



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

**Thursday, August 6, 2015
5:30 p.m., Special Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

*****This Special Design Review Board meeting is being held in place of the July 23rd meeting which was cancelled due to a lack of quorum*****

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. 6/25/15 Meeting Minutes

STAFF REPORTS

HEARINGS

1. [Calitho Warehouse](#) (PL150147 – DR) - Design Review for an approximately 19,096 square foot warehouse building on a 0.90-acre parcel at 2371 Stanwell Drive. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APNs 112-251-006, -010. **Project Planner: Ryan Lenhardt @ (925) 671-3162**
2. [Bank of the West at Willows Shopping Center](#) (PL150273 - DR) – Design Review for façade upgrades to Bank of the West located at 1969 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. **Project Planner: Frank Abejo @ (925) 671-3128**

STUDY SESSION

1. [Willows Shopping Center Building E Façade Improvements](#) – Study session on preliminary plans to revise approved façade improvements to Building E of the Willows Shopping Center. **Project Planner: Frank Abejo @ (925) 671-3128**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

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

NEXT DESIGN REVIEW BOARD MEETINGS:

August 13, 2015

August 27, 2015



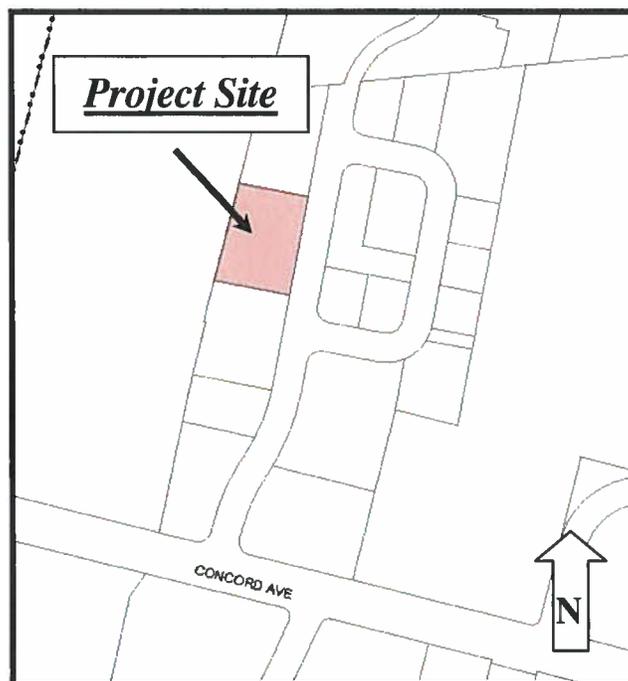
REPORT TO DESIGN REVIEW BOARD

DATE: August 6, 2015

I. GENERAL INFORMATION

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

Vicinity Map:



II. PROJECT BACKGROUND

On May 28, 2015, the Board conducted Preliminary Design Review of the Calitho Warehouse, a 19,096 sq. ft. warehouse and distribution center including parking, landscaping, and lighting. The Board provided the applicant with comments regarding the site design, architecture, and landscaping and recommended the applicant return for Final Design Review approval.

On June 28, 2015, the County Airport Land Use Commission conducted a hearing and approved the project with the following conditions; 1) adhere to all conditions administered by the FAA, 2) adhere to Contra Costa Airport Land Use Compatibility Plan Countywide Policies, 3) limit the building occupancy to 41 people, and 4) execute an aviation easement per Contra Costa Airport Land Use Compatibility Plan. Staff will include the County's conditions of approval in their action letter should the Board recommend approval of the project.

On July 1, 2015, ATI submitted revised plans for Final Design Review.

On July 10, 2015, the application was deemed complete for processing.

The Board's Final Design Review recommendations will be incorporated into revised plans submitted for a building permit. The Planning Division will issue an Administrative Design Review approval only after first determining that the Board's recommendations have been incorporated and the application complies with all Development Code provisions applicable to the project.

III. DISCUSSION

The May 28 meeting minutes are *italicized* below followed by the applicant's response in **bold** and then staff's comments and bulleted recommendations when applicable. Overall, staff believes the Board's comments have been addressed and that any additional recommendations can be incorporated into the project's conditions of approval.

Site

- *Consider using compact stalls along the front of the building to allow for deeper landscaped areas.*

Parking stalls # 1, 2, 8 and 9 have been converted to compact stalls. See A1.1.

The applicant responded to the Board's recommendation.

- *Consider developing a plaza with special paving and planter pots adjacent to the handicapped parking stall at the front of the building.*

We have some concerns about the viability of feature trees within planter pots at a relatively exposed location like this. Specifically, we are concerned about rapid dehydration and relatively wide temperature swings stressing the trees' root systems. We are continuing to investigate this, and will submit recommended details as soon as possible.

Two topiary trees and low landscaping are proposed at the building entrance. The applicant responded to the Board's recommendation.

Architecture

- *Consider popping-out the tan-colored portions of the façade 3-4 inches to provide relief and shadow.*

We are somewhat concerned that pushing the tan colored portions of the façade forward 3-4 inches could negatively impact the planters between the building wall and parking spaces 3,4,5,6 and 7. We have pushed these portions of the façade forward 2 inches to minimize impact in the planters, while providing a shadow line on the wall. See A1.1 and A2.1.

The proposed new color palate and additional relief will provide contrast and shadow and responds to the Board's recommendation.

- *Consider recessing the windows so they are flush with the inside building wall to provide relief and shadow.*

The windows are shown flush to the interior wall, which will allow 4+ inches of reveal at the exterior. Note that we have replaced the windows at the rear elevation with a series of recessed panels. See A2.1 and A3.1C.

The applicant responded to the Board's recommendation.

- *Provide adequate screening of the rooftop HVAC equipment and solar panels.*

We have modified the parapet system to better conceal rooftop equipment. Note that the solar panels are still shown installed on an angle. If the Board is concerned that these will be visible from below, we can modify them to be shown flat. Overall height of the building remains unchanged. See A3.1.

Staff will add a standard condition of approval to address this issue should the Board recommend approval of the project.

- *Consider eliminating the pitched roof element. Consider the entry as a void set in from the tan "wing walls" and let the tan elements pop as the strong element.*

The elevations have been updated to reflect this recommendation. Note that the “blank” sections of the tan walls will serve as a backdrop for the Columnar Red Maples in the projecting planters. See A3.1, A3.1C and L1.

The applicant responded to the Board’s recommendation.

- *Prepare a simple study of the entry element playing with different colors and materials and offsets.*

Please see A3.1C.

The applicant responded to the Board’s recommendation.

- *Consider incorporating a slight offset at the back of the building to break up the building plane similar to the adjacent building.*

We looked at ways to achieve this without creating a negative impact inside the building with regards to the spacing and function of standard commercial storage racks. Unfortunately, any offset that made sense visually on the exterior resulted in a loss of usable space on the interior and conflicts with standard rack modules. Because of this, we have left the rear angled wall in its originally proposed location.

The applicant has provided a compelling reason to “mimic” the footprint of the building with the rear property line and in this case, staff supports the applicant’s proposed design.

- *Cable ties should not be “tied” into the reglet.*

All concrete joints and scoring have been updated to avoid conflicts. See A3.1.

The applicant responded to the Board’s recommendation.

- *Architectural details should be consistent on all four elevations.*

Please see A3.1 for updated elevations.

The applicant responded to the Board’s recommendation.

Building Colors

- *Take a second look at the color palate and darken up one of the two building colors.*

Please see A3.1C for updated color scheme.

Staff believes there is adequate contrast between the building colors and the applicant responded to the Board’s recommendation.

- *Consider using a red storefront window system and a black window frame system.*

We have shown a red entry door, which matches the red canopies. The remainder of the storefront system and windows will be black. See A3.1C.

Staff believes the colors complement one another and respond to the Board's recommendation.

Landscaping

- *Shrubs and trees should not block visibility at the driveways.*

The concept drawing for landscaping indicates a groundcover in the semicircular areas near the driveways. The groundcover will be cotoneaster, which typically grows to a height of no more than 12" tall. This will comply with City of Concord requirements for maintaining sightlines at driveways. See L1.

Staff will add a standard condition of approval to address this issue should the Board recommend approval of the project.

- *Consider creating a hedge (layering effect) at the front of the building.*

Available front-to-back depth in the planter spaces is quite constrained, which precludes layering toward the building. However, the added depth at the compact stalls allows us to use taller shrubs in those locations. The resulting layering effect is across the building. See L1.

The applicant responded to the Board's recommendation.

IV. Recommendation and Motion

Staff has prepared the following motion for the Board's consideration for the project.

I (Board Member _____) hereby move that the Design Review Board recommend approval of Calitho Warehouse (PL150147 – DR), subject to the Development Code provisions applicable to the project, the conditions of the Airport Land Use Commission, and any additional recommendations made by the Board.

Prepared by:



G. Ryan Lenhardt

Senior Planner

(925) 671-3162

ryan.lenhardt@cityofconcord.org

Exhibits:

- A - Applicant's response to comments date stamp received July 1, 2015
- B - Supplemental design drawings and product cut sheets date stamp received July 13, 2015
- C - Project Plans date stamp received July 1, 2015

15sdrb.038



1 July 2015

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

RE: Design Review Re-submittal for
2351 - 2371 Stanwell Drive
Concord, CA 94520

Dear Mr. Lenhardt,

Please find attached updated Drawings, which reflect a number of modifications to the design suggested by the Design Review Board at their meeting on 28 May 2015. I have listed below the recommendations as they appear in the Draft Summary Action Minutes, followed by a description of the modifications we have made.

Site Plan

1. *Consider using compact stalls along the front of the building to allow for deeper landscaped areas.*
Parking stalls # 1, 2, 8 and 9 have been converted to compact stalls. See A1.1.
2. *Consider developing a plaza with special paving and planter pots adjacent to the handicapped parking stall at the front of the building.*
We have some concerns about the viability of feature trees within planter pots at a relatively exposed location like this. Specifically, we are concerned about rapid dehydration and relatively wide temperature swings stressing the trees' root systems. We are continuing to investigate this, and will submit recommended details as soon as possible.

Architecture

3. *Consider popping-out the tan-colored portions of the façade 3-4 inches to provide relief and shadow.*
We are somewhat concerned that pushing the tan colored portions of the façade forward 3-4 inches could negatively impact the planters between the building wall and parking spaces 3,4,5,6 and 7. We have pushed these portions of the façade forward 2 inches to minimize impact in the planters, while providing a shadow line on the wall. See A1.1 and A2.1.
4. *Consider recessing the windows so they are flush with the inside building wall to provide relief and shadow.*
The windows are shown flush to the interior wall, which will allow 4+ inches of reveal at the exterior. Note that we have replaced the windows at the rear elevation with a series of recessed panels. See A2.1 and A3.1C.

5. *Provide adequate screening of the rooftop HVAC equipment and solar panels.*
We have modified the parapet system to better conceal rooftop equipment. Note that the solar panels are still shown installed on an angle. If the Board is concerned that these will be visible from below, we can modify them to be shown flat. Overall height of the building remains unchanged. See A3.1.
6. *Consider eliminating the pitched roof element. Consider the entry as a void set in from the tan "wing walls" and let the tan elements pop as the strong element.*
The elevations have been updated to reflect this recommendation. Note that the "blank" sections of the tan walls will serve as a backdrop for the Columnar Red Maples in the projecting planters. See A3.1, A3.1C and L1.
7. *Prepare a simple study of the entry element playing with different colors and materials and offsets.*
Please see A3.1C.
8. *Consider incorporating a slight offset at the back of the building to break up the building plane similar to the adjacent building.*
We looked at ways to achieve this without creating a negative impact inside the building with regards to the spacing and function of standard commercial storage racks. Unfortunately, any offset that made sense visually on the exterior resulted in a loss of usable space on the interior and conflicts with standard rack modules. Because of this, we have left the rear angled wall in its originally proposed location.
9. *Cable ties should not be "tied" into the reglet.*
All concrete joints and scoring have been updated to avoid conflicts. See A3.1.
10. *Architectural details should be consistent on all four elevations.*
Please see A3.1 for updated elevations.

Building Colors

11. *Take a second look at the color palate and darken up one of the two building colors.*
Please see A3.1C for updated color scheme.
12. *Consider using a red storefront window system and a black window frame system.*
We have shown a red entry door, which matches the red canopies. The remainder of the storefront system and windows will be black. See A3.1C.

Landscaping

13. *Shrubs and trees should not block visibility at the driveways.*
The concept drawing for landscaping indicates a groundcover in the semicircular areas near the driveways. The groundcover will be cotoneaster, which typically grows to a height of no more than 12" tall. This will comply with City of Concord requirements for maintaining sightlines at driveways. See L1.
14. *Consider creating a hedge (layering effect) at the front of the building.*
Available front-to-back depth in the planter spaces is quite constrained, which precludes layering toward the building. However, the added depth at the compact stalls allows us to use taller shrubs in those locations. The resulting layering effect is across the building. See L1.

I hope these modifications adequately address the Design Review Board's concerns. Please let me know if any questions arise.

Once again, thank you very much for all your help.

Very best wishes,

D. Rachel Hamilton
Principal Architect

A History of Innovation



RECEIVED

JUL 13 2015

PLANNING

13 July 2015

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

RE: Design Review Re-Submittal for
2351 - 2371 Stanwell Drive
Concord, CA 94520

Dear Mr. Lenhardt,

Attached, please find supplemental Detail Drawings and Product Cut-Sheets, which you requested as part of the Design Review Re-Submittal package for this project. The Drawings and Cut-Sheets clarify our design approach and how we have responded to the suggestions made by the Design Review Board at their meeting on 28 May 2015.

The Detail Drawings have been placed on two new Sheets, A5.1 and A9.2. We've also updated the Detail flags on Sheet A3.1. Let me know if you need these new and updated sheets printed out on 24x36. I would be happy to get them up to you ASAP.

The Product Cut-Sheets are formatted for 8.5"x11", and give a good idea of our design intent. Project colors appear on Sheet A3.1C, which was submitted to you on 1 July 2015. I can bring actual paint swatches to the Hearing, if you would like.

I believe this gets you everything you need. If you need anything else, please don't hesitate to let me know. Once again, thank you for all your help.

Best wishes,

A handwritten signature in blue ink, appearing to read 'D. Rachel Hamilton', is written over a light blue circular stamp.

D. Rachel Hamilton
Principal Architect

RECEIVED
JUL 13 2015
PLANNING

PRELIMINARY PRODUCT SELECTION



LIGHT FIXTURES

DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

SPECIFICATION FEATURES

Construction

Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied lever-lock connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires

Catalog #		Type
Project		
Comments		Date
Prepared by		

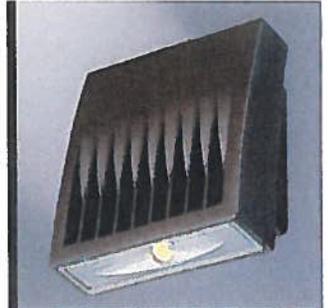
maintain greater than 70% of initial light output after 50,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz., 20W and 30W, 120-277V 50/60Hz.

Finish

Crosstour is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Crosstour features a five-year limited warranty.



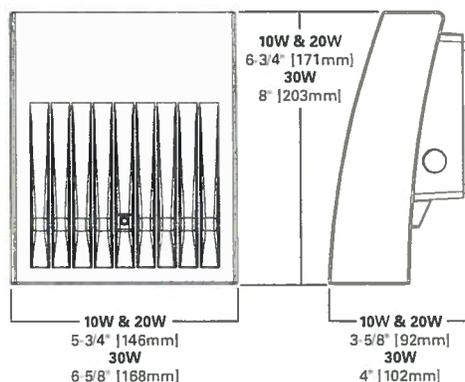
XTOR CROSSTOUR LED

WALL / SURFACE MOUNT
POST / BOLLARD MOUNT
LOW LEVEL MOUNT
INVERTED MOUNT

Sustainable Design

DESIGNLIGHTS
CONSORTIUM

DIMENSIONS



CERTIFICATION DATA

UL/cUL Wet Location Listed
IP66 Ingress Protection Rated
ADA Compliant
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
DLC Qualified Models
Lighting Facts® Approved
Title 24 Compliant
NOM Compliant Models

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area:
(Sq. Ft.)
XTOR1A/XTOR2A=0.34
XTOR3A = 0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

ORDERING INFORMATION

SAMPLE NUMBER: XTOR2A-N-WT-PC1

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Series
 XTOR1A=Small Door, 10W ¹
 XTOR2A=Small Door, 20W ²
 XTOR3A=Large Door, 30W ²

LED Kelvin Color ³
 — = Bright White
 (Standard) 5000K
N = Neutral Warm
 White, 3500K

Housing Color
 — = Carbon Bronze (Standard)
WT = Summit White

Options (specify voltage) ⁴
PC1=Photocontrol 120 V
PC2=Photocontrol 208-277 V

Accessories ⁵
WG/XTOR=Wireguard (fits both)

Notes:
 1 120V only XTOR1A not available in 3500K.
 2 Design Lights Consortium™ qualified (down mount only).
 Consult Design Lights Consortium website for all applications.
 3 PC2 only available in 20W and 30W models.
 4 PC1 and PC2 photo controls are factory installed. PC2 not available on XTOR1A models.
 5 Order WG/XTOR wire guard separately.

STOCK ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A = 10W, 5000K, Carbon Bronze	XTOR2A = 20W, 5000K, Carbon Bronze	XTOR3A = 30W, 5000K, Carbon Bronze
XTOR1A-WT = 10W, 5000K, Summit White	XTOR2A-N = 20W, 3500K, Carbon Bronze	XTOR3A-N = 30W, 3500K, Carbon Bronze
XTOR1A-PC1 = 10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT = 20W, Summit White	XTOR3A-WT = 30W, Summit White
	XTOR2A-PC1 = 20W, 120V PC, Carbon Bronze	XTOR3A-PC1 = 30W, 120V PC, Carbon Bronze



5-DAY QUICK SHIP ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A-WT-PC1 = 10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 = 20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2 = 30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1 = 20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1 = 30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2 = 20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2 = 30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT = 20W, 3500K, Summit White	XTOR3A-N-WT = 30W, 3500K, Summit White
	XTOR2A-N-PC1 = 20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1 = 30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2 = 20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2 = 30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WT-PC1 = 20W, 3500K, Summit White, 120V PC	XTOR3A-N-WT-PC1 = 30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2 = 20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2 = 30W, 3500K, Summit White, 208-277V PC

LUMENS - CRI / CCT TABLE

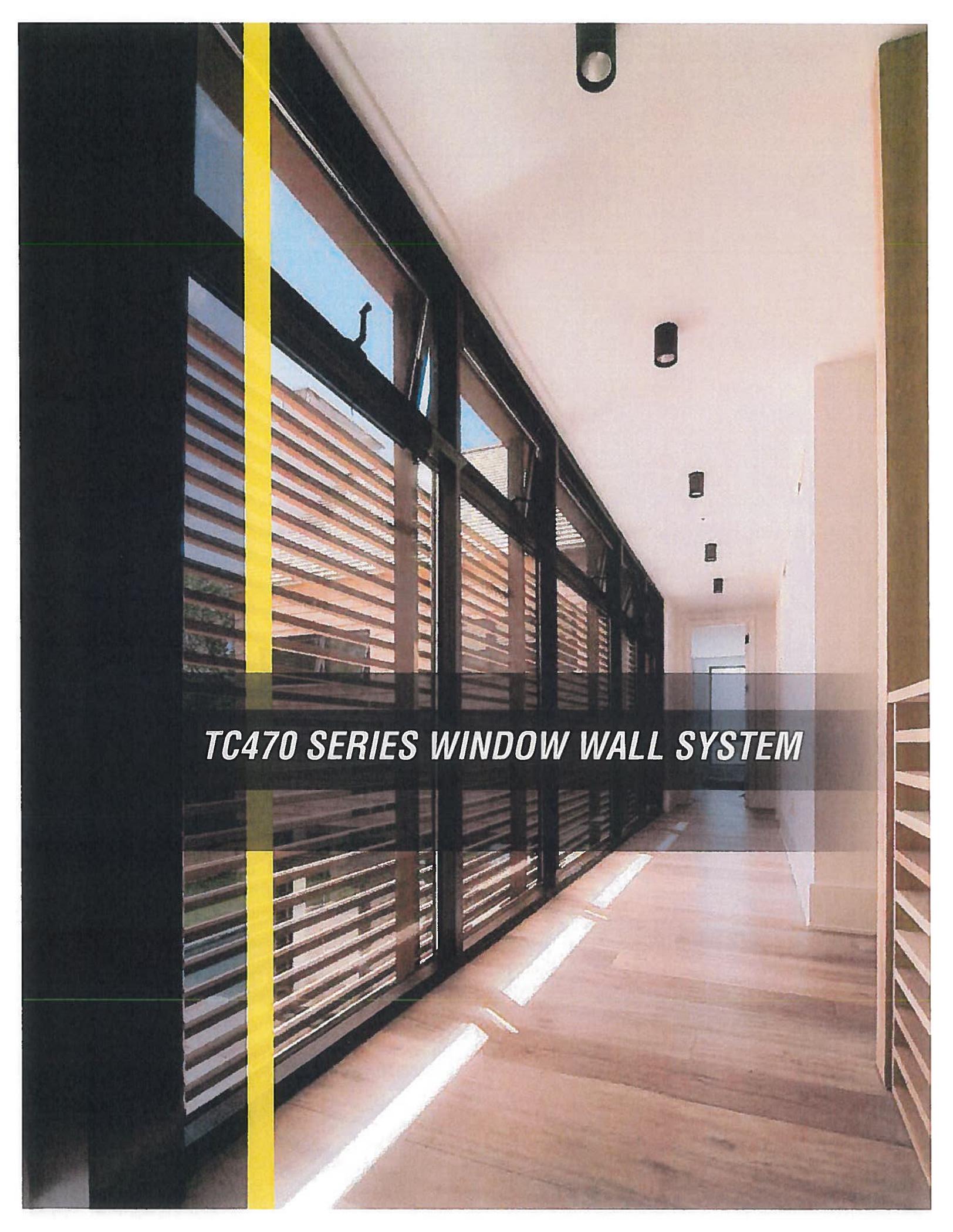
LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens	719	1361	947	2243	1600
CCT (Kelvin)	5000	5000	3500	5000	3500
Color Rendering Index (CRI)	68	67	86	69	84

CURRENT DRAW

	XTOR1A	XTOR2A	XTOR3A
120V	0.13A	0.2A	0.3A
208V	--	0.1A	0.15A
240V	--	0.15A	0.15A
277V	--	0.15A	0.15A

STOREFRONT WINDOW SYSTEM





TC470 SERIES WINDOW WALL SYSTEM

TC-470 SERIES

TC-470 SERIES THERMAL/IMPACT 2 1/4" X 4 1/2" WINDOW WALL SYSTEM

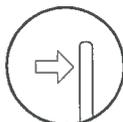


Penthouse at The Plaza Luxury Condominiums, Fort

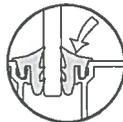
MULTIPLE CONFIGURATIONS AVAILABLE

VISIT OUR WEBSITE AT: WWW.ARCADIAINC.COM FOR THE FOLLOWING:

Product Specifications (PDF) • Elevations & Plan Details (PDF & DWG) • Product Warranty Information (PDF) • Maintenance & Cleaning Guidelines (PDF) • Product Installation Manuals (PDF)



Offset Glazed



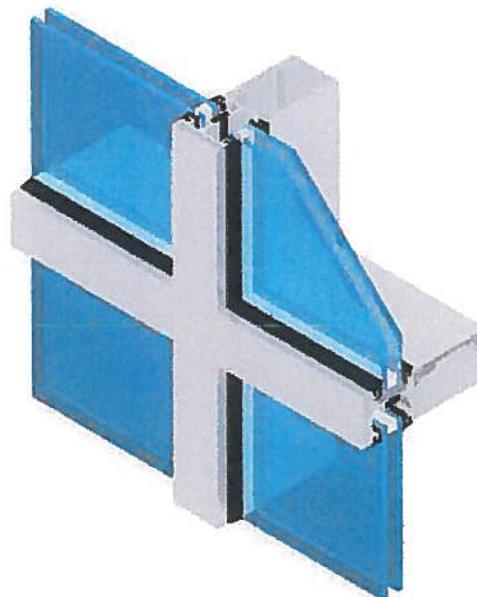
Top Load



Thermal



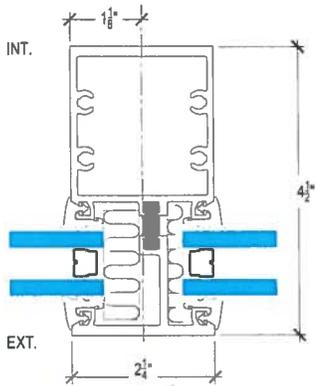
Impact



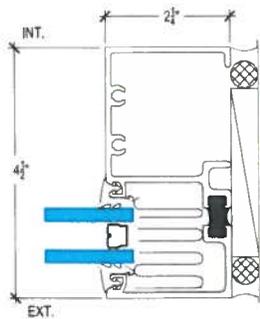
TC-470 SERIES

FEATURES AND OPTIONS

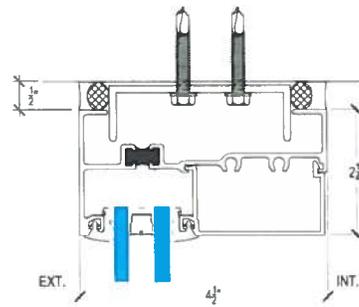
- Can be made to meet impact rated hurricane codes - optional
- Tested performances for hurricane impact resistant - ASTM I886/1996
- Low air & water infiltration performance
- 2 ¼" x 4 ½" depth frame - versatile window wall system
- 4 ½" square 2-pc snap in tube available for mulling sections together in line and at 90 degree angles
- Set up for interior glazing - can accommodate 1", 1 ¼" or 1 ½" insulated glass
- Unlimited configuration options to accommodate any combination of fixed & operable windows
- Male-Female Jamb members to accommodate sections of window wall being mulled together
- Extruded - custom designed sub sills available to accommodate this system
- Ideal for slab to slab installations - high structural & water performance
- Installation videos available on [YouTube](#) search under "Arcadia Door"
- Stock finishes - dark bronze or satin clear anodized - class 1 - standard
- Duranar or Valspar finish or other anodized finish - optional
- **Can be made to meet impact rated hurricane codes - optional**



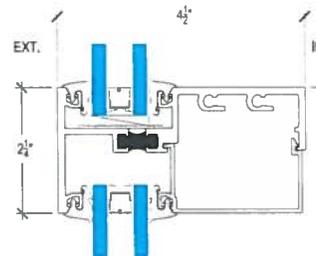
VERTICAL



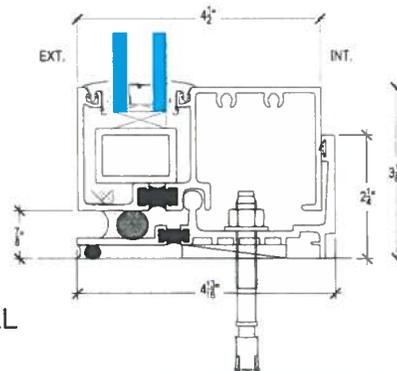
JAMB



HEAD



HORIZONTAL



SILL

FEATURES



4 Seasons Resort, Orlando, FL - HKS Architects

Architectural Products - East

60 Bonner Street
Stamford, CT 06902

Ph 203-316-8000

Fx 203-316-8200

east@arcadiainc.com

Architectural Products - West

5190 South Santa Fe Ave.

Vernon, CA 90058

Ph 323-908-5467

Fx 323-908-5547

west@arcadiainc.com



Shelter Island, NY - Stelle Lomont Rouhani Architects



HURRICANE IMPACT RESISTANT
DOORS & WINDOWS



arcadia[®]

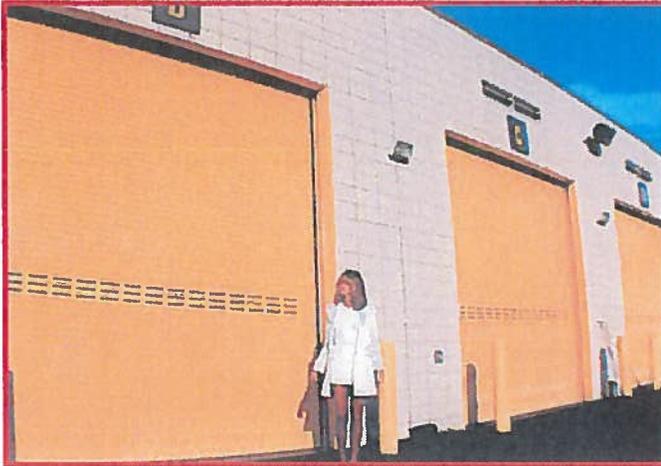
www.arcadiainc.com

ROLL-UP DOOR



COILING SERVICE DOORS

COILING SERVICE DOORS SD3000 SERIES



PRODUCT DESCRIPTION: SD3000 Series coiling service doors are designed to accommodate virtually any opening size and configuration to provide both security and protection from nature's elements. Coiling Service Doors typically utilize less headroom and side room than other product alternatives such as swinging, sliding and telescoping type doors. These doors can be designed with 16 gauge curtains to provide for maximum security and protection against wind loads of up to 150 mph. Additionally they can also be designed for over 250,000 cycles which is more than ten times the cycle life than that of a standard coiling service door making these doors are ideal in applications where durability and frequent cycling is necessary.

PRODUCT HIGHLIGHTS:

- Available with 16, 18, 20 or 22 gauge curtains.
- Custom designed to almost any height and up to 80 feet in width.
- Designed for applications up to 250,000 cycles.
- Available in either McKeon's standard gray baked enamel finish, with a powder coat finish in a variety of colors, in anodized aluminum in a variety of colors or in stainless steel with a number 4 polished finish.
- Can incorporate integral pass thru swinging doors to allow for quick and easy access without opening the entire coiling door.
- Can be designed to sustain hurricane force wind loads.



Custom designed to almost any height and width for any application.



www.McKeonDoor.com

tel: 800.266.9392, 631.803.3000 fax: 631.803.3030 email: info@mckeondoors.com

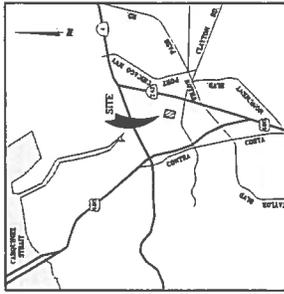
DESIGN AND SITE REVIEW PROPOSED WAREHOUSE 2351 & 2371 STANWELL DR. CONCORD, CALIFORNIA



ADDRESS
 2351 STANWELL DRIVE
 CONCORD, CALIFORNIA
 (FORHELY 2351 & 2371 STANWELL DRIVE)
 ASSESSOR'S PARCEL NUMBER
 112-251-015
 (FORHELY 112-251-006 & 112-251-010)
 2030 GENERAL PLAN DESIGNATION
 BUSINESS PARK (BP)
 CURRENT ZONING DESIGNATION
 OFFICE/BUSINESS PARK (OBP)
 GROSS LOT AREA
 31,600 SF
 PROPOSED LOT AREA
 UNCHANGED
 NET LOT AREA LEGS PG&E EASMENTS
 36,796 SF
 PROPOSED BUILDING AREA
 19,094 SF
 PROPOSED GROUND FLOOR BUILDING AREA
 15,979 SF
 PROPOSED STRUCTURE AREA
 16,068 SF
 EXISTING STRUCTURE AREA
 N/A (BUILDING BORED)
 PROPOSED LANDSCAPE AREA
 9,966 SF
 PROPOSED PERCENT LOT COVERAGE
 41.74
 FLOOD AREA RATIO (FAR)
 0.19
 PARKING PROVIDED
 1 SPACE PER 1,000 SF WAREHOUSE
 1 SPACE PER 25 SF OFFICE
 -20
 STANDARD 19
 ACCESSIBLE 0
 TOTAL 20
 SETBACKS - ENCOURAGEMENTS
 FRONT 20
 INTERIOR SIDE 10
 CORNER SIDE 10
 REAR 10
 FLOOD ZONE
 ZONE X FEHA PANEL 0601JCC02BIF
 BASIS OF BEARING
 BEING THE MONUMENT LINE ON STANWELL
 DRIVE TAKEN AS IT 10-51-87 & PER
 SUBDIVISION 3584 (112-11-25)
 BEICNUMBER
 5005 - RECUCUCO
 ELEVATION TAKEN AS 33.7 (LAND-08)



VICINITY MAP



REFERRING AGENCIES	ADDRESS	PHONE
CITY OF CONCORD	1000 BAYVIEW AVENUE CONCORD, CA 94520	925-606-3440
PACIFIC GAS AND ELECTRIC	1420 HANCOCK PLAZA CONCORD, CA 94520	925-609-3226
CONTRA COSTA WATER	PO BOX 1020 CONCORD, CA 94524	925-671-8000
CITY OF CONCORD	1930 PARKSIDE DRIVE CONCORD, CA 94519	925-671-3425
UNDERGROUND SERVICE AGENCY	800-642-2444	
CURIA ENGINEERING, INC	701 BELMONT WAY, SUITE A PHOENIX, AZ 85004	510-741-8270

TABLE OF CONTENTS

TITLE SHEET	DATE
C-1 PRELIMINARY GEOGRAPHY AND DRAINAGE PLAN	6/12/2015
C-2 PRELIMINARY UTILITY PLAN	11-10-14
C-3 SCHEMATIC AND STRIPING PLAN	11-10-14
C-4 EROSION CONTROL PLAN	11-10-14
C-5 PRELIMINARY STORM WATER CONTROL PLAN	11-10-14
C-6	
C-7	



C-1

PROPOSED WAREHOUSE
2351-2371 STANWELL DR.
CONCORD, CA
PRELIMINARY CIVIL COVER SHEET

DATE	SCALE
6/12/2015	1"=40'
DESIGNED BY	CELESTIN B.
CAD / VIC	CEB
CHECKED BY	WENDI H. CHAN
DATE	210010 DEC REV

PRELIMINARY
 NOT FOR CONSTRUCTION



ATI ARCHITECTS ENGINEERS
 1000 S. GATEWAY AVENUE
 SUITE 100
 SAN FRANCISCO, CA 94107
 TEL: 415.774.1000
 WWW.ATIARCH.COM

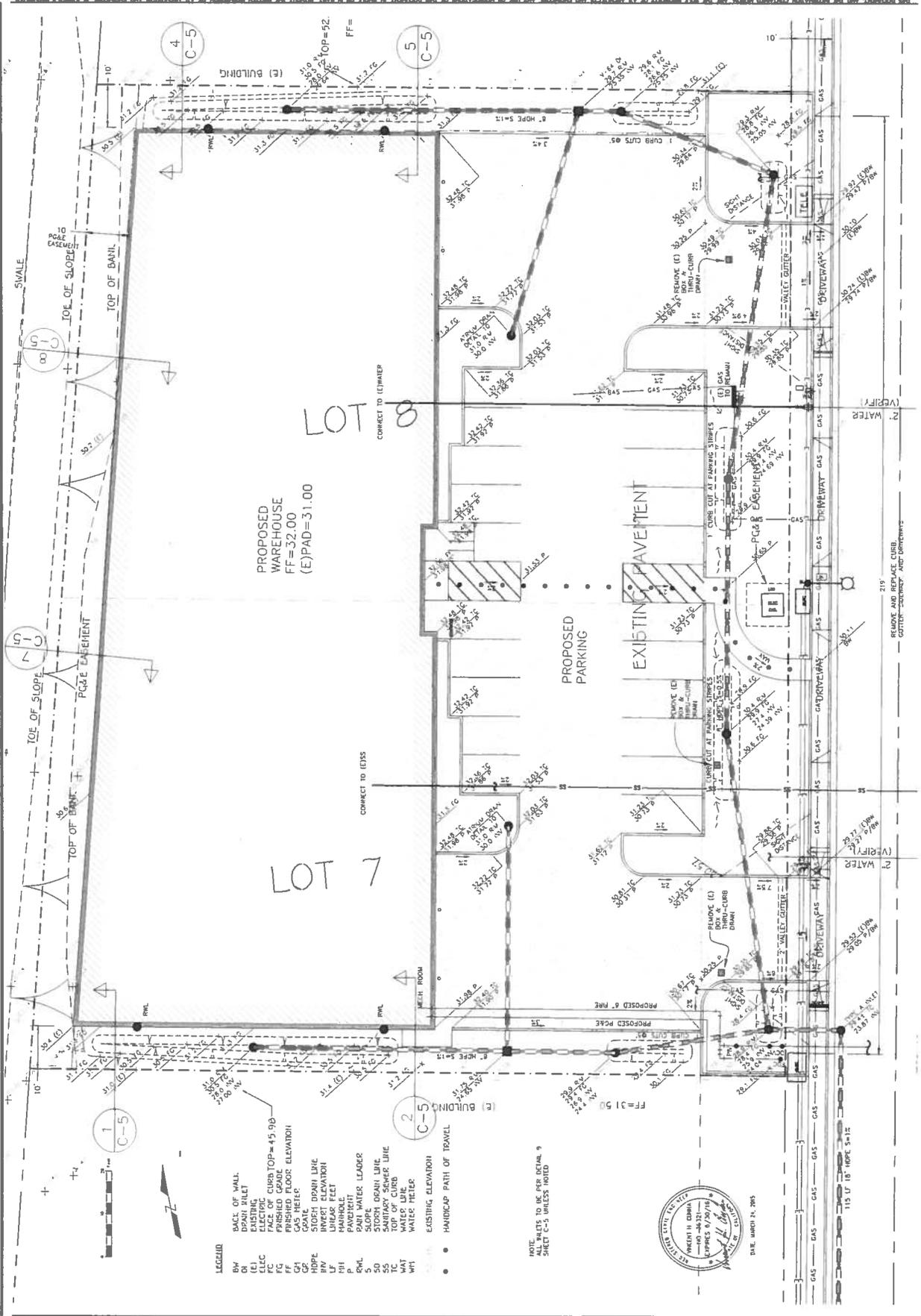
PRELIMINARY

PROPOSED WAREHOUSE
 2351-2371
 STANWELL DR.
 CONCORD, CA

PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: 6/12/2015
 SCALE: 1"=10'
 DRAWN BY: CAB/VHC
 CHECKED BY: GLENN BR.
 DATE: 2/10/15
 DESIGNED BY: J. V. HARRIS

C-3



- LEGEND**
- BW BACK OF WALL
 - DI DRAIN INLET
 - EL ELECTRIC
 - LLEC LIGHTING ELECTRICAL CIRCLES
 - FC FINISHED GRADE
 - FL FLOOR ELEVATION
 - GP GAS METER
 - GO GATE
 - GR GRASS
 - HD HOPE
 - HP HATCH
 - LF LEAKAGE FEET
 - MA MAIN
 - PH PAVEMENT
 - PL PLUMBING
 - SL SLOPE
 - SM STORM DRAIN LINE
 - SW SLOPE WATER LEADER
 - TC TOP OF CURB
 - TOE TOP OF SLOPE
 - WAT WATER LINE
 - WM WATER METER

NOTE: DATE TO BE FOR SHEET 9
 SHEET C-3 UNLESS NOTED



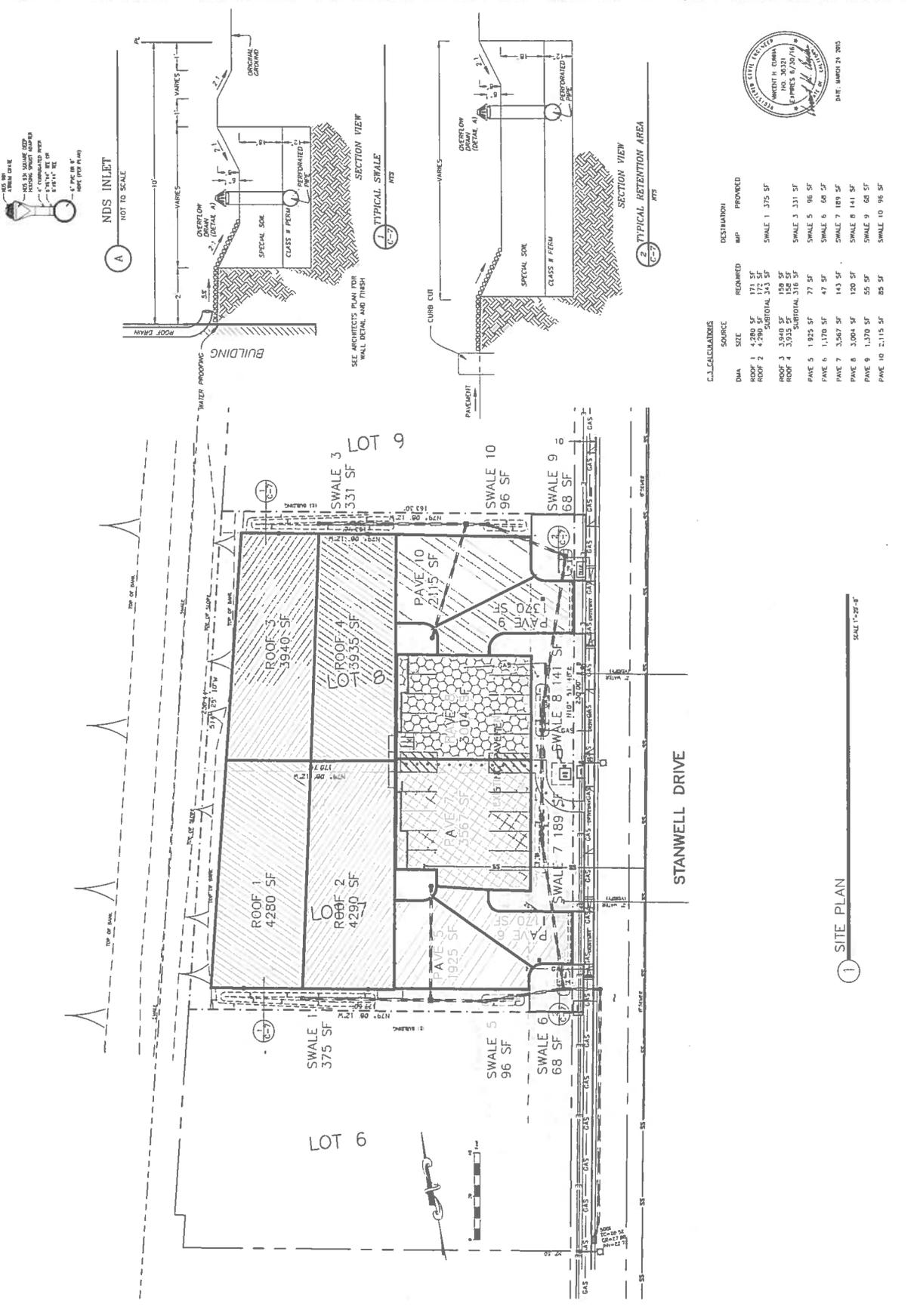
DATE: 6/12/2015

PRELIMINARY

PROPOSED
 WAREHOUSE
 2351-2371
 STANWELL DR.
 CONCORD, CA

PRELIMINARY STORMWATER CONTROL PLAN

DATE: 6/17/2015
 SCALE: 1"=20'
 DRAWN/DESIGNED BY: GORDON B.
 CBY/VHC
 DATE: 2/10/15 DCS REV.
 SHEET NO. C-7





WWW.ATIARCH.COM
 1000 Lakeside Drive
 Concord, CA 94520
 925.309.1100
 1000 Lakeside Drive
 Concord, CA 94520
 925.309.1100

DATE	DESCRIPTION	BY	CHK
1/27/2015	PLANNING CONCEPT		
2/20/2015	PLANNING CONCEPT		

PROJECT TITLE
 ARCHITECT
 CONTRACTOR

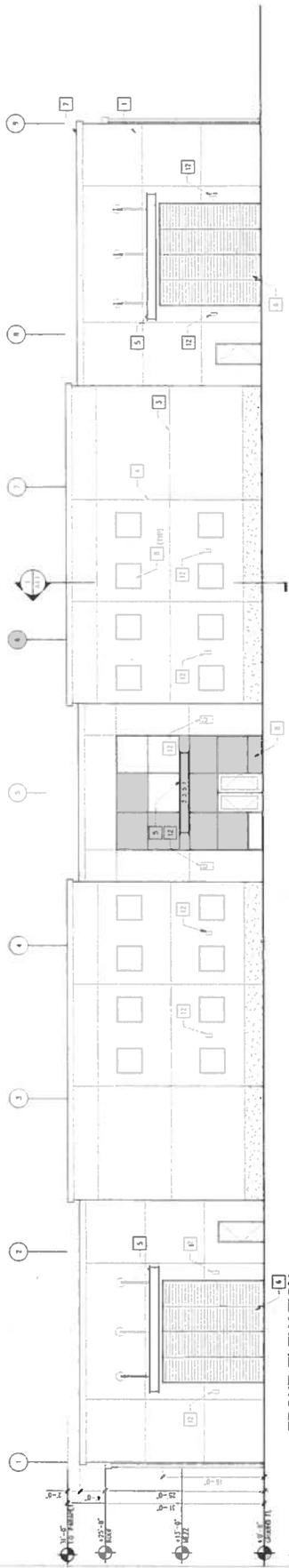
CALITHO WAREHOUSE

2851 STANWELL DR
 CONCORD, CA 94520
 APN- 112-281-016

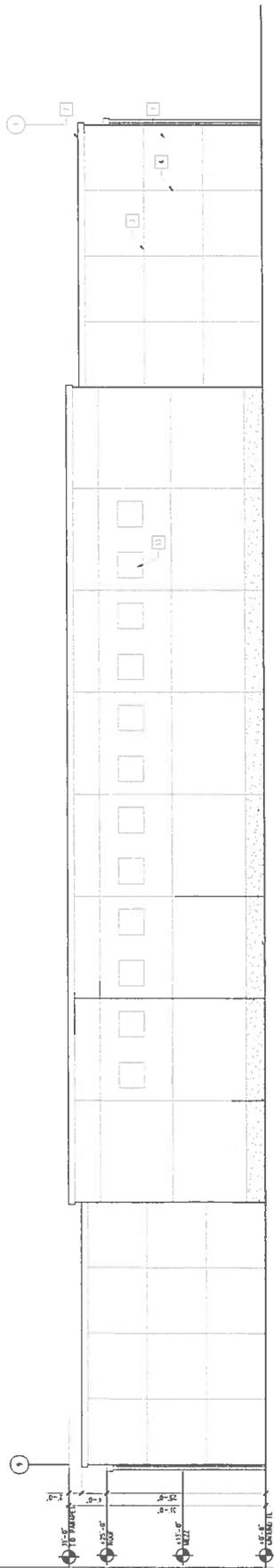
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
 DATE: 6/30/2015
 DRAWING NO: 115
 SHEET NO: A3.1

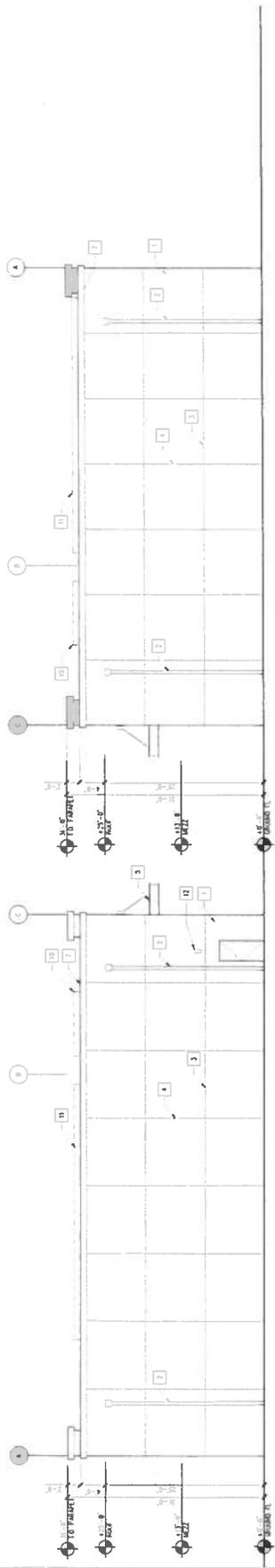
A3.1



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



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



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

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

SHEET NOTES		KEYNOTES		LEGEND	
1	1/2" UP CONCRETE WALL PANEL	1	METAL PARAPET CORNER CALL PANELS	10	3" RIFT RECESS IN CONCRETE WALL PANEL TO WINDOW RECESS
2	DOWNPOUT	2	ALUM. THERMOSTAT WINDOW SYSTEM	11	STEEL ROLLUP
3	3/4" X 1/4" WALL REVEAL TO 3/4" PANEL JOINT, TOP	3	ROOF TOP MECH. UNIT, SMO	12	ROOF TOP MECH. UNIT, SMO
4	3/4" PANEL JOINT, TOP	4	FINISH PV SOLAR PANELS	13	FINISH PV SOLAR PANELS
5	METAL CORNER	5	EXTERIOR LED LIGHT FIXTURES, WALL MOUNT, 15" JET TOP	14	EXTERIOR LED LIGHT FIXTURES, WALL MOUNT, 15" JET TOP
6	PEEL UP DOOR	6			



REPORT TO DESIGN REVIEW BOARD

DATE: August 6, 2015

I. GENERAL INFORMATION

Project Name: Bank of the West at Willows Shopping Center
(PL150273 – DR)

Review Status: Preliminary Review

Location(s): 1969 Diamond Boulevard

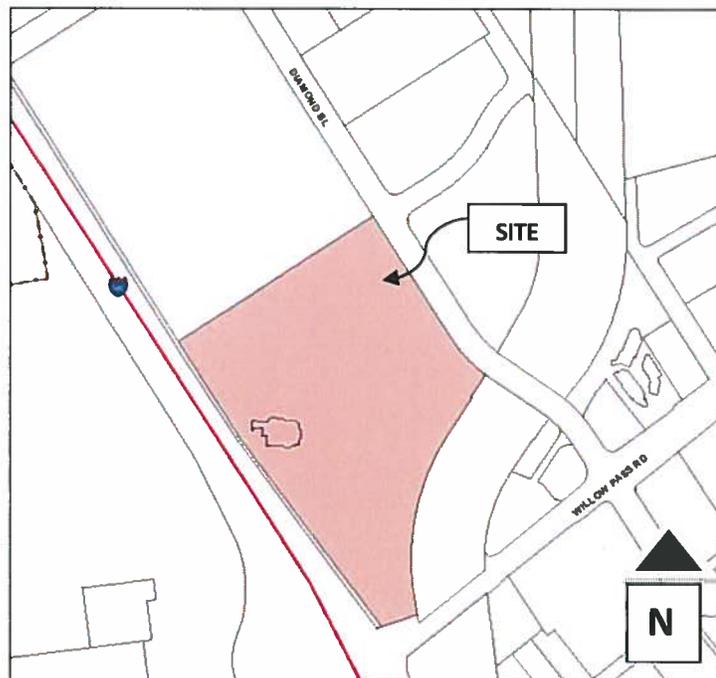
Parcel Number(s): 126-440-005

General Plan: West Concord Mixed Use

Zoning: WMX (West Concord Mixed Use)

Applicant: Ricardo De Rojas
Willows Shopping Center, LLC
1975 Diamond Boulevard
Concord, CA 94520

Vicinity Map:



II. PROJECT BACKGROUND

The Board previously reviewed plans by Bank of the West to reimage their Willows Shopping Center branch. The plans proposed aluminum panels to clad the bank's brick exterior to create a more modern look. The Board recommended updating the building in a way that maintained and complimented the existing brick. The Board suggested using a standing seam metal roof or stucco as an accent material to the brick as possible design solutions.

III. PROJECT DESCRIPTION AND DISCUSSION

The applicant proposes to keep most of the bank's brick exterior as recommended by the Board. The proposed plan focuses on enhancing the building's main entrance with stucco and a new metal canopy with signage over the entry doors. The plan also proposes new wall signs, painting soffit areas blue, and replacing an existing fabric awning in-kind. Staff has the following comments on the plan:

- Evaluate how the new canopy relates to the existing roof. The plan juxtaposes two different design elements that have the same function except that the canopy includes new signage. Staff recommends integrating the sign into one roof or canopy element that creates a seamless and uniform look.
- Consider popping-out the entrance and/or opening it up with new storefront as a way to further enhance the entry area.
- Return with design details for new signage. New signage shown on the elevation facing Diamond Boulevard should be omitted from the plans because it will be screened by an existing tree.

IV. RECOMMENDED ACTION

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

Prepared by: Frank Abejo
Frank Abejo
Senior Planner
(925) 671-3128
frank.abejo@cityofconcord.org

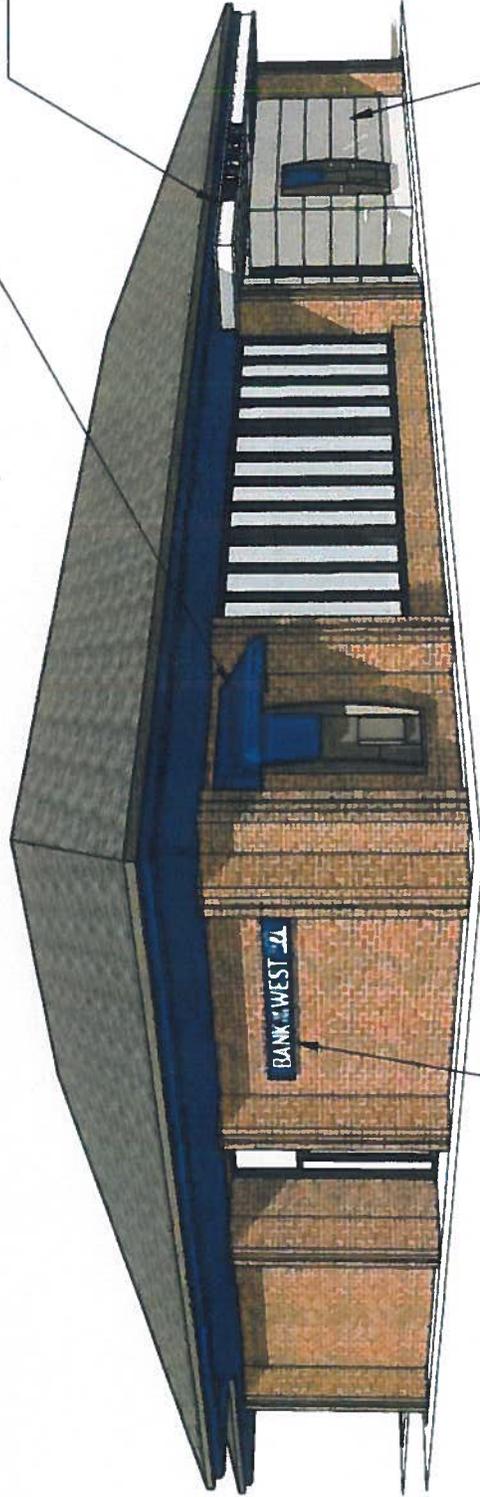
Exhibits:

- A- Building Elevations and Details received July 15, 2015

REPLACE EXISTING
FABRIC AWNING
WITH NEW

NEW PROPOSED
CANOPY AND SIGNAGE

NEW PROPOSED
STUCCO WITH
HORIZONTAL REVEALS



PROPOSED SIGNAGE

RECEIVED
JUN 15 2015
PLANNING

WILLOWS SHOPPING CENTER: BANK OF THE WEST

Exterior Study - View of Proposed Southwest Corner

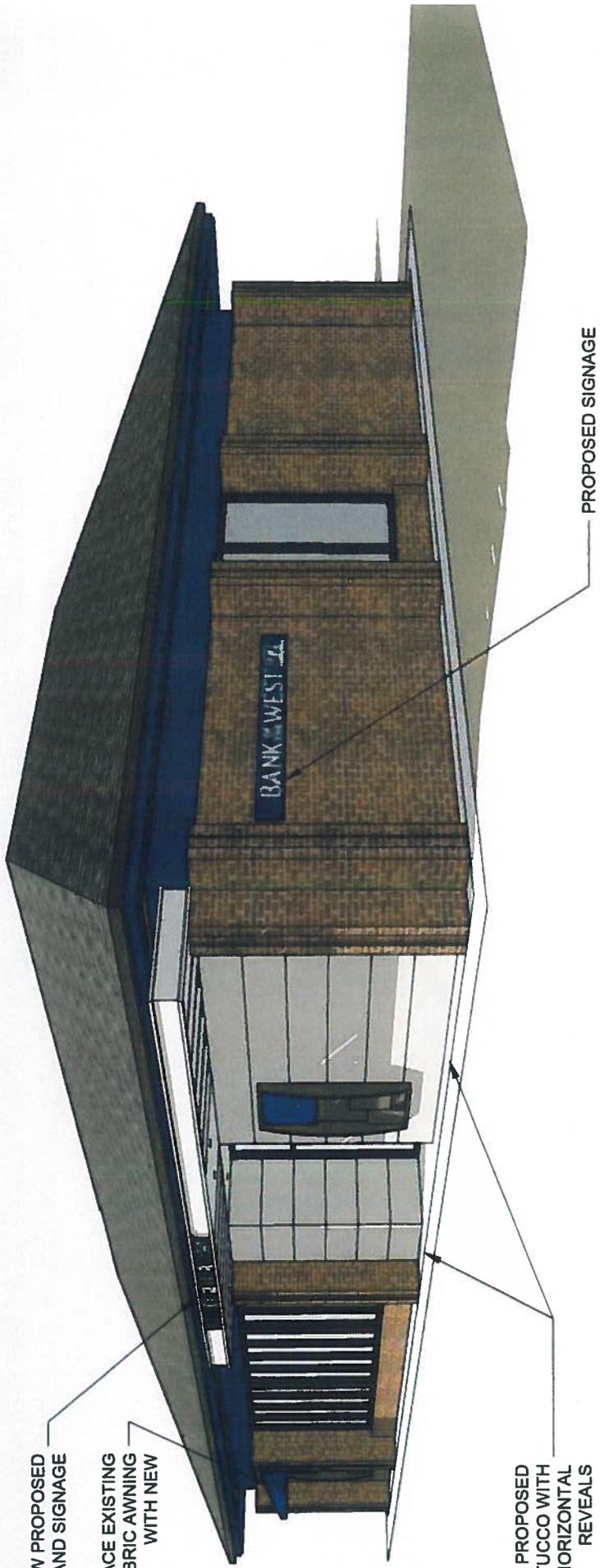
03.23.15

Scale: N.T.S.

INTERIORS ARCHITECTURE GRAPHICS

A S D

EXHIBIT A

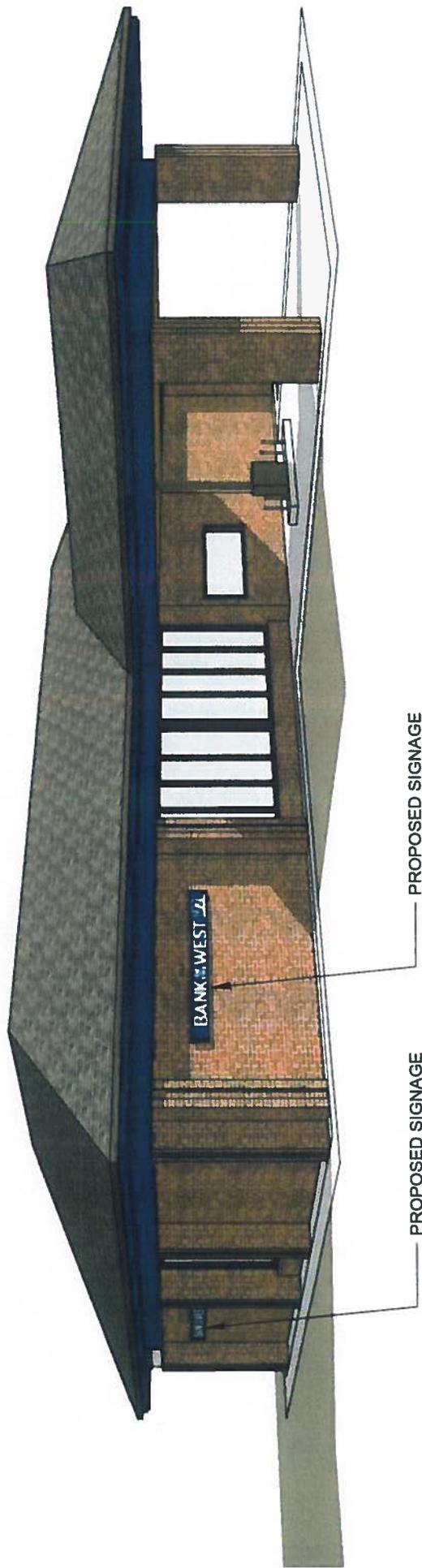


NEW PROPOSED
CANOPY AND SIGNAGE

REPLACE EXISTING
FABRIC AWNING
WITH NEW

NEW PROPOSED
STUCCO WITH
HORIZONTAL
REVEALS

PROPOSED SIGNAGE



WILLOWS SHOPPING CENTER: BANK OF THE WEST

03.23.15

Exterior Study - View of Northeast Corner

Scale: N.T.S.

INTERIORS ARCHITECTURE GRAPHICS

A S D

MEMORANDUM

August 6, 2015

TO: Design Review Board

FROM: Frank Abejo, Senior Planner

SUBJECT: Agenda Item No. 3
Study Session for Willows Shopping Center – Building E

In October 2013, staff issued an Administrative Design Review approval for façade changes and site improvements to the Willows Shopping Center. The project included the construction of a new “Main Street,” landscaping, new buildings, and façade upgrades to a limited number of existing buildings. The Design Review approval was amended to revise the architecture for the Main Street buildings (Exhibit A), but not the façade upgrades planned for existing buildings such as Building E (see Exhibit B).

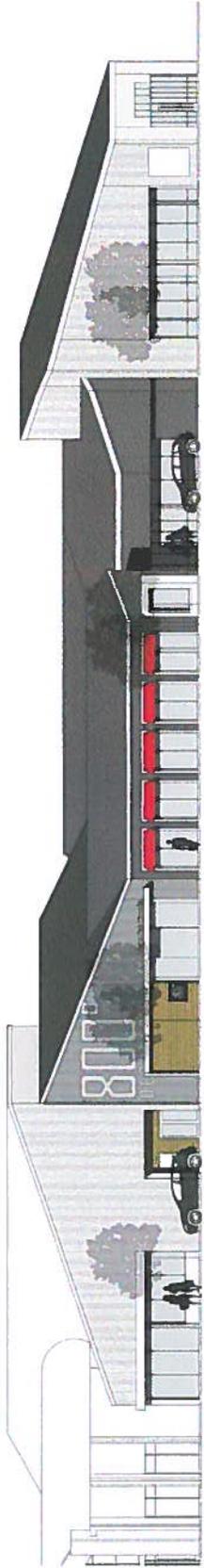
On June 15, 2015, preliminary plans and an application for a Design Review Amendment were filed to revise the planned façade upgrades for Building E. The revised plan, attached as Exhibit C, features the following design elements:

- New tower pop-outs for Fuddruckers and an adjacent tenant space. The towers will have horizontal fiber cement siding and space designated for wall signage.
- New fabric awnings, parapet wall, and a more open outdoor seating area for Fuddruckers.
- New signage concepts not covered by the current sign program including signs attached to a metal panel system or metal sign band.

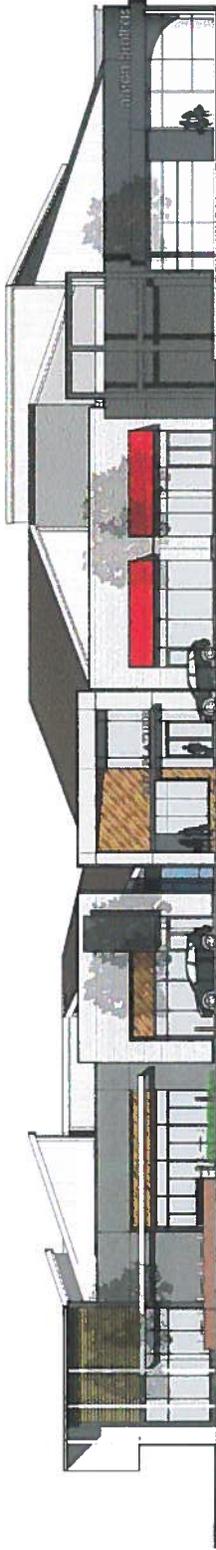
Staff is conducting a study session to receive the Board’s feedback on this preliminary plan before requiring more detailed plans from the applicant that will return to the Board. Of particular importance to staff is ensuring that the proposed façade revisions will result in a consistent design aesthetic relative to existing and new Main Street buildings.

The applicant plans to amend the current sign program to include proposed sign concepts as well as new signage types planned for the rest of the shopping center. The amended sign program will be reviewed by the Board under a separate design review application.

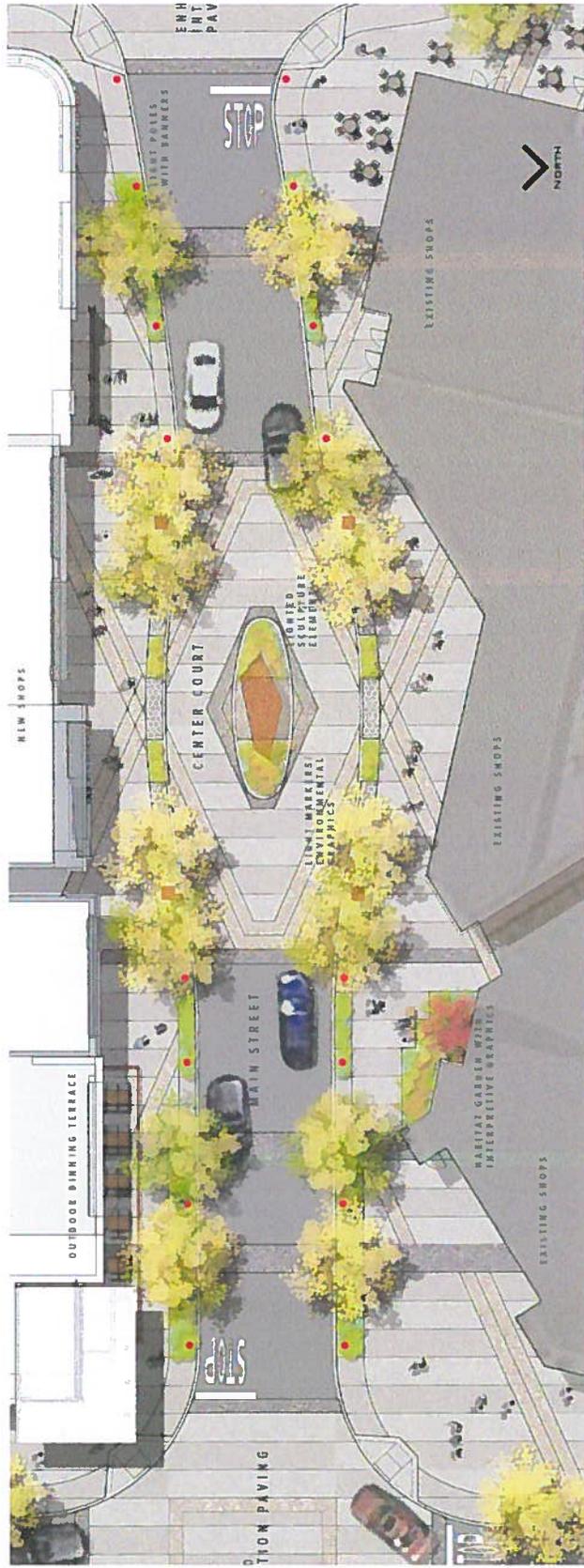
- Exhibits:
- A – Approved Main Street Building Elevations
 - B – Approved Building E Elevations
 - C – Revised Building E Elevations



Main Street North Elevation



Main Street South Elevation



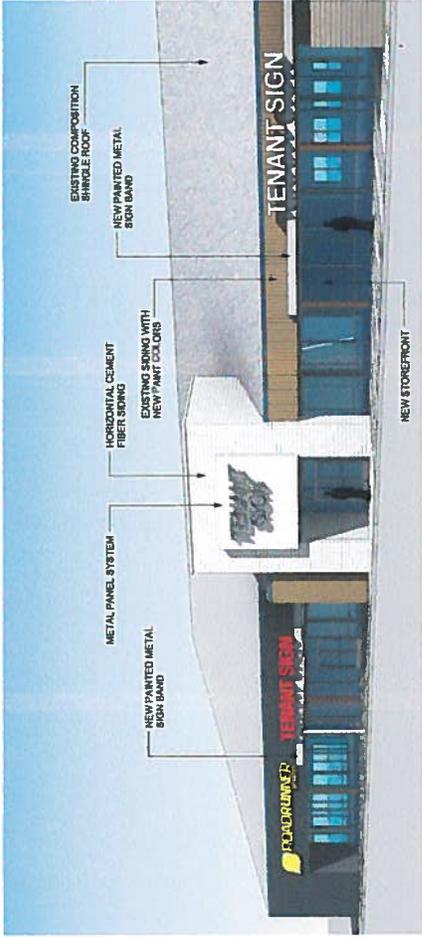
Main Street Landscape Plan

Willows Main Street Facade Design
 Concord, CA
 December 16, 2013

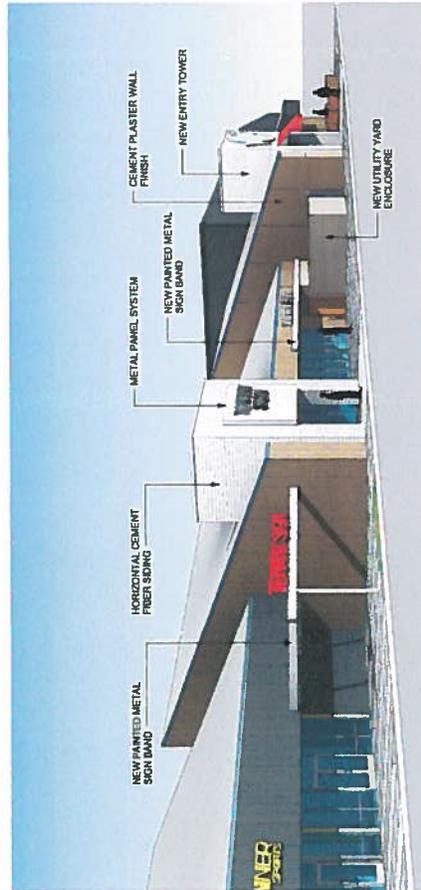




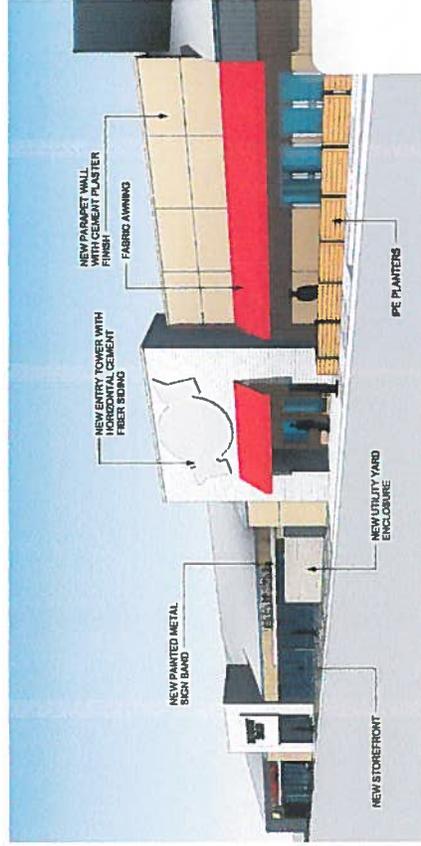
PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



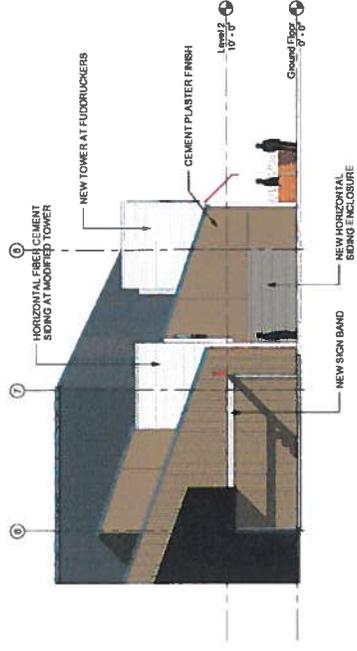
PERSPECTIVE VIEW 3



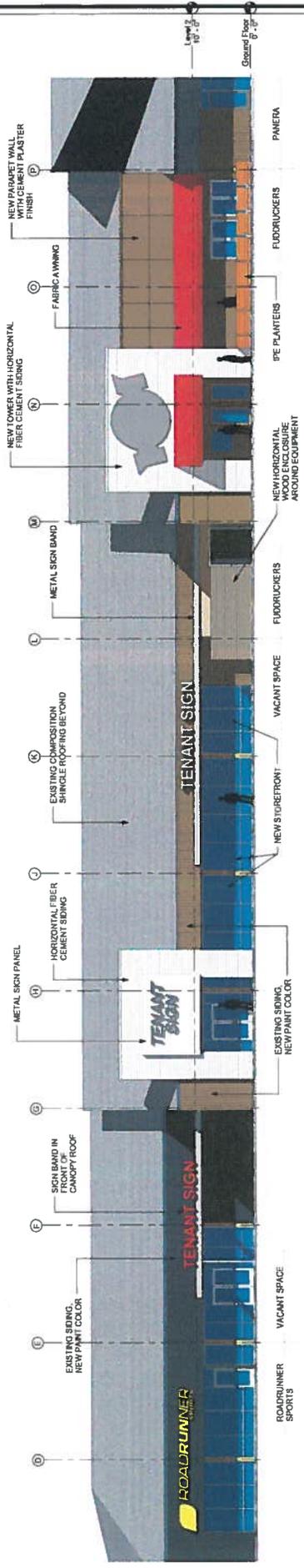
PERSPECTIVE VIEW 4

BUILDING E ~ RENOVATION

Willows Shopping Center, Concord



PARTIAL SOUTH ELEVATION - BLDG E
1/8" = 1'-0"

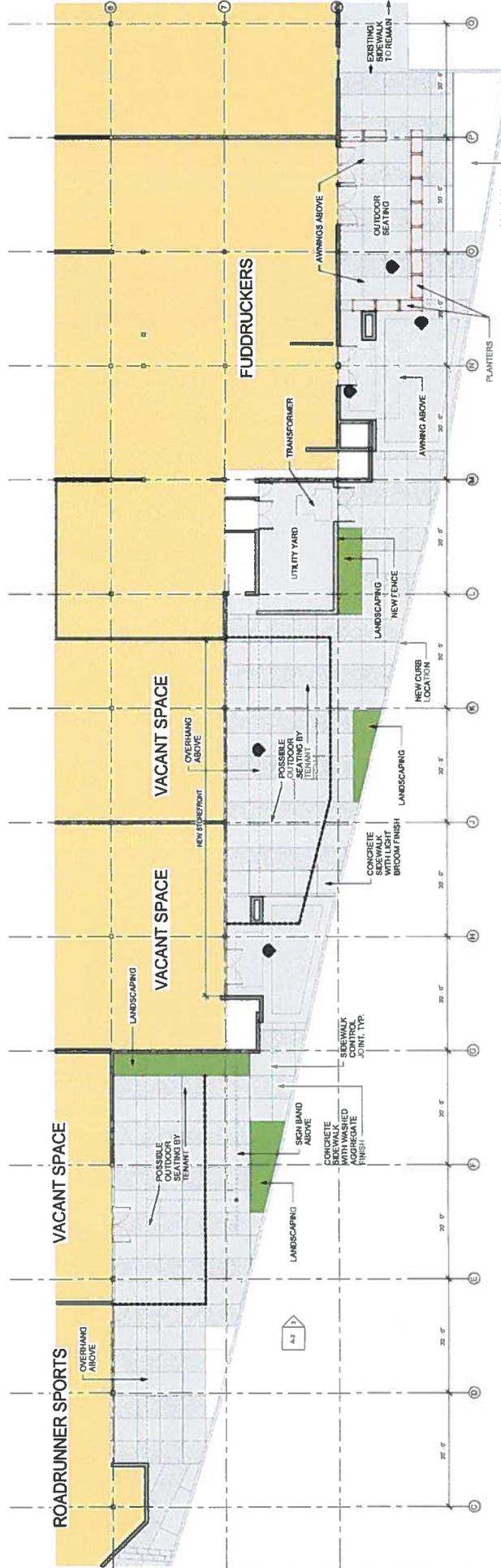


EAST ELEVATION - BLDG E
1/8" = 1'-0"

BUILDING E - RENOVATION

Willows Shopping Center, Concord

A-2
05/19/15



SIDEWALK PLAN
1/8" = 1'-0"
REF NORTH

BUILDING E - RENOVATION

Willows Shopping Center, Concord

A-3
06/17/15