



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

**Wednesday, January 28, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 1/13/16 Meeting Minutes

STAFF REPORTS

HEARINGS – None.

STUDY SESSIONS

1. [Virginia Lane Apartments Rehabilitation](#) (PL15346 & PL15347 – DR) – Study Session for improvements and modifications to apartment complexes at 1121 and 1140 Virginia Lane. The General Plan designation is Medium Density Residential; Zoning classification is RM (Residential Medium Density); APN's 128-290-066; 128-210-051. **Project Planner: Afshan Hamid @ (925) 671-3281**
2. [Conco Commercial Building](#) (PL16010 – DR) – Study Session for a 56,154 sq. ft. industrial building at 5129 Commercial Circle. The General Plan designation is Industrial Business Park; Zoning classification is PD (Planned District); APN 159-040-078. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

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

February 11, 2016

February 25, 2016



REPORT TO DESIGN REVIEW BOARD

DATE: January 28, 2016

I. GENERAL INFORMATION

Project Name: 1121 & 1140 Virginia Lane
(PL15346 and PL15347)

Review Status: Study Session

Location: 1121 & 1140 Virginia Lane

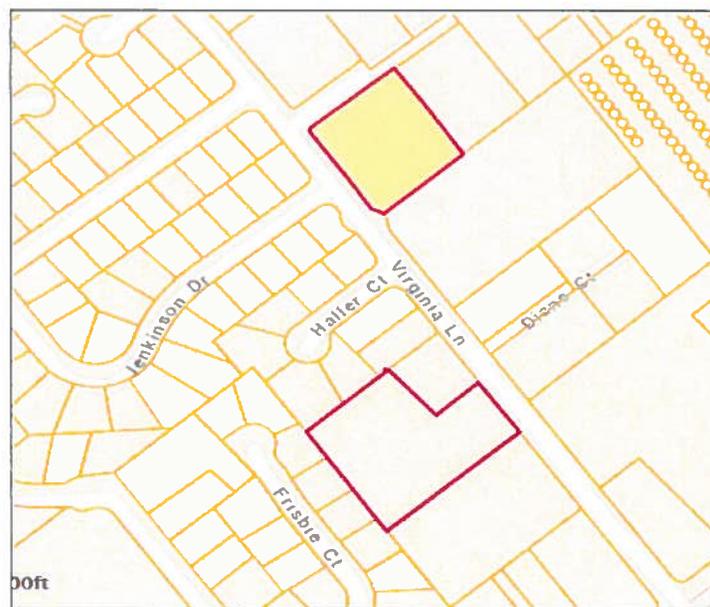
Parcel Number: APN 128-290-066 & 128-210-051

General Plan: MDR, Medium Density Residential

Zoning: Residential Medium

Applicant: Wayne Barcelon
Barcelon Jang Architects
1294 Fillmore Street
San Francisco, CA 94115
(415) 834-0248

Vicinity Map:



II. PROJECT BACKGROUND

On September 10, 2015, Wynne Kwee and Wayne Barcelon of Barcelon Jang Architects submitted a Design Review application on behalf of property owner Eden Housing for exterior improvements and new landscaping. The proposed project site is an existing affordable housing project on two parcels located at 1121 Virginia Lane and 1140 Virginia Lane. The property at 1121 Virginia Lane has 53 existing units on a 1.5 acre lot. The property at 1140 Virginia Lane has 38 existing units on a less than one acre lot. The project is receiving grants through the City and various funding agencies for the improvements.

The proposed exterior improvements and landscaping are permitted and no other planning permits are required aside from Design Review. The applicant is soliciting the Board's input regarding the building renovations and landscape improvements prior to submitting for Final Design Review. The Board's comments will be incorporated into revised plans that return for Final Design Review.

III. DISCUSSION

Site Plan/Circulation/Parking:

The parking, access and circulation will remain as is.

Architecture

The project is proposed as follows:

- Life safety, accessibility improvements, structural upgrades, replacement of building systems and equipment.
- Exterior modifications include new windows, siding, exterior renovations.
- New hardi-board cement siding and trim, existing brick base to be painted.
- New landscaping at key locations such as Virginia Lane entrances and internal courtyard.
- New courtyard canopy and paved area at 1140 Virginia Lane. New proposed 1,400 square foot community building and courtyard landscaping at 1121 Virginia Lane

Staff has the following comments and recommendations for the Board's consideration:

Building Design Comments:

- Identify decorative outdoor lighting in key areas. Current proposed lighting is functional in appearance.
- Screen all existing utilities, electrical panels, conduits, meters etc. with an appropriate screening methods and or landscaping.

- Paint interior unit hallways, doors and trim.
- Proposed coping at 1121 Virginia Lane shall be consistent in profile, detail and material throughout all buildings.
- Replace existing posts with more substantially designed posts with a base and cap.
- At 1140 Virginia Lane, add hardi-board at the gable roof peaks.
- Replace existing monument sign with new monument signs with a base and landscaping around the base of the sign.
- Clarification is required on the exposed air conditioning units at each of the tenant units, details and materials.

Landscaping:

The applicant is adding landscaping at the front entrances along Virginia Lane to create a focal feature. The applicant is also adding landscaping in the interior courtyards along with paved areas and site furnishings.

- At 1121 Virginia Lane interior courtyard break up large expanse of concrete with varying colored concrete similar to 1140 Virginia Lane.
- Provide a family of site furnishings that are more decorative and coordinated in terms of a single color palette.
- Include plants that have fragrance, such as lavender or jasmine.
- Include landscape opportunities to break up the impervious surfaces, such as foundation landscaping along buildings and potted planters.
- At 1140 Virginia Lane, replace existing tree number 3 with a new hardy 24 inch box tree, such as a flowering pear.
- Certain courtyard facing units at 1121 Virginia Lane first floor have board on board exterior enclosures. Although staff is sensitive to privacy of tenants, additional measures may be explored with landscape screening for the units.

On-going maintenance:

Staff visited the two sites recently, see attached images. There are numerous items that require repair and maintenance, such as existing fence repair, exposed conduit, water damage, removal of dead plant material, certain second floor balcony units requiring structurally designed beams and posts. These items will be detailed as part of the property maintenance agreement and will help benefit and improve the site.

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 review.

Prepared by: _____

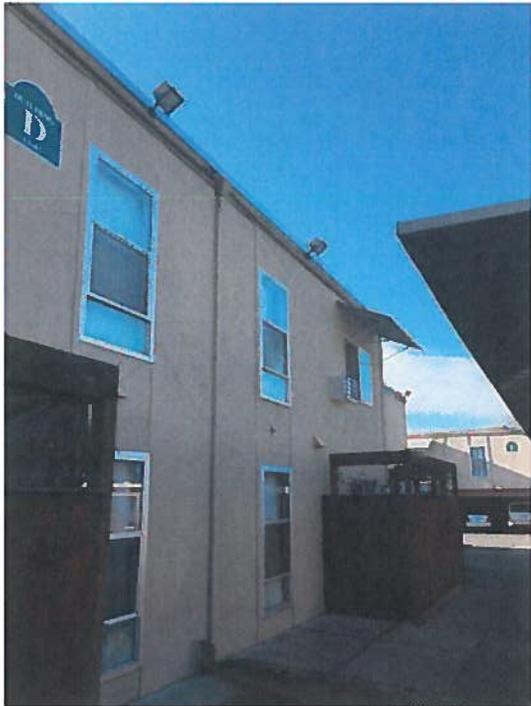


Afshan Hamid, AICP
Associate Planner
(925) 671-3281
Afshan.hamid@ci.concord.ca.us

Exhibits:

Exhibit A: Images of existing project
Exhibit B: 1121 Virginia Lane
Exhibit C: 1140 Virginia Lane
16memo.003

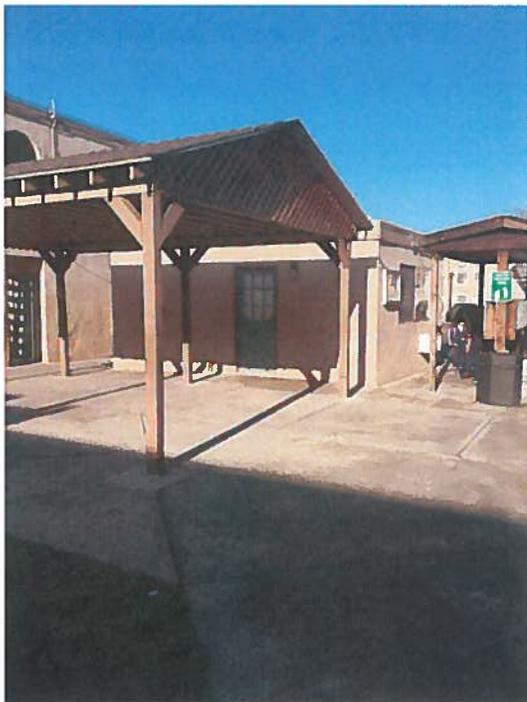
Images of Existing Project: Page 1



First Floor Tenants with Board on Board



Stairs and hand railing from first to second floor



Impervious Surface Areas



Exposed meter boxes at residential areas

1121 Virginia Lane

1121 VIRGINIA LANE
CONCORD, CA 94520

1121 VIRGINIA LANE, CONCORD, CA FOR PRELIMINARY PLANNING - JANUARY 28, 2016

1121 VIRGINIA LANE
CONCORD, CA 94520

Owner/Developer
EDEN HOUSING
2144 Contra Street
Concord, CA 94520

Architect
BARCELON JANG
Architecture
213 Bay Street, Suite 200
San Francisco, CA 94133
Tel: 415.431.2219

Consultant
Stackpole Engineering
1500 Market Avenue
San Francisco, CA 94102
Tel: 415.774.1900

Engineer
INEE Engineer & Fire Protection
20015 Sycamore
San Francisco, CA 94134
Tel: 415.774.1900

Civil Engineer
CIVIL ENGINEER
111 and Associates
1111 California Street
San Francisco, CA 94109
Tel: 415.774.1900

Landscaper
LANDSCAPE ARCHITECT
2400 Telegraph Avenue, Suite 402
Berkeley, CA 94704
Tel: 415.863.2200

General Contractor



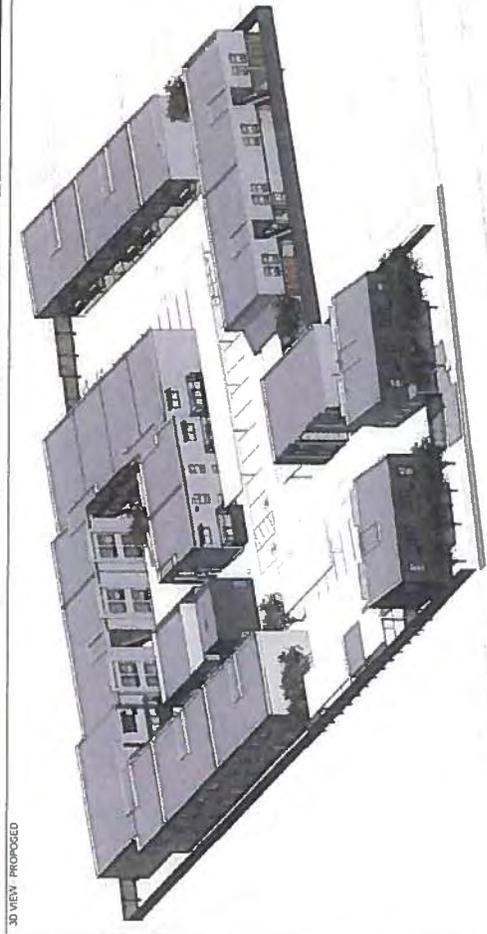
DATE	DESCRIPTION
1/28/16	PRELIMINARY PLANNING

NO.	DATE	SCALE	AS ILLUSTRATED	AS ILLUSTRATED
1	1/28/16	AS SHOWN	AS ILLUSTRATED	AS ILLUSTRATED
2	1/28/16	AS SHOWN	AS ILLUSTRATED	AS ILLUSTRATED

COVER SHEET

A0.00

EXHIBIT B



3D VIEW - PROPOSED

PROPOSED UNIT COUNT

FLOOR	ACCESSIBLE TYPED ROOM	ACCESSIBLE TYPED UNIT	STANDARD TYPED ROOM	STANDARD TYPED UNIT	FLOOR TOTAL
GROUND	1	0	0	0	22
SECOND	0	0	0	0	31
TOTAL	1	0	0	0	53

ACCESSIBLE UNITS (AS ILLUSTRATED) 1
TOTAL UNITS 53

UNITS WITH HEAVY INDIVIDUALLY AMBIDEXTEROUS UNITS

APPLICABLE CODES

2013 CALIFORNIA BUILDING REGULATIONS (CALIFORNIA CODE OF REGULATIONS) TITLE 19
CALIFORNIA CODE OF REGULATIONS TITLE 19
CALIFORNIA BUILDING CODE 2013 EDITION
CALIFORNIA ELECTRICAL CODE 2013 EDITION
CALIFORNIA MECHANICAL CODE 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION
CALIFORNIA FIRE CODE 2013 EDITION
CALIFORNIA LAND DEVELOPMENT CODE 2013 EDITION
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REGULATIONS 2013 EDITION
CALIFORNIA HISTORIC PRESERVATION ACT (HPA) REGULATIONS 2013 EDITION
CALIFORNIA HISTORIC PRESERVATION ACT (HPA) REGULATIONS 2013 EDITION
CALIFORNIA HISTORIC PRESERVATION ACT (HPA) REGULATIONS 2013 EDITION

DEFERRED APPROVAL LIST

PROJECT INFORMATION

ADDRESS: 1121 VIRGINIA LANE, CONCORD, CALIF. 94520
ASSESSOR'S PARCEL # 026-200-006-000
ORIGINAL CONSTRUCTION 1970
UNIT COUNT 53 UNITS
LOT AREA 86,647 SF
BUILDING FOOTPRINT AREA 18,433 SF
PROPOSED IN-TENURE 1,421 SF
LOT COVER RATIO 20.7% (AS ILLUSTRATED) 31.3% (PROPOSED)

MOTOR VEHICLE PARKING

TYPE	1121 VIRGINIA LANE	1120 VIRGINIA LANE	TOTAL
PERMITTED	79	41	120
PROPOSED	15	15	30
TOTAL	94	56	150

BIKE PARKING

TYPE	1121 VIRGINIA LANE	1120 VIRGINIA LANE	TOTAL
PERMITTED	4	14	18
PROPOSED	0	0	0
TOTAL	4	14	18

MOTORCYCLE PARKING

TYPE	1121 VIRGINIA LANE	1120 VIRGINIA LANE	TOTAL
PERMITTED	0	0	0
PROPOSED	0	0	0
TOTAL	0	0	0

CONSTRUCTION TYPE

TYPE	1121 VIRGINIA LANE	1120 VIRGINIA LANE	TOTAL
PERMITTED	0	0	0
PROPOSED	0	0	0
TOTAL	0	0	0

STORIES

TYPE	1121 VIRGINIA LANE	1120 VIRGINIA LANE	TOTAL
PERMITTED	0	0	0
PROPOSED	0	0	0
TOTAL	0	0	0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA LAND DEVELOPMENT CODE, CALIFORNIA ENVIRONMENTAL QUALITY ACT, CALIFORNIA HISTORIC PRESERVATION ACT, AND ALL APPLICABLE ORDINANCES.
2. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
3. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
4. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

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 - L2 02 DETAILS
 - L3 01 TREE MAPS
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SCALE 1" = 100'

VISUAL MAP

PROJECT SITE 1121 VIRGINIA LANE

1121 Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer

EDEN HOUSING
2244 Contra Costa
Hayward, CA 94541
T: 510.534.1100
F: 510.534.2122

Architect

**BARCELON JIANG
Architecture**
315 Bay Street, Suite 200
San Francisco, CA 94133
T: 415.398.1100
F: 415.398.2122

Consultant

JUSTICE ENGINEER
180 Jackson Avenue
San Francisco, CA 94102
T: 415.495.1900
F: 415.495.1912

JAYE ENGINEERS & EYE PROTECTION
1525 Telegraph
San Francisco, CA 94116
T: 415.774.4100
F: 415.774.4100

CIVIL ENGINEER
10 and Associates
720 Alameda Drive
San Francisco, CA 94133
T: 415.397.3388
F: 415.397.3388

LANDSCAPE ARCHITECT
3000 Bering Street
San Francisco, CA 94133
T: 415.397.3388
F: 415.397.3388

General Contractor



REVISION	DESCRIPTION	DATE

PROJECT NO.	9/11/2017-54-48 F
DRAWING SCALE	1" = 30'-0"
DESIGNED BY	MS / AJ
CHECKED BY	MS / WA
IN-PROJECT NO.	10014
PROJECT NO.	

SITE PHOTOGRAPHS - EXISTING

A0.10



PHOTO 4
BUILDING C FROM PARKING LOT LOOKING EAST



PHOTO 3
ENTRANCE - LOOKING NORTH



PHOTO 2
ENTRANCE - LOOKING SOUTH



PHOTO 1
ENTRANCE - LOOKING WEST



PHOTO 5
LOOKING EAST BETWEEN BUILDING F AND D



PHOTO 6
BUILDING A, B & C LOOKING EAST FROM PARKING LOT



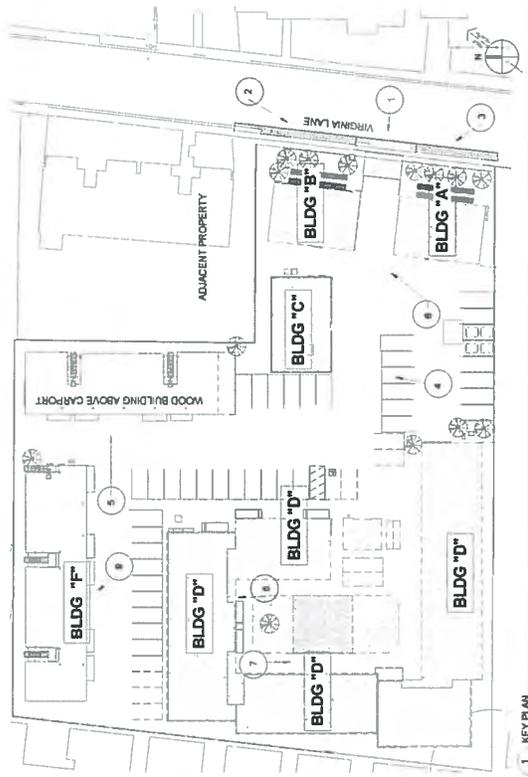
PHOTO 7
BUILDING D INNER COURT YARD - LOOKING SOUTH



PHOTO 8
BUILDING D INNER COURT YARD - LOOKING NORTH



PHOTO 9
BUILDING F - LOOKING NORTH-EAST



1 KEY PLAN
1" = 30'-0"

1121

Virginia Lane
1121 Virginia Lane
Concord, CA 94520

Owner/Developer

EDEN HOUSING
2241 Central
Hayward, CA 94541
F: 510.832.8262

Architect

BARCELON JIANG
Architecture
3155 15th Street, Suite 200
San Francisco, CA 94133
F: 415.834.6248
E: barcelon@barcelonjiang.com

Consultant

Structural Engineer
J.P.F. Engineer & Fire Protection
1150 Valley View
1740 Jackson Avenue
San Francisco, CA 94109
F: 415.774.1917

MCE Engineering
422 Engineers, Inc.
San Francisco, CA 94104
San Jose, CA 95128
F: 415.774.1100

Landscaper/Architect

Landscaper/Architect
Landscape Design Group
San Francisco, CA 94133
F: 415.774.1100

General Contractor

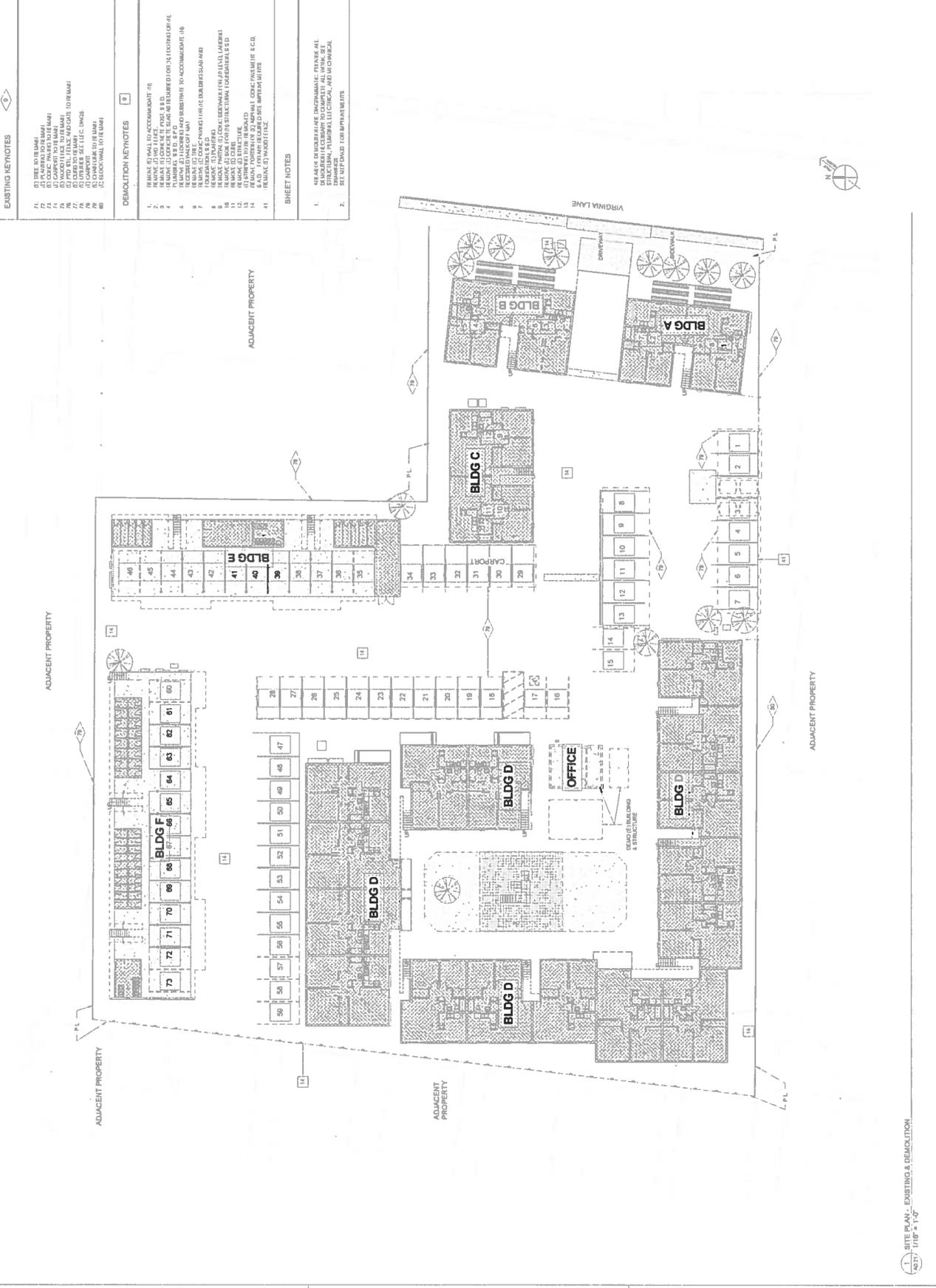


REVISION	DESCRIPTION	DATE

NO.	DATE	BY	DESCRIPTION
1	9/1/2017	J.P.F.	As Issued
2	9/1/2017	J.P.F.	AS / AT
3	9/1/2017	J.P.F.	AS / WA
4	9/1/2017	J.P.F.	100% A

ARCHITECTURAL
SITE PLAN -
EXISTING &
DEMOLITION

A0.21



EXISTING KEYNOTES

1. EXISTING BUILDING
2. EXISTING DRIVEWAY
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DEMOLITION KEYNOTES

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33. DEMOLITION EXISTING DRIVEWAY
34. DEMOLITION EXISTING DRIVEWAY

SHEET NOTES

1. ALL AS-BUILT DIMENSIONS ARE APPROXIMATE. FOR THE MOST PART, DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVEWAY. DIMENSIONS TO THE CENTERLINE OF THE DRIVEWAY ARE GIVEN TO THE CENTERLINE OF THE DRIVEWAY.
2. SEE SUPPLEMENTARY SHEETS FOR DIMENSIONS.

1121

Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer

EDEN HOUSING
2240 Grand Street
Berkeley, CA 94704
P: 415.863.4000
F: 415.863.4001

Architect

BARCELON JANG
Architecture
318 East Street, Suite 200
San Francisco, CA 94133
P: 415.434.0208
F: 415.434.0201

Consultants

Structural Engineer:
The Structural Group
1000 Broadway, Suite 1000
San Francisco, CA 94133
P: 415.774.1700
F: 415.774.1700

MEP Engineer & Fire Protection:
ACE Engineering, Inc.
2000 Broadway, Suite 4100
Oakland, CA 94612
P: 510.763.1700

CIVIL ENGINEER:
LA and ASSOCIATES
750 Alameda Street
San Francisco, CA 94103
P: 415.774.3388

LANDSCAPE ARCHITECT:
Landscape Design Group
3000 Broadway, Suite 302
San Francisco, CA 94133
P: 415.774.1700

General Contractor



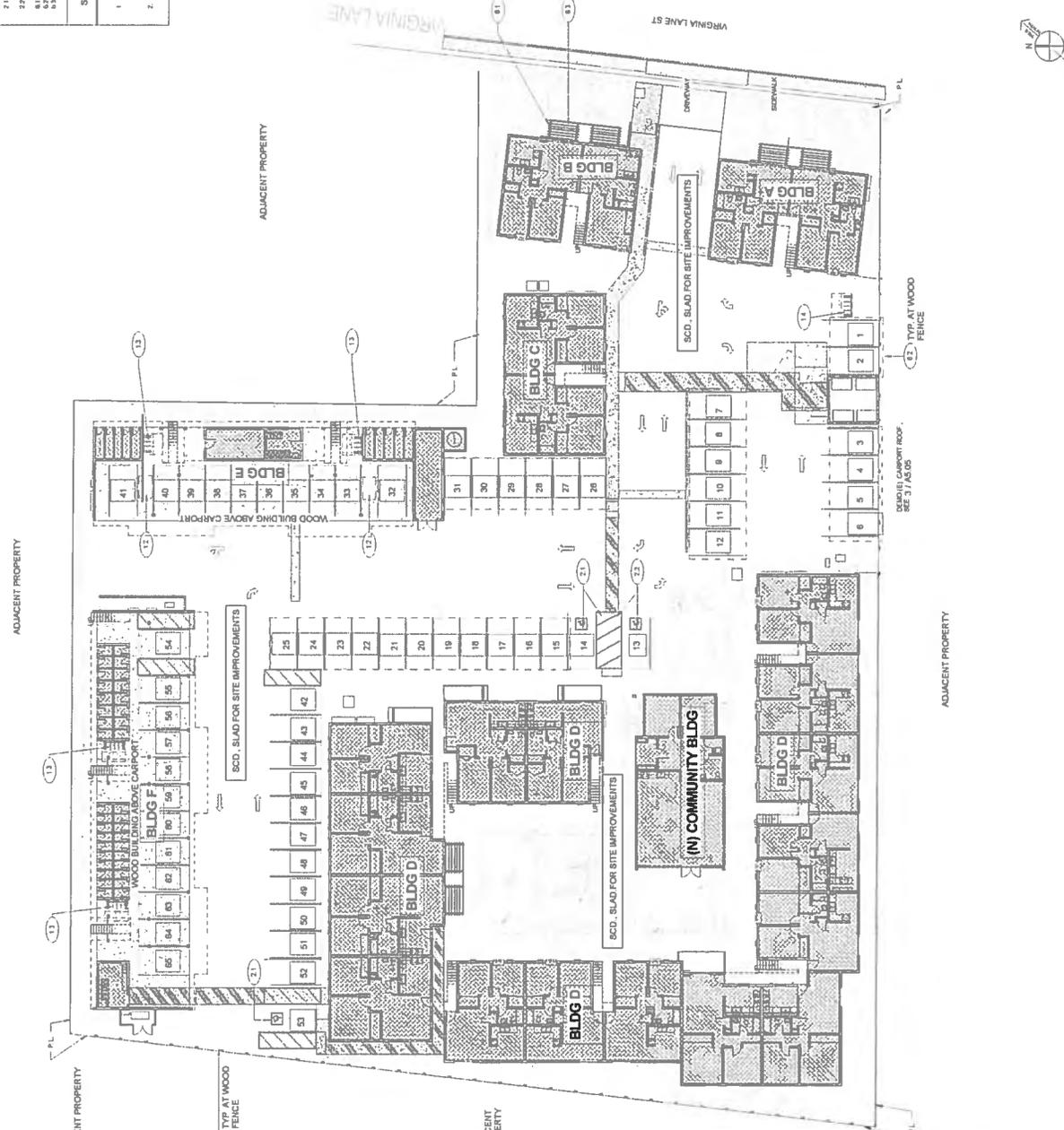
REVISION	DESCRIPTION	DATE

PROJECT DATE	9/1/2015 (ASSUM P.)
DESIGNED BY	AS / AJ
CHECKED BY	AS / WA
PROJECT NO.	10814
DRAWN BY	

ARCHITECTURAL
SITE PLAN -
PROPOSED

A0.22

- PROPOSED KEYNOTES**
- 21 01 ACCESSIBLE PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 22 02 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 03 03 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 04 04 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 05 05 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 06 06 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 07 07 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
 - 08 08 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
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 - 100 100 ACCESSIBLE UNIT PARKING AND ACCESSIBLE WALKWAY PROVIDED
- SHEET NOTES**
- 1. AREA OF DEMONSTRATION (INDICATED BY HATCH) SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL STRUCTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL REQUIREMENTS.
 - 2. SEE PLAN NOTES FOR DEMONSTRATION.



1121
Virginia Lane
1111 Virginia Lane
Cincinnati, OH 45202
Cincinnati, OH 45202

Owner/Developer
EDEN HOUSING
2740 Grand Street
Cincinnati, OH 45202
F: 513.621.1881

Architect
BARCELON JANG
Architecture
311 Bay Street, Suite 200
San Francisco, CA 94133
F: 415.361.0299

Consultants
Structural Engineer
Nero Structural
100 Pacific Avenue
San Francisco, CA 94112
F: 415.398.1700
JAME Engineering & Design
1015 Market Street
San Francisco, CA 94102
F: 415.398.1700
CIVIL ENGINEER
L&L Associates
1000 Broadway
San Francisco, CA 94107
F: 415.398.1700
LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
300 Jackson Street, Suite 102
San Francisco, CA 94102
F: 415.398.1700

General Contractor

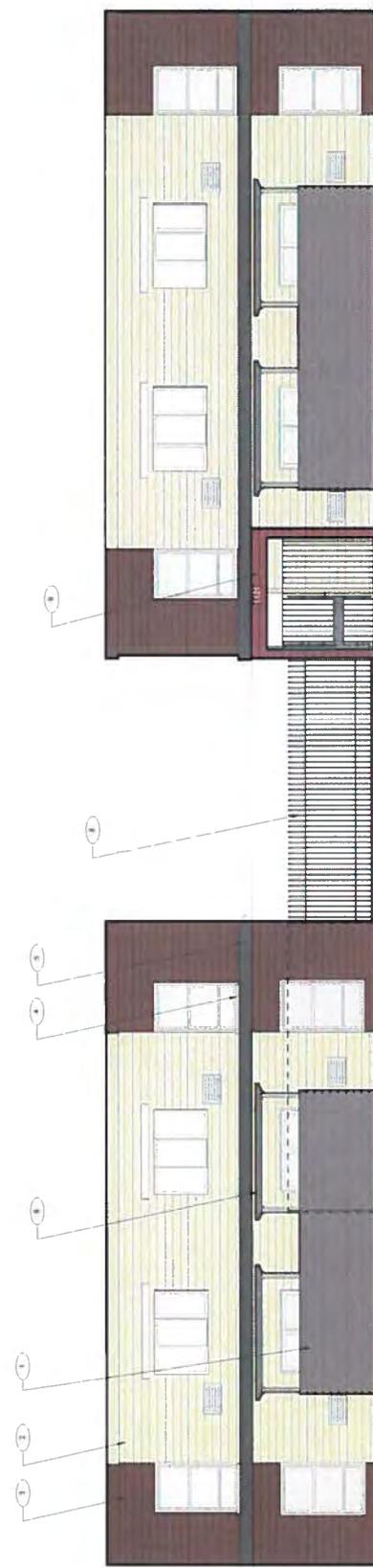


REVISION	DESCRIPTION	DATE

Project No. 7/12/2015 25544 P
Author: A. J. Lanning
Checked By: J. Lanning
Date: 01.26.2016

COLORED EXTERIOR ELEVATION

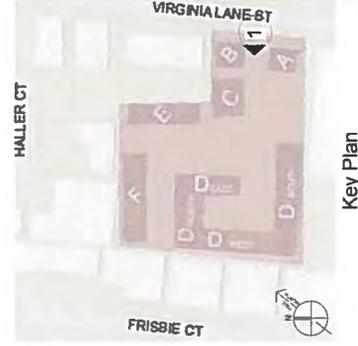
A3.01



1. COLORED EXTERIOR ELEVATION - ENTRY DRIVE (Virginia Lane St) - PROPOSED EAST EXTERIOR ELEVATION - BUILDING A & B
Scale: 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

NO.	DESCRIPTION	FINISH	NOTES
1	Dark Brown	Dark Brown	Dark Brown
2	Light Yellow	Light Yellow	Light Yellow
3	Dark Brown	Dark Brown	Dark Brown
4	Light Yellow	Light Yellow	Light Yellow
5	Dark Brown	Dark Brown	Dark Brown
6	Light Yellow	Light Yellow	Light Yellow
7	Dark Brown	Dark Brown	Dark Brown
8	Light Yellow	Light Yellow	Light Yellow
9	Dark Brown	Dark Brown	Dark Brown



Key Plan

1121
Virginia Lane

Owner/Developer
EDEN HOUSING
22445 Grand Street
Fremont, CA 94530

Architect
BARCELON JANG
Architecture
313 Bay Street, Suite 200
San Francisco, CA 94133

Consultants
Structural Engineer
1000 Shattuck Avenue
Berkeley, CA 94709
F-31849P-PF-12
JANE ENGINEER & LIFE DESIGN, INC.
15011 Bay Street
San Francisco, CA 94134
F-113327-10

CIVIL ENGINEER
145 Grand Avenue
Berkeley, CA 94709
F-113327-10
LANDSCAPE ARCHITECT
13307A 33rd
San Francisco, CA 94117
F-113327-10

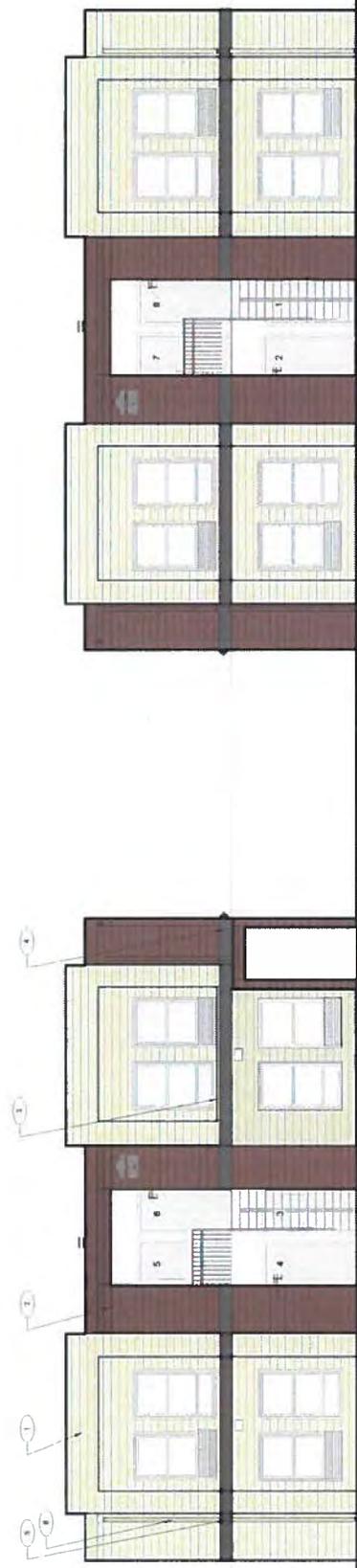
General Contractor



REVISION	DESCRIPTION	DATE

PROJECT NO. 9/17/2015 2.5555.P
 PROJECT NAME: VIRGINIA LANE ST
 DATE: 01.26.2016
 AUTHOR: AI
 CHECKED BY: Checker
 PROJECT NO: 00814

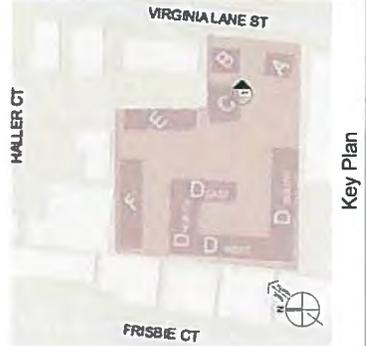
COLORED - EXTERIOR ELEVATION (COURTYARD)
 A3.02



1. COLORED EXTERIOR ELEVATION - A & B WEST ENTRANCE (COURTYARD) - PROPOSED
 SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

NO.	DESCRIPTION	LOCATION	REMARKS
1	Light Gray	Upper Level	Light Gray
2	Dark Gray	Lower Level	Dark Gray
3	White	Trim	White
4	Dark Gray	Trim	Dark Gray
5	Light Gray	Trim	Light Gray
6	Light Gray	Trim	Light Gray



Key Plan

1121
Virginia Lane

Owner/Developer
EDEN HOUSING
2244 Cow Hill Drive
Concord, CA 94520

Architect
BARCELON JANG
Architecture
3118 Bay Street, Suite 200
San Francisco, CA 94133

Consultant
Structural Engineer:
1000 Broadway, Suite 1000
San Francisco, CA 94109
P: 415.394.1900
F: 415.394.1522

MEP Engineer & Fire Protection
201 Mission Street
San Francisco, CA 94105
P: 415.377.1775
F: 415.377.1775

Civil Engineer
1st and Mission
San Francisco, CA 94103
P: 415.774.3288

Landscaping Architect
300 Lexington Street, Suite 102
San Francisco, CA 94103
P: 415.540.7000

General Contractor

DATE: 01.29.2011
PROJECT: 1121 Virginia Lane, SF
REVISION: DESCRIPTION: DATE:

PROJECT NO: 0814
CHECKER: [Signature]

PROJECT NAME: 1121 VIRGINIA LANE
SCALE: As indicated
AUTHOR: [Signature]

PROJECT NAME: COLORED EXTERIOR ELEVATION - BLDG A & B
SCALE: A3.03



1 COLORED EXTERIOR ELEVATION - BUILDING B PROPOSED - LOOKING NORTH
A3.03 1/8" = 1'-0"



2 COLORED EXTERIOR ELEVATION - BUILDING B PROPOSED - LOOKING SOUTH
A3.03 1/8" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

NO.	DESCRIPTION	FINISH	NOTES
1	PAINT - EXTERIOR WOOD	PAINT - WOOD	PAINT - WOOD
2	PAINT - EXTERIOR WOOD	PAINT - WOOD	PAINT - WOOD
3	PAINT - EXTERIOR WOOD	PAINT - WOOD	PAINT - WOOD
4	PAINT - EXTERIOR WOOD	PAINT - WOOD	PAINT - WOOD
5	PAINT - EXTERIOR WOOD	PAINT - WOOD	PAINT - WOOD
6	PAINT - EXTERIOR WOOD	PAINT - WOOD	PAINT - WOOD



Key Plan

1121
Virginia Lane
171 Virginia Lane
Concord, CA 94520

Owner/Developer

EDEN HOUSING
2245 Grand Street
Berkeley, CA 94704
P: 415.861.4208
F: 415.861.4217

Architect

BARCELON JANG
Architecture
3115 16th Street, Suite 200
San Francisco, CA 94133
P: 415.861.4208
F: 415.861.4217

Consultants

Structural Engineer:
1800 Shattuck Avenue
Berkeley, CA 94709
P: 415.861.1817
F: 415.861.1818

JANEZ Landscape & Fire Fabrication
1055 Irving Street
San Francisco, CA 94109
P: 415.775.3388
F: 415.775.3389

MCE Engineering
3000 Mission Street
San Francisco, CA 94110
P: 415.775.3388
F: 415.775.3389

CNR ENGINEER
104 First Street
San Francisco, CA 94103
P: 415.775.3388
F: 415.775.3389

LANDSCAPE ARCHITECT
Landscape Design Group
3000 Mission Street
San Francisco, CA 94110
P: 415.775.3388
F: 415.775.3389

General Contractor



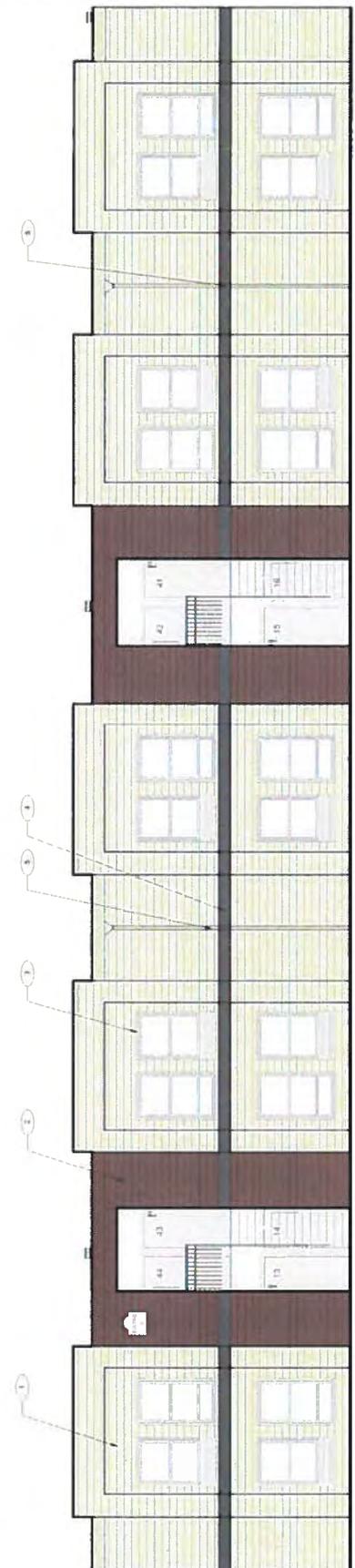
REVISION	DESCRIPTION	DATE

PROJECT NO: 9/17/2015 7-54.137
 PROJECT NAME: A3.04
 AUTHOR: M. JANG
 CHECKED BY: M. JANG
 PROJECT NO: 10014
 DATE: 9/17/2015

COLORED
EXTERIOR
ELEVATION - BLDG
D

PROJECT NO: 10014

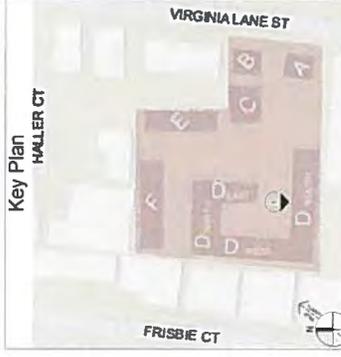
A3.04



1. EXTERIOR ELEVATION - D SOUTH ENTRY COURTYARD - PROPOSED
 SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

NO.	DESCRIPTION	FINISH	REMARKS	NOTES
1	WALLS (UPPER FLOOR)	Light Gray	WALLS (UPPER FLOOR)	WALLS (UPPER FLOOR)
2	WALLS (GROUND FLOOR)	Dark Brown	WALLS (GROUND FLOOR)	WALLS (GROUND FLOOR)
3	ROOF	Dark Gray	ROOF	ROOF
4	DOORS	Dark Brown	DOORS	DOORS
5	WINDOWS	Dark Brown	WINDOWS	WINDOWS
6	TRIM	Dark Brown	TRIM	TRIM



1121
Virginia Lane
San Francisco, CA 94133

Owner/Developer
EDEN HOUSING
2244 Lakeside Drive
Berkeley, CA 94704
P: 415.864.1888

Architect
BARCELON JANC
Architecture
315 Bay Street, Suite 200
San Francisco, CA 94133
P: 415.394.0299

Consultant
STRUCTURAL ENGINEER
THOMAS H. HAYES
100 Market Avenue
Larkspur, CA 94906
P: 415.947.1700

MECHANICAL ENGINEER
JAMES ENGINEERS & ASSOCIATES
1501 16th Street
San Francisco, CA 94103
P: 415.774.1100

CIVIL ENGINEER
ISAAC AND ASSOCIATES
700 Alameda
San Francisco, CA 94107
P: 415.774.3388

LANDSCAPE ARCHITECT
LAWSON GREEN
300 Lombard Street, Suite 102
San Francisco, CA 94102
P: 415.398.0000

General Contractor



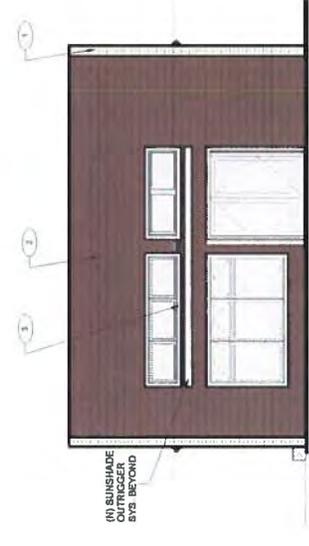
PROJECT: 1121 VIRGINIA LANE
PREPARED: 1/25/15
DATE: 1/25/15

REVISION	DESCRIPTION	DATE

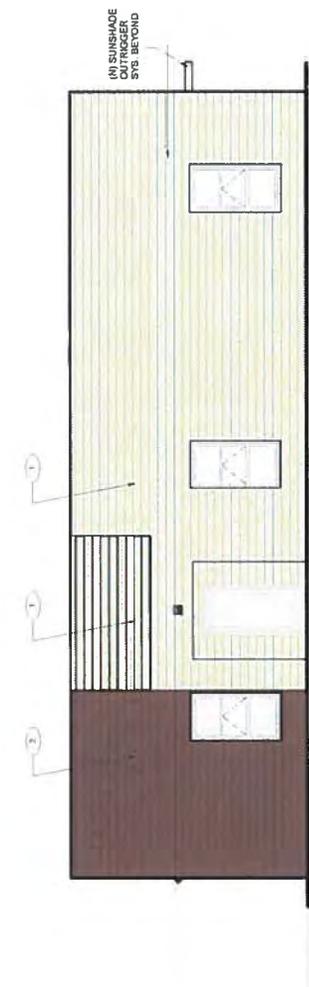
PROJECT NO: 1121 VIRGINIA LANE
DATE: 1/25/15
SCALE: AS SHOWN
SHEET NO: 108/14

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

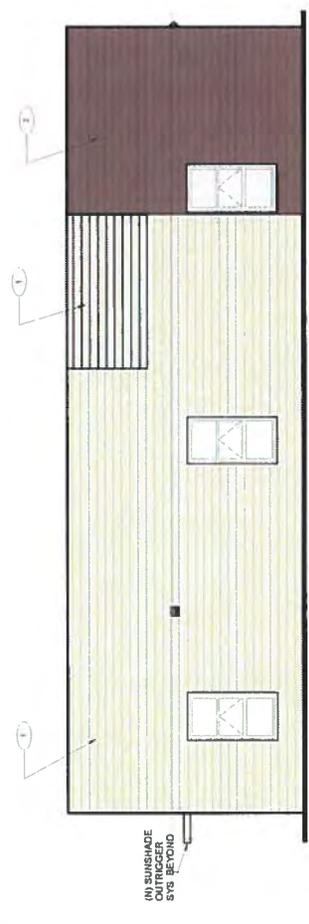
A3.05
PROPOSED COMMUNITY ROOM



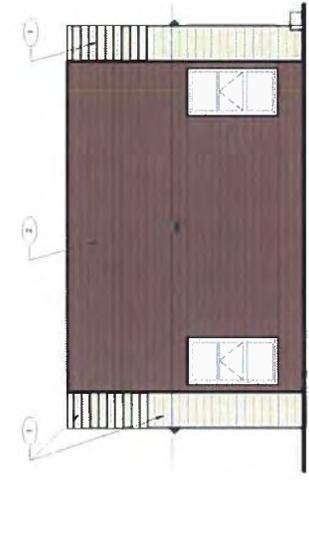
4 - SOUTH EXTERIOR ELEVATION - PROPOSED COMMUNITY ROOM
A3.05/ 1/4" = 1'-0"



2 - EAST EXTERIOR ELEVATION - PROPOSED COMMUNITY ROOM
A3.07/ 1/4" = 1'-0"



3 - NORTH EXTERIOR ELEVATION - PROPOSED COMMUNITY ROOM
A3.06/ 1/4" = 1'-0"



1 - WEST EXTERIOR ELEVATION - PROPOSED COMMUNITY ROOM
A3.04/ 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

NO.	DESCRIPTION	REMARKS	APPEARANCE
1	Dark Brown	Color	[Color swatch]
2	Light Slatted	Material	[Material swatch]
3	Dark Brown	Color	[Color swatch]
4	Light Slatted	Material	[Material swatch]

PROPOSED KEYNOTES

3.1	SEE FLOOR SLIT DETAIL
7.1	SEE CHIMNEY FLASHING DETAIL
8.1	SEE WINDOW FLASHING DETAIL
8.2	SEE WINDOW FLASHING DETAIL
20.1	SEE EXTERIOR LIGHT FIXTURE

1121 Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer
Eden Housing, Inc.
7244 Grand Street
Berkeley, CA 94704
P: 510.862.0722

Architect
BARCELON JANG
ARCHITECTURE
315 Bay Street, Suite 300
San Francisco, CA 94133
P: 415.842.2249

Consultant
315 Bay Street, Suite 300
San Francisco, CA 94133
P: 415.842.2249

Contractor
J&E Engineering & Inspection
1511 15th Street
San Francisco, CA 94103
P: 415.774.3369

LANDSCAPE ARCHITECT
315 Bay Street, Suite 300
San Francisco, CA 94133
P: 415.842.2249

General Contractor



PROJECT INFORMATION
PROJECT NAME: 1121 VIRGINIA LANE
DATE: 02/28/2014

Table with 2 columns: REVISION, DESCRIPTION, DATE

PROJECT DATE 9/1/2015 10:51:31 AM

Author
Checked
Project No
Project Date

SPECIFICATION SHEETS

A3.11

Product selection interface for CEMENT BOARD TRIM - HORIZONTAL BAND. Includes color swatches and technical specifications.

Product selection interface for CEMENT LAP SIDING - WALL. Includes color swatches for IRON GRAY and COUNTRY-JANE RED.

Product selection interface for ASPHALT SHINGLE - ROOF PAGE 2. Includes technical specifications and product information.

Product selection interface for CMU WALL. Includes technical specifications and product information.

Product selection interface for CEMENT BOARD TRIM - WINDOW TRIM. Includes color swatches and technical specifications.

Product selection interface for ASPHALT SHINGLE - ROOF PAGE 1. Includes technical specifications and product information.

Product selection interface for ACRYLIC PAINT - GUTTERS, DOWNSPOUTS, CONDUITS, AC PANELS. Includes technical specifications and product information.

Product selection interface for ALUMASHADE - SUN SHADE - WALL LUMINAIRE. Includes technical specifications and product information.

Product selection interface for BICYCLE RACK. Includes technical specifications and product information.

Product selection interface for BICYCLE RACK. Includes technical specifications and product information.

Product selection interface for BICYCLE RACK. Includes technical specifications and product information.

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Product selection interface for BICYCLE RACK. Includes technical specifications and product information.

1121

Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer

EDBI HOUSING
2244 Grand Street
Foster City, CA 94404
Tel: 650.948.1422

Architect

BARCELON JANC
Architecture

3111 Elm Street, Suite 200
San Francisco, CA 94133
Tel: 415.824.0299

Consultant

LANDSCAPE ARCHITECT

100 Shattuck Avenue
Berkeley, CA 94704
Tel: 925.841.1100
E: 925.841.1100

JANF EGGERTS & ASSOCIATES
Landscape Architecture
2501 Francisco Ave.
San Francisco, CA 94115
Tel: 415.774.1000

CIVIL ENGINEER

14 and Associates
730 Alameda St.
San Francisco, CA 94102
Tel: 415.774.3268

General Contractor



NO.	REVISION	DESCRIPTION	DATE

PROJECT NO.	1121-0213-2-00-01
DATE	01.26.2014
PROJECT NAME	EDBI HOUSING
PROJECT ADDRESS	1121 Virginia Lane
PROJECT CITY	CONCORD, CA
PROJECT COUNTY	CONCORD, CA
PROJECT STATE	CONCORD, CA

ENLARGED EXTERIOR ELEVATION - TYP. BUILDING FACADE - EXISTING & DEMOLITION

A5.13

EXISTING KEYNOTES

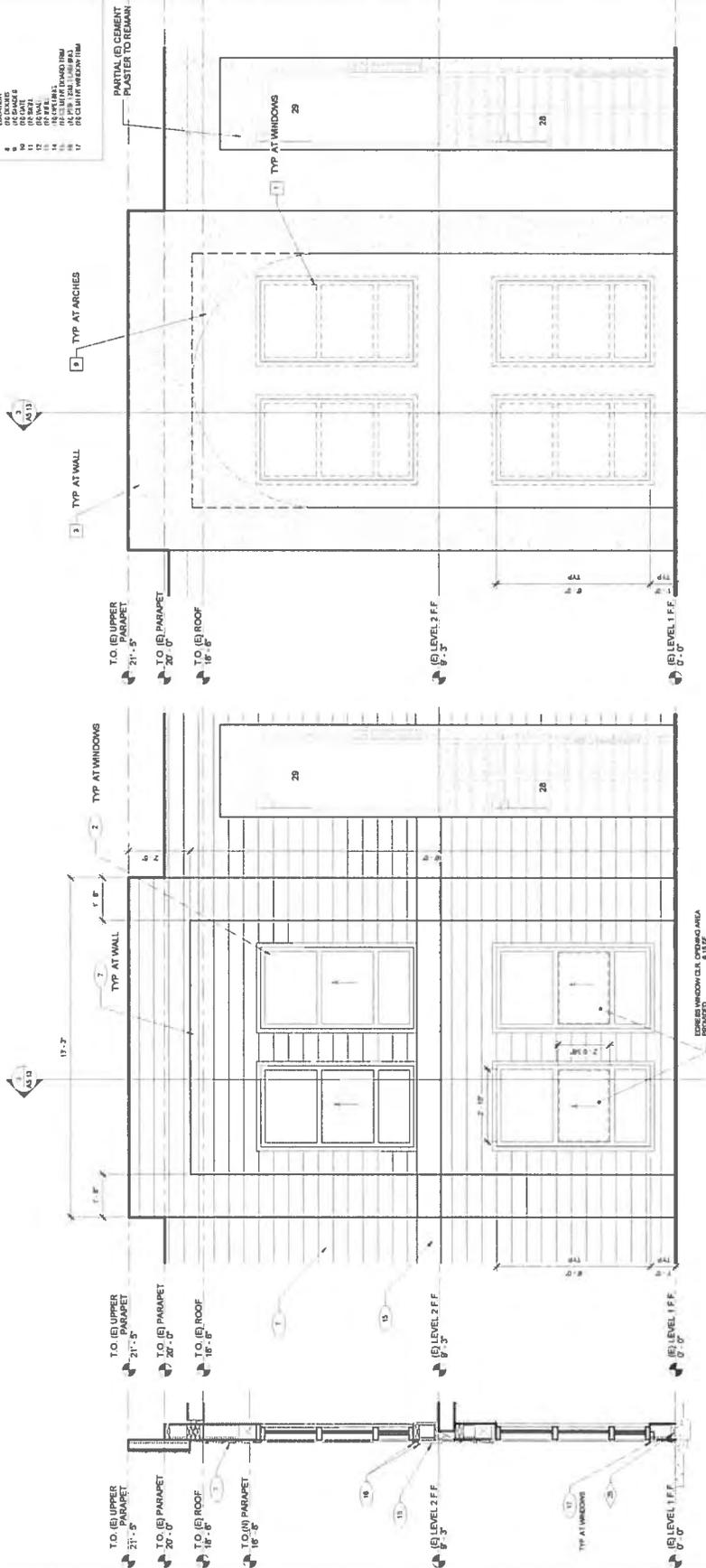
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- 22 (E) BL. QUARTER TO REMAIN
- 23 (E) BL. QUARTER TO REMAIN
- 24 (E) BL. QUARTER TO REMAIN
- 25 (E) BL. QUARTER TO REMAIN
- 26 (E) BL. QUARTER TO REMAIN
- 27 (E) BL. QUARTER TO REMAIN
- 28 (E) BL. QUARTER TO REMAIN
- 29 (E) BL. QUARTER TO REMAIN

DEMOLITION KEYNOTES

- 1 REMOVE (E) WALL
- 2 REMOVE (E) WALL
- 3 REMOVE (E) WALL
- 4 REMOVE (E) WALL
- 5 REMOVE (E) WALL
- 6 REMOVE (E) WALL
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- 15 REMOVE (E) WALL
- 16 REMOVE (E) WALL
- 17 REMOVE (E) WALL

PROPOSED KEYNOTES

- 1 (E) BRACE REMAIN - SEE PLAN
- 2 (E) BRACE REMAIN - SEE PLAN
- 3 (E) BRACE REMAIN - SEE PLAN
- 4 (E) BRACE REMAIN - SEE PLAN
- 5 (E) BRACE REMAIN - SEE PLAN
- 6 (E) BRACE REMAIN - SEE PLAN
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- 16 (E) BRACE REMAIN - SEE PLAN
- 17 (E) BRACE REMAIN - SEE PLAN



1 ENLARGED EXTERIOR ELEVATION - TYP. BUILDING FACADE - EXISTING & DEMOLITION (A5.13) 1/2" = 1'-0"

2 ENLARGED EXTERIOR ELEVATION - TYP. BUILDING FACADE - PROPOSED (A5.13) 1/2" = 1'-0"

3 ENLARGED WALL SECTION - TYP. PROPOSED (A5.13) 1/2" = 1'-0"



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SF Rima pavers are ideal for projects that require the return of storm water into the underlying soil for environmental purposes, as well as where required by local regulations. These attractive and practical permeable pavers offer flexibility for hardscape designs including driveways, patios, walkways, additional parking and drainage. **MSRP**

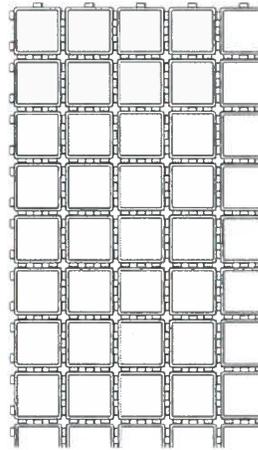
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- [Where to Buy This Permeable Paver](#)

PERMEABLE PAVERS



NOTES:
A. PAVED UNIT SIZE IS 8" x 8" x 1.5" MAX THICK
B. JOINT WIDTH IS 1/8" AND SHALL BE FILLED WITH COURSE NO. 8 AGGREGATE.

PERVIOUS PAVER & PATTERN

NOT TO SCALE



Meets or exceeds ASTM C-936 and freeze thaw testing

Click to Enlarge Switch



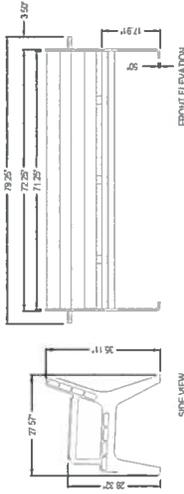
Note: We can't guarantee that your monitor's display of color will be accurate. Please contact a dealer or a Basalite Representative to view a sample.



FRESH FRODOQUATOR FINISH IS APPLIED TO ALL UNDER SUPPORTS
MINIMUM
LEG: 3/4" THICK FORMED STEEL
SLOT: RECYCLED PLASTIC FLAME
DO NOT REMOVE THE APPLICATION OF EQUALIZER OR PRESERVATIVES

3 BENCH WITHOUT BACK

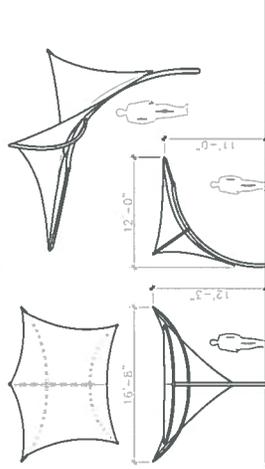
WOOD-SOME



FRESH FRODOQUATOR FINISH IS APPLIED TO ALL UNDER SUPPORTS
MINIMUM
CORNER BENCH: WARESET AND LEG: 3/4" THICK FORMED STEEL
SLAT AND BACK REST: RECYCLED PLASTIC FLAME
DO NOT REMOVE THE APPLICATION OF EQUALIZER OR PRESERVATIVES

2 BENCH WITH BACK

WOOD-SOME



DIMENSIONS IN PARENTHESES ARE FOR EXTENDED SEATING. SEE AVAILABLE NOTES FOR DIMENSIONS BASED UPON TOP OF FOOTING BEING SET 6" BELOW GRADE.

4 PICNIC TABLE, ADA ACCESSIBLE

WOOD-SOME

NOT TO SCALE

1121 Virginia Lane

1121 VIRGINIA LANE
CONCORD, CA

Owner/Developer
EDEN HOUSING, INC.
2245 Grand Street
Hayward, CA 94541
P: 510.528.9222

Architect
BARCELON JIANG
Architecture
315 2nd Street, Suite 200
San Francisco, CA 94133
P: 415.834.4248

Consultants
THORNTON TOMASETTI ARCHITECTS
1100 California Street
San Francisco, CA 94109
P: 415.774.1917
JAKE EDWARDS, AIA, PRINCIPAL
1333 34th Street
San Francisco, CA 94114
P: 415.774.1917
ARCHITECTURE
222 Montgomery
San Francisco, CA 94133
P: 415.774.1917
CIVIL ENGINEER
1400 Market Street
San Francisco, CA 94102
P: 415.774.1917

720 Alameda Drive
San Francisco, CA 94133
P: 415.774.1917
LANDSCAPE ARCHITECT
1100 California Street
San Francisco, CA 94109
P: 415.774.1917

Geometric Construction

1/2" = 1'-0"



REVISION	DESCRIPTION	DATE

DATE: 07/26/2015
DESIGNED BY: KA
CHECKED BY: RT
DATE: 08/04/15

DETAILS

L2.01

1121 Virginia Lane

1121 VIRGINIA LANE
CONCORD, CA

Owner/Developer

EDEN HOUSING, INC.
2040 Concord Street
Hayward, CA 94541
P: 510.588.9132

Architect

BARCELON JIANG
Architecture
5110
San Francisco, CA 94133
T: 415.643.0258
F: 415.643.0247

Structural Engineer

AMEC Engineering
1900 Serrano Avenue
Walnut Creek, CA 94597
T: 925.938.7111
F: 925.938.7111

MEP Engineering

ACE Engineers, Inc.
3801 Francisco, Cal. #408
San Francisco, CA 94114
T: 415.774.4700
F: 415.774.4700

Civil Engineer

URS
720 Montgomery Drive
Walnut Creek, CA 94597
T: 925.937.1338
F: 925.937.1338

LandscAPE ARCHITECT

Stevens Design Group
1000 California Street, 4th Fl.
San Francisco, CA 94109
T: 415.383.7300

General Contractor

CHAMP



REVISION	DESCRIPTION	DATE

PROJECT DATE	9/14/2013
DESIGNED BY	KA
CHECKED BY	PT
BY/PROJECT NO.	100314
DATE PLOTTED	

PROPOSED PLANTS

LIBRARY NUMBER

L3.02



Rhamnus californica Mound San Bruno Mound San Bruno Coffeeberry



Zauschneria californica California Fuchsia



Muhlenbergia rigens Deer Grass



Deschampsia cespitosa California Tufted Hairgrass



Calamagrostis x acutiflora Overdam Overdam Feather Reed Grass



Pistacia chinensis Chinese Pistache



Chitalpa tashkentensis Chitalpa



Rosa californica Wild California Rose



Libertia peregrinans Libertia

1140 Virginia Lane

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer
EDEN HOUSING, INC.
22445 Colton Street
Redwood City, CA 94061
P: 510.952.8122

Architect
BARCELON JANG
Architecture
318 Epp Street, Suite 200
San Francisco, CA 94133
P: 415.834.0249

Consultant
Michael Bonnett
100 Bayshore Avenue
Berkeley, CA 94704
P: 510.841.1104

1-516.841.1111
J&E Engineering & Etc Protection
10000 Skyway
15000 Street
San Francisco, CA 94108
P: 415.527.7476
E: j&e@j&e.com

CIVIL ENGINEER
144 and Associates
10000 Skyway, Suite 1407
San Francisco, CA 94107
P: 510.771.3208

LANDSCAPE ARCHITECT
3000 Broadway, Suite 402
San Francisco, CA 94103
P: 415.771.4741

General Contractor



NO.	DATE	DESCRIPTION	DATE
101	11/14/2015	PERMANENT PLANNING	11/26/2014

PROJECT NO: 1140 VIRGINIA LANE
DATE: 9/17/2015 7:12:03 PM
SCALE: 1" = 30'-0"
DRAWN BY: JAS / JHK
CHECKED BY: JAS / JHK
PROJECT NO: 10814
DRAWN DATE:

SITE PHOTOGRAPHS

1140 VIRGINIA LANE
CONCORD, CA



4 COURTYARD



3 COURTYARD



2 PARKING



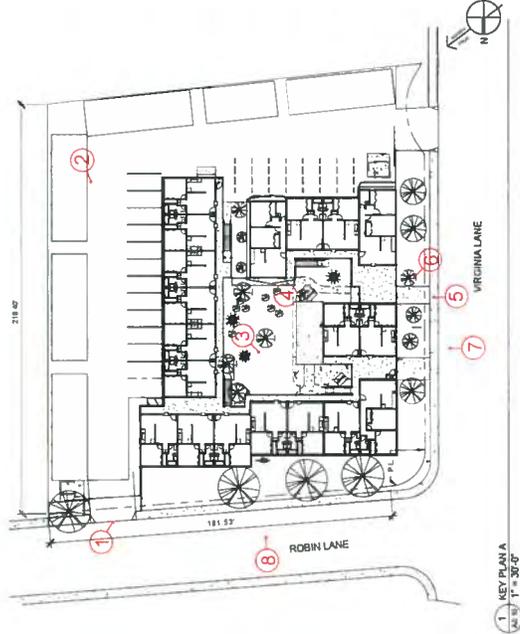
1 PARKING GATE



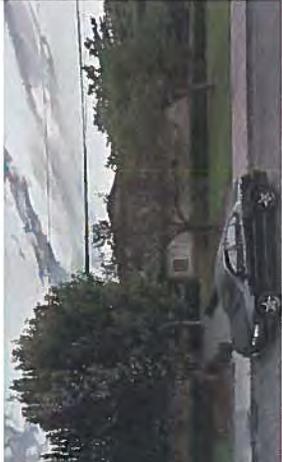
5 MAIN ENTRANCE CLOSE UP VIEW



6 MAIN ENTRANCE CLOSE UP VIEW



KEY PLAN A
1" = 30'-0"



7 VIRGINIA LANE STREET VIEW



8 ROBINSON LANE STREET VIEW

A0.10

1140 Virginia Lane
CONCORD, CA

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer
EDEN HOUSING, INC.
2744 Concord Street
Concord, CA 94521

Architect
BARCELON JANG
ARCHITECTURE
310 Bay Street, Suite 202
San Francisco, CA 94133
Tel: 415.440.8888
Fax: 415.440.8287

Consultant
LANDSCAPE ARCHITECT
Newman & Newman
1000 California Street, Suite 1000
San Francisco, CA 94108
Tel: 415.774.1888
Fax: 415.774.1888

ASPE Engineer & Fire Protection
Newman & Newman
1000 California Street, Suite 1000
San Francisco, CA 94108
Tel: 415.774.1888
Fax: 415.774.1888

LANDSCAPE ARCHITECT
Newman & Newman
1000 California Street, Suite 1000
San Francisco, CA 94108
Tel: 415.774.1888
Fax: 415.774.1888

General Contractor



NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/14/2018	ISSUED FOR PERMITS	EDITH M. NEWMAN	
2	08/14/2018	ISSUED FOR PERMITS	EDITH M. NEWMAN	
3	08/14/2018	ISSUED FOR PERMITS	EDITH M. NEWMAN	
4	08/14/2018	ISSUED FOR PERMITS	EDITH M. NEWMAN	
5	08/14/2018	ISSUED FOR PERMITS	EDITH M. NEWMAN	

PROJECT INFORMATION
PROJECT NAME: 1140 VIRGINIA LANE
PROJECT NO.: 1140-VL-18-001
DATE: 08/14/2018

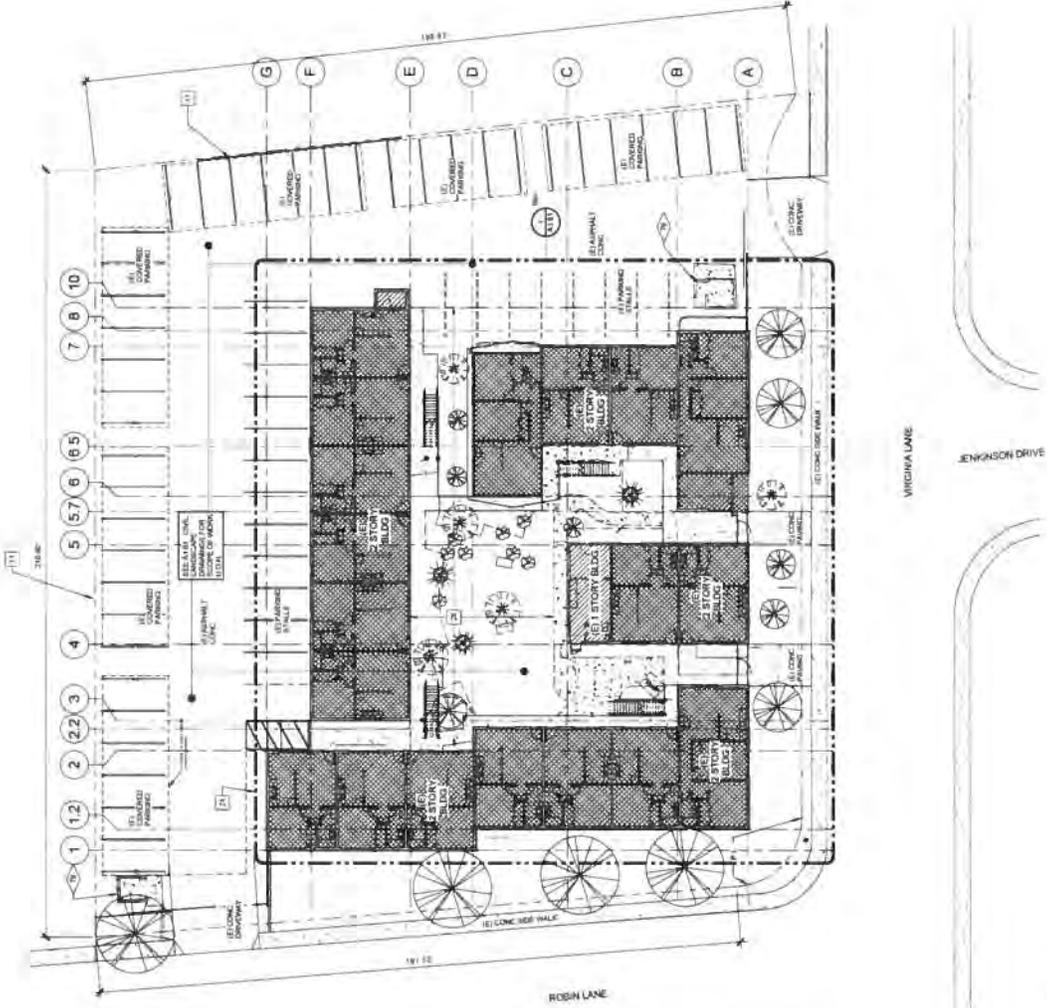
ARCHITECTURAL
SITE PLAN -
EXISTING &
DEMOLITION

A0.21

- DEMOLITION KEYNOTES**
1. DEMOLISH EXISTING 1140 VIRGINIA LANE
 2. DEMOLISH EXISTING 1140 VIRGINIA LANE
 3. DEMOLISH EXISTING 1140 VIRGINIA LANE
 4. DEMOLISH EXISTING 1140 VIRGINIA LANE
 5. DEMOLISH EXISTING 1140 VIRGINIA LANE
 6. DEMOLISH EXISTING 1140 VIRGINIA LANE
 7. DEMOLISH EXISTING 1140 VIRGINIA LANE
 8. DEMOLISH EXISTING 1140 VIRGINIA LANE
 9. DEMOLISH EXISTING 1140 VIRGINIA LANE
 10. DEMOLISH EXISTING 1140 VIRGINIA LANE
 11. DEMOLISH EXISTING 1140 VIRGINIA LANE
 12. DEMOLISH EXISTING 1140 VIRGINIA LANE
 13. DEMOLISH EXISTING 1140 VIRGINIA LANE
 14. DEMOLISH EXISTING 1140 VIRGINIA LANE
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 17. DEMOLISH EXISTING 1140 VIRGINIA LANE
 18. DEMOLISH EXISTING 1140 VIRGINIA LANE
 19. DEMOLISH EXISTING 1140 VIRGINIA LANE
 20. DEMOLISH EXISTING 1140 VIRGINIA LANE

- EXISTING KEYNOTES**
1. EXISTING 1140 VIRGINIA LANE
 2. EXISTING 1140 VIRGINIA LANE
 3. EXISTING 1140 VIRGINIA LANE
 4. EXISTING 1140 VIRGINIA LANE
 5. EXISTING 1140 VIRGINIA LANE
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 7. EXISTING 1140 VIRGINIA LANE
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 13. EXISTING 1140 VIRGINIA LANE
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 15. EXISTING 1140 VIRGINIA LANE
 16. EXISTING 1140 VIRGINIA LANE
 17. EXISTING 1140 VIRGINIA LANE
 18. EXISTING 1140 VIRGINIA LANE
 19. EXISTING 1140 VIRGINIA LANE
 20. EXISTING 1140 VIRGINIA LANE

- EXISTING & DEMOLITION SHEET NOTES**
1. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 2. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 3. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 4. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 5. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
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 11. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 12. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 13. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 14. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 15. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 16. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 17. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 18. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 19. DEMOLITION OF EXISTING 1140 VIRGINIA LANE
 20. DEMOLITION OF EXISTING 1140 VIRGINIA LANE



1. SITE PLAN - EXISTING & DEMOLITION
DATE: 08/14/2018

1140 Virginia Lane
COCORD, CA

1140 VIRGINIA LANE
COCORD, CA

Owner/Developer
EDEN HOUSING, INC.
2244 Grand Street
Berkeley, CA 94710
510.526.1400
F: 510.526.8292

Architect
BARCELON JANG
Architecture
313 Bay Street, Suite 300
San Francisco, CA 94133
F: 415.834.0279

Consultant
Structural Engineer:
1000 Broadway
1: 383.471.7100
2: 383.471.7100
F: 383.471.7122
JSE ENGINEERING & DESIGN, INC.
1375 Broadway
San Francisco, CA 94103
F: 415.377.1176

Civil Engineer
1000 Broadway
1: 383.471.7100
2: 383.471.7100
F: 383.471.7122
LANDSCAPE ARCHITECT
300 Lombard Street, Suite 102
San Francisco, CA 94102
F: 415.384.7000

General Contractor

1. F.

2. STAMP



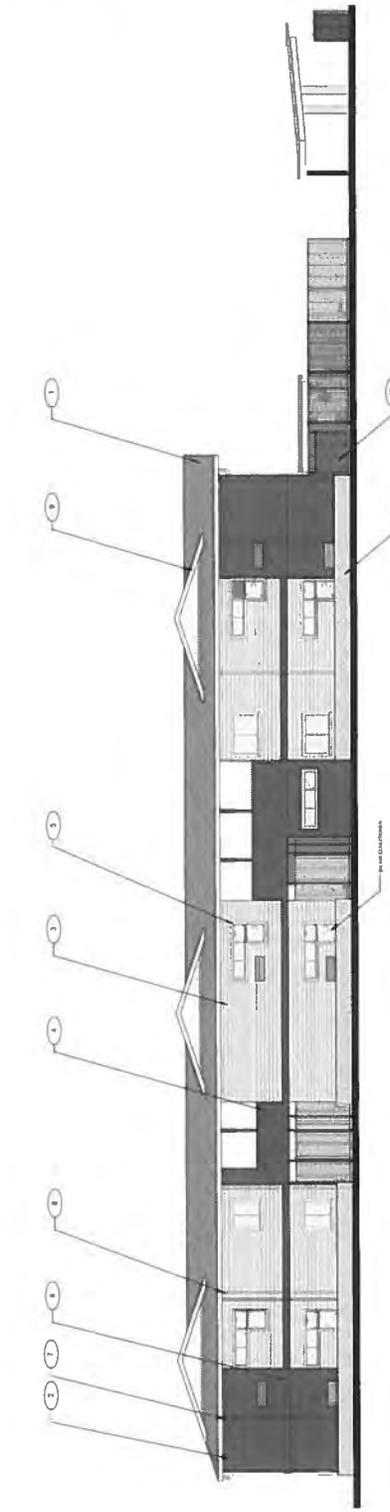
DATE
01.26.2014

REVISION	DESCRIPTION	DATE
1	FOR PERMANENT PLANNING	01.26.2014

DATE
9/4/2015 7:32:12 PM
Author
Author
Checker
10814
DATE

COLORED EXTERIOR ELEVATION - WEST - PROPOSED

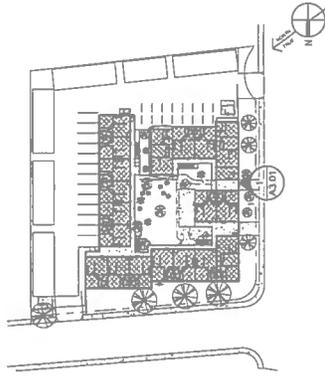
A3.01



1. COLORED ELEVATION - EXTERIOR - WEST (VIRGINIA LANE SIDE) - PROPOSED
1/8" = 1'-0"

2. KEY PLAN - EXTERIOR ELEVATION - WEST - PROPOSED
1/8" = 50'-0"

NO.	DESCRIPTION	COLOR	TEXTURE	FINISH	NOTES
1	CONCRETE	CONCRETE	SMOOTH	CONCRETE	CONCRETE
2	WOOD	WOOD	SMOOTH	WOOD	WOOD
3	BRICK	BRICK	SMOOTH	BRICK	BRICK
4	GLASS	GLASS	SMOOTH	GLASS	GLASS
5	STONE	STONE	SMOOTH	STONE	STONE
6	PAINT	PAINT	SMOOTH	PAINT	PAINT
7	ROOFING	ROOFING	SMOOTH	ROOFING	ROOFING
8	SCREENING	SCREENING	SMOOTH	SCREENING	SCREENING
9	SCREENING	SCREENING	SMOOTH	SCREENING	SCREENING
10	SCREENING	SCREENING	SMOOTH	SCREENING	SCREENING



2. KEY PLAN - EXTERIOR ELEVATION - WEST - PROPOSED
1/8" = 50'-0"

1140 Virginia Lane
CONCORD, CA

Owner/Developer
EDEN HOUSING, INC
2244 Concord Street
Concord, CA 94611
P: 925.301.1111

Architect
BARCELON JANG
Architecture
315 Red Street, Suite 200
San Francisco, CA 94133
P: 415.434.0248
F: 415.434.0271

Consultant
Structural Engineer
1900 Shattuck Avenue
Berkeley, CA 94704
P: 510.845.1111
F: 510.845.1112

MEP Engineer & Fire Protection
JMP Engineering
420 Engineering
San Francisco, CA 94103
P: 415.774.1700
F: 415.774.1700

Civil Engineer
CMB ENGINEER
184 West Alameda
San Francisco, CA 94103
P: 415.774.1338
F: 415.774.1338

LANDSCAPE ARCHITECT
Landscape Architecture
10000 Kings Landing
San Francisco, CA 94125
P: 415.850.7000

General Contractor



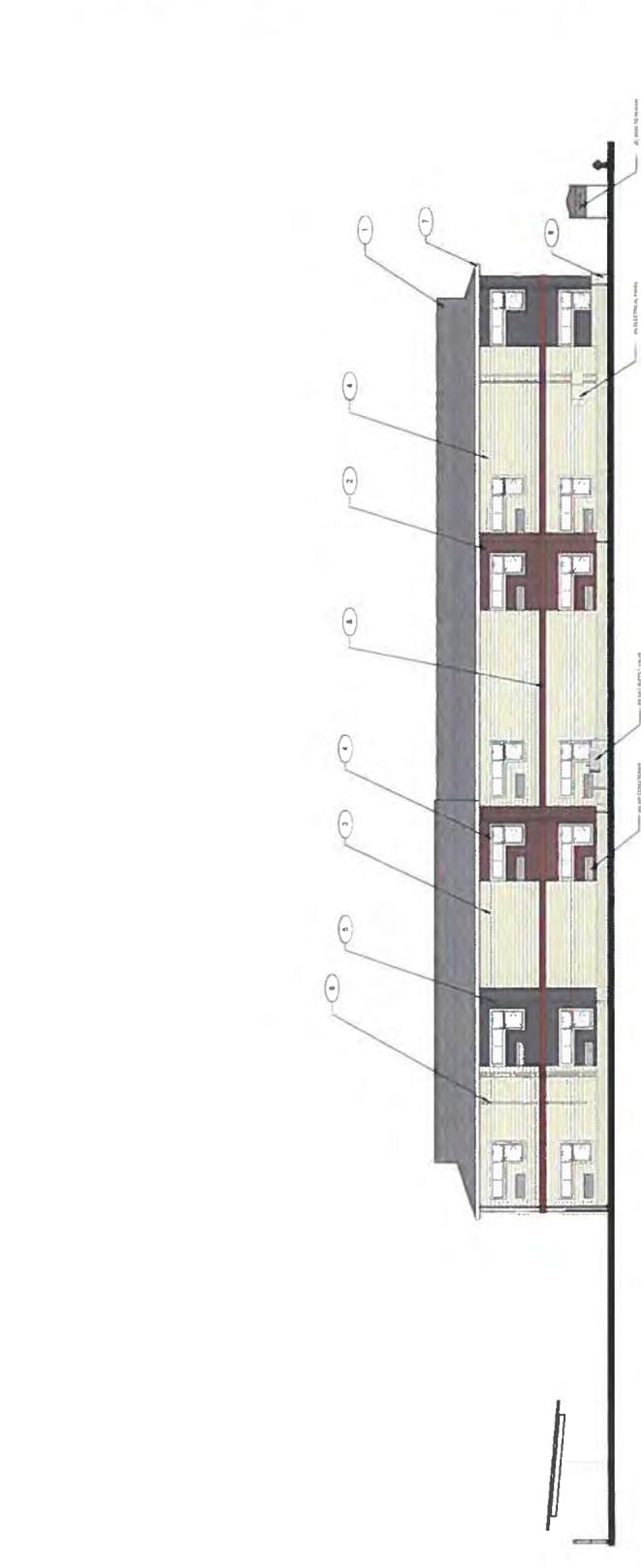
REVISION

NO.	DESCRIPTION	DATE

DATE 05/26/2014
PROJECT 1140 VIRGINIA LANE
CONTRACTOR EDEN HOUSING, INC
DATE 05/26/2014
PROJECT 1140 VIRGINIA LANE
CONTRACTOR EDEN HOUSING, INC

PROJECT 1140 VIRGINIA LANE
CONTRACTOR EDEN HOUSING, INC
DATE 05/26/2014
PROJECT 1140 VIRGINIA LANE
CONTRACTOR EDEN HOUSING, INC

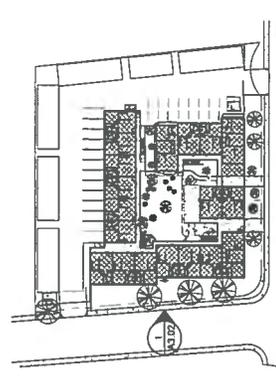
PROJECT 1140 VIRGINIA LANE
CONTRACTOR EDEN HOUSING, INC
DATE 05/26/2014
PROJECT 1140 VIRGINIA LANE
CONTRACTOR EDEN HOUSING, INC



1 COLORED ELEVATION - EXTERIOR ELEVATION - NORTH ROBINLANE SIDE - PROPOSED
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR AND MATERIAL SCHEME

NO.	DESCRIPTION	FINISH	COLOR	REMARKS
1	ROOF	ASPH/FLT	BLACK	ASPH/FLT
2	WALLS	SMOOTH	WHITE	SMOOTH
3	WALLS	SMOOTH	WHITE	SMOOTH
4	WALLS	SMOOTH	WHITE	SMOOTH
5	WALLS	SMOOTH	WHITE	SMOOTH
6	WALLS	SMOOTH	WHITE	SMOOTH
7	WALLS	SMOOTH	WHITE	SMOOTH
8	WALLS	SMOOTH	WHITE	SMOOTH



2 KEY PLAN - EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

A3.02

1140 Virginia Lane
CONCORD, CA

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer
EDEN HOUSING, INC
22445 Concord Street
Hayward, CA 94541
F: 510.487.8172

Architect
BARCELON JANG
Architecture
313 8th Street, Suite 200
San Francisco, CA 94133
F: 415.774.1148
F: 415.834.0257

Consultant
Structural Engineer
1900 Duane Avenue
San Francisco, CA 94115
F: 415.774.1148
F: 415.834.0257
MEP Engineer & Fire Protection
J&E Engineering
1401 Engineering
San Francisco, CA 94109
San Francisco, CA 94104
F: 415.774.1148
F: 415.834.0257
CIVIL ENGINEER
1st and Associates
730 Alameda Drive
San Francisco, CA 94133
F: 415.774.1308
LANDSCAPE ARCHITECT
Suzanne Spang Langley
San Francisco, CA 94102
San Francisco, CA 94102
F: 415.834.0257

General Contractor



REVISION

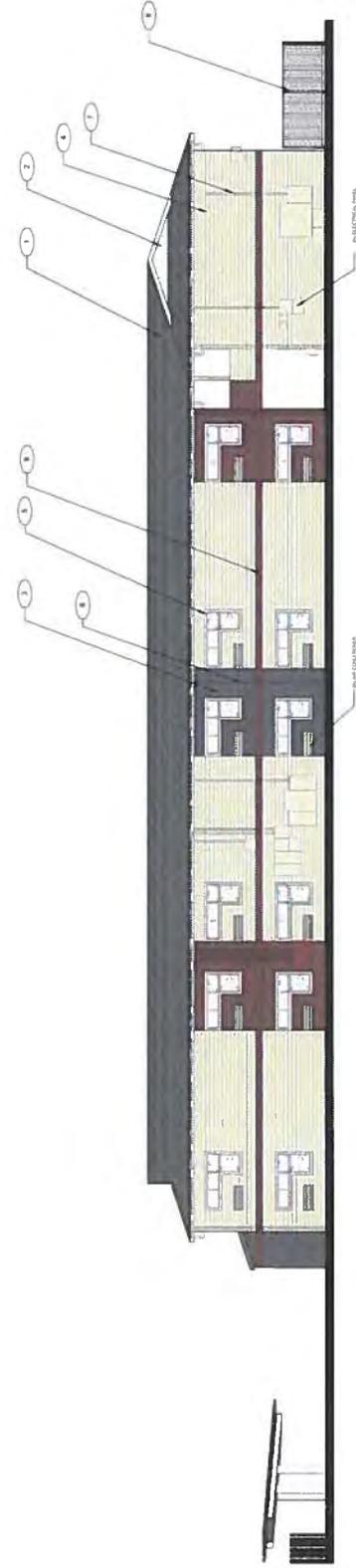
NO.	DESCRIPTION	DATE
1	FOR PERMITTING PLANNING	04/23/2014

PROJECT NAME 9/17/2015 7:13:46 PM
DATE A: enclosed
DESIGNED BY Author
CHECKED BY Checker
DATE 10/14

PROJECT NO.
PROJECT NAME
PROJECT NO.

PROJECT NO.
PROJECT NAME
PROJECT NO.

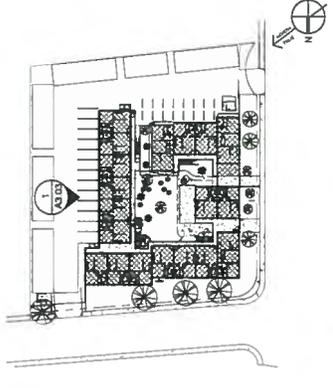
A3.03



1 COLORED ELEVATION - EXTERIOR ELEVATION - EAST - PROPOSED
1/8" = 1'-0"

EXTERIOR COLOR AND MATERIAL SCHEME

NO.	LOCATION	DESCRIPTION	FINISH	COLOR	SWATCH	NOTES
1	ROOF	ASPH/FLT SHINGLES	ASPH/FLT SHINGLES	ASPH/FLT SHINGLES	ASPH/FLT SHINGLES	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
2	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
3	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
4	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
5	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
6	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
7	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
8	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.
9	WALLS	CONCRETE	CONCRETE	CONCRETE	CONCRETE	PERMITTED BY LOCAL JURISDICTION. VERIFY WITH LOCAL CODES.



2 KEY PLAN - EXTERIOR ELEVATION - EAST
1/8" = 50'-0"

1140 Virginia Lane

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer

EDEN HOUSING, INC.
22445 Concord Street
Concord, CA 94518
P: 925.281.6222

Architect

BARCELON JANG
Architecture
313 Bay Street, Suite 200
San Francisco, CA 94133
P: 415.834.0249

Consultant

Structural Engineer:
Young Bae
1000 Shattuck Avenue
Berkeley, CA 94708
P: 510.541.1904

M/E/P Engineer & EIR Preparation:
K&E CONSULTING, INC.
1700 California Street
San Francisco, CA 94109
P: 415.397.7170

CIVIL ENGINEER:
URS and Associates
1000 Shattuck Avenue
Berkeley, CA 94708
P: 510.771.1388

LANDSCAPE ARCHITECT:
Landscape Architecture
300 Linden Street, Suite 102
Berkeley, CA 94702
P: 415.854.0250

General Contractor

E.P.

B. SALUP

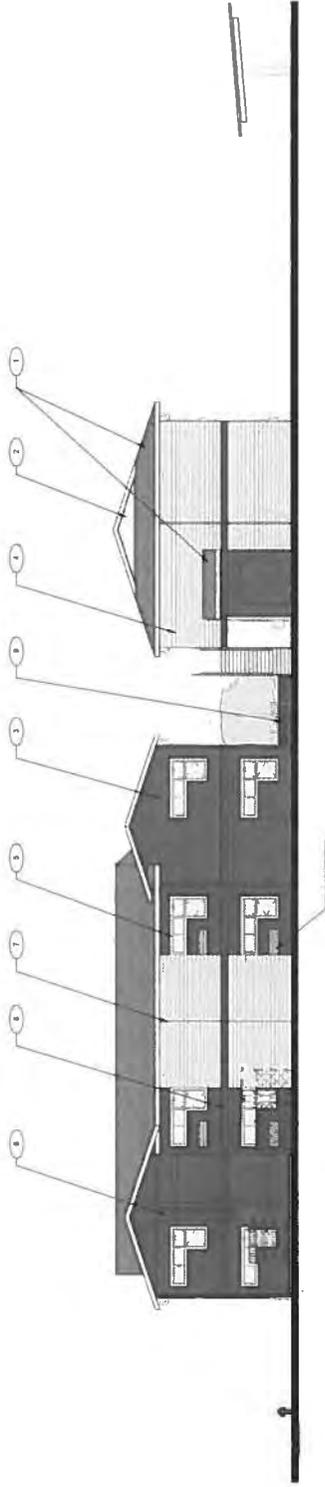


NO.	DATE	DESCRIPTION	DATE
1	01.26.2014	10% PRELIMINARY PLANNING	
2			
3			
4			
5			
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7			
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9			
10			

DATE: 9/14/2015 7:14:05 PM
DRAWING NO.: AE
PROJECT NO.: 10814
CHECKER:
AUTHOR:

COLORED
EXTERIOR
ELEVATION -
SOUTH -
PROPOSED

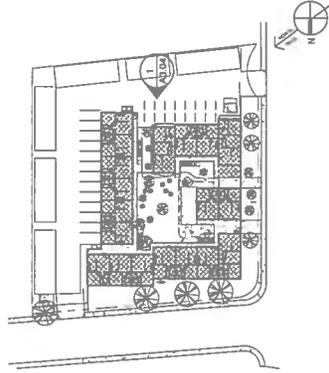
A3.04



1. COLORED ELEVATION - EXTERIOR ELEVATION - SOUTH - PROPOSED
1/8" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

NO.	DESCRIPTION	LOCATION	DETAILS	REMARKS
1	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
2	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
3	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
4	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
5	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
6	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
7	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
8	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES
9	WOOD SHAKES	ROOF	WOOD SHAKES	WOOD SHAKES



2. COLORED ELEVATION - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

1140 Virginia Lane

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer

EDEN HOUSING, INC.
2045 Owens Street
Hayward, CA 94541
T: 510.481.0127

Architect

BARCELON JANG
ARCHITECTURE
2000
San Francisco, CA 94133
T: 415.774.1244
F: 415.774.1244

Consultants

Structural Engineer

1140 VIRGINIA LANE
1150 SHAW AVENUE
SAN FRANCISCO, CA 94115
T: 415.774.1244

MECHANICAL ENGINEER
1140 VIRGINIA LANE
1150 SHAW AVENUE
SAN FRANCISCO, CA 94115
T: 415.774.1244

CIVIL ENGINEER
1140 VIRGINIA LANE
1150 SHAW AVENUE
SAN FRANCISCO, CA 94115
T: 415.774.1244

LANDSCAPE ARCHITECT
1140 VIRGINIA LANE
1150 SHAW AVENUE
SAN FRANCISCO, CA 94115
T: 415.774.1244

General Contractor

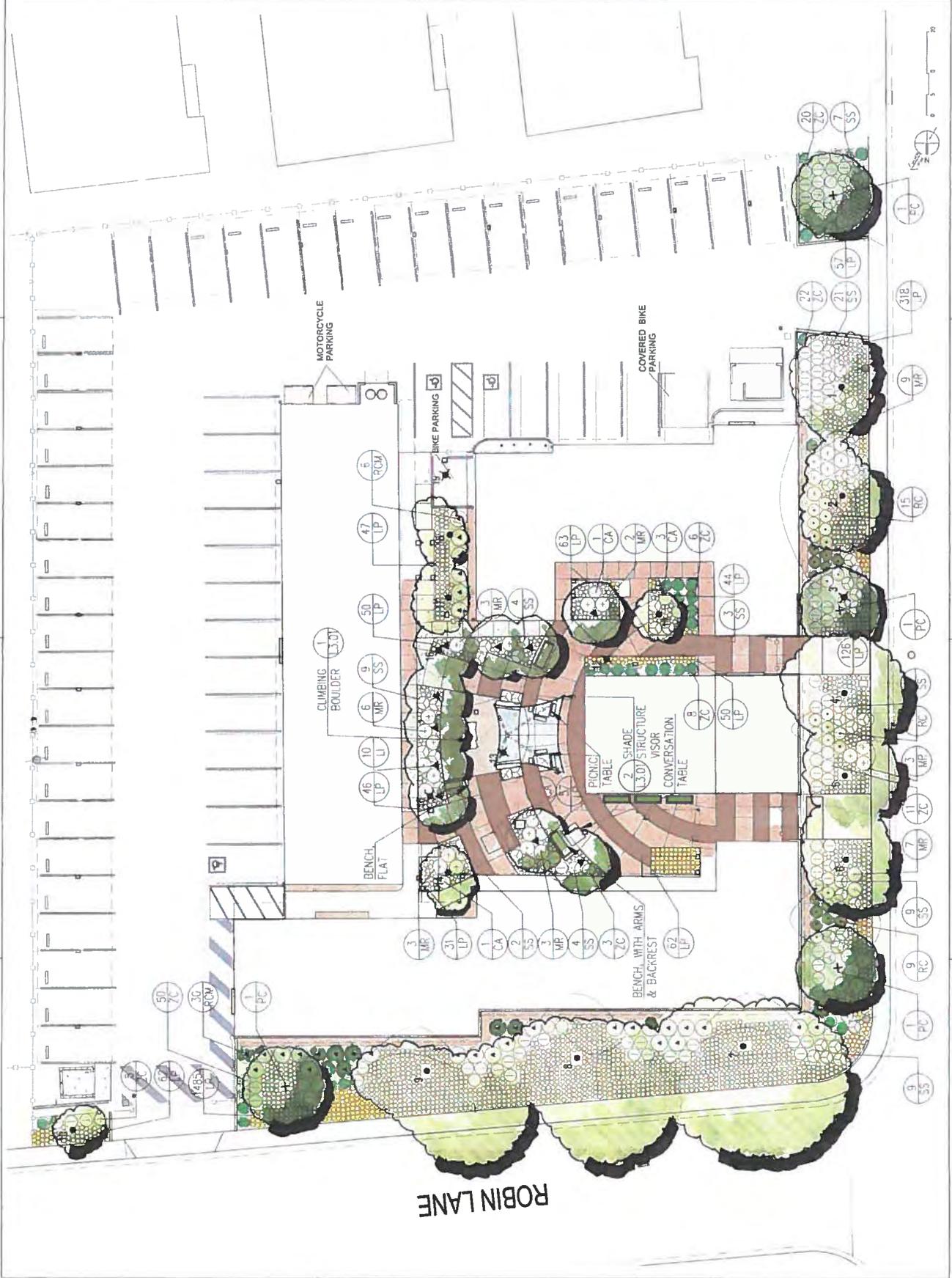


REVISION	DESCRIPTION	DATE

PROJECT NO.	1140VIR213
DATE	11/17/2013
SCALE	1"=10'
DESIGNER	CA
DR	BT
DATE	11/17/2013

ILLUSTRATIVE PLAN

L1.02



1140 Virginia Lane

1140 VIRGINIA LANE
CHICO, CA

Owner/Developer

EDEN HOUSING, INC.

2843 Grand Street
Hayward, CA 94541
T: 415.884.6248
F: 415.882.2322

Architect

BARCELON JANG

Architecture
1000 Broadway
San Francisco, CA 94133
T: 415.884.6248
F: 415.882.2322

Consultant

Structural Engineer

1700 Broadway Avenue
Hayward, CA 94541
T: 415.884.6248
F: 415.882.2322

MECHANICAL ENGINEER

JAMES ENGINEERS & ASSOCIATES
4000 Engineering
San Francisco, CA 94118
T: 415.777.1414
F: 415.777.1414

CIVIL ENGINEER

720 Alameda Drive
San Francisco, CA 94133
T: 415.391.1700
F: 415.391.1700

LANDSCAPE ARCHITECT

Vanessa Young Group
San Francisco, CA 94103
T: 415.342.0000
F: 415.342.0000

General Contractor

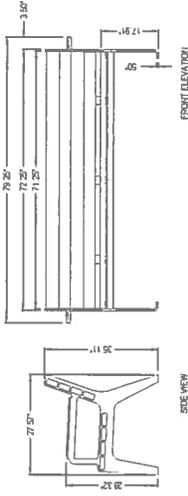
1140 Virginia Lane

Chico, CA

9/14/15

DETAILS

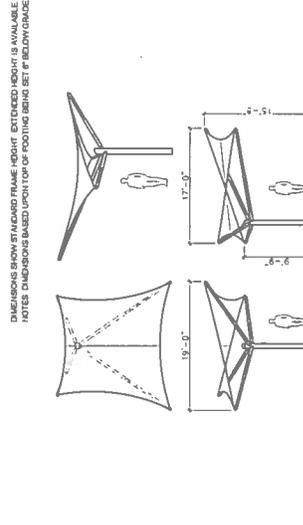
L2.01



FINISH: PULVERIZED PIGMENT IS APPLIED TO ALL UNDER SUPPORTS
MATERIAL: 3/4" THICK FORMED STEEL
ANCHORS: 3/4" WIDE ANCHORS, 1/2" DIA. END ORCHERS
SEAL AND BACK REST: RECYCLED PLASTIC SLATS
DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

3 BENCH WITH BACK
MODEL NUMBER

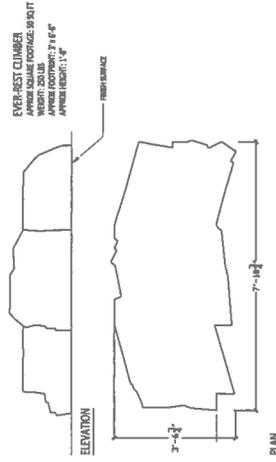
NOT TO SCALE



FINISH: PULVERIZED PIGMENT IS APPLIED TO ALL UNDER SUPPORTS
MATERIAL: 3/4" THICK FORMED STEEL
ANCHORS: 3/4" WIDE ANCHORS, 1/2" DIA. END ORCHERS
SEAL AND BACK REST: RECYCLED PLASTIC SLATS
DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

2 SHADE STRUCTURE, AT 1140 VIRGINIA LANE
MODEL NUMBER

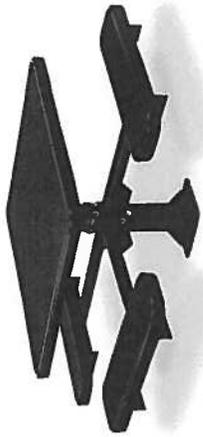
NOT TO SCALE



FINISH: PULVERIZED PIGMENT IS APPLIED TO ALL UNDER SUPPORTS
MATERIAL: 3/4" THICK FORMED STEEL
ANCHORS: 3/4" WIDE ANCHORS, 1/2" DIA. END ORCHERS
SEAL AND BACK REST: RECYCLED PLASTIC SLATS
DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

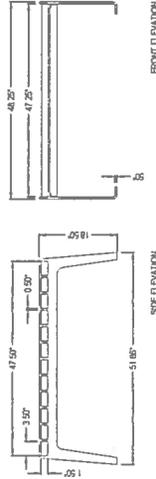
1 CLIMBING BOULDER
MODEL NUMBER

NOT TO SCALE



6 PICNIC TABLE, ADA ACCESSIBLE
MODEL NUMBER

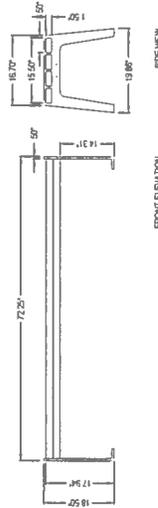
NOT TO SCALE



FINISH: PULVERIZED PIGMENT IS APPLIED TO ALL UNDER SUPPORTS
MATERIAL: 3/4" THICK FORMED STEEL
ANCHORS: 3/4" WIDE ANCHORS, 1/2" DIA. END ORCHERS
SEAL AND BACK REST: RECYCLED PLASTIC SLATS
DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

5 CONVERSATION TABLE
MODEL NUMBER

NOT TO SCALE



FINISH: PULVERIZED PIGMENT IS APPLIED TO ALL UNDER SUPPORTS
MATERIAL: 3/4" THICK FORMED STEEL
ANCHORS: 3/4" WIDE ANCHORS, 1/2" DIA. END ORCHERS
SEAL AND BACK REST: RECYCLED PLASTIC SLATS
DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

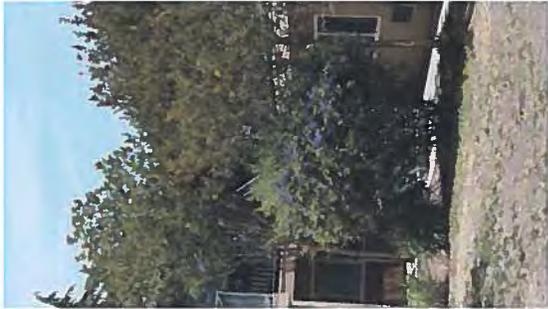
4 BENCH WITHOUT BACK
MODEL NUMBER

NOT TO SCALE

GENERAL NOTE
SEE PLAN FOR ADDITIONAL TREE INFORMATION.



1140VL TREE NO.16



1140VL TREE NO.14, 15



1140VL TREE NO.13



1140VL TREE NO.12



1140VL TREE NO.7 & 8



1140VL TREE NO.4, 5 & 6



1140VL TREE NO.3

1140 Virginia Lane

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer
EDEN HOUSING, INC.
2240 Concord Street
Hayward, CA 94541

Architect
BARCELON LIANG
Architecture
315 Rice Street, Suite 200
San Francisco, CA 94133
P: 415.551.0258
F: 415.551.0274

Consultants
ASSOCIATE FOOTCOTE
1765 Serrano Avenue
Berkeley, CA 94708
P: 925.841.1912
F: 925.841.1917

JOSE RODRIGUEZ & LEE ASSOCIATES
441 Channing
San Francisco, CA 94118
P: 415.774.0194
F: 415.774.0194

CIVIL ENGINEER
Lee and Associates
728 Amphlett Drive
San Bruno, CA 94066
P: 382.74.3388
F: 382.74.3380

LANDSCAPE ARCHITECT
Suzanne Bengtson-Gardner
San Francisco, CA 94133
P: 415.551.0258
F: 415.551.0274

General Contractor



DATE 07/08/2015

REVISION	DESCRIPTION	DATE

PERFORMING DATE 9/1/2015

ISSUING SCALE KA

DRAWN BY RT

CHECKED BY RT

PROJECT NO. 10014

DATE PLOTTED 09/01/2015

TREE IMAGES

TREE SYMBOL NUMBER

L3.01

1140 Virginia Lane

1140 VIRGINIA LANE
CONCORD, CA

Owner/Developer

EDEN HOUSING, INC.
2245 Central Street
Hayward, CA 94541
T: 415.880.0248
F: 415.880.0249

Architect

BARCELON JANG
Architecture
1700 Serrano Avenue
San Francisco, CA 94133
T: 415.880.0248
F: 415.880.0249

Consultant

Structural Engineer
1700 Serrano Avenue
San Francisco, CA 94133
T: 415.880.0248
F: 415.880.0249

MEP Engineer & Fire Protection
1700 Serrano Avenue
San Francisco, CA 94133
T: 415.880.0248
F: 415.880.0249

Civil Engineering
2245 Central Street
Hayward, CA 94541
T: 415.880.0248
F: 415.880.0249

LANDSCAPE ARCHITECT
1700 Serrano Avenue
San Francisco, CA 94133
T: 415.880.0248
F: 415.880.0249

General Contractor

1700 Serrano Avenue
San Francisco, CA 94133
T: 415.880.0248
F: 415.880.0249

DATE: 9/14/2015



REVISION	DESCRIPTION	DATE

PREPARED BY	DAVID J. VALLE
CHECKED BY	
DATE	9/14/2015
PROJECT NO.	10814
SCALE	

PROPOSED PLANTS

1140 VIRGINIA LANE

L3.02



Rhamnus californica
Mound San Bruno Coffeeberry



Salvia sonomensis
Sonoma Salvia



Zauschneria californica
California Fuchsia



Pistacia chinensis
Chinese Pistache



Muhlenbergia rigens
Deer Grass



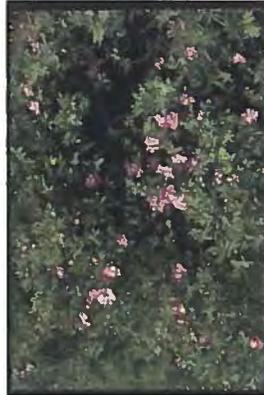
Lagerstroemia indica
Crape Myrtle



Libertia pergrimens
Libertia



Deschampsia cespitosa
California Tufted Hairgrass



Rosa californica
Wild California Rose



Calamagrostis x acutiflora
Overdam[®] Overdam Feather Reed Grass



REPORT TO DESIGN REVIEW BOARD

DATE: January 28, 2016

I. GENERAL INFORMATION

Project Name: CONCO COMMERCIAL BUILDING (PL16010 - DR)

Review Status: Study Session

Location: 5129 Commercial Circle

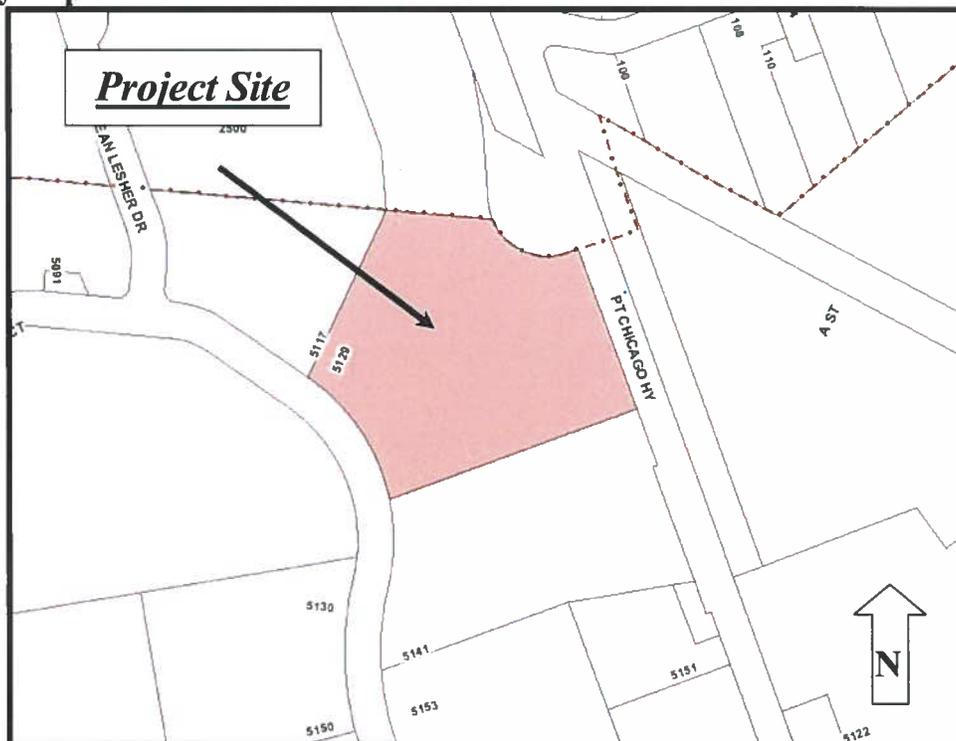
Parcel Number: APN 159-040-078

General Plan: Business Park

Zoning: Office Business Park

Applicant: Darren Ratekin
Conco
5141 Commercial Circle
Concord CA 94520
(925) 685-6799

Vicinity Map:



II. PROJECT BACKGROUND

In 1999, the City approved a Development Agreement and Use Permit with conditions for new development in the North Point Business Park. The conditions stipulate that Design Review is required for new development and compliance with the City's requirements for "parking, loading, landscaping, illumination, and storage."

On January 12, 2016, Conco submitted an application to construct a 56,154 sq. ft. spec. warehouse building.

The applicant is soliciting the Board's input regarding the building design and landscape layout prior to submitting an application for Preliminary Design Review and review by the Development Advisory Committee (DAC). The Board's comments will be incorporated into revised plans that return for Preliminary Design Review.

III. DISCUSSION

Site Plan/Circulation/Parking

The building will be located at the front of the parcel along Commercial Circle. Two driveways provide access to visitor parking at the front of the building adjacent to each of the five tenant storefronts. Employee parking is equally distributed throughout the remainder of the site. Loading and service areas are located at the rear of the building screened from the street and public view. Landscaping is proposed along the street and the two side yards. A storm drain easement and Mt. Diablo Creek encumber the south and east portions of the site respectively and will remain undeveloped. Bio-retention areas are proposed along the project frontage and at the rear corners of the parcel to capture and treat stormwater runoff. Staff has the following comments.

- Provide a "path of travel" for pedestrians between the parking areas along the side and rear of the building to the building entries (e.g., striping, raised walkway, etc.).

Architecture

A concrete tilt-up wall panel building is proposed with a rectangular footprint to accommodate up to five light industrial/warehouse tenants. The building design features glass storefronts and articulated tenant entries that are oriented toward the street. The primary elevation incorporates tower projections that identify each of the tenant entries. Each tower projection incorporates high parapet walls, distinct color combinations, recessed storefronts, decorative lighting, and signage. Heating, ventilating, and air conditioning equipment is proposed on the roof and screened by a parapet.

Glass and aluminum storefronts area proposed along the primary elevation that wraps around the front corners of the building. The building colors are gray tones with green accent colors that reflect Conco's corporate identity (a material and color board will be presented at the meeting).

- Discuss whether it is necessary to modify the building design to accommodate one tenant versus five tenants.
- Discuss whether the tower projections adequately articulate each tenant space and whether they “break up” the horizontality of the building.
- Consider incorporating a decorative cornice on the building.
- Consider aluminum sunshades/awnings over the rollup doors at the rear of the building for weather protection and building detail.
- Consider a warmer color palate and removing the gray “color block” above the windows.

Landscaping/Fencing/Walls

The landscaping is designed to accent the building with color at the pedestrian entries and horizontal shrubs to reduce the mass of the building. The site incorporates perimeter landscaping with trees, low shrubs, and groundcover. Olive and Crape Myrtle trees are proposed along the street and the front of the building in the pedestrian areas. Pine, Sycamore, Smoke, Pear, and Oak trees are proposed in the side yards and the rear of the building. Shrubs such as Tiny Tower Cypress and Thuja are proposed to provide screening, highlight architectural elements, and provide visual interest. Decorative grasses, gravel mulch, and cobbles are proposed in the bioswale areas. Stamped concrete is proposed at the building entries. Staff has the following comments.

- Consider providing a landscape buffer between the building and the paved areas, especially the parking stalls along the west building elevation (e.g., raised curb/sidewalk, landscaping, and/or bollards).
- Consider creating an outdoor break/sitting area for employees.
- Provide more details regarding the paving and consider colored concrete.

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 preliminary project design for the Board’s review.

Prepared by:


G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@ci.concord.ca.us

Exhibits:

- A - Applicant's written statement date stamp received January 12, 2016
- B - Project plans date stamp received January 12, 2016

16sdrfb.010



Choi + Robles Architecture, LLP

2251 Harbor Bay Parkway
Alameda, CA 94502
Ph: 510.523.9123
Fax: 510.263.5779
www.cra-arch.com

STATEMENT OF DESIGN INTENT
For New Industrial Building at 5129 Commercial Circle, Concord, CA

Architectural Design:

Project is a one-story industrial building of approximately 56,000 SF located on Commercial Circle next to the headquarters building of the Conco Companies, owner of the project. Building is of concrete tilt-up wall panel construction, a common type of construction for buildings in the area. Designed for multiple tenants, offices with glass storefronts and articulated tenant entrances are located facing the street. Loading and service functions are located in the back of building away from the street.

Visitors' parking is provided in front of building adjacent to main building office entrances. Other parking, intended for employees, is equally distributed throughout the site. Sufficient parking is planned to accommodate for 20% offices and 80% warehouse/distribution uses. Compact parking spaces, accounting for 24% of total parking, are provided throughout the site. In compliance with Cal Green Code requirements, designated parking for cleaning air, car pool and electrical vehicles are also provided.

Building elevation facing the street is designed with projected entrance elements offset from main building exterior wall from 2' to 4'. These entrance elements, with their high parapet walls, color defined entrance portals, decorative lighting, recessed storefronts and signage above the entrances, serve to articulate the individual tenant entrances. At 324' in building length, the entrance elements also serve to break up the horizontality of the building, lending a more relatable scale to the building.

Anticipated individual HVAC package unit equipment, serving the front tenant office areas, will be located behind high parapet walls and screened from view at the building entrances. No exposed equipment is expected to be seen from the street.

Landscape Design:

The intent of the new landscape development is to implement sustainable landscape techniques and incorporate Bay-Friendly landscape principles whenever practical. Principles would include use of organic compost for

soil enrichment and fertility, recycled products, such as, wood bark mulch to moderate surface soil temperature, retain needed soil moisture, and inhibit weed growth.

Select plant varieties that not only are performing well within the specific environs of the business park. The plants selected would be limited to a very low, low or moderate rating by the WUCOLS rating system and be a combination of appropriate California native, Mediterranean, and/or adaptive plant species.

The site soil shall be tested for fertility and suitability by a licensed soil testing laboratory. The recommendations put forth in the soil test report shall be incorporated into the final landscape implementation documents. The new irrigation system shall be a fully automatic system and controlled by either a weather or moisture sensor. The system shall employ either drip emitters, in-line drip, bubblers, low flow spray or a combination thereof.



NEW INDUSTRIAL BUILDING FOR THE CONCO COMPANIES 5129 COMMERCIAL CIRCLE, CONCORD, CA



PROJECT DATA

PROJECT ADDRESS: 5129 COMMERCIAL CIRCLE, CONCORD, CA
 PARCEL NUMBERS: APN: 159-040-077-4
 ZONING: INDUSTRIAL/BUSINESS PARK
 SITE AREA: 217,884 SF (5 AC)
 BUILDING AREA: 50,154 S.F.
 NUMBER OF STORIES: 1
 F. A. T.: 0.28
 SITE PARKING: 72 STANDARD
 28 COMPACT (24% OF TOTAL SPACES)
 11 CPRE - CLEAN AIR / VAN CAR POOL / ELECTRICAL VEHICLE PARKING
 5 ACCESSIBLE
 116 TOTAL PARKING
 TYPE OF BUILDING CONSTRUCTION: TYPE III-B, SPRINKLERED (ESFR)
 FUTURE BUILDING OCCUPANCY: B (OFFICE), S1/S2 (WAREHOUSE & DISTRIBUTION)

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL	DATE
COVER SHEET	1-5-16
ARCHITECTURAL SITE PLAN	1-5-16
FLOOR PLAN	1-5-16
ROOF PLAN	1-5-16
BUILDING ELEVATIONS	1-5-16
CIVIL	
C1 GRADING, DRAINAGE & UTILITY PLAN	1-5-16
C2 GRADING, DRAINAGE & UTILITY PLAN, SITE SECTION	1-5-16
LANDSCAPE ARCHITECTURAL	
L1 CONCEPTUAL LANDSCAPE PLAN	1-5-16
L2 LANDSCAPE LEGENDS & DETAILS	1-5-16

PROJECT TEAM

OWNER/BUILDER
 CONCO COMPANIES
 5141 COMMERCIAL CIRCLE
 CONCORD, CA 94520
 925.895.6799

ARCHITECT
 CHOI+ROBLES ARCHITECTURE
 2251 HARBOR BAY PKWY
 ALAMEDA, CA 94502
 510.523.9123

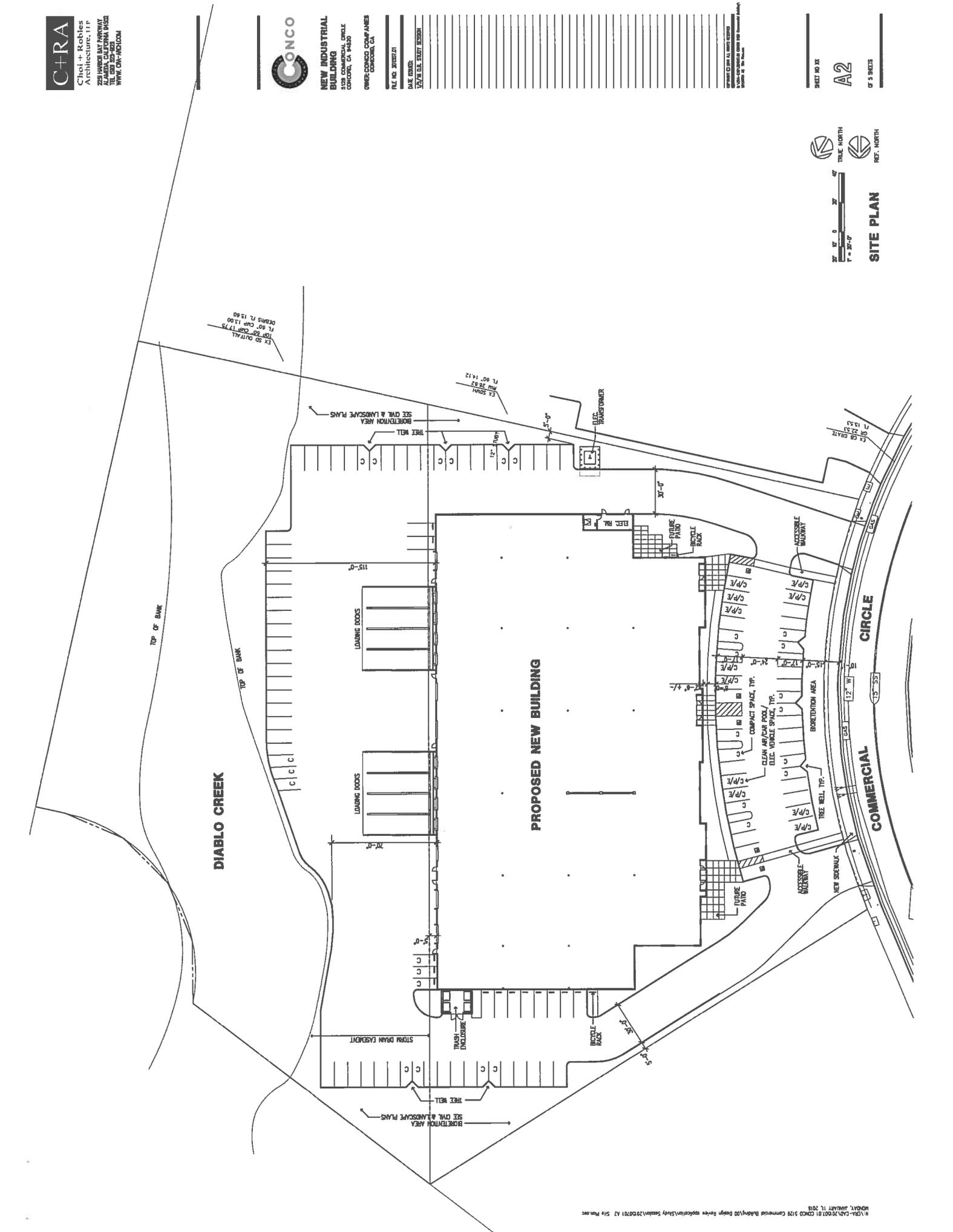
CIVIL ENGINEER
 ISAMSON & ASSOCIATES
 2295 YONACIO VALLEY ROAD
 WALNUT CREEK, CA 94598
 925.937.9333

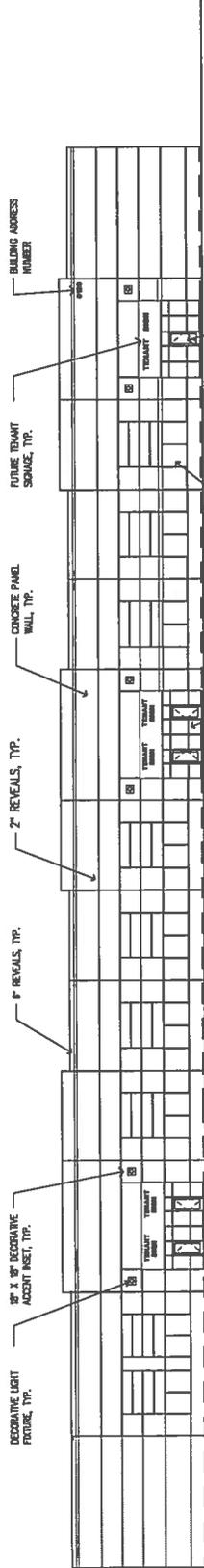
LANDSCAPE ARCHITECT
 RANDY DEVALLE LANDSCAPE ARCHITECT
 P.O. BOX 2841
 CASTRO VALLEY, CA 94546
 510.523.9123

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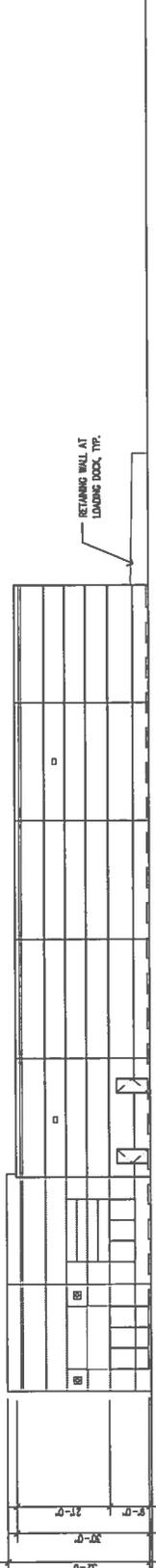


SITE PLAN

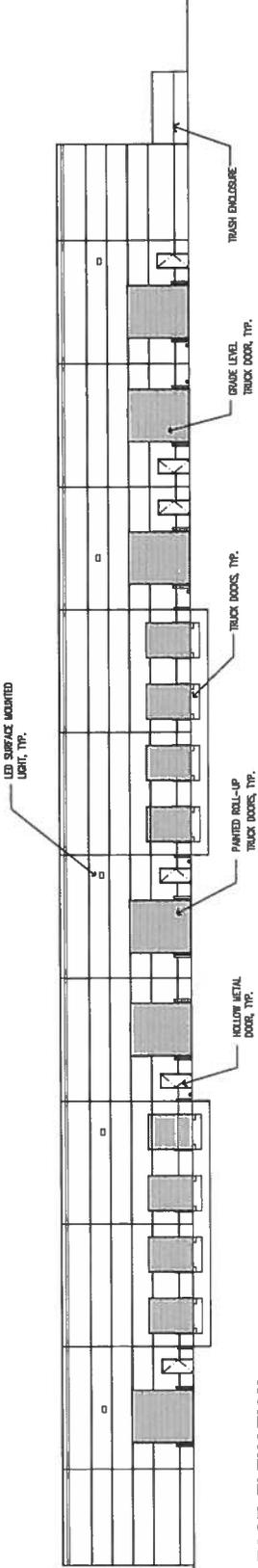




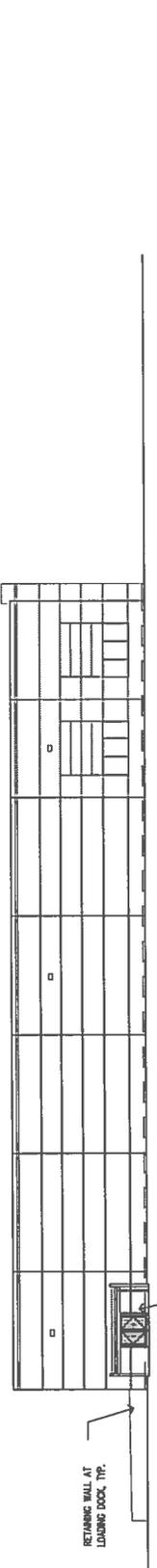
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

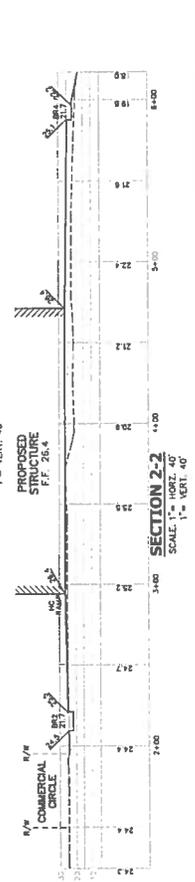
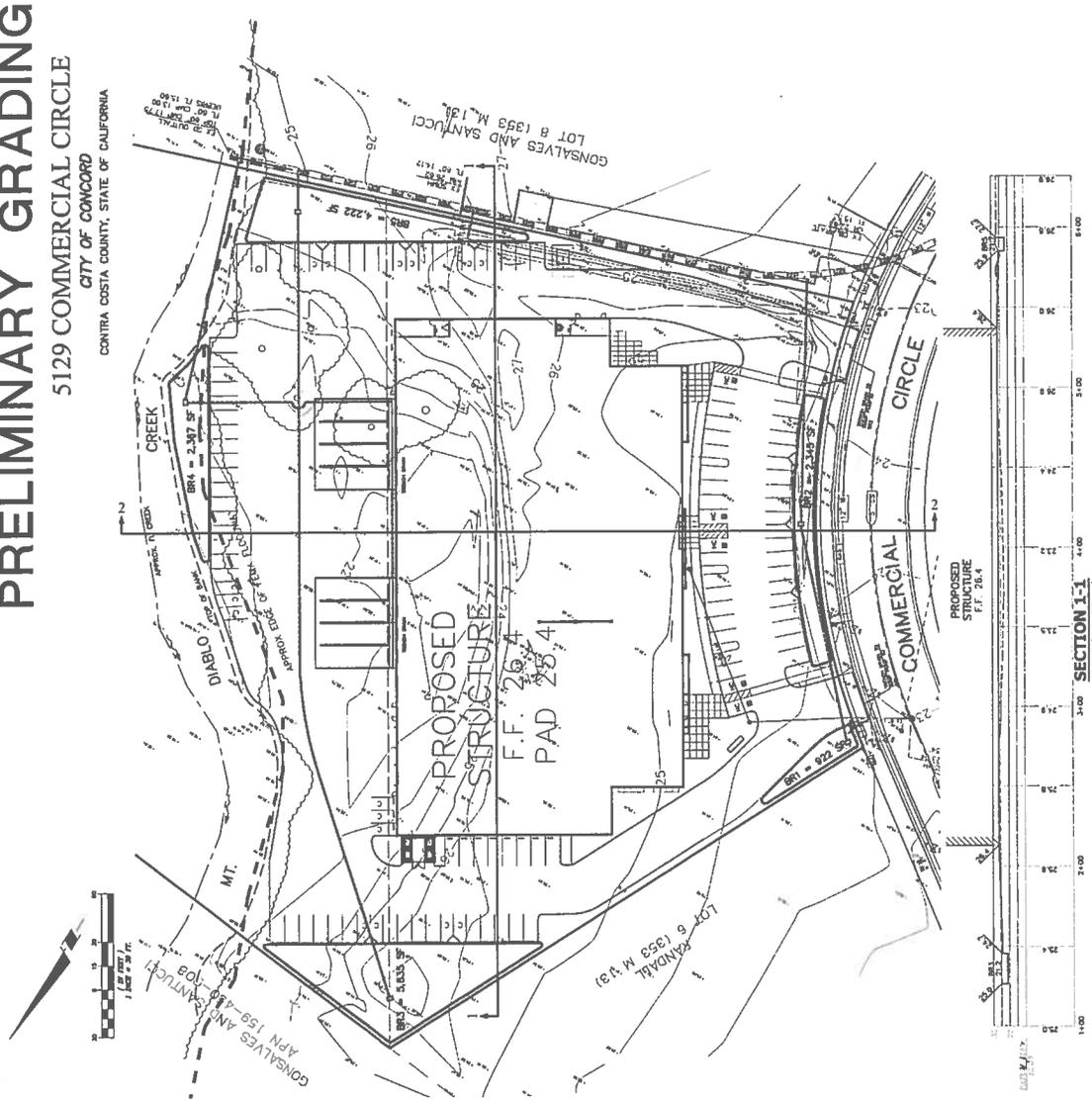


BUILDING ELEVATIONS

PRELIMINARY GRADING PLAN

5129 COMMERCIAL CIRCLE
CITY OF CONCORD

CONTRA COSTA COUNTY, STATE OF CALIFORNIA



GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN AND SPECIFICATIONS, AND SUBJECT TO INSPECTION BY THE CITY OF CONCORD DEPARTMENT OF TRANSPORTATION.
2. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. ANY EXTENSION FROM THE APPROVED PLANS SHALL BE IN WRITING AND SHALL BE APPROVED BY THE CITY ENGINEER AND APPROVAL OF THE CITY OF CONCORD ENGINEERING DIVISION.
3. THE PERMITS/CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTING UTILITIES AND TO PROTECT THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CONCORD AND THE PUBLIC UTILITIES COMPANY (PUC) PRIOR TO ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CONCORD AND THE PUC PRIOR TO ANY WORK.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CONCORD AND THE PUC PRIOR TO ANY WORK.

TRAFFIC CONTROL NOTES:

1. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY THE CITY OF CONCORD DEPARTMENT OF TRANSPORTATION.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN WRITING AND SHALL BE APPROVED BY THE CITY OF CONCORD DEPARTMENT OF TRANSPORTATION.
3. THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF WORK.
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10. THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF WORK.

SITE AREA:

1. NET AREA = 5.0 ACRES GROSS

2. NET AREA = 2.88 ACRES

3. SITE ELEVATION = 25.0 FEET

4. PERMITS:

5. PERMITS:

6. PERMITS:

7. PERMITS:

8. PERMITS:

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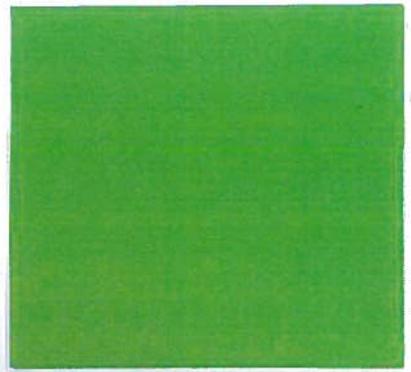
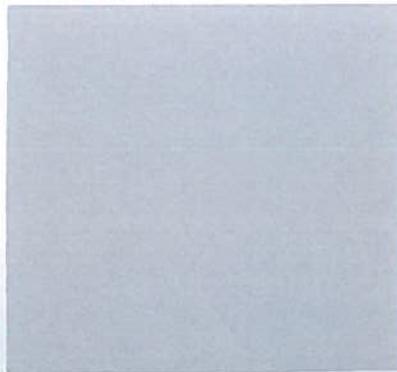
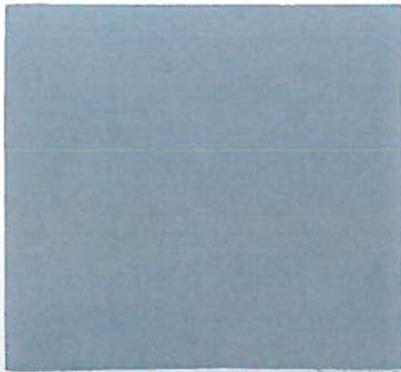
5129 COMMERCIAL CIRCLE
CONTRA COSTA COUNTY
CALIFORNIA

GRADING & DRAINAGE PLAN

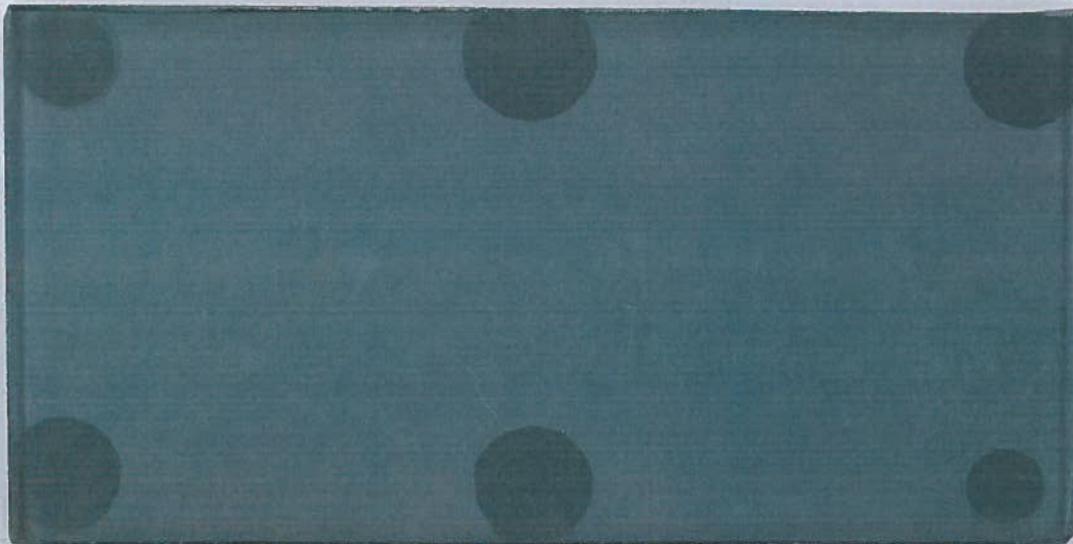
Isatson & Assoc. Inc.
engineers and architects
2255 Yosemite Valley Road, Suite E, Concord, CA 94528
Phone (925) 837-4332
FAX (925) 837-4333

DATE: 01-03-18
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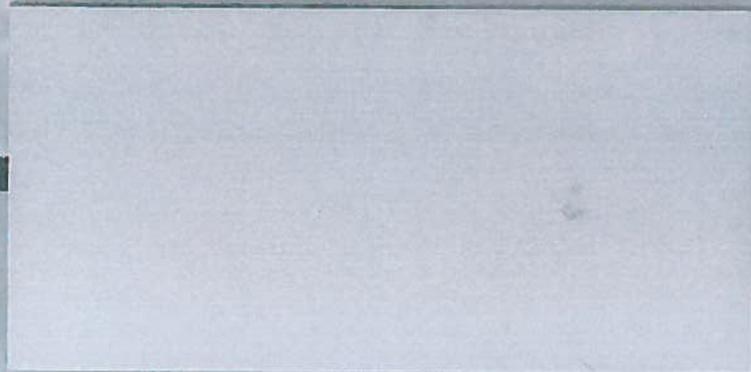
5129 COMMERCIAL CIRCLE
CONTRA COSTA COUNTY
CALIFORNIA



BUILDING PAINT COLORS



STOREFRONT GLASS



STOREFRONT ALUMINUM FRAME

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JAN 12 2016
PLANNING

**NEW INDUSTRIAL BUILDING
FOR THE CONCO COMPANIES**
5129 COMMERCIAL CIRCLE,
CONCORD, CA

C+RA
Choi + Robles
Architecture LLP