



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

****PLEASE NOTE NEW MEETING LOCATION****

**Thursday, March 12, 2015
5:30 p.m., Regular Meeting
CITY COUNCIL CHAMBERS
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. 2/12/15 Meeting Minutes

STAFF REPORTS

- 1. Cowell Estates @ 3041 Cowell Road (PL140038 – DR) – Review of final architectural details for three single-family homes. Project Planner: Frank Abejo @ (925) 671-3128**
- 2. Old Spaghetti Factory (PL1400451 – DR) – Administrative Design Review to construct façade improvements for the Old Spaghetti Factory located at 1955 Mt. Diablo Boulevard. Project Planner: Frank Abejo @ (925) 671-3128.**

HEARINGS

- 1. [2090 Diamond Boulevard Commercial Development](#) (PL1500042 – DR) - Design Review to demolish an existing 9,500 sq. ft. vacant (previous Marie Callender's) building to construct a new approximately 6,470 sq. ft. restaurant with outdoor patio and adjacent commercial leases space of approximately 6,700 sq. ft. in size at the southeast corner of Galaxy Way and Diamond Blvd. Associated improvements including modifications to parking, landscaping, and lighting on a 1.45-acre site at 2090 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-001. Project Planner: Joan Ryan @ (925) 671-3370.**

STUDY SESSION

1. **Chalomar Crossings Subdivision (PL150027 – DR)** – Study Session for Rezoning from RS-7 to RL, Major Subdivision tentative map to create 20 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370.**

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:

March 19, 2015 – Special Meeting

March 26, 2015 – Cancelled



REPORT TO DESIGN REVIEW BOARD

DATE: March 12, 2015

I. GENERAL INFORMATION

Project Name: 2090 Diamond Blvd. Commercial Development
(PL150042-DR)

Review Status: Final Design Review

Location(s): 2090 Diamond Boulevard

Parcel Number(s): APN 126-490-001

General Plan: West Concord Mixed Use

Zoning: WMX (West Concord Mixed Use)

Applicant: Polygon Design Studio
367 Civic Drive, #3
Pleasant Hill, CA 94523
(510) 612-0345

Vicinity Map:



II. PROJECT BACKGROUND

On February 10, 2015, Polygon Design Studio submitted an application for design review and tree removal for the Buffalo Wild Wings Restaurant and adjacent commercial lease space at the subject site. The plans are attached as Exhibit A. The color elevations are included as Exhibit B. The application was reviewed by the Development Advisory Committee (DAC) on March 3, 2015 and comments are currently being compiled. A neighborhood meeting is not being planned since the surrounding area is commercial development. The project was previously reviewed by the Board on October 23, 2014 and the summary comments from that meeting have been included within the body of this report and are attached as Exhibit C.

The Board's recommendation will be captured within the conditions of the administrative approval that the Planning Division will issue as the review authority for this project.

III. SITE DESCRIPTION

The site is surrounded by existing commercial and office building development: 1) to the north and northwest across Galaxy Way; 2) to the northeast across the adjacent parking lot where a furniture store is located; 3) to the east where Department of Motor Vehicles and the California State Automobile Association offices are located; 4) to the southeast where an existing restaurant sits across the parking lot; and 5) to the southwest where an office building is located across Diamond Boulevard. All surrounding properties are also zoned West Concord Mixed Use (WMX), similar to the subject site.

An existing driveway is located on Diamond Blvd., providing access to the site. A second, joint driveway provides access from Galaxy Way to the subject site and the furniture store to the east. Existing site improvements consist of a vacant restaurant building, approximately 10,400 sq. ft. in size, on the northern half of the site and an adjacent paved parking area on the southern portion of the site. Landscaping surrounds the existing building. The Arborist Tree Report (Exhibit D prepared for the project indicates there are 28 trees on site that will be impacted during development, including seven protected trees, based on the City's Ordinance. As noted in the report, the 7 protected trees include six 24"- 26" diameter Raywood Ash, and one 36" diameter Willow tree. All but two are proposed for removal in addition to 13 non-protected trees. Eight non-protected Sycamore trees ranging in size from 5"-10" diameter are located in the parking area and proposed to remain.

IV. PROJECT DESCRIPTION AND DISCUSSION

The applicant proposes to construct a new Buffalo Wild Wings restaurant of approximately 6,470 sq. ft. in size at the southeast corner of Diamond Boulevard and Galaxy Way. The restaurant also includes an outdoor dining patio of 849 sq. ft. which faces Diamond Blvd. An adjacent commercial lease space, expected to have at least one restaurant, is approximately 6,700 sq. ft. and is proposed to be located on the east side of Buffalo Wild Wings. The front entryway to the restaurant and adjacent lease spaces face the parking lot. The garbage and recycling areas are located at the rear of the buildings along Galaxy Way, screened behind a decorative wall. The project Design Statement is included as Exhibit E.

Site access would remain as it is currently with a 24'-9" wide driveway on Diamond Blvd. and a second 25'-1" wide driveway on Galaxy Way. The driveways also provide access to the other commercial businesses to the east and south of the site. A total of 73 parking spaces are shown on site including four handicapped spaces. A total of 447 additional parking spaces exist on the adjacent parcels within the shared parking area in front of Ethan Allen Furniture store, Department of Motor Vehicles, California State Automobile Association, and at the Hometown Buffet. In total, 520 parking spaces are located within the subject commercial center and on the adjacent parcels. The property has recorded agreements (Declaration of Restrictions) with demonstrating shared easements over the other four adjacent parcels.

A. Grading and Site Planning

The front building façade is oriented toward the parking area based on the vehicle-oriented nature of surrounding development. The outdoor patio for the Buffalo Wild Wings Restaurant faces Diamond Boulevard, and is intended to generate interest along the street frontage. The adjacent commercial center is shown on the east side of the restaurant and noted as Suites B and C. Both entrances are shown facing the parking area. Suite C has a small patio area at the front of the building which could potentially be used for outdoor seating. The trash and recycling area for all three tenants is shown at the rear of Suites B and C. The area is enclosed with a decorative wall to screen the area from Galaxy Way.

The site is planned to drain similar to the existing development where storm water is captured on site and routed through an existing storm drain to the existing storm drain inlet on Diamond Blvd. However, water infiltration planters are proposed to meet C₃ requirements and accommodate storm water flows in three locations at the north, east and south (front) side of the building. Flow through treatment planter details are on Sheet C-3.

Staff's comments on grading and site planning are as follows:

- Orientation of the patio will result in westerly sun exposure. Applicant should consider awnings, shade screens, or extending roof canopy on west side of patio to protect against sun exposure.

B. Building Architecture

The Buffalo Wild Wings (BWW) restaurant architecture is designed consistent with their corporate appearance with a taller 28-foot entry element at the front painted in black, and two lower architectural elements on either side of the entry, finished with metal wall panels in citrus and a vintage brick façade (with fiber cement panels). The adjacent patio is partially enclosed with a low patio wall, comprised of smooth formed concrete, and a metal patio roof.

The adjacent commercial tenant spaces include two tower elements to accent the entries to each tenant space and two tower elements at the rear of the building. The facades include stone veneer accents at the base and entry elements of the building, horizontal siding, and a standing seam metal roof (MetFab Snap-On 675). The rear of the site includes a decorative

wall to screen the back of house activities including garbage and recycling disposal. The color scheme proposed include: A) Navajo Beige for the 8-inch siding, B) Khaki Brown for the 4-inch and 6-inch trim work; and C) Timber Bark for the 12-inch siding.

The applicant has submitted two color and materials boards, one for the BWW restaurant and one for the adjacent commercial building. The color and materials booklet will be available during the DRB meeting. The BWW color board provides samples of the gray EIFS material, the two metal wall panels finished in black and citrus, the concrete wall, and the Fiber Cement panel, finished in "Alexandria Buff". The color and material board for the commercial building provides a variety of materials and is keyed to the various project elements (A-K). The commercial building color board provides samples for the Hardie Plank, stone veneer, snap-on roof in "Pacific Blue", as well as samples for the redwood/cedar accents.

The Design Review Board reviewed the plans for conceptual design review on October 23, 2014. The summary comments from that meeting included the following:

Comments provided to applicant for incorporation into formal application prior to submittal. Key issues to be addressed include incorporating additional four-sided details to provide greater interest from the street frontage, determining a way to pull the patio further toward corner by perhaps making some floor plan shifts, providing an architectural style that is more in keeping with the surrounding area, providing a design that is more consistent across the frontage of the building (for lease spaces), retaining the existing trees at the site and modifying the turf as necessary to retain water savings, submitting an arborist report, and providing a lot of general design attention to the corner.

As a result, the applicant's team has reworked the architectural plans, and provided the following modifications:

- Improved the architecture to include four-sided design details to improve the elevations from the street frontage. The façade at the corner and along Galaxy Way has been improved including a combination of stone columns, trellis treatment, and a variation in roof lines. The applicant added windows at the rear elevation including at the rear of the restaurant.
- Elevations for the BWW restaurant and the adjacent commercial tenant spaces are now more consistent and complementary in terms of materials, colors and roof lines across the front and rear facades. The stonework proposed ties in both the colors from the restaurant and the commercial tenant spaces.
- The rear of the site, facing Galaxy Way, has been improved to include additional architectural elements and screening, since first review by the Board in October.
- The architectural design is more contemporary and consistent with other buildings in the general area as compared to the prior design (old west theme) with stone veneer columns, horizontal siding (6-inch cement board), and metal cladding on the roofing.

- The applicant considered extending and wrapping the patio toward the corner. This presented a variety of issues with the interior floor plan. Instead, they decided to approach the issue by enhancing the corner treatment by providing improved architecture at the rear of the building through wrapping the building finishes around the back of the restaurant, incorporating a rear window, adding signage at the parapet of the black box, and providing additional color. In addition, the applicant provided additional details of the trellis treatment at the corner showing the stonework base and trellis canopy details, and improving the Galaxy Way façade by improving the decorative wall along the rear of the commercial buildings with the stonework base and columns.

Staff's comments on building architecture are as follows:

- Color and materials board key shall be consistent with plans in calling out materials and colors for the Commercial lease spaces.

C. Landscaping/Walls and Fences/Lighting

Landscaping

The project will provide new landscaping as shown on Sheet DR102. Two existing Raywood Ash (24-inch, #286 and #290) are proposed to remain along Diamond Blvd. and seven existing Sycamore trees within the existing landscape planters of the parking area are also proposed to remain. Five protected trees would be removed including four Raywood Ash (24"- 26") and one 36" Willow tree. Three Western Redbud street trees (15 gallon) are proposed along Galaxy Way and Diamond Blvd. The remainder of the site is filled in with a variety of shrubs, groundcover, ferns, grasses, and succulents. The shrubs include a mix of Pineapple Guava, Chaste Tree, Flowering Quince and Snowberry. Over 40 types of plants are specified.

Grass vines and ferns include Lyme Grass, Bull grass, California Wood Fern, California Wild Grape and Glossy Abelia. The Infiltration area plants are specified as Sedge and Myoporum. Succulents include a variety of Agaves, Aloe, Desert Spoon, Dudleya and the groundcover includes a mixture of Manzanita, Cottoneaster, Buffalo Juniper, Myoporum, Catmint and Germander.

Two decorative benches are located in front of the BWW restaurant.

Staff's comments on the landscape plan are as follows:

- All trees to be a minimum 24-inch box.
- Trees to remain should be clarified with their number from the arborist report.
- The number of plants shown within the plant palette is rather large, staff would suggest trimming down the variety of plant types.

- Readability of the plan is difficult in terms of the plant symbols on the plan; modify for building plan set.
- The sign above the trellis feature, as shown on sheet B107, is not allowed. A ground sign is already shown.
- Concrete sidewalk is shown on plans, but decorative pavers are shown on the photo simulation. Clarify plans.
- Provide a bench detail.
- Provide 3:1 replacement ratio for the removal of the five protected trees with five (5) 36-inch box replacement trees and ten (10) 24-inch box trees of a species recommended by the Board.

Walls, fencing

A decorative 8 foot wall screens the rear area behind the commercial building where two trash enclosures are located for the restaurant and adjacent commercial spaces. The decorative wall is incorporated into the rear façade with a stone base and pillars along Galaxy Way. Each panel between the stone pillars includes a trellis accent. The metal gate detail to the rear area is located on Sheet A003.

A decorative trellis accent feature is located at the corner of Diamond Blvd. and Galaxy Way. The trellis is proposed with a stone base and a redwood trellis canopy for vines to grow upon. The feature assists in focusing the eye at the corner rather than at the back of the building.

Lighting

Decorative building lighting is shown on the buildings (Sheets D200 and B100) at the entries and within the parking areas. A 26-inch bell-shaped decorative luminaire, and a decorative cage light with wall mount and architectural wall pack lighting is called out on the plans. A detail booklet of lighting specification sheets will be available at the meeting.

Building Signage

Building signage is shown with the BWWs circular logo on the front, side and rear of the building, as shown on Sheets A100 and A101. BWW signage is shown in channel letters on the front façade and the façade facing Diamond Blvd. In addition, four building signs are shown on the commercial building façade on the tower elements and between the two towers. Two ground signs are shown at each driveway. Staff's calculation of the total building signage at the site including ground signs is approximately 600 sq. ft.

Per Section 18.180.100 of the City's Sign Ordinance, a ground sign with a maximum of 20 square feet, maximum height of 6 feet, that is setback 5 feet from the property line is allowed. In addition, overall building signage is allowed including wall, awning, and projecting signs per the table shown below, but the maximum cumulative signage is limited to 300 sq. ft.

**Sign Allowance per Table 18.180.100
of the City's Development Code**

District	Sign Allowed	Sign Area Min./Max.	Max. Height	Max. Cumulative Signage
WMX	Wall, Awning, Projecting	1 sq. ft. per linear foot of building frontage plus 1 sq. ft. per 100 sq. ft. of floor area; OR a maximum of 15 percent of any wall surface area; no sign shall be required to be less than 30 sq. ft.	n/a	Max. 300 sq. ft.
	Suspended	5 sq. ft.	n/a	
	Freestanding	Max. 30 sq. ft.	6 sq. ft.	
	Skyline	Skyline to be approved by MSP		

Staff's comments on the signage are as follows:

- Provide Sign table of proposed signs and sizes needs to be included with details for each sign type for Master Sign Program
- Sign on Galaxy Way appears to be within the visibility triangle.
- Both ground signs need to be set back 5 feet from property line.

V. RECOMMENDED ACTION

Staff finds the revised plans have responded to the Board's comments and recommends design approval. Staff recommends review of the plans, and incorporation of any additional comments the Board may have. Staff has prepared the following motion for the Board's consideration.

I (Board Member _____) hereby move that the Design Review Board recommend approval of 2090 Diamond Blvd. Commercial Development (PL150042 – DR), subject to all applicable standard conditions of approval and the following recommendations of the Board: (list additional recommendations, if any).

Staff's Recommendations

Grading and Site Planning

- Orientation of the patio will result in westerly sun exposure. Applicant should consider awnings, shade screens, or extending roof canopy on west side of patio to protect against sun exposure.

Architecture

- Color and materials board key shall be consistent with plans in calling out materials and colors for the Commercial lease spaces.

Landscaping

- All trees to be a minimum 24-inch box.
- Trees to remain should be clarified with their number from the arborist report.
- The number of plants shown within the plant palette is rather large, staff would suggest trimming down the variety of plant types.
- Readability of the plan is difficult in terms of the plant symbols on the plan; modify for building plan set.
- The sign above the trellis feature, as shown on sheet B107, is not allowed. A ground sign is already shown.
- Concrete sidewalk is shown on plans, but decorative pavers are shown on the photo simulation. Clarify plans.
- Provide a bench detail.
- Provide 3:1 replacement ratio for the removal of the five protected trees with five (5) 36-inch box replacement trees and ten (10) 24-inch box trees of a species recommended by the Board.

Signage

- Provide Sign table of proposed signs and sizes needs to be included with details for each sign type for Master Sign Program
- Sign on Galaxy Way appears to be within the visibility triangle.
- Both ground signs need to be set back 5 feet from property line.

Prepared by:



Joan Ryan, AICP
Senior Planner
(925) 671-3370
Joan.ryan@cityofconcord.org

Exhibits:

- A - Project plans, date-stamped received February 10, 2015
- B - Color elevations, date-stamped received February 10, 2015
- C - DRB summary minutes, dated Oct. 23, 2014
- D - Arborist Survey Report, dated February 10, 2015
- E - Project Development Statement, dated February 10, 2015

CERTIFICATION

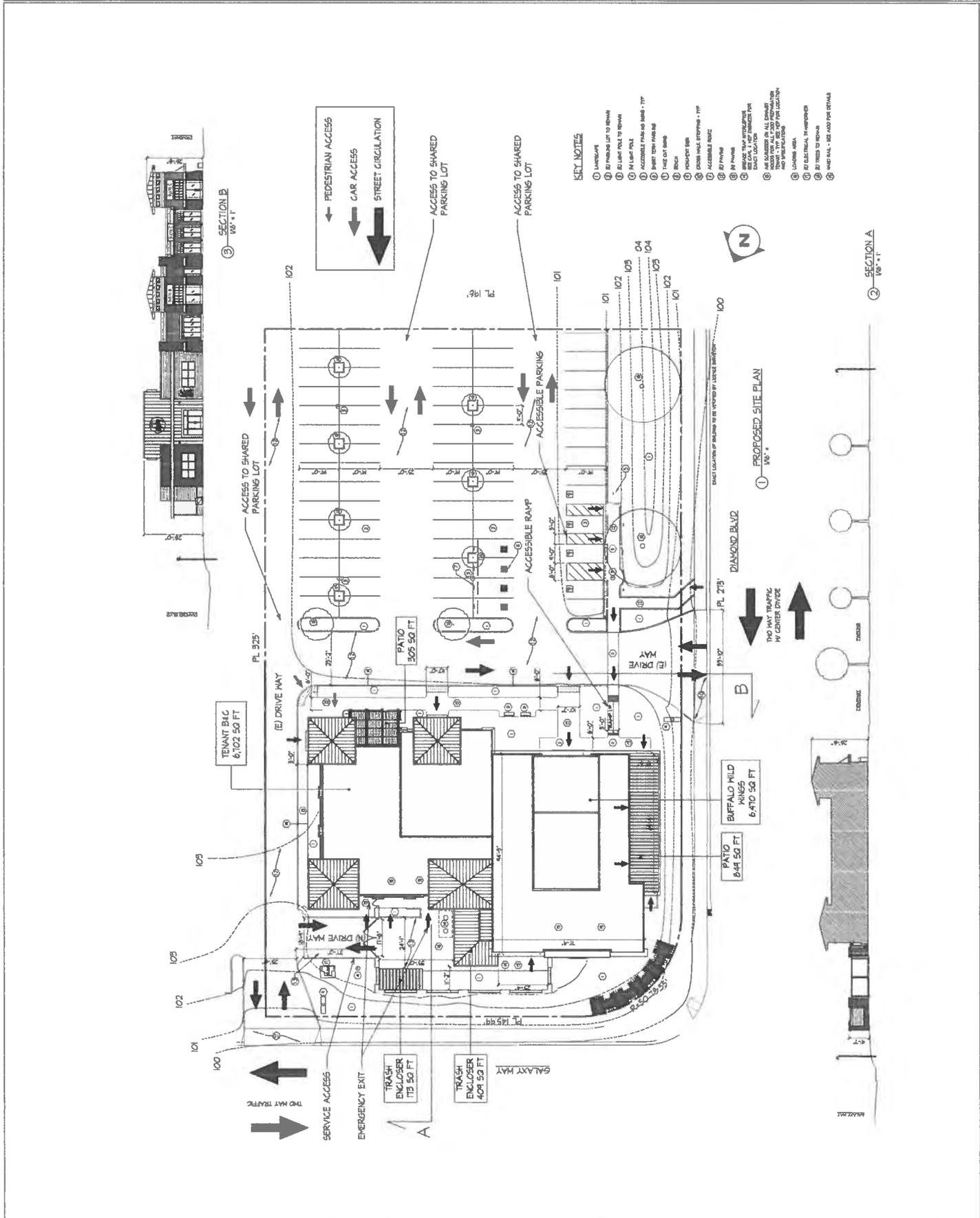
REGISTRATION NUMBER
 1-12226
 EXP. DATE
 07/17/2018

2090 DIAMOND BLVD
 CONCORD - CA
 COMMERCIAL DEVELOPMENT

DRAWING ISSUE

NO.	DESCRIPTION	DATE
1	ISSUE	12-12-11
2	REVISION	12-12-11
3	REVISION	12-12-11
4	REVISION	12-12-11
5	REVISION	12-12-11
6	REVISION	12-12-11
7	REVISION	12-12-11
8	REVISION	12-12-11

PROJECT NUMBER
 DR101
 SHEET NUMBER

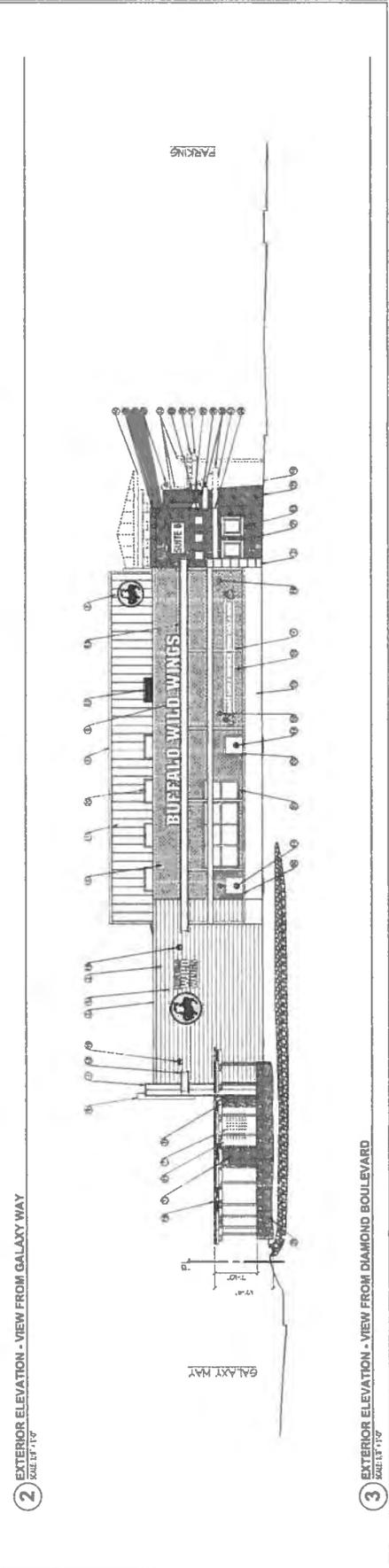
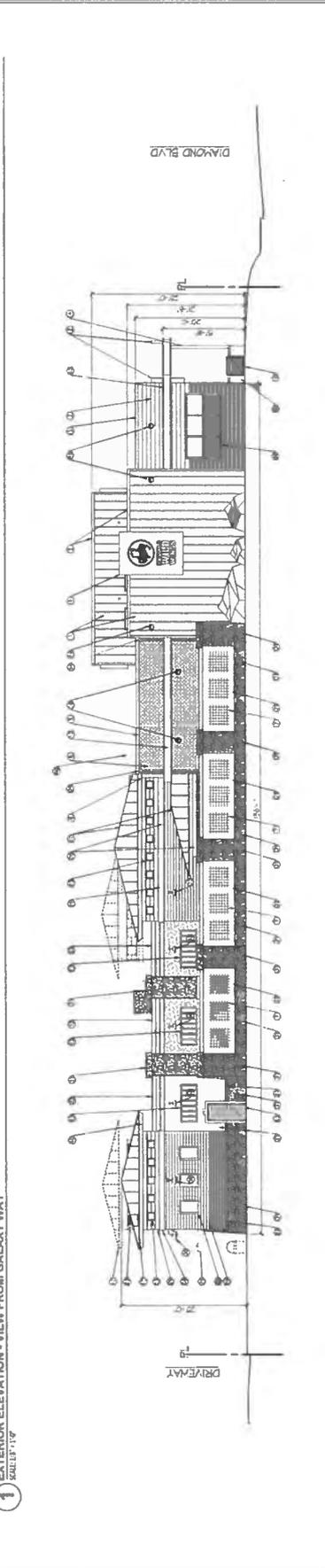
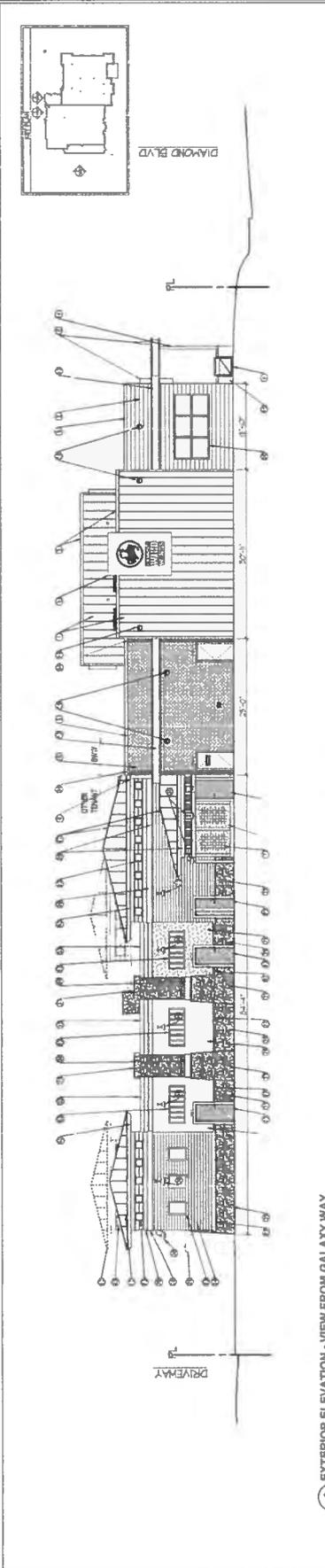


KEY NOTES

- 1 LANDSCAPE
- 2 BI PAVING LOT TO REMAIN
- 3 BI LIGHT POLE TO REMAIN
- 4 BI LIGHT POLE
- 5 ACCESSIBLE PAVING MARKS - TYP
- 6 BI LIGHT POLE TO REMAIN
- 7 BI LIGHT POLE
- 8 BI LIGHT POLE
- 9 BI LIGHT POLE
- 10 BI LIGHT POLE
- 11 BI LIGHT POLE
- 12 BI LIGHT POLE
- 13 BI LIGHT POLE
- 14 BI LIGHT POLE
- 15 BI LIGHT POLE
- 16 BI LIGHT POLE
- 17 BI LIGHT POLE
- 18 BI LIGHT POLE
- 19 BI LIGHT POLE
- 20 BI LIGHT POLE
- 21 BI LIGHT POLE
- 22 BI LIGHT POLE
- 23 BI LIGHT POLE
- 24 BI LIGHT POLE
- 25 BI LIGHT POLE
- 26 BI LIGHT POLE
- 27 BI LIGHT POLE
- 28 BI LIGHT POLE
- 29 BI LIGHT POLE
- 30 BI LIGHT POLE
- 31 BI LIGHT POLE
- 32 BI LIGHT POLE
- 33 BI LIGHT POLE
- 34 BI LIGHT POLE
- 35 BI LIGHT POLE
- 36 BI LIGHT POLE
- 37 BI LIGHT POLE
- 38 BI LIGHT POLE
- 39 BI LIGHT POLE
- 40 BI LIGHT POLE
- 41 BI LIGHT POLE
- 42 BI LIGHT POLE
- 43 BI LIGHT POLE
- 44 BI LIGHT POLE
- 45 BI LIGHT POLE
- 46 BI LIGHT POLE
- 47 BI LIGHT POLE
- 48 BI LIGHT POLE
- 49 BI LIGHT POLE
- 50 BI LIGHT POLE
- 51 BI LIGHT POLE
- 52 BI LIGHT POLE
- 53 BI LIGHT POLE
- 54 BI LIGHT POLE
- 55 BI LIGHT POLE
- 56 BI LIGHT POLE
- 57 BI LIGHT POLE
- 58 BI LIGHT POLE
- 59 BI LIGHT POLE
- 60 BI LIGHT POLE
- 61 BI LIGHT POLE
- 62 BI LIGHT POLE
- 63 BI LIGHT POLE
- 64 BI LIGHT POLE
- 65 BI LIGHT POLE
- 66 BI LIGHT POLE
- 67 BI LIGHT POLE
- 68 BI LIGHT POLE
- 69 BI LIGHT POLE
- 70 BI LIGHT POLE
- 71 BI LIGHT POLE
- 72 BI LIGHT POLE
- 73 BI LIGHT POLE
- 74 BI LIGHT POLE
- 75 BI LIGHT POLE
- 76 BI LIGHT POLE
- 77 BI LIGHT POLE
- 78 BI LIGHT POLE
- 79 BI LIGHT POLE
- 80 BI LIGHT POLE
- 81 BI LIGHT POLE
- 82 BI LIGHT POLE
- 83 BI LIGHT POLE
- 84 BI LIGHT POLE
- 85 BI LIGHT POLE
- 86 BI LIGHT POLE
- 87 BI LIGHT POLE
- 88 BI LIGHT POLE
- 89 BI LIGHT POLE
- 90 BI LIGHT POLE
- 91 BI LIGHT POLE
- 92 BI LIGHT POLE
- 93 BI LIGHT POLE
- 94 BI LIGHT POLE
- 95 BI LIGHT POLE
- 96 BI LIGHT POLE
- 97 BI LIGHT POLE
- 98 BI LIGHT POLE
- 99 BI LIGHT POLE
- 100 BI LIGHT POLE

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

- KEY NOTES**
- METAL HALL PANELS
3-VERTICAL (MPS) PAC-COAT FLUSH
PANEL-3" OR APPROVED EQUIVALENT
WHITE BLACK - STYRA 300
 - METAL HALL PANELS
1-HORIZONTAL (MPS) PAC-COAT FLUSH
PART (G) OTHER
 - METAL HALL PANELS
5-VERTICAL (MPS) PAC-COAT FLUSH
PANEL-1/2" OR APPROVED EQUIVALENT
WHITE BLACK - STYRA 300
 - STEEL TB COLUMN
 - FINISH METAL CORING (M-FET - 1)
 - TESTOR TISSAY 1-1/2" STONE GROUT PLASTER
FRESH COLE WPC-3581
 - NOT LEXZ
 - VINTAGE BRICK REER GROUT
PANEL - ALEXANDRIA BSWP BY HGRMA.
 - METAL PANEL 1 ILLUMINATED SIGN SUPPLIED
AND INSTALLED BY OWNER
 - SGSBY OWNER
 - BLACK SPANREL 6L-2105
 - GLASS STORY OPTIMUS
 - BENT METAL PLATE - PAINTED (G) IRON ONE
 - VINTA SIGN
 - CONCRETE - 4" EAST IN PLACE HALL - HALL
TYPE (G) CONCA - SEALED BOARD FORM
FRESH
 - METAL GATE
 - METAL GLAZING AND HANGING GUTTER
 - REDWOOD CANOPY
 - EXTERIOR LIGHT FIXTURE
 - ALUMINUM STORE FRONT SYSTEM / THERMALLY
BROKEN / WHITE BLACK
 - STUCCO - DARK BLACK
 - METAL DOOR - HATT BROWN
 - ALUMINUM STORE FRONT SYSTEM / THERMALLY
BROKEN / HATE BROWN - NATURAL TBM
 - 6" GROUT BOARD - LIGHT BROWN / ROSE
 - SOLID WOOD DOOR
 - CONCRETE BOARD - DARK BROWN
 - SMOOTH STUCCO FINISH - PAINTED HATT BROWN
 - 6" 1/2" - GALVANIZED "C" CHANNEL - PRE-
FINISHED - HATT BROWN
 - 6" GALVANIZED STEEL OVERHANG - PRE-
FINISHED - HATT BROWN
 - 6" GALVANIZED STEEL PLANTER - PRE- FINISHED -
HATT BLACK
 - STONE VENER
 - SIGN / BLADE SIGN
 - 3-1/2" 3/4" CHANNEL - GALVANIZED
PRE-FINISHED - HATT BROWN W/ RUST SPOTS
 - DOWN SPOT
 - DECORATIVE CASE LIGHT W/ HALL MOUNT
EXT LIST 2 - HELLAS - 069
 - 2-1/2" BELLSHAWK RECESSED LUMINAIRE
EXT LIST 3 - HELLAS - 0025
 - 1/2" POKE LUMINAIRE KIT/LEDS
EXT LIST 4 - HELLAS - 0699
 - ARCHITECTURAL HALL PACE
 - EXT LIST 5 - HELLAS - 1P4
 - HALL ARCHITECTURAL VERTICAL BOARD 2
EXT LIST 6 - HELLAS - 1W4E
 - 6" LED EXTERIOR GRADE CALL LIGHT
EXT LIST 1 - LED 6 CAN

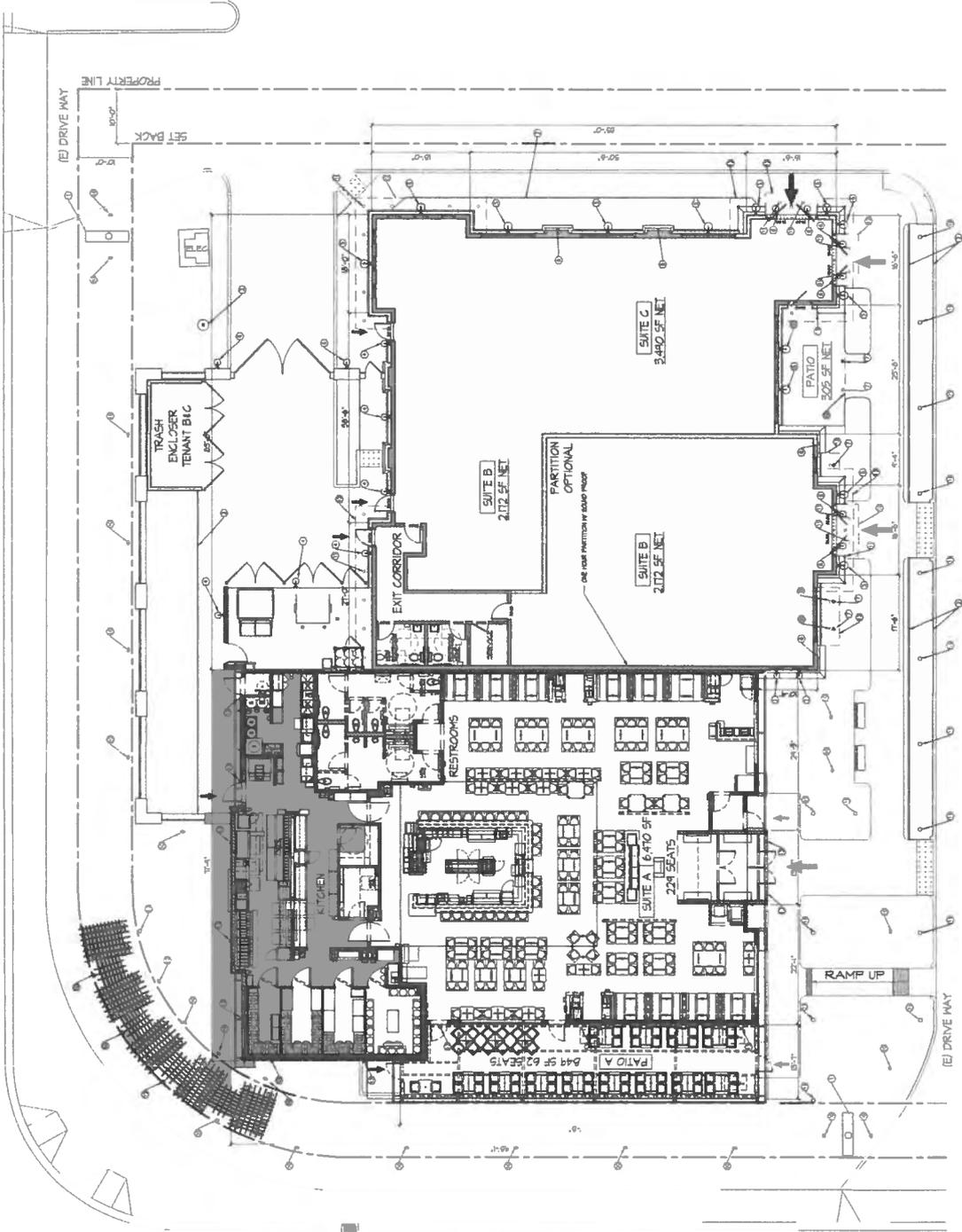


THIS IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT, VERIFY ALL DIMENSIONS IN FIELD.

<p>2090 DIAMOND BLVD CONCORD - CA COMMERCIAL DEVELOPMENT</p>	<p>FLOOR PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUE</td> <td>10-29-13</td> </tr> <tr> <td>2</td> <td>REVISION</td> <td>11-13-13</td> </tr> <tr> <td>3</td> <td>REVISION</td> <td>12-13-13</td> </tr> <tr> <td>4</td> <td>REVISION</td> <td>12-13-13</td> </tr> <tr> <td>5</td> <td>REVISION</td> <td>12-13-13</td> </tr> <tr> <td>6</td> <td>REVISION</td> <td>12-13-13</td> </tr> </table>	NO.	REVISION	DATE	1	ISSUE	10-29-13	2	REVISION	11-13-13	3	REVISION	12-13-13	4	REVISION	12-13-13	5	REVISION	12-13-13	6	REVISION	12-13-13
NO.	REVISION	DATE																					
1	ISSUE	10-29-13																					
2	REVISION	11-13-13																					
3	REVISION	12-13-13																					
4	REVISION	12-13-13																					
5	REVISION	12-13-13																					
6	REVISION	12-13-13																					
<p>REGISTRATION NUMBER C-15038</p> <p>EXP. DATE 09/15/15</p>	<p>PROJECT NUMBER</p>	<p>SHEET NUMBER DF202</p>																					

KEY NOTES

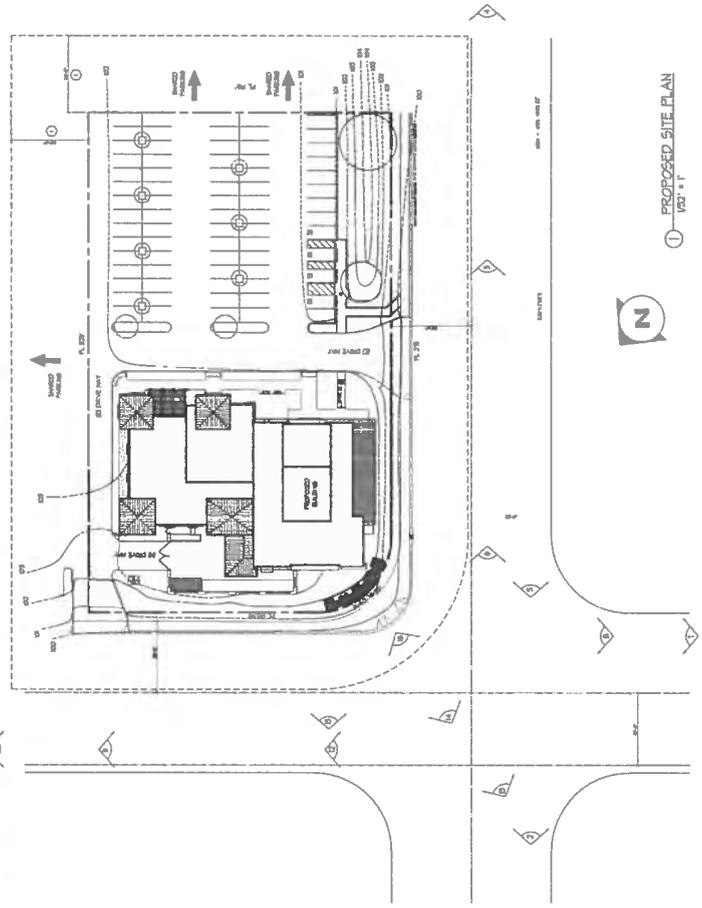
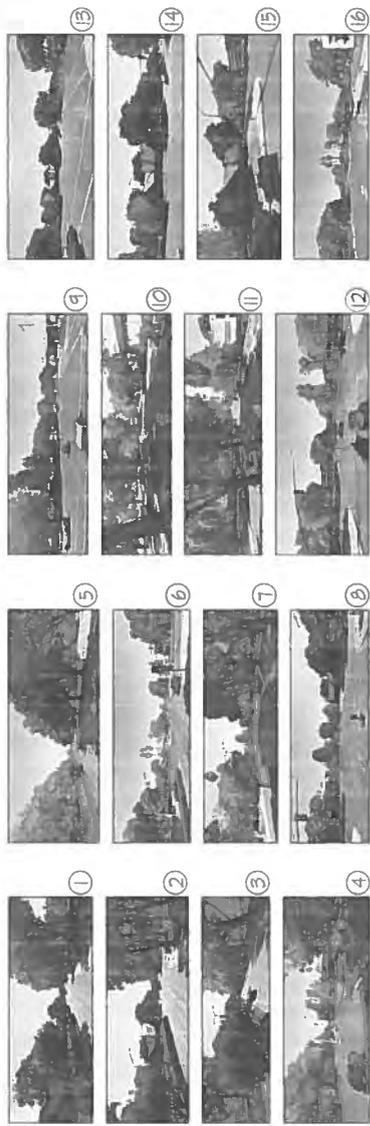
- 1 HORIZONTAL SIGN
- 2 HANG SIGN - SEE ADD
- 3 12" TALL LIGHT POLE
EXT LOT 1 - HELLINGS - OK - AV/AD
- 4 REGULATORY CASE LIGHT W/ HALL MOUNT BRACKET
EXT LOT 2 - HELLINGS - OSB
- 5 24" REEL-SHARED REGULATORY LIGHTING
EXT LOT 3 - HELLINGS - OSB
- 6 18" TALL SIGNAGE WITH LIGHT
EXT LOT 4 - HELLINGS - OSB
- 7 ARCHITECTURAL WALL PACK
EXT LOT 5 - HELLINGS - NYI
- 8 WALL ARCHITECTURAL VANDAL RESISTANT
EXT LOT 6 - HELLINGS - NYI
- 9 8" ROUND CONCRETE BOLLARD
EXT LOT 7 - HELLINGS - OSB
- 10 VOLTAIRE SMALL ARCHITECTURAL FLOOD LIGHT
EXT LOT 8 - HELLINGS - NYI
- 11 6" LED EXTERIOR GRADE CAN LIGHT
EXT LOT 9 - LED P. CAN
- 12 LINE OF CANOPY/ROOF ABOVE
- 13 HALL MOUNTED EXTERIOR LIGHT - SEE ADD



SUITE A:
BUFFALO WILD KING
FLOOR PLAN FOR INFORMATION ONLY
EXACT FLOOR PLAN TO BE SUBMITTED BY TENANT - SUBSEQUENT SEE TENANT IMPROVEMENT PERMIT APPLICATION

SUITE B AND C:
TO BE DETERMINED
OPTION WITH ONE OR TWO TENANTS
EXACT FLOOR PLAN TO BE SUBMITTED BY TENANT - SEE SUBSEQUENT TENANT IMPROVEMENT PERMIT APPLICATION

CERTIFICATION		REGISTRATION NUMBER CSC 001 06/18/2015	2090 DIAMOND BLVD CONCORD - CA COMMERCIAL DEVELOPMENT	NO. 1 DATE 19-05-15	DESIGNER KIMCO	NO. 1 DATE 19-05-15	NO. 2 DATE 19-05-15	NO. 3 DATE 19-05-15	NO. 4 DATE 19-05-15	NO. 5 DATE 19-05-15	NO. 6 DATE 19-05-15	NO. 7 DATE 19-05-15	NO. 8 DATE 19-05-15
CONTEXTUAL PLAN		PROJECT NUMBER DR300		DRAWING ISSUE									



NO CREEK OR WATER MAY NEAR THE SITE. SITE IS SURROUNDED BY STREET AND PARKING LOT AND LOCATED IN AN AREA WITH A LOW CLASSIFICATION OF LAND. NO EASEMENT ON THE PROPERTY.



① PROPOSED SITE PLAN
1/32" = 1'

- KEY NOTES**
1. AREA TO BE REMOVED - SEE ARCHITECT REPORT
 2. STRUCTURE TO BE DEMOLISHED
 3. EXISTING DRIVEWAY TO BE DEMOLISHED
 4. EXISTING DRIVEWAY TO BE RECONSTRUCTED
 5. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT
 6. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH CONCRETE
 7. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE
 8. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 9. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 10. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 11. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 12. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 13. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 14. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 15. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 16. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 17. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 18. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 19. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 20. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH ASPHALT AND CONCRETE AND REPAIR #4
 21. EXISTING

EXISTING CONDITIONS PLAN

DRAWING ISSUE



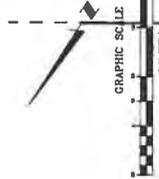
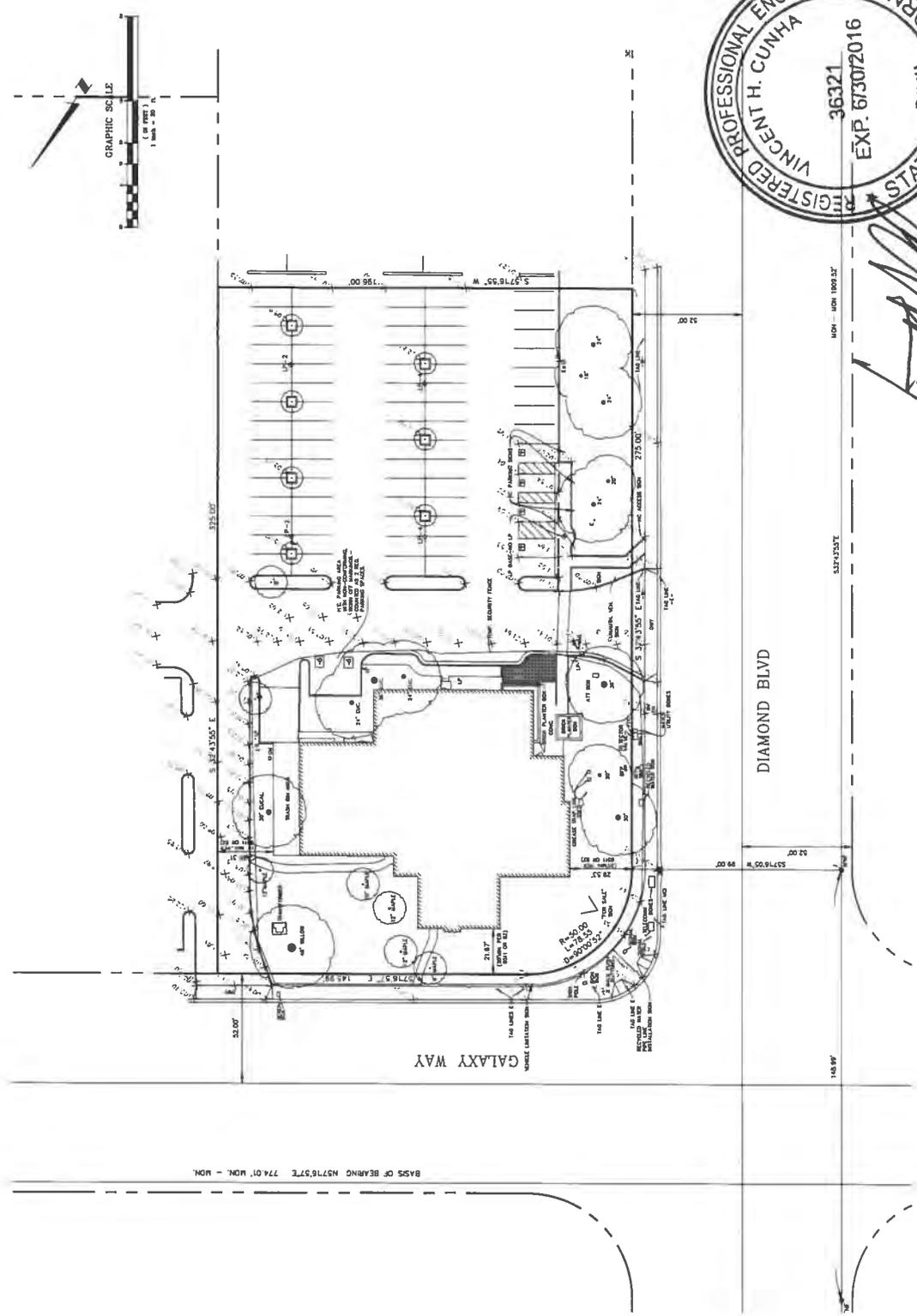
DAVID DEUTSCHER COMPANY
2090 DIAMOND BOULEVARD
CONCORD, CA 94520
6445 STADA PROTOTYPE

PRELIMINARY

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PHOENIX, CALIFORNIA 94564
(916) 741-8290



Vincent H. Cunha
2.10.18



BASES OF BEARING N57°16'57"E 774.01' MON. - MON.

C-2

SHEET NUMBER

PROJECT NUMBER

GRADING & DRAINAGE PLAN

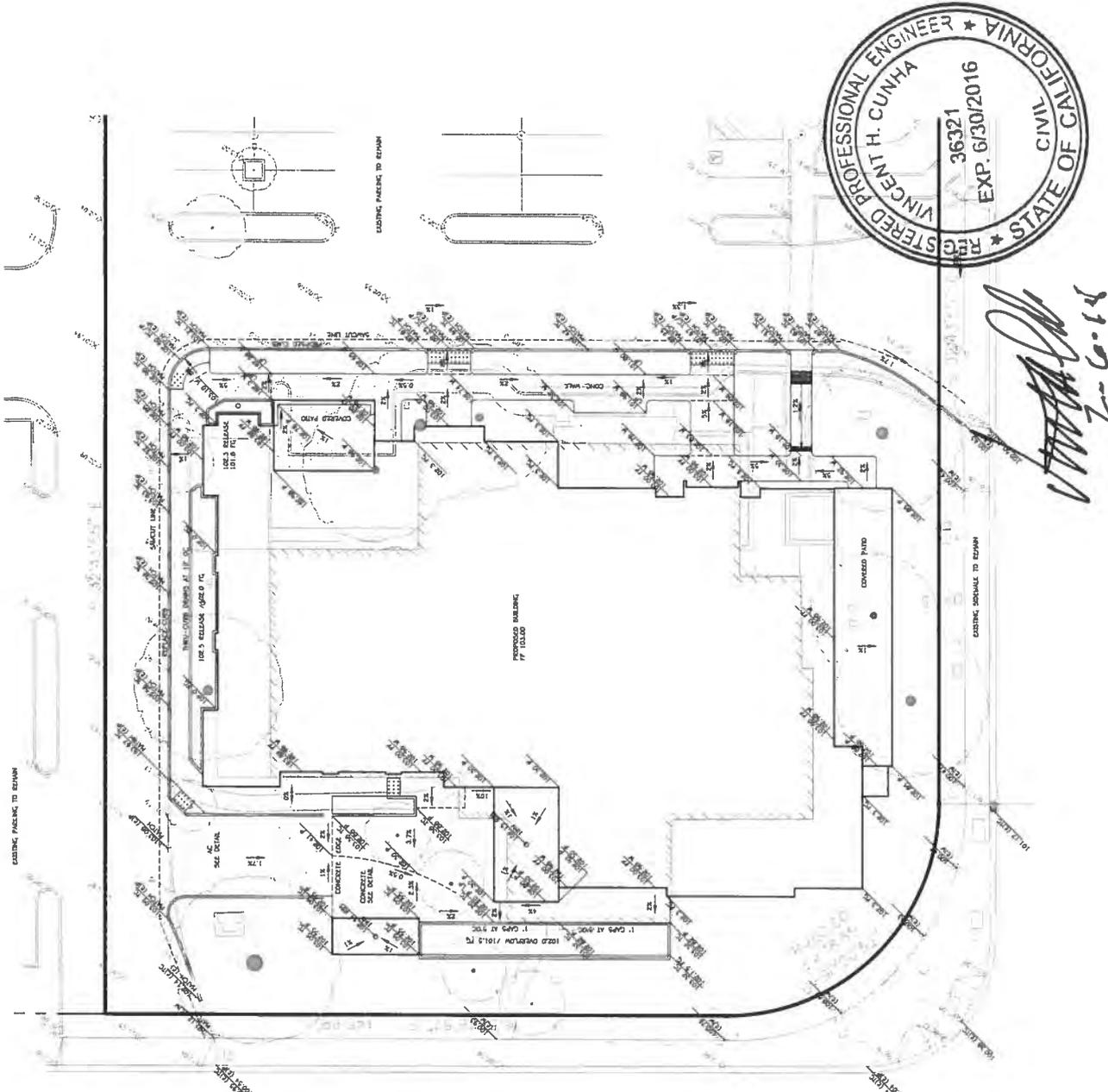
DRAWING ISSUE



BUFFALO WILD WINGS
DAVID DEUTSCHER COMPANY
2080 DIAMOND BOULEVARD
CONCORD, CA 94520
6445 STADIA PROTOTYPE

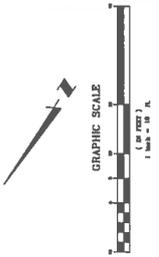
PRELIMINARY

CERTIFICATION
CUNHA ENGINEERING INC.
709 BELMONT WAY, STE. A
PHOENIX, CALIFORNIA 94564
(510) 741-8290



Handwritten signature and initials
7-6-14

GALAXY WAY

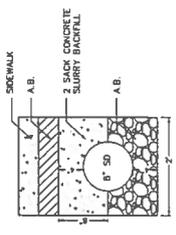
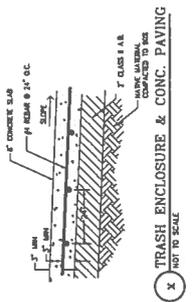
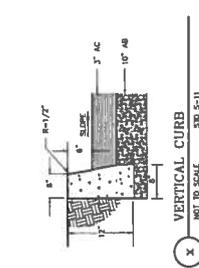
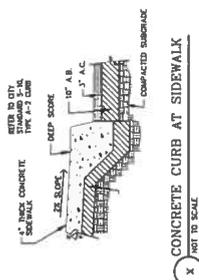
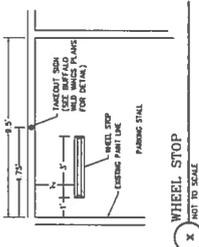
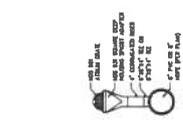
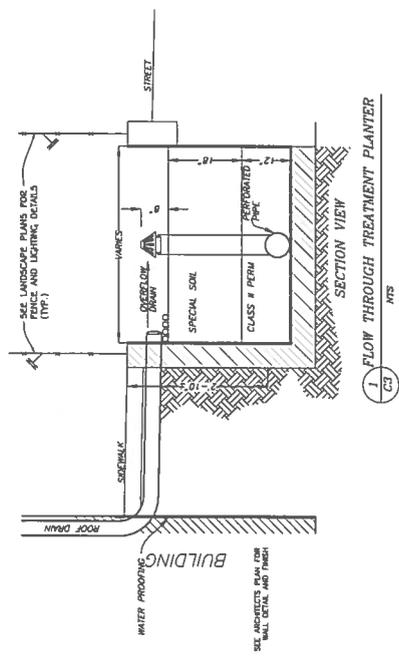
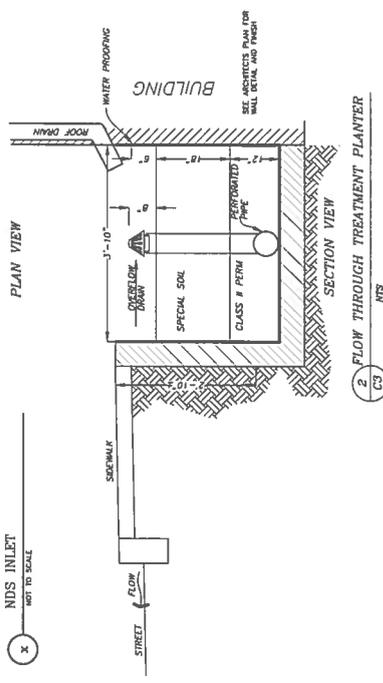
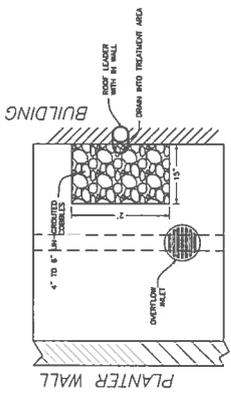




BUFFALO WILD WINGS
DAVID DEUTSCHER COMPANY
2090 DIAMOND BOULEVARD
CONCORD, CA 94520
6445 STADA PROTOTYPE

PRELIMINARY

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PHOENIX, CALIFORNIA 94564
(510) 741-8280



Vincent H. Cunha

DATE	
REVISION	
NO.	



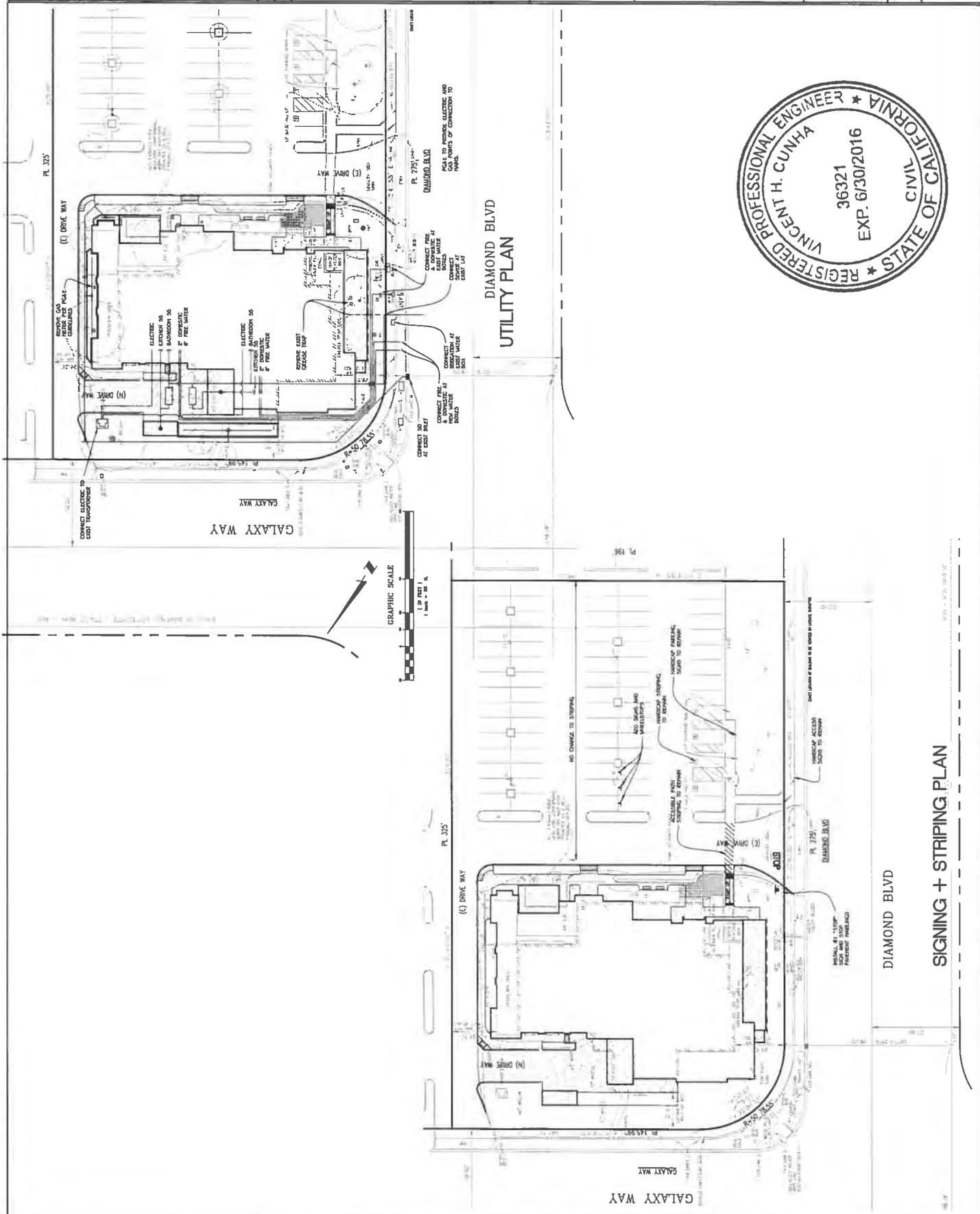
BUFFALO WILD WINGS
 DAVID DEUTSCHER COMPANY
 2090 DIAMOND BOULEVARD
 CONCORD, CA 94520
 945 STICKY PHOTO TYPE

PRELIMINARY

CUNHA ENGINEERING INC.
 701 BELMONT WAY, STE. A
 PHOENIX, CALIFORNIA 94564
 (510) 741-8290



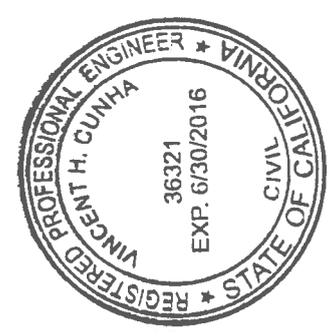
**DIAMOND BLVD
 UTILITY PLAN**



SIGNING + STRIPING PLAN

DIAMOND BLVD

029 - 029.10032



Handwritten signature and date: 7.0.15

FIBER ROLL / STRAW WATTLE NOTES

- CONSTRUCTION & MAINTENANCE:**
1. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, WILL BE FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, WILL BE FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, WILL BE FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
 2. LOCAL CONDITIONS TO BE TAKEN INTO ACCOUNT. LOCAL CONDITIONS TO BE TAKEN INTO ACCOUNT. LOCAL CONDITIONS TO BE TAKEN INTO ACCOUNT.
 3. SOIL EXCAVATED BY TRENCHING SHOULD BE PLACED ON THE SPILL OR FLOW SIDE OF THE TRENCH TO PREVENT WIND FROM UNCOVERING THE SOIL.
 4. PLACE FIBER ROLLS INTO THE KEY TRENCH & STAKE IN THE CENTER OF THE ROLL. STAKE SHOULD BE PLACED IN THE CENTER OF THE ROLL. STAKE SHOULD BE PLACED IN THE CENTER OF THE ROLL.
 5. STAKES ARE TO BE PLACED PERPENDICULAR TO THE CENTER OF THE ROLL. STAKES ARE TO BE PLACED PERPENDICULAR TO THE CENTER OF THE ROLL. STAKES ARE TO BE PLACED PERPENDICULAR TO THE CENTER OF THE ROLL.
 6. ONE FIBER ROLL IS TO BE PLACED IN A ROW. THE ROLLS SHOULD BE ADJUTED SECURELY TO ONE ANOTHER TO PREVENT A TIGHT JOINT, NOT INTERLOCKED.
 7. CHECKED FOR LOW SURFACE TUNING NOT TO EXCEED 1 FT FOR SMALL AREA.
 8. REPAIR OR REPLACE SPILL, TORN, UNLAPPING, OR SLIPPING FIBER ROLLS.
 9. INSPECT FIBER ROLLS WHEN RAIN IS FORECAST. FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL. PERSONS REQUIRED MAINTENANCE.
 10. IN ALL, NOT EXCESSIVELY TIGHT ROLLS MAY BE REQUIRED. IN ALL, NOT EXCESSIVELY TIGHT ROLLS MAY BE REQUIRED. IN ALL, NOT EXCESSIVELY TIGHT ROLLS MAY BE REQUIRED.

MITIGATION MEASURES

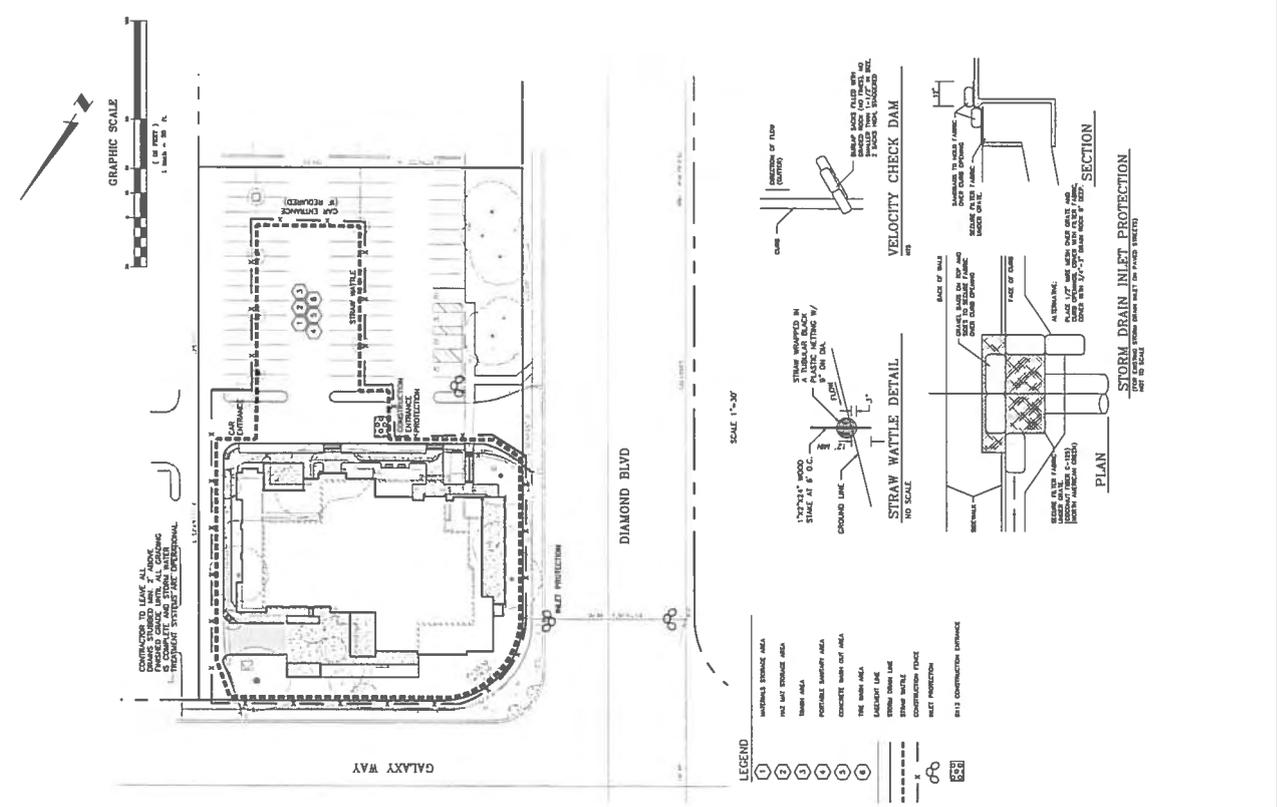
1. DURING ALL CONSTRUCTION ACTIVITIES ON-SITE, THE PROJECT APPLICANT/ CONTRACTOR SHALL BE SUBJECT TO THE FOLLOWING BEST MANAGEMENT PRACTICES AS SUGGESTED BY THE CITY.
2. A. WAITING ALL EXPOSED OR DISTURBED SOIL SURFACES, AT LEAST THREE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES.
3. ALL TRUCKS TO MAINTAIN AT LEAST A 7 FEET PRESCRIBED LEVEL WITHIN THEIR TRUCK BEDS.
4. F. COVERED, WITH THE SOIL SURFACE, WITH A NON-TOXIC, LEAF-LIKE COVER.
5. G. SUSPENSION OF ALL DIRT WORKING OR OTHER DIRT-PRODUCING ACTIVITIES OR EQUIPMENT DURING PERIODS OF HIGH WINDS WHEN WINDS CANNOT ELIMINATE VISIBLE DUST PLUMES.
6. H. APPLY WATER 3 TIMES DAILY OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS & STAGING AREAS AT CONSTRUCTION SITES.
7. I. SLEEP DAILY (WITH WATER SNEEDERS) ALL PAVED ACCESS ROADS, PARKING AREAS & STAGING AREAS AT CONSTRUCTION SITES.
8. J. HYDRATED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO UNPAVED ACCESS ROADS, PARKING AREAS & STAGING AREAS AT CONSTRUCTION SITES.
9. K. LIMIT TRAFFIC SPEEDS ON IMPAVED AREAS TO 5 MPH.

CONSTRUCTION ENTRANCE NOTES

1. THE CONSTRUCTION ENTRANCE TO THE CONSTRUCTION SITE SHALL BE PROTECTED BY THE CLEANING RUMBLE STRIP, LAD ON THE EXISTING ASPHALT SURFACE.

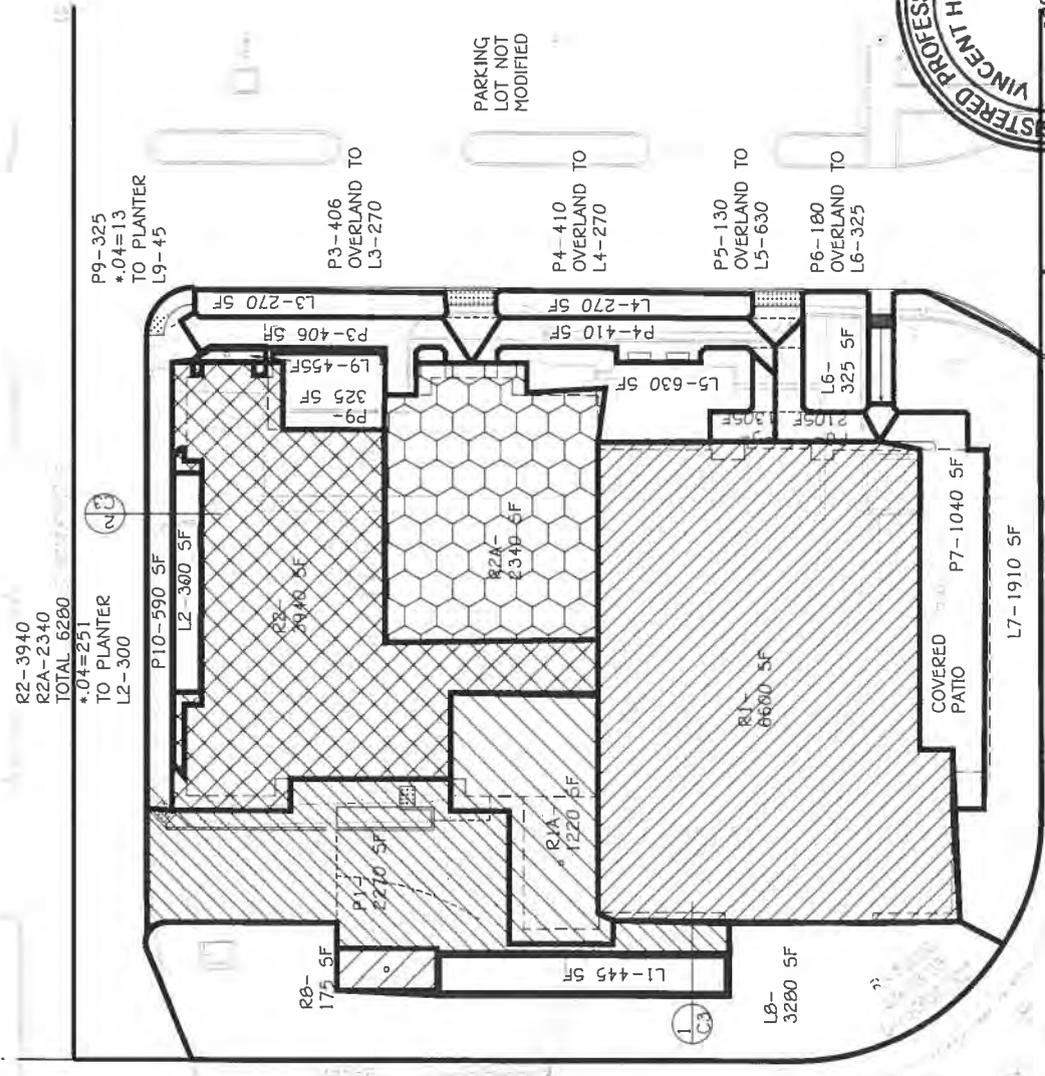
EROSION CONTROL NOTES

- 1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES (ESCM) AS A MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING SERVICES.
- 2) BEST MANAGEMENT PRACTICES SHALL BE UTILIZED AT ALL TIMES TO COMPLY WITH THE ES&S PLAN AND THE STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES.
- 3) ES&S AS ORDERED DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE ES&S PLAN SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THE ES&S PLAN DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 15TH).
- 4) AFTER EACH RAIN EVENT, ALL DEVICES SHALL BE INSPECTED AND REPAIRED AT THE CLOSE OF EACH DAY AND TRENCHES IN DITCHES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY.
- 5) ALL CONSTRUCTION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO MAINTAIN THE ES&S PLAN.
- 6) AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE, AS SHOWN ON THE IMPROVEMENT PLANS.
- 7) STAND BY CREWS SHALL BE ADVISED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAIN EVENTS.
- 8) ALL MATERIALS AND EQUIPMENT TO BE STORED ON SITE IN AN EROSION CONTROL AREA PRIOR TO THE RAINY SEASON, OCTOBER 1ST THROUGH APRIL 15TH, IN EROSION CONTROL AREAS PRIOR TO THE COMMENCEMENT OF ANY SUCH CONSTRUCTION OPERATION.
- 9) EROSION AREAS AND TEMPORARY STABILIZATION SHALL BE PROTECTED WITH PERMANENT EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY.
- 10) ALL MATERIALS STORED IN THIS PLAN SHALL BE STOCKPILED ON SITE BY OCTOBER 1ST AND MAINTAINED AS SHOWN ON THE EROSION CONTROL PLAN, WITH RAIN PROTECTION MEASURES TO BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN.
- 11) DURING RAIN, ALL MATERIALS TO BE STORED ON SITE SHALL BE FULLY COVERED WITH TARP OR OTHER PROTECTIVE MEASURES TO PREVENT EROSION AND SEDIMENTATION.
- 12) ALL MATERIALS TO BE STORED ON SITE SHALL BE FULLY COVERED WITH TARP OR OTHER PROTECTIVE MEASURES TO PREVENT EROSION AND SEDIMENTATION.
- 13) GRAVEL BASES, CURBS AND ALLEYS SHALL BE CLEANED OUT IMMEDIATELY AFTER EACH RAIN EVENT. THE SURFACES OVER SUCH TRENCHES SHALL BE MAINTAINED SUITABLE TO PREVENT EROSION AND SEDIMENTATION. TEMPORARY PAVEMENT SHALL BE MAINTAINED AS SHOWN ON THE ES&S PLAN.
- 14) GRAVEL BASES, CURBS AND ALLEYS SHALL BE CLEANED OUT IMMEDIATELY AFTER EACH RAIN EVENT. THE SURFACES OVER SUCH TRENCHES SHALL BE MAINTAINED SUITABLE TO PREVENT EROSION AND SEDIMENTATION. TEMPORARY PAVEMENT SHALL BE MAINTAINED AS SHOWN ON THE ES&S PLAN.
- 15) REPAIRS OF VEHICLES AND EQUIPMENT SHALL BE PROHIBITED WITHIN 100 FEET OF THE CONSTRUCTION ENTRANCE.
- 16) ALL EQUIPMENT AND VEHICLES SHALL BE CLEAN OF GREASE AND/OR HYDRAULIC FLUIDS.
- 17) INSTALL CITY OF CONCORD "NO DUMPING, DRAINAGE TO BUY CURB MARKER (ENGLISH AND SPANISH VERSION) ON ALL CATCH BASINS.





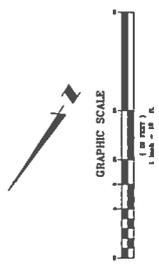
V. Cunha
6.16.15



R2-3940
R2A-2340
TOTAL 6280
*04=251
TO PLANTER
L2-300

R1-6600
P1-2270
R1A-1220
TOTAL 10090
*04=404
TO PLANTER
L1-445

GALAXY WAY

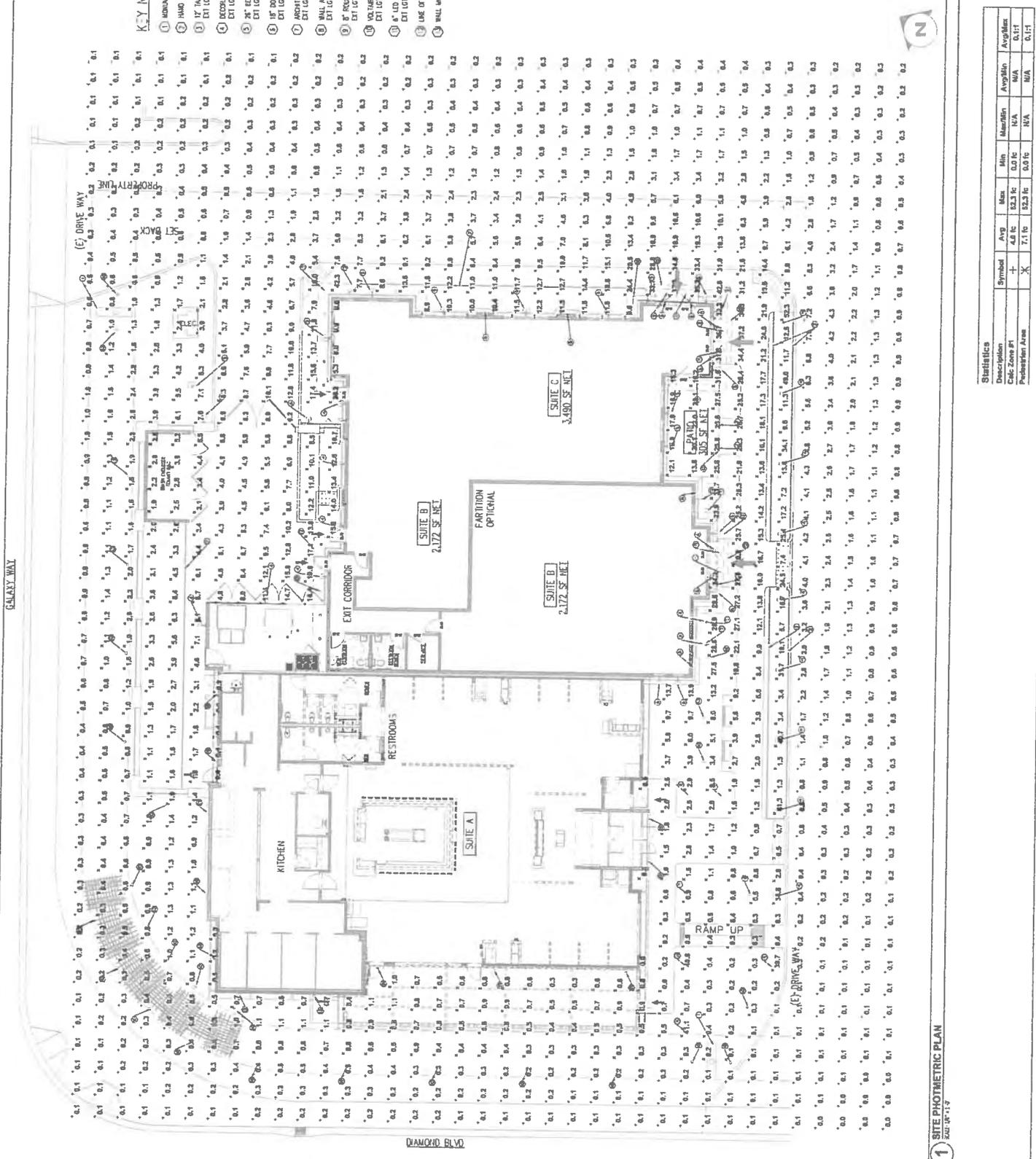


IMPVRY ZONE	SIZE (SF)	ENCLOSED SIZE (SF)	RECCOME ZONE	RECCOME SIZE (SF)
R1	6600		L1	445
R2A	2340		L2	300
R2	3940		L3	270
R3A	1220		L4	270
R3	2948		L5	630
R4	406		L6	325
R5	130		L7	1910
R6	180		L8	3280
R7	1040		L9	45
R8	175			
R9	325			
R10	590			
R11	6600			
R1A	1220			
R12	445			
R13	3280			
R14	1040			
R15	1910			
R16	404			
R17	251			
R18	251			
R19	140			
R20	140			
R21	85			
R22	105			
R23	520			
R24	80			
R25	80			
R26	13			
R27	13			
R28	45			

EXISTING AREAS BEING REPLACED, NOT TREATED:
P10 390

* INDICATES C3 FLOW THROUGH PLANTER

DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.



KEY NOTES

- 1) MOUNTING SOH
- 2) HMD HAIL - SET AHD
- 3) 1" TALL LIGHT POLE
- 4) 1" TALL LIGHT POLE
- 5) 2" RED-SHAPED RECURVE LUMINAIRE
- 6) 3" RED-SHAPED RECURVE LUMINAIRE
- 7) 4" RED-SHAPED RECURVE LUMINAIRE
- 8) 5" RED-SHAPED RECURVE LUMINAIRE
- 9) 6" RED-SHAPED RECURVE LUMINAIRE
- 10) 7" RED-SHAPED RECURVE LUMINAIRE
- 11) 8" RED-SHAPED RECURVE LUMINAIRE
- 12) 9" RED-SHAPED RECURVE LUMINAIRE
- 13) 10" RED-SHAPED RECURVE LUMINAIRE
- 14) 11" RED-SHAPED RECURVE LUMINAIRE
- 15) 12" RED-SHAPED RECURVE LUMINAIRE
- 16) 13" RED-SHAPED RECURVE LUMINAIRE
- 17) 14" RED-SHAPED RECURVE LUMINAIRE
- 18) 15" RED-SHAPED RECURVE LUMINAIRE
- 19) 16" RED-SHAPED RECURVE LUMINAIRE
- 20) 17" RED-SHAPED RECURVE LUMINAIRE
- 21) 18" RED-SHAPED RECURVE LUMINAIRE
- 22) 19" RED-SHAPED RECURVE LUMINAIRE
- 23) 20" RED-SHAPED RECURVE LUMINAIRE
- 24) 21" RED-SHAPED RECURVE LUMINAIRE
- 25) 22" RED-SHAPED RECURVE LUMINAIRE
- 26) 23" RED-SHAPED RECURVE LUMINAIRE
- 27) 24" RED-SHAPED RECURVE LUMINAIRE
- 28) 25" RED-SHAPED RECURVE LUMINAIRE
- 29) 26" RED-SHAPED RECURVE LUMINAIRE
- 30) 27" RED-SHAPED RECURVE LUMINAIRE
- 31) 28" RED-SHAPED RECURVE LUMINAIRE
- 32) 29" RED-SHAPED RECURVE LUMINAIRE
- 33) 30" RED-SHAPED RECURVE LUMINAIRE
- 34) 31" RED-SHAPED RECURVE LUMINAIRE
- 35) 32" RED-SHAPED RECURVE LUMINAIRE
- 36) 33" RED-SHAPED RECURVE LUMINAIRE
- 37) 34" RED-SHAPED RECURVE LUMINAIRE
- 38) 35" RED-SHAPED RECURVE LUMINAIRE
- 39) 36" RED-SHAPED RECURVE LUMINAIRE
- 40) 37" RED-SHAPED RECURVE LUMINAIRE
- 41) 38" RED-SHAPED RECURVE LUMINAIRE
- 42) 39" RED-SHAPED RECURVE LUMINAIRE
- 43) 40" RED-SHAPED RECURVE LUMINAIRE
- 44) 41" RED-SHAPED RECURVE LUMINAIRE
- 45) 42" RED-SHAPED RECURVE LUMINAIRE
- 46) 43" RED-SHAPED RECURVE LUMINAIRE
- 47) 44" RED-SHAPED RECURVE LUMINAIRE
- 48) 45" RED-SHAPED RECURVE LUMINAIRE
- 49) 46" RED-SHAPED RECURVE LUMINAIRE
- 50) 47" RED-SHAPED RECURVE LUMINAIRE
- 51) 48" RED-SHAPED RECURVE LUMINAIRE
- 52) 49" RED-SHAPED RECURVE LUMINAIRE
- 53) 50" RED-SHAPED RECURVE LUMINAIRE
- 54) 51" RED-SHAPED RECURVE LUMINAIRE
- 55) 52" RED-SHAPED RECURVE LUMINAIRE
- 56) 53" RED-SHAPED RECURVE LUMINAIRE
- 57) 54" RED-SHAPED RECURVE LUMINAIRE
- 58) 55" RED-SHAPED RECURVE LUMINAIRE
- 59) 56" RED-SHAPED RECURVE LUMINAIRE
- 60) 57" RED-SHAPED RECURVE LUMINAIRE
- 61) 58" RED-SHAPED RECURVE LUMINAIRE
- 62) 59" RED-SHAPED RECURVE LUMINAIRE
- 63) 60" RED-SHAPED RECURVE LUMINAIRE
- 64) 61" RED-SHAPED RECURVE LUMINAIRE
- 65) 62" RED-SHAPED RECURVE LUMINAIRE
- 66) 63" RED-SHAPED RECURVE LUMINAIRE
- 67) 64" RED-SHAPED RECURVE LUMINAIRE
- 68) 65" RED-SHAPED RECURVE LUMINAIRE
- 69) 66" RED-SHAPED RECURVE LUMINAIRE
- 70) 67" RED-SHAPED RECURVE LUMINAIRE
- 71) 68" RED-SHAPED RECURVE LUMINAIRE
- 72) 69" RED-SHAPED RECURVE LUMINAIRE
- 73) 70" RED-SHAPED RECURVE LUMINAIRE
- 74) 71" RED-SHAPED RECURVE LUMINAIRE
- 75) 72" RED-SHAPED RECURVE LUMINAIRE
- 76) 73" RED-SHAPED RECURVE LUMINAIRE
- 77) 74" RED-SHAPED RECURVE LUMINAIRE
- 78) 75" RED-SHAPED RECURVE LUMINAIRE
- 79) 76" RED-SHAPED RECURVE LUMINAIRE
- 80) 77" RED-SHAPED RECURVE LUMINAIRE
- 81) 78" RED-SHAPED RECURVE LUMINAIRE
- 82) 79" RED-SHAPED RECURVE LUMINAIRE
- 83) 80" RED-SHAPED RECURVE LUMINAIRE
- 84) 81" RED-SHAPED RECURVE LUMINAIRE
- 85) 82" RED-SHAPED RECURVE LUMINAIRE
- 86) 83" RED-SHAPED RECURVE LUMINAIRE
- 87) 84" RED-SHAPED RECURVE LUMINAIRE
- 88) 85" RED-SHAPED RECURVE LUMINAIRE
- 89) 86" RED-SHAPED RECURVE LUMINAIRE
- 90) 87" RED-SHAPED RECURVE LUMINAIRE
- 91) 88" RED-SHAPED RECURVE LUMINAIRE
- 92) 89" RED-SHAPED RECURVE LUMINAIRE
- 93) 90" RED-SHAPED RECURVE LUMINAIRE
- 94) 91" RED-SHAPED RECURVE LUMINAIRE
- 95) 92" RED-SHAPED RECURVE LUMINAIRE
- 96) 93" RED-SHAPED RECURVE LUMINAIRE
- 97) 94" RED-SHAPED RECURVE LUMINAIRE
- 98) 95" RED-SHAPED RECURVE LUMINAIRE
- 99) 96" RED-SHAPED RECURVE LUMINAIRE
- 100) 97" RED-SHAPED RECURVE LUMINAIRE
- 101) 98" RED-SHAPED RECURVE LUMINAIRE
- 102) 99" RED-SHAPED RECURVE LUMINAIRE
- 103) 100" RED-SHAPED RECURVE LUMINAIRE
- 104) 101" RED-SHAPED RECURVE LUMINAIRE
- 105) 102" RED-SHAPED RECURVE LUMINAIRE
- 106) 103" RED-SHAPED RECURVE LUMINAIRE
- 107) 104" RED-SHAPED RECURVE LUMINAIRE
- 108) 105" RED-SHAPED RECURVE LUMINAIRE
- 109) 106" RED-SHAPED RECURVE LUMINAIRE
- 110) 107" RED-SHAPED RECURVE LUMINAIRE
- 111) 108" RED-SHAPED RECURVE LUMINAIRE
- 112) 109" RED-SHAPED RECURVE LUMINAIRE
- 113) 110" RED-SHAPED RECURVE LUMINAIRE
- 114) 111" RED-SHAPED RECURVE LUMINAIRE
- 115) 112" RED-SHAPED RECURVE LUMINAIRE
- 116) 113" RED-SHAPED RECURVE LUMINAIRE
- 117) 114" RED-SHAPED RECURVE LUMINAIRE
- 118) 115" RED-SHAPED RECURVE LUMINAIRE
- 119) 116" RED-SHAPED RECURVE LUMINAIRE
- 120) 117" RED-SHAPED RECURVE LUMINAIRE
- 121) 118" RED-SHAPED RECURVE LUMINAIRE
- 122) 119" RED-SHAPED RECURVE LUMINAIRE
- 123) 120" RED-SHAPED RECURVE LUMINAIRE
- 124) 121" RED-SHAPED RECURVE LUMINAIRE
- 125) 122" RED-SHAPED RECURVE LUMINAIRE
- 126) 123" RED-SHAPED RECURVE LUMINAIRE
- 127) 124" RED-SHAPED RECURVE LUMINAIRE
- 128) 125" RED-SHAPED RECURVE LUMINAIRE
- 129) 126" RED-SHAPED RECURVE LUMINAIRE
- 130) 127" RED-SHAPED RECURVE LUMINAIRE
- 131) 128" RED-SHAPED RECURVE LUMINAIRE
- 132) 129" RED-SHAPED RECURVE LUMINAIRE
- 133) 130" RED-SHAPED RECURVE LUMINAIRE
- 134) 131" RED-SHAPED RECURVE LUMINAIRE
- 135) 132" RED-SHAPED RECURVE LUMINAIRE
- 136) 133" RED-SHAPED RECURVE LUMINAIRE
- 137) 134" RED-SHAPED RECURVE LUMINAIRE
- 138) 135" RED-SHAPED RECURVE LUMINAIRE
- 139) 136" RED-SHAPED RECURVE LUMINAIRE
- 140) 137" RED-SHAPED RECURVE LUMINAIRE
- 141) 138" RED-SHAPED RECURVE LUMINAIRE
- 142) 139" RED-SHAPED RECURVE LUMINAIRE
- 143) 140" RED-SHAPED RECURVE LUMINAIRE
- 144) 141" RED-SHAPED RECURVE LUMINAIRE
- 145) 142" RED-SHAPED RECURVE LUMINAIRE
- 146) 143" RED-SHAPED RECURVE LUMINAIRE
- 147) 144" RED-SHAPED RECURVE LUMINAIRE
- 148) 145" RED-SHAPED RECURVE LUMINAIRE
- 149) 146" RED-SHAPED RECURVE LUMINAIRE
- 150) 147" RED-SHAPED RECURVE LUMINAIRE
- 151) 148" RED-SHAPED RECURVE LUMINAIRE
- 152) 149" RED-SHAPED RECURVE LUMINAIRE
- 153) 150" RED-SHAPED RECURVE LUMINAIRE
- 154) 151" RED-SHAPED RECURVE LUMINAIRE
- 155) 152" RED-SHAPED RECURVE LUMINAIRE
- 156) 153" RED-SHAPED RECURVE LUMINAIRE
- 157) 154" RED-SHAPED RECURVE LUMINAIRE
- 158) 155" RED-SHAPED RECURVE LUMINAIRE
- 159) 156" RED-SHAPED RECURVE LUMINAIRE
- 160) 157" RED-SHAPED RECURVE LUMINAIRE
- 161) 158" RED-SHAPED RECURVE LUMINAIRE
- 162) 159" RED-SHAPED RECURVE LUMINAIRE
- 163) 160" RED-SHAPED RECURVE LUMINAIRE
- 164) 161" RED-SHAPED RECURVE LUMINAIRE
- 165) 162" RED-SHAPED RECURVE LUMINAIRE
- 166) 163" RED-SHAPED RECURVE LUMINAIRE
- 167) 164" RED-SHAPED RECURVE LUMINAIRE
- 168) 165" RED-SHAPED RECURVE LUMINAIRE
- 169) 166" RED-SHAPED RECURVE LUMINAIRE
- 170) 167" RED-SHAPED RECURVE LUMINAIRE
- 171) 168" RED-SHAPED RECURVE LUMINAIRE
- 172) 169" RED-SHAPED RECURVE LUMINAIRE
- 173) 170" RED-SHAPED RECURVE LUMINAIRE
- 174) 171" RED-SHAPED RECURVE LUMINAIRE
- 175) 172" RED-SHAPED RECURVE LUMINAIRE
- 176) 173" RED-SHAPED RECURVE LUMINAIRE
- 177) 174" RED-SHAPED RECURVE LUMINAIRE
- 178) 175" RED-SHAPED RECURVE LUMINAIRE
- 179) 176" RED-SHAPED RECURVE LUMINAIRE
- 180) 177" RED-SHAPED RECURVE LUMINAIRE
- 181) 178" RED-SHAPED RECURVE LUMINAIRE
- 182) 179" RED-SHAPED RECURVE LUMINAIRE
- 183) 180" RED-SHAPED RECURVE LUMINAIRE
- 184) 181" RED-SHAPED RECURVE LUMINAIRE
- 185) 182" RED-SHAPED RECURVE LUMINAIRE
- 186) 183" RED-SHAPED RECURVE LUMINAIRE
- 187) 184" RED-SHAPED RECURVE LUMINAIRE
- 188) 185" RED-SHAPED RECURVE LUMINAIRE
- 189) 186" RED-SHAPED RECURVE LUMINAIRE
- 190) 187" RED-SHAPED RECURVE LUMINAIRE
- 191) 188" RED-SHAPED RECURVE LUMINAIRE
- 192) 189" RED-SHAPED RECURVE LUMINAIRE
- 193) 190" RED-SHAPED RECURVE LUMINAIRE
- 194) 191" RED-SHAPED RECURVE LUMINAIRE
- 195) 192" RED-SHAPED RECURVE LUMINAIRE
- 196) 193" RED-SHAPED RECURVE LUMINAIRE
- 197) 194" RED-SHAPED RECURVE LUMINAIRE
- 198) 195" RED-SHAPED RECURVE LUMINAIRE
- 199) 196" RED-SHAPED RECURVE LUMINAIRE
- 200) 197" RED-SHAPED RECURVE LUMINAIRE

COMERCIAL DEVELOPMENT
CONCORD - CA
2090 DIAMOND BLVD

REVISION NUMBER
DATE

PROJECT NUMBER
SHEET NUMBER
ES100

SITE
PHOTOMETRIC
PLAN

DRAWING ISSUE

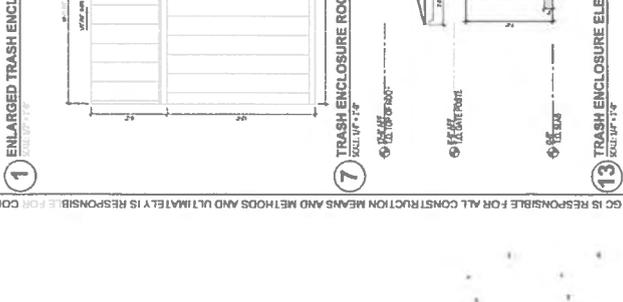
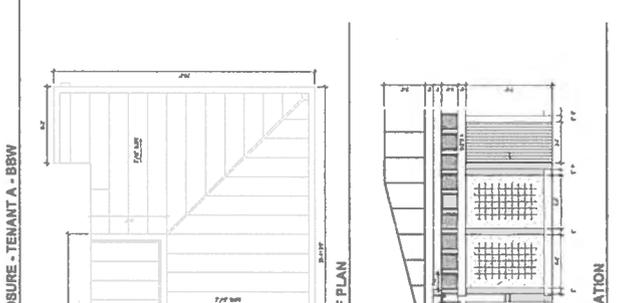
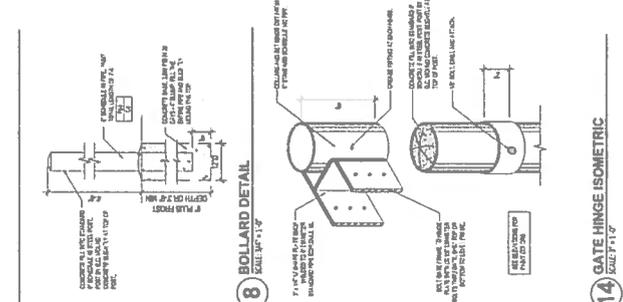
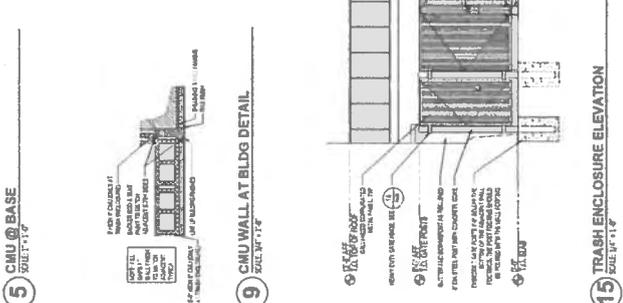
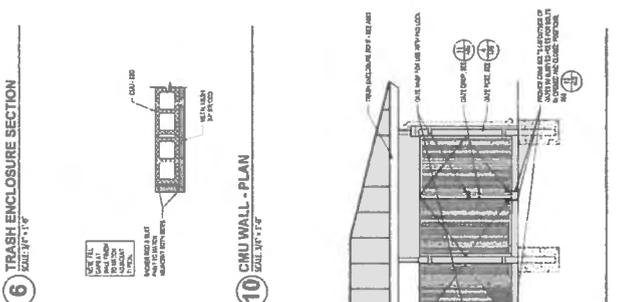
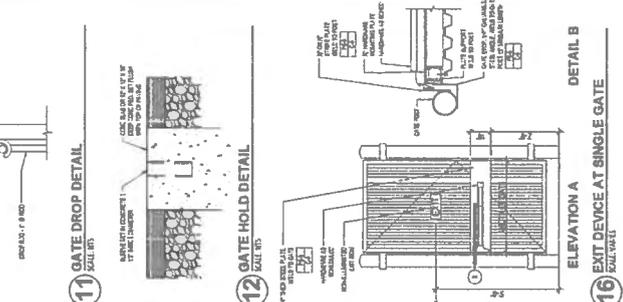
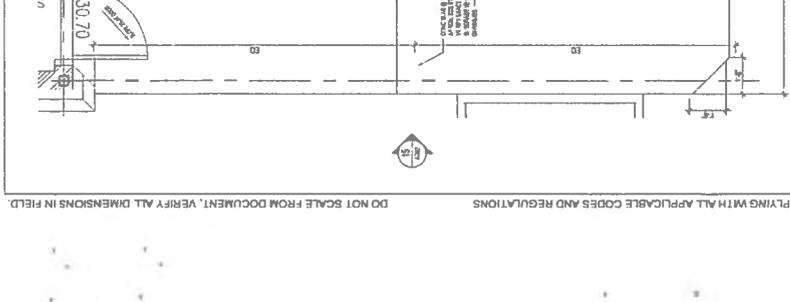
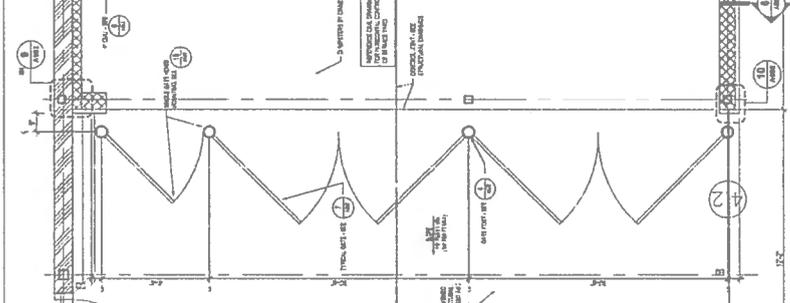
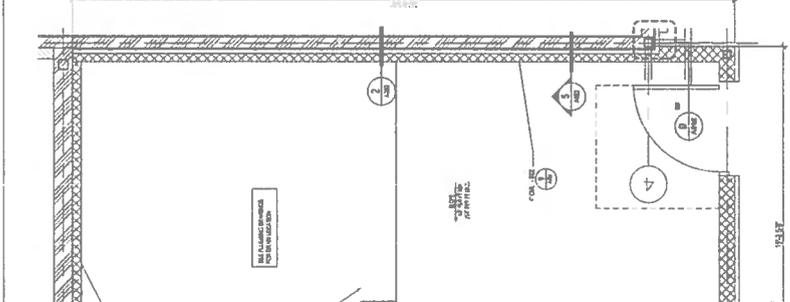
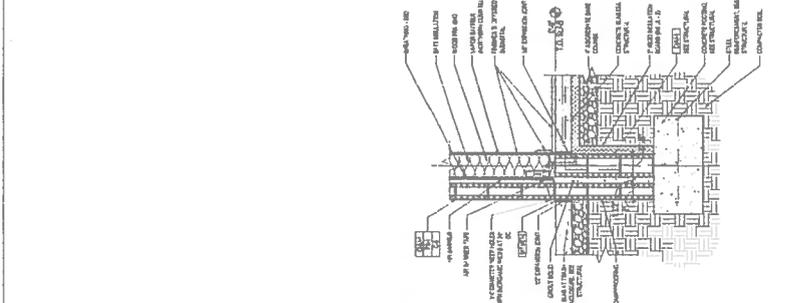
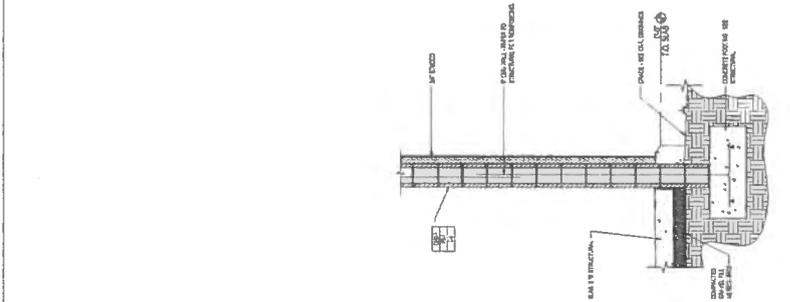
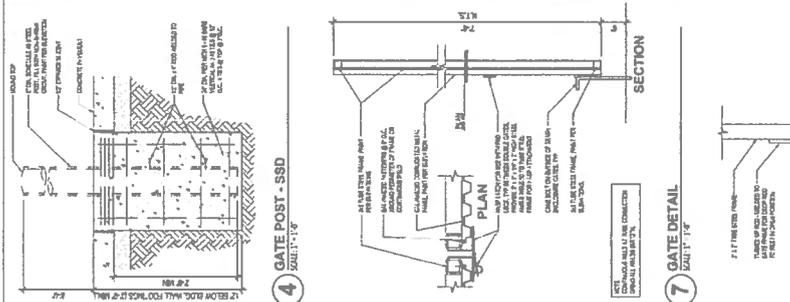
NO.	DESCRIPTION	DATE
1	ISSUE	10-25-11
2	REVISION	11-15-11
3	REVISION	11-15-11
4	REVISION	11-15-11
5	REVISION	11-15-11
6	REVISION	11-15-11
7	REVISION	11-15-11
8	REVISION	11-15-11
9	REVISION	11-15-11
10	REVISION	11-15-11

Symbol	Description	Calc. Zone #1	Photometric Area
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

Statistics	Symbol	Avg	Max	Min	AvgMin	AvgMax
Calc. Zone #1	1	0.016	0.016	N/A	N/A	0.017
Photometric Area	1	0.016	0.016	0.016	0.016	0.017

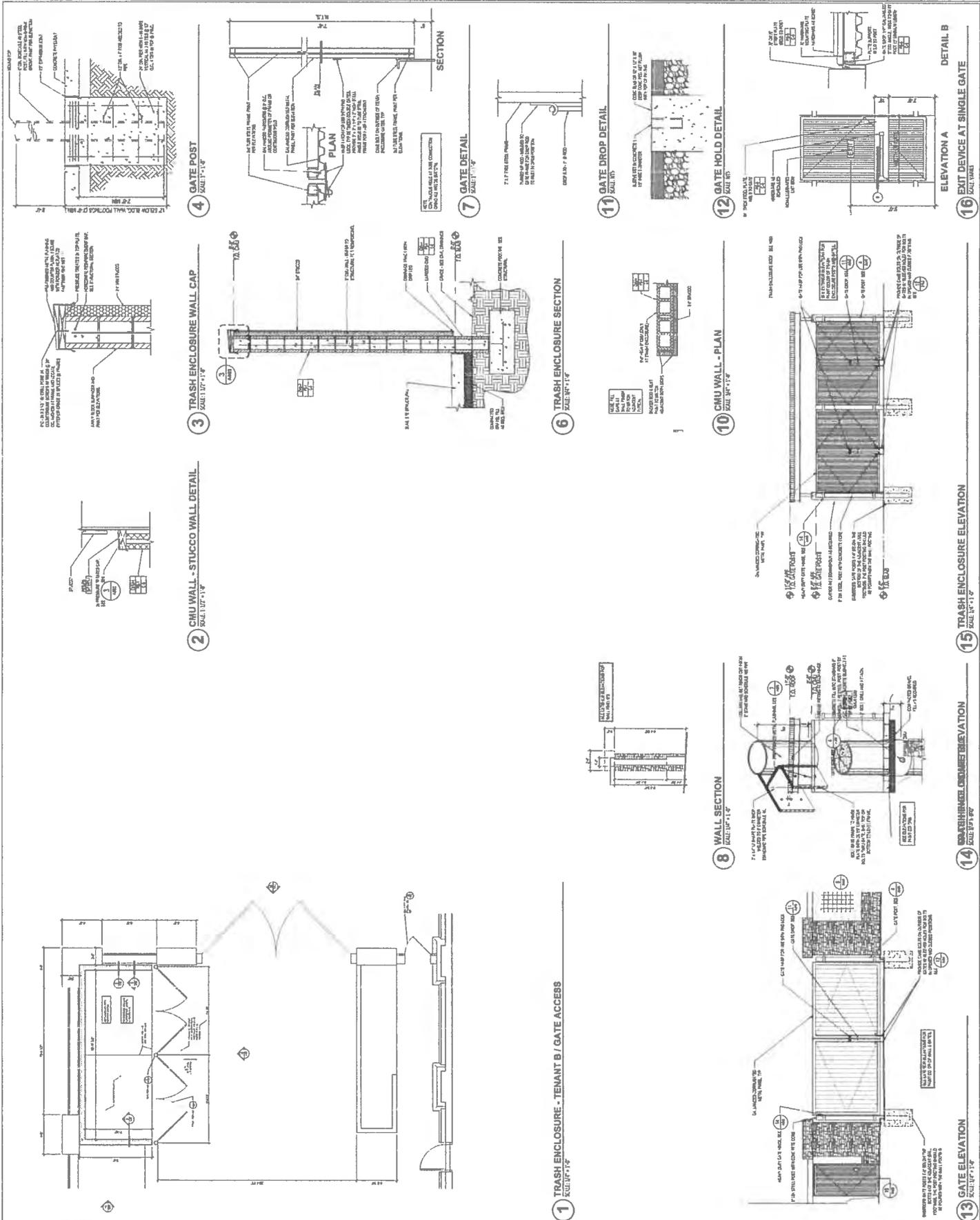
1 SITE PHOTOMETRIC PLAN
REV: 11-17

CS IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS



CS IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

TRASH ENCLOSURE - TENANT B / GATE ACCESS SCALE: 1/4" = 1'-0"	
1 TRASH ENCLOSURE - TENANT B / GATE ACCESS SCALE: 1/4" = 1'-0"	2 CHU WALL - STUCCO WALL DETAIL SCALE: 1/4" = 1'-0"
3 TRASH ENCLOSURE WALL CAP SCALE: 1/4" = 1'-0"	4 GATE POST SCALE: 1/4" = 1'-0"
5 TRASH ENCLOSURE SECTION SCALE: 1/4" = 1'-0"	6 CHU WALL - PLAN SCALE: 1/4" = 1'-0"
7 GATE DETAIL SCALE: 1/4" = 1'-0"	8 WALL SECTION SCALE: 1/4" = 1'-0"
9 GATE DROP DETAIL SCALE: 1/4" = 1'-0"	10 GATE HOLD DETAIL SCALE: 1/4" = 1'-0"
11 GATE DROP DETAIL SCALE: 1/4" = 1'-0"	12 CHU WALL - PLAN SCALE: 1/4" = 1'-0"
13 GATE ELEVATION SCALE: 1/4" = 1'-0"	14 TRASH ENCLOSURE ELEVATION SCALE: 1/4" = 1'-0"
15 TRASH ENCLOSURE ELEVATION SCALE: 1/4" = 1'-0"	16 EXIT DEVICE AT SINGLE GATE SCALE: 1/4" = 1'-0"

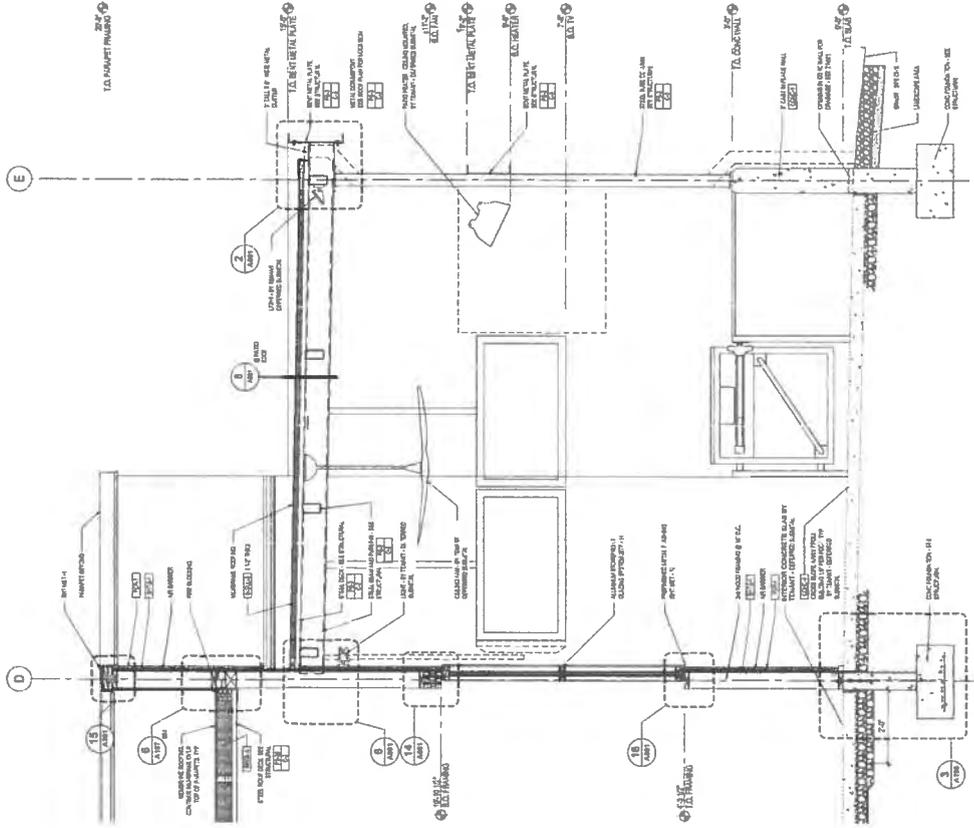


REVISIONS:

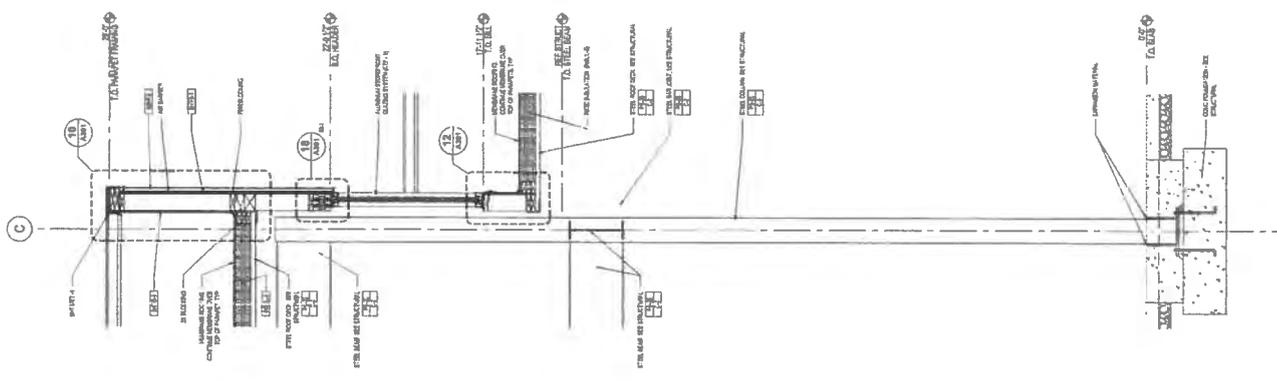
NO.	REVISION	DATE
1	ISSUE	07/17/21
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND IS ULTIMATELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

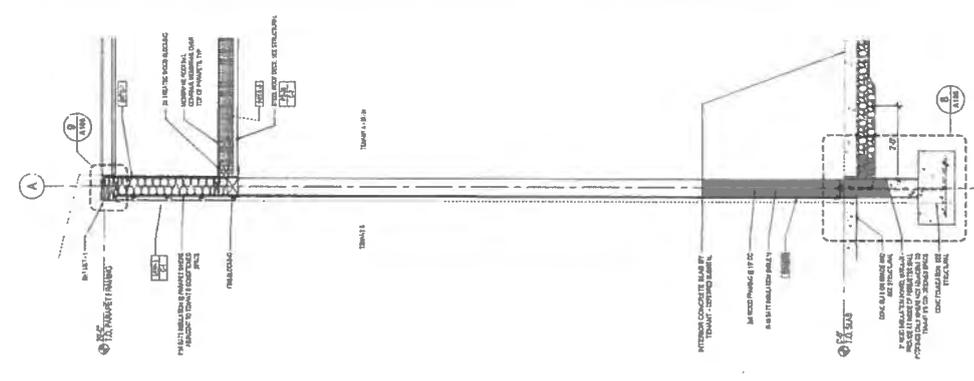
1 WALL SECTION
SCALE: 1/4" = 1'-0"



2 WALL SECTION
SCALE: 1/4" = 1'-0"

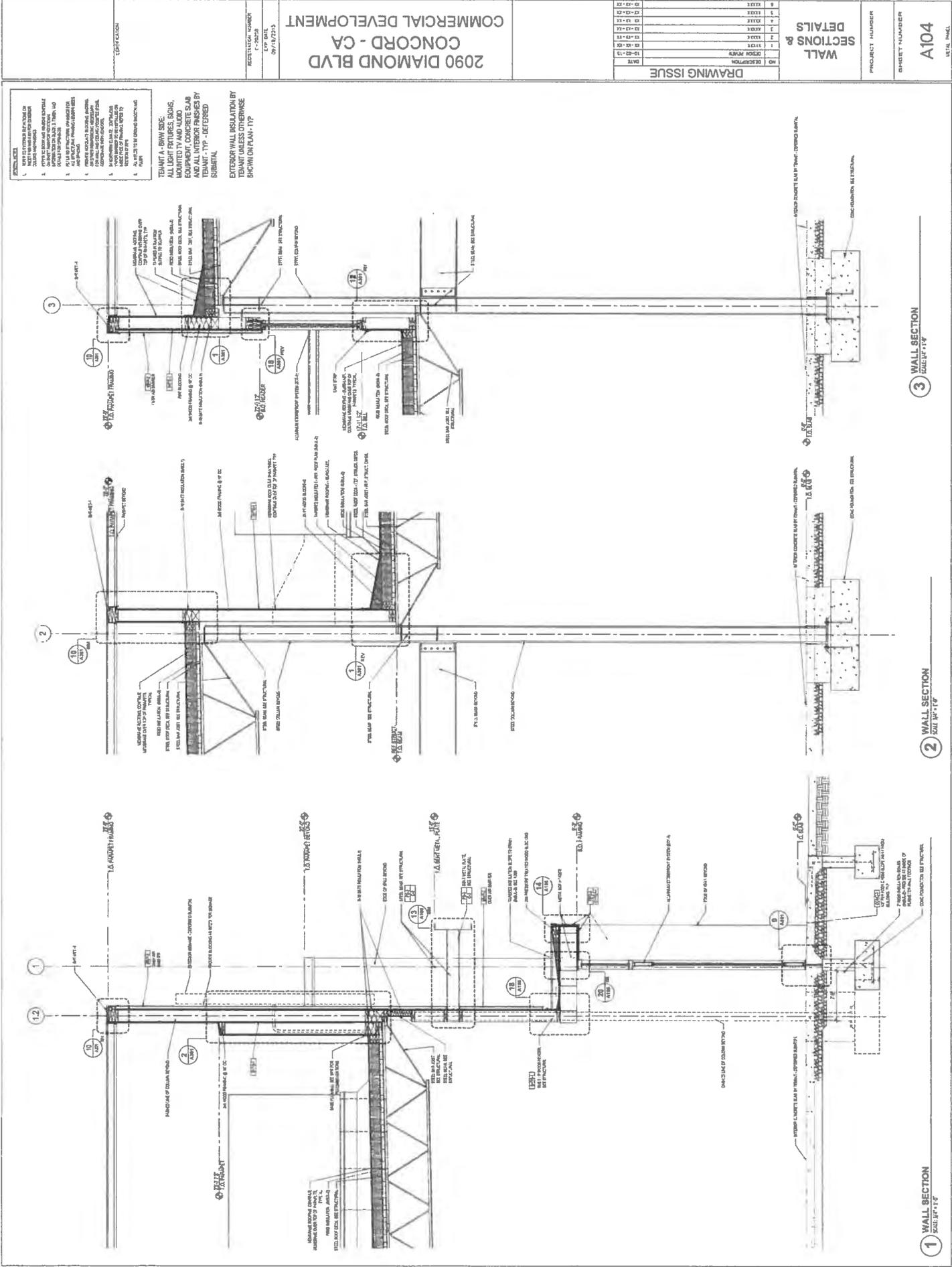


3 WALL SECTION
SCALE: 1/4" = 1'-0"

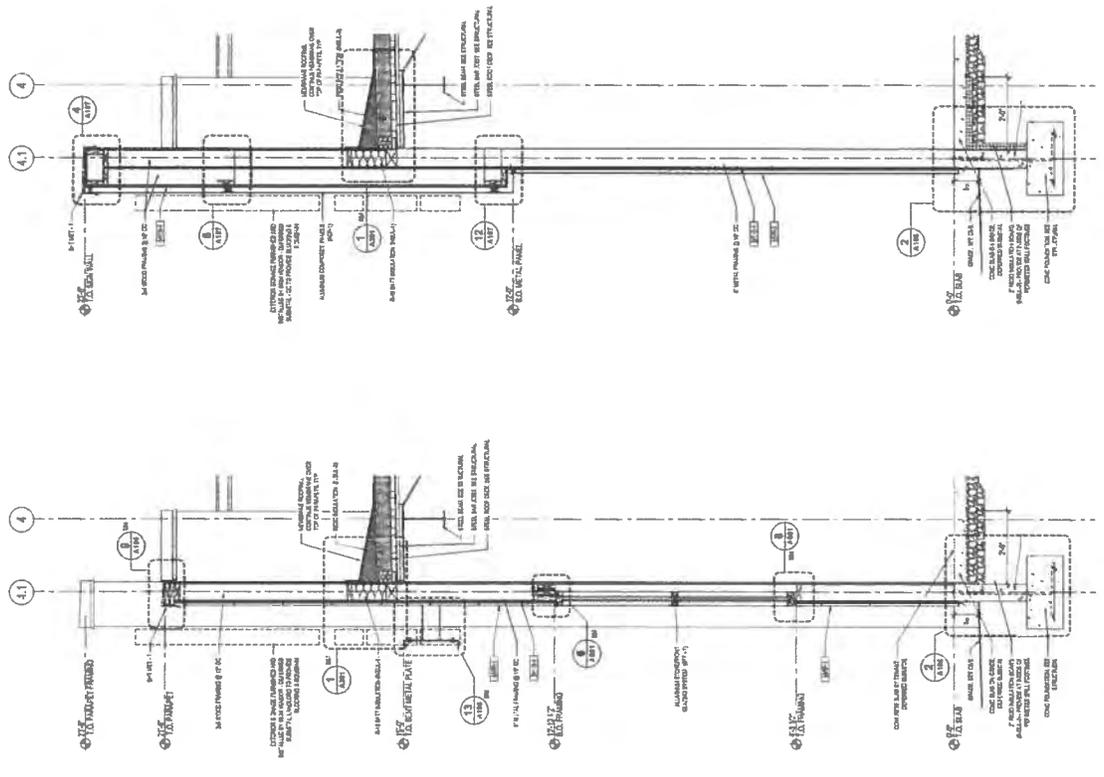


- REVISIONS:**
1. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 2. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 3. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 4. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 5. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 6. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 7. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 8. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 9. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.
 10. VERIFY THAT ALL DIMENSIONS AND MATERIALS ARE CORRECTLY SPECIFIED AND SHOWN.

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT, VERIFY ALL DIMENSIONS IN FIELD.



- REMARKS:**
1. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL LIGHT FIXTURES, SIGNS, EQUIPMENT CONCRETE SLAB AND ALL INTERIOR FINISHES BY TEAMM - TYP. - BEFORE SUBMITTAL.
 2. EXTERIOR WALL INSULATION BY TEAMM UNLESS OTHERWISE SHOWN ON PLAN - TYP.
 3. INTERIOR FINISHES TO BE DETERMINED BY ARCHITECT.
 4. INTERIOR WALL FINISHES TO BE DETERMINED BY ARCHITECT.
 5. INTERIOR WALL FINISHES TO BE DETERMINED BY ARCHITECT.
 6. ALL FINISHES TO BE DETERMINED BY ARCHITECT.



1 WALL SECTION
 WALL HT. = 7'-6"

2 WALL SECTION
 WALL HT. = 7'-6"

1 TYP. REINFORCING MESH AT OPENING
SCALE: 1/8"=1'-0"

2 FOOTING DETAIL
SCALE: 1/4"=1'-0"

3 FOOTING DETAIL
SCALE: 1/4"=1'-0"

4 TYP. TERMINATION AT FOUNDATION
SCALE: 1/4"=1'-0"

5 METAL PANEL-OUTSIDE CORNER
SCALE: 1/4"=1'-0"

6 METAL PANEL-OUTSIDE CORNER
SCALE: 1/4"=1'-0"

7 NOT USED

8 FOOTING DETAIL
SCALE: 1/4"=1'-0"

9 PARAPET AT METAL PANEL
SCALE: 1/4"=1'-0"

10 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

11 BRICK/METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

12 METAL PANEL/EIFF
SCALE: 1/4"=1'-0"

13 STEEL CHANNEL BEAM DETAIL
SCALE: 1/4"=1'-0"

14 EXT. FRAMING/FLASHING AT VESTIBULE
SCALE: 1/4"=1'-0"

15 BRICK/METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

16 TYP. PIPE PENETRATION
SCALE: 1/4"=1'-0"

17 NOT USED

18 ROOF FLASHING AT VESTIBULE
SCALE: 1/4"=1'-0"

19 TYP. TERMINATION AT FOUNDATION
SCALE: 1/4"=1'-0"

20 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

21 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

22 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

23 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

24 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

25 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

26 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

27 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

28 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

29 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

30 METAL PANEL-INSIDE CORNER
SCALE: 1/4"=1'-0"

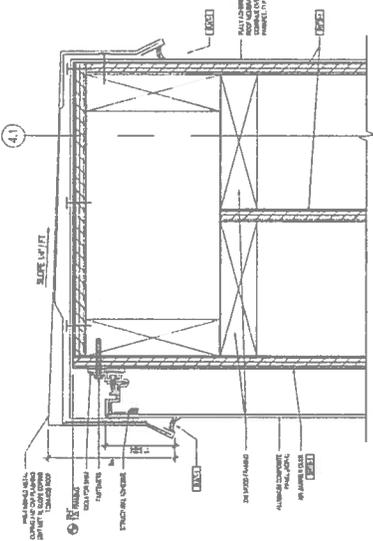
2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

PROJECT NUMBER: 2090
SHEET NUMBER: 106
DATE: 09/11/2015

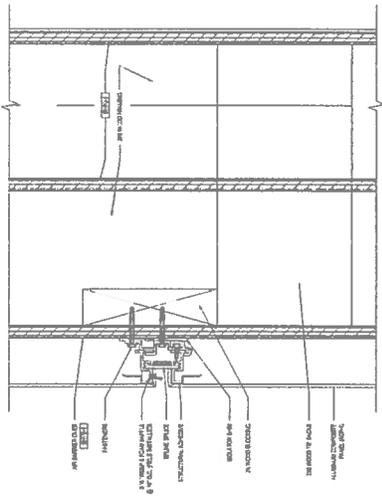
NO. REVISIONS: 0
DESCRIPTION: DRAWING ISSUE

EXTERIOR DETAILS
PROJECT NUMBER: 2090
SHEET NUMBER: 106
DATE: 09/11/2015

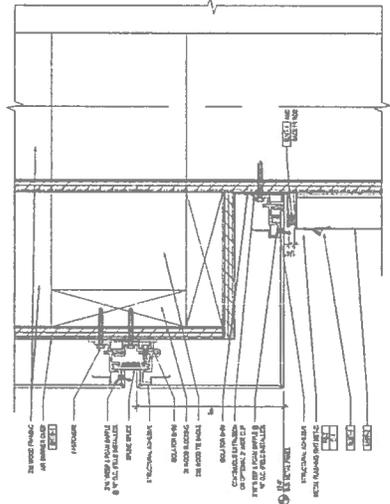
REGISTRATION NUMBER CDP 001 DATE 09/18/2015		2090 DIAMOND BLVD CONCORD - CA COMMERCIAL DEVELOPMENT	
PROJECT NUMBER EXTERIOR		SHEET NUMBER A107 MET. PANEL	
NO. DESCRIPTION 1. 2090 DIAMOND BLVD 2. EXTERIOR 3. MET. PANEL 4. MET. PANEL 5. MET. PANEL 6. MET. PANEL 7. MET. PANEL 8. MET. PANEL 9. MET. PANEL 10. MET. PANEL 11. MET. PANEL 12. MET. PANEL		DRAWING ISSUE	



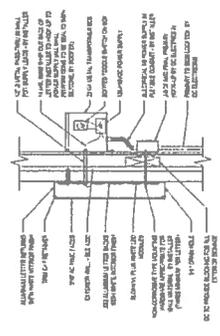
4 ALUM COMPOSITE METAL PANEL AT HEAD
SCALE 1/4" = 1'-0"



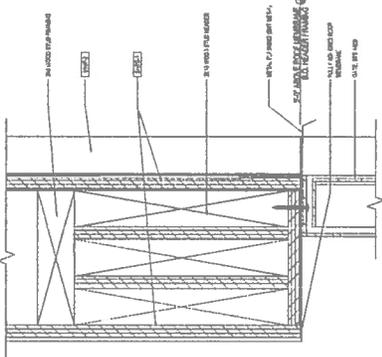
8 ALUM COMPOSITE METAL PANEL AT HORIZ. JOINT
SCALE 1/4" = 1'-0"



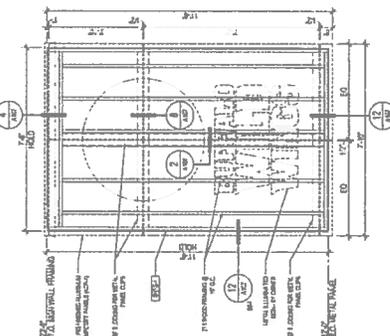
12 ALUM COMPOSITE METAL PANEL AT SILL
SCALE 1/4" = 1'-0"



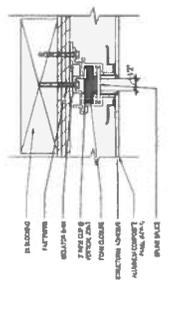
3 SIGNAGE DETAIL
SCALE 1/4" = 1'-0"



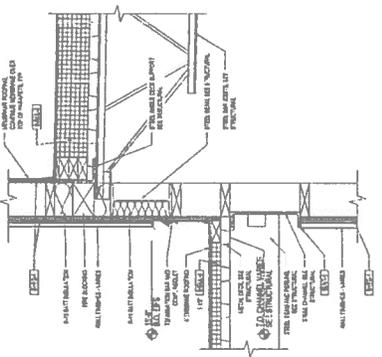
6 WALL SECTION DETAIL
SCALE 1/4" = 1'-0"



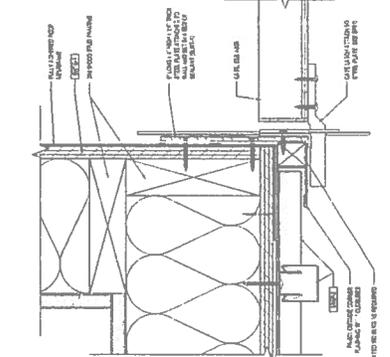
11 SIGN WALL FRAMING DETAIL
SCALE 1/4" = 1'-0"



2 ALUM COMPOSITE METAL PANEL AT VERT. JOINT
SCALE 1/4" = 1'-0"



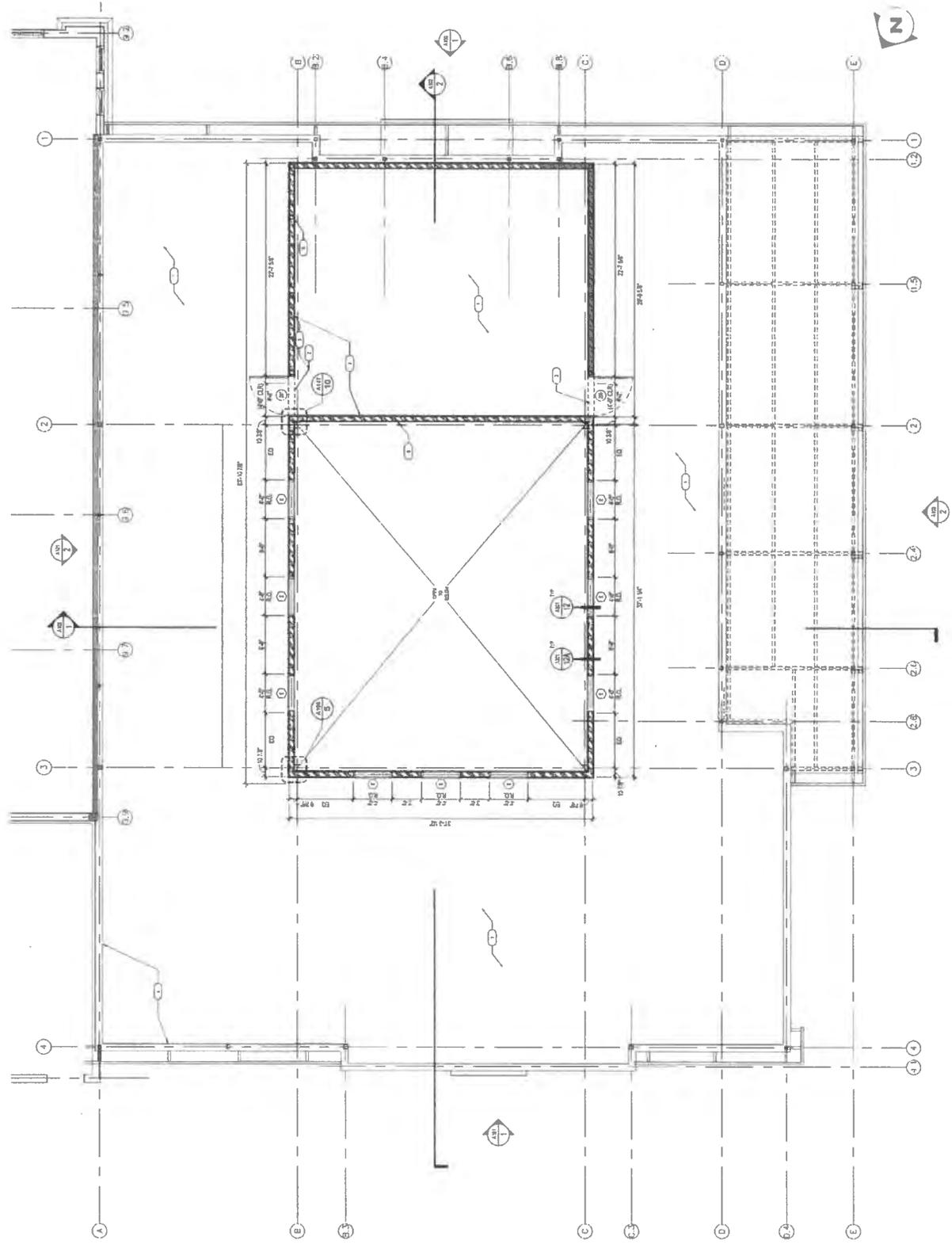
10 RTU SCREEN GATE LATCH DETAIL BY TENANT
SCALE 1/4" = 1'-0"



11 SIGN WALL FRAMING DETAIL
SCALE 1/4" = 1'-0"

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

1 CLERESTORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEY NOTES

- SEE EXISTING DRAWINGS FOR ALL INFORMATION.
- VERIFY ALL DIMENSIONS IN FIELD.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

WALL LEGEND

1. 12\"/>

DRAWING ISSUE		NO.		DESCRIPTION		DATE	
1	ISSUED FOR PERMIT	1	12-15-23	1	12-15-23	1	12-15-23
2	REVISION	2	12-15-23	2	12-15-23	2	12-15-23
3	REVISION	3	12-15-23	3	12-15-23	3	12-15-23
4	REVISION	4	12-15-23	4	12-15-23	4	12-15-23
5	REVISION	5	12-15-23	5	12-15-23	5	12-15-23
6	REVISION	6	12-15-23	6	12-15-23	6	12-15-23
7	REVISION	7	12-15-23	7	12-15-23	7	12-15-23
8	REVISION	8	12-15-23	8	12-15-23	8	12-15-23

CLERESTORY FLOOR PLAN

PROJECT NUMBER: _____

SHEET NUMBER: **A201**

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

REGISTRATION NUMBER: _____
EXP. DATE: 1-1-2028
DATE: 12/15/23

CLIENT: _____

DOOR SCHEDULE

NO.	SYMBOL																		
01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1
02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2
03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3
04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4
05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5
06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6
07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7
08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8
09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9
10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

WINDOW SCHEDULE

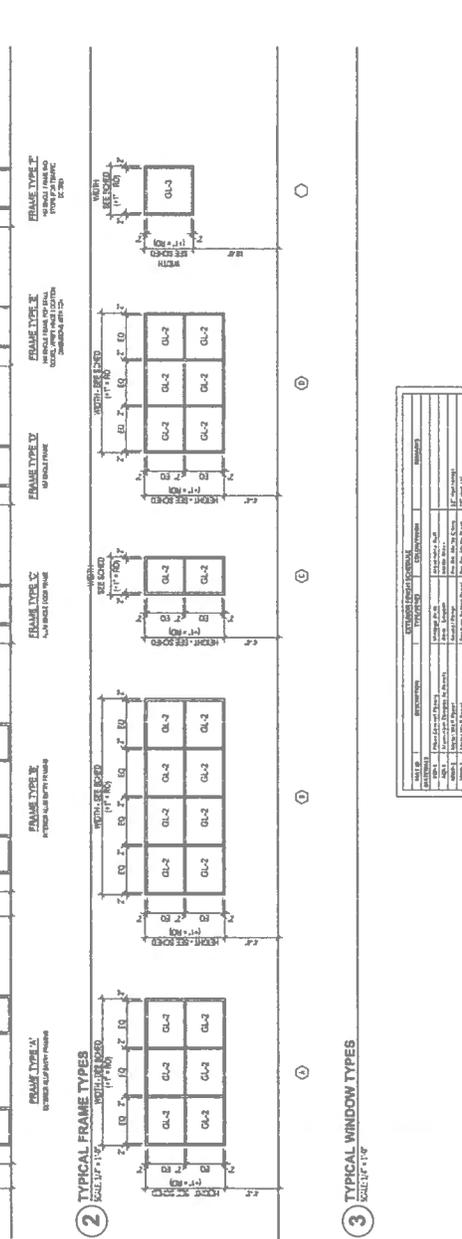
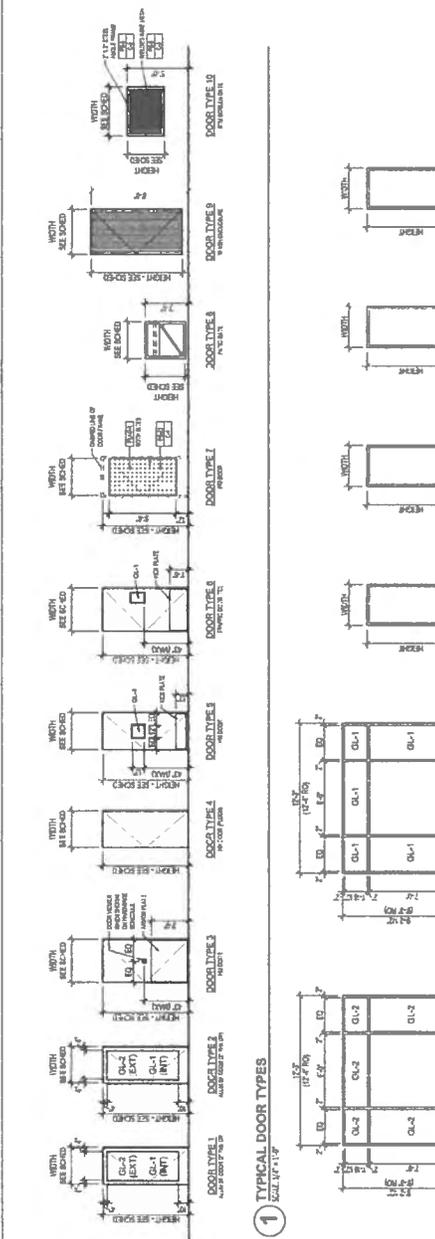
NO.	SYMBOL																		
01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1
02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2
03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3
04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4
05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5
06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6
07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7
08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8
09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9
10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

GLASS SCHEDULE

NO.	SYMBOL																		
01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1	01	1
02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2	02	2
03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3	03	3
04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4	04	4
05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5	05	5
06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6	06	6
07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7	07	7
08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8	08	8
09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9	09	9
10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

LIGHTING LEGEND

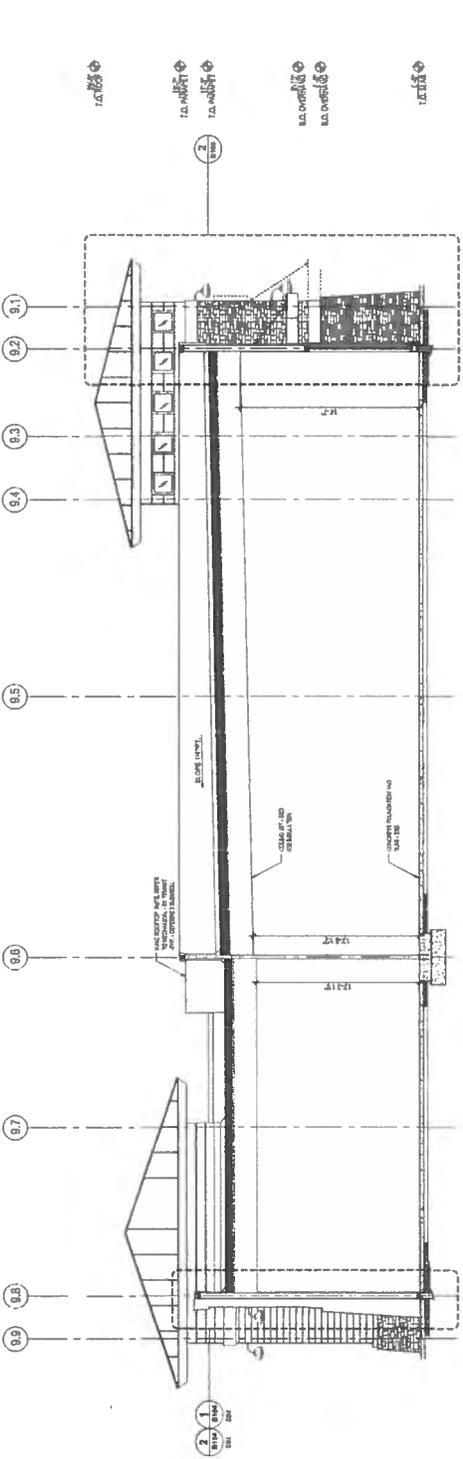
SYMBOL	DESCRIPTION	AMOUNTING
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100



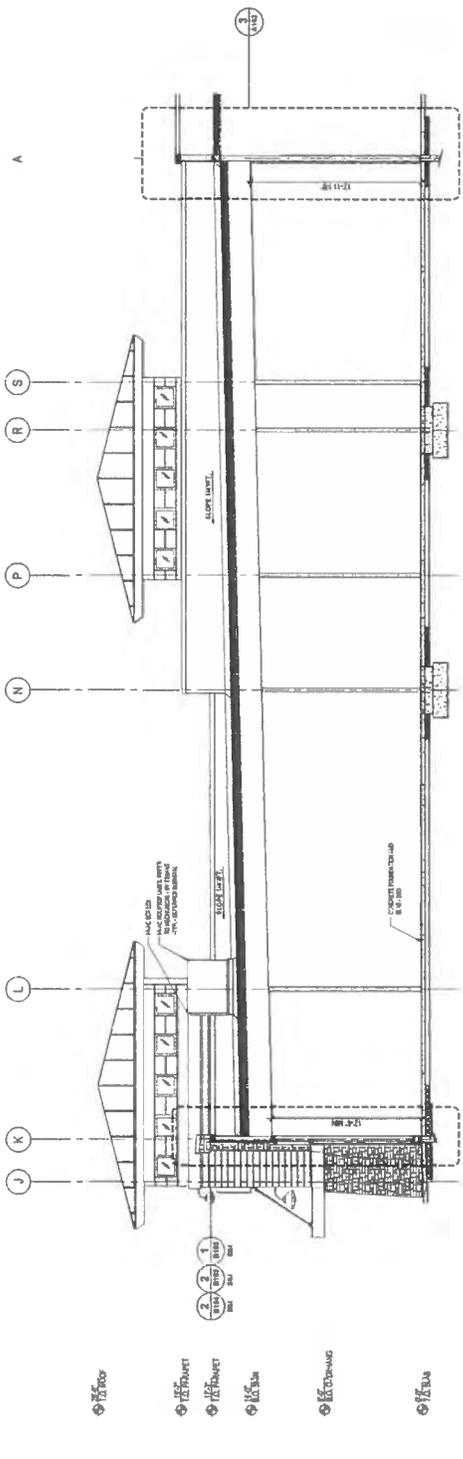
MATERIAL ID LIST

NO.	SYMBOL	DESCRIPTION	AMOUNTING
01	1	1	1
02	2	2	2
03	3	3	3
04	4	4	4
05	5	5	5
06	6	6	6
07	7	7	7
08	8	8	8
09	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

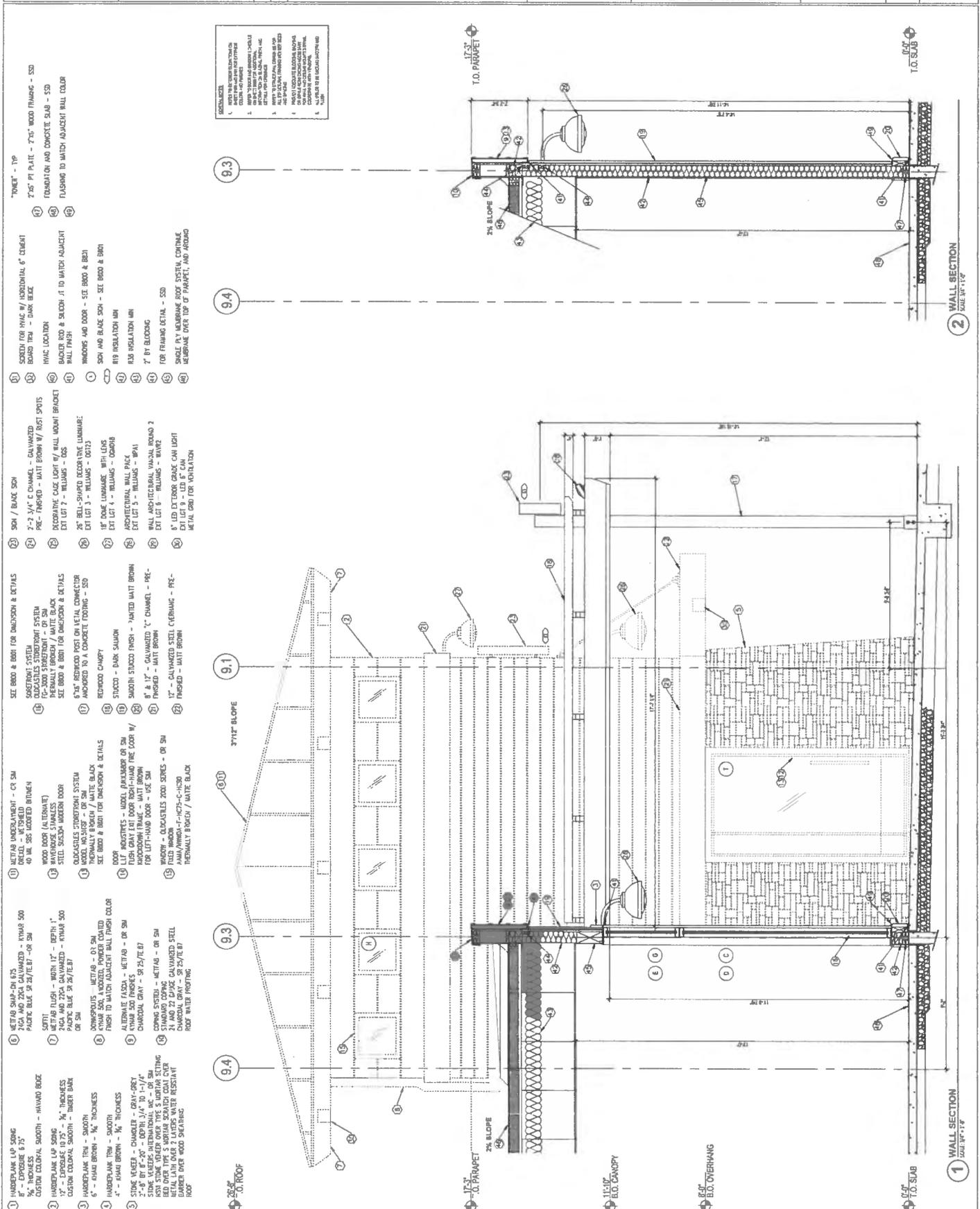
NOTE: REFER TO PROJECT MANUAL FOR ALL MATERIAL SPECIFICATIONS



1 BUILDING SECTION
SCALE 1/8" = 1'-0"



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



- 1** HARDPLANK LAP SONG
% THICKNESS
CUSTOM COLOR, SMOOTH - HANDED BEZE
- 2** HARDPLANK LAP SONG
% THICKNESS
CUSTOM COLOR, SMOOTH - HANDED BEZE
- 3** HARDPLANK FIN - SMOOTH
% THICKNESS
6" - HANDED BROWN - % THICKNESS
- 4** HARDPLANK FIN - SMOOTH
% THICKNESS
4" - HANDED BROWN - % THICKNESS
- 5** STAKE VEEGER - CHANDLER - GRAY-GREY
2" - 8" BY 2" - DEPTH 3/4" TO 1-1/4"
SINK INTO SUBSTRATE WITH 1/4" SETTING
BED OVER TYPE 3 MORTAR SCRATCH COAT OVER
METAL LATH OVER 2 LAYERS WATER RESISTANT
ROOF
- 6** METAB SHIP-ON-DECK
2X6 AND 2X4 GALVANNEED - KNAUF 500
PALETTE BUCK OR 2X1/2" - OR SM
- 7** METAB FLASH - WITH 1" - DEPTH 1"
2X6 AND 2X4 GALVANNEED - KNAUF 500
PALETTE BUCK OR 2X1/2" - OR SM
- 8** METAB - METAB - 03 SM
KNAUF 500, ALUMINUM POWDER COATED
FINISH TO MATCH ADJACENT WALL FINISH COLOR
- 9** ALTERNATE FASADA - METAB - OR SM
CHARCOAL GRAY - 9/25/17/E/7
- 10** CORING SYSTEM - METAB - OR SM
STANDARD CORING - METAB - OR SM
CHARCOAL GRAY - 9/25/17/E/7
ROOF WATER PROOFING
- 11** METAB UNDERLAMENT - CR SM
ORLEK - MET SHEILD
40 ML SBS MODIFIED BITUMEN
- 12** WAVEGRADE STAINLESS
STEEL SLOSH MUDDER DOOR
- 13** QUADCASTLE STAINLESS SYSTEM
MODEL AC-1000 - CR SM
SEE BIDD & BOM FOR DIMENSION & DETAILS
- 14** LUT INDUSTRIES - WOOD PALMWOOD OR SM
FLUSH GRAY EXT DOOR ROOF-HAND THE DOOR W/
HARDWOOD FRAME - WATT BROWN
FOR LUT-FINISH DOOR - USE SM
- 15** WOODY - QUADCASTLE 2000 SERIES - CR SM
AAA W/WHY-C-1625-C-1630
THERMALLY BROKEN / WATE BLACK
- 16** METAB UNDERLAMENT - CR SM
ORLEK - MET SHEILD
40 ML SBS MODIFIED BITUMEN
- 17** WAVEGRADE STAINLESS
STEEL SLOSH MUDDER DOOR
- 18** QUADCASTLE STAINLESS SYSTEM
MODEL AC-1000 - CR SM
SEE BIDD & BOM FOR DIMENSION & DETAILS
- 19** LUT INDUSTRIES - WOOD PALMWOOD OR SM
FLUSH GRAY EXT DOOR ROOF-HAND THE DOOR W/
HARDWOOD FRAME - WATT BROWN
FOR LUT-FINISH DOOR - USE SM
- 20** WOODY - QUADCASTLE 2000 SERIES - CR SM
AAA W/WHY-C-1625-C-1630
THERMALLY BROKEN / WATE BLACK
- 21** SEED & BOM FOR DIMENSION & DETAILS
- 22** SOFTLINE SYSTEM
FP-3000 SECRETION - CR SM
THERMALLY BROKEN / WATE BLACK
- 23** SEED & BOM FOR DIMENSION & DETAILS
- 24** 6" x 6" REDWOOD POST ON METAL CONNECTOR
ANCHORED TO A CONCRETE FOOTING - SSD
- 25** REDWOOD CHIMNEY
- 26** STUCCO - DARK SAUON
- 27** SMOOTH STUCCO FINISH - HANDED WATT BROWN
- 28** 8" x 12" - GALVANNEED 1" CHANNEL - PRE-
FINISHED - WATT BROWN
- 29** 1" - GALVANNEED STEEL C/BRING - PRE-
FINISHED - WATT BROWN
- 30** SEED & BOM FOR DIMENSION & DETAILS
- 31** SEED & BOM FOR DIMENSION & DETAILS
- 32** SEED & BOM FOR DIMENSION & DETAILS
- 33** SEED & BOM FOR DIMENSION & DETAILS
- 34** SEED & BOM FOR DIMENSION & DETAILS
- 35** SEED & BOM FOR DIMENSION & DETAILS
- 36** SEED & BOM FOR DIMENSION & DETAILS
- 37** SEED & BOM FOR DIMENSION & DETAILS
- 38** SEED & BOM FOR DIMENSION & DETAILS
- 39** SEED & BOM FOR DIMENSION & DETAILS
- 40** SEED & BOM FOR DIMENSION & DETAILS
- 41** SEED & BOM FOR DIMENSION & DETAILS
- 42** SEED & BOM FOR DIMENSION & DETAILS
- 43** SEED & BOM FOR DIMENSION & DETAILS
- 44** SEED & BOM FOR DIMENSION & DETAILS
- 45** SEED & BOM FOR DIMENSION & DETAILS
- 46** SEED & BOM FOR DIMENSION & DETAILS
- 47** SEED & BOM FOR DIMENSION & DETAILS
- 48** SEED & BOM FOR DIMENSION & DETAILS
- 49** SEED & BOM FOR DIMENSION & DETAILS
- 50** SEED & BOM FOR DIMENSION & DETAILS
- 51** SEED & BOM FOR DIMENSION & DETAILS
- 52** SEED & BOM FOR DIMENSION & DETAILS
- 53** SEED & BOM FOR DIMENSION & DETAILS
- 54** SEED & BOM FOR DIMENSION & DETAILS
- 55** SEED & BOM FOR DIMENSION & DETAILS
- 56** SEED & BOM FOR DIMENSION & DETAILS
- 57** SEED & BOM FOR DIMENSION & DETAILS
- 58** SEED & BOM FOR DIMENSION & DETAILS
- 59** SEED & BOM FOR DIMENSION & DETAILS
- 60** SEED & BOM FOR DIMENSION & DETAILS
- 61** SEED & BOM FOR DIMENSION & DETAILS
- 62** SEED & BOM FOR DIMENSION & DETAILS
- 63** SEED & BOM FOR DIMENSION & DETAILS
- 64** SEED & BOM FOR DIMENSION & DETAILS
- 65** SEED & BOM FOR DIMENSION & DETAILS
- 66** SEED & BOM FOR DIMENSION & DETAILS
- 67** SEED & BOM FOR DIMENSION & DETAILS
- 68** SEED & BOM FOR DIMENSION & DETAILS
- 69** SEED & BOM FOR DIMENSION & DETAILS
- 70** SEED & BOM FOR DIMENSION & DETAILS
- 71** SEED & BOM FOR DIMENSION & DETAILS
- 72** SEED & BOM FOR DIMENSION & DETAILS
- 73** SEED & BOM FOR DIMENSION & DETAILS
- 74** SEED & BOM FOR DIMENSION & DETAILS
- 75** SEED & BOM FOR DIMENSION & DETAILS
- 76** SEED & BOM FOR DIMENSION & DETAILS
- 77** SEED & BOM FOR DIMENSION & DETAILS
- 78** SEED & BOM FOR DIMENSION & DETAILS
- 79** SEED & BOM FOR DIMENSION & DETAILS
- 80** SEED & BOM FOR DIMENSION & DETAILS
- 81** SEED & BOM FOR DIMENSION & DETAILS
- 82** SEED & BOM FOR DIMENSION & DETAILS
- 83** SEED & BOM FOR DIMENSION & DETAILS
- 84** SEED & BOM FOR DIMENSION & DETAILS
- 85** SEED & BOM FOR DIMENSION & DETAILS
- 86** SEED & BOM FOR DIMENSION & DETAILS
- 87** SEED & BOM FOR DIMENSION & DETAILS
- 88** SEED & BOM FOR DIMENSION & DETAILS
- 89** SEED & BOM FOR DIMENSION & DETAILS
- 90** SEED & BOM FOR DIMENSION & DETAILS
- 91** SEED & BOM FOR DIMENSION & DETAILS
- 92** SEED & BOM FOR DIMENSION & DETAILS
- 93** SEED & BOM FOR DIMENSION & DETAILS
- 94** SEED & BOM FOR DIMENSION & DETAILS
- 95** SEED & BOM FOR DIMENSION & DETAILS
- 96** SEED & BOM FOR DIMENSION & DETAILS
- 97** SEED & BOM FOR DIMENSION & DETAILS
- 98** SEED & BOM FOR DIMENSION & DETAILS
- 99** SEED & BOM FOR DIMENSION & DETAILS
- 100** SEED & BOM FOR DIMENSION & DETAILS

DETAILS:

- REFER TO CONSTRUCTION FOR ALL MATERIALS, FINISHES, COLORS AND FINISHES
- REFER TO CONSTRUCTION FOR ALL MATERIALS, FINISHES, COLORS AND FINISHES
- REFER TO CONSTRUCTION FOR ALL MATERIALS, FINISHES, COLORS AND FINISHES
- REFER TO CONSTRUCTION FOR ALL MATERIALS, FINISHES, COLORS AND FINISHES
- REFER TO CONSTRUCTION FOR ALL MATERIALS, FINISHES, COLORS AND FINISHES
- REFER TO CONSTRUCTION FOR ALL MATERIALS, FINISHES, COLORS AND FINISHES

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

DRAWING ISSUE

NO.	DESCRIPTION	DATE
1	ISSUE	07-11-17
2	ISSUE	07-11-17
3	ISSUE	07-11-17
4	ISSUE	07-11-17
5	ISSUE	07-11-17
6	ISSUE	07-11-17

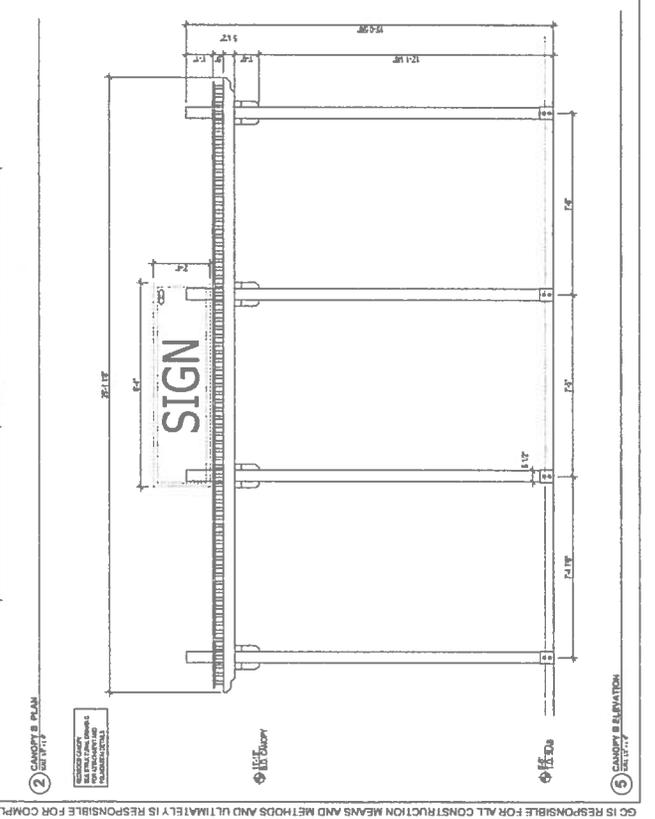
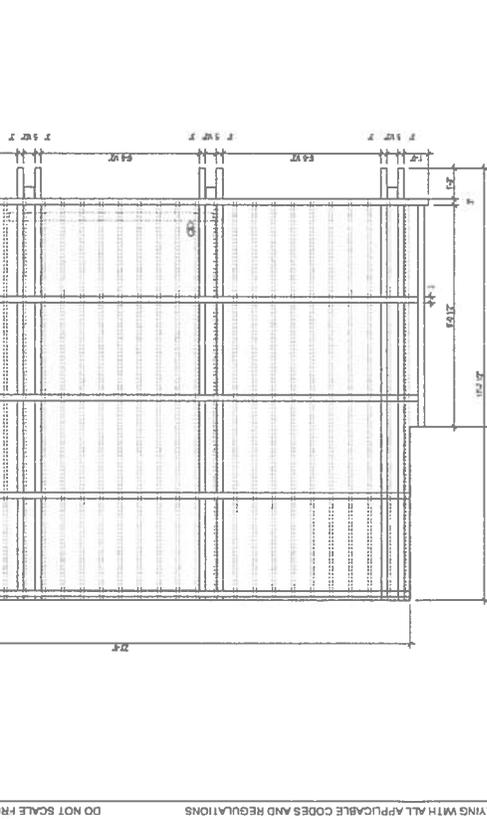
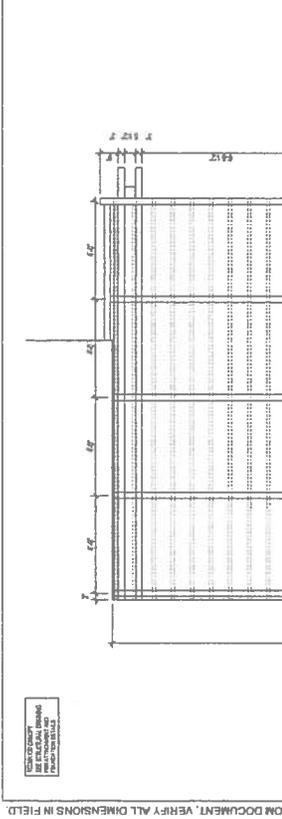
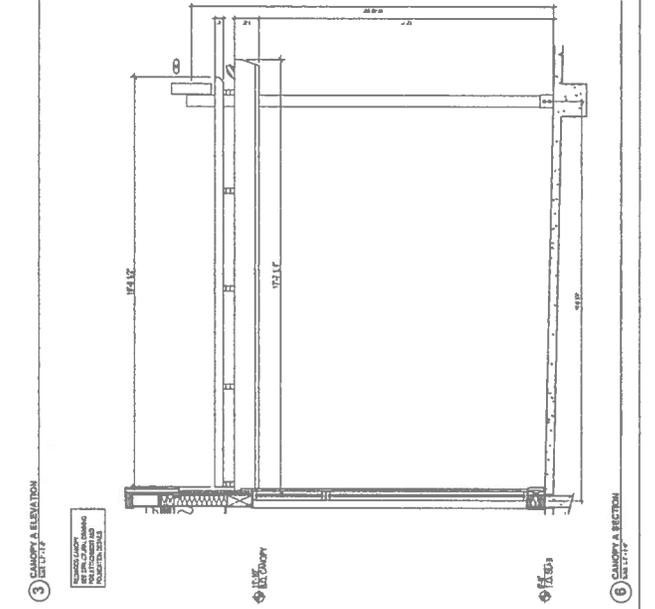
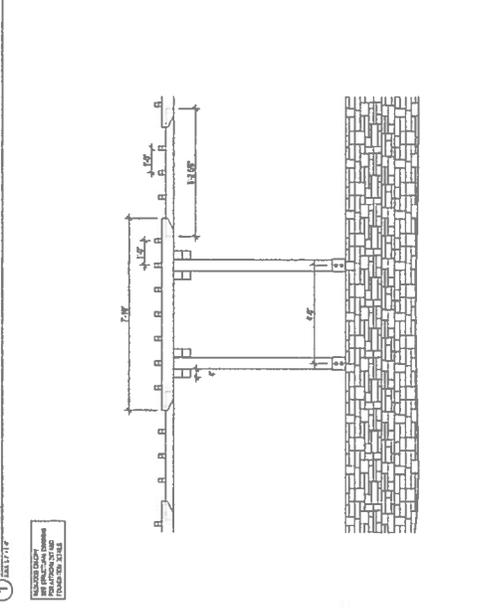
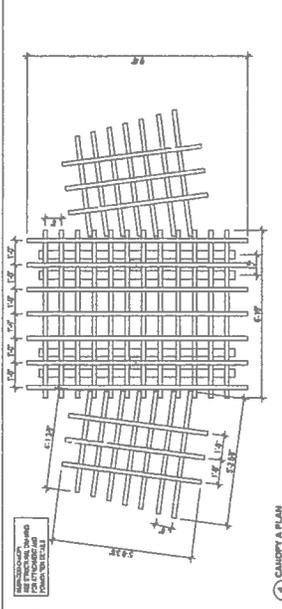
WALL SECTIONS & DETAILS

PROJECT NUMBER	SHEET NUMBER
	B103

DESCRIPTION

2090 DIAMOND BLVD
 CONCORD - CA
 COMMERCIAL DEVELOPMENT

PERMIT/VERSION NUMBER
 07/11/2018

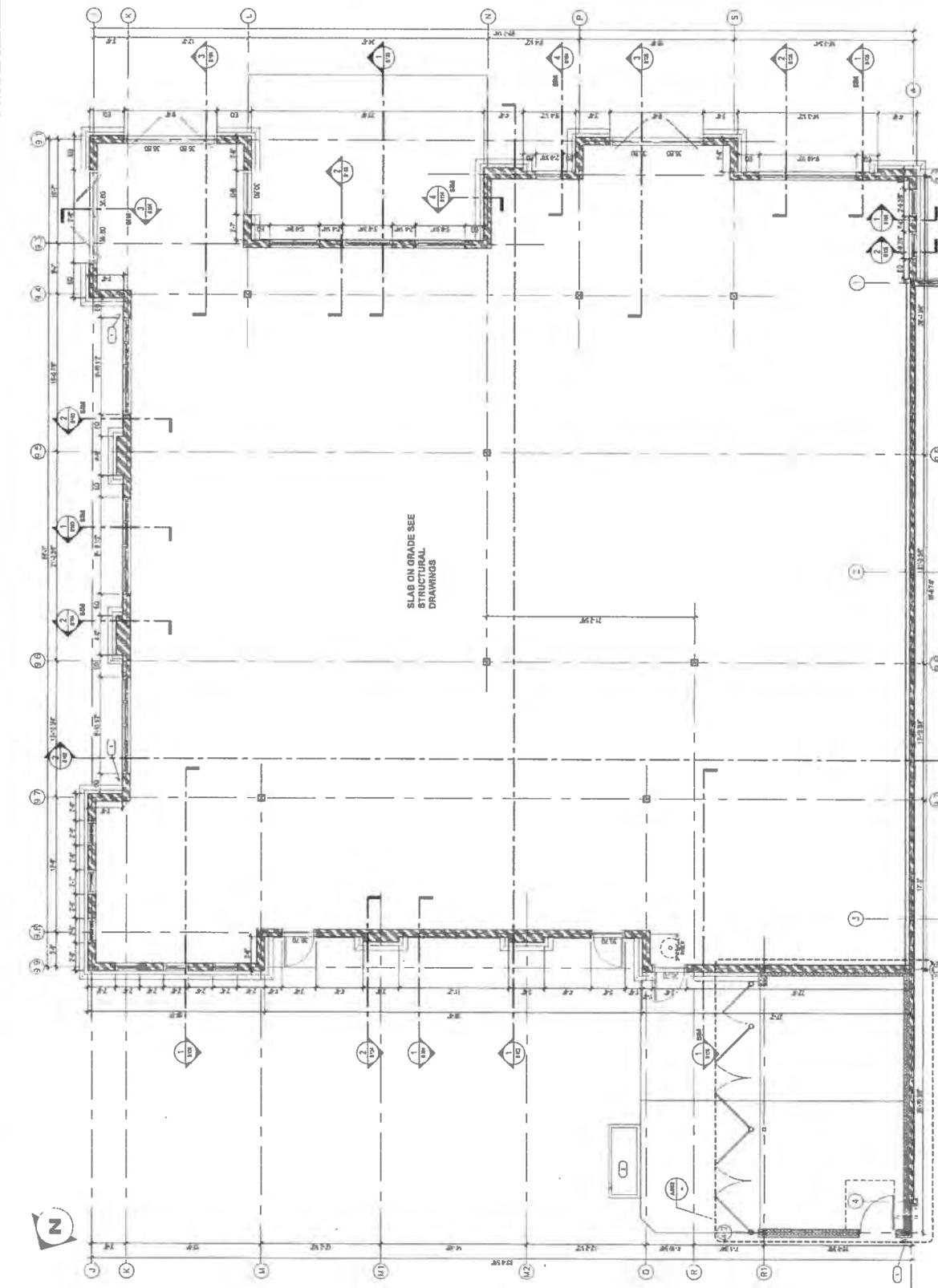


PARTITION LATERAL BRACING SCHEDULE	
TYPE	HEIGHTS
1	0' - 10'
2	10' - 20'
3	20' - 30'
4	30' - 40'
5	40' - 50'
6	50' - 60'
7	60' - 70'
8	70' - 80'
9	80' - 90'
10	90' - 100'

WALL LEGEND	
[Symbol]	CONCRETE WALL
[Symbol]	CMU WALL
[Symbol]	BRICK WALL
[Symbol]	GLASS WALL
[Symbol]	WOOD WALL
[Symbol]	OTHER WALL

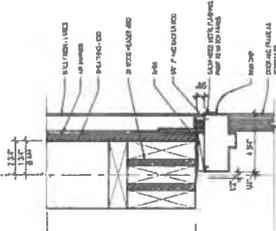
- GENERAL NOTES**
1. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 3. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 4. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 5. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 6. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 7. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 8. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

- KEY NOTES**
1. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 3. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 4. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 5. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 6. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 7. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.
 8. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.



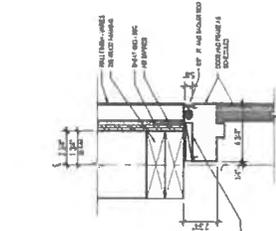
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

DO NOT SCALE FROM DOCUMENT, VERIFY ALL DIMENSIONS IN FIELD. GS IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS



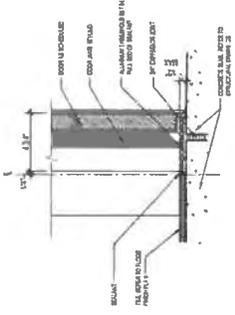
2 DOOR HEAD @ EXTERIOR
SCALE: 1/4" = 1'-0"

1 NOT USED



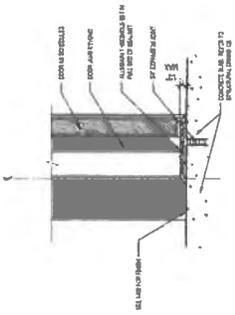
3 DOOR JAMB @ EXTERIOR
SCALE: 1/4" = 1'-0"

8 NOT USED



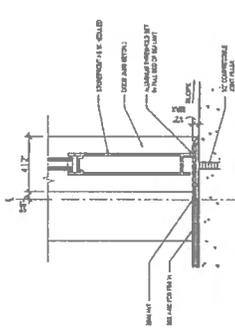
4 DOOR THRESHOLD @ EXTERIOR - E.L.F.S.
SCALE: 1/4" = 1'-0"

9 DOOR THRESHOLD @ STOREFRONT
SCALE: 1/4" = 1'-0"



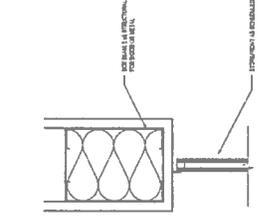
5 DOOR THRESHOLD @ EXTERIOR
SCALE: 1/4" = 1'-0"

10 NOT USED



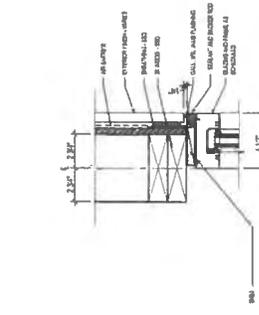
9 DOOR THRESHOLD @ STOREFRONT
SCALE: 1/4" = 1'-0"

11 NOT USED



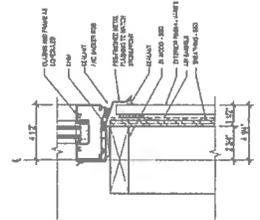
13 STOREFRONT JAMB HEAD @ EXT./INT.
SCALE: 1/4" = 1'-0"

12 NOT USED



15 WINDOW JAMB @ EXTERIOR
SCALE: 1/4" = 1'-0"

14 WINDOW HEAD @ EXTERIOR
SCALE: 1/4" = 1'-0"



16 WINDOW SILL @ EXTERIOR
SCALE: 1/4" = 1'-0"

17 NOT USED

18 NOT USED

19 NOT USED

20 NOT USED

18" DOME LUMINAIRE WITH LENS

OGMD18

SUBMITTAL:

JOB:

TYPE:

VOLTAGE:

EXAMPLE

OGMD18 - 150PSMH120 - T5 - DBR - OPTIONS

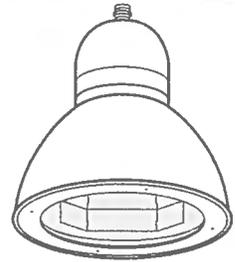
▼
SERIES

▼
ELECTRICAL PACKAGE

▼
PHOTO. DIST.

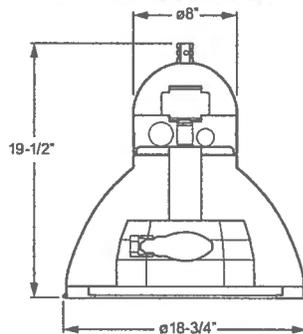
▼
FINISH OPTIONS

▼
OPTIONS/ ACCESSORIES



SERIES

OGMD18 — The dark sky-friendly OGMD18 is designed with a fully-rotatable segmented reflector and our exclusive self-leveling twist-lock fitter for easy on-site maintenance. The lensed door features stainless steel hardware and a high-impact, heat-resistant lens.



Total fixture EPA: 1.08/Weight: 30 Lbs.



This fixture is proudly made in the USA.

OGMD18 SERIES

HOUSING — One-piece cast aluminum ballast housing, .188" minimum wall thickness, with exclusive self-leveling twist-lock fitter.

HOOD — Spun aluminum reflector hood, .080" minimum wall thickness.

DOOR — Cast aluminum hinged door fastened to the door frame using stainless steel hardware.

LENS — Clear, .188" thick high-impact, heat-resistant tempered glass, secured with two retaining clips, sealed with silicone.

ELECTRICAL PACKAGE (Must specify)

PULSE START METAL HALIDE

Lamp:	ED-17/E17	ED-17/E17	ED-17/E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	M98/M143	M90/M140	M102/M142
	70PSMH120	100PSMH120	150PSMH120
	70PSMH208	100PSMH208	150PSMH208
	70PSMH240	100PSMH240	150PSMH240
	70PSMH277	100PSMH277	150PSMH277
	70PSMH347	100PSMH347	150PSMH347
		100PSMH480	150PSMH480

HIGH PRESSURE SODIUM

Lamp:	E17	E17	E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	S62	S54	S55
	70HPS120	100HPS120	150HPS120
	70HPS208	100HPS208	150HPS208
	70HPS240	100HPS240	150HPS240
	70HPS277	100HPS277	150HPS277
	70HPS347	100HPS347	150HPS347
		100HPS480	150HPS480

ELECTRICAL PACKAGE

PSMH — Rated -20°F minimum starting temperature.

HPS — Rated -40°F minimum starting temperature.

All PSMH and HPS electrical packages include porcelain socket. Core and coil ballast mounted on removable ballast tray. Prewired at factory to a disconnect plug for easy field installation. HX-HPF or CWA ballast type standard. Lamp is optional, please specify when ordering.

OGMD18

18" DOME LUMINAIRE WITH LENS

REFLECTOR

Segmented, 95% reflective highly specular aluminum reflector in a high-reflectance white frame can be fully rotated allowing distribution orientation to be adjusted on-site.

DISTRIBUTION (Must specify)



T2
Type II



T3
Type III



T5
Type V

FINISH OPTIONS

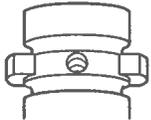
Super durable polyester powder coat meets and exceeds AAMA 2604 specifications for outdoor durability.

FINISH OPTIONS (Must specify)

BLK	Black (RAL #9004)	GRN	Green (RAL #6005)
DBZ	Dark bronze	SLV	Satin aluminum (RAL #9006)
DBR	Medium bronze	WHT	White (RAL #9003)
GRAY	Standard gray	RAL#	Specify custom color

MOUNTING

Williams' exclusive self-leveling twist-lock fitter must be mounted to Williams' standard (TL2) twist-lock hub (see Williams' Decorative Pole Top Assemblies).

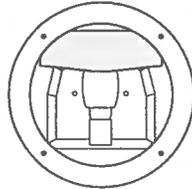


STANDARD TWIST-LOCK FITTER
(Fits TL2 hub)

OPTIONS

SF	Single fuse (120V, 277V, or 347V only; must specify voltage)	DF	Double fuse (208V, 240V, or 480V only; must specify voltage)
-----------	--	-----------	--

ACCESSORIES



DHS Reflector-mounted house shield

LABELS

cCSAus certified as luminaire suitable for wet locations.

26" BELL-SHAPED DECORATIVE LUMINAIRE

OGT26



SUBMITTAL:

JOB:

TYPE:

VOLTAGE:

EXAMPLE

OGT26 - 250PSMH120 - T5 - DBR - OPTIONS

SERIES

ELECTRICAL PACKAGE

PHOTO. DISF.

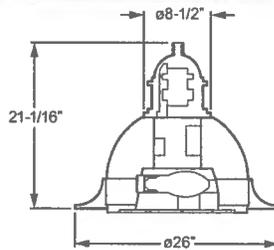
FINISH OPTIONS

OPTIONS/ ACCESSORIES

SERIES

FEATURES

- ▶ HID lamping up to 250 watts.
- ▶ Dark sky friendly.
- ▶ Fully-rotatable reflector for on-site distribution adjustment.
- ▶ Optional reflector-mounted house shield available.



Total fixture EPA: 1.34/Weight: 36 Lbs.



This fixture is proudly made in the USA.

OGT26 SERIES

HOUSING — One-piece cast aluminum ballast housing, .188" minimum wall thickness, with exclusive self-leveling twist-lock fitter.

HOOD — Spun aluminum skirted reflector hood and door frame are minimum .080" wall thickness.

DOOR — Cast aluminum hinged door fastened to the door frame using stainless steel hardware.

LENS — Clear, .187" thick high-impact, heat-resistant tempered glass, secured with two retaining clips, sealed with silicone.

ELECTRICAL PACKAGE (Must specify)

PULSE START METAL HALIDE

Lamp:	ED-17/E17	ED-17/E17	BT28
Socket:	E26 Medium	E26 Medium	E39 Mogul
ANSI Ballast Code:	M90/M140	M102/M142	M153
	100PSMH120	150PSMH120	250PSMH120
	100PSMH208	150PSMH208	250PSMH208
	100PSMH240	150PSMH240	250PSMH240
	100PSMH277	150PSMH277	250PSMH277
	100PSMH347	150PSMH347	250PSMH347
	100PSMH480	150PSMH480	250PSMH480

HIGH PRESSURE SODIUM

Lamp:	E17	E17	ET18
Socket:	E26 Medium	E26 Medium	E39 Mogul
ANSI Ballast Code:	S54	S55	S50
	100HPS120	150HPS120	250HPS120
	100HPS208	150HPS208	250HPS208
	100HPS240	150HPS240	250HPS240
	100HPS277	150HPS277	250HPS277
	100HPS347	150HPS347	250HPS347
	100HPS480	150HPS480	250HPS480

ELECTRICAL PACKAGE

PSMH — Rated -20°F minimum starting temperature.

HPS — Rated -40°F minimum starting temperature.

All PSMH and HPS electrical packages include porcelain socket. Core and coil ballast mounted on removable ballast tray. Prewired at factory to a disconnect plug for easy field installation. HX-HPF or CWA ballast type standard. Lamp is optional, please specify when ordering.



OGT26

26" BELL-SHAPED DECORATIVE LUMINAIRE

REFLECTOR

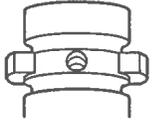
Segmented, 95% reflective highly specular aluminum reflector in a high-reflectance white frame can be fully rotated allowing distribution orientation to be adjusted on-site.

FINISH OPTIONS

Super durable polyester powder coat meets and exceeds AAMA 2604 specifications for outdoor durability.

MOUNTING

Williams' exclusive self-leveling twist-lock fitter must be mounted to Williams' standard (TL2) twist-lock hub (see Williams' Decorative Pole Top Assemblies).



STANDARD
TWIST-LOCK FITTER
(Fits TL2 hub)

LABELS

cETLus conforms to UL STD 1598. Certified to CAN/CSA STD C22.2 No. 250.0. Suitable for wet locations.

DISTRIBUTION (Must specify)



T2
Type II



T3
Type III



T5
Type V

FINISH OPTIONS (Must specify)

BLK Black (RAL #9004)

DBZ Dark bronze

DBR Medium bronze

GRAY Standard gray

GRN Green (RAL #6005)

SLV Satin aluminum (RAL #9006)

WHT White (RAL #9003)

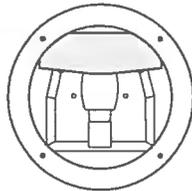
RAL# Specify custom color

OPTIONS

SF Single fuse (120V, 277V, or 347V only; must specify voltage)

DF Double fuse (208V, 240V, or 480V only; must specify voltage)

ACCESSORIES



DHS Reflector-mounted house shield

DECORATIVE CAGED LUMINAIRE

OGS

SUBMITTAL:

JOB:

TYPE:

VOLTAGE:

EXAMPLE

OGS - 150PSMH120 - T5 - DBR - OPTIONS

SERIES

ELECTRICAL PACKAGE

DISTRIBUTION

FINISH OPTIONS

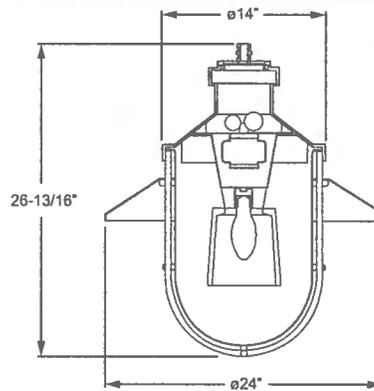
OPTIONS



This fixture is proudly made in the USA.

SERIES

OGS — The OGS features a caged and hooded housing and upper window detail. This contemporary decorative luminaire mounts on Williams' decorative arm assemblies using our exclusive self-leveling twist-lock fitter to allow easy on-site fixture alignment.



Total fixture EPA: 1.86/Weight: 33.4 Lbs.

OGS SERIES

HOUSING — Cast aluminum ballast housing, .188" minimum wall thickness with exclusive self-leveling twist-lock fitter that allows for fixture alignment in the field.

REFRACTOR/DIFFUSER — Clear prismatic borosilicate glass refractor enclosed in a one-piece, frosted, U.V. stabilized acrylic diffuser, secured inside the guard and sealed with a gasket.

LENS GUARD — One-piece solid aluminum cage with twist-lock feature is secured with two thumb screws to provide tool-less lamp access.

HOOD — Spun aluminum reflector hood, minimum .080" wall thickness. Underside finish is highly reflective white polyester powder coat.

ELECTRICAL PACKAGE (Must specify)

PULSE START METAL HALIDE

Lamp:	ED-17/E17	ED-17/E17	ED-17/E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	M98/M143	M90/M140	M102/M142
	70PSMH120	100PSMH120	150PSMH120
	70PSMH208	100PSMH208	150PSMH208
	70PSMH240	100PSMH240	150PSMH240
	70PSMH277	100PSMH277	150PSMH277
	70PSMH347	100PSMH347	150PSMH347
		100PSMH480	150PSMH480

HIGH PRESSURE SODIUM

Lamp:	E17	E17	E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	S62	S54	S55
	70HPS120	100HPS120	150HPS120
	70HPS208	100HPS208	150HPS208
	70HPS240	100HPS240	150HPS240
	70HPS277	100HPS277	150HPS277
	70HPS347	100HPS347	150HPS347
		100HPS480	150HPS480

ELECTRICAL PACKAGE

PSMH — Rated -20°F minimum starting temperature.

HPS — Rated -40°F minimum starting temperature.

All PSMH and HPS electrical packages include porcelain socket and integral ballast mounted on removable ballast tray. Prewired at factory to a disconnect plug for easy field installation. HX-HPF or CWA ballast type standard. Lamp is optional, please specify when ordering.

DISTRIBUTION

Clear prismatic borosilicate glass refractor provides Type V distribution.

DISTRIBUTION (Must specify)



Type V

FINISH OPTIONS

Super durable polyester powder coat meets and exceeds AAMA 2604 specifications for outdoor durability.

FINISH OPTIONS (Must specify)

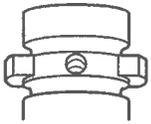
BLK	Black (RAL #9004)	GRN	Green (RAL #6005)
DBZ	Dark bronze	SLV	Satin aluminum (RAL #9006)
DBR	Medium bronze	WHT	White (RAL #9003)
GRAY	Standard gray	RAL#	Specify custom color

OPTIONS

SF	Single fuse (120V, 277V, or 347V only; must specify voltage)
DF	Double fuse (208V, 240V, or 480V only; must specify voltage)

MOUNTING

Williams' exclusive self-leveling twist-lock fitter must be mounted to Williams' standard (TL2) twist-lock hub (see Williams' Decorative Pole Top Assemblies).



STANDARD TWIST-LOCK FITTER (Fits TL2 hub)

LABELS

cCSAus certified as luminaire suitable for wet locations.

8" ROUND CONCRETE BOLLARD

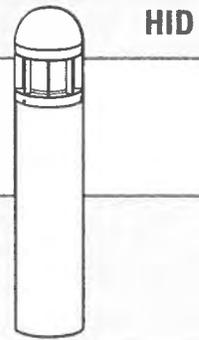
OSC8R

SUBMITTAL:

JOB:

TYPE:

VOLTAGE:



EXAMPLE

OSC10R - 100PSMH120 - VG - FT - NC - DBR - AB - OPTIONS

SERIES

ELECTRICAL PACKAGE

SHIELD

HOUSING TOP

HOUSING COLOR

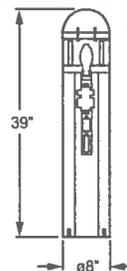
SHIELD FINISH

ANCHOR BOLTS

OPTIONS

FEATURES

- ▶ Available with flat- or dome-shaped concrete top.
- ▶ Horizontal, vertical or louvered shields provide Type V distribution in a variety of styles.
- ▶ Concrete top and cast aluminum shield remove as one unit to provide access to lamp and removable ballast tray.
- ▶ Natural concrete housing complements gardens, pathways and pedestrian-area applications.
- ▶ This fixture is proudly made in the USA.



Shown with VG and DT

See back for additional cross-sections and fixture weights

SPECIFICATIONS

Housing – Prestressed, reinforced, cast hollow core concrete with a light sand blasted finish.

Housing Top – Cast, prestressed, reinforced concrete.

Shield – Cast aluminum grill, .188" thick with opal (HG or VG) or clear (LG) UV stabilized acrylic diffuser. Shield is secured to housing with stainless steel tamper-resistant hardware.

Shield Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.

Electrical – Rewired at factory. Ballast mounted on removable tray for ease of maintenance. Lamp is optional, please specify when ordering. Porcelain socket. HX-HPF or CWA core and coil ballast type standard. PSMH: Rated -20°F minimum starting temperature. HPS: Rated -40°F minimum starting temperature.

Mounting – Four-point, hot dip galvanized carbon steel base. For accurate installation a full-scale mounting template is provided with every bollard and anchor bolt order.

Labels – cETLus conforms to UL STD 1598; Certified to CAN/CSA STD C22.2 No. 250.0. Suitable for wet locations.

ORDERING INFORMATION

SERIES

OSC8R 8" Round Concrete Bollard

ELECTRICAL PACKAGE

WATTAGE	PSMH		
	50-WATT	70-WATT	100-WATT
Lamp:	ED-17/E17	ED-17/E17	ED-17/E17
Socket:	Medium	Medium	Medium
ANSI Ballast Code:	M148/M110	M143/M98	M90/M140
CATALOG NUMBER	50PSMH120	70PSMH120	100PSMH120
	50PSMH208	70PSMH208	100PSMH208
	50PSMH240	70PSMH240	100PSMH240
	50PSMH277	70PSMH277	100PSMH277
		70PSMH347	100PSMH347
			100PSMH480

WATTAGE	HPS		
	50-WATT	70-WATT	100-WATT
Lamp:	E17	E17	E17
Socket:	E26 Medium	E26 Medium	E26 Medium
ANSI Ballast Code:	S68	S62	S54
CATALOG NUMBER	50HPS120	70HPS120	100HPS120
	50HPS208	70HPS208	100HPS208
	50HPS240	70HPS240	100HPS240
	50HPS277	70HPS277	100HPS277
		70HPS347	100HPS347
			100HPS480

SHIELD

See back for shielding details.

- HG** Horizontal cast grill with opal diffuser
- LG** Louvered cast grill with clear diffuser
- VG** Vertical cast grill with opal diffuser

HOUSING TOP

- DT** Dome top
- FT** Flat top

HOUSING COLOR

- NC** Natural concrete color (standard)
- CC** Specify custom concrete color (consult factory)

SHIELD FINISH

- BLK** Black (RAL #9004)
- DBZ** Dark bronze
- DBR** Medium bronze
- GRAY** Standard gray
- GRN** Green (RAL #6005)
- SLV** Satin aluminum (RAL #9006)
- WHT** White (RAL #9003)
- RAL#** Specify custom color

ANCHOR BOLTS

- AB¹** Anchor bolts (4 each, shipped with fixture)¹
- LAB** Less anchor bolts
- PAB¹** Pre-shipped anchor bolts (4 each)¹

OPTIONS

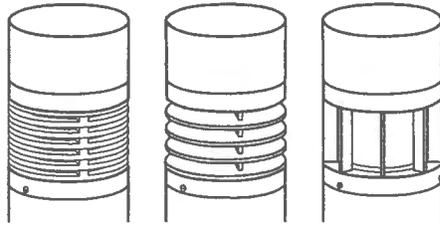
- SF** Single fuse (120V, 277V, or 347V only; must specify voltage)
- DF** Double fuse (208V, 240V, or 480V only; must specify voltage)

¹ Four 3/8" x 12" cast-in galvanized steel anchor J-bolts. Mounting template included.

HID

FIXTURE DETAILS

SHIELDING

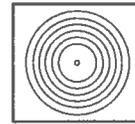


HG Shown

LG Shown

VG Shown

DISTRIBUTION



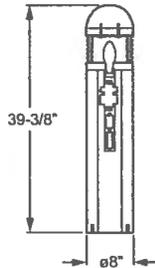
Type V

MOUNTING TEMPLATE



Mounting template is provided with each order. A pdf file (not to scale) of the mounting template is available at www.hewilliams.com.

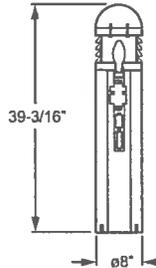
CROSS-SECTIONS AND WEIGHTS



39-3/8"

ø8"

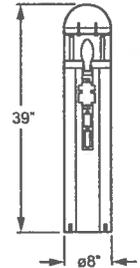
Shown with HG and DT
Weight: 113 Lbs.



39-3/16"

ø8"

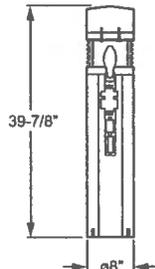
Shown with LG and DT
Weight: 112 Lbs.



39"

ø8"

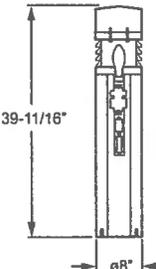
Shown with VG and DT
Weight: 111 Lbs.



39-7/8"

ø8"

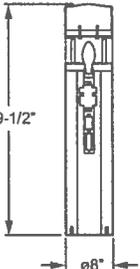
Shown with HG and FT
Weight: 115 Lbs.



39-11/16"

ø8"

Shown with LG and FT
Weight: 114 Lbs.



39-1/2"

ø8"

Shown with VG and FT
Weight: 113 Lbs.

WALL ARCHITECTURAL VANDAL ROUND 2

WAVR2



SUBMITTAL:

JOB:

TYPE:

VOLTAGE:

EXAMPLE

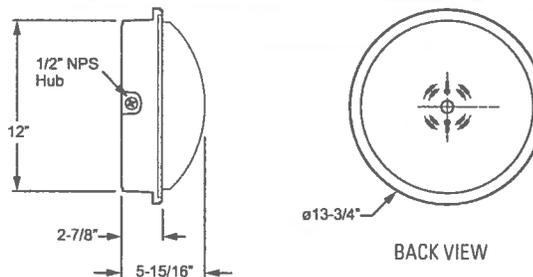
WAVR2 - 2 26Q - G24q-3 - RC O - BRZ - OPTIONS - UNV

SERIES # OF LAMPS LAMP WATTAGE LAMP BASE LENS LENS GUARD COLOR OPTIONS VOLTAGE

SERIES

FEATURES

- ▶ 1/2" NPS threaded hub and plugged conduit entry points.
- ▶ T-15 tamper-resistant pin-in-Torx stainless steel screws standard (optional T-15 drive socket available).
- ▶ Four color options, three lens guard styles, and three lens types provide design flexibility.
- ▶ Wet location listed. Weep hole on lens guard reduces dirt and moisture accumulation.



WAVR2 SERIES

HOUSING — One-piece die-cast marine grade aluminum housing.

ELECTRICAL

4-pin electronic ballast standard. Prewired at factory for easy installation. Rated 0°F minimum starting temperature.

LENS

One-piece injection molded UV stabilized polycarbonate lens in assorted styles.

LENS GUARD

One-piece injection molded UV stabilized polycarbonate in various configurations.

FINISH

Bronze color standard. Optional colors include black, white, and titanium. Custom colors not available.

MOUNTING

Wall mount only. Position weep hole at lowest point.

LAMP OPTIONS (Must specify)

# LAMPS	WATTAGE	LAMP BASE	# LAMPS	WATTAGE	LAMP BASE
1	13Q	G24q-1	2	13Q	G24q-1
1	18Q	G24q-2	2	18Q	G24q-2
1	26Q	G24q-3	2	26Q	G24q-3
1	32T	GX24q-3	2	32T	GX24q-3
1	42T	GX24q-4	2	42T	GX24q-4

LENS (Must specify)

RC Ribbed clear **RF** Ribbed frosted **WO** White opaque

LENS GUARD (Must specify)



O Open



CR Cross



EYE Eyelid

HOUSING & LENS GUARD COLOR¹ (Must specify)

BLK Black **BRZ** Bronze
TTN Titanium **WHT** White

¹ Custom colors not available.

OPTIONS

TRST² T-15 drive socket for use with tamper-resistant pin-in-Torx screws (Specify quantity)²

² Please specify quantity required per project.

VOLTAGE (Must specify)

UNV 120-277V

WAVR2

WALL ARCHITECTURAL VANDAL ROUND 2

PHOTOMETRY DESCRIPTION

2/26W Quad CF Lamp
13.5" Diameter Wall
Mount Luminaire White
Flat Reflector with Radial
Prism Polycarb Lens and
Black Ring Open Face.

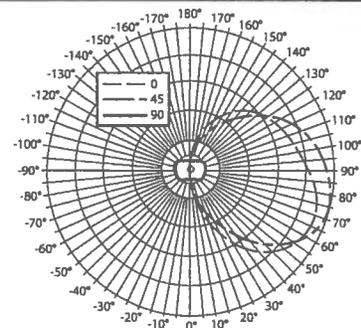
PHOTOMETRY INFORMATION

Williams Outdoor Catalog # WAVR2-226Q-RC-O-UNV
Date 01/08/08
Lamp Quantity: 2

Test Report # 13883.0
Lamp Type: CFQ26W/GX24q/35
Rated Lumens: 1800.

CANDLEPOWER DISTRIBUTION

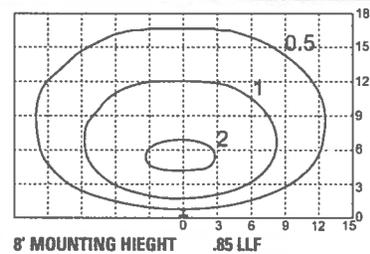
VERTICAL ANGLE	HORIZONTAL ANGLE				
	0	45	90	135	180
0	21.	21.	21.	21.	21.
5	49.	37.	20.	11.	8.
15	119.	86.	20.	0.	0.
25	202.	150.	19.	0.	0.
35	287.	233.	22.	0.	0.
45	354.	315.	29.	0.	0.
55	398.	389.	37.	0.	0.
65	420.	438.	41.	0.	0.
75	417.	456.	43.	0.	0.
85	397.	449.	45.	0.	0.
90	382.	438.	46.	0.	0.



LUMEN SUMMARY

ZONE	LUMENS	% LAMP	% FIXTURE
0 - 30	46.	1.3	2.6
0 - 40	111.	3.1	6.2
0 - 60	366.	10.2	20.5
0 - 90	948.	26.3	53.0
90 - 180	842.	23.4	47.0
TOTAL LUMINAIRE:			
0 - 180	1790.	49.7	100.0

ISO FOOTCANDLE CURVE



PHOTOMETRY DESCRIPTION

2/26W Quad CF Lamp
13.5" Diameter Wall
Mount Luminaire White
Flat Reflector with Radial
Prism Polycarb Lens
and Black Eyelid Face.

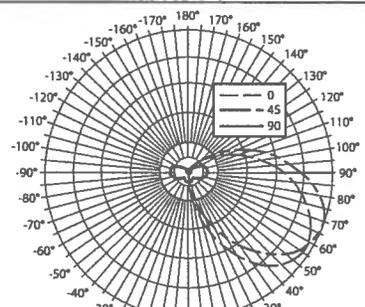
PHOTOMETRY INFORMATION

Williams Outdoor Catalog # WAVR2-226Q-RC-EYE-UNV
Date 01/08/08
Lamp Quantity: 2

Test Report # 13885.0
Lamp Type: CFQ26W/GX24q/35
Rated Lumens: 1800.

CANDLEPOWER DISTRIBUTION

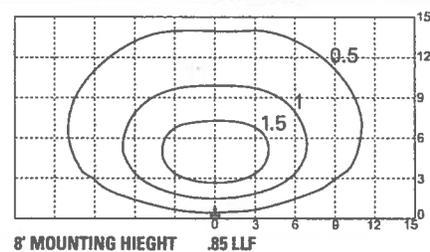
VERTICAL ANGLE	HORIZONTAL ANGLE				
	0	45	90	135	180
0	23.	23.	23.	23.	23.
5	53.	41.	23.	13.	11.
15	114.	81.	23.	2.	0.
25	180.	139.	20.	0.	0.
35	241.	199.	17.	0.	0.
45	281.	253.	22.	0.	0.
55	297.	292.	29.	0.	0.
65	285.	306.	34.	0.	0.
75	256.	296.	37.	0.	0.
85	220.	259.	40.	0.	0.
90	197.	232.	39.	0.	0.



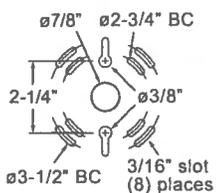
LUMEN SUMMARY

ZONE	LUMENS	% LAMP	% FIXTURE
0 - 30	44.	1.2	4.6
0 - 40	99.	2.8	10.5
0 - 60	301.	8.4	31.7
0 - 90	695.	19.3	73.2
90 - 180	255.	7.1	26.8
TOTAL LUMINAIRE:			
0 - 180	949.	26.4	100.0

ISO FOOTCANDLE CURVE



BOLT CIRCLE PATTERN



LABELS

cCSAus certified as luminaire suitable for wet location. Wall mount only.



DECORATIVE TAPERED ALUMINUM POLE AND BASE

AV40

SUBMITTAL:

JOB:

TYPE:



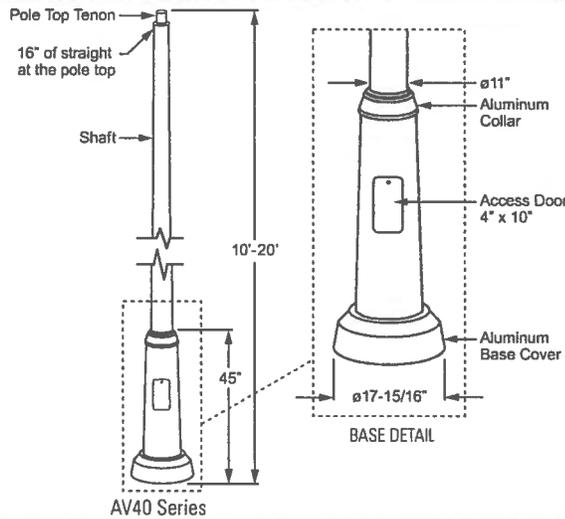
EXAMPLE

VM - AV40 - A - 100 - 40 - 156 - T - T238 - DBR - AB - OPTIONS

PREFIX SERIES MATERIAL HEIGHT TOP DIAMETER WALL THICKNESS SHAFT STYLE FIXTURE MOUNTING FINISH OPTIONS ANCHOR BOLTS OPTIONS/ ACCESSORIES

SERIES

AV40 — Series AV40 poles are 10' to 20' in height, aluminum, with a tapered round shaft. The pole is designed to accommodate up to two fixtures on a pole top assembly with a maximum 72" O.C. fixture span.



AV40 SERIES

SHAFT — Pole shaft is spun from seamless 6063 alloy aluminum.

POLE TOP — A pole top plate and tenon (must specify size) are provided for top mount luminaire or Williams' pole top assembly. A removable finial is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

ACCESS DOOR — An access door and grounding provision with hardware is provided.

COLLAR & BASE COVER

BASE COVER — Slip-over design made from high quality aluminum casting.

ANCHOR BASE — The anchor base (base plate) for the aluminum pole is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. The anchor base for the steel pole conforms to ASTM A36.

MATERIAL (Must specify)

A Aluminum

HEIGHT (Must specify)

100	10'-0"	120	12'-0"	140	14'-0"
160	16'-0"	180	18'-0"	200	20'-0"

SL Special Pole Length
(Please specify, consult factory)

TOP DIAMETER (Must specify)

40 4"

WALL THICKNESS (Must specify)

156 0.156"

SHAFT STYLE (Must specify)

T Tapered Round

FIXTURE MOUNTING

Designed for pole top tenon or drilled side mount. See Williams' Pole Top Assemblies for various fixture mounting tenon and arm assemblies.

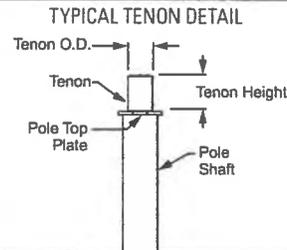
RADIAL INDEX

The Radial Index references how parts are oriented around the shaft. A degree measurement is used from a base point. The standard base point of reference is the access door. Degrees are measured in a clockwise motion as viewed from the top of the shaft.

FIXTURE MOUNTING (Must specify)

POLE TOP MOUNT

T238	2-3/8" O.D. x 4" Round Tenon
T278	2-7/8" O.D. x 4" Round Tenon
T33	3" O.D. x 3" Round Tenon (Use with Williams' Historic Pole Top Assemblies)
T312	3-1/2" O.D. x 12" Round Tenon (Use with Williams' AVPT Decorative Pole Top Assemblies)
TC _____	Custom Round Tenon (Must specify tenon diameter (O.D.) and height, consult factory)

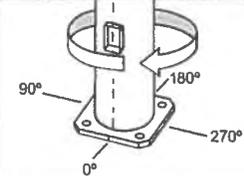
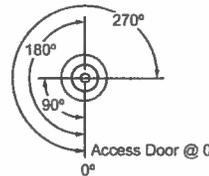


DRILLED SIDE MOUNT

Must specify drilling location using codes below. See radial index for clarification. Note: Minimum 16" of straight provided at top of pole. Consult factory for details.

EXAMPLE: SM/S
(Side mount drill, single fixture located at 0°)

RADIAL INDEX



SM/S
Side Mount Drill/Single 0°
(Located at 0°)



SM/D90
Side Mount Drill/Double 90°
(Located at 0° and 90°)



SM/D180
Side Mount Drill/Double 180°
(Located at 0° and 180°)



SM/T90
Side Mount Drill/Triple 90°
(Located at 0°, 90°, and 180°)



SM/T120
Side Mount Drill/Triple 120°
(Located at 0°, 120°, and 240°)



SM/Q90
Side Mount Drill/Quad 90°
(Located at 0°, 90°, 180°, and 270°)

FINISH OPTIONS

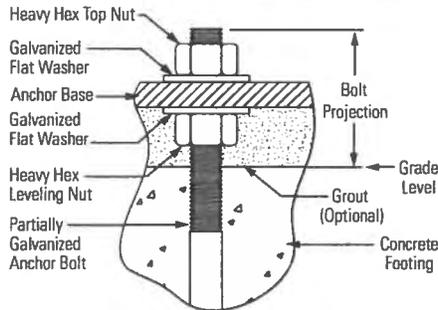
Polyester powder coat applied over chromate pre-treatment.

FINISH OPTIONS (Must specify)

BLK	Black (RAL #9004)	GRN	Green (RAL #6005)
DBZ	Dark bronze	SLV	Satin aluminum (RAL #9006)
DBR	Medium bronze	WHT	White (RAL #9003)
GRAY	Standard gray	RAL# _____	Specify custom color

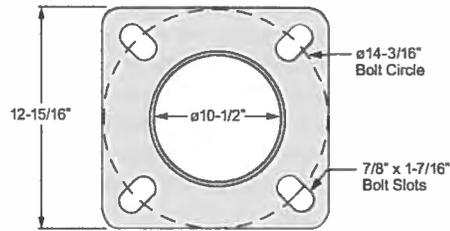
ANCHOR BOLTS (Must specify)

AB	Anchor bolts (4 each, shipped with pole)
LAB	Less anchor bolts
PAB	Pre-shipped Anchor Bolts (4 each)



BOLT PROJECTION DETAIL

ALUMINUM POLE ANCHOR BASE DETAIL



STRUCTURAL BASE

ANCHOR BOLTS

BOLT CIRCLE				THK. (IN)	BOLT SIZE (IN)	PROJECTION (IN)	± (IN)
DIA. (IN)	± (IN)	SQ. (IN)					
14.19	0.81	12.94	1.00	0.75 x 17.00 x 3.00	3.06	N/A	

ANCHOR BOLTS

Anchor bolts conform to ASTM F1554 Grade 55. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end. Template provided with every pole and anchor bolt order.

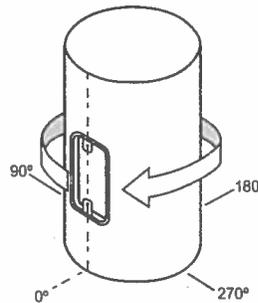
ALUMINUM

Provided with one hex nut, one leveling shim, and two flat washers.

OPTIONS

FS Festoon Box only

NOTE: Casting only. Outlet, cover and hardware by others. The festoon box is located above the access door at 0°.



Aluminum Festoon Box

ACCESSORIES

FINIALS (For poles with side-mount drill only, for additional finial options consult factory)



B Ball



H South River



M Metro



N Pineapple



P Point



R Pantheon



S Spear



V Burnsville

LOAD AND DIMENSIONAL DATA

ALUMINUM POLES

POLE HT. (FT)	CATALOG NUMBER	POLE DIMENSIONS				80 MPH ^{1,2}		90 MPH ^{1,2}		100 MPH ^{1,2}	
		BASE O.D. (IN)	TOP O.D. (IN)	WALL THK. (IN)	STRUC. WT. ³ (LBS)	MAX LUMINAIRE EPA (SQ FT)	MAX LUMINAIRE WEIGHT (LBS)	MAX LUMINAIRE EPA (SQ FT)	MAX LUMINAIRE WEIGHT (LBS)	MAX LUMINAIRE EPA (SQ FT)	MAX LUMINAIRE WEIGHT (LBS)
10	AV40-A-100-40-156-T	10	4	0.156	53	24.1	65	19.0	65	15.3	65
12	AV40-A-120-40-156-T	10	4	0.156	58	21.0	65	16.5	65	13.3	65
14	AV40-A-140-40-156-T	10	4	0.156	64	17.7	65	13.8	65	11.1	65
16	AV40-A-160-40-156-T	10	4	0.156	69	15.0	65	11.7	65	9.3	65
18	AV40-A-180-40-156-T	10	4	0.156	75	12.7	65	9.8	65	7.8	65
20	AV40-A-200-40-156-T	10	4	0.156	80	10.8	65	8.2	65	6.5	65

¹ Effective Projected Area (EPA) calculations allow for 1.3 Wind Gust Factor. Maximum EPA (Effective Projected Area) and weight values are based on top mounted luminaires or arm assembly having a centroid 3'-0" above and 6'-0" eccentric to the pole top at Nominal Mounting Height. Variations from sizes above are available upon inquiry. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design. See Williams Outdoor Information Section, page 6, for Load and Dimensional Data specifics.

² Wind map provided in Williams Outdoor information section, pole information page 6.

³ Structure Weight is a nominal value which includes the pole shaft and structural base.

- Pole installations in various parts of the country perform satisfactorily; however, in select locations destructive vibration can occur. H.E. Williams, Inc. is not responsible for vibration induced fatigue damage.
- H.E. Williams, Inc. warrants this product to be free from defects in materials and workmanship. Any defective part returned within one year from the date of delivery of the goods will be repaired or replaced without charge, F.O.B. factory.
This warranty specifically excludes fatigue or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.
The above warranties are given in lieu of all other warranties express or implied, including without limitation, the warranty of merchantability and the warranty of suitability for a particular purpose. It is expressly stated that H.E. Williams, Inc. assumes no liability for consequential or liquidated damages arising out of a breach of the sale, including any warranties arising therefrom, and buyer's remedy shall be limited to repair or replacement of defective parts as described above.
Any action for the breach under a sale including any warranties arising therefrom must be commenced within one year after the cause of action accrues.

PHOTOMETRY DESCRIPTION

- 1/100W Clear ED17 Horizontal MH Lamp
- 9x9" Mini Wall Pack Luminaire
- Satin Semi-Specular Reflector
- .1875" Thick Internal Frost Tempered Glass Lens

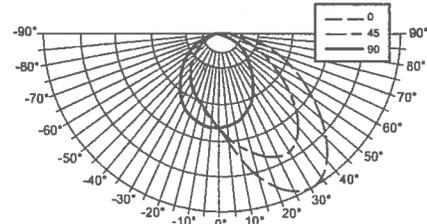
PHOTOMETRY INFORMATION

Williams Outdoor Catalog # WPA1MH-100-MEO-120V
 Date 07/30/07
 Lamp Quantity: 1

Test Report # 13619.0
 Lamp Type: M90 M100/U/MEO
 Rated Lumens: 9000.

CANDLEPOWER DISTRIBUTION

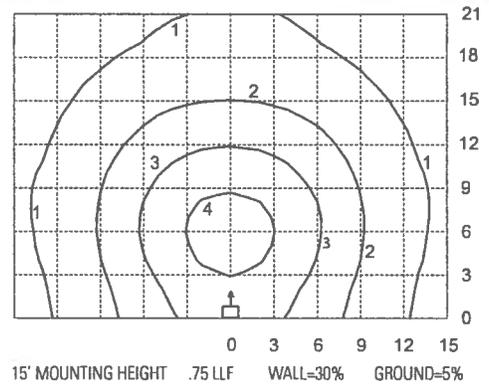
VERTICAL ANGLE	HORIZONTAL ANGLE				
	0	45	90	135	180
0	981.	981.	981.	981.	981.
5	1125.	1057.	975.	883.	882.
15	1515.	1259.	931.	750.	734.
25	1849.	1417.	831.	614.	615.
35	1915.	1419.	672.	487.	474.
45	1670.	1189.	502.	342.	315.
55	1277.	863.	362.	199.	142.
65	909.	583.	228.	69.	16.
75	579.	343.	90.	0.	0.
85	245.	150.	4.	0.	0.
90	185.	63.	0.	0.	0.



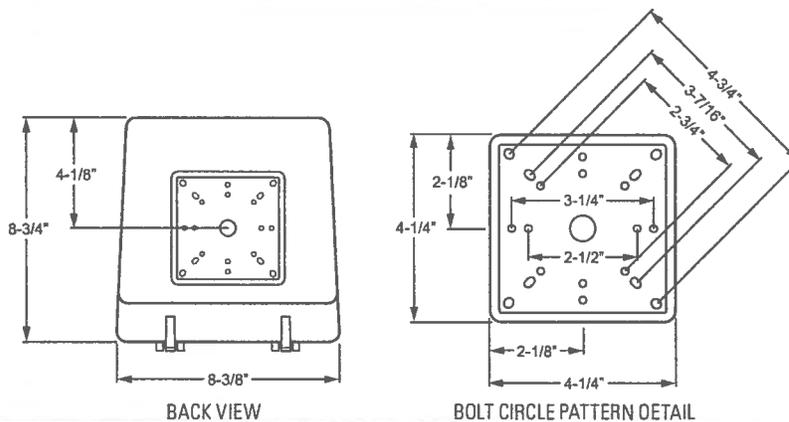
LUMEN SUMMARY

ZONE	LUMENS	%LAMP	% FIXTURE
0 - 30	854.	9.5	27.2
0 - 40	1447.	16.1	46.0
0 - 60	2518.	28.0	80.1
0 - 90	3131.	34.8	99.5
90 - 180	14.	0.2	0.5
TOTAL LUMINAIRE:			
0 - 180	3145.	34.9	100.0

ISO FOOTCANDLE CURVE



MOUNTING



LABELS

UL/CUL listed as luminaire suitable for wet location.

DC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS
DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.



① - VIEW FROM PARKING



④ - VIEW FROM PARKING



⑤ - VIEW FROM PARKING



② - VIEW FROM PARKING & GALAXY PAY DRIVEWAY

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	02-10-2015
02	ISSUED FOR PERMIT	02-10-2015
03	ISSUED FOR PERMIT	02-10-2015
04	ISSUED FOR PERMIT	02-10-2015
05	ISSUED FOR PERMIT	02-10-2015
06	ISSUED FOR PERMIT	02-10-2015
07	ISSUED FOR PERMIT	02-10-2015
08	ISSUED FOR PERMIT	02-10-2015
09	ISSUED FOR PERMIT	02-10-2015
10	ISSUED FOR PERMIT	02-10-2015
11	ISSUED FOR PERMIT	02-10-2015
12	ISSUED FOR PERMIT	02-10-2015
13	ISSUED FOR PERMIT	02-10-2015
14	ISSUED FOR PERMIT	02-10-2015
15	ISSUED FOR PERMIT	02-10-2015
16	ISSUED FOR PERMIT	02-10-2015
17	ISSUED FOR PERMIT	02-10-2015
18	ISSUED FOR PERMIT	02-10-2015
19	ISSUED FOR PERMIT	02-10-2015
20	ISSUED FOR PERMIT	02-10-2015
21	ISSUED FOR PERMIT	02-10-2015
22	ISSUED FOR PERMIT	02-10-2015
23	ISSUED FOR PERMIT	02-10-2015
24	ISSUED FOR PERMIT	02-10-2015
25	ISSUED FOR PERMIT	02-10-2015
26	ISSUED FOR PERMIT	02-10-2015
27	ISSUED FOR PERMIT	02-10-2015
28	ISSUED FOR PERMIT	02-10-2015
29	ISSUED FOR PERMIT	02-10-2015
30	ISSUED FOR PERMIT	02-10-2015
31	ISSUED FOR PERMIT	02-10-2015
32	ISSUED FOR PERMIT	02-10-2015
33	ISSUED FOR PERMIT	02-10-2015
34	ISSUED FOR PERMIT	02-10-2015
35	ISSUED FOR PERMIT	02-10-2015
36	ISSUED FOR PERMIT	02-10-2015
37	ISSUED FOR PERMIT	02-10-2015
38	ISSUED FOR PERMIT	02-10-2015
39	ISSUED FOR PERMIT	02-10-2015
40	ISSUED FOR PERMIT	02-10-2015
41	ISSUED FOR PERMIT	02-10-2015
42	ISSUED FOR PERMIT	02-10-2015
43	ISSUED FOR PERMIT	02-10-2015
44	ISSUED FOR PERMIT	02-10-2015
45	ISSUED FOR PERMIT	02-10-2015
46	ISSUED FOR PERMIT	02-10-2015
47	ISSUED FOR PERMIT	02-10-2015
48	ISSUED FOR PERMIT	02-10-2015
49	ISSUED FOR PERMIT	02-10-2015
50	ISSUED FOR PERMIT	02-10-2015

3D VIEW

DRAWING ISSUE

PROJECT NUMBER

PROJECT NUMBER

AD100

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

DATE PLOTTED
02/10/2015

CERTIFICATE

RECEIVED

FEB 10 2015

PLANN

EXHIBIT B

002003

SHEET NUMBER

PROJECT NUMBER

3D VIEW

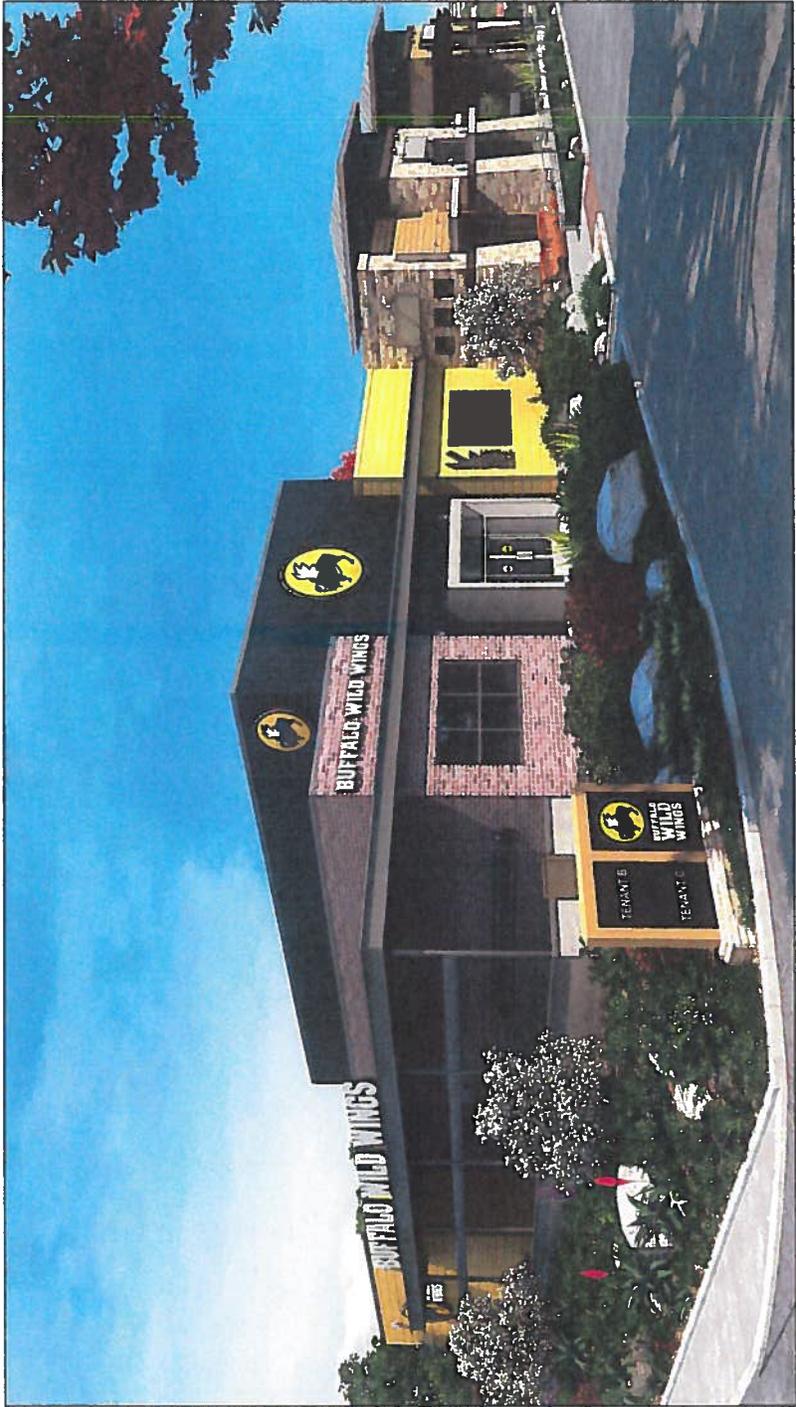
NO.	DESCRIPTION	DATE
01	ISSUE	01-20-20
02	ISSUE	02-20-20
03	ISSUE	03-20-20
04	ISSUE	04-20-20
05	ISSUE	05-20-20
06	ISSUE	06-20-20
07	ISSUE	07-20-20
08	ISSUE	08-20-20
09	ISSUE	09-20-20
10	ISSUE	10-20-20
11	ISSUE	11-20-20
12	ISSUE	12-20-20
13	ISSUE	01-21-21
14	ISSUE	02-21-21
15	ISSUE	03-21-21
16	ISSUE	04-21-21
17	ISSUE	05-21-21
18	ISSUE	06-21-21
19	ISSUE	07-21-21
20	ISSUE	08-21-21
21	ISSUE	09-21-21
22	ISSUE	10-21-21
23	ISSUE	11-21-21
24	ISSUE	12-21-21
25	ISSUE	01-22-22
26	ISSUE	02-22-22
27	ISSUE	03-22-22
28	ISSUE	04-22-22
29	ISSUE	05-22-22
30	ISSUE	06-22-22
31	ISSUE	07-22-22
32	ISSUE	08-22-22
33	ISSUE	09-22-22
34	ISSUE	10-22-22
35	ISSUE	11-22-22
36	ISSUE	12-22-22
37	ISSUE	01-23-23
38	ISSUE	02-23-23
39	ISSUE	03-23-23
40	ISSUE	04-23-23
41	ISSUE	05-23-23
42	ISSUE	06-23-23
43	ISSUE	07-23-23
44	ISSUE	08-23-23
45	ISSUE	09-23-23
46	ISSUE	10-23-23
47	ISSUE	11-23-23
48	ISSUE	12-23-23
49	ISSUE	01-24-24
50	ISSUE	02-24-24
51	ISSUE	03-24-24
52	ISSUE	04-24-24
53	ISSUE	05-24-24
54	ISSUE	06-24-24
55	ISSUE	07-24-24
56	ISSUE	08-24-24
57	ISSUE	09-24-24
58	ISSUE	10-24-24
59	ISSUE	11-24-24
60	ISSUE	12-24-24
61	ISSUE	01-25-25
62	ISSUE	02-25-25
63	ISSUE	03-25-25
64	ISSUE	04-25-25
65	ISSUE	05-25-25
66	ISSUE	06-25-25
67	ISSUE	07-25-25
68	ISSUE	08-25-25
69	ISSUE	09-25-25
70	ISSUE	10-25-25
71	ISSUE	11-25-25
72	ISSUE	12-25-25
73	ISSUE	01-26-26
74	ISSUE	02-26-26
75	ISSUE	03-26-26
76	ISSUE	04-26-26
77	ISSUE	05-26-26
78	ISSUE	06-26-26
79	ISSUE	07-26-26
80	ISSUE	08-26-26
81	ISSUE	09-26-26
82	ISSUE	10-26-26
83	ISSUE	11-26-26
84	ISSUE	12-26-26
85	ISSUE	01-27-27
86	ISSUE	02-27-27
87	ISSUE	03-27-27
88	ISSUE	04-27-27
89	ISSUE	05-27-27
90	ISSUE	06-27-27
91	ISSUE	07-27-27
92	ISSUE	08-27-27
93	ISSUE	09-27-27
94	ISSUE	10-27-27
95	ISSUE	11-27-27
96	ISSUE	12-27-27
97	ISSUE	01-28-28
98	ISSUE	02-28-28
99	ISSUE	03-28-28
100	ISSUE	04-28-28

DRAWING ISSUE

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

EXPLANATION

DATE



DC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS
 DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.



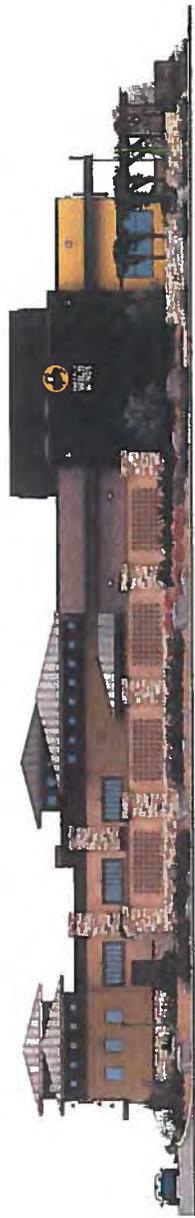
④ SITE PLAN



① VIEW FROM DIAMOND BLVD - WEST ELEVATION



② VIEW FROM PARKING - EAST ELEVATION



⑤ VIEW FROM GALAXY WAY - NORTH ELEVATION



④ VIEW FROM PARKING - SOUTH ELEVATION

REVISIONS
 DATE
 BY

2090 DIAMOND BLVD
 CONCORD - CA
 COMMERCIAL DEVELOPMENT

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/2018
2	REVISED	08/14/2018
3	REVISED	08/14/2018
4	REVISED	08/14/2018
5	REVISED	08/14/2018
6	REVISED	08/14/2018
7	REVISED	08/14/2018
8	REVISED	08/14/2018
9	REVISED	08/14/2018
10	REVISED	08/14/2018

3D VIEW

PROJECT NUMBER

SHEET NUMBER
 3D300

DRAWING ISSUE

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.



⑤ - SITE PLAN



① - VIEW FROM DIAMOND BLVD - WEST ELEVATION



② - VIEW FROM PARKING - EAST ELEVATION



③ - VIEW FROM GALAXY WAY - NORTH ELEVATION



④ - VIEW FROM PARKING - SOUTH ELEVATION

NO. DESCRIPTION	DATE	BY	CHKD.
01	01/15/2023	J. SMITH	M. JONES
02	02/01/2023	J. SMITH	M. JONES
03	02/15/2023	J. SMITH	M. JONES
04	03/01/2023	J. SMITH	M. JONES
05	03/15/2023	J. SMITH	M. JONES
06	04/01/2023	J. SMITH	M. JONES
07	04/15/2023	J. SMITH	M. JONES
08	05/01/2023	J. SMITH	M. JONES
09	05/15/2023	J. SMITH	M. JONES
10	06/01/2023	J. SMITH	M. JONES
11	06/15/2023	J. SMITH	M. JONES
12	07/01/2023	J. SMITH	M. JONES
13	07/15/2023	J. SMITH	M. JONES
14	08/01/2023	J. SMITH	M. JONES
15	08/15/2023	J. SMITH	M. JONES
16	09/01/2023	J. SMITH	M. JONES
17	09/15/2023	J. SMITH	M. JONES
18	10/01/2023	J. SMITH	M. JONES
19	10/15/2023	J. SMITH	M. JONES
20	11/01/2023	J. SMITH	M. JONES
21	11/15/2023	J. SMITH	M. JONES
22	12/01/2023	J. SMITH	M. JONES
23	12/15/2023	J. SMITH	M. JONES
24	01/01/2024	J. SMITH	M. JONES
25	01/15/2024	J. SMITH	M. JONES
26	02/01/2024	J. SMITH	M. JONES
27	02/15/2024	J. SMITH	M. JONES
28	03/01/2024	J. SMITH	M. JONES
29	03/15/2024	J. SMITH	M. JONES
30	04/01/2024	J. SMITH	M. JONES
31	04/15/2024	J. SMITH	M. JONES
32	05/01/2024	J. SMITH	M. JONES
33	05/15/2024	J. SMITH	M. JONES
34	06/01/2024	J. SMITH	M. JONES
35	06/15/2024	J. SMITH	M. JONES
36	07/01/2024	J. SMITH	M. JONES
37	07/15/2024	J. SMITH	M. JONES
38	08/01/2024	J. SMITH	M. JONES
39	08/15/2024	J. SMITH	M. JONES
40	09/01/2024	J. SMITH	M. JONES
41	09/15/2024	J. SMITH	M. JONES
42	10/01/2024	J. SMITH	M. JONES
43	10/15/2024	J. SMITH	M. JONES
44	11/01/2024	J. SMITH	M. JONES
45	11/15/2024	J. SMITH	M. JONES
46	12/01/2024	J. SMITH	M. JONES
47	12/15/2024	J. SMITH	M. JONES
48	01/01/2025	J. SMITH	M. JONES
49	01/15/2025	J. SMITH	M. JONES
50	02/01/2025	J. SMITH	M. JONES
51	02/15/2025	J. SMITH	M. JONES
52	03/01/2025	J. SMITH	M. JONES
53	03/15/2025	J. SMITH	M. JONES
54	04/01/2025	J. SMITH	M. JONES
55	04/15/2025	J. SMITH	M. JONES
56	05/01/2025	J. SMITH	M. JONES
57	05/15/2025	J. SMITH	M. JONES
58	06/01/2025	J. SMITH	M. JONES
59	06/15/2025	J. SMITH	M. JONES
60	07/01/2025	J. SMITH	M. JONES
61	07/15/2025	J. SMITH	M. JONES
62	08/01/2025	J. SMITH	M. JONES
63	08/15/2025	J. SMITH	M. JONES
64	09/01/2025	J. SMITH	M. JONES
65	09/15/2025	J. SMITH	M. JONES
66	10/01/2025	J. SMITH	M. JONES
67	10/15/2025	J. SMITH	M. JONES
68	11/01/2025	J. SMITH	M. JONES
69	11/15/2025	J. SMITH	M. JONES
70	12/01/2025	J. SMITH	M. JONES
71	12/15/2025	J. SMITH	M. JONES
72	01/01/2026	J. SMITH	M. JONES
73	01/15/2026	J. SMITH	M. JONES
74	02/01/2026	J. SMITH	M. JONES
75	02/15/2026	J. SMITH	M. JONES
76	03/01/2026	J. SMITH	M. JONES
77	03/15/2026	J. SMITH	M. JONES
78	04/01/2026	J. SMITH	M. JONES
79	04/15/2026	J. SMITH	M. JONES
80	05/01/2026	J. SMITH	M. JONES
81	05/15/2026	J. SMITH	M. JONES
82	06/01/2026	J. SMITH	M. JONES
83	06/15/2026	J. SMITH	M. JONES
84	07/01/2026	J. SMITH	M. JONES
85	07/15/2026	J. SMITH	M. JONES
86	08/01/2026	J. SMITH	M. JONES
87	08/15/2026	J. SMITH	M. JONES
88	09/01/2026	J. SMITH	M. JONES
89	09/15/2026	J. SMITH	M. JONES
90	10/01/2026	J. SMITH	M. JONES
91	10/15/2026	J. SMITH	M. JONES
92	11/01/2026	J. SMITH	M. JONES
93	11/15/2026	J. SMITH	M. JONES
94	12/01/2026	J. SMITH	M. JONES
95	12/15/2026	J. SMITH	M. JONES
96	01/01/2027	J. SMITH	M. JONES
97	01/15/2027	J. SMITH	M. JONES
98	02/01/2027	J. SMITH	M. JONES
99	02/15/2027	J. SMITH	M. JONES
100	03/01/2027	J. SMITH	M. JONES

DRAWING ISSUE

3D VIEW

PROJECT NUMBER
SHEET NUMBER
3D400

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

ARCHITECTURAL FIRM
C-10000
DATE: 01/15/2023

ELEVATION

3D500

SHEET NUMBER

PROJECT NUMBER

3D VIEW

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08-14-2018
2	ISSUED FOR CONSTRUCTION	08-14-2018
3	ISSUED FOR ADJUSTMENTS	08-14-2018
4	ISSUED FOR ADJUSTMENTS	08-14-2018
5	ISSUED FOR ADJUSTMENTS	08-14-2018
6	ISSUED FOR ADJUSTMENTS	08-14-2018
7	ISSUED FOR ADJUSTMENTS	08-14-2018
8	ISSUED FOR ADJUSTMENTS	08-14-2018
9	ISSUED FOR ADJUSTMENTS	08-14-2018
10	ISSUED FOR ADJUSTMENTS	08-14-2018

DRAWING ISSUE

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

REGISTERED ARCHITECT
STATE OF CALIFORNIA
08/14/2018

DATE

③ VIEW FROM DIAMOND BLVD - WEST ELEVATION



② VIEW FROM GALAXY WAY - NORTH ELEVATION



① VIEW FROM DIAMOND BLVD AND GALAXY WAY INTERSECTION





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

**Thursday, October 23, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby
Staff Present:	F. Abejo, J. Ryan
Audience Attendance	4 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 10/09/14 Meeting Minutes

ACTION: *Approved, 4-0. (Wells motioned, Harmon seconded. Avila abstained.)*

STAFF REPORTS

- 1. Commercial Development at 1100 Concord Avenue (PL140047 – DR) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

ACTION: *Comments provided.*

HEARINGS – *None.*

STUDY SESSION

- 1. Buffalo Wild Wings and Commercial Space at 2090 Diamond Boulevard – Design Review to demolish an existing vacant restaurant and construct a new 6,470 sq. ft. restaurant with three adjacent tenant spaces totaling approximately 6,340 sq. ft. facing the parking lot at the corner of Diamond Boulevard and Galaxy Way. Associated improvements will include landscaping and lighting on the 1.45-acre site at 2090 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-001. Project Planner: Joan Ryan @ (925) 671-3370.**

ACTION: *Comments provided to applicant for incorporation into formal application prior to submittal. Key issues to be addressed include incorporating additional four-sided details to provide greater interest from the street frontage, determining a way to pull the patio further toward corner by perhaps making some floor plan shifts, providing an architectural style that is more in keeping with the surrounding area, providing a design that is more consistent across the frontage of the building (for lease spaces), retaining the existing trees at the site and modifying the turf as necessary to retain water savings, submitting an arborist report, and providing a lot of general design attention to the corner.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Chair Moore commented that mechanical equipment is visible at PG&E.*

STAFF ANNOUNCEMENTS – *A. Mogensen announced changes in staff's recommendation on the Garaventa project at 4090 Browning Drive.*

ADJOURNMENT – *7:51 p.m. (Shelby motioned, Harmon seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

November 13, 2014

November 27, 2014 – CANCELLED

2

Martinez, Ca 94553

Table of Contents

	<i>page</i>
I. Introduction and Overview	3
II. Description of Trees	3
III. Description of Site	3
IV. Evaluation Procedures	4
V. Evaluation of each Individual Tree	5-12

I. Introduction and Overview

Graham Deutscher asked Grant Hamilton to compile an arborist report for review by the Contra Costa County planning department for the property mentioned above for

This report contains the following information:

- Survey of all significant trees on property that may be impacted during construction
- Individual tree evaluation

II. Description of Trees

There are a total of 28 trees that may be impacted during development ranging in size from 5" to 36" diameter measured at 4.5 foot above grade (DBH).

III. Description of Site

Property is in a commercial area of Concord east of highway 680, former restaurant with surrounding parking lot and busy boulevard.

IV. Evaluation Procedures

This survey was conducted on October 21st by ISA Certified Arborist Grant Hamilton at Diamond Blvd and Galaxy Way. The following contains a list of specific inclusions for this report.

- **Tree #** Tree identification number; either on plans, attached to tree, or both
- **DBH** Diameter of trunk at 4.5' above grade (the Basal area). For multi-trunked trees (Co dominant trunk) add trunk diameters together
- **Species** Type of tree (common and botanical)
- **Condition Rating** The rating summarizes observations about health and structure of the tree on a scale of 0-5:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be easily rectified.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, and extensive dieback of medium to large branches, epicormics, and significant structural defects that cannot be mitigated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/ or trunk. Most of foliage from epicormics and extensive structural defects that cannot be mitigated.
 - 0** - Dead tree.
- **Recommendations** Either removal or recommended work to perform.
- **Comments** Additional comments about tree vigor, growth rate, disease and/ or insects, structure. Also, important uncategorized information.

V.Evaluation of each individual tree

1.

- Tree #: 300
- Size: 9" DBH
- Species: Sycamore
Platanus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease, is outgrowing its planter and cracking surrounding concrete

2.

- Tree #: 299
- Size: 6.5" DBH
- Species: Sycamore
Platanus occidentalis
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has lower trunk decay of 50% as well as anthracnose disease

3.

- Tree #: 298
- Size: 7.5" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease, is cracking surrounding concrete and is outgrowing its planting area

4.

6

- Tree #: 297
- Size: 8" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease, is outgrowing its planting area and has poor branch structure

5.

- Tree #: 296
- Size: 8" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease

6.

- Tree #: 295
- Size: 8" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease and is outgrowing its planter area

7.

- Tree #: 294
- Size: 6" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease

8.

- Tree #: 293
- Size: 5" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease, is outgrowing its plater area and is cracking surrounding concrete

9.

- Tree #: 292
- Size: 6" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 1
- Recommendations: Removal
- Comments: This tree has 70% decay in the trunk, anthracnose disease, has outgrown its planter area and is cracking surrounding concrete

10.

- Tree #: 291
- Size: 10" dbh
- Species: Sycamore
Plantus occidentalis
- Condition Rating: 3
- Recommendations: None
- Comments: This tree has anthracnose disease and is outgrowing its planter area

11.

- Tree #: 290
- Size: 24" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 3
- Recommendations: Removal
- Comments: This tree has diplodia blight and exposed surface roots that are being damaged by landscape equipment

12.

- Tree #: 289
- Size: 12" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has diplodia blight, a severe lean and trunk and root damage from landscape equipment

13.

- Tree #: 288
- Size: 24" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has diplodia blight, 40% canopy dieback and exposed surface roots damaged by landscape equipment

14.

- Tree #: 287
- Size: 22" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 3
- Recommendations: Removal
- Comments: This tree has diplodia blight, exposed surface roots damaged by landscape equipment and canopy dieback

15.

- Tree #: 286
- Size: 24" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 3
- Recommendations: Removal
- Comments: This tree has diploid blight, exposed roots damaged by landscape equipment and canopy dieback

16.

- Tree #: 285
- Size: 26" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has diploid blight, exposed roots damaged by landscape equipment and 50% crown dieback as well as cracking surrounding concrete

17.

- Tree #: 284
- Size: 20" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has diploid blight, exposed roots damaged by landscape equipment and 50% canopy dieback

18.

- Tree #: 283
- Size: 24" dbh
- Species: Raywood Ash
Fraxinus angustifolia
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has diploid blight and exposed roots damaged by landscape equipment

19.

- Tree #: 282
- Size: 11" dbh
- Species: Liquidambar
Liquidambar styraciflua
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has exposed, decaying roots damaged by landscape equipment and is damaging surrounding concrete

20.

- Tree #: 281
- Size: 12" dbh
- Species: Liquidambar
Liquidambar styraciflua
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has exposed, decaying roots damaged by landscape equipment and is damaging surrounding concrete

21.

- Tree #: 280
- Size: 12" dbh
- Species: Liquidambar
Liquidambar styraciflua
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has exposed, decaying roots damaged by landscape equipment and is damaging surrounding concrete

22.

- Tree #: 279
- Size: 12" dbh
- Species: Liquidambar
Liquidambar styraciflua
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has exposed, decaying roots damaged by landscape equipment and is damaging surrounding concrete as well as a severe lean

23.

- Tree #: 278
- Size: 36" dbh
- Species: Willow
?
- Condition Rating: 1
- Recommendations: Removal
- Comments: This tree has exposed, decaying roots damaged by landscape equipment and 60% trunk decay

24.

- Tree #: 277
- Size: 12" dbh
- Species: Liquidambar
Liquidambar styraciflua
- Condition Rating: 2
- Recommendations: Removal
- Comments: This tree has exposed, decaying roots damaged by landscape equipment and is damaging surrounding concrete

- 25.
- Tree #: 276
 - Size: 32" dbh
 - Species: Eucalyptus
?
 - Condition Rating: 1
 - Recommendations: Removal
 - Comments: This tree is causing structural damage to surrounding area and has a lean
- 26.
- Tree #: 275
 - Size: 24" dbh
 - Species: Eucalyptus
?
 - Condition Rating: 3
 - Recommendations: Removal
 - Comments: This tree is outgrowing its planter area
- 27.
- Tree #: 274
 - Size: 32" dbh
 - Species: Eucalyptus
?
 - Condition Rating: 3
 - Recommendations: Removal
 - Comments: This tree is outgrowing its planter area
- 28.
- Tree #: 273
 - Size: 20" dbh
 - Species: Eucalyptus
?
 - Condition Rating: 3
 - Recommendations: Removal
 - Comments: This tree is outgrowing its planter area

Respectfully,

A handwritten signature in black ink, appearing to read 'Grant Hamilton', with a long horizontal flourish extending to the right.

GRANT HAMILTON
Certified Arborist WE-2326E

ISA CERTIFIED ARBORIST #WC2326

4949 Pacheco Blvd • MARTINEZ • CA • 94553

(925) 228-1010

Tree Summery 2090 Diamond Blvd Project

Tree #	Preserve	Remove
300		x
299		x
298	x	
297	x	
296	x	
295	x	
294	x	
293	x	
292		x
291	x	
290	x	
289		x
288		x
287		x
286	x	
285		x
284		x
283		x
282		x
281		x
280		x
279		x
278		x
277		x
276		x
275		x
274		x
273		x

RECEIVED

FEB 10 2015

PLANNING

02/08/15

Alan Estrada,

2090 Diamond Blvd
Commercial Development

Statement of Design Intent.

The proposed development will replace the Mary Callender's restaurant that closed a few years ago.

We propose to demolish the existing building and built a two to three tenants retail building. We believe this approach will contribute to the revitalization of this area.

The new structure will be a one story structure punctuated with tower. Finishes will be contemporaneous, and in phase with finishes expected and previously approved by the City of Concord for similar development of this size in that type of location.

The project is located at the corner of the DMV's parking lot near the intersection of Diamond Blvd, and Galaxy way. Both streets are quite wide, and design more for commuters than pedestrian. In that regards, the new building's focal points and entrances have been oriented towards the parking lot, facing the natural flow of pedestrians.

View of the site from both street, approaching in each direction show that the buildings would need to have consequent proportion, and be much bigger than its current design proposes to have a significant impact on drivers or nearby development, and do not block any of the buildings on the adjacent lots.

No significant relationship between adjacent blocks have been noted. The neighborhood is more a succession of independent island, and our development respects this current typology.

Although this area is not easily pedestrian accessible, we paid special attention to the landscape, and every plant selected is drought tolerant, and for the most part, clay friendly. We believe such an approach will be beneficial to the environment, and will have a positive impact for this location, as well as been pleasant to look at by commuters. Water usage for this landscape compared to the current lawn should go down by a conservative 80% to 90% as most of these plants will not need water more than once a week, and are well acclimated to this specific area.

All pedestrian walkway will be bordered on one or two sides with appealing landscaping. We also added a few public benches, and two patios. Offering to both tenants customers an exterior area protected from the sun.

To enhance views from Diamond and Galaxy intersection, we created a circular canopy, which will serve as visual screening.



02/09/15

Alan Astrada,
Architect

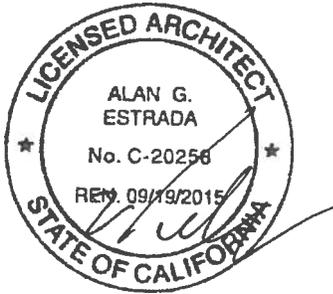
2090 Diamond Blvd, Concord
Commercial Development.

Per the best of my knowledge, landscape plans have been designed and prepared in accordance with the City of Concord ordinances', and the filtration beds have been designed in accordance with the requirements of the Bay Area Storm water Management Agencies Association.

All new plants for this project are drought resistant, have low water consumption, and are well acclimated to our local climate. Most of them have a great tolerance for clay soils.

All plants have been chosen in accordance with the "Plants and Landscapes for Summer-Dry Climates of the San Francisco Bay Area" published by the East Bay Municipal Utility District.

A. Estrada



RECEIVED
FEB 10 2015
PLANNING



REPORT TO DESIGN REVIEW BOARD

DATE: March 12, 2015

I. GENERAL INFORMATION

Project Name: Chalomar Crossings Subdivision (PL150027-RZ, TM, UP, DR, TR)

Review Status: Preliminary Design Review

Location(s): 988 Oak Grove Road

Parcel Number(s): APN 129-210-015

General Plan: Low Density Residential

Zoning: RS-7 (Single Family Residential; min. 7,000 sq. ft. lot size)

Applicant: ACRE Residential
7901 Stoneridge Drive
Pleasanton, CA 94588
(925) 621-4348

Vicinity Map:



II. PROJECT BACKGROUND

On January 23, 2015, Acre Residential submitted an application for a rezoning and major subdivision for the construction of 20 single-family homes at the subject site. The application includes a request for rezoning from R-7 to RL (Low Density Residential which allows a minimum lot size of 1,920 sq. ft), which has a density range of 2.5 to 10 units/net acre, a use permit for a small lot subdivision, a tentative map, design review and tree removal. The application was reviewed by the Development Advisory Committee (DAC) on February 17, 2015 and deemed incomplete. A neighborhood meeting was held on February 23; a summary of the comments provided during the meeting is attached to the staff report (Exhibit A). Neighborhood comments regarding design included: access should be provided to Oak Grove Road, rather than Chalomar Rd., the project is not consistent with the primarily one story home neighborhood, and the narrow roadways don't provide on-street parking.

The Board's recommendation will be forwarded to the Planning Commission and City Council as the review authority for this Rezoning and Subdivision.

III. SITE DESCRIPTION

The site is a 2.5-acre parcel currently utilized as a church. Existing site improvements consist of the church building and adjacent multi-purpose room, located on the southwestern third of the site, and a paved parking area in the center of the site. The rear of the site is unimproved and includes a small accessory structure. A 40-foot wide access and waterline easement, located on the northeast edge of the site, is maintained by the Contra Costa Water District and provides access to three neighboring homes. A 5-foot wide Pacific Bell Telephone Company easement exists near the center of the site off Chalomar Road, and is proposed to be abandoned. As noted within the Tree Survey, there are 75 trees on site, including two protected trees (Coast Redwood and Arizona Cypress), based on the City's Ordinance. The developer intends to keep two large Red Oak trees (14 and 18-inch) on Oak Grove Road, and the remaining trees on site would be removed. The site is surrounded by single-family residential development zoned RS-7 or RS-10.

IV. PROJECT DESCRIPTION AND DISCUSSION

The project proposes to create 20 single family lots ranging in size from 3,355 to 4,887 square feet. Residential single-family projects with lots less than 6,000 square feet are subject to the Development Code's small lot development standards and, at this site, require a rezone and planned development use permit. Section 18.155.020(D) provides that alternate standards to those contained in the small lot development chapter may be considered, at the discretion of the review authority if such standards would result in improved design. Five additional parcels would be created including:

- Parcel A: Open Space (Passive) for neighborhood on north side of site (3,923 sq. ft.)
- Parcel B: Water Quality/Flow Control Basin on northeast edge of site (8,850 sq. ft.)
- Parcel C: Landscape buffer along Oak Grove Rd. (3,267 sq. ft.)
- Parcel D: Private Street through center of site (10,882 sq. ft.); and
- Parcel E: Private Street at eastern edge of site within existing easement (4,353 sq. ft.).

Site access would be obtained via Chalomar Road. Chalomar Road would not be widened and the existing curb face alignment with sidewalks would remain along the project's frontage. The proposed private 20-foot wide loop road within the subdivision would be maintained by a homeowner's association. No on-street guest parking is provided within the subdivision, though some parking could be accommodated on the project side of Chalomar Road. As shown on the project plans, Exhibit B, sheet C4 and C5, stormwater requirements are planned to be accommodated through Parcel B and a new 10-foot wide drainage easement at the northwest corner of the site. The applicant is coordinating with Contra Costa Water District to relocate the waterline easement to within the access easement on the east side of the site such that 12-20 feet of the 40-foot easement could be vacated. The placement of new homes along this roadway assumes the vacation/relocation of the easement (reducing the width from 40 to between 20-28 feet).

A. Site Planning

The private loop roadway does not provide for any parking along the roadway. Therefore, all guest parking must be accommodated within the driveways of the residences. Small lot development street design standards require that sidewalks be provided on any street, driveway, or courtyard which serves six or more units. Sidewalks 4-feet in width on one side of the street are acceptable for developments of 25 units or less.

Setbacks shown for some of the units (lots 2-5) include side setbacks of 3 feet. Small lot development standards allow this as long as the other side setback for each home is at least four feet. The distance between units is very tight and the home located at the southwest corner of the site is close to the intersection of Oak Grove Road and Chalomar Road.

Staff's comments on site planning are as follows:

- Modify private road design from 20-feet wide to a minimum of 28-feet wide to provide for parking on one side. Minimum driveway lengths of 20 feet should be maintained, from front property line or the right-of-way, if there is no sidewalk. Driveways should be sited to maximize parking.
- Provide a 4-foot wide sidewalk on one side of the private roadway.
- Eliminate one of the lots along Oak Grove Road to provide additional side setbacks and landscape buffer for the corner lot at Oak Grove Road and Chalomar Road.
- Modify layout of homes to include variable front yard setbacks
- Increase depth of Lots 1-5 to provide additional buffer from Oak Grove Road and decrease rear yard depth of Lots 17-20 to increase distance from existing homes.
- Lots 2-5 are all shown with the same plan. Provide more variety.

B. Building Architecture

The proposed single family detached homes include Craftsman and Farmhouse architectural styles that range from 2,262 to 2,324 square feet in size. Four different floor plans are proposed each of which includes four bedrooms (with an optional 5th bedroom), three

bathrooms, and a two-car garage. Plans 2, 3 and 4 provide a small covered porch. All proposed homes would be two-story with the tallest floor plan option at approximately 28'-7". Each floor plan (except Plan 4) is shown with two different elevation options. Both the Farmhouse and Craftsman architectural styles are designed with horizontal siding with wood trim, board and batt siding with wood trim, wood accent corbels, decorative entry doors, composition shingle roofing, and similar garage doors with optional windows. The Farmhouse style includes a board & batt gable detail, wood corbels and gable vents with wood trim and includes patios with wood porch railing. The Craftsman style includes stone veneer at the base of the home and decorative gable trim. Siding and trim detailing is shown on all four elevations for both styles. Wrapping of front porches is used with both architectural styles at the corners to integrate with the Chalomar Road streetface. Six color schemes are proposed with colors and materials generally earthtones, in tan, grey, crème, but with some darker body styles in red (Scheme 2 rustic red) and brown (Scheme 5 Homestead brown). The trim, fascia, gable accent, stonework and front entry doors, will provide added accents as illustrated on Sheet A2, A6, A10 and A14, Color & Materials.

Staff's comments on building architecture and its consistency with small lot development standards are as follows:

- Homes should be well integrated with existing homes nearby. Most homes in the adjacent neighborhood are one story homes; yet there are no one story homes proposed. Introduce at least one single story home into the floor plan mix.
- At least four unique front elevations and floor plans should be provided. Each of the four floor plans included are all very similar, varying only 62 sq. ft. in size, all shown with den/optional bedroom 5 and 2 story elevations. Plan 2 is shown on all lots 2-5. Modify plans to provide a greater range and variety in size and appearance including 3 bedroom and single story plans.
- The two architectural styles appear relatively similar except for small details. Modify elevations to improve variety of materials and details, perhaps introducing shutters on Farmhouse, different garage doors, etc.
- Modify layout of homes to include variable front yard setbacks, consistent with Figure 18.155.060(A)

C. Landscaping/Walls and Fences/Lighting

Landscaping

The project will provide new landscaping. Street trees are proposed along Oak Grove and Chalomar Roads including 24-inch box Red Oak and London Plane Trees. These would accompany the two existing Red Oaks and a Sweet Gum tree located along Oak Grove Road that are proposed to be retained within a 14-foot wide landscape buffer (Parcel C) to provide additional privacy. One additional Red Oak is proposed to be saved along Chalomar Road. The two protected trees proposed to be removed include a 24-inch Coast Redwood and 37-inch Arizona Cypress. For the neighborhood, preliminary planting palette includes 15 gallon Ginko and Zelkova, and flowering accent trees such as Crape Myrtle and Western Redbud

along the private streets. As indicated on the preliminary landscape plan, shrubs and groundcovers are shown within the typical front yard designs.

The pocket park is located adjacent to Lot 12 and the design, shown on Sheet L-2, includes a passive design with a bench, two picnic tables with adjacent barbeques, and a walkway throughout with landscaping including Red Oak, London Plane trees and Crape Myrtle within the park. Turf is only proposed within the pocket park. The flow control basin and bio-retention area is shown with Oregon Ash, Grecian Laurel and Valley Oak. Several protected trees along Chalomar Road and other trees scattered throughout the site are slated for removal.

Staff's comments on the landscape plan are as follows:

- All trees to be a minimum 24-inch box. Replacement trees for protected trees should be provided at a 3:1 ratio.
- Consider saving existing cypress along Northern boundary to provide for additional screening of the neighborhood. Majority of trees 81-120 are listed in good condition.

Walls and Fences and Lighting

Proposed street frontage treatment includes a fence (height not shown) along Oak Grove Road at the back of Parcel C (Landscape Lot) and similar good neighbor fencing along Chalomar Road. A fence is also proposed along the northern boundary. Good neighbor fencing is shown on sheet L-2. A concrete split rail fence is proposed along the outer boundary of the pocket park, as shown on the detail on Sheet L-2.

Private street lighting would be provided with a 17-foot tall decorative "Luminec" Concord decorative post top standard (Type CC Luminaire led option) with Concord decorative post. Staff's comments on walls, fencing, and lighting are as follows:

- Provide a decorative masonry wall along Oak Grove Road and utilize vines or other treatment such as elevated planter in front of wall to discourage graffiti on the wall.
- Provide an improved treatment along the northern boundary of the site.
- Provide decorative hardscaping at each driveway entry.
- Provide information regarding exterior lighting on homes that is designed to eliminate direct and off-site glare.
- Trash and air conditioning units shall be located within garages or enclosed by fencing. Mechanical equipment needs to comply with the setback requirements of the applicable district. Show planned equipment and trash locations.

V. RECOMMENDED ACTION

Staff recommends that the Board review the preliminary plans, consider staff's recommendations below, identify any additional issues, and provide the applicant with comments for incorporation into revised plans to return for a future Design Review Board meeting.

Staff's Recommendations

Site Planning

- Modify private road design from 20-foot wide to 28-foot wide to provide for parking on one side. Minimum driveway lengths of 20 feet should be maintained, from front property line or the right-of-way, if there is no sidewalk. Driveways should be sited to maximize parking.
- Provide a 4-foot wide sidewalk on one side of the roadway.
- Eliminate one of the lots along Oak Grove Road to provide additional side setbacks and landscape buffer for the corner lot at Oak Grove Road and Chalomar Road.
- Modify layout of homes to include variable front yard setbacks
- Increase depth of Lots 1-5 to provide additional buffer from Oak Grove Road and decrease rear yard depth of Lots 17-20 to increase distance from existing homes.
- Lots 2-5 are all shown with the same plan. Provide more variety.

Architecture

- Homes should be well integrated with existing homes nearby. Most homes in the adjacent neighborhood are one story homes; yet there are no one story homes proposed. Introduce at least one single story home into the floor plan mix.
- At least four unique front elevations and floor plans should be provided. Each of the four floor plans included are all very similar, varying only 62 sq. ft. in size, all shown with den/optional bedroom 5 and 2 story elevations. Plan 2 is shown on all lots 2-5. Modify plans to provide a greater range and variety in size and appearance including 3 bedroom and single story plans.
- The two architectural styles appear relatively similar except for small details. Modify elevations to improve variety of materials and details, perhaps introducing shutters on Farmhouse, different garage doors, etc.
- Modify layout of homes to include variable front yard setbacks, consistent with Figure 18.155.060(A)

Landscaping

- All trees to be a minimum 24-inch box. Replacement trees for protected trees should be provided at a 3:1 ratio.
- Consider saving existing cypress along Northern boundary to provide for additional screening of the neighborhood. Majority of trees 81-120 are listed in good condition.

Walls and Fences and Lighting

- Provide a decorative masonry wall along Oak Grove Road and utilize vines or other treatment such as elevated planter in front of wall to discourage graffiti on the wall.
- Provide an improved treatment along the northern boundary of the site.
- Provide decorative hardscaping at each driveway entry.
- Provide information regarding exterior lighting on homes that is designed to eliminate direct and off-site glare.

**CHALOMAR CROSSINGS REZONING, TENTATIVE MAP, USE PERMIT, DESIGN REVIEW
AND TREE REMOVAL**

March 12, 2015

Page 7

- Trash and air conditioning units shall be located within garages or enclosed by fencing. Mechanical equipment needs to comply with the setback requirements of the applicable district. Show planned equipment and trash locations.

Prepared by:



Joan Ryan, AICP
Senior Planner
(925) 671-3370
Joan.ryan@cityofconcord.org

Exhibits:

- A - Draft Summary Comments, Neighborhood Meeting on February 23, 2015
- B - Project Plans, date-stamped received January 23, 2015
Color and Materials Board, date-stamped received January 23, 2015
- C - Project Development Statement, dated January 22, 2015
- D - Tree Inventory and Construction, dated December 1, 2014

NEIGHBORHOOD MEETING
LUTHERAN CHURCH CONFERENCE ROOM
988 OAK GROVE ROAD
CONCORD, CALIFORNIA
February 23, 2015 at 6 p.m.

Draft Summary Minutes

**** *The following minutes are not intended to be a verbatim record of the neighborhood meeting rather a summary of the comments and concerns presented by neighbors.* ****

Ms. Ryan called the neighborhood meeting to order at 6:05 p.m., Monday, February 23, 2015.

STAFF PRESENT:

Joan Ryan, Senior Planner

APPLICANT PRESENT:

Tom Schulz, ACRE Development, Karrie Mosca, Wood Rogers, Inc., and Ralph Strauss, SDG Architects

PUBLIC PRESENT:

Approximately 56 neighbors, sign-in sheet attached to summary minutes.

Ms. Ryan, Senior Planner, summarized the purpose of the neighborhood meeting, the development review process, opportunities for public input, and staff and the applicant's role at the meeting. Ms. Ryan then introduced Councilmember Edi Brisan, Mr. Brisan briefly spoke indicating he has been notified by the City that he would need to recuse himself from decision-making at future public hearings, due to his proximity to the project. He noted as a resident that he believes the R-7 zoning should be retained. He then left the meeting. The applicant, Tom Schulz made introductory remarks and gave some background on the proposed project. Mr. Schulz described the site design and proposed subdivision. Mr. Strauss discussed the proposed architectural design of the units. Staff and the applicant responded to general information questions.

The following questions, concerns, and statements are a summary of the public comment; the applicant and/or staff's responses are typed in *italic* where applicable.

Summary comments from attendees

- 1) Neighborhood attendees indicated they are interested in having the R-7 zoning remain the same at the property.
- 2) Mailing list should be expanded given the fact that other residents outside of the 500-foot mailing radius, utilize Chalomar Road on a daily basis and there is no other access to the neighborhood.
- 3) The neighborhood would like the Chalomar Crossings item later on the March 12 Design Review Board meeting so that those who work will have time to attend the meeting. *Staff indicated they could arrange the agenda to accommodate this request.*

- 4) What did you pay for the property? *The applicant responded that the purchase was upward of \$2 million dollars.*
- 5) Has a traffic study been prepared? *The applicant indicated that a traffic study has not been prepared. Planning staff indicated that an Initial Study to examine environmental issues such as traffic would be prepared during the review process.*
- 6) The notice of the Rezoning should specify the minimum lot size of the RL District to which the applicant is proposing to rezone. The minimum lot size is 1,920 sq. ft. *Staff agreed that future notices can include this information.*
- 7) Access should be provided to Oak Grove Road rather than out to Chalomar Road.
- 8) Driveways alone, as shown, are not adequate to provide for guest parking without additional parking being provided. Many people do not use their garages to park in and therefore there will be overflow of parking. Additional guest parking is needed.
- 9) There is a lot of traffic and circulation in particular with children walking around to and from school and within the neighborhood. Additional traffic feeding out onto Chalomar Road will conflict with the existing traffic particularly during school hours at 8 a.m. and 3 p.m.
- 10) Why not include the park you are proposing at the front of the project near Chalomar Rd? *Applicant indicated that he considered this however, the park will be maintained by an HOA and he foresaw conflicts if the park was located along Chalomar Rd.*
- 11) Visitor on-street parking is not provided anywhere within the project. This will be an issue when there are guests of residents.
- 12) The project does not benefit the neighborhood. It only impacts the neighborhood.
- 13) The project is not consistent with General Plan policies regarding new residential development needing to: 1) complement the existing neighborhood; and 2) compatibility with the scale and appearance of the existing neighborhood.
- 14) Concerned with adding more homes to the area when the area at the northeast corner of property already floods. The project will add additional run-off.
- 15) Moving dirt for construction will result in an increase in termites.
- 16) The private roadway on the northeast side of property is a concern. The 20 foot width will be difficult for existing residents to back out of driveways and to park with enough room. *Applicant indicated he will be increasing the width of roadways to 28 feet.*
- 17) Dust and earth movement is a concern with potentially causing valley fever and the creation of spores and resulting health issues.
- 18) Parking overflow into the community is a substantial concern. There is limited parking currently and not everyone parks within their garage.
- 19) The project is not compatible with the surrounding land uses.
- 20) The neighbors encouraged the applicant to drop the request for the rezoning from R-7 to RL (small lot subdivision, which allows a minimum 1,920 sq. ft. lot) and to keep the zoning as it is presently.
- 21) How many houses could you fit with the current R-7 zoning? *The applicant indicated that he could fit approximately 12 homes.*
- 22) Residents indicated that they could support a project that met the R-7 zoning standards with half the number of units currently shown.
- 23) The roadways present a tight turning radius for garbage trucks.

- 24) There is additional traffic associated with evening school activities and baseball in the afternoon and evening.
- 25) There are a large amount of schools in the area and therefore Chalomar Road experiences a lot of traffic during school hours around 8 a.m. and 3 p.m. Chalomar provides access to a large number of homes.
- 26) Did anyone from the development company drive the neighborhood before they purchased the property? *The applicant indicated that yes they did.*
- 27) What are the anticipated sales prices? *The applicant indicated they anticipate pricing in the low \$700,000.*
- 28) Is the private road (on the east) on the project property? *The applicant indicated that the adjacent homeowners have an easement across the project property that allows access via the private roadway.*
- 29) What are the sizes of the homes? *The applicant responded the size is 2,268 to 2,368 sq. ft. and two stories.*
- 30) The neighbors asked what the best way is to voice their opinion on the project? *Planning staff indicated that attending the neighborhood meeting this evening and providing input, as well as attendance at future meetings is the best way to stay involved as well as providing public input at public hearings with the Planning Commission and City Council. Planning staff indicated she will be updating the Planning Manager with the comments regarding the meeting. Should the applicant revise the plans another neighborhood meeting can be held.*
- 31) The neighbors indicated that they do not want the opposite end of Chalomar Rd. opened up, because that will serve as a cut-through from the industrial area.
- 32) Neighbors inquired as to what the results of their comments would be from the evening. *Planning staff indicated that a summary of the neighborhood comments would be typed up, summarized and included as an attachment to future staff reports.*

The meeting adjourned at 7:45 P.M.

SUBDIVISION 9400
988 OAK GROVE ROAD
 CITY OF CONCORD, CALIFORNIA
 JANUARY 2015

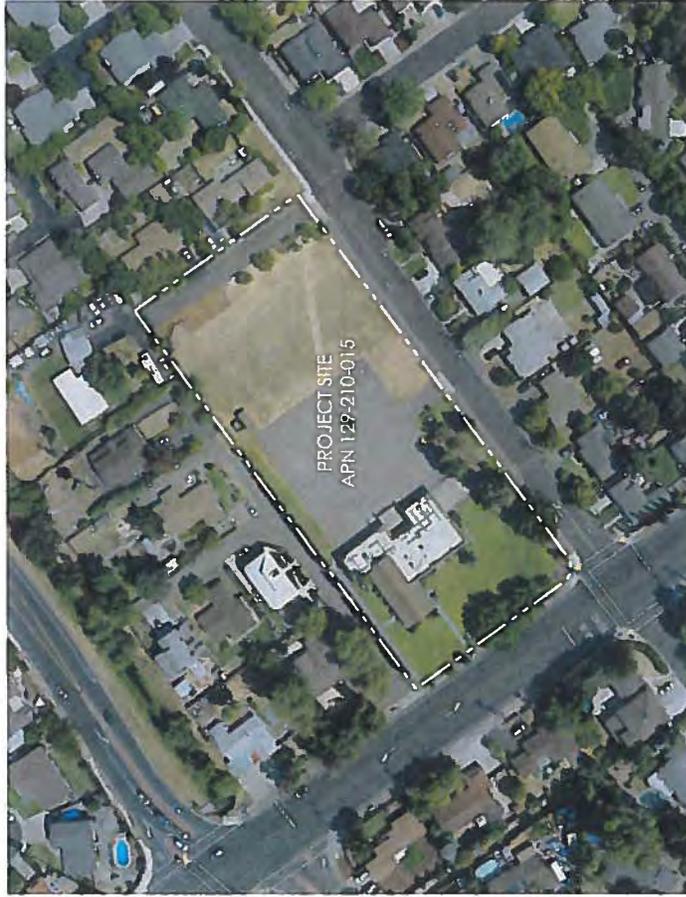
PROJECT TEAM

OWNER/APPLICANT
 OAK GROVE 988, LLC
 C/O ACRE INVESTMENT COMPANY, LLC
 7901 STONERIDGE DRIVE, STE 120
 PLEASANTON, CA 94588
 CONTACT: THOMAS SCHULZ
 PHONE: 925 768-3545

CIVIL ENGINEER
 WOOD RODGERS INC.
 4301 HACIENDA DRIVE, SUITE 100
 PLEASANTON, CA 94588
 CONTACT: KARRIE MOSCA/PAUL MEUSER
 PHONE: 925 847-1547

ARCHITECT
 SDG ARCHITECTS
 3361 WALNUT BOULEVARD, STE 120
 BRENTWOOD, CA 94513
 CONTACT: RALPH STRAUSS
 PHONE: 925 634-7000

LANDSCAPE ARCHITECT
 THOMAS BAAK & ASSOCIATES, LLP
 1620 N. MAIN STREET, # 4
 WALNUT CREEK, CA 94596
 CONTACT: ANDREA SWANSON
 PHONE: 925 933-2583



SHEET INDEX

TITLE SHEET

CIVIL PLANS

- C1 TENTATIVE SUBDIVISION MAP
- C2 SITE PLAN
- C3 EXISTING CONDITIONS
- C4 PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
- C5 SECTIONS & LEGEND
- C6 STORMWATER CONTROL PLAN
- C7 CONTEXTUAL PLAN

ARCHITECTURE PLANS

- A1 PLAN 1 FLOOR PLANS
- A2 PLAN 1 FRONT ELEVATIONS
- A3 PLAN 1 FARMHOUSE ELEVATIONS/ROOF PLAN
- A4 PLAN 1 CRAFTSMAN ELEVATIONS/ROOF PLAN
- A5 PLAN 2 FLOOR PLANS
- A6 PLAN 2 FRONT ELEVATIONS
- A7 PLAN 2 FARMHOUSE ELEVATIONS/ROOF PLAN
- A8 PLAN 2 CRAFTSMAN ELEVATIONS/ROOF PLAN
- A9 PLAN 3 FLOOR PLANS
- A10 PLAN 3 FRONT ELEVATIONS
- A11 PLAN 3 FARMHOUSE ELEVATIONS/ROOF PLAN
- A12 PLAN 3 CRAFTSMAN ELEVATIONS/ROOF PLAN
- A13 PLAN 4 FLOOR PLANS
- A14 PLAN 4 FRONT ELEVATIONS
- A15 PLAN 4 FARMHOUSE ELEVATIONS/ROOF PLAN
- A16 COLOR SCHEMES
- A17 COLOR SCHEMES
- A18 PHOTOSIMULATION

LANDSCAPE PLANS

- L1 PRELIMINARY LANDSCAPE PLAN
- L2 PRELIMINARY PLAN

OTHER

- P1 PHOTOMETRIC PLAN



Thomas Baak & Associates, LLP
 Landscape Architects
 1620 N. Main Street, Suite 4
 Walnut Creek, CA 94596
 PH: 925 933 2583



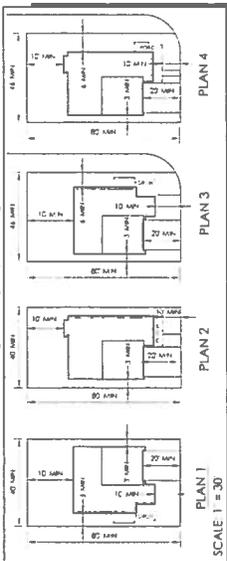
WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 4301 HACIENDA DR. STE 100 TEL 925 847 1556
 PLEASANTON, CA 94588 FAX 925 847 1557

SUBDIVISION 9400
SITE PLAN

988 OAK GROVE ROAD

CONCORD, CA
JANUARY 2015

TYPICAL LOT SETBACKS



UNIT MIX SUMMARY

PLAN	AREA	PERCENTAGE	TOTAL
PLAN 1	10,882	100%	10,882
PLAN 2	3,923	36%	3,923
PLAN 3	3,923	36%	3,923
PLAN 4	3,923	36%	3,923
TOTAL	30,651	100%	30,651

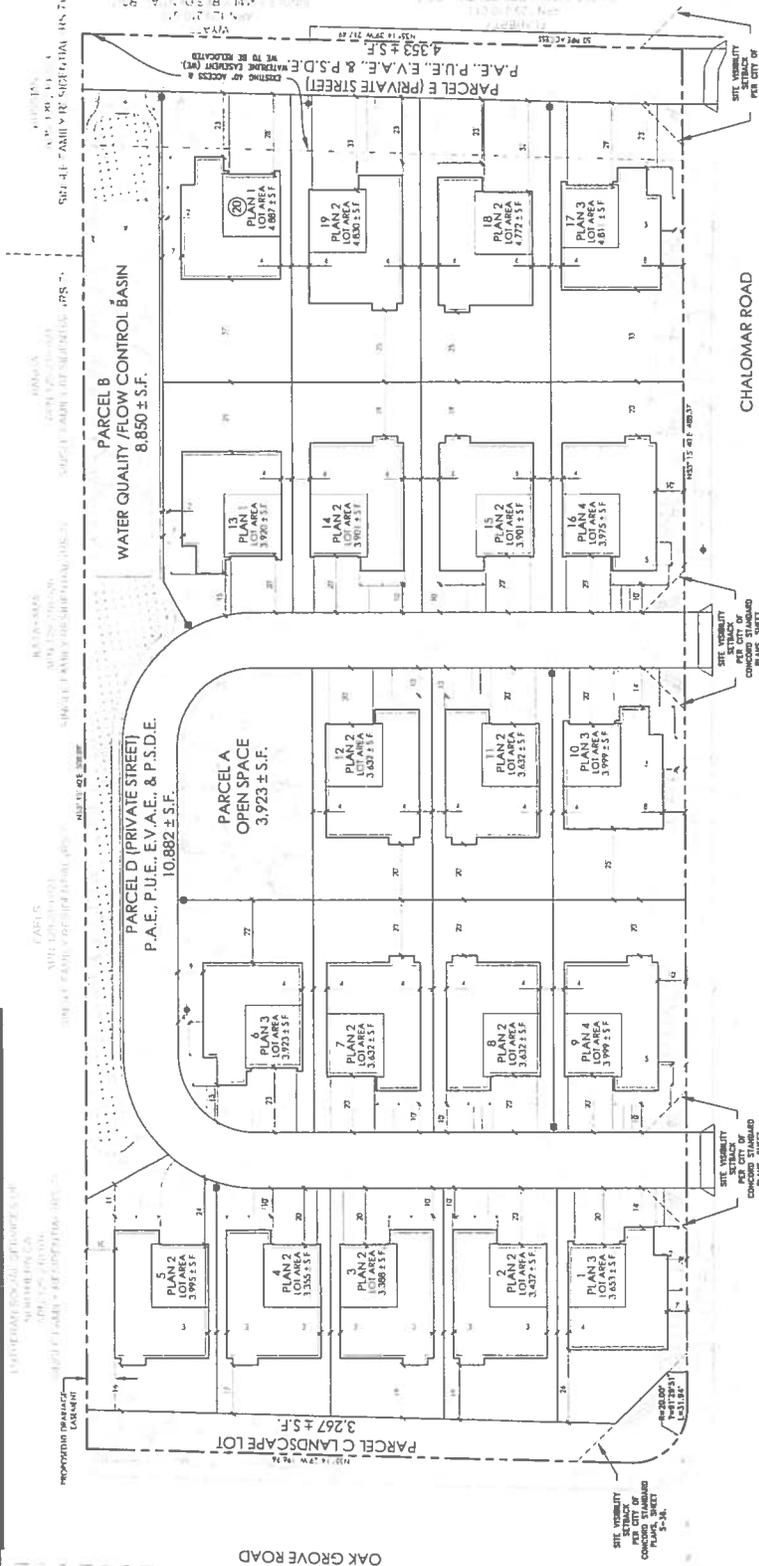
LOCATION MAP



PROJECT NOTES

OWNER: [REDACTED]
DESIGNER: [REDACTED]
DATE: [REDACTED]
SCALE: [REDACTED]

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.



WOOD RODGERS

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4001 Redwood Drive, Suite 100 Tel: 925.847.1555
Pleasanton, CA 94588 Fax: 925.847.1557



TRACT 9400
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
988 OAK GROVE ROAD
 CONCORD, CA
 JANUARY 2015

LUTHERAN SOCIAL SERVICES OF
 NORTHERN CA. (2006-048413)
 APN 129-210-016

EARLS
 (2013-0207094)
 APN 129-210-024

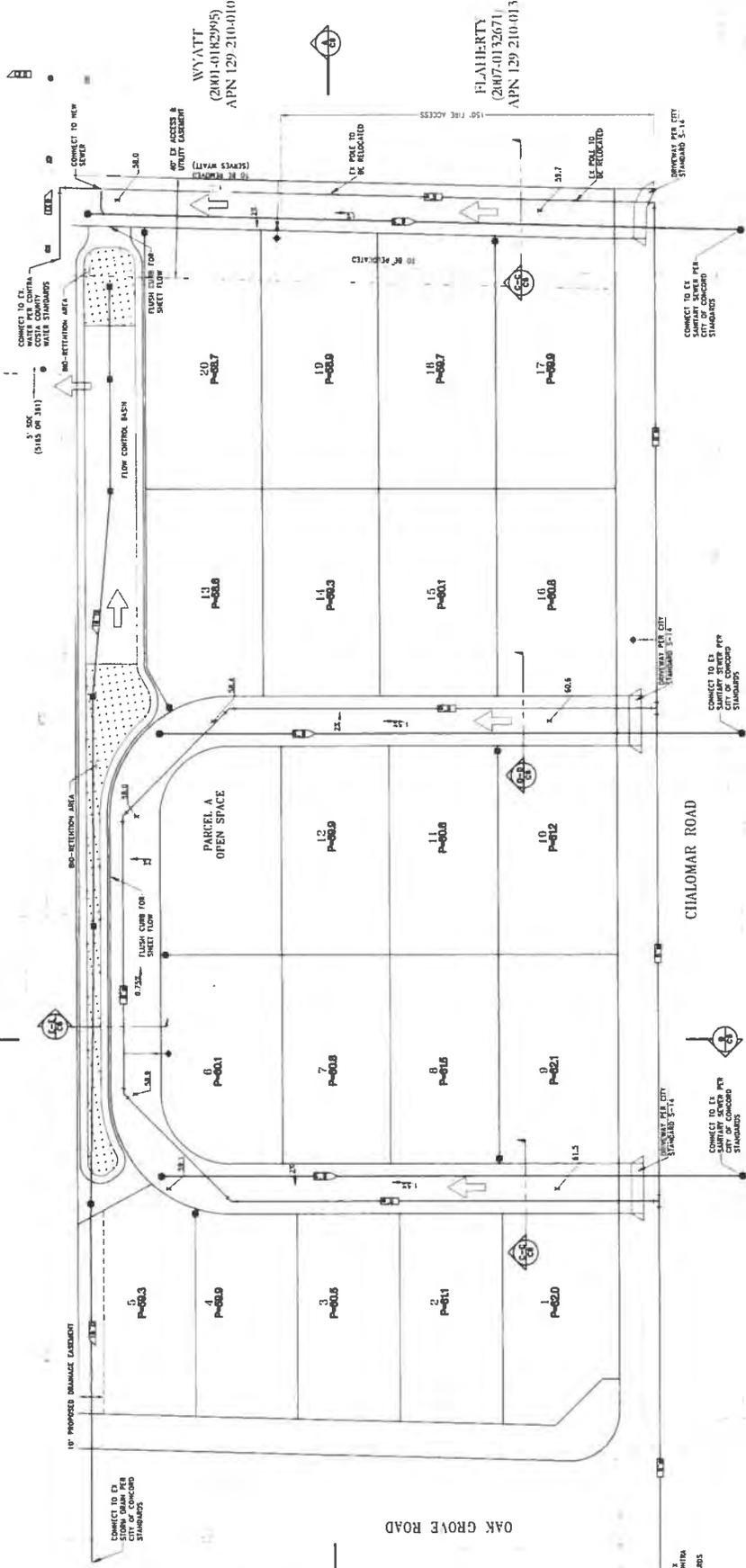
KATAYAMA
 (2011-0100449)
 APN 129-210-020

BANGA
 (1999-0143608)
 APN 129-210-021

RUSSIAN
 (93 164668) APN
 129-210-023

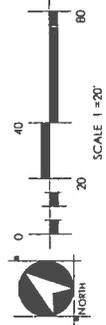
WYATT
 (2001-0182995)
 APN 129 210-010

FLAHERTY
 (2007-0132671)
 APN 129 210-013

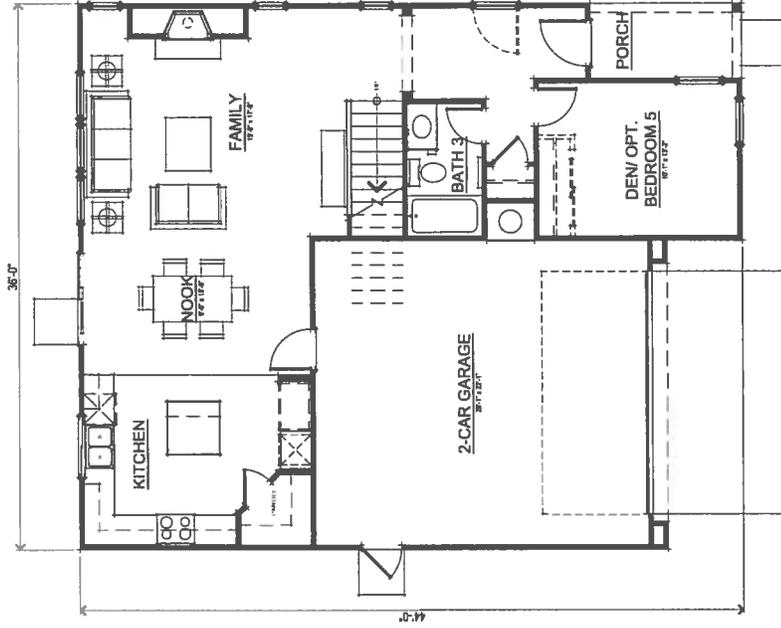


EARTHWORK

CUY	FILL	EXC	NET
2,435 CU	1,320 CU	1,200 CU	

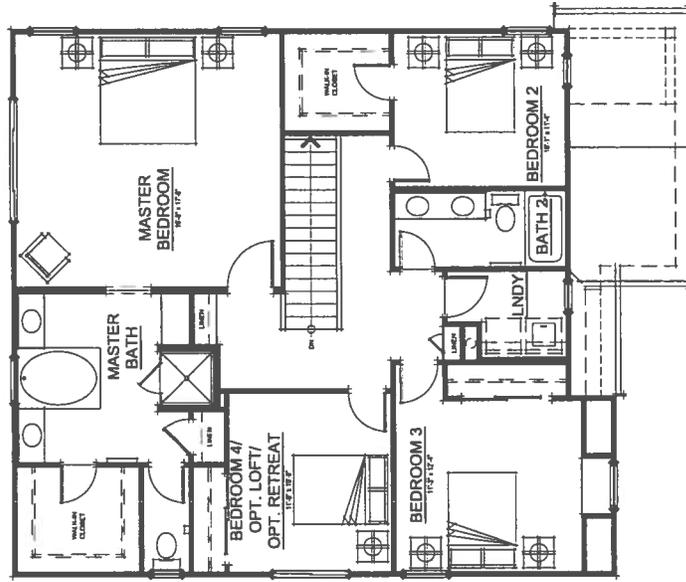


WOOD BODERS
 LANDSCAPE ARCHITECTS
 4001 Inwood Drive, Suite 300
 Pleasanton, CA 94566
 Tel: 925-847-1889
 Fax: 925-847-1887



FIRST FLOOR PLAN

PLAN 1 SQUARE FOOTAGES	
FIRST FLOOR	948 SQ. FT.
SECOND FLOOR	1314 SQ. FT.
TOTAL LIVING	2262 SQ. FT.
2-CAR GARAGE	464 SQ. FT.



SECOND FLOOR PLAN



PLAN 1 FLOOR PLANS
A1



Oak Grove
Concord, CA
01.18.15

ACRE Residential Development, LLC
7991 Stoneridge Drive, Suite 120, Pleasanton, CA 94588
925.530.0051



HIGH DEFINITION
COMPOSITION
SHINGLE
ROOFING
BOARD & BATT
GABLE DETAIL

HORIZONTAL
Siding
WOOD TRIM
WOOD TRIM

BOARD & BATT
WOOD TRIM
WOOD TRIM

WOOD TRIM
WOOD TRIM
WOOD TRIM

WOOD TRIM
WOOD TRIM
WOOD TRIM

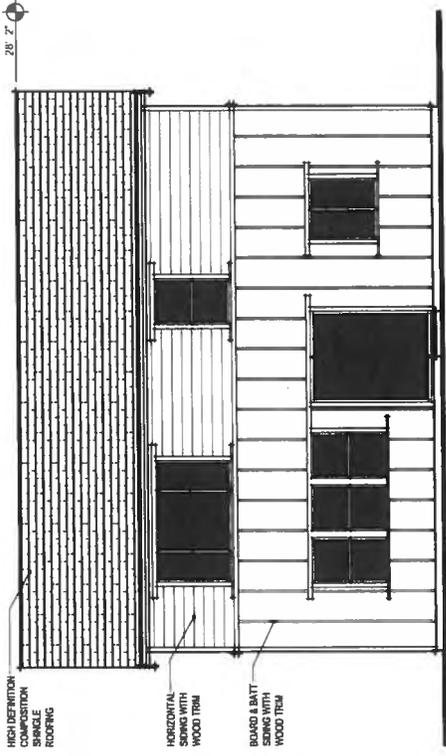
FARMHOUSE FRONT ELEVATION



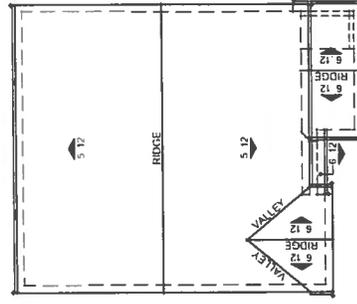
HIGH DEFINITION
COMPOSITION
SHINGLE ROOFING

WOOD TRIM
WOOD TRIM

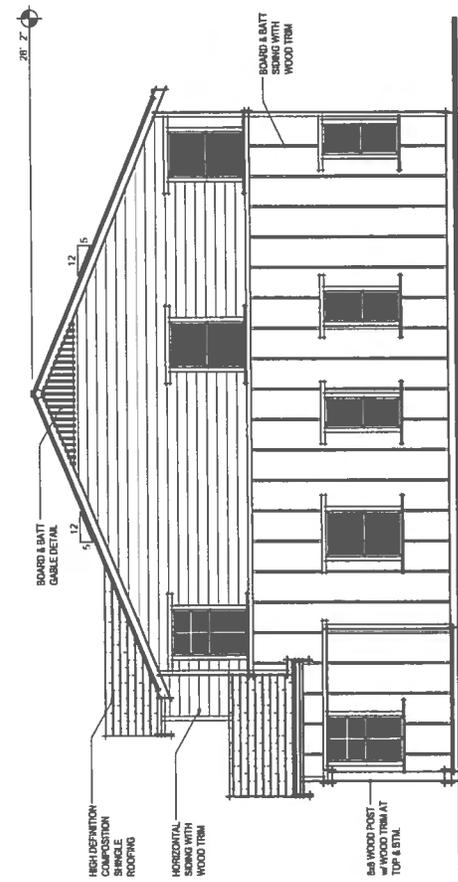
CRAFTSMAN FRONT ELEVATION



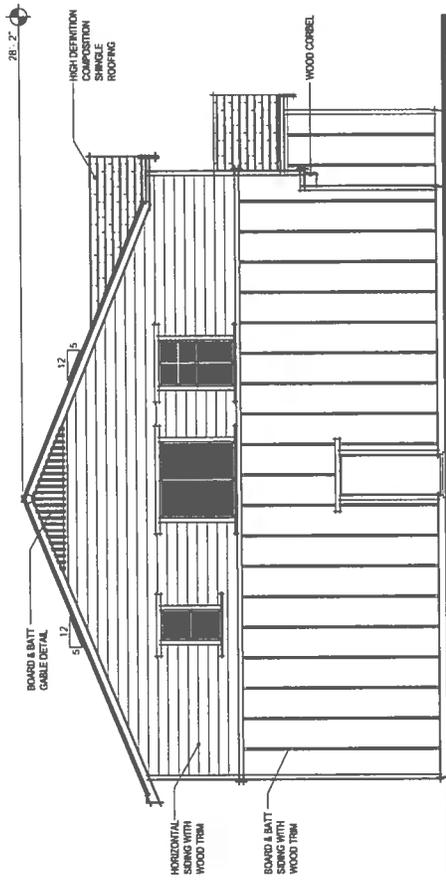
FARMHOUSE REAR ELEVATION



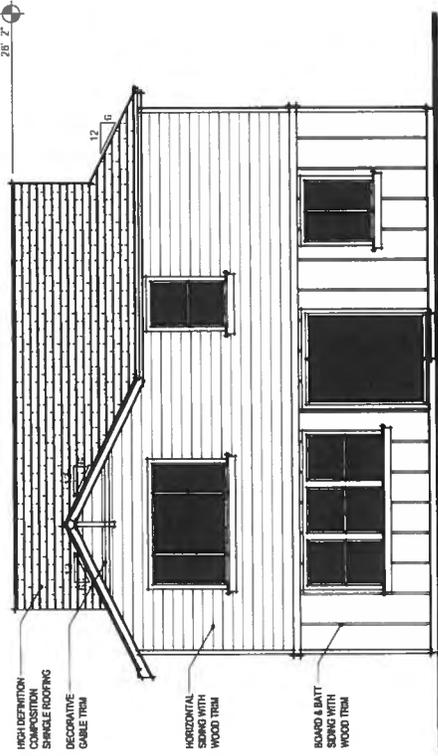
FARMHOUSE ROOF PLAN



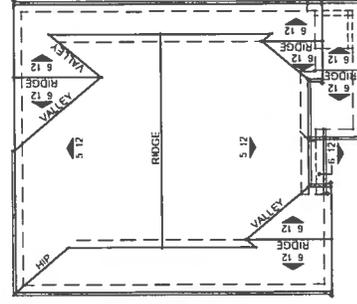
FARMHOUSE RIGHT ELEVATION



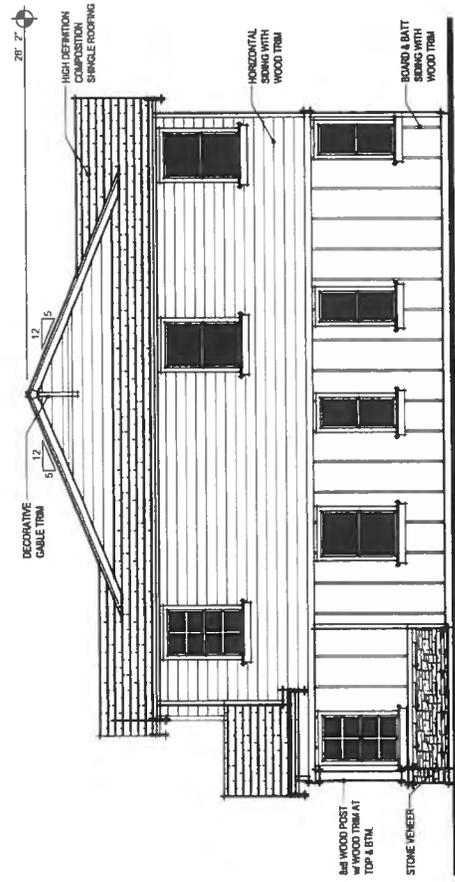
FARMHOUSE LEFT ELEVATION



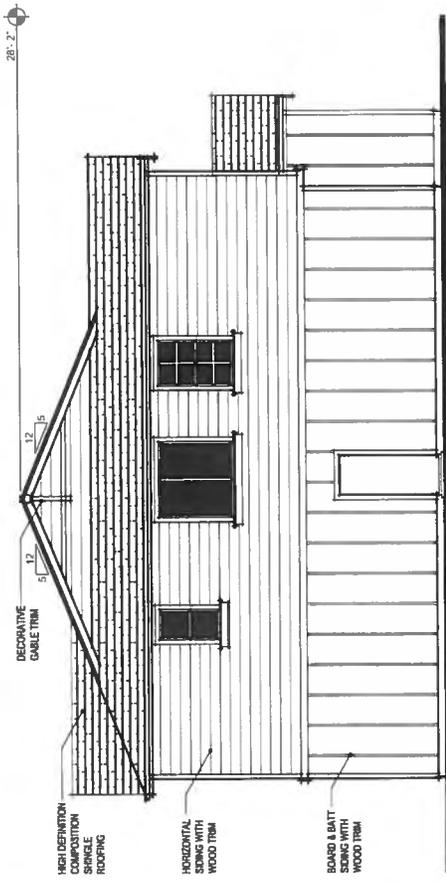
CRAFTSMAN REAR ELEVATION



CRAFTSMAN ROOF PLAN



CRAFTSMAN RIGHT ELEVATION



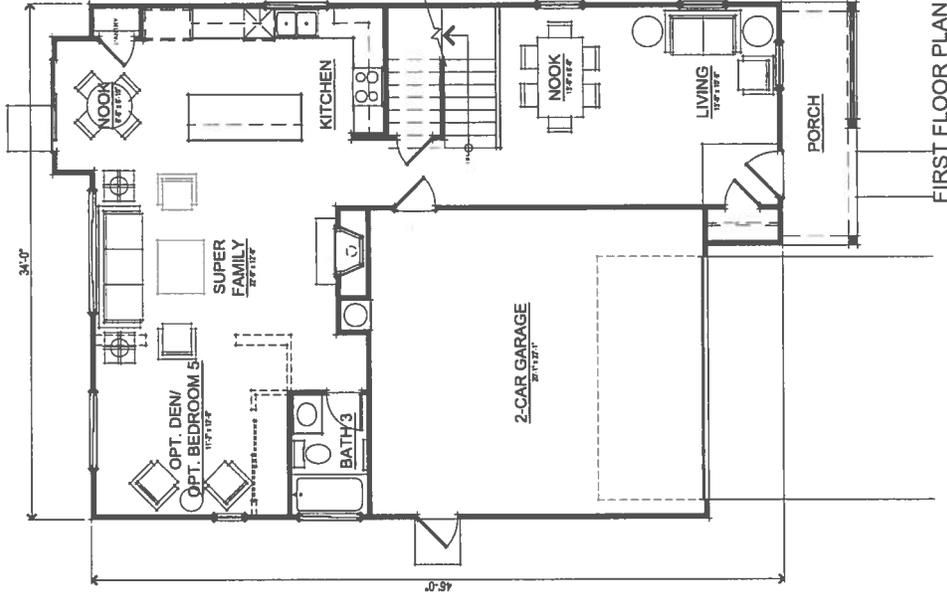
CRAFTSMAN LEFT ELEVATION

Oak Grove
Concord, CA
91.16.15

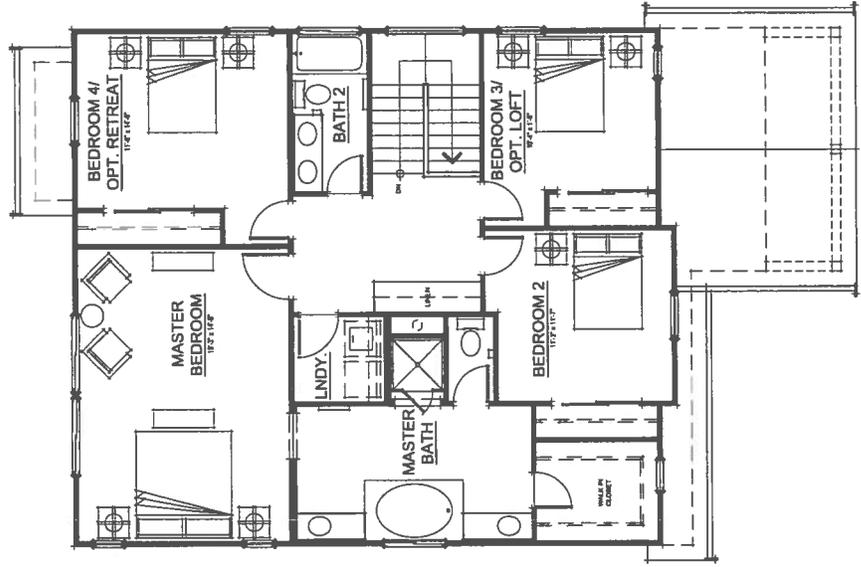
ACRE Residential Development, LLC
7911 Stonewall Drive, Suite 120 Pleasanton, CA 94528
925.520.0261

PLAN 1 CRAFTSMAN ELEVATIONS AND ROOF PLAN
A4

3381 Walnut Blvd., Suite 120 Brentwood, CA 94513
925.634.7000
www.stmusedesign.com
STM Usedesign, Inc.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	1042 SQ. FT.
SECOND FLOOR	1282 SQ. FT.
TOTAL LIVING	2324 SQ. FT.
2 CAR GARAGE	458 SQ. FT.



PLAN 2 FLOOR PLANS
A5

3281 Walnut Blvd., Suite 120 Brentwood, CA 94515
 925.634.7000
 www.afrausdesign.com
 AFRAUS DESIGN, INC.

Oak Grove
 Concord, CA
 94520

ACRE Residential Development, LLC
 7911 Stonewall Drive, Suite 120 Pleasanton, CA 94568
 925.520.0081



FARMHOUSE FRONT ELEVATION



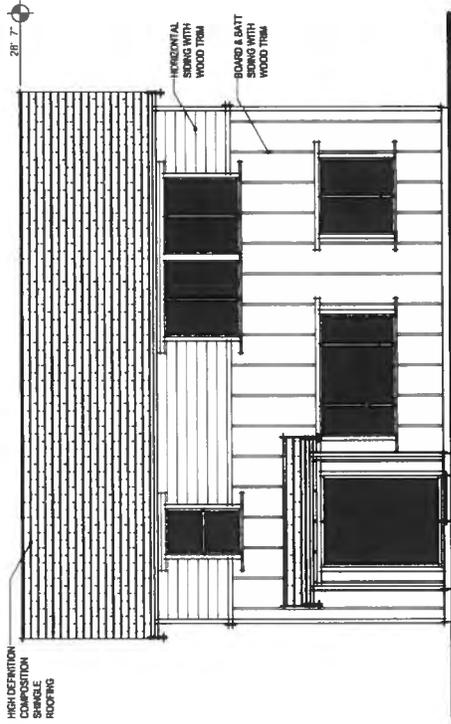
CRAFTSMAN FRONT ELEVATION

Oak Grove
Concord, CA
01.16.15

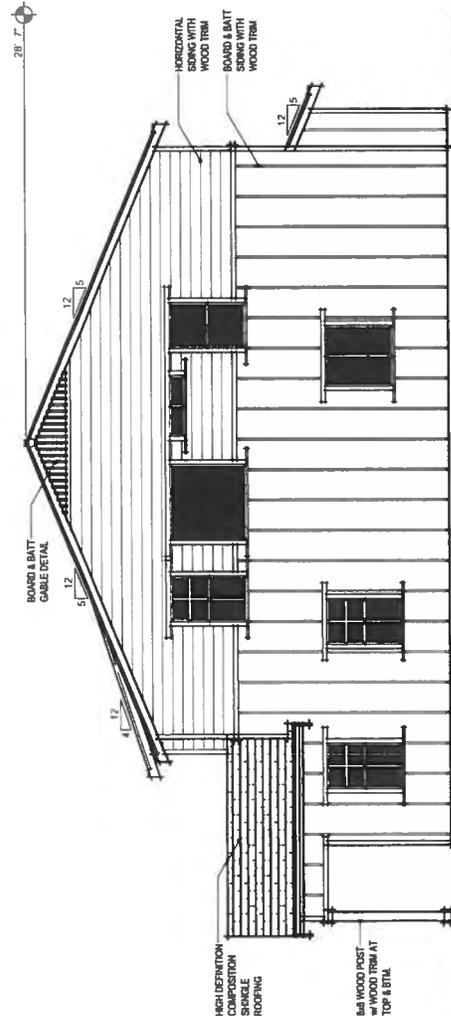
ACRE Residential Development, LLC
7901 Stonewedge Drive Suite 101 Pleasanton, CA 94568
925.520.0051

3361 Walnut Blvd Suite 120 Berkeley, CA 94610
925.634.7000
www.straussdesign.com
Strauss Design, Inc.

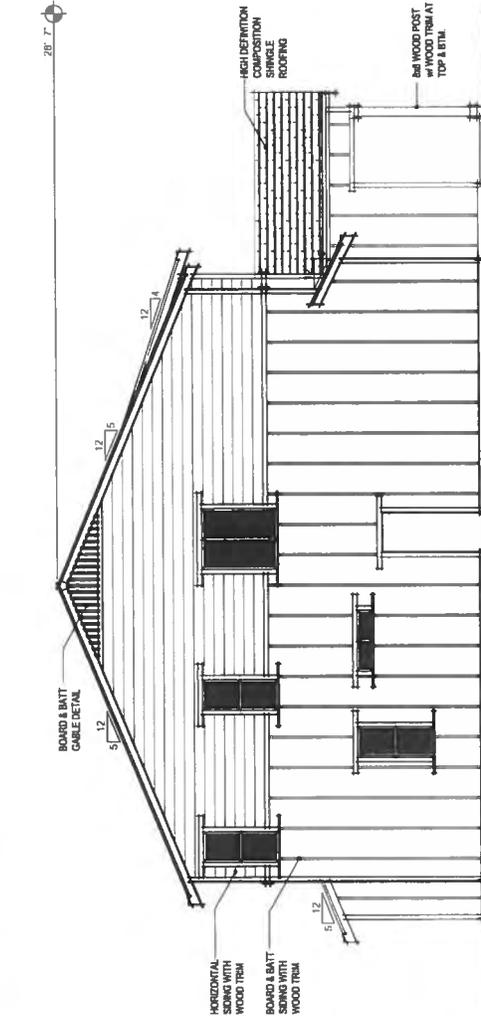
PLAN 2 FRONT ELEVATIONS
A6



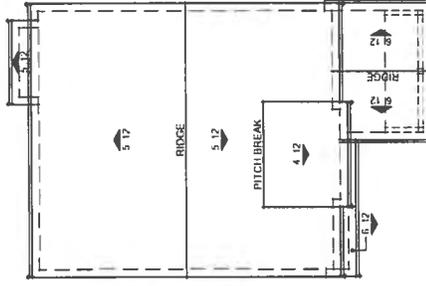
FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION



FARMHOUSE ROOF PLAN



PLAN 2 FARMHOUSE ELEVATIONS AND ROOF PLAN
A7

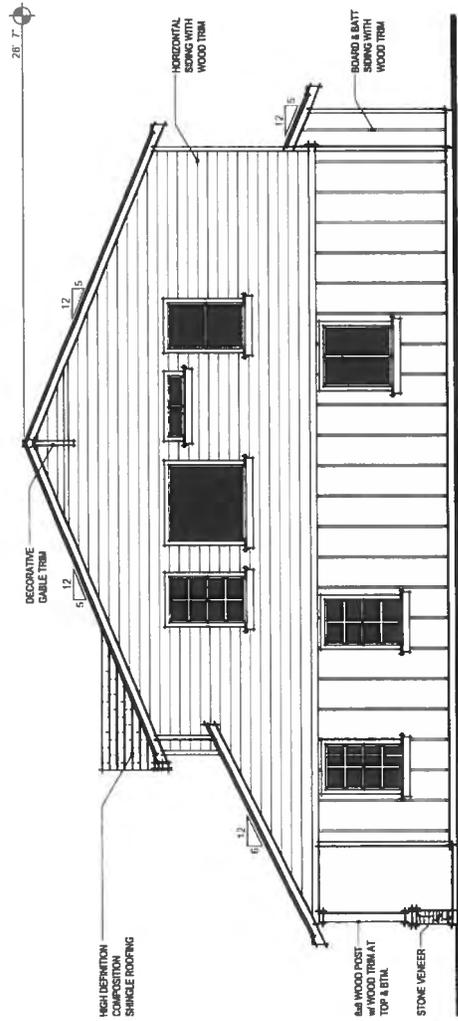
Oak Grove
Concord, CA
911615

ACRE Residential Development, LLC
7301 Stoneshop Drive, Suite 120 Pleasanton, CA 94568
925.520.0071

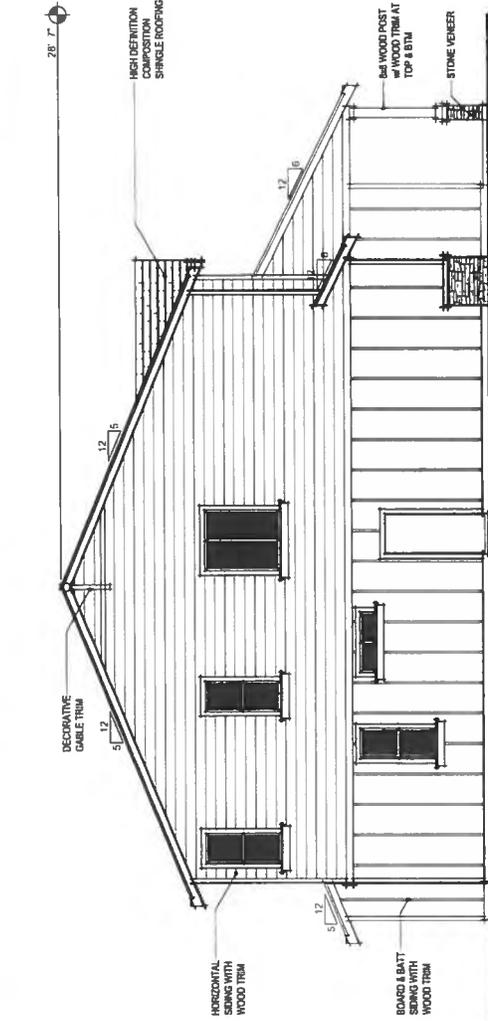
3381 Walnut Blvd, Suite 120 Brentwood, CA 94513
925.634.7000
www.sfrusedesign.com



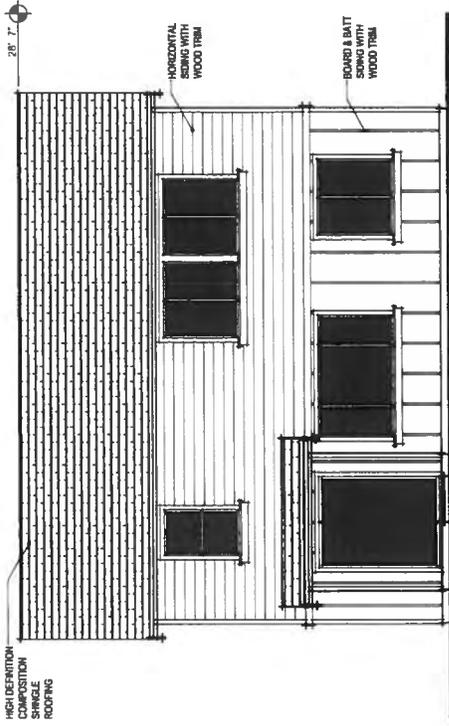
©2017 Sfrusedesign, Inc.



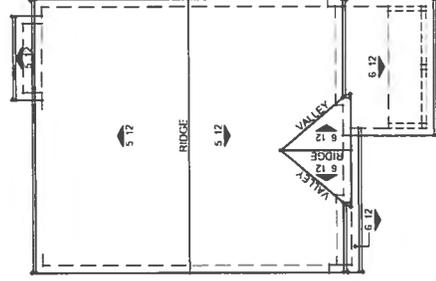
CRAFTSMAN RIGHT ELEVATION



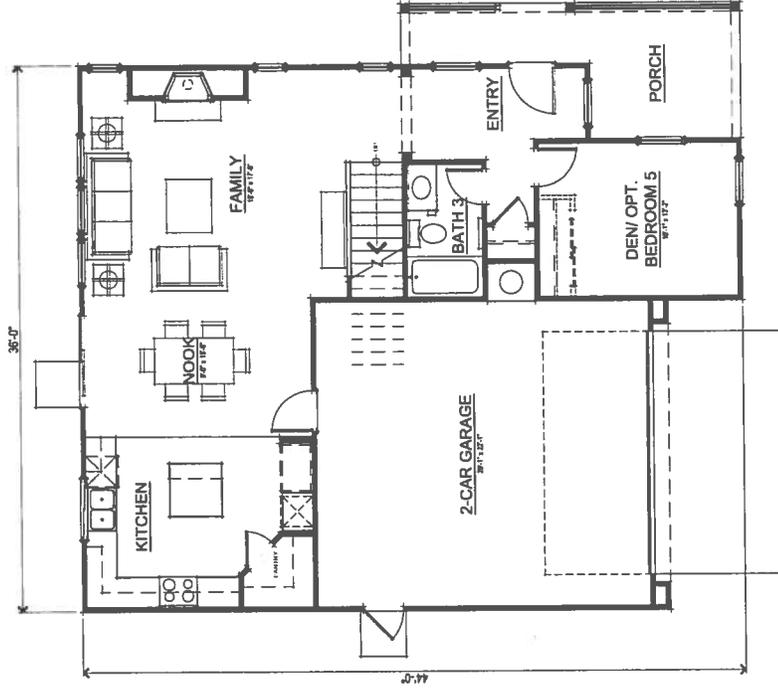
CRAFTSMAN LEFT ELEVATION



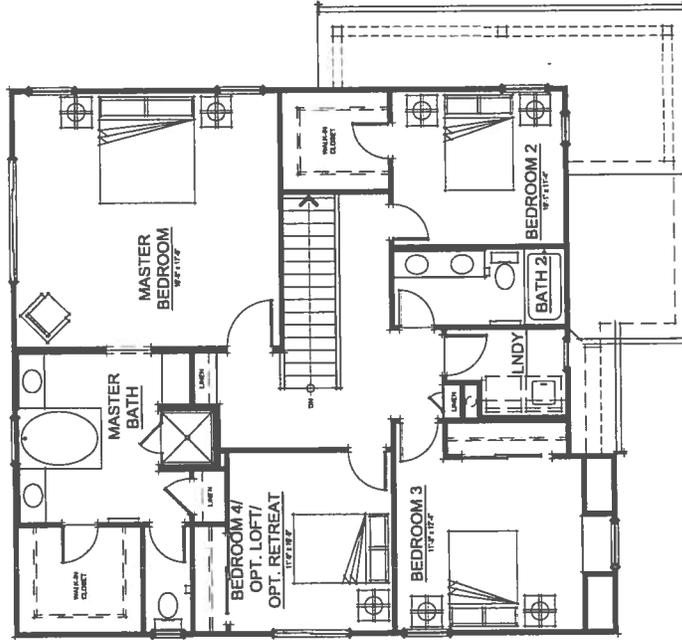
CRAFTSMAN REAR ELEVATION



CRAFTSMAN ROOF PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 1 SQUARE FOOTAGES	
FIRST FLOOR	948 SQ. FT.
SECOND FLOOR	1314 SQ. FT.
TOTAL LIVING	2262 SQ. FT.
2-CAR GARAGE	464 SQ. FT.



PLAN 3 FLOOR PLANS
A9



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.834.7000
www.sdbarchitects.com

SDB Architects, Inc.

Oak Grove
Concord, CA
01.18.15

ACRE Residential Development, LLC
2701 Chesapeake Drive, Suite 100 Pleasanton, CA 94566
925.520.0001



HIGH DEFINITION
COMPOSITION
SHINGLE
ROOFING
BOARD & BATT
GABLE DETAIL

HORIZONTAL
SIDING WITH
WOOD TRIM

BOARD & BATT
GABLE WITH
WOOD TRIM

DECORATIVE
GARAGE DOOR
OPTIONAL FINISHES

FARMHOUSE FRONT ELEVATION



HIGH DEFINITION
COMPOSITION
SHINGLE ROOFING
DECORATIVE
GABLE TRIM

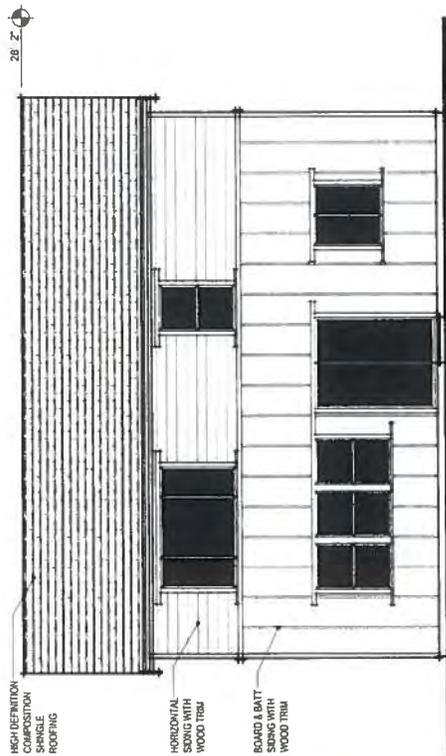
HORIZONTAL
SIDING WITH
WOOD TRIM

BOARD & BATT
GABLE WITH
WOOD TRIM

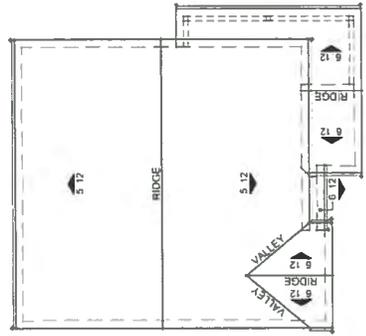
DECORATIVE
GARAGE DOOR
OPTIONAL FINISHES

CRAFTSMAN FRONT ELEVATION





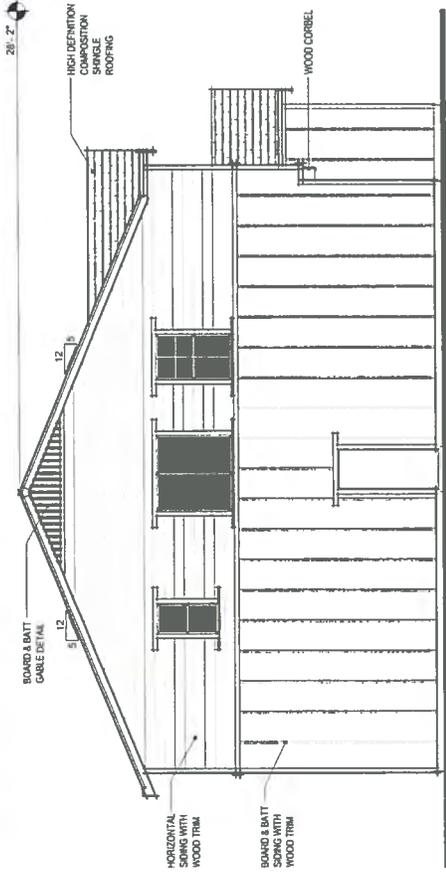
FARMHOUSE REAR ELEVATION



FARMHOUSE ROOF PLAN



FARMHOUSE RIGHT ELEVATION



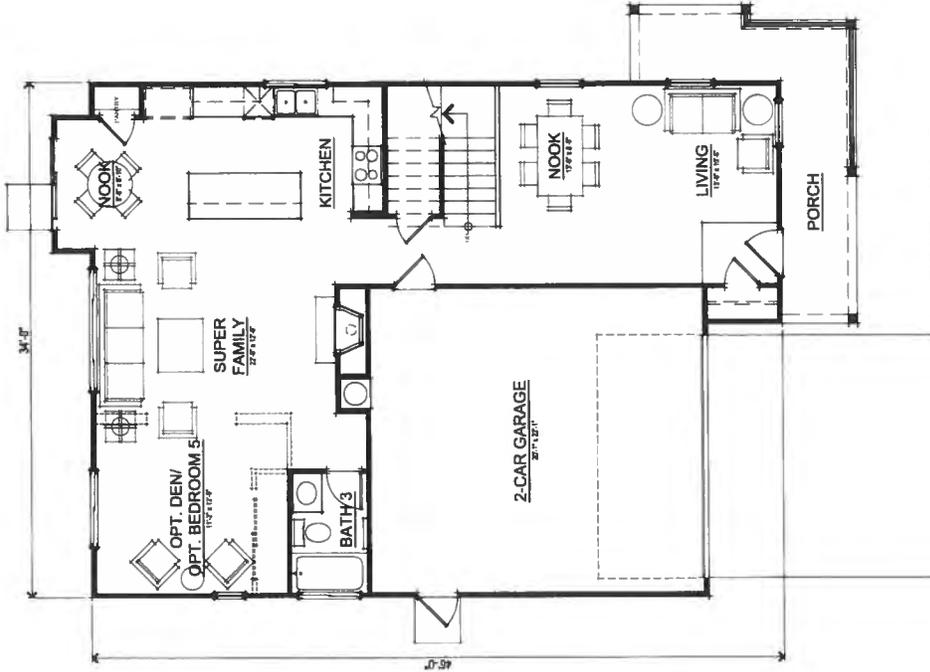
FARMHOUSE LEFT ELEVATION

Oak Grove
Concord, CA
94508

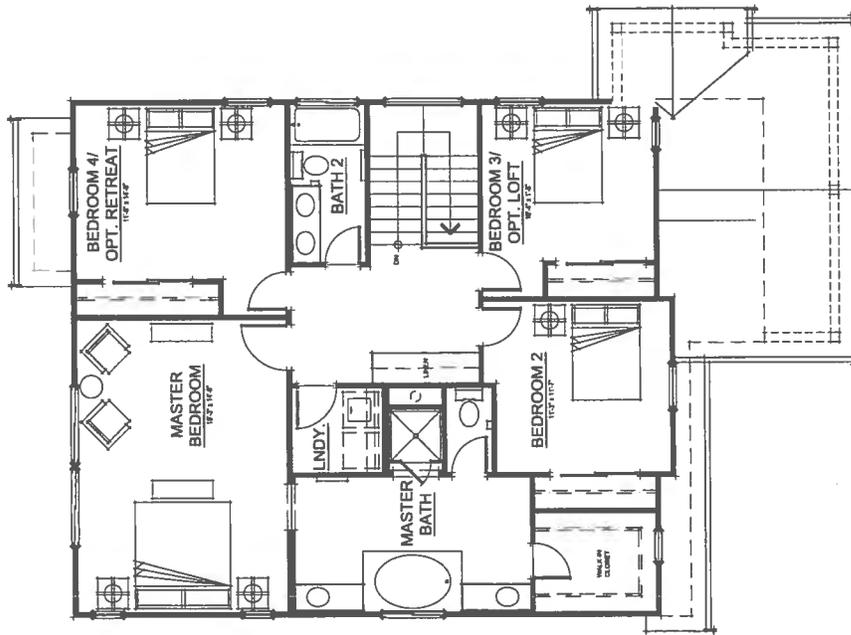
ACRE Residential Development, LLC
7301 Stonewedge Drive, Suite 120 Pleasanton, CA 94588
925.530.0591

PLAN 3 FARMHOUSE ELEVATIONS AND ROOF PLAN
A11

3361 Walnut Blvd. Suite 120 Berkeley, CA 94713
925.634.7000
www.stanzdesign.com
SIS Architects, Inc.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	1042 SQ. FT.
SECOND FLOOR	1782 SQ. FT.
TOTAL LIVING	2324 SQ. FT.
2-CAR GARAGE	455 SQ. FT.



PLAN 4 FLOOR PLANS
A13

3381 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.834.7000
www.sfrresidential.com
SFR Residential, Inc.

Oak Grove
Concord, CA
01/16/15

ACRE Residential Development, LLC
7301 Shaveridge Drive, Suite 120 Pleasanton, CA 94568
925.520.0201

HIGH DEFINITION
COMPOSITION
SHINGLE
ROOFING

WALLS WITH
BOARD & BATT
GABLE END
GABLE VENT w/
WOOD TRIM
WOOD POST
w/ WOOD TRIM AT
CORNER



DECORATIVE ENTRY DOOR

ALT. FARMHOUSE FRONT ELEVATION



PLAN 4 FRONT ELEVATION
A14

Oak Grove
Concord, CA
01.18.13

ACRE Residential Development, LLC
7901 Sawridge Drive, Suite 120 Pleasanton, CA 94568
925.520.0291

3301 Walnut Blvd Suite 120 Berkeley, CA 94613
925.634.7000
www.strausdesign.com



SOS Architects, Inc.

SCHEME 1



Roofing — Gaf Charcoal



Body 1 — Sherwin Williams SW 7690 Tonalite Tan

Trim & Fascia/
Garage Door — Sherwin Williams SW 6385 Dover White



Entry Door — Sherwin Williams SW 2816 Rockwood Dark Green



Stone — Eldorado Stone Durango Mountain Ledge

SCHEME 2

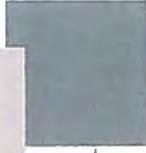


Roofing — Gaf Slate



Body 1 — Sherwin Williams SW 7333 Rustic Red

Trim & Fascia/
Garage Door — Sherwin Williams SW 7015 Repose Gray



Entry Door — Sherwin Williams SW 6235 Foggy Day



Stone — Eldorado Stone Sierra Mountain Ledge

SCHEME 3



Roofing — Gaf Charcoal



Body 1 — Sherwin Williams SW 7603 Poolhouse

Trim & Fascia/
Garage Door — Sherwin Williams SW 6098 Pacer White



Entry Door — Sherwin Williams SW 7605 Gale Force



Stone — Eldorado Stone Sierra Mountain Ledge

Note: All colors and textures are representative samples only. pending verification of actual material suppliers and availability for this particular project.



SCHEME 4



Roofing — Gaf Weathered Wood

Body 1 — Sherwin Williams SW 7556 Creme

Trim & Fascia/
Garage Door — Sherwin Williams SW 7008 Alabaster



Entry Door — Sherwin Williams SW 2860 Sage



Stone — Eldorado Stone Yukon Mountain Ledge

SCHEME 5



Roofing — Gaf Charcoal

Body 1 — Sherwin Williams SW 7515 Homestead Brown

Trim & Fascia/
Garage Door — Sherwin Williams SW 6098 Pacer White



Entry Door — Sherwin Williams SW 7593 Rustic Red



Stone — Eldorado Stone Mesa Verde Mountain Ledge

SCHEME 6



Roofing — Gaf Weathered Wood

Body 1 — Sherwin Williams SW 7647 Crushed Ice

Trim & Fascia/
Garage Door — Sherwin Williams SW 7650 Elle Gray



Entry Door — Sherwin Williams SW 6994 Greenblack



Stone — Eldorado Stone Sierra Mountain Ledge

Note: All colors and pictures are representative samples only, pending verification of actual material suppliers and samples for this particular project.



EXISTING CHALOMMAR ROAD STREETScape



PROPOSED CHALOMMAR ROAD STREETScape

Oak Grove
Concord, CA
01/18/15

ACRE Residential Development, LLC
7901 Silverado Drive, Suite 100 Pleasanton, CA 94568
925.520.0281

PHOTO SIMULATION
A18

3381 Walnut Blvd Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com
Straus Design, Inc.

Project Development Statement
988 Oak Grove Road, Concord, CA
ACRE Residential

Dated: January 22, 2015

ACRE Residential is proposing a 20 unit, infill development, on 2.48 acres at the former church site located at the intersection of Oak Grove Road and Chalomar Road. Acre purchased the property from Lutheran Social Services and closed in November. While Lutheran Social Services still maintains their offices and services in the Concord community, there was a need to down-size their facility in order to allocate their resources and capital to the people in need.

Project Summary:

- Project location – 988 Oak Grove Road
- APN: 129-210-015
- Area: 2.48 Gross Acres
- General Plan designation for this property is Residential Low (RL). We will conform to this plan designation.
- Zoning designation is RS-7. We are proposing a zoning change to Residential Low - Small Lot with a proposed density of ten units per net acre, or eight units per gross acre.

Our intent is to develop a new home community that will cater to entry and mid-level buyers in the core Concord area, within close proximity to schools, work centers, shopping areas, parks and transportation corridors. The proximity of this site is within 2.25 miles or six minutes of the Concord BART Station, 2 miles or ten minutes to the 680 freeway and .8 miles or three minutes to the closest Shopping Center. This makes this property a prime example of infill development utilizing existing infrastructure, meeting the intent of the Contra Costa County Urban Limit Line and California SB-375.

The project site is located in the City of Concord, CA, northeast of the intersection of Oak Grove Road and Chalomar Road. The site is bound by existing residential lots to the North and East, and Oak Grove Road and Chalomar Road to the West and South.

The property conveys itself to a higher density designation as it is located adjacent to two of the major Arterial Roads in Concord with over 20,000 vehicle trips per day. It has separation from existing neighbors by either existing roads or easements. The proximity of existing residences to new structures will be approximately fifty five feet at its closest and one hundred and fifty feet at the furthest. We are making all attempts to save existing trees or planting trees to keep a buffer between the existing neighborhoods.

Community Design

The proposed development consists of 20 single family residential lots on 2.48 acres with approximately 0.3 ac of open space including a 14 foot wide landscaped setback along Oak Grove Road. A private street loop is to be constructed providing access to the western 15 residential lots from Chalomar Road. The existing paved access on the east side of the site along with existing water and sewer facilities are to be relocated and the eastern proposed 5 lots and three existing residences will access from a new 20 foot wide private street. All private street parcels will be HOA maintained and have easements dedicated for public and private access and utilities. A bio-retention basin will be constructed on the North side of the site to satisfy storm water quality requirements and to mitigate effects due to hydro-modification.

Architectural Description

We have designed this project using traditional elevation styles that blend well into the fabric of the city while creating a unique neighborhood.

All of the floor plans have the front door oriented toward the street and have architectural elements such as front porches and architectural components placed in front of the garage plane to diminish the appearance of the garage doors on the street. In addition, wrapping front porches are utilized at all corner locations and facing out to the adjacent roadway.

We have incorporated seven elevations within the four floor plan variations. The elevation styles create a pleasing variety of forms and massing that work well together to create a pleasant street scene. Each of the homes has a consistent roof pitch and forms which are true to the style of the elevation. The roof forms and details are carried around all sides of the home. The plans include front porch areas which include a variety of railing styles to be cohesive with the elevation style. Trim details vary by elevation style and are carried around all four sides of the homes.

High quality materials have been chosen for all of the homes in the project. These materials are consistent on all sides of the homes. In addition we have selected color schemes that are integral to the design of the home and are based on traditional color schemes for each style. There are six different color schemes.

The styles of the homes were selected to best compliment the massing of the floor plans. As noted we are incorporating seven elevations, to increase the variety within the neighborhood. The styles we selected are Craftsman and Farmhouse and were chosen to fit within the fabric of the city while creating a distinct neighborhood.

The Craftsman style is typical of a California bungalow with wood columns and stone bases. This style has low pitched tile roofs with deeper overhangs and wood accents at the gable elements. This style includes a large front porch with a craftsman detail at the railing. Siding type and

direction and trim elements are carried around all four sides of the home. A Dutch gable roof form is used on one of the plans to create more variety in roof forms and massing.

The Farmhouse is a traditional board and batt style and horizontal wood siding at all four sides. This style has medium-pitched gabled roofs, at times combined with saddlebag dormer elements of different pitches. This elevation style has built up wood trim around all of the windows which are simple in their form. This traditional Farmhouse has a front porch with basic wood porch columns and rails. Detailing includes vertical accent detailing in the gable ends and a raised shoulder line around the house for the board and batt siding to emphasize the farmhouse proportions.

The use of these styles along with carefully designed floor plans creates an interesting and harmonious neighborhood which fits well into the city of Concord.

Landscaping

The main intent of the landscape design is to reinforce the community atmosphere created by the architectural styles. Continuity in street trees, front yard planting and street lights have been used to enhance the sense of place. Traditional street lights and compatible site furnishings have been introduced to underline the architectural designs.

The bio-infiltration basin has been planted with appropriate plant materials including trees and shrubs on the slopes of the basin to provide screening along with a new solid wood property line fence to replace the current chain link.

Street trees along Oak Grove have been selected to match the existing Red Oak trees already in place.

London Plane will be used on Chalomar Road. The parkway strips on both streets will be replanted with a mix of ground cover and low shrubs. The homes along Chalomar Road address the street with an enlarged porch and each lot has been planted in a similar manner to create cohesive and traditional style street scene.

The pocket park includes picnic tables, BBQ units, and traditional style park bench and is enclosed with a concrete rail fence and low hedge for both aesthetics and safety.

Grading and Drainage

The project site is approximately 2.5 acres in size on fairly flat terrain with less than 1 percent slope and is rectangular in shape. The western half of the site consists of a church fronting Oak Grove Road and associated parking lot behind the building with access to Chalomar Road. The front of the church is landscaped and has paved walkways. The eastern half of the site is open space with light vegetation and grasses. A small shed and utility boxes are present along Chalomar Road. An access easement is located along the East edge of the site with a paved road

connecting three residential lots north and east of the site to Chalomar Road. There is no existing direct vehicular access to Oak Grove Road from the site.

There are no existing drainage facilities on site. The site sheet flows to the northeast crossing the adjacent residential lot at the northeast corner of the site. Sheet flow drainage is collected in an existing Alameda County Flood Control & Water Conservation District (ACFC&WCD) maintained drainage ditch adjacent to Whitman Road, directly north of the site. Existing drain inlets located within the existing paved access road along the east edge of the property but outside the project boundary provide drainage collection for the existing access road and may also provide additional relief in an overland or heavy storm event. The inlets flow east to a residential subdivision located northeast of the site and outfall to the Whitman drainage ditch.

The proposed on-site grading will maintain the existing overland release path. New drain inlets will be installed within the bio-retention area to collect flows in larger storm events and convey them to the existing box culvert in Oak Grove Road. The existing drain inlets will remain and provide additional protection for the northern lots in the case of an overland release situation, similar to the existing conditions.

Water and Sanitary Sewer Facilities

New sewer and water mains will be constructed within the private streets to serve the 20 lots. Existing sanitary sewer service to the Wyatt Property will be relocated to the new sanitary sewer main as the private sewer lateral serving this property will be removed. Existing water services to the three existing residences on the east and north of the site will be relocated as necessary. A new 8" water main will be constructed in Chalomar Road and connect to the existing main in Oak Grove Road and the existing 8" main at the northeast corner of the site. New water mains in the private streets will connect to the new 8' main in Chalomar.

We are proposing a single family detached home development with Traditional style of architecture, two story structures and an average home size of approximately 2,290 square feet. We will be focusing in on the community and trying to blend this project into the surrounding neighborhood while increasing surrounding property values.

ACRE Residential believes that this type of in-fill development fits well into the neighborhood and provides a source of new housing stock that meets the needs and desires of the community. We excited to work in partnership with the city through the entitlement process in order to produce a final product that the community will be proud of. We look forward to your comments and discussion.



Tree Inventory and Construction Guidelines
988 Oak Grove Road
Concord, CA

Submitted to:
ACRE Residential
c/o: Tom Schulz
7901 Stone Ridge Drive, Suite 120
Pleasanton, CA 94588

Prepared by:
Samuel Oakley
ISA Certified Arborist WE-9474A
ASCA Registered Consulting Arborist #556



Table of Contents

Title	i
Table of Contents	ii
Summary	1
Assignment	1
Method	1
Tree Count & Composition	2
Suitability for Preservation	2
Specific Construction Impacts	3
<hr/>	
Construction Guidelines	4
Assumptions and Limiting Conditions	11
Exhibit 1 – Figures and Tables	12
Exhibit 2 – Inventory Matrix	35
Exhibit 3 – Inventory Map	39

Summary

The following report can be summarized as follows: The 988 Oak Grove Road inventory consisted of seventy-five (75) trees of five (5) inches or greater in diameter at fifty-four (54) inches above grade (DBH). There were two (2) Protected Trees surveyed.

Assignment

Arborwell was retained to inventory and evaluate all trees on the property of 988 Oak Grove Road in Concord, CA (see Figure 1 of Exhibit 1). Arborwell was also retained to provide an arborist report for entitlements and land planning.

An inventory of all trees on the property was performed. The site was inspected on November 25, 2014. At the time of inspection, an ALTA Land Title Survey was performed. A land plan submitted for the property indicated the parcel will be converted to between twenty (20) to twenty-three (23) residential lots. There will likely be several tree removals as a result of the proposed redevelopment.

Method

Data collected per individual tree for the inventory are as follows: tag number and corresponding property location, scientific name, common name, diameter at fifty-four (54) inches above grade, height, canopy, condition, and any observational notes (see Exhibit 2). Each of the identified trees was then mapped using Geographic Information Systems (see Exhibit 3). In addition to the inventory, construction guidelines are provided in this report for any tree that will be preserved.

The specific tasks performed are as follows:

- identify any tree on the property and physically tag tree (#52 though #126);
- measure the diameter of the individual at fifty-six (56) inches above grade (DBH), rounded to the nearest inch;
- estimate the height and canopy spread;
- determine the individual's health and structural integrity and assign a condition rating;
- note any significant defects, health issues, or other observational notes;
- map the tree's location;
- acquire an image of the tree (see Exhibit 1);
- prepare a written report that presents findings and submit the report via email as a PDF document

Note that the recommendations in this report are based on visual inspection on the above-ground parts of the tree at the time of the site visit. No soil was removed for below-grade

inspection and no aerial inspection was performed. Information in this letter may warrant further investigation as site conditions change over time.

Tree Count & Composition

During the site visits, a total of seventy-five (75) trees were quantified on-site; of the 75 individuals observed on the property, there were eleven (11) species.

Two (2) individuals are protected trees due to being equal to or greater than twenty-four (24) inches DBH or a multi-stemmed tree where the sum of all stems is twenty-four (24) inches DBH, and being a suitable species for protection according to the City of Concord's Tree Ordinance. These trees are likely to be removed due to conflicts with the design plan. A total of sixty-four (64) trees will require removal based on conflicts with the design plan. Seven (7) trees are recommended for removal based on poor condition.

Suitability for Preservation

Each of the Protected Trees has been assigned a condition percentage from 0% to 100% (100% to 60% = "good;" 59% to 40% = "moderate;" 39% to 10% = "poor;" 9% to 0% = "very poor") and is used to determine suitability. This measurement is a way to cumulatively measure the health, structure, location, size, species, and anticipated life span of the individual.

Good: The potential for the individual to contribute long-term to the site, having good health, structure, and the most suitable for preservation and retention. There were forty-two (42) individuals with a good suitability for preservation based on condition.

- Trees 56, 58, 59, 61, 63, 67, 81 through 108, 111 through 114, and 117 through 120

Moderate: These individuals contribute to the site to a lesser degree than the previous category, and will require frequent care throughout their life span. Retention and preservation may not be suitable depending on the needs of the project. There were twenty-six (26) individuals with a moderate suitability for preservation based on condition.

- Trees 57, 60, 62, 64 through 66, 68 through 80, 109, 110, 115, 122 through 125

Poor & Very Poor: Preservation and retention are not likely based on the individual's declining health and/or structure. Any tree care measure employed with not likely have a significant effect. There were seven (7) individuals with a poor to very poor suitability for preservation based on condition.

- Trees 52 through 55, 116, 121, and 126

Specific Construction Impacts

Four (4) non-protected trees have been identified as having the potential for preservation due to having good condition and the potential lack of design impacts. These trees are:

Trees 64 through 67

Trees can be damaged or killed by a wide variety of construction activities. Some injuries, such as broken branches or torn bark, can be easily avoided. However, the worst damage often remains unseen. Roots are one of the most vital parts of a tree. They are responsible for nutrient and water uptake, energy storage, and anchoring of the plant. Because they are so important, it is critical that you protect roots that lie in the path of construction.

Trees are never the same shape below ground as they are above, so it is difficult to predict the length or location of their roots. An easy rule to follow is that approximately ninety to ninety-five (90-95) percent of a tree's root system is in the top three feet of soil, and more than half is in the top one (1) foot, which extends radially from the trunk to the dripline of the tree. The part of this root system in which construction damage should be avoided is called the Critical Root Zone (CRZ).

In the event that construction will impact any other individuals located on this site, the contractor shall abide by the general construction recommendations listed in the following section of this report. The tree protection measures for establishing a Tree Protection Zone (TPZ) are as follows:

- **Type I Tree Protection:** The fence shall enclose the entire area under the canopy dripline or TPZ (whichever is greater) of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved.

The following guidelines must also be followed:

- Tree Protective Fencing during the construction period is recommended around the driplines of any tree to be preserved. The trunks of the trees to be preserved are to be wrapped with brightly colored snow fencing, which will provide a visual reminder to workers that the trees are protected.
- To help compensate for the root loss, it will be essential to irrigate all trees during the dry months (any month receiving less than 1 inch of rainfall) for a minimum of one (1) year. Irrigate a minimum of ten (10) gallons for each inch of trunk diameter every two (2) weeks. A soaker hose or a drip line is preferred for this purpose. This

irrigation must be applied during the trees' recovery period, which may be longer than the construction process.

- If any large roots (2 inches in diameter or larger) are severed during excavation outside of the driplines of trees to be preserved, the stub end(s) of the root(s) must be cleanly cut using a sharp saw and sealed using a plastic bag tied on the end. Plastic bags must be removed at the time of backfill.
- Materials must not be stored, stockpiled, dumped, or buried inside the dripline of trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
- Any pruning must be done by an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
- The irrigation must not be designed to strike the trunks of trees, because of potential high risk of disease infection.

Construction Guidelines

Preconstruction Contractor Meeting

Prior to ground break a preconstruction meeting shall be held with the Project Arborist, Project Superintendent and other parties associated with the project that may encounter a subject tree during the course of the construction to discuss the guidelines included in this report.

Soil Cut or Fill within Root Zones

One of the most important guidelines to be followed when construction occurs near trees is: Do not disturb the ground surface within the CRZ of any tree proposed to be retained. Disturbing the ground includes heavy equipment, over-watering, trenching, excavating, or any other activity, including foot traffic, within the specified area. When adding new fill to any root zone, care should be taken to assure that it is no deeper than six (6) inches. This fill should not be compacted or placed within three (3) feet of any trunk. If compaction is necessary, sixty to seventy (60-70) percent should be the maximum pore space allowed in the soil. In addition, any change in the natural grade should provide drainage *away from* rather than *towards* the tree. It is important to remember that the removal of any soil within the drip line could do serious damage. If soil must be removed, no more than four (4) inches should be allowed. This soil removal work must be done by hand or "AirSpade"

(see below). If roots larger than three (3) inches in diameter are encountered, root severance guidelines must be followed.

Root Excavation Guidelines

Ninety (90) percent of all roots are located in the top eighteen (18) inches of soil. Proper excavation of roots in this area is critical to a tree's successful recovery. The top twenty-four (24) inches of soil should be removed with the assistance of an AirSpade and assisting hand tool, trenching at a pressure of four- to six-hundred (400 to 600) pounds per square inch.

AirSpade

The AirSpade is a handheld soil excavation tool connected to a large air-compressor. The high pressure stream of air is funneled through a small nozzle breaking dense soils apart into small particles. By using air to excavate soil, delicate roots, and hard surfaces are not damaged. An AirSpade will blow soil away from root systems with minimal to no damage.

Expectations of the AirSpade and Root Crown Excavation

Exploratory AirSpading should be conducted prior to the commencement of construction activities to explore the extent of the tree roots. This is done in order to mitigate the impacts of construction. The exploratory AirSpading and exposition of the root system is performed to evaluate the size, structure, and potential health of the root system. Next, it is important to keep the exposed roots wet. This keeps the roots from drying out and dying, which dessication of the roots will damage the entire health of the tree. The roots should be cleanly cut with a handsaw, and only cut root that are three (3) inches in diameter or less. When possible, the root should be cut back to a lateral (side) root. As soon as severance occurs, cover or wrap the root end with a plastic bag secured with tape or rubber band; backfill as soon as possible. If unsure of the procedures mentioned above, have a professional arborist onsite.

1. Preparing the Proper Soil Moisture – irrigate the soil area where exploration is to occur one to two (1-2) days prior to the AirSpade work being done. This will soften the soil and expedite the process.
2. Clearing the Work Area - The work area around the tree will need to be prepared. Prior to the movement of soil, remove any grass, ivy, shrubs, or flowers from around the base of the tree. This work area is typically one to two (1-2) feet from

the base of the tree. Salvage any plant material intended to keep as vegetation will not be replaced once removed.

3. Mitigating Noise - Due to the high pressure air being used and the compressor needed, the process can be quite noisy. However, care can be taken to keep the noise down.
4. Backfilling the Excavated Area - When excavating a root flare or root crown the void created can sometimes be quite deep. If the area cannot be left open then the site should be engineered to accommodate the situation. At times medium to large stones can be used to backfill the area insuring greater air circulation around the base.

Root Severance Guidelines

Any tree under stress before root severance may not survive this procedure. Consult the onsite Certified Arborist before damaging roots. The purpose of this procedure is to minimize the health impact caused by root severance. By following this procedure, recovery time and the impact on tree health can be reduced. This procedure is to be followed whenever damage to any root over three (3) inches in diameter occurs:

1. The root must be covered immediately with a board or burlap and kept moist.
2. Before backfilling, the damaged roots should be clean cut with a handsaw or chainsaw. When possible, the root should be cut back to a lateral (side) root. Only cut root that are three (3) inches in diameter or less. As soon as severance occurs, cover or wrap the root end with a moist plastic bag secured with tape or rubber band. Backfill as soon as possible.

Root Zone Irrigation Before and After Root Damage

Any tree subjected to the impacts of construction should be irrigated prior to construction activities, during construction, and after construction has ended. In addition, any tree which will have or has had damage to its roots should be irrigated. Three (3) weeks prior to excavation or grading place an adequate irrigation hose at the drip line. Water the CRZ one (1) time per week for six to eight (6-8) hours or as necessary to wet the soil to a depth of two (2) feet. If damage has already occurred, place the irrigation hose in an area where roots have not been disturbed and also place a hose over the area that was damaged. Continue this irrigation practice for one (1) month and up to eight (8) months, depending on the severity of the damage and the recommendation of the Project Arborist.

Mulch

Any tree subjected to the impacts of construction should be mulched prior to construction activities, during construction, and after construction has ended. Apply a layer of wood chips at least six (6) inches thick over areas that will be used for traffic or materials storage during construction. If these areas become part of the new landscape, the wood chips will prevent the soil from becoming too compacted and provides a layer of organic material. At no time does mulching constitute adequate protect of the roots for large equipment to enter the CRZ.

Tree Protection Fences

Trees are often killed, injured or stressed is a direct result of the construction process. A TPZ is to be installed with the parameter of either ten (10) times the diameter of the trunk at four and half (4.5) feet above natural grade or ten (10) feet, whichever is greater. To protect trees, install a six (6) foot high chain-link fence with post driven into the ground every ten to twelve (10-12) feet. The fencing should be located at the TPZ perimeter and not disturbed for any reason. Warning Signage indicating, "Tree Protection Zone: Keep Out," or similar wording at the direction of the Project Arborist, shall be placed in two (2) visible locations on opposite sides of the tree (see Figure 2 of Exhibit 1). All fencing and protection should be in place before any construction begins and left until all landscape grading and trenching is complete. Avoid placing of underground utilities within the drip line of any tree. When utilities are run through the root zone of a tree, horizontal coring should be used instead of trenching. If it is not possible to use horizontal coring, the onsite certified arborist should be contacted before trenching begins.

Recommended Services

Any tree subjected to the impacts of construction activities should be pruned prior to the commencement of construction. Pruning can be done during the tenure of construction so long as it is deemed necessary by the Project Arborist. All services recommended in this report should be done by a Certified Arborist or Certified Tree Worker in accordance with the ANSI-A300 standards. All pruning necessary to provide clearance during construction should be performed by a Certified Arborist or Tree Worker and not undertaken by construction personnel. Accidental damage to trees should receive immediate corrective attention. Pruning shall cease after construction has stopped and is to occur only as needed for proper maintenance.

Any tree subjected to the impacts of construction activities should be fertilized prior to the commencement of construction. Where deep root fertilization has been recommended, a solution of four (4) pounds of Doggett's 32-7-7 per one hundred (100) gallons of water should be used. This should be injected at the rate of ten (10) gallons per inch of trunk diameter at one- to two-hundred (200-300) pounds of pressure. Unless otherwise stated,

fertilization should take place between May and September. Mycorrhizal inoculum: Trees are to have roots inoculated with endo/ectomycorrhizal fungal inoculum. Fertilization shall occur prior to, during, and after construction under the direction of the Project Arborist.

Design Guidelines

- Avoid placement of fence anchors in close proximity to tree trunks.
 - Do not install paving or build structures in close proximity to trees with invasive or surface oriented root systems (unless existing paving or building structures were present prior to construction).
 - Where structure height will require removal of large branches, do not plan construction within tree drip line.
 - Do not place chimney ventilation within the tree's canopy area.
-
- Assure that roof drainage is directed away from trees.
 - For trees to be installed, anticipate the tree's height and spread at maturity. Do not place structures so as to limit the normal form of the tree as it matures.
 - Contact the Project Arborist to review the landscape design before it is implemented.
 - Do not install impervious materials such as roads and walkways within the CRZ.
 - When designing walkways within the drip line, use pervious materials such as interlocking paving and Geogrid matrix wherever possible.
 - Make sure that the tree requirements are fully recognized during design, construction installation and maintenance of landscape.

Construction Guidelines

- Do not use tree trunks as a winch support in demolition or for moving and lifting large loads.
- Do not dump concrete residue, chemicals, solvents, etc., on site.

- Do not attempt the demolition of trees with grading equipment when trees that are to be preserved are in the vicinity. Trees uprooted by pushing or pulling may damage branches or root systems of adjacent trees. All trees and stumps should be removed by a qualified company.
- Grade and trench lines radial to trees rather than tangential. If roots are encountered while trenching, follow root severance guidelines.
- If soil compaction has occurred near or within the CRZ by operating of heavy equipment or other operations, aerate (fracture) soil as quickly as practical.
- If demolition of existing roads, structures, etc. is near any tree to be preserved, a small soft-rubber tire loader should be used. Any work within six (6) feet of any trunk should be performed by hand.

Maintenance Guidelines

- All recommended services should be performed before construction ends. Pruning shall cease after construction and only be performed as directed by a Certified Arborist for maintenance purposes.
- Continuance of irrigation for one to eight (1-8) months, or as directed by a Certified Arborist. Gradually reduce irrigation to avoid overwatering.
- Provide the new property owners with information they will require for proper maintenance of trees on the property.

Schedule and Coordination

Trees should be monitored by the Project Arborist during construction at the following intervals:

- Before construction begins, the Project Arborist is to use this preservation plan to implement tree protections with the assigned contractors for all work onsite.
- During the Pre-construction meeting.
- During the Rough Grading or Trenching.
- For each Monthly Tree Activity Report Inspection or the interval deemed necessary by the local authorities.

- Any Special Activity within any TPZ or CRZ.
- Any other time deemed necessary by the Project Arborist.

Concluding Remarks

This report is a guideline for the proper maintenance of tree during construction activities. The following activities need to occur, as noted above:

- Preconstruction: root exploration; root pruning; foliar pruning; mulch; irrigation; fertilization; tree protection measures.
- During construction: tree protection measures; mulch; irrigation; fertilization; and pruning as needed.
- Post-construction: mulch; irrigation; and yearly maintenance pruning as needed.

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed, may result in adverse reaction. No assurance can be offered that if all of the recommendations and precautionary measures are accepted and followed, the desired results will be achieved. Demolition and construction activity among and near trees is inherently contrary to tree welfare. The objective of these guidelines is to provide information useful in mitigating undesirable consequences resulting from uninformed or careless acts. If strict adherence to all recommendations is performed, we believe this project will be successful.

Assumptions and Limiting Conditions

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed may result in adverse reaction. Human activity among and near trees is inherently contrary to tree welfare and there are inherent risks associated. The objective of this report is to provide information useful in mitigating undesirable consequences resulting from failure of any part of a tree.

The following are limitations to this report:

- All information presented herein covers only the trees examined at the area of inspection, and reflects the condition observed of said tree at the time of inspection.
- Observations were performed visually without probing, dissecting, coring, or excavation, unless noted above, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) where a defect was located.
- No guarantee or warranty is made, expressed or implied, that defects of the trees inspected may not arise in the future.
- No assurance can be offered that if the recommendation and precautionary measure are accepted and followed, that the desired result may be attained.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.
- The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on the retainer.
- This report is proprietary to Arborwell, and may not be reproduced in whole or part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
- Should any part of this report be altered, damaged, corrupted, or lost the entire evaluation shall be invalid.

Exhibit 1 – Figures and Tables



Figure 1: an aerial image depicting the area of the 988 Oak Grove Road property.

TREE PROTECTION AREA KEEP OUT!

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

Figure 2: an example of the appropriate signage to use in conjunction with Tree Protection Fencing

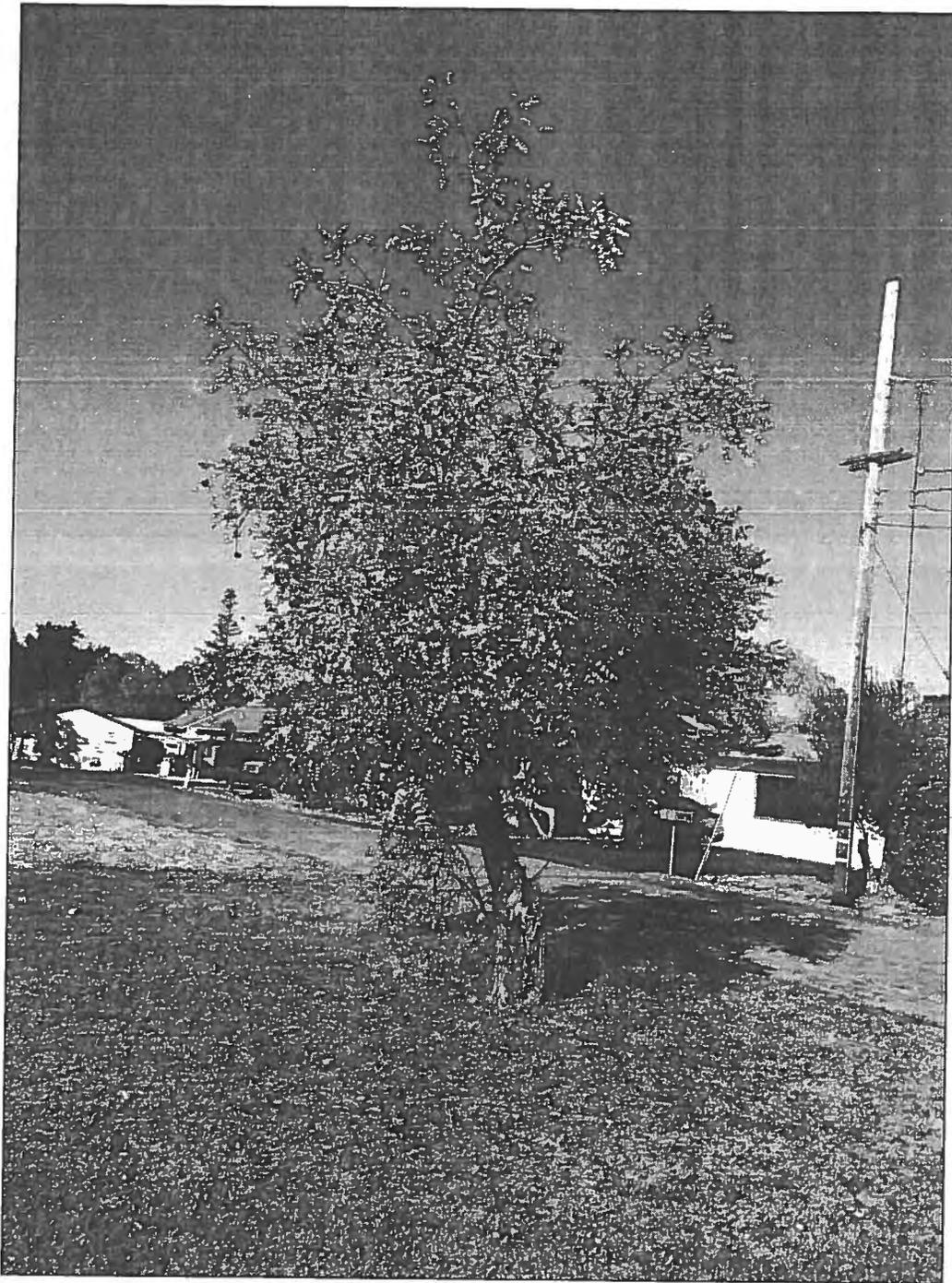


Figure 3: Tree #52

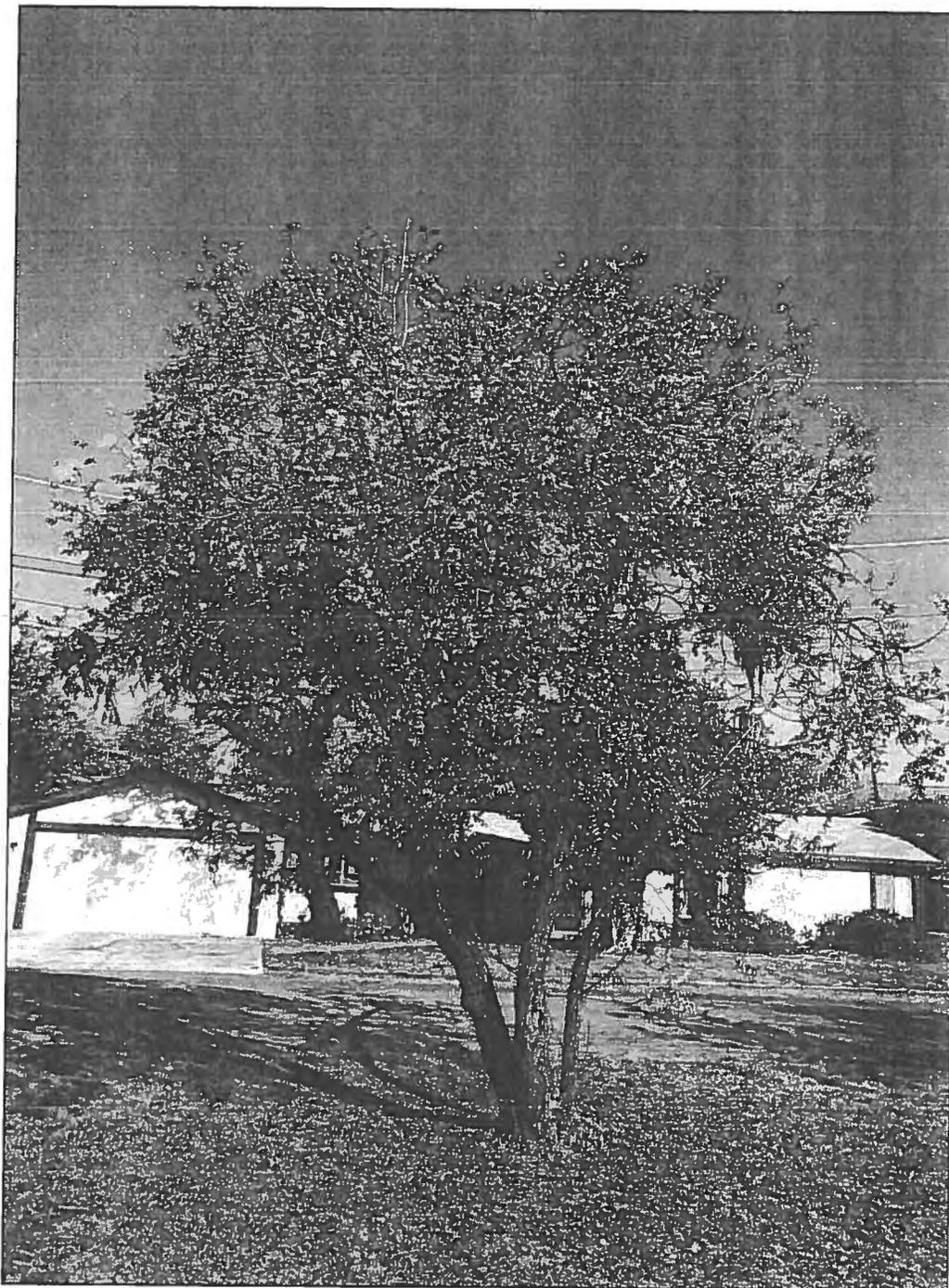


Figure 4: Tree #53

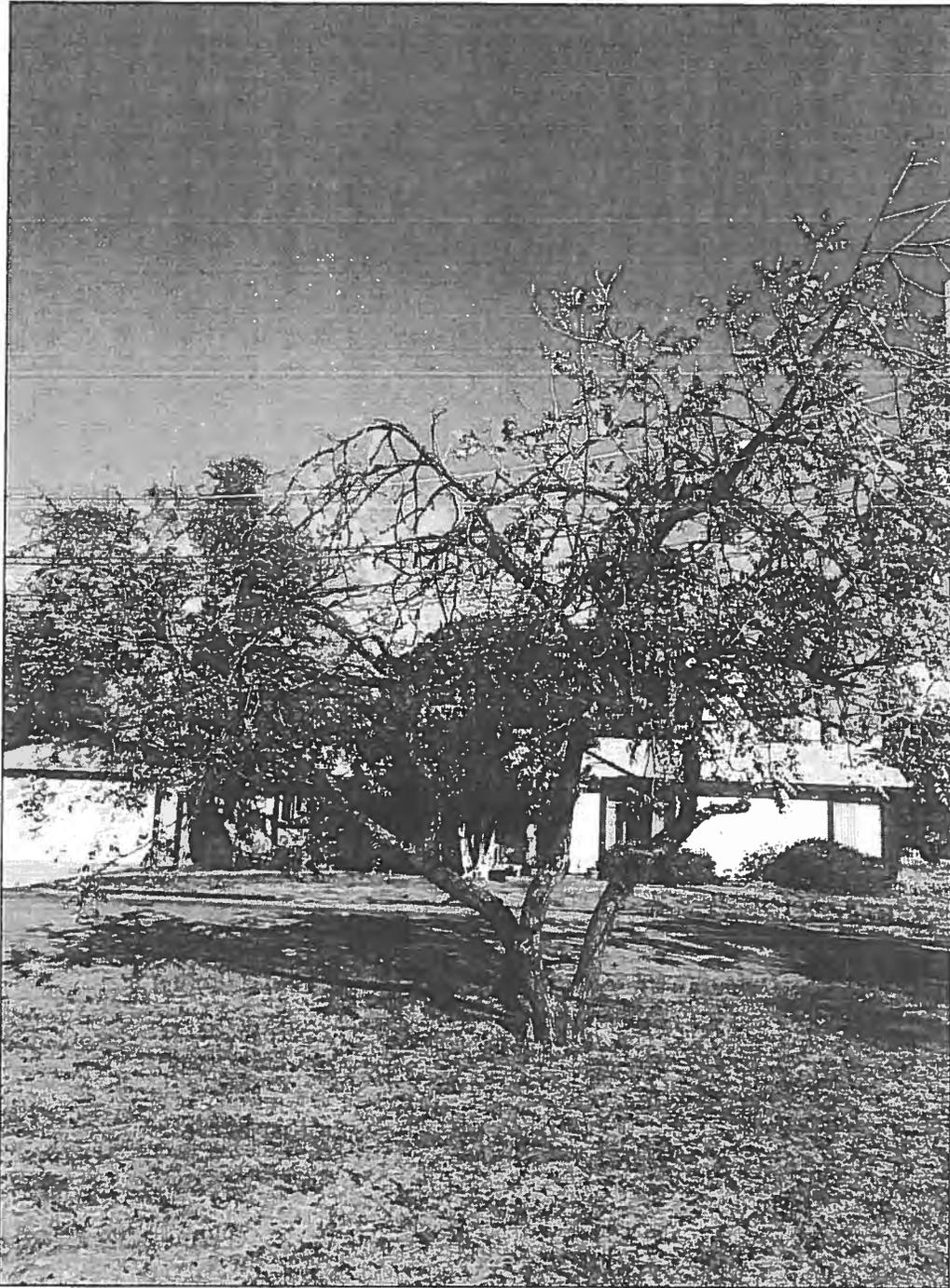


Figure 5: Tree #54



Figure 6: Tree #55



Figure 7: Tree #56

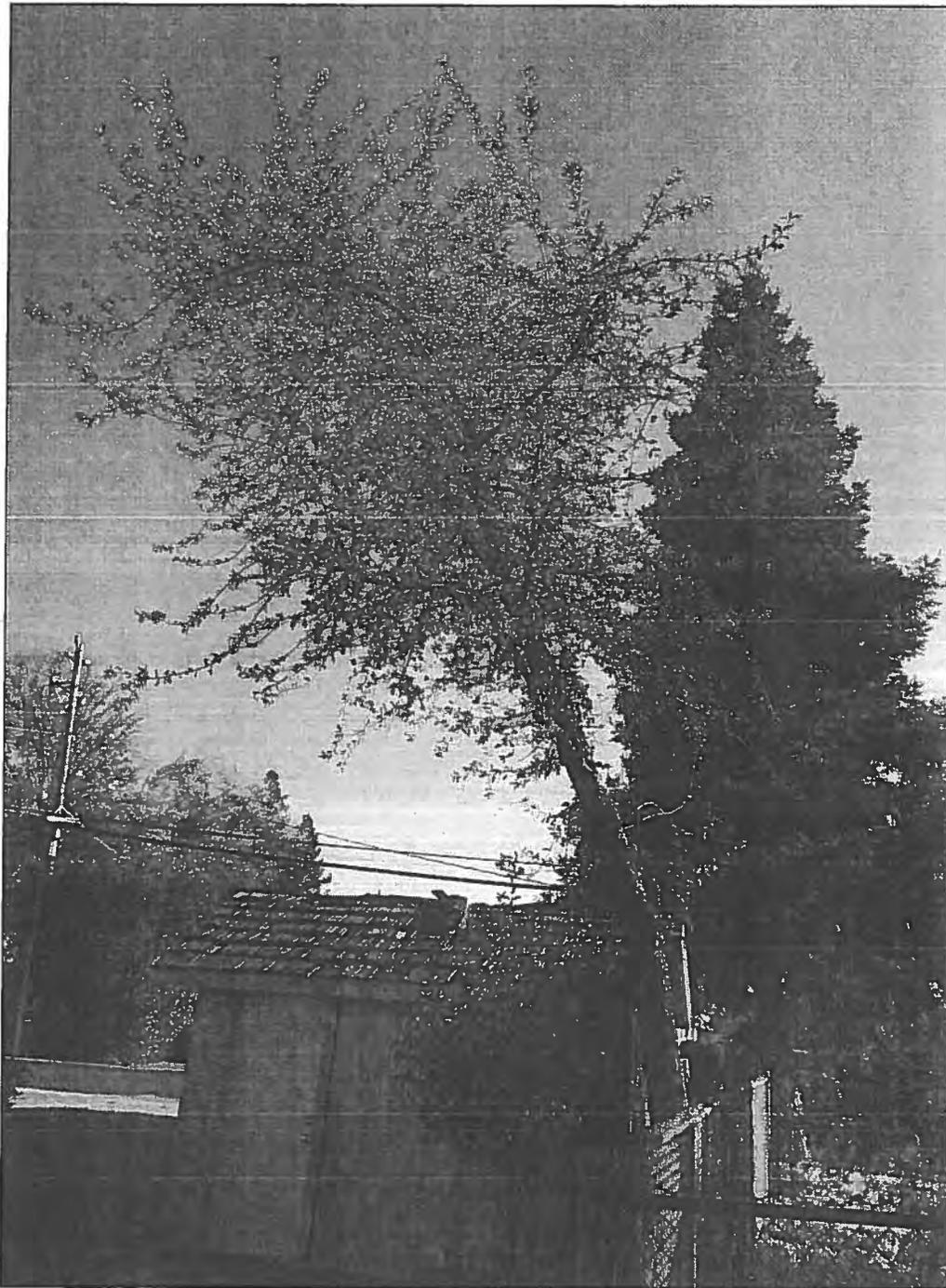


Figure 8: Tree #57

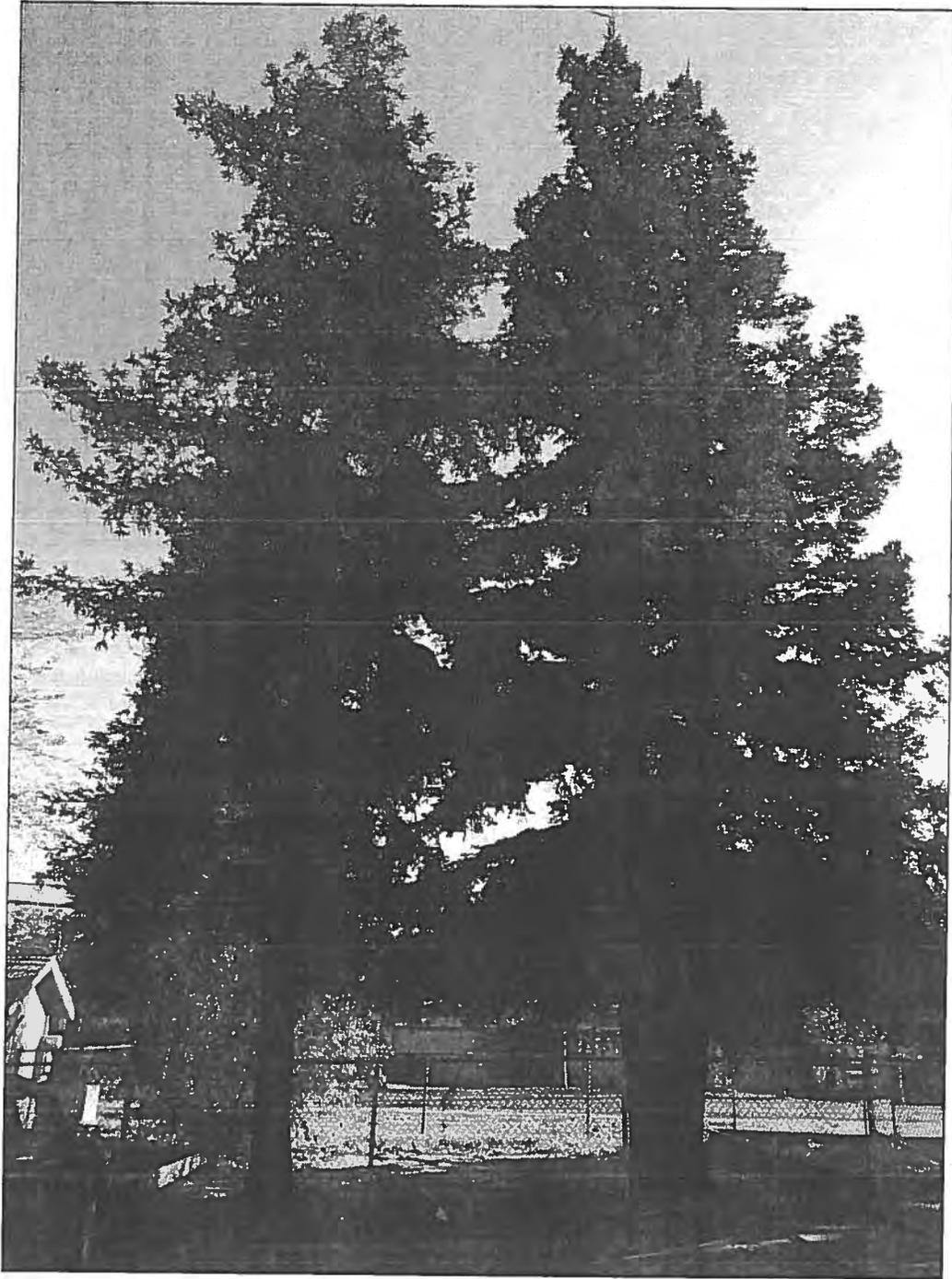


Figure 9: Trees #58 and #59



Figure 10: Tree #60



Figure 11: Tree #61



Figure 12: Tree #62



Figure 13: Tree #63

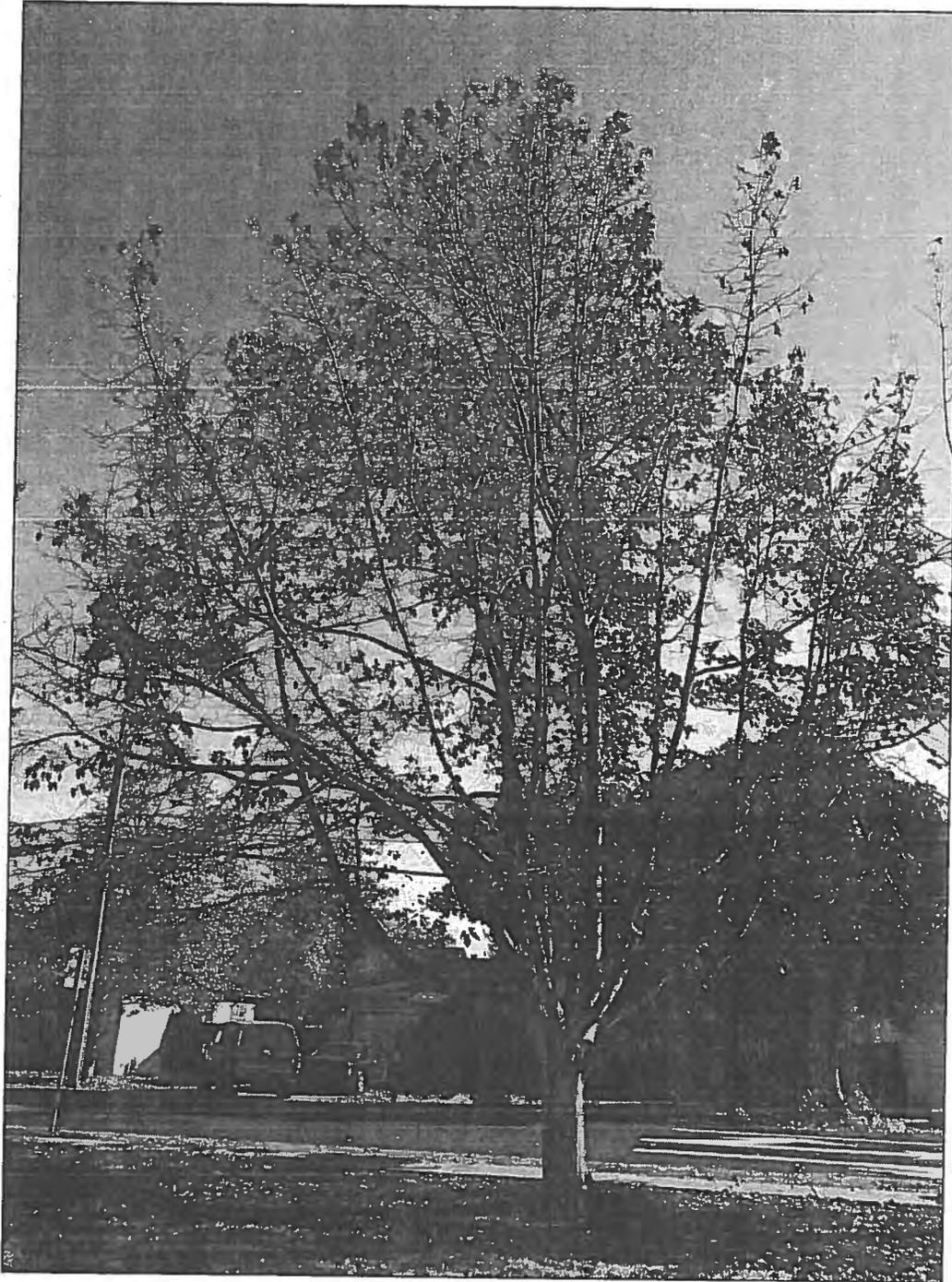


Figure 14: Tree #64

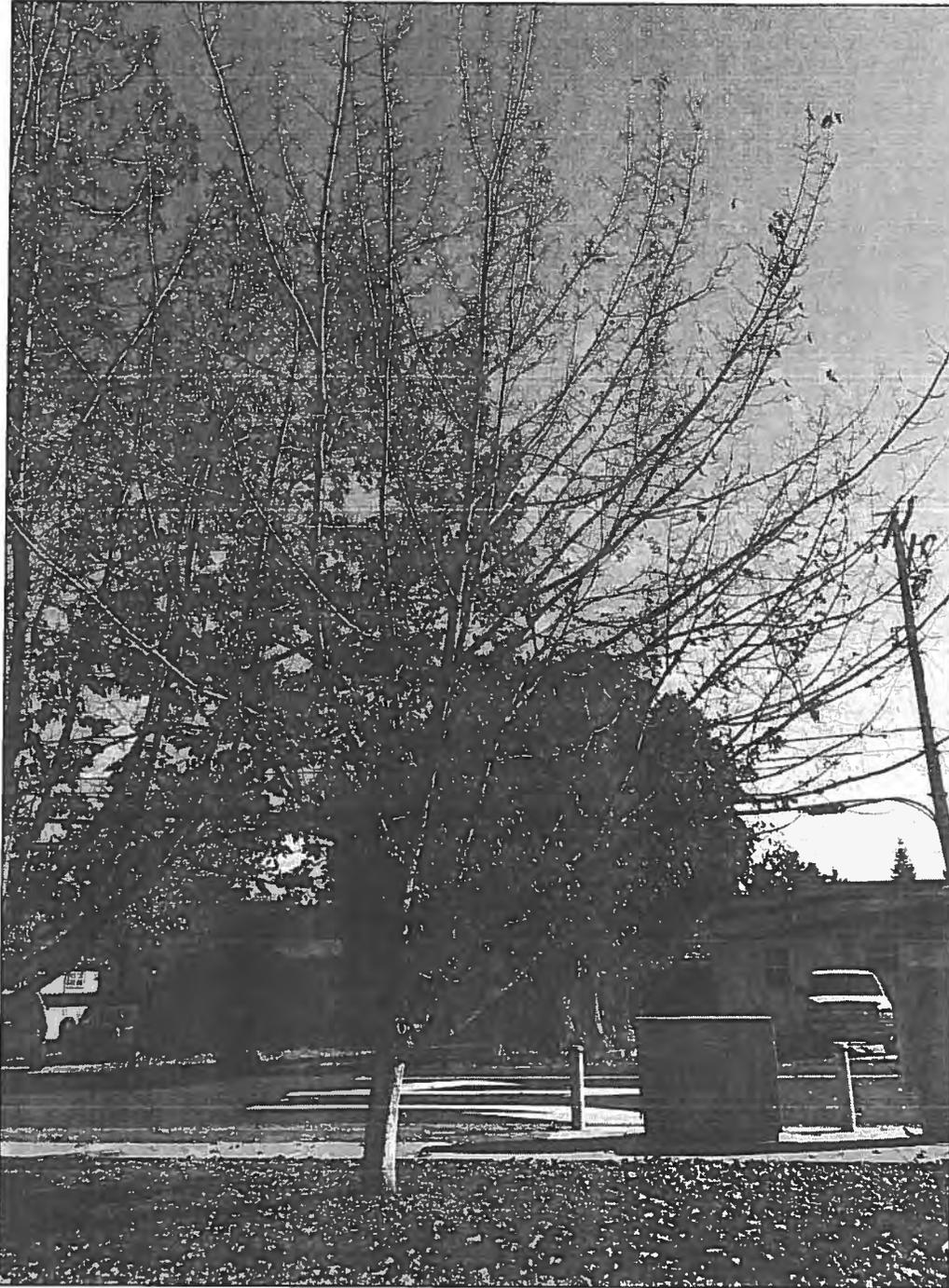


Figure 15: Tree #65



Figure 16: Tree #66



Figure 17: Tree #67



Figure 18: Tree #68



Figure 19: Tree #69

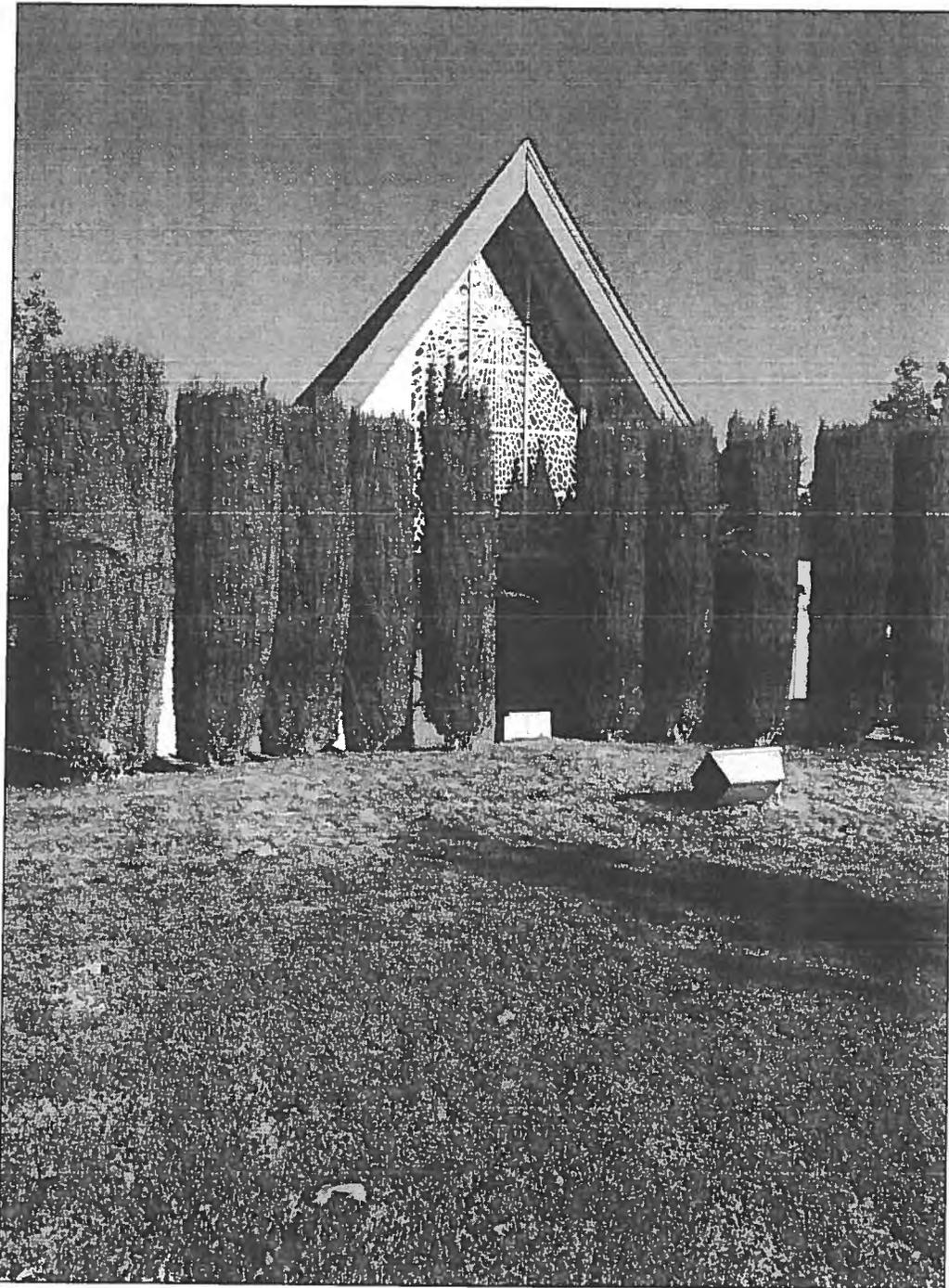


Figure 20: Trees #70 through #79

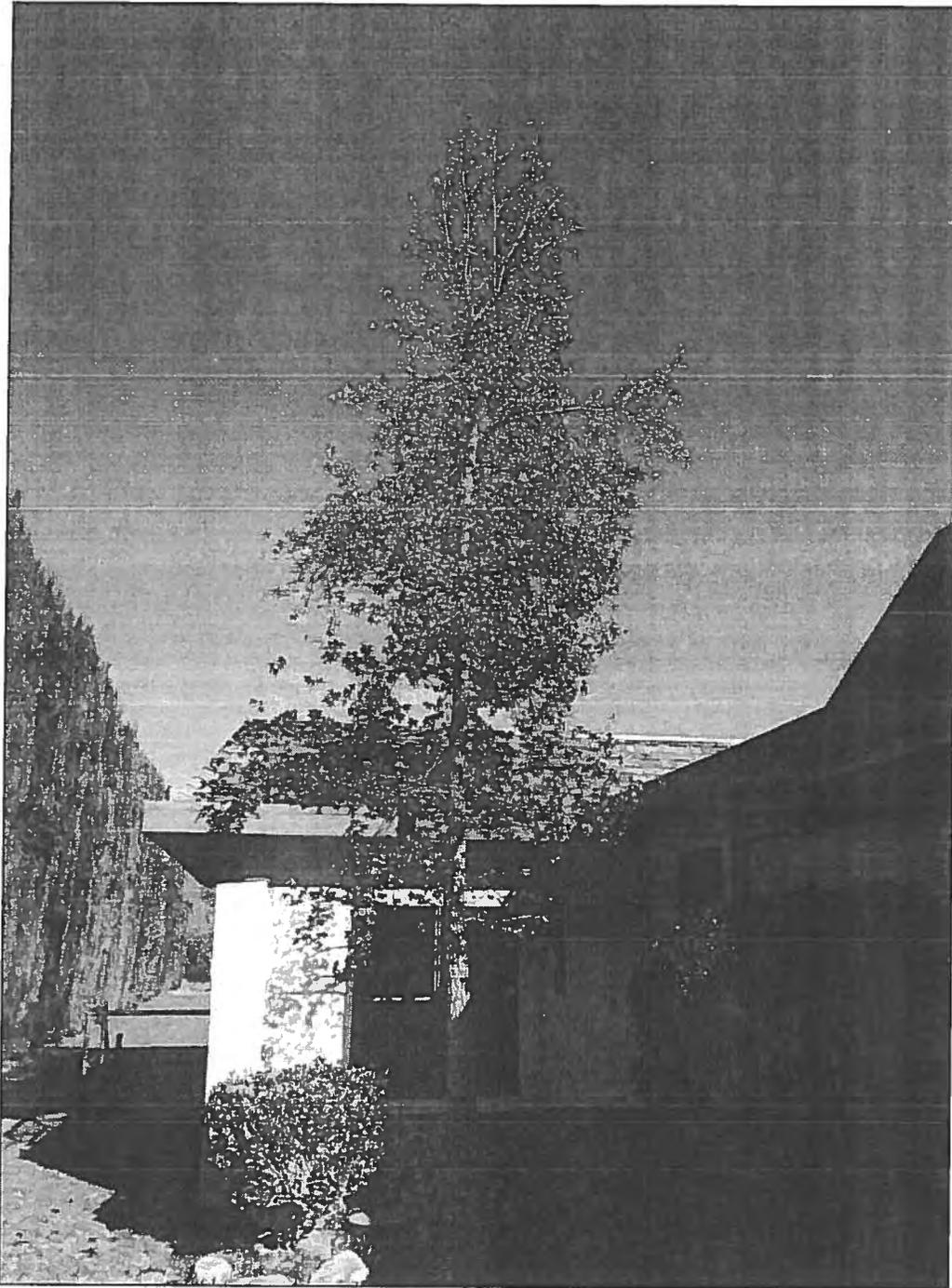


Figure 21: Tree #80

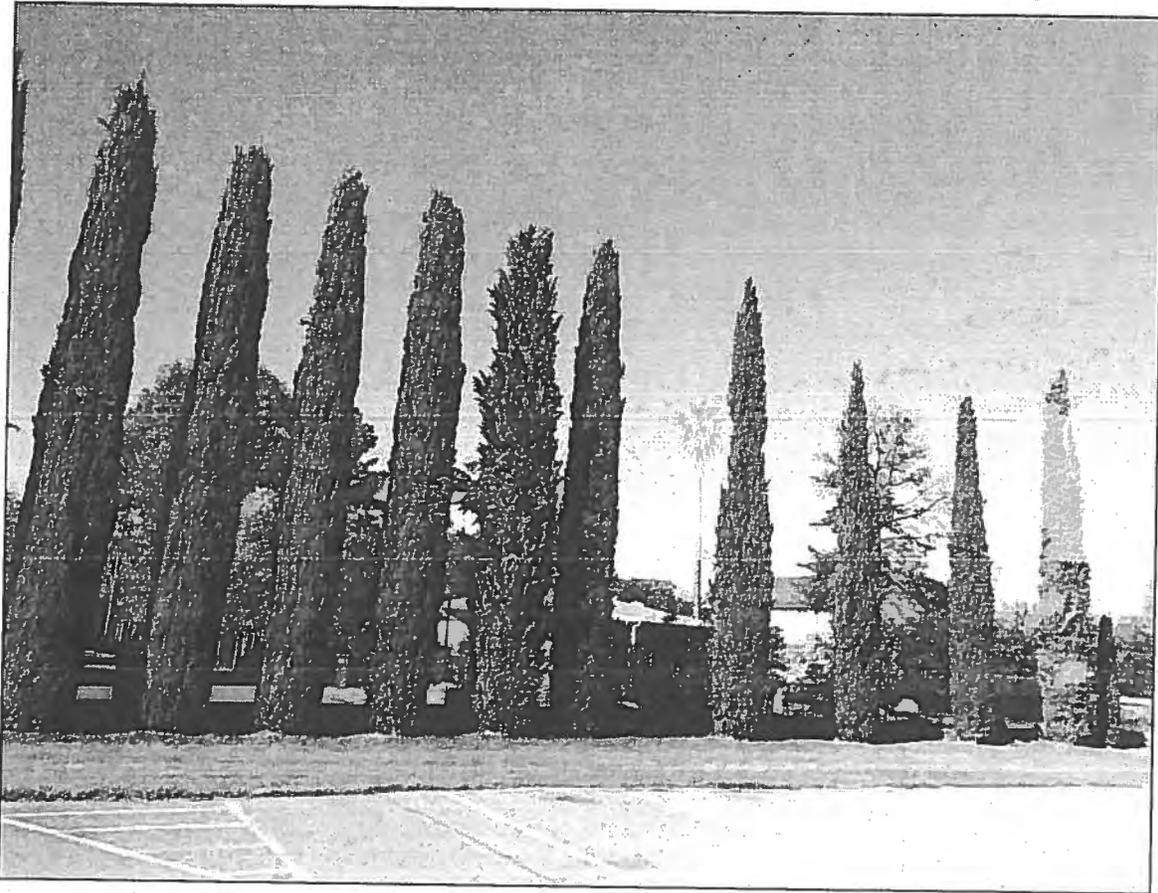


Figure 22: The row of Trees #81 through #125



Figure 23: Tree #126

Exhibit 2 - Tree Inventory Matrix

988 Oak Grove Road

Concord, CA

* diameter approximated

Tag	Common Name	Species	Diameter (inches)	Height (feet)	Canopy (feet)	Overall Condition	
52	Black Walnut	<i>Juglans nigra</i>	10	25	15	Poor	Sig
53	Black Walnut	<i>Juglans nigra</i>	9, 7, 4	25	20	Poor	Sig
54	Black Walnut	<i>Juglans nigra</i>	7, 7, 6	15	25	Poor	Sig
55	Black Walnut	<i>Juglans nigra</i>	11, 10	25	35	Poor	Sig
56	Mexican Fan Palm	<i>Washingtonia robusta</i>	24	10	10	Good	
57	Valley Oak	<i>Quercus lobata</i>	9	30	15	Moderate	
58	Coast Redwood	<i>Sequoia sempervirens</i>	24, 20	60	30	Good	
59	Coast Redwood	<i>Sequoia sempervirens</i>	17	60	25	Good	
60	Peruvian Pepper Tree	<i>Schinus molle</i>	4, 3, 3, 1	15	20	Moderate	
61	Coast Redwood	<i>Sequoia sempervirens</i>	17	40	25	Good	
62	Arizona Cypress	<i>Cupressus arizonica</i>	37	60	45	Moderate	
63	Noble Fir	<i>Abies procera</i>	9	25	15	Good	
64	Red Oak	<i>Quercus rubra</i>	18	60	60	Moderate	
65	Red Oak	<i>Quercus rubra</i>	11	40	40	Moderate	M
66	American Sweetgum	<i>Liquidambar styraciflua</i>	5	20	10	Moderate	
67	American Sweetgum	<i>Liquidambar styraciflua</i>	6	20	10	Good	
68	Red Oak	<i>Quercus rubra</i>	14	40	50	Moderate	
69	Red Oak	<i>Quercus rubra</i>	18	50	50	Moderate	
70	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate	

Tag	Common Name	Species	Diameter (inches)	Height (feet)	Canopy (feet)	Overall Condition
71	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
72	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
73	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
74	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
75	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
76	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
77	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
78	Italian Cypress	<i>Cupressus sempervirens</i>	12*	10	5	Moderate
79	Italian Cypress	<i>Cupressus sempervirens</i>	16*	10	5	Moderate
80	American Sweetgum	<i>Liquidambar styraciflua</i>	9	25	15	Moderate
81	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
82	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
83	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
84	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
85	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
86	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
87	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
88	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
89	Italian Cypress	<i>Cupressus sempervirens</i>	16*	30	5	Good
90	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
91	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
92	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
93	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good

Tag	Common Name	Species	Diameter (inches)	Height (feet)	Canopy (feet)	Overall Condition
94	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
95	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
96	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
97	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
98	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
99	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
100	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
101	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
102	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
103	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
104	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
105	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
106	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
107	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
108	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
109	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Moderate
110	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Moderate
111	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
112	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
113	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
114	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
115	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Moderate
116	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Very Poor

Tag	Common Name	Species	Diameter (inches)	Height (feet)	Canopy (feet)	Overall Condition
117	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
118	Italian Cypress	<i>Cupressus sempervirens</i>	16*	35	5	Good
119	Italian Cypress	<i>Cupressus sempervirens</i>	16*	30	5	Good
120	Italian Cypress	<i>Cupressus sempervirens</i>	16*	30	5	Good
121	Italian Cypress	<i>Cupressus sempervirens</i>	16*	30	5	Very Poor
122	Italian Cypress	<i>Cupressus sempervirens</i>	16*	5	5	Moderate
123	Italian Cypress	<i>Cupressus sempervirens</i>	16*	5	5	Moderate
124	Italian Cypress	<i>Cupressus sempervirens</i>	16*	5	5	Moderate
125	Italian Cypress	<i>Cupressus sempervirens</i>	16*	5	5	Moderate
126	Monterey Pine	<i>Pinus radiata</i>	26	15	10	Very Poor

Exhibit 3
Map of Tree Inventory
988 Oak Grove Road
Concord, CA

(see Exhibit 2 for Tree Inventory Data)

