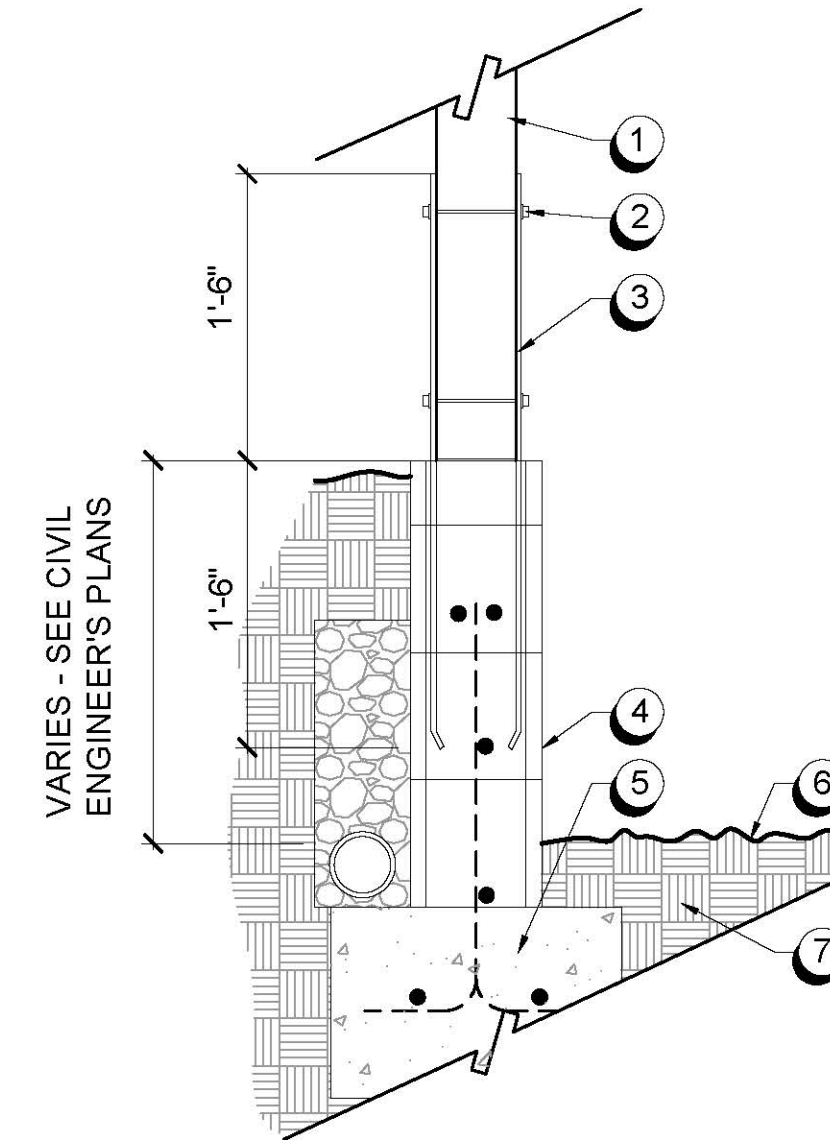


- 1 GATE LATCH.
- 2 (2) GATE HINGES.
- 3 2 X 4 DIAGONAL BRACE.
- 4 2 X 4 HORIZONTAL BRACE.
- 5 5/8 X 6 ALTERNATING BOARDS.
- 6 FINISH GRADE.
- 7 4 X 4 PTFD POST - SEE FENCE DETAIL B, THIS SHEET FOR FOOTING.
- 8 ADJACENT FENCE. SEE DETAIL B, THIS SHEET.

NOTE:
- ALL WOOD MEMBERS SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR.
- ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
- CONTRACTOR TO PROVIDE ALT. BID CON. HEART POSTS.
- GATES WIDER THAN 3'-0" REQUIRE 4" X 6" POST, HINGED SIDE ONLY.

C GOOD NEIGHBOR WOOD GATE

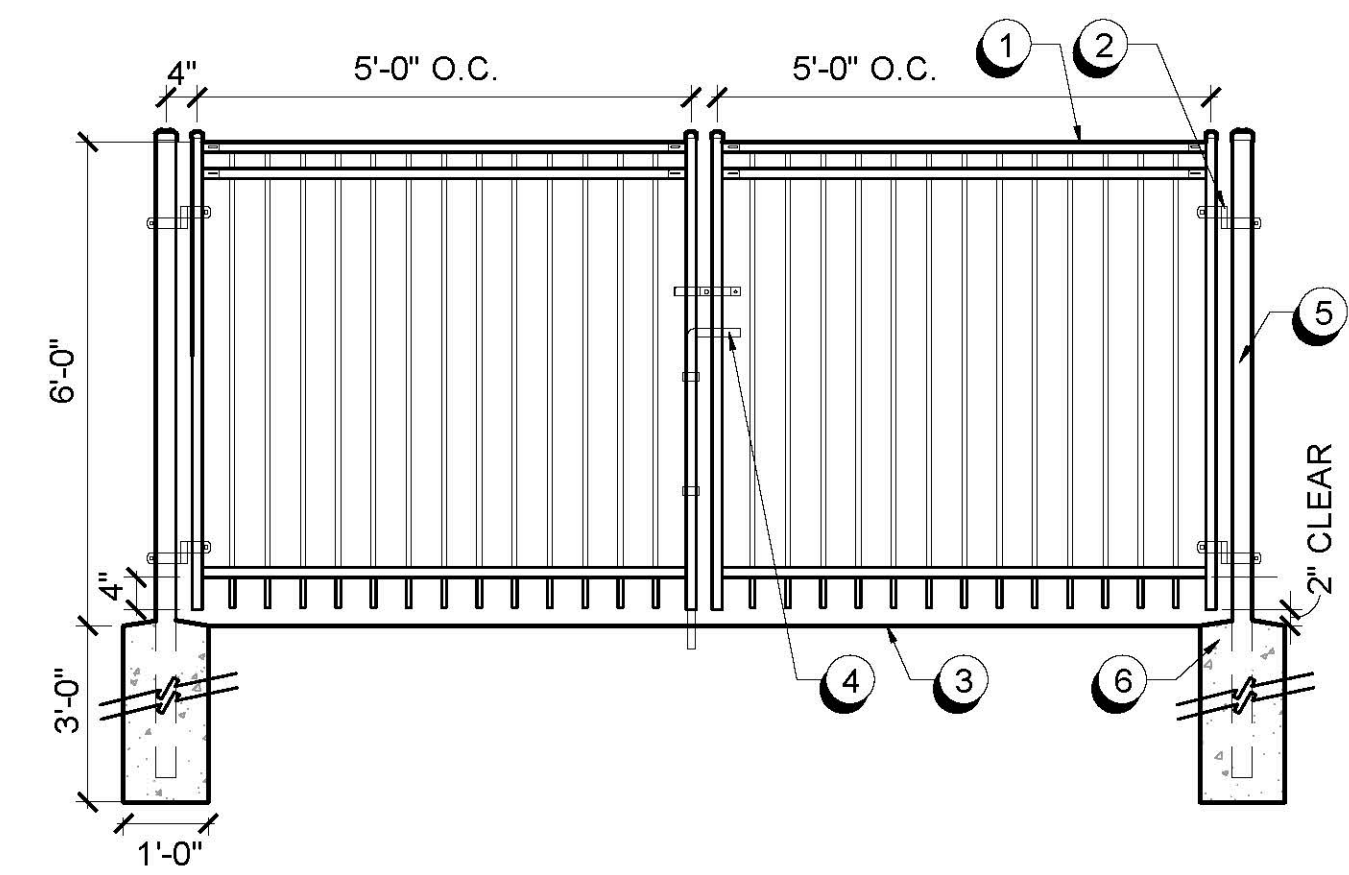
SCALE: 1/2" = 1'-0 "



- 1 POST W/ ALUMINUM INSERT. SEE DETAIL B & D, THIS SHEET, FOR FENCE SPECIFICATIONS.
- 2 5/8 Ø BOLTS.
- 3 2" X 1/8" GALVANIZED WELDED BRACKET WET SET IN WALL AT 6'-0" ON CENTER.
- 4 RETAINING WALL PER CIVIL ENGINEER'S PLANS.
- 5 FOOTING, DRAINAGE & DESIGN PER STRUCTURAL AND CIVIL ENGINEER'S PLANS.
- 6 FINISH GRADE.
- 7 COMPACTED SUBGRADE OR ENGINEERED FILL.

F FENCE ON RETAINING WALL

SCALE: 1" = 1' - 0"



- 1 AMERISTAR PRE-FAB. TUBE STEEL DOUBLE GATE OR EQUAL. STYLE TO BE "MONTAGE MAJESTIC." SEE DETAIL D, THIS SHEET, FOR FINISH AND SPECIFICATIONS.
- 2 BOLT ON HINGE.
- 3 FINISH GRADE.
- 4 GATE LATCH
- 5 2 1/2" SQ. 12 GA POST.
- 6 CONCRETE FOOTING, TYP.

NOTES:
1. CONTACT AMERISTAR AT: 1-888-333-3422

G VEHICULAR/MAINTENANCE ACCESS GATE

SCALE: NTS

kb
HOME

KB HOME NORTH BAY
4830 BUSINESS
CENTER DR., STE.50
FAIRFIELD, CA 94534
707-389-7517

ROLLINGWOOD
VALLEJO, CALIFORNIA

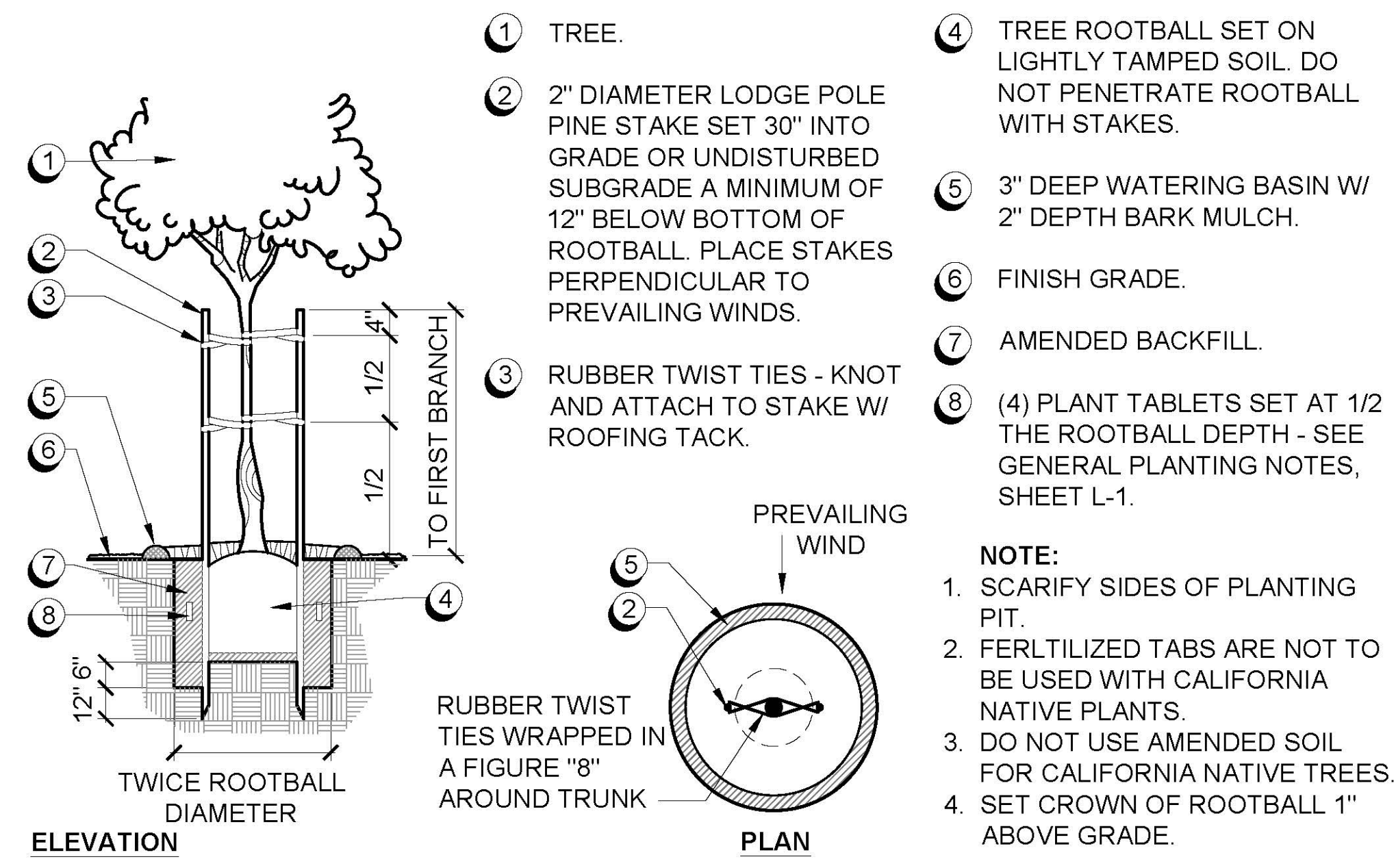
CONSTRUCTION DETAILS
CONCEPTUAL LANDSCAPE PLAN
JUNE 4, 2024

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



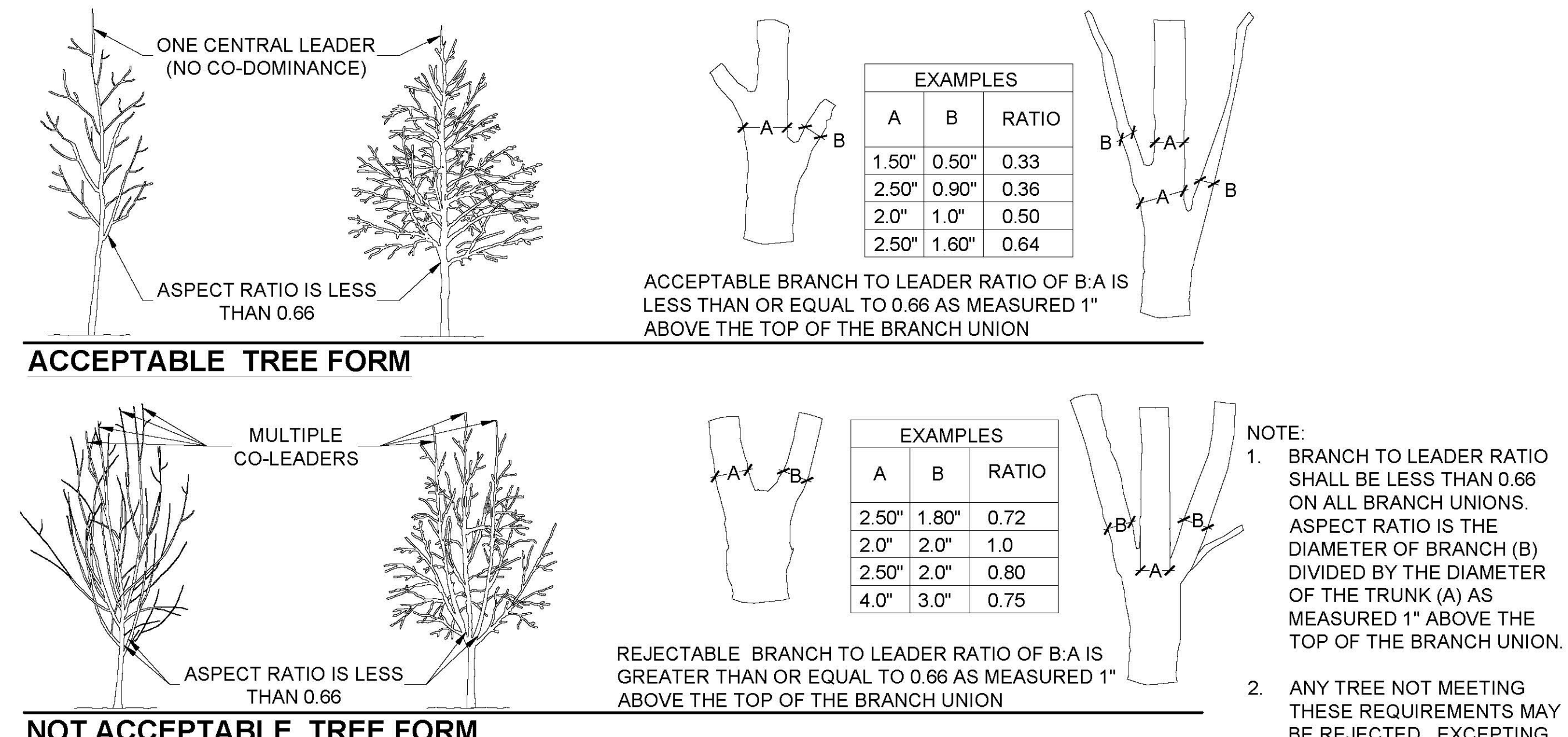
L-7

Project No. 05623



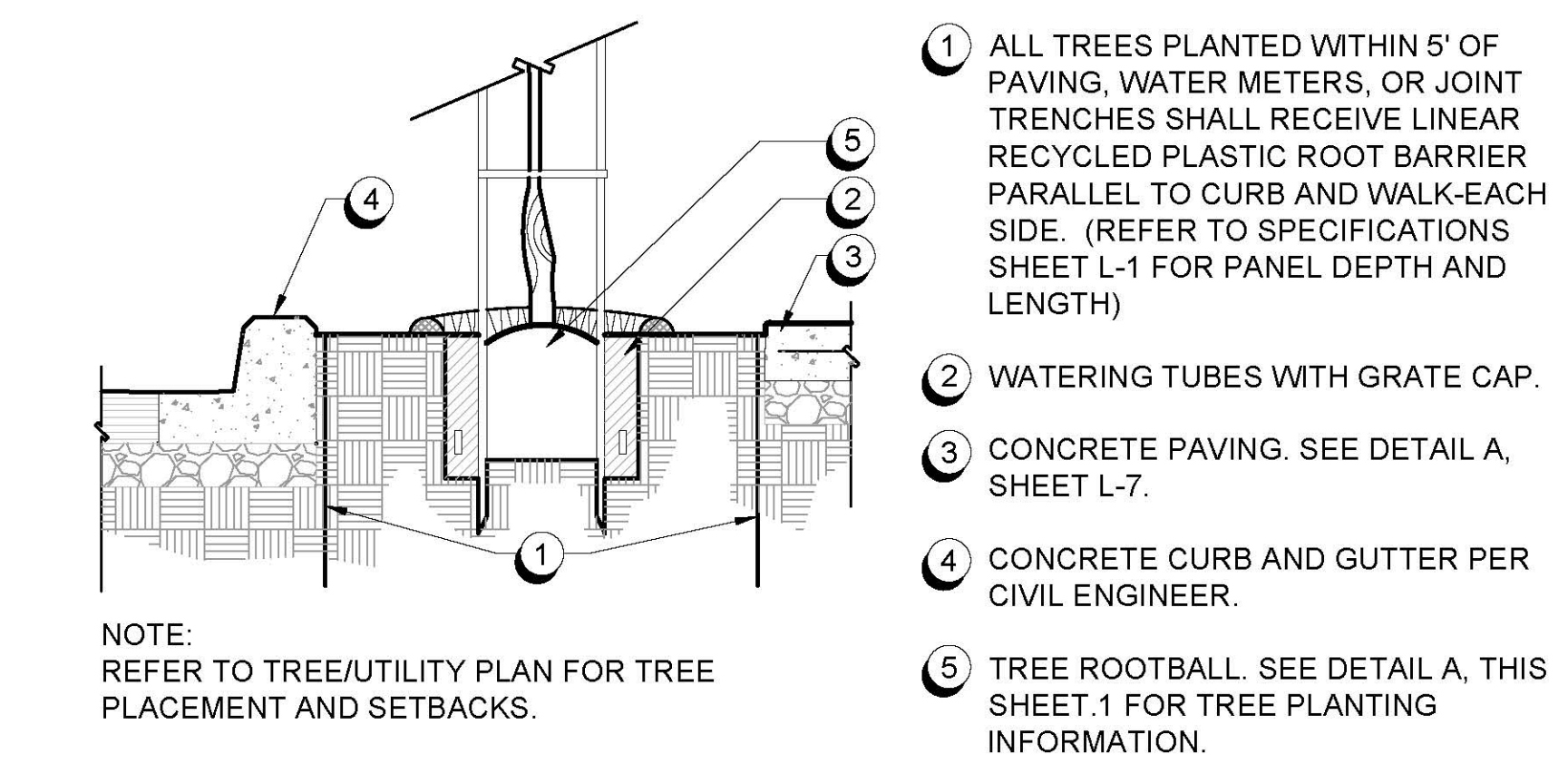
A TREE STAKING

N.T.S.



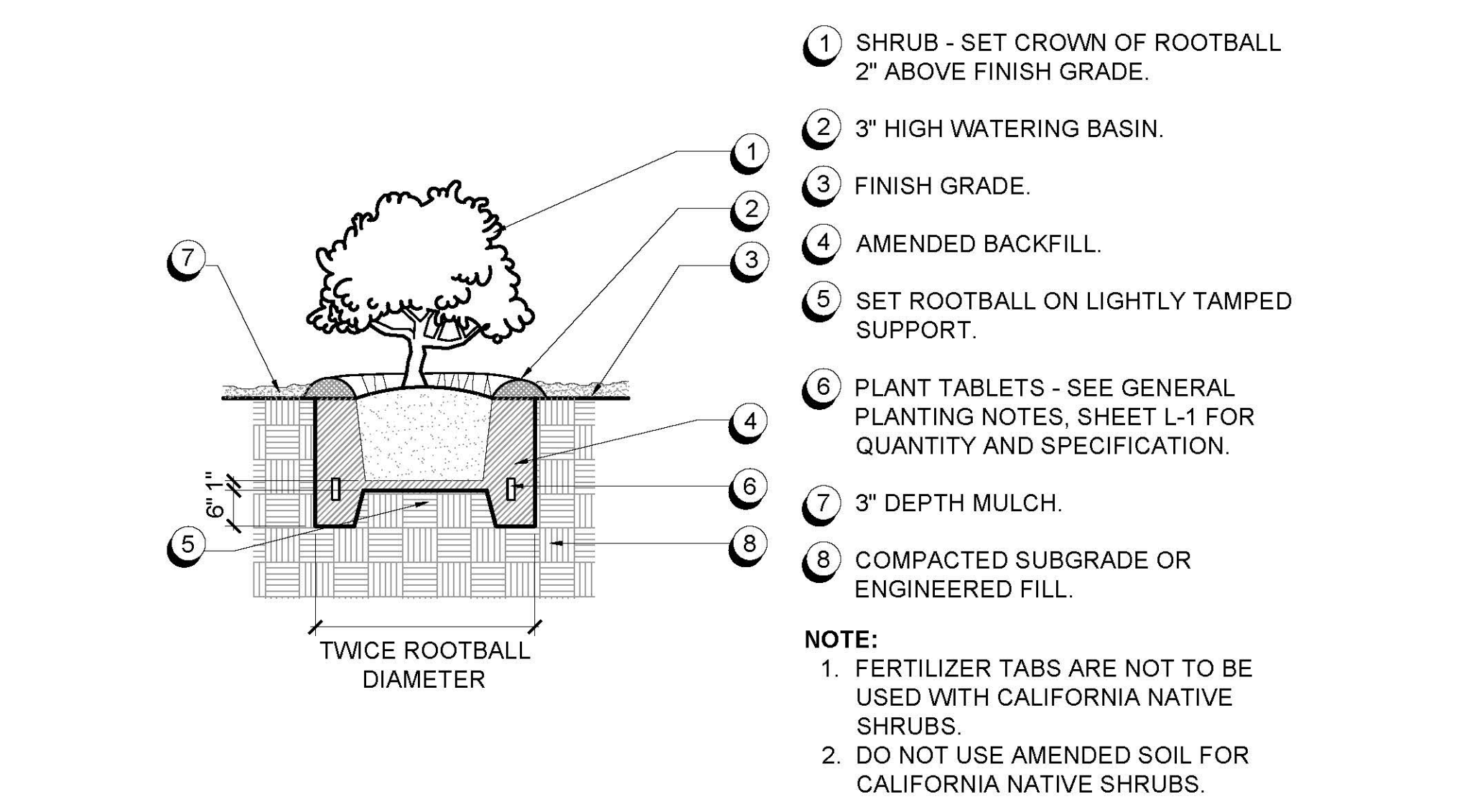
B TREE BRANCHING STRUCTURE

SCALE: N.T.S.



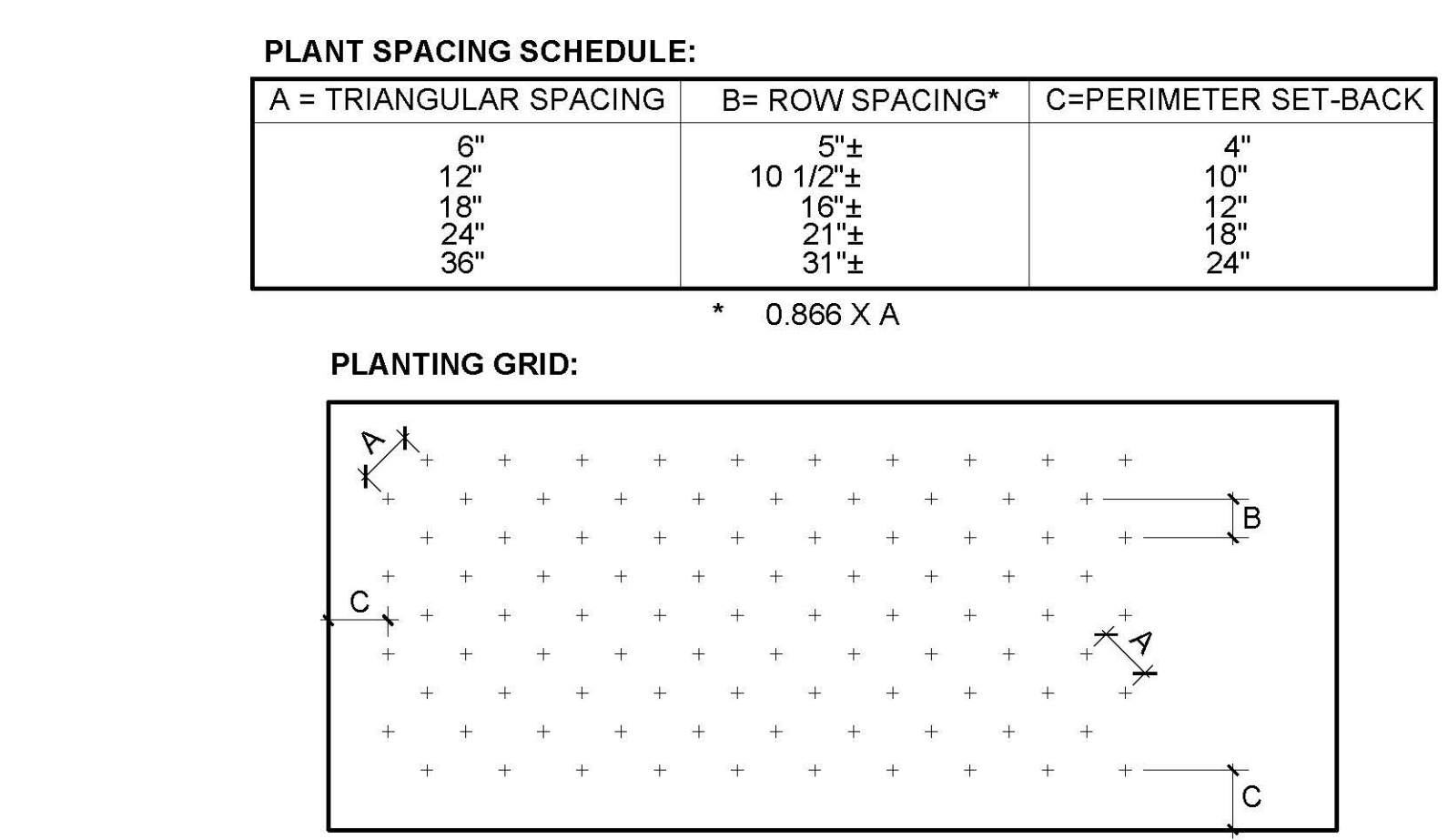
C ROOT BARRIER

N.T.S.



D SHRUB PLANTING

N.T.S.

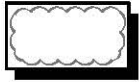
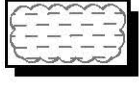


E GROUND COVER SPACING CHART

N.T.S.

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.									
Site Information									
Site Name →		Rollingwood - Vallejo, CA							
Site Type →		Residential	Allowed ETAF:		0.55				
Annual Eto (inches/yr) →		39							
Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)		
Regular Landscape Areas									
1- SHRUBS (LOW/MOD)	0.3	Low	Drip	0.81	0.4	60,840	22,533	544,856	
2- 159 TREES (LOW)	0.2	Low	Bubbler	0.81	0.2	6,032	1,489	36,013	
3- 199 TREES (MOD)	0.3	Low	Bubbler	0.81	0.4	0	0	0	
					SUBTOTAL →	66,872	24,023	580,869	
Special Landscape Areas (SLA)									
4- BIOME TENTION BASIN					1	22,516	22,516	544,437	
5- DETENTION BASIN					1	40,548	40,548	980,451	
6- TOP OF BASIN					1	42,548	42,548	1,028,811	
7- HYDROSEED ON SLOPE					1	45,641	45,641	1,103,599	
					SUBTOTAL →	151,253	151,253	3,657,298	
					**Estimated Total Water Use (ETWU) →		4,238,167		
					Maximum Allowed Water Allowance (MAWA) →		4,546,628		
(a) Hydrozone #/Planting Description									
(b) Irrigation Method									
(c) Irrigation Efficiency									
(*) ETWU (Annual Gallons Required)									
Eto 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									
(**) MAWA (Annual Gallons Allowed)= (Eto) x (0.62) x [(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, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.									
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area		24,023							
Total Area		66,872							
Average ETAF		0.36							
All Landscape Areas									
Total ETAF x Area		175,276							
Total Area		218,125							
Sitewide ETAF		0.80							
Notes:									
Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

F WATER USE CALCULATIONS

PROPOSED PLANT PALETTE				
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
	SHRUBS, GRASSES, & GROUNDCOVERS			
	AGAPANTHUS HYBRID SPECIES	LILY-OF-THE-NILE	L	5 GAL
	AGAVE SPECIES	AGAVE	L	1 GAL
	ANIGOZANTHOS SPECIES	KANGAROO PAW	L	5 GAL
	ARCTOSTAPHYLOS VARIETIES	MANZANITA	L	5 GAL
	BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
	BULBINE FRUTESCENS VARIETIES	BULBINE	L	1 GAL
	CALLISTEMON VIMINALIS VARIETIES	BOTTLEBRUSH	L	5 GAL
	CAREX SPECIES	SEDGE	L	1 GAL
	CEANOTHUS SPECIES	WILD LILAC	L	5 GAL
	COPROSMA K. 'VARIEGATA'	COPROSMA KIRKII VARIEGATA	L	1 GAL
	COTONEASTER SPECIES	BEARBERRY COTONEASTER	L	1 GAL
	CUPRESSUS SEMPERVIRENS VARIETIES	DWARF ITALIAN CYPRESS	L	15 GAL
	DIETES SPF	FORTNIGHT LILY	L	1 GAL
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HORSEED BUSH	L	15 GAL
	ELYMUS CONDENSATUS VARIETIES	WILD RYE GRASS	L	1 GAL
	EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	5 GAL
	FESTUCA SPECIES	FESCUE	L	1 GAL
	GREVILLEA SPECIES	GREVILLEA	L	5 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	L	1 GAL
	LAVANDULA A. 'MEERLO'	MEERLO LAVENDER	L	1 GAL
	LOMANDRA LONGIFOLIA VARIETIES	DWARF MAT RUSH	L	1 GAL
	LOROPETALUM CHINENSE VARIETIES	FRINGE FLOWER	L	5 GAL
	MAHONIA SPECIES	MAHONIA	L	5 GAL
	MYOPORUM PARVIFOLIUM VARIETIES	CREEPING MYOPORUM	L	1 GAL
	NANDINA DOMESTICA VARIETIES	HEAVENLY BAMBOO	L	1 GAL
	OLEA EUROPAEA VARIETIES	DWARF OLIVE	L	5 GAL
	PENSTEMON CHA CHA 'HOT PINK'	BEARDTONGUE	L	1 GAL
	PHORMIUM T. 'MAORI QUEEN'	NEW ZEALAND FLAX	L	1 GAL
	PITTOSPORUM TOBIRA SPECIES	PITTOSPORUM	L	15 GAL
	RHAMNUS A. 'JOHN EDWARDS'	ITALIAN BUCKTHORN	L	15 GAL
	RHAPHIOLEPIS INDICA VARIETIES	INDIA HAWTHORN	L	5 GAL
	ROSMARINUS SPECIES	ROSEMARY	L	5 GAL
	SALVIA SPECIES	SAGE	L	5 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL
	TEUCRIUM SPECIES	GERMANDER	L	1 GAL
	WESTRINGIA SPECIES	COAST ROSEMARY	L	5 GAL
	XYLOSMA C. 'COMPACTA'	COMPACT SHINY XYLOSMA	L	15 GAL
	YUCCA F. 'COLOR GUARD'	ADAM'S NEEDLE, YUCCA	L	5 GAL
	BIORETENTION			
	PACIFIC COAST SEED, INC.	NATIVE ORNAMENTAL BIOSWALE MIX	L	HYDROSEED 23,861 SF
	BIORETENTION BASIN - VEGETATED BUFFER			
	ALYOGYNE HUEGELII	BLUE HIBISCUS	L	5 GAL
	BACCHARIS PILULARIS VARIETIES	COYOTE BRUSH	L	5 GAL
	BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
	CAREX DIVULSA	BERKELEY SEDGE	L	1 GAL
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	L	5 GAL
	ELYMUS TRITICOIDES	CREEPING WILD RYE	L	1 GAL
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	L	1 GAL
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	L	1 GAL
	IRIS DOUGLASIANA	PURPLE DOUGLAS IRIS	L	1 GAL
	JUNCUS PATENS	CREEPING WILD RYE	L	1 GAL
	LEYMUS T. 'GREY DAWN'	CALIFORNIA GRAY RUSH	L	1 GAL
	MIMULUS SPECIES	MONKEY FLOWER	L	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	L	1 GAL
	HYDROSEED (GRASSES & WILDFLOWER MIX)			
	ACHILLEA MILLEFOLIUM	NATIVE WHITE YARROW	L	HYDROSEED
	CLARKIA PURPUREA	PURPLE CLARKIA	L	84,161 SF
	DESCHAMPSIA C. 'HOLCIFORMIS'	TURTLED HAIRGRASS	L	
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	L	
	ESCHSCHOLZIA C. 'MARITIMA'	NATIVE POPPY	L	
	FESTUCA IDAHOENSIS	NATIVE IDAHOE FESCUE 'MT. TAM'	L	
	FESTUCA OCCIDENTALIS	WESTERN FESCUE MOKELUMNE	L	
	LINUM LEWISII	BLUE FLAX	L	
	LUPINUS NANUS	SKY LUPINE	L	
	PLAGIOBOTHRYS NOTHOPULVUS	POPCORN FLOWER	L	
	RANUNCULUS CALIFORNICUS	CALIFORNIA BUTTERCUP	L	
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	L	
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				

TREE LEGEND					
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	QUERCUS SUBER	CORK OAK	24"BOX	LOW	12
	TILIA TOMENTOSA	SILVER LINDEN	24"BOX	LOW	64
ACCENT TREES					
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	LAGERSTROEMIA L. 'WHIT II'	DYNAMITE® CRAPE MYRTLE	15 GAL	LOW	27
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	LOW	26
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	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	31
	RHAPHIOLEPIS L. 'MAJESTIC BEAUTY'	STANDARD INDIAN HAWTHORNE	15 GAL	LOW	26
TOTAL TREES:			ALL TREES ARE STANDARD.		
			377		

FRONT YARD ACCENT TREES



LAGERSTROEMIA L. 'WHIT II'



LAGERSTROEMIA L. 'NATCHEZ'



RHAPHIOLEPIS L. 'MAJESTIC BEAUTY'

STREET TREES



CELTIS AUSTRALIS



LAURUS N. 'SARATOGA'



TILIA TOMENTOSA

BASIN TREES



AGONIS FLEXUOSA



QUERCUS SUBER



QUERCUS AGRIFOLIA

SHRUBS & GRASSES



AGAPANTHUS HYBRID SPECIES



AGAVE SPECIES



ANIGOZANTHOS SPECIES



BOUTELOUA GRACILIS VARIETIES



CALLISTEMON VIMINALIS VARIETIES



DIETES SPECIES



DODONAEA V. 'PURPUREA'



GREVILLEA SPECIES



LOMANDRA SPECIES



LOROPETALUM CHINENSE VARIETIES



NANDINA DOMESTICA VARIETIES



PENSTEMON C. 'HOT PINK'



PHORMIUM T. 'MAORI QUEEN'



RHAMNUS A. 'JOHN EDWARDS'



RHAPHIOLEPIS SPECIES



ROSMARINUS SPECIES



SALVIA SPECIES.



YUCCA F. 'COLOR GUARD'

GROUNDCOVERS



CAREX SPECIES



COPROSMA K. 'VARIEGATA'



COTONEASTER SPECIES



HELIANTHEMUM N. 'YELLOW'



MYOPORUM PARVIFOLIUM



ROSMARINUS O. 'HUNTINGTON CARPET'

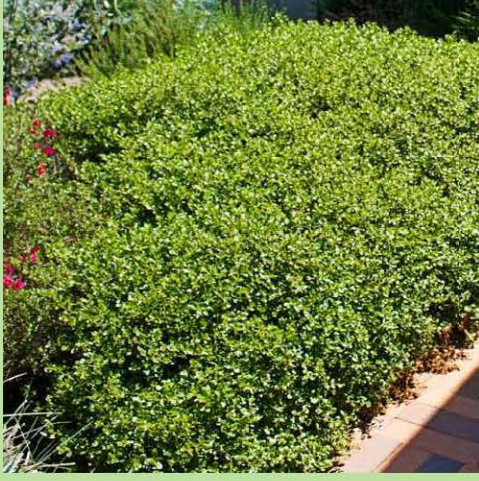


SCAEVOLA A. 'MAUVE CLUSTERS'

BIORETENTION



ALYOGYNE HUEGELII



BACCHARIS PILULARIS VARIETIES



CARPENTERIA CALIFORNICA



JUNCUS PATENS



MIMULUS CARDINALIS



MUHLENBERGIA RIGENS



IRIS DOUGLASIANA

HYDROSEED



GRASSES & WILDFLOWER HYDROSEED MIX



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ROLLINGWOOD

VALLEJO, CALIFORNIA

PLANT IMAGERY

CONCEPTUAL LANDSCAPE PLAN

JUNE 4, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com



L-9

Project No. 05623



230.1870
PLAN 2
ELEVATION B

230.1972
PLAN 3
ELEVATION A

230.1664
PLAN 1
ELEVATION B

230.2124
PLAN 4
ELEVATION A

230.2198
PLAN 5
ELEVATION C

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 STUCCO OVER SHAPED FOAM TRIM
- 13 DECORATIVE STUCCO RECESS
- 14 CEMENT FIBER SIDING
- 15 DECORATIVE CLAY PIPE
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 COACH LIGHT
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 FIBER CEMENT CORBEL
- 23 ILLUMINATED ADDRESS SIGN
- 24 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 25 FIBER CEMENT TRIM



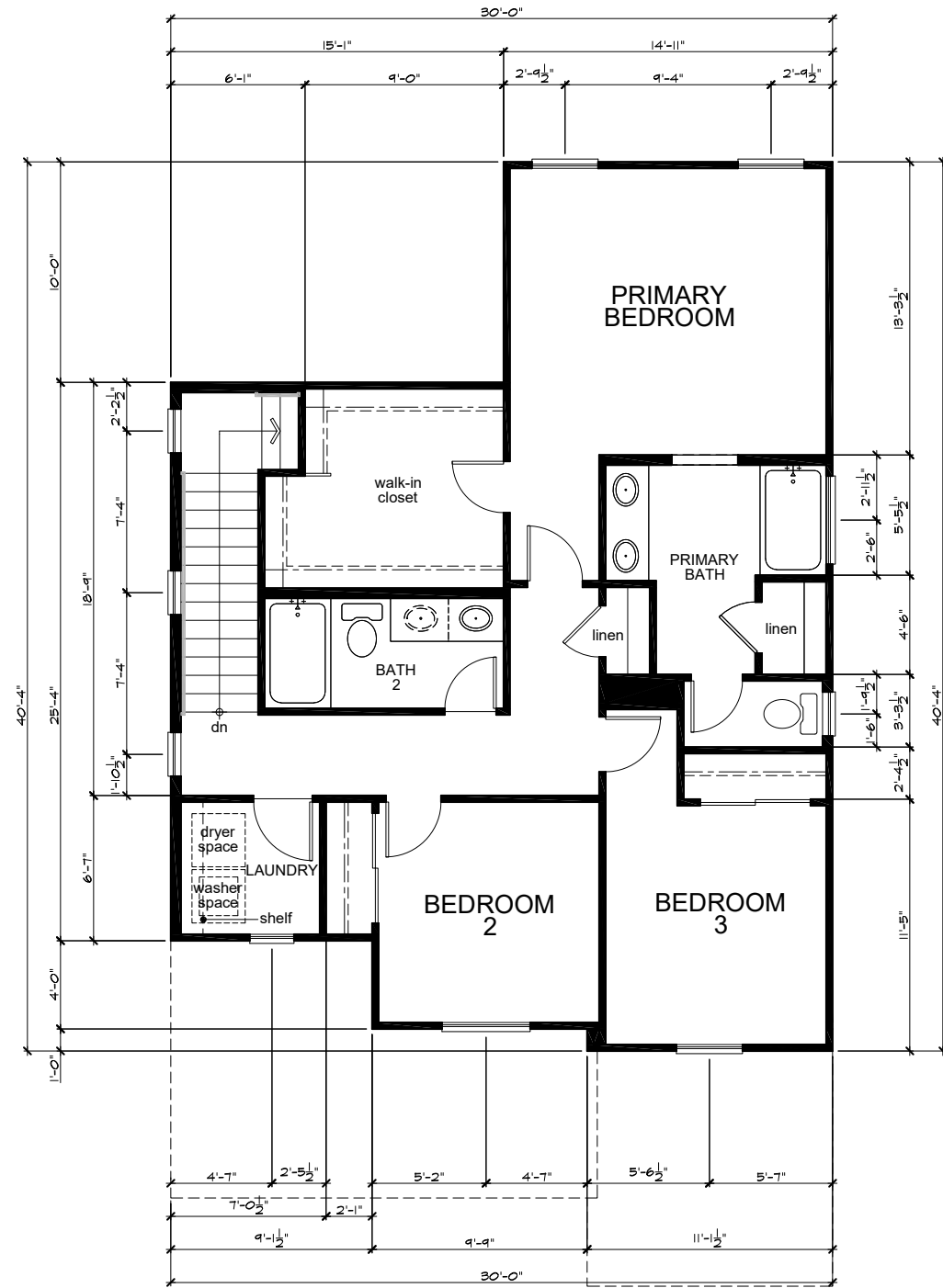
Elevation 'A' - Spanish



Elevation 'B' - Craftsman

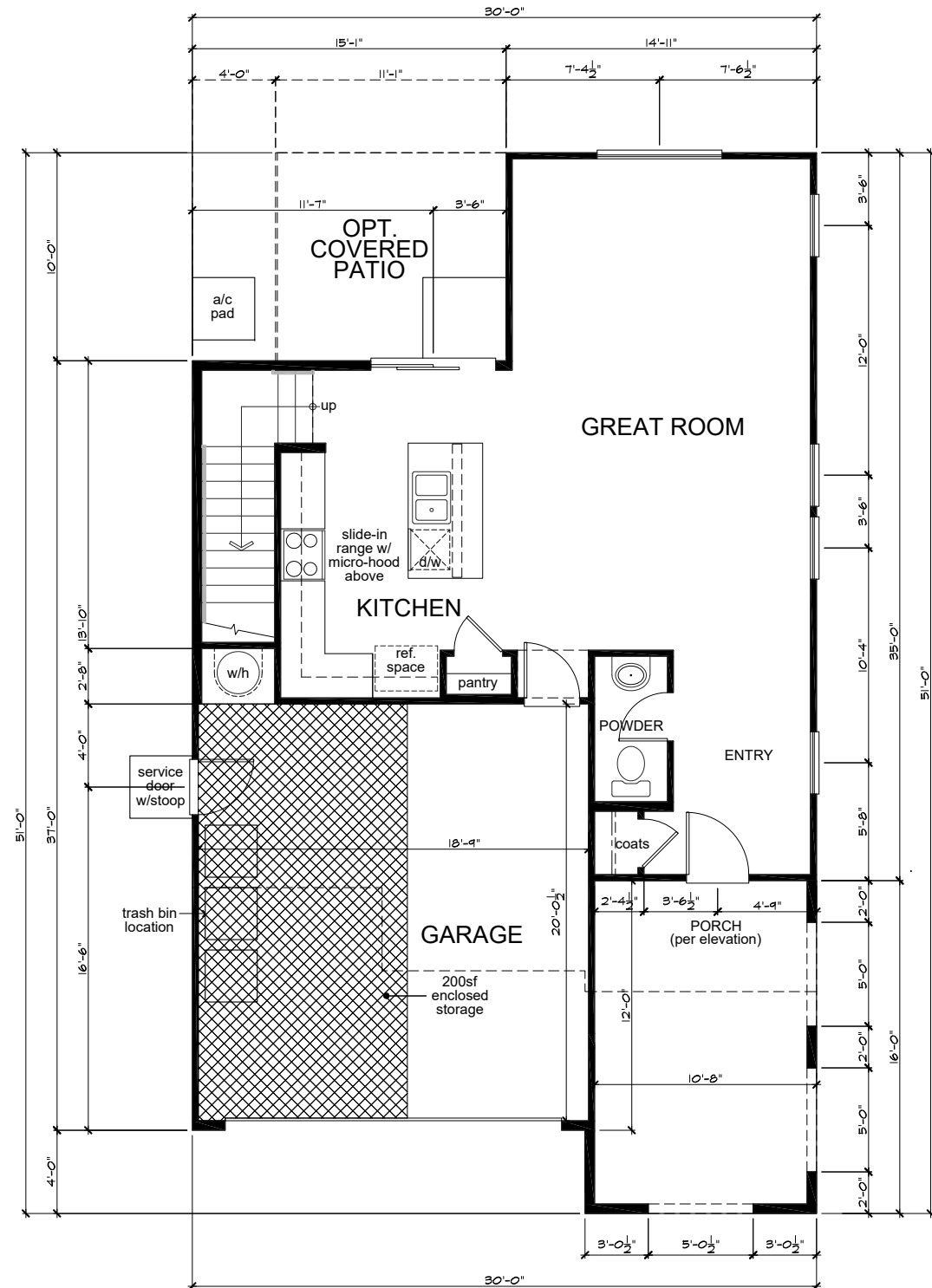


Elevation 'C' - Farmhouse



Second Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 230.1664				
	'A'	'B'	'C'	
FIRST FLOOR AREA	1271	1271	1271	SQ. FT.
SECOND FLOOR AREA	487	447	487	SQ. FT.
TOTAL AREA	1664	1674	1664	SQ. FT.
GARAGE AREA	404	404	404	SQ. FT.
PORCH AREA	172	173	172	SQ. FT.
OPTIONS:				
COVERED PATIO	III	III	III	SQ. FT.



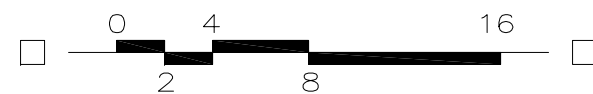
First Floor Plan 'A'



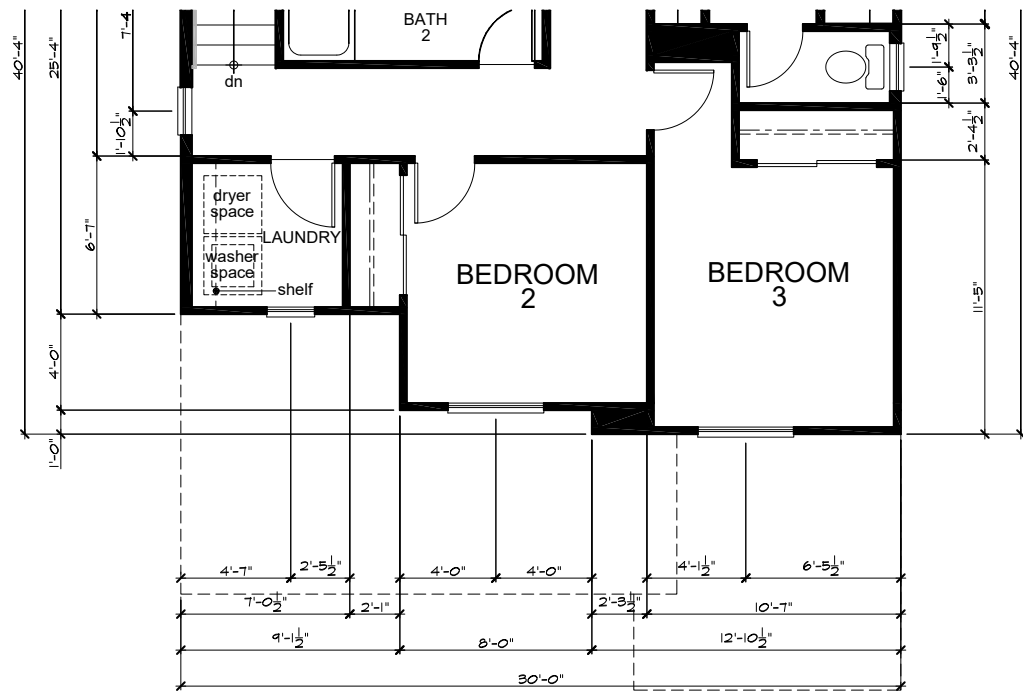
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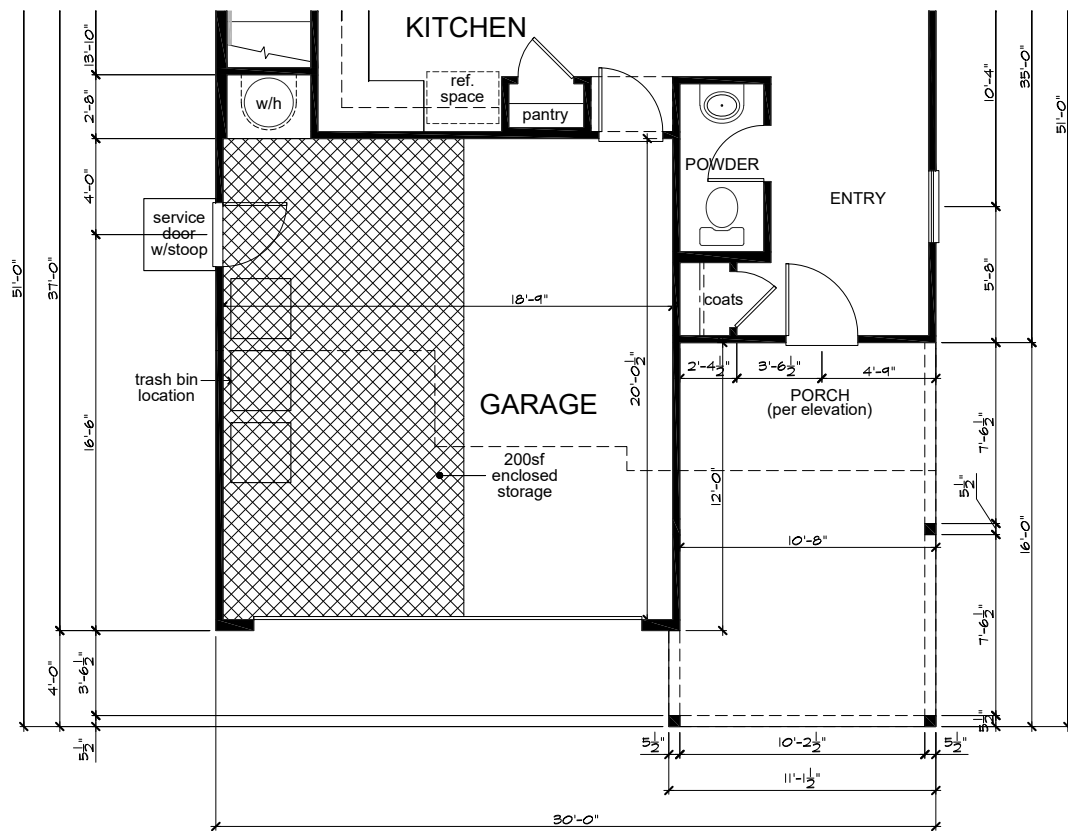
PLAN No. : 230.1664
JOB No. : 600153
STORY: Two Story
March 28, 2024



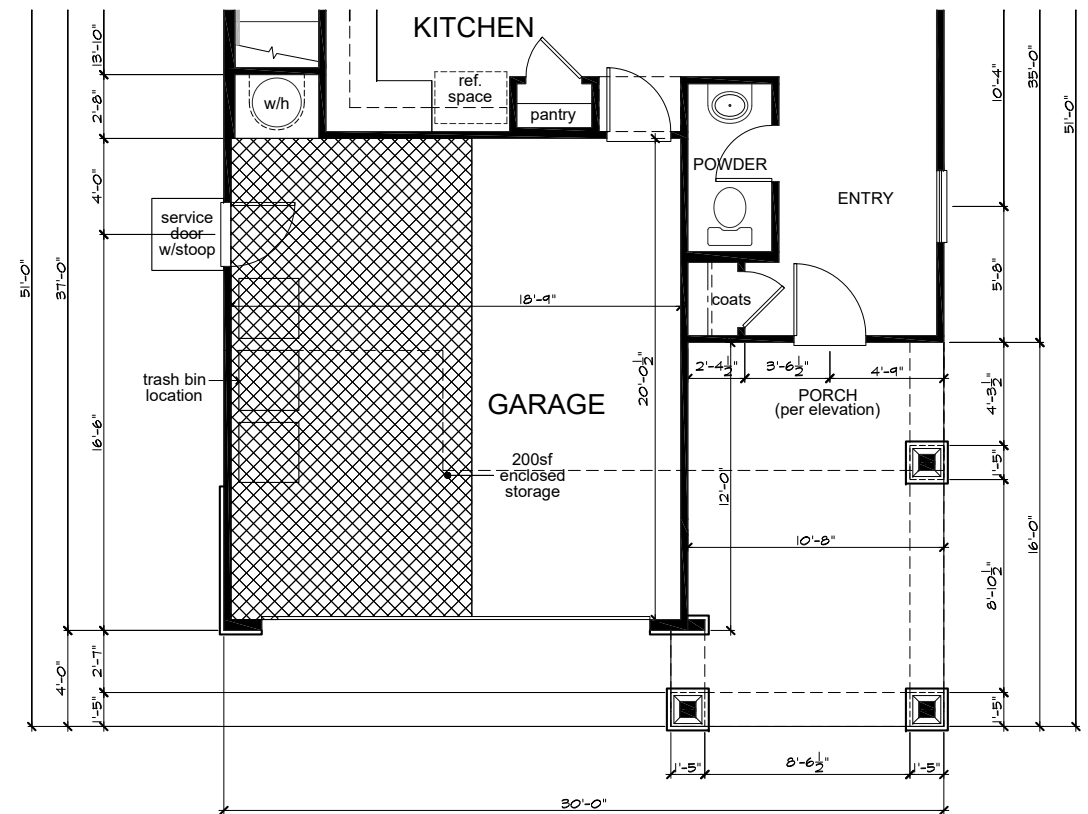
Second Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'C'

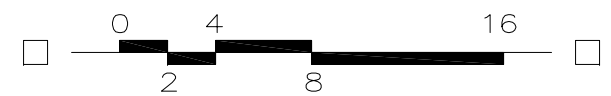


First Floor Plan 'B'

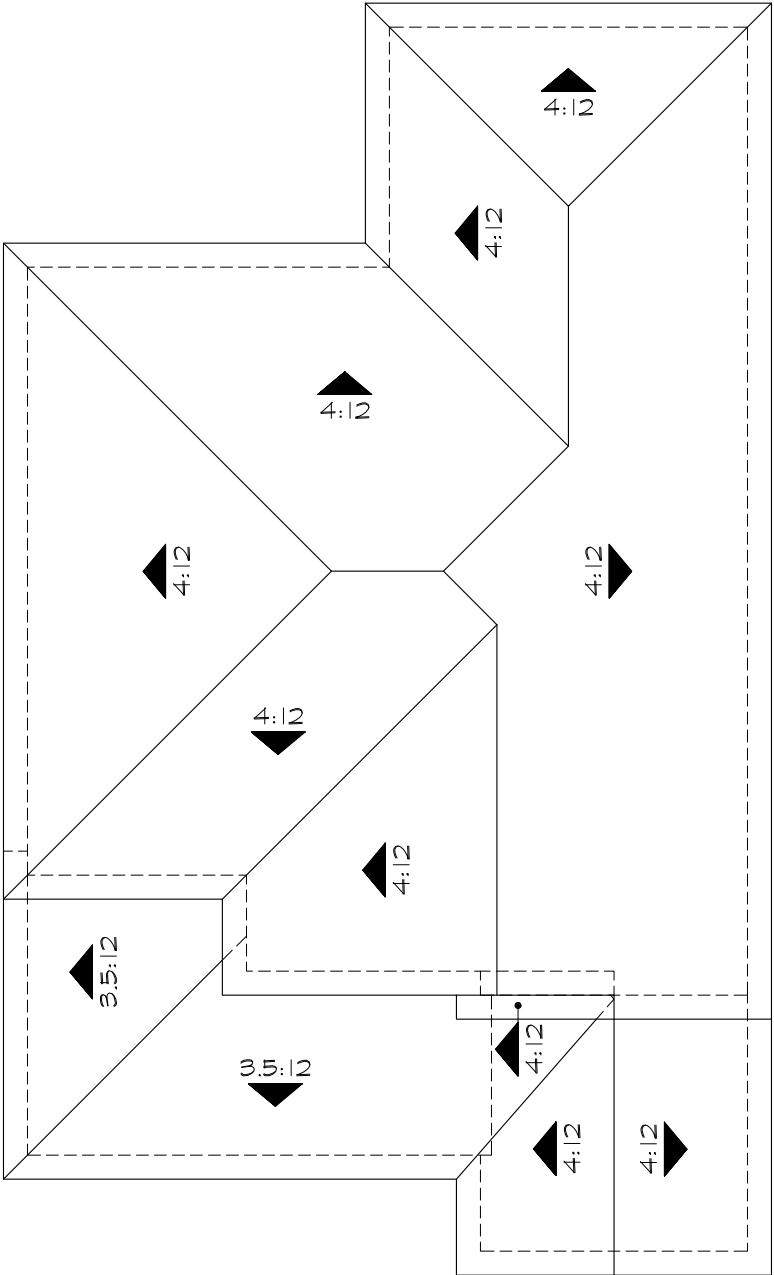


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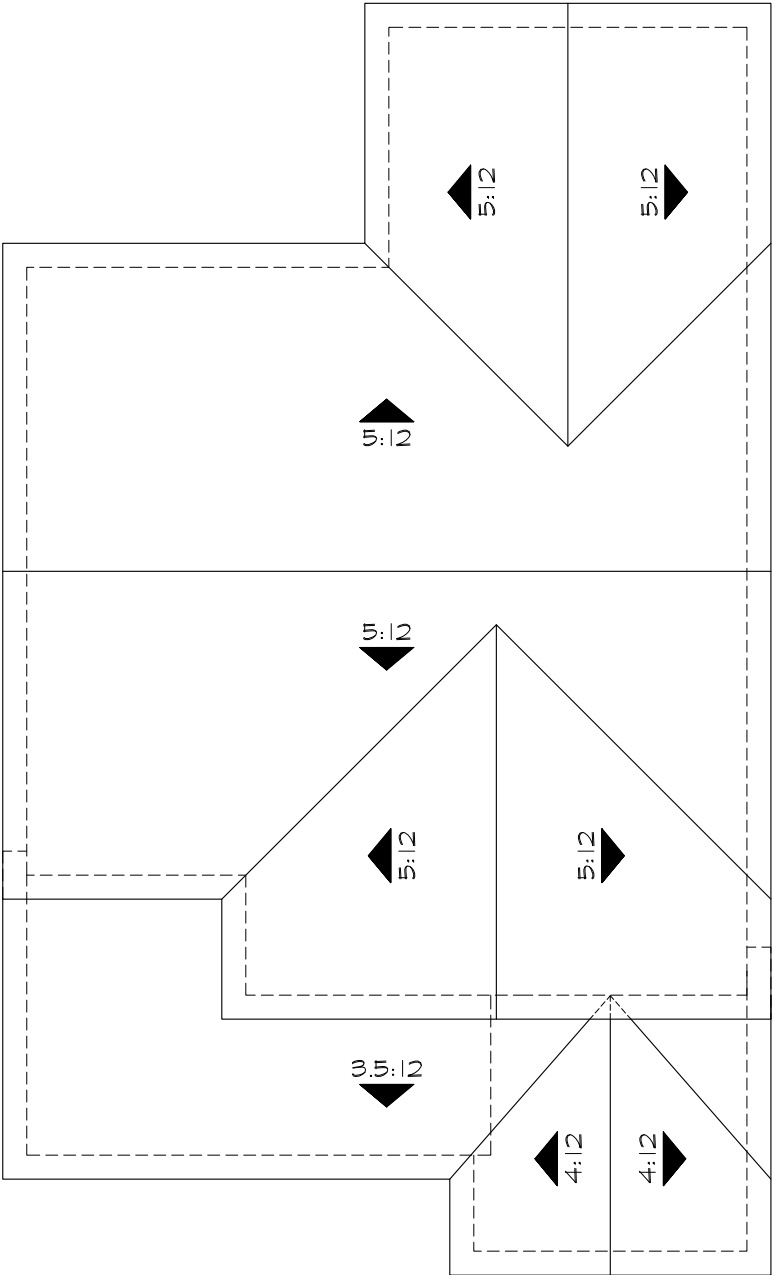


PLAN No. : 230.1664
JOB No. : 600153
STORY: Two Story
March 28, 2024



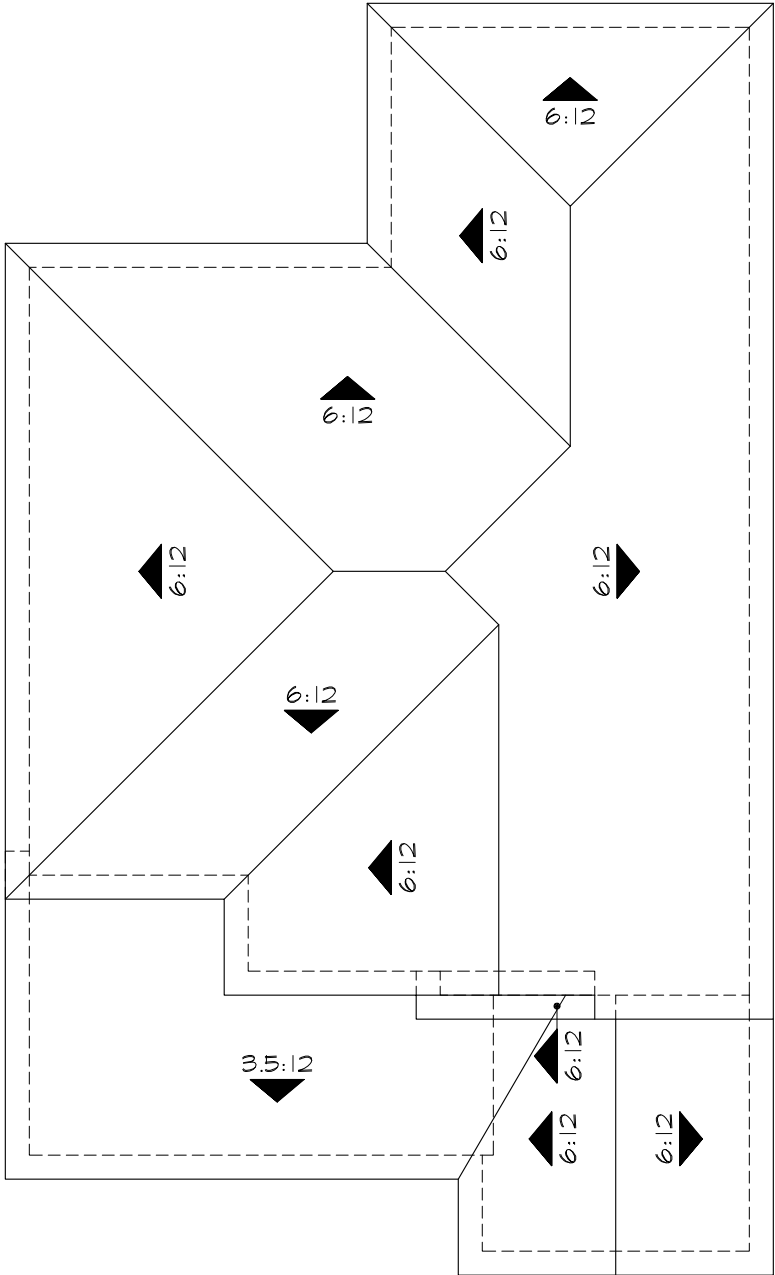
'A'

Roof Area: 1304 SF



'B'

Roof Area: 1305 SF



'C'

Roof Area: 1304 SF

Roof Plans

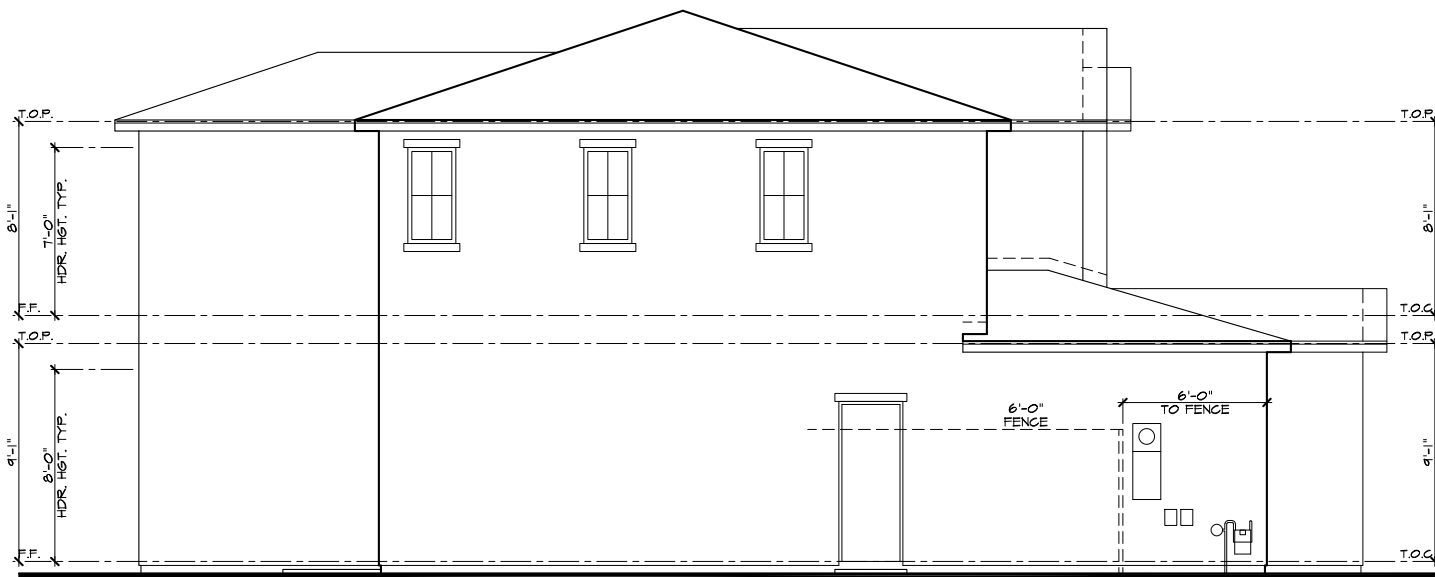
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PLAN No. : 230.1664
JOB No. : 600153
STORY: Two Story
March 28, 2024



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'



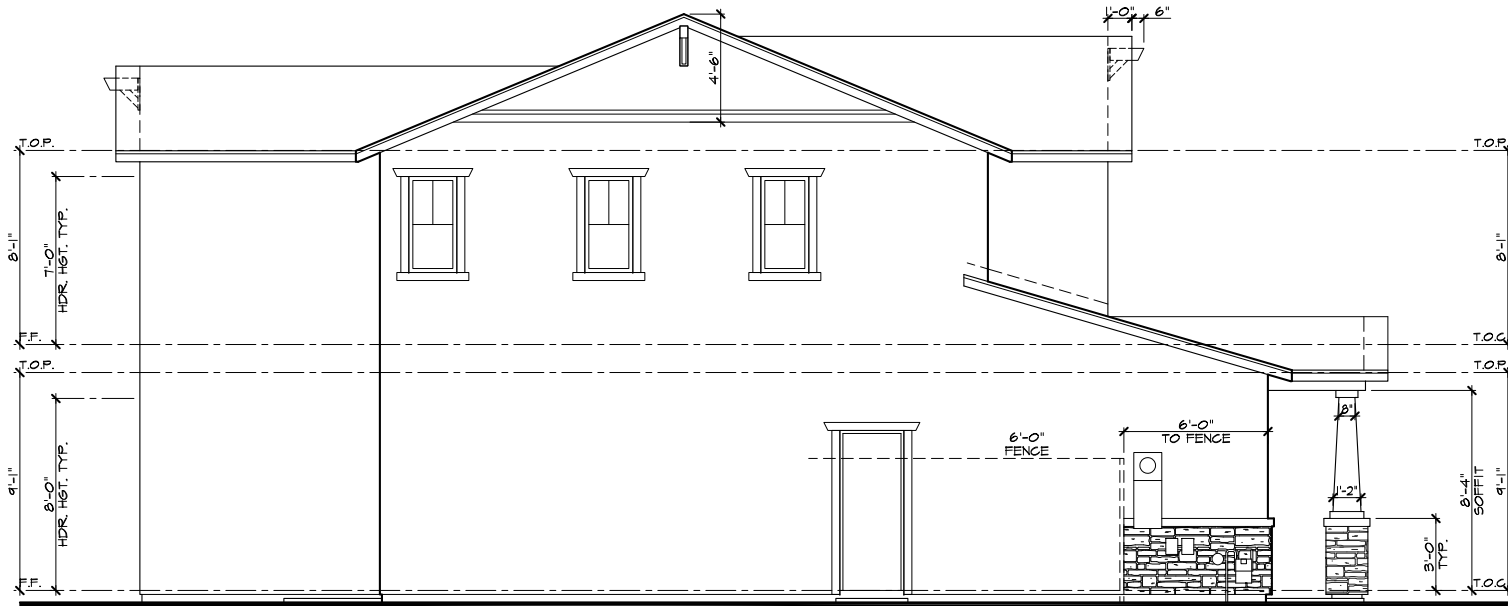
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PLAN No. : 230.1664
JOB No. : 600153
STORY: Two Story
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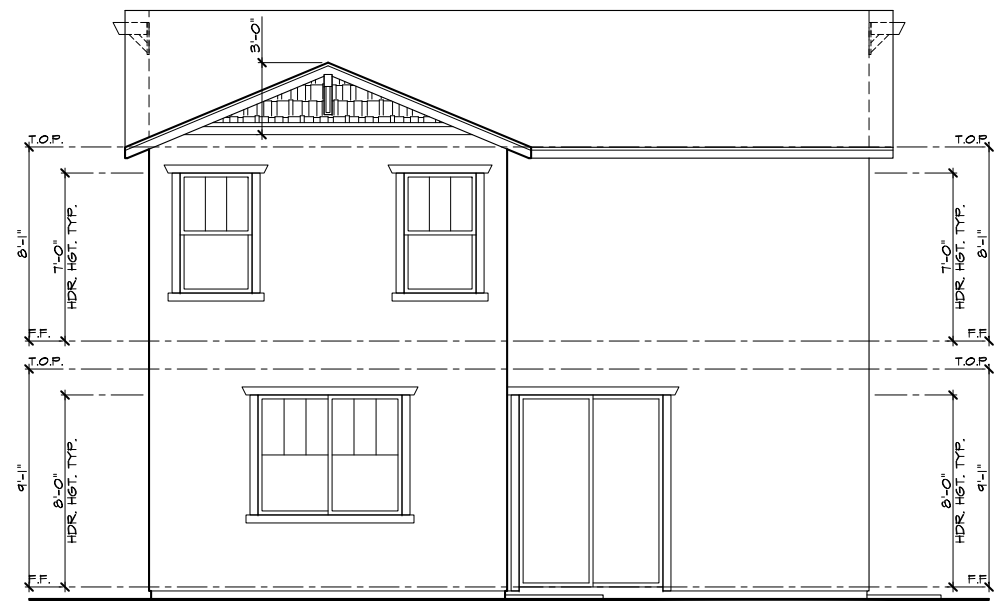
Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



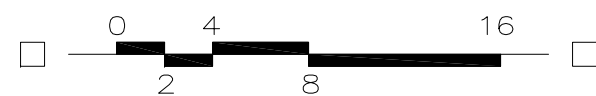
Rear Elevation 'B'



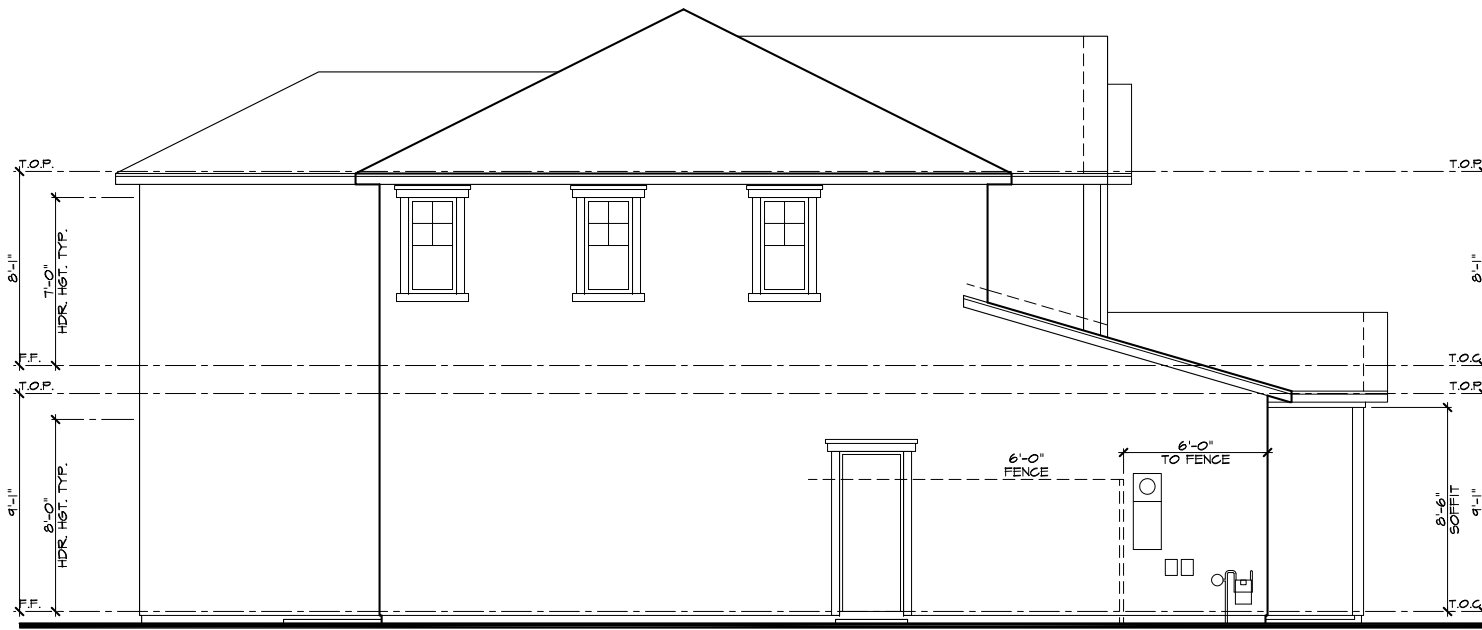
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Left Elevation 'C'



Front Elevation 'C' - Farmhouse

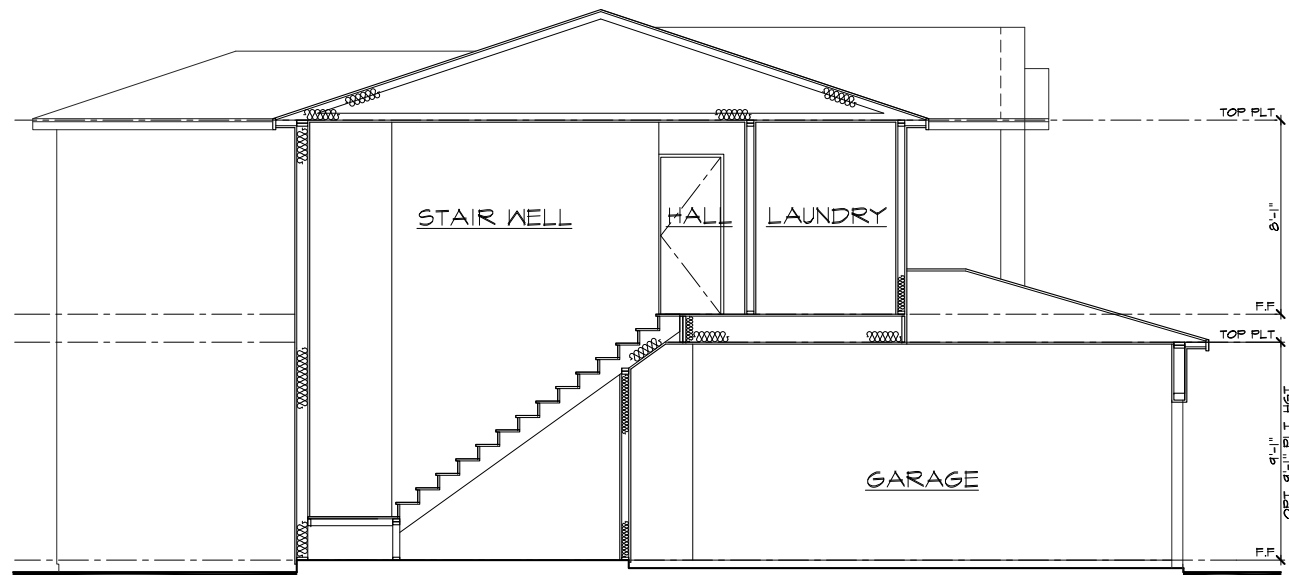


Right Elevation 'C'

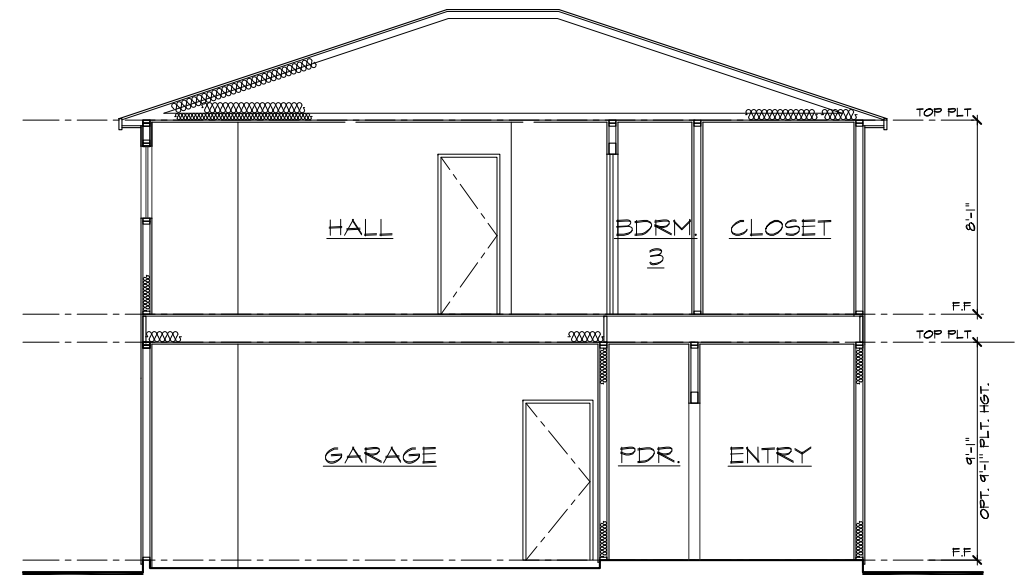


Rear Elevation 'C'





Section B



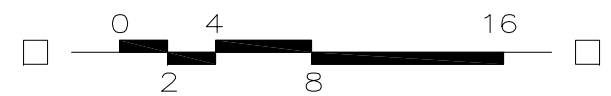
Section A

Building Sections Elevation 'A'

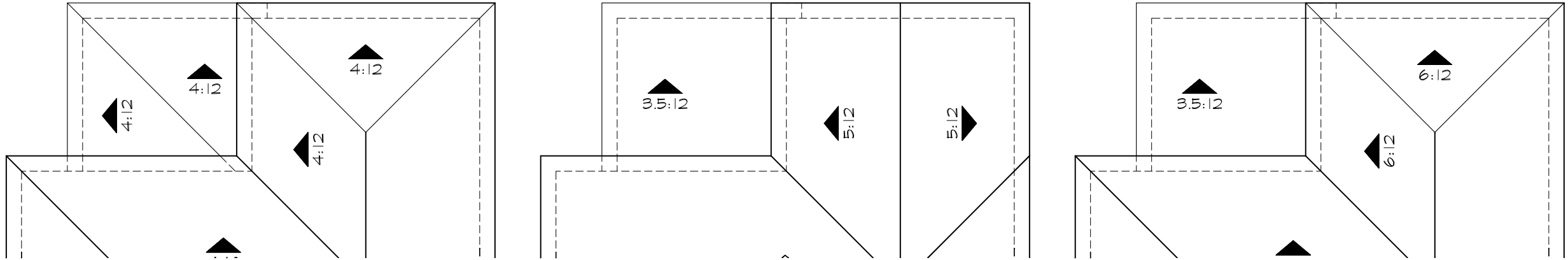


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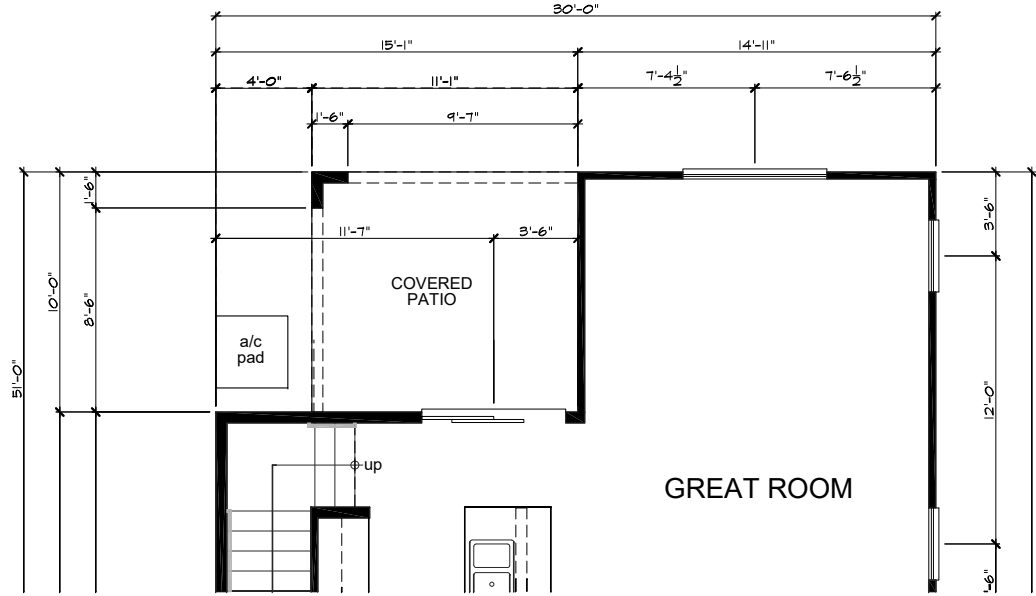


'A'

'B'

'C'

Roof Plans
at Covered Patio



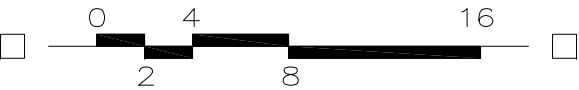
Partial Floor Plan
at Covered Patio



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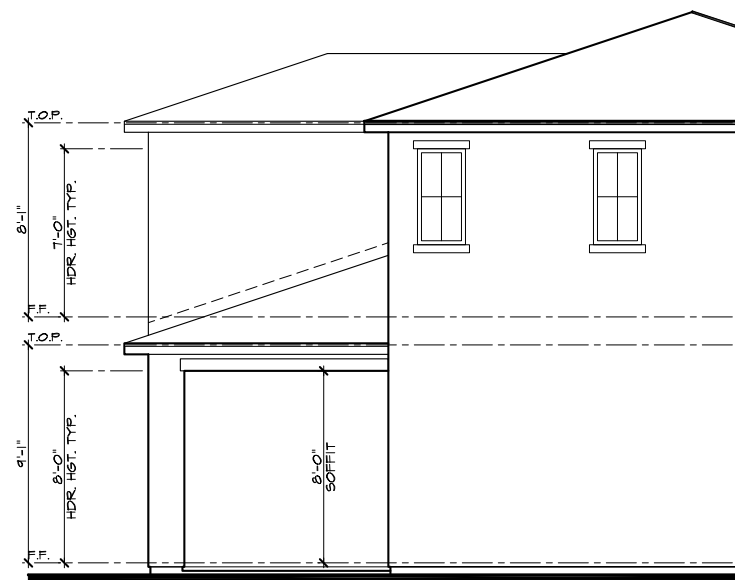
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JOB No. : 600153
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Rear Elevation 'A'



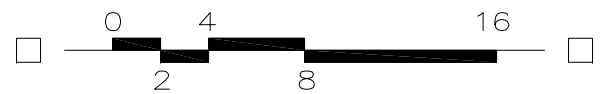
Partial Left Elevation 'A'

Elevations
at Covered Patio

ROLLINGWOOD



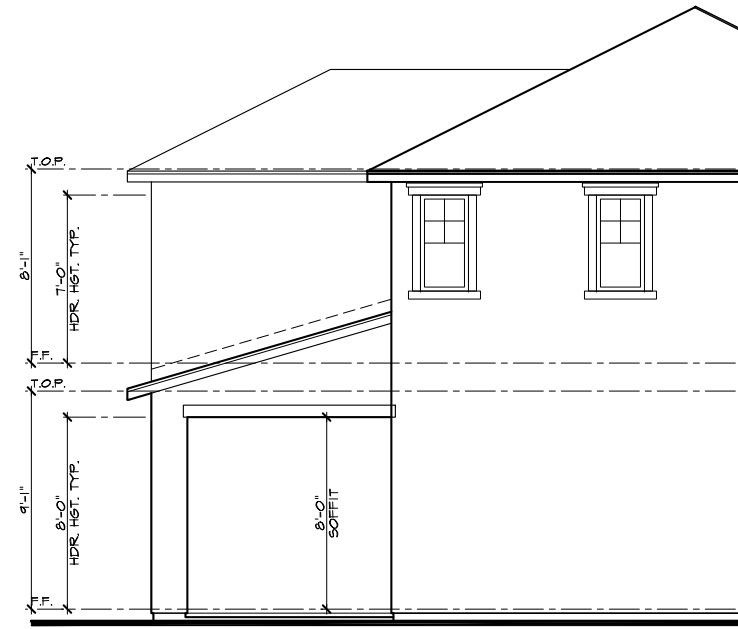
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JOB No. : 600153
STORY: Two Story
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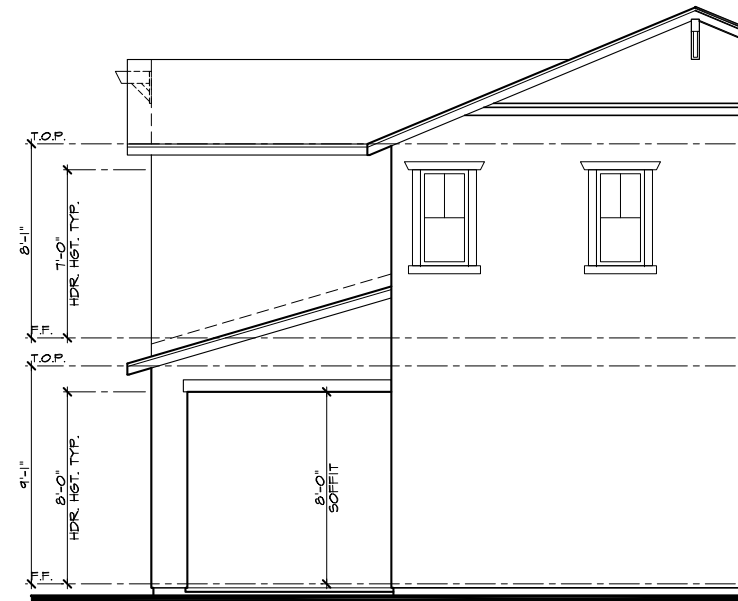
Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



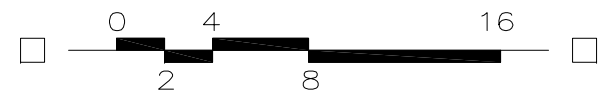
Partial Left Elevation 'B'

Elevations
at Covered Patio



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PLAN No. : 230.1664
JOB No. : 600153
STORY: Two Story
March 28, 2024

ELEVATION LEGEND

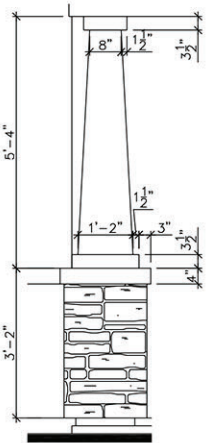
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- 2 CONCRETE FLAT TILE ROOFING
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- 23 ILLUMINATED ADDRESS SIGN
- 24 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 25 FIBER CEMENT TRIM



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse

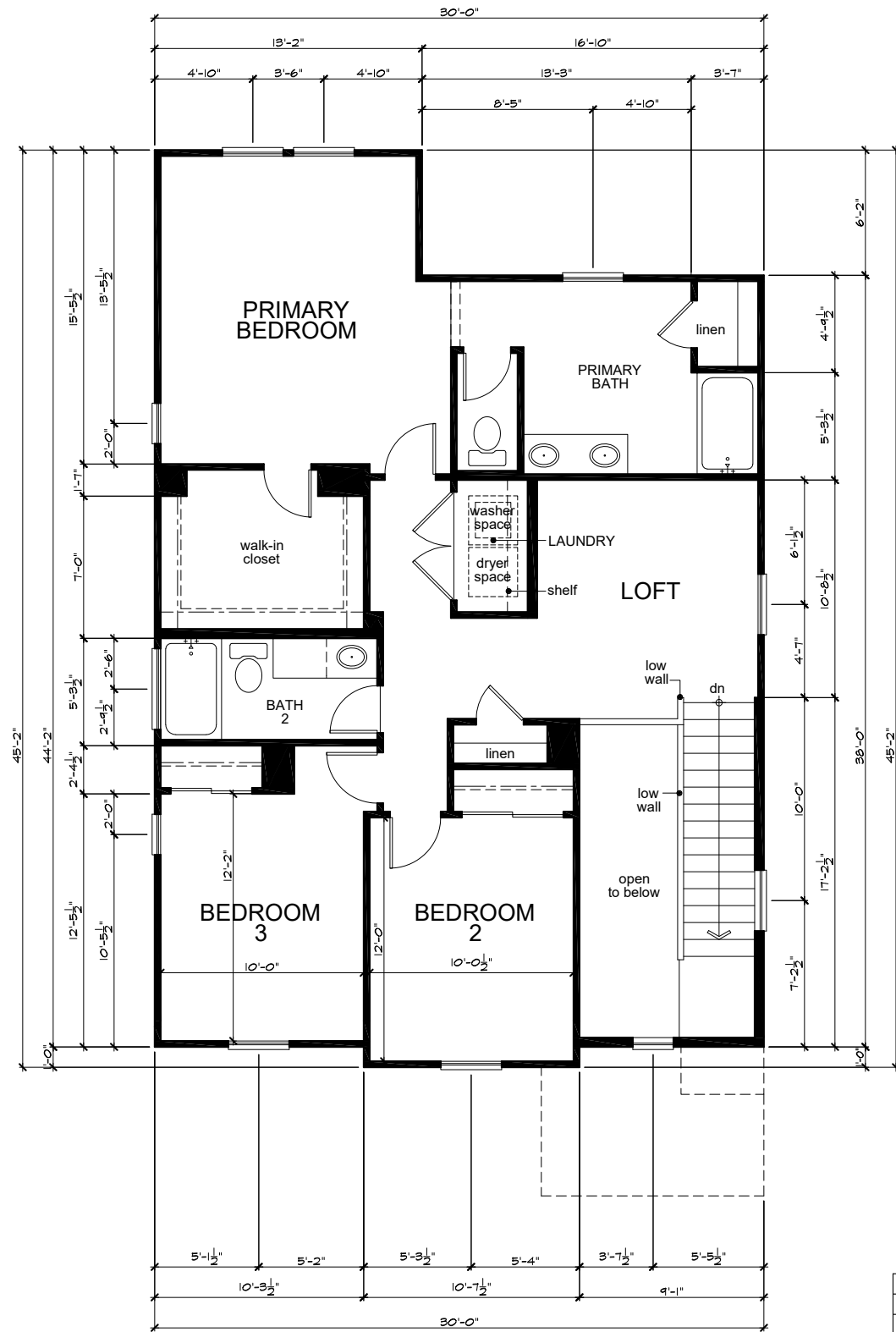


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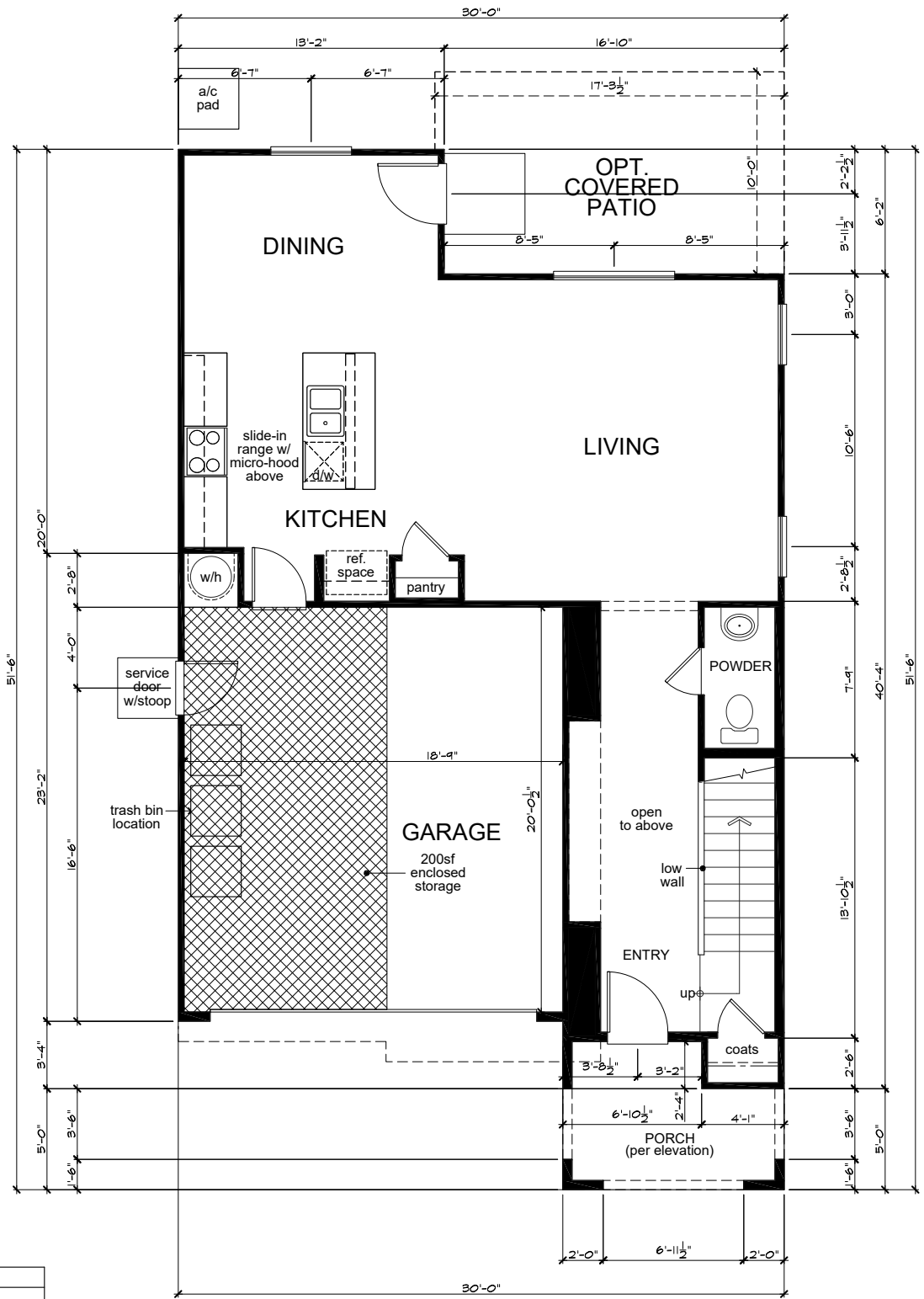


PLAN No. : 230.1870
JOB No. : 600153
STORY: Two Story
March 28, 2024



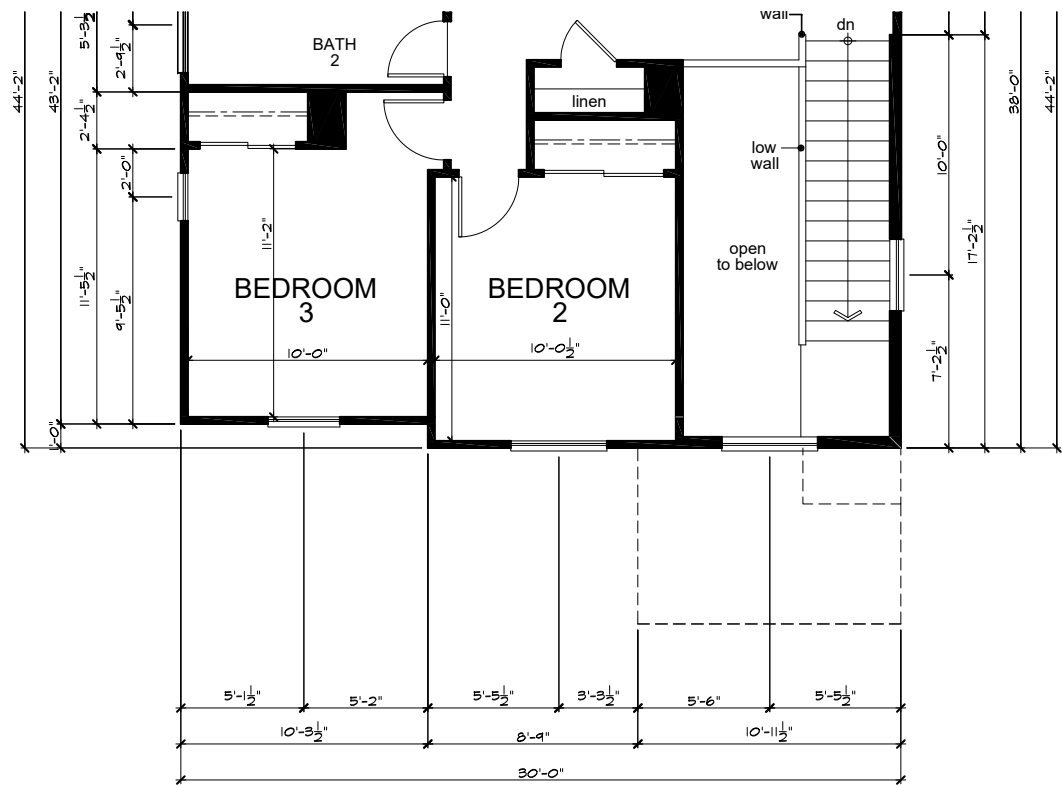
Second Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 230.1870				
	'A'	'B'	'C'	SQ. FT.
FIRST FLOOR AREA	807	807	807	SQ. FT.
SECOND FLOOR AREA	1083	1083	1083	SQ. FT.
TOTAL AREA	1891	1870	1870	SQ. FT.
GARAGE AREA	404	404	404	SQ. FT.
PORCH AREA	71	71	71	SQ. FT.
OPTIONS:				
COVERED PATIO	170	170	170	SQ. FT.

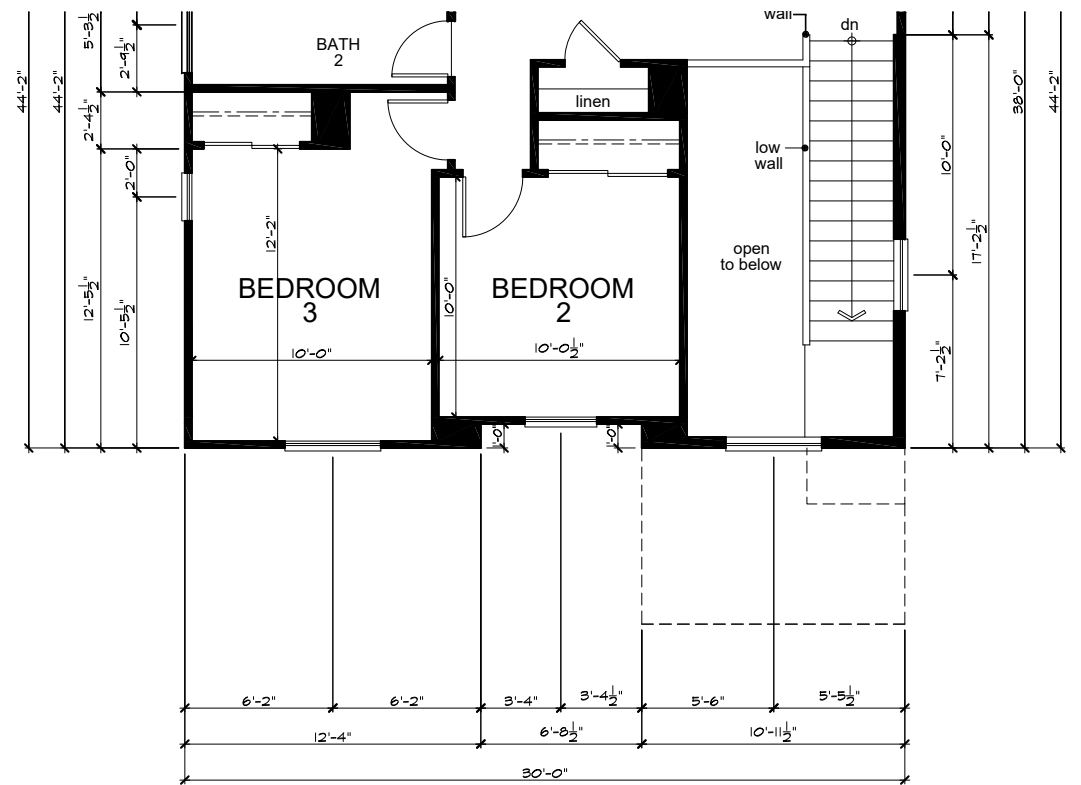


First Floor Plan 'A'

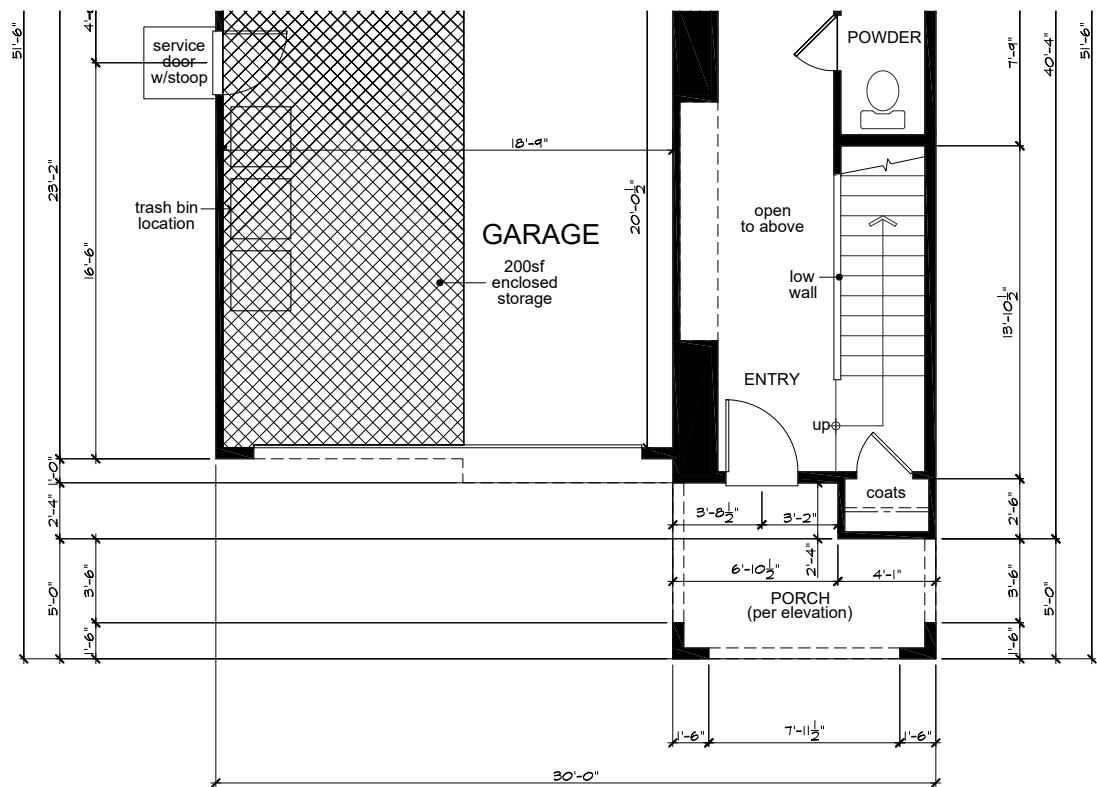




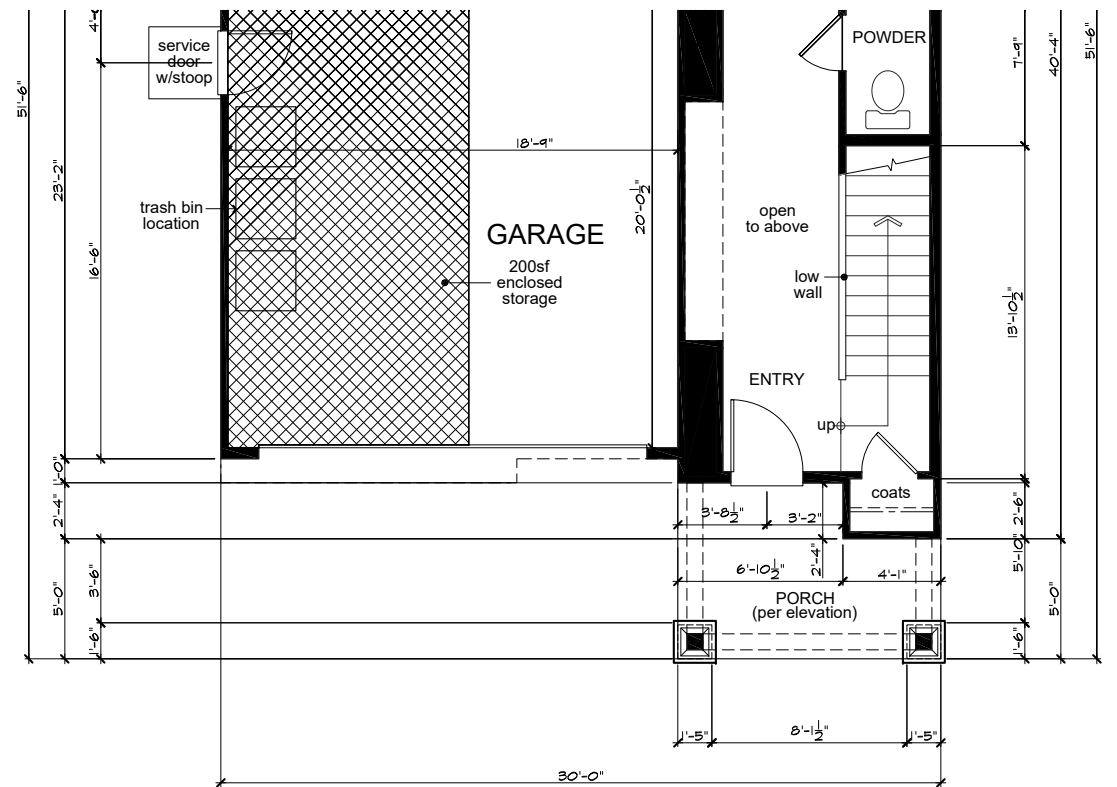
Second Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'C'



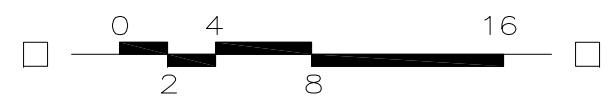
First Floor Plan 'B'



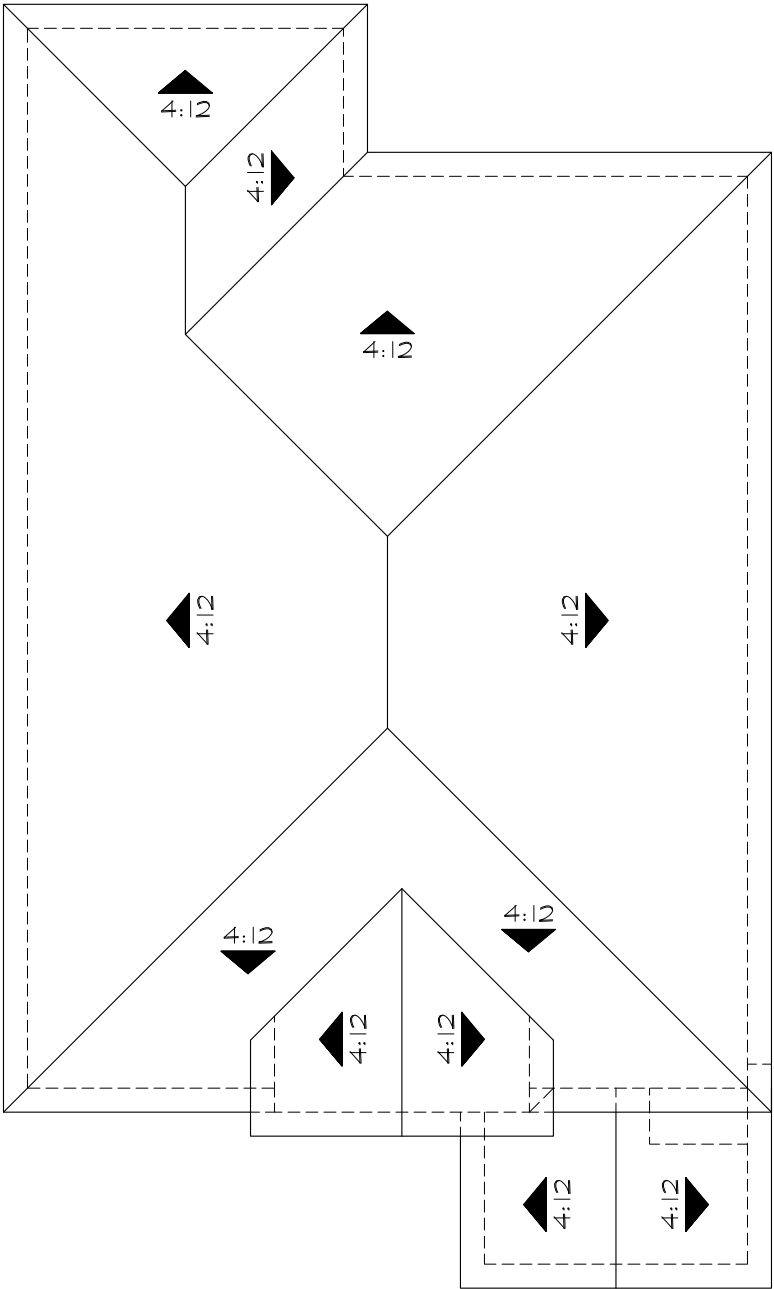
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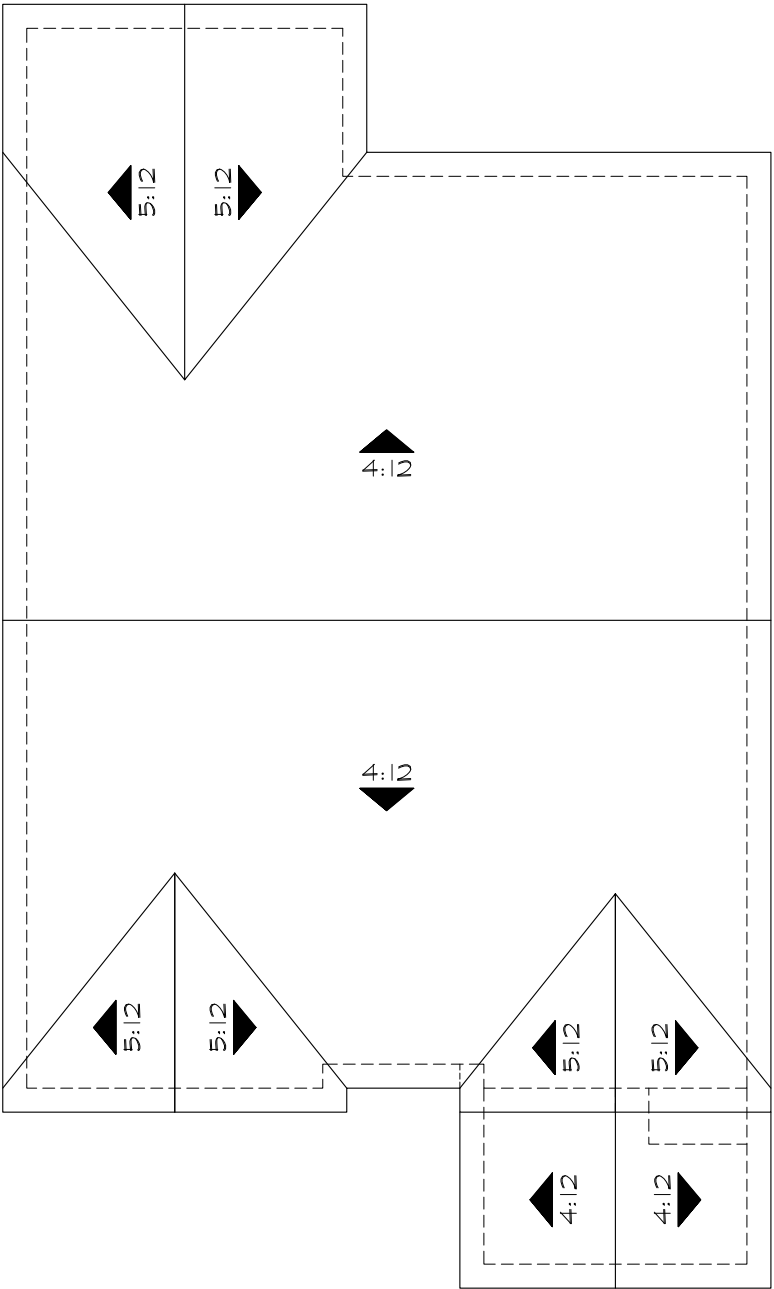
ROLLINGWOOD



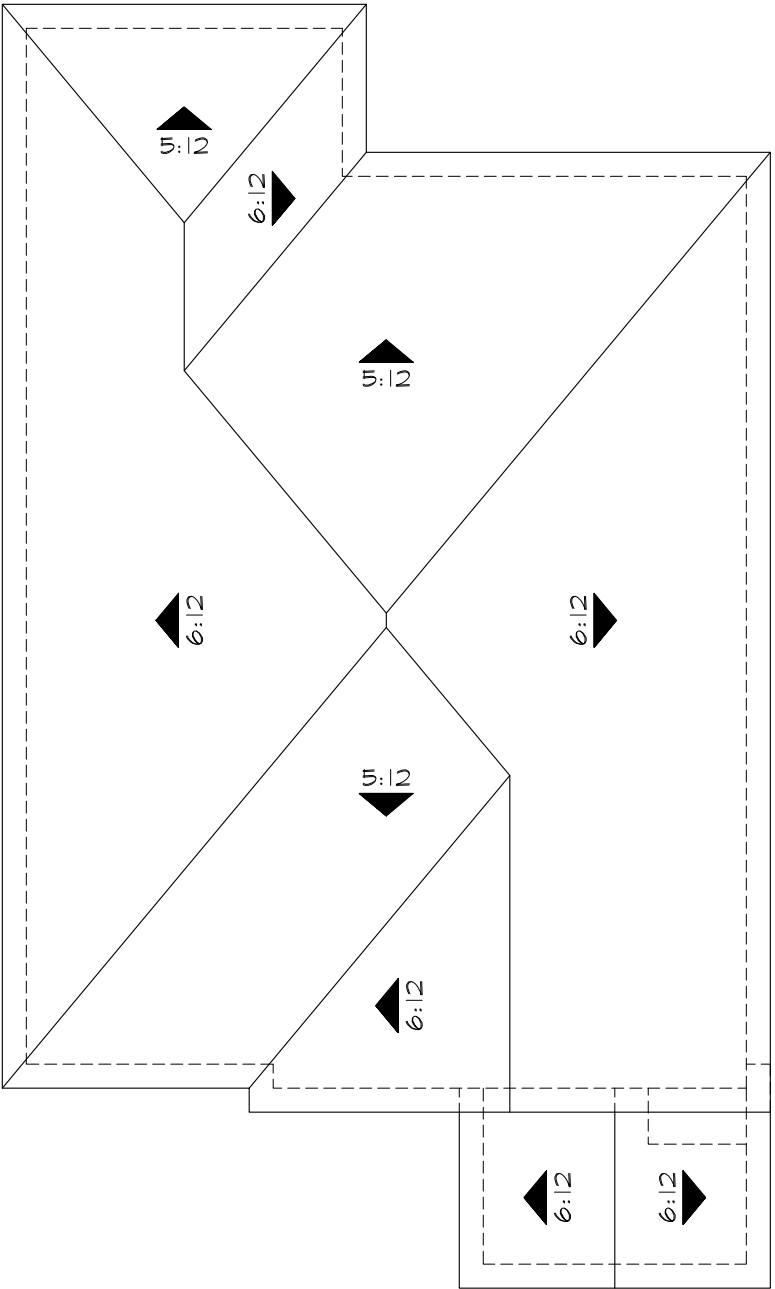
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JOB No. : 600153
STORY: Two Story
March 28, 2024



'A'
Roof Area: 1310 SF



'B'
Roof Area: 1295 SF



'C'
Roof Area: 1291 SF

Roof Plans

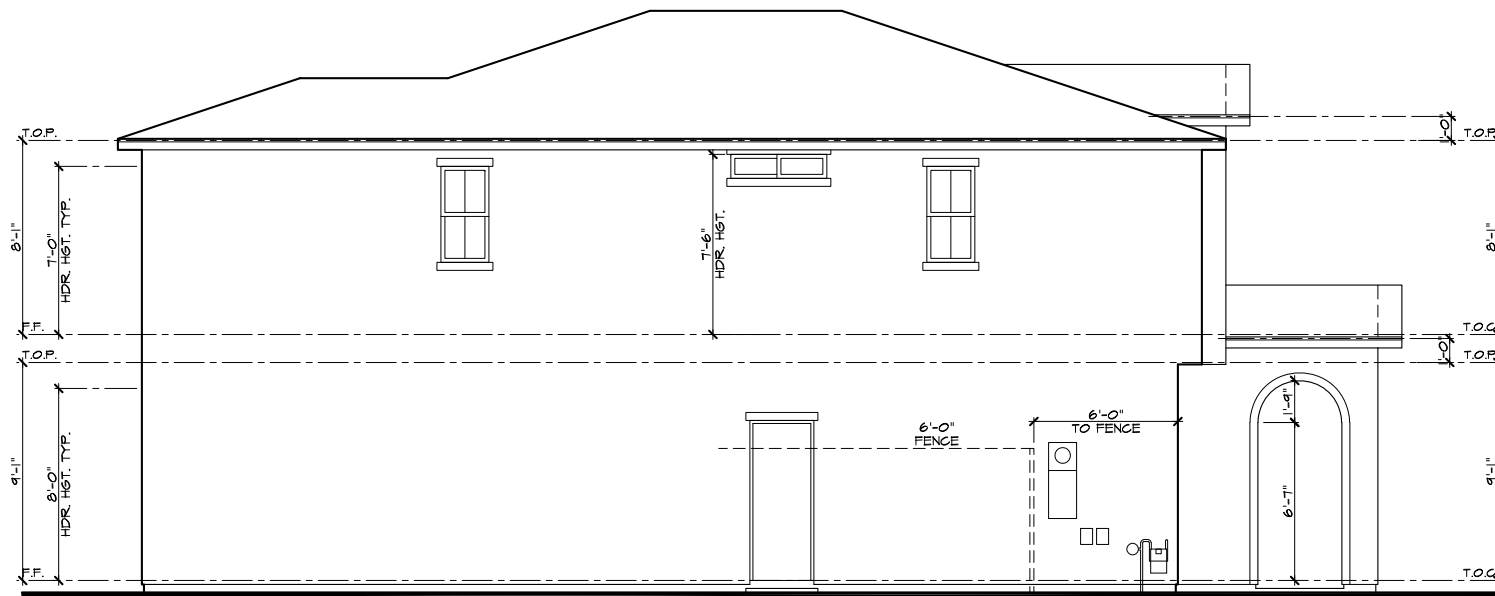
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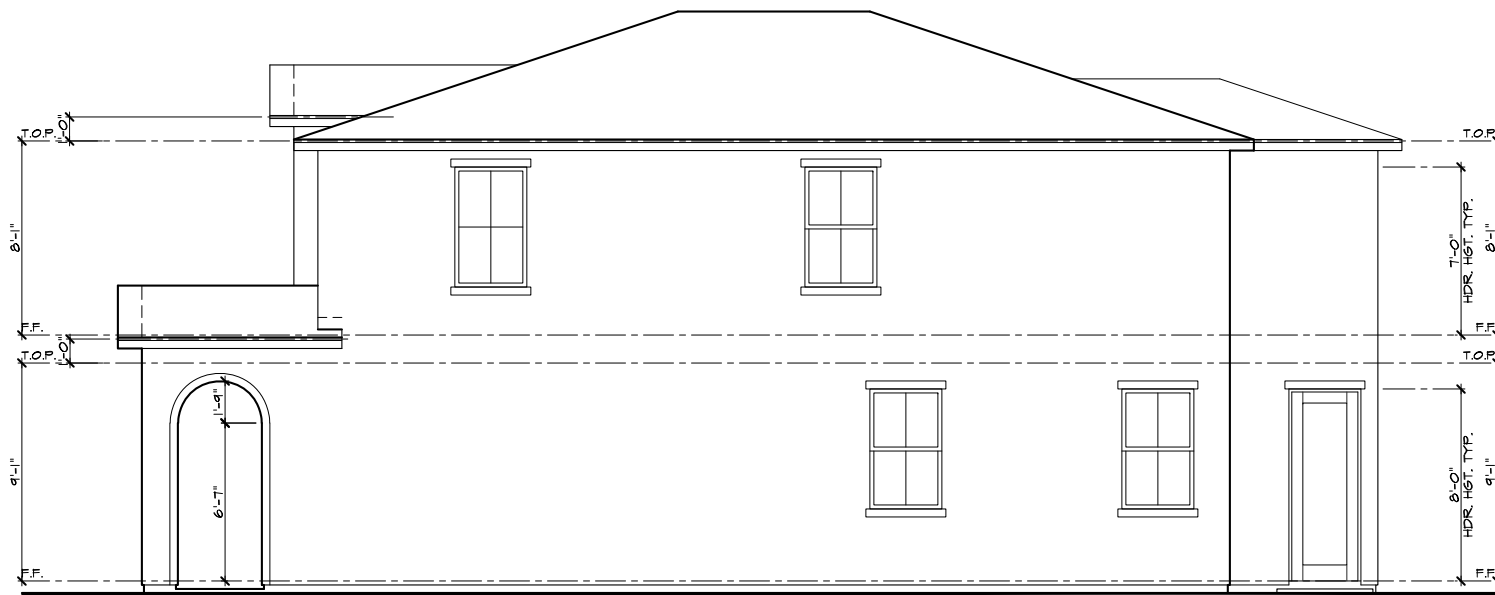
PLAN No. : 230.1870
JOB No. : 600153
STORY: Two Story
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Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



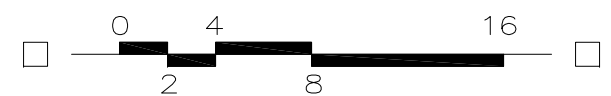
Rear Elevation 'A'



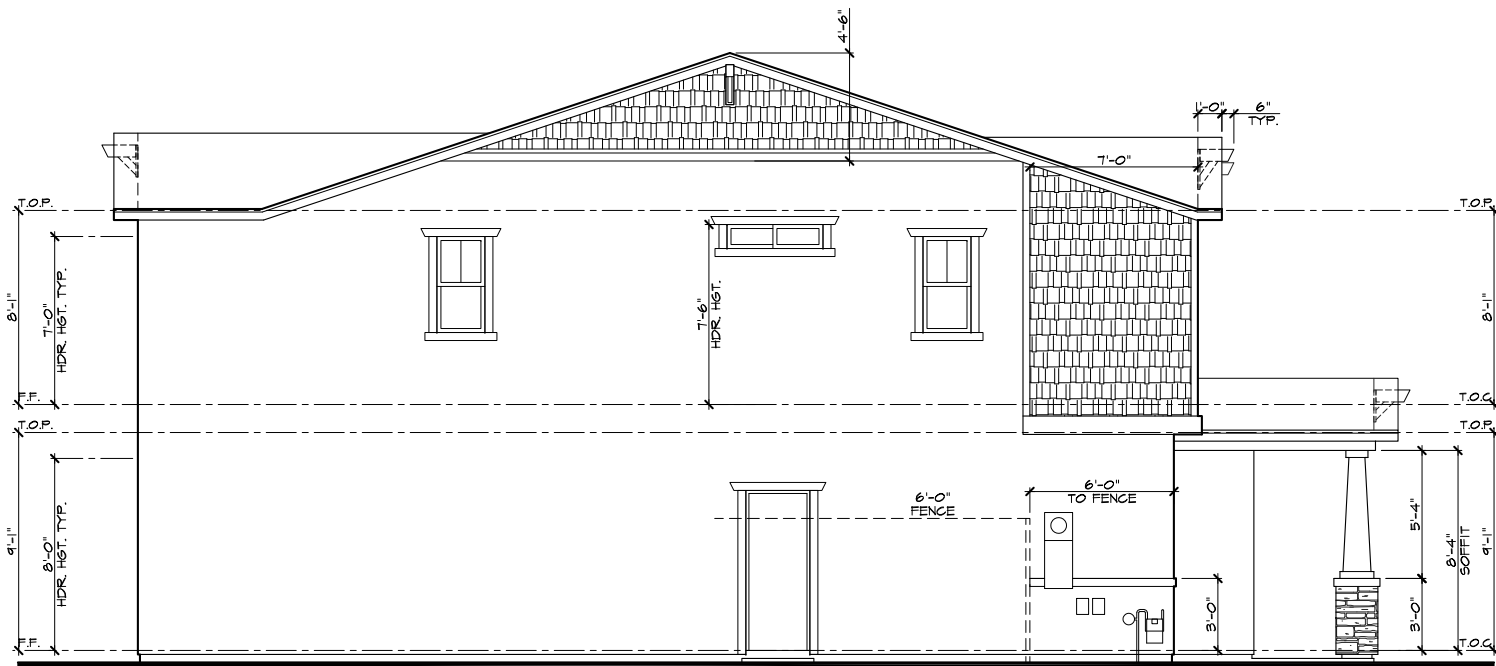
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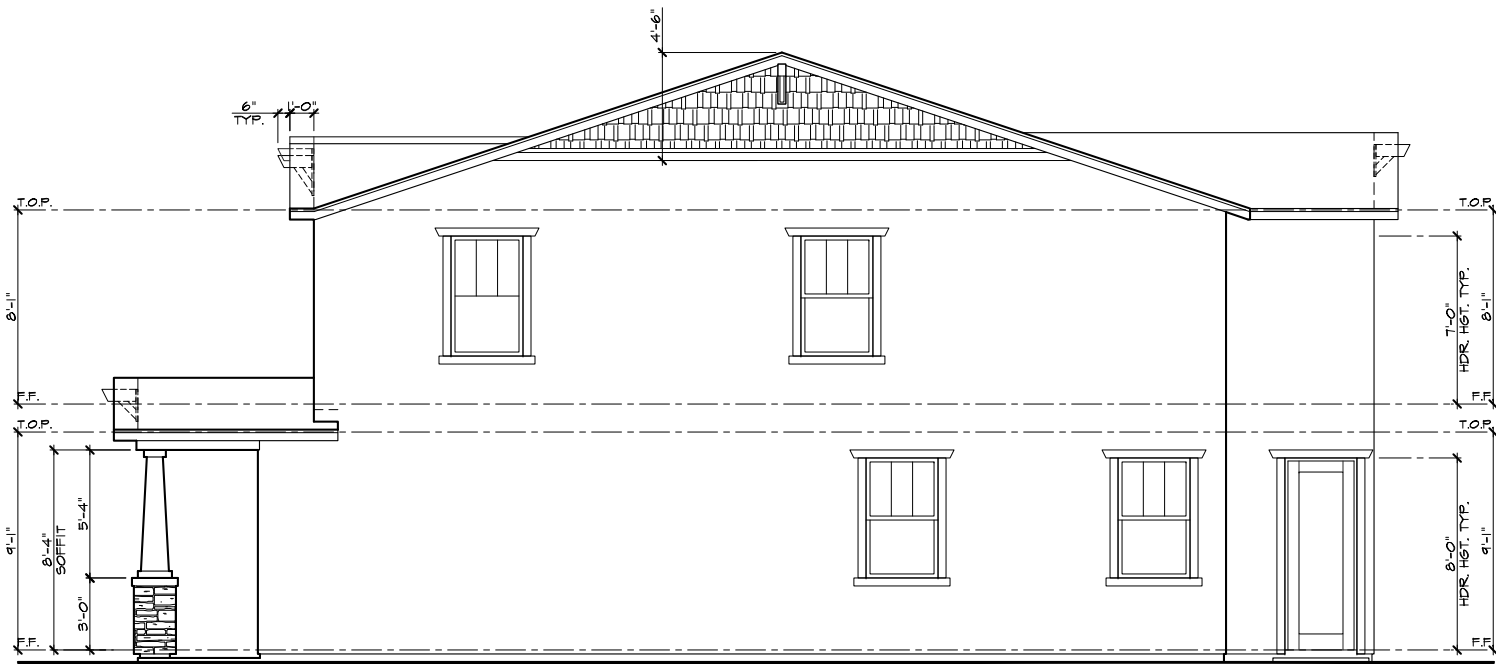
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JOB No. : 600153
STORY: Two Story
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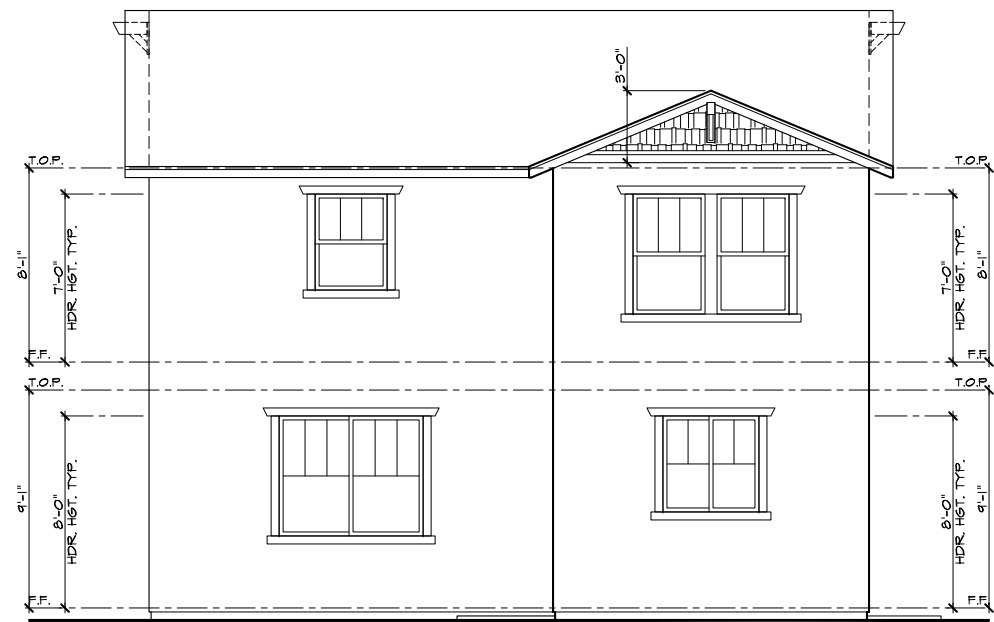
Left Elevation 'B'



Right Elevation 'B'



Front Elevation 'B' - Craftsman

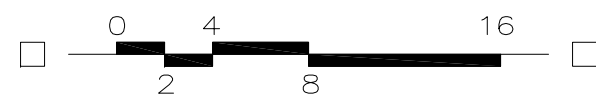


Rear Elevation 'B'



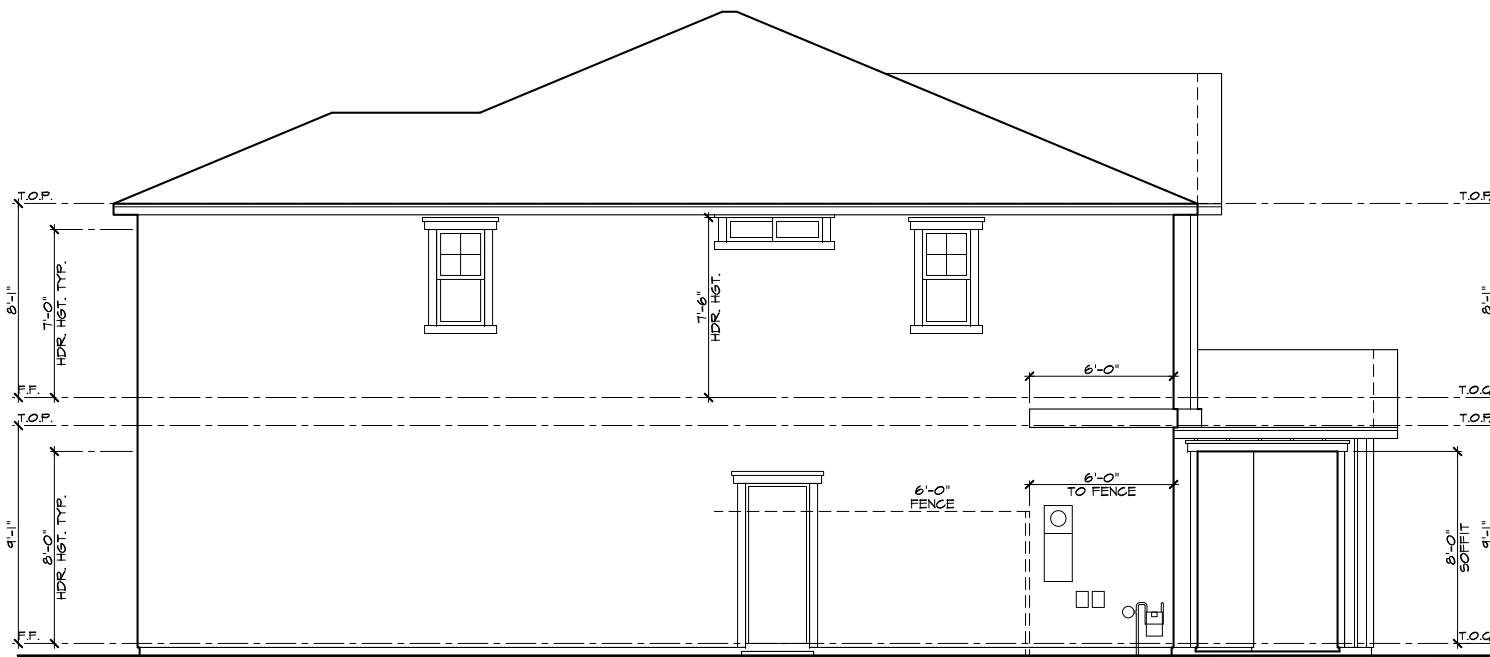
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Left Elevation 'C'



Front Elevation 'C' - Farmhouse



Right Elevation 'C'



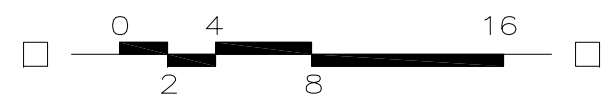
Rear Elevation 'C'



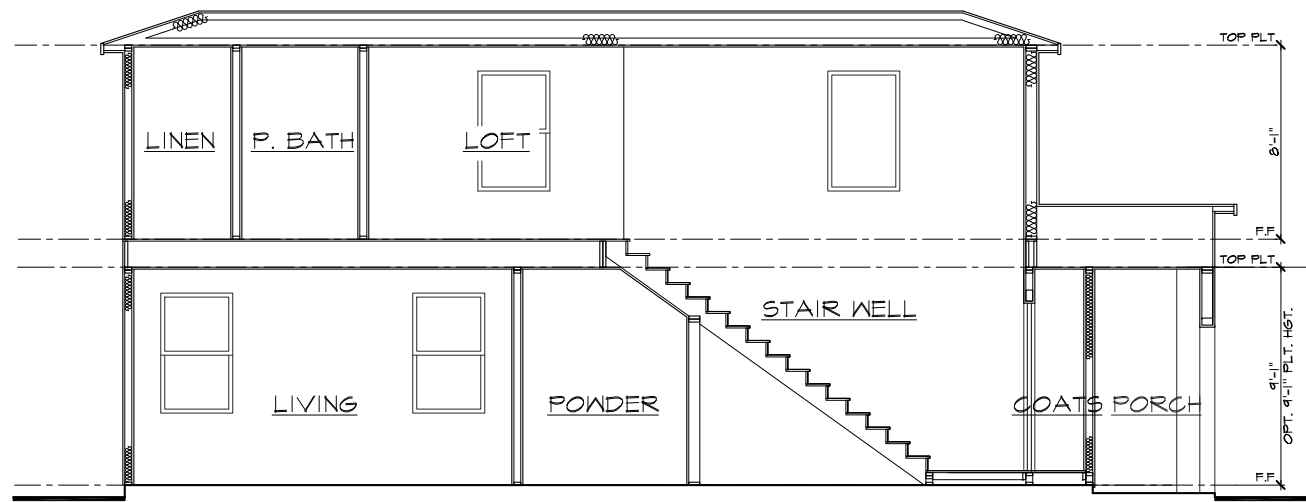
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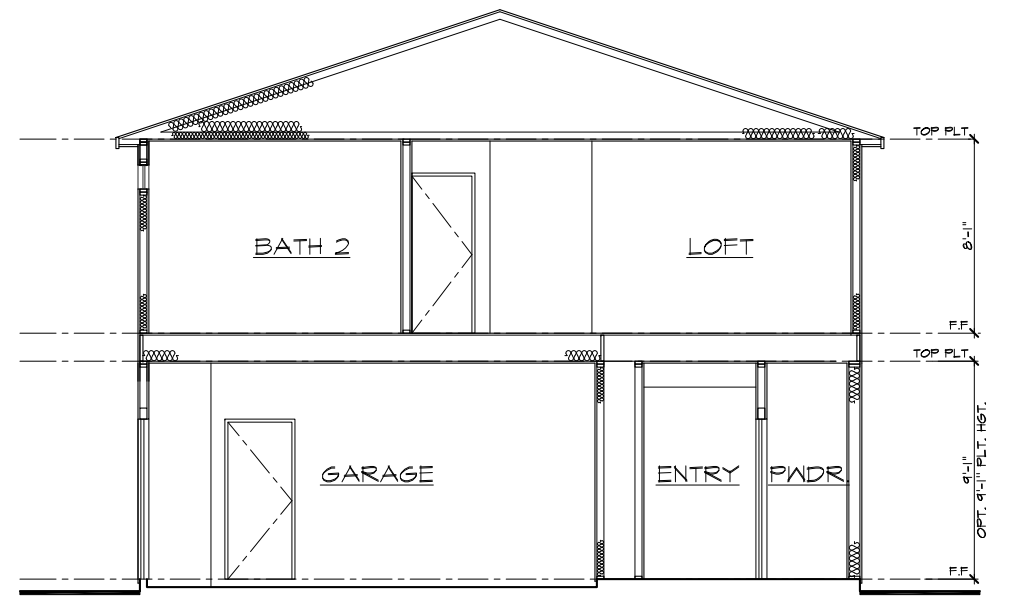
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JOB No. : 600153
STORY: Two Story
March 28, 2024



Section B



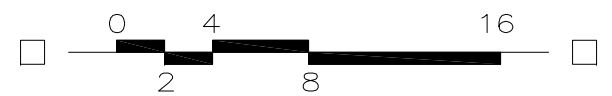
Section A

Building Sections Elevation 'A'

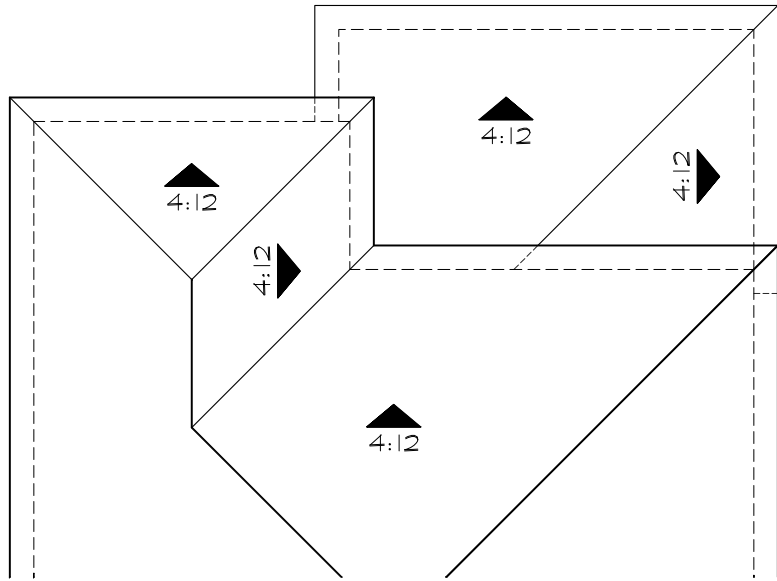


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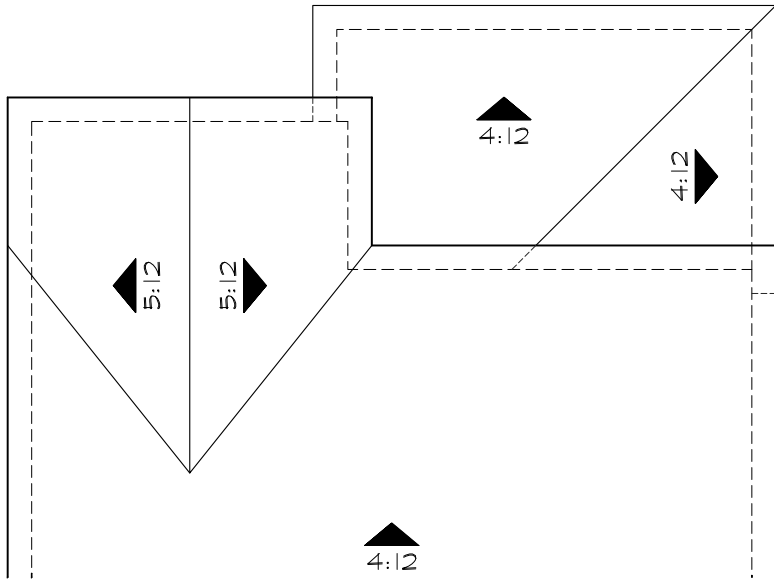
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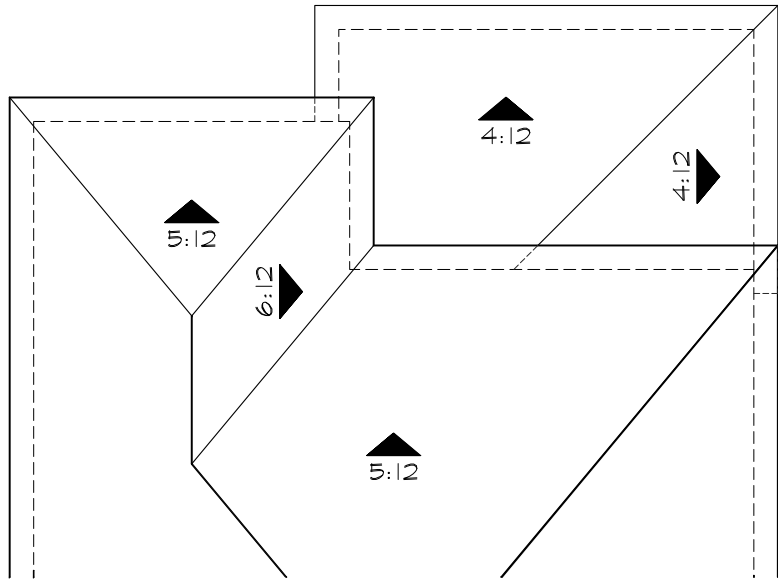
PLAN No. : 230.1870
JOB No. : 600153
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March 28, 2024



'A'

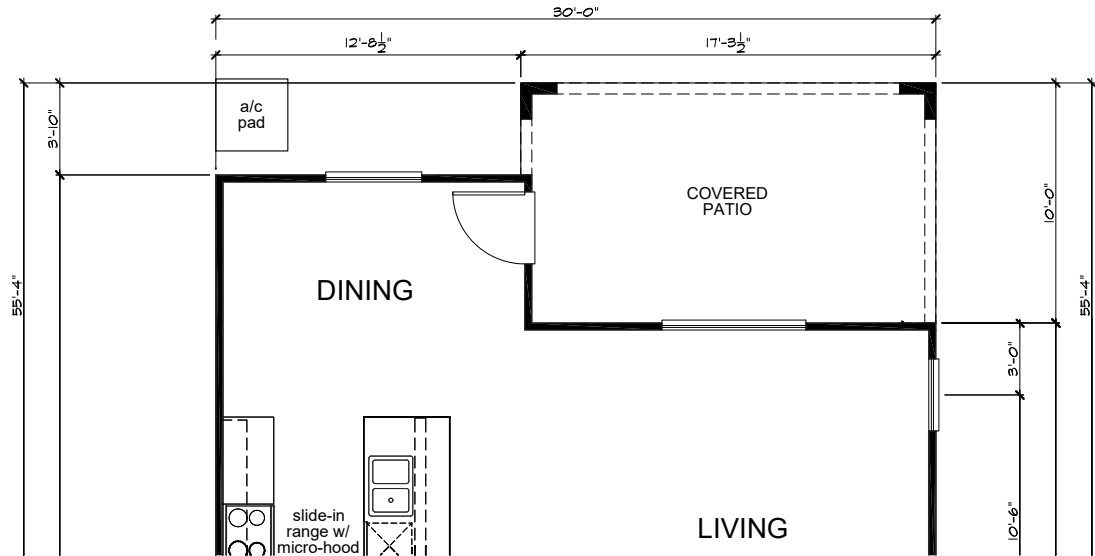


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

ROLLINGWOOD



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PLAN No. : 230.1870
JOB No. : 600153
STORY: Two Story
March 28, 2024



Rear Elevation 'A'



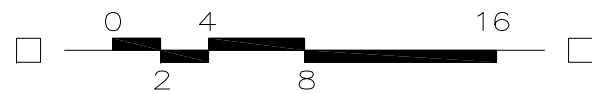
Partial Right Elevation 'A'

Elevations
at Covered Patio



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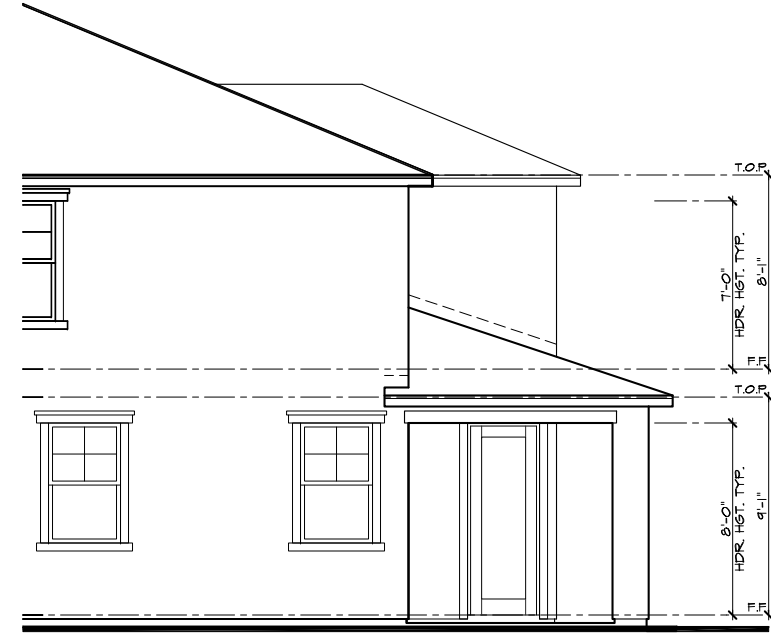
ROLLINGWOOD



PLAN No. : 230.1870
JOB No. : 600153
STORY: Two Story
March 28, 2024



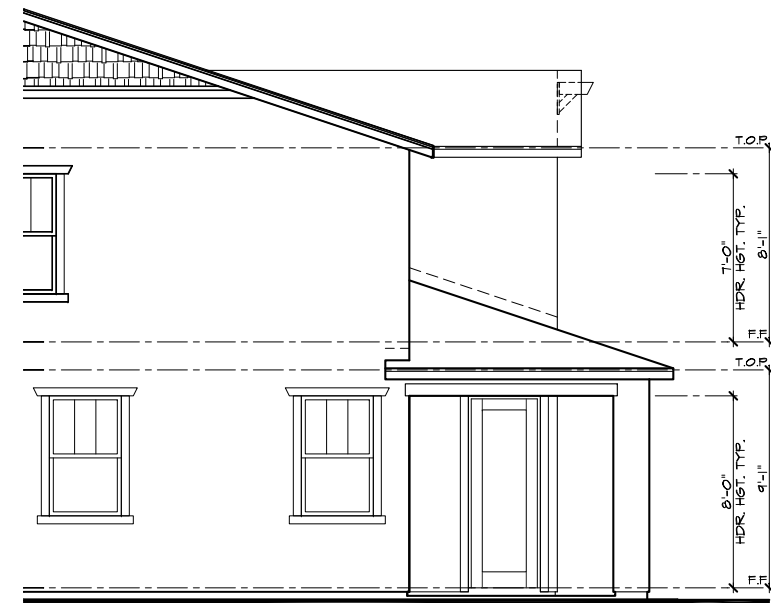
Rear Elevation 'C'



Partial Right Elevation 'C'



Rear Elevation 'B'



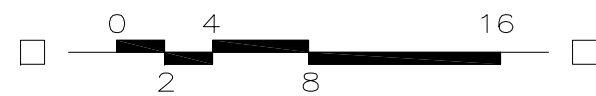
Partial Right Elevation 'B'

Elevations
at Covered Patio



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ELEVATION LEGEND

- 1

CONCRETE 'S' TILE ROOFING
- 2

CONCRETE FLAT TILE ROOFING
- 3

WOOD FASCIA BOARD
- 4

STUCCO FINISH
- 5

STUCCO OVER FOAM TRIM
- 6

STUCCO OVER FOAM CORBELS
- 7

DECORATIVE STUCCO COLUMNS
(STUCCO OVER WOOD FRAMING)
- 8

PRE-FAB WINDOW SYSTEM
- 9

COMPOSITE ENTRY DOOR
- 10

METAL ROLL-UP GARAGE DOOR
- 11

DECORATIVE SHUTTERS
- 12

STUCCO OVER SHAPED
FOAM TRIM
- 13

DECORATIVE STUCCO RECESS
- 14

CEMENT FIBER SIDING
- 15

DECORATIVE CLAY PIPE
- 16

STONE VENEER
- 17

DECORATIVE FOAM VENTS
- 18

COACH LIGHT
- 19

DECORATIVE BOARD & BATTEN
- 20

WOOD POST
- 21

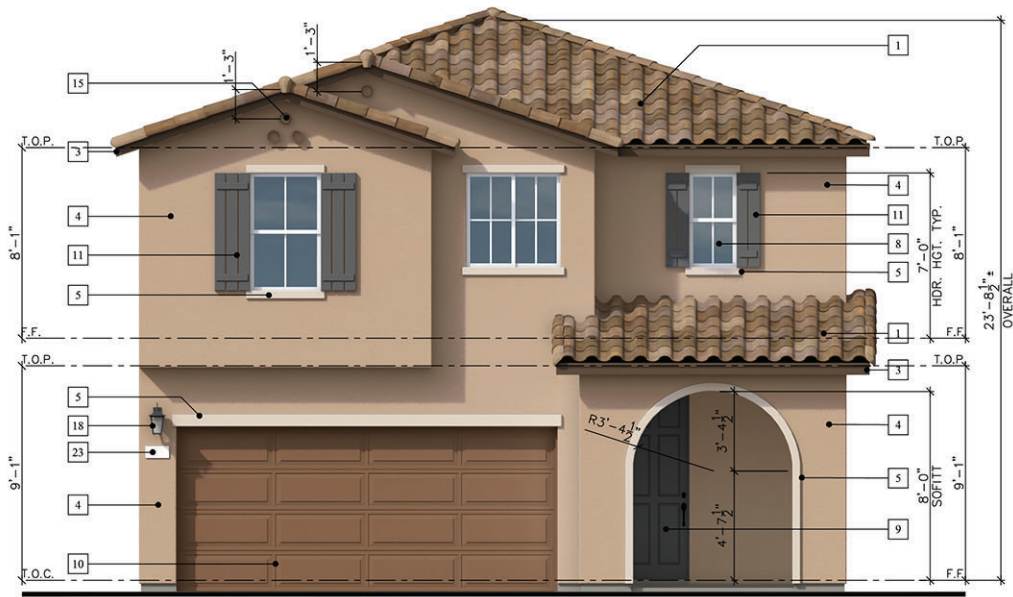
BRICK VENEER
- 22

FIBER CEMENT CORBEL
- 23

ILLUMINATED ADDRESS SIGN
- 24

DECORATIVE OUTLOOKER
WITH KNEEBRACE
- 25

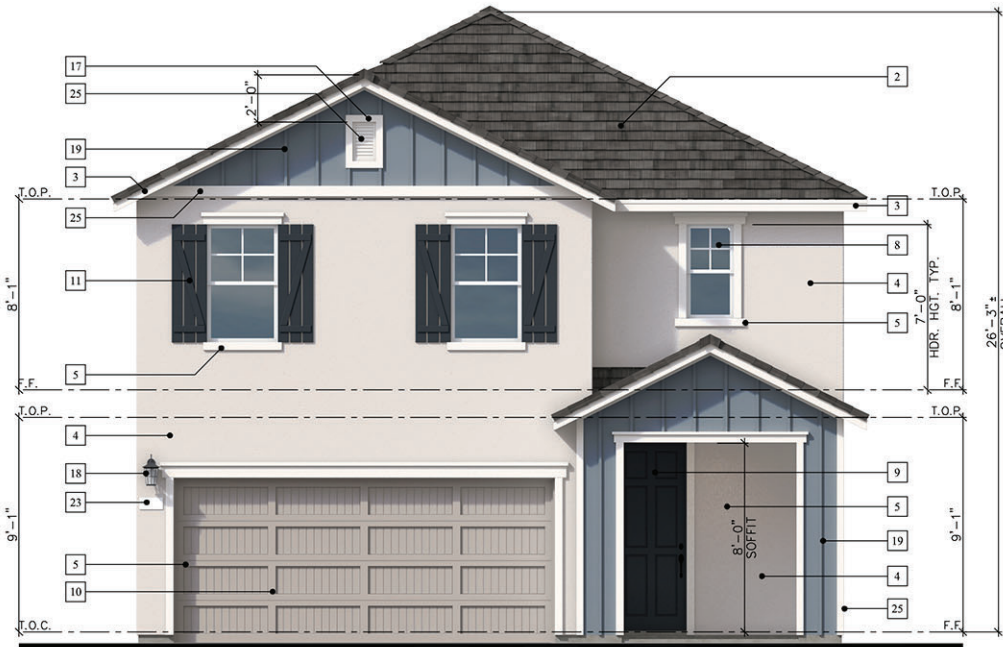
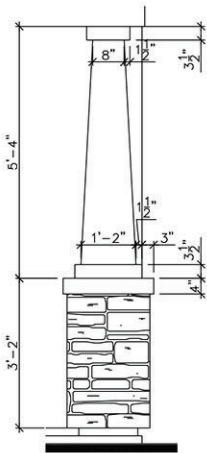
FIBER CEMENT TRIM



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse

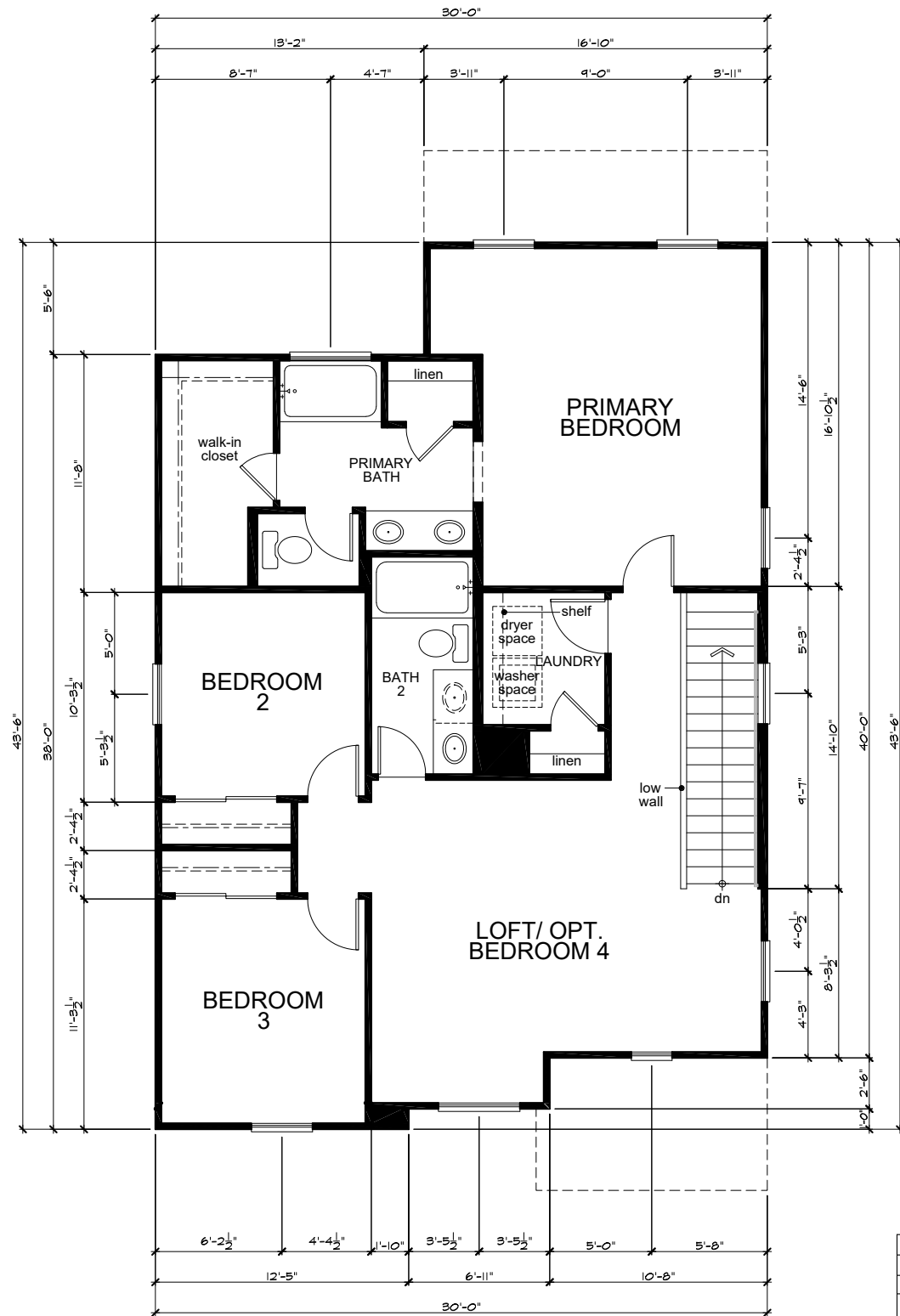


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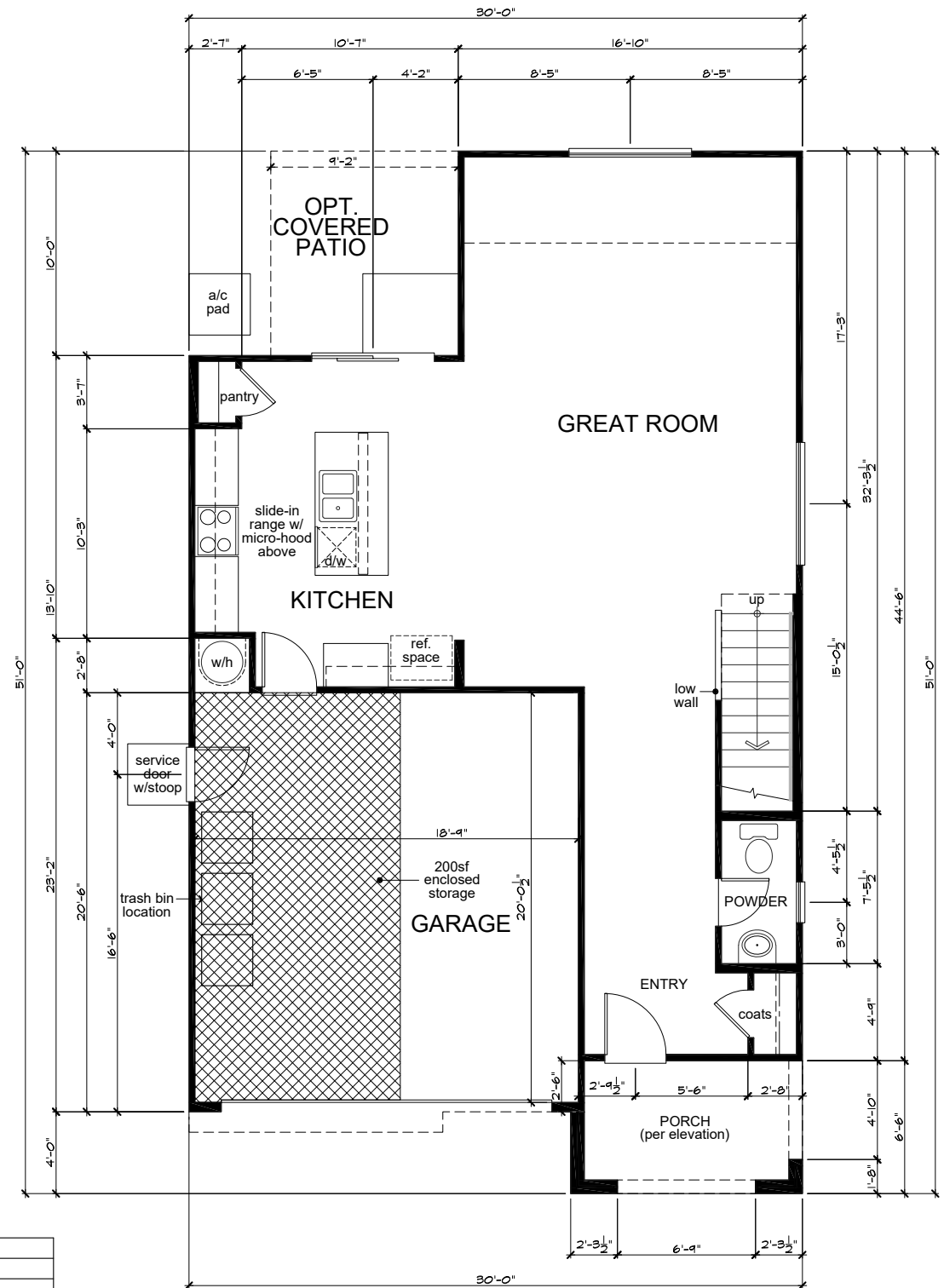


PLAN No. : 230.1972
JOB No. : 600153
STORY: Two Story
March 28, 2024



Second Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 230.1972				
	'A'	'B'	'C'	
FIRST FLOOR AREA	853	853	853	SQ. FT.
SECOND FLOOR AREA	1130	1130	1114	SQ. FT.
TOTAL AREA	1983	1983	1967	SQ. FT.
GARAGE AREA	399	399	399	SQ. FT.
PORCH AREA	12	12	12	SQ. FT.
OPTIONS:				
COVERED PATIO	42	42	42	SQ. FT.



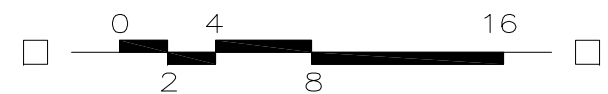
First Floor Plan 'A'



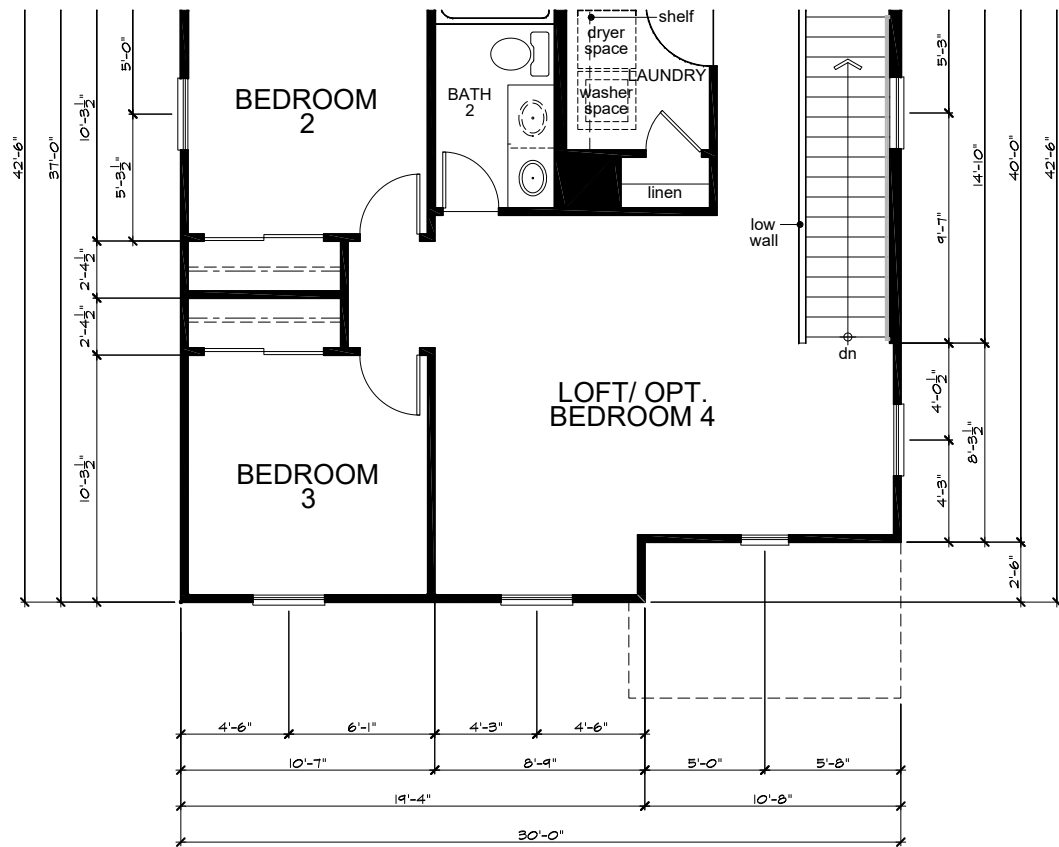
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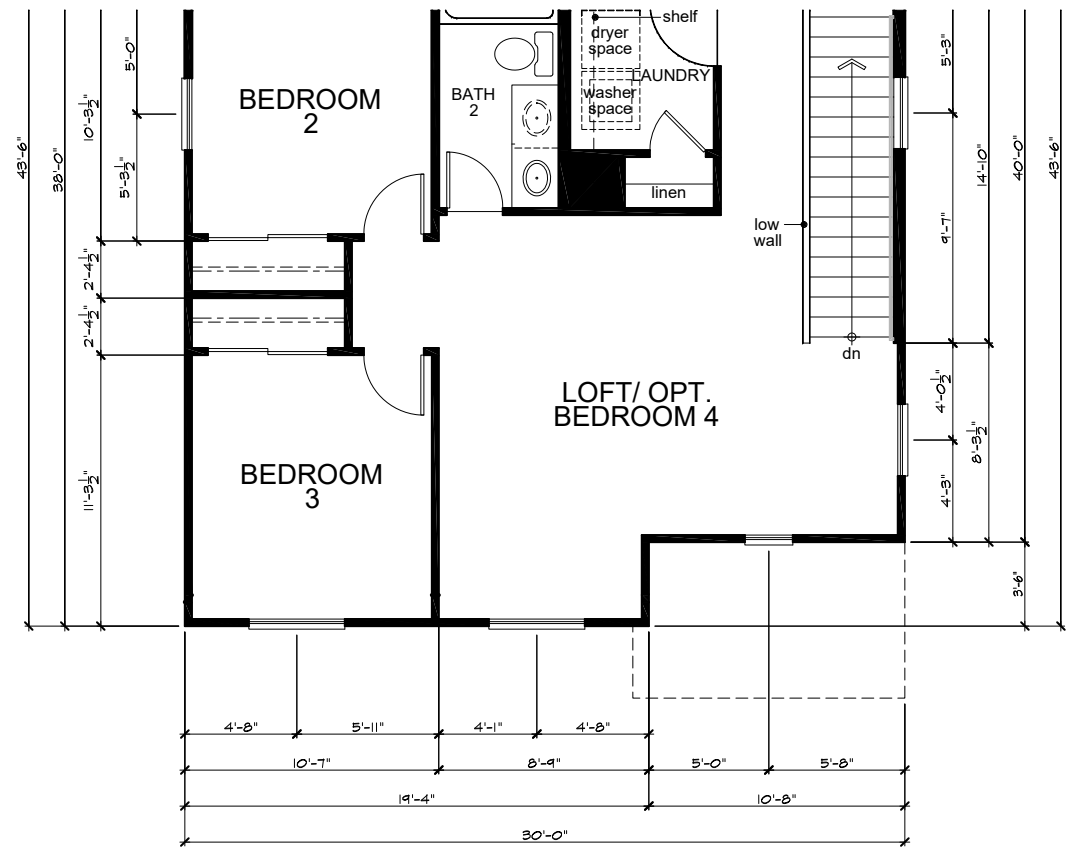
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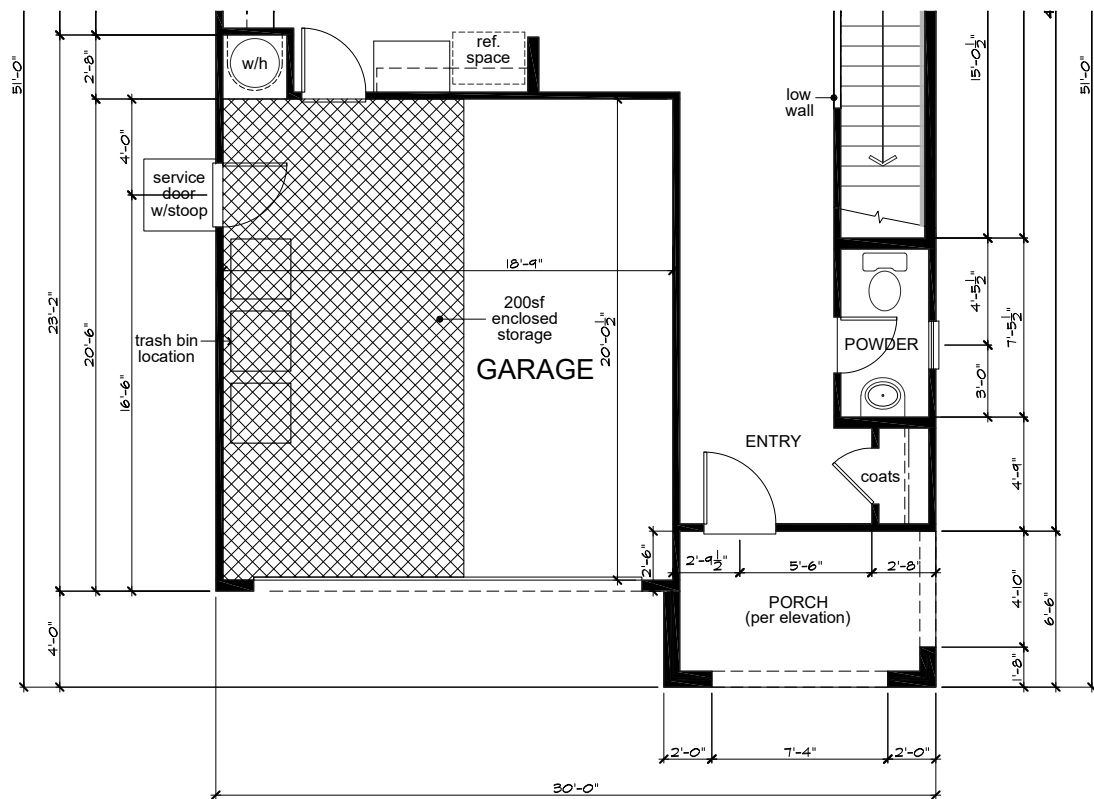
PLAN No. : 230.1972
JOB No. : 600153
STORY: Two Story
March 28, 2024



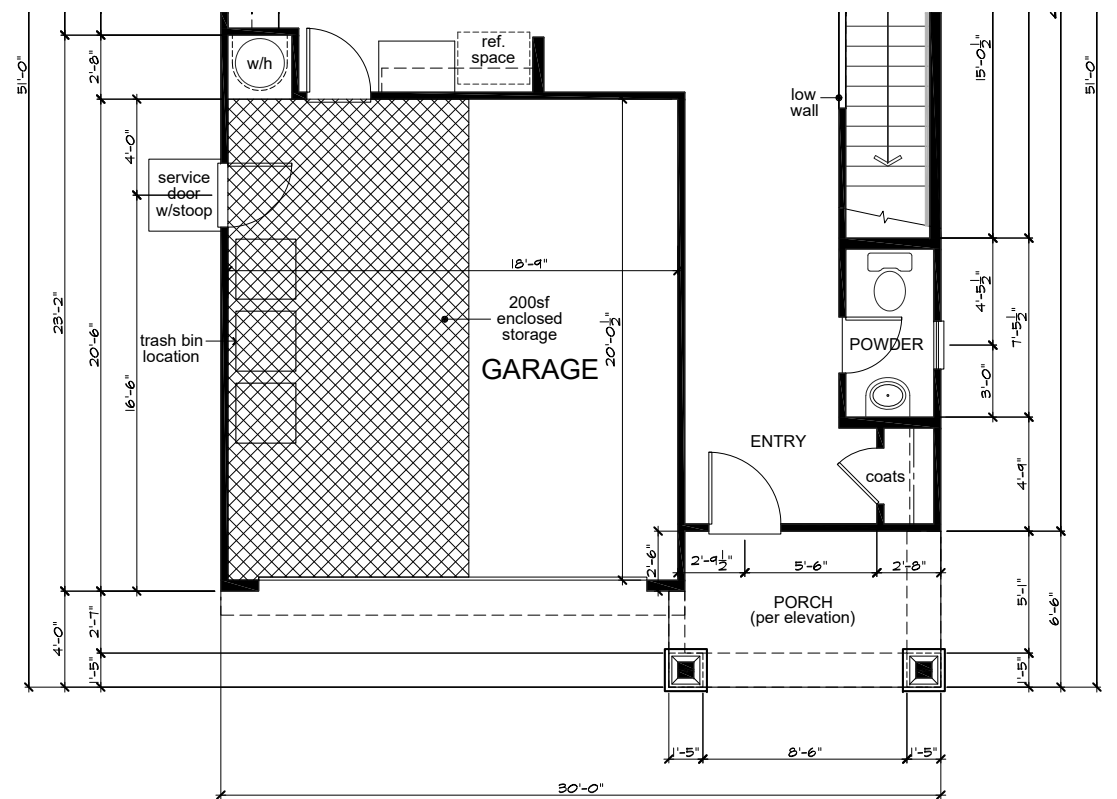
Second Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'C'



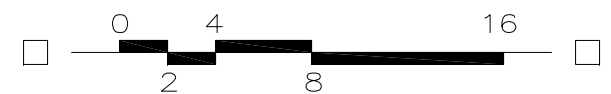
First Floor Plan 'B'



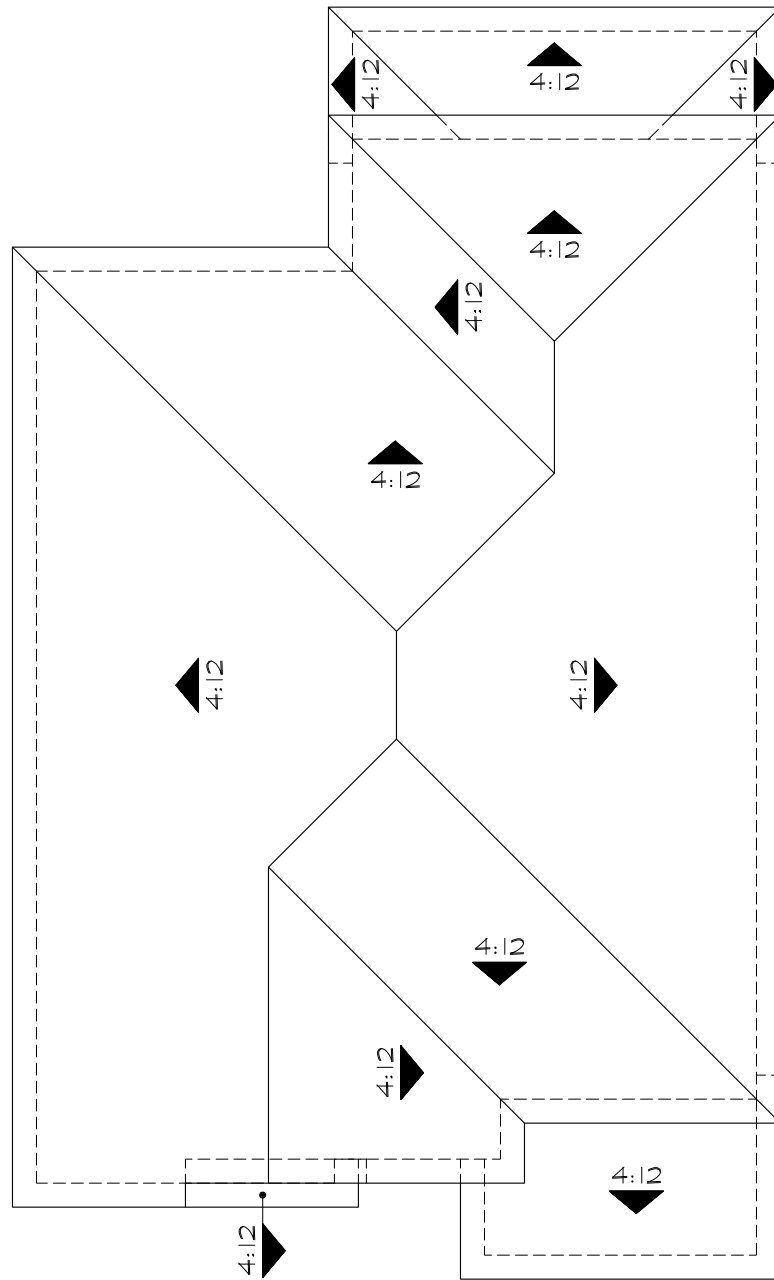
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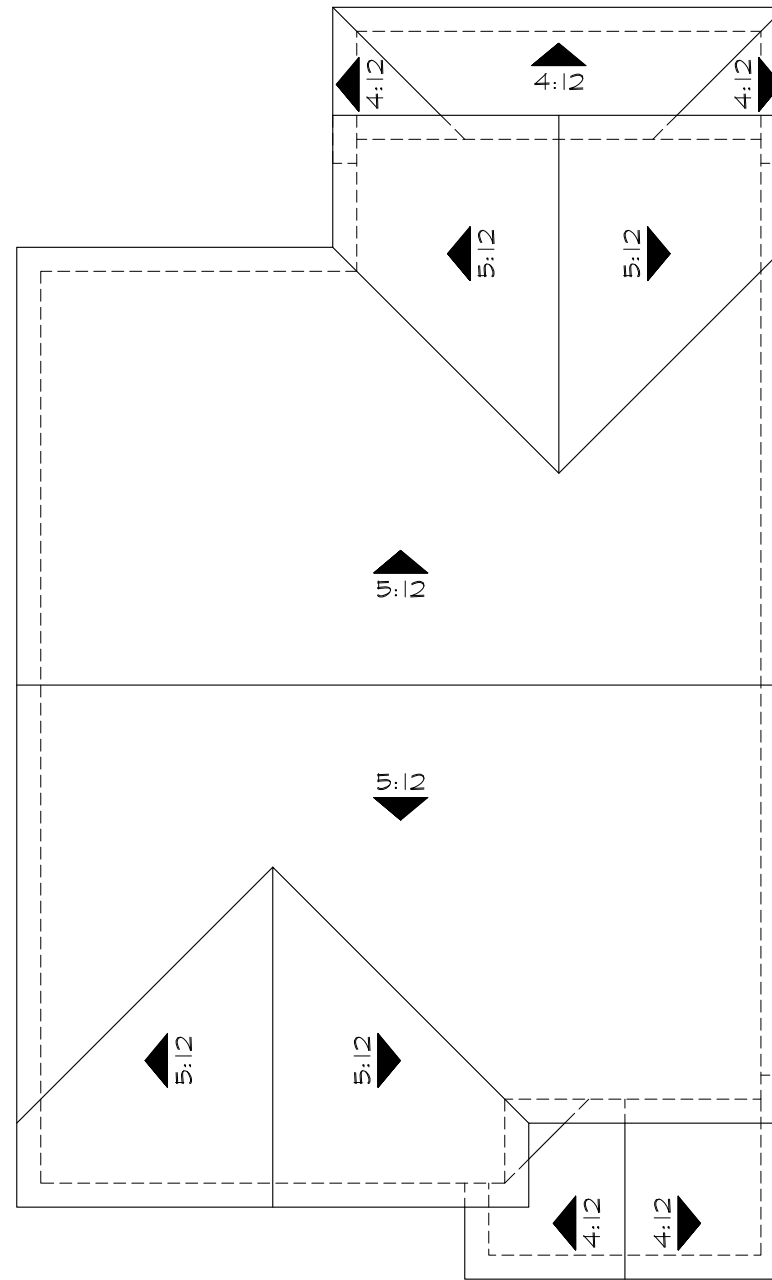


PLAN No. : 230.1972
JOB No. : 600153
STORY: Two Story
March 28, 2024



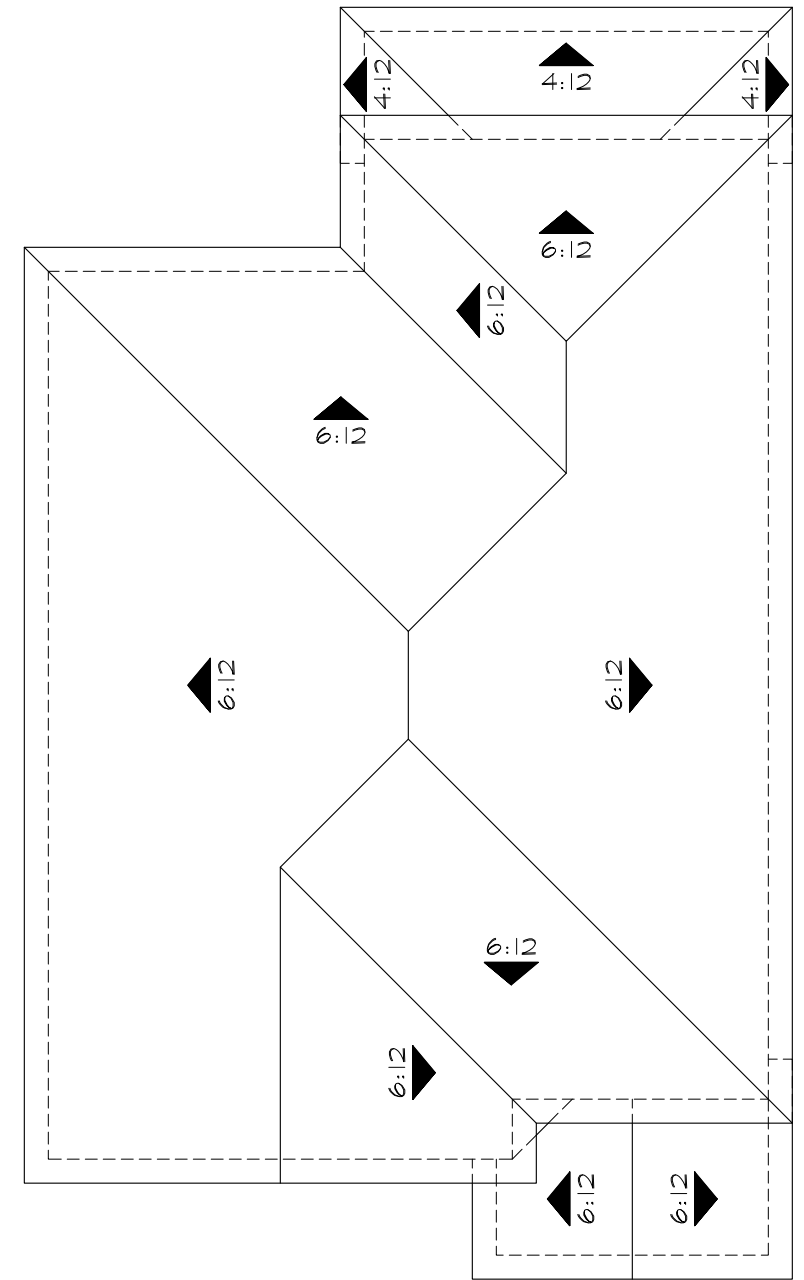
'A'

Roof Area: 1336 SF



'B'

Roof Area: 1342 SF



'C'

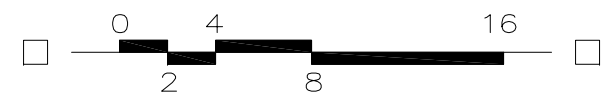
Roof Area: 1324 SF

Roof Plans

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PLAN No. : 230.1972
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Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'

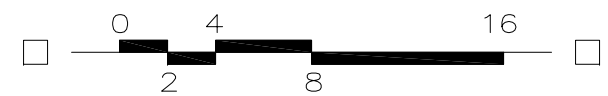


Rear Elevation 'A'

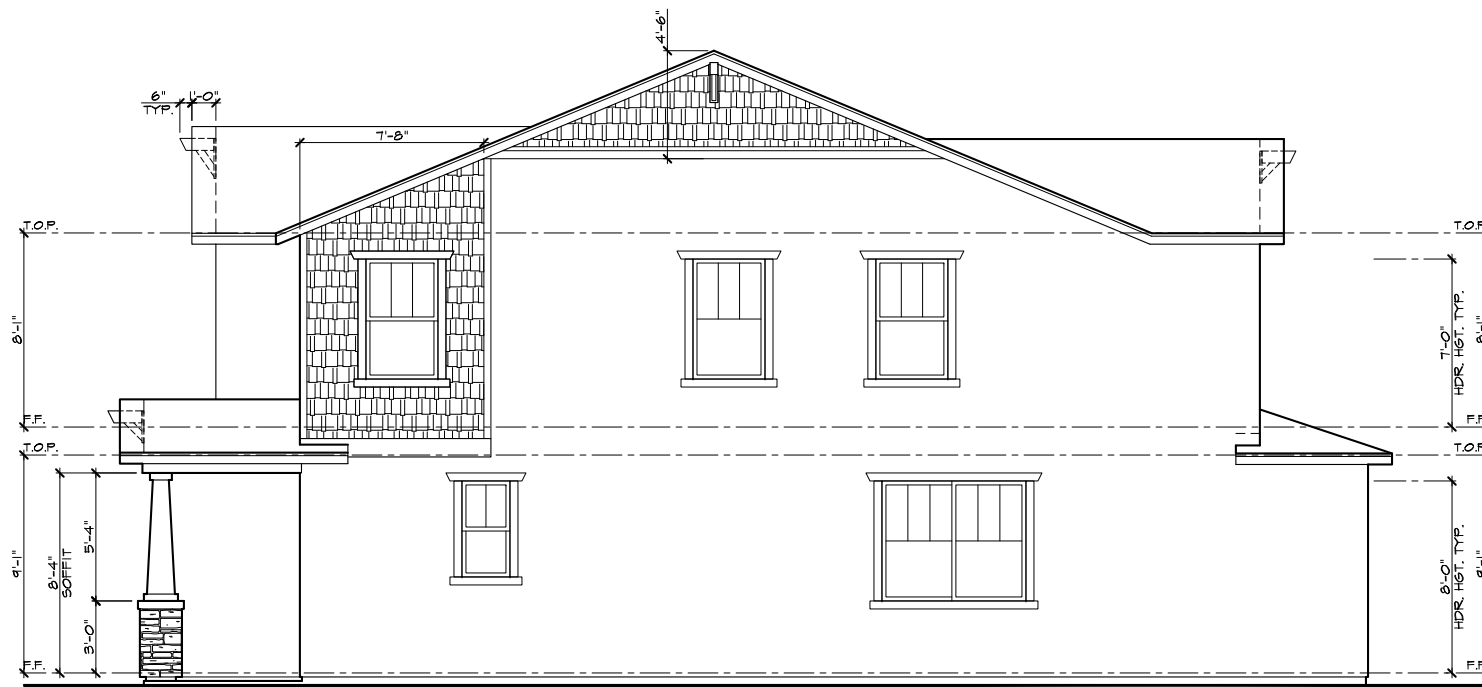
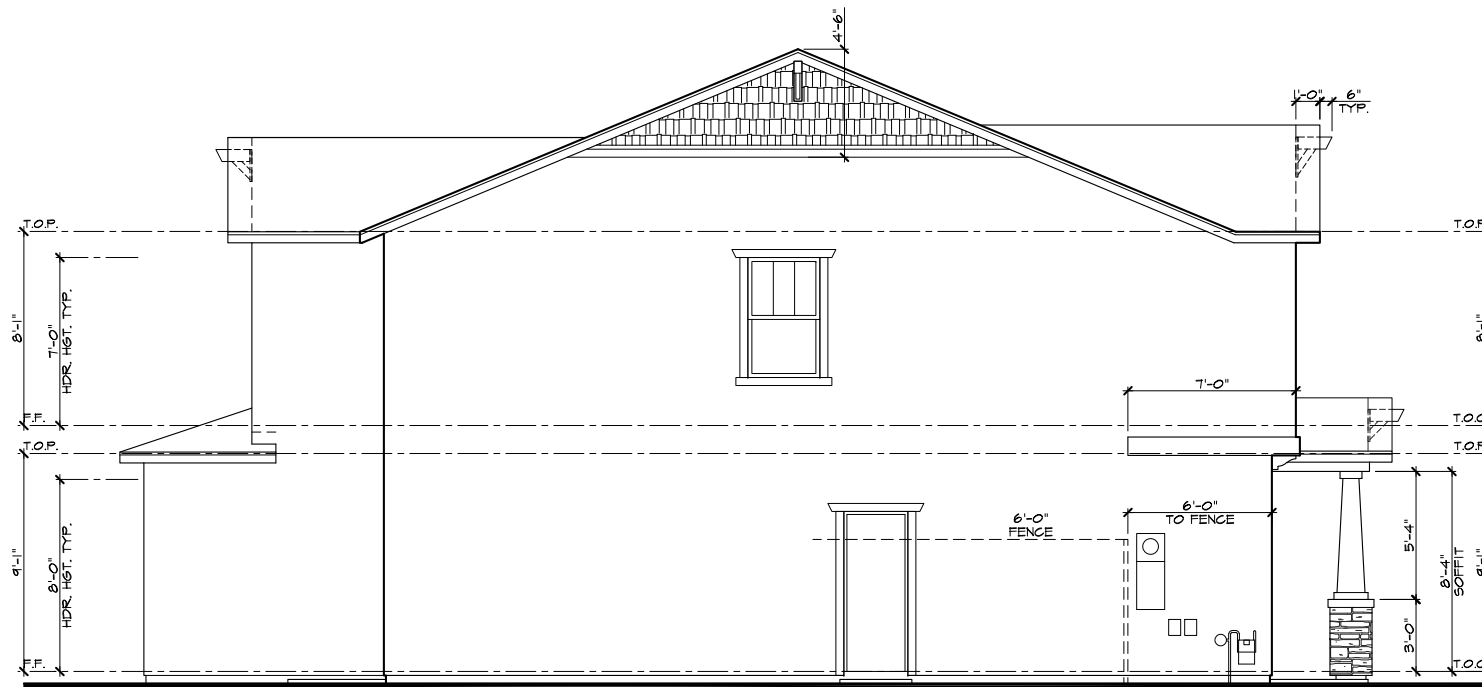


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Left Elevation 'C'



Right Elevation 'C'



Front Elevation 'C' - Farmhouse



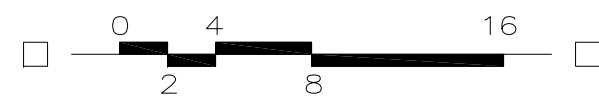
Rear Elevation 'C'



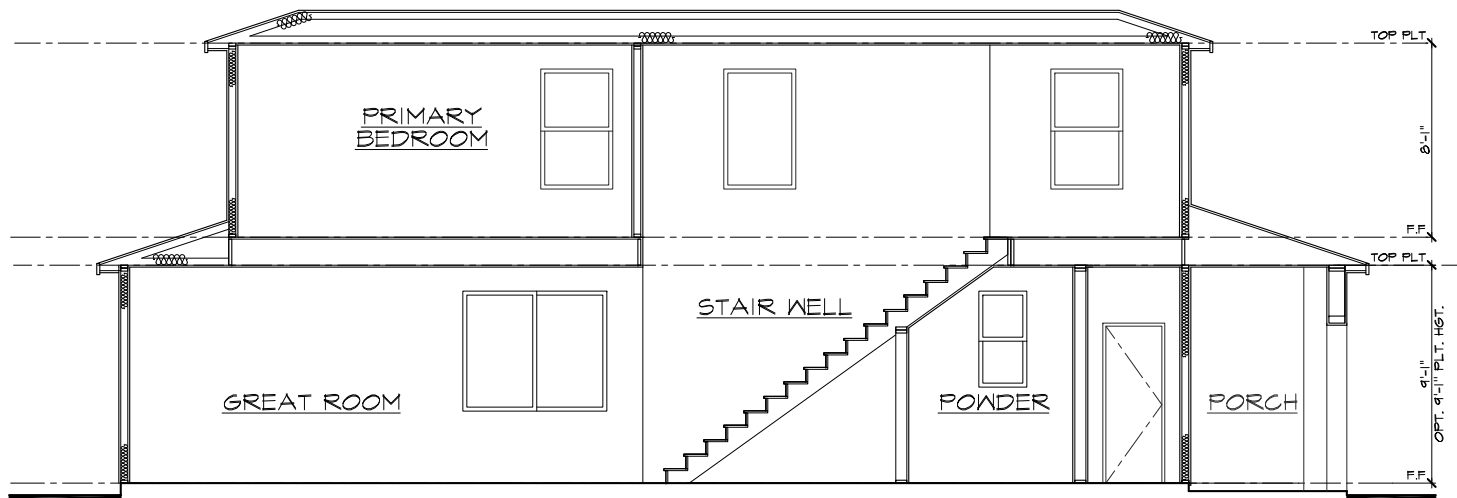
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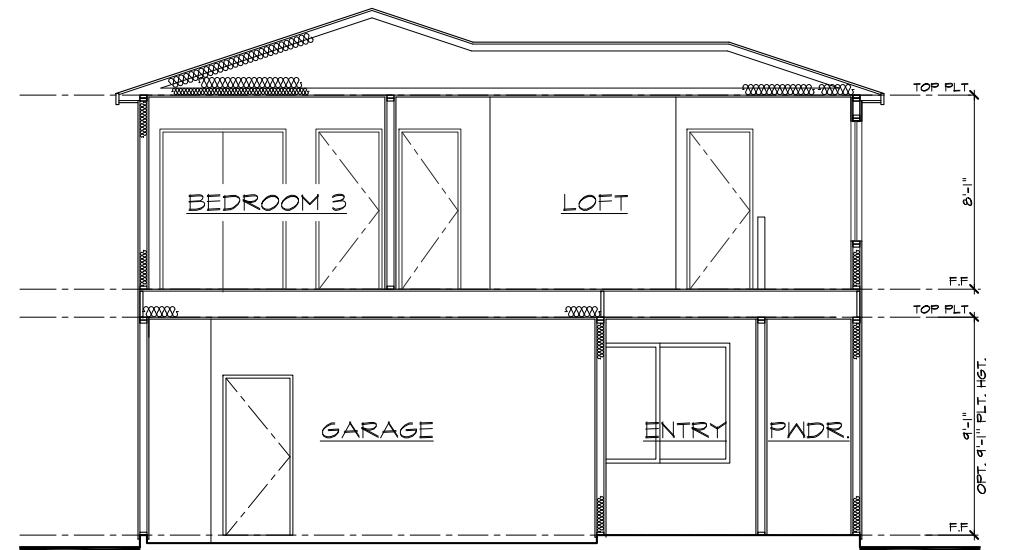
ROLLINGWOOD



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Section B



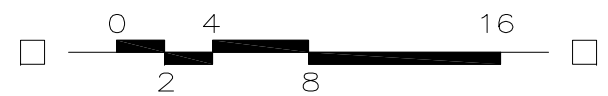
Section A

Building Sections Elevation 'A'

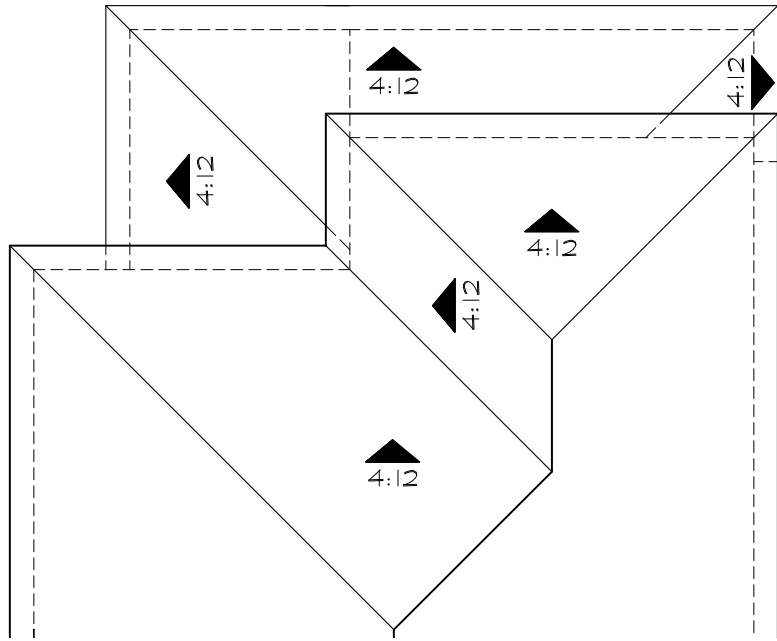


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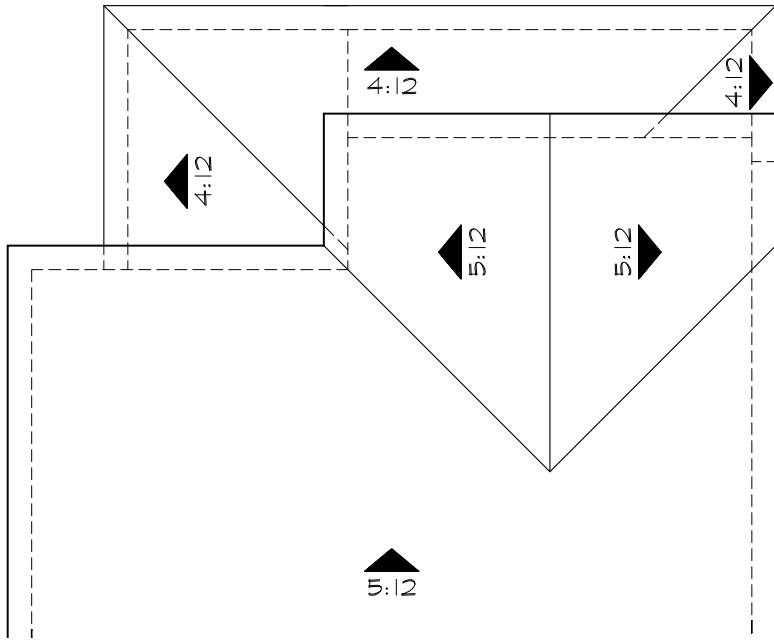
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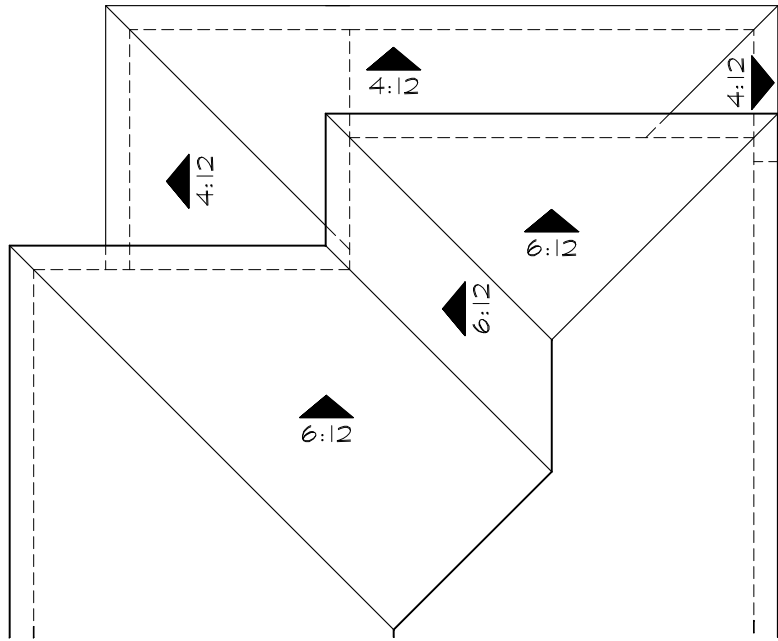
PLAN No. : 230.1972
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'A'

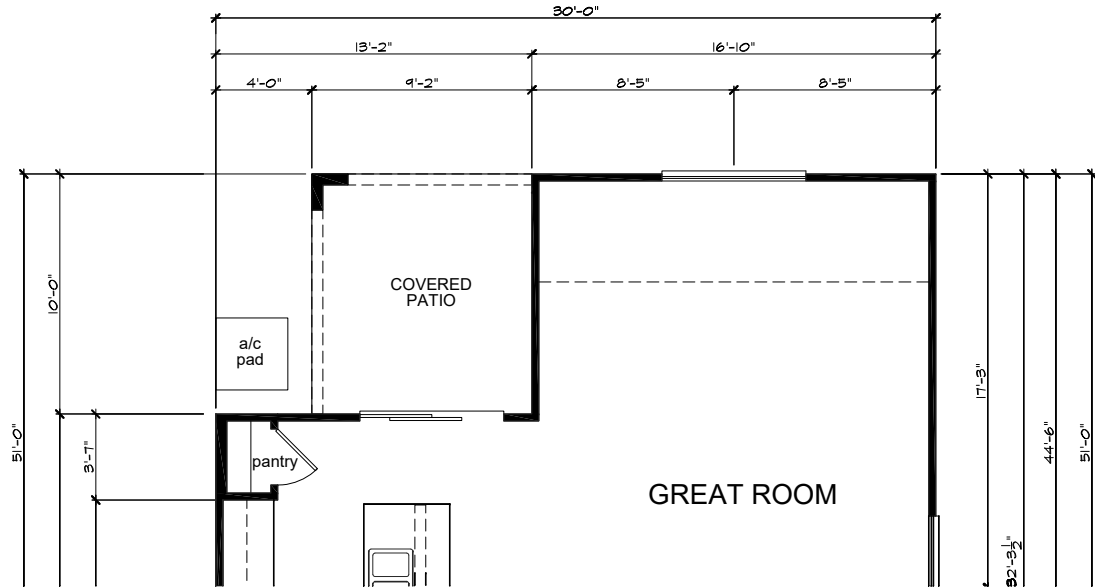


'B'



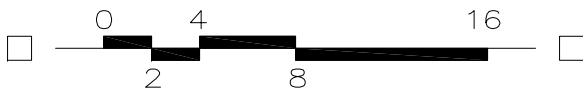
'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

ROLLINGWOOD



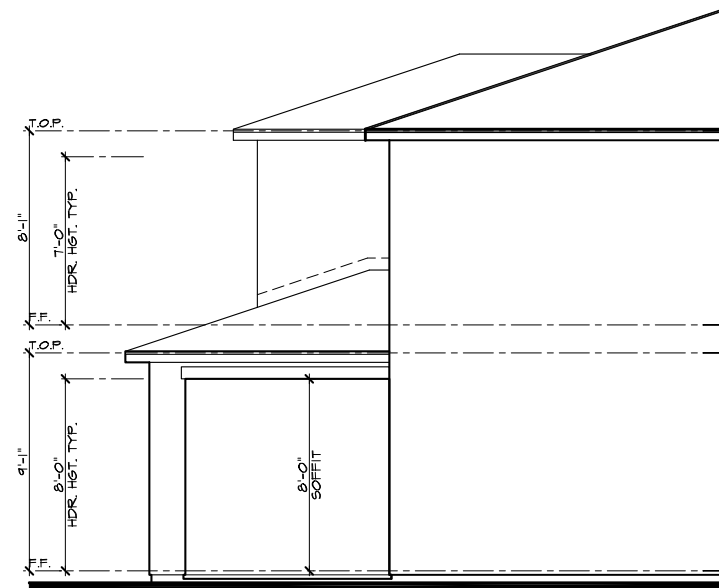
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Rear Elevation 'A'



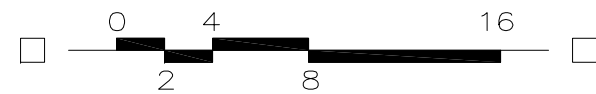
Partial Left Elevation 'A'

Elevations
at Covered Patio

ROLLINGWOOD



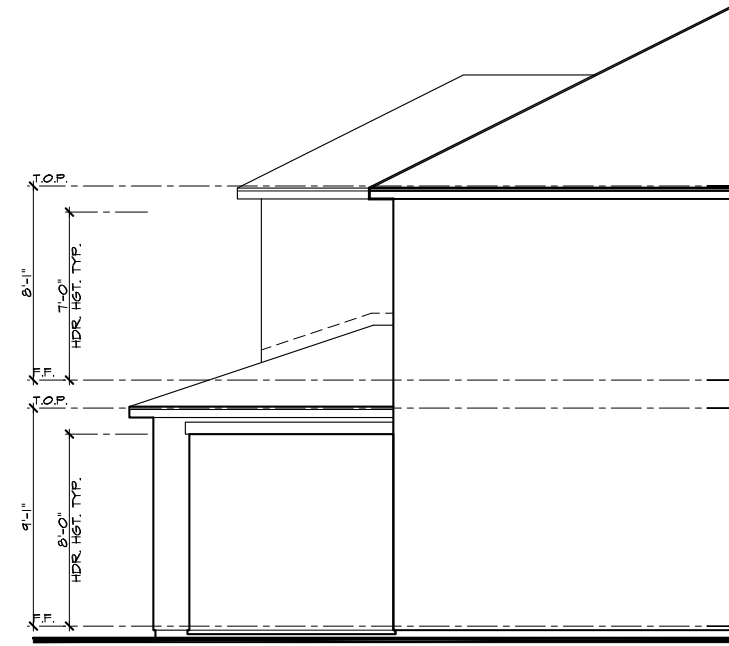
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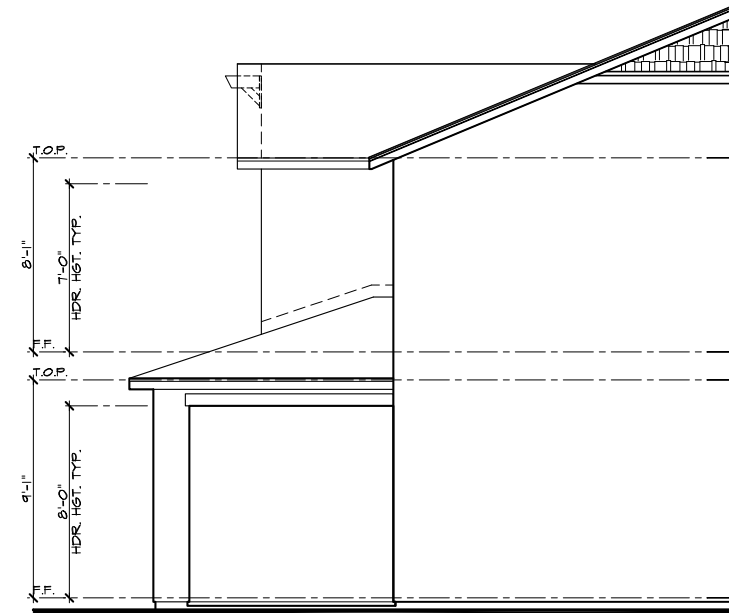
Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



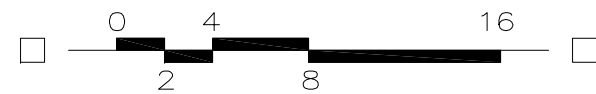
Partial Left Elevation 'B'

Elevations at Covered Patio



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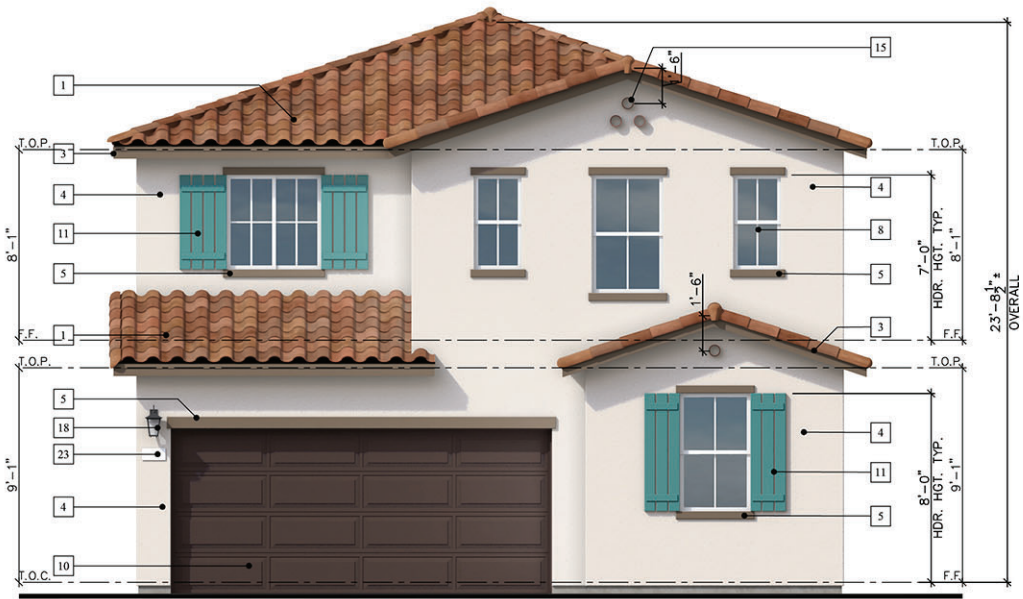
ROLLINGWOOD



PLAN No. : 230.1972
JOB No. : 600153
STORY: Two Story
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ELEVATION LEGEND

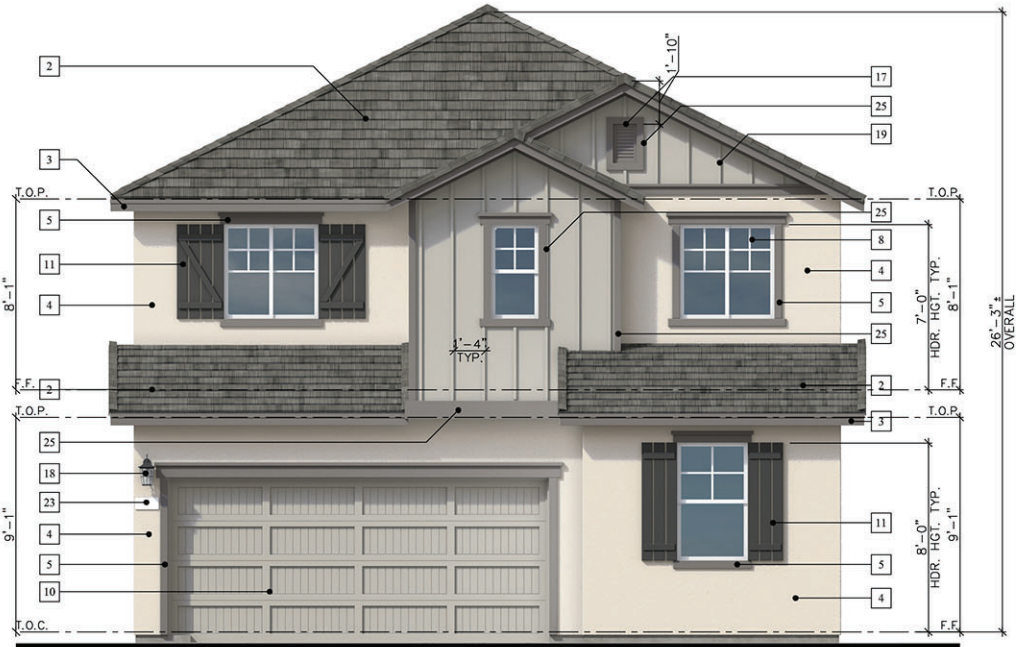
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 STUCCO OVER SHAPED FOAM TRIM
- 13 DECORATIVE STUCCO RECESS
- 14 CEMENT FIBER SIDING
- 15 DECORATIVE CLAY PIPE
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 COACH LIGHT
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 FIBER CEMENT CORBEL
- 23 ILLUMINATED ADDRESS SIGN
- 24 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 25 FIBER CEMENT TRIM



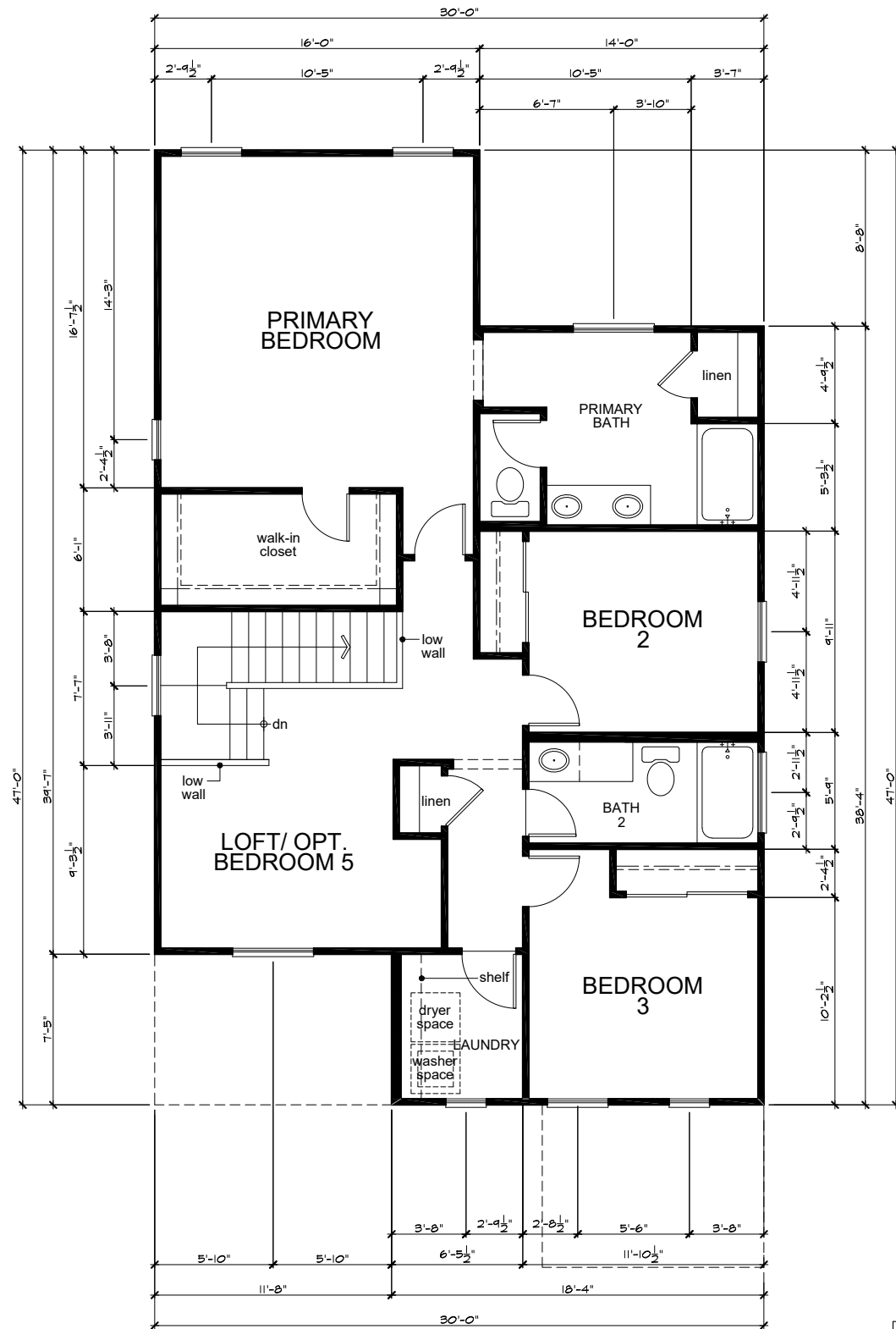
Elevation 'A' - Spanish



Elevation 'B' - Craftsman

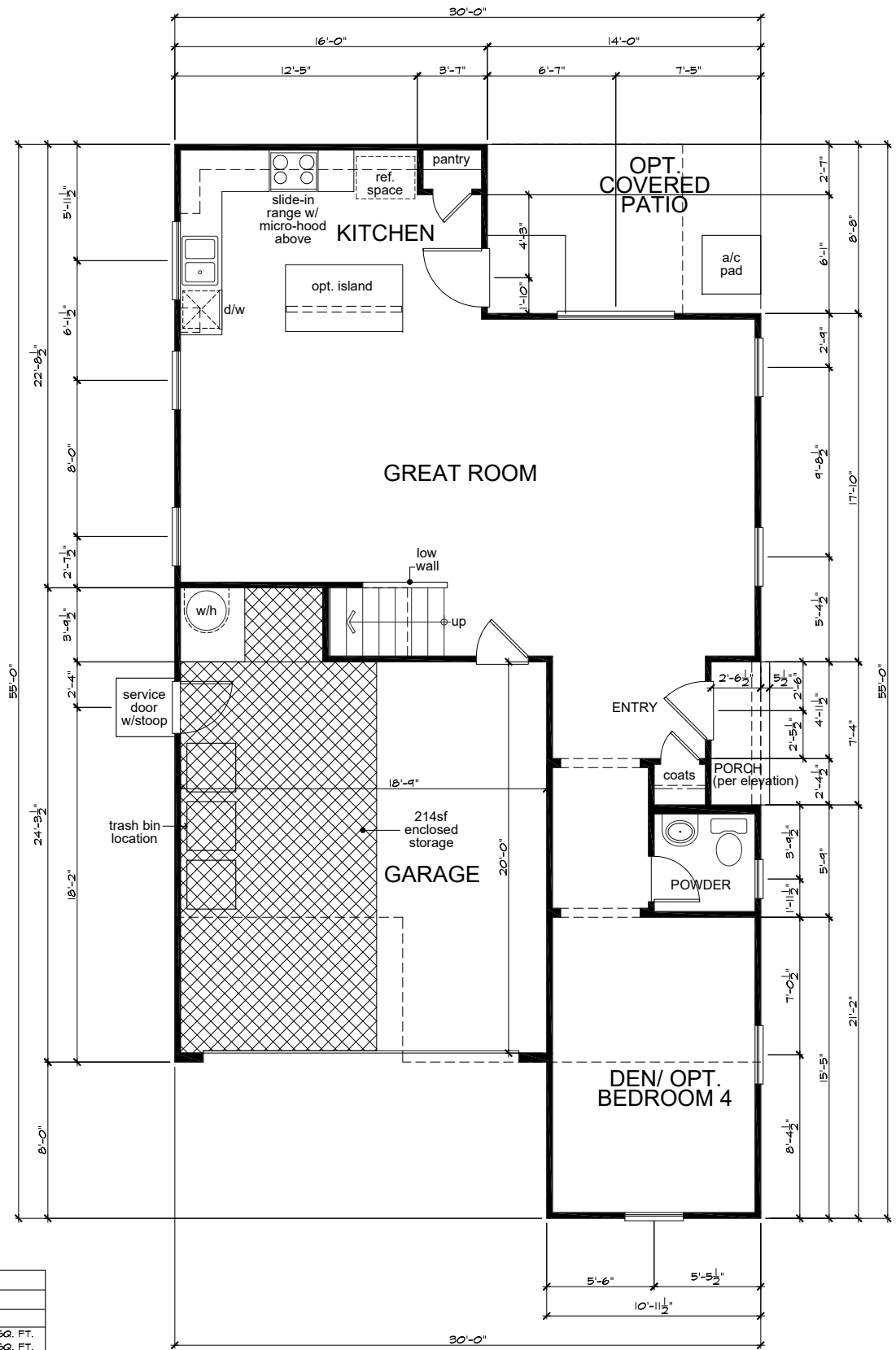


Elevation 'C' - Farmhouse



Second Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 230.2124				
	'A'	'B'	'C'	SQ. FT.
FIRST FLOOR AREA	957	957	957	SQ. FT.
SECOND FLOOR AREA	1187	1198	1194	SQ. FT.
TOTAL AREA	2124	2135	2131	SQ. FT.
GARAGE AREA	420	420	420	SQ. FT.
PORCH AREA	22	22	22	SQ. FT.
OPTIONS:				
COVERED PATIO	87	87	87	SQ. FT.



First Floor Plan 'A'

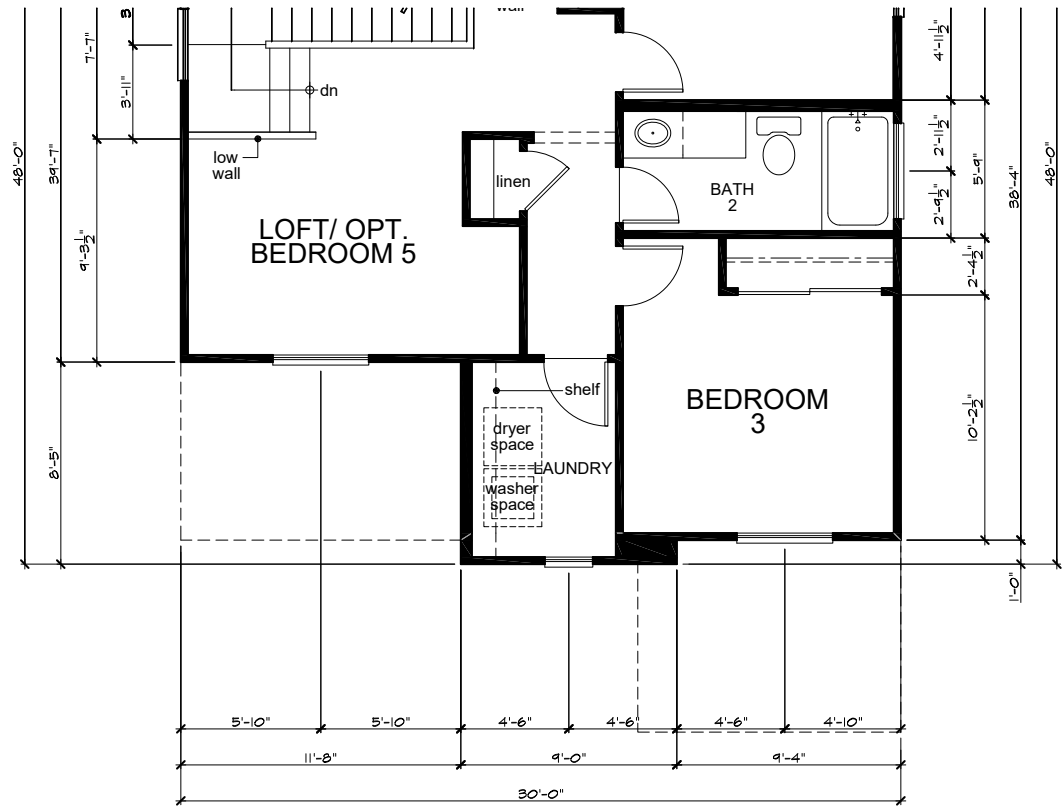


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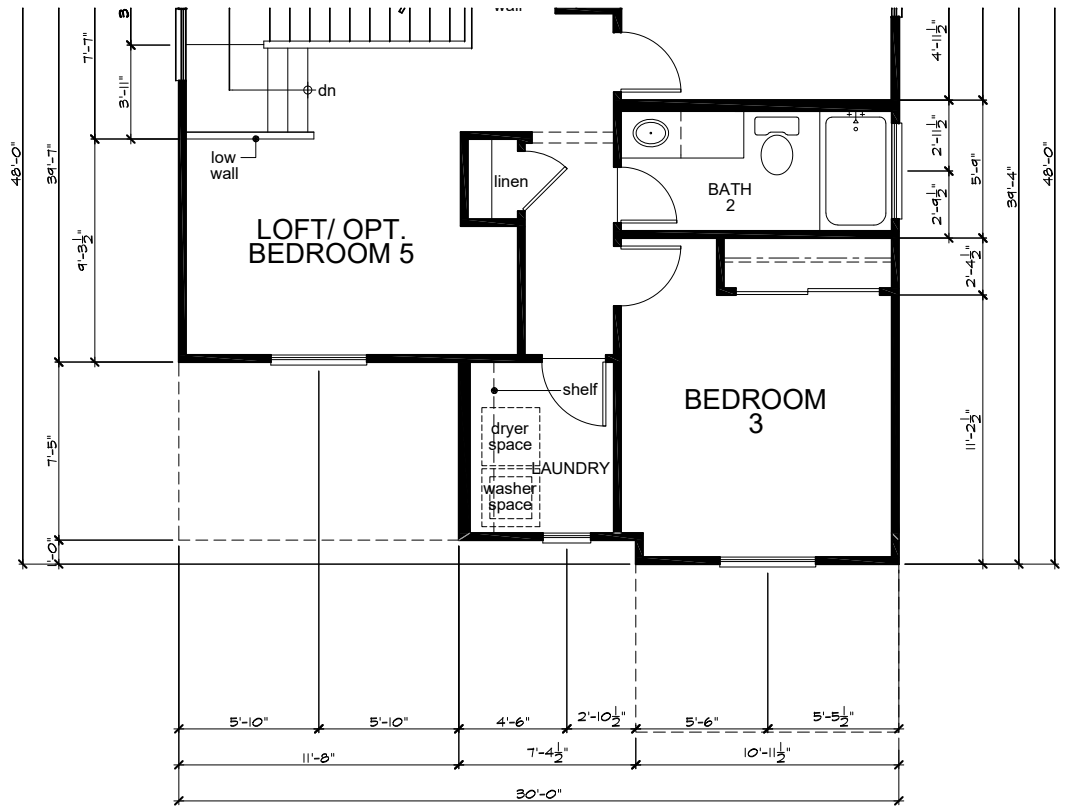
ROLLINGWOOD



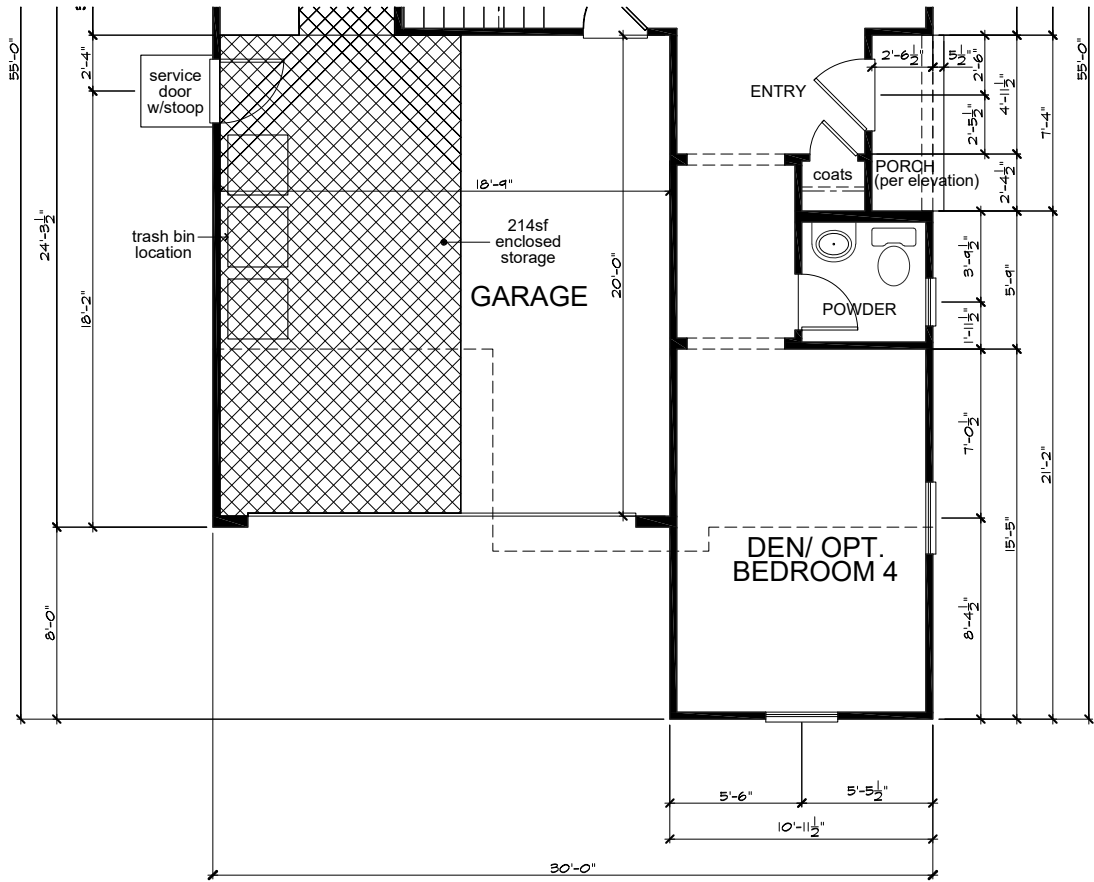
PLAN No. : 230.2124
JOB No. : 600153
STORY: Two Story
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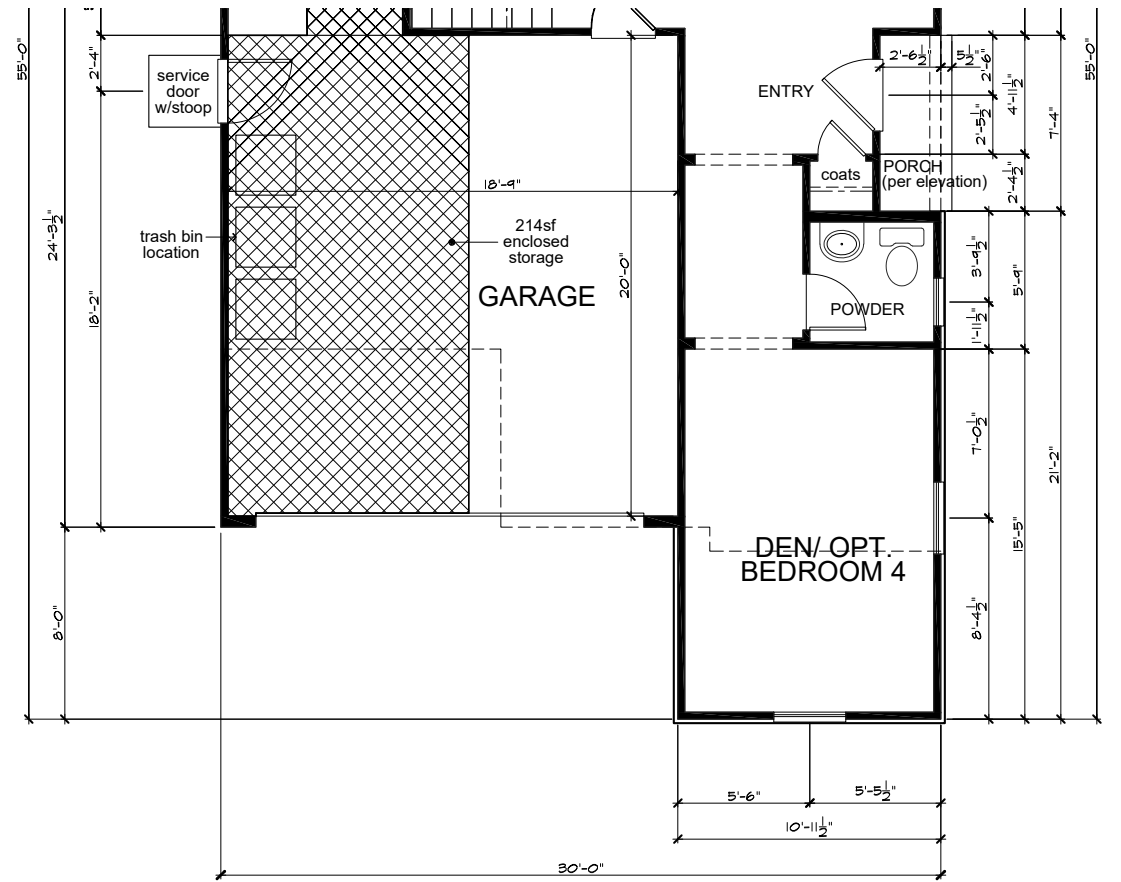
Second Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'C'



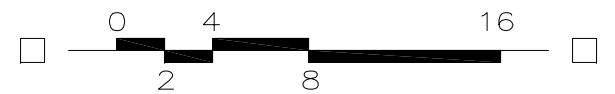
First Floor Plan 'B'



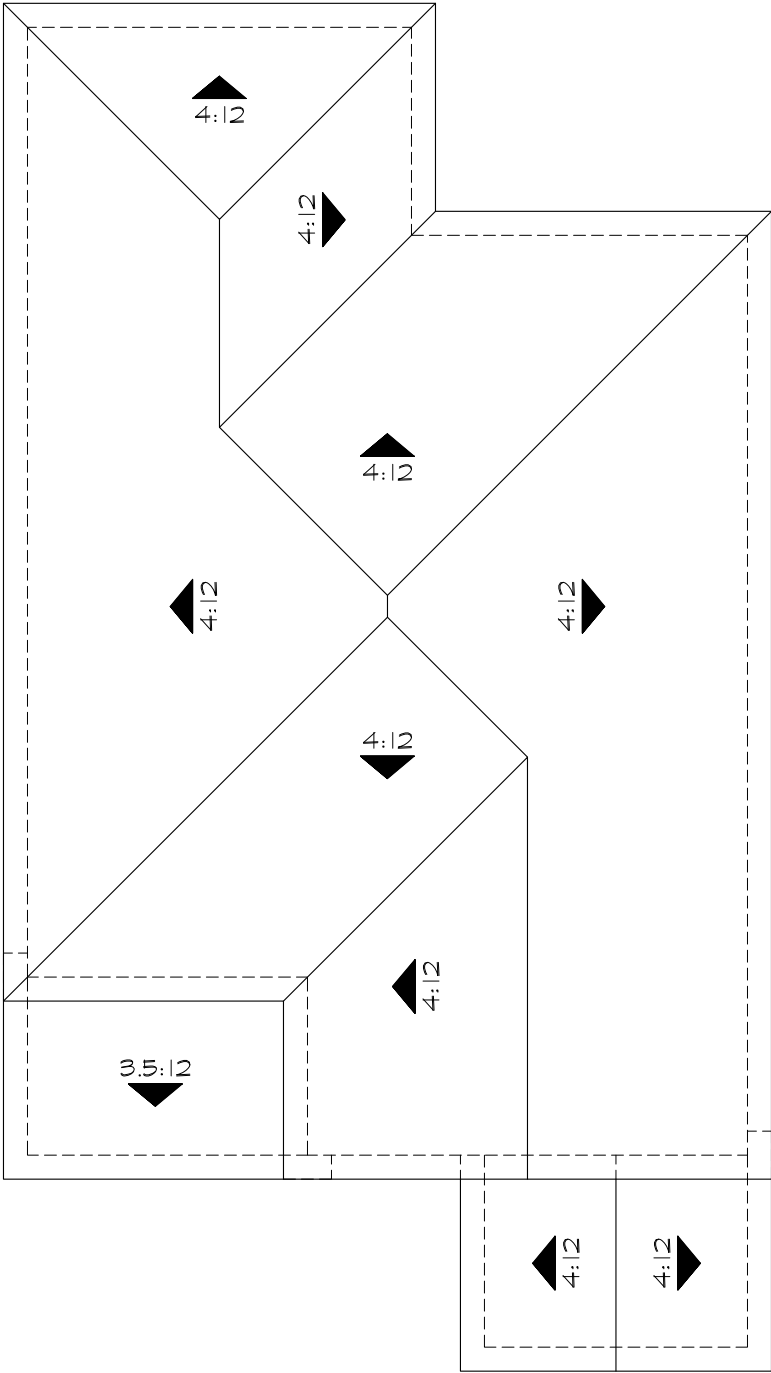
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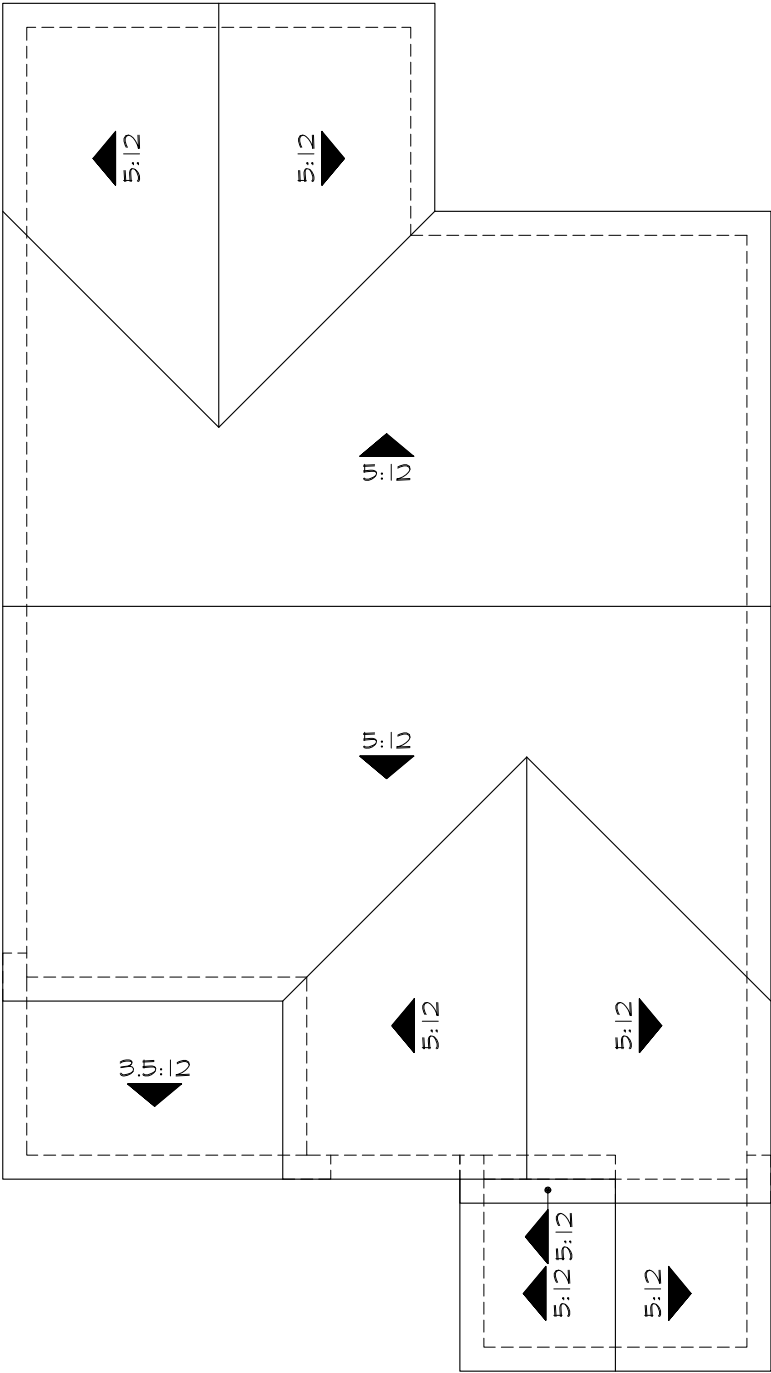


PLAN No. : 230.2124
JOB No. : 600153
STORY: Two Story
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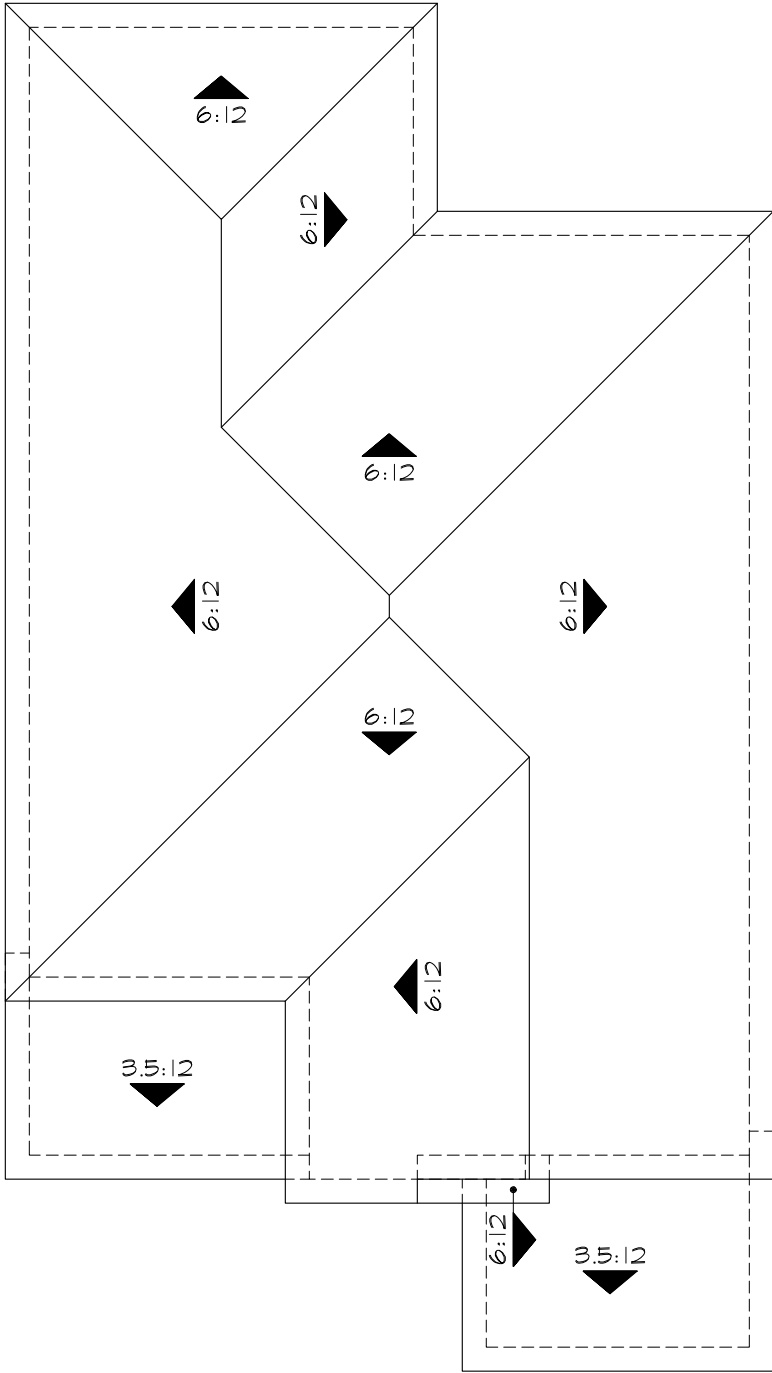
'A'

Roof Area: 1376 SF



'B'

Roof Area: 1376 SF



'C'

Roof Area: 1384 SF

Roof Plans

ROLLINGWOOD



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Left Elevation 'A'



Front Elevation 'A' - Spanish

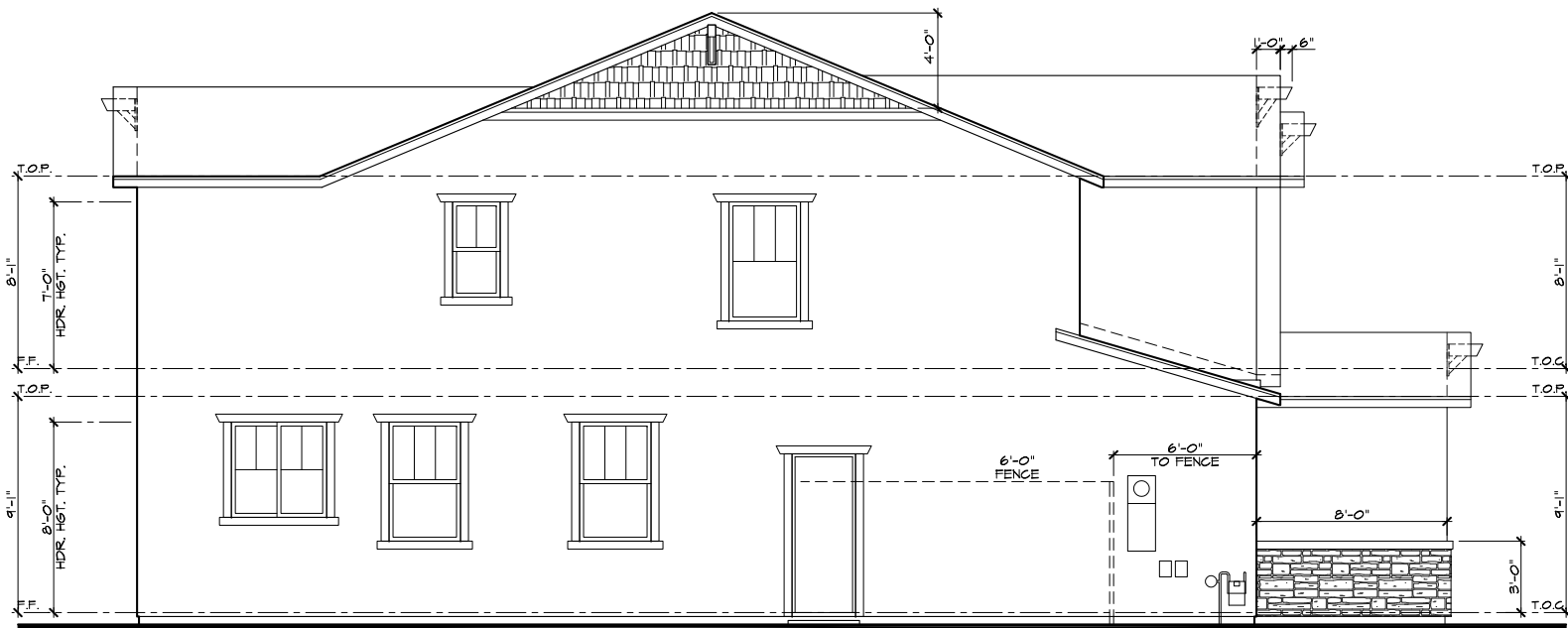


Right Elevation 'A'



Rear Elevation 'A'





Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



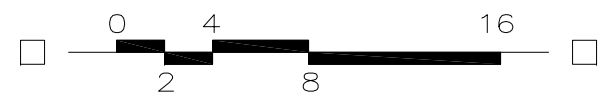
Rear Elevation 'B'



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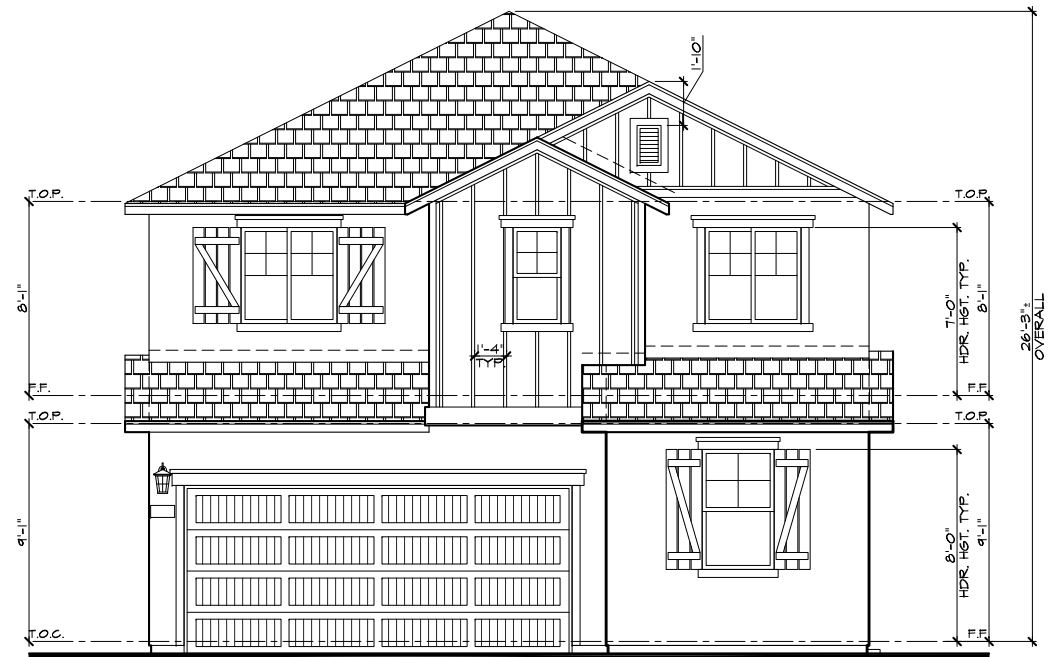
PLAN No. : 230.2124
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Left Elevation 'C'



Right Elevation 'C'



Front Elevation 'C' - Farmhouse



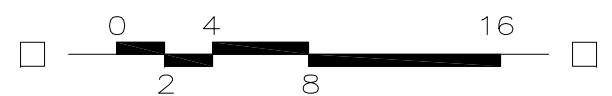
Rear Elevation 'C'



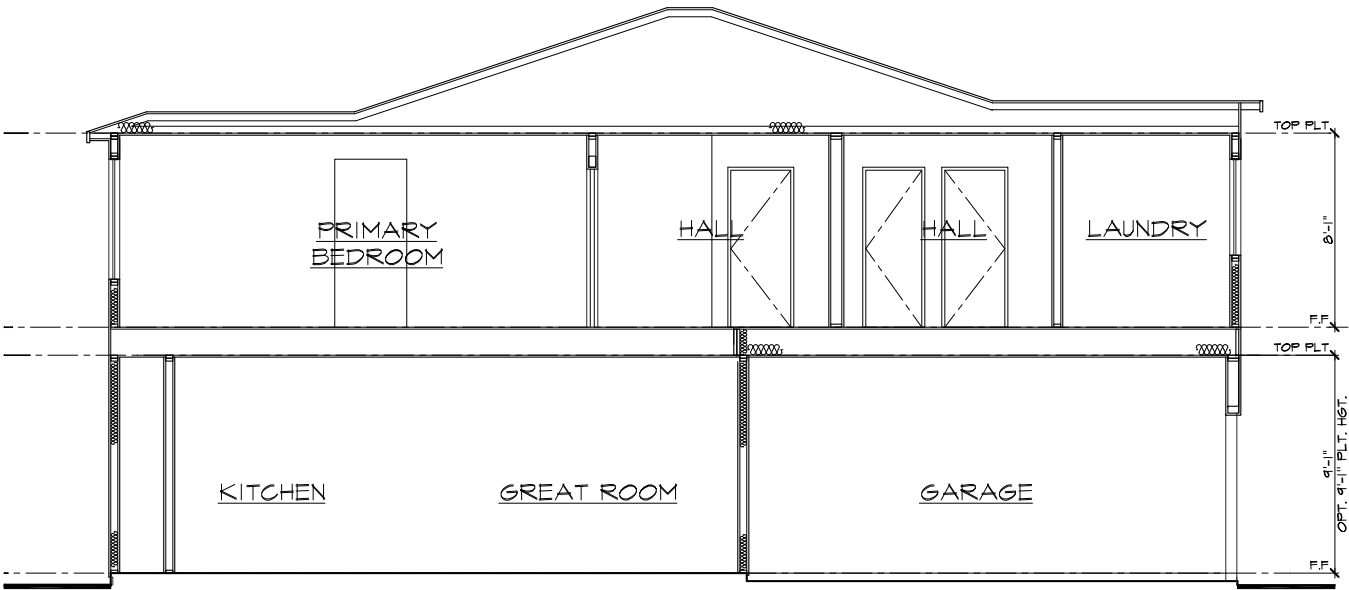
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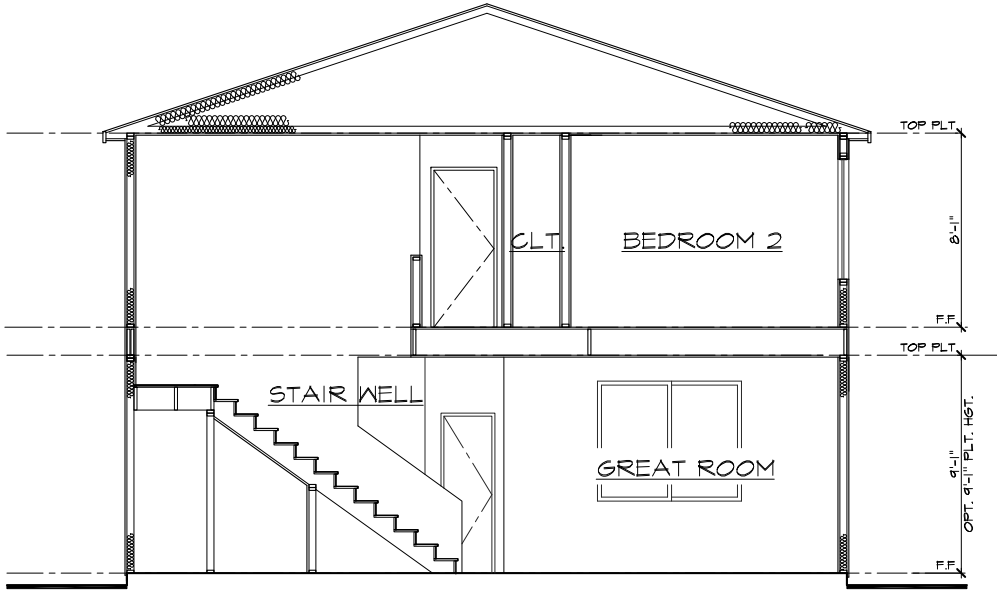
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PLAN No. : 230.2124
JOB No. : 600153
STORY: Two Story
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Section B



Section A

Building Sections Elevation 'A'

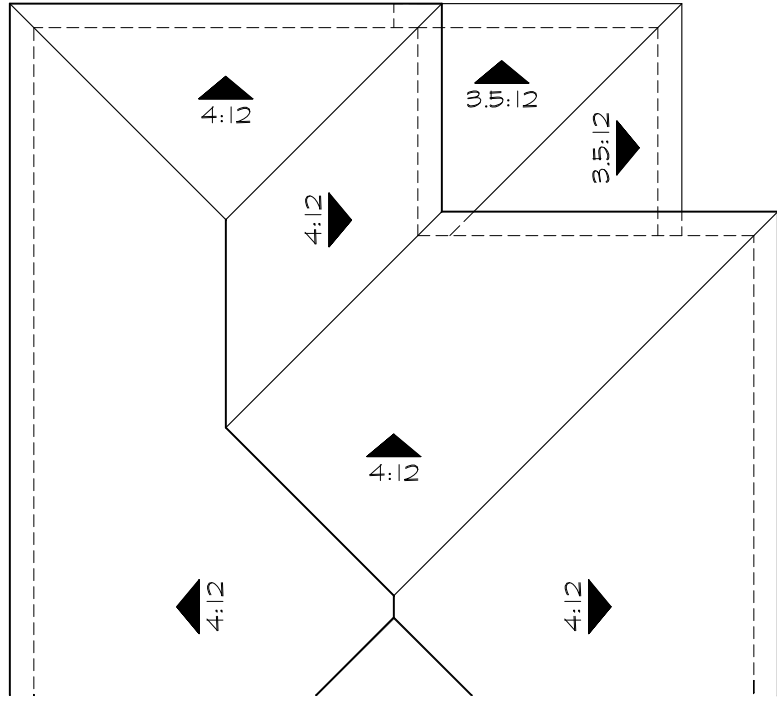


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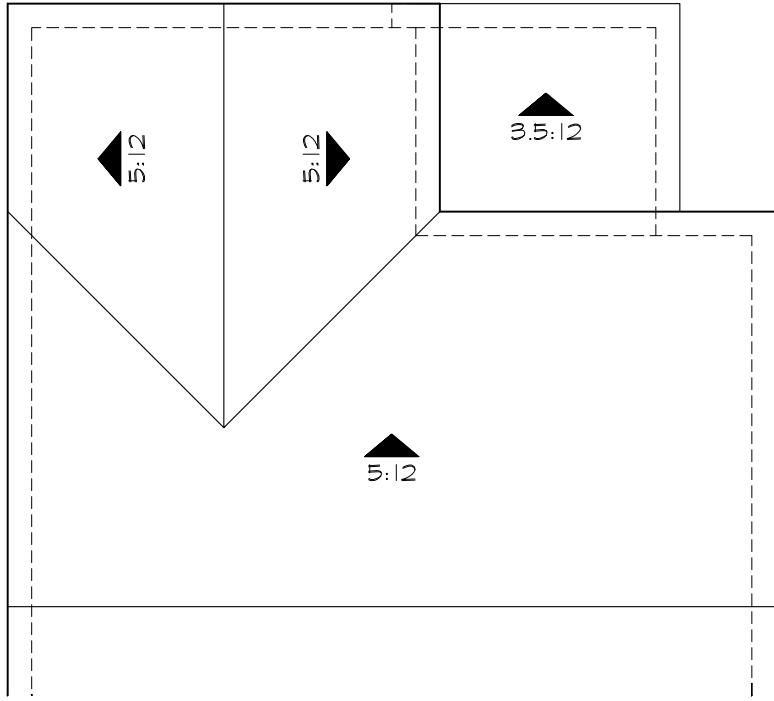
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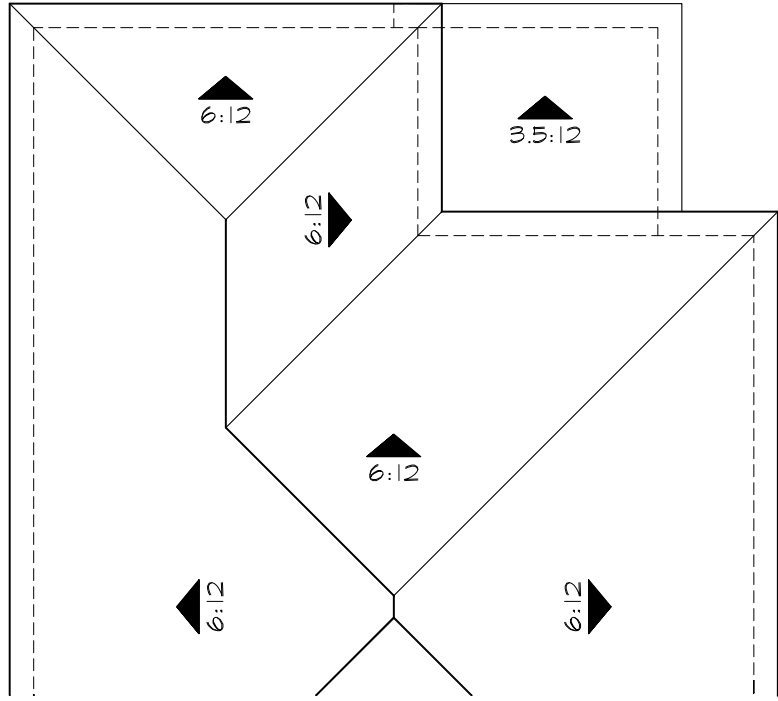
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JOB No. : 600153
STORY: Two Story
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'A'

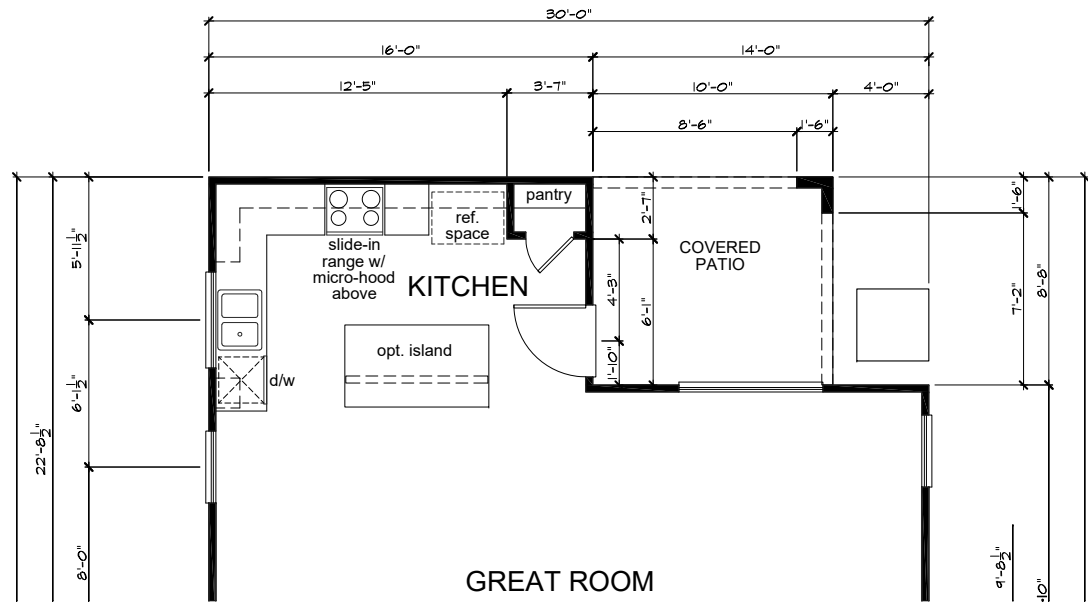


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

ROLLINGWOOD



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PLAN No. : 230.2124
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Rear Elevation 'A'



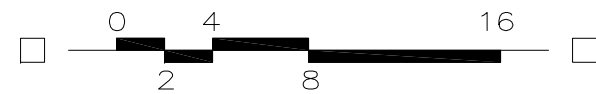
Partial Right Elevation 'A'

Elevations
at Covered Patio



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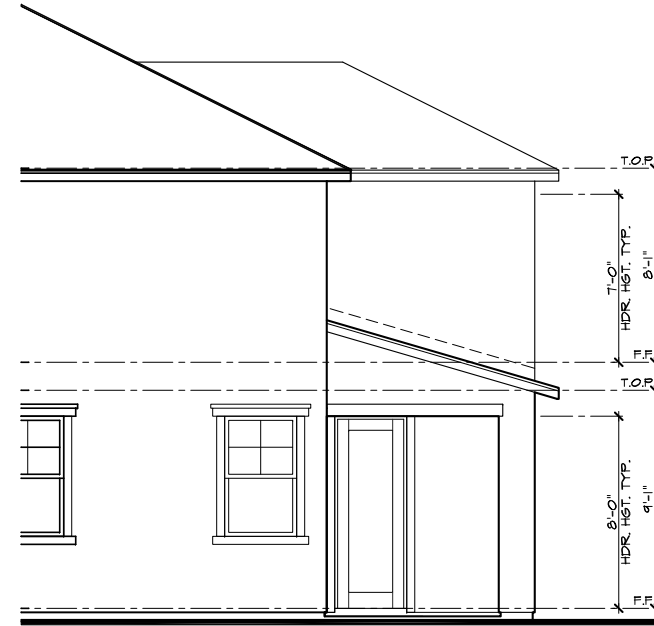
ROLLINGWOOD



PLAN No. : 230.2124
JOB No. : 600153
STORY: Two Story
March 28, 2024



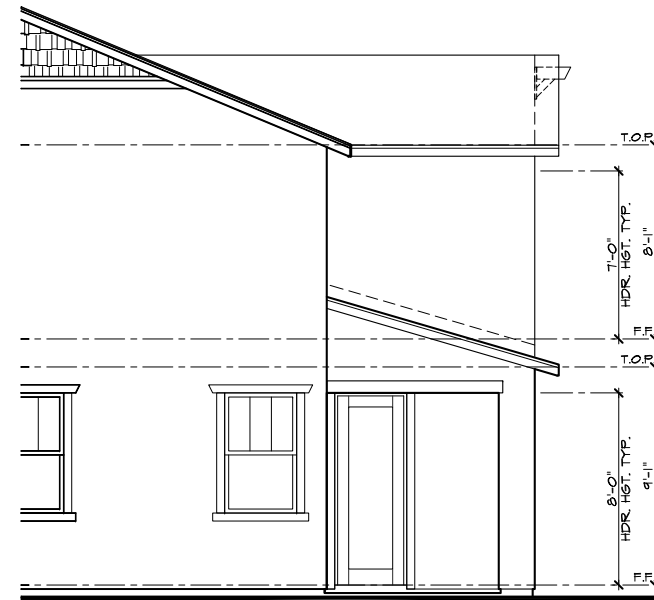
Rear Elevation 'C'



Partial Right Elevation 'C'



Rear Elevation 'B'



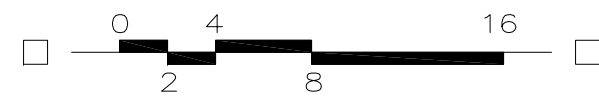
Partial Right Elevation 'B'

Elevations
at Covered Patio



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ROLLINGWOOD



PLAN No. : 230.2124
JOB No. : 600153
STORY: Two Story
March 28, 2024

ELEVATION LEGEND

- 1

CONCRETE 'S' TILE ROOFING
- 2

CONCRETE FLAT TILE ROOFING
- 3

WOOD FASCIA BOARD
- 4

STUCCO FINISH
- 5

STUCCO OVER FOAM TRIM
- 6

STUCCO OVER FOAM CORBELS
- 7

DECORATIVE STUCCO COLUMNS
(STUCCO OVER WOOD FRAMING)
- 8

PRE-FAB WINDOW SYSTEM
- 9

COMPOSITE ENTRY DOOR
- 10

METAL ROLL-UP GARAGE DOOR
- 11

DECORATIVE SHUTTERS
- 12

STUCCO OVER SHAPED
FOAM TRIM
- 13

DECORATIVE STUCCO RECESS
- 14

CEMENT FIBER SIDING
- 15

DECORATIVE CLAY PIPE
- 16

STONE VENEER
- 17

DECORATIVE FOAM VENTS
- 18

COACH LIGHT
- 19

DECORATIVE BOARD & BATTEN
- 20

WOOD POST
- 21

BRICK VENEER
- 22

FIBER CEMENT CORBEL
- 23

ILLUMINATED ADDRESS SIGN
- 24

DECORATIVE OUTLOOKER
WITH KNEEBRACE
- 25

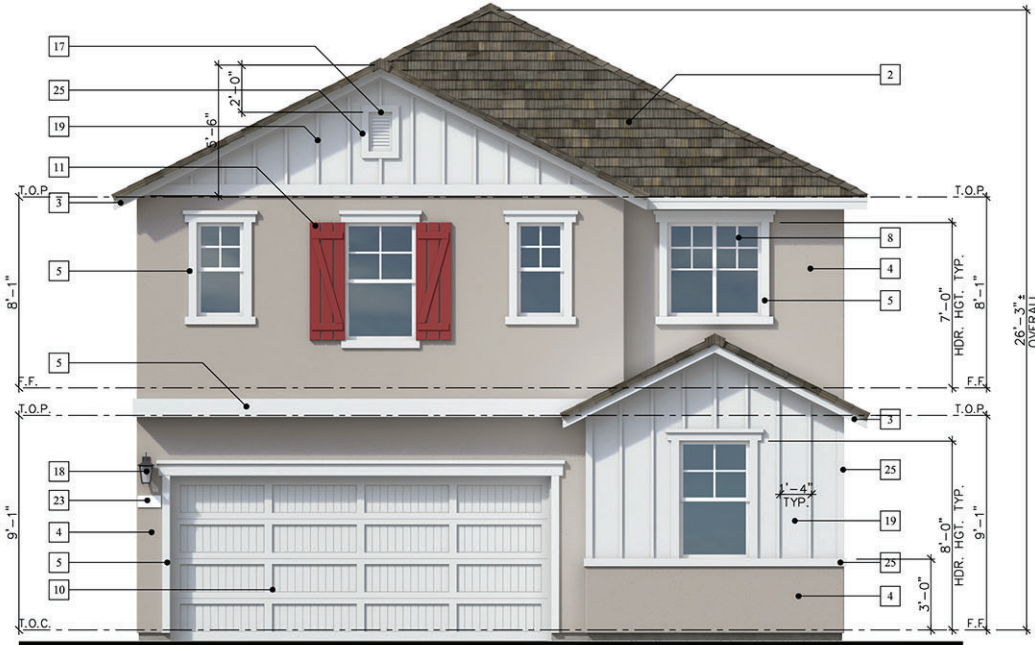
FIBER CEMENT TRIM



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse

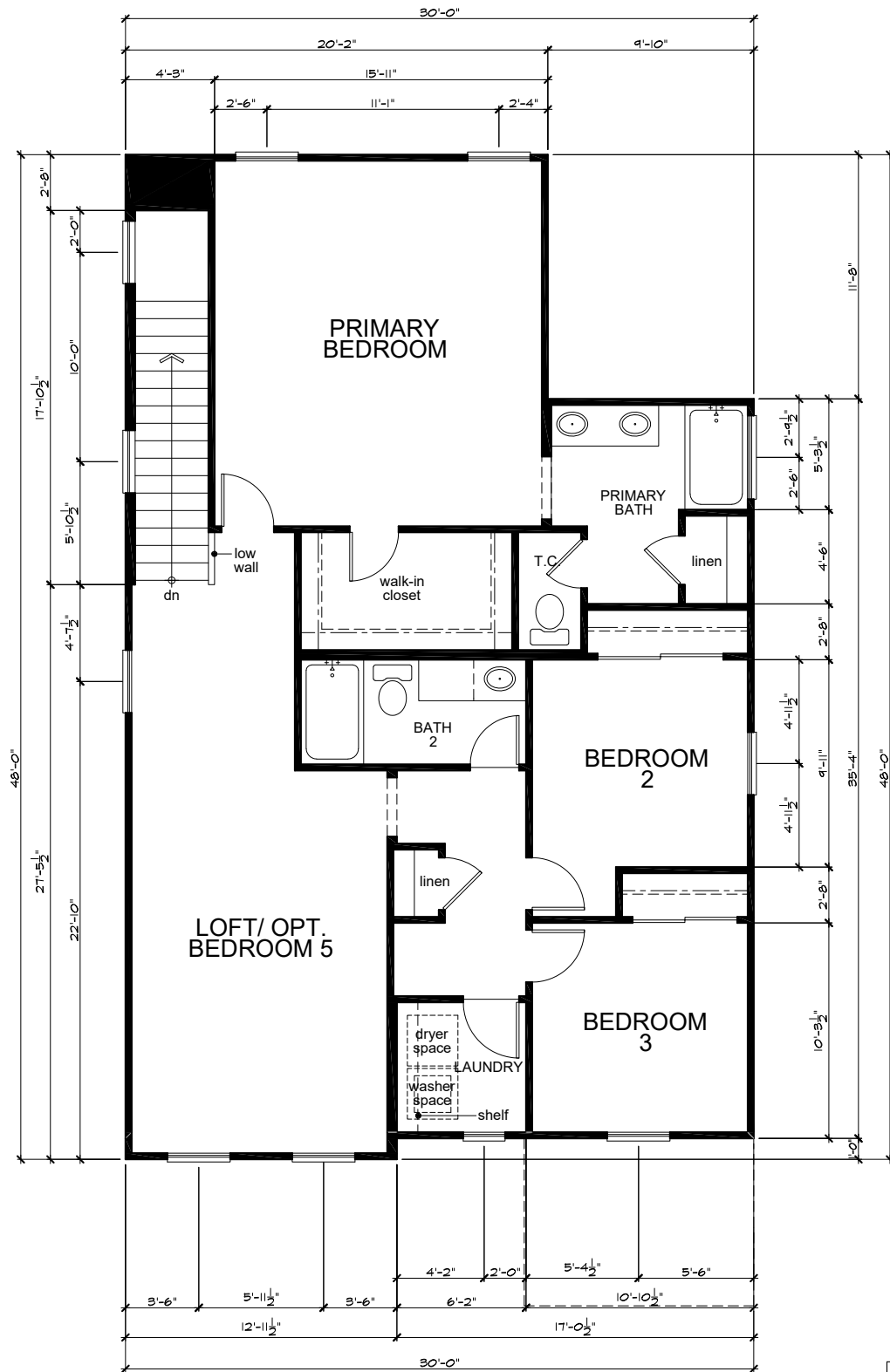


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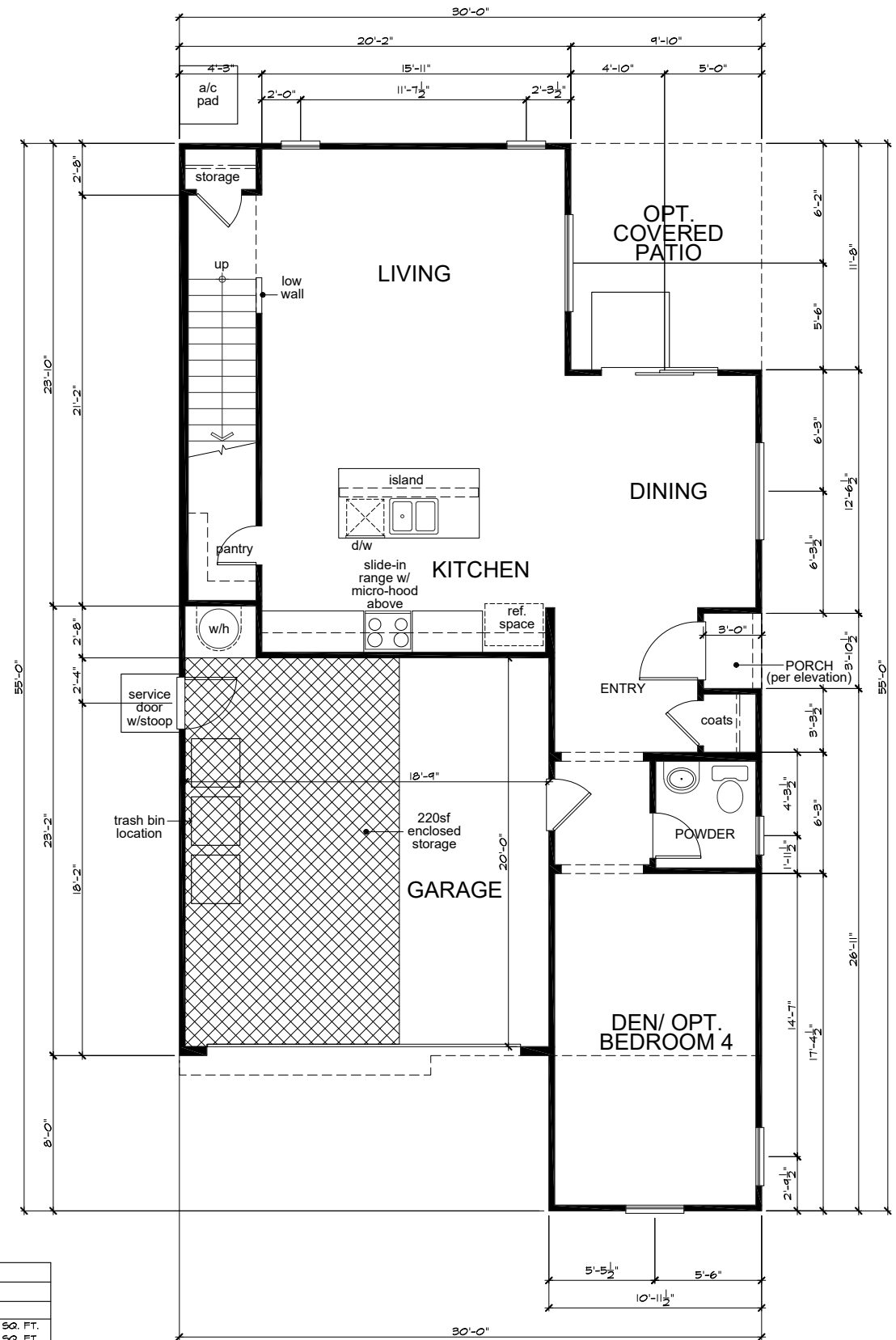


PLAN No. : 230.2198
JOB No. : 600153
STORY: Two Story
March 28, 2024



Second Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 230.2198				
	A'	B'	C'	
FIRST FLOOR AREA	970	970	970	SQ. FT.
SECOND FLOOR AREA	1228	1228	1234	SQ. FT.
TOTAL AREA	2198	2198	2204	SQ. FT.
GARAGE AREA	401	401	401	SQ. FT.
PORCH AREA	12	12	12	SQ. FT.
OPTIONS:				
COVERED PATIO	115	115	115	SQ. FT.



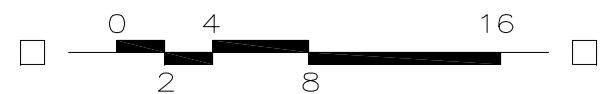
First Floor Plan 'A'



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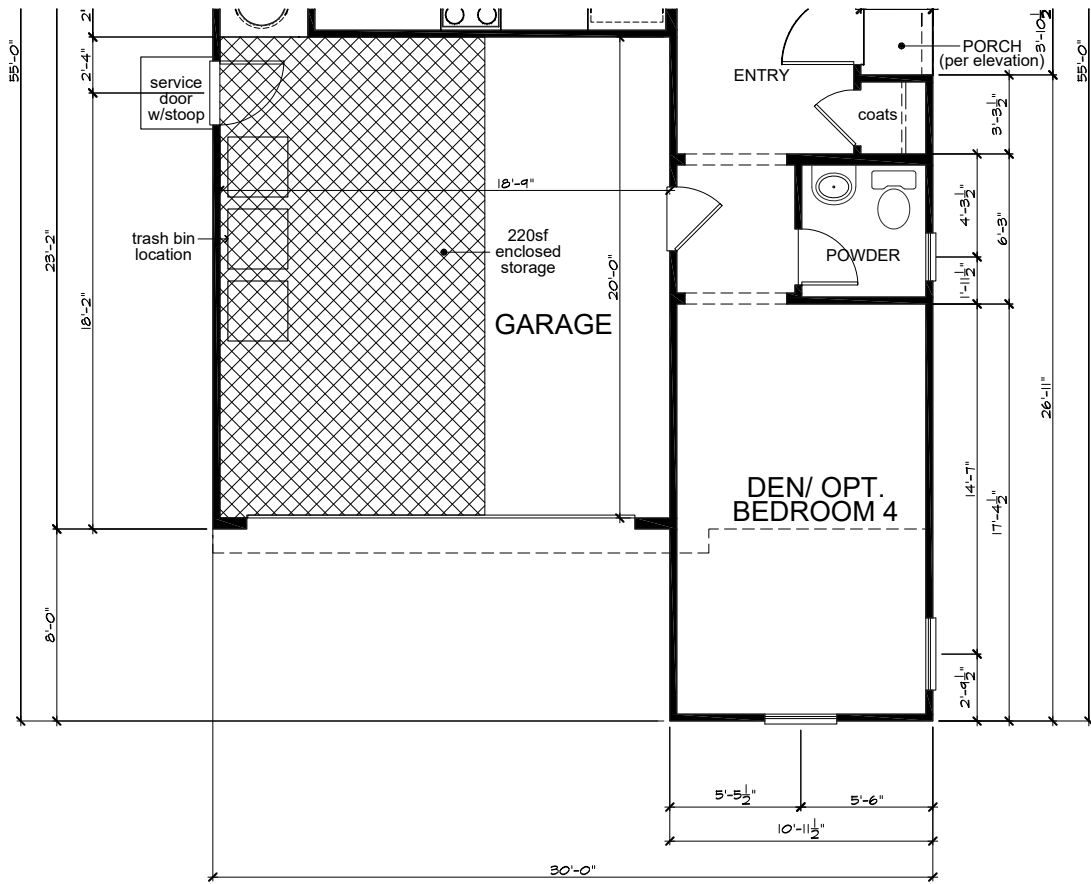
ROLLINGWOOD



PLAN No. : 230.2198
JOB No. : 600153
STORY: Two Story
March 28, 2024

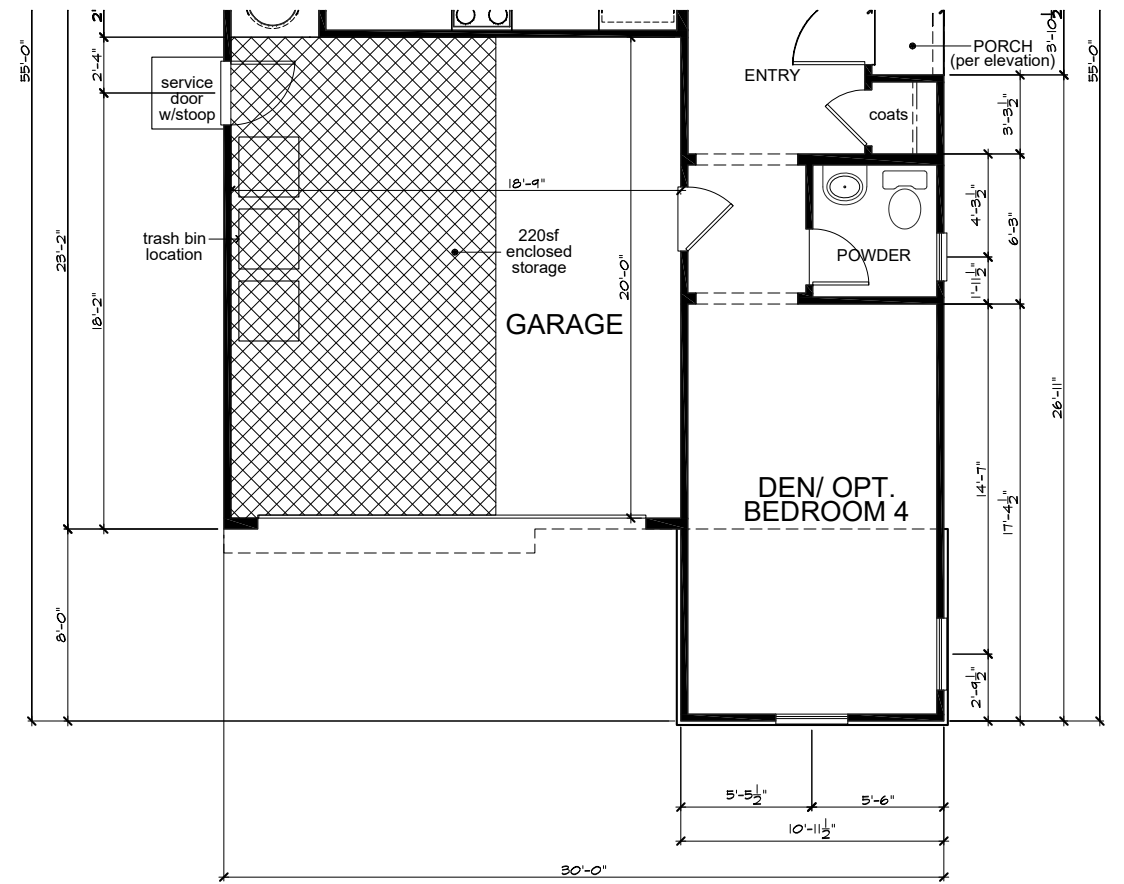


Second Floor Plan 'C'



First Floor Plan 'C'

Second Floor Plan 'B'

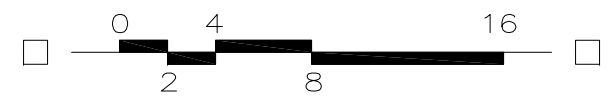


First Floor Plan 'B'

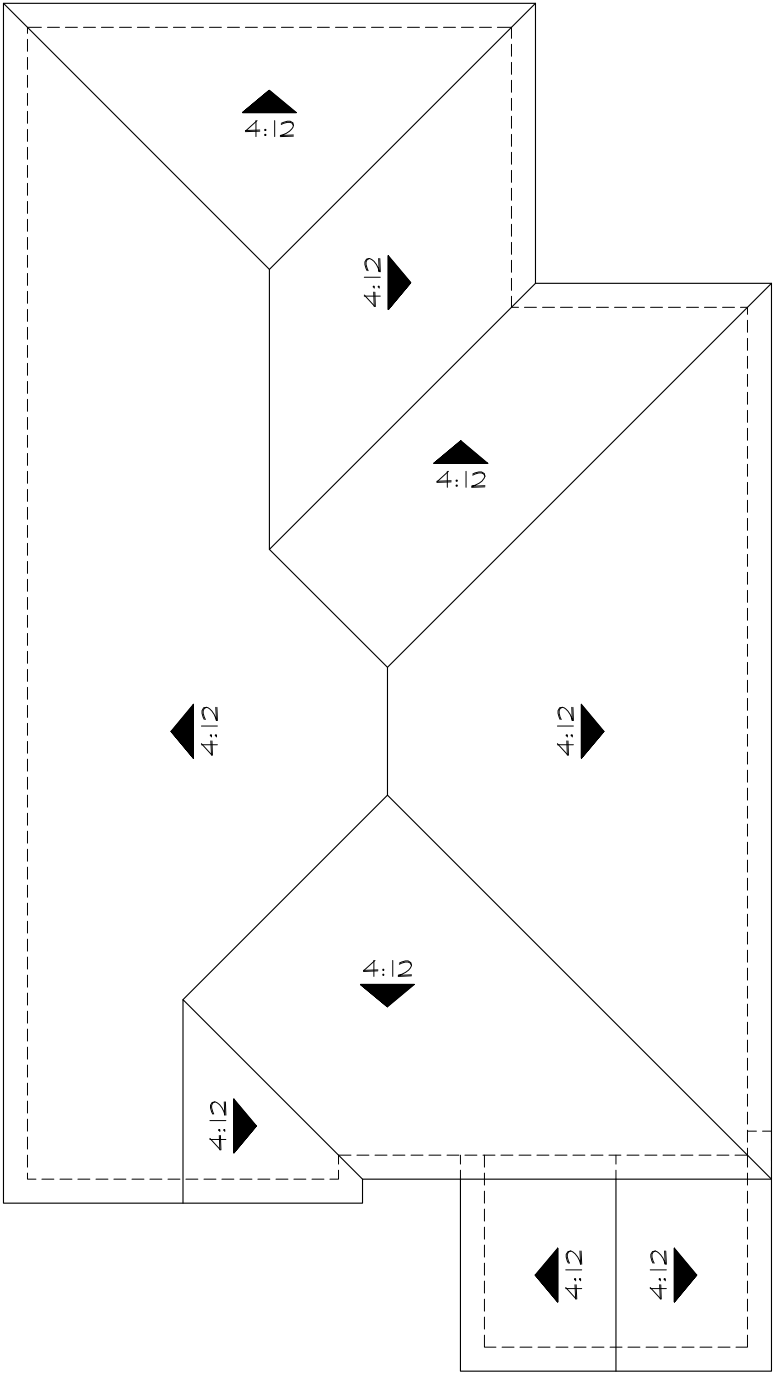


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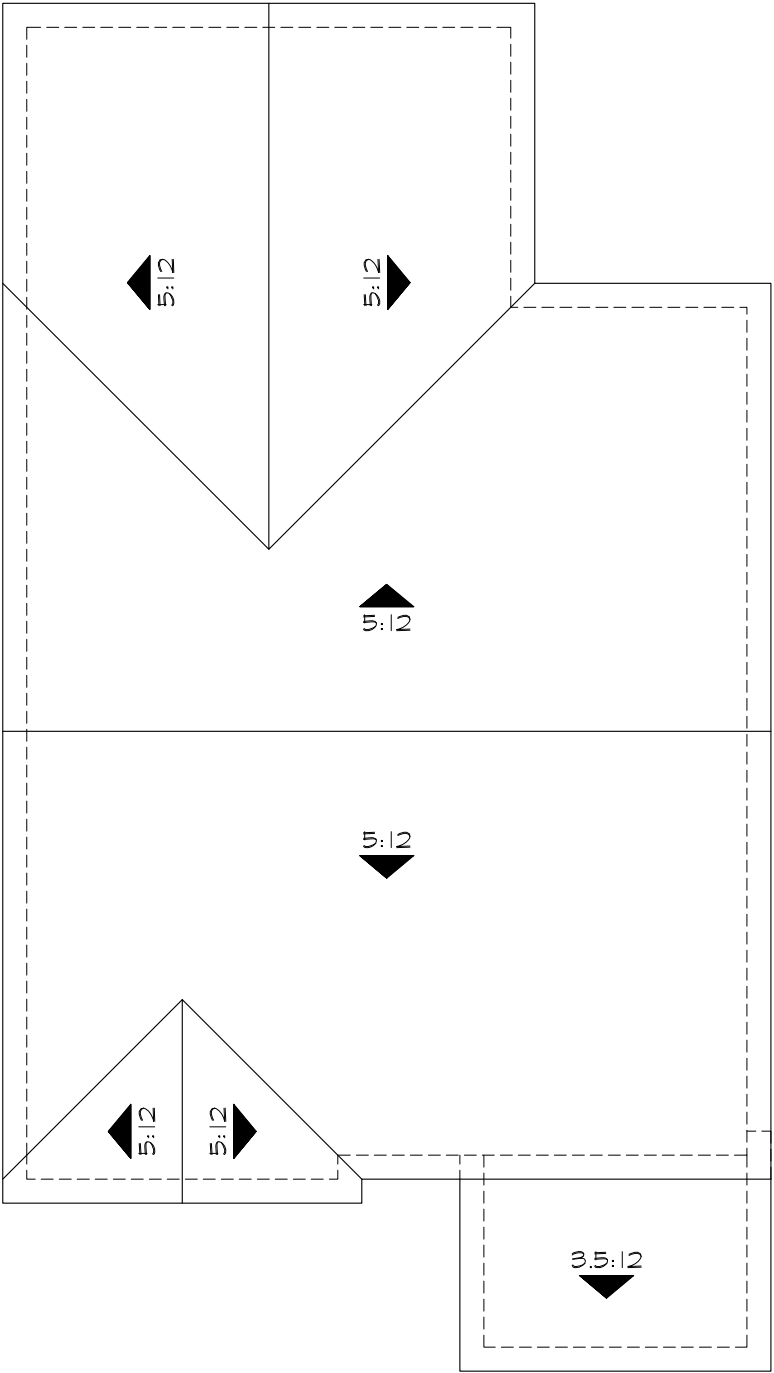


PLAN No. : 230.2198
JOB No. : 600153
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March 28, 2024



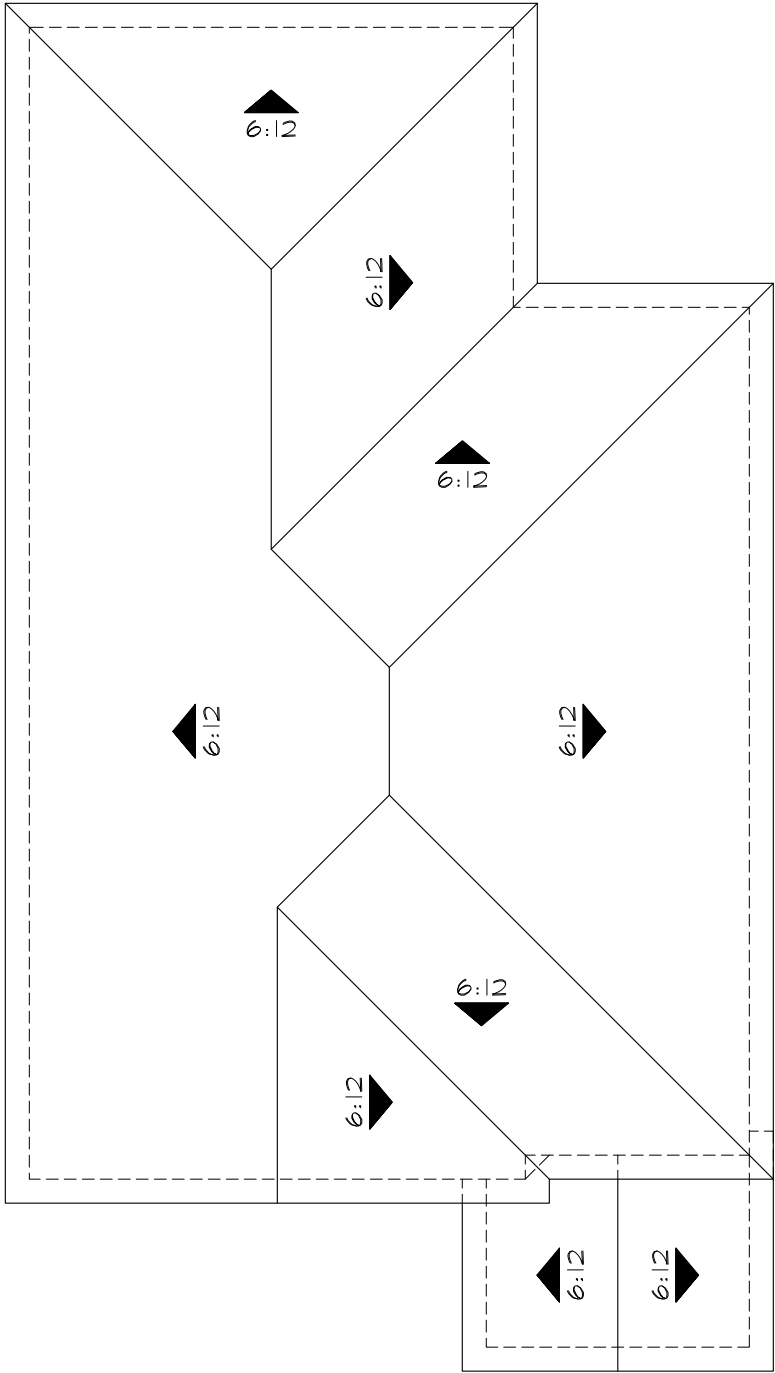
'A'

Roof Area: 1396 SF



'B'

Roof Area: 1396 SF



'C'

Roof Area: 1402 SF

Roof Plans

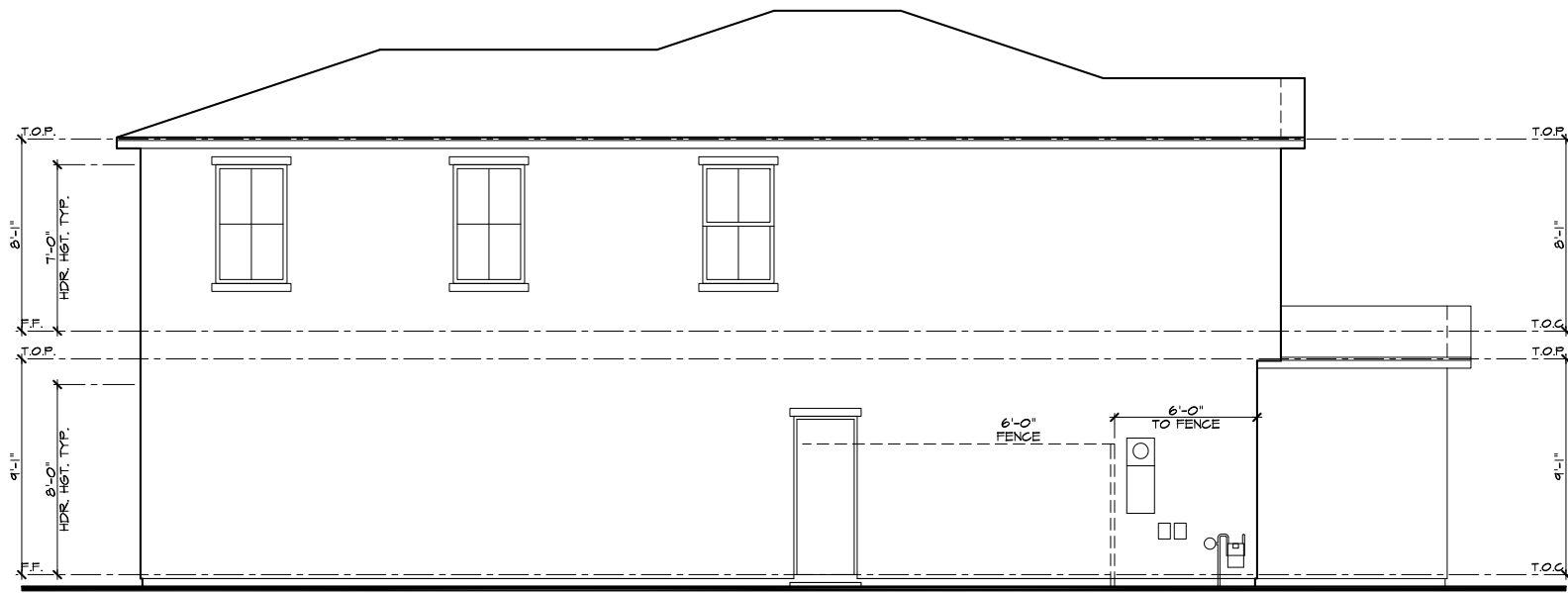
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Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



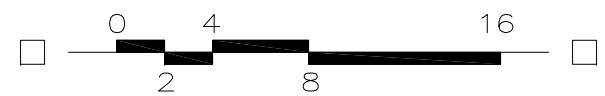
Rear Elevation 'A'



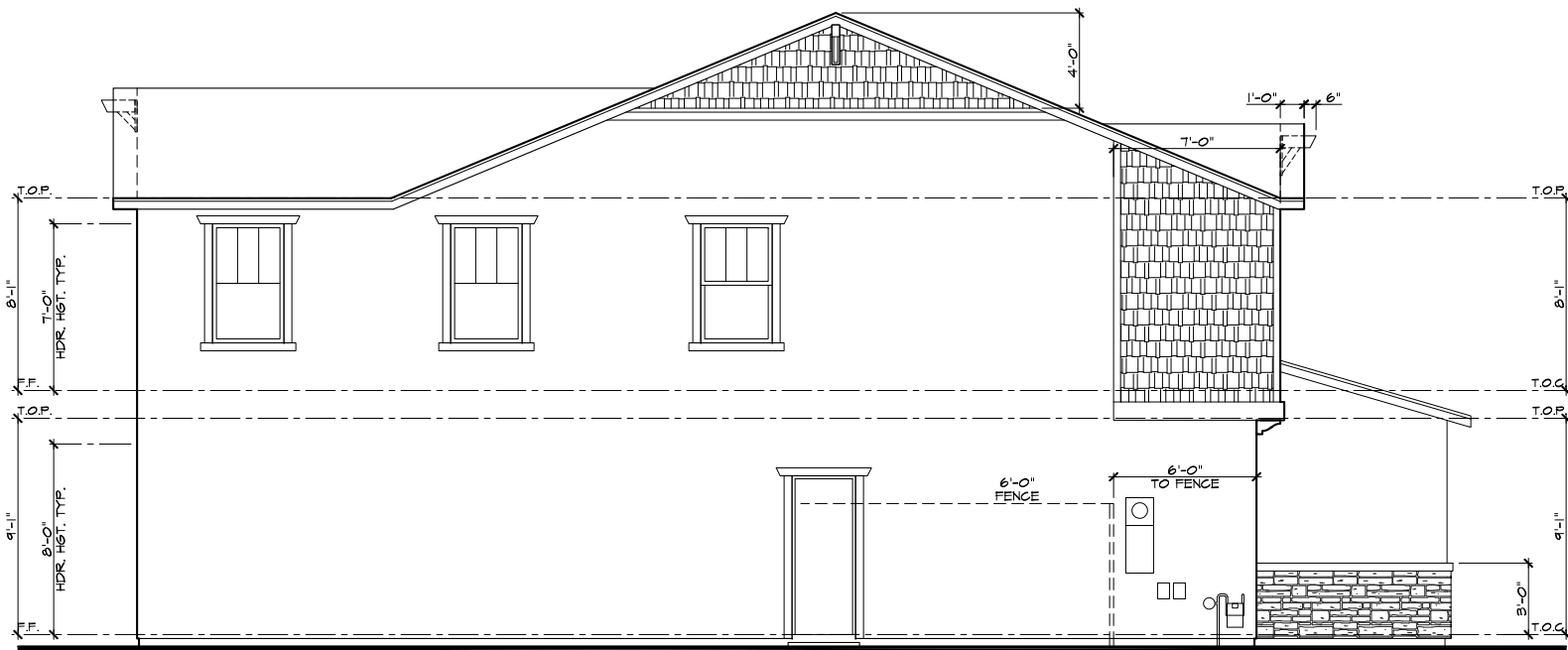
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PLAN No. : 230.2198
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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



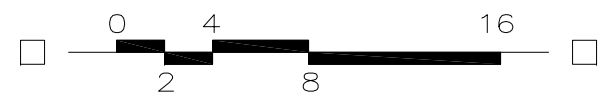
Rear Elevation 'B'



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PLAN No. : 230.2198
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Left Elevation 'C'



Right Elevation 'C'



Front Elevation 'C' - Farmhouse



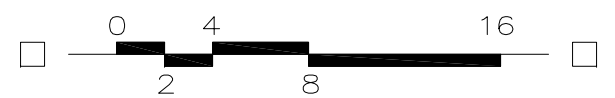
Rear Elevation 'C'



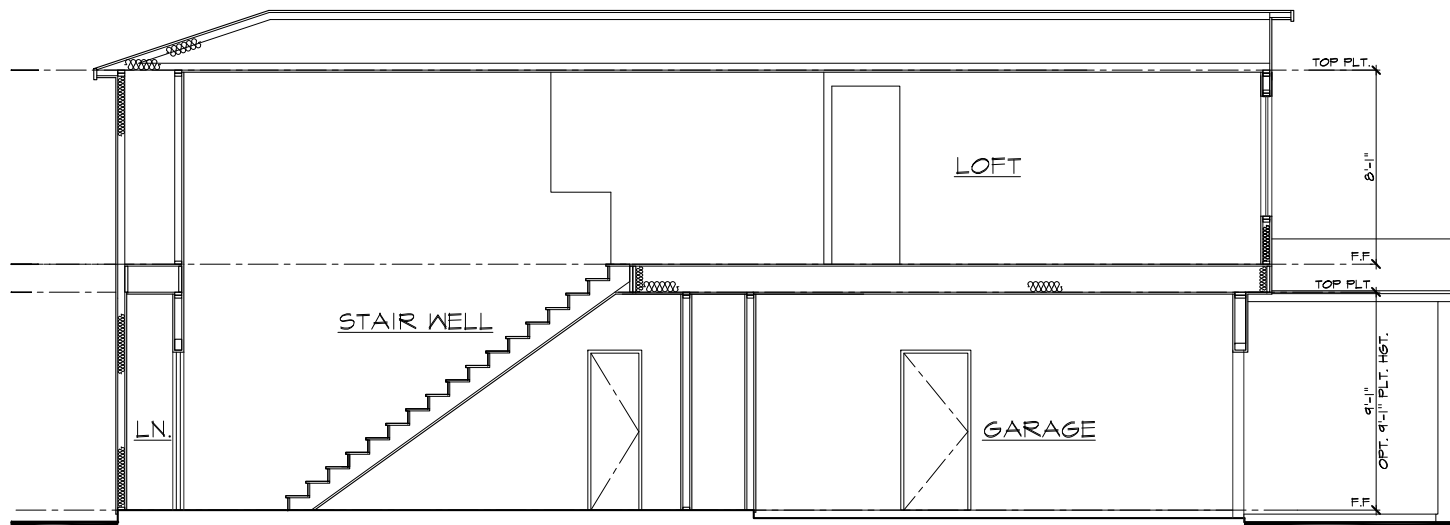
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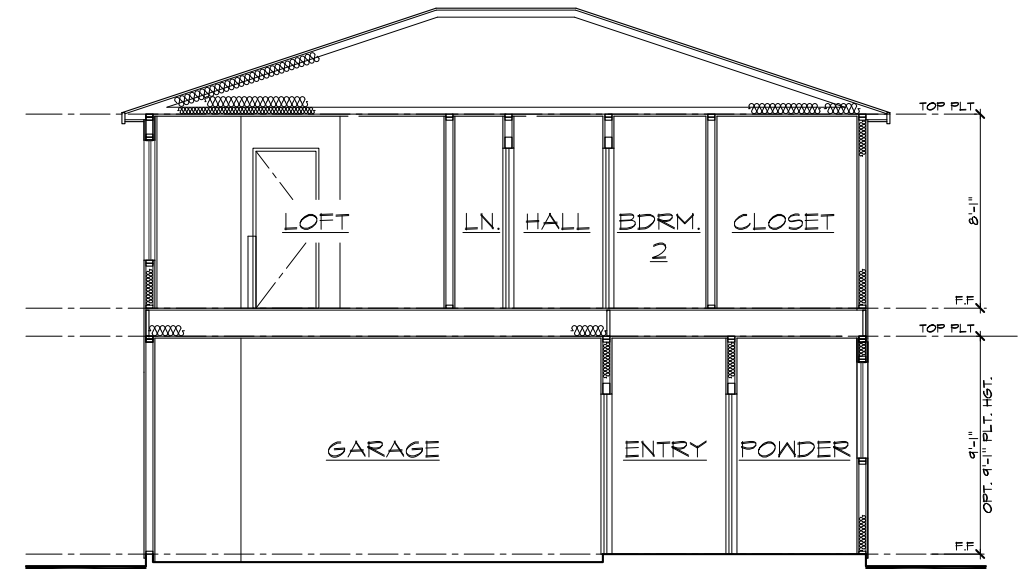
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PLAN No. : 230.2198
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March 28, 2024



Section B



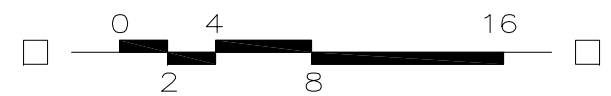
Section A

Building Sections Elevation 'A'

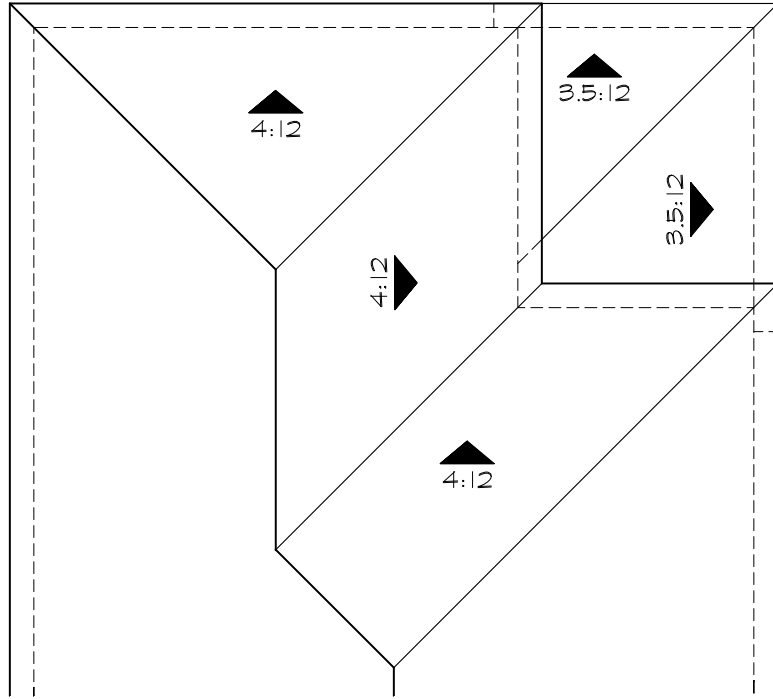


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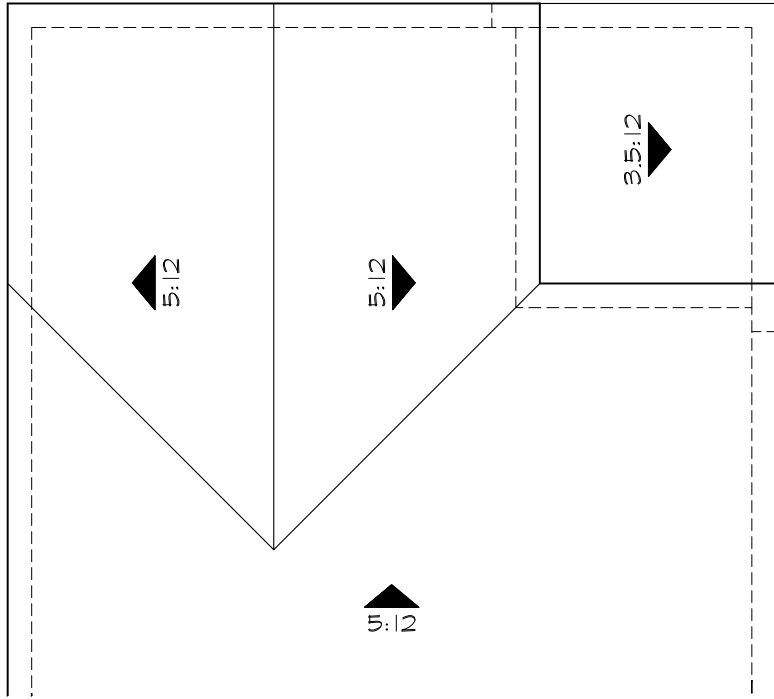
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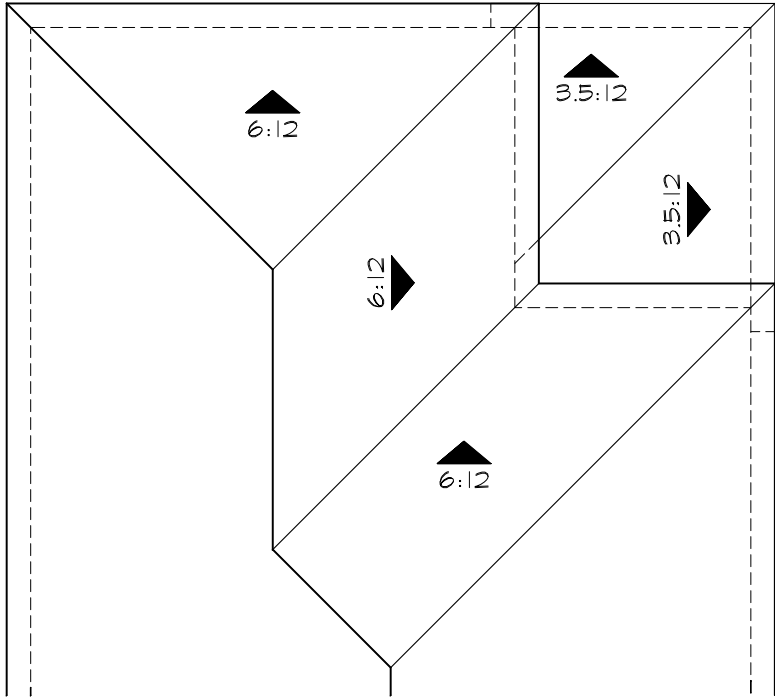
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'A'

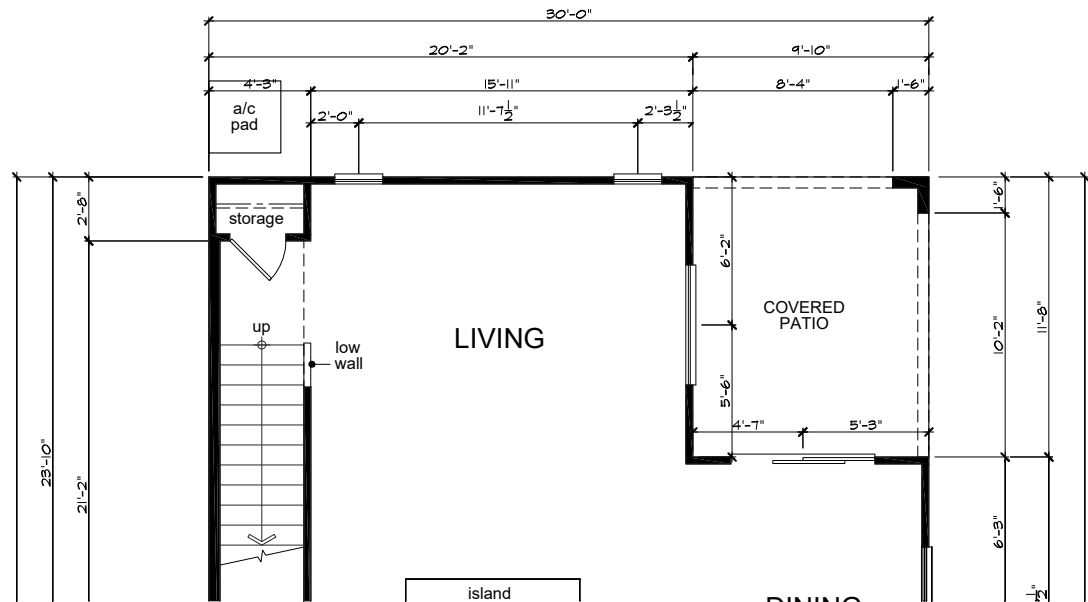


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

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Rear Elevation 'A'



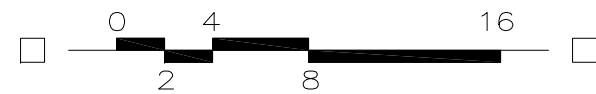
Partial Right Elevation 'A'

Elevations
at Covered Patio

ROLLINGWOOD



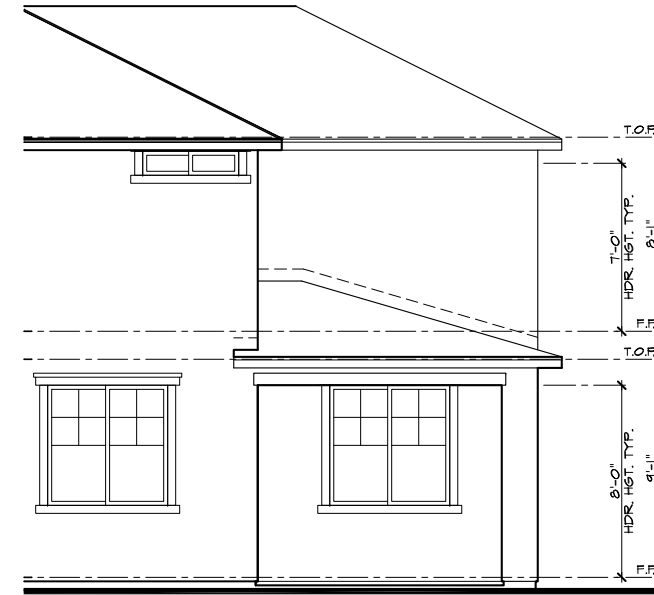
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Rear Elevation 'C'



Partial Right Elevation 'C'



Rear Elevation 'B'



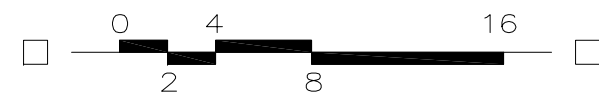
Partial Right Elevation 'B'

Elevations
at Covered Patio

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SPANISH ‘A’ ELEVATIONS

SCHEME 1

ROOF
BARCELONA Casa Grande Blend
1 HBGS 6169

STUCCO
Aesthetic White (SW 7035)

FASCIA / TRIM
Smokehouse (SW 7040)

CLAY PIPE
Aurora Brown (SW 2837)

FRONT ENTRY / SHUTTERS
Lagoon (SW 6480)

GARAGE
Black Bean (SW 6006)

SCHEME 2

ROOF
BARCELONA California Mission Blend
1 HBGS 6464

STUCCO
Muslin (SW 6133)

FASCIA / TRIM
Van Dyke Brown (SW 7041)

CLAY PIPE
Aurora Brown (SW 2837)

FRONT ENTRY / SHUTTERS
Rockwood Dark Red (SW 2801)

GARAGE
Nuthatch (SW 6088)

SCHEME 3

ROOF
BARCELONA Apple Bark
1 HBGS 0431

STUCCO
Latte (SW 6108)

FASCIA
Van Dyke Brown (SW 7041)

TRIM
China Doll (SW 7517)

CLAY PIPE
Aurora Brown (SW 2837)

FRONT ENTRY / SHUTTERS
Peppercorn (SW 7674)

GARAGE
Burnished Brandy (SW 7523)

CRAFTSMAN ‘B’ ELEVATIONS

SCHEME 4

ROOF
SHAKE Smokey Topaz
1 FBGF 3181

STUCCO
Mindful Gray (SW 7016)

FASCIA
Gauntlet Gray (SW 7019)

TRIM
Pearly White (SW 7009)

FRONT ENTRY / SHUTTERS
Flower Pot (SW 6334)

GARAGE
Rhinstone (SW 7656)

SHAKE
Dovetail (SW 7018)

SCHEME 5

ROOF
SHAKE Charcoal Brown Blend
1 FBGF 1132

STUCCO
Silver Strand (SW 7057)

FASCIA / TRIM
Shell White (SW 8917)

FRONT ENTRY / SHUTTERS
Grays Harbor (SW 6236)

GARAGE
Cornwall Slate (SW 9131)

SHAKE
Retreat (SW 6207)

SCHEME 6

ROOF
SHAKE Charcoal Blend
1 FBGF 1430

STUCCO
Online (SW 7072)

FASCIA / TRIM
Spare White (SW 6203)

FRONT ENTRY / SHUTTERS
Brandywine (SW 7710)

GARAGE
Steely Gray (SW 7664)

SHAKE
Grays Harbor (SW 6236)

STONE (CULTURED STONE)
LIMESTONE
Bucks County

STONE (CULTURED STONE)
LIMESTONE
Chardonnay

STONE (CULTURED STONE)
COUNTRY LEDGESTONE
Grand Mesa

FARMHOUSE ‘C’ ELEVATIONS

SCHEME 7

ROOF
SHAKE Dark Ash
1 FBGF 5139

STUCCO
Neutral Ground (SW 7568)

FASCIA / TRIM
Gauntlet Gray (SW 7019)

FRONT ENTRY / SHUTTERS
Iron Ore (SW 7069)

GARAGE
Mindful Gray (SW 7016)

BOARD & BATTEN
Mindful Gray (SW 7016)

SCHEME 8

ROOF
SHAKE Brown Blend
1 FBGF 3233

STUCCO
Dorian Gray (SW 7017)

FASCIA / TRIM
Rhinstone (SW 7656)

FRONT ENTRY / SHUTTERS
Stolen Kiss (SW 7586)

GARAGE
Rhinstone (SW 7656)

BOARD & BATTEN
Rhinstone (SW 7656)

SCHEME 9

ROOF
SHAKE Charcoal Blend
1 FBGF 1430

STUCCO
Simple White (SW 7021)

FASCIA / TRIM
Arcade White (SW 7100)

FRONT ENTRY / SHUTTERS
Inkwell (SW 6992)

GARAGE
Requisite Gray (SW 7023)

BOARD & BATTEN / SIDING
Storm Cloud (SW 6249)

Style Specific Details and Materials

STYLE	GARAGE DOOR	WINDOW GRIDS/ TRIM	SHUTTERS	GABLE END / VENTS	DETAILS
'A' Spanish					• Gable / Hip Roof • Concrete 'S' Tiles • Arched Porch Openings • Clay Pipes • Plank Shutters • Entry Courtyards w/ Porticos • 16-Panel Garage Doors
'B' Craftsman					• Gable Roof • 'Shake' Concrete Tiles • Tapered Columns • Shake Exterior Siding • Stone Veneer • Decorative Outlookers • Decorative Kickers • Shaped Corbels • Plank Shutters w/ Diamond Cut-Out • 32-Panel Garage Doors
'C' Farmhouse					• Gable / Hip Roof • 'Shake' Concrete Tiles • Board & Batten Exterior Siding • Band Trim • Decorative Vents • Entry Courtyards w/ Porticos • Enhanced Header Trim • Plank "Z" Shutters • 16-Panel Garage Doors w/ Slats

