REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, August 14, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D

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

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 7/24/14 Meeting Minutes

HEARINGS

PRELIMINARY REVIEW

1. **Garaventa Hillside Development Plan (PL140258 – DR) –** Preliminary Design Review to construct a single-family residence at 4090 Browning Drive. The General Plan designation is Low Density Residential; Zoning classification is RS-12 (Single Family Residential minimum 12,000 square foot lot size); APN 130-410-021. **Project Planner: Jason Hade @ (925) 671-3281.**

STUDY SESSION

1. **3041 Cowell Road Minor Subdivision (PL140038 – DR) –** Design Review for a three-lot Minor Subdivision on a 0.44-acre site at 3041 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); APN 105-186-005. **Project Planner: Frank Abejo @ (925) 671-3128.**

2. **Starbucks (PL140257 – DR) –** Design Review for an approximately 2,000 square foot Starbucks with drive-through on a 0.29-acre site located at 4290 Clayton Road. The General Plan land use designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-004. **Project Planner: Frank Abejo @ (925) 671-3128.**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

August 28, 2014
September 11, 2014

Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: August 14, 2014

SUBJECT: **GARAVENTA MINOR HILLSIDE DEVELOPMENT PLAN USE PERMIT AND PRELIMINARY DESIGN REVIEW (PL140258-HM, DR)**

Recommendation: Provide comments for incorporation into plans to be submitted for Final Design Review.

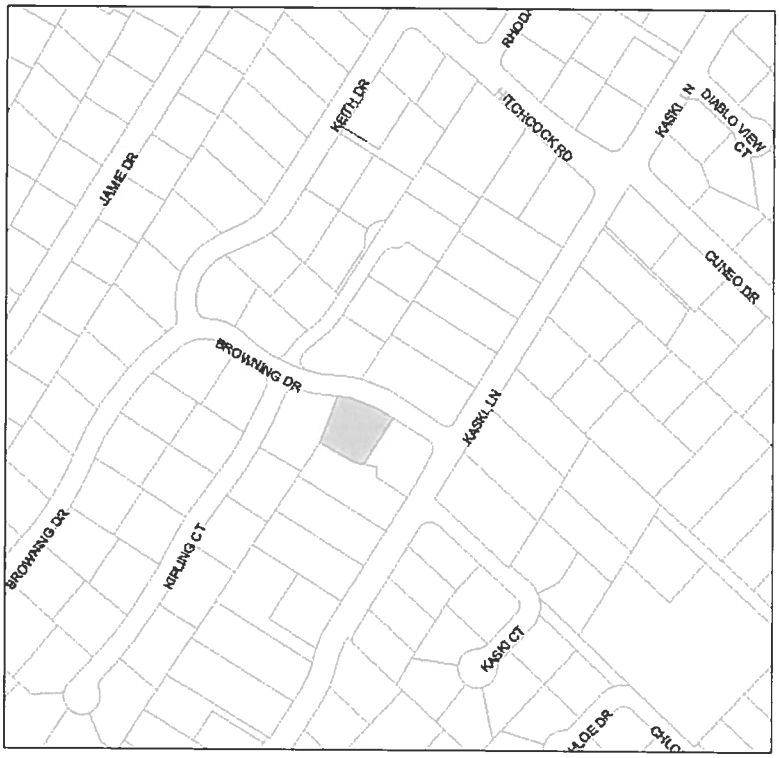
I. Introduction

A. Application Request:

Application for a Minor Hillside Development Plan Use Permit and Design Review for one home on a 0.28-acre site.

B. Location

4090 Browning Drive; APN 130-410-021



C. Applicant/Owner
Robert Garaventa
5578 Merritt Court
Concord, CA 94521
(925) 270-7700

II. General Information

A. General Plan Designation: Low Density Residential

B. Zoning Classification: RS-12 (Single Family Residential; minimum 12,000 sq. ft. lot size)

C. Site Description: The project site consists of a 12,000 square foot lot with native grasses, small shrubs, and several unprotected small trees. This site slopes uphill fairly consistently at one foot for every approximately 10 feet of distance. The average slope is 17.5 percent. However, the average slope is skewed by the steeper slopes within the southwestern portion of the site.

D. Surrounding Land Use

The project site is located on Browning Drive within a fully developed single-family subdivision.

	Land Use	General Plan	Zoning
North	Single-Family Residential	Low Density Residential	R-12
South	Single-Family Residential	Low Density Residential	R-12
East	Single-Family Residential	Low Density Residential	R-12
West	Single-Family Residential	Low Density Residential	R-12

III. Background

On July 7, 2014, Robert Garaventa submitted a Minor Hillside Development Plan Use Permit and Design Review for the construction of a single-family home at the subject site. The application was reviewed by the Development Advisory Committee (DAC) on August 5, 2014 and deemed incomplete. A neighborhood meeting is scheduled for August 11, 2014; staff will apprise the Board of any design-related comments provided at the meeting.

IV. Discussion

The Hillside Protection design criteria within the City's Development Code require that development be designed to fit the terrain rather than altering the terrain to fit the development. Development patterns which require excessive cuts or fill are to be avoided. Split-level foundations, low retaining walls, and terraces are encouraged.

A. Grading and Site Planning

Staff finds the proposed site plan and grading are consistent with the Hillside Protection design criteria. The home is positioned to avoid the steepest areas of the lot located within the southwestern area of the site and is designed to follow the natural contours without extensive grading. Moreover, the average slope of 17.5 percent is slightly over 15 percent at which point the City's Hillside Protection design criteria applies. Proposed grading includes 503 cubic yards of cut and 188 cubic yards of fill. The proposed driveway is approximately 37 feet deep with a downhill slope of 7.04 percent from the garage to Browning Drive.

B. Building Architecture

The proposed residence is two-stories high measuring approximately 27.5 feet tall at the front elevation and approximately 26 feet tall at the rear elevation. It has a sloped conrete tile roof, stone veneer, and horizontal siding similar to what can be found on existing homes throughout the neighborhood. Proposed colors and materials are illustrated in Exhibit C, Proposed Elevations and Photo Simulations. As proposed, the home is 3,984 square feet, has four bedrooms and a three car garage. A 328 square foot covered porch is proposed for the front elevation.

Staff recommends the following to be incorporatated into the plans submitted for Final Design Review:

- Provide detailed building sections showing depth of overhangs, reveals, projections, window treatments, vents, and any other architectural features.
- Continue the horizontal siding and stone veneer to the right of the front door on the front elevation and around the west corner to promote design continuity.
- Wrap horizontal siding around entry columns.

C. Landscaping/Walls and Fences/Lighting

Landscaping

The landscape plan shows landscaping within the front yard area only. The palette includes three 24-inch box size Queen Palms, one five-gallon Red Crape Myrtle, one five-gallon Violet

Crape Myrtle, a wide variety of shrub types, and two species of groundcover. All of the existing trees are proposed to be removed. No protected trees would be removed as there are none located at the subject site. Staff's comments on the landscape plan are as follows:

- All trees to be a minimum 24-inch box.

Walls and Fences

Proposed fencing is consistent with the Hillside Protection development standards as it is located within the interior portion of the site and does not affect hillside views on or off the site.

The proposed retaining walls would not exceed a height of three-feet and would be stepped and screened with landscaping consistent with the Hillside Protection retaining wall design criteria.

V. Summary

Staff recommends that the Board review the preliminary plans, consider staff's recommendations below, identify any additional issues, and provide the applicant and staff with recommendations for incorporation into revised plans to be submitted for Final Design Review.

Staff's Recommendations

Architecture

- Provide detailed building sections showing depth of overhangs, reveals, projections, window treatments, vents, and any other architectural features.
- Continue the horizontal siding and stone veneer to the right of the front door on the front elevation to promote design continuity.
- Wrap horizontal siding around entry columns.

Landscaping

- All trees to be a minimum 24-inch box.

Prepared by: Jason R. Hade

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

Exhibits:

A- Statement of Design Intent
B- Project plans, date-stamped received July 7, 2014
C- Proposed elevations and photo simulations date-stamped received August 4, 2014

EXHIBIT A

dJA ARCHITECTS

dE JESUS AND ALATORRE ARCHITECTS

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Commercial Worship Planning Residential

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JUL 07 2014

PLANNING

July 1, 2014

City of Concord Planning Division
1950 Parkside Drive, M/S 53
Concord, CA 94519

RE: New Single Family Residence, 4090 Browning Drive

Design Review Board,

The proposed development located at 4090 Browning Drive consists of a new, split level, single family residence with a three car garage and site improvements. The existing site is a sloping vacant lot covered in native grasses and small shrubs.

The existing views from the lower parcels is of the existing 6' high fences that surround the parcel. The views from the upper parcel at ground level are of the existing 6' fence, and from the upper deck the view is down on the empty parcel and into the yards of the several properties below. From the street the view is of an empty lot that slopes up from left to right.

After the proposed development is completed the lower parcels will see still see the fence and the upper portion of the second level over the garage. The upper parcel will see the rear yard of the new house from the upper deck but shouldn't see anything except for the fence from the ground level. From the street the view will be of a split level home that moves up the sloped lot from left to right with landscaping that blends from the street up to new fences.

Sincerely,

Timothy E. Alatorre, Architect
de Jesus and Alatorre Architects, Inc.

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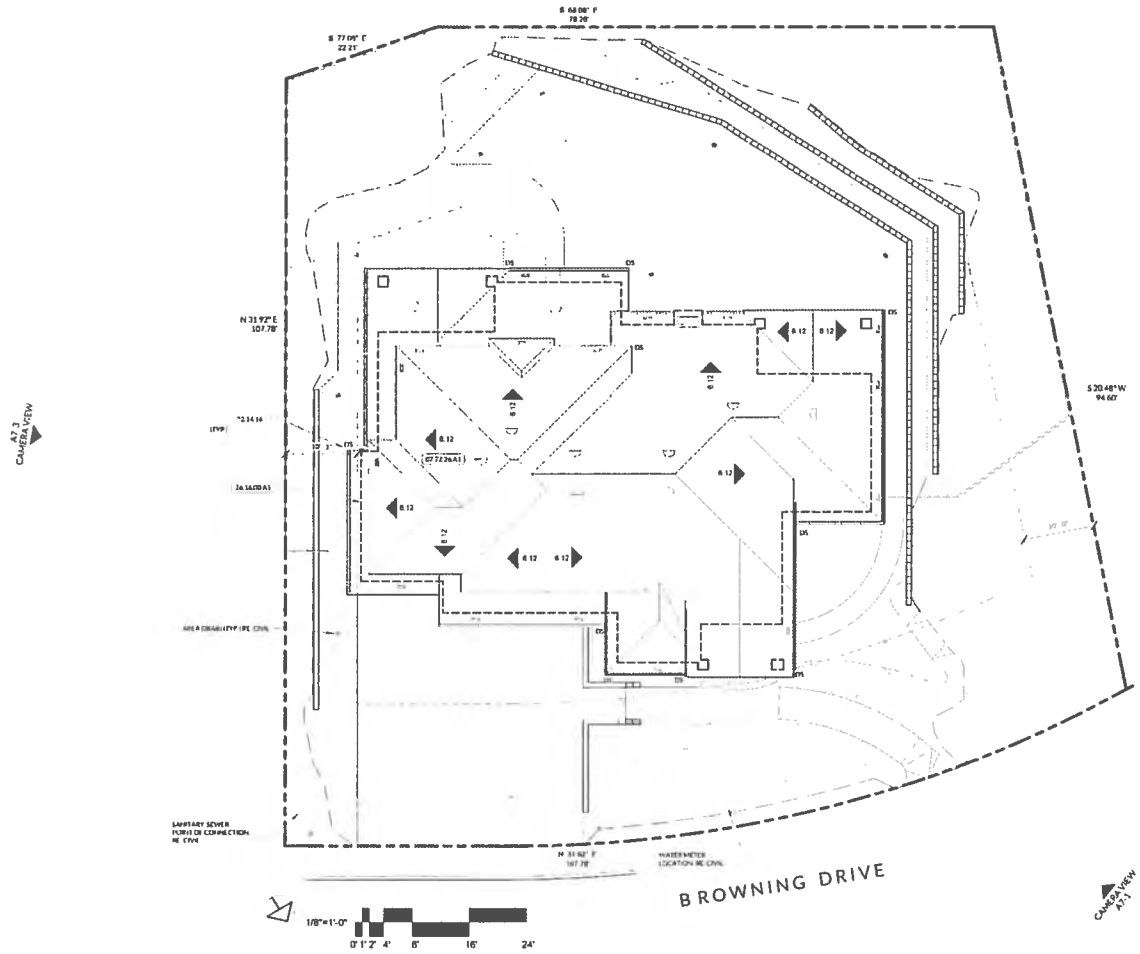
JUL 07 2014

PLANNING

GARAVENTA

NEW SINGLE FAMILY RESIDENCE
4090 BROWNING DRIVE
CONCORD, CA 94518



INDEX OF DRAWINGS

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A2	LEVEL 1 PARTITION PLAN
A3	LEVEL 2 PARTITION PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	CONCEPTUAL RENDERINGS
C1	GRADING NOTES
C2	GRADING, DRAINAGE & UTILITY PLAN
C3	SITE SECTIONS
C4	SLOPE DENSITY MAP
C5	EROSION CONTROL PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE GROWTH AND DETAILS

PROJECT INFORMATION

PROJECT SUMMARY:

NEW SINGLE FAMILY RESIDENCE WITH THREE CAR GARAGE AND SITE IMPROVEMENTS

SITE DATA:

SITE AREA:	12,000
ZONING	RS-12
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLER	YES
NUMBER OF STORIES:	TWO (2)
BLDG. HEIGHT:	30'-0"

BUILDING AREA

PROPOSED BUILDING AREA

1ST FLOOR	1,940 SF
2ND FLOOR	984 SF
	2,924 SF
COVERED PORCH	328 SF
GARAGE	732 SF
	1,060 SF
Grand total	3,984 SF
LOT COVERAGE RATIO	3,000 SF / 12,016 SF = 0.25

PROJECT DIRECTORY

OWNER:
ROBERT GARAVENTA
[illegible]
CONCORD CA 94521
PHONE (925) 270 7700
EMAIL [illegible]

ARCHITECT:
DE JESUS AND ALATORRE ARCHITECTS
4415 COWELL ROAD, SUITE 230
CONCORD, CA 94518
PHONE (888) 352 2721 x102
CONTACT [illegible]
EMAIL [illegible]

CONTRACTOR:
[illegible]
P.O. BOX 1294
OAKLEY CA 94561
CONTACT [illegible]
EMAIL [illegible]

CIVIL ENGINEER:
APPLE CIVIL ENGINEERING AND SURVEYING
817 ARNOLD DR. STE. 10
MARTINEZ, CA 94553
PHONE (925) 676 8699
CONTACT Robert Lagorio
EMAIL [illegible]

SITE AND ROOF PLAN NOTES

07.72.26.A1	STAGGER SELF FLASHING, TAPER BELOW VENT. MINIMUM 72 SQ. INCHES FREE VENTILATION AREA. PER 26 GA CORRUGATED CALV STEEL PRE PAINTED
22.14.16	Rainwater Leaders
26.16.00.A1	ELECTRICAL P.O.E., PRIMARY BREAKER PANEL AND METER. REFER TO ELECTRICAL PLAN
33.51.33.A1	GAS METER

VICINITY MAP

GARAVENTA
SINGLE FAMILY
RESIDENCE

4090 BROWNING DRIVE
CONCORD, CA 94518
APN: 130-410-021

dJA

DE JESUS AND ALATORRE ARCHITECTS
Commercial | Planning | Residential

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888.352.2721
info@dja-arc.com
www.dja-arc.com

Proj. No: 2014.120
Drawn By: Author
Reviewed By: Creator

Issue, Revision Schedule:

No.	Date	Description

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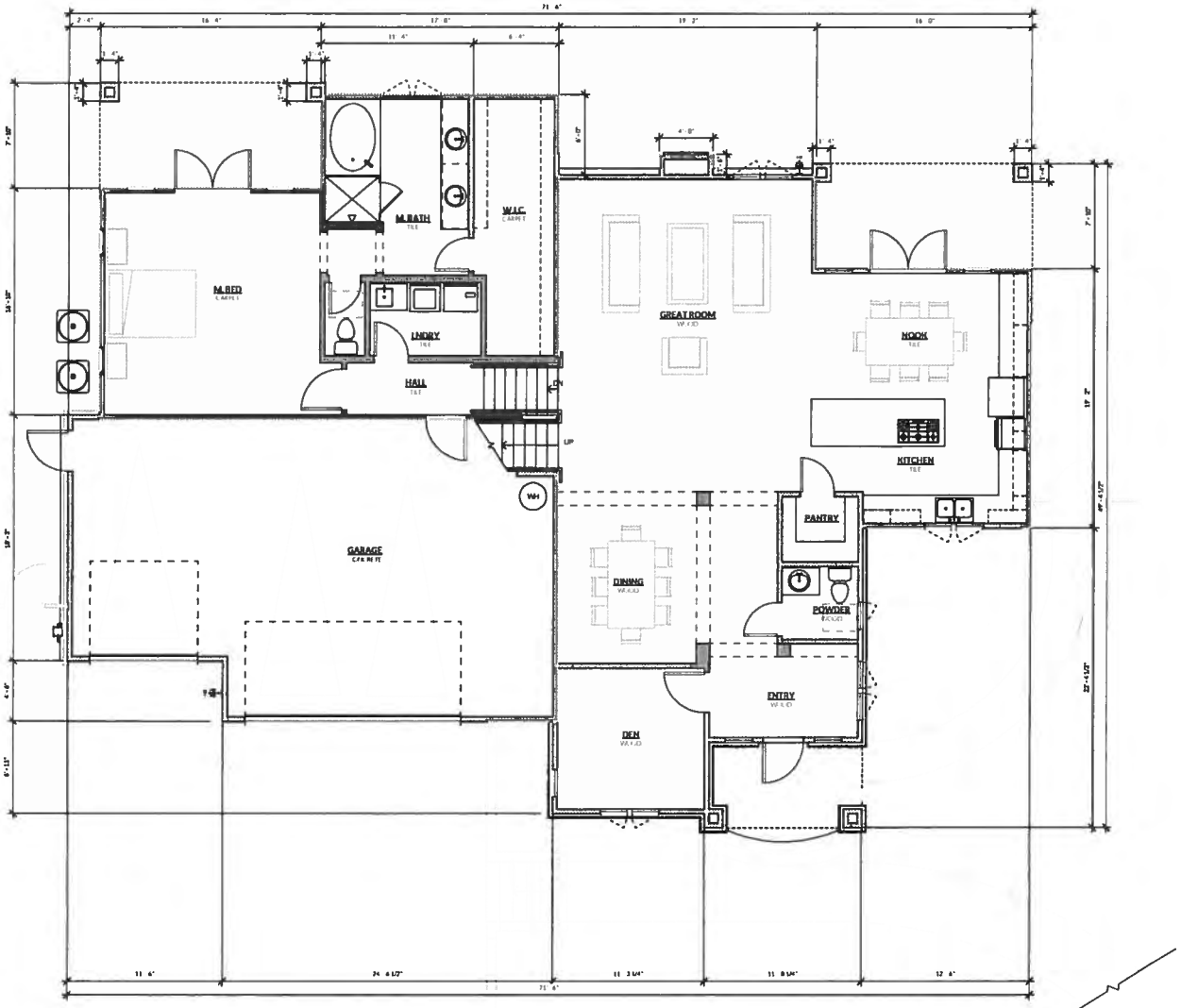
SITE PLAN

EXHIBIT B

A1



1 LEVEL 1 PARTITION PLAN

GARAVENTA
SINGLE FAMILY
RESIDENCE

4090 BROWNING DRIVE
CONCORD, CA 94518
APN: 130-410-021

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Reviewed By: Checker

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LEVEL 1 PARTITION PLAN

A2

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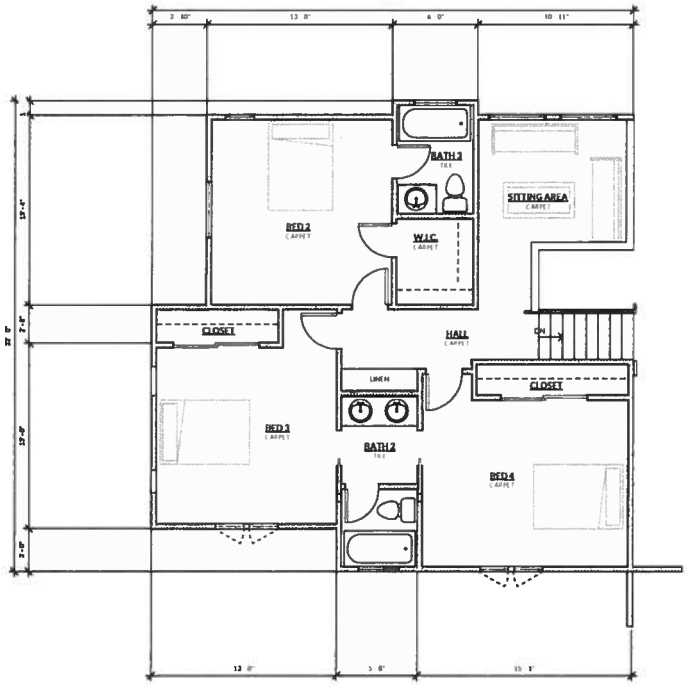

1 LEVEL 2 PARTITION PLAN

GARAVENTA
SINGLE FAMILY
RESIDENCE

4090 BROWNING DRIVE
CONCORD, CA 94518
APN: 130-410-021

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LEVEL 2 PARTITION PLAN

A3

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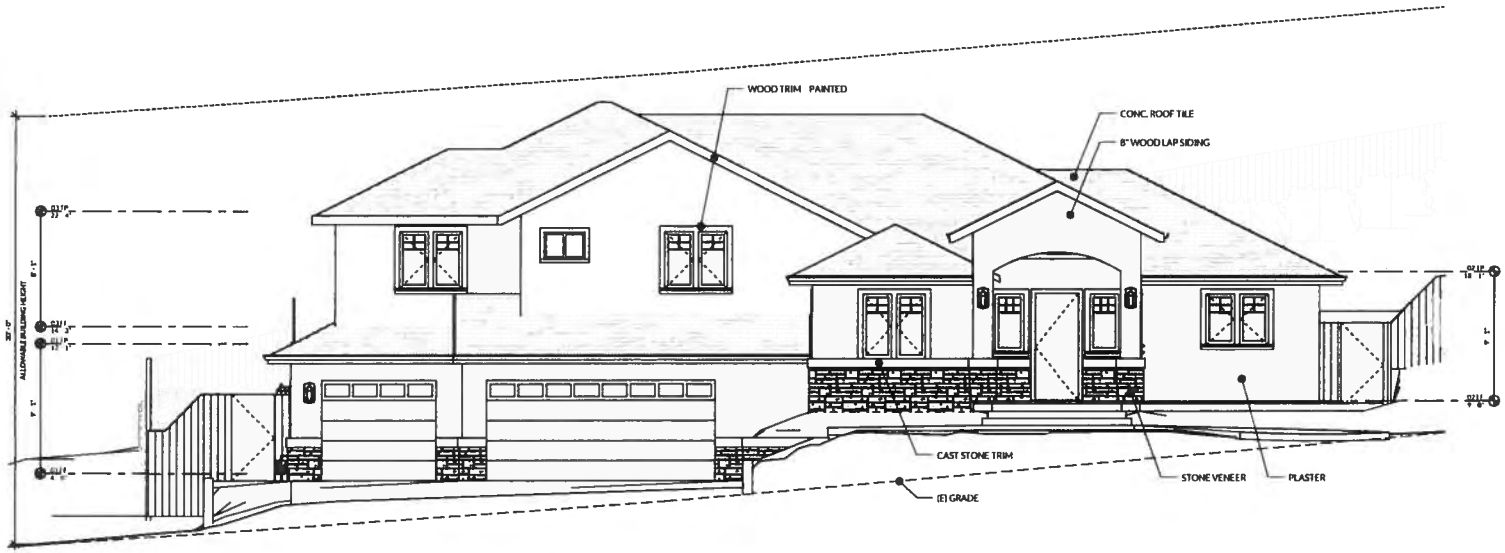
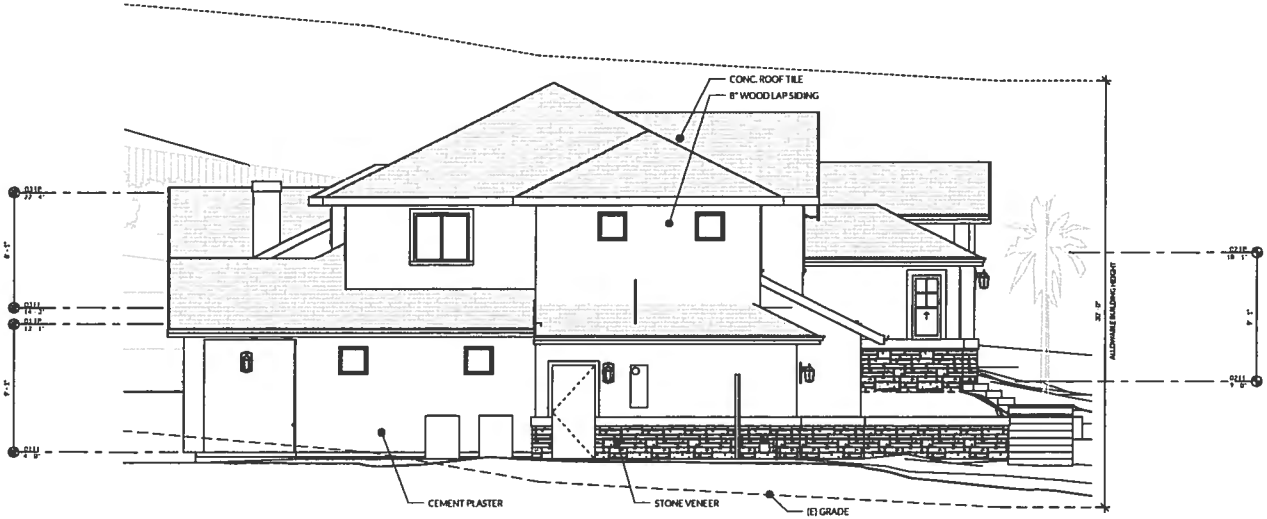


1 NORTH ELEVATION
SCALE: 1/4" = 1' 0"



2 WEST ELEVATION
SCALE: 1/4" = 1' 0"

GARAVENTA
SINGLE FAMILY
RESIDENCE

4090 BROWNING DRIVE
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APN: 130-410-021

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ELEVATIONS

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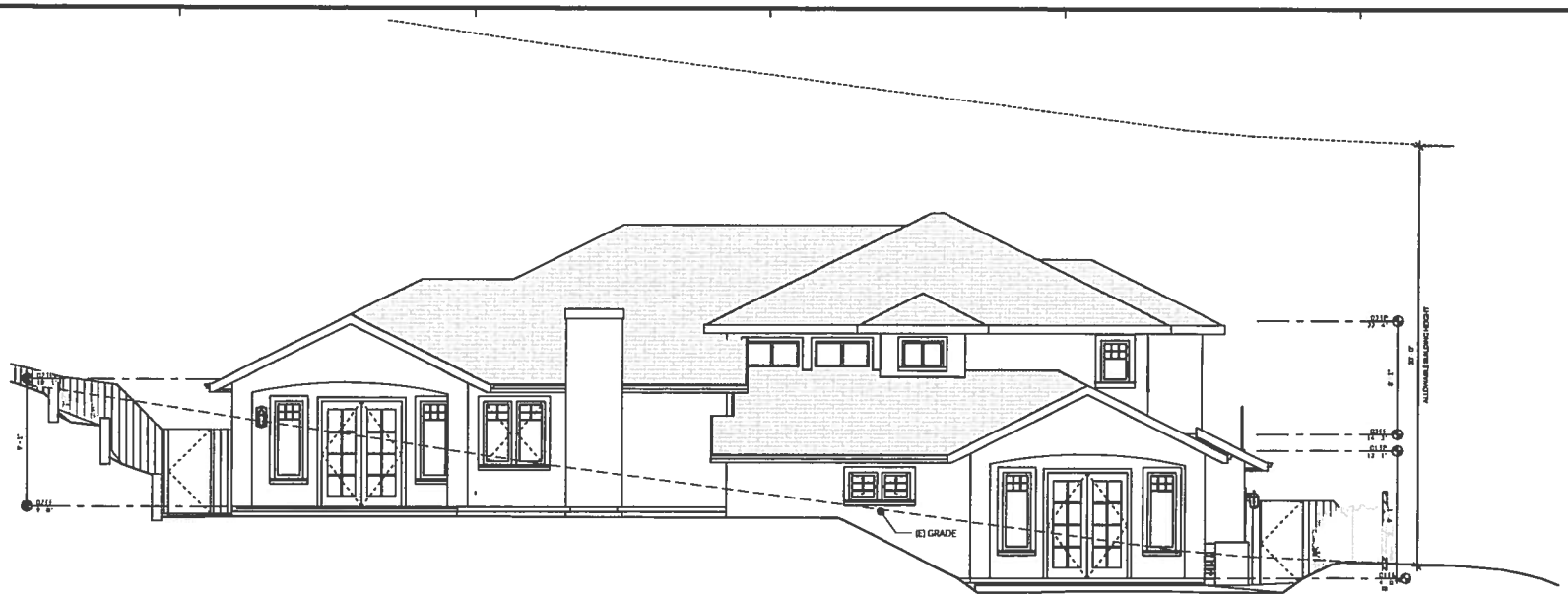
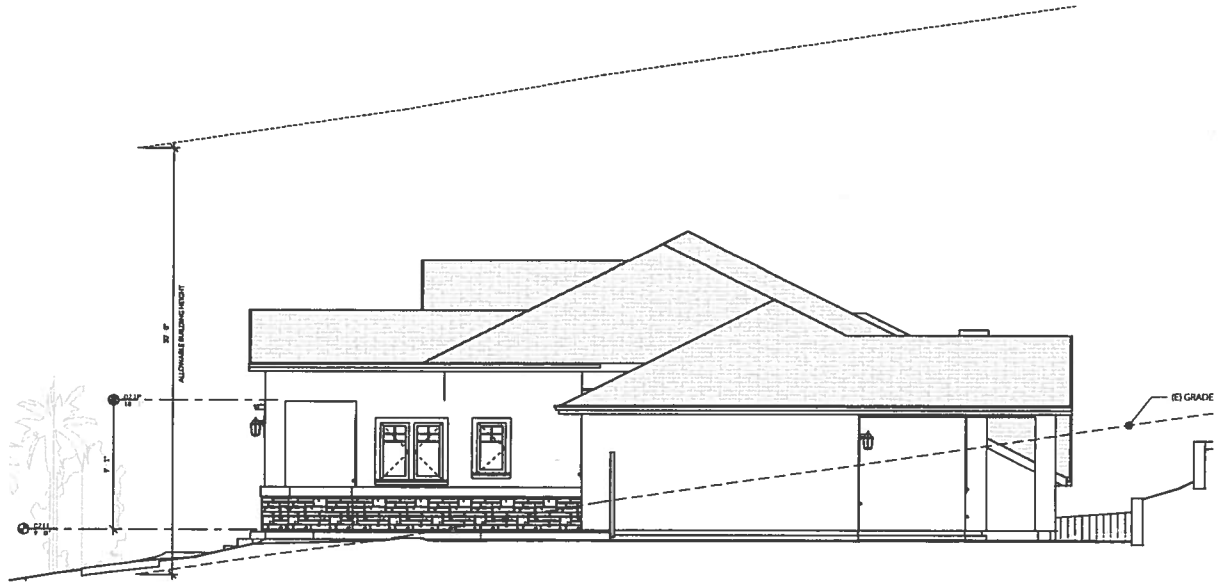


1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



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

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ELEVATIONS

A5

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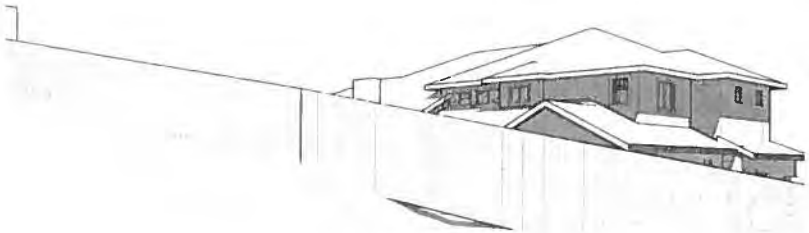
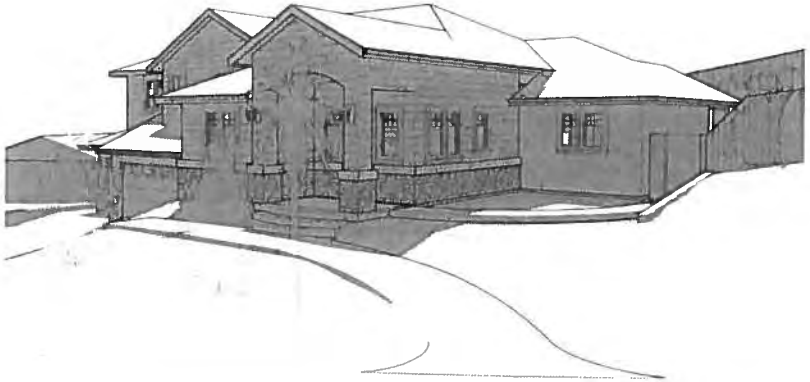
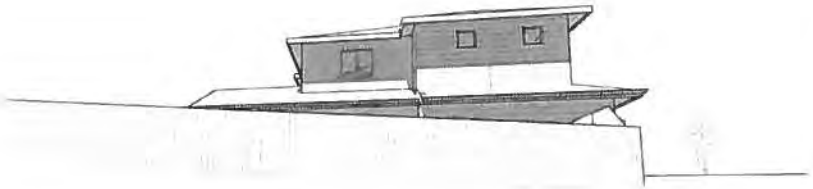


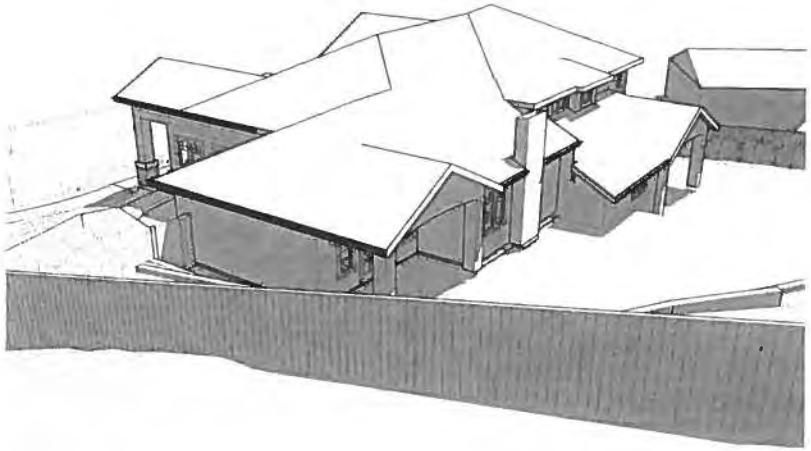
3 VIEW FROM REAR NEIGHBOR
SCALE:



1 VIEW FROM STREET
SCALE:



4 VIEW FROM LEFT NEIGHBOR
SCALE:



2 VIEW FROM NEIGHBOR DECK
SCALE:

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CONCEPTUAL
RENDERINGS

A6

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GRADING, DRAINAGE & UTILITY PLAN

4090 BROWNING DRIVE

CITY OF CONCORD
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

DIAL TOLL FREE
1 800 227 2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

BENCHMARK

CCCO BENCHMARK #320 CHISELED "T" IN CURB AT INTERSECTION OF COWELL ROAD AND ST. FRANCIS DR. ELEVATION=126.24 (NGVD 29)

BASIS OF BEARINGS

BEARINGS ARE BASED ON MONUMENT LINE OF BROWNING DRIVE AS SHOWN ON THE PARCEL MAP OF MSC 7-92 (169 PM 32) TAKEN AS SOUTH 58°05'03" EAST

GENERAL NOTES

1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL TO BE DONE IN ACCORDANCE WITH THE CITY OF CONCORD HILLSIDE GRADING ORDINANCE; ALSO UNDER THE DIRECT OBSERVATION OF THE SOIL ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOIL ENGINEER SHALL SUBMIT TO THE CITY INSPECTION DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO ITS SATISFACTION.
2. CONTRACTOR TO NOTIFY CITY OF CONCORD 48-HOURS PRIOR TO START OF WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
3. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
4. ANY DEVIATION FROM APPROVED PLAN REQUIRES APPROVAL OF THE CITY ENGINEER PRIOR TO ANY CHANGES OCCURRING AT THE PERMITTED SITE.
5. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES, AND ALL OTHER STORM WATER POLLUTION PREVENTION REGULATIONS DURING DRY SEASONS.
7. EROSION AND SEDIMENT CONTROL PLANS ARE REQUIRED DURING ALL SEASONS. COMPLIANCE TO STATE, COUNTY, AND LOCAL GOVERNMENT STORM WATER POLLUTION PREVENTION REGULATIONS IS AT ALL TIME (YEAR ROUND). PROTECTION OF ALL BARE SOILS IS REQUIRED OCTOBER 1ST THROUGH MAY 1ST, AND IN THE EVENT OF AN EXTENDED RAINY SEASON.
9. GRADING WORK HOURS ARE 7:30 AM TO 5:30 PM, MONDAY THRU FRIDAY, EXCEPT AS OTHERWISE PROVIDED BY CONDITIONS OF APPROVAL FOR THE PROJECT. NO GRADING WORK WILL BE PERFORMED ON OBSERVED NATIONAL HOLIDAYS.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE (2% MIN).
11. ALL ROOF DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS AND SURFACE DRAIN TO LANDSCAPE AREAS.
12. ALL STORM DRAIN PIPE SHALL BE 3" SDR-35 PVC, OR APPROVED EQUAL, UNLESS LABELED OTHERWISE.
13. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AND INFORMATION ON PROPOSED HOUSE.
14. SEE LANDSCAPE PLANS FOR PATHWAYS AND DRIVEWAY SURFACE MATERIAL.

SHEET INDEX

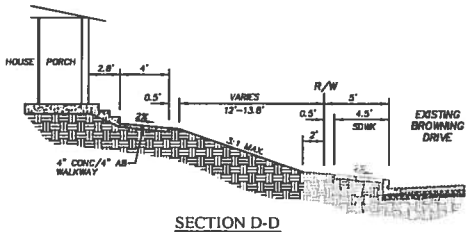
SHEET No.	DESCRIPTION
C1	TITLE SHEET, NOTES & DETAILS
C2	GRADING, DRAINAGE & UTILITY PLAN
C3	TRUE CROSS-SECTIONS
C4	SLOPE DENSITY MAP
C5	EROSION CONTROL PLAN

GRADING QUANTITIES

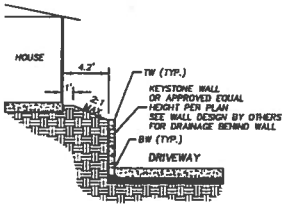
CUT	503 CU. YDS
FILL	188 CU. YDS.

EXPORT: 315 CU. YDS.

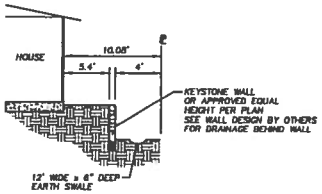
TOTAL DISTURBED AREA: 8,886 SF
NEW IMPERVIOUS SURFACES: 4,529 SF



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



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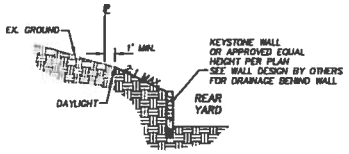
NOT TO SCALE



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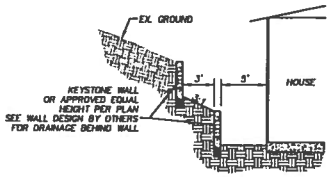
NOT TO SCALE



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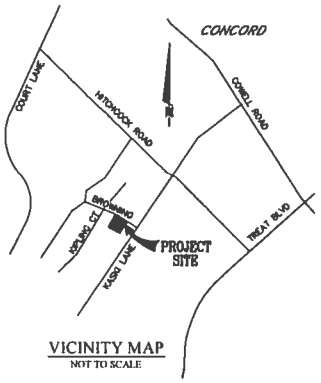
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

- LOT BOUNDARY
- ACCESS EASEMENT
- SCENIC EASEMENT
- EX. EDGE PAVEMENT
- NEW HOUSE
- NEW CONCRETE OR EQUAL
- EX. PAVEMENT
- STORM DRAIN LINE
- KEYSTONE RETAINING WALL
- 5.1E FINISHED GRADE SLOPE
- 12" WIDE x 6" DEEP GRASSY SWALE
- DIRECTION OF DRAINAGE FLOW

ABBREVIATIONS

AB – AGGREGATE BASE
AD – AREA DRAIN
BW – BOTTOM OF WALL
COC – CITY OF CONCORD
CONC – CONCRETE
DET – DETAIL
EX – EXISTING
FF – FINISH FLOOR
FG – FINISH GRADE
GL – GARAGE LIP ELEVATION
HP – HIGH POINT
LF – LINEAR FEET
P – PAD
℄ – PROPERTY LINE
PVC – POLYVINYL CHLORIDE
R/W – RIGHT OF WAY
SD – STORM DRAIN
SDWK – SIDEWALK
SF – SQUARE FEET
STD – STANDARD
TC – TOP OF CURB
TW – TOP OF WALL
TYP – TYPICAL

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APEX

NO.	REVISIONS	BY	APP	DATE

GRADING, DRAINAGE & UTILITY PLAN
TITLE SHEET, NOTES & DETAILS
4090 BROWNING DRIVE
CONCORD, CA

SHEET
C1

DATE
07-01-2014

PROJECT # 14049

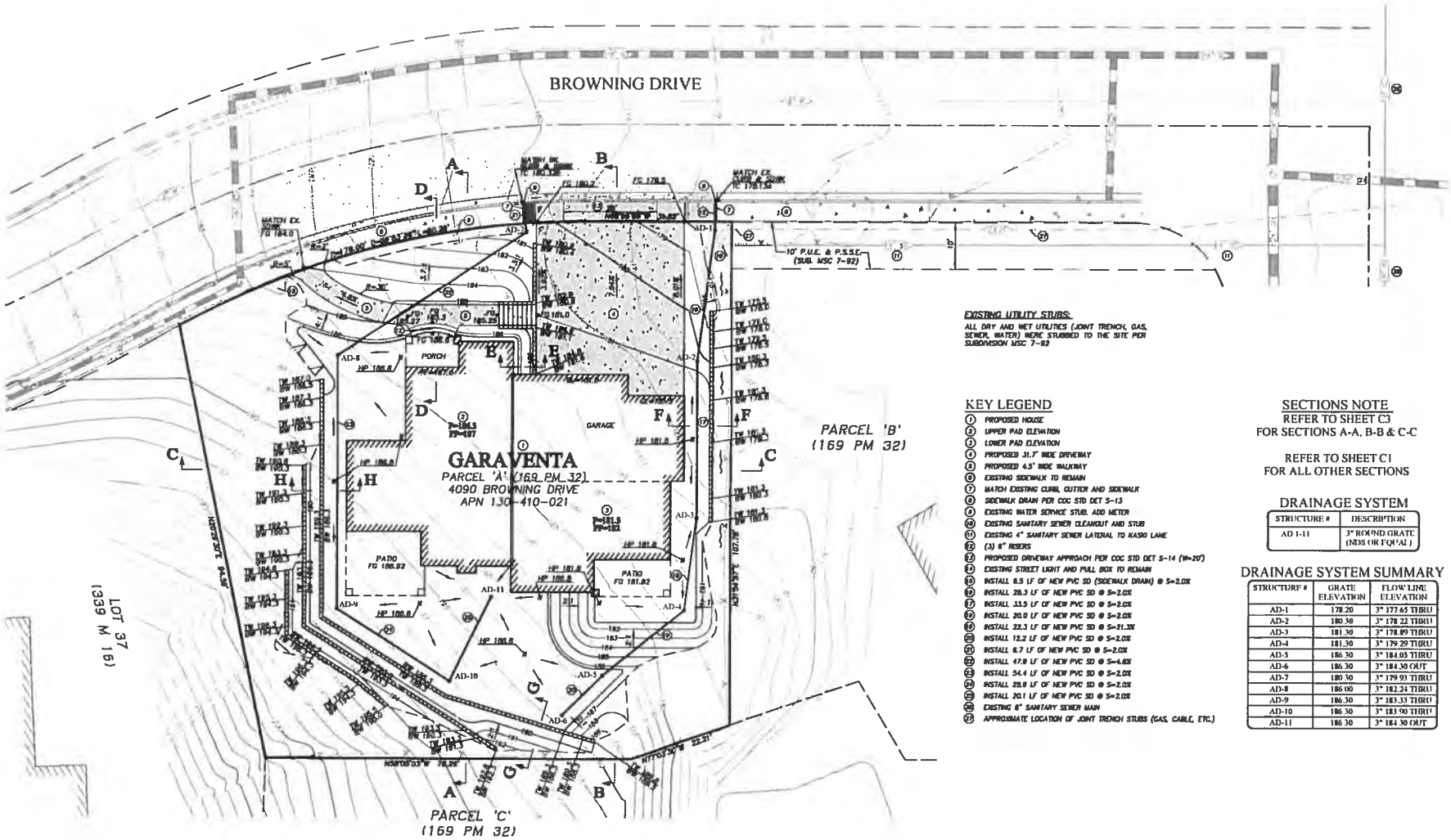
GRADING, DRAINAGE & UTILITY PLAN

4090 BROWNING DRIVE

CITY OF CONCORD
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON INFO PROVIDED BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, VERIFY THE LOCATION OF ANY EXISTING UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 feet



EXISTING UTILITY STUBS:
ALL DRY AND WET UTILITIES (JOINT TRENCH, GAS, SEWER, WATER) WERE STUBBED TO THE SITE PER SUBDIVISION MSC 7-92

KEY LEGEND

1. PROPOSED HOUSE
2. UPPER PAD ELEVATION
3. LOWER PAD ELEVATION
4. PROPOSED 31.7' WIDE DRIVEWAY
5. PROPOSED 4.5' WIDE WALKWAY
6. EXISTING SIDEWALK TO REMAIN
7. MATCH EXISTING CURB, GUTTER AND SIDEWALK
8. SIDEWALK DRAIN PER CCC STD DET S-13
9. EXISTING WATER SERVICE STUB. ADD METER
10. EXISTING SANITARY SEWER CLEANOUT AND STUB
11. EXISTING 4" SANITARY SEWER LATERAL TO KASKI LANE
12. (3) 8" RISERS
13. PROPOSED DRIVEWAY APPROACH PER CCC STD DET S-14 (W=20')
14. EXISTING STREET LIGHT AND PULL BOX TO REMAIN
15. INSTALL 8.5 LF OF NEW PVC SD (SIDEWALK DRAIN) @ S=2.0%
16. INSTALL 28.3 LF OF NEW PVC SD @ S=2.0%
17. INSTALL 33.5 LF OF NEW PVC SD @ S=2.0%
18. INSTALL 20.0 LF OF NEW PVC SD @ S=2.0%
19. INSTALL 22.3 LF OF NEW PVC SD @ S=21.3%
20. INSTALL 12.2 LF OF NEW PVC SD @ S=2.0%
21. INSTALL 6.7 LF OF NEW PVC SD @ S=2.0%
22. INSTALL 47.9 LF OF NEW PVC SD @ S=4.8%
23. INSTALL 54.4 LF OF NEW PVC SD @ S=2.0%
24. INSTALL 28.8 LF OF NEW PVC SD @ S=2.0%
25. INSTALL 20.1 LF OF NEW PVC SD @ S=2.0%
26. EXISTING 8" SANITARY SEWER MAIN
27. APPROXIMATE LOCATION OF JOINT TRENCH STUBS (GAS, CABLE, ETC.)

SECTIONS NOTE

REFER TO SHEET C3
FOR SECTIONS A-A, B-B & C-C

REFER TO SHEET C1
FOR ALL OTHER SECTIONS

DRAINAGE SYSTEM

STRUCTURE #	DESCRIPTION
AD 1-11	3" ROUND GRATE (NDS OR EQUAL)

DRAINAGE SYSTEM SUMMARY

STRUCTURE #	GRATE ELEVATION	FLOW LINE ELEVATION
AD-1	178.20	3" 177.65 THRU
AD-2	180.30	3" 178.22 THRU
AD-3	181.30	3" 178.89 THRU
AD-4	181.30	3" 179.29 THRU
AD-5	186.30	3" 184.05 THRU
AD-6	186.30	3" 184.30 OUT
AD-7	180.30	3" 179.93 THRU
AD-8	186.00	3" 182.24 THRU
AD-9	186.30	3" 183.33 THRU
AD-10	186.30	3" 183.90 THRU
AD-11	186.30	3" 184.30 OUT

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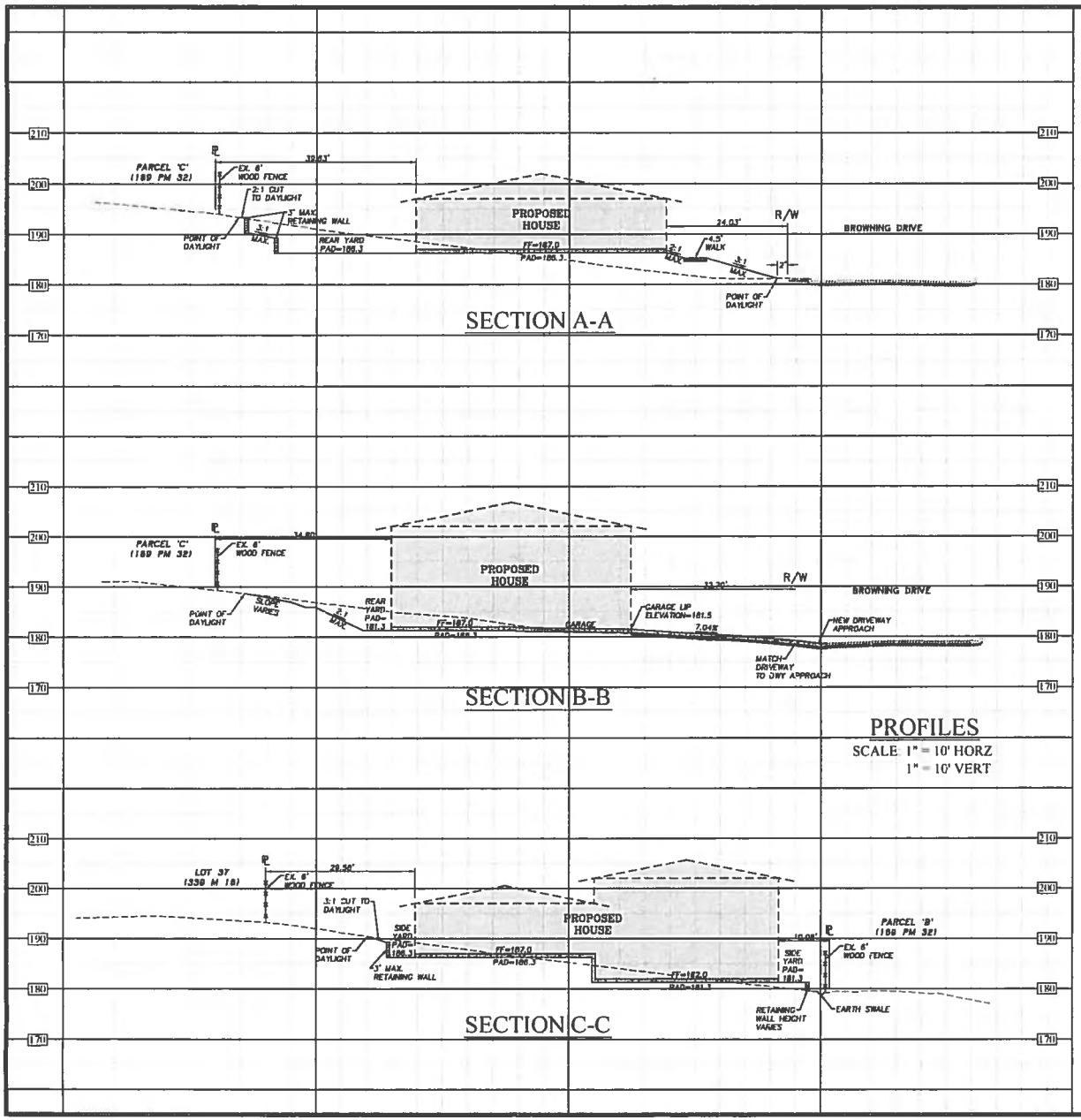
NO.	REVISIONS	BY	APP	DATE

GRADING, DRAINAGE & UTILITY PLAN
4090 BROWNING DRIVE
CONCORD, CA

SHEET
C2

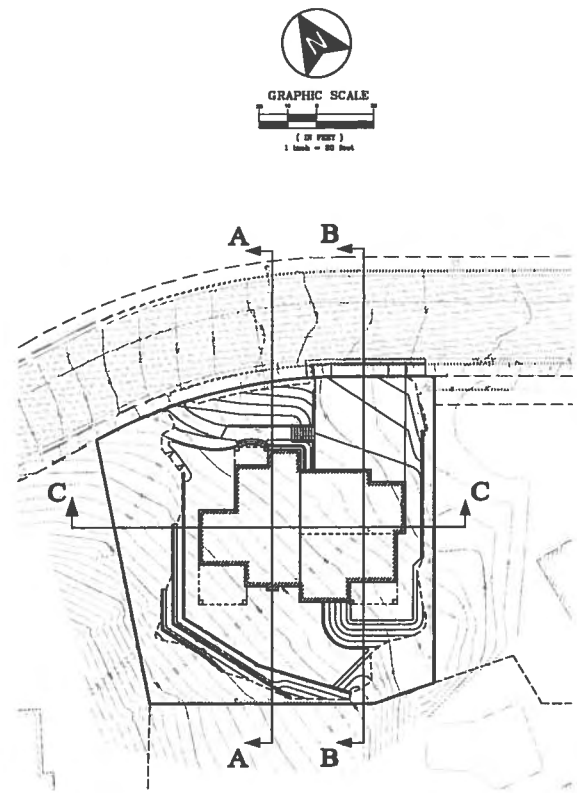
DATE
07-01-2014

PROJECT # 1440



PROFILES

SCALE 1" = 10' HORZ
1" = 10' VERT



KEY MAP

SCALE 1" = 20'

APEX
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NO.	REVISIONS	BY	APP	DATE

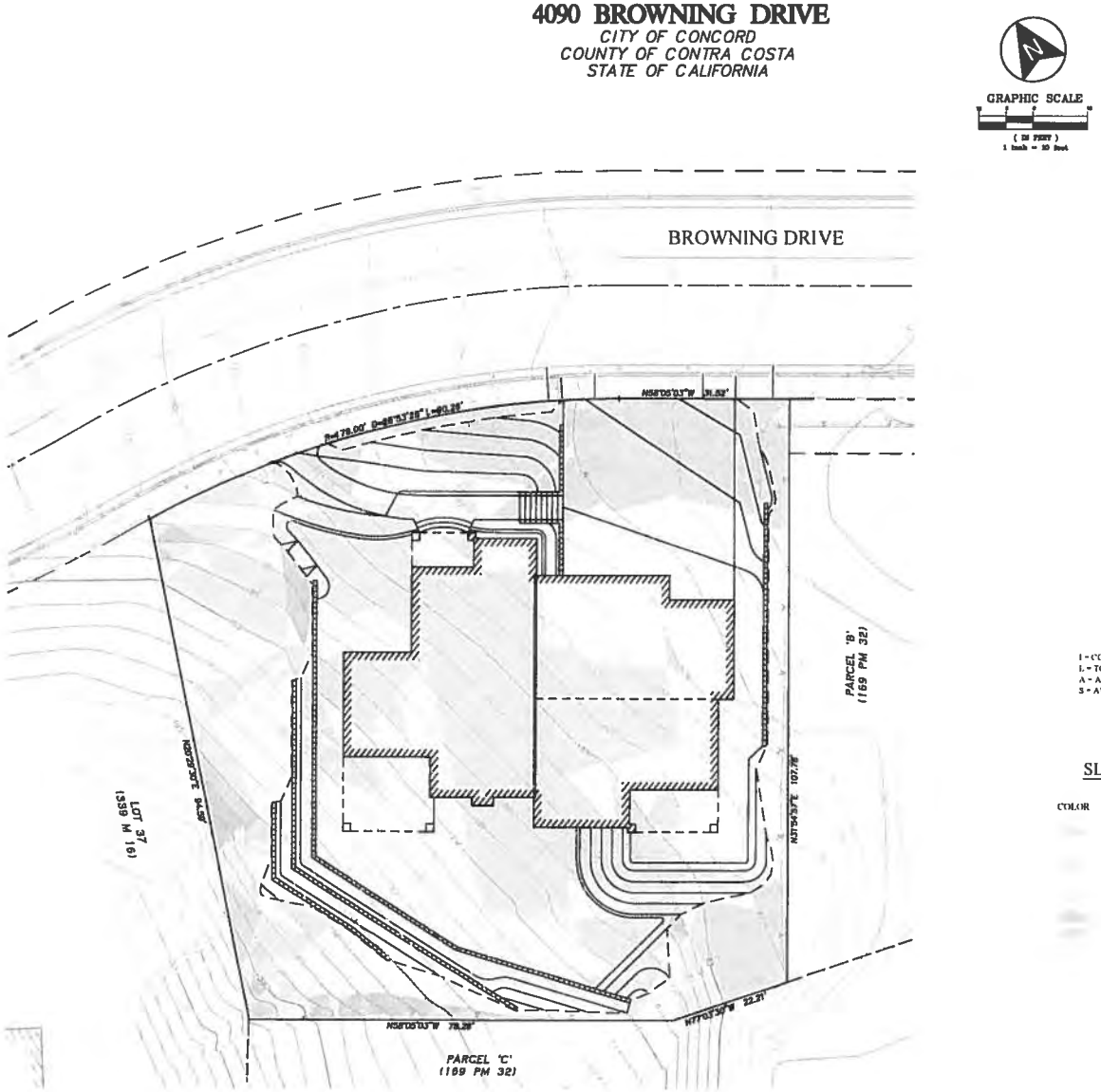
TRUE CROSS-SECTIONS
4090 BROWNING DRIVE
CONCORD, CA

SHEET
C3

DATE
07-01-2014

PROJECT # 14049

SLOPE DENISTY MAP
4090 BROWNING DRIVE
CITY OF CONCORD
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



AVERAGE SLOPE CALCULATION

CONTOUR ELEV	CONTOUR LENGTH
178	35 LF
179	56 LF
180	77 LF
181	89 LF
182	101 LF
183	112 LF
184	137 LF
185	139 LF
186	142 LF
187	143 LF
188	138 LF
189	131 LF
190	121 LF
191	110 LF
192	99 LF
193	89 LF
194	79 LF
195	70 LF
196	62 LF
197	53 LF
198	45 LF
199	36 LF
200	24 LF
201	13 LF

$$S = \frac{100 I L}{A}$$

I = CONTOUR INTERVAL (IN FEET) = 1
L = TOTAL LENGTH OF ALL CONTOUR LINES ON THE PARCEL (IN FEET) = 2,101
A = AREA OF SUBJECT PARCEL (IN SQ FEET) = 12,000
S = AVERAGE SLOPE IN PERCENT = 100(1)(2,101)/12,000 = 17.5%

SLOPE DENSITY CALCULATIONS

COLOR	SLOPE % RANGE BEGIN	SLOPE % RANGE END	LOT % COVERAGE	AREA OF COVERAGE
	0.00	10.00	13.7	1639.43
	10.00	14.99	20.2	2419.26
	15.00	19.99	30.3	3635.43
	20.00	24.99	28.6	3433.78
	25.00	29.99	2.7	318.85
	30.00	34.99	1.9	231.87
	35.00	39.99	1.1	131.40
	40.00	99.99	1.5	184.34

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NO.	REVISIONS	BY	APP	DATE

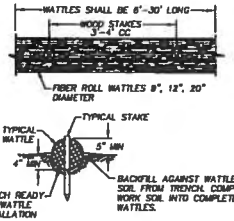
SLOPE DENSITY MAP
4090 BROWNING DRIVE
CONCORD, CA

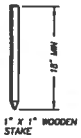
SHEET
C4

DATE
07-01-2014

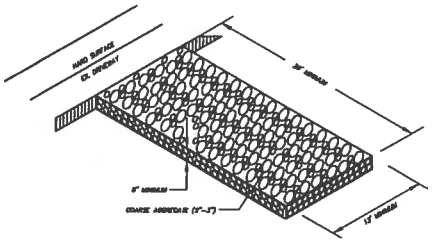
PROJECT # 11019

EROSION CONTROL PLAN
4090 BROWNING DRIVE
CITY OF CONCORD
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

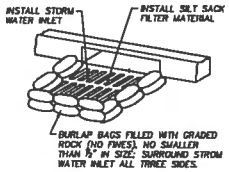




FIBER ROLL WATTLE
NOT TO SCALE



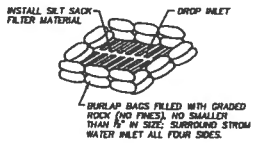
STABILIZED GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



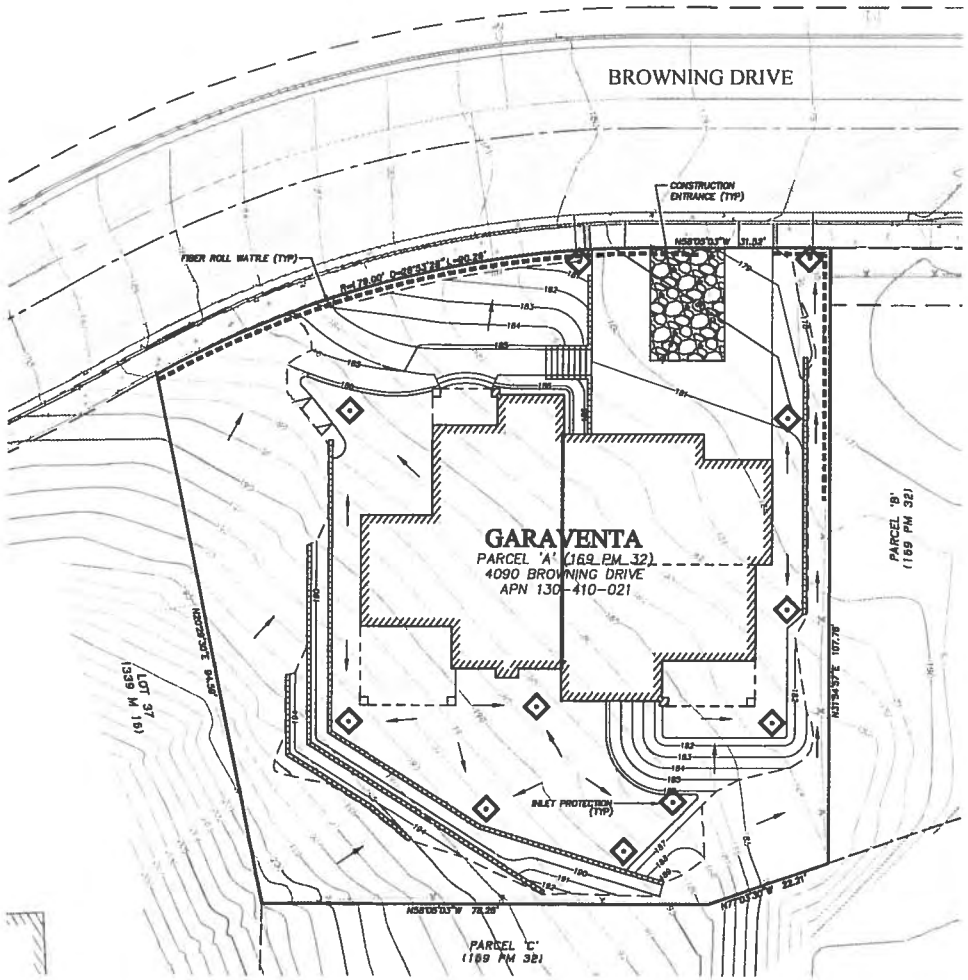
CURB INLET PROTECTION
NOT TO SCALE

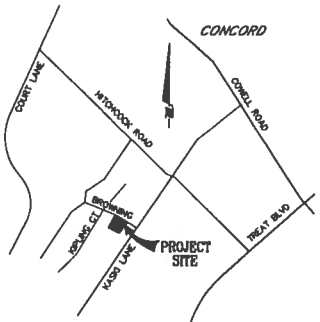
INLET PROTECTION NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4"
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS OR BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.
5. SILT SACKS SHALL BE INSPECTED DAILY. EMPTIED & CLEANED AS REQUIRED.



DROP INLET PROTECTION
NOT TO SCALE





VICINITY MAP
NOT TO SCALE

LEGEND

- BOUNDARY
- ADJ PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW HOUSE
- EX. PAVEMENT
- FIBER ROLL WATTLES
- INLET PROTECTION
- CONSTRUCTION GRAVEL ENTRANCE
- DIRECTION OF DRAINAGE FLOW

EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
2. ALL NEW SLOPES AND/OR GRADING SHALL BE HYDROMULCHED.
3. ADJACENT PROPERTIES WHICH ARE OR WOULD BE IMPACTED BY STORM WATER GENERATED BY THE GRADING OF THE PROJECT SHALL BE PROTECTED FROM STORM WATER, MUD, SILT, ETC. ON A DAILY BASIS.
4. ALL SIDEWALK AND PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.

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EROSION CONTROL PLAN
4090 BROWNING DRIVE
CONCORD, CA

SHEET
C5

DATE
07-01-2014

PROJECT # 14099

PRELIMINARY LANDSCAPE PLAN

4090 BROWNING DRIVE

CITY OF CONCORD
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

WATER USE CALCULATIONS

FRONT YARD LANDSCAPE AREA 2,391 SF

MAXIMUM APPLIED WATER ALLOWANCE

MAWA=(ETo)(0.62)(.45)(LA)
MAWA=(45.4"/YR)(0.62)(.45)(2,391)(0.623)=61,488 GAL/YR

ESTIMATED TOTAL WATER USE

ETWU=(ETo)(PF)(LA)(CF)
(0.623)

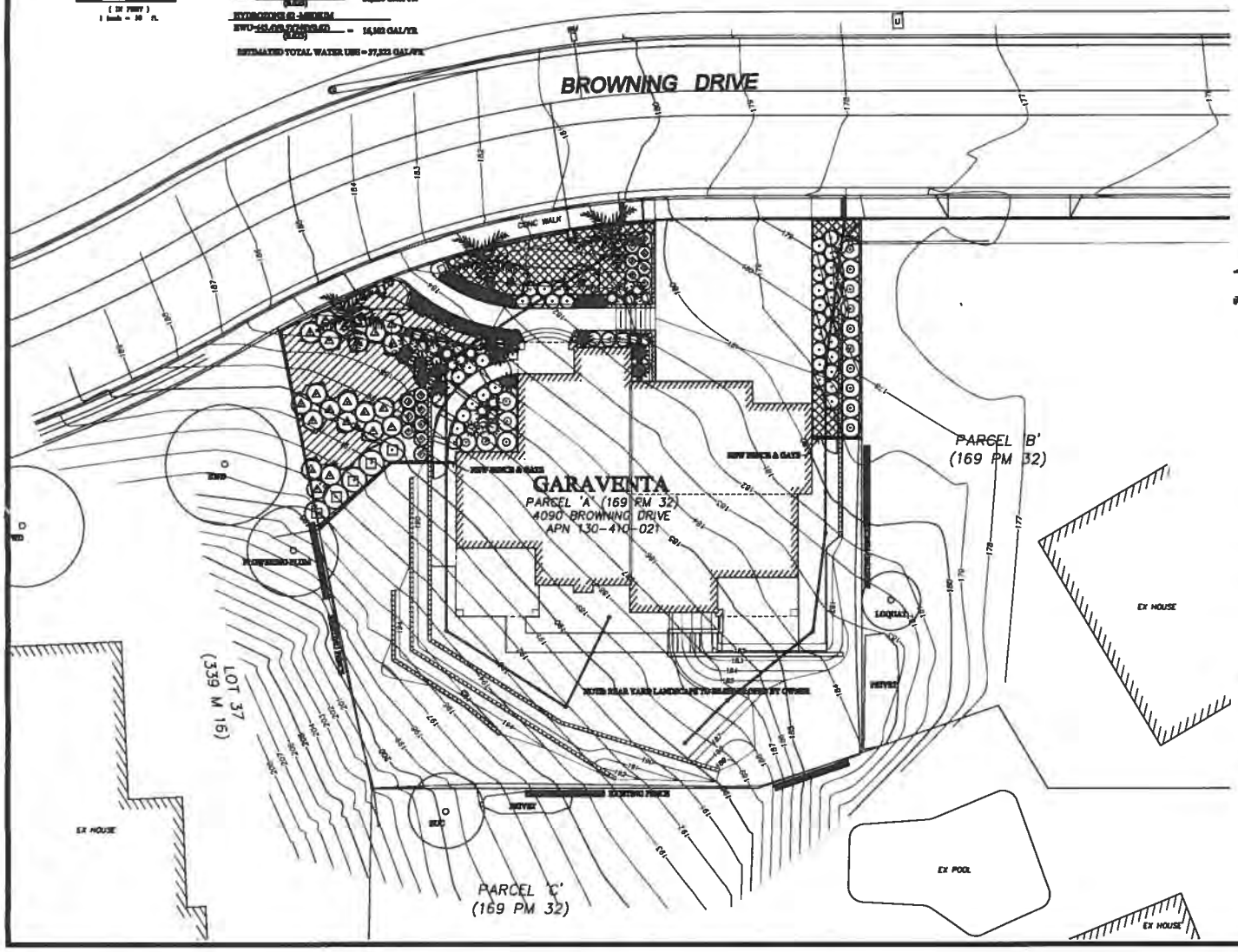
HYDROZONE #1 - LOW

ETWU=(45.4)(0.3)(1.45)(2,391)(0.623) = 21,220 GAL/YR
(0.623)

HYDROZONE #2 - MEDIUM

ETWU=(45.4)(0.7)(2.9)(1,142)(0.623) = 16,102 GAL/YR
(0.623)

ESTIMATED TOTAL WATER USE = 37,323 GAL/YR



VICINITY MAP
NOT TO SCALE

PROPOSED PLANT MATERIALS LEGEND

BOTANICAL NAME	COMMON NAME
SPECIMEN TREE (TO BE 24" BOX SIZE):	
STAGHORN ROMANZOFFIANA	QUEEN PALM
SMALL FLOWERING TREE (TO BE 5 GALLON SIZE):	
LAGERSTROEMIA 'MUSKOGEE'	VIOLET CRAPE MYRTLE
LAGERSTROEMIA 'ARAPAHO'	RED CRAPE MYRTLE
TALL SHRUBS (TO BE 5 GALLON SIZE):	
ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE
XYLOSMA CONGESTUM	XYLOSMA
PHOTINIA FRASERI	SCARLET TOYON
TEUCRIUM FRUTICANS	BUSH GERMANDER
SCREENING SHRUBS (TO BE 5 GALLON SIZE):	
PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE
VIBURNUM TINUS BODNANTENSE	LAURUSTINUS
LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET
MECALLONIA FRASERI	MECALLONIA
NATIVE MEDIUM/SHORT SHRUBS (TO BE 5 GALLON SIZE):	
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA
TEUCRIUM F. 'COMPACTUM'	DWARF BUSH GERMANDER
FLOWERING SHRUBS THAT CASCADE OVER WALLS (TO BE 5 GALLON SIZE):	
ROSMARINUS O. 'PROSTRATA'	PROSTRATE ROSEMARY
LANTANA 'CONFETTI'	VARIEGATED LANTANA
LANTANA MONTEVIDENSIS	PURPLE LANTANA
FLOWERING SHRUBS (TO BE 5 GALLON SIZE):	
INDIA 'CARPET ROSE'	PINK CARPET ROSE
RHAPHIOLEPIS I. 'WINSONIME'	INDIA HAWTHORN
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN
LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER
ROSMARINUS O. 'BLUE SPIRE'	UPRIGHT ROSEMARY
ACCENT SHRUBS (TO BE 5 GALLON SIZE):	
PHORMIUM 'YELLOW WAVE'	YELLOW NEW ZEALAND FLAX
PHORMIUM 'MAORI MAIDEN'	VAR. NEW ZEALAND FLAX
PHORMIUM 'BURGUNDY RED'	RED NEW ZEALAND FLAX
DIETES BICOLOR	FORTNIGHT DAYLILY
GRASSES (TO BE 1 GALLON SIZE):	
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PENNISETUM CORDATUM	DWARF FOUNTAIN GRASS
SUPA TENUISSIMA	MEXICAN FEATHER GRASS
LOW SHRUBS (TO BE 1 GALLON SIZE):	
HALMOA 'FIRE POINT'	CHERRY RED BAMBOO
AGAPANTHUS AFRICANUS	LILY OF THE NILE
HEMEROCALLIS STELLA D'ORO	DAYLILY
FESTUCA 'ELIJAH BLUE'	COMMON BLUE FESCUE
GROUND COVERS FROM 1 GALLON CANS	
ARCTOSTAPHYLOS 'EMERALD CARPET'	PROSTRATE MANZANITA @ 48" OC
BERBERIS KARWINSKIANUS	SANTA BARBARA DAISY @ 36" OC

SPECIAL NOTE:

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

NOTE: SEE SHEET L-2 FOR PLANT GROWTH DRAWINGS & FENCING DETAIL

JAMES SWANSON - LANDSCAPE ARCHITECT

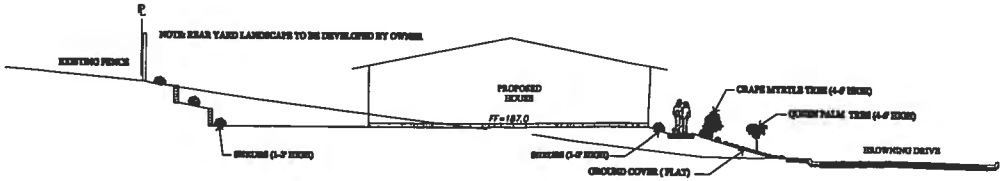
NO.	REVISIONS	BY	APP	DATE

CONCEPTUAL LANDSCAPE PLAN
4090 BROWNING DRIVE, CONCORD, CA

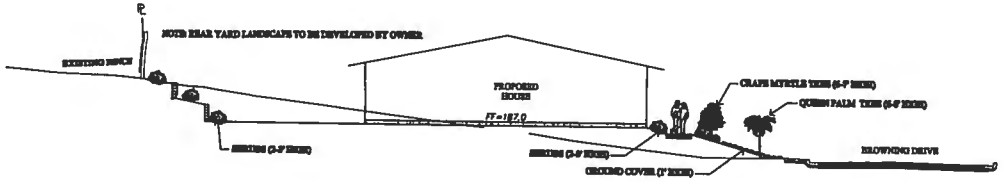
SHEET
L-1 OF 2

DATE
06-18-14

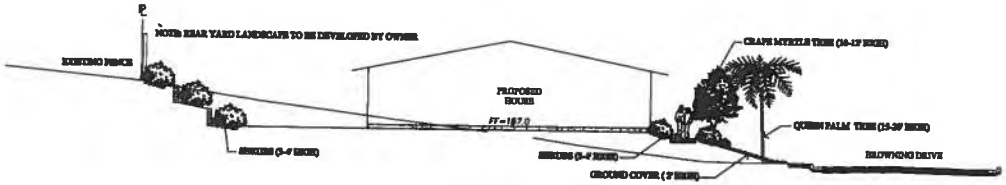
PROJECT #: 1400



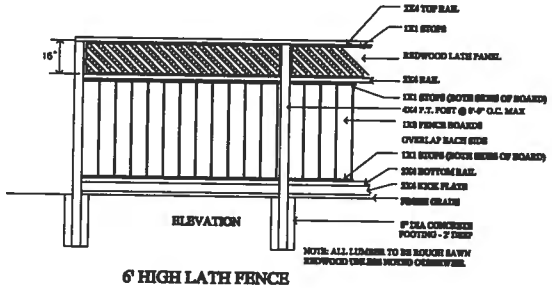
LANDSCAPE GROWTH AT SIX MONTHS



LANDSCAPE GROWTH AT ONE YEAR



LANDSCAPE GROWTH AT THREE YEARS



6' HIGH LATH FENCE

JAMES SWANSON - LANDSCAPE ARCHITECT

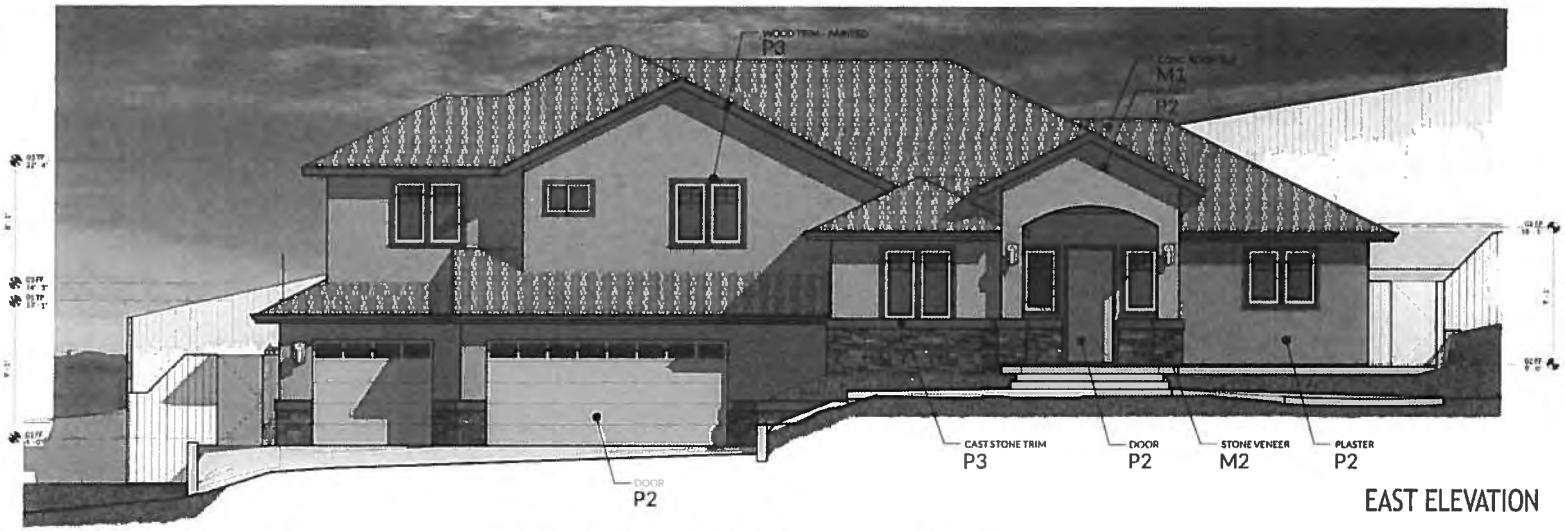
NO.	REVISIONS	BY	APP	DATE

CONCEPTUAL LANDSCAPE PLAN
4090 BLOWNING DRIVE, CONCORD, CA

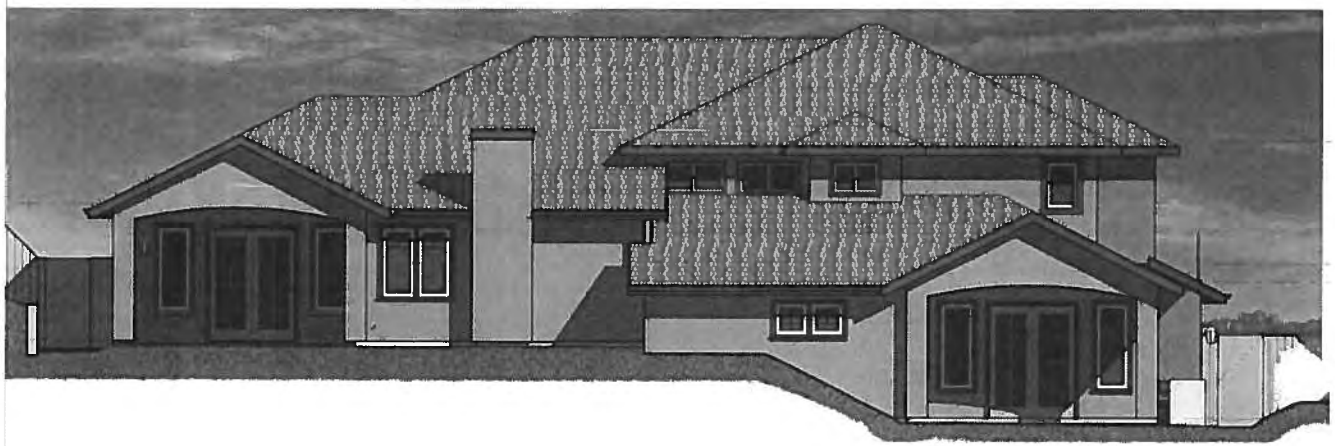
SHEET
L-2 OF 2

DATE
06-16-14

PROJECT # 1400



EAST ELEVATION



WEST ELEVATION

M1
Concrete Tile
Eagle Roofing
1699 "Charcoal Range"

M2
Stone Veneer
El Dorado Stone
"Mesa Verde Mountain Ledge"

P1
Paint, Dunn Edwards
"Ash Gray"
DEC751

P2
Paint, Dunn Edwards
"Bison Beige"
DEC750

P3
Paint, Dunn Edwards
"Jet"
DE6378

dJA ARCHITECTS

de Jesus and Alatorre Architects

commercial planning residential

PROPOSED ELEVATIONS **AE.1**

8/4/2014

Garaventa Residence 4090 Browning Drive, Concord, CA

EXHIBIT C

VIEW FROM LOWER PROPERTY YARD

VIEW FROM ADJACENT PROPERTY DECK