



City of Riverbank
Planning Commission Meeting
City Hall North Council Chambers
6707 Third Street • Riverbank • CA 95367

Agenda
Tuesday, March 15, 2016 – 6:00 P.M.

CALL TO ORDER: Chair: Villapudua

ROLL CALL: Commissioner: Villapudua
Commissioner: McKinney
Commissioner: Stewart
Commissioner: Tabacco
Commissioner: King

CONFLICT OF INTEREST

Any Planning Commission/Authority Member and Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please address the entire Planning Commission Board.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.A: Posting of the Agenda. The Agenda for the March 15, 2016, Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on March 10, 2016.

Item 2.B: Approval of the Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Item 2.C: Approval of the Minutes. The Minutes of the February 29, 2016, Special Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted.

Recommendation: It is recommended that Planning Commission approve the Consent Calendar by roll call vote.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

3. PUBLIC NOTICE

Item 3.1: Lee Sandoval / Proposal for Parcel Map 01-2016. Project Description: The applicant is requesting to divide an existing parcel containing one dwelling unit into two parcels. The Project is exempt from the requirements of CEQA Guidelines pursuant to Section 15315 Minor Land Divisions. Property is located at 6125 Roselle Avenue, APN 132-063-001 and is zoned Single Family Residential (R-1). The General Plan designation for the site is Low Density Residential (LDR).

Recommendation: Adopt the CEQA exemption and approve the request to subdivide the subject parcel based on General Plan and Zoning Consistency findings.

Item 3.2: Mark Wilbur / Diamond Bar West proposal for Architectural and Site Plan Review Application No. 01-2016. Project Description: The applicant is requesting the Architectural and Site Plan Review of single family dwelling units for 58 lots in the Diamond Bar West subdivision. The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines. Property is located at Santa Fe Street and Central Avenue, APNs 062-020-005/-019/-027 and is zoned Planned Development (PD). The General Plan designation for the site is Low Density Residential (LDR).

Recommendation: Approve the Architecture and Site Plan Review subject to the conditions in Resolution 2016-011.

4. PLANNING COMMISSION (Information Only – No Action)

Item 4.1: Update on the Planning Commission Academy held March 4-6, 2016.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only – No Action)

NONE

6. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 6.1: Diamond Bar West – Final Subdivision Map. Applicants are working on the plans for utilities and streets towards a grading permit.

Item 6.2: RFP process for comprehensive Zoning Code update, including the Sign Ordinance.

7. NEW BUSINESS (Information Only – No Action)

Item 7.1: Crossroads Shopping Center, Pad “C” Update - Panda Express (open), Chipotle (open), Dickey’s BBQ Pit (open), AT&T Store (open), and Five Guys (will open in March).

Item 7.2: Crossroads Shopping Center, Pad “G” Update – (next to Bevmo) America’s Tire plans in review.

8. ADJOURNMENT – The next regular Planning Commission meeting – April 19, 2016 @ 6:00 p.m.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

*Dated this 10th day of March, 2016
Janet Smallen, Sr. CDS*

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department at (209) 863-7128. Notification 3 business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDAS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted. Additional documents that are part of this agenda and provided to a majority of the Planning Commission by the City will be made available to the public. The agenda is posted for public review at the City's website www.riverbank.org, at the Development Services Department, and on the exterior of both City Hall North & South buildings bulletin boards, 6707 & 6617 Third Street, Riverbank, CA. Subscription to receive the agenda can be purchased for a nominal fee through the Development Services Department.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a regular meeting of the Planning Commission, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7128.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).



City of Riverbank
Special
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES
Monday, February 29, 2016

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Villapudua, Vice Chair McKinney, Commissioner Stewart, Commissioner Tabacco

Absent: Commissioner King

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

None

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item No. 2.A: Posting of the February 29, 2016, Special Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / McKinney / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Villapudua, McKinney, and Stewart

Nays: None

Absent: None

Abstained: Tabacco

Item No. 2.B: The Agenda for the February 29, 2016, Special Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / McKinney / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Villapudua, McKinney, and Stewart

Nays: None

Absent: None

Abstained: Tabacco

Item No. 2.C: The Minutes of the January 19, 2016 Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / McKinney / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Commissioners: Villapudua, McKinney, and Stewart

Nays: None

Absent: None

Abstained: Tabacco

3. COMMISSION ITEMS (Information Only – No Action)

Item 3.1: Designation of Chair and Vice Chair for the 2016 term, to be ratified by the Planning Commission.

- City Attorney Robin Baral ratified per the Planning Commission Rules and Procedures Manual, that the next in line to be Chair would be Commissioner Villapudua and Vice Chair to be Commissioner McKinney. Mr. Baral also had Commissioner Tabacco draw a straw to prioritize seniority amongst the two newest Commissioners. Seniority list as follows: Villapudua, McKinney, King, Tabacco, and Stewart.
- City Manager, Jill Anderson spoke on Item 3.1 and also thanked the Commission for their time and efforts.

Item 3.2: Project updates.

- Donna informed the Commissioners of the outcome of the items that have been forwarded on to the City Council.

Item 3.3: Public Works Superintendent Michael Riddell to give an update on the watering situation and State mandates.

- Michael Riddell presented Item 3.3 and a PowerPoint.
- Planning Commission asked Mr. Riddell questions.
- Mr. Riddell responded to their questions.
- Vice Chair McKinney asked if they could have a handbook on appeals.
- City attorney Robin Baral thought that they could put something together.

4. PUBLIC NOTICE

Item 4.1: **Galaxy Theaters Variance 01-2016 – Project Description: The request is to allow a proposed 530 square foot IMAX sign at 47 feet in height where a 300 square foot sign at 40 feet in**

height is permitted. Project location: 2525 Patterson Road, APN 075-008-029 and is zoned PD42 (Planned Development) District.

Recommendation: Recommend that the City Council finds the Project is categorically exempt under Section 15311, Class 11 Accessory Structures and approves a variance for a proposed 530 square foot IMAX sign at 47 feet in height where a 260 square foot sign at 40 feet in height is permitted or deny the variance if findings cannot be made.

- Donna M. Kenney introduced item 4.1 and presented the staff report and PowerPoint.
- Planning Commission discussed item.
- Vice Chair McKinney asked some questions.
- Commissioner Tabacco also asked some questions.
- Public Hearing was opened at 6:19 p.m.
- Rich Holmer consultant for Galaxy Theater spoke on behalf of the project.
- Planning Commission had no comments for Mr. Holmer
- Being there were no additional comments the Public Hearing Closed at 6:25 p.m.
- Planning Commission discussed item.

ACTION: By motion moved/second (McKinney / Tabacco / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Villapudua, McKinney, Stewart and Tabacco

Nays: None

Absent: King

Abstained: None

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only – No Action)

None

6. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 6.1: Diamond Bar West – Architecture and Site Plan Review for the purposed homes to be built by McRoy Wilbur Communities to be on the March 16, 2016 Planning Commission agenda.

Item 6.2: Diamond Bar West – Final Subdivision Map. Applicants are working on the plans for utilities, streets, hawk foraging land mitigation and oak tree mitigation.

Item 6.3: RFP process for comprehensive Zoning Code update, including the Sign Ordinance.

7. NEW BUSINESS (Information Only – No Action)

Item 7.1: Crossroads Shopping Center, Pad “C” Update - Panda Express (open), Chipotle, Dickey’s BBQ Pit, AT&T Store (open), and Five Guys – should be open by mid March.

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Minutes from February 29, 2016
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Item 7.2: Crossroads Shopping Center, Pad “G” Update – (next to Bevmo) America’s Tire plans in review.

Item 7.3: Del Rio building has been purchased by a new owner that plans to have a restaurant/piano bar possible.

Item 7.4: Apartments located at the corner of Third and Topeka also has a new property owner who will be finishing up the project.

9. ADJOURNMENT – There being no further business, Chair Villapudua adjourned the meeting at 7:39 p.m.
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ATTEST:

APPROVED:

Donna M. Kenney
Recording Secretary

Carlos Villapudua, Chair
Planning Commissioner



City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

PUBLISH DATE: March 2, 2016

DEPT: PLANNING

LEGAL

CITY OF RIVERBANK NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider the request for a Architectural and Site Plan Review, described below at 6:00 p.m. on Tuesday March 15, 2016, in Council Chambers 6707 Third Street, Riverbank, California.

Project Descriptions:

- I. **Mark Wilbur / Diamond Bar West proposal for Architectural and Site Plan Review Application No. 01-2016. Project Description:** The applicant is requesting the Architectural and Site Plan Review of single family dwelling units for 58 lots in the Diamond Bar West subdivision. The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines. Property is located at Santa Fe Street and Central Avenue, APNs 062-020-005/-019/-027 and is zoned Planned Development (PD). The General Plan designation for the site is Low Density Residential (LDR).
2. **Lee Sandoval / Proposal for Parcel Map 01-2016. Project Description:** The applicant is requesting to divide an existing parcel containing one dwelling unit into two parcels. The Project is exempt from the requirements of CEQA Guidelines pursuant to Section 15315 Minor Land Divisions. Property is located at 6125 Roselle Avenue, APN 132-063-001 and is zoned Single Family Residential (R-1). The General Plan designation for the site is Low Density Residential (LDR).

The City of Riverbank will hold a Public Hearing as follows:

**Planning Commission Meeting
March 15, 2016 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **March 15, 2016** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.1 **March 15, 2016**

APPLICATION: **Tentative Parcel Map Application 01-2016. Project Description:** Request to subdivide an existing 17,988 square foot parcel of land into two (2) parcels consisting of Parcel 1 – 9,583 square feet and Parcel 2 – 8,415 square feet. Parcel 1 contains an existing 1,296 square foot single family residential dwelling unit while Parcel 2 would be vacant. Property is located at 6125 Roselle Avenue, APN 132-063-001 and is zoned R-1 (Single-Family Residential). The General Plan designation for the site is LDR (Low Density Residential).

OWNER: Lee D. Sandoval
3831 Beyerwood Court
Modesto, CA 95355

APPLICANT/ENGINEER: David L. Harris
Aspen Survey Company, Inc
1121 Oakdale Road, Suite 6
Modesto, CA 95355

LOCATION/APN: 6125 Roselle Avenue, APN 132-063-001

GENERAL PLAN: Low Density Residential (LDR)

ZONING: Single-Family Residential (R-1)

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act, Staff has determined that the proposed Tentative Parcel Map is exempt pursuant to Section 15315 (Class 15, Minor Land Divisions) of the State CEQA Guidelines. The proposed Tentative Parcel Map meets the conditions prescribed by CEQA Section 15315 (Class 15, Minor Land Divisions)

PROJECT PLANNER: Donna M. Kenney, Planning and Building Manager

RECOMMENDATION: Approval of the request to subdivide the subject parcel is recommended based on General Plan and Zoning Consistency findings.

ACRONYMS:	CEQA – California Environmental Quality Act
	RMC – Riverbank Municipal Code
	LDR – Low Density Residential
	R-1 – Single-Family Residential District
	ROW – Right of Way
	SF – Square Foot or Feet

I. EXECUTIVE SUMMARY

The proposed project consists of a request to subdivide an existing 17,988 square foot (sf) parcel of land into two (2) parcels consisting of Parcel 1 – 9,583 sf and Parcel 2 – 8,415 sf. Parcel 1 contains an existing 1,296 sf single family residential dwelling unit while Parcel 2 remains vacant. The property on a corner and is zoned R-1 (Single-Family Residential). The General Plan designation for the site is LDR (Low Density Residential). City services currently serving the site will remain unchanged including water and sewer.

II. BACKGROUND AND ANALYSIS

Lee D. Sandoval is the owner of a 17,988 sf property located at 6125 Roselle Avenue. He desires to do a “lot split” or Tentative Parcel Map to create two (2) parcels from one (1) parcel.

A. Development Standards

Lot Size

The proposed Tentative Parcel Map would subdivide an existing 17,988 sf parcel of land into two (2) parcels. Minimum lot area, as prescribed by the Riverbank Municipal Code (RMC), is 6,000 sf. According to the Site Plan, the proposed subdivision meets minimum lot size requirements: Parcel 1 is 9,583 sf (7,015 sf net) and Parcel 2 is 8,415 sf (6,646 sf net). The Tentative Parcel Map shows both the total parcel sizes as well as net parcel sizes. The reason is that the existing property was not developed using the ultimate proposed right-of-way on Roselle Avenue. The City Engineer has asked that twenty-five (25) feet of Roselle Avenue right-of-way be dedicated to the City and the property owner has agreed to the dedication. A Condition of Approval states that Mr. Sandoval will enter into a deferred agreement with the City to construct the curb, gutter, and sidewalk in the ultimate location in ten (10) years or when the second (new) parcel pulls a permit, whichever happens first.

Lot Width

Minimum lot width for a corner lot is 65 feet. According to the Site Plan, the proposed subdivision meets this requirement, as Parcel 1 has a proposed width of approximately 70 feet (East property line) and 75.7 feet (West property line) and Parcel 2 has a proposed width of 70 feet (East and West property lines).

Setbacks

The existing dwelling unit currently has a front setback of thirty-nine (39) feet, exterior side setback of fifteen (15) feet, rear setback of approximately forty-two (42) feet. Once right-of-way dedication occurs and improvements are constructed to the ultimate street width, the existing house will meet the required minimum front setback of ten (10) feet but the garage opening will be less than twenty (20) feet from the property line to which it faces (RMC 153.033 (C)(1)).

B. General Plan Consistency Findings

Policy CONS-8.6: "The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services." *Allowing a tentative parcel map will double the dwelling units on this site.*

III. ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, staff has determined that the proposed Parcel Map is exempt pursuant to Section 15315 (Class 15) of the State CEQA Guidelines. The proposed Parcel Map meets the conditions prescribed by CEQA Section 15315 in that the project is a division of property in an urbanized area zoned for residential use into four (4) or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope of over twenty (20) percent.

IV. FISCAL IMPACT

This project will have a positive fiscal impact. The property owner has agreed to dedicate twenty-five (25) feet of Roselle Avenue right-of-way to the City.

V. PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on March 2, 2016 and posted at City Hall North, South, Post Office, and website on March 2, 2016. In addition, the Applicant posted a Notice of Development Permit Application at 6125 Roselle Avenue on March 2, 2016 and notices were distributed to residents and

business within 300-feet of the Project site in accordance with City standard practices on March 2, 2016. At the time of writing this Staff Report (March 8, 2016), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

VI. RECOMMENDATION

Approval of the request to subdivide the subject parcel is recommended based on General Plan and Zoning Consistency findings.

ATTACHMENTS: 1. Planning Commission Resolution No. 2016-010
Exhibit A - Tentative Parcel Map No. 01-2016

Respectfully Submitted By:

Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2016-010**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK APPROVING THE REQUEST OF LEE D. SANDOVAL FOR
TENTATIVE PARCEL MAP 01-2016 TO SUBDIVIDE ONE (1) 17,988
SQUARE FOOT PARCEL INTO TWO (2) PARCELS, LOCATED AT 6125
ROSELLE AVENUE (APN 132-063-001)**

WHEREAS, an application has been received from Lee D. Sandoval for a Tentative Parcel Map to divide one (1) 17,988 square foot parcel into two (2) parcels, specifically sized as follows:

Parcel 1: 9,583.4 square feet

Parcel 2: 8,414.8 square feet; and

WHEREAS, the proposed tentative map is consistent with General Plan Conservation Element Policy 8.6, which states: "The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services"; and

WHEREAS, Tentative Parcel Map 01-2016 was reviewed by the Riverbank Planning Commission at a regular meeting held on March 15, 2016 in the manner prescribed by law; and

WHEREAS, The Planning Commission did consider a proposed Exemption pursuant to the California Environmental Quality Act and considers this to be the appropriate level of environmental review in this case. The Planning Commission finds that the proposed project meets the conditions prescribed in Section 15315 (Class 15, Minor Land Divisions) of the State CEQA Guidelines; and

WHEREAS, The Riverbank Planning Commission approves the requested Tentative Parcel Map as prepared by David L. Harris of Aspen Survey Company and dated December 7, 2015, presented by Lee D. Sandoval as depicted in attached Exhibit "A", incorporated herein as a part of this Planning Commission Resolution; and

WHEREAS, The Planning Commission of the City of Riverbank hereby finds and adopts the following findings:

- A. The project is consistent with the General Plan in that the project directly implements General Plan Conservation Policy 8.6. During the Planning Commission public hearing of March 15, 2016, the City found the proposed project to be consistent because it encourages more compact development.
- B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code.
- C. According to the California Environmental Quality Act, the proposed project is exempt

pursuant to Section 15315 (Class 15, Minor Land Divisions) of the State CEQA Guidelines. The proposed Project meets all conditions prescribed by CEQA Section 15315.

- D. The approval of the Tentative Parcel Map 01-2016 for the establishment of subdivision of one (1) 17,988 square foot parcel into two (2) parcels will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that proposed are similar to, and compatible with, neighboring uses in the area.

WHEREAS, the request for a Tentative Parcel Map is approved by the Planning Commission of the City of Riverbank, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. Lee D. Sandoval shall enter into an agreement to defer required frontage improvements (curb, gutter, and sidewalk) along Roselle Avenue for 10 years or until a permit is pulled for the second (new) parcel, whichever comes first.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission approves Tentative Parcel Map No. 01-2016, subject to those conditions established by Resolution No. 2016-010 and to be recorded as illustrated in Exhibit "A" to this Resolution entitled TPM for Lee D. Sandoval dated December 7, 2015.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 15th of March, 2016; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of _____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna Kenney
Planning and Building Manager

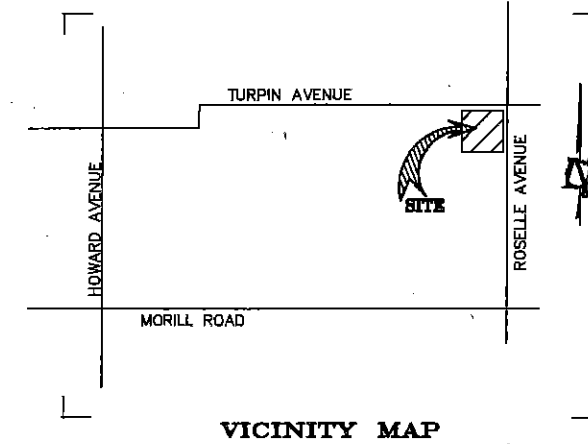
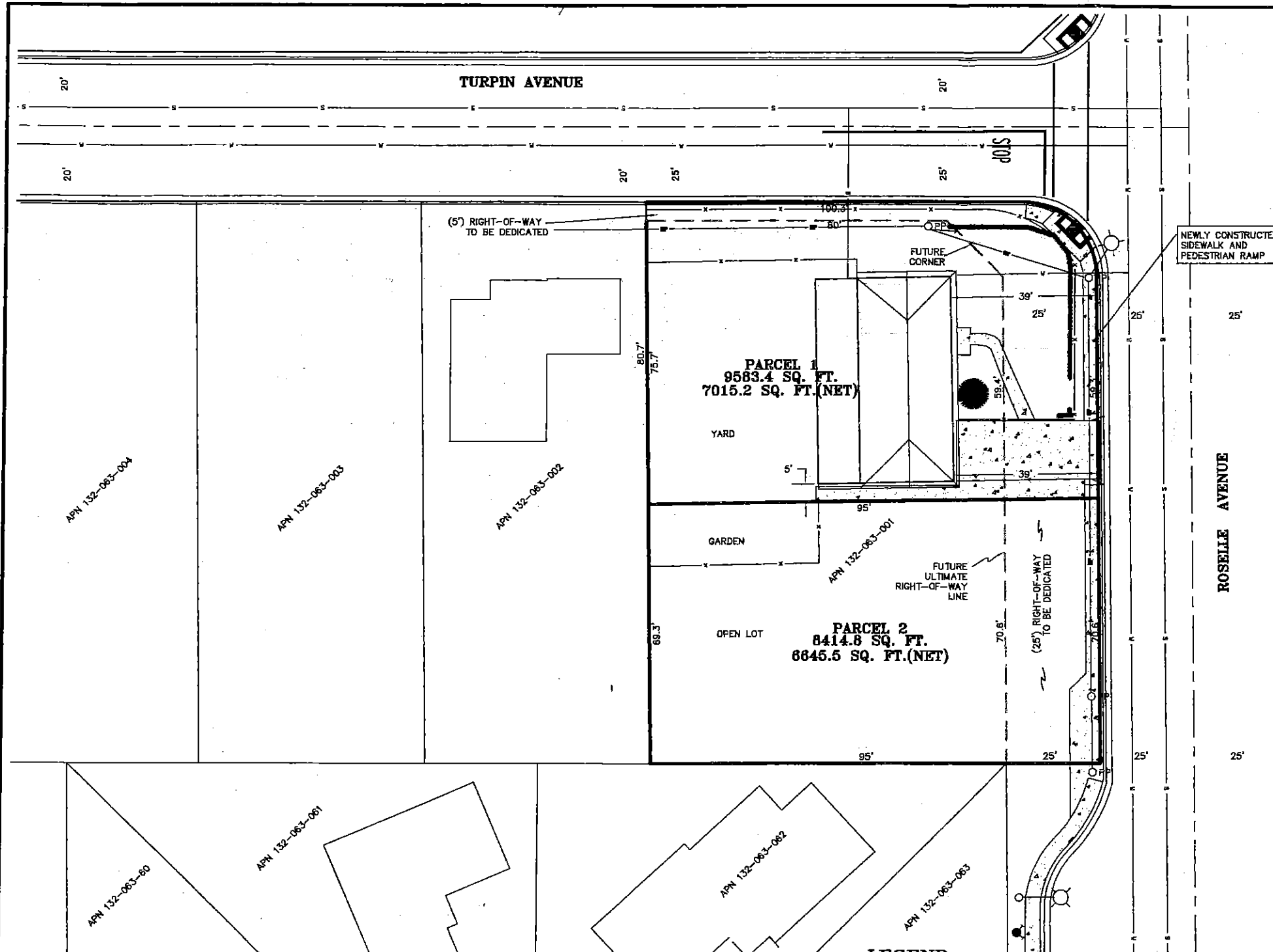
Carlos Villapudua, Chairperson
Planning Commission

Exhibits: A – Tentative Parcel Map prepared by Aspen Survey Company and dated 12-07-15.

Riverbank Planning Commission
March 15, 2016
Resolution No. 2016-010

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Exhibit A



NOTES :

OWNERS :

LEE DAVID SANDOVAL
3813 BEYERWOOD COURT
MODESTO, CA. 95355
Ph. (209) 524-4888

APPROVED FOR SUBMITTAL BY:

PROJECT DESCRIPTION:

TO DIVIDE AN EXISTING 150'X115' PARCEL INTO TWO LOTS AS SHOWN ON THIS TENTATIVE MAP

PROJECT SIZE: 17,998± SQUARE FEET

ASSESSORS PARCEL: 132-063-001

PROJECT ADDRESS: 8125 ROSELLE AVENUE
RIVERBANK, CA. 95367

CURRENT ZONING: SINGLE FAMILY RESIDENTIAL (R2)

FLOOD INFORMATION: ZONE X [PANEL 06099C0330E]

UTILITIES AND FACILITIES:

WATER - CITY OF RIVERBANK
SEWAGE DISPOSAL - CITY OF RIVERBANK
STORM DRAINAGE - CITY OF RIVERBANK
ELECTRICITY - P.G.&E.
GAS - P.G.&E.
TELEPHONE - A.T.T. OR OTHER COMMUNICATION SERVICE
IRRIGATION - N/A

PREPARED BY:
ASPEN SURVEY CO. INC.

DAVID L. HARRIS L.S.5443

LEGEND :

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- OHP — OVERHEAD UTILITY LINES
- EXISTING BUILDING OR DWELLING
- W — EXISTING WATER MAIN W/ SERVICE
- S — EXISTING 10" SEWER MAIN W/ SERVICE
- TREE TO REMAIN (8" PALM)
- MISCELLANEOUS BUSHES
- EXISTING 6" CURB, GUTTER, WALK & DRIVEWAY
- EXISTING FIREHYDRANT
- EXISTING STREET LIGHT
- EXISTING POWER POLE

UTILITIES SHOWN ARE FROM SURFACE OBSERVATION ONLY IE: CURB MARKINGS, SURFACE BOXES, MANHOLES AND TRENCH PATCHES. THERE IS NO UNDERGROUND CONSTRUCTION PROPOSED FOR THIS PROJECT. UNDERGROUND SERVICE ALERT WAS NOT NOTIFIED FOR THIS PROJECT.

NET ACREAGES SHOWN ARE AFTER DEDICATION TO THE ULTIMATE RIGHT-OF-WAY

TENTATIVE PARCEL MAP
FOR
LEE D SANDOVAL
BEING A DIVISION OF A PORTION OF LOT 104, BEING A LOT SHOWN ON THE MAP OF RIVERBANK ACRES TRACT, FILED IN VOLUME 8 OF MAPS, PAGE 33, STANISLAUS COUNTY RECORDS LYING IN THE S.E. QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN.
CITY OF RIVERBANK STATE OF CALIFORNIA

ASPEN SURVEY
1221 OAKDALE RD. SUITE 8, MODESTO, CA. 95355
PH: (209) 526-9724 FX: (209) 526-0472

DATE 12-07-15
SCALE 1" = 20'
DRAWN DLH
JOB 15-061
SHEET 1
OF 1 SHEETS

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 3.2 **March 15, 2016**

APPLICATION: **Architecture & Site Plan Review 01-2016 – Diamond Bar West – Santa Fe Street and Central Avenue, APN: 062-020-005/-019/-027.** Architecture and Site Plan Review of single family dwelling units for 58 lots in the Diamond Bar West subdivision. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.

OWNER: McRoy Wilbur Communities

**APPLICANT
REPRESENTATIVE:** Mark Wilbur

GENERAL PLAN: Low Density Residential (LDR)

ZONING: Planned Development (PD)

**ENVIRONMENTAL
DETERMINATION:** The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

PROJECT PLANNER: Donna M. Kenney, Planning and Building Manager

RECOMMENDATION: Approve the Architecture and Site Plan Review subject to the conditions in Resolution 2016-011 (Attachment 1).

ACROMYMS: CC&Rs - Covenants, Conditions and Restrictions
CEQA – California Environmental Quality Act
FT – Feet or foot
HOA - Home Owners Association
LDR - Low Density Residential
LID - Low Impact Development

I. EXECUTIVE SUMMARY:

The applicant proposes the architectural review of fifty-eight (58) single family residences within an 11.34 acre subdivision. A General Plan Amendment, Rezone, and Tentative Map to subdivide the site were previously approved by the City Council on March 24, 2015. The Final Map application is currently under review. The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

II. ARCHITECTURE AND DESIGN:

Attached to this staff report (Attachment 2) are the Design Guidelines for Diamond Bar West Estates dated February 2015 and approved as part of the Tentative Subdivision Map process. This document states that the dwelling units' architectural details, plans and elevations (Attachment 1, Exhibit A) would be developed once a homebuilder had been selected for the project, adding that the Planning Commission would review and approve these items through the normal site development process as provided by the Riverbank Municipal Code.

1. Setbacks – Setbacks establish a relationship between the house and the surrounding neighborhood. The project proposes setbacks which meet or exceed R-1 single family residential standards. For example, the R-1 district requires a minimum ten (10) foot front setback and the developer proposes a fifteen (15) foot minimum front setback for the dwelling units and ten (10) foot minimum front setback for porches. Side setbacks meet the R-1 minimum of five (5) feet and rear setbacks, at twenty (20) feet exceed the R-1 minimum of five (5) feet.
2. Lot and Building Variation – Building setbacks will be varied to prevent monotonous streetscapes. The Design Guidelines encourage varied building setbacks and discourages blocks of more than six hundred (600) feet long. There are no blocks within the subdivision that are more than six hundred (600) feet long.
3. General Building Design – The dwelling units are all single story with bedrooms on the first floor, which allows residents to age in place. Diversity is accomplished by providing front elevation variation and treatments throughout the subdivision. Excessive repetition of identical or near identical floor plans and elevations will be avoided. Four (4) sided architecture will be provided within public views, such as corner lots.
4. Colors and Materials – The developer will bring a color and materials board to the public hearing. The developer proposes four (4) models and eight (8) color

schemes for the dwelling units. Please note that the total square footage listed in the table below includes the garage, porches and patios:

Model Number / Total Square Feet	Bedrooms	Bathrooms	Notes
1813 / 2523 sf	3	3	Jack-Jill Bath, Porch & Covered Patio
2025 / 2464 sf	3	3	Porch & Covered Patio
2103 / 2226 sf	3	2	Side Garage, Porch & Covered Patio
2783 / 3216 sf	3	2	Porch & Covered Patio

	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6	Scheme 7	Scheme 8
Siding	-	-	Latte	R. Olive	F. Cream	S. Briar	-	R. Olive
Stucco	Steamed	Sandbar	S. Dollar	I. Cream	-	Safari	Sundew	P. Grass
Fascia	F. Toast	D. White	M. White	B. Buff	Meadowlark	Toasty	Rookwood	C.Husk
Trim	C.Brown	Tiki Hut	-	-	K. White	-	Hopsack	S.Brown
Shake	-	-	-	-	-	B.Beige	-	Cardboard
Accent	Rookwood	R. Olive	Redbarn	D.Thyme	C. Door	R. Olive	R.Bronze	R. Brown
Stone	-	Brookside	Brookside	-	Tribeca	Burn.Oak	-	Monarch
Roof	Heather	B.Sienna	W. Wood	W.Wood	Heather	Heather	W.Wood	Heather
Windows	White	White	White	White	White	White	White	White

5. Porches, Entries, and Courts – A clear sense of entry and design interest to a home is provided through the inclusion of porches and other architectural elements that contribute to a sense of place and activity. All four (4) floor plans include a small front porch and a rear covered patio. In addition, all have a foyer or entry hall at the front door. There are no courts proposed.
6. Garage Frontage and Placement – Each dwelling unit has two (2) covered spaces in the garage. For garages accessed from the street, the Design Guidelines encourage the garage face to be recessed a minimum of five (5) feet from the primary living area façade. Plan 1813 has the garage set back from the front of the house by approximately eight (8) feet. The garage for Plan 2025 is set back approximately six (6) feet from the front of the house. The garage for Plan 2103 sits in front of the house with the garage door facing the side setback, perpendicular to street, and twenty (20) feet from the living area facade. Finally, Plan 2783 has its garage set back approximately six (6) feet behind the front of the house. The garage placements are varied to prevent monotonous streetscapes.

7. Driveways and Parking – As noted above, there are two (2) parking spaces in each garage. All driveways have room to park two (2) vehicles and still provide clearance for the public sidewalk. Street parking is permitted except in the two (2) cul-de-sacs, which require rolled red curbs and obstruction-free sidewalks to provide the Fire Department with enough of a turning radius for their largest fire equipment. No utility boxes, mailboxes, hydrants, trees, or mobile obstructions such as vehicles or basketball hoops are allowed in the red curb and sidewalk area. “No Parking” signage will be installed at back of sidewalk. Bollards are required for any hydrant installed in a cul-de-sac. The developer has been working with Stanislaus County Consolidated Fire District to increase the turning radius within the inadequately sized cul-de-sacs on Tentative Map 01-2014, which was approved March 24, 2015. The above information is required to be disclosed to the buyers of homes within the two (2) cul-de-sacs. There are eight (8) affected lots in total.
8. Fences, Walls, and Entry Features – The designs of walls and fences, as well as the materials used, should be consistent with the overall development’s design. Fence and wall color should be compatible with the development and adjacent properties. Wood fencing along streets is discouraged since it is not a long-term quality material. Vinyl is an appropriate option for good neighbor fencing material because of its durability. The stormwater catch basin at the northeast corner of the subdivision is not a dual use park and will have a decorative block wall, wrought iron fencing, and landscaping around its perimeter, which will be reviewed by staff.
9. Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Per the City of Riverbank Standard Conditions, Resolution 2013-014 #22, if the project is a Planned Development, Covenants, Conditions and Restrictions (CC&Rs) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer. The City has not yet received a copy of the CC&Rs.

III. GENERAL PLAN CONSISTENCY:

The Planning Commission must determine General Plan consistency relevant to the Architectural and Site Plan Review:

1. **Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an**

attractive pedestrian friendly environment along neighborhood streets. *The developer has provided residential building designs with garage placements that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*

2. **Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.** *The developer has provided four (4) models and eight (8) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows and foam trim.*
3. **Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods.** *The developer has provided a street-facing front porch for each unit and mailboxes will be installed in a heavy use area.*

IV. FINDINGS

The Riverbank Planning Commission must make the following findings in order to approve the project:

1. **The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.** *The proposed project is consistent with General Plan Policies Design-3.2, Design-4.2, and Design-5.2 as discussed above.*
2. **The proposed Architecture and Site Plan Review along with Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.** *As reviewed by staff, all requirements and conditions conform to both the intent and provisions of the Zoning Ordinance.*

V. ENVIRONMENTAL REVIEW:

The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

VI. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on March 2, 2016 and posted at City Hall North, South, Post Office, Community Center and website on March 2, 2016. In addition, the Applicant posted a Notice of Development Permit Application at Santa Fe Street and Central Avenue on March 2, 2016 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on March 2, 2016. At the time of writing this Staff Report (March 9, 2016), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

VII. RECOMMENDATION:

Approve the Architectural and Site Plan Review based upon the findings contained in Resolution 2016-011.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2016-011
Exhibit A – Elevations and Floor Plans
2. February 2015 Design Guidelines

Respectfully Submitted By:

Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2016-011**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 01-2016
FOR DIAMOND BAR WEST, SANTA FE STREET AND CENTRAL AVENUE
APN: 062-020-005/-019/-027**

WHEREAS, An application has been received from Mark Wilbur with a proposal for 58 single family dwelling units within an 11.34 acre subdivision located at Santa Fe Street and Central Avenue (APN 062-020-005/-019/-027); and

WHEREAS, The Planning Commission held a public hearing on March 15, 2016, to consider Architecture and Site Plan Review 01-2016; and

WHEREAS, The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.; and

WHEREAS, The Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets. *The developer has provided residential building designs with garage placements that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*
2. Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood. *The developer has provided four (4) models and eight (8) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color,*

building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows and foam trim.

3. Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods. *The developer has provided a street-facing front porch for each unit and mailboxes will be installed in a heavy use area.*

WHEREAS, the plans and elevations of Mark Wilbur, applicant, are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project; and
2. The applicant shall build the entire project according to the site plans and elevations on file with the Community Development Department and as presented to the Planning Commission as part of this action; and
3. The Community Development Director shall approve block walls and fencing; and
4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and
5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption; and
6. CC&Rs shall be submitted to the Community Development Director for staff review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas; and
7. The two (2) cul-de-sacs shall have rolled curbs painted red and unobstructed sidewalks with “No Parking” signs at back of sidewalk. Buyers of homes within cul-de-sacs shall be informed before purchase and the information added to their Title Reports; and
8. A Home Owners Association (HOA) shall be responsible for maintenance of the basin and any common area landscaping, walls and fences (including replacement and graffiti removal), and the enforcement of cul-de-sac parking; and

9. Street names shall not be final until Final Map adoption;

10. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 01-2016 is hereby approved, subject to those conditions established by Resolution No. 2016-011 and as illustrated in Exhibit "A": Site Plans, Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 15th of March, 2016; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of _____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Carlos Villapudua, Chairperson
Planning Commission

1813
Elevation A



1813
Elevation B



1813
Elevation C



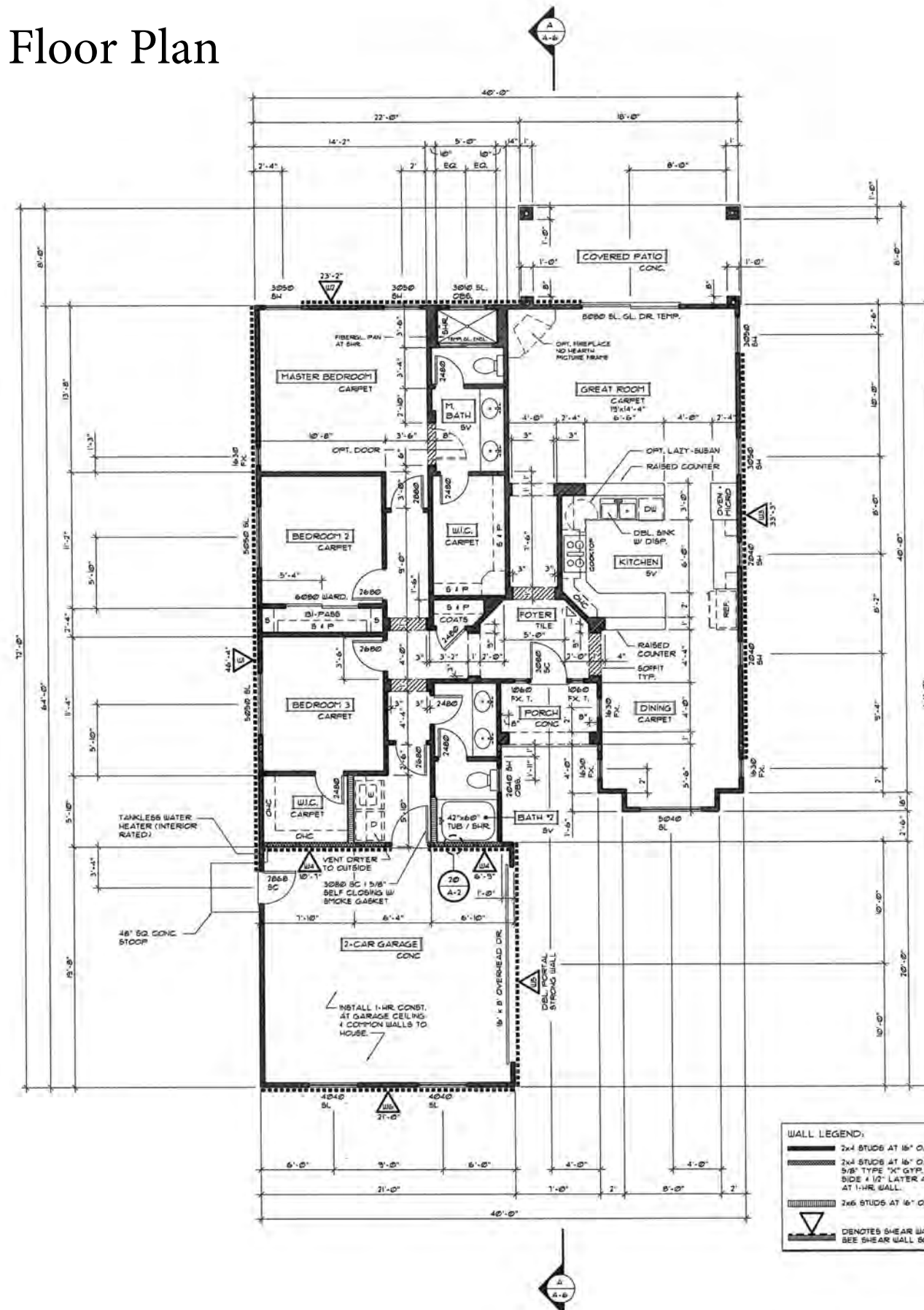
1813 Floor Plan

GENERAL PLAN NOTES

- CURRENT CODES:
2013 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2013 CALIFORNIA ELECTRICAL CODES.
2013 CALIFORNIA RESIDENTIAL CODE.
2013 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BO. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATINGS OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BO. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE GFI, PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE GFI, PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 12" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID MASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN.
- SHIMLAP SIDING SHALL BE INSTALLED OVER 30# FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER PLYWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING #3 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) BRACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 3" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS 1 DRAFTSTOPS PER 2013 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS, NOT LESS THAN 22"x30", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR INSULATING DOORS PER IRC R303.3.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE WE. OF A TUB OR SHOWER TO BE TEMPERED.

BUILDING SUMMARY

MAIN FLOOR PLAN:	1,679 SF
PORCH:	40 SF
COV. PATIO:	144 SF
TOTAL SQ. FOOTAGE :	1,813 SF
GARAGE :	413 SF



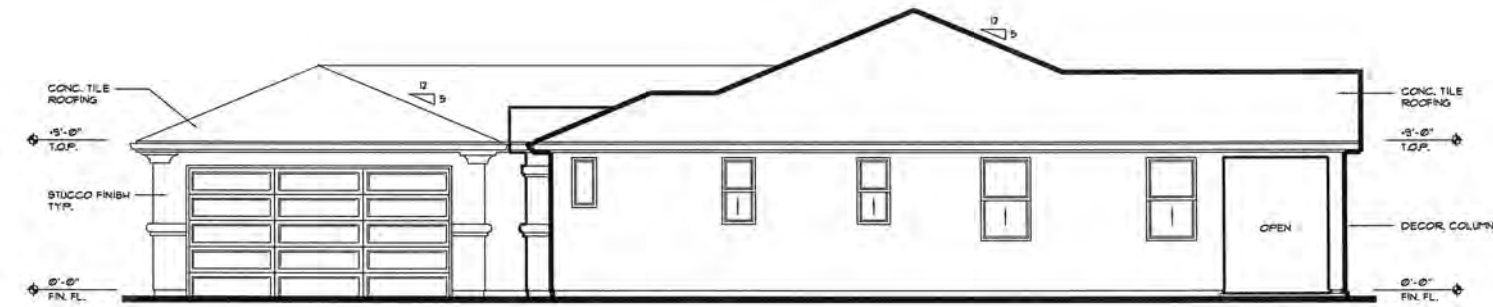
WALL LEGEND:	
	2x4 STUDS AT 16" O.C. TYPICAL
	2x4 STUDS AT 16" O.C. W/ ONE LAYER
	5/8" TYPE "X" GYP. BO. AT GARAGE
	1/2" LAYER AT INTERIOR SIDE
	2x6 STUDS AT 16" O.C. TYPICAL
	DENOTES SHEAR WALL
	SEE SHEAR WALL SCHED. ON SHT. S-1



LEFT ELEVATION - A



REAR ELEVATION - A

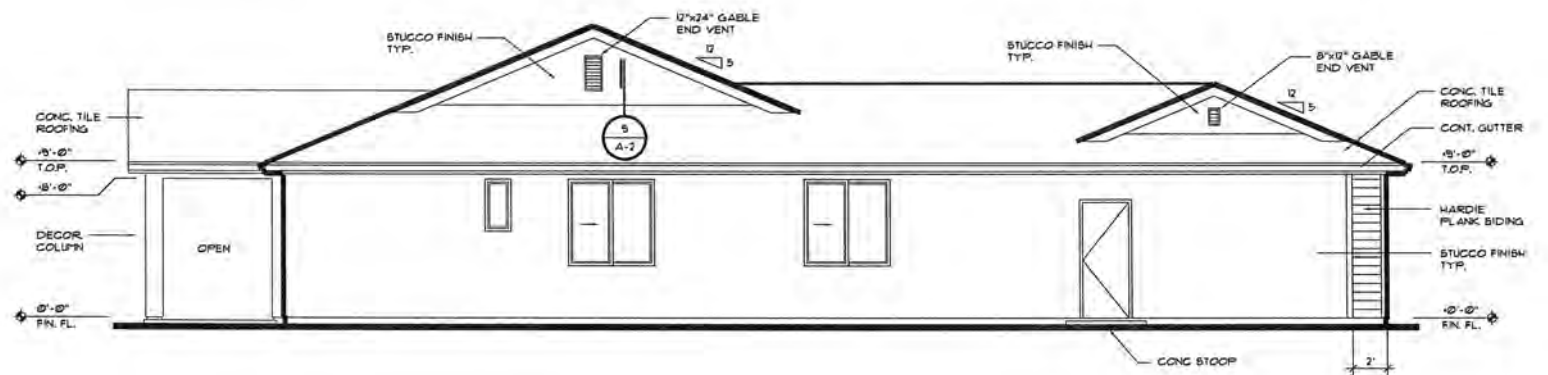


RIGHT ELEVATION - A

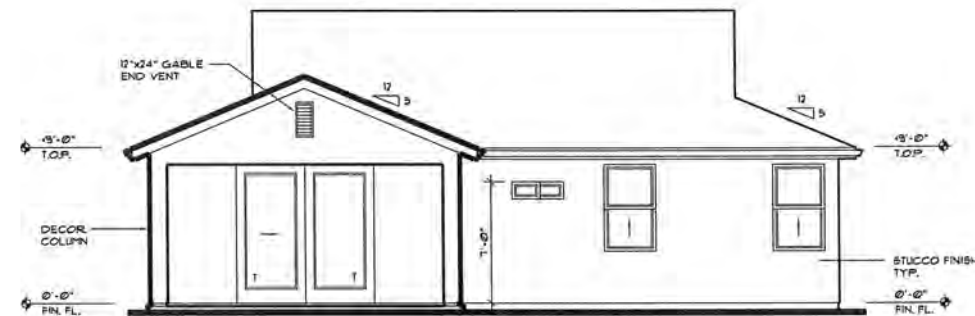


FRONT ELEVATION - A

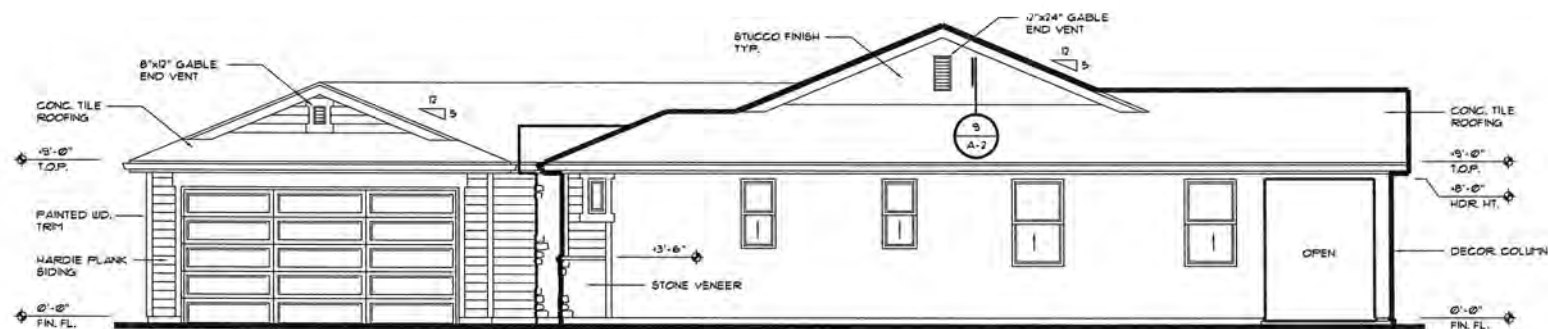
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONSTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2.
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, CRC R319.



LEFT ELEVATION - B



REAR ELEVATION - B



RIGHT ELEVATION - B



FRONT ELEVATION - B

3. CONTRACTOR SHALL PROVIDE:

- a. FLASHING TO ENSURE WEATHER-TIGHT CONSTRUCTION.
- b. A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR AIR FAN VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2.

4. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRAY SMOOTH.

5. WHERE EAVES OR CORNICE VENTS ARE USED TO PROVIDE AIR-TO-ATMOSPHERE VENTILATION, VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.

6. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR PHYSICAL LETTERS. MINIMUM LETTER HEIGHT SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (SEE RUMS)



- **donald t. karr**
civil engineer
rce 56672
- **henry wong**
civil engineer
rce 51008
- **david j. starck**
architect
c 22905
- **allan v. stevenson**
civil engineer
rce 61756



HOUSE OF COMMONS

McROY-WILBUR
COMMUNITIES, INC.
2209 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "C"

REVISIONS

BY	CP
LIST	DIAMOND BAR WEST
DATE	02/10/2016
JOB	15M051

SHEET

EXTERIOR ELEVATIONS - ELEVATION "C"

$$3/16" = 1'-0"$$

31^{A-5}

2025
Elevation A



2025
Elevation B



2025
Elevation C



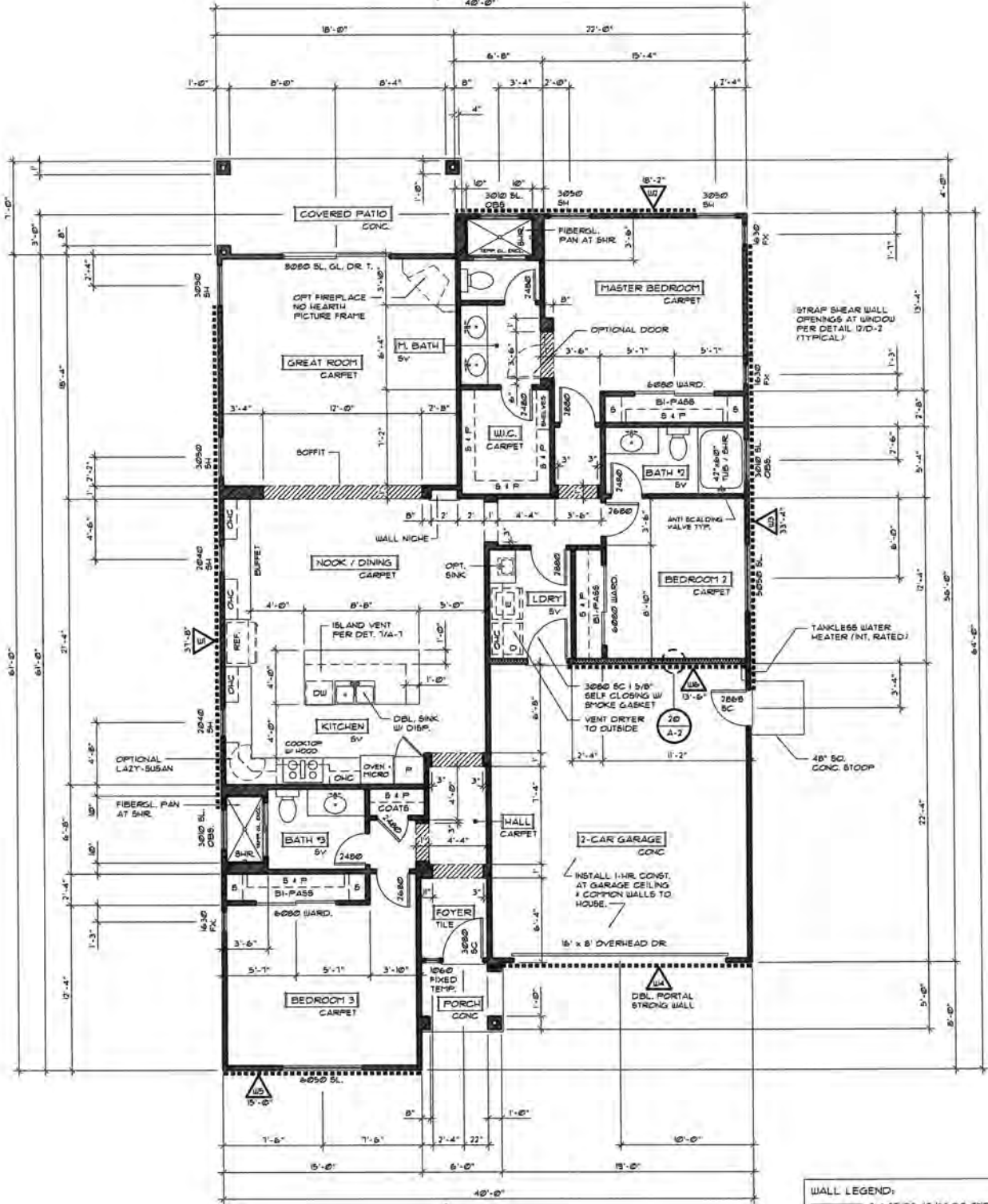
2025 Floor Plan

GENERAL PLAN NOTES :

- CURRENT CODES:
2013 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2013 CALIFORNIA ELECTRICAL CODES
2013 CALIFORNIA RESIDENTIAL CODE
2013 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BO. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BO. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE GFI PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE GFI PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
A. GLAZING IN INGRESS AND EGRESS DOORS.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
C. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
D. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 34" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 9" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID MASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 18" ABOVE THE DRAIN.
- SHUPLAP SIDING SHALL BE INSTALLED OVER 30# FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 1/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER PLYWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING 1/8 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 36" ABOVE NOSING OF TREAD. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2013 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS, NOT LESS THAN 22"x30", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS PER CRC R313.1.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE W.B. OF A TUB OR SHOWER TO BE TEMPERED.

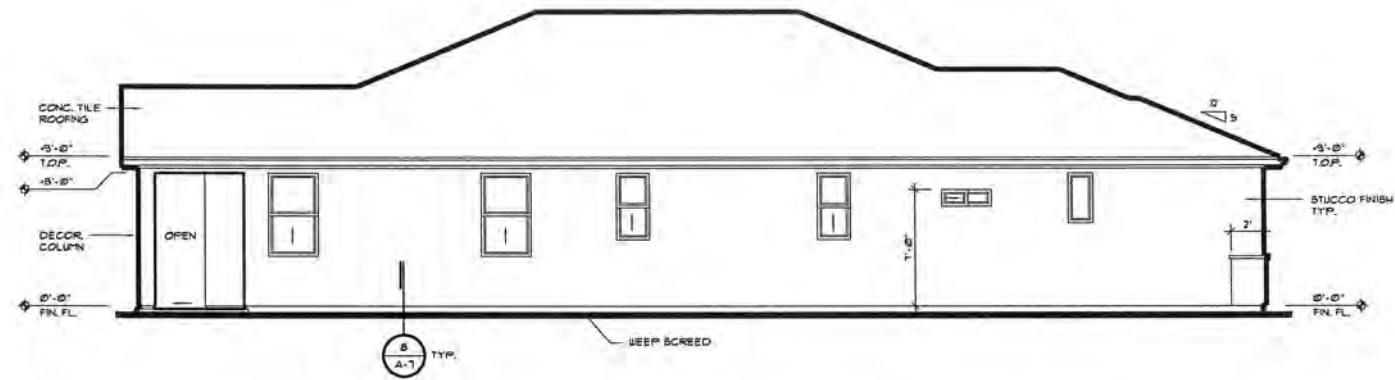
BUILDING SUMMARY

MAIN FLOOR PLAN:	1868 SF
PORCH:	30 SF
COV. PATIO:	127 SF
TOTAL SQ. FOOTAGE :	2,025 SF
GARAGE :	439 SF



WALL LEGEND:	
	2x4 STUDS AT 16" O.C. TYPICAL
	2x4 STUDS AT 16" O.C. W/ ONE LAYER
	5/8" TYPE "X" GYP. BO. AT GARAGE SIDE & 1/2" LAYER AT INTERIOR SIDE AT 16" O.C.
	2x6 STUDS AT 16" O.C. TYPICAL
	DENOTES SHEAR WALL SEE SHEAR WALL SCHED. ON BMT. S-1

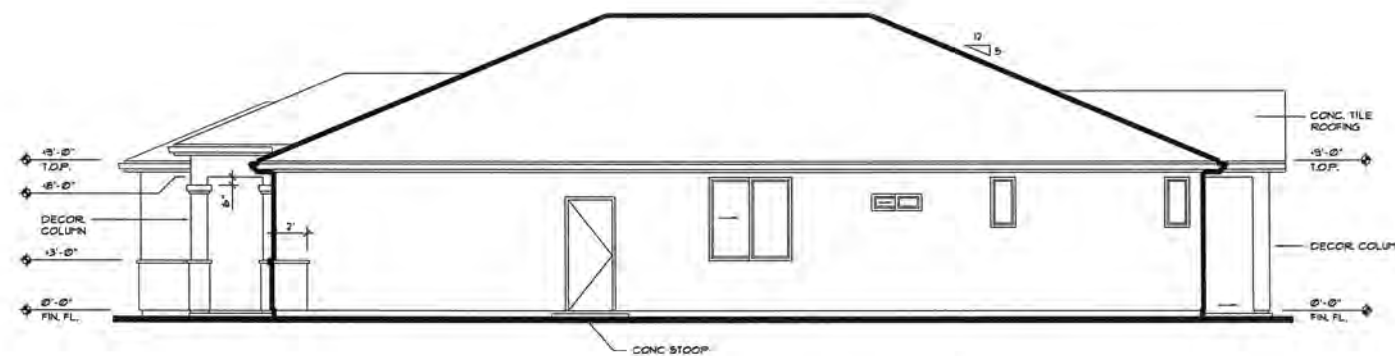
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-7
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CIC R319)



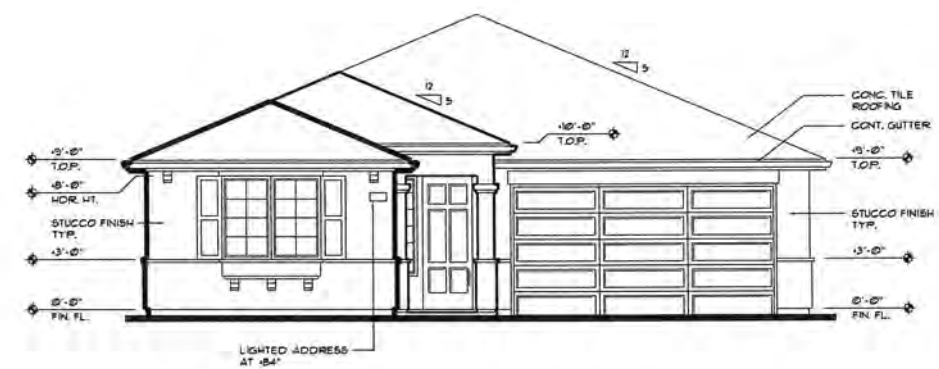
LEFT ELEVATION - A



REAR ELEVATION - A



RIGHT ELEVATION - A

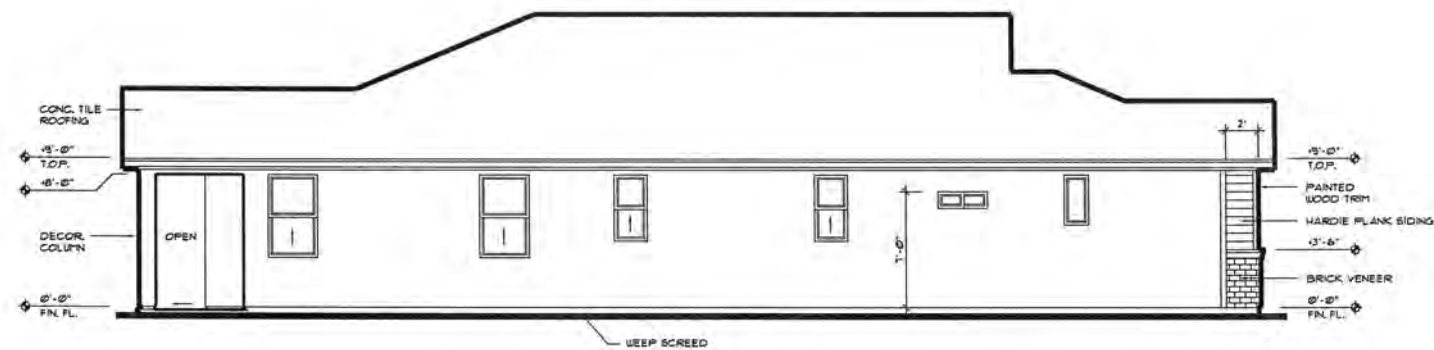


FRONT ELEVATION - A

EXTERIOR ELEVATIONS - ELEVATION "A"

3/16" = 1'-0"

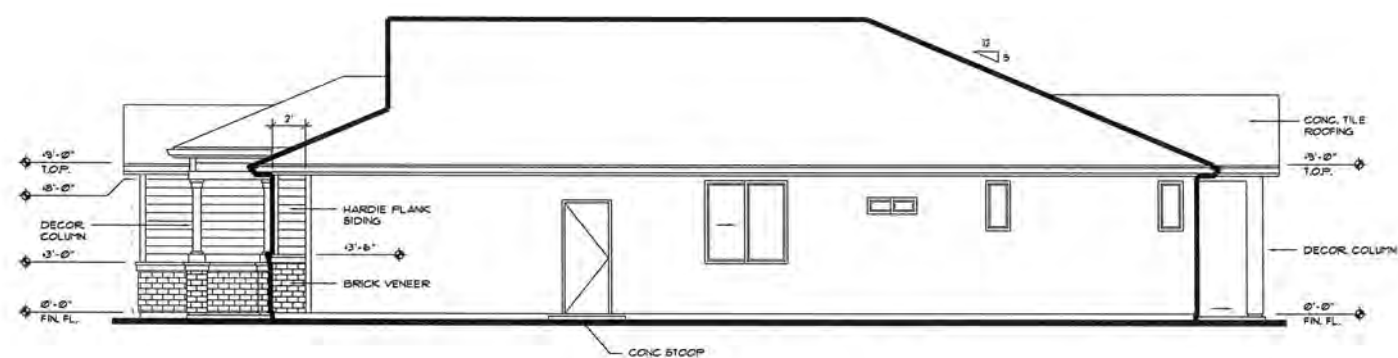
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. CRC R319.1



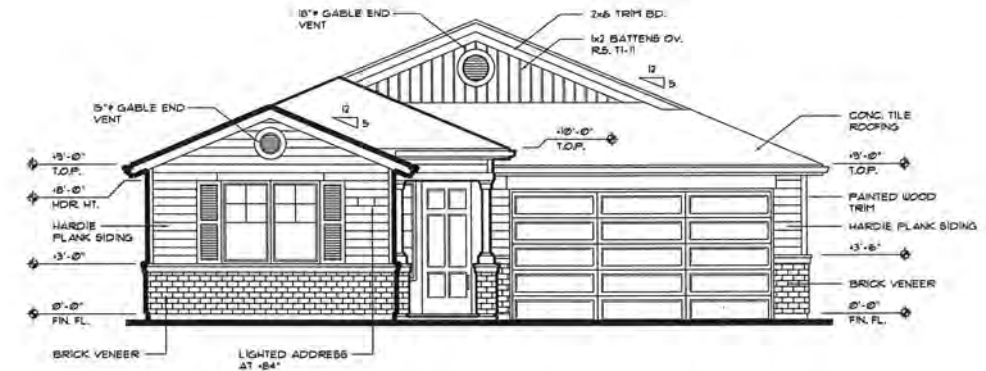
LEFT ELEVATION - B



REAR ELEVATION - B



RIGHT ELEVATION - B



FRONT ELEVATION - B

2103
Elevation A



2103
Elevation B



2103
Elevation C



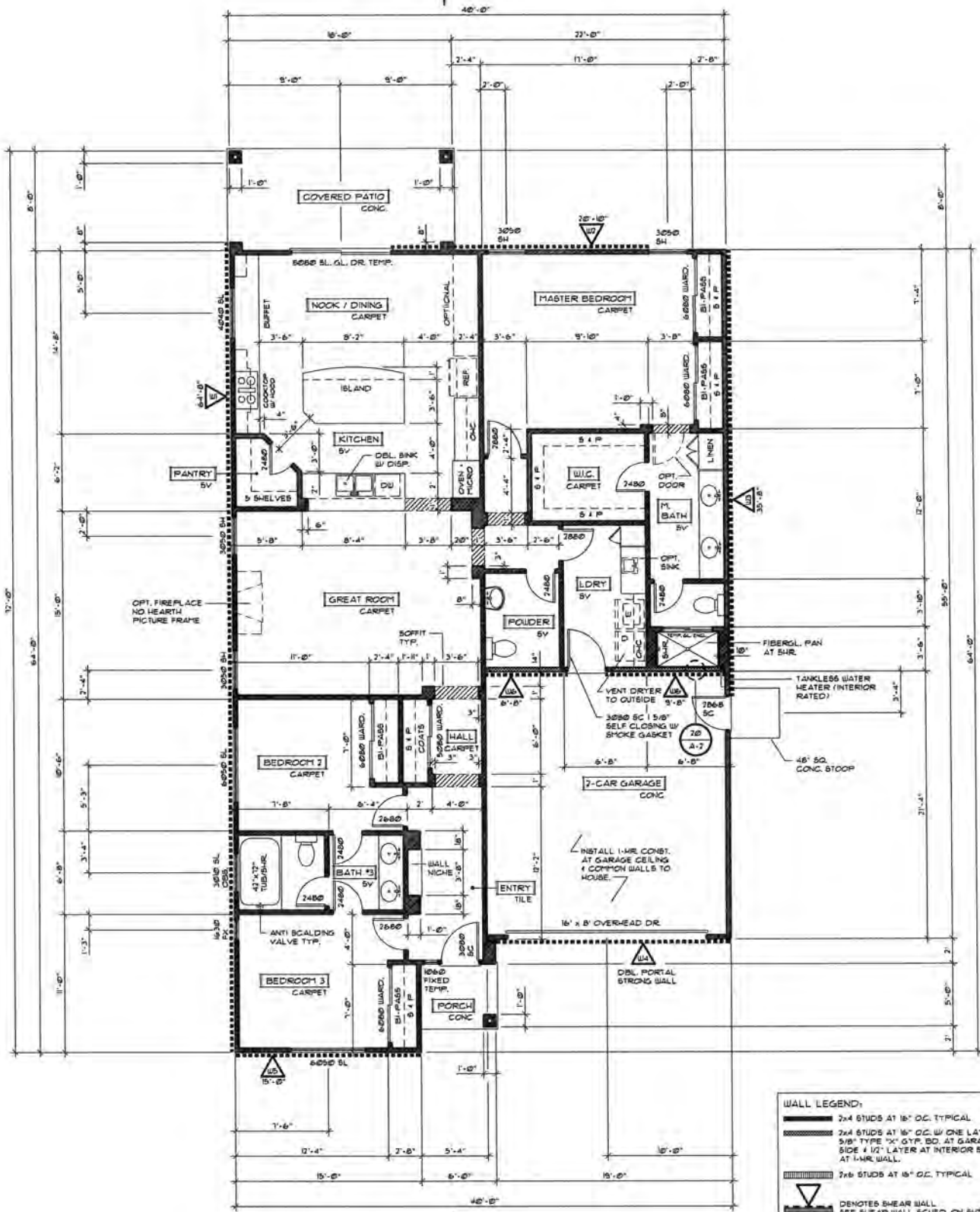
2103 Floor Plan

GENERAL PLAN NOTES:

- CURRENT CODES:
2013 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2013 CALIFORNIA ELECTRICAL CODES.
2013 CALIFORNIA RESIDENTIAL CODE.
2013 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BD. OR RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE GFI, PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE GFI, PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET.
THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24".
THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 18". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
A. GLAZING IN INGRESS AND EGRESS DOORS.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING DOORS.
C. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
D. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING DOORS.
2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALITY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 2" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLD IN SOLID MASTIC).
- ALL SHOWER AND TUB-SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 18" ABOVE THE DRAIN.
- SHIPLAP SIDING SHALL BE INSTALLED OVER 30" FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 1/2" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER FLYWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR YBS (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING 1/8 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDRAIL SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION. DIMENSION HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2013 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS, NOT LESS THAN 22"x30", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR IN-SLIDING DOORS PER CRC R303.3.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE USE OF A TUB OR SHOWER TO BE TEMPERED.

BUILDING SUMMARY

MAIN FLOOR PLAN:	1929 SF
PORCH:	30 SF
COV. PATIO:	144 SF
TOTAL SQ. FOOTAGE:	2103 SF
GARAGE:	420 SF



FLOOR PLAN

3/16" = 1'-0"

skw & associates
architecture • engineering • surveying
2257 sonic-drive, Modesto, CA 95355 P: 209-529-1823 F: 209-529-7804

• donald e. kin
civil engineer
no. 58675
• Henry Wong
civil engineer
no. 51008
• david j. stark
architect
no. 22908
• allen v. stevenson
civil engineer
no. 61758



HOUSE PLAN #1929 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

FLOOR PLAN

REV(DIGIT)

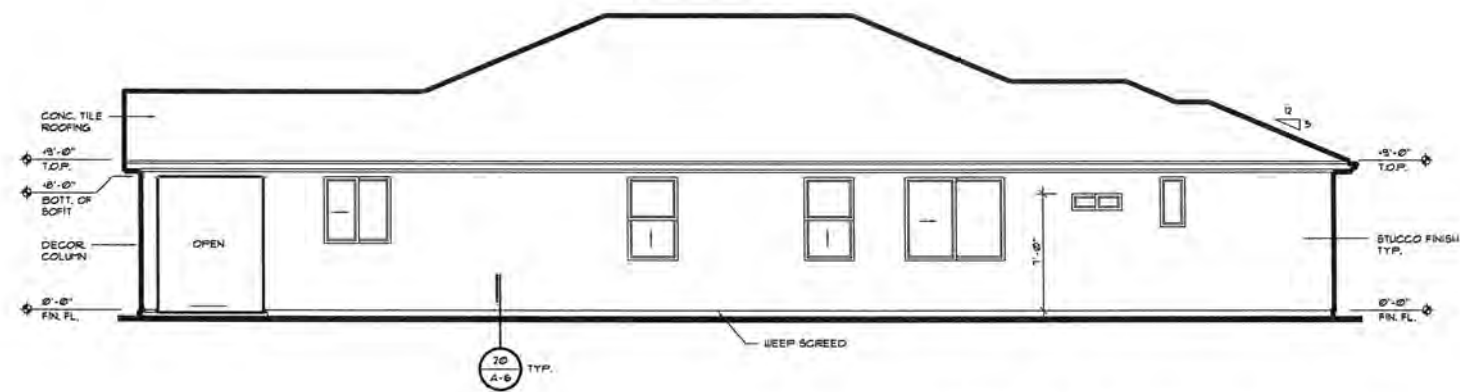
BY CP
LIST DIAMOND & ASSOCIATES
DATE 02/10/2014
JOB 151055

SHEET

A-1

42

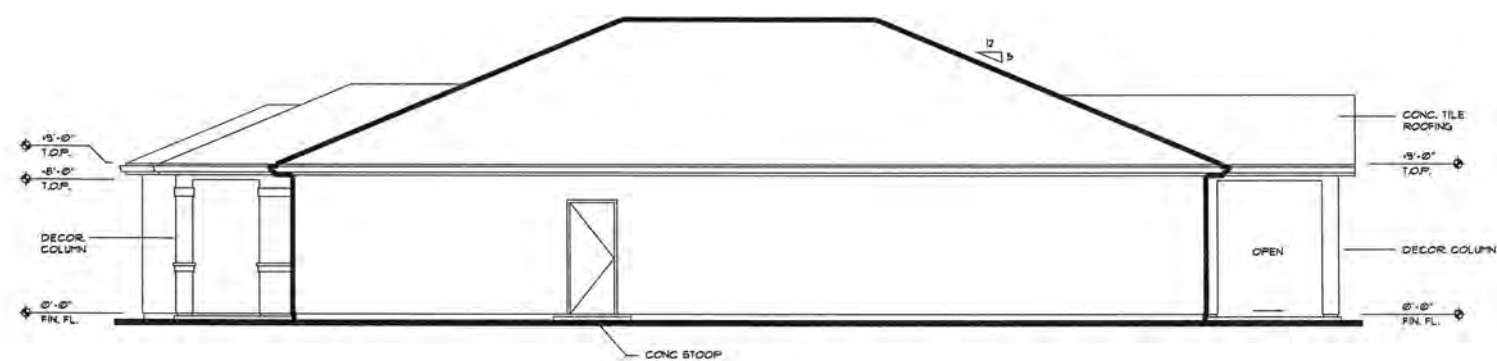
- NOTES:
1. CONTRACTOR SHALL PROVIDE:
 - a. FLASHING TO ENSURE WEATHER-TIGHT CONSTRUCTION.
 - b. A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 2. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 3. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED LATERALLY ABOVE WINDOWS OR DOOR OPENINGS.
 4. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CFC #319)



LEFT ELEVATION - A



REAR ELEVATION - A



RIGHT ELEVATION - A



FRONT ELEVATION - A

EXTERIOR ELEVATIONS - ELEVATION "A"

3/16" = 1'-0"

- donald t. kan
civil engineer
lic 55016
- henry Wong
civil engineer
lic 51008
- david j. stank
architect
lic 22905
- allen v. stevenson
civil engineer
lic 41759



HOUSE PLAN #1929 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

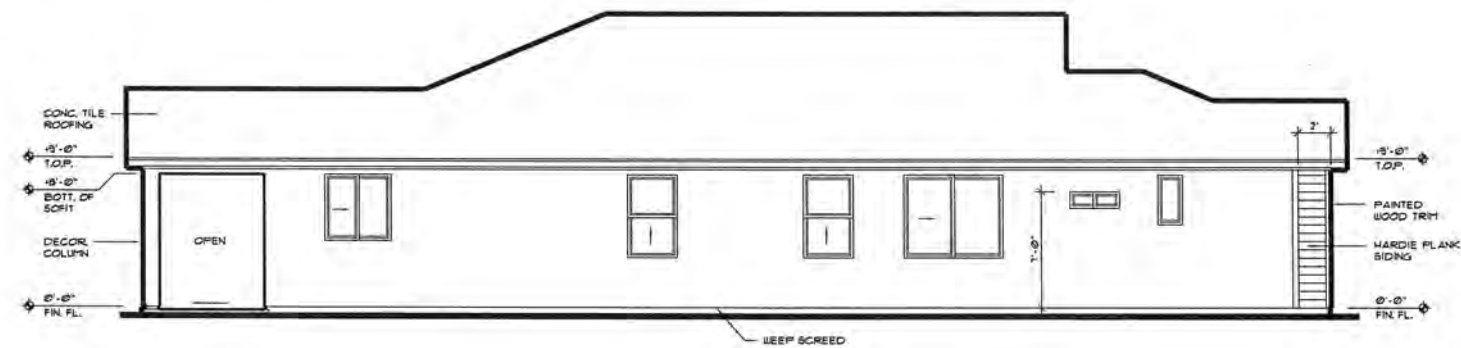
EXTERIOR ELEVATIONS
ELEVATION "A"

REVISIONS:

BY: [Signature]
LIST: DIAMOND BAR SHEET
DATE: 02/10/2016
JOB: 15M055

SHEET

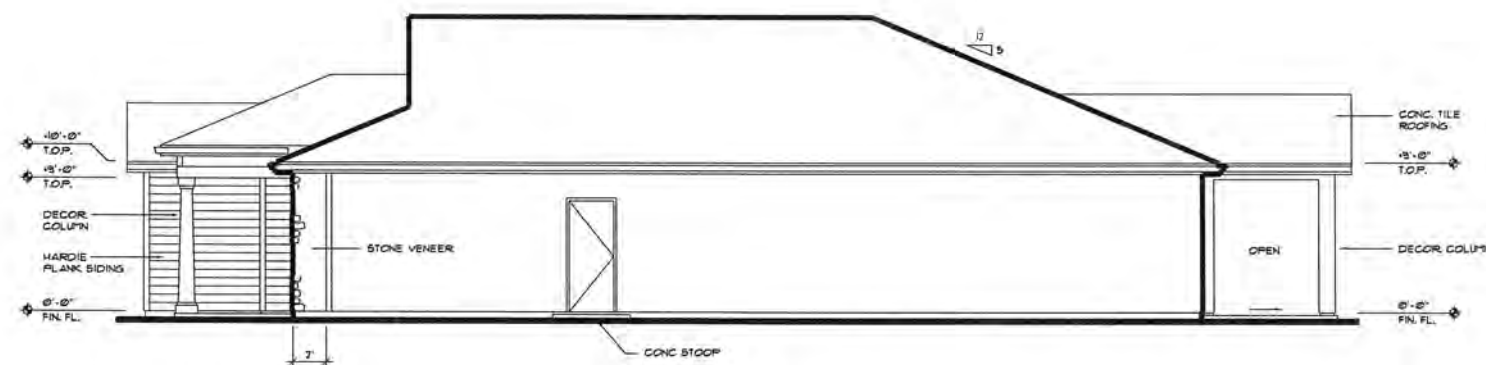
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CNC R318)



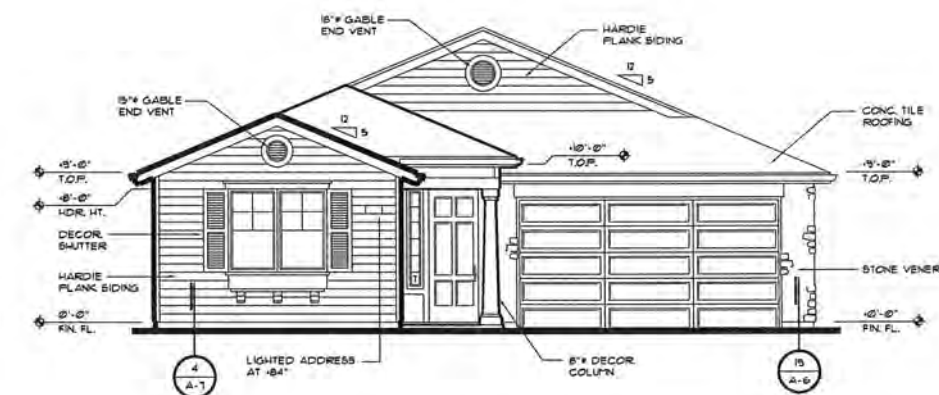
LEFT ELEVATION - B



REAR ELEVATION - B

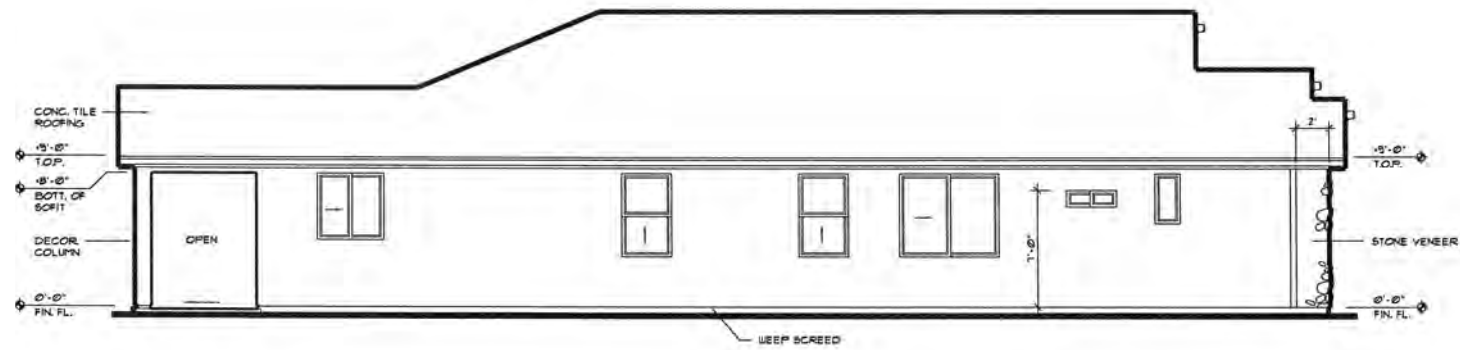


RIGHT ELEVATION - B



FRONT ELEVATION - B

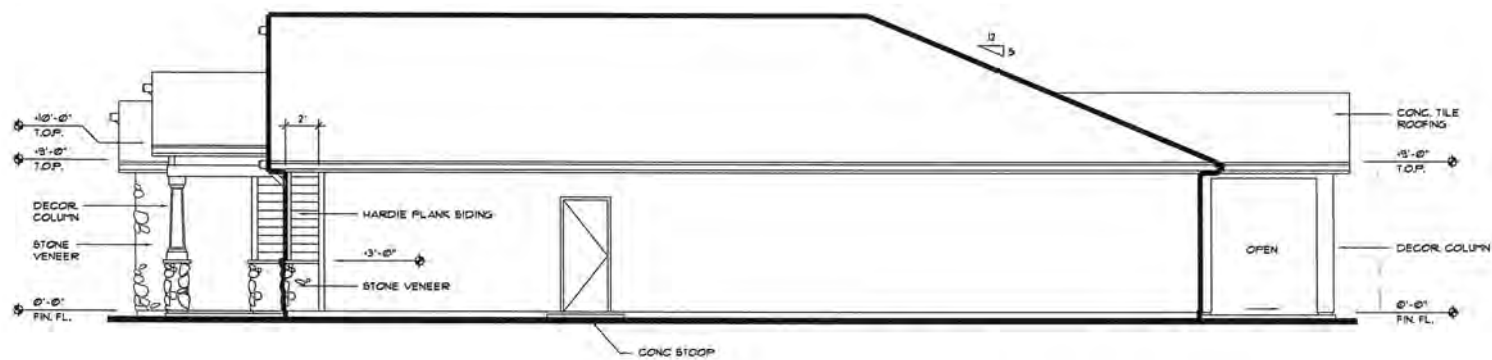
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRACTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2.
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CFC R315)



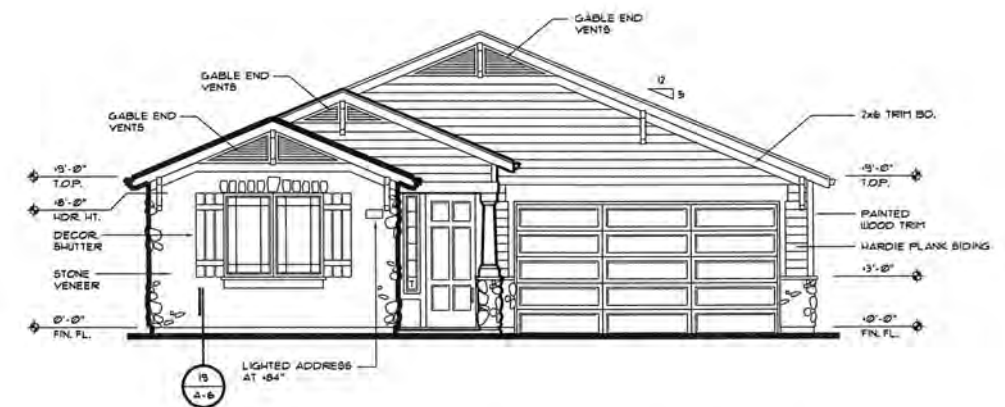
LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

EXTERIOR ELEVATIONS - ELEVATION "C"

3/16" = 1'-0"

- donald t. kan
civil engineer
lic. 56516
- henry Wong
civil engineer
lic. 37478
- david j. stack
architect
c. 22103
- allan v. stevenson
civil engineer
lic. 61730



HOUSE PLAN #1929 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
2709 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "C"

REVISIONS:

BY: CP
LIST: DIAMOND BAE WEST
DATE: 03/10/2016
JOB: 15M053

SHEET

A-5

45

2783
Elevation A



2783
Elevation B



2783
Elevation C



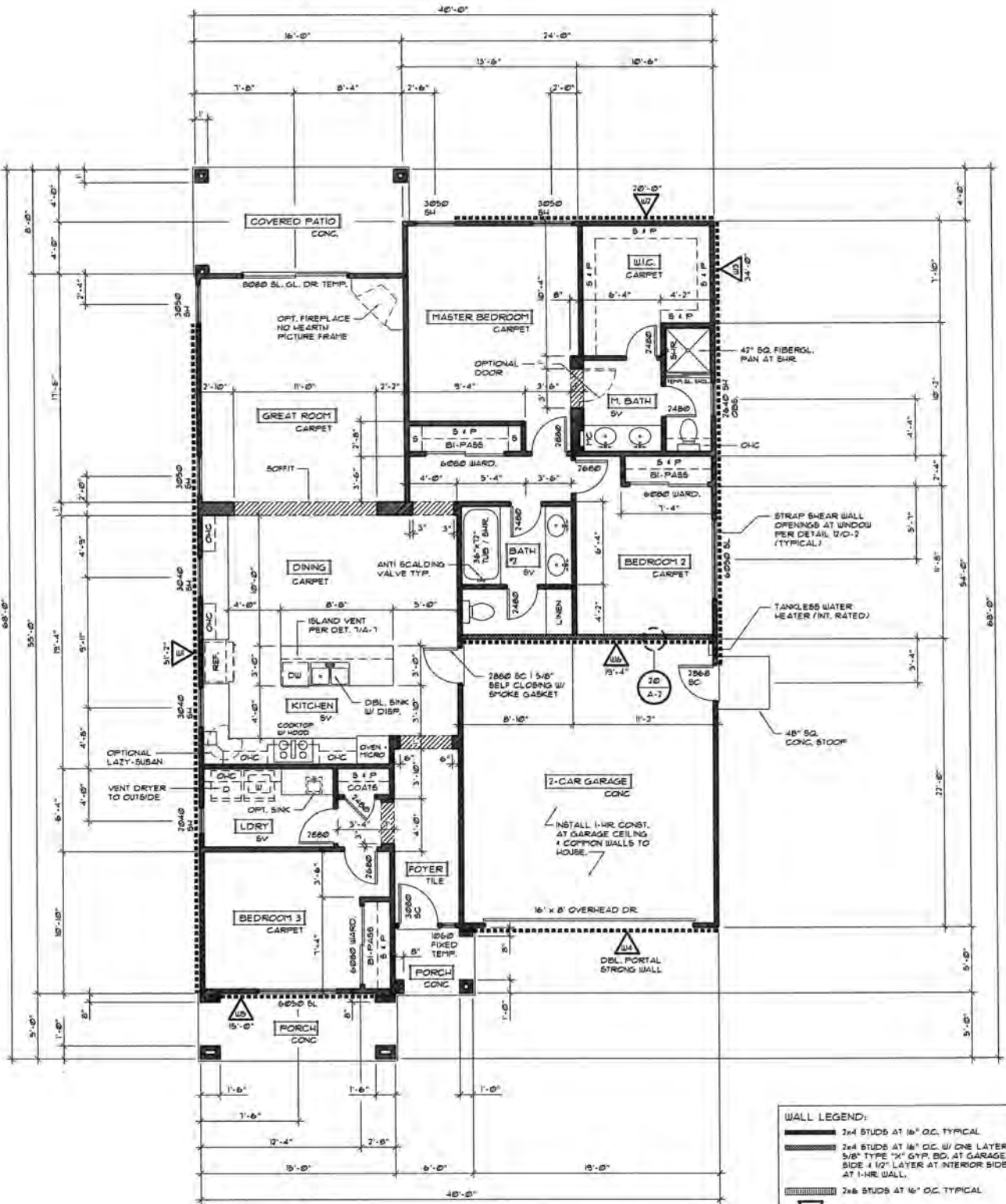
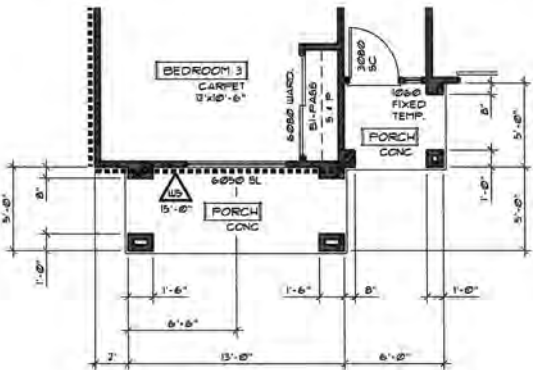
2783 Floor Plan

GENERAL PLAN NOTES:

- CURRENT CODES:
2013 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2013 CALIFORNIA ELECTRICAL CODES;
2013 CALIFORNIA RESIDENTIAL CODE;
2013 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BD. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING 'ONE HOUR' CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE GFI PROTECTED.
- ALL KITCHEN COUNTER OUTLETS SHALL BE GFI PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN BUNGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN BUNGING DOORS.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 12" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID PLASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 10" ABOVE THE DRAIN.
- SHIPLAP SIDING SHALL BE INSTALLED OVER 3/8" FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 1/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE 0 UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER FLYWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEGS ENGAGING 1/8 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDRAIL SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2013 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS, NOT LESS THAN 22"x30", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS PER CRC R310.3.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE WE. OF A TUB OR SHOWER TO BE TEMPERED.

BUILDING SUMMARY

MAIN FLOOR PLAN:	2,549 SF
PORCH:	105 SF
COV. PATIO:	125 SF
TOTAL SQ. FOOTAGE :	2,783 SF
GARAGE :	433 SF



WALL LEGEND:	
	2x4 STUDS AT 16" O.C. TYPICAL
	2x4 STUDS AT 16" O.C. W/ ONE LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE & 1/2" LAYER AT INTERIOR SIDE AT 1-HR. WALL
	2x6 STUDS AT 16" O.C. TYPICAL
	DENOTES SHEAR WALL. SEE SHEAR WALL SCHED. ON SHT. 5-1

FLOOR PLAN

3/16" = 1'-0"

skw & associates
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- donald t. kan
civil engineer
no. 26676
- henry wing
civil engineer
no. 30028
- david j. stark
architect
no. 22903
- allan v. stevenson
civil engineer
no. 61758



HOUSE PLAN #1743 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
3909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

FLOOR PLAN

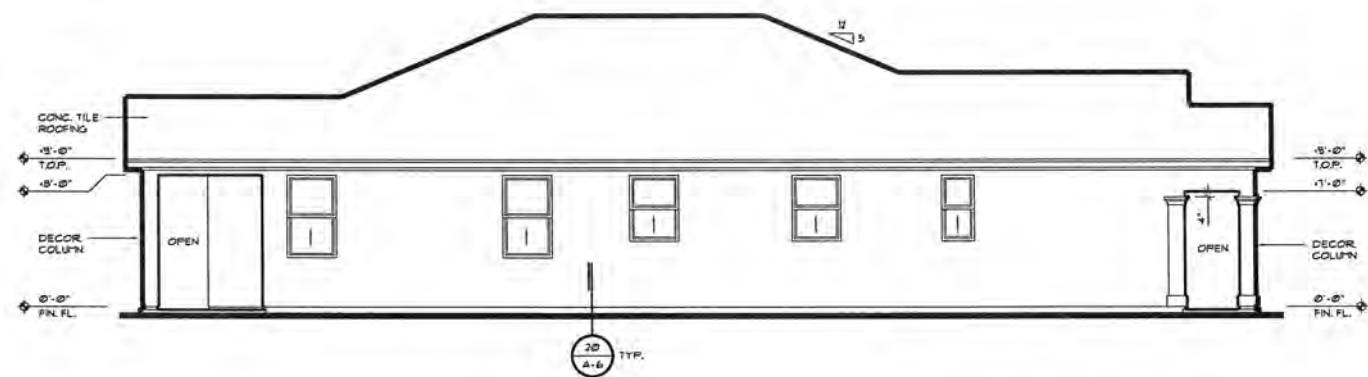
REVISIONS

BY: [initials]
DATE: 02/10/2016
JOB: 15M03

SHEET

49

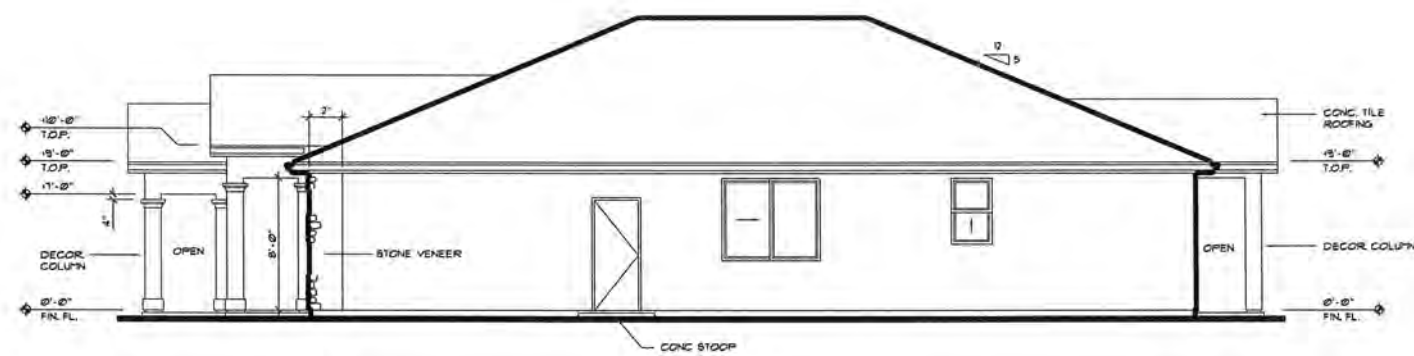
- NOTE:
1. CONTRACTOR SHALL PROVIDE:
 - a. FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - b. A MIN. OF 1 SQ. FT. OF FREE AREA PER 360 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-7
 2. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 3. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 4. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, CRC R319.



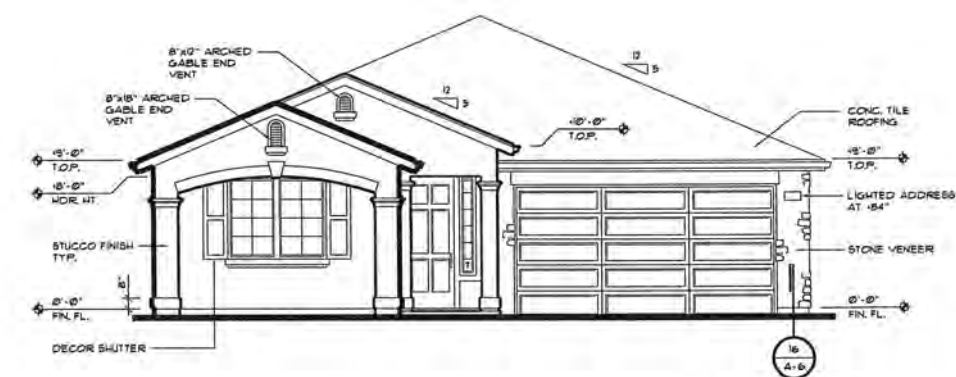
LEFT ELEVATION - A



REAR ELEVATION - A



RIGHT ELEVATION - A



FRONT ELEVATION - A

CONTRACTOR SHALL PROVIDE:

- a. FLASHING TO ENSURE WEATHER-TIGHT CONSTRUCTION.
- b. A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2.

2. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.

3. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE NEEDED WITHIN 1 FT. MEASURED Laterally ABOVE WINDOW OR DOOR OPENINGS.

4. CLEARLY NUMBERS WITH CONTRASTING BACKGROUND SHALL BE DISCREETLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (SEE R313).



EXTERIOR ELEVATIONS - ELEVATION "A" (CORNER LOT)

$$3/16" = 1'-0"$$

SKW & associates 

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architect
c 23903
- **allan v. stevenson**
civil engineer
no. 45729



HOUSE PLAN #1742 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "A"

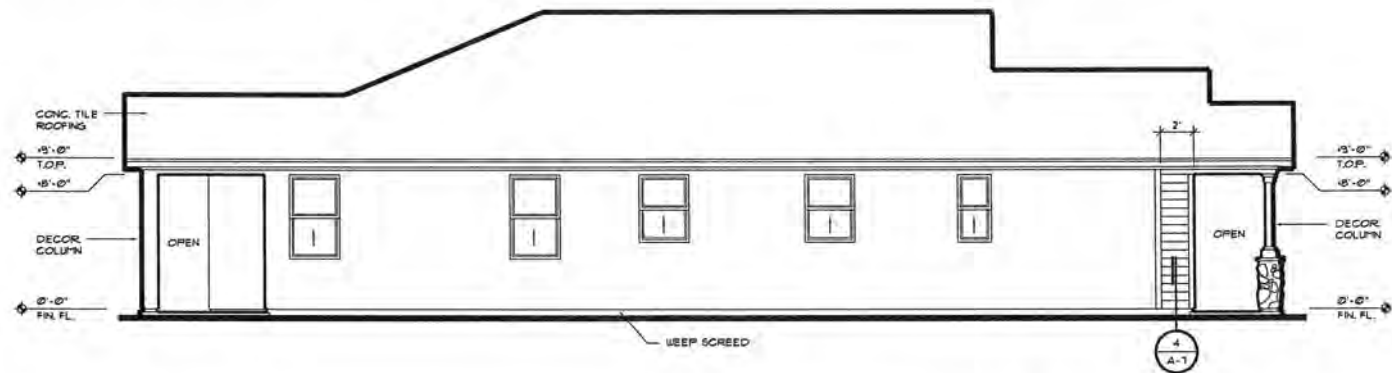
REVIEWS

BY	CP
LIST	DIAMOND BAR WEST
DATE	02/10/2016
JOB	15M052

SHEET

A-3a

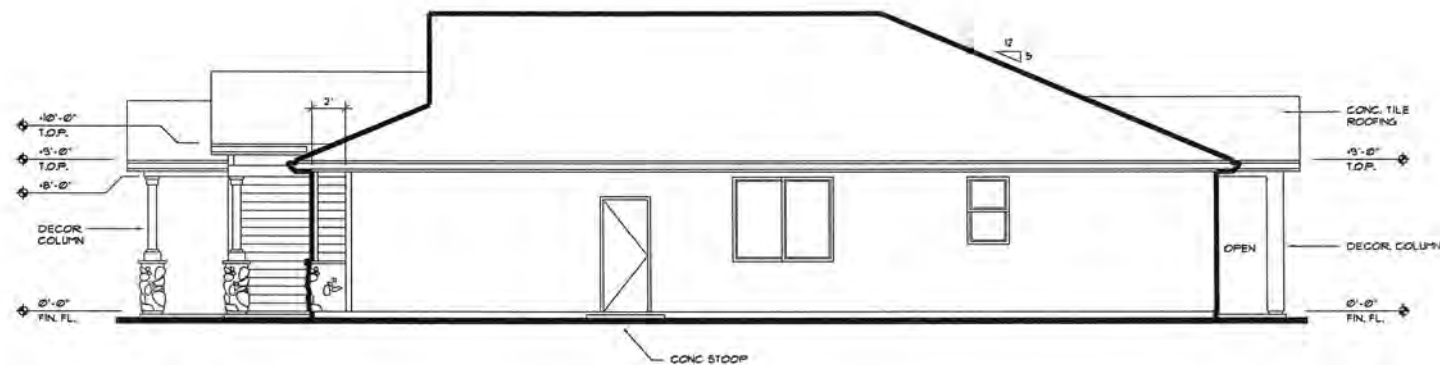
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASGIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CNC R315)



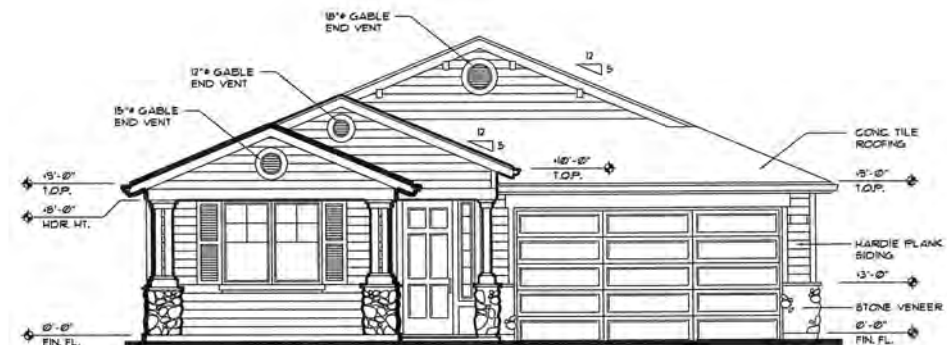
LEFT ELEVATION - B



REAR ELEVATION - B



RIGHT ELEVATION - B



FRONT ELEVATION - B

1. CONTRACTOR SHALL PROVIDE:
 - a. FLASHING TO ENSURE WEATHER-TIGHT CONSTRUCTION.
 - b. A MIN. OF 150 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION SEE VENTILATION SCHED. ON SHEET A-2
2. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
3. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 1 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
4. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS WITH A MINIMUM HEIGHT OF 4 INCHES SHALL BE MINIMUM OF 1 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CFC REG 301)

 $3/16" = 1'-0"$

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HOUSE PLAN #1742 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "B"

REVISIONS

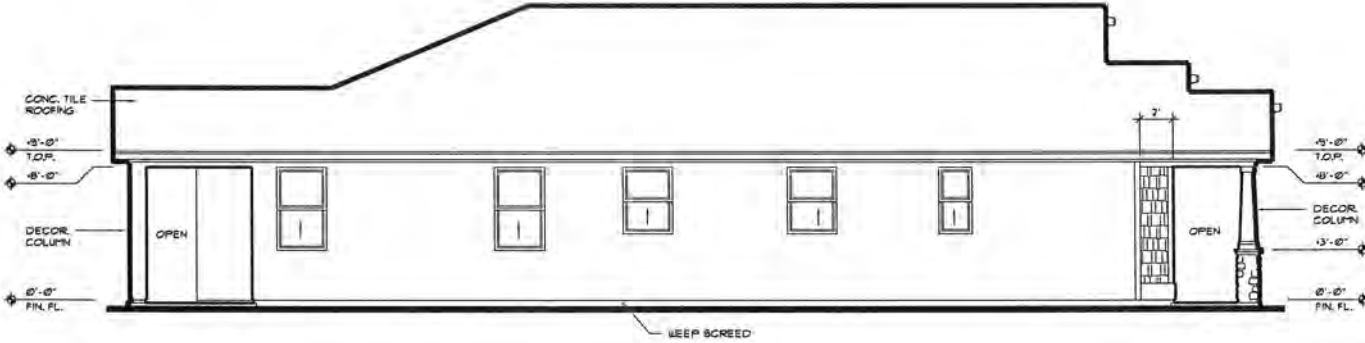
BY CP
LIST DIAMOND BAR WEST
DATE 02/10/2016
JOB 15MD52

SHEET

БД-42

53

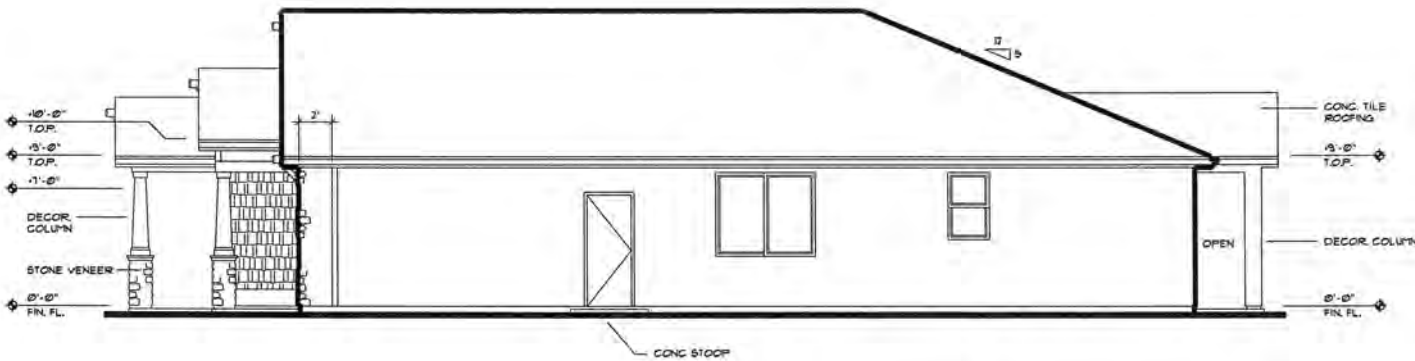
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 300 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CNC M315)



LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

EXTERIOR ELEVATIONS - ELEVATION "C"

3/16" = 1'-0"

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license 41758

LICENSED ARCHITECT

DAVID J. STARK

C-228103

JAN 12, 2015

STATE OF CALIFORNIA

HOUSE PLAN #1742 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
2009 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "C"

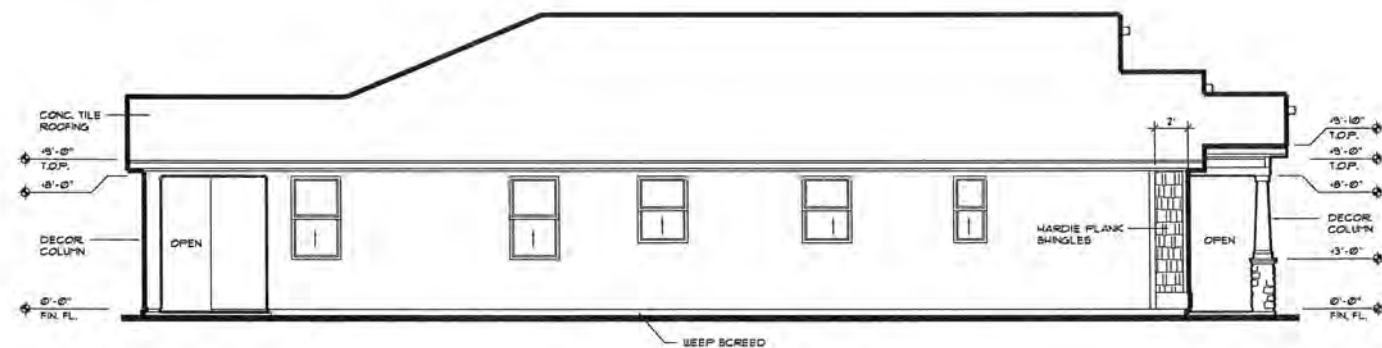
REVISIONS

BY:
LIST: DIAMOND BAILLIET
DATE: 02/10/2016
JOB: 15M052

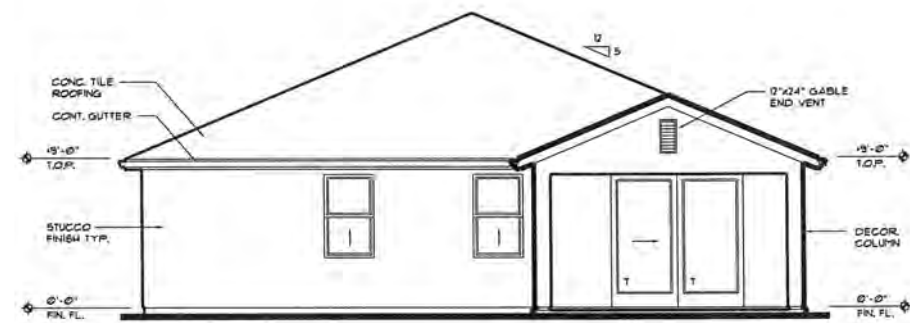
SHEET

A-5
54

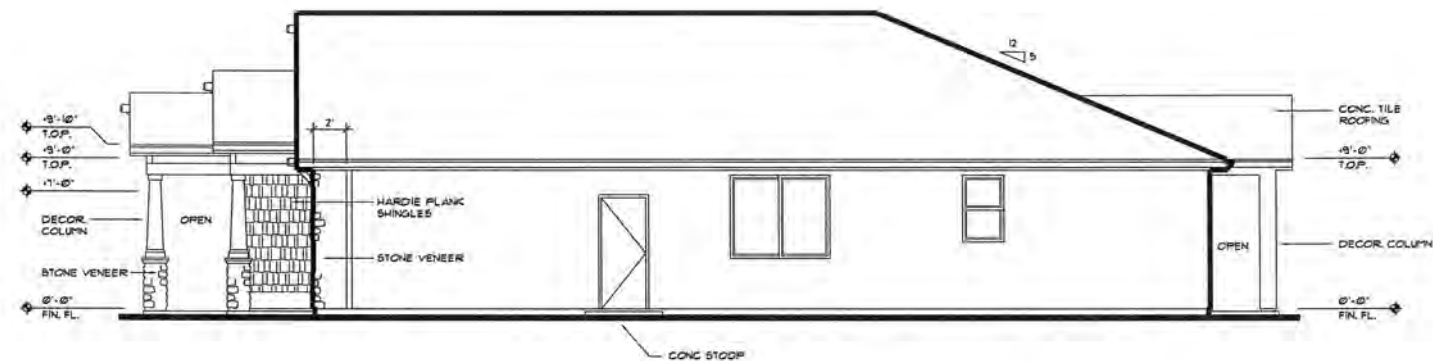
- NOTE:
1. CONTRACTOR SHALL PROVIDE:
 - a. FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - b. A MIN. OF 1 SQ. FT. OF FREE AREA PER 360 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 2. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 3. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 4. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CNC R315)



LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

DESIGN GUIDELINES FOR DIAMOND BAR ESTATES EAST AND DIAMOND BAR ESTATES WEST - WITHIN THE BRUINVILLE MASTER PLAN AREA

FEBRUARY 2015

CITY OF RIVERBANK

DEVELOPMENT SERVICES DEPARTMENT,
6617 THRID ST., RIVERBANK, CA 95367
Phone: 209-863-7128



Diamond Bar Estates East and West – City of Riverbank

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Project History

The area that the project is located in has been annexed into the City of Riverbank for several years. The Diamond Bar Estates project is comprised of two adjacent but not connected projects, known as East Diamond Bar and West Diamond Bar. Between 2000 and 2006, there was a master plan known as "Bruinville", of which these properties were a part of. The projects have been sitting essentially dormant until the development world gets back up to speed. The state has continued to extend the life of maps through mandated map extensions. One of the parcels still has an approved map on it while the other has expired.

The maps that were approved fit the time of high density and very compact lots. Those were salable then, but they are not as salable today. Today's buyer, because of the housing crisis, expects more for their buying dollar. They are looking for room to play with their kids and use the outdoors for their personal pleasure – Larger lots to be able to grow and expand. In discussing this project with many Realtors over the last few months, the question was raised to them "What are your Homebuyers looking for?" Unequivocally, the response was elbow room – space – room to grow without disrupting their neighbors – A backyard for the Bar-B-Q and to have a dog. Traditional Americana values that have been lost in today's busy world. Buying a home is the single biggest investment most Americans will make in their lifetime, and they want a place that they can have friends and family over to throw the football, or teach the kids how to catch a baseball. Room – and affordability – is what we are trying to achieve here. We feel we have the perfect mix of room and affordability. Much market research was done to transform this property into one that, once built, will be attractive to those that are buying. In addition, the former project as a whole was very large in scope and required an annexation. With very large projects comes challenges, like storm water retention. The Bruinville project had a communal Storm Water Basin that was offsite, and many other concepts that may have worked during the boom, but not now.

Enclosed in this package are exhibits and examples of how we propose to handle issues like storm water retention, conforming to the new LID standards imposed by the state.

Proposed Development

Our proposal consists of 2 groups of properties totaling 154 Single Family lots that are a minimum of 5,000 square feet each. We are asking for the properties to be re-zoned PD LDR, or Planned Development, Lower Density Residential to allow for decreased density and latitude regarding street sections and other amenities like custom mailboxes and street lights. Examples of some of the proposed amenities are included with this package.

Since we will not be building these homes, we are asking that the architectural component that is usually required with a PD proposal be “postponed” until we have a builder in place. At that time, we suggest that the architecture and normal requirements involving the approval of floor plans and elevations be reviewed at that time. These projects are autonomous, and can each be developed on their own, or together. Each have retaining basins and open green areas and because both of these projects lie within the current City boundaries of Riverbank.

In addition, development on the East side of Riverbank will ensure that all future and new development will not occur on just the west side of the city by Crossroads – It can occur on the easterly side of the City to try and tie the Crossroads development with the Downtown, and with this project as well.

Zoning, General Plan and Density

The proposed density of the project is approximately 5 + units to the acre. Although the General Plan calls for a higher density, and the Housing element estimates were based on those densities, those higher densities can be made up once the larger annexation takes place around this project in the future. The original approved projects for both of these sites originally had 201 homes planned versus our 154. In addition, in speaking with the SCM Group that owns the parcel along the tracks to the west and south of our proposals, they intend on doing a higher density project on those 12 acres in the future.

The City will have multiple chances of having increased density in the future, once an application for new annexation is proposed, and we feel this would be the time to address the overall density issues not only in this area, but citywide.

Water, Sanitary Sewer and Storm Drainage

Water

The water main runs in front of both sites within in Santa Fe Avenue. Stanislaus Consolidated Fire performed a test flow at the fire hydrant located at Santa Fe and Central Ave. on 9/24/14. The results of the test confirmed sufficient water to accommodate the proposed development with a test flow of 1180 GPM with a static pressure of 68 PSI and a residual pressure of 44 PSI.

Sewer

Sewer is available 200 feet from the project site, near the corner of Claus and Santa Fe Streets. Capacity is available, and the sizing of the lines in Santa Fe are adequate to accommodate our proposal.

Storm Drainage

Storm drainage and retention has always been an issue in this area. Under the old Bruinville Plan, a master basin was proposed to service not only the current annexed area, of which these proposals are a part of, but a substantially larger area encompassing literally hundreds of acres that is not currently annexed into the City.

Our proposal makes each of our projects self-sufficient, as they each have retention capabilities on site. Regarding application for Diamond Bar East, since we are bordered on the south by the Railroad tracks, we established the basin along those tracks to help buffer the project from the tracks. We have spoken to the Railroad about our proposal, and they have no objection to it thus far. Many reasons exist for establishing the basin there, as we accomplish numerous goals by placing it up against the railroad tracks: 1) The onsite retention of our storm water, 2) Buffering the community from the working railroad tracks – We are a minimum of 200 feet from the tracks to our nearest home to the north. This way, noise and any vibration from the trains will be minimal, which is not the case elsewhere in town. 3) We are providing "Green open space" for the community to enjoy, as this area will feature a walking path going east to west. When there is not water in the basin, which is most of the time, the basin will act as another park-like setting. 4) This basin was designed to be "added on to" by future development to the east and the west. Eventually the city will get proposals to develop these properties that are contiguous to our projects, and in doing so, the "Linear Park" concept / buffer / parkway / basin can be extended and added on to our basin to provide an even bigger and better experience for the residents.

Design Guidelines for Diamond Bar Estates

Purpose

The purpose of the guidelines for the Bruinville Planned Development is to provide a clear set of design policies to developers, property owners, architects and designers.

Properly located and with a well-designed street network, lower-density development reduces the need for community open spaces and maximizes the use of private open space in the front and rear yards. Utilizing Low Impact Development (LID) guidelines this will provide storm water bio-filtration at the source and enhances street and landscapes by reducing the amount of impervious surfaces.

Objectives

The Guidelines are intended to address the following objectives:

- Promote higher quality development, that maximizes personal open-spaces with larger front and rear yards.
- Create residential neighborhoods of interest which are visually pleasing.
- Provide a single-family project that features a variety of home sizes, housing types, designs and building materials.
- Provide for single-family developments that include interconnected, short blocks that diffuse traffic and provide easy, direct routes for pedestrians, bicyclists and drivers around the neighborhood.
- Provide for Low Impact Development (LID) by incorporating storm drainage designs features that pre-treatment of storm water at the source while providing ground water recharge by percolating the storm water back into the soil.
- Provide a Planned Development project that integrates seamlessly with previously approved projects and existing neighborhoods in the area.

Intent

The following design guidelines are to be used to assist developers, project applicants and City staff to assist in producing a quality Planned Development. City staff and Planning Commissioners will use these Guidelines as a framework for evaluating development proposals and for commenting on the design aspects of proposed projects.

The Guidelines will be used to augment and reinforce the City of Riverbank 2005-2025 General Plan adopted April 22, 2009, The Bruinville Area Master Public Facilities Plan, adopted September 2005 and Chapter 153 single family residential zoning of the City of Riverbank Zoning Ordinance. The LDR guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. The Guidelines are also intended to ensure that new development is compatible with existing neighborhoods.

Applicability

The Guidelines for LDR Single Family Developments apply to both Diamond Bar Estates projects, East and West. LDR development, as detailed in these guidelines, can only occur in Planned Development Zones.

There is a minimum practical lot size that will accommodate one detached house and still meet the intent of these Guidelines for LDR development. These guidelines allow the project designer maximum flexibility to develop a quality project that meets the intent of the Guidelines.

Discretionary Decision Making

Every project is unique and requires a review on a case-by-case basis. This process depends upon the exercise of discretion. While some Guidelines include quantitative standards, some require qualitative interpretation. The City has the latitude to interpret the Guidelines so long as proposed projects meet the Guidelines' intent.

Architectural Review and Approvals

Architectural details, plans and elevations will be developed once a homebuilder has been selected for the projects. The City planning commission will review and approve these items through the normal site development process as provided by the Riverbank Municipal Code.

Administrative Changes

The Development Services Director has authority to correct discrepancies and conflicts within the document so long as the changes meet the overall intent of the guidelines.

Other Applicable Regulations

The Guidelines for LDR single family developments primarily address architectural and site design elements. In designing projects, designers must also reference other codes, standards and policies in effect, such as the City of Riverbank Standard Specifications, Uniform Building/Fire Code, Riverbank General Plan, Riverbank Municipal and Zoning Codes, and other applicable policies.

GUIDELINES

LDR Single-Family Detached Houses



An example of a single-family home on a Lower-Density Lot

A. Relationship to Existing Neighborhoods

New LDR residential projects should be integrated with the existing neighborhoods adjacent to them. Designs should avoid the separation caused by high, solid fencing and walls, or blank walls of buildings.

Transitions between existing and new projects should be gradual. The height and mass of new projects should not create abrupt changes from those of existing buildings. Site setbacks should consider the prevailing setback patterns of adjacent buildings.

The perimeter areas of new projects should be planned to avoid disturbing existing adjacent residential uses. The protection of privacy of adjacent residents and minimization of environmental intrusions should be a major consideration in the design of new projects.

Where existing neighborhoods have architectural distinction and/or established functional or landscape patterns, new development should incorporate characteristics of the surroundings so that there is no disruption of the streetscape and attempt to become a part of and blend into the existing neighborhood character.



Poor Transition: An older single family ranch home surrounded by much larger two story Mediterranean-style homes, creating loss of privacy and architectural disparity

B. Setbacks/Open Space

Setbacks: The front setback establishes a relationship between the house and the surrounding neighborhood. If the house is too close, indoor privacy can be compromised. If the house is too far back, people inside the house cannot observe activity on the street and can become detached from their neighborhood. Additionally, a larger front yard setback leaves a smaller private rear yard. It is equally important to ensure that the placement of the home or substantially varied elevations provide the appearance of a diverse and varied streetscape and avoid the monotonous single plane street.



An example of poor setback variation that lacks diversity and creates a monotonous streetscape

The side setback is primarily utilitarian. However, living areas of the house usually have windows that open into the side yard. Normal activity in the side yard, although limited, tends to be irritating and creates nuisances because the noise is concentrated in a small space and can be loud and irregular, such as moving trash cans or using storage sheds.

The rear yard is where most outdoor activity around under certain circumstances, where an equal amount of open space is incorporated into larger master plan areas, and for projects that do not meet the minimum number of units, a homeowner's association may not be required, provided that no private common areas are required in the development.

Open space; if well-designed, private open space, typically in the rear yard provides a place for children to play and to entertain friends. It must be large enough to allow these activities while maintaining some sense of privacy on both sides of the fence. Model homes in LDR developments should display a variety of fencing and landscape design concepts including porches, patios, walkways, covered trellises, screens and garden walls. The rear yard is where people expect to have privacy outdoors and is there children play and entertaining happens. These activities are expected and noisy, but the noise can be considered intrusive by neighbors; residents can feel as if their outdoor or indoor privacy is being invaded by rear yard neighbors. Adequate space is necessary for residents to enjoy their yards while providing a sense of privacy.

Table 1: Setbacks and Open Space for LDR PD	
Lot Size	5,000 sq. ft. min.
Minimum Width (mid-block/corner)	50'/55'
FRONT SETBACKS (A)	
Living (1 st floor) (vary front setback as noted above)	15
Living Area (2 nd floor)	15
Porches	10
Attached Garage (B) (front entry/side entry)	10/10
REAR SETBACKS *	
Living Area	20
Attached Garage (no alley/alley access) (B)	5/10
Detached Garage (no alley/alley access) (B)	5/10
Patio Covers (D)	5
SIDE SETBACKS * (A) (G) (H)	
Living Area first floor (interior side) (D)	5
Living Area (corner side) (D)	10
Detached Garage (Int. Side)	10
Attached/Detached Garages (B) (Corner Side) front entry /side entry	10
Lot Coverage	
50% of total acreage (gross)	-

NOTES:

- A. Dwelling unit & wall/fencing shall be located outside the "clear vision triangle" at street intersections.
- B. Garage setback measured from any other building and minimum of 5' from property line.
- C. Patio covers open on three sides should not exceed 30 percent of the size of the usable private open space. Setback is measured from support structures. Up to 24" overhang is permitted. No part of the structure shall be closer than 5' to property line.
- D. Includes attached garages and patio covers.
- E. Minor architectural projections, such as fireplaces and bay windows, may project into a setback or separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length, minimum 3' clearance, excluding A/C units.
- F. Fragments less than 10' will not be counted toward the common open space area.
- G. Detached garages may be attached to the main house by a breezeway so long as the breezeway is open, post supported and the garage and house meet 1 hour fire wall ratings as stipulated by the UBC.
- H. Setbacks outlined in the above table are intended to meet the setback requirements outline in the City of Riverbank R-1 Zone of the current Zoning Ordinance.

C. Lot and Building Variation

Single-family lot patterns should be varied to avoid monotonous streetscapes. This could be accomplished by the following:

Encourage:

- Larger lots that emphasize alternating designs of front and rear landscaping
- Single-story buildings and larger lots on corners.
- Mix of single and two-story units.
- Varied building setbacks and plot placement to avoid monotonous streetscapes.
- Variation of setbacks or appearance thereof (substantially different elevations), to avoid monotonous streetscapes.

Discourage/Avoid:

- Blocks more than 600 feet long.

D. General Building Design

Variation in residences, structures and buildings is achieved through the use of quality materials, detail in design and distinct variation in floor plan and architecture, which lends visual interest, distinctive character and identity to a community. Quality in detail and design contributes not only to the long-term value of a home, but the neighborhood as well.

Encourage:

- Design diversity by providing front elevation variation throughout the plan. A minimum of three model floor plans shall be made available with 4-6 choices of elevation treatments. To accomplish this, one design should be repeated no more frequently than each fourth house. Veneer treatment where applied should turn corners and avoid exposed edges (Fig. 1).
- Provide 4-sided architecture within public views. In addition to the architectural design provided for the front elevation, design side and rear elevations to include architectural design treatment (e.g. window frames, shutters, planter boxes, window sills, etc.).
- At corner lots, side yard facades should maintain the same architectural design consistent with the front façade.
- Manipulation of building elements and massing to avoid visual monotony with particular emphasis on long streets.
- Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged.
- Roof elements of a two story building that slope downward toward the side property lines providing greater light and air between buildings particularly when the separation between the floors of the two adjoining buildings would be less than 15 feet (Fig. 2).
- Single story homes distributed evenly throughout the neighborhood to provide for seniors, the disabled, and families who prefer or desire single story homes. Single story homes are also encouraged to improve the visual character of neighborhoods and minimize the perceived density of two story neighborhoods. Single story homes shall be constructed on a minimum of 50% of the development.

Discourage/Avoid:

- Excessive repetition of identical or near identical floor plans and elevations throughout a neighborhood or subdivision with little distinct differentiation.
- The use of low quality/grade materials that do not wear well and contribute to a sense of permanence.
- Roof-mounted heating and air conditioning units.
- Keyhole entries (primary entrance hidden from view on the side or within deep recess of the building) should be avoided.
- Repetition of identical or near identical floor plans and elevations.
- Poor infill design.

E. Porches, Entries and Courts

A clear sense of entry and design interest to a home is provided through the inclusion of porches, verandas and other architectural elements that contribute to a sense of place and activity.

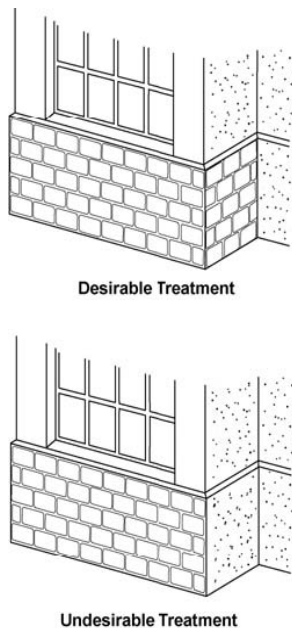
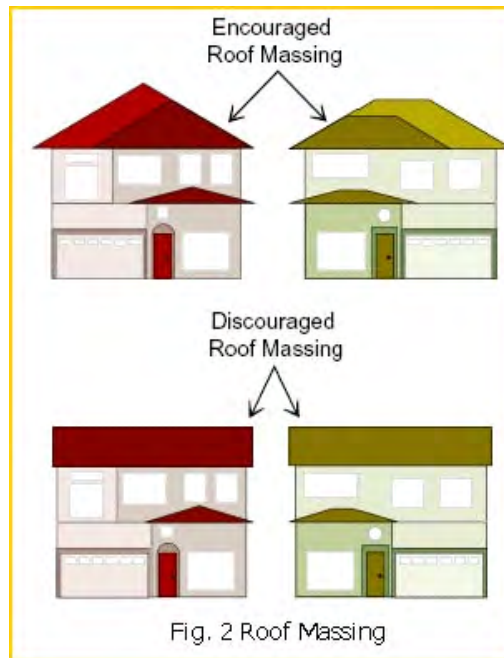


Fig . 1: Veneer Wrapping



Encourage:

- Fronts of houses and entries that face the street. Each house should have a clearly identified entry and have active use of windows (i.e. living room, kitchen) facing the street.
- Front porches large enough to accommodate chairs provide an opportunity for increased interaction among neighbors (minimum dimension of 6'x6' or 5'x7, plus circulation area).
- Porches that provide weather protection and shade are desired.
- Entries and porches that incorporate railings, short walls, trellises and roofs to add architectural detail and character and visual interest to the homes.

Discourage:

- Small entries not seen from the street.
- Locating the porch or entryway in a location obstructed by the garage or side of the house.
- Locating entryways and windows that are small and oriented to the interior or side of the site.

F. Garage Frontage and Placement

Conventional suburban development typically places the garage in a prominent location on the lot closer to the street with the house back farther from the street. The effects of garage-forward placement are to obstruct the view of the street from inside the house, to make the garage the most important feature of the house, to encourage the driver to enter the house through the garage door and prevent interaction with neighbors, and to decrease the appeal of the street. Safety is decreased and the general appeal of the street also declines.

The following measures are suggested to minimize the visual impact of garages:

Encourage:

- For garages accessed from the street, the garage face should be recessed a minimum of five feet from the primary living area façade
- Detached garages accessed from either an alley or a single-car driveway approach from the street.
- Alley loaded designs particularly for narrow lots are strongly encouraged.
- For homes facing out at community perimeter, rear loaded garages accessed from street rather than alley.



Discourage homes with recessed entry that limit the view of the street.



Encourage recessing the garage from the primary-living area reduces its impact on the front façade.



Encourage de-emphasized garage doors that are offset from the primary living area

- Attached garages should be designed to de-emphasize the garage door by techniques such as recessing the garage door 12"-18", by providing pillars or substantial trellis accents and utilizing upgraded garage doors.

Discourage/Avoid:

- For garages accessed from the street, garage frontage comprising 50 percent or more of building frontage.

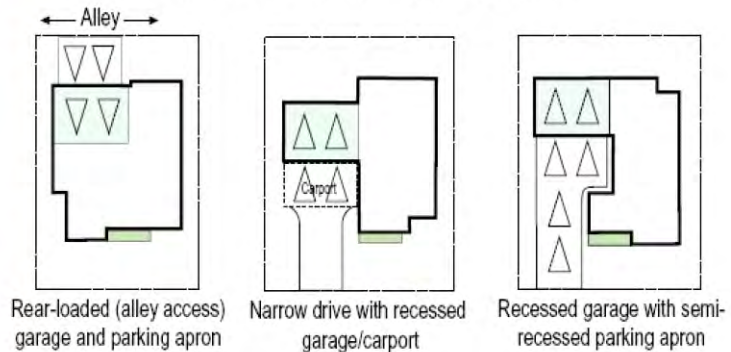
G. Driveways



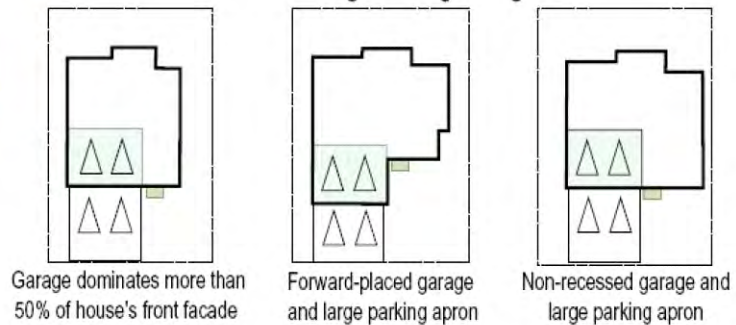
Discourage homes with garages that dominate the front elevation.

- Attached garages should be designed to de-emphasize the garage door by techniques such as recessing the garage door 12"-18", by providing pillars or substantial trellis accents and utilizing upgraded

Desirable Garage/Parking Configurations



Undesirable Garage/Parking Configurations



Driveways can consume a substantial amount of lot area. A typical automobile is approximately seven feet wide and one to two feet of space is needed on either side to allow access to car doors. In order for the house to relate to the street and to allow observation of the street from inside the house, the width of the lot helps dictate the width of driveway access from the street (one- or two-car approach) or whether the garage should be accessed from an alley at the rear of the lot.

Encourage:

- Different paving treatment to driveways, including colored concrete, stamped concrete patterns, paver insets, etc.
- Single-car width driveways that widen to two-car aprons at recessed or detached garage.
- Placement of driveways and garages within the development, as well as narrower driveway aprons, to maximize on-street parking.



Encourage homes with single-car width driveway that widens to a two-car approach in front of recessed garage.

H. Parking

Most transportation occurs through the use of the private automobile. Because of this, the Zoning Code requires a minimum of two parking spaces for every single family house. With the increasing number of automobiles in every household, there is an increased need for parking, which is typically provided on the driveway and on the street. At the same time, the current trend is toward an increase in homeownership among single adults and the future will likely see an increase in the use of transit, walking, and bicycling for transportation, particularly as density increases and daily needs are better integrated into the fabric of the city.

Two enclosed off-street parking spaces will be required for each housing unit. Tandem parking spaces will be allowed provided that the minimum width of the garage door is 9' wide and that additional off-street parking be provided at a ratio of one space per each four homes. In addition, one on-street parking space will be required for each dwelling. The placement of driveways and garages within the development, as well as narrower driveway aprons, shall be utilized to maximize on-street parking. Shared driveways are also encouraged. Off-street parking spaces within the development located within 150 feet of the unit served, may also be considered. Community off-street parking shall be generally provided adjacent to Community Open Space. Additional Community off-street parking can be provided throughout the community at locations that have the ability to serve numerous homes as approved in the site plan.



Community off-street parking adjacent to homes

I. Walls, Fences and Entry Features

Residences on the perimeter of new development should be oriented to existing streets, where applicable, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical requirements. Frontage roads are preferred in lieu of sound walls wherever possible. The design of walls and fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development and adjacent properties.

Wall design and selection of materials should consider maintenance issues, especially graffiti removal and long-term maintenance.

Encourage:

- Sound walls should have a rhythm rather than a single monotonous design along the entire length.
- Periodic entries to minimize walking distances and integrate bike paths along the major roads.
- Walls architecturally integrated with adjacent buildings and landscape buffer.

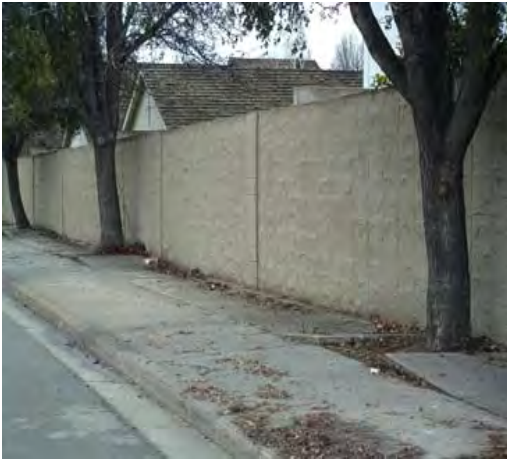


Fence that has been constructed low but topped with lattice creating a sense of privacy.

- Additional landscape setbacks, street trees and accent trees at entries to improve the appearance of sound-walls.
- Landscaping and berms to minimize the visual impact of long continuous sound walls.
- Concrete capstones on stucco walls to help prevent water damage from rainfall and moisture.
- Fences and/or walls visible from streets should be architecturally integrated with adjacent buildings and are encouraged as a means of visually tying buildings together.
- Low walls or fences (3'-4' high) at front or side yard patios where desired in lieu of porch railings, provided the wall/fence design is compatible with the architectural style of the house.
- Accent landscaping and trellises to set off development entries are desirable.

Discourage:

- Long walls separating subdivisions from street access and other subdivisions. This type of development restricts movement between neighborhoods and creates "dead" spaces along pedestrian corridors, as well as increasing driving and walking distances. Back-up and side-on conditions requiring walled streets.
- Wood fencing along streets since it is not a long-term quality material.



Discouraged: Long walls that isolate neighborhoods and paved over appearance created by lack of landscaping.

J. Landscaping

New LDR single-family developments typically have generous amounts of landscaping due to the larger front and rear yards. Landscape design guidelines are intended to improve the appearance of the streetscape with landscaping and street trees to diminish the impact of the development and provide a softer appearance

Encourage:

- Street trees or yard trees at approximately 20' to 25' on center along each side of the street (minimum 1 per lot, 2 per corner lot one on each street frontage).



Landscaping should provide a broad palate of trees and plants that are compatible to the regions climate.

- Separated sidewalks with "tree lawns" (min. 7' wide) (i.e. "parkways"). These may be planted in lawns or other appropriate ground cover (irrigation is required) if recorded with a landscape easement.
- A minimum of 15 gallon tree specimens for all street and yard trees (consult the Public Works Department, regarding tree selection).
- Tree species which attain a height in excess of 25 feet and develop a minimum canopy of 20 feet at maturity.
- Accent trees at special locations within the neighborhood.

- Variety of planting palettes for front yard landscaping to soften the development, reinforce the home design, and add variety to the streetscape.
- Front yard landscaping which reinforces other design elements of the home such as vines on trellises, hedges or low fences and walls.

K. Mailboxes

Mailboxes should be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety.

Encourage:

- Incorporate design features, such as a built frame, consistent with the development's architectural style.

Discourage:

- Pedestal-mounted cluster mailbox units.

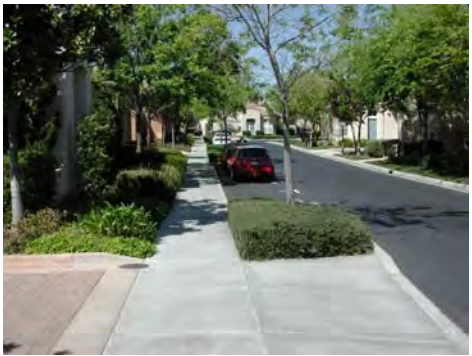


M. Street Design Elements and Access

A street serves as more than a place to drive or park a car. Besides its most basic function as a transportation conduit for bicyclists and pedestrians, as well as for cars, a street serves architectural and social functions. Houses relate to the street on which they are located; streets serve to formalize the street edge and demarcate public and private space. Streets are where neighbors meet informally and neighborhood bonds are created. Minimal street connections within a subdivision and to the external street network increase the need to drive and the number of miles driven, discourage walking and bicycling, and reduce emergency access. The site shall be designed to provide accessibility for emergency vehicles.



Variety of planting palettes that soften the development and add to the variety of the streetscape



Sidewalks separated from the street by planting strips and tree wells are strongly encouraged

N. Lighting

Lighting should relate to the pedestrian scale of residential neighborhoods and should be considered a design element, rather than simply utilitarian.

Encourage:

- Light standards less than 15 feet in height. Decorative Visco VI-X-1-OF standard or equivalent standard with the same bulb type as the Visco are encouraged.
- Bollard lighting is encouraged along walkways.
- Metal halide luminaries should be utilized.
- Shielded light fixtures that minimize light “throw” off-site.
- Residentially scaled street lights.



Encouraged; Residential scaled lighting with ornamental design features

Discourage/Avoid:

- “Cobra head” street lights
- Sidewalks adjacent to street.
- Large-radius corner.
- Cul-de-sac and dead-end streets.

P. Utilities, Infrastructure & Easements Any and all private infrastructure shall be constructed to City standards. Public Utility Easements shall be provided for all public utility connections, in compliance with City Standards. To the maximum extent feasible, utility boxes, transformers, etc. shall be located in a manner to reduce their visual impact on the streetscape, which may include undergrounding or appropriate screening as determined by the City.

Q. Low Impact Development (LID)

Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and retain runoff on-site. Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. LID addresses stormwater through small, cost-effective landscape features located at the lot level. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. Almost all components of the urban environment have the potential to serve as an IMP. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied to new projects.



Filtterra® Stormwater Bioretention Filtration System

Encourage:

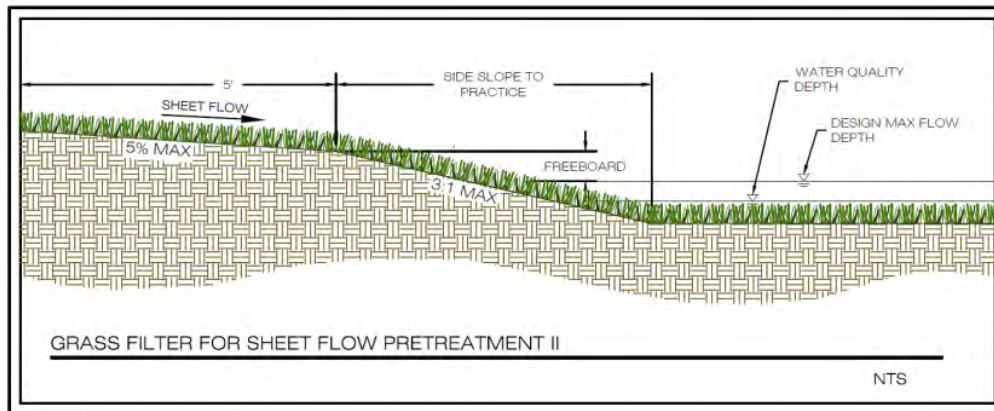
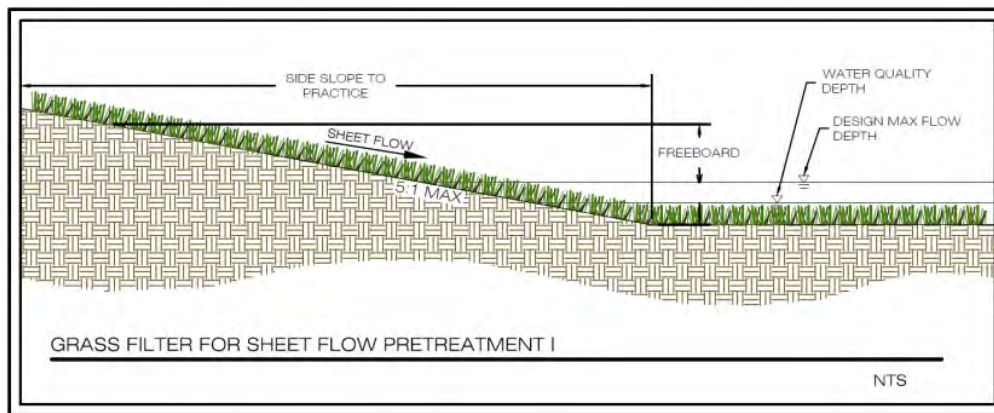
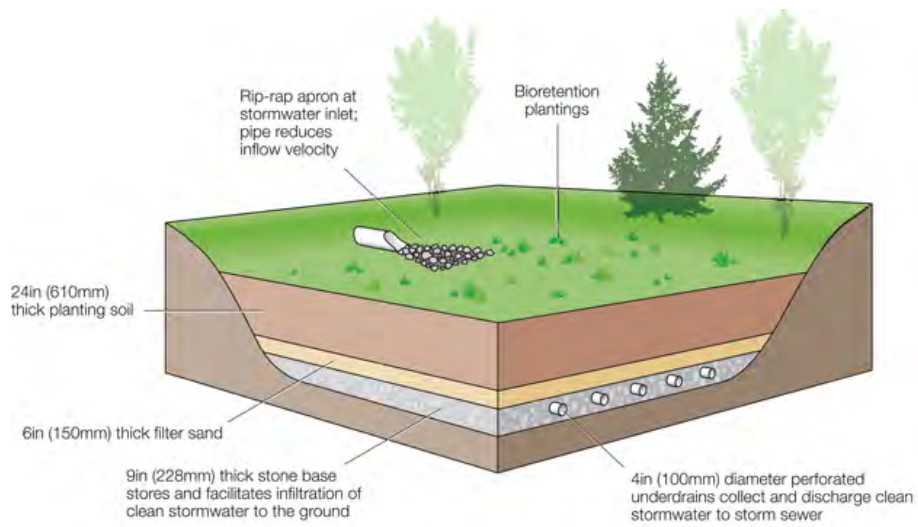
- Bio-retention swales for on-lot storm water run-off
- Decrease amount of impervious surfaces, through efficient street section widths, use of pervious materials
- Use landscape facilities for pretreatment of storm water
- Sufficient Capacity of total storm system to retain water on-site
- Treat storm water at the source
- Groundwater recharge

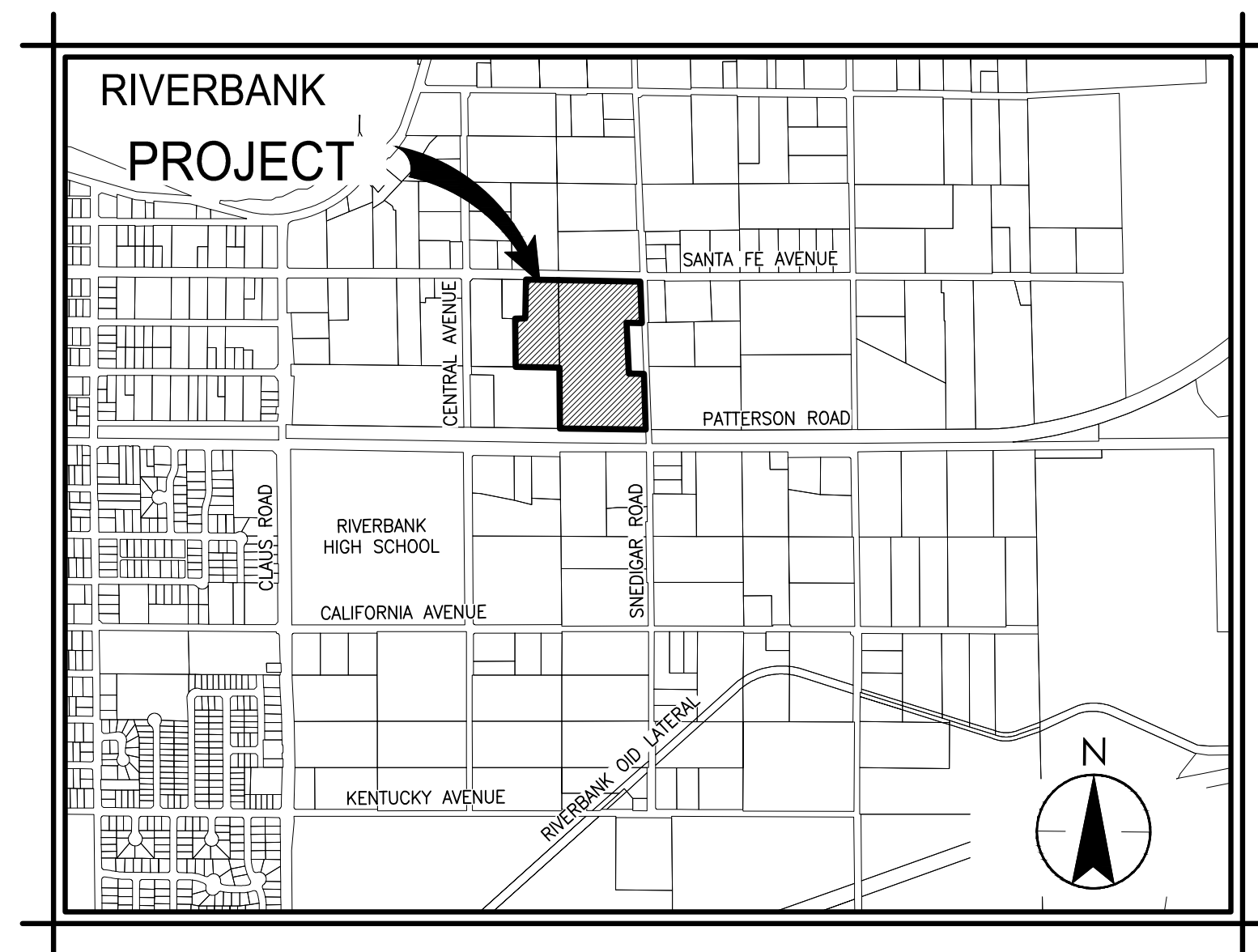
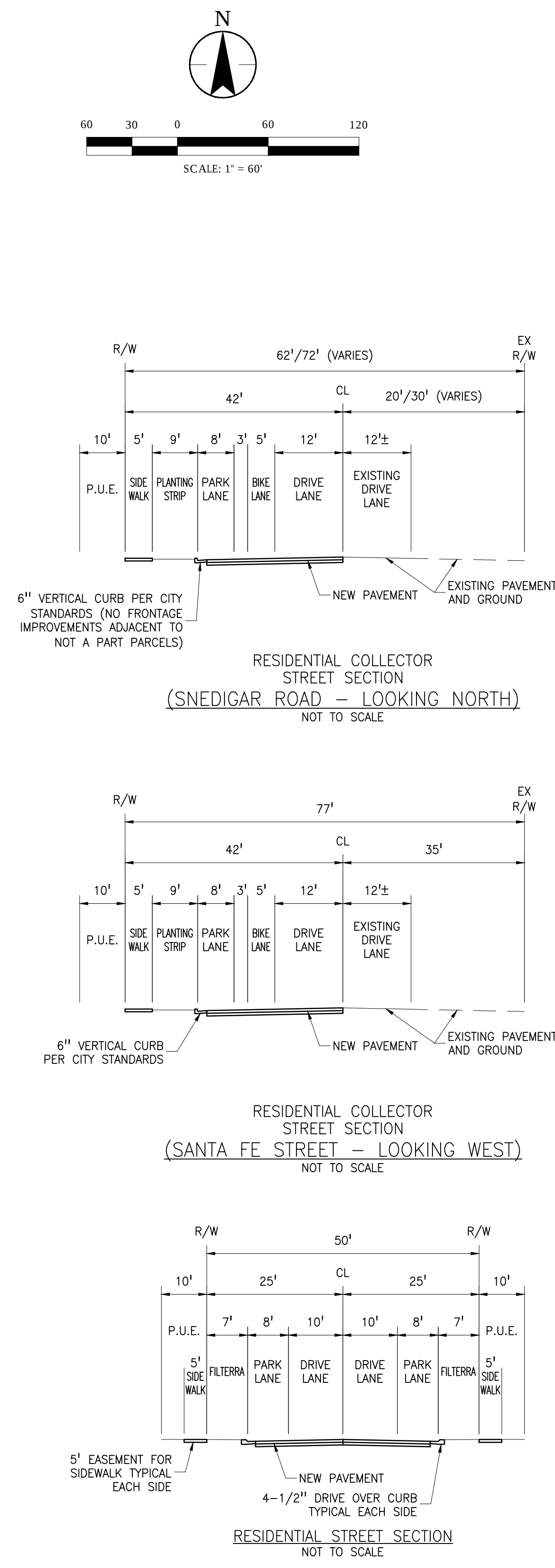
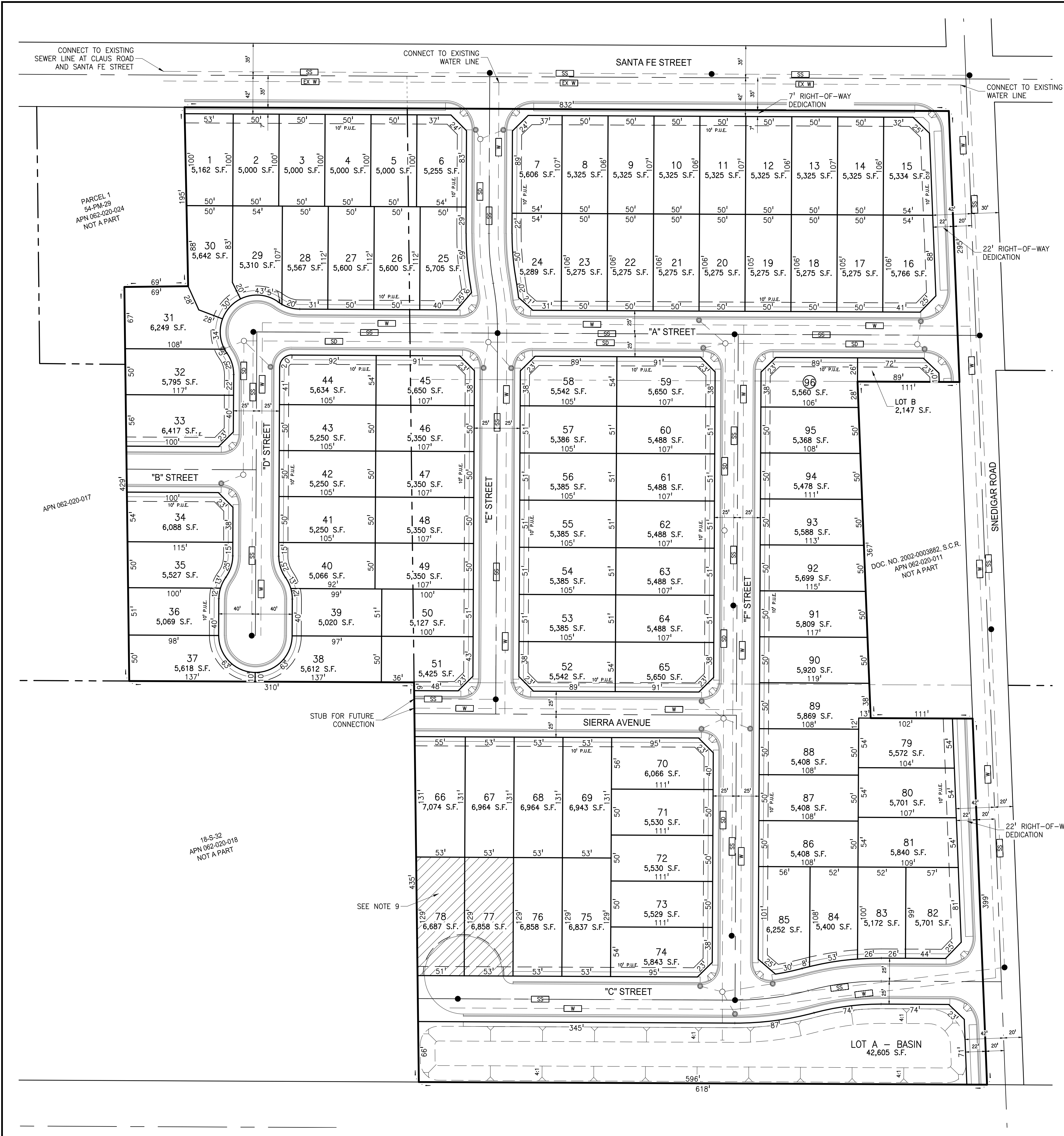
Discourage:

- Fully piped storm drainage system
- Discharge of storm water to nearby river/creek/waterway

LID allows for greater development potential with less environmental impacts through the use of smarter designs and advanced technologies that achieve a better balance between conservation, growth, ecosystem protection, and public health / quality of life. Today, bio-retention is one of the LID techniques available to users. Other techniques, such as permeable pavers and disconnected downspouts are all effective tools to help developers control pollutants, reduce runoff volume, manage runoff timing, and address a number of other ecological concerns.

LID has numerous benefits and advantages over conventional stormwater management approaches. In short, it is a more environmentally sound technology and a more economically sustainable approach to addressing the adverse impacts of urbanization. By managing runoff close to its source through intelligent site design, LID can enhance the local environment, protect public health, recharge groundwater tables and improve community livability - all while saving developers and local government money.





LEGEND			
EX SD	EX. STORM DRAIN LINE	---	NEW PUBLIC UTILITY EASEMENT
EX SS	EX. SANITARY SEWER LINE	---	ROADWAY CENTERLINE
EX W	EX. WATER LINE	---	PROPERTY BOUNDARY
SD	STORM DRAIN LINE	---	NEW LOT LINE
SS	SANITARY SEWER LINE	---	NEW CURB & GUTTER
W	WATER LINE	---	EX. LOT LINE
○	STORM DRAIN MANHOLE	P.U.E.	PUBLIC UTILITY EASEMENT
⊙	CATCH BASIN	EX P.U.E.	EXISTING PUBLIC UTILITY EASEMENT
●	SANITARY SEWER MANHOLE	S.F.	SQUARE FEET

OWNER: TY ANGLE, SHANE AND KIM PARSONS
4206 SANTA FE STREET
RIVERBANK, CA 95367

SUBDIVIDER: CARY W. POPE
1120 SCENIC DRIVE
MODESTO, CA 95350

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF RIVERBANK, STANISLAUS COUNTY, CALIFORNIA.

- GENERAL NOTES:
- ASSESSOR'S PARCEL NUMBER: 062-020-010 & 025.
 - PRESENT ZONING: MDR - MEDIUM DENSITY RESIDENTIAL
 - PROPOSED ZONING: LDR - LOWER DENSITY RESIDENTIAL
 - SITE SUMMARY: TOTAL PROJECT SITE = 17.90 ACRES BEING DIVIDED INTO 96 SINGLE-FAMILY LOTS, 2 LANDSCAPE/DRAINAGE LOTS (A & B). THE PROPOSED DENSITY IS 5.36 UNITS/ACRE.
 - THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.
 - PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE OWNER-SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS.
 - UTILITY LINES SHOWN ON THIS MAP ARE BASED ON PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE AT TIME OF THE DEVELOPMENT OF THE PROJECT IMPROVEMENT PLANS.
 - ALL EXISTING TREES TO BE REMOVED.
 - LOTS 77 AND 78 ARE SUBJECT TO A TEMPORARY TURN-AROUND EASEMENT AND WILL NOT BE BUILDABLE LOTS UNTIL CONNECTIONS OF SIERRA AVENUE ARE MADE TO FUTURE DEVELOPMENT.

STATEMENT OF SUBDIVIDER:

A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF RIVERBANK STANDARD SPECIFICATIONS.

B. STORM DRAINAGE: ON-SITE DRAINAGE SYSTEM PER CITY OF RIVERBANK STANDARDS.

C. SEWAGE DISPOSAL: CITY OF RIVERBANK SYSTEM.

D. WATER SUPPLY: CITY OF RIVERBANK SYSTEM.

E. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF RIVERBANK STANDARD SPECIFICATIONS.

Drawn By: RV		REVISIONS				W:\10310100\survey\drawing\sheet files\Tentative Maps\TM-east.dwg SHalterman 1/30/15 10:38		DEC 2014	
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Job No.:1031-0100									
Checked: SYD									
Design By: RV									
						RIVERBANK CALIFORNIA		TM 1	

