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# VALPICO GLENBRIAR APARTMENTS

2605 & 2795 S MACARTHUR DRIVE  
TRACY CA 95376

## ENTITLEMENT PACKAGE

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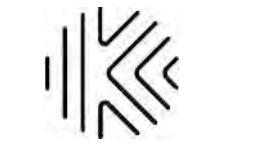
# PROJECT NARRATIVE

## DEVELOPMENT STATISTICS

	PREVIOUSLY APPROVED ENTITLEMENT	KATERRA PROPOSED REVISION	JURISDICTION REQUIREMENTS
	Routine development plan	Routine development plan	No specific plans guidelines required
<b>BUILDING TYPE</b>	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	<b>[City of Tracy Design Guidelines]</b> 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.
<b>UNIT COUNT</b>	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?
<b>DENSITY</b>	21.7 du/ac	22.7 du/ac	<b>[Municipal code 10.08.1570]</b> 12 to 25 du/ac (with HDR)
<b># STORIES</b>	3	3	<b>[Municipal code 10.08.1620]</b> There shall be no height limit in the HDR Zone.
<b>SITE AREA SUMMARY &amp; LANDSCAPING</b>	<b>Pavement: 213,855 sf</b> 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  <b>Bldg Footprints: 113,750 sf</b> 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  <b>Landscape: 163,545 sf</b>  <b>Total Site - 491,150 sf (11.27 acres)</b> <b>Impervious Area - 66.7% (327,605/491,150)</b> <b>Pervious Area = 33.3% (163,545/491,150)</b>	<b>Pavement: 258,704 sf (5.94 acres)</b> 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  <b>Bldg Footprints: 83,699 sf (1.92 acres)</b> K3 Bldgs - 42,598 sf K4 Bldgs - 34,338 sf Clubhouse - 5963 sf Mail Kiosk - 400 sf Pool Bldg - 400 sf  <b>Landscape: 148,759 sf (3.42 acres)</b> Perimeter Planting - 35,494 sf Lawn - 68,265 sf Shrub / GC Planting - 44,062 sf Existing to remain - 939 sf  <b>Total Site = 491,162 sf (11.28 acres)</b> <b>Impervious Area = 69.8% (342,403 / 491,162)</b> <b>Pervious Area = 30.2% (148,759 / 491,162)</b>	<b>[Municipal code 10.08.3560]</b> For parking areas with over 60 spaces, 20% landscaping is required. A portion of the required landscaping shall be integrated with the building frontage.  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.  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.  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.  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
<b>PARKING</b>	Total Spaces: 467 Handicap Accessible Spaces: 16 (9 required) Compact Spaces: 24 (140 allowed) Covered Spaces: 242  11.5% Reduction from code targets	Total Spaces: 410 Handicap Accessible Spaces: 10 (9 required) Compact Spaces: 48 (138 allowed) Covered Spaces: 161 (264 targeted)  22.2% Reduction from code targets	<b>[Municipal code 10.08.3480]</b> Studio or one-bedroom: 1.5 spaces per unit, 1 covered, plus one guest space per every 5 units.  Two or more bedrooms: 2 spaces per unit, 1 covered, plus one guest space per every 5 units.  <b>[Municipal code 10.08.3480]</b> 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.
<b>BICYCLE PARKING</b>	Not clearly identified	5% of Total Parking: 60 (21 required)	<b>[Municipal code 10.08.3510]</b> 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.

## DESIGN CHARACTER

	PREVIOUSLY APPROVED ENTITLEMENT	KATERRA PROPOSED REVISION	JURISDICTION REQUIREMENTS
	Routine development plan	Routine development plan	No specific plans guidelines required
<b>STYLE</b>	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 palette 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.	<b>[City of Tracy Design Guidelines]</b> 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.
<b>ROOF</b>	Pitched, gables	Flat roof with parapets  <b>Katerra 'K3':</b> All roof-mounted elements will be roof-mounted equipment. <b>Katerra 'K4':</b> All roof mounted elements have been relocated. One 15' fan remains that is not visible to pedestrians, centralized on the roof.	<b>[City of Tracy Design Guidelines]</b> All buildings shall be designed to completely screen any
<b>SITE PLAN</b>	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.	<b>[City of Tracy General Plan]</b> 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.
<b>AMENITY &amp; SHARED COMMONS</b>	Separated gathering areas fragmenting the site into (3) distinct areas  Community building with pool	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.	<b>[City of Tracy General Plan]</b> 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.
<b>BUILDING ACCESSORIES</b>		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.	<b>[City of Tracy Design Guidelines]</b> 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.
<b>ENTRY FEATURES</b>		Canopies with signage and lighting mounted over porches creating a welcoming entry with wayfinding guidance.	<b>[City of Tracy Design Guidelines]</b> Entry features should be a dominant feature, providing weather protection with front porches, overhangs, and arbors for entrances facing the street.
<b>EXTERIOR FAÇADE</b>		<b>Katerra 'K3'</b> - 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 <b>Katerra 'K4'</b> - Vertical fins at building ends and stairwells breaks up long facade spans and provides visual wayfinding to building entries - Balconies provide transparency along opaque facade faces - A combination of parapet and overhang roofs add visual interest	<b>[City of Tracy Design Guidelines]</b> Visual interest on buildings with simple shapes shall be provided through the use of both vertical and horizontal facade breaks that should be visible from street view.

  
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Owner  
  
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

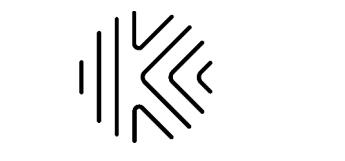
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## ENTITLEMENT PACKAGE

PROJECT NARRATIVE

G.01.01

# SITE PLAN



542 1st AVE. SOUTH, FLOOR 4  
SEATTLE, WASHINGTON 98104

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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

SITE PLAN  
G.01.02



## 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	
<b>TOTAL</b>	<b>264</b>	<b>258</b>	
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') [138 Allowed]	48	
Standard Handicap Accessible [9 Required]	10	
CARPORT PARKING		
Standard (9.5' x 19') [264 Targeted]	161	
Handicap Accessible [4 standard accessible + 2 covered EV Accessible]	6	
BIKE PARKING [5% of Total Spaces - 21 Required]	60	
PRELIMINARY # OF VEHICULAR PARKING SPACES PROVIDED	<b>410</b>	
PRELIMINARY PARKING RATIO	<b>1.55 SPACES / UNIT</b>	

## 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
<b>TOTAL</b>		<b>11</b>	<b>264</b>

## 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
<b>TOTAL</b>	<b>144</b>			<b>234</b>	<b>222</b>		
PRELIMINARY TOTAL K3 NET RENTABLE SQUARE FOOTAGE (NRSF)							<b>124,390</b>
PRELIMINARY AVERAGE K3 UNIT SF							<b>864</b>

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	56	47%	52	52	608	31620
UNIT 2a: 2BD / 1BA	20			40	20	745	14900
UNIT 2b: 2BD / 1BA	36			72	36	871	31356
UNIT 3: 3BD / 2BA	12	12	10%	36	24	1134	13608
<b>TOTAL</b>	<b>120</b>			<b>200</b>	<b>132</b>		
PRELIMINARY TOTAL K4 NET RENTABLE SQUARE FOOTAGE (NRSF)							<b>91480</b>
PRELIMINARY AVERAGE K4 UNIT SF							<b>762</b>

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REVISIONS  
Mark Date Description

City of Tracy

NTA

ENTITLEMENT  
PACKAGE

SITE YIELD  
G.01.03

# LANDSCAPE PLAN



# KATERRA

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### Professional Seal

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## REVISIONS

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## City of Tracy

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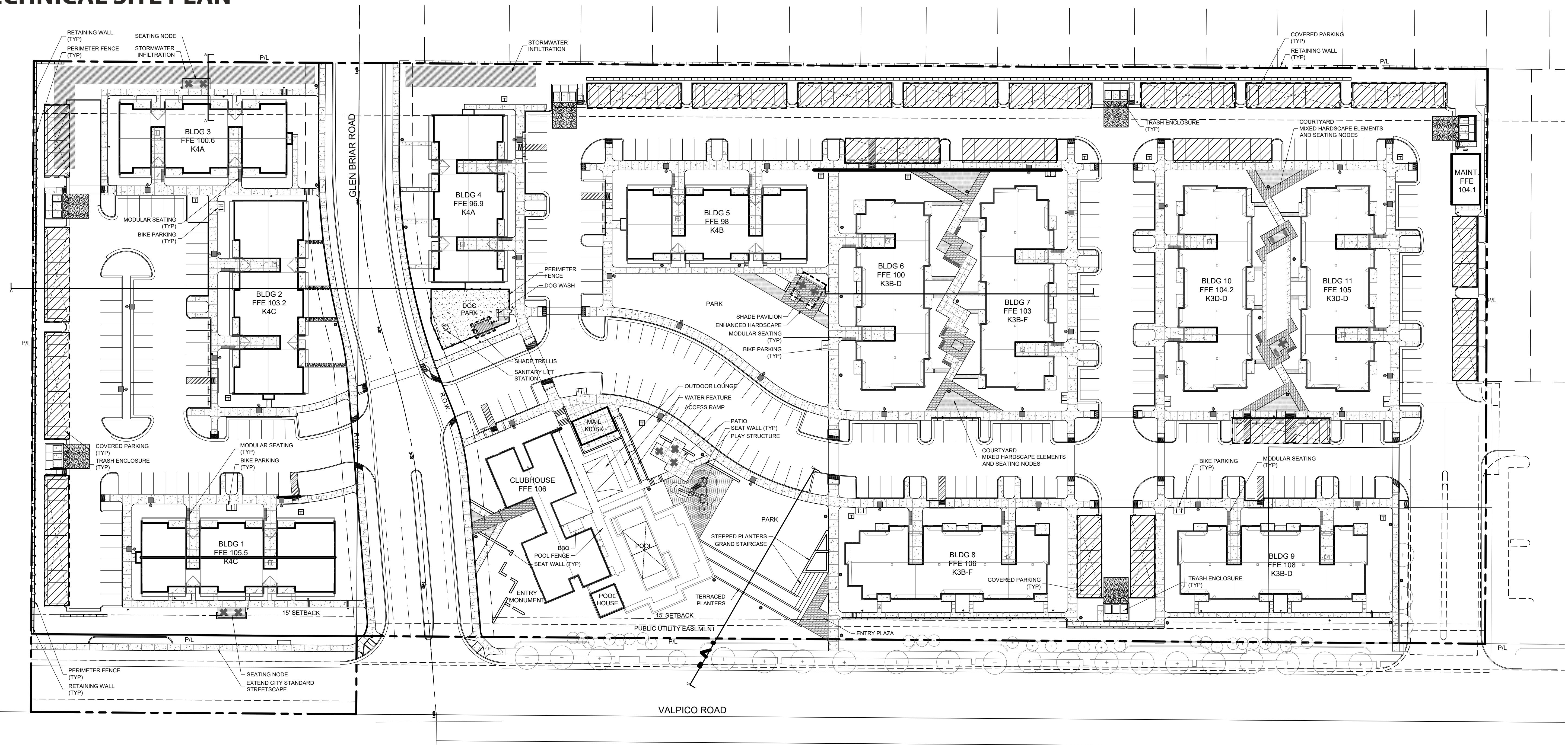
## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	QUANTITY	SHRUBS	GROUND COVERS	GRASS
<b>TREES</b>								
ARB MAR	ARBUTUS MARINA	MARINA MADRONE	LOW	24" BOX	-	CAR TUM CAREX TUMULICOLA	BERKELEY SEDGE	LOW 1 GALLON
CER 'F.P.'	CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	LOW	24" BOX	-	CHO TEC CHONDROPELALUM TECTORUM	CAPE RUSH	1 GALLON 1 GALLON
GIN 'A.G.'	GINKGO 'AUTUMN GOLD'	MAIDEN HAIR	MEDIUM	24" BOX	-	FES MAI FESTUCA MAIREI	ATLAS SEDGE	36" O.C. 1 GALLON
FRA 'A.A.'	FRAXINUS A. 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH	-	24" BOX	-	LAV MAR LAVATERA MARITIMA	TREE MALLOW	1 GALLON 36" O.C.
FRA VEL	FRAXINUS VELUTINA	ARIZONA ASH	-	24" BOX	-	MYR 'COM' MYRTUS C. 'COMPACTA'	DWARF MYRTLE	1 GALLON 1 GALLON
LAG 'NAT'	LAGERSTROEMIA L. 'NATCHEZ'	CREPE MYRTLE	LOW	24" BOX	-	NEP FAA NEPETA FAASENNII	CATMINT	7" O.C. 1 GALLON
PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	LOW	24" BOX	-	PHO TEN PHORMIUM TENAX	NEW ZEALAND FLAX	36" O.C. 1 GALLON
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	24" BOX	-	PHO 'M.M.' PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	1 GALLON 36" O.C.
PYR 'CHA'	PYRUS C. 'CHANTICLEER'	FLOWERING PEAR	LOW	24" BOX	-	RIB SAN RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GALLON 36" O.C.
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	24" BOX	-	ROS 'F.C.' ROSA 'FLOWER CARPET WHITE'	GROUNDCOVER ROSE	1 GALLON 36" O.C.
QUE RUB	QUERCUS RUBRA	RED OAK	LOW	24" BOX	-	WES 'W.H.' WESTRINGIA F. 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	1 GALLON 36" O.C.
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	LOW	24" BOX	-	XYL 'COM' XYLOSMIA C. 'COMPACTA'	COMPACT XYLOSMIA	1 GALLON 36" O.C.
ZEL 'V.G.'	ZELKOVA 'VILLAGE GREEN'	JAPANESE ZELKOVA	LOW	24" BOX	-	TURF TALL FESCUE TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	HIGH
							TM NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS	LOW

# ENTITLEMENT PACKAGE

# LANDSCAPE PLAN

# TECHNICAL SITE PLAN



**KATERRA**  
542 1st AVE. SOUTH, FLOOR 4  
SEATTLE, WASHINGTON 98104

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Consultant

Owner  
VALPICO GLENBRIAR APARTMENTS, LLC  
1209 ORANGE STREET  
WILMINGTON, DELAWARE 19801

Professional Seal

**VALPICO  
GLENBRIAR  
APARTMENTS**

2605 & 2795 S MACARTHUR DRIVE  
TRACY, CA 95376

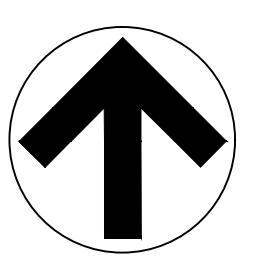
Drawn By Author  
Project Manager Chris Lyon  
Job Number 000-18023  
Date 07/26/19

REVISIONS  
Mark Date Description

City of Tracy

NTA

MATERIAL KEYNOTES	
	CONCRETE WALKWAY STANDARD GRAY CONCRETE WITH BROOM FINISH MODULAR SEATING (#) MAGLIN: PIXEL COLLECTION SHORT-WOOD-BACKLESS WOOD STYLE 1
	CONCRETE PAVERS
	CRUSHED LIMESTONE
	PARKING LOT LIGHT (#) EATON LIGHTING, GALLEON LED MODEL: GLEON-AF-04-LED-E1-SL2-AP, COLOR: GRAY
	PEDESTRIAN POLE LIGHT (#) EATON LIGHTING, MESA LED MODEL: MSA-E01-LED-E1-RW-AP COLOR: GRAY
	BOLLARD LIGHT (#) EATON LIGHTING, ASPEN LED MODEL: 1900-OA-30-12LED-E1-RW-AP COLOR: BLACK
	LANDSCAPE LIGHT (#) EATON LIGHTING, MONACO MODEL: 2003-50MR16-12-BK COLOR: BLACK
	BENCH (#) ANOVA: MADISON, 6' RECYCLED PLASTIC FLAT BENCH, RCPMF6 COLOR: SLAT - CEDAR, FRAME - TEXTURED PEWTER
	PLAY SURFACE POURED IN PLACE RUBBER SURFACE COLOR TBD



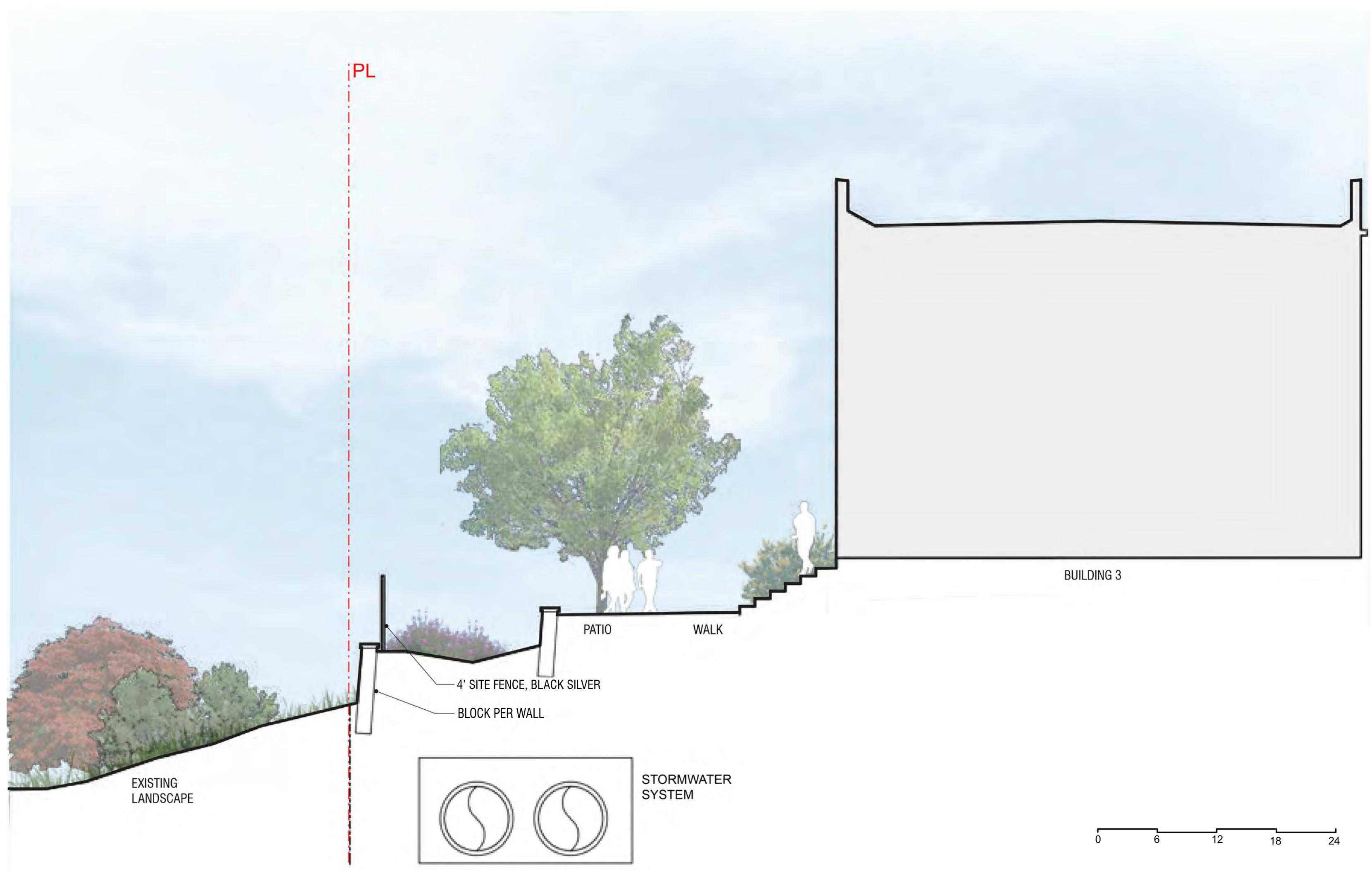
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**ENTITLEMENT  
PACKAGE**

TECHNICAL SITE  
PLAN

**G.01.05**

# SITE SECTIONS



## SECTION A-A



## SECTION B-B

## Consultant

---

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## Professional Seal

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TRACY, CA 95376

Project Manager Chris Lyon  
Job Number 000-18023  
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City of Tracy

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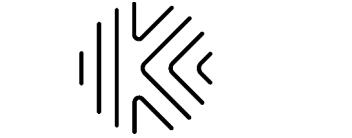
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# SITE SECTIONS

## G.01.06

# SITE SECTIONS



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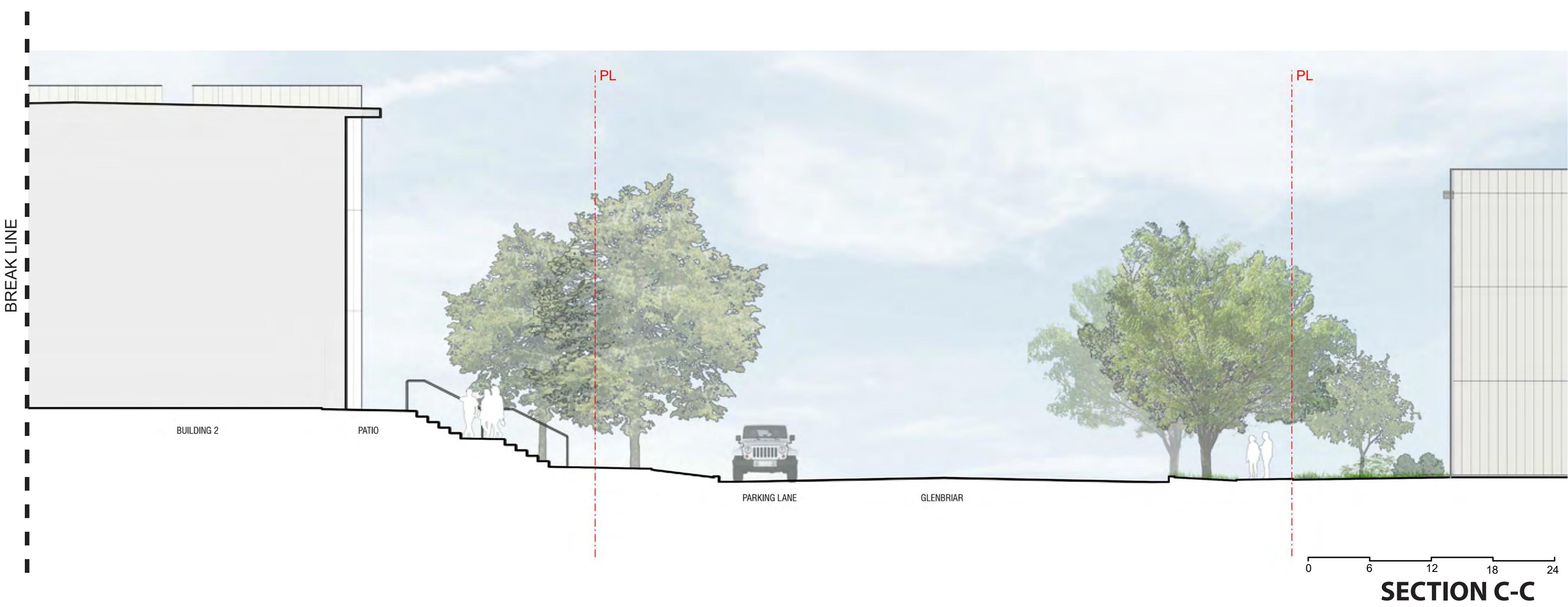
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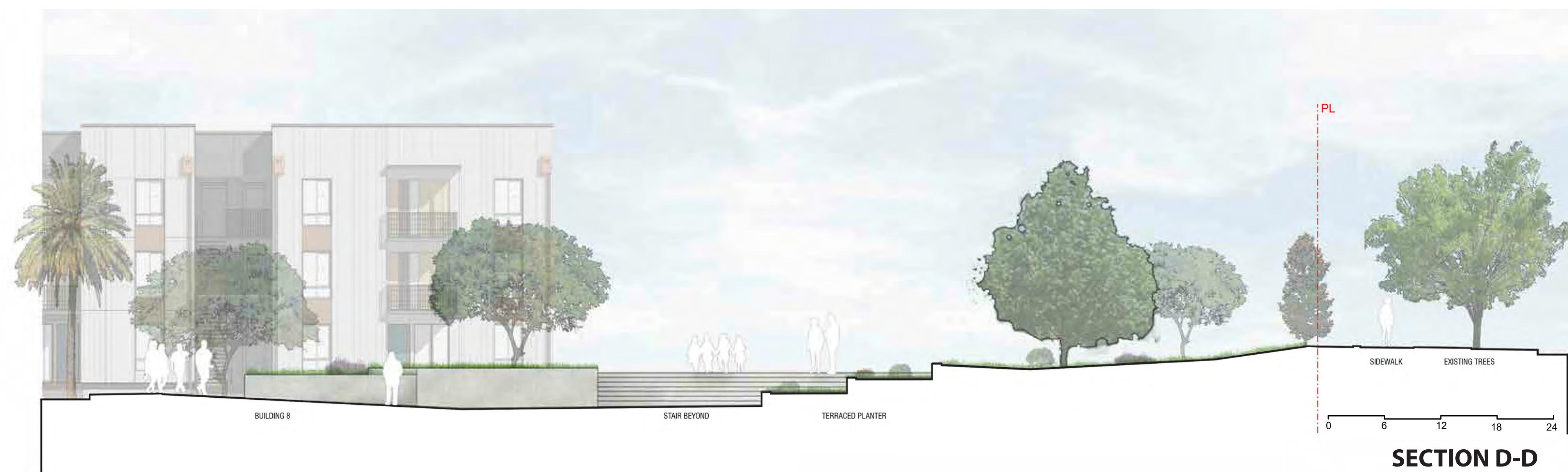
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SITE SECTIONS  
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# NEIGHBORHOOD ANALYSIS



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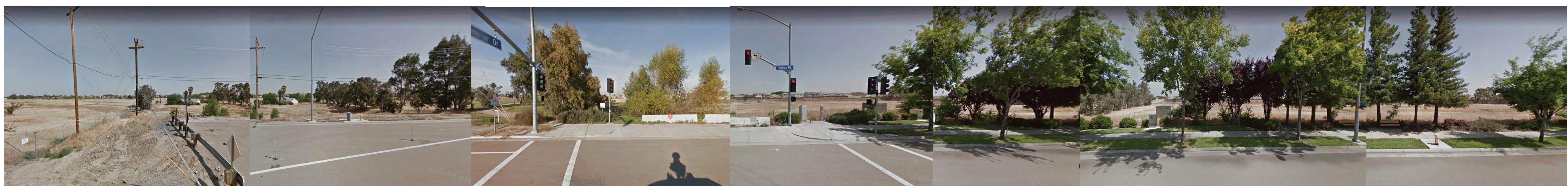
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PACKAGE

SITE ANALYSIS  
G.01.08

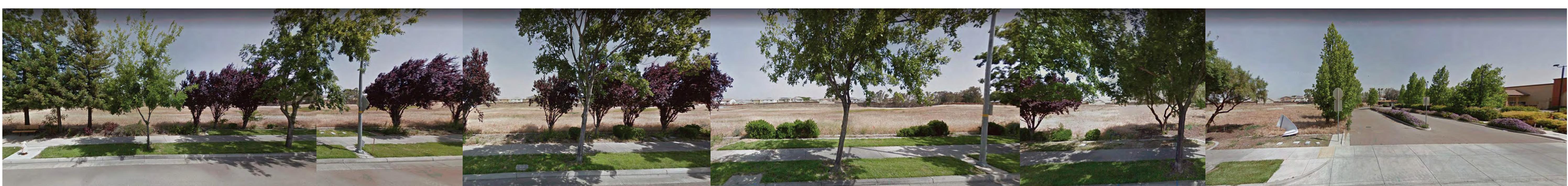
# SITE CONTEXT PHOTOS



SITE AERIAL



4 VALPICO LOOKING NORTH



5 VALPICO LOOKING NORTH

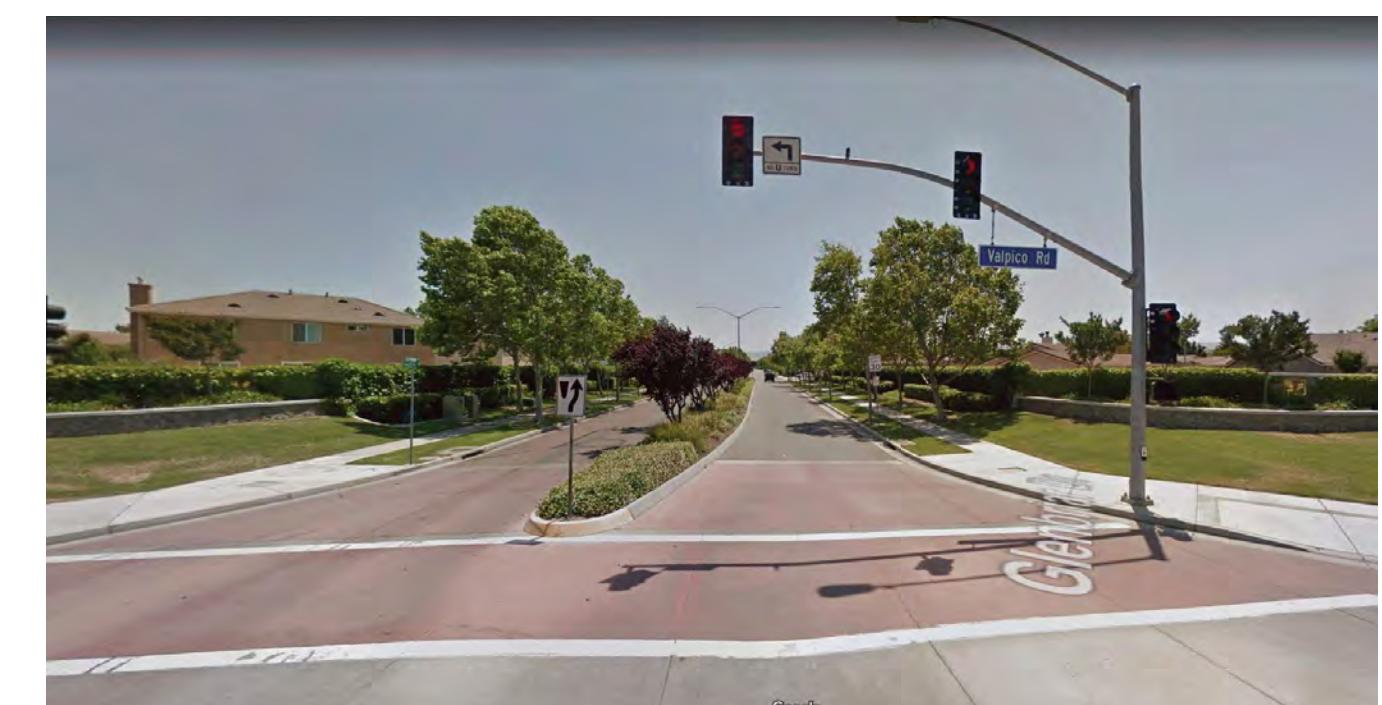
PROPERTY LINE



1 ON SITE LOOKING NORTH



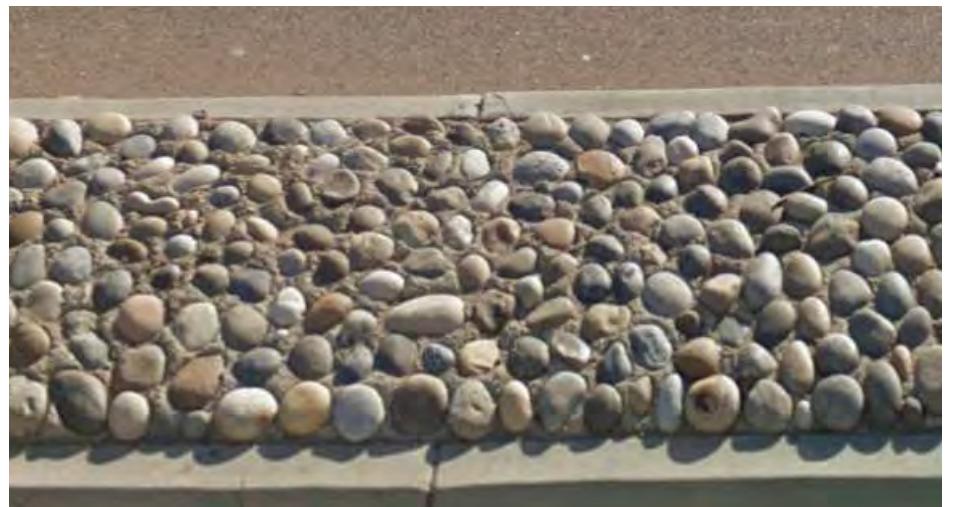
2 RITE AID PARKING LOT LOOKING WEST



3 VALPICO LOOKING SOUTH

# SITE CONTEXT COLORS AND PROPOSED MATERIALS

## SITE PHOTOS



VALPICO ROAD ROCK BED MEDIAN



NEIGHBORHOOD LANDSCAPING

## SITE COLORS



## PROPOSED COLOR PALETTES



## SITE PHOTOS



SITE PHOTO

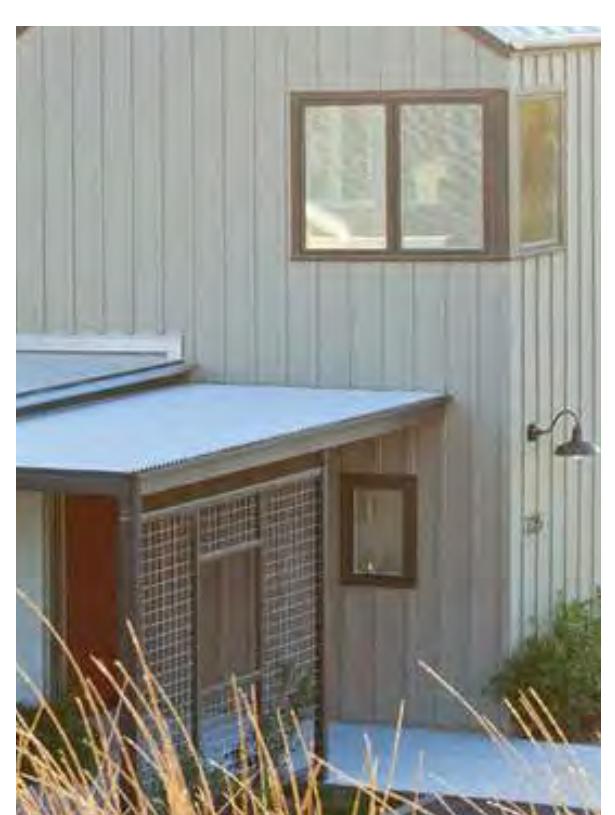
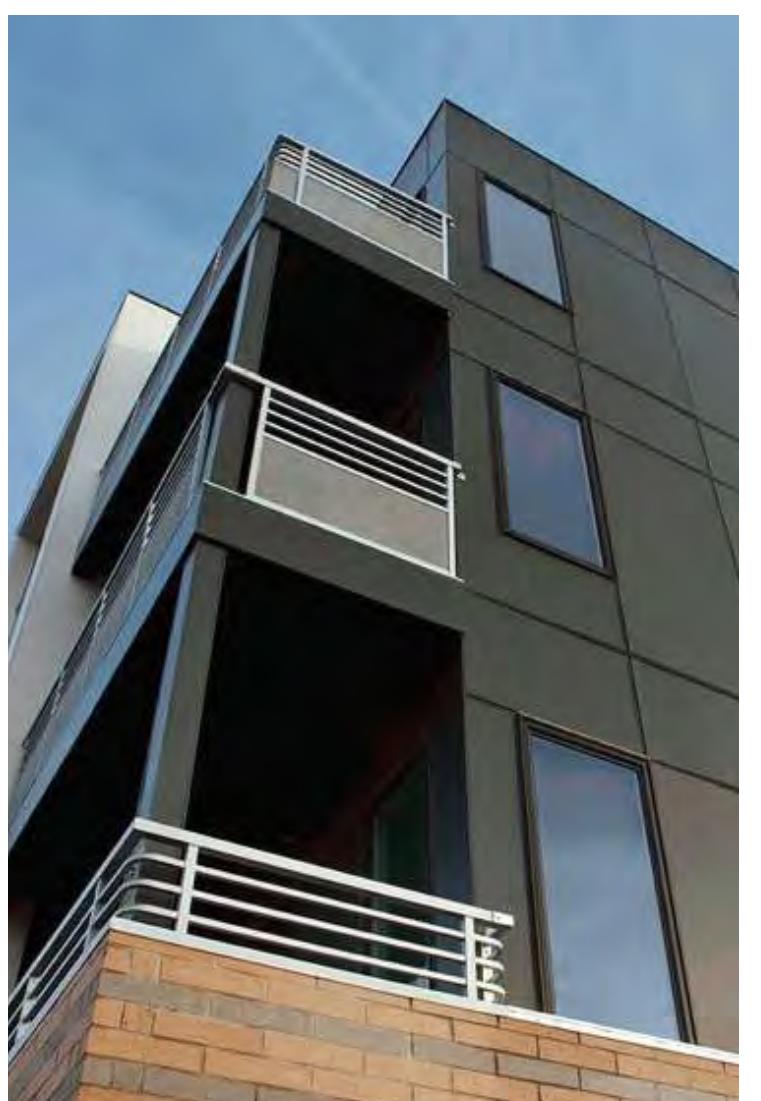


NEIGHBORHOOD LANDSCAPING

## SITE COLORS



## EXAMPLE MATERIALS



## PROPOSED MATERIALS



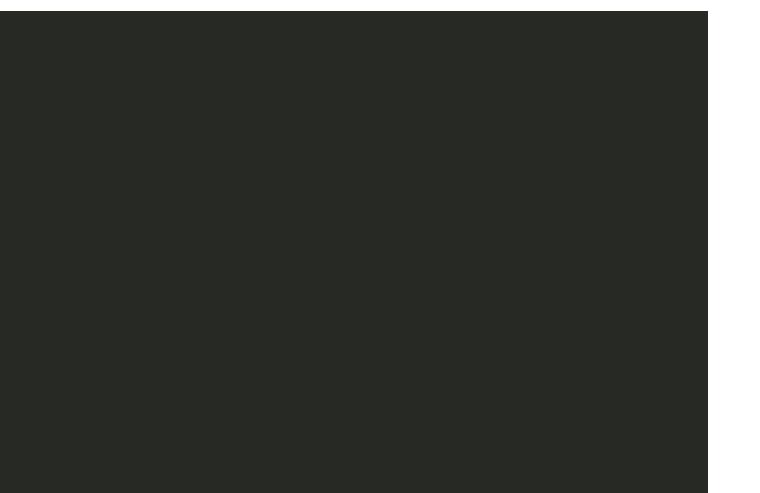
ALLURA 8" GROOVE  
FIBER CEMENT PANEL



ALLURA TRADITIONAL LAP SIDING



ALLURA TRADITIONAL LAP SIDING



PARAPET COLOR



PREFAB ACCESSORY COLOR



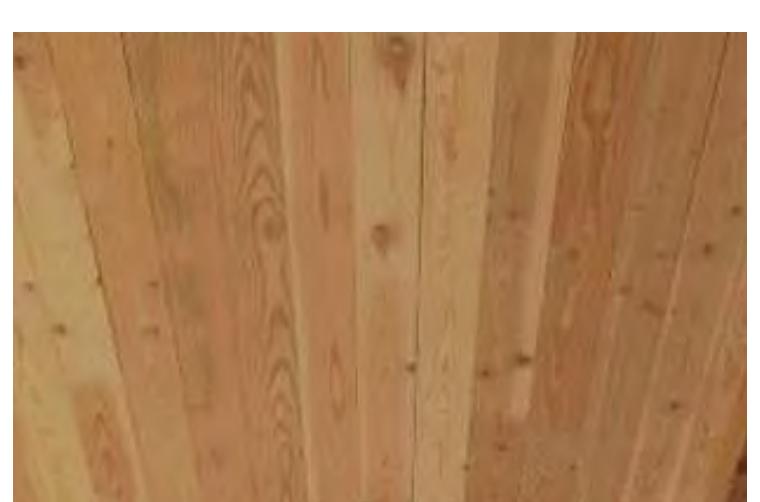
RED-ORANGE ACCENT COLOR



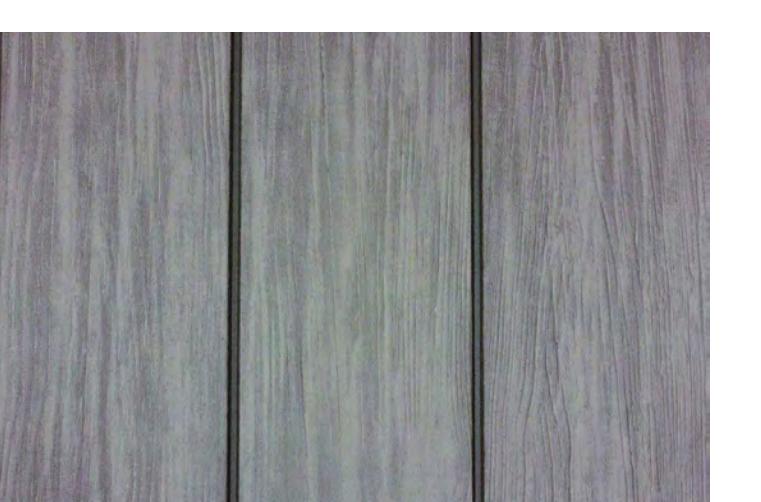
BLUE ACCENT COLOR



GREEN ACCENT COLOR



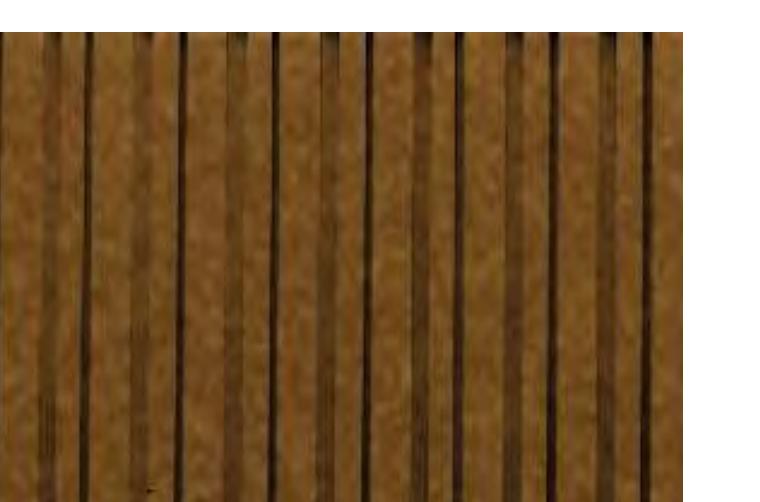
CLT



WOOD TEXTURE



BLACK STOREFRONT



MCELROY METAL WAVE PANEL





# STREET VIEW RENDERING



VIEW FROM INTERSECTION OF VALPICO RD & GLENBRIAR ROAD

Consultant

Owner

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

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STREET VIEWS  
G.01.21

# STREET VIEW RENDERING



PARK VIEW BETWEEN BUILDING 8 & CLUBHOUSE

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STREET VIEWS  
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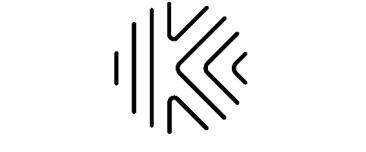
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STREET VIEWS  
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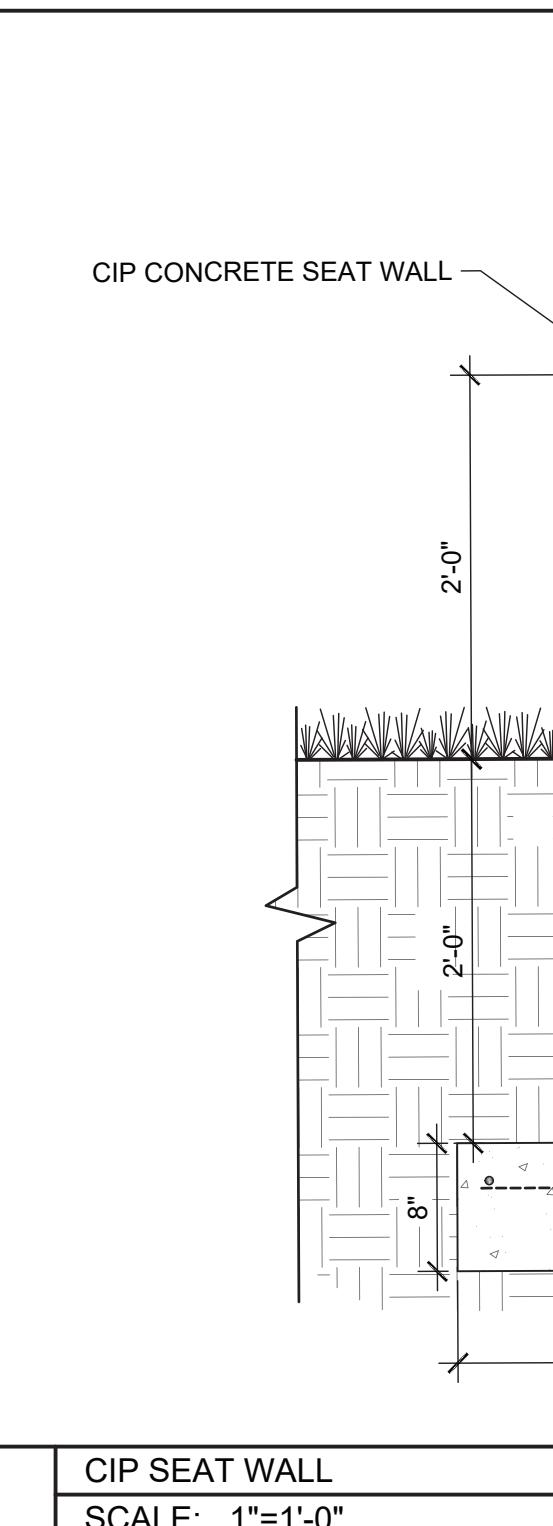
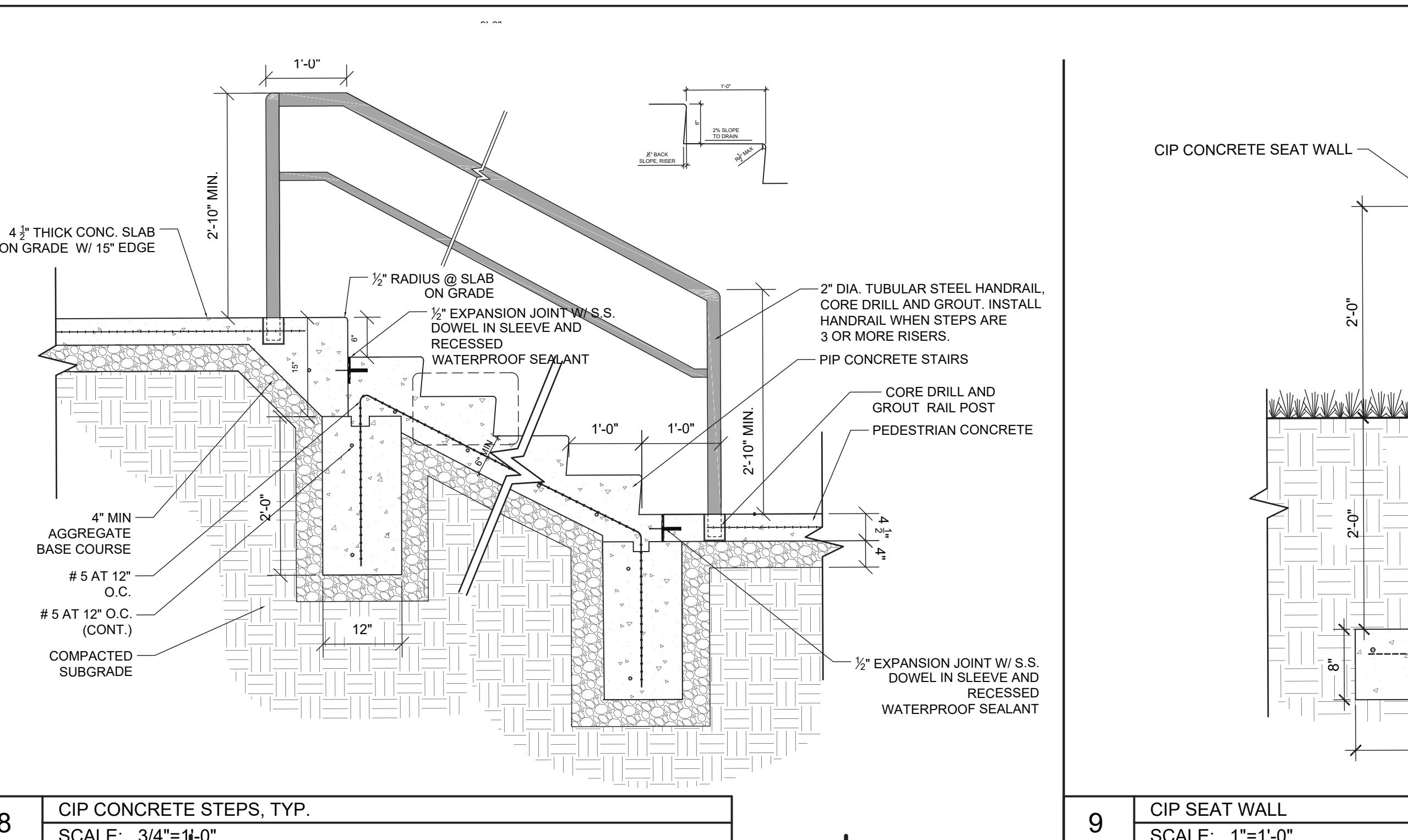
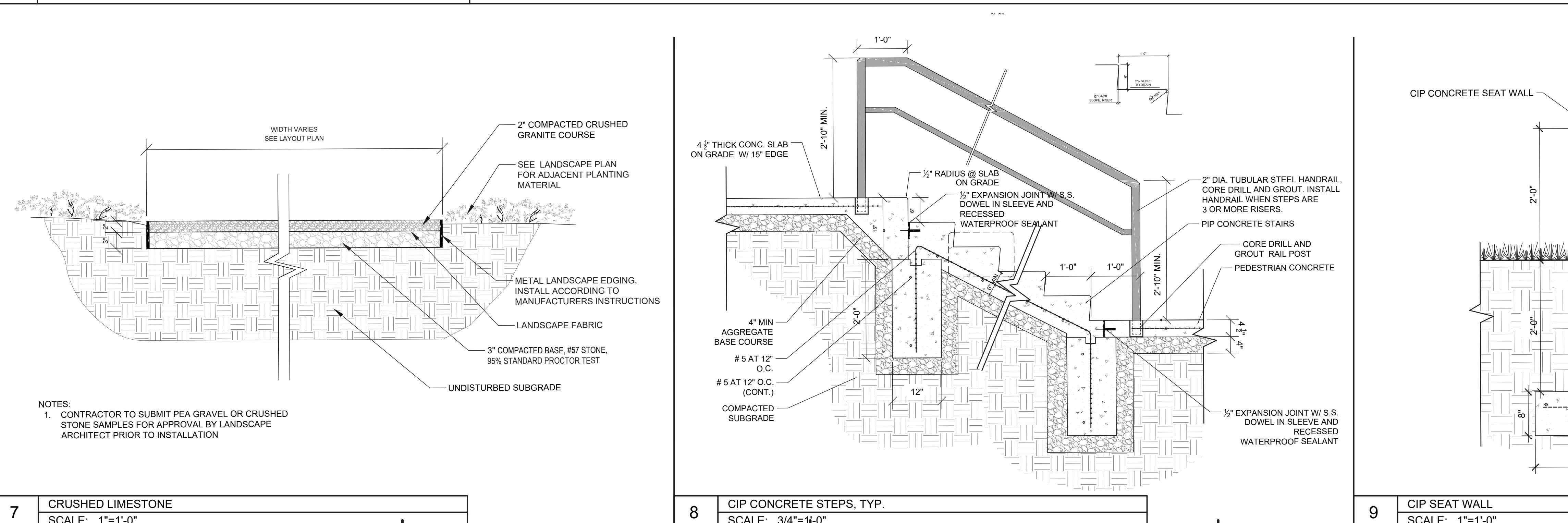
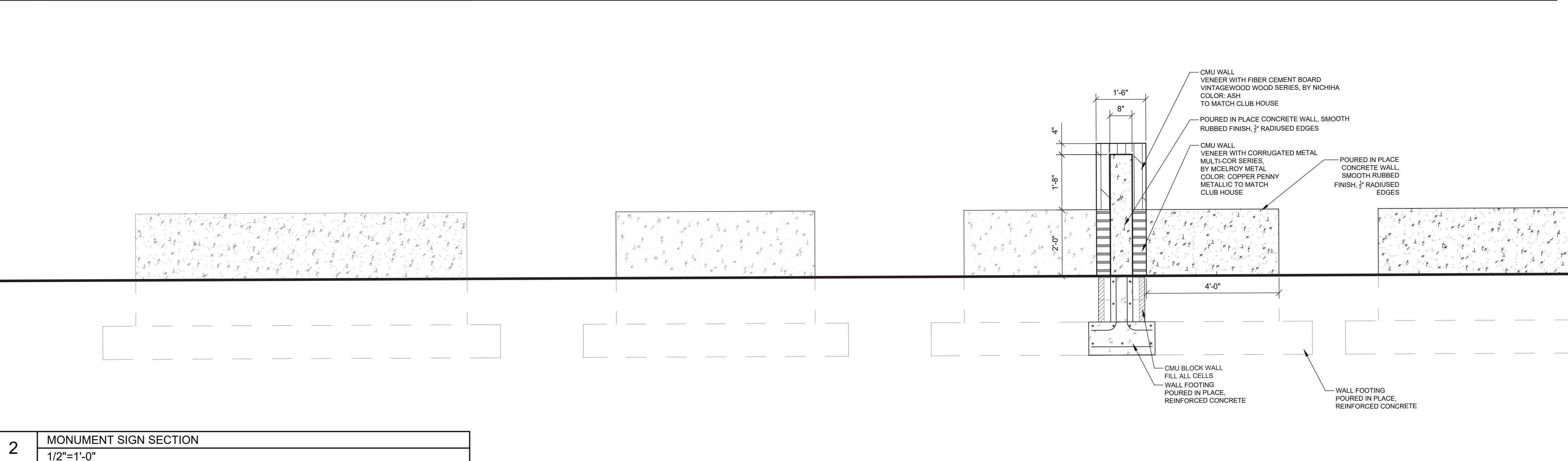
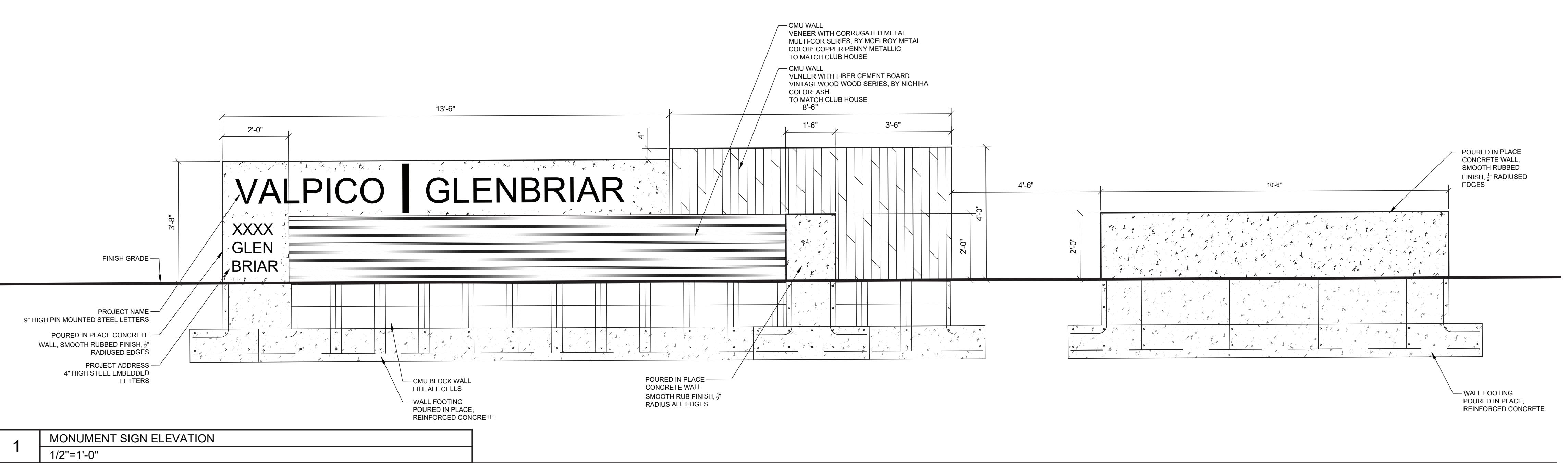
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Mark Date Description

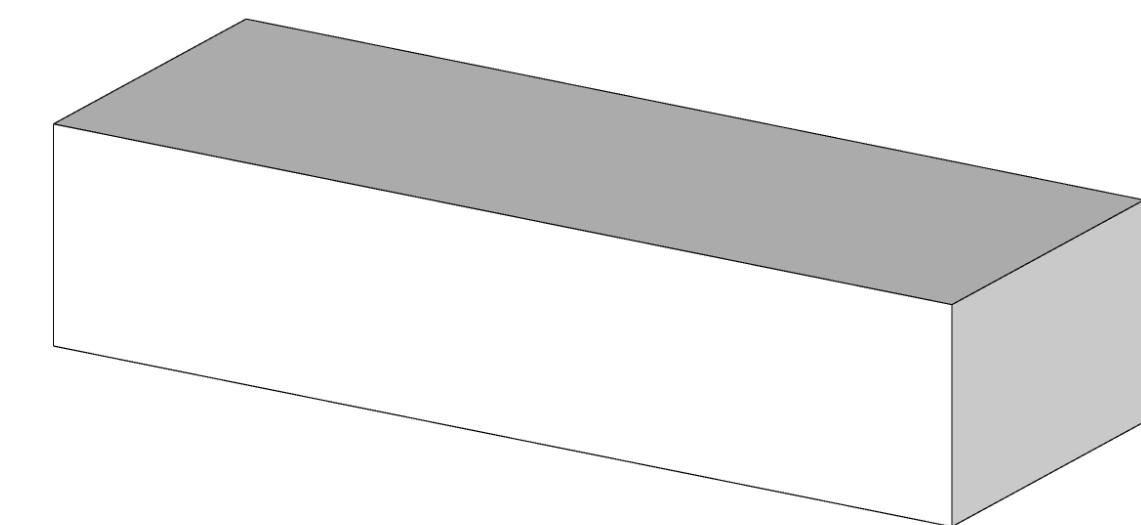
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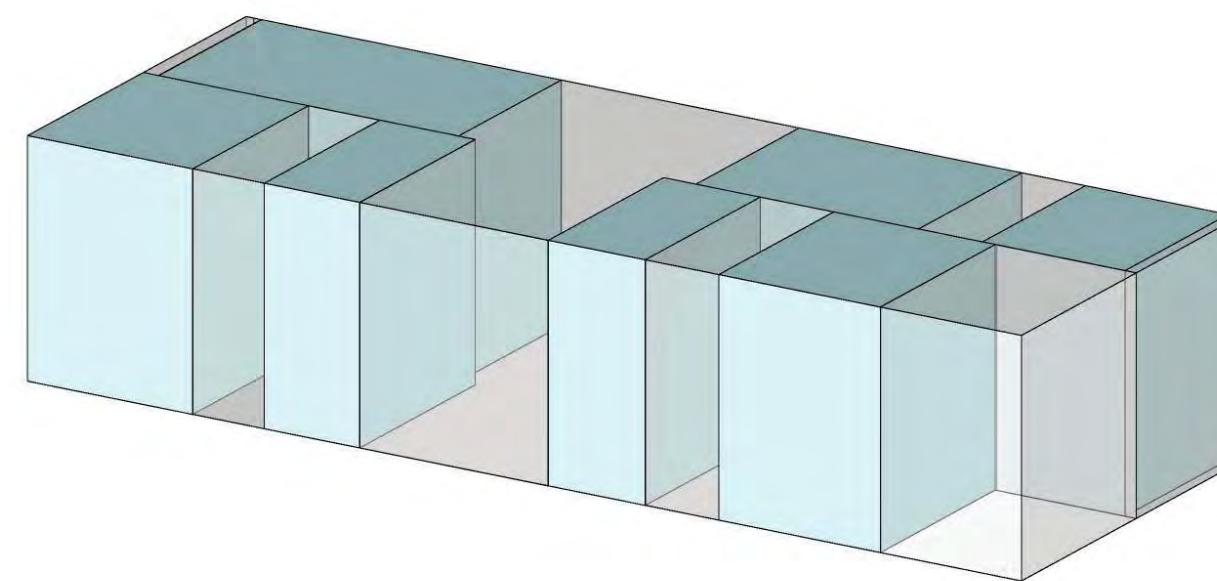
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SITE DETAILS  
G.01.25

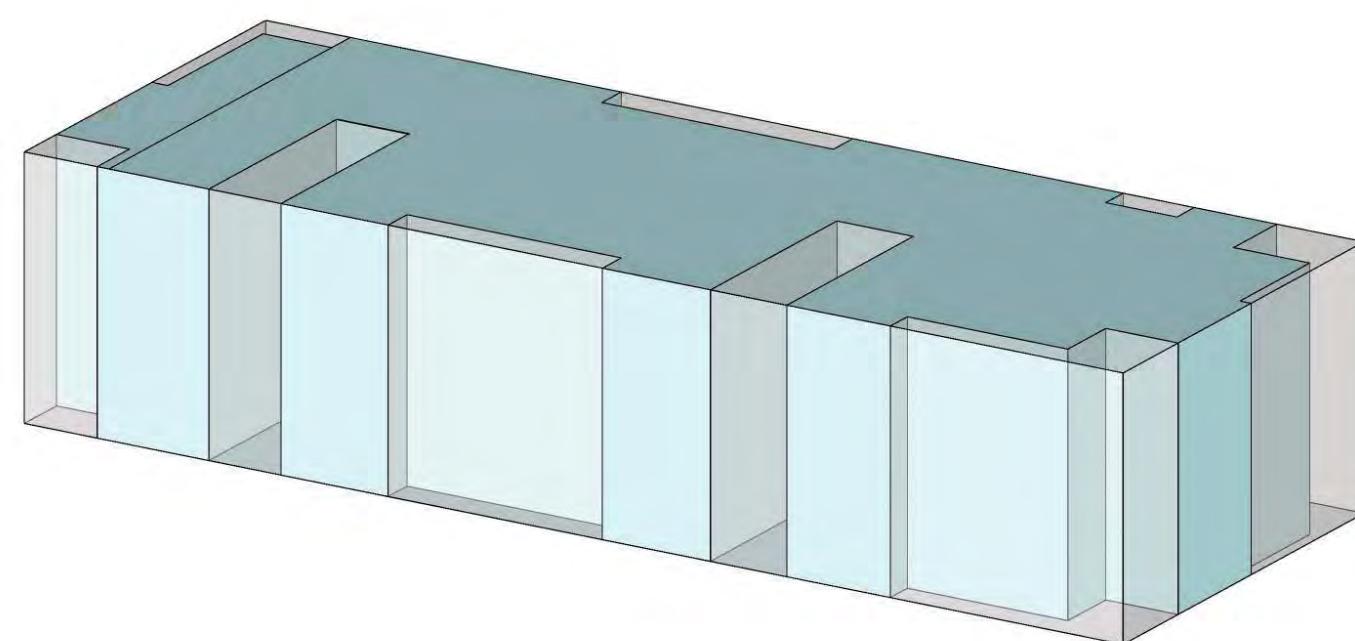




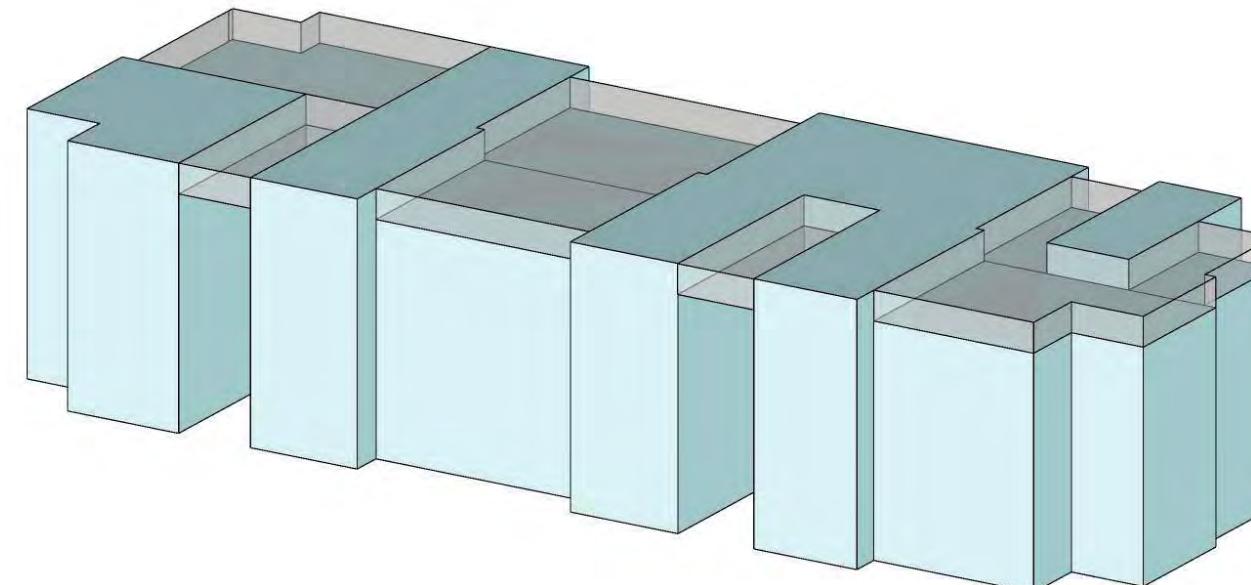
TYPICAL, MOST EFFICIENT  
APARTMENT BUILDING



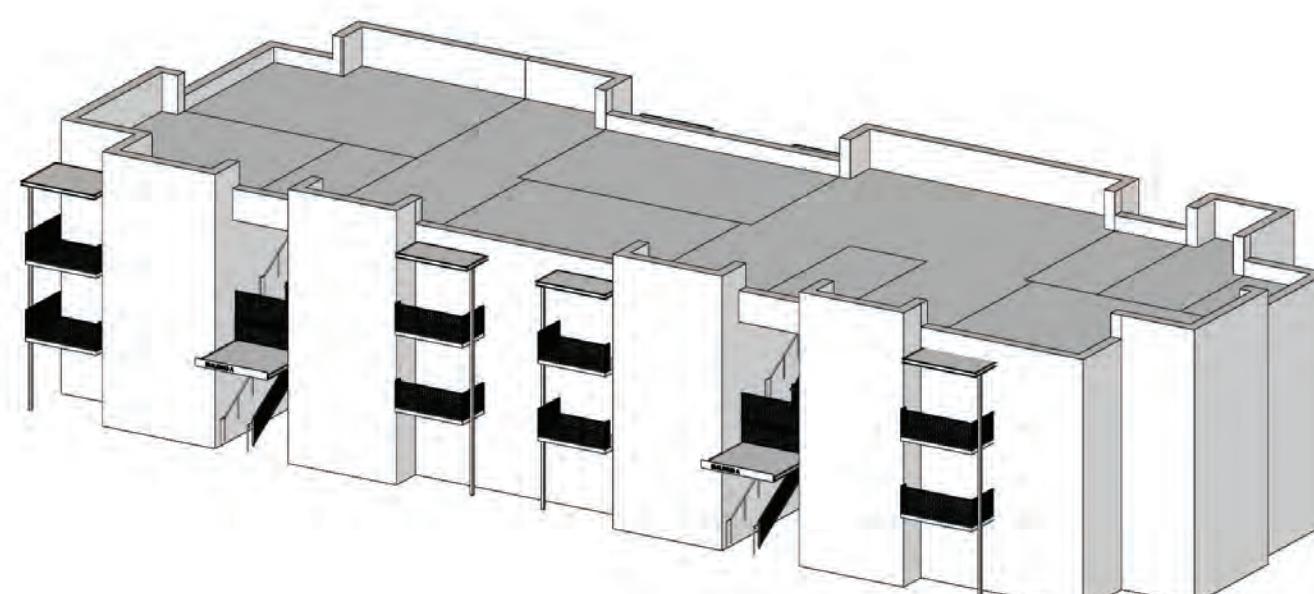
HEIRARCHY IN PLAN/UNITS  
ESTABLISHED FOR A LIVABLE  
APARTMENT AND FOR VISUAL  
INTEREST



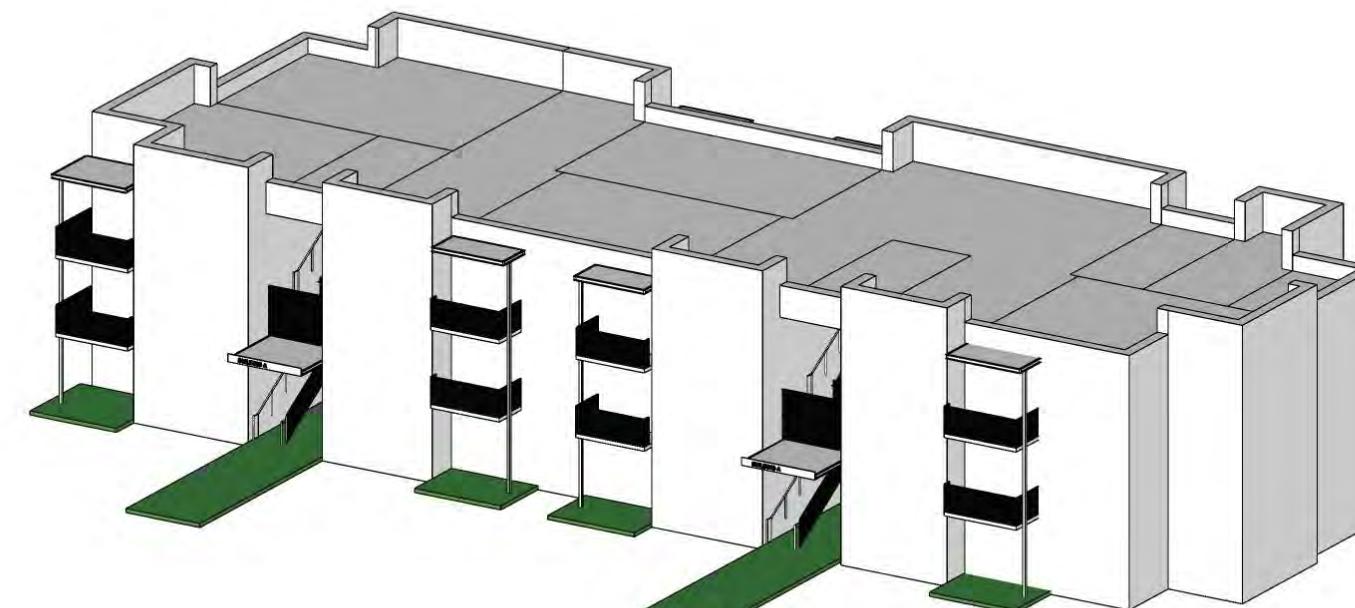
ARTICULATION OF CORNERS ADDS  
VISUAL INTEREST AND SCALE TO  
BUILDINGS



VARIED SCALE, HEIGHT OF  
BUILDINGS ADDS VISUAL INTEREST

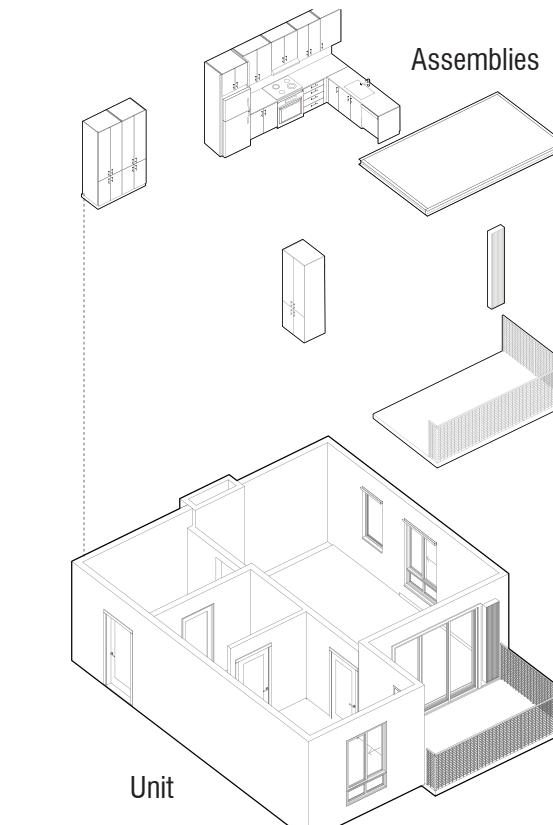


PREFABRICATED CANOPIES AND  
BALCONIES CREATE A TEXTURED  
TECTONIC AND WELCOMING FRONT  
PORCH AND WAYFINDING FOR EACH  
APARTMENT

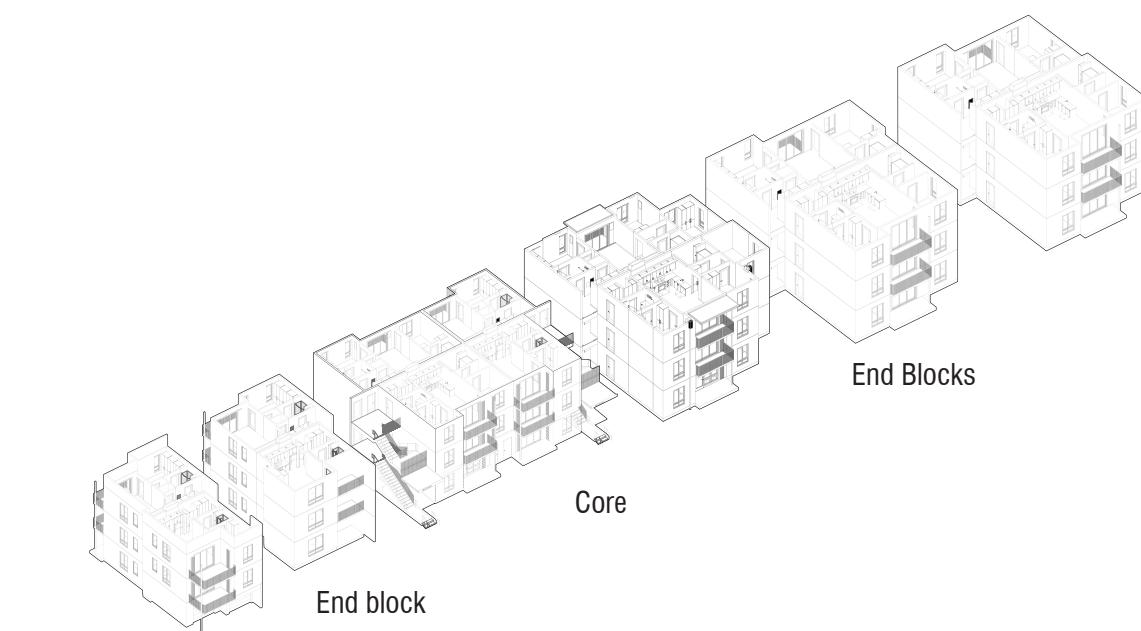


ENTRANCES EXTEND OUT TO A  
WALKABLE COMMUNITY. COMMON  
OPEN SPACE/ AMENITY AREAS ARE  
LOCATED BETWEEN BUILDINGS  
WITH EASY PEDESTRIAN ACCESS.  
PUBLIC AND PRIVATE AREAS ARE  
DELINATED WITH LANDSCAPING AT  
GROUND LEVEL.

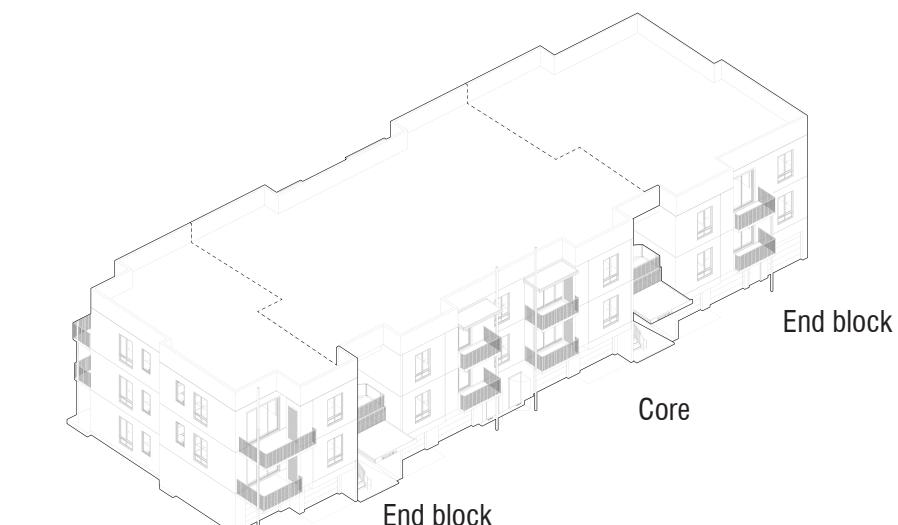
## 1 Anatomy



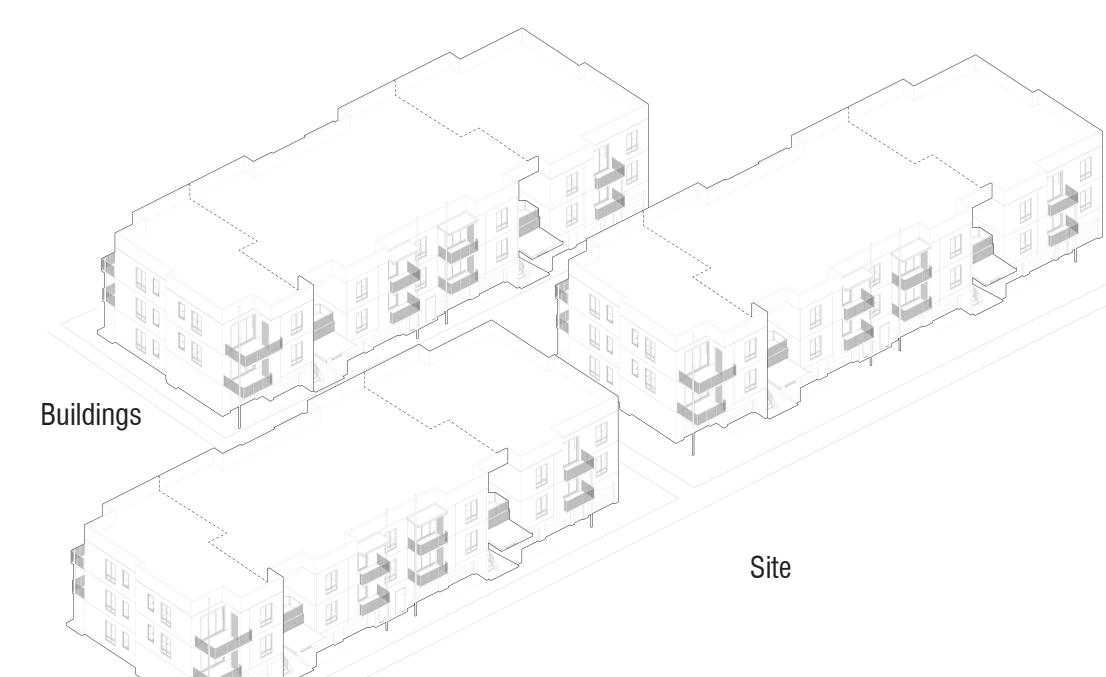
1. Assemblies to Unit



2. Units to Building Core and Ends



3. Building Core and Ends to Building



5. Buildings to Projects

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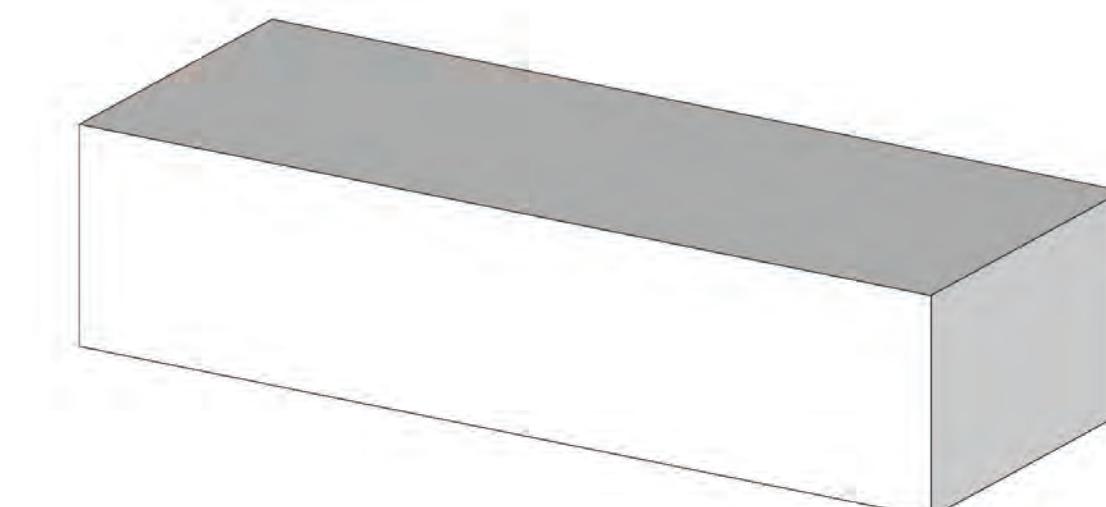
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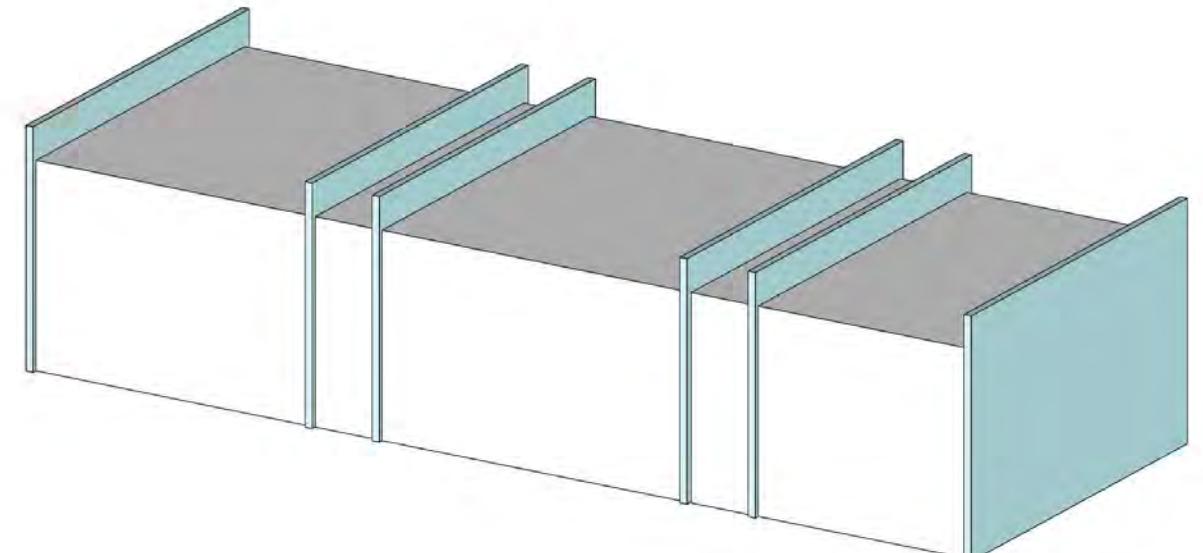
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PRODUCT  
DESIGN

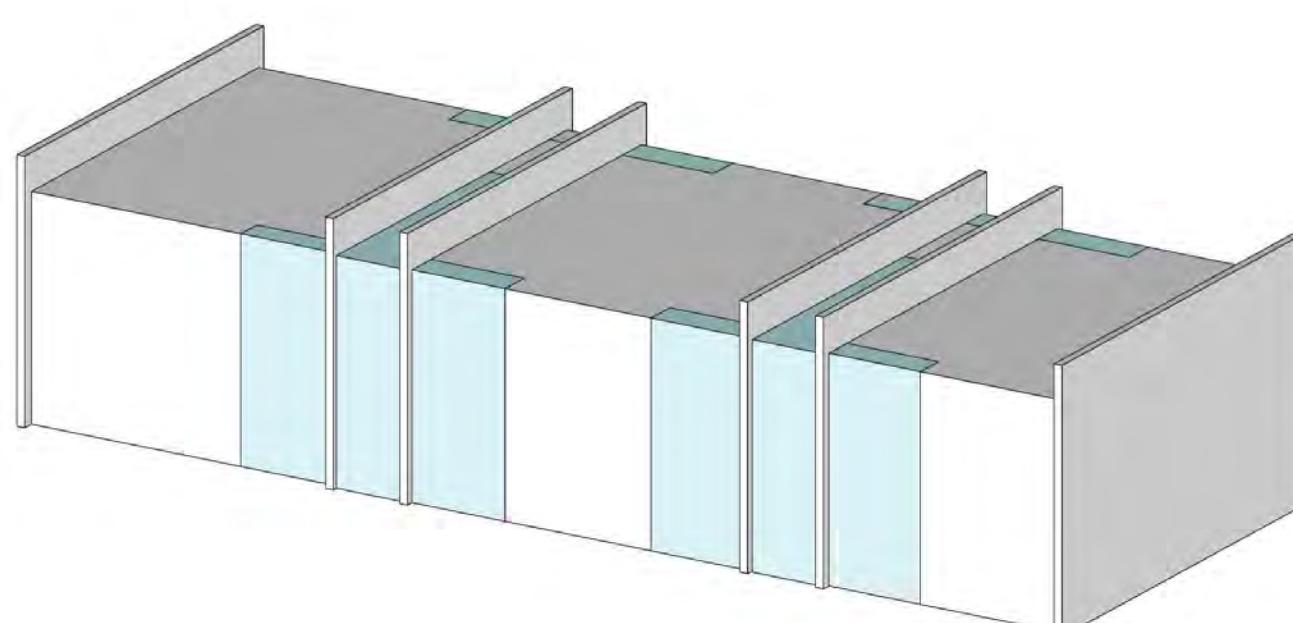
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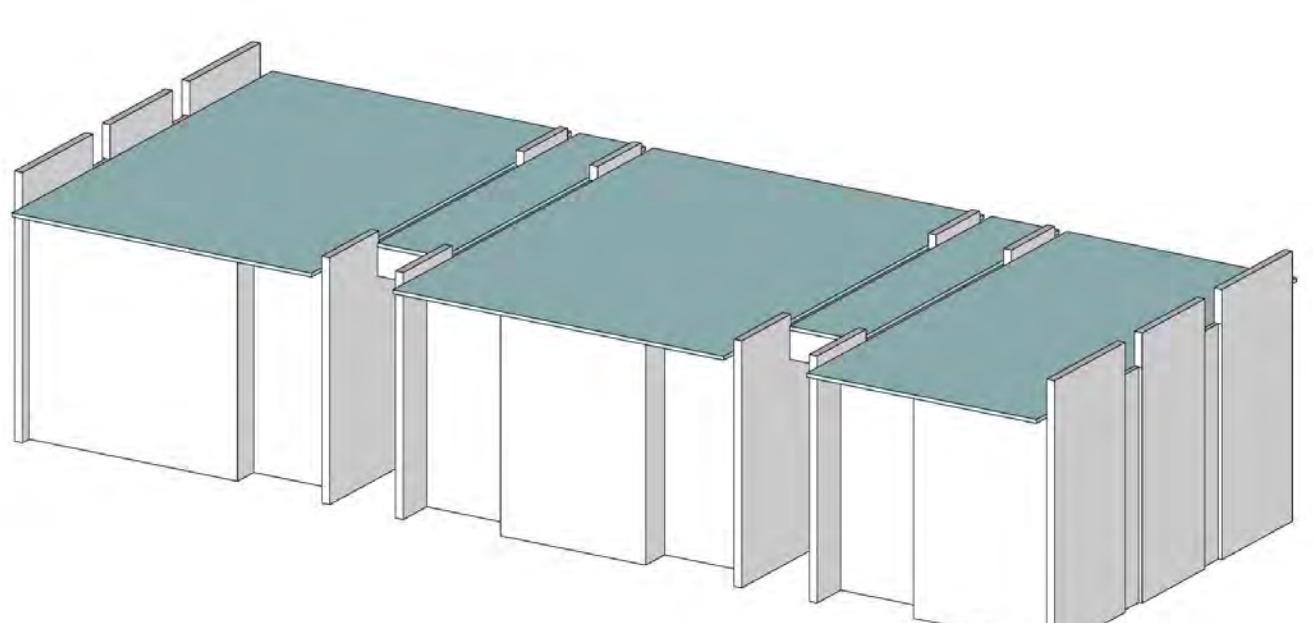
TYPICAL, MOST EFFICIENT  
APARTMENT BUILDING



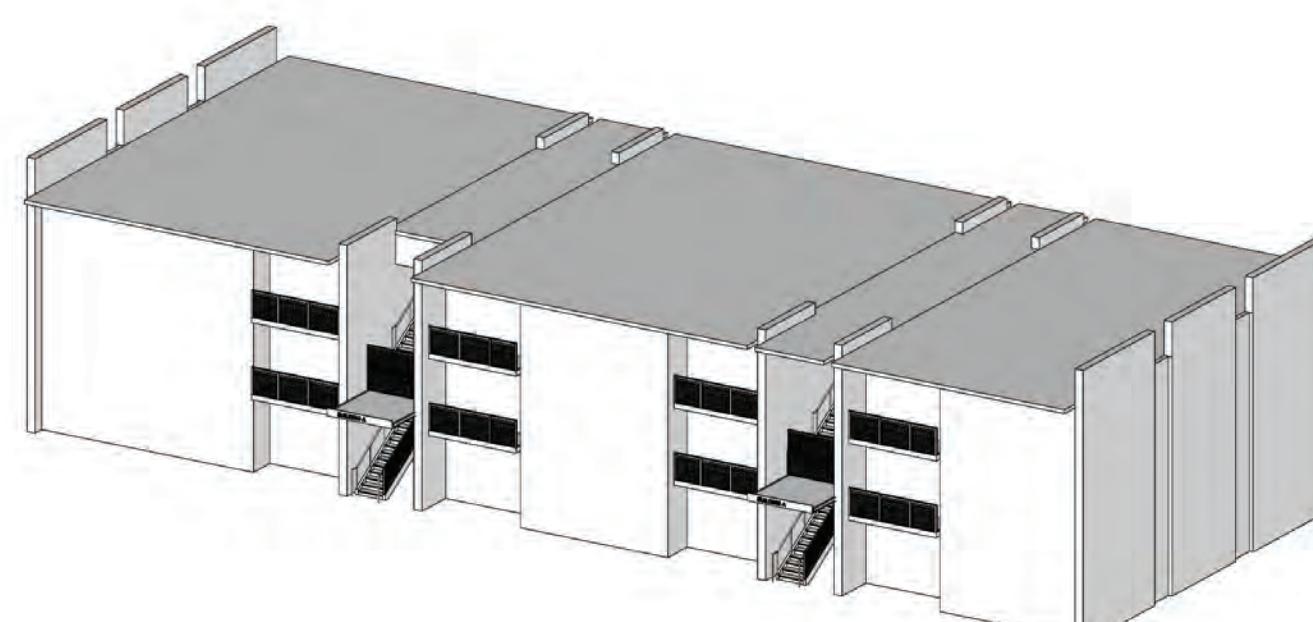
PROMINENT PLANES CREATE 3  
DISTINCT BUILDING FORMS TO  
BREAK DOWN SCALE



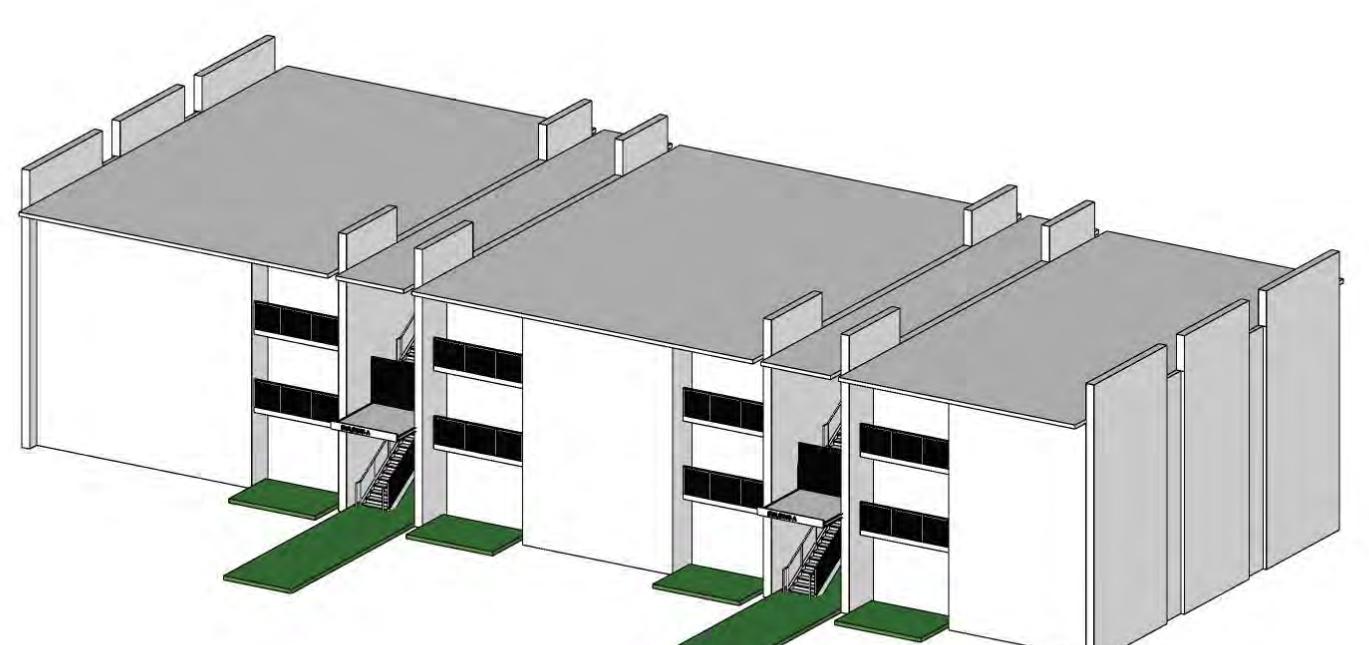
HEIRARCHY IN PLAN/UNITS  
ESTABLISH LIVABLE APARTMENTS  
AND VISUAL INTEREST



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  
APARTMENT

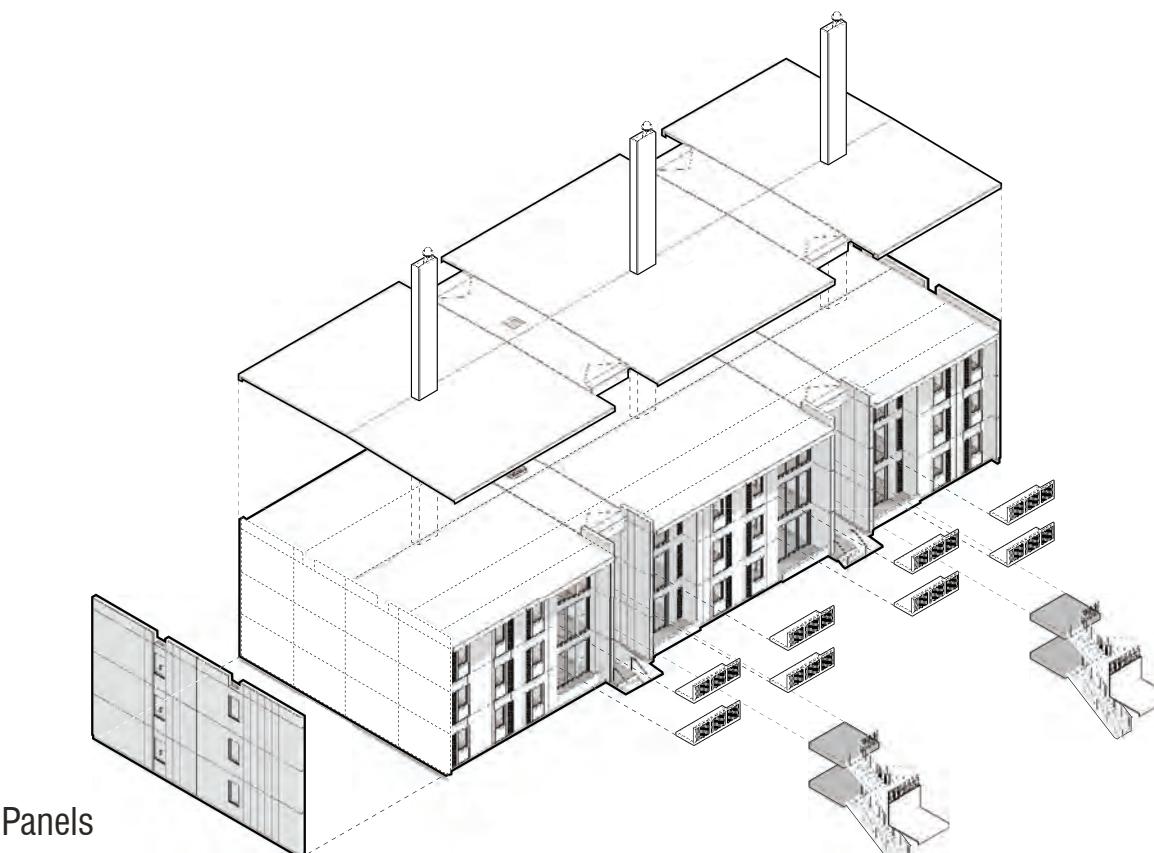


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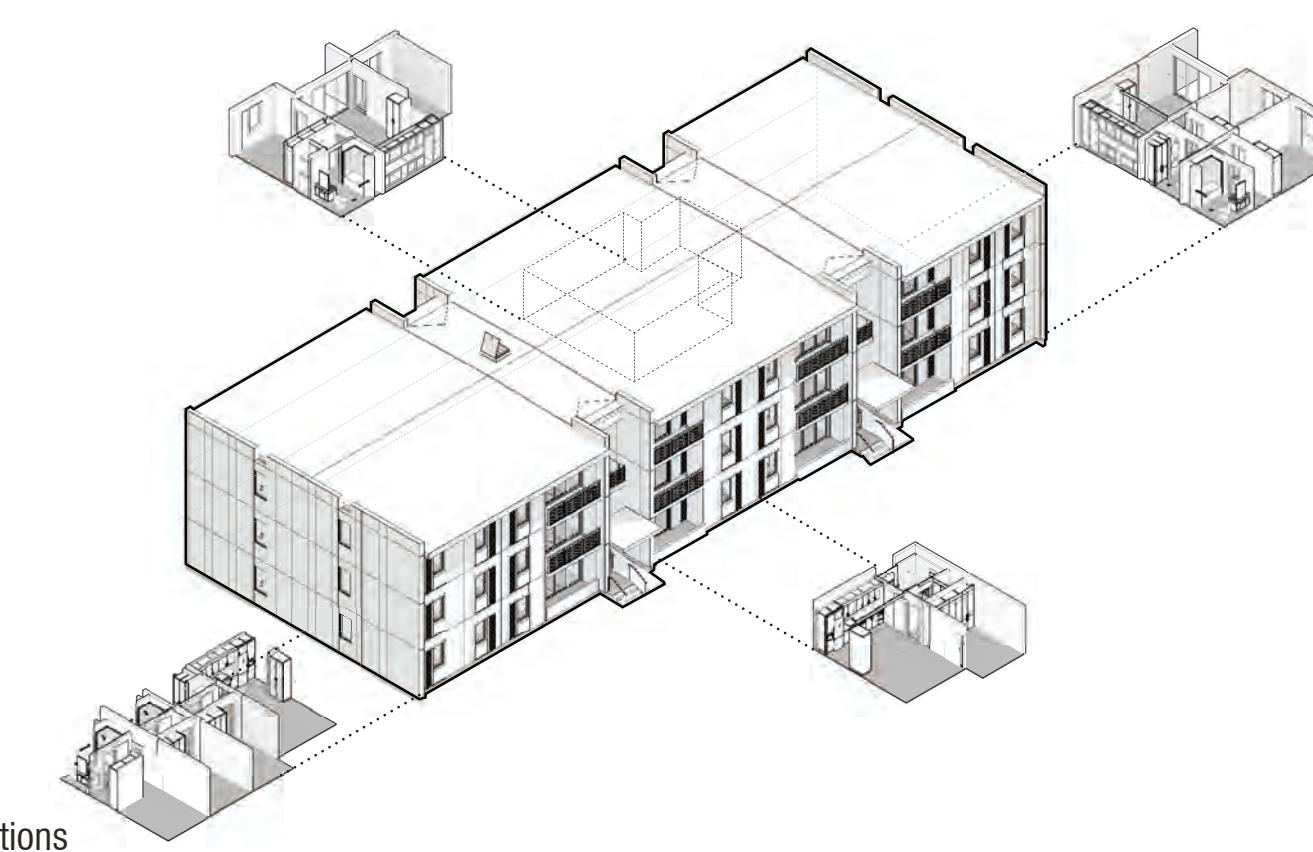
### System Diagram



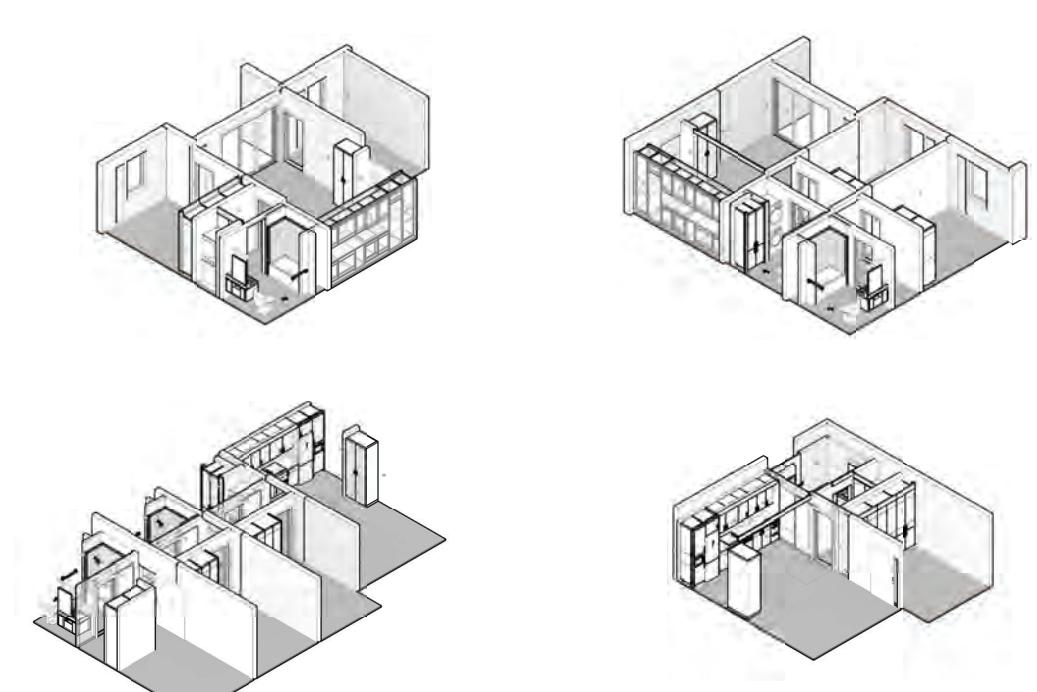
(1) Building Core with (3) End Options



Assemblies and Panels



4 Unit Locations



4 Unit Types with Standard Assemblies

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1209 ORANGE STREET  
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

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ENTITLEMENT  
PACKAGE

PRODUCT  
DESIGN

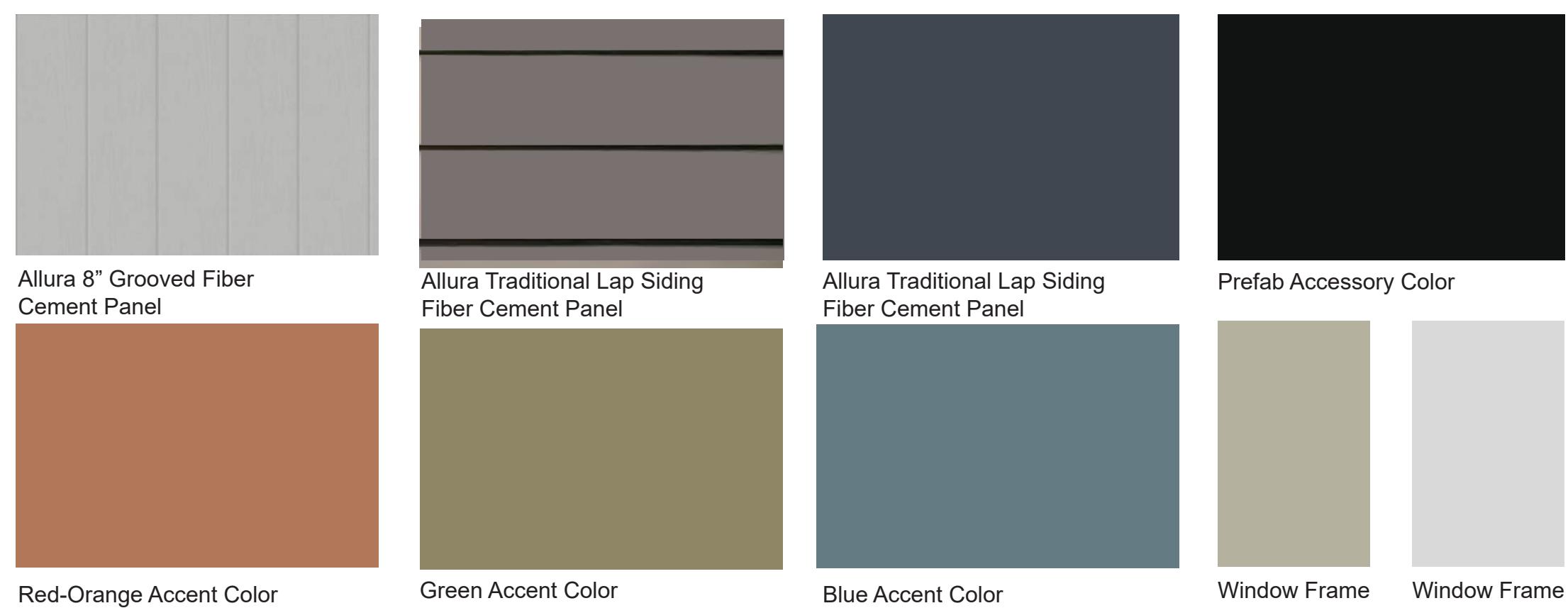
G.01.31

# BUILDING RENDERINGS

Katerra 'K3' & 'K4' unified character

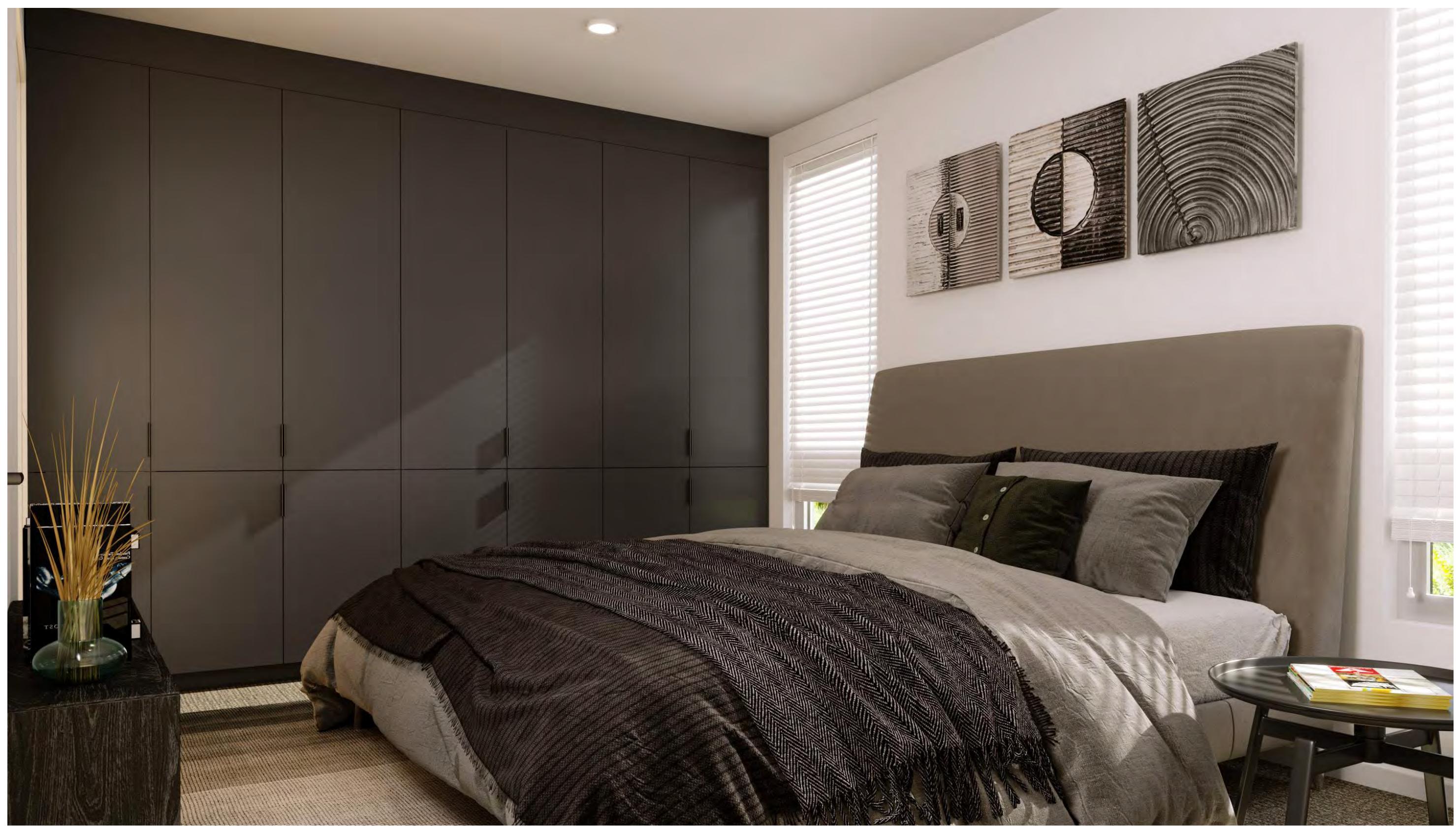
- Balcony, and entry canopies at stair wells
- Windows and sliding doors at balconies
- Unified color palette; Color sampled from surrounding neighborhoods (gray from median rock bed, deep red-orange from Riteaid and surrounding vegetation, light gray from neighboring house)
- Common exterior materiality on major building faces
- Vertical metal panel at K4 fin walls follow similar façade language
- Similar varying roof articulation and hierarchy

Canopies with signage and lighting mounted over porches creating a welcoming entry with wayfinding information. Concrete planters serve as wayfinding, apartment patio dividers, and pervious surfaces to reduce rainwater run-off. Integrated wood benches create a place to sit on the "porches" in front of each apartment entry.



# INTERIOR RENDERINGS

## K3 RENDERINGS



**BEDROOM**



**LIVING ROOM**

## K4 RENDERINGS



**KITCHEN**



**LIVING ROOM**

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APARTMENTS**

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REVISIONS

Mark Date Description

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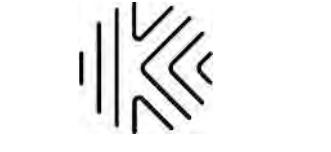
NTA

**ENTITLEMENT  
PACKAGE**

INTERIOR  
RENDERINGS

**G.01.33**

# K4 FLOOR PLANS



KATERRA

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TRACY, CA 95376

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Project Manager Chris Lyon  
Job Number 000-18023  
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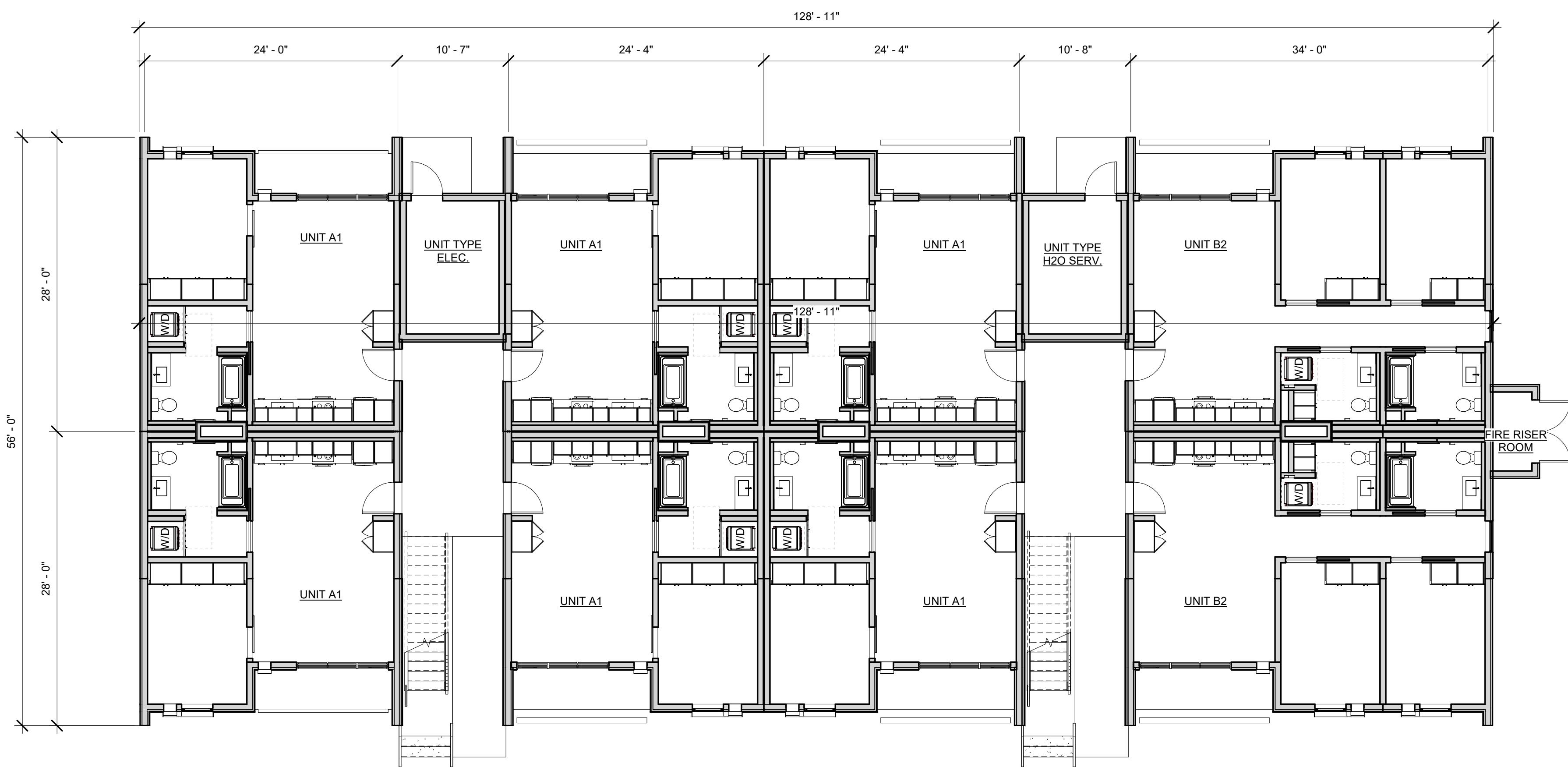
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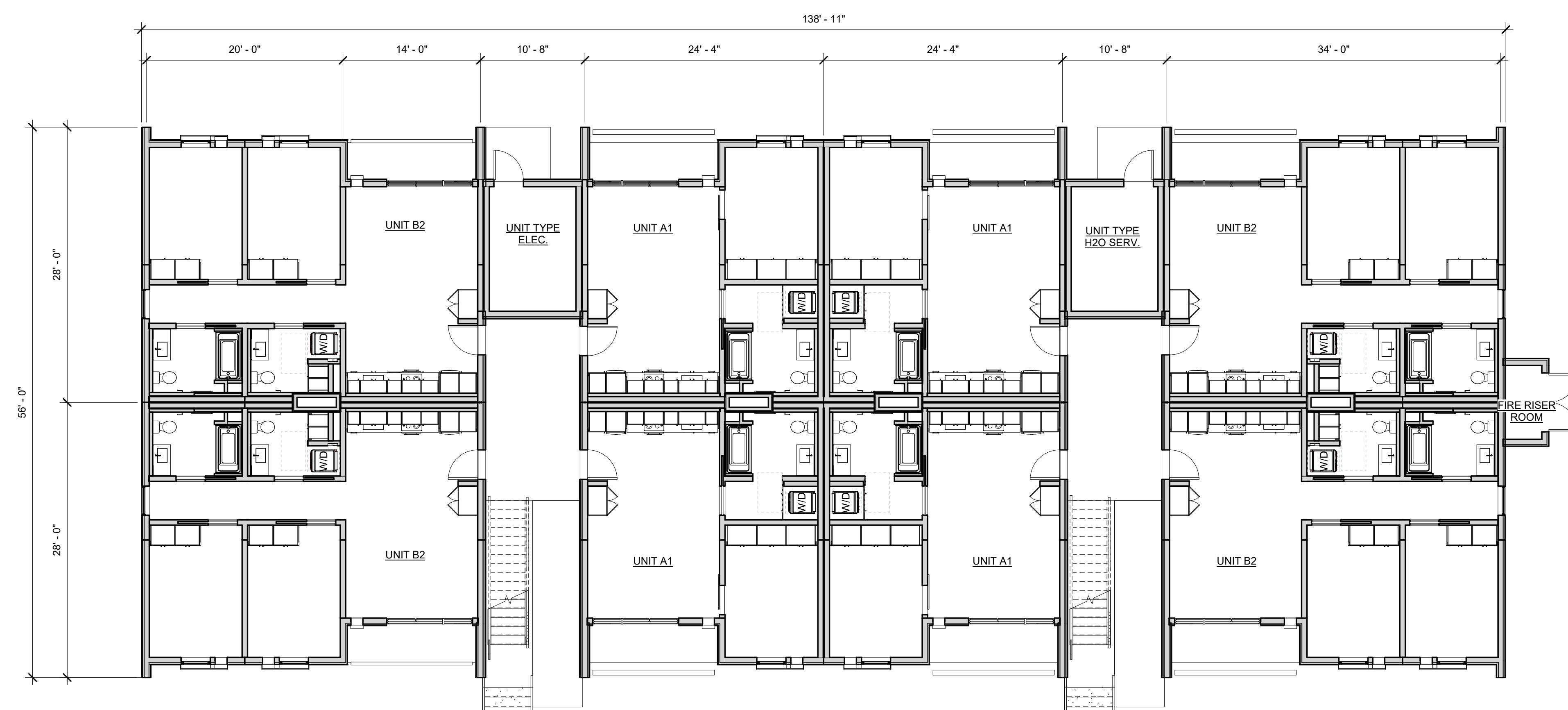
ENTITLEMENT  
PACKAGE

K4 FLOOR  
PLANS

G.01.40

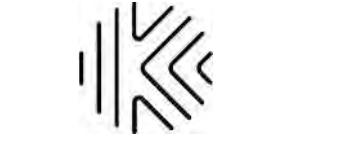


K4 BUILDING A



K4 BUILDING B

# K4 FLOOR PLANS



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Job Number 000-18023  
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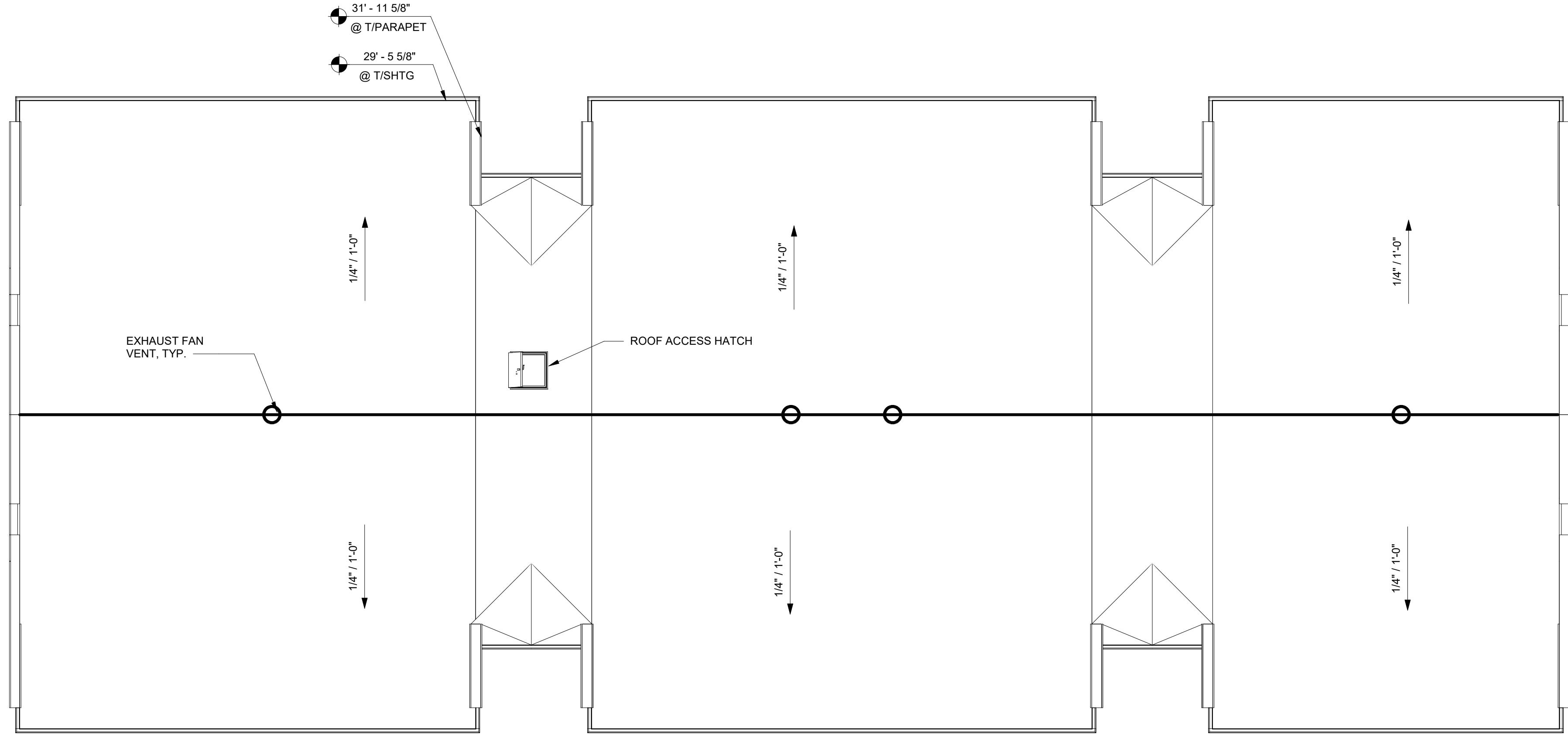
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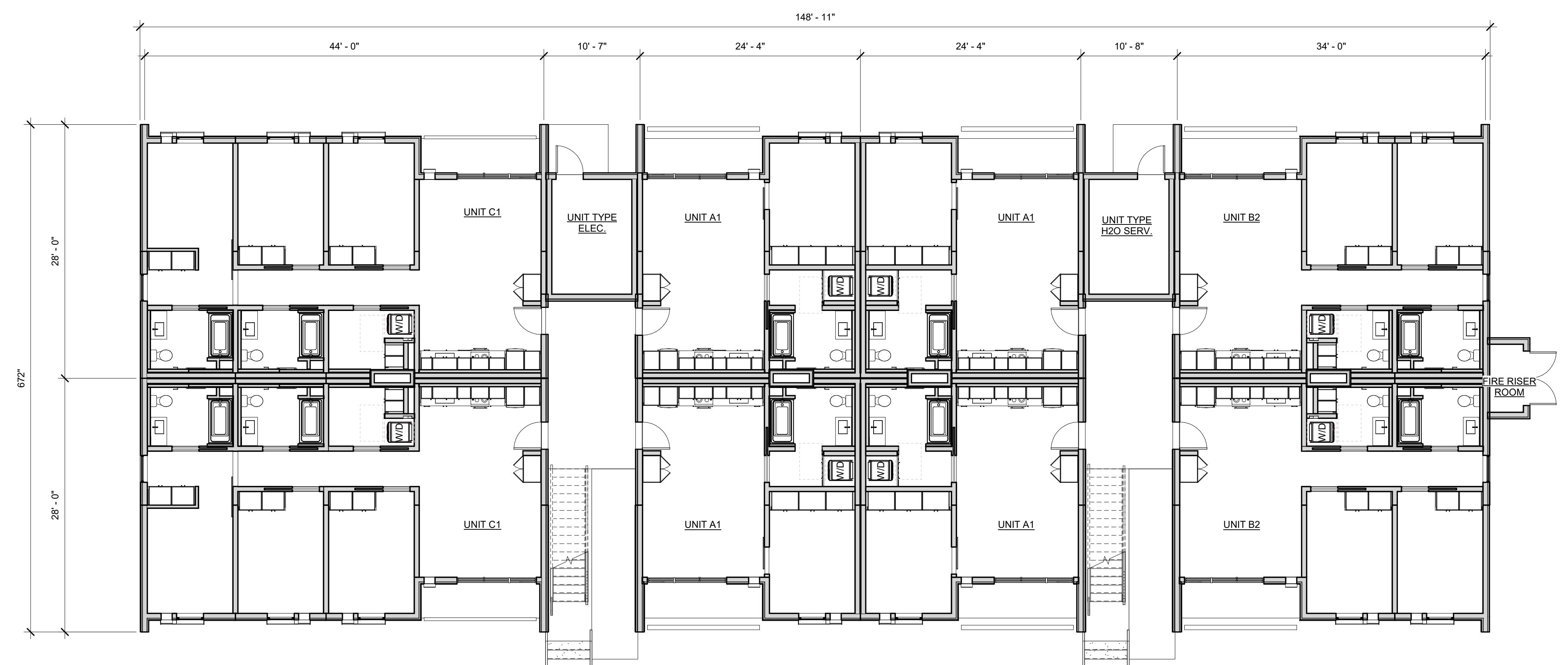
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PACKAGE

K4 FLOOR  
PLANS

G.01.41



TYPICAL ROOF PLAN



K4 BUILDING C

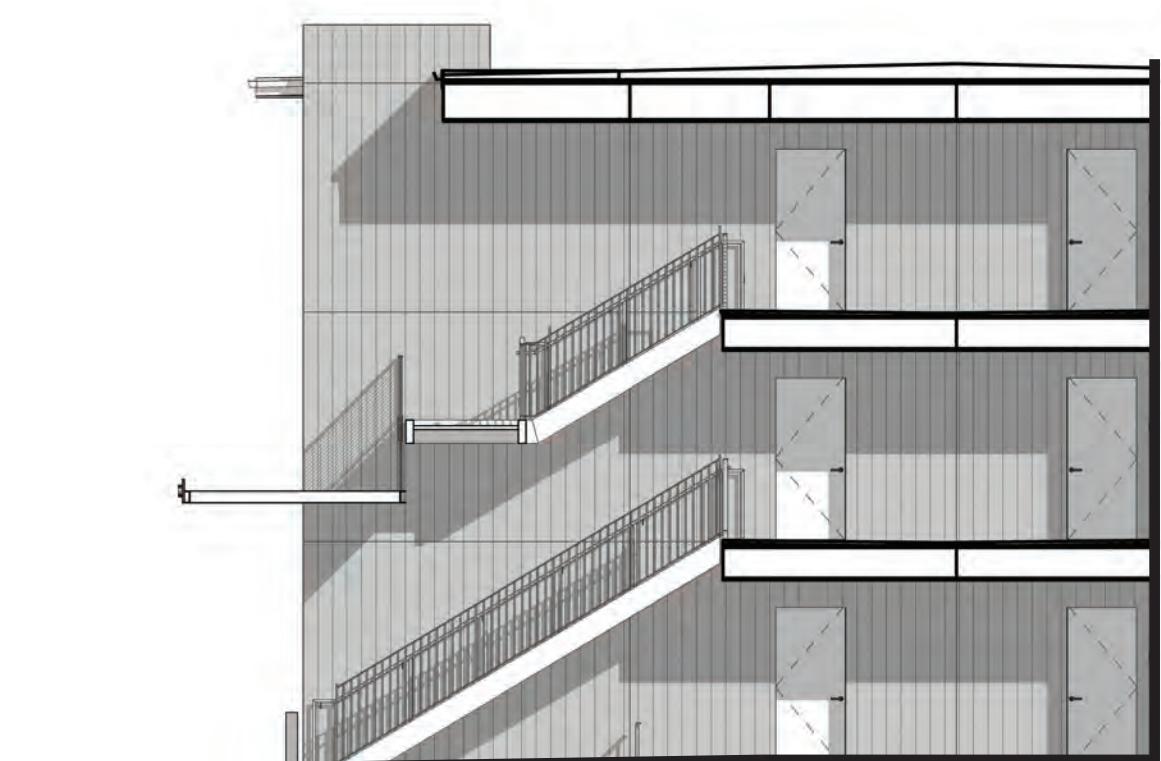
## K4 ELEVATIONS



K4 BUILDING A FRONT ELEVATION



K4 BUILDING A RIGHT ELEVATION



SECTION AT BREEZEWAY



K4 BUILDING A BACK ELEVATION



K4 BUILDING A LEFT ELEVATION

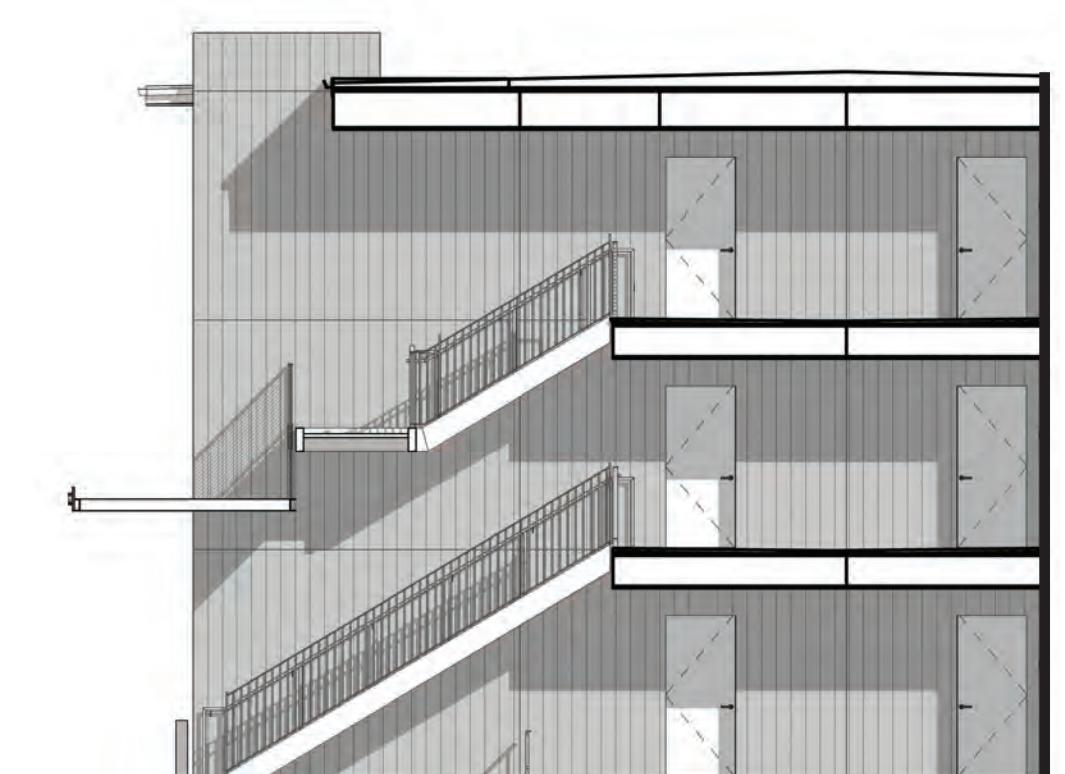
# K4 ELEVATIONS



## K4 BUILDING B FRONT ELEVATION



## K4 BUILDING B RIGHT ELEVATION



## SECTION AT BREEZEWAY



## K4 BUILDING B BACK ELEVATION



## K4 BUILDING B LEFT ELEVATION

# VALPICO GLENBRIAR APARTMENTS

605 & 2795 S MACARTHUR DRIVE  
RACY, CA 95376

Drawn By Author  
Project Manager Chris Lyon  
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# K4 ELEVATIONS

# G.01.43

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SEATTLE, WASHINGTON 98104

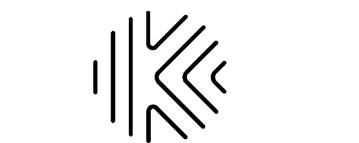
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## consultant

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# K4 ELEVATIONS



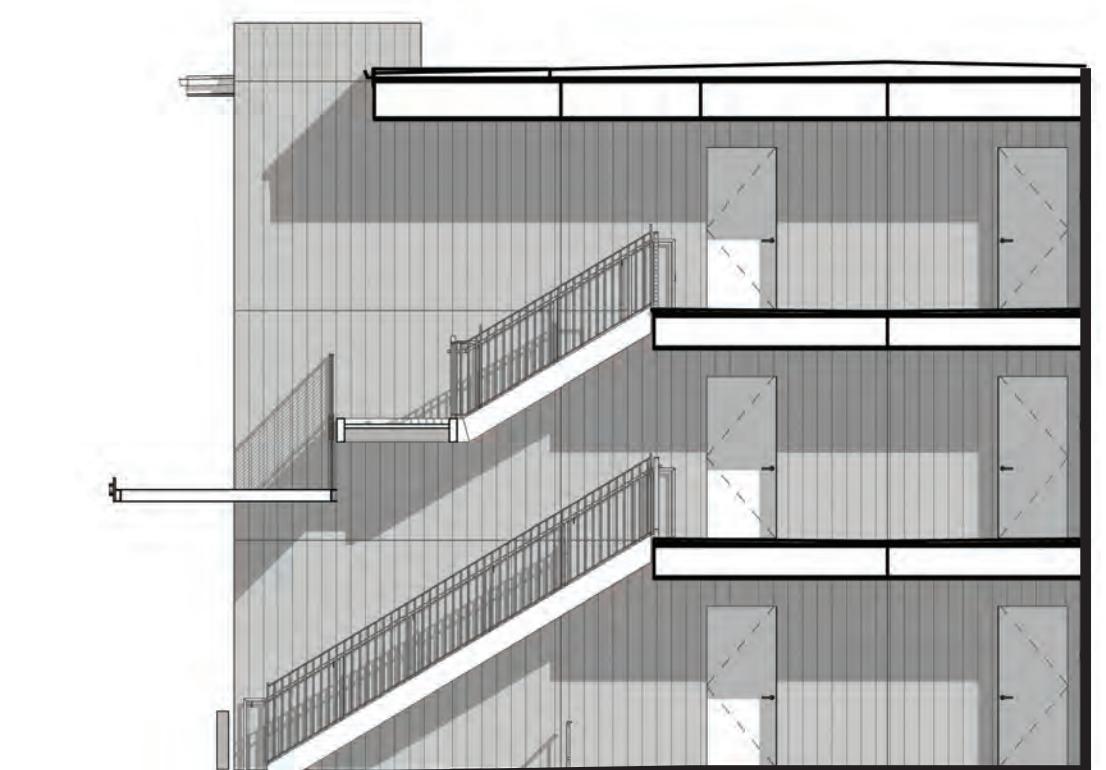
542 1st AVE. SOUTH, FLOOR 4  
SEATTLE, WASHINGTON 98104



K4 BUILDING C FRONT ELEVATION



K4 BUILDING C RIGHT ELEVATION



SECTION AT BREEZEWAY



K4 BUILDING C BACK ELEVATION



K4 BUILDING C LEFT ELEVATION

## VALPICO GLENBRIAR APARTMENTS

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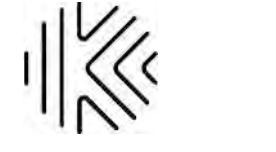
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K4 ELEVATIONS  
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# K3 FLOOR PLANS



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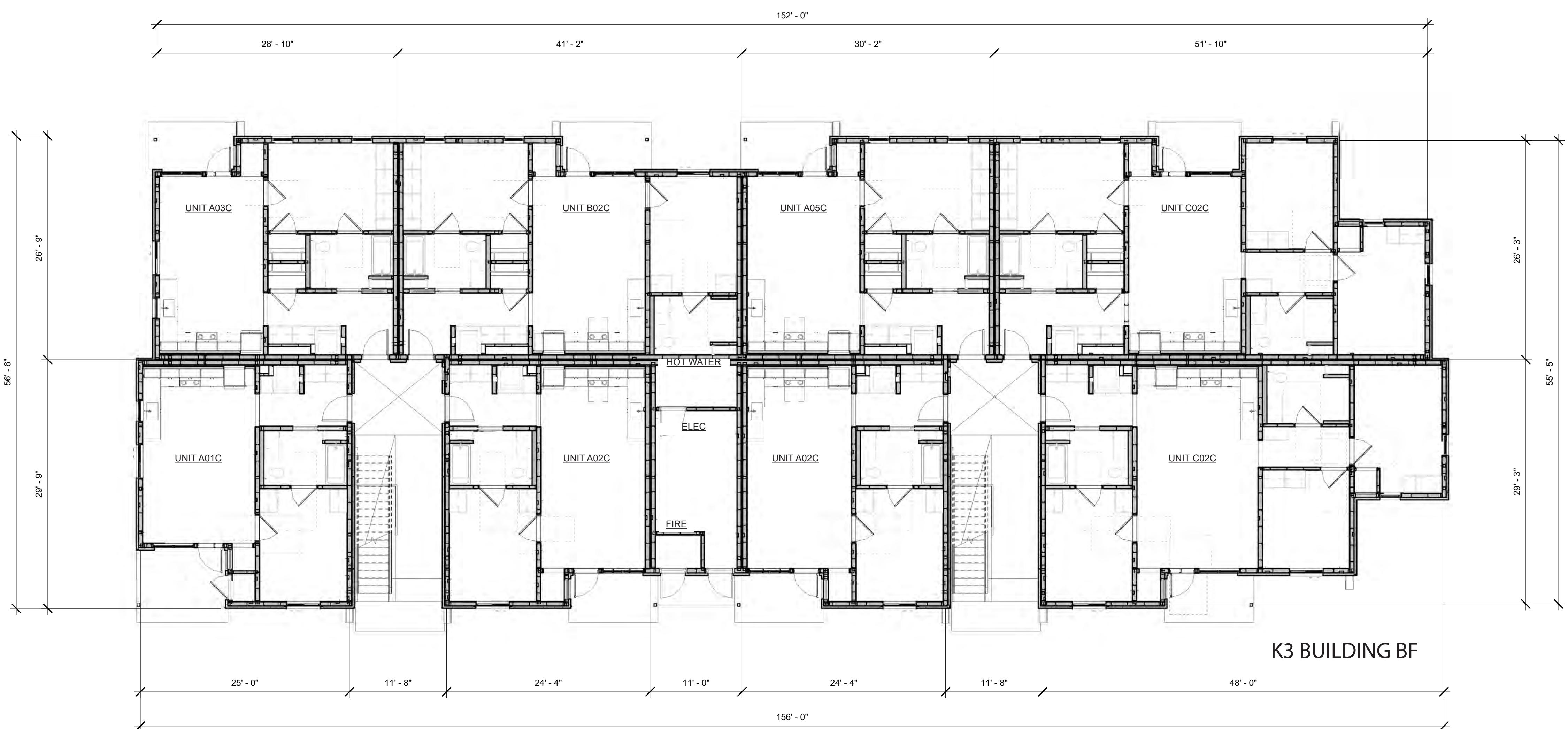
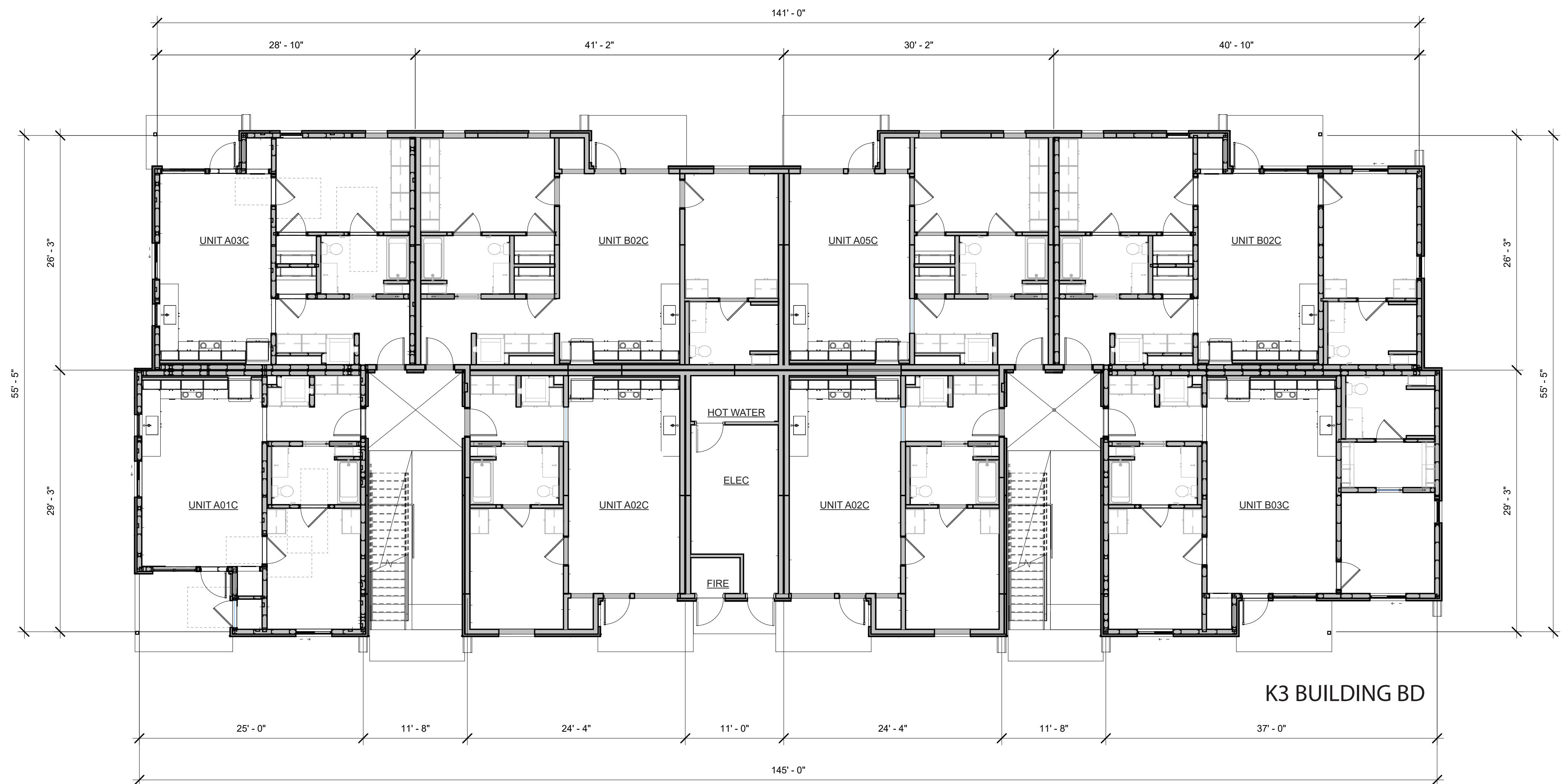
City of Tracy

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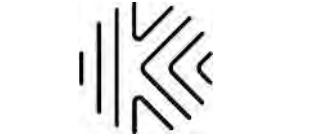
ENTITLEMENT  
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K3 FLOOR  
PLANS

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# K3 FLOOR PLANS



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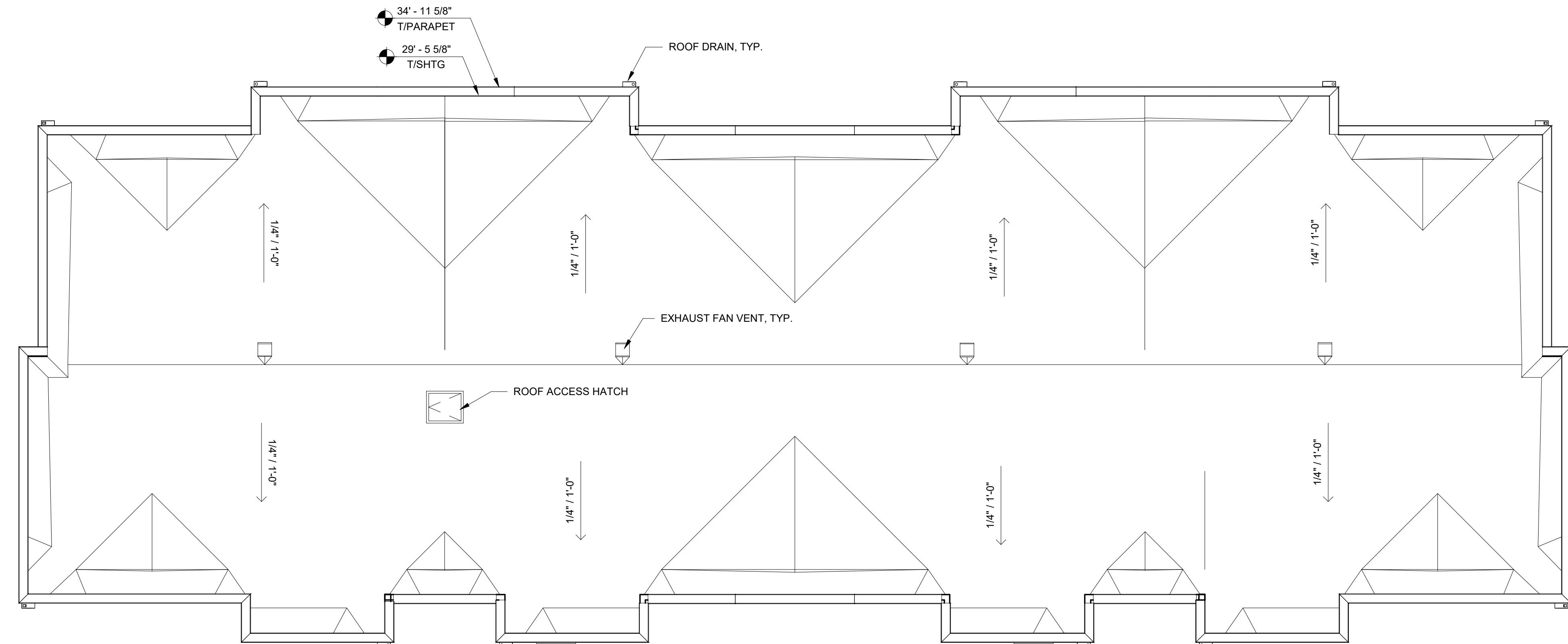
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TYPICAL ROOF PLAN

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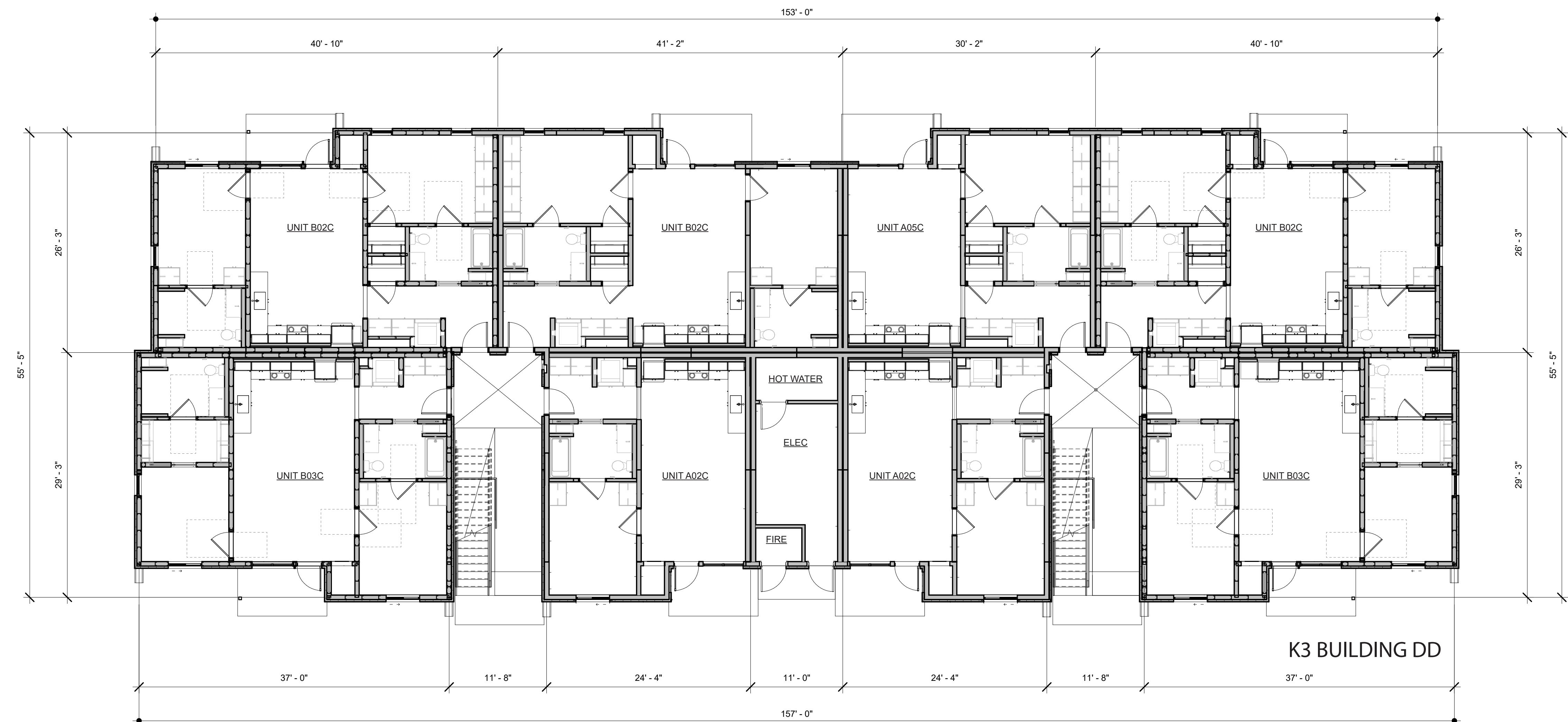
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Date 07/26/19

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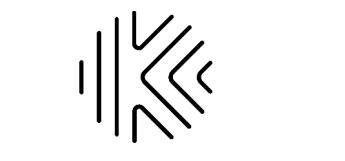
K3 BUILDING DD

ENTITLEMENT  
PACKAGE

K3 FLOOR  
PLANS

G.01.46

# K3 ELEVATIONS



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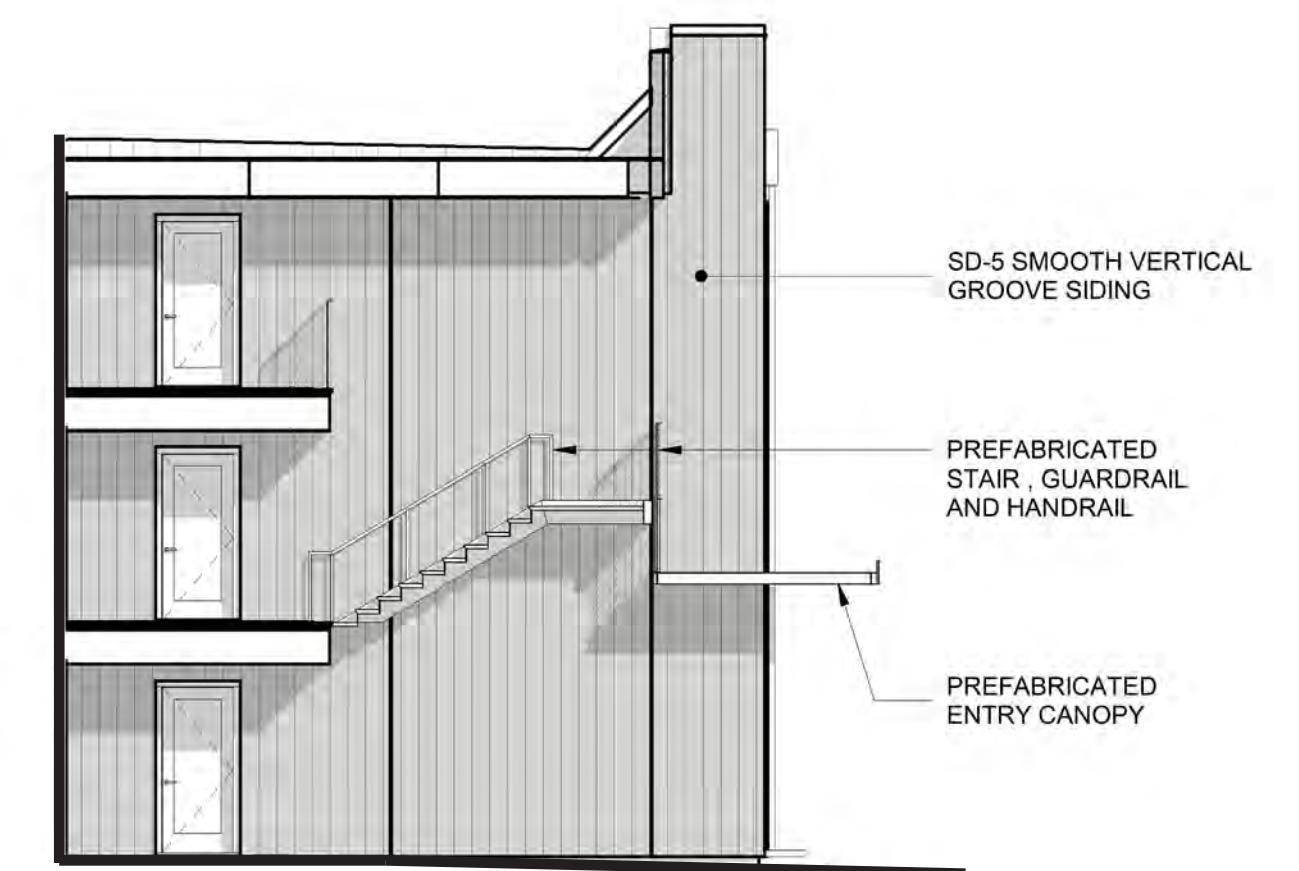
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K3 BUILDING BD FRONT ELEVATION



K3 BUILDING BD RIGHT ELEVATION



SECTION AT BREEZEWAY



K3 BUILDING BD BACK ELEVATION



K3 BUILDING BD LEFT ELEVATION

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K3 ELEVATIONS  
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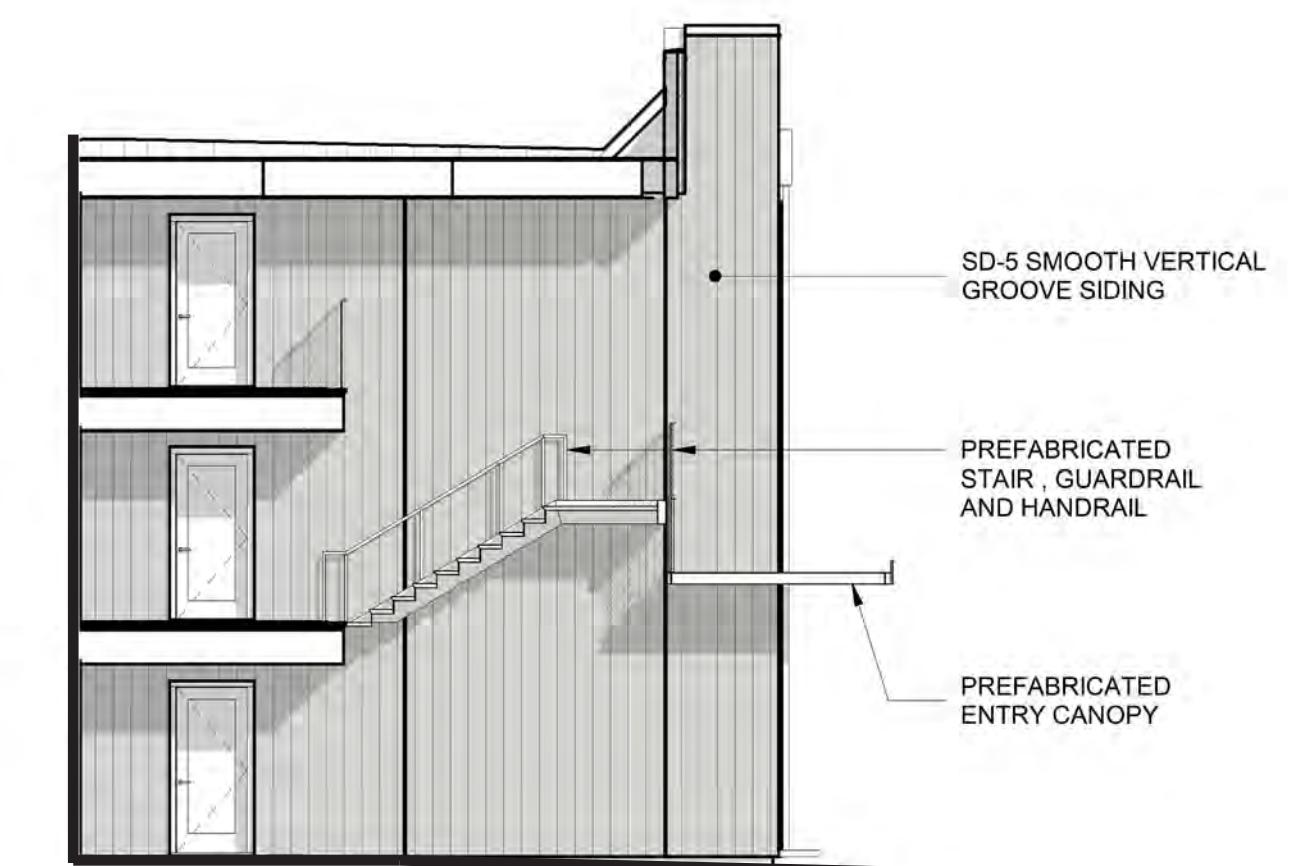
# K3 ELEVATIONS



K3 BUILDING BF FRONT ELEVATION



K3 BUILDING BF RIGHT ELEVATION



SECTION AT BREEZEWAY



K3 BUILDING BF BACK ELEVATION



K3 BUILDING BF LEFT ELEVATION

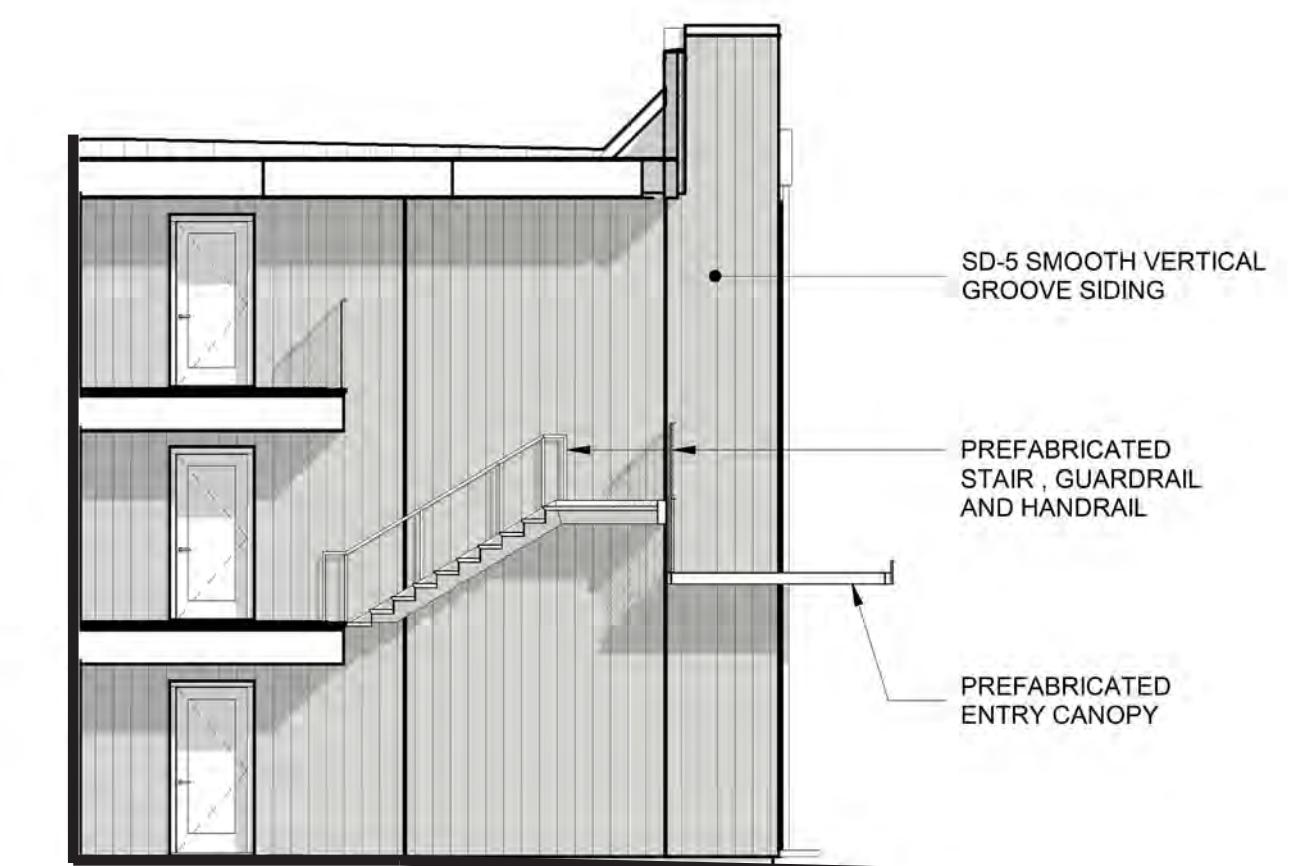
# K3 ELEVATIONS



K3 BUILDING DD FRONT ELEVATION



K3 BUILDING DD RIGHT ELEVATION



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.



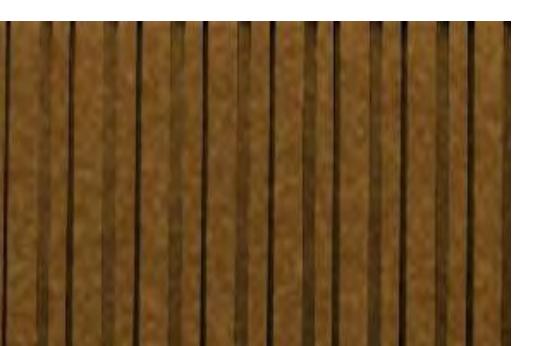
Parapet, prefinished metal color



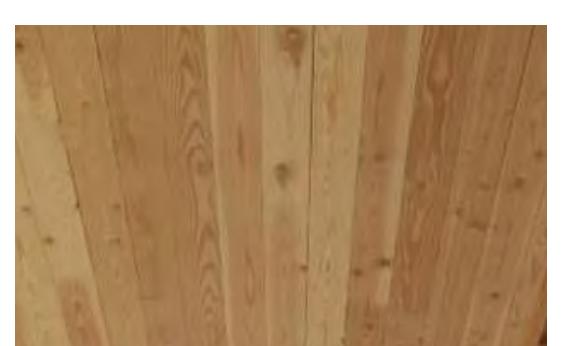
Vertical Wood Grain Texture Ash Color



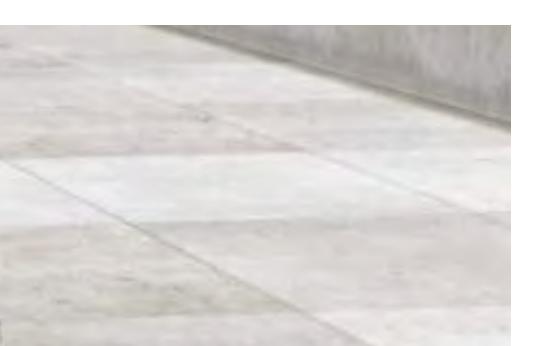
Storefront color



McElroy Vertical Wave Panel Copper Penny Metallic



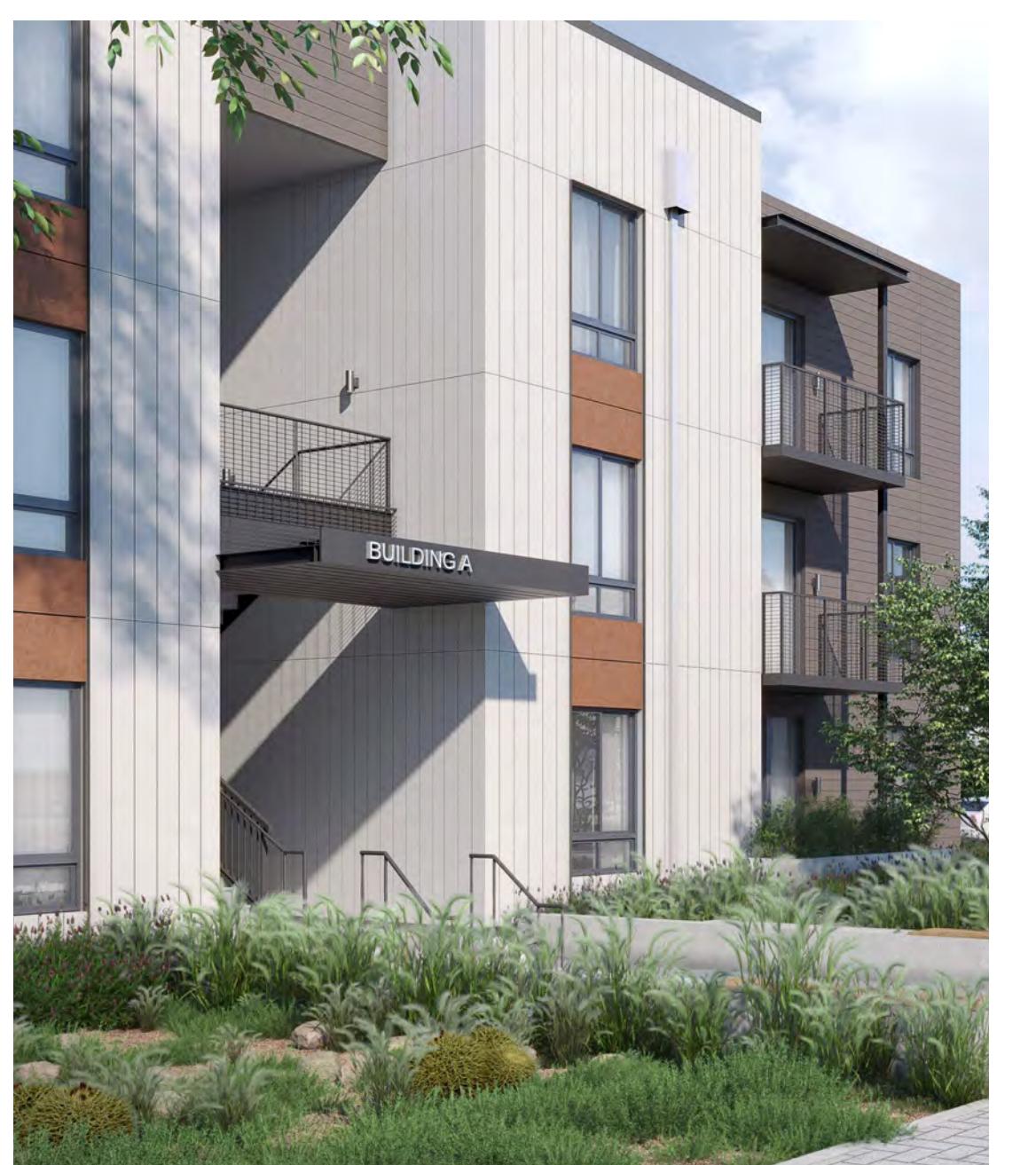
CLT Panel - Spruce/Pine/Fir



Concrete Pavers



EXTERIOR RENDERING

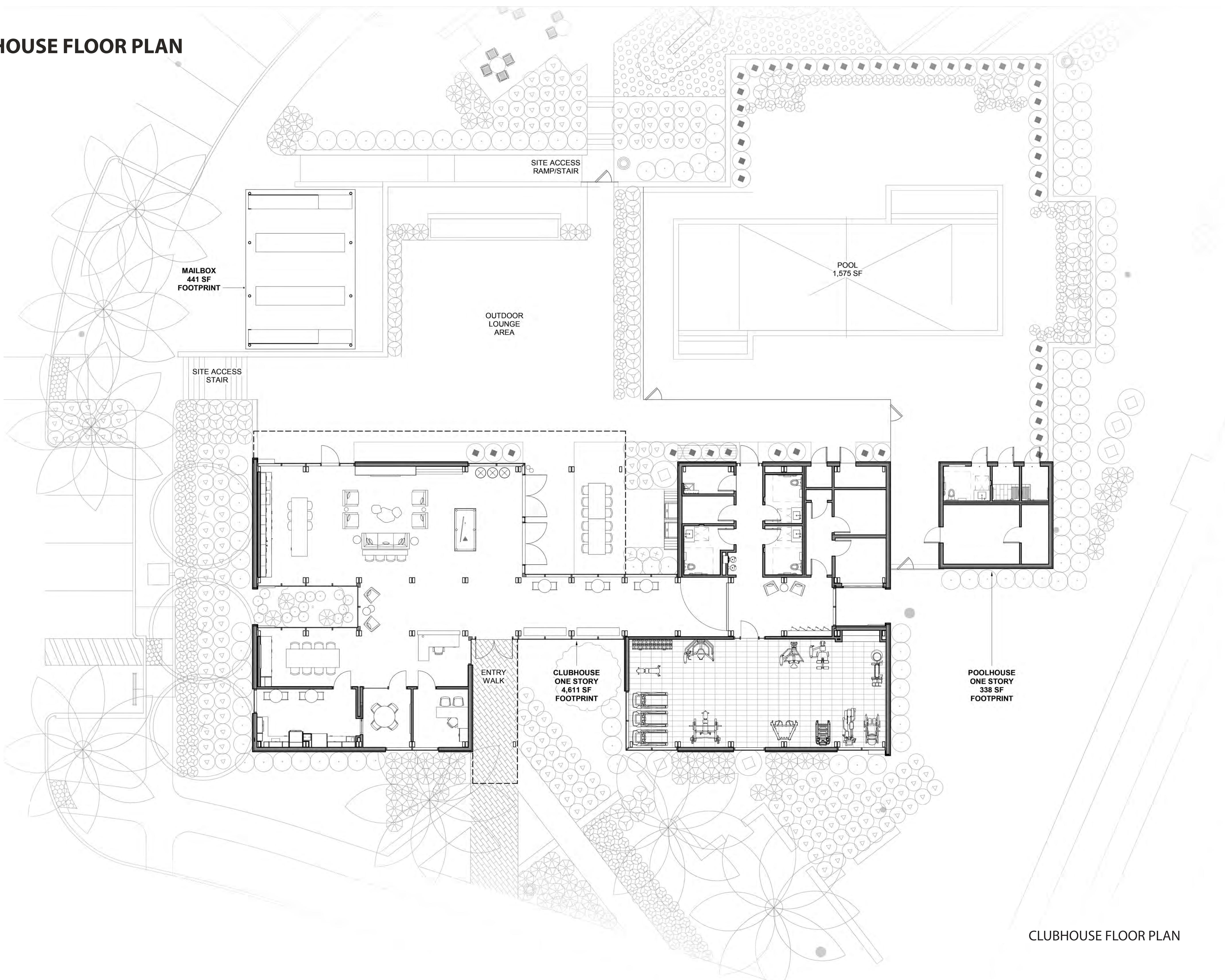


K3 BUILDING FOR REFERENCE



INTERIOR RENDERING

# CLUBHOUSE FLOOR PLAN



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## consultant

owner

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Professional Sea

# ALPICO LENBRIAR PARTMENTS

05 & 2795 S MACARTHUR DRIVE  
ACY, CA 95376

rawn By Author  
ject Manager Chris Lyon  
o Number 000-18023  
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## VISIONS

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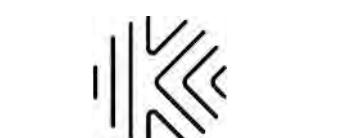
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# CLUBHOUSE LOOR PLAN

## CLUBHOUSE FLOOR PLAN

# CLUBHOUSE ELEVATIONS



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Project Manager Chris Lyon  
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CLUBHOUSE  
ELEVATIONS

G.01.52

LEASING MODULE

FRONT ENTRY

ENTRY COURTYARD

FITNESS MODULE



CLUBHOUSE FRONT ELEVATION

SUPPORT MODULE

REAR ENTRY

COURTYARD/GRILL AREA

COVERED OUTDOOR SPACE

MULTI-USE MODULE



CLUBHOUSE BACK ELEVATION

MULTI-USE MODULE

COURTYARD/LIGHT WELL

LEASING MODULE

FITNESS MODULE

COURTYARD/LIGHT WELL

SUPPORT MODULE



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

CLUBHOUSE  
ELEVATIONS

G.01.52

# MAINTENANCE BLDG, TRASH ENCLOSURE & CARPORTS



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Consultant

Owner

VALPICO GLENBRIAR APARTMENTS, LLC  
1209 ORANGE STREET  
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

MISCELLANEOUS  
STRUCTURES

G.01.60



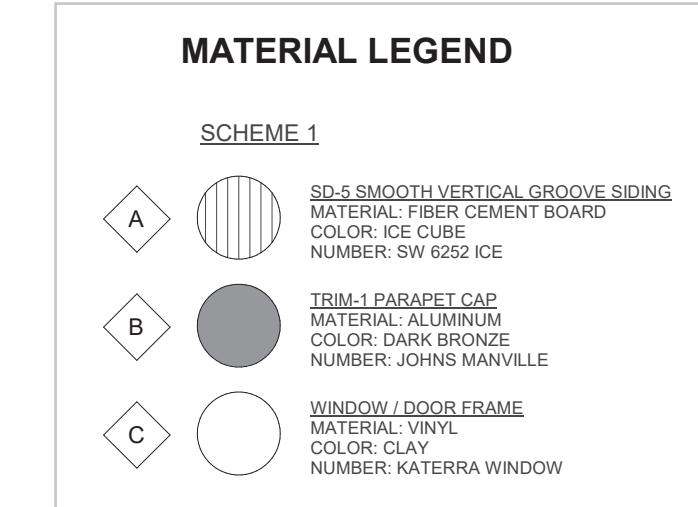
ALLURA 8" GROOVE  
FIBER CEMENT PANEL



PARAPET COLOR



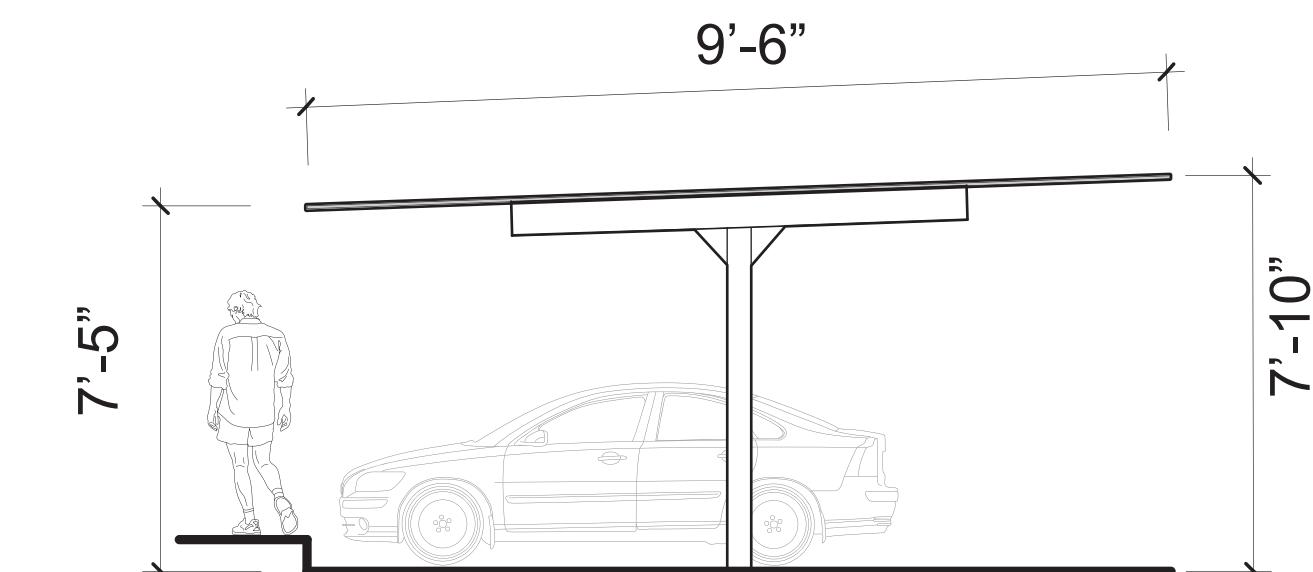
WINDOW/DOOR FRAME COLOR



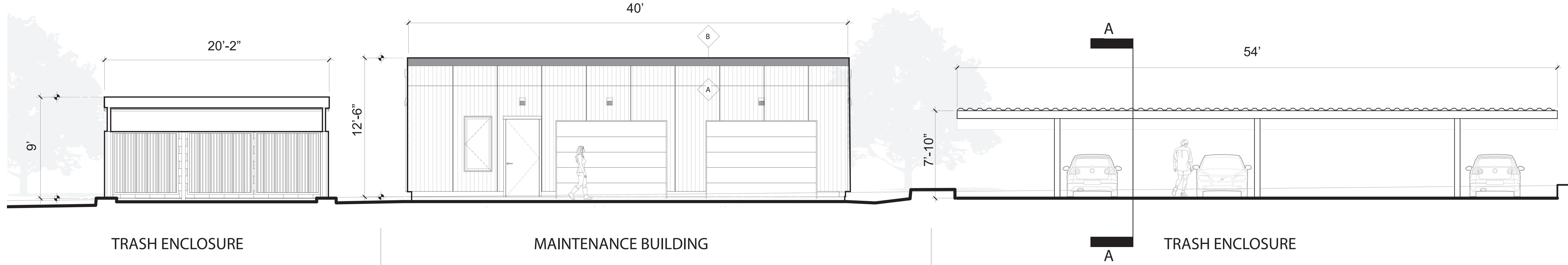
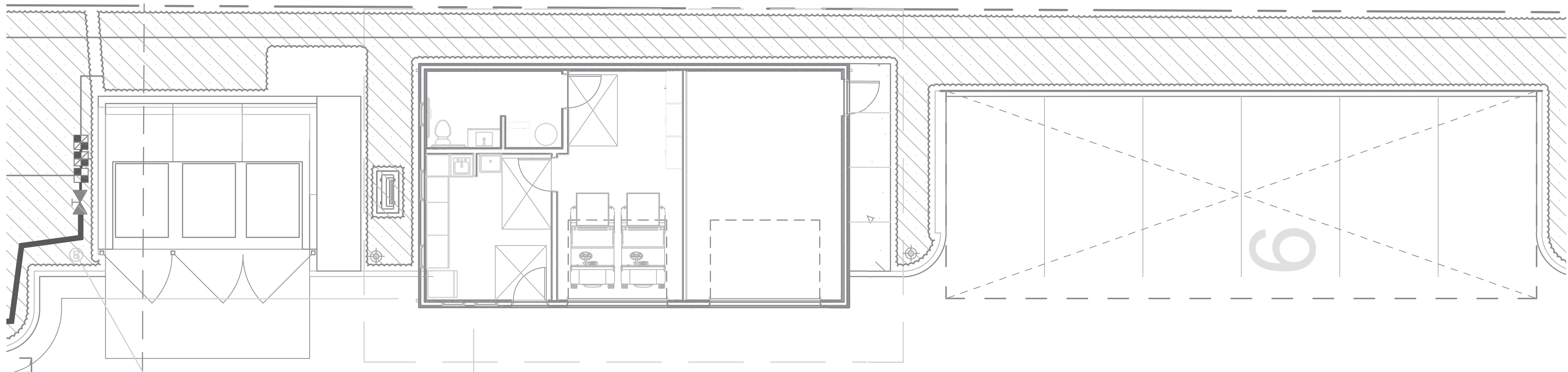
### MATERIAL LEGEND

#### SCHEME 1

- A SD-5 SMOOTH/VERTICAL GROOVE SIDING  
MATERIAL: FIBER CEMENT BOARD  
COLOR: ICE CUBE  
NUMBER: SW 6252 ICE
- B TRIM-1 PARAPET CAP  
MATERIAL: FIBER CEMENT  
COLOR: DARK BRONZE  
NUMBER: JOHNS MANVILLE
- C WINDOW / DOOR FRAME  
MATERIAL: VINYL  
COLOR: CLAY  
NUMBER: KATERRA WINDOW



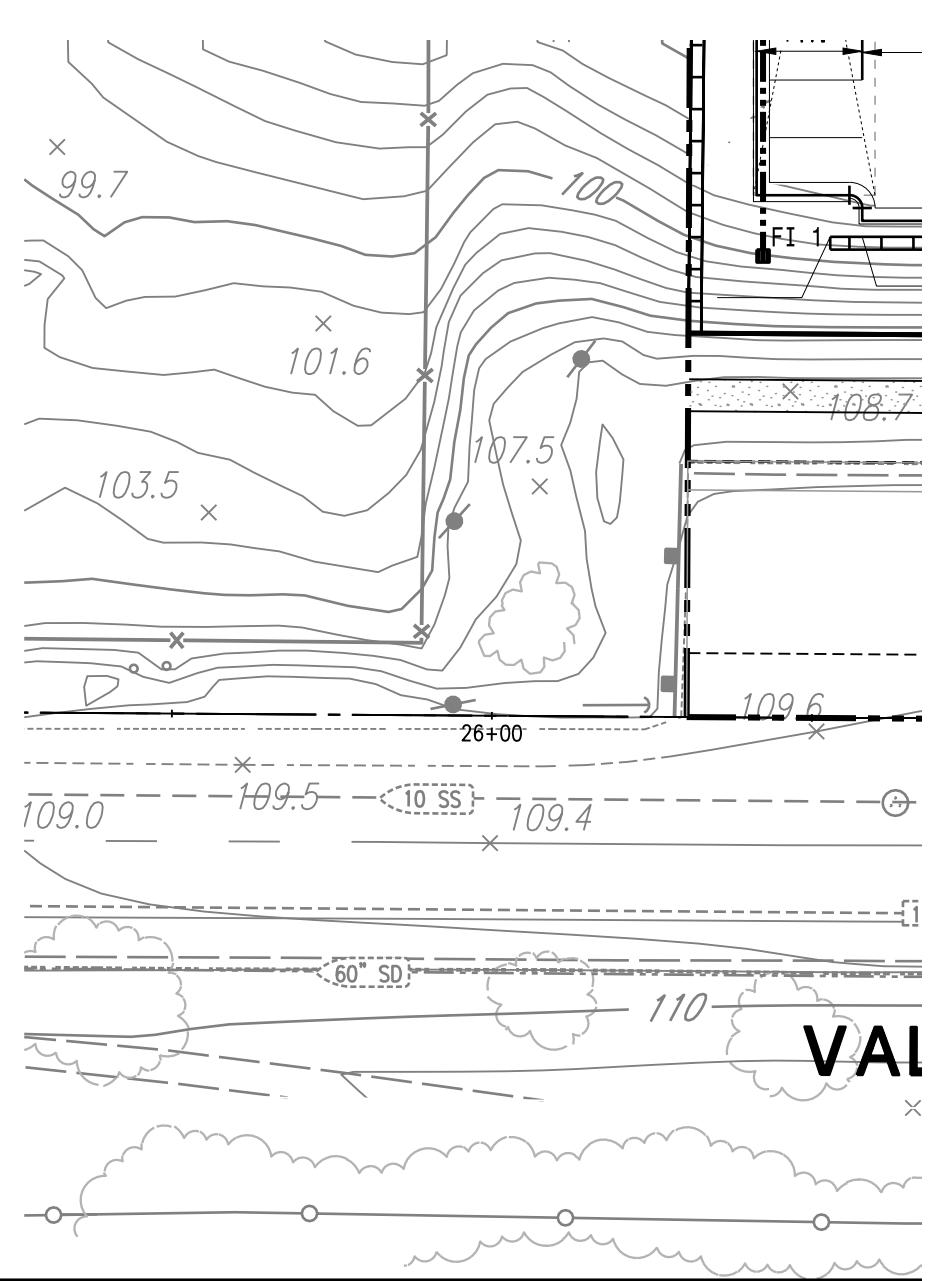
SECTION A

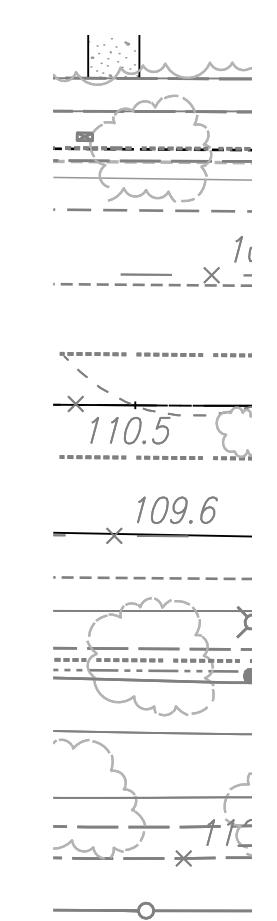


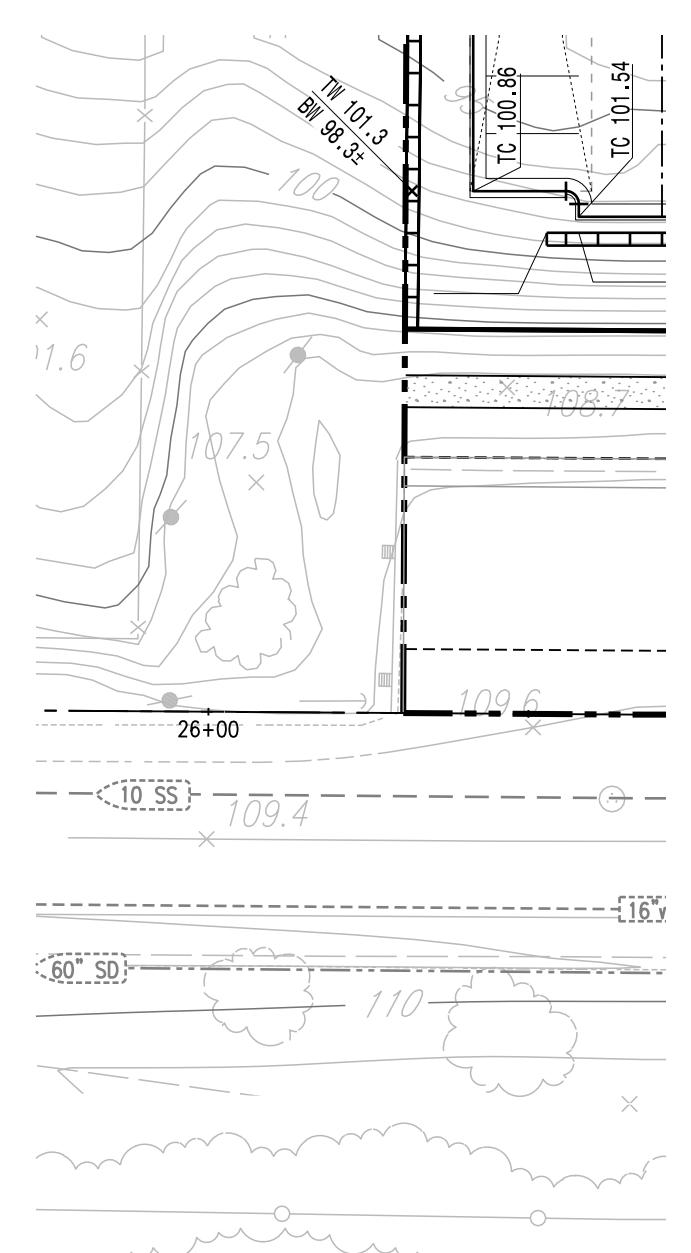
TRASH ENCLOSURE

MAINTENANCE BUILDING

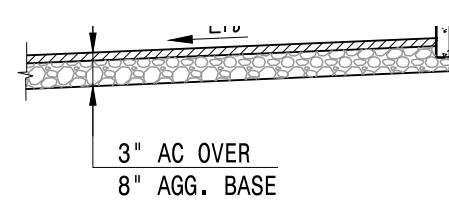
TRASH ENCLOSURE

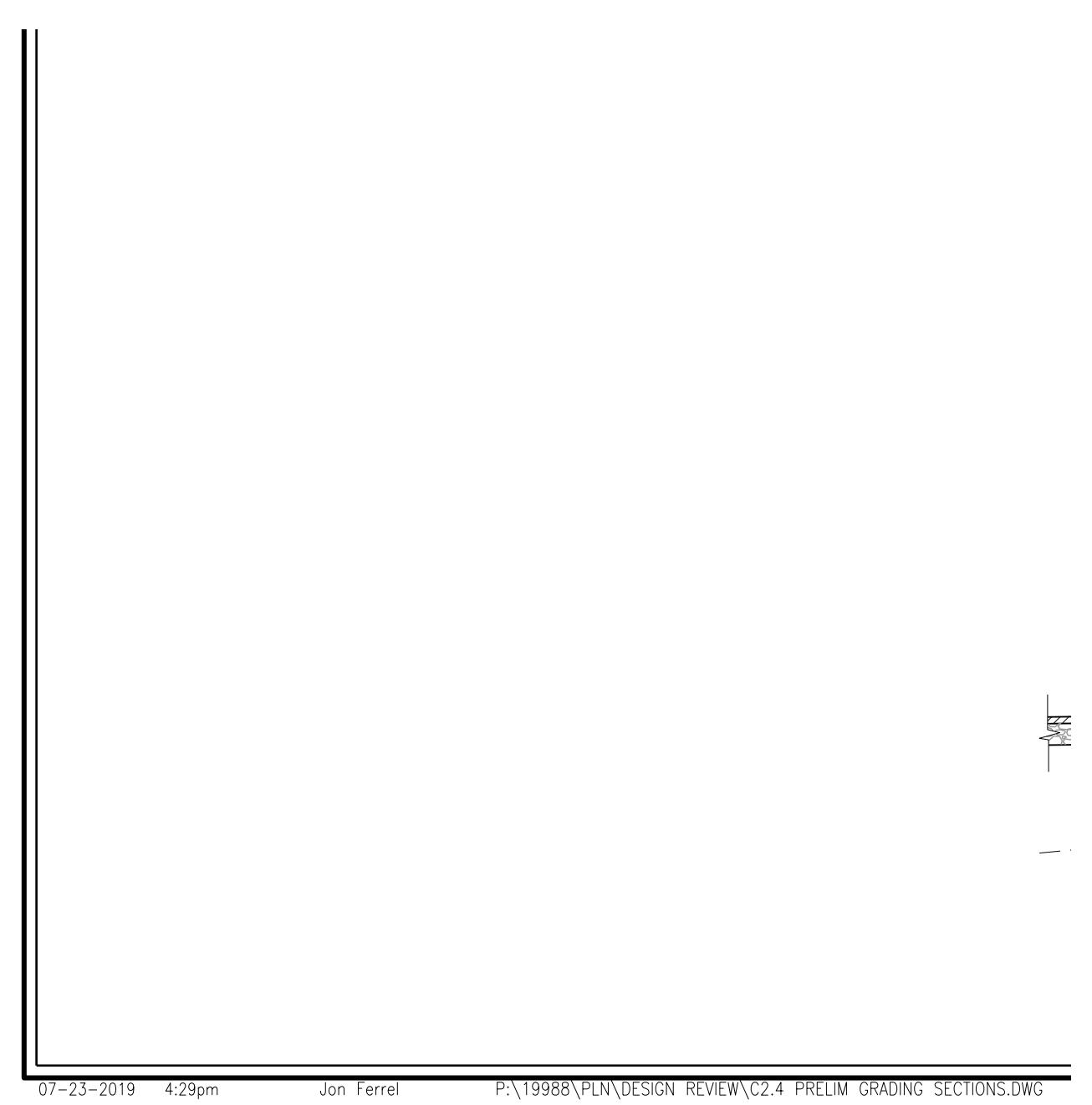












DETAIL A  
TYPICAL TWO-RAMP  
CORNER INSTALLATI  
See Note 1