REGULAR MEETING OF THE CITY OF CONCORD DESIGN REVIEW BOARD

Thursday, May 28, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D

Design Review Board Members

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

AGENDA

PUBLIC COMMENT PERIOD

REORGANIZATION OF DESIGN REVIEW BOARD

1. Election of Chairperson of the Design Review Board for 2015-2016.

2. Election of Vice Chairperson of the Design Review Board for 2015-2016.

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 5/14/15 Meeting Minutes

STAFF REPORTS - None

HEARINGS

1. **Calitho Warehouse (PL150147 – DR) -** Design Review for an approximately 19,096 square foot warehouse building on a 0.90-acre parcel at 2371 Stanwell Drive. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APNs 112-251-006, -010. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

2. **Concord Village (PL150159 – PA) -** Pre-application and Conceptual Design Review for a 231-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3-net acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN's: 126-083-011, -012, -013. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, 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 10, 2015
June 24, 2015

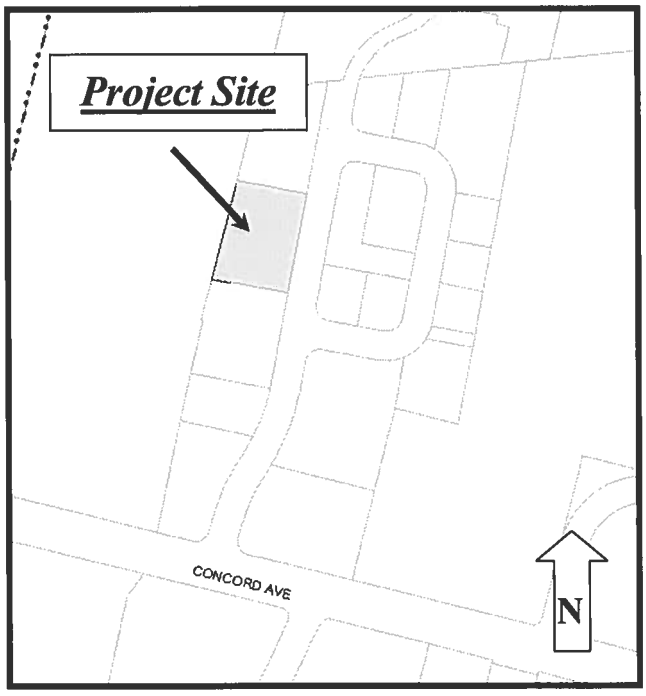
Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: May 28, 2015

I. GENERAL INFORMATION

Project Name:	**CALITHO WAREHOUSE (PL150147 – DR)**
Review Status:	**Preliminary Design Review**
Location:	**2371 Stanwell Drive**
Parcel Number:	**APN's 112-251-006, -010**
General Plan:	**Business Park**
Zoning:	**OBP (Office Business Park)**
Applicant:	**ATI** **Attn: D. Rachel Hamilton** **3860 Blackhawk Road** **Danville CA 94506**

Vicinity Map:



II. PROJECT BACKGROUND

In 1968, the Planning Commission approved a Use Permit and Design Review for an 11,100 sq. ft. warehouse at the subject site and subsequently approved a 9,100 sq. ft. addition in 1976.

On December 11, 2013, the warehouse was destroyed by fire and the site is now vacant.

On April 22, 2015, Calitho, a printing, packaging, and database delivery company, submitted an application to construct a 19,096 sq. ft. warehouse and distribution center adjacent to its corporate headquarters at 2312 Stanwell Drive. The Development Advisory Committee (DAC) reviewed the application on May 12, 2015 and deemed it incomplete.

This application is for Preliminary Design Review. The Board's comments will be incorporated into revised plans that will return for Final Design Review approval. Staff will issue an Administrative Design Review approval for this project, which is the final approval based on the Board's direction.

III. DISCUSSION

Site Plan/Circulation

Calitho proposes to consolidate its warehouse and distribution center from various locations on Stanwell Drive to the subject site. The infill site used to consist of two parcels (still referenced on the plan sheets) and was merged into one; the site is relatively flat and is elevated from Stanwell Drive. The rectangular building would be oriented parallel to Stanwell Drive and located at the rear of the property. All vehicle traffic would enter and exit the site via two driveways on Stanwell Drive. Parking is located at the front of the site and adjacent to the building entrance to accommodate truck access to the roll-up doors and the shipping and receiving functions of the business. The site would be used by employees and not by customers. Staff has the following recommendations:

- Relocate the trash enclosure inside the building.

- Designate one loading/unloading space onsite with a minimum dimension of 12 feet in width, 45 feet in length, with 14 feet of vertical clearance.

Architecture

The proposed concrete tilt-up building is single story with an open mezzanine. The proposed mezzanine "recaptures some of the storage space lost due to increased setback requirements." The site is located in the County's Airport Safety Zone 2, which allows a density of "30 persons per acre," however the applicant proposes additional "Risk Reduction Features" that allow a higher density of 45 persons per acre such as concrete exterior walls, limited number and size of windows, upgraded building roof strength, avoidance of skylights, and a single story building design. Staff will update the Board if it receives the County's comments prior to the meeting. Staff has the following recommendations:

- Create relief and shadow by emphasizing building elements such as the entry tower and the corners of the building.

- Change the proportions of the canopies over the roll-up doors and main entrance to fit the scale of the building.

- Increase the height and depth of the roof elements.

- Increase the height differences between rooflines to further break up the boxy look.

- Articulate the elevations by incorporating metal awnings above the windows and man doors similar to those above the shipping and receiving doors.

- Provide adequate screening of the rooftop equipment.

Landscaping

The landscaping is designed to accent the building with color along the frontage in the parking lot and at the pedestrian entry. The landscape design incorporates existing mature trees along the street frontage and at the rear of the building. Additional accent trees such as Maples, Madrones, and Hornbeams are proposed throughout the parking lot and at the rear of the building. Cotoneaster, Escallonia, Dwarf Flax, Star Jasmine, and others are proposed as accent planting and for use in the bio-swale areas. A tubular steel fence is proposed at the corners of the building to secure the rear yard. Staff has the following recommendations:

- Use a tall columnar tree that responds to the verticality and scale of the building in place of the Strawberry Madrone.

- Landscape materials within a required traffic safety visibility area shall not exceed a maximum height of 30 inches.

- Incorporate plants that provide color at the most visible locations such as the driveways and building entrance.

Lighting

The applicant is proposing wall-mounted light fixtures to illuminate the parking lot adjacent to the building and an existing streetlight to illuminate the project frontage. The plans will be revised to include a lighting plan with cut sheet details for the Board's review. Staff recommends that the lighting plan incorporate the following:

- Relocate the wall fixtures on the panel joints to a blank portion of wall for consistency.

- Use projector lights and floodlights to accent the building and in-ground lights to highlight the landscaping.

Signs

Signs that read, "Shipping," "Receiving," and address numerals are proposed on the faces of the three canopies at the front of the building. The plans will be revised to include a sign plan with dimensions of the signs, materials, colors, method of attachment, method of illumination, and section drawings for the Board's review.

IV. SUMMARY

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

Staff Recommendations

Site Plan/Circulation

- Relocate the trash enclosure inside the building.
- Designate one loading/unloading space onsite with a minimum dimension of 12 feet in width, 45 feet in length, with 14 feet of vertical clearance.

Architecture

- Create relief and shadow by emphasizing building elements such as the entry tower and the corners of the building.
- Change the proportions of the canopies over the roll-up doors and main entrance to fit the scale of the building.
- Increase the height and depth of the roof elements.
- Increase the height differences between rooflines to further break up the boxy look.
- Articulate the elevations by incorporating metal awnings above the windows and man doors similar to those above the shipping and receiving doors.
- Provide adequate screening of the rooftop equipment.

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- Use projector lights and floodlights to accent the building and in-ground lights to highlight the landscaping.

Prepared by:

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

Exhibits:

A - Statement of Design Intent date stamp received April 22, 2015
B - Project Plans date stamp received April 22, 2015

15srdrb.023

EXHIBIT A

ATI
ARCHITECTS
+
ENGINEERS

8 April 2015

RECEIVED
APR 22 2015
PLANNING

Ryan Lenhardt
Senior Planner, Zoning Administrator
City Of Concord
Community Development Department
1950 Parkside Drive, MS/53
Concord, CA 94519

RE: Statement of Design Intent
Design Review Submittal for
2351 - 2371 Stanwell Drive
Concord, CA 94520

Dear Mr. Lenhardt,

Please find attached Drawings and a Preliminary Title Report for a proposed warehouse at 2531-2571 Stanwell Drive. The proposed warehouse building has a total area of 19,096 sf. The main level has a major area of 16,062 sf and an internal mezzanine with an area of 2,744 sf for a total of 18,806 sf. This entire area will be dedicated to storage of paper and printed goods for a Printing company located in neighboring buildings. The remaining 290 sf of area at the ground floor level will serve as an entry and accessory office.

Because the lot size is somewhat smaller than the minimum lot size for this OPB Zoning District (39,203 sf existing vs. 40,000 sf required), and because the Airport Overlay District places further restrictions on allowable height of building (single-story vs. 2-story), we respectfully request a Variance from the rear yard setback requirement. The rationale for this Variance will be discussed in greater detail below.

STATEMENT OF DESIGN INTENT

This is a flat, vacant site in a neighborhood dedicated to low-rise business and warehouse type buildings. The site previously contained two warehouse buildings, which burned down a few years ago. The proposed project replaces the previous warehouses with a single smaller, more modern version.

The project is located in an Office Business Park (OBP) Zoning District, with an Airport (A) Safety Zone 2 overlay. The General Plan designates this area as "Business Park". The Site backs onto a portion of The Iron Horse Regional Trail system, which is designated as Open Space. Separating the Iron Horse Trail from Buchanan Field Airport, and located approximately 100 ft from the rear of the property, is a channel containing Walnut Creek.

The building has loading areas at each end of the front façade, one for receiving and one for shipping. This allows efficient use of the warehouse internally and preserves the existing locations of driveway access to the site. It also supports a symmetrical treatment of the front façade and allowed us to place the Entry / Office at the center

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Danville, CA 94506
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F: 925 - 648 - 8811

www.atiae.com

front. Disabled Parking and pedestrian access reinforce the central axis of the building.

The proposed warehouse will maintain 10 ft yards at side property lines unlike the previous warehouses, which were "zero-lot-line" structures. The 10 ft yards allow us to introduce bio-swales for on-site storm water treatment. This same type of treatment is repeated for the paved parking lot, with smaller swales located in the front planting areas adjacent to the driveway entrances.

The rear of the building is proposed to be located immediately adjacent to an existing Utility Easement, which will require a Variance. The Variance is justified due to the substandard size of the lot and the additional burdens placed on the parcel by the Airport Overlay. Further, it appears the rule requiring yards to be measured from easements (rather than property lines) is intended to accommodate driveways, alleys and other roadway-type uses. In this case, the easement is a simple utility easement. The Iron Horse Trail is located approximately 35 ft from the proposed rear wall of the warehouse, and will not be negatively affected by it.

Because the new building maintains yards at the sides and is limited by an easement at the rear, the front wall of the new building will be a few feet forward of where it might otherwise be. It should be noted, however, that the new building lies between 5 ft and 20 ft further back from the street than the original buildings.

Parking is located at the center-front of the site in order to preserve truck access to shipping and receiving doors at each end of the building. The parking is located behind a new landscaping, which will serve to screen parked cars from the street. As a result of existing site constraints and updated setback requirements, the planting space between the paved parking area and the building is necessarily limited. If needed, we may request a Variance from Planning Section 18.165.060.D.3, and utilize Section 18.160.090.C to make the most of the limited planting space available.

The building is a single story structure with an open mezzanine. The mezzanine is needed in order to recapture some of the storage space lost due to increased setback requirements noted above. At 33.5 ft, the proposed warehouse is substantially below the maximum height of 50 ft allowed under the Planning Code for OBP Districts and the maximum height of 45 ft allowed under the Airport Safety Zone 2 requirements.

Normally, the maximum occupancy density for sites like this in the Airport Safety Zone 2 would be 30 persons per acre. However, the proposed building will incorporate "Risk Reduction Features" identified in the Airport Land Use Compatibility Plan (ALUCP), which will allow a density of 45 persons per acre. The site is 0.9 acres, so the allowable density is 40.5 Occupants. As noted in the Drawings, the Occupant Load for the building meets this figure.

The Risk Reduction Features include the following:

- Concrete Exterior Walls (Tilt-up concrete or insulated concrete Slenderwalls proposed)

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- Limited Number and Size of Windows
- Upgraded Building Roof Strength
- Avoidance of Skylights (Solatubes proposed in lieu of skylights)
- Fire Sprinkler System Enhancements
- Single Story Building Design (Single story w/ mezzanine proposed)
- Increased Number of Emergency Exits (Three exits proposed)

I hope you agree that this building makes good use of its site, balances the needs of the Owner and the City, and will have a positive impact on the local community. I look forward to working with you as we shepherd this project through the approval process.

Very best wishes,

D. Rachel Hamilton
Principal Architect

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Project Site
Proposed Warehouse
2351 Stanwell Drive
Concord, CA 94520

VICINITY MAP

CALITHO WAREHOUSE

2351 STANWELL DRIVE, CONCORD
APN: 112-251-015

PROJECT SCOPE

THE SCOPE OF WORK CONSISTS OF CONSTRUCTION OF A NEW WAREHOUSE TO REPLACE TWO FIRE-DAMAGED WAREHOUSES (ALREADY REMOVED UNDER SEPARATE PERMIT).

WORK ALSO INCLUDES SITEWORK, LANDSCAPING, PAVING REPLACEMENT AND STORMWATER TREATMENT ACROSS ENTIRE SITE, AS INDICATED ON DRAWINGS. SEE CIVIL DRAWINGS FOR SITEWORK AND STORMWATER CONTROL PLAN. SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION.

THE NEW WAREHOUSE WILL BE PREPARED TO RECEIVE ROOFTOP PHOTOVOLTAIC COLLECTOR PANELS, WHICH WILL BE INSTALLED UNDER A SEPARATE PERMIT.

MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE DESIGNED BY DESIGN/BUILD SUBCONTRACTORS, LICENSED IN THOSE TRADES.

THERE ARE NO PROTECTED TREES ON THE SITE.

THERE ARE NO PROTECTED WATERCOURSES ON THE SITE.

Owner	Owner's Representative	Tenant	Architect and Structural Engineer
MB ZAMN, LLC 2312 STANWELL DRIVE CONCORD, CA 94520	MIKE ANLEDANI TEL. (925) 286-5437	CALIFORNIA LITHOGRAPHERS - CALITHO 2342 STANWELL DRIVE CONCORD, CA 94520 TEL. (925) 682 1111	AR ARCHITECTS AND ENGINEERS 3860 BLACKHAWK RD. DANVILLE, CA 94506 TEL. (925) 648 8800 PROJECT MANAGER: PHIL CARES ARCHITECT OF RECORD: B. RACHEL HAMILTON STRUCTURAL ENGINEER OF RECORD: ROBERT RIEGEL

SHEET INDEX

	GENERAL
G0.0	TITLE SHEET
	CIVIL
C1	PRELIMINARY CIVIL COVER SHEET
C2	EXISTING TOPOGRAPHY
C3	PRELIMINARY GRADING AND DRAINAGE PLAN
C4	PRELIMINARY UTILITY PLAN
C4.1	PRELIMINARY UTILITY PLAN
C5	PRELIMINARY NOTES AND DETAILS
C6	PRELIMINARY EROSION CONTROL PLAN
C7	PRELIMINARY STORMWATER CONTROL PLAN
	LANDSCAPE
L1	CONCEPTUAL LANDSCAPE PLAN
	ARCHITECTURAL
A1.1	SITE PLAN
A2.1	GROUND FLOOR PLAN
A2.2	MEZZANINE FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

BUILDING CODE SUMMARY

CALIFORNIA BUILDING CODE REQUIREMENTS (2013 CBC)

OCCUPANCY TYPE / USE PER CBC CHAPTER 3
S-1 OCCUPANCY GROUP - WAREHOUSE USE (INCLUDING MEZZANINE)
B OCCUPANCY GROUP - OFFICE USE (ACCESSORY TO WAREHOUSE USE)

CONSTRUCTION TYPE: TYPE V-B (NON-RATED)

BASIC ALLOWABLE BUILDING HEIGHTS AND AREAS PER CBC TABLE 503.
HEIGHT: 40 FT / 1 STORY (33.5 FT / 1 STORY W/ MEZZANINE PROPOSED) AREA: 9,000 SF (SEE AREA INCREASE BELOW)

FIRE PROTECTION:
IS SPRINKLER SYSTEM REQUIRED FOR BASIC USE PER CHAPTER 9? NO
IS SPRINKLER SYSTEM REQUIRED FOR AREA INCREASE FOR CONSTRUCTION TYPE PER SECTION 506.3? YES (SEE AREA INCREASE BELOW)
SEPARATION BETWEEN OCCUPANCIES PER TABLE 508.4: NONE REQUIRED BETWEEN S-1 AND B OCCUPANCIES
IS FIRE PROTECTION REQUIRED, BASED ON LOCATION ON PROPERTY PER TABLE 705.8? NO (WALLS ARE MIN 10 FT TO PROPERTY LINES)
IS A SPRINKLER SYSTEM REQUIRED FOR S-1 OCCUPANCY PER SECTION 903.2.9.1? YES (AREA IS GREATER THAN 12,000 SF)

ALLOWABLE AREA INCREASE PER SECTION 506.3
BASIC ALLOWABLE BUILDING AREA: 9,000 SF (A_t = TABULAR AREA FOR AREA INCREASE)
ALLOWABLE BUILDING AREA INCREASE FOR FIRE SPRINKLER: $A_a = A_t(A_s 3)$ = 36,000 SF TOTAL ALLOWED

PROPOSED BUILDING AREA
(N) BUILDING FOOTPRINT: 16,352 SF
MEZZANINE: 2,744 SF
TOTAL BUILDING AREA: 19,096 SF

OCCUPANT LOAD PER TABLE 1004.1.2:
WAREHOUSE USE: 1 OCC/500 SF x 18,806 SF = 37.6 OCCUPANTS
OFFICE USE: 1 OCC/100 SF x 290 SF = 2.9 OCCUPANTS
TOTAL OCCUPANT LOAD 40.5 OCCUPANTS

MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2: 250 FT (FOR BLDG PROTECTED W/ FIRE SPRINKLER)
MINIMUM NUMBER OF EXITS REQUIRED PER TABLE 1015.1: 2 (3 PROVIDED)

PLANNING CODE SUMMARY

SITE INFORMATION
SITE ADDRESS: 2351 STANWELL DRIVE, CONCORD, CA
ASSESSOR PARCEL NUMBER: 112 251 015
LOT AREA: 38,303 SF = 0.9 ACRE
AVERAGE ELEVATION: APPROX 31.20 FT (BASED ON SURVEY BY CUNHA ENGINEERING)

BASIC CONCORD PLANNING CODE REQUIREMENTS
ZONING DISTRICT: OBP-A OFFICE BUSINESS PARK W/ AIRPORT OVERLAY
GENERAL PLAN: BUSINESS PARK, BACKING ONTO OPEN SPACE
PROPOSED USE: WAREHOUSE (NO OUTDOOR STORAGE)
FLOOR AREA RATIO: 0.6 (0.52 PROPOSED)
MAX BUILDING HEIGHT: 50 FEET (A.L.U.C.P. REQUIREMENTS CONTROL, SEE BELOW)
REQUIRED SETBACKS:
FRONT 20 FEET (20 FT TO PARKING, 82.5 FT TO BUILDING PROPOSED)
SIDE 10 FEET (10 FT TO BUILDING PROPOSED)
REAR 10 FEET (10 FT PROP LINE TO BUILDING AND 8 FT EASEMENT TO BUILDING PROPOSED)
REQUIRED PARKING: 1 SPACE/250 SF OFFICE, 1 SPACE/1000 SF WAREHOUSE AREA
PROPOSED PARKING: 1.2 SPACES FOR 290 SF OFFICE
18.8 SPACES FOR 18,806 SF WAREHOUSE
20.0 SPACES FOR 19,096 TOTAL BUILDING AREA
REQUIRED BICYCLE PARKING: SHORT TERM - 2 MIN / LONG TERM - 2 MIN
PROPOSED BICYCLE PARKING: SHORT TERM - 2 / LONG TERM - 2

AIRPORT OVERLAY / AIRPORT LAND USE COMPATIBILITY PLAN (A.L.U.C.P.) REQUIREMENTS
SAFETY ZONE: 2 (BUCHANAN FIELD RUNWAY APPROACH PATH)
BASIC ALLOWABLE DENSITY: 30 OCC/ACRE OR 1 OCC/1,000 SF BLDG GROSS AREA
ALLOWABLE DENSITY FOR PROJECTS W/ RISK REDUCTION FEATURES: 45 OCC/ACRE
RISK REDUCTION FEATURES: CONCRETE EXTERIOR WALLS, LIMITED NUMBER AND SIZE OF WINDOWS, UPGRADED BUILDING ROOF STRENGTH, AVOIDANCE OF SKYLIGHTS (SOLARTUBES PROPOSED IN LIEU OF SKYLIGHTS), FIRE SPRINKLER SYSTEM ENHANCEMENTS, SINGLE STORY BUILDING DESIGN (SINGLE STORY W/ MEZZANINE PROPOSED), INCREASED NUMBER OF EMERGENCY EXITS (3 EXITS PROPOSED)
MAX OCCUPANT LOAD FOR BUILDING = 0.9 ACRE x 45 OCC/ACRE = 40.5 OCCUPANTS
MAX BUILDING HEIGHT: 45 FEET (33.5 FEET PROPOSED)
FAA OBSTRUCTION EVALUATION / AIRPORT AIRSPACE ANALYSIS (OE/AAA) - AERONAUTICAL STUDY NUMBER (ASN): 2015-AWP-4092 OE

CODES AND REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24.
   - A. 2013 BUILDING STANDARDS ADMINISTRATIVE CODE, CCR TITLE 24, PART 1
   - B. 2013 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC).
   - C. 2013 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3, BASED ON 2011 NATIONAL ELECTRICAL CODE (NEC).
   - D. 2013 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4, BASED ON 2012 UNIFORM MECHANICAL CODE (UMC)
   - E. 2013 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5, BASED ON 2012 UNIFORM PLUMBING CODE (UPC).
   - F. 2013 CALIFORNIA ENERGY CODE (CEC), CCR TITLE 24, PART 6
   - G. 2013 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9, BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC).
   - H. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen), CCR TITLE 24, PART 11.
   - I. 2013 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12.
2. ACCESSIBILITY:
   - A. STATE REGULATIONS: CHAPTER 11B OF THE 2013 CALIFORNIA BUILDING CODE.
   - B. FEDERAL REGULATIONS: ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG): 28 CFR PART 36, APPENDIX A.
3. CONSTRUCTION SAFETY (CAL-OSHA) CCR TITLE 8
4. RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES.
5. CITY OF CONCORD RULES AND REGULATIONS, INCLUDING STORM WATER ORDINANCE, BASED ON CALIFORNIA C.3 GUIDEBOOK.

SYMBOLS

- DETAIL NUMBER / NOTES / DETAIL SHEET
- ELEV. LETTER / ELEV. SHEET
- PLAN REFERENCE NOTE KEY
- DOOR SCHEDULE REFERENCE KEY
- GATE SCHEDULE REFERENCE KEY
- WINDOW SCHEDULE REFERENCE KEY
- GRID LINE INDICATION
- REFERENCE ITEM / SHEET NUMBER
- REVISION NUMBER
- BUILDING SECTION LETTER / BUILDING SECTION SHEET

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, CMC, CPC, CEC AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STATE AMENDMENTS.
2. THE CONTRACTOR SHALL CHECK ALL DRAWINGS IMMEDIATELY UPON THEIR RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. AR ARCHITECTS AND ENGINEERS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
3. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY AR. NOTCH DETAILS, IF PROVIDED ARE FOR GENERAL GUIDANCE ONLY. AR SHALL BE CONTACTED TO APPROVE LOCATIONS OF PROPOSED NOTCHES.
4. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.
5. WHEN DETAILS LABELED "TYPICAL" OR "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION IN OTHER LOCATIONS.
6. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.
7. DRAWINGS AND SPECIFICATIONS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE TO MEET THE MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF THE CBC. ANY OMISSIONS OR DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF AR PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED IS ACCOMPLISHED.
8. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE ORDER AND MEANS OF CONSTRUCTION AND ALL TEMPORARY BRACING AND ERECTION DURING CONSTRUCTION.
9. APPROVALS BY PROJECT INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
10. PROJECT SHALL BE IN COMPLIANCE WITH 2014 CFC, CHAPTER 14.
11. DESIGN AND INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL BE MADE UNDER A SEPARATE FIRE SPRINKLER PERMIT.
12. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AND FOLLOW BEST MANAGEMENT PRACTICES AS IDENTIFIED IN THE CITY OF CONCORD STORMWATER ORDINANCE, BASED ON CALIFORNIA C.3 GUIDEBOOK.

ABBREVIATIONS

@	AT	COL.	COLUMN	F.D.	FLOOR DRAIN	INFO.	INFORMATION	P.B.	PUSHBUTTON	SYM.	SYMBOL
A.B.	ANCHOR BOLT	CONC.	CONCRETE	FAM. RM.	FAMILY ROOM	INSUL.	INSULATION or INSULATED	PERF.	PERFORATED	S3S/S4S	SMOOTH 3 or 4 SIDES
ADD'L	ADDITIONAL	CONT.	CONTINUOUS	FDN./FOUND.	FOUNDATION	JST	JOIST	PL.	PLATE	TEMP./T.	TEMPERED
ADJ. HT	ADJUSTED HEIGHT	CONTR.	CONTRACTOR	F.E.	FIRE EXTINGUISHER	LB. OR #	POUND OR NUMBER	PL.HT.	PLATE HEIGHT	TH./THLD.	THRESHOLD
A.F.F.	ABOVE FINISHED FLOOR	CSMT.	CASEMENT	F.F.	FINISHED FLOOR	LEV./LVL.	LEVEL	PLYWD.	PLYWOOD	T/	THERMOSTAT
AGG.	AGGREGATE	DBL.	DOUBLE	F.G.	FUEL GAS	LT	LIGHT	PR	PAIR	T.O.C.	TOP of CURB
ALT.	ALTERNATE	DBL. PL.	DOUBLE PLATE	F.J./FLR.JST	FLOOR JOIST	LTWT.	LIGHTWEIGHT	PSI	POUNDS PER SQUARE INCH	T.O.F.	TOP of FOOTING
ALUM.	ALUMINUM	DET.	DETAIL	FLASHG	FLASHING	MAX.	MAXIMUM	P.T.	PRESSURE TREATED	T.O.G.B.	TOP of GRADE BEAM
AMP	AMPERAGE	DEG.	DEGREE	FLR.	FLOOR	MBRS	MEMBERS	PWDR.	POWDER	T.O.S.	TOP of SLAB
APA	AMERICAN PLYWOOD ASSOCIATION	D.F.	DOUGLAS FIR	FLUOR.	FLUORESCENT	M.BATH	MASTER BATH	R	RISER	T.O.W.	TOP of WALL
APPROX.	APPROXIMATE	DIA.	DIAMETER	FR.	FRENCH	M.D.F.	MEDIUM DENSITY FIBERBOARD	RECOM.	RECOMMENDATIONS	T/P /T. of PL.	TOP OF PLATE
A.S.L.	ABOVE SEA LEVEL	DIAPH.	DIAPHRAGM	F.R.P.	FIBER REINFORCED PLASTIC PANELS	MFR.	MANUFACTURER	REINF.	REINFORCING	TRNSM	TRANSOM
ASTM	AMERICAN SOCIETY of TESTING MATERIALS	DN.	DOWN	FTG.	FOOTING	(N)	NEW	RFTR.	RAFTER	T&G	TONGUE & GROOVE
BDRM.	BEDROOM	D.S.	DOWNSPOUT	GA.	GAUGE	NAT.	NATIONAL	RM.	ROOM	TYP.	TYPICAL
B.F.F.	BELOW FINISHED FLOOR	(E)	EXISTING	GALV.	GALVANIZED	M.SUITE/M.S.	MASTER SUITE	R.O.	ROUGH OPENING	U.B.C.	UNIFORM BUILDING CODE
BLK'G/BLKNG	BLOCKING	EA.	EACH	GAR.	GARAGE	MIN	MINIMUM	RW./RWD.	REDWOOD	U.M.C.	UNIFORM MECHANICAL CODE
BM.	BEAM	ELECT.	ELECTRICAL	G.C.	GENERAL CONTRACTOR	N.I.C.	NOT IN CONTRACT	S.C.	SOLID CORE	U.N.O.	UNLESS NOTED OTHERWISE
BTM./BOTT.	BOTTOM	ELEV.	ELEVATION	G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	N.I.S.	NOT IN SCOPE	S.C.D.	SEE CIVIL DRAWINGS	UT./UTIL.	UTILITY
BTWN	BETWEEN	E.J.	EXPANSION JOINT	GDR.	GIRDER	NOM.	NOMINAL	SCHED.	SCHEDULE	V	VOLTAGE
CALCS.	CALCULATIONS	EMBED.	EMBEDMENT	GLU-LAM	GLUE LAMINATED	N.T.S.	NOT TO SCALE	SD	SMOKE DETECTOR	VERT.	VERTICAL
CEM. PLAST.	CEMENT PLASTER	E.P.S.	EXTRUDED POLYSTYRENE FOAM	G.S.M.	GALVANIZED SHEET METAL	O.C.	ON CENTER	S.A.D.	SEE ARCHITECTURAL DRAWINGS	V.I.F.	VERIFY IN FIELD
C.I.	CAST IRON	EXT.	EXTERIOR	GYP. BD.	GYPSUM BOARD	OF.CI.	OWNER FURNISH CONTRACTOR INSTALLED	S.E.D.	SEE ELECTRICAL DRAWINGS	WD.	WOOD
CLG.	CEILING			H.B.	HOSE BIBB			S.S.D.	SEE STRUCTURAL DRAWINGS	W.I.	WROUGHT IRON
CLOS.	CLOSET			H.C.	HOLLOW CORE			S.F./SQ.FT.	SQUARE FOOT	WL	WALL
C.M.U.	CONCRETE MASONRY UNITS			HD	HOLDDOWN			S.F.D.	SEE FIRE ALARM DRAWINGS	WP	WEATHER PROOF
				H.H.	HEAD HEIGHT			SHR.	SHEAR	WP. SCRD	WEEP SCREED
				H.M.	HOLLOW METAL			SIM.	SIMILAR	W.W.F.	WELDED WIRE FABRIC
				HORIZ.	HORIZONTAL			S.L.D.	SEE LANDSCAPE DRAWINGS	W.W.M.	WELDED WIRE MESH
				HR.	HOUR			S.M.D.	SEE MECHANICAL DRAWINGS		
								SQ. IN.	SQUARE INCH		
								ST	STRAP		
								STOR.	STORAGE		
								S.W.	SHEAR WALL		
								SW	SWITCH		

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ITEM	REVISIONS/ISSUE:	DATE:
	PLANNING SUBMITTAL	4/21/2015

KEY PLAN

PROFESSIONAL STAMP

APPROVALS

PROJECT TITLE:
CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:
TITLE SHEET

DATE: 4/21/2015
SCALE: AS NOTED
DRAWN/DESIGNED BY: /
CHECKED BY:
JOB NO.
CAD FILE:
SHEET NO.
G0.0

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EXHIBIT B

DESIGN AND SITE REVIEW
PROPOSED WAREHOUSE
2351 & 2371 STANWELL DR.
CONCORD, CALIFORNIA

ADDRESS:
2351 STANWELL DRIVE
CONCORD, CALIFORNIA
(FORMERLY 2351 & 2371 STANWELL DRIVE)

ASSESSOR'S PARCEL NUMBER:
112-251-015
(FORMERLY 112-251-006 & 112-251-010)

2030 GENERAL PLAN DESIGNATION:
BUSINESS PARK (BP)

CURRENT ZONING DESIGNATION:
OFFICE/BUSINESS PARK (OBP)

GROSS LOT AREA:
39,202 SF

PROPOSED LOT AREA:
UNCHANGED

NET LOT AREA LESS PG&E EASEMENTS:
36,798 SF

PROPOSED BUILDING AREA:
19,096 SF

PROPOSED GROUND FLOOR BUILDING AREA:
15,979 SF

PROPOSED STRUCTURE AREA:
16,368 SF

EXISTING STRUCTURE AREA:
N/A (BUILDING BURNED)

PROPOSED LANDSCAPE AREA:
9,966 SF

PROPOSED PERCENT LOT COVERAGE:
41.7%

FLOOR AREA RATIO (FAR):
0.49

PARKING REQUIRED:
1 SPACE PER 1000 SF WAREHOUSE
1 SPACE PER 25 SF OFFICE
=20

PARKING PROVIDED:

STANDARD	19
COMPACT	0
ACCESSIBLE	1
TOTAL	20

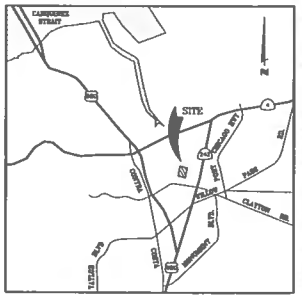
SETBACK REQUIREMENTS:

FRONT	20
INTERIOR SIDE	10
CORNER SIDE	10
REAR	10

FLOOD ZONE:
ZONE X FEMA PANEL 06013C02B1F

BASIS OF BEARINGS:
BEING THE MONUMENT LINE ON STANWELL DRIVE TAKEN AS N 10°51'48" E PER SUBDIVISION 3564 (112 M 29)

BENCHMARK
BRASS DISC ON BRIDGE AT THE NORTH SIDE OF CONCORD AVE.
ELEVATION TAKEN AS 33.7 NAVD-88.



VICINITY MAP
NO SCALE

REPRESENTATIVES

COMPANY	ADDRESS	PHONE
GAS/ELECTRIC	PACIFIC GAS AND ELECTRIC 1030 DETROIT AVENUE CONCORD, CA 94520	925-686-5440
TELEPHONE	PACIFIC BELL/ATT 1420 DANZIG PLAZA CONCORD, CA 94520	925-689-3226
WATER	CONTRA COSTA WATER PO BOX H20 CONCORD, CA 94524	925-674-8000
SEWER/ STORM DRAINAGE	CITY OF CONCORD 1950 PARKSIDE DRIVE CONCORD, CA 94519	925-671 3425
U.S.A.	UNDERGROUND SERVICE ALERT	800-642-2444
ENGINEER	CUNHA ENGINEERING, INC 701 BELMONT WAY, SUITE A PINOLE, CA 94564	510-741-8290

TABLE OF CONTENTS

C-1	TITLE SHEET
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C-5	DETAILS
C-6	EROSION CONTROL PLAN
C-7	PRELIMINARY STORM WATER CONTROL PLAN

REGISTERED CIVIL ENGINEER
VINCENT H. CUNHA
NO. 36321
EXPIRES 6/30/16
STATE OF CALIFORNIA

DATE: MARCH 24, 2015

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KEY PLAN

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:
PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA

SHEET TITLE:
PRELIMINARY CIVIL COVER SHEET

DATE: 3/17/2015
SCALE: 1"=40'
DRAWN/DESIGNED BY: CAB/VHC
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JOB NO:
CAD FILE: 215019 DES REV
SHEET NO: C-1

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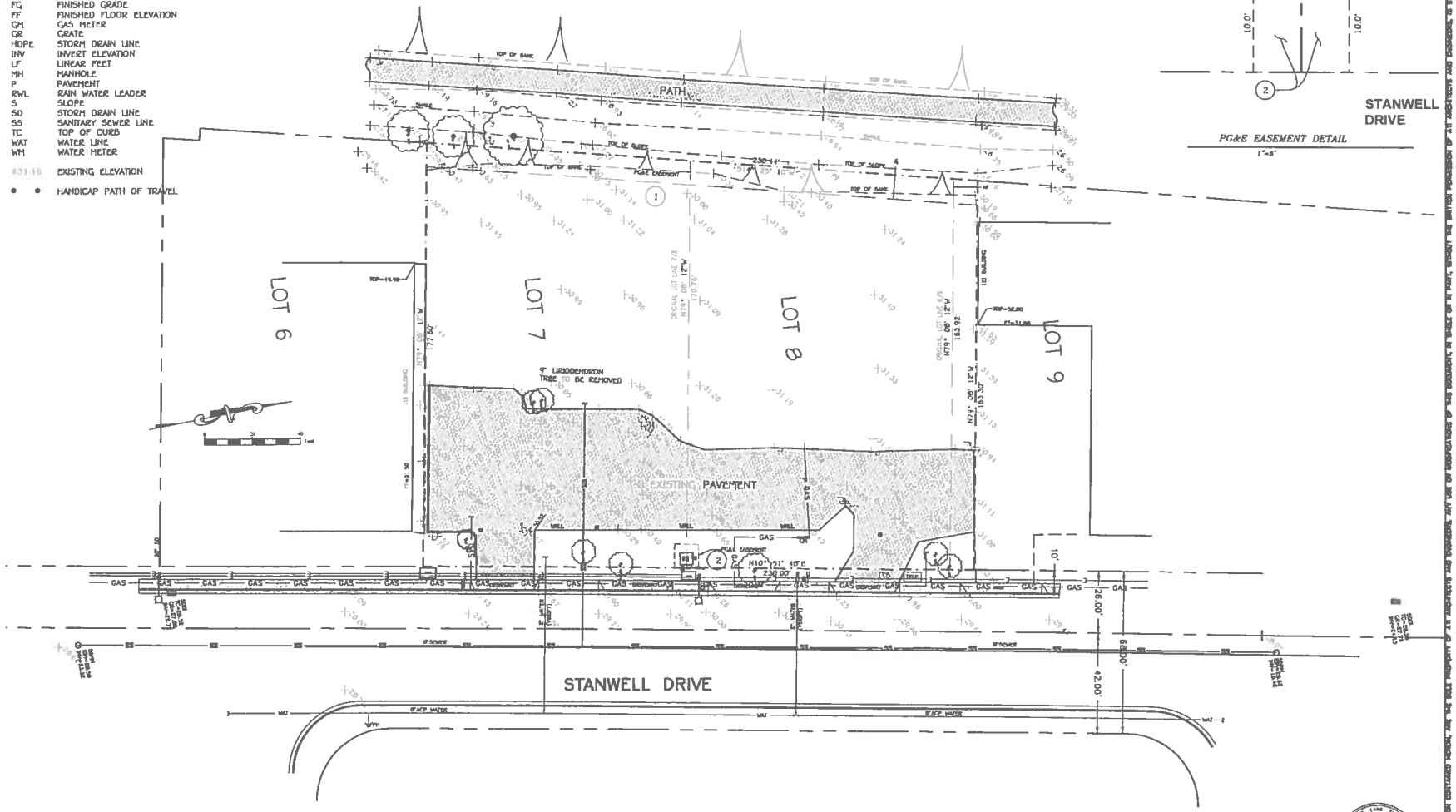
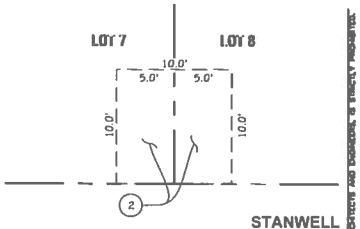
LEGEND

BW	BACK OF WALK
DI	DRAIN INLET
(E)	EXISTING
ELEC	ELECTRIC
FC	FACE OF CURB
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION
GM	GAS METER
GR	GRATE
HDPE	STORM DRAIN LINE
INV	INVERT ELEVATION
LF	LINEAR FEET
MH	MANHOLE
P	PAVEMENT
RWL	RAIN WATER LEADER
S	SLOPE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
TC	TOP OF CURB
WAT	WATER LINE
WM	WATER METER
431.16	EXISTING ELEVATION
• •	HANDICAP PATH OF TRAVEL

1 EASEMENT 10019 5556 OR 511
2 EASEMENT 32256 5616 OR 166





PG&E EASEMENT DETAIL
1"=8'

BASIS OF ELEVATIONS
BRASS DISC ON BRIDGE NORTH SIDE OF CONCORD AVE TAKEN AS 33.7 NAVD-88

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION:

VINCENT H. CUNHA L.S.4520
3/3/15

VINCENT H. CUNHA NO. 4520 EXPIRES 9/30/16 STATE OF CALIFORNIA

ATI ARCHITECTS + ENGINEERS

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3660 Rio Mont Road, Concord, CA 94518, T 925 648 8980
2510 Douglas Boulevard, Roseville, CA 95661, T 916 772 1600
3050 Fullerton Street, Costa Mesa, CA 92626, T 714 239 1600
5901 Christie Ave 1 ane, Emeryville, CA 94608, T 925 987 8180

KEY PLAN

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:

PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA

SHEET TITLE:

EXISTING TOPOGRAPHY

DATE: 3/17/2015
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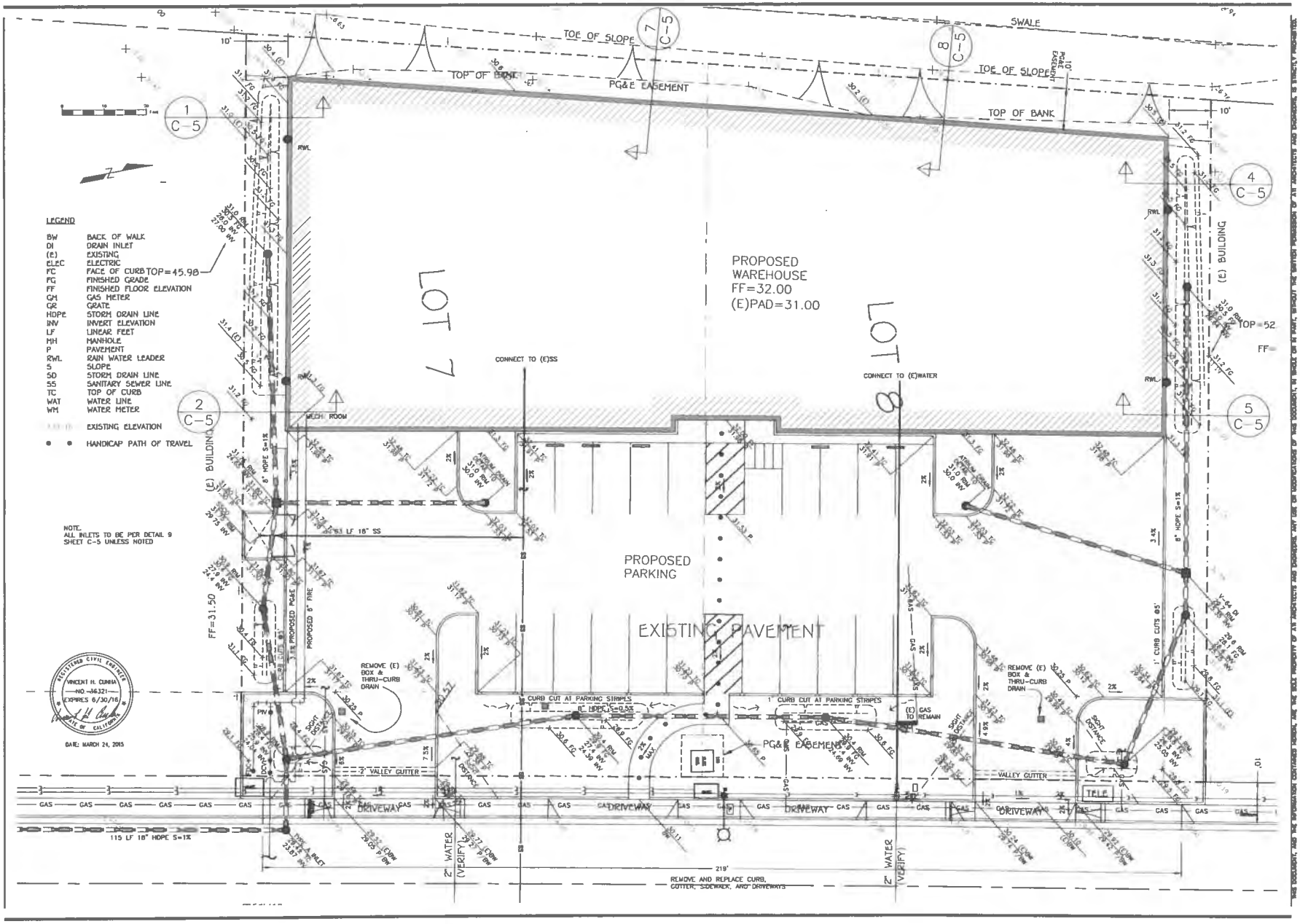

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KEY PLAN

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:

PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA

SHEET TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: 3/17/2015
SCALE: 1"=10'
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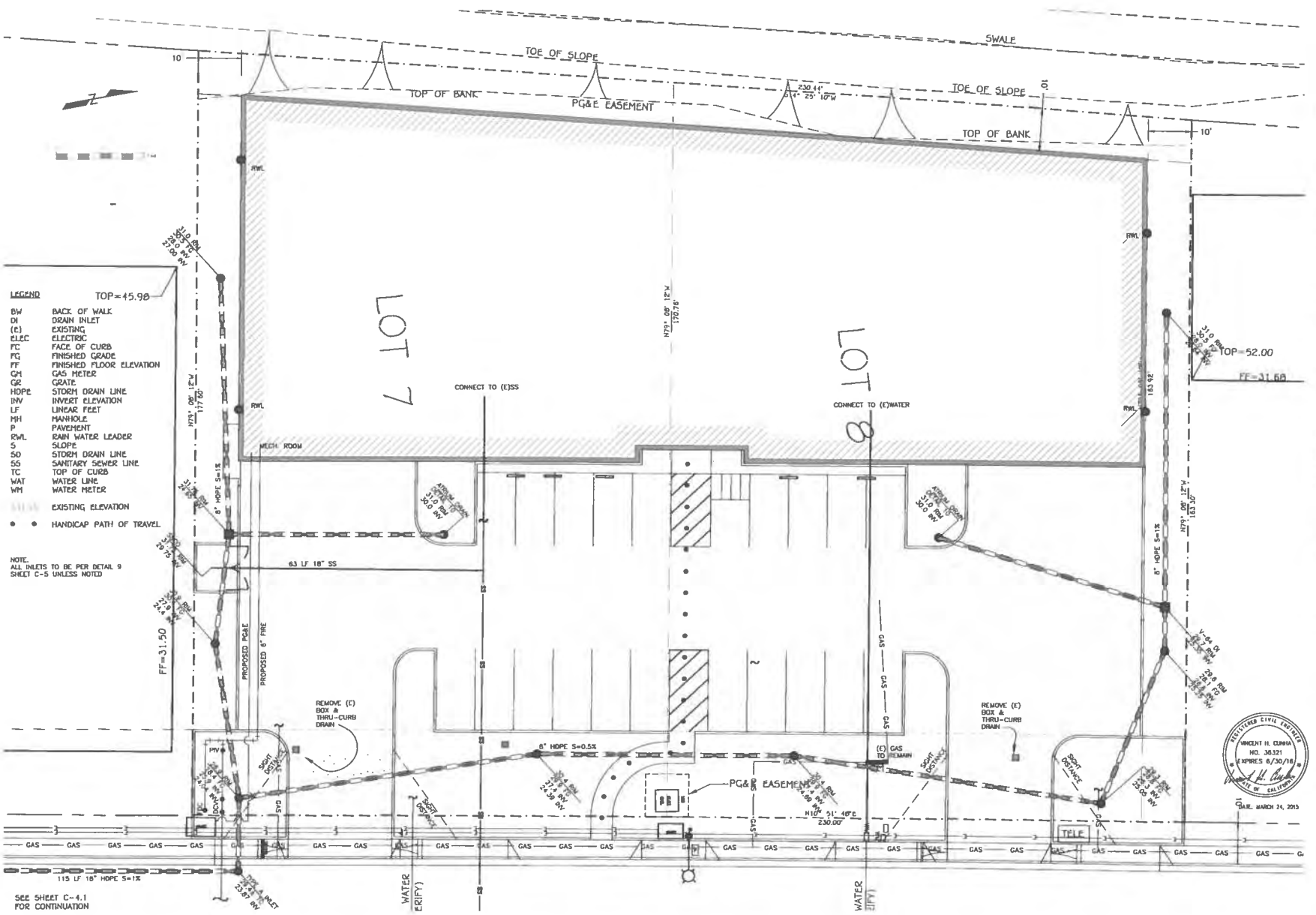

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PRELIMINARY

PROFESSIONAL STAMP:

REGISTERED CIVIL ENGINEER
VINCENT H. CUNHA
NO. 38321
EXPIRES 6/30/16
STATE OF CALIFORNIA
DATE: MARCH 24, 2015

PROJECT TITLE:

PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA

SHEET TITLE:

PRELIMINARY UTILITY PLAN

DATE: 3/17/2015
SCALE: 1"=10'
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C-4

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LEGEND

BW	BACK OF WALK
DI	DRAIN INLET
(E)	EXISTING
ELEC	ELECTRIC
FC	FACE OF CURB
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION
GM	GAS METER
GR	GRATE
HDPE	STORM DRAIN LINE
INV	INVERT ELEVATION
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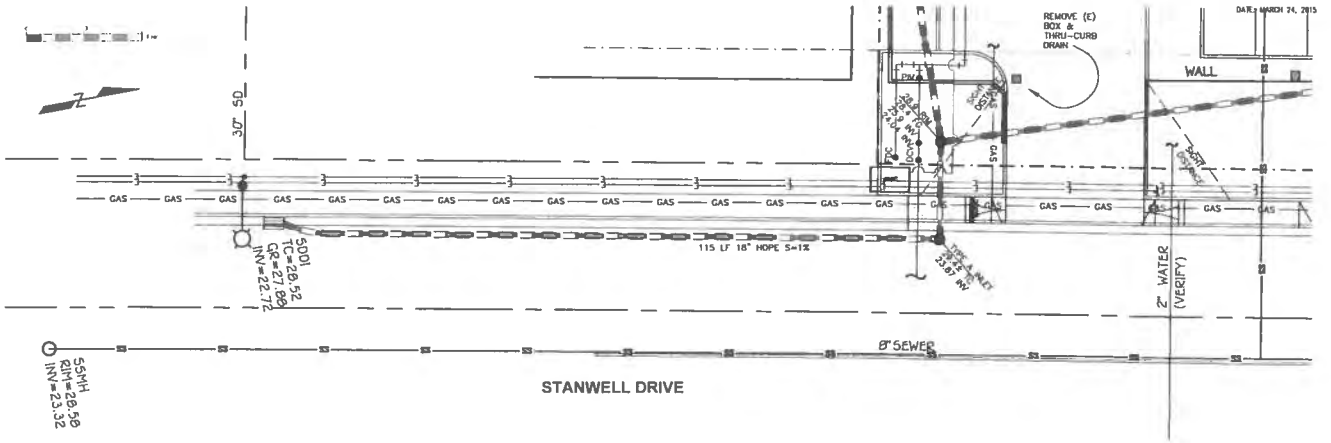
RWL	RAIN WATER LEADER
S	SLOPE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
TC	TOP OF CURB
WAT	WATER LINE
WM	WATER METER
	EXISTING ELEVATION



REGISTERED CIVIL ENGINEER
VINCENT H. CUNHA
NO. 36321
EXPIRES 6/30/16
STATE OF CALIFORNIA

DATE: MARCH 24, 2015

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KEY PLAN:

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:

PROPOSED WAREHOUSE
2351-2371
STANWELL DR.
CONCORD, CA

SHEET TITLE:

PRELIMINARY UTILITY PLAN

DATE: 3/17/2015
SCALE: 1"=10'
DRAWN/DESIGNED BY: CAB/ VHC
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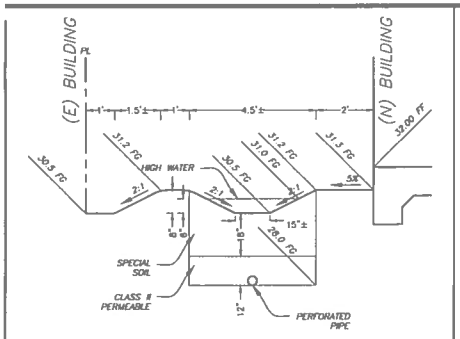
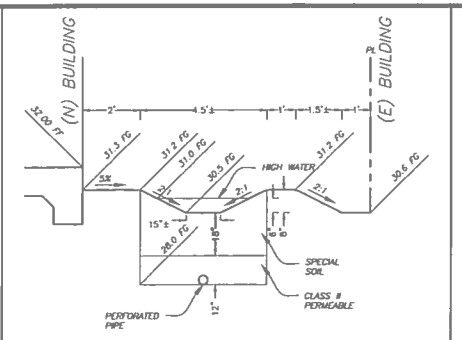
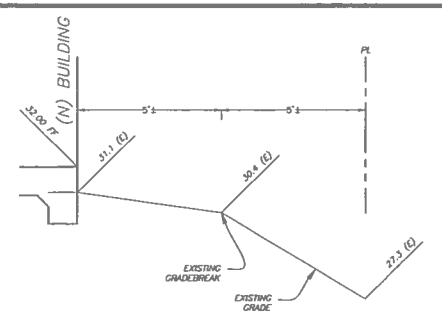
CAD FILE: 215019 DES REV
SHEET NO: C-4.1



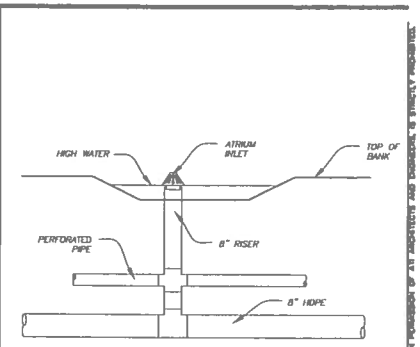
1 C-5 SWALE AT BUILDING
NTS



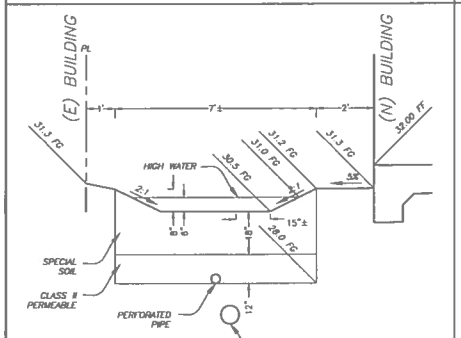
4 C-5 SWALE AT BUILDING
NTS



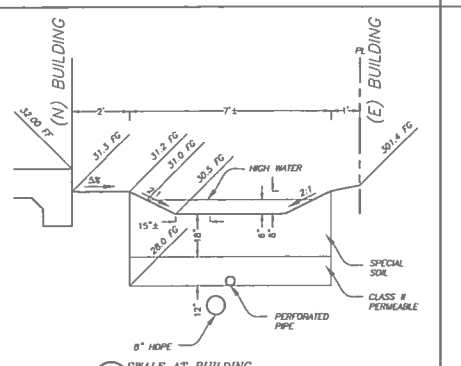
7 C-5 BUILDING AT REAR
NTS



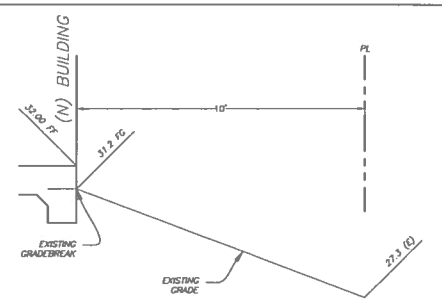
9 C-5 SWALE OVERFLOW INLET
NTS



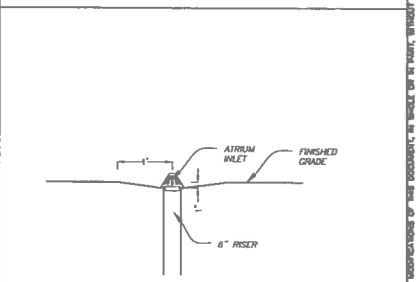
2 C-5 SWALE AT BUILDING
NTS



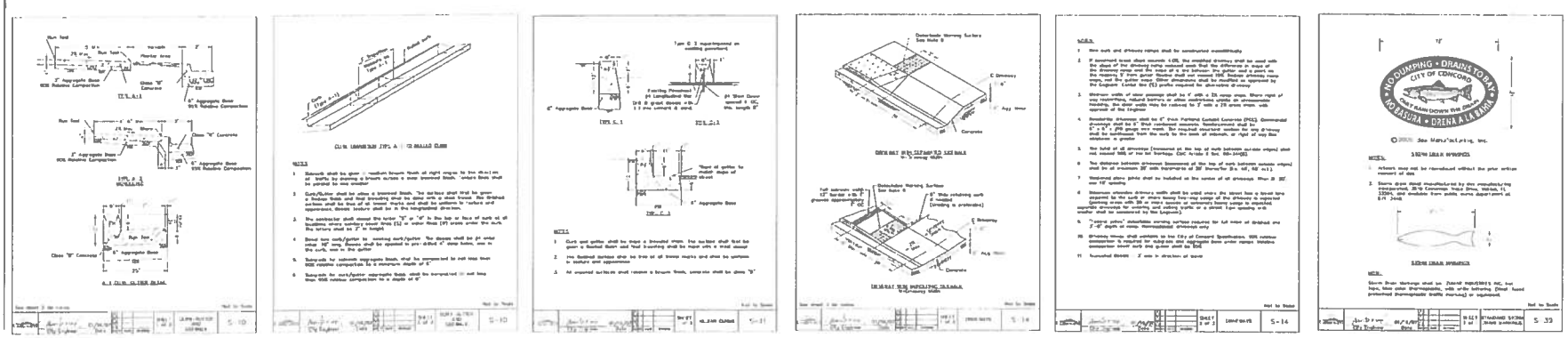
5 C-5 SWALE AT BUILDING
1"=2'



8 C-5 BUILDING AT REAR
1"=2'



10 C-5 ATRIUM GRATE AT ISLAND
NTS



REGISTERED CIVIL ENGINEER
VINCENT H. CUNHA
NO. 36321
EXPIRES 6/30/16
STATE OF CALIFORNIA

DATE: MARCH 24, 2015

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KEY PLAN:

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:

PROPOSED WAREHOUSE
2351-2371
STANWELL DR.
CONCORD, CA

SHEET TITLE:

PRELIMINARY NOTES AND DETAILS

DATE: 3/17/2015
SCALE: NO SCALE
DRAWN/DESIGNED BY: CAB/ VHC
CHECKED BY:
JOB NO:
CAD FILE: 215019 DES REV
SHEET NO.

C-5

EROSION CONTROL NOTES

1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "A MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING SERVICES.

2) BEST MANAGEMENT PRACTICES SHALL BE UTILIZED AT ALL TIMES TO COMPLY WITH THE CITY OF CONCORD STORM WATER MANAGEMENT AND DISCHARGE CENTRAL ORDINANCE.

3) EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORK DAY AND ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 15TH).

4) AFTER OCTOBER 1ST, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.

5) ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND DAILY THEREAFTER OR AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

6) AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.

7) STAND BY CREWS SHALL BE ALERTED BY THE PERMITEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAIN STORMS.

8) ALL GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, IS TO BE PERFORMED BEFORE THE RAINY SEASON, OCTOBER 1ST THROUGH APRIL 15TH. AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1ST AND APPROVED BY THE CITY OF CONCORD PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.

9) BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.

10) ALL MATERIALS REFERENCED IN THIS PLAN SHALL BE STOCKPILED ON SITE BY OCTOBER 1ST AND INSTALLED AS SHOWN ON THE EROSION CONTROL PLANS, WHEN RAIN IS FORECAST OR WHEN DIRECTED BY THE INSPECTOR.

11) GRAVEL BAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS SHALL BE DECOMPOSED GRANITE AND/OR GRAVEL OR OTHER MATERIALS APPROVED BY THE INSPECTOR.

12) AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A DRAINED STREET. TEMPORARY PAVE ALL TRENCHES IN EXISTING STREETS.

13) GRAVEL BAGS, CATCH BASINS AND INLETS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES ½ - INCH IN ELEVATION AGAINST THE BASE OF THE GRAVEL BAG. IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN AND SERVICE GRAVEL BAGS, FILTERS, AND SEDIMENT BARRIERS. REPAIR AND/OR REPLACE THEM WHEN THEY DO NOT FUNCTION PROPERLY. AFTER PAVING, ALL CATCH BASINS SHALL BE PROVIDED WITH FOSSIL FILTERS OR AS RECOMMENDED AND/OR REQUIRED BY THIS PLAN.

14) NEARBY OFF-SITE INLETS THAT MAY RECEIVE SEDIMENT-LADEN WATER SHALL BE PROTECTED.

15) REFUELING OF VEHICLES AND EQUIPMENT SHALL BE PROHIBITED WITHIN 100 FEET OF ALL DRAINAGES.

16) ALL EQUIPMENT AND VEHICLES SHALL BE CLEAN OF GREASE AND/OR HYDRAULIC LEAKS.

17) INSTALL CITY OF CONCORD "NO DUMPING, DRAINS TO BAY" CURB MARKER (ENGLISH AND SPANISH VERSION) ON ALL CATCH BASINS.

FIBER ROLL / STRAW WATTLE NOTES

CONSTRUCTION & MAINTENANCE.

FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, WILL BE AS FOLLOWS:

1. FINE GRADE THE SUBGRADE BY HAND, DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS & TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.

2. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100 MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.

3. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL OT PREVENT WATER FROM UNDERCUTTING THE ROLL.

4. PLACE FIBER ROLLS INTO THE KEY TRENCH & STAKE IN THE CENTER OF THE ROLL WITHIN 6 FEET OF EACH END & THEN EVERY SIX FEET WITH 1" X 2" X 24" STAKES.

5. STAKES ARE TYPICALLY DRIVEN IN INTO THE CENTER OF THE ROLL, WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

6. DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREA.

7. DESIGNED FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1 PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

8. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.

9. INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, & AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.

10. IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL & CAN BE ABANDONED IN PLACE. IF NOT EXCESSIVELY SOILED, ROLLS MAY BE REMOVED, REPLACED, & REUSED.

MITIGATION MEASURES

1. DURING ALL CONSTRUCTION ACTIVITIES ON-SITE, THE PROJECT APPLICANT/ DEVELOPER SHALL ADHERE TO THE FOLLOWING BEST MANAGEMENT PRACTICES AS SUGGESTED BY BAAQMD:

A. WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES, AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES.

B. COVER ALL TRUCKS HAULING SOIL, SAND & OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST A 2 FEET FREEBOARD LEVEL WITHIN THEIR TRUCK BEDS.

C. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OF DEBRIS, SOIL, SAND, OR OTHER MATERIALS.

D. SUSPENSION OF ALL EARTH MOVING OR OTHER DUST-PRODUCING ACTIVITIES OR EQUIPMENT DURING PERIODS OF HIGH WINDS WHEN WATERING CANNOT ELIMINATE VISIBLE DUST PLUMES.

E. APPLY WATER 3 TIMES DAILY OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS & STAGING AREAS AT CONSTRUCTION SITES.

F. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS PARKING AREAS & STAGING AREAS AT CONSTRUCTION SITES.

G. SWEEP STREETS DAILY WITH WATER SWEEPER IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

H. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE).

I. LIMIT TRAFFIC SPEEDS ON UNPAVED AREAS TO 5 MPH.

CONSTRUCTION ENTRANCE NOTES

DESIGN & CONSTRUCTION SPECIFICATIONS

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE.

2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.

3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

6. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.

STRAW WATTLE DETAIL

NO SCALE

CONSTRUCTION ENTRANCE DETAIL

N.T.S.

STORM DRAIN INLET PROTECTION

(FOR EXISTING STORM DRAIN INLET ON PAVED STREETS) NOT TO SCALE

LEGEND

- (1) MATERIALS STORAGE AREA
- (2) HAZ MAT STORAGE AREA
- (3) TRASH AREA
- (4) PORTABLE SANITARY AREA
- (5) CONCRETE WASH OUT AREA
- (6) TIRE WASH AREA
- EASEMENT LINE
- STORM DRAIN LINE
- STRAW WATTLE
- —X— CONSTRUCTION FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- LEAVE INLETS HIGH UNTIL COMPLETION OF WORK, AS INLET PROTECTION

REGISTERED CIVIL ENGINEER
VINCENT H. CUNIA
NO. 38321
EXPIRES 6/30/16
STATE OF CALIFORNIA

DATE: MARCH 24, 2015

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1901 Orange Tree Lane, Redlands, CA 92374, T 909 881 8100

KEY PLAN

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:

PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA

SHEET TITLE:

PRELIMINARY EROSION CONTROL PLAN

DATE: 3/17/2015 SCALE: 1"=30'

DRAWN/DESIGNED BY: CAB/ VHC CHECKED BY:

JOB NO.

CAD FILE: 215019 DES REV

SHEET NO.

C-6

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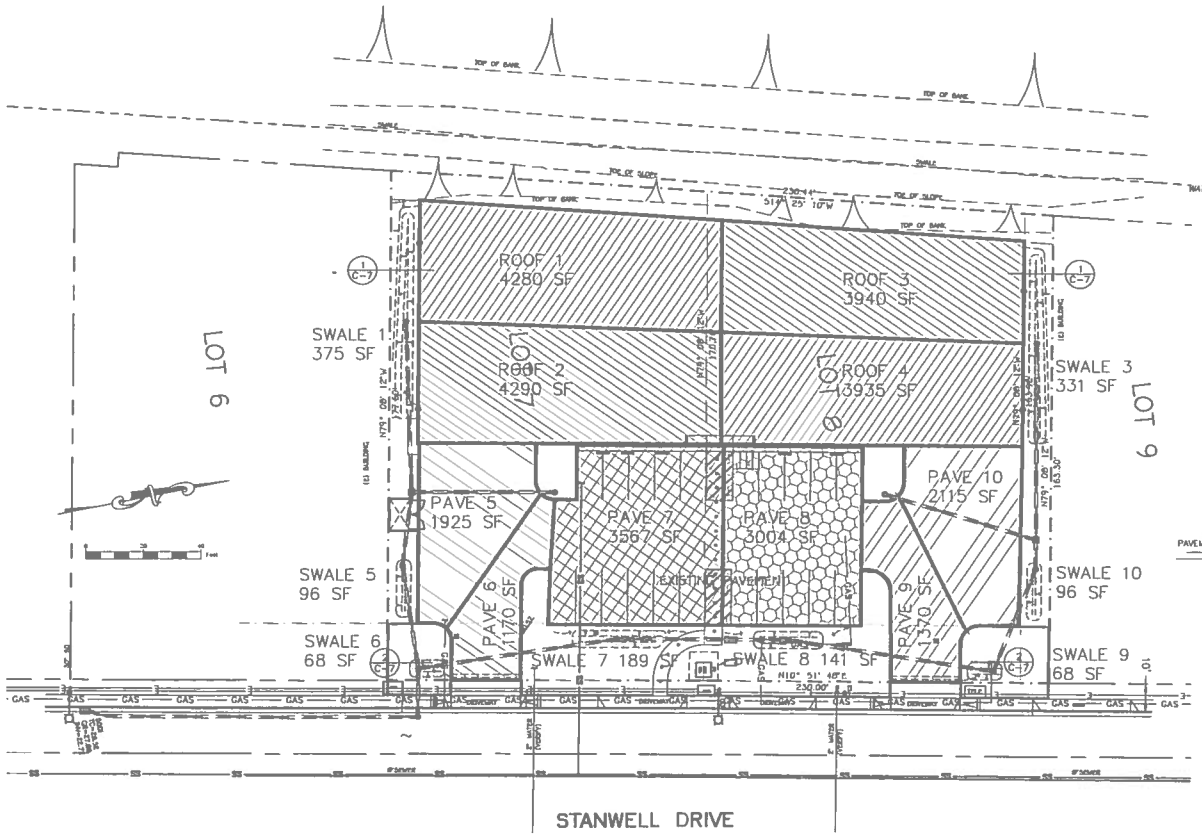
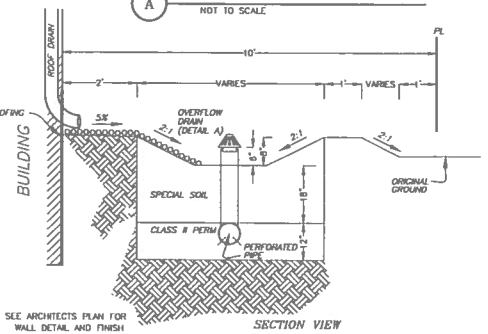
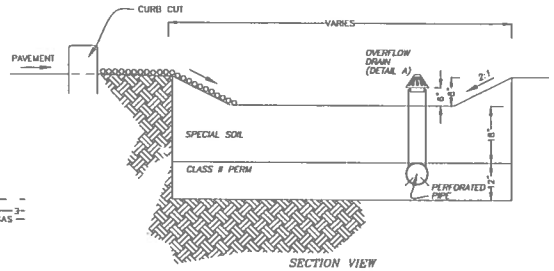


1 SITE PLAN
SCALE: 1"=20'-0"

A NDS INLET
NOT TO SCALE



1/C-7 TYPICAL SWALE
NTS



2/C-7 TYPICAL RETENTION AREA
NTS

C.3 CALCULATIONS

SOURCE			DESTINATION	
DMA	SIZE	REQUIRED	IMP	PROVIDED
ROOF 1	4,280 SF	171 SF		
ROOF 2	4,290 SF	172 SF		
	SUBTOTAL	343 SF	SWALE 1	375 SF
ROOF 3	3,940 SF	158 SF		
ROOF 4	3,935 SF	158 SF		
	SUBTOTAL	316 SF	SWALE 3	331 SF
PAVE 5	1,925 SF	77 SF	SWALE 5	96 SF
PAVE 6	1,170 SF	47 SF	SWALE 6	68 SF
PAVE 7	3,567 SF	143 SF	SWALE 7	189 SF
PAVE 8	3,004 SF	120 SF	SWALE 8	141 SF
PAVE 9	1,370 SF	55 SF	SWALE 9	68 SF
PAVE 10	2,115 SF	85 SF	SWALE 10	96 SF

REGISTERED CIVIL ENGINEER
VINCENT H. CUNHA
NO. 36321
EXPIRES 6/30/16
STATE OF CALIFORNIA

DATE: MARCH 24, 2015

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KEY PLAN

PRELIMINARY

PROFESSIONAL STAMP:

PROJECT TITLE:
PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA

SHEET TITLE:
PRELIMINARY STORMWATER CONTROL PLAN

DATE: 3/17/2015
SCALE: 1"=20'
DRAWN/DESIGNED BY: CAB/ VHC
CHECKED BY:
JOB NO:
CAD FILE: 215019 DES REV
SHEET NO: C-7

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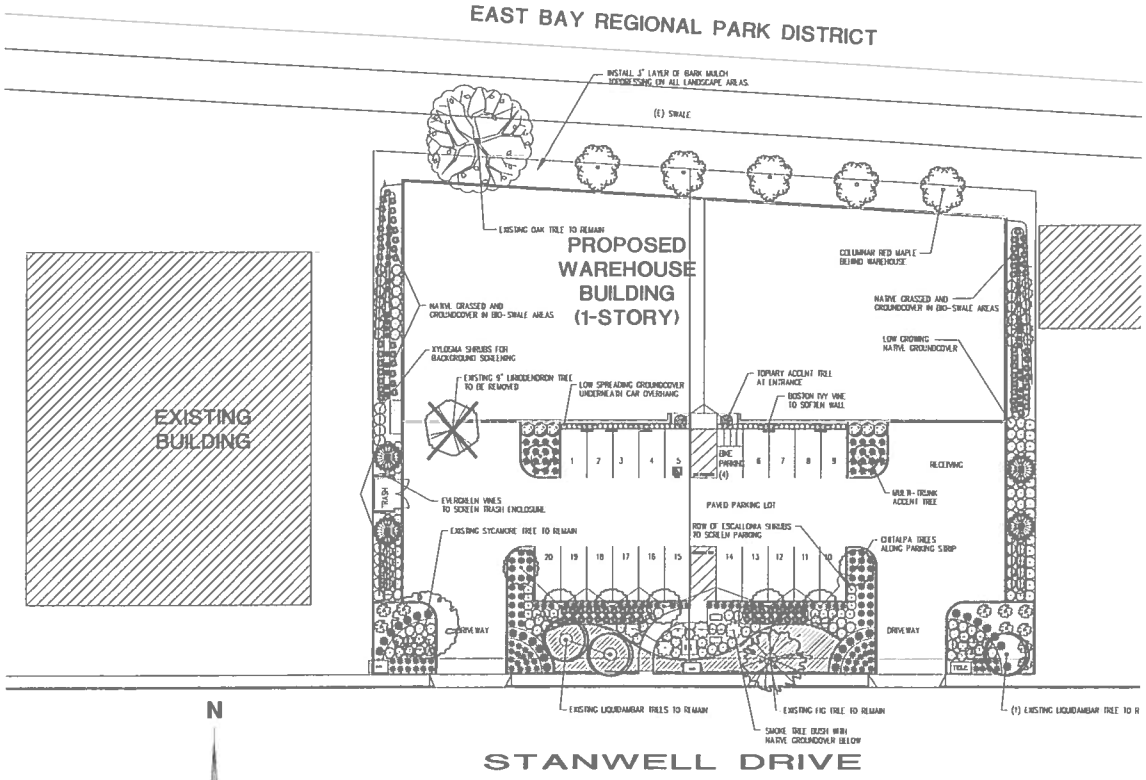

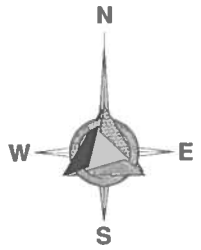

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CONCEPTUAL LANDSCAPE PLAN

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
	ACER RUBRUM 'NEW WORLD'	COLUMNAR RED MAPLE	.5 / MED
	ARBUTUS 'MARINA'	STRAWBERRY MADRONE	.3/ LOW
	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	.5 / MED
	X CHITALPA TASHKENTENSIS	CHITALPA	.5 / LOW
	AGAPANTHUS 'AFRICANUS'	LILY-OF-THE-NILE	.5 / MED
	COTINUS COGGYGRIA	SMOKE TREE	.3 / LOW
	COTONEASTER 'LOWFAST'	COTONEASTER	.3/ LOW
	ESCALLONIA 'JUBILEE'	ESCALLONIA	.5/ MED
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	.3 / LOW
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	.5 / MED
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	.5 / MED
	PHORMIUM HYBRIDS	DWARF FLAX	.3 / LOW
	ROSMARINUS OFFICINALIS	ROSEMARY	.3 / LOW
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	.5 / MED
	XYLOSMA CONGESTUM	SHINY XYLOSMA	.3 / LOW
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	.3 / LOW
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	.3 / LOW
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	.3 / LOW

NOTE: NEW PLANTING SHALL COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881.
WATER USE CALCULATIONS SHALL BE SUPPLIED WITH CONSTRUCTION DOCUMENTS

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MPR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 2" LAYER OF BARK MULCH TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A MINIMUM OF 24" BOX SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL SIZE, EXCEPT ACCENT AND GROUNDCOVER SHRUBS.

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
Phone: 925/372-5306
FAX: 925/372-5308

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NUM.	REVISIONS/ISSUE:	DATE:
1	PLANNING	3/6/2015

KEY PLAN

PROFESSIONAL STAMP

APPROVALS

PROJECT TITLE:

PROPOSED WAREHOUSE

2351-2371 STANWELL DR
CONCORD, CA 94520

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

DATE: 3/6/2015
SCALE:
DRAWN/DESIGNED BY: /
CHECKED BY:
JOB NO
CAD FILE: Stanwell Conceptual Landscape4.dwg
SHEET NO: **L-1**

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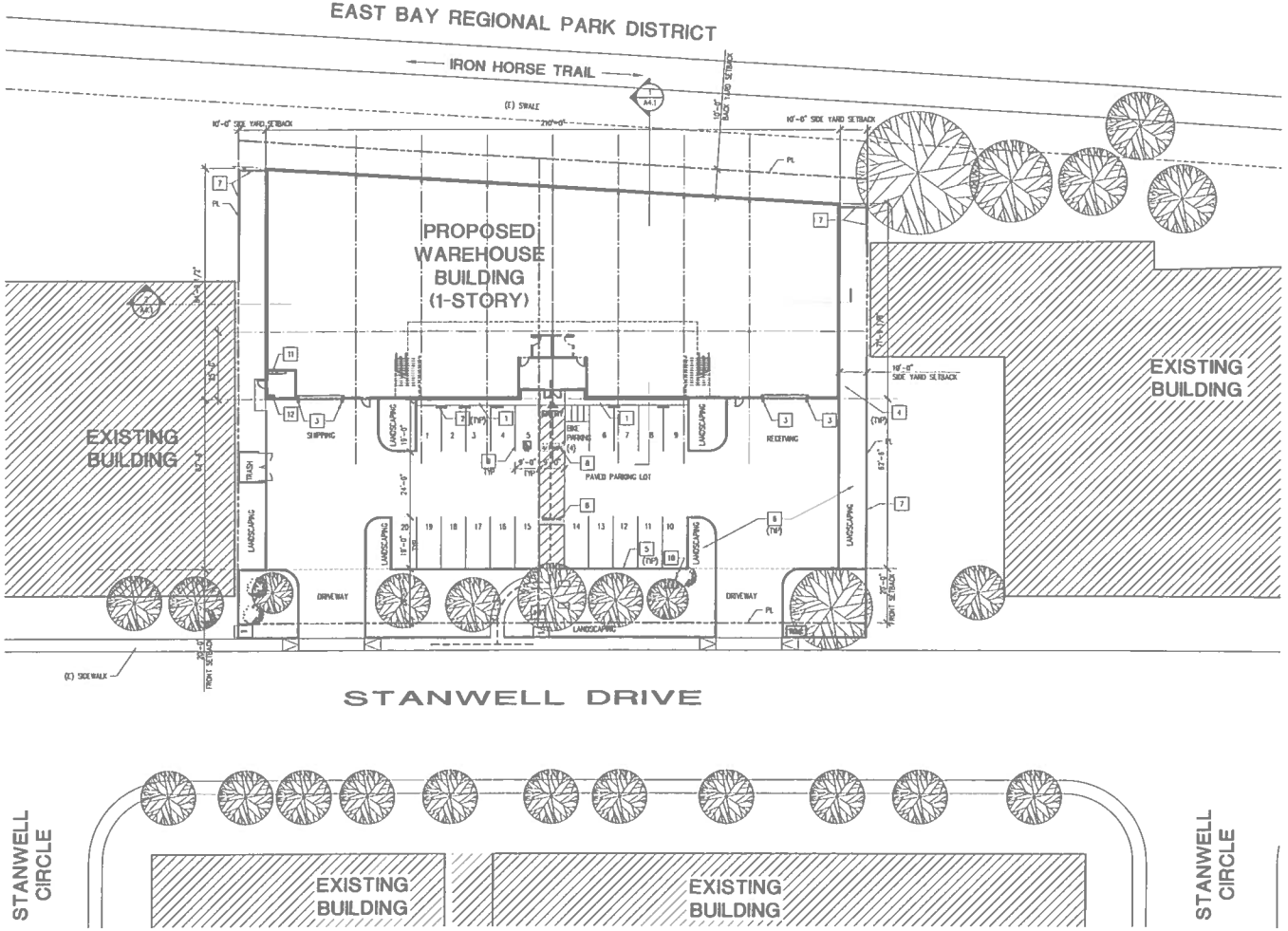

1 SITE PLAN

SCALE: 1"=20'-0"

SHEET NOTES

1. SITE PLAN BASED ON SURVEY BY CUNHA ENGINEERING, DATED 3/3/2015.
2. SEE CIVIL DRAWINGS FOR SITE DRAINAGE AND IMPERVIOUS SURFACE CALCULATIONS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION.

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL, PROVIDE ACCESSIBLE ENTRANCE SIGN AT PRIMARY ENTRANCE.

KEYED NOTES

1. 24" WIDE PLANTING AREA BETWEEN BUILDING AND PARKING STALLS. PER CONCORD PLANNING CODE SECTION 18.160.090.C-EXCEPTION 2, UP TO 24" OF REQUIRED PARKING STALL DEPTH MAY REPLACED WITH LOW PLANTING IF A WHEEL-STOP IS PROVIDED. THIS PLANTING AREA MAY NOT BE INCLUDED IN CLACULATIONS FOR REQUIRED PARKING LOT OR OVERALL SITE PLANTING AREAS.
2. 6" WHEELSTOP
3. BOLLARD AT LOADING DOCK ENTRY. SEE A2.1.
4. ROUTE ROOF DRAINAGE THROUGH PLANTING WITHIN SIDE-YARD SETBACKS. SEE CIVIL AND LANDSCAPE DRAWINGS.
5. DRAIN PAVED AREAS THROUGH LANDSCAPED AREAS. SEE CIVIL AND LANDSCAPE DRAWINGS.
6. LANDSCAPED CLEAN WATER TREATMENT AREA: TOTAL AREA MIN 4% OF IMPERVIOUS SURFACE AREA (ROOF AND PAVING). SEE CIVIL AND LANDSCAPE DRAWINGS.
7. 8' (H) WROUGHT IRON SECURITY FENCE SYSTEM W/ VERTICAL BARS 4" O.C., PAINTED.
8. TRUNCATED DOME DETECTABLE WARNING SURFACE
9. 4" WIDE PAINTED STRIPES, TYP. SLANTED STRIPES AT 36" OC MAX. BLUE COLOR FOR HC PARKING AND ACCESS AISLE. WHITE COLOR FOR STANDARD PARKING, TYP.
10. (E) GAS METER TO REMAIN.
11. (N) ELECTRICAL METER
12. (N) FIRE SPRINKLER RISER

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ITEM	REVISIONS/ISSUE:	DATE:
	PLANNING SUBMITTAL	4/21/2015

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:

OVERALL SITE PLAN

DATE:	SCALE:
4/21/2015	AS NOTED
DRAWN/DESIGNED BY:	CHECKED BY:
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JOB NO.

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A1.1

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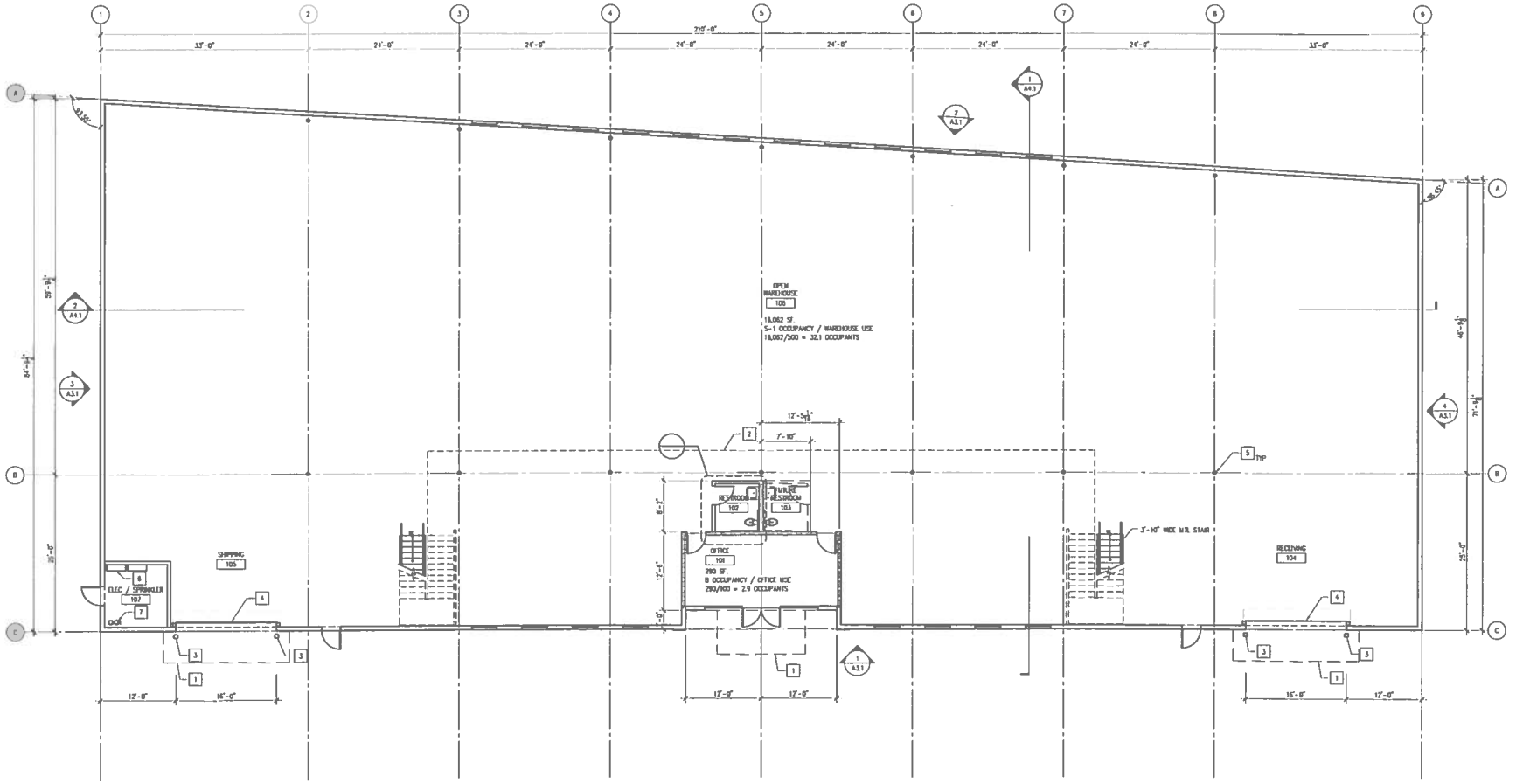

1 FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

SHEET NOTES

1. xxxxxx

PLAN KEYNOTES

1. METAL CANOPY ABOVE
2. LINE OF MEZZANINE ABOVE
3. 6" DIA 42" HT STEEL PIPE BOLLARD, CROUT SOLID W/ DOMED CAP
4. OVERHEAD ROLL UP DOOR
5. STEEL PIPE COLUMNS GALV & PAINTED. S.S.B.
6. ELECTRIC METER RECESSED IN EXTERIOR WALL

PLAN LEGEND

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ITEM	REVISIONS/ISSUE:	DATE:
	PLANNING SUBMITTAL	4/21/2015

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:

GROUND FLOOR PLAN

DATE: 4/21/2015 SCALE: As Shown

DRAWN/DESIGNED BY: CHECKED BY:

JOB NO:

CAD FILE:

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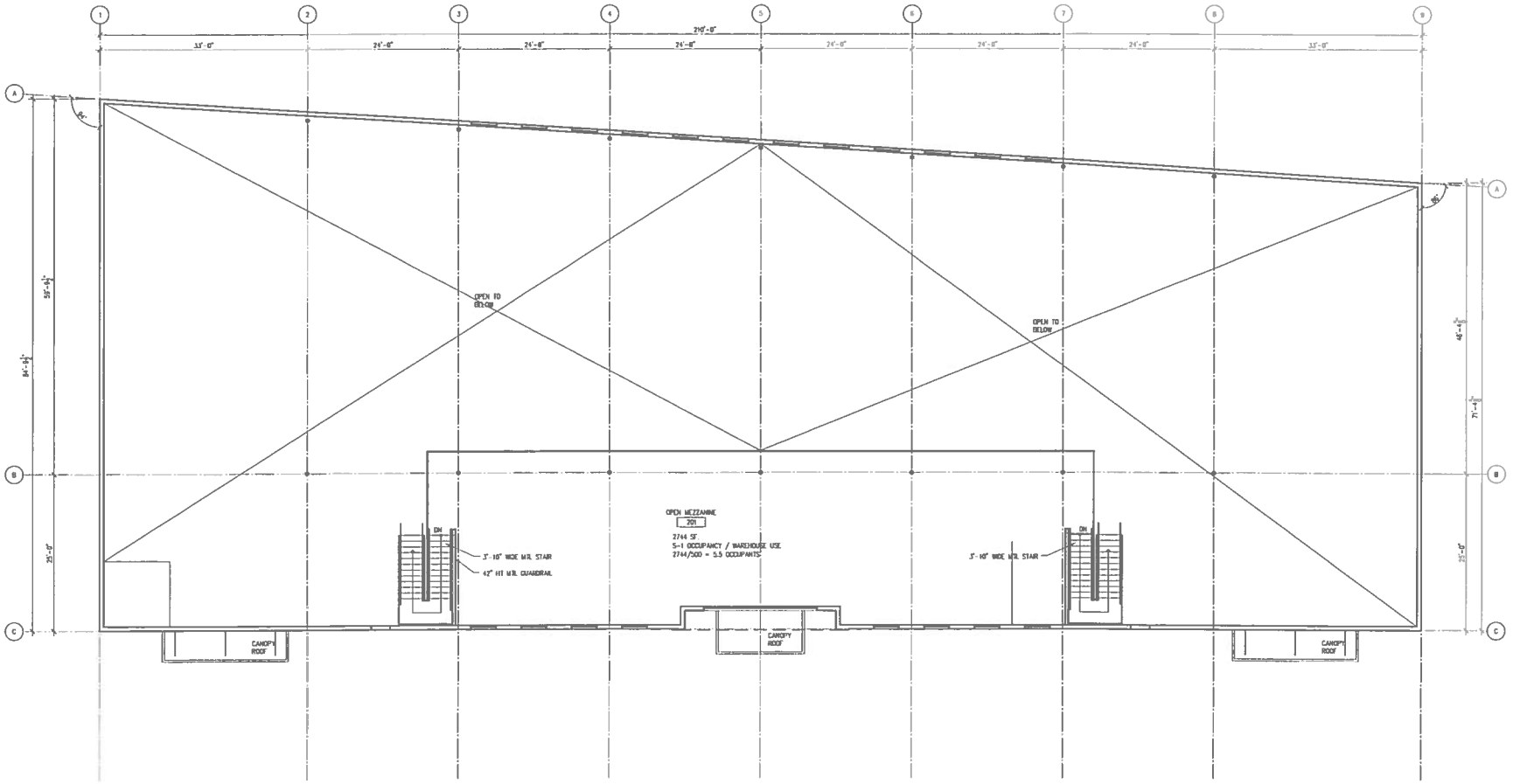

1 MEZZANINE FLOOR PLAN SCALE : 1/8" = 1'-0"

NORTH

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KEY PLAN:

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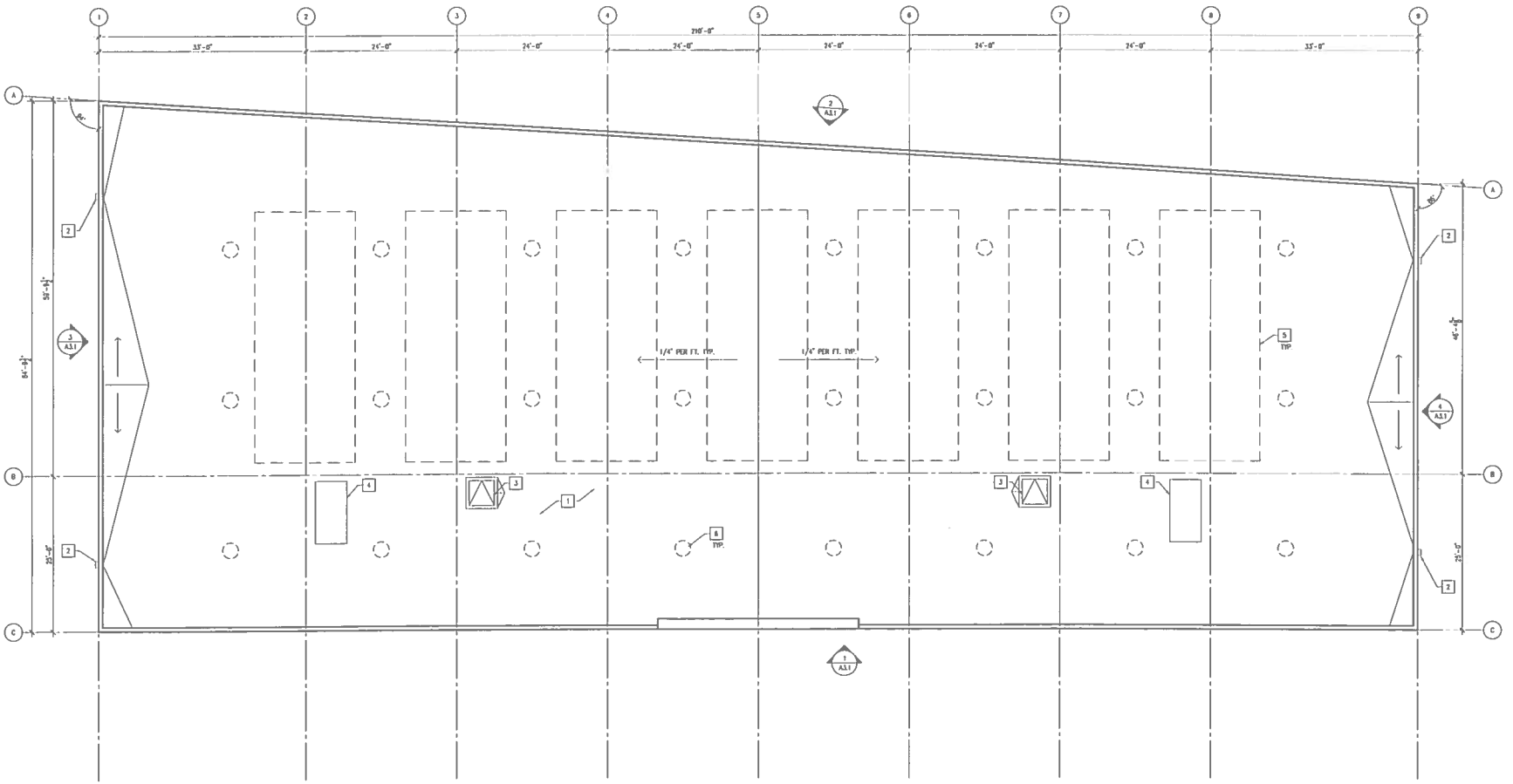
CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:

MEZZANINE FLOOR PLAN

DATE: 4/21/2015
SCALE: As Shown
DRAWN/DESIGNED BY: /
CHECKED BY:
JOB NO.
CAD FILE:
SHEET NO: A2.2



1 ROOF PLAN

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

NORTH

SHEET NOTES

1. xxxxxx

ROOF KEYNOTES [X]

1. SINGLE PLY PVC COOL ROOF SYSTEM O/ 1/4" DENSDECK ROOF BOARD O/ TAPERED INSULATION. SLOPE TO DRAIN 1/4" PER FT MIN.
2. THROUGH WALL SCUPPER AND DOWNSPOUT. DISCHARGE TO LANDSCAPE BELOW.
3. 4'-0" X 4'-0" ROOF HATCH
4. ROOF TOP MECH EQUIPMENT, S.M.D.
5. LOCATION FOR PV SOLAR PANEL SYSTEM.
6. SKYLIGHT – SOLATUBE SKYVAULT M74 DS SYSTEM W/O AMPLIFIER. SPACING 24'-0" OC EA WAY.

ROOF LEGEND

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ITEM	REVISIONS/ISSUE:	DATE:
	PLANNING SUBMITTAL	4/21/2015

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:

ROOF PLAN

DATE:	SCALE:
4/21/2015	As Shown
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A2.3

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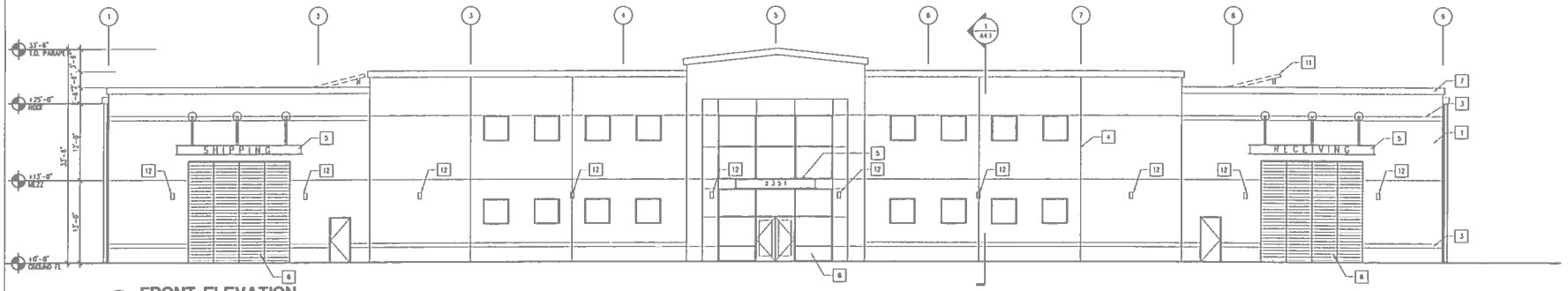
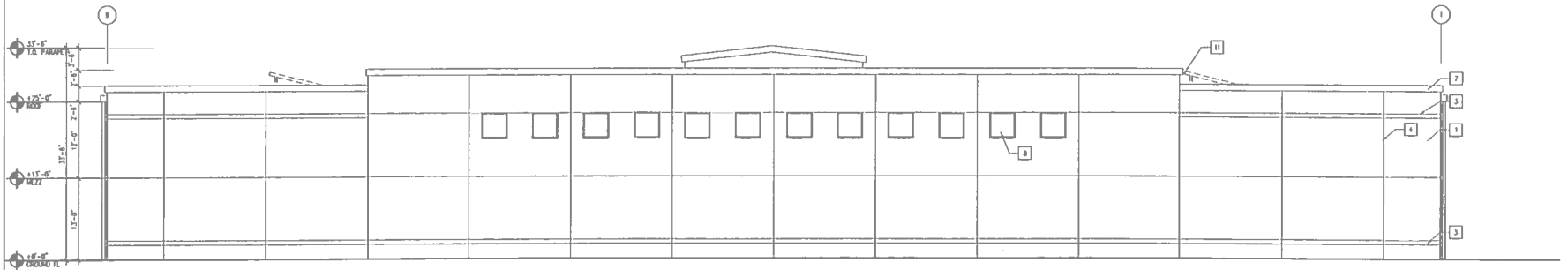
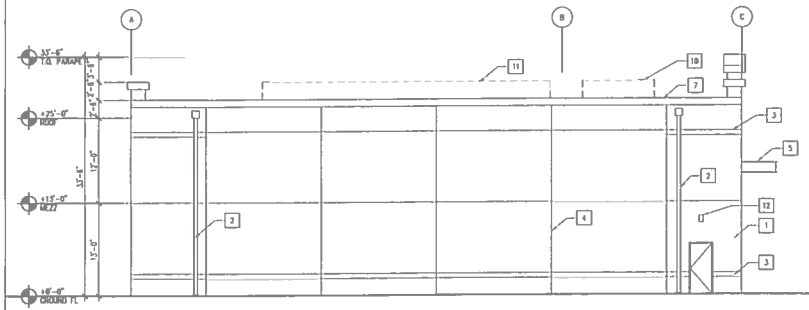


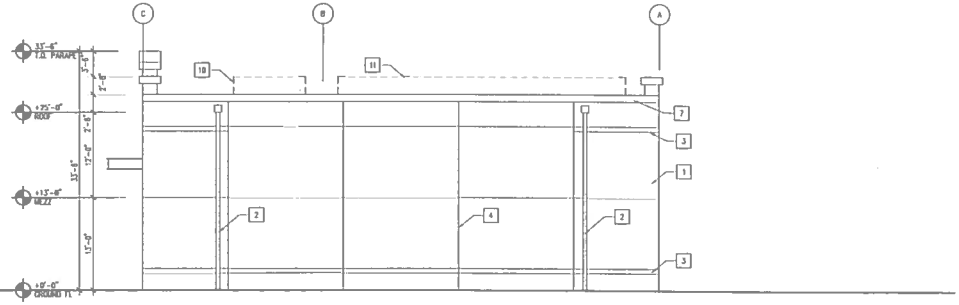
1 FRONT ELEVATION SCALE : 1/8" = 1'-0"



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



3 SIDE ELEVATION SCALE : 1/8" = 1'-0"



4 SIDE ELEVATION SCALE : 1/8" = 1'-0"

SHEET NOTES

1. xxxxxx

KEYNOTES

1	TILT UP CONCRETE WALL PANEL	7	METAL PARAPET COPING, GALV AND PAINTED.
2	DOWNSPOUT	8	ALUM STOREFRONT WINDOW SYSTEM
3	6" WIDE WALL REVEAL	9	STEEL BOLLARD
4	3/4" PANEL JOINT, TYP	10	ROOF TOP MECH UNIT, SMD.
5	METAL CANOPY	11	FUTURE PV SOLAR PANELS
6	ROLL UP DOOR	12	EXTERIOR LED LIGHT FIXTURES, WALL MOUNT, 10' AFF TYP.

LEGEND

ATI ARCHITECTS + ENGINEERS

www.atiae.com

ITEM	REVISIONS/ISSUE:	DATE:
	PLANNING SUBMITTAL	4/21/2015

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:

EXTERIOR ELEVATIONS

DATE:	SCALE:
4/21/2015	1/4" = 1'-0"
DRAWN/DESIGNED BY: MCA/TTS	CHECKED BY: TTS

JOB NO:

CAD FILE:

SHEET NO:

A3.1

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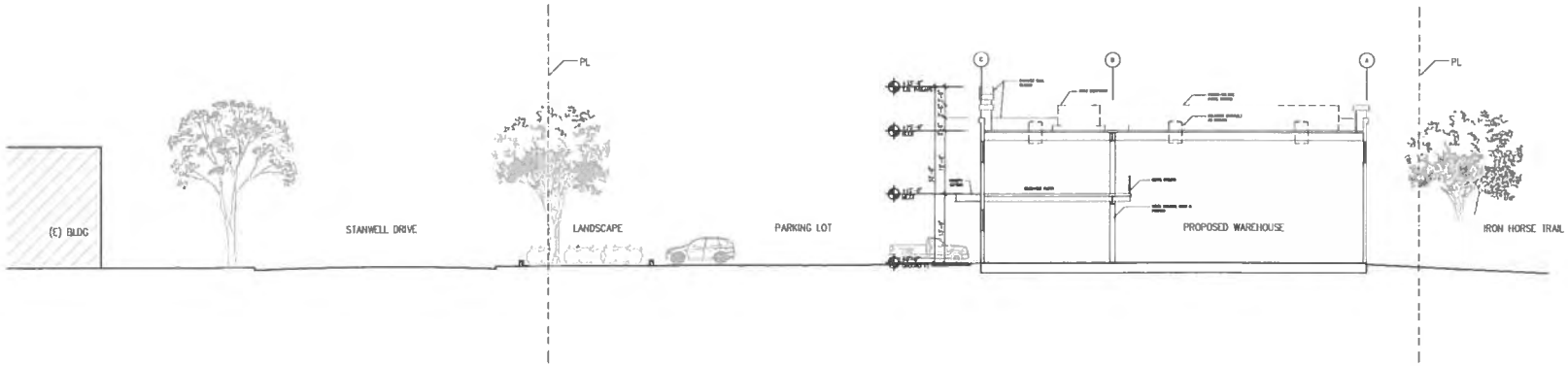
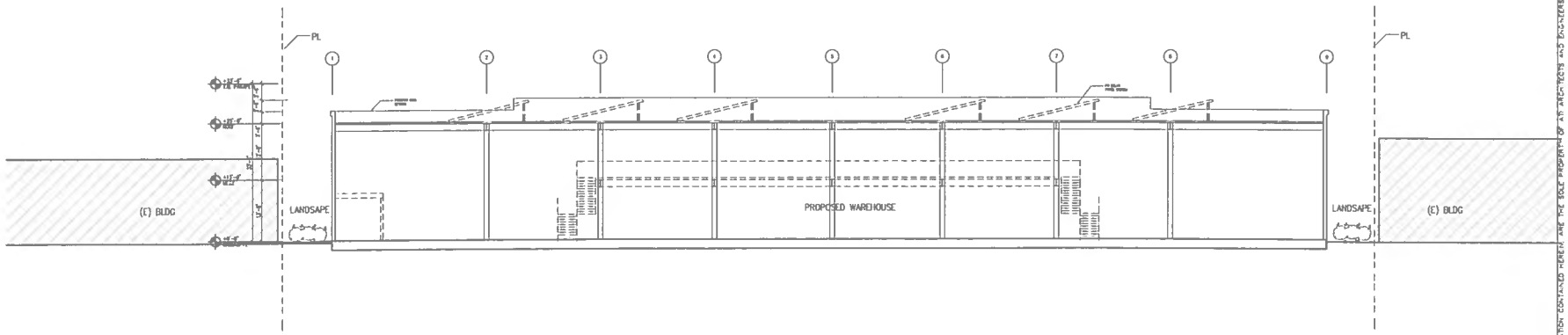


1 A-A SECTION

SCALE 3/32" = 1'-0"



2 B-B SECTION

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

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3800 Pulaski Street, Costa Mesa, CA 92626, T 714.338.1600
1001 Orange Tree Lane, Redlands, CA 92374, T 909.801.8160

ITEM:	REVISIONS/ISSUE:	DATE:
	PLANNING SUBMITTAL	4/21/2015

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

CALITHO WAREHOUSE

2351 STANWELL DR
CONCORD, CA 94520
APN: 112-251-015

SHEET TITLE:

BUILDING SECTIONS

DATE: 4/21/2015
SCALE: AS NOTED
DRAWN/DESIGNED BY: /
CHECKED BY:
JOB NO:
CAD FILE:
SHEET NO:

A4.1

Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: May 28, 2015

I. GENERAL INFORMATION

Project Name: Concord Village (PL150159 – PA)

Review Status: Conceptual Review

Location: 2400 Salvio Street and 2401 and 2471 Willow Pass Road

Parcel Numbers: 126-083-011, -012, -013

General Plan: Downtown Mixed Use

Zoning: DMX (Downtown Mixed Use)

Applicant: Andrew Schwisow, Nicholson Development Properties

Vicinity Map:

II. PROJECT BACKGROUND

On April 29, 2015, Washington-based developer Nicholson Development Properties submitted a Preliminary Application and Conceptual Design Review for a 231-unit apartment project at the "Green House" property, the block bounded by Salvio Street, Willow Pass Road, East Street, and Port Chicago Highway. The Development Code requires Preliminary Application review for all infill residential projects. The purpose of the review is to provide feedback on project requirements and potential issues and to guide applicants prior to preparing a formal application. The process includes a Conceptual Design Review by the Board. The applicant will respond to the Board's comments as part of their formal application.

The Development Advisory Committee meeting and a neighborhood meeting are scheduled for May 26, 2015. Staff will apprise the Board of any design-related comments resulting from these meetings.

III. PROJECT DESCRIPTION AND DISCUSSION

The 2.3-net acre site is comprised of three contiguous parcels, each with street frontage, bordered by Salvio Street, Willow Pass Road, East Street, and Port Chicago Highway. The site is flat and slopes gently downward toward to the northwest corner of the property. A number of structures were recently demolished due to their substandard condition including a former residence, multi-tenant commercial building, and an office for used car sales. A vacant bank building remains onsite and would be removed if the site were developed. Vegetation is limited to street trees and some onsite landscaping, much of which has been removed to discourage encampments.

The five-story building proposes contemporary architecture and materials and "wraps" the residential units around six floors of parking. The building is oriented toward the intersection of Willow Pass Road and East Street with vehicle entries on East Street and Port Chicago Highway. A mix of studios, one-bedroom, two-bedroom, and "creative studio" units (a.k.a. micro units measuring 400 sq. ft.) are proposed with approximately 3,000 sq. ft. of amenity space including a mail center, bike shop, and fitness studio for tenants.

The apartment units range in size from 400 to 1,042 sq. ft. in six different plan types. Each of the units has a small deck with the exception of the micro units that have a "Juliette-style balcony" with each of the units facing outward toward the street or inward toward an outdoor courtyard. The modern architecture incorporates exterior plaster, brick veneer, faux-wood wall panels, corrugated metal siding, and decorative metal screens, signage, and lighting.

Community lounges, courtyards, and creative modern landscaped spaces are proposed to create a unique urban experience. Three ground floor courtyards and two recreation areas are proposed that include lounge/seating nooks, dining furnishings, an outdoor bar and sink, a fire pit, and decorative lighting. Three ground level decks with trellises and planting are proposed around the perimeter of the parking structure and include a bocce ball court, bar height tables with barstools, and a synthetic lawn. The roof deck features a sun terrace including low lounge furnishings, an outdoor kitchen with grills and sink, dining areas with community seating, a fire pit, and decorative lighting. These elements are proposed to create an "urban lifestyle identity."

The existing trees onsite will be removed with the exception of most of the perimeter street trees. New perimeter street trees, courtyard trees, and decorative shrubs and groundcovers are proposed in the private community outdoor spaces. Bioretention areas are proposed along the perimeter of the site.

The City adopted a Downtown Specific Plan on June 24, 2014. The Specific Plan provides a vision for how the Downtown will integrate housing, jobs, retail, and transportation linkages including pedestrian, disability access, and vehicular traffic with transit hubs. The Board should consider the Downtown Specific Plan Design Guidelines related to urban form, massing, and character including but not limited to:

- Breaking up single large block buildings into a smaller series of buildings/variation in the facades to create a finer building grain/fabric.
- Providing important roofline articulation/stepping back the top floors of buildings.
- Ensuring the ground floor of buildings relate and enhance the public realm/streetscape.
- Providing deep reveals for window treatments.
- Incorporating balconies with permeable railings.
- Use of a common materials palette.
- Providing useable outdoor spaces and consider whether north-facing courtyards will receive enough natural light to make them inviting and comfortable and whether the rooftop terrace is adequately shaded and protected from the wind.
- Providing focal points with landscaping and using an appropriate plant palette.
- Providing bicycle parking without conflicting with pedestrian or vehicular circulation.
- Incorporating exterior lighting designed and coordinated with the building and landscape architecture. Overall lighting levels shall be consistent with the character and intensity of existing lighting in the area surrounding the project site.
- Providing trash enclosures that are located where they will be convenient to users, and the disposal service, where noise and odors will not disturb tenants, and where they will not be visible from the public right-of-way.

IV. RECOMMENDED ACTION

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

Prepared by:

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

Exhibits:

A- Applicant's written statement date stamp received April 29, 2015
B - Project plans date stamp received April 29, 2015

15srdrb.024

EXHIBIT A

Concord Apartments April 28, 2015
SVA Architects

One of the key objectives of the urban planning design concept is to create a walkable community, blocks from the downtown urban core of Concord, California. The revival of the downtown has become one of most important needs for the city's growth, the everyday commuter, neighborhood pedestrians and residents participating in this vibrant and growing urban transit community. In a bold effort to revitalize this local transit district, this unique, 2.31 acre urban in-fill location will creatively link residents, pedestrians and commuters to the surrounding neighborhood shopping near Todos Santos Plaza, BART, the over 4 million square feet of Class A office space and neighborhood schools.

This mixed-use project will consist of 231 residential apartment units and 4,275 square feet of fitness, leasing and residential lounges and supportive uses. The project will consist of five stories of apartment units wrapped around 6 levels of parking (5 above grade, and one below), adjacent to the BART transit line. A variety of unit types will be offered from creative studio flats, one bedroom and two bedroom units, ranging from 400 to 1,042 square feet. The projects architectural expression is of an urban eclectic modern vernacular, keeping with an urban lifestyle identity.

The building is rich in use of materials, creating visually interesting details, discipline palette of colors and well-articulated proportionate exterior elevations. To create a strong urban edge, private terraces within the courtyards and stoops have been introduced to reinforce the urban quality of the project.

The planning concept of this project revolves around providing for a sustainable environment and promoting a walkable community. By providing project elements such as pedestrian entry portals, courtyards and creative modern landscaped elements, the environmental character proposed will achieve a unique urban experience that will benefit the local community. The projects defining goal is to bring a cohesive urban vision to fruition in the downtown district.

RECEIVED
APR 29 2015
PLANNING

PROJECT INFORMATION

Project Summary:

Acreage: 2.3
Density: 100.4 du/ac
Total Units: 231

Parking Summary:

Parking Required:

6 Level Parking Structure
Units: 278
Guest: 77 (1:3 units)
Total: 355

Parking Provided: 390

Unit Mix:

Plan Type	Sq.Ft.	# Units	%	Pkg. Ratio	Req. Pkg
Creative Studio	400 sf	12	5%	.5	6
Studio	574 sf	44	19%	1.0	44
1 Br /1Ba	687 sf	122	53%	1.0	122
2 Br / 2Ba	1,042 sf	53	23%	2.0	106
Total:		231	100%		278

Amenities:

Leasing: 976 sf
Fitness: 1,290 sf
Mail Center 350 sf
Bike Shop 350 sf

Parking Summary:

Level	Stalls
P0 -	33
P1 -	52
P2 -	65
P3 -	65
P4 -	65
P5 -	65
P6 -	45
Total	390

Standard Stalls: 329 (84%) STALL DIMENSION 9'-0" x 19'-0"
Compact Stalls: 61 (16%) STALL DIMENSION 8'-0" x 19'-0"

OCCUPANCY CLASSIFICATION:

PARKING GARAGE	S-2
RESIDENTIAL	R-2
LEASING	B
FITNESS / LOUNGE	B

PROJECT DIRECTORY:

ARCHITECT
SVA ARCHITECTS
3 MacArthur PLACE, SUITE 850
SANTA ANA, CALIFORNIA 92707
TEL: 949.809.3380
SVA-ARCHITECTS.COM

CIVIL ENGINEER
FUSCOE ENGINEERING, INC.
2400 CAMINO RAMON,SUITE 340
SAN RAMON, CA 94583-4287
TEL: 925.830.8502

LANDSCAPE ARCHITECTS
PGA DESIGN
444 17TH STREET
OAKLAND, CA 94612
TEL: 510.465.1284

SHEET INDEX

PLANNING SUBMITTAL

ARCHITECTURE

A-0	COVER SHEET - PROJECT DATA
A-1	BUILDING PLAN LEVEL 1
A-2	BUILDING PLAN LEVEL 2
A-3	BUILDING PLAN LEVEL 3 -5
A-4	BUILDING PLAN LEVEL 6
A-5	GARAGE LEVEL 1-6
A-6	UNIT PLANS
A-7	UNIT PLANS
A-8	EXTERIOR ELEVATIONS
A-9	EXTERIOR ELEVATIONS
A-10	EXTERIOR ELEVATIONS
A-11	EXTERIOR ELEVATIONS

CIVIL

C-1	EXISTING CONDITIONS PLAN
C-2	CONCEPT GRADING PLAN
C-3	CONCEPT UTILITY PLAN
C-4	STORMWATER DETAIL
C-5	EXISTING AND PROPOSED PERVIOUS AND IMPERVIOUS AREAS
C-6	PRELIMINARY STORMWATER TREATMENT PLAN

LANDSCAPE

L-0.1	TREE REMOVAL & PRESERVATION PLAN
L-1.0	OVERALL STREET LEVEL PLAN
L-1.1	PLAZA & SOUTH COURTYARD PLAN
L-1.2	PLAZA & SOUTH COURTYARD IMAGES
L-1.3	NORTH COURTYARDS PLAN
L-1.4	NORTH COURTYARDS IMAGES
L-1.5	GROUND LEVEL DECKS PLAN
L-1.6	GROUND LEVEL DECKS IMAGES
L-1.7	ROOF DECK PLAN
L-1.8	ROOF DECK IMAGES
L-1.9	TENATIVE PLANT LIST WITH IMAGES

VICINITY MAP

RECEIVED
APR 29 2015
PLANNING

CONCORD APARTMENTS
Concord, California

PROJECT INFORMATION:

NICHOLSON DEVELOPMENT PROPERTIES, LLC.
513 5th Ave W
Kirkland, WA 98033

DATE ISSUED: 04-27-2015
PROJECT NO: 2013-40142
SCALE: 1"=20'-0"

0' 20' 40' 80'

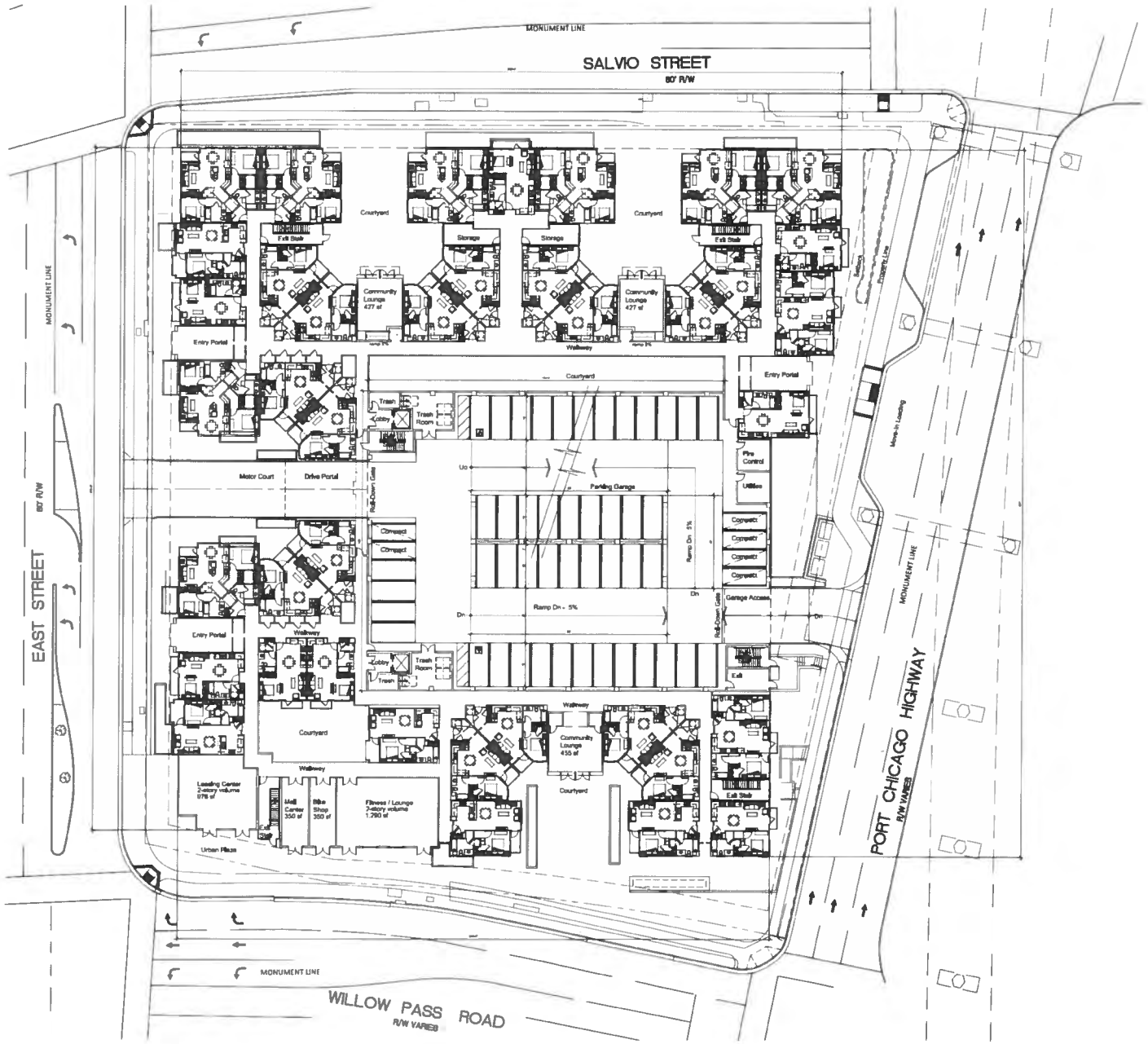
NORTH

SHEET NUMBER: A-0
SHEET TITLE: COVER SHEET

COVER SHEET - PROJECT DATA

SVA ARCHITECTS

EXHIBIT B



CONCORD APARTMENTS

Concord, California

LICENSED ARCHITECT
ERNESTO M. VASQUEZ
No. C 9135
Exp. 7-31-13
STATE OF CALIFORNIA

PROJECT INFORMATION:

NICHOLSON DEVELOPMENT PROPERTIES, LLC.
819 5th Ave W
Kirkland, WA 98033

DATE ISSUED:	04-27-2015
PROJECT NO:	2013-40142
SCALE:	1"=20'-0"

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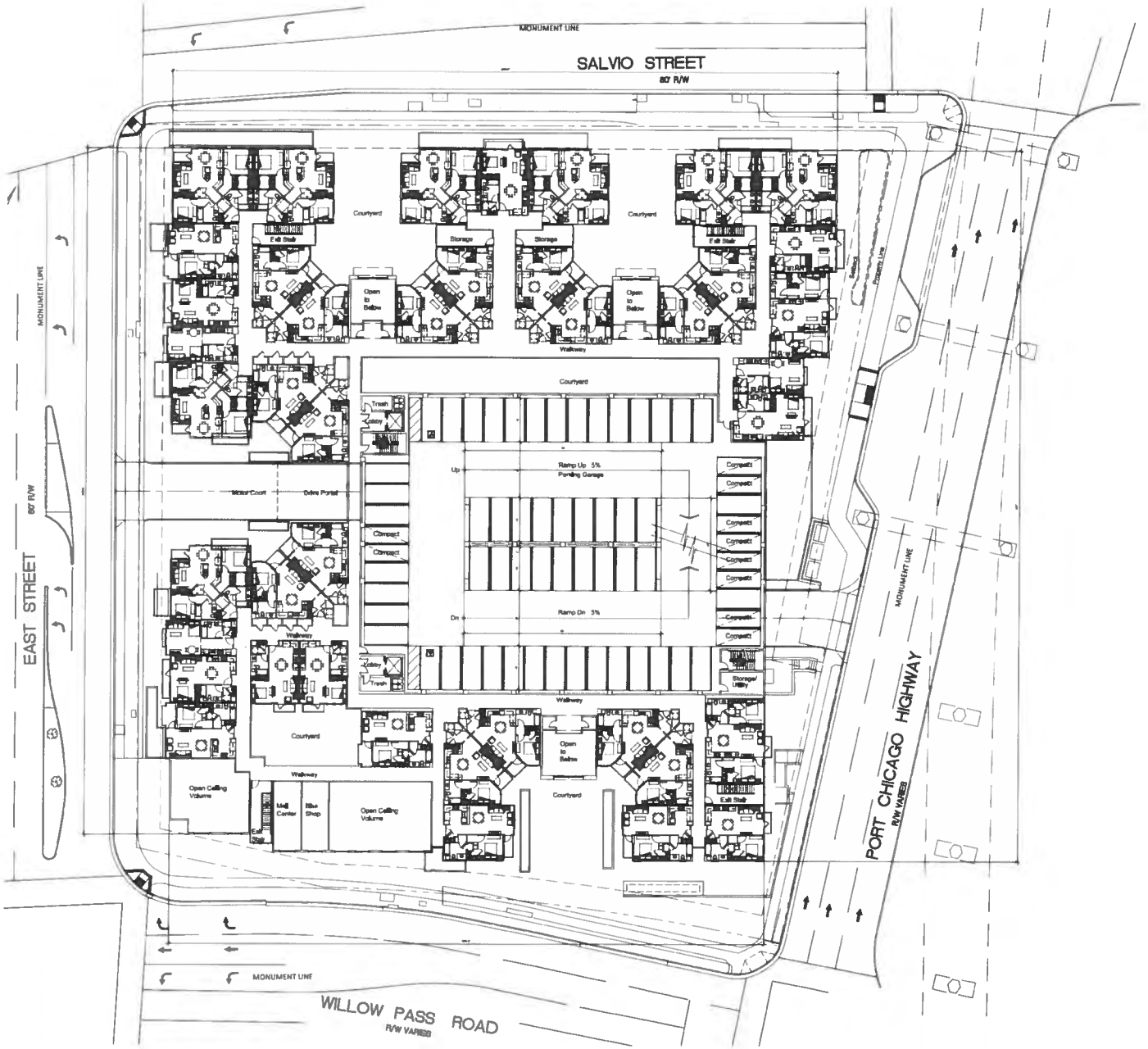
NORTH

SHEET NUMBER:	A-1
SHEET TITLE:	LEVEL 1

CONCEPTUAL BUILDING PLAN

SVA ARCHITECTS



CONCORD APARTMENTS

Concord, California

LICENSED ARCHITECT
ERNESTO M. VAZQUEZ
No. C 8126
Exp. 7-31-13
STATE OF CALIFORNIA

PROJECT INFORMATION:

MICHOLSON DEVELOPMENT PROPERTIES, LLC.
515 5th Ave W
Kirkland, WA 98033

DATE ISSUED:	04-27-2015
PROJECT NO:	2013-40142
SCALE	1"=20'-0"

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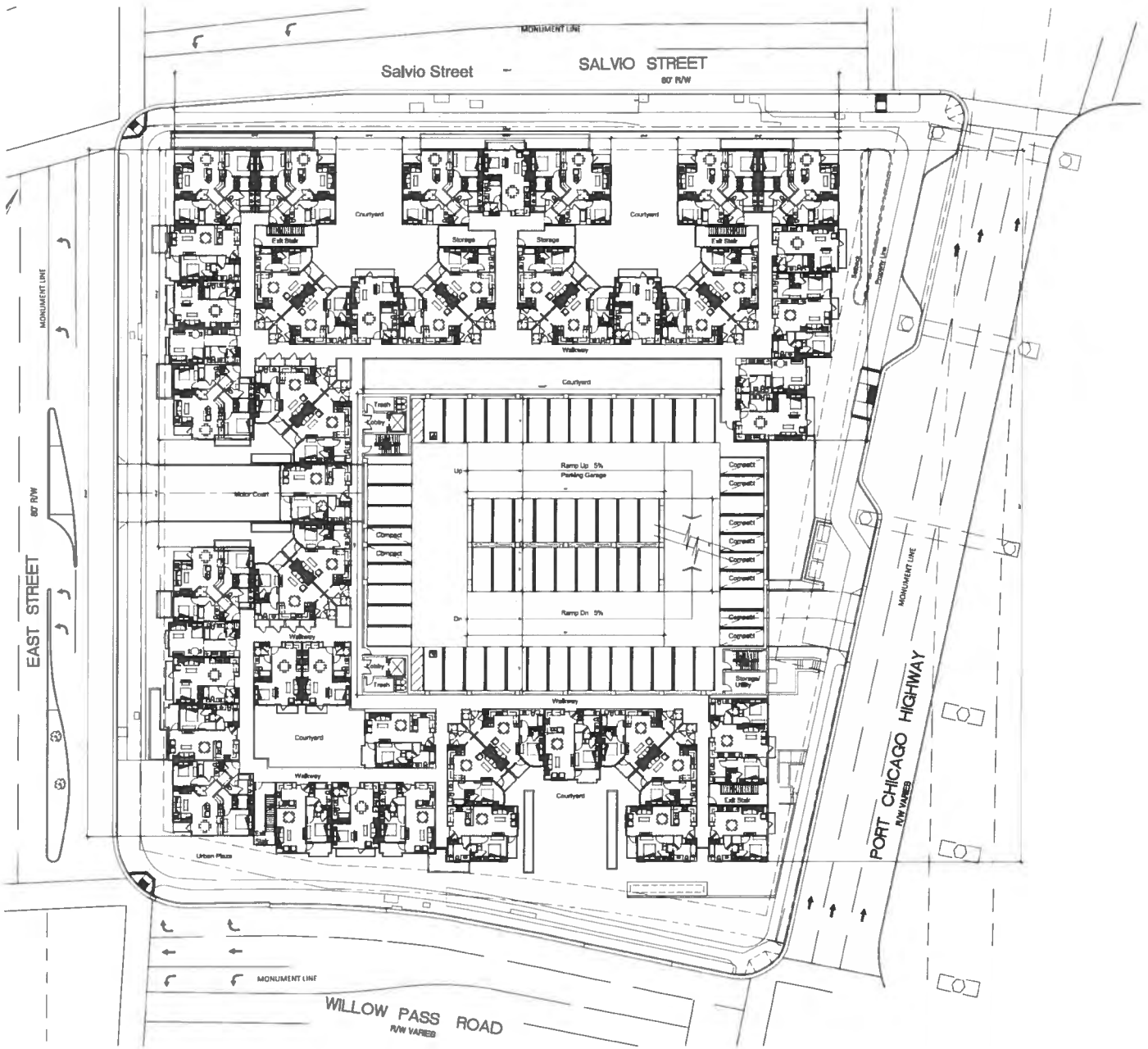
NORTH

SHEET NUMBER:	A-2
SHEET TITLE:	LEVEL 2

CONCEPTUAL BUILDING PLAN

SVA ARCHITECTS



CONCORD APARTMENTS
Concord, California

PROJECT INFORMATION:

NICHOLSON DEVELOPMENT PROPERTIES, LLC.
515 5th Ave W
Kirkland, WA 98033

DATE ISSUED:	04-27-2015
PROJECT NO:	2013-40142
SCALE:	1"=20'-0"

0' 20' 40' 80'

NORTH

SHEET NUMBER:	A-3
SHEET TITLE:	LEVELS 3-5

CONCEPTUAL BUILDING PLAN

SHEETS: 1 OF 1

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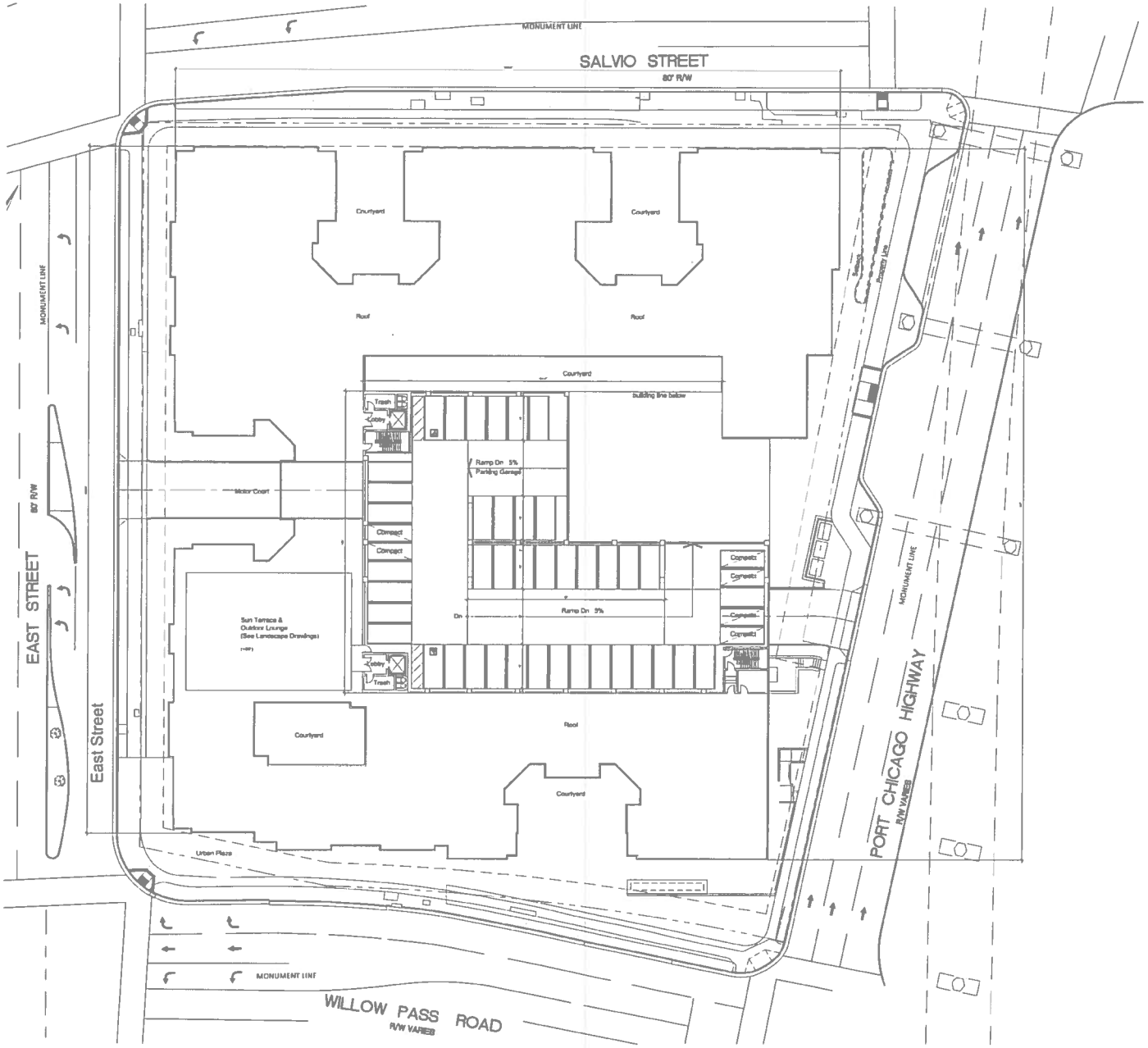


CONCORD APARTMENTS
Concord, California

LICENSED ARCHITECT
ERNESTO M. VASQUEZ
No. C8136
Rem. 7-31-13
STATE OF CALIFORNIA

PROJECT INFORMATION:

MICHOLSON DEVELOPMENT PROPERTIES, LLC.
515 9th Ave W
Kirkland, WA 98033

DATE ISSUED:	04-27-2015
PROJECT NO:	2013-40142
SCALE:	1"=20'-0"

0' 20' 40' 80'

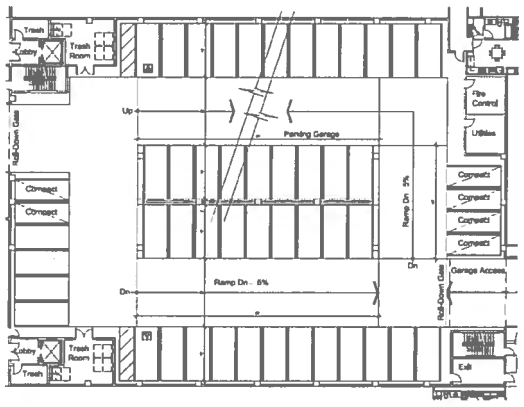
NORTH

SHEET NUMBER:	A-4
SHEET TITLE:	LEVEL 6

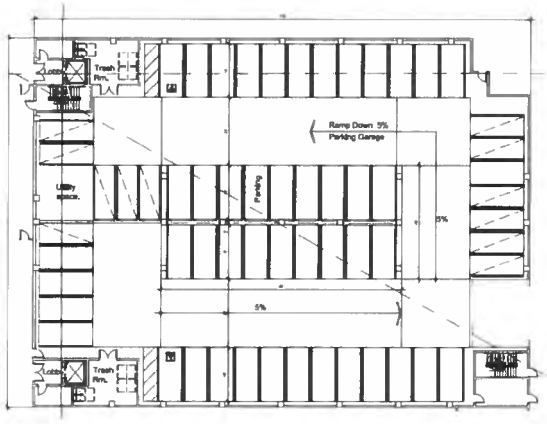
CONCEPTUAL BUILDING PLAN

SHEETS: 1 OF 1

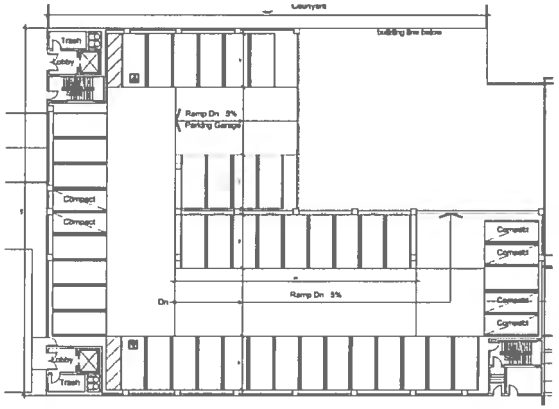
SVA ARCHITECTS



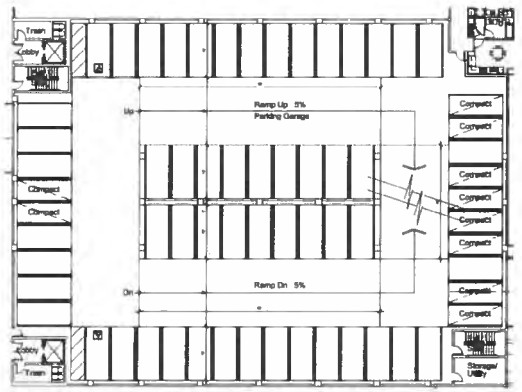
LEVEL 1
(Street)



LEVEL P0



LEVEL P6



LEVEL 2-5

CONCORD APARTMENTS
Concord, California

LICENSED ARCHITECT
ERNESTO M. VASQUEZ
No. C 0128
Exp. 7-31-13
STATE OF CALIFORNIA

PROJECT INFORMATION:

MICHOLSON DEVELOPMENT PROPERTIES, LLC.
515 5th Ave W
Kirkland, WA 98033

DATE ISSUED:	02-16-2015
PROJECT NO:	2013-40142
SCALE:	1"=20'-0"

0' 20' 40' 80'

NORTH

SHEET NUMBER:	A-5
SHEET TITLE:	LEVELS 1-6

CONCEPTUAL GARAGE PLANS

SHEETS 1 OF 1

SVA ARCHITECTS

2 MacArthur Place, Suite 600 Santa Ana, California 92707
T. 949.809.3000 www.sva-architects.com

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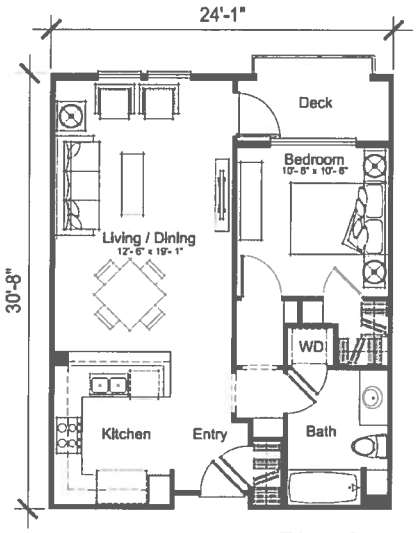
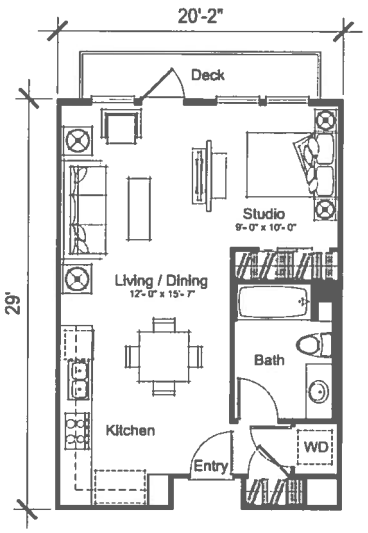


Plan 3

683 sq.ft.

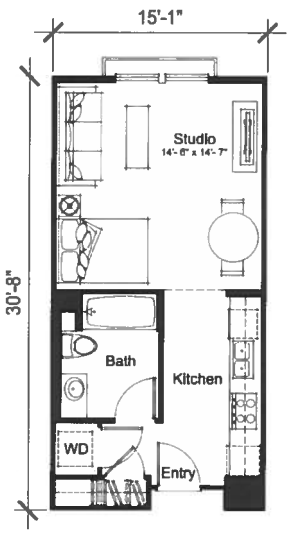
1Bedroom / 1Bath



Plan 2

574 sq.ft.

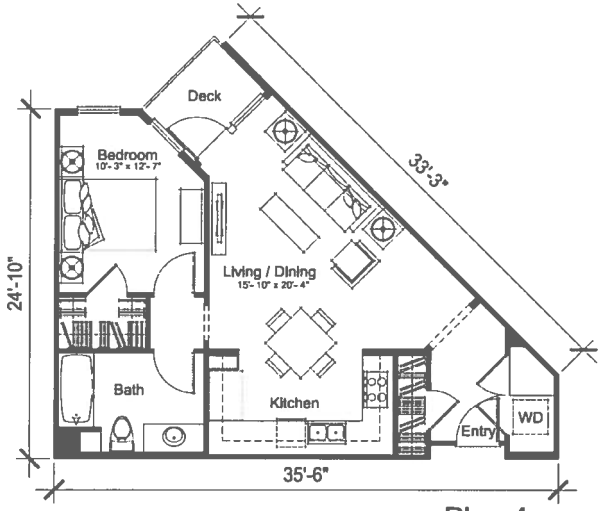
Studio



Plan 1

450 sq.ft.

Creative Unit



Plan 4

687 sq.ft.

1Bedroom / 1Bath

CONCORD APARTMENTS

Concord, California

PROJECT INFORMATION:

NICHOLSON DEVELOPMENT PROPERTIES, LLC.
315 5th Ave W
Kirkland, WA 98033

DATE ISSUED: 04-27-2015
PROJECT NO: 2013-40142
SCALE: 1/4"=1'-0"

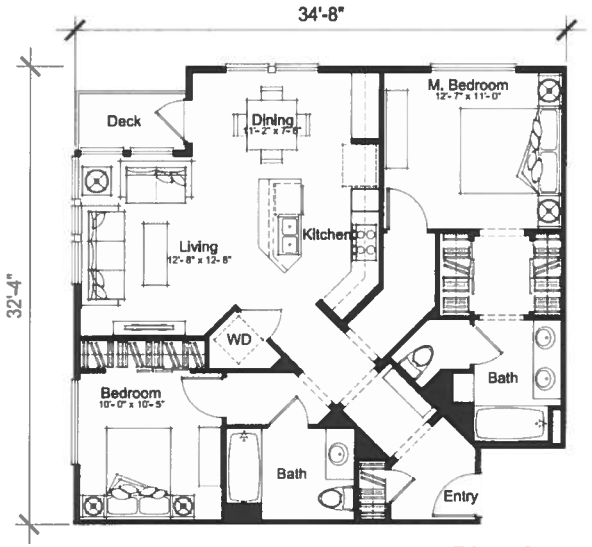
0' 4' 8' 16'

NORTH

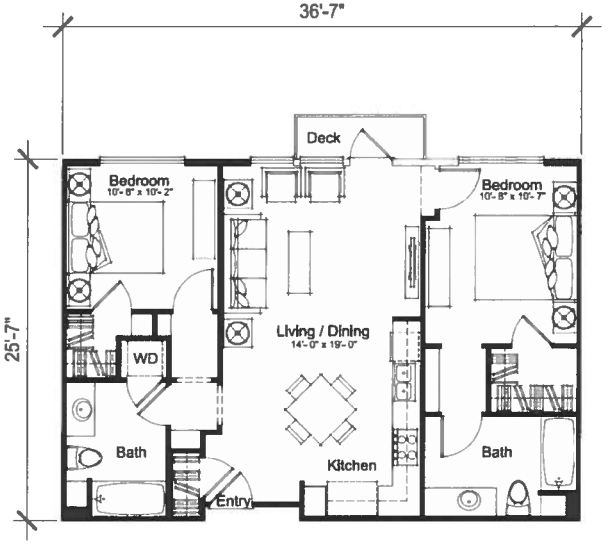
SHEET NUMBER: A-6
SHEET TITLE: UNIT PLANS

CONCEPTUAL UNIT PLANS

SVA ARCHITECTS



Plan 6
1,042 sq.ft.
2 Bedroom / 2 Bath



Plan 5
944 sq.ft.
2 Bedroom / 2 Bath

CONCORD APARTMENTS
Concord, California

LICENSED ARCHITECT
ERNESTO M. VASQUEZ
No. C 8138
Exp. 7-31-13
STATE OF CALIFORNIA

PROJECT INFORMATION:

NICHOLSON DEVELOPMENT PROPERTIES, LLC.
315 5th Ave W
Kirkland, WA 98033

DATE ISSUED:	04-27-2015
PROJECT NO:	2013-40142
SCALE:	1/4"=1'-0"

0' 4' 8' 16'

NORTH

SHEET NUMBER:	A-7
SHEET TITLE:	UNIT PLANS

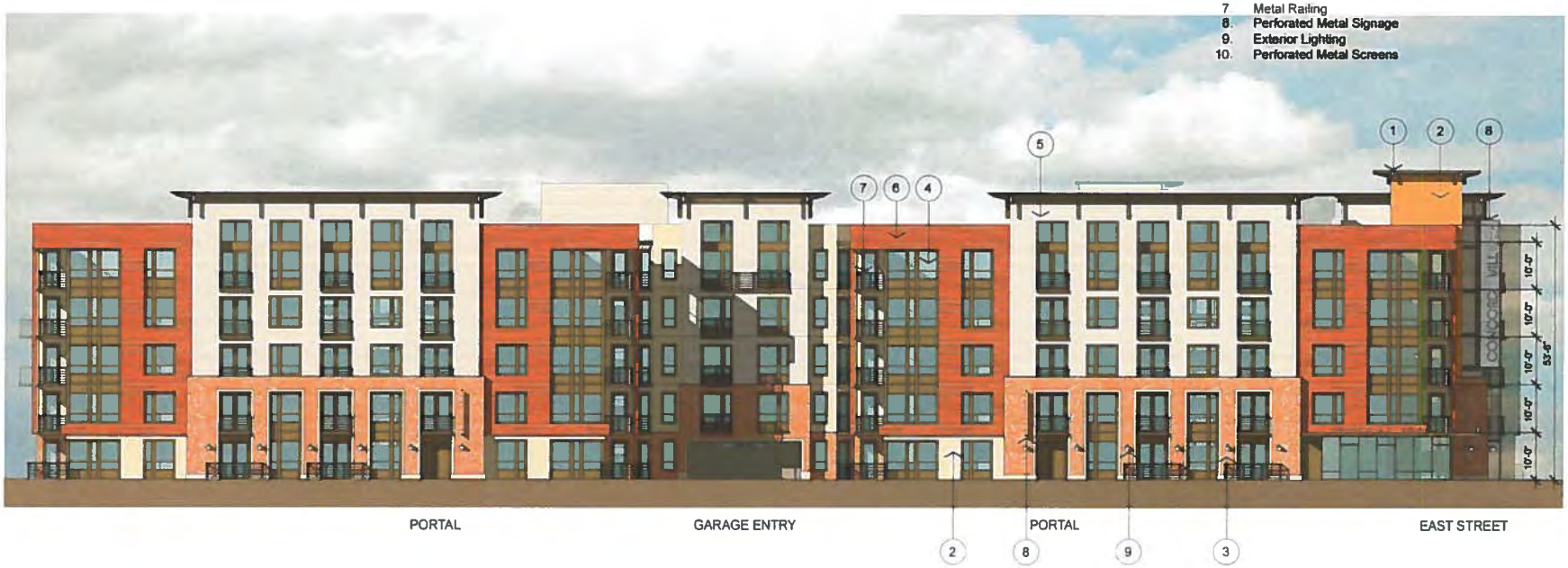
CONCEPTUAL
UNIT PLANS

SHEET No. 1 OF 1

SVA
ARCHITECTS

Materials List:

1. Metal Parapet/Cornice
2. Exterior Plaster
3. Brick Veneer
4. Vinyl Window
5. Corrugated Metal Siding-Square Rib Profile
6. Faux-Wood Exterior Wall Panels
7. Metal Railing
8. **Perforated Metal Signage**
9. **Exterior Lighting**
10. **Perforated Metal Screens**



PORTAL GARAGE ENTRY PORTAL EAST STREET

2 8 9 3

NOTE: See Civil and Landscape plans for information not shown.

CONCORD APARTMENTS

Concord, California

PROJECT INFORMATION

DATE ISSUED 04.27.2015

PROJECT NO. 2013.48142

SCALE 1/8" = 1'-0"

NORTH

SHEET NUMBER A-8

SHEET TITLE ELEVATIONS

CONCEPTUAL EXTERIOR ELEVATOINS

SVA ARCHITECTS

Materials List:

1. Metal Parapet/Cornice
2. Exterior Plaster
3. Brick Veneer
4. Vinyl Window
5. Corrugated Metal Siding-Square Rib Profile
6. Faux-Wood Exterior Wall Panels
7. Metal Railing
8. Perforated Metal Signage
9. Exterior Lighting
10. Perforated Metal Screens

PLAZA COURTYARD WILLOW PASS ROAD

NOTE See Civil and Landscape plans for information not shown.

CONCORD APARTMENTS
Concord, California

PROJECT INFORMATION:

DATE ISSUED 04-27-2015
PROJECT NO: 2013.48142
SCALE 1/8"-1'-0"
0' 8' 16' 32'

NORTH
SHEET NUMBER: A-9
SHEET TITLE: ELEVATIONS

CONCEPTUAL EXTERIOR ELEVATIONS

SVA ARCHITECTS

Materials List:

1. Metal Parapet/Cornice
2. Exterior Plaster
3. Brick Veneer
4. Vinyl Window
5. Corrugated Metal Siding-Square Rib Profile
6. Faux-Wood Exterior Wall Panels
7. Metal Railing
8. **Perforated Metal Signage**
9. **Exterior Lighting**
10. **Perforated Metal Screens**

GARAGE ENTRY PORTAL PORT CHICAGO HIGHWAY

NOTE: See Civil and Landscape plans for information not shown

CONCORD APARTMENTS
Concord, California

PROJECT INFORMATION:

DATE ISSUED 04-27-2015
PROJECT NO. 2013.48142
SCALE 1/8"=1'-0"

NORTH

SHEET NUMBER A-10
SHEET TITLE ELEVATIONS

CONCEPTUAL EXTERIOR ELEVATOINS

SVA ARCHITECTS

COURTYARD COURTYARD SALVIO STREET

NOTE: See Civil and Landscape plans for information not shown

CONCORD APARTMENTS
Concord, California

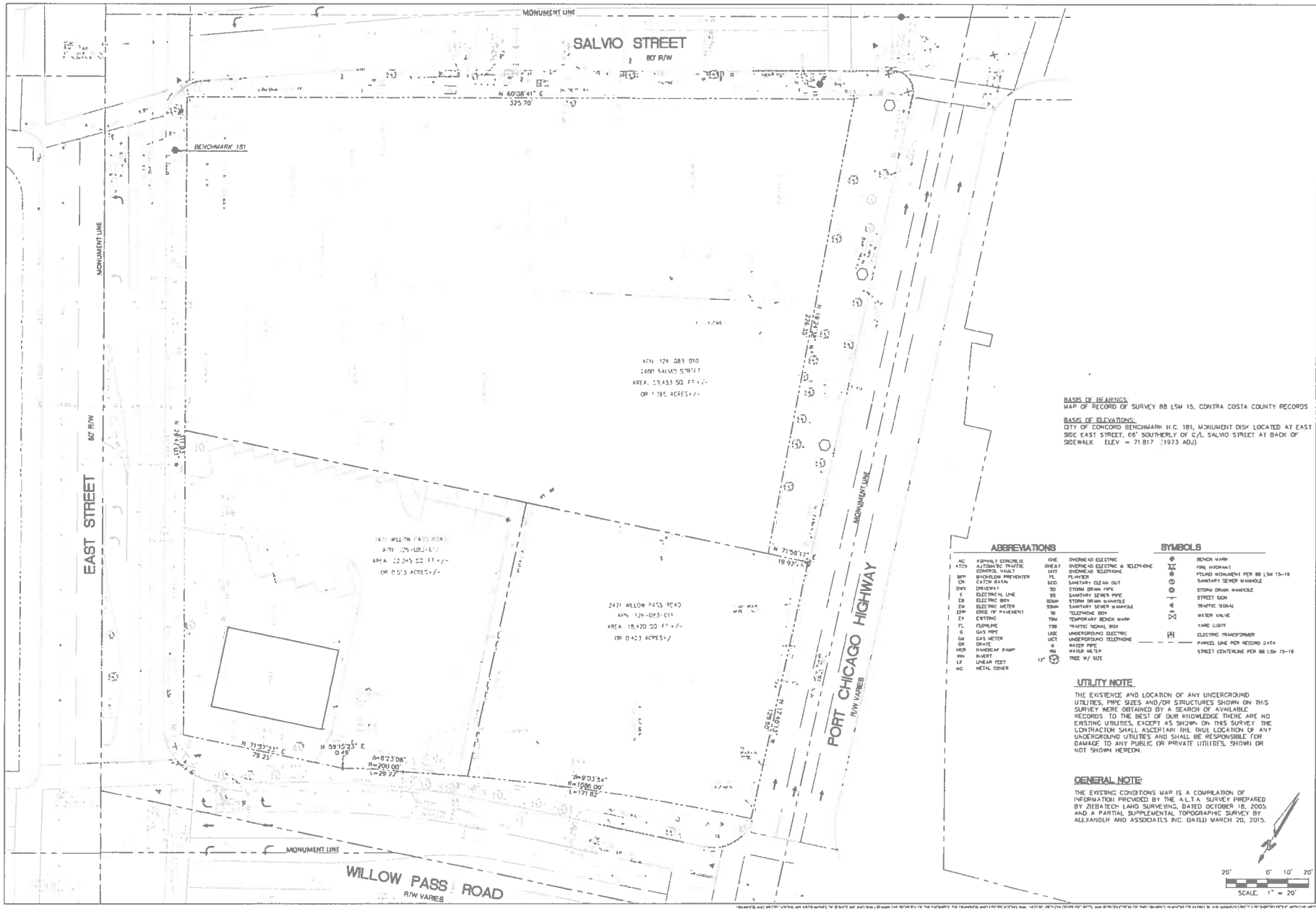
PROJECT INFORMATION:

DATE ISSUED 04-27-2015
PROJECT NO: 2013.48142
SCALE

NORTH
SHEET NUMBER A-11
SHEET TITLE ELEVATIONS

CONCEPTUAL EXTERIOR ELEVATIONS

SVA ARCHITECTS



BASIS OF BEARINGS:
MAP OF RECORD OF SURVEY 88 LSM 15, CONTRA COSTA COUNTY RECORDS

BASIS OF ELEVATIONS:
CITY OF CONCORD BENCHMARK H.C. 181, MONUMENT DISK LOCATED AT EAST SIDE EAST STREET, 66' SOUTHERLY OF C/L SALVIO STREET AT BACK OF SIDEWALK ELEV = 71.817 (1973 ADJ)

ABBREVIATIONS

AC	ASPHALT CONCRETE	OHE	OVERHEAD ELECTRIC
ATCV	AUTOMATIC TRAFFIC CONTROL VAULT	OHE&T	OVERHEAD ELECTRIC & TELEPHONE
BFP	BACKFLOW PREVENTER	OHT	OVERHEAD TELEPHONE
CB	CATCH BASIN	PL	PLANTER
DWY	DRIVEWAY	SCO	SANITARY CLEAN OUT
E	ELECTRICAL LINE	SD	STORM DRAIN PIPE
EB	ELECTRIC BOX	SS	SANITARY SEWER PIPE
EM	ELECTRIC METER	SDMH	STORM DRAIN MANHOLE
EOP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
EX	EXISTING	TB	TELEPHONE BOX
FL	FLOWLINE	TBM	TEMPORARY BENCH MARK
G	GAS PIPE	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	UGE	UNDERGROUND ELECTRIC
GR	GRATE	UGT	UNDERGROUND TELEPHONE
HCR	HANDICAP RAMP	W	WATER PIPE
INV	INVERT	WM	WATER METER
LF	LINEAR FEET	12"	TREE W/ SIZE
MC	METAL COVER		

SYMBOLS

- BENCH MARK
- FIRE HYDRANT
- FOUND MONUMENT PER 88 LSM 15-18
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STREET SIGN
- TRAFFIC SIGNAL
- WATER VALVE
- YARD LIGHT
- ELECTRIC TRANSFORMER
- PARCEL LINE PER RECORD DATA
- STREET CENTERLINE PER 88 LSM 15-18

UTILITY NOTE

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

GENERAL NOTE:

THE EXISTING CONDITIONS MAP IS A COMPILATION OF INFORMATION PROVIDED BY THE A.L.T.A. SURVEY PREPARED BY ZIEBATECH LAND SURVEYING, DATED OCTOBER 18, 2005, AND A PARTIAL SUPPLEMENTAL TOPOGRAPHIC SURVEY BY ALEXANDER AND ASSOCIATES INC. DATED MARCH 20, 2015.

20' 0' 10' 20'
SCALE: 1" = 20'

REV | DATE | REVISION
A | 10.15.15

FUSCOE ENGINEERING
2435 Camino Ramon, Suite 340
San Ramon, CA 94583
tel 925 820 0100 • fax 925 820 0153
http://www.fuscoe.com

CONCORD APARTMENTS
2401 & 2471 WILLOW PASS ROAD & 2400 SALVIO STREET
CONCORD, CA

EXISTING CONDITIONS

DATE: 04/27/2015

PROJECT NO: 0307-009-02

SHEET NUMBER
C1 of 6

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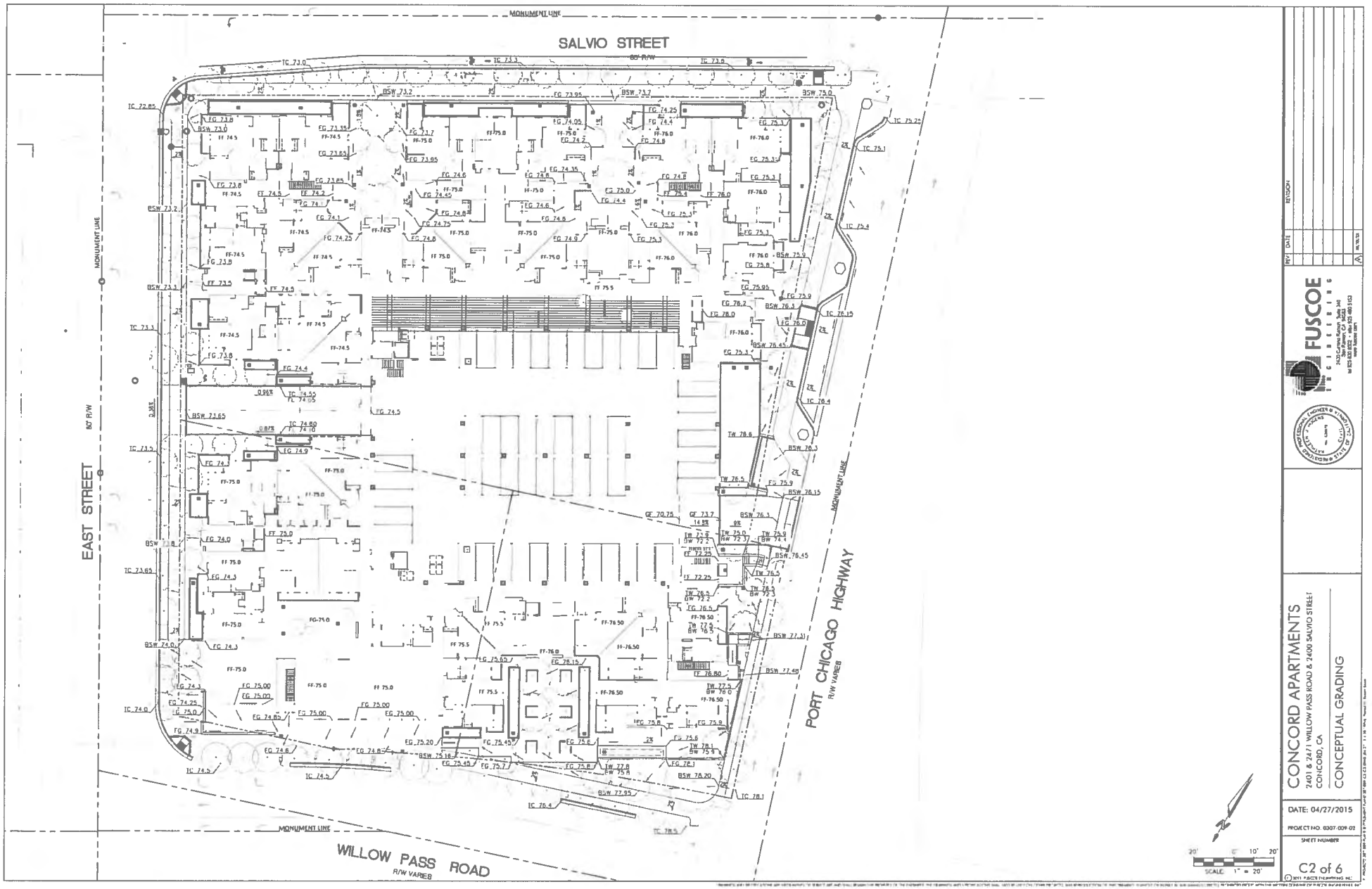

REV | DATE | REVISION

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CONCORD APARTMENTS
2401 & 2471 WILLOW PASS ROAD & 2400 SALVIO STREET
CONCORD, CA

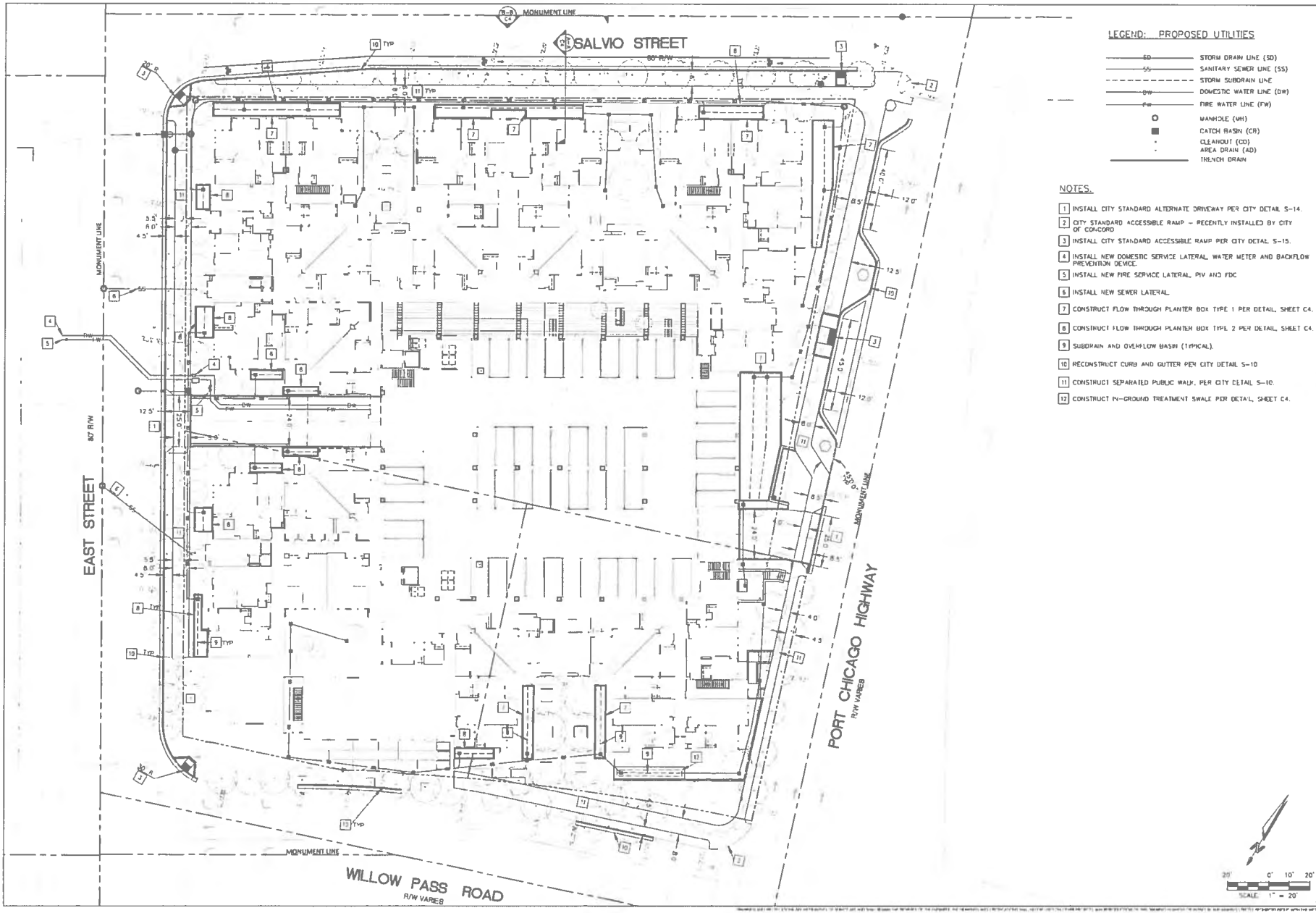
CONCEPTUAL GRADING

DATE: 04/27/2015

PROJECT NO. 0307-009-02

SHEET NUMBER

C2 of 6



REV | DATE | REVISION

A | 04.16.15

FUSCOE ENGINEERING

CONCORD APARTMENTS
2401 & 2411 WILLOW PASS ROAD & 2400 SALVIO STREET
CONCORD, CA

CONCEPTUAL UTILITIES/DIMENSIONS

DATE: 04/27/2015

PROJECT NO: 0307-009-02

SHEET NUMBER
C3 of 6

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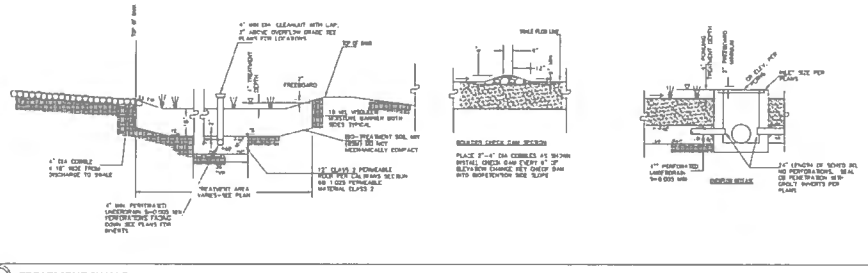
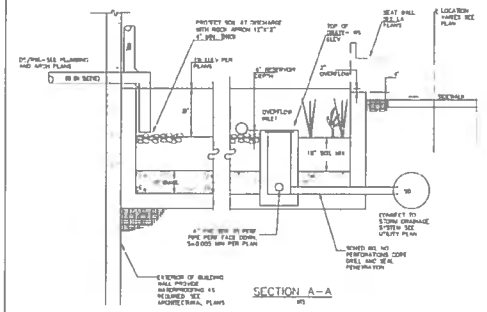
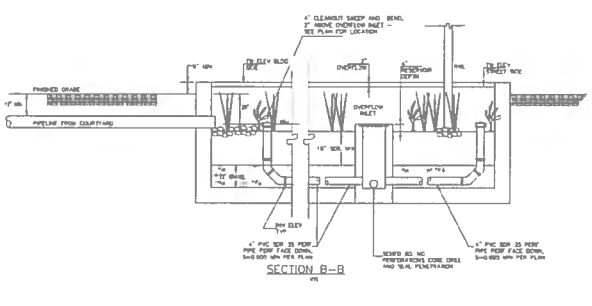
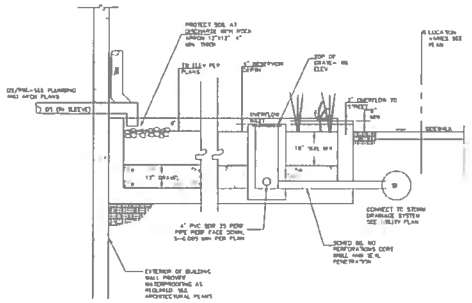


A TREATMENT SWALE NTS



B FLOW THROUGH PLANTER - TYPE 1 NTS

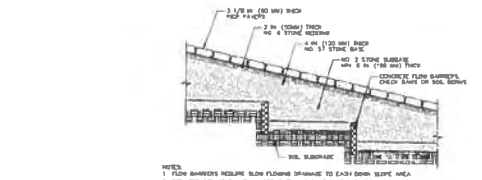




NOTES:

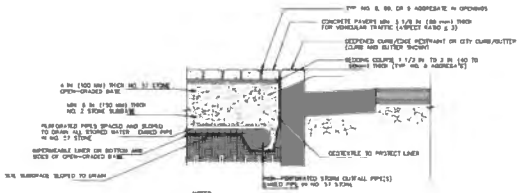
1. SOIL MIX TO BE PER APPENDIX B, CONTRA COSTA COUNTY C.3 GUIDEBOOK, 6TH EDITION
3. OVERFLOW INLET TO BE SIZED BASED UPON BASIN HYDROLOGY. SEE UTILITY PLAN FOR LOCATION
5. DOWEL PLANTER BOX SLAB TO OVERFLOW INLET SEAL EATCH BASIN PENETRATION THROUGH PLANTER BASE
6. CONSTRUCTION INSTALLATION SHALL BE PER THE CHECKLIST IN CHAPTER 5 OF THE LOC C.3 GUIDEBOOK 6TH EDITION
7. SEE STRUCTURAL ENGINEER AND LANDSCAPE ARCHITECT'S PLANS FOR PLANTER DESIGN
8. SEE LANDSCAPE ARCHITECT'S PLANS FOR PLANT SELECTION

C FLOW THROUGH PLANTER - TYPE 2 NTS



PERMEABLE PAVERS ON TERRACED SUBGRADE — ICPI-82 — NO SCALE

D PERMEABLE PAVER NTS



PERMEABLE PAVER WITH NO EXFILTRATION TO SOIL SUBGRADE — ICPI-70 — NO SCALE

REV	DATE	REVISION
A	6/30/15	

FUSCOE ENGINEERING

CONCORD APARTMENTS
2401 & 2411 WILLOW PASS ROAD & 2400 SALVIO STREET
CONCORD, CA

STORMWATER TREATMENT DETAILS

DATE: 04/27/2015

PROJECT NO. 0307-009-02

SHEET NUMBER

C4 of 6

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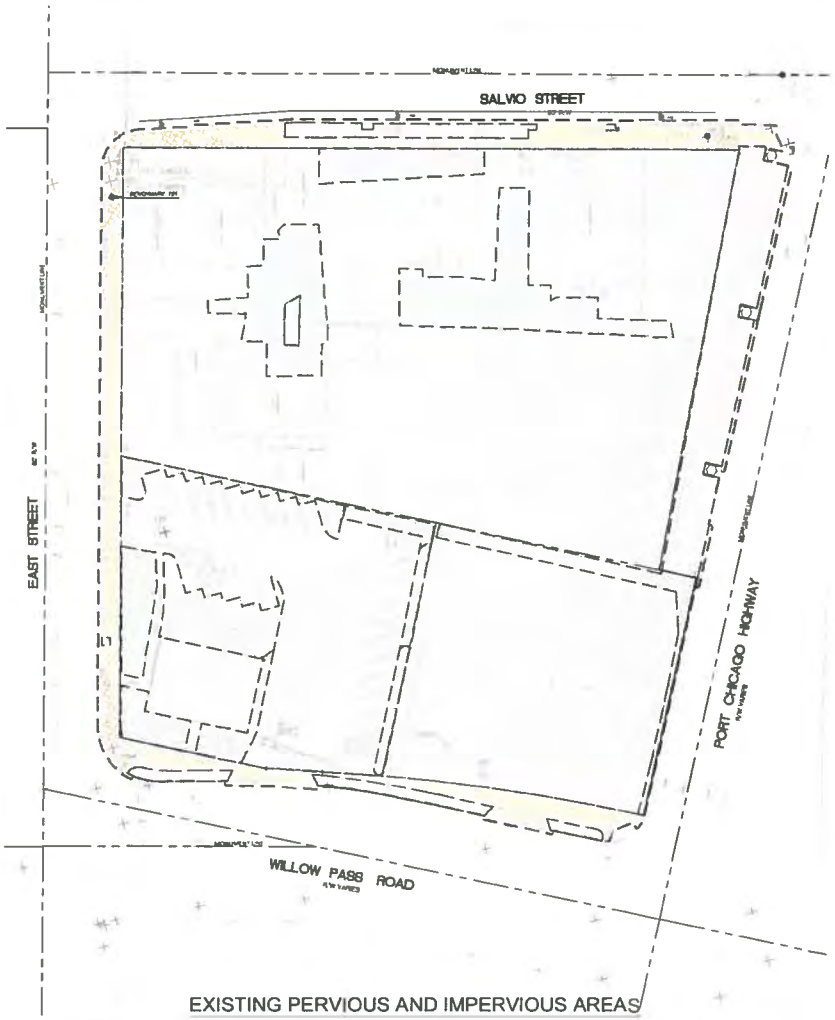

EXISTING PERVIOUS AND IMPERVIOUS AREAS

LEGEND

- ONSITE IMPERVIOUS AREA
- ONSITE PERVIOUS AREA
- OFFSITE IMPERVIOUS AREA
- OFFSITE PERVIOUS AREA
- LIMIT OF WORK

ONSITE EXISTING PERVIOUS AND IMPERVIOUS AREA April 22, 2015		
IMPERVIOUS AREA ACRES	PERVIOUS AREA ACRES	TOTAL AREA ACRES
1.95	0.36	2.30

OFFSITE EXISTING PERVIOUS AND IMPERVIOUS AREA April 22, 2015		
IMPERVIOUS AREA ACRES	PERVIOUS AREA ACRES	TOTAL AREA ACRES
0.26	0.16	0.42

TOTAL DISTURBED AREA (ACRES)	2.72

PROPOSED PERVIOUS AND IMPERVIOUS AREAS

LEGEND

- ONSITE IMPERVIOUS AREA
- ONSITE PERVIOUS AREA
- OFFSITE IMPERVIOUS AREA
- OFFSITE PERVIOUS AREA
- LIMIT OF WORK

ONSITE PROPOSED PERVIOUS AND IMPERVIOUS AREA April 22, 2015		
IMPERVIOUS AREA ACRES	PERVIOUS AREA ACRES	TOTAL AREA ACRES
1.87	0.43	2.30

OFFSITE PROPOSED PERVIOUS AND IMPERVIOUS AREA April 22, 2015		
IMPERVIOUS AREA ACRES	PERVIOUS AREA ACRES	TOTAL AREA ACRES
0.25	0.17	0.42

TOTAL DISTURBED AREA (ACRES)	2.72

SCALE: 1" = 30'

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CONCORD APARTMENTS

2401 & 2411 WILLOW PASS ROAD & 2490 SALVIO STREET
CONCORD, CA

EXISTING AND PROPOSED PERVIOUS AND IMPERVIOUS AREAS

DATE: 04/27/2015

PROJECT NO: 0307-009-02

SHEET NUMBER

C5 of 6

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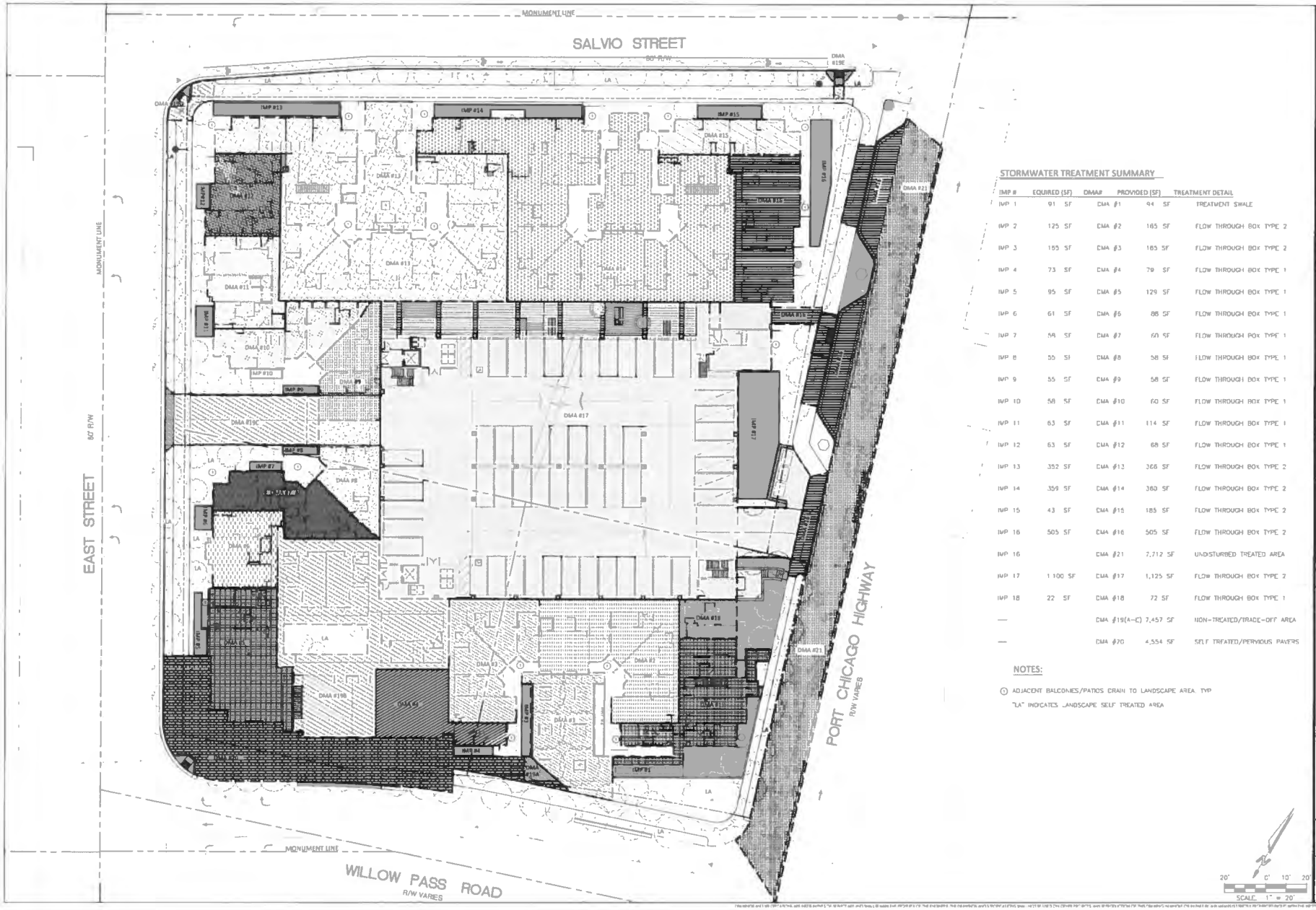

STORMWATER TREATMENT SUMMARY

IMP #	EQUIRED (SF)	DMA#	PROVIDED (SF)	TREATMENT DETAIL
IMP 1	91 SF	DMA #1	94 SF	TREATMENT SWALE
IMP 2	125 SF	DMA #2	165 SF	FLOW THROUGH BOX TYPE 2
IMP 3	165 SF	DMA #3	165 SF	FLOW THROUGH BOX TYPE 2
IMP 4	73 SF	DMA #4	79 SF	FLOW THROUGH BOX TYPE 1
IMP 5	95 SF	DMA #5	129 SF	FLOW THROUGH BOX TYPE 1
IMP 6	61 SF	DMA #6	88 SF	FLOW THROUGH BOX TYPE 1
IMP 7	58 SF	DMA #7	60 SF	FLOW THROUGH BOX TYPE 1
IMP 8	55 SF	DMA #8	58 SF	FLOW THROUGH BOX TYPE 1
IMP 9	55 SF	DMA #9	58 SF	FLOW THROUGH BOX TYPE 1
IMP 10	58 SF	DMA #10	60 SF	FLOW THROUGH BOX TYPE 1
IMP 11	63 SF	DMA #11	114 SF	FLOW THROUGH BOX TYPE 1
IMP 12	63 SF	DMA #12	68 SF	FLOW THROUGH BOX TYPE 1
IMP 13	352 SF	DMA #13	366 SF	FLOW THROUGH BOX TYPE 2
IMP 14	359 SF	DMA #14	360 SF	FLOW THROUGH BOX TYPE 2
IMP 15	43 SF	DMA #15	185 SF	FLOW THROUGH BOX TYPE 2
IMP 16	505 SF	DMA #16	505 SF	FLOW THROUGH BOX TYPE 2
IMP 16		DMA #21	7,712 SF	UNDISTURBED TREATED AREA
IMP 17	1 100 SF	DMA #17	1,125 SF	FLOW THROUGH BOX TYPE 2
IMP 18	22 SF	DMA #18	72 SF	FLOW THROUGH BOX TYPE 1
—		DMA #19(A-E)	7,457 SF	NON-TREATED/TRADE-OFF AREA
—		DMA #20	4,554 SF	SELF TREATED/PERVIOUS PAVERS

NOTES:

① ADJACENT BALCONIES/PATIOS DRAIN TO LANDSCAPE AREA. TYP

"LA" INDICATES LANDSCAPE SELF TREATED AREA

REV	DATE	REVISION
A		

FUSCOE ENGINEERING

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San Ramon, CA 94583
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CONCORD APARTMENTS

2401 & 2471 WILLOW PASS ROAD & 2400 SALVIO STREET
CONCORD, CA

PRELIMINARY STORMWATER TREATMENT

DATE: 04/27/2015

PROJECT NO. 0307-009-02

SHEET NUMBER

C6 of 6

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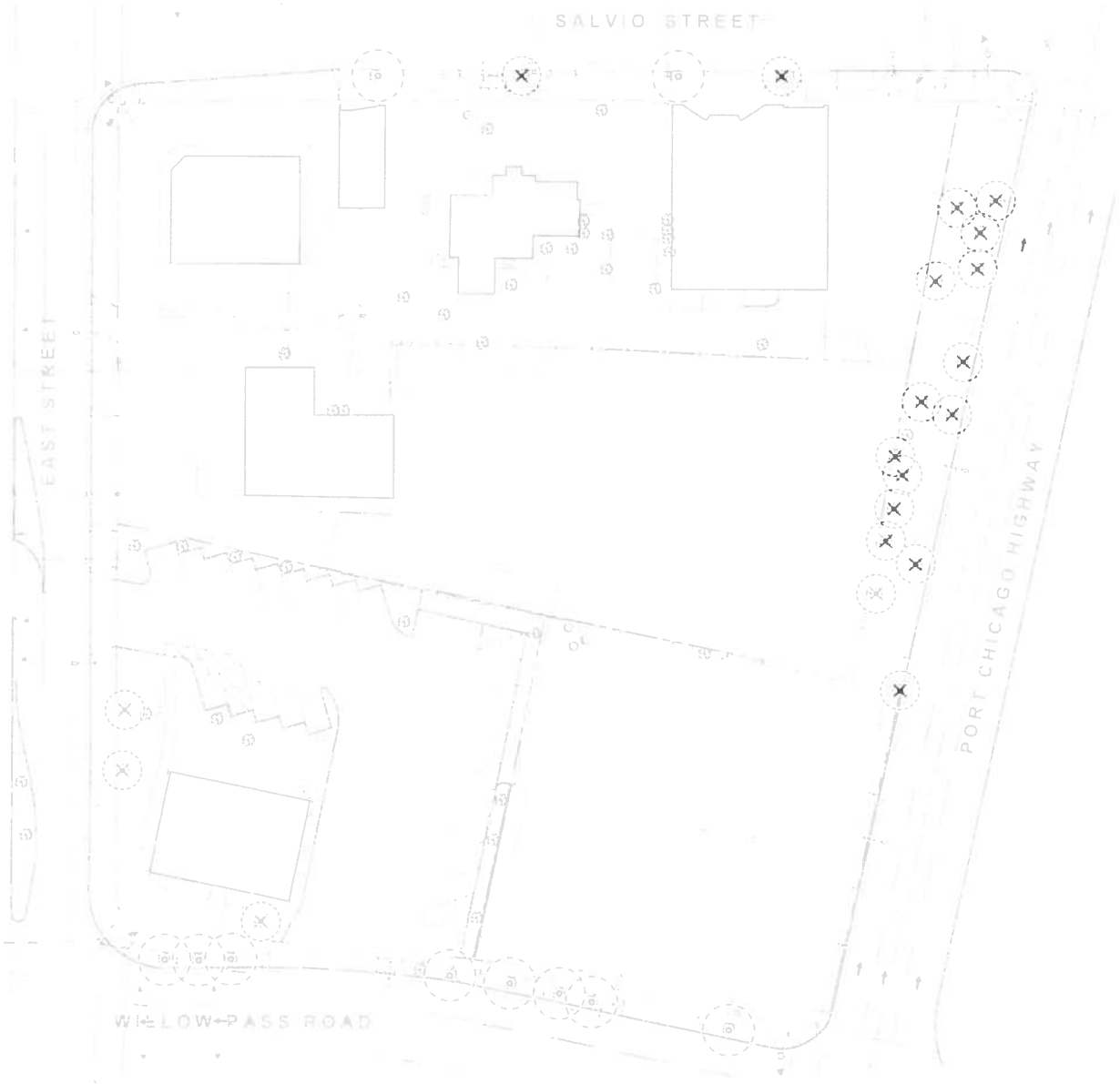


PRESERVATION & REMOVAL NOTES

1. PRIOR TO THE START OF DEMOLITION, CLEARING OR GRUBBING MEET WITH THE PROJECT ARBORIST TO IDENTIFY TREES SLATED FOR PRESERVATION AND REMOVAL, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, WORK PROCEDURES AND THE NEED FOR CLEARANCE AROUND TREES
2. FENCE TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) PRIOR TO DEMOLITION, GRUBBING OR GRADING. THE TPZ IS DEFINED AS 4' OUT FROM THE CANOPY OF THE TREE. FENCING TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED
3. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. MODIFICATIONS MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST
4. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY, THE PROJECT ARBORIST
5. GRADING AND CONSTRUCTION WITHIN THE TPZ SHALL BE APPROVED AND MONITORED BY THE PROJECT ARBORIST
6. DO NOT PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ
7. IF INJURY SHOULD OCCUR TO A TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED
8. INSURE ADEQUATE SOIL MOISTURE IN THE AREA OF ACTIVE ROOTS. PROPER IRRIGATION OR APPLICATIONS OF WATER MAY BE NEEDED FOR TREES THAT ARE AT RISK AS DETERMINED BY PROJECT ARBORIST
9. DO NOT DUMP OR STORE EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS WITHIN THE TPZ OR APZ
10. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL. PRUNING TO BE APPROVED BY CITY ARBORIST
11. COORDINATE WITH PRIME AND CIVIL - VERIFY IF YOU NEED TO ADD A NOTE ABOUT REMOVING ANY VACANT UTILITY VAULTS, ETC

NOT FOR CONSTRUCTION

PRESERVATION AND REMOVAL LEGEND

EXISTING TREE AND CANOPY TO REMAIN

TREE TO BE REMOVED. REMOVE TRUNK TO 2' BELOW FINISH GRADE

CONCORD APARTMENTS
CONCORD, CALIFORNIA

PGA design

NICHOLSON DEVELOPMENT PROPERTIES
[illegible]

TREE REMOVAL & PRESERVATION PLAN L-0.1

LANDSCAPE MATERIAL LEGEND

- CITY STANDARD SIDEWALK GRAY CONCRETE
- COLORED CONCRETE
- CONCRETE PAVERS
- WOODEN DECKING
- AGGREGATE PAVING
- PLANTING AREA WITH SHRUBS AND GROUNDCOVER
- ST — BIORETENTION AREA FLOW THROUGH PLANTER
- ST — BIORETENTION AREA IN GROUND
- SYNTHETIC TURF

NOT FOR CONSTRUCTION

1. CONCRETE PAVER URBAN PLAZA, SEE L-1.1
2. RAISED PUBLIC PATIO AT MANAGEMENT OFFICE, SEE L-1.1
3. PUBLIC PATIO AT FITNESS CENTER, SEE L-1.1
4. WIDENED CONCRETE SIDEWALKS, 8' TYP.
5. EXISTING STREET TREES, SEE L-1.9
6. PROPOSED STREET TREES - SUN TOLTERANT, SEE L-1.9
7. PROPOSED STREET TREES - PART SHADE TOLERANT, SEE L-1.9
8. SOUTH COURTYARD, SEE L-1.1
9. NORTH COURTYARD - LOUNGE, SEE L-1.3
10. NORTH COURTYARD - DINING, SEE L-1.3
11. RECREATION DECK WITH TRELLIS, SEE L-1.5
12. BOCCE BALL COURT, SEE L-1.5
13. HIGH DINING / BAR AREA, SEE L-1.5
14. RECREATION DECK AT MANAGEMENT OFFICE & FITNESS CENTER, SEE L-1.5
15. TRASH ENCLOSURE, S.C.D.

CONCORD APARTMENTS
CONCORD CALIFORNIA

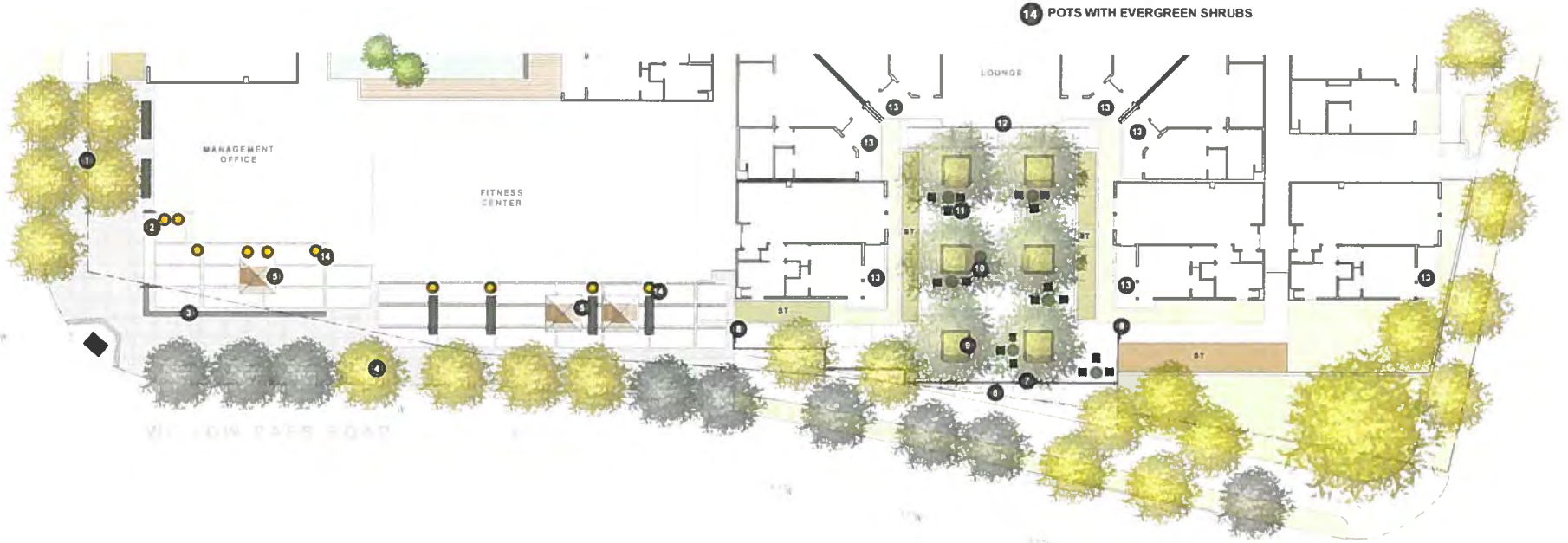
PGA design

NICHOLSON DEVELOPMENT PROPERTIES
[illegible]

OVERALL STREET LEVEL PLAN L-1.0

1. DOUBLE ROW STREET TREES WITH CONCRETE PAVERS
2. STEPS TO MANAGEMENT OFFICE PATIO
3. SEATWALL AT PUBLIC PLAZA
4. SINGLE ROW STREET TREES - SUN TOLERANT
5. STREET FURNISHINGS
6. DRY GARDEN
7. ART SCREEN - PERFORATED METAL
8. ACCESS GATE TO SOUTH COURTYARD
9. PLANTER SEAT PODS
10. SHADE TREES - SUN TOLERANT, SEE L-1.9
11. CAFE STYLE FURNISHINGS
12. ACCESS TO INTERIOR LOUNGE
13. UNIT PATIO, TYP.
14. POTS WITH EVERGREEN SHRUBS

NOT FOR CONSTRUCTION

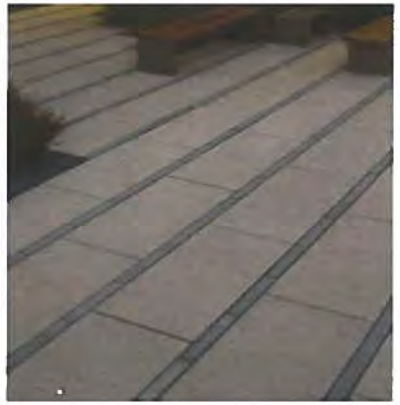


CONCORD APARTMENTS
CONCORD CALIFORNIA

PGA design

NICHOLSON DEVELOPMENT PROPERTIES
615 8TH AVE W
KIRKLAND, WA 98033

PLAZA & SOUTH COURTYARD PLAN L-1.1



CONCORD APARTMENTS
CONCORD CALIFORNIA

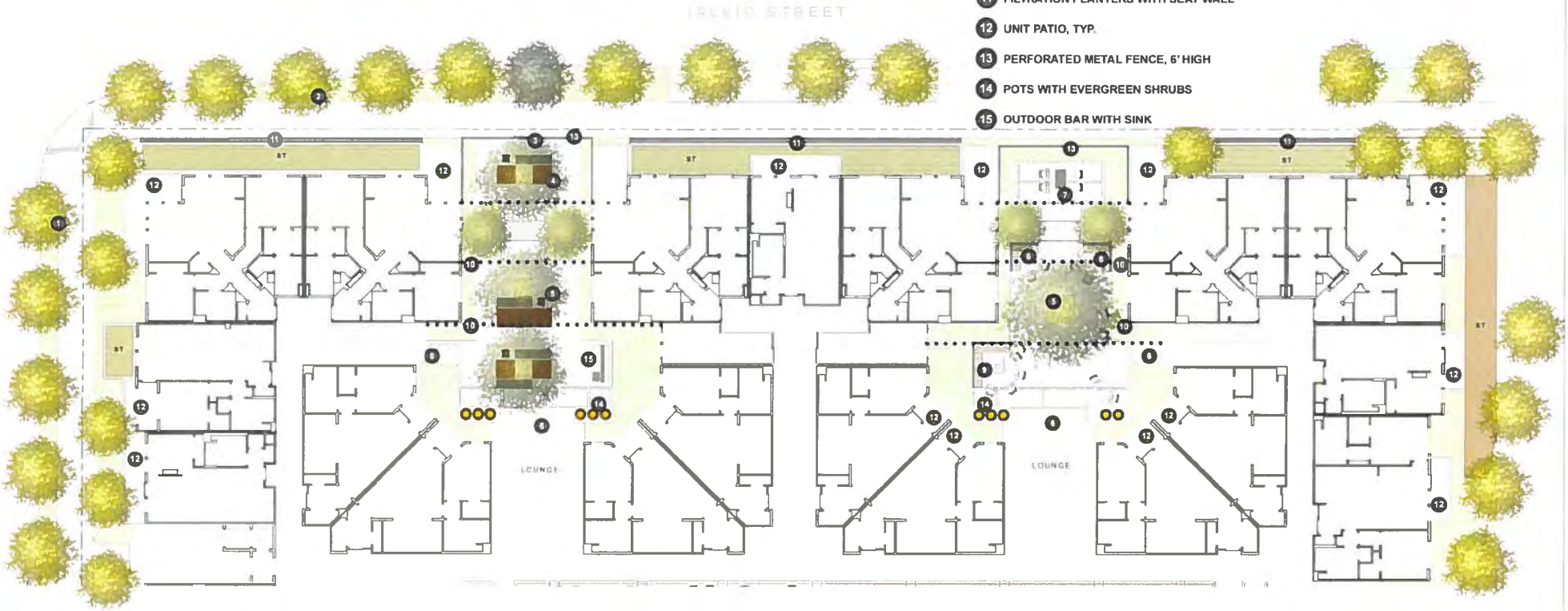
PGA design

NICHOLSON DEVELOPMENT PROPERTIES
911 5TH AVE W
KIRKLAND, WA 98033

PLAZA & SOUTH COURTYARD IMAGES L-1.2

1. SINGLE ROW STREET TREES - SUN TOLERANT
2. SINGLE ROW STREET TREES - PART SHADE TOLERANT
3. ACCESS GATE TO NORTH COURTYARD
4. DINING FURNISHINGS
5. CANOPY TREES - SHADE TOLERANT
6. ACCESS POINTS TO BUILDING INTERIOR
7. LOUNGE NOOK WITH MOVEABLE FURNISHINGS
8. LOUNGE NOOK WITH BUILT IN FURNIHSINGS
9. LOUNGE NOOK WITH FIREPIT
10. COMMERCIAL STRING LIGHTING
11. FILTRATION PLANTERS WITH SEAT WALL
12. UNIT PATIO, TYP.
13. PERFORATED METAL FENCE, 6' HIGH
14. POTS WITH EVERGREEN SHRUBS
15. OUTDOOR BAR WITH SINK

NOT FOR CONSTRUCTION

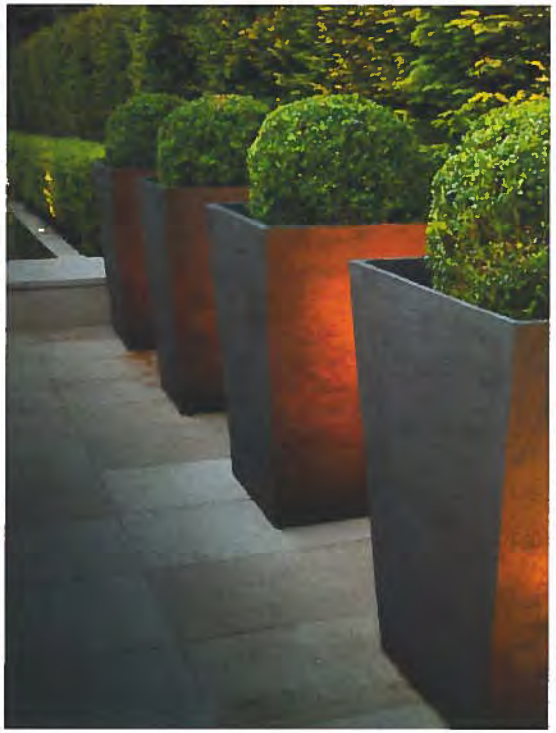


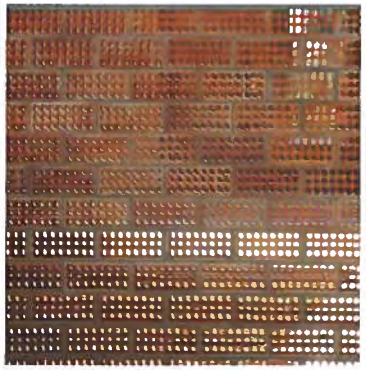
CONCORD APARTMENTS
CONCORD CALIFORNIA

PGA design

NICHOLSON DEVELOPMENT PROPERTIES
915 6TH AVE W
KIRKLAND, WA 98033

NORTH COURTYARDS PLAN L-1.3





CONCORD APARTMENTS
CONCORD CALIFORNIA

PGA design

NICHOLSON DEVELOPMENT PROPERTIES
515 5TH AVE W
KIRKLAND WA 98033

April 22, 2015

NORTH COURTYARDS IMAGES L-1.4

NOT FOR CONSTRUCTION

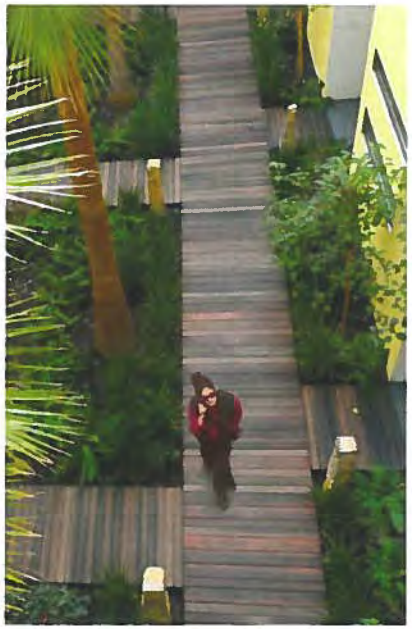
CONCORD APARTMENTS
CONCORD, CALIFORNIA

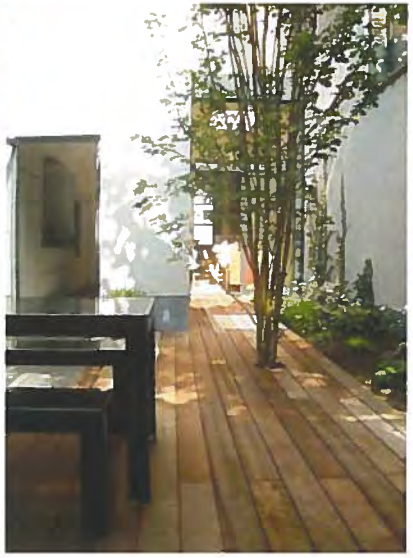
PCA design

NICHOLSON DEVELOPMENT PROPERTIES
5 S 5TH AVE W
KIRKLAND, WA 98033

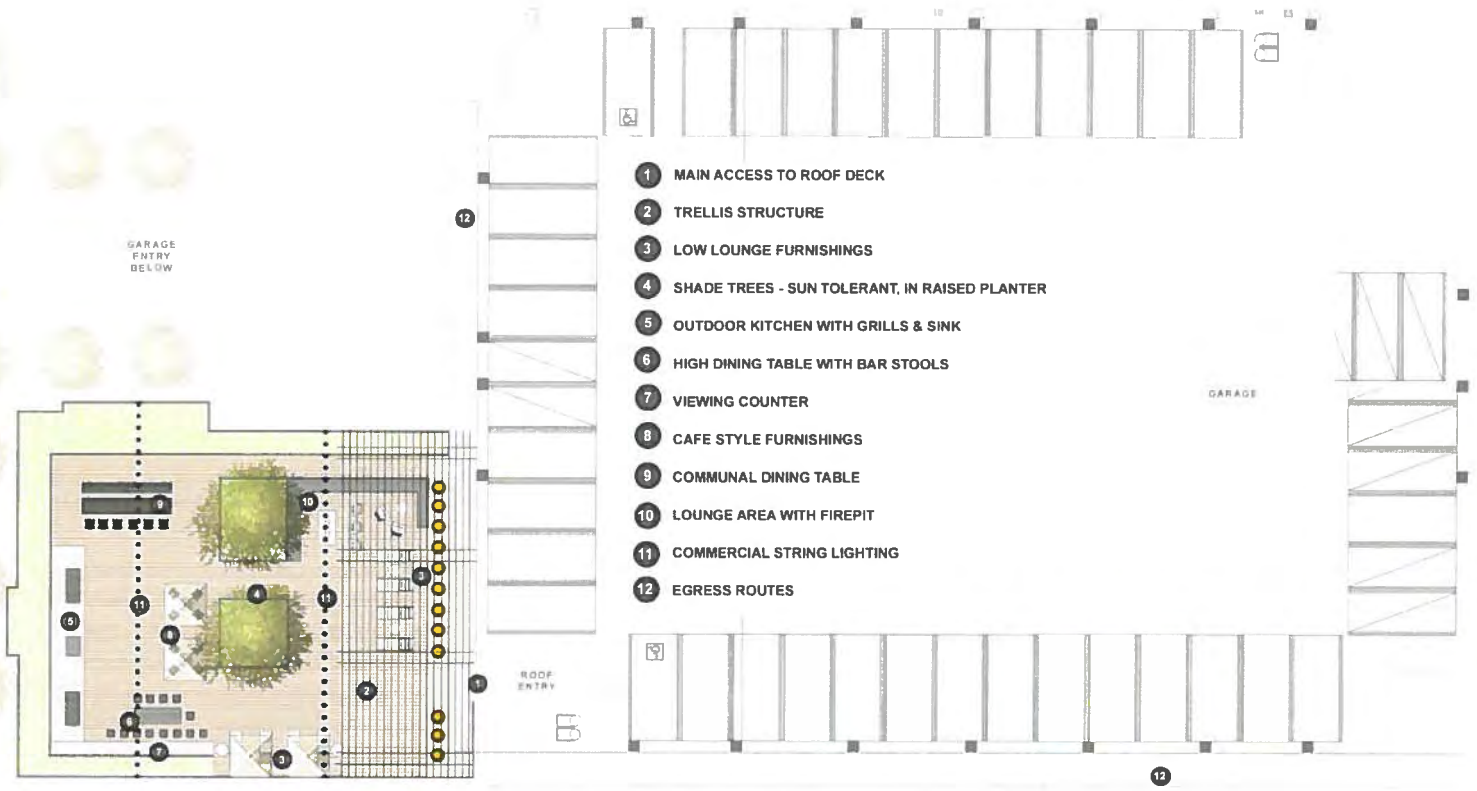
April 29, 2015

GROUND LEVEL DECKS PLAN L-1.5





CONCORD APARTMENTS CONCORD CALIFORNIA	PGA design	NICHOLSON DEVELOPMENT PROPERTIES [illegible] 5TH AVE W KIRKLAND, WA [illegible]	[illegible]	GROUND LEVEL DECKS IMAGES L-1.6



NOT FOR CONSTRUCTION

CONCORD APARTMENTS
CONCORD CALIFORNIA

PGA design

NICHOLSON DEVELOPMENT PROPERTIES
911 8TH AVE W
KIRKLAND, WA 98033

April 29, 2015

LEVEL 6 ROOF DECK PLAN L-1.7

CONCORD APARTMENTS CONCORD CALIFORNIA	PGA design	NICHOLSON DEVELOPMENT PROPERTIES 515 5TH AVE W KIRKLAND, WA 98033	April 28, 2015	ROOF DECK IMAGES L-1.8

Arbutus unedo

Arbutus x 'marina'

Cordyline australis

Dicksonia antarctica

Feijoa sellowiana

Ginkgo biloba 'autumn gold'

Gleditsia tricanthos inermis

STREET & PERIMETER TREES

Acer negundo californicum

Aesculus californica

Koelreuteria bipinnata

Quercus suber

COURTYARD TREES

Clematis armandii

Ficus pumila

VINES

Myrsine africana

Myrtus communis 'compacta'

Pittosporum crassifolium 'nana'

Pittosporum tenuifolium

SHRUBS

Carex divulsa

Carex sideristicha

Chondropetalum tectorum

Deschampsia cespitosa

Dryopteris felix-mas

Juncus patens 'elk blue'

Kniphofia 'toffee nosed'

GROUND COVERS

Kniphofia citrina

Leonotis leonurus

Leucojum vernum

Muhlenbergia capillaris

Myoporum parvifolium

Polystichum munitum

Stachys byzantina

TENTATIVE PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	PLANT SORT	SUN	PART SHADE	SHADE
TREE									
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	8'-0"	LOW	TREE	Yes	Yes	No
	ARBUTUS X 'MARINA'	ARBUTUS	24" BOX	30'-0"	LOW	TREE	Yes	Yes	No
	CORDYLINE AUSTRALIS	CABBAGE TREE	24" BOX	25'-0"	LOW	TREE	Yes	Yes	Yes
	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	24" BOX	12'-0"	LOW	TREE	No	Yes	Yes
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	6'-0"	LOW	TREE	Yes	Yes	No
	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	36" BOX	30'-0"	MODERATE	TREE	Yes	No	No
	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	36" BOX	30'-0"	LOW	TREE	Yes	No	No
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	20'-0"	MODERATE	TREE	Yes	No	No
	QUERCUS SUBER	CORK OAK	24" BOX	30'-0"	LOW	TREE	Yes	No	No
VINE									
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	5 GAL	36"	LOW	VINE	Yes	Yes	No
	FICUS PUMILA	CREEPING FIG	5 GAL	30"	LOW	VINE	No	Yes	Yes
SHRUB									
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	4' 0"	LOW	SHRUB	Yes	Yes	Yes
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	15 GAL	3'-0"	LOW	SHRUB	Yes	Yes	No
	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GAL	3'-0"	MODERATE	SHRUB	Yes	No	No
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	VARIEGATED KOHUHU	15 GAL	6'-0"	MODERATE	SHRUB	Yes	Yes	No
GROUNDCOVER									
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18"	LOW	GROUNDCOVER	Yes	Yes	Yes
	CAREX SIDEROSTICHA	BANANA BOAT	1 GAL	2'-0"	MODERATE	GROUNDCOVER	No	Yes	Yes
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	4'-0"	MODERATE	GROUNDCOVER	Yes	Yes	No
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	LOW	GROUNDCOVER	Yes	Yes	No
	DRYOPTERIS FILIX-MAS	MALE FERN	5 GAL	3'-0"	MODERATE	GROUNDCOVER	No	Yes	Yes
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	MODERATE	GROUNDCOVER	Yes	Yes	No
	KNIPHOFIA 'TOFFEE NOSED'	RED HOT POKER	1 GAL	18"	MODERATE	GROUNDCOVER	Yes	No	No
	KNIPHOFIA CITRINA	YELLOW RED HOT POKER	1 GAL	30"	MODERATE	GROUNDCOVER	Yes	Yes	No
	LEONOTIS LEONURUS	YELLOW RED HOT POKER	1 GAL	30'-0"	LOW	GROUNDCOVER	Yes	No	No
	LEUCOJUM VERNUM	SPRING SNOWFLAKE	1 GAL	15'-0"	LOW	GROUNDCOVER	Yes	Yes	No
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	3'-0"	LOW	GROUNDCOVER	Yes	Yes	No
	MYOPORUM PARVIFOLIUM	AUSTRALIAN RACER	5 GAL	1'-0"	LOW	GROUNDCOVER	Yes	Yes	No
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE	GROUNDCOVER	Yes	Yes	Yes
	STACHYS BYZANTINA	LAMB'S EARS	1 GAL	3'-0"	LOW	GROUNDCOVER	Yes	Yes	No

CONCORD APARTMENTS
CONCORD, CALIFORNIA

PGA design

NICHOLSON DEVELOPMENT PROPERTIES
[illegible]

[illegible]

TENTATIVE PLANT LIST & IMAGES L-1.9