

Chattleton Lane Row Houses

San Pablo, CA
CITY SUBMITTAL
May 3, 2021



PROJECT DIRECTORY

CIVIL
Human Company Inc.
1021 Brown Avenue
Lafayette, CA 94549
TEL. (925) 283-3578
Contact: Izzat Nashashibi, P.E.
Izzat@Humanco.com

LANDSCAPE
Wilson & Associates
815 San Diego Road
Berkeley, CA 94707
TEL. (510) 644-9602
Contact: Charles Wilson
cwilson815@gmail.com

ARCHITECTURE
KTTY Group, Inc.
1814 Franklin Street, Suite 400
Oakland, CA 94612
TEL. (510) 272-2910
Contact: David Burton
dburton@kttg.com

APPLICANT & DEVELOPER
Bay Valley Development Group
201 Pittman Road
Fairfield, CA 94534
TEL. (510) 409-9373
Contact: Indy Pahwa
indy@bayvalleydevelopment.com

COVER SHEET
0.0 SHEET INDEX

ARCHITECTURAL

- A0.1 PROJECT DATA & CODE ANALYSIS
- A1.1 ARCHITECTURAL SITE PLAN
- A1.2 FIRE LADDER PROJECTION EXHIBIT

- A2.1 UNIT PLAN 1
 - A2.1.1 PLAN 1 ROOF PLAN & SOLAR AREA
- A2.2 UNIT PLAN 2
 - A2.2X UNIT PLAN 2X
 - A2.2.1 PLAN 2 ROOF PLAN & SOLAR AREA
- A2.3 UNIT PLAN 3
 - A2.3.1 PLAN 3 ROOF PLAN & SOLAR AREA

- A3.0 CONCEPTUAL PERSPECTIVES
- A3.1 PLAN 1 EXTERIOR ELEVATIONS
- A3.2 PLAN 2A EXTERIOR ELEVATIONS
- A3.3 PLAN 2B EXTERIOR ELEVATIONS
- A3.4 PLAN 3.1 EXTERIOR ELEVATIONS
- A3.5 PLAN 3X EXTERIOR ELEVATIONS
- A3.6 PLAN 3.2 EXTERIOR ELEVATIONS

- A4.0 CONCEPTUAL BUILDING SECTIONS
- A4.1 CONCEPTUAL BUILDING SECTIONS

- A5.0 COLOR & MATERIAL BOARD

- A6.0 EXISTING SITE CONTEXT

CIVIL

- C-1 HORIZONTAL CONTROL PLAN
- C-2 GRADING & DRAINAGE PLAN
- C-3 UTILITY PLAN
- C-4 STORM WATER CONTROL PLAN EXHIBIT
- BOUNDARY TOPOGRAPHIC SURVEY
- BOUNDARY TOPOGRAPHIC SURVEY

LANDSCAPE

- L-1.0 PRELIMINARY LANDSCAPE PLAN
- L-2.0 CONCEPTUAL IRRIGATION PLAN



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021

SHEET INDEX

A0.0

PLAN SUMMARY

PLAN 1		Conditioned (R3)	Unconditioned (R3)	Garage (U)	Totals
2BED/2.5BA	3rd Floor	767			767
	2nd Floor	689	*112		801
	1st Floor	136		541	677
	Totals	1592	112	541	2245

Bdgs on site: 3

*Plan 1 Private Open Space w/ 6' Minimum Dimmension (60 SF required per SPMC 17.32.020)

PLAN 2X		Conditioned (R3)	Unconditioned (R3)	Garage (U)	Totals
2BED/2.5BA/FLEX	3rd Floor	778			778
	2nd Floor	706	*95		801
	1st Floor	237		467	704
	Totals	1721	95	467	2283

Bdgs on site: 2

*Plan 2X Private Open Space w/ 6' Minimum Dimmension (60 SF required per SPMC 17.32.020)

PLAN 2		Conditioned (R3)	Unconditioned (R3)	Garage (U)	Totals
2BED/2.5BA/FLEX	3rd Floor	844			844
	2nd Floor	776	*95		871
	1st Floor	291		452	743
	Totals	1911	95	452	2458

Bdgs on site: 7

*Plan 2 Private Open Space w/ 6' Minimum Dimmension (60 SF required per SPMC 17.32.020)

PLAN 3/3X		Conditioned (R3)	Unconditioned (R3)	Garage (U)	Totals
2BED/2.5BA/FLEX	3rd Floor	912			912
	2nd Floor	837	*96		933
	1st Floor	378		461	839
	Totals	2127	96	461	2684

Bdgs on site: 8

*Plan 3/3X Private Open Space w/ 6' Minimum Dimmension (60 SF required per SPMC 17.32.020)

R3 - SINGLE FAMILY DWELLING : 3-STORY SFD

APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24

2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24

2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24

2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24

2019 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24

2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

JURISDICTION:

SAN PABLO, CA
SP2: SAN PABLO AVENUE SPECIFIC PLAN

OCCUPANCY TYPE:

R-3
U PRIVATE GARAGES

CONSTRUCTION TYPE:

V-B (NON-RATED)

FIRE SPRINKLERS: NFPA 13D

ALLOWABLE HEIGHT: 3 STORIES, AND □ 40 FEET
(CBC TABLE 504.3 & 504.4)

ALLOWABLE AREA: R-3: UNLIMITED
(CBC TABLE 506.2)



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

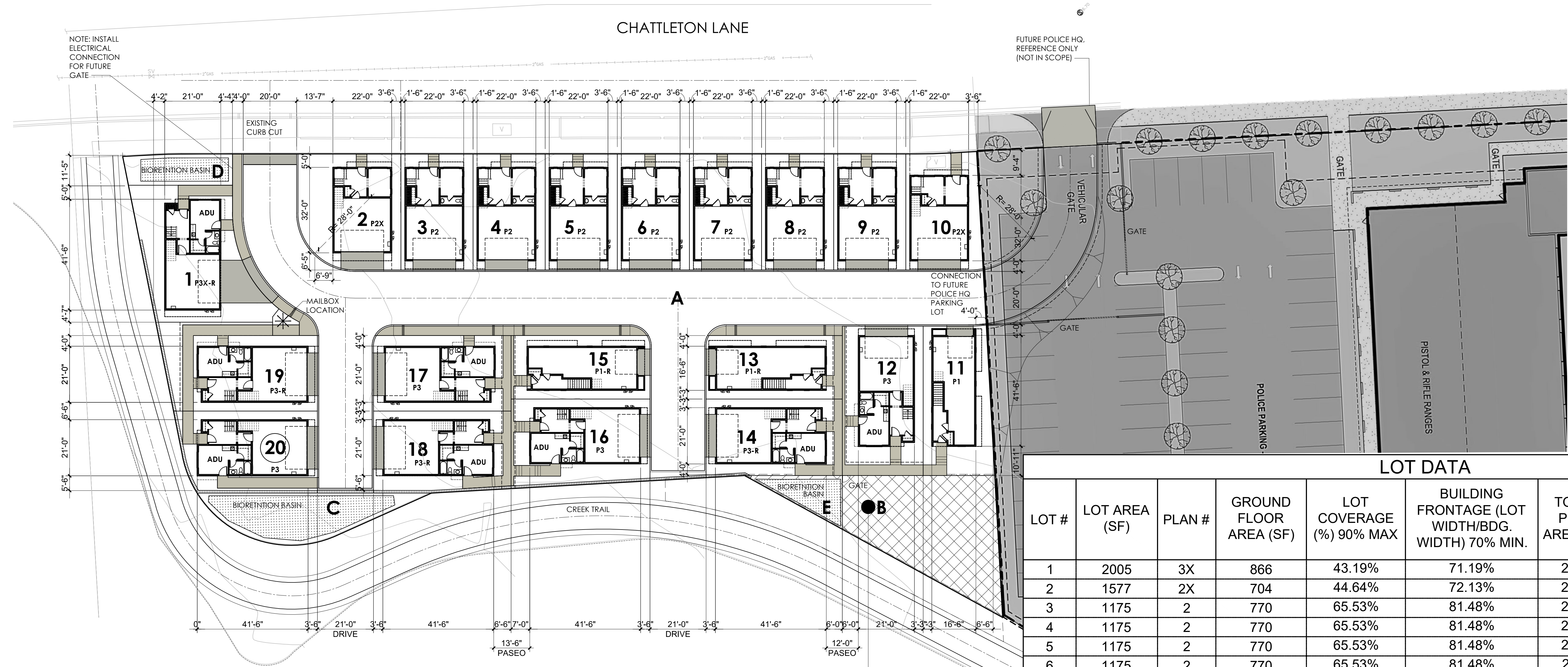
Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021

PROJECT DATA & CODE ANALYSIS

A0.1



SITE MIX		
PLAN 1:	(3)	16'-6"x41'-6"
PLAN 2X:	(2)	22'-0"x32'-0"
PLAN 2:	(7)	22'-0"x35'-0"
PLAN 3X:	(1)	21'-0"x41'-6" W/ ADU
PLAN 3:	(7)	21'-0"x41'-6" W/ ADU
(20) TOTAL		

-R : REVERSE PLAN

PARKING:
RESIDENT: 2 SPACES/UNIT (LOCATED IN GARAGES)
GUEST: 0

DEDICATED
PARK AREA:
2,120 SF =
~106 SF PUBLICLY
ACCESSIBLE OPEN
SPACE/LOT (20)

LOT DATA

LOT #	LOT AREA (SF)	PLAN #	GROUND FLOOR AREA (SF)	LOT COVERAGE (%) 90% MAX	BUILDING FRONTAGE (LOT WIDTH/BDG. WIDTH) 70% MIN.	TOTAL PLAN AREA (SF)	FLOOR AREA RATIO (2.5 MAX)	PRIVATELY ACCESSIBLE OPEN SPACE (60 SF MIN.) W/ 6' MIN. DIMM.
1	2005	3X	866	43.19%	71.19%	2684	1.34	96
2	1577	2X	704	44.64%	72.13%	2283	1.45	95
3	1175	2	770	65.53%	81.48%	2458	2.09	95
4	1175	2	770	65.53%	81.48%	2459	2.09	95
5	1175	2	770	65.53%	81.48%	2460	2.09	95
6	1175	2	770	65.53%	81.48%	2461	2.09	95
7	1175	2	770	65.53%	81.48%	2462	2.10	95
8	1175	2	770	65.53%	81.48%	2463	2.10	95
9	1175	2	770	65.53%	81.48%	2464	2.10	95
10	1215	2X	704	57.94%	81.48%	2283	1.88	95
11	1412	1	726	51.42%	70.21%	2245	1.59	112
12	1691	3	866	51.21%	70.59%	2684	1.59	96
13	1210	1	726	60.00%	70.21%	2245	1.86	112
14	1466	3	866	59.07%	74.34%	2684	1.83	96
15	1233	1	726	58.88%	70.21%	2245	1.82	112
16	1668	3	866	51.92%	74.34%	2684	1.61	96
17	1453	3	866	59.60%	74.34%	2685	1.85	96
18	1556	3	866	55.66%	74.34%	2686	1.73	96
19	1817	3	866	47.66%	74.34%	2687	1.48	96
20	1547	3	866	55.98%	70.59%	2688	1.74	96
A	9906	NA	NA	NA	NA	NA	NA	NA
B	2120	NA	NA	NA	NA	NA	NA	NA
C	1080	NA	NA	NA	NA	NA	NA	NA
D	462	NA	NA	NA	NA	NA	NA	NA
E	368	NA	NA	NA	NA	NA	NA	NA
TOTAL	42011							

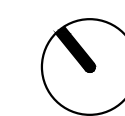


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

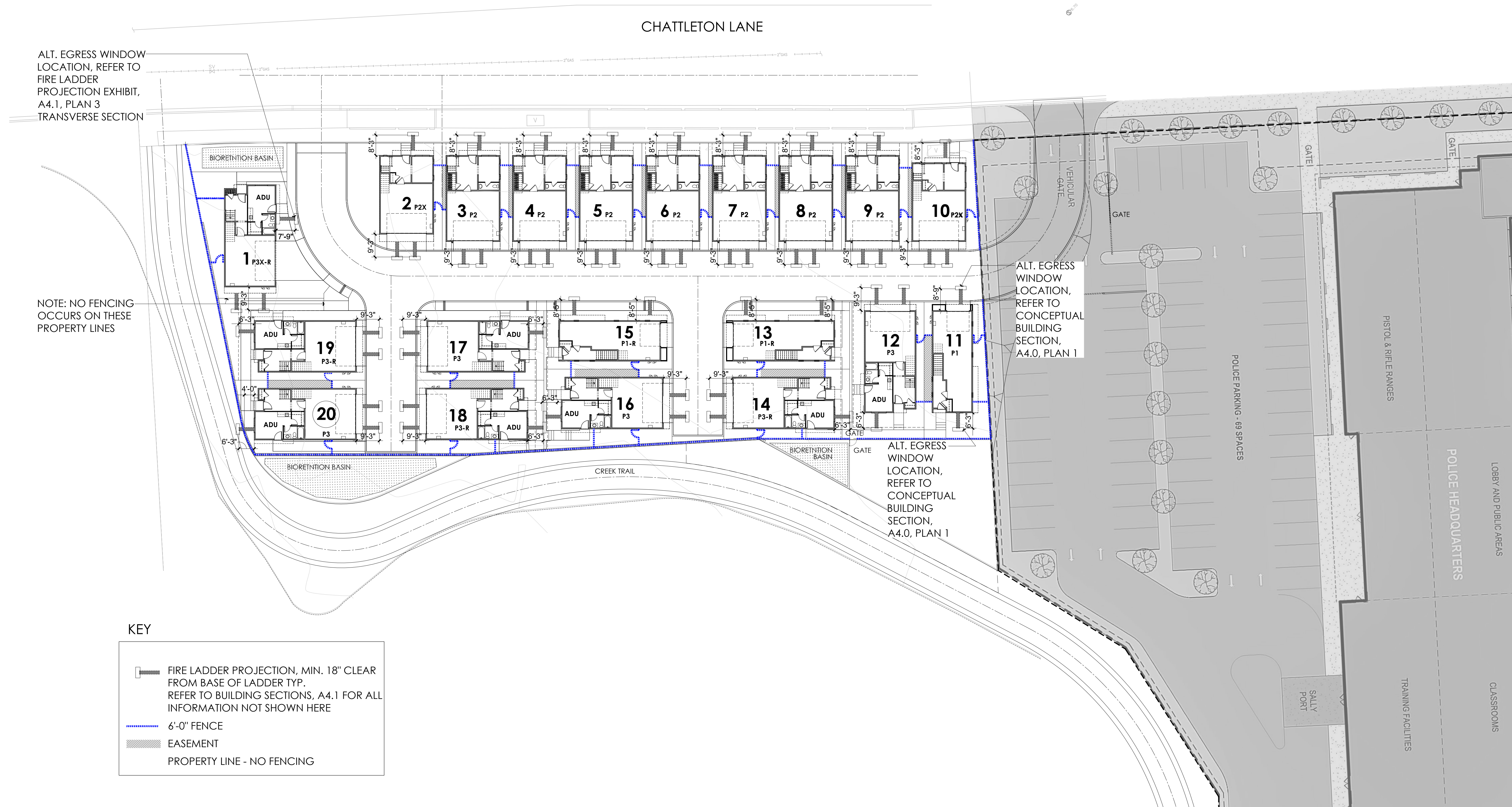
CITY SUBMITTAL
JULY 6, 2021

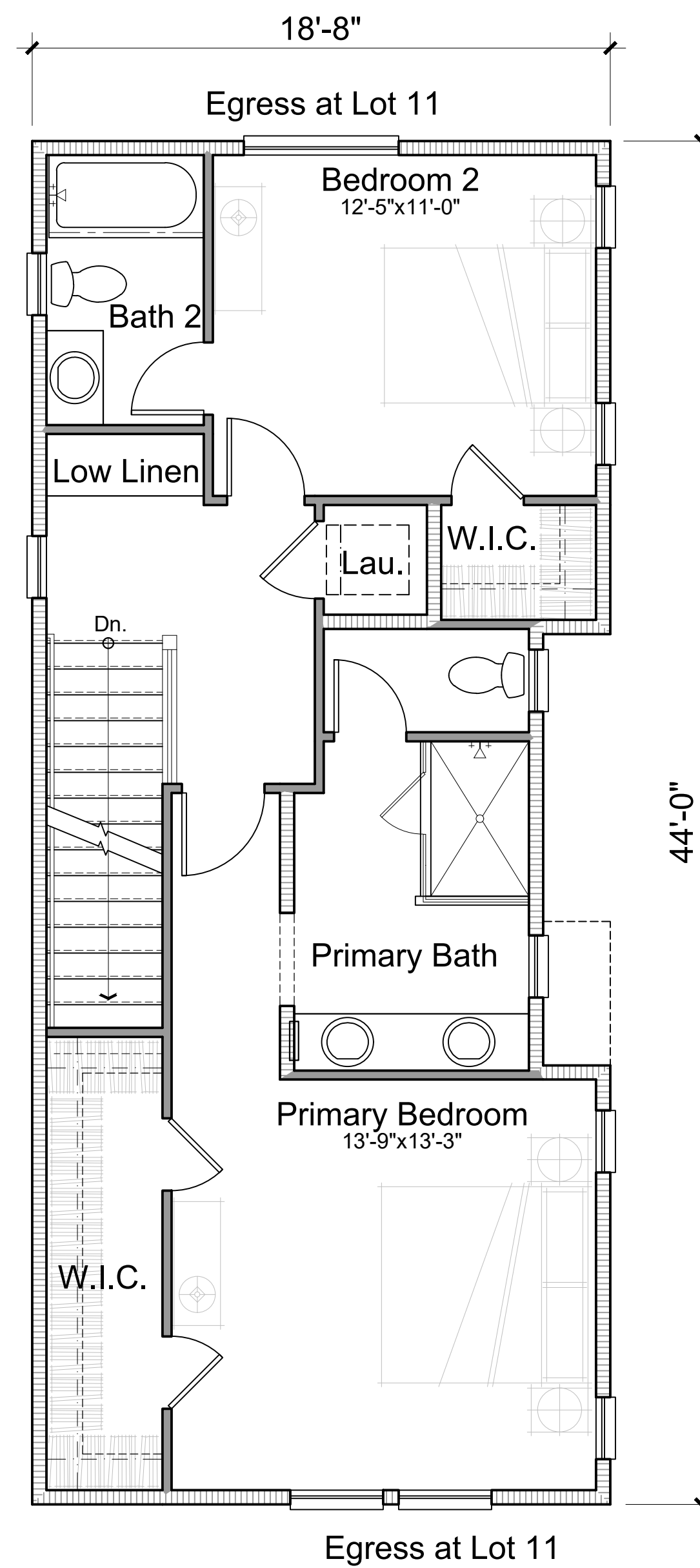


0 10 20 40

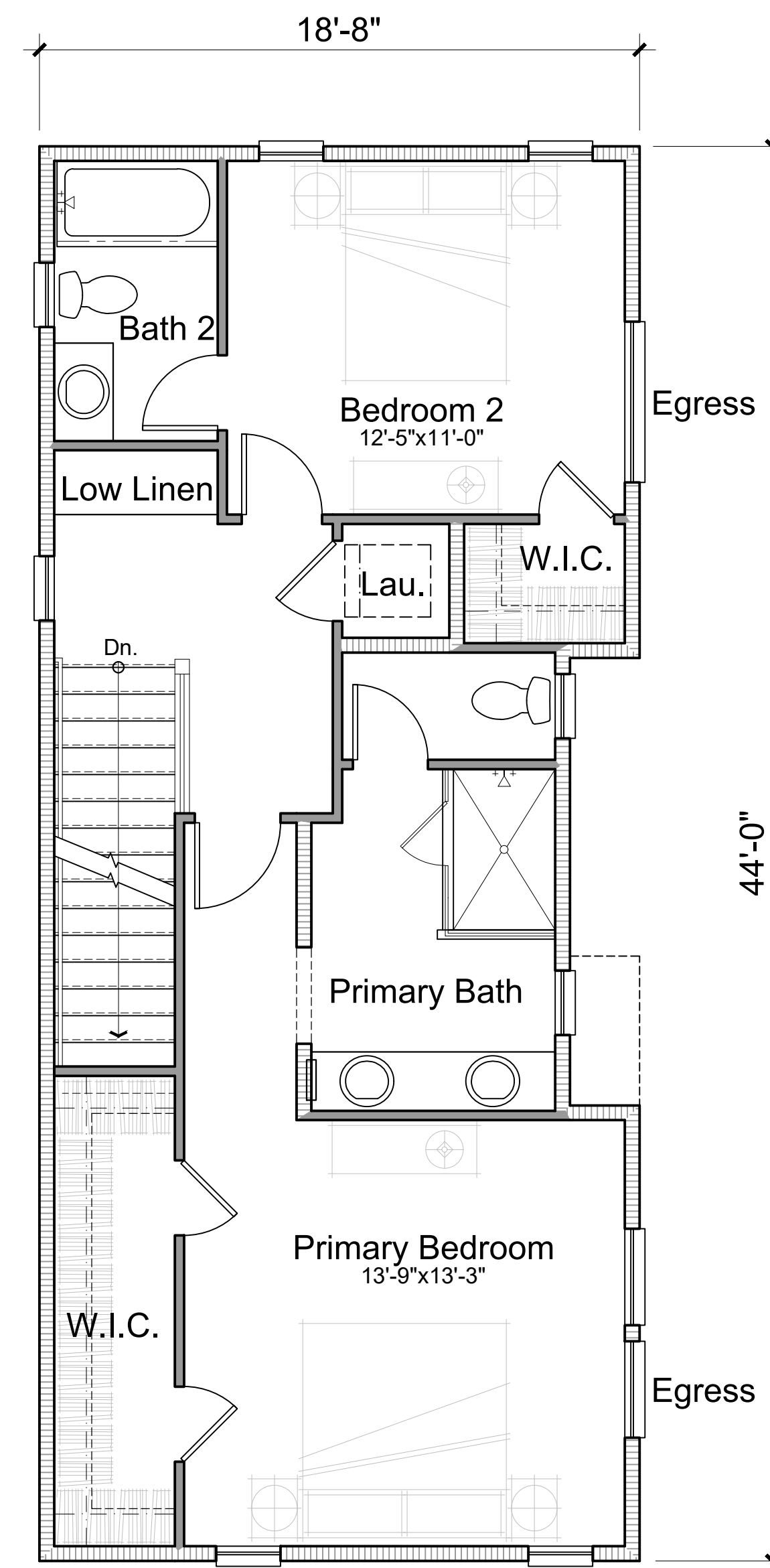
ARCHITECTURAL SITE PLAN
20 DU

A1.1

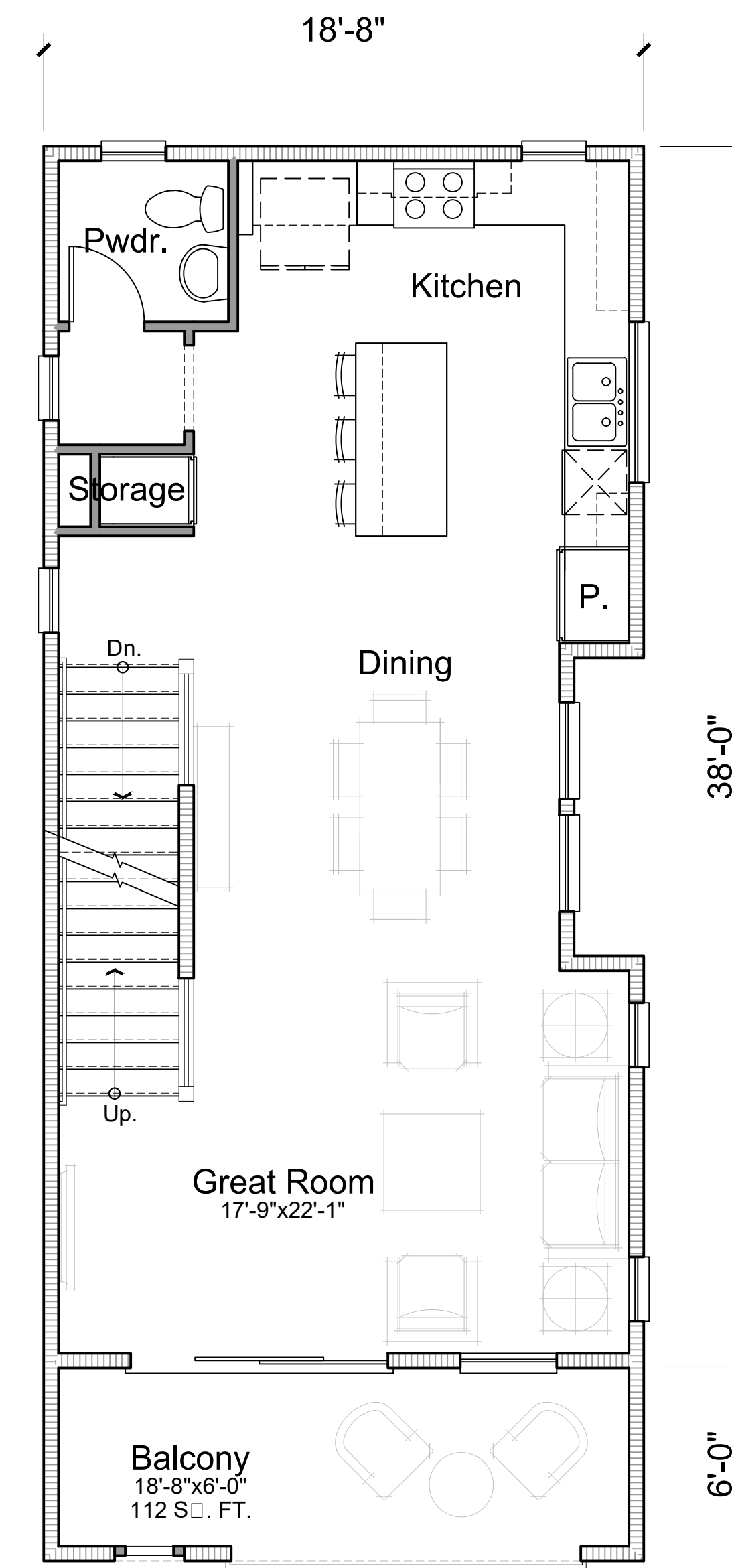




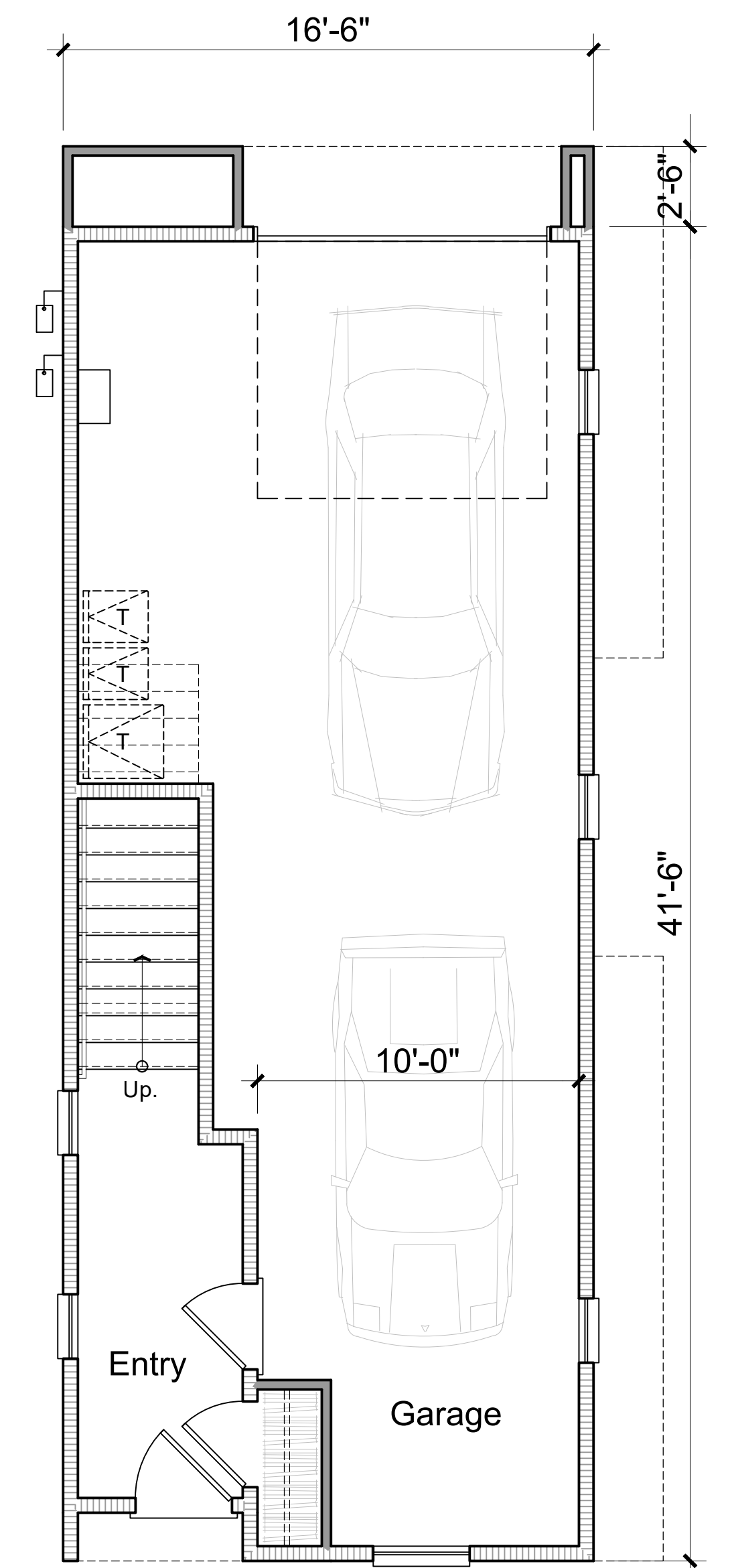
Third Floor -
Alt. Egress Window Locations
767 S□. FT.



Third Floor
767 S□. FT.



Second Floor
689 S□. FT.



First Floor
136 S□. FT.

Plan 1
2 Bed, 2.5 Bath
1,611 S□. FT. Gross Area

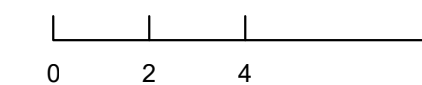


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

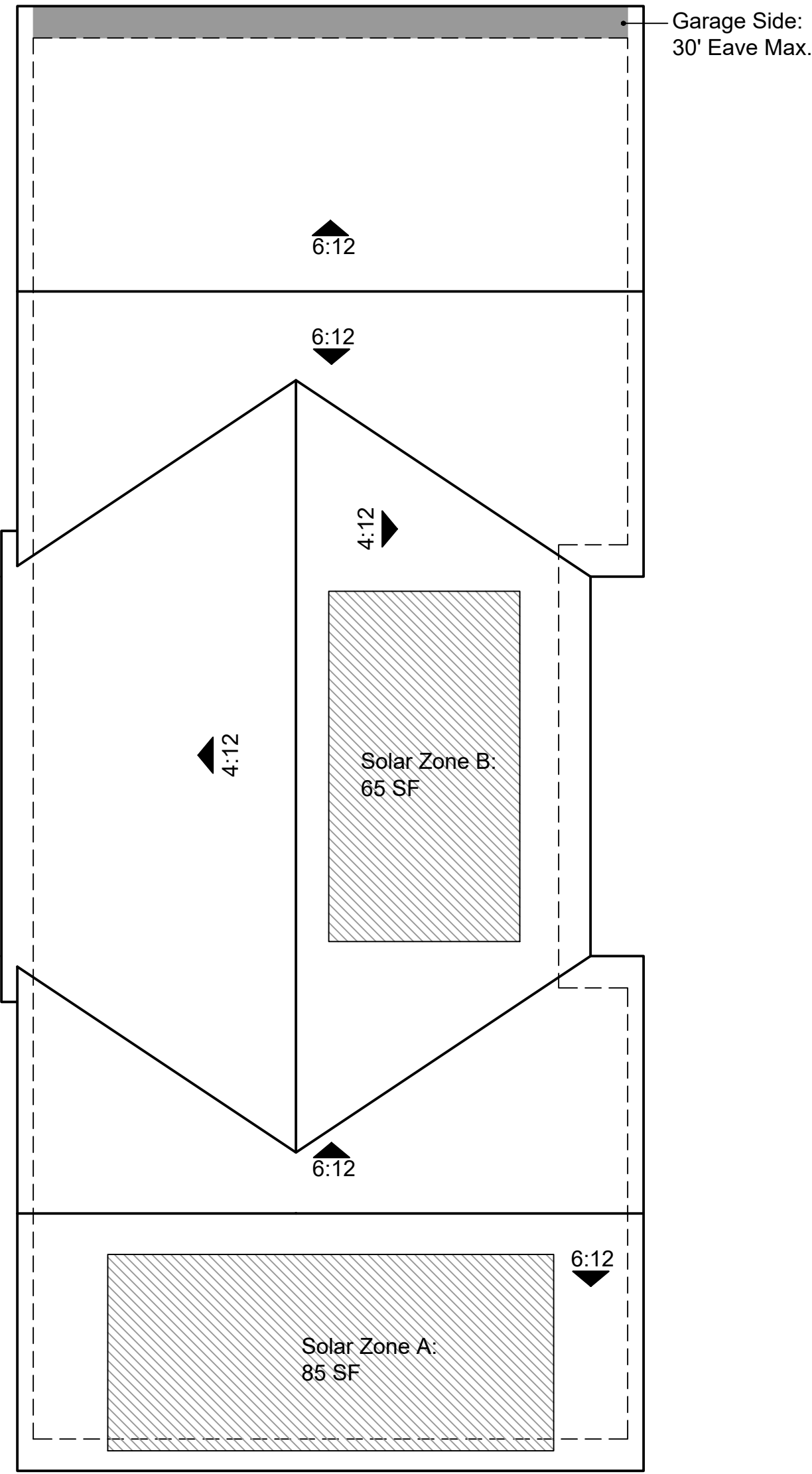
CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021

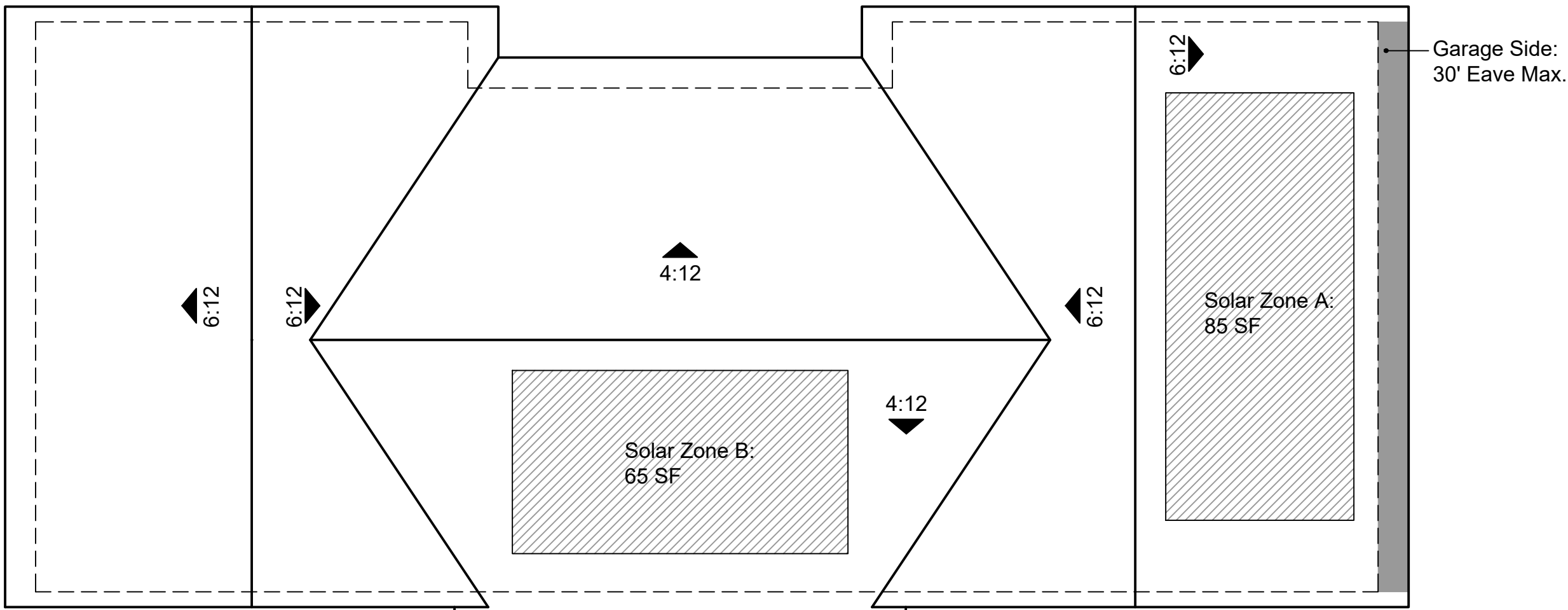


UNIT PLAN 1

A2.1



Plan 1
Total Solar Zone Area: 150 SF



Plan 1-R
Total Solar Zone Area: 150 SF

SOLAR READY ROOF REQUIREMENTS:

For Single-family residences, the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. (2019 Energy Code Section 110.10(b))

Exception 2 to Section 110.10 (b)1A: Single-family residences with three habitable stories or more and with a total floor area of less than or equal to 2000 square feet and having a solar zone total area no less than 150 square feet.

Orientation:
All sections of the solar zone located on steep-sloped roofs shall be oriented between 90 degrees and 300 degrees of true north.

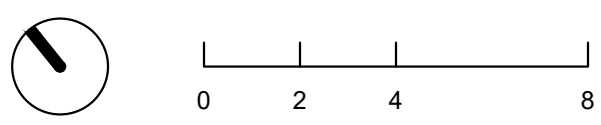


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

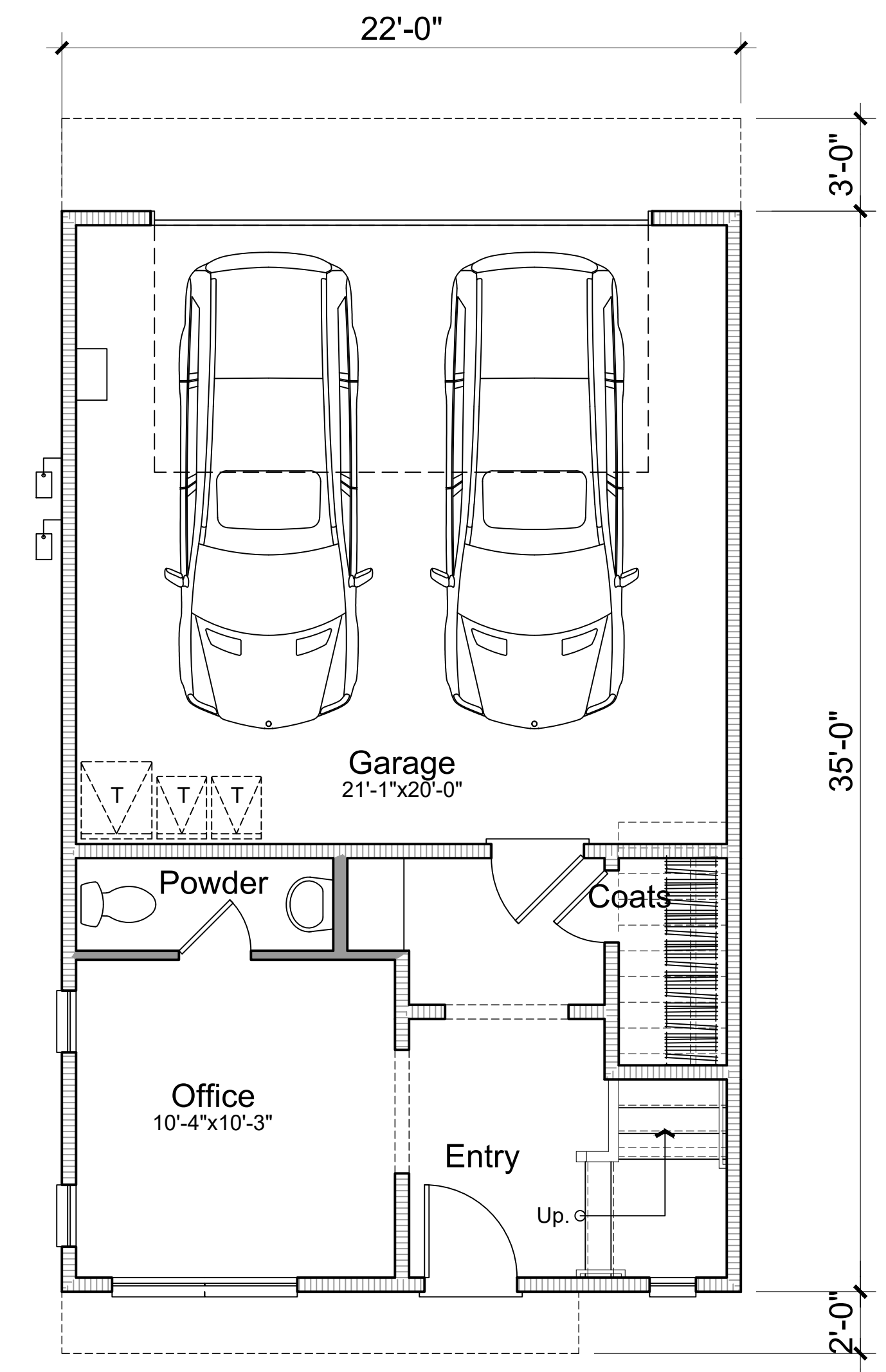
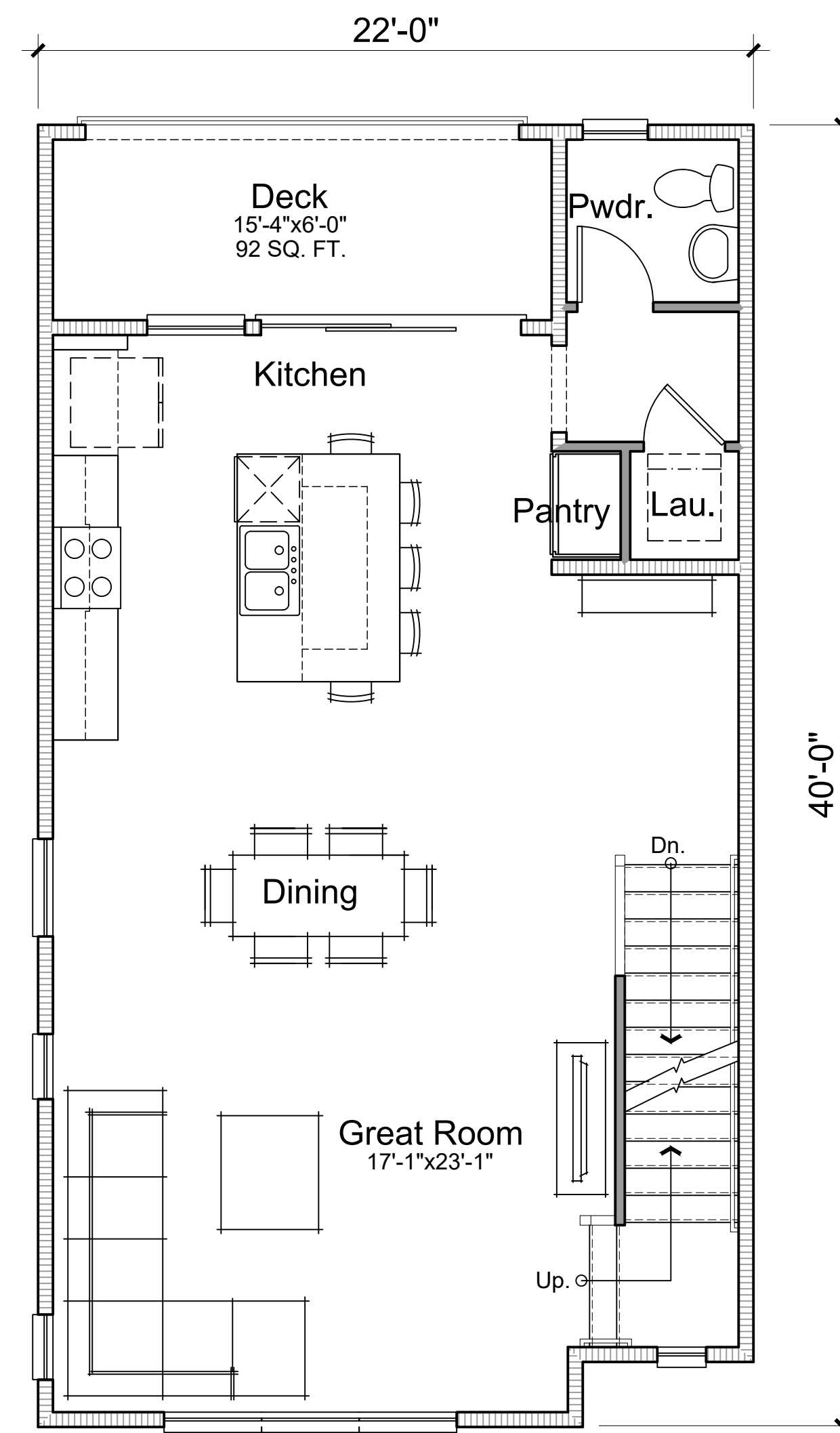
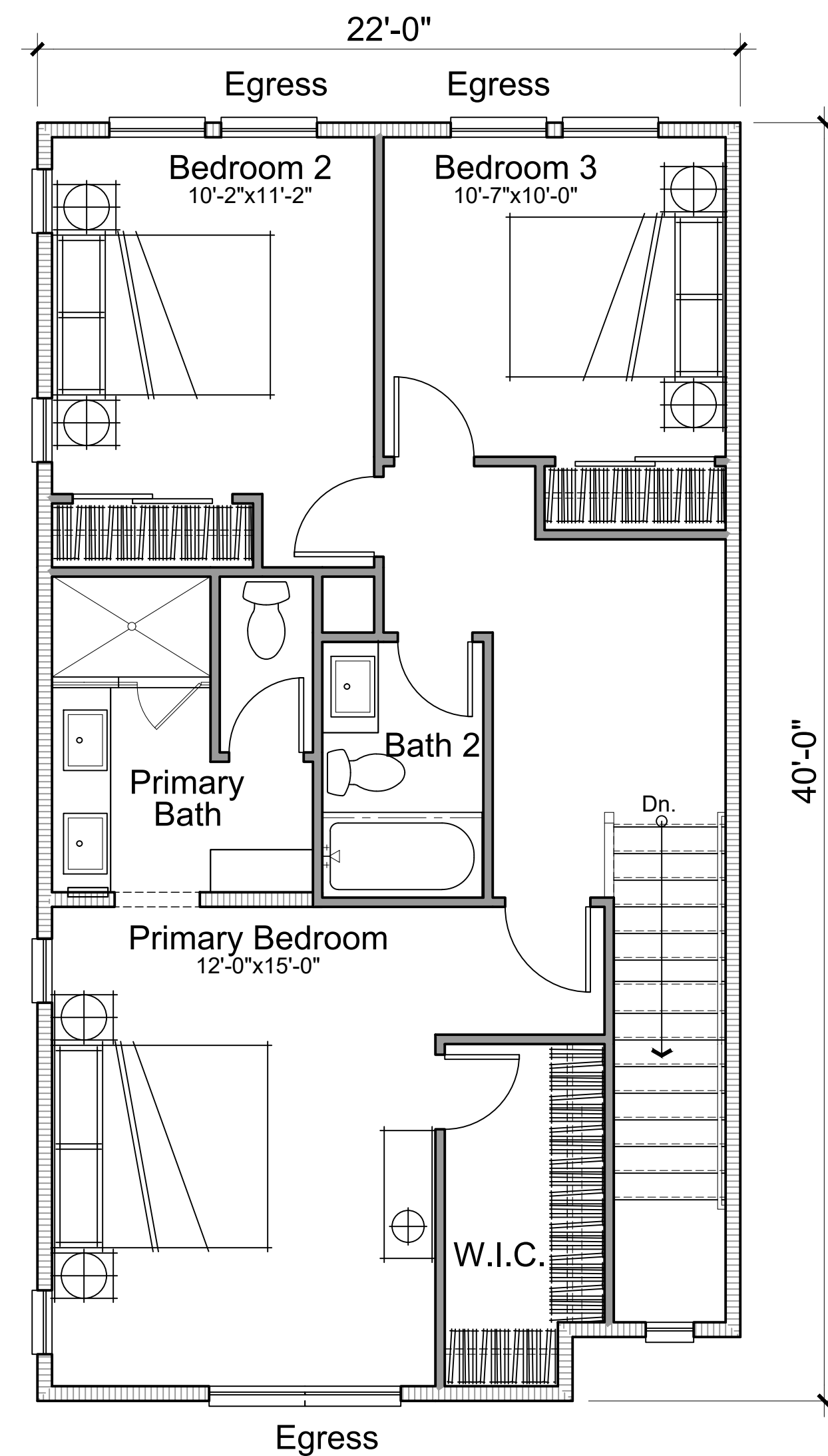
CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720
ktgy.com

CITY SUBMITTAL
MAY 3, 2021



PLAN 1 ROOF PLAN & SOLAR AREA

A2.1.1



Plan 2
3 Bed, 3.5 Bath, Office
1,911 SQ. FT. Gross Area

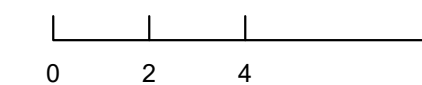


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

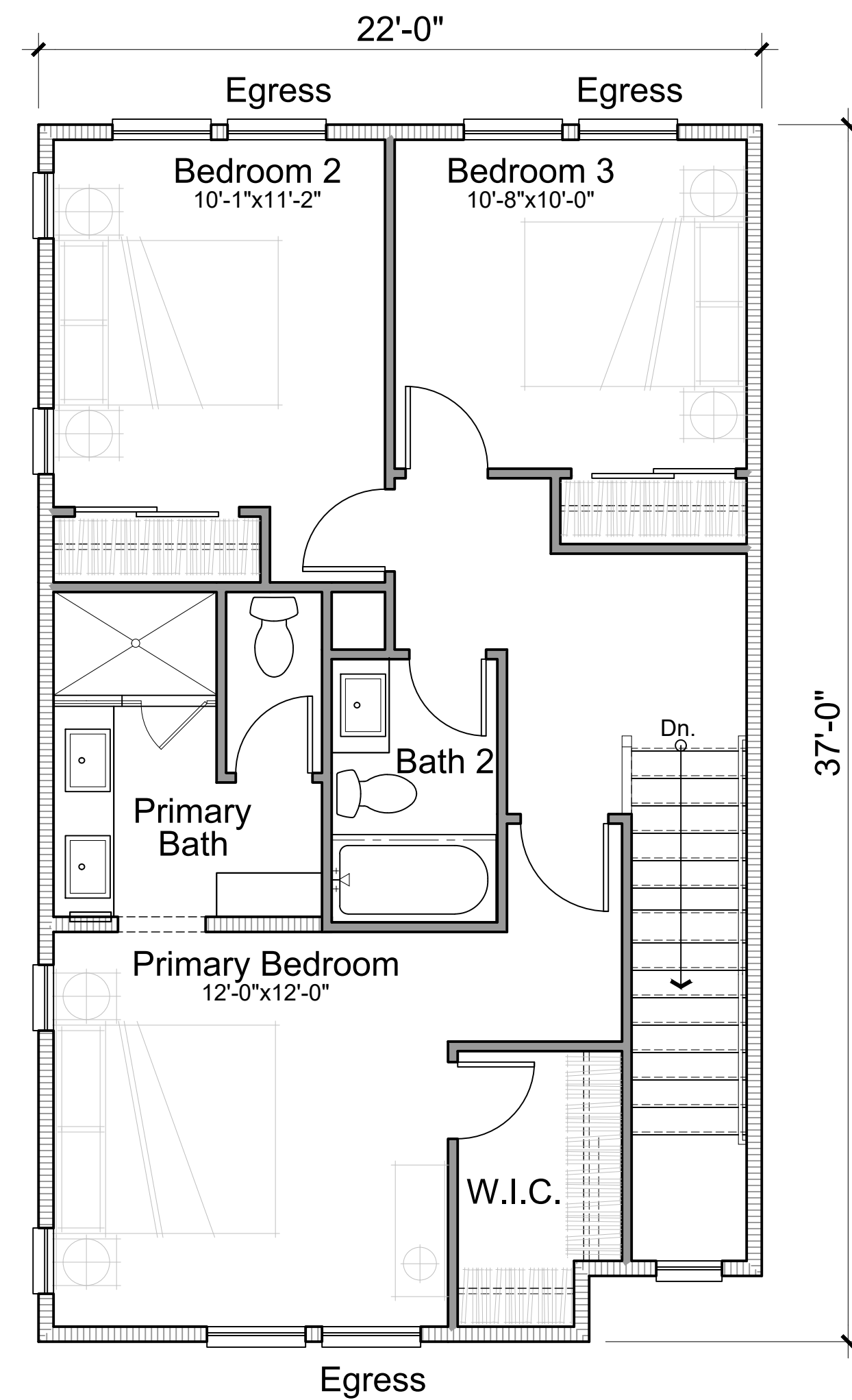
CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021

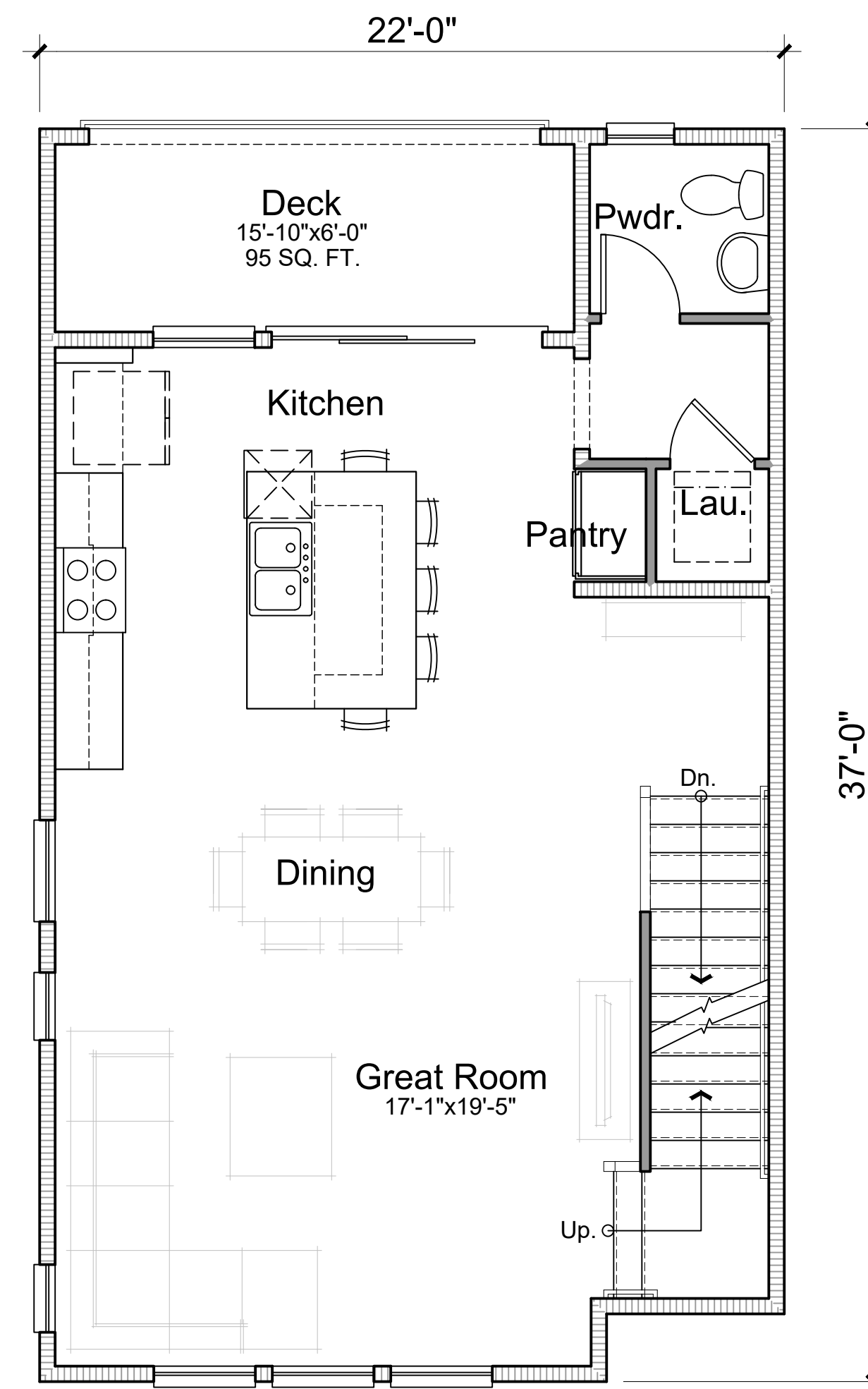


UNIT PLAN 2

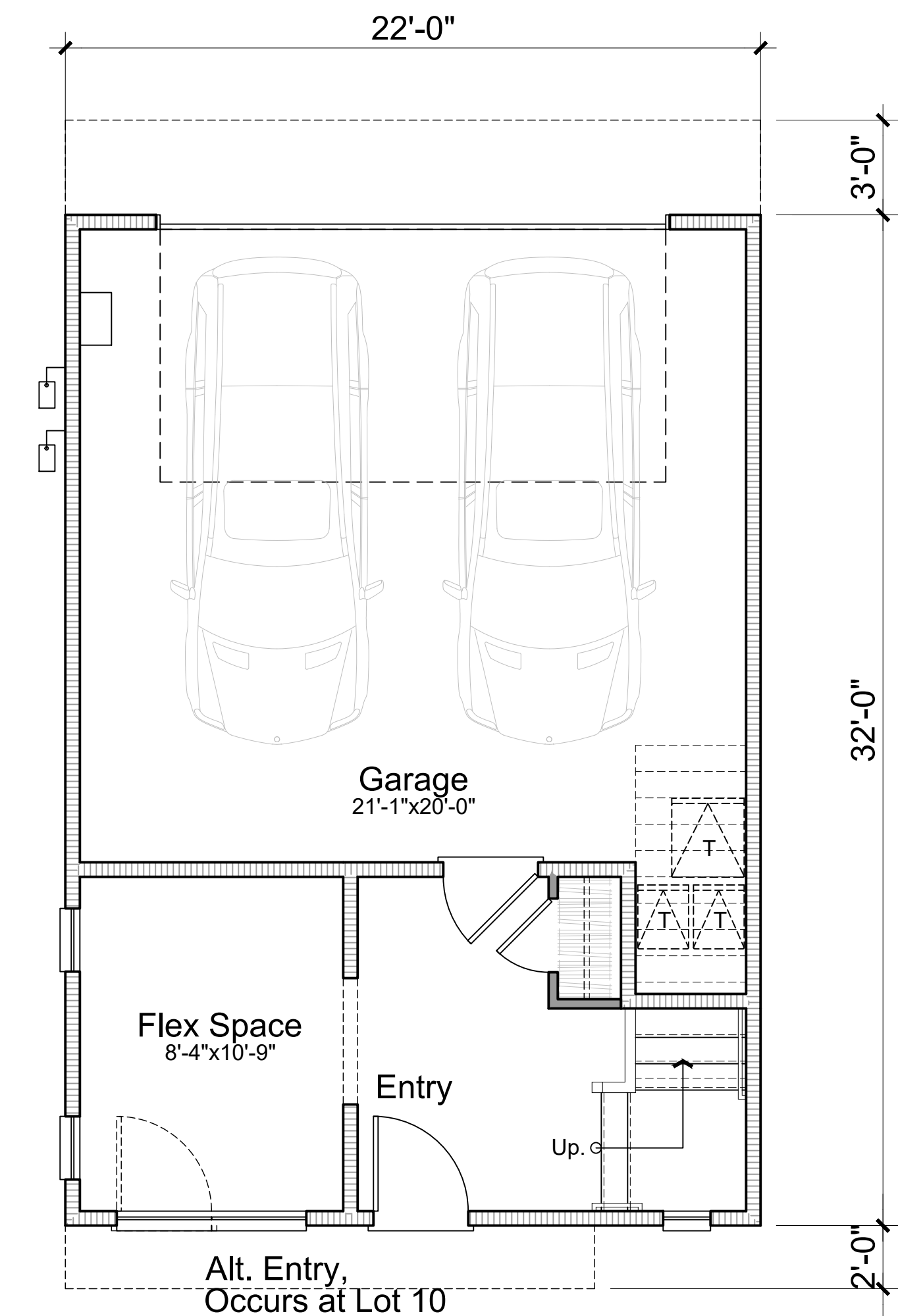
A2.2



Third Floor
778 SQ. FT.



Second Floor
706 SQ. FT.



First Floor
237 SQ. FT.

Plan 2X
3 Bed, 2.5 Bath, Flex Space
1,721 SQ. FT. Gross Area

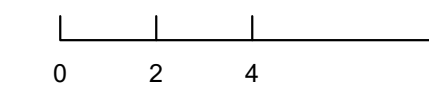


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

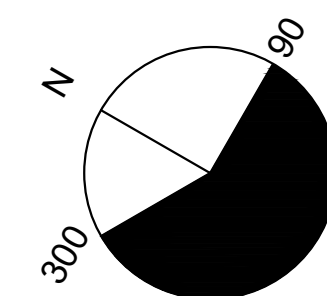
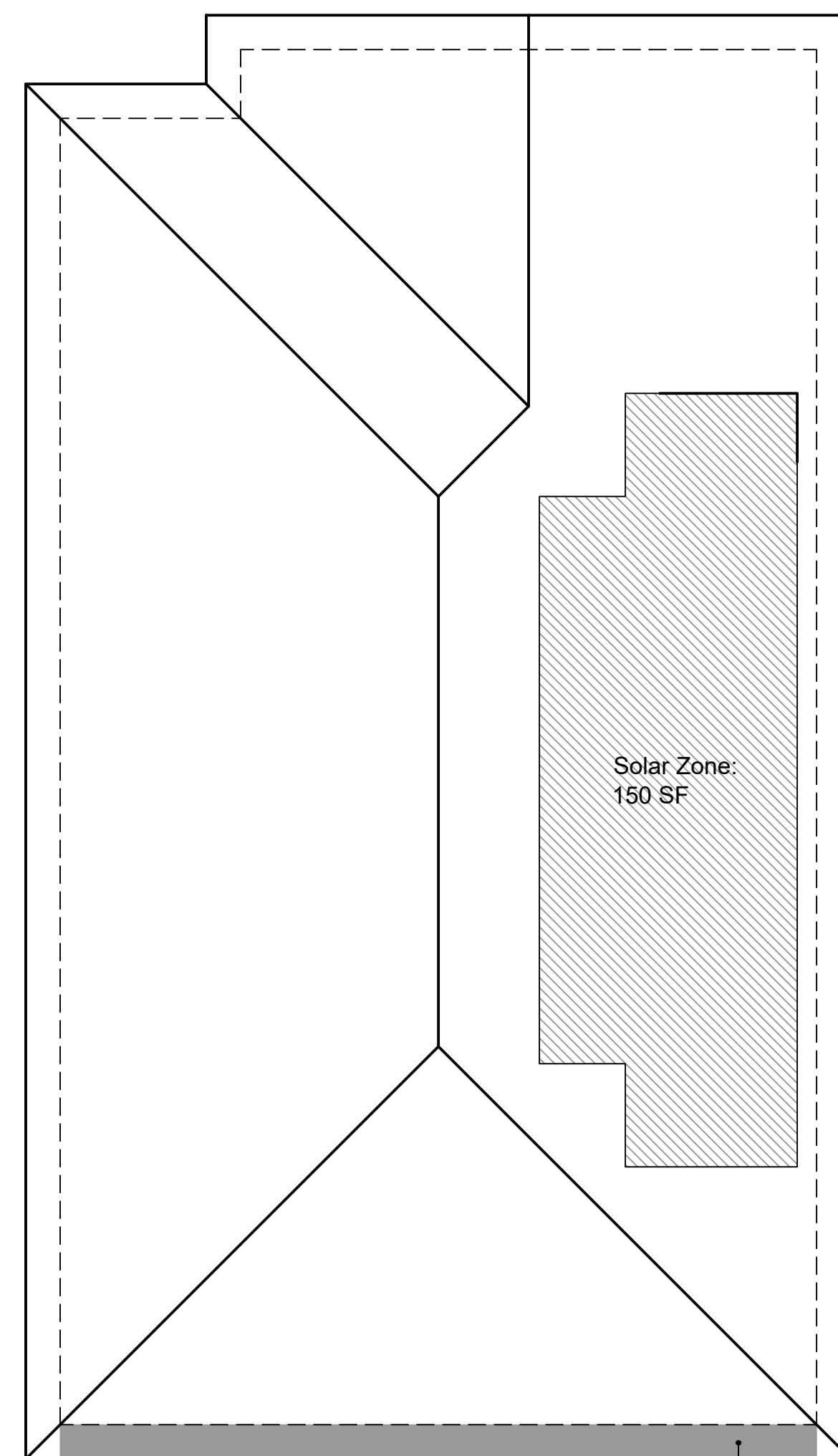
CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021

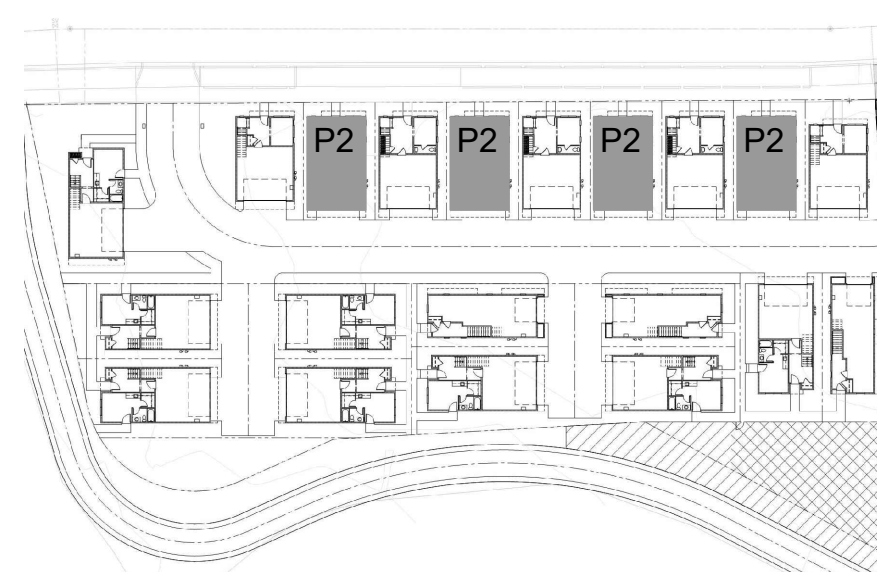


UNIT PLAN 2X

A2.2X



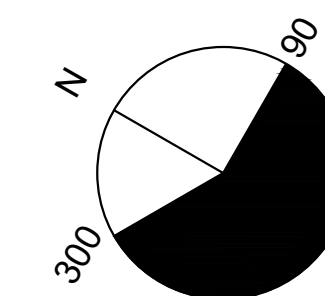
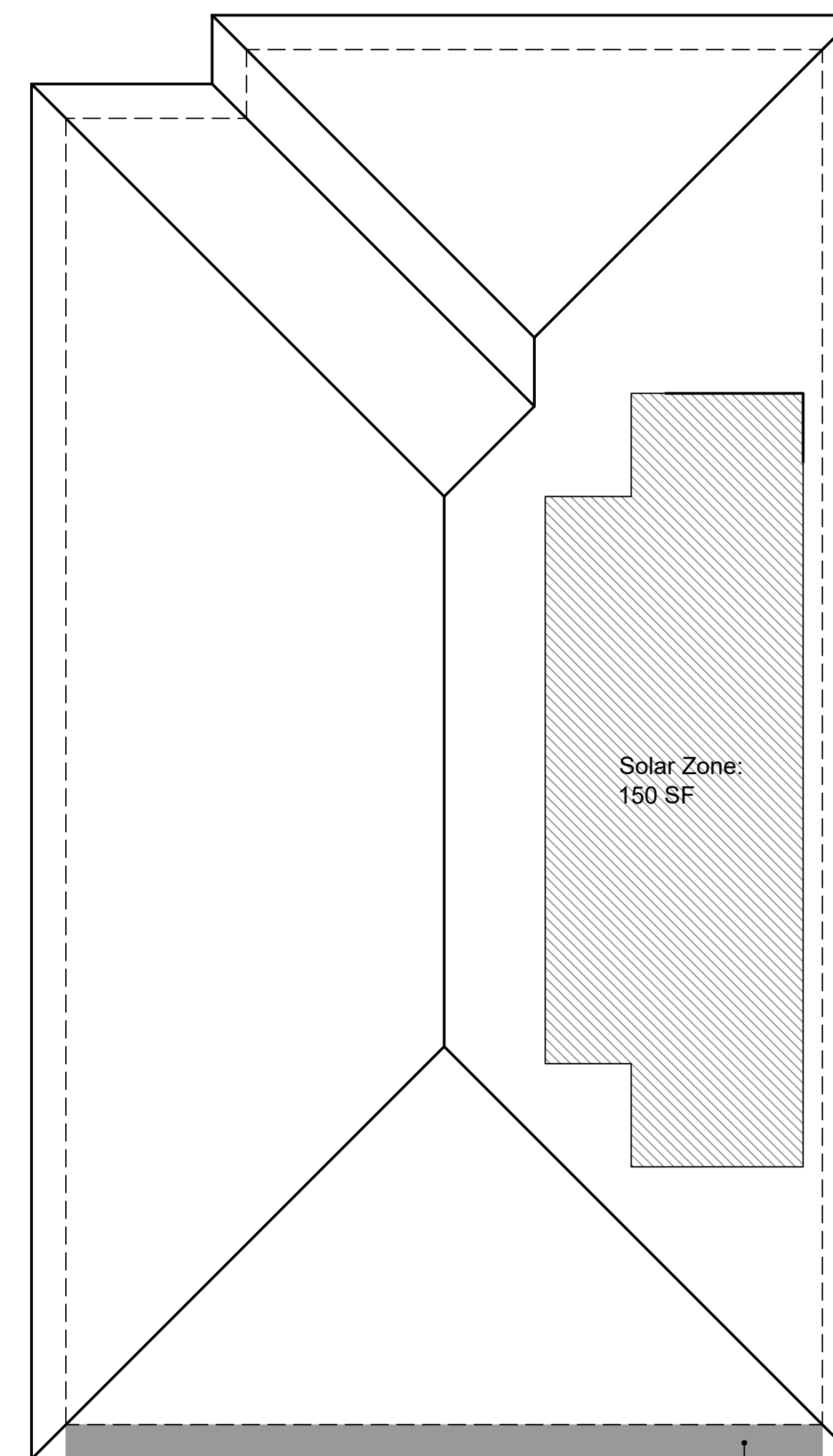
P1



KEY MAP N.T.S.

Garage Side:
30' Eave Max.

Plan 2B
Total Solar Zone Area: 150 SF



KEY MAP N.T.S.

Garage Side:
30' Eave Max.

Plan 2A
Total Solar Zone Area: 150 SF

SOLAR READY ROOF REQUIREMENTS:

For Single-family residences, the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. (2019 Energy Code Section 110.10(b))

Exception 2 to Section 110.10 (b)1A: Single-family residences with three habitable stories or more and with a total floor area of less than or equal to 2000 square feet and having a solar zone total area no less than 150 square feet.

Orientation:
All sections of the solar zone located on steep-sloped roofs shall be oriented between 90 degrees and 300 degrees of true north.

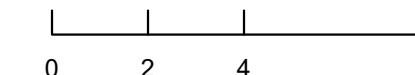


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

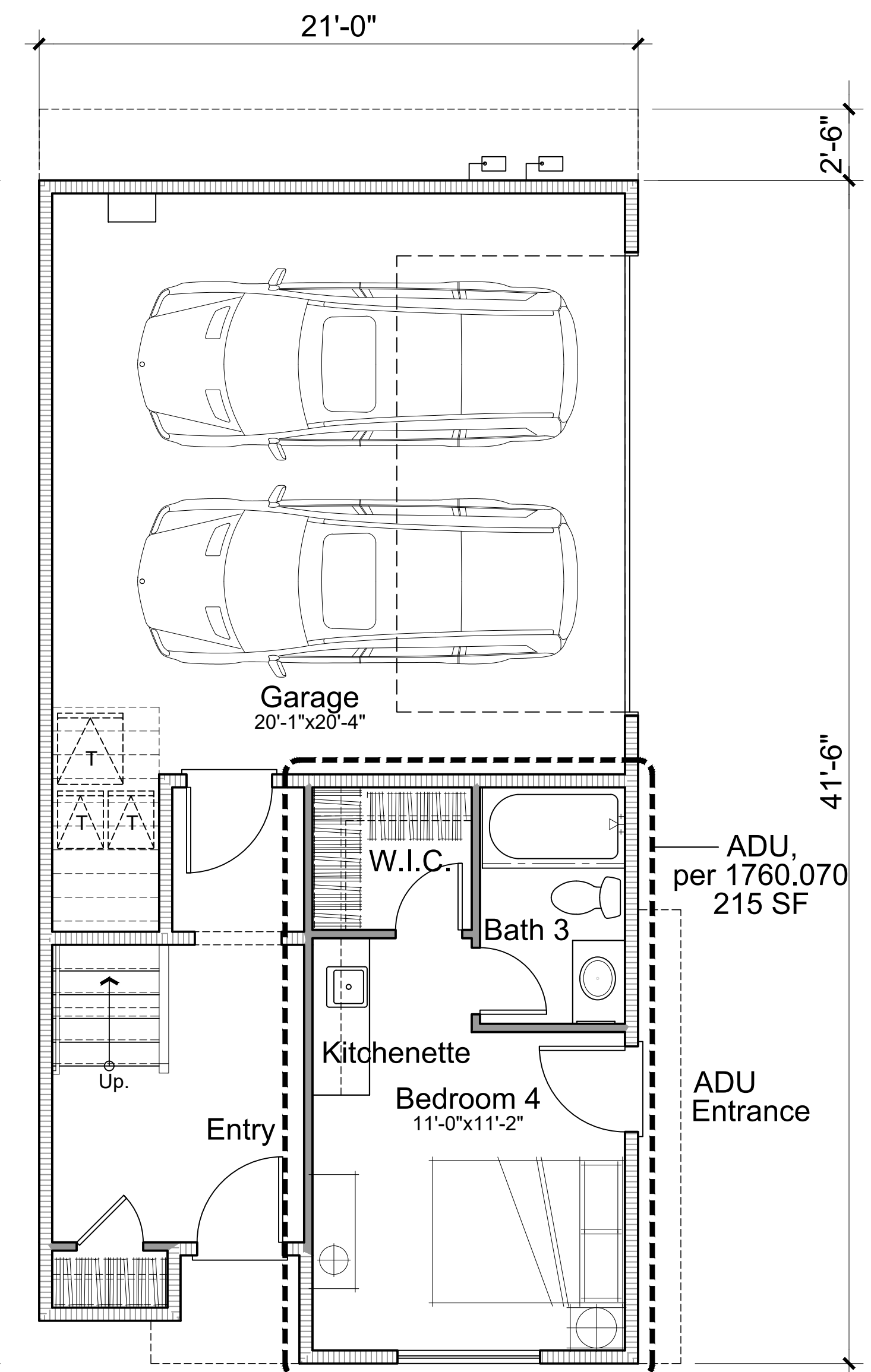
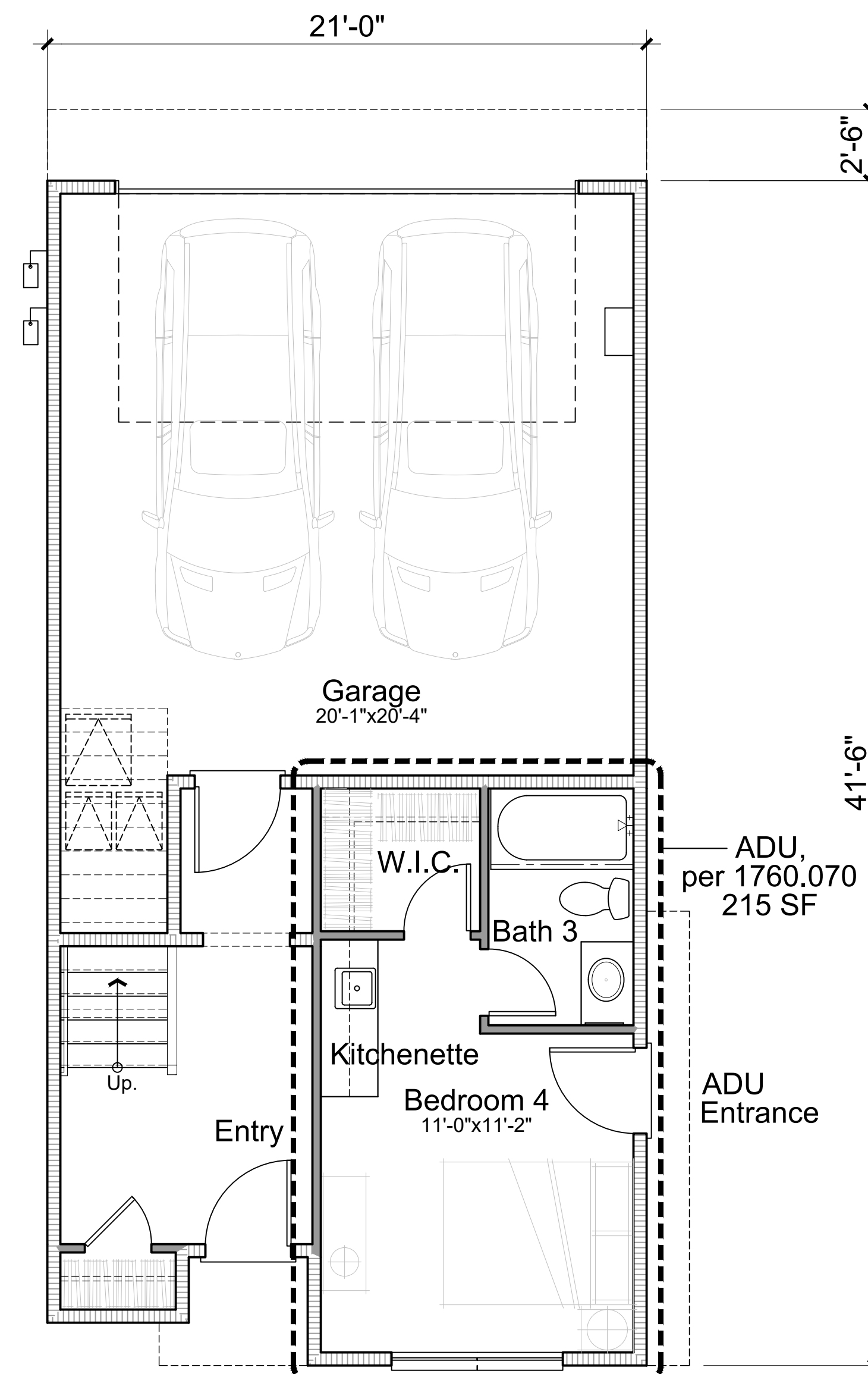
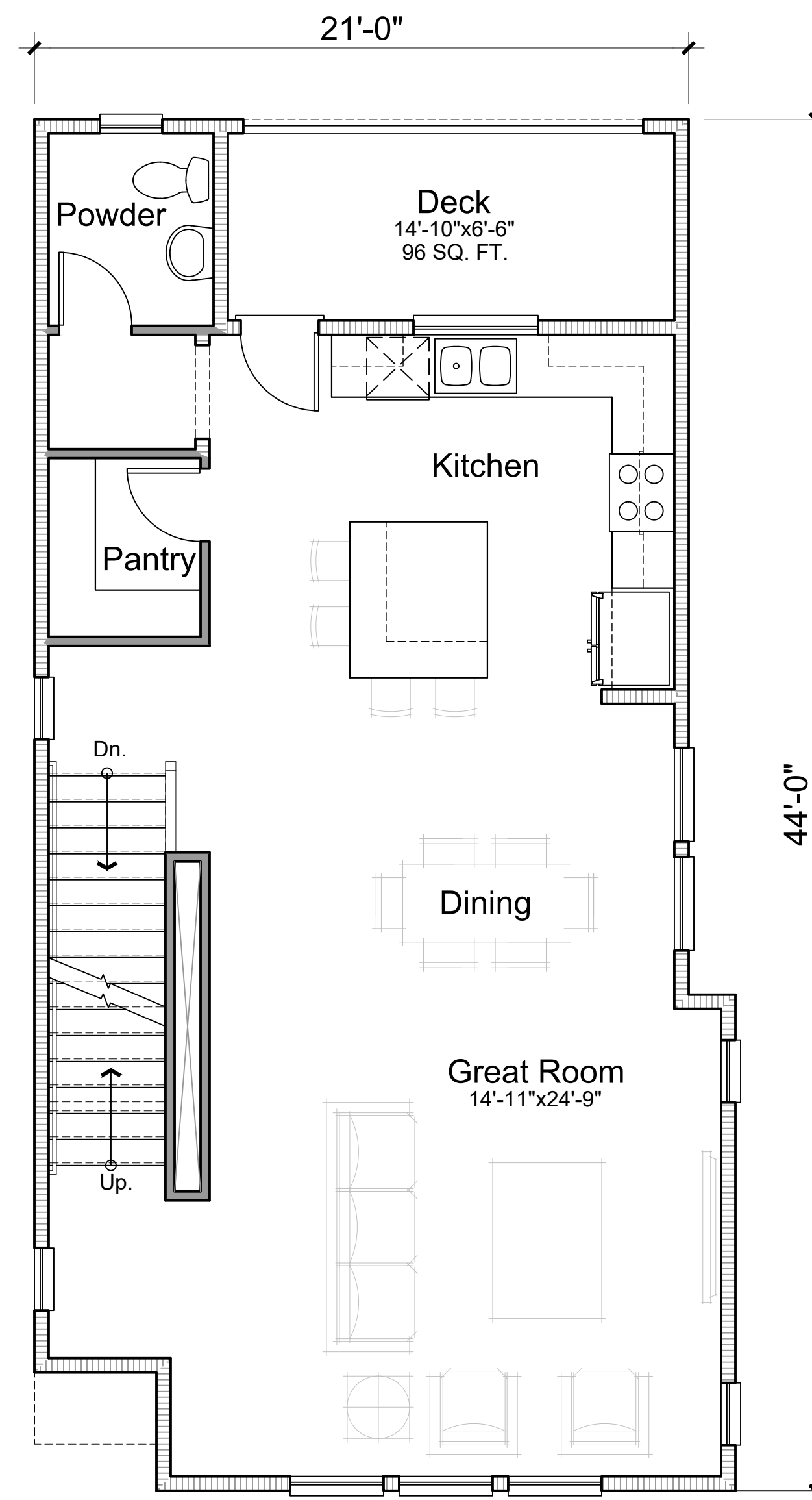
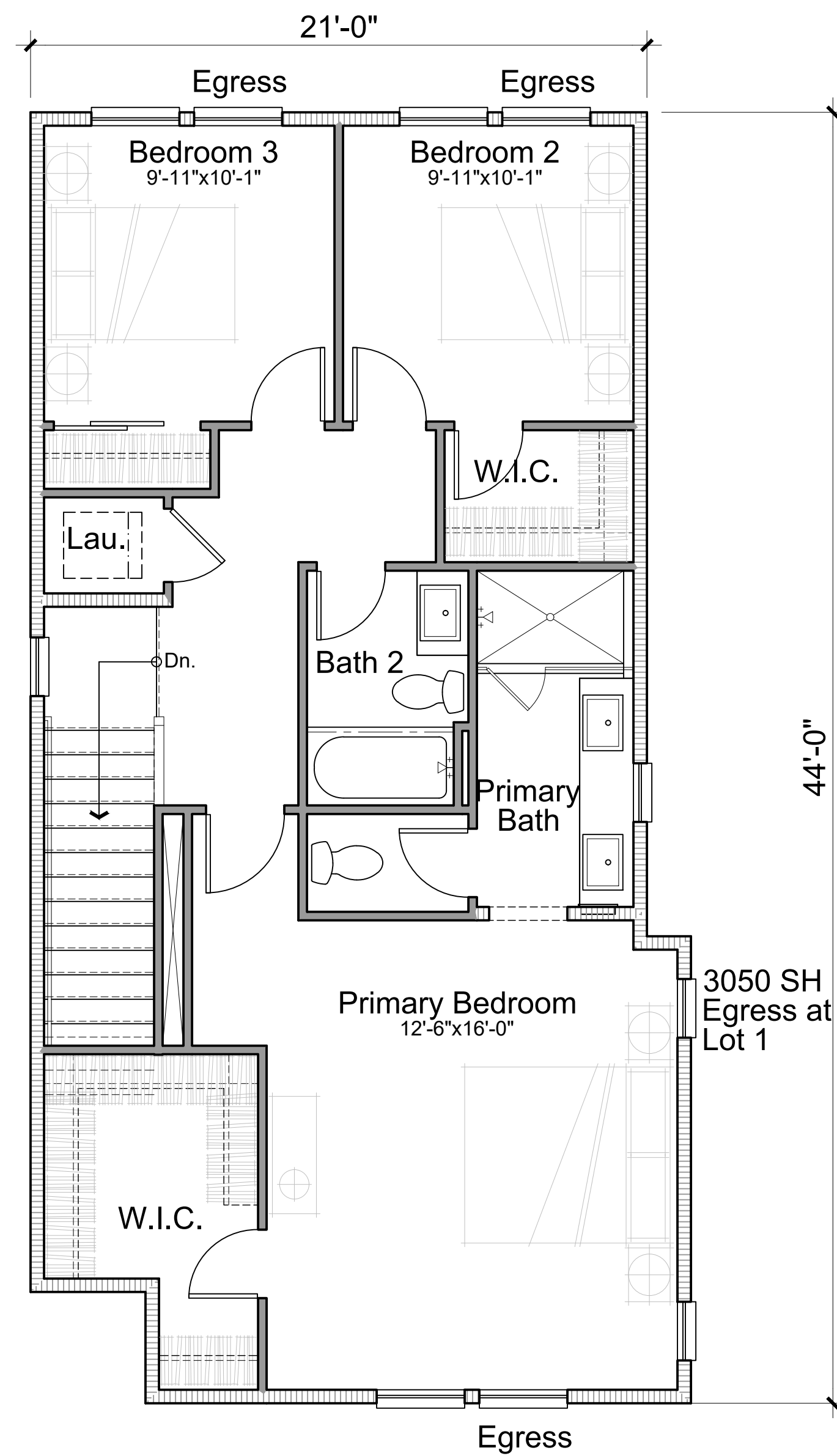
CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021



PLAN 2 ROOF PLAN & SOLAR AREA

A2.2.1



Plan 3
3 Bed, 3.5 Bath
2,127 SQ. FT. Gross Area

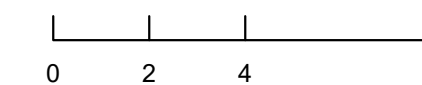


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

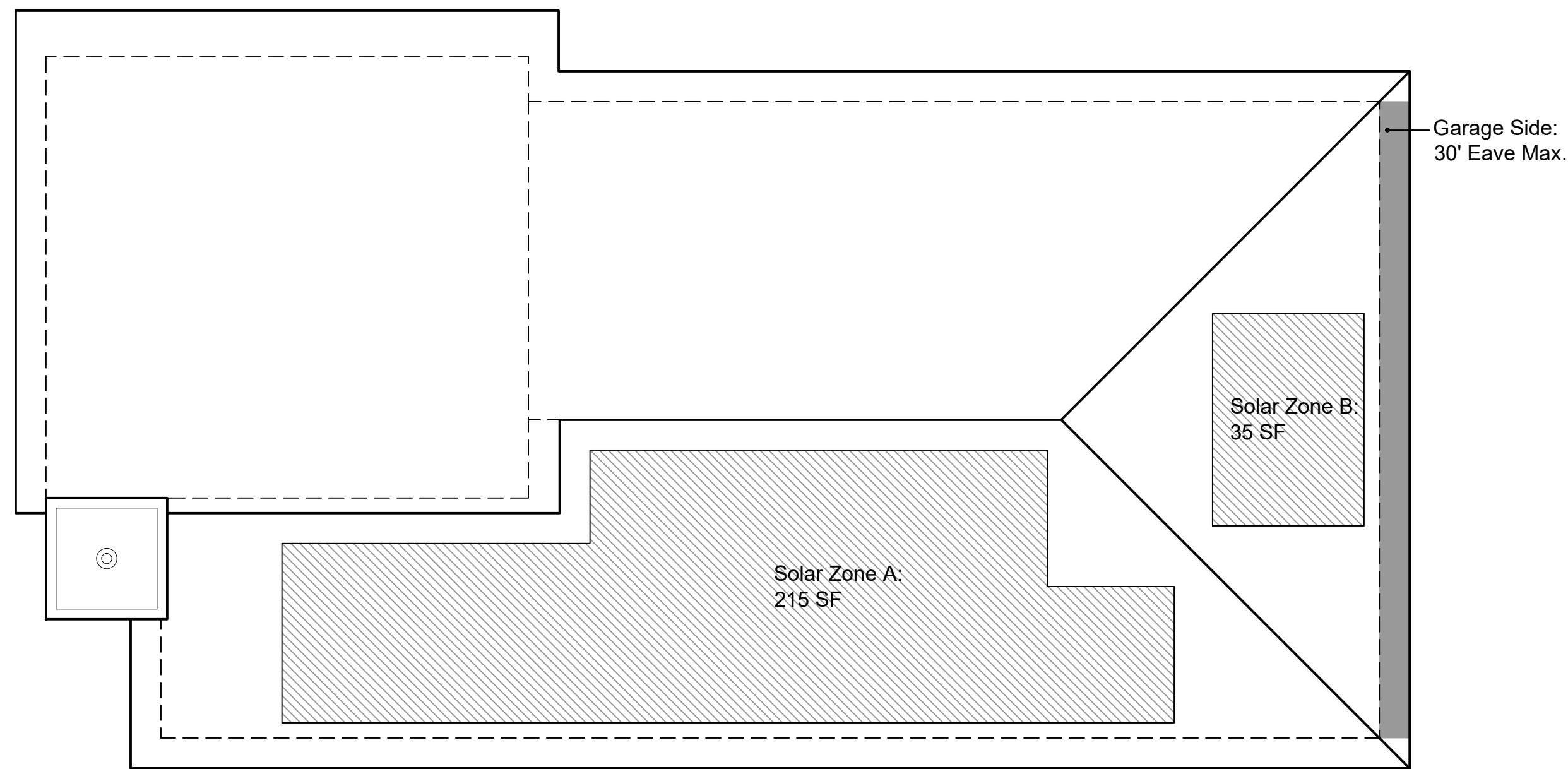
CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021



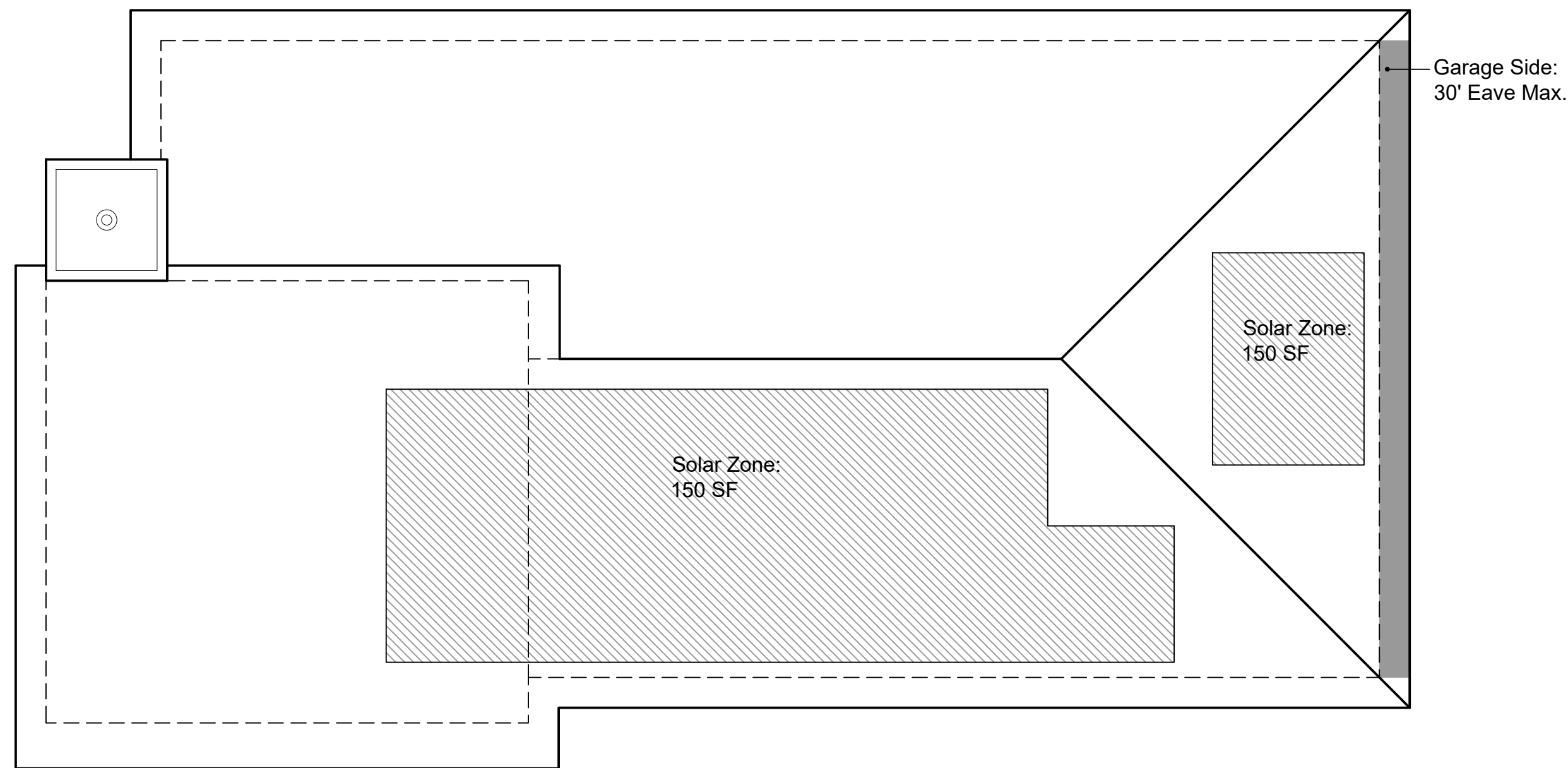
UNIT PLAN 3

A2.3



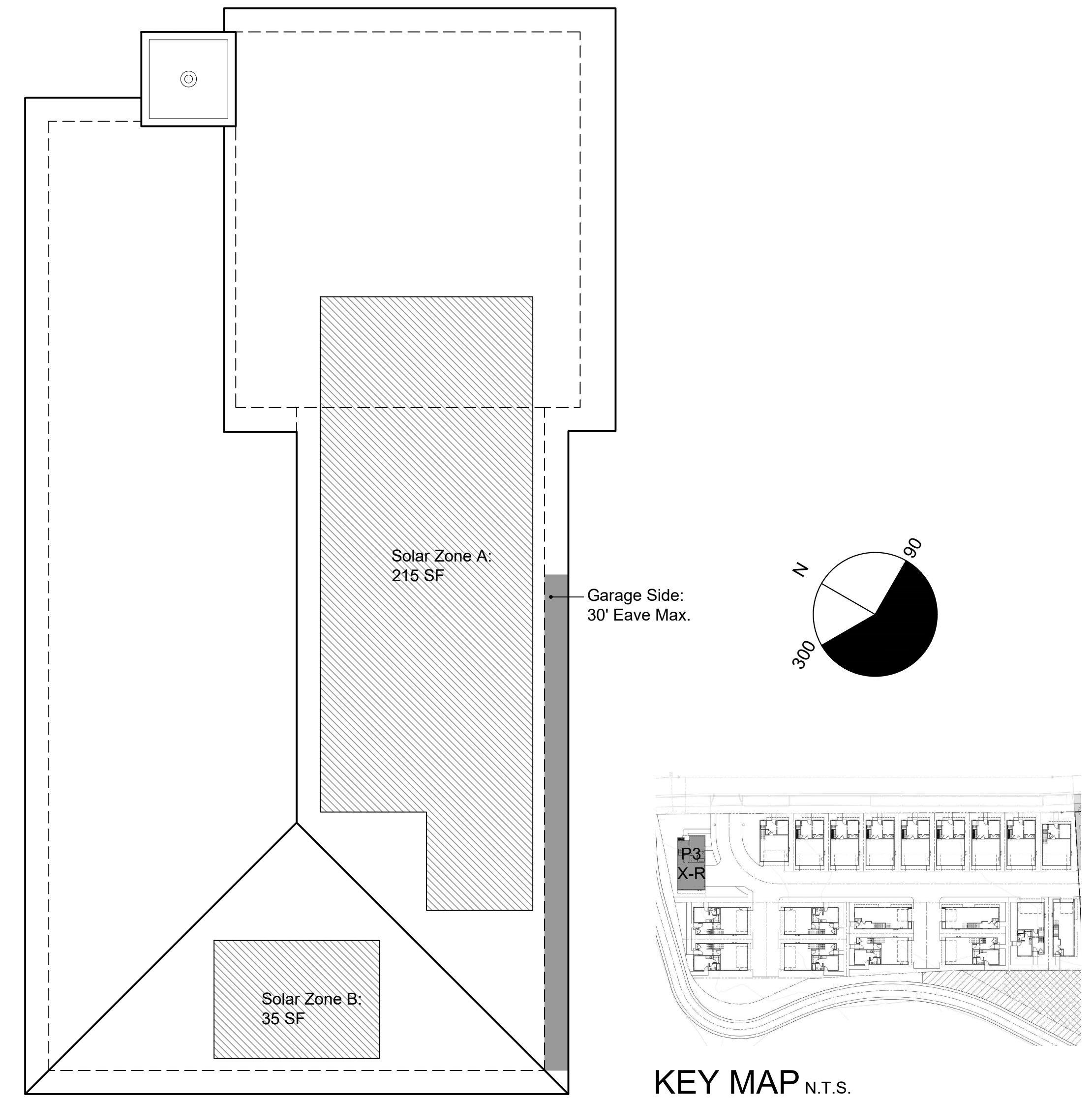
Plan 3.1-R
Total Solar Zone Area: 250 SF

KEY MAP N.T.S.



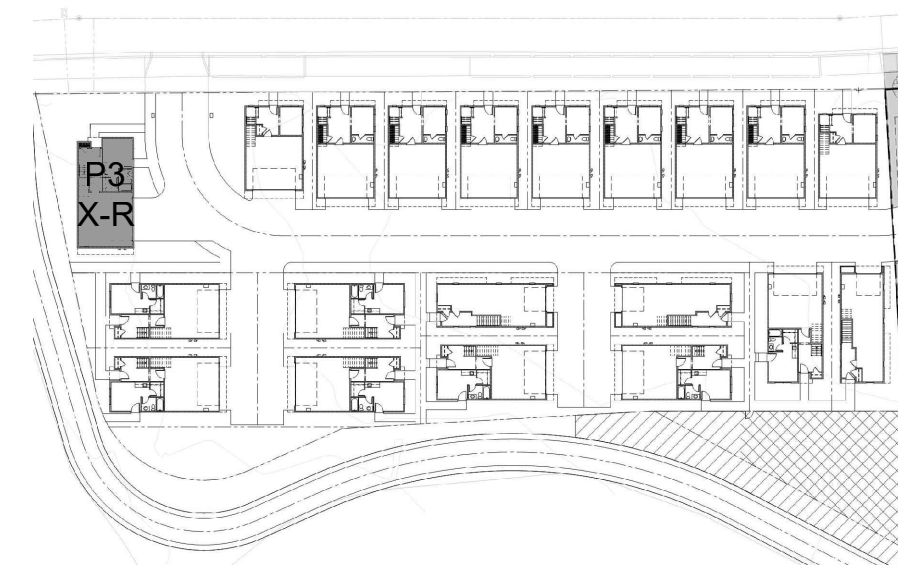
Plan 3.2
Total Solar Zone Area: 250 SF

KEY MAP N.T.S.



Plan 3X-R
Total Solar Zone Area: 150 SF

KEY MAP N.T.S.



SOLAR READY ROOF REQUIREMENTS:

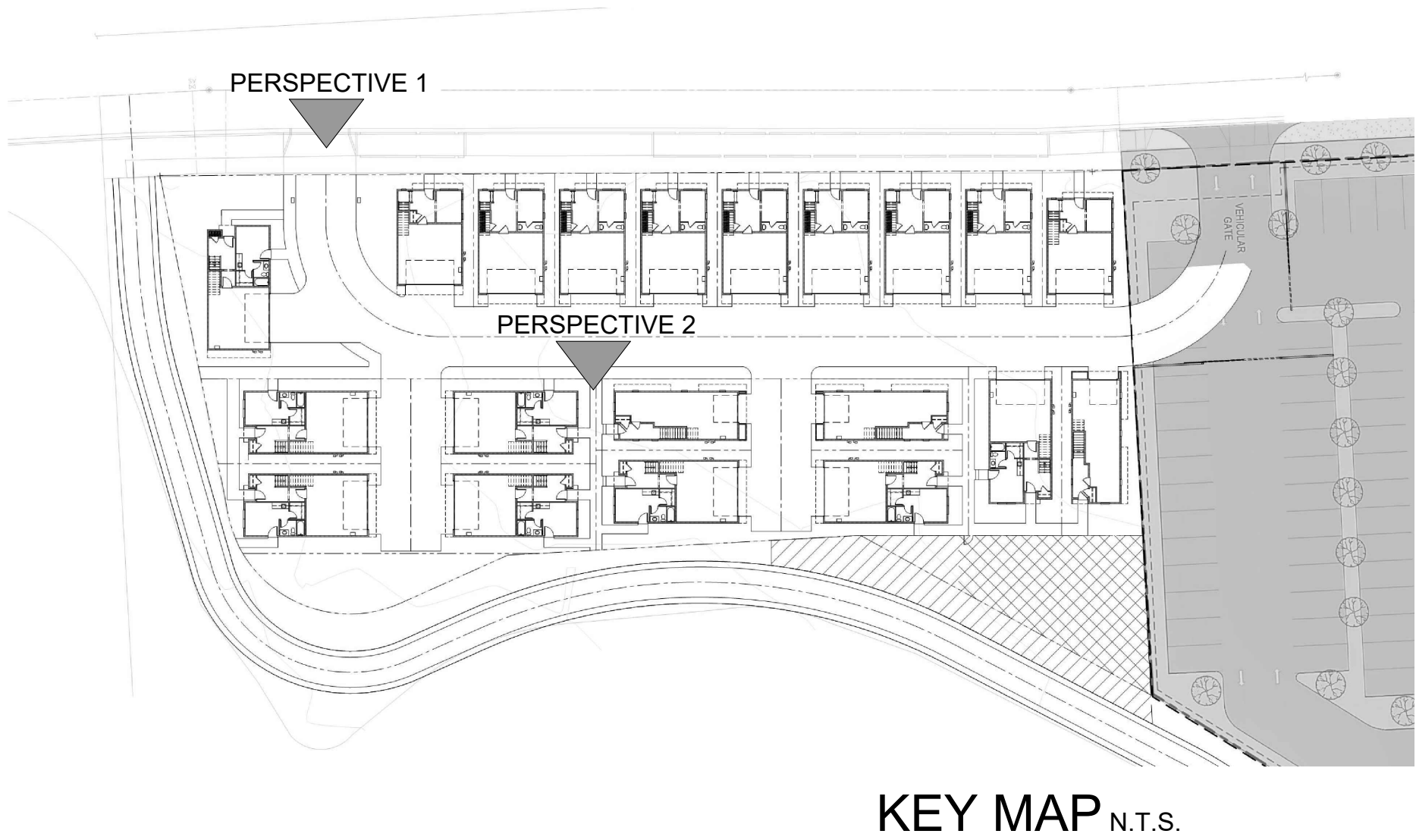
For Single-family residences, the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. (2019 Energy Code Section 110.10(b))

Exception 2 to Section 110.10 (b)1A: Single-family residences with three habitable stories or more and with a total floor area of less than or equal to 2000 square feet and having a solar zone total area no less than 150 square feet.

Orientation:
All sections of the solar zone located on steep-sloped roofs shall be oriented between 90 degrees and 300 degrees of true north.



PERSPECTIVE 2: PLAN 1-R, LEFT ELEVATION - PLAN 3, RIGHT ELEVATION



KEY MAP N.T.S.



PERSPECTIVE 1: PLAN 2, FRONT ELEVATION - PLAN 3, FRONT ELEVATION



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021

CONCEPTUAL PERSPECTIVES

A3.0

MATERIAL LEGEND

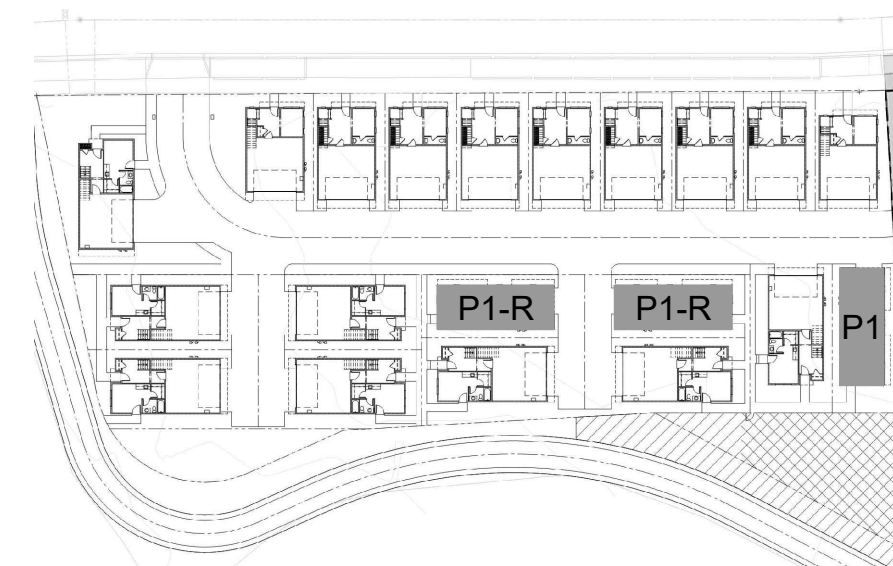
- ① Painted Stucco
- ② Wood-Look
- ③ Horizontal Siding
- ④ High Density Foam Trim w/ Stucco Coating
- ⑤ Painted Fiber Cement Trim
- ⑥ "S" Concrete Roof Tile
- ⑦ Painted Wood Fascia
- ⑧ Metal Garage Door
- ⑨ Vinyl Window
- ⑩ Painted Metal Juliet Balcony
- ⑪ Painted Metal Railing
- ⑫ Decorative Composite Corbel
- ⑬ Decorative Composite Finial
- ⑭ Decorative Composite Trellis
- ⑮ Decorative Clay Pipe
- ⑯ Tile Inset
- ⑰ 2" Recess
- ⑱ Unit Light Fixture/Address
- ⑲ Decorative Tile Surround
- ⑳ Composite Post



PLAN 1 - REAR ELEVATION



PLAN 1 - LEFT ELEVATION



KEY MAP N.T.S.



PLAN 1 - FRONT ELEVATION



PLAN 1 - RIGHT ELEVATION



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021



PLAN 1 EXTERIOR ELEVATIONS

A3.1

MATERIAL LEGEND

- ① Painted Stucco
- ② Wood-Look
- ③ Horizontal Siding
- ④ High Density Foam Trim w/ Stucco Coating
- ⑤ Painted Fiber Cement Trim
- ⑥ "S" Concrete Roof Tile
- ⑦ Painted Wood Fascia
- ⑧ Metal Garage Door
- ⑨ Vinyl Window
- ⑩ Painted Metal Juliet Balcony
- ⑪ Painted Metal Railing
- ⑫ Decorative Composite Corbel
- ⑬ Decorative Composite Finial
- ⑭ Decorative Composite Trellis
- ⑮ Decorative Clay Pipe
- ⑯ Tile Inset
- ⑰ 2" Recess
- ⑱ Unit Light Fixture/Address
- ⑲ Decorative Tile Surround
- ⑳ Composite Post



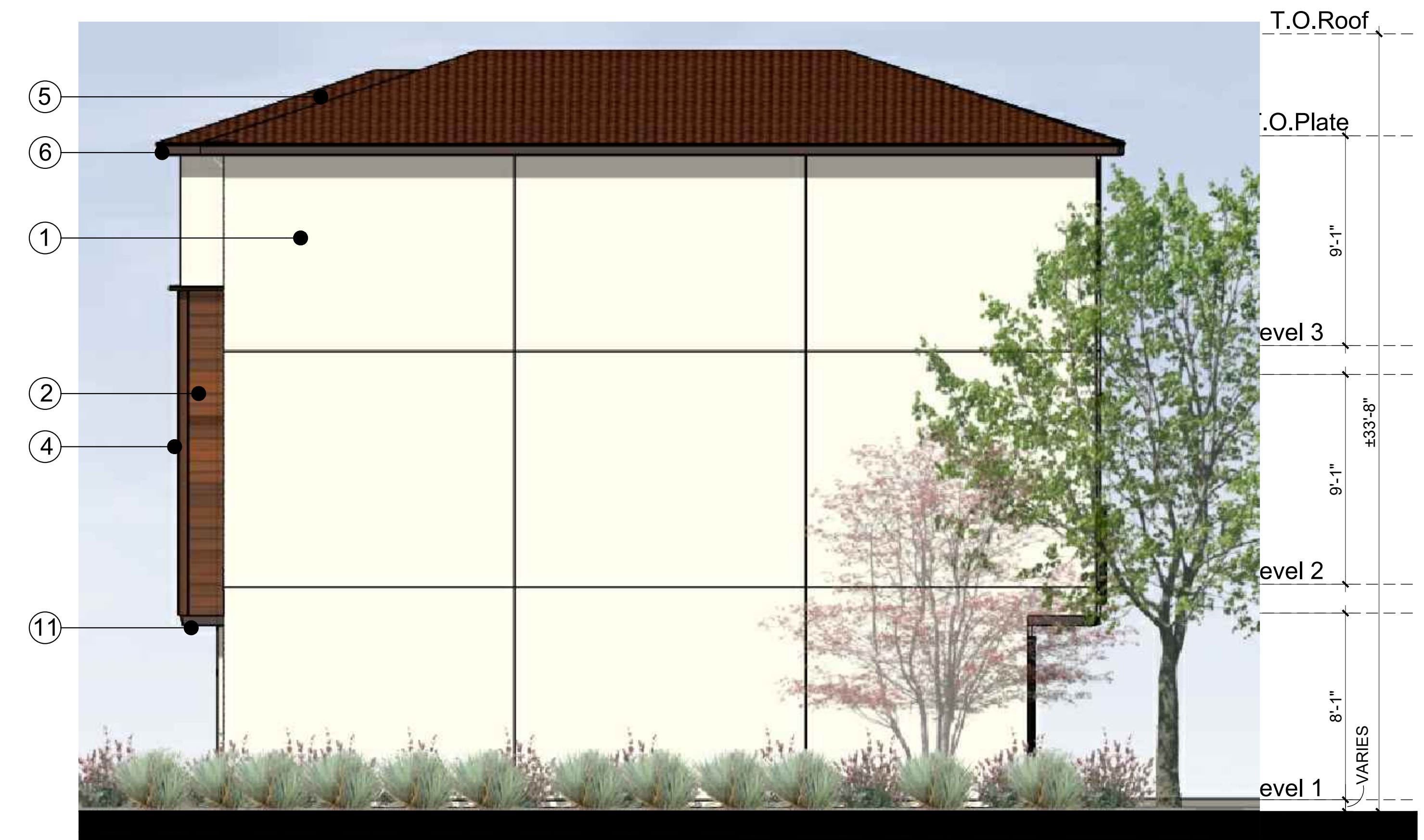
PLAN 2A - REAR ELEVATION



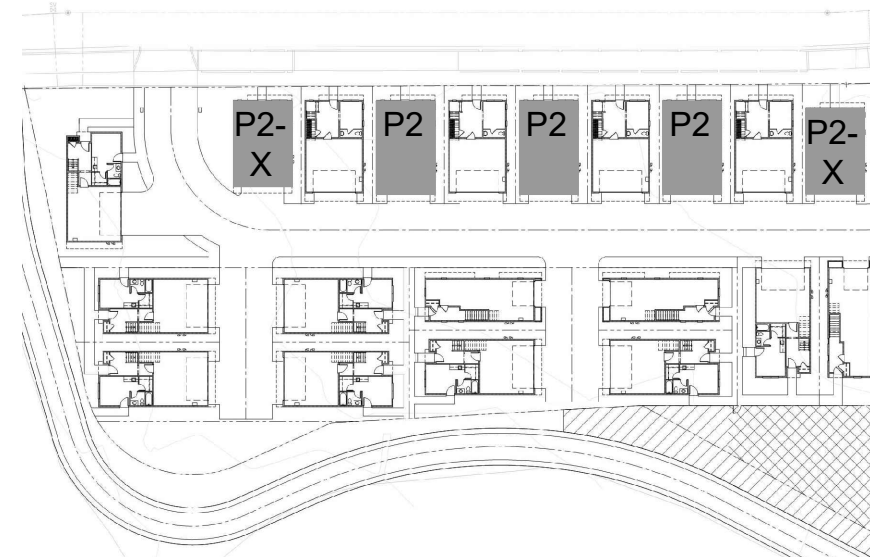
PLAN 2A - LEFT ELEVATION



PLAN 2A - FRONT ELEVATION



PLAN 2A - RIGHT ELEVATION



KEY MAP N.T.S.



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720
ktgy.com

CITY SUBMITTAL
MAY 3, 2021

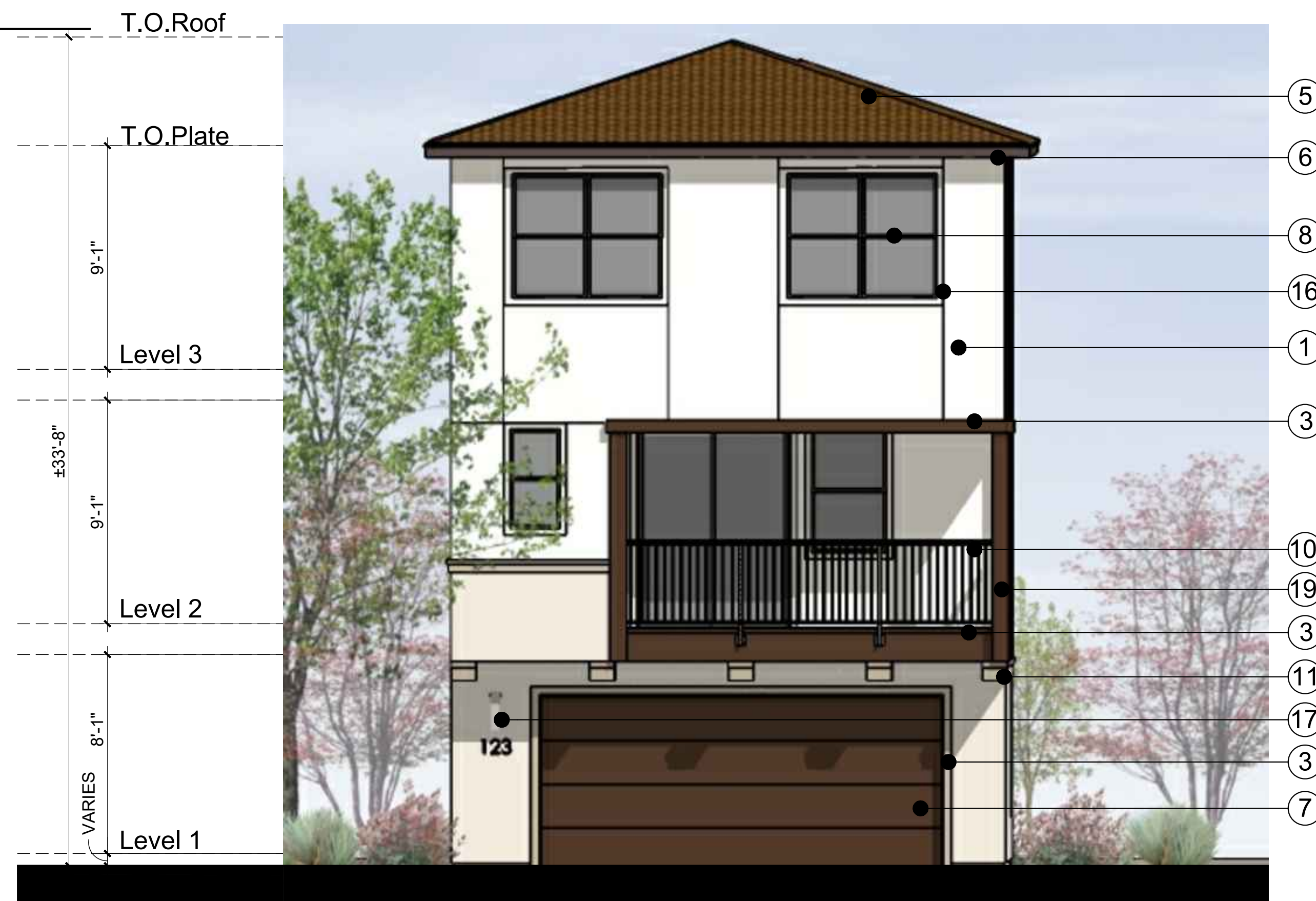


PLAN 2 EXTERIOR ELEVATIONS
STYLE 'A'

A3.2

MATERIAL LEGEND

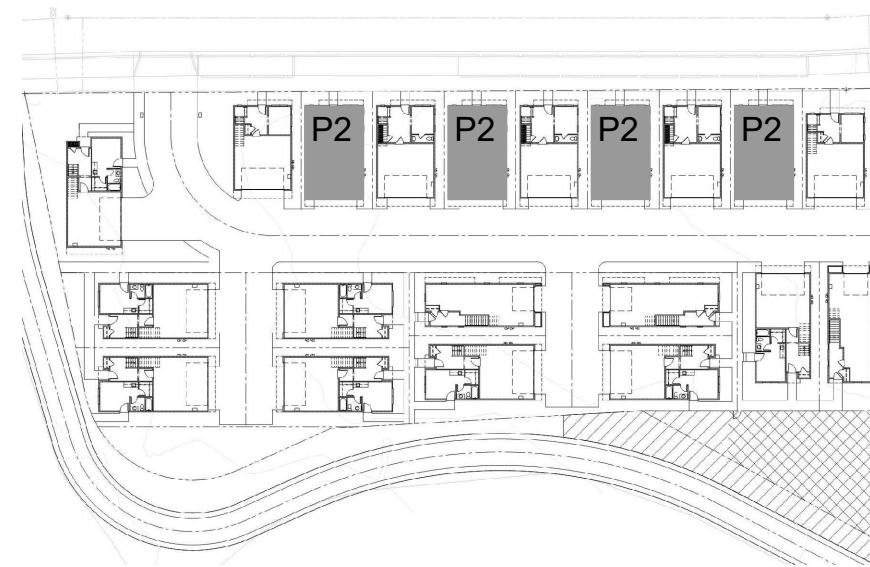
- ① Painted Stucco
- ② Wood-Look
- ③ Horizontal Siding
- ④ High Density Foam Trim w/ Stucco Coating
- ⑤ Painted Fiber Cement Trim
- ⑥ "S" Concrete Roof Tile
- ⑦ Painted Wood Fascia
- ⑧ Metal Garage Door
- ⑨ Vinyl Window
- ⑩ Painted Metal Juliet Balcony
- ⑪ Painted Metal Railing
- ⑫ Decorative Composite Corbel
- ⑬ Decorative Composite Finial
- ⑭ Decorative Composite Trellis
- ⑮ Decorative Clay Pipe
- ⑯ Tile Inset
- ⑰ 2" Recess
- ⑱ Unit Light Fixture/Address
- ⑲ Decorative Tile Surround
- ⑳ Composite Post



PLAN 2B - REAR ELEVATION



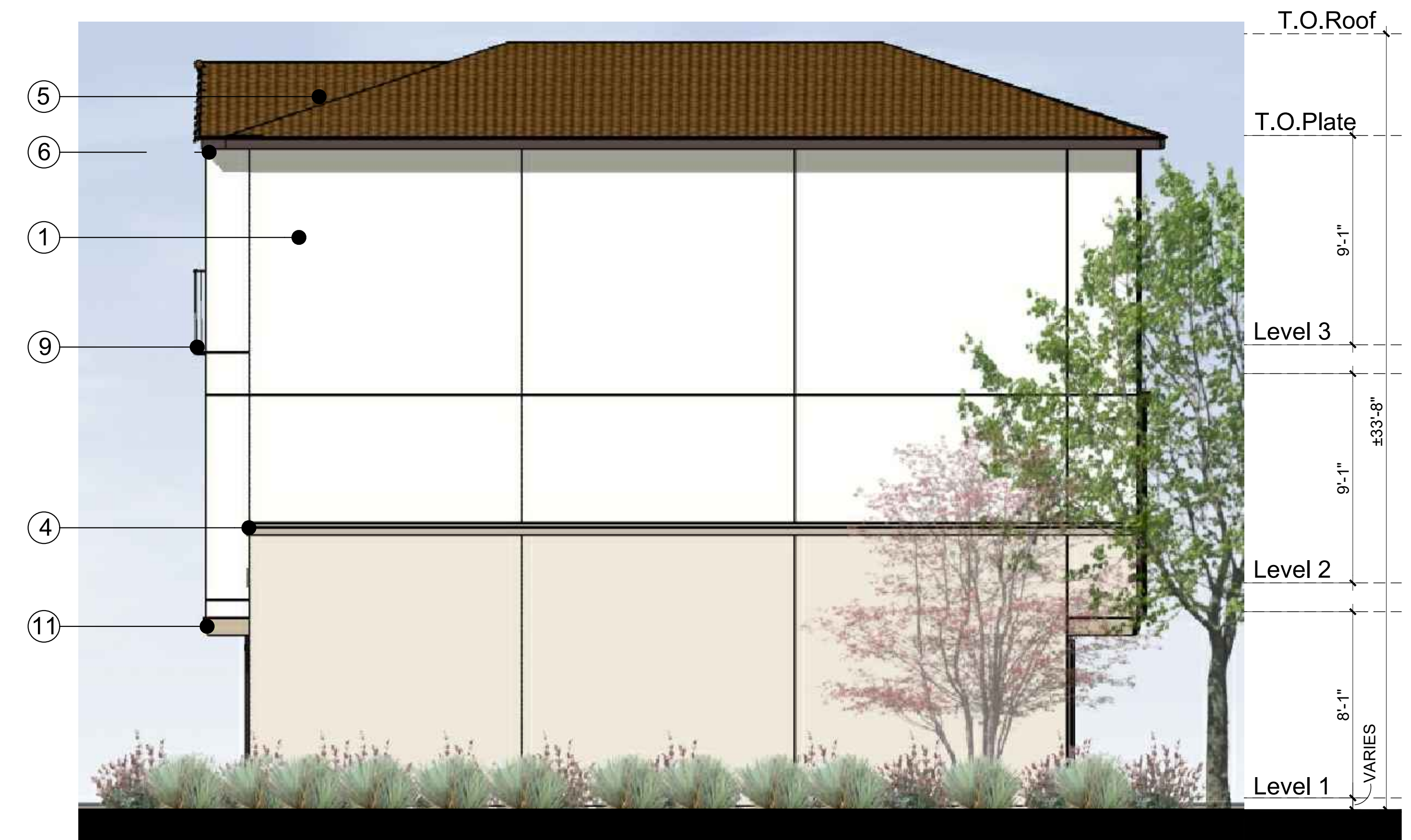
PLAN 2B - LEFT ELEVATION



KEY MAP N.T.S.



PLAN 2B - FRONT ELEVATION



PLAN 2B - RIGHT ELEVATION

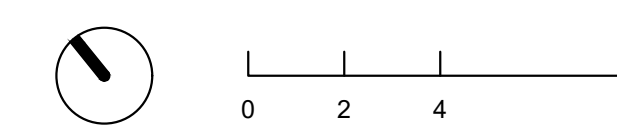


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021



PLAN 2 EXTERIOR ELEVATIONS
STYLE 'B'

A3.3

- MATERIAL LEGEND**
- ① Painted Stucco
 - ② Wood-Look
 - ③ High Density Foam Trim w/ Stucco Coating
 - ④ Painted Fiber Cement Trim
 - ⑤ "S" Concrete Roof Tile
 - ⑥ Painted Wood Fascia
 - ⑦ Metal Garage Door
 - ⑧ Vinyl Window
 - ⑨ Painted Metal Juliet Balcony
 - ⑩ Painted Metal Railing
 - ⑪ Decorative Composite Corbel
 - ⑫ Decorative Composite Finial
 - ⑬ Decorative Composite Trellis
 - ⑭ Decorative Clay Pipe
 - ⑮ Tile Inset
 - ⑯ 2" Recess
 - ⑰ Unit Light Fixture/Address
 - ⑱ Decorative Tile Surround
 - ⑲ Composite Post



PLAN 3.1 - REAR ELEVATION



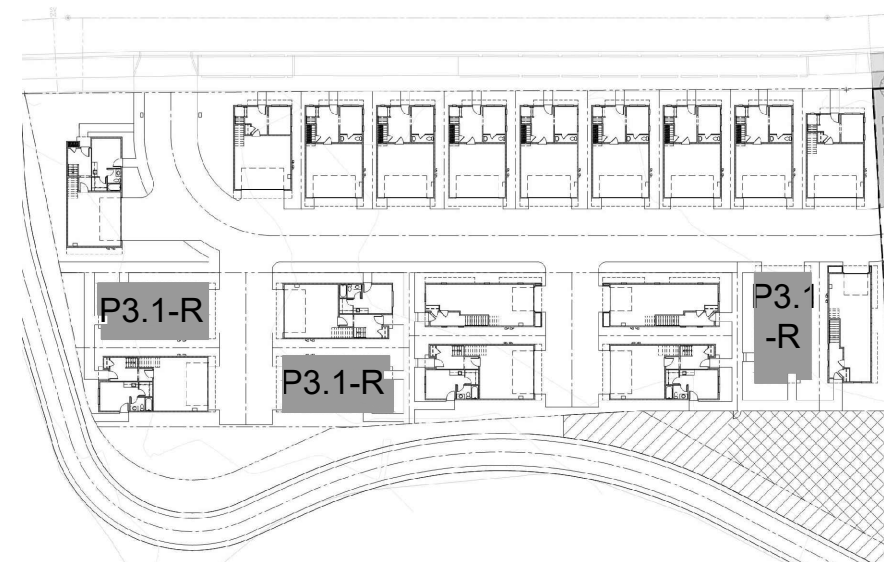
PLAN 3.1 - LEFT ELEVATION



PLAN 3.1 - FRONT ELEVATION



PLAN 3.1 - RIGHT ELEVATION



KEY MAP N.T.S.

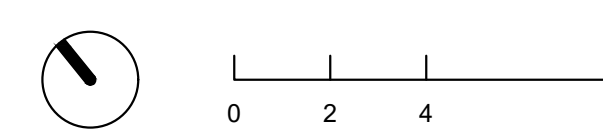


Architecture + Planning
 The Leamington Building
 1814 Franklin Street
 Suite 400
 Oakland, CA 94612
 510.272.2910
 ktgy.com

Bay Valley Development
 201 Pittman Road
 Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
 SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
 MAY 3, 2021



PLAN 3.1 EXTERIOR ELEVATIONS
 COLOR SCHEME 1

A3.4

- MATERIAL LEGEND**
- ① Painted Stucco
 - ② Wood-Look
 - ③ High Density Foam Trim w/ Stucco Coating
 - ④ Painted Fiber Cement Trim
 - ⑤ "S" Concrete Roof Tile
 - ⑥ Painted Wood Fascia
 - ⑦ Metal Garage Door
 - ⑧ Vinyl Window
 - ⑨ Painted Metal Juliet Balcony
 - ⑩ Painted Metal Railing
 - ⑪ Decorative Composite Corbel
 - ⑫ Decorative Composite Finial
 - ⑬ Decorative Composite Trellis
 - ⑭ Decorative Clay Pipe
 - ⑮ Tile Inset
 - ⑯ 2" Recess
 - ⑰ Unit Light Fixture/Address
 - ⑱ Decorative Tile Surround
 - ⑲ Composite Post



PLAN 3X - REAR ELEVATION



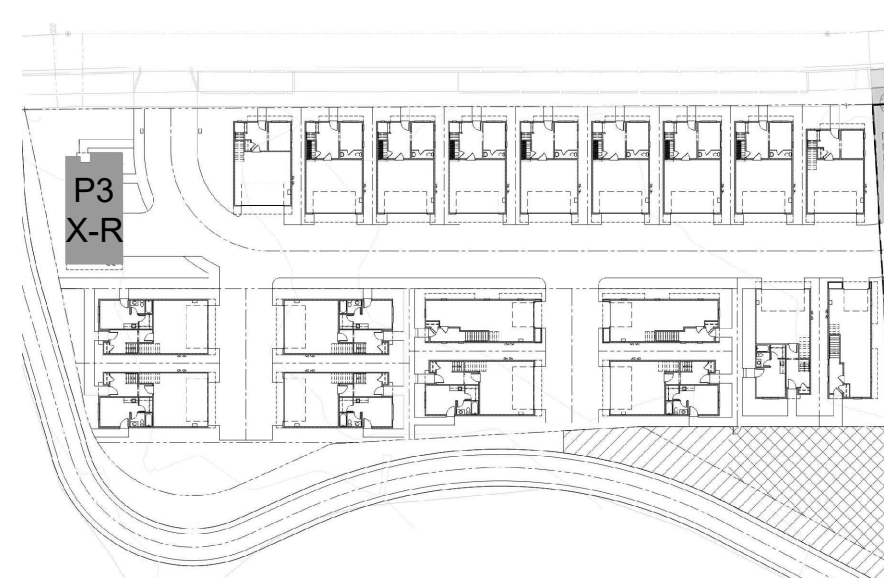
PLAN 3X - LEFT ELEVATION



PLAN 3X - FRONT ELEVATION



PLAN 3X - RIGHT ELEVATION



KEY MAP N.T.S.



Architecture + Planning
 The Leamington Building
 1814 Franklin Street
 Suite 400
 Oakland, CA 94612
 510.272.2910
 ktgy.com

Bay Valley Development
 201 Pittman Road
 Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
 SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
 MAY 3, 2021



PLAN 3X EXTERIOR ELEVATIONS

- MATERIAL LEGEND**
- ① Painted Stucco
 - ② Wood-Look
 - ③ High Density Foam Trim w/ Stucco Coating
 - ④ Painted Fiber Cement Trim
 - ⑤ "S" Concrete Roof Tile
 - ⑥ Painted Wood Fascia
 - ⑦ Metal Garage Door
 - ⑧ Vinyl Window
 - ⑨ Painted Metal Juliet Balcony
 - ⑩ Painted Metal Railing
 - ⑪ Decorative Composite Corbel
 - ⑫ Decorative Composite Finial
 - ⑬ Decorative Composite Trellis
 - ⑭ Decorative Clay Pipe
 - ⑮ Tile Inset
 - ⑯ 2" Recess
 - ⑰ Unit Light Fixture/Address
 - ⑱ Decorative Tile Surround
 - ⑲ Composite Post



PLAN 3.2 - REAR ELEVATION



PLAN 3.2 - LEFT ELEVATION



PLAN 3.2 - FRONT ELEVATION



PLAN 3.2 - RIGHT ELEVATION



KEY MAP N.T.S.

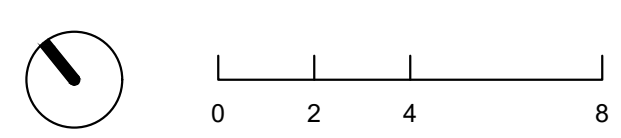


Architecture + Planning
 The Leamington Building
 1814 Franklin Street
 Suite 400
 Oakland, CA 94612
 510.272.2910
 ktgy.com

Bay Valley Development
 201 Pittman Road
 Fairfield, CA 94534

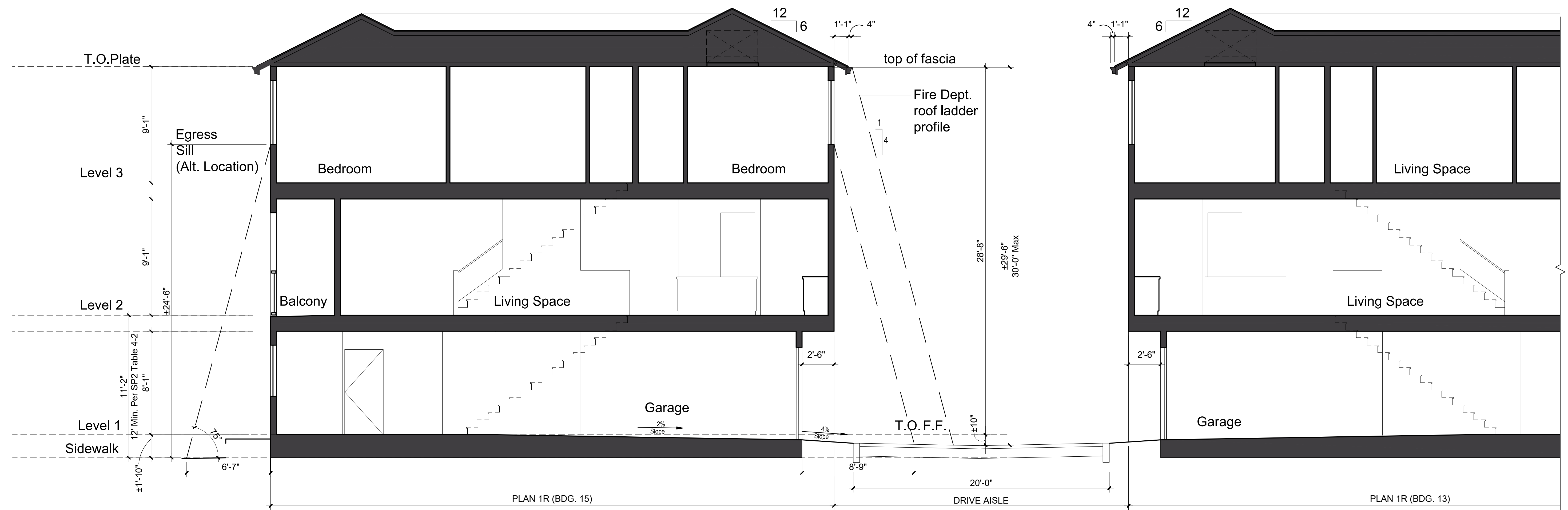
CHATTLETON LANE ROW HOUSES
 SAN PABLO, CA # 2020-0720

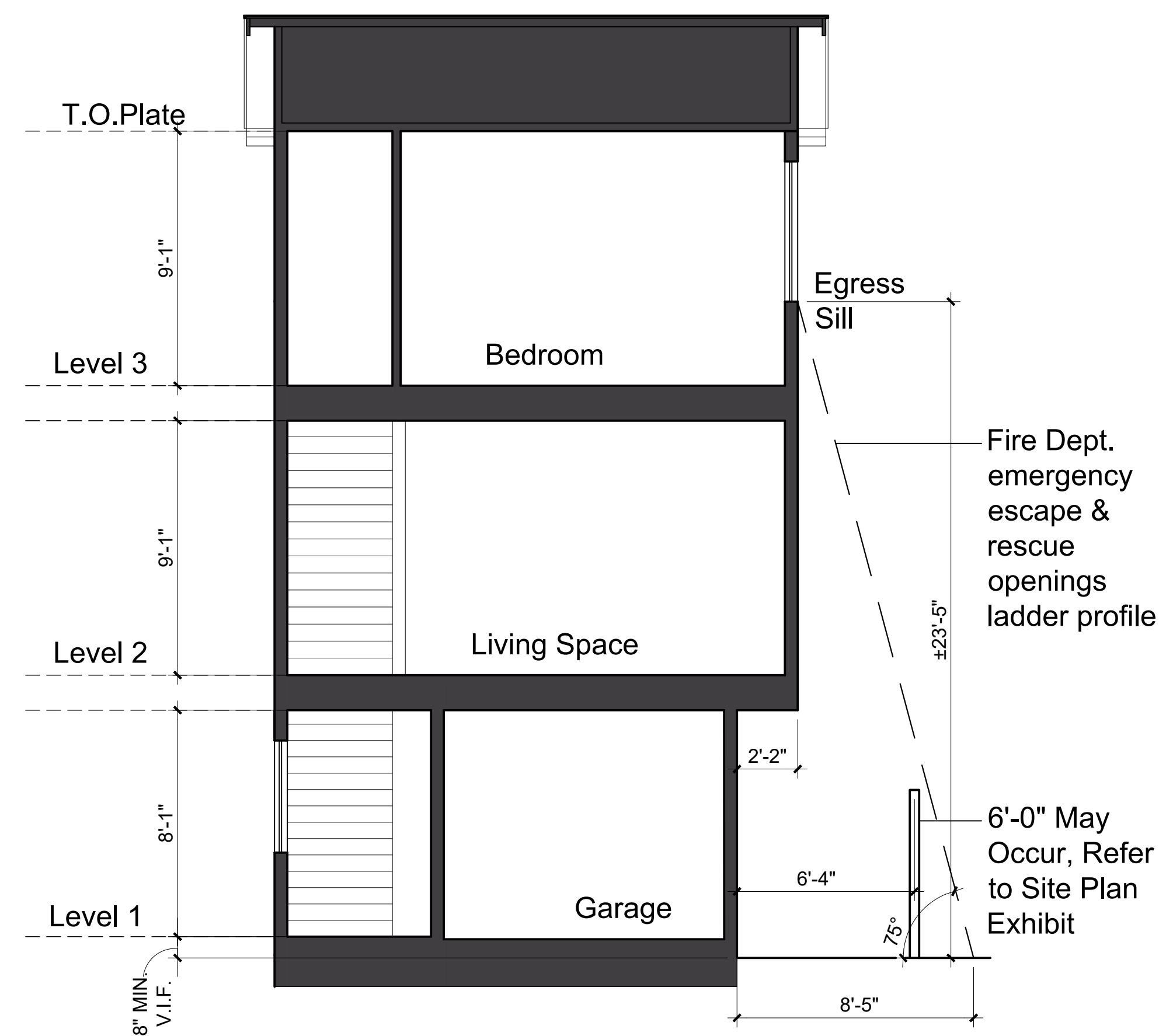
CITY SUBMITTAL
 MAY 3, 2021



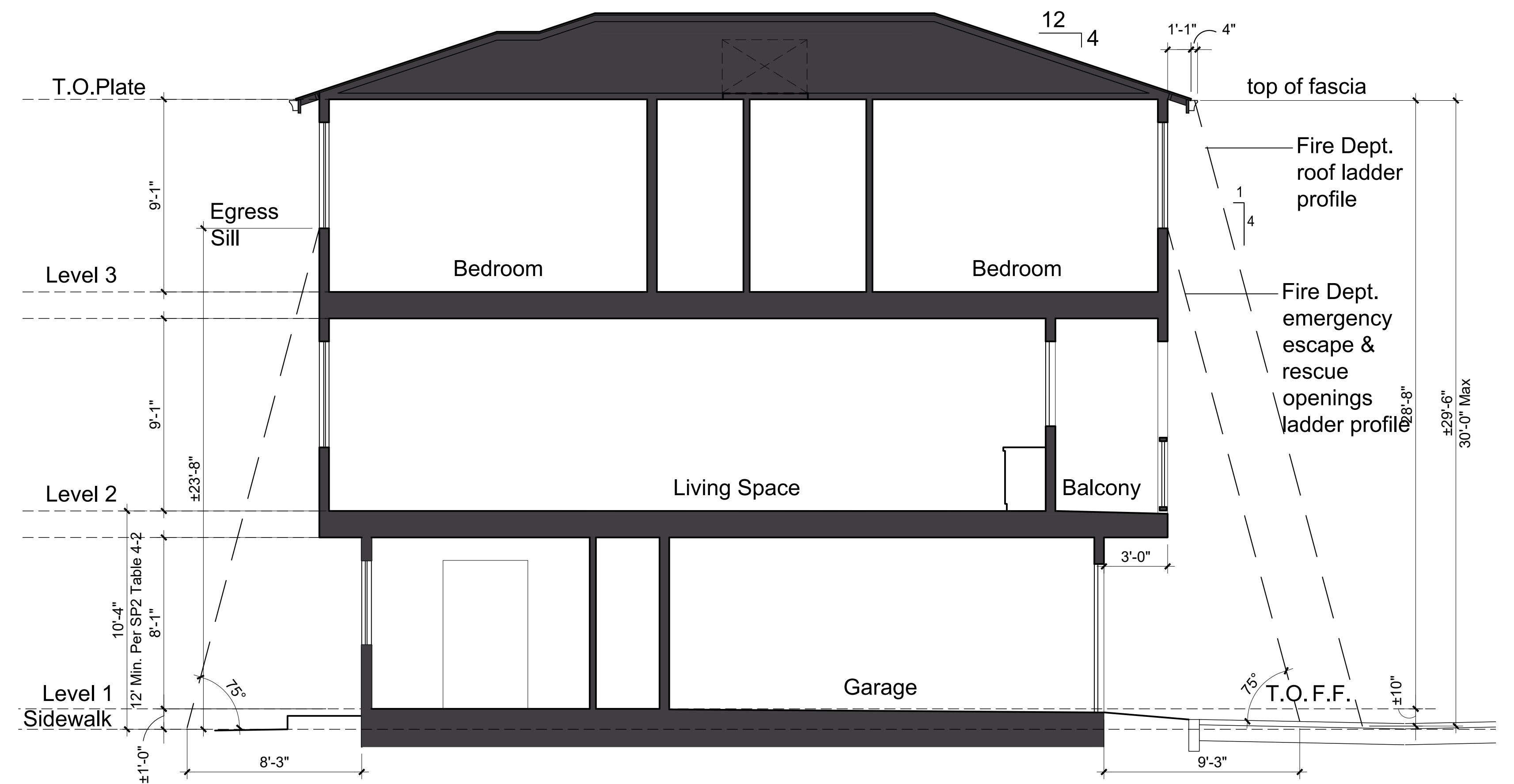
PLAN 3.2 EXTERIOR ELEVATIONS
 COLOR SCHEME 2

A3.6

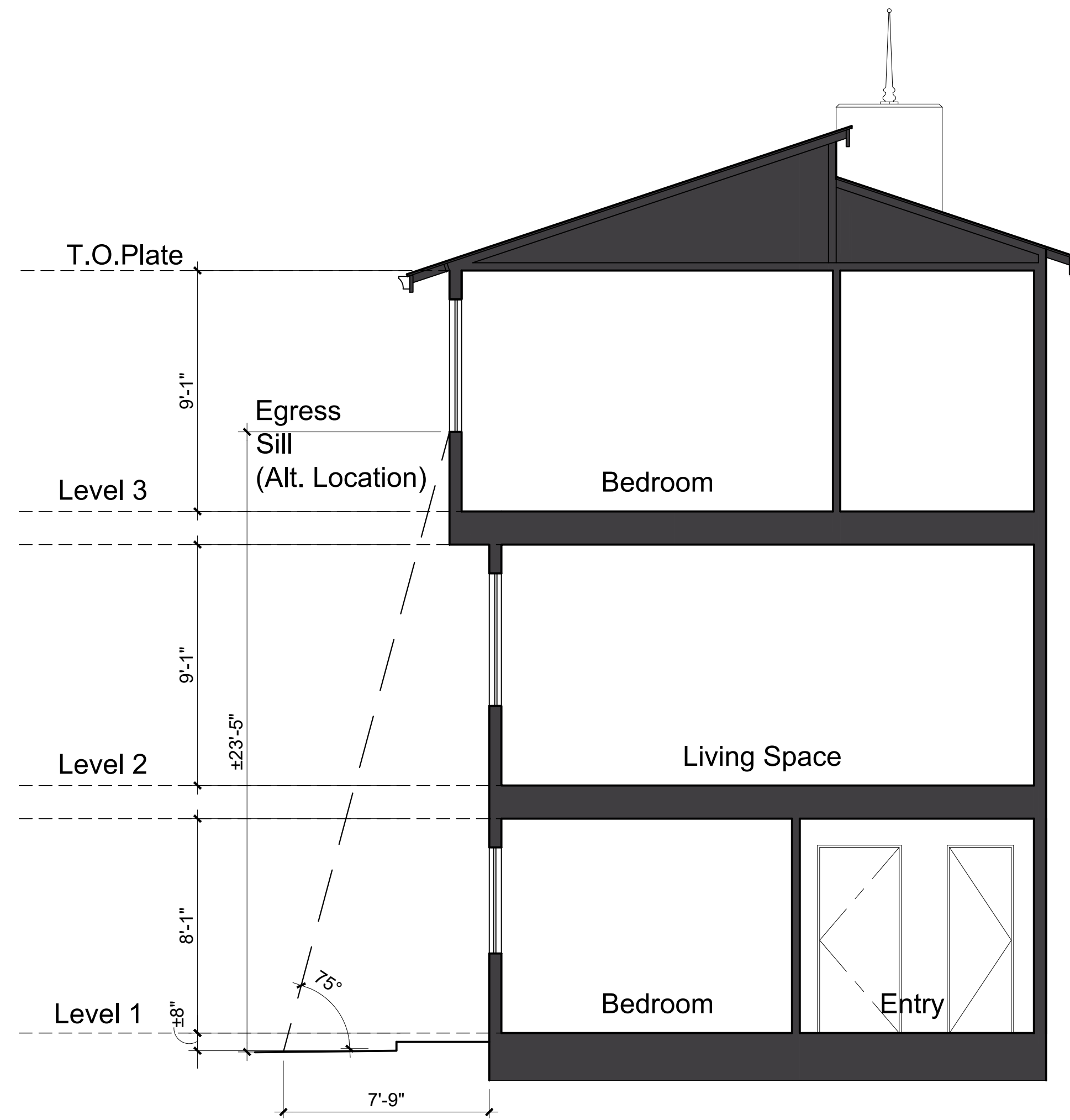




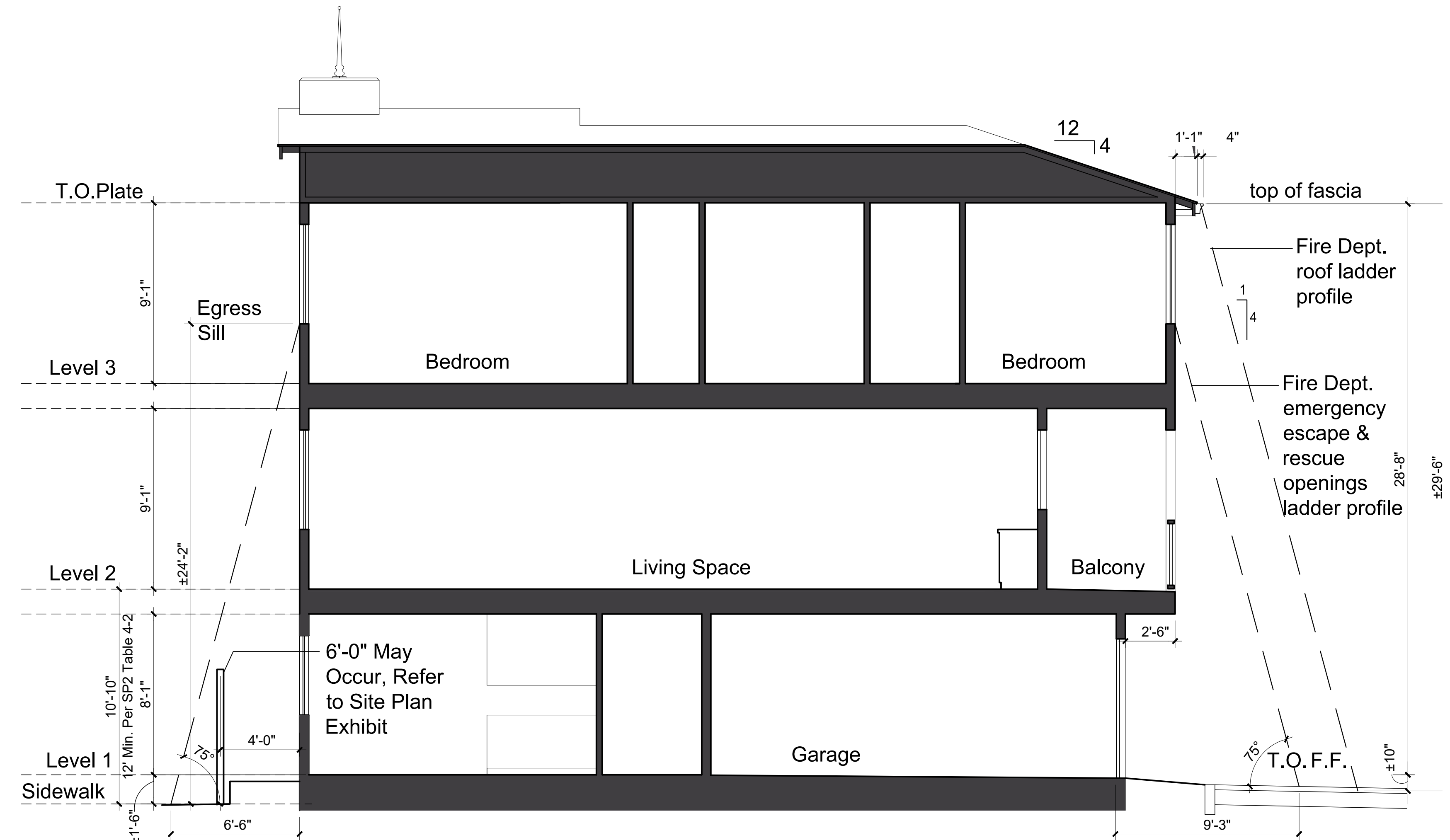
PLAN 1 - TRANSVERSE SECTION



PLAN 2 (2X SIM.) - LONGITUDINAL SECTION



PLAN 3 - TRANSVERSE SECTION (ALT. EGRESS WINDOW LOCATION)



PLAN 3 (3X SIM.) - LONGITUDINAL SECTION

PLAN 1

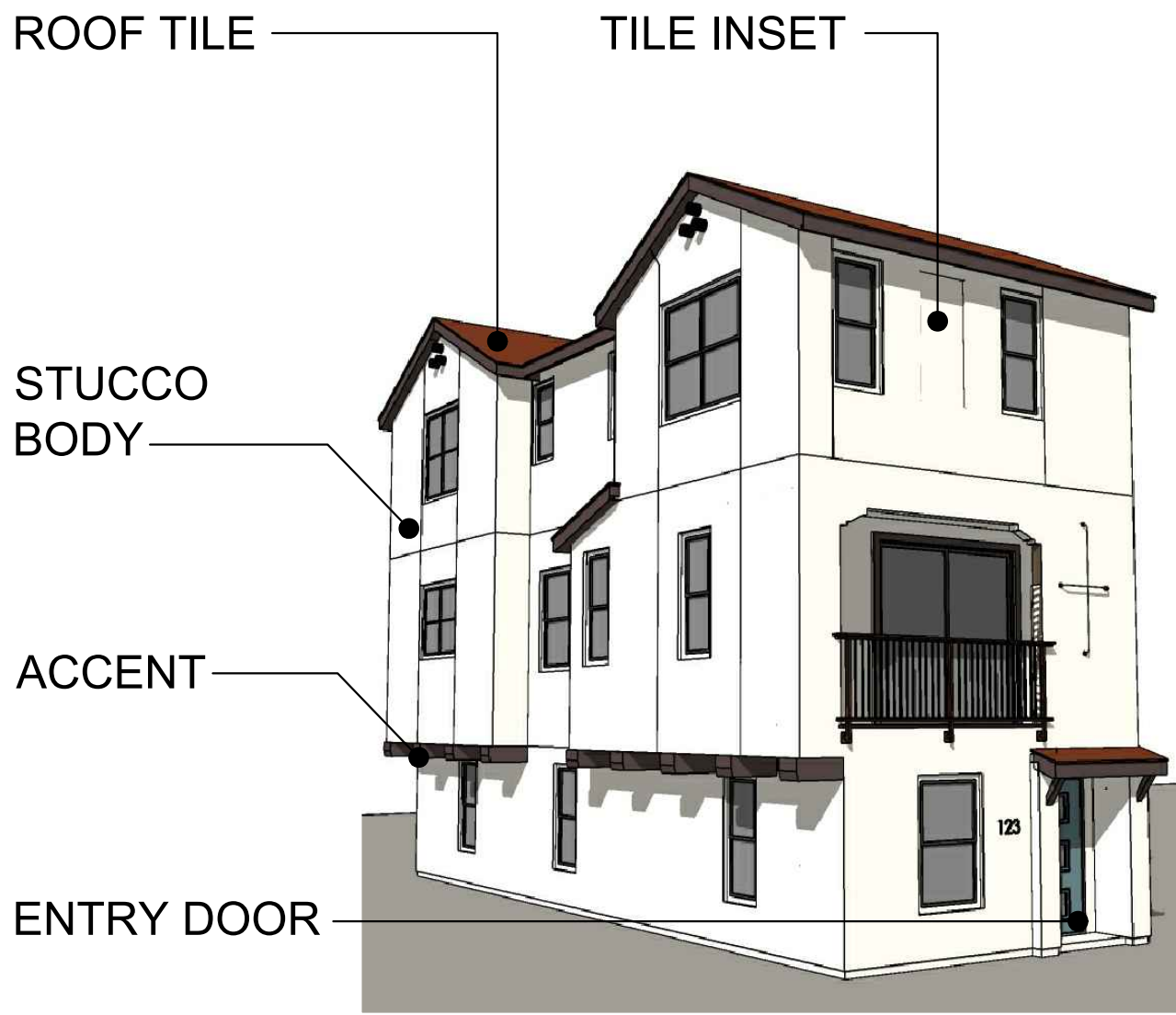
STUCCO BODY:
Sherwin Williams,
SW 7102 WHITE FLOUR

ACCENT/TRIM/FASCIA
GARAGE DOOR:
Sherwin Williams,
SW 2338 POLISHED
MAHOGANY

ROOF TILE:
Eagle Roofing Capistrano,
3560 CALIENTE

ENTRY DOOR:
Sherwin Williams,
SW 7617
MEDITERRANEAN

TILE ACCENT:
Mosaic House,
ROSA C5-6-24



PLAN 2 , STYLE 'A' (2A)

STUCCO BODY:
Sherwin Williams,
SW 0053 PORCELAIN

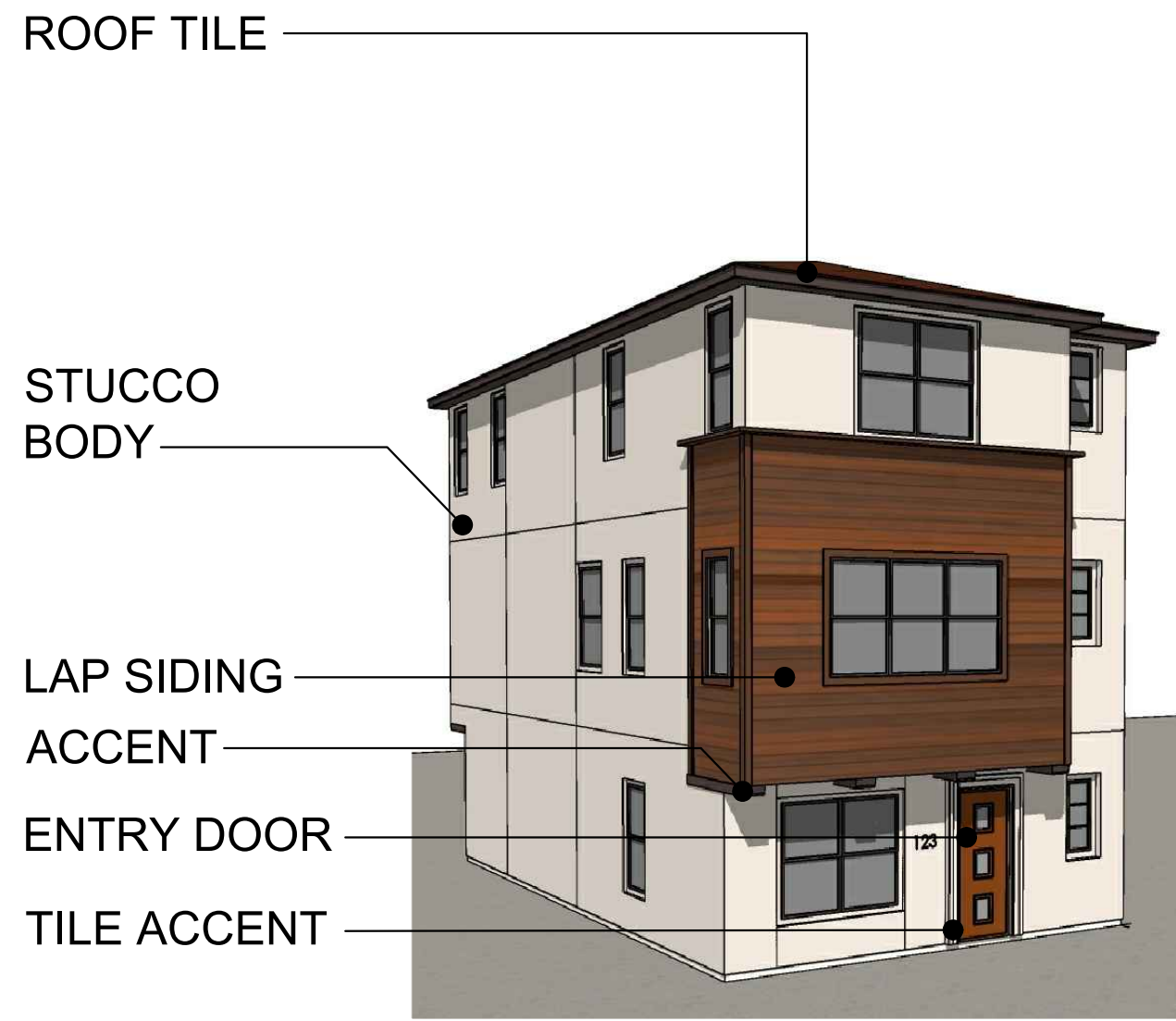
LAP SIDING:
Woodtone, Rustic Series
OLD CHERRY

ACCENT/TRIM/FASCIA
GARAGE DOOR:
Sherwin Williams,
SW 7623 CASCADES

ROOF TILE:
Eagle Roofing Capistrano,
3815 RED BLUFF BLEND

ENTRY DOOR:
Sherwin Williams,
SW 6342 SPICY HUE

TILE ACCENT:
Mosaic House,
ROSA C14-19-10-15



PLAN 2, STYLE 'B' (2B)

STUCCO BODY 1:
Sherwin Williams,
SW 7001
MARSHMALLOW

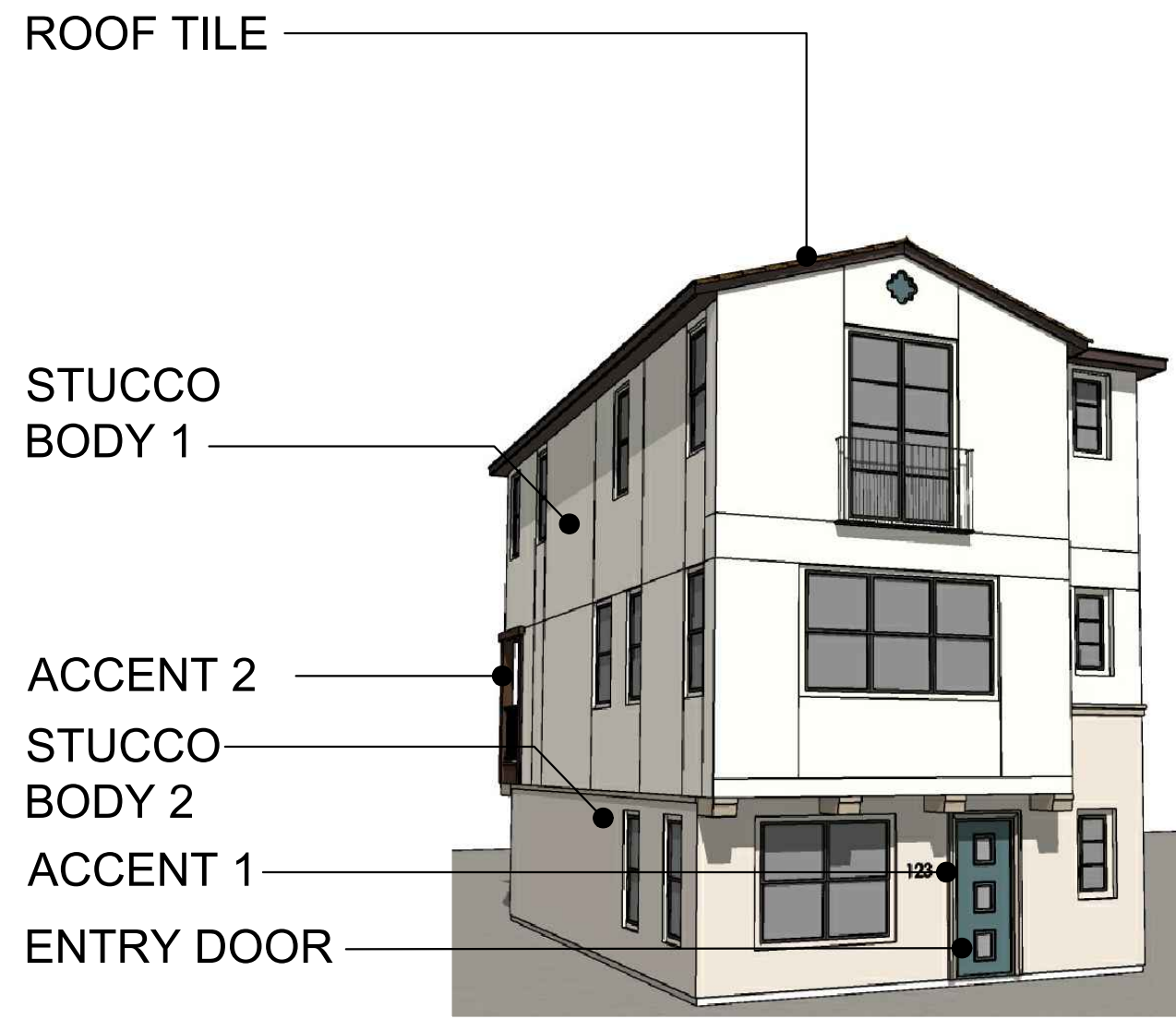
STUCCO BODY 2:
Sherwin Williams,
SW 6071 POPULAR
GRAY

ACCENT 1 /TRIM:
Sherwin Williams,
SW 7501 THRESHOLD
TAUPE

ACCENT 2/
GARAGE DOOR:
Sherwin Williams,
SW 6048 TERRA BRUN

ROOF TILE:
Eagle Roofing Capistrano,
8806 TUSCON BLEND

ENTRY DOOR:
Sherwin Williams,
SW 6223 STILL WATER



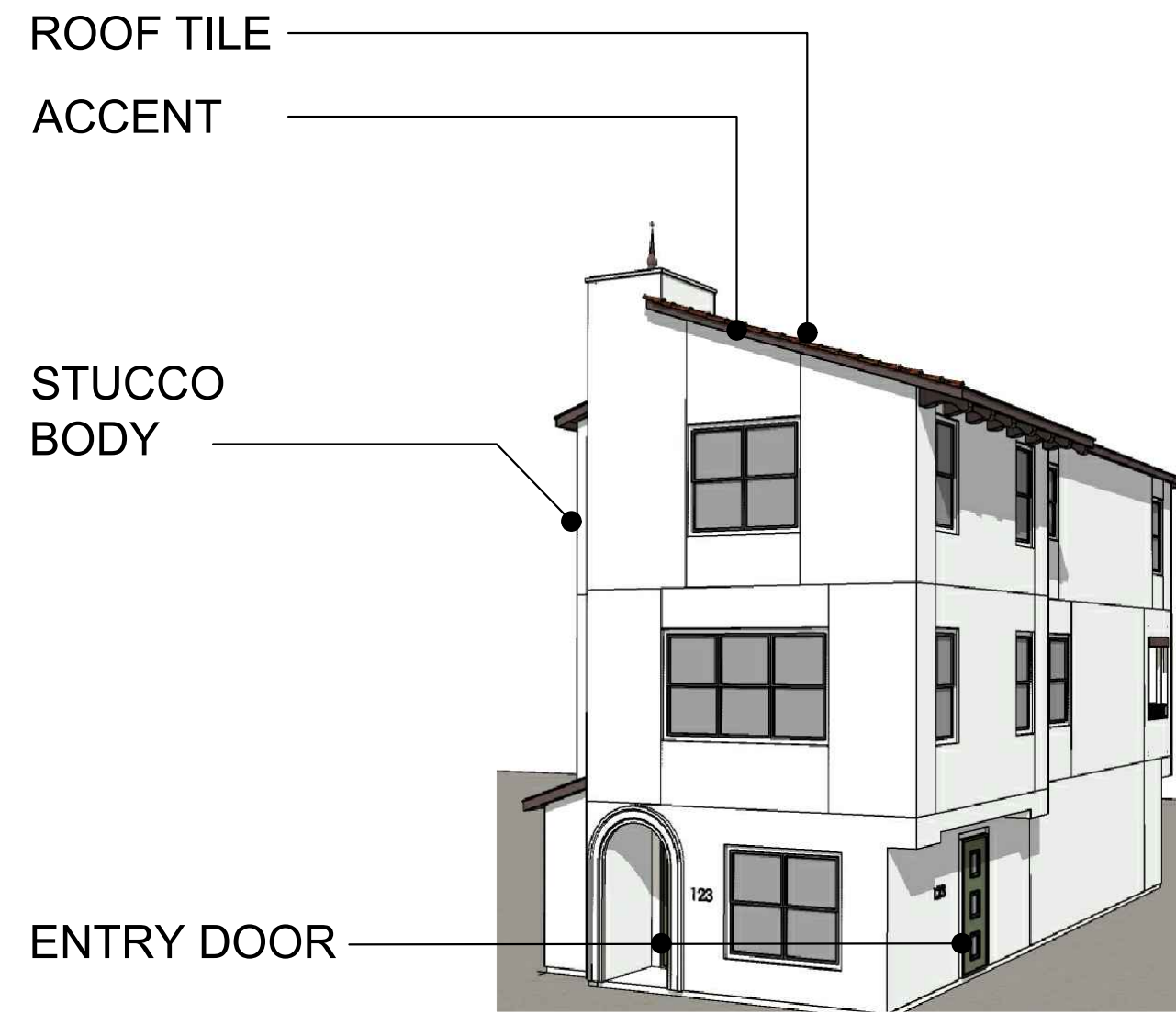
PLAN 3, COLOR SCHEME 1 (3.1)

STUCCO BODY:
Sherwin Williams,
SW 6252 ICE CUBE

ACCENT/TRIM/FASCIA
GARAGE DOOR:
Sherwin Williams,
SW 2338 POLISHED
MAHOGANY

ROOF TILE:
Eagle Roofing Capistrano,
8403 SANTA BARBARA
BLEND

ENTRY DOOR:
Sherwin Williams,
SW 6181 SECRET
GARDEN



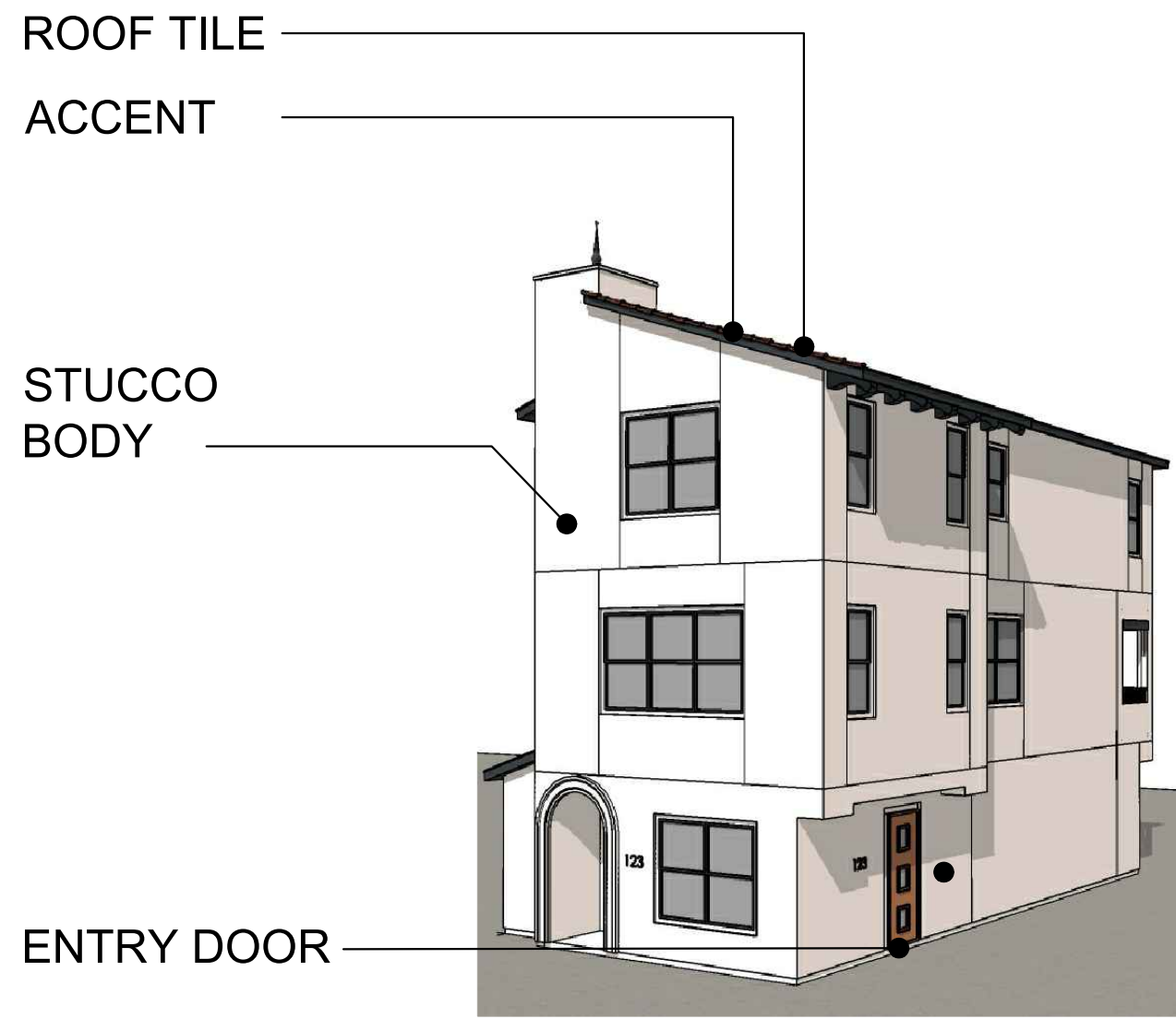
PLAN 3, COLOR SCHEME 2 (3.2)

STUCCO BODY:
Sherwin Williams,
SW 6252 ICE CUBE

ACCENT/TRIM/FASCIA
GARAGE DOOR:
Sherwin Williams,
SW 6258 TRICORN
BLACK

ROOF TILE:
Eagle Roofing Capistrano,
3526 VALENCIA

ENTRY DOOR:
Sherwin Williams,
SW 6356 COPPER
MOUNTAIN

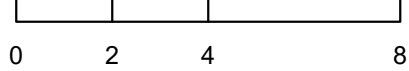


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Bay Valley Development
201 Pittman Road
Fairfield, CA 94534

CHATTLETON LANE ROW HOUSES
SAN PABLO, CA # 2020-0720

CITY SUBMITTAL
MAY 3, 2021



COLOR & MATERIAL BOARD

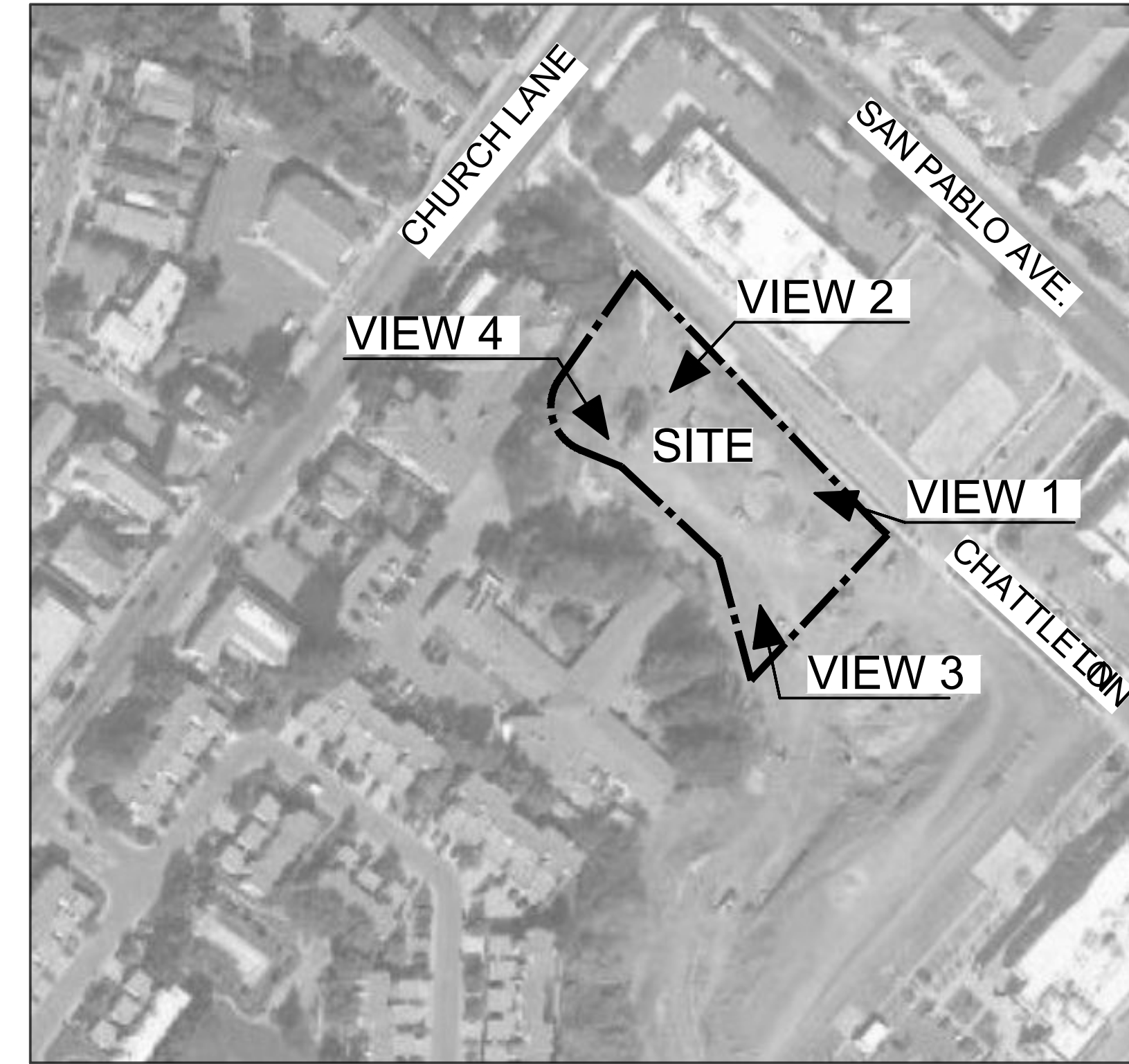
A5.0



VIEW 3, VIEW NORTH ON CREEK TRAIL



VIEW 4, VIEW SOUTH ON CREEK TRAIL



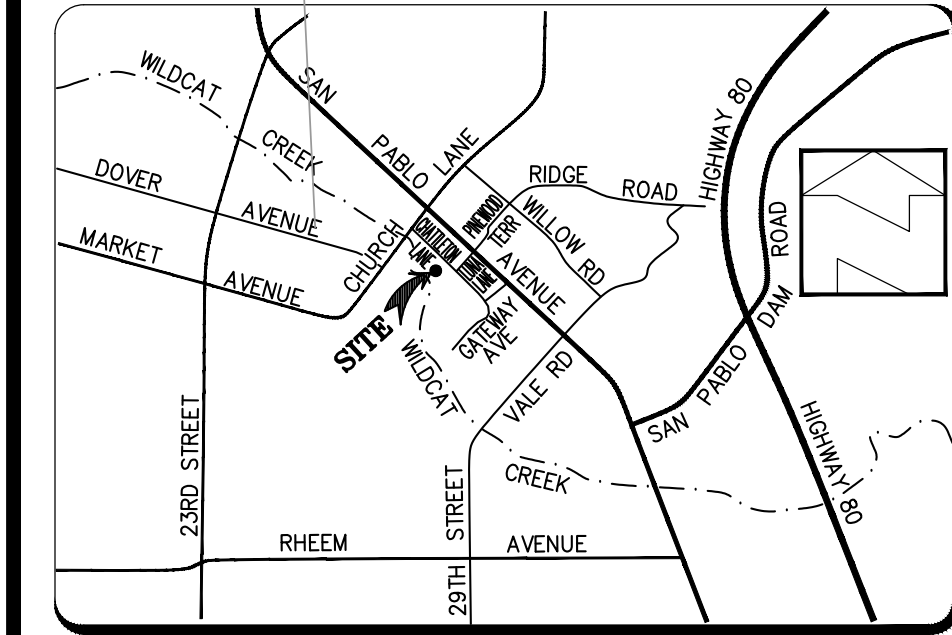
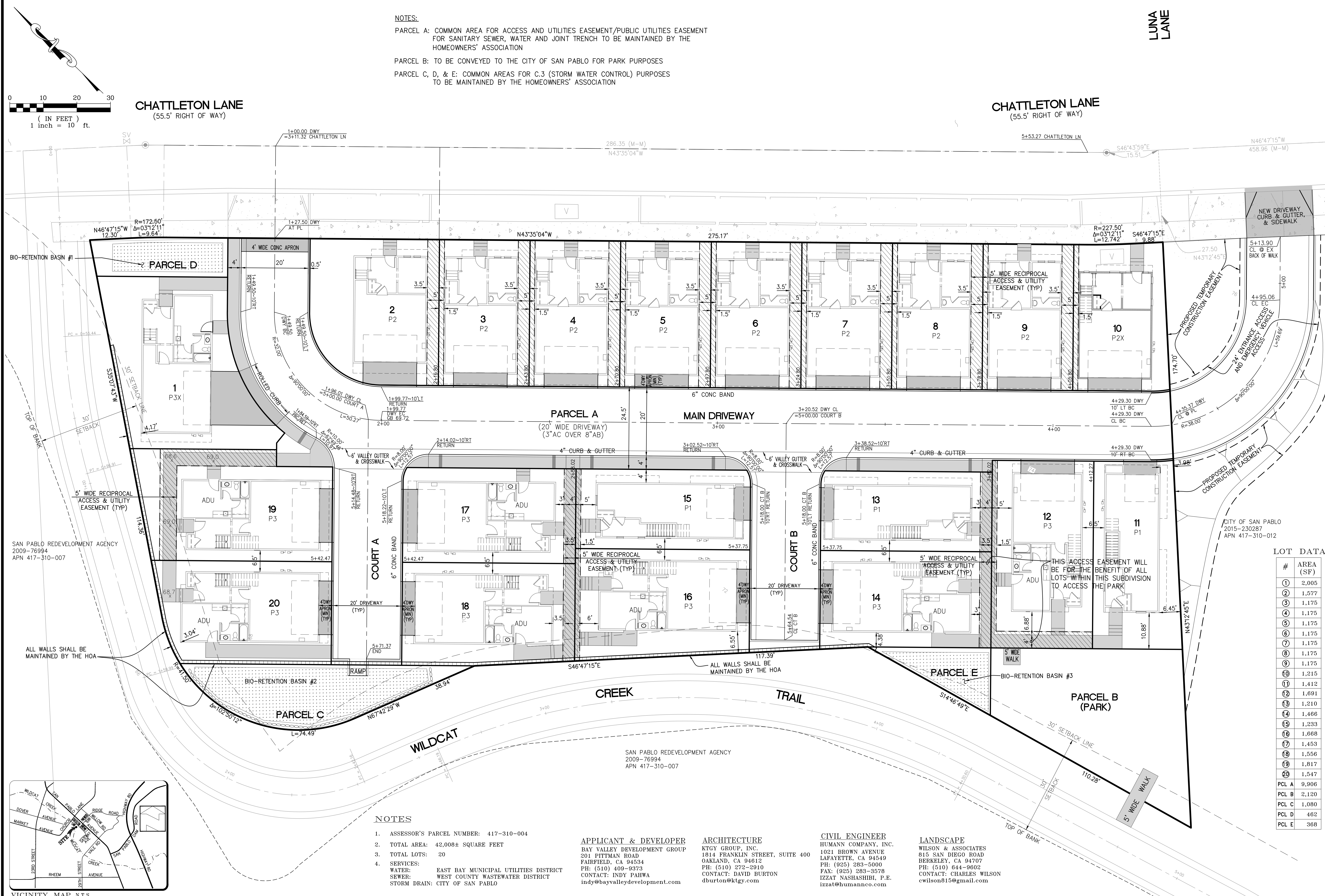
KEY MAP N.T.S.



VIEW 1, VIEW NORTH-WEST ON CHATTLETON



VIEW 2, VIEW SOUTH-EAST ON CHATTLETON



VICINITY MAP N.T.S.

NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	08/09/21
DRAWN	PE
CHECKED	IN
JOB NO.	20-121



- NOTES:
- ASSESSOR'S PARCEL NUMBER: 417-310-004
 - TOTAL AREA: 42,008± SQUARE FEET
 - TOTAL LOTS: 20
 - SERVICES:
WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
SEWER: WEST COUNTY WASTEWATER DISTRICT
STORM DRAIN: CITY OF SAN PABLO

APPLICANT & DEVELOPER
BAY VALLEY DEVELOPMENT GROUP
201 PITTMAN ROAD
FAIRFIELD, CA 94534
PH: (510) 409-9373
CONTACT: INDY PAHWA
indy@bayvalleydevelopment.com

ARCHITECTURE
KITY GROUP, INC.
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
PH: (510) 272-2910
CONTACT: DAVID BURTON
dburton@kity.com

CIVIL ENGINEER
HUMANN COMPANY, INC.
1021 BROWN AVENUE
LAFAYETTE, CA 94549
PH: (925) 283-5000
FAX: (925) 283-3578
IZZAT NASHASHIBI, P.E.
izzat@humannco.com

LANDSCAPE
WILSON & ASSOCIATES
815 SAN DIEGO ROAD
BERKELEY, CA 94707
PH: (510) 644-9602
CONTACT: CHARLES WILSON
cwilson815@gmail.com

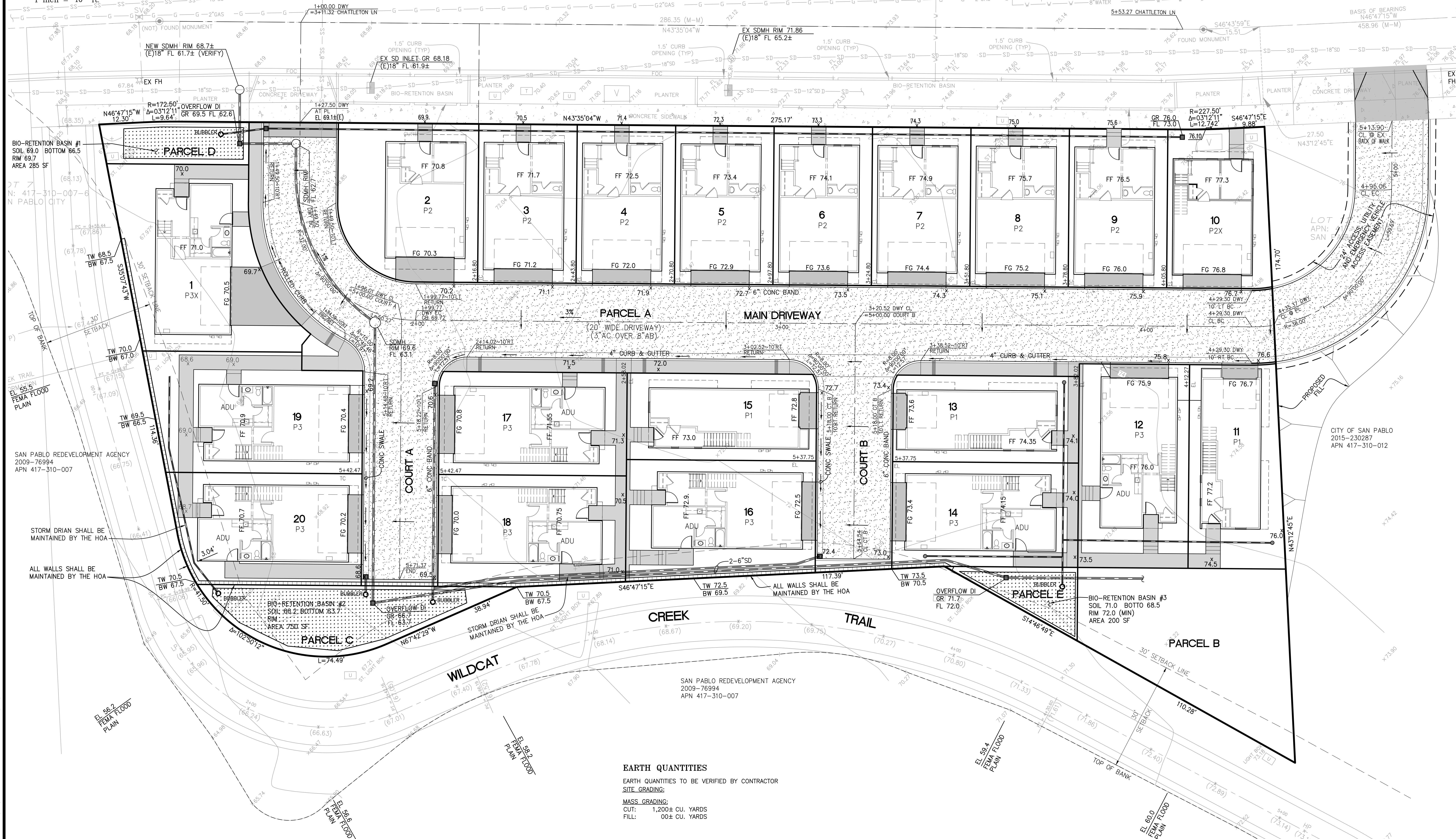
VESTING TENTATIVE MAP
HORIZONTAL CONTROL PLAN
LOT 4, MAP OF SAN PABLO SUBDIVISION 9331, (521 M 41) CONTRA COSTA COUNTY RECORDS
2842 CHATTLETON LANE (APN 417-310-004)
SAN PABLO CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET **C-1**
OF 4 SHEETS
JOB NO. 20-121

CHATTLETON LANE
(55.5' RIGHT OF WAY)

CHATTLETON LANE
(55.5' RIGHT OF WAY)



EARTH QUANTITIES

EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

SITE GRADING:

MASS GRADING:

CUT: 1,200± CU. YARDS

FILL: 00± CU. YARDS

[illegible]

SCALE	1" = 10'
DATE	04/29/2021
DRAWN	PE
CHECKED	IN
JOB NO.	20-121



by at Washed.

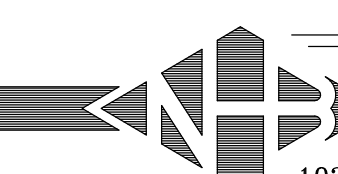
IZZAT	S. NASHASHIBI	R.C.E. 2952
-------	---------------	-------------

IZZAT/ S. NASHASHIBI R.C.E. 29528

VESTING TENTATIVE MAP XXXXXXXXXX
GRADING AND DRAINAGE PLAN

LOT 4, MAP OF SAN PABLO SUBDIVISION 9331, (521 M 41) CONTRA COSTA COUNTY RECORDS
2842 CHATTLETON LANE (APN 417-310-004)

SAN PABLO CONTRA COSTA COUNTY CALIFORNIA



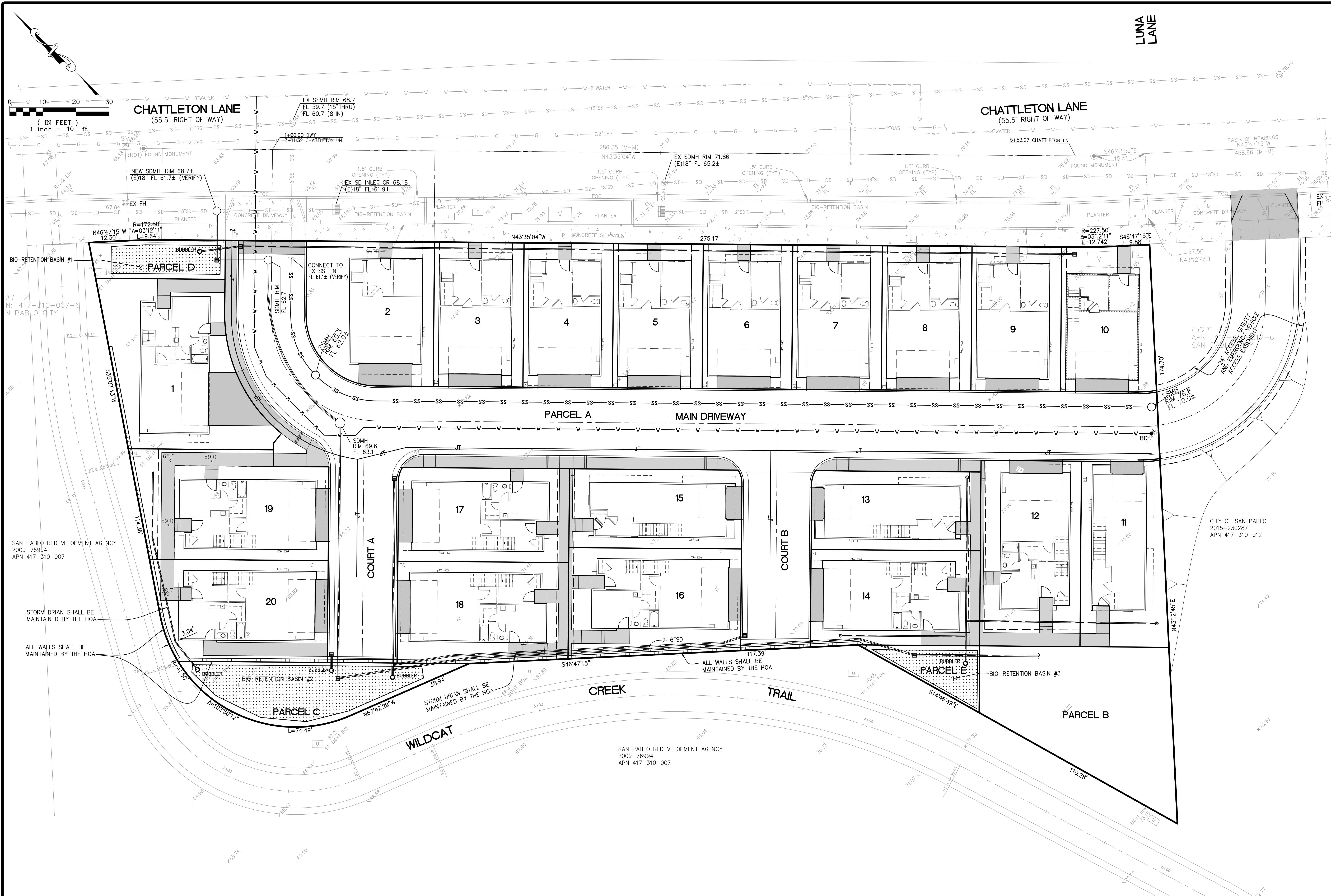
HUMANN COMPANY INC.

ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET C-2

OF 4 SHEETS

JOB NO. 20-121



NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	04/29/2021
DRAWN	PE
CHECKED	IN
JOB NO.	20-121

IZZAT/S. NASHASHIBI R.C.E. 29528

VESTING TENTATIVE MAP XXXXXXXXX

UTILITY PLAN

LOT 4, MAP OF SAN PABLO SUBDIVISION 9331, (521 M 41) CONTRA COSTA COUNTY RECORDS
2842 CHATTLETON LANE (APN 417-310-004)

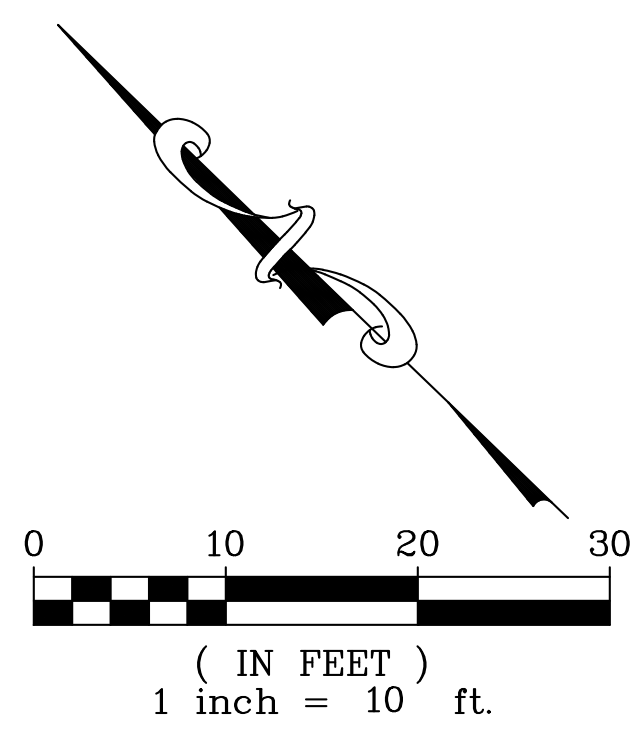
SAN PABLO CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3378

SHEET C-3

OF 4 SHEETS

JOB NO. 20-121



NOTES

1. ASSESSOR'S PARCEL NUMBER: 417-310-004
2. TOTAL AREA: 42,008± SQUARE FEET
3. TOTAL LOTS: 20

CHATTLETON LANE
(55.5' RIGHT OF WAY)

DMA 1: 10,081 SF

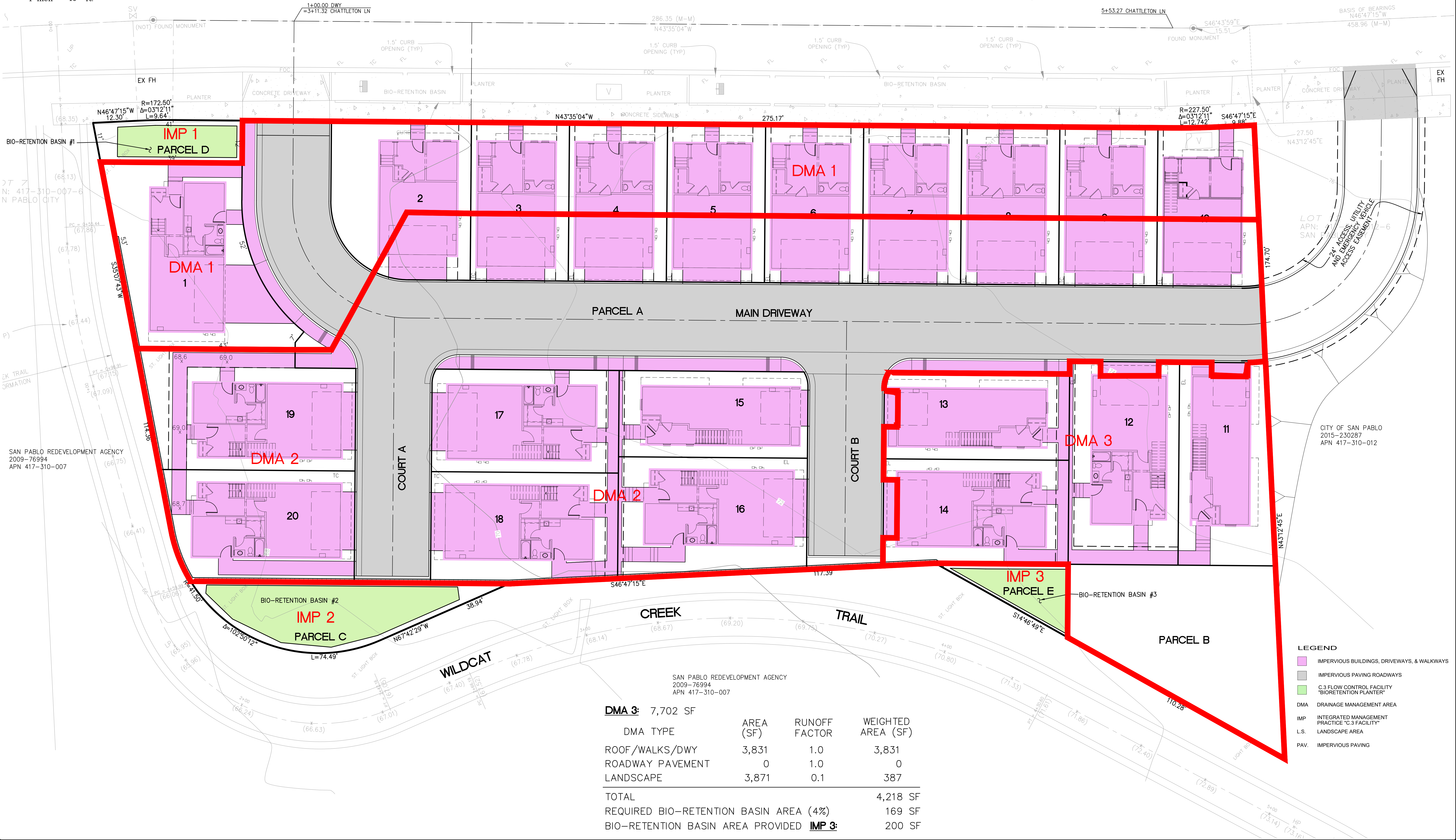
DMA TYPE	AREA (SF)	RUNOFF FACTOR	WEIGHTED AREA (SF)
ROOF/WALKS/DWY	5,576	1.0	5,576
ROADWAY PAVEMENT	1,147	1.0	1,147
LANDSCAPE	3,358	0.1	336
TOTAL			7,059 SF
REQUIRED BIO-RETENTION BASIN AREA (4%)			282 SF
BIO-RETENTION BASIN AREA PROVIDED IMP 1:			285 SF

DMA 2: 22,311 SF

DMA TYPE	AREA (SF)	RUNOFF FACTOR	WEIGHTED AREA (SF)
ROOF/WALKS/DWY	10,274	1.0	10,274
ROADWAY PAVEMENT	7,382	1.0	7,382
LANDSCAPE	4,655	0.1	466
TOTAL			18,122 SF
REQUIRED BIO-RETENTION BASIN AREA (4%)			725 SF
BIO-RETENTION BASIN AREA PROVIDED IMP 2:			750 SF

CHATTLETON LANE
(55.5' RIGHT OF WAY)

LUNA LANE



DMA 3: 7,702 SF

DMA TYPE	AREA (SF)	RUNOFF FACTOR	WEIGHTED AREA (SF)
ROOF/WALKS/DWY	3,831	1.0	3,831
ROADWAY PAVEMENT	0	1.0	0
LANDSCAPE	3,871	0.1	387
TOTAL			4,218 SF
REQUIRED BIO-RETENTION BASIN AREA (4%)			169 SF
BIO-RETENTION BASIN AREA PROVIDED IMP 3:			200 SF

- LEGEND
- IMPERVIOUS BUILDINGS, DRIVEWAYS, & WALKWAYS
 - IMPERVIOUS PAVING ROADWAYS
 - C-3 FLOW CONTROL FACILITY "BIORETENTION PLANTER"
 - DMA DRAINAGE MANAGEMENT AREA
 - IMP INTEGRATED MANAGEMENT PRACTICE "C-3 FACILITY"
 - L.S. LANDSCAPE AREA
 - PAV. IMPERVIOUS PAVING

NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	04/29/2021
DRAWN	PE
CHECKED	IN
JOB NO.	20-121

REGISTERED PROFESSIONAL ENGINEER
No. 29528
STATE OF CALIFORNIA
IZZAT S. NASHASHIBI R.C.E. 29528

VESTING TENTATIVE MAP XXXXXXXXX
STORM WATER CONTROL PLAN EXHIBIT
LOT 4, MAP OF SAN PABLO SUBDIVISION 9331, (521 M 41) CONTRA COSTA COUNTY RECORDS
2842 CHATTLETON LANE (APN 417-310-004)
SAN PABLO CONTRA COSTA COUNTY CALIFORNIA

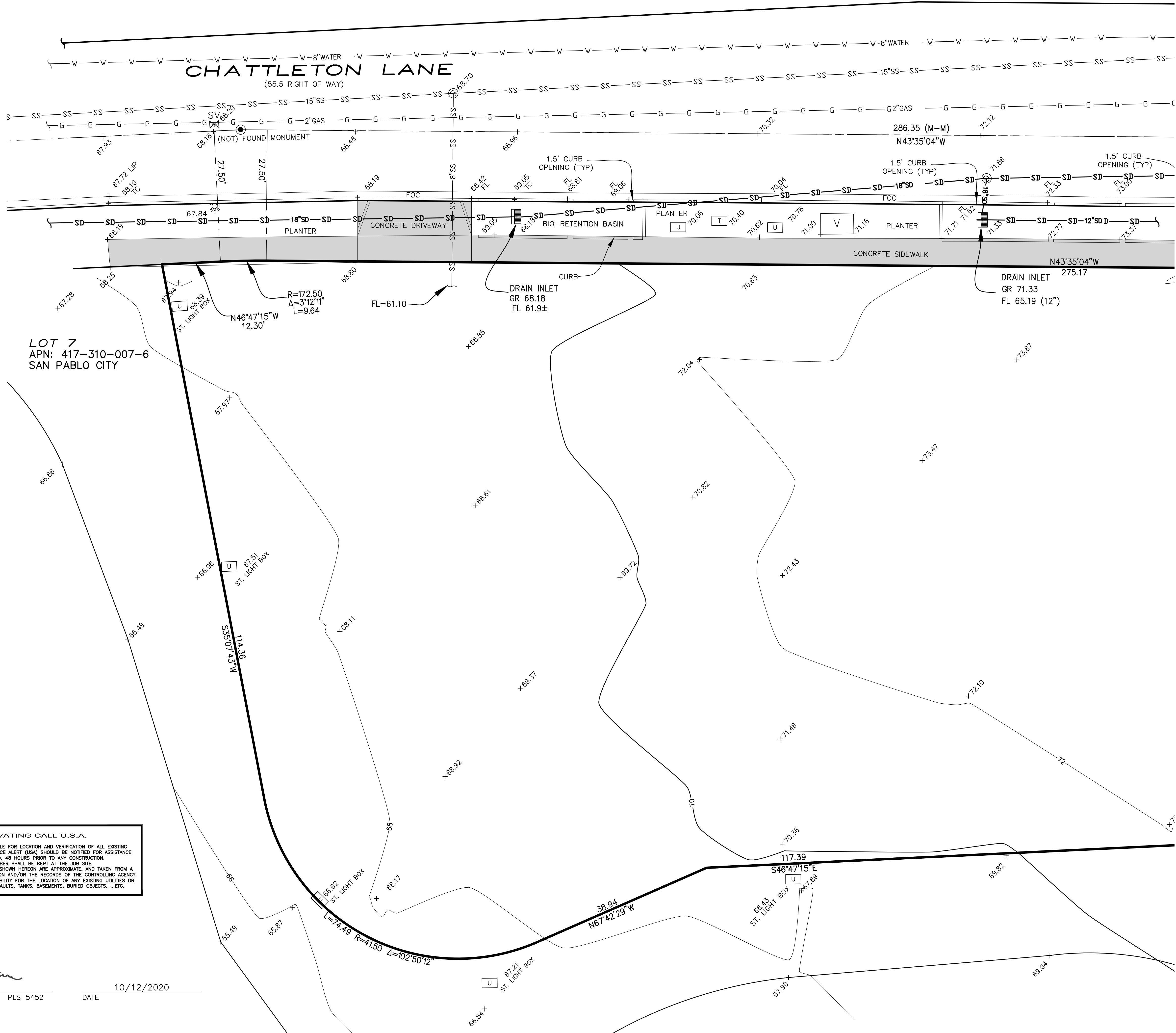
HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3378

SHEET C-4
OF 4 SHEETS
JOB NO. 20-121

Z:\PROJECTS\20-121\TOPOLING.SAVED: Thursday, April 29, 2021 5:27:03 PM. PLOT DATE: Thursday, April 29, 2021 5:28:51 PM

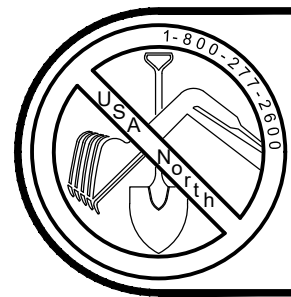
LEGEND

- FOUND STANDARD STREET MONUMENT
- ⛑ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- SS SANITARY SEWER
- +742.6 EXISTING GRADE
- W WATER LINE
- CB CATCH BASIN
- ⊖ STORM DRAIN MAIN HOLE
- U UTILITY BOX
- T TELEPHONE BOX
- V ELECTRIC VAULT
- G GAS LINE
- SV STORM VALVE
- DRAIN INLET
- M-M MONUMENT TO MONUMENT



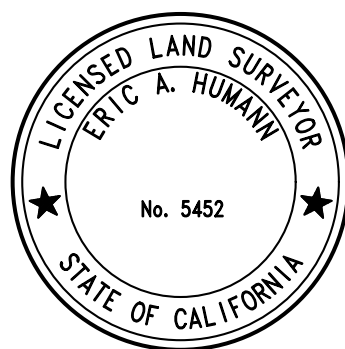
LOT 7
APN: 417-310-007-6
SAN PABLO CITY

0 10 20 30
(IN FEET)
1 inch = 10 ft.



BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.



Eric A. Humann
ERIC (RICK) A. HUMANN PLS 5452

DATE 10/12/2020

BOUNDARY TOPOGRAPHIC SURVEY
LOT 4, MAP OF SAN PABLO SUBDIVISION 9331, (521 M 41) CONTRA COSTA COUNTY RECORDS
INDY PAHWA - - 2842 CHATTELTON LN.
SAN PABLO CALIFORNIA



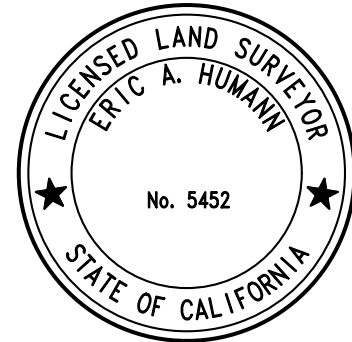
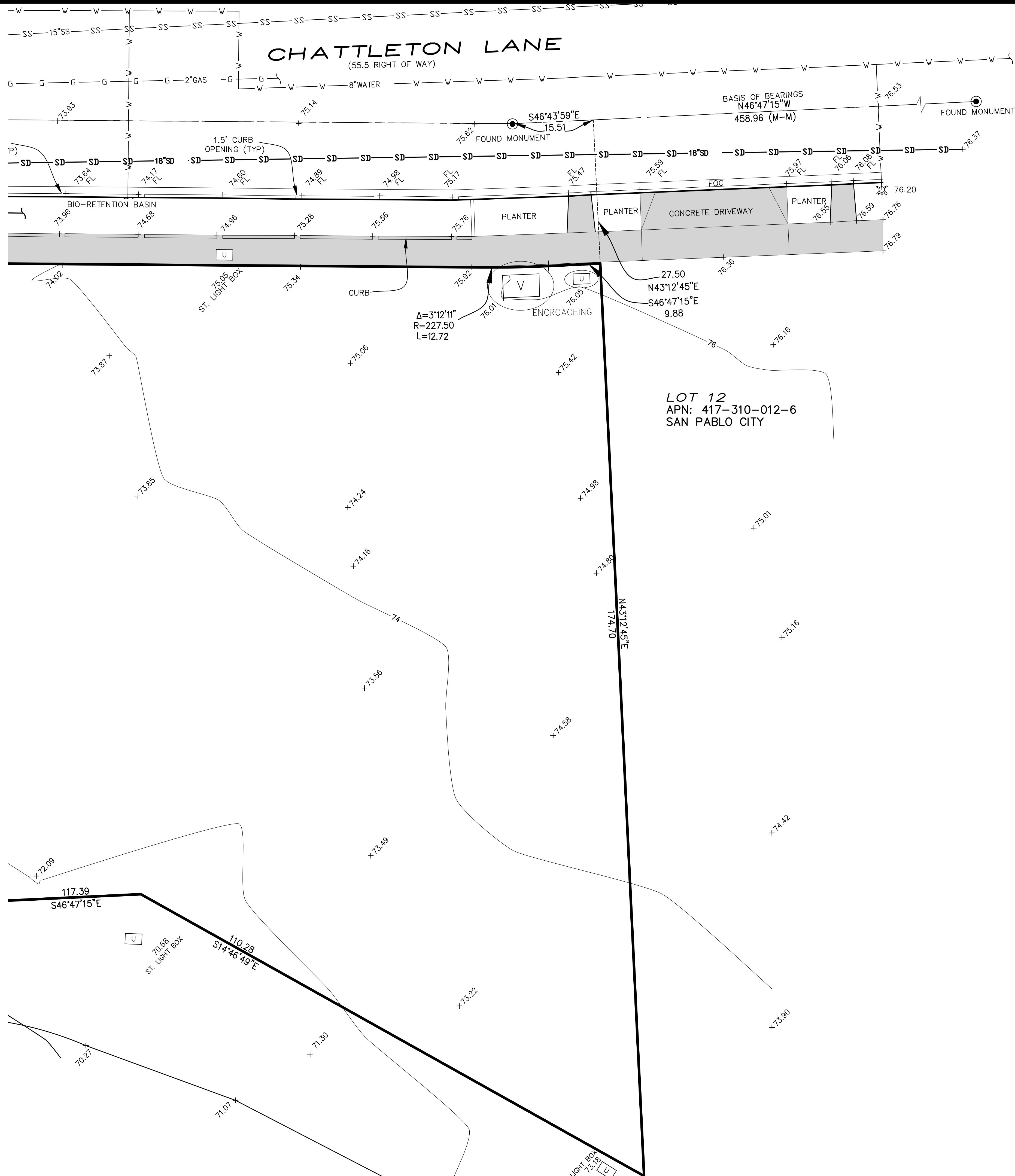
SHEET 2
OF 3 SHEETS

JOB NO. 20-121

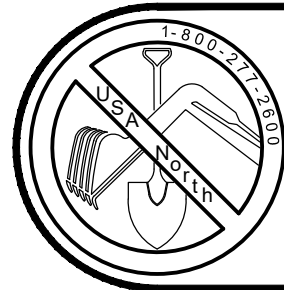
REVISIONS

SCALE 1" = 20'
DATE 10/12/2020
DRAWN RJS
CHECKED RH
JOB NO. 20-121

Z:\PROJ\20-121\20-121TOPOL.DWG - SAVED: Thursday, April 29, 2021 3:27:03 PM. PLOT DATE: Thursday, April 29, 2021 3:28:57 PM



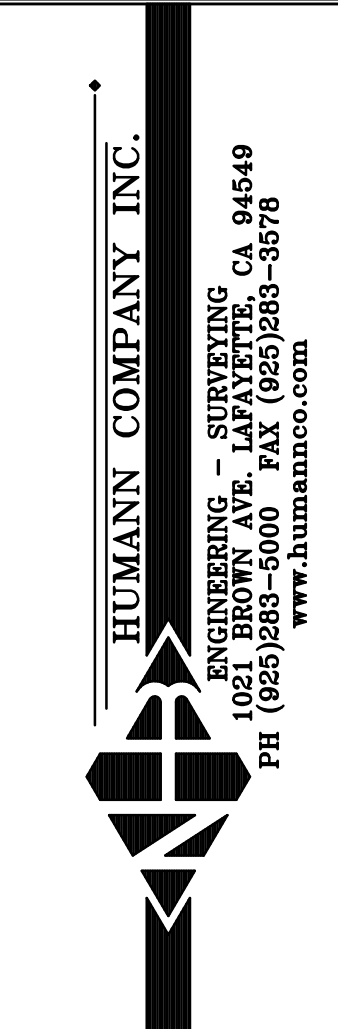
ERIC (RICK) A. HUMANN PLS 5452 DATE 10/12/2020



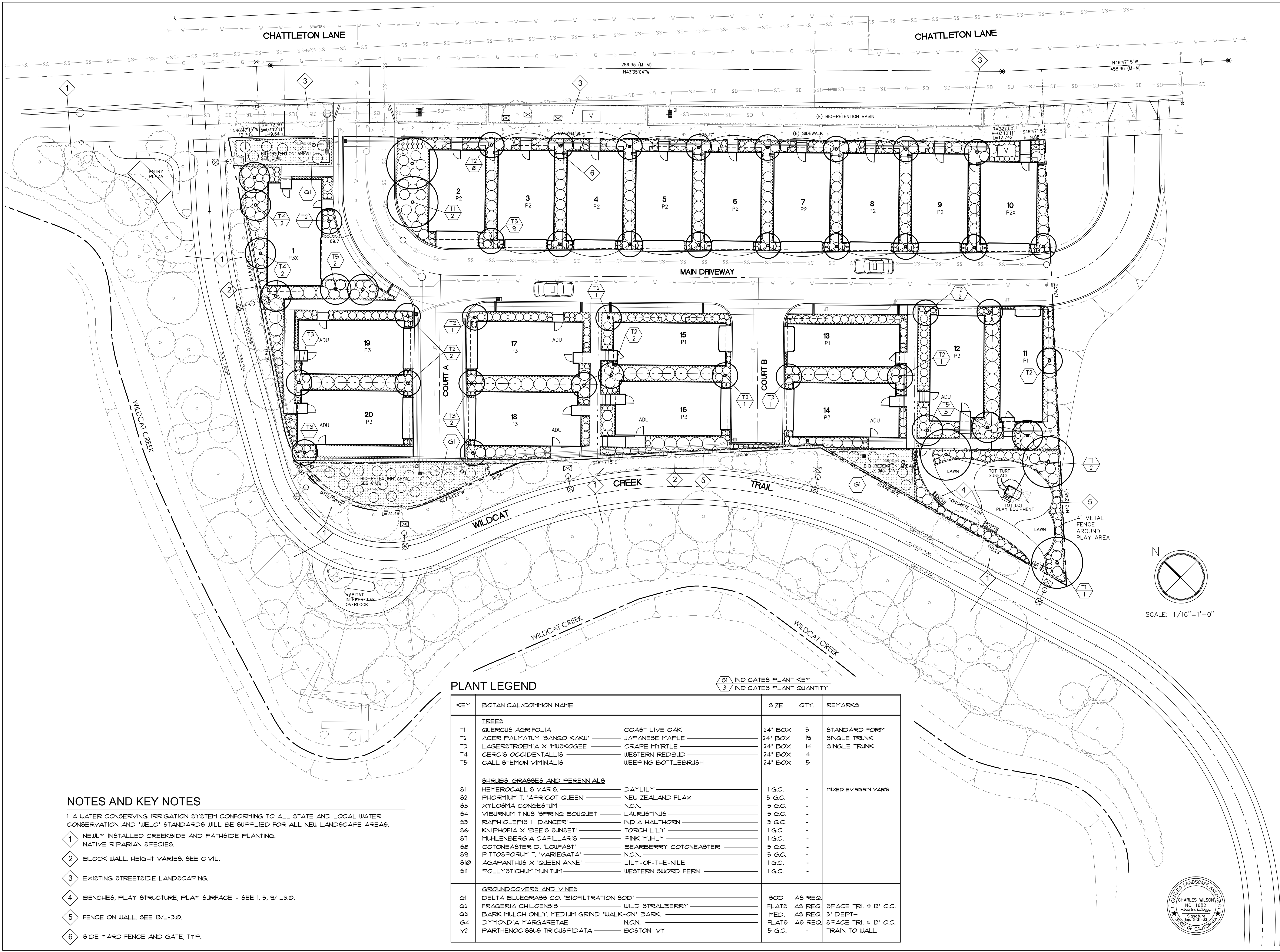
BEFORE EXCAVATING CALL U.S.A.
OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

REVISIONS				
SCALE	1" = 10'	DATE	10/12/2020	
DRAWN	RJS	CHECKED	RH	JOB NO. 20-121

BOUNDARY TOPOGRAPHIC SURVEY
LOT 4, MAP OF SAN PABLO SUBDIVISION 9331, (521 M 41) CONTRA COSTA COUNTY RECORDS
INDY PAHWA - - 2842 CHATTLETON LN.
SAN PABLO CALIFORNIA



SHEET 3
OF 3 SHEETS
JOB NO. 20-121



NOTES AND KEY NOTES

1. A WATER CONSERVING IRRIGATION SYSTEM CONFORMING TO ALL STATE AND LOCAL WATER CONSERVATION AND "WEL" STANDARDS WILL BE SUPPLIED FOR ALL NEW LANDSCAPE AREAS.

- 1 NEWLY INSTALLED CREEKSIDE AND PATHSIDE PLANTING. NATIVE RIPARIAN SPECIES.
- 2 BLOCK WALL. HEIGHT VARIES. SEE CIVIL.
- 3 EXISTING STREETSIDE LANDSCAPING.
- 4 BENCHES, PLAY STRUCTURE, PLAY SURFACE - SEE 1, 5, 9/ L3.0.
- 5 FENCE ON WALL. SEE 13/L-3.0.
- 6 SIDE YARD FENCE AND GATE, TYP.

PLANT LEGEND

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	24' BOX	5	STANDARD FORM
T2	ACER PALMATUM 'SANGO KAKU' JAPANESE MAPLE	24' BOX	19	SINGLE TRUNK
T3	LAGERSTROEMIA X 'MUSKOGEE' CRAPE MYRTLE	24' BOX	14	SINGLE TRUNK
T4	CERCIS OCCIDENTALIS WESTERN REDBUD	24' BOX	4	
T5	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	24' BOX	5	
SHRUBS, GRASSES AND PERENNIALS				
G1	HEMEROCALLIS VAR'S DAYLILY	1 G.C.	-	MIXED EVERGRN VAR'S.
G2	PHORMIUM T. 'AFRICOT QUEEN' NEW ZEALAND FLAX	5 G.C.	-	
G3	XYLOSMA CONGESTUM N.C.N.	5 G.C.	-	
G4	VIBURNUM TINUS 'SPRING BOUQUET' LAURUSTINUS	5 G.C.	-	
G5	RAPIHOLEPIS I. 'DANCER' INDIA HAWTHORN	5 G.C.	-	
G6	KNIPHOFIA X 'BEE'S SUNSET' TORCH LILY	1 G.C.	-	
G7	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 G.C.	-	
G8	COTONEASTER D. 'LOUFAST' BEARBERRY COTONEASTER	5 G.C.	-	
G9	PITTOSPORUM T. 'VARIEGATA' N.C.N.	5 G.C.	-	
G10	AGAPANTHUS X 'QUEEN ANNE' LILY-OF-THE-NILE	1 G.C.	-	
G11	POLYSTICHUM MUNIUM WESTERN SWORD FERN	1 G.C.	-	
GROUNDCOVERS AND VINES				
G1	DELTA BLUEGRASS CO. 'BIOFILTRATION SOD'	SOD	AS REQ.	SPACE TRI. @ 12' O.C.
G2	FRAGARIA CHILOENSIS WILD STRAWBERRY	FLATS	AS REQ.	3' DEPTH
G3	BARK MULCH ONLY, MEDIUM GRIND 'WALK-ON' BARK	MED.	AS REQ.	SPACE TRI. @ 12' O.C.
G4	DYMONDIA MARGARETAE N.C.N.	FLATS	AS REQ.	TRAIN TO WALL
V2	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 G.C.	-	

CHATTLETON LANE ROW HOUSES

SAN PABLO, CA

WILSON & ASSOCIATES

LANDSCAPE ARCHITECTURE

815 SAN DIEGO ROAD • BERKELEY, CA 94707

PH: 510-644-9602 • E: cwilson@15@gmail.com

PRELIMINARY

LANDSCAPE

PLAN

BY: CW

JOB:

DATE: 05-03-21

L-1.0

SHT. ____ OF ____

REVISIONS

NO	DATE	MISC.	REVISIONS
07-02-21			

