REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, June 12, 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. 5/22/14 Meeting Minutes

STAFF REPORTS

HEARINGS

FINAL REVIEW

1. Golden State Lumber (PL131301 – DR) – Final Design Review for a 73,938 sq. ft. enclosed lumberyard, retail showroom, and offices on a 3.5-acre site at 2180 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-326-002. Based on information in the application, the project's land use falls within the "Building Materials Sales and Services" land use classification. Without outdoor storage, the project is allowed at the project site with a Zoning Clearance. Because the Administrative Design Review and the Zoning Clearance processes are ministerial in nature, CEQA[1] does not apply. Even if CEQA were triggered, the project falls within the categorical exemption for in-fill development projects under State CEQA Guidelines Section 15332. Therefore no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

[1] California Environmental Quality Act and State CEQA Guidelines, as amended.

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 26, 2014
July 10, 2014

Concord

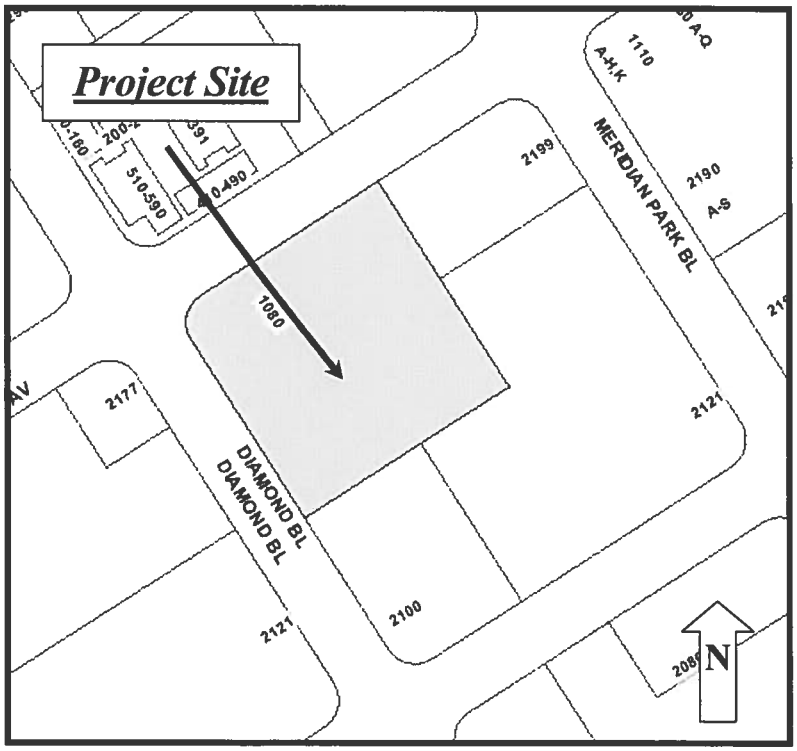
REPORT TO DESIGN REVIEW BOARD

DATE: June 12, 2014

I. GENERAL INFORMATION

Project Name:	**GOLDEN STATE LUMBER (PL131301 – DR)**
Review Status:	**Final Design Review**
Location:	**2180 Diamond Boulevard**
Parcel Number:	**APN 126-326-002**
General Plan:	**West Concord Mixed Use**
Zoning:	**WMX (West Concord Mixed Use)**
Applicant:	**ABS** **Attn: Seth Nobmann** **855 Lakeville Street, #200** **Petaluma CA 94952**

Vicinity Map:



II. PROJECT BACKGROUND

On October 24, 2013, the Board conducted Preliminary Design Review of Golden State Lumber consisting of a 48,460 sq. ft. lumberyard, showroom, retail area, and offices. The Board provided the applicant with comments regarding the site design, architecture, and landscaping.

On November 21, 2013, the Board conducted a Study Session of Golden State Lumber and recommended façade changes to Shed #2, a new building color, more variety in the plant list, and an alternate location for the trash enclosure.

On December 19, 2013, the Board recommended Final Design Review approval of the project.[1]

On May 20, 2014, Golden State Lumber resubmitted their application for DAC review on June 10, 2014. Staff will update the Board regarding the DAC's completeness determination at the meeting. The revised plans combine "Shed Buildings #2 and #3" into one larger building enclosing the outdoor lumberyard and eliminating the need for a Conditional Use Permit.

This application is for Final Design Review of the revised "Shed Building #2" only as the Board previously recommended Final Design Review of the project and there are no other significant changes to the project. The Board's comments will be incorporated into revised plans submitted for a building permit. The Planning Division will issue an Administrative Design Review and Zoning Clearance[2] only after first determining that the application complies with all Development Code provisions applicable to the project.

III. DISCUSSION

Site Plan/Circulation/Parking

The Revised Project increases the overall building area by approximately 25,000 sq. ft. (primarily attributed to enclosing the outdoor lumberyard), provides a shallower setback along Diamond Boulevard, deeper setbacks along the south and east property lines, and modifies the site circulation through the lumberyard. The buildings remain in the same general location as before with a minor change to the footprint of Shed Building #1.

The truck queuing and loading/unloading area has increased by 11 feet in width along the south property line to accommodate all delivery vehicles onsite and to allow adequate circulation for forklifts to load/unload products. The garbage and fuel tank enclosures are located along the loading area under the building canopy. Customer vehicle circulation will take place in a counterclockwise direction within the enclosed Shed Building #2 (previously outdoor lumberyard and Shed Buildings #2 and #3).

There are no significant site changes therefore staff has no recommendations regarding the site design.

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[1] No entitlements were granted previously for this use.

[2] Pursuant to Section 122-889(b), "The Zoning Clearance approval may be a stamp, City staff signature, or other official notation on the approved plans, or other certification."

Architecture

The building is divided into "boxes" incorporating simple materials with a variety of colors and patterns to create a human scale and represent Golden State Lumber's corporate image. Patterned metal siding is proposed in a variety of orientations, spacing, and colors to define the three primary building "boxes"; the Showroom/Retail Area/Office, Office/Shed #1, and Shed #2. The materials transition from dark bronze vertical metal panel siding, to horizontal, silver-colored metal panels, to a rust-colored vertical metal paneling system with vertical aluminum ribs that provide shadow in the building plane.

Shed #2 combines previously proposed Shed #2, Shed #3, and the outdoor lumber yard. The building measures approximately 51,000 sq. ft. and encloses all the previous outdoor operations. The building incorporates vertical, silver-colored, patterned metal siding. The metal panels will be applied using the same configuration and spacing between flutes. The shed incorporates a cantilevered overhang along the south elevation. The red color used on the inside of the shed will be visible on the north elevation.

A portion of the west end of the building will be visible along Diamond Boulevard and a portion will be screened by the south property line fence and setback from the adjacent property. Staff asks the Board to consider the use and placement of materials and architectural detailing versus "stepping" the roofline to break up the horizontal character of the building given its limited visibility. Staff has the following recommendations:

- Consider applying the metal panels using different configurations with different spacing between flutes to break up the south and east wall mass and provide interest.

- Consider "stepping" the projecting metal canopy along the south elevation to mitigate the horizontality of the building and provide interest.

- Consider relocating the rollup door on the south elevation further east, away from Diamond Boulevard and closer to the garbage and fuel tank enclosures to facilitate circulation at the driveway and for easier employee access.

IV. Summary

The revised "Shed Building #2" is consistent with the previously approved project in terms of its relationship to the other buildings, its mass and scale, and use of materials and colors. The revised project encloses all lumber and building materials and eliminates the sawmill from the facility operations. The revised plan allows a larger area for truck queuing and loading along the south property line and will facilitate customer circulation within the revised "Shed Building #2." Staff's recommendations further refine the project design and are appropriate as conditions of project approval.

V. Recommended Action

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the final project design as conditions of approval.

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 Golden State Lumber (PL131301 - DR), subject to the following recommendations as well as any additional recommendations made by the Board.

Recommended Conditions of Approval

- Apply the metal panels using different configurations with different spacing between flutes to break up the south and east wall mass "Shed Building #2."

- Vary the height of the projecting metal canopy along the south elevation to mitigate the horizontality of the building and provide interest.

- Relocate the rollup door on the south elevation further east, away from Diamond Boulevard and closer to the garbage and fuel tank enclosures.

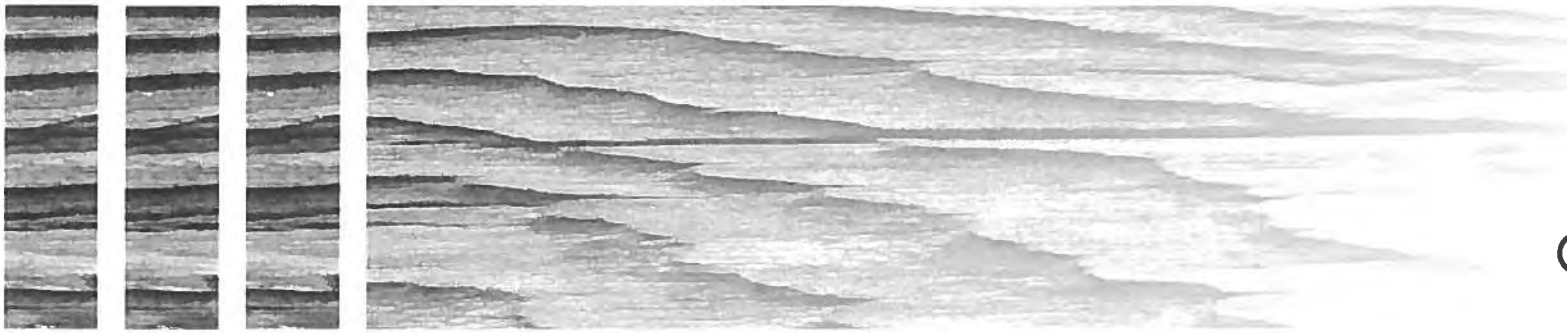
Prepared by: _____

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

Exhibits:

A - Project plans date stamp received May 20, 2014
B - Revised written statement date stamp received May 20, 2014
C - Previous site plan and south elevation date stamp received December 9, 2013
D - Design Review Board staff report dated December 19, 2013

14srdrb.026



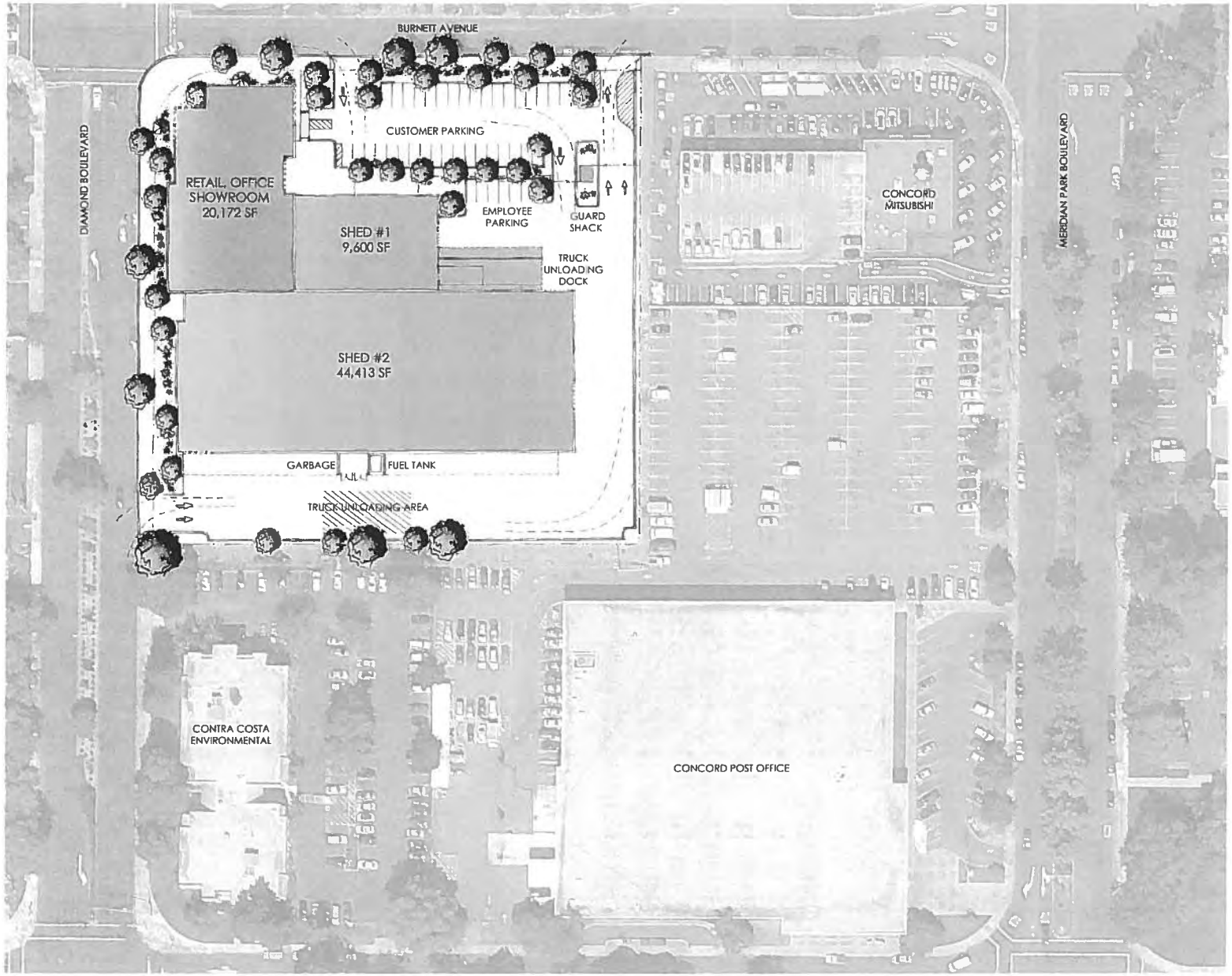
GOLDENSTATE
LUMBER

RECEIVED
MAY 20 2014
PLANNING

EXHIBIT A

GOLDEN STATE LUMBER
APN : 126.326.002
PLANNING 05.12.14

MBH arch



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C8	CROSS SECTIONS
INT1	JOINT TRENCH INTENT
	MATERIALS BOARD

PROJECT DIRECTORY

OWNER
ADVANCED BUILDING SOLUTIONS
CONTACT SETH NOBMANN
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PETALUMA, CA
PHONE 707-774-5944
FAX 707 206 4053

ARCHITECT
MBH ARCHITECTS
CONTACT ANDRES GRECHI
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ALAMEDA, CA 94501
PHONE: 510-865-8663
FAX 510-865-1611

CIVIL ENGINEER
BKF ENGINEERS, SURVEYORS, PLANNERS
CONTACT GEOFF COLEMAN
ADDRESS: 325 TESCONI CIRCLE
SANTA ROSA, CA 95401
PHONE 707-583 8500
FAX 707-583 8539

LANDSCAPE ARCHITECT
BRUCE JETT ASSOCIATES
CONTACT BRUCE JETT
ADDRESS 3 ALTARINDA ROAD, SUITE 201
ORINDA, CA 94563
PHONE 925-258-0215
FAX 925 254 5422

JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING SERVICE, INC
CONTACT ALFRED GIUSTI
ADDRESS PO BOX 737
ALAMO CA 94507
PHONE 925 783 4300

PROJECT LOCATION

GOLDEN STATE LUMBER
2180 DIAMOND BLVD
CONCORD, CA 94520
APN 126 326 002

PROJECT DESCRIPTION

NEW CONSTRUCTION OF AN INDOOR LUMBER YARD CONSISTING OF A RETAIL SHOWROOM AND BUILDING SHEDS FOR MATERIAL STORAGE

N TRUE NORTH

PROJECT DATA & VICINITY

A0.1

N.T.S.

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

12 MAY 2014
PROJECT NO: 48568

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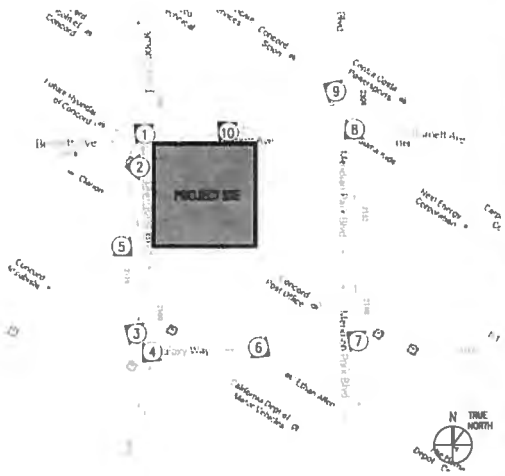
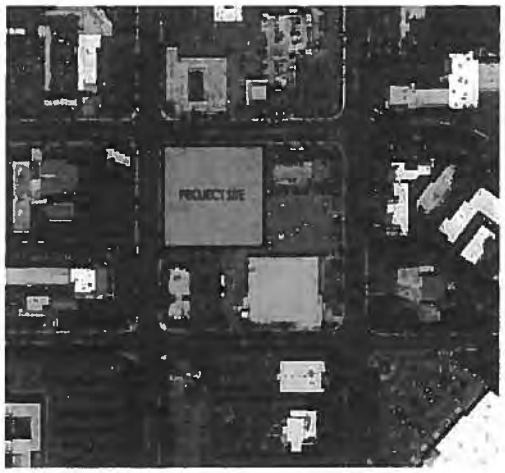
KEY PLAN



AERIAL MAP



EXISTING SITE

VIEW AT CORNER OF DIAMOND BLVD AND BERNETT AVE

NEIGHBORHOOD PHOTOS

1 PURURE HYUNDAI OF CONCORD - 1051 BURNNETT AVENUE

2 CALIFORNIATEACHERS ASSOCIATION - 2177 DIAMOND BLVD.

3 PREMIER CONSTRUCTION SERVICES - 2121 DIAMOND BLVD.

4 CHEVRON CORPORATION - 2005 DIAMOND BLVD.

5 CONTRA COSTA ENVIRONMENTAL - 2120 DIAMOND BLVD.

6 ETHAN ALLEN 2080 DIAMOND BLVD.

7 POST OFFICE 2121 MERIDIAN PARK BLVD.

8 CONCORD MITSUBISHI - 2199 MERIDIAN PARK BLVD.

9 TOYOTA - 1090 CONCORD AVENUE

10 BUSINESS PARK - 2280 DIAMOND BLVD.

CONTEXTUAL PHOTOS

A0.2

N.T.S.

12 MAY 2014
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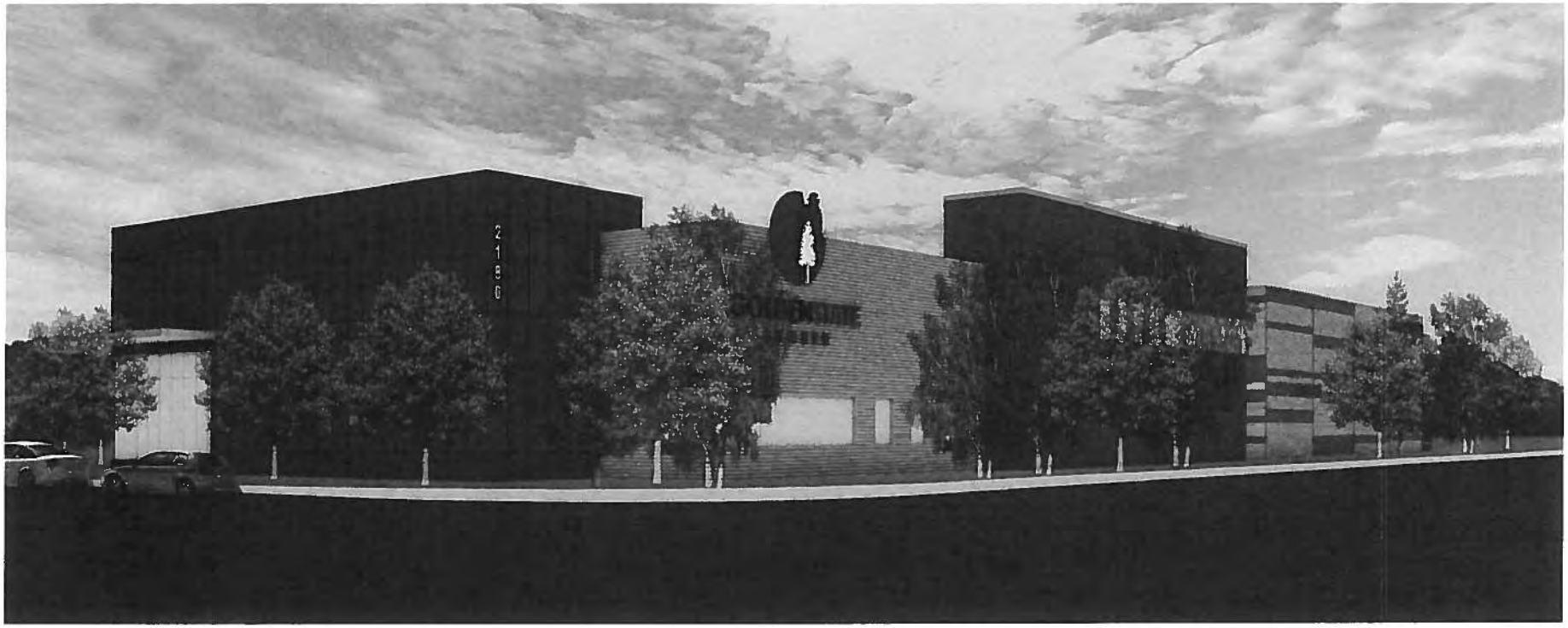

CORNER RENDERING

A0.6

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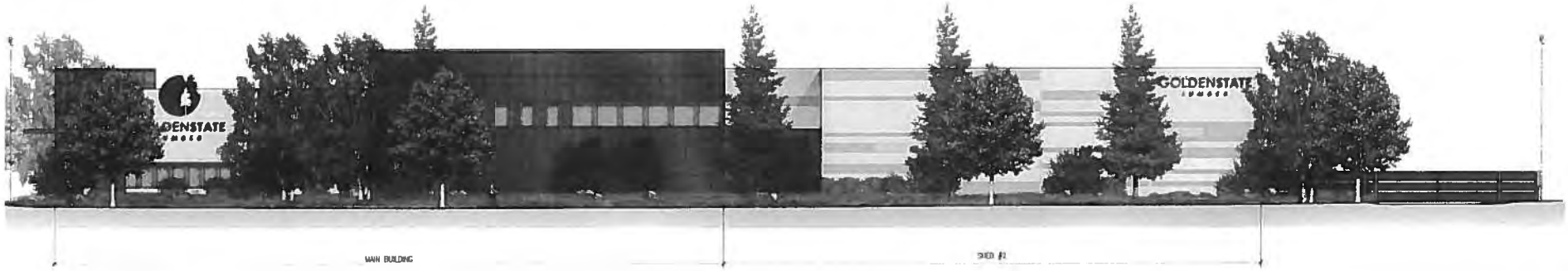

1 - WEST ELEVATION W/ LANDSCAPING (DIAMOND BLVD.)

RENDERED WEST ELEVATION W/ LANDSCAPE (DIAMOND BLVD.)

A0.7

3/32" = 1'-0"

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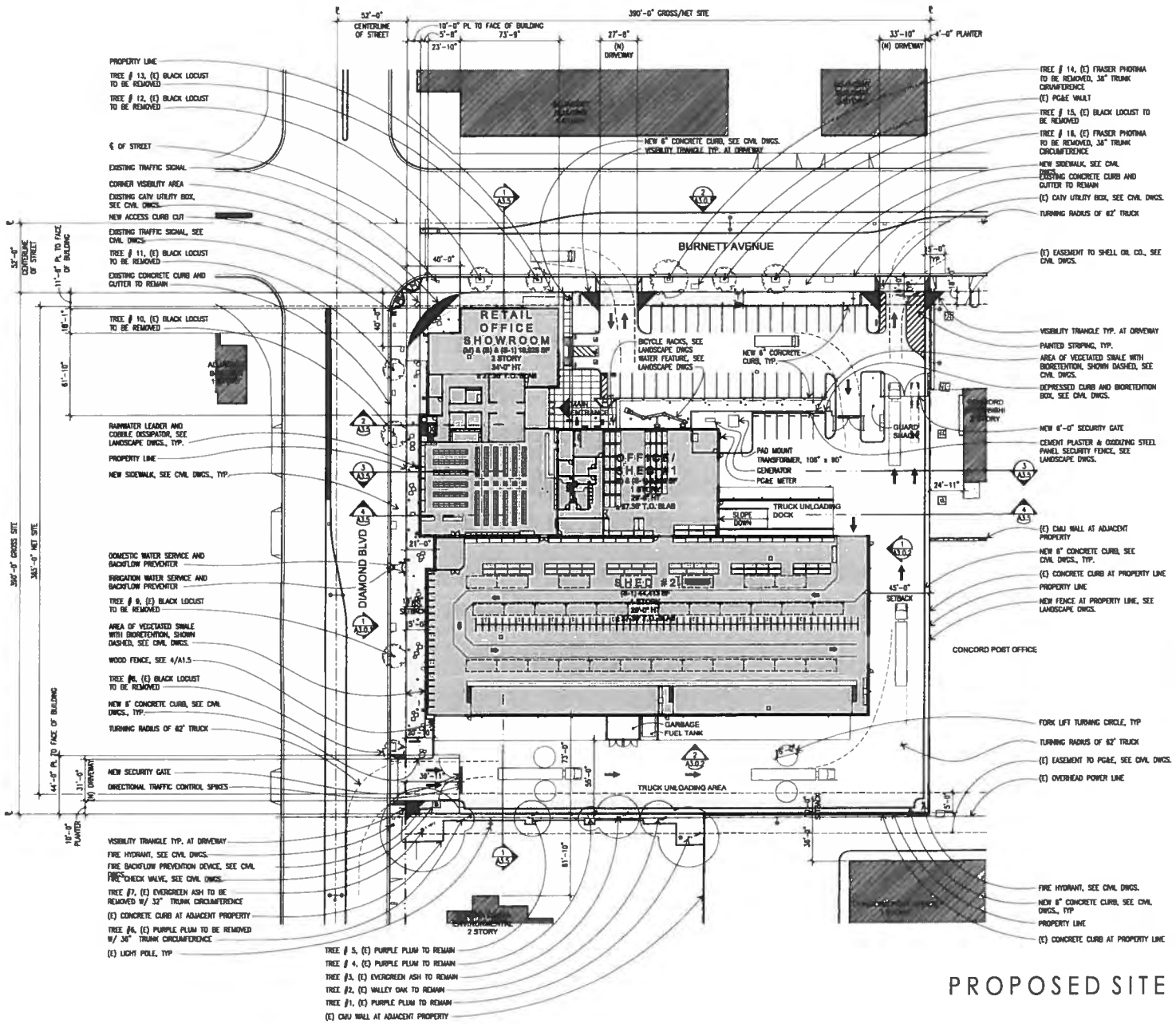

SITE ZONING ANALYSIS

APN:	126-326-002		
SIZE OF PROPERTY:	GROSS	151,400 SF (3.5 ACRES)	
	NET	142,110 SF (3.3 ACRES)	
GENERAL PLAN/SITE ZONING:	WEST CONCORD MIXED USE (WMX) BUCHANAN FIELD SAFETY ZONE 4		
SETBACKS:	FRONT 10'-0"	SIDE 10'-0"	REAR 0'-0"

FLOOR AREA RATIO(FAR): MAXIMUM 40:1
PROVIDED: 73,938 SF (FLOOR AREA)=0.49:1
151 600 SF (SITE AREA)

BUILDING FLOOR AREA

OCCUPANCY/FLR	1ST FLR	2ND FLR	TOTAL
OFFICE (B)	7,127 SF	3,442 SF	10,569 SF
RETAIL (M)	12,074 SF	N/A	12,074 SF
STORAGE (S 1)	51,293 SF	N/A	51 293 SF
TOTAL	70,494 SF	3 442 SF	73,936 SF

PROJECT FOOTPRINT AREA

BUILDING AREA	70 496 SF
PERCENT OF LOT COVERAGE	46.5%

OPEN AREA

TOTAL SITE AREA (LOT SIZE)	151,600 SF
TOTAL PROJECT FOOTPRINT AREA	70 496 SF
TOTAL OPEN AREA	81,104 SF

PERCENT OF NET LAND AREA DEVOTED TO COMMON OPEN SPACE (AREA OF MAIN ENTRANCE PLAZA / LOT SIZE)	1.6 %
PERCENT OF NET LAND AREA DEVOTED TO PRIVATE USEABLE SPACE	8%

LANDSCAPE

COMMERCIAL (WCX)	REQUIRED	PROVIDED
SITE LANDSCAPE		19,770 SF (13% OF SITE)
STREET TREES		3,280 SF
TOTAL	30,300 SF (20% OF SITE)	23,030 SF (15% OF SITE)

BUILDING CODE ANALYSIS

APPLICABLE CODE
- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGYCODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

OCCUPANCY CLASSIFICATION
- B CBC 304.1 BUSINESS
- M CBC 309.1 MERCHANTILE
- S-1 CBC 311.2 STORAGE-MODERATE HAZARD

VICINITY MAP

NOTES

1. REFER TO A1.2 FOR LANDSCAPE CALCULATION.
2. REFER TO A1.3 FOR LIGHTING PLAN.
3. REFER TO ARBORIST REPORT FOR TREES TO BE REMOVED.
4. SIGNAGE IS A DEFERRED SUBMITTAL. REFER TO A1.6 FOR DESIGN INTENT.

LEGEND

- PROPERTY LINE
- SITE EASEMENT AS NOTED
- 10' SETBACK
- AREA OF PROPOSED BUILDING SCOPE
- VISIBILITY AREA

PROPOSED SITE PLAN

N TRUE NORTH

A1.0

1" = 30'

12 MAY 2014
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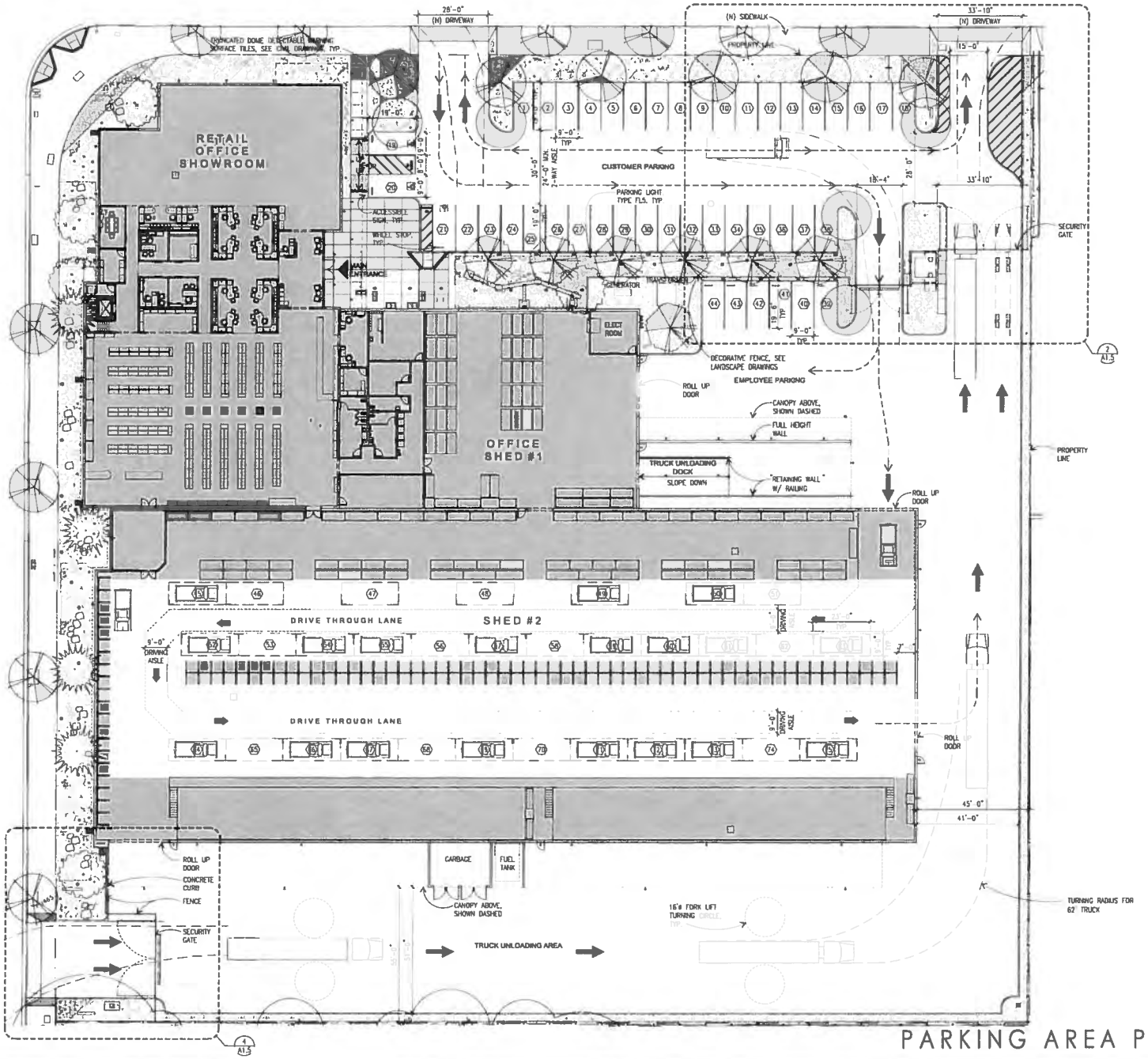

PARKING DATA

TOTAL PARKING STALL COUNT
PER TABLE 122-385.1 OF CITY OF CONCORD DEVELOPMENT CODE,

LAND USE TYPE: RETAIL USES - BUILDING MATERIALS SALES AND SERVICES
PARKING: 1 SPACE FOR EACH 400 SF GROSS FLOOR AREA UP TO 10,000 SF,
1 SPACE FOR EACH 1000 SF GROSS FLOOR AREA OVER 10,000 SF,

BUILDING FLOOR AREA

OCCUPANCY/FLR	1ST FLR	2ND FLR	TOTAL
OFFICE (B)	7,127 SF	3,442 SF	10 569 SF
RETAIL (M)	12,074 SF	N/A	12 074 SF
STORAGE (S-1)*	28,069 SF	N/A	28,069 SF
TOTAL	47,272 SF	3,442 SF	50,714 SF

*BUILDING AREA FOR PARKING STALL COUNT CALCULATION ONLY, SHOWN SHADED IN PARKING AREA PLAN

1/400 SF UP TO 10,000 SF. 10,000 /400 = 25 STALLS
1/1,000 SF OVER 10,000 SF. 40,714 /1000 = 41 STALLS
TOTAL STALLS REQUIRED 66 STALLS

NEW PARKING

PARKING AREA: 14,110 SF.

PROPOSED: 72 REGULAR STALLS
1 VAN ACCESSIBLE STALL
2 REGULAR ACCESSIBLE STALL
75 TOTAL STALLS PROVIDED

PARKING STALL SIZE
PER SECTION 122-390 OF CITY OF CONCORD DEVELOPMENT CODE

STANDARD STALLS PARALLEL. 9' 0" x 23' 0"
STANDARD STALLS 90°: 9'-0" x 19'-0"
COMPACT STALLS 90°: 8'-0" x 16'-0"

ACCESSIBLE PARKING STALL COUNT
PER TABLE 11B-208.2 OF THE 2013 CBC.
MIN. REQ'D NO. OF ACCESSIBLE STALLS FOR 51 75 3

NUMBER OF PARKING STALLS IN LOT 75
NO OF ACCESSIBLE STALLS PROVIDED 3

LEGEND

CIRCULATION PATTERN
PROPERTY LINE
BUILDING FLOOR AREA FOR PARKING STALL COUNT CALCULATION
SITE EASEMENT / 10'-0" SET BACK FROM PROPERTY LINE
VISIBILITY TRIANGLE

N TRUE NORTH

A1.1

PARKING AREA PLAN

1/16" = 1'-0"

12 MAY 2014
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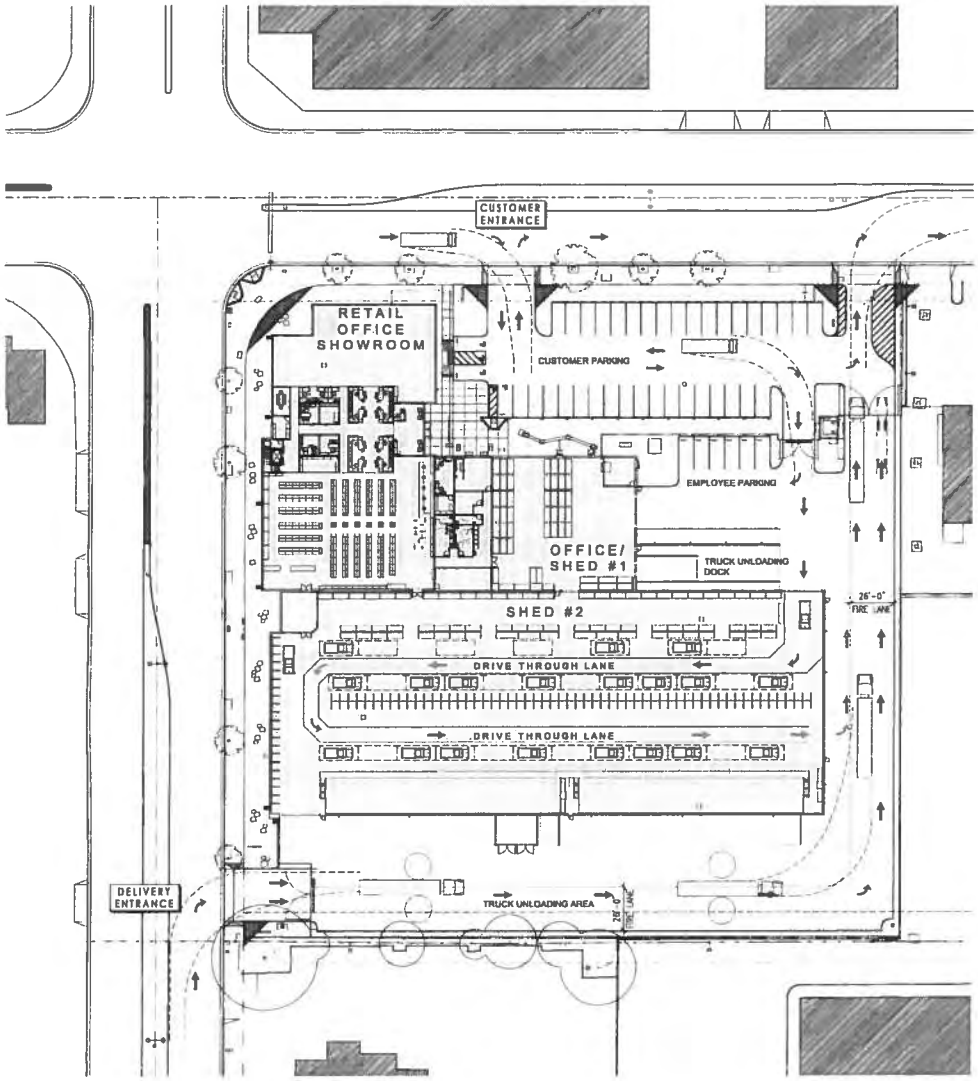

VENDOR TRUCK 35'-45'
2-3 TIMES PER DAY

GSL DELIVERY TRUCK 25'-40'
12-15 TIMES PER DAY

LEGEND

- PROPERTY LINE
- AREA OF PROPOSED BUILDING SCOPE
- VISIBILITY AREA
- TRUCK CIRCULATION
- CUSTOMER TRAFFIC CIRCULATION

N TRUE NORTH

TRUCK ROUTE DIAGRAM

A1.1a

1" = 30'

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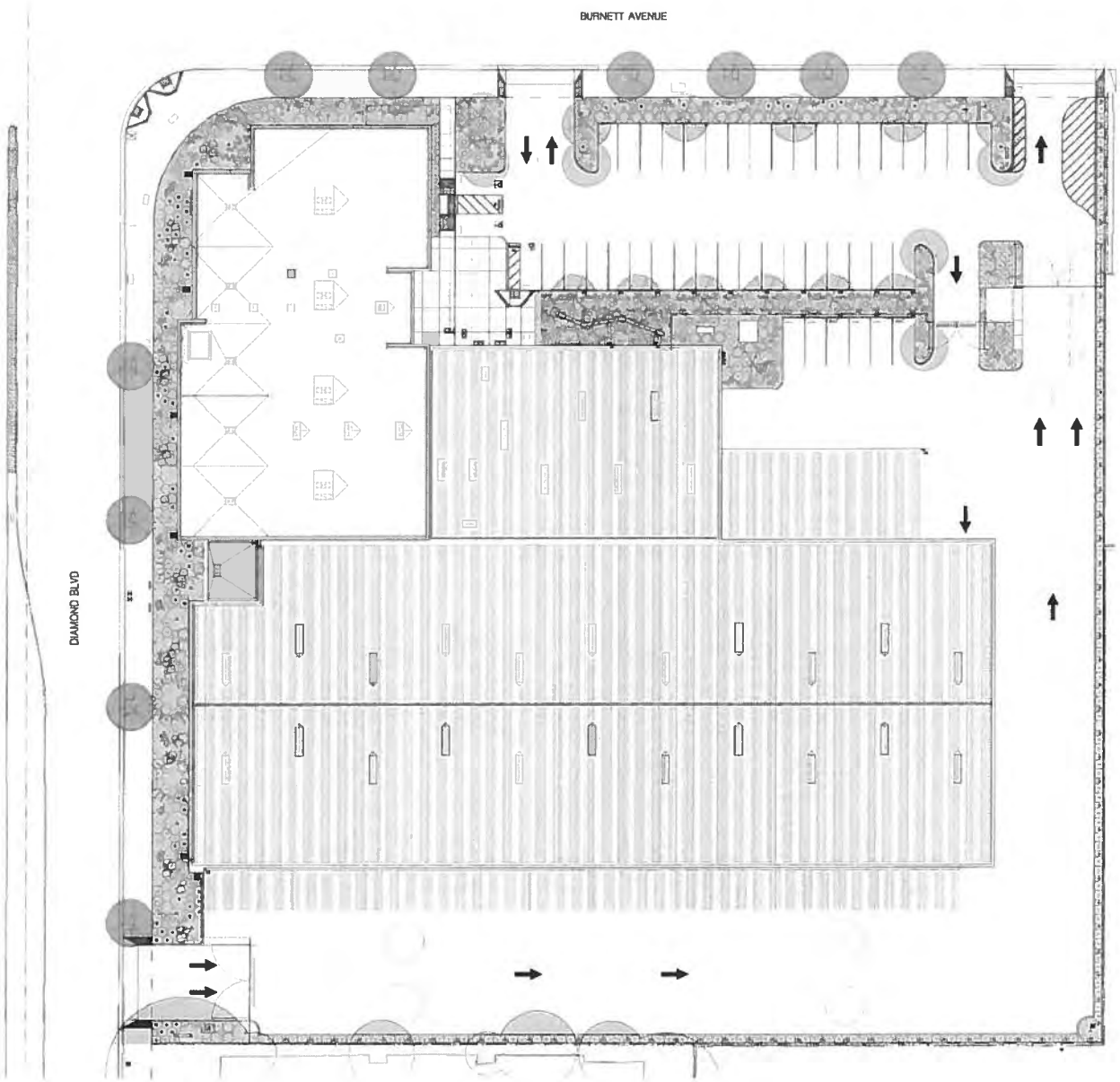

LANDSCAPE

BASED ON GROSS SITE AREA OF 151,600 SF

COMMERCIAL (WCX)	REQUIRED	PROVIDED
SITE LANDSCAPE		19,770 SF (13% OF SITE)
STREET TREES		3,250 SF
TOTAL	30,300 SF (20% OF SITE)	23,020 SF (15% OF SITE)

SITE LANDSCAPE W/ TREE CANOPY

STREET TREES

LANDSCAPE CALCULATION

N TRUE NORTH

A1.2

N.T.S

12 MAY 2014
PROJECT NO: 4856B

GOLDEN STATE LUMBER

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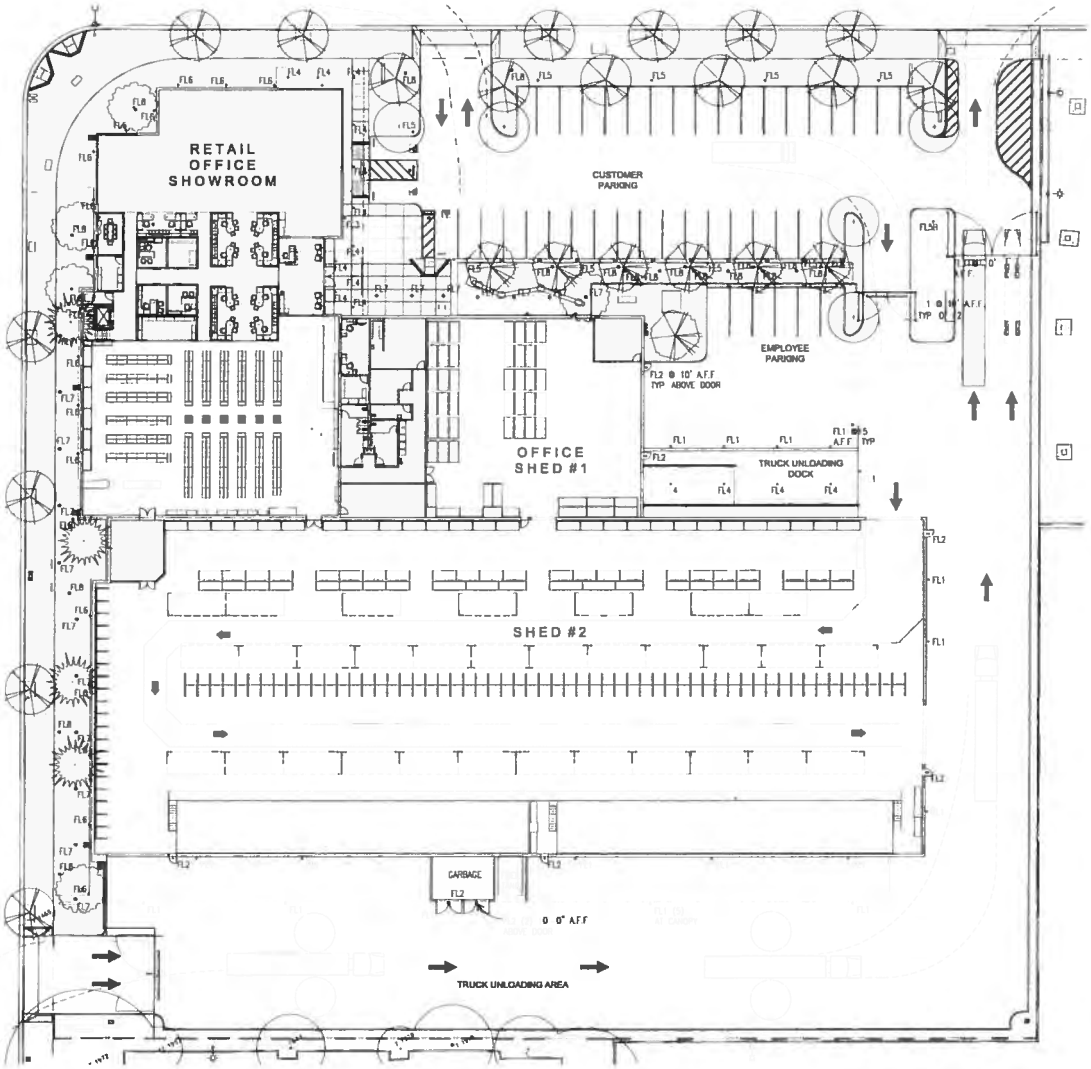

NOTES

1. REFER TO A1.4 FOR FIXTURE CUT SHEETS AND FIXTURE TYPE.
2. SEE EXTERIOR ELEVATIONS FOR VERTICAL PLACEMENT.
3. FIXTURE TYPE FL4 IS CEILING RECESSED AT THE MAIN ENTRANCE CANOPY AND TRUCK UNLOADING DOCK CANOPY.

LIGHTING PLAN

N TRUE NORTH

A1.3

1"=20'

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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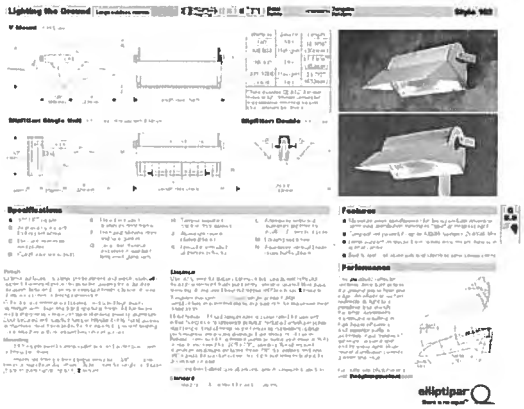
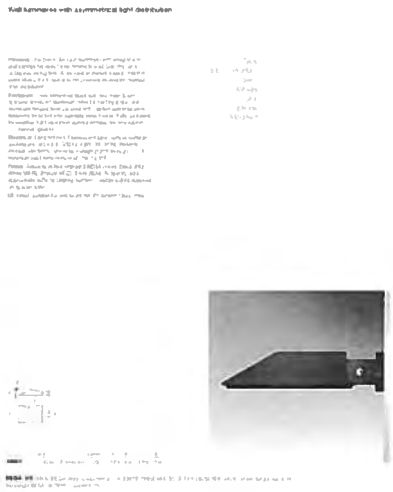
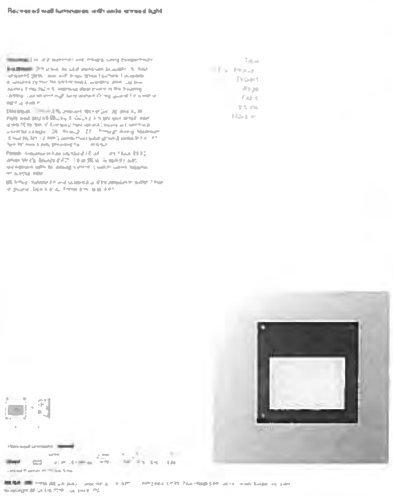


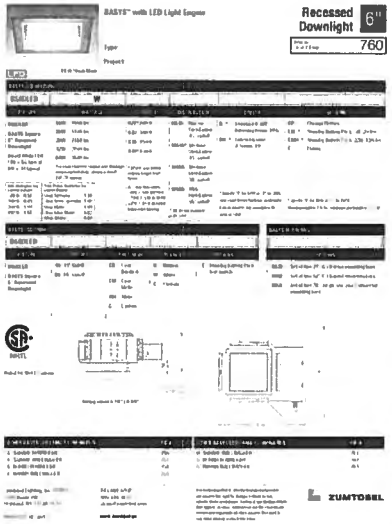
WALL MOUNTED FLOOD LIGHT - FL1



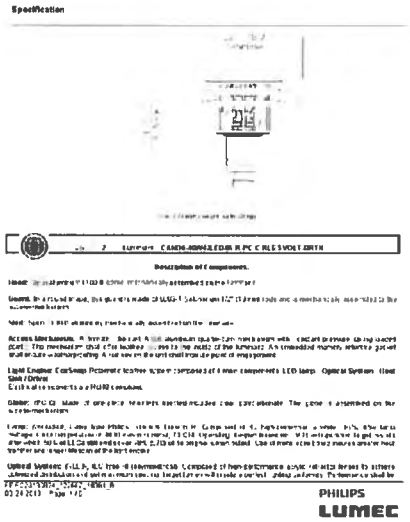
DECORATIVE SCONCE - FL2



RECESSED PATHWAY DOWNLIGHT - FL3



RECESSED DOWNLIGHT - FL4

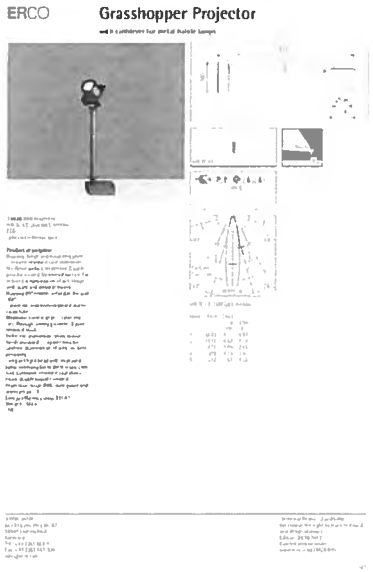


SINGLE POLE LUMINAIRE w/ (1) DOME - FL5

SINGLE POLE LUMINAIRE w/ (2) DOMES - FL5B

FLOOD LIGHT - FL6

IN-GROUND LUMINAIRE - FL7



PROJECTOR/ACCENT LIGHT - FL8

EXTERIOR LIGHTING- FIXTURE TYPES

A1.4

N.T.S

12 MAY 2014
PROJECT NO: 48568

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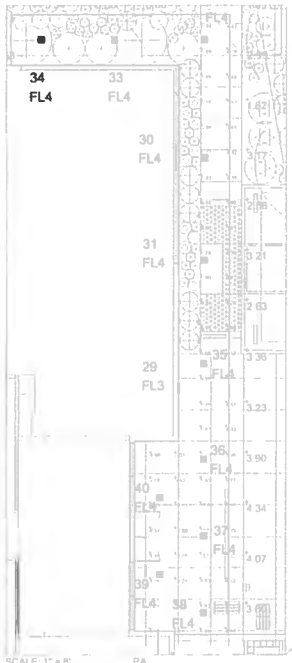
GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

Location	Label	X	Y	Z	Fixtures	Tilt	Sub Size
1	FL1	345.793	348.958	35	0	10s	1m
2	FL1	345.793	363.308	35	0	10s	1m
3	FL1	307.467	236.384	35	90	10s	1m
4	FL1	343.642	236.984	35	90	10s	1m
5	FL1	284.746	236.384	35	90	10s	1m
6	FL1	285.644	236.984	35	90	10s	1m
7	FL1	69.226	72.374	35	270	10s	1m
8	FL1	68.783	72.374	35	270	10s	1m
9	FL1	206.10	72.374	35	270	10s	1m
10	FL1	260.846	72.374	35	270	10s	1m
11	FL1	344.73	72.374	35	270	10s	1m
12	FL1	345.793	82.991	35	0	10s	1m
13	FL1A	344.684	297.527	35	270	10s	1m
14	FL1A	363.644	297.527	35	270	10s	1m
15	FL1A	353.799	309.866	35	0	10s	1m
16	FL1B	339.683	226.297	25	0	10s	1m
17	FL1B	336.836	54.286	25	270	10s	1m
18	FL1B	63.375	54.286	25	270	10s	1m
19	FL1B	36.547	54.286	25	270	10s	1m
20	FL1B	308.967	54.286	25	270	10s	1m
21	FL2	345	291.583	35	0	0	1m
22	FL2	345	308.83	35	0	0	1m
23	FL2	352.986	297.683	35	0	0	1m
24	FL2	352.986	322.477	35	0	0	1m
25	FL2	40.823	72.974	35	270	0	1m
26	FL2	194.869	72.974	35	270	0	1m
27	FL2	168.922	54.081	35	270	0	1m
28	FL2	163.134	54.081	35	270	0	1m
29	FL3	113.538	327.374	2	0	0	1m
30	FL4	117.863	363.719	37.86	0	0	1m
31	FL4	117.85	367.373	37.86	0	0	1m
32	FL4	117.363	362.66	37.86	0	0	1m
33	FL4	113.372	367.377	37.86	0	0	1m
34	FL4	113.08	367.847	37.86	0	0	1m
35	FL4	117.646	323.913	37.86	0	0	1m
36	FL4	117.526	319.965	37.86	0	0	1m
37	FL4	117.119	323.666	37.86	0	0	1m
38	FL4	117.544	293.498	37.86	0	0	1m
39	FL4	113.149	291.58	37.86	0	0	1m
40	FL4	113.862	324.171	37.86	0	0	1m
41	FL4A	243.68	221.195	21.86	0	0	1m
42	FL4A	264.776	221.195	21.86	0	0	1m
43	FL4A	265.84	221.195	21.86	0	0	1m
44	FL4A	301.361	221.195	21.86	0	0	1m
45	FL5	257.832	348.948	17.32	90	0	1m
46	FL5	302.909	348.948	17.32	90	0	1m
47	FL5	160.756	381.194	17.32	270	0	1m
48	FL5	236.331	381.194	17.32	270	0	1m
49	FL5	293.783	381.644	17.32	270	0	1m
50	FL5	325.384	381.644	17.32	270	0	1m
51	FL5	217.746	348.948	17.32	90	0	1m
52	FL5	167.793	348.948	17.32	90	0	1m
53	FL5	169.793	362.677	17.32	0	0	1m
54	FL5	348.809	325.638	17.32	0	0	1m

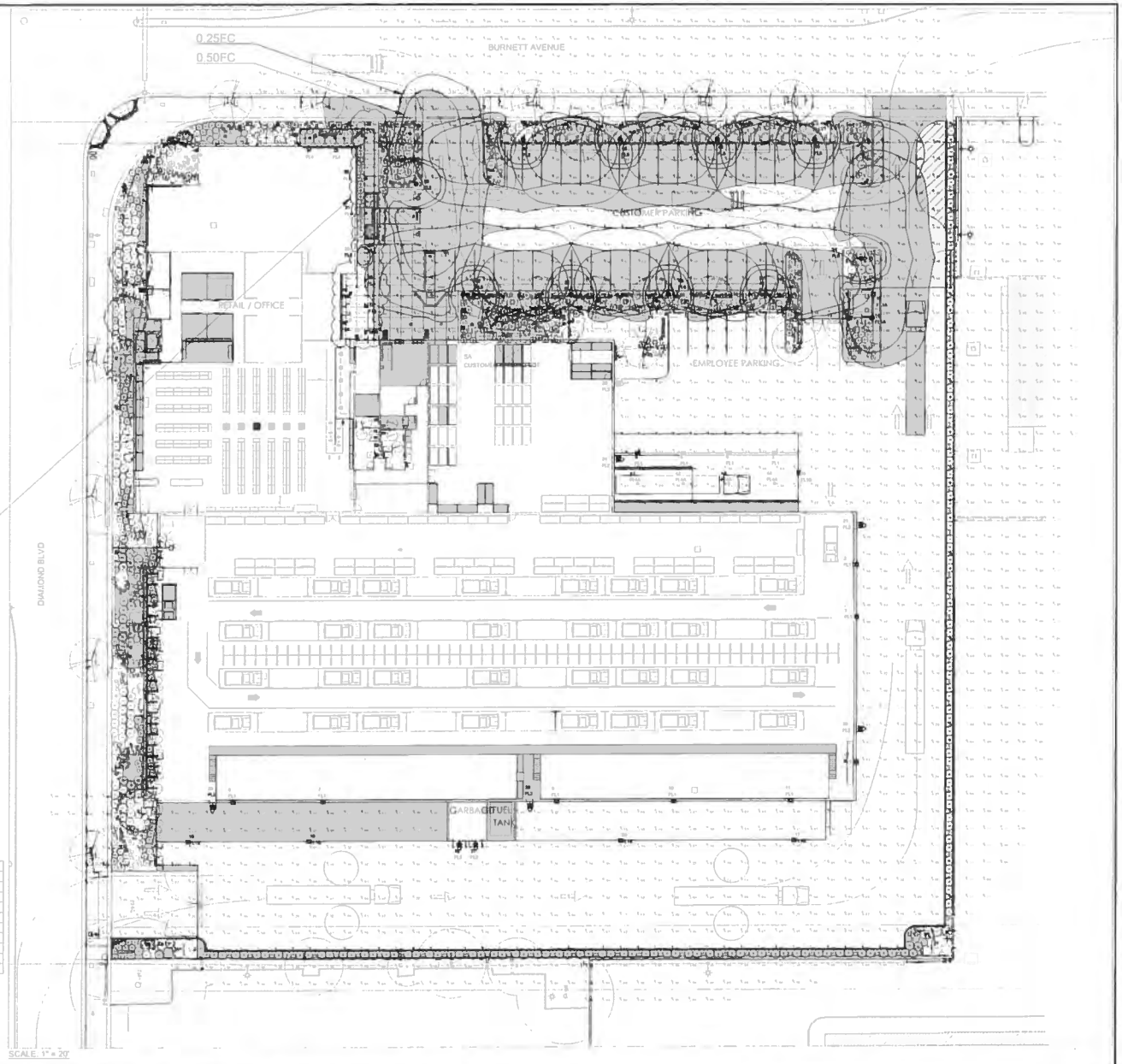
* and Outdoor 54



SCALE: 1" = 8'

Location & Results											
Project: GOLDEN STATE LUMBER - SITE LIGHTING											
Symbol	Qty	Label	Arrangement	Lumens/Lamp	Lamp Lumens	LLF	LLD	LLD	BF	Description	Comments
	12	FL1	SINGLE	14000	N/A	0.830	0.000	0.000	1.000	FLL PT PAR 1/152 1/2G MOUNTING KIT MOUNT 15 AFF	46783 ES
	3	FL1A	SINGLE	14000	N/A	0.830	0.000	0.000	1.000	FLL PT PAR 1/152 1/2G MOUNTING KIT MOUNT 18 AFF	46783 ES
	5	FL1B	SINGLE	14000	N/A	0.830	0.000	0.000	1.000	FLL PT PAR 1/152 1/2G MOUNTING KIT MOUNT 22 AFF	46783 ES
	8	FL2	SINGLE	3200	N/A	0.774	0.000	0.000	1.000	BEGA 8000P 1/1470 CE mgm tip 18 AFF	60 AFF on
	1	FL3	SINGLE	3250	N/A	0.774	0.000	0.000	1.000	BEGA 2200P 1/1470 CE mgm tip 24 AFF	220 AFF ES
	11	FL4	SINGLE	N/A	1131	0.900	0.000	0.000	1.000	75/0 FLOOD BRIDGED/MANUAL/MAIN 19 AFF	BRIDGED 75/0 N/A 0/MAIN CB on
	2	FL4A	SINGLE	N/A	1131	0.900	0.000	0.000	1.000	75/0 FLOOD BRIDGED/MANUAL/MAIN 22 AFF	BRIDGED 75/0 N/A 0/MAIN CB on
	11	FL5	SINGLE	N/A	3000	0.900	0.000	0.000	1.000	FLOOD CAN 0/MANUAL/MAIN PIC RIGHT 8 AFF 8 AFF 8 AFF 8 AFF 8 AFF	CAN 0/MANUAL/MAIN PIC RIGHT 8 AFF 8 AFF 8 AFF 8 AFF 8 AFF

Calculation Summary									
Project: GOLDEN STATE LUMBER - SITE LIGHTING									
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Description
PA	Summary	FC	0.24	11.00	2.13	0.09	4.30	68	PATHWAY
SA	Summary	FC	1.17	5.8	0.7	1.19	8.26	108	CLOTHING PARKING LOT



SCALE: 1" = 20'

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
1177 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE (510) 638-8158 FAX (510) 638-2988

REPORT FOR MSH ARCHITECTS
BY APPLICATIONS ENGINEERING GILBERTO J. RODRIGUEZ
SALES REPRESENTATIVE ALR TIM HALEY

AGI32 lighting software

AGI32 VERSION 14.8
AGI(C) 1998-2013 LIGHTING ANALYSTS INC
10440 BRADFORD ROAD UNIT A
LITTLETON, CO 80127

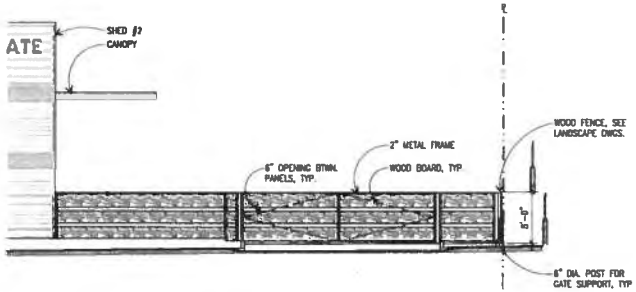
PROJECT DESCRIPTION

GOLDEN STATE LUMBER - SITE LIGHTING

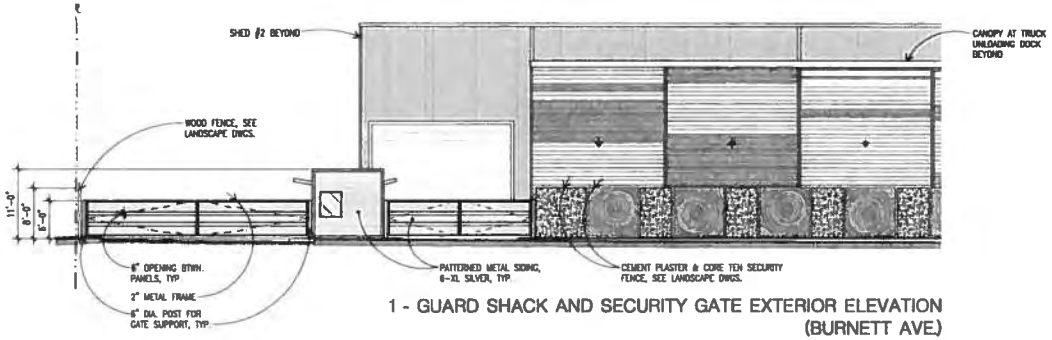
CONCORD, CA

DRAWING NO. / INPUT FILE
11275HAL-H.DWG / AGI

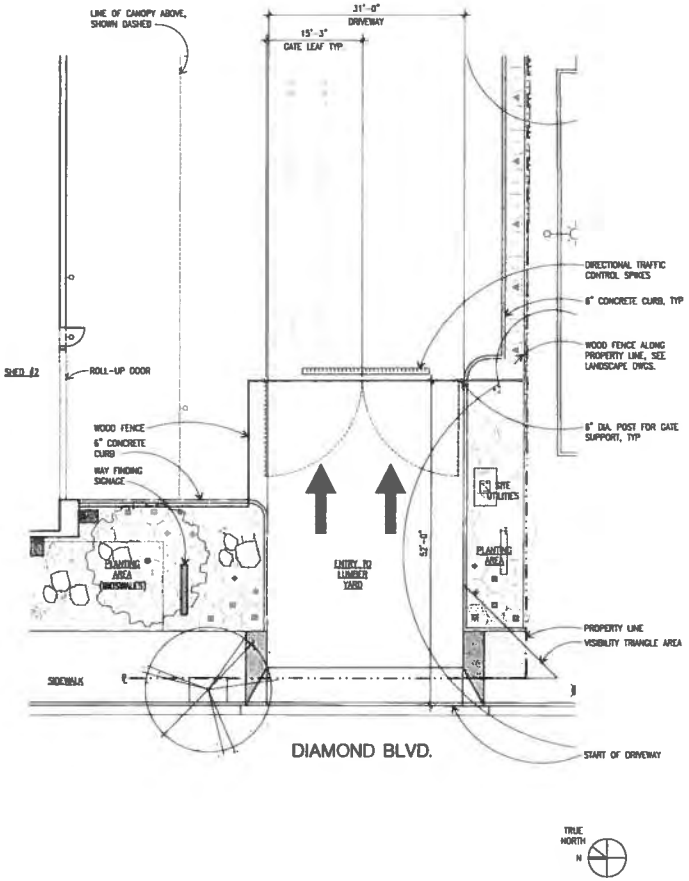
SCALE	SHEET	DATE	REV
AS NOTED	1 OF 1	05.06.2014	6



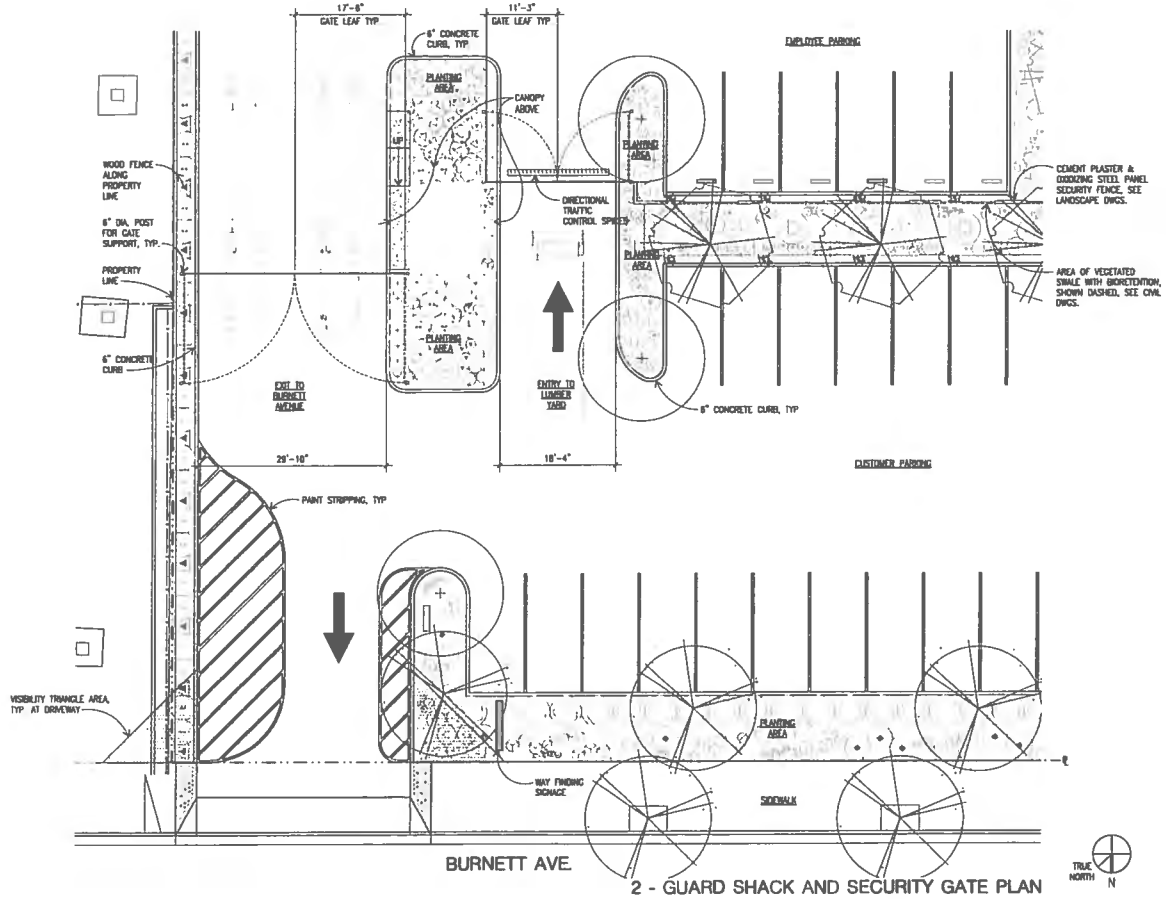
3 - SECURITY GATE EXTERIOR ELEVATION (DIAMOND BLVD.)



1 - GUARD SHACK AND SECURITY GATE EXTERIOR ELEVATION (BURNETT AVE.)



4 - SECURITY GATE PLAN



2 - GUARD SHACK AND SECURITY GATE PLAN

GUARD SHACK AND GATES

A1.5

1/8"=1'-0"

12 MAY 2014
PROJECT NO: 48568

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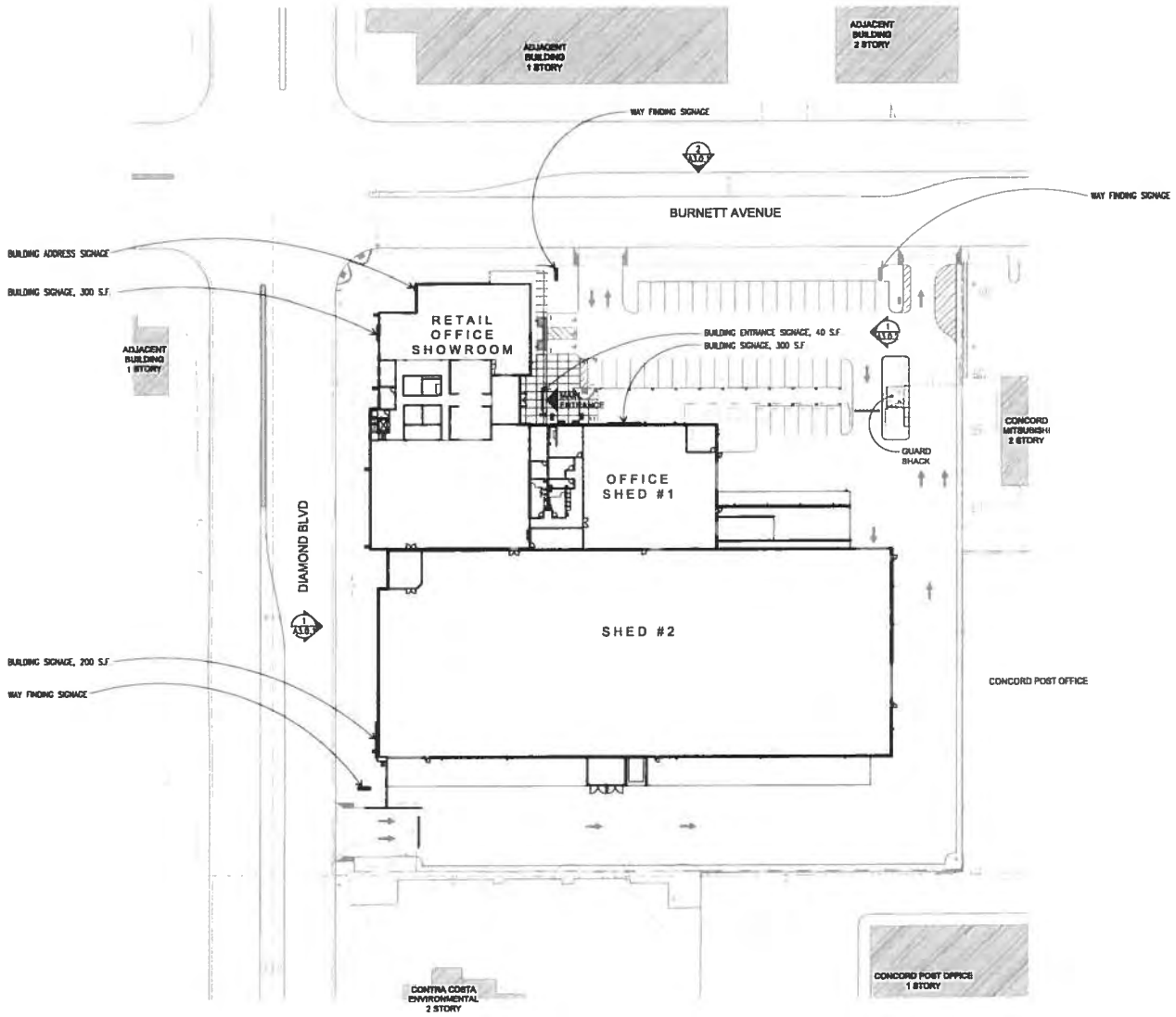
GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA



SIGNAGE INFORMATION

WAY FINDING SIGNAGE:
"GOLDEN STATE LUMBER ENTRANCE"
8'-0"(W)X4'-0"(H)X1'-8"(D)
INTERNALLY LIT
MATERIALS: METAL,ACRYLIC
COLOR:RED,WHITE,BLACK
FONT TYPE:ARIAL NARROW,ARIAL UNICODE MS
TYP. OF 3

BUILDING SIGNAGE:
"GOLDEN STATE LUMBER"
SEE SHEET A3.0 1 FOR DIMENSIONS
INTERNALLY LIT
MATERIALS: METAL,ACRYLIC
COLOR:RED,WHITE,BLACK
FONT TYPE:ARIAL NARROW,ARIAL UNICODE MS
TYP. OF 2

BUILDING ENTRANCE SIGNAGE:
"GOLDEN STATE LUMBER"
SEE SHEET A3.0.2 FOR DIMENSIONS
INTERNALLY LIT
MATERIALS: METAL,ACRYLIC
COLOR:RED,WHITE,BLACK
FONT TYPE:ARIAL NARROW,ARIAL UNICODE MS
TYP. OF 1

BUILDING ADDRESS SIGNAGE:
"2180"
0'-9"(W)X8'-0"(H)X1'-0"(D)
INTERNALLY LIT
MATERIALS: METAL
COLOR:SILVER
FONT TYPE:ARIAL NARROW
TYP. OF 1

NOTE:
- THIS SHEET IS SHOWING SIGNAGE DESIGN INTENT ONLY
- SIGNAGE FINAL DESIGN TO BE SUBMITTED UNDER SEPARATE PERMIT
- SEE EXTERIOR ELEVATIONS FOR DIMENSIONED LOCATION.

PROPOSED SIGNAGE PLAN

N TRUE NORTH

A1.6

1" = 30'

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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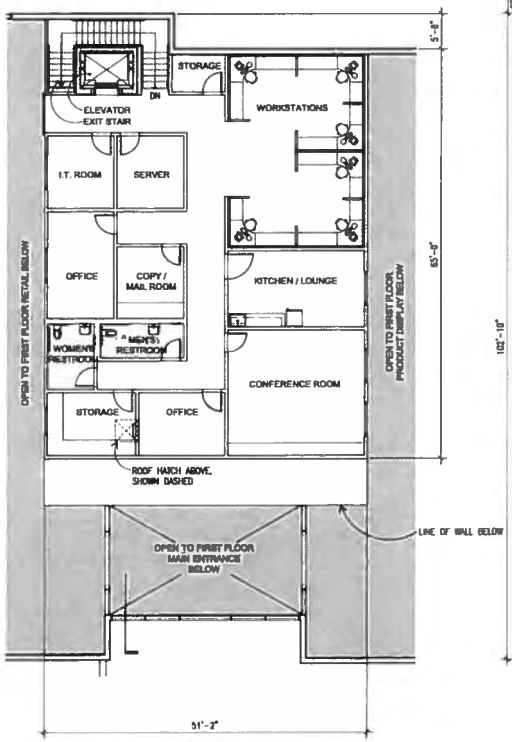
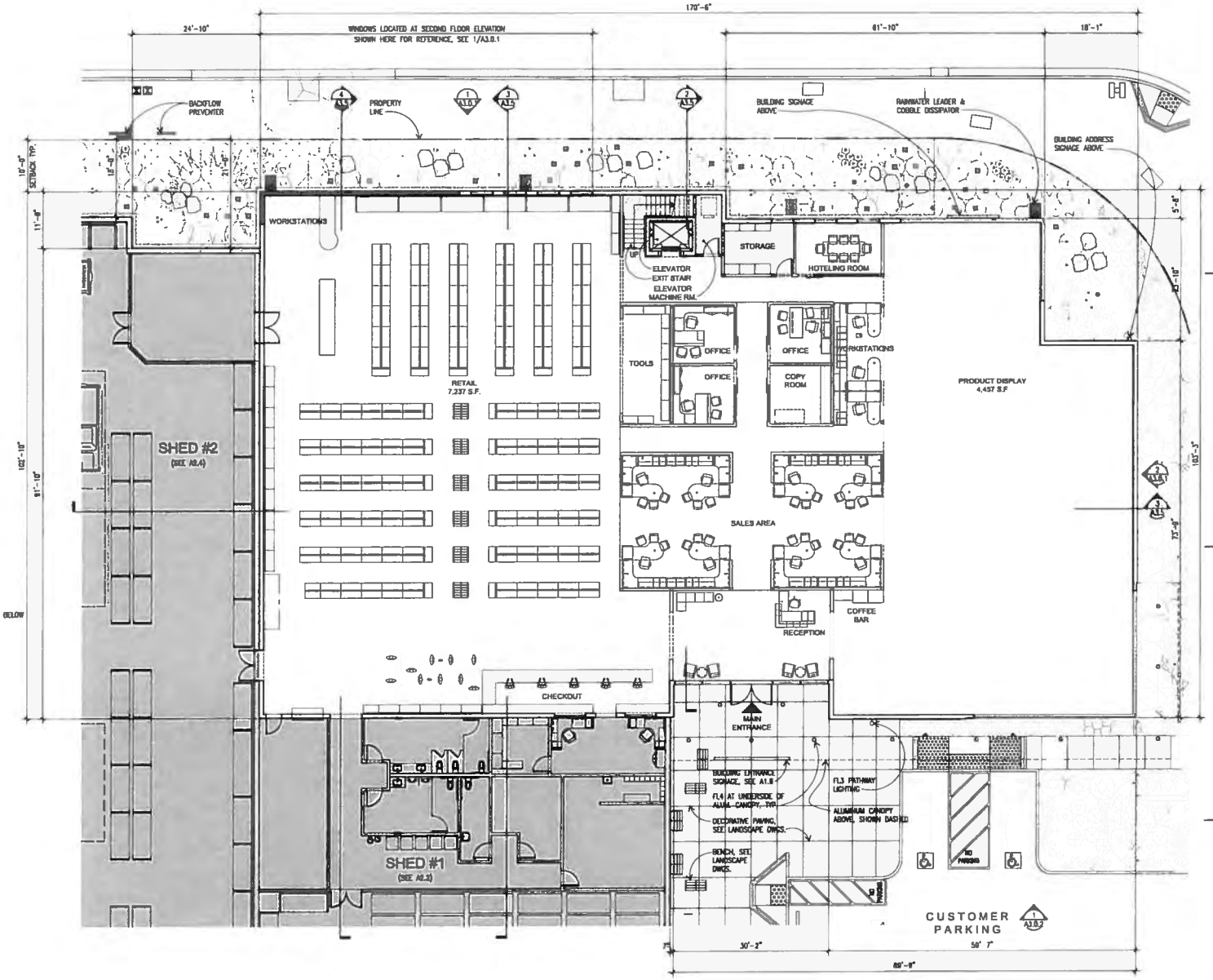


2 - SECOND FLOOR



1 - FIRST FLOOR

NOTES

1. REFER TO A1.1 FOR PARKING PLAN.
2. REFER TO A1.3 FOR LIGHT PLAN.
3. REFER TO A1.4 FOR LIGHT FIXTURE TYPES
4. REFER TO A2.1 FOR MAIN BUILDING ROOF PLAN.

LEGEND

— · · — · · — PROPERTY LINE

MAIN BUILDING FLOOR PLANS

N TRUE NORTH

A2.0

1/8"=1'-0"

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

LICENSED ARCHITECT STATE OF CALIFORNIA

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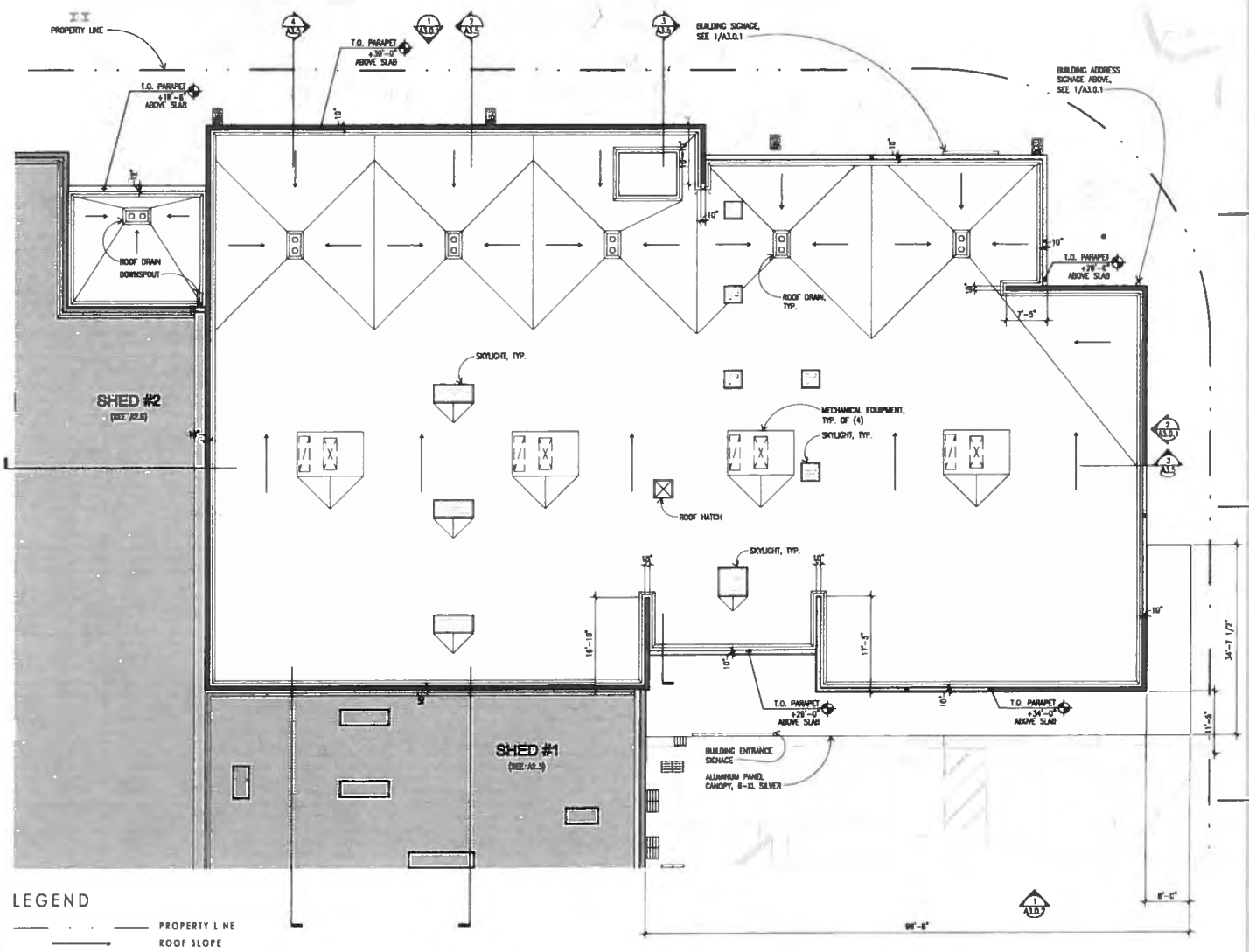

MAIN BUILDING ROOF PLAN

TRUE NORTH

A2.1

1/8"= 1'-0"

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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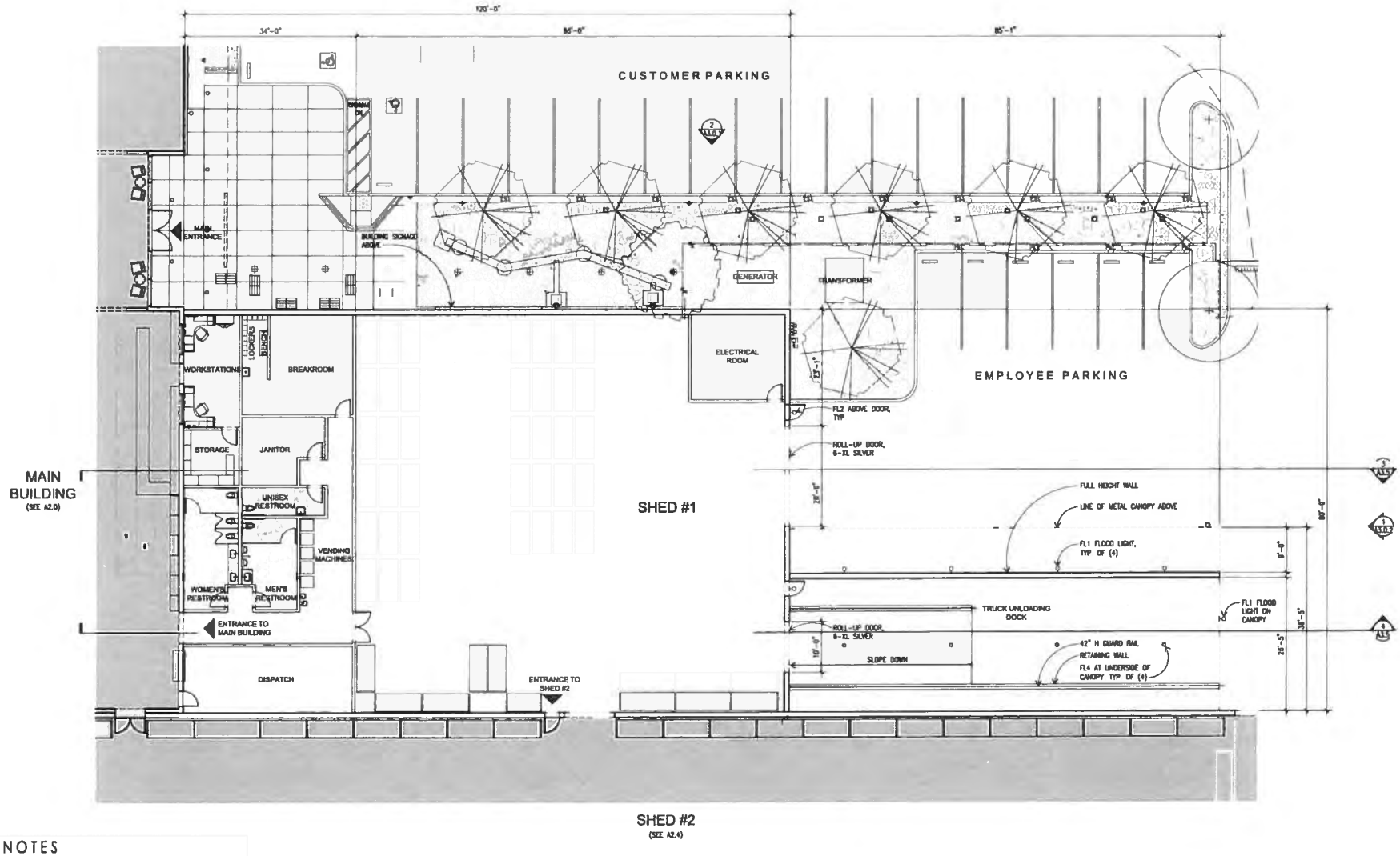

NOTES

REFER TO A1 FOR PARKING PLAN
2 REFER TO A 3 FOR LIGHT PLAN
3 REFER TO A 4 FOR LIGHT FIXTURE TYPES
4 REFER TO A2 3 FOR ROOF PLAN

LEGEND

PROPERTY LINE

SHED #1 FLOOR PLAN

N TRUE NORTH

A2.2

1/8"= 1'-0"

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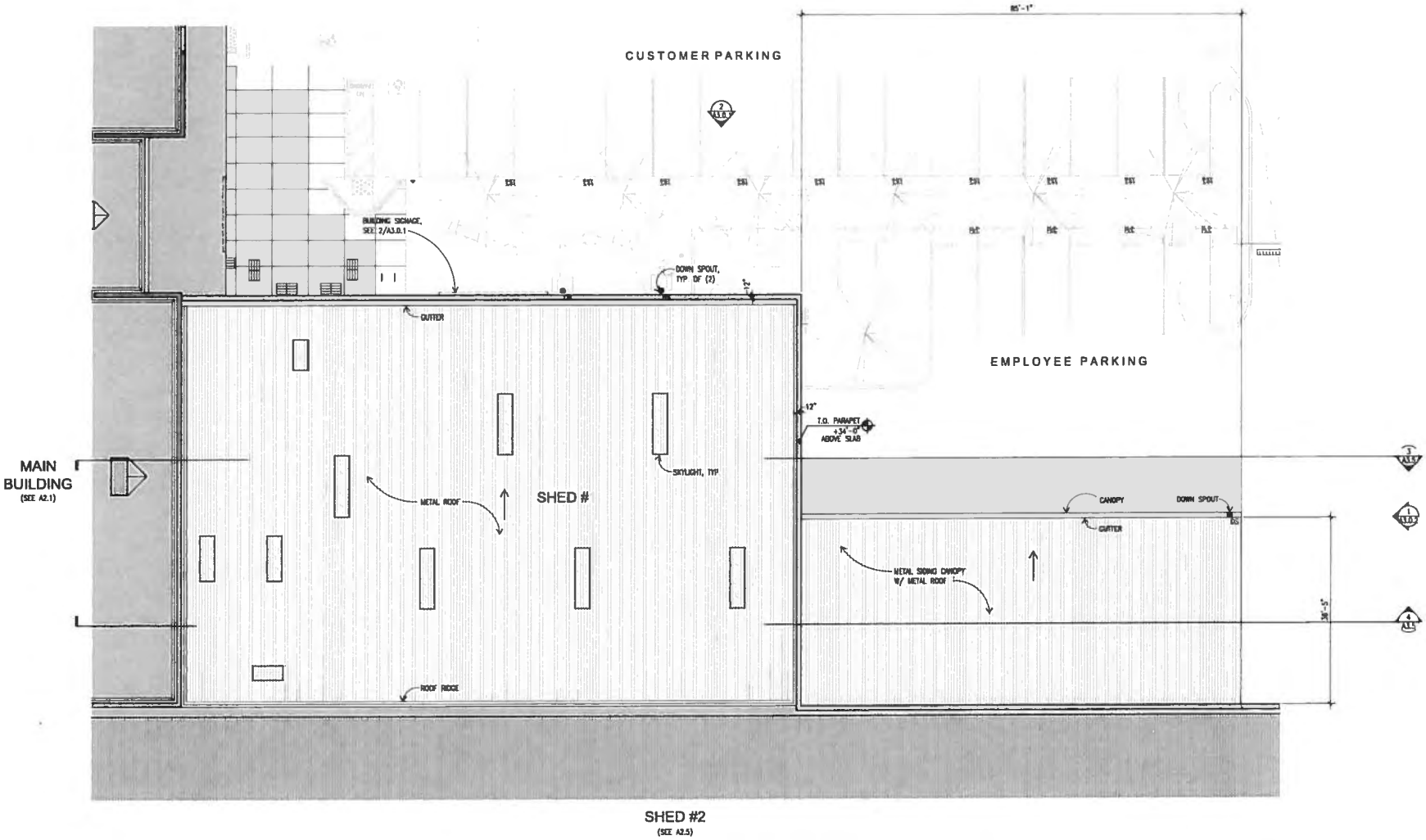

LEGEND	
— · · —	PROPERTY LINE
——→	ROOF SLOPE

SHED#1 ROOF PLAN

N TRUE NORTH

A2.3

1/8"= 1'-0"

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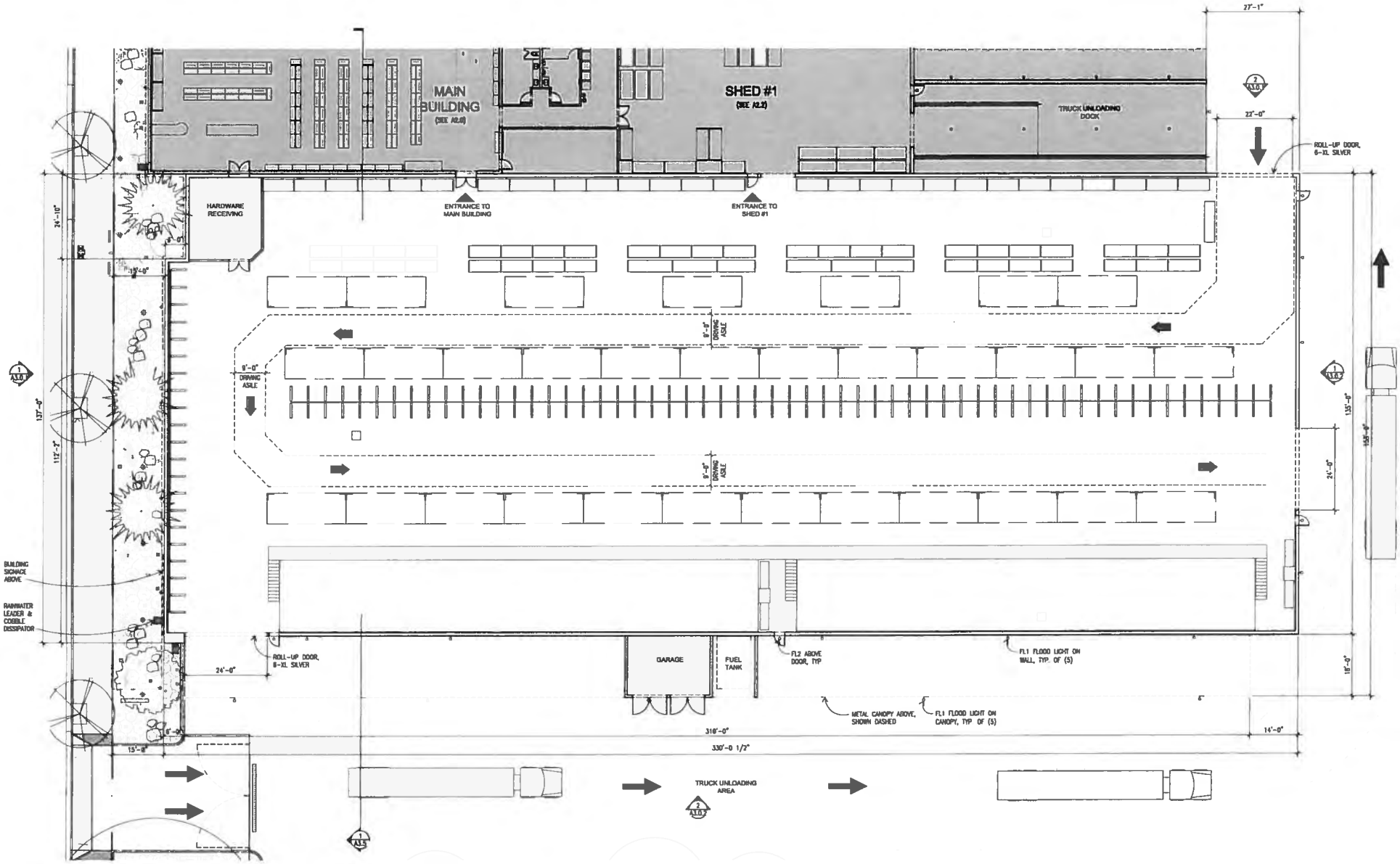

NOTES

1 REFER TO A1 FOR PARKING PLAN
2 REFER TO A1 3 FOR LIGHT PLAN
3 REFER TO A1 4 FOR LIGHT FIXTURE TYPES
4 REFER TO A2 5 FOR ROOF PLAN

LEGEND

PROPERTY LINE

SHED #2 FLOOR PLAN

N TRUE NORTH

A2.4

3/32" = 1'-0"

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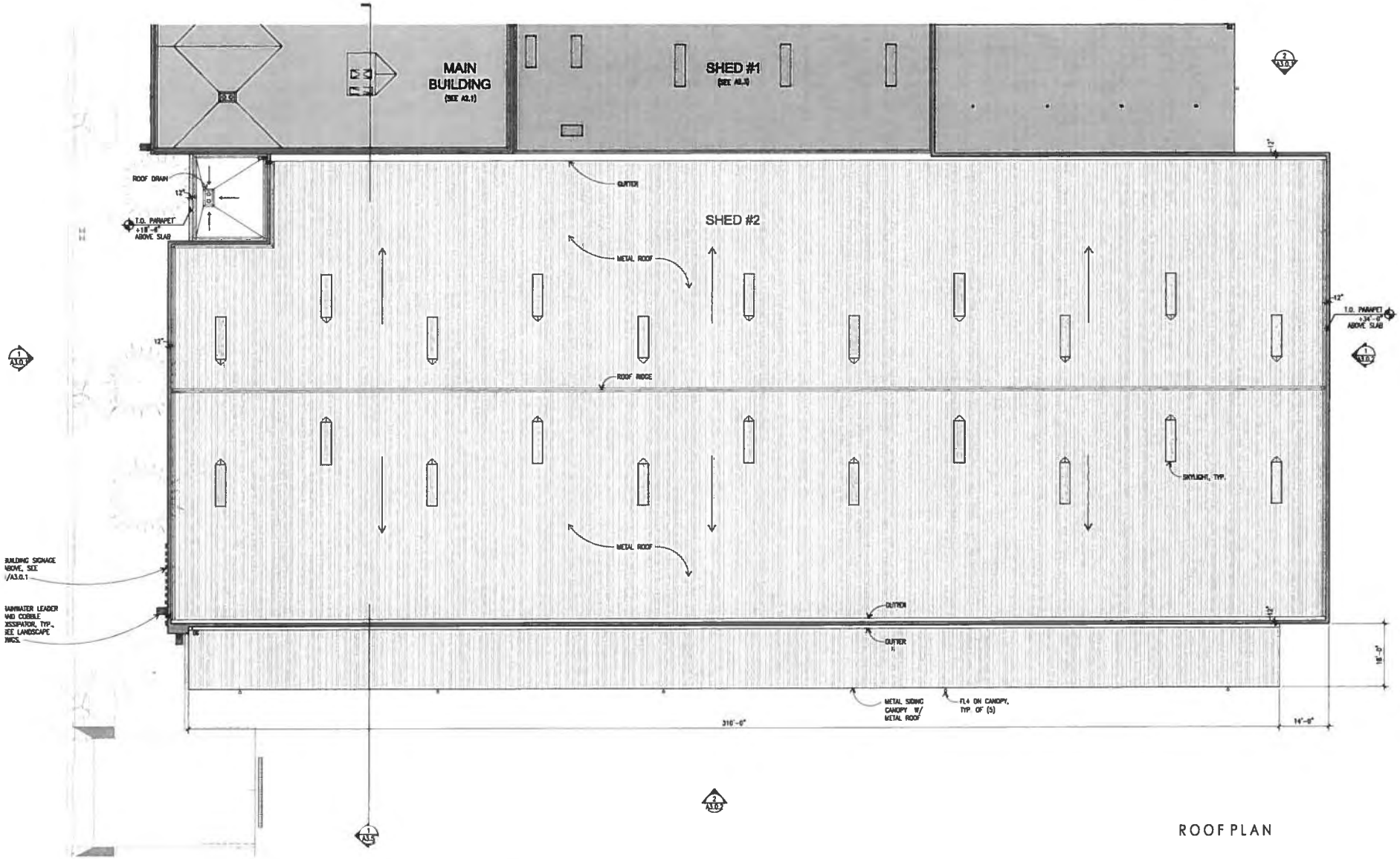

ROOF PLAN

LEGEND

PROPERTY LINE

ROOF SLOPE

SHED#2 ROOF PLAN

N TRUE NORTH

A2.5

3/32" = 1'-0"

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PROJECT NO: 48568

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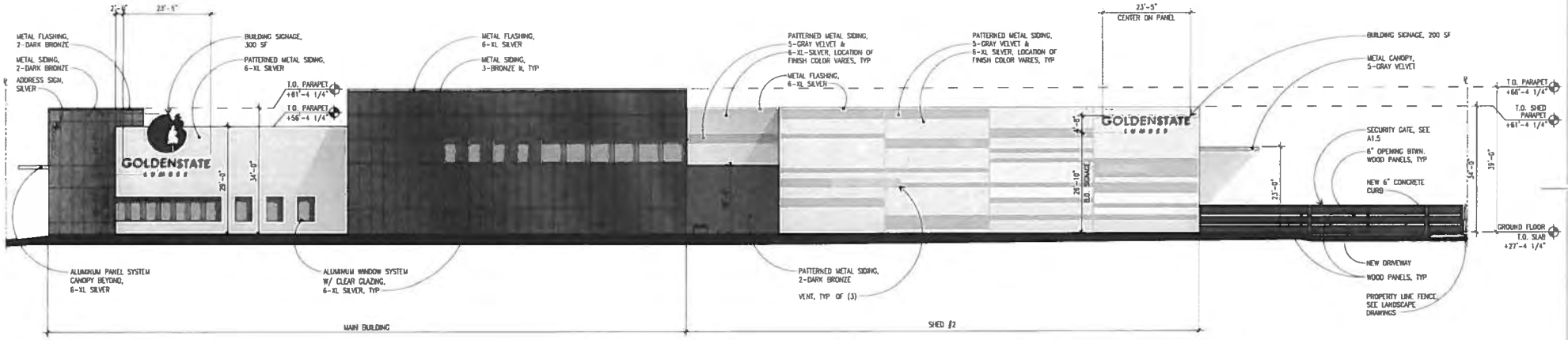
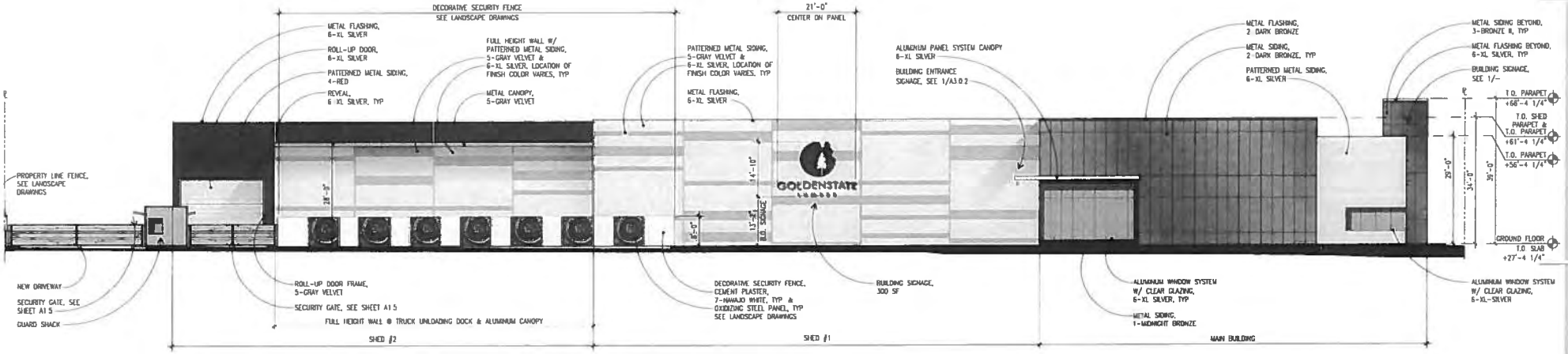
CONCORD, CALIFORNIA



1 - WEST ELEVATION (DIAMOND BLVD.)



3 - NORTH ELEVATION (BURNETT AVE)

OVERALL EXTERIOR ELEVATIONS - RENDERED

A3.0.1

3/32" = 1'-0"

12 MAY 2014
PROJECT NO: 48568

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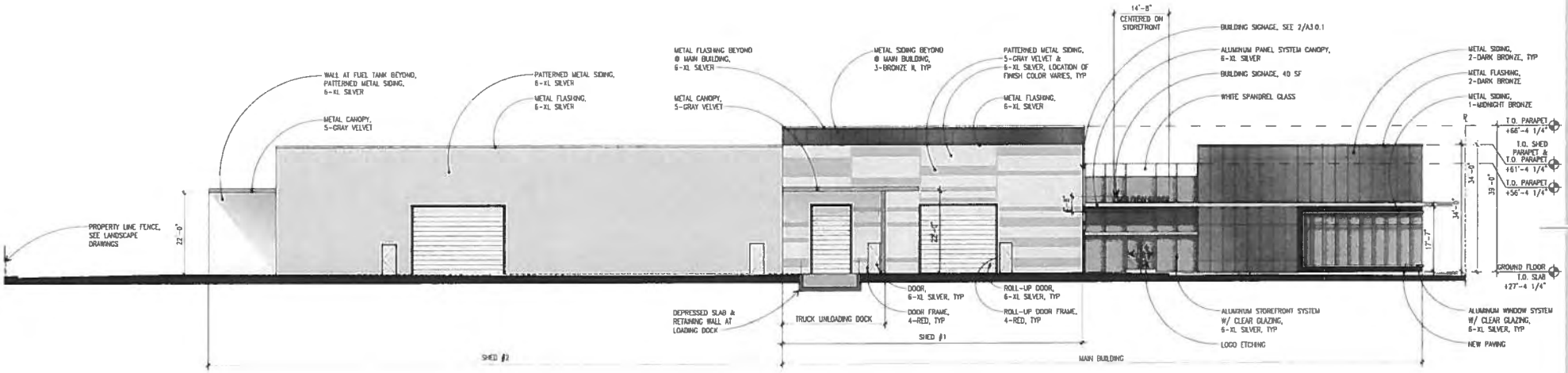
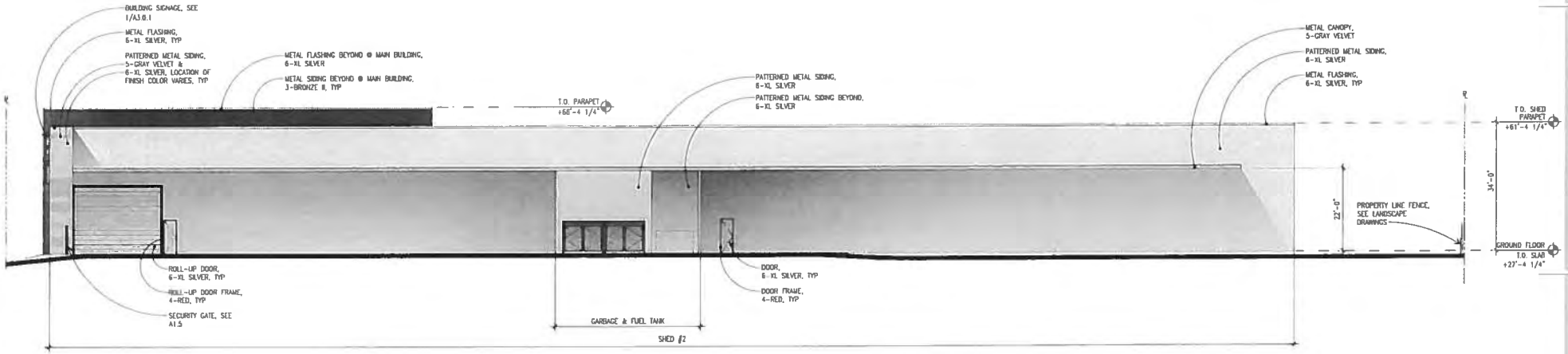


1 - EAST ELEVATION (MAIN BLDG. ENTRANCE)



2 - SOUTH ELEVATION

OVERALL EXTERIOR ELEVATIONS - RENDERED

A3.0.2

3/32" = 1'-0"

12 MAY 2014
PROJECT NO: 4856B

GOLDEN STATE LUMBER

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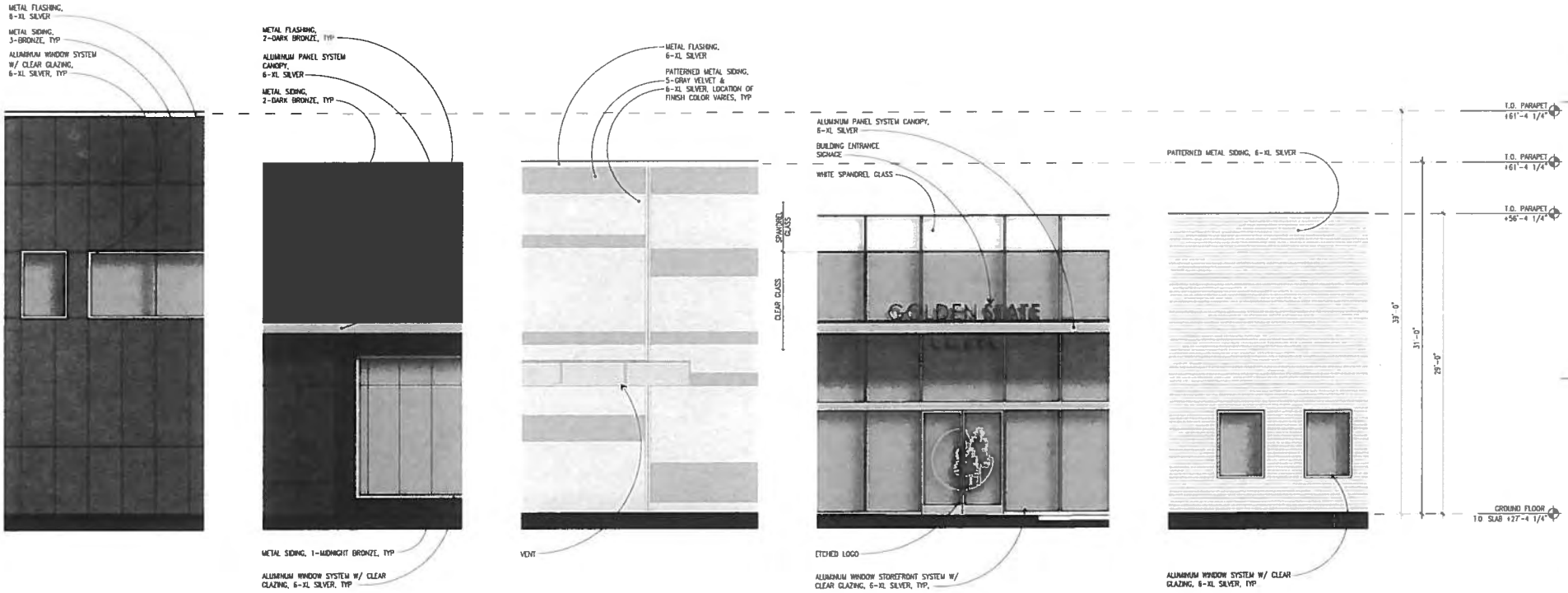

1 - METAL SIDING AT MAIN BUILDING
(WEST ELEVATION SHOWN)

2 - METAL SIDING & CANOPY AT MAIN BUILDING
(EAST ELEVATION SHOWN)

3 - TYPICAL PATTERNED METAL SIDING AT SHED
(SHED #2 WEST ELEVATION AT DIAMOND STREET SHOWN)

4 - STOREFRONT AT MAIN BUILDING
(EAST ELEVATION SHOWN)

5 - PATTERNED METAL SIDING AT MAIN BUILDING
(WEST ELEVATION AT DIAMOND STREET SHOWN)

ENLARGED EXTERIOR ELEVATIONS

A3.0.3

1/4" = 1'-0"

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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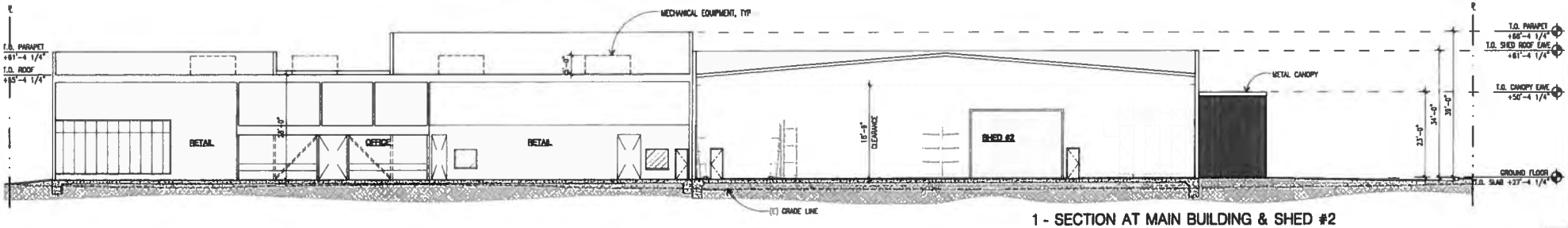
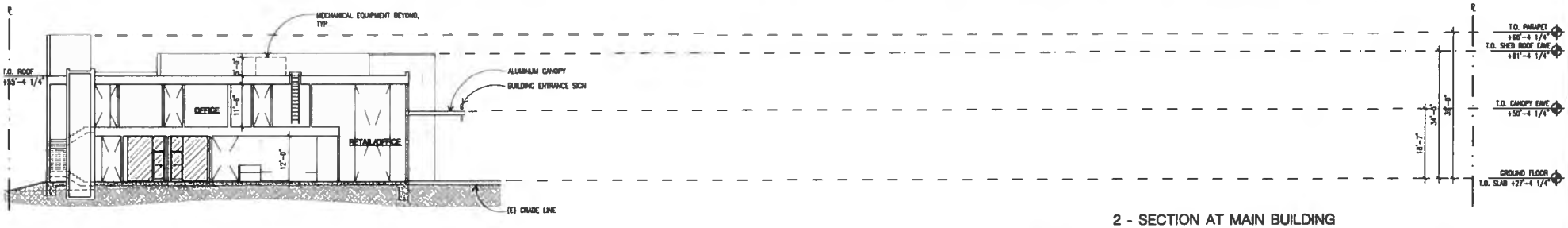
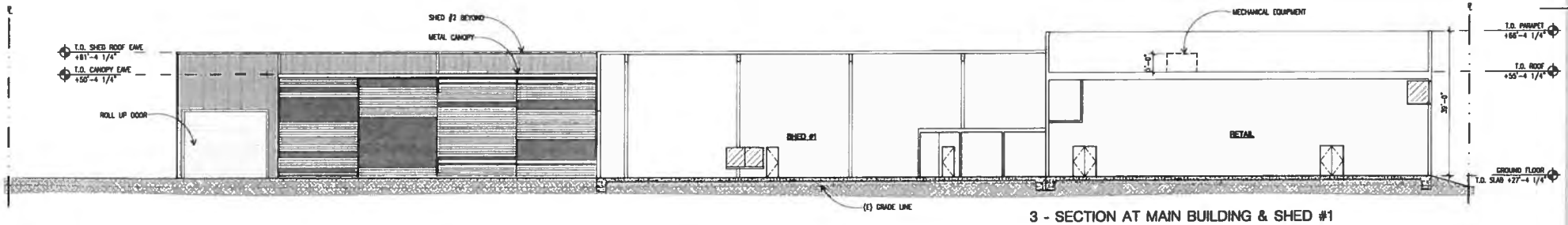


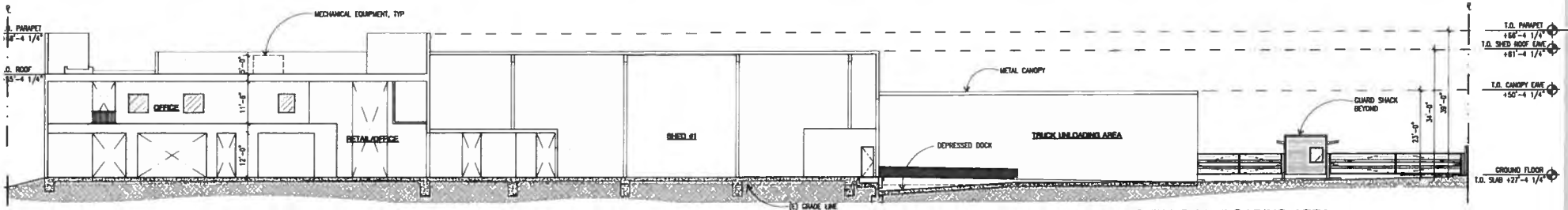
1 - SECTION AT MAIN BUILDING & SHED #2



2 - SECTION AT MAIN BUILDING



3 - SECTION AT MAIN BUILDING & SHED #1



4 - SECTION AT MAIN BUILDING, SHED #1 & TRUCK UNLOADING AREA

OVERALL SITE SECTIONS

A3.5

3/32" = 1'-0"

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PROJECT NO: 48568

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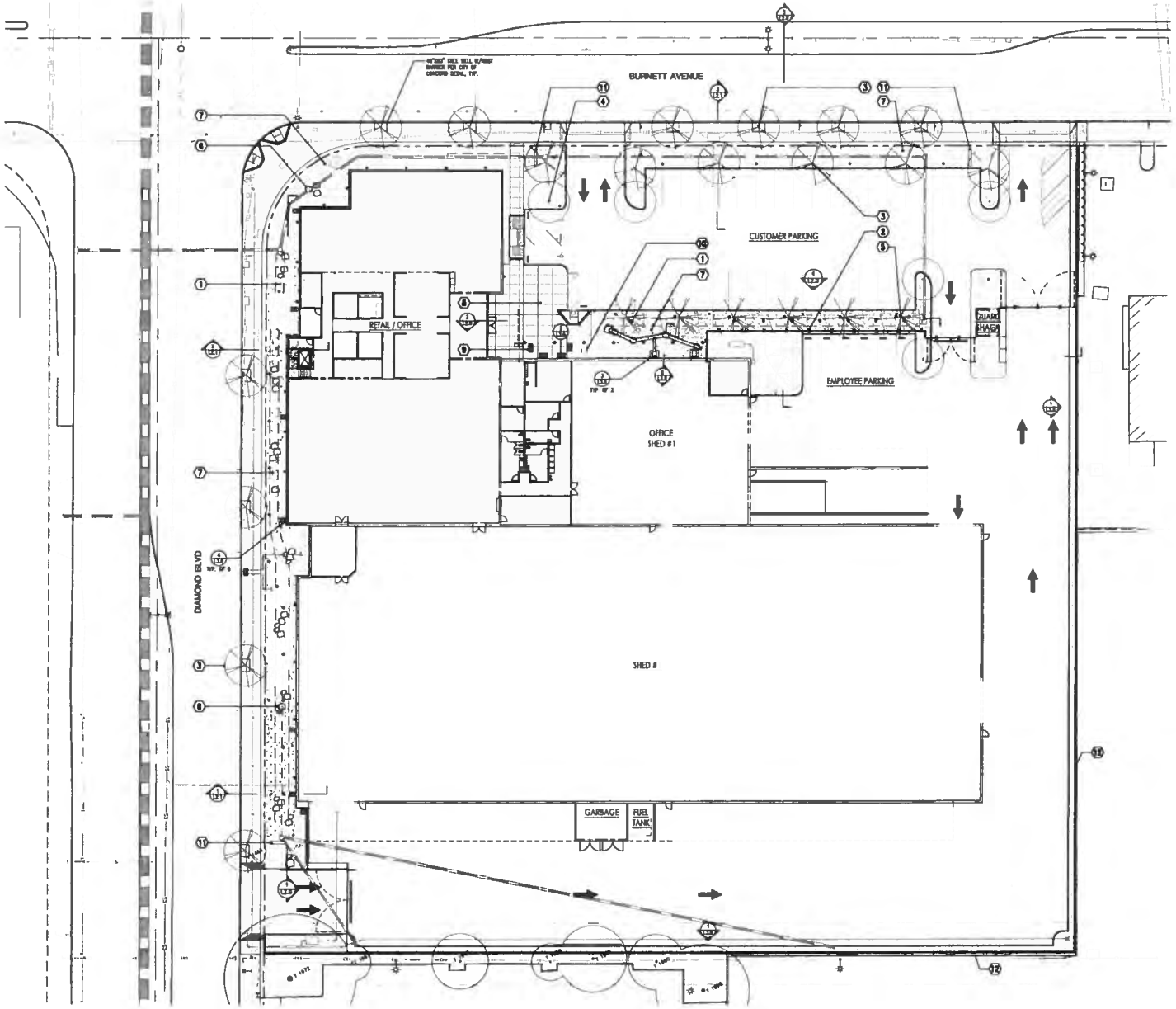

SITE ELEMENTS:
1. VEGETATED SWALE
2. DECORATIVE SECURITY FENCE
3. STREET TREE (8'-0")
4. ACCENT TREE
5. BIOSWALE TREE
6. DECORATIVE BOULDER
7. SHRUBS AND GROUNDCOVER SEE PLANTING PLAN
8. DECORATIVE PAVING
9. BENCH
10. BIKE RACKS
11. SIGN
12. PL FENCE (8'-0")

LIGHTING LEGEND

- BEACON LUMINAIRE
- ERCO TESIS OR FOCAL FLOOD - WALL UPLIGHT
- ERCO GRASSHOPPER - PROJECTOR/ACCENT LIGHT

NOTE:
PAVING TO BE STANDARD GRAY CONCRETE

PRELIMINARY LANDSCAPE PLAN

L1.0

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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landscape architects

12 MAY 2014
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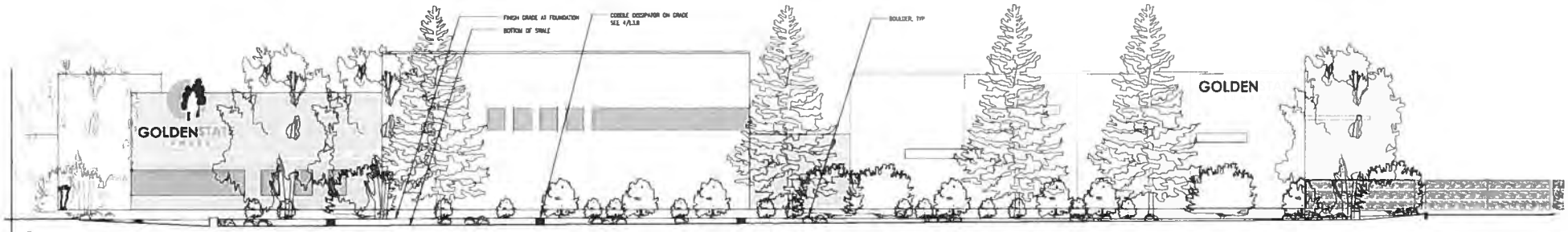
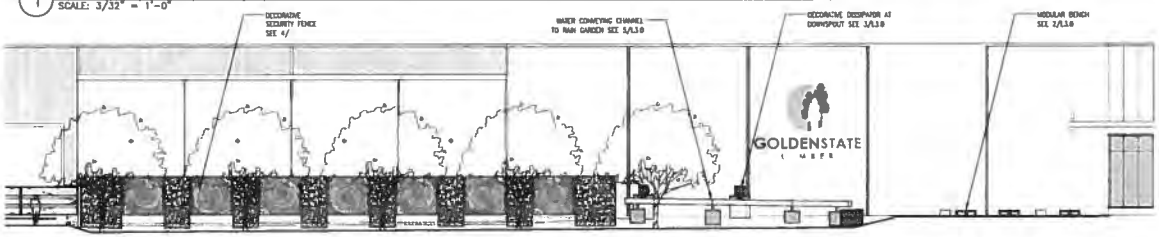
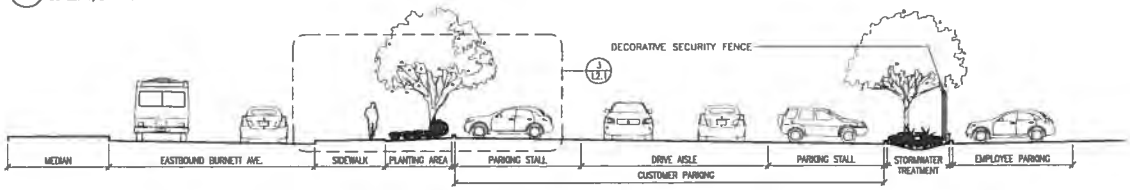


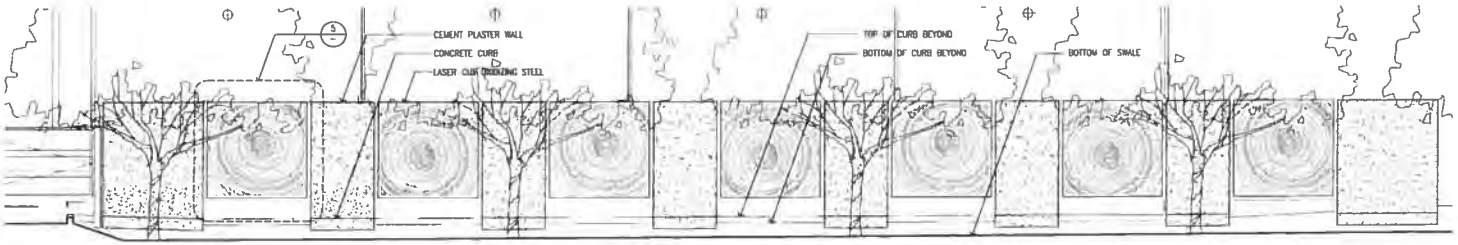
1 SECTION
SCALE: 3/32" = 1'-0"



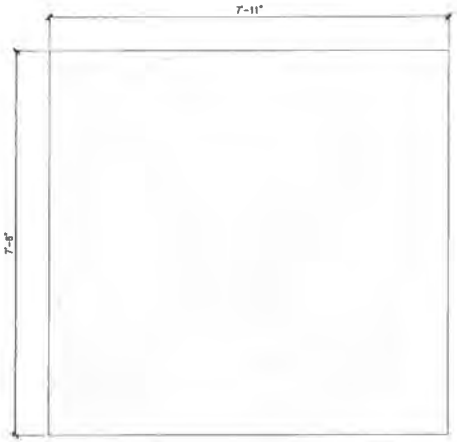
2 SECTION
SCALE: 1/8" = 1'-0"



3 SECTION
SCALE: 1/8" = 1'-0"



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



5 ELEVATION – LASER CUT OXIDIZING STEEL
SCALE: 1" = 1'-0"

SECTIONS AND ELEVATIONS

L2.0

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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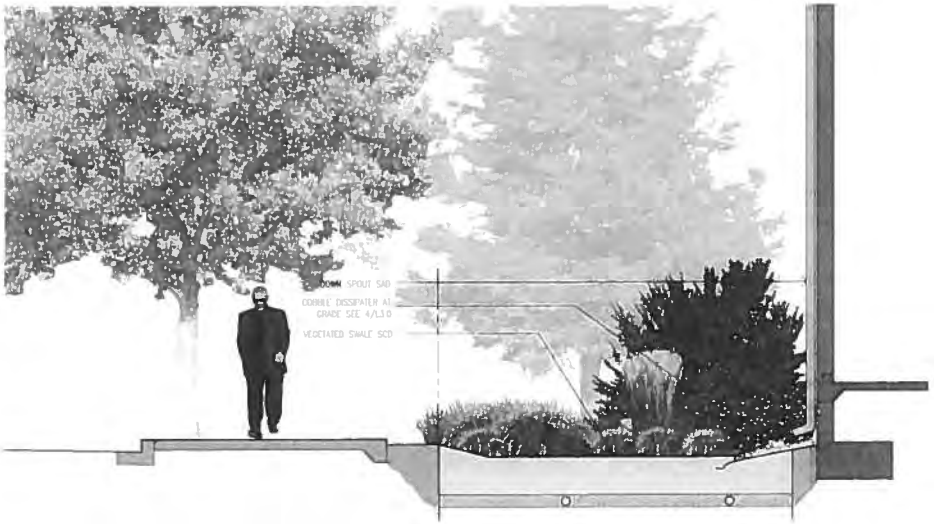
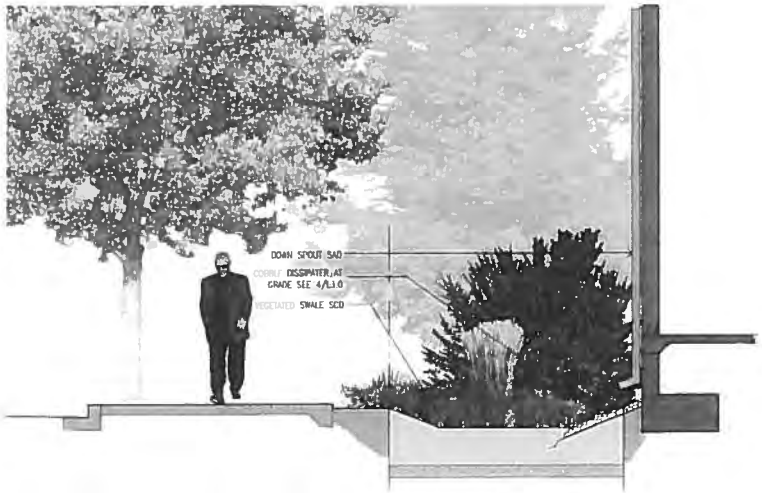
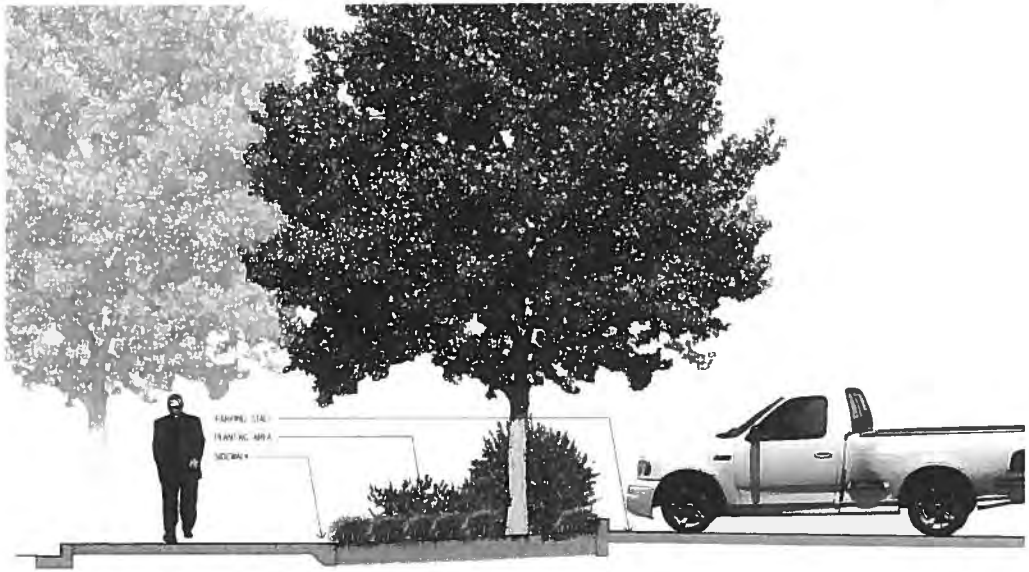


1 SECTION AT SWALE – DIAMOND BOULEVARD
SCALE 1/2" = 1'-0"



2 SECTION AT SWALE – DIAMOND BOULEVARD
SCALE 1/2" = 1' – 0"



3 SECTION AT BURNETT AVENUE
SCALE 1/2" = 1' – 0"

SECTIONS AND ELVATIONS

L2.1

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

12 MAY 2014
PROJECT NO: 48568

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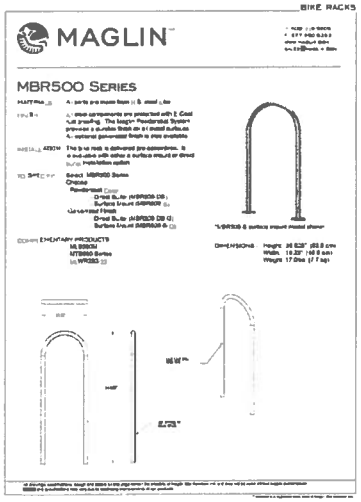
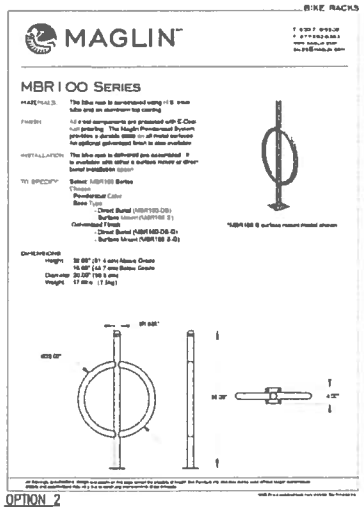
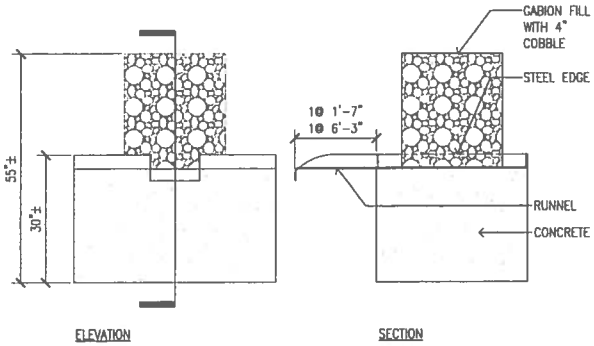


OPTION 1

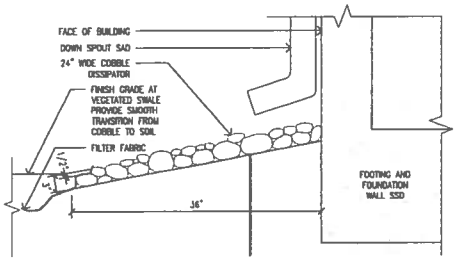


OPTION 2

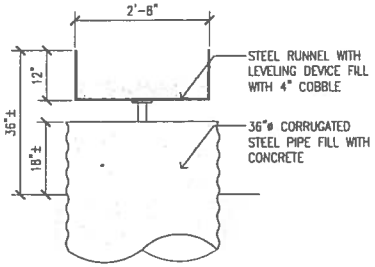
5 BICYCLE RACKS
SCALE: NO SCALE



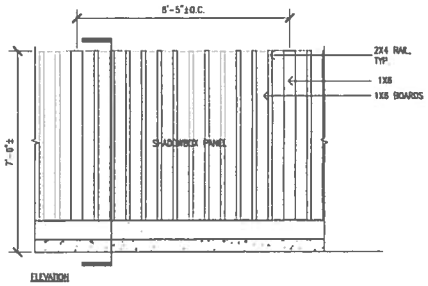
3 TYP. RAINWATER DISSIPATOR
SCALE: 1" = 1'-0"

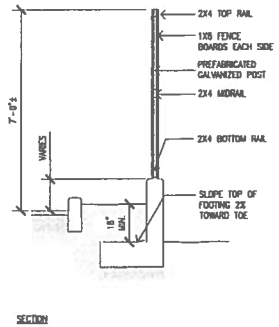


4 COBBLE DISSIPATOR AT GRADE
SCALE: 1-1/2" = 1'-0"

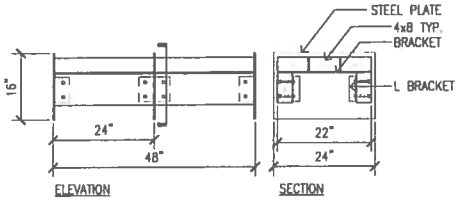


5 RAIN GARDEN CHANNEL
SCALE: 1" = 1'-0"





1 PROPERTY LINE FENCE
SCALE: 1/2" = 1'-0"



2 MODULAR BENCH
SCALE: 1" = 1'-0"

DETAILS AND PRODUCT INFORMATION

L3.0

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

BRUCE JETT ASSOCIATES
landscape architects

12 MAY 2014
PROJECT NO: 48568

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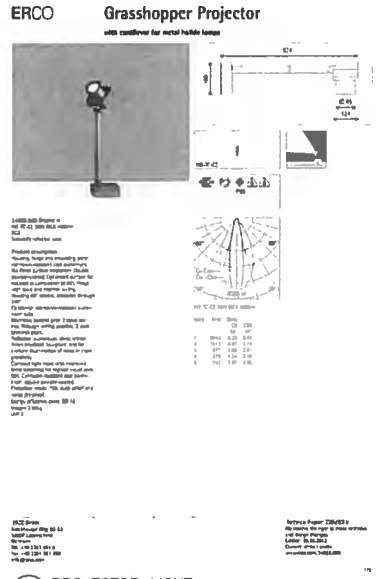
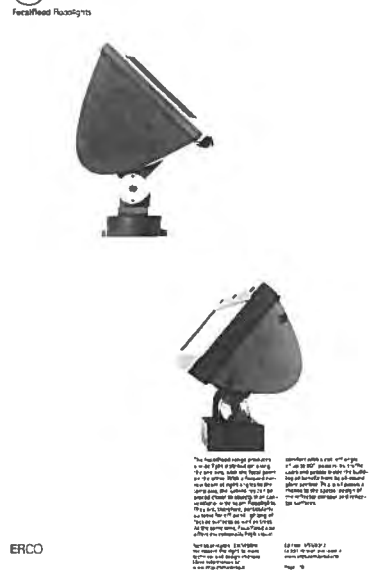
5 IN-GROUND LIGHTS
SCALE: NTS

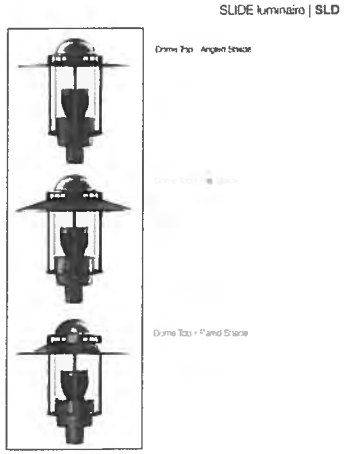


3 PROJECTOR LIGHT
SCALE: NTS

1 POST LIGHTING
SCALE: NTS



4 FLOOD LIGHT
SCALE: NTS



2 LIGHTS
SCALE: NTS

DETAILS AND PRODUCT INFORMATION - LIGHTING

L3.1

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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PROJECT NO: 4856B

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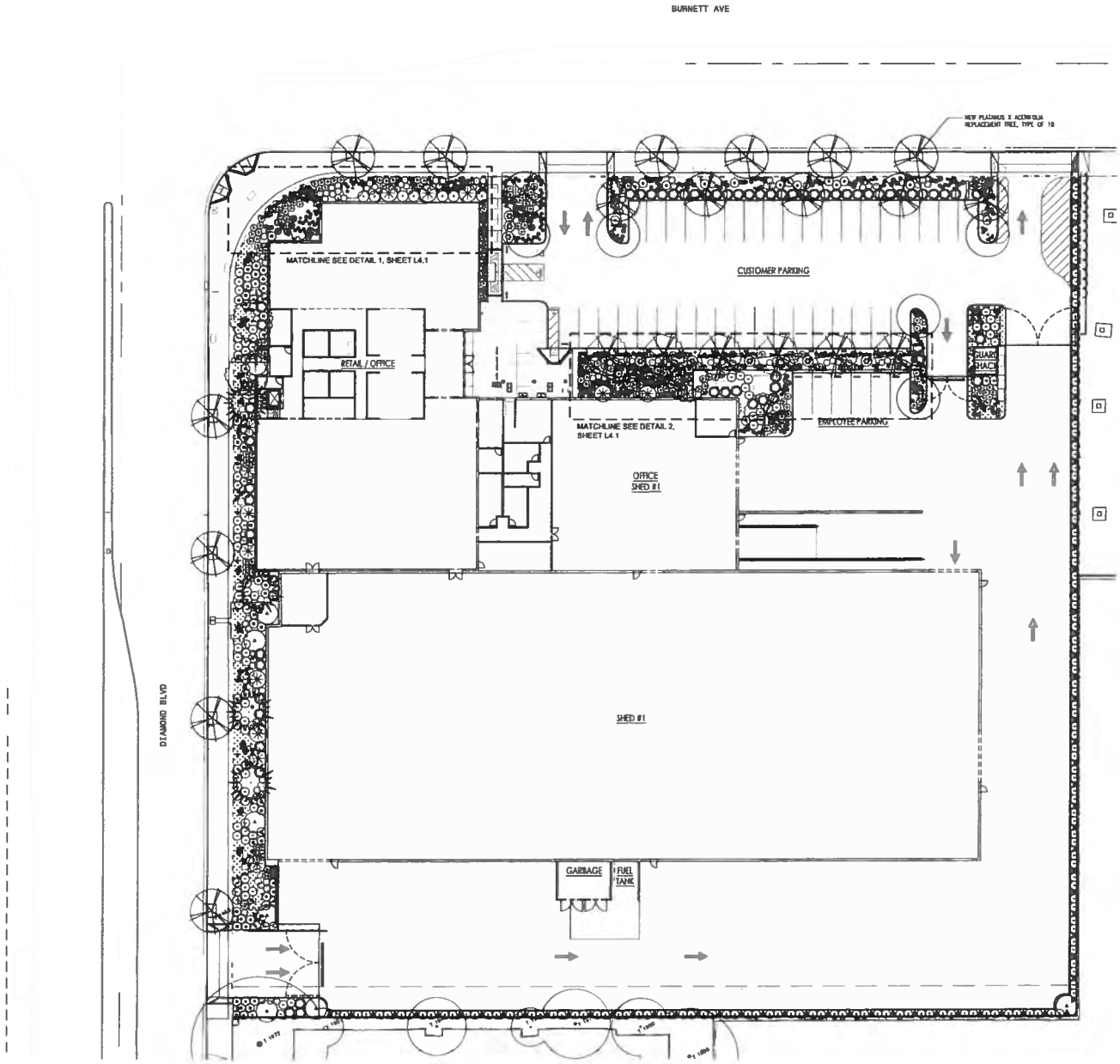

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (H X W)	ON CENTER SPACING	SIZE	WUCOLS
TREES						
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE			24" BOX	M
	BETULA NIGRA	RIVER BIRCH			24" BOX	H
	SEQUOIA SEMPERVIRENS	COAST REDWOOD			24" BOX	H
	ACER NEGUNDO 'SUNSATION'	BOX ELDER			24" BOX	M
	ACER RUBRUM 'COLUMNARE'	RED MAPLE			24" BOX	M
SHRUBS						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	12' X 10'	5' O.C.	15 GAL	VL
	GAULTHERIA SHALON	SALAL	5' X 5'	3' O.C.	5 GAL	M
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5' X 5'	2.5' O.C.	15 GAL	L
	RIBES SANGUINEUM	RED FLOWERING CURRANT	8' X 8'	5' O.C.	5 GAL	L
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5' X 5'	3' O.C.	5 GAL	L
PERRENNIALS						
	ACHILLEA MILLEFOLIUM	YARROW	3' X 1.5'	9" O.C.	1 GAL	L
	DICENTRA FORMOSA	BLEEDING HEART	1.5' X 3'	18" O.C.	1 GAL	M
	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	3' X 4'	24" O.C.	5 GAL	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2' X 2'	12" O.C.	1 GAL	VL
	IRIS LONGIPETALA	COAST IRIS	3' X 1.5'	9" O.C.	1 GAL	M
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	4' X 4'	24" O.C.	5 GAL	VL
	MIMULUS AURANTICUS	STICKY MONKEYFLOWER	3' X 3'	18" O.C.	5 GAL	L
	RUDBECKIA CALIFORNICA	CALIFORNIA CONEFLOWER	5' X 1.5"	12" O.C.	5 GAL	M
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	2' X 1.5'	9" O.C.	1 GAL	VL
FERNS						
	ADIANTUM JORDANII	CALIFORNIA MAIDENHAIR FERN	1.5' X 1.5'	12" O.C.	5 GAL	H
	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	3' X 3'	24" O.C.	5 GAL	M
GRASSES/SEDGES						
	CALAMAGROSTIS NUTKAENSIS	PACIFIC REEDGRASS	4' X4'	24" O.C.	5 GAL	L
	CAREX TUMULICOLA	BERKELEY SEDGE	1' X 3'	18" O.C.	5 GAL	M
	MELICA CALIFORNICA	CALIFORNIA MELIC	1' X 75'	18" O.C.	5 GAL	M
	MUHLENBERGIA RIGENS	DEER GRASS	4' X 4'	3' O.C.	5 GAL	L
VINES						
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	25' - 30'	15'	1 GAL	L
MEADOW MIX						
	ACHILLEA MILLEFOLIUM	YARROW	3' X 1.5'	15%	SEED MIX	L
	BROMUS CARINATUS	CALIFORNIA BROME	1.5' X 1.5'	30%		VL
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2' X 2'	15%		VL
	FESTUCA IDAHOENSIS	IDAHO FESCUE	1.5' X 1'	30%		L

NOTE:

1. ALL PLANTING AREAS WILL BE IRRIGATED USING FULLY AUTOMATIC MAXIMUM WATER EFICIENCY IRRIGATED SYSTEM IN ACCORDANCE WITH APPLICABLE CITY OF CONCORD ORDINANCES AND REQUIREMENTS AND WILL COMPLY WITH STATE SB 1881
2. IRRIGATION PLAN SHALL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT

PLANTING PLAN

L4.0

1" = 20' - 0"

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

PRUCE JEYT ASSOCIATES
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5 Harrison St., Suite 203
Oakdale, CA 95361

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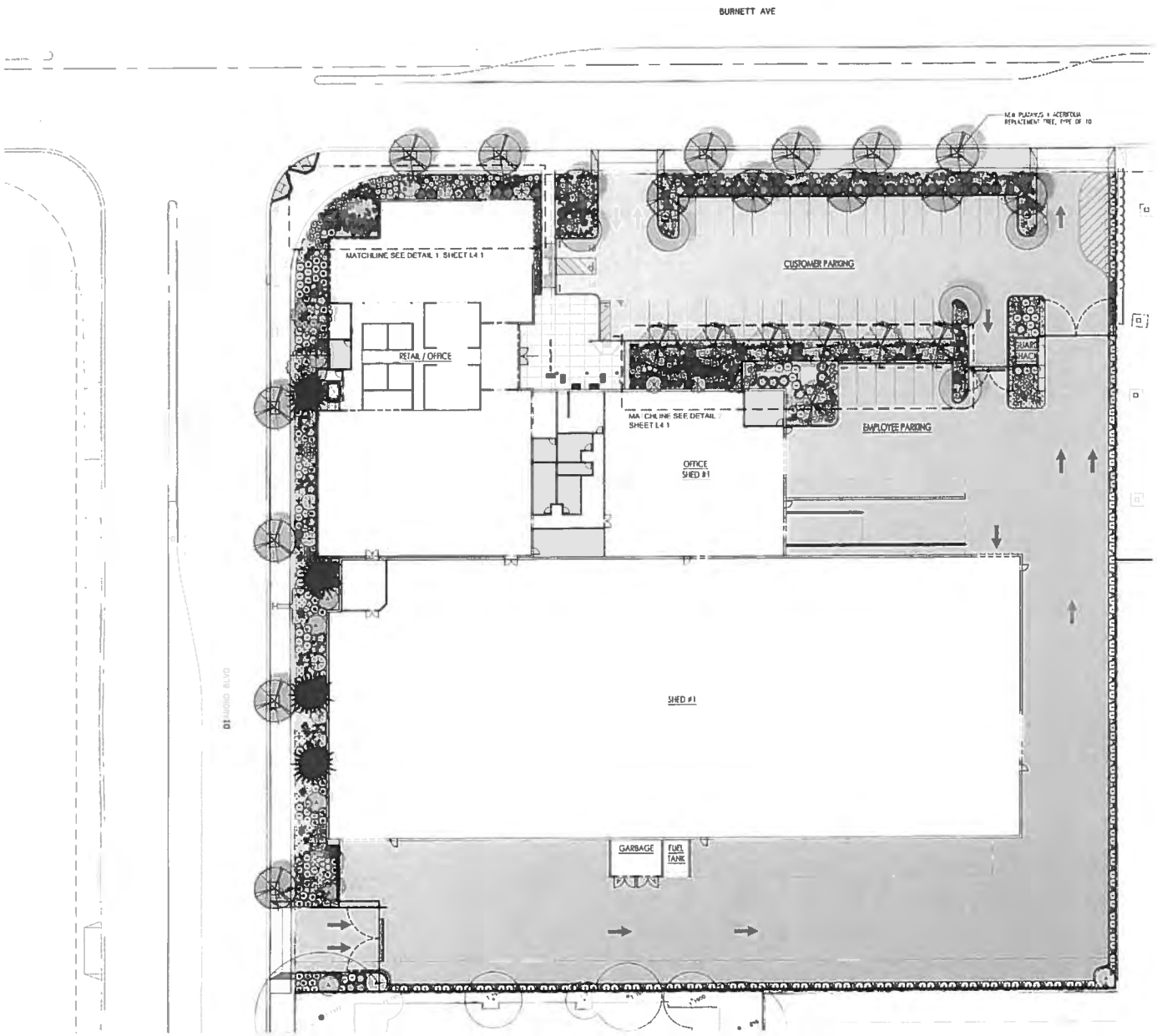

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	SEQUOIA SEMPERVIRENS	COAST REDWOOD			24" BOX	[illegible]
	ACER NEGUNDO TENSATION	BOX ELDER			24" BOX	M
	ACER RUBRUM COLUMNARE	RED MAPLE			24" BOX	M
SHRUBS						
	CIRCIS OCCIDENTALIS	WESTERN REDBUD	[illegible] x 10	5' O.C.	5 GAL	VL
	GAULTHERIA SHALON	SALAL	5' x 5	3' O.C.	5 GAL	M
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5' x 5'	2.5' O.C.	15 GAL	L
	RIBES SANGUINEUM	RED FLOWERING CURRANT	8' x 8'	5' O.C.	5 GAL	L
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5' x 5'	3' O.C.	5 GAL	L
PERRENIALS						
	ACHILLEA MILLEFOLIUM	YARROW	3' x 1.5	9" O.C.	1 GAL	L
	DICENTRA FORMOSA	BLEEDING HEART	[illegible] x 3'	18" O.C.	1 GAL	M
	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	3' x 4'	24" O.C.	5 GAL	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	[illegible]	12" O.C.	1 GAL	VL
	IRIS LONGIPETALA	COAST IRIS	3' x 1.5'	9" O.C.	1 GAL	M
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	4' x 4'	24" O.C.	5 GAL	VL
	MIMULUS AURANTIOUS	STICKY MONKEYFLOWER	3' x 3'	18" O.C.	5 GAL	L
	RUDDECKIA CALIFORNICA	CALIFORNIA CONEFLOWER	5' x 1.5"	12" O.C.	5 GAL	M
	SISYRINCHUM BELLUM	BLUE EYED GRASS	2' x 1.5'	9" O.C.	1 GAL	VL
FERNS						
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	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	3' x 3'	24" O.C.	5 GAL	M
GRASSES/SEDGES						
	CALAMAGROSTIS NUTKAENSIS	PACIFIC REEDGRASS	4' X4'	24" O.C.	5 GAL	L
	CAREX TUMULICOLA	BERKELEY SEDGE	[illegible] x 3'	18" O.C.	5 GAL	M
	MELICA CALIFORNICA	CALIFORNIA MELIC	[illegible] x 75'	6" O.C.	5 GAL	M
	MUHLENBERGIA RIGENS	DEER GRASS	4' x 4'	3' O.C.	5 GAL	L
VINES						
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	25' – 30'	15'	[illegible]	L
MEADOW MIX						
	ACHILLEA MILLEFOLIUM	YARROW	3' x 1.5'	[illegible]	SEED MIX	L
	BROMUS CARINATUS	CALIFORNIA BROME	1.5' x 1.5	[illegible]		VL
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2' x 2'	[illegible]		VL
	FESTUCA IDAHOENSIS	IDAHO FESCUE	1.5' x 1'	[illegible]		L

NOTE

1. ALL PLANTING AREAS WILL BE IRRIGATED USING FULLY AUTOMATIC MAXIMUM WATER EFFICIENCY IRRIGATED SYSTEM IN ACCORDANCE WITH APPLICABLE CITY OF CONCORD ORDINANCES AND REQUIREMENTS AND WILL COMPLY WITH STATE SB 1881
2. IRRIGATION PLAN SHALL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT

PLANTING PLAN

L4.0

1" = 20' - 0"

12 MAY 2014
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

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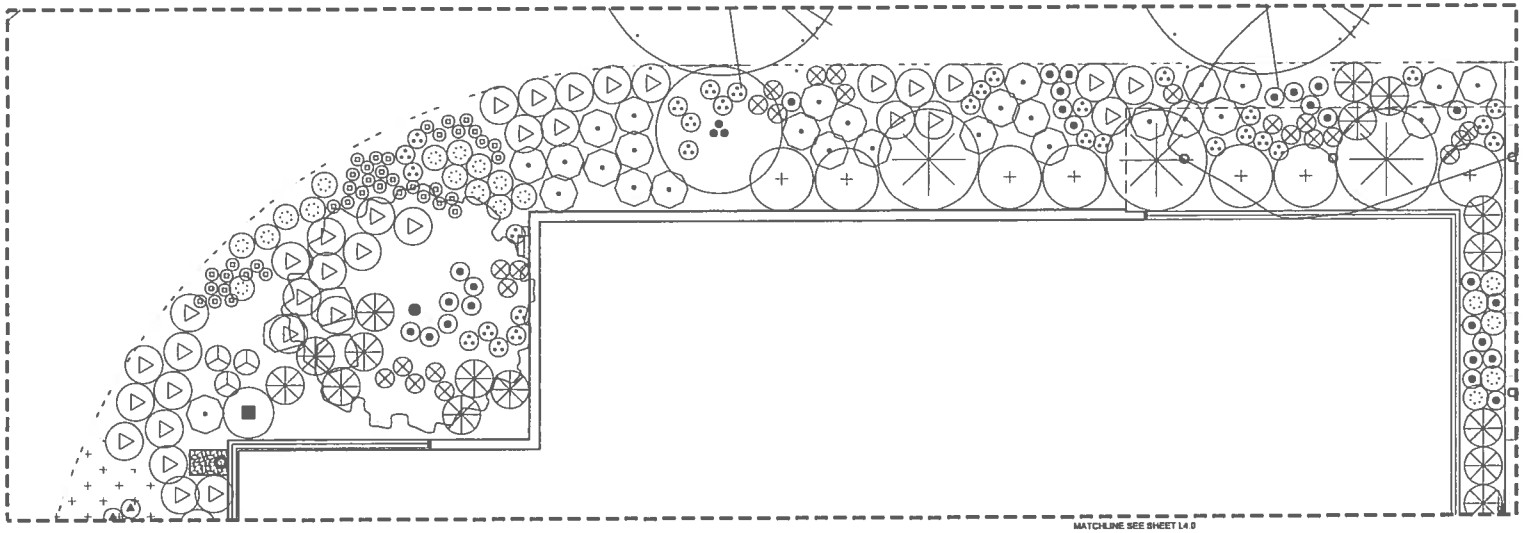
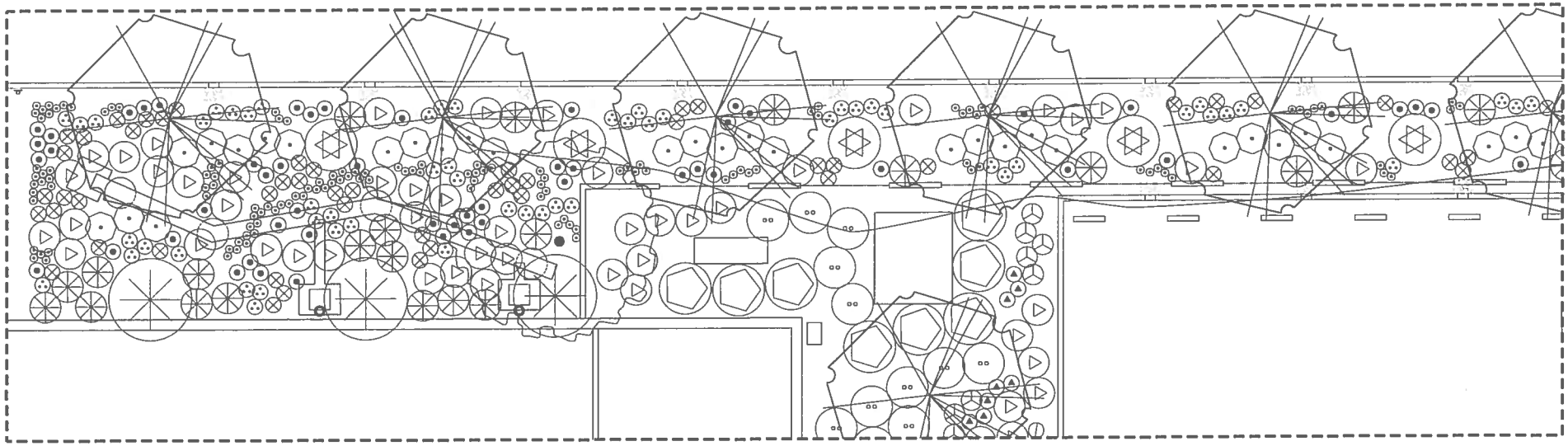


1 ENLARGED PLANTING PLAN – NORTHWEST CORNER
SCALE: 1/4"=1'-0"



2 ENLARGED PLANTING PLAN – AT PARKING
SCALE: 1/4"=1'-0"

ENLARGED PLANS

L4.1

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

BRUCE JETT ASSOCIATES
landscape architects

12 MAY 2014
PROJECT NO: 4856B

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2478 MARINER SQUARE LOOP
ALAMEDA, CA 94501
510 865 8663
mbharch.com

MBH

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DESIGN REVIEW SITE IMPROVEMENT DRAWINGS FOR
GOLDEN STATE LUMBER
2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA
APN 126-326-002
12 MAY 2014

OWNER: ADVANCED BUILDING SOLUTIONS
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PH: (707) 206-4041
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CIVIL ENGINEER: BKF ENGINEERS
325 TESCONI CIRCLE
SANTA ROSA, CA. 95401
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ARCHITECT: MBH ARCHITECTS
2470 MARINER SQUARE LOOP
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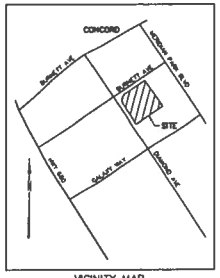

VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

C1 PROJECT INFORMATION
C2 DEMOLITION PLAN
C3 SITE PLAN
C4 STORM WATER CONTROL PLAN
C5 STRIPING PLAN
C6 CROSS SECTIONS
C7 CROSS SECTIONS
C8 CROSS SECTIONS

SYMBOLS & LEGEND

EXISTING / PROPOSED

- CONTROL POINT
- CENTERLINE MONUMENT
- GATE VALVE
- CHECK VALVE
- BACKFLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- REDUCER
- LIGHT POLE
- STREET SIGN
- STREET LIGHT
- UTILITY POLE
- CATCH BASIN
- DROP INLET
- MANHOLE
- CLEANOUT
- TREE
- TREE TO BE REMOVED
- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- CENTERLINE
- GRADE BREAK
- FLOW LINE
- FENCE
- FACE OF CURB
- 3/4" SS — SANITARY SEWER
- 3/4" SD-12INGW — STORM DRAIN
- 3/4" W — WATER
- UT — OVERHEAD UTILITY LINE; UNDERGROUND JOINT TRENCH; UNDERGROUND ELECTRIC LINE; UNDERGROUND GAS LINE; UNDERGROUND TELEPHONE LINE
- ASPHALT
- CONCRETE
- DETECTABLE WARNING
- VEGETATED SWALE WITH BIORETENTION
- INV — INVERT AT CLEANOUT
- KEYNOTE
- DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS SHOWN
- CROSS SECTION IDENTIFICATION; SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	INV	INVERT - BOTTOM INSIDE OF PIPE
AC	ASPHALT CONCRETE	IWM	IRRIGATION WATER METER
APN	ASSESSOR'S PARCEL NUMBER	L	LENGTH
AWWA	AMERICAN WATER WORKS ASSOCIATION	MAX	MAXIMUM
BFP	BACKFLOW PREVENTOR	MIN	MINIMUM
BLDG	BUILDING	NO.	NUMBER
BM	BENCHMARK	OH	OVERHEAD
BSL	BUILDING SETBACK LINE	PG&E	PACIFIC GAS & ELECTRIC
CATV	CABLE TV	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PL	PROPERTY LINE
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
DDC	DOUBLE DETECTOR CHECK	R	RADIUS
DIA	DIAMETER	S	SLOPE
DI	DROP INLET	SD	STORM DRAIN
DW	DRIVEWAY	SDCO	STORM DRAIN CLEANOUT
DWM	DOMESTIC WATER METER	SDMH	STORM DRAIN MANHOLE
ELEV	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SSMH	SANITARY SEWER MANHOLE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	STD	STANDARD
FF	FINISHED FLOOR	T	TREE
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TBM	TEMPORARY BENCHMARK
FT	FOOT	TC	TOP FACE OF CURB
FW	FIRE WATER	TEL	TELEPHONE
G	GAS	TG	TOP OF GRATE
GI	GRATE INLET	TYP	TYPICAL
HC	HANDICAP	UB	UTILITY BOX
ID	INNER DIAMETER	UT	UTILITY TRENCH
IN	INCH	W	WATER

DESIGN REVIEW NOTES:
THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE COUNTY/CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE REFLECTED GRAPHICALLY AND WERE MEASURED AT CHEST HEIGHT (48"±). DRIPLINE DIAMETERS AND TREE SPECIES SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

THE PARCEL BEING DEVELOPED IS APPROXIMATELY 3.6 ACRES. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PUBLIC RECORD AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION. EASEMENTS WERE PLOTTED FROM INFORMATION PROVIDED TO BKF ENGINEERS IN A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED FEBRUARY 27, 2013.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS FOLLOWING A FIELD SURVEY ON MAY 22, 2013.

BENCHMARK: POINT NO. 5 NAIL HUB IN PARKING LOT - ELEVATION 25.32 (DATUM U.S.C. & G.S., 1929).

BASIS OF BEARINGS: PARCEL MAP OF LOT 2-SUBDIVISION 3258, FILED IN BOOK 1 OF P.M. AT PAGE 80.

THE BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED. FEMA MAPS SUGGEST THAT THE SITE HAS A 1% CHANCE OF INUNDATION WITH AVERAGE DEPTHS LESS THAN 1 FOOT.

THE CURRENT ZONING OF THIS PARCEL IS DOWNTOWN DISTRICT MIXED - WEST CONCORD MIXED USE

PRELIMINARY
NOT FOR CONSTRUCTION
05/08/2014
DATE
CHRISTOPHER M. BUILD C 62885

BKF
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325 TESCONI CIRCLE SANTA ROSA, CA 95401
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GOLDEN STATE LUMBER
APN 126-326-002
2180 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

PROJECT INFORMATION

No.	Revisions

Date: MAY 2014
Scale: AS SHOWN
Drawn: SJC
Checked: CJB
Approved: GBH
Job No: 20130024

Drawing Number
C1 OF 8

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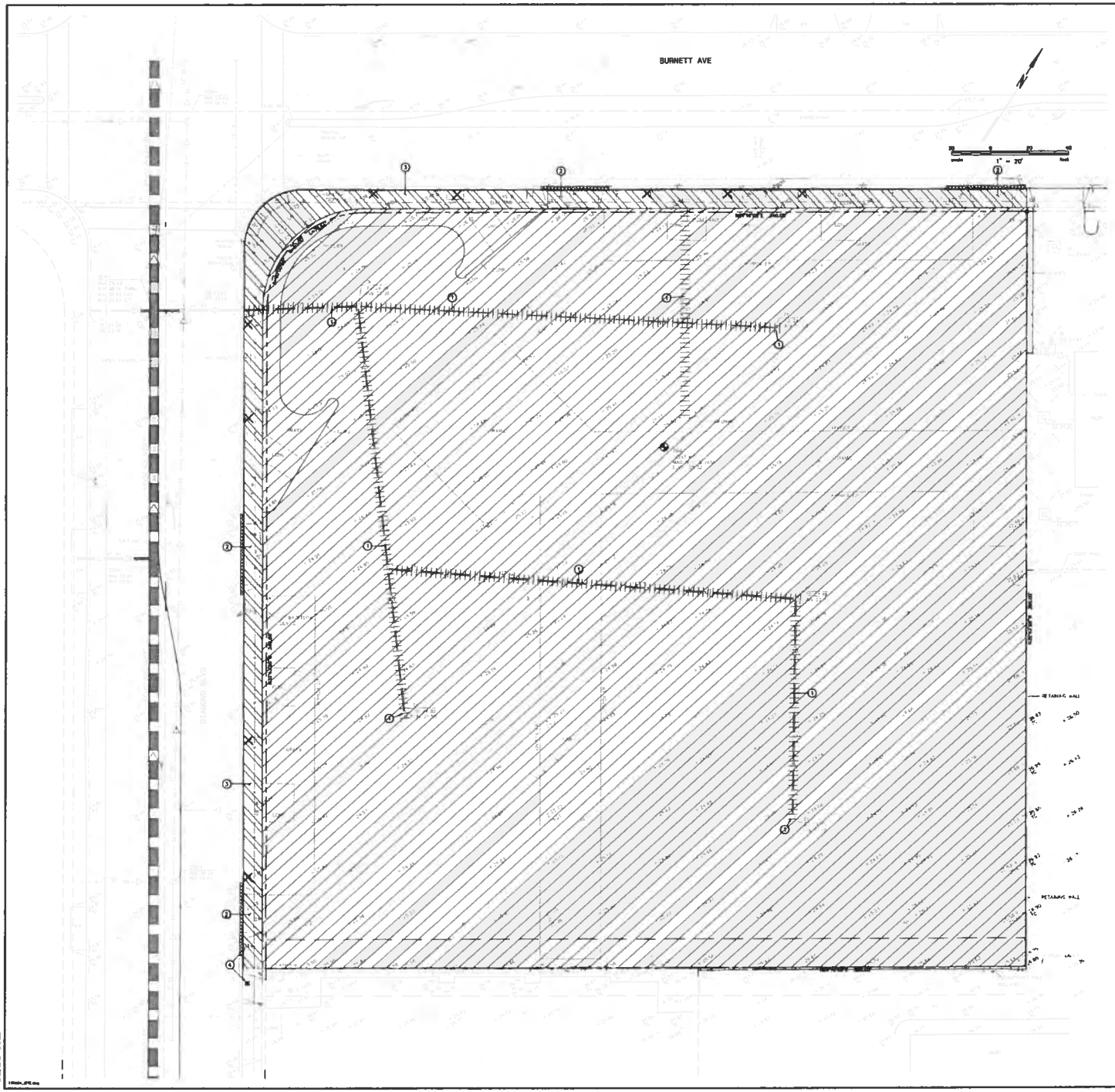

TREE TABLE		
TREE No.	TRUNK DIA.	SAVE OR REMOVE
1219	9-IN	REMOVE
1239	9-IN	REMOVE
1337	13-IN	REMOVE
1363	8-IN	REMOVE
1387	9-IN	REMOVE
1411	9-IN	REMOVE
1415	7-IN	REMOVE
1454	9-IN	REMOVE
1468	8-IN	REMOVE
1898	18-IN	SAVE
1908	18-IN	SAVE
1916	14-IN	SAVE
1928	9-IN	SAVE
1943	13-IN	SAVE
1957	7-IN	SAVE
1972	20-IN	SAVE

DEMOLITION LEGEND

- ASPHALT CONCRETE, GRAVEL AND LANDSCAPING REMOVAL
- CONCRETE SIDEWALK REPLACEMENT
- CURB AND GUTTER REPLACEMENT. SAWCUT 1' MINIMUM BEYOND EXISTING EDGE OF PAVEMENT.
- UTILITY REMOVAL
- UTILITY REMOVAL
- TREE TO BE REMOVED

KEYNOTES

1. REMOVE EXISTING UTILITY.
2. REMOVE EXISTING DRIVEWAY. REBUILD CURB AND GUTTER TO ACCOMMODATE IMPROVEMENTS AND CONFORM TO EXISTING SURFACE ELEVATIONS.
3. REMOVE AND REPLACE EXISTING SIDEWALK AND PEDESTRIAN RAMP.
4. RELOCATE EXISTING FIRE HYDRANT OUT OF THE INFLUENCE OF THE PROPOSED DRIVEWAY WHERE SHOWN ON PLAN.

PRELIMINARY
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05/08/2014
DATE:
CHECKED BY: HOLDT C SUBS

BKF
Bowman & Kirkham Inc.
Civil Engineers & Land Surveyors
Phone: 925-944-2077 Fax: 925-944-2082
Phone: 916-372-1232 Fax: 916-372-1233

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GOLDEN STATE LUMBER
APN 159-020-002
2180 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

DEMOLITION PLAN

No.	Revisions

Date: MAY 2014
Scale: 1" = 20'
Design: BJC
Drawn: EJB
Approved: BBH
Job No: 20130024

Drawing Number:
C2 OF 8

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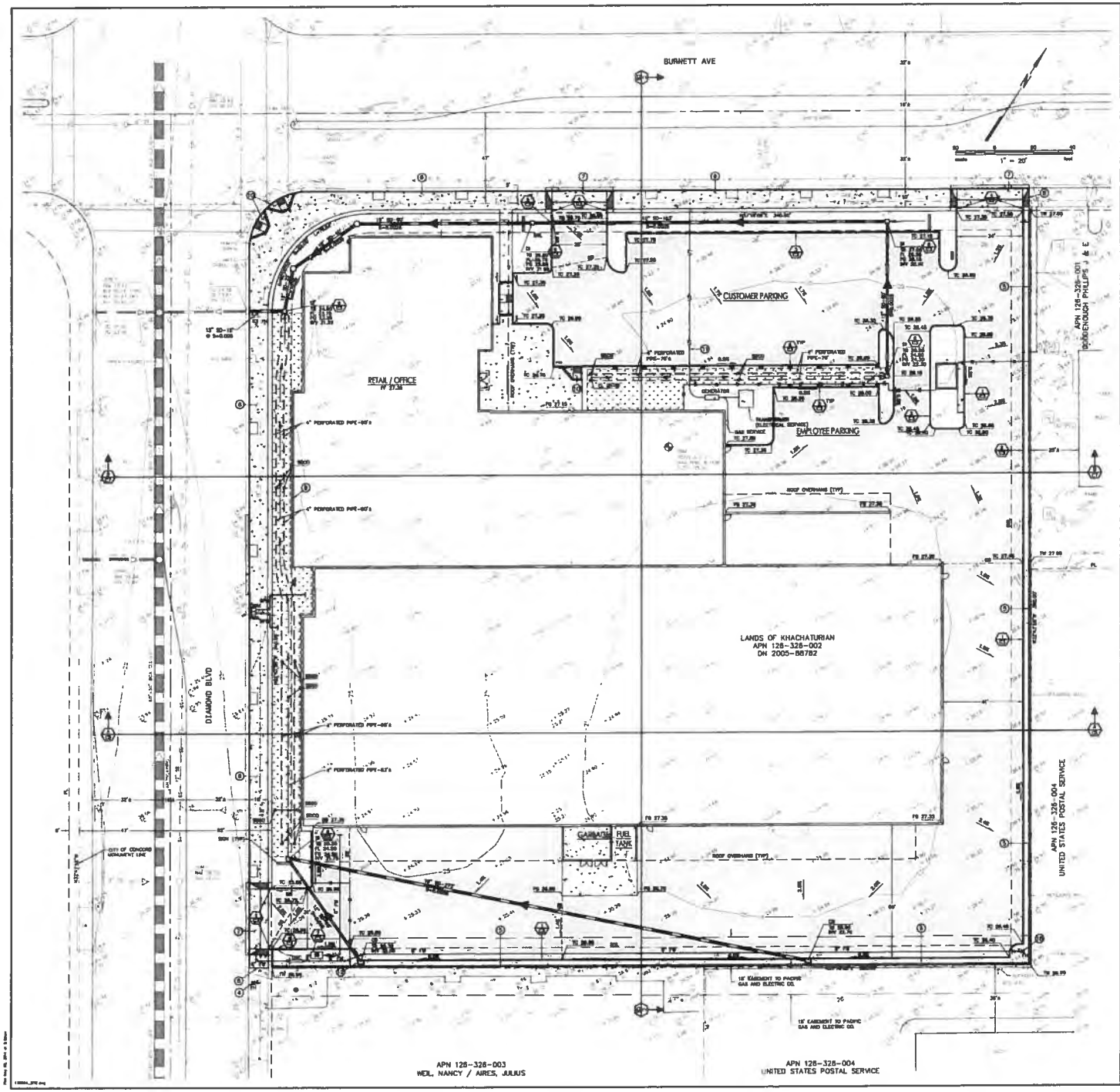

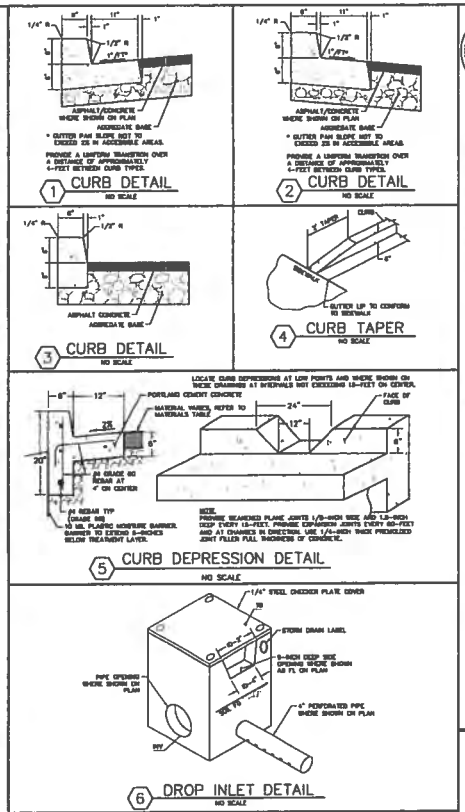

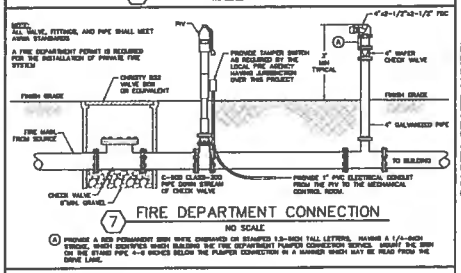

KEYNOTES

4. RELOCATE EXISTING FIRE HYDRANT OUT OF THE INFLUENCE OF THE PROPOSED DRIVEWAY WHERE SHOWN ON PLAN.
5. RETAINING WALL AND 8FT TALL FENCE REFER TO THE LANDSCAPE DRAWINGS FOR DETAILS
6. NEW CONCRETE SIDEWALK IN ACCORDANCE WITH CITY OF CONCORD STANDARD PLAN S-10.
7. NEW DRIVEWAY IN ACCORDANCE WITH CITY OF CONCORD STANDARD PLAN S 14.
8. CONFORM TO EXISTING SURFACE ELEVATION
9. DEEPENED FOOTING. REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. ACCESSIBLE RAMP IN ACCORDANCE WITH CITY OF CONCORD STANDARD PLAN S 15.
11. UNDERGROUND JOINT TRENCH WILL BE REBUILT AND ROUTED ABOVE OR BELOW THE PROPOSED STORM DRAIN
12. 9 INCH SIDE OPENING IN WESTERN WALL TO ALLOW STORM WATER INFLOW.
13. FURNISH AND INSTALL EAST BAY TYPE FIRE HYDRANT

NOTES

THE AVERAGE SLOPE OF THIS PROPERTY IS APPROXIMATELY 1.8-PERCENT

IT HAS NOT YET BEEN DETERMINED IF THE EXISTING PAVEMENT ONSITE WILL BE REMOVED AND SOIL IMPORTED TO MAKE SUBGRADE, OR IF CONCRETE, ASPHALT, AND BASE ROCK WILL BE PLACED OVER THE EXISTING PAVEMENT. WHILE THE DESIGN PROFESSIONAL ANTICIPATES THAT APPROXIMATELY 10,500 CY (A COMBINATION OF CONCRETE, ASPHALT, BASE ROCK AND SOIL) MAY BE IMPORTED WITH THIS PROJECT ACTUAL VOLUMES ARE VARIABLE BASED ON THE SOILS ENGINEER'S ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHODS OF STRIPPING, COMPACTION AND TRENCHING

OPINION OF PROBABLE CUT/FILL QUANTITIES:

CUT	1,000 CY
FILL	11,500 CY

PRELIMINARY
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05/08/2014
PLAN CHECK NO. 0-0-0-0
CONCORD, CA 94520

BKF
Bowman & Kirkham Friend, Inc.
1111 Broadway, Suite 1500
Oakland, CA 94607
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Fax: (510) 839-5103

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GOLDEN STATE LUMBER
APN 126-326-003
2150 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

SITE PLAN

Date: MAY 2014	
Scale: AS SHOWN	
Drawn: SJC	
Design: EJB	
Approved: GBH	
Job No: 20130024	

Drawing Number:
C3 OF 8

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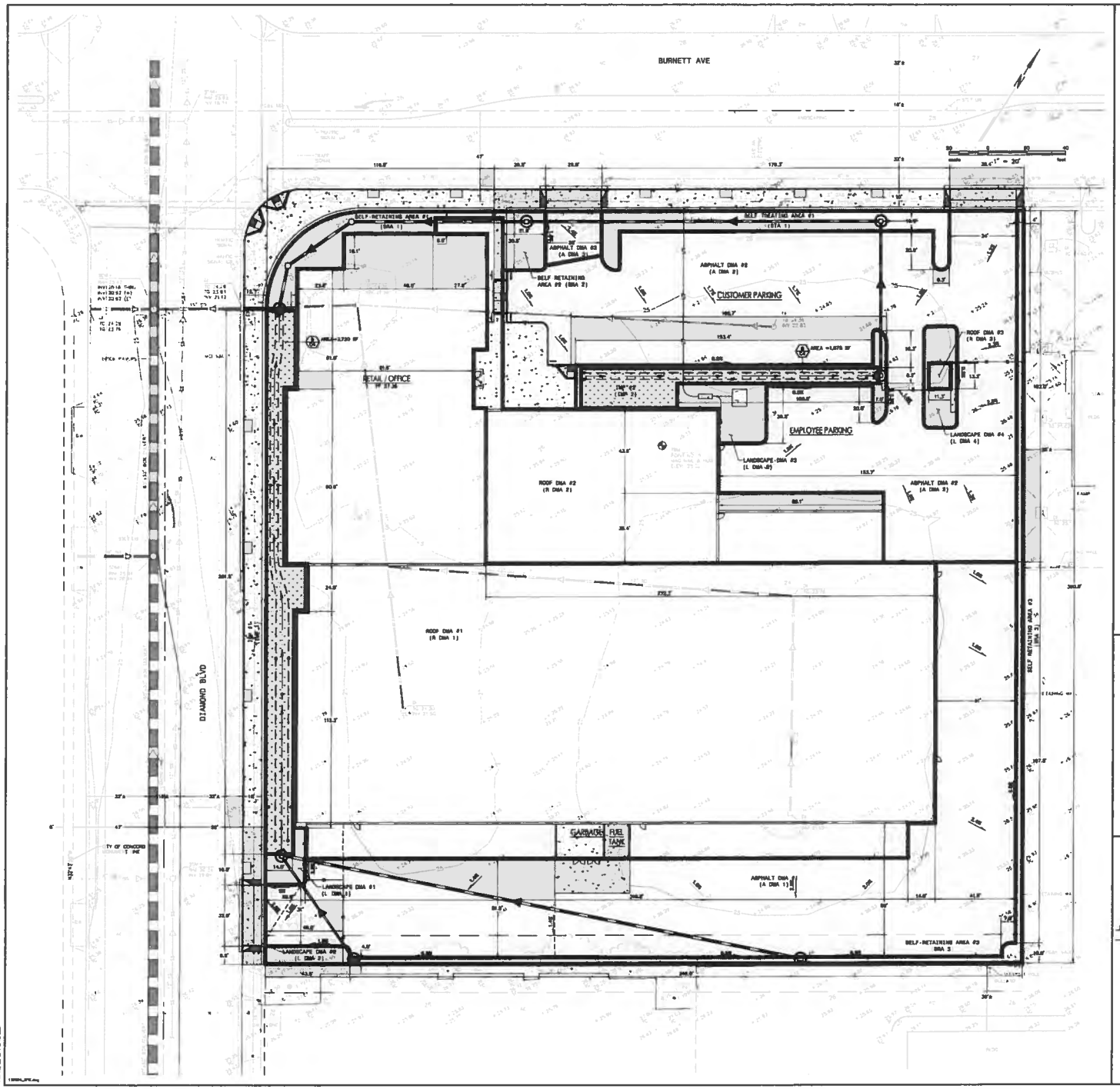


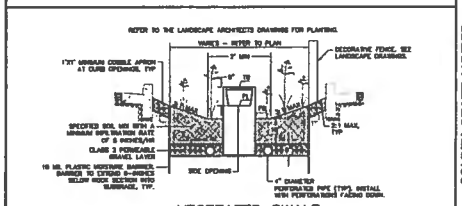
NOTES:

1. HYDROLOGIC SOIL TYPE FOR ENTIRE SITE IS TYPE C.
2. DEPTH TO GROUNDWATER IS ESTIMATED AS 40 TO 80 INCHES
3. ALL DRAIN INLETS IN BIORETENTION SWALES SHOULD BE SET A MINIMUM OF 6" ABOVE THE FLOW LINE OR TOP OF GROWING MEDIUM, UNLESS OTHERWISE NOTED
4. EXISTING IMPERVIOUS SURFACE AREA IS 140,400 SQUARE FEET THE TOTAL IMPERVIOUS SURFACE AREA CREATED, ADDED OR REPLACED IS 139,310 SQUARE FEET. PERCENT DECREASE IN IMPERVIOUS SURFACE AREA IS 4%.
5. THE ENTIRE SITE WILL BE DISTURBED FOR CONSTRUCTION (151,585 SQUARE FEET)

LEGEND:

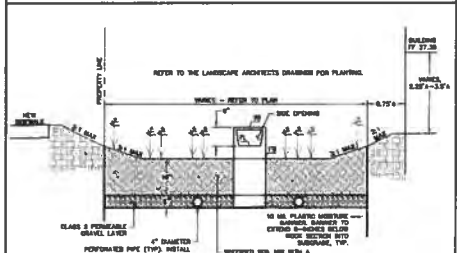
○ MARK ALL INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR SIMILAR

SELF-RETAINING AREAS	AREA (SF)	DRAINS TO
SRA 1	1,820	SRA 1
SRA 2	680	SRA 2
SRA 3	2,610	SRA 3
SELF-TREATING AREAS	**AREA (SF)**	**DRAINS TO**
STA 1	2,215	OFFSITE
DRAINAGE MANAGEMENT AREAS	**AREA (SF)**	**DRAINS TO**
L DMA 1	635	IMP 1
L DMA 2	410	IMP 1
L DMA 3	1,690	IMP 2
L DMA 4	735	IMP 2
A DMA 1	25,930	IMP 1
A DMA 2	28,160	IMP 2
A DMA 3	740	SRA 2
R DMA 1	66,475	IMP 1
R DMA 2	13,920	IMP 2
R DMA 3	150	IMP 2
INTEGRATED MANAGEMENT PRACTICE (IMP) AREAS	**AREA (SF)**	**DRAINS TO**
IMP 1	3,720	IMP 1
IMP 2	1,875	IMP 2
TOTAL	151,585	



VEGETATED SWALE WITH BIORETENTION

8 NO SCALE



VEGETATED SWALE WITH BIORETENTION

9 NO SCALE

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05/08/2014
DRAFT
CHECKLIST IN HOLD

BKF
BERRYESSA BUSINESS PARK, 1730 BERRYESSA ROAD, SAN JOSE, CA 95133
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GOLDEN STATE LUMBER
APN 159-220-002
2180 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

STORM WATER CONTROL PLAN

No.	Revisions

Date: JULY 2014
Scale: AS SHOWN
Drawn: DJC
Checked: DBH
Job No: 20130024

Drawing Number:
C4 OF 8

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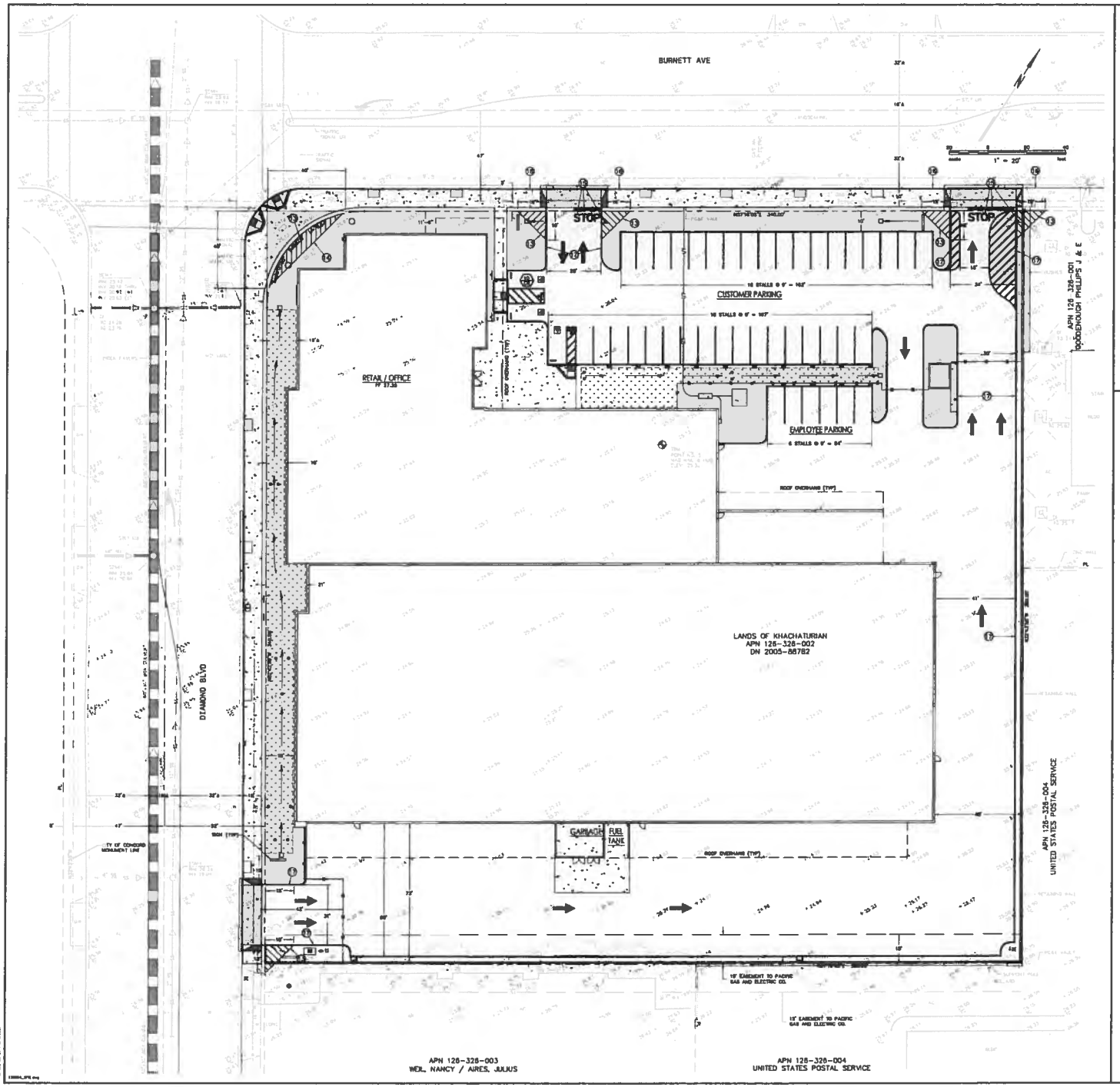
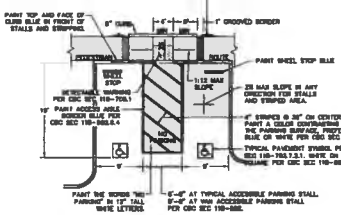


NOTES

PURCHASE AND INSTALL A 17"X22" SIGN AT ENTRY TO LOT HAVING 1" TALL LETTERING WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY PHONING THE CITY OF CONCORD POLICE DEPARTMENT

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF 7.0 OH 1.5" Ø STEEL POST PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE $250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 118 502 8



10 ACCESSIBLE PARKING STALLS
NO SCALE

KEYNOTES

13 VISIBILITY TRIANGLE IN ACCORDANCE WITH ARTICLE IV, DIVISION 1, SECTION 310 OF THE CITY OF CONCORD DEVELOPMENT CODE. FENCES AND SHRUBS WITHIN THIS ZONE SHALL BE LIMITED TO A HEIGHT OF 3FT. TREE LIMBS LESS THAN 8FT ABOVE GRADE SHALL BE TRIMMED BACK TO THE TRUNK.

14 FOR A VISIBILITY TRIANGLE AT A STREET INTERSECTION, A 30-INCH HEIGHT LIMIT APPLIES TO STRUCTURES AND OTHER VISUAL OBSTRUCTIONS

15 STOP SIGN R1 1, LIMIT LINE AND "STOP" PAVEMENT MARKINGS IN ACCORDANCE WITH CITY OF CONCORD STANDARD PLAN S 29

16 PAINT CURB RED WITHIN 20FT OF DRIVEWAYS ON BURNETT AVENUE

17 PAINT CURB RED AND ANNOTATE THE FACE OF CURB WITH 4 INCH TALL WHITE LETTERS HAVING A 1/2 INCH STROKE WHICH READ "NO PARKING FIRE LANE" AT INTERVALS NOT EXCEEDING 99FT

PRELIMINARY
NOT FOR CONSTRUCTION
05/08/2014
DATE
GREGORY K. BOLD
C 51895

BKF
ENGINEERS SURVEYORS PLANNERS
2121 N. CALIFORNIA BLVD., SUITE 290
WALNUT CREEK, CA 94596
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GOLDEN STATE LUMBER
APN 126-326-002
2280 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

STRIPING PLAN

No.	Revision

Date: MAY 2014
Scale: 1:0 SPACE
Design: BJC
Drawn: LJB
Approved: GKB
Job No: 2013-26004

Drawing Number
C5 OF 8

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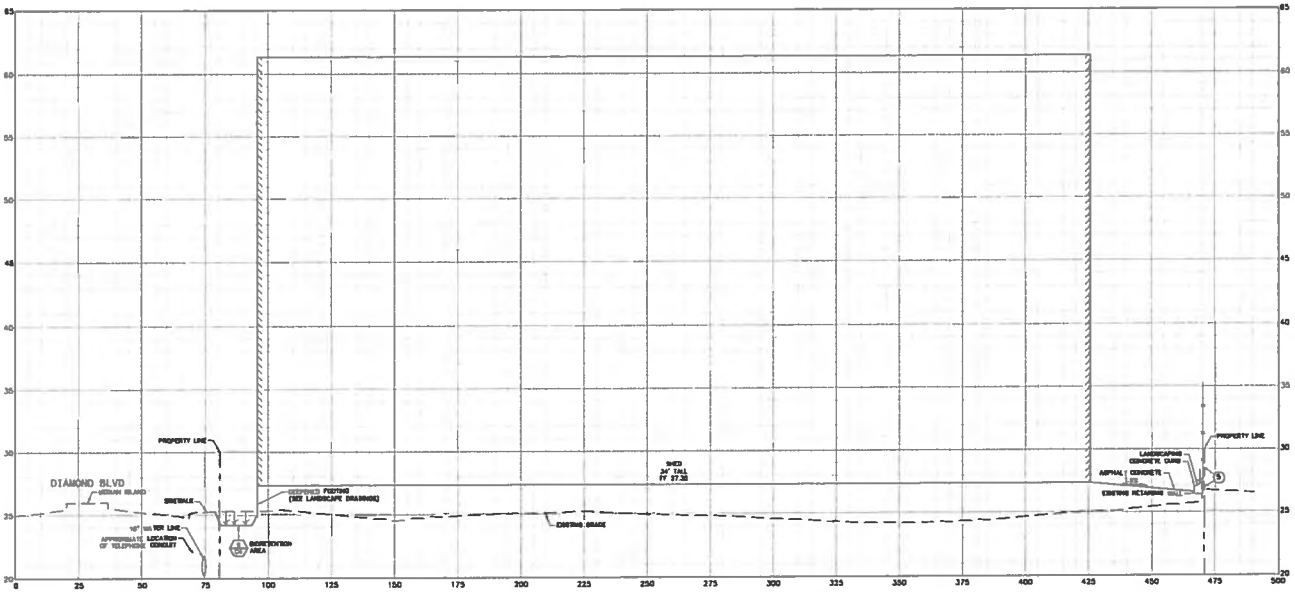
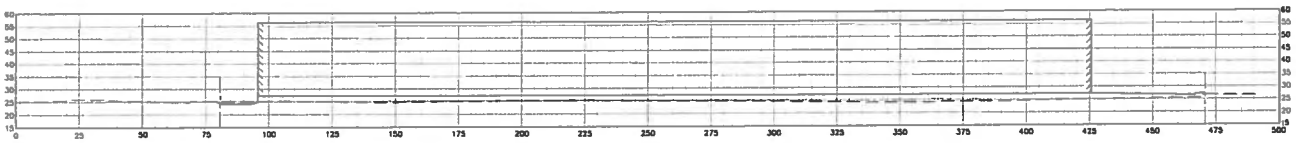


SECTION A–A (EXAGGERATED SCALE)
H: 1"=20'
V: 1"=4'



SECTION A–A (TRUE SCALE)
H: 1"=20'
V: 1"=20'

KEYNOTES

5 RETAINING WALL AND 8FT TALL FENCE. REFER TO THE LANDSCAPE DRAWINGS FOR DETAILS

NOTE

LABELS AND ANNOTATION HAVE BEEN OMITTED FROM THE TRUE SCALE CROSS SECTION FOR CLARITY

PRELIMINARY
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05/07/2014
DATE:
GREGORY R. RUBLE C 61893

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GOLDEN STATE LUMBER
APN 128-020-002
2180 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

CROSS SECTIONS

Date: MAY 2014
Scale: AS SHOWN
Design: E.C.
Drawn: E.B.
Approved: GRH
Job No: 20130534

Drawing Number:
C6 OF 8

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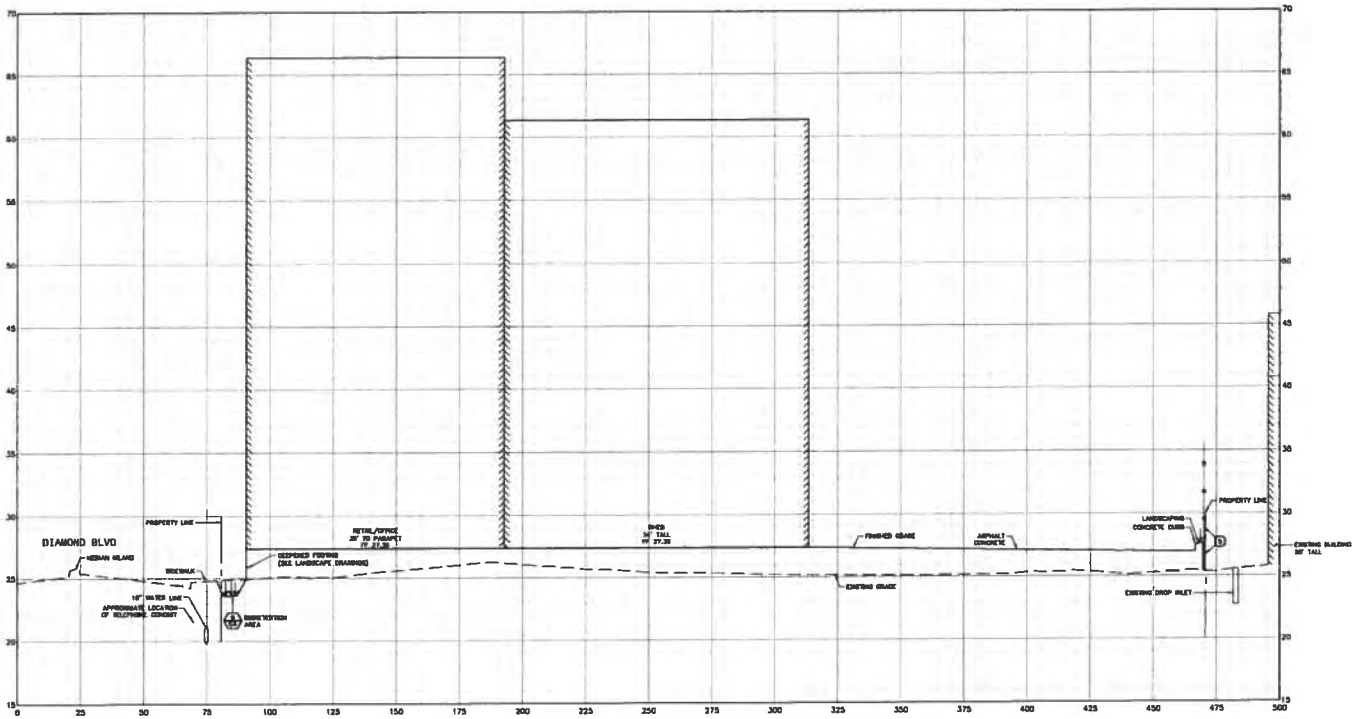
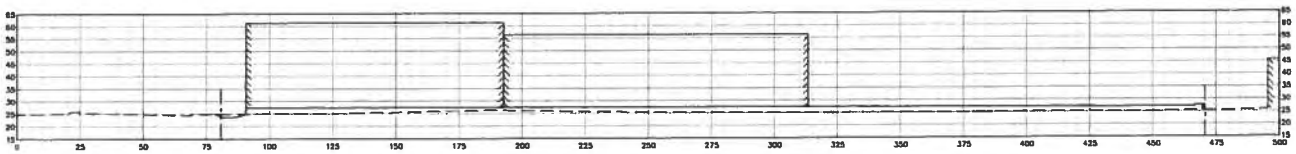


SECTION B–B (EXAGGERATED SCALE)
H: 1"=20'
V: 1"=4'



SECTION B–B (TRUE SCALE)
H: 1"=20'
V: 1"=20'

KEYNOTES

(5) RETAINING WALL AND 6FT TALL FENCE. REFER TO THE LANDSCAPE DRAWINGS FOR DETAILS

NOTE

LABELS AND ANNOTATION HAVE BEEN OMITTED FROM THE TRUE SCALE CROSS SECTION FOR CLARITY

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05/07/2014
DATE:
CALGARY N. BUILD C 61893

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GOLDEN STATE LUMBER
APN 059-020-003
2180 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

CROSS SECTIONS

Date: MAY 2014	No.
Scale: AS SHOWN	
Design: E.C.	
Drawn: E.B.	
Approved: DRH	
Job No: 20130024	

Drawing Number

C7 of 8

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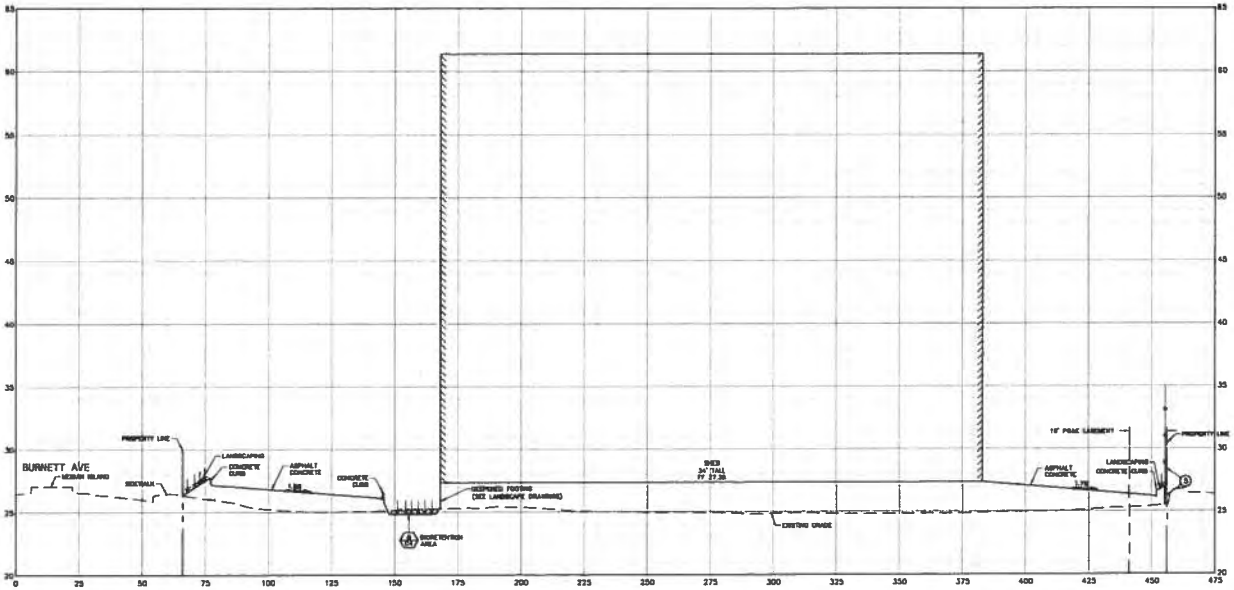
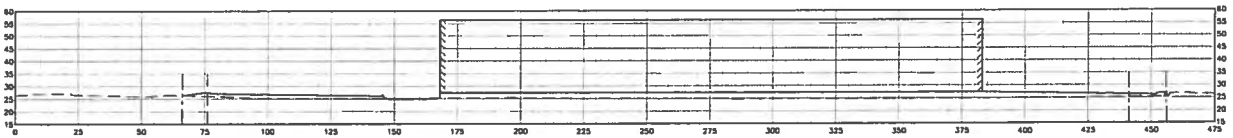


SECTION C–C (EXAGGERATED SCALE)
H: 1"=20'
V: 1"=4'



SECTION C–C (TRUE SCALE)
H: 1"=20'
V: 1"=20'

KEYNOTES

(5) RETAINING WALL AND 6FT TALL FENCE REFER TO THE LANDSCAPE DRAWINGS FOR DETAILS

NOTE

LABELS AND ANNOTATION HAVE BEEN OMITTED FROM THE TRUE SCALE CROSS SECTION FOR CLARITY

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/08/2014
GREGORY N. HURD C 60893

BKF
ENGINEERS SURVEYORS PLANNERS

NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

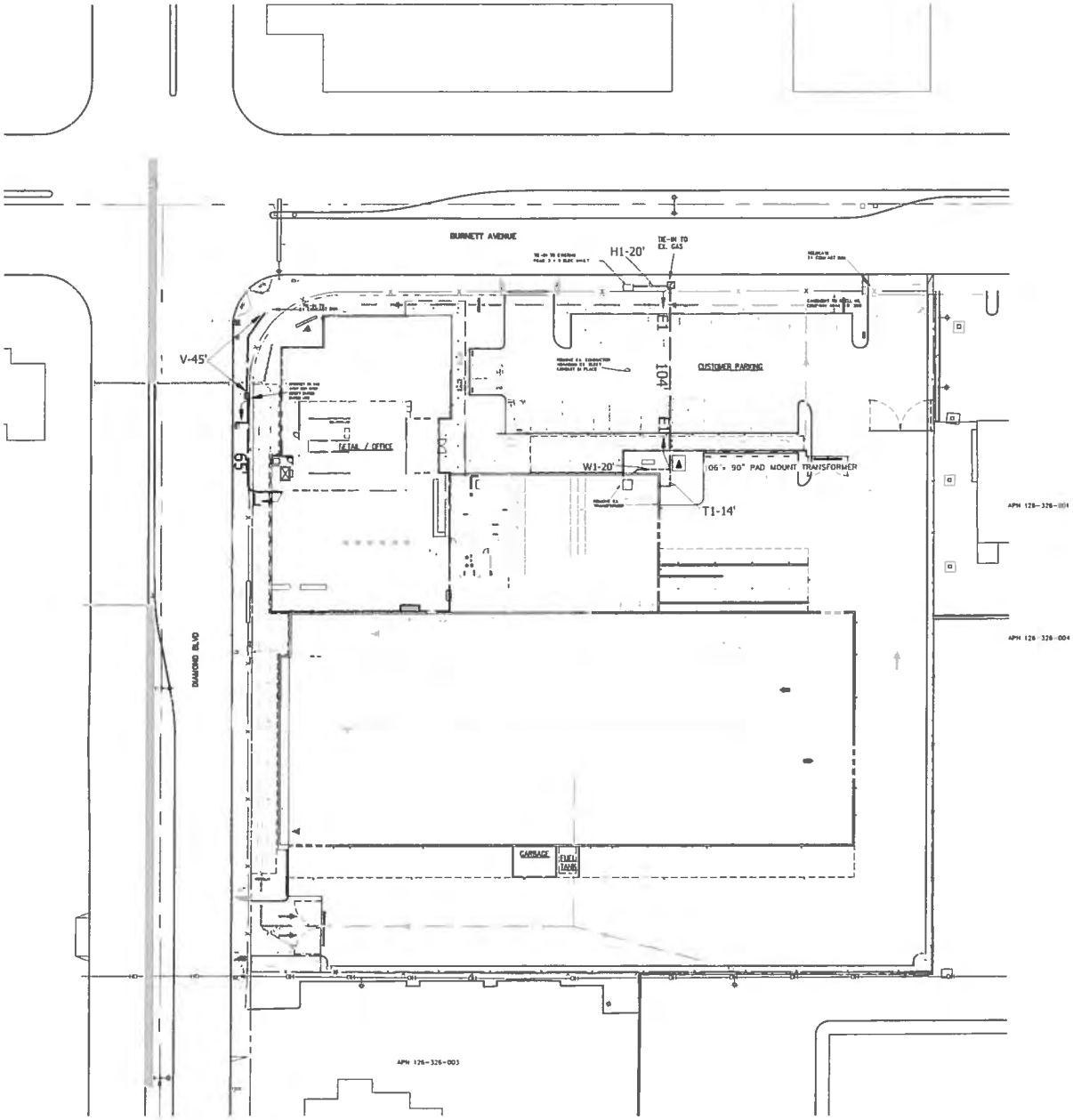
GOLDEN STATE LUMBER
APN 128-230-002
2150 DIAMOND BOULEVARD, CONCORD, CALIFORNIA

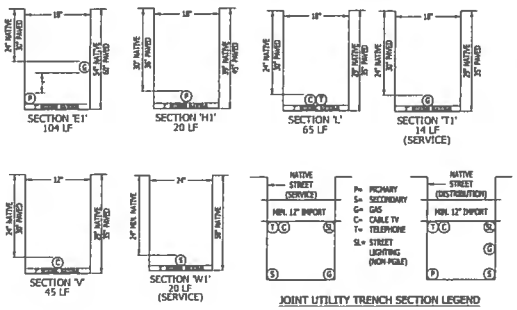
CROSS SECTIONS

No.	Revisions

Date MAY 2014
Scale AS SHOWN
Design: EJC
Drawn: EJB
Approved: DBH
Job No: 20130024

Drawing Number
C8 of 8





NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NORTH

millennium design & consulting, inc.
UTILITY DESIGN & CONSULTING APPLICANT DESIGN STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 FAX: 925-820-8407

MDCI JOB#	13-394
MDCI PM:	AG
DESIGNED BY:	CK
CHECKED BY:	AG
SCALE:	1"=30'
LAST MODIFIED:	05-08-14

REV	DATE	DESCRIPTION

ADVANCED BUILDING SOLUTIONS

JOIN TRENCH INTENT
GOLDEN STATE LUMBER

CONCORD CALIFORNIA

SHEET NO
INT1

SHEET 1 OF 1
REVISION NUMBER: 0
PLOT DATE: 05-08-14

METAL SIDING

1- MIDNIGHT BRONZE

2- DARK BRONZE

3- BRONZE II

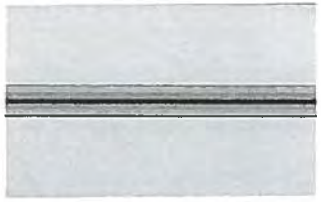
4- RED

5- GRAY VELVET

6- XL SILVER

CLEAR GLASS

CEMENT PLASTER
7- Navajo White



ALUMINUM WINDOW MULLION
6- XL SILVER

MBH arch

GOLDEN STATE LUMBER

2108 DIAMOND BLVD, CONCORD, CA
APN : 126 326 002
PLANNING 05 12 14

EXHIBIT B

GOLDENSTATE
LUMBER

RECEIVED
MAY 20 2014
PLANNING

The previously approved project is being revised to become a Building Materials Sales and Services facility with Indoor storage. This is a Permitted Use in the West Concord Mixed-use Zone (WMX) and only requires Design Review Board approval and a Zoning Clearance from City of Concord Planning Staff.

The project sponsor has taken into consideration the comments and concerns from neighbors and residences of Concord to come up with an improved site plan, which we believe will shine for the community, along with the sponsor. The major changes involve creating a full indoor storage facility, which encloses all lumber and building material. We believe this improvement will help address the visual concerns expressed by the community and also provides for more efficient operations of the facility.

Because the operations will now be conducted indoors, dust and noise impacts will be greatly reduced. Another item of concern was the noise of the saw mill, which we have addressed by completely eliminating the saw mill from the facility operations. The last major item of concern was truck queuing along Diamond Blvd. This new configuration will allow for a larger area for trucks and loading operations along the South side of the property.

Design Description:

The basis of our design is to take an industrial building and subdivide it into a more human scale that creates a building complementary of its time, to do this we used simple materials with different colors and patterns and at different scales to express movement as it relates to Golden State Lumber.

Lumber has many speeds of movement from the slow growth of a mature tree to the speed of milling shapes and planks. The buildings reflect movement and lumber.

The retail building starts with an elegant box with bright views into the showroom. The box is the anchor, showing permanence and strength, through strong color and clean metal panels. This reflects GSL 60 year commitment to the community and growth.

Growing out of the anchor toward the intersection of Diamond and Burnett is the silver patterned metal siding corner, reflecting the modern, technical, industrial energy

Corporate Office
855 Lakeville Street, Ste. 200 Petaluma, CA 94952
Phone:(707) 206-4100

of today's current lumberyard. Horizontal lines represent clean movement of today's industrial drive.

The final retail component is the rust brown metal paneling with vertical lines reaching towards the sky. This is the organic nature of wood. We have broken up the façade with tall vertical lines and steps in the planes.

The parking lot is separated from the main yard by a custom laser cut fence that will diffuse the yard operation. We have created security and enhanced the view from Burnett toward the yard. The laser cut oxidizing steel imitates the cut end of a large old-growth tree. We can see through the annual rings, to the daily operations.

Along Diamond, we have celebrated life-giving rainwater by expressing it and having it splash down over Gabion Cobble Dissipators and then collecting in the cleansing bio-swale.

Sheds are the last activity for the lumber. The random horizontal panels remind us of stacks of lumber in motion - the lumber that will create and become physical ideas. The sheds have a cantilevered overhang to protect the yard from the Concord sun and rain. The overhangs can be read as defining, carved out negative space. What is left is the red energy and potential that is hidden inside each piece of lumber. The red matches the GSL long time logo.

Lighting Design:

The lighting design is intended to enhance the architecture and create safe movement. We have selected fixtures that are both modern and industrial. We have place lights on the buildings and sheds where the building façade asked for accents. There are many lights in the landscaping to wash the buildings at night to create variation and drama. The trees and landscaping are also lit to reinforce the presence of nature and growth. Security for people and material has been planned in as a priority. All signage will be either externally or internally lit.

GOLDENSTATE
LUMBER

Operations and Use:

Golden State Lumber has been providing lumber and building products across Northern California since 1954. A brief overview of the products we offer include lumber, hardware, trim, doors, windows and various specialty-building products.

Our proposed facility on Diamond Blvd. in Concord will include an indoor lumberyard, a retail and showroom area as well as offices. The use will focus around serving the professional builder and new homeowner. Within the yard we will be servicing our customer which will include out-going deliveries throughout the Concord area as well as assisting our customers in loading material into their truck/vehicle. Other major activities within the operation will include receiving material from our suppliers.

In reference to our existing facilities, we anticipate 80% of our customers to drive in and out of the yard to load material, while the remaining 20% will park within our parking lot and proceed into the retail area to order material, view our showroom, or pick-up hardware supplies.

Below is an overview of our operations and staffing.

Operation Hours:

- Monday-Friday 6am - 5pm
- Saturday 7am – 4pm
- *Peak Hours M-F 7am - 10am

Daily Customer & Delivery Traffic:

- 70-95 Customers (60-76 Drive In/Out & 15-19 Walk-In)
- 25-35 Deliveries

Estimated Staff Total: 27*

- Management/Admin = 5
- Sales = 6
- Yard = 9
- Drivers = 5
- Hardware = 2

*Our staff count total is 27. From 6:00am to 8:00am we will be about half staffed and from 8am-5pm we will be fully staff.

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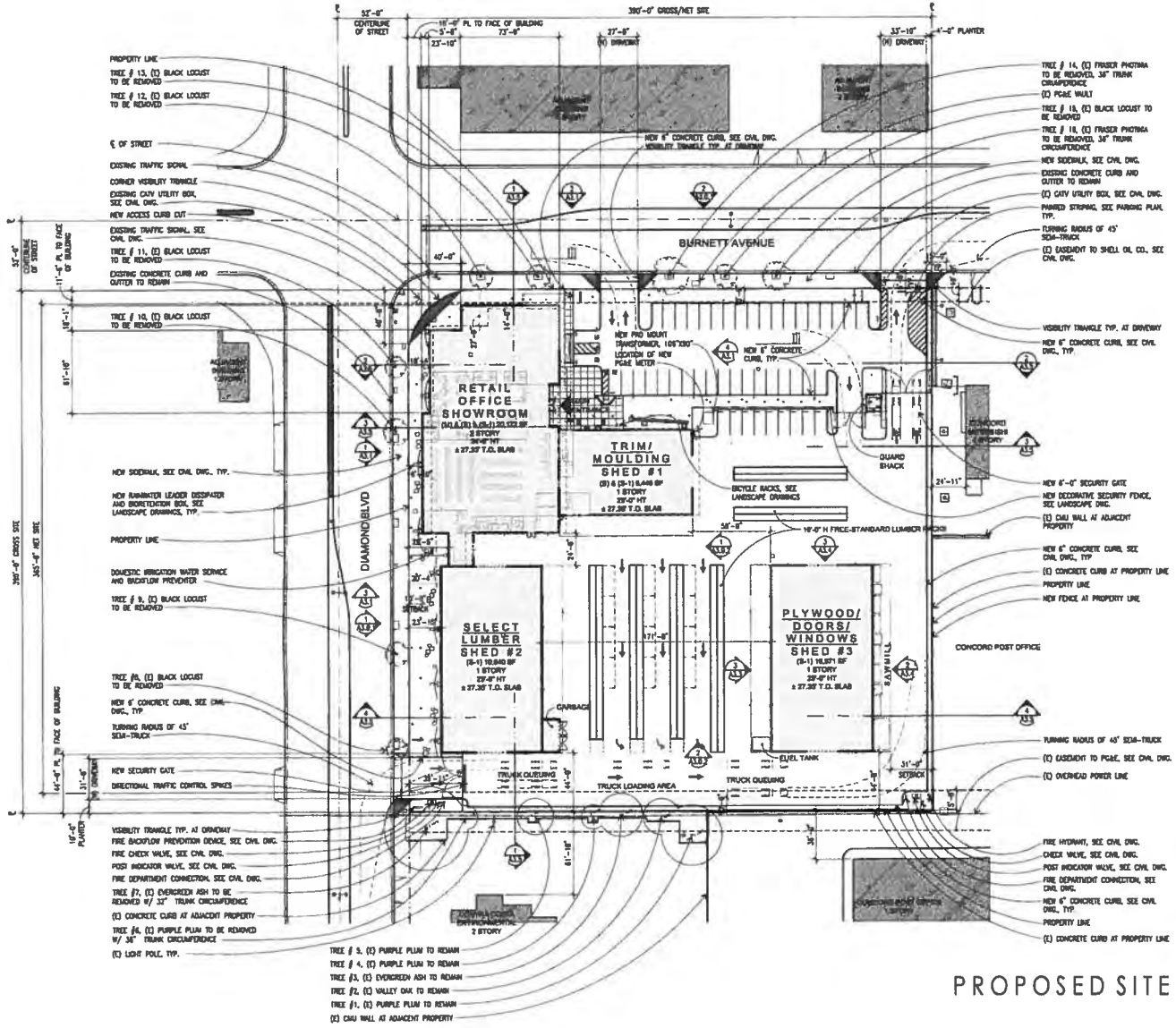
855 Lakeville Street, Ste. 200 Petaluma, CA 94952
Phone:(707) 206-4100



SITE ZONING ANALYSIS

APN:	126-326-002	
SIZE OF PROPERTY:	GROSS	151,400 SF (3.3 ACRES)
	NET	142,110 SF (3.3 ACRES)
GENERAL PLAN/SITE ZONING:	WEST CONCORD MIXED USE (WMX) BUCHANAN FIELD SAFETY ZONE 4	

SETBACKS:	FRONT	SIDE	REAR
	10'-0"	10'-0"	0'-0"

FLOOR AREA RATIO(FAR): MAXIMUM 4.0:1
PROVIDED: 48,749 SF (FLOOR AREA) = 0.32:1
151,400 SF (SITE AREA)

BUILDING FLOOR AREA

OCCUPANCY/FLR	1ST FLR	2ND FLR	TOTAL
OFFICE (B)	4,354 SF	3,749 SF	8,103 SF
RETAIL (M)	12,069 SF	N/A	12,069 SF
STORAGE (S-1)	28,057 SF	N/A	28,057 SF
TOTAL	44,480 SF	3,749 SF	48,229 SF

PROJECT FOOTPRINT AREA

BUILDING AREA	44,480 SF	N/A	44,480 SF
UNCOVERED LOAD AREA	9,300 SF	N/A	9,300 SF
TOTAL	53,780 SF		53,780 SF
PERCENT OF LOT COVERAGE			35.5%

OPEN AREA

TOTAL SITE AREA (LOT SIZE)	151,400 SF
TOTAL PROJECT FOOTPRINT AREA	44,480 SF
TOTAL	107,120 SF
PERCENT OF NET LAND AREA DEVOTED TO COMMON OPEN SPACE	1.4%
PERCENT OF NET LAND AREA DEVOTED TO PRIVATE USEABLE SPACE	0%

LANDSCAPE

COMMERCIAL (WCX)	REQUIRED	PROVIDED
SITE LANDSCAPE		21,246 SF (14% OF SITE)
STREET TREES		3,250 SF
TOTAL	30,300 SF (20% OF SITE)	24,496 SF (16% OF SITE)

BUILDING CODE ANALYSIS

APPLICABLE CODE
- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ENERGYCODE
- 2010 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE

OCCUPANCY CLASSIFICATION

B	CBC 304.1	BUSINESS
M	CBC 309.1	MERCHANTILE
S-1	CBC 311.2	STORAGE-MODERATE HAZARD

VICINITY MAP

NOTES

1. REFER TO A1.3 FOR LIGHTING PLAN
2. REFER TO A1.3 FOR LANDSCAPE CALCULATION
3. REFER TO ARBORIST REPORT FOR TREES TO BE REMOVED
4. SIGNAGE IS A DEFERRED SUBMITTAL. REFER TO A1.6 FOR DESIGN INTENT

LEGEND

- PROPERTY LINE
- SITE EASEMENT AS NOTED
- 10' SETBACK
- AREA OF PROPERTY BUILDING SCOPE
- VISIBILITY AREA

PROPOSED SITE PLAN

N TRUE NORTH

A1.0

1" = 30'

06 DECEMBER 2013
PROJECT NO: 48568

© MBH ARCHITECTS 2013

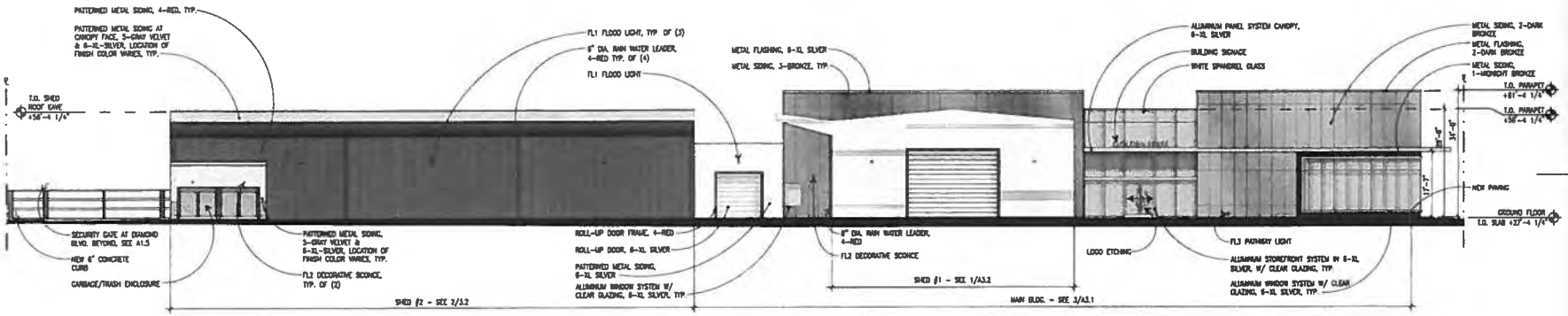
3478 MARINER SQUARE LOOP
ALAMEDA, CA 94501
510 865 8663

MBH

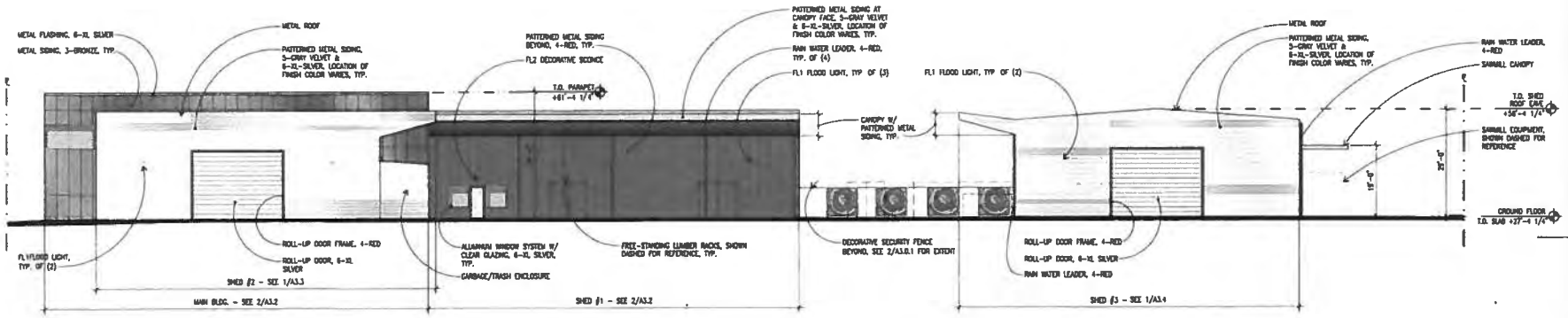
GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

EXHIBIT C



1 - EAST ELEVATION (MAIN BLDG. ENTRANCE)



2 - SOUTH ELEVATION

EXTERIOR ELEVATIONS

A3.0.2

3/32" = 1'-0"

06 DECEMBER 2013
PROJECT NO: 48568

GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD
CONCORD, CALIFORNIA

3470 MARINER SQUARE LOOP
ALAMEDA, CA 94501
510 865 8663

MBH

AGENDA ITEM NO. 1

EXHIBIT D

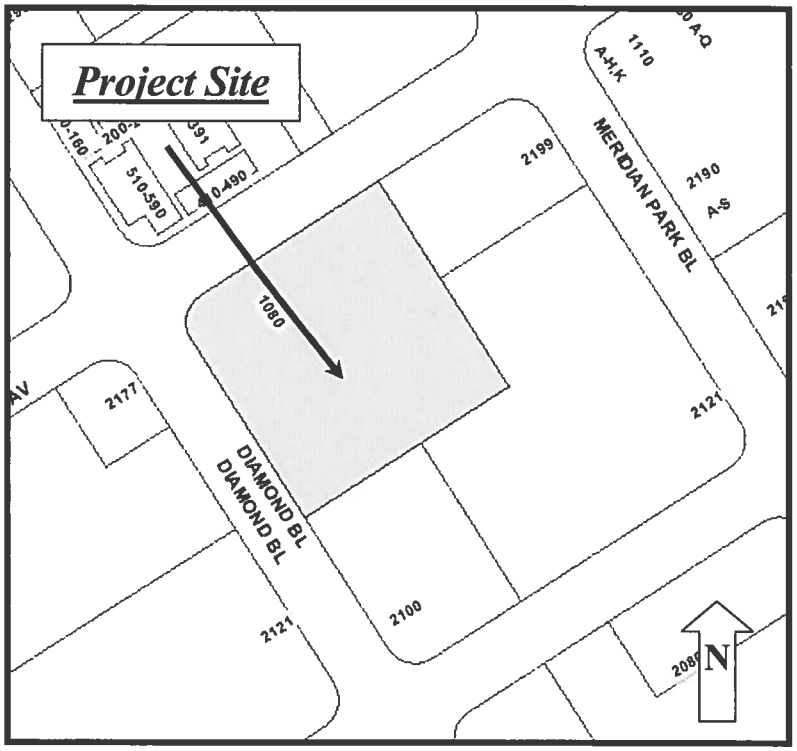
Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: December 19, 2013

I. GENERAL INFORMATION

Project Name:	**GOLDEN STATE LUMBER (PL131301 – DR)**
Review Status:	**Final Design Review**
Location:	**2180 Diamond Boulevard**
Parcel Number:	**APN 126-326-002**
General Plan:	**West Concord Mixed Use**
Zoning:	**WMX (West Concord Mixed Use)**
Applicant:	**ABS** **Attn: Seth Nobmann** **855 Lakeville Street, #200** **Petaluma CA 94952**

Vicinity Map:



II. PROJECT BACKGROUND

On October 24, 2013, the Board conducted Preliminary Design Review of Golden State Lumber consisting of a 48,460 sq. ft. lumberyard, showroom, retail area, and offices. The Board provided the applicant with comments regarding the site design, architecture, and landscaping.

On November 21, 2013, the Board conducted a Study Session of Golden State Lumber and recommended façade changes to Shed #2, a new building color, more variety in the plant list, and an alternate location for the trash enclosure.

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.

III. DISCUSSION

The November 21 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

- *Ensure that the line of site is maintained around the trash enclosure.*

  The trash enclosure was relocated to southeast corner of Shed #2 (see Sheet A1.0).

  Staff supports the proposed location of the trash enclosure.

Architecture

- *Increase the height of the two building "boxes" flanking the corner building "box" to provide greater contrast in the roofline.*

  The corner element was reduced an additional three and a half feet so the roofline steps down five feet at the corner building element (see Sheet A0.6).

  The applicant responded to the Board's recommendation.

- *Consider incorporating a "smooth sign panel" that contrasts with the fluted material on the west elevation of Shed #2.*

  Two options are proposed for Shed #2.

- **Option #1 incorporates a parapet that wraps around the south elevation, includes decorative vents that reference the rhythm of the windows on the retail and office buildings, and excludes a sign panel. An additional south elevation will be presented at the meeting to illustrate how the decorative vents return on the south side of the building (see Sheet A3.0.1).**

- **Option #2 incorporates a parapet that wraps around the south elevation, includes randomly placed decorative vents, and a raised smooth metal sign panel that matches the color of the office building. A section of the sign panel will presented at the meeting for the Board to review (see Sheet A3.0.1).**

Staff prefers Option #1 or a combination of both options, specifically the elimination of the sign panel and the addition of randomly placed decorative vents. In staff's opinion, the sign panel elevates the building design unnecessarily when its function should be reflected.

- *Wrap the parapet around the south end of Shed #2.*

A parapet has been added and wrapped around the south elevation of Shed #2 (see Sheet A3.0.2).

The applicant responded to the Board's comment.

- *Provide more contrast between the "XL Silver" building color and the "Champagne" building color.*

The "Champagne" building color has been replaced with "Dark Bronze." A color sample will be presented at the meeting (see Sheet A3.0.1).

Staff supports the use of "Dark Bronze" as it contrasts with the "XL Silver" building color.

<u>*Landscaping*</u>

- *Provide more variety in the height of the landscape materials along Diamond Boulevard.*

A section drawing is provided that illustrates the landscape "layering effect" we are attempting to achieve (see Section 1 on Sheet L2.1).

The applicant responded to the Board's recommendation.

- *Reduce the number of Birch trees, as they are water dependent.*

Four of the Birch trees were replaced with Coast Redwoods (see Sheet L4.0).

The applicant responded to the Board's recommendation.

- *Provide more variety in the height of the landscape materials along Diamond Boulevard.*

  A section drawing is provided that illustrates the landscape "layering effect" we are attempting to achieve (see Section 1 on Sheet L2.1).

  The applicant responded to 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 Golden State Lumber (PL131301 - DR), subject to the following recommendations as well as any additional recommendations made by the Board.

Recommended Conditions of Approval

- The west elevation of Shed #2 shall exclude a sign panel and incorporate randomly placed decorative vents as shown in Option #2 in plans date stamp received December 9, 2013.

Prepared by: _____

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

Exhibits:

A - Project plans date stamp received December 9, 2013

13srdrb.057