REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, February 27, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D

Design Review Board Members

Jack Moore, Chair
Ross Wells, Vice Chair
Peter Harmon
Kirk Shelby
Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

REORGANIZATION OF DESIGN REVIEW BOARD *(Continued from 2/13/14 meeting.)*

1. Election of Chairperson of the Design Review Board for 2014-2015.

2. Election of Vice Chairperson of the Design Review Board for 2014-2015.

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 2/13/14 Meeting Minutes

STAFF REPORTS – None.

HEARINGS

FINAL REVIEW

1. **McDonald's** **(PL131344 – DR) –** Final Design Review for a 5,008 sq. ft. McDonald's restaurant with drive-thru in place of an existing McDonald's restaurant on a 1.07-acre site at 1691 Monument Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 128-290-068. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

PRELIMINARY REVIEW

2. **Commercial Development @ 1100 Concord Avenue (PL140047 – DR) –** Preliminary Design Review to demolish an existing 9,500 sq. ft. vacant building and construct two new pad buildings measuring approximately 8,000 sq. ft. and 7,000 sq. ft. fronting on Meridian Park Boulevard and Concord Avenue respectively and associated improvements including parking, landscaping, and lighting on a 1.48-acre site at 1100 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-010-054. **Project Planner: G. 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) 671-3257, 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:

March 13, 2014
March 27, 2014

Concord

REPORT TO DESIGN REVIEW BOARD

DATE: February 27, 2014

I. GENERAL INFORMATION

Project Name: MCDONALD'S RESTAURANT (PL131344 - DR)

Review Status: Final Design Review

Location: 1691 Monument Boulevard

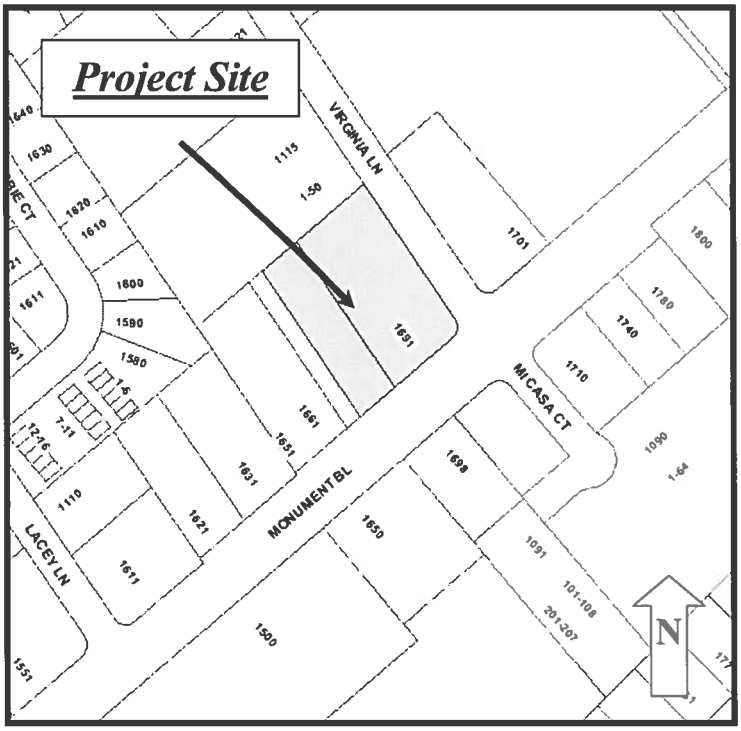
Parcel Number: APN 128-290-068

General Plan: Commercial Mixed Use

Zoning: CMX (Commercial Mixed Use)

Applicant: SDG
Attn: Lance Crannell
3361 Walnut Blvd., Suite 120
Brentwood CA 94513
(925) 634-7000

Vicinity Map:



II. PROJECT BACKGROUND

On November 14, 2012, the Board conducted a Study Session review of the McDonald's Restaurant consisting of a 5,008 sq. ft. McDonald's restaurant with drive-thru in place of an existing McDonald's restaurant with drive-thru. The Board provided the applicant with comments regarding the site design, architecture, and landscaping and recommended the applicant return for Final Design Review approval.

On February 11, 2014, McDonald's Restaurant resubmitted an application for a Use Permit Amendment and Final Design Review. The Development Advisory Committee (DAC) is scheduled to conduct their completeness review on March 4, 2014.

This application is for Final Design Review. The Board's comments will be incorporated into conditions of approval that are forwarded to the Planning Commission as part of the Use Permit Amendment.

III. DISCUSSION

The November 14 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.

Site

- *Shift the driveway on Monument Boulevard west to facilitate drive-thru exiting.*

  The driveway is reduced in width 6'-3" so the inbound right turn in lane is further from the intersection. Relocating the driveway would require relocating an existing bus stop, an above-grade transformer, a monitoring well, and a light standard.

  Staff discussed the Board's comment with members of the City's Transportation and Engineering staff. While they agreed that relocating the driveway would facilitate exiting, they had concerns about relocating the bus stop because there is no designated "pocket" for a bus to stop west of the driveway. Staff supports the proposed site plan.

- *Relocate the crosswalk away from the driveway on Monument Boulevard.*

  The crosswalk has been reoriented 20 feet closer to the intersection.

  The City's Transportation Division reviewed the revised crosswalk location and approved the revised design. The narrower driveway also creates a larger distance between cars turning into the site and pedestrians crossing the drive aisle at this location. Staff agrees the applicant addressed the Board's comment.

- *Add a walkway from the Virginia Lane sidewalk to the building entrance.*

A new walkway is provided mid-block on Virginia Lane for pedestrians to access the building.

The applicant responded to the Board's recommendation.

Architecture

- *Use white porcelain tile instead of the brick veneer above the building entrance.*

  White tile is used above the building entrance in place of the brick veneer.

  The applicant addressed the Board's recommendation.

- *Incorporate the McDonald's "swoosh" above the roofline as a projecting element.*

  The "swoosh' has been incorporated.

  The applicant addressed the Board's recommendation.

- *Incorporate brick on the exterior of the trash enclosure and shift it behind the building to help screen the structure.*

  Brick veneer is incorporated on the exterior of the trash enclosure and the enclosure has been shifted two additional feet closer to the building based on the minimum clearance for all the circulation paths.

  Staff asked the applicant to consider relocating the trash enclosure to the northwest corner of the site. McDonald's stated they do not want employees crossing the drive-thru lanes or walking through the site to empty the trash. The police department also had concerns that the enclosure would be an attractive nuisance if it were located at the corner of the site out of view of employees. For these reason, staff believes the applicant addressed the Board's recommendation.

Landscaping

The landscape plan was peer reviewed by Borrecco/Kilian & Associates, Inc. and their comments are as follows.

- *Revise the landscaping to reflect the added signs, and provide a landscape design element around the monument sign. Note: The monument sign appears to be within the corner setback, and may have to be relocated.*

  Signage and site plan coordinated.

  The applicant addressed the Board's recommendation.

- *The Cercis trees proposed for all the finger island planters throughout the parking lot are generally smaller type trees that will not provide too much shade. The particular variety has not been specified, so it is unclear what shape is intended. In addition, the police have concerns about visibility into the site, and requests trees be trimmed up at least 7 ft. A larger type tree is recommended in these finger island planters.*

  'Cercis candensis' has been replaced with 'Ulmus parvifolia.' Finger island planters have been eliminated. Maintenance will have to keep trees pruned up to 7'.

  The applicant addressed the Board's recommendation.

- *The landscape plan shows small and large boulders in the legend, but it is unclear on the site plan where they are located. There are some boulder symbols shown along Virginia Lane, but it is not clear on the number or size of any boulders. The police have suggested more boulders be located in the northwest corner to help prevent people from sitting in that area.*

  Boulders have been identified in planting areas. Northwest corner is a bio-swale now and therefore more planting has been added in this area per the suggestion of the Police Department.

  The applicant addressed the Board's recommendation.

- *There is a strip planter located on the south side of the trash enclosure, with a pedestrian ramp between. Recommend relocating the planter adjacent to the trash enclosure, switching places with the pedestrian ramp. This will provide more screening against the trash enclosure wall, lessening the amount of wall space subject to graffiti. Vines can be added to soften the enclosure wall. Note: The trash enclose location is very prominent, being the most dominant feature that people will see as they enter the site from Virginia Lane. From a visual perspective, it would be better to relocate the trash enclosure away from the front of the building, where it could be screened more appropriately.*

  The landscape plan does not show vine planting in the planter strip adjacent to the south side of the trash enclosure. This was an oversight and staff is proposing a condition of approval to address the peer reviewer's recommendation.

  The addition of a condition of approval will address the Board's recommendation.

- *There is no designated pedestrian path from Virginia Lane to the front door of McDonalds. There is a lot of pedestrian traffic along Virginia Lane, which may cut across the landscaping and bioswale, creating potential problems. Recommend adding a connection from the public sidewalk along Virginia Lane through the landscape and across the parking lot.*

  Site plan has been revised by the Architect and now shows a pedestrian path.

  The applicant addressed the Board's recommendation.

- *Recommend the landscape design be coordinated with the police department's concerns. There are special concerns about site visibility and attractive nuisances that can be addressed through different selection of plants and materials that will discourage people from using the landscape as waiting areas. However, from a purely landscape perspective, the proposed design is appropriate.*

  We believe we have addressed the concerns although it is always hard to keep people out of the landscape areas without putting up a fence.

  Staff will require the applicant to police the property and monitor loitering onsite as part of the Use Permit Amendment conditions. The applicant addressed the Board's recommendation.

- *Water calculations need to be provided that meets the State Model Water Efficiency Ordinance. One possible concern is the use of 1-gallon groundcover in the bio-swales. Spray irrigation is not recommended in the bio-swales, or in narrow planter strips.*

  Irrigation plans have been prepared by JDE that meet these concerns.

  Staff will require the applicant to provide the appropriate water calculations to meet State guidelines as part of the Use Permit Amendment conditions. The applicant addressed the Board's recommendation.

The Board also made the following recommendations.

- *Keep landscaping and signage low at intersections.*

  All low-level landscaping will be trimmed to three feet in height and signage will be kept outside of visibility triangles at intersections.

  The applicant addressed the Board's recommendation.

- *Confirm section drawings through the bio-swales are internally consistent.*

  The section drawings have been revised and are internally consistent.

  The applicant addressed the Board's recommendation.

IV. Recommendation and Motion

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

I (Board Member _____) hereby move that the Design Review Board recommend approval of McDonald's Restaurant (PL131344 - DR), subject to the following recommendations as well as any additional recommendations made by the Board.

Recommended Conditions of Approval

- Vines shall be planted in the landscape strip adjacent to the south side of the trash enclosure and low-level hearty landscaping shall be planted adjacent to the parking stalls along the west property line.

Prepared by:

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

Exhibits:

A - Response letter from landscape architect date stamp received February 11, 2014
B - Project plans date stamp received February 11, 2014

14srdrb.008

EXHIBIT A

HWA

February 7, 2014

Mr. Ryan Lenhardt
City of Concord
1950 Parkside Drive
Concord, California 94519

RECEIVED
FEB 11 2014
PLANNING

Subject: McDonald's #40132, Monument Boulevard

Dear Ryan,

Having received and reviewed your plan comments dated December 18, 2013, we have made the following changes per your request on Landscape Drawings L.1-L.4

A SITE PLAN

1. The Landscape Plan needs to coordinate with the signage plan:

   Action:
   a Signage and site plan coordinated

B LANDSCAPE PLANS:

1. The Cerciis trees proposed for all the finger island planters throughout the parking lot are generally smaller trees that will not provide much shade.....

   Action:
   a Cercis candensis has been replaced with Ulmus parvifolia. Finger island planters have been eliminated. Maintenance will have to keep trees pruned up to 7'

2. The landscape plan shows small and large boulders in the legend, but is unclear on the site plan where they are located. Police have suggested more boulders be located in the northwest corner to help prevent people from sitting in that area

   Action:
   a Boulders have been identified in planting areas. Northwest corner is a bio-swale now and therefore more planting has been added in this area also per the suggestion of the police department.

Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, California 94531
Telephone 925.754.8870
Fax 925.754.8876
www.hwalandarch.net

3. There is a planter strip located o the south side of the trash enclosure, with a pedestrian ramp between.....

   Action:
   - a Site plan has been revised by the Architect.

4. There is no designated pedestrian path from Virginia Lane to the front door of McDonalds.....

   Action:
   - a Site plan has been revised by the Architect and now shows a pedestrian path.

5. Recommend the landscape design be coordinated with the police department's concerns. There are special concerns about site visibility and attractive nuisances that can be addressed through different selection of plant materials that will discourage people from using the landscape as a waiting area. However, from a purely landscape perspective, the proposed design is appropriate.

   Action:
   - a We believe we have addressed the concerns although it is always hard to keep people out of the landscape areas without putting up a fence.

6. Water calculations need to be provided that meets State Model Water Efficiency Guidelines

   Action:
   - a Irrigation plans have been prepared by JDE that meet these concerns

7. All plans should be required to be submitted at full scale. It appears the landscape plans are slightly reduced in scale, making it difficult to review.

   Action:
   - a We have provided plans at the required scale. The reviewer should have been given 24x36 plans to review and not reduced scale plans. This is the responsibility of the City.

If you should have any further questions with regard to the action taken on the above mentioned comments or the enclosed information, please contact me.

Best regards,
HWA

H. Ross Wells
Landscape Architect

DESIGN STATEMENT

This project consists of a full demolition of the existing restaurant and site and a rebuild of the parking lot, landscape, drive thru, and restaurant. The design of the restaurant is consistent with McDonalds most current restaurant design scheme which incorporates a contemporary palette of materials and colors. The architectural elements integrate well with the landscape and provide a pleasant balance between the organic feel of the landscaping and contemporary lines of the building. The massing and scale of the restaurant are in line with the context of surrounding area and has an inviting streetscape facade. The architecture and site have been designed to provide customers with a fresh and welcoming experience. This project will be designed to be environmentally responsible and efficient through the use of sustainable materials, practices, and methodogies. This high performance building will reduce operating costs while reducing water and energy use.

AERIAL VIEW

VICINITY MAP

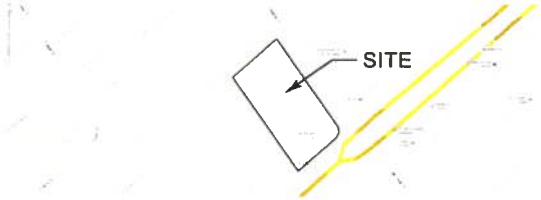


TABLE OF CONTENTS

TS	Cover Sheet
SP	Architectural Site Plan
SP	Tree Survey
C1	Conceptual Grading Plan
C2	Conceptual Utility Plan
C3	Existing Stormwater Control Plan
C4	Proposed Stormwater Control Plan
C5	Cross-Section A-A
C6	Cross-Section B-B
L1	Planting Plan
L2	Planting Details
A1	Proposed Elevations - South, East
A2	Proposed Elevations - North, West
A3	Proposed Elevations, Trash Enclosure - Noted
A4	Proposed Floorplan
A5	Proposed Roof Plan
A6	Architectural Sections
A7	Photometric Plan
A8	Site Photos
A9	Lighting Plan
A10	Light Stand Specification
A11	Existing Drive-Thru Conditions
	Sign Package

CONTACT INFORMATION

APPLICANT
McDONALDS USA
2999 OAK ROAD STE. 900
WALNUT CREEK, CA. 94597
OFFICE (925) 949-4000
ATTN: MARGARET TRUJILLO LEED AP

ARCHITECT
SDG ARCHITECTURE + ENGINEERING
3661 WALUT BLV.D STE. 120
BRENTWOOD, CA. 94513
OFFICE (925) 634-7000
ATTN: LANCE CRANNELL AIA LEED AP BD+C

CIVIL ENGINEER
AMS ASSOCIATES, INC.
801 YGNACIO VALLEY ROAD, SUITE 220
WALNUT CREEK, CA. 94596
PHONE (925) 943-2777
ATTN: AL SHAGHAGHI P.E.

LANDSCAPE ARCHITECT
HWA LANDSCAPE ARCHITECTURE
2420 SAND CREEK RD. STE. C-1 #311
BRENTWOOD, CA. 94513
OFFICE (925) 513-3091
ATTN: ROSS WELLS ASLA

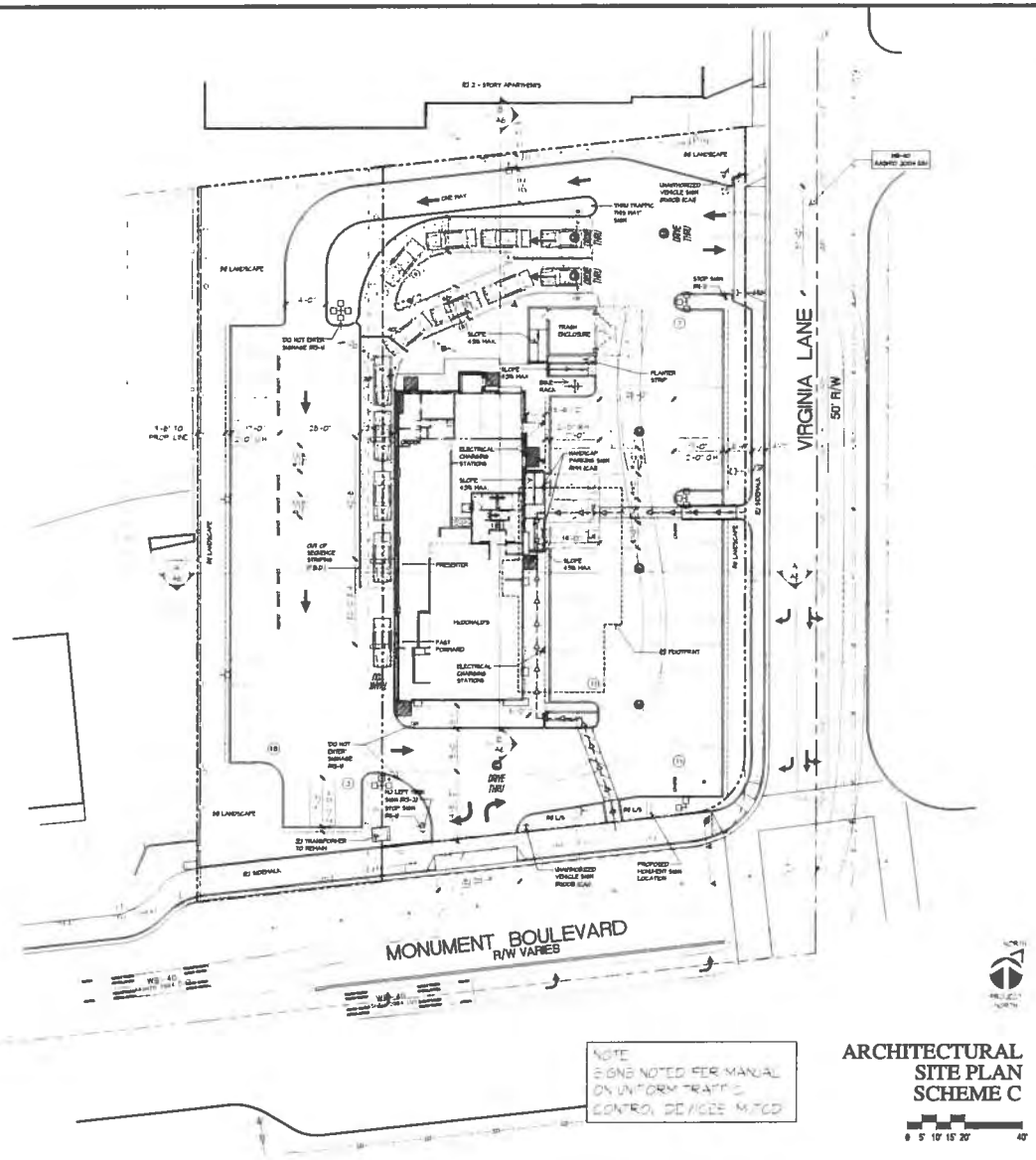
Mc Donald's
Monument Blvd., Concord, California February 7, 2014

SDG Architecture + Engineering
3661 Walnut Blvd. Suite 120 Brentwood, CA 94513
925 634 7000
www.strausdesign.com

RECEIVED
FEB 11 2014
PLANNING

EXHIBIT B

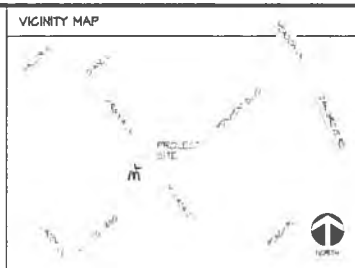
APPROVAL SIGNATURES	
VP/GM	DATE
OPERATIONS	DATE
REGIONAL DEVELOPMENT DIRECTOR	DATE
REGIONAL CONSTRUCTION MANAGER	DATE
AREA CONSTRUCTION MANAGER	DATE
AREA REAL ESTATE MANAGER	DATE
OWNER/OPERATOR	DATE



ARCHITECTURAL SITE PLAN SCHEME C

0 5' 10' 15' 20' 40'

VICINITY MAP



SITE DATA

SITE	
LOT AREA	46,447 SF 1.07 AC
ZONED	RC NEIGHBORHOOD COMMERCIAL
APN	128-240-056
BUILDINGS	
GROSS BUILDING AREA	3,048 SF
NET BUILDING AREA	4,68 SF
FAR	3,048 SF / 46,447 SF = 10.8%

PARKING INFORMATION (PROPOSED)

PARKING SIZE REQUIREMENTS: PER CITY OF CONCORD DEVELOPMENT CODE TABLE 122-9.03.1 & 122-9.03.2.

50	ACCESSIBLE	2	SPACES	9'	x	19'	@ 90°
	STANDARD	37	SPACES	9'	x	19'	@ 90°
	COMPACT	11	SPACES	8'	x	16	@ 90°

PARKING CALCULATIONS

PARKING REQUIREMENT
PER CITY OF CONCORD DEVELOPMENT CODE TABLE 122-9.03.1A — 1 SPACE PER 100 GROSS SF.

TOTAL PARKING REQUIRED: = 50 STALLS
TOTAL PARKING PROVIDED: = 50 STALLS

PLAN LEGEND

- ℄ = CENTER LINE
- COL = COLUMN
- EXISTING = EXISTING
- SIGNAL = SIGNAL
- F.O.C = FACE OF CURB
- F.O.S = FACE OF STRIP
- F.O.F = FACE OF FOUNDATION
- N.I = NOT
- P.C = POINT OF CURVATURE
- R = RADIUS
- P.O.T = POINT OF TANGENT
- WP = WEST
- SIM = SIMILAR
- TYP = TYPICAL
- EX PLANTER CURB
- PR PLANTER CURB
- EX MCDONALD'S RESTAURANT
- PROPERTY LINE
- ACCESS EASEMENT
- ACCESSIBLE PATH OF TRAVEL
- EX STORM DRAIN
- EX SANITARY SEWER
- DIRECTION OF DRAINAGE FLOW
- = 27B — EX TREE, SEE SUMMARY SCHEDULE
- TYPICAL CATCH BASIN
- FLOW-THRU PLANTER INLET (RAISE +/- 12" ABV FLOW LINE)
- CONTOUR LINE
- UNI ECO-STONE PAVERS

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

PLAN SCALE: 1"=20'

STREET ADDRESS: 1681 MONUMENT BLVD

STATE: CALIFORNIA

COUNTY: CONTRA COSTA

LOCATION CODE NUMBER: 004-0212

DO NOT SCALE THESE DRAWINGS

REV	DATE	DESCRIPTION	BY

SDG Architects, Inc.
Architecture / Planning
3161 Walnut Blvd, Ste. 120
Brentwood, CA 94513
(925) 634-7000
FAX: (925) 634-8023

McDonald's USA, LLC

JOB NO.
DRAWN BY: AS, TM, JK
SET DATE:
ISSUE DATE:
PM DC BL

PROJECT: MCDONALD'S MONUMENT BLVD

SHEET TITLE: ARCHITECTURAL SITE PLAN SCHEME C

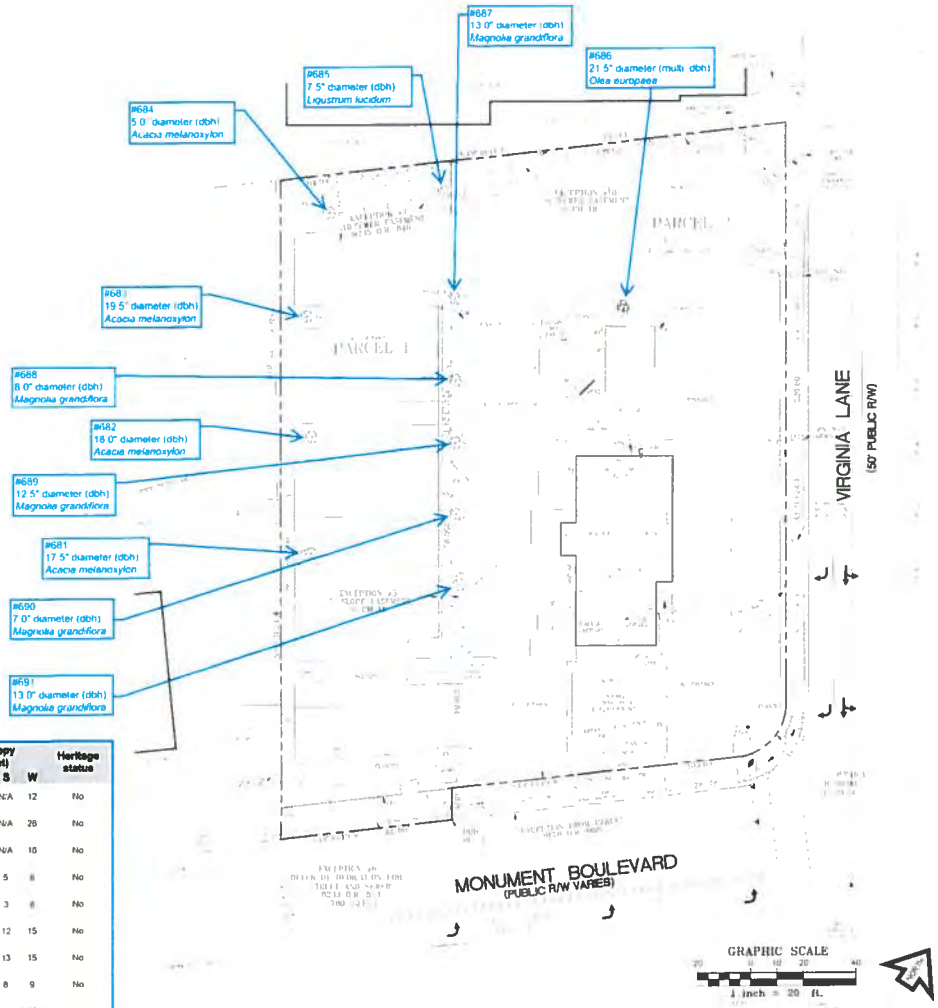
SITE ID: 004-0212 — SITE ADDRESS: 1681 MONUMENT BLVD, CONCORD, CA

SHEET NO: SP

Tree Survey Plan
- Numbers refer to report (12012-20033, 02/05/13) data tables & tree tags
- Tree labels and data added by Torrey Young, Dryad, LLC (05/06/2013)

Dryad LLC
35570 Palomares Rd
Castro Valley CA 94552 9631
877-206-4001 office (toll free)
510-538-6000 office (local)
510-538-6001 FAX
510-325-4143 CELL
torrey@dryad us

NOTE None of the existing trees is of a sufficient size or species to qualify as either a Heritage or Protected Tree as defined by the City of Concord and therefore none are subject to the requirements of the City's Heritage Trees code (City of Concord Municipal Code Chapter 114 VEGETATION DIVISION 2 HERITAGE TREES effective August, 2012)



Identification		Trunk diameter (inches)			Canopy (feet)				Heritage status
No.	Species	DBH1	DBH2	DBH3	N	E	S	W	
681	Blackwood acacia (*Acacia melanoxylon*)	17 5	N/A	N/A	11	13	N/A	12	No
682	Blackwood acacia (*Acacia melanoxylon*)	18	N/A	N/A	16	21	N/A	26	No
683	Blackwood acacia (*Acacia melanoxylon*)	19 5	N/A	N/A	15	14	N/A	16	No
684	Blackwood acacia (*Acacia melanoxylon*)	5	N/A	N/A	6	6	5	6	No
685	Glossy privet (*Ligustrum lucidum*)	7 5	N/A	N/A	4	2	3	8	No
686	European olive (*Olea europaea*)	8	8	5 5	10	10	12	15	No
687	Southern magnolia (*Magnolia grandiflora*)	13	N/A	N/A	15	14	13	15	No
688	Southern magnolia (*Magnolia grandiflora*)	8	N/A	N/A	8	10	8	9	No
689	Southern magnolia (*Magnolia grandiflora*)	12 5	N/A	N/A	11	14	13	16	No
690	Southern magnolia (*Magnolia grandiflora*)	7	N/A	N/A	9	6	4	8	No
691	Southern magnolia (*Magnolia grandiflora*)	13	N/A	N/A	17	12	18	15	No

REVISION BLOCK

REV	DATE	DESCRIPTION	ENGR INITIAL	APPROVAL BY	DATE
-	-	-			

McDonald's®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

PACIFIC SIERRA REGION (925) 949-4300
2999 OAK ROAD, SUITE 900, WALNUT CREEK, CA 94597

STREET ADDRESS
1691 MONUMENT BLVD

CITY CONCORD | COUNTY CONTRA COSTA | STATE CALIFORNIA

ZIP 94520 | APN 128-290-068

LOCATION CODE -

ams associates, inc PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK CA 94596
925-943 2777 FAX 925-943 2778

SURVEY INFORMATION:	OURADA ENGINEERING		06/10/12
JOB NO.:	13-2168	LAYOUT:	TREE
DRAWING:	2158tree DWG	DRAFTED BY:	SJ

TREE SURVEY PLAN

05-09-13

SHEET NO SP

SHEET OF

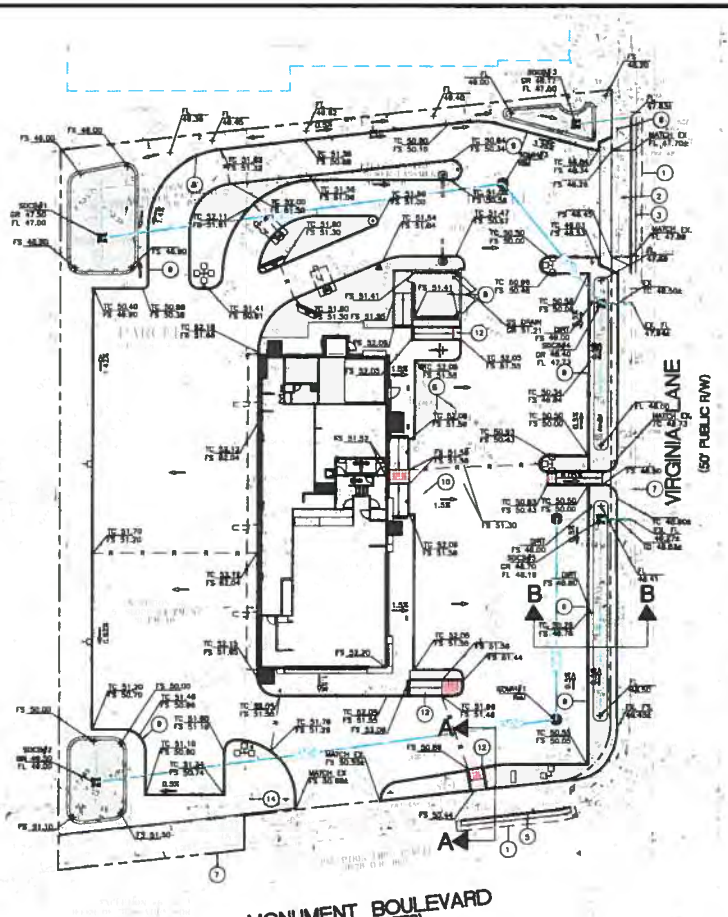
1:1

ABBREVIATION LEGEND:

AB – AGGREGATE BASE
AC – ASPHALT CONCRETE
AD – AREA DRAIN
APN – ASSESSOR'S PARCEL NUMBER
APS – ACCESSIBLE PARKING SIGN
BFP – BACKFLOW PREVENTOR
BM – BENCH MARK
BW – BACK OF WALK
C – CABLE, TV, COMMUNICATIONS
C&G – CURB & GUTTER
CB – CATCH BASIN
CL – CENTERLINE
C.I. – CURB INLET
CF – CURB FACE
CLF – CHAIN-LINK FENCE
CO – CLEANOUT
CONC – CONCRETE
COTG – CLEANOUT TO GRADE
CR – CURB RAMP
D.I. – DROP INLET
DS – DOWN SPOUT
DWY – DRIVEWAY
E – ELECTRIC LINE
EB – ELECTRIC BOX
EG – EXISTING GRADE
EM – ELECTRIC METER
EOP – EDGE OF PAVEMENT
EP – ELECTRIC PANEL
ESMT – EASEMENT
EV – ELECTRIC VAULT
FC – FACE OF CURB
FDC – FIRE DEPT. CONNECTION
FF – FINISHED FLOOR
FG – FINISHED GRADE
FH – FIRE HYDRANT
FL – FLOWLINE
FP – FLAG POLE
FS – FIRE SERVICE
G – GAS LINE
GB – GRADE BREAK
GM – GAS METER
GP – GUARD POST
GR – GRATE
GV – GAS VALVE
ICV – IRRIGATION CONTROL VALVE
INV – INVERT
IP – IRON PIPE
IRR – IRRIGATION
JP – JOINT POLE
JT – JOINT TRENCH
LF – LINEAR FEET
LS – LANDSCAPE
MB – MENU BOARD
OH – OVERHEAD UTILITY
PIP – PER IMPROVEMENT PLANS
PIV – POST INDICATOR VALVE
PG&E – PACIFIC GAS & ELECTRIC
PL – PROPERTY LINE
PLNTR – PLANTER
PP – POWER POLE
PR – PEDESTRIAN RAMP
PUE – PUBLIC UTILITY EASEMENT
R – RIDGE OR RADIUS
RD – ROOF DRAIN
RPBFP – REDUCED PRESSURE BFP
RR – RAILROAD
RWL – RETAINING WALL
R/W – RIGHT-OF-WAY
S – SLOPE
SD – STORM DRAIN LINE
SDCO – STORM DRAIN CLEANOUT
SDMH – STORM DRAIN MANHOLE
SL – STREET LIGHT
SLB – STREET LIGHT BOX
SMT – SURFACE MOUNTED TRANSFORMER
SS – SANITARY SEWER LINE
SSCO – SANITARY SEWER CLEANOUT
SSMH – SANITARY SEWER MANHOLE
SW – SIDEWALK
T – TELEPHONE LINE
TB – TELEPHONE BOX
TBM – TEMPORARY BENCH MARK
TC – TOP OF CURB
TCL – TELEPHONE VAULT
TMH – TELEPHONE MANHOLE
TP – TELEPHONE POLE
TS – TRAFFIC SIGNAL
TSB – TRAFFIC SIGNAL BOX
TSCP – TRAFFIC SIGNAL CONTROL PANEL
TSD – TRAFFIC SIGNAL DETECTOR BOX
TW – TOP OF WALL
UB – UTILITY BOX
UG – UNDERGROUND UTILITY
VG – VALLEY GUTTER
W – WATER MAIN
WF – WROUGHT IRON FENCE
WM – WATER METER
WV – WATER VALVE
WVLT – WATER VAULT
YL – YARD LIGHT

SYMBOL LEGEND:

- MONUMENT (AS NOTED)
- FD. PROPERTY CORNER (AS NOTED)
- FD. PROPERTY CORNER (AS NOTED)
- DIMENSION POINT (NOTHING FOUND)
- BENCH MARK (AS NOTED)
- REFERENCE RECORD DATA
- CENTERLINE
- PROPERTY LINE
- WOOD FENCE
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- EX. FIRE HYDRANT
- PROP FIRE HYDRANT
- EX. WATER VALVE
- PROP WATER VALVE
- EX. BACKFLOW PREVENTION DEVICE
- PROP BACKFLOW PREVENTION DEVICE
- EX. TREES (AS NOTED)
- YARD LIGHT
- UTILITY POLE
- EX. STREET LIGHT
- EXISTING ELEVATION
- XXX.XX TC/TW / XXX.XX FL/FG – PROPOSED ELEVATION
- X.X% – SLOPE & DIRECTION
- EX. STORM DRAIN LINE
- 12"SD – PROP STORM DRAIN LINE
- EX. SANITARY SEWER LINE
- 6"SS – PROP SANITARY SEWER LINE
- EX. WATER LINE
- 6"W – PROP WATER LINE
- 100 – EX. CONTOUR ELEVATION
- 100 – PROP CONTOUR ELEVATION
- R – RIDGE
- 3.0% – SLOPE
- BIO-SWALE AREA



IMPROVEMENT NOTES:

1. SAW CUT (2' MIN. FROM LIP OF GUTTER) REMOVE AND REPLACE THE EXISTING AC WITH FULL DEPTH AC AND MATCH THE EXISTING GRADE
2. CONSTRUCT NEW DRIVEWAY AND SIDE WALK PER CITY OF CONCORD STANDARDS AND SPECIFICATION, DRAWING S-14
3. REMOVE AND REPLACE THE EXISTING DRIVEWAY, SIDEWALK AND CURB TO THE NEAREST JOINT AND MATCH THE EXISTING GRADE.
4. ADJUST THE EXISTING ELECTRICAL BOX TO GRADE. SEE PG&E FOR DETAIL.
5. CLOSE THE EXISTING DRIVEWAY AND CONSTRUCT SIDEWALK PER CITY OF CONCORD CITY STANDARDS, DRAWING S-10.
6. ADJUST THE EXISTING SANITARY SEWER CLEANOUT/MANHOLE TO GRADE.
7. EX. CURB, GUTTER & SIDEWALK TO REMAIN IF IS IN GOOD CONDITION.
8. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE SPECIFICATIONS.
9. CONSTRUCT BIORETENTION WITH CURB CUTS.
10. CONSTRUCT ACCESSIBLY PARKING STALLS AND PARKING AISLE AT UNDER 2% SLOPE IN ANY DIRECTION
11. VERIFY BUILDING FLOOR SECTION WITH FOUNDATION PLAN. IF DIFFERENT, THE FOUNDATION PLAN SHALL GOVERN AND PAD ELEVATION ADJUSTED ACCORDINGLY.
12. CONSTRUCT ALL IN-LINE SLOPING WALKS PER ADA SIDEWALK STANDARDS AT UNDER 5% MAX RUNNING SLOPE AND UNDER 2% MAX. CROSS SLOPE (TYPICAL).
13. CONSTRUCT 2' WIDE CONCRETE DRAINAGE CHANNEL.
14. EX. TRANSFORMER TO REMAIN AND PROTECTED DURING CONSTRUCTION.

FLOOD ZONE "X"

PER CPN: 06 13C 0283F, DATED JUNE 18, 2009.

BENCHMARK V.C. 3508

CUT "+" IN TRAFFIC SIGNAL STUD BOLT STAMPED "V.C. 850R". LOCATED AT THE NORTHEASTERLY RETURN OF THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF MONUMENT BOULEVARD WITH REGANTI DRIVE.

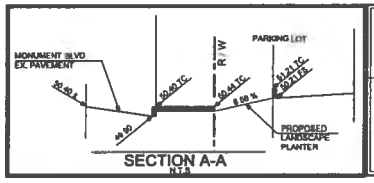
ELEVATION = 54.527 FEET, U.S.C. & G.S. DATUM

AREAS.

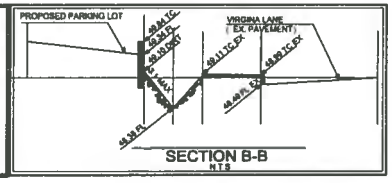
PARCEL 1 : 16,215 SQ. FT OR 0.371 AC
PARCEL 2 : 30,231 SQ. FT. OR 0.694 AC
TOTAL : 46,447 SQ. FT OR 1.066 AC

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.



SECTION A-A
NTS



SECTION B-B
NTS

DO NOT SCALE THESE DRAWINGS

REV	DATE	DESCRIPTION	BY
	02-07-14	DEVELOPMENT PROJECT COMMENTS	

PREPARED BY: ams associates, inc. PLANNING ENGINEERING SURVEYING
601 YGNACIO VALLEY ROAD, SUITE 250
WALNUT CREEK, CA 94598
925-943-2777 FAX 925-943-2778

PREPARED FOR: McDonald's USA, LLC

©2013 McDonald's Corporation
These drawings and specifications are the intellectual and proprietary property of McDonald's Corporation. Unauthorized use and disclosure prohibited without written consent. No reproduction, modification, distribution or transmission of these drawings and specifications may be made without prior written consent of McDonald's Corporation. These drawings and specifications are not to be used for any purpose other than the specified project for which they were prepared and delivered. Any other use or reproduction without written consent of McDonald's Corporation is prohibited. Reproduction of these drawings and specifications for more than one project is not authorized.

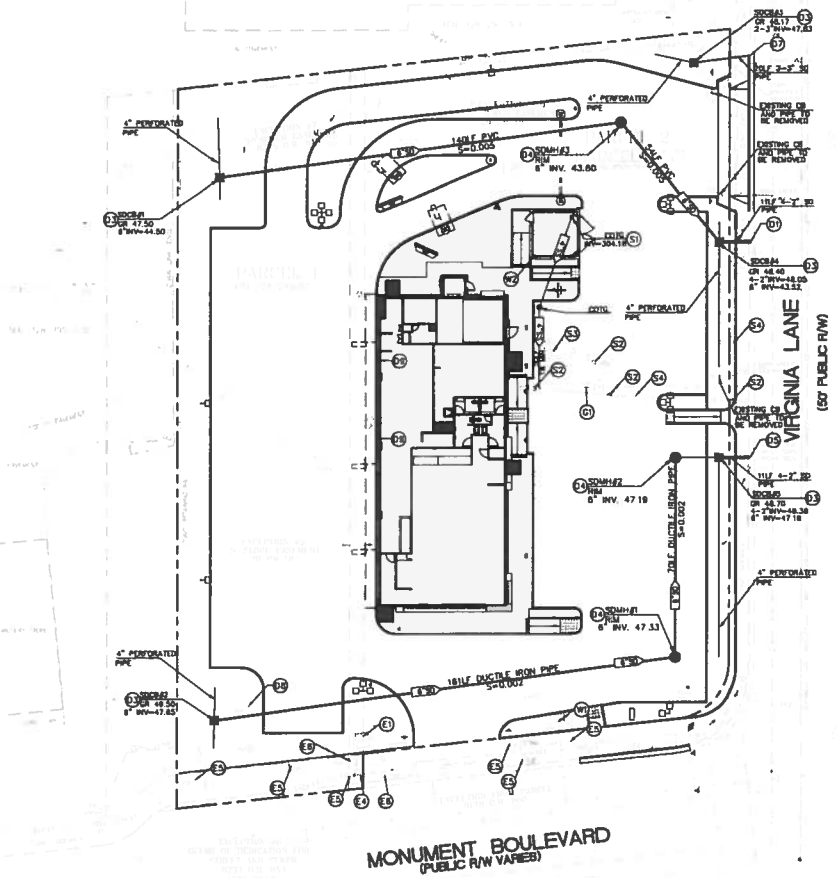
PROJECT: McDONALD'S
1691 MONUMENT BLVD

SHEET TITLE: CONCEPTUAL GRADING PLAN

SITE ADDRESS: 1691 MONUMENT BLVD., CONCORD, CA

JOB NO. 13-2158
DRAWN BY: LJ
SET DATE: 02-07-14
ISSUE DATE: 02-07-14
PM: LJ
DC: FT
DL: LJ

SHEET NO. C-1



GRAPHIC SCALE

DO NOT SCALE THESE DRAWINGS

DRAINAGE:

ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND REQUIREMENTS.

- D1 CONSTRUCT 11 LF 4-2" PVC THRU-CURB DRAIN PER CITY STD. FL-GUTTER=47.94±
- D2 CONSTRUCT 2' WIDE CONCRETE DRAINAGE CHANNEL DRAIN.
- D3 INSTALL JENSEN DROP INLET
- D4 INSTALL STORM DRAIN MANHOLE
- D5 CONSTRUCT 11 LF 4-3" PVC THRU-CURB DRAIN PER CITY STD. FL-GUTTER=48.27±
- D6 DAY LIGHT ROOF DRAIN DOWN SPOUTS TO DRIVE-THRU. VERIFY LOCATION WITH BUILDING PLANS.
- D7 INSTALL 20 LF OF 2-3" PVC THRU-CURB DRAIN PER CITY OF CONCORD CITY STANDARDS. FL-GUTTER = 47.83± (VERIFY)
- D8 EXISTING MONITORING WELLS TO REMAIN
- D9 CONTRACTOR TO DAY LIGHT ROOF DRAIN DOWN SPOUTS TO DRIVE-THRU. VERIFY LOCATIONS WITH BUILDING PLANS.

SEWER:

ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CPC AND THE CITY'S STANDARDS AND REQUIREMENTS.

- S1 INSTALL DRAIN IN TRASH ENCLOSURE AND CONNECT TO SEWER LINE. SEE PLUMBING PLANS AND TRASH ENCLOSURE DETAIL FOR MORE INFORMATION.
- S2 EXISTING SANITARY SEWER MANHOLE/CLEANOUT TO REMAIN AND ADJUST THE RIM TO GRADE. THE EXISTING SANITARY SEWER LINE TO BE PROTECTED DURING CONSTRUCTION.
- S3 EXISTING GREASE TRAP TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION.
- S4 EXISTING SEWER LINE TO REMAIN

WATER:

CONSTRUCTION OF ALL WATER LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CONTRA COSTA WATER DISTRICT'S STANDARDS AND REQUIREMENTS.

- W1 EXISTING WATER METER/BFP TO REMAIN AND PROTECTED DURING CONSTRUCTION.
- W2 RUN 3/4" WATER TO TRASH ENCLOSURE PER PLUMBING PLANS WITH INSTALL-HOT WATER HEATER.

GAS:

- G1 EX. GAS METER TO BE RELOCATED CONTRACTOR TO VERIFY BUILDING CONNECTION AND COORDINATE SERVICE LOCATION AND ROUTING WITH GAS COMPANY PRIOR TO ANY CONSTRUCTION.

ELECTRICAL:

- E1 EXISTING SURFACED MOUNTED TRANSFORMER TO REMAIN. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY CONSTRUCTION.
- E2 CONTRACTOR TO COORDINATE EXACT BUILDING CONNECTION, SERVICE CONNECTION AND CONDUIT ROUTING WITH BUILDING AND ELECTRICAL PLANS PRIOR TO ANY CONSTRUCTION.
- E3 EXISTING ELECTRICAL BOX TO BE RELOCATED OUT OF DRIVEWAY.
- E4 EXISTING POWER POLE TO REMAIN.
- E5 EXISTING ELECTRICAL BOX TO REMAIN AND ADJUSTED TO NEW FINISHED GRADE IF NEEDED.
- E6 EXISTING CABLE TV BOX/TRAFFIC SIGNAL BOX TO REMAIN.

REV	DATE	DEVELOPMENT PERMIT COMMENTS	BY
	02-07-14	DEVELOPMENT PERMIT COMMENTS	

PREPARED BY:
ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
WALNUT CREEK, CA 94598
925-943-2777 FAX 925-943-2778

PREPARED FOR:
McDonald's USA, LLC

©2013 McDonald's Corporation
These drawings and specifications are the confidential and proprietary property of McDonald's Corporation. They shall not be reused or reproduced without written authorization. They shall not be loaned, copied or disclosed to others, nor used in any way detrimental to the interests of McDonald's Corporation. Any ideas or designs appearing in these documents may be used only for the project for which they are prepared. Any other use, including but not limited to reproduction or disclosure to others for purposes of obtaining or assisting in obtaining other proposals, requires the written consent of McDonald's Corporation. Any modification of these documents without the written consent of McDonald's Corporation is prohibited. Reuse of these drawings for other sites or another project is not authorized.

PROJECT
McDONALD'S
1691 MONUMENT BLVD.

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SITE ID 004-6312 | SITE ADDRESS 1691 MONUMENT BLVD., CONCORD, CA

JOB NO. 13-2158
DRAWN BY LJV
INIT. DATE 02-07-14
ISSUE DATE 02-07-14
REV LJV | FT SC | CL LJV

SHEET NO.
C-2

DRAINAGE AREAS:		
LABEL	SQ.FT.	ACRES
A	31,163 sq.ft.	0.72 acres
B	4,497 sq.ft.	0.10 acres
C	7,577 sq.ft.	0.17 acres
D	2,428 sq.ft.	0.06 acres
TOTAL	45,665 sq.ft.	1.05 acres

LEGEND:

DRAINAGE AREA

DRAINAGE AREA INFORMATION						
AREA LABEL	SIZE (SQ.FT.)	PERVIOUS AREA (SQ.FT.)	IMPERVIOUS AREA (SQ.FT.)	RATIONAL "C"	BMP USED	FLOW PATTERN
A	31,163	5,261	25,902	0.80	NONE	DRAINS TO THE EXISTING CATCH BASIN
B	4,497	462	4,035	0.84	NONE	DRAINS TO THE EXISTING CATCH BASIN
C	7,577	876	6,701	0.83	NONE	DRAINS TO THE EXISTING CATCH BASIN
D	2,428	319	2,109	0.82	NONE	DRAINS OUT DRIVEWAY ON MONUMENT BOULEVARD

BASIS OF BEARINGS:

THE MONUMENT LINE ON MONUMENT BOULEVARD, TAKEN AS NORTH 49°33'10" EAST, WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

CUT "+" IN TRAFFIC SIGNAL STUD BOLT STAMPED "V.C. 8508", LOCATED AT THE NORTHEASTERLY RETURN OF THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF MONUMENT BOULEVARD WITH RESNER DRIVE.

ELEVATION = 94.537 FEET, U.S.C. & G.S. DATUM

NOTES:

1. PROPERTY LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP, COMMUNITY PANEL NO. 0613C0263F, DATED JUNE 18, 2009

GRAPHIC SCALE

DO NOT SCALE THESE DRAWINGS

REV	DATE	DESCRIPTION	BY
	02-07-14	DEVELOPMENT REVIEW COMMENTS	

PREPARED BY:
ams associates, inc. PLANNING ENGINEERING SURVEYING
631 TOMAS VALLEY ROAD
SUITE 100
WALNUT CREEK, CA 94598
925-943-2777 FAX 925-943-2776

PREPARED FOR:
McDonald's USA, LLC

© 2013 McDonald's Corporation

These drawings and specifications are the confidential and proprietary property of McDonald's Corporation. They are not to be used, reproduced or distributed without written authorization. The material and information contained herein are provided for use in the project for which they were prepared and are not to be used for any other purpose. Any other use, reproduction or distribution of these drawings and specifications without the prior written consent of McDonald's Corporation is prohibited. Title to these drawings and specifications remains with McDonald's Corporation. These drawings and specifications are not to be used for construction purposes unless signed by an authorized representative of McDonald's Corporation. Use of these drawings and specifications on another project is not authorized.

PROJECT:
McDONALD'S
1691 MONUMENT BLVD

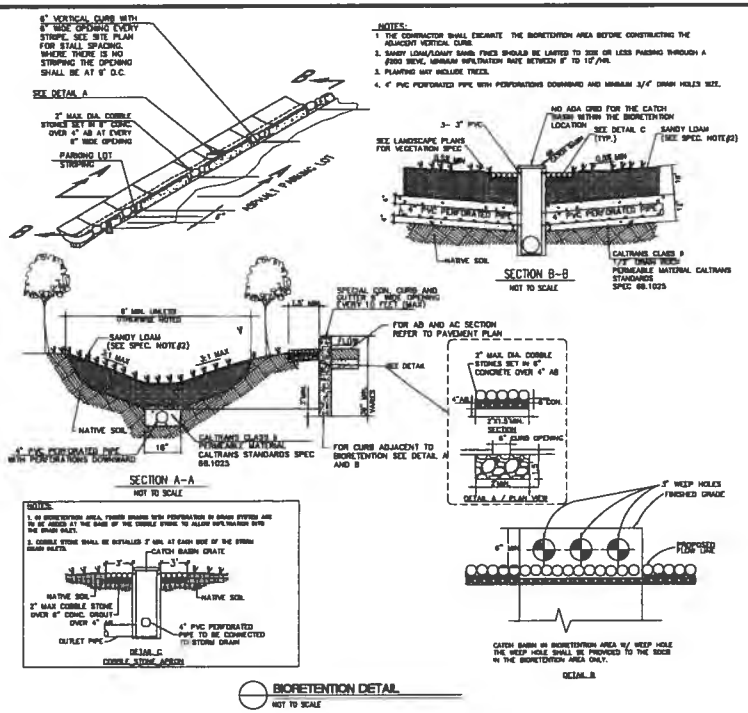
SHEET TITLE:
EXISTING STORMWATER CONTROL PLAN

SITE ADDRESS:
1691 MONUMENT BLVD., CONCORD, CA

SITE ID:
004-0312

JOB NO.: 13-2158
DRAWN BY: LM
SET DATE: 02-07-14
ISSUE DATE: 02-07-14
RV | SC | TL
LM | FT | LM

SHEET NO.
C-3



PROJECT DATA:

A. TOTAL SITE (ACRES): 1.066
B. TOTAL SITE EXISTING IMPERVIOUS SURFACES (SQUARE FEET): 39,529 SF
D. TOTAL AREA OF SITE DISTURBED (ACRES): 1.066
E. TOTAL EXISTING IMPERVIOUS AREA TO BE REPLACED: 34,780 SF
F. TOTAL SITE EXISTING PERVIOUS SURFACES (SQUARE FEET): 6,918 SF
G. TOTAL SITE EXISTING PERVIOUS SURFACES TO BE REPLACED: 6,918 SF
H. TOTAL NEW PERVIOUS SURFACES: 4,749 SF
I. TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES: 34,780 SF
J. TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES: 11,667 SF
K. PERCENT OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS: 88%

PROPOSED STORMWATER CONTROL SUMMARY:
THE PROPOSED 1.066 AC SITE WILL BE 74.88% IMPERVIOUS WITH 11,667 SQ.FT. OF LANDSCAPING (AN INCREASE OF 4,749 SQ.FT. FROM EX. PERVIOUS AREA.)

BASIS OF BEARINGS:

THE MONUMENT LINE ON MONUMENT BOULEVARD, TAKEN AS NORTH 49°33'19" EAST, WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY.

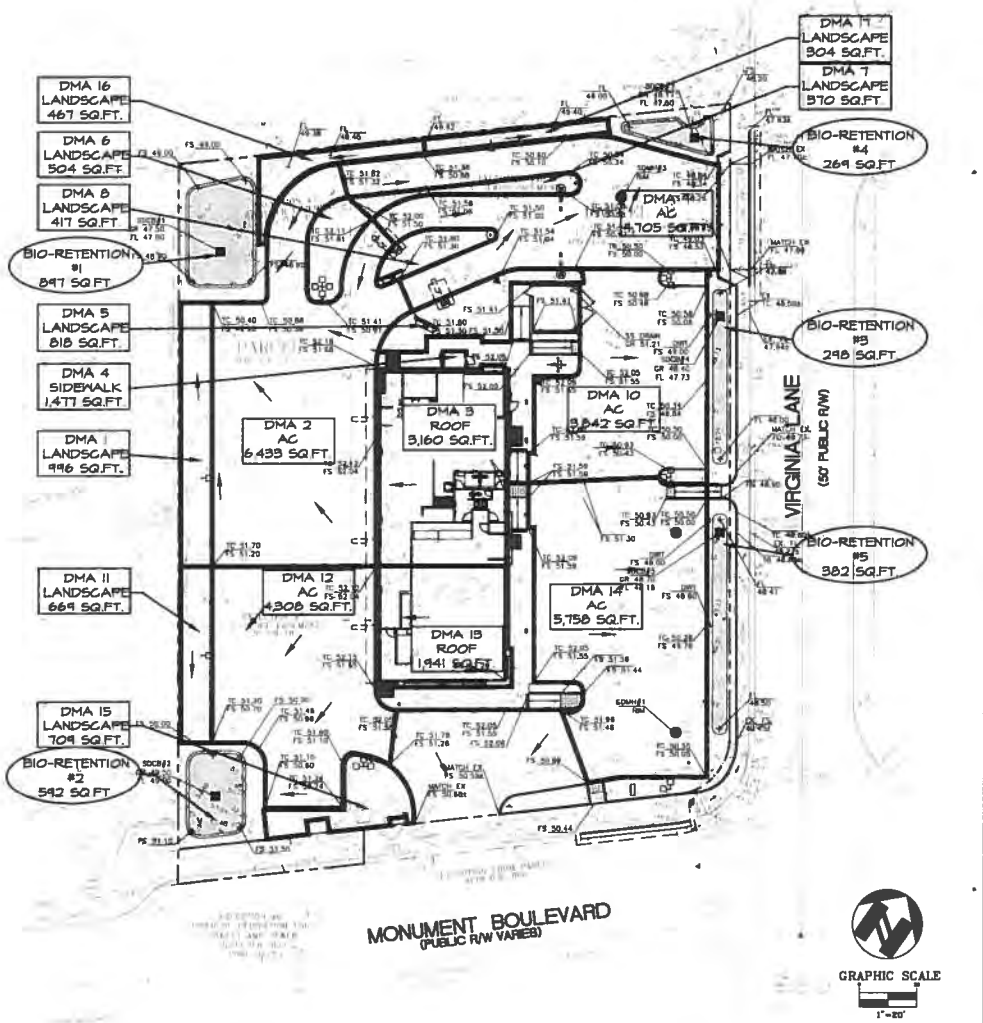
BENCH MARK:

CUT "+" IN TRAFFIC SIGNAL STUD BOLT STAMPED "V.C. 6308", LOCATED AT THE NORTHEASTERLY RETURN OF THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF MONUMENT BOULEVARD WITH REGAN DRIVE.

ELEVATION = 54.327 FEET, U.S.C. & G.S. DATUM

NOTES:

1. PROPERTY LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP, COMMUNITY PANEL NO. 06013C0355F, DATED JUNE 18, 2009



LEGEND:

BIORETENTION AREA
PROPOSED CATCH BASIN
DRAINAGE AREA

DO NOT SCALE THESE DRAWINGS

REV	DATE	DESCRIPTION	BY
	02-07-14	DEVELOPMENT PERMIT CONCEPTS	

PREPARED BY: ams associates, inc. PLANNING ENGINEERING SURVEYING
621 TOYAGO VALLEY ROAD SUITE 200 CONCORD, CA 94518 925-943-2777 FAX 925-943-2778

PREPARED FOR: McDonald's USA, LLC

©2013 McDonald's Corporation
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC, and shall not be reused or reproduced without written consent of McDonald's USA, LLC, or used for any purpose other than for the work for which they are intended. No rights to the property rights pertaining to these drawings and specifications are transferred to others by loan, sale or otherwise. Any alterations to these drawings, or reproduction of modified copies thereof, by persons other than McDonald's USA, LLC, or its agents, is prohibited. Any use of these drawings and specifications for other than the intended purpose is not authorized.

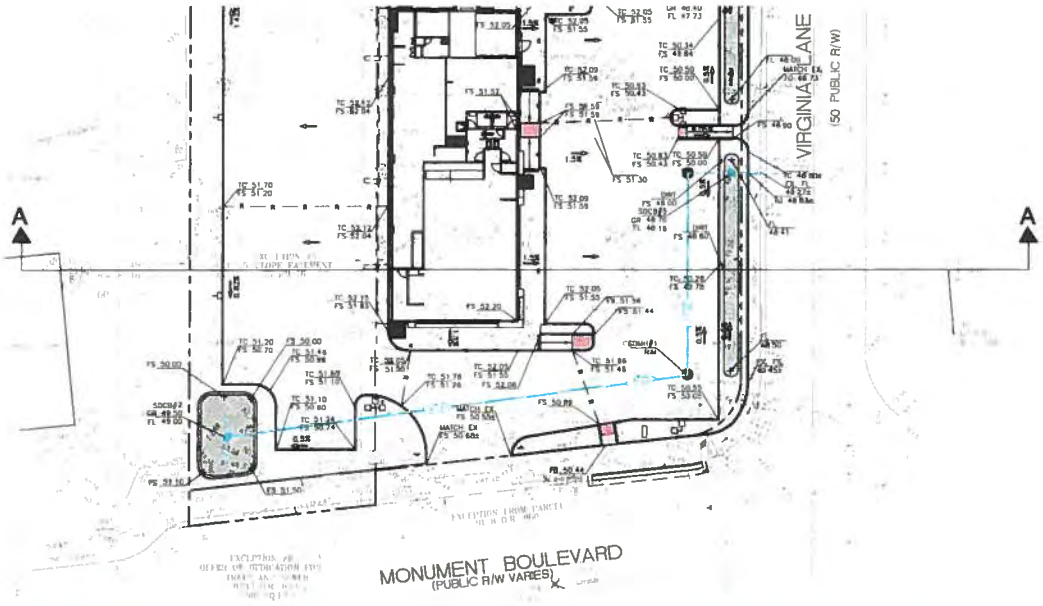
PROJECT: McDONALD'S 1691 MONUMENT BLVD

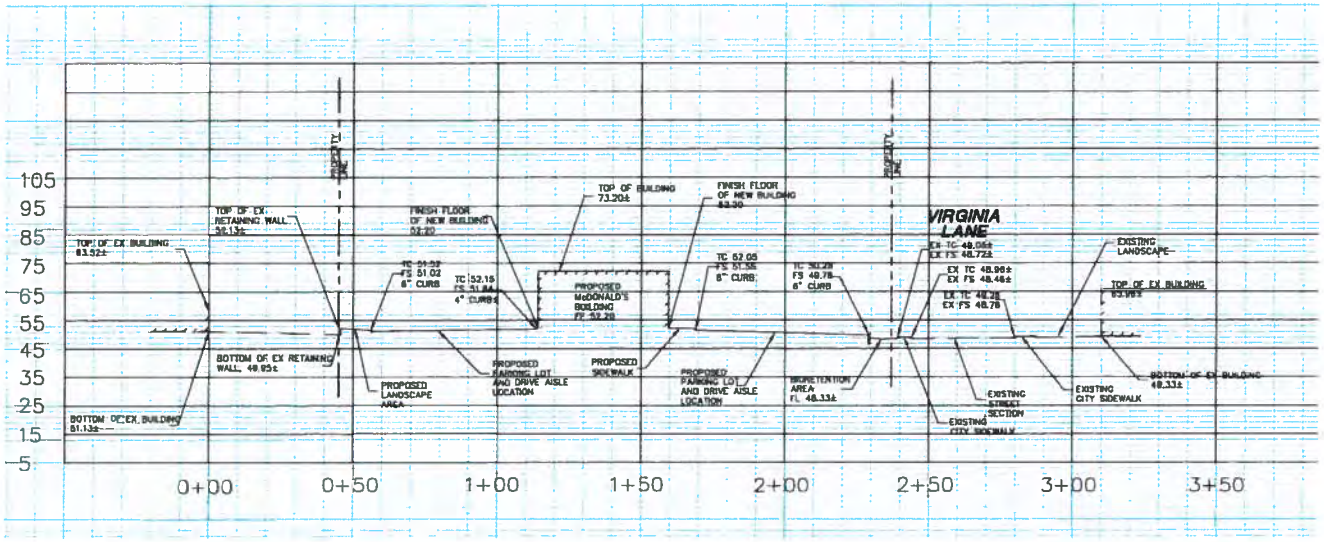
SHEET TITLE: PROPOSED STORMWATER CONTROL PLAN

SITE ADDRESS: 1691 MONUMENT BLVD., CONCORD, CA

JOB NO.	DRAWN BY	DATE	SCALE	DATE	PM	DS	FI	LM
13-2158	LM	02-07-14		02-07-14	LM			

SHEET NO. C-4





GRAPHIC SCALE

SECTION A-A

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

DO NOT SCALE THESE DRAWINGS

REV	DATE	DESCRIPTION	BY
	03-07-14	DEVELOPMENT ADVISORY COMMITTEE	

PREPARED BY: ams ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING
825 TOMKINS VALLEY ROAD SUITE 200 WALNUT CREEK, CA 94598 925-943-2777 FAX 925-943-2778

PREPARED FOR: McDonald's USA, LLC

©2013 McDonald's Corporation

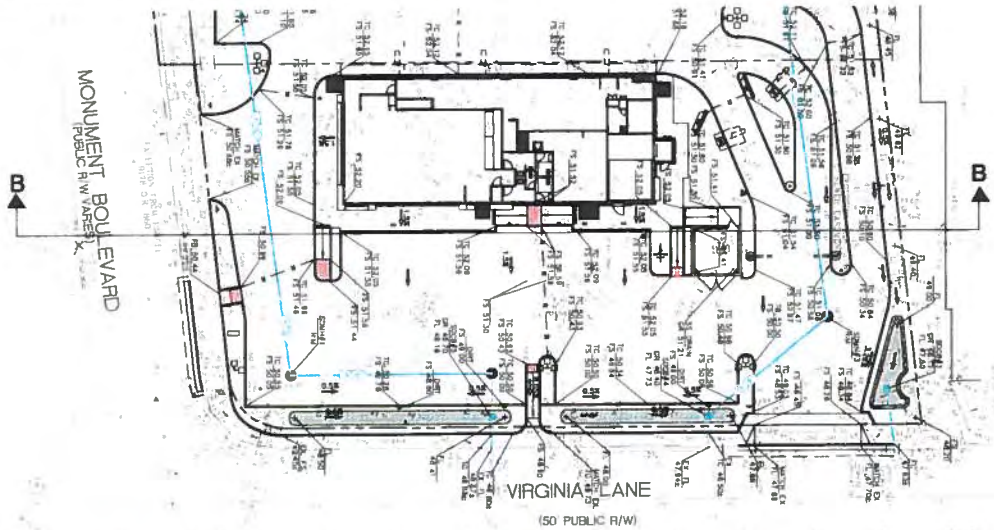
These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and are intended for use on this project only. They shall not be reused or loaned to others without McDonald's Corporation's written consent. This material and the information it contains shall not be disclosed to others in any form without McDonald's Corporation's written consent. This material and the information it contains may be subject to patent, copyright, trade secret and other proprietary rights of McDonald's Corporation. By delivery of materials or product, no license or other rights are hereby granted by implication or otherwise under any patent, copyright, trade secret or other proprietary rights of McDonald's Corporation. Any use of the information or materials for other or another project is not authorized.

JOB NO. 13-2158
DRAWN BY: LJ
SET DATE: 02-07-14
ISSUE DATE: 02-07-14
DW | SC | LJ | LJ

PROJECT: McDONALD'S 1691 MONUMENT BLVD
SHEET TITLE: CROSS-SECTION A-A

REF. ID: 0240-032 | SITE ADDRESS: 1691 MONUMENT BLVD., CONCORD, CA

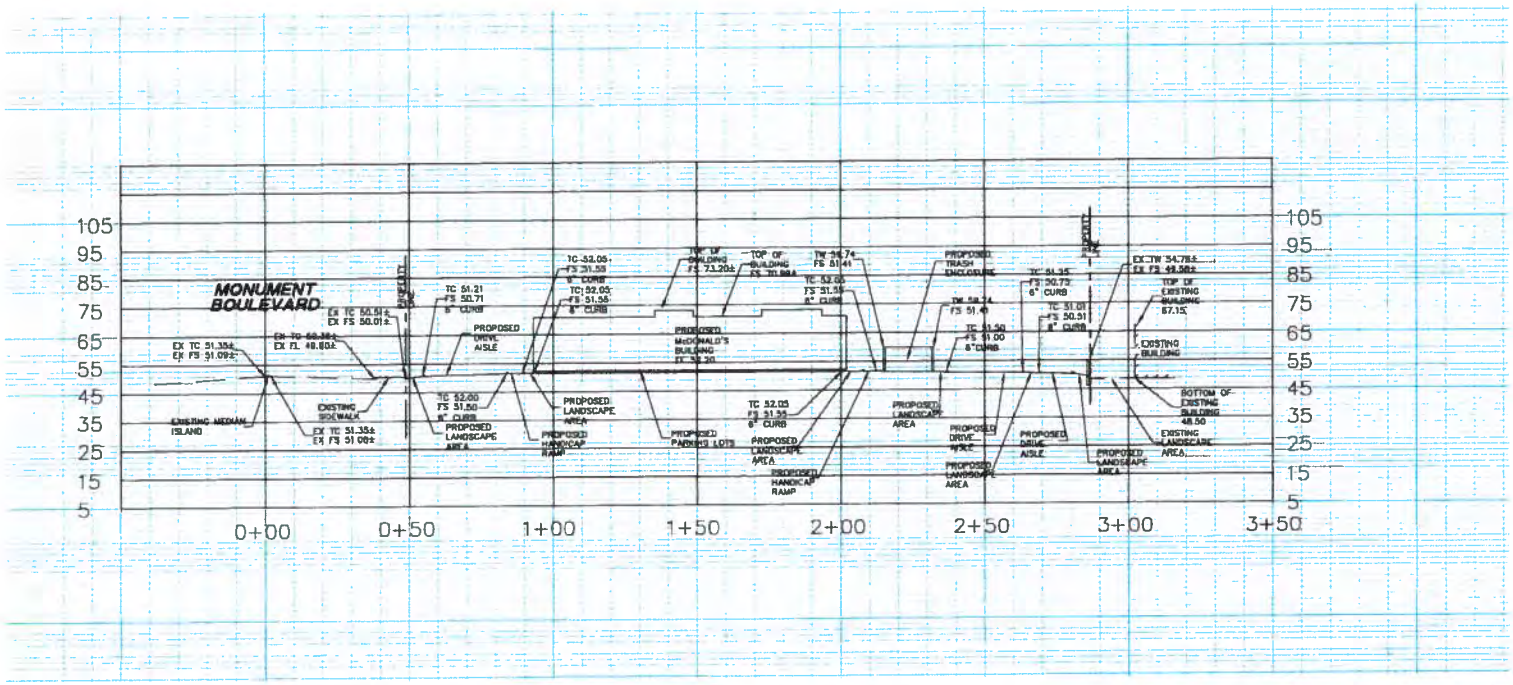
SHEET NO. C-5



GRAPHIC SCALE

SECTION B-B

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



DO NOT SCALE THESE DRAWINGS

PREPARED BY: ams associates, inc. PLANNING ENGINEERING SURVEYING
821 TOYAGO VALLEY ROAD SUITE 2
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

REV	DATE	DESCRIPTION	BY
	02-07-14	DEVELOPMENT PROJECT COMMITTEE COMMENTS	PT

PREPARED FOR: McDonald's USA, LLC

©2013 McDonald's Corporation
These drawings and specifications are the confidential and proprietary property of McDonald's Corporation. They are intended for use only in connection with the project shown and described herein. The standard drawings were prepared for McDonald's Corporation by its authorized design agent. The drawings are not to be used for any other purpose or at any other location, nor are they to be loaned, copied or disclosed to others without the written consent of McDonald's Corporation. Any modification or alteration of these drawings without the written consent of McDonald's Corporation is prohibited. Any other project requires the standard drawings for review and approval. Reproduction of these drawings for use on another project is not authorized.

JOB NO.	DRAWN BY	SET DATE	ISSUE DATE	PM	DR	JM
13-2158	LM	02-07-14	02-07-14	TC	CL	JM

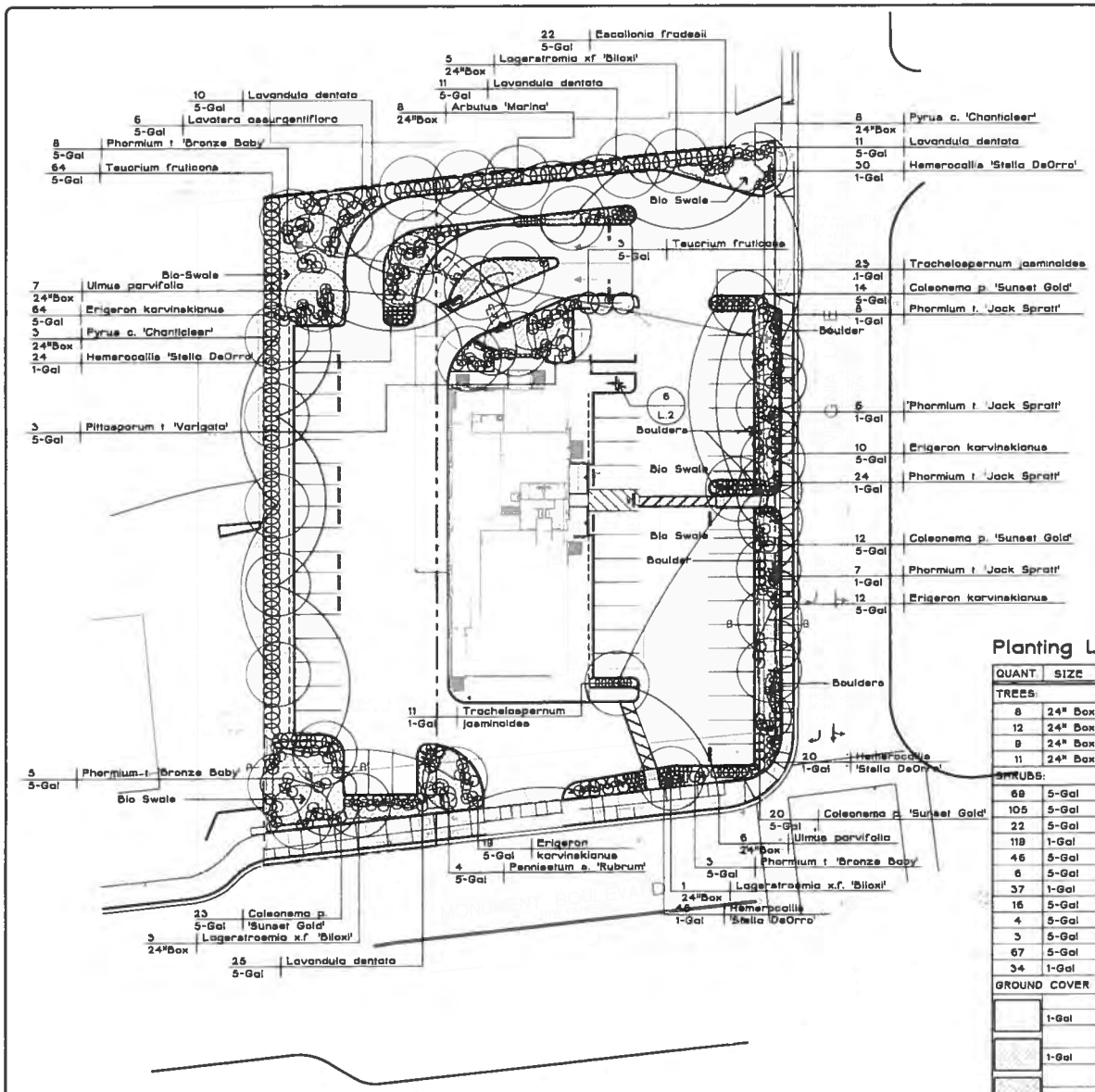
PROJECT: McDONALD'S 1691 MONUMENT BLVD.

SHEET TITLE: CROSS-SECTION B-B

SITE ADDRESS: 1691 MONUMENT BLVD. CONCORD, CA

SITE ID: 004-0313

SHEET NO. C-6



Planting Notes

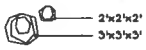
1. Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractors convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
2. Contractor to install root barriers per detail on sheet L.2 on all trees within parking strip.
3. All planting areas shall recieve a minimum of 3" Fir Bark.
4. See Sheet L.2 for ground cover detail for "Plant Quantity Diagram".
5. See Sheet L.2 and L.3 for Landscape Details and Specifications.
6. Total landscape planting area 11,667 s.f

General Notes:

1. All equipment and work shall be installed as per manufacturer's written specifications and local codes. Contractor shall be responsible for obtaining all necessary permits.
2. Landscape Elements:

   Bicycle Rack:
   Model: 130-20
   Finish: Black powder coated finish
   Manuf: Dumor, Inc
   Distributor: Ross Recreation Equipment
   Santa Rosa, California
   Phone: 707.538.3800

5. Fieldstone Boulders:



Planting Legend

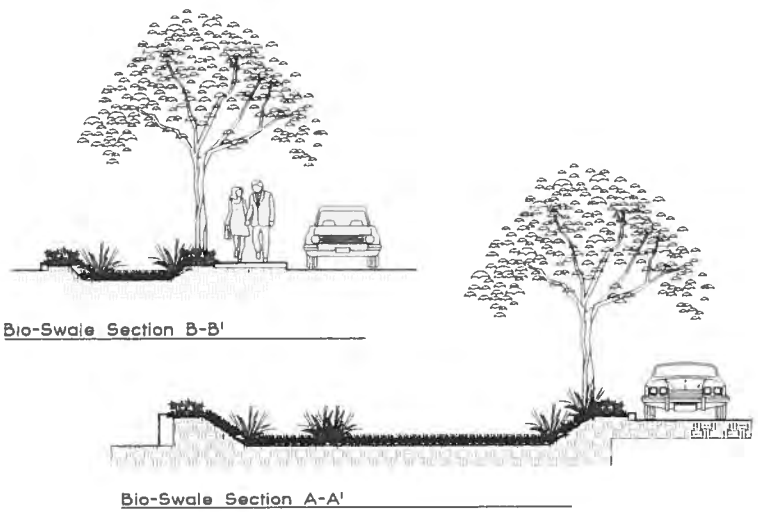
QUANT	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS
TREES:				
8	24" Box	Arbutus 'Marina'	NCN	Low
12	24" Box	Ulmus parvifolia	CHINESE ELM	Moderate
8	24" Box	Lagerstroemia xf 'Biloxi'	CRAPE MYRTLE	Low
11	24" Box	Pyrus c. 'chanticleer'	FLOWERING PEAR	Moderate
SHRUBS:				
69	5-Gal	Coleonema p. 'Sunset Gold'	NCN	Moderate
105	5-Gal	Erigeron karvinskianus	SANTA BARBARA DAISY	Moderate
22	5-Gal	Escallonia fradesii	NCN	Moderte
119	1-Gal	Hemerocallis 'Stella DeOrro'	DAY LILY	Modrate
46	5-Gal	Lavandula dentata	FRENCH LAVENDER	Low
6	5-Gal	Lavatera assurgentiflora	TREE MALLOW	Moderte
37	1-Gal	Phormium t. 'Jack Spratt'	NCN	Low
16	5-Gal	Phormium t. 'Bronze Baby'	NCN	Low
4	5-Gal	Pennisetum s. 'Rubrum'	FOUNTAIN GRASS	Moderate
3	5-Gal	Pittosporum t. 'Variegata'	NCN	Moderate
67	5-Gal	Teucrium fruticans	NCN	Low
34	1-Gal	Trachelospernum jasminoides	STAR JASMINE	Moderate
GROUND COVER				
	1-Gal	Carex barbarae @12"o.c.	SANTA BARBARA SEDGE	Moderae
	1-Gal	Arctostaphylos 'Emerald Carpet'	NCN plant @ 30"o.c.	Low
	2-Gal	Rosa 'Fire Midland' @ 24"o.c.	CARPET ROSE	Moderate

HWA
Landscape Architecture
Site Planning

McDonalds #40312
1691 Monument Boulevard
Concord, California

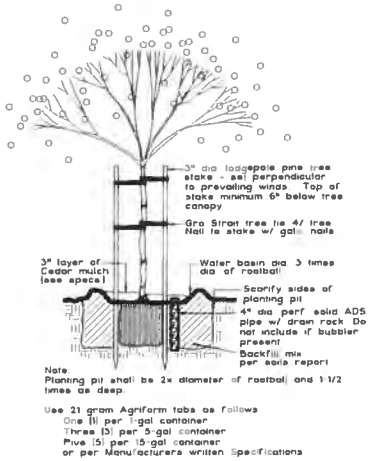
Planting Plan

L.1



1 Typical Bio-swale Planting

n.t.s.

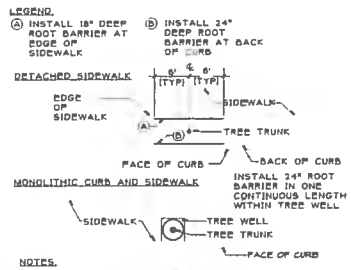


Note:
Planting pit shall be 2x diameter of rootball and 1-1/2 times as deep.

Use 21 gram Agriform tabs as follows
One (1) per 1-gal. container
Three (3) per 5-gal. container
Five (5) per 15-gal. container
or per Manufacturers written Specifications

2 Tree Planting

n.t.s.

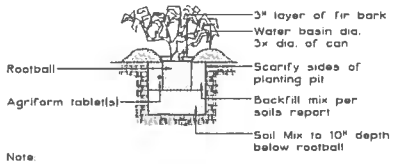


NOTES:

1. 18" ROOT BARRIER AND 24" ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC AS AVAILABLE FROM "DEEP ROOT" 345 LORTON AVE., SUITE 103, BURLINGTON, CA 94010 AT 1-800-458-7668 OR FROM "ROOT SOLUTIONS" INC. 3276 KITCHEN DRIVE, CARSON CITY, NEVADA 89701 AT 1-702-788-8577
2. TOP OF ROOT BARRIER SHALL BE SET 1/2-INCH ABOVE FINISHED GRADE OF SOIL, BUT UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

3 Root Barrier

n.t.s.



Note:
1. Planting pit shall be 2x diameter of rootball
2. Set rootball 2" above finish grade
3. See shrub planting diagram for planting distance from edge of paving
4. Use 21 gram agriform tablets. Place tablets in contact with rootball ⅓ way up
5. See specifications and/or soils report for backfill mix

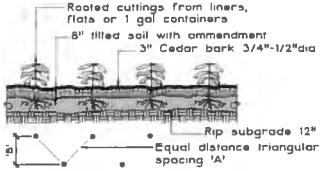
4 Shrub Planting

n.t.s.

Plant Quantity Diagram

SPACING 'A'	SPACING 'B'	NO. OF PLANTS/S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.95"	2.60
9" O.C.	7.79"	1.75
10" O.C.	8.66"	1.66
12" O.C.	10.40"	1.75
15" O.C.	15.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.07
72" O.C.	62.55"	0.04

See ground cover legend for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover plants required in a given area.

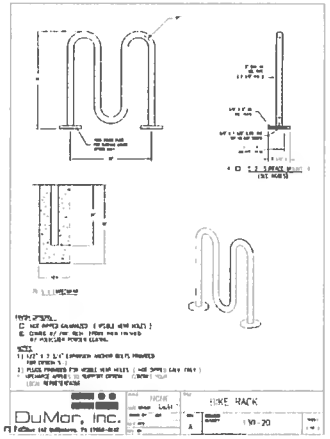


Note:
Ground Cover must be placed at ⅔ the distance from the edge of curb or pavement as the designated o.c. spacing.

Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings.

5 Groundcover Planting

n.t.s.



6 Bicycle Rack

HWA
Landscape Architecture
Site Planning

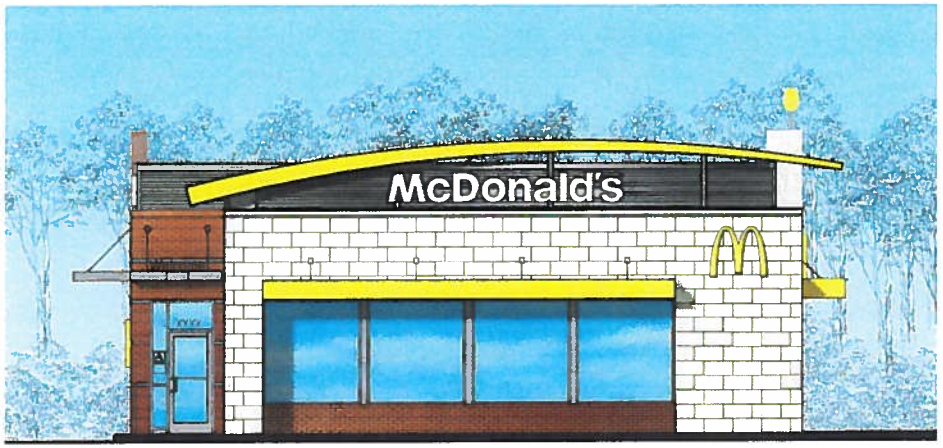
McDonalds #40312
1691 Monument Boulevard
Concord, California

Planting Details

Copyright © 2010 HWA Landscape Architecture
All rights reserved. This plan, as an instrument of professional service, is the property of the Landscape Architect and shall not be used for any purpose other than the specified project without the written consent of the Landscape Architect.

DATE 12-20-10
SCALE AS SHOWN
DRAWN BY JS
CHECKED BY JS
REVISIONS

Sheet
L.2
of 4 sheets



PROPOSED
SOUTH ELEVATION

0 1' 2' 3' 4' 8'

PROPOSED
EAST ELEVATION

0 1' 2' 3' 4' 8'

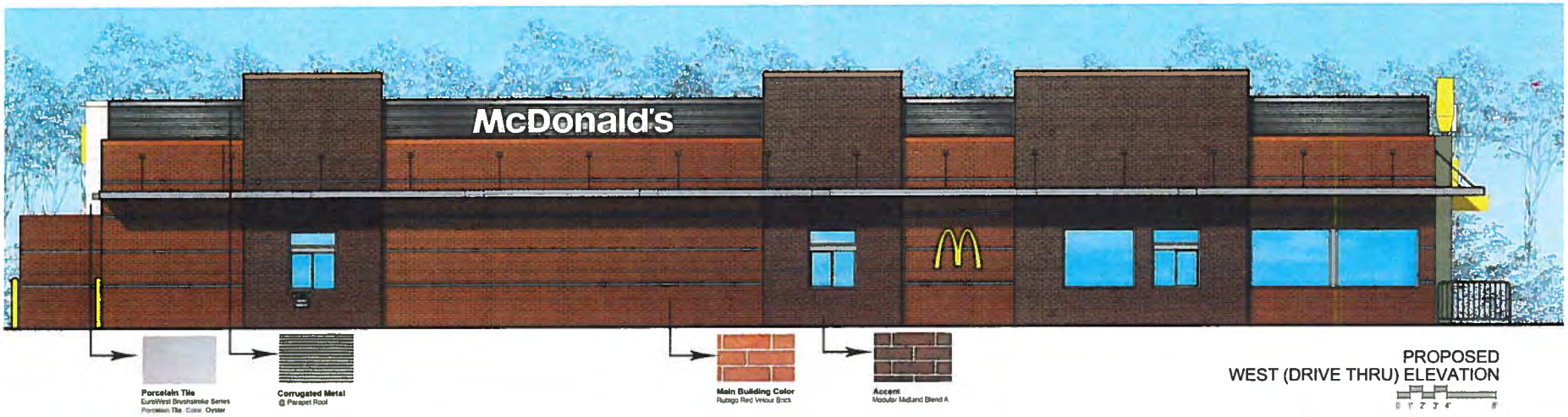
Mc Donald's

Monument Blvd Concord, California February 7 2014

A1

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925 634 7000
www.strausdesign.com

PROPOSED
NORTH ELEVATION



PROPOSED
WEST (DRIVE THRU) ELEVATION

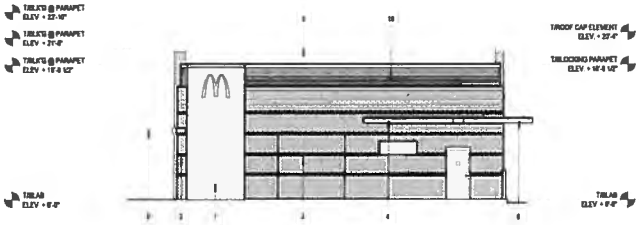
Mc Donald's

Monument Blvd Concord, California February 7 2014

A2

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925 634 7000
www.sdgarchitects.com

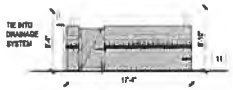
PROPOSED
SOUTH ELEVATION



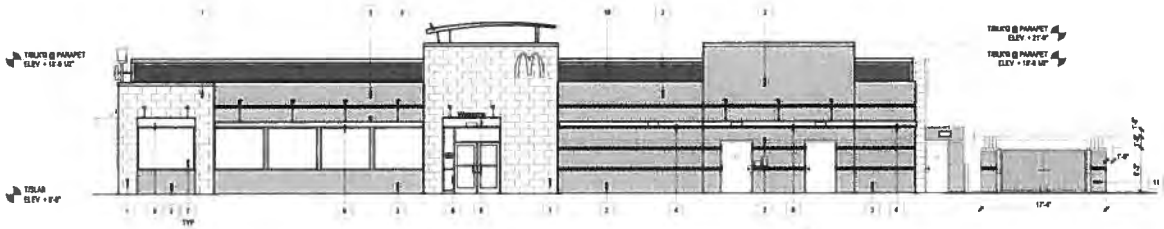
PROPOSED
NORTH ELEVATION

MATERIALS AND COLORS		
1	PORCELAIN TILE	COLOR - OYSTER
2	FACEBRICK	BELDEN RUBIGO RED VELOUR
3	FACEBRICK	BELDEN MODULAR MIDLAND BLEND
4	METAL TRELLIS	SILVER METAL
5	ROOF CAP ELEMENT	DUPONT MARON 9000 8 H247B4W YELLOW
6	ENTRY METAL TRELLIS	SILVER METAL
7	1" INSULATED GLAZING	ANODIZED ALUMINUM FRAME, THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL
8	STOREFRONT SYSTEM	CLEAR ANODIZED ALUMINUM
9	STOREFRONT CANOPY	DUPONT MARON 9000 8 H247B4W YELLOW
10	CORRUGATED METAL PANEL	METAL-ERA CITYSCAPE
11	FACEBRICK OVER CMU WALL	BELDEN RUBIGO RED VELOUR

NOTES:
1. PAINT TRASH ENCLOSURE & GATES TO MATCH BUILDING.
2. ALL SIGNAGE IS SCHEMATIC. FINAL DESIGN BY OTHERS.



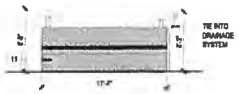
TRASH ENCLOSURE
SIDE ELEVATION



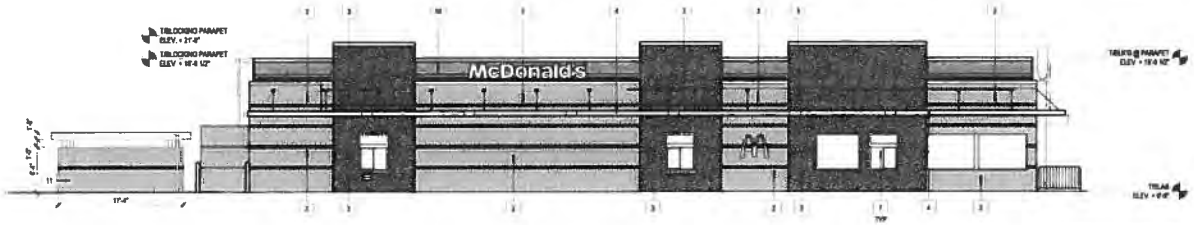
PROPOSED
EAST ELEVATION

TRASH ENCLOSURE
FRONT ELEVATION

IN RELATION TO PROPOSED ELEV



TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
REAR ELEVATION

IN RELATION TO PROPOSED ELEV

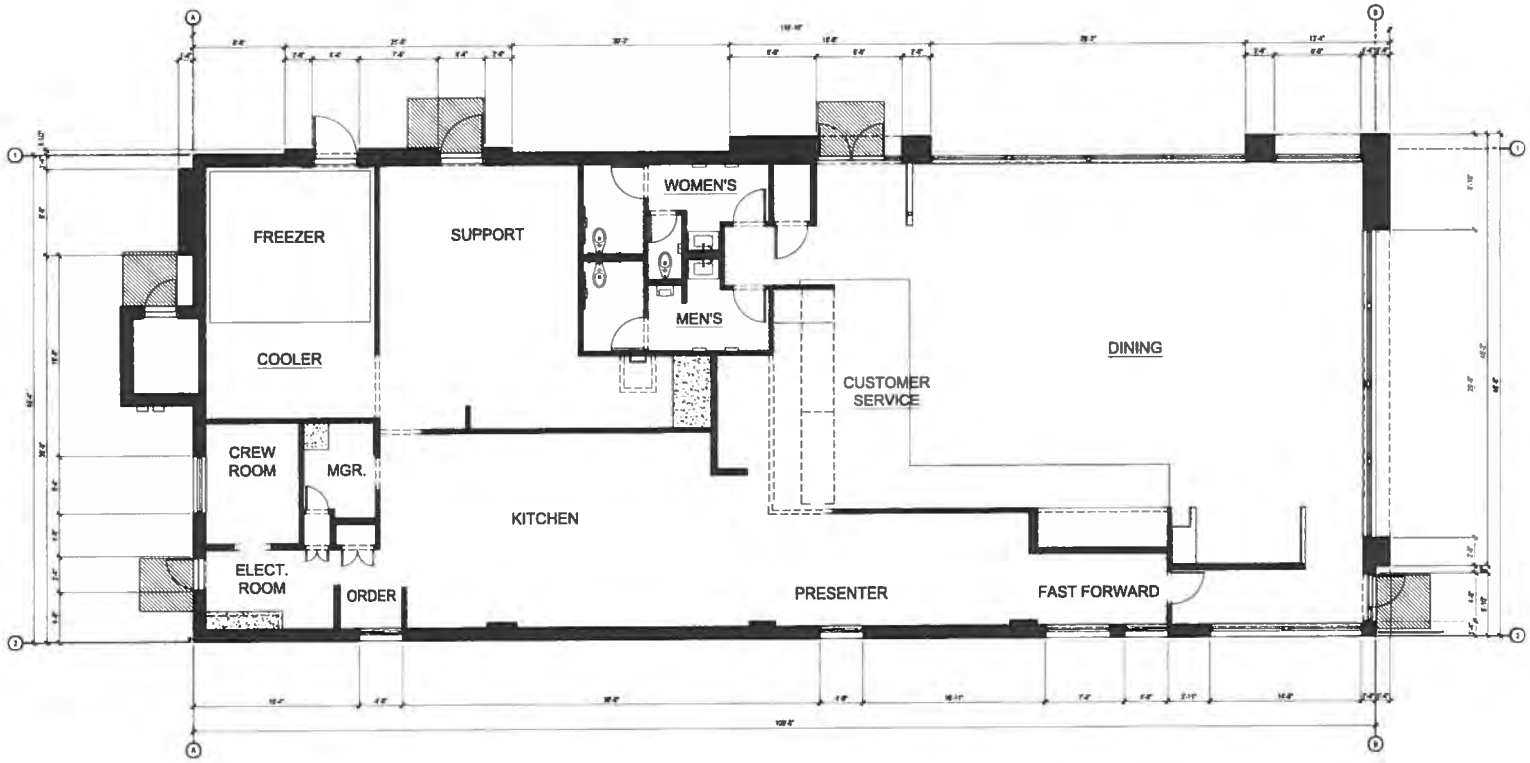
PROPOSED
WEST (DRIVE THRU) ELEVATION

Mc Donald's

Monument Blvd., Concord, California February 7 2014

A3

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.sdgarchitects.com



PROPOSED
FLOOR PLAN

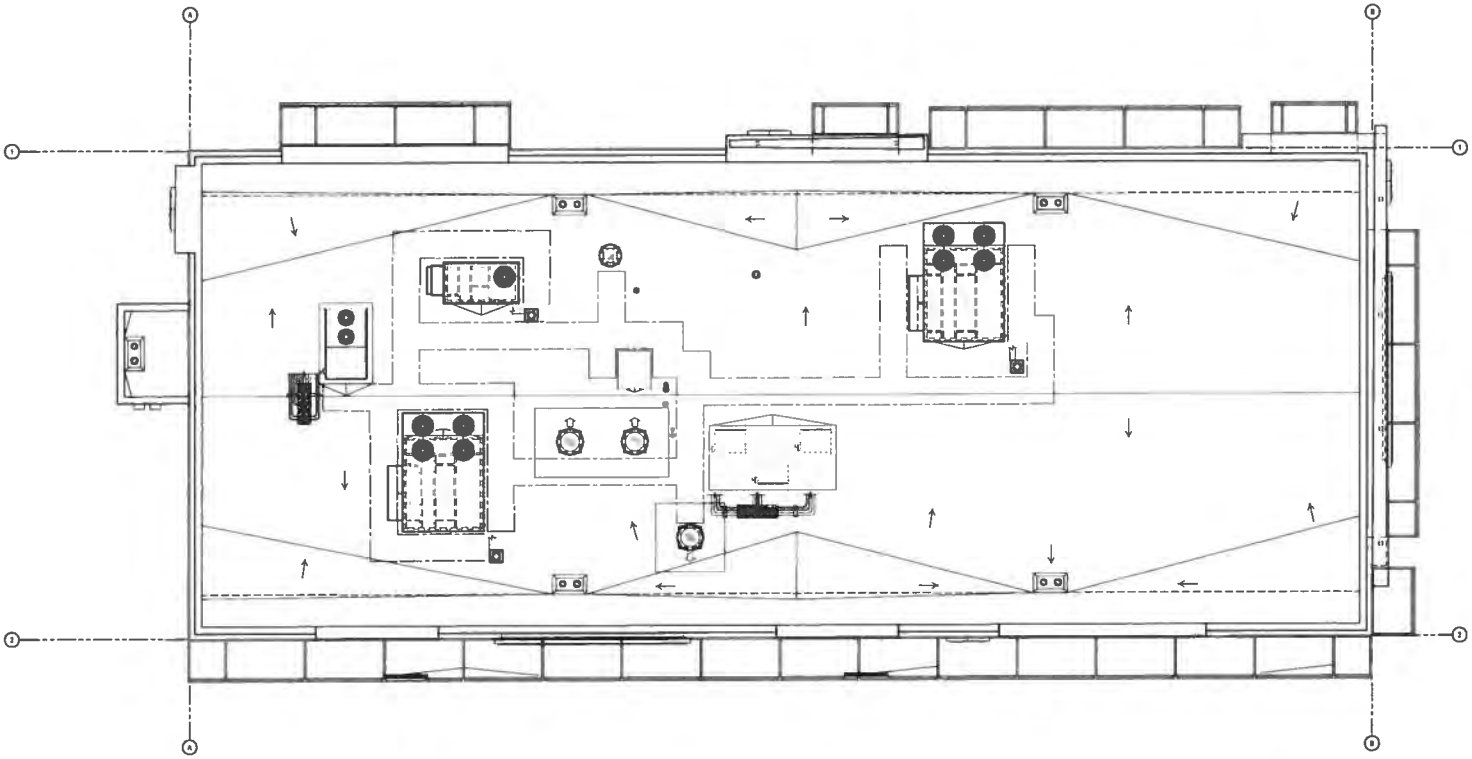
0 1' 2' 3' 4' 5'

Mc Donald's

Monument Blvd., Concord, California February 7 2014

A4

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7500
www.strausedesign.com



ROOF PLAN

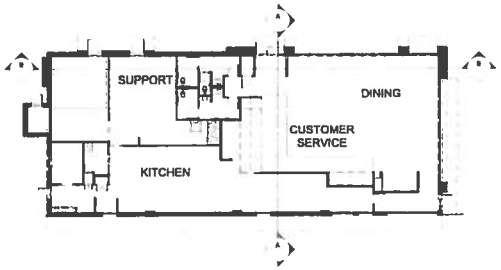
0 1' 2' 3' 4' 8'

Mc Donald's

Monument Blvd., Concord, California February 7, 2014

A5

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausedesign.com



FLOOR PLAN KEY

0 4' 8' 12' 16' 32'

SECTION A

0 5' 10' 20'

SECTION B

0 5' 10' 20'

Mc Donald's

Monument Blvd., Concord, California February 7, 2014

A6

SDG Architects, Inc.

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513

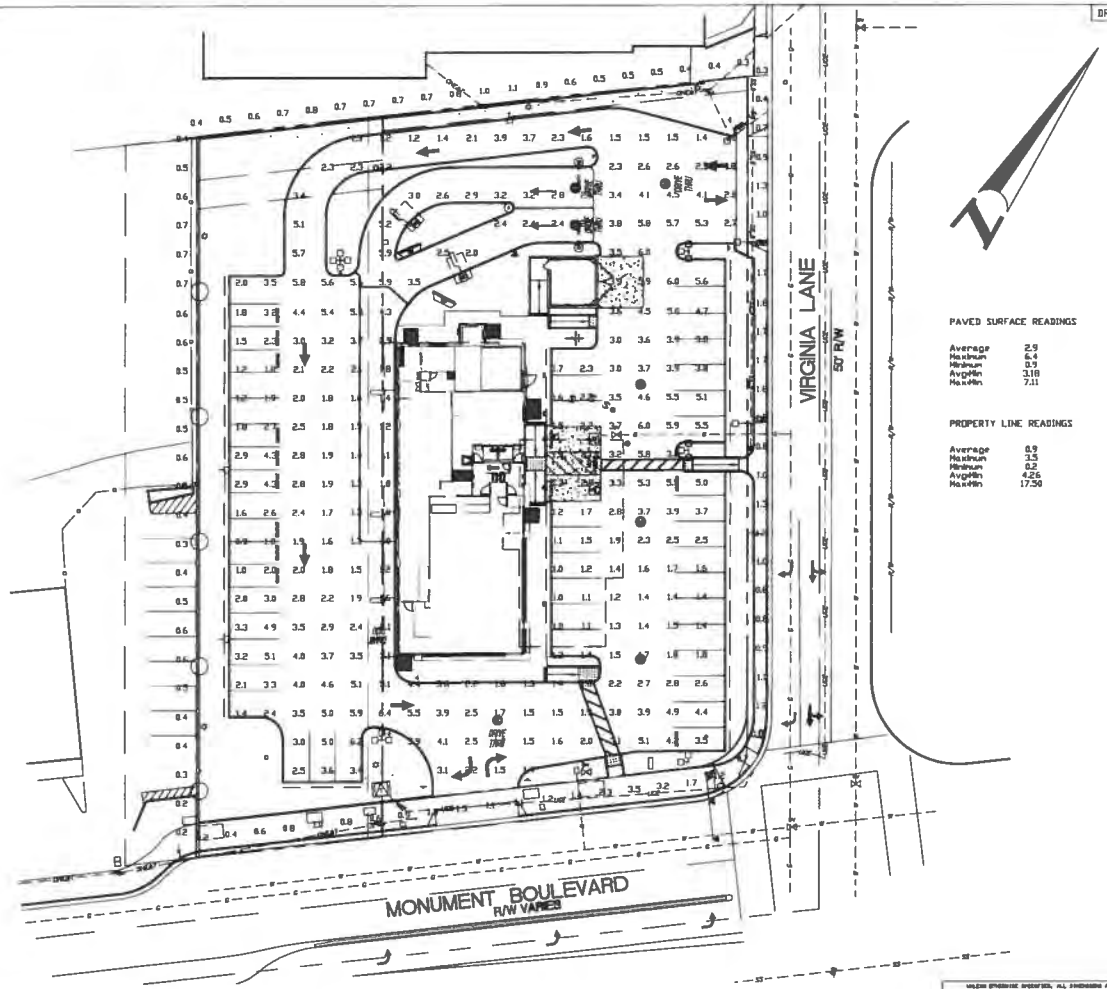
925.634.7000

www.strausedesign.com

DRWG. NO. 1PCP27164D

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



PAVED SURFACE READINGS

Average	2.9
Maximum	6.4
Minimum	0.9
Avg/Min	3.18
Max/Min	7.11

PROPERTY LINE READINGS

Average	0.9
Maximum	3.5
Minimum	0.2
Avg/Min	4.26
Max/Min	17.50

** - SPECIFY COLOR

NOTE: ALL POLES ARE DRILLED

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	EPA	MOUNTING HEIGHT	LLF
WP9-LE-4-LSK-**	-□	19	SGL	3	0.95	21'	1.00
			DBL90	1	1.90		
			TRPL90	3	2.85		
			QUAD	1	2.85		

POLE TYPE:	QUANTITY	WIND LOAD	ACCESSORY EPA
SSP-4110-GL-** (4")	8	90mph	12.0

* PROJECT WIND LOAD CRITERIA BASED ON ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH) 50 YEAR MEAN RECURRENCE INTERVAL

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELEVATION, VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1" = 20' 0"			
DRAWN BY HW	DATE 2/6/14	NEXT ASSEMBLY	REF. DRWGS.
DESIGNED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
PART SHOWN		MATERIAL	
PROJECT NO.			

LIGHTING CORPORATION

POINT-BY-POINT FOOTCANDLE PLOT FOR
McDONALD'S
1691 MONUMENT BLVD
CONCORD, CA

DRAWING NUMBER
1PCP27164D

ENTRY VIEW FROM CORNER OF MONUMENT BLVD./ VIRGINIA LN.

ENTRY VIEW FROM MONUMENT BLVD.

LOOKING SOUTHWEST ON VIRGINIA LN.

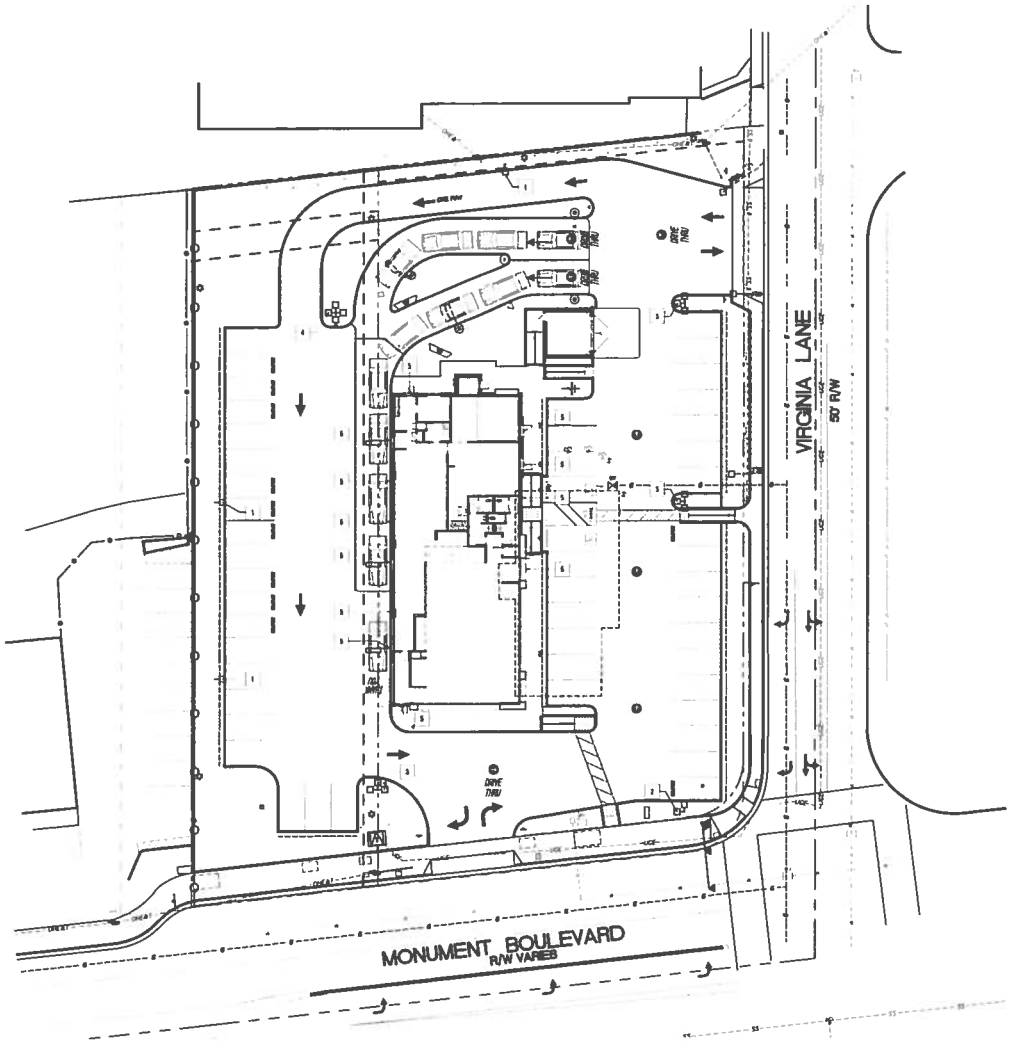
VIEW AT INTERSECTION OF MONUMENT BLVD./ VIRGINIA LN.

VIEW AT INTERSECTION OF MONUMENT BLVD./ VIRGINIA LN.

LOOKING WEST FROM CORNER OF VIRGINIA LN./ MONUMENT BLVD.

LOOKING NORTHEAST FROM MONUMENT BLVD.

LOOKING SOUTHWEST FROM MONUMENT BLVD.



PRELIMINARY LIGHTING SCHEDULE						
	FIXTURE	SYMBOL	CONFIG.	QTY	HT.	LUMENS
1	WPS-LE-4-LSK		SINGLE	3	21'	7,007
2	WPS-LE-4-LSK		DOUBLE	1	21'	7,007
3	WPS-LE-4-LSK		TRIPLE	3	21'	7,007
4	WPS-LE-4-LSK		QUAD	1	21'	7,007
5	RSWC 1SSP/HH-WD-PS-120	—	DOWNWARD LIGHTING	10	PER PLAN	
6	HRAF-LED-45-UD-120-PS	—	UP-LIGHTING	PER PLAN	PER PLAN	

LIGHTING PLAN

0 5' 10' 15' 20' 40'

Mc Donald's

Monument Blvd., Concord, California February 7, 2014

A9

SDG Architects, Inc.

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausedesign.com

SQUARE STRAIGHT STEEL POLES

Specifications

SSP SERIES

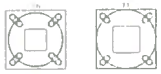
- Square straight steel shaft
- One piece construction
- 2 7/8" OD tenons, or factory drilled hinge mount
- Grounding stud (1/4"-16 thread)
- Steel base plate
- Four 1" diameter fully galvanized straight anchor bolts, with nuts, washers, and metal template
- Fully hot dip galvanized steel pole finish for weatherproof powder coat paint
- Gasketed hand hole standard

ORDERING INFORMATION

SSP-4118-XXX-XX	16	118	10ft	4½	[illegible]	[illegible]	10.25	[illegible]	10½	8.37	[illegible]	[illegible]
SSP-5723-XXX-XX	[illegible]	23.6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	10.5	[illegible]	[illegible]	[illegible]
SSP-5728-XXX-XX	16	28	[illegible]	[illegible]	5.56	[illegible]	[illegible]	[illegible]	10½	10.13	[illegible]	[illegible]

1. Catalog Number as listed does not include hardware for overhanging the pole mounting. Pole dimensions are as specified by substituting for all X's in Catalog Number. Refer to Catalog page, as is typical and for mounting arrangements.
2. Aluminum alloy meets sustained and fluctuating weight & moment to meet applicable EPA square shaft 50 pounds.
3. Factory supplied template must be used when setting anchor bolts. Security Lighting will ship any poles for no-charge exchange provided resulting from failure to use factory supplied template.
4. Anchor bolt weights are included.
5. Per another EPA loading table from AASHTO Pre-1 of 2011 specifications group 8 loading. 50 year recurrence interval calculations are based on your pole wind speed data.

BOLT TEMPLATE



CATALOG LOGIC

SAMPLE CATALOG NUMBER

SSP XX XX X X X XX XX

Series | Shaft Size Square | Nominal Height | Top Type | Mounting Arrangement | Hinge Type | Option | Finish

SECURITY LIGHTING SYSTEMS

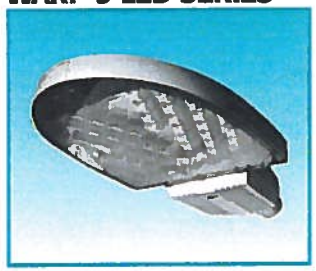
A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

1081 Johnson Drive • Buffalo Grove, IL 60089 • toll free 800 544 4845 • phone 847 279 0627 • fax 847 279 0641

www.securitylighting.com

WARP 9 LED SERIES



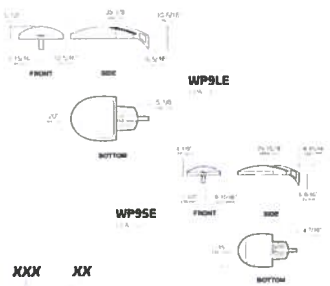
By combining the most powerful solid state (LED) lighting technology with the most advanced glare controlling optical reflectors, the Warp 9 has emerged as the next generation in LED architectural area lighting! This new series offers multiple Type II, III & V lighting distributions while meeting or exceeding both domestic and international outdoor lighting codes to maintain existing industry standard pole spacings. The Warp 9 luminaire's unique design that vastly increases uniformity and eliminates annoyance glare lighting requires, all while dramatically reducing glare. The individual reflector modules and/or the whole optical system are interchangeable for system versatility, and to allow the future to be fully adaptable to technology further developed. The Warp 9 LED series leaves no stone unturned in the quest to bring you tomorrow's lighting today!

Fixture Specifications

FEATURES

- [illegible]
- Fully integral driver system for complete self-contained housing
- Type II, III, V lighting distribution [illegible] lighting design
- [illegible] large [illegible] 50,000 hours of life LED [illegible]
- [illegible] LED component [illegible]
- [illegible] lighting
- [illegible] in spaces even with [illegible]
- Completely [illegible] modular [illegible] accessibility

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

WP9 XX X XXX XXX XX

Series | Size | Distribution | Color Temperature | Voltage | Finish

SECURITY LIGHTING SYSTEMS

A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

1081 Johnson Drive • Buffalo Grove, IL 60089 • toll free 800 544 4845 • phone 847 279 0627 • fax 847 279 0641

www.securitylighting.com

VIEW OF CARS EXTENDING FROM DRIVE-THRU INTO PARKING DRIVE AISLE

VIEW FROM PARKING AISLE

VIEW OF DRIVE-THRU

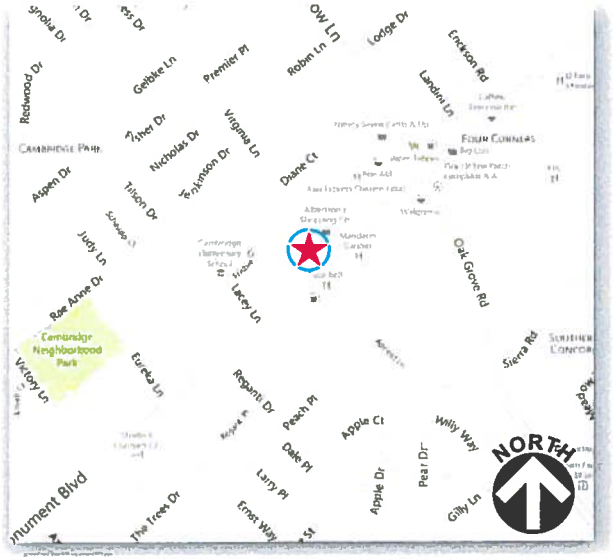
VIEW OF DRIVE-THRU

VIEW OF CARS EXTENDING FROM DRIVE-THRU INTO PARKING DRIVE AISLE

VIEW OF CARS EXTENDING FROM DRIVE-THRU INTO PARKING DRIVE AISLE

McDonald's

Store #2033, 1691 Monument Blvd., Concord, CA



1 VICINITY MAP

SCALE NTS

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 435 3808
Facsimile: 562 435 1867
www.superiorsigns.com

Project:
McDonald's #2033

Address
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez **3.50**

Scale: **AS NOTED**

Design No. **13-02-5948-06 P**

Date: **02.26.13**

Reg. No

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (1.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK **DATE**

Acct. Mgr.

FOR CONSTRUCTION **DATE**

Acct. Mgr.

Design

Production

FOR INSTALL ONLY **DATE**

Acct. Mgr.

Page: **01** Of: **10**

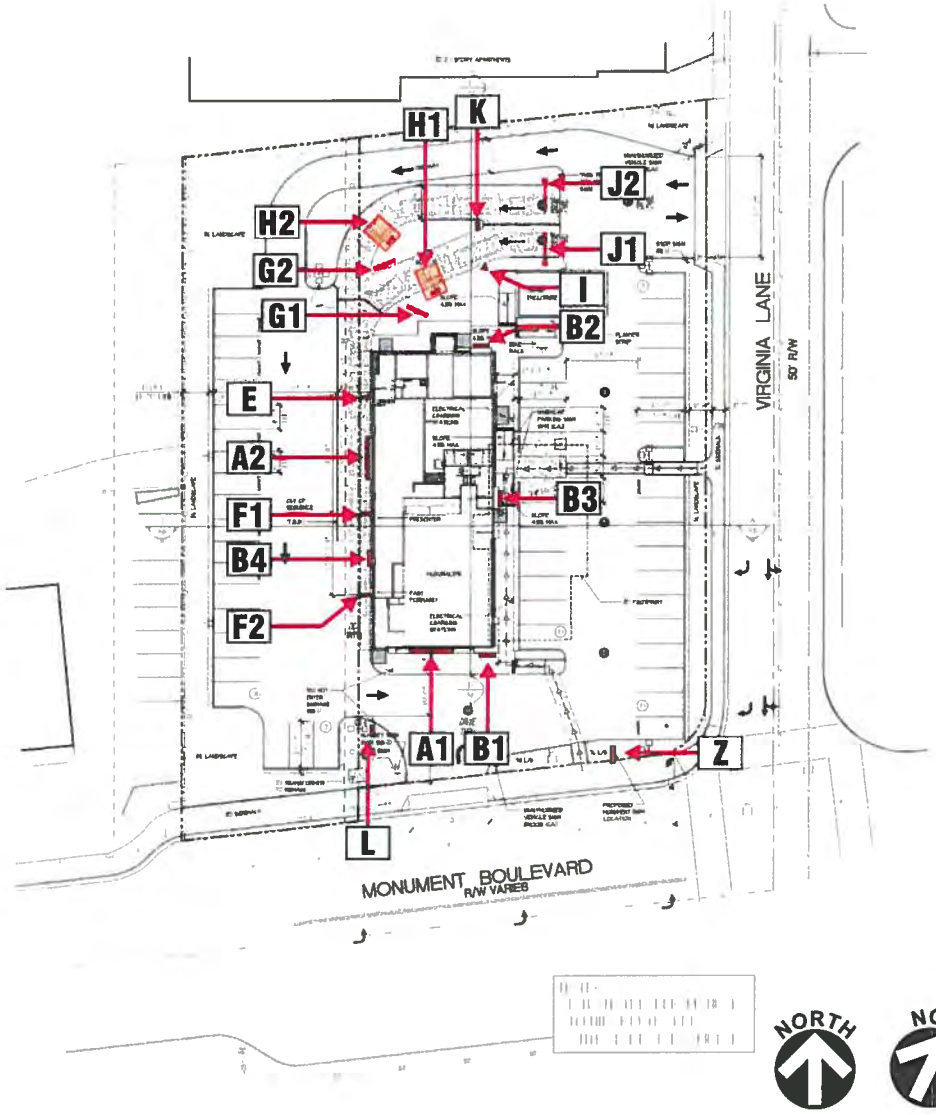
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

SIGN SCHEDULE - McDONALD'S SIGNAGE

NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A	CHANNEL LETTERS	Y	32.8	2	65.6
B	CHANNEL ARCH	Y	14.0	4	56.0
C					
D	"WELCOME" LETTERS	N	3.0	2	
E	WINDOW POSITION PANEL	N	--	1	--
F	WINDOW POSITION PANEL	N	--	2	--
G	O.P.O. MANUAL MENUBOARD	Y	40.0	2	--
H	COD CANOPY	Y	--	2	--
I	O.P.O. PRESELL	Y	11.06	1	--
J	GATEWAY CLEARANCE SIGN	N	--	2	--
K	BOLLARD	N	--	1	--
L	DIRECTIONALS	Y	5.73	1	
Z	MONUMENT	Y	16.0	1	--
	TOTAL SQ. FOOTAGE =				121.6



1 SITE PLAN
Scale: NTS

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 495 3808
Facsimile: 562 435 1867
www.superiorsigns.com

Project:
McDonald's #2033

Address
1691 Monument St.,
Concord, CA

Account Manager
Dave Coberly

Designer
L. Ramirez 3.50

Scale **AS NOTED**

Design No. **13-02-5948-06 P**

Date **02.26.13**

Reg. No

Revisions.
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr.

FOR CONSTRUCTION **DATE**
Acct. Mgr.

Design

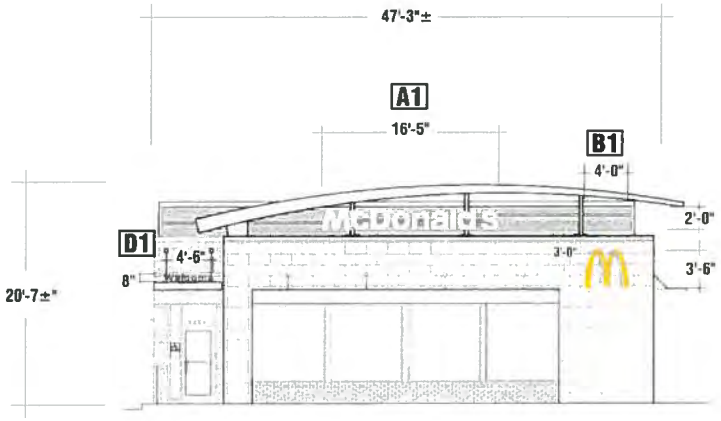
Production

FOR INSTALL ONLY **DATE**
Acct. Mgr.

Page **02** Of **10**

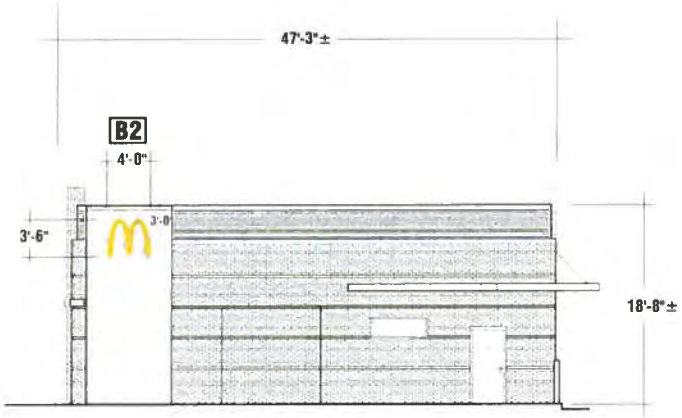
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2013

Note. The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



1 FRONT ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"



2 REAR ELEVATION - NORTH

SCALE: 3/32" = 1'-0"

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone 562 495 3908
Facsimile 562 435 1867
www.superiorsigns.com

Project:
McDonald's #2033

Address:
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez 3.50

Scale **AS NOTED**

Design No **13-02-5948-06 P**

Date **02.26.13**

Reg. No.

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK DATE

Acct. Mgr

FOR CONSTRUCTION DATE

Acct. Mgr

Design

Production

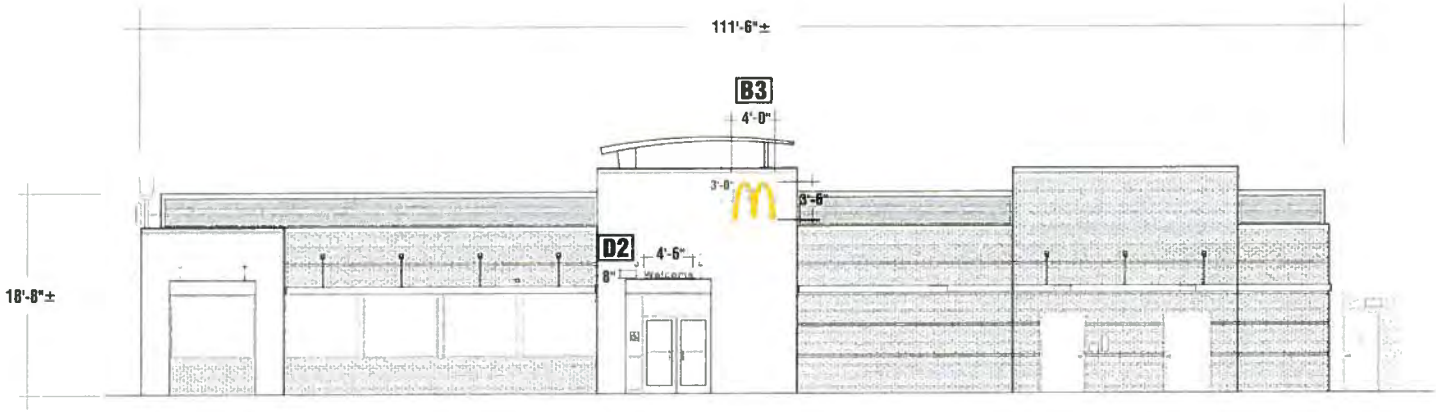
FOR INSTALL ONLY DATE

Acct. Mgr

Page **03** Of **10**

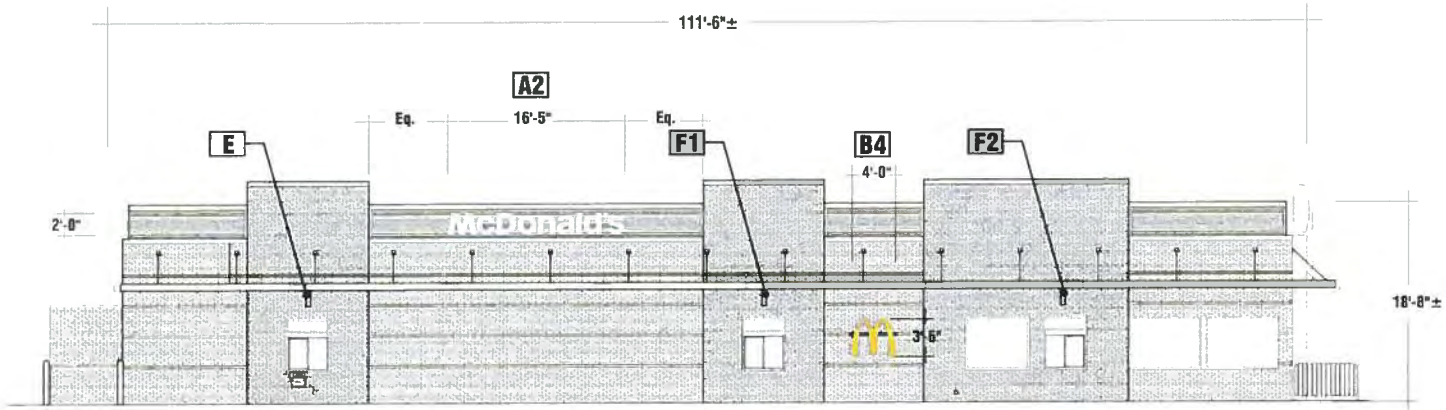
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
©1 SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



3 SIDE ELEVATION - EAST ELEVATION

SCALE: 3/32" = 1'-0"



4 DRIVE-THRU ELEVATION - WEST

SCALE: 3/32" = 1'-0"

superior
electrical advertising
1760 West Anaheim Street
Long Beach, California
90813-1195
Phone 562 495 3808
Facsimile 562 435 1867
www.superiorsigns.com

Project
McDonald's #2033

Address
1691 Monument St.,
Concord, CA

Account Manager
Dave Coberly

Designer
L. Ramirez **3.50**

Scale **AS NOTED**

Design No **13-02-5948-06 P**

Date **02.26.13**

Reg. No.

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (50)
R3 12-03-13 LR New site plan & elev (2 75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr

FOR CONSTRUCTION **DATE**
Acct. Mgr

Design

Production

FOR INSTALL ONLY **DATE**
Acct. Mgr

Page **04** Of **10**

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

16'-5"

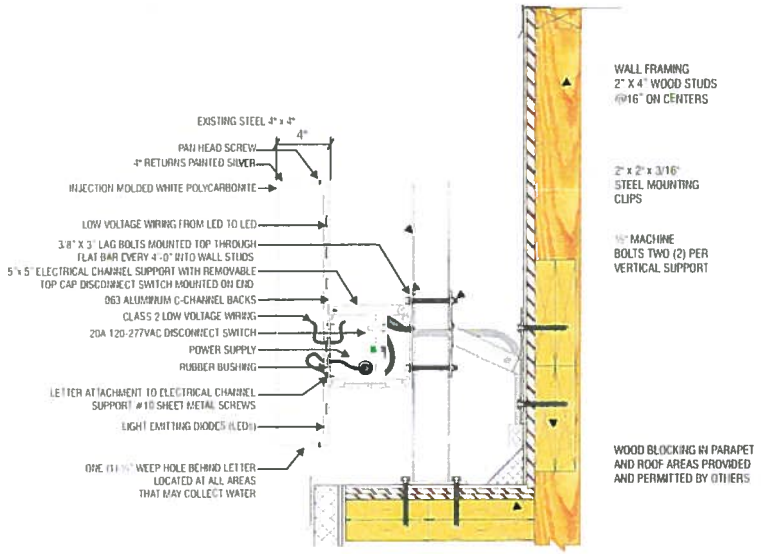
2'-0"

A1 A2 **LED ILLUMINATED CHANNEL LETTERS / ELECTRICAL CHANNEL SUPPORT** **32.8 Sq. Ft.**

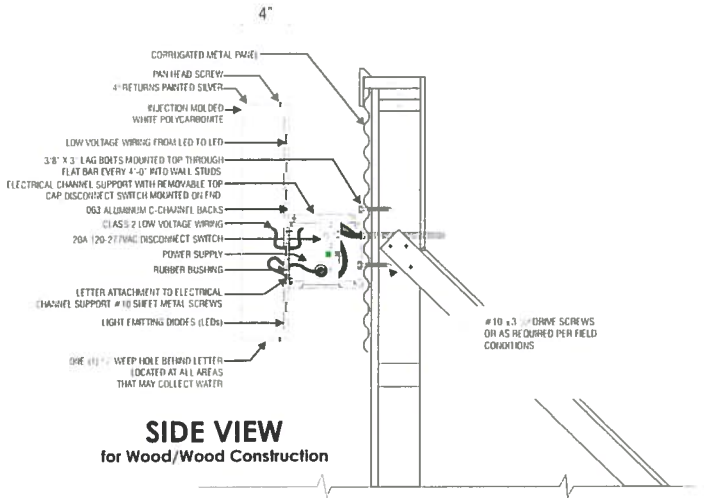
Quantity: Two (2) Required **Scale: 3/8" = 1'-0"**

SPECIFICATIONS:

LETTERS:	INJECTION MOLDED WHITE POLYCARBONITE
RETURNS:	OPAQUE SILVER
ILLUMINATION:	WHITE LED'S
CHANNEL SUPPORT:	5" x 5" ALUMINUM CONSTRUCTION PAINTED SILVER
POWER REQ:	1 6 AMPS
NOTE:	



A1 CHANNEL LETTER / ELECTRICAL CHANNEL SUPPORT - COLUMN ATTACHMENT
Scale: n.t.s



A2 CHANNEL LETTER - CORRUGATED METAL WALL ATTACHMENT
Scale: n.t.s

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 435 3808
Facsimile: 562 435 1667
www.superiorsigns.com

Project:
McDonald's #2033

Address:
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez **3.50**

Scale: **AS NOTED**

Design No.: **13-02-5948-06 P**

Date: **02.26.13**

Reg. No.:

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

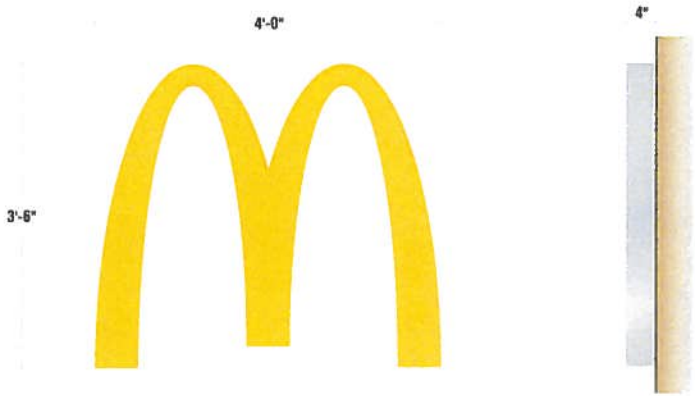
• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr.
FOR CONSTRUCTION **DATE**
Acct. Mgr.
Design
Production
FOR INSTALL ONLY **DATE**
Acct. Mgr.

Page: **05** Of: **10**

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



B1 B2 B3 B4 **LED ILLUMINATED CHANNEL LOGO** **14.0 Sq. Ft.**
Quantity: Four (4) Required **Scale: 3/4" = 1'-0"**

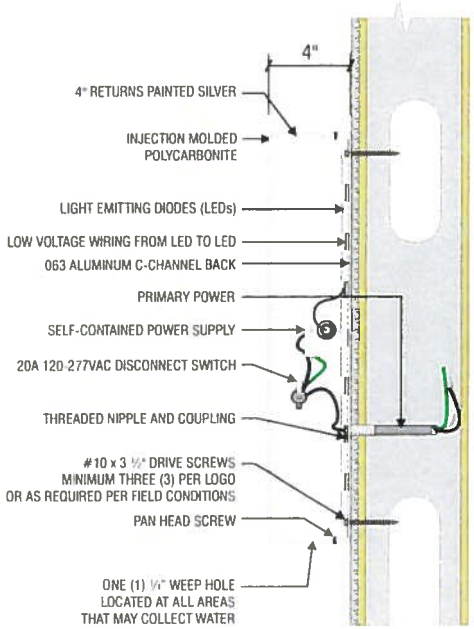
SPECIFICATIONS

LOGO:	INJECTION MOLDED YELLOW POLYCARBONITE
RETURNS:	SILVER
ILLUMINATION:	WHITE LED'S
POWER REQ:	1.3 AMPS
NOTE:	

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 TYPICAL SECTION DETAIL - ILLUMINATED BUILDING ARCH
Scale: n.t.s

superior electrical advertising
1760 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 495 3808
Facsimile: 562 435 1867
www.superiorsigns.com

Project:
McDonald's #2833

Address:
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez **3.50**

Scale: **AS NOTED**

Design No: **13-02-5948-06 P**

Date: **02.26.13**

Reg. No.:

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr.
FOR CONSTRUCTION **DATE**
Acct. Mgr.
Design
Production
FOR INSTALL ONLY **DATE**
Acct. Mgr.

Page: **06** Of: **10**

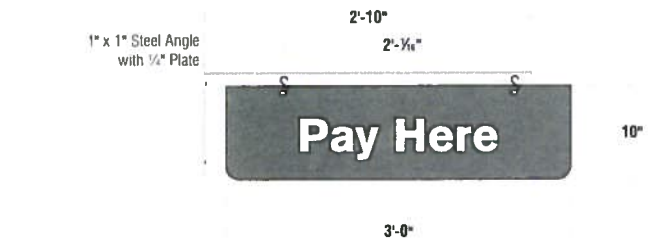
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

D1 D2 NON-ILLUMINATED FREESTANDING FLAT CUT OUT LETTERS 3.0 Sq. Ft.
Quantity: Two (2) Required Scale: 1/2" = 1'-0"

SPECIFICATIONS:

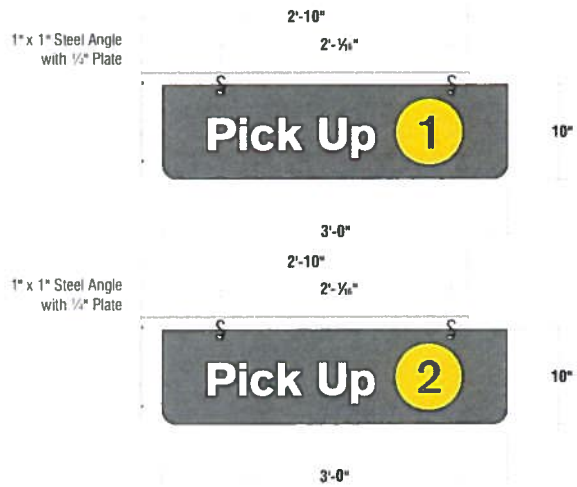
- **LETTERS:** FLAT CUT OUT ALUMINUM PAINTED BLACK WITH GRAY VINYL INSET ON FACE
- **RAIL:** ALUMINUM PAINTED BLACK MOUNTED TO AWNING SUPPORT WITH 1/4 -20 SELF DRILLING SCREWS FOUR (4) PLACES



E SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.
Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- **1/8" PAINTED ALUMINUM WITH VINYL OVERLAY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **PANEL:** GRAY
- **COPY:** WHITE
- **MOUNTING BRACKET:** 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



F1 F2 SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.
Quantity: One each / Two (2) Total Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- **1/8" PAINTED ALUMINUM WITH VINYL OVERLAY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **PANEL:** GRAY
- **COPY:** WHITE
- **MOUNTING BRACKET:** 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 495 3808
Facsimile: 562 435 1867
www.superiorsigns.com

Project:
McDonald's #2033

Address:
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **13-02-5948-06 P**

Date: **02.26.13**

Reg. No.:

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (50)
R3 12-03-13 LR New site plan & elev (2 75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr.

FOR CONSTRUCTION **DATE**
Acct. Mgr.

Design

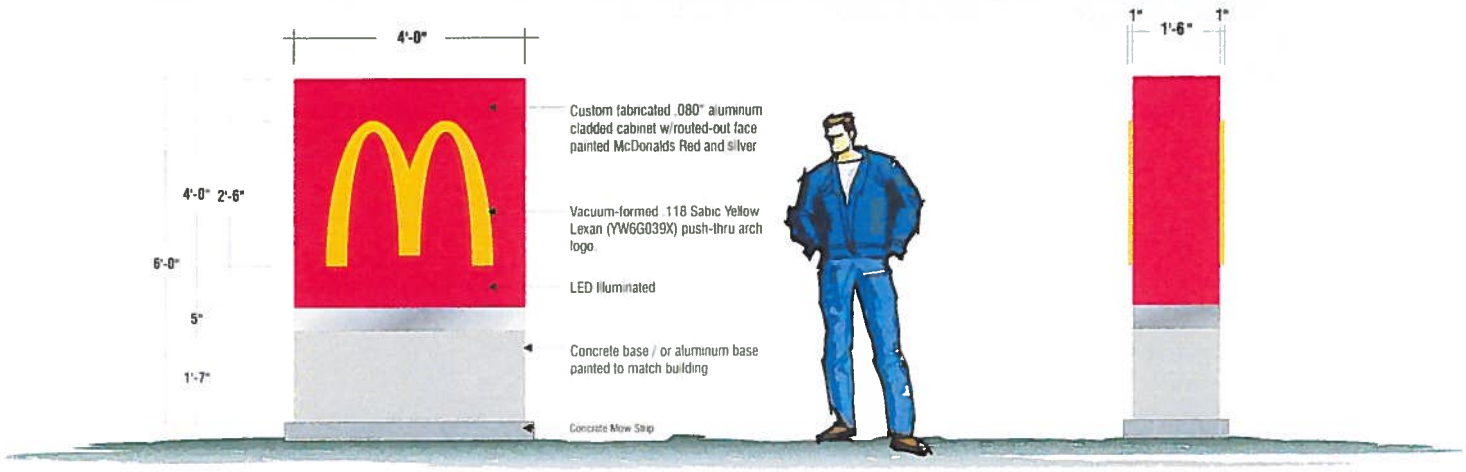
Production

FOR INSTALL ONLY **DATE**
Acct. Mgr.

Page: **07** Of: **10**

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
(c) SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



Z **NEW ILLUMINATED DOUBLE FACE MONUMENT**
Quantity: One (1) Required

Aluminum base panels painted silver

16.0 Sq. Ft.
Scale: 1/2" = 1'-0"

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

superior electrical advertising
1760 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 495.2808
Facsimile: 562 435.1867
www.superiorsigns.com

Project:
McDonald's #2033

Address:
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez **3.50**

Scale: **AS NOTED**

Design No. **13-02-5948-06 P**

Date: **02.26.13**

Reg. No.

Revisions:
R1 03/08/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr.
FOR CONSTRUCTION **DATE**
Acct. Mgr.
Design
Production
FOR INSTALL ONLY **DATE**
Acct. Mgr.

Page: **08** Of **10**

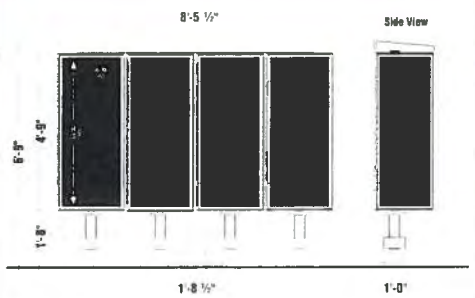
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
©1 SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

** ALL FOOTINGS BY THE GENERAL CONTRACTOR **
(for signs on this page)

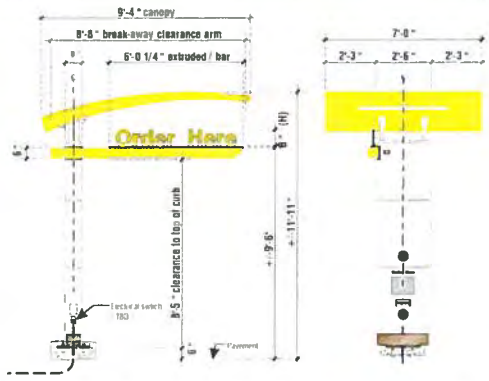
G1 G2

** Manual Menu Board **
Installation By Superior Electrical Advertising



OPD 4 MENUBOARD — 40.9 Sq. Ft.
Two (2) Units Required — Scale: N.T.S.

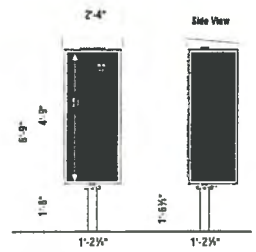
H1 H2



"ORDER HERE" CANOPY WITH INTEGRATED CBO
Two (2) Units Required — Scale: N.T.S.

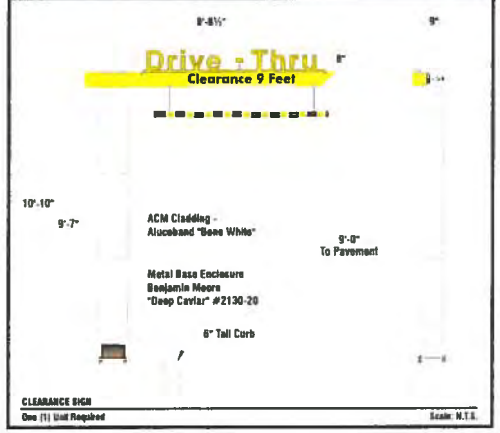
I

** Manual Merchandiser **
Installation By Superior Electrical Advertising



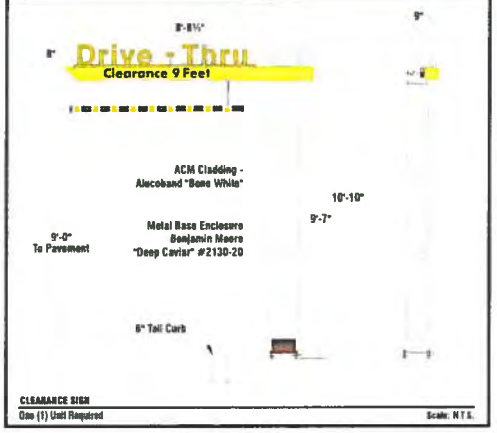
OPD 1 PRE-SELL (MANUAL) — 11.06 Sq. Ft.
One (1) Unit Required — Scale: N.T.S.

J1



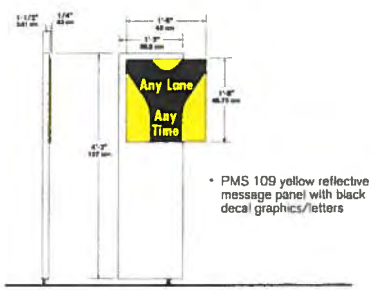
CLEARANCE SIGN
One (1) Unit Required — Scale: N.T.S.

J2



CLEARANCE SIGN
One (1) Unit Required — Scale: N.T.S.

K



- PMS 109 yellow reflective message panel with black decal graphics/letters

SINGLE FACE NON-ILLUMINATED BOLLARD SIGN
One (1) Unit Required — Scale: N.T.S.

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562 495 3808
Facsimile: 562 435 1867
www.superiorsigns.com

Project:
McDonald's #2033

Address
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer
L. Ramirez 3.50

Scale: **AS NOTED**

Design No. **13-02-5948-06 P**

Date: **02.26.13**

Reg. No.

Revisions:
R1 03/06/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (50)
R3 12-03-13 LR New site plan & elev (2 75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev & site plan (2)

• APPROVALS •

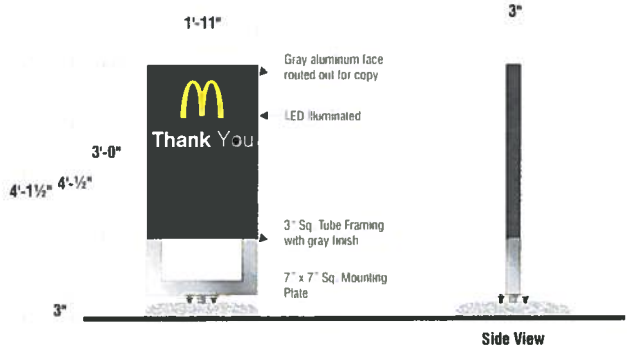
FOR JOB CHECK **DATE**
Acct. Mgr
FOR CONSTRUCTION **DATE**
Acct. Mgr
Design
Production
FOR INSTALL ONLY **DATE**
Acct. Mgr

Page **09** Of **10**

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

** ALL FOOTINGS BY THE GENERAL CONTRACTOR **
(for signs on this page)



L **NEW LED ILLUMINATED DOUBLE FACE DIRECTIONAL** — Sq. Ft. 5.73
Quantity: One (1) Required — Scale: 1/2" = 1'-0"

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
All wall penetrations to be sealed with UL Listed silicone sealant.

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's #2033

Address:
1691 Monument St.,
Concord, CA

Account Manager:
Dave Coberly

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **13-02-5948-06 P**

Date: **02.26.13**

Reg. No.:

Revisions:
R1 03/18/13 LR New elevations (2)
R2 5/07/13 AD Update site plan (.50)
R3 12-03-13 LR New site plan & elev (2.75)
R4 02/04/14 LR Move mon & L1 (1)
R5 02/05/14 LR New site plan (1)
R6 02/06/14 LR New elev. & site plan (2)

• APPROVALS •

FOR JOB CHECK DATE
Acct. Mgr.
FOR CONSTRUCTION DATE
Acct. Mgr.
Design
Production
FOR INSTALL ONLY DATE
Acct. Mgr.

Page: 10 Of: 10-

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2013

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

Concord

REPORT TO DESIGN REVIEW BOARD

DATE: February 27, 2014

I. GENERAL INFORMATION

Project Name: COMMERCIAL DEVELOPMENT @ 1100 CONCORD AVENUE (PL14047 – AA, DR)

Review Status: Preliminary Design Review

Location: 1100 Concord Avenue

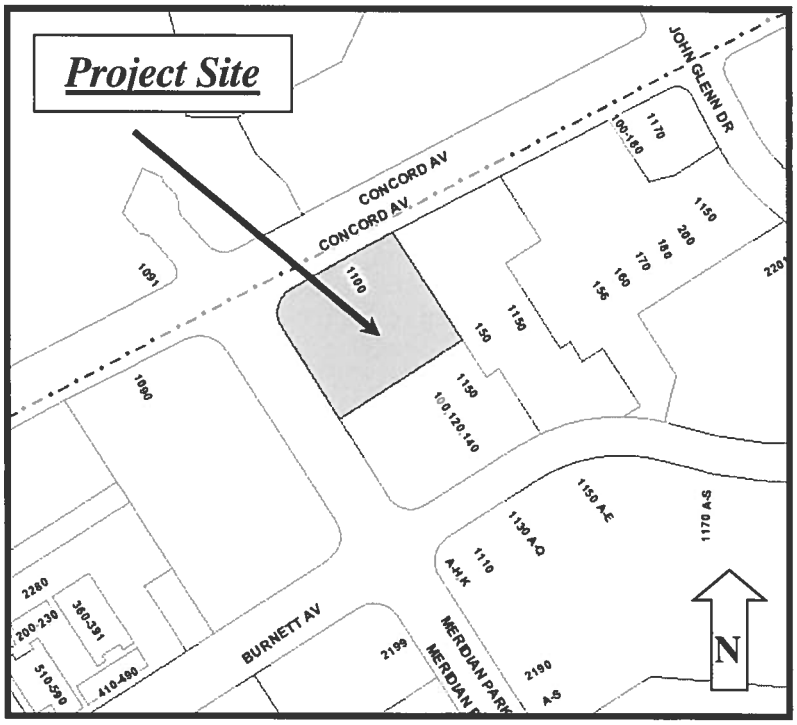
Parcel Number: APN 126-010-054

General Plan: West Concord Mixed Use

Zoning: WMX (West Concord Mixed Use)

Applicant: LRG Investors, LLC
Attn: Steve Cutter
433 Airport Blvd., Ste. 426
Burlingame CA 94010
(650) 548-2672

Vicinity Map:



II. PROJECT BACKGROUND

On February 7, 2014, LRG Investors, LLC submitted a Design Review application to demolish an existing 9,500 sq. ft. vacant building and construct two new buildings and associated improvements including parking, landscaping, and lighting at 1100 Concord Avenue.

The Development Advisory Committee (DAC) reviewed the application on February 18, 2014 and is anticipated to deem the application complete by March 7, 2014.

This application is for Preliminary Design Review. The Board's comments will be incorporated into revised plans for Final Design Review.

III. DISCUSSION

Staff's comments and recommendations are bulleted when applicable.

A. Site Plan/Circulation

The project site is located at the southeast intersection of Concord Avenue and Meridian Park Boulevard adjacent to the Heritage Square Shopping Center. The corner lot measures 1.48 acres and includes a vacant 9,500 sq. ft. building (formerly the Peppermill and recently Tachi Sushi Bar II), parking, landscaping, lighting, and signage. Access is provided via Meridian Park Boulevard and John Glenn Drive via shared easements with Heritage Square Shopping Center.

The project proposes demolition of the existing vacant building and construction of two new pad buildings. Building A is located along the Meridian Park Boulevard frontage and measures 7,000 sq. ft.; Building B is located along the Concord Avenue frontage and measures 8,000 sq. ft. Both buildings are oriented toward the interior of the site. A pedestrian plaza with outdoor seating, landscaping, and lighting is proposed at the corner of the site between the buildings.

Shared access will remain from Meridian Parking Boulevard and John Glenn Drive. A new, shared driveway is proposed along Concord Avenue adjacent to Building A. Seventy-four parking stalls are proposed including five ADA accessible stalls and three motorcycle stalls. All required parking is provided onsite and is not shared with the Heritage Square Shopping Center.

A truck loading area and trash enclosure is proposed at the south side of Building B. A loading area is not proposed for Building A as the anticipated uses (retail, personal service or quick service restaurant) will be served by small delivery trucks or vans that do not require a large berth.

Staff's recommendations on site plan/circulation are as follows:

- Increase the inbound turning radius of the proposed driveway on Concord Avenue from 10 feet to 20 feet and maintain the proposed number of parking stalls and landscaping by adjusting the width of the drive aisle according to the Transportation Division's recommendations.

- Consider installing a second trash enclosure adjacent to Building A in the parking lot for tenant convenience and to minimize waste from dripping on the sidewalks and parking lot by minimizing the distance the trash needs to be hauled.

- Consider relocating the bioretention area at the corners of the building and replace it with paving to facilitate pedestrian access through the shopping center.

B. Building Architecture

Both buildings are single-story, framed construction with an exterior stucco finish. Parapets with decorative cornices screen the flat roofs and HVAC equipment. The buildings are designed with a "base, mid-wall, and upper wall" to vary the massing. Details such as reveal lines, decorative cornices, varied colors, lighting, and glazing further articulate the elevations.

Canopies add articulation, provide solar shading for the buildings, and weather protection for pedestrians. The windows of Building A provide views into active building areas from both the rights-of-way and internal site circulation with the "back-of-house oriented toward Concord Avenue. The windows of Building B provide less surveillance of the interior space due to the products sold by the intended tenant, which are bottled alcoholic beverages that are sensitive to light and heat.

The buildings will have a main façade of "Doric Cream, Chestnut, and Embergio," a wainscot color of "Artisan Brown," and "Terra Cotta and Medium Bronze" accents for the coping and metal canopies. A color and materials board will be provided for the Board's review.

Staff's recommendations on architecture are as follows:

- Consider ways to incorporate additional relief and shadow into the building design by "stepping" the building walls.

- Consider ways to create visual interest along the west elevation of Building B by incorporating window graphics and/or displays. Consider organizing the floor plan so that items less prone to deterioration such as glassware are located along the perimeter of the store for display.

- Consider ways to screen the "back-of-house" while maintaining a visually interesting façade along Concord Avenue.

- Consider carrying the cornice detail around all four sides of the building parapets.

- Consider incorporating a masonry wainscot in place of the painted stucco to "anchor" the buildings.

- Consider incorporating an awning and gooseneck lamp over the rollup and man door on the south elevation of Building B.

- Consider adding a horizontal band to break up the upper half of the tower elements.

- Consider incorporating a downspout with the scuppers on the north elevation of Building A and the west elevation of Building B to avoid water staining/erosion on the adjacent wall surface.

C. Landscaping/Lighting

Landscaping

New street trees are proposed along Concord Avenue and both frontages will receive a mix of low grasses and native grasses in the bioretention areas. A majority of the existing parking lot planters will remain and the dead or dying trees within them will be replaced with a mix of deciduous and evergreen trees, shrubs, and ground cover in the parking lot planters.

A pedestrian plaza is proposed between the two new buildings. The outdoor space will include landscaping, focal elements such as decorative furniture, and concrete seat walls. Accessible pedestrian pathways will provide access from the plaza and each right-of-way to both buildings.

Staff's recommendations on landscaping are as follows:

- Provide decorative trash receptacles along the building façades facing the parking lot and in the pedestrian plaza.

- Consider specifying "Rod Commercial Benches" or similar style with ½" welded steel rod seats and metal legs to provide a clearer line of sight, discourage skateboarders, and loitering according to the Police Department's recommendations (see Exhibit C).

- Provide a detail of the low seat walls referenced in the written statement.

- Consider including additional landscape planter pots at regular intervals along the building facades facing the parking lot and in the pedestrian plaza.

Lighting

The existing parking lot light standards will be retained and are shown on the proposed photometric plan. New lighting is limited to pedestrian scale lights in the pedestrian plaza and building facades. The lights are mounted lower than the parking lot lights for appropriate scale and illumination for pedestrians. The fixtures reflect the building design and color scheme while providing efficient lighting to ensure pedestrian safety and way finding.

- Consider the use of up-lighting or alternative light fixtures that "wash" the building walls versus lighting that accents the awnings.

- Consider using a larger wall-mounted light fixture on the tower elements.

D. Signs

A ground sign is proposed at the intersection of Concord Avenue and Meridian Park Boulevard to accommodate four tenants. Individual wall-mounted channel letter signage is proposed for tenants above their respective storefronts.

Staff's recommendations on signage are as follows:

- Prepare a Master Sign Program according to the criteria specified in the Development Code that includes:
    - Detailed text describing all permitted tenant signs;
    - Drawings showing all of the permitted options for the type and placement of each sign indicating the font style, letter size, colors, materials, and method of construction;
    - Provisions for logos;
    - Methods of Illumination;
    - Materials;
    - Construction details; and
    - Criteria for tenants and approval process for future signs.

- Incorporate the primary two tenants on the ground sign. Provide an end view and section view of the ground sign. Incorporate address numerals into the ground sign.

- Limit the number of tenant signs to one on the east elevation of Building A.

IV. Recommendation and Motion

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 final project design for the Board's approval.

Staff has also prepared the following motion for the Board's consideration should they choose to recommend approval of the project with conditions.

I (Board Member _____) hereby move that the Design Review Board recommend approval of Commercial Development @ 1100 Concord Avenue (PL14047 - AA, DR), subject to the following recommendations as well as any additional recommendations made by the Board.

Recommended Conditions of Approval

Site Plan/Circulation

- Increase the inbound turning radius of the proposed driveway on Concord Avenue from 10 feet to 20 feet and maintain the proposed number of parking stalls and landscaping by adjusting the width of the drive aisle according to the Transportation Division's recommendations.

- Install a second trash enclosure adjacent to Building A in the parking lot.

- Relocate the bioretention area at the corners of the building and replace it with paving to facilitate pedestrian access through the shopping center.

Building Architecture

- Incorporate additional relief and shadow into the building design by "stepping" the building walls.

- Create visual interest along the west elevation of Building B by incorporating window graphics and/or displays. Organize the floor plan so that items less prone to deterioration such as glassware are located along the perimeter of the store for display.

- Screen the "back-of-house" while maintaining a visually interesting façade along Concord Avenue.

- Carry the cornice detail around all four sides of the building parapets.

- Incorporate a masonry wainscot in place of the painted stucco.

- Incorporate an awning and gooseneck lamp over the rollup and man door on the south elevation of Building B.

- Add a horizontal band to break up the upper half of the tower elements.

- Incorporate a downspout with the scuppers on the north elevation of Building A and the west elevation of Building B.

Landscaping/Lighting

- Provide decorative trash receptacles along the building façades facing the parking lot and in the pedestrian plaza.
- Specify "Rod Commercial Benches" or similar style with ½" welded steel rod seats and metal legs.
- Provide a detail of the low seat walls.
- Include additional landscape planter pots at regular intervals along the building facades facing the parking lot and in the pedestrian plaza.
- Use up-lighting or alternative light fixtures that "wash" the building walls.
- Use a larger wall-mounted light fixture on the tower elements.

Signs

- Prepare a Master Sign Program according to the criteria specified in the Development Code.
- Incorporate the primary two tenants on the ground sign. Provide an end view and section view of the ground sign. Incorporate address numerals into the ground sign.
- Limit the number of tenant signs to one on the east elevation of Building A.

Prepared by:

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

Exhibits:

A - Applicant's design statement date stamp received February 14, 2014
B - Project plans date stamp received February 7 and February 14, 2014
C - Rod bench with back specification sheet

14srdrb.007

EXHIBIT A

February 14, 2014 **("Revised")**

City of Concord
Planning Division
Community & Economic Development Department
1950 Parkside Drive, M/S 53
Concord, CA 94519-2578

RE: Final Land Use Review: Updated with Concord Access Drive
LRG Investors, LLC
1100 Concord Avenue
Assessor's Parcel Number 126-010-054-8

Dear Staff,

Please find attached information in conformance with the City's Preliminary Review application requirements. This submittal relates to LRG Investor, LLC's interest in redeveloping the site located at 1100 Concord Avenue.

The existing site is located at the northeast corner of the intersection of Concord Avenue and Meridian Park Boulevard, northwest of the Heritage Square Shopping Center's Meridian Park Boulevard access drive. The site is approximately 1.49 acres in gross area (1.34 acres net) and within the WMX (West Concord Mixed Use) zoning district and the Airport Safety Zone 3. The site is currently developed with landscaping, parking (approximately 85 stalls) and an existing approximately 9,500 square foot building formerly operated as a restaurant.

Redevelopment of the parcel includes demolition of the existing building and construction of two new pad buildings. An approximately 8,000 square foot pad building (Building B) fronting on Meridian Park Boulevard is intended for lease as a retail location. An approximately 7,000 square foot building (Building A) fronting on Concord Avenue has no confirmed tenants at this time, but, could house a quick service restaurant or bank (both without drive-up facilities) and/or retail or personal service uses.

Building B is setback from the right-of-way ten feet meeting the setback requirements of Table 122-155.1. Building A is setback ten feet from the right-of-way at the northwest corner; however, due to the intersection of the west and south properties lines being less than 90 degrees, the southwest corner of the building is approximately 16.5 feet from the right-of-way. Placing the west façade of this building parallel with the right-of-way negatively impacts the rectilinear layout of the pedestrian plaza as well as the relationship between the planned buildings. In harmony with the existing pad building of the Heritage Plaza Shopping Center (located northeast of the project) which is setback

Baysinger Partners Architecture PC
formerly CSCB Architects PC

1006 SE Grand Ave., Suite 300
Portland, OR 97214
Phone 503-546-1600
Fax 503-546-1601
www.BaysingerPartners.com

from the right-of-way more than 10 feet, the area between the building and right-of-way will be fully landscaped to reinforce a spacious suburban character and ensure a sense of consistent streetscape. The minimal deviation from the setback still allows the building to reinforce the streetscape and provide screening of the parking area.

Both proposed buildings will be single-story, framed construction with stucco finish. Parapets with decorative cornices will screen the building's flat roofs. Similar single story construction, flat roofs and parapets can be found throughout the adjacent Heritage Plaza Shopping Center. The adjacent Toyota Dealer (across Meridian Park Drive) and the Crowne Plaza Hotel (across Concord Avenue) while taller construction also employ similar flat roof construction with parapets.

All primary facades facing the rights-of-way, pedestrian plaza and pedestrian pathways provide architectural relief and articulation through clearly defined wall areas (base, mid-wall and upper wall), the use of ample glazing and canopies and details such as reveal lines, lighting and decorative cornices. Similar to the arcades found on the adjacent Heritage Plaza Shopping Center and the canopies of the Crowne Plaza, the provided canopies add articulation while providing pedestrian weather protection and solar shading for the buildings. The windows of Building A provide views into active building areas creating an inviting pedestrian atmosphere from both the rights-of-way and internal site circulation pathways. It should be noted that the window area of Building B is less than that of Building A due to the products sold by Building B's intended tenant. The primary merchandise will be bottled alcoholic beverages which are extremely sensitive to light and heat; both of which degrade and destroy the product. Thus, it is important to limit glazing area to minimize loss of merchandise. Articulation and architectural relief on Building B is accomplished through clearly defined wall area, reveal lines, changes of color, lighting and decorative cornices.

The project will provide a total of 74 vehicular parking stalls, five of which are ADA accessible, and three motorcycle stalls. While the project site is located adjacent to the Heritage Square Shopping Center and will share its Meridian Park Boulevard access drive, it is not a part of the center and provides parking for the project fully within the project site's boundaries; there are no existing or planned shared parking agreements. Modification of the existing access points is not requested as part of the proposed project; however, a new right-in, right-out access to Concord Avenue is proposed northeast of Building A. This access will be shared with the abutting Heritage Plaza.

There is an existing shared access easement with Heritage Plaza that runs along the south and east boundaries of the project site. The eastern portion of the easement lines up with the newly proposed Concord access point and will require a minor modification of the easement to fully extend it to the Concord right-of-way as it currently ends at the edge of the parking paving. The proposed location of the Concord access lines up with the existing access easement and the existing main drive aisle on-site. Installation of this access point will not require removal of any parking on the Heritage Plaza site. A second shared access agreement runs from the eastern portion of the project site (and access easement) northeast along the main drive aisle within the Heritage Plaza Center. It crosses in front of the existing Heritage Plaza buildings and ends at the access to John Glenn Dr. Both easements are illustrated on page 14 of the included Title Report.

A code compliant loading area is being provided for Building B. A designated loading area is not being provided for Building A as the possible uses (retail, personal service or quick service restaurant) will all be served by small delivery trucks or vans and do not require a 10 foot by 30 foot berth. It is therefore requested according to Section 122-396(a), Off-Street: Loading Area Requirements, Number of Loading Spaces Required, which states "the Review Authority may waive part or all of the requirements if it is

determine that the requirements are either unattainable or unnecessary" that the a loading area for Building A be waived as unnecessary.

Buildings in the immediate area, Toyota, Crowne Plaza and Heritage Square, use a limited color palette of earth tones; whites, creams, beige, salmon and rust. More vibrant accent colors like, red, green and bright white are found primarily in tenant signage. The proposed buildings will have a main façade of Doric Cream, Chestnut and Embergio, a base of Artisan Brown, Downing Street accents and coping and metal canopies that are Terra Cotta and Medium Bronze colored. The proposed color scheme ensures the buildings will be compatible with surrounding development while expressing their individual character and identity.

Grading for the project will be limited to the extent possible in order to retain the maximum amount of existing asphalt and interior parking lot landscaping. Existing landscaping on the site is limited to perimeter trees, shrubs and turf and interior parking lot islands. A majority of the existing trees with a diameter over 6 inches, 20 of 30 trees, range in health from fair to dead with many leaning and exhibiting signs of stress sun scald. All 20 trees will be removed. Three healthy trees along the Meridian Park right-of-way will be retained as will the Peppermint Leaf (fair condition) on the Heritage Plaza site north of the new Concord Avenue access. Several interior parking lot trees will also be retained. An arborist report and map have been included with the submittal materials which depict and detail the tree locations, size, health and recommended action.

New street trees will be planted along Concord Avenue and both frontages will receive a mix of low and native grasses. A majority of the existing parking lot planter islands will remain and the dead or dying trees within them replaced with a mix of deciduous and evergreen trees as well shrubs and ground cover at the end islands and a mix of native grasses with the bioretention areas. Interior landscaping will account for approximately 18% (4,400 SF) of the approximately 24,400 square foot parking area. For detailed information relating to proposed landscaping please refer to the included landscape sheets, L-1 through L-4.

Retention of the existing asphalt and interior parking lot landscaping islands allows for retention of existing parking lot pole light; all parking lot pole lights shown on the included photometric plan are existing. New lighting is limited to pedestrian scale lights at the new pedestrian plaza and on the building facades. These lights are mounted lower than parking lot lights to provide a sense of scale and illumination for pedestrians. Their design and placement were selected to be harmonious with the building's architectural features and color scheme while providing efficient lighting to ensure pedestrian safety and way finding. The included photometric plan details the location and type of lighting provided while the included lighting cut sheets give detailed information regarding each fixture's design, lighting type and output; please refer to these documents for detailed lighting information.

A generous pedestrian plaza, planned adjacent to the right-of-way intersection and between the two new buildings, will be enhanced with location appropriate landscaping, focal elements and concrete seat walls. This attractive space will activate the intersection by providing an inviting outdoor area for pedestrian and building patron's enjoyment. ADA accessible pedestrian pathways will provide access from the plaza and each right-of-way to both buildings.

The quality of materials, building design, and site layout demonstrate that the project will be compatible with adjacent properties and contribute to a business environment that is attractive, active and safe; ensuring that the high quality development expected in the City of Concord continues with this project. We therefore trust that this submittal

will be to your satisfaction and look forward to your informed response in the near future.

Sincerely,
BAYSINGER PARTNERS ARCHITECTURE PC

Jerry R. Baysinger, AIA
Senior Principal

cc: File
Steve Cutter, LRG Investors, LLC

Google earth

feet 1000
meters 300

RECEIVED
FEB - 7 2014
PLANNING

EXHIBIT B

Exhibit A

RECEIVED
FEB - 7 2014
PLANNING

Exhibit A (Proposed)

RECEIVED
FEB - 7 2014
PLANNING

Google

Exhibit B

To see all the details that are visible on the screen, use the "Print" link next to the map.

RECEIVED
FEB - 7 2014
PLANNING

Exhibit C

RECEIVED
FEB - 7 2014
PLANNING

Exhibit C (Proposed)

RECEIVED
FEB - 7 2014
PLANNING

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

Exhibit D

RECEIVED
FEB - 7 2014
PLANNING

Google

Exhibit E

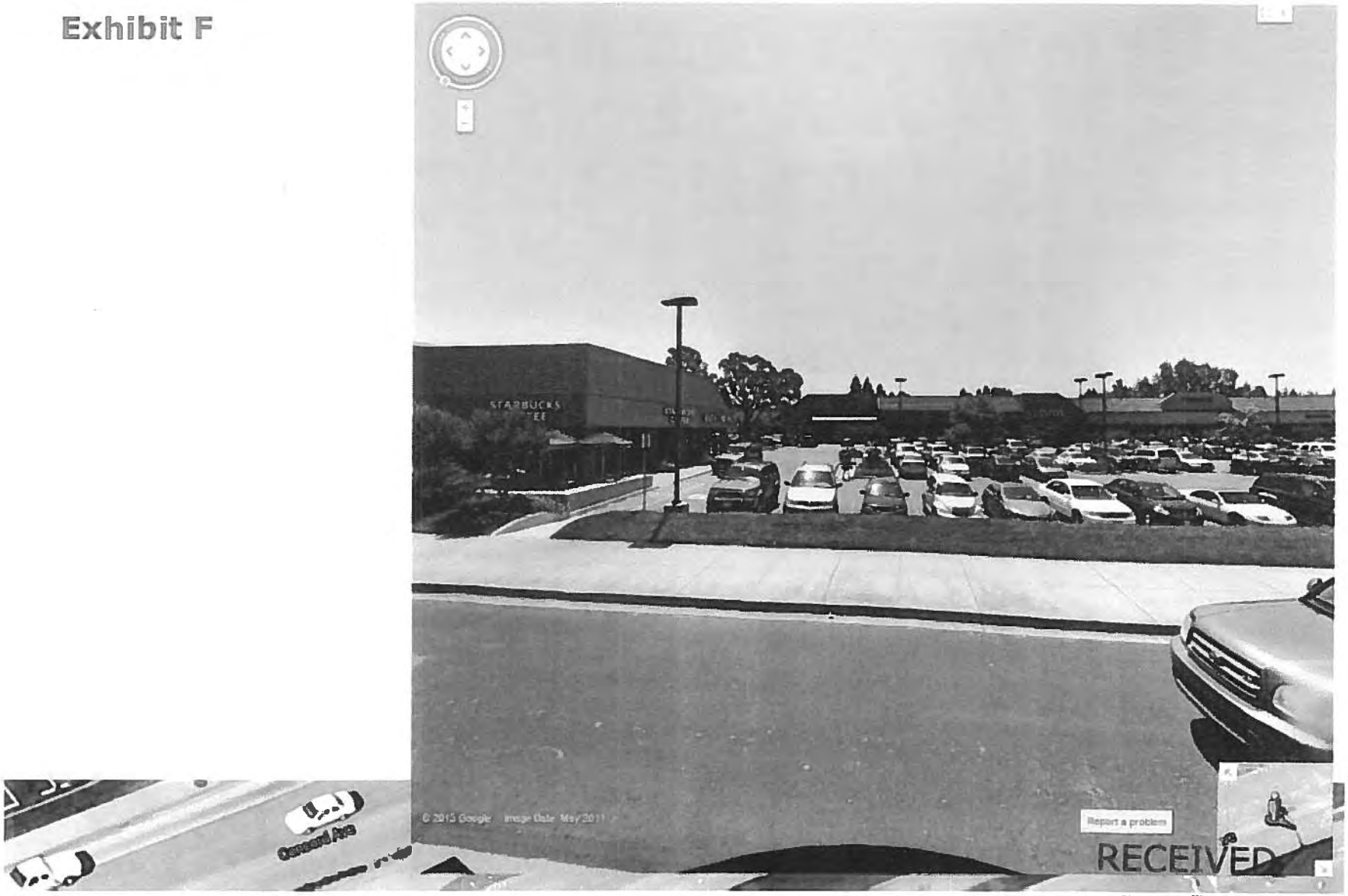
To see all the details that are visible on the screen, use the "Print" link next to the map.

RECEIVED
FEB - 7 2014
PLANNING

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

Exhibit F



RECEIVED
FEB - 7 2014
PLANNING

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

Exhibit G

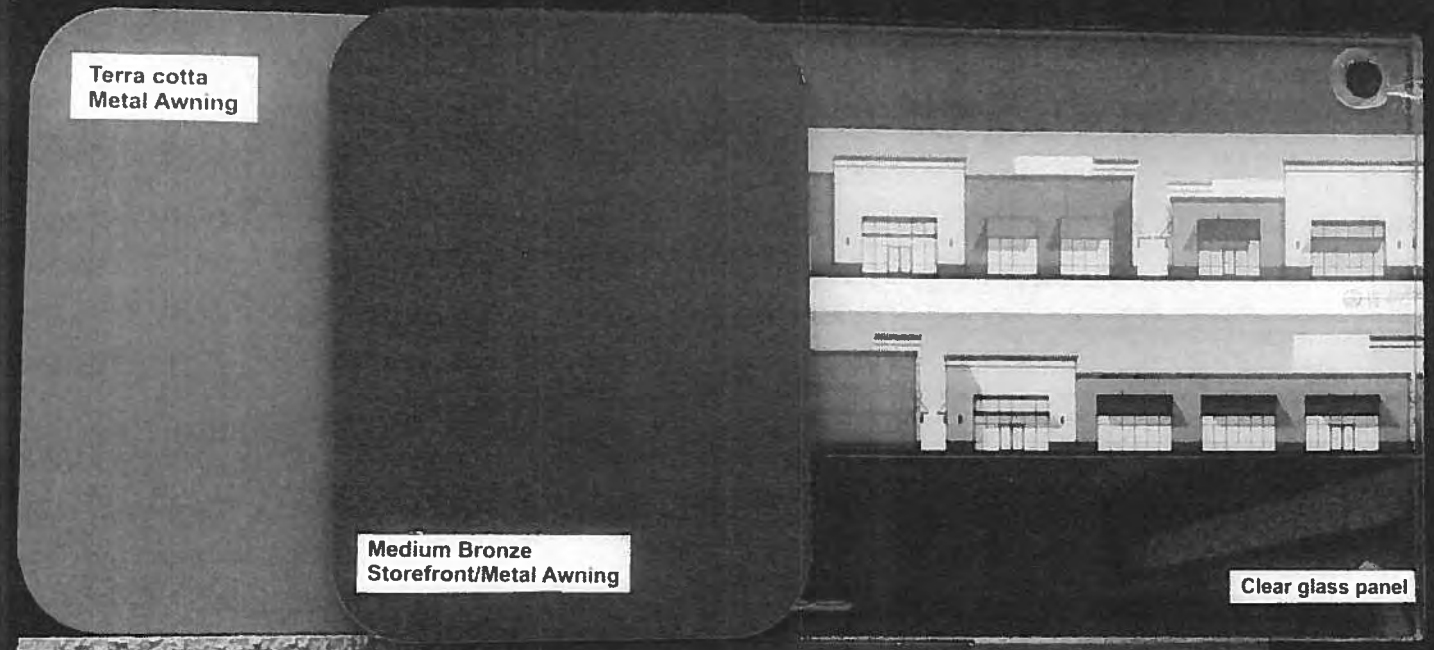
RECEIVED
FEB - 7 2014
PLANNING

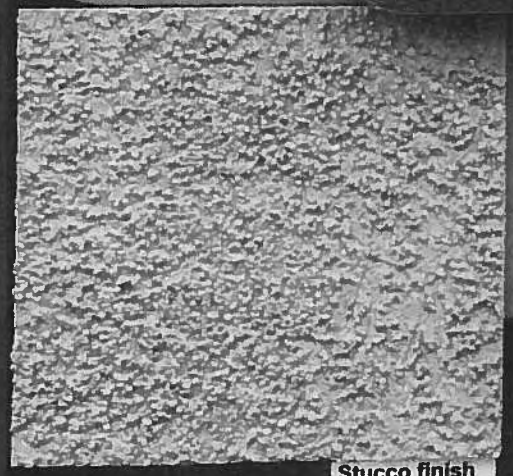
Exhibit H

RECEIVED
FEB - 7 2014
PLANNING

Exhibit H (Proposed)

RECEIVED
FEB - 7 2014
PLANNING





Paint 1 ICI 3034
Downing Street

Paint 2 ICI 542
Doric Cream

Paint 3 ICI 268
Emberglo

Paint 4 ICI 204
Chestnut

Paint 5 ICI 314
Artisan Brown

DAYSINGER PARTNERS

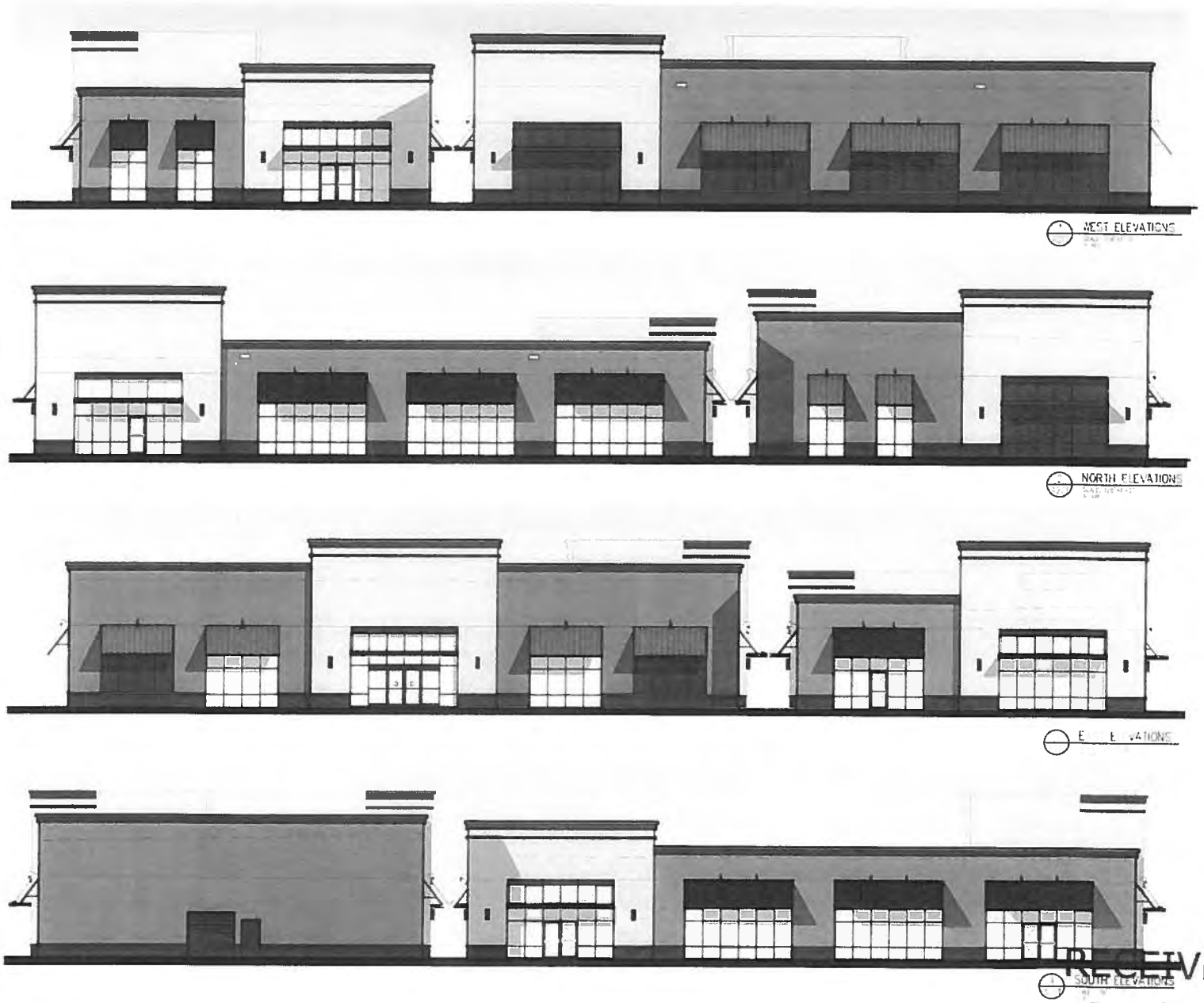
LOCKEHOUSE
CONCORD AVENUE RETAIL CONCORD, CA

Project Number:

MATERIALS BOARD

2014.01.27

RECEIVED
FEB - 7 2014
PLANNING



RECEIVED
FEB - 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1806 SE Grand Ave., Suite 300, Portland, OR 97214
Phone: 503-546-1600 Fax: 503-546-1601
Mail: @BaysingerPartners.com
1100 Concord Ave.
Concord, CA 94520
Phone: 650.692.3400 Fax: 650.692.3407

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 01.31.2014
DRAWN BY BSR CHECKED BY MAL

ELEVATIONS

A2
DESIGN REVIEW

RECEIVED
FEB 14 2014
PLANNING

BUILDING A, BUILDING B, AND SITE IMPROVEMENTS

CONCORD AVENUE RETAIL

1100 & 1110 CONCORD AVE. CONCORD, CA

PROJECT DIRECTORY

DEVELOPER	ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER
LRG INVESTORS, LLC	BAYSINGER PARTNERS ARCHITECTURE PC	GATES AND ASSOCIATES	AMS CIVIL ENGINEERING	SCE STRUCTURAL ENGINEERING
433 AIRPORT BLVD, STE 428	1006 SE GRAND AVENUE, SUITE 300	2671 CROW CANYON RD	801 YONACIO RD, STE 220	812 SW WASHINGTON ST, STE 1[illegible]
BURLINGAME, CA 94010	PORTLAND, OR 97214	SAN RAMON, CA 94583	WALNUT CREEK, CA 94596	PORTLAND, OR 97205
PHONE: (650) 648-2673	PHONE: (503) 546-1600	PHONE: (925) 736-0176	PHONE: (925) 943-2777	PHONE: (503) 241-[illegible]
E-MAIL: SCUTTER@LOCKHOUSE.COM	FAX: (503) 546-1601	E-MAIL: LEE@GATES.COM	FAX: (925) 943-2778	FAX: (503) 241-0621
CONTACT: STEVE CUTTER	E-MAIL: MATTH@BAYSINGERPARTNERS.COM	CONTACT: LEE EDER	E-MAIL: AL@AMSASSOCIATES.US	E-MAIL: TSCHUTTE@SCESTRUCTURAL.COM
	CONTACT: MATTHEW LILLARD		CONTACT: AL SHAIDHASHI	CONTACT: TODD SCHUTTE

LEGEND

- DETAIL NUMBER / SHEET NUMBER — DETAIL
- DRAWING NUMBER / SHEET NUMBER / ELEV. DESIGNATION — INTERIOR ELEVATION
- SECTION LETTER / SHEET NUMBER — WALL SECTION
- WALL TYPE
- ELEVATION MARK
- DOOR NUMBER
- KEY NOTE
- SECTION NUMBER / SHEET NUMBER — FULL BUILDING SECTION
- WINDOW SYSTEM

PROJECT INFORMATION

ADDRESS	1100 & 1110 CONCORD AVE CONCORD, CA 94520
PARCEL NUMBER	APN 126-010-054-H
PROJECT DISCRIPTION	THE EXISTING 9,500 SF BUILDING WILL BE DEMOLISHED AND TWO NEW PAD BUILDINGS WILL BE CONSTRUCTED IN ITS PLACE. BOTH PROPOSED BUILDINGS WILL BE SINGLE STORY, FRAMED CONSTRUCTION WITH STUCCO FINISH. PARAPETS WITH DECORATIVE CORNICES WILL SCREEN THE BUILDING'S FLAT ROOFS. A PEDESTRIAN PLAZA WILL BE INSERTED BETWEEN THE TWO NEW BUILDINGS, ADJACENT TO THE INTERSECTION. IT WILL HAVE LOCATION APPROPRIATE LANDSCAPING, FOCAL ELEMENTS

DRAWING INDEX

COVER
- A000 COVER SHEET
- 1 ALTA SURVEY

CIVIL
- C-1 CONCEPTUAL GRADING PLAN
- C-2 CONCEPTUAL UTILITY PLAN
- C-3 STORMWATER CONTROL PLAN
- C-4 STORMWATER CONTROL PLAN

ARCHITECTURAL
- A101 SITE PLAN
- A111 FLOOR AND ROOF PLANS
- A112 ENLARGED PLANS
- A201 EXTERIOR ELEVATIONS – BUILDING A
- A202 EXTERIOR ELEVATIONS – BUILDING B
- A203 BUILDING SIGNAGE ELEVATIONS
- A300 SITE SECTIONS
- A301 BUILDING SECTIONS

ELECTRICAL
- E1.1F SITE PHOTOMETRICS

LANDSCAPE
- T1 PRELIMINARY TREE INVENTORY
- PRELIMINARY LANDSCAPE PLAN
- L2 PRELIMINARY ENLARGED PLAN
- L3 PLANT PALETTE IMAGES
- L4 SITE FURNISHINGS AND LANDSCAPE DETAILS

LEGEND
- LATEST ISSUE DATE
- REVISION NUMBER
- SHEETS IN ISSUE
- ORIGINAL ISSUE DATE
- REVISION ISSUED B /2"x11" OR NOTE

RECEIVED
FEB – 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone : 503-546-1600 Fax : 503-546-1601
Mail @BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone 650.692.3400 Fax : 650.692.3407

FOR REVIEW ONLY

© 2013 Baysinger Partners Architecture
The Bayesnet and the ideas and designs incorporated herein is an instrument of service of Baysinger Partners Architecture. Baysinger Partners Architecture retains all ownership and other intellectual rights, including copyright thereto. This document shall not be used in whole or in part for any other project without the written authorization of Baysinger Partners Architecture.

ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSA CHECKED BY MAL

COVER SHEET

A000

DESIGN REVIEW

BUILDING A, BUILDING B, AND SITE IMPROVEMENTS

CONCORD AVENUE RETAIL

1100 & 1110 CONCORD AVE. CONCORD, CA

PROJECT DIRECTORY

DEVELOPER
LRG INVESTORS, LLC
433 AIRPORT BLVD, STE 426
BURLINGAME, CA 94010
PHONE: (650) 348-2672
E-MAIL: SCUTTER@LOCKHOUSE.COM
CONTACT: STEVE CUTTER

ARCHITECT
BAYSINGER PARTNERS ARCHITECTURE PC
1006 SE GRAND AVENUE, SUITE 300
PORTLAND, OR 97214
PHONE: (503) 546-1600
FAX: (503) 546-1601
E-MAIL: MATTL@BAYSINGERPARTNERS.COM
CONTACT: MATTHEW LILLARD

LANDSCAPE ARCHITECT
GATES AND ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
PHONE: (925) 775-8175
E-MAIL: LEE@GATES.COM
CONTACT: LEE EDER

CIVIL ENGINEER
AMS CIVIL ENGINEERING
521 YONADO RD, STE 222
WALNUT CREEK, CA 94596
PHONE: (925) 943-2777
FAX: (925) 943-2778
E-MAIL: AL@AMSASSOCIATES.US
CONTACT: AL SHAGHASHI

STRUCTURAL ENGINEER
SCE STRUCTURAL ENGINEERING
812 SW WASHINGTON ST, STE 111
PORTLAND, OR 97205
PHONE: (503) 241-0161
FAX: (503) 241-0621
E-MAIL: TSCHUTTE@SCESTRUCTURAL.COM
CONTACT: TODD SCHUTTE

LEGEND

DETAIL NUMBER / SHEET NUMBER — DETAIL
DRAWING NUMBER / SHEET NUMBER / ELEV. DESIGNATION — INTERIOR ELEVATION
SECTION LETTER / SHEET NUMBER — WALL SECTION
WALL TYPE
ELEVATION MARK
DOOR NUMBER
KEY NOTE
SECTION NUMBER / SHEET NUMBER — FULL BUILDING SECTION
WINDOW SYSTEM

PROJECT INFORMATION

ADDRESS	1100 & 1110 CONCORD AVE CONCORD, CA 94520
PARCEL NUMBER	APN 126 [illegible]
PROJECT DESCRIPTION	THE EXISTING 9,500 SF BUILDING WILL BE DEMOLISHED AND TWO NEW PAD BUILDINGS WILL BE CONSTRUCTED IN ITS PLACE. BOTH PROPOSED BUILDINGS WILL BE SINGLE STORY FRAMED CONSTRUCTION WITH STUCCO FINISH. PARAPETS WITH DECORATIVE CORNICES WILL SCREEN THE BUILDING'S FLAT ROOFS. A PEDESTRIAN PLAZA WILL BE INSERTED BETWEEN THE TWO NEW BUILDINGS, ADJACENT TO THE INTERSECTION. IT WILL HAVE LOCATION APPROPRIATE LANDSCAPING, FOCAL ELEMENTS

DRAWING INDEX

COVER
A000 COVER SHEET
ALTA SURVEY

CIVIL
C-1 CONCEPTUAL GRADING PLAN
C-2 CONCEPTUAL UTILITY PLAN
C-3 STORMWATER CONTROL PLAN
C-4 STORMWATER CONTROL PLAN

ARCHITECTURAL
A101 SITE PLAN
A111 FLOOR AND ROOF PLANS
A112 ENLARGED PLANS
A201 EXTERIOR ELEVATIONS – BUILDING A
A202 EXTERIOR ELEVATIONS – BUILDING B
A205 BUILDING SIGNAGE ELEVATIONS
A300 SITE SECTIONS
A301 BUILDING SECTIONS

ELECTRICAL
ELTP SITE PHOTOMETRICS

LANDSCAPE
T1 PRELIMINARY TREE INVENTORY
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY ENLARGED PLAN
PLANT PALETTE IMAGES
L4 SITE FURNISHINGS AND LANDSCAPE DETAILS

LEGEND
LATEST ISSUE DATE
REVISION NUMBER
SHEETS IN ISSUE
ORIGINAL ISSUE DATE
REVISION ISSUED [illegible] OR NOTE

RECEIVED
FEB - 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone: 503-546-1600 Fax: 503-546-1601
Mail: @BaysingerPartners.com

1100 Concord Ave
Concord, CA 94520
Phone: 650.692.3400 Fax: 650.692.3407

FOR REVIEW ONLY

© 2013 Baysinger Partners Architecture
This document and the ideas and designs incorporated herein, as an instrument of service, is the property of Baysinger Partners Architecture and is not to be reproduced or used in any way without written permission of Baysinger Partners Architecture.

ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSR CHECKED BY MAL

COVER SHEET

A000
DESIGN REVIEW

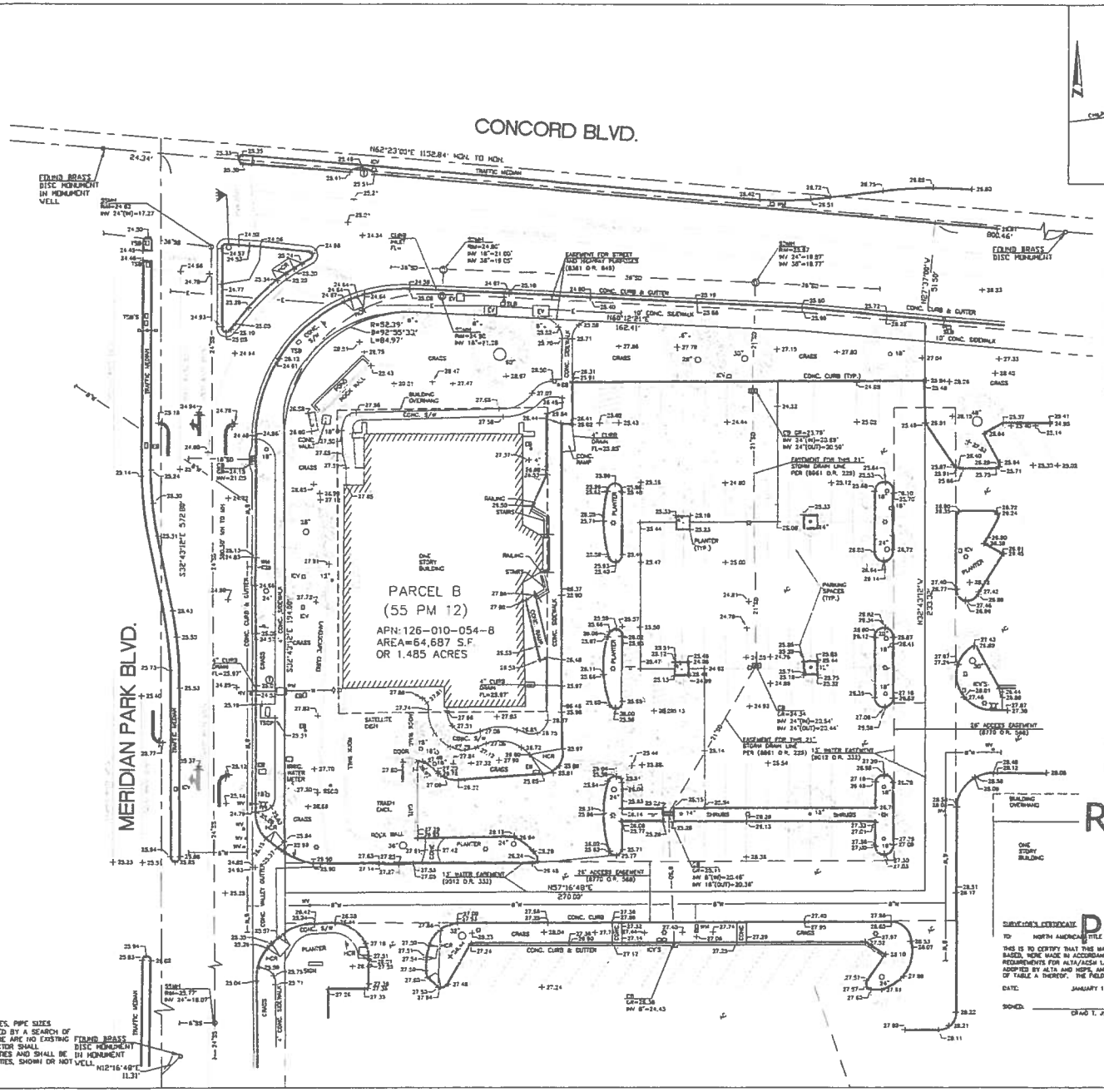
ABBREVIATIONS:

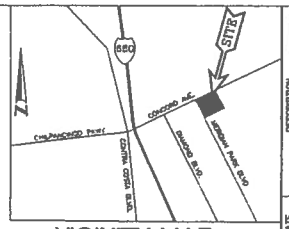
AC – ASPHALT CONCRETE
BFP – BACKFLOW PREVENTOR
CA – CABLE
CB – CATCH BASIN
CI – CURB INLET
CL – CENTER LINE
CLF – CHAIN LINK FENCE
CONC – CONCRETE
DI – DROP INLET
DWY – DRIVEWAY
E – ELECTRIC LINE
EB – ELECTRIC BOX
EM – ELECTRIC METER
EV – ELECTRIC VAULT
FC – FACE OF CURB
FDC – FIRE DEPT. CONNECTION
FH – FIRE HYDRANT
FL – FLOWLINE
G – GAS LINE
GM – GAS METER
GP – GUARD POST
GV – GAS VALVE
HCR – HANDICAP RAMP
IRR – IRRIGATION
JP – JOINT POLE
JT – JOINT TRENCH
MW – MONITORING WELL
OH – OVERHEAD UTILITY
PIV – POST INDICATOR VALVE
PG&E – PACIFIC GAS & ELECTRIC
PL – PROPERTY LINE
PLNTR – PLANTER
PP – POWER POLE
PUE – PUBLIC UTILITY EASEMENT
R/W – RIGHT OF WAY
(R) – REFERENCE
S.B.L. – SETBACK LINE
SD – STORM DRAIN LINE
SL – STREET LIGHT
SMT – SURFACE MOUNTED TRANSFORMER
SS – SANITARY SEWER LINE
SSCO – SANITARY SEWER CLEANOUT
SW – SIDEWALK
T – TELEPHONE LINE
TEL – TELEPHONE BOX
TC – TOP OF CURB
TP – TELEPHONE POLE
TPOC – TRUE POINT OF COMMENCEMENT
TS – TRAFFIC SIGNAL
TSB – TRAFFIC SIGNAL CONTROL BOX
UG – UNDERGROUND UTILITY
VG – VALLEY GUTTER
W – WATER MAIN
WM – WATER METER
WV – WATER VALVE
YL – YARD LIGHT

SYMBOLS:

- FD. PROPERTY CORNER (AS NOTED)
- CHAIN LINK FENCE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TREE
- YARD LIGHT
- SURFACE MOUNTED TRANSFORMER
- TRAFFIC SIGNAL LIGHT
- POST INDICATOR VALVE
- BACK FLOW PREVENTOR
- FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE
1" = 20'





VICINITY MAP
NOT TO SCALE

EXISTING LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CONCORD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B AS DESIGNATED ON THE PARCEL MAP FILED JUNE 6, 1977, BOOK 55 PARCEL MAPS, PAGE 12, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF DEDICATED IN THE OFFICE OF DEDICATION FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF CONCORD RECORDED JUNE 6, 1977, BOOK 8361 OFFICIAL RECORDS PAGE 848.

ACCEPTANCE OF BARE CITY OF DEDICATION 88 FORMED REPORTED # 1986, PAGE 588 OFFICIAL RECORDS, PAGE 424

REFERENCES:

1. NORTH AMERICAN TITLE COMPANY ORDER NO. 1214-[illegible] DATED DECEMBER 2, 2013
2. PARCEL MAP 77 PM 12
3. PARCEL MAP 98 PM 171

EXCEPTIONS PER REFERENCE #1:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS 2013-2014
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY
3. THE LIEN OF SPECIAL TAX DIST. NO. 1 (BARLO MELLO ZONE)
4. MASTER DEVELOPMENT PLAN OF BUCHAN DATE NO. 200-[illegible]
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS [illegible]
6. EASEMENT EXCEPTED HEREIN AFFECTS PORTION OF PROPERTY. EASEMENT INCLUDES EXISTING SEWER MAIN LINE AND IS PLOTTED HEREON
7. WATER EASEMENT [illegible] AFFECTS NORTHEAST AND EASTERLY PORTION OF PROPERTY AND IS PLOTTED HEREON
8. MAINTENANCE AGREEMENT [illegible]
9. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION
10. ANY EXISTING LEASES OR TENANCIES

BENCHMARK

BENCHMARK # [illegible]

BRASS DISC IN SOUTHWEST CORNER OF BRIDGE OVER WALNUT CREEK, ON CONCORD AVE. 25 FEET EAST OF END OF BRIDGE

ELEVATION = [illegible] FEET (COUNTY DATUM)

BASIS OF BEARING

THE BEARING LINE BETWEEN FOUND MONUMENTS IN CONCORD AVENUE TAKEN AS NORTH 36° EAST PER MAP ON PARCEL MAP RECORDED IN BOOK 55 AT PAGE 12, CONTRA COSTA COUNTY

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD RATE INSURANCE MAP NO. 06013C0281F, DATED JUNE 16, 2009.

RECEIVED
FEB – 7 2014
PLANNING

SURVEYOR'S CERTIFICATE

TO: NORTH AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 10, 11(a), & 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2014.

DATE: JANUARY 16, 2014

SIGNED: CRAIG T. JOHNSON LS# 6838

LICENSED LAND SURVEYOR Craig T. Johnson EXP. 12-31-13 L.S. 6838 STATE OF CALIFORNIA

UTILITY NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

DATE	REV #	BY	DESCRIPTION
01-14-14	1	BY	
	2	BY	
	3	BY	
	4	BY	
	5	BY	

DATE: 01-14-14
SCALE: 1"=20'
DESIGNED: AMS
DRAWN: CTJ
CHECKED: CTJ
PROJ. MGR: AMS
FILE PATH:

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 TOYAMACO VALLEY ROAD
SUITE 320
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

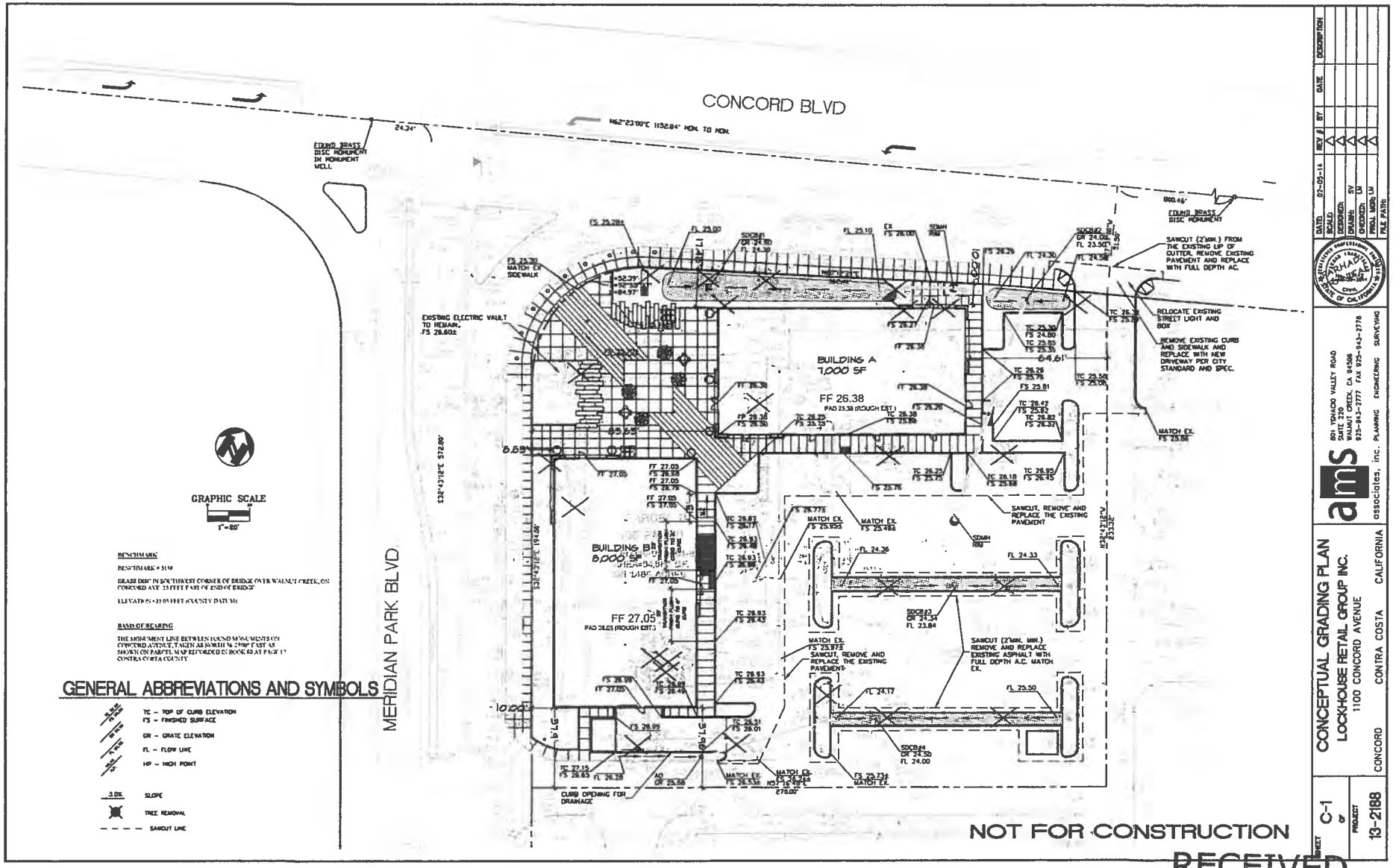
ALTA SURVEY

1100 CONCORD AVE.
CONTRA COSTA CALIFORNIA

CONCORD

13-2188

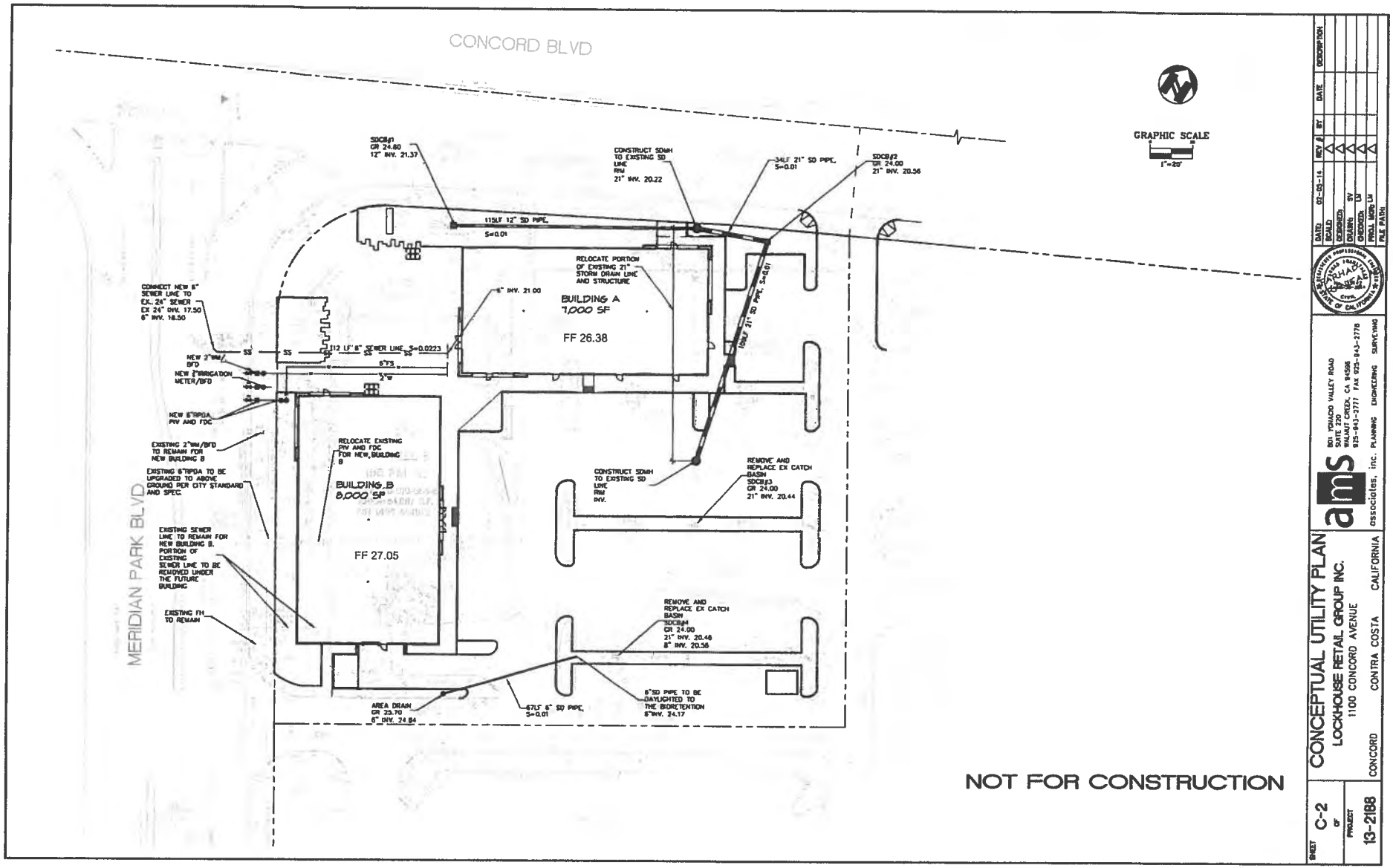
1



RECEIVED

FEB 14 2014

PLANNING



DATE	REV #	BY	DESCRIPTION
02-05-14			

DATE: 02-05-14
SCALE:
DESIGNED: BV
DRAWN: LB
CHECKED: LB
PROJ. MGR: LB
FILE PATH:

STATE OF CALIFORNIA

801 TOYAGO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

ams associates, inc. PLANNING ENGINEERING SURVEYING

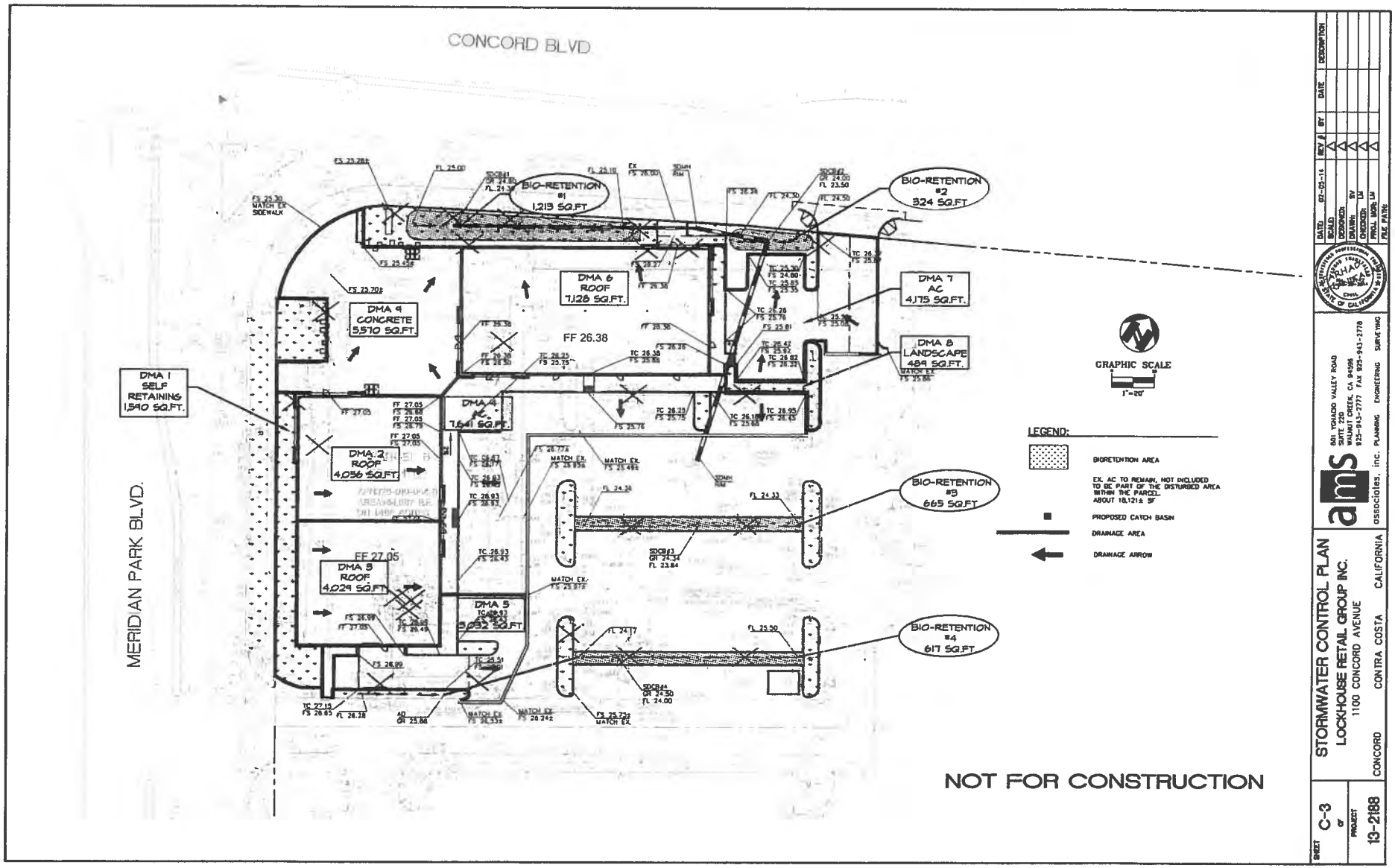
CONCEPTUAL UTILITY PLAN

LOCKHOUSE RETAIL GROUP INC.
1100 CONCORD AVENUE
CONCORD CONTRA COSTA CALIFORNIA

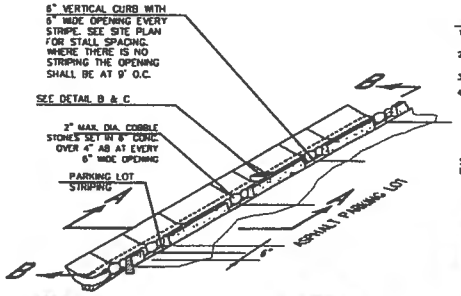
SHEET C-2 OF

PROJECT 13-2188

RECEIVED
FEB 14 2014
PLANNING

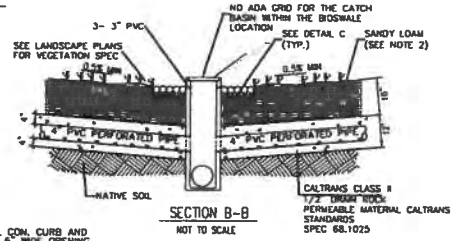


RECEIVED
FEB 14 2014
PLANNING

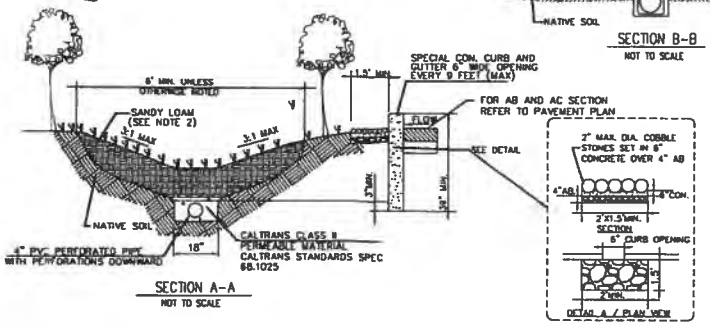


NOTES:

1. THE CONTRACTOR SHALL EXCAVATE THE BIO SWALE AREA BEFORE CONSTRUCTING THE ADJACENT VERTICAL CURB.
2. SANDY LOAM/LOAMY SAND: FINES SHOULD BE LIMITED TO 20% OR LESS PASSING THROUGH A #200 SIEVE. MINIMUM INFILTRATION RATE BETWEEN 5" TO 10"/HR.
3. PLANTING MAY INCLUDE TREES.
4. 4" PVC PERFORATED PIPE WITH PERFORATIONS DOWNWARD AND MINIMUM 3/4" DRAIN HOLES SIZE.



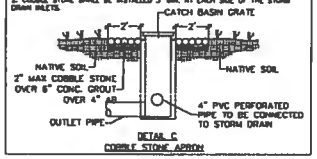
SECTION B-B
NOT TO SCALE



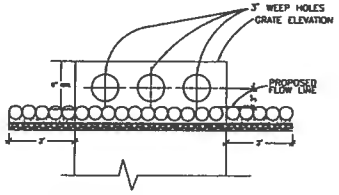
SECTION A-A
NOT TO SCALE

NOTES:

1. IN BIO-SWALE AREA, FINGER DRAINS WITH PERFORATION IN DRAIN SYSTEM ARE TO BE ADDED AT THE BASE OF THE COBBLE STONE TO ALLOW INFILTRATION INTO THE DRAIN INLET.
2. COBBLE STONE SHALL BE INSTALLED 3' MIN. AT EACH SIDE OF THE STORM DRAIN INLETS.



DETAIL C
COBBLE STONE APRON



CATCH BASIN IN BIO-SWALE AREA W/ WEEP HOLE. THE WEEP HOLE SHALL BE PROVIDED TO THE SIDES IN THE BIO-SWALE AREA ONLY.

DETAIL B

1 BIORETENTION DETAIL
NOT TO SCALE

PROJECT DATA:

A. TOTAL SITE (ACRES): 1 485
B. TOTAL SITE EXISTING IMPERVIOUS SURFACES (SQUARE FEET): 47.424 SF
D. TOTAL AREA OF SITE DISTURBED (ACRES): 1.07
E. TOTAL EXISTING IMPERVIOUS AREA TO BE REPLACED: 30,748 SF
F. TOTAL SITE EXISTING PERVIOUS SURFACES (SQUARE FEET): 17,263 SF
G. TOTAL SITE EXISTING PERVIOUS SURFACES TO BE REPLACED: 17,263 SF
H. TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES: 30,748 SF
I. TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES: 17,263 SF

PROPOSED STORMWATER CONTROL SUMMARY:

THE PROPOSED 1.485 AC SITE WILL BE DISTURBED ONLY 46,566 SF WHICH IS ABOUT 72% OF THE LAND.

NOT FOR CONSTRUCTION

DATE	REV #	BY	DATE	DESCRIPTION
02-05-14				

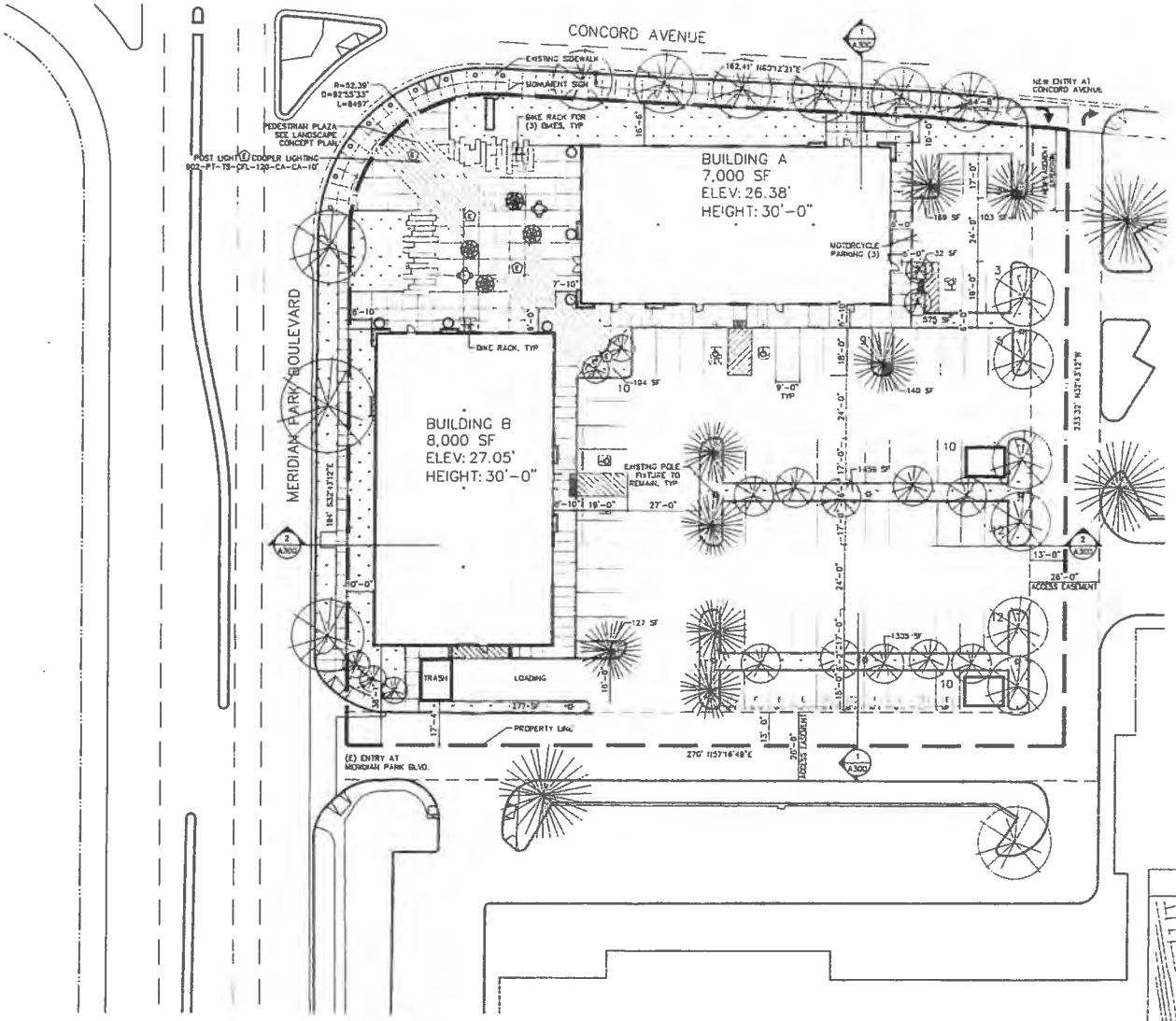
DATE: 02-05-14
DESIGNED:
DRAWN: BY
CHECKED: LM
FIELD WORK: LM
FILE PATH:

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 TOMADO VALLEY ROAD
SUITE 120
WALNUT CREEK, CA 94598
925-943-2777 FAX 925-943-2778

STORMWATER CONTROL PLAN
LOCKHOUSE RETAIL GROUP INC.
1100 CONCORD AVENUE
CONCORD CONTRA COSTA CALIFORNIA

SHEET C-4 OF
PROJECT 13-2188

RECEIVED
FEB - 7 2014
PLANNING



1 A101 SITE PLAN
SCALE: 1"=30'-0"

SITE DATA

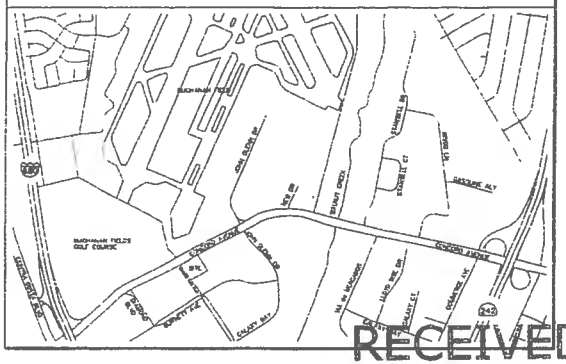
ZONE	MAIN (WEST CONCORD MIXED USE) AIRPORT SAFETY ZONE 3
SITE AREA (GROSS)	64,700 SF (1.49 ACRES)
SITE AREA (NET)	58,300 SF (1.34 ACRES)
FLOOR AREA BUILDING A:	7,000 SF
FLOOR AREA BUILDING B:	8,000 SF
TOTAL FLOOR AREA:	15,000 SF
FAR (FLOOR AREA RATIO):	15,000 / 58,300 = 0.26:1
LOT COVERAGE:	15,000 / 58,300 = 26%
LOT OPEN AREAS (LANDSCAPE & OPEN SPACES):	18,900 SF 18,900 / 58,300 = 32%

VEHICLE PARKING SPACES REQUIREMENTS:
BUILDING A RESTAURANT: 2,000 SF / 100 = 20 SPACES
BUILDING A RETAIL: 3,500 SF / 250 = 14 SPACES
BUILDING B RETAIL: 8500 SF / 250 = 34 SPACES
TOTAL REQUIRED SPACES: 72

VEHICLE PARKING SPACES PROVIDED:

STANDARD 9' X 18' SPACES:	59
COMPACT 8' X 15' SPACES:	10
ACCESSIBLE 8'X 19' SPACES:	5
TOTAL VEHICLE PARKING SPACES PROVIDED:	74
MOTORCYCLE SPACES REQUIRED:	2
MOTORCYCLE SPACES PROVIDED:	3
PARKING AREA:	24,400 SF
INTERIOR PARKING LANDSCAPE:	4,400 SF (18% OF PARKING AREA)

VICINITY MAP



LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1005 SE Grand Ave., Suite 300, Portland, OR 97214
Phone: 503.546.1601 Fax: 503.546.1601
MailL @BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone: 408.972.3400 Fax: 659 972.3407

FOR REVIEW ONLY

© 2014 Baysinger Partners Architecture
This document and the ideas and designs incorporated herein is the intellectual property of Baysinger Partners Architecture and Baysinger Partners Architecture retains ownership and/or reserved rights, including copyright thereto. This document shall not be used in whole or in part for any purpose without the express authorization of Baysinger Partners Architecture.

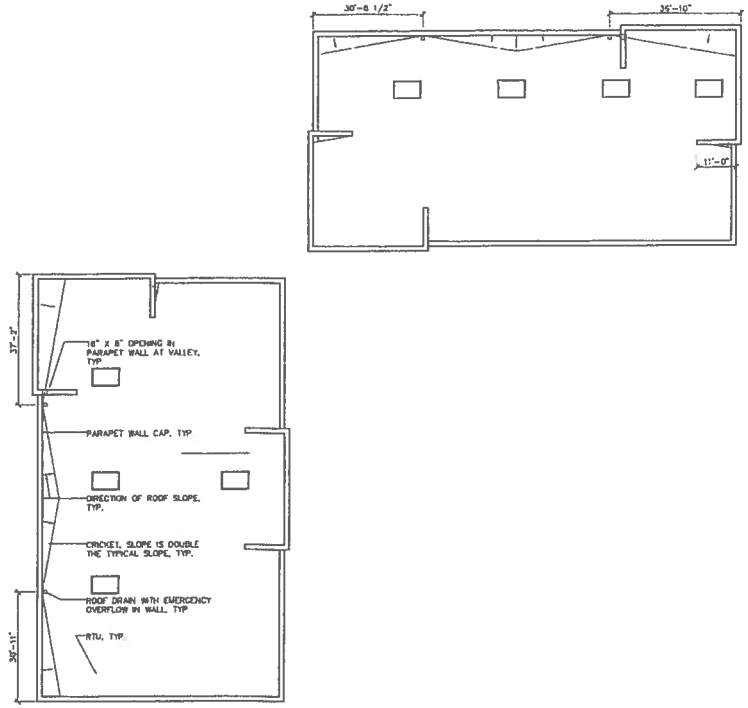
ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 02.05.14
DRAWN BY JSR CHECKED BY MAL

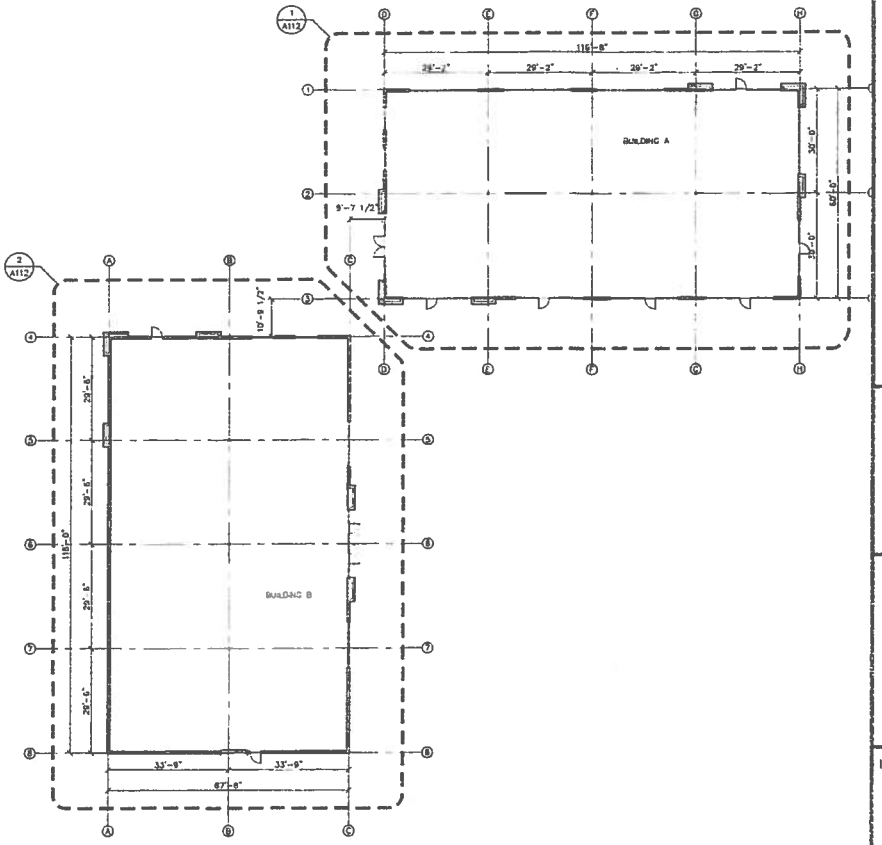
SITE PLAN

A101
DESIGN REVIEW

RECEIVED
FEB 14 2014
PLANNING



2 A111 ROOF PLAN
SCALE: 1/16"=1'-0"
NORTH



1 A111 GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"
NORTH

RECEIVED
FEB - 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone : 503-546-1600 Fax : 503-546-1601
Mail: @BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone : 650.692.3400 Fax : 650.692.3407

FOR REVIEW ONLY

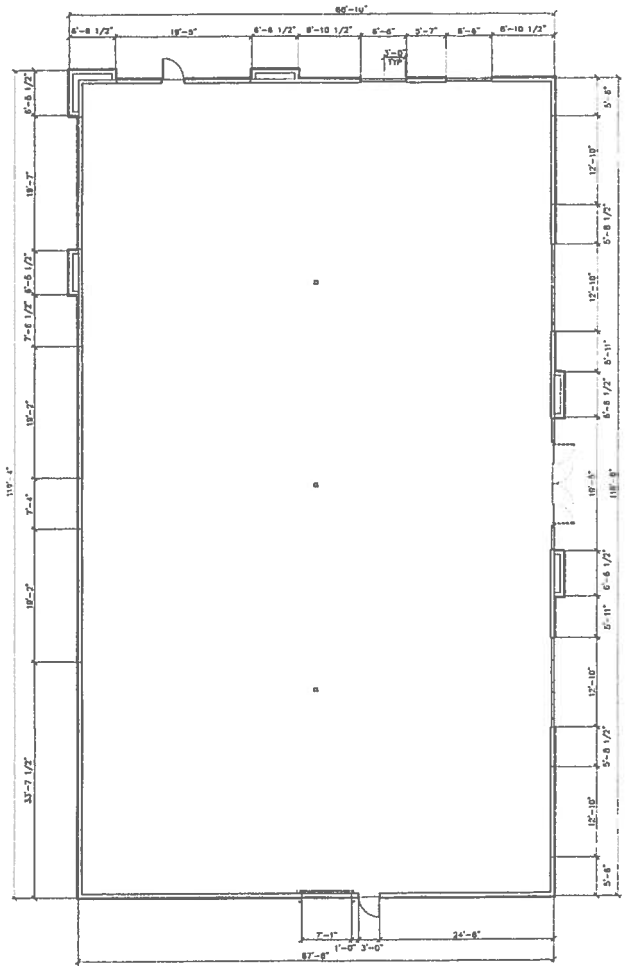
© 2013 Baysinger Partners Architecture
This document, and the ideas and designs incorporated herein is an instrument of service of Baysinger Partners Architecture. Baysinger Partners Architecture retains all ownership and other intellectual rights including copyright thereto. This document shall not be used in whole or in part for any other project without the written authorization of Baysinger Partners Architecture.

ISSUED / REVISED DATE

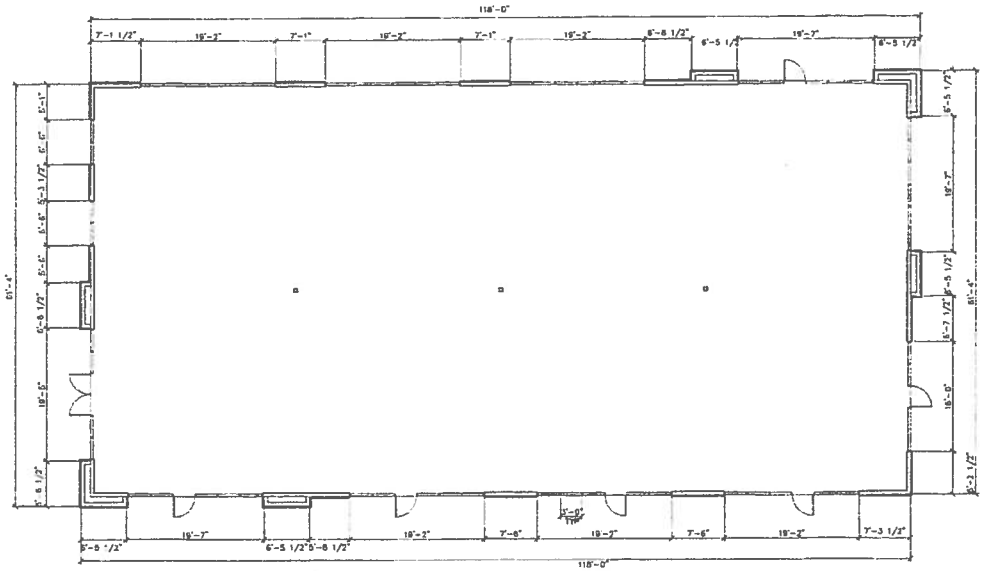
ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSR CHECKED BY MAL

FLOOR PLAN

A111
DESIGN REVIEW



2 A111 GROUND FLOOR PLAN BUILDING B
SCALE: 1/8"=1'-0"
NORTH



1 A111 GROUND FLOOR PLAN BUILDING A
SCALE: 1/8"=1'-0"
NORTH

GENERAL NOTE:
ALL DIMENSIONS ARE FROM FACE OF FRAMING

RECEIVED
FEB - 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone : 503-546-1600 Fax : 503-546-1601
Mail: @BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone : 650.692.3400 Fax : 650.692.3407

FOR REVIEW ONLY

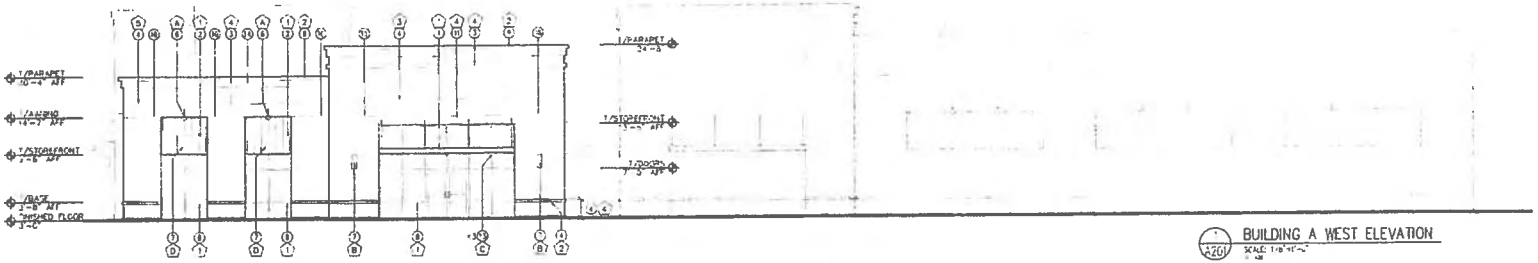
© 2013 Baysinger Partners Architecture. This document and the ideas and designs incorporated herein is the instrument of service of Baysinger Partners Architecture. Baysinger Partners Architecture retains all ownership and other intellectual rights including copyright thereon. This Baysinger shall not be used to obtain or in part for any other project without the written authorization of Baysinger Partners Architecture.

ISSUED / REVISED DATE

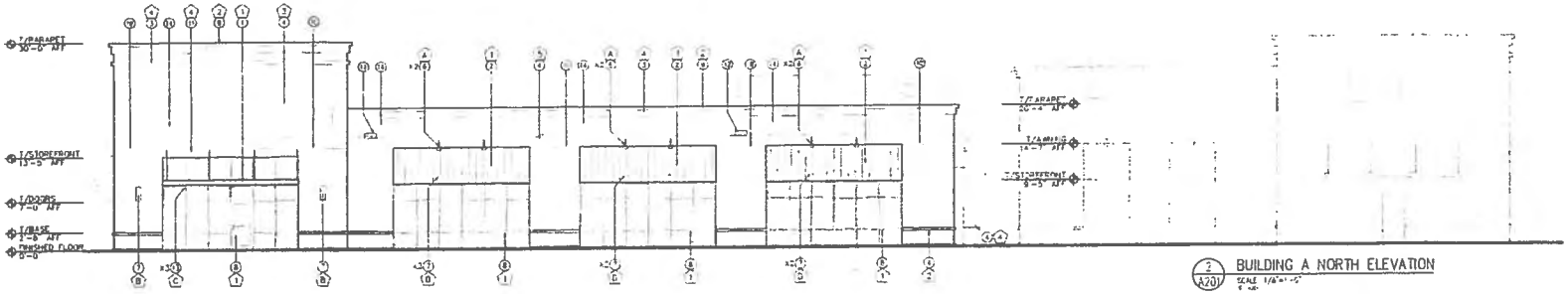
ORIGINAL ISSUE DATE 02.05.14
DRAWN BY RSR CHECKED BY MAL

FLOOR PLAN

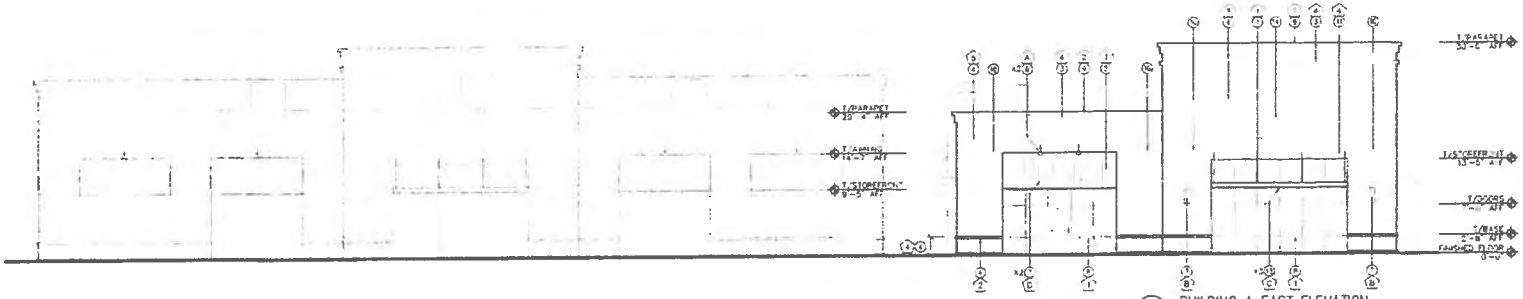
A112
DESIGN REVIEW



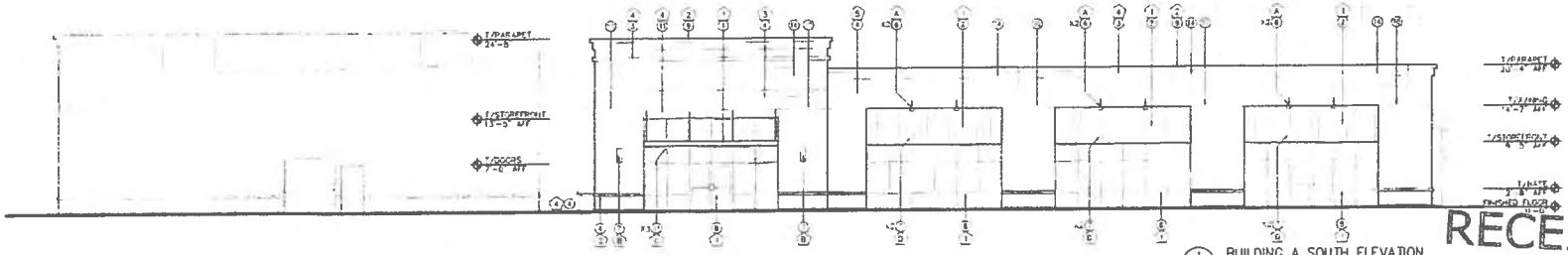
1 A201 BUILDING A WEST ELEVATION
SCALE: 1/8"=1'-0"



2 A201 BUILDING A NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 A201 BUILDING A EAST ELEVATION
SCALE: 1/8"=1'-0"



4 A201 BUILDING A SOUTH ELEVATION
SCALE: 1/8"=1'-0"

KEYED NOTES

1. METAL CANOPY 4'-0"
5. METAL AWNING 2'-0"
11. STUCCO COPING
12. STUCCO FINISH
13. NOT USED
14. GOOSE NECK LIGHT
15. WALL LIGHT
16. ANODIZED STOREFRONT WITH CLEAR GLASS GLAZING
17. METAL COPING
18. CONTROL JOINT
19. 4"x12" 4" RECESSED
20. EMERGENCY ROOF DRAIN OVERFLOW
23. CANOPY DOWN LIGHT
24. FULL BEYONE

EXTERIOR COLORS

1. MEDIUM BRONZE
2. DOWNING STREET KO 3C34
3. DORIC CREAM KO 842
4. ARTISAN BROWN KO 374
5. EMERFOLD KO 269

LIGHTING

A. EMBLEM ANGLE SHADE M-LITE MFG. CO INC PH-CM-08-BT W T-21
B. 14 INCH OUTDOOR FEDYS LIGHTING #LX220HM
C. 12 INCH OUTDOOR MPLAN #SR-12033
D. WALL MOUNT - COOPER #ST-B32-LED-E1 BL2-M

GLAZING NOTES

1. STOREFRONT TO BE THERMALLY BROKEN ALUMINUM KAWNEER 451T OR APPROVED EQUAL
2. GLAZING IN NEW STOREFRONT TO HAVE A U-VALUE NOT TO EXCEED 0.55 AND AN SHGC VALUE NOT TO EXCEED 0.4. (1" INSULATED UNIT WITH 1/4" CLR 1/2" AIR SPACE 1/4" PPG SOLARBAN 60 OR APPROVED EQUAL)
3. GLAZING IN DOOR TO HAVE A U-VALUE NOT TO EXCEED 0.6 AND AN SHGC NOT TO EXCEED 0.4
4. STOREFRONT WINDOWS TO BE WEATHERSTRIPPED AND TESTED FOR A MAXIMUM AIR LEAKAGE RATE OF 0.3 CUBIC FEET PER MINUTE PER SQUARE FOOT OF FENESTRATION AREA (CBC SECTION 2)

BAYSINGER PARTNERS
BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone: 503.546.1600 Fax: 503.546.1601
Mail: @BaysingerPartners.com

LOCKEHOUSE RETAIL GROUP INC.

LH31078

CONCORD AVENUE RETAIL

1100 Concord Ave.
Concord, CA 94520
Phone: 650 672-3400 Fax: 650 672-3407

FOR REVIEW ONLY

© 2013 Baysinger Partners Architecture. This document and the ideas and designs incorporated herein is our sole property and remains the property of Baysinger Partners Architecture. Baysinger Partners Architecture retains all key, proprietary and other intellectual rights. Reproduction or use of this document in any manner without written permission is prohibited. Drawings shall not be used in whole or in part for any other project without the express written permission of Baysinger Partners Architecture.

ISSUED / REVISED	DATE

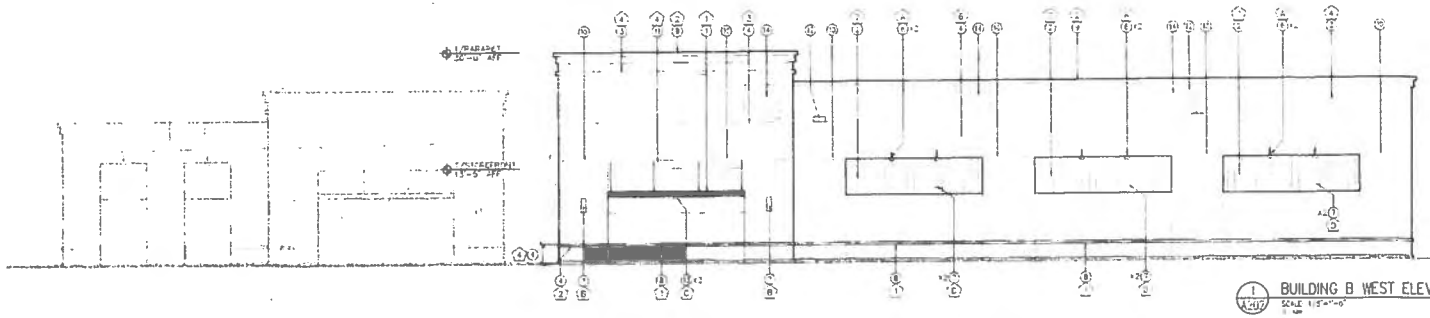
ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSR CHECKED BY MAL

BUILDING A ELEVATIONS

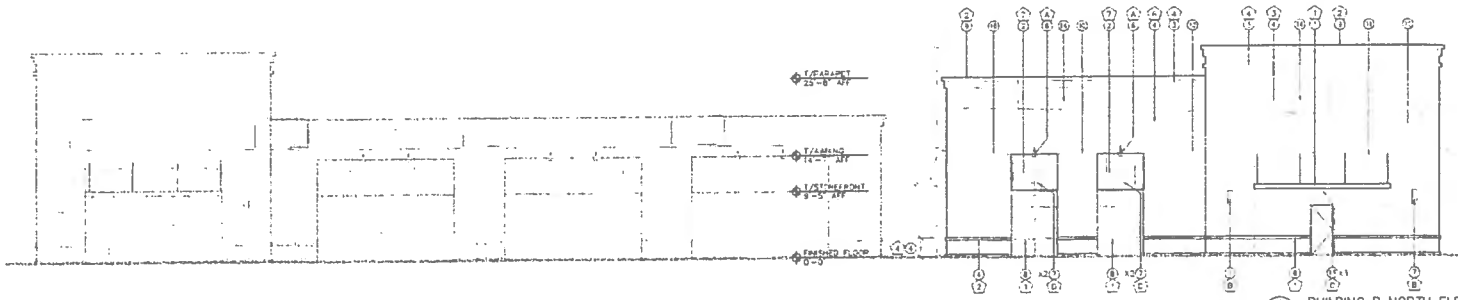
A201

DESIGN REVIEW

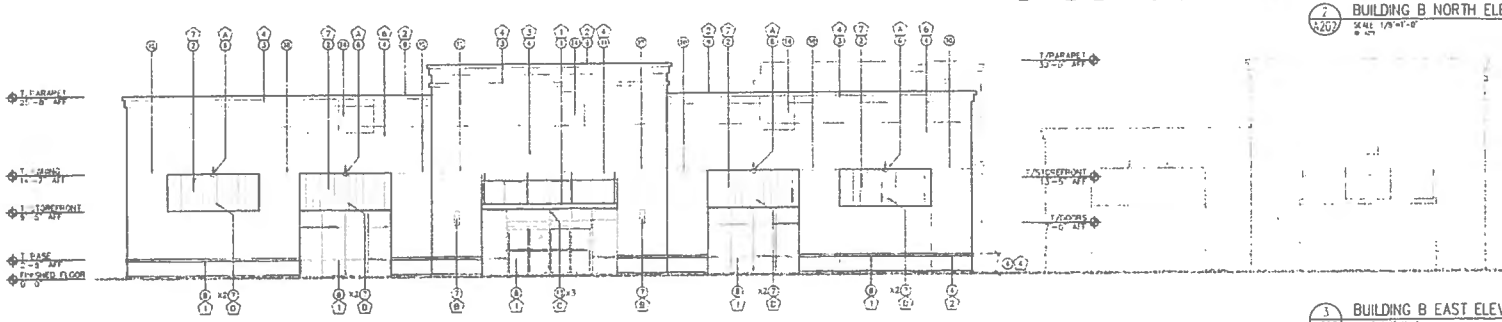
RECEIVED
FEB - 7 2014
PLANNING



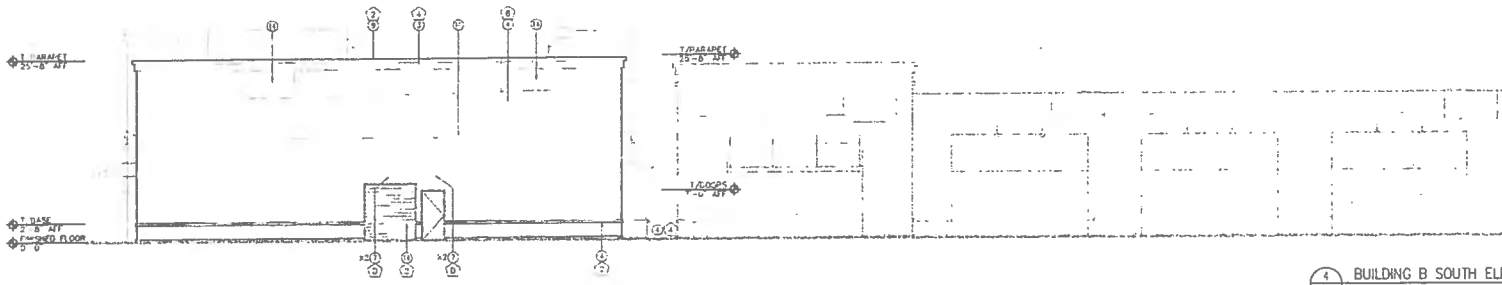
1 A202 BUILDING B WEST ELEVATION
SCALE 1/8"=1'-0"



7 A202 BUILDING B NORTH ELEVATION
SCALE 1/8"=1'-0"



3 A202 BUILDING B EAST ELEVATION
SCALE 1/8"=1'-0"



4 A202 BUILDING B SOUTH ELEVATION
SCALE 1/8"=1'-0"

KEYED NOTE

1. METAL CANOPY 4'-0"
2. METAL AWNING 5'-0"
3. STUCCO COPINGS
4. STUCCO FINISH
5. NOT USED
6. GOOSE NECK LIGHT
7. WALL LIGHT
8. ANODIZED STOREFRONT WITH CLEAR GLASS GLAZING
9. METAL COPING
10. CONTROL JOINT
11. STUCCO 4" RELEASED
12. EMERGENCY ROOF DRAIN OVERFLOW
13. CANOPY DOWN LIGHT
14. NON-STOREFRONT DOOR

EXTERIOR COLORS

1. MEDIUM BRONZE
2. DUNNING STREET KI 3024
3. DORIC CREAM KI 542
4. ARIZONA BROWN KI 314
5. CHESTNUT KI 204
6. TERRA COTTA

LIGHTING

A. EMBLEM ANGLE SHADE HI-LITE MFG CO INC #H-EM-CB-01-B-1-01
B. 14 INCH OUTDOOR FESS LIGHTING #OL22.2106
C. 12 INCH OUTDOOR APPLY VGA-10223
D. WALL MOUNT - COOPER #57-002-1TD-E1-BL2-BN

GLAZING NOTES

1. STOREFRONT TO BE THERMALLY BROKEN ALUMINUM NAMBER 451T OR APPROVED EQUAL
2. GLAZING IN NEW STOREFRONT TO HAVE A U-VALUE NOT TO EXCEED 0.35 AND AN SHGC VALUE NOT TO EXCEED 0.4 1" INSULATED UNIT WITH 1/4" C.R 1/2" AIR SPACE 1/4" PPG SOLARBAN 60 (IF APPROVED EQUAL)
3. GLAZING IN DOOR TO HAVE A U-VALUE NOT TO EXCEED 0.6 AND AN SHGC NOT TO EXCEED 0.4
4. STOREFRONT WINDOWS TO BE WEATHERSTRIPPED AND SEALED FOR A MAXIMUM AIR LEAKAGE RATE OF 0.3 CUBIC FEET PER MINUTE PER SQUARE FOOT OF FENESTRATION AREA (CECSC 502.4.2)

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL

LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone : 503-546-1400 Fax : 503-546-1401
Mail: @BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone 650.692.3400 Fax : 650.692.3407

FOR REVIEW ONLY

© 2013 Baysinger Partners Architecture
This drawing and the other and designs represented herein is the property of owner of Baysinger Partners Architecture. Baysinger Partners Architecture retains all rights including copyright. Reproduction or use of this drawing shall not be used in whole or in part for any other project without the express written consent of Baysinger Partners Architecture

ISSUED / REVISED	DATE

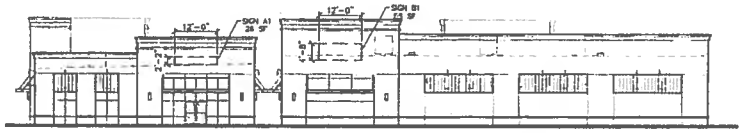
ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSR CHECKED BY MAL

BUILDING B ELEVATIONS

A202

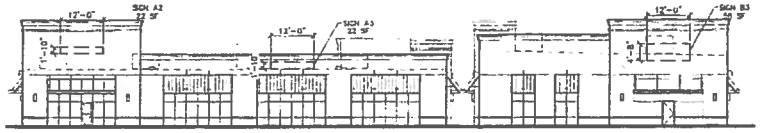
DESIGN REVIEW

RECEIVED
FEB - 7 2014
PLANNING



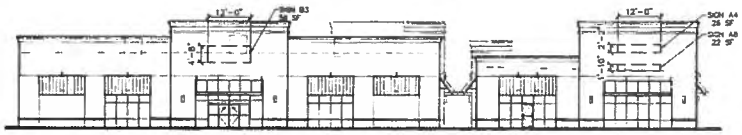
1 A203 BUILDING A WEST ELEVATION
SCALE: 1/16"=1'-0"

1 A203 BUILDING B WEST ELEVATION
SCALE: 1/16"=1'-0"



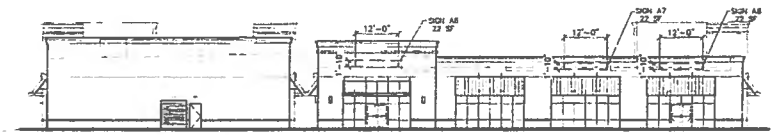
2 A203 BUILDING A NORTH ELEVATION
SCALE: 1/16"=1'-0"

2 A203 BUILDING B NORTH ELEVATION
SCALE: 1/16"=1'-0"



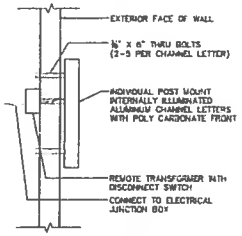
3 A203 BUILDING B EAST ELEVATION
SCALE: 1/16"=1'-0"

3 A203 BUILDING A EAST ELEVATION
SCALE: 1/16"=1'-0"

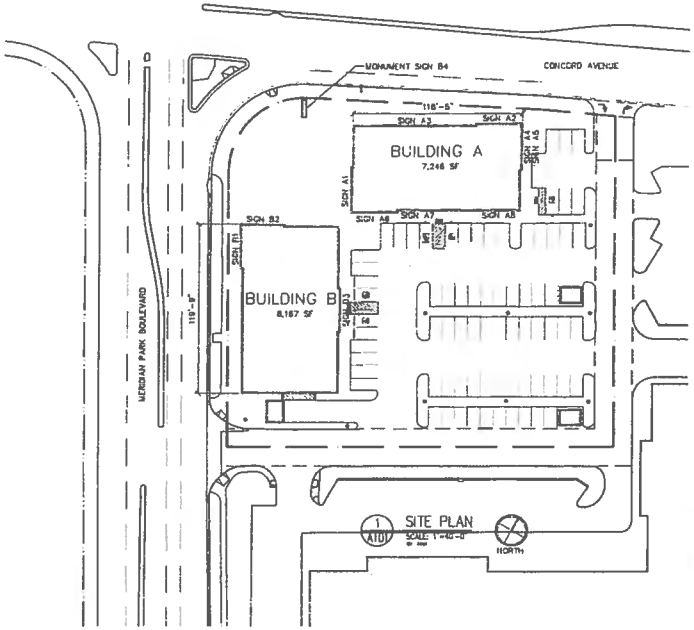


4 A203 BUILDING B SOUTH ELEVATION
SCALE: 1/16"=1'-0"

4 A203 BUILDING A SOUTH ELEVATION
SCALE: 1/16"=1'-0"

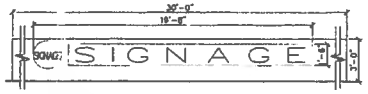


15 A203 CHANNEL LETTER DETAIL
SCALE: 1/2"=1'-0"



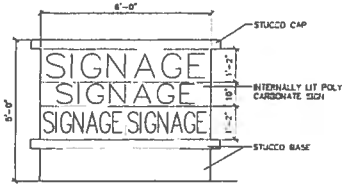
1 A101 SITE PLAN
SCALE: 1"=40'-0"

SIGNAGE CALCULATIONS		
ALLOWABLE BUILDING SIGNAGE:		
1 SF PER LF OF BUILDING FRONTAGE		
1 SF PER 100 SF OF BUILDING SF		
MAXIMUM SIGNAGE PER BUILDING: 300 SF		
BUILDING A:		SIGNAGE
NORTH FRONTAGE:	118'-9" LF	118.4 LF
SQUARE FOOTAGE:	7,246 SF	72.4 SF
TOTAL ALLOWED:		190.8 SF
SIGN A1		26 SF
SIGN A2		22 SF
SIGN A3		22 SF
SIGN A4		26 SF
SIGN A5		22 SF
SIGN A6		22 SF
SIGN A7		22 SF
SIGN A8		22 SF
TOTAL BUILDING A SIGNAGE:		184 SF
BUILDING B:		
WEST FRONTAGE:	118'-6" LF	118.75 LF
SQUARE FOOTAGE:	8,187 SF	81.6 SF
TOTAL ALLOWED:		300 ≥ SF
MONUMENT SIGN		30 SF
SIGN B1		26 SF
SIGN B2		26 SF
SIGN B3		26 SF
TOTAL BUILDING B SIGNAGE:		198 SF



20 A203 MONUMENT SIGN – EXISTING
SCALE: 1/4"=1'-0"

20 A203 MONUMENT SIGN – EXISTING OPTION
SCALE: 1/4"=1'-0"



16 A203 MONUMENT SIGN – SIGN B4 OPTION
SCALE: 1/2"=1'-0"

RECEIVED
FEB 14 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL
LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 200, Portland, OR 97214
Phone : 503-546-1600 Fax : 503-546-1601
Alert@BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone : 650.692.3400 Fax : 650.692.3487

FOR REVIEW ONLY

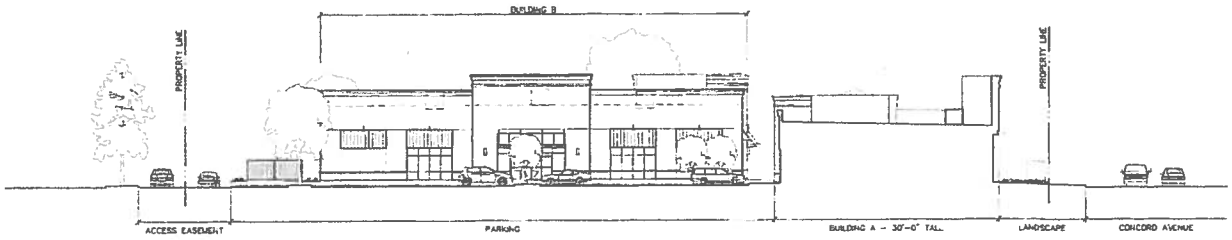
© 2013 Baysinger Partners Architecture
The drawings and the ideas and designs incorporated herein is the instrument of service of Baysinger Partners Architecture. Baysinger Partners Architecture retains all law, statutory and other reserved rights, including copyright thereon. This Baysinger shall not be used in whole or in part for any other project without the written authorization of Baysinger Partners Architecture.

ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 02.05.14
DRAWN BY MAY CHECKED BY MAL

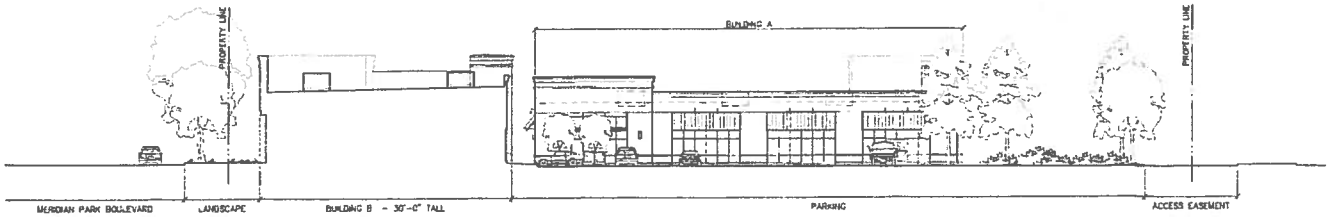
BUILDING SIGNAGE ELEVATIONS

A203
DESIGN REVIEW

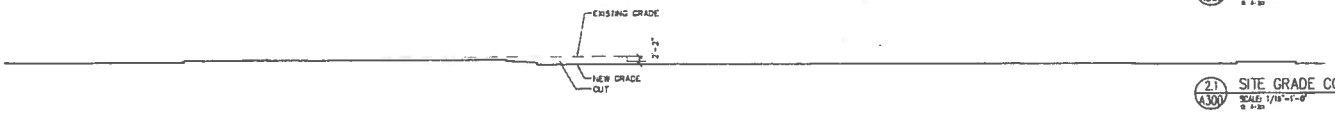


1 A300 SITE SECTION
SCALE: 1/16"=1'-0"

1.1 A300 SITE GRADE COMPARISON
SCALE: 1/16"=1'-0"



2 A300 SITE SECTION
SCALE: 1/16"=1'-0"



2.1 A300 SITE GRADE COMPARISON
SCALE: 1/16"=1'-0"

RECEIVED
FEB - 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
LH31078
CONCORD AVENUE RETAIL

BAYSINGER PARTNERS ARCHITECTURE
11806 SE Grand Ave., Suite 300, Portland, OR 97214
Phone : 503-546-1600 Fax : 503-546-1601
MAIL: @baysingerpartners.com

1100 Concord Ave.
Concord, CA 94520
Phone : 650.692.3400 Fax : 650.692.3407

FOR REVIEW ONLY

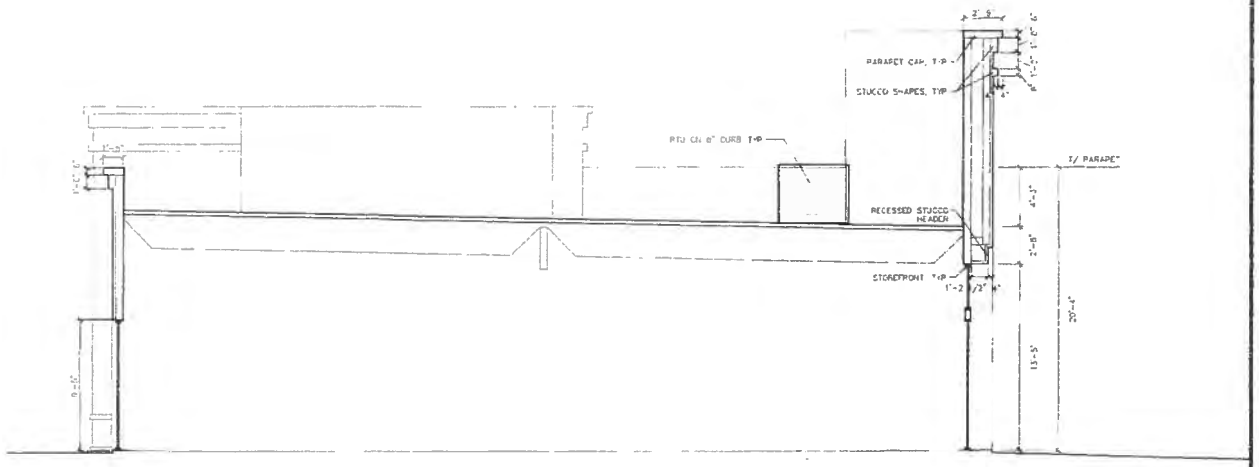
© 2013 Baysinger Partners Architecture. This document and the ideas and designs incorporated herein, as an instrument of service of Baysinger Partners Architecture, is the property of Baysinger Partners Architecture and shall not be used otherwise than in connection with the project specified herein. This document is not to be used for any other purpose or on any other project without written authorization of Baysinger Partners Architecture.

ISSUED / REVISED DATE

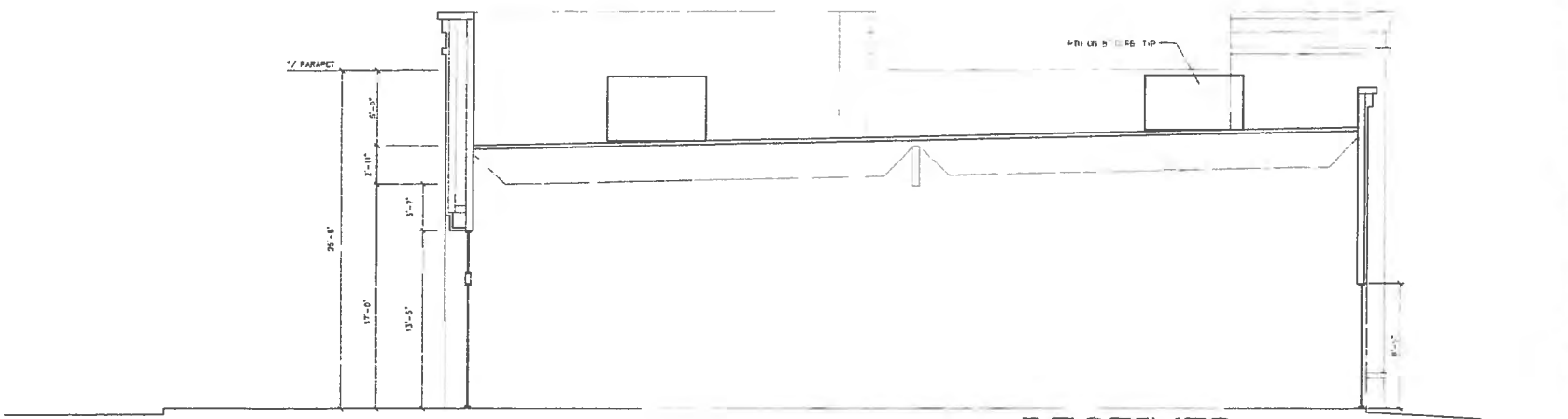
ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSR CHECKED BY MAL

SITE SECTIONS

A300
DESIGN REVIEW



1 A301 SECTION BUILDING A
SCALE: 1/4"=1'-0"



2 A301 SECTION BUILDING B
SCALE: 1/4"=1'-0"

RECEIVED
FEB - 7 2014
PLANNING

LOCKEHOUSE RETAIL GROUP INC.
CONCORD AVENUE RETAIL LH31078

BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone: 503-546-1600 Fax: 503-546-1601
Mail: @BaysingerPartners.com

1100 Concord Ave.
Concord, CA 94520
Phone: 650.692.3400 Fax: 650.692.3407

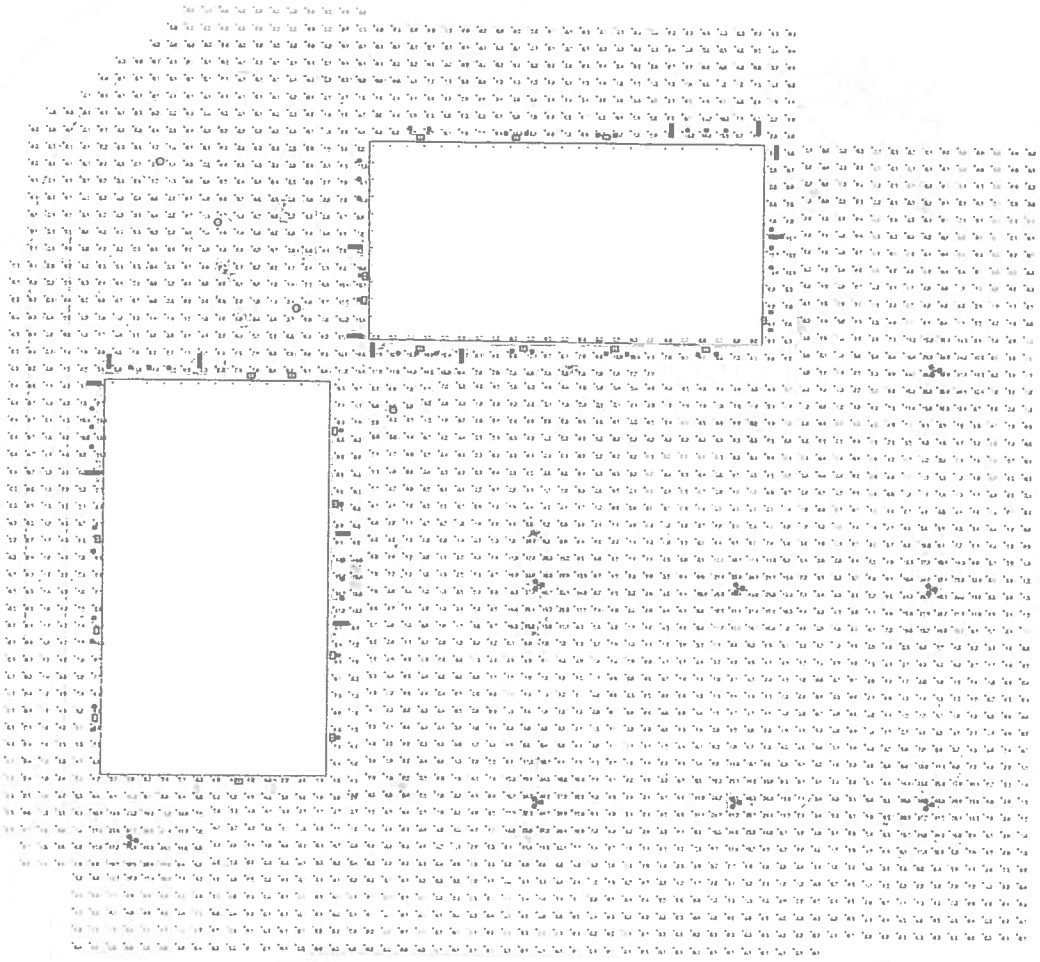
FOR REVIEW ONLY

ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 02.05.14
DRAWN BY BSR CHECKED BY MAL

SECTIONS

A301
DESIGN REVIEW



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Poles	Lumens	LLF	Watts
	R	[illegible]	[illegible]	GLOBE SHAPE CLEAR POLYCARBONATE LIGHT WITH THREE FIXTURE ON 12 FOOT POLE	3-100 WATT E METAL HALIDE	SINGLE V-ECS	[illegible]	0.75	100
	Y	4	[illegible]	WHITE INTERIOR AND FROSTED PLASTIC TUBE LENS WITH BLUE GLASS TOP LENS TRUNCATED DIAM 30	ONE SYLVANIA 32 WATT CFM, 1 LAMP	SINGLE-BASE CFL-V-32 ECS	2400	0.81	28
	C	21	[illegible]	PHILIPS CONCIA SERIES 8" HORIZONTAL SHALLOW RECESSED IN-FILM TRIMLESS 30-1 ANGLEAR GLASS SPLAY	CFT32W	2x2x4CFL2.5ms	2400	0.28	32
	D	36	RST-RC3-LED-E1-[illegible]	IMPACT ELITE LED LUMINAIRE (J) LIGHT BARS WITH PARABOLIC OPTICS - TYPE 2 ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS GIVEN LIGHT LABS LLMDH STANDARDS BY GONIOSPECTROMETER WITH TEST DISTANCE OF 30.75 FEET	RST-RC3-LED-E1-BL2.5ms	Module	0.3*	61
	A	30	H-E14-12	WITH SHIELD 30" HIGH WITH NO LENS	ONE CFL 50 WATT INCANDESCENT LAMP	H-E14-12 150W 940 ECS	2400	0.80	0
	B	[illegible]	FSHE CL330-[illegible]	[illegible]	ONE 100 WATT INCANDESCENT LAMP	H-E14-12 100W 940 ECS	1600	0.80	0

STATISTICS

Description	Symbol	Avg	Min	Max/Min
[illegible]	[illegible]	2.4 fc	0.0 fc	N/A
[illegible] Area	[illegible]	4.3 fc	0.0 fc	N/A

RECEIVED
FEB 14 2014
PLANNING

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
[illegible] 03/31/14
ELECTRICAL
STATE OF CALIFORNIA

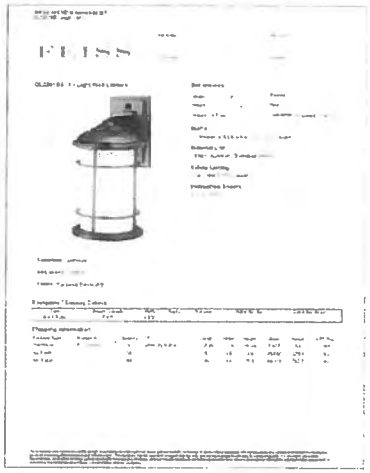
ENGINEERING CONSULTANTS ece

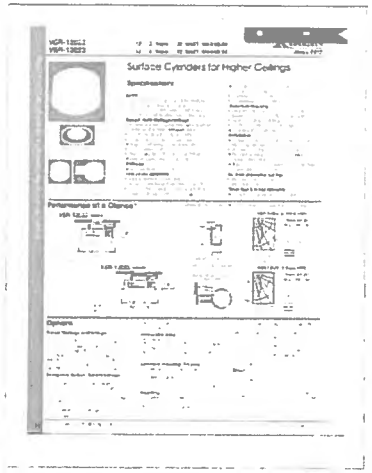
REVISION DATE AND TITLE

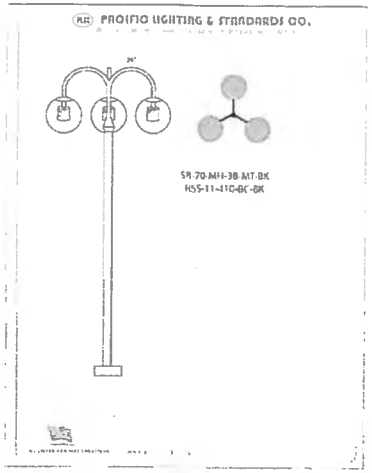
CONCORD AVE RETAIL
1100 CONCORD AVE
CONCORD, CA 94520

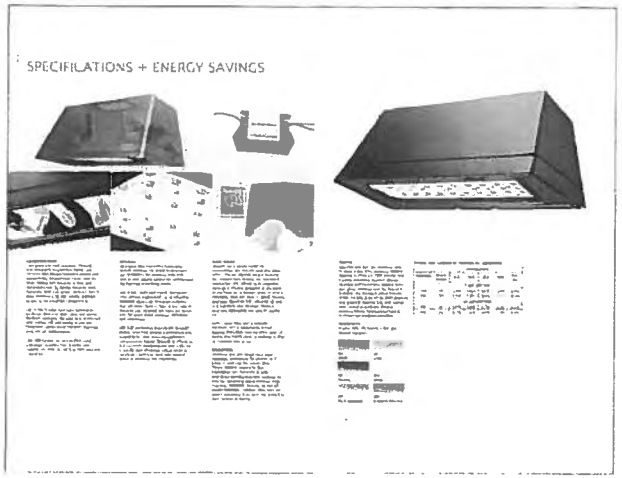
114 -107
1/16" = 1'-0"
DC TE
1/31/14
SITE PLAN - PHOTOMETRICS

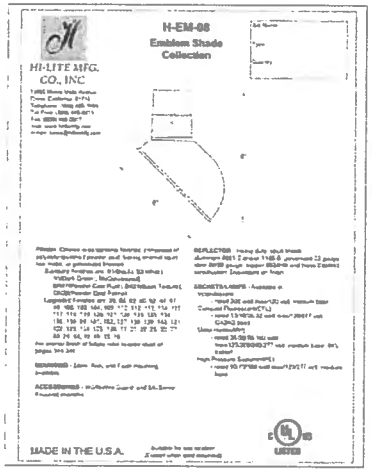
E1.1P

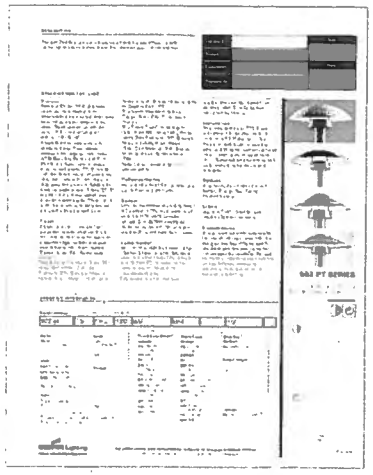












RECEIVED
FEB -14 2014
PLANNING

NOT FOR CONSTRUCTION

CONCORD AVE RETAIL
1100 CONCORD AVE
CONCORD, CA 94520

114-107

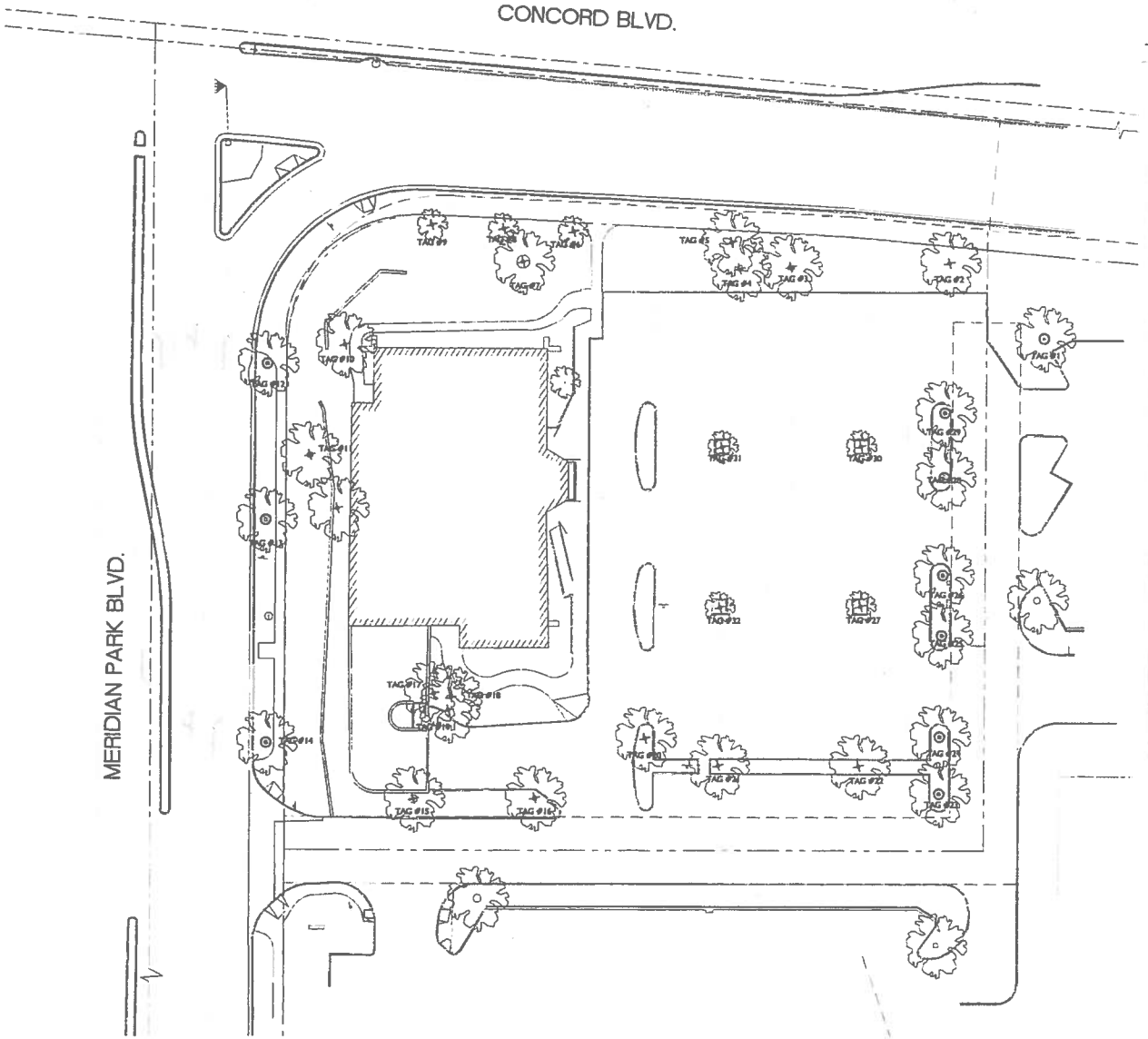
1/16" = 1'-0"

DC TE

1/31/14

SITE PLAN - LIGHTING
FIXTURES CAT CUTS

E1.2P



TREE INVENTORY SPREADSHEET (LOCKEHOUSE):

TREE TO BE REMOVED

TREE NO.	COMMON NAME	BOTANICAL NAME	TRUNK DIAMETER (IN.)	HEIGHT (FT.)	CANOPY SPREAD (FT)	OVERALL CONDITION	HERITAGE TREE
2	ITALIAN STONE PINE	PINUS PINEA	18			POOR	
3	ITALIAN STONE PINE	PINUS PINEA	20			POOR	
4	ITALIAN STONE PINE	PINUS PINEA	28			POOR	
5	HONEY LOCUST	GLEDISTA TRIACANTHOS	6			POOR	
6	HONEY LOCUST	GLEDISTA TRIACANTHOS	8			POOR	
7	ITALIAN STONE PINE	PINUS PINEA	50			POOR	
8	HONEY LOCUST	GLEDISTA TRIACANTHOS	8			POOR	
9	HONEY LOCUST	GLEDISTA TRIACANTHOS	8			POOR	
10	FAN PALM	WASHINGTONIA FILIFERA	18			POOR	
11	ITALIAN STONE PINE	PINUS PINEA	28			POOR	
15	COTTONWOOD	POPULUS FREMONTII	36			POOR	
16	PEPPER MINT LEAF	EUCALYPTUS RADIATA	24				
17	FAN PALM	WASHINGTONIA FILIFERA	18				
18	REDWOOD	SEQUOIA SEMPERVIRENS	18			POOR	
19	FAN PALM	WASHINGTONIA FILIFERA	18			POOR	
20	PEPPER MINT LEAF	EUCALYPTUS RADIATA	24			POOR	
21	CHINESE PISTACHE	PISTACIA CHINENSIS	14			POOR	
22	CHINESE PISTACHE	PISTACIA CHINENSIS	12			POOR	
27	CHINESE PISTACHE	PISTACIA CHINENSIS	12				
30	CHINESE PISTACHE	PISTACIA CHINENSIS	14				
31	FAN PALM	WASHINGTONIA FILIFERA	4				
32	FAN PALM	WASHINGTONIA FILIFERA	4				

TREE TO BE PRESERVED

TREE NO.	COMMON NAME	BOTANICAL NAME	TRUNK DIAMETER (IN.)	HEIGHT (FT.)	CANOPY SPREAD (FT)	OVERALL CONDITION	HERITAGE TREE
1	PEPPER MINT LEAF	EUCALYPTUS RADIATA	48			GOOD	
12	TULIP TREE	LIRIODENDRON TULIPIFERA	18			GOOD	
13	TULIP TREE	LIRIODENDRON TULIPIFERA	24			GOOD	
14	TULIP TREE	LIRIODENDRON TULIPIFERA	18			GOOD	
23	PEPPER MINT LEAF	EUCALYPTUS RADIATA	16				
24	PEPPER MINT LEAF	EUCALYPTUS RADIATA	18				
25	PEPPER MINT LEAF	EUCALYPTUS RADIATA	18				
26	PEPPER MINT LEAF	EUCALYPTUS RADIATA	18				
28	PEPPER MINT LEAF	EUCALYPTUS RADIATA	24				
29	PEPPER MINT LEAF	EUCALYPTUS RADIATA	18				

LEGEND:

- EXISTING TREE TO BE REMOVED
- "PROTECTED STATUS" TREE TO BE REMOVED
- "PROTECTED STATUS" TREE TO BE REMAIN
- TREE PROTECTIVE FENCING

NOTE:
1. INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE FEBRUARY 4, 2014 AND TREE REPORTS BY KYLE SATO, ARBOR WELL FOR 1992 AND 1996 SAN LUIS AVENUE.
2. CONTRACTOR SHALL COORDINATE REMOVAL OF TREES WITH LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL CONTACT ARBORIST FOR DIRECTION ON SETTING UP TREE PROTECTIVE FENCING AROUND EXISTING TREES TO BE PRESERVED.
5. PER TREE REPORT BY KYLE SATO, THE TRUNKS OF THE TREES ARE MEASURED AT 4 1/2' ABOVE SOIL GRADE (REFERRED TO AS DBH OR DIAMETER AT BREAST HEIGHT).

RECEIVED
FEB - 7 2014
PLANNING

T-1

PRELIMINARY TREE INVENTORY PLAN

0 10' 20 40'

DATE: 02/07/2014

LOCKEHOUSE
CONCORD, CA

NOT FOR CONSTRUCTION

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

CONCORD BLVD.

MERIDIAN PARK BLVD.

PLANT LIST

SEE SHEET L-2 FOR PRELIMINARY ENLARGED PLAN

NATIVE GRASSES AT BIORETENTION AREAS

LOW PLANTING AT BUILDING

STREET TREES PER CITY GUIDELINES IN PLANTED CUTOUT

CONCRETE SIDEWALK PER CITY'S STANDARD

PEDESTRIAN CONCRETE PAVINGS

EVERGREEN SCREEN HEDGES

A BENCH

FF 26.38

SMALL FLOWERING TREES

SMALL FLOWERING TREES

EXISTING TREES TO REMAIN SEE SHEET T-1

CURB CUT SEE CIVIL'S DRAWINGS

PEDESTRIAN CONCRETE PAVINGS

CONCRETE SIDEWALK PER CITY'S STANDARD

LOW GRASSES AT PARKWAY STRIP

LOW GRASSES

FF 27.05

LOW PLANTING AT BUILDING

NATIVE GRASSES AT BIORETENTION AREAS

EXISTING TREES TO REMAIN SEE SHEET T-1

LOW SHRUBS OR GROUNDCOVER AT PARKING LOT ISLE ENDS

42" CHAINLINK FENCE

EVERGREEN VINES

COLOR PLANTING AT ENTRY

TRASH ENCLOSURE SEE ARCHITECTURAL'S DRAWINGS

FLOWERING TREES AT ENTRY

BIORETENTION AREAS SEE CIVIL'S DRAWINGS

DECIDUOUS TREES AT BIORETENTION AREAS

EVERGREEN TREES AT PARKING ISLE ENDS

WATER EFFICIENT LANDSCAPE STATEMENT

PRELIMINARY LANDSCAPE PLAN

L-1

DATE:

LOCKEHOUSE

CONCORD, CA

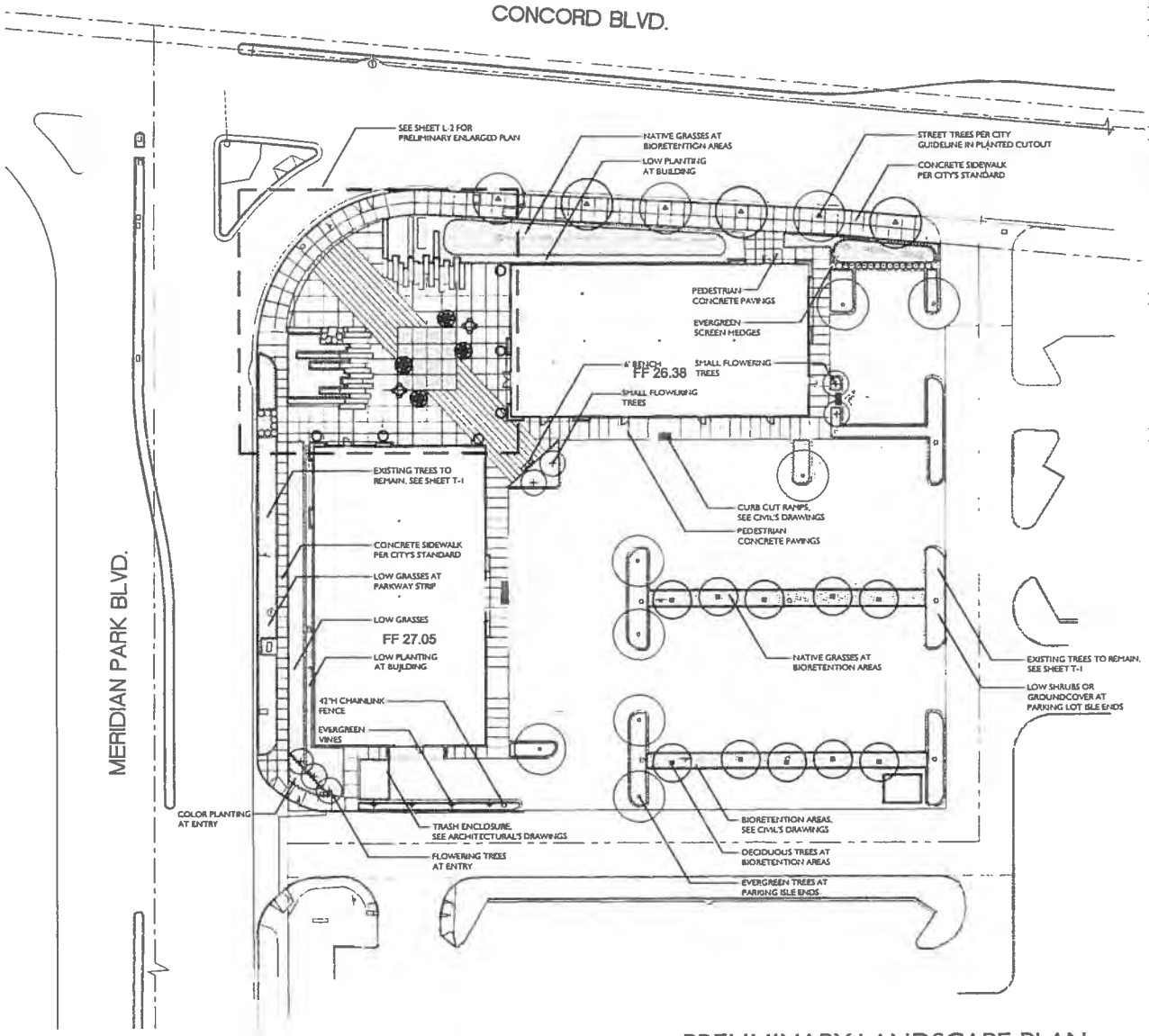
NOT FOR CONSTRUCTION

GATES +ASSOCIATES

RECEIVED

FEB 14 2014

PLANNING



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
AT	ARBUTUS MARINA	ARBUTUS MARINA	24" BOX	AS SHOWN	LOW
AV	BETULA J. HOUSE'S TIP	HIMALAYAN BIRCH	24" BOX	AS SHOWN	HIGH
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	AS SHOWN	LOW
LI	LAGERSTROEMIA FUCSIACEA	CRAPE MYRTLE	24" BOX	AS SHOWN	LOW
PA	PLATANUS ACERIFOLIA	SYCAMORE	24" BOX	AS SHOWN	MODERATE
PC	PYRUS C. BRETSCHNEIDERI	ORNAMENTAL PEAR	24" BOX	AS SHOWN	MODERATE
PV	PYRUS C. CHANTICLEER	ORNAMENTAL PEAR	24" BOX	AS SHOWN	MODERATE

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
AT	ARCTOSTAPHYLOS BUFF WONDER	KANGAROO PAW	GAL	2 O.C.	LOW
	DIETES VEGETA	NORTH MOOR LILY	GAL	4' O.C.	LOW
	HEMEROCALLIS	EVERGREEN DAYLILY (ORANGE AND RED DAYLILIES)	GAL	2 O.C.	MODERATE
	HEMEROCALLIS	EVERGREEN DAYLILY (YELLOW DAYLILIES)	GAL	2 O.C.	MODERATE
L	HELICHRYSUM PALACE PURPLE	PURPLE HELICHRYSUM	1 GAL	4' O.C.	MODERATE
M	MYOPORUM PARVIFOLIUM SUNSHINE	LAUFANI	5 GAL	6' O.C.	LOW
PH	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GAL	4' O.C.	LOW
PT	PHORMIUM 'TOM THUMB'	NEW ZEALAND FLAX	5 GAL	4' O.C.	LOW
RC	RHAMNUS CAROLINA 'EVE CASE'	COFFEEBERRY	5 GAL	3.0' O.C.	LOW
RI	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIAN HAWTHORN	5 GAL	4' O.C.	LOW
RM	ROSA M. CORAL	CORAL MEDITERRANEAN ROSE	2 GAL	3.6' O.C.	LOW
RP	ROSA M. PINK	PINK MEDITERRANEAN ROSE	2 GAL	4' O.C.	LOW

GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
CA	CAREX DIVULSA	BERKELEY SEDGE	GAL	18" O.C.	MODERATE
CE	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FOERSTER'S FEATHER REED GRASS	GAL	4.0' O.C.	LOW
EQ	EQUISETUM X FERMOSUM	HORSETAIL	GAL	6' O.C.	HIGH
EC	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL	3.0' O.C.	LOW
HC	HELICAS SPARTON BLUE	BLUE FLAX	GAL	4' O.C.	LOW
GS	GERANIUMS 'ROZANNE' PATCHWORK	CRANESBILL	GAL	4' O.C.	MODERATE
P	PENCUS PATTIS	CA FOUNTAIN GRASS	GAL	2.0' O.C.	MODERATE
D	LAMPRANTHUS DELIGHTS	ICE PLANT	GAL	AS SHOWN	LOW
LA	LEYMUS ARENARIUS	BLUE LYME GRASS	GAL	3.0' O.C.	LOW
PM	PELARGONIUM PELTATUM	TRAILING GERANIUM PINK WAVES	GAL	4.0' O.C.	MODERATE

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
CP	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL	AS SHOWN	MODERATE
DB	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	AS SHOWN	MODERATE

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficiency standards and State Model Water Efficient Landscape Ordinance AB1881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restricted shrub planting and shrub areas planting areas as applicable.

Irrigation systems shall be designed to accommodate recycled water when available either currently or in the future as directed by the local water purveyor. Recycled water systems shall be designed in accordance with local and state codes.

Irrigation systems for landscapes greater than 5,000 sf shall have a dedicated water meter for irrigation.

A Water Efficient Landscape Worksheet shall be included with hydrozone information table, water budget calculations and irrigation operation schedule.

A mix of the jet ET based self adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to the trees and provide deep watering to promote a deeper root structure.

Spray irrigation systems for groundcover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensation devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles deliver water at minimum 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip system will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.

L-1

PRELIMINARY LANDSCAPE PLAN

0 10 20 40

DATE: 02/07/2014

LOCKEHOUSE
CONCORD, CA

NOT FOR CONSTRUCTION

RECEIVED
FEB 14 2014
PLANNING

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

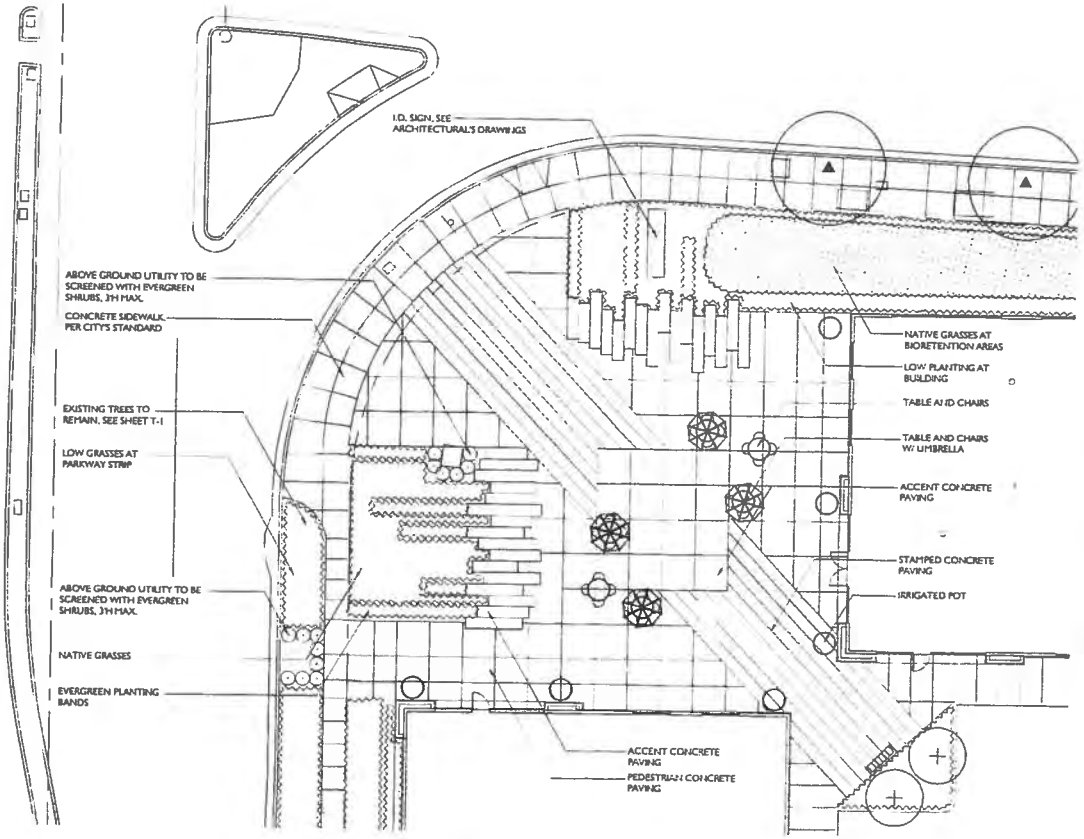


TABLE AND CHAIRS.
MFR: LANDSCAPE FORMS.
MODEL: WELLSPRING
MOUNTING: T.B.D
P: 800-430-6209

POT:
MFR: KORNEGAY DESIGN
MODEL: DUNE SERIES
COLOR/ FINISH: T.B.D.
P: 877-252-6323

UMBRELLA
MFR: PATIOUMBRELLAS.COM
MODEL: 9' WOODEN PATIO UMBRELLA - COMMERICAL WITH SOLID CAST IRON BASE
COLOR: T.B.D
FABRIC: T.B.D
P: 1-866-579-5182

BENCH:
MFR: FORMS + SURFACES
MODEL: 6' TRIO BENCH
MOUNTING: SURFACE MOUNT
P: 800-451-0410

RECEIVED
FEB - 7 2014
PLANNING

L-2

PRELIMINARY ENLARGED PLAN

0 5 0 20'

DATE: 02/07/2014

LOCKEHOUSE
CONCORD, CA

NOT FOR CONSTRUCTION

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

TREES

ARBUTUS 'MARINA'

BETULA U. 'JAQUEMONTII'

CERCIS OCCIDENTALIS

LAGERSTROEMIA I. 'TUSCARORA'

PLATANUS A. 'COLUMBIA'

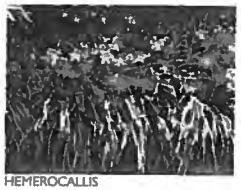
PYRUS C. 'ARISTOCRAT'

PYRUS C. 'CHANTICLEER'

SHRUBS/ GROUNDCOVER/ VINES

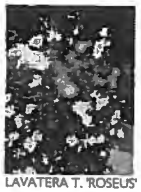
ANIGOZANTHOS 'BUSH RANGER'

DIETES VEGETA


HEMEROCALLIS

HEUCHERA M. 'PALACE PURPLE'

LANTANA M. 'SPREADING SUNSHINE'


LAVATERA T. 'ROSEUS'

PHORMIUM T. 'MAORI MAIDEN'

PHORMIUM T. 'TOM THUMB'

RHAMNUS C. 'EVE CASE'

RHAPHIOLEPIS INDICA 'JACK EVANS'

ROSA M. 'CORAL'

ROSA M. 'PINK'

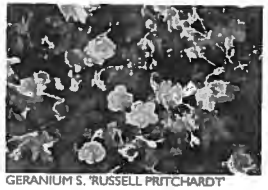
CAREX TUMICOLA

CALAMAGROSTIS x A. 'KARL FOERSTER'

EQUISETUM SCIRPOIDES

ERIGERON KARVINSKIANUS

FESTUCA G. 'SISKIYOU BLUE'


GERANIUM S. 'RUSSELL PRITCHARDT'

JUNCUS PATENS

LAMPRANTHUS DELTOIDES

LEYMUS ARENARIIUS

PELARGONIUM PELTATUM

CLYTOSTOMA CALLISTEGIOIDES

DISTICTIS BUCCINATORIA

RECEIVED
FEB - 7 2014
PLANNING

L-3

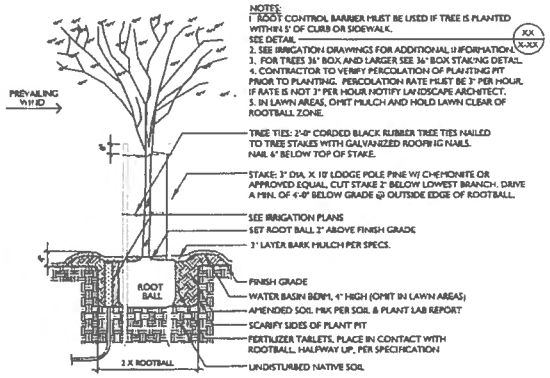
PLANT PALETTE IMAGES

DATE: 02/07/2014

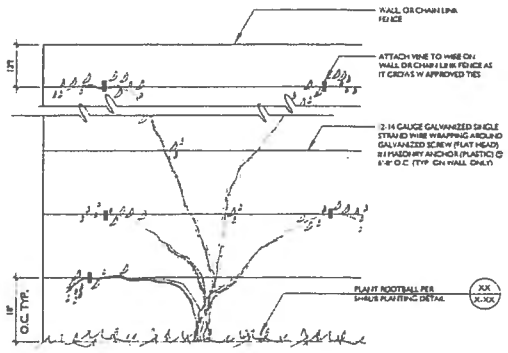
LOCKEHOUSE
CONCORD, CA

NOT FOR CONSTRUCTION

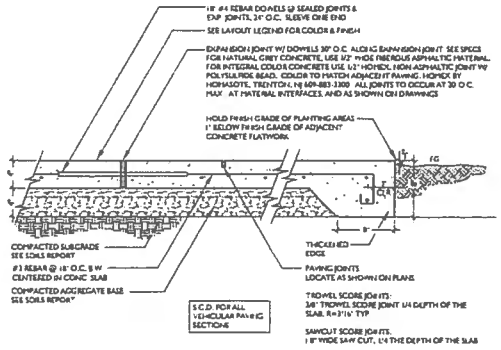
GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN



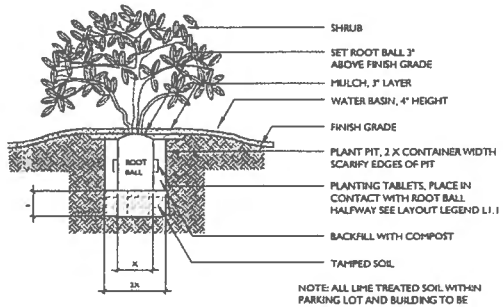
1 TREE STAKING DETAIL
SCALE: 3/8" = 1'-0"



3 VINE PLANTING
SCALE: NTS

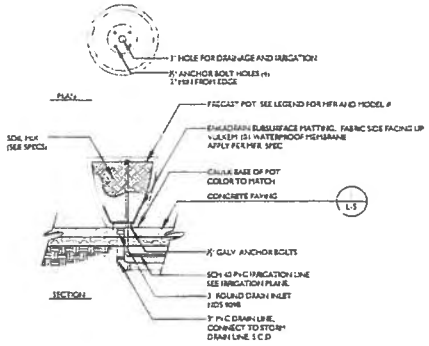


5 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"

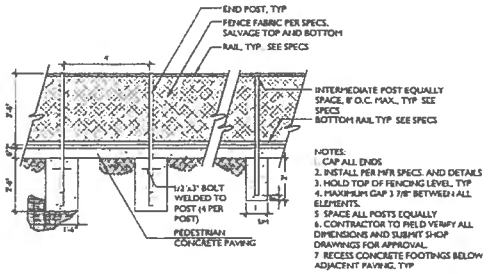


NOTE: ALL LIME TREATED SOIL WITHIN PARKING LOT AND BUILDING TO BE EXCAVATED AND REPLACED WITH CLEAN IMPORT SOIL, SEE SPECS.

2 SHRUB PLANTING
SCALE: N.T.S.



4 POT INSTALLATION
SCALE: 1/2" = 1'-0"



NOTES:
1. CAP ALL ENDS
2. INSTALL PER MFR SPECS. AND DETAILS
3. HOLD TOP OF FENCING LEVEL, TYP
4. MAXIMUM GAP 3 7/8" BETWEEN ALL ELEMENTS.
5. SPACE ALL POSTS EQUALLY
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS FOR APPROVAL.
7. RECESS CONCRETE FOOTINGS BELOW ADJACENT PAVING, TYP

6 42" CHAINLINK FENCE
SCALE 3/8" = 1'-0"

RECEIVED
FEB - 7 2014
PLANNING

L-4

SITE FURNISHINGS AND LANDSCAPE DETAILS

0

DATE: 02/07/2014

LOCKEHOUSE
CONCORD, CA

NOT FOR CONSTRUCTION

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

EXHIBIT C

XPB LOCKERS
1-877-483-9270
*Prices Subject To Change Without Notice.

Newsletter
Signup for our Newsletter.
subscribe
unsubscribe

Quick Find
Use keywords to find the product you are looking for.
Advanced Search

Shopping Cart
0 items

Products
Bleachers & Industrial Warehouse-> (27)
Commercial Signage-> (25)
Commercial/Residential Mailboxes-> (65)
Industrial Lavatories & Sinks-> (361)
Lockers & Storage Units-> (141)
Outdoor Commercial Furniture-> (220)
Bicycle Storage Racks (17)
Cedar Site Furnishings (6)
Cigarette Snuffers (5)
Commercial Waste Receptacles (27)
Concrete Benches (2)
Drinking Fountains (3)
Metal Outdoor Benches (45)
Metal Patio Chairs (7)
Outdoor Accessories (14)
Outdoor Grills (12)
Pedal Boats (1)
Pet Waste Stations (3)
Picnic Tables-> (38)
Sand Boxes (1)
Teak Wood Chairs & Loungers (9)
Teak Wood Outdoor Benches (4)
Teak Wood Tables (6)
Umbrellas and Shade Covers (12)
Wood Commercial Furnishing (8)

Articles
New Articles (4)
Bleachers -> (10)
Commercial Mailboxes -> (44)
Commercial Signage (5)
Industrial Lavatories and Sinks -> (277)
Lockers and Storage Units -> (104)
Outdoor Commercial Furniture -> (131)

Information
Shipping & Returns
About Us
Contact Us
Site Map

Reviews
Write a review on this product!

Rod Bench with Back

$390.00

[XPB-RB48]

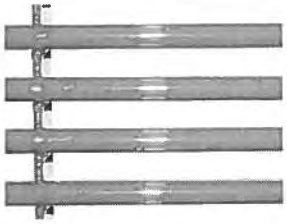
[XPB-RB48] The Rod Commercial Outdoor Metal Bench with Back is constructed with 1/2" Welded steel rod seat and steel metal Legs. Rod Benches are coated in Thermoplastic, a durable weather resistant material, and features pre-drilled mounting holes for easy installation. Available in 16 Color Choices (see Color Selects). The Rod Bench is available in 4 ft. and 6 ft. Lengths. These Heavy duty benches are ideal for parks and as a memorial . Compliment your bench with matching receptacle sold separately. For shipping quotes, orders or questions please call our Customer Service Center at 1-877-483-9270.

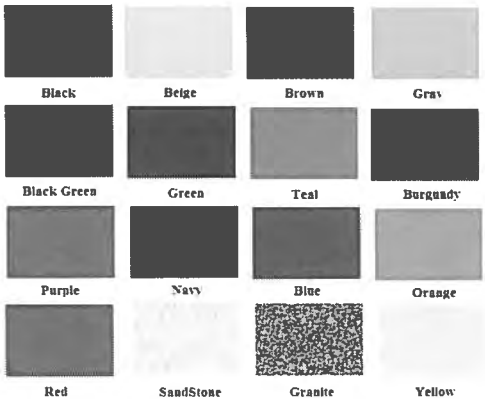
enlarge

Available Options:

Color Selects: Red

Bench Selects: 4 Ft. Bench





Mounting Styles

Portable

In-Ground

Surface Mount

This product was added to our catalog on Saturday 21 June, 2008.

Reviews

Quantity: 1

Add to Cart

XPB Locker & Supply
New Braunfels, TX 78132
1-877-483-9270