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WILMINGTON, DELAWARE 19801

Professional Seal

VALPICO
GLENBRIAR
APARTMENTS

2605 & 2795 S MACARTHUR DRIVE
TRACY, CA 95376

Drawn By Author
Project Manager Chris Lyon
Job Number 000-18023
Date 07/26/19

REVISIONS
Mark Date Description

City of Tracy

NTA

ENTITLEMENT
PACKAGE

COVER
G.01.00



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VALPICO GLENBRIAR APARTMENTS

2605 & 2795 S MACARTHUR DRIVE
TRACY CA 95376

ENTITLEMENT PACKAGE

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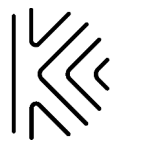
DEVELOPMENT STATISTICS

BUILDING TYPE	2 Unit Townhouse 3 Unit Townhouse 4 Unit Townhouse 12 Unit Apartment 24 Unit Apartment Community Building	24 Unit Apartment – Katerra ‘K3’ 24 Unit Apartment – Katerra ‘K4’ CLT Amenity Building	[City of Tracy Design Guidelines] A mix of densities encouraged within developments. Multi-family housing, including duets, townhomes, apartments, and condominiums can work well when intermixed with single-family homes and in close vicinity to commercial areas.
UNIT COUNT	One Bed – 114 Two Bed – 119 Three Bed – 11 Total # Units - 252	One Bed – 112 Two Bed – 134 Three Bed – 18 Total # Units – 264	Is there any concern with a 12 unit increase from a CEQA or Traffic study?
DENSITY	21.7 du/ac	22.7 du/ac	[Municipal code 10.08.1570] 12 to 25 du/ac (with HDR)
# STORIES	3	3	[Municipal code 10.08.1620] There shall be no height limit in the HDR Zone.
SITE AREA SUMMARY & LANDSCAPING	<p>Pavement: 213,855 sf Existing East Entrance - 9400 sf Glenbriar Drive - 15885 sf On-site Drive Isle, Parking - 143,650 sf Valpico & Glenbriar Sidewalk - 5920 sf Sidewalks & Trail - 39,000 sf</p> <p>Bldg Footprints: 113,750 sf 24 Plex Unit (9) - 72,000 sf 12 Plex Unit (1) - 5,050 sf 4 Plex (1) - 3,900 sf 3 Plex (3) - 8,800 sf 2 Plex (2) - 3,800 sf</p> <p>Landscape: 163,545 sf</p> <p>Total Site - 491,150 sf (11.27 acres) Impervious Area - 66.7% (327,605/491,150) Pervious Area = 33.3% (163,545/491,150)</p>	<p>Pavement: 258,704 sf (5.94 acres) Valpico Sidewalk – 1253 sf Glenbriar Sidewalk – 5942 sf Glenbriar Drive Pavement – 23,711 sf On-Site Drive/Parking Pavement – 145,377 sf On-Site Sidewalk – 72,791 sf Existing to remain – 9630 sf</p> <p>Bldg Footprints: 83,699 sf (1.92 acres) K3 Bldgs – 42,598 sf K4 Bldgs – 34,338 sf Clubhouse – 5963 sf Mail Kiosk – 400 sf Pool Bldg - 400 sf</p> <p>Landscape: 148,759 sf (3.42 acres) Perimeter Planting – 35,494 sf Lawn – 68,265 sf Shrub / GC Planting – 44,062 sf Existing to remain – 939 sf</p> <p>Total Site = 491,162 sf (11.28 acres) Impervious Area = 69.8% (342,403 / 491,162) Pervious Area = 30.2% (148,759 / 491,162)</p>	<p>[Municipal code 10.08.3560] For parking areas with over 60 spaces, 20% landscaping is required. A portion of the required landscaping shall be integrated with the building frontage.</p> <p>Trees shall be required at the rate of one tree per each five (5) required auto parking spaces. Such trees shall be a minimum fifteen (15) gallons in size. Canopy trees shall be evenly distributed throughout the parking area so that forty (40%) percent of the area shall be shaded at tree maturity. Canopy trees shall be the type that normally achieves a minimum canopy diameter of twenty-five (25') feet, as approved by the Community Development Director.</p> <p>There shall be a minimum ten (10) foot wide (inside dimension) landscaped strip along property lines adjacent to public rights-of-way and private streets. The landscaped strip shall be continuous except at required access to the site or parking area.</p> <p>Screening of the parking area from public rights-of-way shall be provided at a minimum height of two and one-half (2½') feet and a maximum height of three (3') feet measuring from the top of the parking area pavement.</p> <p>When abutting residential property, screening of the parking area shall be provided at a minimum height of six (6') feet measured from the top of the parking area pavement, and in the area of the required front setback for residential property, the maximum height of screening and landscaping shall be three (3') feet measured from the side which has the highest elevation.</p>
PARKING	<p>Total Spaces: 467 Handicap Accessible Spaces: 16 (9 required) Compact Spaces: 24 (140 allowed) Covered Spaces: 242</p> <p>11.5% Reduction from code targets</p>	<p>Total Spaces: 410 Handicap Accessible Spaces: 10 (9 required) Compact Spaces: 48 (138 allowed) Covered Spaces: 161 (264 targeted)</p> <p>22.2% Reduction from code targets</p>	<p>[Municipal code 10.08.3480] Studio or one-bedroom: 1.5 spaces per unit, 1 covered, plus one guest space per every 5 units.</p> <p>Two or more bedrooms: 2 spaces per unit, 1 covered, plus one guest space per every 5 units.</p> <p>[Municipal code 10.08.3480] Parking areas containing twenty (20) or more spaces may include a maximum of thirty (30%) percent of the total number of spaces for compact cars. Parking lots containing fewer than twenty (20) spaces but more than ten (10) spaces may include a maximum of twenty (20%) percent of the total number of spaces for compact cars. These spaces shall be designed and marked in accordance with City Standards and distributed throughout the lot.</p>
BICYCLE PARKING	Not clearly identified	5% of Total Parking: 60 (21 required)	[Municipal code 10.08.3510] For parking lots with over 40 spaces, bicycle spaces equal to 5% of parking spaces shall be provided. Spaces shall be located within 100' of public entry to building served.

STYLE	Spanish Mediterranean	Katerra uses a common design language for all of our building projects, based on timeless qualities of rational modernism. Our roof lines, materials and fenestration are driven by each project's climate and broader regional context. For the residential buildings making up this particular development we have selected a common palate of materials and colors that complement the existing building fabric of Tracy and in response to the climate of the western edge of the Central Valley. The character of the development is anchored by the prominently located amenity clubhouse, represented with large glazed openings, and a structure of mass timber elements including CLT (cross-laminated timber). The development will be built of the first products fully manufactured and delivered directly from Katerra's new Tracy Factory. As a result, it is imperative for us to maintain a high level of design direction for this development, and respect for the greater neighborhood.	[City of Tracy Design Guidelines] Buildings in Tracy exhibit architectural characteristics that can be termed "Americana" – an evolution of styles taking from the old world, changing to reflect local environments. Often influenced by a particular style and adapted to its regional context.
ROOF	Pitched, gables	Flat roof with parapets Katerra 'K3': All roof-mounted elements will be screened by parapets Katerra 'K4': All roof mounted elements have been relocated. One 15" fan remains that is not visible to pedestrians, centralized on the roof.	[City of Tracy Design Guidelines] All buildings shall be designed to completely screen any roof-mounted equipment.
SITE PLAN	Parking along perimeter of site with buildings centrally grouped around common spaces	Buildings and landscaping engaged along urban edge of Valpico Rd, creating a more pedestrian friendly development.	[City of Tracy General Plan] Multi-family housing shall generally front on a public street with varying setbacks to provide visual interest, opportunities for transitional landscaping and varying shadow patterns.
AMENITY & SHARED COMMONS	Separated gathering areas fragmenting the site into (3) distinct areas Community building with pool gathering common space	The CLT amenity building is positioned as a focal point at the entry to the development. Greenspace along Valpico Rd will provide an open space connected with the surrounding neighborhood, being a point of interest for the larger community. Distributed green spaces between buildings provide residents multiple opportunities to connect and interact.	[City of Tracy General Plan] Every neighborhood should have at least one Focal Point, which should be a park, school plaza, clubhouse, recreation center, retail, open space, or combination thereof. Houses, townhomes and multifamily units should be oriented to the streets, parks, or a shared commons.
BUILDING ACCESSORIES		The building's highly engineered components, elements, and features are commonly designed to be used in multiple configurations to minimize design iterations. The building's storm drainage designs are based around flat roof design and future gable roof design, terminating to the outside face of the buildings. This design solution will integrate scuppers and downspouts with the exterior design aesthetic.	[City of Tracy Design Guidelines] Utilitarian portions of buildings, such as vents, gutters, downspouts, flashing, electrical conduit, and other similar utilities shall be internal to the building whenever possible. Other ground-mounted or building attached utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with building exteriors where infeasible to be internal to the building.
ENTRY FEATURES		Canopies with signage and lighting mounted over porches creating a welcoming entry with wayfinding guidance.	[City of Tracy Design Guidelines] Entry features should be a dominant feature, providing weather protection with front porches, overhangs, and arbors for entrances facing the street.
EXTERIOR FAÇADE		Katerra 'K3' - Indented corners soften building shapes and provide articulation. - Balconies provide material and structural variation - Open breezeway stairwells create inside/outside hierarchy and visual breaks in the facade Katerra 'K4' - Vertical fins at building ends and stairwells breaks up long façade spans and provides visual wayfinding to building entries - Balconies provide transparency along opaque façade faces - A combination of parapet and overhang roofs add visual interest	[City of Tracy Design Guidelines] Visual interest on buildings with simple shapes shall be provided through the use of both vertical and horizontal façade breaks that should be visible from street view.



SITE PLAN



KATERRA

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Drawn By	Author
Project Manager	Chris Lyon
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REVISIONS

City of Tracy

A

ENTITLEMENT PACKAGE

SITE PLAN

G.01.02

SITE YIELD

PROJECT SUMMARY

3-Story / 24-Unit Residential - Garden
Construction Type: VA
Occupancy: R2
Clubhouse Type/Size: CLT
Vehicle gates and/or perimeter fencing (and type if known): TBD
Interior Finish Tier Level (if known): TBD
Exterior Finish Tier Level (if known): TBD
Cladding and Roof Type (if known) TBD

PARKING

OF PARKING SPACES REQUIRED

PARKING REQUIRED			
VEHICULAR	# OF COVERED SPACE	# OF UNCOVERED SPACES	TOTAL SPACES
STUDIO OR 1BD (1 COVERED / 0.5 UNCOVERED)	118	59	522 TOTAL SPACES
2BD OR 3BD (1 COVERED / 1 UNCOVERED)	146	146	
GUEST SPACES (1 PER 5 UNITS)		53	
TOTAL	264	258	
STANDARD ACCESSIBLE PARKING OF TOTAL			9
BIKE (5% OF TOTAL PARKING)			21

PRELIMINARY PARKING BY THE NUMBERS

PRELIMINARY PARKING PROVIDED		
VEHICULAR	APPROX. # OF SPACES	APPROX. TOTAL SPACES
SURFACE PARKING		410 TOTAL SPACES
Standard (9' x 18.5')	185	
Compact (8' x 16') <i>[138 Allowed]</i>	48	
Standard Handicap Accessible <i>[9 Required]</i>	10	
CARPORT PARKING		
Standard (9.5' x 19') <i>[264 Targeted]</i>	161	
Handicap Accessible [4 standard accessible + 2 covered EV Accessible]	6	
BIKE PARKING <i>[5% of Total Spaces - 21 Required]</i>	60	60 TOTAL SPACES
PRELIMINARY # OF VEHICULAR PARKING SPACES PROVIDED		410
PRELIMINARY PARKING RATIO		1.55 SPACES / UNIT

UNIT MIX

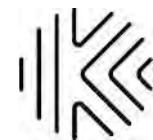
OF UNITS PER BUILDING

BUILDING TYPE	CHASSIS CONFIG.	# OF BLDGS	# UNITS
Garden	K3 B-D	2	48
Garden	K3 D-D	2	48
Garden	K3 B-F	2	48
Garden	K4 A (Small)	2	48
Garden	K4 B (Medium)	1	24
Garden	K4 C (Large)	2	48
TOTAL		11	264

PRELIMINARY UNIT PROGRAM

K3 GARDEN - TOTAL CHASSIS							
UNIT TYPE	# OF UNITS	TOTAL UNITS	% UNITS	TOTAL BEDS	TOTAL BATHS	APPROX. NRSF / UNIT	APPROX. TOTAL NRSF.
A01 1BD / 1BA	12	66	46%	12	12	647	7765
A02 1BD / 1BA	24			24	24	666	15985
A03 1BD / 1BA	12			12	12	712	8540
A05 1BD / 1BA	18			18	18	734	13210
B01 2BD / 2BA	12	66	46%	24	24	946	11350
B02 2BD / 2BA	36			72	72	981	35320
B03 2BD / 2BA	18			36	36	995	17910
C01 3BD / 2BA	6	12	8%	18	12	1178	7070
C02 3BD / 2BA	6			18	12	1207	7240
TOTAL	144			234	222		
PRELIMINARY TOTAL K3 NET RENTABLE SQUARE FOOTAGE (NRSF)							124,390
PRELIMINARY AVERAGE K3 UNIT SF							864

K4 GARDEN - TOTAL CHASSIS							
UNIT TYPE	# OF UNITS	TOTAL UNITS	% UNITS	TOTAL BEDS	TOTAL BATHS	APPROX. NRSF / UNIT	APPROX. TOTAL NRSF.
UNIT 1: 1BD / 1BA	52	52	43%	52	52	608	31620
UNIT 2a: 2BD / 1BA	20	56	47%	40	20	745	14900
UNIT 2b: 2BD / 1BA	36			72	36	871	31356
UNIT 3: 3BD / 2BA	12	12	10%	36	24	1134	13608
TOTAL	120			200	132		
PRELIMINARY TOTAL K4 NET RENTABLE SQUARE FOOTAGE (NRSF)							91480
PRELIMINARY AVERAGE K4 UNIT SF							762



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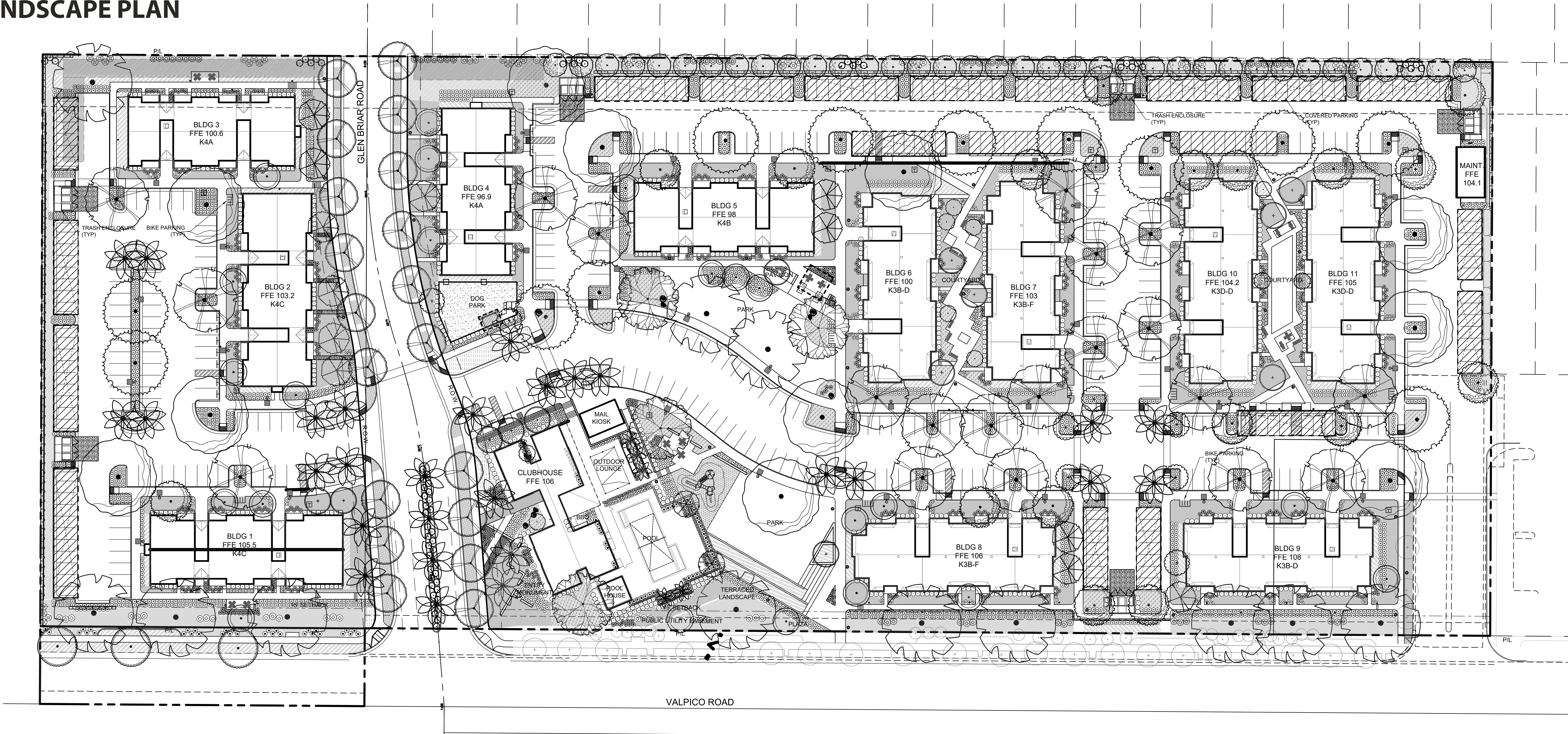
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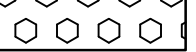



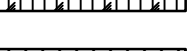

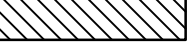



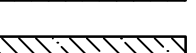

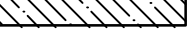



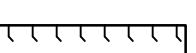


SITE YIELD

G.01.03

LANDSCAPE PLAN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	QUANTITY	SYMBOL	SHRUBS										GROUNDCOVERS			
TREES																				
ARB MAR	ARBUTUS MARINA	MARINA MADRONE	LOW	24" BOX	-		CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	1 GAL	-		APTENIA 'RED APPLE' 1 GALLON @ 36" O.C.	NO COMMON NAME	LOW				
CER 'F.P.'	CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	LOW	24" BOX	-		CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	1 GAL	-		LANTANA MONTEVADENSIS 1 GALLON @ 36" O.C.	TRAILING LANTANA	LOW				
GIN 'A.G.'	GINKGO 'AUTUMN GOLD'	MAIDEN HAIR	MEDIUM	24" BOX	-		FES MAI	FESTUCA MAIREI	ATLAS SEDGE	LOW	1 GAL	-		MAHONIA REPENS 1 GALLON @ 36" O.C.	CREeping OREGON GRAPE	LOW				
FRA 'A.A.'	FRAXINUS A. 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH	-	24" BOX	-		LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	1 GAL	-		MYOPORUM PARVIFOLIUM 1 GALLON @ 72" O.C.	MYOPORUM	LOW				
FRA VEL	FRAXINUS VELUTINA	ARIZONA ASH	-	24" BOX	-		MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW	1 GAL	-		OSTEOSPERMUM FRUTICOSUM 1 GALLON @ 36" O.C.	AFRICAN DAISY	LOW				
LAG 'NAT'	LAGERSTROEMIA I. 'NATCHEZ'	GRAPE MYRTLE	LOW	24" BOX	-		NEP FAA	NEPETA FAASSENNII	CATMINT	LOW	1 GAL	-		PYRACANTHA C. 'LOWBOY' 1 GALLON @ 36" O.C.	SCARLET FIRETHORN	LOW				
PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	LOW	24" BOX	-		PHO TEN	PHORMIUM TENAX	NEW ZEALAND FLAX	MEDIUM	1 GAL	-		ROSMARINUS 'COLLINGWOOD INGRAM' 1 GALLON @ 36" O.C.	ROSEMARY	LOW				
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	24" BOX	-		PHO 'M.M.'	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	MEDIUM	1 GAL	-		TULBAGHIA VIOLACEA 1 GALLON @ 36" O.C.	SOCIETY GARLIC	LOW				
PYR 'CHA'	PYRUS C. 'CHANTICLEER'	FLOWERING PEAR	LOW	24" BOX	-		RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANTFLOW		1 GAL	-		BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH				
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	24" BOX	-		ROS 'F.C.'	ROSA 'FLOWER CARPET WHITE'	GROUNDCOVER ROSE	MEDIUM	1 GAL	-		NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS	NATIVE FESCUES	LOW				
QUE RUB	QUERCUS RUBRA	RED OAK	LOW	24" BOX	-		WES 'W.H.'	WESTRINGIA F. 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	LOW	1 GAL	-								
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	LOW	24" BOX	-		XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	1 GAL	-								
ZEL 'V.G.'	ZELKOVA 'VILLAGE GREEN'	JAPANESE ZELKOVA	LOW	24" BOX	-															

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1209 ORANGE STREET
WILMINGTON, DELAWARE 19801

Professional Seal

VALPICO
GLENBRIAR
APARTMENTS

2605 & 2795 S MACARTHUR DRIVE
TRACY, CA 95376

Drawn By
Project Manager Chris Lyon
Job Number 000-18023
Date 07/26/19

Author
Chris Lyon

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Mark Date Description

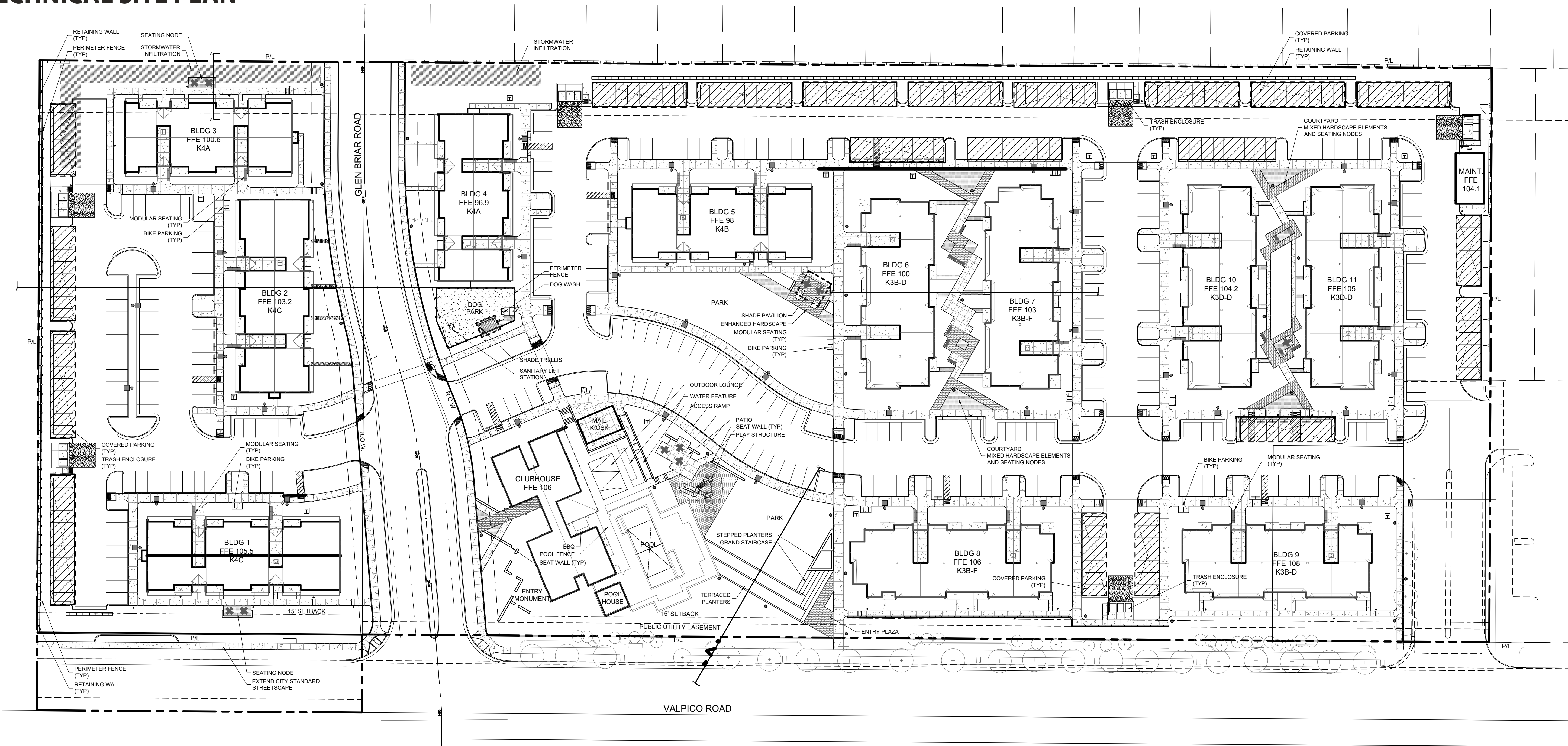
City of Tracy

NTA

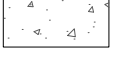











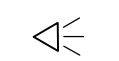


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PACKAGE

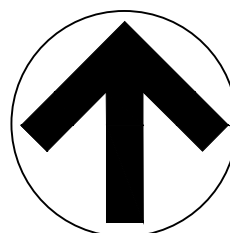
LANDSCAPE
PLAN
G.01.04

TECHNICAL SITE PLAN



MATERIAL KEYNOTES

 CONCRETE WALKWAY STANDARD GRAY CONCRETE WITH BROOM FINISH	 MODULAR SEATING MAGLIN: PIXEL COLLECTION SHORT-WOOD-BACKLESS WOOD STYLE 1
 CONCRETE PAVERS	 LITTER RECEPTACLE ANOVA: LATITUDE, 40 GALLON RECEPTACLE, L2040 COLOR: TEXTURED PEWTER
 CRUSHED LIMESTONE	 MOVEABLE TABLES AND CHAIRS MAGLIN: FORO SERIES, MODELS: TABLE - FRT1700-RD-FS-36, CHAIR - FRC1700-MSF-M2 COLOR: BLACK
 PARKING LOT LIGHT EATON LIGHTING, GALLEON LED MODEL: GLEON-AF-04-LED-E1-SL2-AP, COLOR: GRAY	 PICNIC TABLE MAGLIN: 210 SERIES MODEL: MLPT210-S-W COLOR: SURFACE-IPE, FRAME - BLACK
 PEDESTRIAN POLE LIGHT EATON LIGHTING, MESA LED MODEL: MSA-E01-LED-E1-RW-AP COLOR: GRAY	 LOUNGE SEATING MAGLIN: 720 SERIES, MODELS: CHAISE LOUNGE - MCL720-W, CHAIR - MCCH720-MSF-M2 COLOR: SLATS: IPE, FRAME: BLACK
 BOLLARD LIGHT EATON LIGHTING, ASPEN LED MODEL: 1900-OA-30-12LED-E1-RW-AP COLOR: BLACK	 BIKE RACK ANOVA: METRO 7 BIKE/ 6 LOOP RACK MODEL: LBR7PVCURF COLOR: SILVER
 LANDSCAPE LIGHT EATON LIGHTING, MONACO MODEL: 2003-50MR16-12-BK COLOR: BLACK	 PLAY SURFACE POURED IN PLACE RUBBER SURFACE COLOR TBD
 BENCH ANOVA: MADISON, 6' RECYCLED PLASTIC FLAT BENCH, RCPMF6 COLOR: SLAT - CEDAR, FRAME - TEXTURED PEWTER	



10 40 80 FT



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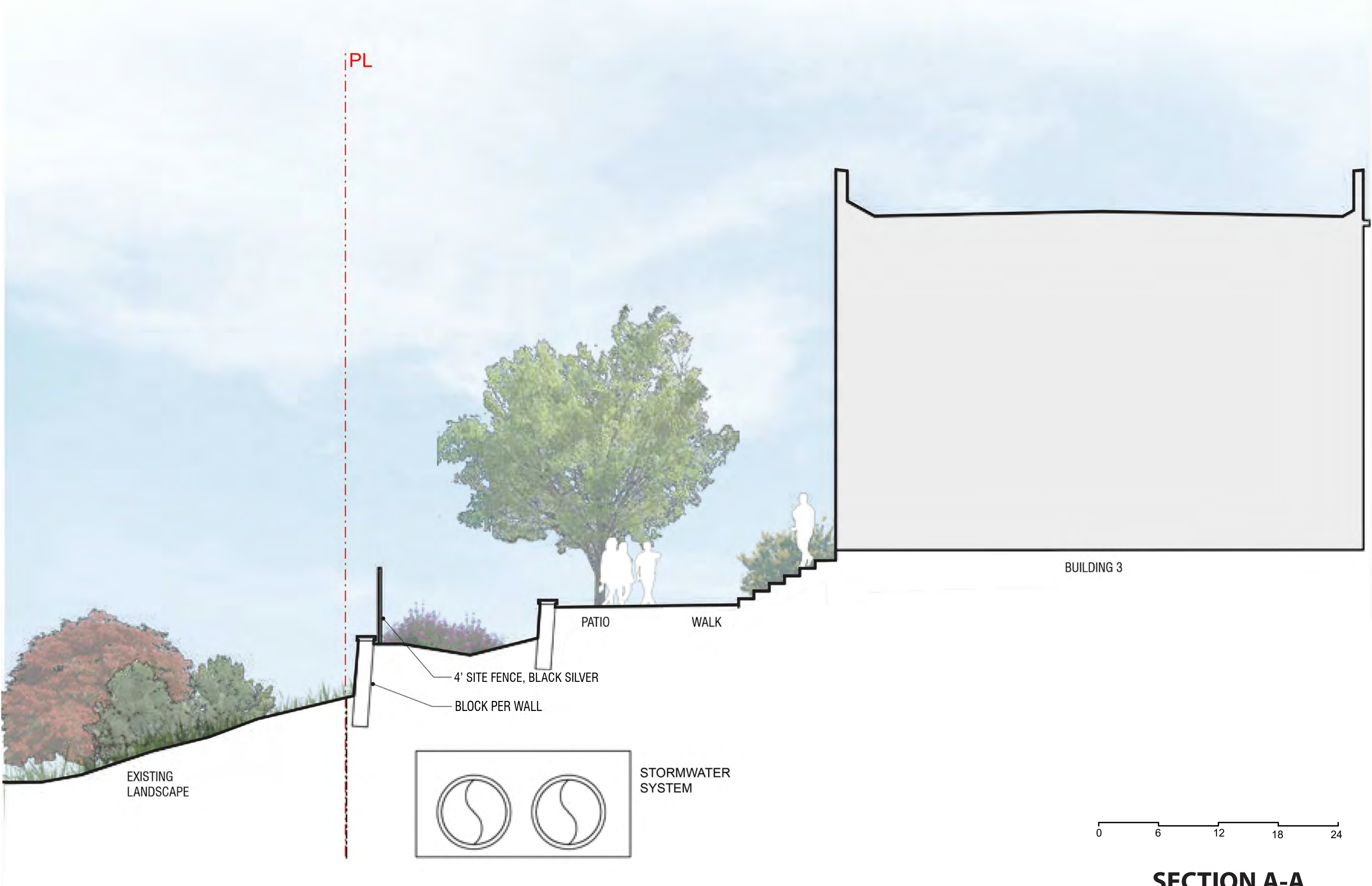
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TECHNICAL SITE
PLAN
G.01.05

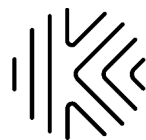
SITE SECTIONS



SECTION A-A



SECTION B-B



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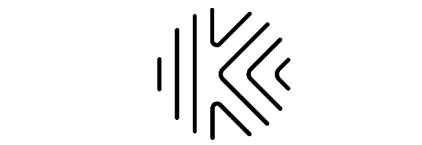
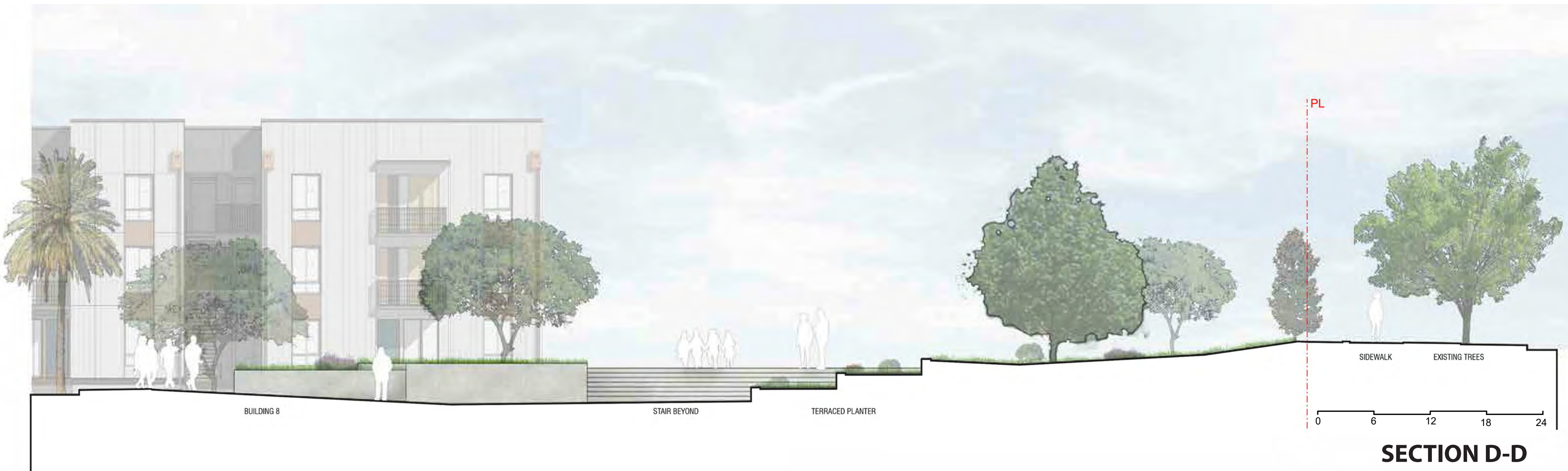
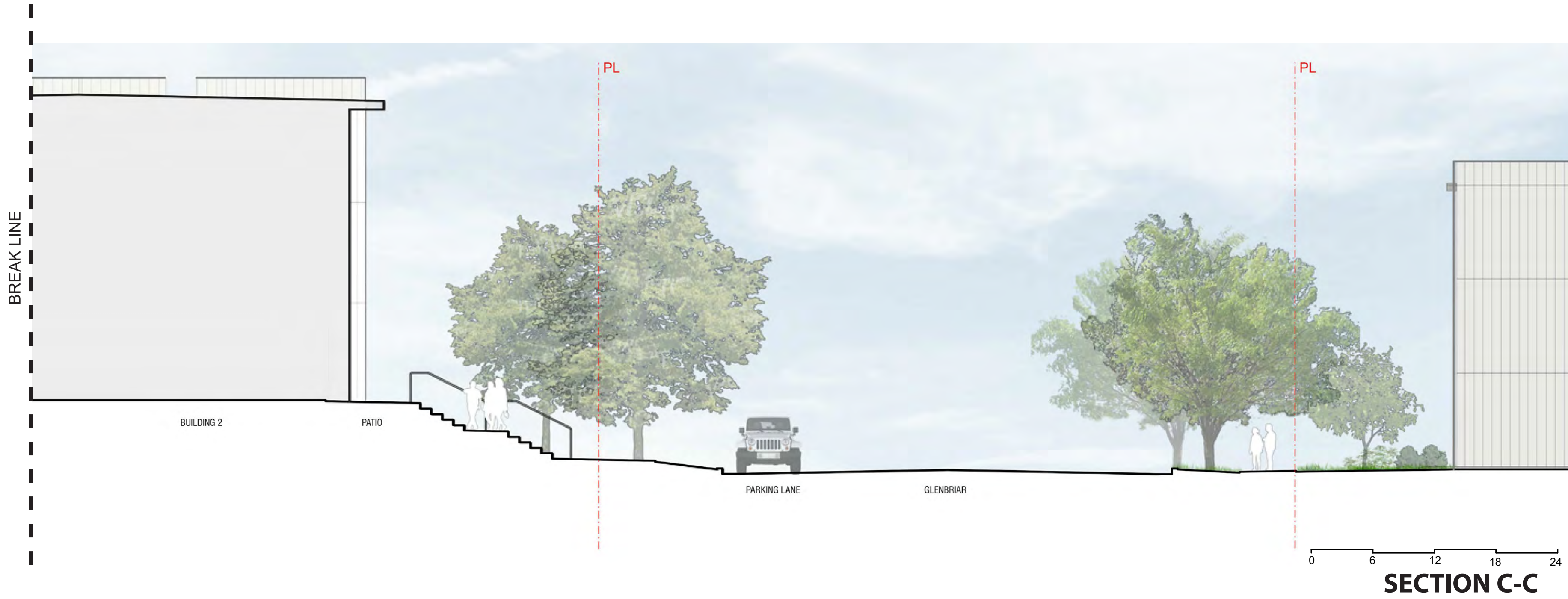
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SITE SECTIONS
G.01.06

SITE SECTIONS



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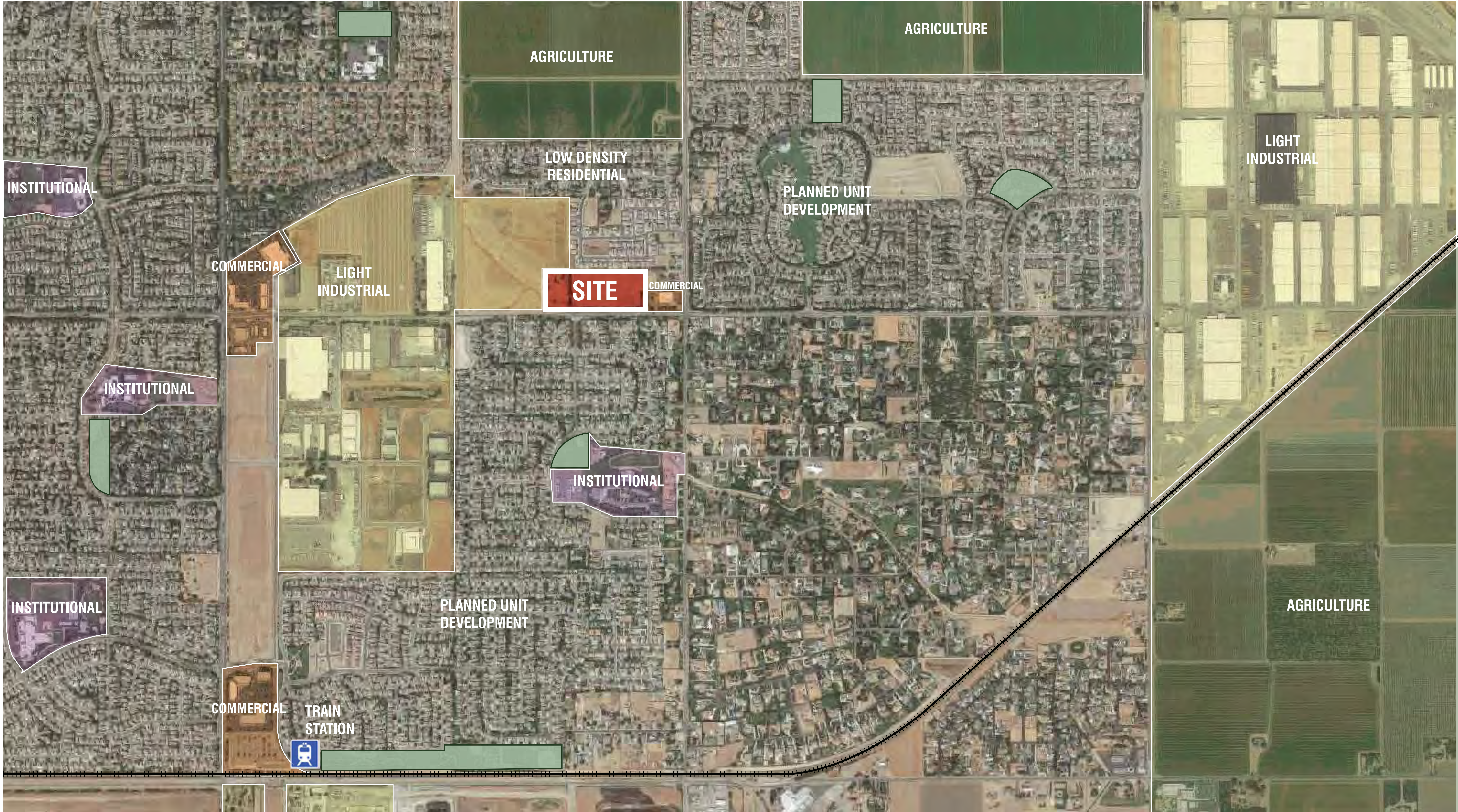
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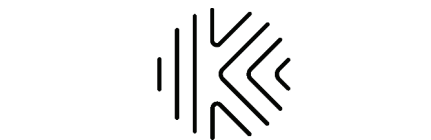
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PACKAGE

SITE SECTIONS
G.01.07

NEIGHBORHOOD ANALYSIS



- RAIL ROAD
- TRAIN STATION
- PARK



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PACKAGE

SITE ANALYSIS
G.01.08

SITE CONTEXT PHOTOS



SITE AERIAL



1 ON SITE LOOKING NORTH



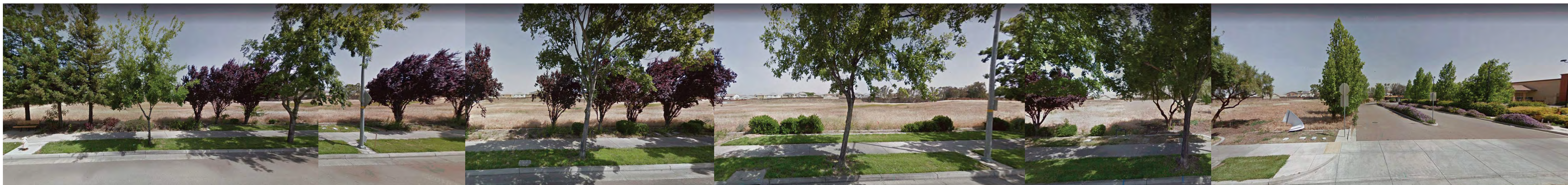
2 RITE AID PARKING LOT LOOKING WEST



3 VALPICO LOOKING SOUTH

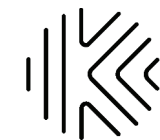


4 VALPICO LOOKING NORTH



5 VALPICO LOOKING NORTH

■■■■■■■■■■ PROPERTY LINE



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SITE CONTEXT
PHOTOS

G.01.09

SITE CONTEXT COLORS AND PROPOSED MATERIALS

SITE PHOTOS



VALPICO ROAD ROCK BED MEDIAN



NEIGHBORHOOD LANDSCAPING

SITE COLORS



PROPOSED COLOR PAlettes



SITE PHOTOS

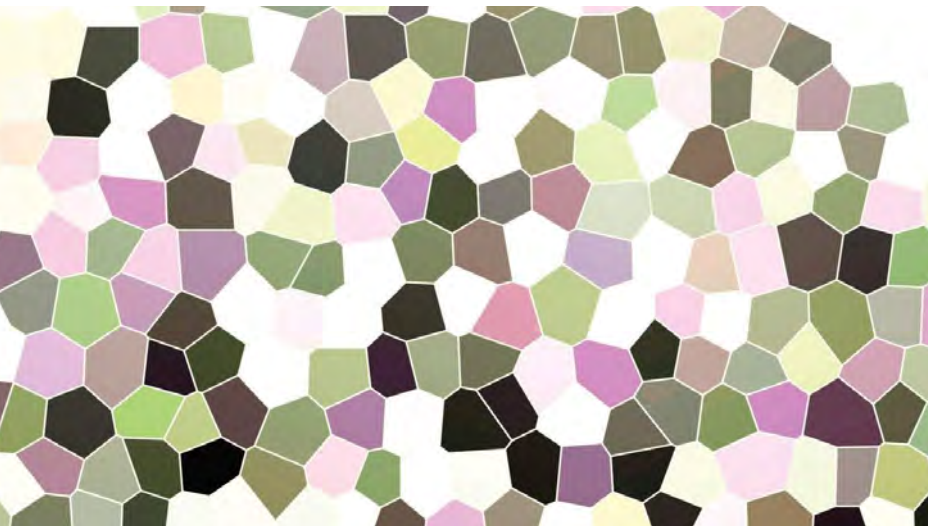


SITE PHOTO



NEIGHBORHOOD LANDSCAPING

SITE COLORS



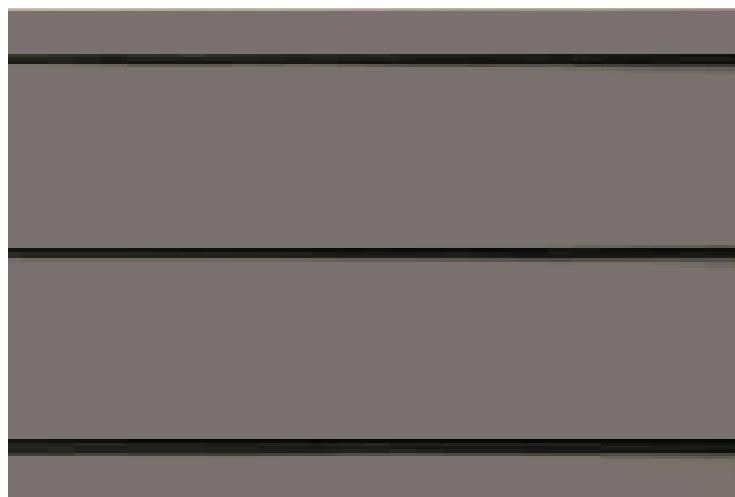
EXAMPLE MATERIALS



PROPOSED MATERIALS



ALLURA 8" GROOVE
FIBER CEMENT PANEL



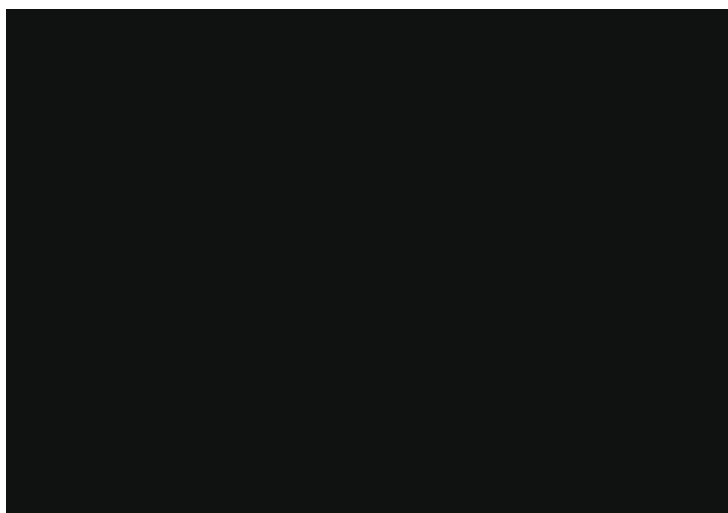
ALLURA TRADITIONAL LAP SIDING



ALLURA TRADITIONAL LAP SIDING



PARAPET COLOR



PREFAB ACCESSORY COLOR



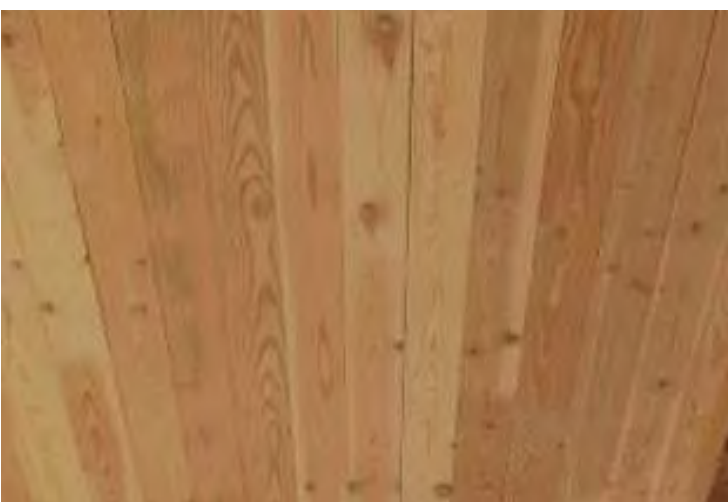
RED-ORANGE ACCENT COLOR



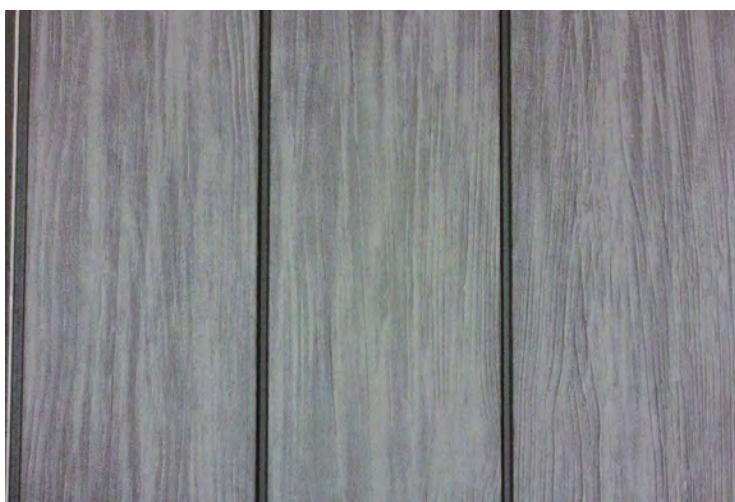
BLUE ACCENT COLOR



GREEN ACCENT COLOR



CLT



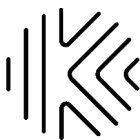
WOOD TEXTURE



BLACK STOREFRONT



MCELROY METAL WAVE PANEL



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TRACY, CA 95376

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Project Manager Chris Lyon	
Job Number	000-18023
Date	07/26/19

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SITE CONTEXT
& PROPOSED
MATERIALS

G.01.10

NEIGHBORHOOD PRECEDENTS

TRACY



Aspire Apartments, Tracy, CA
The Aspire Apartments display a modern interpretation of apartments complete with a Clubhouse and dog park similar to the Valpico Glenbriar Apartments. Materiality is similar to the proposed apartment buildings and the heirarchy of volumes is also similar. This features a mix of parapets and overhang roofs as well.

SACRAMENTO



Capitol Yards, Sacramento, CA
The Capitol Yards feature similar heirarchy and color of volumes. They also have prefabricated balconies. Space between buildings are also similar to Valpico Glenbriar apartments in the back.

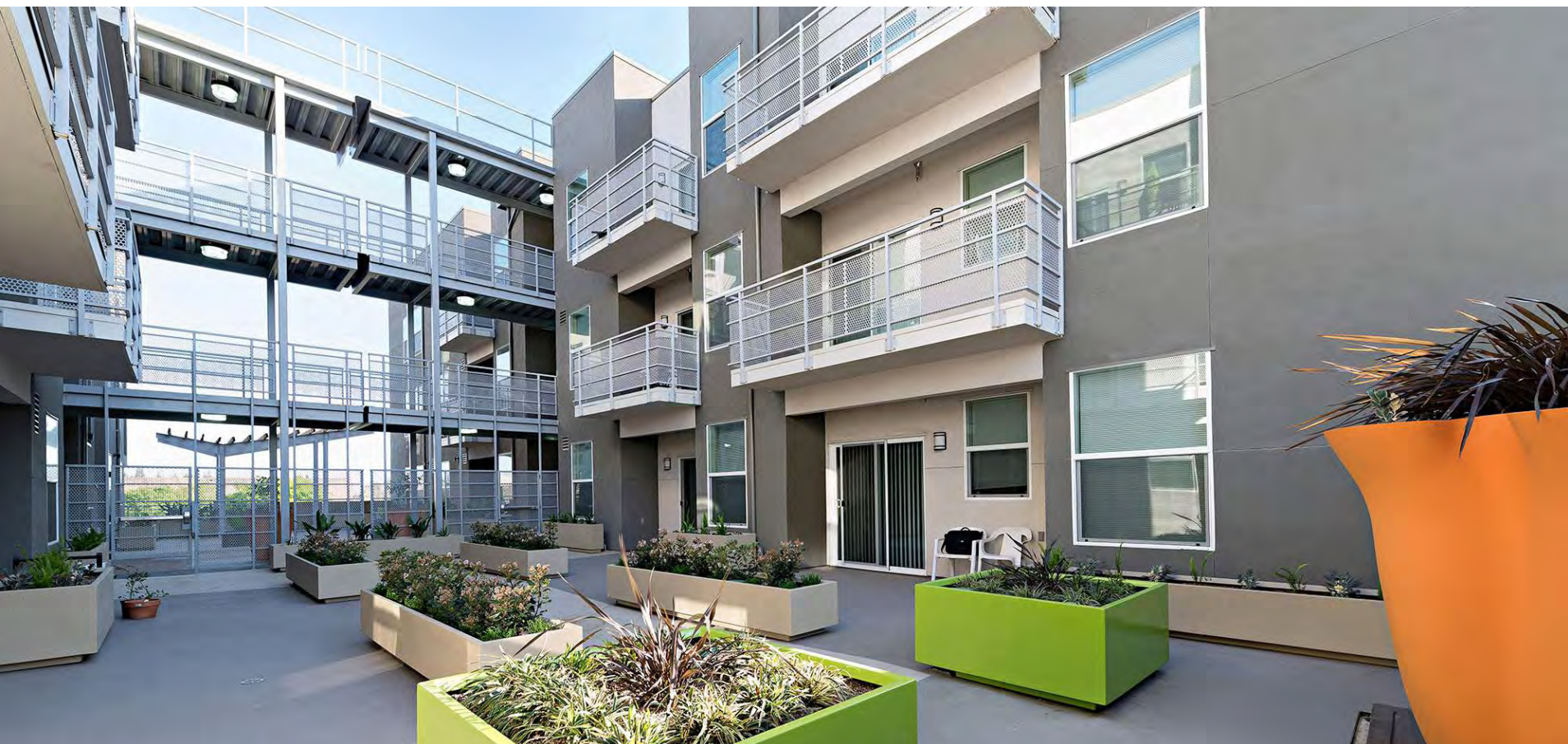


DAVIS



Bartlett Commons, Davis, CA
The apartments at Bartlett Commons have a similar mix of overhang and parapets to the K4 design. The addition of amenities to Bartlett Commons is also similar.

FRESNO



City View VanNess, Fresno, CA
Heirarchy of building parapets and the mix of prefabricated elements are similar to the K3 design.

WALNUT CREEK



Prometheus, Walnut Creek, CA
The mix of lap siding and smooth fiber cement panel between windows is similar to the Valpico Glenbriar Apartment building design.

This aerial rendering depicts a comprehensive urban development project. The central focus is a cluster of modern, multi-story residential buildings with light-colored facades and flat roofs, arranged in a grid-like pattern. These buildings are interspersed with lush greenery, including palm trees and other tropical plants. A large, paved parking lot is situated to the left of the main building cluster. In the foreground, a wide, multi-lane road with clear lane markings and traffic signals runs horizontally. To the right of the road, there is a landscaped area with a small, modern building and a large, open space that appears to be a park or a sports field. The background shows a vast, flat landscape with some distant structures and a hazy horizon, suggesting a coastal or semi-arid environment. The overall design emphasizes a mix of residential, commercial, and recreational spaces, all integrated into a modern urban framework.



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SITE RENDERING G.01.20

STREET VIEW RENDERING



VIEW FROM INTERSECTION OF VALPICO RD & GLENBRIAR ROAD

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STREET VIEW RENDERING



PARK VIEW BETWEEN BUILDING 8 & CLUBHOUSE

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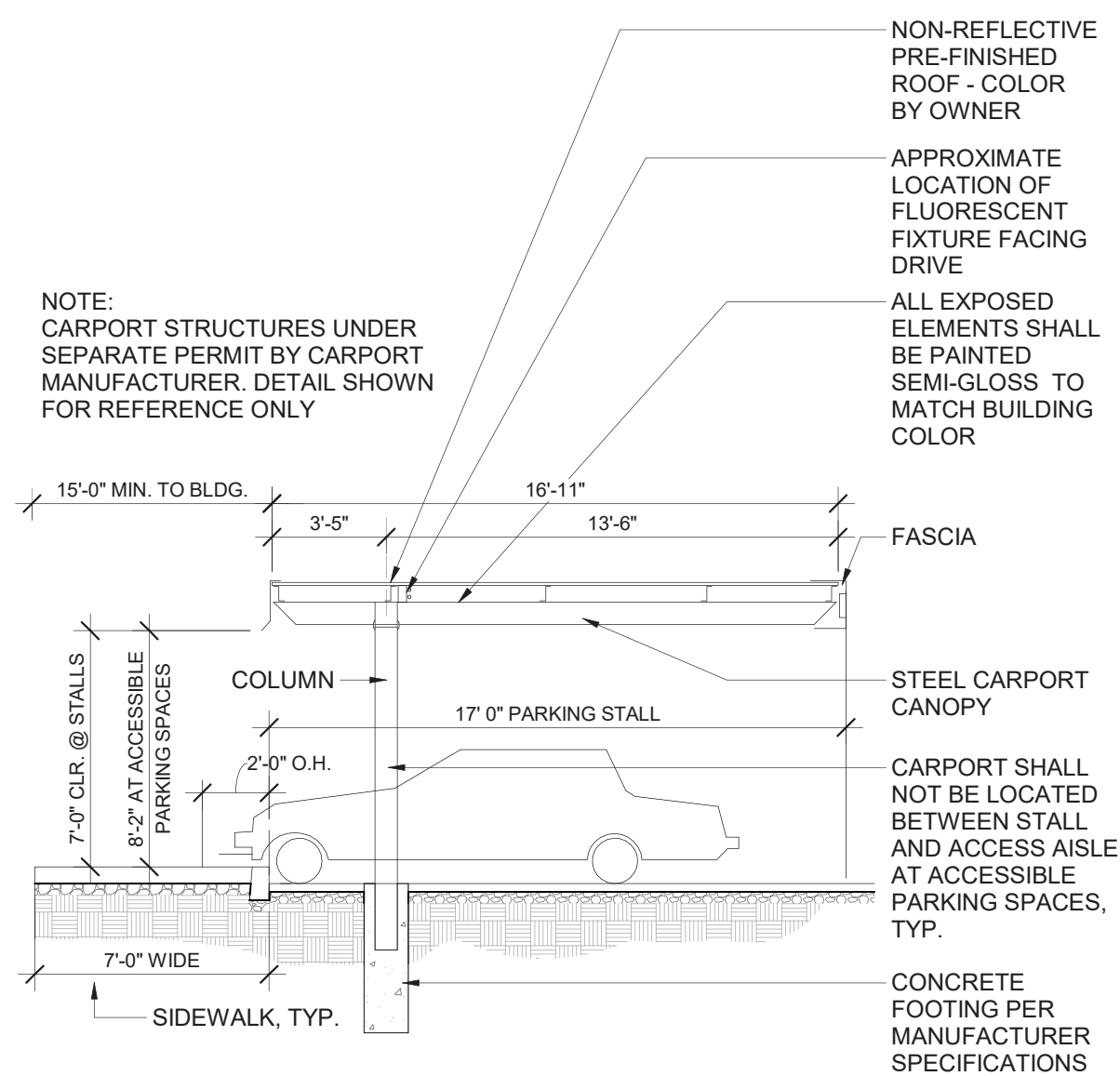
REVISIONS		
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City of Tracy

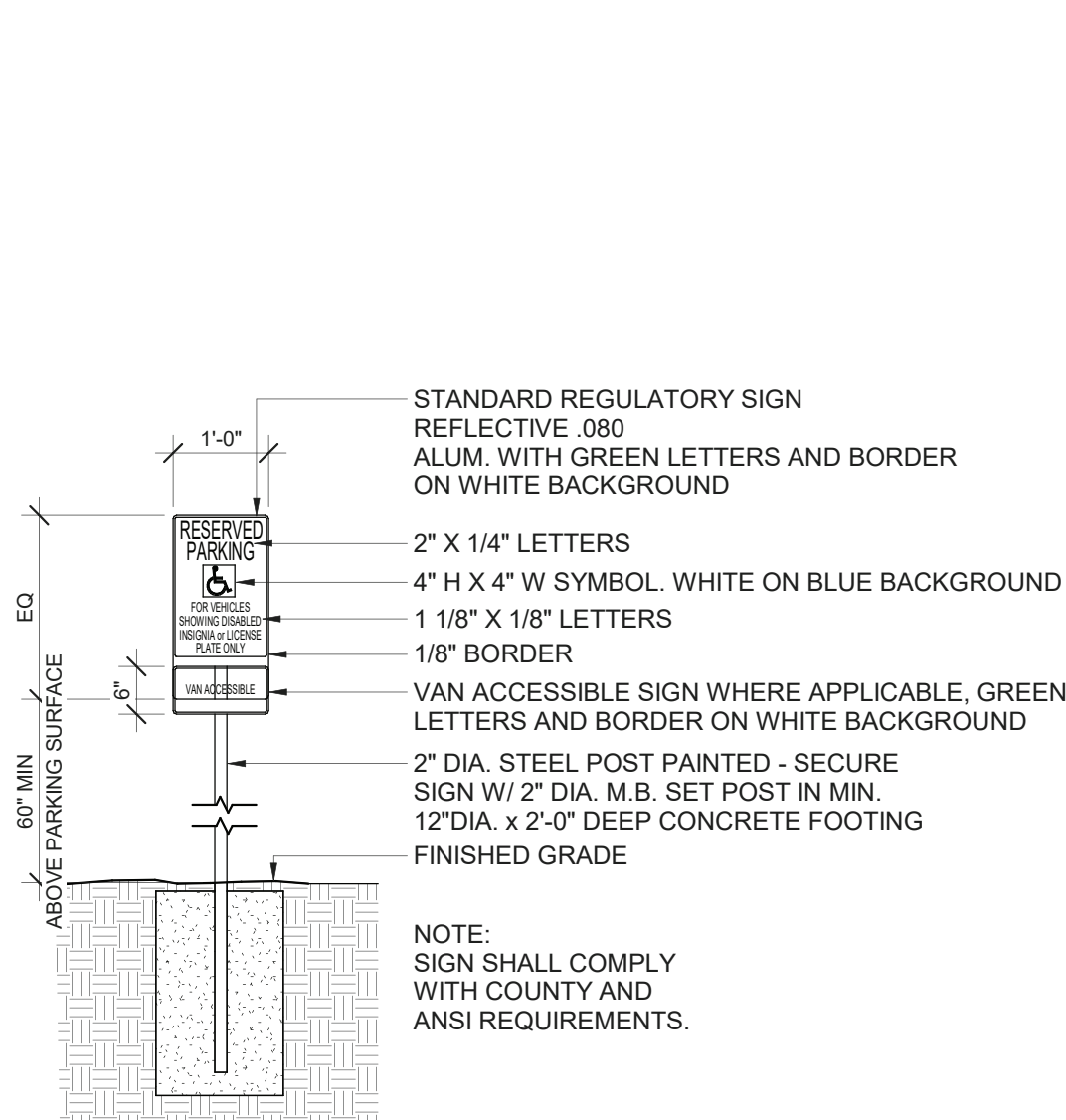
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SITE DETAILS

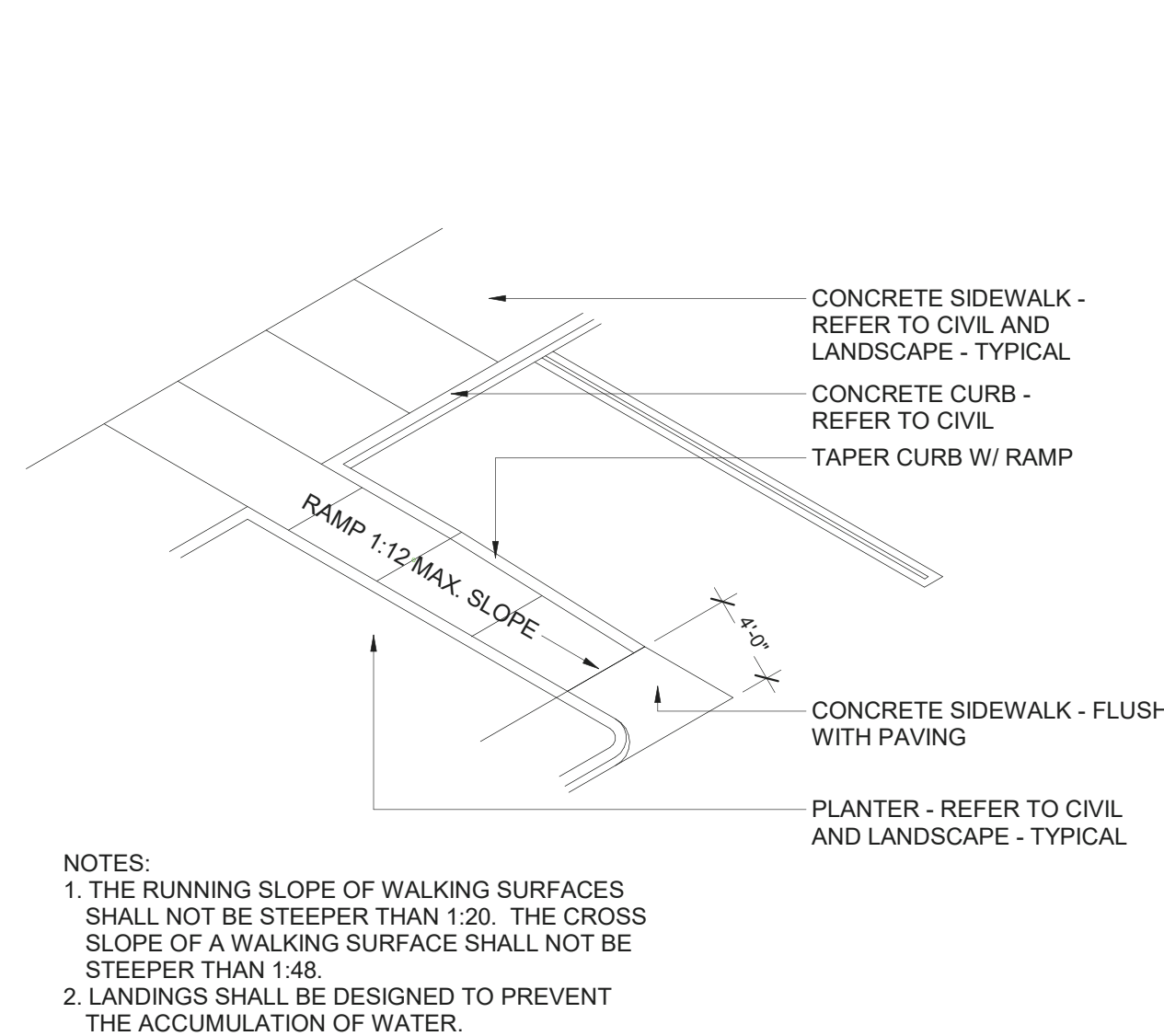


1 CARPORT SECTION (BY OTHERS)
SCALE: 3/16" = 1'-0"



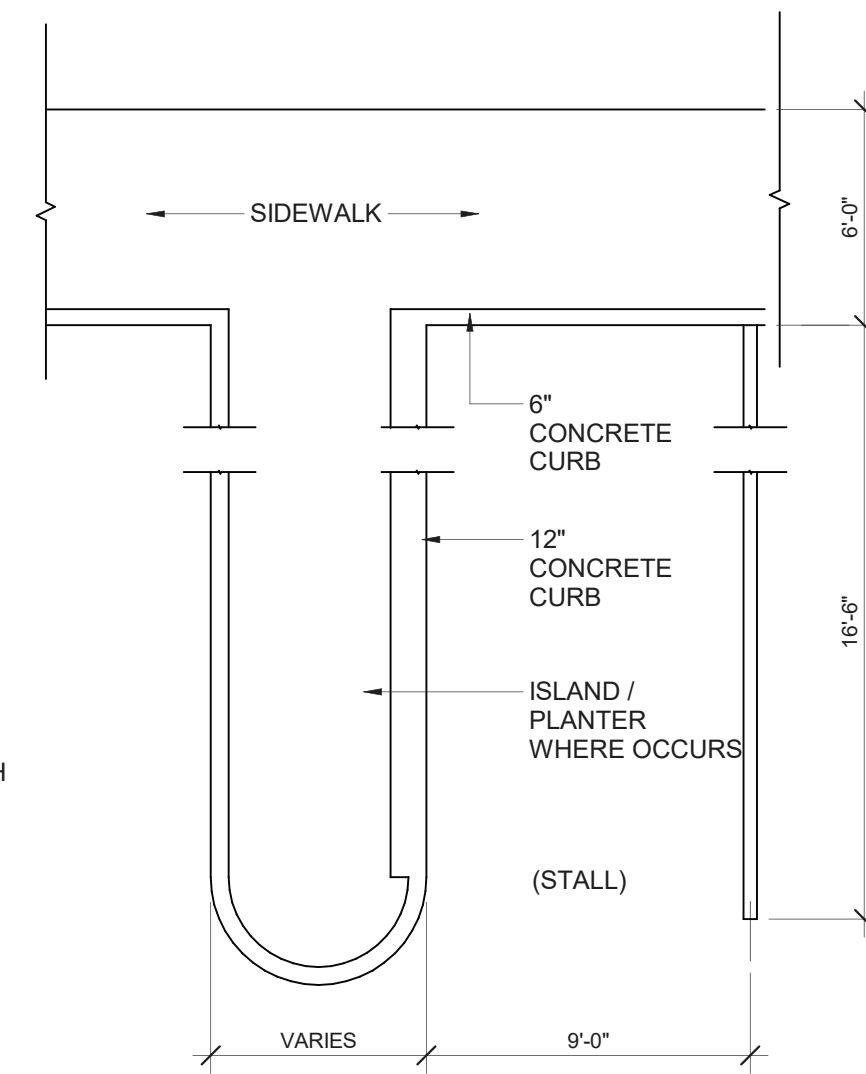
2 ACCESSIBLE PARKING SIGN

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

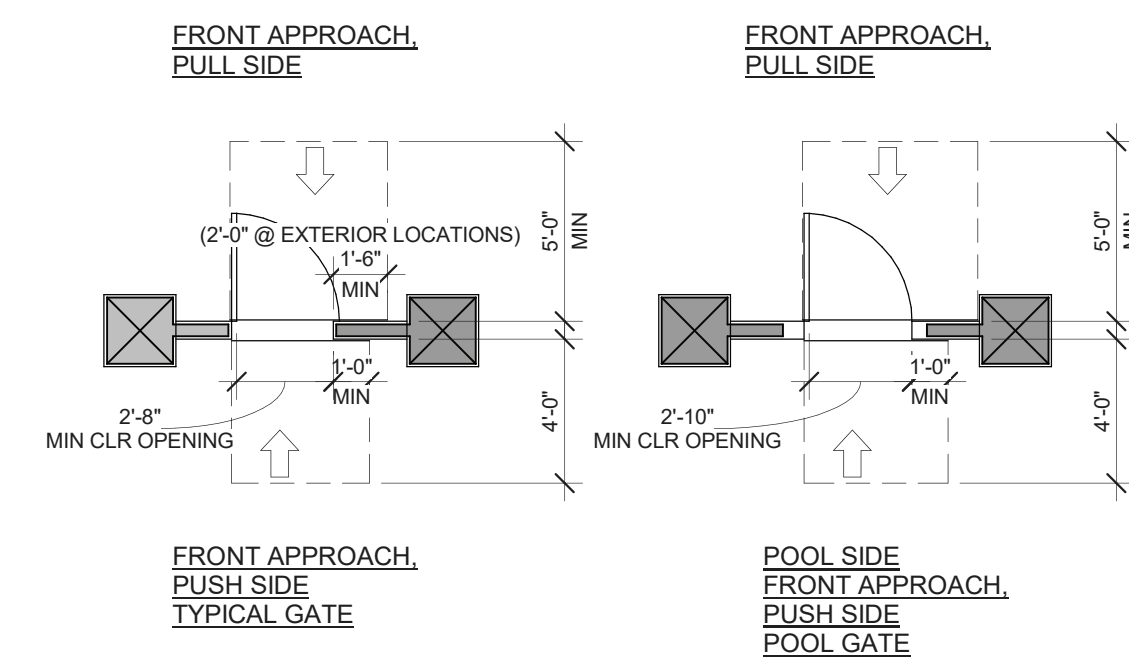


3 SIDEWALK RAMP

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



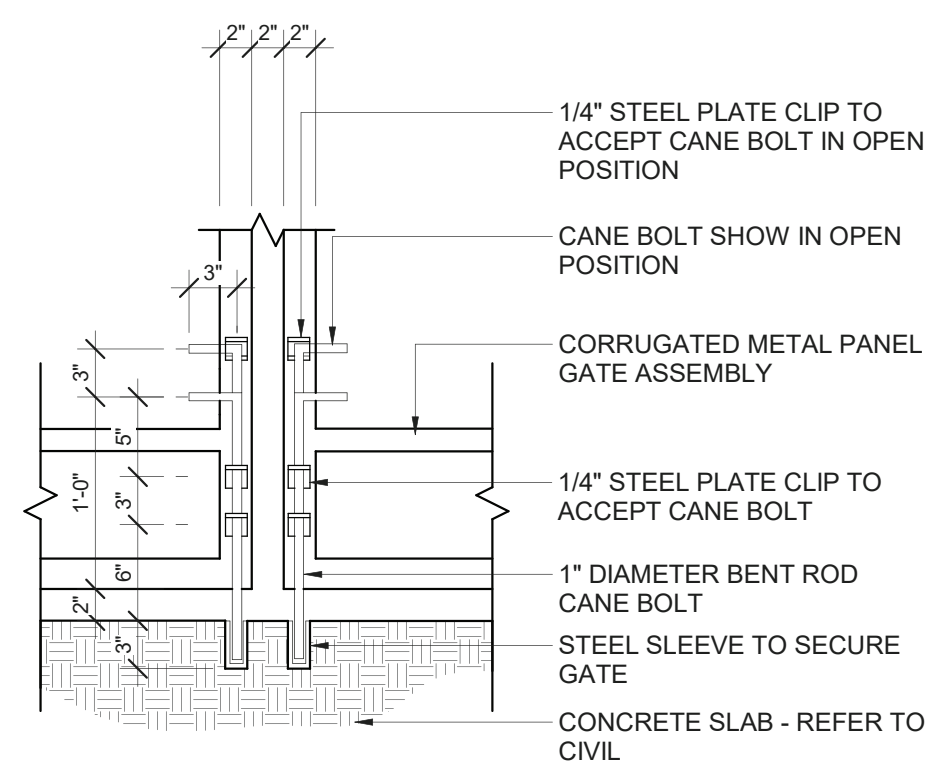
4 TYPICAL PARKING SPACE
SCALE: 3/16" = 1'-0"



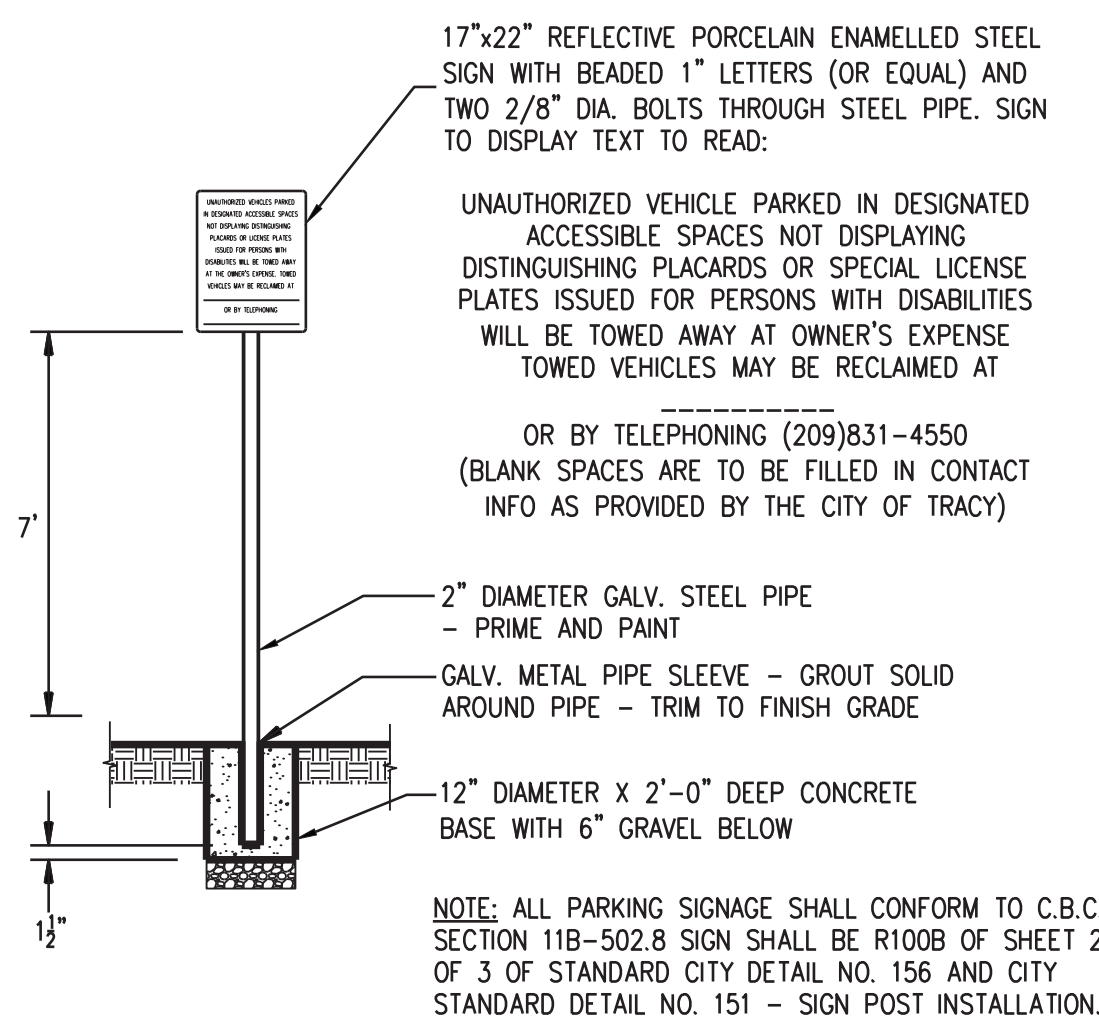
NOTES:

1. FLOOR SURFACE WITHIN THE MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
2. HANDLES, PULLS, LATCHES, LOOKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. EXCEPTION: AT POOL FENCE GATES.
3. POOL FENCE GATE SHALL OPEN OUTWARD FROM THE SWIMMING POOL OR SPA, AND BE EQUIPPED WITH A SELF-CLOSING AND POSITIVE SELF-LATCHING CLOSURE MECHANISM 54 INCHES ABOVE THE FLOOR.
4. FOR REFERENCE ONLY - REFER TO LANDSCAPE PLANS FOR ALL FENCING AND SIDEWALK DETAILS.
5. ALL GATES SHALL HAVE LEVER TYPE HANDLES AND DEADBOLT WITH KEYS ACCESS AT EXTERIOR.
6. REFER TO LANDSCAPE DRAWING FOR GATE DESIGN.
7. GATE SURFACES WITHIN 10' OF THE FLOOR SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE PER ANSI A404.2.9

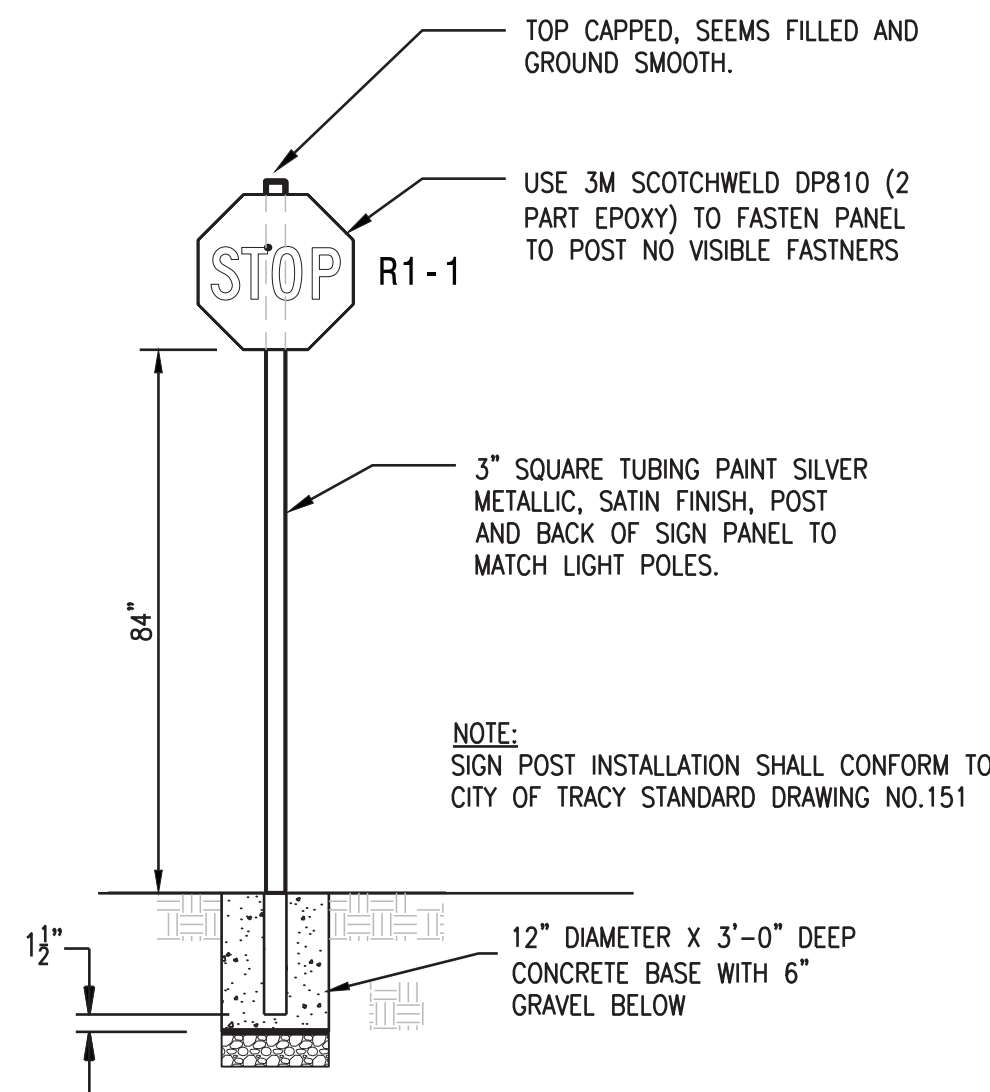
MANEUVER CLEARANCE @ GATE - ANSI



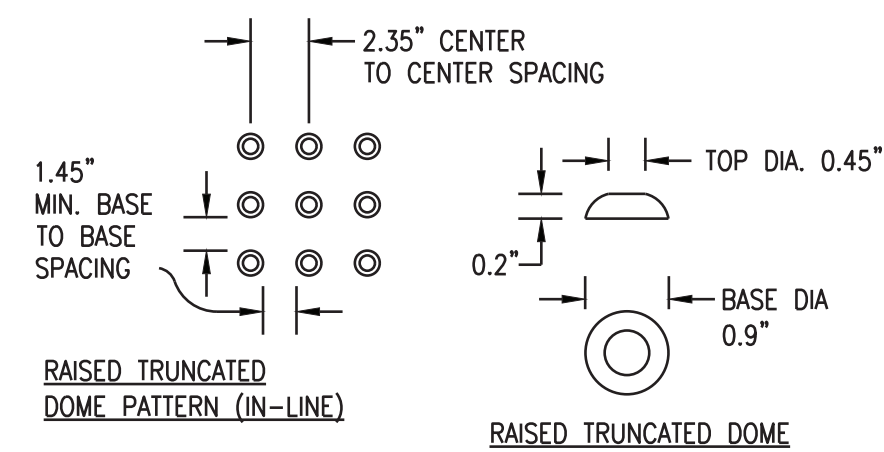
7 CANE BOLT AT ENCLOSURE GATE
SCALE: 1" = 1'-0"



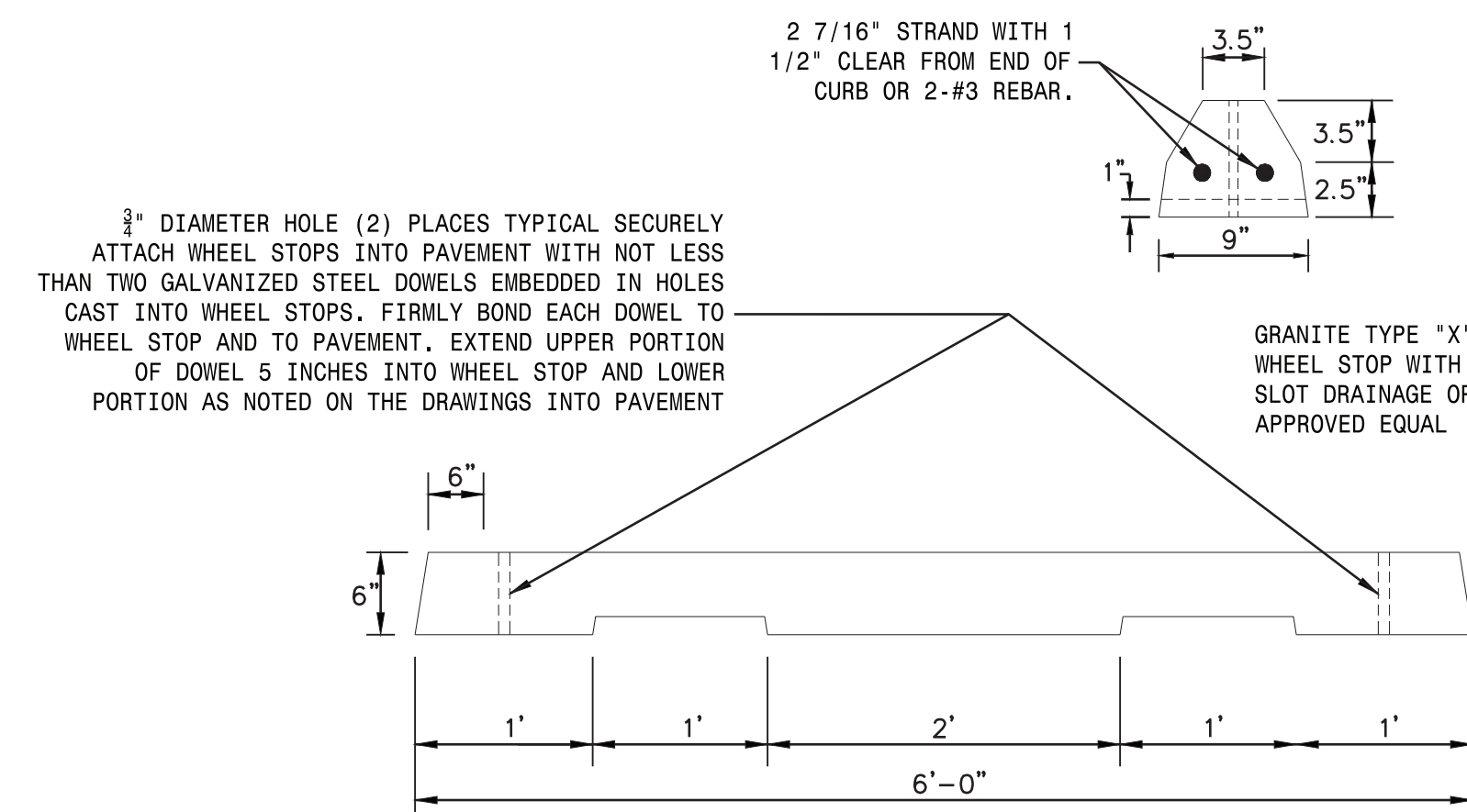
1 UNAUTHORIZED VEHICLES SIGN
- NTS



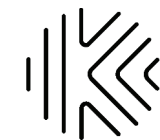
2 STOP SIGN
- NTS



3 TRUNCATED DOMES
— NTS



4 WHEEL STOPS W/DRAINAGE SLOT
NTS



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City of Tracy

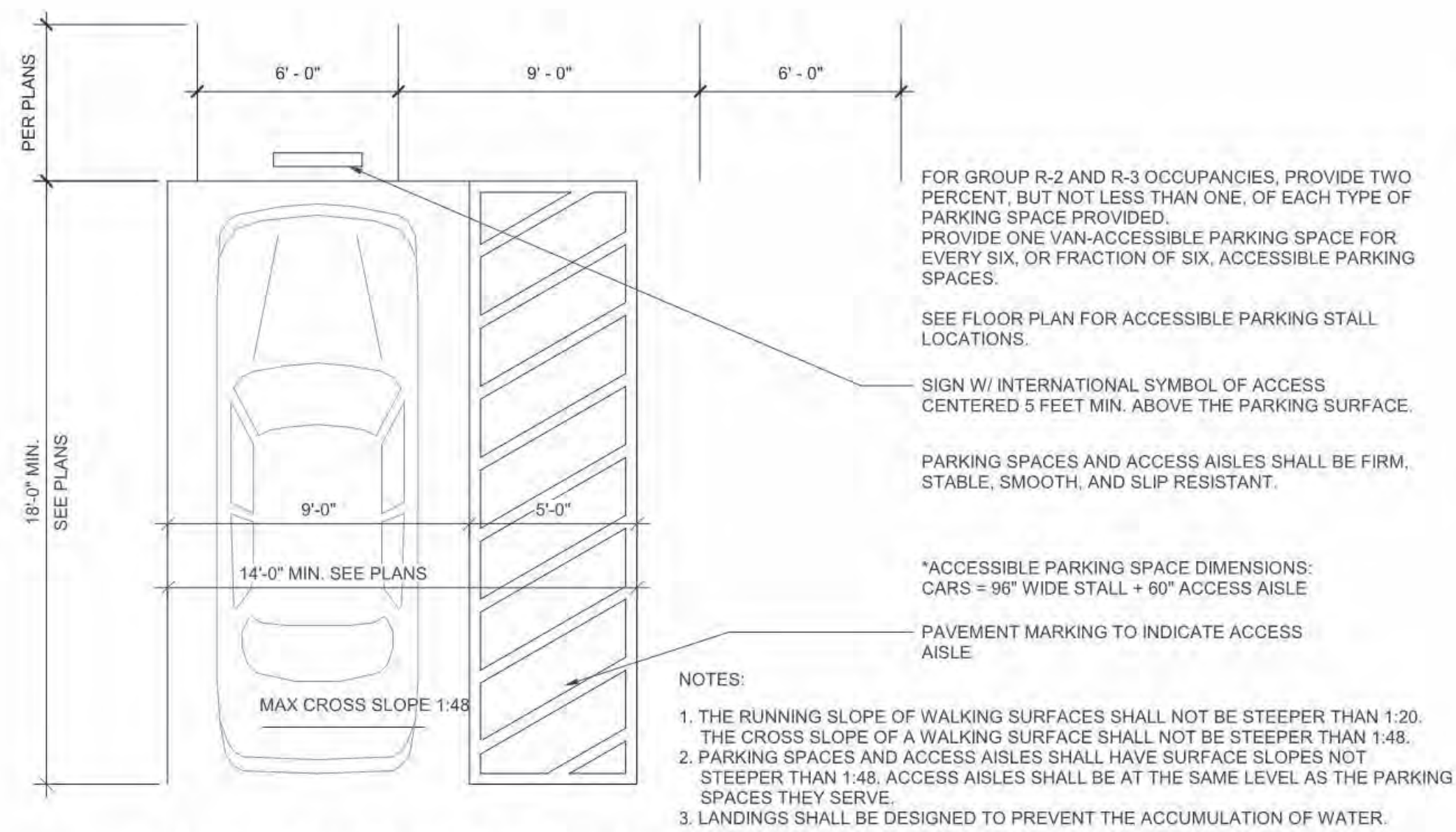
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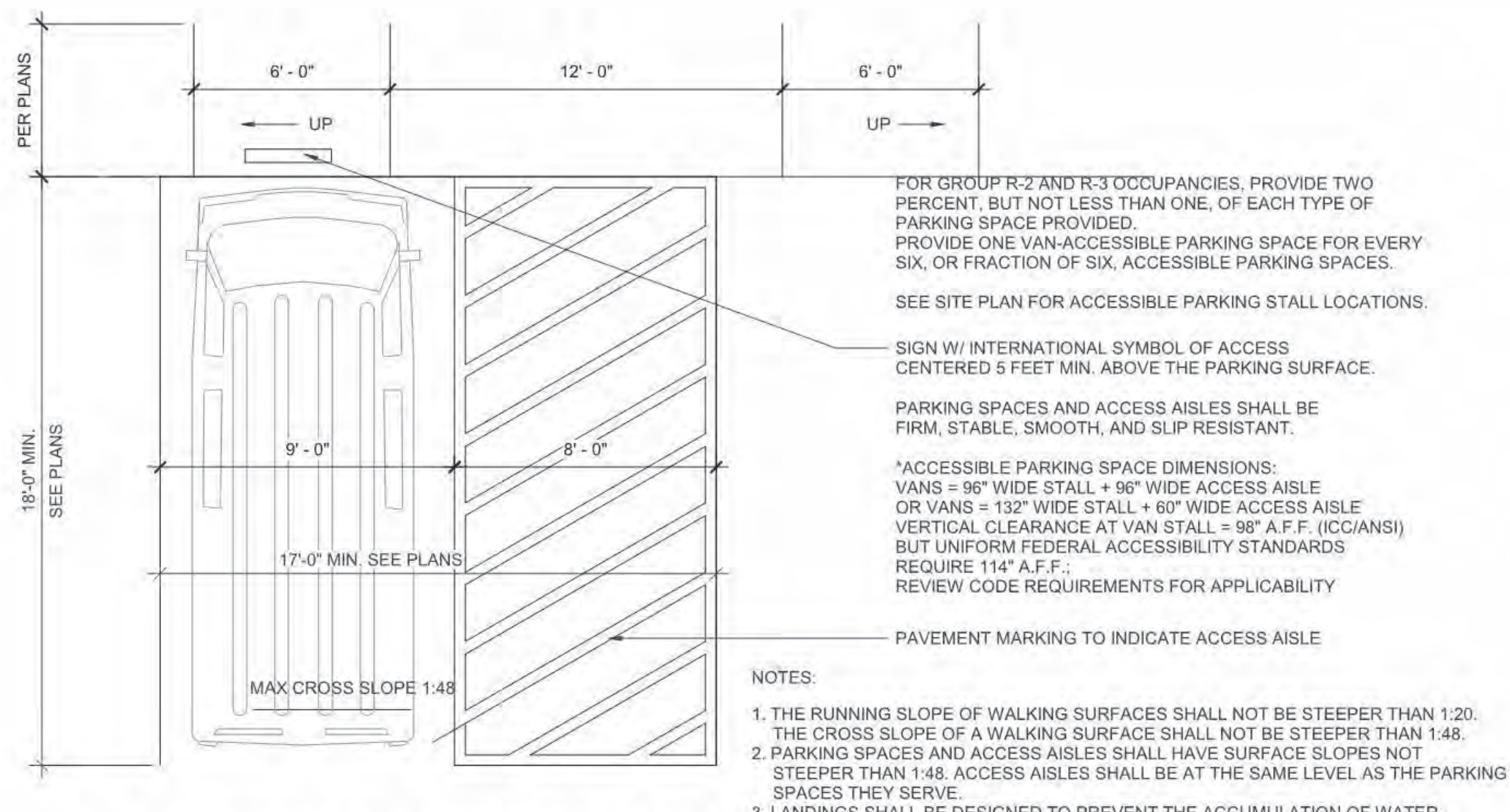
SITE DETAILS

G.01.23

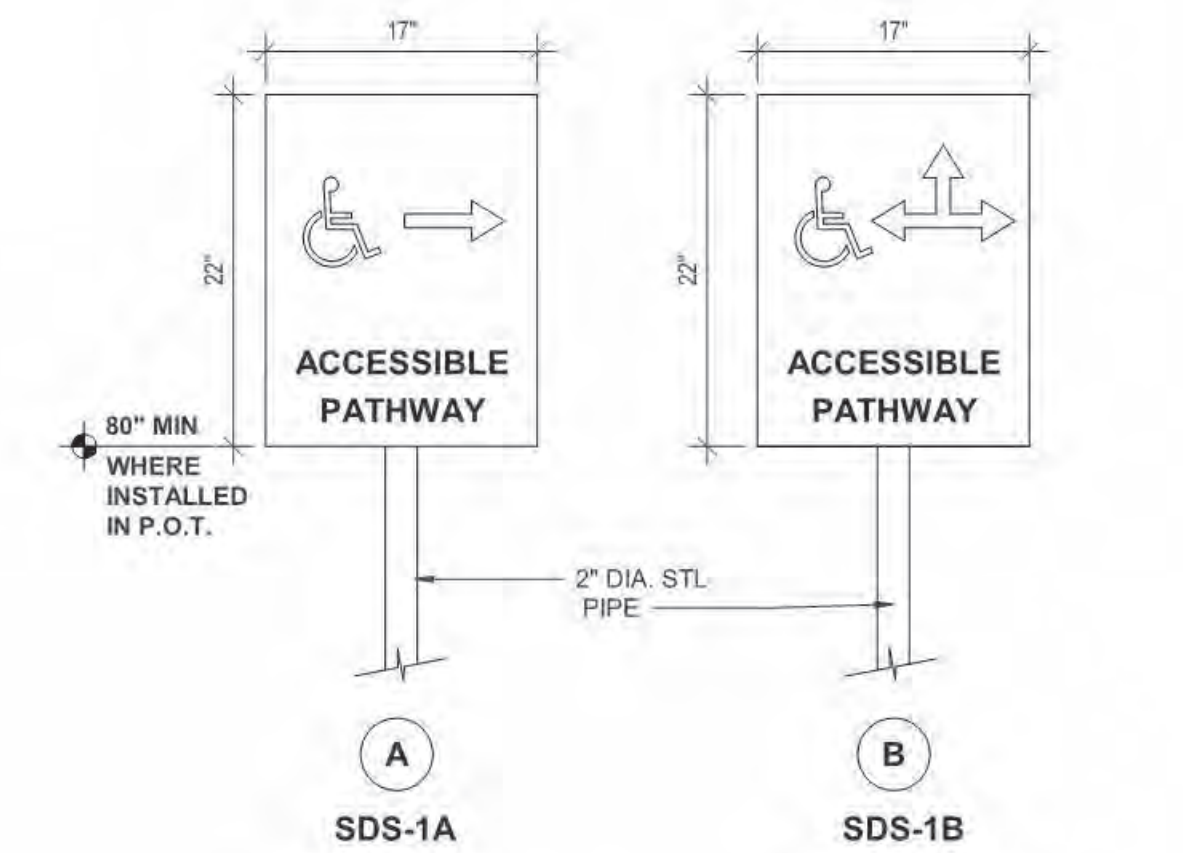
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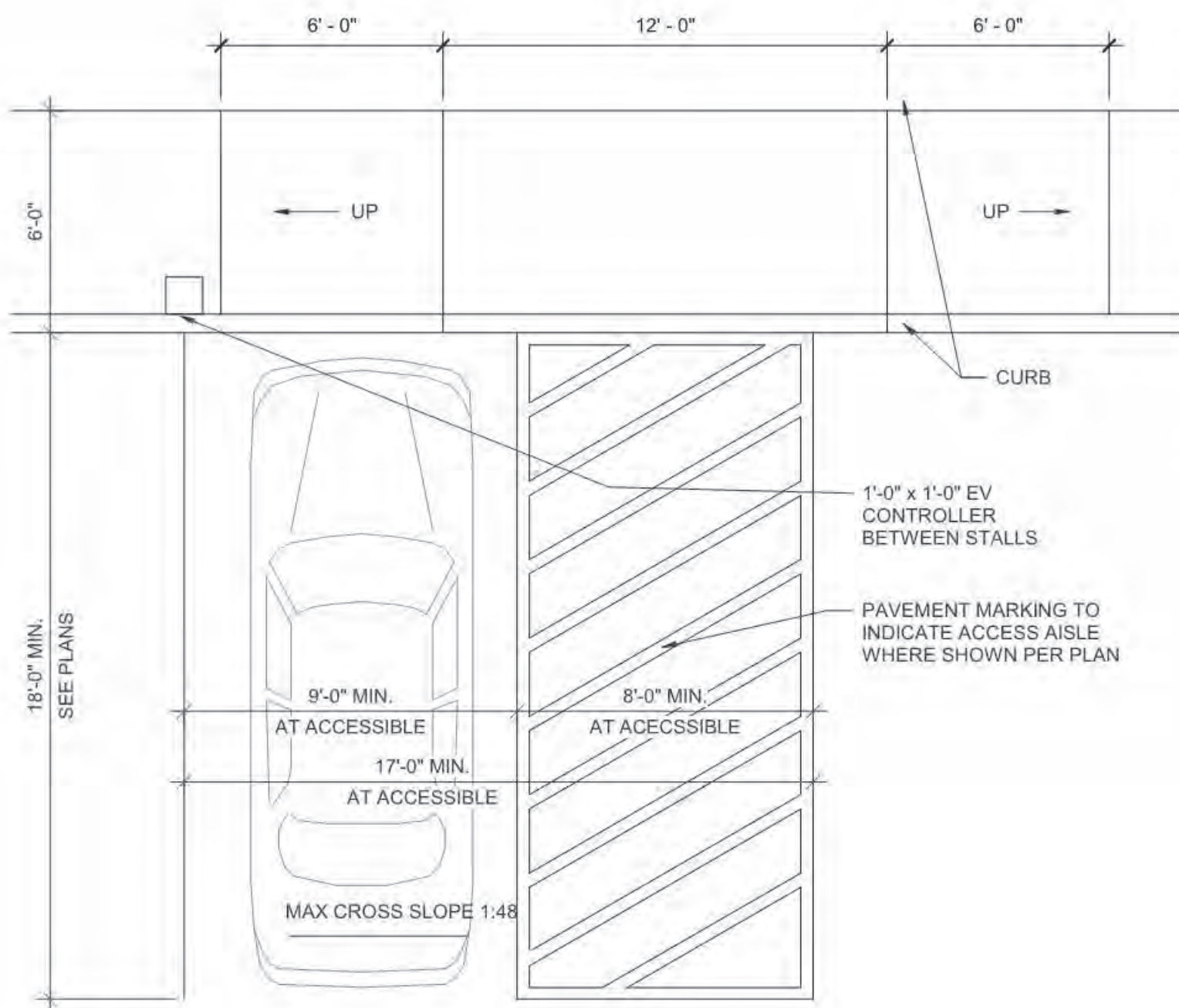
1 BARRIER FREE PARKING STALL
SCALE: 1/4" = 1'-0"



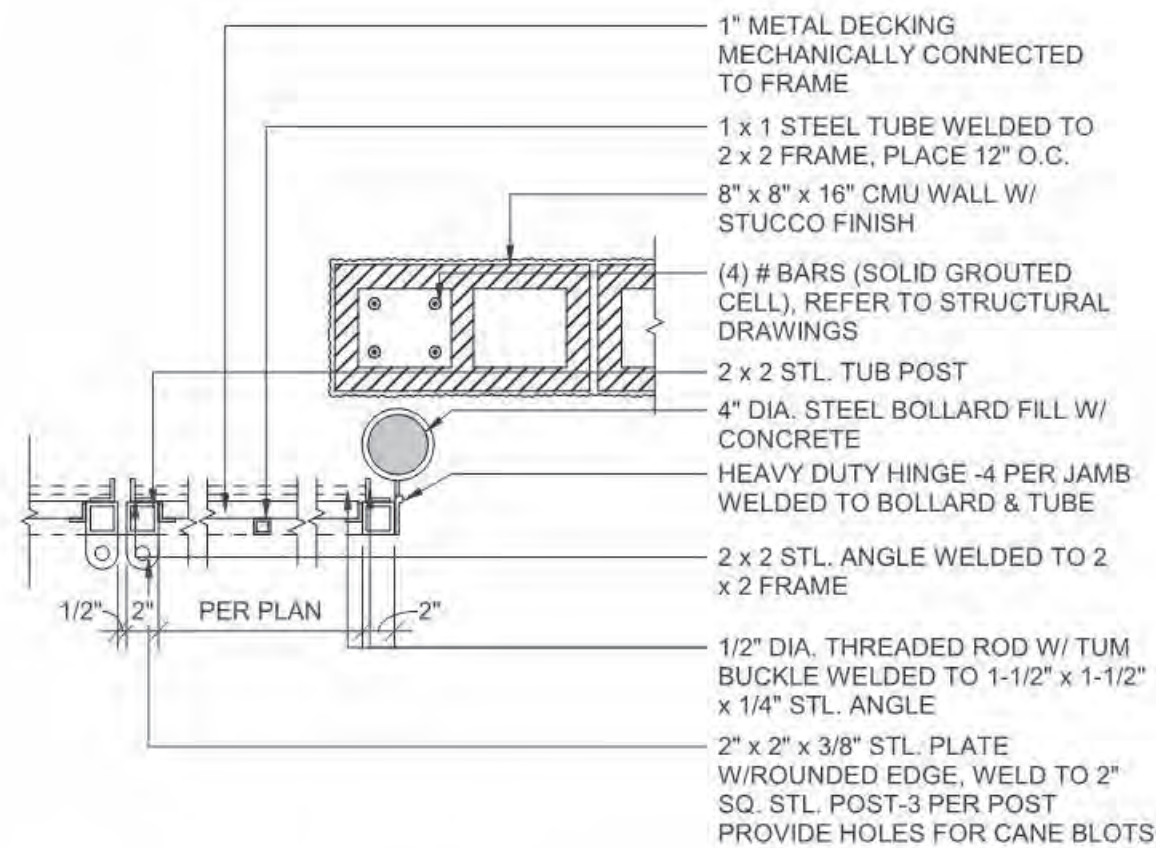
2 BARRIER FREE VAN PARKING STALL
SCALE: 1/4" = 1'-0"



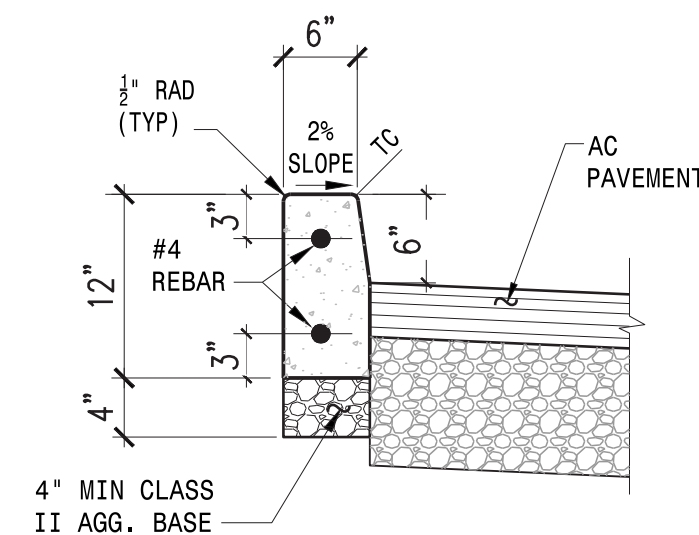
3 PATH OF TRAVEL SIGNAGE DETAILS
SCALE: 1" = 1'-0"



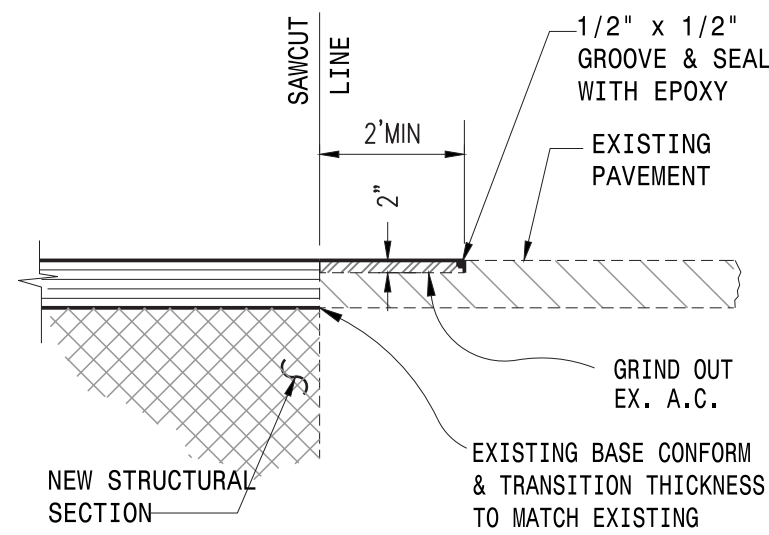
4 ELECTRIC VEHICLE CHARGING STATION
SCALE: 1/4" = 1'-0"



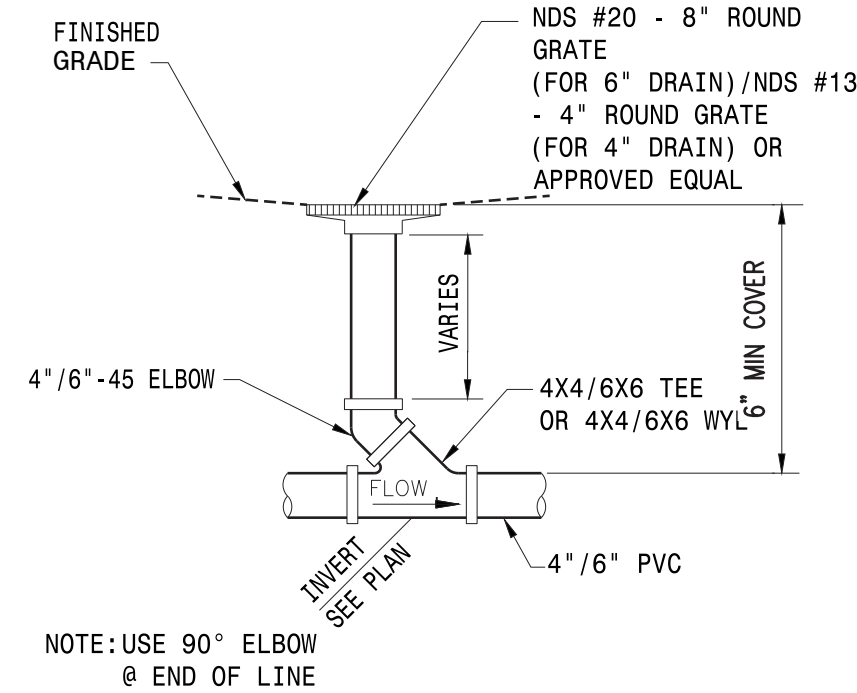
12 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0"



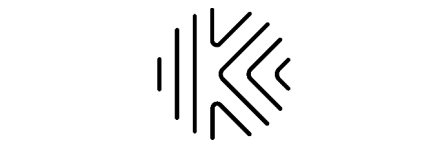
6" VERTICAL CURB
NTS



PAVEMENT CONFORM
NTS



TYPICAL IN LINE PVC
AREA DRAIN (AD)
NTS



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Drawn By Author
Project Manager Chris Lyon
Job Number 000-18023
Date 07/26/19

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Mark Date Description

City of Tracy

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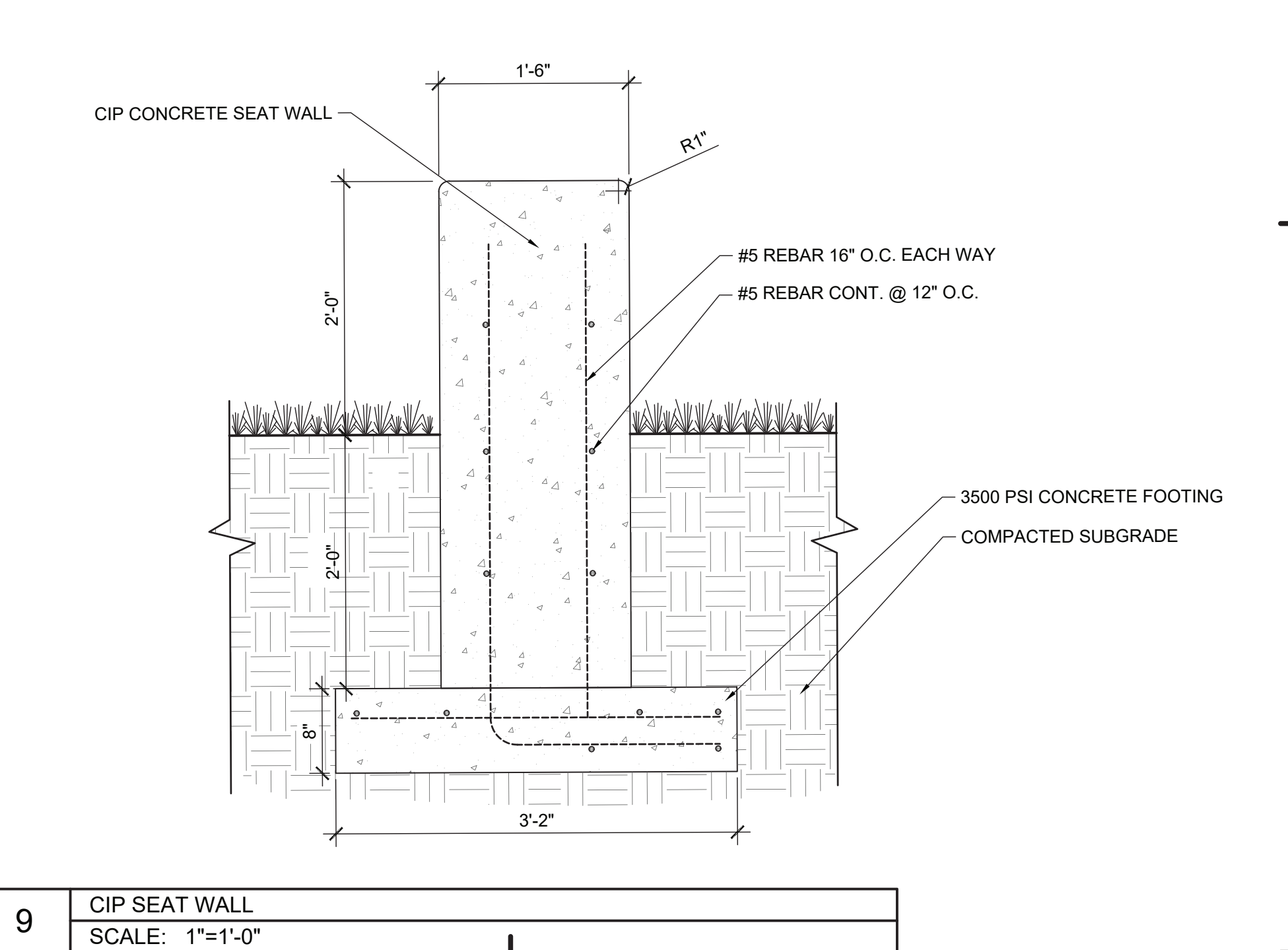
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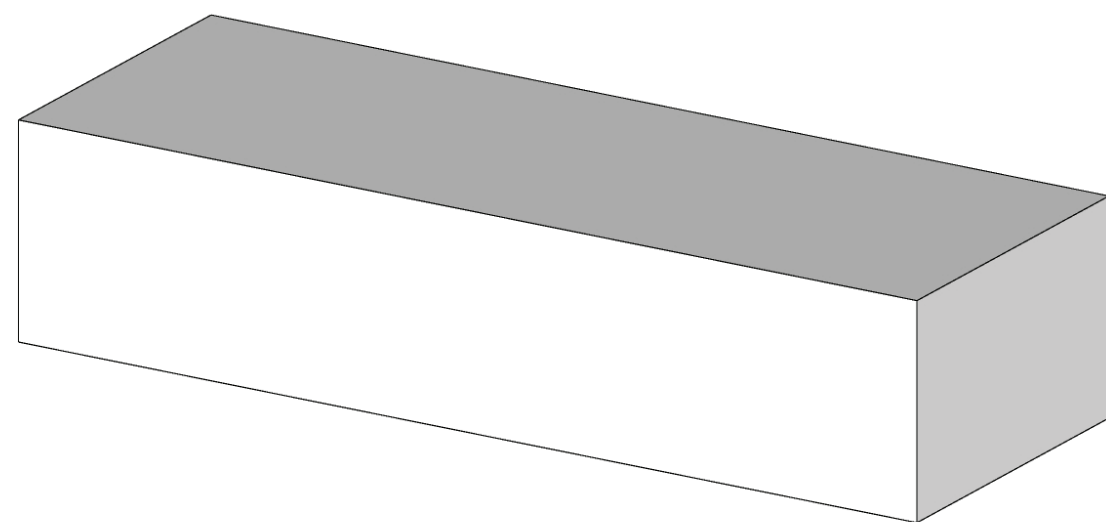
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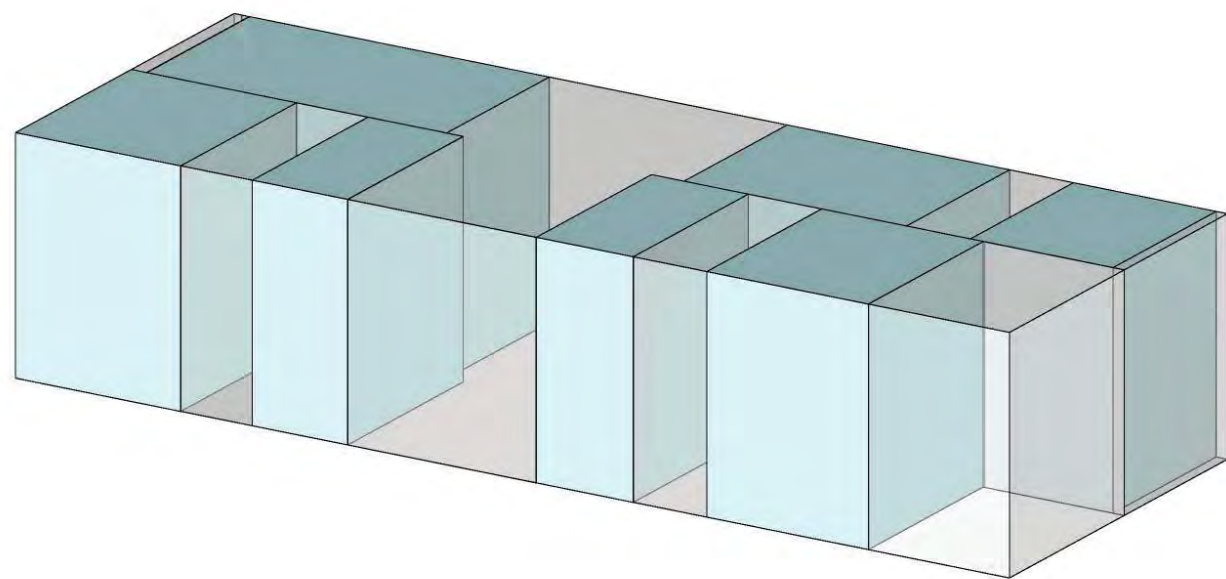
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SITE DETAILS
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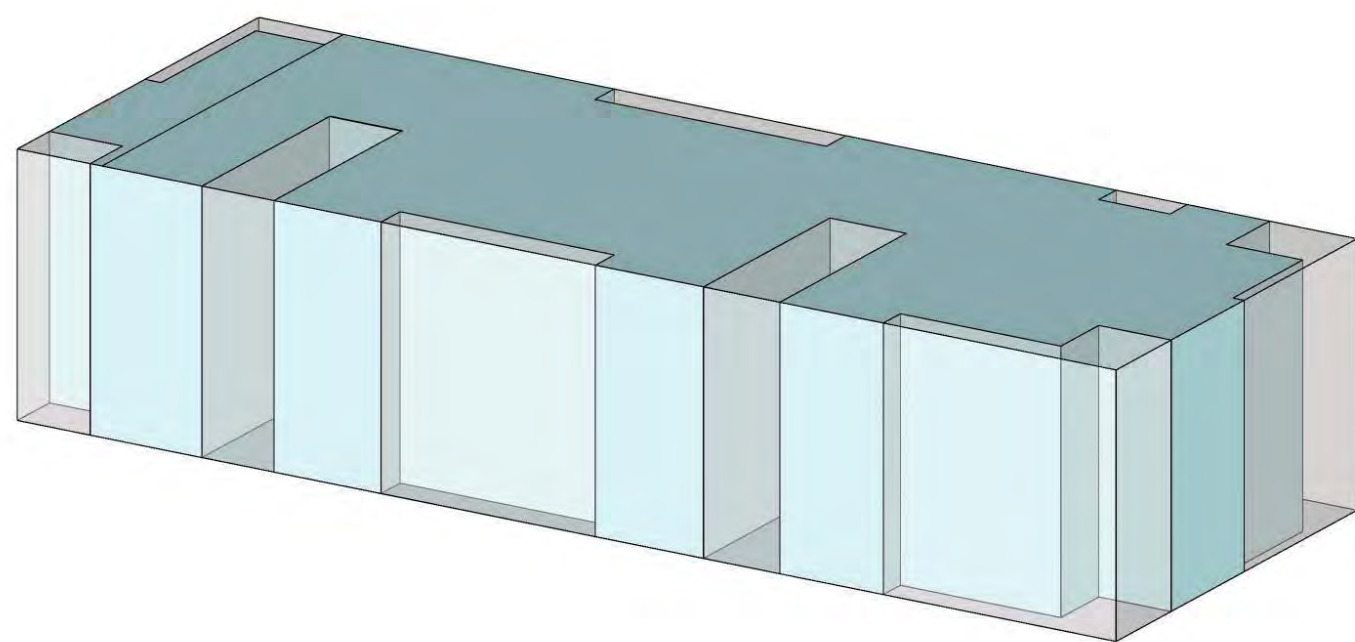




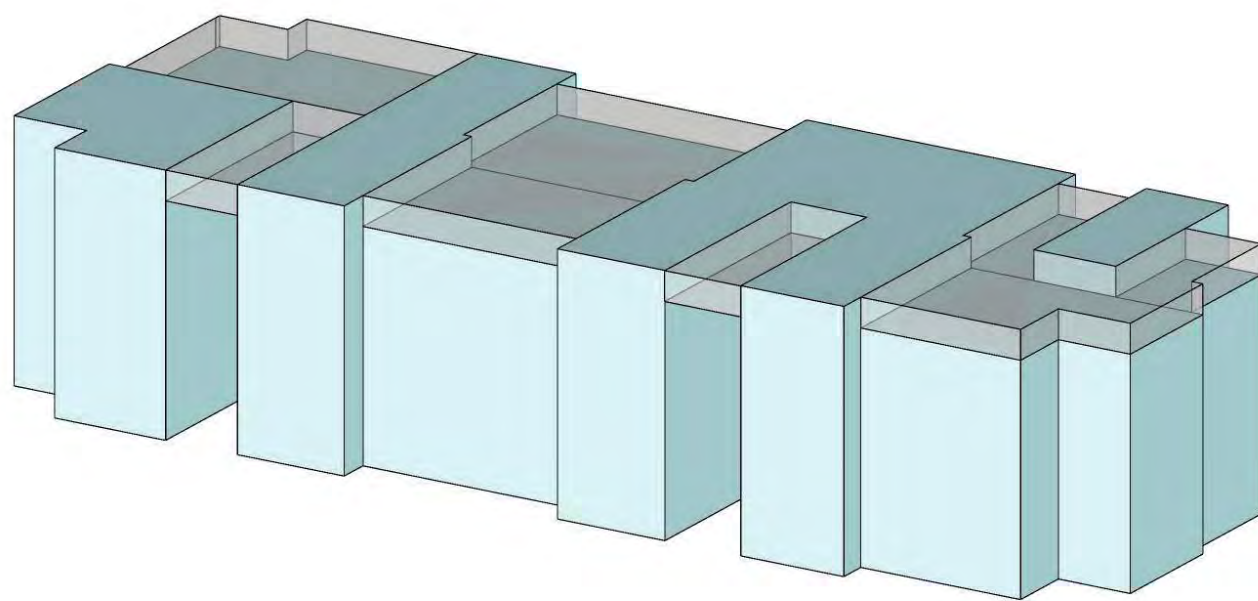
TYPICAL, MOST EFFICIENT
APARTMENT BUILDING



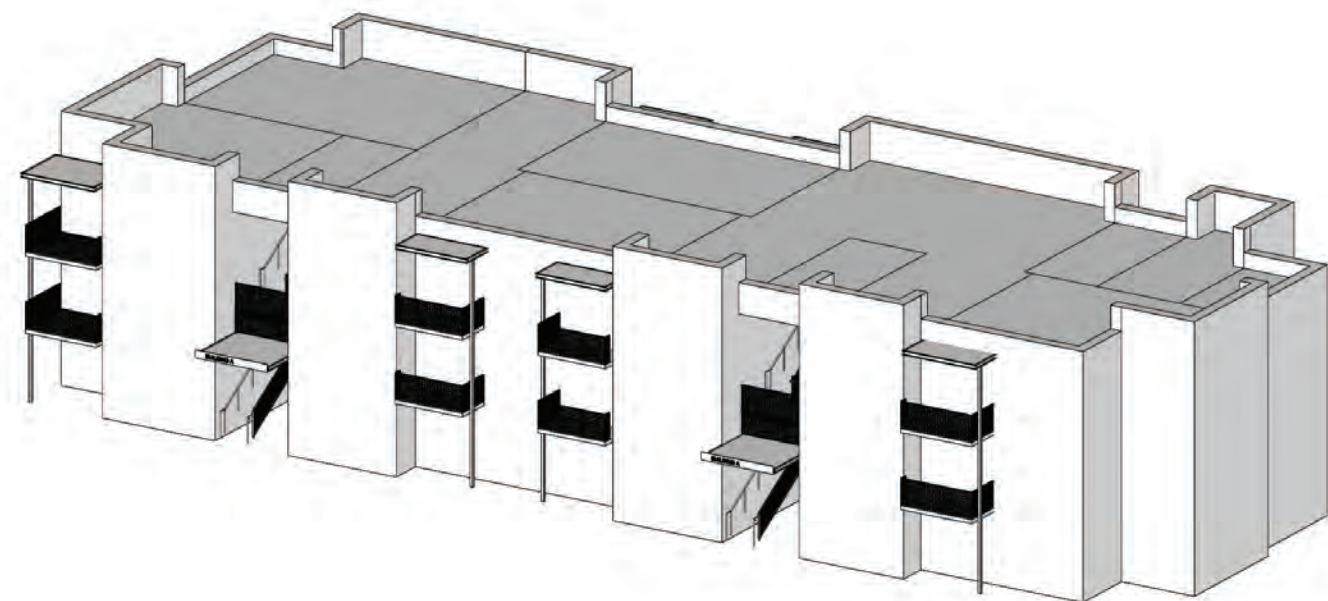
HEIRARCHY IN PLAN/UNITS
ESTABLISHED FOR A LIVABLE
APARTMENT AND FOR VISUAL
INTEREST



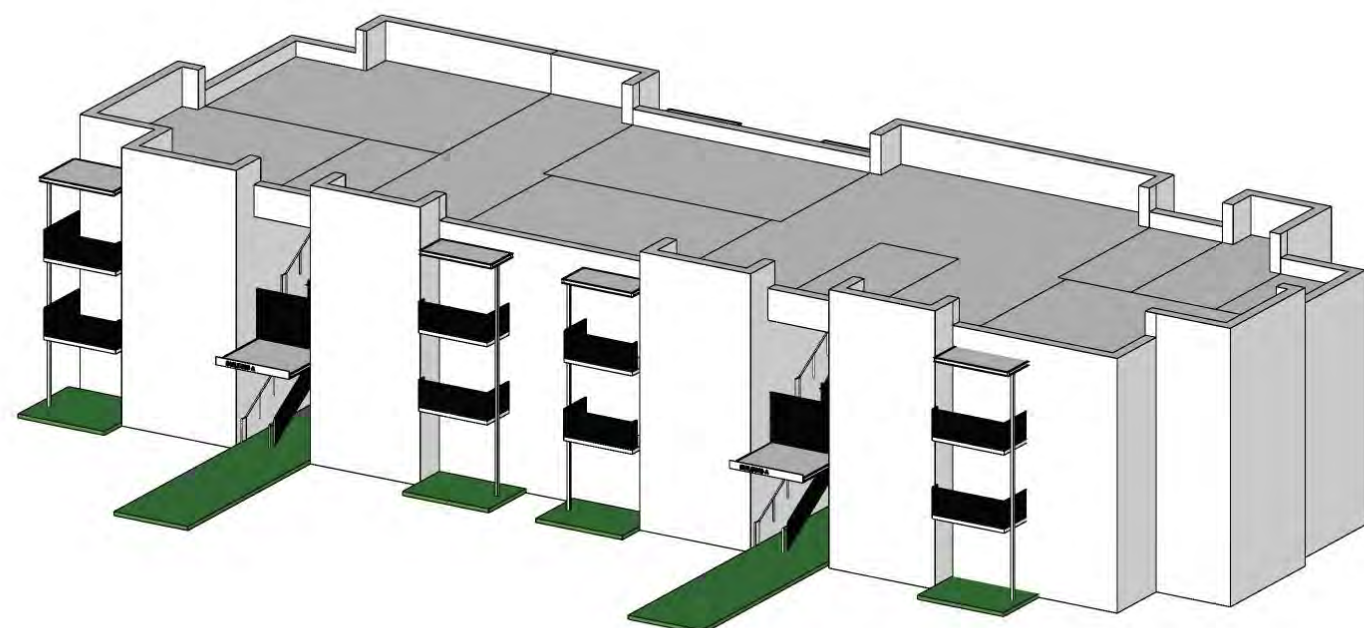
ARTICULATION OF CORNERS ADDS
VISUAL INTEREST AND SCALE TO
BUILDINGS



VARIED SCALE, HEIGHT OF
BUILDINGS ADDS VISUAL INTEREST

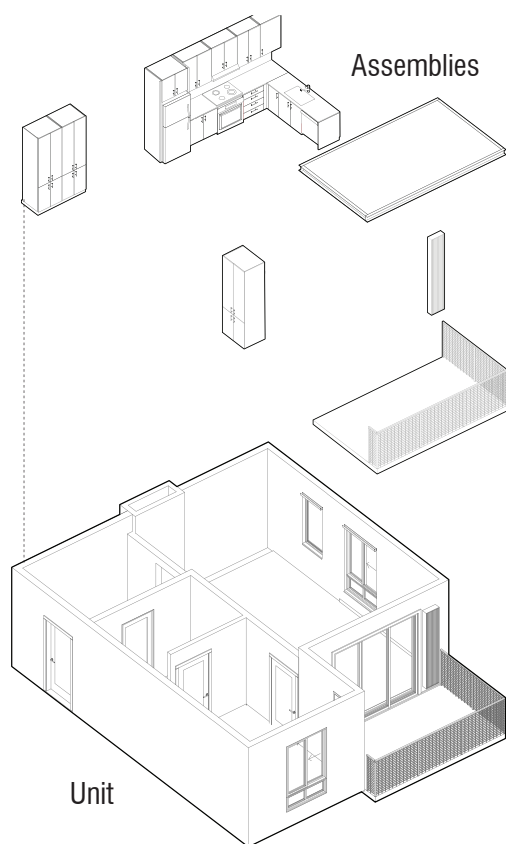


PREFABRICATED CANOPIES AND
BALCONIES CREATE A TEXTURED
TECTONIC AND WELCOMING FRONT
PORCH AND WAYFINDING FOR EACH
APARTMENT

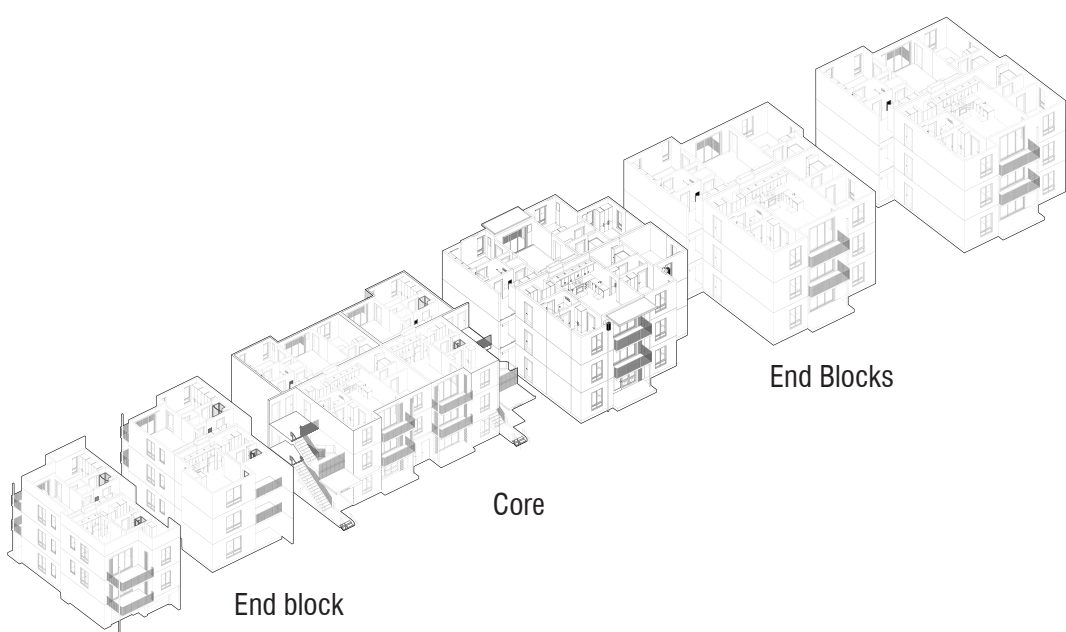


ENTRANCES EXTEND OUT TO A
WALKABLE COMMUNITY. COMMON
OPEN SPACE/ AMENITY AREAS ARE
LOCATED BETWEEN BUILDINGS
WITH EASY PEDESTRIAN ACCESS.
PUBLIC AND PRIVATE AREAS ARE
DELINEATED WITH LANDSCAPING AT
GROUND LEVEL.

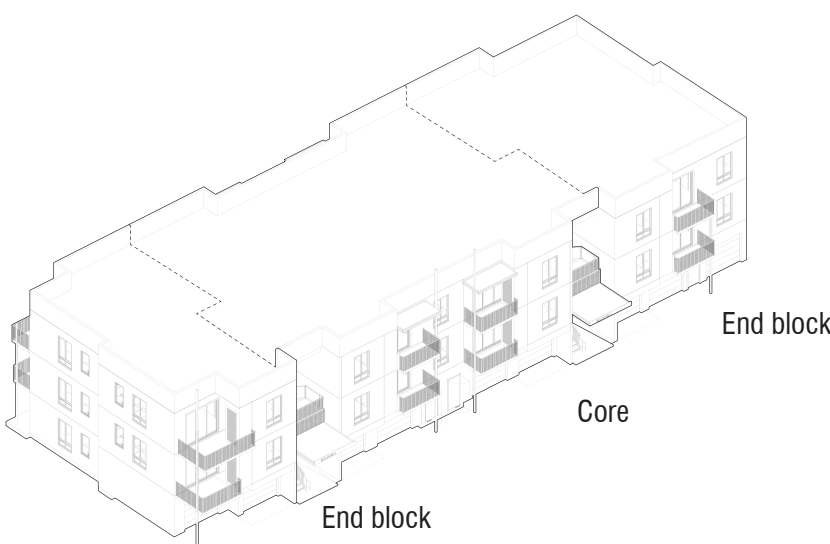
Anatomy



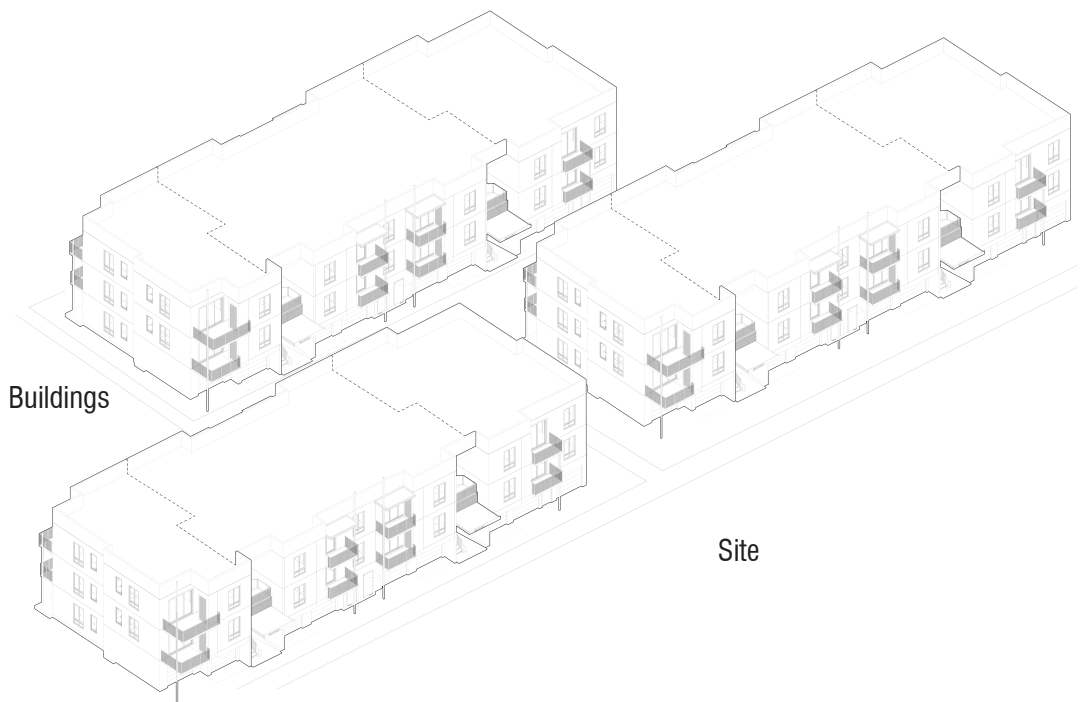
1. Assemblies to Unit



2. Units to Building Core and Ends



3. Building Core and Ends to Building



5. Buildings to Projects

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Date 07/26/19

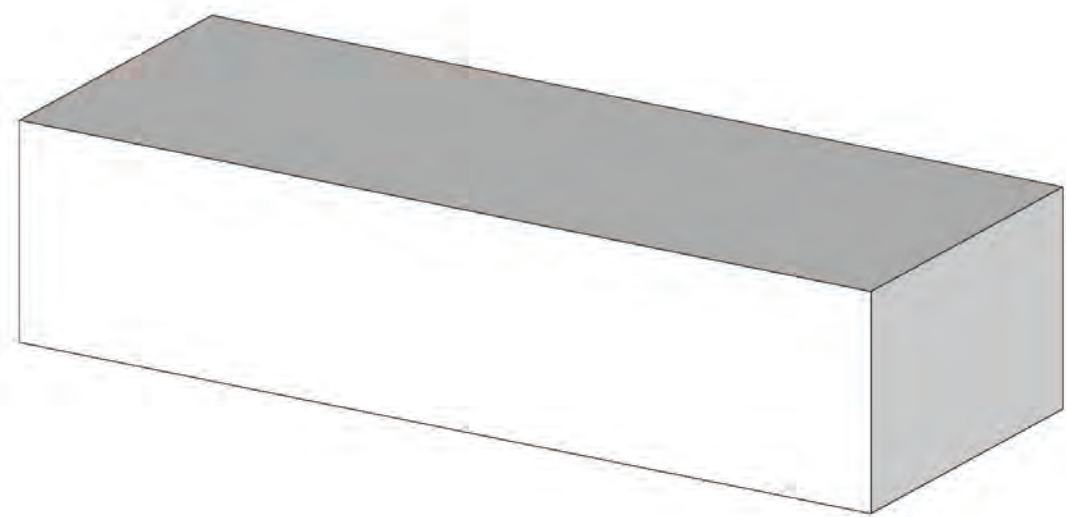
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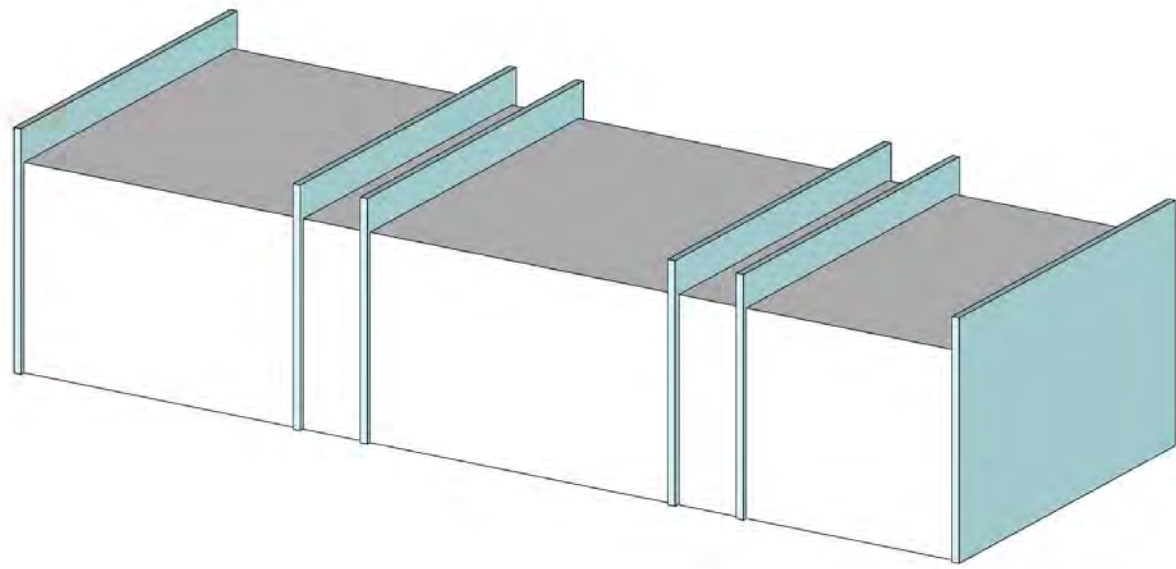
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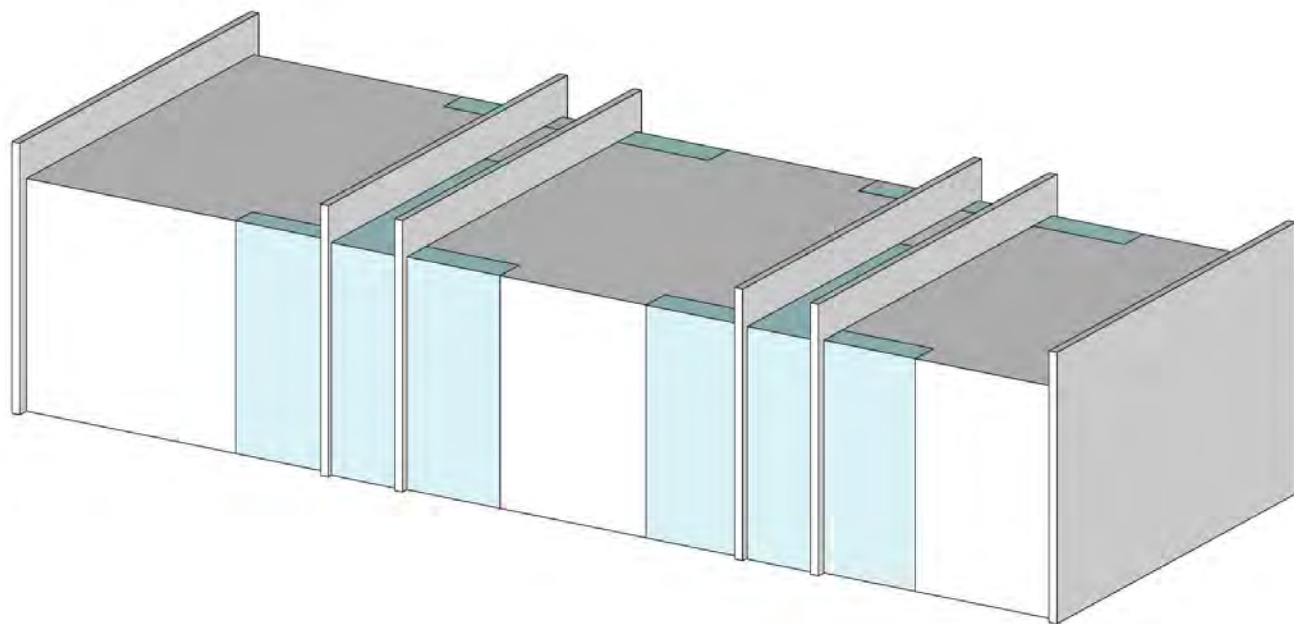
PRODUCT
DESIGN
G.01.30



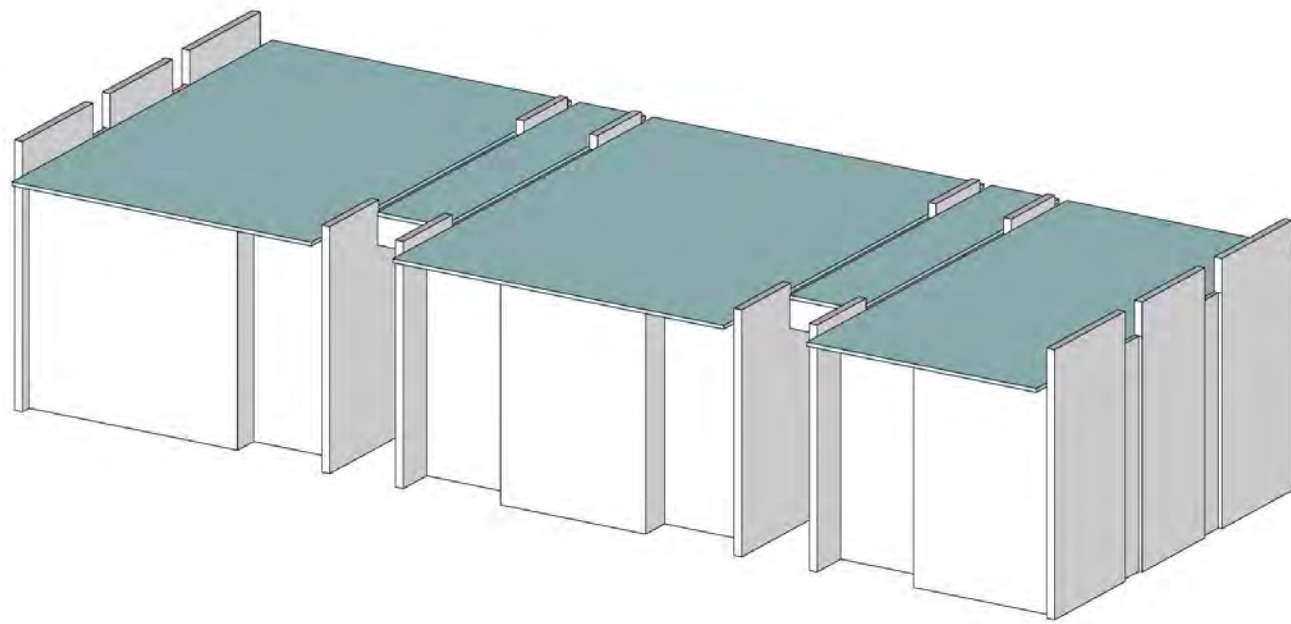
TYPICAL, MOST EFFICIENT
APARTMENT BUILDING



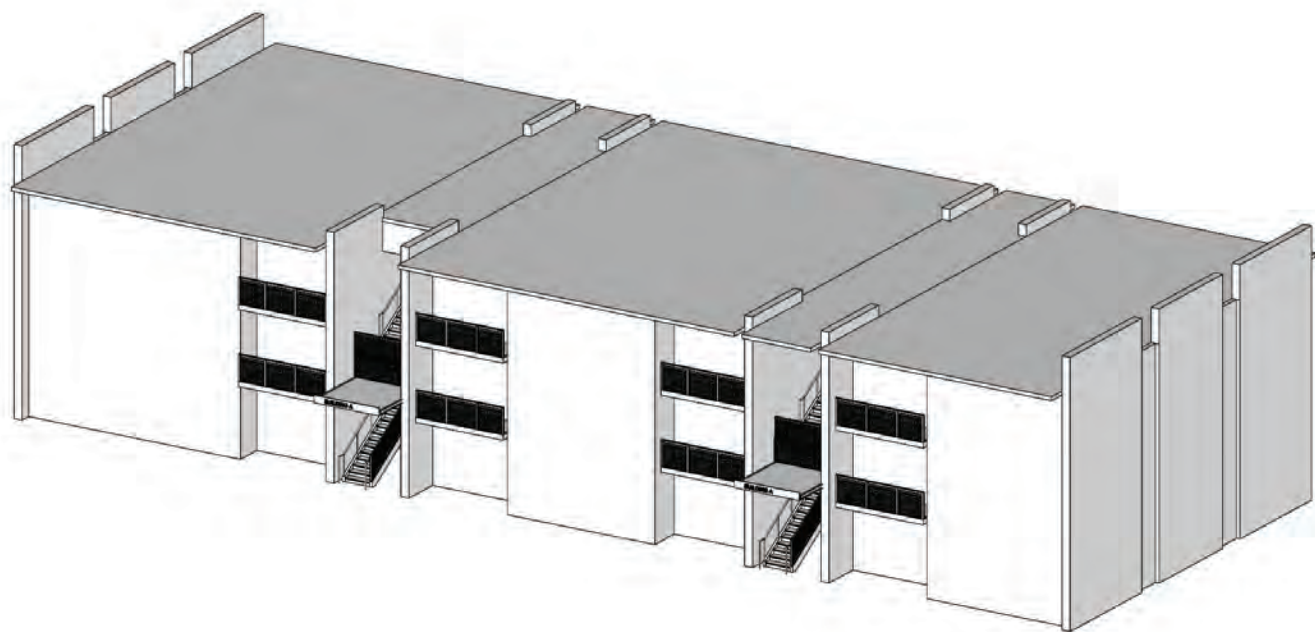
PROMINENT PLANES CREATE 3
DISTINCT BUILDING FORMS TO
BREAK DOWN SCALE



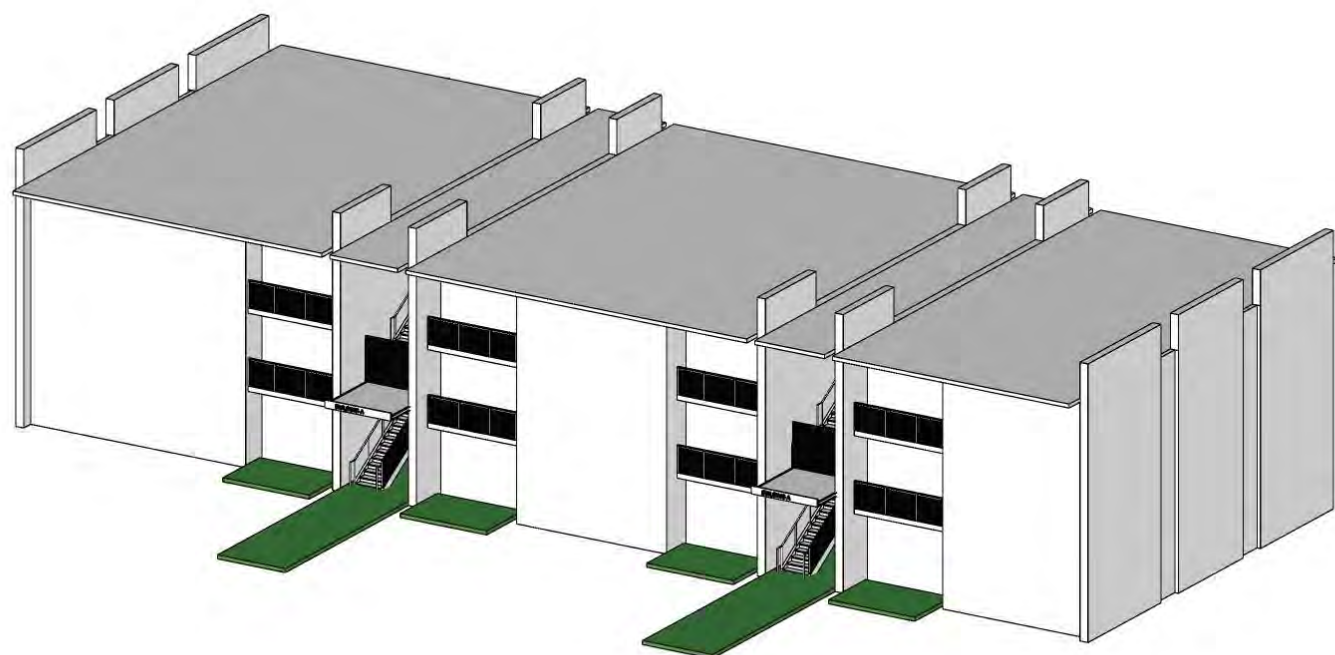
HEIRARCHY IN PLAN/UNITS
ESTABLISH LIVABLE APARTMENTS
AND VISUAL INTEREST



A COMBINATION OF PARAPETS
AND OVERHANGS PROVIDE VISUAL
INTEREST AND SHADING FOR
OCCUPANTS



PREFABRICATED CANOPIES AND
BALCONIES CREATE A TEXTURED
TECTONIC AND WELCOMING FRONT
PORCH AND WAYFINDING FOR EACH
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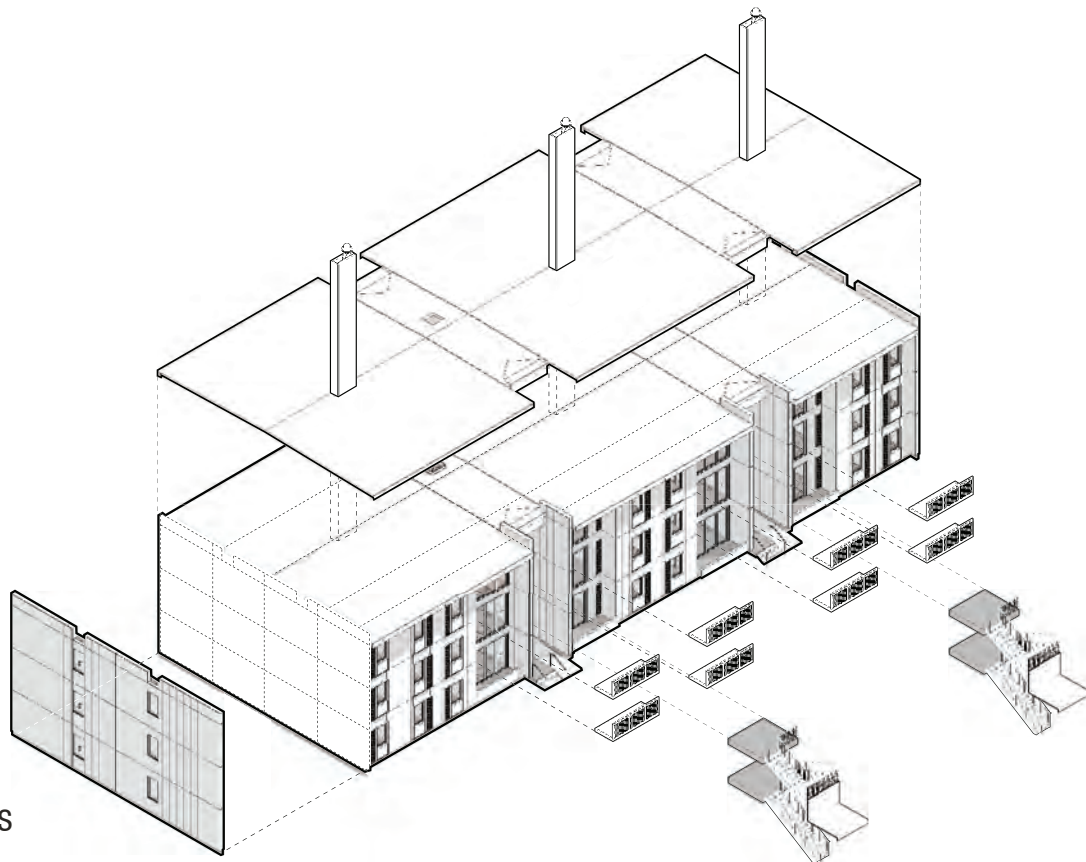


ENTRANCES EXTEND OUT TO A
WALKABLE COMMUNITY. COMMON
OPEN SPACE/ AMENITY AREAS ARE
LOCATED BETWEEN BUILDINGS
WITH EASY PEDESTRIAN ACCESS.
PUBLIC AND PRIVATE AREAS ARE
DELINEATED WITH LANDSCAPING AT
GROUND LEVEL.

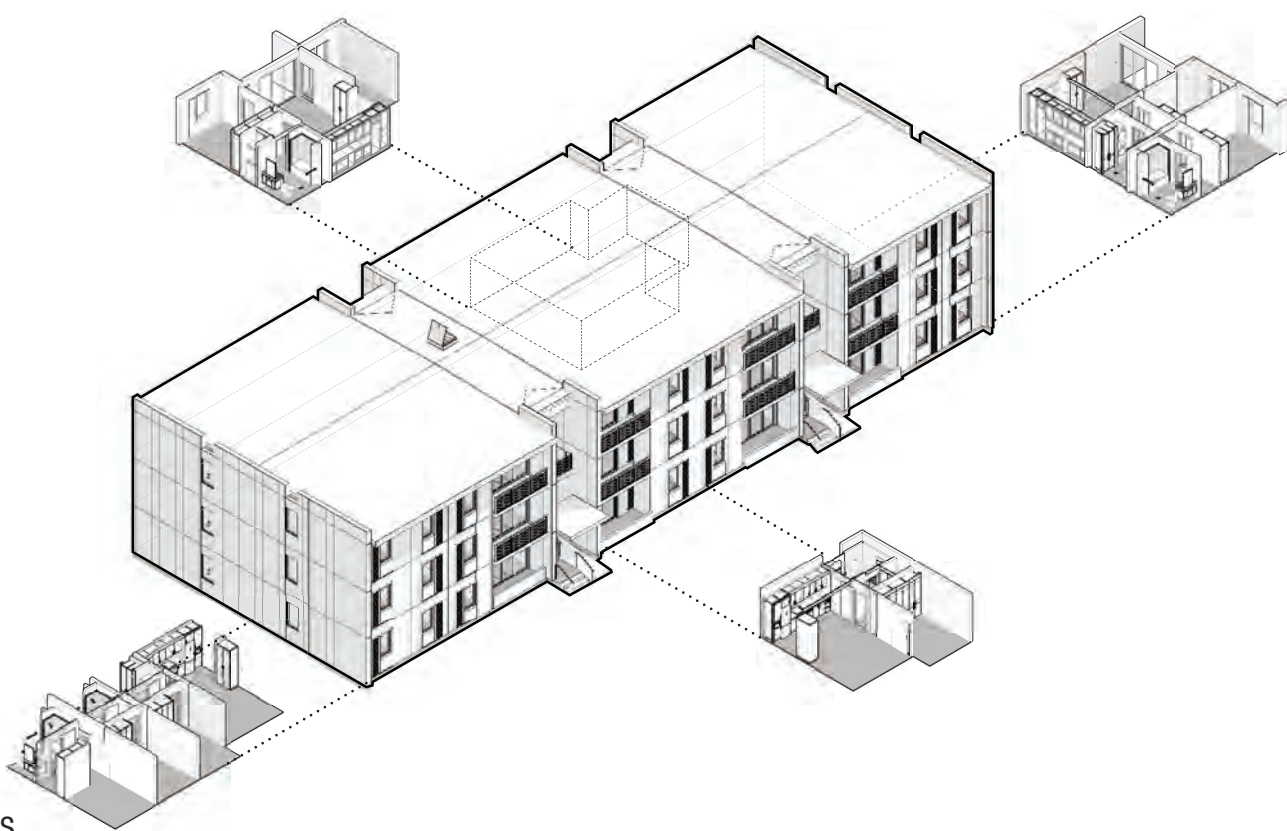
System Diagram



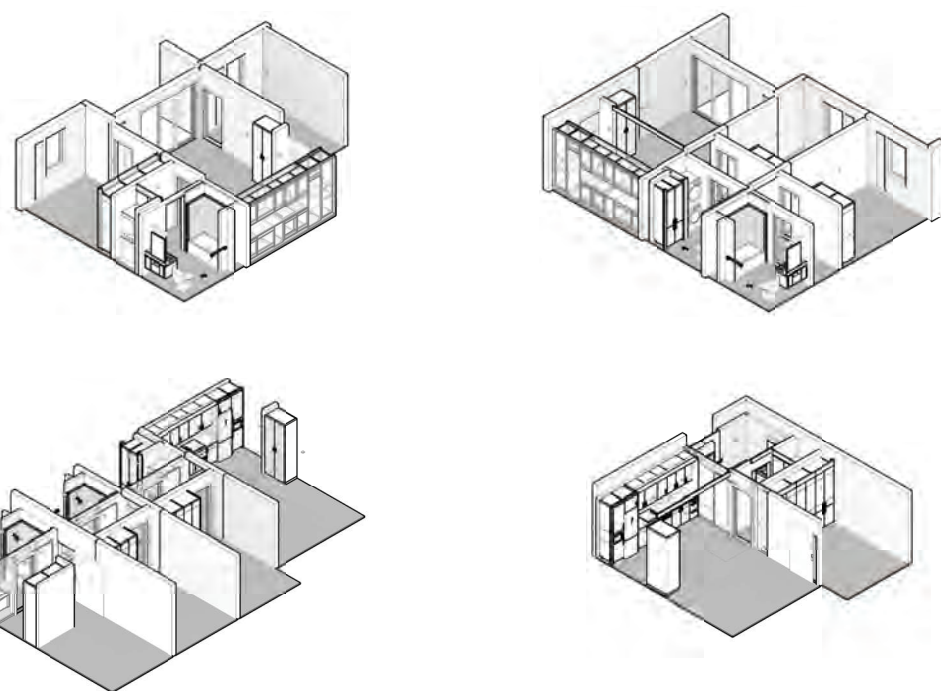
(1) Building Core with (3) End Options



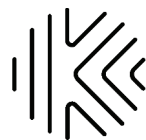
Assemblies and Panels



4 Unit Locations



4 Unit Types with Standard Assemblies



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K3 RENDERINGS



A modern living room interior. In the foreground, a brown fabric sofa is positioned on a light-colored rug, adorned with black and white patterned cushions. A white coffee table with a black glass top holds a stack of books. To the left, a brown leather armchair is partially visible. In the background, a kitchen area with dark cabinetry and a white countertop is visible, featuring a built-in oven and a microwave. A dining table with white chairs is also present. A large, multi-tiered black metal shelving unit with various decorative items is mounted on the wall to the right. The room is illuminated by recessed ceiling lights.

K4 RENDERINGS



A modern living room interior featuring a grey sofa with blue cushions, two wicker armchairs, a round wooden coffee table, and a large window with white roller blinds. The room is decorated with framed artwork and a small side table with flowers.

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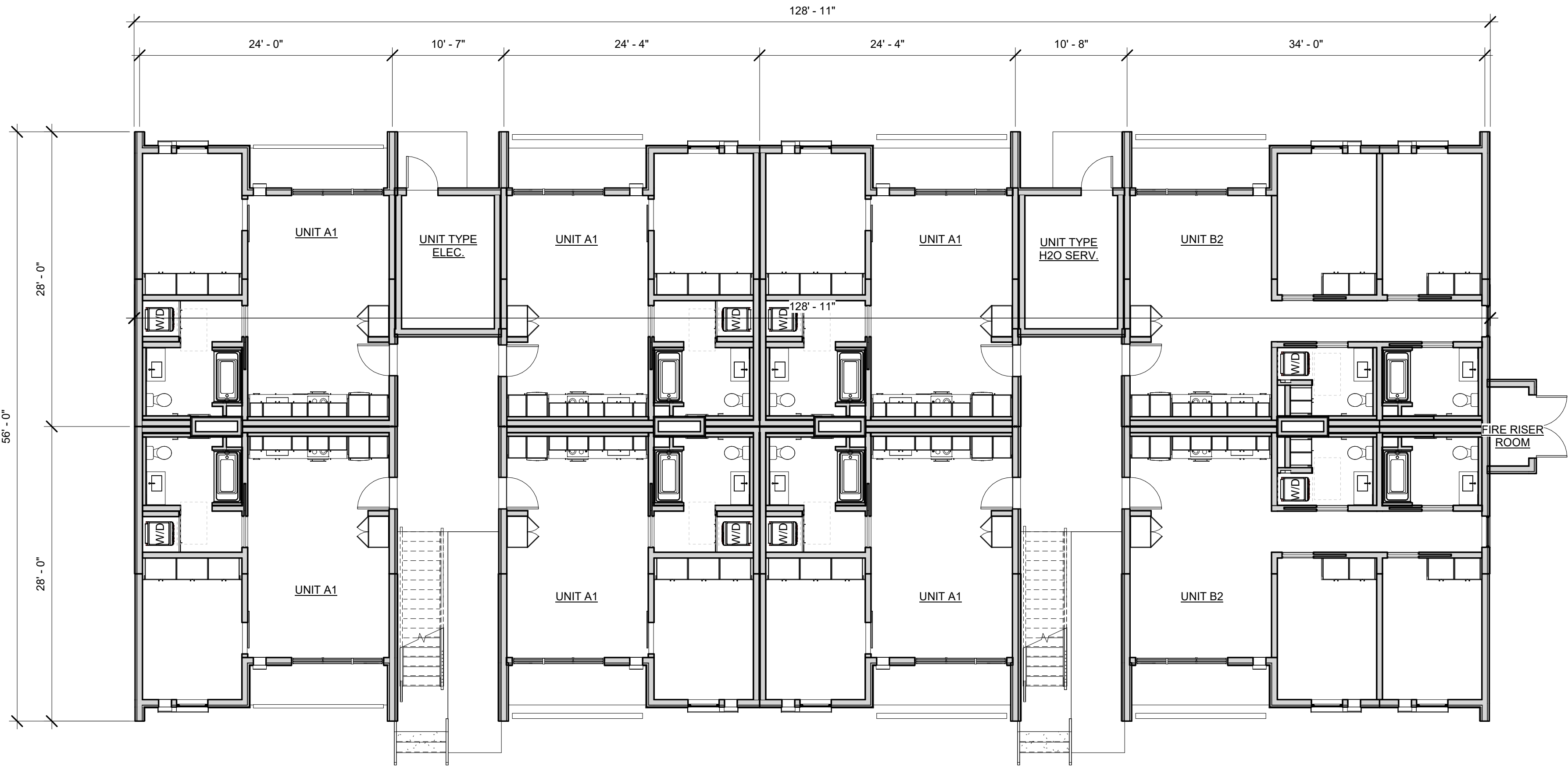
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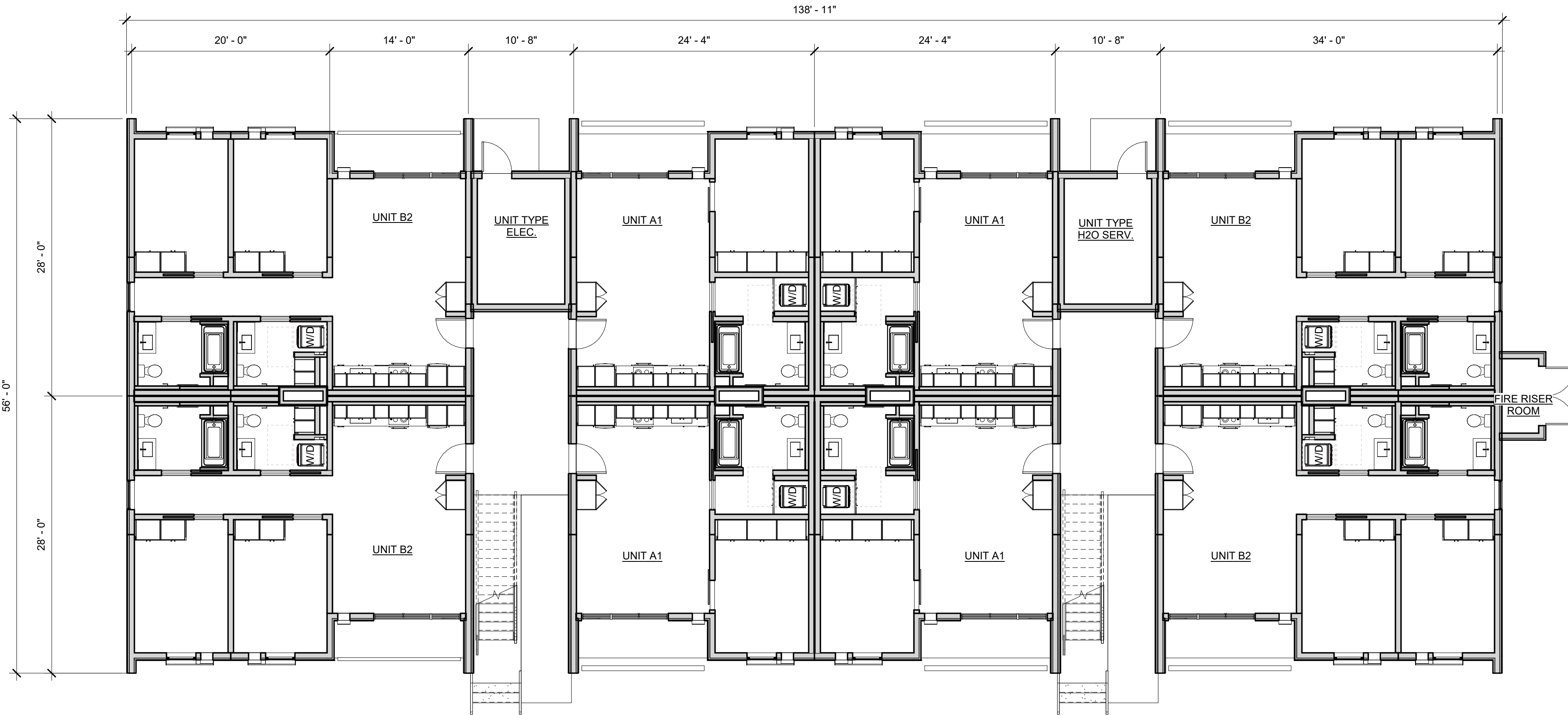
INTERIOR RENDERINGS

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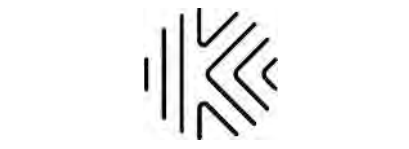
K4 FLOOR PLANS



K4 BUILDING A



K4 BUILDING B



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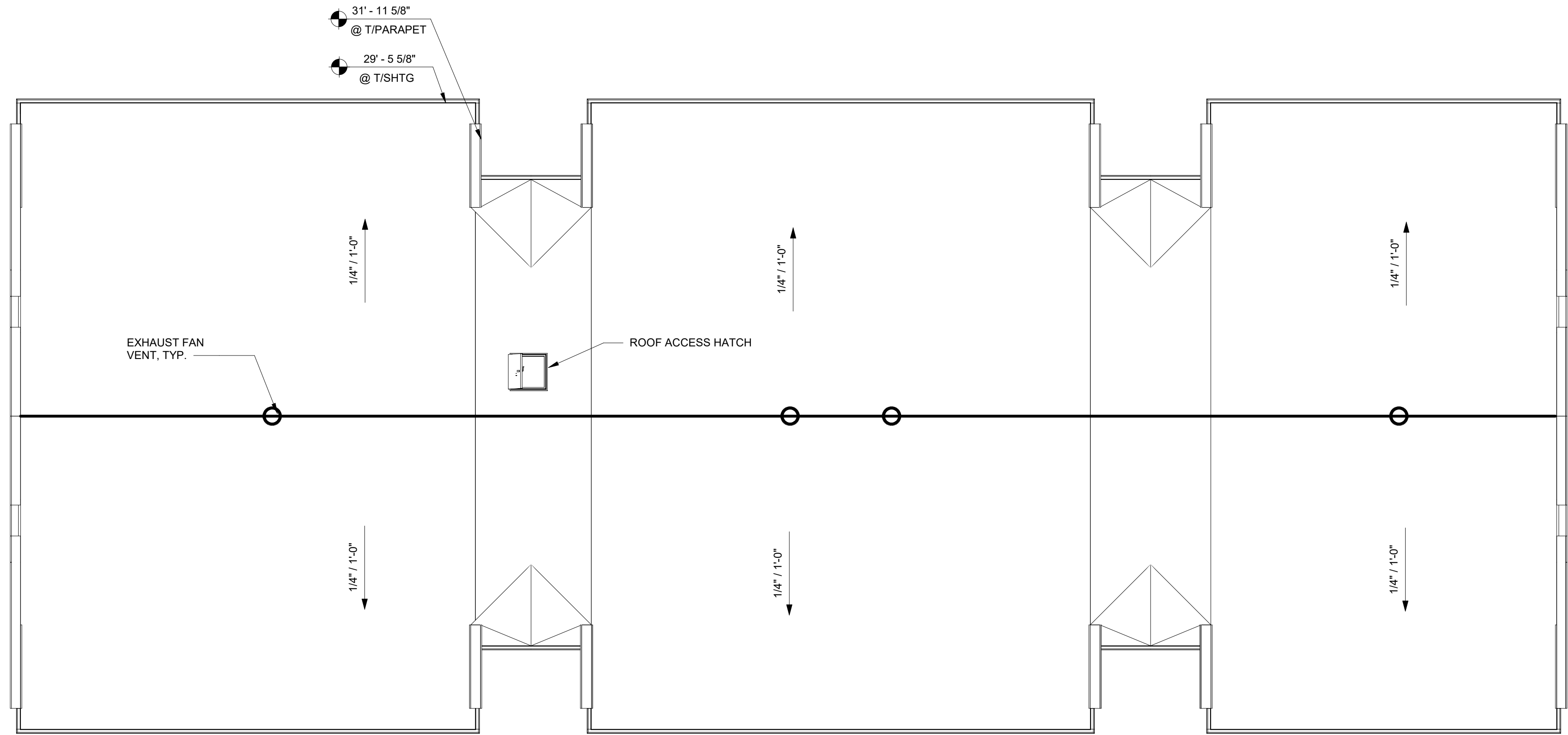
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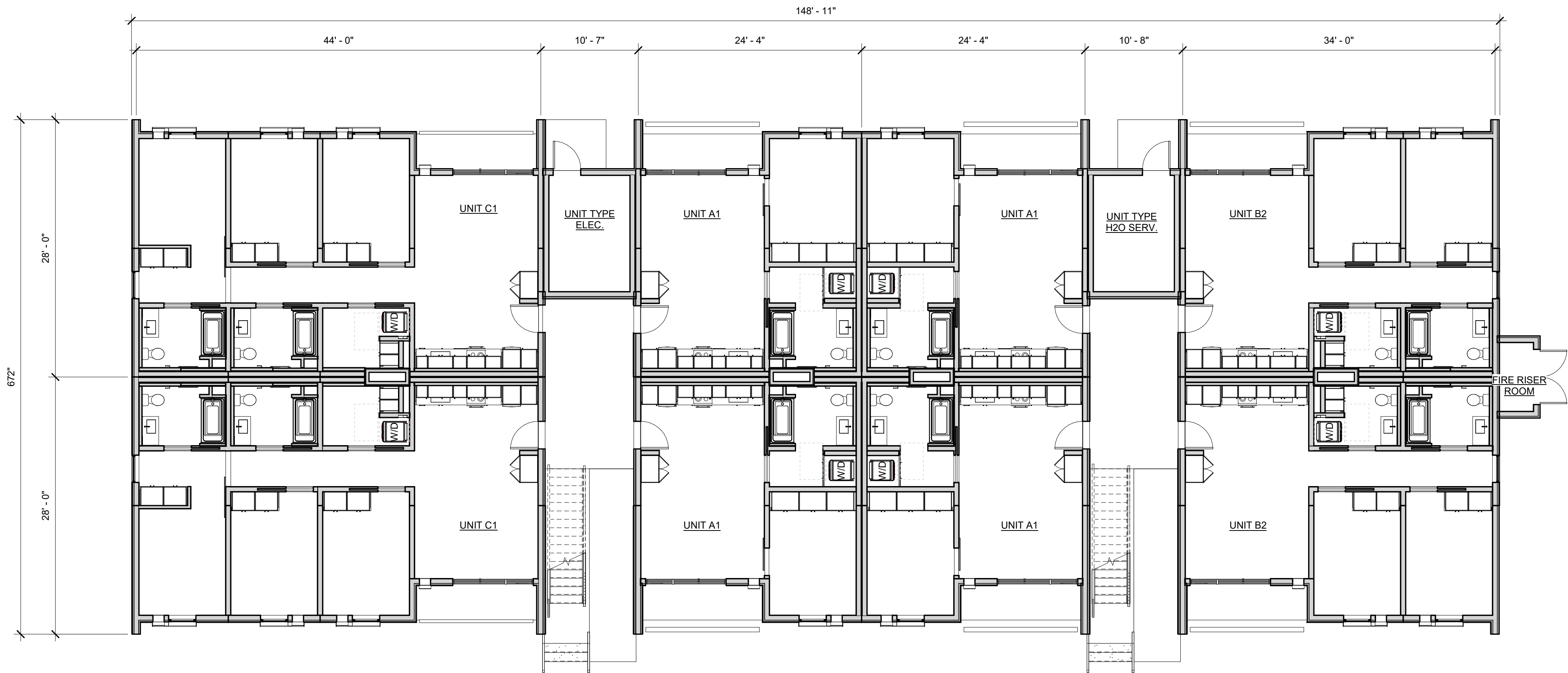
K4 FLOOR
PLANS

G.01.40

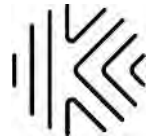
K4 FLOOR PLANS



TYPICAL ROOF PLAN



K4 BUILDING C



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K4 FLOOR
PLANS
G.01.41

K4 ELEVATIONS



K4 BUILDING A FRONT ELEVATION



K4 BUILDING A RIGHT ELEVATION



















Allura 8" Grooved Fiber Cement Panel

Allura Traditional Lap Siding Fiber Cement Panel

Allura Traditional Lap Siding Fiber Cement Panel

Prefab Accessory Color

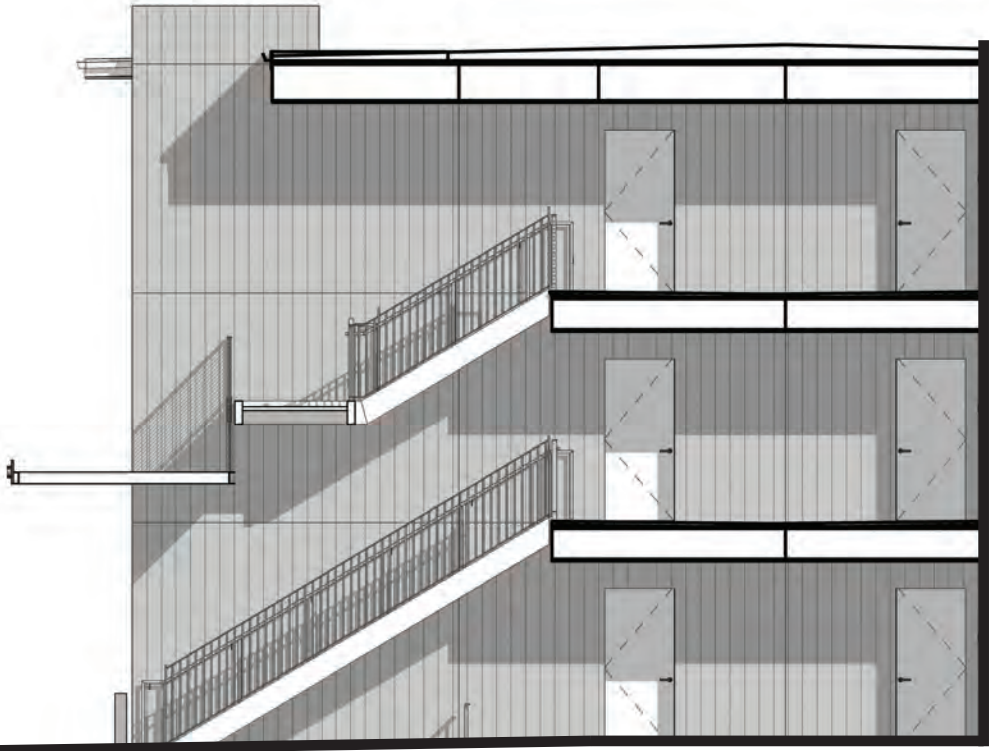
Red-Orange Accent Color

Green Accent Color

Blue Accent Color

Window Frame K3

Window Frame K4



SECTION AT BREEZEWAY



K4 BUILDING A BACK ELEVATION



K4 BUILDING A LEFT ELEVATION

K4 ELEVATIONS



K4 BUILDING B FRONT ELEVATION



K4 BUILDING B RIGHT ELEVATION



















Allura 8" Grooved Fiber Cement Panel

Allura Traditional Lap Siding Fiber Cement Panel

Allura Traditional Lap Siding Fiber Cement Panel

Prefab Accessory Color

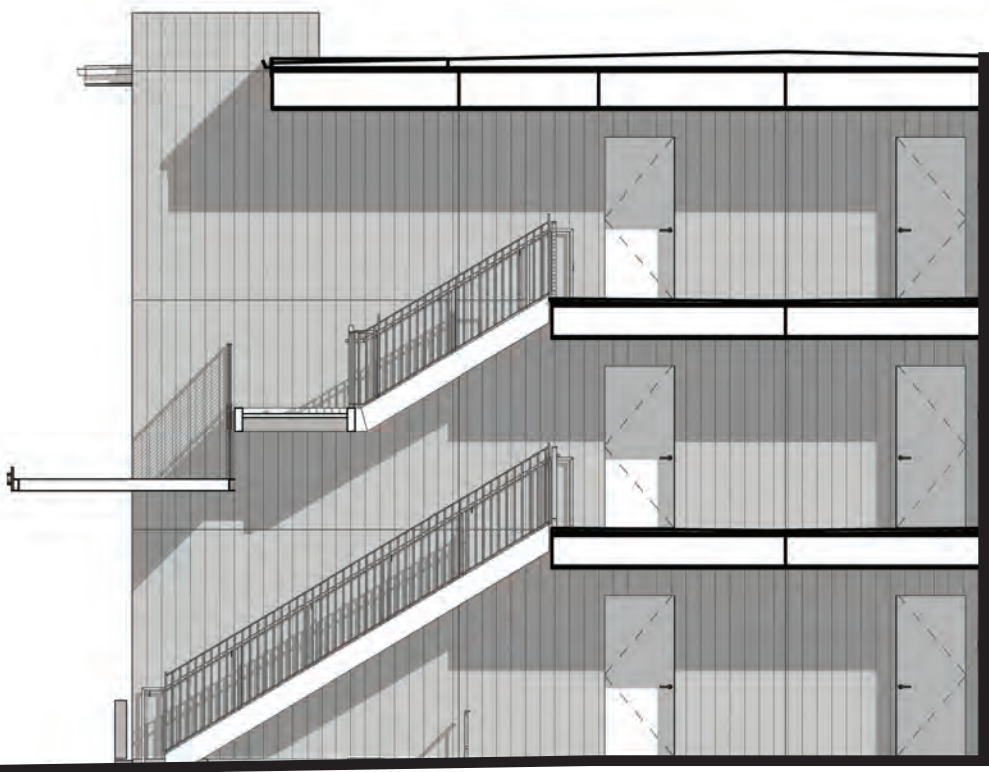
Red-Orange Accent Color

Green Accent Color

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Window Frame K3

Window Frame K4



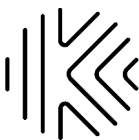
SECTION AT BREEZEWAY



K4 BUILDING B BACK ELEVATION



K4 BUILDING B LEFT ELEVATION



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K4 ELEVATIONS
G.01.43

K4 ELEVATIONS



K4 BUILDING C FRONT ELEVATION



K4 BUILDING C RIGHT ELEVATION

Allura 8" Grooved Fiber Cement Panel

Allura Traditional Lap Siding Fiber Cement Panel

Allura Traditional Lap Siding Fiber Cement Panel

Prefab Accessory Color

Red-Orange Accent Color

Green Accent Color

Blue Accent Color

Window Frame K3

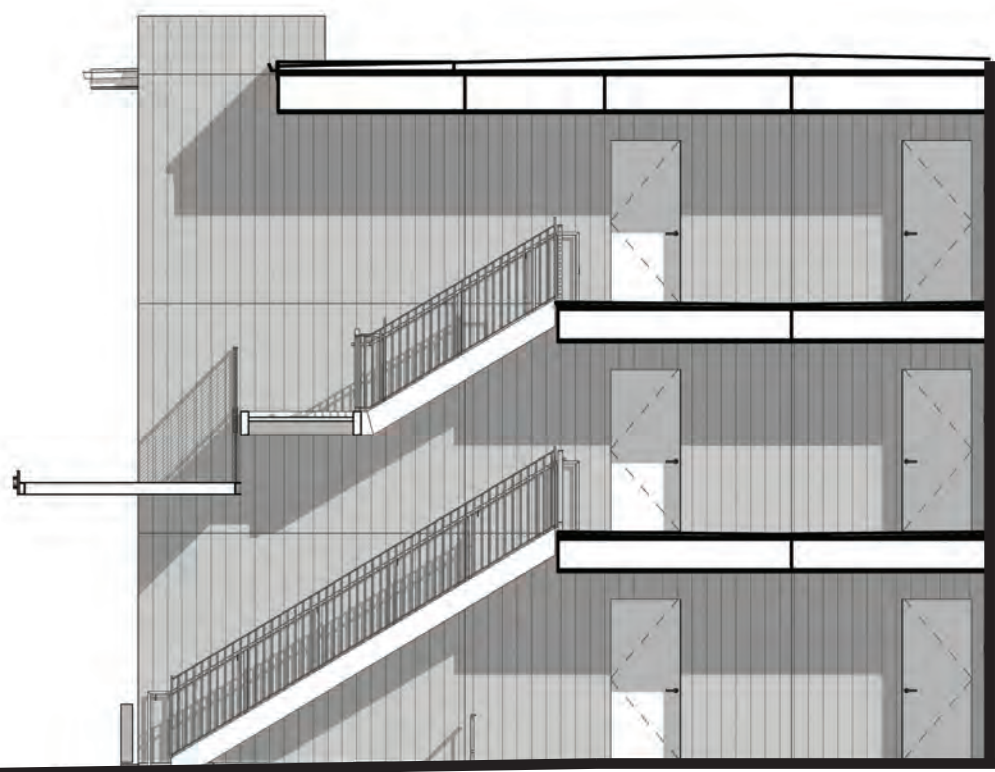
Window Frame K4



K4 BUILDING C BACK ELEVATION

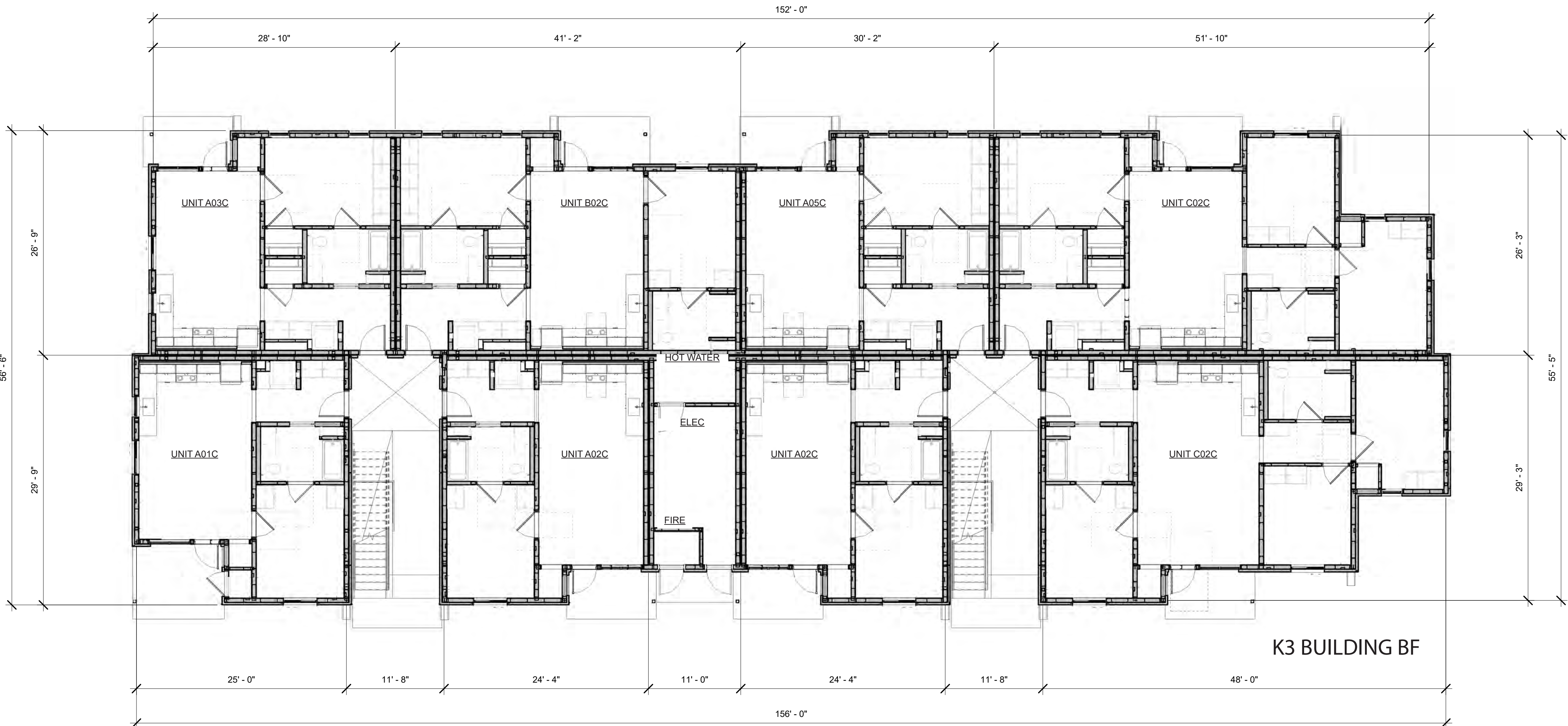
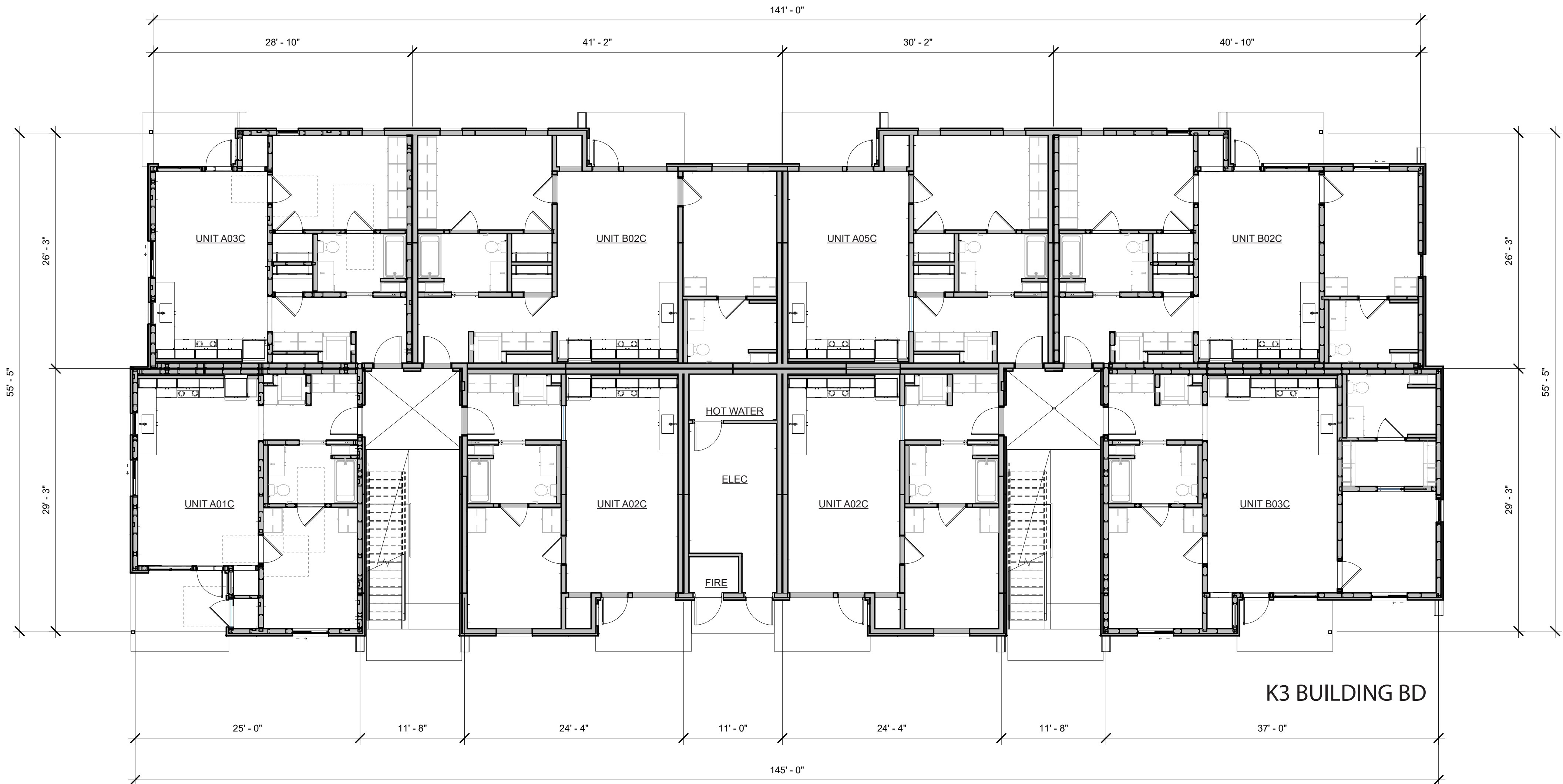


K4 BUILDING C LEFT ELEVATION



SECTION AT BREEZEWAY

K3 FLOOR PLANS



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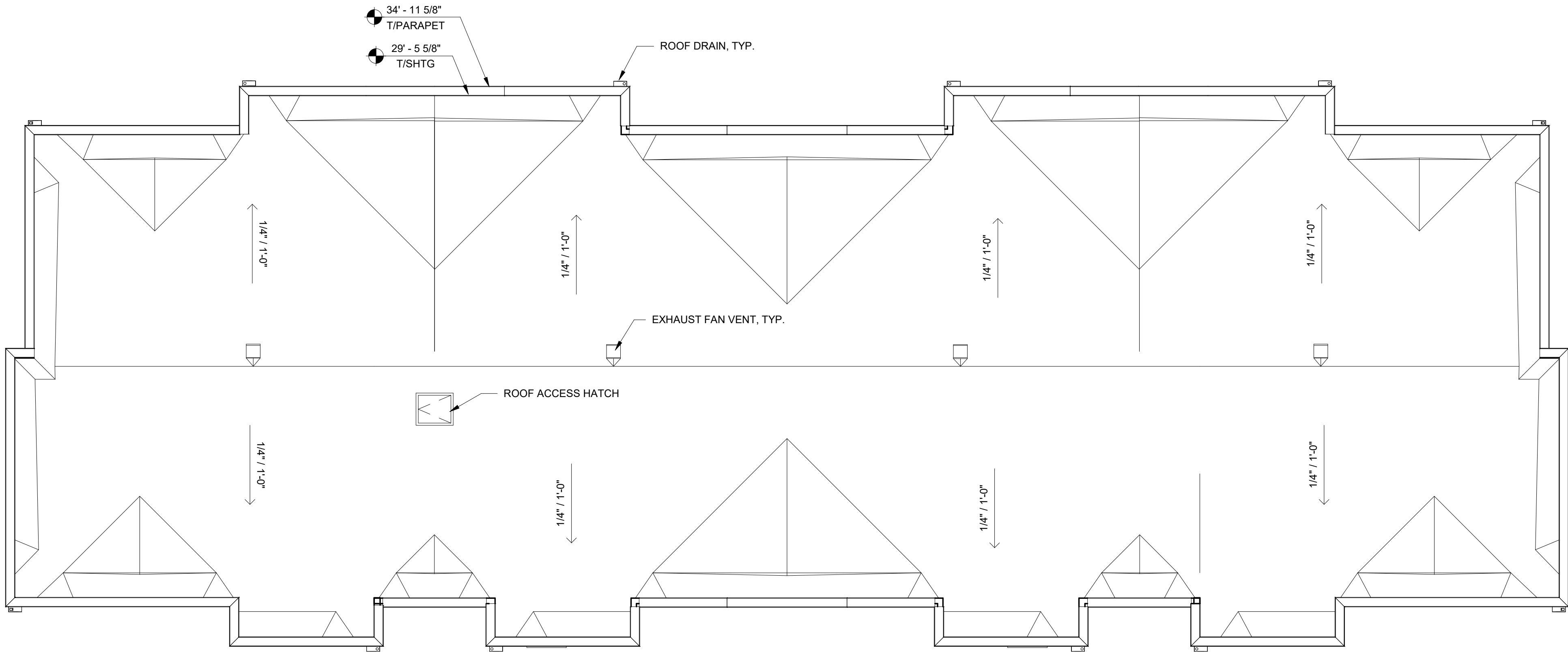
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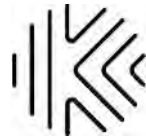
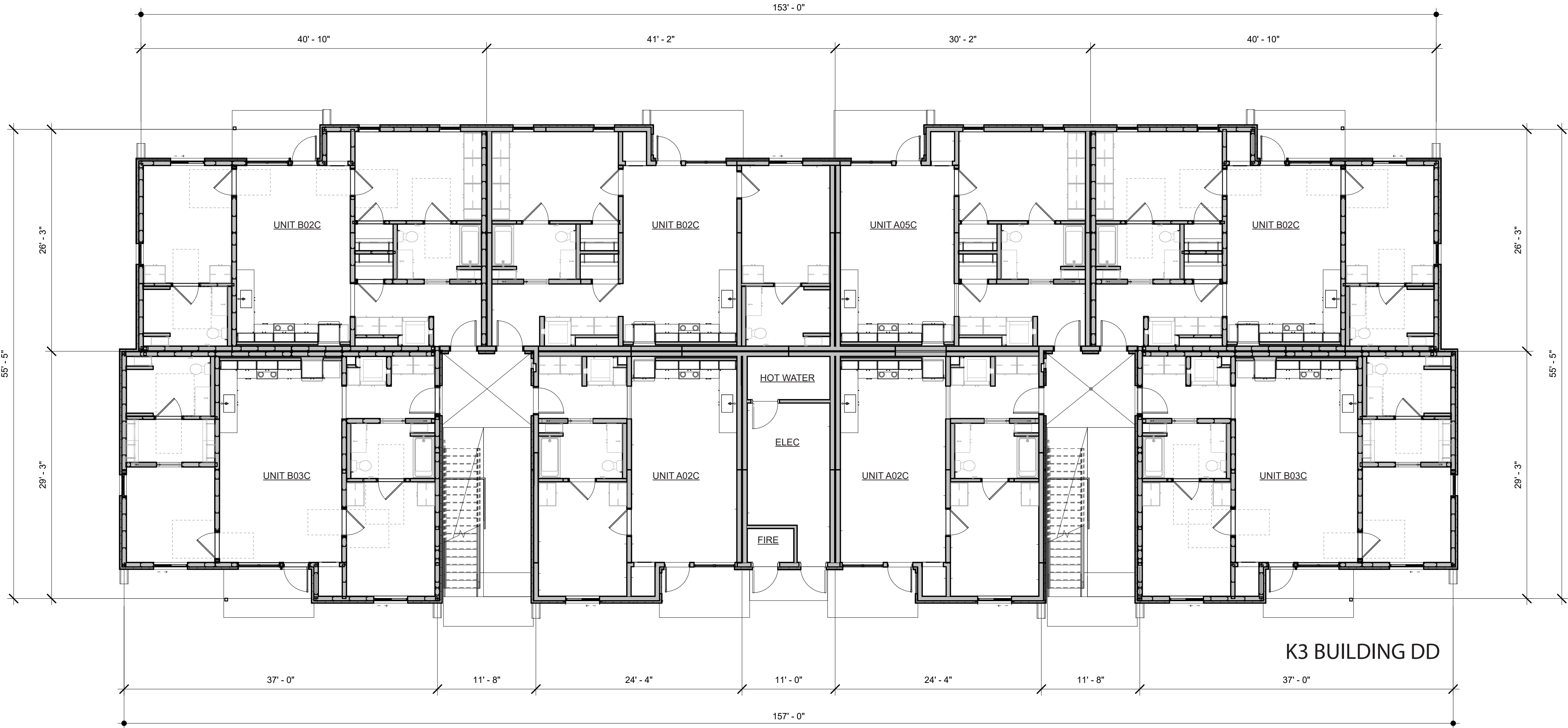
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K3 FLOOR PLANS



TYPICAL ROOF PLAN



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WILMINGTON, DELAWARE 19801

Professional Seal

VALPICO
GLENBRIAR
APARTMENTS

2605 & 2795 S MACARTHUR DRIVE
TRACY, CA 95376

Drawn By Author
Project Manager Chris Lyon
Job Number 000-18023
Date 07/26/19

REVISIONS

Mark	Date	Description
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City of Tracy

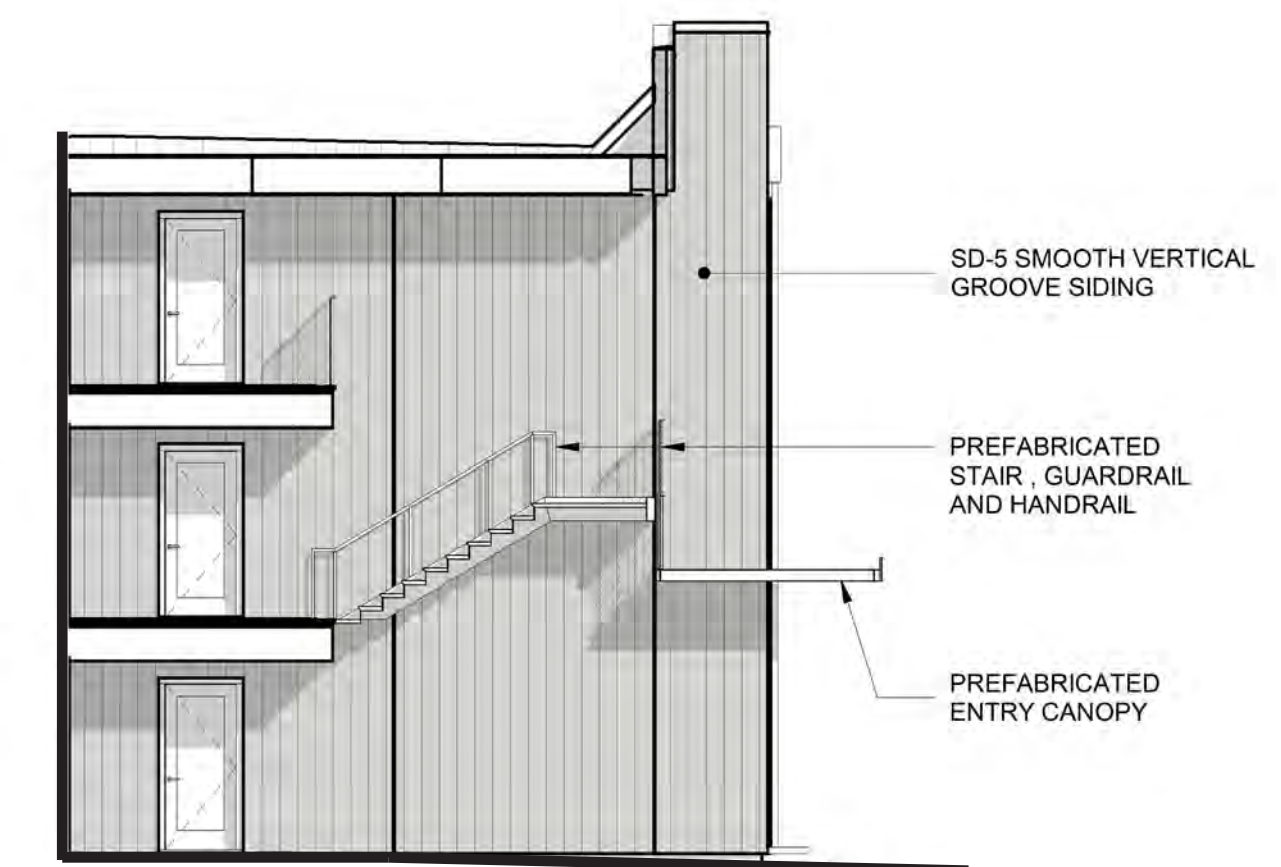
NTA

ENTITLEMENT
PACKAGE

K3 FLOOR
PLANS
G.01.46

This architectural elevation drawing shows a four-story residential building with a symmetrical design. The central entrance is marked by a dark, recessed area with a small canopy labeled "BUILDING A". The building features a mix of light-colored vertical siding and dark brown horizontal siding. Large windows and balconies with black metal railings are prominent. The drawing includes landscaping elements like trees and shrubs, and a small figure of a person is shown near the entrance for scale.

This architectural elevation drawing shows a building facade with two distinct sections. The left section is light-colored with vertical ribbing and features a vertical stack of windows and doors, including a balcony. The right section is dark brown with horizontal ribbing and also features a vertical stack of windows and doors, including a balcony. The drawing is a technical representation of the building's exterior design.

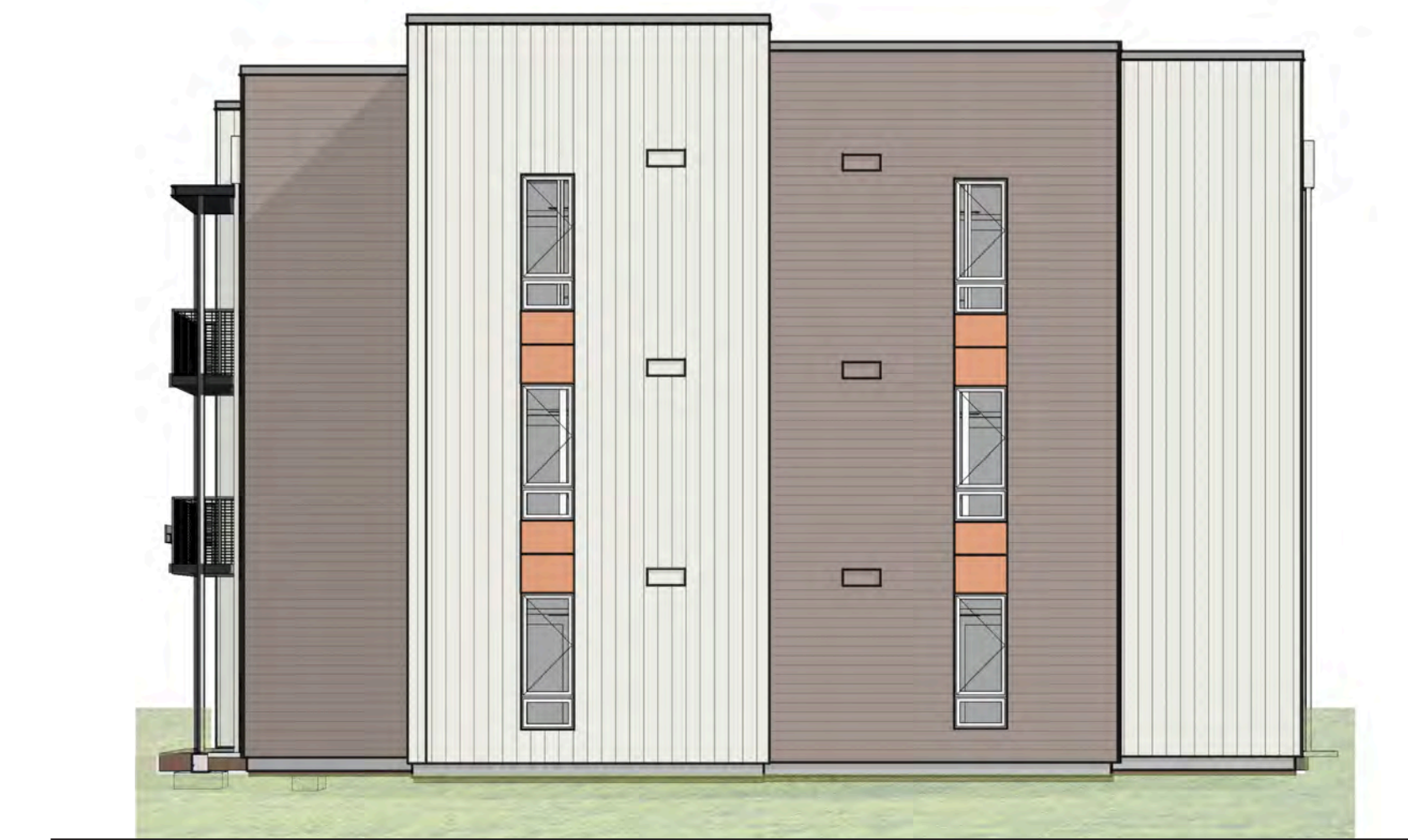


This architectural elevation rendering depicts a modern three-story residential building. The facade is characterized by a combination of brown horizontal siding and light-colored vertical panels. Large windows and balconies with black railings are prominent features. The building is set against a light blue sky with stylized clouds, and a green lawn with small shrubs is in the foreground.

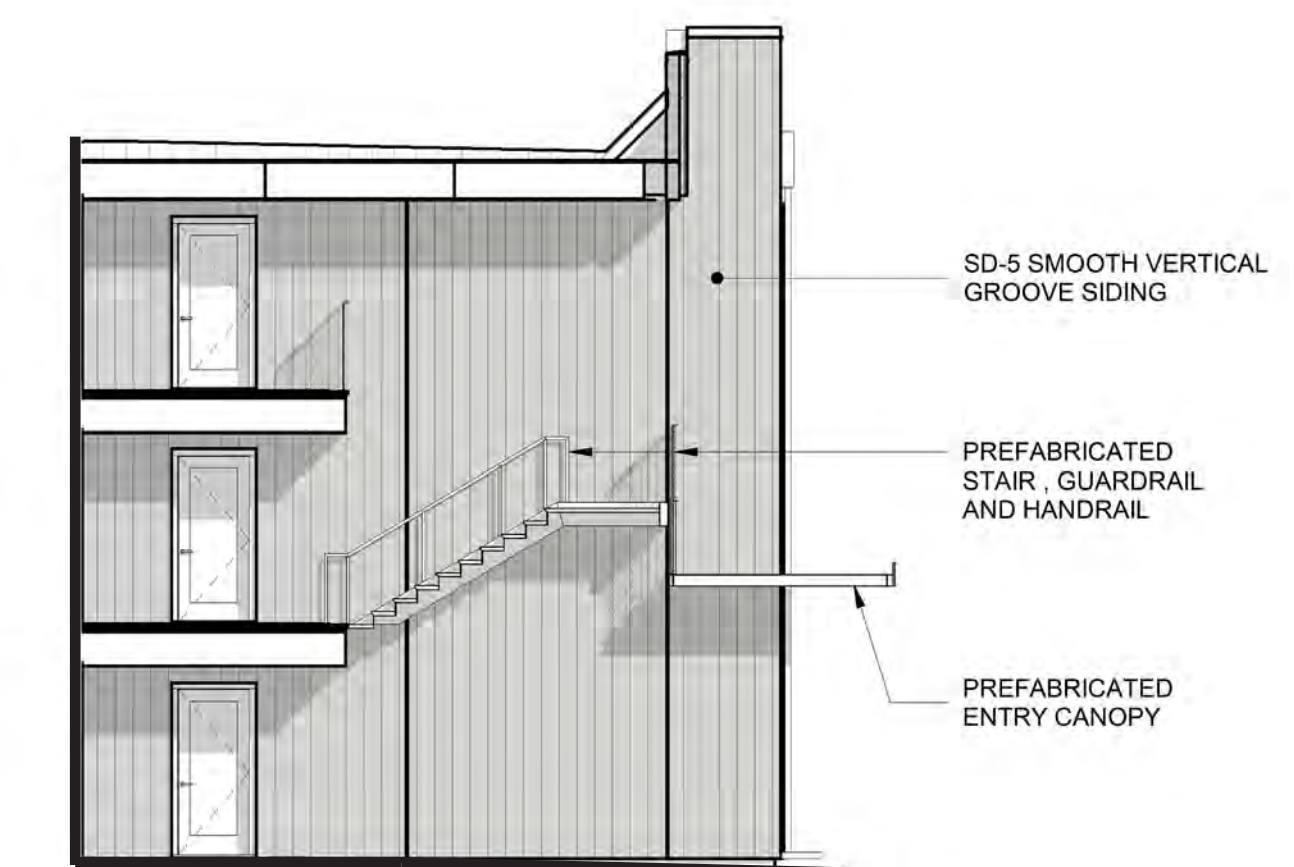
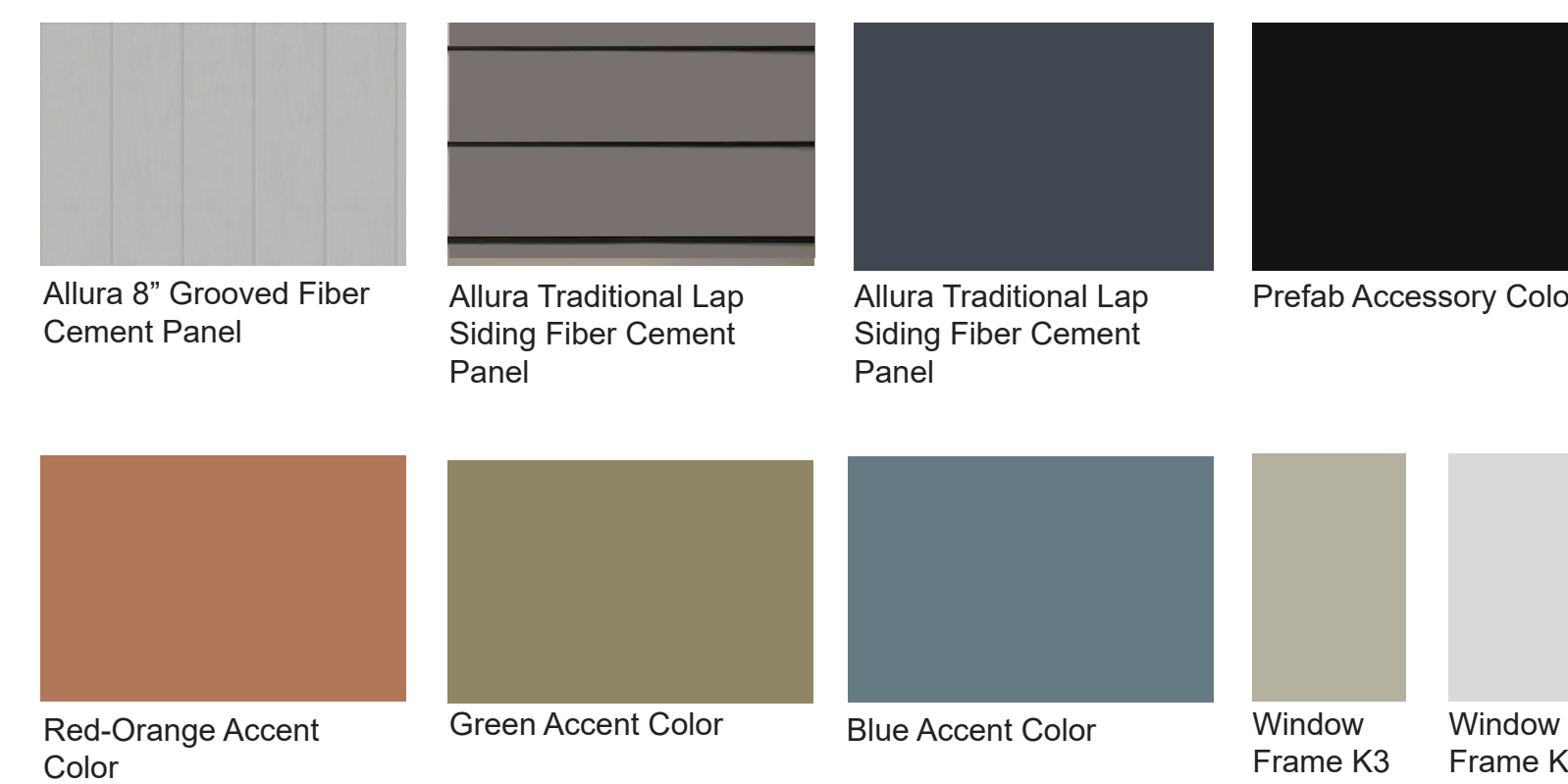
K3 ELEVATIONS



K3 BUILDING BF FRONT ELEVATION



K3 BUILDING BF RIGHT ELEVATION



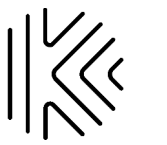
SECTION AT BREEZEWAY



K3 BUILDING BF BACK ELEVATION



K3 BUILDING BF LEFT ELEVATION



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City of Tracy

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ENTITLEMENT PACKAGE

K3 ELEVATIONS
G.01.48

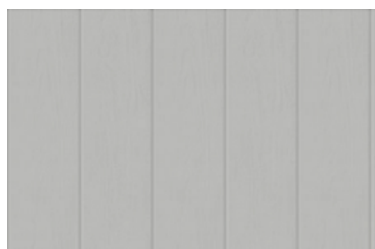
K3 ELEVATIONS



K3 BUILDING DD FRONT ELEVATION




K3 BUILDING DD RIGHT ELEVATION



Allura 8" Grooved Fiber Cement Panel




Allura Traditional Lap Siding Fiber Cement Panel




Allura Traditional Lap Siding Fiber Cement Panel




Prefab Accessory Color




Red-Orange Accent Color



Green Accent Color



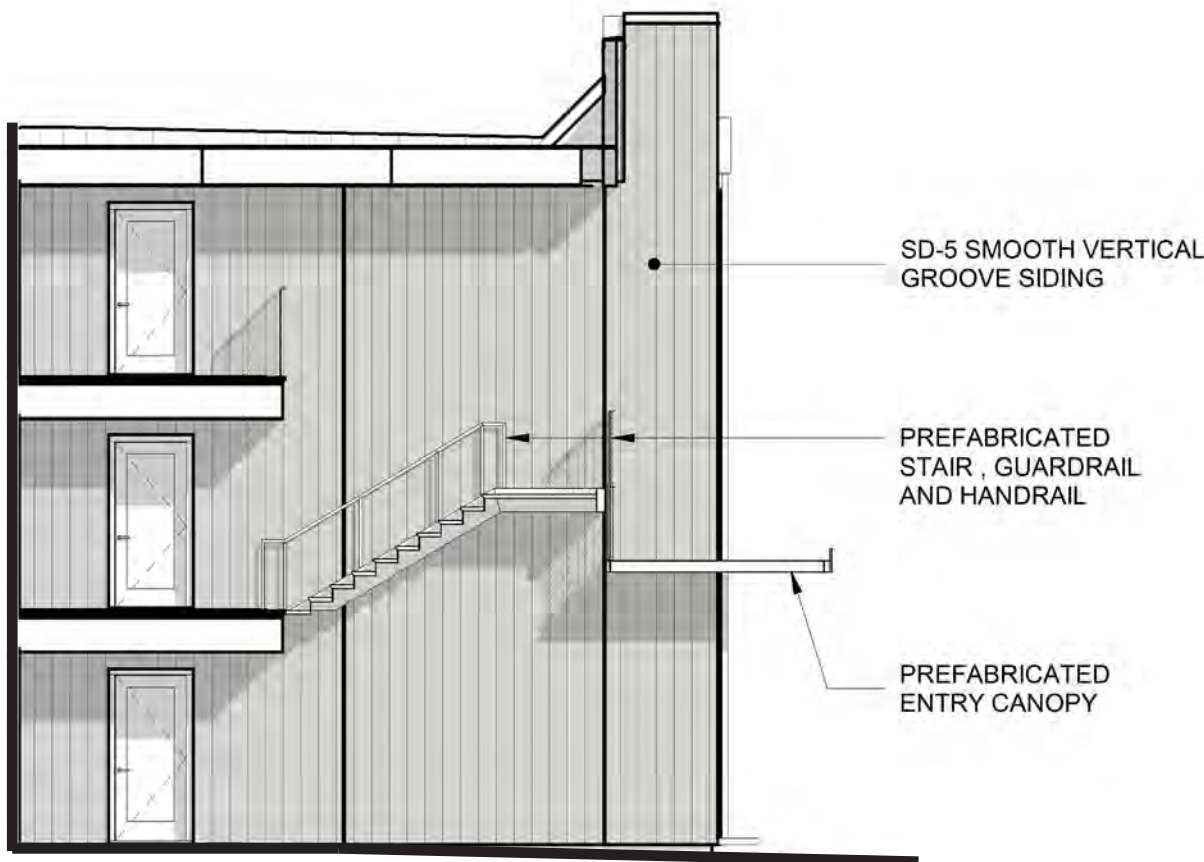
Blue Accent Color



Window Frame K3



Window Frame K4



SECTION AT BREEZEWAY



K3 BUILDING DD BACK ELEVATION



K3 BUILDING DD LEFT ELEVATION

CLT AMENITY RENDERING

The Clubhouse Amenity Building will utilize materials from the surrounding neighborhood as well as color and textures of the natural environment along with K3 and K4.



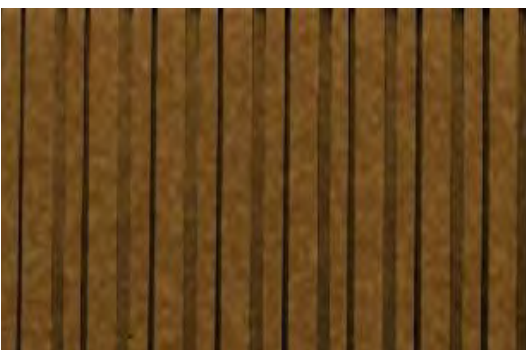
Parapet, prefinished metal color



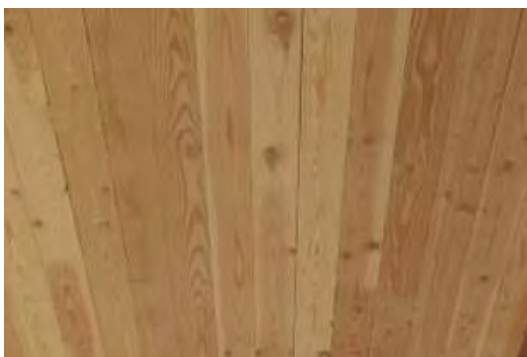
Vertical Wood Grain Texture Ash Color



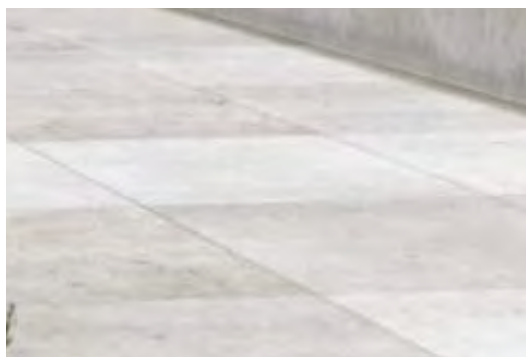
Storefront color



McElroy Vertical Wave Panel Copper Penny Metallic



CLT Panel - Spruce/Pine/Fir



Concrete Pavers



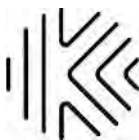
EXTERIOR RENDERING



K3 BUILDING FOR REFERENCE



INTERIOR RENDERING



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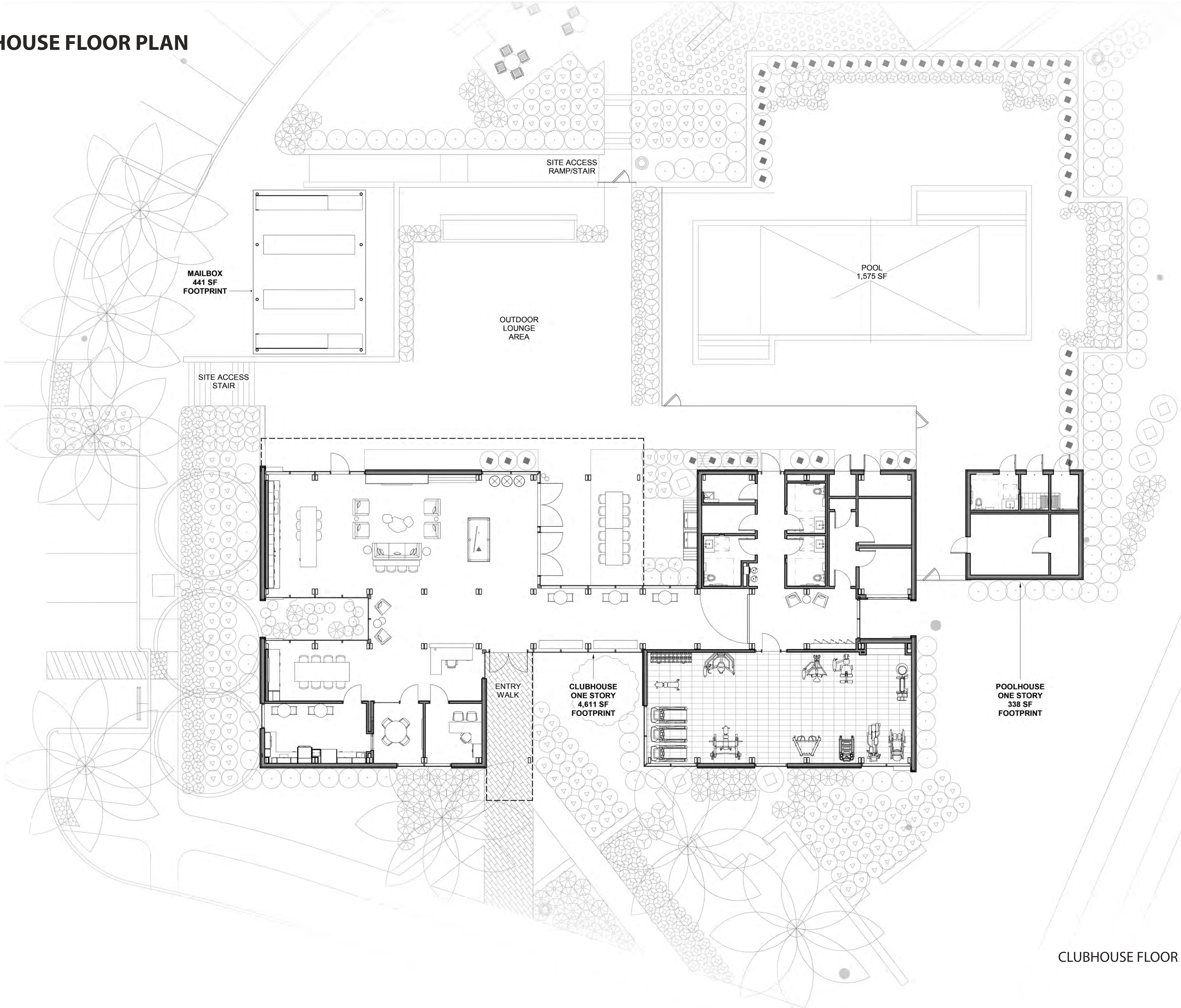
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**ENTITLEMENT
PACKAGE**

CLUBHOUSE
RENDERINGS
G.01.50

CLUBHOUSE FLOOR PLAN



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ENTITLEMENT
PACKAGE

CLUBHOUSE
FLOOR PLAN
G.01.51

CLUBHOUSE FLOOR PLAN

CLUBHOUSE ELEVATIONS



CLUBHOUSE FRONT ELEVATION



CLUBHOUSE BACK ELEVATION



CLUBHOUSE LEFT ELEVATION

CLUBHOUSE RIGHT ELEVATION

-  FIBER CEMENT SIDING -
ASH WOOD APPEARANCE
-  METAL PANEL SIDING -
COPPER PENNY METALLIC
-  BRAKE METAL FLASHING -
BLACK
-  CLT PANEL -
SPRUCE/PINE/FIR



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CLUBHOUSE
ELEVATIONS
G.01.52

MAINTENANCE BLDG, TRASH ENCLOSURE & CARPORTS



ALLURA 8" GROOVE
FIBER CEMENT PANEL



PARAPET COLOR



WINDOW/ DOOR FRAME COLOR

MATERIAL LEGEND

SCHEME 1

A

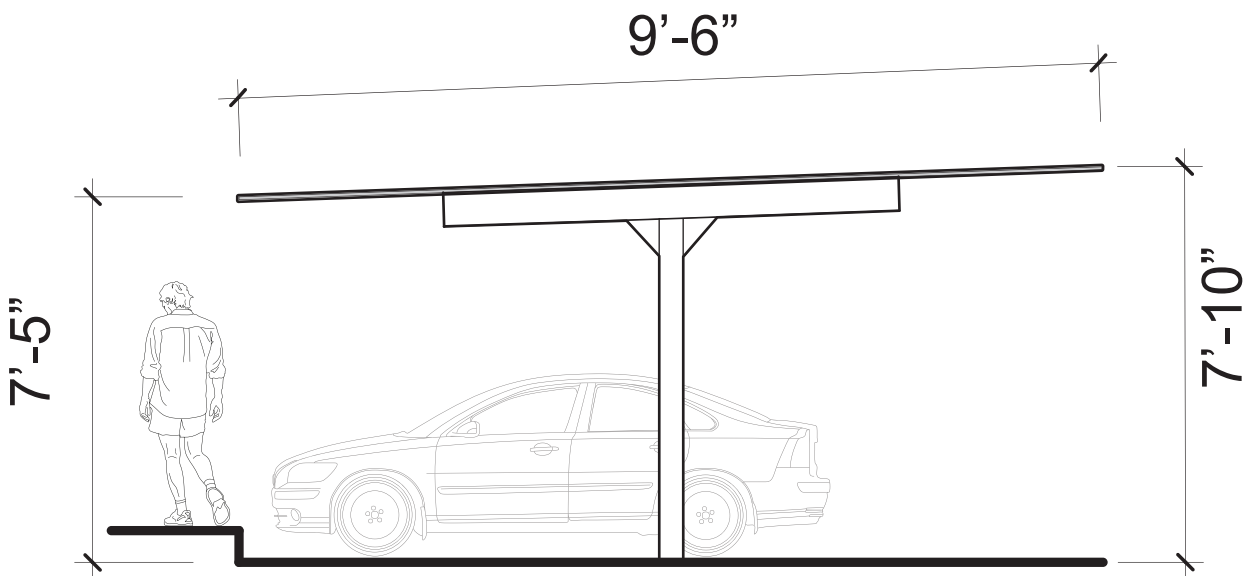
SD-4 SMOOTH VERTICAL GROOVE SIDING
MATERIAL: FIBER CEMENT BOARD
COLOR: ICE CUBE
NUMBER: SW 6252 ICE

B

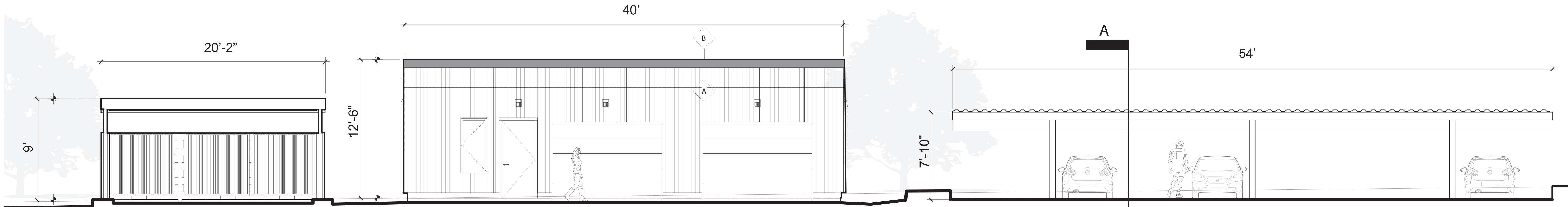
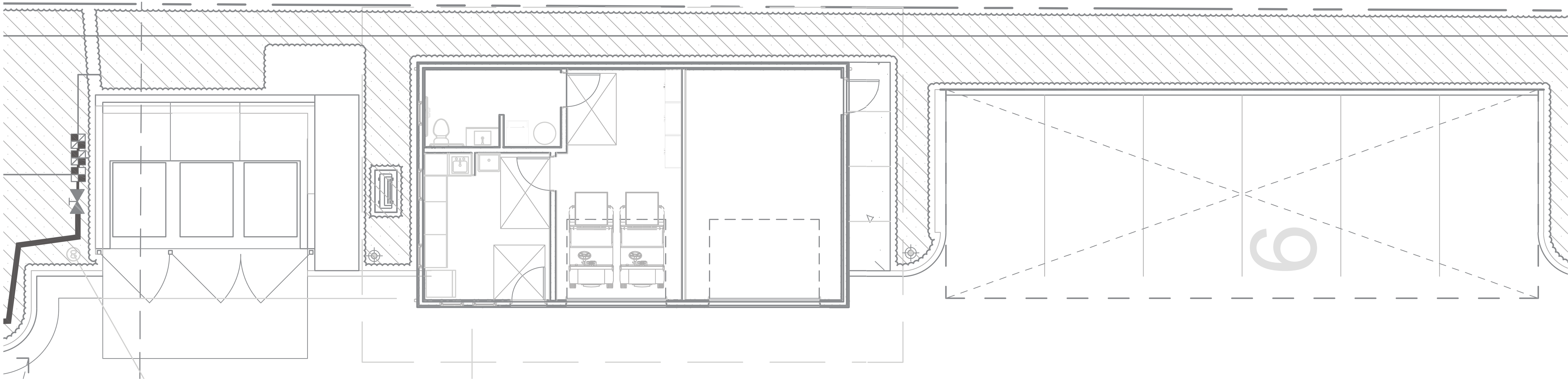
TRIM-1 PARAPET CAP
MATERIAL: ALUMINUM
COLOR: DARK BRONZE
NUMBER: JOHNS MANVILLE

C

WINDOW / DOOR FRAME
MATERIAL: VINYL
COLOR: CLAY
NUMBER: KATERRA WINDOW



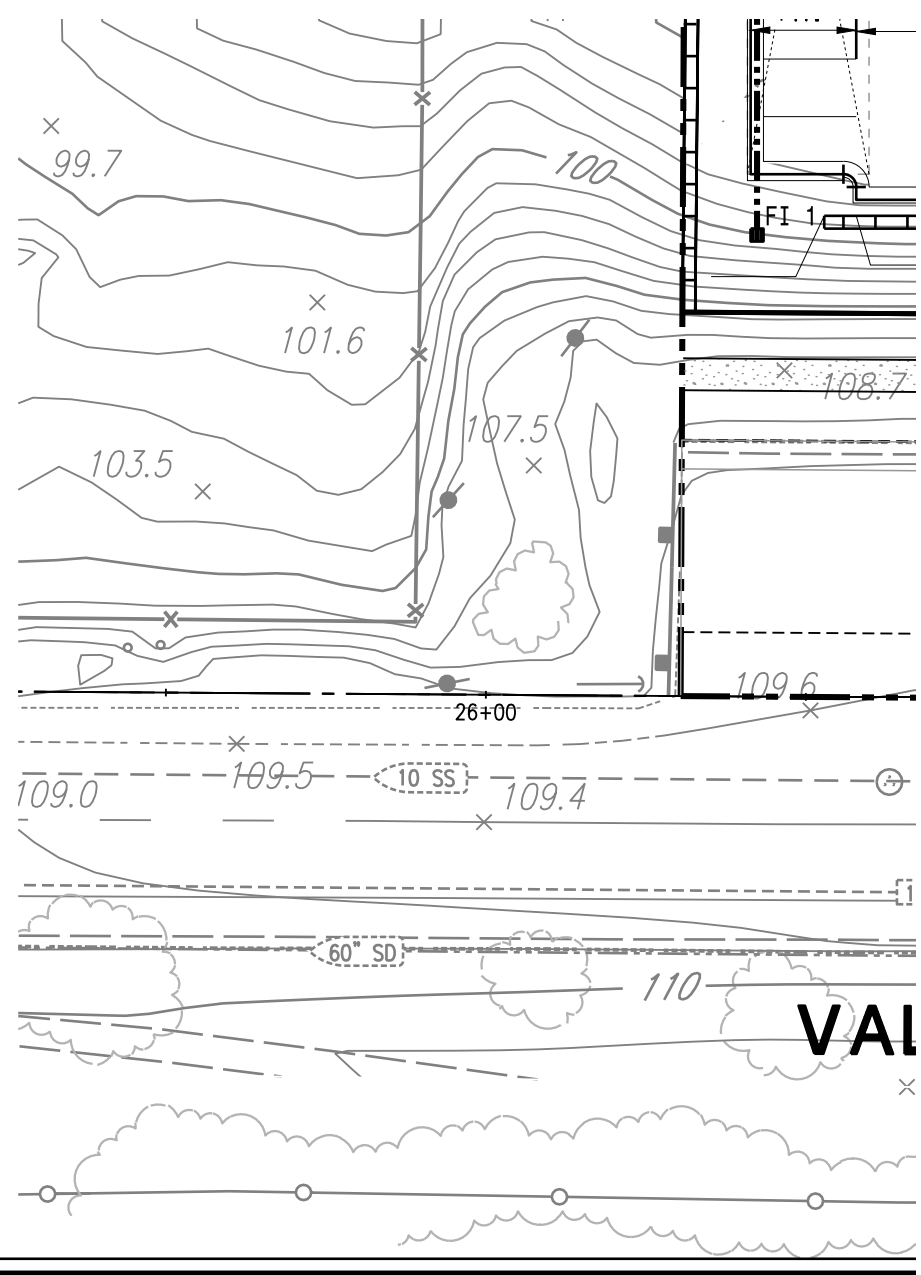
SECTION A

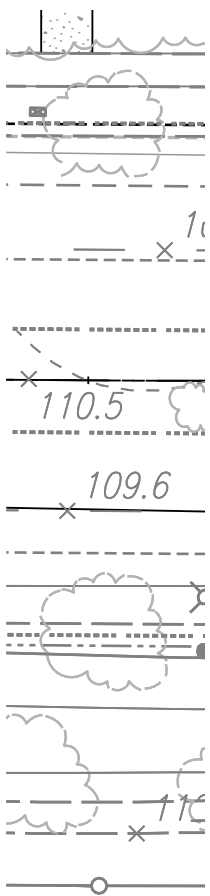


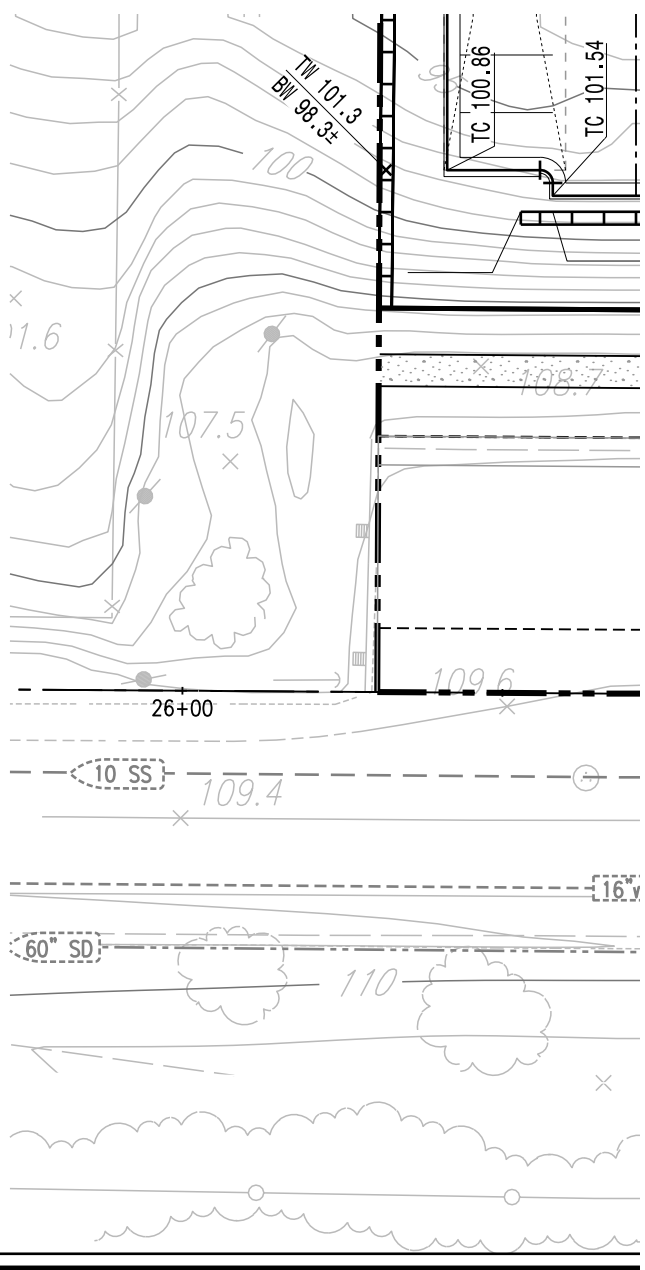
TRASH ENCLOSURE

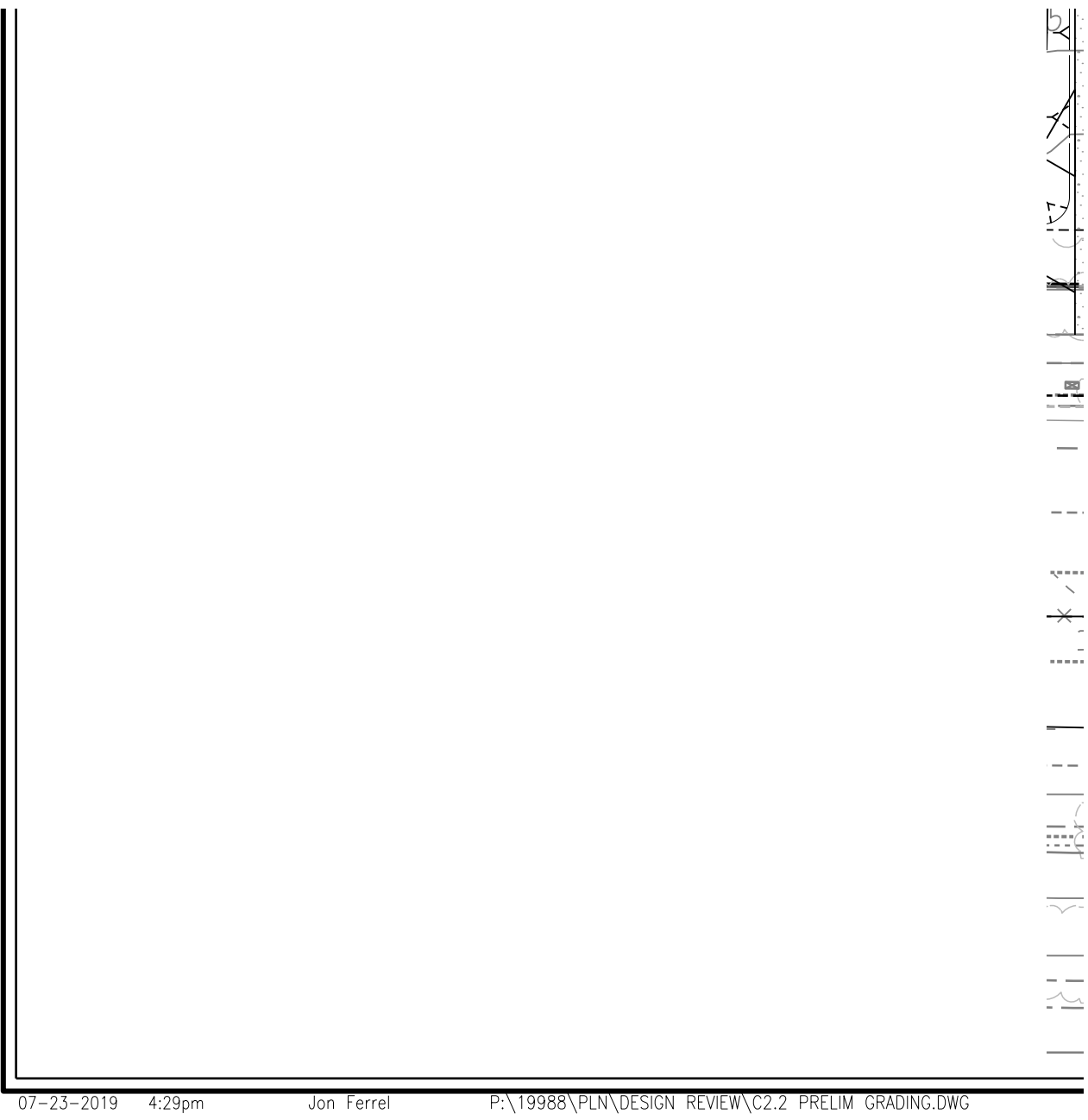
MAINTENANCE BUILDING

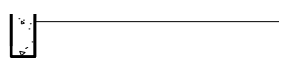
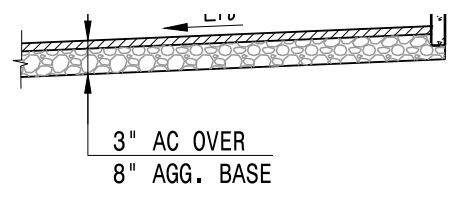
TRASH ENCLOSURE











DETAIL A
TYPICAL TWO-RAMP
CORNER INSTALLATION
See Note 1