SPECIAL MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, January 31, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Design Review Board Members
Jack Moore, Chair  Kirk Shelby
Ross Wells, Vice Chair  Jason Laub – Planning Commission Liaison
David Litty

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A.  1/10/19 Meeting Minutes

STAFF REPORTS

HEARINGS

1.  SAGE Veterinary Hospital (PL18297 – DR) – Design Review for Sage Veterinary Hospital on a 2.3-acre site located at 2055 Meridian Park Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-003.  Project Planner: Lorna Villa @ (925) 671-3176

STUDY SESSION

1.  Avesta Assisted Living (PRE18002) – Study Session for the construction of an approximately 114,000 square foot assisted living facility totaling 94 units, including 38 memory care units, on a 1.09-acre site located at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, -013, and 126-164-052.  Project Planner: Ryan Lenhardt @ (925) 671-3162

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT
NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board’s discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board’s comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

February 14, 2019
February 28, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, January 10, 2019 – 5:30 p.m.
 Permit Center Conference Room
 1950 Parkside Drive

Board Members Present:  J. Moore, R. Wells, K. Shelby, R. Barbour
Board Members Absent:  J. Laub, D. Litty
Staff Present:           L. Villa
Audience Attendance:    3

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – None

ADDITIONS/CONTINUANCES/WITHDRAWALS – None

CONSENT CALENDAR

A.  12/13/18 Meeting Minutes

   ACTION: Approved, 4-0. (Moore motioned, Wells seconded)

STAFF REPORTS – None

HEARINGS

1. Concord Car Wash (PL18015 - DR) – Design Review for a 3,669 sq. ft. drive-thru car wash on
   a 1.45-ac. parcel located on the west side of Market Street between Clayton Road and Meadow
   Lane. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX
   (West Concord Mixed Use); APN’s 128-021-022, 024 and 128-033-027. Project Planner: Lorna Villa @ (925) 671-3176

   ACTION: Recommended for approval 4-0 (Wells motioned, Shelby seconded) with the following conditions: 1) Provide details of the horizontal wood slat fence to the Board as a staff item; 2) provide a cut sheet of the lights for the canopy and photometric plan as a staff item; 3) provide a landscape plan with more details for the Board to review as a staff item.

STUDY SESSION – None
BOARD CONSIDERATIONS/ANNOUNCEMENTS – None

STAFF ANNOUNCEMENTS – Staff reviewed the City Council’s actions regarding a potential public art program. Staff reminded the Board that there will be a joint CC/PC/DRB meeting on February 5, 2019 to discuss the Todos Santos Design Guidelines. The Boards and Commissions dinner is scheduled for January 24, 2019 at 6:00 p.m. at the Senior Center. The next board meeting is January 31, 2019 at which Sage Veterinary Clinic and Avesta Senior Living will be discussed.

ADJOURNMENT – 6:20 p.m. (4-0, Moore motioned, Wells seconded)

NEXT DESIGN REVIEW BOARD MEETINGS:

January 24, 2019 – Canceled
January 31, 2019 – Special Meeting
I. GENERAL INFORMATION

Project Name: Sage Veterinary Hospital (PL18297- DR)
Review Status: Design Review
Location: 2055 Meridian Park Boulevard
Parcel Number: 126-490-003
General Plan: West Concord Mixed Use
Zoning: WMX (West Concord Mixed Use)
Applicant: Animal Arts Architecture
Jesse Keith
4520 Broadway Street, Suite E
Boulder, CO 80304

Vicinity Map:
II. PROJECT BACKGROUND

On July 31, 2018, Jesse Keith of Animal Arts submitted an application on behalf of East Bay Veterinary Properties to remodel an existing two-story office building into a veterinary hospital for Sage Centers for Veterinary Specialty and Emergency Care.

On August 7, 2018, the Development Advisory Committee (DAC) conducted a meeting and provided the applicant with comments regarding roof mounted equipment, materials and colors, out-building elevations and the delineation of the sewer line to be replaced.

On August 31, 2018, the application was deemed incomplete. Revised plans were submitted on September 18, 2018, to address the incomplete issues and the application was deemed complete on October 18, 2018.

On November 8, 2018, the Design Review Board conducted Preliminary Design Review of the project. The Board asked the applicant to address items related to the use of shade sails, a public art sculpture, building colors, and roof mounted equipment.

The Board’s design review recommendations will be incorporated into revised plans submitted for a building permit. The Planning Division will issue an Administrative Design Review approval only after first determining that the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project’s conditions of approval.

III. DISCUSSION

The November 8, 2018 meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable. Overall, staff believes the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project’s conditions of approval.

Architecture

1.  Provide details regarding the shade sails posts, cables, and area coverage.

   We have provided greater detail on the Shade Sails. Note 10 on sheet S1.0 now calls out the size as being 10’ square. On S1.0 I have added a setback encroachment note that details the sails and posts will be within the allowable encroachment for a canopy into our setback. The added detail on 3/A5.0 shows a section of the post for the Shade Sails.

   The applicant has indicated that the steel post will be painted black and the shade sails will be connected to the post by a steel eyebolt. The color of the shade sails will be white/light grey as shown on Sheet X3.1. The applicant has addressed the Board’s comments.

2.  Provide information regarding the finished edge along the top of the buildings walls.
For the exterior coping we have added detail 2/A5.0 showing the size of the coping. This coping will match the adjacent siding material color.

The applicant has addressed the Board’s comment by providing a four-inch coping along the top of the building walls.

3. *Notify staff when the accents color samples are painted on the building for review by the Board.*

For the final accent color selection, the staff will be notified when samples are painted on the building and the client has selected their preferred color so that the Design Review Board may stop by the site and accept the final color. The contractor can also provide a photo of the sample if requested. See added note on sheet X3.1. The screening is as close to the equipment as possible with required manufacturer clearances.

The applicant addressed the Board’s comment. Staff will notify the Board when the color samples have been applied to the building.

4. *Demonstrate that the roof-mounted equipment is screened from all angles.*

We have further studied the rooftop screens and provided a few additional screens to avoid any possible side views. In addition, the contractor will confirm coverage from all sightlines and provide additional screens as needed. See note to this on sheet A2.3. We have also provided a photo of similar screens as used on a project in Redwood City on sheet X3.1. The screens on this project will be flatter in appearance as shown in the other photo (right side) of X3.1.

The applicant addressed the Board’s comment.

5. *Paint the chemo exhaust chimney grey.*

The chemo exhaust chimney will be painted grey to match the building. See notes to this on S1.0 Site Plan, A3.1 Exterior Elevations, and A4.0 Site Sections.

The applicant has addressed the Board’s comment.

6. *Identify the color of the MRI canopy fabric.*

The fabric for the MRI canopy will be white/light grey. The trailer manufacturer is going to provide the canopy so that it can be attached to their trailer. This will minimize the number of posts needed for support. The fabric canopy will shed water and be permanently installed.

The applicant has addressed the Board’s comment.
Site Plan

7. *Provide a u-rack, post and loop rack or wheel well secure rack for short-term bicycle parking.*

Sheet A5.0 shows the u-rack to be used. It will be grey in color and not the orange shown.

The applicant has addressed the Board’s comment.

8. *Identify the location of the long-term bicycle spaces proposed inside the outbuilding.*

For the guest and long-term bike parking, we have shown the location on Sheet S1.0. For the secure bike parking see the outbuilding plan on sheet A2.2. Room 002 is the bike room and the south wall will have racks for the bikes. Racks will be spaced 2'-6" on center per requirements.

The applicant has addressed the Board’s comment.

9. Remove all roof-mounted equipment from the out-building.

The Out Building will have no roof-mounted equipment. The mechanical equipment currently is and will still be in the landscaping behind (west) the Out Building. See the note on S1.0.

The applicant has addressed the Board’s comment.

Landscaping

10. *Consider installing animal related sculptures in the landscape areas located to the north of the main entrance.*

The Client has committed to providing a sculpture in the landscape area northeast of the entrance. The sculpture has not yet been selected but images will be provided to you for acceptance prior to installation. See note added to sheet S1.0 as well as an added concrete pad called out on Sheet L2.3.

- Staff recommends the sculpture be brought back to the Board as a staff item prior to installation.

11. *Replace the synthetic lawn area on the north side of the MRI Trailer with landscaping.*

We have updated the landscape plans to remove the artificial turf north of the MRI. See sheet L2.3 for planting and gravel.

The applicant has addressed the Board’s comment.
12. Install 24-inch box trees in the four existing parking lot landscape fingers that are missing trees on the north and east sides of the building.

We have added the requested trees to the parking fingers that are currently missing them (4 locations). See S1.0 Site Plan and Landscaping sheets L2.3 and L2.4.

The applicant addressed the Board’s comment.

13. Provide a minimum of two 36-inch box trees in the landscape areas to the north of the primary entrance.

A sculpture is proposed in the northeast landscape planter adjacent to the primary entrance.

- Staff recommends installing a 36-inch box tree in the landscape area northwest of the entrance. The larger tree within the landscape planter will emphasize the primary building entrance landscaping and complement the art sculpture in the adjacent planter. Additionally, the Development Code requires parking lots with more than 50 spaces to provide a concentration of landscape elements at primary entrances including at a minimum 36-inch box specimen trees, flowering plants, enhanced paving and project identification.

The applicant is proposing the following additional changes in bold followed by staff’s comments and bulleted recommendations when applicable.

14. We would like to reuse the existing aluminum window frames with their dark bronze finish and only replace the glazing. The glazing color would be per our prior submittals. This will preserve the existing articulation of the building, avoiding adding any trim or other items that may detract from the design. The frame color works in conjunction with all our other materials and colors. The new glazing will still provide the desired more modern look.

The original proposal included replacing the existing windows with new silver aluminum framed windows with cement board trim at the top and bottom of the windows. The existing windows have a one-inch dark bronze aluminum framing and no cement board trim. Staff does not object to utilizing the existing windows frames. As the applicant has indicated, the dark bronze color complements the Trespa (high-pressure laminate plate) siding and maintains the building’s contemporary design.

15. We would like to leave the existing shade wall on the west side of the building and not add any deck or door to the deck at the 2nd story. Instead we would like to provide a metal and canvas walkway. This constitutes almost no visual change to the building as the originally proposed deck and now proposed awning are hidden behind the existing shade walls. The awning will match the other proposed shade structures on the site with white/grey canvas and black metal.
Staff does not object to the proposal as the change does not result in a significant visual change.

16. **We propose to install the generator and screen wall at a later date. If they are installed later, they will be done so as described in our proposal.**

   Staff does not object to this request and will include a condition of approval that the generator and screen wall be constructed per the approved plans regardless of timing.

IV. **RECOMMENDATION**

Staff recommends the Board review the revised plans and consider the proposed recommendations for incorporation as conditions of approval.

- The design of the art sculpture to be located northeast of the primary building entrance shall return to the Board as a staff item for review and approval prior to installation.

- Provide a 36-inch box specimen tree in the landscape planter located northwest of the primary building entrance.

V. **MOTION**

Staff has prepared the following motion for the Board's consideration.

I (Board Member ________) hereby move that the Design Review Board recommend approval of Sage Veterinary Hospital (PL18297-DR), subject to the Development Code provisions applicable to the project, staff's recommendations, and any additional recommendations made by the Board.

Prepared by:

[Signature]
Lorna Villa
Associate Planner
(925) 671-3176
Lorna.villa@cityofconcord.org

Exhibits:

A- Written statement date stamp received December 21, 2018
B- Supplemental written statement date stamp received January 14, 2019
C- Project plans date stamp received December 21, 2018
December 20, 2018

Lorna Villa, Associate Planner
City of Concord
1950 Parkside Drive, MS/53
Concord, CA 94519
925-671-3176

Dear Lorna,

Thank you for detailed report and presentation of the project to the Design Review Board.

Attached is a fully updated submittal with the below changes as requested by the Design Review Board and per the notes you forwarded to me.

1. We have provided greater detail on the Shade Sails. Note 10 on sheet S1.0 now calls them out the size as being 10’ square. On S1.0 I have added a setback encroachment note that details the Sails and posts will be within the allowable encroachment for a canopy into our setback. The added detail on 3/A5.0 shows a section of the post for the Shade Sails.
2. The Client has committed to providing a sculpture in the landscape area north east of the entrance. The sculpture has not yet been selected but images will be provided to you for acceptance prior to installation. See the note added to sheet S1.0 as well as an added concrete pad called out on Sheet L2.3.
3. For the final accent color selection, the staff will be notified when samples are painted on the building and the client has selected their preferred color so the design review board may stop by the site and accept the final color. The contractor can also provide photos of the samples if requested. See added note on sheet X3.1.
4. For the exterior coping we have added detail 2/A5.0 showing the size of the coping. This coping will match the adjacent siding material color.
5. We have further studied the roof top screens and provided a few additional screens to avoid any possible side views. In addition, the contractor will confirm coverage from all sight lines and provide additional screens as needed. See note to this on sheet A2.3. We have also provided a photo of similar screens as used on a project in Redwood City on sheet X3.1. The screens on this project will be flatter in appearance as shown in the other photo (right side) of X3.1.
6. For the guest and long-term bike parking we have shown the location on Sheet S1.0 and added an image to sheet A5.0 of the rack style to be used. Note, it will be gray in color not the orange shown.
7. For the secured bike parking see the outbuilding plan on sheet A2.2. Room 002

Principals:
Tony L. Cochrane, AIA
Heather E. Lewis, AIA, NCARB
Vicki J. Pollard, AIA, CVT
Ashley M. Shoults, AIA
Sean M. McMurray, AIA

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is the bike room and the south wall will have racks for the bikes. Racks will be spaced 2'-6" on center per requirements.

8. The chemo exhaust chimney will be painted grey to match the building. See notes to this on S1.0 Site Plan, A3.1 Exterior Elevations, A4.0 Site Sections.

9. The Out Building will have no rooftop mounted equipment. The mech currently is and will still be in the landscaping behind (west) the Out Building. See the note on S1.0

10. We have updated the landscape plans to remove the artificial turf north of the MRI. See sheet L2.3 for planting and gravel.

11. We have added the requested trees to the parking fingers that are currently missing them (4 locations). See S1.0 Site Plan and Landscape L2.3 and L2.4.

As we discussed on the phone, we are hoping to submit for building permit the second week in January. I know you did not anticipate the Design Review Board being able to review our project by then. We are requesting a letter that will allow us to submit for building permit as we await final approval from the Design Review Board. We are committed to addressing any additional concerns that may arise from the Design Review Board as part of their review.

Sincerely,

Jesse Keith
January 14, 2019

Lorna Villa
Associate Planner
925-671-3176

Dear Lorna,

We have made a few changes to the design of the project in order to lower the overall cost. These changes are detailed below. We believe that all of them are in keeping with the existing character of the building as well as the design intent of this renovation.

1. Leave existing window frames, replace glazing - We would like permission to reuse the existing aluminum window frames with their dark bronze finish and only replace the glazing. The glazing color would be per our prior submittals. This will preserve the existing articulation of the building, avoiding adding any trim or other items that may detract from the design. The frame color works in conjunction with all our other materials and colors. The new glazing will still provide the desired modern look.

2. Do not provide new deck inside the existing shade walls on the west side – We would like to leave the existing shade wall on the west side of the building and not add any deck or door to the deck at the 2nd story. Instead we would like to provide a metal and canvas awning between the building and the shade wall to provide a covered walk way. This constitutes almost no visual change to the building as the originally proposed deck and now proposed awning are hidden behind the existing shade walls. The awning will match the other proposed shade structures on the site with white/gray canvas and black metal.

3. Label the generator and associated screen wall for future installation – We would still like approval for the generator and the screen wall but want to not install them as part of this project. If they are installed later, they will be done so as described in our proposal.

We appreciate your help in these modifications to our design.

Sincerely,

Jesse Keith
SAGE Centers for Veterinary Specialty and Emergency Care
Concord
Planning and Zoning Submittals
July 30, 2018
Completeness Review Resubmittal
September 11 2018
Post Review Board Resubmittal
December 20, 2018

RECEIVED
DEC 21 2018
PLANNING
ANIMAL ARTS
architecture • animals • people
LANDSCAPE ARCHITECTURAL DRAWINGS
SAGE CENTERS FOR VETERINARY SPECIALTY AND EMERGENCY CARE - ANIMAL ARTS
CITY OF CONCORD, CALIFORNIA

INDEX OF DRAWINGS
SHEET | TITLE
------|-------
L.0.1 | COVER SHEET
L.0.2 | EXISTING CONDITIONS PLAN
L.0.3 | TREE PROTECTION PLAN
L.1.1-1.3 | IRRIGATION PLAN
L.1.7 | IRRIGATION CONSTRUCTION
L.1.8 | PLANT LIST
L.2.0 | PLANTING LIST
L.2.1-2.3 | LANDSCAPE PLAN
L.2.7 | PLANTING LIST, MATERIALS LIST, AND NOTES
L.3.1-3.5 | LANDSCAPE DETAILS
L.3.1-3.5 | LANDSCAPE SPECIFICATIONS

GOVERNING AGENCY
CITY OF CONCORD
PUBLIC WORKS DEPARTMENT
1130 MARKET STREET
CONCORD, CA 94520
(925) 673-1400

CONSULTANTS
LANDSCAPE ARCHITECT:
HM LANDSCAPE ARCHITECTURAL
1501 GRAND AVENUE
CONCORD, CA 94520
(925) 687-3900

DESIGN CONCEPT FOR PLANNING AND ZONING - NOT FOR CONSTRUCTION

PLANS WERE DESIGNED BY GERHARD AND ASSOCIATES, INC.

1. GRADING PLANS PREPARED BY GERHARD AND ASSOCIATES, INC.
2. ALL ARCHITECTURAL WORKS INCLUDED IN THE SUBMITTED PLANS WERE DRAWN BY GERHARD AND ASSOCIATES, INC.
3. ALL CONTRACTS FOR LANDSCAPE SERVICES WERE NEGOTIATED AND PREPARED BY GERHARD AND ASSOCIATES, INC.
4. ALL PLANS WERE SUBMITTED TO THE CITY OF CONCORD FOR APPROVAL AND CONSTRUCTION.
5. ALL MATERIALS WERE ORDERED AND DELIVERED BY GERHARD AND ASSOCIATES, INC.
6. ALL WORK WAS PERFORMED BY GERHARD AND ASSOCIATES, INC.

NOTES

1. ALL PLANS WERE DRAWN IN COMPLIANCE WITH THE CITY OF CONCORD'S REQUIREMENTS FOR LANDSCAPE ARCHITECTURAL DESIGN.
2. ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S REQUIREMENTS FOR LANDSCAPE ARCHITECTURAL DESIGN.
3. ALL MATERIALS WERE ORDERED AND DELIVERED IN COMPLIANCE WITH THE CITY OF CONCORD'S REQUIREMENTS FOR LANDSCAPE ARCHITECTURAL DESIGN.
4. ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S REQUIREMENTS FOR LANDSCAPE ARCHITECTURAL DESIGN.
5. ALL PLANS WERE SUBMITTED TO THE CITY OF CONCORD FOR APPROVAL AND CONSTRUCTION.

SCOPE OF WORK:

THIS PROJECT INCLUDES UP-DATE PLANTING AND IMPROVED GARDENING AROUND THE NEW VETERINARY CLINIC BUILDING AND PARKING LOT.

EXISTING LANDSCAPE: 14,500 SF
PROPOSED LANDSCAPE AREA: 15,800 SF

PROJECTED COST: $50,000

CONTRACTOR SHALL PROVIDE MATERIALS FOR THE PROJECT AND SHALL COMPLETE ALL WORK AS REQUIRED.

IN THE EVENT OF ANY CHANGES TO THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED.

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PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HORTICULTURAL PLANTS SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL MAINTAIN AND UPGRADE PLANT LIST PROVIDED BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PRINCIPAL LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO A LAWS OF WATER EFFICIENT LANDSCAPE ORNAMENTAL PLANTING REPORT AFTER GRADING AND INSTALLATION.

SAMPLING OF FIELD LEVEL, ORGANIC AMENDMENT, SOIL CONDITIONING, AND SEEDS SHALL BE SUBMITTED PRIOR TO INSTALLATION. CONTRACTOR SHALL FURNISH TO THE CONTRACTOR AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH SUBMITTED MATERIALS.

ALL WORK ON THE ERECTION SYSTEMS UTILIZING HORIZONTAL CONDUITS AND ORIENTATIONAL TESTS AND THE MACHINERY AND CRANES TO BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATION OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNERS AUTHORIZED REPRESENTATIVES PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN 10 FT (3 M) FROM UTILITIES.

TREES PLANTED WITHIN THE TREES OF HORTICULTURAL PLANTS SHALL BE PLANTED WITH A MINIMUM OF 6 FT (1.8 M) AND SHALL BE SUPPORTED WITH A MINIMUM OF 10 FT (3 M) FROM UTILITIES AS APPROVED BY THE INSPECTOR AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF ANAHEIM AND/OR THE MICHIGAN PLANT MATERIALS SERVICE TO PURCHASE PLANT MATERIALS FROM THE PLANTS SHOWN ON THE PLANT LOCATIONS AND QUANTITIES OF ALL STREET PLANTS PRIOR TO GRADING MATERIALS. STREET TREES ARE TO BE PLANTED IN TREE WILDS. TREE WILDS TO BE PLANTED TO BE DETERMINED BY THE INSPECTOR PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANS-281.6). FOR SPECIFIED PLANT MATERIAL, CALIFORNIA SIZE SHALL BE MEASURED AT 1 INCH ABOVE THE SOIL LINE. FOR CALIFORNIA SIZE, TREES WITH CIRCUMFERENCE 10" OR LESS TO 6" AN INCH ABV ABOVE THE SOIL LINE, THE CALIBRATION TREES THE CALIBRATION TREES SHALL BE ESTABLISHED BY TESTING THE AVERAGE OF THE TWO-LARGE PLANTS 10" OR ABOVE OF THE SOIL LINE. FOR CALIFORNIA SIZE TREES WITH CIRCUMFERENCE 6" AND OVER, THE CALIBRATION TREES SHALL BE ESTABLISHED BY TESTING THE AVERAGE OF THE TWO-LARGE PLANTS 10" OR ABOVE OF THE SOIL LINE.

CALIFORNIA SIZE STANDARDS:

- 1 INCH = 1.25" x 1.00" x 0.60" x 0.34"
- 4 INCH = 4.00 x 4.00 x 2.00 x 1.80"
- 8 INCH = 8.00 x 8.00 x 4.00 x 1.80"
- 10 INCH = 10.00 x 10.00 x 6.00 x 1.80"
- 12 INCH = 12.00 x 12.00 x 8.00 x 1.80"
- 15 INCH = 15.00 x 15.00 x 10.00 x 1.80"
- 18 INCH = 18.00 x 18.00 x 12.00 x 1.80"
- 21 INCH = 21.00 x 21.00 x 14.00 x 1.80"
- 24 INCH = 24.00 x 24.00 x 16.00 x 1.80"
- 27 INCH = 27.00 x 27.00 x 18.00 x 1.80"
- 30 INCH = 30.00 x 30.00 x 20.00 x 1.80"
- 33 INCH = 33.00 x 33.00 x 22.00 x 1.80"
- 36 INCH = 36.00 x 36.00 x 24.00 x 1.80"
- 39 INCH = 39.00 x 39.00 x 26.00 x 1.80"
- 42 INCH = 42.00 x 42.00 x 28.00 x 1.80"
- 45 INCH = 45.00 x 45.00 x 30.00 x 1.80"
- 48 INCH = 48.00 x 48.00 x 32.00 x 1.80"
- 51 INCH = 51.00 x 51.00 x 34.00 x 1.80"
- 54 INCH = 54.00 x 54.00 x 36.00 x 1.80"
- 57 INCH = 57.00 x 57.00 x 38.00 x 1.80"
- 60 INCH = 60.00 x 60.00 x 40.00 x 1.80"
- 63 INCH = 63.00 x 63.00 x 42.00 x 1.80"
- 66 INCH = 66.00 x 66.00 x 44.00 x 1.80"
- 69 INCH = 69.00 x 69.00 x 46.00 x 1.80"
- 72 INCH = 72.00 x 72.00 x 48.00 x 1.80"
- 75 INCH = 75.00 x 75.00 x 50.00 x 1.80"
- 78 INCH = 78.00 x 78.00 x 52.00 x 1.80"
- 81 INCH = 81.00 x 81.00 x 54.00 x 1.80"
- 84 INCH = 84.00 x 84.00 x 56.00 x 1.80"
- 87 INCH = 87.00 x 87.00 x 58.00 x 1.80"
- 90 INCH = 90.00 x 90.00 x 60.00 x 1.80"
- 93 INCH = 93.00 x 93.00 x 62.00 x 1.80"
- 96 INCH = 96.00 x 96.00 x 64.00 x 1.80"
- 99 INCH = 99.00 x 99.00 x 66.00 x 1.80"
- 102 INCH = 102.00 x 102.00 x 68.00 x 1.80"
- 105 INCH = 105.00 x 105.00 x 70.00 x 1.80"
- 108 INCH = 108.00 x 108.00 x 72.00 x 1.80"
- 111 INCH = 111.00 x 111.00 x 74.00 x 1.80"
- 114 INCH = 114.00 x 114.00 x 76.00 x 1.80"
- 117 INCH = 117.00 x 117.00 x 78.00 x 1.80"
- 120 INCH = 120.00 x 120.00 x 80.00 x 1.80"
- 123 INCH = 123.00 x 123.00 x 82.00 x 1.80"
- 126 INCH = 126.00 x 126.00 x 84.00 x 1.80"
- 129 INCH = 129.00 x 129.00 x 86.00 x 1.80"
- 132 INCH = 132.00 x 132.00 x 88.00 x 1.80"
- 135 INCH = 135.00 x 135.00 x 90.00 x 1.80"
- 138 INCH = 138.00 x 138.00 x 92.00 x 1.80"
- 141 INCH = 141.00 x 141.00 x 94.00 x 1.80"
- 144 INCH = 144.00 x 144.00 x 96.00 x 1.80"
- 147 INCH = 147.00 x 147.00 x 98.00 x 1.80"
- 150 INCH = 150.00 x 150.00 x 100.00 x 1.80"

MATERIALS LIST

MATERIALS SHOWN SHALL BE #5 WASHED GRAVEL.
**NOTES:**
1. All plants to be planted at equal spacing. They should be evenly distributed to ensure proper growth and maintenance.
2. Typical plant spacings are 6" for shrubs and 12" for trees.

**GROUND COVER SPACING:**

- **NOTE:**
1. The materials used for cover should be compacted and evenly distributed.

**GRANULATE:**

- **NOTE:**
1. The granulate should be evenly distributed.

**TREE STAKING (DOUBLE):**

- **NOTE:**
1. The stakes should be evenly spaced and firmly planted in fresh grade.
2. The topping should be done at the proper height for each plant type.
3. The stakes should be removed after the plants are established.

**SHRUB PLANTING:**

- **NOTE:**
1. The shrubs should be evenly distributed and properly planted in fresh grade.
2. The topsoil should be evenly distributed and compacted.
3. The stakes should be removed after the plants are established.
INSTRUCTIONS TO BIDDERS

A. SUBMITTALS

1. Bids shall be submitted in sealed envelopes bearing on the outside the name of the bidder, the date and the time when opening. Envelopes shall be sealed at the time of delivery to General contractor responsible for reviewing and processing bids.

2. EXAMINATION OF CONSTRUCTION DOCUMENTS AND SITE

Each bidder shall requisition the construction documents (drawings and specifications) and site of the proposed project. The submission of a set shall constitute and acknowledge that the bidder has examined all the specifications and plans for the project and that the bidder is familiar with the nature of the work involved. This includes, but is not limited to, the following:

a. Site conditions, including soil, water, and other environmental factors.

b. Information regarding existing structures, utilities, and other obstacles.

c. Construction schedules, time constraints, and any other factors that may affect the bidder's work plan.

3. REJECTION OF BIDS

The Owner reserves the right to reject any or all bids, to waive any informalities or minor irregularities in any or all bids, and to accept any bid or combination of bids that, in the judgment of the Owner, will be the most advantageous to the Owner.

4. WITHDRAWAL OF BIDS

A bidder may withdraw his bid written notice, provided a written request for such withdrawal is delivered to the Owner prior to the scheduled opening of the bids.

5. GENERAL CONDITIONS

A. DEFINITIONS

Unless otherwise specifically defined, the following terms shall have the meanings set forth below:

a. "Owner" shall mean the party to whom the work is to be performed.

b. "Contractor" shall mean the party who is selected to perform the work.

6. CONTRACT

a. The Owner and the Contractor shall agree upon the terms and conditions under which the work shall be performed. The Agreement shall include:

i. Description of work to be performed.

ii. Schedule of work, including start and completion dates.

iii. Specifications and drawings pertaining to the work to be performed.

iv. Payment schedule and methods of payment.

v. Other terms and conditions as mutually agreed upon.

b. Any修改 or changes to the Agreement shall be in writing and signed by both the Owner and the Contractor. Failure to execute the written modification shall result in the Agreement remaining in full force and effect.

7. CONTRACT DOCUMENTS

The Owner and the Contractor shall agree upon the terms and conditions under which the work shall be performed. The Agreement shall include:

a. The Work shall be performed in accordance with the standards specified in the Agreement and all applicable laws, codes, and regulations.

b. Any modifications to the Agreement shall be in writing and signed by both the Owner and the Contractor. Failure to execute the written modification shall result in the Agreement remaining in full force and effect.

c. Any modifications to the Agreement shall be in writing and signed by both the Owner and the Contractor. Failure to execute the written modification shall result in the Agreement remaining in full force and effect.

8. SUBCONTRACTORS

The Contractor shall not sublet or assign the work without the prior written consent of the Owner. Any modifications to the Agreement shall be in writing and signed by both the Owner and the Contractor. Failure to execute the written modification shall result in the Agreement remaining in full force and effect.

9. SAFETY

The Contractor shall be responsible for ensuring compliance with all safety regulations and standards applicable to the work. The Contractor shall provide and maintain all necessary safety equipment and training for personnel assigned to the project. The Contractor shall ensure that all work is performed in accordance with all applicable safety codes and regulations.

10. PERFORMANCE BOND

The Contractor shall provide a performance bond in the amount of $50,000 as security for the faithful performance of the work. The bond shall remain in force until the work is completed to the satisfaction of the Owner. The Owner may deduct from the bond any amounts that may be owed to subcontractors or suppliers for work or materials furnished.

11. LIENS

The Owner shall have no liability for any liens or claims which may be asserted against the Contractor or its subcontractors for work or materials furnished in connection with the work. The Owner may deduct from the payment any amounts that may be owed to subcontractors or suppliers for work or materials furnished.

12. ACCEPTANCE OF WORK

The Owner shall promptly inspect the work and accept or reject the same as being complete and in accordance with the Agreement. The Contractor shall make all necessary repairs or corrections as required by the Owner.

13. COMPLIANCE WITH LAWS

The Contractor shall comply with all applicable laws, codes, and regulations governing the performance of the work.

14. FINAL PAYMENT

The Owner shall make final payment in accordance with the Agreement and the terms of the final payment bond, if required.

15. TERMINATION

The Agreement may be terminated by the Owner for cause or for any other reason upon thirty (30) days notice. In the event of such termination, the Contractor shall be entitled to payment for work performed and materials furnished in accordance with the Agreement.

16. MISCELLANEOUS

Any modifications to the Agreement shall be in writing and signed by both the Owner and the Contractor. Failure to execute the written modification shall result in the Agreement remaining in full force and effect.
POST INSTALLATION MAINTENANCE PERIOD

A. GENERAL
- Contractor shall provide all materials and equipment to perform work during the Post-Installation Maintenance Period as specified herein, including but not limited to: adequate watering of above ground, reducing variability among plants and controlling weeds, insects and other pests.
- Contractor shall maintain the project as shown and outlined from the date of completion, until the completion of the work.
- Costs incurred for damage or replacement during the Post-Installation Maintenance Period shall be borne by the Contractor.
- Unless otherwise specified in the Owner, the Post-Installation Maintenance Period shall consist of a minimum of 12 (12) consecutive calendar days. A period of not less than 90 (90) days shall be allowed for the punch list.
- Post-Installation Maintenance Period may be extended by the Owner if the project is temporarily unpaved, until such replacement is required or other corrective work becomes necessary.

B. EXECUTION
- All work shall be done in accordance with the approved plans and specifications. Any deviation from the plans and specifications will be considered as such.
- Subsurface drainage ditches, swales and manholes shall be kept clear of leaves, drift and debris to ensure proper drainage of water.
- All areas shall be kept clear of leaves and debris to ensure proper drainage of water.
- Small areas shall be covered with a minimum of 25% (25%) cover over the entire area.
- All areas shall be covered with a minimum of 25% (25%) cover over the entire area.
- Small areas shall be covered with a minimum of 25% (25%) cover over the entire area.

C. IRRIGATION SYSTEM
- Contractor shall provide all materials and equipment necessary to maintain the irrigation system.
- Contractor shall be responsible for all work required to maintain the irrigation system.
- Costs incurred for damage or replacement of equipment shall be the responsibility of the Contractor. Cost of equipment shall be borne by the Contractor.

D. SOD
- Prior to acceptance of the project and maintenance period, all areas shall be established with a minimum of 50% (50%) coverage. Proper installation of sod shall be a minimum of 12 (12) hours. Costs incurred for damage or replacement of sod shall be the responsibility of the Contractor.
- Sod shall be removed from the area and replaced with sod as specified in the Plans and Shop Drawings.

E. RETAINING WALLS
- Contractor shall provide all materials and equipment necessary to maintain the sod on the entire area.
- Contractors shall remove all grass clippings from the entire area.

F. SPECIAL SOD (NON-INCLUSION, MOST DRY, INFECTION SUBSTITUTE)
- Prior to acceptance of the project and maintenance period, all areas shall be established with a minimum of 50% (50%) coverage. Proper installation of sod shall be a minimum of 12 (12) hours. Costs incurred for damage or replacement of sod shall be the responsibility of the Contractor.
- Sod shall be removed from the area and replaced with sod as specified in the Plans and Shop Drawings.

G. TREES
- Trees shall be pruned or removed at the discretion of the Owner. Trees planted on or part of the Contractor shall be pruned or removed at the discretion of the Owner. Trees planted or part of the Contractor shall be pruned or removed at the discretion of the Owner. Trees planted or part of the Contractor shall be pruned or removed at the discretion of the Owner.
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H. PLANT MATERIALS
- Prior to acceptance of the project and maintenance period, all areas shall be established with a minimum of 50% (50%) coverage. Proper installation of plant materials shall be a minimum of 12 (12) hours. Costs incurred for damage or replacement of plant materials shall be the responsibility of the Contractor.
- Plant materials shall be removed from the area and replaced with plant materials as specified in the Plans and Shop Drawings.

I. INSECTICIDE
- Upon completion of the Post-Installation Maintenance Period, Contractor shall require a final inspection of all plants and plant materials against the Control of Insects. The inspection shall be made in the month of June, a minimum of one (1) calendar days prior to the date of inspection.
Material Elevations

See X3.1 for material samples

North

South

West

East

NEW SIGN AT EXISTING LOCATION
NEW OUTDOOR WAITING FENCE
NEW SANDING AND ENTRANCE BI-MATERIAL BOARD
EXISTING SANDING, NEW PAINT
NEW OUTDOOR WAITING FENCE
NEW SIGN AT EXISTING LOCATION
NEW MTR. TEL., PAINT TO MATCH EXISTING SANDING & TEXTURE
NEW MIR. SCREEN
EXISTING TRASH ENCLOSURE, UPDATED TO MATCH NEW BUILDING COLORS, ADD NEW ROOF, HEIGHT PER CITY REQS
NEW GENERATORS, SCREEN
EXISTING OUTBUILDING, UPDATED TO MATCH NEW BUILDING COLORS
NEW SIDEWALK

NEW PLANTINGS, RE-LANDSCAPE
NEW GENERATORS, RE-LANDSCAPE
EXISTING TRASH ENCLOSURE, UPDATED TO MATCH NEW BUILDING COLORS, ADD NEW ROOF, HEIGHT PER CITY REQS
PLANTING SCREENING FOR NEW ELECTRICAL EQUIPMENT
NEW ONIKOLOGY RELIEF YARD
NEW DOG RELIEF YARD, TO MATCH BUILDING COLOR
NEW DOG RELIEF YARD
EXISTING TRANSFORMER, NEW PLANT SCREENING
RE-LANDSCAPE

NEW SIGN AT EXISTING LOCATION
NEW OUTDOOR WAITING FENCE
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RE-LANDSCAPE
Material Board

**Siding**
- MFR: Trexpo Pura
- Color: PWT7078
- Style: Flush Siding

**Metal Panel Accent**
- MFR: AEP Span
- Color: Old Town Gray
- Style: Box Rib

**Field Paint at Existing Building Walls**
- MFR: Sherwin Williams
- Color: SW 7050

**Entrance Sketch**

**Enclosure Screen and Guard Rail**
- Constructed of Trexpo siding with black posts and supports.

**Mechanical Screen**
- MFR: Cityscapes Envisor
- Color: custom to match building field color
- Style: Pan

**Trash Enclosure Roof**
- to match metal panel accent

**Screening**
- Painted metal to match field color or adjacent siding

**Window Frames**
- clear anodized aluminum

**Window Glass**
- semi-transparent, light gray tint

**Dog Relief Yard Fence**
- Ameristar Fence, Powder Coated, Green

**Sun Sail at Dog Relief Yard**
- MFR: Shade Sails LLC
- Color: white / light gray
- Style: Rectangular

Note: Only one accent color will be used on the project. Specifications will call for 4' x 8' samples of all three accent colors to be painted on the building so that the client may see all three in field and make a selection. The Design Review Board will be notified when the samples are painted so they can field inspect and accept the final selection. Photos can also be provided upon request.
### Interior Lighting Fixture Schedule

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Manufacturer</th>
<th>Extension Number</th>
<th>Voltage</th>
<th>Lamp</th>
<th>Lamp Wattage</th>
<th>Max Wattage</th>
<th>Dimming</th>
<th>Location</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Interior Lighting Fixture</td>
<td>Phillips Lighting</td>
<td>01-02-03</td>
<td>120V</td>
<td>1</td>
<td>60W</td>
<td>60W</td>
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</tr>
<tr>
<td>2</td>
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<td>Philips Lighting</td>
<td>01-02-03</td>
<td>120V</td>
<td>1</td>
<td>100W</td>
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<tr>
<td>3</td>
<td>Interior Lighting Fixture</td>
<td>Philips Lighting</td>
<td>01-02-03</td>
<td>120V</td>
<td>1</td>
<td>150W</td>
<td>150W</td>
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<td>–</td>
</tr>
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### Exterior Lighting Fixture Schedule

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<tr>
<th>Type</th>
<th>Description</th>
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<th>Extension Number</th>
<th>Voltage</th>
<th>Lamp</th>
<th>Lamp Wattage</th>
<th>Max Wattage</th>
<th>Dimming</th>
<th>Location</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Exterior Lighting Fixture</td>
<td>Philips Lighting</td>
<td>01-02-03</td>
<td>120V</td>
<td>1</td>
<td>60W</td>
<td>60W</td>
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<td>–</td>
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<td>100W</td>
<td>100W</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
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<td>Exterior Lighting Fixture</td>
<td>Philips Lighting</td>
<td>01-02-03</td>
<td>120V</td>
<td>1</td>
<td>150W</td>
<td>150W</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

### Lighting General Notes

- **NO LEAPS TO BE TAKEN EXCEPT AS SHOWN**
- **ALL ADRU (ARCHITECTURAL) LIGHTS TO PROVIDE AN AAR (ARCHITECTURAL) APPEARANCE**
- **ALTERNATIVE VALUES ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS**

### Lighting Specific Notes

- **APPENDIX A**
- **APPENDIX B**
- **APPENDIX C**
- **APPENDIX D**
- **APPENDIX E**
- **APPENDIX F**

### Exterior Lighting Specific Notes

- **APPENDIX A**
- **APPENDIX B**
- **APPENDIX C**
- **APPENDIX D**
- **APPENDIX E**
- **APPENDIX F**
AGENDA ITEM NO. 1

REPORT TO DESIGN REVIEW BOARD

DATE: January 31, 2019

1. GENERAL INFORMATION

Project Name: Avesta Assisted Living (PRE18002)
Review Status: Conceptual Review
Location: 1335-1385 Galindo Street
Parcel Numbers: 126-133-009, 013, and 126-164-052
General Plan: Downtown Mixed Use
Zoning: DMX (Downtown Mixed Use)
Applicant: Avesta Development Group, LLC
Attn: Mohammad Javanbakht
1095 Colby Avenue
Menlo Park CA 94025

Vicinity Map:
II. PROJECT BACKGROUND

On February 9, 2018, Mohammad Javanbakht, on behalf of Avesta Development Group, LLC, submitted a Preliminary Application and Conceptual Design Review for an 114,000 sq. ft. assisted living facility at 1335-1385 Galindo Street (former location of the proposed Rocketship School).

On February 27, 2018, the Development Advisory Committee (DAC) reviewed the project.

On April 12, 2018, the Board conducted a conceptual review of the project that referenced Renaissance’s interpretation of traditional Italianate Revival architecture with selected contemporary design elements. The design featured Juliet balconies with metal railings, cornice ledges, arched forms, bay windows, and gable and hip roof forms. The Board asked the applicant to consider ways to provide additional parking by locating it beneath the building. The Board recommended shifting the buildings west to create larger patios and more landscaping along Galindo Street. The Board asked the applicant to provide a roof terrace plan and consider including terraces on different floors and to ensure the arbor elements are of adequate dimension and proper material. The Board asked the applicant to upsize the trees and consider adding large pots at the entry to provide landscape “richness” and extend the special paving to the sidewalk along Galindo Street. The Board also suggested the applicant consider an alternative building design.

On January 17, 2019, the applicant submitted revised drawings that propose contemporary architecture for discussion with the Board prior to submitting a formal development application.

III. PROJECT DESCRIPTION AND DISCUSSION

The proposed facility consists of 94 assisted living residences, 38 memory care residences, and associated amenities. The seven-story building includes ground floor dining, living, fitness, and activity areas and the upper floors contain residences and lounges.

“Age-friendly” assisted living residences are designed to allow maximum independence for aging, active senior residents seeking social and mental stimulation. The residences provide a “high-quality, home-like” environment while having access to activities and programs. Each residence includes areas for living, eating, and sleeping, plus a kitchen and at least one bathroom. The residences have “top-quality” fixtures and finishes.

Memory care residences are individual private or shared residences that house seniors with Alzheimer’s or other forms of memory impairment. Each residence includes areas for living, eating, and sleeping, at least one bathroom, and may include a kitchen. Memory care residents are offered meals, housekeeping, laundry, transportation, social services such as dressing, bathing, grooming, toileting, and medication management as needed.

Site Design

The 1.1-acre site consists of three contiguous parcels and is located at the southwest intersection of Galindo Street and Laguna Street. Surrounding land uses include a vacant commercial building to the north, previously occupied by a motorcycle dealership, automotive glass repair to the south, and
apartments to the west. The Concord Police Department is located east of the site across Galindo Street.

Two rectangular buildings are oriented perpendicular to Galindo Street with vehicle access provided by a two-way driveway located mid-point along the street frontage. The building spans a portion of the driveway near the street and cantilevers over a ground floor parking area with the remaining parking located at grade at the rear of the building. Landscaping is incorporated along the perimeter of the site and a trash enclosure is located along the north property line.

Staff does not have recommendations regarding the site design.

Architecture

The seven-story building proposes a “contemporary expression of the early California architectural character outlined in the Todos Santos design guidelines.” In this way, the project proposes to create a rich, cohesive, and varied urban environment near the heart of downtown Concord.

The building is organized with two wings separated by a central entry motor court. These two wings are joined above the second floor by a bridge that terminates at a lounge. The pedestrian entrance, alongside the vehicular entrance, occurs at the base of the tallest portion of the building, and is articulated with a large canopy and tile surround. Residential amenities activate both the ground floor and top floor of the building. The ground floor to the south of the main entrance contains vegetated green screens in the openings to provide texture and conceal parking beyond.

The façade is defined with a base, middle and top. The building base includes brick veneer providing texture at the pedestrian level. Decorative tile surrounds the main entrance and provides additional detail to the central façade. The middle is defined by a neutral palette of plaster walls of varying height with a hierarchy of window sizes organized around a trio of deep-set bays.

The top of the building is defined with parapets instead of tile roofs. Various cornice depths create shadow and texture at the top of the building and emphasize various building planes.

A cement plaster finish and trim compose the exterior of the building and metal awnings and railings accent the ground floor and upper floors. A white and gray color palette is proposed. A materials and color board will be available at the meeting for review.

Staff has the following recommendations:

- Does the Board support the proposed design concept?
- Consider ways to incorporate fenestration on the rear (west) elevation.
- Consider using architectural features such as awnings and balcony rails in a consistent manner on the elevations for a symmetrical appearance.
Landscaping

The landscape design will reinforce the project’s early California style and will utilize plant materials that are water efficient and are native to the region. A number of specimen-sized Arbutus, Blueberry, and Zelkova trees are proposed along the perimeter of the site and near the lobby entrance in the parking lot. Bio-swales are located in small “pockets” adjacent to the building and parking areas.

Staff has the following recommendations:

- Is the location and type of plant material appropriate for the site?
- Are the number of 36”-box trees sustainable for the site?

IV. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the formal application.

Prepared by:

G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@cityofconcord.org

Exhibits:

A - Applicant’s written statement date stamp received January 24, 2019
B - Project plans date stamp received January 17, 2019
C - Project plans date stamp received February 9, 2018
Architectural Character

The proposed seven story Project will be designed to enhance and compliment the neighborhood. Although it lies outside of the Todos Santos design guideline district, the Project will complement the Early California architectural character of the district further south along Galindo Street with an updated interpretation of the style, using light colored plaster, dark trim and deep recesses. The proposed project incorporates complementary expressions of the style to create a more vibrant and varied environment near the heart of downtown Concord. This is accomplished with the appropriate building size and design, as well as thoughtful use of materials, utilizing multiple finishes, colors and façade articulation to create texture, break up building masses, and provide visual interest to ensure that the building “belongs” in the neighborhood.

The building will be prominently sited along Galindo Street with ground floor uses that may engage with the public to activate the pedestrian environment. A combination of residential units and amenity spaces activate the street frontage on upper floors. Roof terraces and podium courtyards are proposed on the upper floor along Galindo Street. Roof terrace and podium courtyard amenities will include a variety of outdoor seating areas, synthetic turf lawn areas for activities, scenic views, wet bar, and gas fire pits. The ground floor dining area has an adjacent patio with bar-b-que island for outdoor dining.

The main vehicular entrance is in the center of the building along Galindo Street. The pedestrian entrance and lobby are at the base of a tower that serves as a focal point for the Project. The building is organized with two wings separated by a central entry motor court. These two wings are joined above the second floor by a bridge that terminates at a central roof terrace. The pedestrian entrance, alongside the vehicular entrance, occurs at the base of the tallest portion of the building, and is articulated with a large canopy and tile surround. The ground floor to the south of the main entrance contains vegetated green screens in the openings to provide texture and conceal parking beyond.

The façade is clearly defined with a base, middle and top. The building base is enhanced with brick veneer providing a rich texture at the pedestrian level. Decorative accent tile surrounds the main entrance and provides additional richness to the central façade on each side of the vehicular entry drive. The middle is defined by a neutral palette of plaster walls of varying heights with a hierarchy of window sizes organized around a trio of deep-set bays. While the original proposed design included clay roof tiles, this element would not be experienced at the ground pedestrian level. Instead, the top of the building is enhanced with a variety of parapet heights and sculpted cornices. The top level at the front and side steps down along Galindo Street to provide roof terraces with views of downtown and Mount Diablo.
### PROJECT TEAM

**DEVELOPER:**
Avesta Development Group LLC
1095 Colby Avenue
Menlo Park, CA 94025

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**ARCHITECT / LANDSCAPE:**
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### Landscape Plan Rendered

#### Avesta | Concord

**Project No.: 1264-0003**

**Jan 16, 2019**

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#### Tree Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Plant Size</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌳</td>
<td>Arbutus x Hybrid</td>
<td>Arbutus Mix Hybrid</td>
<td>3 ft.</td>
<td>2</td>
</tr>
</tbody>
</table>

#### Storm Water Quality Planter Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Water Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌿</td>
<td>Chamaecyparis lawsoniana</td>
<td>Lawson Cypress</td>
<td>5 gallon, M</td>
</tr>
</tbody>
</table>

#### Shrub Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Plant Size</th>
<th>Water Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌿</td>
<td>Blue Misty Blue Solomons</td>
<td>Blue Misty Blue Solomon</td>
<td>3 gallon</td>
<td>E 6 &amp; F</td>
</tr>
</tbody>
</table>

#### Ground Cover Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Plant Size</th>
<th>Water Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌿</td>
<td>Dogwood</td>
<td>Dogwood</td>
<td>1 gallon, M</td>
<td>E 6 &amp; F</td>
</tr>
</tbody>
</table>

#### Vine Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Plant Size</th>
<th>Water Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>🍁</td>
<td>Vinca</td>
<td>Vinca</td>
<td>1 gallon</td>
<td>E 6 &amp; F</td>
</tr>
</tbody>
</table>

#### Landscape Area

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>45,178 SF</td>
</tr>
<tr>
<td>Required Landscape Area</td>
<td>9,180 SF</td>
</tr>
<tr>
<td>Providing Landscape Area</td>
<td>8,035 SF</td>
</tr>
<tr>
<td>Additional</td>
<td>8,150 SF</td>
</tr>
<tr>
<td>Roof Terraces and Podium Courtyard</td>
<td>1,145 SF</td>
</tr>
<tr>
<td>Total Landscape Area</td>
<td>9,880 SF</td>
</tr>
</tbody>
</table>

#### Parking Shade Trees

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Tree Size</th>
<th>Coverage Qty</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zelkova</td>
<td>8 in.</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>10 in.</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>12 in.</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>52</td>
</tr>
</tbody>
</table>

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![Landscape Plan Rendered Diagram](diagram.png)

**Scale: 1" = 50'**
1. STUCCO (PORTLAND CEMENT PLASTER) EXTERIOR FINISH
2. STUCCO OVER BUILT OUT TRIM
3. VINYL WINDOW
4. GLASS PANEL DOOR
5. BRICK VENEER
6. LOUVER PANEL
7. STUCCO CORNICE TRIM W/ METAL CAP
8. DECORATIVE METAL GUARD RAIL
9. DECORATIVE METAL GRILLE / FENCE
10. FLAT METAL SIDING PANEL
11. METAL BOX CANOPY
12. METAL AWNING
13. EMBOSSED TILE SURROUND
14. GREEN SCREEN
15. DECORATIVE EXTERIOR LIGHT FIXTURE
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