REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, April 25, 2019 – 5:30 p.m.
 Permit Center Conference Room
  1950 Parkside Drive

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

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 3/14/19 Meeting Minutes

STAFF ANNOUNCEMENTS

1. Introduction of Planning Manager Mindy Gentry

STAFF REPORTS

1. Grant Street Mixed Use Development (PL8160 – DR) – Project Planner: Ryan Lenhardt @671-3162

HEARINGS

BOARD CONSIDERATIONS/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 REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:**

May 9, 2019  
May 23, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, March 14, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, R. Wells, R. Barbour, D. Litty, K. Shelby
Board Members Absent: J. Laub
Staff Present: R. Lenhardt
Audience Attendance: 7

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 2/14/19 Meeting Minutes

ACTION: Approved with changes, 3-0-2-1. (Wells motioned, Shelby seconded, Barbour, Litty abstained, Laub absent)

STAFF REPORTS: None

HEARINGS

1. Avesta Assisted Living Facility (PL19036 – DR) – Preliminary Review for a 139,551 sq. ft. building consisting of 117 assisted living and 33 memory care units on a 1.09-acre site 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

ACTION: Recommended for approval 5-0-0-1 with the following conditions (Wells motioned, Shelby seconded, Laub absent): 1) Use similar window types at the corners of the building (e.g., double hung next to double hung); 2) call out the use of “cool turf” on the roof terraces on the landscape plan; and 3) consider traffic calming methods at the driveway and drawing attention to pedestrian activity. The following items shall return as a staff report item: 4) wall reveal details; 5) location of rooftop equipment and screening details; 6) elevations of the trash enclosure and generator enclosure; 7) options for accent colors (e.g., railings, balconies, etc.); and 8) a design for public art.
BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

STAFF ANNOUNCEMENTS: None

ADJOURNMENT: 6:47 p.m. (5-0-0-1, Shelby motioned, Litty seconded, Laub absent)

NEXT DESIGN REVIEW BOARD MEETINGS:

March 28, 2019
April 11, 2019
MEMORANDUM

April 25, 2019

TO: Design Review Board

FROM: G. Ryan Lenhardt, Senior Planner

SUBJECT: Grant Street Mixed-Use Development Staff Report (PL18160 - DR)

Background

On April 26, 2018, the Design Review Board conducted design review of the Grant Street Mixed-Use Development and recommended approval of the building architecture and landscape design with conditions to submit architectural details, clarify the location of the proposed landscaping, and provide information regarding proposed art panels.

On September 19, 2018, the Planning Commission approved the associated Use Permit, Minor Use Permit, and Design Review applications subject to conditions of approval.

Discussion

On April 16, 2019, the applicant submitted plans and details in response to the Board’s conditions, which are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable.

1. Provide wall venting details/exterior protrusions (COA 36a).

Changes were made on all project elevations to show all project venting. Most of the unit venting is accomplished through the ceilings of the unit decks and is not visible on the exterior elevation. The vents shown on the elevations are fresh air intake vents and are flush mounted louvered vents. The vents will be painted to closely match the adjacent wall color.

One vent is added on the second-floor elevation of the garage portion on the North Site Clayton Road frontage. Four vents are added to the upper level parking garage levels to the South Site Clayton Road Elevation. Corridor venting was added to South Site Grant Street Elevation. Balcony deck scuppers were added to some balconies on the North Site Concord Boulevard Elevation and North Site Colfax Street Elevation. These are employed to maintain the alignment of the deck edges with the reveal pattern of the wall.

The applicant addressed the Board’s comment. Staff has no further recommendations.

2. *Indicate which trees are going to be planted where (COA 36b).*

A revised landscape plan indicating which trees are to be planted where is included. Refer to sheets L6.01-L6.07 for Tree Planting Plans, and L7.01-L7.07 for Shrub Planting Plans. All common names are shown italicized and directly below the botanical name.

The applicant addressed the Board’s comment. Staff has no further recommendations.

3. *Provide fencing details (COA 36c).*

Two types of decorative steel fence enclosures are indicated on the plans. One is found at the ground level courtyards along Concord Boulevard and the other is the pool fence enclosure on the roof level of the North Site. Both fences are 6’ high with similar decorative tubular steel pattering. Refer to sheet L1.01, L1.02, and L1.06 for fence locations. Refer to sheet L3.01, detail ‘9’ for perimeter courtyard fencing, and sheet L3.02, detail ‘1’ for pool fence enclosure.

The applicant addressed the Board’s comment. Staff has no further recommendations.

4. *Develop the end wall elements on Concord Boulevard (COA 36d).*

Revisions were made to the arrangement and sizing to the architectural projections surrounding the windows and articulation of the façade of the Concord Boulevard elevation on the North Site and are shown on sheet A8.N.0B and revised colored elevations A-2.1 – A-2.6 dated 4/8/19.

The applicant addressed the Board’s comment. Staff has no further recommendations.

5. *Provide details regarding the “History of Concord” art panels (COA 36e).*

This will be submitted at a later date.

This item will be brought back to the Board at a later date. Staff has no further comments.
Return with the final landscape plan with sections and plan views of the planted bioswales, and sections of wall groupings (especially ones that are setback from the sidewalk from the street and are visible) prior to the issuance of the building permit (COA 41).

Two typical sections of bio-filtration planters are indicated and included in sheets L7.01 – L7.07; one on-grade, and the other of a raised filtration planter on podium. Locations of all bio-filtration planters are indicated in Civil sheet C-6. Typical raised planter sections on podium are found on sheet L3.03, details ‘1’ and ‘3’. Trees in raised filtration planters are containerized by decorative pre-fabricated pottery as indicated in sheet L3.02, detail ‘11’.

The applicant addressed the Board’s comment. Staff has no further recommendations.

In addition to the staff report items above, the applicant is proposing minor changes to other architectural items for code and constructability reasons for the Board’s review. Some of the changes include: 1) clarifying the location of patio guardrails; 2) relocating fences and gates; 3) relocating a transformer; and 4) adding a door to the storefront system for convenient access to an elevator.

Staff has been speaking with the applicant about these changes and asserts they are appropriate but would like the Board’s input. The proposed scope of changes with references to the corresponding plan sheets are referenced in Exhibit B for the Board’s information. The applicant will direct the Board to each of the changes at the meeting.

**Recommendation**

Staff recommends the Board review the details and proposed revisions to the building materials and make any additional comments for incorporation into the drawings submitted for a building permit.

Exhibits:
- A- Written statement date stamp received April 16, 2019
- B- Table of contents date stamp received April 16, 2019
- C- Project plans date stamp received April 16, 2019
April 16, 2019

Mr. Ryan Lenhardt
Planning Division
1950 Parkside Drive
Concord, CA 94519

Re: “The Grant” Design Review Board

Ryan:

Hines is excited to present revised details related to The Grant Mixed Use Development (“The Grant”), located in downtown Concord, to the City and Design Review Board. The City of Concord Planning Commission approved the Use Permit, Minor Use Permit, and Design Review for The Grant on September 19, 2018. Upon the expiration of the appeal period, these permits were formally approved on October 2, 2019. The approval was conditioned upon the Design Review Board’s final review and approval of several exterior design elements. This packet is intended to satisfy those conditions.

The following page references the specifics of these conditions and provides a table of contents for where they are addressed in the packet. Most of the items are largely consistent with what the Design Review Board has approved previously. Where there are changes, they have been expressly called out, and, wherever possible, additional detail has been shown.

We appreciate your continued feedback on the project, and we welcome your questions or concerns. We look forward to continuing to work with staff and the Design Review Board to bring this project to fruition.

Sincerely,

[Signature]

George Clever
Senior Managing Director
Hines
CONDITION OF APPROVAL 36-a: Venting details/ exterior protrusions

Changes were made on all project elevations to show all project venting: these are shown on Design Development Elevation Sheets A8.N.0A, A8.N.0B, A8.S.08A, and A8.S.08B. Most of the unit venting is accomplished through the ceilings of the unit decks and is not visible on the exterior elevation. The vents shown on the elevation are fresh air intake vents and are flush mounted louvered vents. A sample picture of this type of vent is shown on page A8.S.0B. The vents will be painted to closely match the adjacent wall color.

Garage venting: One vent is added on the second-floor elevation of the garage portion on the North Site Clayton Road frontage. This is shown on sheet A8.N.0A “North Site Clayton Road Elevation”. Four vents are added to the upper level parking garage levels to the South Site Clayton Road Elevation, and this is shown on Sheet A8.N.0A “South Site Clayton Road Elevation”.

Corridor venting: Corridor venting was added to South Site Grant Street Elevation. This is shown on sheet A8.S.0A and was done for ventilation of corridors.

Balcony deck suppers added to some balconies on the North Site Concord Boulevard Elevation and North Site Colfax Street Elevation. This is shown on sheets A8.N.0B “North Site Concord Boulevard Elevation”, North Site Colfax Street Elevation” and South Site Park Street Elevation”. These are employed to maintain the alignment of the deck edges with the reveal pattern of the wall design.

CONDITION OF APPROVAL 36-b: a revised landscape plan indicating which trees are to be planted where.

Refer to sheets L6.01-L6.07 for Tree Planting Plans, and L7.01-L7.07 for Shrub Planting Plans. Per City’s request, all plant species’ common names were added to each planting legend. All common names are shown italicized and directly below the botanical name.

CONDITION OF APPROVAL 36-c: fencing details

Two types of decorative steel fence enclosures are indicated on plans. One is found at the ground level courtyards along Concord Blvd and the other is the pool fence enclosure on the roof level of the North Site. Both fences are 6’ high with similar decorative tubular steel patterning. Refer to sheet L1.01, L1.02, and L1.06 for fence locations. Refer to sheet L3.01, detail ‘9’ for perimeter courtyard fencing, and sheet L3.02, detail ‘1’ for pool fence enclosure.

CONDITION OF APPROVAL 36-d: the wall facing Concord Boulevard

Revisions were made to the Arrangement and sizing to the architectural projections surrounding the windows and articulation of the façade of the Concord Boulevard elevation on the North Site
and are shown on Sheet A8.N.0B and revised colored elevations A-2.1 – A-2.6 dated 04.08.19

CONDITION OF APPROVAL 36-e: “History of Concord” art panels
To follow at later date

CONDITION OF APPROVAL 41: The applicant shall return to the Design Review Board as a staff report item with the final landscape plan with sections and plan views of the planted bioswales, and sections of wall groupings (especially ones that are setback from the sidewalk from the street and are visible) prior to the issuance of the building permit. (DRB, PLNG)

Two typical sections of bio-filtration planters are indicated and included in sheets L7.01 – L7.07; one on-grade, and the other of a raised filtration planter on podium. Locations of all bio-filtration planters are indicated in Civil sheet C-6. Typical raised planter sections on podium are found on sheet L3.03, details ‘1’ and ‘3’. Trees in raised filtration planters are containerized by decorative pre-fabricated pottery as indicated in sheet L3.02, detail ‘11’.

Additional items changed for code and constructability reasons that are not expressly called on in the Conditions of Approval.

The following is an enumerated list of each change with references to the Design Development sheets with the callout notes for each item.

1.0 “Accent” deck Rail: Elevations have been amended to correctly show the railing design as per the detail shown on sheet A-6.0 of the COA set. This change is shown on Sheets A8.N.0A and A8.S.0A.
2.0 Guardrail for side patios: Deck railings are added to the elevations for second floor unit patios on the east side of the Clayton Road frontage. This is shown on sheet A8.N.0A “North Site Clayton Road Elevation” and A8.N.0B “North Site Colfax Street Elevation”. Railings were not shown at this location on the Conditions of Approval Set submitted dated 05.23.19 and are required for Guardrail, fall protection.
3.0 Gate and Fence relocation: The gate and fence location at the east portion of the North Site Colfax Street Elevation has been moved back from Colfax street. This is shown on sheets A8.N.0A “North Site Clayton Road Elevation” and A8.N.0B “North Site Colfax Street Elevation”. This condition was not shown in the Conditions of Approval Set submitted dated 05.23.19.
4.0 Transformer room: One of the transformers that was previously located above ground along the North Site Concord Boulevard frontage has been relocated into an “alcove” along the North Site Clayton Road frontage. This is shown on sheet A8.N.0A “North Site Clayton Road Elevation”. This change allows the transformer to be out of view and improves the Concord Boulevard Elevation.
5.0 Arches have been added to Portions of the project elevations per mayoral council request. This is shown on sheets A8.N.0A “North Site Grant Street Elevation”, sheet A8.N.0B North Site concord Boulevard Elevation and sheet A8.S.0A” South Site Grant Street Elevation”.
6.0 “Grade Shown”: The correct grade line is now indicated correctly around the North Site and is shown on sheets A8.N.0A “North Site Grant Street Elevation, and A8.N.0B “North Site Colfax Street Elevation”
and “North Site Concord Boulevard Elevation”. By showing an adjusted grade line some of the ground floor design proportions change slightly.

7.0 Door Added: A door was added into the storefront system on the North Site Grant Street Elevation. This is shown on sheet A8.N.0A “North Site Grant Street Elevation”. This door was added to provide a convenient and secure access to a corridor leading the elevator used to access the roof deck amenity for the residents of the South Site.

8.0 New roof deck and clubroom configuration changes are shown on the elevations. This is shown on sheets A8.N.0A and A8.N.0B on all elevations.

9.0 Stair structure beyond: The existing stair North Site Concord Boulevard elevation has been extended to provide roof access. This is shown on sheet A8.N.0B “North Site Concord Boulevard Elevation”. This stair is required for roof access by the fire department. The stair will be recessed from the building wall to minimize its impact on the wall design.

10.0 Windows added to stairs: Windows have been added to the stairs on the North Site Colfax Elevation and is shown on sheet A8.N.0B “North Site Colfax Street Elevation”. These windows have been added to provide light into the stairway shaft.

11.0 Doors Added: A pair of doors have been added into the lobby on the North Site Concord Boulevard Elevation. This is shown on sheet A8.N.0B “North Site Concord Boulevard Elevation”. These doors are added for convenience of access into the lobby.

12.0 Ground Floor Facade extension: The architectural façade on the South Site Grant Street Elevation has been extended to accommodate the accessible stall configuration behind the wall.

13.0 Added missing windows: Three windows required for units along the North Site Colfax Street Elevation that were missing in the COA elevations have been added. This is shown on sheet A8.N.0B “North Site Colfax Street Elevation”. These windows are required to provide light and air into the units.

14.0 Recess with no window: A window was removed at one location on the South Site Grant Street Elevation. This is shown on sheet A8.S.0A “South Site Grant Street Elevation”. This was done to allow for a structural shear wall. This location will have the same recess as the remainder of this portion of the wall to maintain the design pattern.

15.0 Transformer Doors and vents: The transformer alcove doors on the south portion of the South Site Grant Street Elevation have been modified and vents added. This is shown on sheet A8.S.0A “South Site Grant Street Elevation”. This change was made to accommodate PG&E requirements into the transformer alcove room.

16.0 Guardrail added for deck conditions: Guarded rails area added for upper level decks on the South Site. These are shown on both elevations on sheet A8.S.0B. These were omitted from the COA submittal set elevations and are required for guardrail fall protection.

17.0 Exit discharge per plan: A recess is provided on the ground floor of the South Site Park Street Elevation and South Site Colfax Street Elevation. This is shown on sheet A8.S.0B both elevations. This is done to accommodate an exiting ‘Path of Travel” from the stair to the street.

18.0 Gas meter Alcove: A gas meter alcove has been added to the South Site Colfax Street Elevation shown on sheet A8.S.0B. This is added to comply with PG&E requirements.
Note the vent penetrations at the exterior elevations are tentative. The penetrations centered over windows are not expected to change. Penetrations through walls at corners and between windows are subject to the structure shear panel requirements not yet available.

LEGEND FOR CONDITION CF APPROVAL RESPONSES

These changes relating to COA changes are noted with a red boxed note. Other architectural changes are noted with blue boxed notes.

CONDITION OF APPROVAL 36-a: Venting details/entrance protrusions

CONDITION OF APPROVAL 36-b: A revised landscape plan indicating which trees are to be planted where.
For Tree Plans please refer to sheets L7.01-L7.06. For Shrub Plans please refer to sheets L7.01-L7.06.

CONDITION OF APPROVAL 36-c: Fencing details
Regarding Pool Fencing at Pool Deck, Refer to Detail #9, Sheet L3.01.
Regarding Fencing at Concord Blvd, refer to detail #9, Sheet L3.01.

CONDITION OF APPROVAL 36-d: The watt facing Concord Boulevard
Revised colored elevations A-2.1–A-2.6 dated 04.06.19.

CONDITION OF APPROVAL 36-e: “History of Concord” art panels.
To follow a later date.

CONDITION OF APPROVAL 41: The applicant shall return to the Design Review Board as a staff report term with the final landscape plan with sections and plan views of the planted boxwood, and sections of axial groupings (especially areas that are setback from the sidewalk) from the street and are visible) prior to the issuance of the building permit.

(DRE. PLNS.)
Regarding Raised Planter walls a level 4, Refer to Details #9 and Sheet L3.02.
Details #1 and #3, Sheet L3.03 and Sheet L3.04.
Regarding planted soil retention, refer to Soil sheet.
Note the vent penetrations at the exterior elevations are tentative. The penetrations centered over windows are not expected to change. Penetrations through walls at corners and between windows are subject to the structural shear panel requirements not yet available.

COA 36a

SOUTH SITE CLAYTON ROAD ELEVATION

Fresh air intake vents for hallway ventilation - typical.

vent penetration - typical. Vents are minimized and predominantly discharge at deck ceilings. See image on A8.S.0B of this set.

COA 36a

SOUTH SITE GRANT STREET ELEVATION

Facade extended 1 bay to accommodate required disabled parking stall.

window due to required shear wall.

COA 36a

accent deck rail graphics amended to conform with image in COA package, typical. See image and detail on A8.S.0B of this set.

accent deck rail graphics amended to conform with image in COA package, typical. See image and detail on A8.S.0B of this set.

transformation of doors modified per PG&E requirements
Note the vent penetrations at the exterior elevations are tentative. The penetrations centered over windows are not unexpected to change. Penetrations through walls at corners and between windows are subject to the structural shear panel requirements not yet available.

**COA 36a**

- Vent penetration - typical. Vents are minimized and predominantly discharge at deck drainages. See image or A8.S.0B of this set.
- Guardrail added for deck conditions.
Conditions Comment #41
Regarding Raised Planter wells at Level 4, Refer to Details # 9 and 11, Sheet L3-02, Details # 7 and 9, Sheet L3-03, and Detail #1 and 3, Sheet L3-04

For Tree Plans please refer to Sheets L6.01 - L6.06
For Shrub Plans please refer to Sheets L7.01 - L7.07
For Tree Plans please refer to Sheets L6.01-L6.06
For Shrub Plans please refer to Sheets L7.01-L7.07
6'-2" Ht. Perimeter Fence
6'-8" Ht. Pilasters with Lighting
6'-2" Ht. Entry Gate

4.16.2019
6'-0" HIGH TUBULAR STEEL POLE, FENCE ENCLOSURE & GATE

6'-0" HIGH TUBULAR STEEL POLE, FENCE ENCLOSURE & GATE

Reference Image

FALSE BOTTOM CUSTOM POTTERY

CANTILEVERED WOOD BENCH
1. REFER TO GENERAL NOTES AND LEGENDS, SHEET LS0.03 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO TREE LEGEND, SHEET L6.00 FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
9. SPECIMEN TREES TO BE TAGGED BY LANDSCAPE ARCHITECT.
10. ALL TREES ON PODIUM SHALL BE ANCHORED TO STRUCTURAL SLAB PER TREE ANCHORING DETAIL.
11. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 2" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
12. ALL SPECIMEN TREES SHALL RECEIVE DRAINAGE. CONTRACTOR PROVIDE DRAINAGE AND CONNECT DRAIN TO STORMWATER OR PROVIDE DRAINAGE TO SUMP.

TREE LEGEND

SYMBOL
PLANT NAME

ALB JUL
ALBIZIA JULIBRISIN
SILK TREE
ARB UNE
ARBUTUS UNEDO
STRAWBERRY TREE
ARC CUN
ARCHONTOPHENOIX CUNNINGHAMIANA
KING PALM
CIN CAM
CINNAMOMUM CAMPHORA
CAMPHOR TREE
FIC LYR
FICUS LYRATA
FIDDLE LEAF FIG TREE
KOE BIP
KOELREUTERIA BIPINNATA
CHINESE FLAME TREE
LIR TUL
LIRIODENDRON TULIPIFERA
TULIP TREE
MAG GRA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA
PLA ACE
PLATANUS ACERIFOLIA
LONDON PLANE TREE
POD GRA
PODOCARPUS GRACILIOR
FERN PINE
PRU CAR
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'
BRIGHT N TIGHT CAROLINA LAUREL
TRI CON
TRISTANIA CONFERTA
BRISBANE BOX
ULM PAR
ULMUS PARVIFOLIA
CHINESE ELM

GRAPHIC LEGEND

FENCE
BIO-FILTRATION PLANTER

L6.01
### TREE PLAN

**Level 1**

#### General Notes:
1. Refer to General Notes and Legends, Sheet L6.03 for general construction notes and abbreviations.
2. Refer to Tree Legend, Sheet L6.00 for planting information.
3. Quantities listed are for convenience only. Landscape contractor shall be responsible for verifying all plant quantities prior to final bid.
4. Landscape contractor to provide photographs with measurements of all plant materials for review and approval by landscape architect prior to purchase.
5. All planter areas shall be watered with an automatic irrigation system.
6. All plant materials shall be approved on site by landscape architect prior to installation. If the plant material does not match the quality and character of the approved digital photographs, or if the plant material has been installed without prior approval, the landscape architect reserves the right to reject such plant materials at the contractor's expense.
7. Final location of all plant materials shall be subject to approval by the landscape architect prior to installation.
8. On-site soil shall not be used for raised planters. Amended soils per specifications.
9. Specimen trees to be tagged by landscape architect.
10. All trees on podium shall be anchored to structural slab per tree anchoring detail.
11. All planting areas to receive top dressing with a minimum 2" thick layer. Contractor to provide samples to landscape architect for review and approval prior to installation. Mulch to be "Forest Floor Mulch", size 1"-2".
12. All specimen trees shall receive drainage. Contractor to provide drainage and connect drain to stormwater or provide drain to sump.

#### Tree Legend:

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**Plan Details**:

- **Plot Date**: 2019-03-29
- **DD Set**: 2019-03-29
- **Permit Date**: 2019-03-29
- **Project Number**: 2017-687
- **Sheets**: L6.01, L6.02, L6.03
- **Architect**: Architects Orange
- **Copyright**: c 2019 Architects Orange

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**Sheets Reference**: S:\2017\2017-687 HINES GRANT STREET CONCORD LANDSCAPE\AUTOCAD\EXHIBITS & STUDIES\2019-03-29_DRB RESUBMITTAL_DD SET\7687-L6.03-TREE PLAN.DWG

**Contact**: Hines Development
- **Address**: 4000 MacArthur Blvd., Suite 110, Newport Beach, CA 92660
- **Phone**: (949) 313-2232

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**Notice**: All trees on podium shall be anchored to structural slab per tree anchoring detail.
Plan Check Date: 4.16.2019

Bid Set Date: TBD

Permit Date: 4.16.2019

Project Number: 2017-687

Drawing Date: 3.29.2019

S:\2017\2017-687 HINES GRANT STREET CONCORD LANDSCAPE\AUTOCAD\EXHIBITS & STUDIES\2019-03-29_DRB RESUBMITTAL_DD SET\7687-L6.04-TREE PLAN.DWG

Tuesday, April 16, 2019 10:30:09 AM

Gabriel Choi
HINES DEVELOPMENT
4000 MACARTHUR BLVD.
SUITE 110
NEWPORT BEACH, CA 92660
(949) 313-2232

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General Notes:
1. Refer to general notes and legends, sheet L6.03 for general construction notes and abbreviations.
2. Refer to tree legend, sheet L6.00 for planting information.
3. Quantities listed are for convenience only. Landscape contractor shall be responsible for verifying all plant quantities prior to final bid.
4. Landscape contractor to provide photographs with measurements of all plant material for review and approval by landscape architect prior to purchase.
5. All planter areas shall be watered with an automatic irrigation system.
6. All plant material shall be approved on site by landscape architect prior to installation. If the plant material does not match the quality and character of the approved digital photographs, or if the plant material has been installed without prior approval, the landscape architect reserves the right to reject such plant material(s) at the contractor's expense.
7. Final location of all plant material shall be subject to approval by the landscape architect prior to installation.
8. On-site soil shall not be used for raised planters. Amended soils per specifications.
9. Specimen trees to be tagged by landscape architect.
10. All trees on podium shall be anchored to structural slab per tree anchoring detail.
11. All planting areas to receive top dressing with a minimum 2" thick layer. Contractor to provide samples to landscape architect for review and approval prior to installation. Mulch to be "forest floor mulch", size 1"-2".
12. All specimen trees shall receive drainage. Contractor provide drainage and connect drain to stormwater or provide drainage to sump.

Tree Legend:

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Plant Name</th>
</tr>
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<tbody>
<tr>
<td>ALB JUL</td>
<td>ALBIZIA JULIBRISIN</td>
</tr>
<tr>
<td>ARB UNE</td>
<td>ARBUTUS UNEDO</td>
</tr>
<tr>
<td>ARC CUN</td>
<td>ARCHONTOPHENOIX CUNNINGHAMIANA</td>
</tr>
<tr>
<td>CIN CAM</td>
<td>CINNAMOMUM CAMPHORA</td>
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<tr>
<td>FIC LYR</td>
<td>FICUS LYRATA</td>
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<tr>
<td>KOE BIP</td>
<td>KOELREUTERIA BIPINNATA</td>
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<tr>
<td>LIR TUL</td>
<td>LIRIODENDRON TULIPIFERA</td>
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<tr>
<td>MAG GRA</td>
<td>MAGNOLIA GRANDIFLORA 'LITTLE GEM'</td>
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<tr>
<td>PLA ACE</td>
<td>PLATANUS ACERIFOLIA</td>
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<td>POD GRA</td>
<td>PODOCARPUS GRACILIOR</td>
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<td>PRU CAR</td>
<td>PRUNUS CAROLINIANA 'BRIGHT N TIGHT'</td>
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<tr>
<td>TRI CON</td>
<td>TRISTANIA CONFERTA</td>
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<tr>
<td>ULM PAR</td>
<td>ULMUS PARVIFOLIA</td>
</tr>
</tbody>
</table>

Graphic Legend:

- Biod-filtration Planter
**SHRUB LEGEND**

1. **PROVIDE CLEANOUT WITH SWEET BEND AND CONNECT TO STORM DRAIN SYSTEM**

- BAM MUL BAMBUSA MULTIPLEX GOLDEN GODDESS
- BER THU BERBERIS THUNBERGII 'ROSE GLOW'
- CAR MAC CARISSA MACROCARPA 'GREEN CARPET'
- CHONDROPETALUM TECTORUM (CAPE RUSH)
- DIA TAS DIANELLA TASMANICA 'VARIEGATA'
- FIC PUM FICUS PUMILA
- HEU SPE HEUCHERA 'ELECTRIC PLUM'
- LAN CAM LANTANA CAMARA 'DWARF YELLOW'
- PHI SPE PHILODENDRON 'XANADU'
- PHO FRA PHOTINIA X FRASERI
- PIT TEN PITTOSPORUM TOBIRA 'CREAM DE MINT'
- SAN TRI SANSEVIERIA TRIFASCIATA 'MOONSHINE'
- TV

**NOTES**

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET LS0.03 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.

2. UNDER SUCH PROTECTION UNAUTHORIZED USE IS NOT PERMITTED.

3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

4. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.

5. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF EXPENSE.

6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.

8. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. LIGHT WEIGHT SOIL MIX TO BE USED ON STRUCTURE.

10. REFER TO DETAIL 1, LS3.09 FOR UTILITY CONDITIONS IN PLANTING AREA

**KEYMAP**

- **BIO-FILTRATION PLANTER ON GRADE**

**MATCH LINE**

- COLFAX STREET
- CONCORD BLVD

**GRAPHIC LEGEND**

- FENCE
- BIO-FILTRATION PLANTER
**BIO-FILTRATION SOIL PER APPENDIX B OF THE CONTRA COSTA COUNTY C3 GUIDEBOOK**

**20' MAX DEPTH FOR STORAGE, CLASS 2 PERMEABLE MATERIALS**

**PERFORATED SUBDRAIN AT .5% MIN. SLOPE W/ PERFORATIONS. PROVIDE CLEANOUT WITH SWEET BEND AND CONNECT TO STORM DRAIN SYSTEM**

**BAMMUL BAMBUSA MULTIPLEX GOLDEN GODDESS**

**RANGE IMPERVIOUS LINER FOR PLANTERS AT GRADE FACE OF BUILDING**

**BERTHU BERBERIS THUNBERGII 'ROSE GLOW'**

**CALVIM CALLISTEMON VIMINALIS 'LITTLE JOHN'**

**SPLASH PAD AT CONCENTRATED FLOWS, AS APPLICABLE**

**CAR MAC CARISSA MACROCARPA 'GREEN CARPET'**

**GREEN CARPET NATAL PLUM**

**CHO TEC CHONDROPETALUM TECTORUM (CAPE RUSH)**

**ROOF DRAIN. PER ARCHITECT**

**DISBUC DISCITIS BUCCINATORIA (BLOOD RED TRUMPET VINE)**

**EUO SPE EUONYMUS 'EMERALD N GOLD'**

**EUP CHA EUPHORBIA CHARACIAS 'BRUCE'S DWARF'**

**CONCORD, CA 94520**

**LANCAM LANTANA CAMARA 'DWARF YELLOW'**

**ENGLISH LAVENDER**

**WAXLEAF PRIVET**

**MYO PAR MYOPORUM PARVIFOLIUM (CREEPING MYOPORUM)**

**PHI SPE PHILODENDRON 'XANADU'**

**PHO FRA PHOTINIA X FRASERI**

**PITTO PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'**

**PIT TOB PITTOSPORUM TOBIRA 'CREAM DE MINT'**

**SHRUB LEVEL 1**

**STORAGE SUITE 110 NEWPORT BEACH, CA 92660**

**BILL OF GOODS**

**BUILDING SYMBOL PLANT NAME**

**TRA PAL TRADESCANTIA PALLIDA 'PURPLE HEART'**

**PURPLE HEART WANDERING JEW**

**STAR JASMINE**

**TRAPAL TRADESCANTIA PALLIDA 'PURPLE HEART' @ 24" O.C.**

**MYO PAR @ 30" O.C.**

**1R/1S**

**2R/2S**

**3500 LB. STOR.**

**L7.01**

**S:2017\2017-687 HINES GRANT STREET CONCORD LANDSCAPE\AUTOCAD\EXHIBITS & STUDIES\2019-03-29_DRB RESUBMITTAL_DD SET\7687-L7.02-SHRUB PLAN.DWG**
SHRUB LEGEND

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<td>BAMBUSA MULTIPLEX GOLDEN GODDESS</td>
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<tr>
<td>BER Thu</td>
<td>BERBERIS THUNBERGII 'ROSE GLOW'</td>
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<tr>
<td>CAL VIM</td>
<td>CALLISTEMON VIMINALIS 'LITTLE JOHN'</td>
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<tr>
<td>CAR MAC</td>
<td>CARISSA MACROCARPA 'GREEN CARPET'</td>
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<tr>
<td>DIA TAS</td>
<td>DIANELLA TASMANICA 'VARIEGATA'</td>
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<td>DISTICTIS BUCCINATORIA</td>
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<td>ECHEVERIA 'AFTERGLOW'</td>
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<td>HEU SPE</td>
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<td>JUN PAT</td>
<td>JUNCUS PATENS</td>
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<td>LAM SPE</td>
<td>LAMPRANTHUS SPECTABILIS</td>
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<td>LAVANDULA ANGUSTIFOLIA</td>
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<td>LIGUSTRUM JAPONICUM 'TEXANUM'</td>
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<td>PRUNUS ILICIFOLIA</td>
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<td>RIB ALP</td>
<td>RIBES ALPINUM</td>
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<td>SED RUP</td>
<td>SEDUM RUPESTRE 'ANGELINA'</td>
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<tr>
<td>SEN MAN</td>
<td>SENECIO MANDRALISCAE</td>
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<tr>
<td>TRA JAS</td>
<td>TRACHELOSPERMUM JASMINOIDES</td>
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</tbody>
</table>

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET LS0.03 FOR GENERAL CONSTRUCTION NOTES.
2. REFER TO SHRUB PLANTING LEGEND, SHEET LS7.00 FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION系統.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
9. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 3" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
10. LIGHT WEIGHT SOIL MIX TO BE USED ON STRUCTURE.
11. REFER TO DETAIL 1, LS3.09 FOR UTILITY CONDITIONS IN PLANTING AREA.

SHEET L7.04

D ESIGN

- 2019 Architects Orange
- Hines Development
- 4000 MacArthur Blvd.
- Suite 110
- Newport Beach, CA 92660
- (949) 313-2232

CONSTRUCTION

- PARK STREET
- CLAYTON ROAD
- CONCORD BLVD.

PLANT LIST

- ELEV S1
- 3500 LBS
- 19
- 5 GAL
- 13
- LAN CAM 'DWARF YELLOW' @ 24" O.C.
- 440
- TRA JAS @ 12" O.C.
- 1 GAL
- 14
- 'VARIEGATA' @ 24" O.C.
- 114
- SED RUP 'ANGELINA' @ 12" O.C.
- 16
- CAR MAC 'GREEN CARPET' @ 24" O.C.
- 25
- JUN PAT @ 24" O.C.
- 32
- JUN PAT
- 5 GAL
- 5 GAL

- 38
- ARC SPE 'EMERALD CARPET' @ 12" O.C.
- 46
- ARC SPE
- 1 GAL
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
- 14
- 'VARIEGATA' @ 24" O.C.
- 114
- SED RUP
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
- 14
- 'VARIEGATA' @ 24" O.C.
- 114
- SED RUP
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
- 14
- 'VARIEGATA' @ 24" O.C.
- 114
- SED RUP
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
- 14
- 'VARIEGATA' @ 24" O.C.
- 114
- SED RUP
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
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- 'VARIEGATA' @ 24" O.C.
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- SED RUP
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
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- 'VARIEGATA' @ 24" O.C.
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- SED RUP
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- 'VARIEGATA' @ 24" O.C.
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- SED RUP
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- SED RUP
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- 14
- 'VARIEGATA' @ 24" O.C.
- 114
- SED RUP
- 1 GAL
- 1 GAL
- 'ANGELINA' @ 12" O.C.
- 14
- 'VARIEGATA' @ 24" O.C.
**SHRUB LEGEND**

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<th>PLANT NAME</th>
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<tbody>
<tr>
<td>R1</td>
<td>1 RIVER ROCK COLLAR</td>
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<tr>
<td>R2</td>
<td>2 BIO-FILTRATION PLANTER ON STRUCTURE</td>
</tr>
<tr>
<td>R3</td>
<td>3 CONCRETE PLANTER WALL</td>
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<tr>
<td>R4</td>
<td>4 CONCRETE PLANTER TOPPING SLAB</td>
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<td>5 DIANELLA TASMANICA 'VARIEGATA'</td>
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<td>9 HEUCHERA 'ELECTRIC PLUM'</td>
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**NOTES:**

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET LS0.03 FOR GENERAL CONSTRUCTION NOTES.
2. REFER TO SHRUB PLANTING LEGEND, SHEET LS7.00 FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE CONTRACTOR SHALL PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
9. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 3" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
10. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
11. THESE PLANS SHALL NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION BY ARCHITECTS ORANGE.
C3 STORM TREATMENT DESIGN:

WAR-HP
SOIL CLASS D (CLAY)

PER CONTRA COSTA COUNTY CLEAN WATER PROGRAM PUBLICATION "STORMWATER C-3 GUIDANCE" JUNE 2017 7TH EDITION

1. THE PROJECT SITE PREPARES NEW/REPLACES IMPERVIOUS SURFACE AREA OF 1-ACRE OR MORE, AND CREATES MORE IMPERVIOUS SURFACES, THEN EXISTING CONDITIONS. HENCE, THE PROJECT SUBJECTS TO RUNOFF TREATMENT AND FLOW CONTROL REQUIREMENTS.

2. THE PROJECT SITE IS Delineated INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.

3. THIS PROJECT IS A SPECIAL PROJECT CATEGORY C WITH LESS THAN 1,000 FEET FROM CONCORD RAIL STATION. THEREFORE, THE PROJECT IS ENTITLED TO A SIZE REDUCTION IN DD STORMWATER TREATMENT, HENCE PORTIONS OF THE SITE WILL BE TREATED WITH MECHANICAL FILTERS.

4. FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE FLOW THROUGH PLANTERS.

\[ A = \text{configuration if area} \]
\[ V_1 = \text{surface reservoir volume} \]
\[ V_2 = \text{sub-surface reservoir volume} \]

CRITERIA FOR TREATMENT AND FLOW CONTROL (BASED ON COUNTY CALCULATION):

- SURFACE FACTOR (FS) (REDUCTION FACILITY) FOR GROUP D SOILS = 0.8 OF IMPERVIOUS AREA
- SURFACE RESERVOIR DEPTH (V1) = 12 INCHES TYPICAL
- SIDE MIX DEPTH = 18 INCHES TYPICAL
- SUBSURFACE RESERVOIR DEPTH (V2) = 36 INCHES TYPICAL
- UNDESIGNED = 1 INCHES PVC PIPE MINIMUM

5. FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO Pervious AREA SHALL BE LESS THAN 8:1, SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER CITY COUNTY DESIGN STANDARDS.

6. FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 15% PER COUNTY DESIGN STANDARDS.

GENERAL NOTES

1. AN ENFORCEMENT AGREEMENT WILL BE REQUIRED FOR THE MAINTENANCE OF THE DD RETENTION PLANTER ALONG GRANT STREET, WHICH IS LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
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<th>Bid Set Date</th>
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Tuesday, April 16, 2019 5:57:26 PM
Korina Mempin

HINES DEVELOPMENT
4000 MACARTHUR BLVD.
SUITE 110
NEWPORT BEACH, CA 92660
(949) 313-2232

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GRANT STREET MIXED USE
NORTH
BLDG

CIVIL

MIXED USE
GRANT STREET
CONCORD, CA 94520

SHEET
C-2