REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, May 22, 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

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 4/10/14 Meeting Minutes *(Continued from 4/24/14 meeting)*

B. 4/24/14 Meeting Minutes

STAFF REPORTS

1. Board & Commissions Survey – Staff Contact: Scott Johnson @ (925) 671-3461.

HEARINGS

FINAL REVIEW

1. La Vista Villas (PL131338 – DR) – Final Design Review to subdivide a 1.8-acre site into 8 residential lots at 1425 La Vista Avenue. The General Plan land use designation is Low Density Residential; Zoning classification is RS-8 (Single Family Residential, 8,000 sq. ft. minimum lot size); APN 132-030-041; 042; 043; 044; and 045. **Project Planner: Jason Hade @ (925) 671-3281.**

PRELIMINARY REVIEW

2. **Minor Subdivision at 3041 Cowell Road (PL140038 – DR)** – Preliminary Design Review for a three-lot Minor Subdivision on a 0.44-acre site at 3041 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS6 (Single Family Residential, 6,000 sq. ft. minimum lot size); APN 105-186-005. **Project Planner: Frank Abejo @ (925) 671-3128.**

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) 671-3031, 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:

June 12, 2014
June 26, 2014

Concord

REPORT TO DESIGN REVIEW BOARD

DATE: May 22, 2014

I. GENERAL INFORMATION

Project Name: La Vista Villas (PL131314-DR)

Review Status: Final Review

Location: West side of La Vista Avenue approximately 490 feet south of Clayton Road

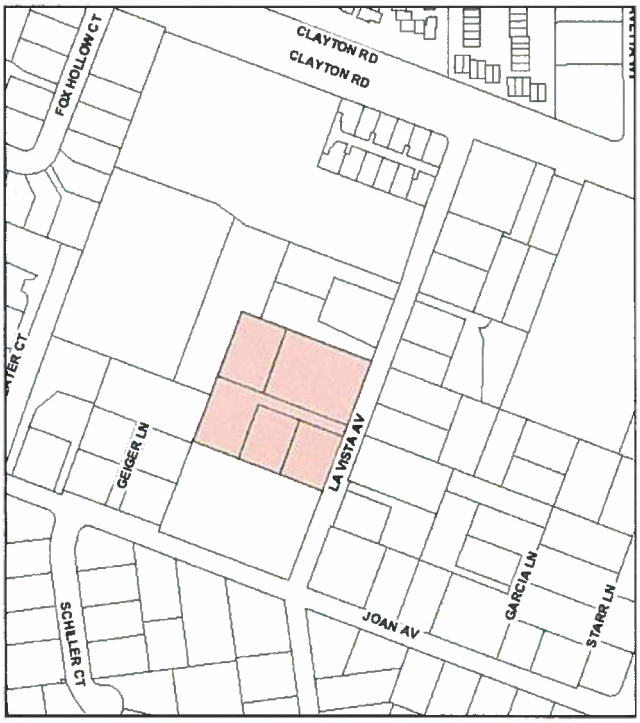
Parcel Number(s): 132-030-041, -042, -043, -044, and -045

General Plan: Low Density Residential

Zoning: RS-8 (Residential Single-Family, 8,000 square foot minimum lot size)

Applicant: Troy Wright, Windward Pacific Builders

Vicinity Map:



II. PROJECT BACKGROUND

A Preliminary Review of the proposed project was conducted by the Board on April 10, 2014. While the Board had minor comments regarding the site layout and landscape plan, significant concerns were expressed regarding the project architecture. For this reason, the applicant was encouraged to participate in a study session to obtain additional Board feedback.

On April 24, 2014, a study session was held and detailed comments were provided to the applicant concerning the proposed architecture for the homes. Staff's analysis of the revised plans relative to the study session comments is provided below.

III. DISCUSSION

The Board's comments are listed below followed by staff's analysis of the revised plans in *italics*.

Site/Grading

1. **Consider alternative site layout which preserves oak tree (identified as #2 in arborists report).**

   Planning staff discussed the proposed tree removal for this project with Chris Llata, the City's arborist. Mr. Llata believes preserving the oak tree in question would require the deletion of one lot as well as major changes to the lot layout. Alternatively, the cost to relocate the subject tree would be approximately $400,000 to $500,000. Even if the tree were to be retained or relocated, maintenance concerns would need to be addressed in order for the tree to survive. According to Mr. Llata, this has been an issue with past subdivisions where trees have been preserved through the site design only to not survive because of actions taken by homeowners. This could very well be the case since there will not be an HOA to maintain the tree. As proposed, the current site layout is consistent with the Development Code development standards. Based on this information, staff can support removing the oak tree due to the cost and maintenance impacts on the developer and future tree owner.

   While staff would be glad to forward any DRB recommendations regarding this issue to the Planning Commission, the decision on the tree removal permit ultimately rests with the Planning Commission.

Architecture

1. **Incorporate four-sided design into home designs.**

   Staff has reviewed the revised plans and believes they have incorporated four-sided design consistent with the DRB's direction at the April 24 study session. Key changes include additional windows for the second story of Plan #2 and #3 as well as other architectural details such as the framing of two second story windows in the right elevation of Plan #2. Two posts have been

added to the rear elevation of Plan #3 and siding has been included around the second story window in the left elevation of this same plan.

2. **Add additional windows to elevations.**

   An additional second story window has been added above the garage for Plan #2 Elevation B. Also, an additional second story window has been included in the rear elevation of Plan #3 to address the previous Board study session comments. The previously proposed oval windows have been removed.

3. **Incorporate changes to address second story massing issues and shallow overhangs.**

   The revised elevations have addressed the second story massing issues and shallow overhangs previously identified by the Board. The roofline for the second story of Plan #2 and #3 now begins at approximately 19 feet above finished grade. Also, the overhangs have been extended for each plan so that they are no longer shallow.

4. **Consider changing the style of the homes (i.e. Craftsman) to another style which better matches the form of the proposed homes.**

   Additional architectural features, such as posts and varied rooflines, have been included in the revised plans to resolve this issue.

Landscaping

1. **Provide bio swale sections.**

   Bio swale sections are shown on the Bio-Swale Plan, Sheet C7 of Exhibit A.

2. **Incorporate taller shrubs in the bio swale plantings.**

   The revised preliminary landscape plan reflects the incorporation of taller shrubs within the bio swale plantings.

Staff Follow-Up Items

1. **Consult with the Engineering Division regarding the planting of street trees within the bio swale areas.**

   Staff consulted with the Engineering Division regarding this issue and found that the planting of street trees within the bio swale areas is not feasible because of the utility pipes to be located within these areas.

2. **Discuss proposed tree removal in further detail with the City's arborist.**

   Please refer to the discussion under site/grading (item number 1) above.

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 La Vista Villas (PL131314-DR), subject to any additional recommendations made by the Board.

Prepared by: Jason R. Hade

Jason R. Hade, AICP
Associate Planner
(925) 671-3281
jason.hade@cityofconcord.org

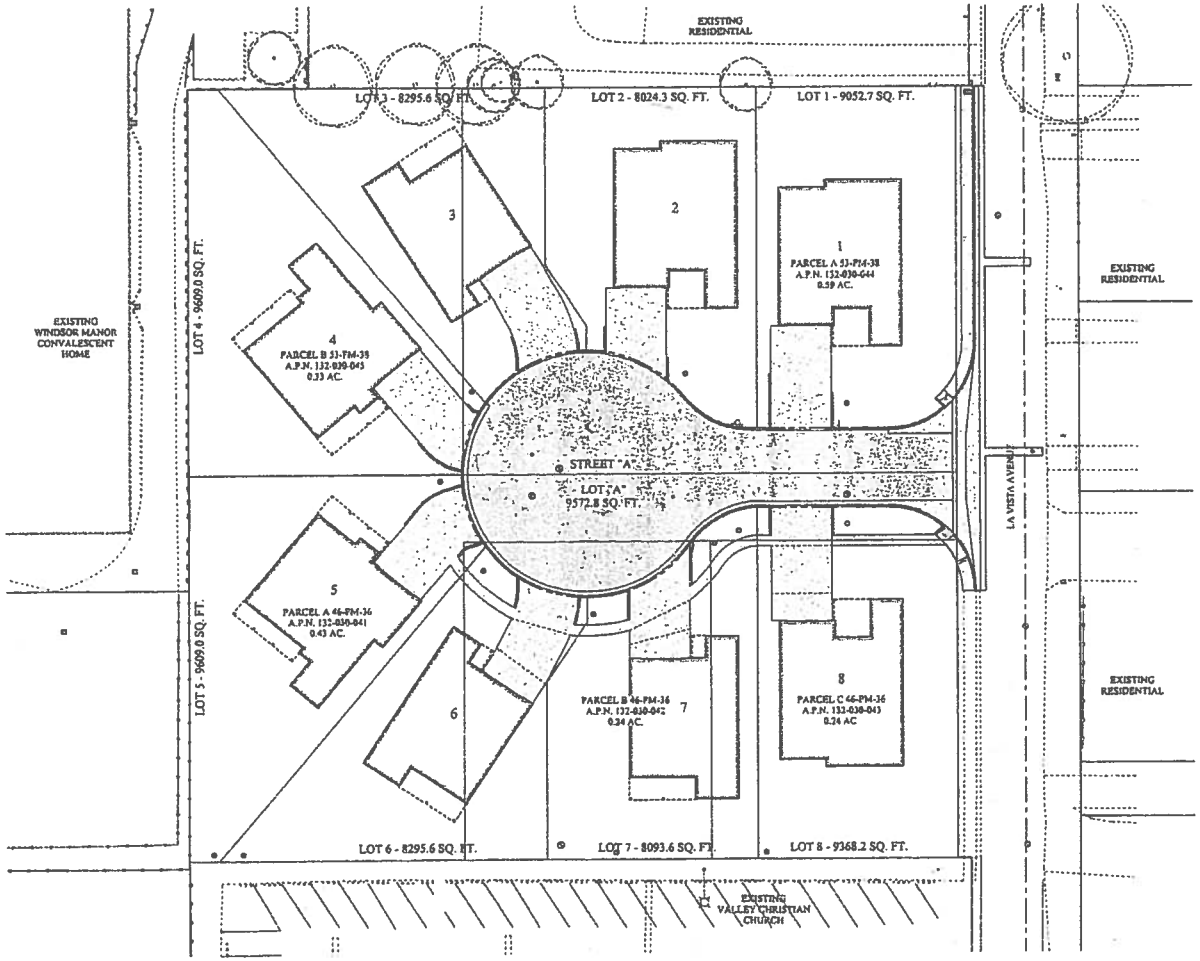
Exhibits:

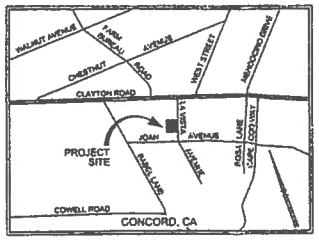
A- Project plans date-stamped May 14, 2014

TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:

LA VISTA VILLAS
WINPAC - LA VISTA LLC

CONCORD, CALIFORNIA





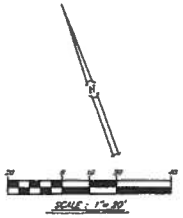
VICINITY MAP

RECEIVED
MAY 14 2014
PLANNING

OWNER
WINPAC - LA VISTA LLC
ATTN: TROY WRIGHT
5913 COFFEE ROAD
MODESTO, CA 95355
PHONE: (209)527-0803

INDEX

C1 - COVER SHEET
C2 - TENTATIVE MAP
C3 - ENGINEERED / TRUE CROSS SECTIONS
C4 - CALCULATED SITE PLAN
C5 - PRELIMINARY GRADING AND DRAINAGE PLAN
C6 - STORMWATER CONTROL PLAN
C7 - BIO-SWALE PLAN
C8 - PRELIMINARY UTILITY PLAN
L1 - PRELIMINARY LANDSCAPE PLAN
L2 - PRELIMINARY LANDSCAPE PLAN



BASIS OF BEARINGS: LA VISTA AVE
CHOLLE & LINDSAY
R.C.E. 31993 - P.L.S. 4399
R.C.E. 31993 - P.L.S. 4399
R.C.E. 9414
R.C.E. 31993 - P.L.S. 4399
DATE | DESCRIPTION OF REVISION | APPR.

811 Know what's below. Call before you dig.

BY: MTS
CHK: RMH
DATE: 2014-02-13

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

COVER SHEET

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

DATE 5/13/14

SHEET C1 OF 10

EXHIBIT A

BENCHMARK

U.S.G.S. SURVEY CONTROL MONUMENT L935, PID HO. H03288, ALONG CLAYTON ROAD AND 203 FEET EAST OF CAPE COD WAY.

ELEVATION: 171.33 FEET, NAVD 29 DATUM

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTIES FOR THE VESTING TENTATIVE SUBDIVISION MAP FOR LA VISTA VILLAS, SHOWN HEREON, LIE WHOLLY WITHIN FLOOD ZONE X (UNSHADED-OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)) ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CONTRA COSTA COUNTY, CALIFORNIA AND INCORPORATED AREAS, COMMUNITY NO. 060025, PANEL 0284 F, EFFECTIVE JUNE 16, 2009 (MAP NO. 06013C0284-F).

OWNER/SUBDIVIDER

WINPAC-LA VISTA LLC
ATTN: TONY WRIGHT
3013 COFFER ROAD
MODESTO, CA 95355
PHONE: (209) 521-0801

ENGINEER

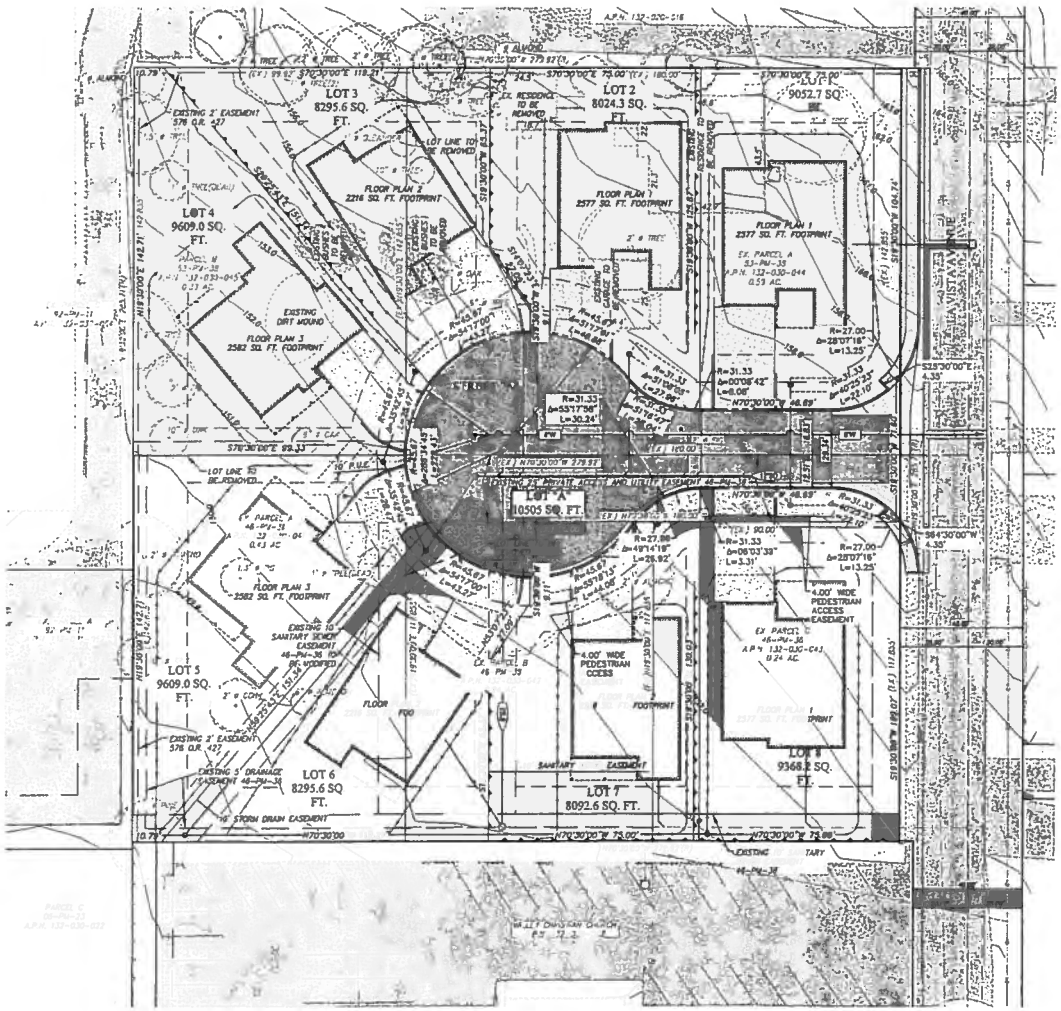
HAWKINS & ASSOCIATES ENGINEERING
436 MITCHELL ROAD
MODESTO, CA 95354
PHONE: (209) 575-4295

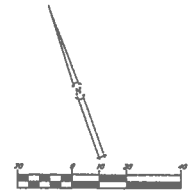
STATEMENT OF SUBDIVIDER

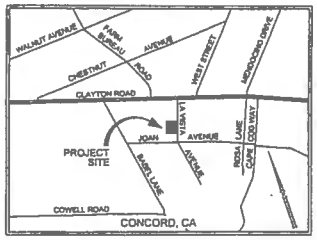
A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF CONCORD STANDARD SPECIFICATIONS.
B. STORM DRAINAGE: POSITIVE SYSTEM TO ON-SITE BIO-SWALE, THEN TO CITY OF CONCORD SYSTEM.
C. SEWER DISPOSAL: CITY OF CONCORD SYSTEM.
D. WATER SUPPLY: CITY OF CONCORD SYSTEM.
E. STREET LIGHTING: LIGHTING SHALL BE INSTALLED AS PER THE CITY OF CONCORD STANDARD SPECIFICATIONS.

LEGAL DESCRIPTION

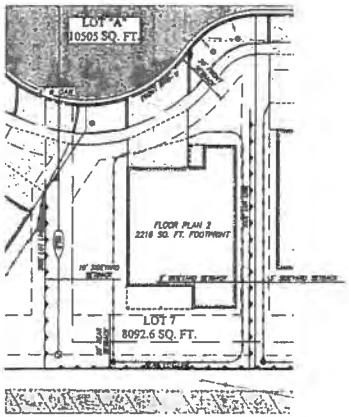
BEING A SUBDIVISION OF PARCELS "J" AND "K" AS SHOWN IN BOOK 53 OF PARCEL MAPS, AT PAGE 35, AND OF PARCELS "A", "B", AND "C" AS SHOWN IN BOOK 46 OF PARCEL MAPS, AT PAGE 36, CONTRA COSTA COUNTY RECORDS, LYING WITHIN THE CITY OF CONCORD, COUNTY OF CONTRA COSTA, CALIFORNIA.







VICINITY MAP
NTS



TYPICAL SETBACKS
NTS

NOTES

1. ZONING: RL (LOW DENSITY RESIDENTIAL)
2. GENERAL PLAN: LOW DENSITY (LD-1 DU/NET ACRE)
3. A.P.N. 125-020-041 (Map 04): 0.91 ACRES (39,640 SQ. FT. 2) A.P.N. 125-020-044 & 045: 0.53 ACRES (23,072 SQ. FT. 2)
4. FLOOR PLAN INFORMATION
   FLOOR PLAN #1: 2377 SQ. FT. (2377 SQ. FT. FOOT PRINT) 3 BEDROOMS
   FLOOR PLAN #2: 2976 SQ. FT. (2216 SQ. FT. FOOT PRINT) 4 BEDROOMS
   FLOOR PLAN #3: 3692 SQ. FT. (2582 SQ. FT. FOOT PRINT) 4 BEDROOMS
5. QUANTITY OF EACH HOME:
   FLOOR PLAN #1 = 3
   FLOOR PLAN #2 = 3
   FLOOR PLAN #3 = 2
   TOTAL HOUSES = 8
6. PERCENT LOT / LANDSCAPE COVERAGE:

LOT #	LOT SQ. FT.	% LOT COVERAGE**	% LANDSCAPE COVER
1	9024.3	30.1%	61.9%
2	9024.3	30.1%	61.9%
3	8295.6	32.7%	64.3%
4	9609.0	28.8%	66.1%
5	9609.0	28.8%	66.1%
6	8295.6	32.7%	64.3%
7	8092.6	33.5%	65.3%
8	9368.2	32.3%	64.3%
"A"	10505	0%	0.0%

NOTE - % LOT COVERAGE INCLUDES BUILDING FOOT PRINT ONLY, NOT HARDSCAPES (I.E. DRIVEWAY, SIDEWALKS, ETC.). % LANDSCAPE/OPEN SPACE EXCLUDES BOTH BUILDING FOOTPRINT AND HARDSCAPES.
7. SEWER DISPOSAL: CITY OF CONCORD SANITARY SEWER SYSTEM
8. WATER SUPPLY: CONTRA COSTA WATER DISTRICT
9. THE INTENDED LAND USE OF THE PARCELS IS TO SUBDIVIDE INTO 8 SEPARATE PARCELS.
10. ALL EXISTING BIKES ON SUBJECT PROPERTY ARE TO BE REMOVED.

LEGEND

- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING EDGE-OF-PAVEMENT
- EXISTING AREA OF AC PAVING
- EXISTING AREA OF AC PAVING TO BE REMOVED
- EXISTING AREA OF CONCRETE
- EXISTING AREA OF CONCRETE TO BE REMOVED
- EXISTING TOP OF GRADE BREAK
- EXISTING TOE OF GRADE BREAK
- EXISTING CHAIN LINK FENCE, HEIGHT AS NOTED
- EXISTING WOOD FENCE, HEIGHT AS NOTED
- EXISTING MASONRY WALL, HEIGHT AS NOTED
- EXISTING TREE, SPREAD TO SCALE, TRUNK DIA. AS NOTED
- SIGN — EXISTING SIGN, AS NOTED
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- UP — EXISTING UTILITY POLE
- UP — EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING STREET ELECTROLIER
- EXISTING OVERHEAD LINE
- EXISTING STRIPING
- PROPOSED BUILDING
- PROPOSED CURB, GUTTER & SIDEWALK
- PROPOSED AREA OF PAVEMENT
- PROPOSED AREA OF CONCRETE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SEWER LINE — 8"PVC
- PROPOSED STORM DRAIN LINE — 12"RCP
- PROPOSED WATER LINE — 8"W
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE W/ LID
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL

REVISIONS			
STEP	DATE	DESCRIPTION OF REVISION	APPD

RODRICK R. HAWKINS
CHOLLE E. LINDSAY
KEVIN T. GENADIS

R.C.E. 39183
R.C.E. 31795, P.L.S. 4299
P.L.S. 8468

BY: RCE
CHK: RHH
DATE: 2014-03-13

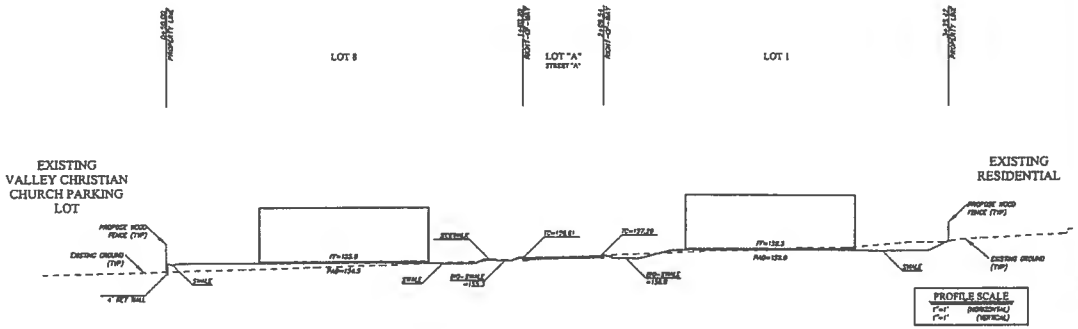
HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

VESTING TENTATIVE SUBDIVISION MAP
LA VISTA VILLAS

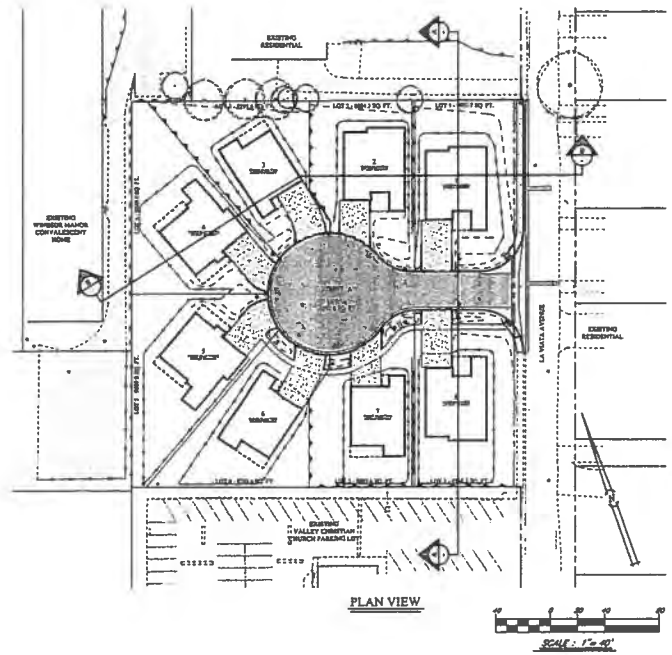
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RODRICK R. HAWKINS
No. 39183
CIVIL
STATE OF CALIFORNIA
DATE: 3/13/14

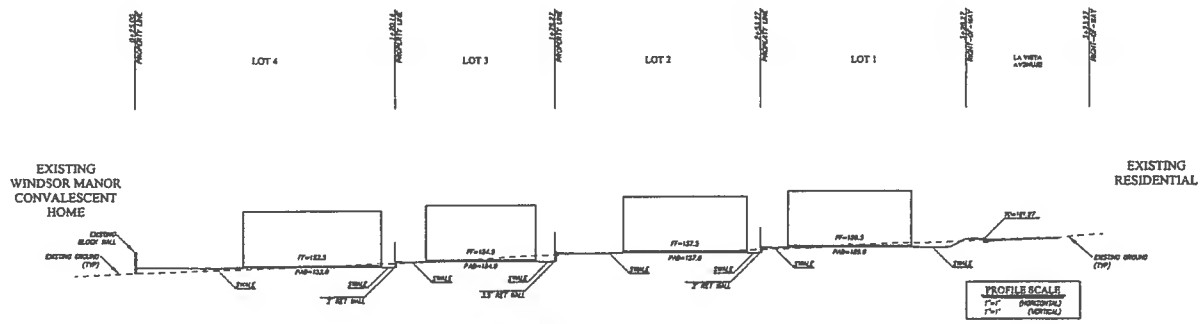
SHEET
C2
OF
10



CROSS SECTION A



PLAN VIEW



CROSS SECTION B

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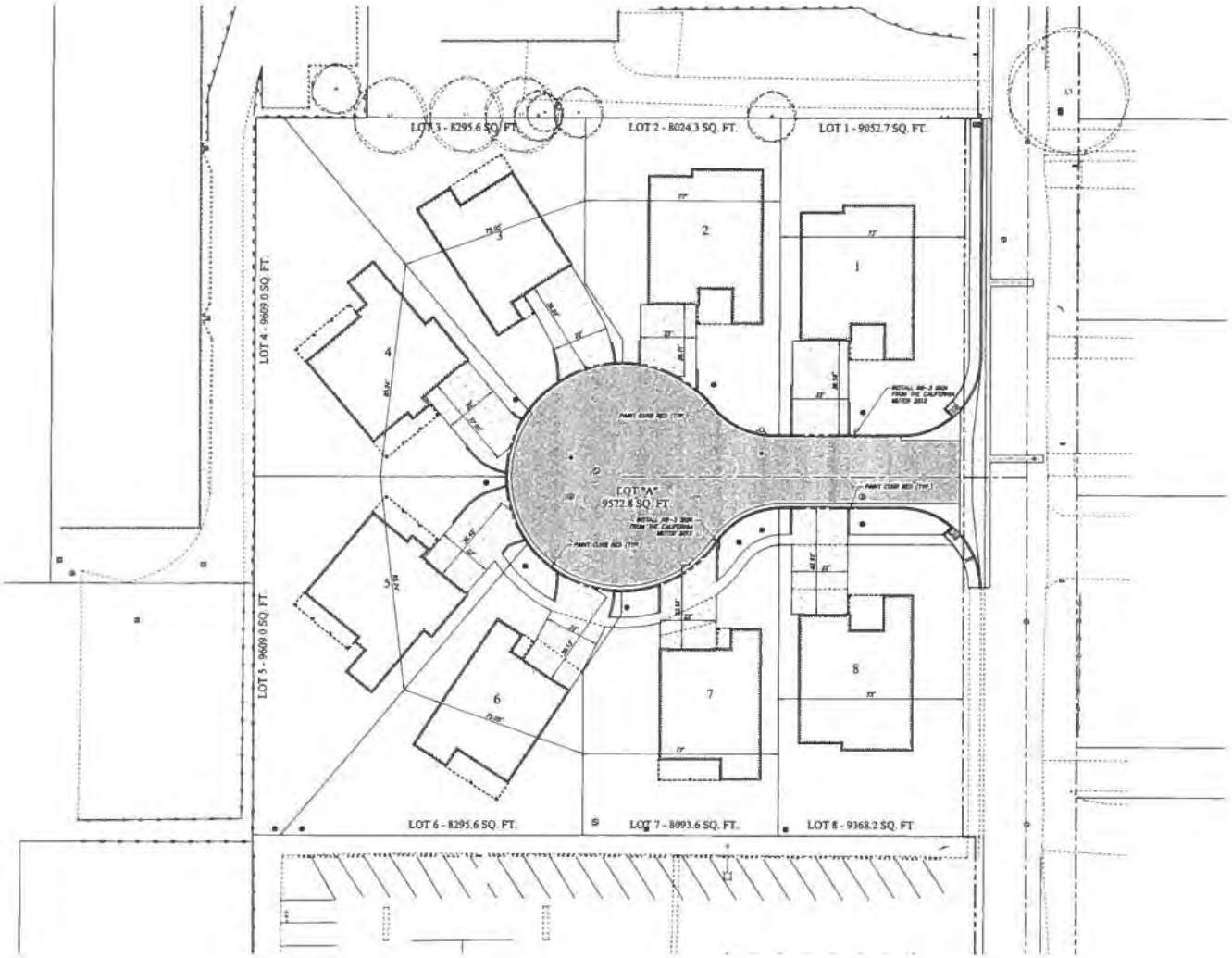
ENGINEERED / TRUE
CROSS SECTIONS

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

SHEET C3 OF 10



SUMMARY OF MINOR EXCEPTIONS				
	AREA (5,000 SF MIN)	WIDTH (50' MIN)	DEPTH (85' MIN)	SETBACK
LOT 1	N/A	77'	N/A	N/A
LOT 2	N/A	77'	N/A	N/A
LOT 3	N/A	75.00'	N/A	N/A
LOT 4	N/A	N/A	N/A	N/A
LOT 5	N/A	N/A	N/A	N/A
LOT 6	N/A	75.00'	N/A	N/A
LOT 7	N/A	77'	N/A	N/A
LOT 8	N/A	77'	N/A	N/A

SCALE: 1"=20'

RODRICK H. HAWKINS
CHOLLE E. LINDSAY
KEVIN L. CONNELLY

R.C.E. 50188
R.C.E. 37800 - P.L.S. 4709
R.C.E. 37800 - P.L.S. 6

SYM	DATE	DESCRIPTION OF REVISION	APPD

811 Know what's below. Call before you dig.

BY: MTS
CHK: RHH
DATE: 2014-05-13

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

CALCULATED SITE PLAN

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:

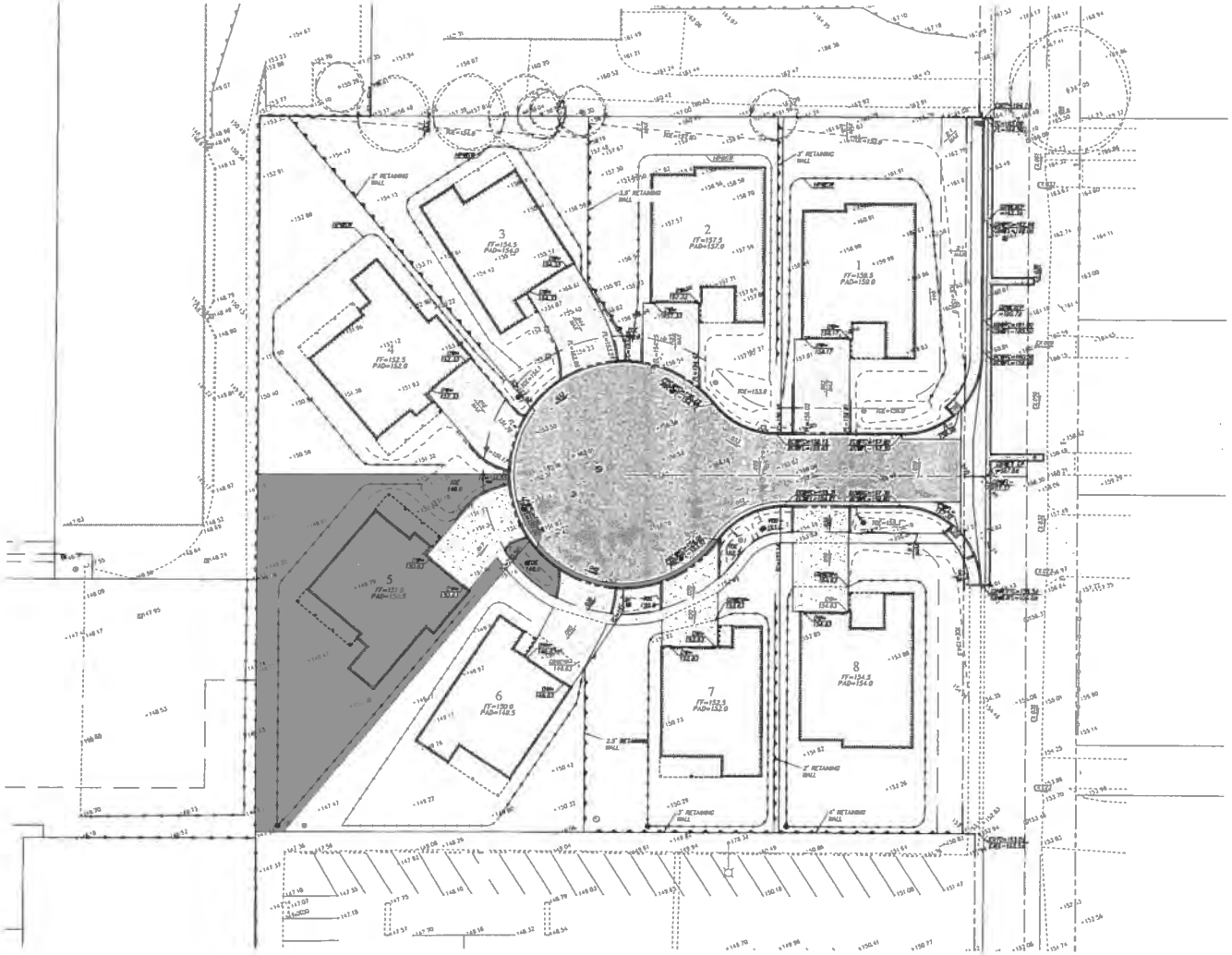
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RODRICK H. HAWKINS
No. 50188
CIVIL
STATE OF CALIFORNIA

DATE: 5/13/14

SHEET C4 OF 10

3097



LEGEND

	EXISTING	PROPOSED
BUILDING		
CURB, GUTTER & SIDEWALK		
AREA OF PAVEMENT		
AREA OF CONCRETE		

	EXISTING	PROPOSED
RETAINING WALL		
MASONRY WALL		
SAWCUT		
GRADE BREAK		
SIZE		

	EXISTING	PROPOSED
SEWER MANHOLE		
STORM DRAIN MANHOLE W/ LID		
STORM DRAIN INLET		

PRELIMINARY EARTH WORK QUANTITIES

CUT = XXXX CUBIC YARDS
FILL = XXXX CUBIC YARDS
EXPORT = XXXX CUBIC YARDS

SCALE : 1"= 20'

RODRICK H. HAWKINS R.C.E. 50188
CHOLLIE E. LINDSAY R.C.E. 31900 , P.L.S. 4709
KEVIN J. GENASCI P.L.S. 8660

SYM	DATE	DESCRIPTION OF REVISION	APPD

811 Know what's below. Call before you dig.

BY: MTB
CHK: RHH
DATE: 2014-05-13

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

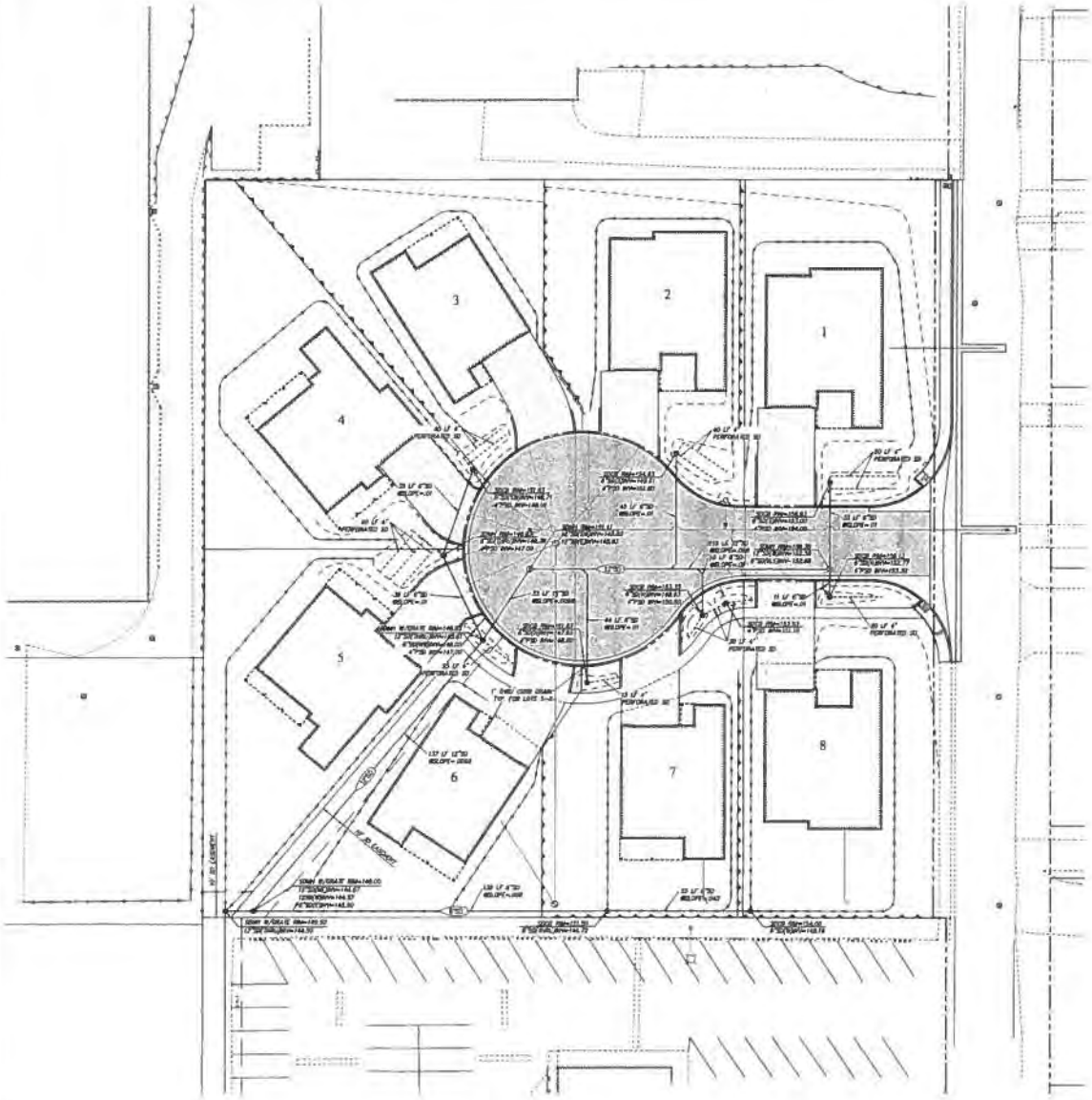
PRELIMINARY GRADING AND DRAINAGE PLAN

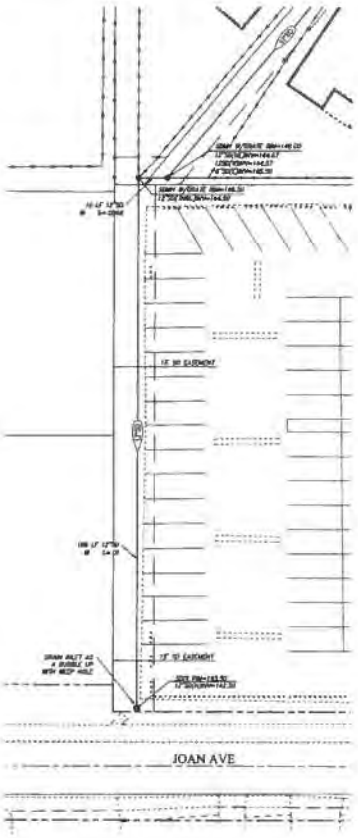
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RODRICK H. HAWKINS No. 50188 STATE OF CALIFORNIA

DATE: 5/13/14

SHEET C5 OF 10





STORMWATER CONTROL

1. SITE SIZE:	79,918 SQ. FT.
2. EXISTING IMPERVIOUS AREA:	8,058 SQ. FT.
3. IMPERVIOUS SURFACE TO BE CREATED:	35122 SQ. FT.
4. TOTAL IMPERVIOUS AREA:	35122 SQ. FT.
5. IMPERVIOUS AREA % INCREASE:	3800%
6. ESTIMATED AREA OF DISTURBANCE:	100%

SCALE: 1" = 20'

RODRICK H. HAWKINS R.C.E. 50188
CROLIS E. LINDSAY R.C.E. 31900, P.L.S. 4709
KEVIN I. GENASCI P.L.S. 4660

SYM	DATE	DESCRIPTION OF REVISION	APPD

811 Know what's below. Call before you dig.

BY: MTS
CHK: RJH
DATE: 2014-05-13

HAWKINS & ASSOCIATES ENGINEERING, INC.
416 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

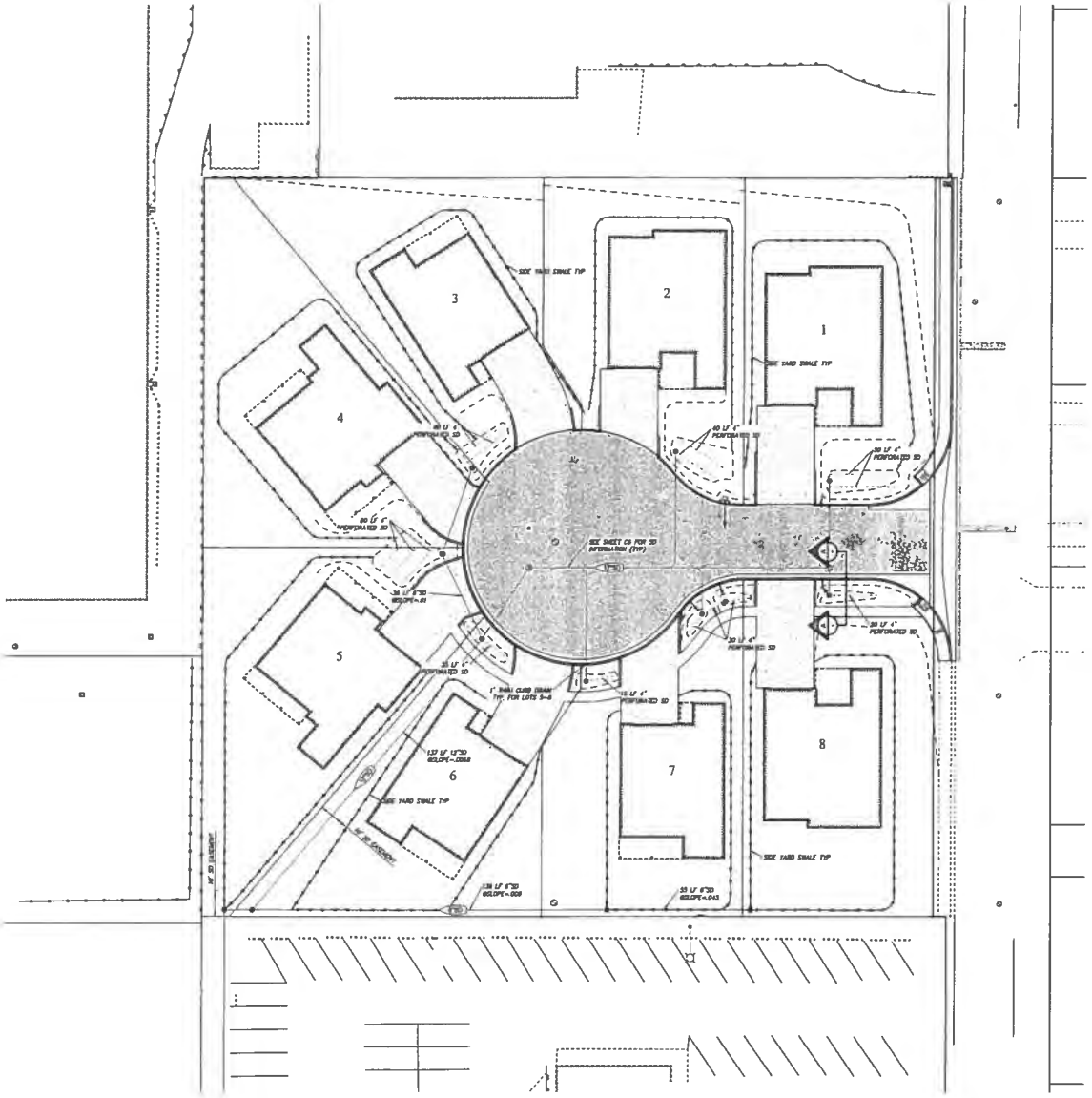
STORMWATER CONTROL PLAN

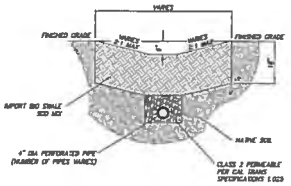
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RODRICK H. HAWKINS STATE OF CALIFORNIA

DATE: 5/13/14

SHEET C6 OF 10





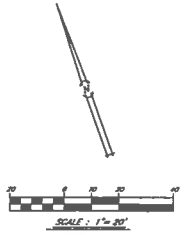
CROSS SECTION A

NTS

NOTE: TYPICAL CROSS SECTION FOR ALL BIO-SWALES

STORMWATER CONTROL

LOT NUMBER	REQUIRED AREA (SQ.FT.)	PROVIDED AREA (SQ.FT.)
1	130.20	264.0
2	122.44	348.0
3	117.12	234.0
4	130.29	0.0
5	129.92	408.0
6	117.80	150.0
7	112.88	235.0
8	133.60	123.0
"A"	342.88	0.0
TOTAL	1378.20	1760.00



SYM	DATE	DESCRIPTION OF REVISION	APPD

RODRICK H. HAWKINS R.C.E. 50188
EDWARD E. LINDSAY R.C.E. 71900, P.L.S. 6799
DONALD E. MOSS P.L.S. 5148

811 Know what's below. Call before you dig.

BY: MTS
CHK: RHH
DATE: 2014-05-13

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH (209) 575 - 4295
FX. (209) 578 - 4295

BIO-SWALE PLAN

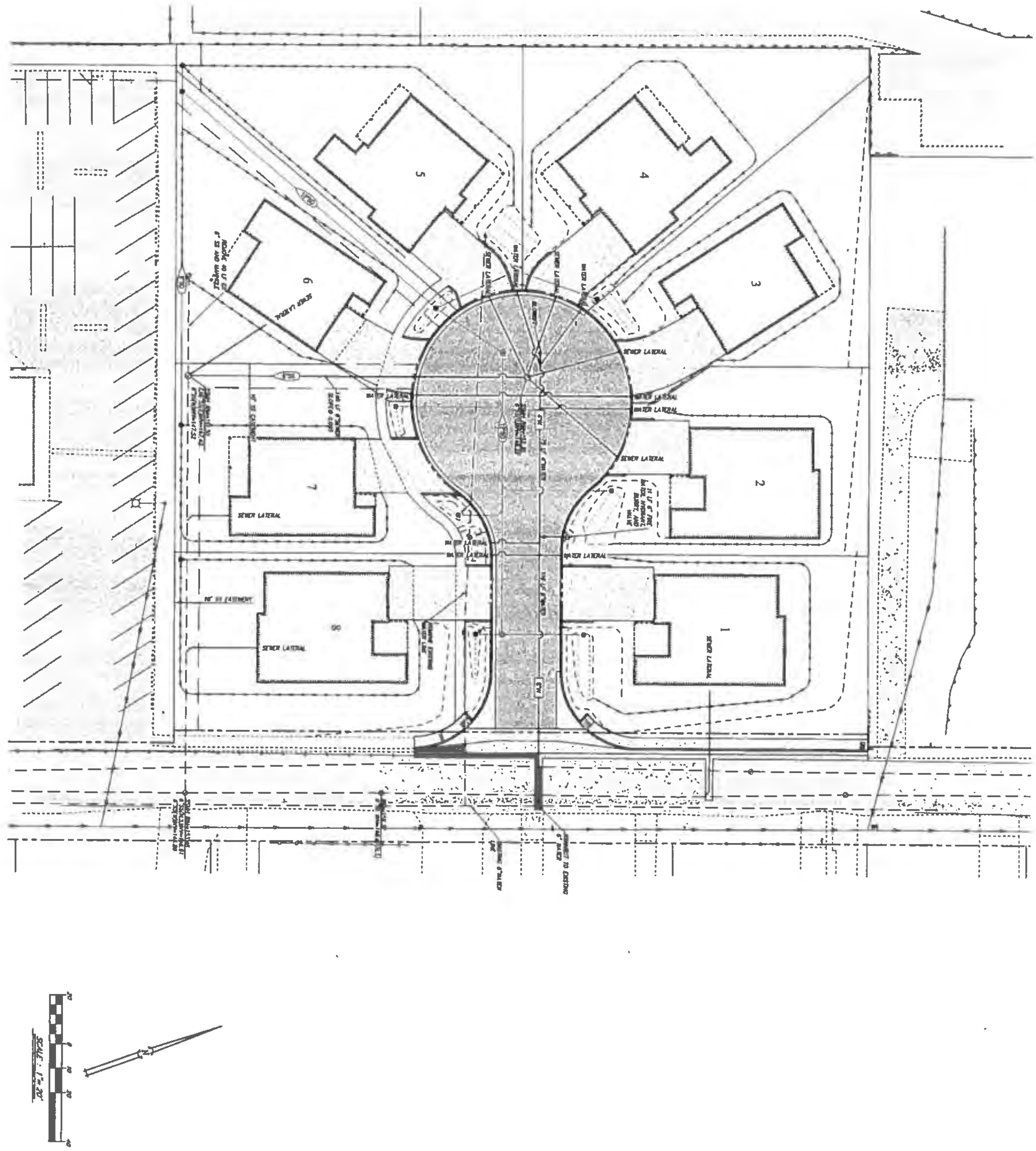
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RODRICK H. HAWKINS
No. 50188
CIVIL
STATE OF CALIFORNIA

DATE 11/3/14

SHEET C7 OF 10

3093



PRELIMINARY UTILITY PLAN

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

SHEET C8 OF 10

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
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BY: MTS
CHK: RJH
DATE: 2014-02-13

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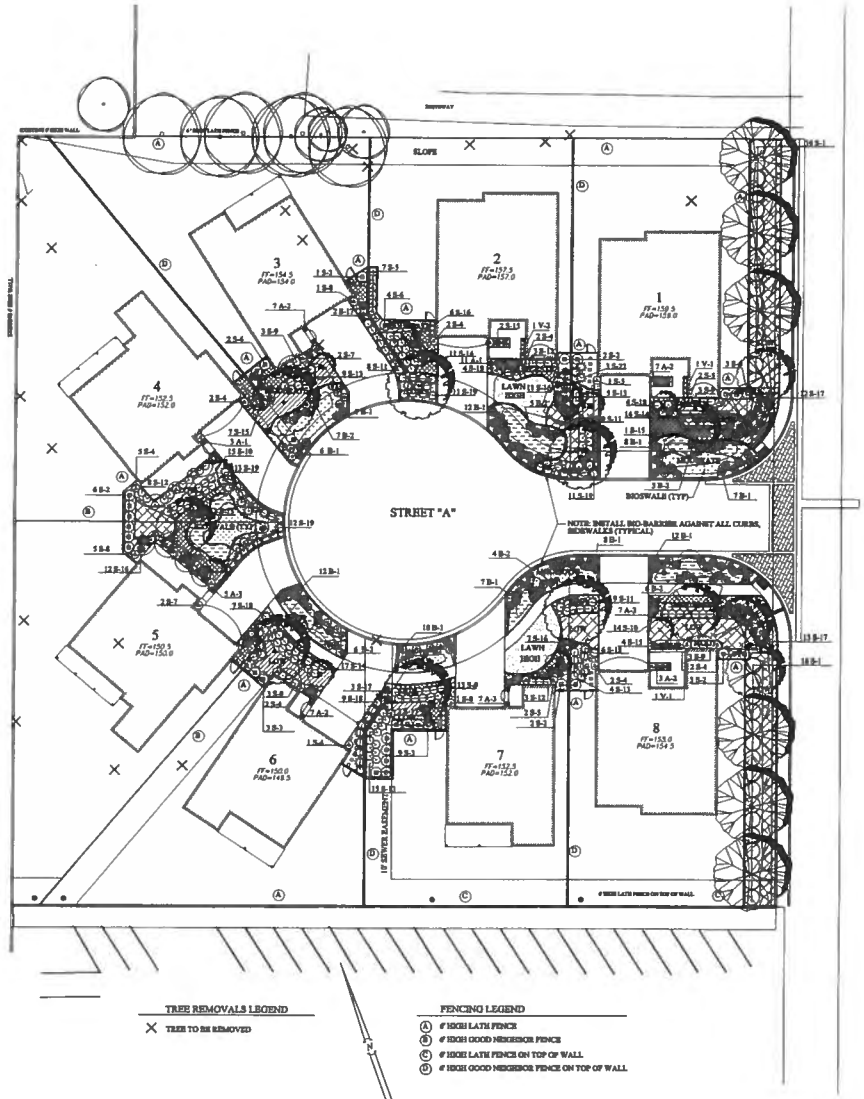
RODRICK H. HAWKINS R.C.E. 50158
CROLIE E. LINDSAY R.C.E. 31900 , P.L.S. 4709
KEVIN J. GENASCI P.L.S. 8660

SYM	DATE	DESCRIPTION OF REVISION	APPD



TREE REMOVALS LEGEND

X TREE TO BE REMOVED

FENCING LEGEND

- (A) 6' HIGH LATH FENCE
- (B) 6' HIGH GOOD NEIGHBOR FENCE
- (C) 6' HIGH LATH FENCE ON TOP OF WALL
- (D) 6' HIGH GOOD NEIGHBOR FENCE ON TOP OF WALL

SCALE: 1"=20'

PRELIMINARY LANDSCAPE PLAN

NOTE: SEE SHEET L-2 FOR PLANTING NOTES & DETAILS

JAMES SWANSON - LANDSCAPE ARCHITECT
5100-1B CLAYTON ROAD #186 - CONCORD, CALIFORNIA 94521
PHONE: (925) 673-9040 FAX: (925) 673-9047

PROPOSED PLANT MATERIALS

			NUMBER OF PLANTS
SMALL FLOWERING TREES (TO BE 24" BOX SIZE):			
	LAGERSTROEMIA 'MUSKOGEE'	VIOLET CRAPE MYRTLE	2
	LAGERSTROEMIA 'ARAPAHO'	RED CRAPE MYRTLE	5
FLOWERING TREE (TO BE 24' BOX SIZE):			
	CERCIS R. 'OKLAMOMA'	OKLAMOMA REDBUD	3
DECIDIOUS SHADE TREE (TO BE 24" BOX SIZE):			
	PISTACHIA CHINENSIS	CHINESE PISTACHE	6
EVERGREEN SHADE TREE (TO BE 24" BOX SIZE):			
	OLEA 'WILSONII'	WILSON FRUITLESS OLIVE	7
NATIVE TREE (TO BE 24" BOX SIZE):			
	QUERCUS AGRIFOLIA	COAST LIVE OAK	6
TALL SHRUBS (TO BE 5 GALLON SIZE):			
S-1	XYLOSMA CONGESTUM	XYLOSMA	32
S-2	TEUCRIUM FRUTICANS	BUSH GERMANDER	12
SCREENING SHRUBS (TO BE 5 GALLON SIZE):			
S-3	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	15
S-4	VIBURNUM 'SPRING BOUQUET'	LAURUSTINUS	16
S-5	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	12
S-6	ESCALLONIA EXONIENSIS	ESCALLONIA	9
VERTICAL ACCENT SHRUBS (TO BE 5 GALLON SIZE):			
S-7	LIGUSTRIUM JAPONICUM	WAXLEAF PRIVET	4
S-8	NANDINA DOMESTICA	HEAVENLY BAMBOO	7
FLOWERING SHRUBS (TO BE 5 GALLON SIZE):			
S-9	RHAPHIOLEPIS I 'SPRINGTIME'	INDIA HAWTHORN	22
S-10	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	29
S-11	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	26
S-12	ROSMARINUS O. 'BLUE SPIRES'	UPRIGHT ROSEMARY	14
S-13	ROSAMARINUS O. 'IRENE'	PROSTRTE ROSEMARY	33
S-14	LANTANA MONTEVIDENSIS	PURPLE LANTANA	42
ACCENT SHRUBS (TO BE 5 GALLON SIZE)			
S-15	PHORMIUM 'YELLOW WAVE'	YELLOW NEW ZEALAND FLAX	14
S-16	PHORMIUM 'MAORI MAIDEN'	VAR. NEW ZEALAND FLAX	36
S-17	PHORMIUM 'MONROVIAN RED'	RED NEW ZEALAND FLAX	30
S-18	DIETES IRIDIOIDES	FORTNIGHT DAY LILY	33
S-19	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	49
ESPLAIRS (TO BE 15 GALLON SIZE)			
V-1	TRACHELOSPERMUM JASMINIODES	STAR JASMINE	2
V-2	CAMELLIA JAPONICA	CAMELLIA	1
LOW SHRUBS (TO BE 1 GALLON SIZE):			
A-1	NANDINA 'FIRE POWER'	COMPACT HEAVENLY BAMBOO	14
A-2	AGAPANTHUS AFRICANUS	LILY OF THE NILE	24
A-3	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY	19
GROUND COVERS FROM 1 GALLON CANS			
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISEY @ 30" OC	800 SF
	ARCTOSTAPHYLOS 'EMERALD CARPET'	PROSTRATE MANZANITA @ 48" OC	4195 SF
	TEUCRIUM X L. 'PROSTRATUM'	PROSTRATE GERMANDER @ 36" OC	4498 SF
BIO-SWALE PLANTINGS FROM 1 GALLON CANS			2588 SF
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE @ 24" OC	550 SF
	CAREX DIVULSA	BERKELEY SEDGE @ 24" OC	350 SF
B-1	CAREX BUCHANANII	LEATHER LEAF SEDGE	73
B-2	LEYMUS A. 'BLUE DUNE'	LYME GRASS	30
SOD LAWN			
	TALL FESCUE		601 SF

SPECIAL NOTE:

ALL PLANTS SHALL BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

RODRICK H. HAWKINS	R.C.E. 44118
CECILIA R. LINDSAY	R.C.E. 31990 P.L.S. 6759
KEVIN J. GONALCO	P.L.S. 8660
APPD.	DESCRIPTION OF REVISION
DATE	REVISIONS

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BY: MTS
CHK: RHH
DATE: 2014-02-05

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

PRELIMINARY LANDSCAPE PLAN
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

PRELIMINARY
DATE: 5-6-14

SHEET L-1 OF 8

3097

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 12,682 SF

MAXIMUM APPLIED WATER ALLOWANCE

MAWA=(ETo)(0.8)(LA)(0.62)
MAWA=(43.4"/YR)(0.8)(12,682)(0.62)=272,997 GAL/YR

ESTIMATED TOTAL WATER USE

EWU=(ETo)(PF)(HA)(0.62) / (0.625)

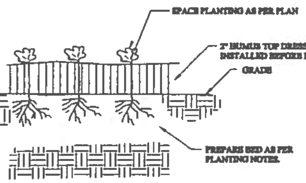
HYDROZONE #1 LOW
EWU=(43.4)(0.3)(4,852)(0.62) / (0.625) = 39,167 GAL/YR

HYDROZONE #2 MODERATE
EWU=(43.4)(0.5)(4,641)(0.62) / (0.625) = 99,904 GAL/YR

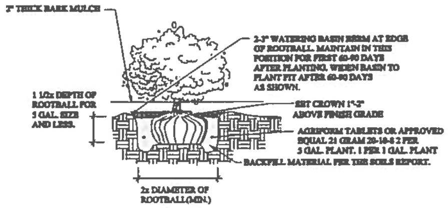
HYDROZONE #3 BIOSWALE- MODERATE
EWU=(43.4)(0.5)(2,588)(0.62) / (0.625) = 55,838 GAL/YR

HYDROZONE #4 LAWNS -HIGH
EWU=(43.4)(0.7)(1,011)(0.62) / (0.625) = 30,468 GAL/YR

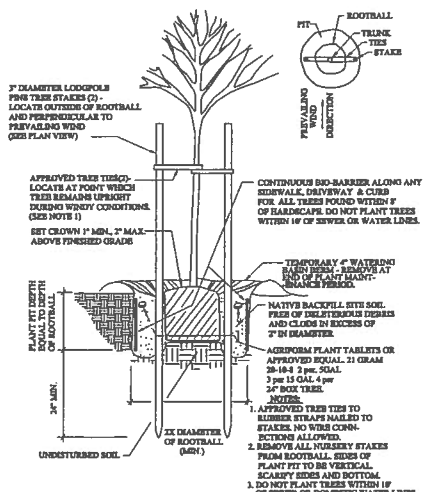
ESTIMATED TOTAL WATER USE = 225,537 GAL/YR



GROUND COVER INSTALLATION



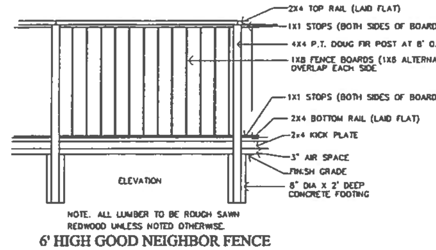
SHRUB PLANTING



TREE PLANTING DETAIL

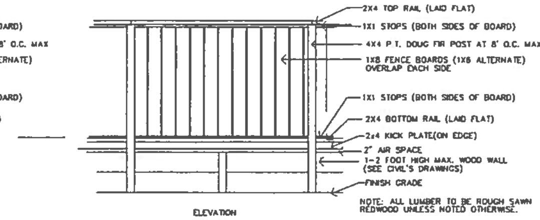
STREET TREE PLACEMENT CRITERIA

5 FEET FROM DRIVEWAYS
5 FEET FROM UTILITIES
20 FEET FROM STREETLIGHTS



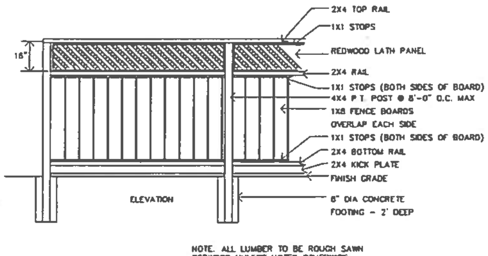
6' HIGH GOOD NEIGHBOR FENCE

TO BE INSTALLED ON REAR & SIDE YARD LOT LINES



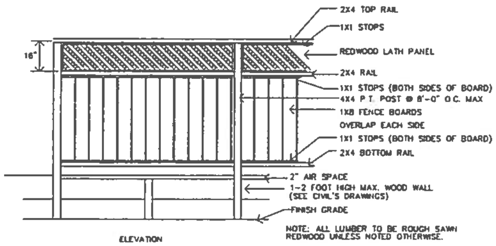
6' HIGH GOOD NEIGHBOR FENCE ON TOP OF WOOD WALL

TO BE INSTALLED ON REAR & SIDE YARD LOT LINES WHERE RETAINING WALLS ARE PROPOSED



6' HIGH LATH FENCE

TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



6' HIGH LATH FENCE ON TOP OF WOOD WALL

TO BE INSTALLED ON ALL LOT LINES FACING STREET, PARKING LOT OR DRIVEWAY

PLANTING NOTES

GENERAL

1. PLANTING OPERATIONS ARE TO BE PREPARED BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMAN. CONTRACTOR SHALL ACQUIRE AND PAY FOR ALL APPLICABLE PERMITS AND FEES.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. ANY DAMAGE TO EXISTING UTILITIES OR UNDERGROUND STRUCTURES CAUSED BY, OR DURING THE PERFORMANCE OF CONTRACTOR'S WORK SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SOIL PREPARATION

1. THE FOLLOWING AREAS ARE TO HAVE NITRIFIED SAWDUST (1-0-0), AT THE RATE OF SIX CUBIC YARDS PER 1000 SQUARE FEET, AND 6-20-20 COMMERICAL FERTILIZER (30 LBS PER 1000 SQUARE FEET) ROTOTILLED INTO THE UPPER SIX INCHES OF SOIL OR AS SPECIFIED IN THE SOILS REPORT.
2. AMENDED SOIL WITHIN TREE AND SHRUB PLANT PITS SHALL BE UNIFORM BLEND OF 30% NITOFIED SAWDUST (1-1-0), 70% ON SITE SOIL, AND 6-20-20 COMMERICAL FERTILIZER AT 1-1/2 LBS PER CUBIC YARD OR AS SPECIFIED IN THE SOILS REPORT.

FINISH GRADING

1. ALL PLANTING AREAS SHALL HAVE A NEAT APPEARANCE, WITH UNIFORM SLOPES PROVIDING POSITIVE DRAINAGE AWAY FORM BUILDINGS, AND CONVEYING SURFACE DRAINAGE TO CURBS OR DRAINAGE STRUCTURES, WITH NO PUDDLING OF WATERPRIOR TO STARTING PLANTING OPERATIONS.
2. FINISH GRADES SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, IN WRITING, PRIOR TO PERFORMING PLANTING OPERATIONS.

PLANTING

1. CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE CONTAINER SIZE, GENUS, SPECIES, AND VARIETIES SHOWN ON THE DRAWINGS. PLANT SIZE SHALL BE IN COMPLIANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK". EACH TREE OR SHRUB SHALL HAVE BEEN IN THE CONTAINER FOR A LEAST 6 MONTHS, BUT NOT MORE THAN 1-1/2 YEARS
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL NOT MEETING ACCEPTABLE STANDARDS.
3. STAKE TREES AS DETAILED; PLANT TREES AND SHRUBS AS DETAILED, WITH SPECIAL ATTENTION TO THE CONSTRUCTION OF THE WATERING BASIN.
4. TREES AND SHRUBS ARE NOT TO BE PLANTED ON FLOW LINE OF DRAINAGE SWALES.
5. PLANT GROUNDCOVER AS DETAILED WITH PLANT SPACING AT PAVEMENT OR HEADERS BEING 1/2 THE SPECIFIED ON-CENTER DISTANCE.

PLANTING (CONTINUED)

6. FERTILIZE AREAS PLANTED WITH GROUNDCOVER FROM FLATS AT THE TIME OF PLANTING WITH AMMONIUM SULFATE (21-0-0). UNIFORMLY BROADCAST FERTILIZER WHEN FOLIAGE IS DRY AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET; FOLLOWED BY A THROUGH WATERING.
7. INSTALL 'AGRIFORM' FERTILIZER TABLETS (20-10-5, 21 GRAM TABLETS) ON ALL CONTAINER STOCK, INCLUDING ONE GALLON CONTAINER GROUNDCOVER. INSTALL AT THE RATE OF ONE PER ONE GALLON PLANT, THREE PER FIVE GALLON PLANT, 6 PER 15 GALLON PLANT, AND 10 PER 24" BOX PLANT. FERTILIZER TABLETS ARE TO BE EQUALLY SPACED AROUND ROOTBALL. AFTER PLANT PIT HASE BEEN BACKFILLED APPROXIMATELY 50% (TABLETS ARE LOCATED HALF WAY UP ROOTBALL).
8. MULCH PLANT PITS AND ALL GROUNCOVER AREAS WITH A 2" LAYER OF APPROVED SHREDDED CEDAR. SUBMIT A ONE QUART SAMPLE OF PROPOSED MULCH MATERIAL TO LANDSCAPE ARCHITECT FOR APPROVAL

MAINTENANCE

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF ALL LANDSCAPED AREAS, INCLUDING ENTRY WALKS TO UNITS, FOR A PERIOD OF 90 DAYS AFET COMPLETION AND ACCEPTANCE OF THE WORK.
2. ALL PLANTED AREAS AND CONCRETE FLATWORK SHALL BE KEPT CLEAN, AND FREE OF DEBRIS.
3. ALL PLANTED AREAS ARE TO BE KEPT WEED FREE. PREEMERGENT HERBICIDES MAY BE USED WITH THE PERMISSION OF THE OWNER'S REPRESENTATIVE. IF USED, SUCH HERBICIDES SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PROPOSED APPLICATION RATES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.
4. THE IRRIGATION SYSTEM SHALL BE COMPLETELY MAINTAINED WITH ADJUSTMENTS TO THE SYSTEM MADE, AS REQUIRED FOR OPTIMUM PERFORMANCE. THROUGHOUT THE MAINTENACE PERIOD. ANY IRRIGATION EQUIPMENT REQUIRING REPLACEMENT DURING THE MAINTENANCE PERIOD SHALL BE REPLACED WITH THE EQUIPMENT SPECIFIED ON THE DRAWINGS.
5. MAINTAIN ALL PLANT BASINS AND TREE STAKES IN THE CONDITION APPROVED AT THE PER-MAINTENANCE PROJECT REVIEW.

GUARANTEE

1. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL THROUGH ONE FULL YEAR AFTER THE COMPLETION ON THE MAINTENANCE PERIOD.
2. REPLACEMENT PLANT MATERIAL SHALL BE OF THE SAME SPECIES, SIZE, AND CONDITION AS ORGINALLY PLANTED, AND SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT PLANTING.
3. COSTS FOR REPLACEMENT OF DEAD OR DYING PLANT MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PLANTING NOTES, PLANTING & FENCING DETAILS

JAMES SWANSON - LANDSCAPE ARCHITECT
5100-1B CLAYTON ROAD #186 - CONCORD, CALIFORNIA 94521
PHONE: (925) 673-9040 FAX: (925) 673-9047

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RODRICK H. HAWKINS R.C.E. 50185
CROLLE R. LINDSAY R.C.E. 31900, P.L.S. 4709
KEVIN J. GENASCI P.L.S. 8640

REV.	DATE	DESCRIPTION OF REVISION	APPD.

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BY: MTB
CHK: RHH
DATE: 2014-02-05

PRELIMINARY
LANDSCAPE PLAN
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

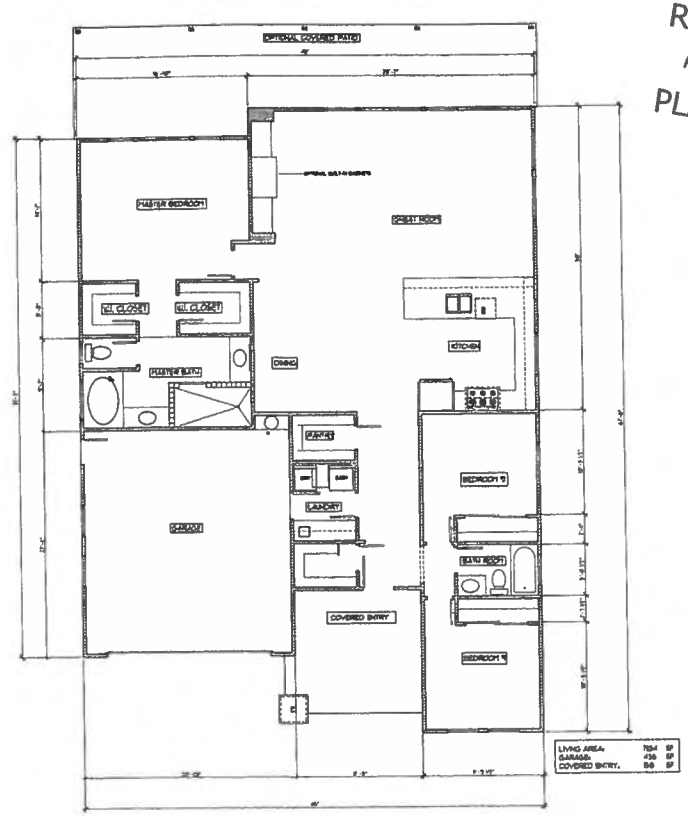
PRELIMINARY

DATE: 5-6-14

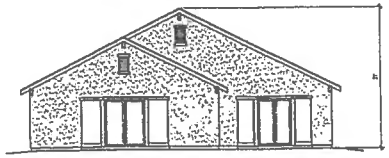
SHEET L-2 OF 8

FRONT ELEVATION A SCALE: 1/4" = 1'-0"

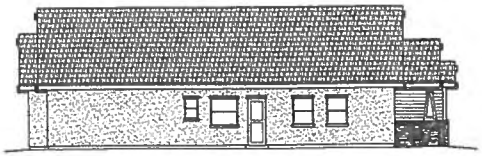
FRONT ELEVATION B SCALE: 1/4" = 1'-0"



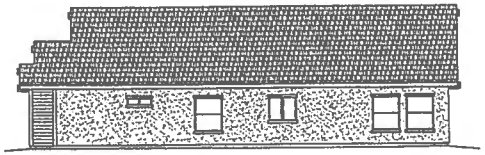
FLOOR PLAN SCALE: 3/16" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"



LEFT ELEVATION SCALE: 1/8" = 1'-0"



RIGHT ELEVATION SCALE: 1/8" = 1'-0"

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PLANNING

D. L. LEVY
Building Design & Drafting
Oakdale, California

La Vista Villas
Windward Pacific Builders
Oakdale, California

KENTON J. POFF
Registered Civil Engineer
d. # C63312
Oakdale, California

PLAN #1
La Vista Villas
Concord, California

DRAWN
DATE
SHEET 1
OF 3 SHEETS

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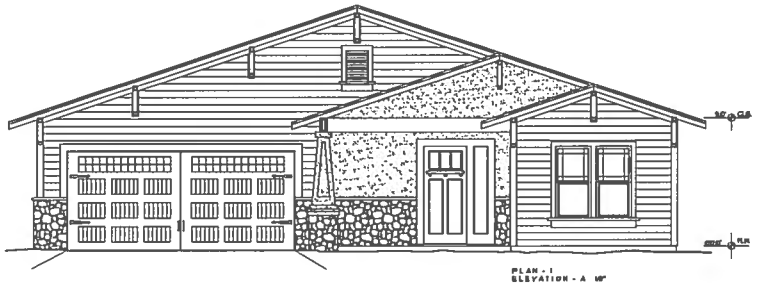
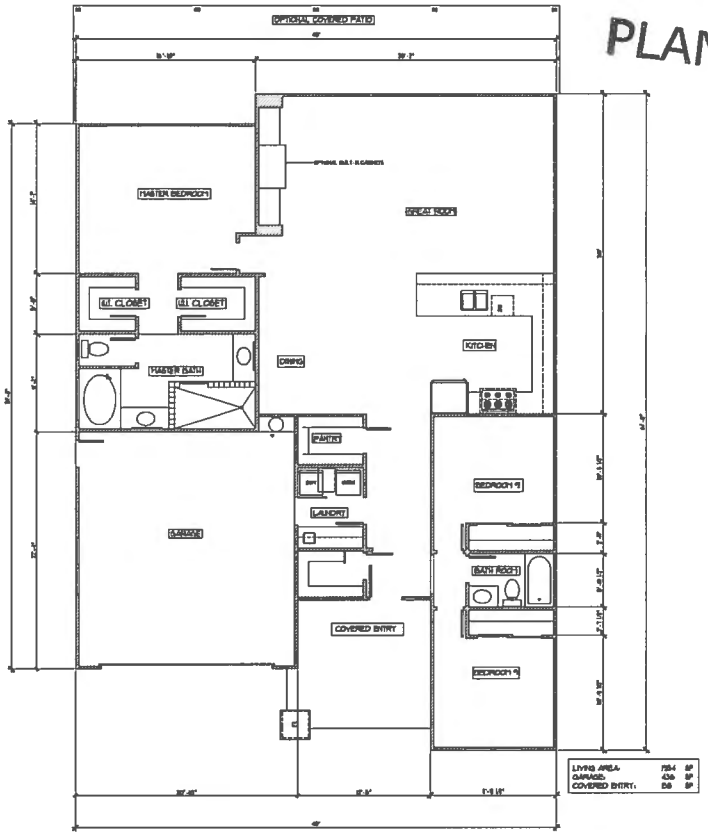
PLANNING

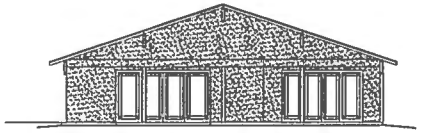


FRONT ELEVATION A SCALE: 1/4" = 1'-0"

FRONT ELEVATION B SCALE: 1/4" = 1'-0"



FLOOR PLAN SCALE: 3/16" = 1'-0"



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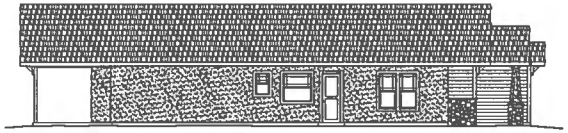
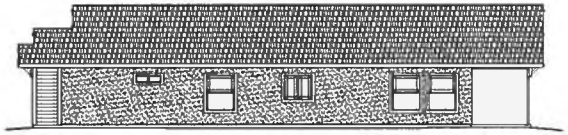


LEFT ELEVATION SCALE: 1/8" = 1'-0"



RIGHT ELEVATION SCALE: 1/8" = 1'-0"

D. L. LEVIS
Building Design & Drafting
Oakdale, California

La Vista Villas
Windward Pacific Builders
Oakdale, California

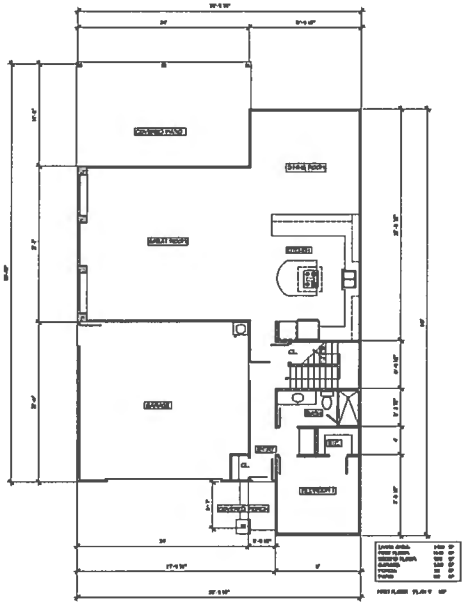
KENTON J. POFF
Registered Civil Engineer
d. # C6322
Oakdale, California

PLAN #1
La Vista Villas
Concord, California

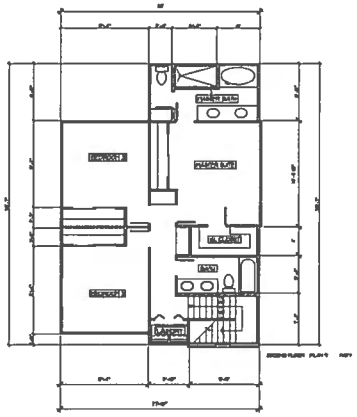
DRAWN
DATE

SHEET 1
OF 3 SHEETS

FRONT ELEVATION SCALE: 1/4" = 1'-0"



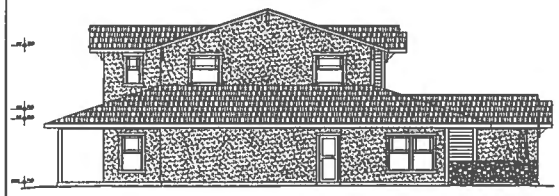
FIRST LEVEL



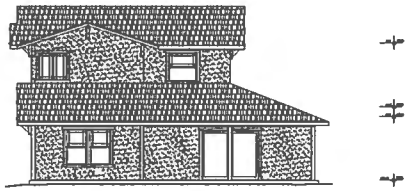
SECOND LEVEL

FLOOR PLAN SCALE: 1/8" = 1'-0"

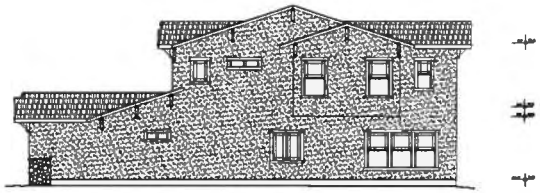
FRONT ELEVATION SCALE: 1/4" = 1'-0"



LEFT ELEVATION SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"



RIGHT ELEVATION SCALE: 1/8" = 1'-0"

D. L. LEVIS
Building Design & Drafting
Oakdale, California

La Vista Villas
Windward Pacific Builders
Oakdale, California

KENTON J. POFF
Registered Civil Engineer
C.E. # C65312
Oakdale, California

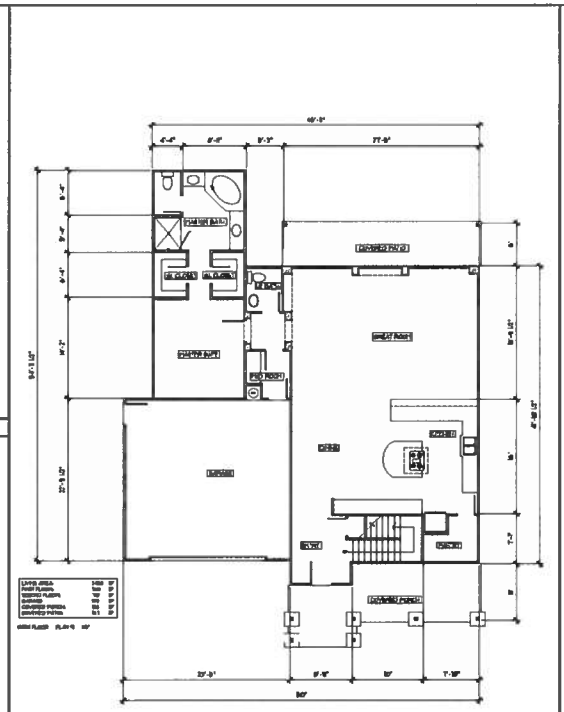
PLAN #2
La Vista Villas
Concord, California

DRAWN
DATE

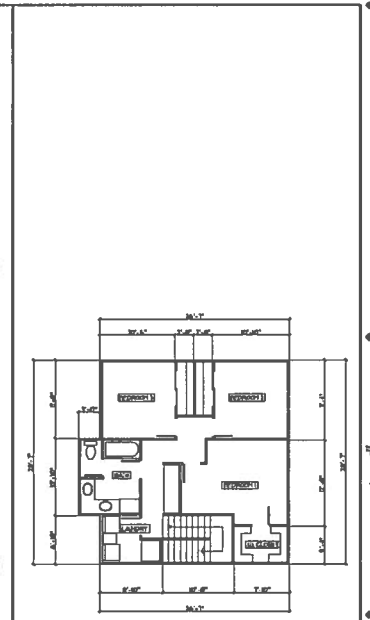
SHEET 2
OF 3 SHEETS

ELEVATION A SCALE: 1/4" = 1'-0"

ELEVATION B SCALE: 1/4" = 1'-0"

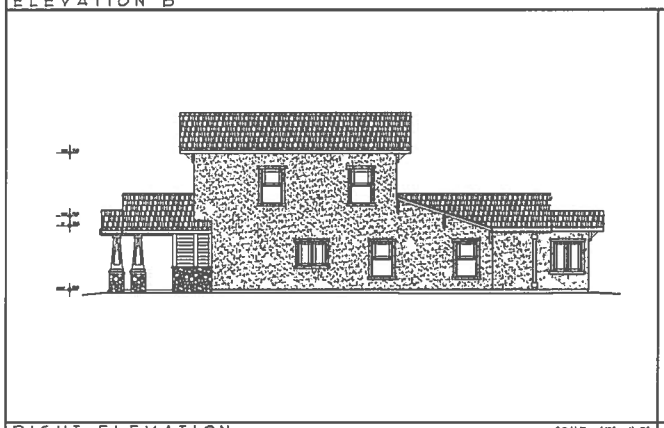


FIRST LEVEL



SECOND LEVEL

FLOOR PLAN SCALE: 1/8" = 1'-0"



RIGHT ELEVATION SCALE: 1/8" = 1'-0"

REAR ELEVATION SCALE: 1/8" = 1'-0"

LEFT ELEVATION SCALE: 1/8" = 1'-0"

D. L. LEVIS
Building Design & Drafting
Oakdale, California

La Vista Villas
Windward Pacific Builders
Oakdale, California

KENTON J. POFF
Registered Civil Engineer
d. # C6332
Oakdale, California

PLAN #3
La Vista Villas
Concord, California

DRAWN
DATE

SHEET 3
OF 3

Concord

REPORT TO DESIGN REVIEW BOARD

DATE: May 22, 2014

I. GENERAL INFORMATION

Project Name: 3041 Cowell Road Minor Subdivision (PL140038 – DR)

Review Status: Preliminary Design Review

Location(s): 3041 Cowell Road

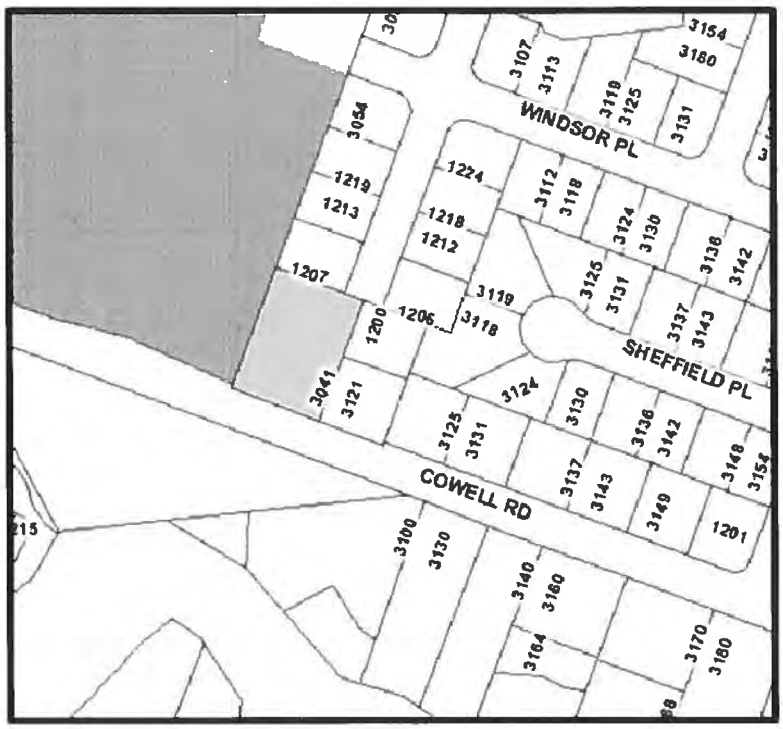
Parcel Number(s): 105-186-005

General Plan: Low Density Residential

Zoning: RS-6 (Single Family Residential; 6,000 sq. ft. minimum lot size)

Applicant: Damon Reese, M & R REO Inc.

Vicinity Map:



II. PROJECT BACKGROUND

On February 3, 2014, Damon Reese filed an application on behalf of M & R REO, Inc., to subdivide a 0.44-acre site for single-family homes. The application included a Parcel Map to subdivide the site into three lots and a Minor Exception to allow lot areas less than the minimum required by zoning.

The Development Advisory Committee (DAC) reviewed the application on February 18th and commented on project requirements and information needed to complete the application. Key DAC comments included filing a Design Review application and development plan for the new homes, stormwater control plan, and dedication of right-of-way at Cowell Road.

A revised application and plans were submitted on April 30th in response to DAC comments. The DAC will review the revised plan on May 27th. A neighborhood meeting is scheduled for the project on May 28th.

III. PROJECT DESCRIPTION AND DISCUSSION

The project site is a 0.44-acre property with primary access and frontage along Cowell Road. The property is developed with two homes and a detached garage. The larger home and detached garage are located on the southern portion of the site and accessed from Cowell Road. The second home is located at the northern portion of the site and accessed from Fifth Avenue, which dead-ends at the northeast corner of the property. Both homes are vacant and all structures are to be demolished. A tree inventory prepared for the project identified 15 trees on-site and on abutting properties. Twelve trees qualify for Protected Tree status including Valley and Coast live oaks, Olive, and Japanese privet.

The project proposes to subdivide the site into three parcels ranging in size from 5,402 to 6,133 square feet. Two parcels are proposed off Cowell Road and the third parcel located at the rear of the property accessed from Fifth Avenue. Although the site's RS-6 zoning requires a 6,000 sq. ft. minimum lot area, the Development Code also allows up to a 10% reduction in lot area through a Minor Exception. A Minor Exception is requested to allow Parcel One and Parcel Three lot areas of 5,402 and 5,669 square feet, respectively.

One floor plan is proposed for the project totaling 3,329 sq. ft., four bedrooms, 2.5 baths, and two-car garage. The project architecture features gable roofs, truss and/or shingle gable end accents, wood siding, and stone veneer wainscot. A color and materials board will be presented at the hearing.

The project proposes to keep four existing trees: the trees are a 26-inch Valley oak and multi-stemmed Olive located along the west property line, and two Japanese privets along the property line between the site and neighboring Cowell Road property to the east. All other on-site trees will be removed due to conflicts with proposed development.

The on-site trees to remain will become part of the back yard landscaping for Parcels One and Three. Front yard landscaping is also proposed for each lot. The preliminary planting plan proposes 36-inch box Flowering Pear, Chinese Pistache, and Crape Myrtle trees, one and five gallon shrubs including Purple Needle Grass, English Lavender, and Orchid Rockrose, and Star Jasmine groundcover.

Staff's comments and recommendations are as follows:

- Revise plans to show wood siding on all elevations.
- Clarify the desired architectural style for the homes and provide additional design elements that reinforce this style.
- Enhance the side and rear elevations to achieve four-sided design. This has been discussed with the applicant, who is open to revising the elevations with the Board's direction on how this can be achieved.
- Consider ways to further differentiate the two homes facing Cowell Road through materials (board and batten, stucco), decorative elements (window shutters, planter boxes, decorative vents), or forms (pop-outs).
- Enlarge truss accents at side elevations to be in scale with the size of the gables.
- Apply wood shake on side elevation gables to match front gables for the Parcel 2 plans.
- Shrubs shall be a minimum five-gallon in size or as recommended by the Design Review Board.
- Staff is working with Engineering staff to determine the extent of frontage improvements along Cowell Road and how landscaping can be accommodated. If right-of-way landscaping can be provided, staff recommends low shrubs for maintaining clear visibility from the new driveways.
- Clarify where side yard gates are located and revise landscape plan to provide access.

IV. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into revised plans to return for the Board's review.

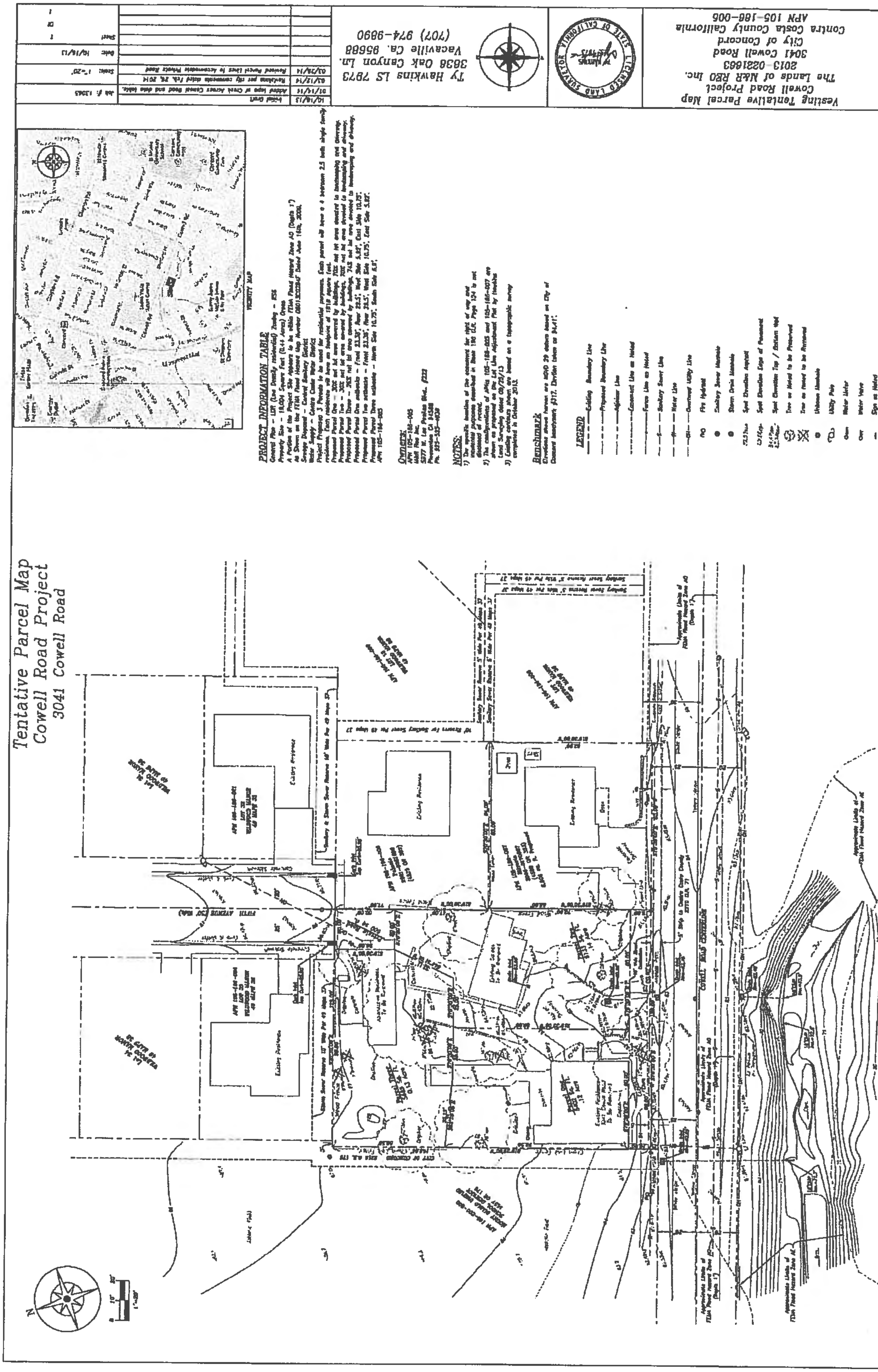
Prepared by: Frank Abejo

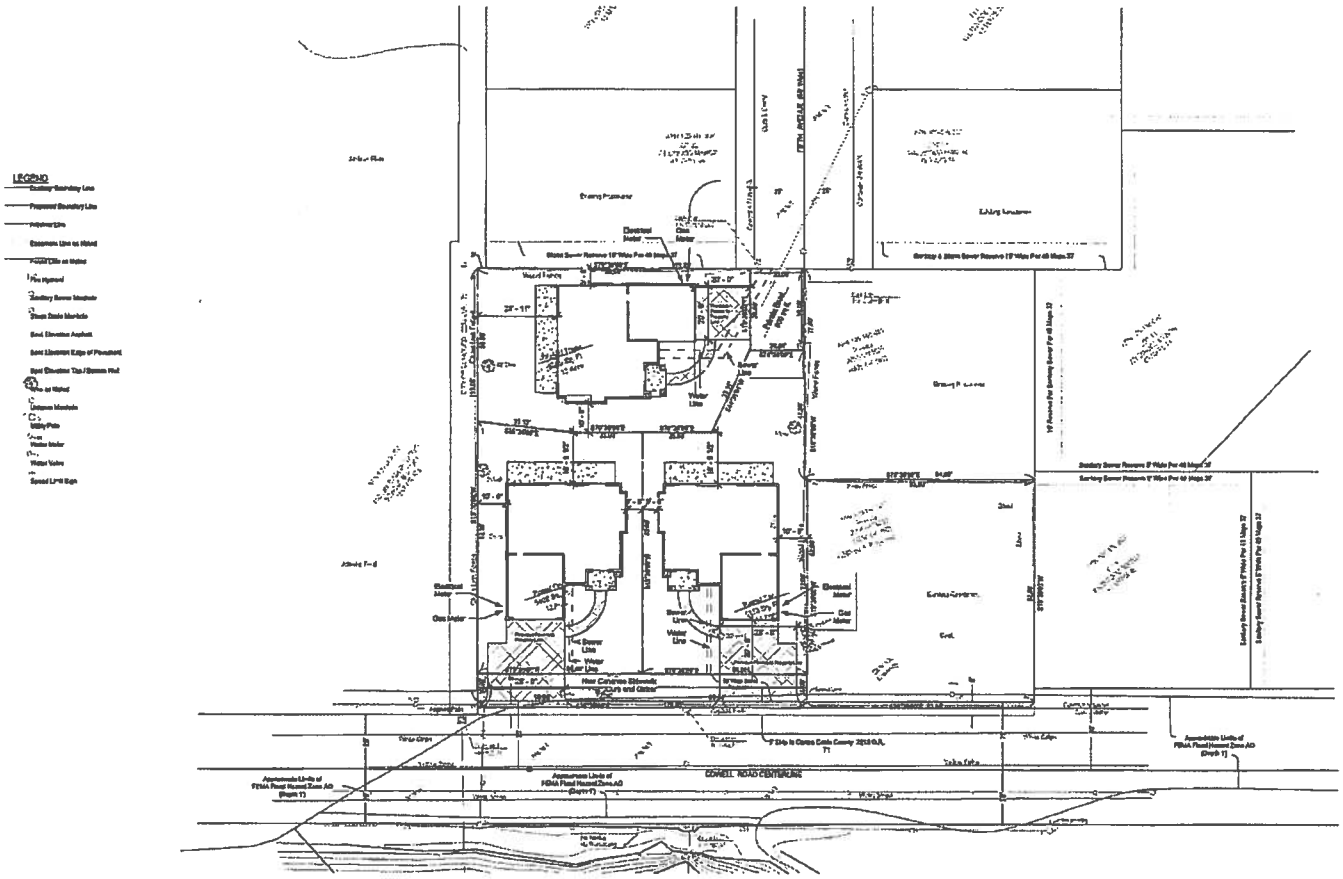
Frank Abejo
Senior Planner
(925) 671-3128
frank.abejo@cityofconcord.org

Exhibits:

A- Project Plans Received April 30, 2014

EXHIBIT A


Tentative Parcel Map
Cowell Road Project
3041 Cowell Road
Vesting Tentative Parcel Map
Cowell Road Project
The Lands of N&R REO Inc.
2013-0231663
3041 Cowell Road
City of Concord
Contra Costa County California
APN 105-186-006
Ty Hawkins LS 7873
3838 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 974-9890



① Project Plan
1" = 20'-0"

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

3041 Cowell Road

New Residence

APN:

No.	Description	Date

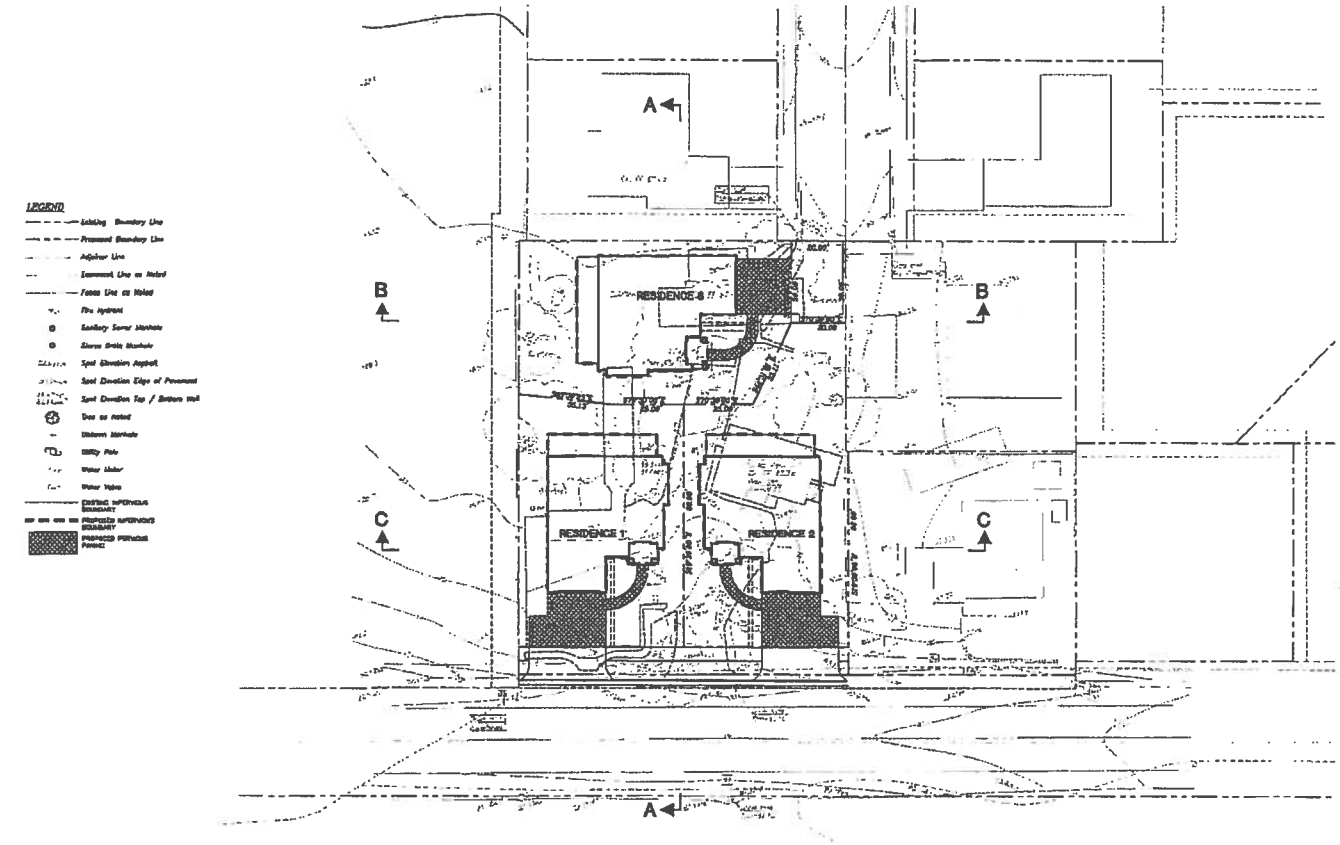
Project Site Plan

Project number	38
Date	Issue Date
Drawn by	AuPier

A0.1

Scale 1" = 20'-0"

4/15/2014 6:33:33 AM



SITE SUMMARY

SITE SIZE:	19,004 SF
EXISTING IMPERVIOUS AREA:	7,890 SF +/-
IMPERVIOUS SURFACE AREA CREATED, ADDED, OR REPLACED:	8,276 SF +/-
TOTAL IMPERVIOUS SURFACE AREA:	9,276 SF +/-
PERCENT INCREASE/REPLACEMENT OF IMPERVIOUS SURFACE AREA:	117.6 %
ESTIMATED CONSTRUCTION LAND DISTURBANCE AREA:	17,200 SF +/-

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DATE	REV #	BY	DATE	DESCRIPTION
	A	M.T.	11/21/13	CITY COMMENTS
	B	M.T.	02/05/14	CITY COMMENTS
	C			
	D			
	E			

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DESIGNER: M.T.
DRAWN: M.T.
CHECKED: M.T.
PROJ MGR: DP
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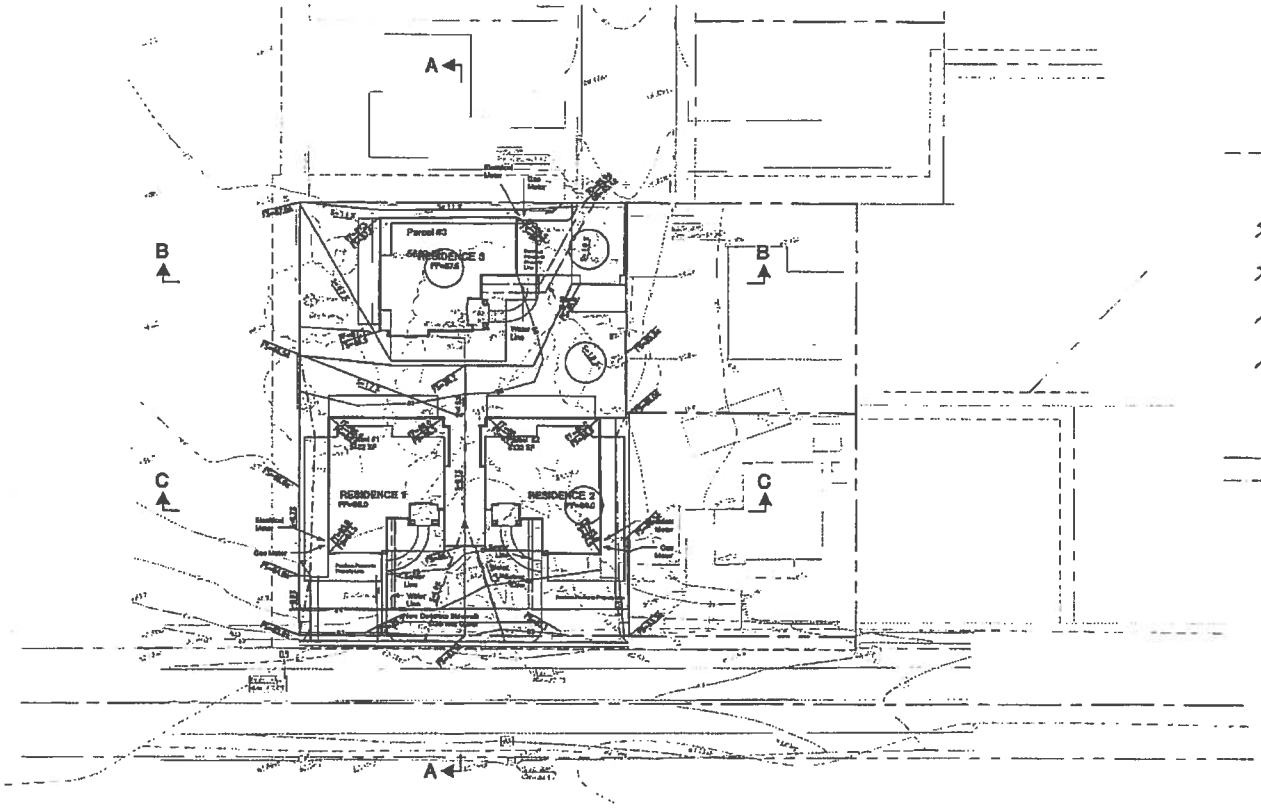
PLS PARTNERS INC
ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE PLANNING
1330 BOLLINGER CANYON ROAD, SUITE K
CONCORD, CA 94521
PH/FAX 925-825-6650

STORMWATER CONTROL PLAN
DAMON REES
5041 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

C-1
OF
1011

PLOTTED: Apr 04, 2014 - 8:56 am



LEGEND:

- EXISTING STORM DRAIN CATCH BASIN
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CONTOUR
- EXISTING ELEVATION
- TC – TOP OF CURB ELEVATION; FS – FINISHED SURFACE
- (TC/FS) – MATCH EX. GRADES
- GR – GRATE ELEVATION
- FL – FLOW LINE
- CATCH BASIN/AREA DRAIN
- PROPOSED CLEANOUT
- PROPOSED CONTOUR
- FLOW LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DATE	DESCRIPTION
04-04-14	CITY COMMENTS
12/31/13	CITY COMMENTS
04-04-14	CITY COMMENTS

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CHECKED:	CPF
PROJ. MGR:	CPF
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PLS PARTNERS INC

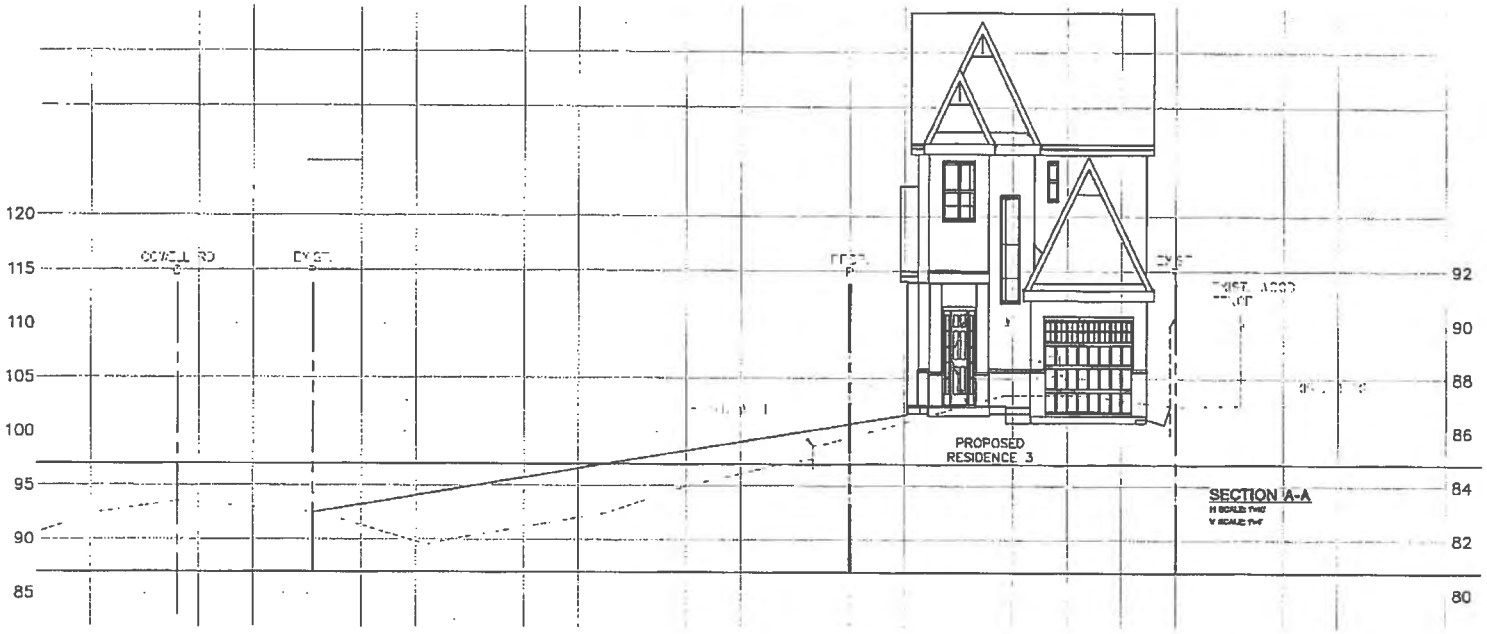
ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
INSTRUMENTS

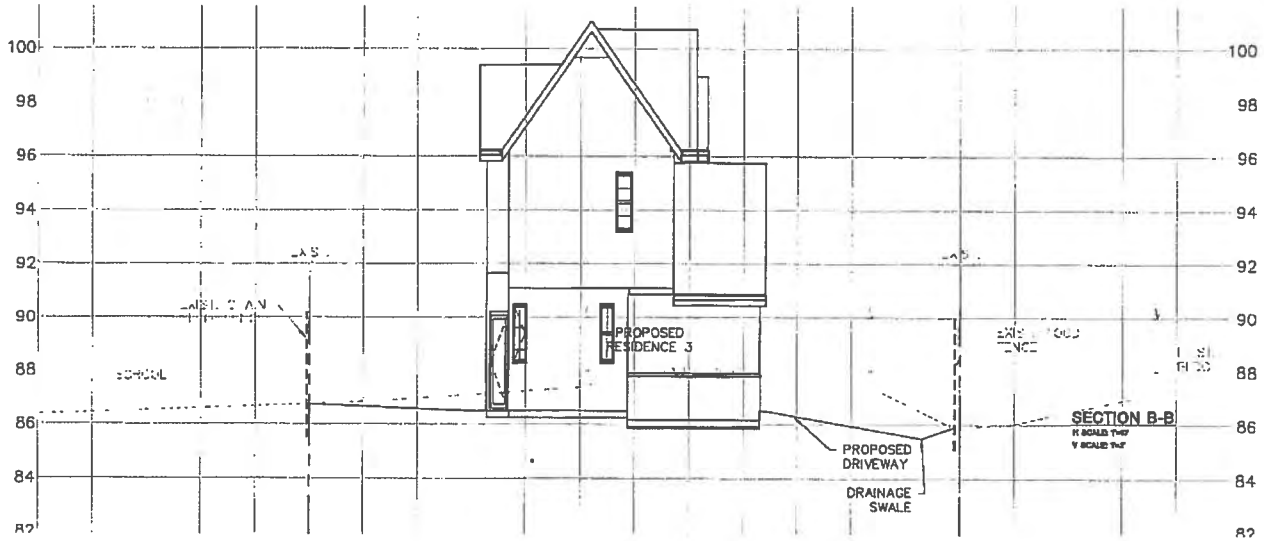
PRELIMINARY GRADING PLAN

DAMON REES
3041 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

C-2 OF 1011

PRINTED: Apr 04, 2014 - 8:50 am





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PLS PARTNERS INC

ENGINEERED CROSS-SECTIONS
DAMON REES
3041 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

C-3 of 1011

PRINTED: Apr 04, 2014 - 9:33 am

SECTION C-C
H SCALE: 1"=10'
V SCALE: 1"=2'

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DESIGNED: HLT	△	CPF	04/04/14	CITY COMMENTS
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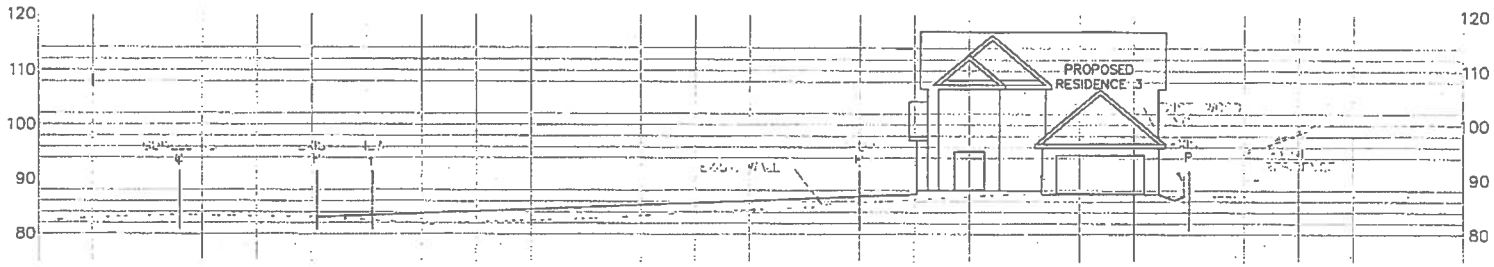
PLS PARTNERS INC

ENGINEERED CROSS-SECTIONS
DAMON REES
3041 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

C-4 of 1011

PRINTED: Apr 04, 2014 - 11:05 am



SECTION A-A
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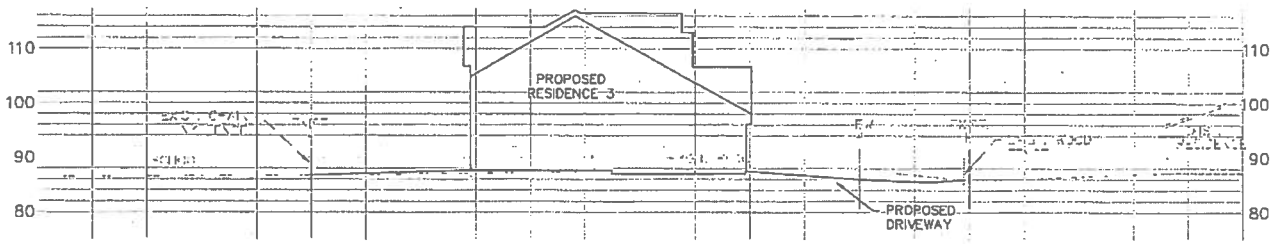

SECTION B-B
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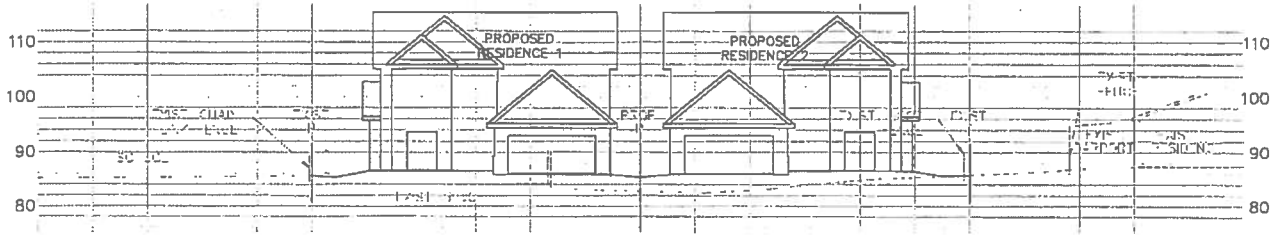

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V SCALE: 1"=10'

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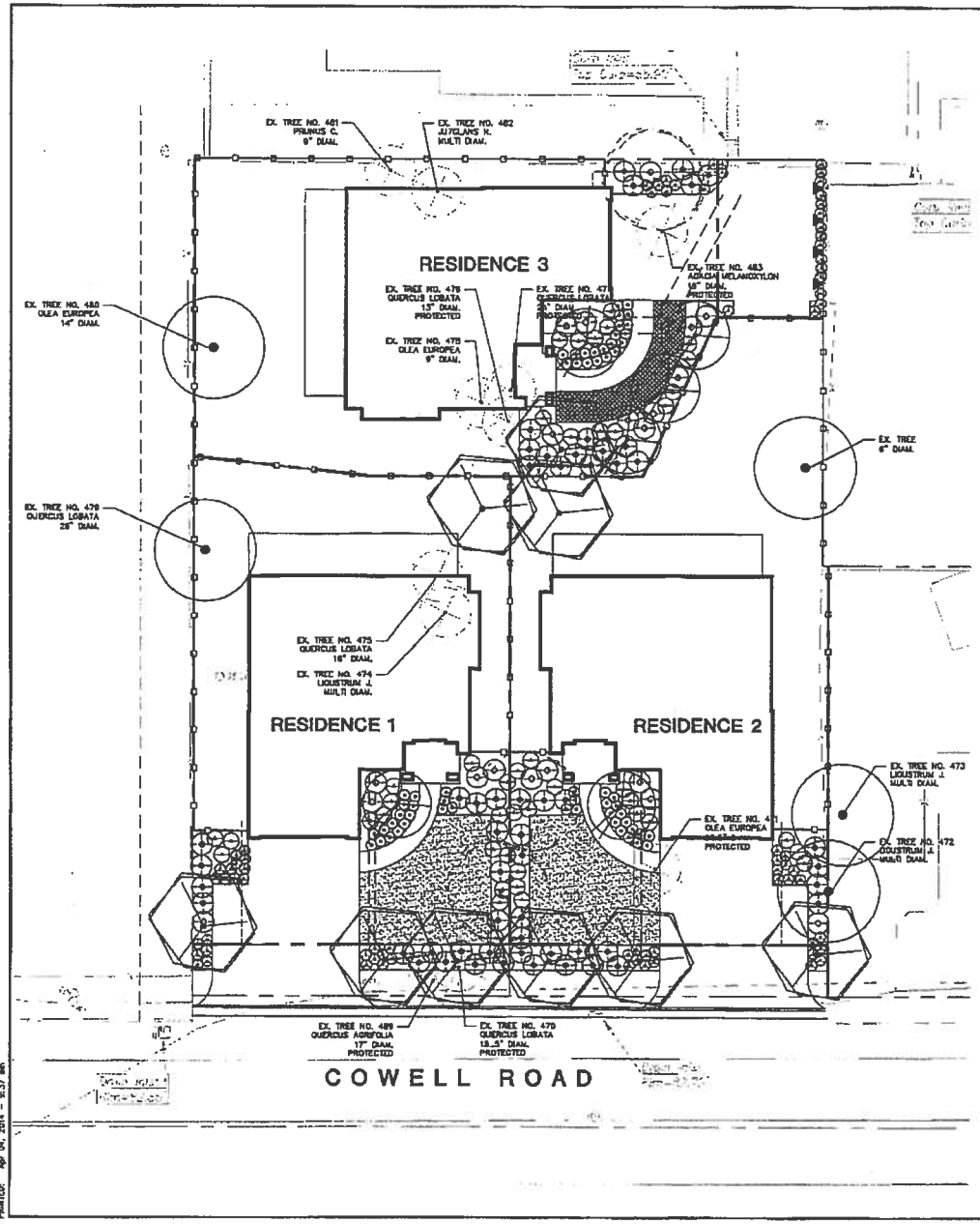
PLS PARTNERS INC

TRUE CROSS-SECTIONS

DAMON REES
3041 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

C-5 OF 1011

PRINTED: Apr 04, 2014 - 10:41 am



PLANT LEGEND

SYMBOL	QTY	SIZE	MUCOLS	BOTANICAL NAME/ COMMON NAME
TREES				
	4	36" BOX	M	PYRUS CALLERYANA 'AristocRat' ARISTOCRAT FLOWERING PEAR
	9	36" BOX	L	PISTACHIA CHINENSIS CHINESE PISTACHE
	6	36" BOX	L	LAGERSTROEMIA I. CRAPE MYRTLE
SHRUBS				
	30	5 GAL	L	PHORMIUM H. 'MAORI GREEN' NEW ZEALAND FLAX
	30	5 GAL	L	LAVENDULA A. 'BUENA VISTA' ENGLISH LAVENDER
	49	1 GAL	L	DIETES BICOLOR BUTTERFLY IRIS
	74	1 GAL	L	NASSELLA PULCHRA PURPLE NEEDLE GRASS
	94	1 GAL	L	CISTUS X PURPUREUS ORCHID ROCKROSE
	4	5 GAL	L	BOUGANVILLEA 'SAN DIEGO RED' BOUGANVILLEA TRAIN TO FENCE
GROUNDCOVER				
	15" OC	LINERS	M	TRACHELOSPERMUM ASIATICUM STAR JASMINE
		SOD	M	SHEEP'S FESCUE/HARD FESCUE/CREPING FESCUE /CREEPING RED FESCUE BLEND NO-MOW SOD
EXISTING TO REMAIN				
	TREE 474			QUERCUS LOBATA VALLEY OAK
	TREE 472, 473			LIGUSTRUM JAPONICA JAPANESE PRIVET
	TREE 478			OLEA EUROPEA OLIVE
EXISTING TO BE REMOVED				
	TREE 470, 475, 476, 477			QUERCUS LOBATA VALLEY OAK
	TREE 469			QUERCUS AGRIFOLIA COAST LIVE OAK
	TREE 474, 480			LIGUSTRUM JAPONICA JAPANESE PRIVET
	TREE 479			OLEA EUROPEA OLIVE
	TREE 481			PRUNUS PLUM
	TREE 482			JUGLANS WALNUT
	TREE 483			ACACIA ACACIA

FENCE LEGEND

6' WOOD FENCE PER CITY OF CONCORD RESIDENTIAL FENCE DETAIL, SEE SHEET L-2

UTILITY LINES

WATER AND SEWER LINES

ELECTRIC AND GAS JOINT TRENCH

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SEE SHEET L-2 FOR NOTES AND DETAILS

DATE	BY	DESCRIPTION

DATE: 04/04/14
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DESIGNED: CFF
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PLB PARTNERS INC
ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE DEVELOPMENT
1330 BALMORAL STREET CONCORD, CA 94520
PH 925 686-0976

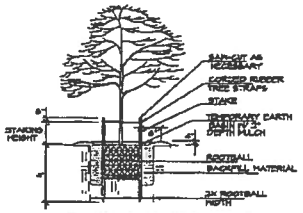
LANDSCAPE PLAN

DAMON REES
3041 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

L-1 OF

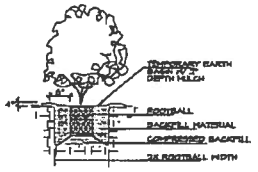
1011

PLOTTED: Apr 04, 2014 - 9:37 am



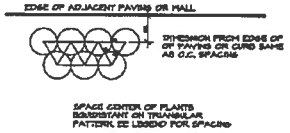
PLANTING DEPTH: TOP OF ROOT BALL 1" ABOVE FINISH GRADE.
* STAKES: 3"X3"X10' REDWOOD STAKES OR LODGEPOLE PINE STAKES 3" DIA. X 10', CUTTER NAPTHANATE TREATED, PV 10" TAPERED POINT.
* COATED RUBBER TREE STRAPS: NAIL TO EACH SIDE OF STAKE IN FIGURE 8 PATTERN W/ 1" GALV. ROOFING NAIL. 2 STRAPS PER TREE.
* STAKING HEIGHT: 6" ABOVE THE LOWEST LEVEL AT WHICH THE TRUNK CAN BE HELD AND STILL RETURN TO AN UPRIGHT POSITION AFTER THE TOP IS DEFLECTED.
* STAKING MAY NOT BE REQUIRED ON ALL TYPES OF TREES AS DETERMINED BY LANDSCAPE ARCHITECT.

TREE PLANTING



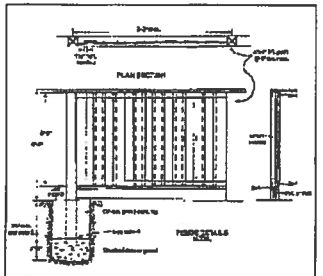
* PLANTING DEPTH: TOP OF ROOT BALL 1" ABOVE FINISHED GRADE.

SHRUB PLANTING



SPACE CENTER OF PLANTS EQUIDISTANT ON TRIANGULAR PATTERN. SEE LEGEND FOR SPACING

SHRUB/GROUNDCOVER SPACING



NOTES:
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

DO NOT "X"

CITY OF CONCORD

RESIDENTIAL FENCE

PLANTING NOTES:

1. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR AND PROPERLY TRAINED, SUPERVISED FIELD PERSONNEL.
2. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. ALL TREES TO BE STAKED OR GUYED AS SHOWN IN THE STAKING / GUYING DETAILS.
4. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
5. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT NOT TO BLOCK ACCESS.
6. THE OWNER RESERVES THE RIGHT TO MAKE ADJUSTMENTS IN THE PLANTING SCHEME AS NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPLISHED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF / WHEN NECESSARY.
7. CONTRACTOR SHALL PROVIDE AN AGRICULTURAL SUITABILITY TEST TO DETERMINE SOIL AMENDMENTS.
8. FOR BID PURPOSES, ALL ON GRADE PLANTING AREAS ARE TO RECEIVE SOIL AMENDMENT AT THE RATE OF 6 CUBIC YARDS / 1,000 SQUARE FEET, AND AMMONIUM PHOSPHATE FERTILIZER (6-20-20) AT A RATE OF 15 LBS. / 1,000 SQUARE FEET EVENLY TILL 6" DEEP INTO THE SOIL. POST PLANTING FERTILIZER SHALL BE (16-4-8) AT A RATE OF 1 LBS / 1,000 SQUARE FEET.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE IN ALL LANDSCAPED AREAS TO PREVENT PONDING.
10. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 2" LAYER OF FIR BARK, WOOD CHIP SIZE TO BE 3/4" MINIMUM.

DATE	BY	DESCRIPTION
01/21/14	NOV 4	

DATE	01/21/14
SCALE	N.T.S.
DESIGNED	CPF
DRAWN	CPF
CHECKED	CPF
PROJ. MGR.	CPF
FILE PATH	H:\1011\dwg\2013-01-04\1011_L2.dwg

PLS PARTNERS INC
2013 BALDO STREET SUITE 9 CONCORD, CA 94520
PHONE 925-825-1313

Engineers
Surveyors
Landscape Architects
Environment

LANDSCAPE DETAILS

DAMON REES
3941 COWELL ROAD
CONCORD CONTRA COSTA COUNTY CALIFORNIA

L-2 OF 1011

PRINTED: Apr 04, 2014 - 8:37 am

1 3D View

Colors

Kelly Moore
Body: 304 Stonegate
Trim: 27 Snow
Doors: 407 Carbon

General Notes

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES OR IF A QUESTION ARISES OVER THE INTENT OF PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.

BUILDING PERFORMANCE:
HEAT LOSS CALCULATION SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA AND LOCAL CODES. AIR CALCULATIONS, PORCHES, DECKS, FOUNDATIONS, FIREPLACE ENCLOSURES, AND GARAGE NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH A FINISH SILL HEIGHT NO LOWER THAN 44" ABOVE FINISHED FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE AND OR 24" HIGH.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/8" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOORS SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32". MINIMUM DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.

GARAGE DOORS TO BE SECTIONAL OVERHEAD DOORS.

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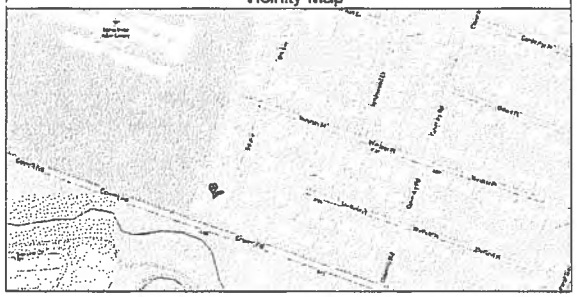
A8	Building Sections
C1	Stormwater Control Plan
C2	Grading Plan
C3	Engineered Cross Sections
C4	Engineered Cross Sections
C5	Tree Cross Sections
L1	Landscape Plan

Vicinity Map



Project Data

Zoning: R58
Lot size: 6000
Percentage of Lot Coverage: 30%

		Allowed	Proposed
Setbacks:	Sideyard West	5'	5'11"
	Sideyard East	10'	10'3"
	Front yard:	25'	29'5"
	Rear yard:	15'	29'
Building Height		30'	28'10"

Building SF Total	3329
SF First Floor	1376
SF Second Floor	1488
SF Garage	515

Occupancy Classification: R3
Construction Type V
Comply with the latest City of Concord and Ordinances which include but are not limited to:
California Fire Code 2010 Edition
California Building Code 2010 Edition
California Plumbing Code 20120 Edition
California Electrical Code 2010 Edition
California Mechanical Code 2010 Edition
Local Ordinances
APN:

Project Contacts

Owners: Damen P Rees
United Lending Partners
5978 W. Las Positas Blvd. #222
Pleasanton Ca. 94588
925 271 2709

Civil Engineer:
Greg Piel
PSL Partners, Inc
2151 Salvio St. Suite 3
Concord Ca. 94520
925 270 1510

Drawings:
Chris Walters
Chris Walters Design
81 Yosemite Ave.
Oakland Ca. 94611
415 518 8487

Structural Engineer:TBD
General Contractor: TBD

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

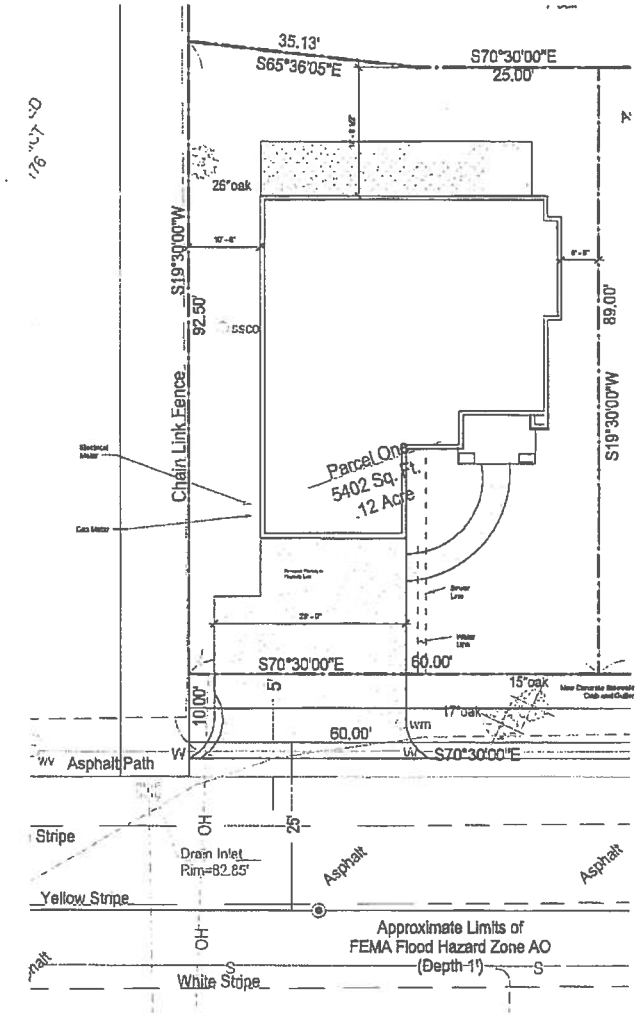
No.	Description	Date

Cover Sheet

Project number	53
Date	Issue Date
Drawn by	CW

A0

Scale



Chris Walters Design

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

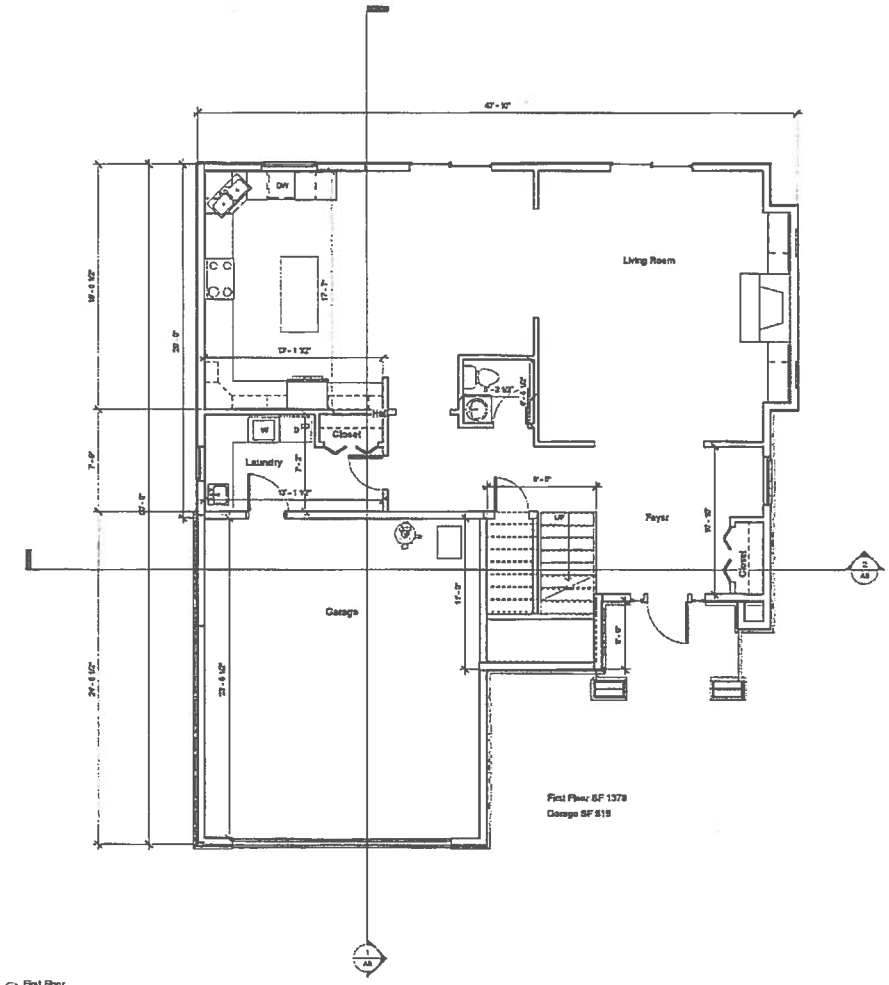
No.	Description	Date

Site Plan

Project number	'20
Date	Issue Date
Drawn by	Author

A0.2

Scale 1/8" = 1'-0"



Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

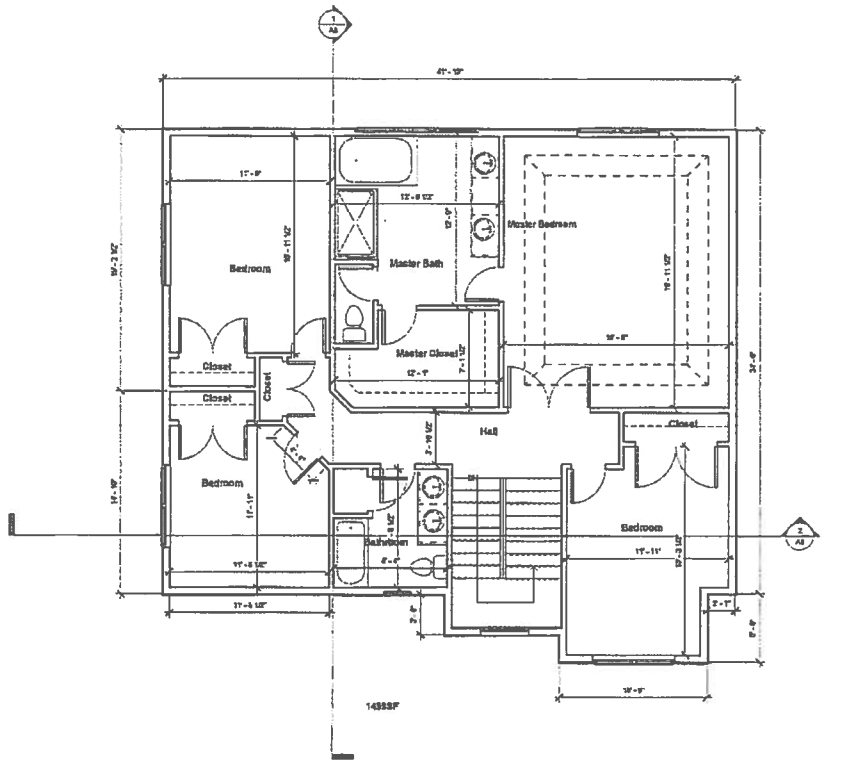
No.	Description	Date

First Floor Plan

Project number	39
Date	Issue Date
Drawn by	CW

A1

Scale 1/4" = 1'-0"



1 Second Floor
1/4" = 1'-0"

Chris Walters Design

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

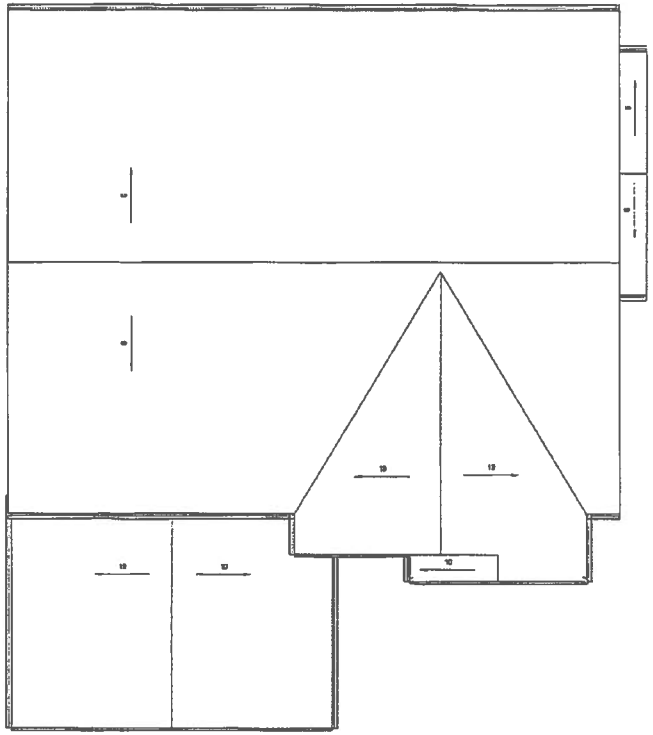
No.	Description	Date

Second Floor Plan

Project number	39
Date	Issue Date
Drawn by	Author

A2

Scale 1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

No.	Description	Date

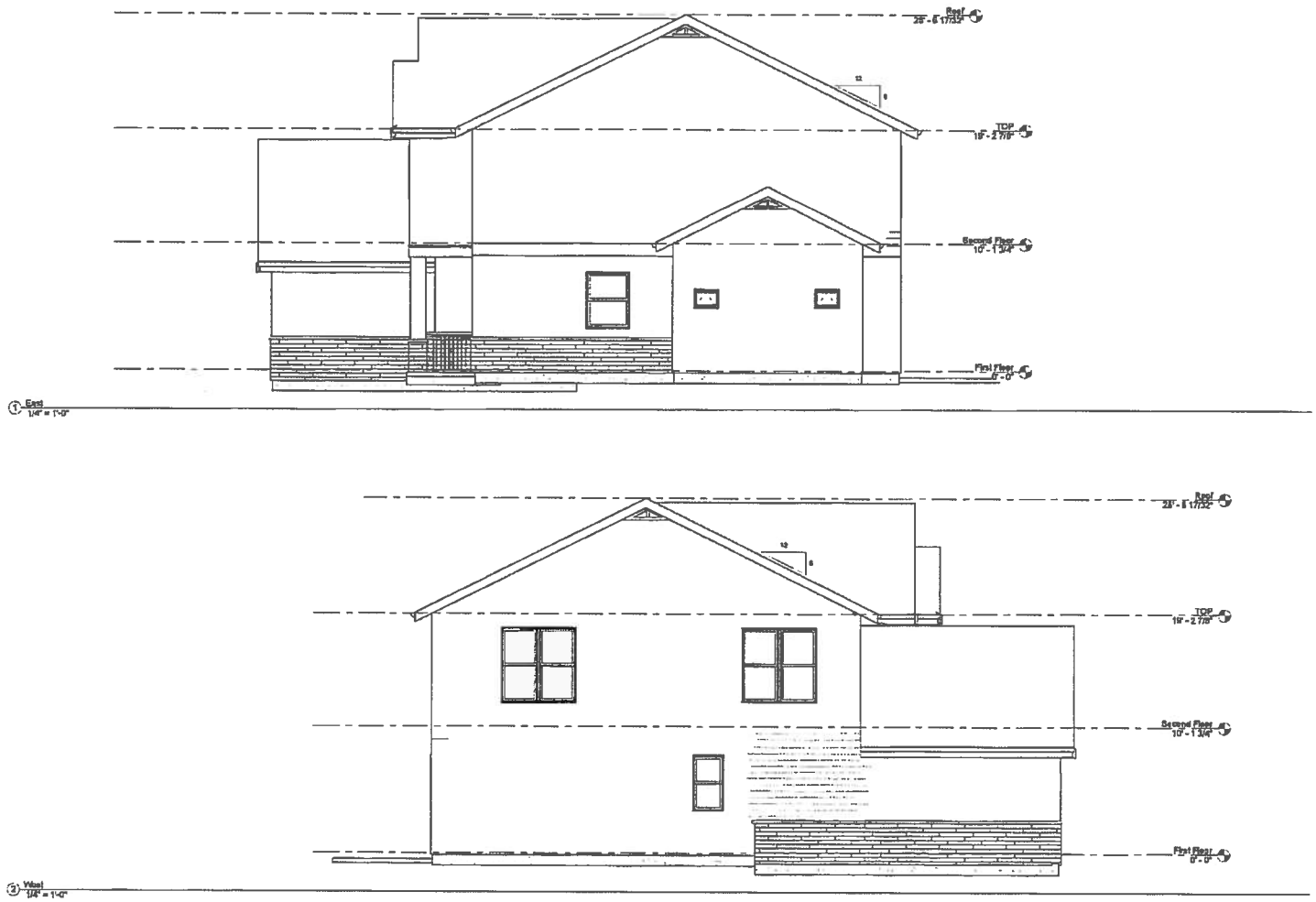
Roof Plan

Project number	33
Date	Issue Date
Drawn by	Author

A5

Scale 1/4" = 1'-0"

6/9/2014 7:24:03 AM



Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

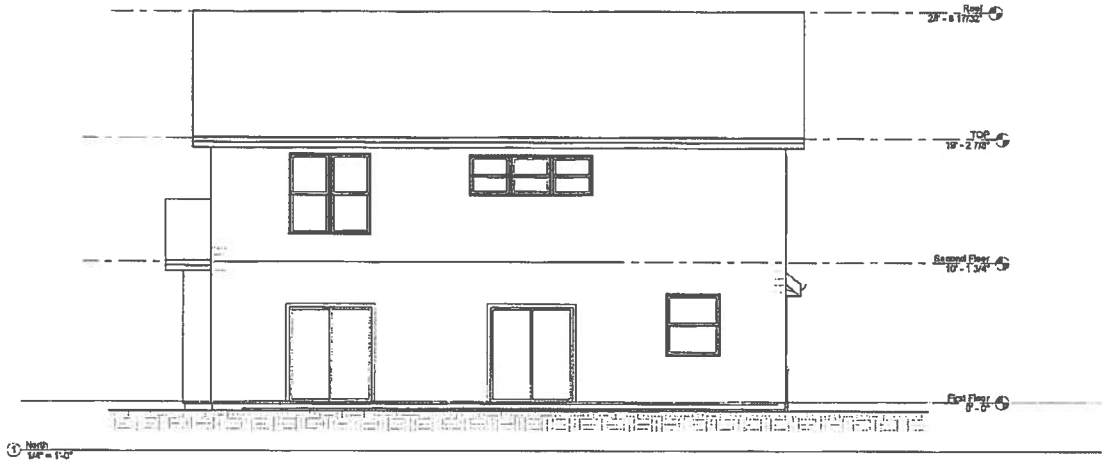
No.	Description	Date

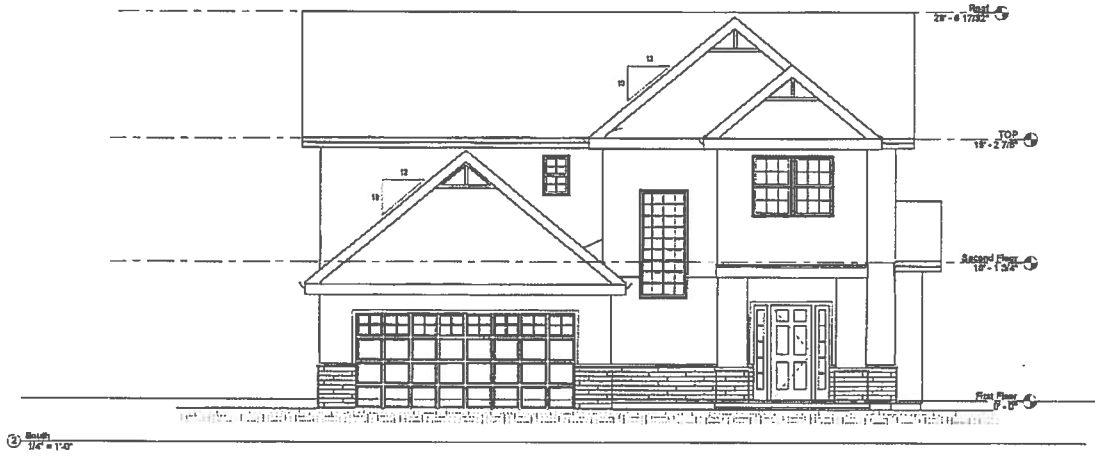
Elevations

Project number	39
Date	Issue Date
Drawn by	Author

A6

Scale 1/4" = 1'-0"





Wood Siding

Stone Veneer with Wood Cap

Three Tab composite Roof Shingles

Wood Shakes at Gables where shown

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

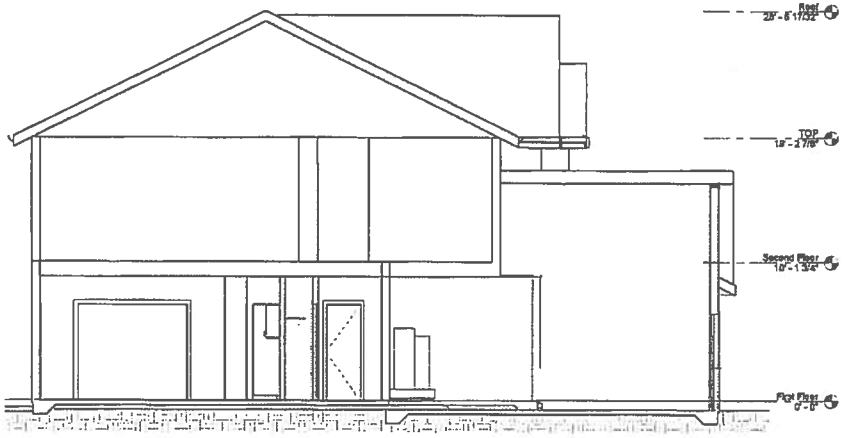
No.	Description	Date

Elevations

Project number	39
Date	Issue Date
Drawn by	Author

A7

Scale 1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

2 Section 2
1/4" = 1'-0"

Chris Walters Design

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #1

APN:

No.	Description	Date

Building Sections

Project number	39
Date	Issue Date
Drawn by	Author

A8

Scale 1/4" = 1'-0"

07/02/2014 7:14:42 AM

1 3D View

Colors

Kelly Moore
Body: 42 Wise Owl
Trim: 304 Stonegate
Deck: 23 Swiss Coffee

General Notes

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES OR IF A QUESTION ARISES OVER THE INTENT OF PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.

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GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.

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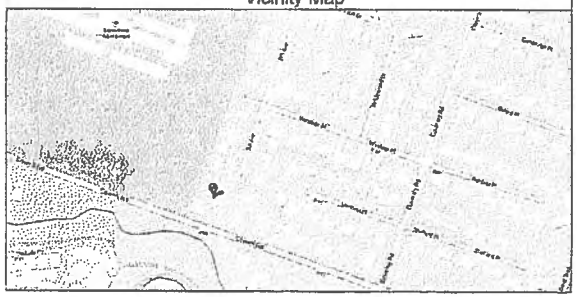
C2	Grading Plan
C3	Engineered Cross Sections
C4	Engineered Cross Sections
C5	True Cross Sections
L1	Landscape Plan

Vicinity Map



Project Data

Zoning: RS8
Lot size: 6000
Percentage of Lot Coverage: 30%

		Allowed	Proposed
Setbacks:	Sideyard West	5'	5'11"
	Sideyard East	10'	10'6"
	Front yard:	20'	23' 3"
	Rear yard:	15'	28'
Building Height		30'	28'10"
Building SF Total	3329		
SF First Floor	1378		
SF Second Floor	1436		
SF Garage	515		

Occupancy Classification: R3
Construction Type V
Comply with the latest City of Concord and Ordinances which include but are not limited to:
California Fire Code 2010 Edition
California Building Code 2010 Edition
California Plumbing Code 20129 Edition
California Electrical Code 2010 Edition
California Mechanical Code 2010 Edition
Local Ordinances
APN:

Project Contacts

Owners: Damon P Rees
United Lending Partners
5978 W. Las Positas Blvd. #222
Pleasanton Ca. 94588
925 271 2706

Civil Engineer:
Greg Friel
FSL Partners, Inc
2121 Salvio St. Suite 5
Concord Ca. 94520
925 270 1510

Drawings:
Chris Walters
Chris Walters Design
81 Yosemite Ave.
Oakland Ca. 94611
415 515 8487

Structural Engineer: TBD
General Contractor: TBD

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

No.	Description	Date

Cover Sheet

Project number 39
Date Issue Date
Drawn by CW

A0

Scale

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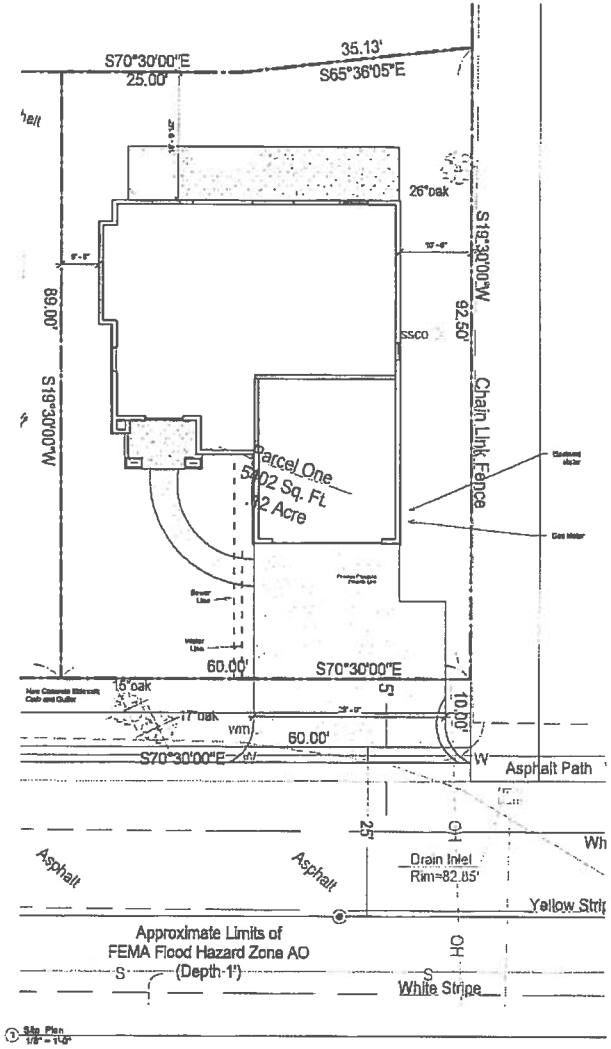

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

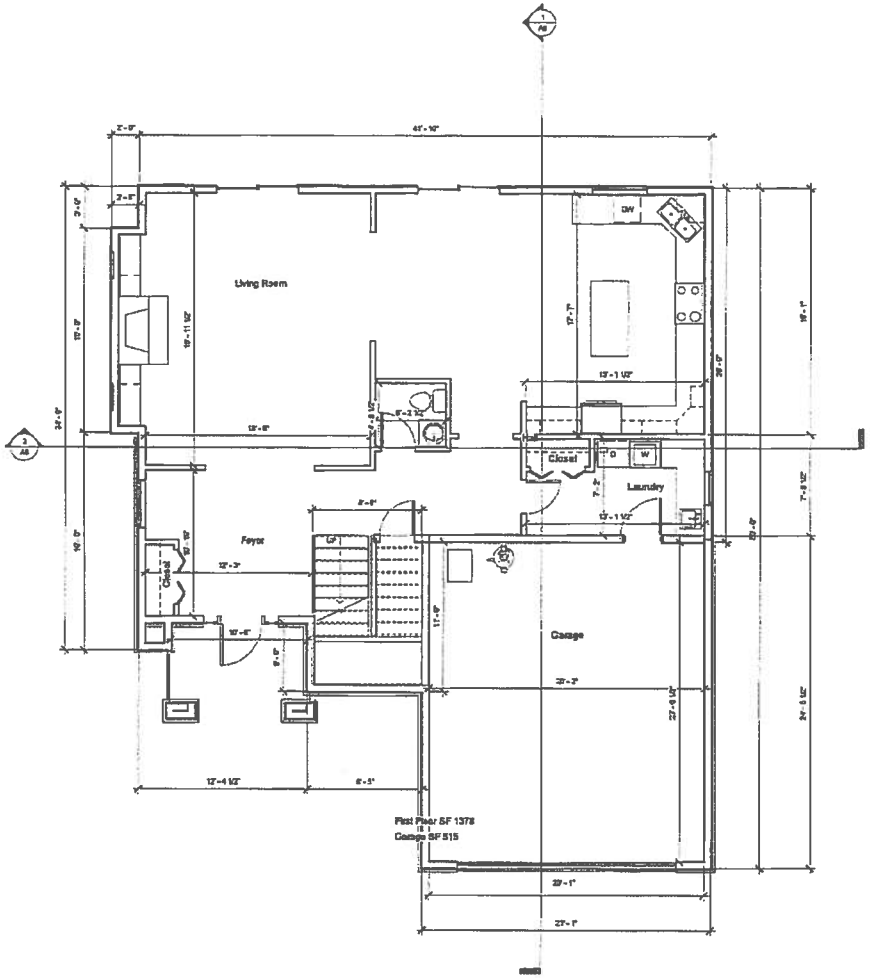
No.	Description	Date

Site Plan

Project number	39
Date	Issue Date
Drawn by	Author

A0.2

Scale 1/8" = 1'-0"



1 First Floor
1/4" = 1'-0"

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

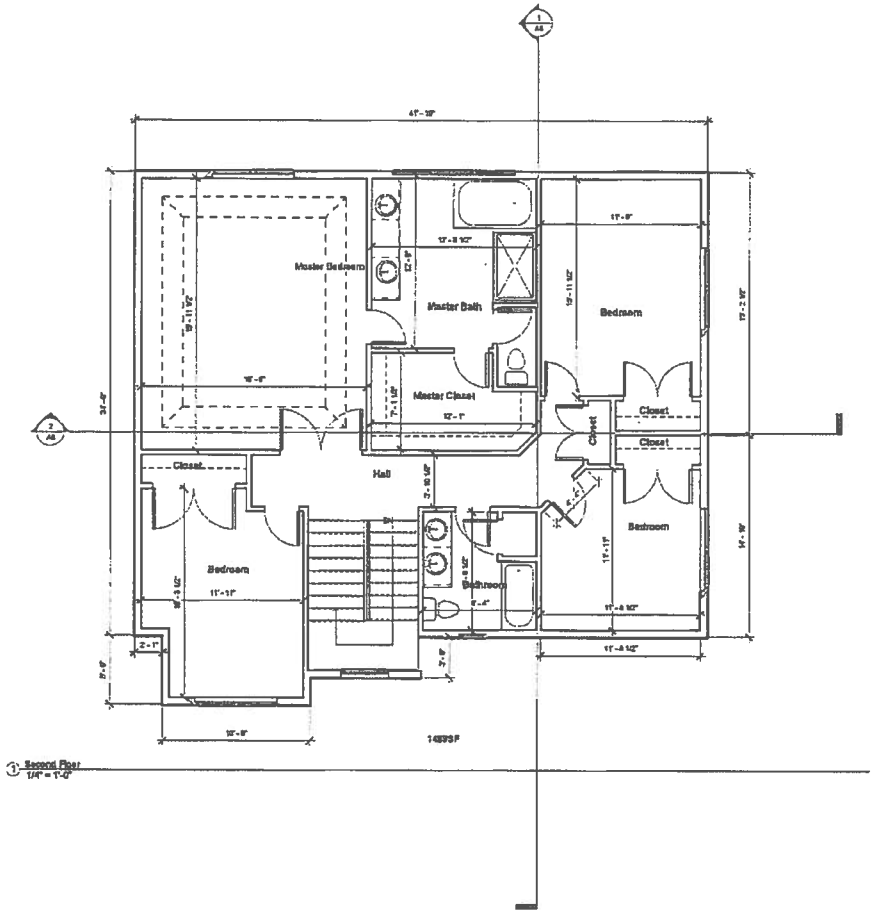
No.	Description	Date

First Floor Plan

Project number 39
Date Issue Date
Drawn by CW

A1

Scale 1/4" = 1'-0"



1 Second Floor
1/4" = 1'-0"

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

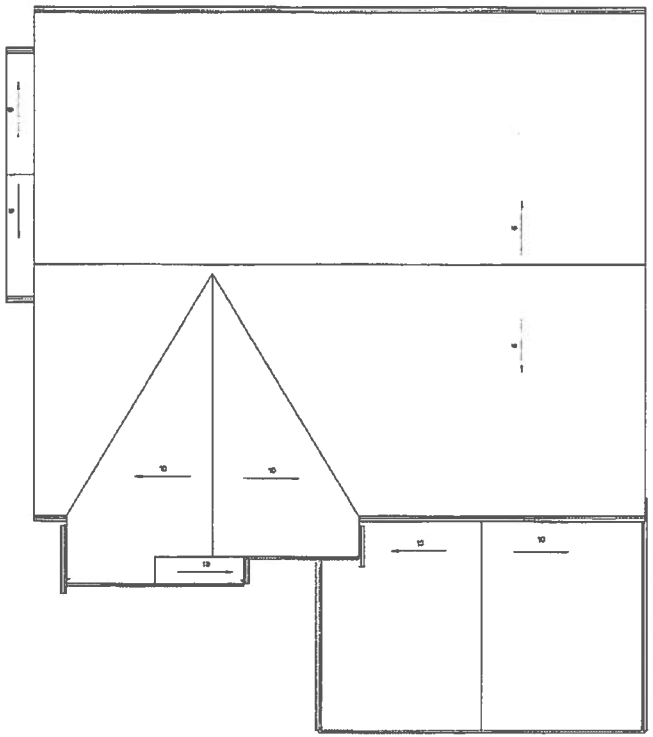
No.	Description	Date

Second Floor Plan

Project number	33
Date	Issue Date
Drawn by	Author

A2

Scale 1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

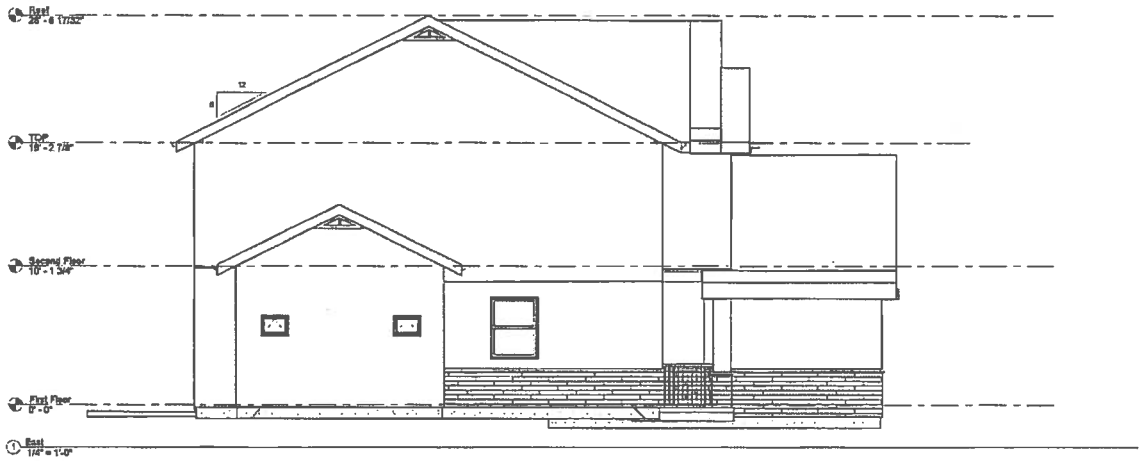
No.	Description	Date

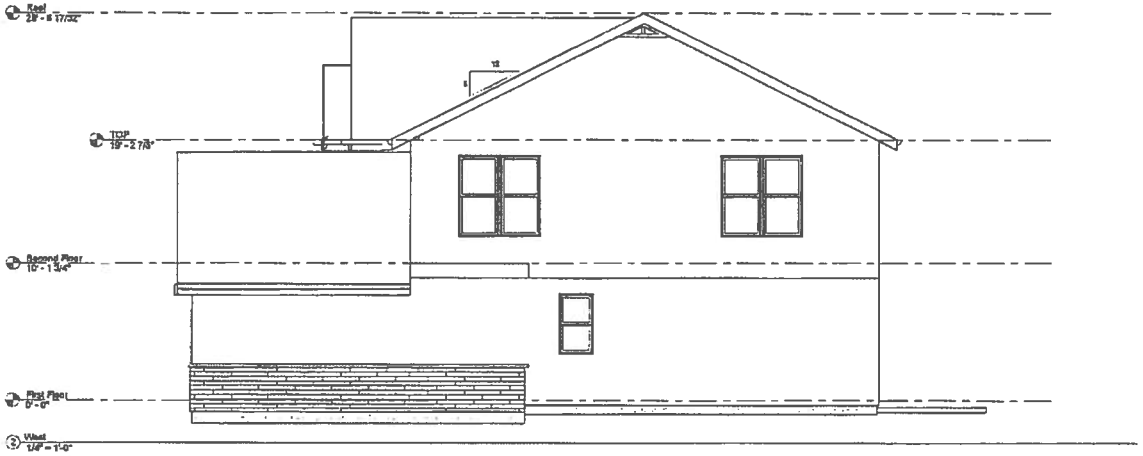
Roof Plan

Project number	39
Date	Issue Date
Drawn by	Author

A5

Scale	1/4" = 1'-0"





Chris Walters Design

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

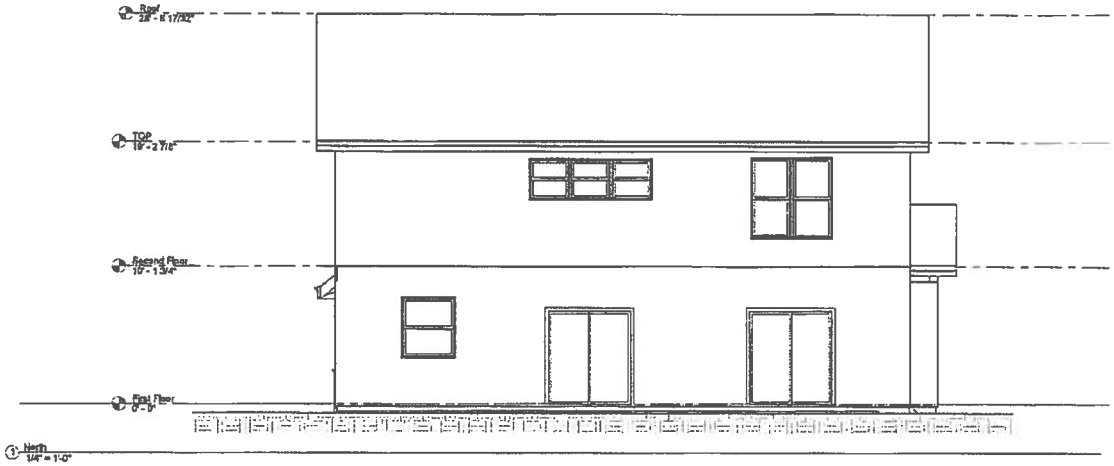
No.	Description	Date

Elevations

Project number	38
Date	Issue Date
Drawn by	Author

A6

Scale 1/4" = 1'-0"



1 North
1/4" = 1'-0"

2 South
1/4" = 1'-0"

Wood Siding

Stone Veneer with Wood Cap

Three Tab composite Roof Shingles

Wood Shakes at Gables where shown

Chris Walters Design

www.chriswaltersdesign.com

Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

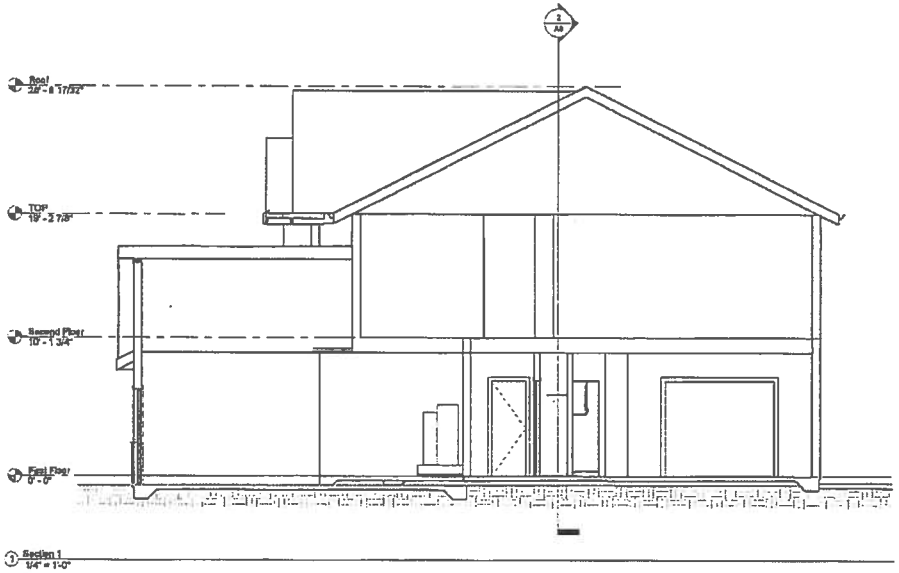
No.	Description	Date

Elevations

Project number	39
Date	Issue Date
Drawn by	Author

A7

Scale 1/4" = 1'-0"



Chris Walters Design

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Planning Department Set
Cowell Road Residence

New Residence
Parcel #2

APN:

No.	Description	Date

Building Sections

Project number	39
Date	Issue Date
Drawn by	Author

A8

Scale 1/4" = 1'-0"

1 3D View

Colors

Kelly Moore
Body: 171 Sand Pebble
Trim: 36 Navajo White
Doors: 407 Carbon

General Notes

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES OR IF A QUESTION ARISES OVER THE INTENT OF PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.

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DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH A FINISH SILL HEIGHT NO MORE THAN 44" ABOVE FINISHED FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 2.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE AND OR 24" HIGH.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOORS SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MINIMUM. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.

GARAGE DOORS TO BE SECTIONAL OVERHEAD DOORS.

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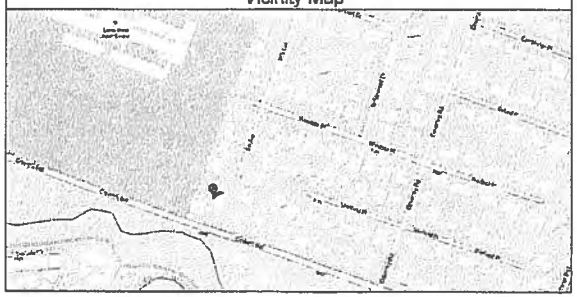
A7 Elevations
A8 Building Sections of Plan
C1 Stormwater Control Plan
C2 Grading Plan/Cross Sections
C3 Engineered Cross Sections
C4 Engineered Cross Sections
C5 True Cross Sections
L1 Landscape Plan

Vicinity Map



Project Data

Zoning: R56
Lot size: 8000
Percentage of Lot Coverage: 30%

		Allowed	Proposed
Setbacks:	Sideyard West	5'	5'11"
	Sideyard East	10'	10'8"
	Front yard:	20'	23' 5"
	Rear yard:	15'	26'
Building Height		30'	28'10"
Building SF Total	3329		
SF First Floor	1378		
SF Second Floor	1429		
SF Garage	515		

Occupancy Classification: R3
Construction Type V
Comply with the latest City of Concord and Ordinances which include but are not limited to:
California Fire Code 2013 Edition
California Building Code 2013 Edition
California Plumbing Code 2013 Edition
California Electrical Code 2013 Edition
California Mechanical Code 2013 Edition
Local Ordinances
APN:

Project Contacts

Owners: Darren P Ross
United Lending Partners
5878 W. Las Positas Blvd. #222
Pleasanton Ca. 94588
925 271 2708

Civil Engineer:
Greg Friel
PSL Partners, Inc
2151 Salvio St, Suite S
Concord Ca. 94520
925 270 1510

Drawings:
Chris Walters
Chris Walters Design
61 Yosemite Ave.
Oakland Ca. 94611
415 515 9487

Structural Engineer: TBD
General Contractor: TBD

Chris Walters Design

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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

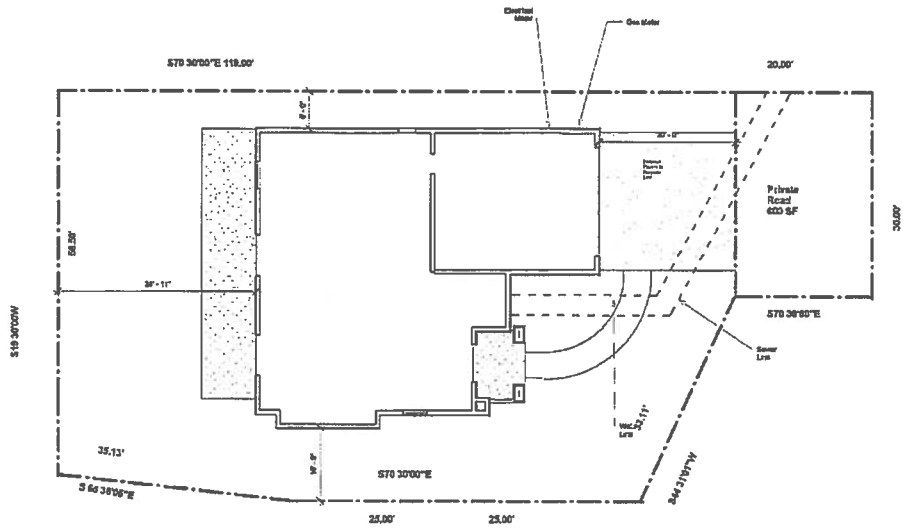
No.	Description	Date

Cover Sheet

Project number 39
Date Issue Date
Drawn by cw

A0

Scale



1 Site Plan
1/8" = 1'-0"

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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

No.	Description	Date

Site Plan

Project number	39
Date	Issue Date
Drawn by	Author

A0.2

Scale 1/8" = 1'-0"

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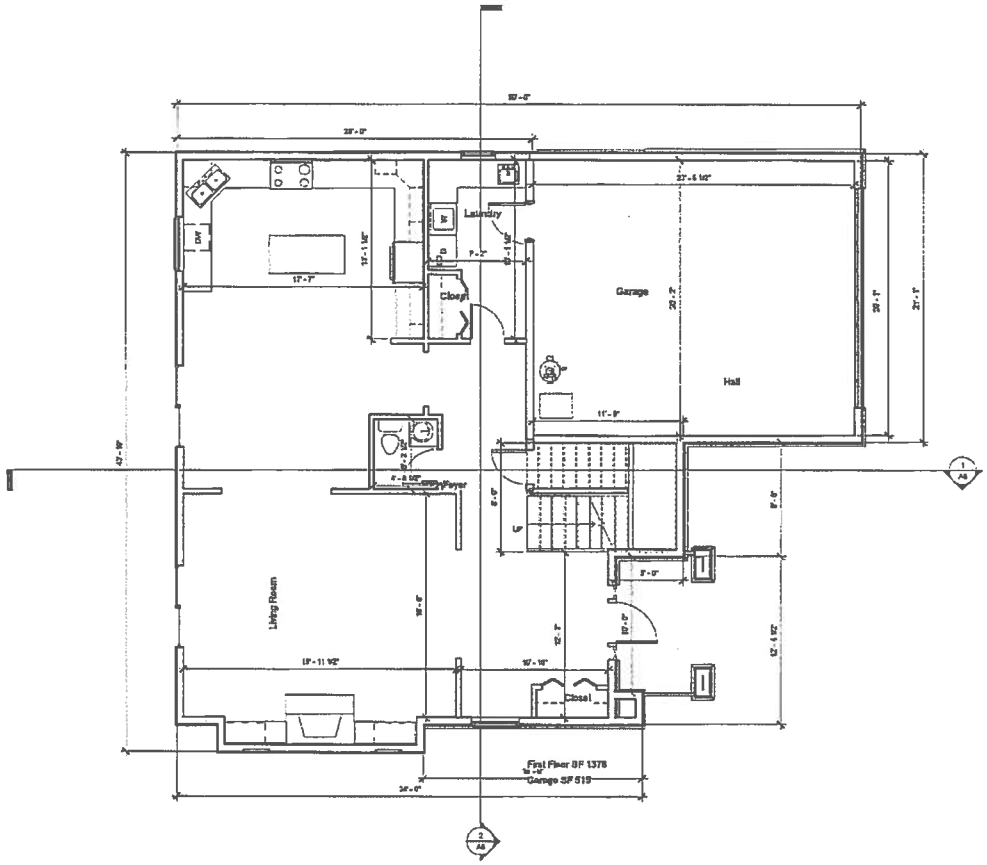

1 First Floor
1/4" = 1'-0"

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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

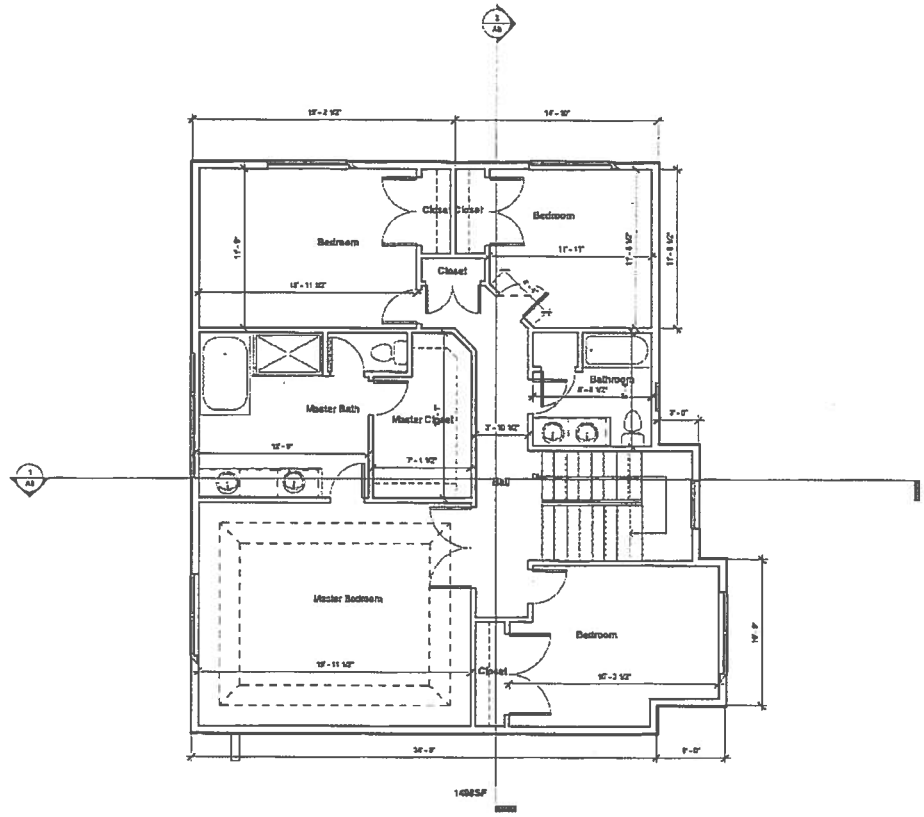
No.	Description	Date

First Floor Plan

Project number	39
Date	Issue Date
Drawn by	cw

A1

Scale 1/4" = 1'-0"



1 Second Floor
1/4" = 1'-0"

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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

No.	Description	Date

Second Floor Plan

Project number	39
Date	Issue Date
Drawn by	Author

A2

Scale 1/4" = 1'-0"

1 Roof Plan
1/4" = 1'-0"

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Planning Department Set
Cowell Road Residence
Parcel #3

APN:

New Residence

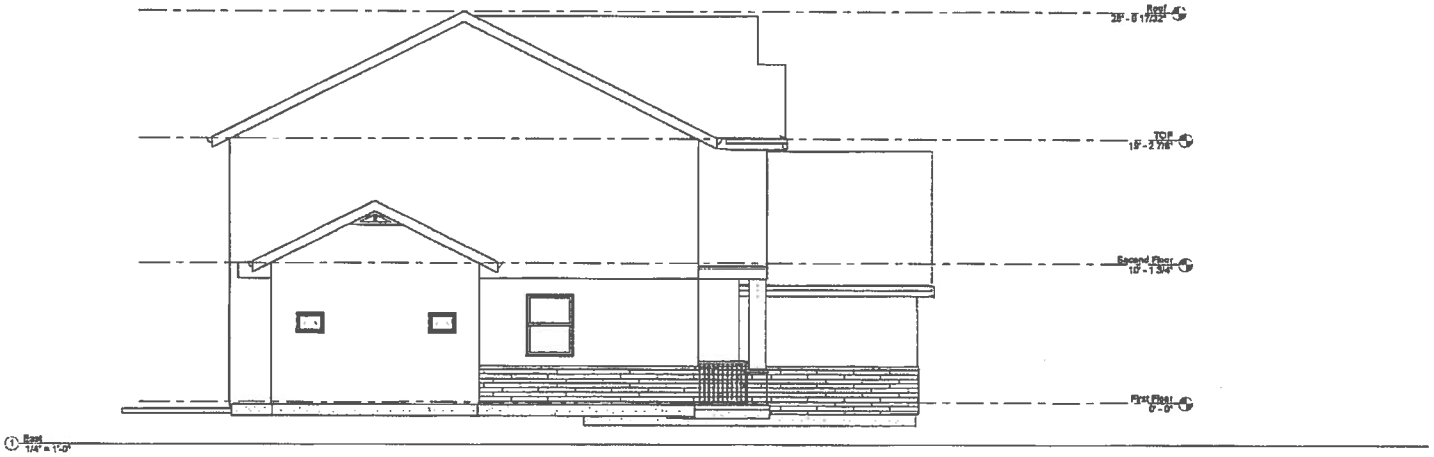
No.	Description	Date

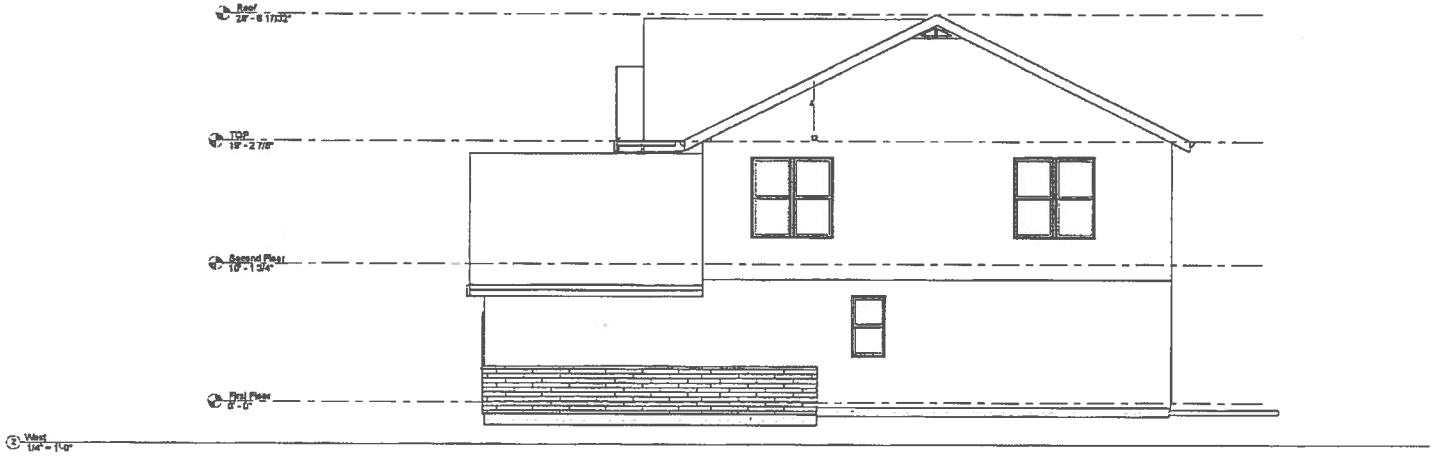
Roof Plan

Project number: 39
Date: Issue Date
Drawn by: Author

A5

Scale: 1/4" = 1'-0"





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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

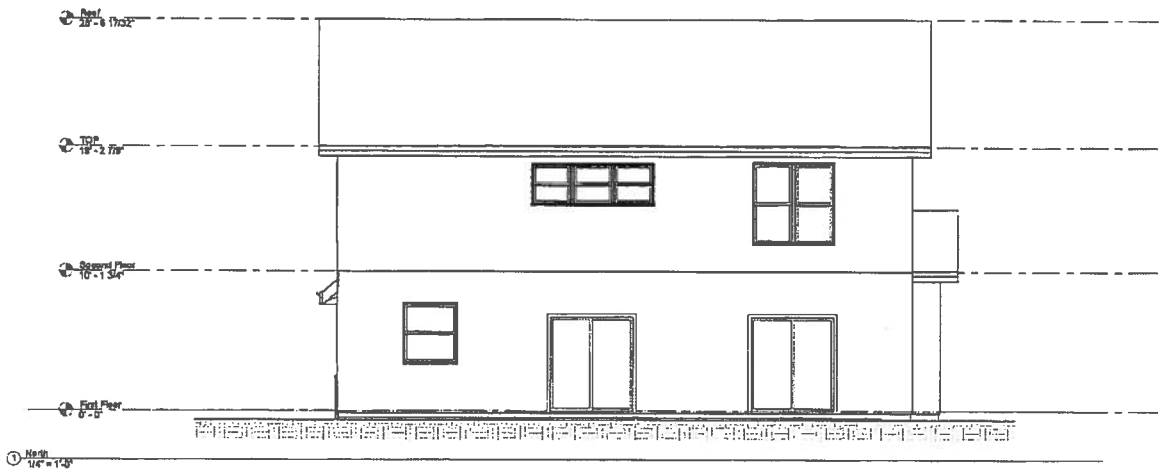
No.	Description	Date

Elevations

Project number	33
Date	Issue Date
Drawn by	Author

A6

Scale 1/4" = 1'-0"



Wood Siding

Stone Veneer with Wood Cap

Three Tab composite Roof Shingles

Wood Shakes at Gables where shown

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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

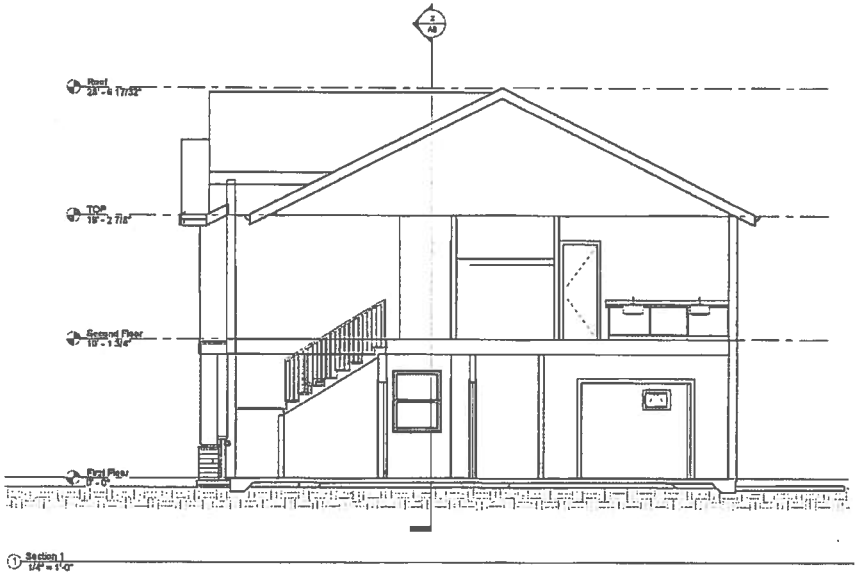
Mk.	Description	Date

Elevations

Project number	39
Date	Issue Date
Drawn by	Author

A7

Scale 1/4" = 1'-0"



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Planning Department Set
Cowell Road Residence

Parcel #3

New Residence

APN:

No.	Description	Date

Building Sections

Project number	39
Date	Issue Date
Drawn by	Author

A8

Scale 1/4" = 1'-0"