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VICINITY MAP:



LEGAL DESCRIPTION:

"BEING A PORTION OF PARCEL B AND ALL OF PARCEL C AS SHOWN ON THAT PARCEL MAP FILED APRIL 2, 1996 IN BOOK 39 OF PARCEL MAPS AT PAGE 88, SOLANO COUNTY RECORDS."

APN: 0108-110-460 AND A PORTION OF 0108-110-450

PROJECT INFO:

OCCUPANCY:	DUPLEXES	COMMON AREA BLDGS
CONSTRUCTION TYPE:	R-3 & U	B
FIRE SUPPRESSION SYSTEM:	V-B	V-B
	NFPA 13D	NFPA 13

PRIVATE ON-SITE DRIVE AISLES: 24' @ NON FIRE ACCESS ROAD
26' @ FIRE ACCESS ROAD

SOLAR : INSTALLED

SITE UTILITIES: PRIVATE WATER ON SITE
PRIVATE SEWER ON SITE
PRIVATE STORM DRAIN ON SITE

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC) FOR DUPLEXES
2022 CALIFORNIA BUILDING CODE (CBC) FOR COMMON AREA BUILDINGS
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CENRO)

LANDSCAPE ARCHITECT:

SITESCAPES
3190 B-2 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
CONTACT: RICK POLHAMUS
RPOLHAMUS@SITESCAPES.NET
(949) 644-9370

CIVIL ENGINEER:

WOOD RODGERS, INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: KARRIE MOSCA
KMOSCA@WOODRODGERS.COM
(925) 847-1547

APPLICANT:

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD.
SACRAMENTO, CA 95826
CONTACT: RICKI BLEVIS
RICKI.BLEVIS@LEWISMC.COM
(916) 403-1706

ARCHITECT:

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR.
SANTA ANA, CA 92705
CONTACT: CHRISTINE LY
CLY@ANGELENOARCHITECTS.COM
(714) 285-1888

LANDSCAPE:

L1	PRELIMINARY LANDSCAPE PLAN
L2	FENCE AND WALL PLAN
L3	FENCE AND WALL DETAILS
L4	TYPICAL CLUSTER ENLARGEMENT PLAN

CIVIL:

SHEET 1 OF 5	EXISTING CONDITION
SHEET 2 OF 5	TENTATIVE MAP FOR CONDOMINIUM PURPOSES
SHEET 3 OF 5	PRELIMINARY UTILITY PLAN
SHEET 4 OF 5	PRELIMINARY GRADING PLAN
SHEET 5 OF 5	PRELIMINARY STORMWATER CONTROL PLAN

INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

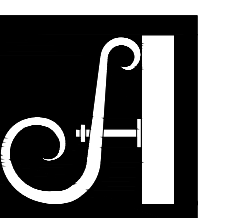
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

TITLE SHEET

T-1

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





APARTMENTS

71	38.2%	PLAN 1 -1,175 SF, 2 BED, 2 BA
16	8.6%	PLAN 2 -1,484 SF, 3 BED, 2.5 BA
72	38.7%	PLAN 3 -1,611 SF, 3 BED, 2.5 BA
6	3.2%	PLAN 3X -1,627 SF, 3 BED, 2.5 BA
12	6.5%	PLAN 4 -1,733 SF, 3 BED, 2.5 BA
9	4.8%	PLAN 5 -1,829 SF, 3 BED, 3 BA, LOFT
186 TOTAL		

OPEN SPACE SUMMARY

Type	Required per Unit	Required Total	Provided	Total
Common	100	18,600	99,420	149,875
Private			50,455	

REQUIRED PARKING

Category	No. of Units	Ratio	No. of Stalls	
			Per Category	Total
Resid.	280 / 28A	71	2.0	142
	380 / 2.38A	115	2.0	230
Guest	196	0	0	0
Total				372
Parking Ratio				2.0

PROVIDED PARKING

Type	Stall Size	No. of Stalls	
		Per Type	Total
Resid.	Surface Standard Partially Covered Stalls Plan 1	9' x 20'	61
	Driveway	9' x 20'	16
	Garage Stalls	10' x 20'	301
	Surface Standard	9' x 20'	36
Guest	Surface Oversized	9' x 25' Min.	7
	Surface Standard HC	9' x 20' + 5'	2
	Surface Standard HC Van	9' x 20' + 8'	2
	Surface Parallel	8' x 24'	26
	Surface Compact	8' x 16'	6
Total			467
Parking Ratio			2.46

BUILDING SUMMARIES

Bldg Type	No. of Bldgs	Area Per Building (nra-sf)	Code Analysis			
			Occupancy Classification	Type of Construction	Fire Sprinklers	Building Code
B1	32	2,350				
B1X	7	2,786				
B2	12	3,095				
B2Z	2	2,968	R-3/U	V-B	13D	CRC 2022
B3	19	3,222				
B3X	6	3,238				
B4	6	3,466				
B5	9	3,440				
Total	93	24,563				
Leasing Building	1	1,325	B	V-B	FULL 13	
Fitness Building	1	2,095	B	V-B	FULL 13	
Trash Enclosure/Compostor	1	700	B	V-B	13D	CBC 2022
Maintenance Building	1	600	B	V-B		
Mail Building	1	277	B	V-B		
Total	5	4,997				
No. of Residential Buildings			93			
No. of Common Area Buildings			5			

FLOOR AREA RATIO

Type	Floor Area	Lot Area (SF)	FAR (%)	Combined FAR (%)
Residential	348,343	478,544	72.8%	61.6%
Commercial	7,373	99,378	7.4%	
Total	355,716	577,922	61.6%	

PROJECT SUMMARY

ADDRESS: SWC OF VAUGHN ROAD AND HIGHWAY 113, DIXON, 95620

SITE AREA: GROSS: 10.98 ACRES (+/- 478,544 SF)
NET: 10.50 ACRES (+/- 457,380 SF)

ZONE: EXISTING- RM-PD

ALLOWABLE DENSITY: 12-28 DU/AC PER GENERAL PLAN 2040 CORRIDOR MIXED USE (CMU)

PROPOSED DENSITY: GROSS: 186 UNITS/10.98 AC= 16.94 DU/AC
NET: 186 UNITS/10.50 AC= 17.71 DU/AC

TOTAL UNITS: 186

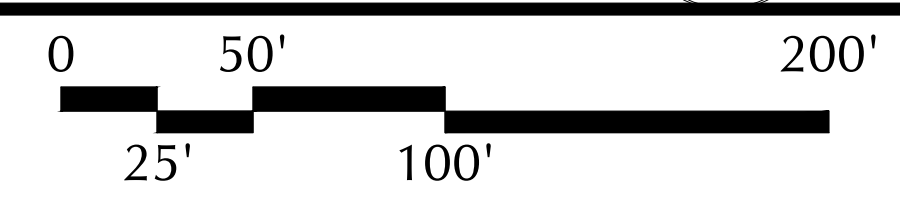
TOTAL BUILDINGS: 93 DUPLEXES + 5 COMMON BUILDINGS

PROPOSED HEIGHT: 29'-0"

NO OF STORY: 2-STORY @ DUPLEXES
1-STORY @ COMMON BUILDINGS

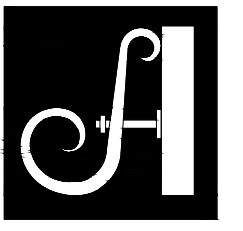
INDEPENDENCE IN DIXON DIXON, CA

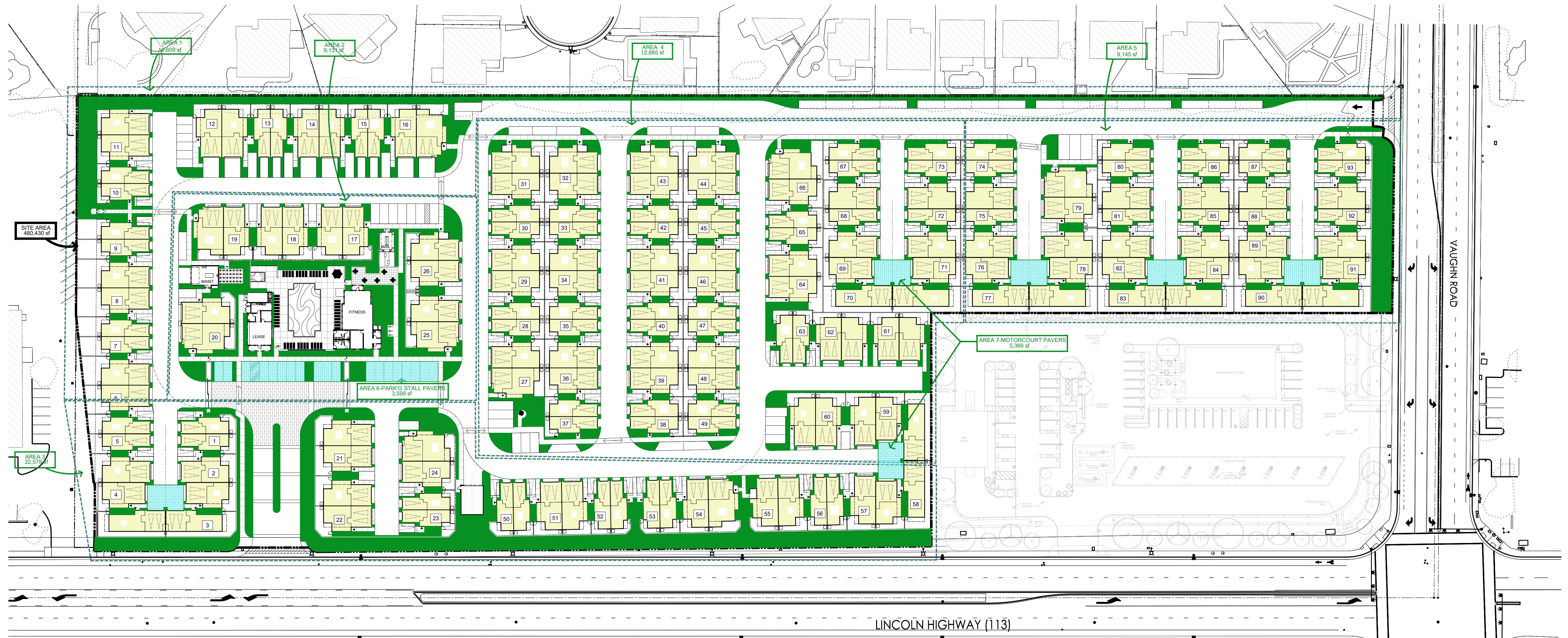
LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718



ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
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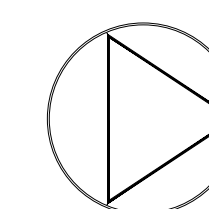
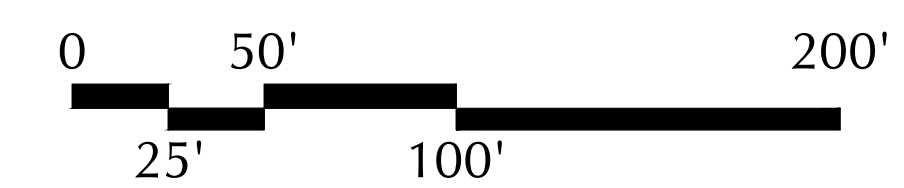




SITE - LANDSCAPE AREA

LANDSCAPE AREA CALCULATION

SITE AREA	480,430 SF	
	72,065 SF	15% REQUIRED
AREA #	SF	%
AREA 1	15,609	
AREA 2	8,698	
AREA 3	22,578	
AREA 4	12,885	
AREA 5	9,145	
SUBTOTAL	68,915	14.34%
AREA 6 - PARK'G STALL PAVERS	5,776	
AREA 7 - MOTORCOURT PAVERS	3,599	
TOTAL	78,290	16.30% PROVIDED



MS4 COMPLIANCE A.1.0.2

INDEPENDENCE IN DIXON

DIXON, CA

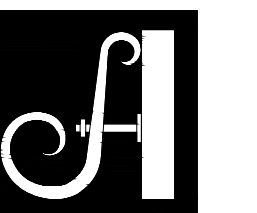
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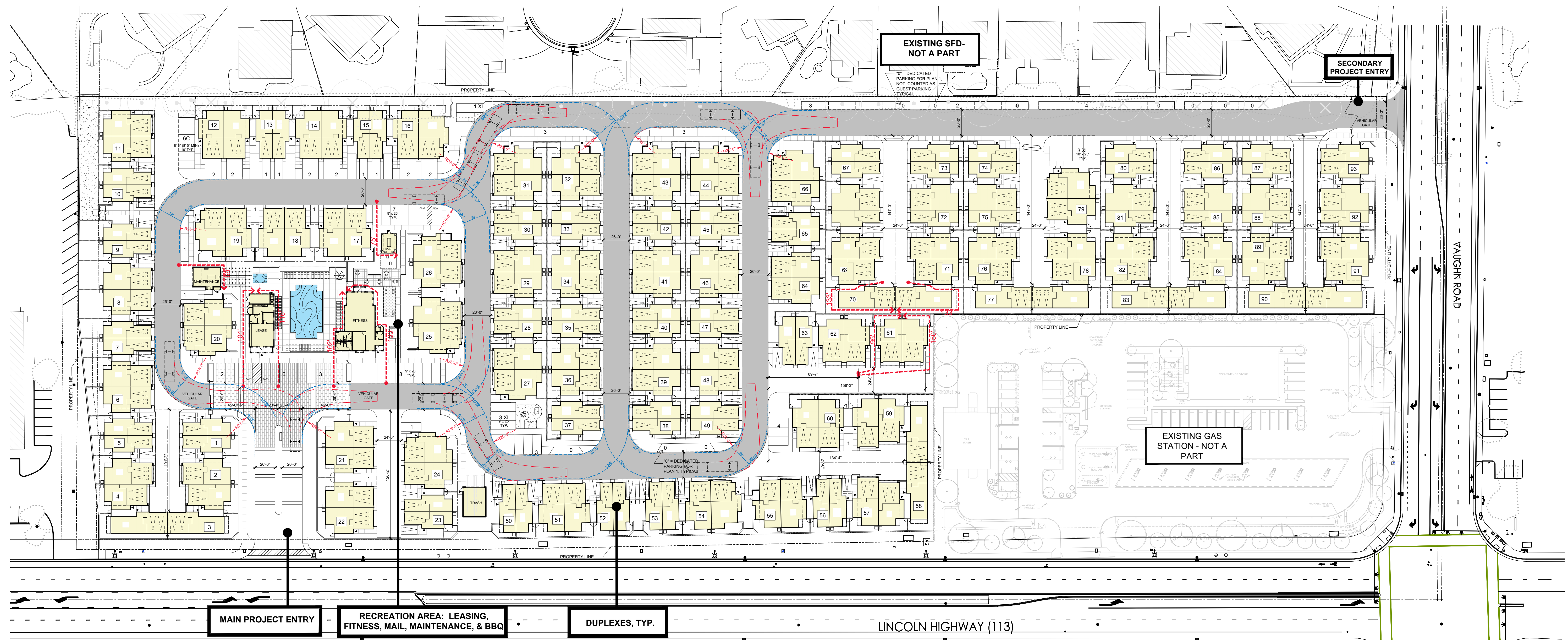
9216 KIEFER BLVD., SACRAMENTO CA 95826
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ANGELENO ASSOCIATES, INC.


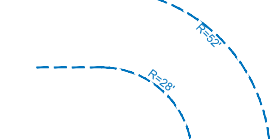

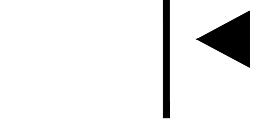
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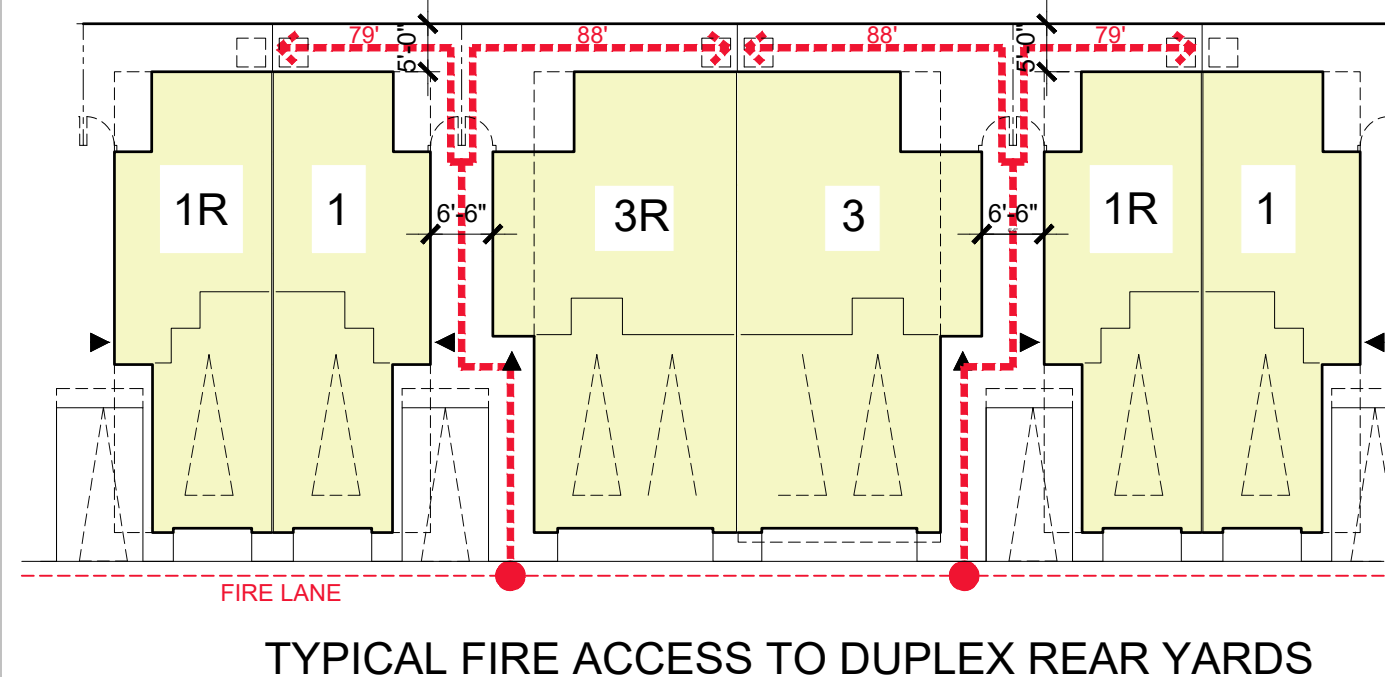
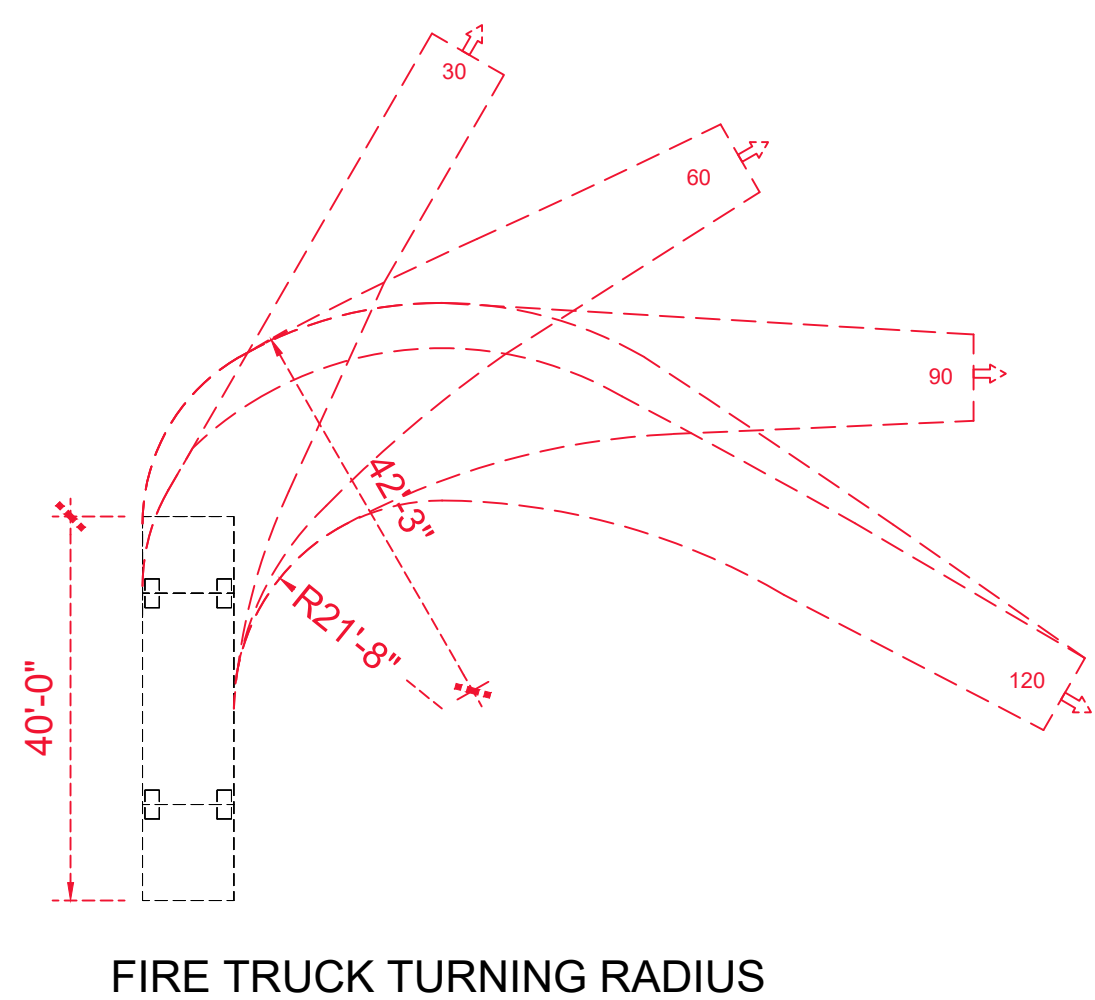
07.10.23
JOB: 2219





LEGEND:

-  FIRE LANE
-  FIRE LANE TURNING RADIUS
28'-0" INSIDE, 52'-0" OUTSIDE
-  FIRE HOSE PULL & LENGTH
100'
-  FRONT DOOR LOCATION



PROJECT SUMMARY

ADDRESS: SWC OF VAUGHN ROAD AND HIGHWAY 113, DIXON, 95620

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NET: 10.50 ACRES (+/- 457,380 SF)

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TOTAL BUILDINGS: 93 DUPLEXES + 5 COMMON BUILDINGS

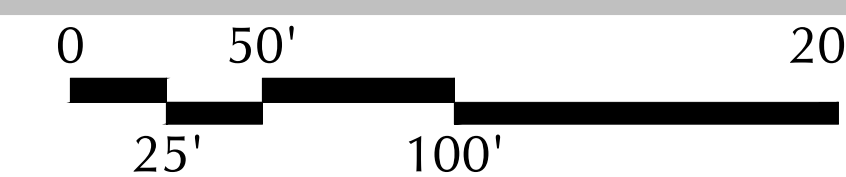
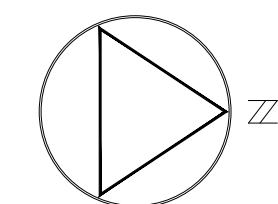
PROPOSED HEIGHT: 29'-0"

NO OF STORY: 2- STORY @ DUPLEXES
1-STORY @ COMMON BUILDINGS

SITE PLAN
186 UNITS

SITE AREA: 478,544 = 10.98 (10.50 + 0.48 SETBACK)

DENSITY: GROSS: 186/10.98 = 16.94 DU/AC
NET: 186/10.50 = 17.71 DU/AC



FIRE ACCESS PLAN A.1.0.1

INDEPENDENCE IN DIXON

DIXON, CA

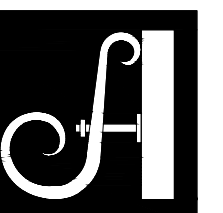
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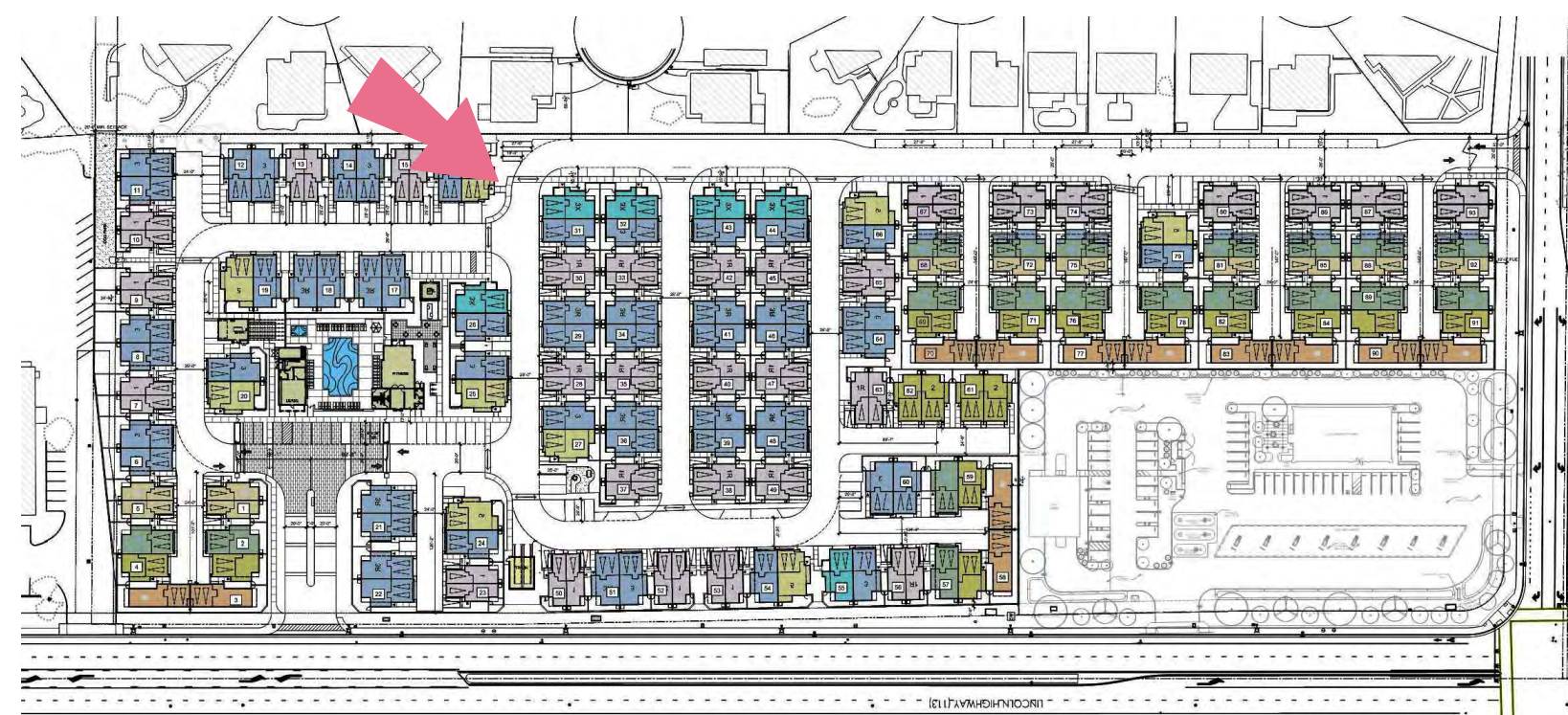
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PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





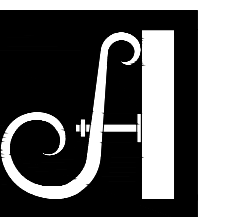
INDEPENDENCE IN DIXON DIXON, CA

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PERSPECTIVE VIEW 1

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
PHONE: (714) 285-1888 JOB: 2219

A.1.1





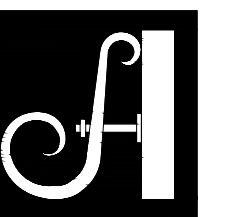
INDEPENDENCE IN DIXON DIXON, CA

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9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

PERSPECTIVE VIEW 2

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
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A.1.2





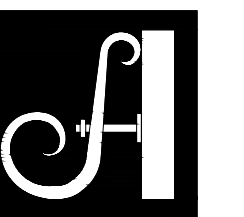
INDEPENDENCE IN DIXON DIXON, CA

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

PERSPECTIVE VIEW 3

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
PHONE: (714) 285-1888 JOB: 2219

A.1.3



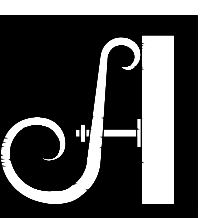


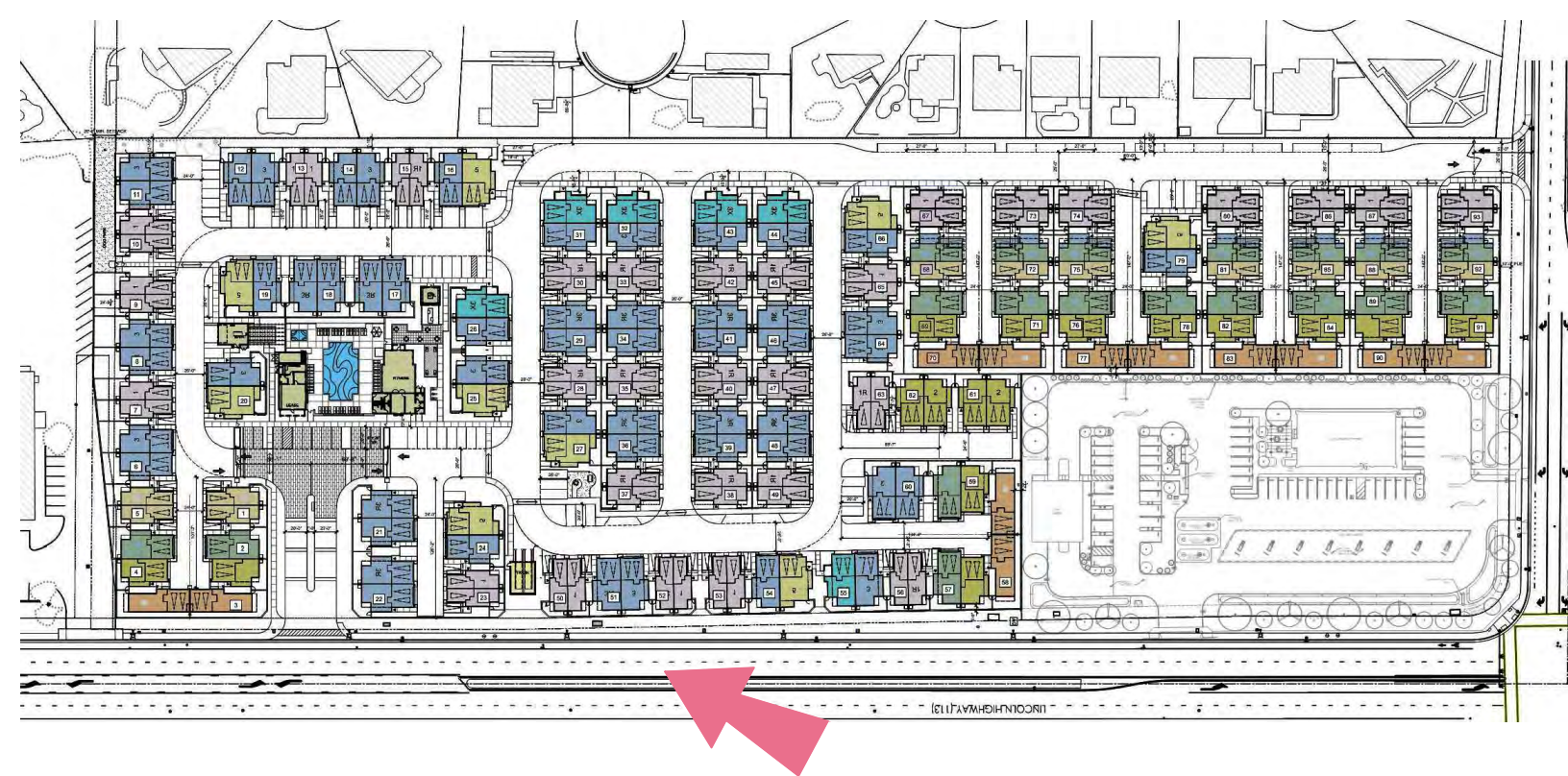
INDEPENDENCE IN DIXON DIXON, CA

LEWIS LAND DEVELOPERS, LLC
 9216 KIEFER BLVD., SACRAMENTO CA 95826
 PHONE: (916) 403-1718

PERSPECTIVE VIEW 4

ANGELENO ASSOCIATES, INC.
 147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
 PHONE: (714) 285-1888 | JOB: 2219





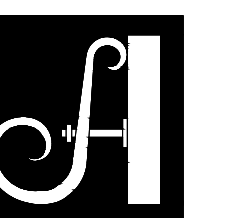
INDEPENDENCE IN DIXON DIXON, CA

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

PERSPECTIVE VIEW 5

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
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A.1.5





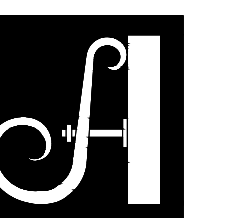
INDEPENDENCE IN DIXON DIXON, CA

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO CA 95826
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PERSPECTIVE VIEW 6

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
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A.1.6





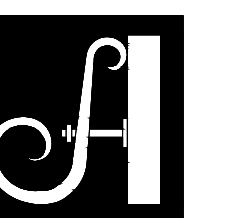
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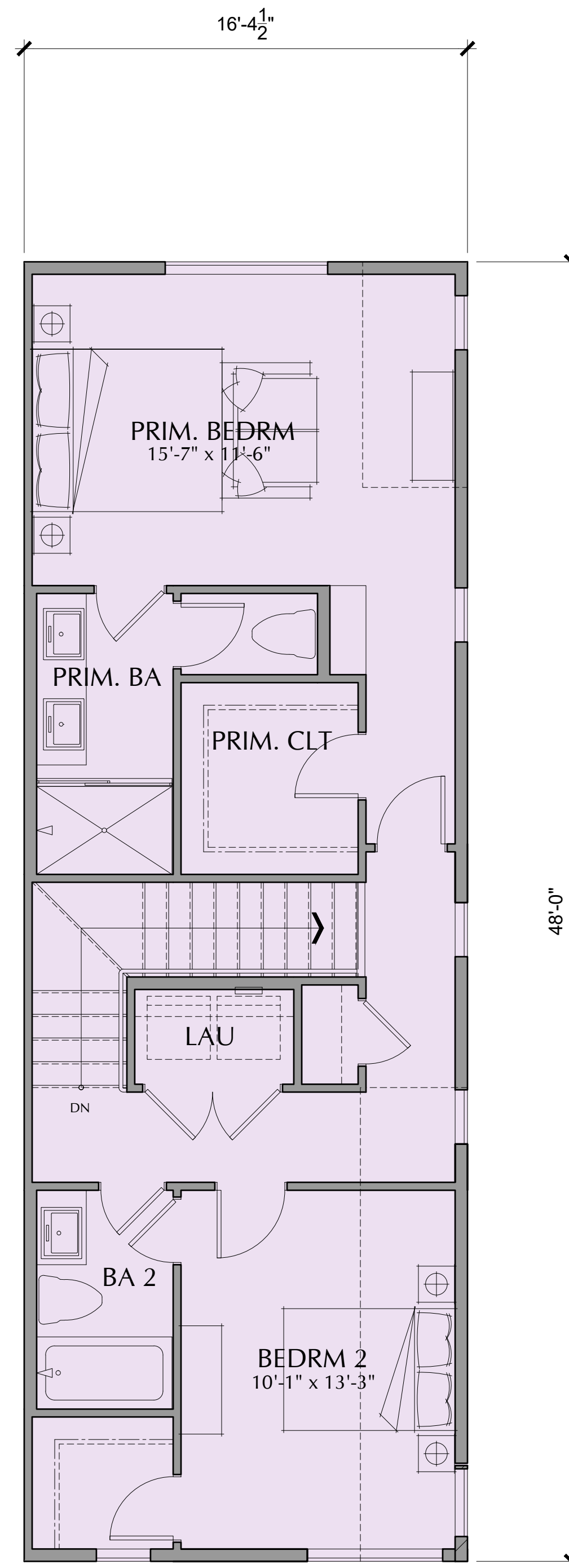
LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

PERSPECTIVE VIEW 7

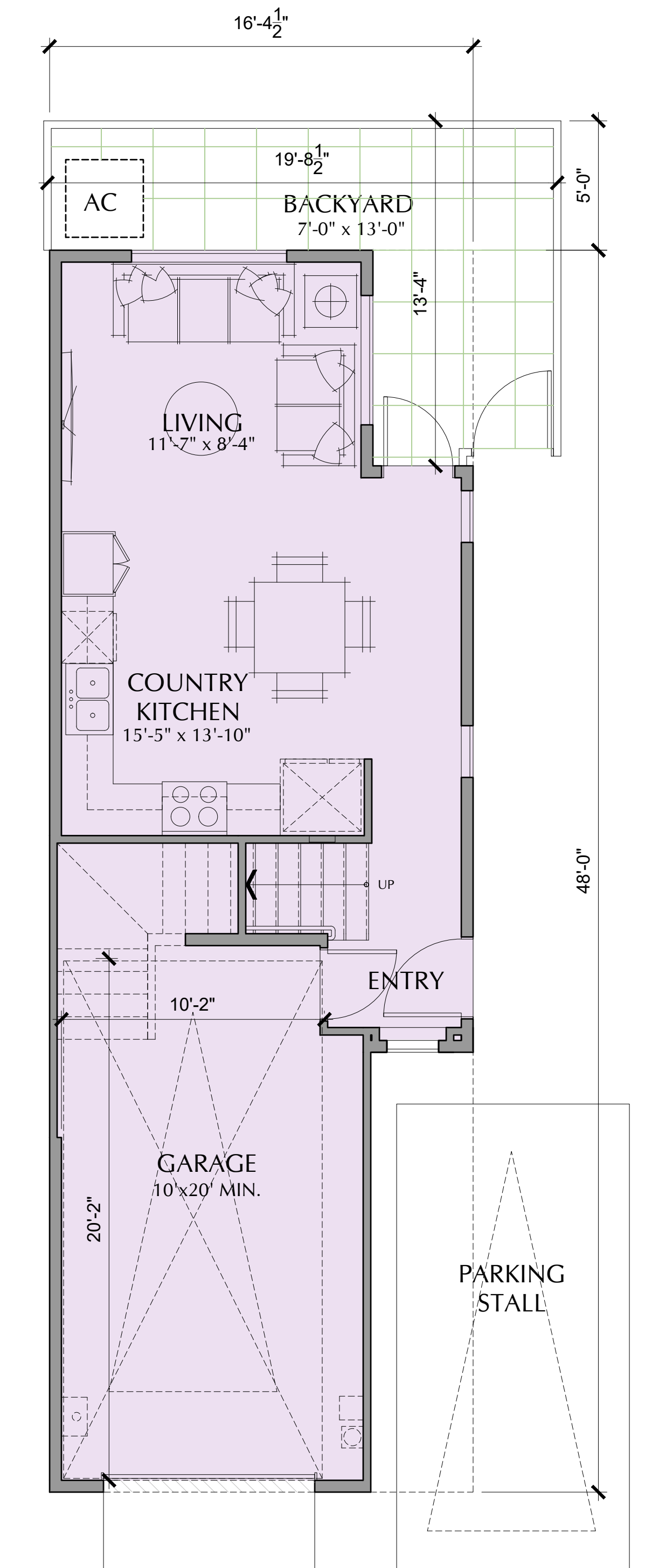
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A.1.7



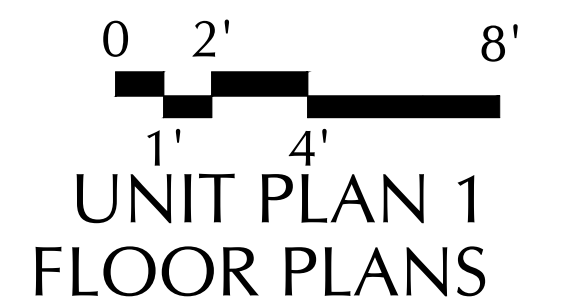


SECOND FLOOR

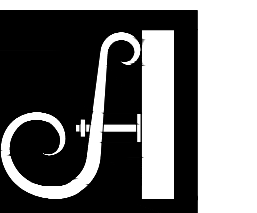


FIRST FLOOR

PLAN 1
1,175 SF RENTABLE AREA
2 BED, 2.5 BA



A.2.1

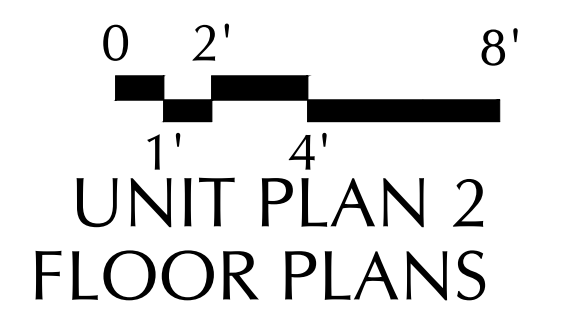




SECOND FLOOR

FIRST FLOOR

PLAN 2
1,484 SF RENTABLE AREA
3 BED, 2.5 BA



A.2.2

INDEPENDENCE IN DIXON

DIXON, CA

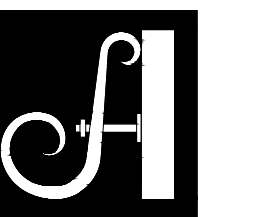
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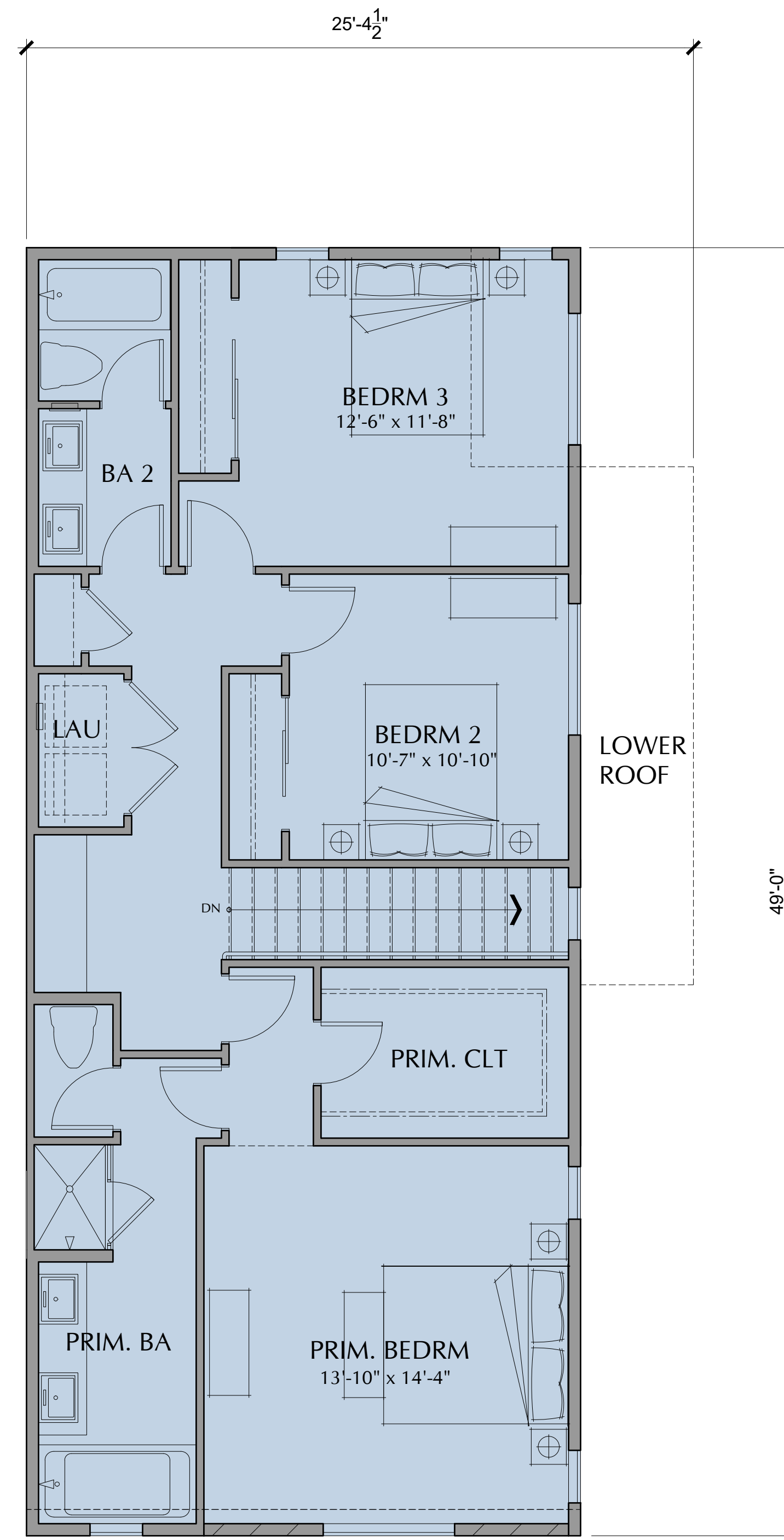
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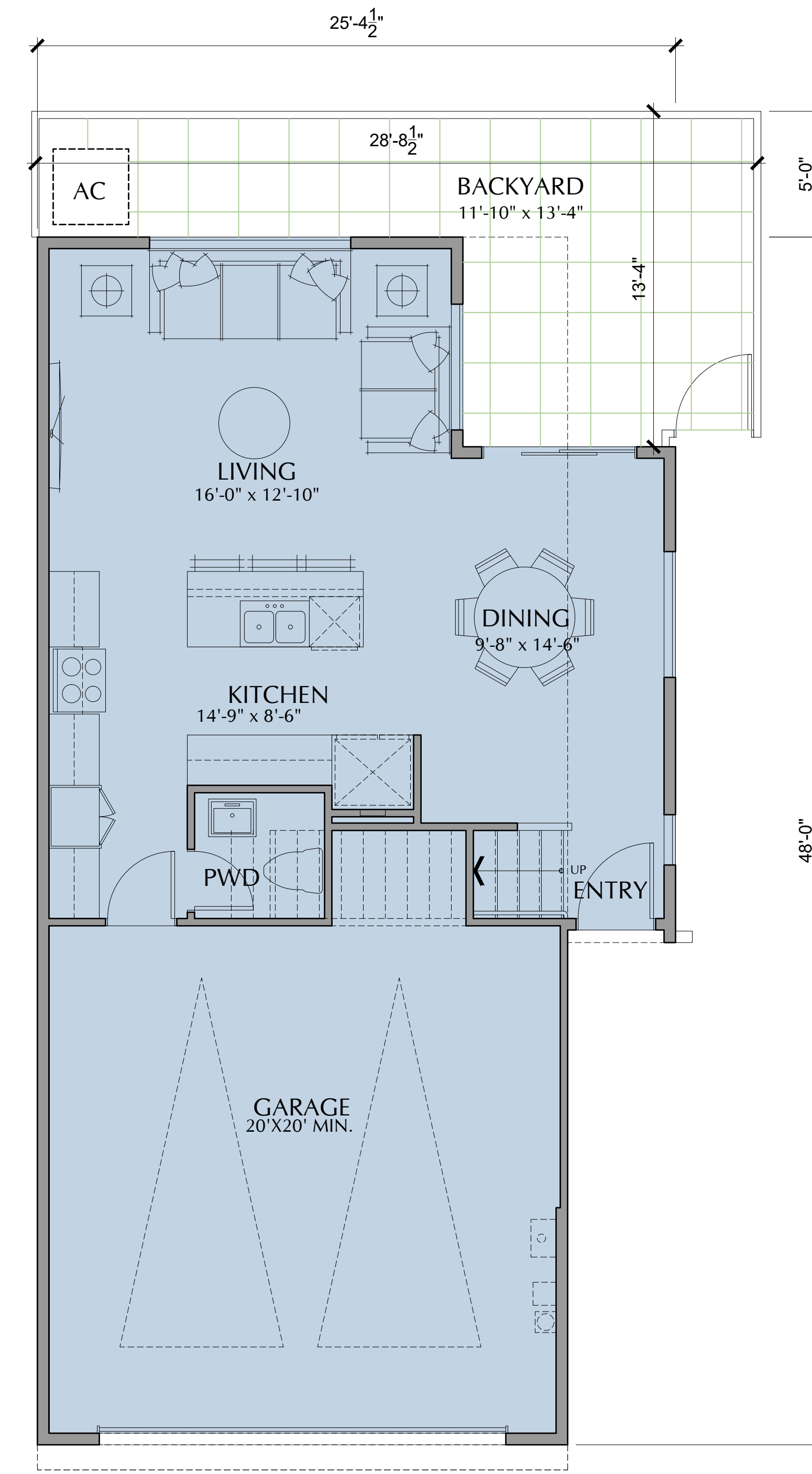
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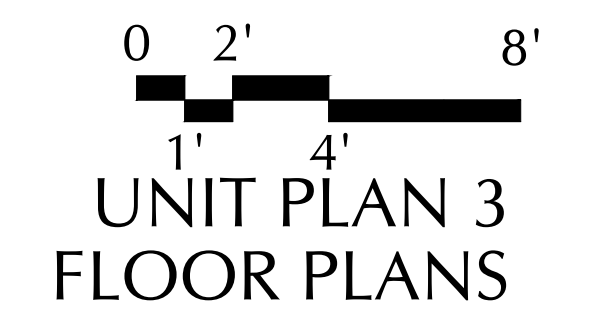


SECOND FLOOR



FIRST FLOOR

PLAN 3
1,611 SF RENTABLE AREA
3 BED, 2.5 BA



A.2.3

INDEPENDENCE IN DIXON

DIXON, CA

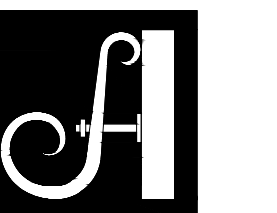
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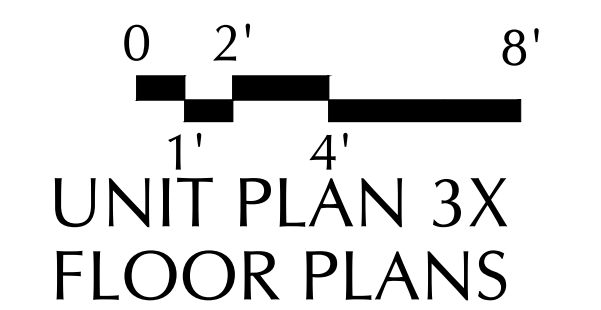
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07.10.23
JOB: 2219





PLAN 3X
 1,627 SF RENTABLE AREA
 3 BED, 2.5 BA



A.2.4

INDEPENDENCE IN DIXON

DIXON, CA

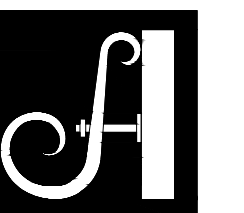
LEWIS LAND DEVELOPERS, LLC

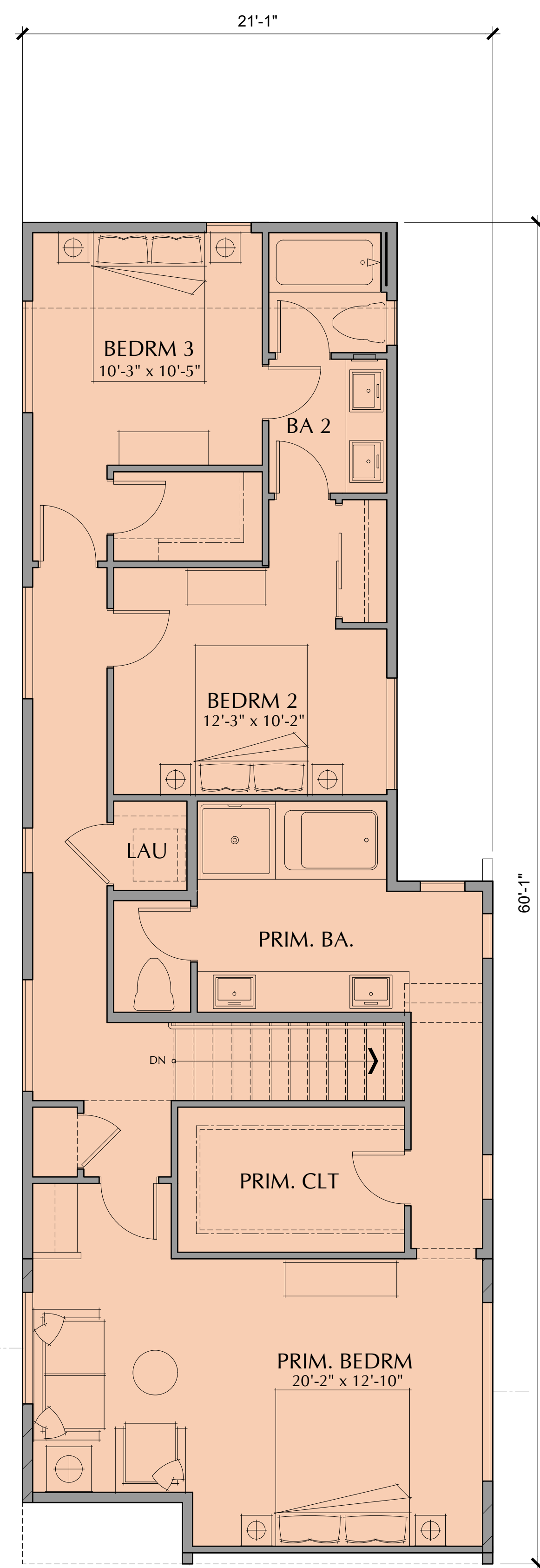
9216 KIEFER BLVD., SACRAMENTO CA 95826
 PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

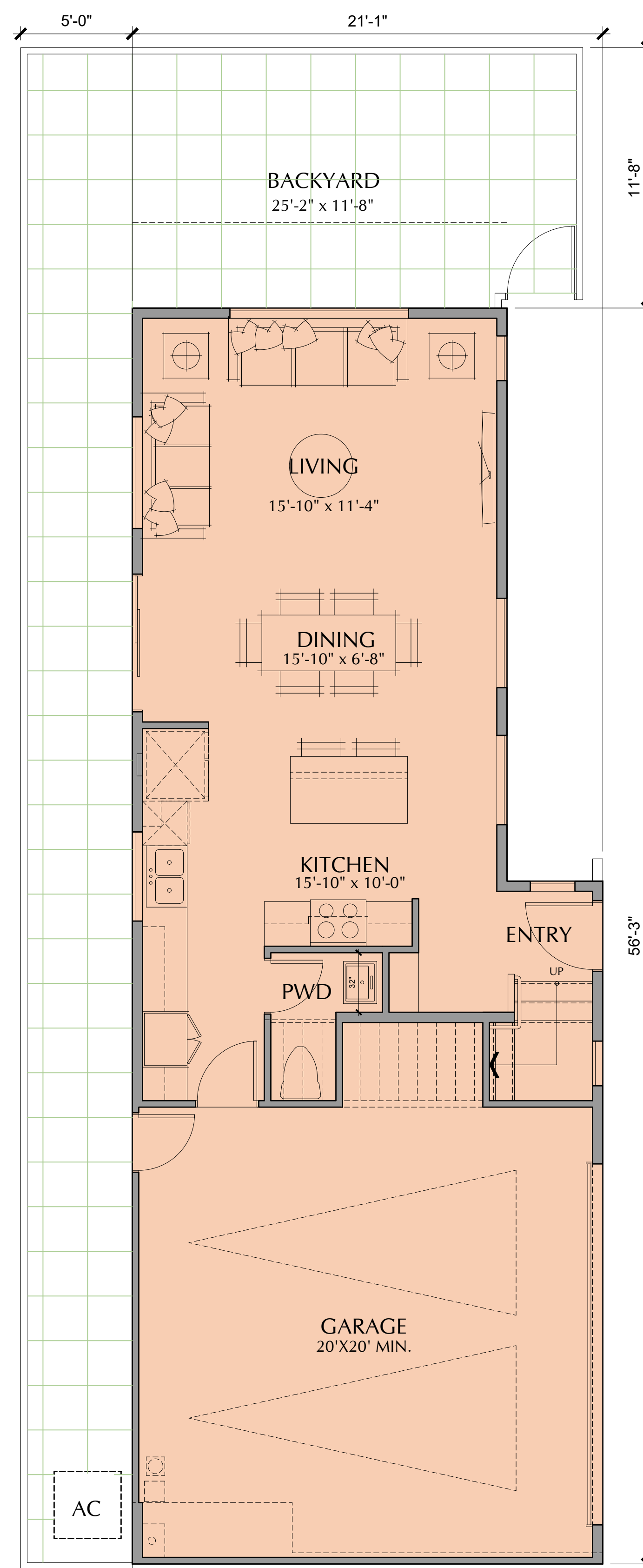
147 E. CITY PLACE DR. SANTA ANA, CA
 PHONE: (714) 285-1888

07.10.23
 JOB: 2219



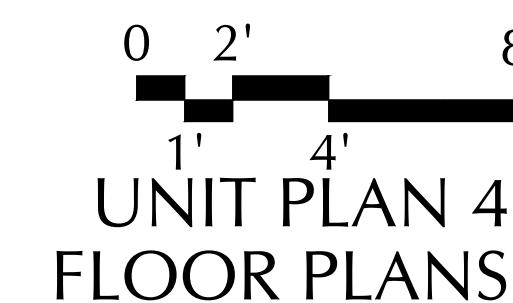


SECOND FLOOR



FIRST FLOOR

PLAN 4
1,733 SF RENTABLE AREA
3 BED, 2.5 BA



A.2.5

INDEPENDENCE IN DIXON

DIXON, CA

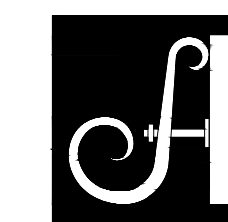
LEWIS LAND DEVELOPERS, LLC

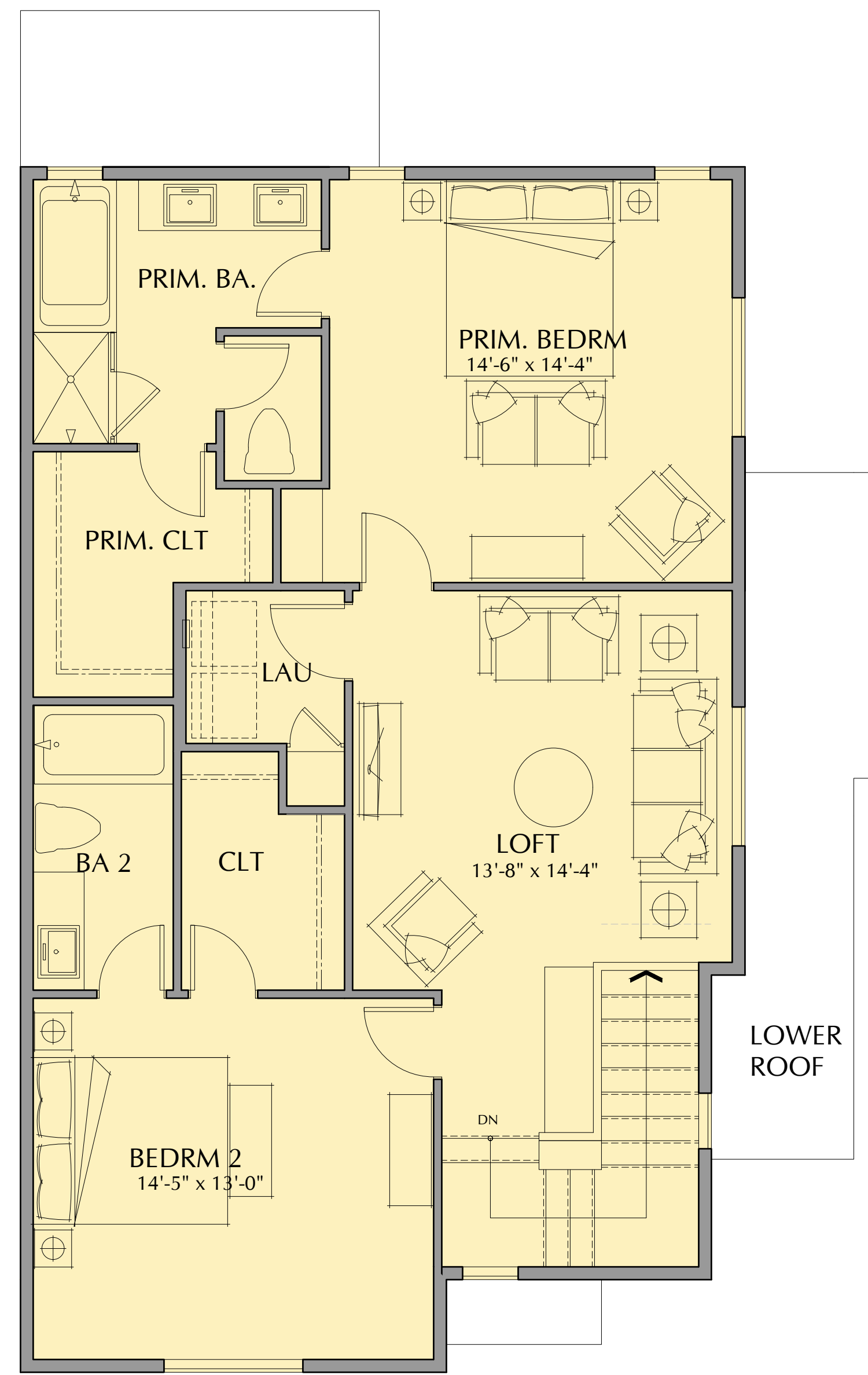
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

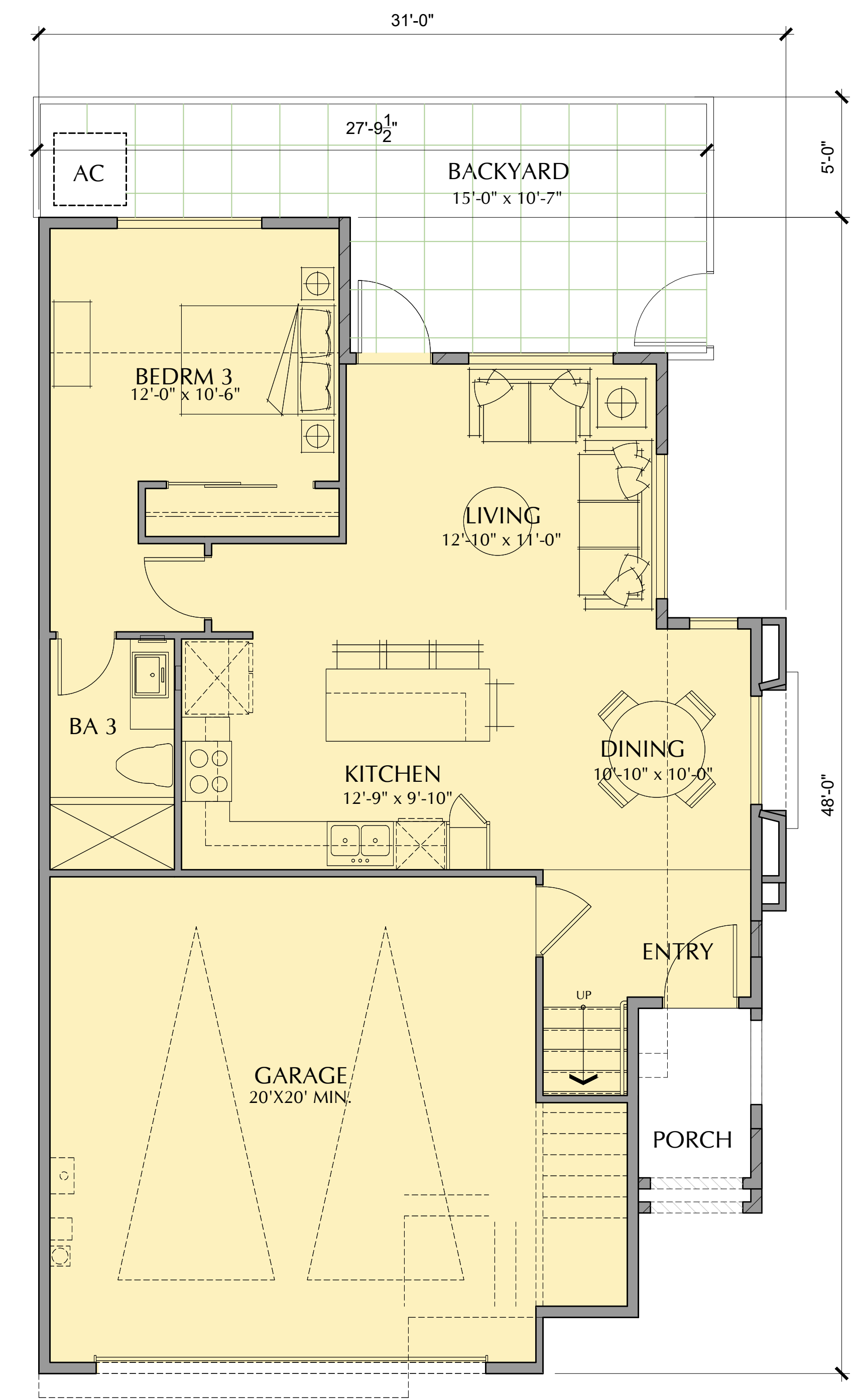
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219



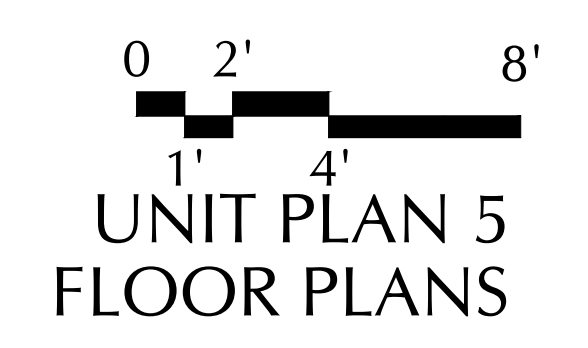


SECOND FLOOR

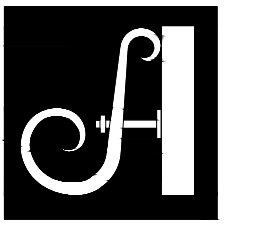


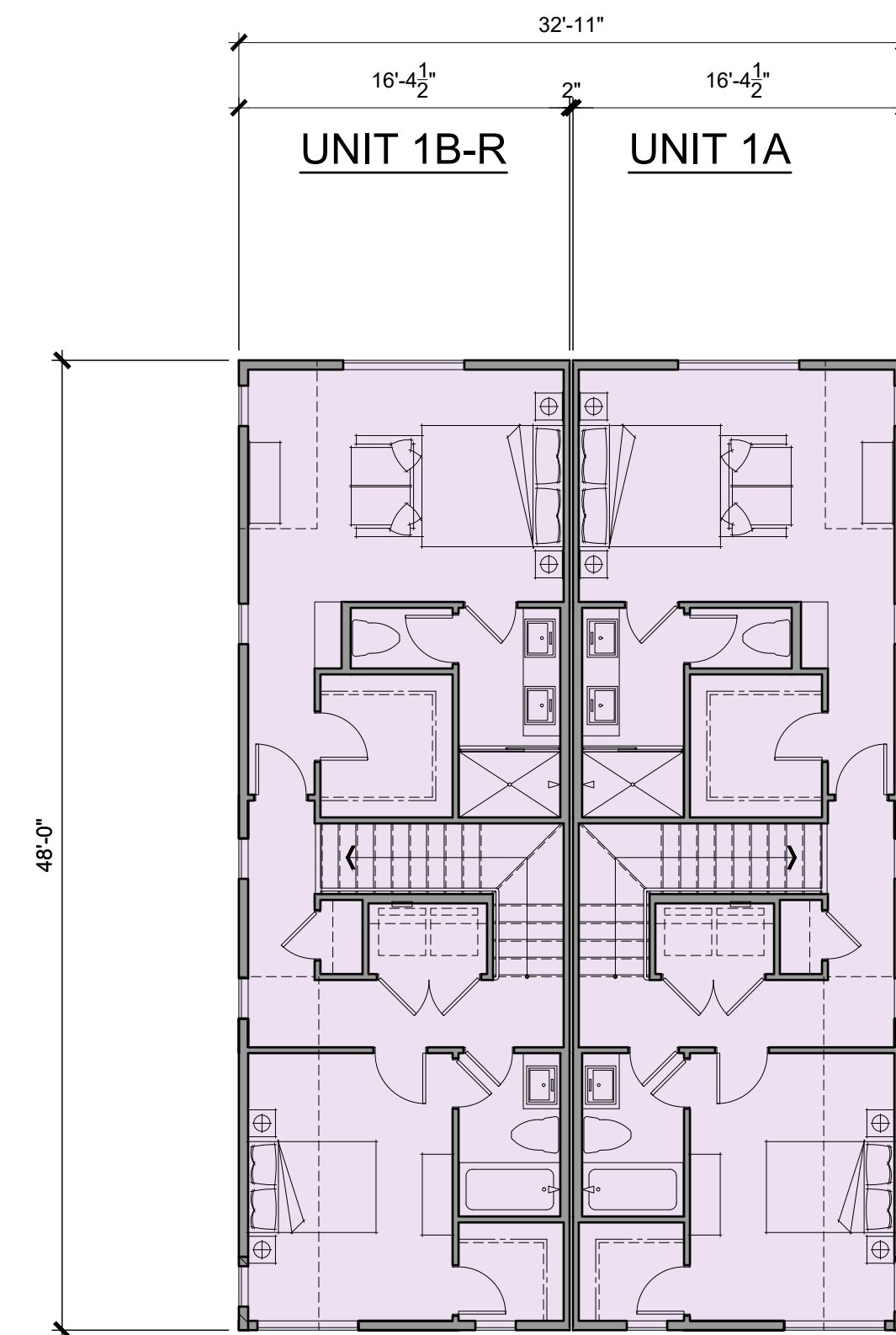
FIRST FLOOR

PLAN 5
1,829 SF RENTABLE AREA
3 BED, 3 BA, LOFT

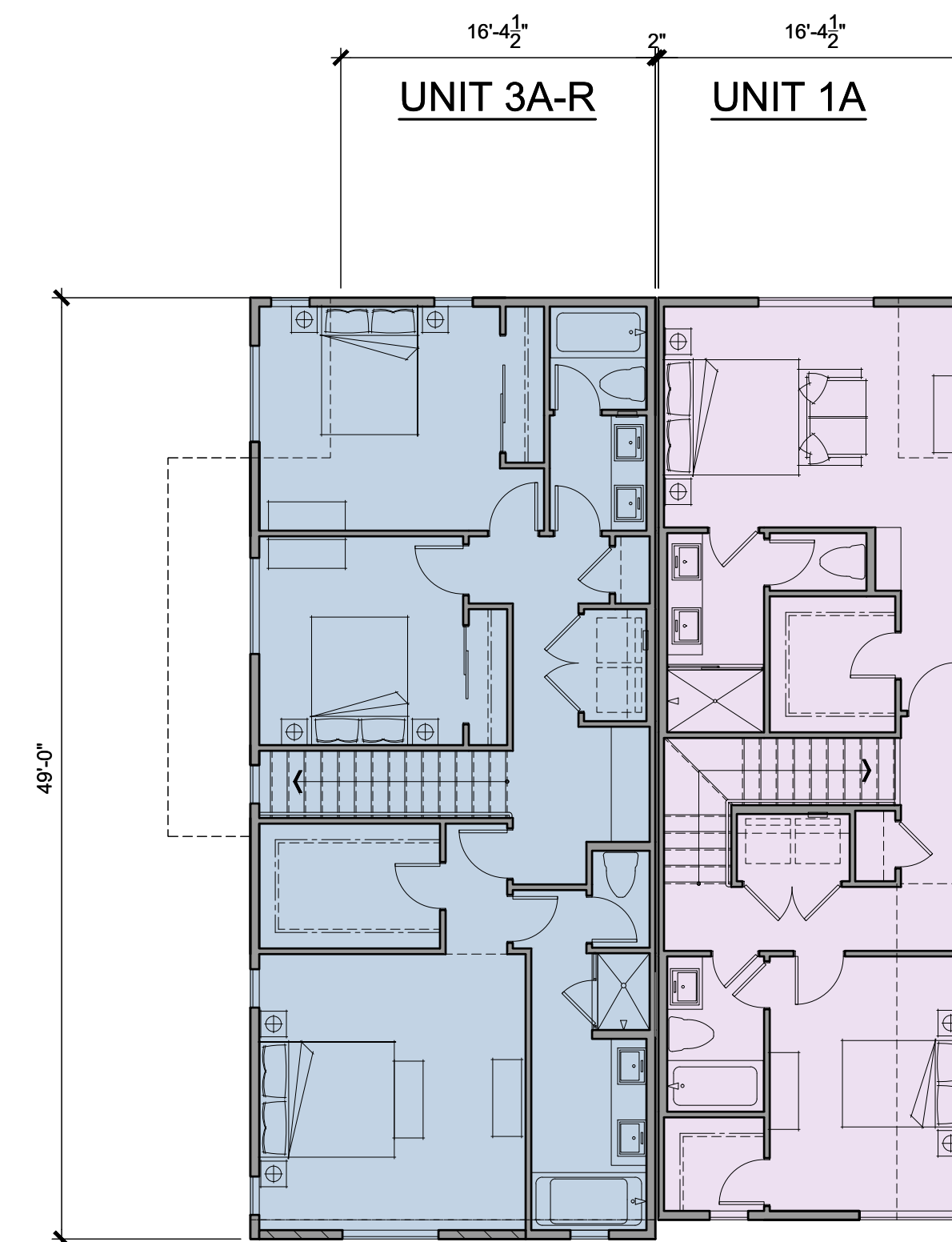


A.2.6

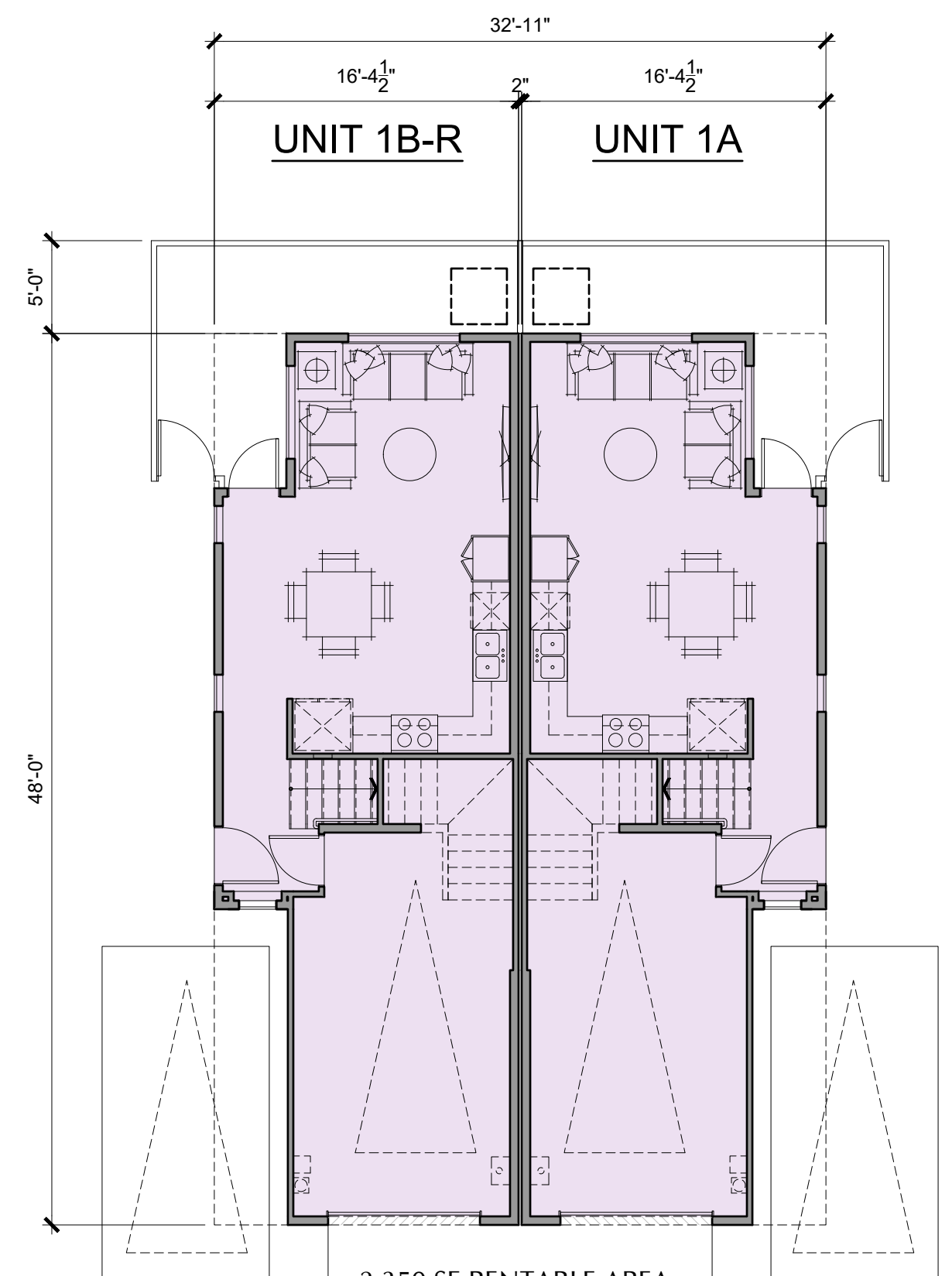




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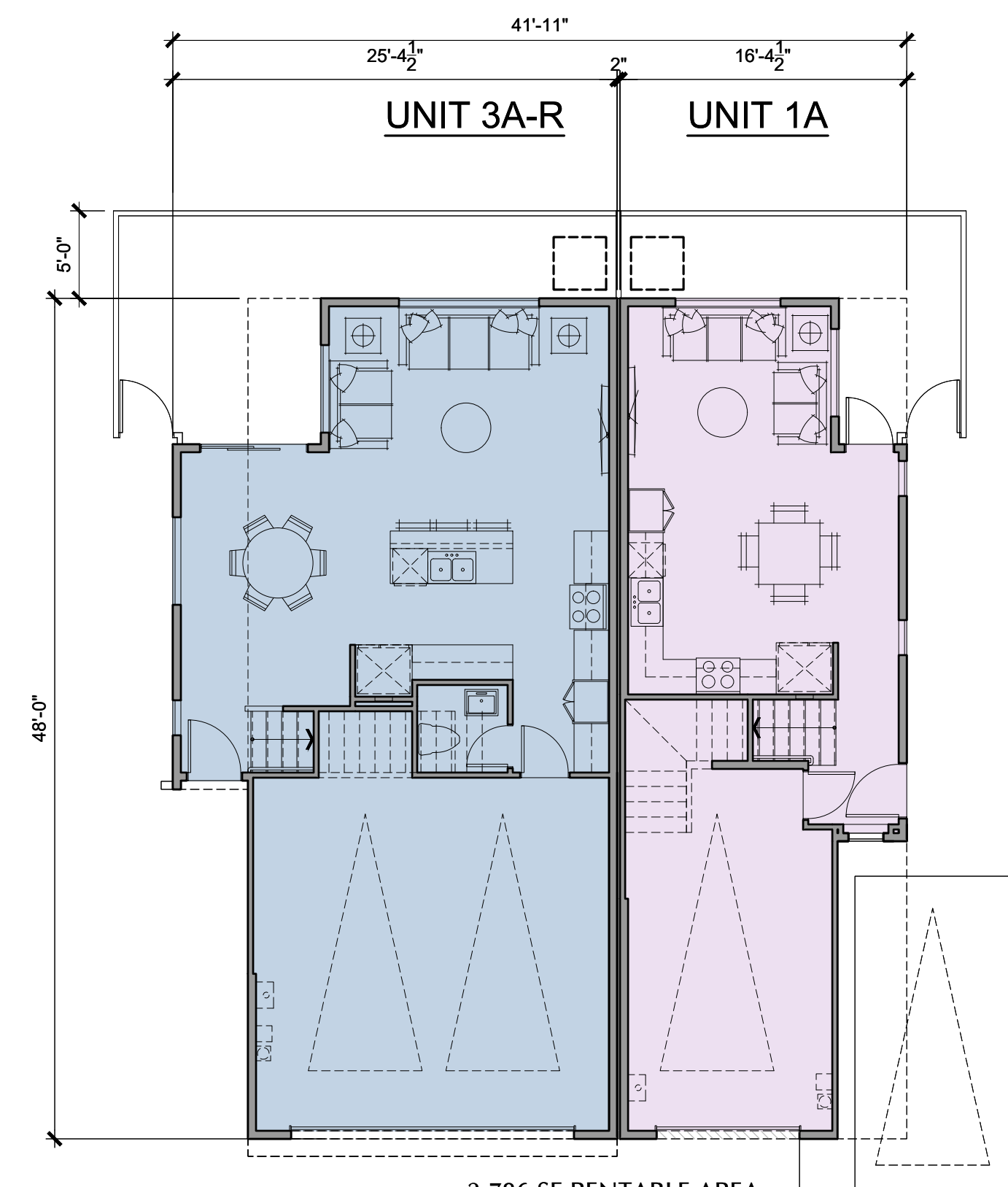


SECOND FLOOR



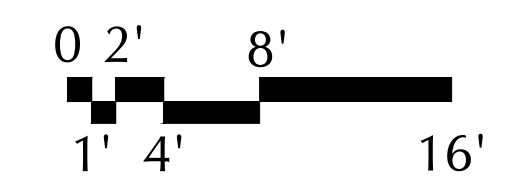
2,350 SF RENTABLE AREA
FIRST FLOOR

BUILDING 1



2,786 SF RENTABLE AREA
FIRST FLOOR

BUILDING 1X



BUILDING PLANS
BUILDINGS 1 & 1X

A.2.7

INDEPENDENCE IN DIXON

DIXON, CA

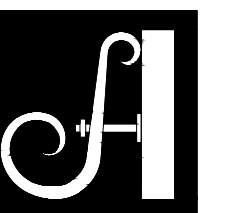
LEWIS LAND DEVELOPERS, LLC

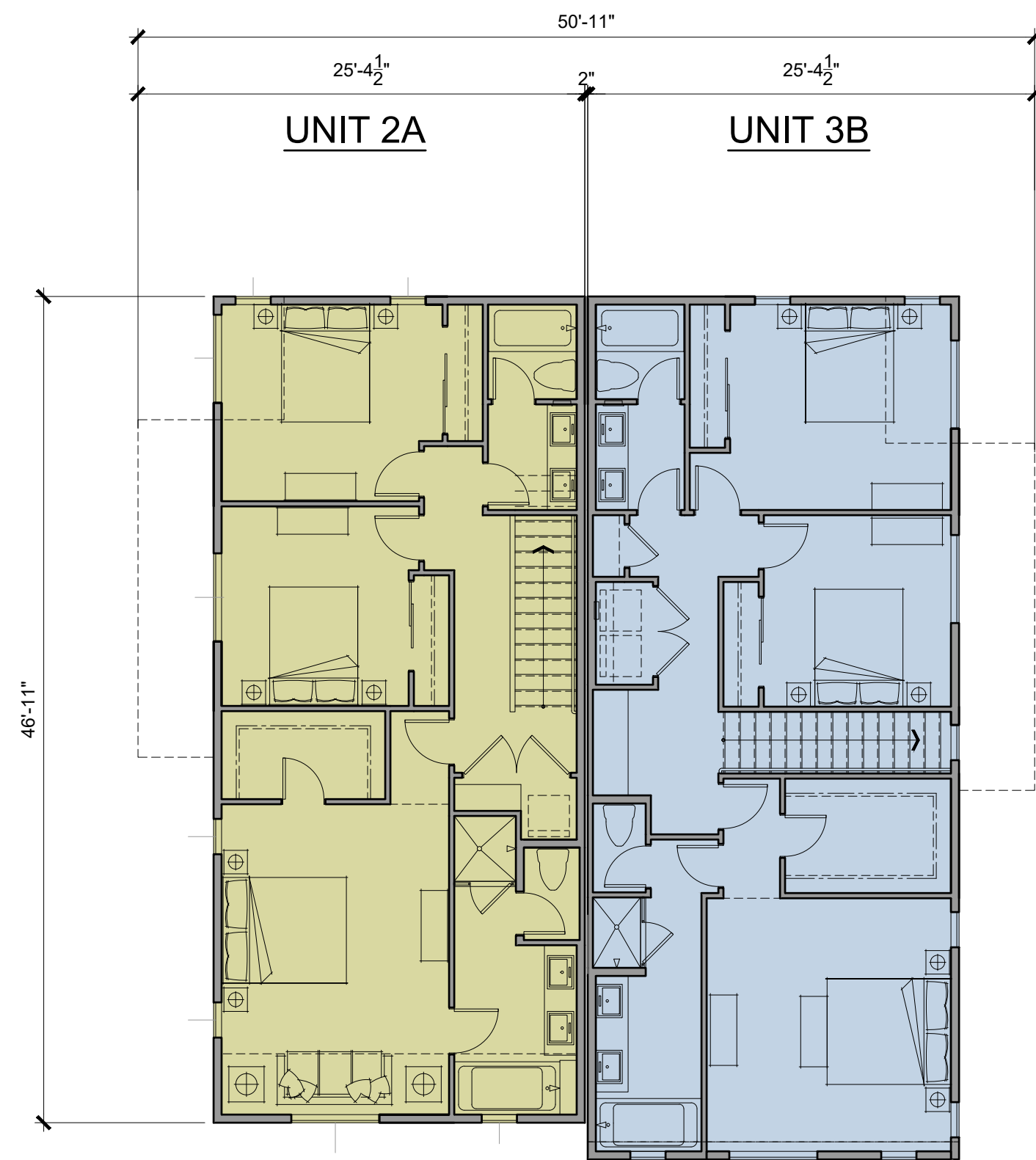
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

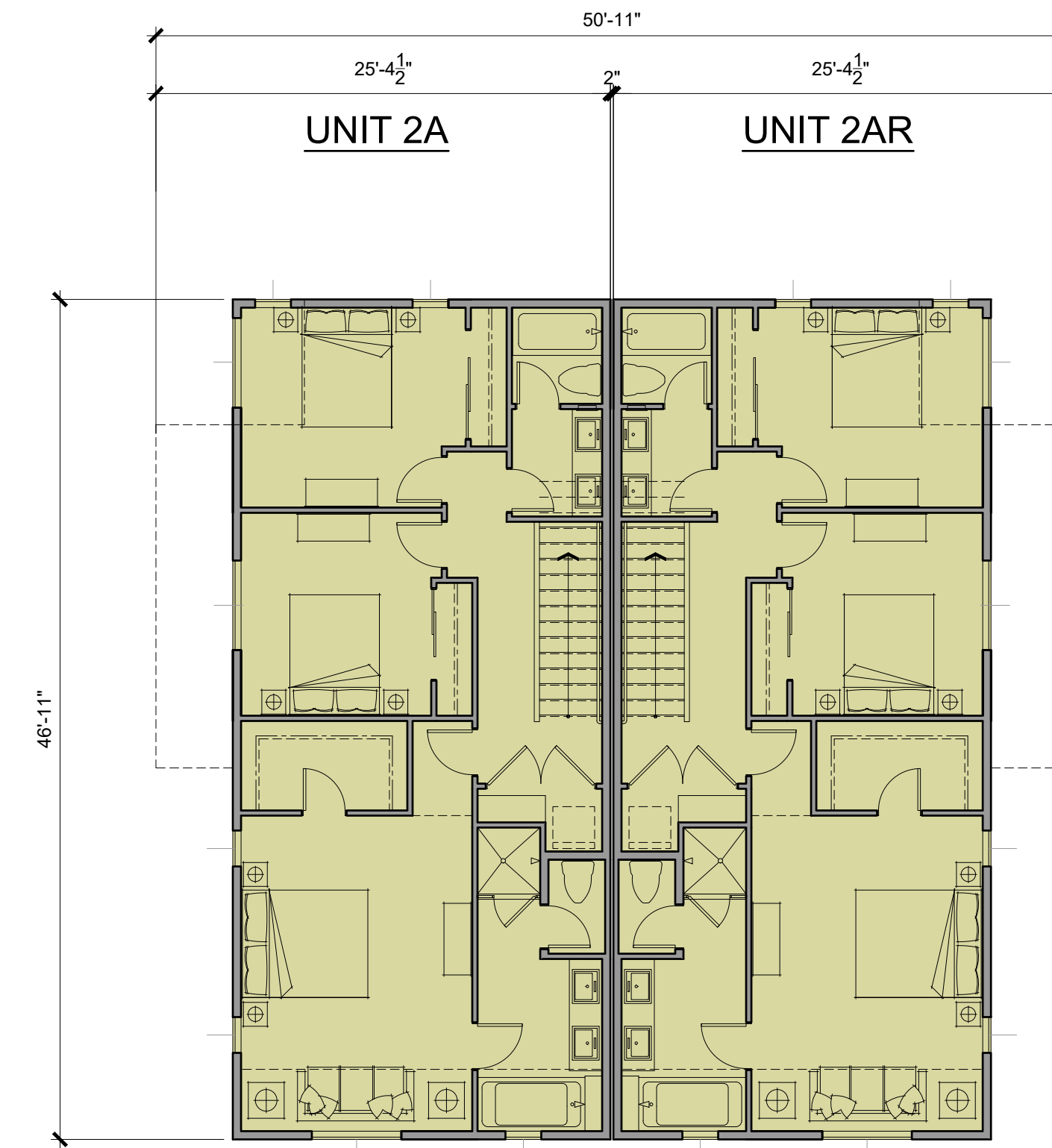
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

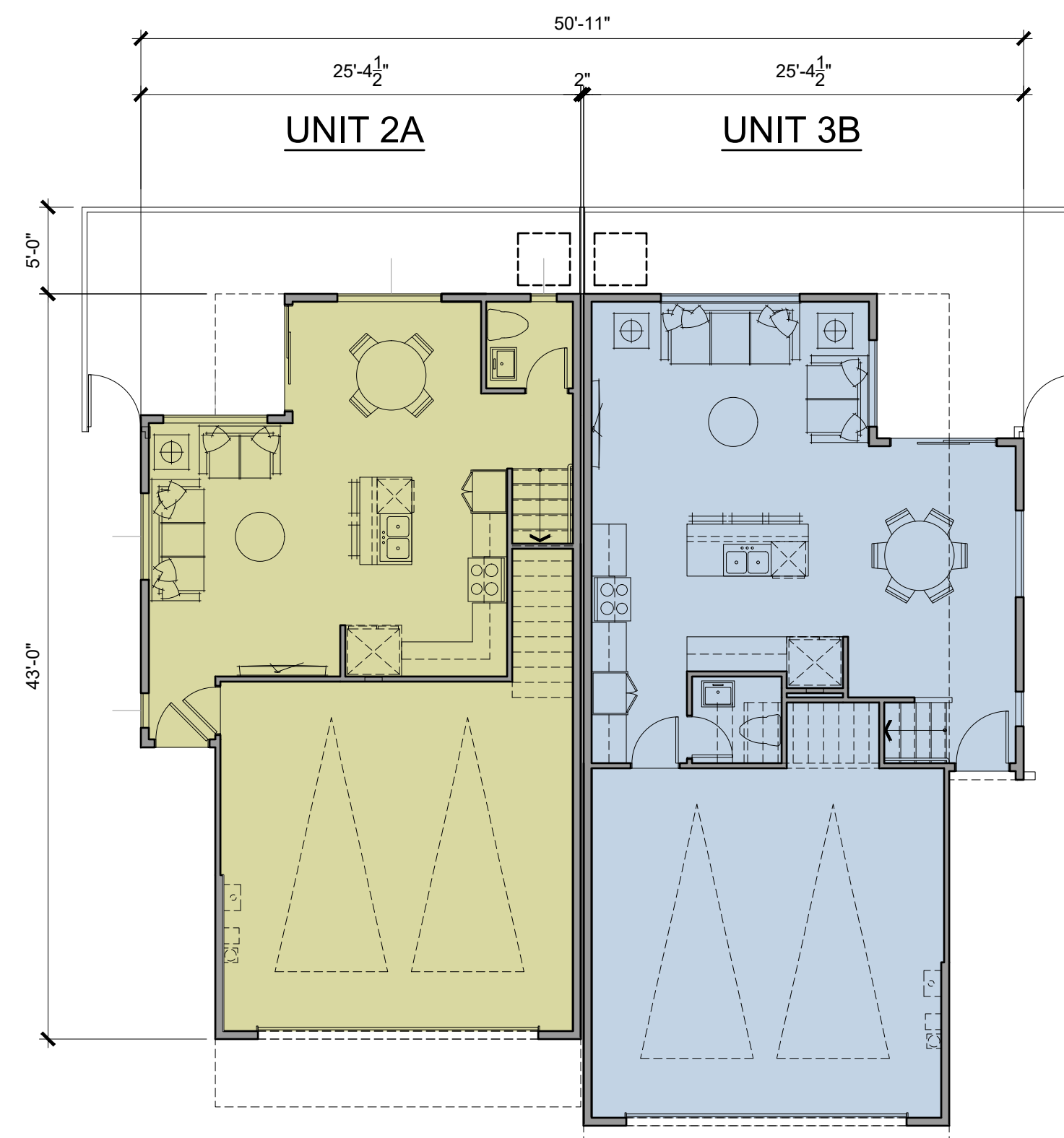




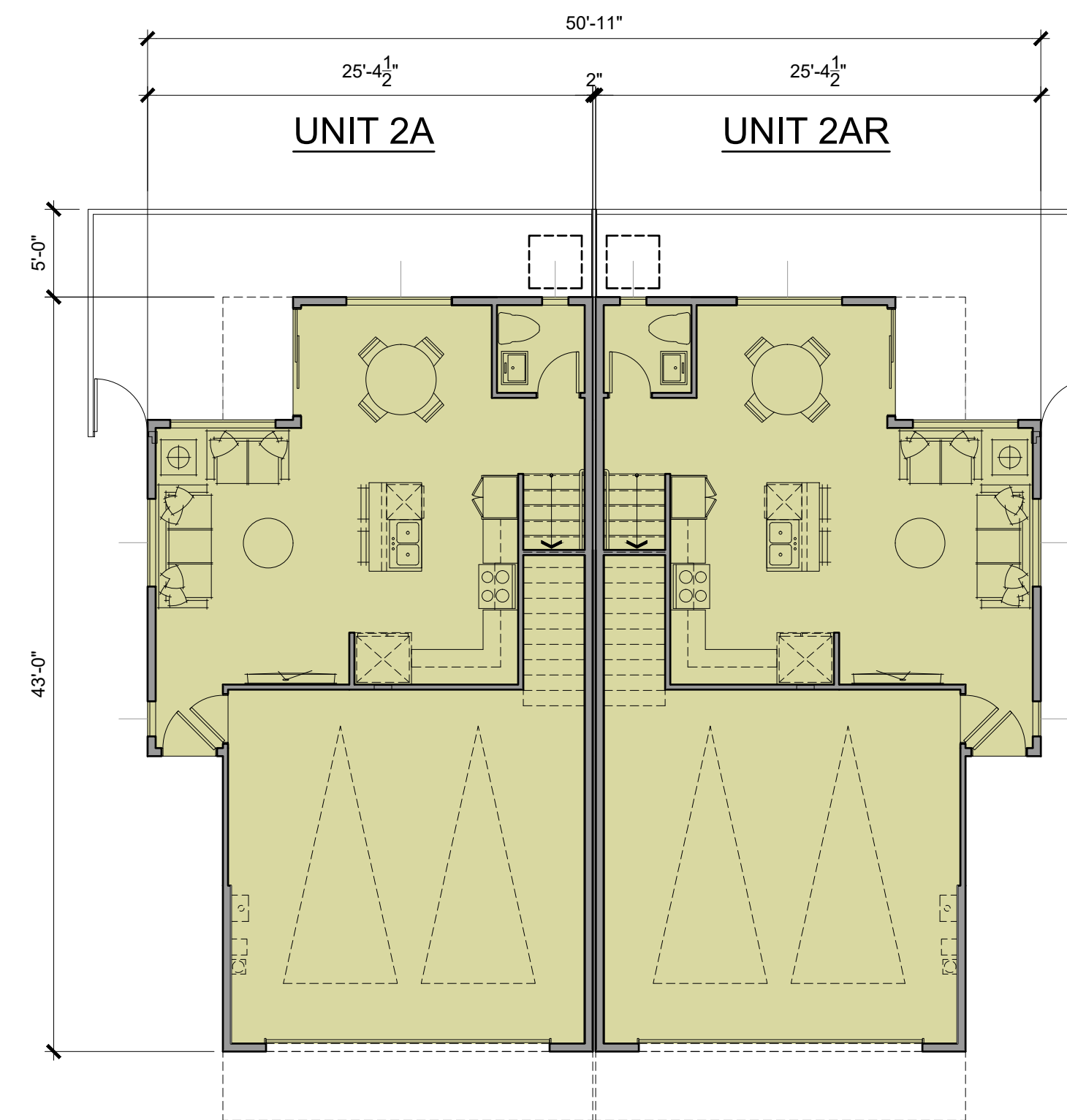
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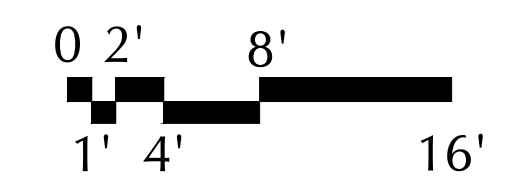
SECOND FLOOR



3,095 SF RENTABLE AREA
FIRST FLOOR
BUILDING 2



2,968 SF RENTABLE AREA
FIRST FLOOR
BUILDING 2Z



BUILDING PLANS
BUILDINGS 2 & 2Z

A.2.8

INDEPENDENCE IN DIXON

DIXON, CA

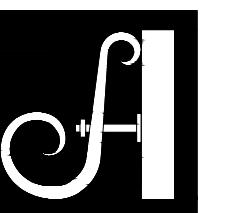
LEWIS LAND DEVELOPERS, LLC

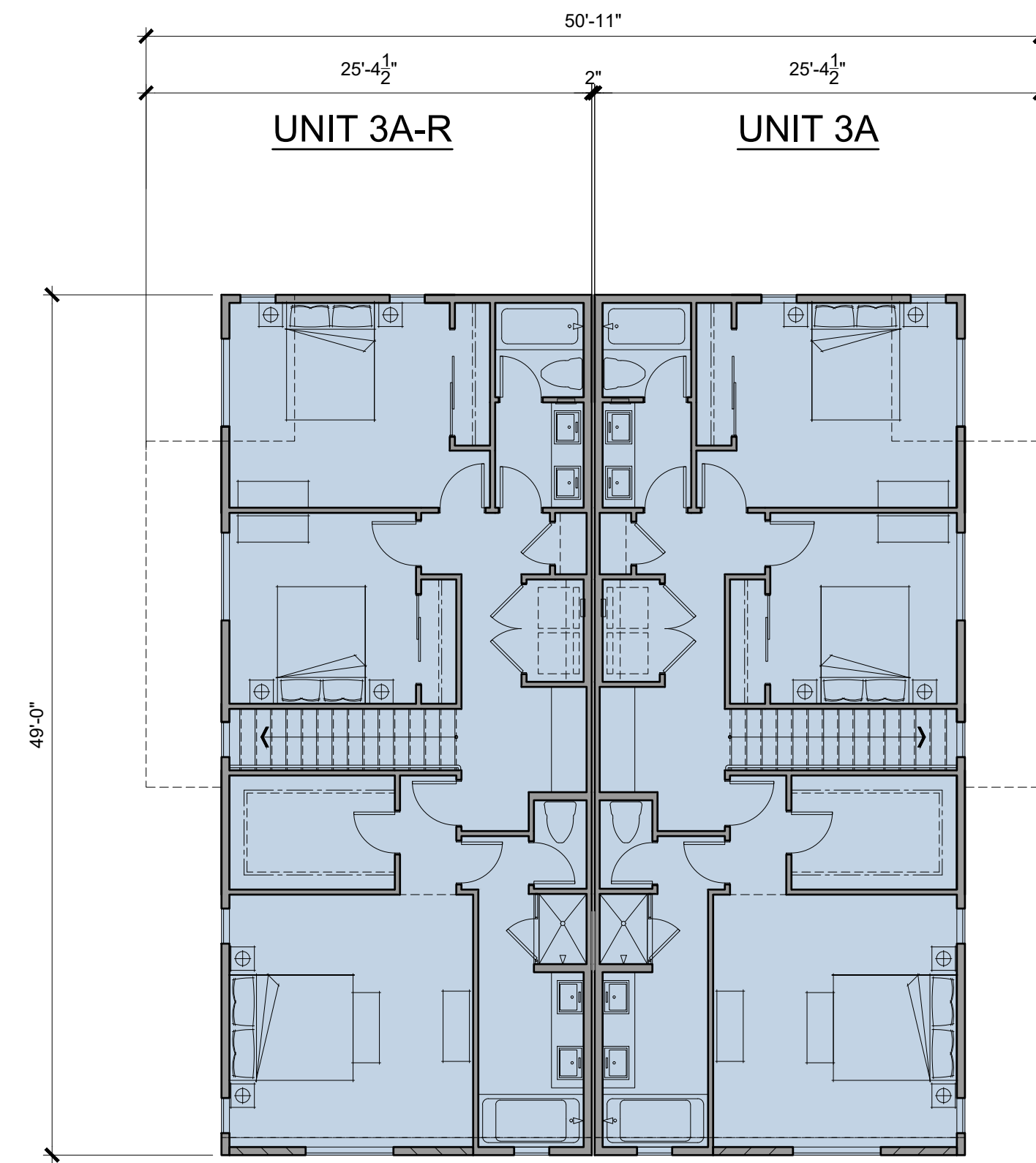
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

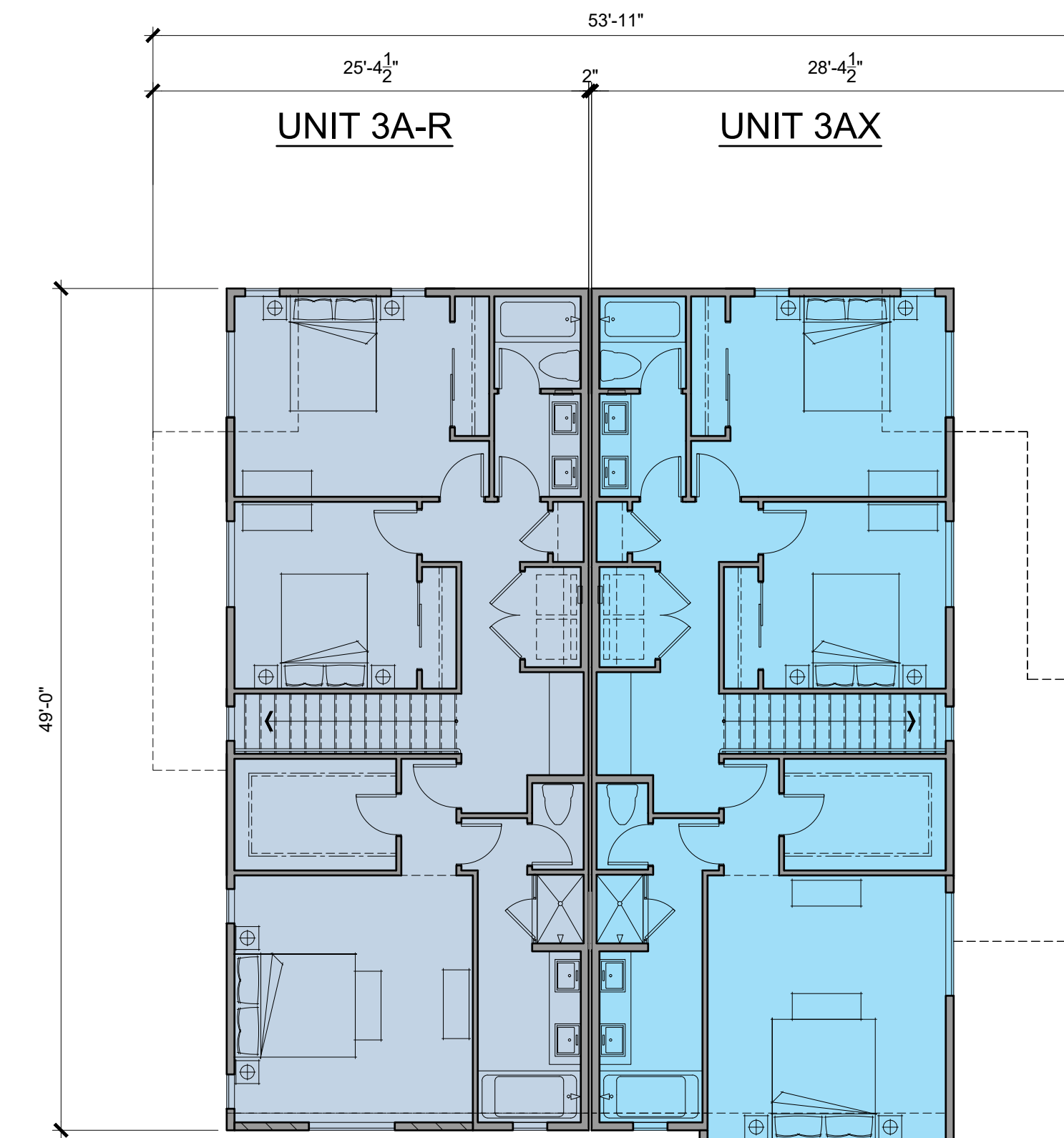
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

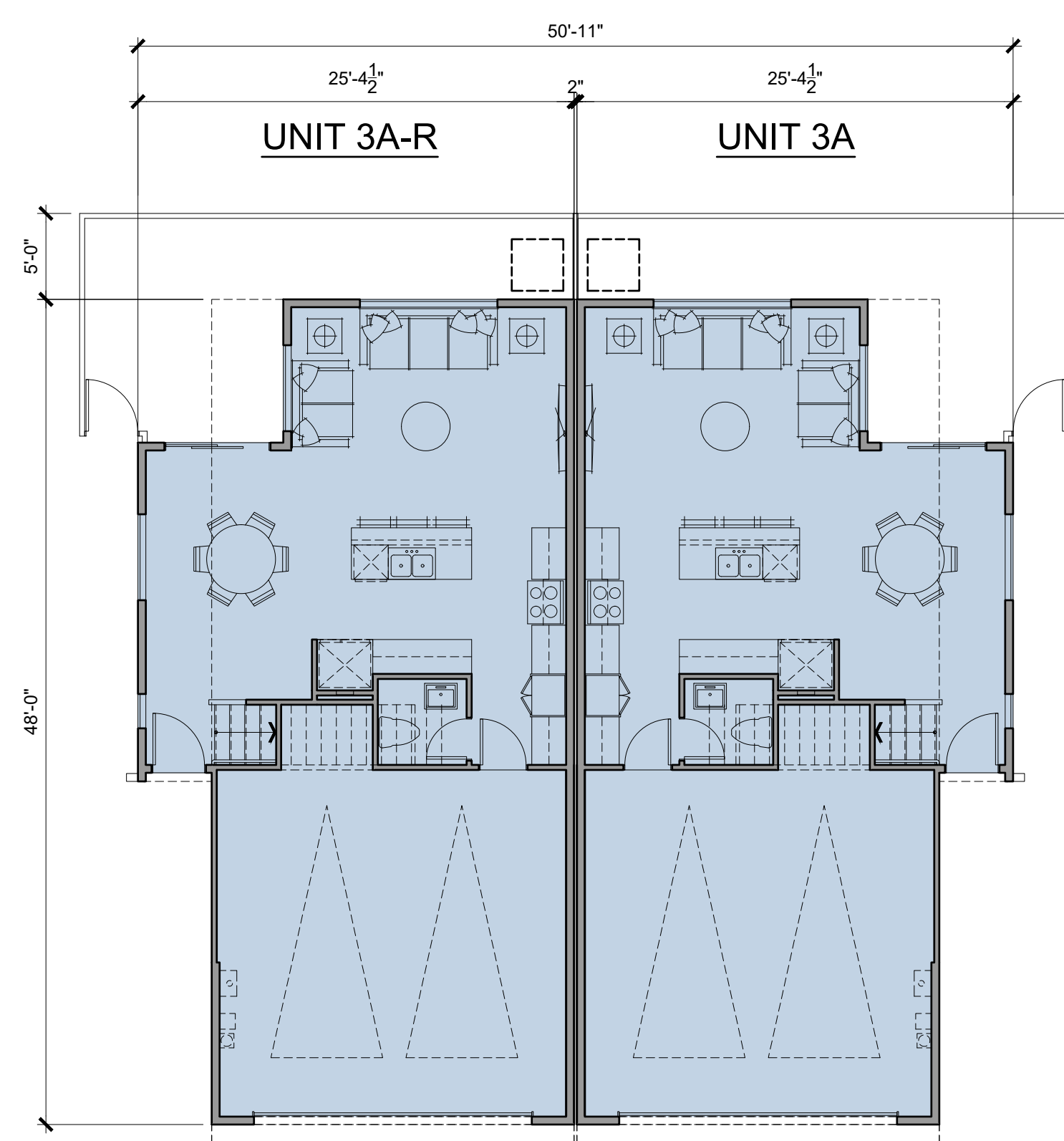




SECOND FLOOR

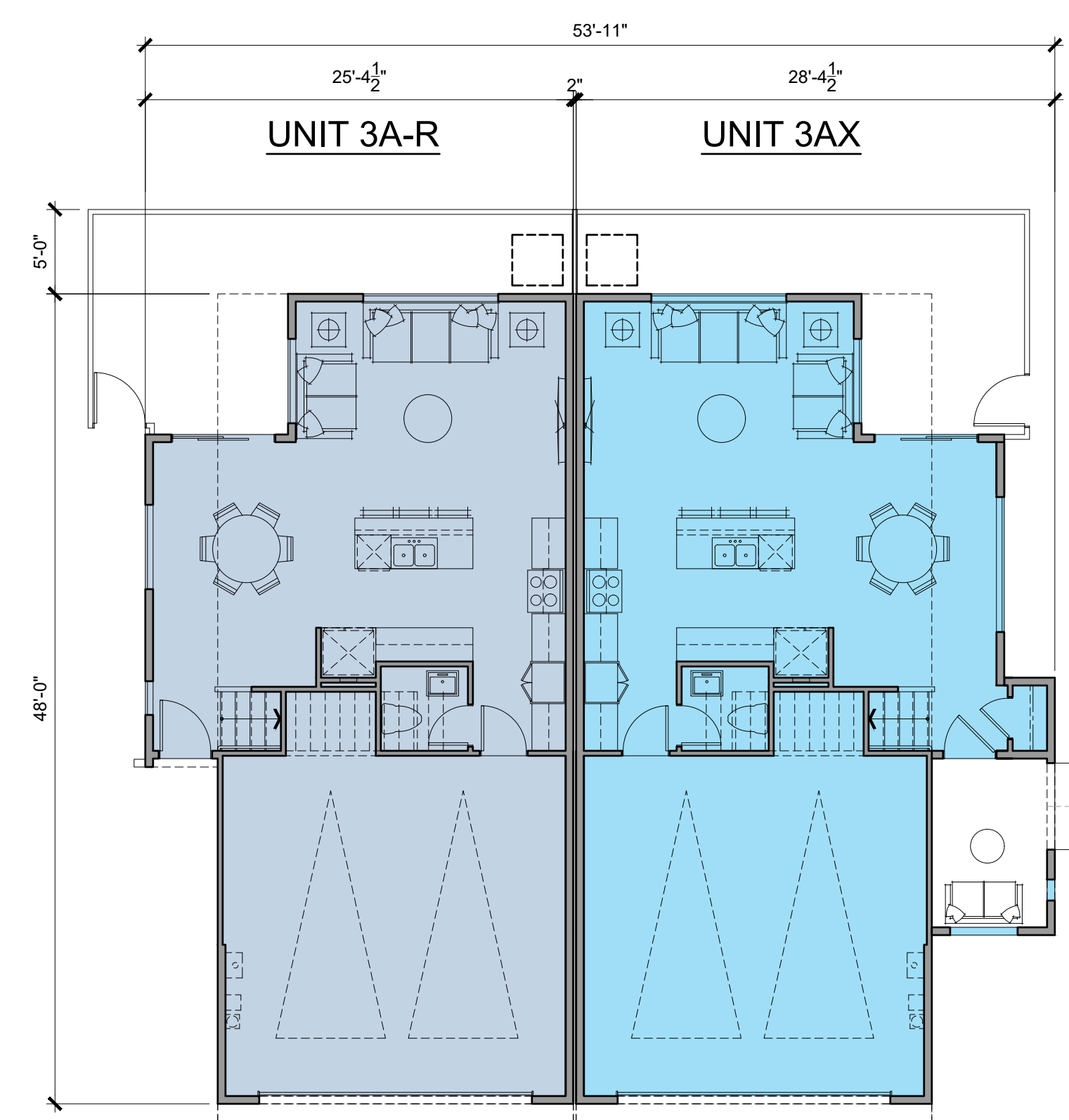


SECOND FLOOR



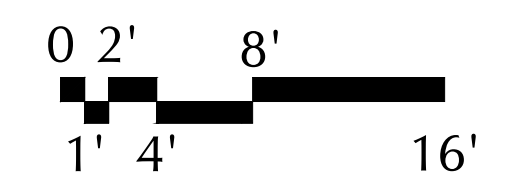
3,222 SF RENTABLE AREA

FIRST FLOOR
BUILDING 3



3,238 SF RENTABLE AREA

FIRST FLOOR
BUILDING 3X



BUILDING PLANS
BUILDINGS 3 & 3X

A.2.9

INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826

PHONE: (916) 403-1718

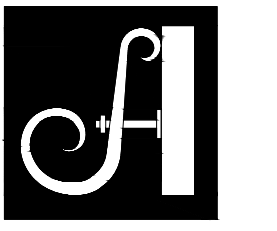
ANGELENO ASSOCIATES, INC.

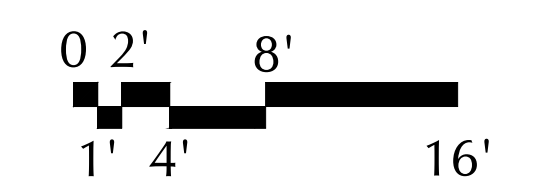
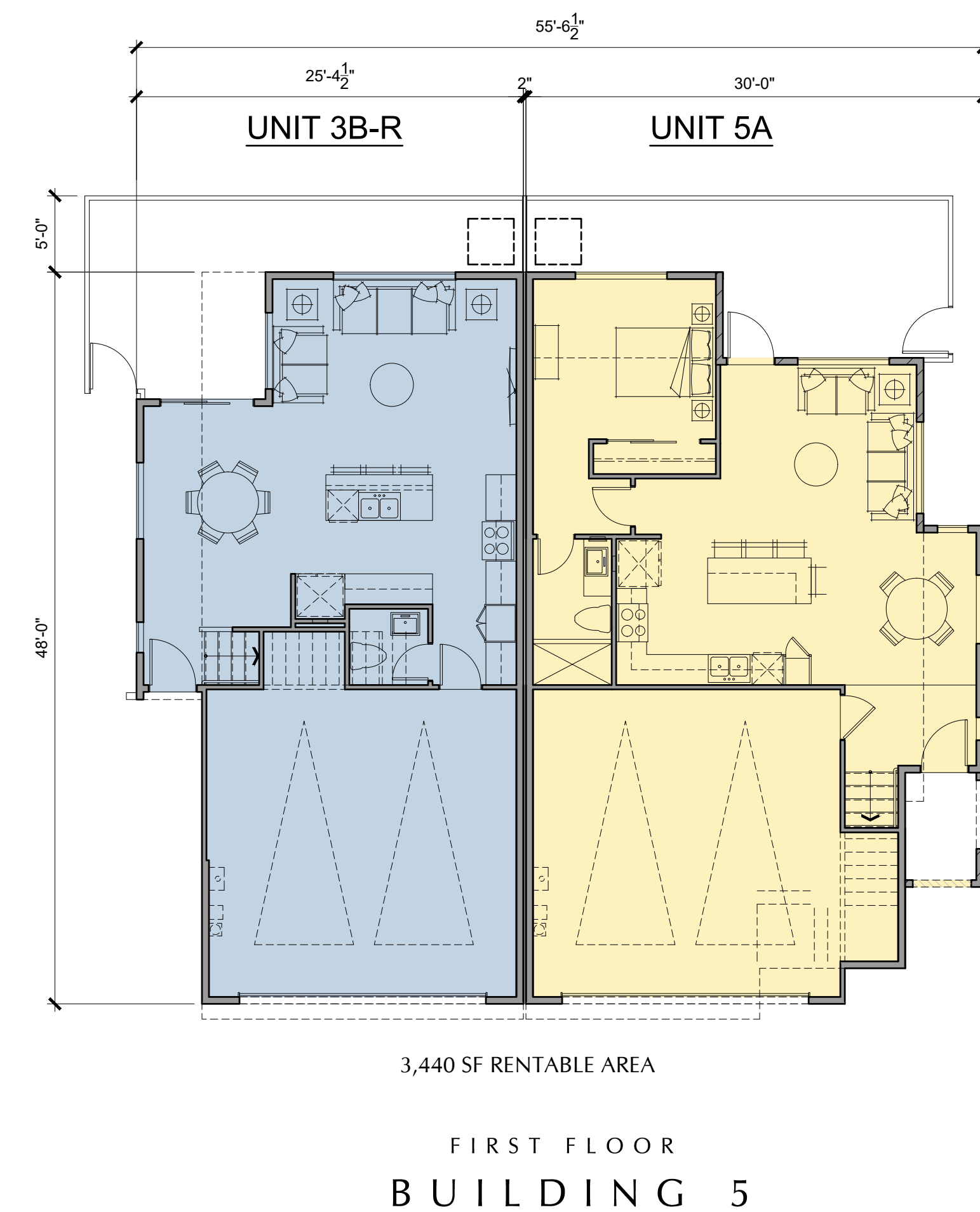
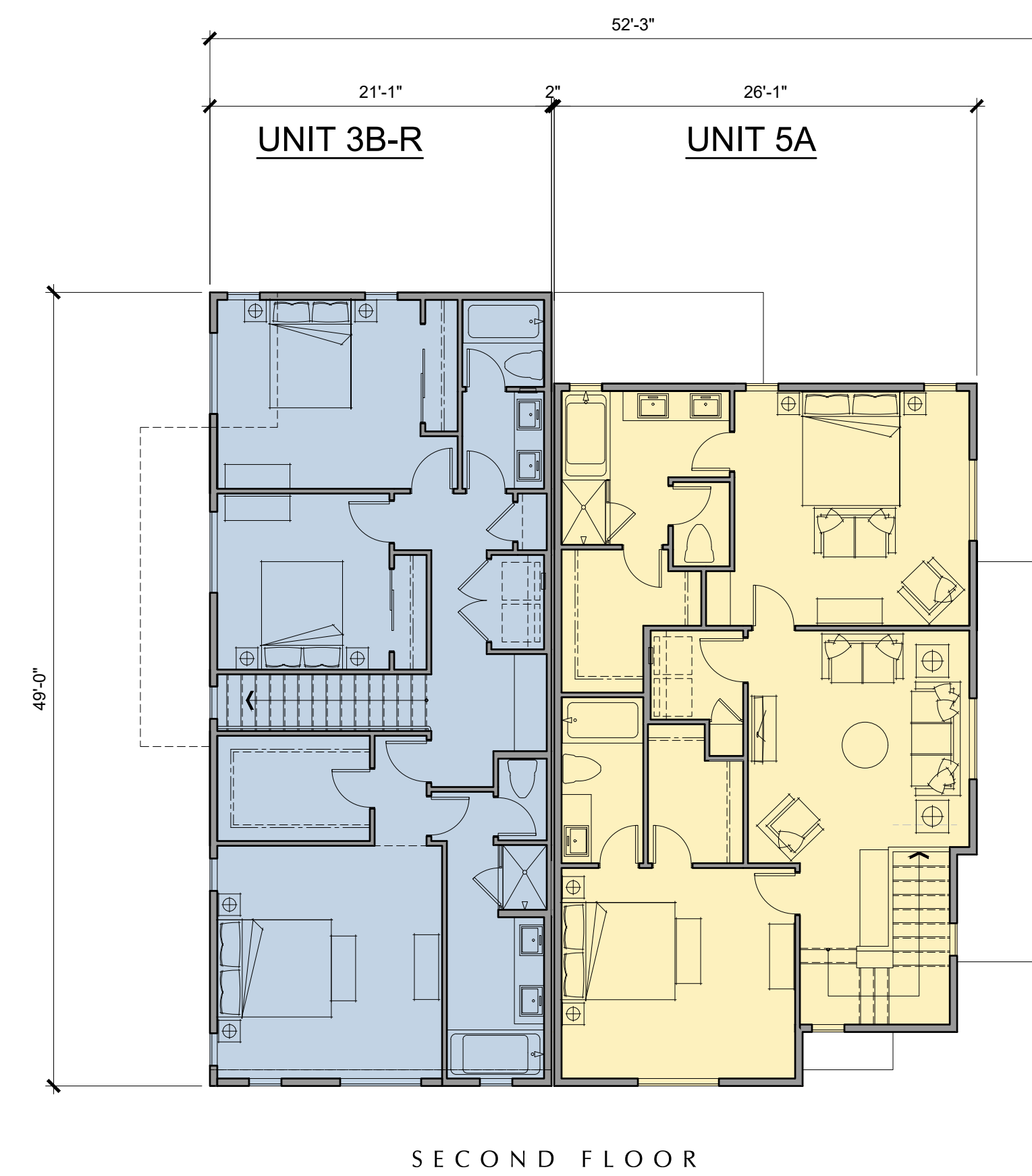
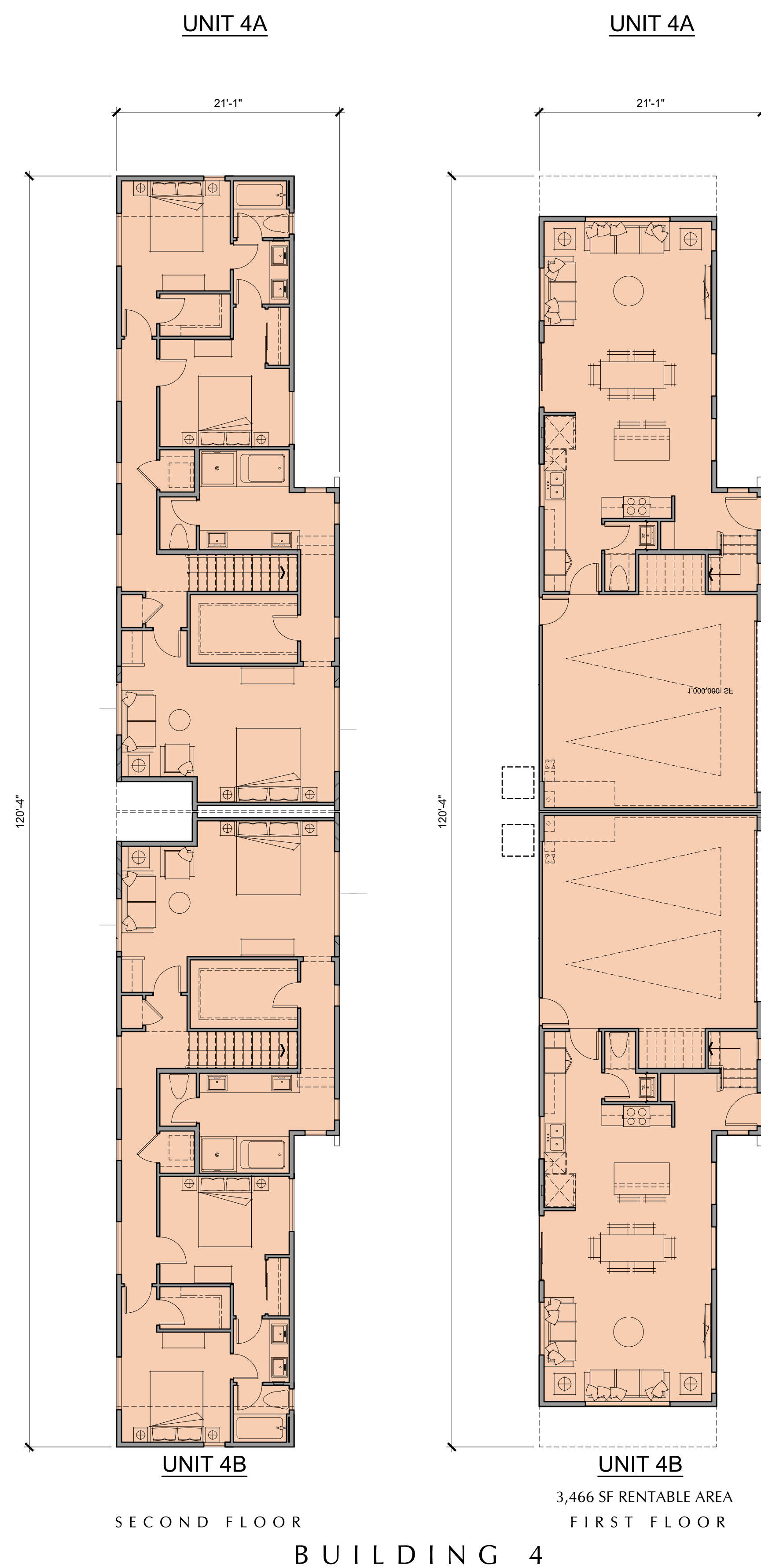
147 E. CITY PLACE DR. SANTA ANA, CA

PHONE: (714) 285-1888

07.10.23

JOB: 2219





BUILDING PLANS A.2.10
BUILDINGS 4 & 5

INDEPENDENCE IN DIXON

DIXON, CA

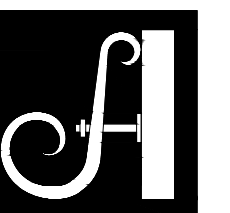
LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
 PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

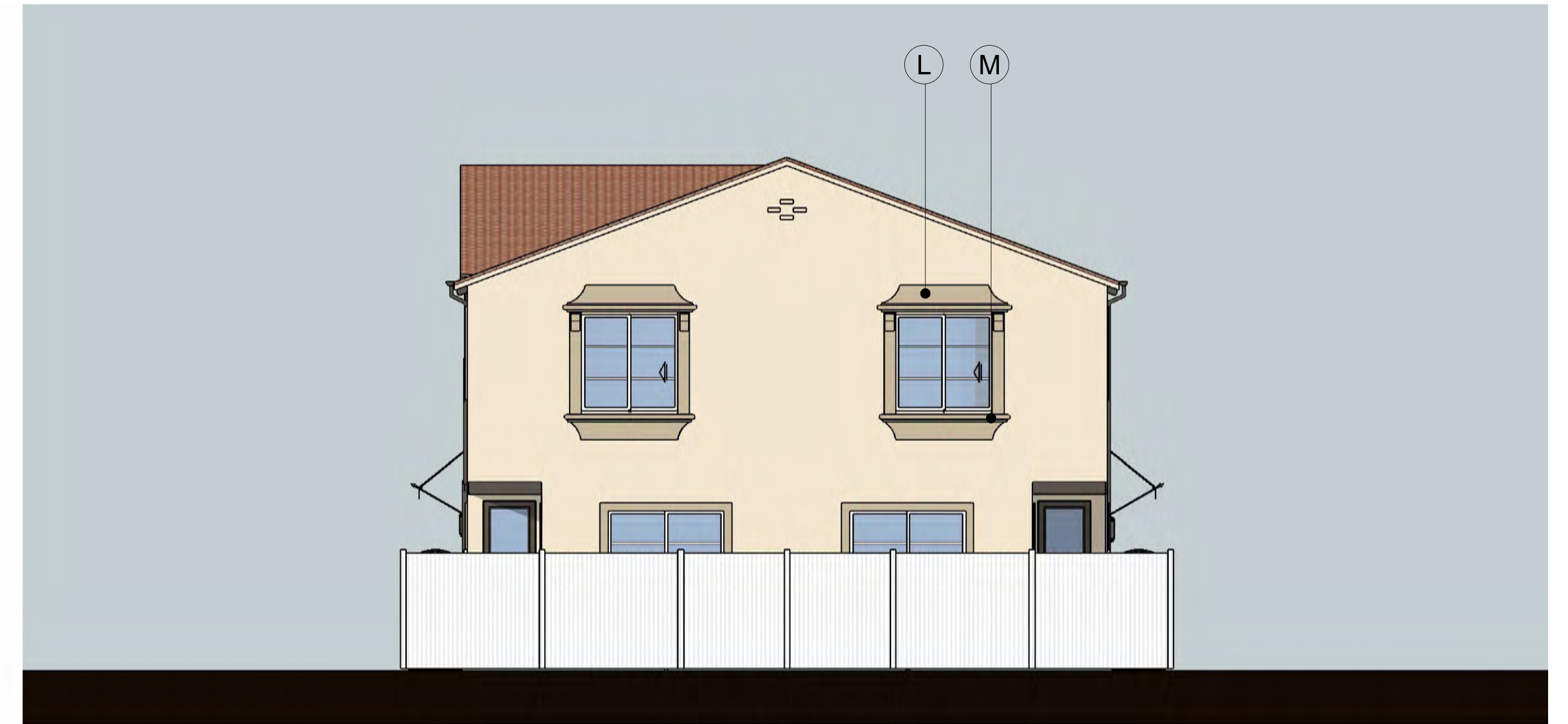
147 E. CITY PLACE DR. SANTA ANA, CA
 PHONE: (714) 285-1888

07.10.23
 JOB: 2219





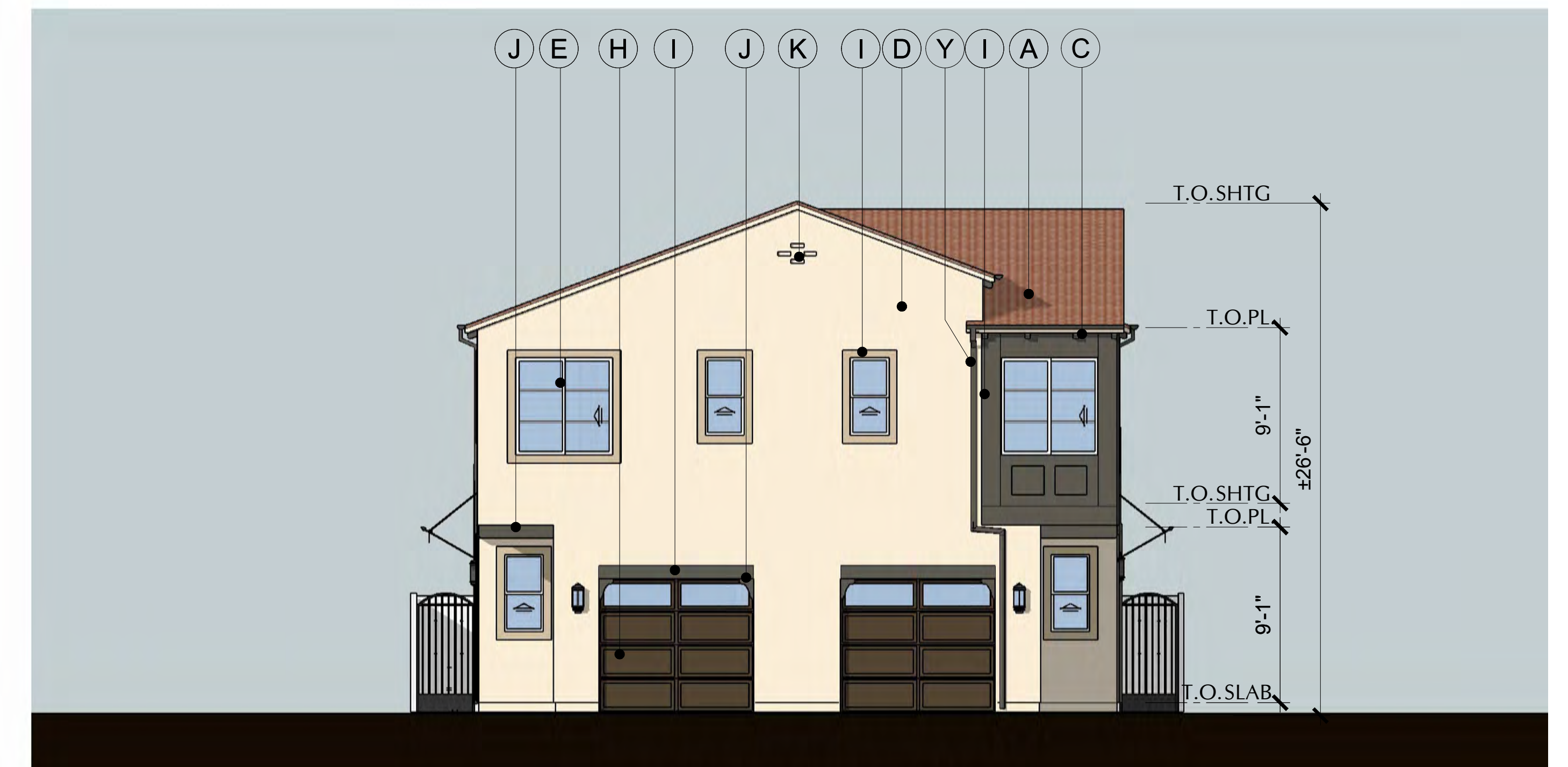
RIGHT ELEVATION



REAR ELEVATION

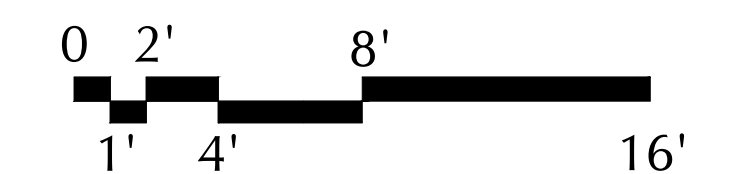
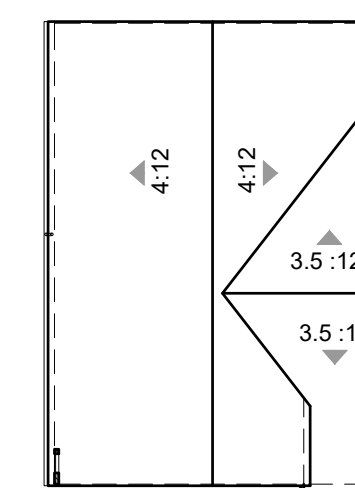
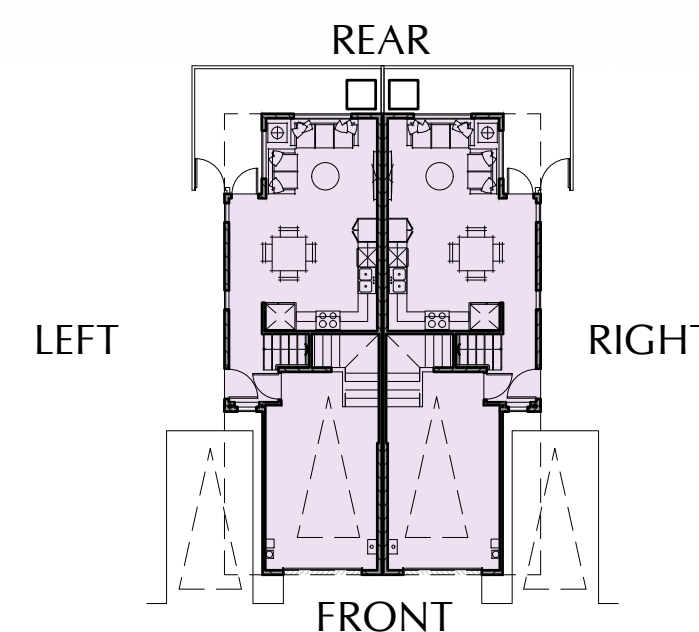


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - H - PANELED SECTIONAL GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - L - STUCCO WRAPPED FOAM HOOD
 - M - STUCCO WRAPPED POT SHELF
 - O - METAL EYEBROW ROOF
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

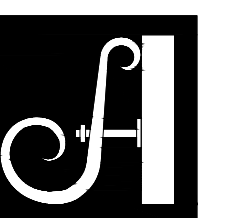
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 1
ELEVATION 1A

A.3.1

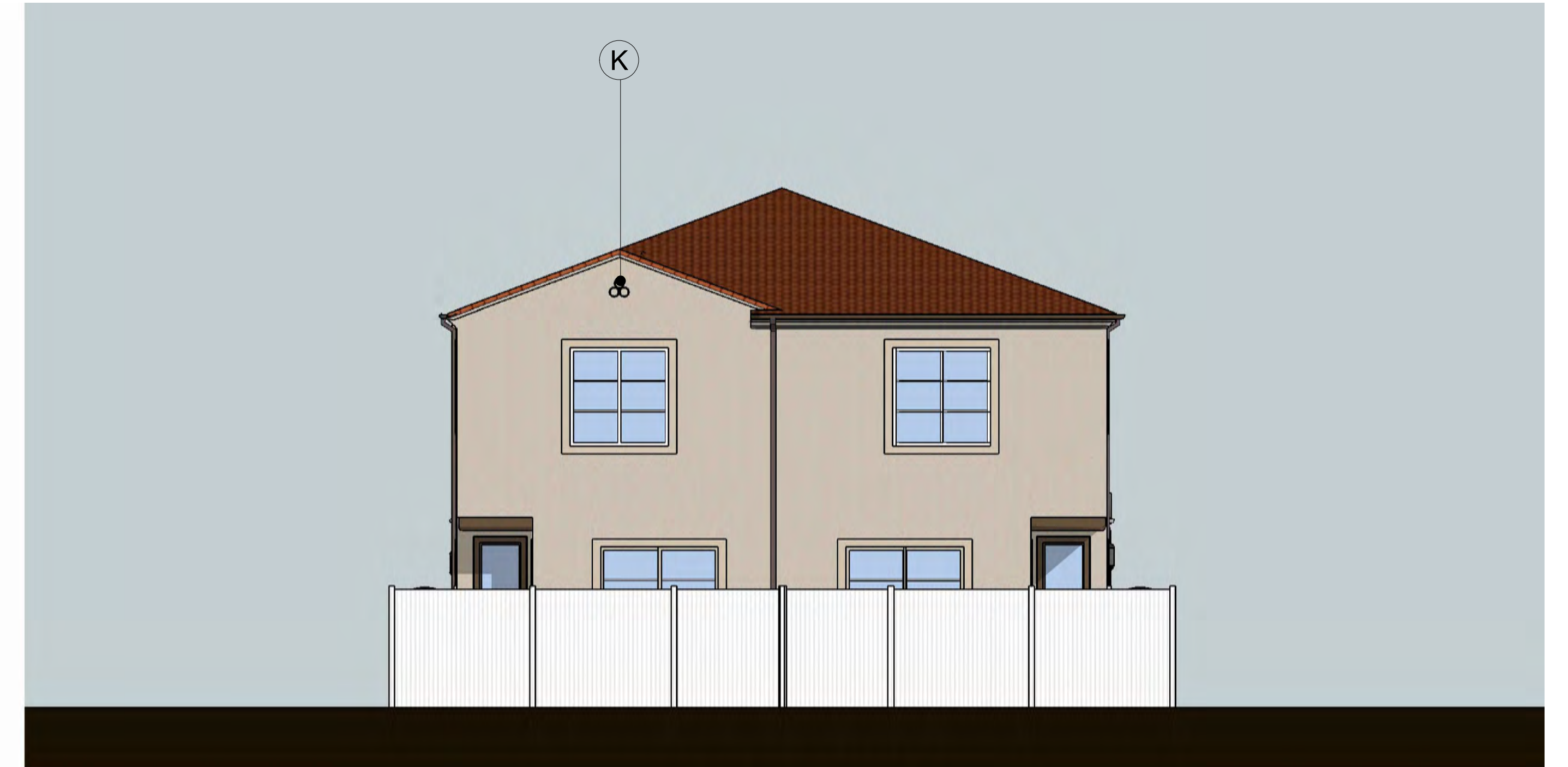
ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





RIGHT ELEVATION



REAR ELEVATION

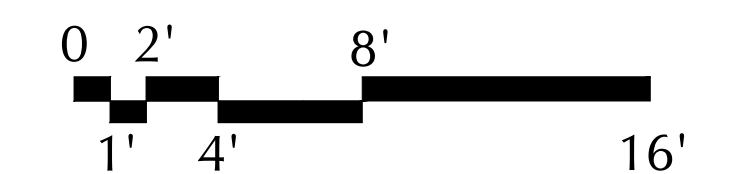
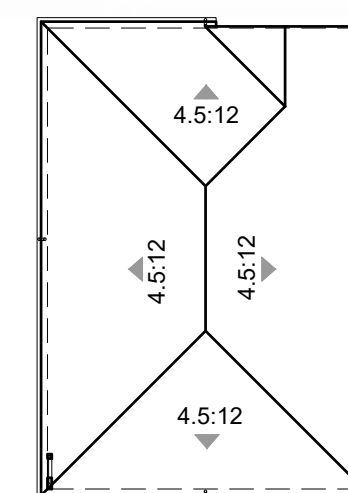
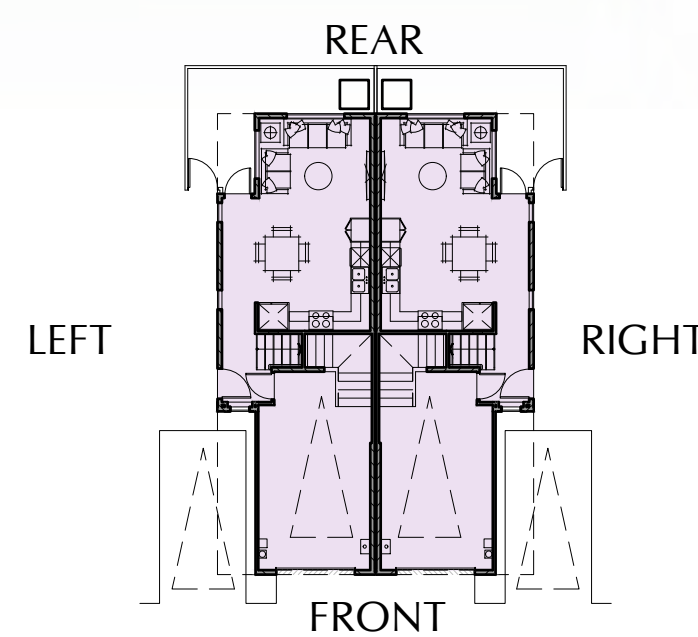


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - B - 7" FOAM EAVE
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - H - paneled sectional GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - L - STUCCO WRAPPED FOAM HOOD
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

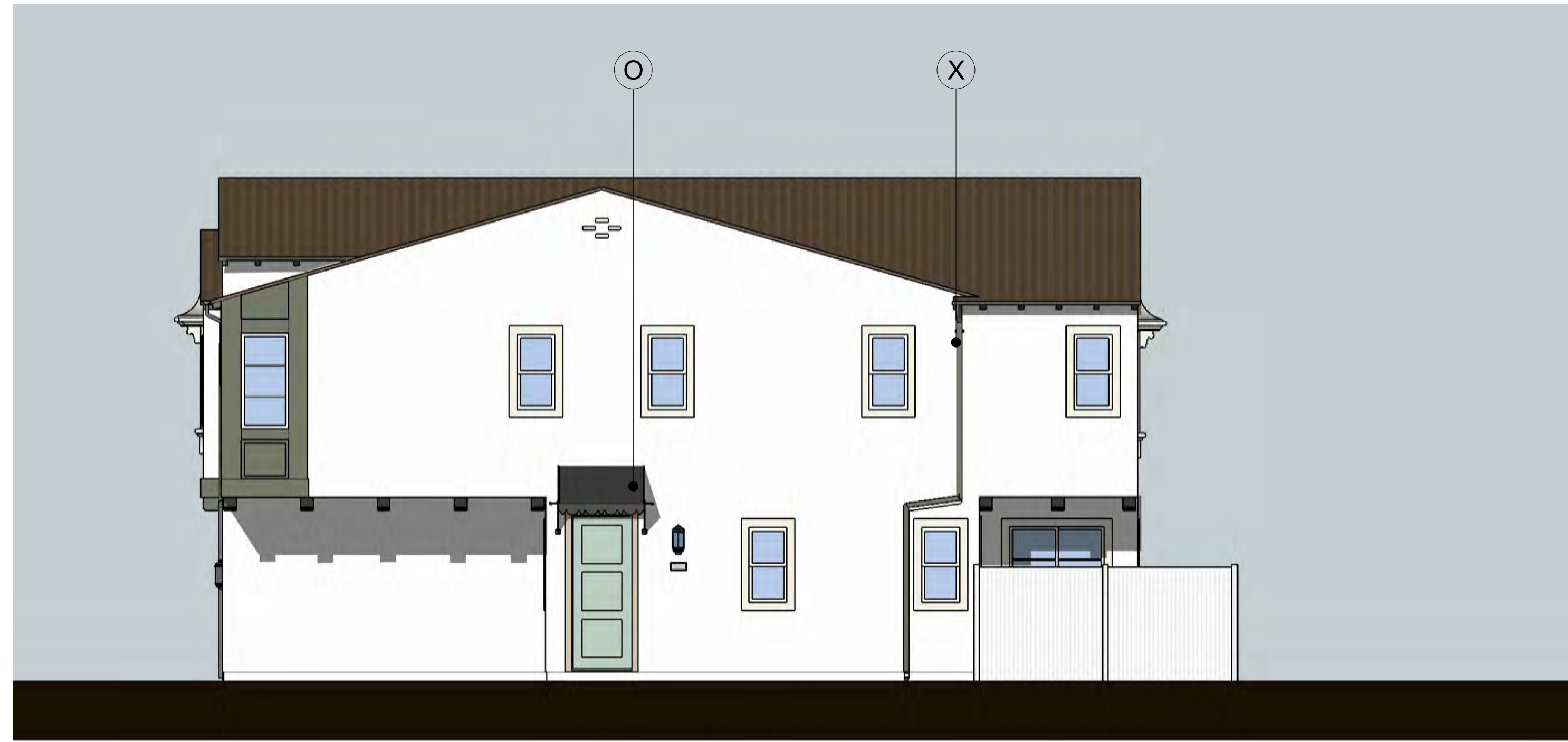
BUILDING 1
ELEVATION 1C

A.3.2

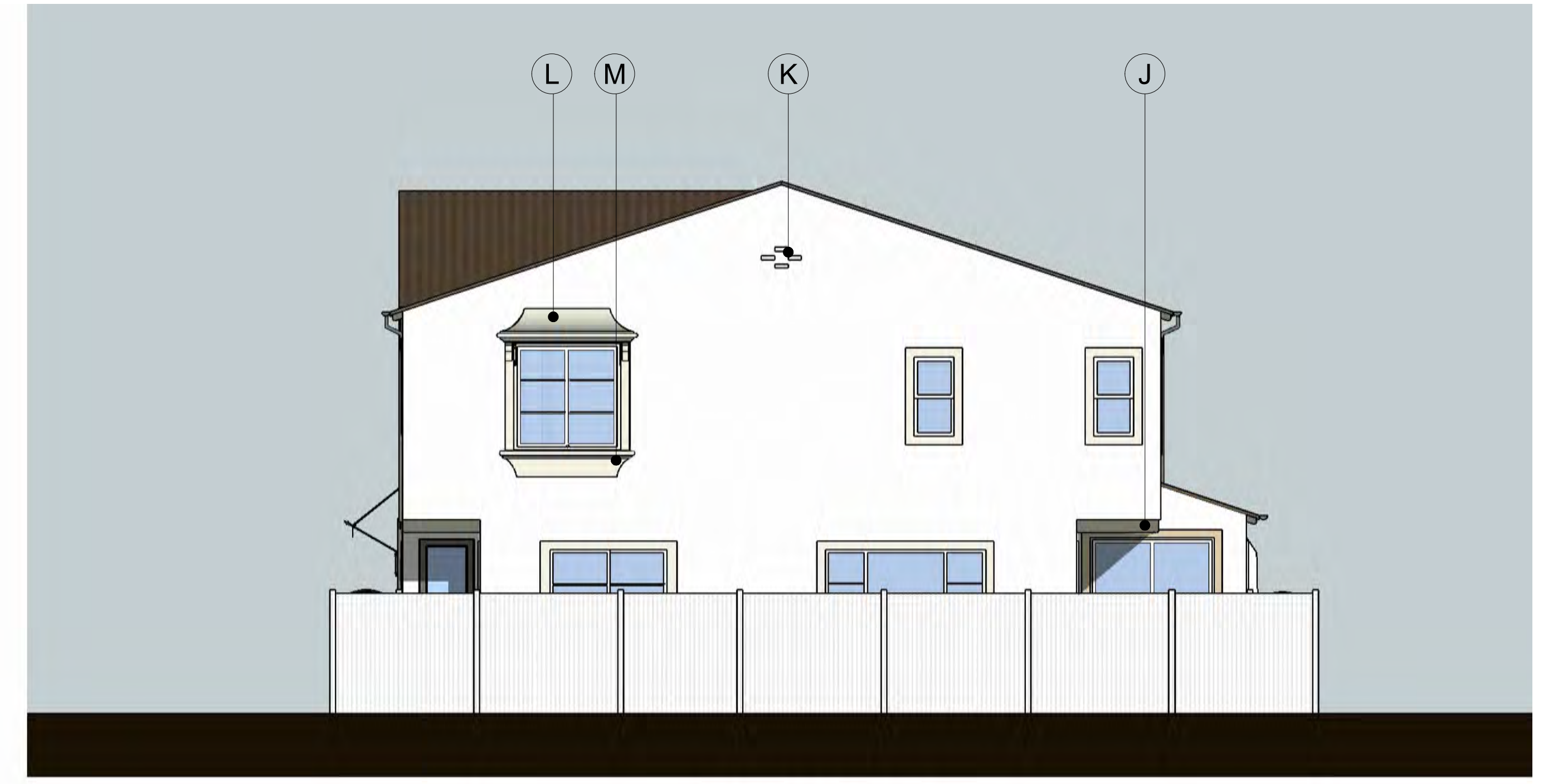
ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





RIGHT ELEVATION



REAR ELEVATION

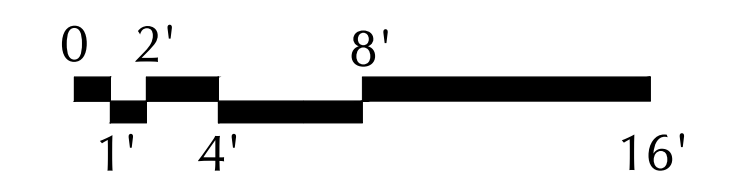
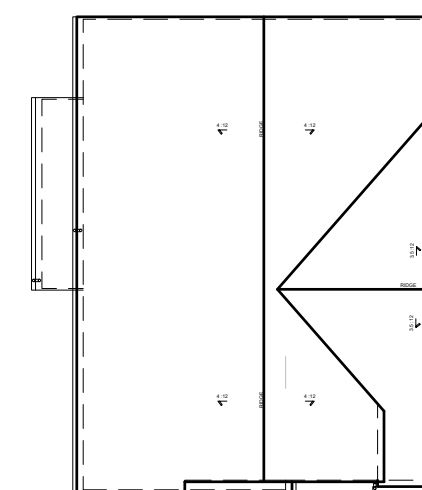
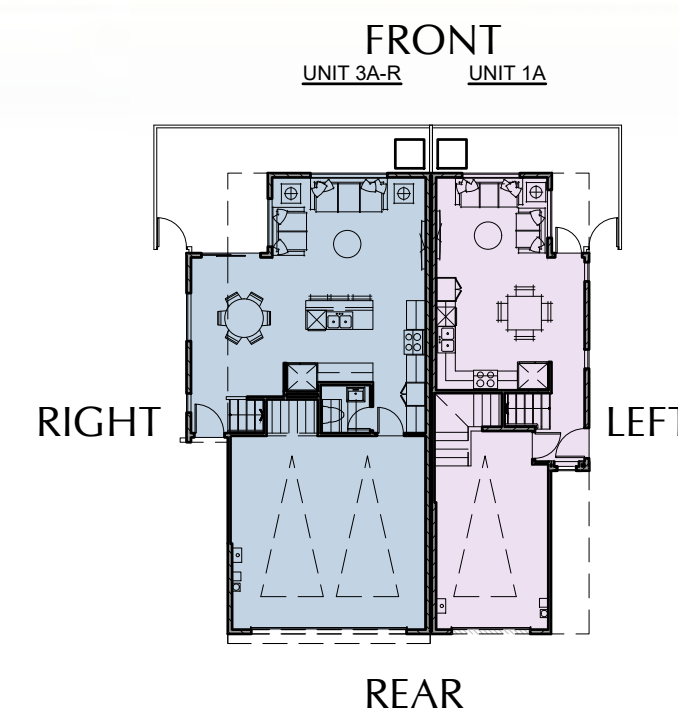


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - B - 7" FOAM EAVE
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - H - paneled sectional GAR. DOOR
 - J - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - L - STUCCO WRAPPED FOAM HOOD
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 1X
ELEVATION 1XA

A.3.3

ANGELENO ASSOCIATES, INC.

147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





RIGHT ELEVATION



REAR ELEVATION

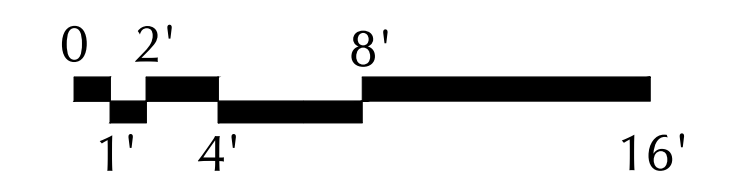
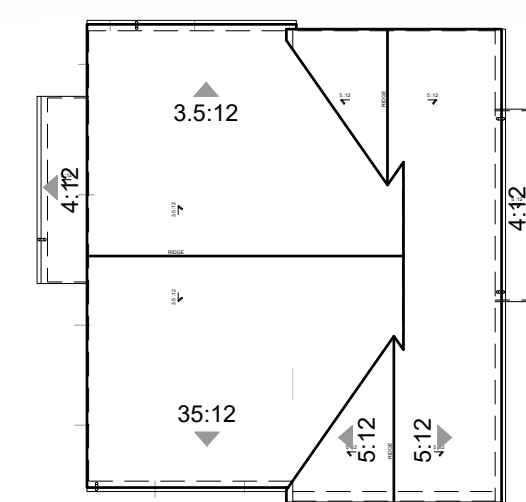
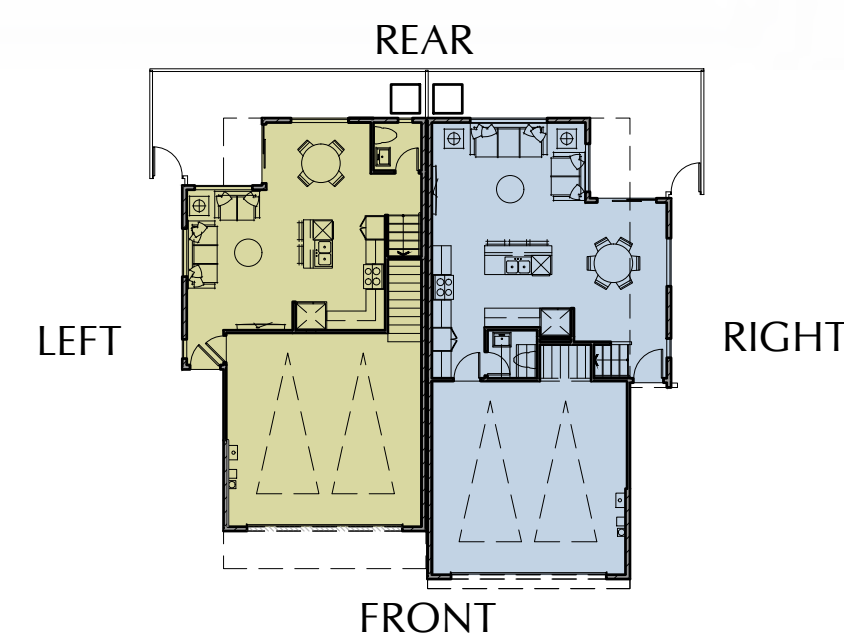


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A- 'S' TILE CONCRETE ROOF
 - C- WOOD RAFTER TAILS
 - D- STUCCO
 - E- VINYL WINDOW
 - F- COMPOSITE ENTRY DOOR
 - G- COMPOSITE SHUTTERS
 - H- paneled sectional GAR. DOOR
 - I- STUCCO WRAPPED FOAM TRIM
 - J- STUCCO WRAPPED FOAM CORBEL
 - K- DECORATIVE GABLE VENT
 - L- STUCCO WRAPPED FOAM HOOD
 - M- STUCCO WRAPPED POT SHELF
 - Y- METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 2
ELEVATION 2A

A.3.4

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

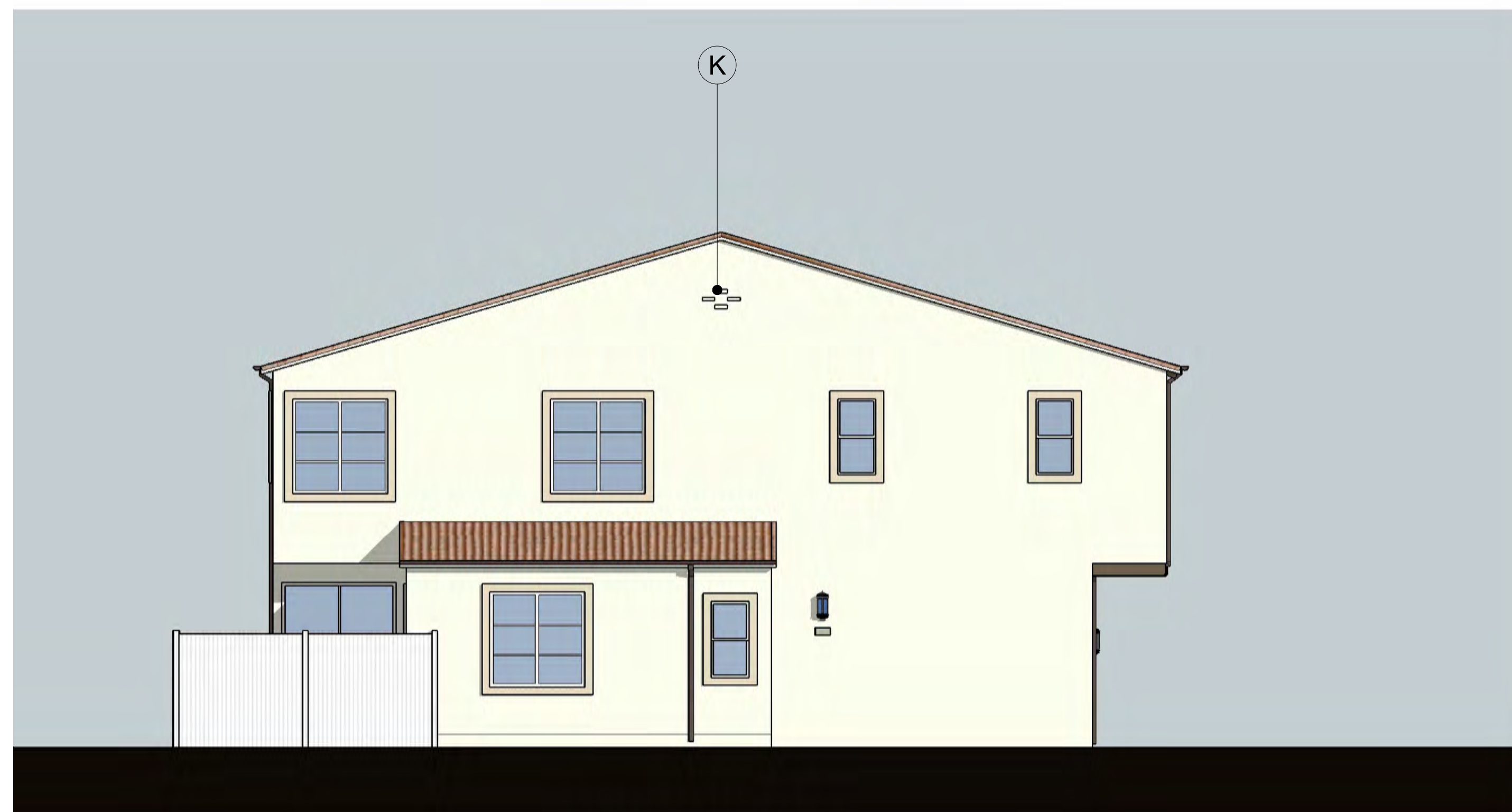




RIGHT ELEVATION



REAR ELEVATION

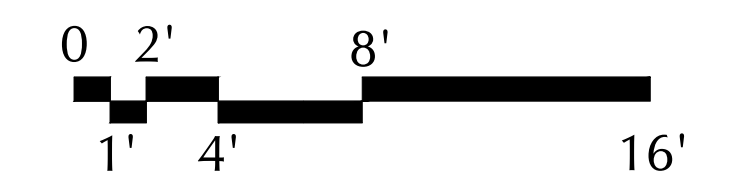
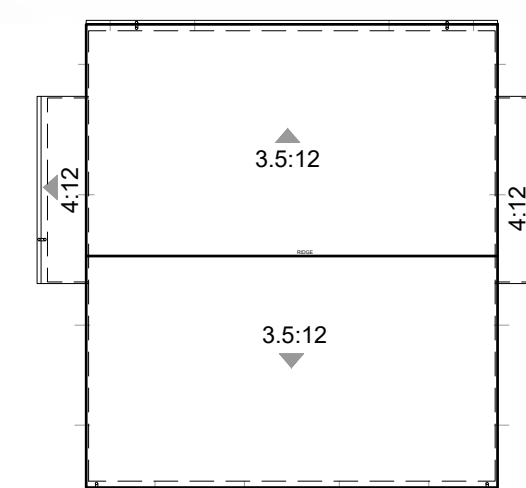
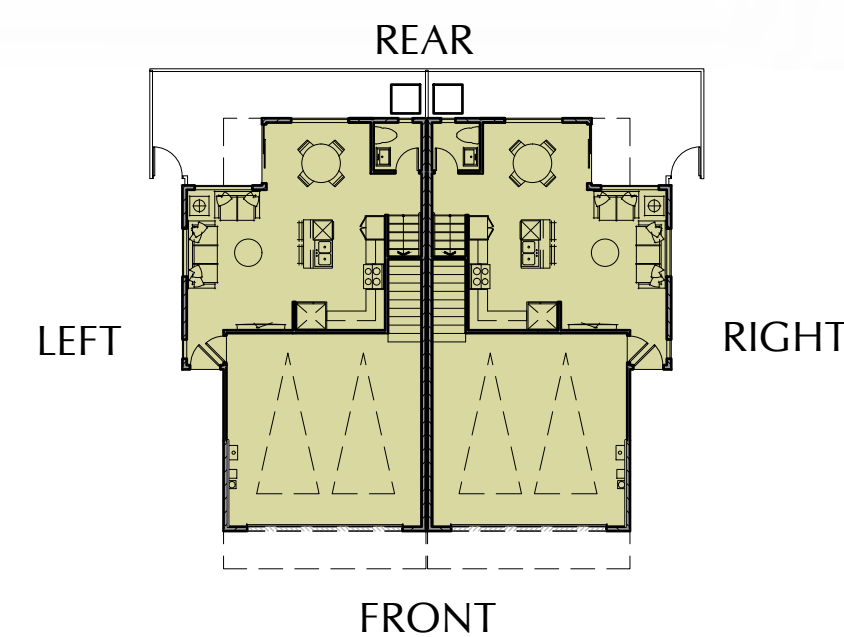


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - G - COMPOSITE SHUTTERS
 - H - PANELED SECTIONAL GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 2Z
ELEVATION 2ZA

A.3.5

ANGELENO ASSOCIATES, INC.

147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





RIGHT ELEVATION



REAR ELEVATION

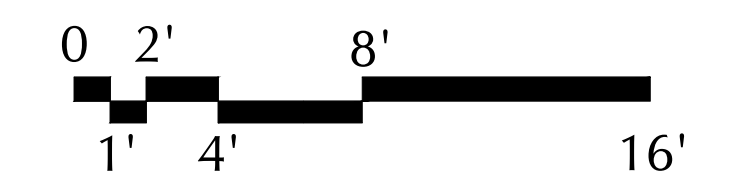
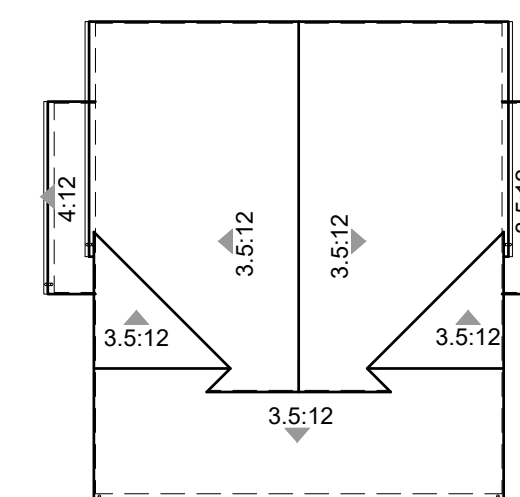
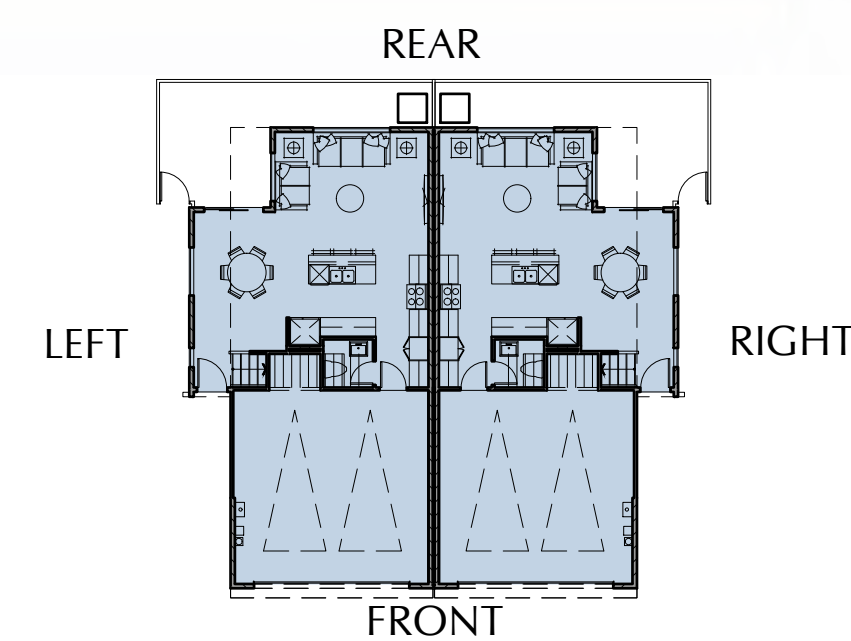


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - H - paneled sectional GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 3
ELEVATION 3A

A.3.6

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





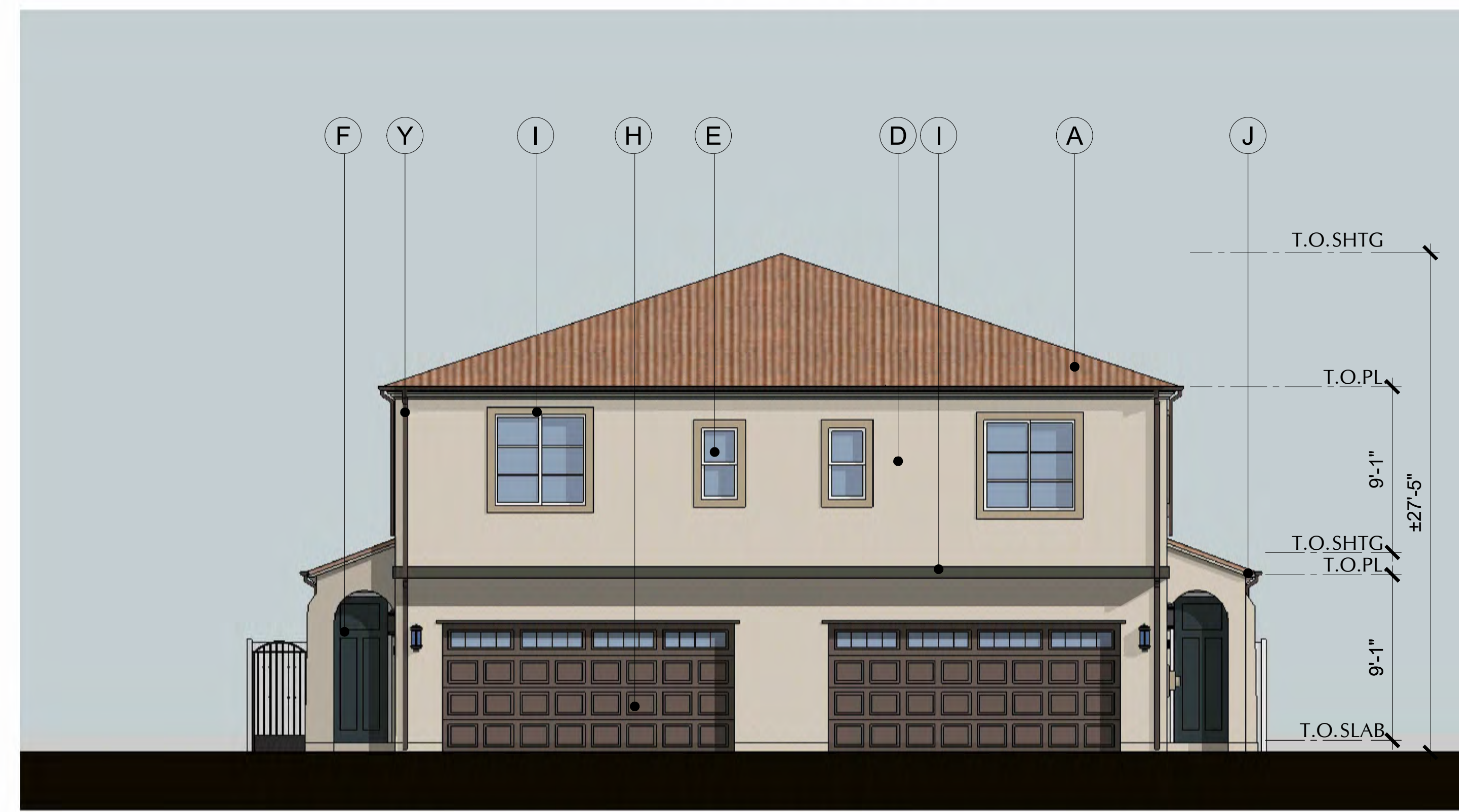
RIGHT ELEVATION



REAR ELEVATION

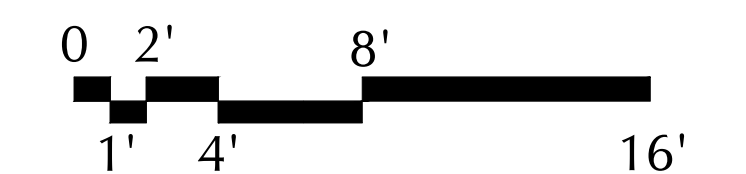
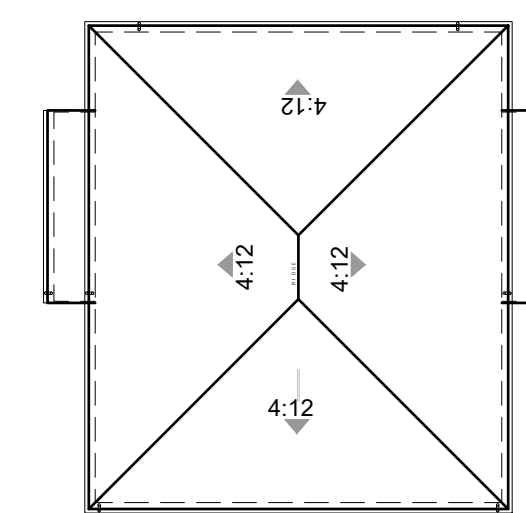
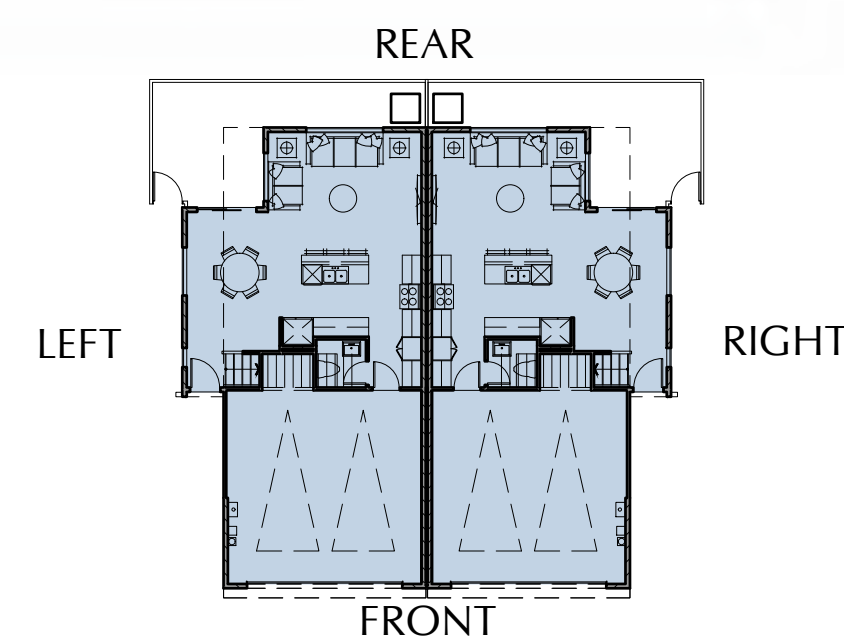


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - H - paneled sectional GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 3
ELEVATION 3C

A.3.7

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





REAR ELEVATION



LEFT ELEVATION

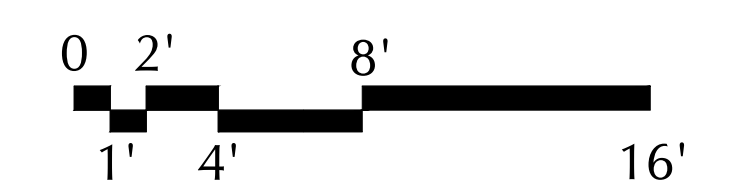
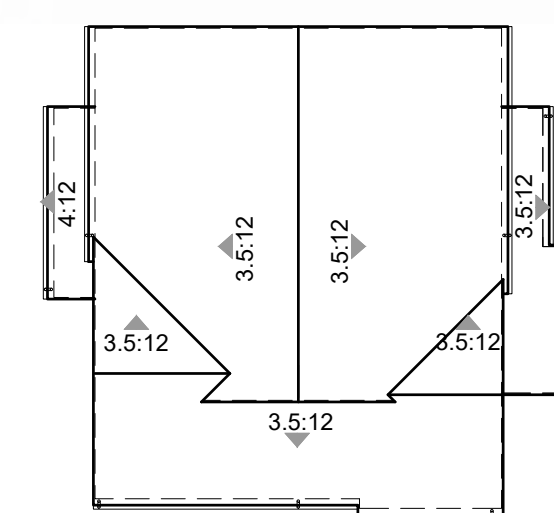
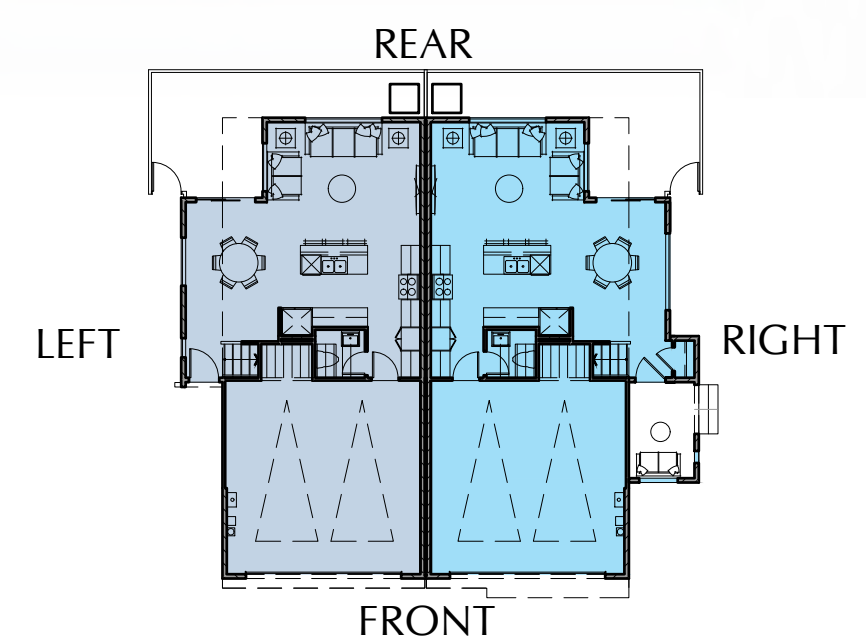


FRONT ELEVATION



RIGHT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - G - COMPOSITE SHUTTERS
 - H - paneled sectional GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 3X
ELEVATION 3XA

A.3.8

ANGELENO ASSOCIATES, INC.

147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





REAR ELEVATION



LEFT ELEVATION

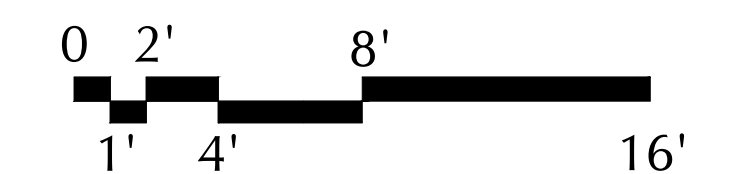
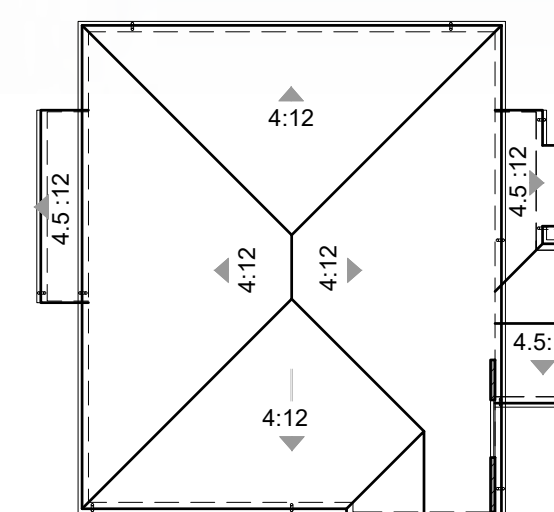
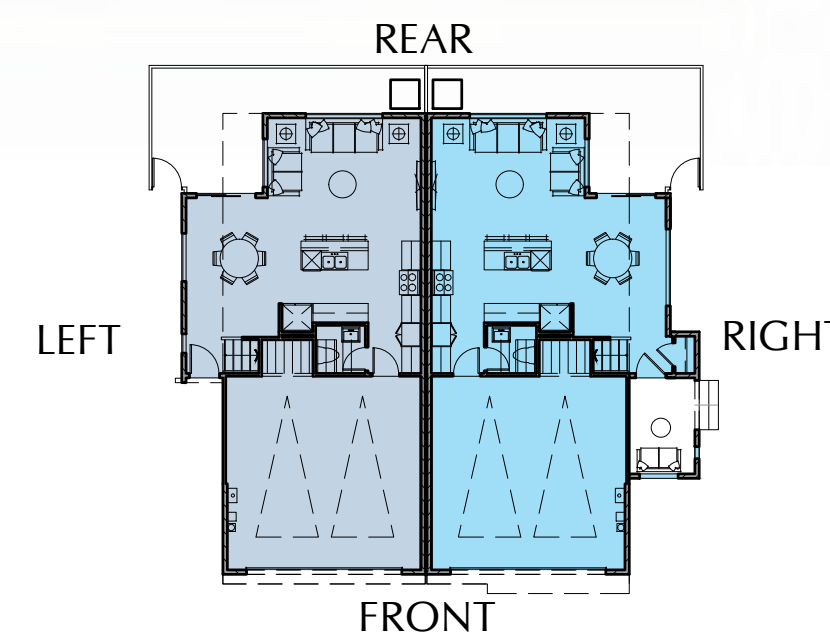


FRONT ELEVATION



RIGHT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - B - 7" FOAM EAVE
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - F - COMPOSITE ENTRY DOOR
 - H - paneled sectional GAR. DOOR
 - I - STUCCO WRAPPED FOAM TRIM
 - J - STUCCO WRAPPED FOAM CORBEL
 - K - DECORATIVE GABLE VENT
 - Q - WOOD BEAM
 - R - WOOD KICKER
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 3X
ELEVATION 3XC

A.3.9

ANGELENO ASSOCIATES, INC.

147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

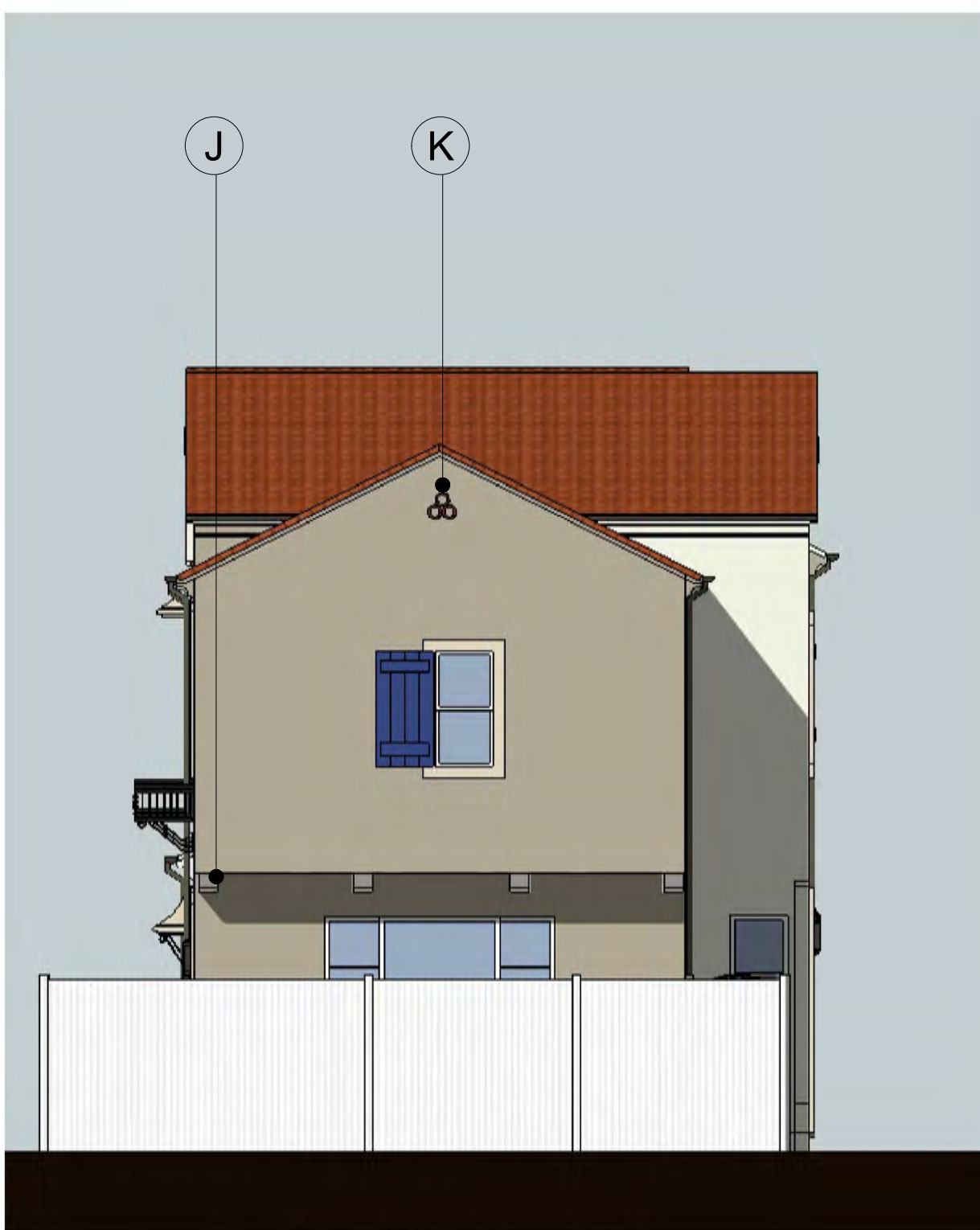




REAR ELEVATION



RIGHT ELEVATION

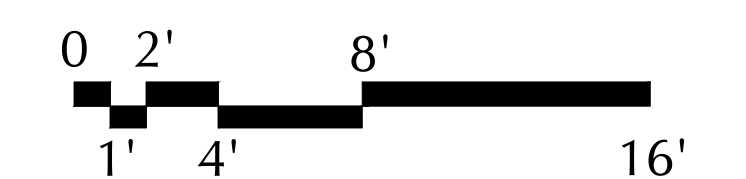
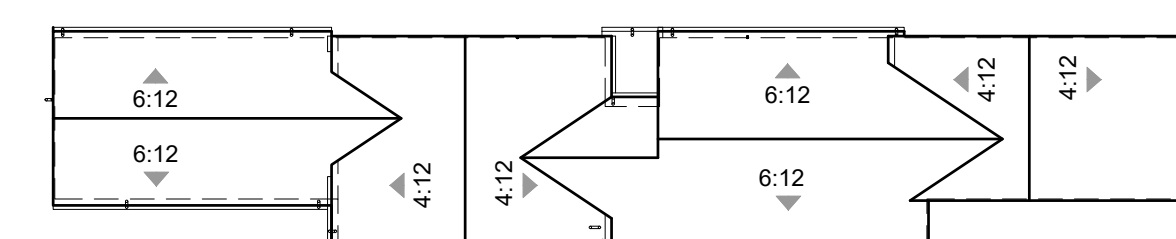
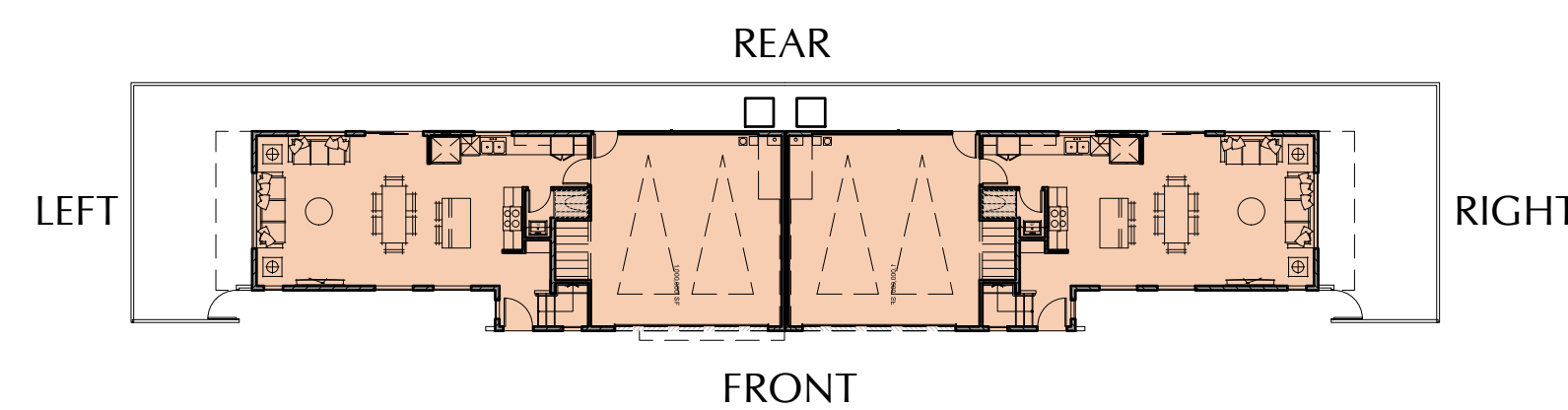


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A- 'S' TILE CONCRETE ROOF
 - B- 7" FOAM EAVE
 - D- STUCCO
 - E- VINYL WINDOW
 - F- COMPOSITE ENTRY DOOR
 - G- COMPOSITE SHUTTERS
 - H- PANELED SECTIONAL GAR. DOOR
 - I- STUCCO WRAPPED FOAM TRIM
 - J- STUCCO WRAPPED FOAM CORBEL
 - K- DECORATIVE GABLE VENT
 - O- METAL EYEBROW ROOF
 - S- DECORATIVE STUCCO GRILL
 - W- METAL POT SHELF
 - Y- METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

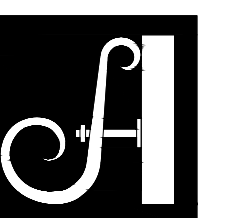
LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 4 A.3.10
ELEVATION 4B

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

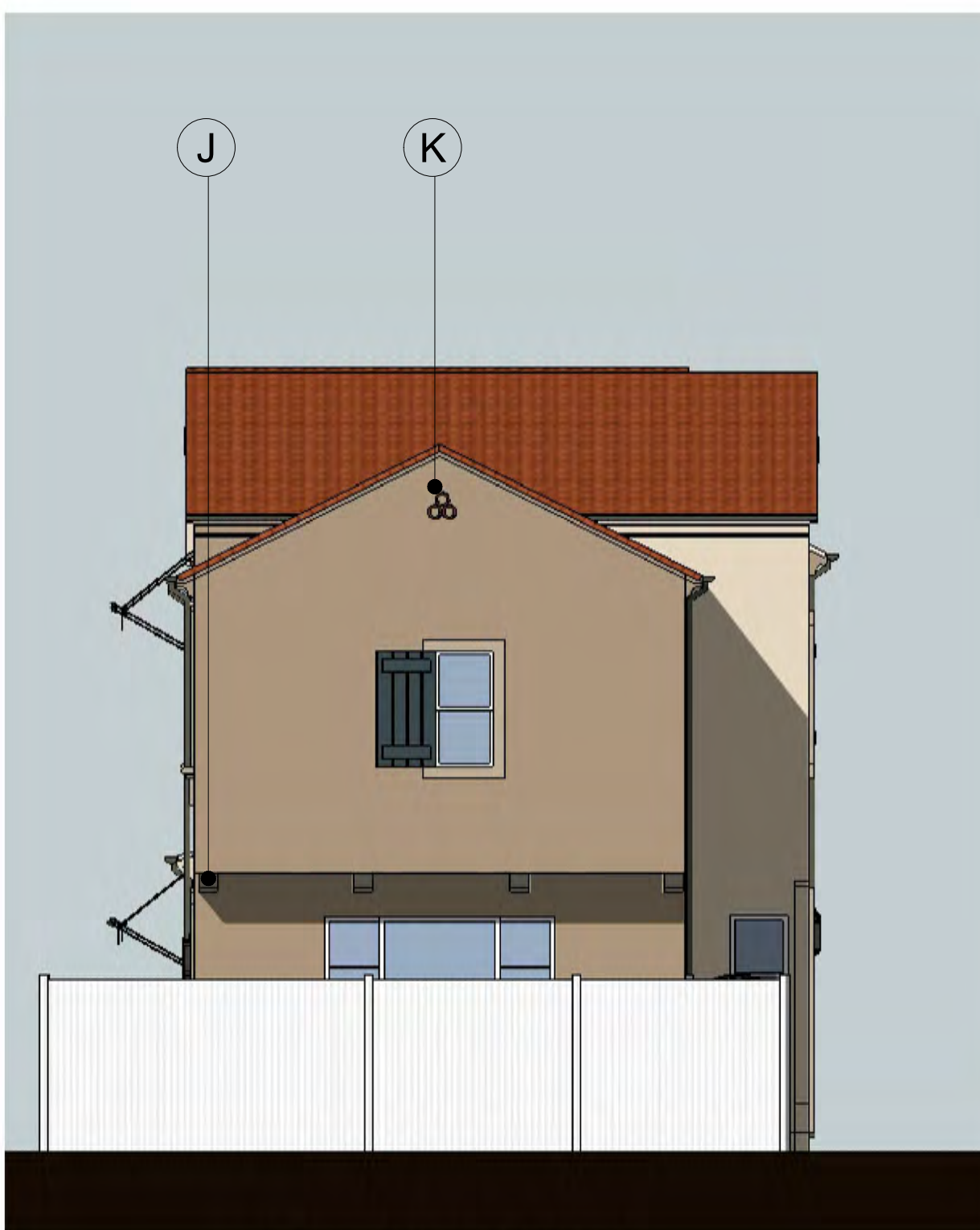




REAR ELEVATION



RIGHT ELEVATION

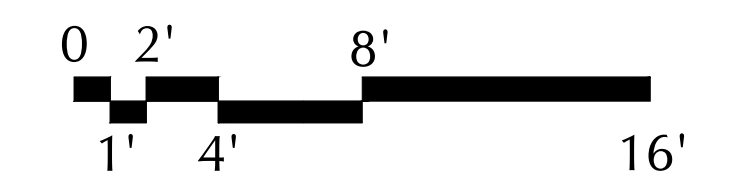
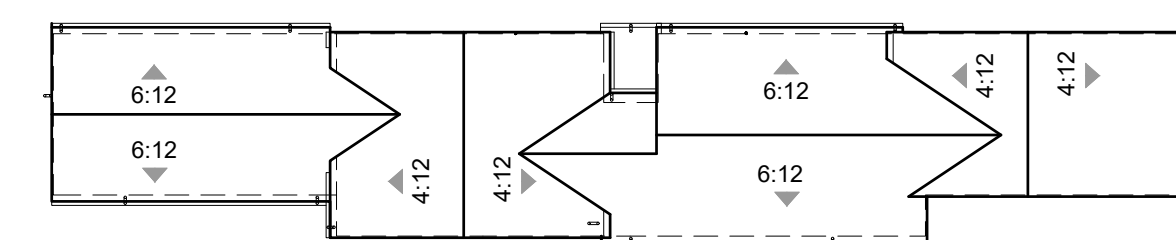
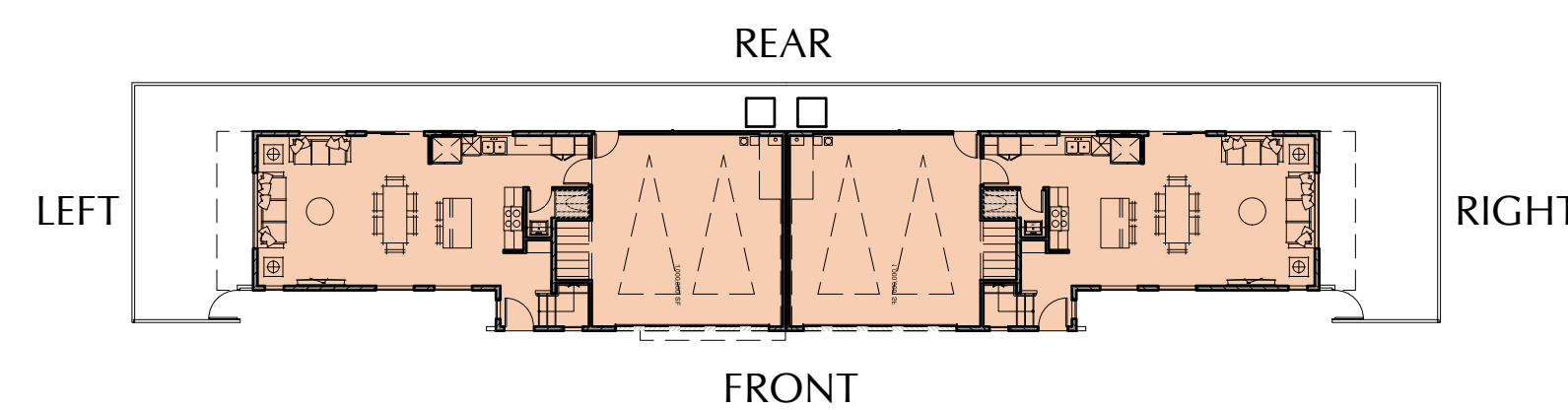


LEFT ELEVATION



FRONT ELEVATION

- LEGEND
- A- 8' TILE CONCRETE ROOF
 - B- 7" FOAM EAVE
 - D- STUCCO
 - E- VINYL WINDOW
 - F- COMPOSITE ENTRY DOOR
 - G- COMPOSITE SHUTTERS
 - H- PANELED SECTIONAL GAR. DOOR
 - I- STUCCO WRAPPED FOAM TRIM
 - J- STUCCO WRAPPED FOAM CORBEL
 - K- DECORATIVE GABLE VENT
 - M- STUCCO WRAPPED POT SHELF
 - O- METAL EYEBROW ROOF
 - S- DECORATIVE STUCCO GRILL
 - Y- METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

BUILDING 4 A.3.11
ELEVATION 4B ENH

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

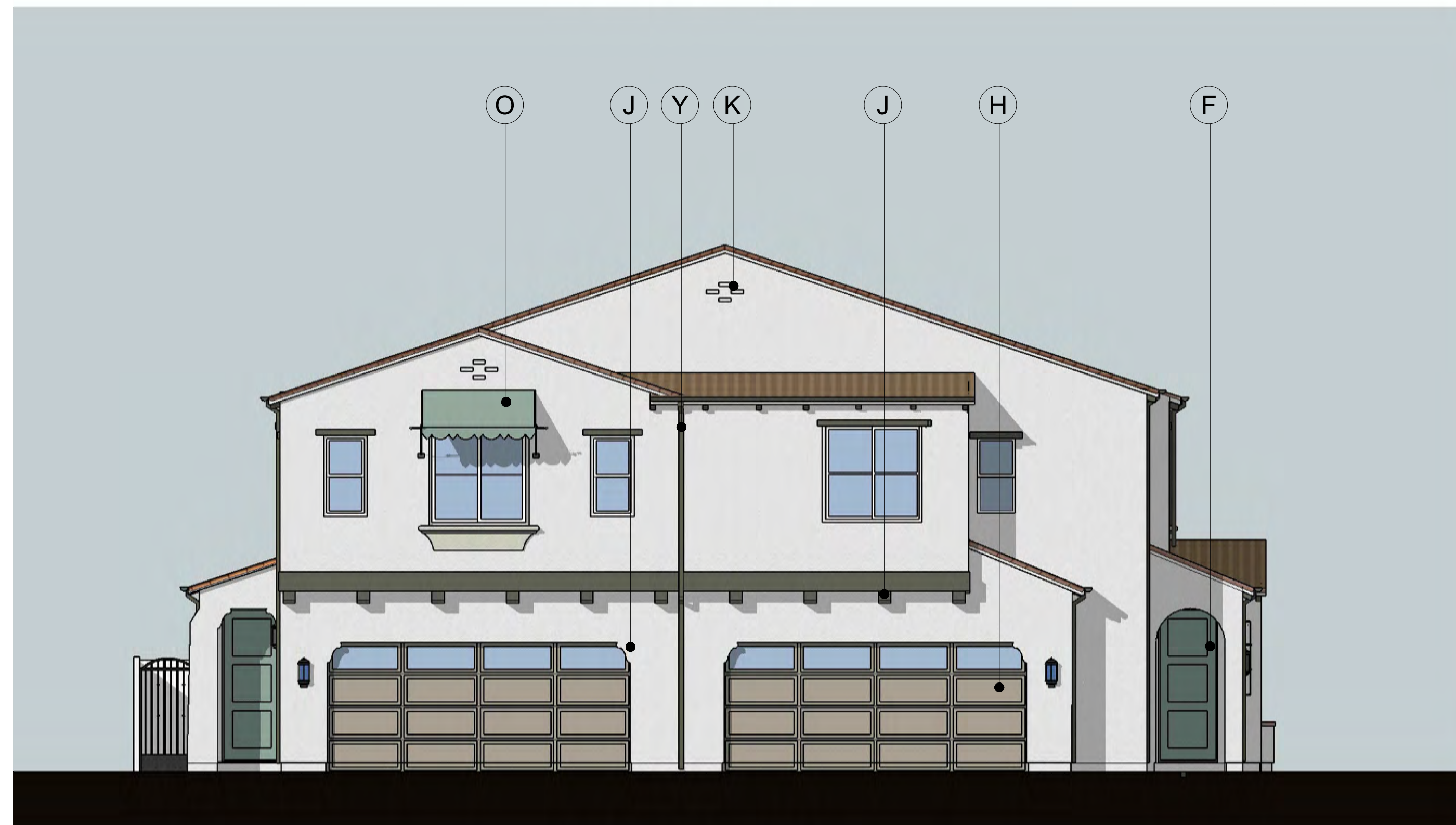




REAR ELEVATION



LEFT ELEVATION

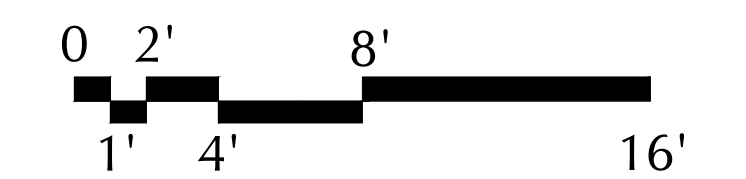
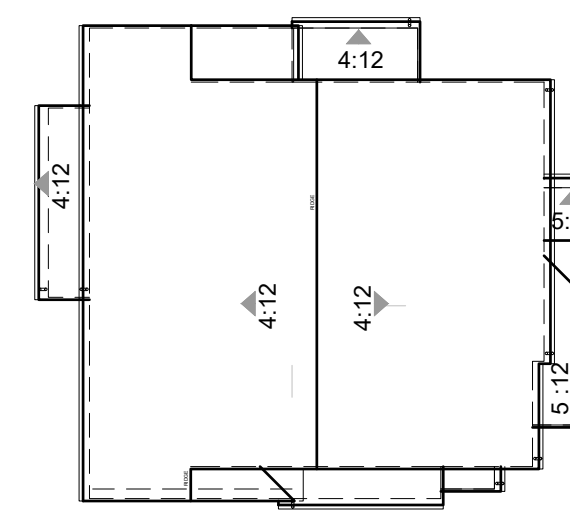
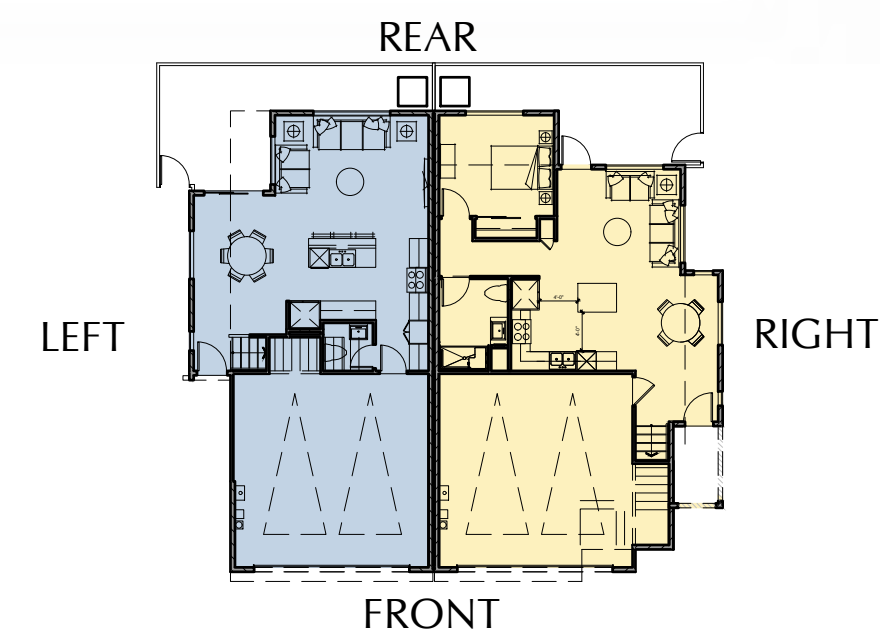


FRONT ELEVATION



RIGHT ELEVATION

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - C - WOOD RAFTER TAILS
 - D - STUCCO
 - E - VINYL WINDOW
 - F - COMPOSITE ENTRY DOOR
 - H - PANELED SECTIONAL GAR. DOOR
 - J - STUCCO WRAPPED FOAM TRIM
 - K - STUCCO WRAPPED FOAM CORBEL
 - M - STUCCO WRAPPED POT SHELF
 - O - METAL EYEBROW ROOF
 - T - DECORATIVE PAVER
 - V - DECORATIVE METAL GRILL
 - Y - METAL GUTTER & DOWNSPOUT



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

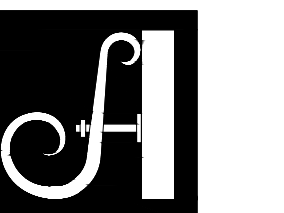
BUILDING 5
ELEVATION 5A

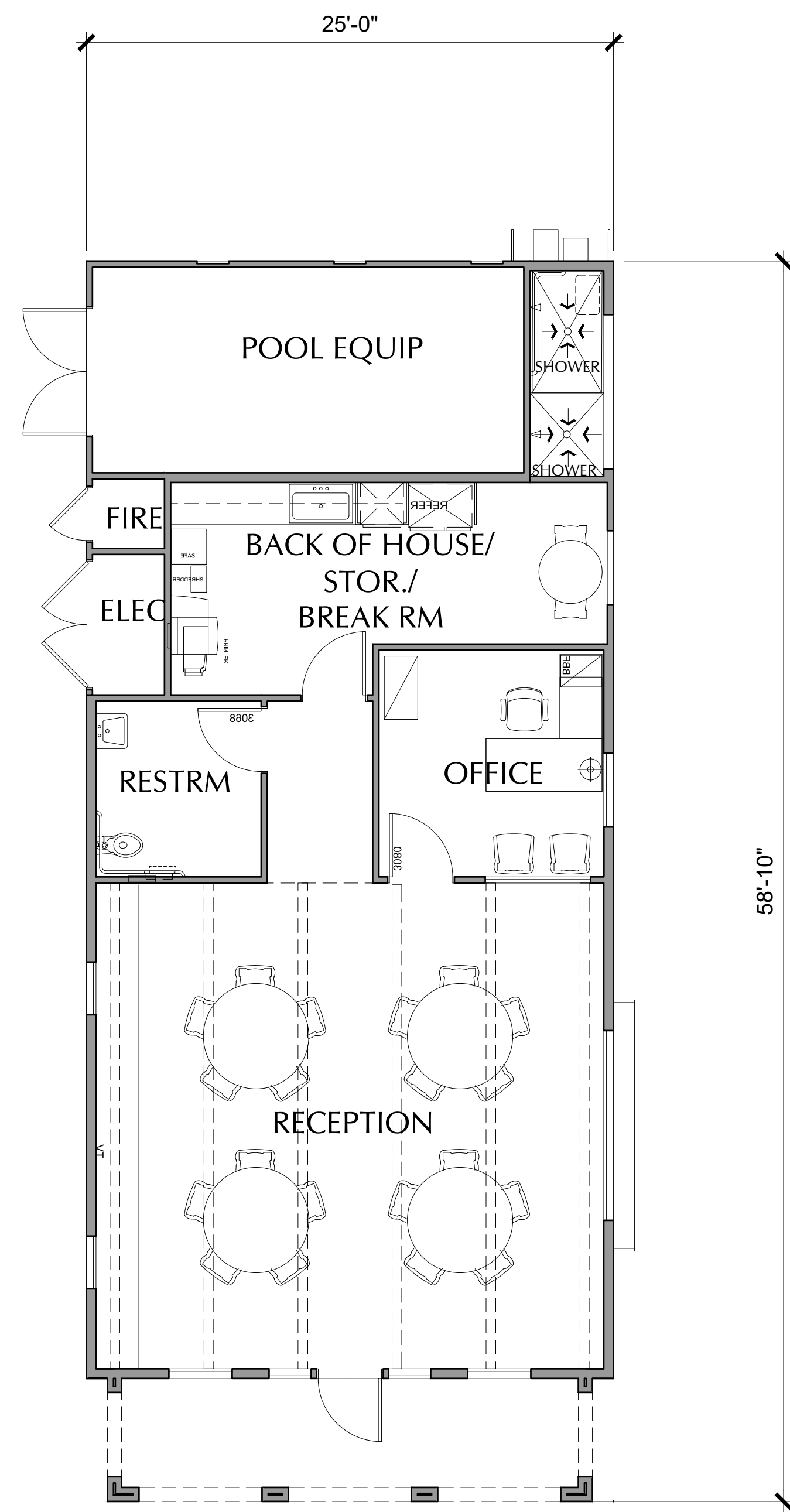
A.3.12

ANGELENO ASSOCIATES, INC.

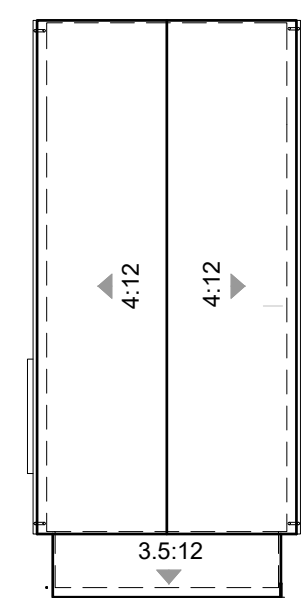
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219





1,073 SF CONDITIONED + 252 SF UNCONDITIONED
FLOOR PLAN

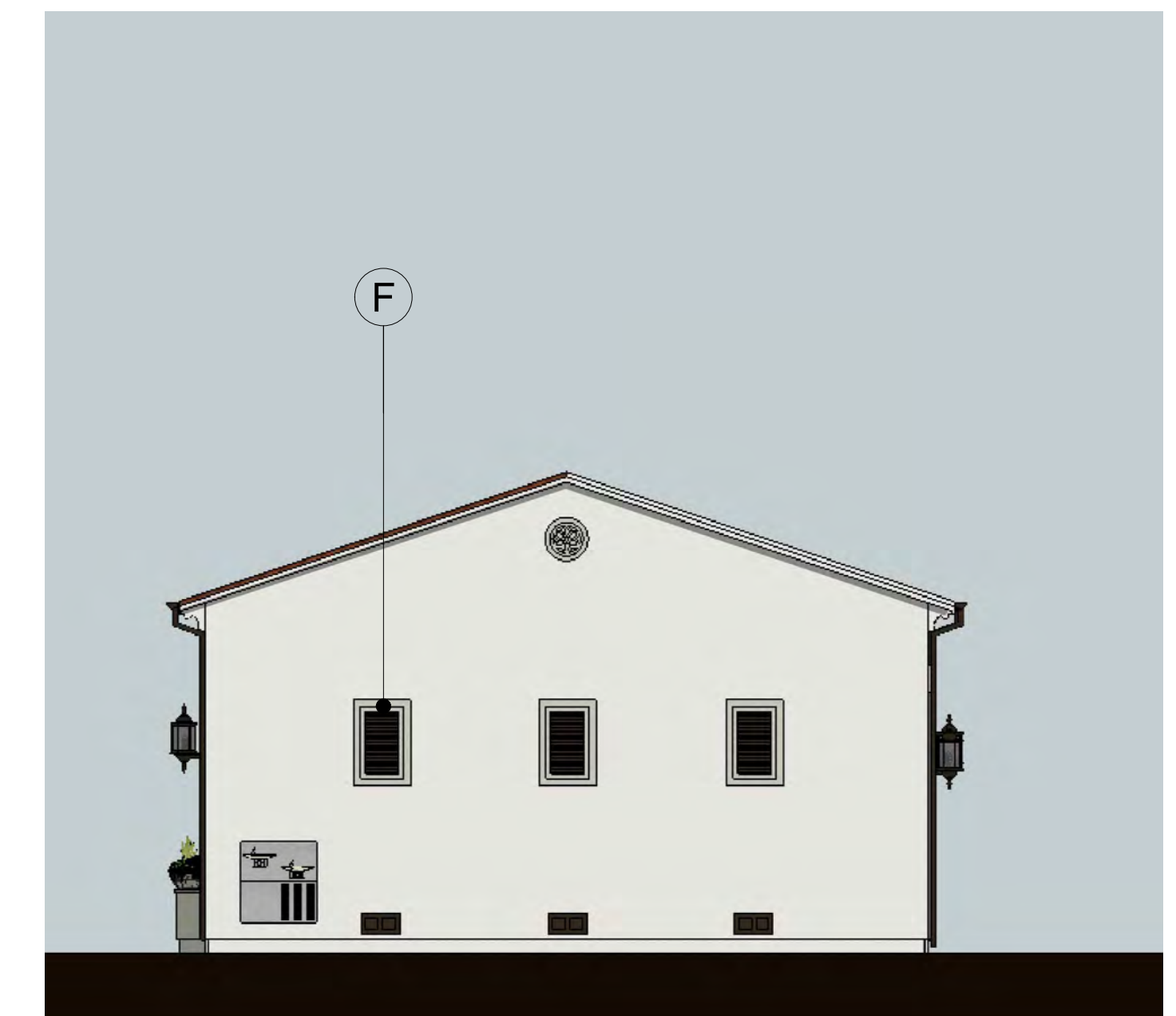


ROOF PLAN

- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - B - 12" FOAM EAVE
 - C - STUCCO
 - D - COMPOSITE LOUVER DOOR
 - E - COMPOSITE ENTRY DOOR
 - F - COMPOSITE LOUVER VENT
 - G - DECORATIVE GABLE VENT
 - H - CERAMIC TILE
 - L - TERRA COTTA PAVER
 - P - STUCCO WRAPPED FOAM TRIM
 - Q - DECORATIVE SHUTTER
 - U - METAL GUTTER & DOWNSPOUT



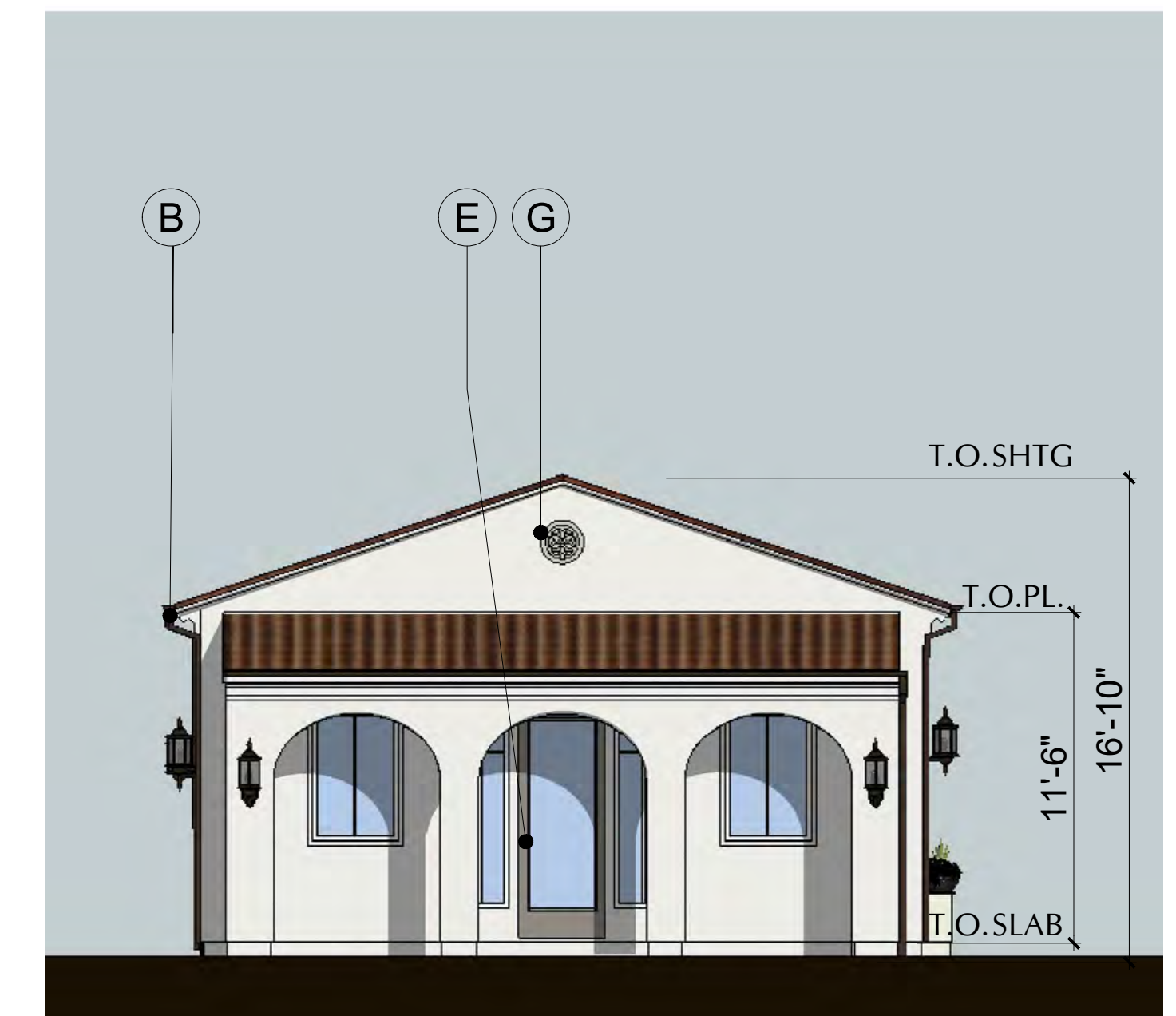
SOUTH - LEFT ELEVATION



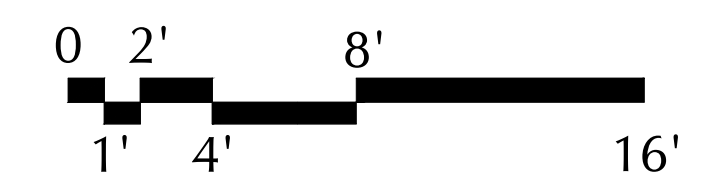
WEST - REAR ELEVATION



NORTH - RIGHT ELEVATION



EAST - FRONT ELEVATION



LEASING BUILDING
PLAN & ELEVATIONS

A.4.1

INDEPENDENCE IN DIXON DIXON, CA

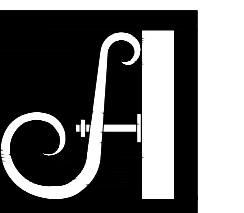
LEWIS LAND DEVELOPERS, LLC

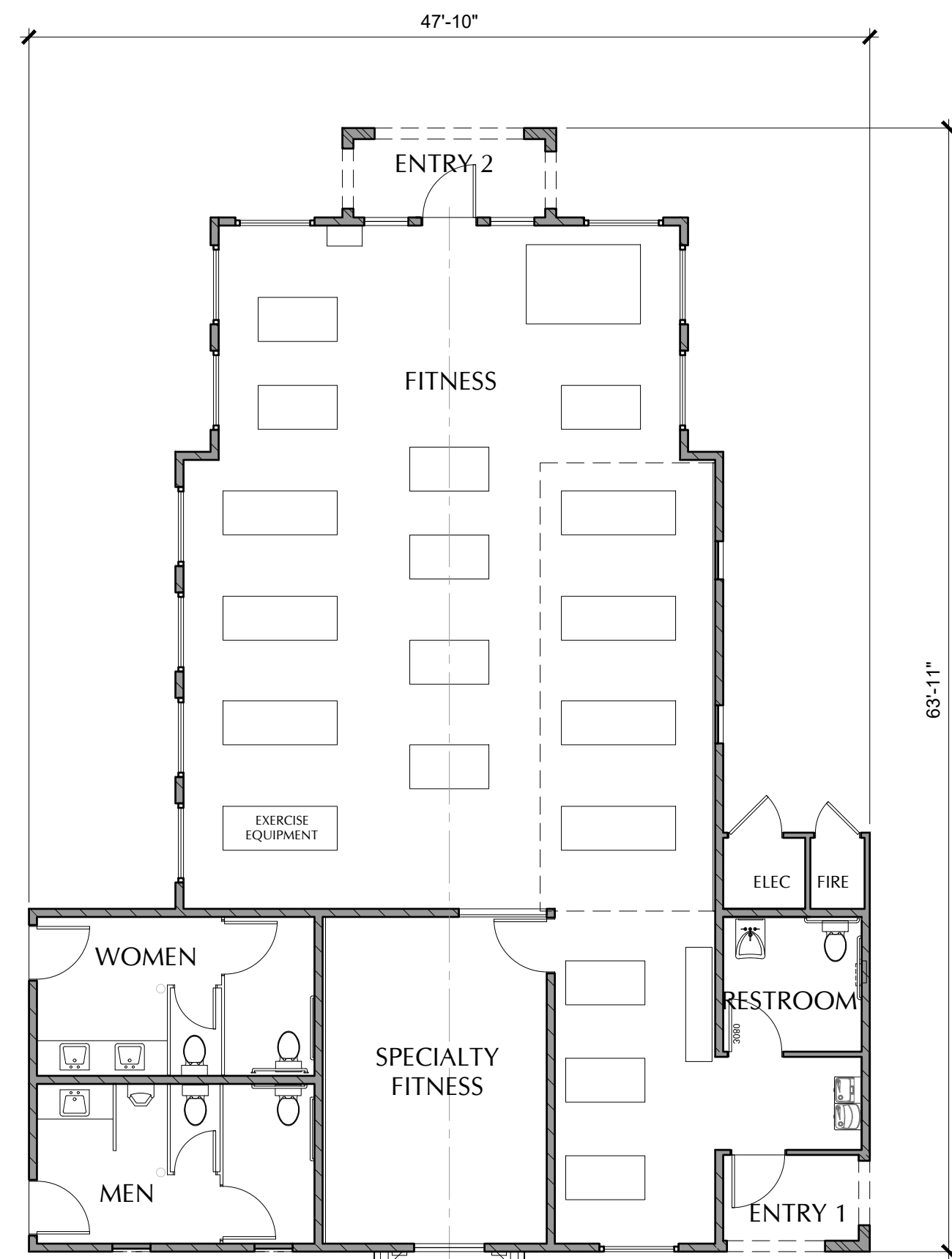
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

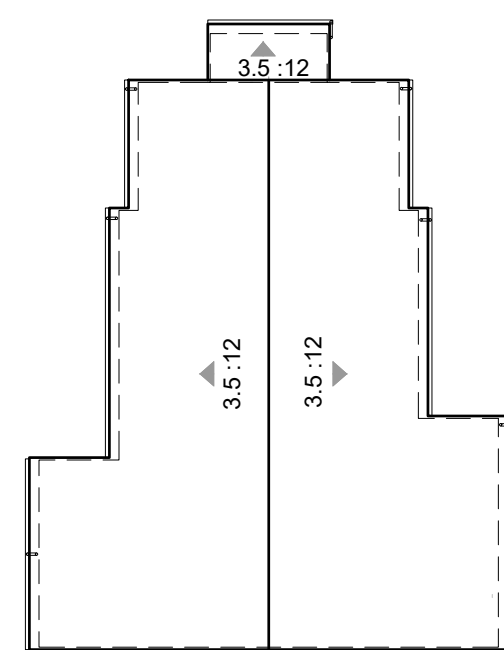
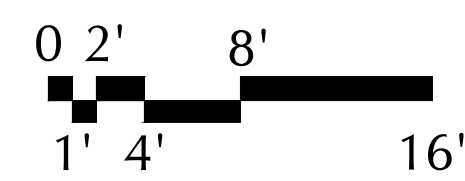
07.10.23
JOB: 2219





1,782 SF CONDITIONED + 313 SF RESTROOMS

FLOOR PLAN

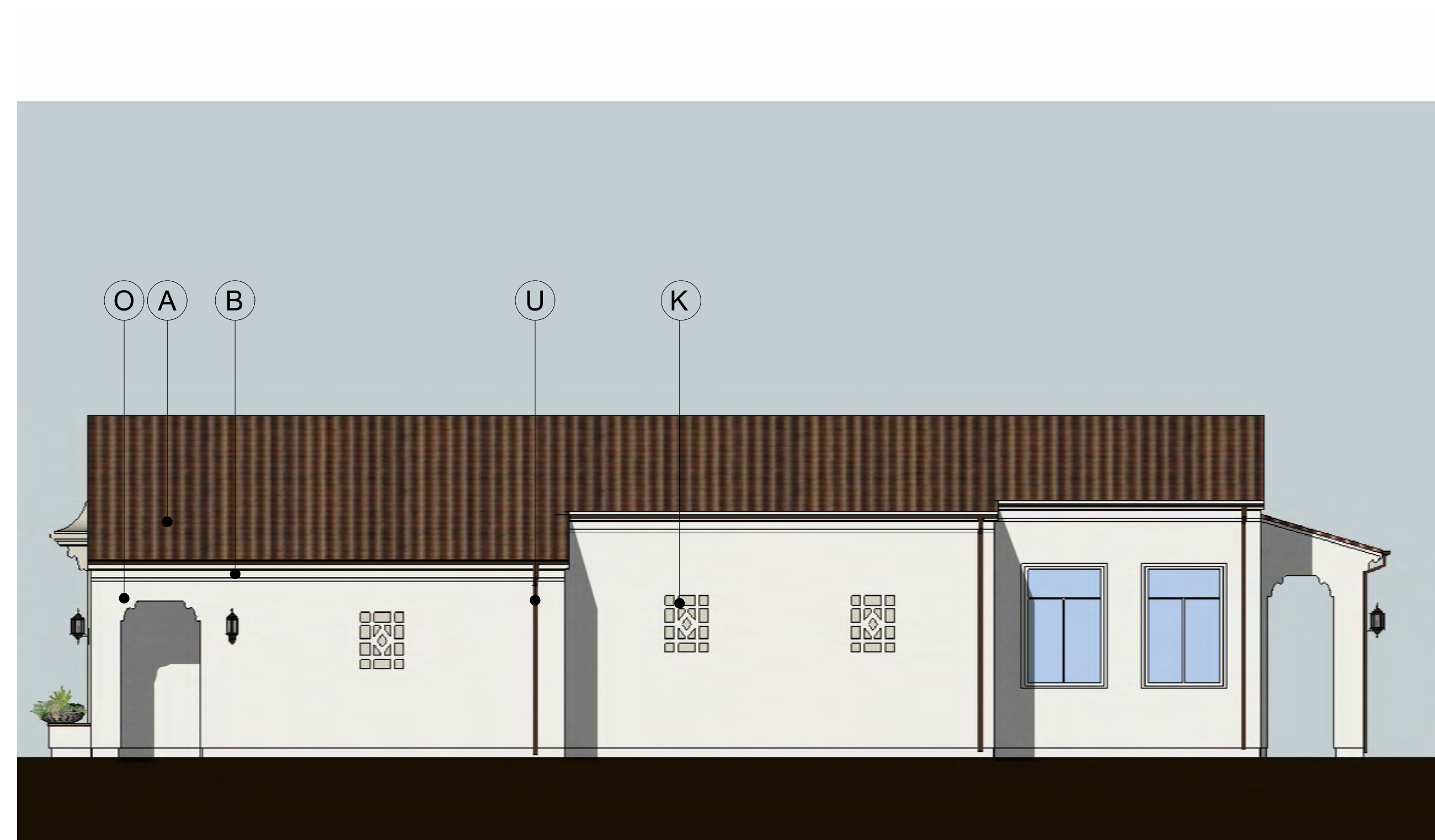


ROOF PLAN

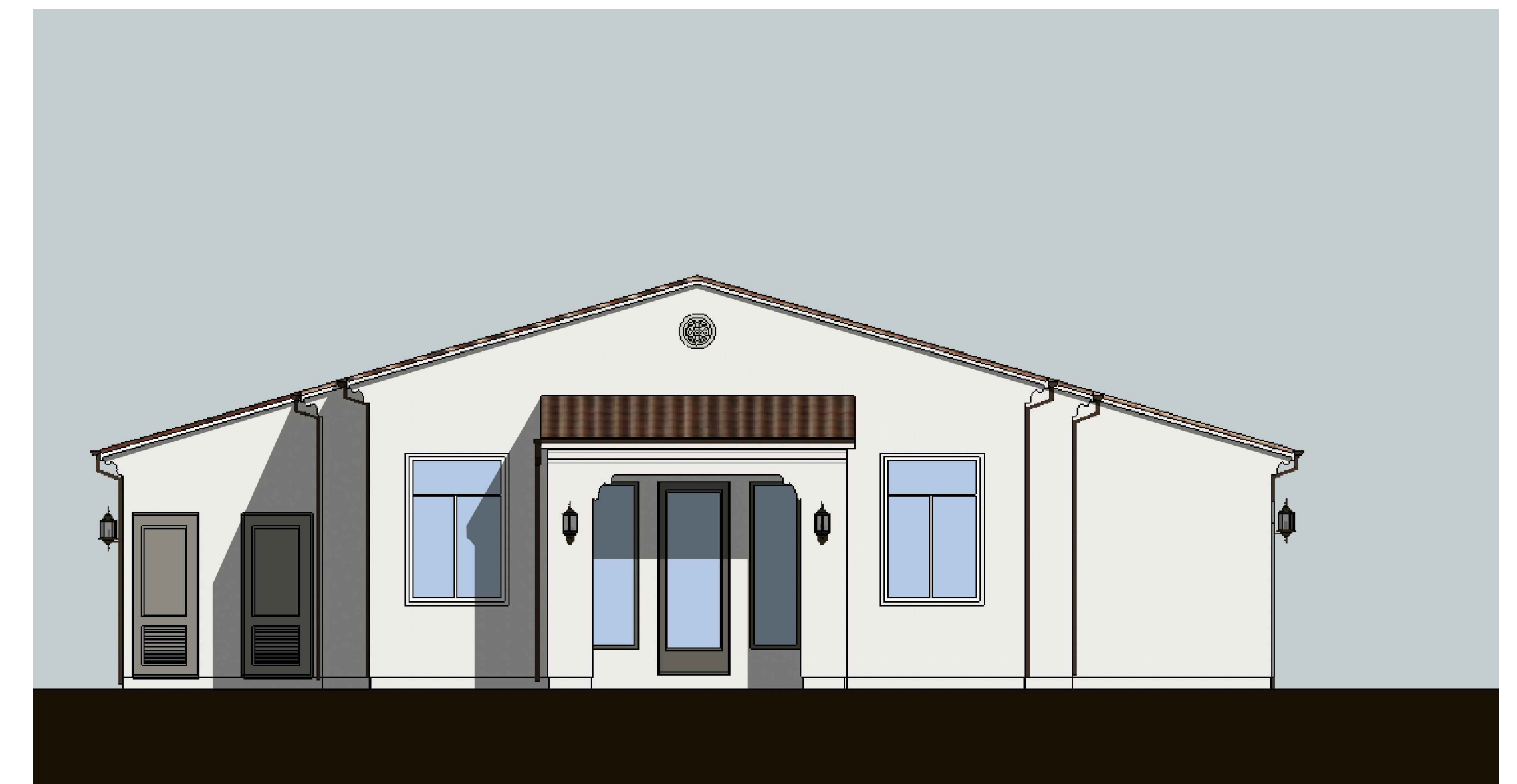
- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - B - 12" FOAM EAVE
 - C - STUCCO
 - D - COMPOSITE LOUVER DOOR
 - E - COMPOSITE ENTRY DOOR
 - G - DECORATIVE GABLE VENT
 - J - STUCCO WRAPPED FOAM HOOD
 - K - DECORATIVE STUCCO GRILL
 - L - TERRA COTTA PAVER
 - O - STUCCO WRAPPED FOAM CORBEL
 - U - METAL GUTTER & DOWNSPOUT



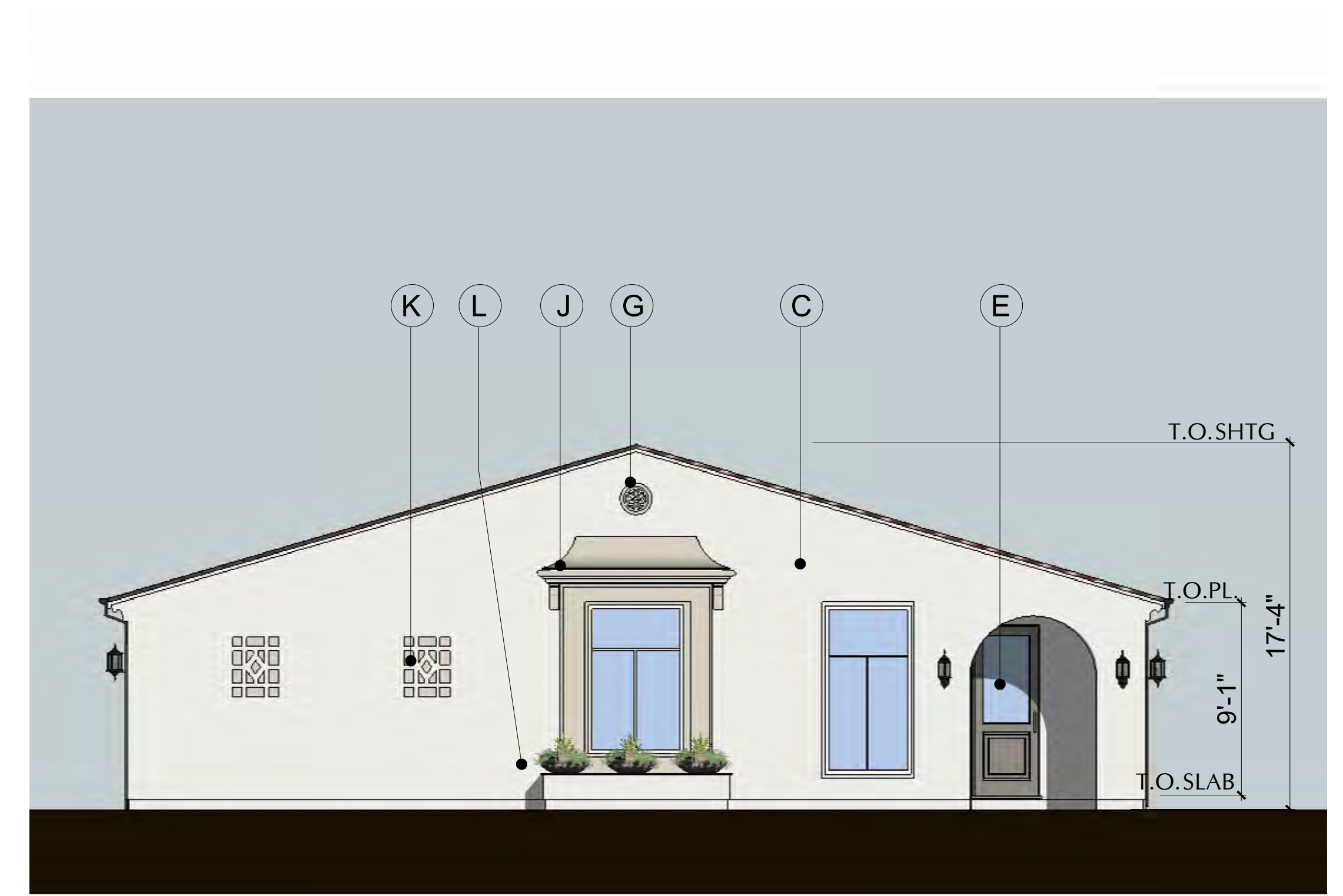
SOUTH - LEFT ELEVATION



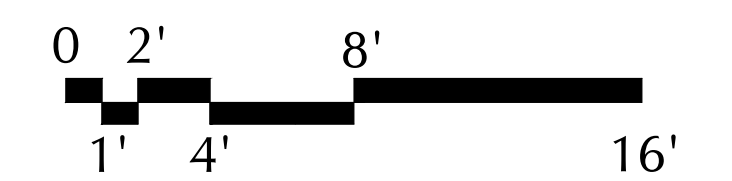
NORTH - RIGHT ELEVATION



WEST - REAR ELEVATION



EAST - FRONT ELEVATION



FITNESS BUILDING
PLAN & ELEVATIONS

A.4.2

INDEPENDENCE IN DIXON

DIXON, CA

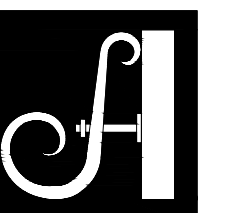
LEWIS LAND DEVELOPERS, LLC

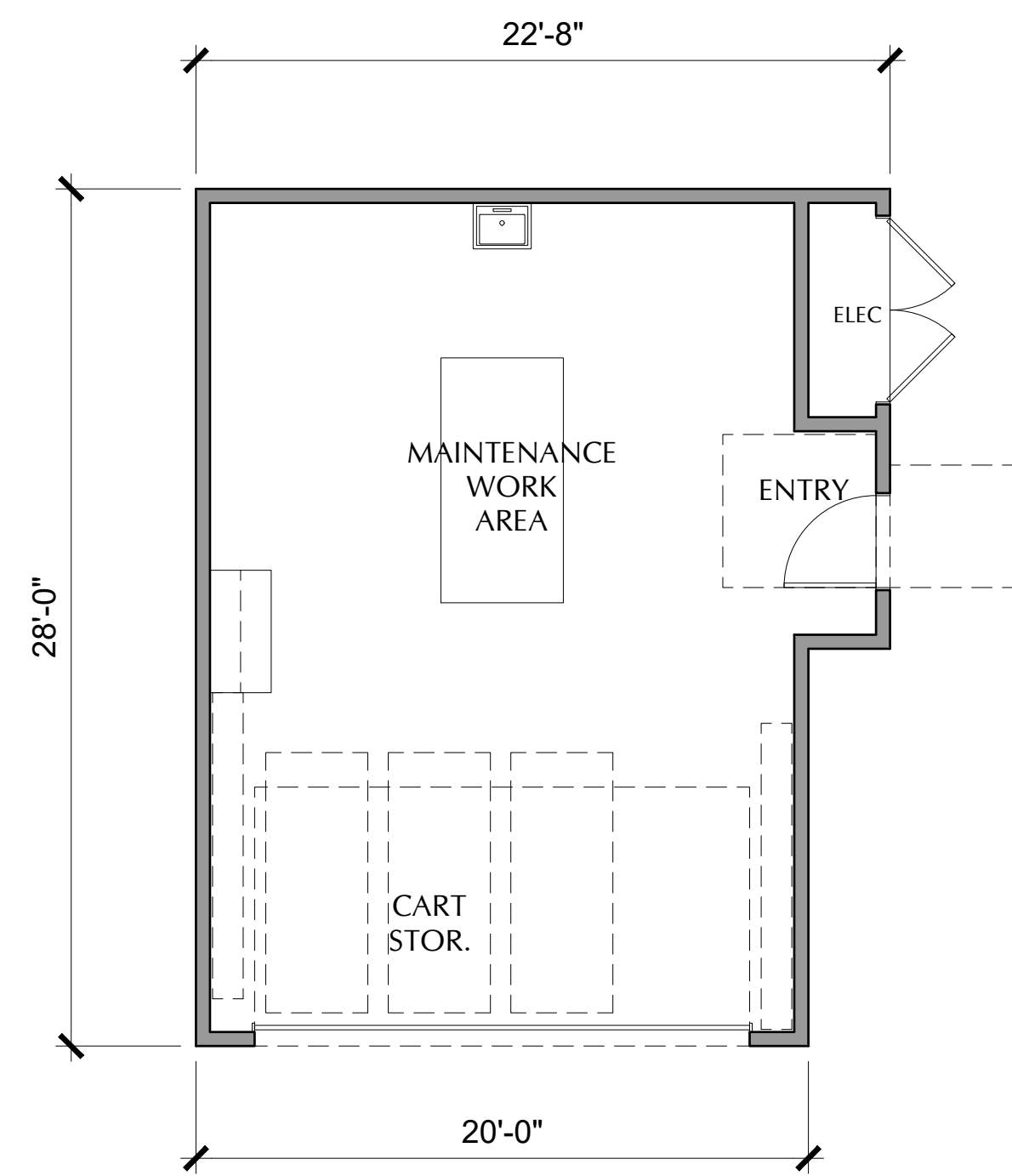
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

ANGELENO ASSOCIATES, INC.

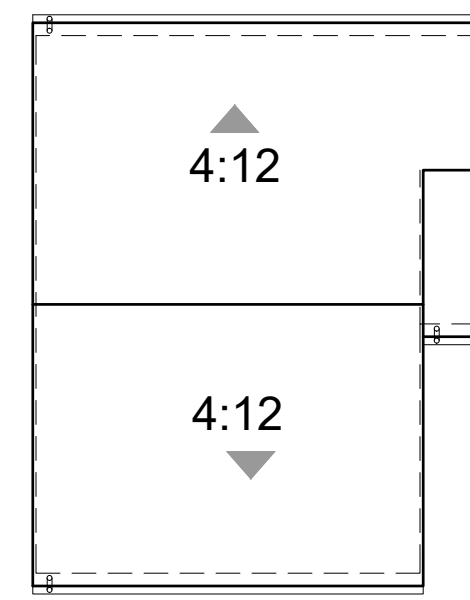
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219



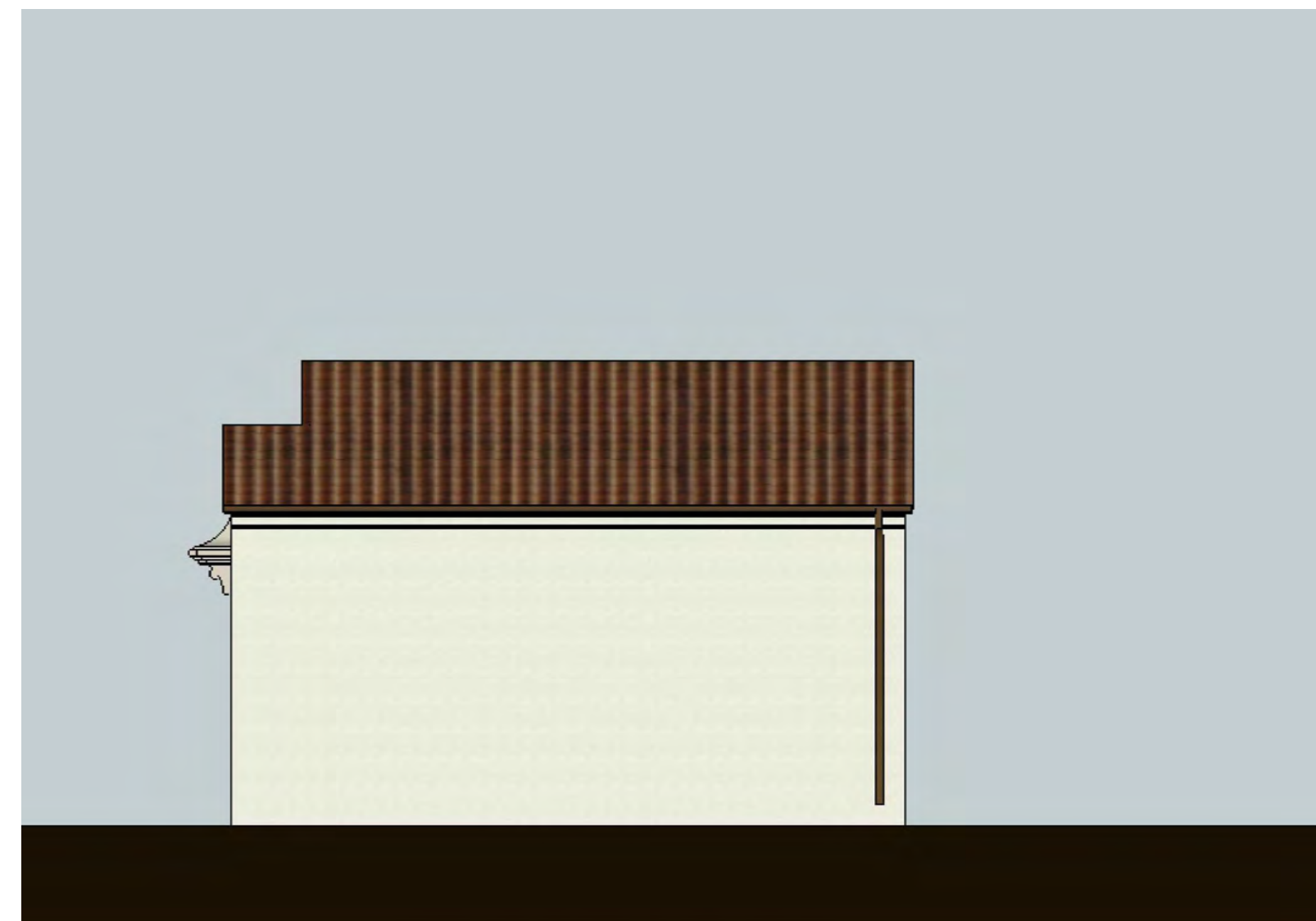


600 SF
FLOOR PLAN

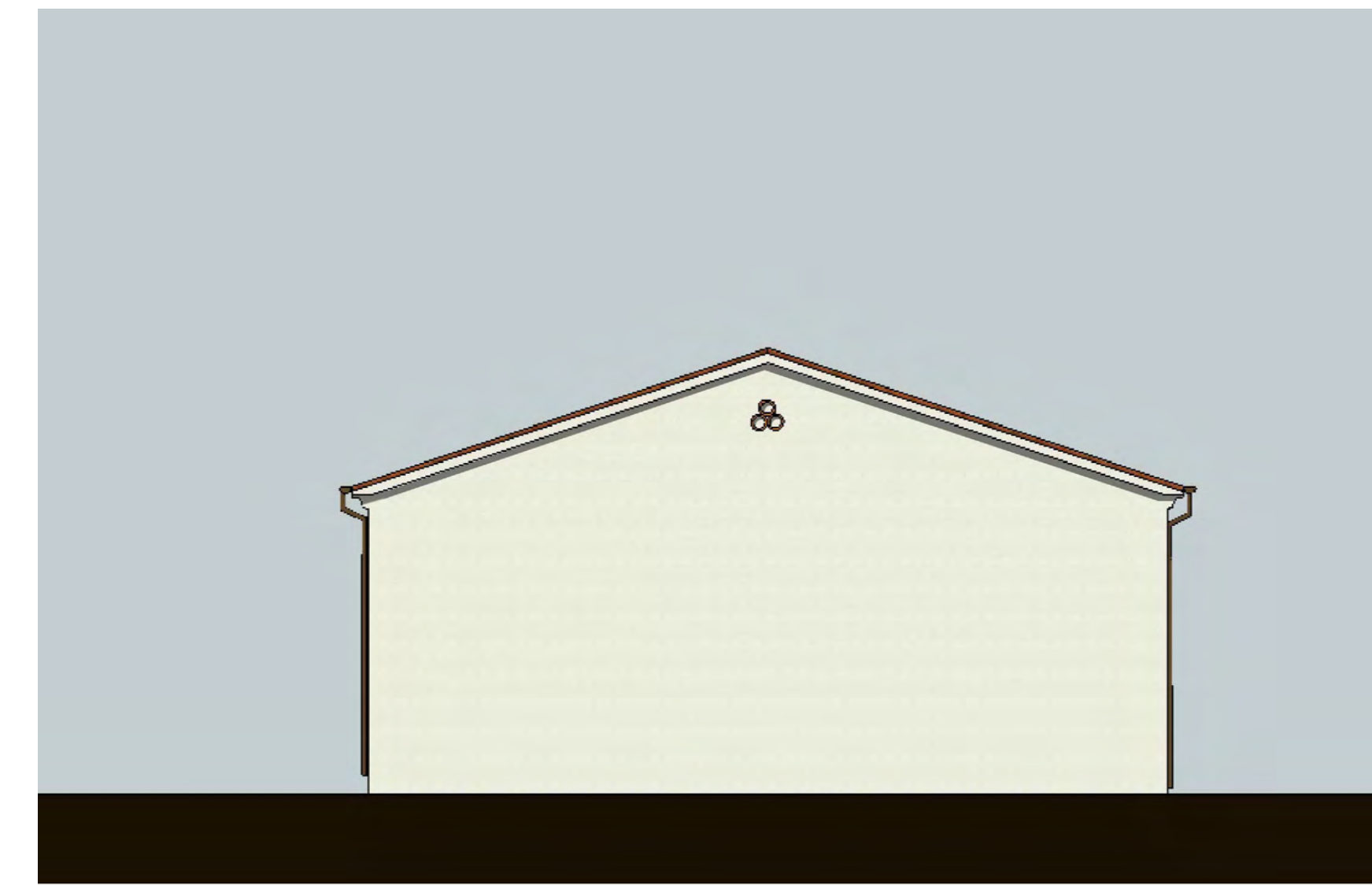


ROOF PLAN

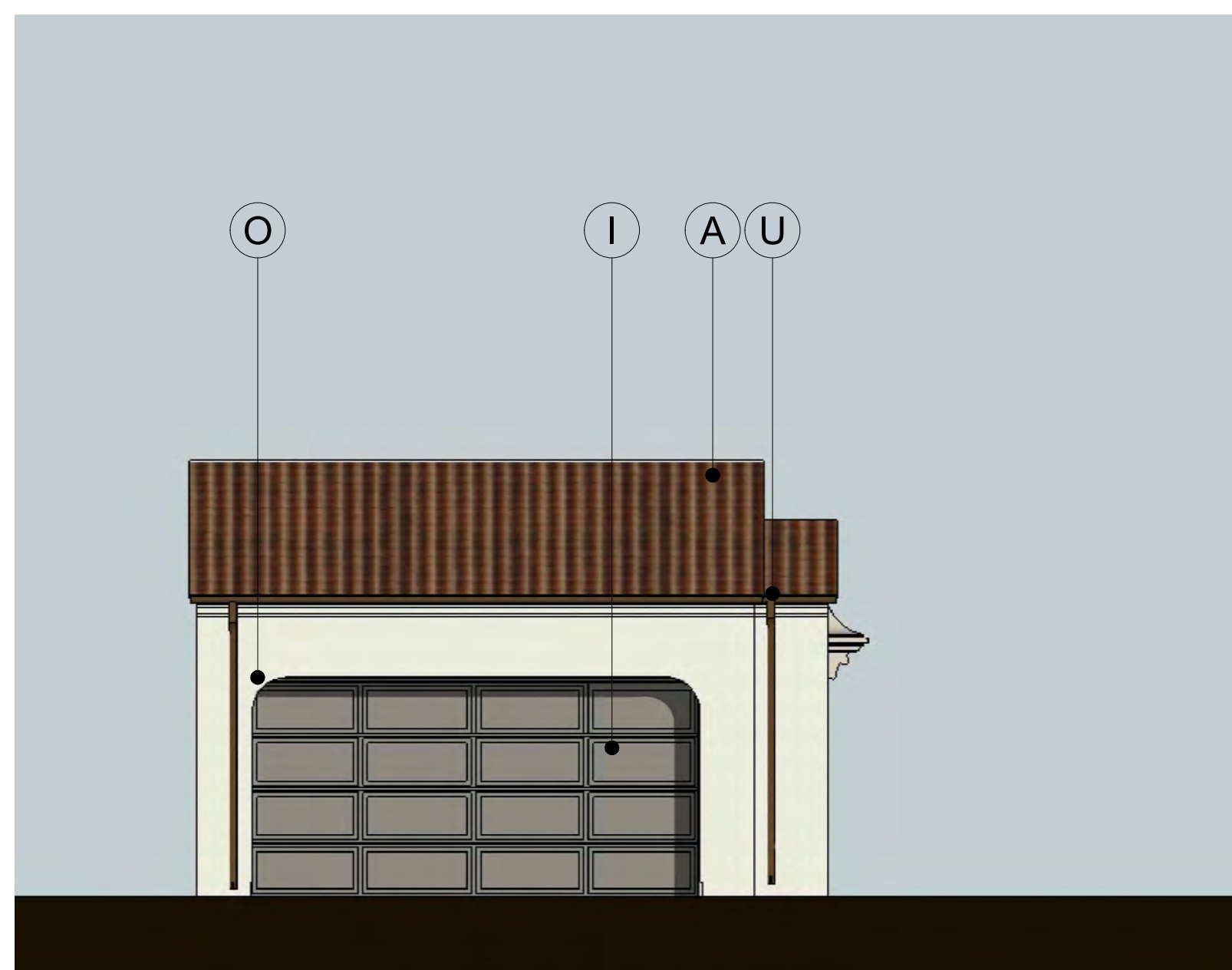
- LEGEND
- A - 'S' TILE CONCRETE ROOF
 - B - 12" FOAM EAVE
 - C - STUCCO
 - D - COMPOSITE LOUVER DOOR
 - E - COMPOSITE ENTRY DOOR
 - G - DECORATIVE GABLE VENT
 - I - paneled sectional GAR. DOOR
 - J - STUCCO WRAPPED FOAM HOOD
 - K - DECORATIVE STUCCO GRILL
 - O - STUCCO WRAPPED FOAM CORBEL
 - U - METAL GUTTER & DOWNSPOUT



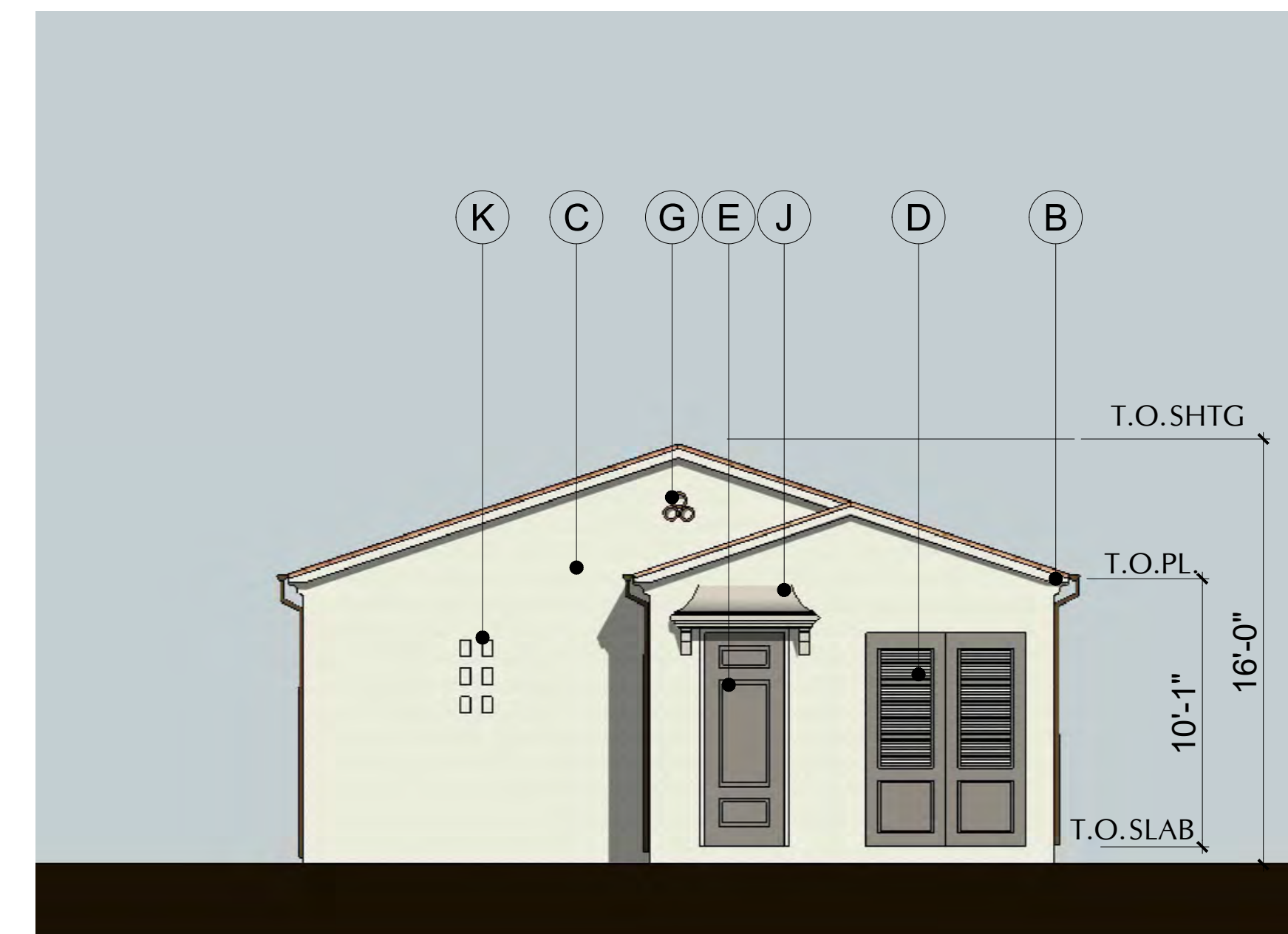
REAR ELEVATION



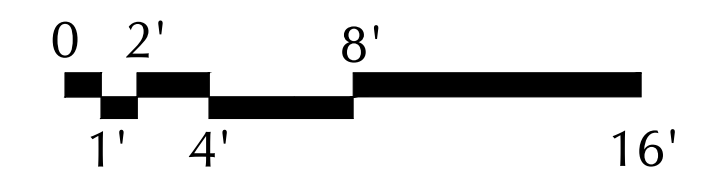
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

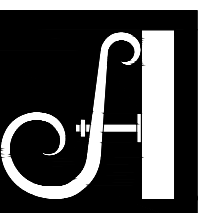
MAINTENANCE BUILDING
PLAN & ELEVATIONS

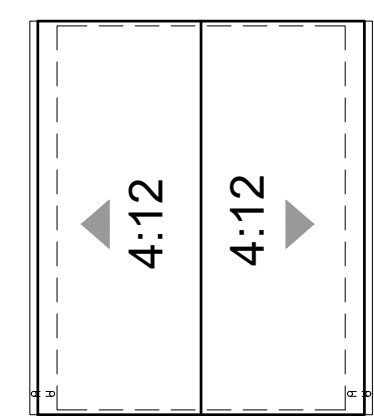
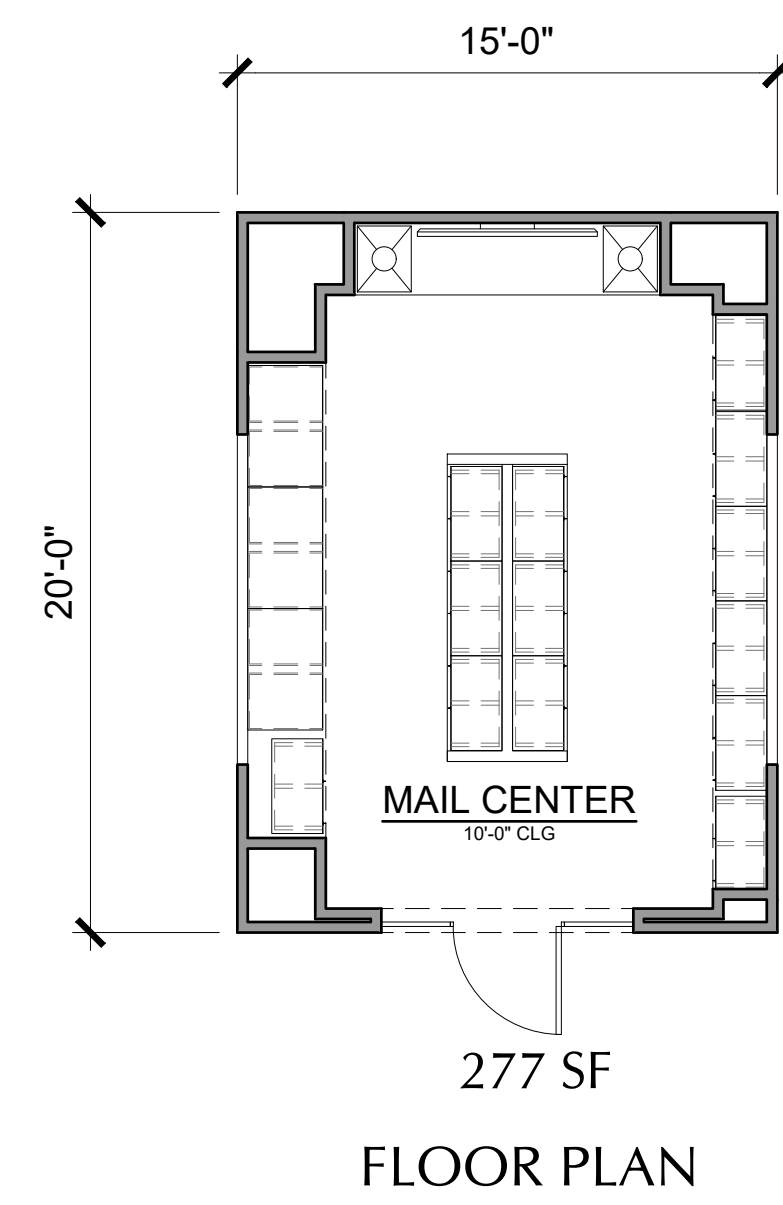
A.4.3

ANGELENO ASSOCIATES, INC.

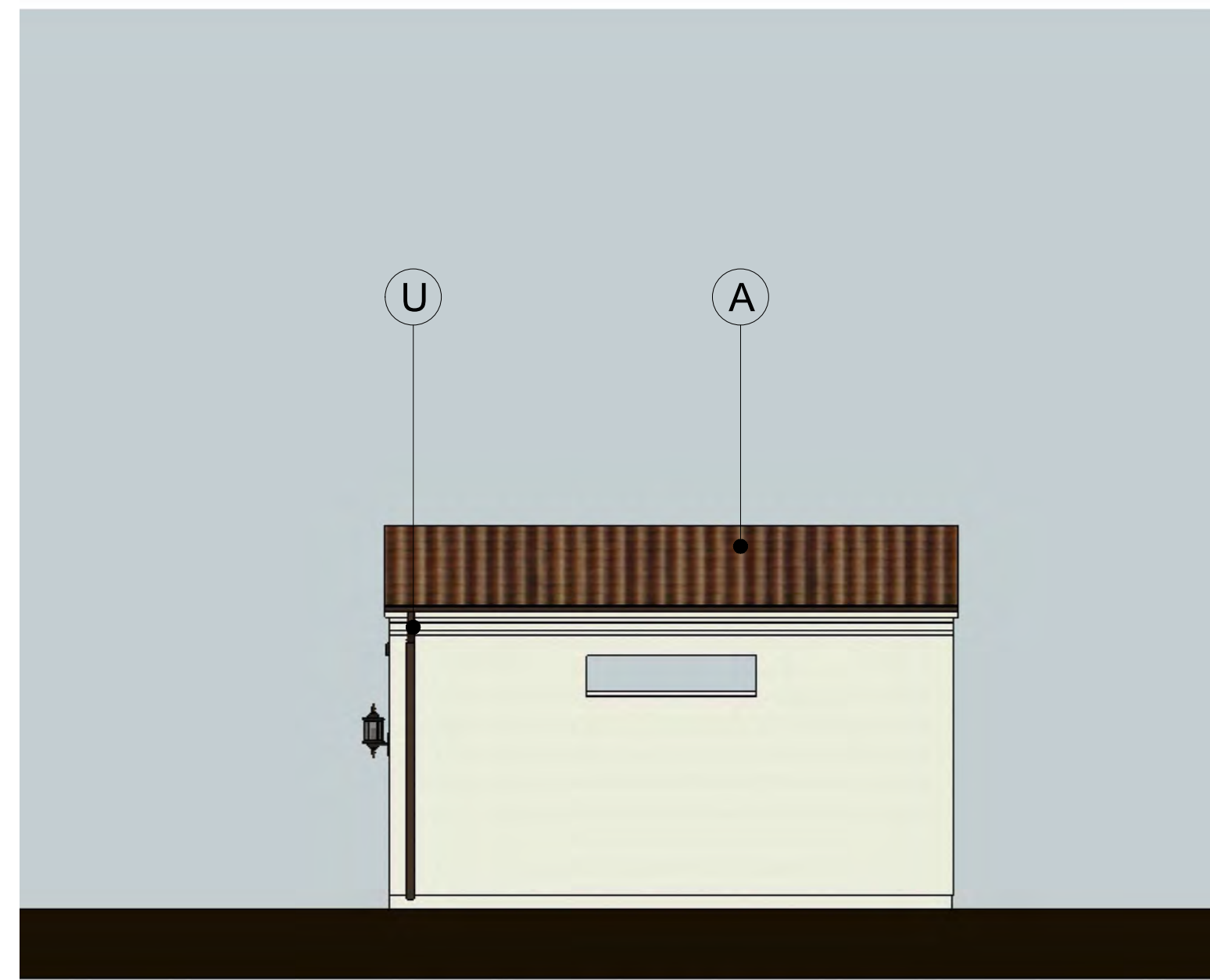
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219

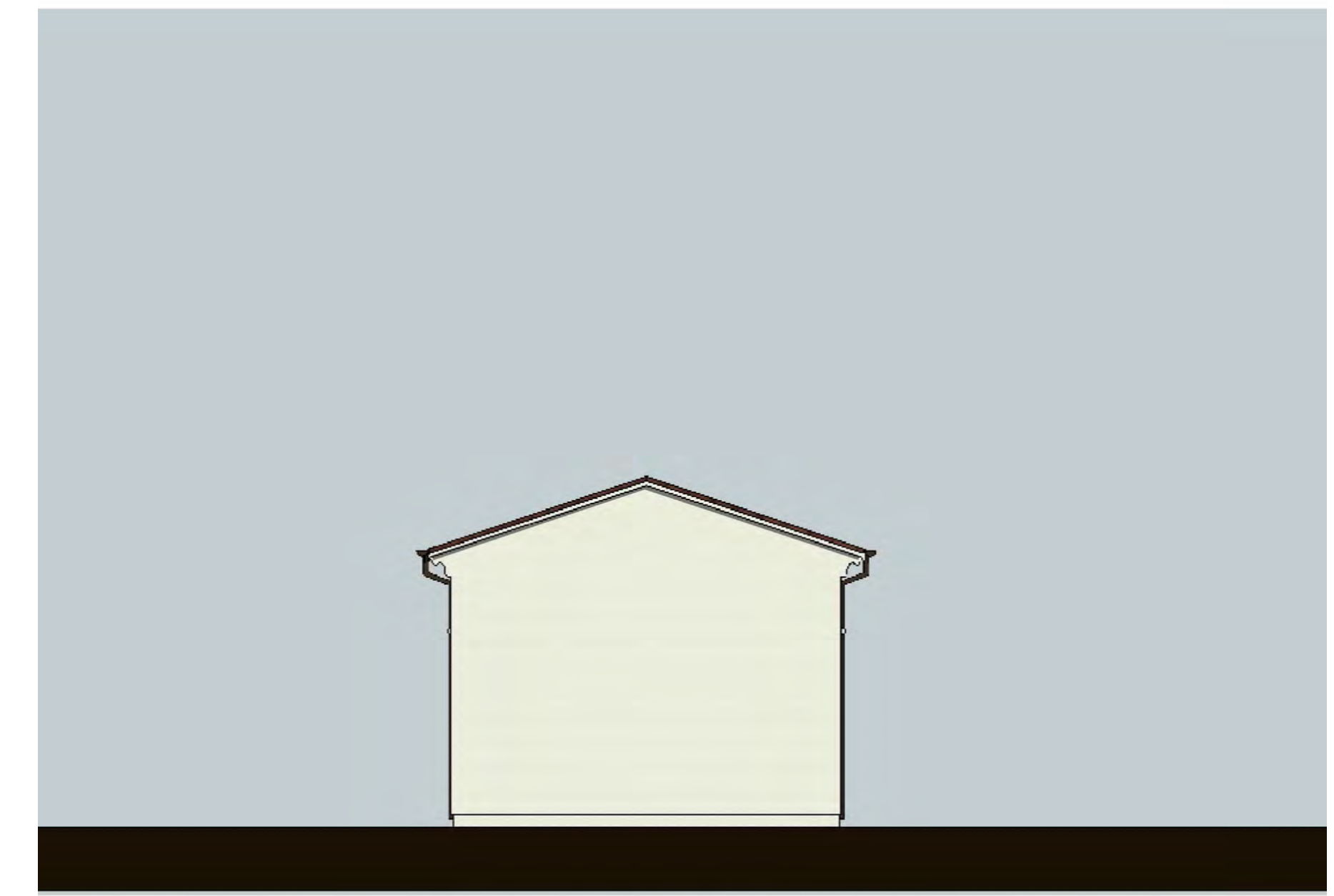




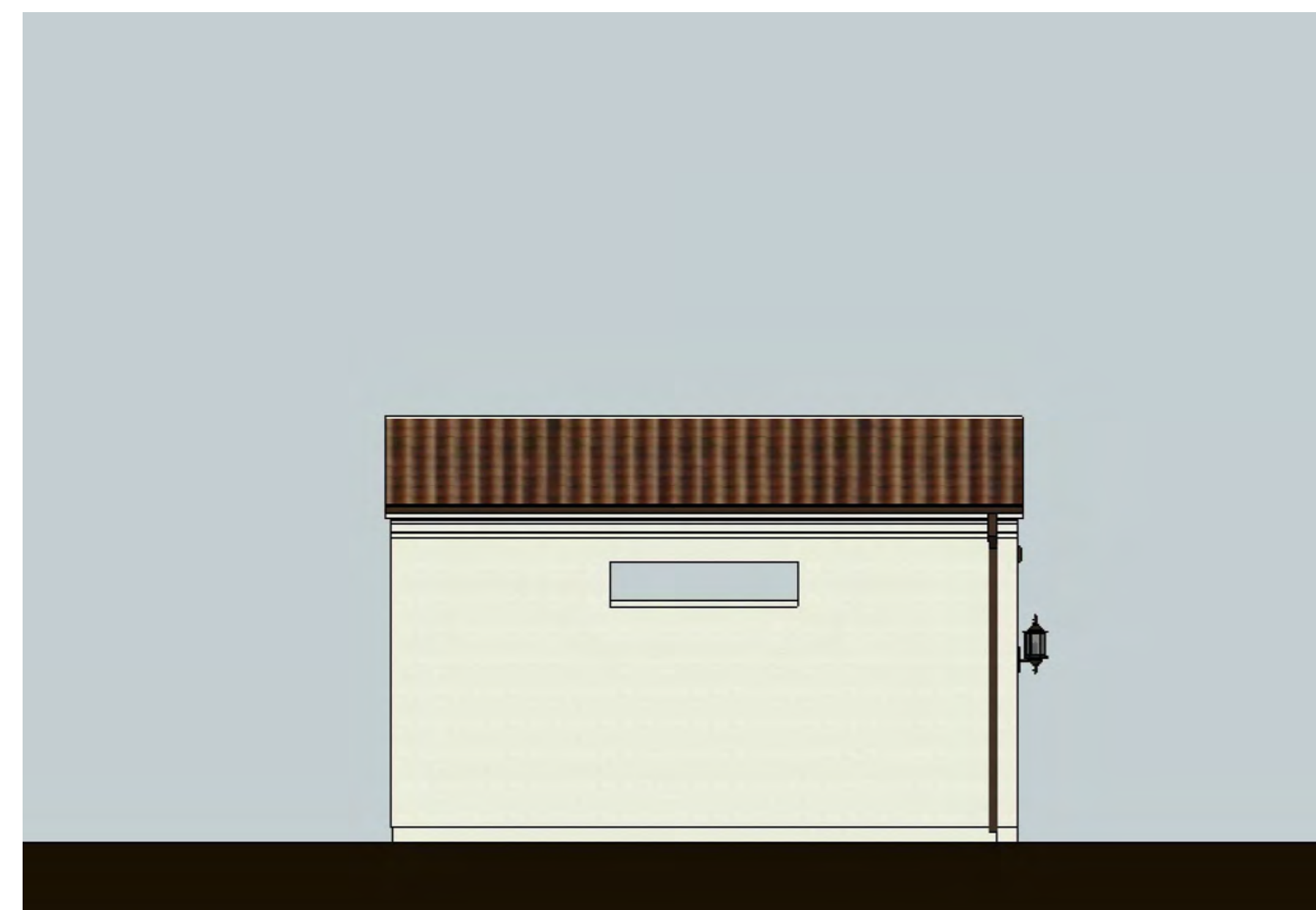
- LEGEND
- A - 8" TILE CONCRETE ROOF
 - B - 12" FOAM EAVE
 - C - STUCCO
 - O - STUCCO WRAPPED FOAM CORBEL
 - P - STUCCO WRAPPED FOAM TRIM
 - R - METAL FENCING AND GATE
 - U - METAL GUTTER & DOWNSPOUT



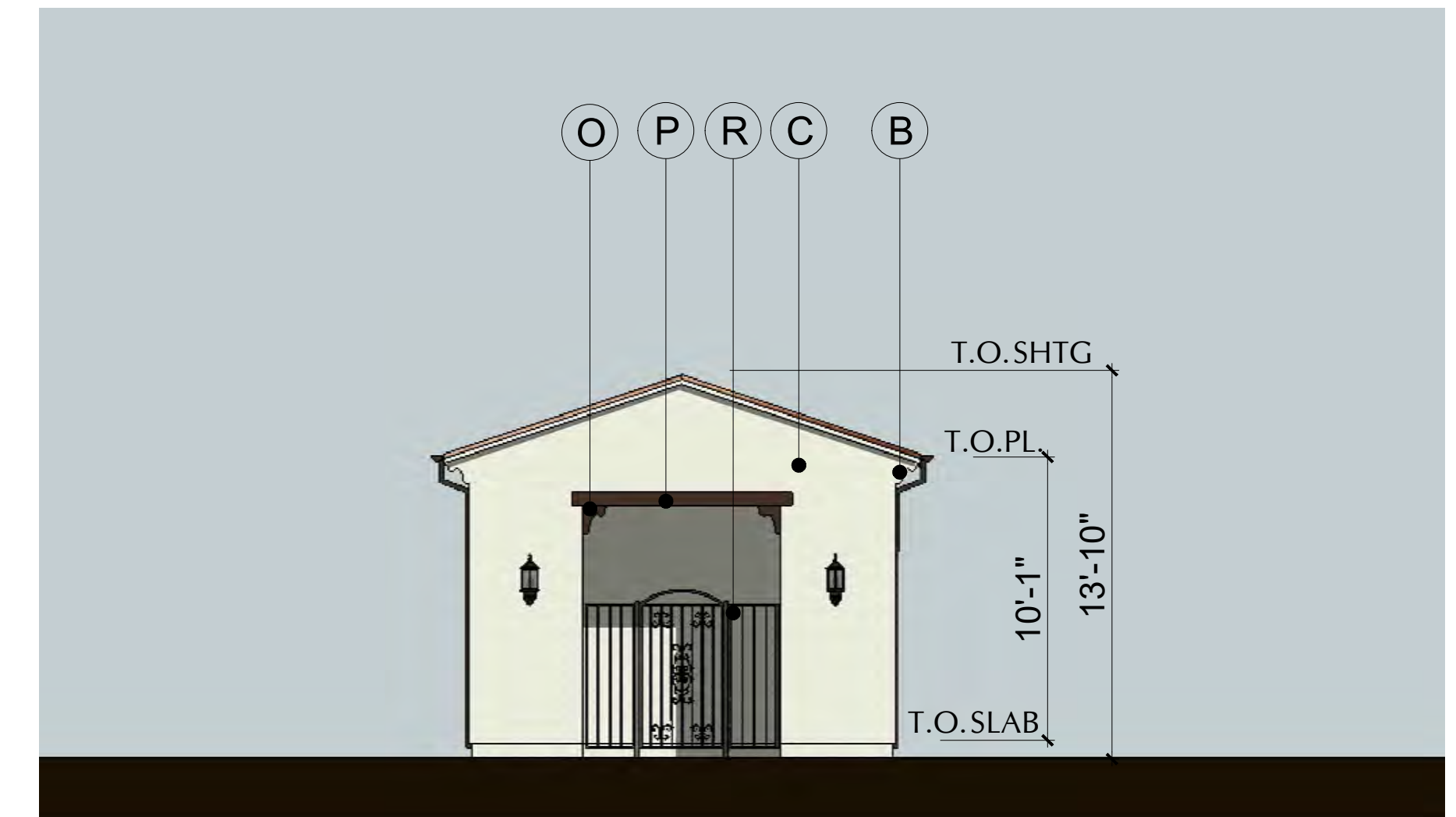
RIGHT ELEVATION



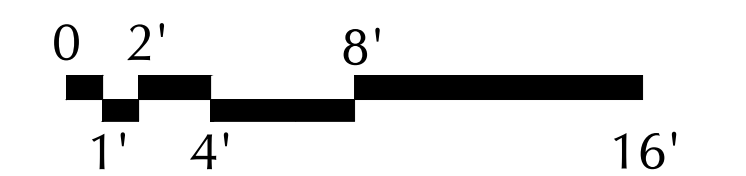
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



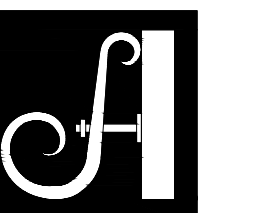
INDEPENDENCE IN DIXON DIXON, CA

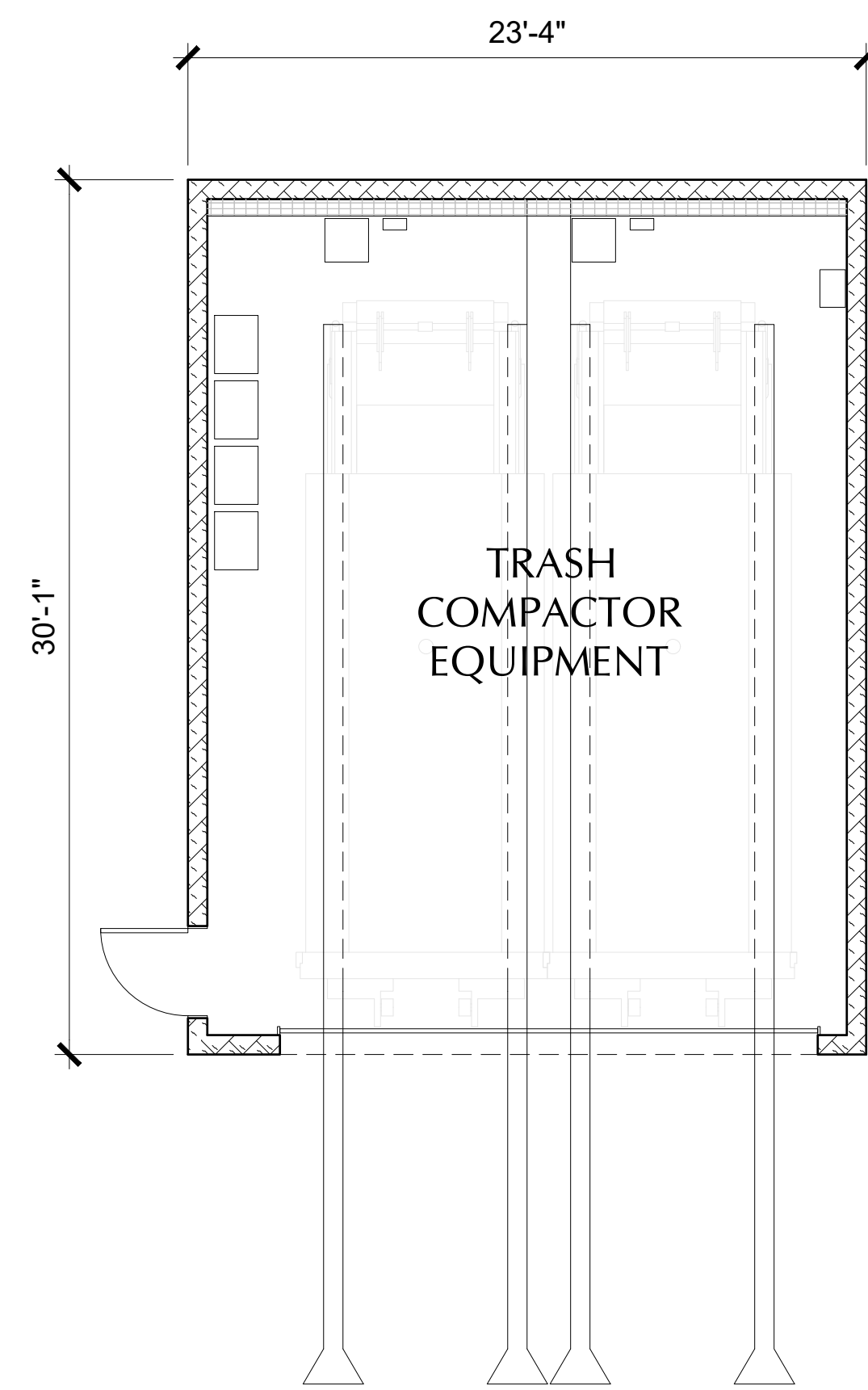
LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

MAIL BUILDING
PLAN & ELEVATIONS

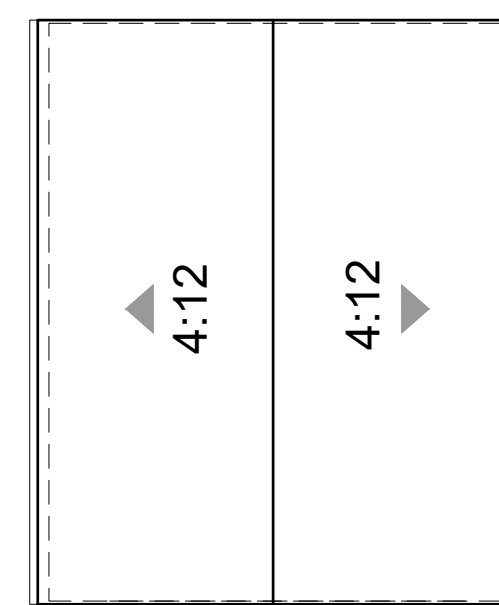
A.4.4

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA 07.10.23
PHONE: (714) 285-1888 | JOB: 2219





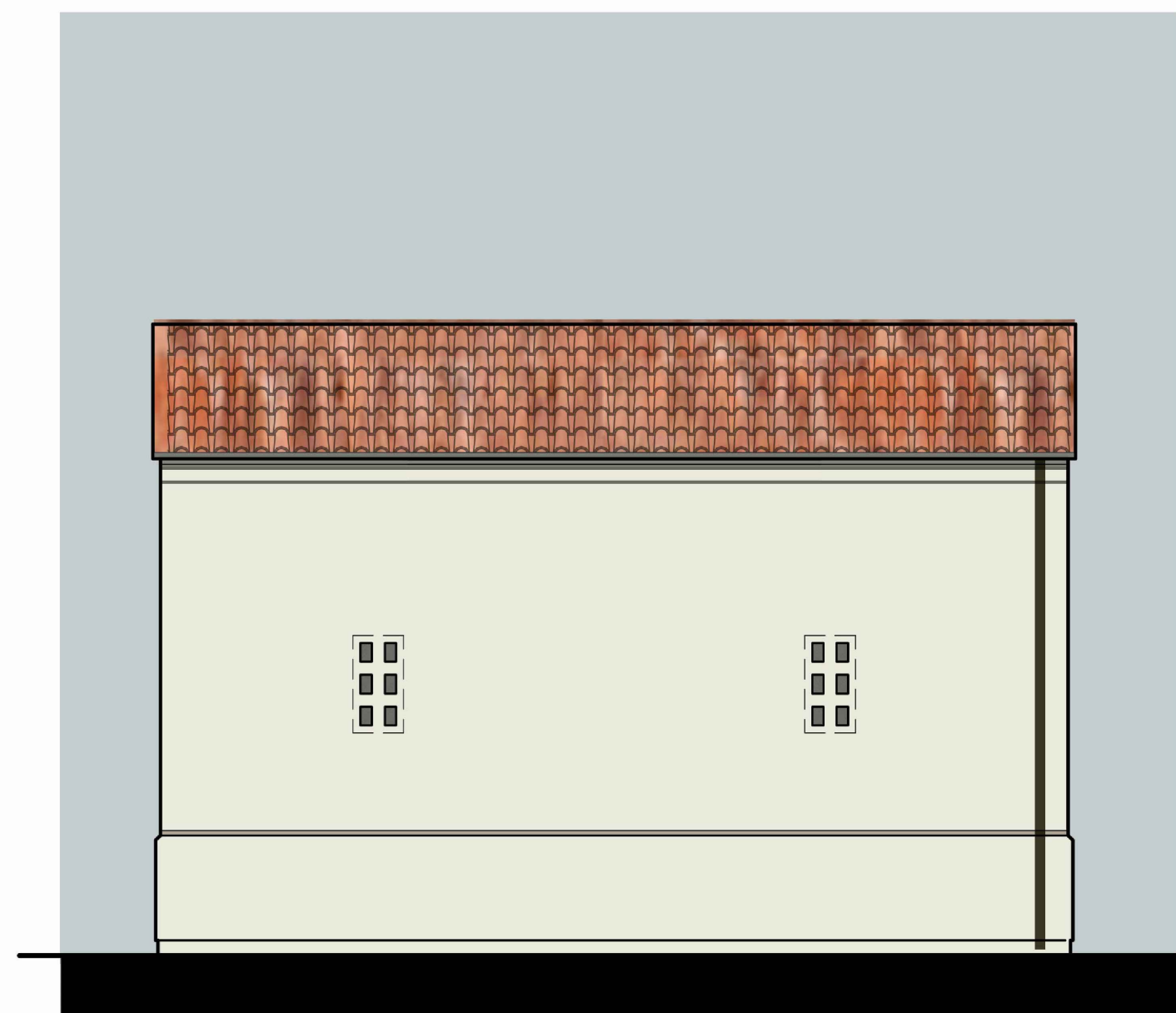
FLOOR PLAN



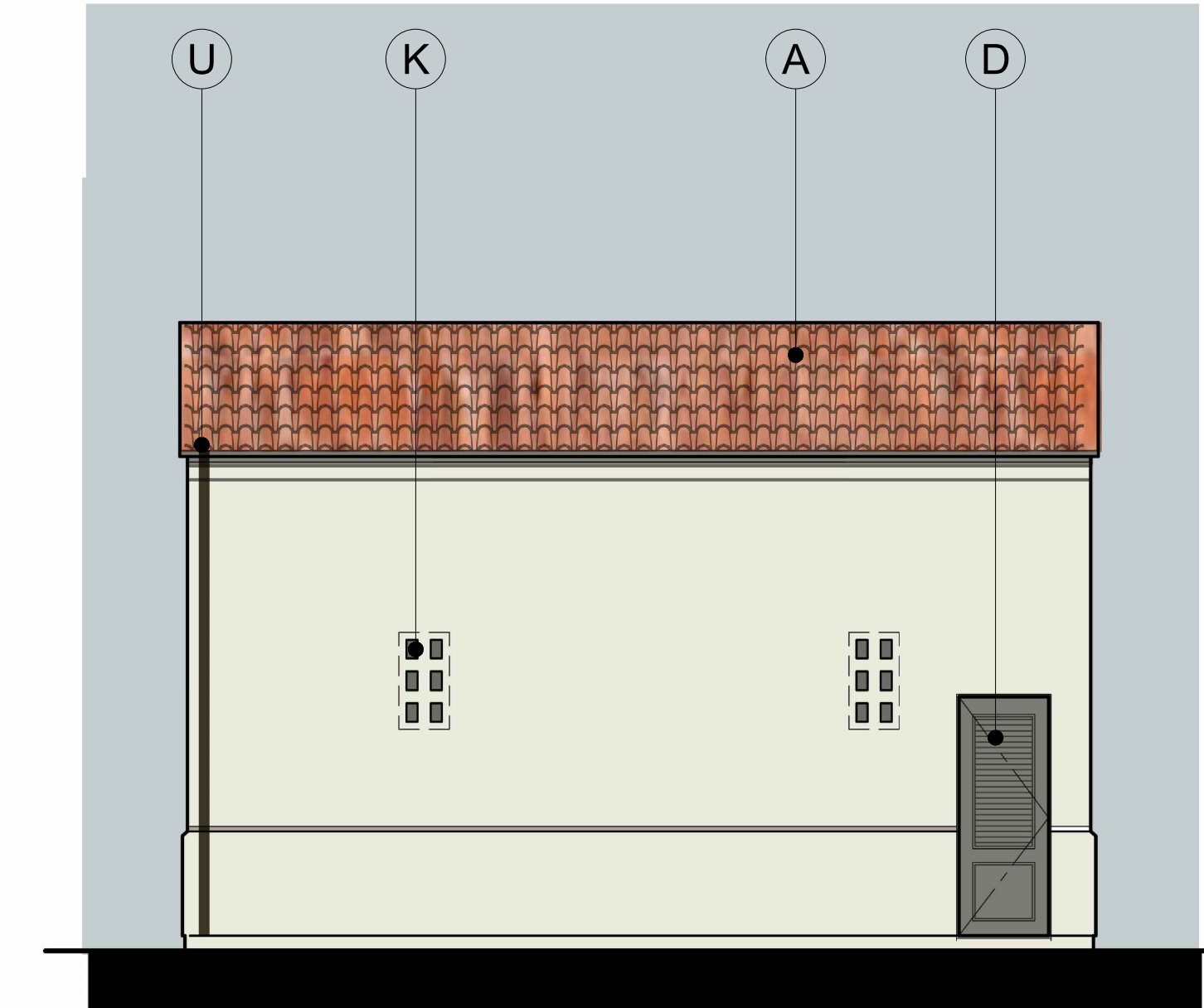
ROOF PLAN

LEGEND

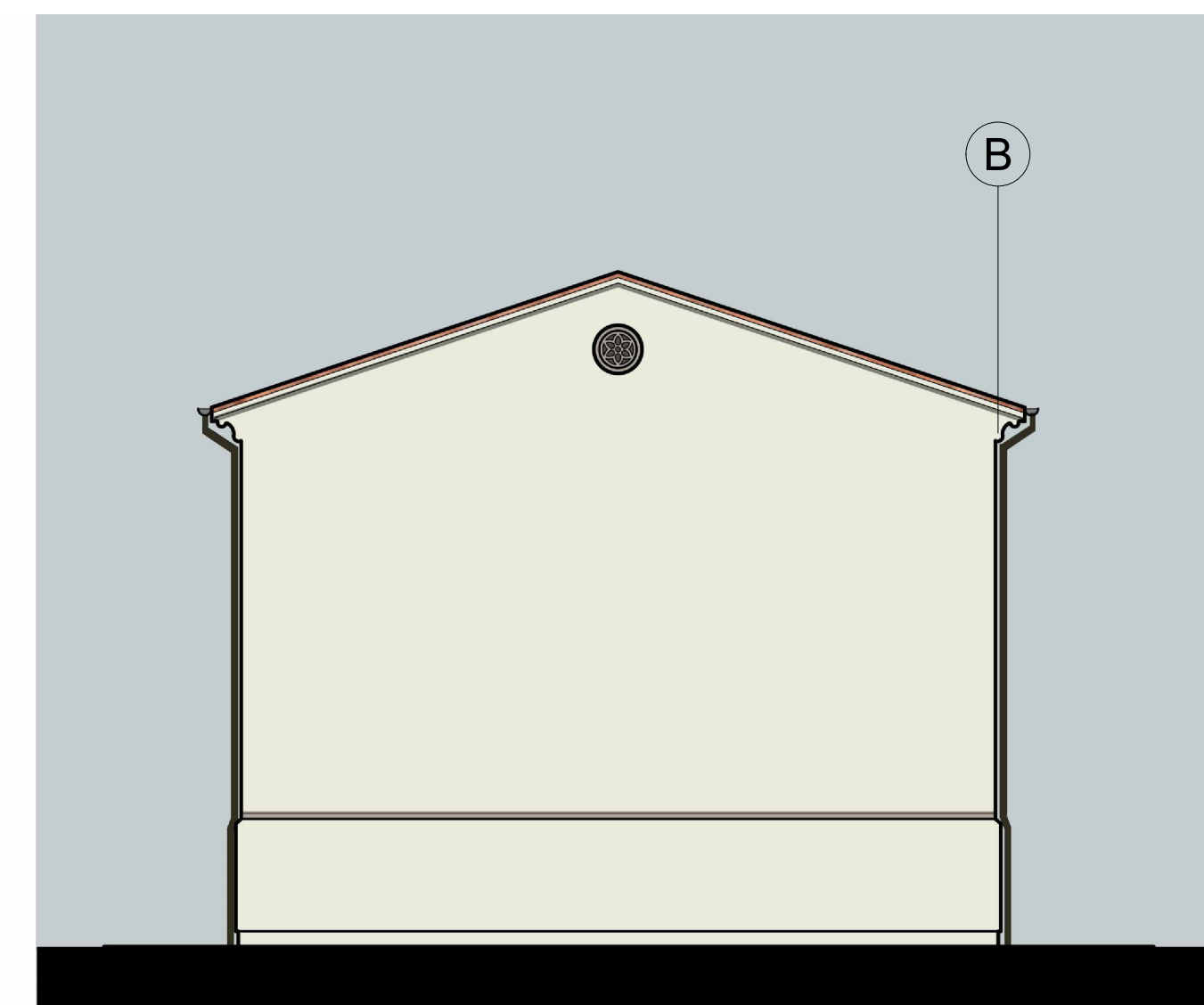
- A - 'S' TILE CONCRETE ROOF
- B - 12" FOAM EAVE
- C - STUCCO
- D - COMPOSITE LOUVER DOOR
- G - DECORATIVE GABLE VENT
- I - paneled sectional gar. door
- K - decorative stucco grill
- U - METAL GUTTER & DOWNSPOUT



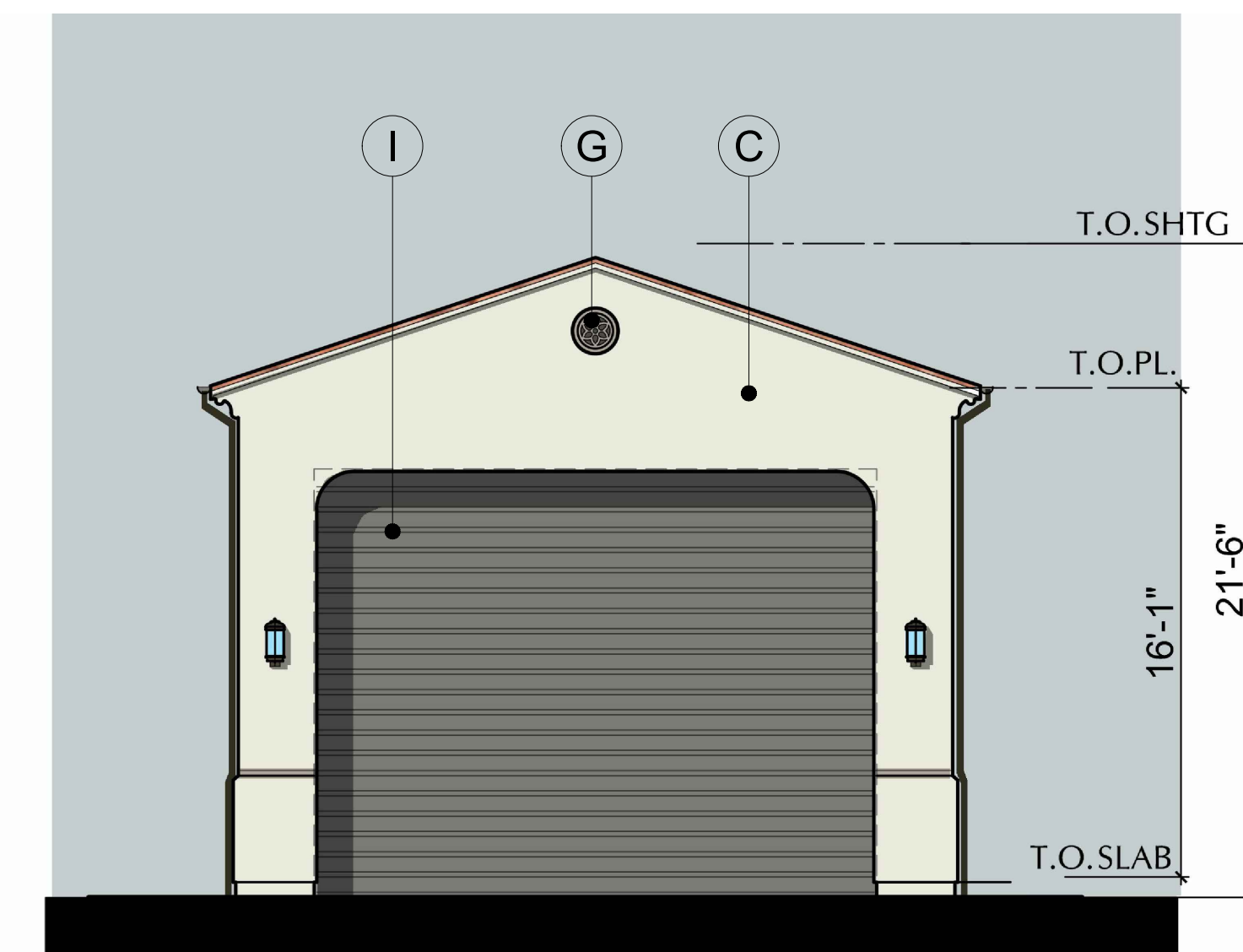
RIGHT ELEVATION



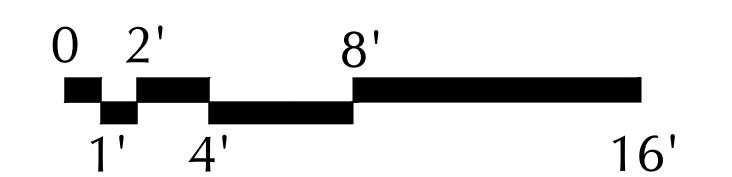
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

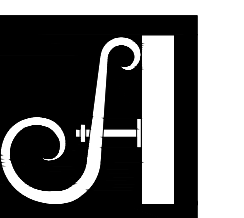
9216 KIEFER BLVD., SACRAMENTO CA 95826
PHONE: (916) 403-1718

TRASH BUILDING
PLAN & ELEVATIONS

A.4.5

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

07.10.23
JOB: 2219



SCHEME S-3
SPANISH

COLORS AND MATERIALS BOARD

OMEGA STUCCO 1 SW7526 MAISON BLANCHE 16/20 SAND TEXTURE

W.I. SW7048 URBANE BRONZE

EAGLE ROOFING CONCRETE S-TILE ALBUQUERQUE BLEND 8830

OMEGA STUCCO 2 SW6150 UNIVERSAL KHAKI 16/20 SAND TEXTURE

OMEGA STUCCO 3 @ BLDG 4 SW2827 COLONIAL REVIVAL STONE 16/20 SAND TEXTURE

METAL AWNING @ BLDG 1 SW7048 URBANE BRONZE

METAL AWNING @ BLDG 4, 5 SW7525 MOUNT ETNA

THERMA TRU ENTRY DOOR (8'-0") SW7048 URBANE BRONZE

TRIM 1 SW7625 MOUNT ETNA

ACCENT SW7625 MOUNT ETNA

BRONZE GUTTER/ DOWNSPOUTS SW7625 MOUNT ETNA

WHITE VINYL WINDOW FRAME

DARK BROWN AMARR GARAGE DOOR

SCHEME S-2
SPANISH

COLORS AND MATERIALS BOARD

OMEGA STUCCO 1 SW7511 BUNGALOW BEIGE 16/20 SAND TEXTURE

W.I. SW7048 URBANE BRONZE

EAGLE ROOFING CONCRETE S-TILE SUNRISE BLEND 3645

OMEGA STUCCO 2 SW0037 MORRIS ROOM GREY 16/20 SAND TEXTURE

METAL AWNING @ BLDG 1 SW7048 URBANE BRONZE

METAL AWNING @ BLDG 4, 5 SW6174 ANDIRON

THERMA TRU ENTRY DOOR (8'-0") SW7620 HICKORY ANDIRON

TRIM 1 SW7027 HICKORY SMOKE

ACCENT SW6174 ANDIRON

BEAVER BROWN GUTTER/ DOWNSPOUTS SW6174 ANDIRON

WHITE VINYL WINDOW FRAME

DARK BROWN AMARR GARAGE DOOR

SCHEME S-1
SPANISH

COLORS AND MATERIALS BOARD

OMEGA STUCCO 1 SW7008 ALABASTER 16/20 SAND TEXTURE

W.I. SW7048 URBANE BRONZE

EAGLE ROOFING CONCRETE S-TILE SANTA CLARA BLEND 8820

OMEGA STUCCO 2 SW7639 ETHEREAL MOOD 16/20

OMEGA STUCCO 3 @ BLDG 4 SW6174 ANDIRON 16/20

METAL AWNING @ BLDG 1 SW7048 URBANE BRONZE

METAL AWNING @ BLDG 4, 5 SW6174 ANDIRON

THERMA TRU ENTRY DOOR (8'-0") SW8200 SW967 FRANK BLUE

TRIM 1 SW7054 OAK LEAF BROWN

ACCENT SW967 FRANK BLUE

BRONZE GUTTER/ DOWNSPOUTS SW8200 SW967 FRANK BLUE

WHITE VINYL WINDOW FRAME

SANDSTONE AMARR GARAGE DOOR

SCHEME S-5 POOL/MAINT
SPANISH

COLORS AND MATERIALS BOARD

OMEGA STUCCO 1 SW7003 "TOQUE WHITE" 16/20 SAND TEXTURE

W.I. SW7048 URBANE BRONZE

EAGLE ROOFING CONCRETE S-TILE SAN BENITO BLEND 3605

OMEGA STUCCO 2 SW7015 "REPOSE GRAY" 16/20 SAND TEXTURE

METAL AWNING @ BLDG 1 SW7048 URBANE BRONZE

METAL AWNING @ BLDG 4, 5 SW7019 GAUNTLET GRAY

THERMA TRU ENTRY DOOR (8'-0") SW7019 GAUNTLET GRAY

TRIM 1 SW7019 GAUNTLET GRAY

ACCENT SW7019 GAUNTLET GRAY

BRONZE GUTTER/ DOWNSPOUTS SW7019 GAUNTLET GRAY

WHITE VINYL WINDOW FRAME

TERRATONE AMARR GARAGE DOOR

SCHEME S-4
SPANISH

COLORS AND MATERIALS BOARD

OMEGA STUCCO 1 SW7003 "TOQUE WHITE" 16/20 SAND TEXTURE

W.I. SW7048 URBANE BRONZE

EAGLE ROOFING CONCRETE S-TILE SAN BENITO BLEND 3605

OMEGA STUCCO 2 SW7015 "REPOSE GRAY" 16/20 SAND TEXTURE

METAL AWNING @ BLDG 1 SW7048 URBANE BRONZE

METAL AWNING @ BLDG 4, 5 SW6213 HALCYON GREEN

THERMA TRU ENTRY DOOR (8'-0") SW6213 HALCYON GREEN

TRIM 1 SW6202 CAST IRON

ACCENT SW6213 HALCYON GREEN

BRONZE GUTTER/ DOWNSPOUTS SW6213 HALCYON GREEN

WHITE VINYL WINDOW FRAME

SANDSTONE AMARR GARAGE DOOR

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	<i>Koeleruteria paniculata</i>	Golden Rain Tree	24" Box	D
	<i>Crinodendron patagua</i>	Chilean lily-of-the-valley	15 Gal.	E
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	D
	<i>Prunus lusitanica</i>	Portugal laurel	24" Box	E
	<i>Rhus lancea</i>	African sumac	24" Box	E
	<i>Robinia ambigua</i>	Idaho locust	24" Box	D
	<i>Tiia cordata green spire</i>	Little leaf linden	24" Box	D
	<i>Tristania conferta</i>	Brisbane Box	24" Box	M
	<i>Phoenix Dactylifera</i>	Date Palm	20' B.T.H	L
	<i>Sod turf</i>	Marathon II, Tall Fescue		H
	<i>Vinca minor</i>	Dwarf Periwinkle		M
	<i>Myoporum parvifolium 'Patah Creek'</i>	Prostratum Myoprum		L

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	<i>Alyagne laeugeli 'MONIcon'</i>	Leon's Purple Delight Lilac Hibiscus	L
	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Tree	L
	<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	L
	<i>Berberis thunbergii</i>	Japanese Barberry	M
	<i>Buxus microphylla japonica</i>	Japanese Boxwood	M
	<i>Callistemon viminalis 'LittleJohn'</i>	Dwarf Bottlebrush	M
	<i>Carex tumicola</i>	Berkeley Sedge	L
	<i>Chondropetalum tectorum</i>	Cape Rush	M
	<i>Dianella revoluta 'DR5000'</i>	Little Rev Flax Lily	M
	<i>Dianella tasmanica 'Silver Streak'</i>	Silver Streak Flax Lily	M
	<i>Dietera grandiflora</i>	Fortnight Lily	L
	<i>Elaeagnus pungens</i>	Silverberry	L
	<i>Ilex vomitoria 'Stokes'</i>	Stokes Holly	L
	<i>Juncus patens</i>	California Gray Rush	M
	<i>Lantana hybrids 'New Gold'</i>	New Gold Lantana	L
	<i>Lantana montevidensis 'Monma'</i>	White Lightn' Lantana	L
	<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince Wild Rye	L
	<i>Ligustrum japonicum 'Texamum'</i>	Wax Leaf Privet	M
	<i>Lomandra longifolia 'LM3907'</i>	Breeze Dwarf Mat Rush	M
	<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Maiden Grass	M
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist Mubly	M
	<i>Muhlenbergia rigens</i>	Deer Grass	M
	<i>Photinia fraseri</i>	Fraser's Photinia	M
	<i>Platycladus orientalis 'Aureus Nanus'</i>	Berkman's Golden Arborvitae	M
	<i>Podocarpus elongatus 'Monnal'</i>	Icee Blue Yellow-Wood	M
	<i>Prunus caroliniana 'Bright n' Tight'</i>	Carolina Cherry	M
	<i>Rhapiolepis indica 'Clara'</i>	Dwarf Indian Hawthorne	M
	<i>Rhapiolepis x 'Montic'</i>	Majestic Beauty Indian Hawthorne	M
	<i>Rosa 'Ice Berg'</i>	White Shrub Rose	M
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Rosemary Carpet	L
	<i>Westringia 'Wynabbie Gem'</i>	Coast Rosemary	L
	<i>Parthenocissus tricuspidata</i>	Boston Ivy	M

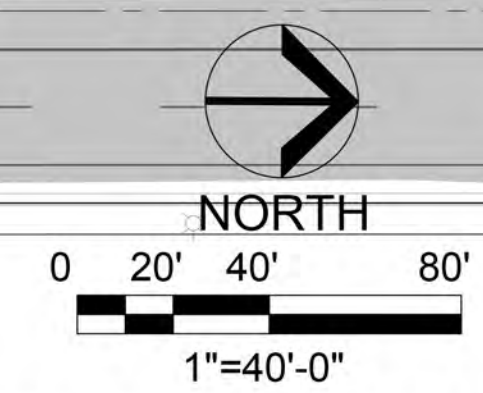
VINES & ESPALIERS

	<i>Parthenocissus tricuspidata</i>	Boston Ivy	M
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LEGEND

- SCREEN WIND ROW OF TREES ALONG WESTERN PROPERTY LINE
- 4 EXISTING TREES TO REMAIN
- RECREATION AREA SECURED:
 - POOL
 - SPA
 - LARGE SUN DECK
- MAIL ROOM BUILDING W/ ATTACHED SHADE STRUCTURE BEHIND
- BIKE RACK
- COMMUNITY PLAZA:
 - BBQ ISLAND
 - ENHANCED PAVING
 - VANITY OF SEATING & TABLE OPPORTUNITIES
 - CORN HOLE GAMING AREA W/ SYNTHETIC TURF
- ENCLOSED DOG PARK
- ALFRESCO DINING AREA:
 - PEDESTAL BBQ
 - ENHANCED PAVING
 - FESTOON LIGHTING ABOVE
- PERIMETER WALL W/ SEMI TRANSPARENT VIEW OPENING STRATEGICALLY PLACED
- PRIVATE BACK YARDS (TYP.)
- ENTRY MOTOR COURT W/ ENHANCED PAVING
- SECONDARY VEHICULAR GATED ENTRY
- VEHICULAR ENTRY GATES
- SATELLITE BBQ PICNIC AREA

IRRIGATION NOTE:
This project is to be irrigated with a state of the art weather based irrigation that will meet or exceed the criteria required by AB 1881 or equal.



INDEPENDENCE IN DIXON
LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO, CA 95826
(916) 403-1718

DIXON, CA

PRELIMINARY LANDSCAPE PLAN

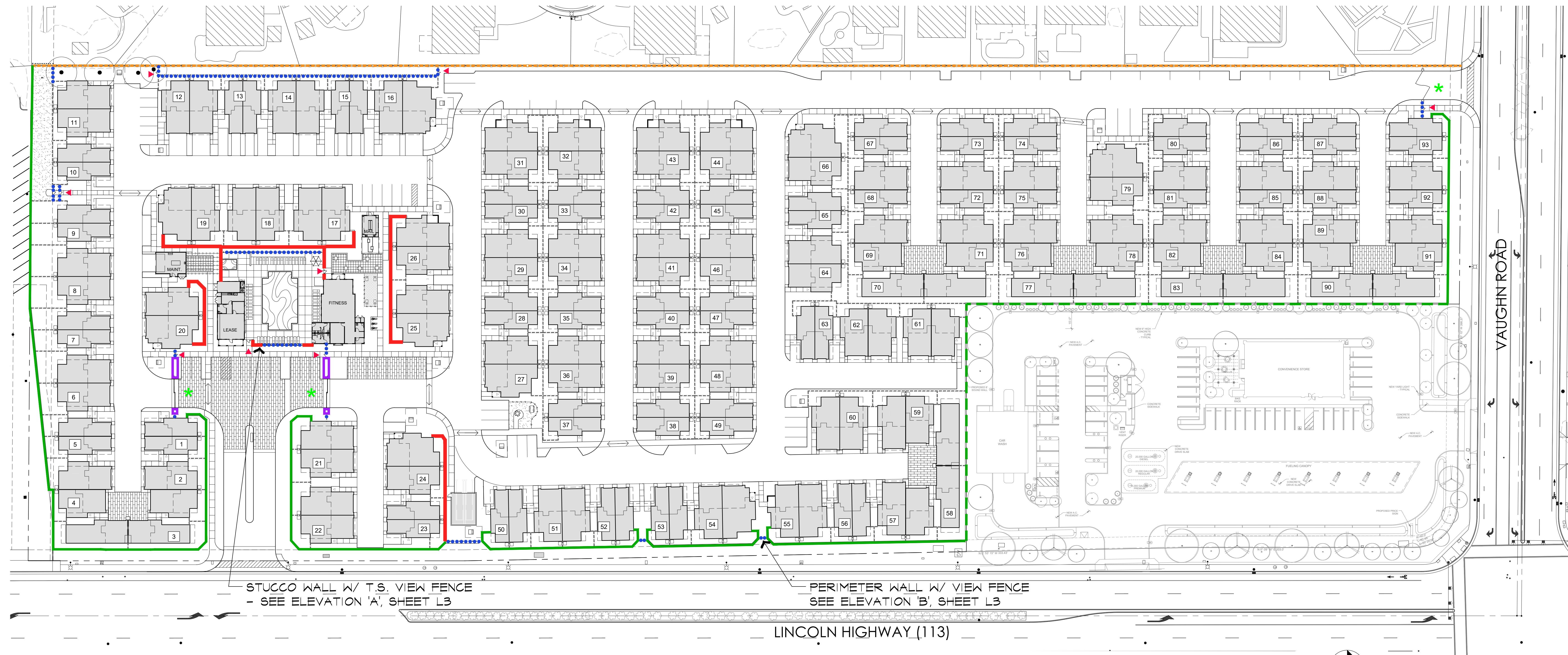
L1

07-07-2023
JOB# 22-047

SITE SCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Pothmann, License # 27283
(949) 644-9370 FAX (714) 210-3140

FENCE & WALL LEGEND

- 6' HT. STUCCO WALL
- ENTRY VEHICULAR GATE W/ STUCCO WALL ENCLOSURE
- 6' HT. PERIMETER WALL TO MATCH CORNER CAR WASH
- - - 8' HT PERIMETER SOUND WALL BY OTHERS
- - - EXISTING WALL
- 6' HT. T.S. FENCE
- - - PRIVACY VINYL FENCE
- * TUBULAR STEEL VEHICULAR ENTRY GATE
- ▼ TUBULAR STEEL PEDESTRIAN ENTRY GATE

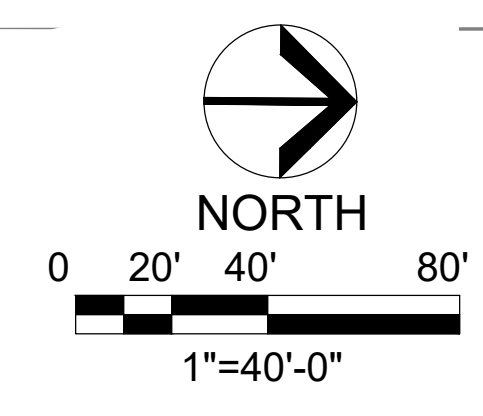


STUCCO WALL W/ T.S. VIEW FENCE
- SEE ELEVATION 'A', SHEET L3

PERIMETER WALL W/ VIEW FENCE
SEE ELEVATION 'B', SHEET L3

LINCOLN HIGHWAY (113)

VAUGHN ROAD



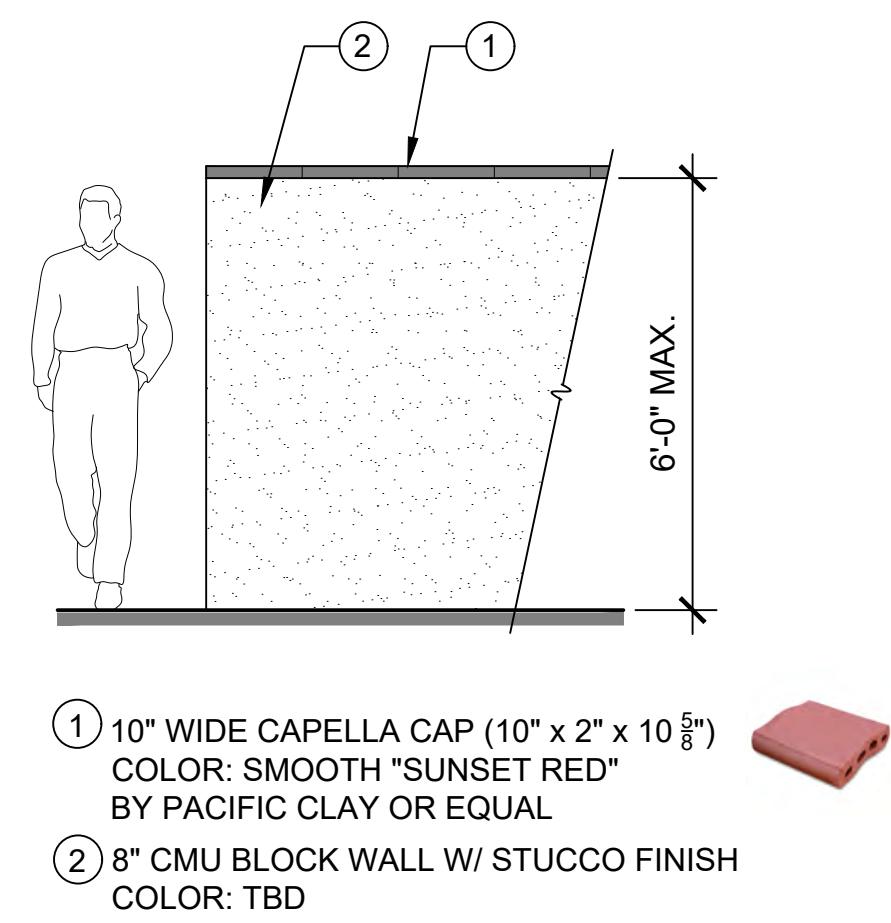
INDEPENDENCE IN DIXON
LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD., SACRAMENTO, CA 95826
(916) 403-1718

DIXON, CA

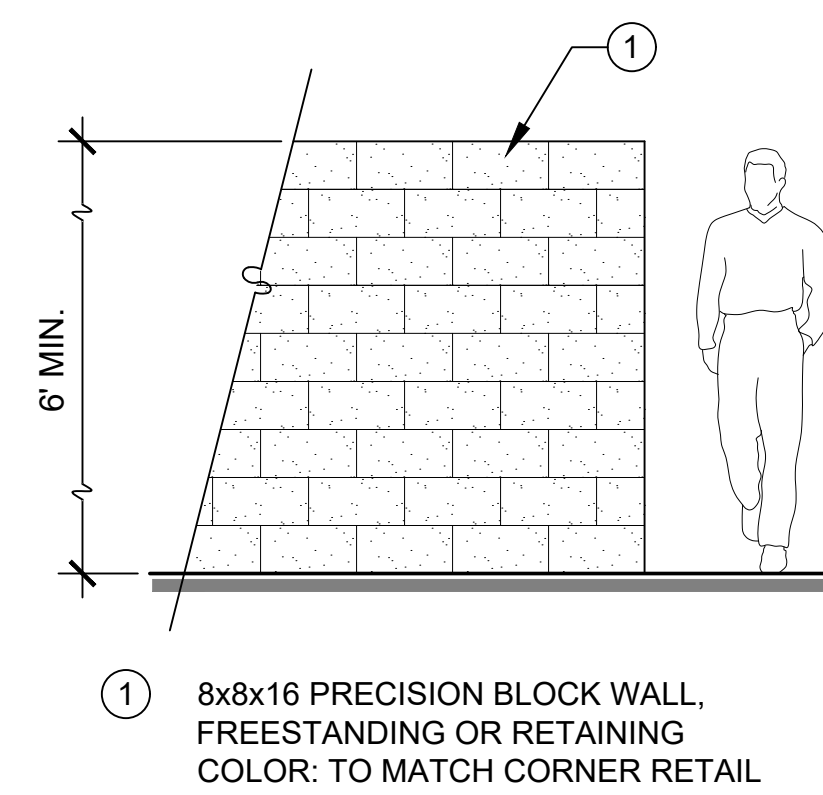
PRELIMINARY FENCE & WALL PLAN **L2**

07-07-2023
JOB# 22-047

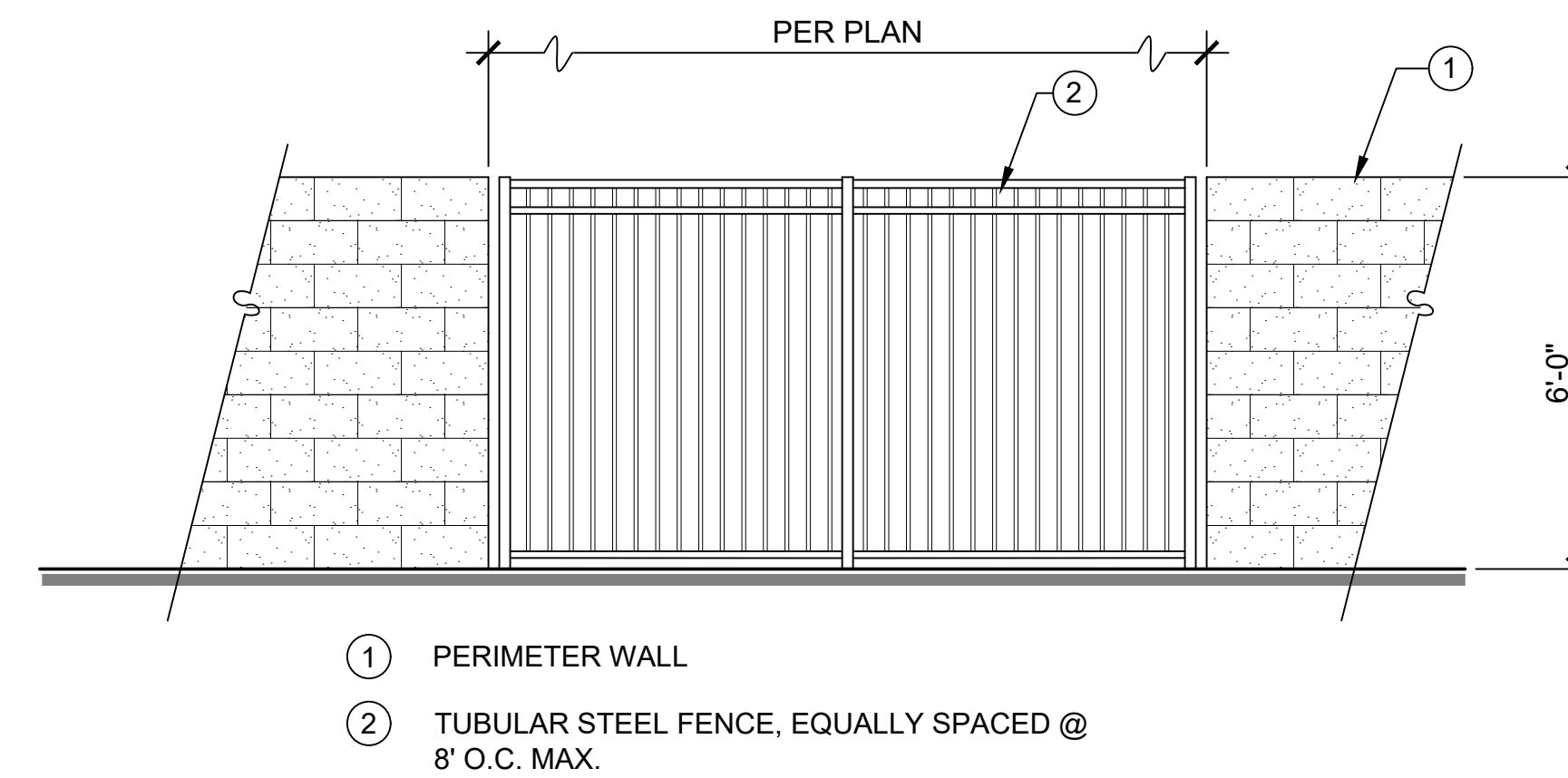
SITE SCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard P. Williams, License # 2782
(949) 644-9370 FAX (714) 210-3140



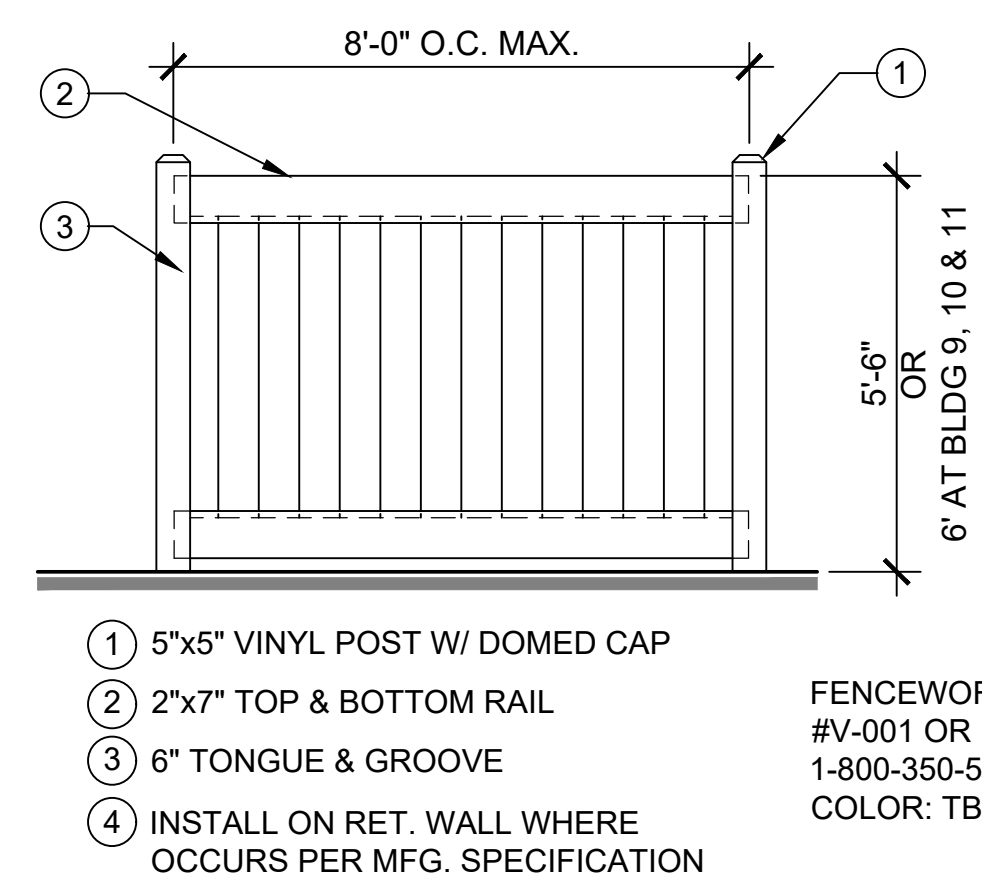
STUCCO WALL
ENTRY VEHICULAR GATE W/ STUCCO
WALL ENCLOSURE



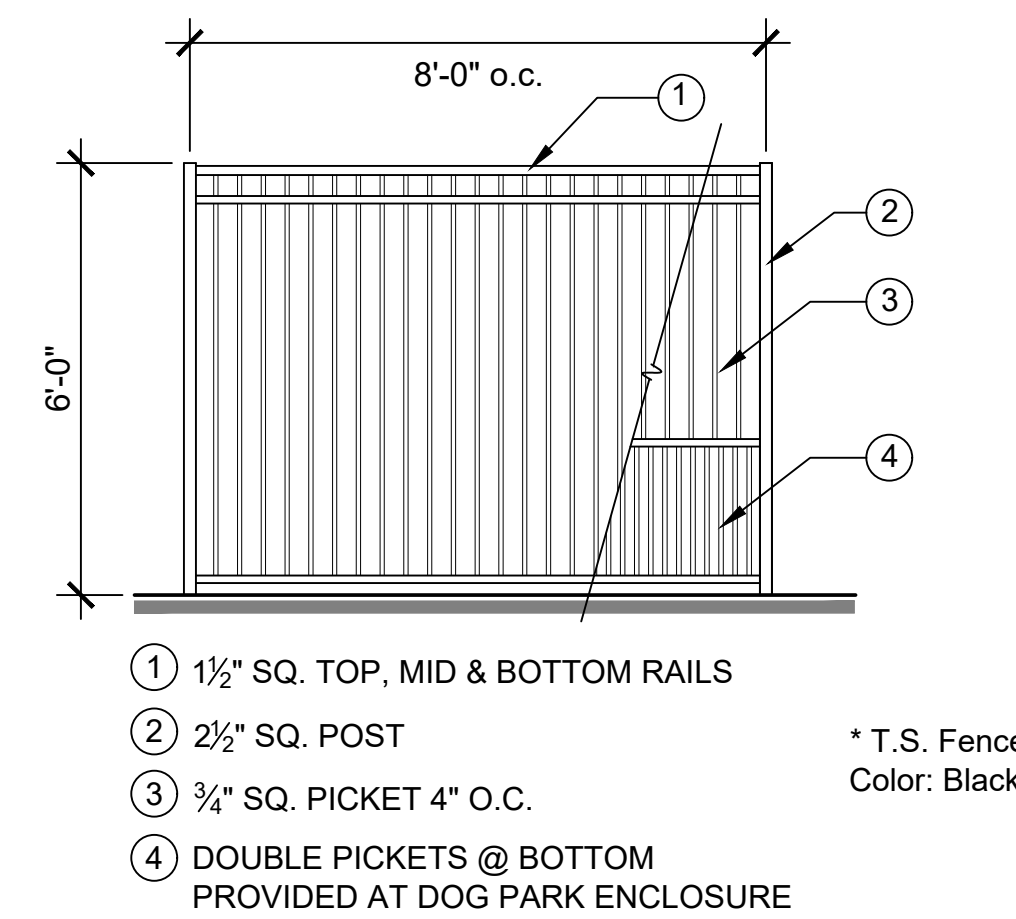
PERIMETER WALL PER C.E. PLAN



PERIMETER WALL W/ VIEW FENCE ELEVATION 'B'



PRIVACY VINYL FENCE



6' HT. T.S. FENCE



PEDESTRIAN CONNECTION TO OVERALL COMMUNITY

Buxus microphylla japonica
Japanese Boxwood

VERTICAL SCREEN TREE

SHALLOW FRONT YARD SETBACKS PER PD-21 VILLAGE CENTER ARCHITECTURAL THEME

CANOPY STREET TREE

Ligustrum japonicum 'Texanum'
Wax Leaf Privet

Dianella tasmanica 'Silver Streak'
Silver Streak Flax Lily

PEDESTRIAN GATE ACCESS TO BACK YARDS (I) FOR EVERY LOT

Pittosporum eugenioides
N.C.N

Ligustrum japonicum 'Texanum'
Wax Leaf Privet

Moraea bicolor
Fortnight Lily

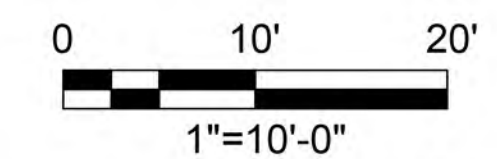
4'-9"

5'

PATIO TREE

EXAMPLE OF RESIDENT - PROVIDED REAR YARD PATIO FURNITURES & POTS

CONVENIENCE ACCESS TO REAR YARDS



INDEPENDENCE IN DIXON

DIXON, CA

LEWIS LAND DEVELOPERS, LLC

9216 KIEFER BLVD., SACRAMENTO, CA 95826
(916) 403-1718

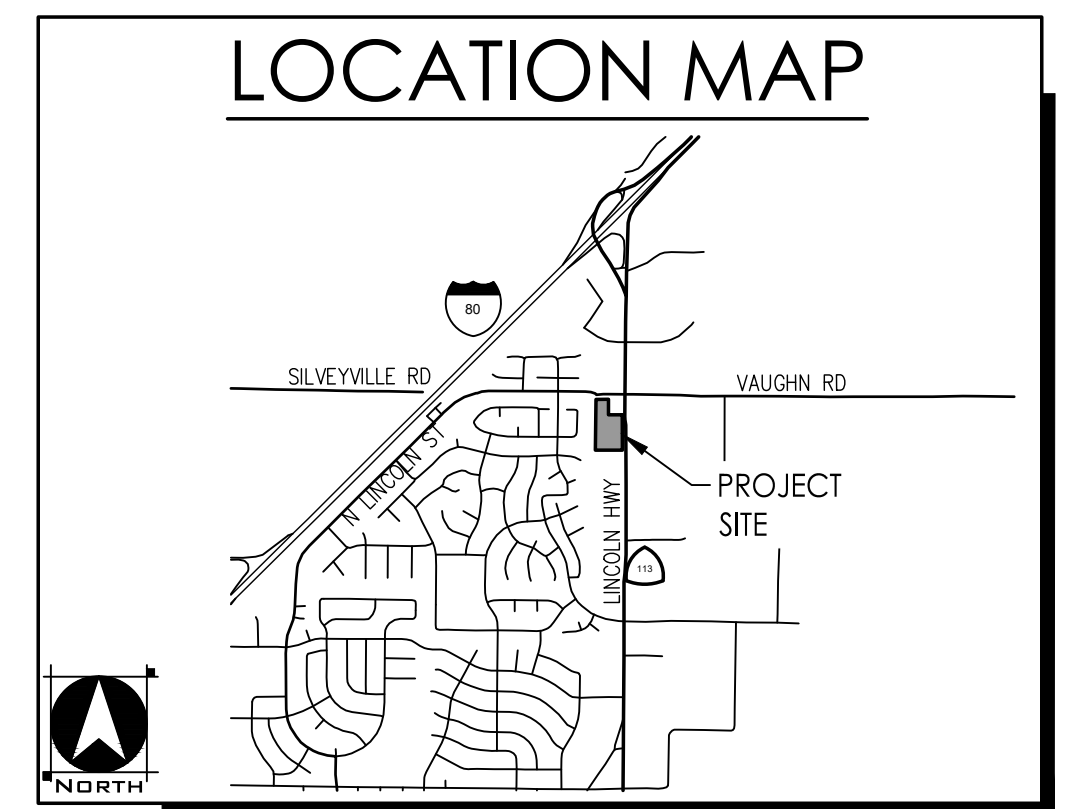
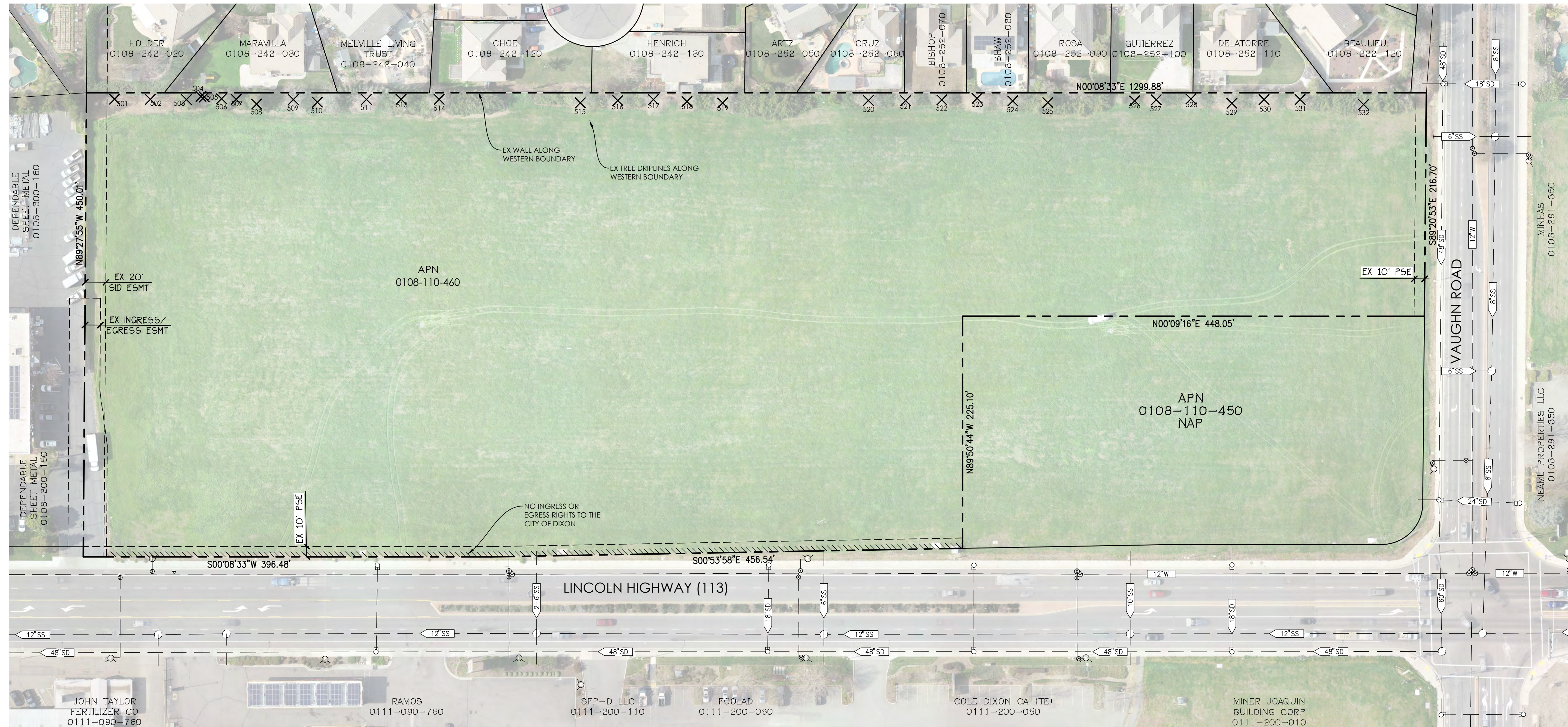
TYPICAL CLUSTER ENLARGEMENT PLAN

L4

07-07-2023
JOB# 22-047



SITE SCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 5782
(949) 644-9370 FAX (714) 210-3140



TREE SUMMARY

TREE TAG NO.	SPECIES	TRUNK DIAMETER (IN)	MAX DRIPLINE (FT.)	PROPOSED ACTION
501	LONDON PLANE	8	14	REMOVE
502	LONDON PLANE	9	14	REMOVE
503	COAST REDWOOD	18	14	REMOVE
504	ALMOND	4,4	12	REMOVE
505	ALMOND	5,4,4	14	REMOVE
506	COAST REDWOOD	17	14	REMOVE
507	COAST LIVE OAK	7	8	REMOVE
508	COAST REDWOOD	19	14	REMOVE
509	LONDON PLANE	13	20	REMOVE
510	LONDON PLANE	12	20	REMOVE
511	LONDON PLANE	12	24	REMOVE
513	LONDON PLANE	9	16	REMOVE
514	LONDON PLANE	12	20	REMOVE
515	LONDON PLANE	12	20	REMOVE
516	LONDON PLANE	9	15	REMOVE
517	LONDON PLANE	11	20	REMOVE
518	LONDON PLANE	10	19	REMOVE
519	LONDON PLANE	11	16	REMOVE
520	LONDON PLANE	11	17	REMOVE
521	LONDON PLANE	9	17	REMOVE
522	LONDON PLANE	10	15	REMOVE
523	LONDON PLANE	13	19	REMOVE
524	LONDON PLANE	13	22	REMOVE
525	COAST REDWOOD	13	12	REMOVE
526	ALMOND	6,3,1	10	REMOVE
527	LONDON PLANE	9	18	REMOVE
528	LONDON PLANE	9	16	REMOVE
529	LONDON PLANE	12	21	REMOVE
530	LONDON PLANE	11	16	REMOVE
531	LONDON PLANE	10	19	REMOVE
532	CHINESE PISTACHE	6,3	16	REMOVE

SEE ARBORIST REPORT BY TREE ASSOCIATES FOR DETAILS

ABBREVIATIONS

BOT	BOTTOM	R/W	RIGHT-OF-WAY
DI	DRAIN INLET	SD	STORM DRAIN
ESMT	EASEMENT	SDE	STORM DRAIN EASEMENT
EX	EXISTING	SID	SOLANO IRRIGATION DISTRICT
FG	FINISHED GRADE	SS	SANITARY SEWER
INV	INVERT ELEVATION	SSMH	SANITARY SEWER MANHOLE
PED	PEDESTRIAN EASEMENT	TC	TOP OF CURB ELEVATION
PL	PROPERTY LINE	TG	TOP OF GRATE
PSE	PUBLIC SERVICE EASEMENT	W	WATER
PUE	PUBLIC UTILITY EASEMENT		

LEGEND

CONTOUR-MAJOR	---	EDGE OF WATER	~~~~~
CONTOUR-MINOR	----	BRUSHLINE (GROUND OBSCURED)	~~~~~
EDGE OF PAVEMENT	=====	TREELINE (GROUND OBSCURED)	~~~~~
IMPROVED DIRT ROAD	-----	BRUSH	⊙
JEEP/4x4 TRAIL	-----	DECIDUOUS TREE	⊙
TOP CURB	-----	CONIFEROUS TREE	⊙
GUTTER	-----	PHOTO CONTROL (XYZ)	⊕
EDGE OF CONCRETE	=====	CELL/RADIO/SATELLITE TOWER	⊙
FRONT OF WALK	=====	MONITORING STATION	⊙
BACK OF WALK	=====	UTILITY POLE	⊙
GUARD RAIL	=====	GUY ANCHOR	⊙
FENCE	-----	LIGHT POLE	⊙
FOUNDATION/BLDG WALL	-----	BOLLARD/FENCE POST	⊙
RETAINING WALL	-----	SIGN	⊙
HEAD WALL	-----	FIRE HYDRANT	⊙
OVERHEAD POWER LINE	-----	WATER SPIGOT	⊙
RAILROAD	-----	MANHOLE	⊙
FLOWLINE	-----	VALVE COVER	⊙
		EXISTING TREE TO BE REMOVED	⊙

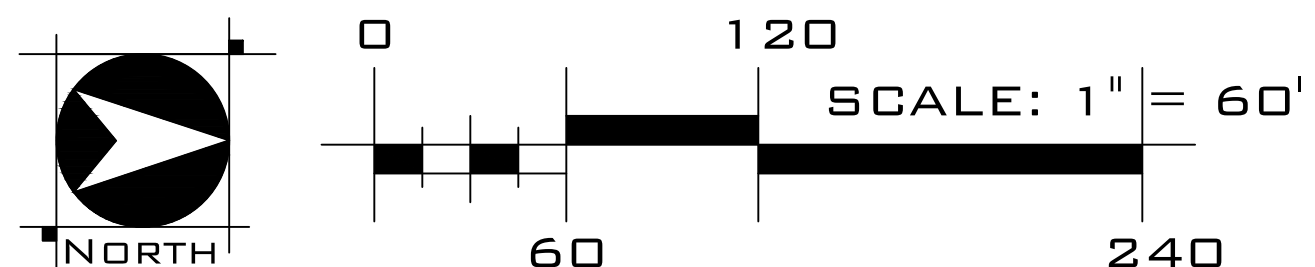
Add pavers to legend

SHEET INDEX

- TM01 EXISTING CONDITIONS
- TM02 TENTATIVE SUBDIVISION MAP
- TM03 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM04 PRELIMINARY UTILITY AND IMPROVEMENT PLAN
- TM05 PRELIMINARY STORMWATER CONTROL PLAN

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A 1" BRASS DISK STAMPED SOL-50, IN WESTERLY SIDEWALK OF HWY 113 AT SOUTHWESTERLY CURB RETURN OF INTERSECTION OF N. FIRST ST. & DORSET DR. CITY MON ID: SOL 50 VERTICAL DATUM: NAVD88 ELEVATION: 66.52'

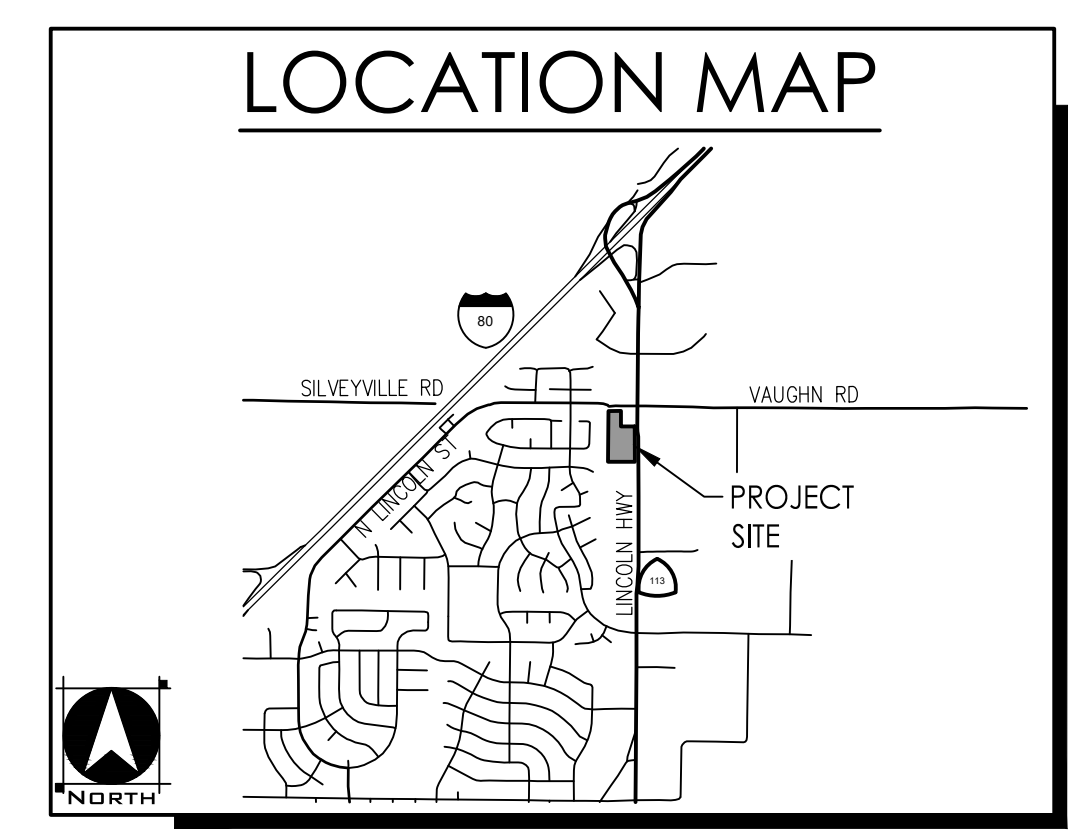
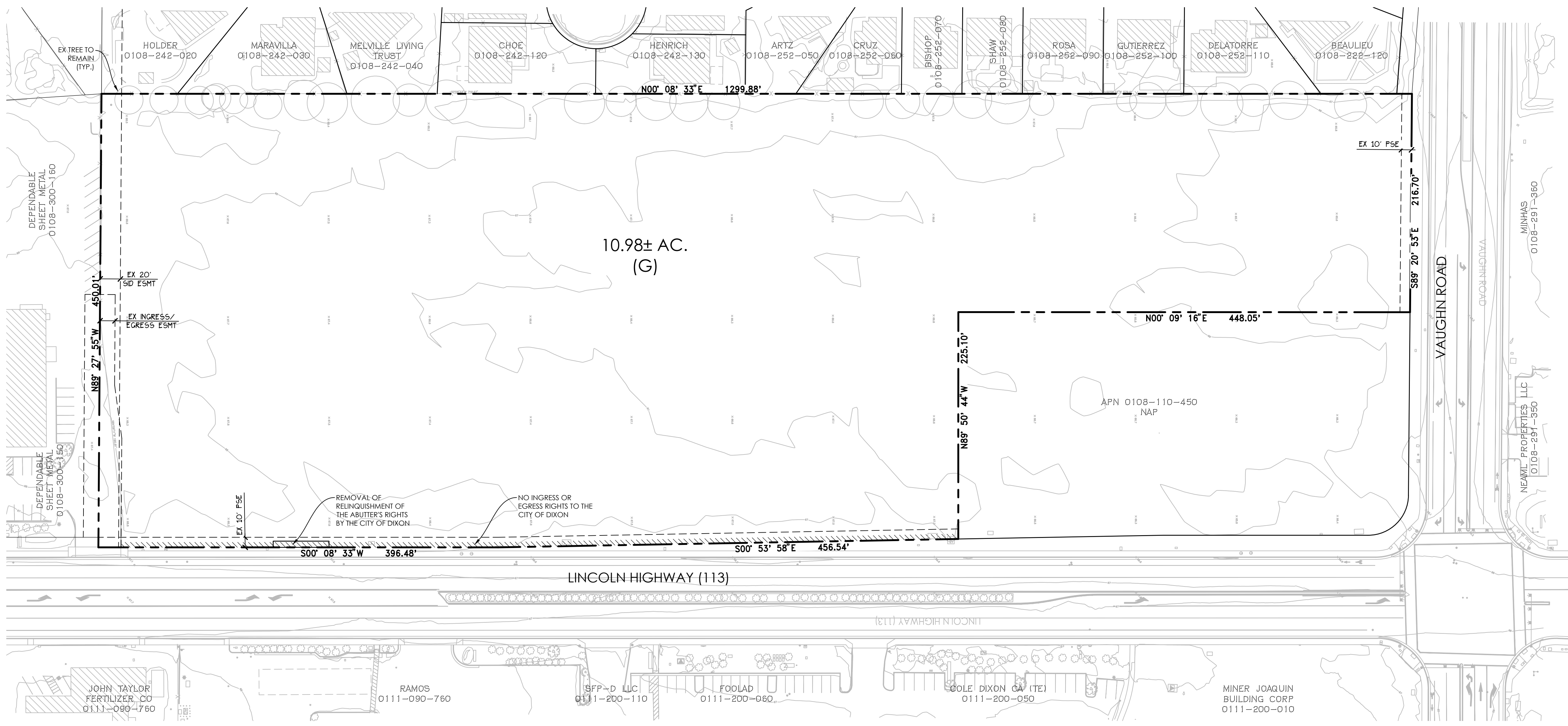


INDEPENDENCE IN DIXON
DIXON, CA
JUNE 29, 2023

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BOULEVARD SACRAMENTO, CA 95826

EXISTING CONDITIONS
SHEET 1 OF 5

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556
Pleasanton, CA. 94588 Fax 925.847.1557



PROJECT NOTES

APPLICANT
LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BOULEVARD
SACRAMENTO, CA 95826
CONTACT: ROB WHITE
PHONE: (916) 403-1718

PLANNER/ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: KARRIE MOSCA
PHONE: (925) 847-1547

ASSESSOR'S PARCEL NO.
0108-110-450

AREA
10.98 ± ACRES

NUMBER OF LOTS/UNITS
1 CONDOMINIUM LOT/ 186 CONDOMINIUM UNITS

EXISTING USE
VACANT

PROPOSED USE
HIGH DENSITY RESIDENTIAL

EXISTING ZONING
PLANNED MULTIPLE RESIDENTIAL DISTRICT- PLANNED DEVELOPMENT (PMR-PD)

EXISTING GENERAL PLAN
CORRIDOR MIXED USE (CMU)

PARK DISTRICT
CITY OF DIXON

FIRE PROTECTION
CITY OF DIXON

SCHOOL DISTRICT
DIXON UNIFIED SCHOOL DISTRICT

SEWER
CITY OF DIXON

STORM DRAIN
CITY OF DIXON

WATER
CITY OF DIXON

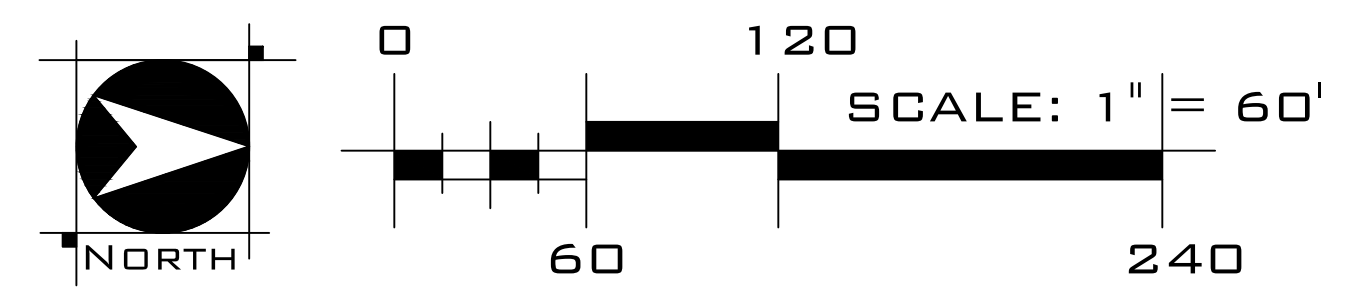
ELECTRICITY
PG&E

GAS
PG&E

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66424(g) OF THE SUBDIVISION MAP ACT, EASEMENT TO BE ABANDONED ARE MARKED ON THE MAP.
4. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY WOOD RODGERS IN 2020.

LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	NET AREA	NET DENSITY
MULTI-FAMILY	186	10.98	10.98	16.93
TOTAL	186	10.98	10.98	16.93

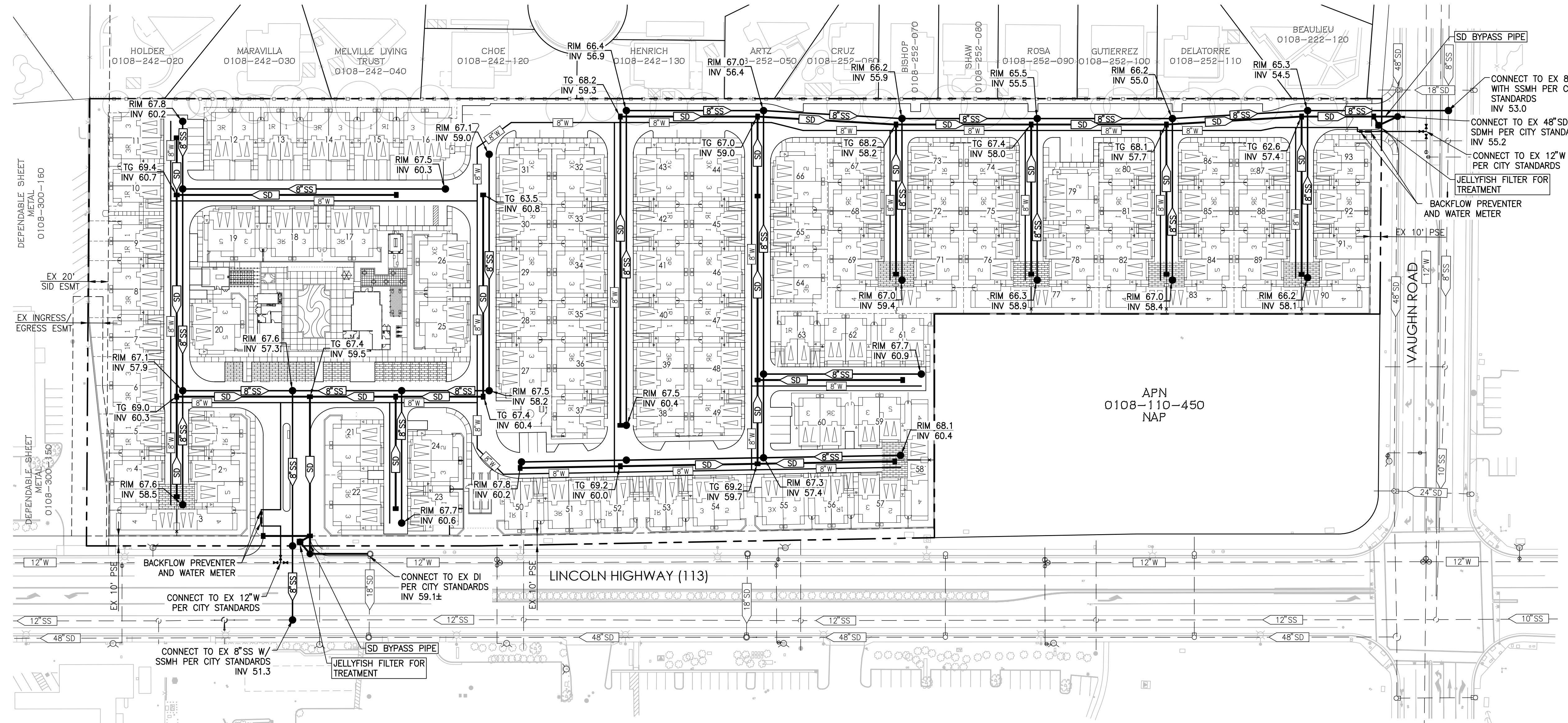


INDEPENDENCE IN DIXON
DIXON, CA
JUNE 29, 2023

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BOULEVARD SACRAMENTO, CA 95826

TENTATIVE MAP FOR CONDOMINIUM PURPOSES
SHEET 2 OF 5

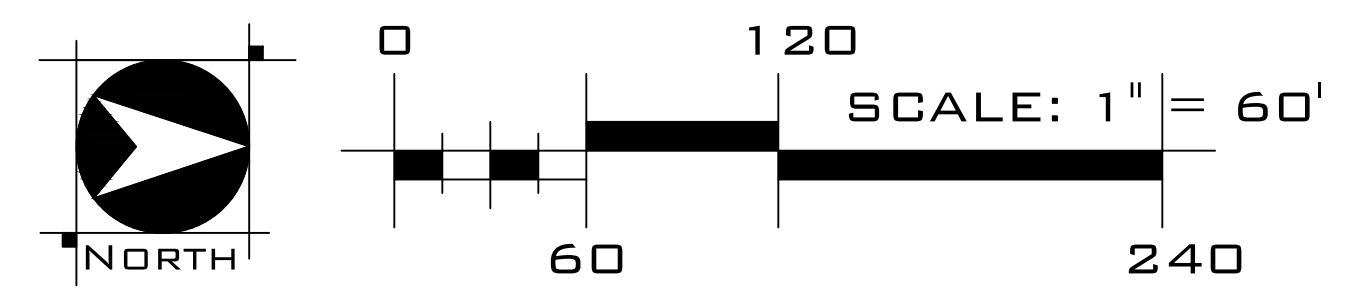
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556
Pleasanton, CA. 94588 Fax 925.847.1557



APN
0108-110-450
NAP

1. STORM DRAIN
 - MINIMUM SLOPE: 0.005
 - MINIMUM MAINLINE PIPE SIZE: 12"
 - LATERAL PIPE SIZE: 8"
 - STORM DRAIN FACILITIES MAY BE RCP OR N-12 PIPE
2. SANITARY SEWER
 - MINIMUM SLOPE: 0.0035
 - SANITARY SEWER PIPE TO BE SDR-26 PVC
4. WATER PIPES TO BE CLASS 200 AWWA C900
5. UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN.
6. ALL ON-SITE SEWER, DOMESTIC & FIRE WATER, AND STORM DRAIN TO BE PRIVATE AND OWNED AND MAINTAINED BY THE OWNER.
7. ADDITIONAL DRAIN INLETS MAY BE REQUIRED AT PROJECT ENTRY LOCATIONS TO PREVENT PUBLIC DRAINAGE FROM ENTERING THE PRIVATE SITE. FURTHER EVALUATION WILL BE MADE AT THE TIME OF FINAL DESIGN UPON REVIEW OF PRECISE EXISTING ROADWAY GRADES AND DRAINAGE.

ABBREVIATIONS	
DI	DRAIN INLET
EX	EXISTING
FUT	FUTURE
INV	INVERT ELEVATION
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB ELEVATION
TG	TOP OF GRATE
W	WATER

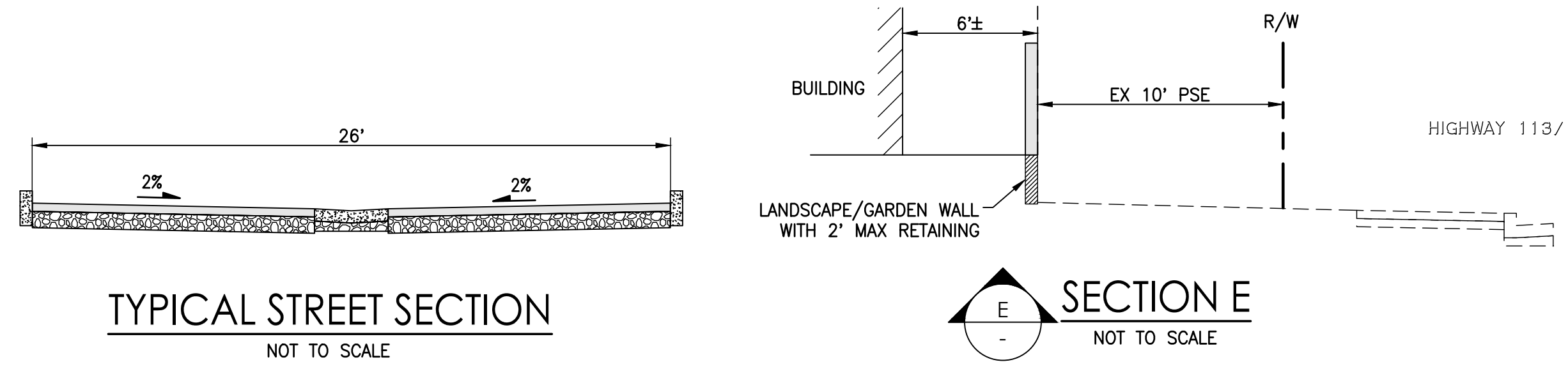
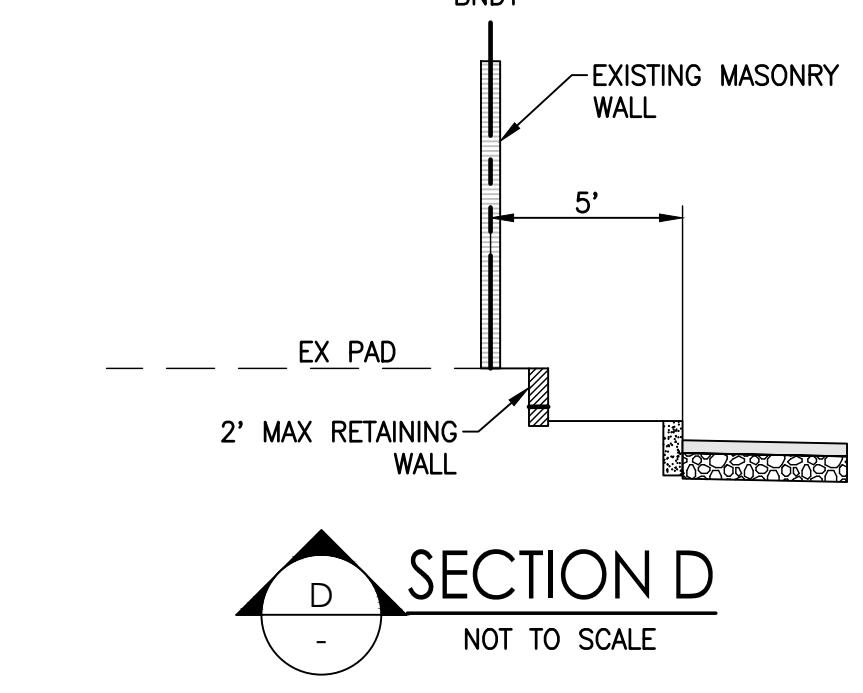
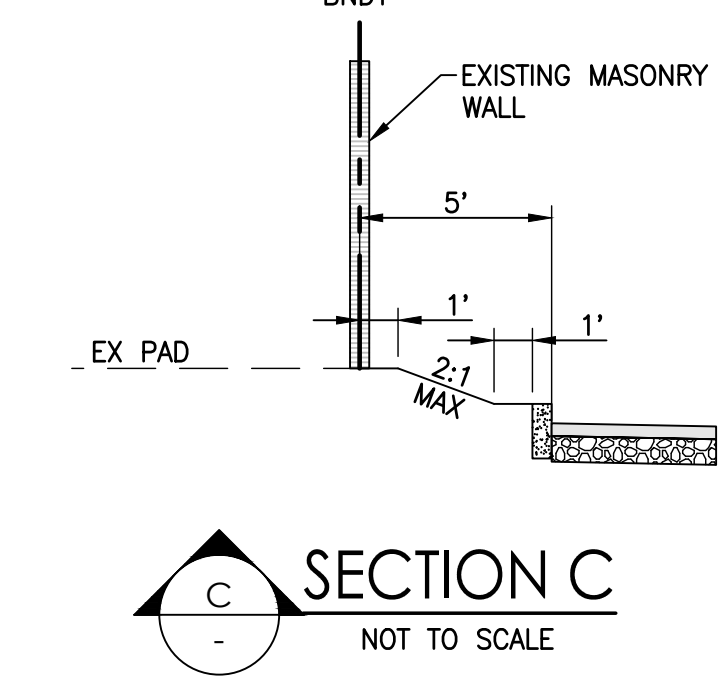
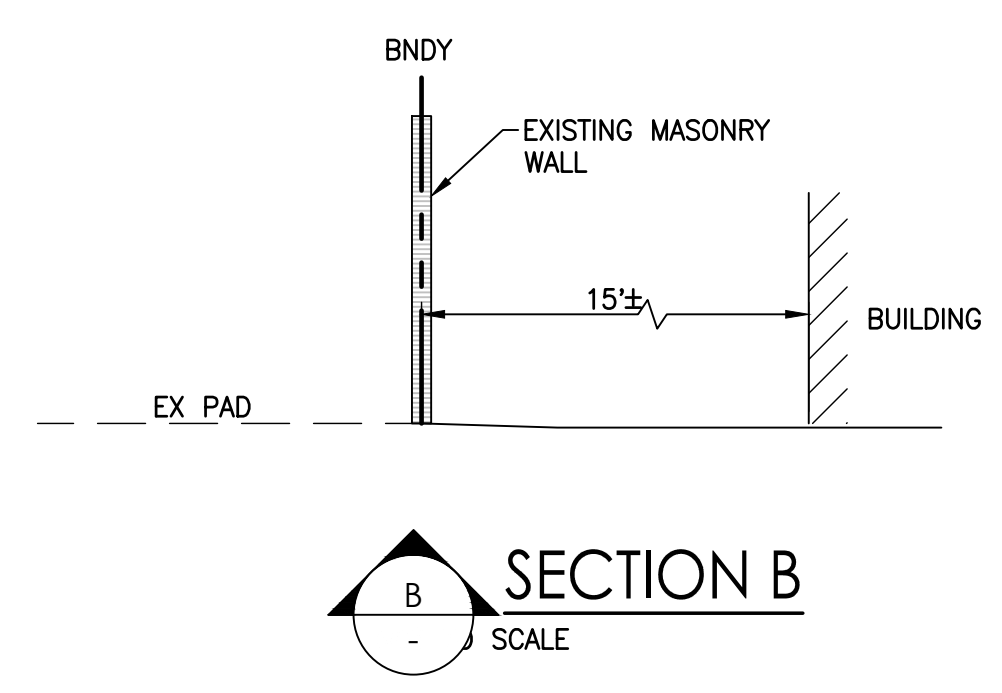
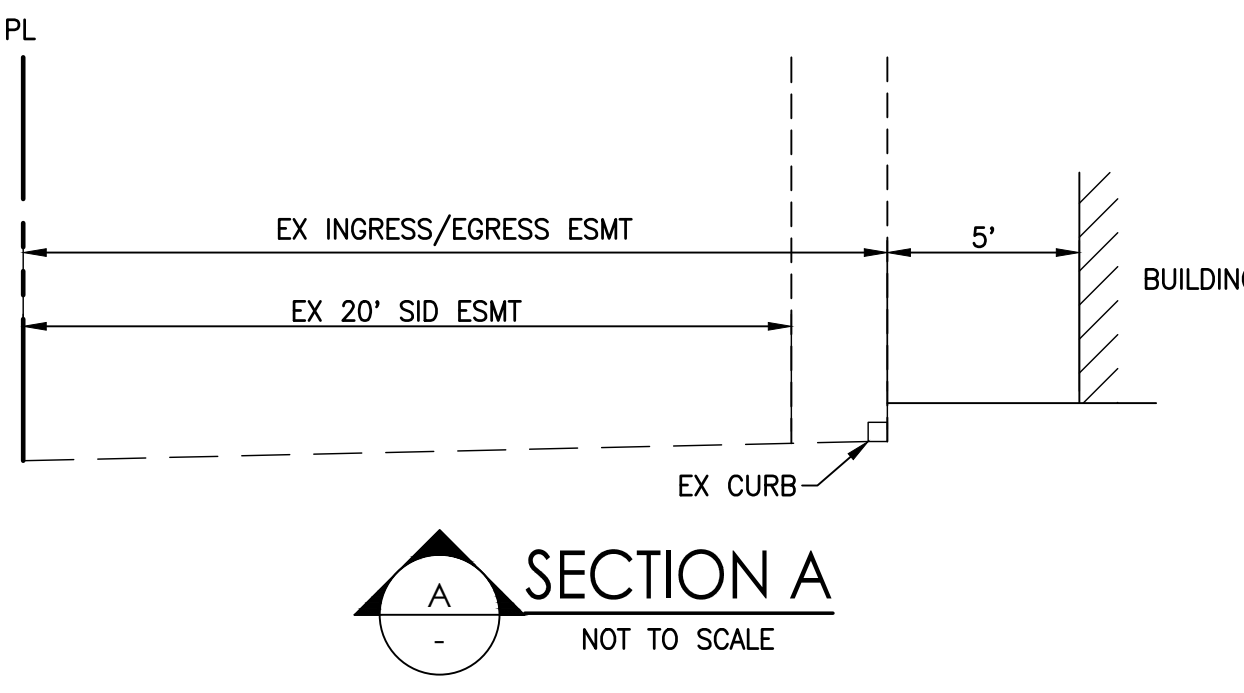
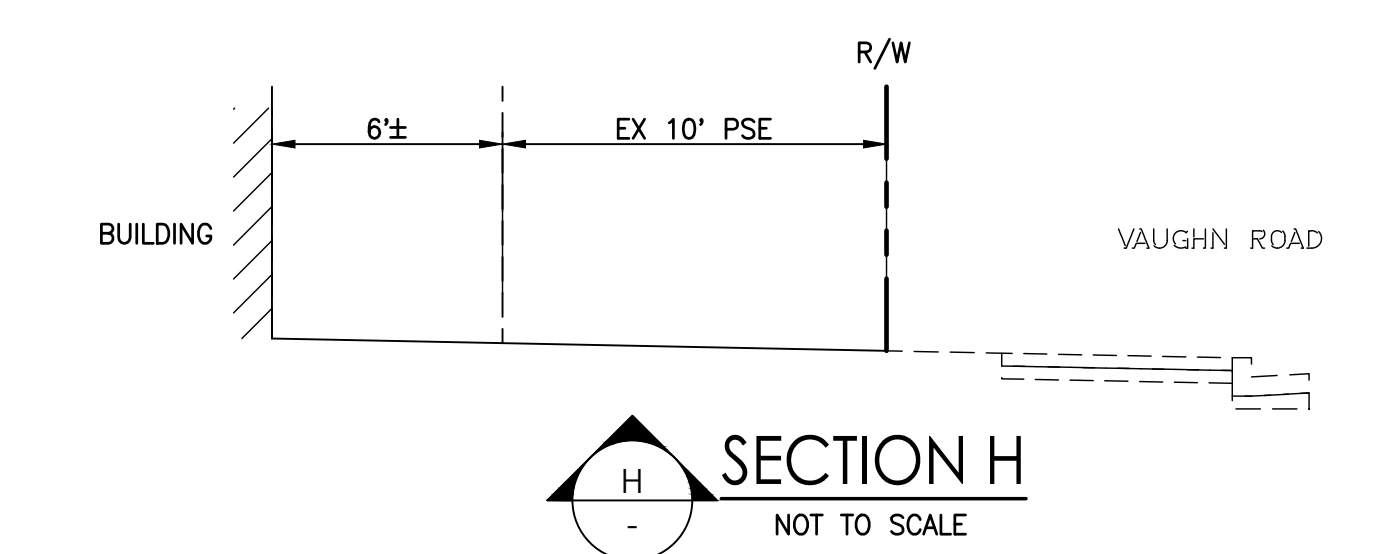
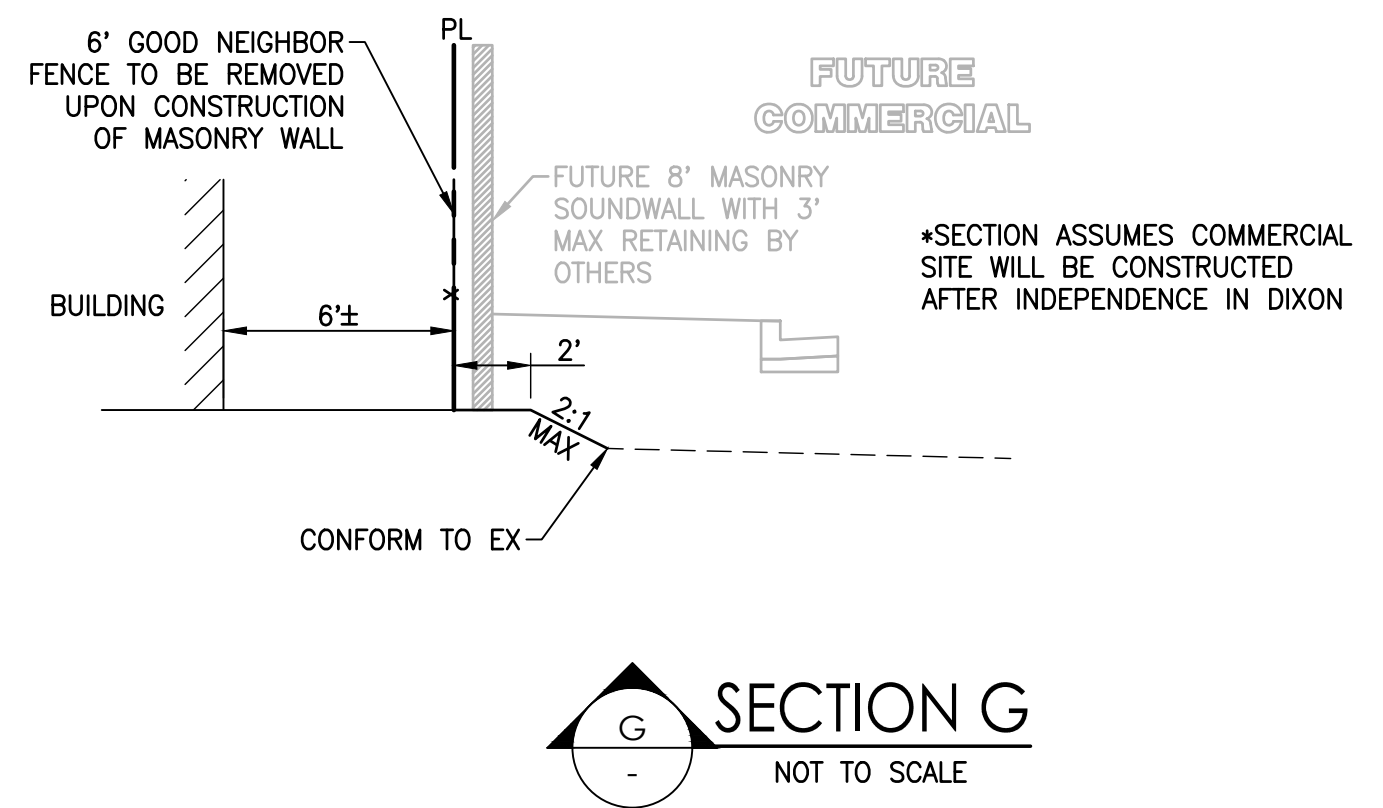
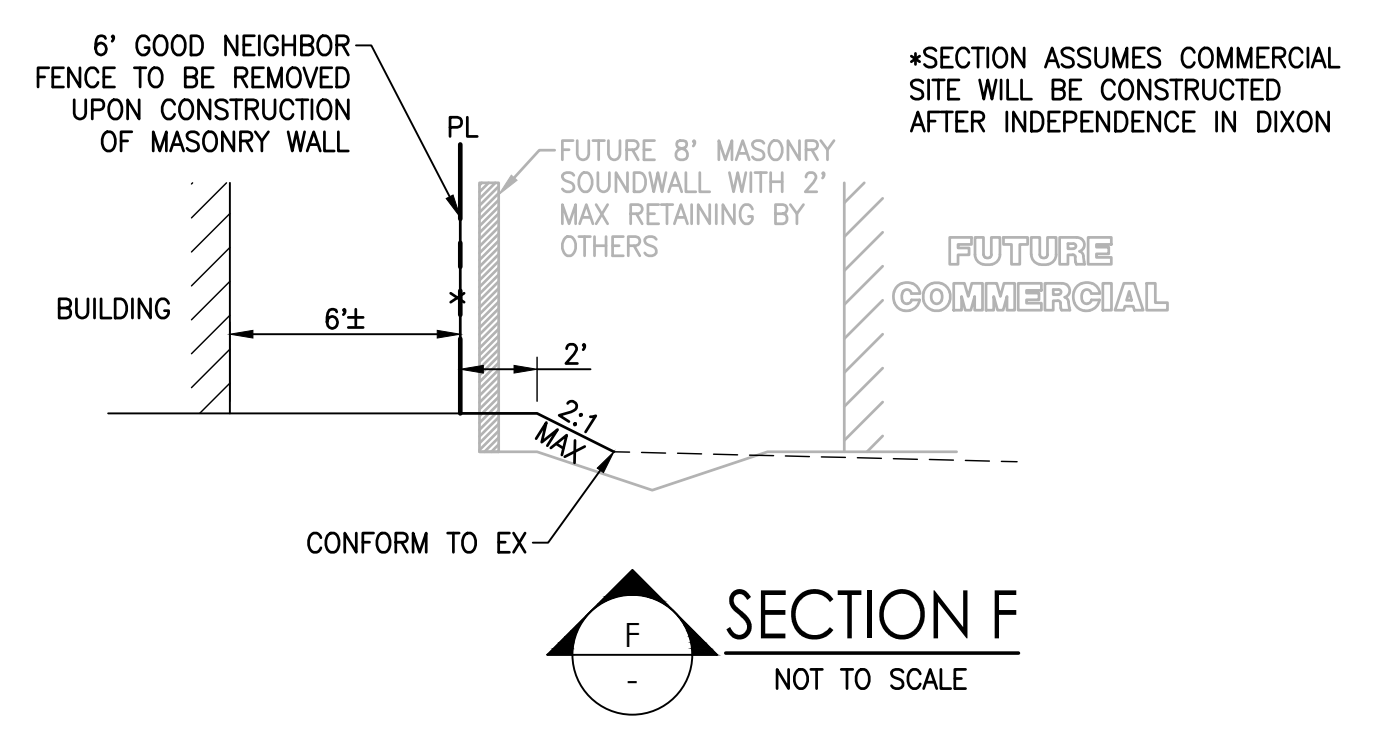
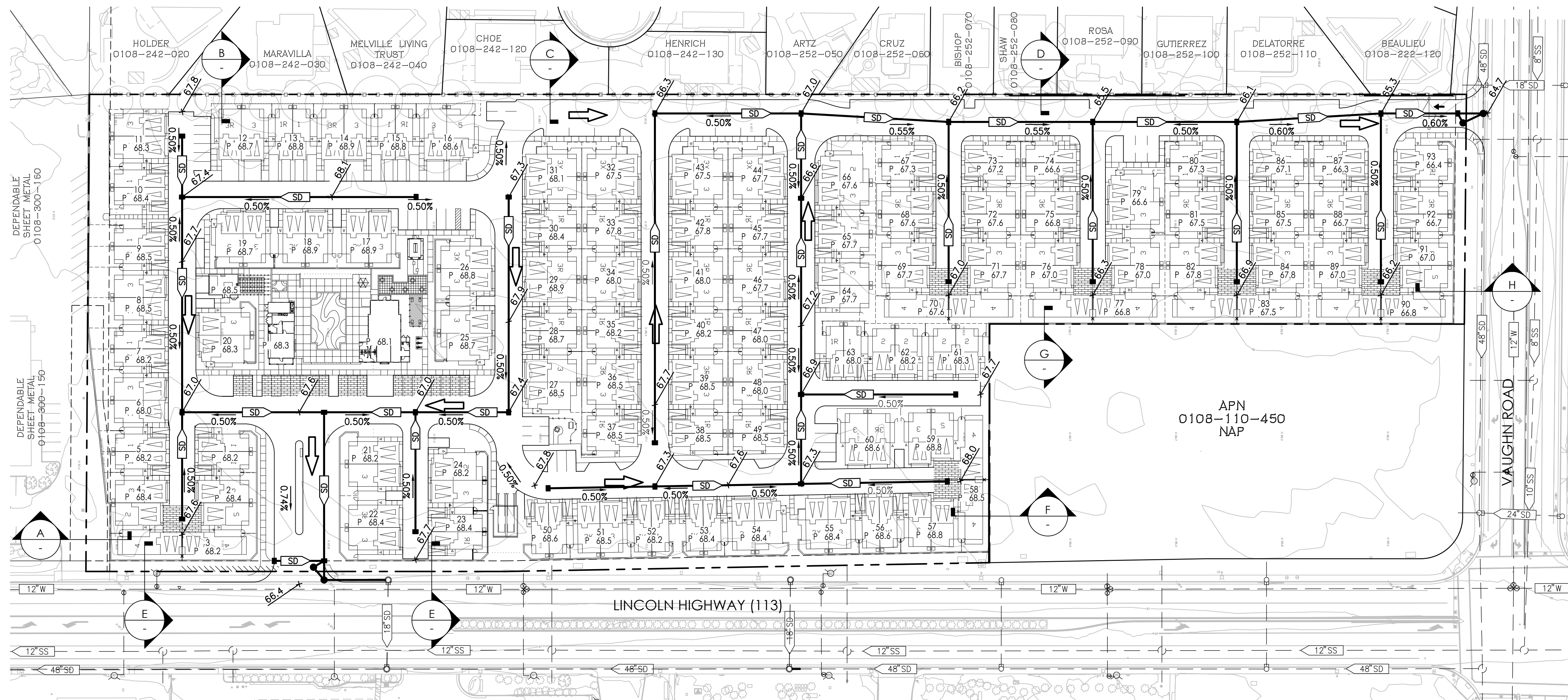


INDEPENDENCE IN DIXON
DIXON, CA
JUNE 29, 2023

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BOULEVARD SACRAMENTO, CA 95826

PRELIMINARY UTILITY PLAN
SHEET 3 OF 5

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 TEL 925.847.1556
Pleasanton, CA. 94588 Fax 925.847.1557



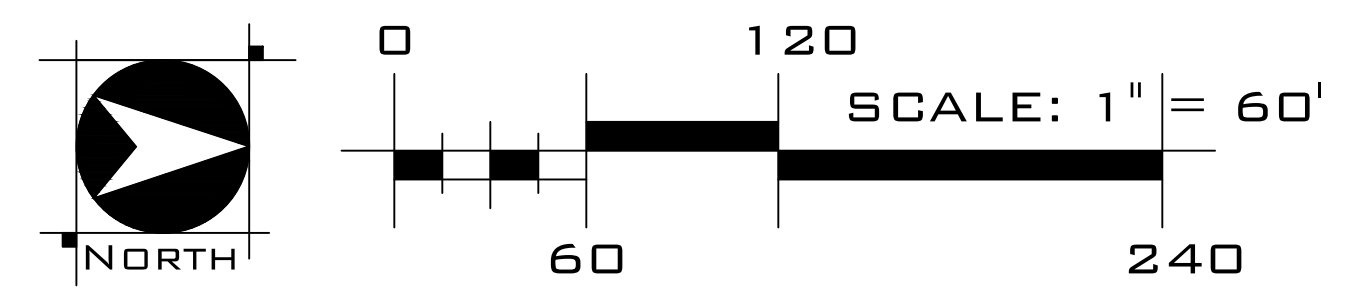
ABBREVIATIONS

BOT	BOTTOM	PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT	R/W	RIGHT-OF-WAY
EX	EXISTING	SD	STORM DRAIN
FG	FINISHED GRADE	SDE	STORM DRAIN EASEMENT
NAP	NOT A PART	SID	SOLANO IRRIGATION DISTRICT
P	PAD	TC	TOP OF CURB ELEVATION
PED	PEDESTRIAN EASEMENT	TG	TOP OF GRATE
PL	PROPERTY LINE		

EARTHWORK SUMMARY

CUT	FILL	NET
10,900 CY	(10,400) CY	500 CY

- NOTES:**
- EARTHWORK BALANCE ASSUMES 13.5" STREET SECTIONS WITH A 6" UNDERCUT BELOW SUBGRADE FOR UTILITY TRENCH SPOILS.
 - QUANTITIES SHOWN ARE APPROXIMATE. ACTUAL AMOUNT OF EARTHWORK IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

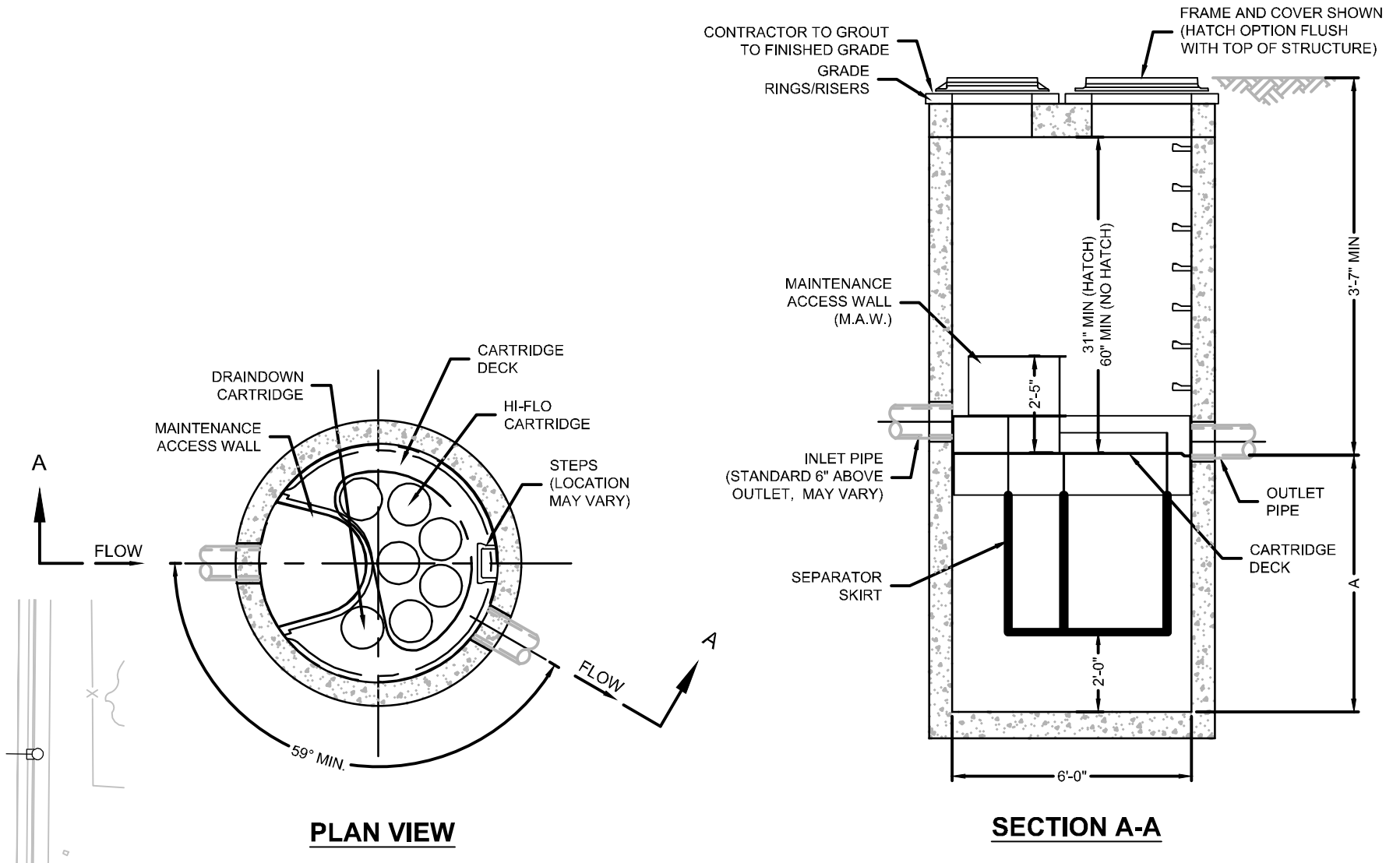
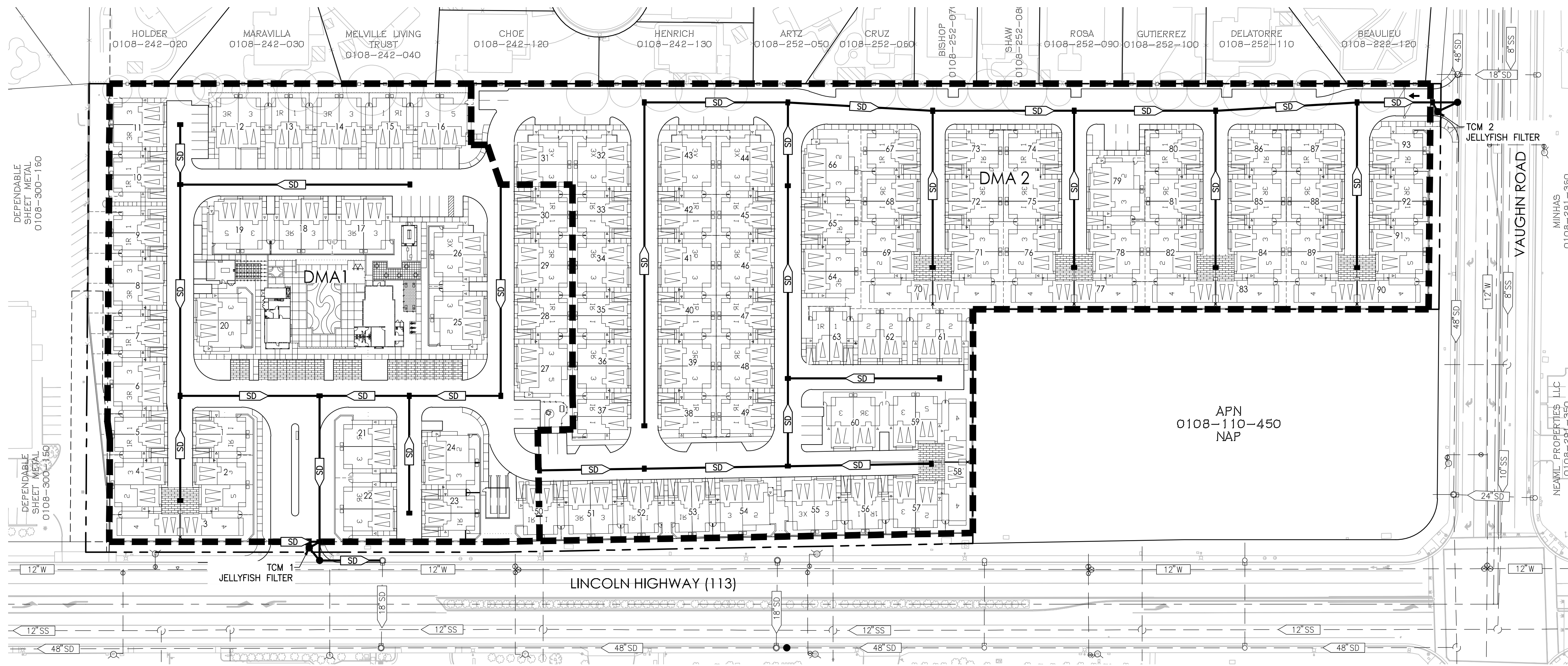


INDEPENDENCE IN DIXON
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PRELIMINARY GRADING PLAN
 SHEET 4 OF 5

WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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 PLEASANTON, CA. 94588 FAX 925.847.1557



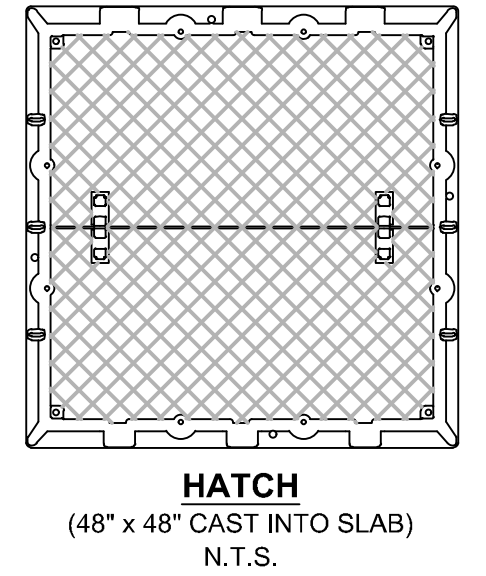
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. 60" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.16 CFS. IF THE SITE CONDITIONS EXCEED 1.16 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	54"	48"	27"	15"
CARTRIDGE DEPTH	8-2"	5-2"	4-2"	3-2"
OUTLET INVERT TO STRUCTURE INVERT (A)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
FLOW RATE HIGH-FLO / DRAINDOWN (cfs per cart)	6 / 1			
MAX. CARTS HIGH-FLO / DRAINDOWN				

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	7 / 7
CARTRIDGE SIZE	
PIPE DATA:	I.E. MATERIAL DIAMETER
INLET PIPE #1	*
INLET PIPE #2	*
OUTLET PIPE	*
RIM ELEVATION	*
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	
	* PER ENGINEER OF RECORD



- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.conteches.com
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO MOBI LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEEBLE BOOT).
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
 - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 746-3318.



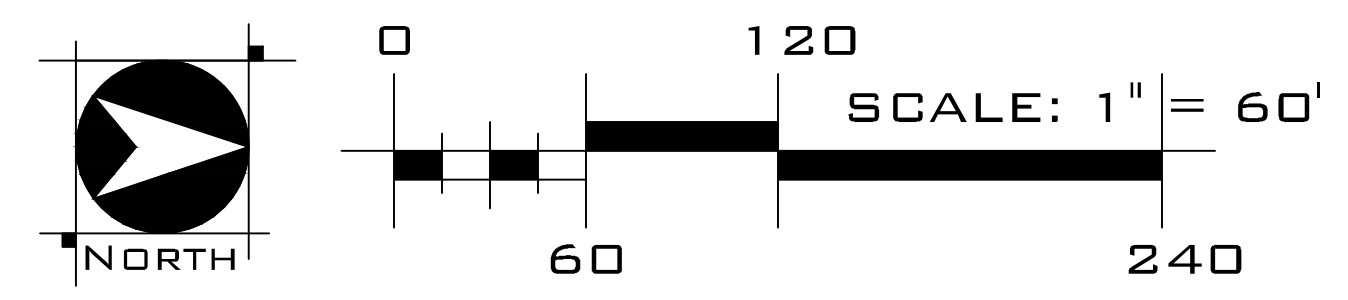
STORMWATER QUALITY TABLE

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DRAINAGE AREA (SF)	REQUIRED FLOW TREATMENT (CFS)	TREATMENT CONTROL MEASURE (TCM)
DMA1	184,050	0.68	TCM 1
DMA2	274,710	1.00	TCM 2

IMPERVIOUS/PERVIOUS CALCULATIONS

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	PERVIOUS PAVERS (SF)	TOTAL PERVIOUS AREA (SF)	% PERVIOUS
DMA1	184,050	156,455	23,100	4,495	27,595	15%
DMA2	274,710	233,435	36,800	4,475	41,275	15%

1. FLOW IS EQUAL TO TWICE THE 85TH PERCENTILE HOURLY RAINFALL INTENSITY (CALIFORNIA STORMWATER BMP HANDBOOK APPROACH).



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PRELIMINARY STORMWATER CONTROL PLAN
SHEET 5 OF 5

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Pleasanton, CA. 94588 Fax 925.847.1557