



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

**Thursday, September 24, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

- A. **6/25/15 Meeting Minutes (Continued from 9/10 meeting)**
- B. **8/27/15 Meeting Minutes (Continued from 9/10 meeting)**
- C. **9/10/15 Meeting Minutes**

STAFF REPORTS – None

HEARINGS

1. **[Verizon Wireless at 3425 Concord Boulevard \(PL150154 – DR\)](#) – Design Review for a roof-mounted wireless telecommunication facility including adding nine panel antennas within a cupola on the roof of Calvary Apostolic Church at 3425 Concord Boulevard along with screened equipment within a lease area behind the church. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Single-Family Residential 7,500 square foot minimum lot size); APN 113-091-035. **Project Planner: Afshan Hamid @ (925) 671-3281****
2. **[Willow Shopping Center Building E \(PL131163 – DR\)](#) – Design Review for an amendment to a prior approval for façade improvements to Building E of the Willows Shopping Center located at 1975 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-004, -005. **Project Planner: Frank Abejo @ (925) 671-3128****

3. **Duplex at 2850 Concord Boulevard** (PL150127 – DR) – Design Review for two dwelling units on a 7,500 square foot lot located at 2850 Concord Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 113-261-004. **Project Planner: Frank Abejo @ (925) 671-3128**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

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

NEXT DESIGN REVIEW BOARD MEETINGS:

October 8, 2015
October 22, 2015



REPORT TO DESIGN REVIEW BOARD

DATE: September 24, 2015

I. GENERAL INFORMATION

Project Name: Verizon Wireless at 3425 Concord Blvd.
Review Status: Final Design Review
Location(s): 3425 Concord Blvd.
Parcel Number(s): Site APN: 113-091-035
General Plan: General Plan designation: Low Density Residential, LDR
Zoning: Zoning classification: RS7.5
Applicant: Michelle Ellis with Complete Wireless Consulting
Vicinity Map:



II. PROJECT BACKGROUND

On November 18, 2014, the applicant, on behalf of Verizon Wireless, submitted an application for a Minor Use Permit for construction of a new wireless telecommunication facility, consisting of the construction of a new cupola atop the two-story Cavalry Church building at 3425 Concord Blvd. On February 25, 2015, the application was denied by the Zoning Administrator (ZA) citing several factors unrelated to the project's design, and insufficient screening for the ancillary equipment area. The ZA also determined that the additional building height resulting from the cupola required amending Cavalry Church's original use permit (UP 02-23) that established a maximum building height of 26 feet.

On April 23, 2015, the applicant filed a Use Permit Amendment to allow an increase in height from the approved 26 feet to 38.9 feet to the top of the new cupola.

A neighborhood meeting was held for the project on June 8, 2015. No residents from the neighborhood attended or submitted any objection in writing or through email.

Staff typically does not refer wireless facilities to the Design Review Board. However, staff felt that concerns regarding the aesthetics, mass, scale and proportion of the cupola warranted a higher level DRB review. The applicant has worked with staff to address concerns regarding the design of the cupola by adding transparent windows and grid pattern, aligning the cupola above the entry, and a higher quality fence material for the equipment enclosure. Pursuant to the Concord Municipal Code (CMC), Section 18.205.040, C, the planning division may refer any application for a Category 1 or Category 2 facility to the design review board for a recommendation or to the planning commission for a decision. Pursuant to CMC, Section 18.205.100, Design Standards, sets standards for the maximum amount of screening and architectural integration. CMC 18.205.090 G, requires ancillary equipment to be fully screened from view and integrated into the design along with landscaping.

The Use Permit Amendment and Design Review application will be reviewed by the Planning Commission on October 7, 2015.

III. PROJECT DESCRIPTION AND DISCUSSION

The application is for Design Review to construct a new roof-mounted wireless communication facility by adding nine (9), six-foot tall panel antennas concealed within one new 10-foot x 10-foot cupola-style enclosure on the roof of the existing multi-use building at Calvary Apostolic Church. The facility also includes a 20-foot x 20-foot equipment lease area at the ground level, enclosed within an 8-foot tall wooden fence to screen meters, equipment cabinet and generator. A vertical cable tray and doghouse to house the co-axial cable is proposed on the north facing façade of the multi-use building.

A. Site Planning:

The subject site is the existing Calvary Apostolic Church located at 3425 Concord Blvd. The site is approximately 77,972 square feet or 1.79 acres. The surrounding uses are predominantly single family residential as follows:

	Land Use	General Plan Designation	Zoning
North	Single family residences	Low Density Residential	R-7.5
South	Single family residences	Low Density Residential	R-10
East	Single family residences	Low Density Residential	R-10
West	Single family residences	Low Density Residential	R-10

The site is accessed off Concord Blvd. with two, two-way drive aisles leading into the site. The one-story church building has a north-south orientation and the front façade of the church faces Concord Blvd. A two-story multi-use / daycare building is located behind the church building with an east-west orientation. The church and the daycare building are located in the center of the site with the parking and the drive aisles on the outer edge of the site, forming a U-shape drive aisle around the site. To the north of the multi-use building is an existing fenced in day care play-yard. Currently along the north property line is an existing drainage easement in a raised curb area and a play area. There are six (6) parallel parking stalls along the raised curb area.

B. Building Architecture:

The overall church and multi-use building are contemporary in design with EIFS finishes through-out the exterior. The main entrances to the church and multi-use building are off the west parking lot and are articulated with columns, entablatures and pitched roofs that define the entrances. The rectangular buildings are designed as “contemporary” with symmetrically placed windows. The windows have sills and decorative EIFS cornices, and the doors also have finished moldings. Vinyl windows with grids are proposed to lend detailing to the elevations. The alignment and details of the fenestration give the façade interest.

EIFS siding is the pre-dominant finish material on the exterior. An earth tone color palette with muted contrast defines the elevations. A material and color board will be presented at the meeting. The roof is a gable with asphalt shingles. The overall proportion and scale of the buildings is complimentary to each other and the site.

The project is proposing a new roof-mounted wireless communication facility by adding nine (9), six-foot tall panel antennas concealed within a new 10-foot x 10-foot cupola-style enclosure. The mass, scale and height of the cupola are driven by the number and height of directional panel antennas. The applicant states that the six foot height is necessary to allow a tighter emission beam width pattern. The remaining height of the cupola is to accommodate a 6:12 roof pitch to match the multi-use building.

Should the DRB determine that the mass, scale, and proportion of the cupola are acceptable, staff’s comments and recommendations on the cupola, ancillary equipment, co-axial cable tray and elevations are as follows:

- Detail the cupola so it matches the details of the multi-use building. The RF transparent window detail, trim and grids shall match the windows on the existing multi-use building.

-
- Detail the cupola eaves so they match the eaves on the existing multi-use building.
 - Incorporate the co-axial cable and doghouse within the building and/or under the site, so it is not visible at all. This may involve trenching a portion of the site.

C. Landscaping:

Existing landscaping consists of perimeter trees, low shrubs, and groundcover. Evergreen shrubs are established along the building foundation. A six-foot tall good neighbor fence is along the perimeter of the site.

As previously stated, a new 8-foot tall dark brown composite trex fence to screen meters, equipment cabinets and generator is proposed. The applicant will provide a sample and cut sheets of the proposed fence at the Design Review Board meeting.

The applicant is proposing to keep all existing trees on the site. The applicant states that no new landscaping areas are proposed as it will take up additional space in the parking lot. Verizon is not currently proposing landscaping at its facilities due to the drought.

Staff's comments and recommendations on the landscaping and screening are as follows:

- The code requires fencing, landscaping and other screening that is integrated and compatible with surrounding improvements and landscaping to the maximum extent possible. Staff is recommending drought tolerant landscaping treatment to the north of the equipment lease area, adjacent to the trex fence, along with irrigation and a landscape agreement

IV. RECOMMENDED ACTION

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

Staff's Recommendation:

Architecture:

- Approval of a single cupola in the approved location aligned and centered above the main entrance only because it is architecturally compatible in terms of mass, scale, proportion and design with the overall architecture of the multi-use building.
- Detail the cupola so it matches the details of the multi-use building. The RF transparent window detail, trim and grids shall match the windows on the existing multi-use building.
- Detail the cupola eaves so they match the eaves on the existing multi-use building.
- Paint and match the materials of the new single cupola to match the existing multi-use building.

- Incorporate the co-axial cable and doghouse so that it is located within the building and or under the site.

Landscaping:

- Incorporate drought tolerant landscaping treatment to the north of the ancillary equipment lease area along with irrigation and a maintenance agreement for the landscaping.

Prepared by: Afshan Hamid, AICP
Associate Planner
925-671-3281
afshan.hamid@cityofconcord.org

Exhibits: A – Project Support Statement, Coverage Map, Photosimulations.
B – Materials List
C – Project Plans, date stamped received 9/10/2015
D – Colored Elevations

15sdrb.053 Verizon Wireless at 3424 Concord Blvd.

**PROJECT SUPPORT STATEMENT
VERIZON WIRELESS**

EXHIBIT A

SITE NAME: CONCORD BLVD

LOCATION: 3425 Concord Blvd, Concord, CA 94519

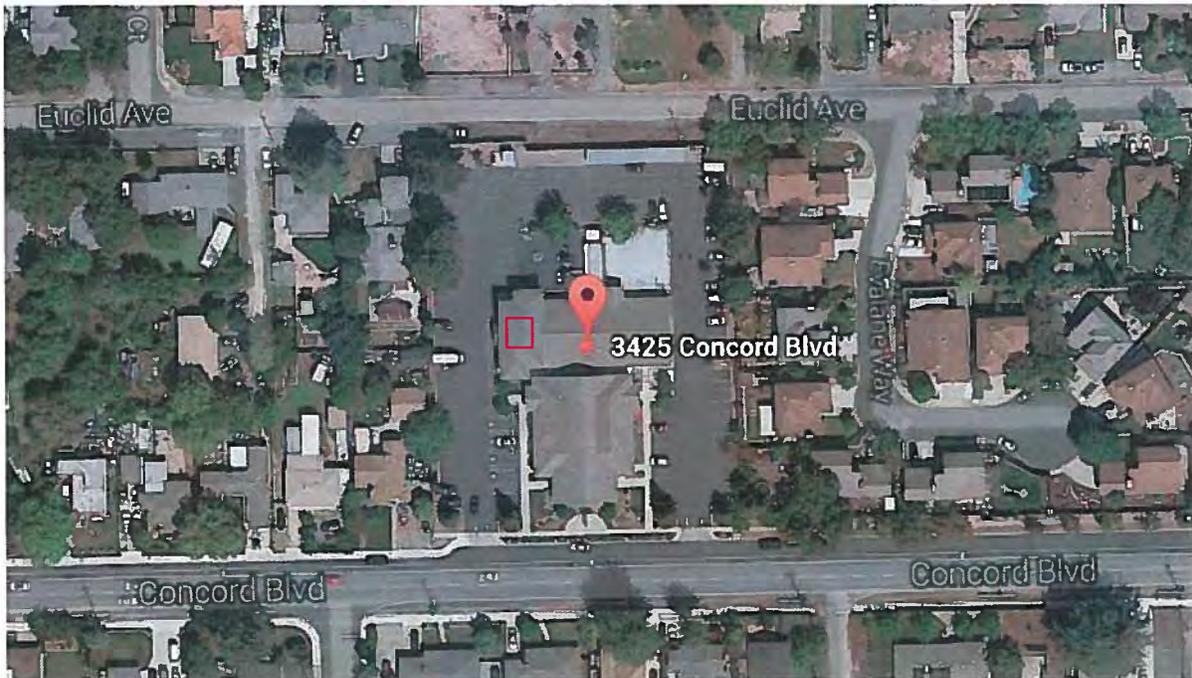
APN: 113-091-035

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in the City of Concord. Verizon maintains a strong customer base in Concord and strives to improve coverage for both existing and potential customers. The proposed facility is needed to improve signal strength in the area and bring improved wireless communication coverage to central Concord, along Concord Boulevard. This project will expand Verizon’s existing network and improve call quality, signal strength, and wireless connection services in Concord. The improved wireless service will benefit residents, local businesses, public services, and roadway safety throughout the region.

Location/Design

Verizon Wireless proposes a new roof-mounted wireless communications facility on the property located at 3425 Concord Blvd, in Concord. Additionally, Verizon proposes an amendment to the underlying use permit at the site to add a cupola to the roof. The property is located in the Single Family Residential zone (RS-7.5) and is the site of Calvary Apostolic Church. The surrounding area is similarly zoned (RS-7.5), with residential and commercial uses on the neighboring parcels. The use permit amendment will allow the addition of an RF transparent cupola to the existing roof, in which Verizon will install nine panel antennas. The cupola will add 11.2’ of height to the church roof, and has been designed to complement the structure.



Project Support Statement - Verizon Wireless 'Concord Blvd'

Project Description

The proposed facility consists of nine (9) Verizon Wireless panel antennas and associated equipment, to be mounted on the roof of Calvary Apostolic Church inside a 10' x 10' RF transparent cupola. A 20' x 40' ground lease area behind the church will have a 6' redwood fence at the perimeter and will house all equipment for the antennas, including a pre-fabricated equipment shelter, underground power and telco utilities, a standby diesel generator, and a coaxial cable ice bridge. A vertical cable tray on the outside of the church will conceal coaxial cables running to the roof-mounted antennas and will be painted to match the existing building. The diesel generator will be installed on a new concrete pad, and the proposed facility will not require grading. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week. Additionally, Verizon will repurpose open space in the rear of the parcel to add six (6) new 9' x 19' parking spaces for church use.

Public Benefits of Improved Wireless Service

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Aesthetic Impacts

Verizon Wireless has carefully chosen a location for a new facility that will result in minimal visual impact to the residents of Concord. The facility will be mounted on the roof of an existing church, inside a 10' x 10' RF transparent cupola. The cupola will add 11.2' of height to the roof, and will be textured and painted to match the existing structure. The antennas will be installed at a 31' centerline. Additional Verizon equipment will be stored in a proposed 20' x 40' lease area on the ground behind the church, near the north end of the parcel. A 6' tall redwood fence will surround the ground lease area, concealing the equipment shelter and generator from view. The equipment shelter will be textured and painted to match the existing church, and a pitched roof will be added to match the church's roof. Verizon designed the facility to minimize visibility from public view by using a roof-mounted design and locating the antennas within a matching cupola. Support cables will be installed underground and run along the back wall of the church building inside a vertical cable tray.

Site Selection Process

The selection of a location for a wireless telecommunications facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Project Support Statement – Verizon Wireless ‘Concord Blvd’

The proposed coverage area consists of residential and public uses in Concord. Verizon strives to minimize visual and acoustic impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. The proposed location best serves the interest of the City of Concord and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.

In March 2014, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.

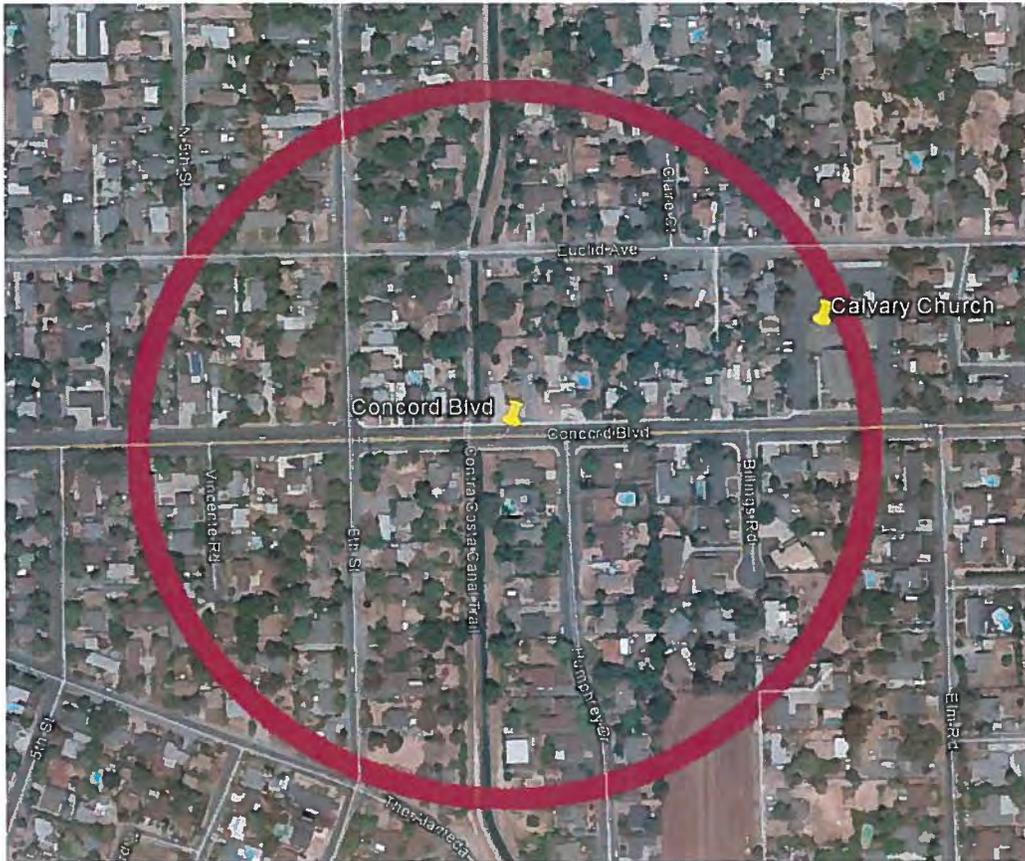


The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 31' represents the required height of the antennas to produce the desired coverage. After evaluating the City's zoning regulations, the next step is to identify any existing towers and within the search ring that could allow for collocation. In this case, Verizon determined that there are no existing towers within the search area which can meet its coverage needs.

Verizon searched for potential alternative sites prior to selecting the presently proposed location. However, the section of Concord within the search ring is zoned for Single Family Residential

Project Support Statement – Verizon Wireless ‘Concord Blvd’

use, and the residential character of the area continues for .30 miles in all directions. The City of Concord prohibits Category 2 wireless facilities on property developed within this district, and Verizon determined the only feasible candidate within the search ring was Calvary Apostolic Church, located at the western edge of the search ring. After explaining the lack of feasible properties within the search ring, Verizon’s radio frequency engineer encouraged Verizon to pursue the Church as the single candidate for developing this facility.



Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the lease area and will provide power to the facility in the event that local power systems are offline.

Maintenance and Standby Generator Testing

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries play a vital role in Verizon’s emergency and disaster preparedness plan. In the

Project Support Statement – Verizon Wireless ‘Concord Blvd’

event of a power outage, Verizon Wireless communications equipment will first transition to the back-up batteries. The batteries can run the site for a few hours depending on the demand placed on the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up batteries and generators allow Verizon Wireless’s communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6’ redwood fence for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Lighting

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon Wireless’s FCC license. An RF report prepared by Hammett & Edison, Inc. verifying compliance with FCC guidelines is included with this submittal.

Statement Regarding Future Collocation

The proposed facility is a collocation on an existing structure and therefore has not been designed in a manner that will structurally accommodate additional antennas and/or future collocation.

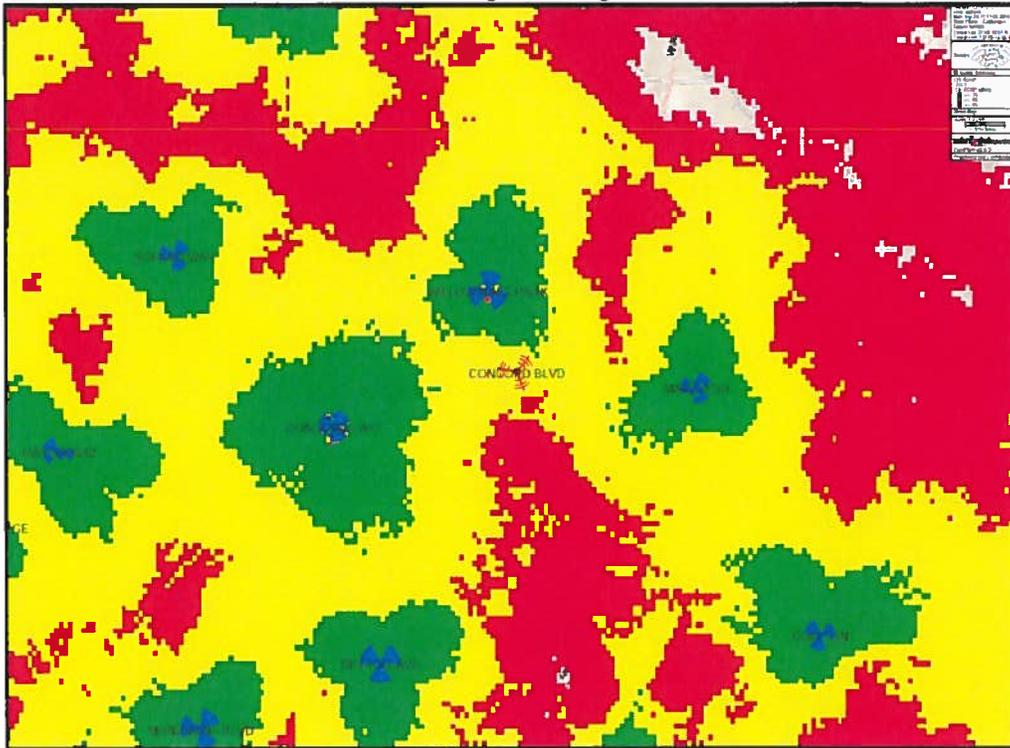
Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

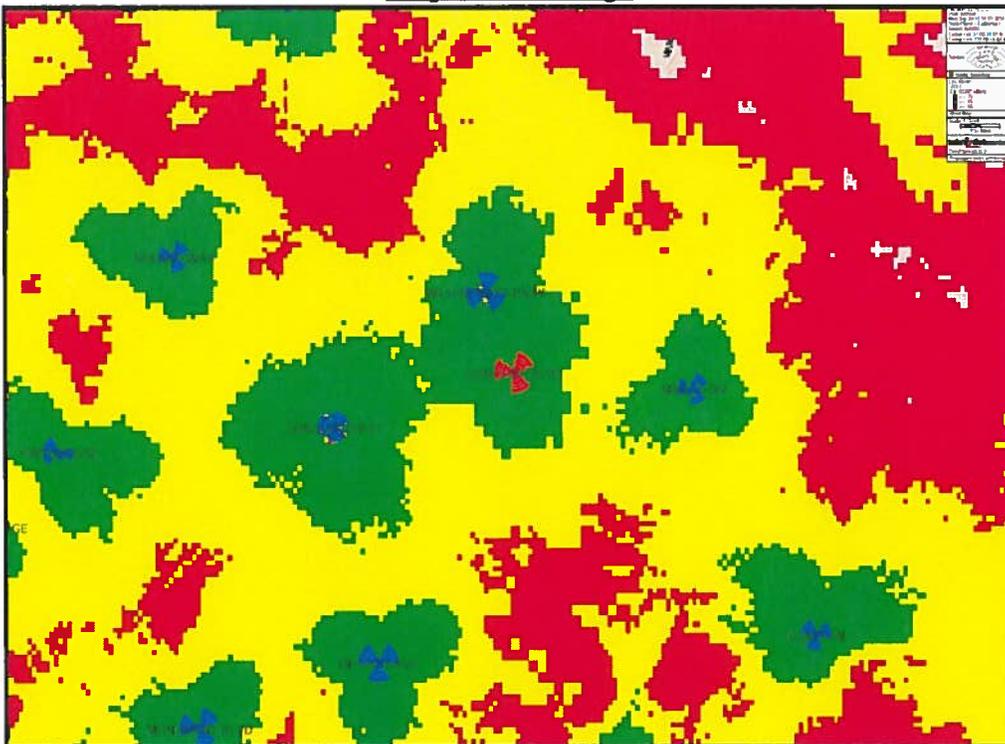
Project Support Statement - Verizon Wireless 'Concord Blvd'

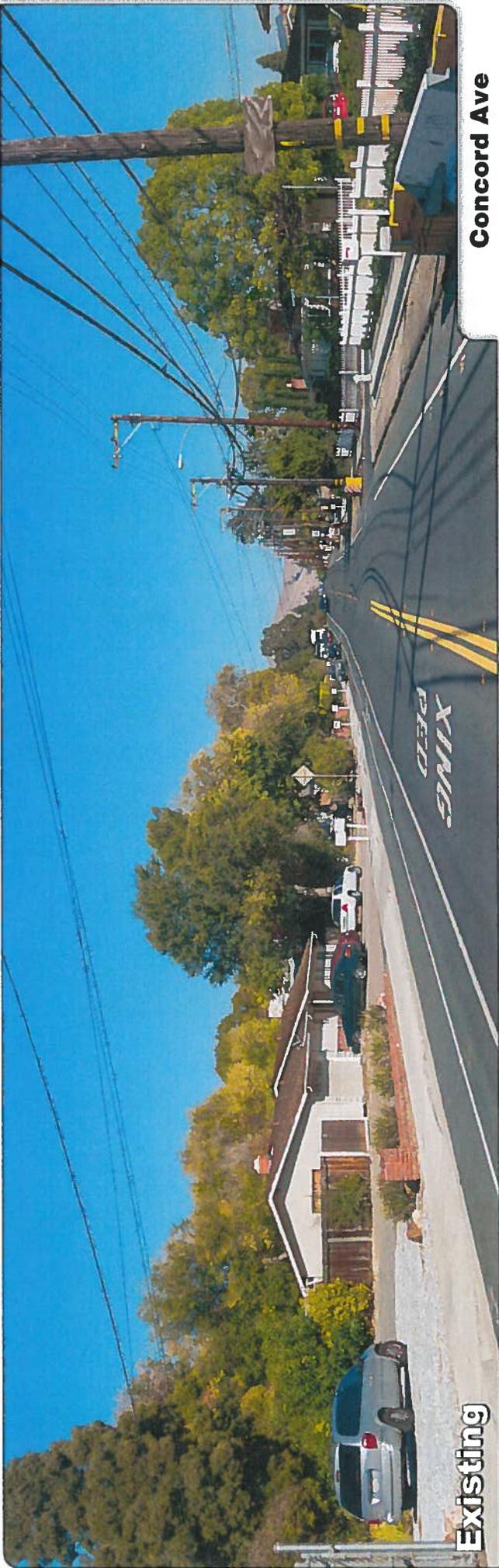
Coverage Area

Existing Coverage



Proposed Coverage

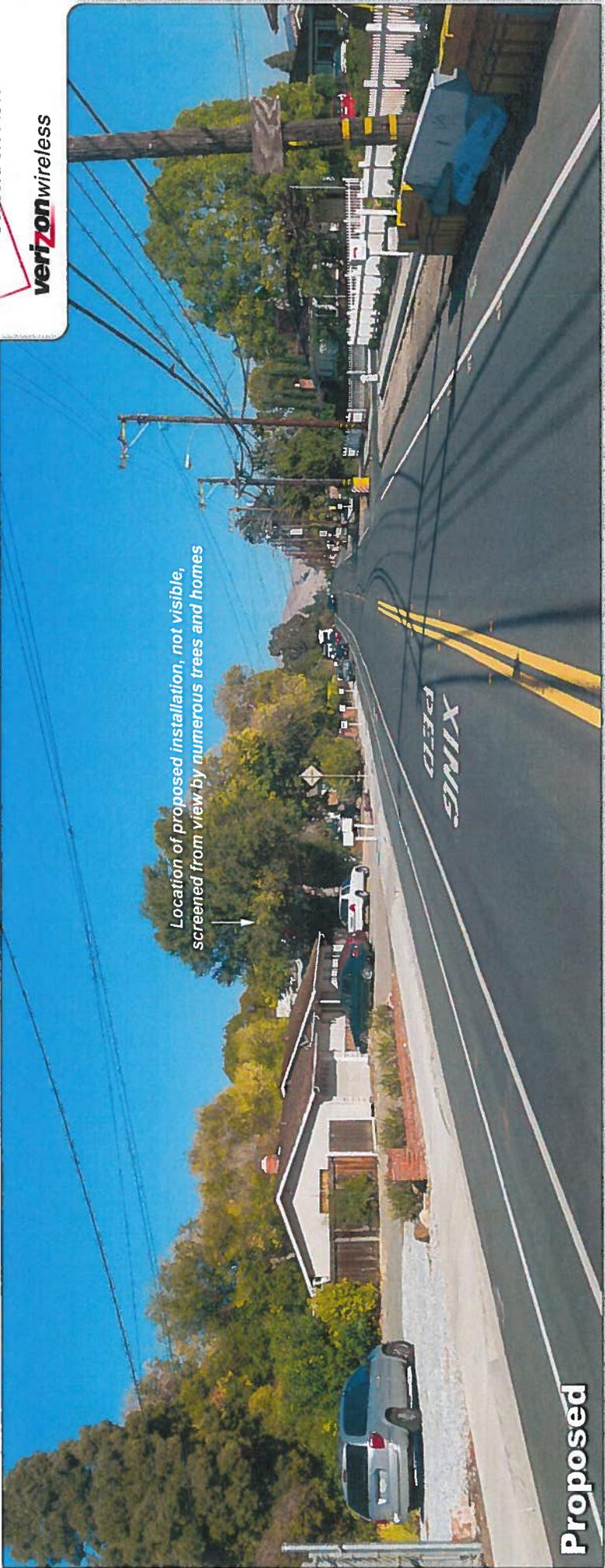




Existing

Photosimulation of the view traveling eastbound on Concord Blvd approaching the church.

Concord Ave
 3425 Concord Blvd
 Concord CA 94519

Location of proposed installation, not visible, screened from view by numerous trees and homes

Proposed



Existing

Photomontage of the view looking east from Sixth Street, 1000 ft away per City requirement.

Concord Ave
 3425 Concord Blvd
 Concord CA 94519




Location of proposed installation, not visible, screened from view by numerous trees and homes

Proposed

Existing

Photosimulation of the view looking west along Concord Blvd, 1000 ft away per City requirement.

Concord Ave

3425 Concord Blvd
Concord CA 94519

verizonwireless

*Location of proposed installation, not visible,
screened from view by numerous trees and homes*

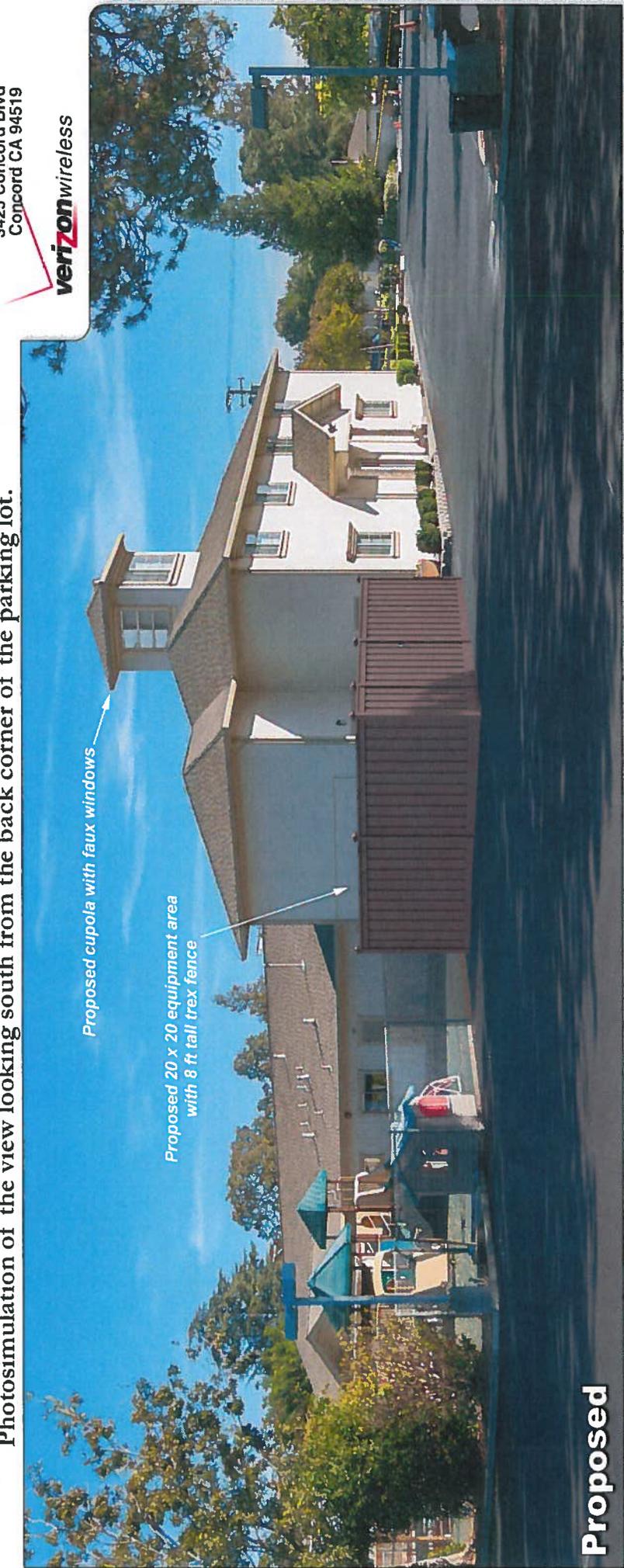
Proposed



Existing

Concord Ave
 3425 Concord Blvd
 Concord CA 94519

Photosimulation of the view looking south from the back corner of the parking lot.



Proposed cupola with faux windows

Proposed 20 x 20 equipment area with 8 ft tall trex fence

Proposed

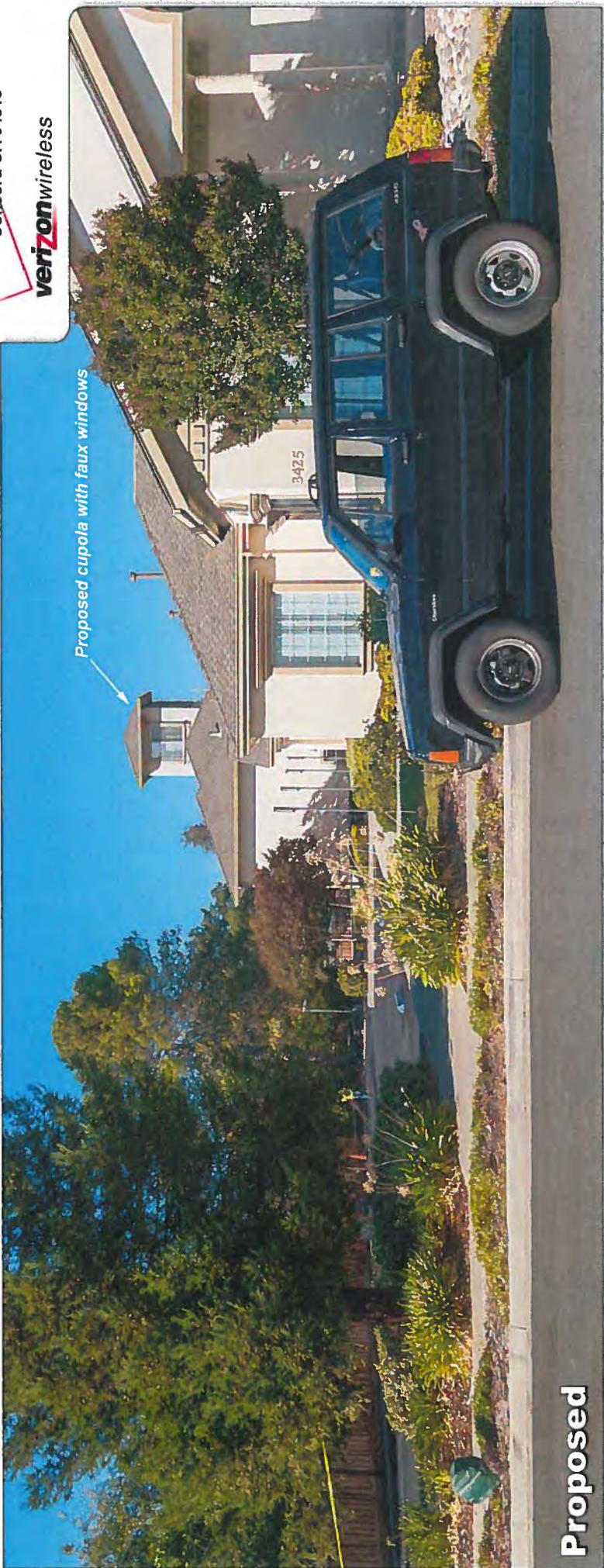


Existing

Concord Ave
 3425 Concord Blvd
 Concord CA 94519



Photosimulation of the view looking north from the nearest point along Concord Blvd.

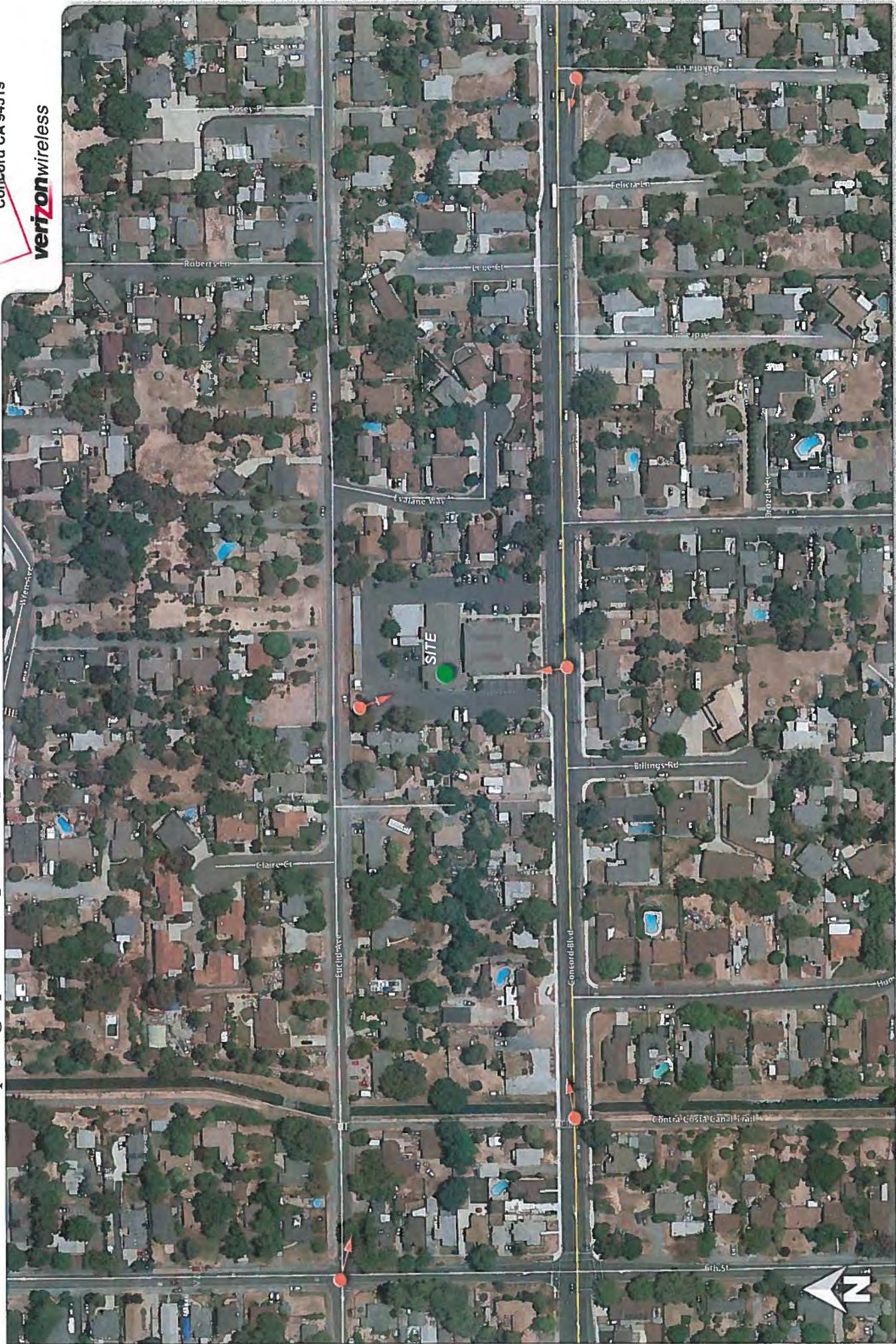


Proposed

Concord Ave
3425 Concord Blvd
Concord CA 94519



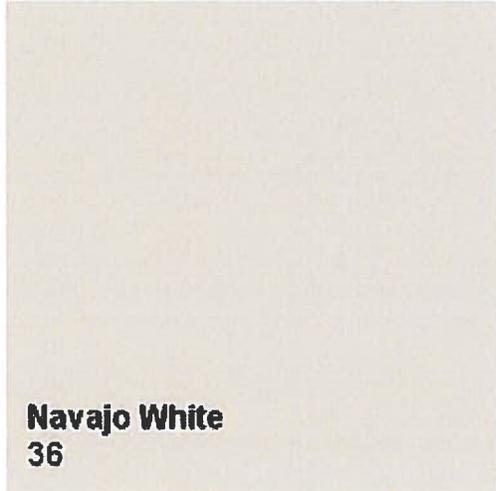
Aerial photograph showing the viewpoints for the photosimulations.



Material List - Verizon Wireless 'Concord Blvd'

EXHIBIT B

Body Paint: Kelly-Moore "Navajo White" 1240-036



Roofing Shingles: GAF Timberline "Weathered Wood"



Trim Paint: Kelly-Moore "Sand Pebble" 1240-171



RF Transparent Siding: Stealth Concealment Solutions, Inc.



Z D DRAWING SIGN - OFF	
DATE:	TIME: X CMC-RELEASE RETURN BY:
SIGNATURE	DATE
SITE ACQUISITION:	
PLANNING:	
CONSTRUCTION:	
MANAGEMENT:	
	
CONSTRUCTION:	DATE
REAL ESTATE:	
RF ENGINEER:	
EQUIPMENT ENGINEER:	
RF ENG./TRANSPORT:	
OTHER (IF APPLICABLE)	DATE

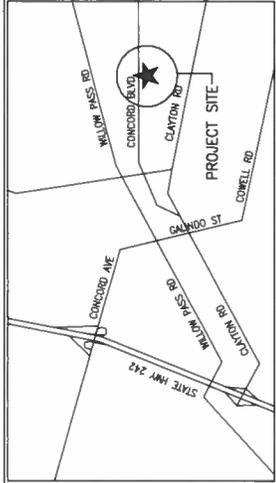


verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

CONCORD BLVD

3425 CONCORD BLVD
 CONCORD, CA 94519
 APN: 113-091-035
 LOCATION #: 296417



LOCATION PLAN

DIRECTIONS	
FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:	
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD.	
2. TAKE THE 1ST LEFT ONTO OAK GROVE RD.	
3. TURN LEFT ONTO CONCORD BLVD.	
4. TURN LEFT ONTO CLAYTON RD.	
5. TURN RIGHT ONTO FARM BUREAU RD.	
6. TURN LEFT ONTO CONCORD BLVD.	

INDEX OF DRAWINGS	
1. T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. C1.1	CIVIL SURVEY SHEET
3. A1.1	OVERALL SITE PLAN
4. A2.1	EQUIPMENT LEASE PLAN
5. A3.1	CONSTRUCTION LEASE PLAN
6. A1.1	PROJECT ELEVATION
7. A3.2	PROJECT ELEVATION
8. A1.3	PROJECT ELEVATION
9. A1.1	PROJECT ELEVATION

PROJECT DIRECTORY

OWNER:
 VERIZON WIRELESS
 2785 MITCHELL DRIVE
 WALNUT CREEK, CA 94598

CONSTRUCTION MANAGER:
 COMPLETE WIRELESS CONSULTING, INC.
 2009 V STREET
 CONCORD, CA 95018
 916-508-7044
 mc.coy@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 113-091-035

JURISDICTION: CITY OF CONCORD

OCCUPANCY: U (UNIMANAGED TELECOMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION: V-B

ZONING: RS-7.5 SINGLE FAMILY RESIDENTIAL

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA FIRE CODE (CFR)
- 2013 CALIFORNIA ENERGY CODE (CEC)
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
- 2013 CALIFORNIA REFERENCE STANDARDS CODE
- LOCAL COUNTY OR CITY ORDINANCES

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNIMANAGED TELECOMMUNICATIONS FACILITY, INCLUDING:

- A 20'-0" x 20'-0" EQUIPMENT LEASE AREA.
- A 10'-0" x 10'-0" ANTENNA LEASE AREA.
- OUTDOOR EQUIPMENT.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY GENERATOR.

(8) ANTENNAS W/ ASSOCIATED SUPPORT MOUNTED EQUIPMENT CONCEALED WITHIN PROPOSED VERIZON WIRELESS RF TRANSPARENT EXTERIOR, TEXTURED & PAINTED TO MATCH EXISTING BUILDING.

PROJECT MILESTONES

09/03/2014	90% ZONING DOCUMENTS	90% CONSTRUCTION DOCUMENTS
09/18/2014	100% ZONING DOCUMENTS	100% CONSTRUCTION DOCUMENTS
10/03/2014	100% ZONING DOCUMENTS REVISION 1	
10/03/2014	100% ZONING DOCUMENTS REVISION 2	
10/03/2014	100% ZONING DOCUMENTS REVISION 3	
04/01/2015	100% ZONING DOCUMENTS REVISION 4	
05/29/2015	100% ZONING DOCUMENTS REVISION 5	
07/15/2015	100% ZONING DOCUMENTS REVISION 6	

VERIZON WIRELESS

CONCORD BLVD.
 3425 CONCORD BLVD
 CONCORD, CA 94519

T1.1

DATE: 07/29/15

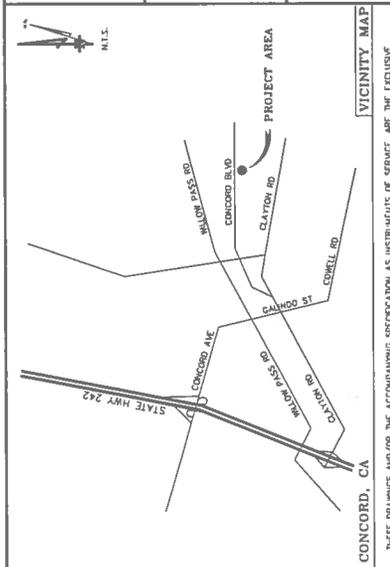
CHECKED BY: gpt

SCALE: AS SHOWN

DATE: 07/29/15

USE NO. 102129

APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045
APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045



CONCORD, CA

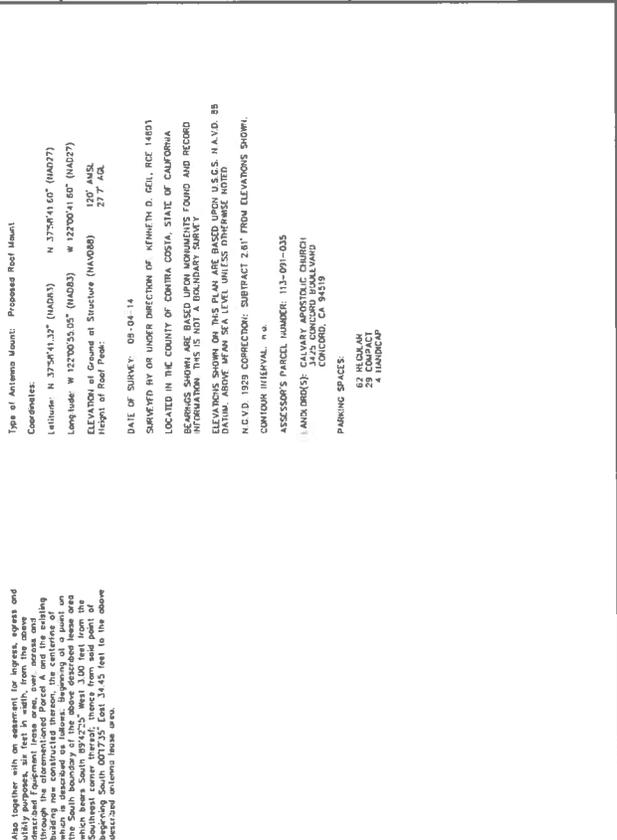
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PROJECT NAME: Concord Blvd
PROJECT SITE LOCATION: 3472 Concord Boulevard, Concord, California
DATE OF OBSERVATION: 08-04-14
EQUIPMENT/PROCEDURE USED: Trimble Con1200+160 (H4027)
TYPE OF ANTIENNA MOUNT: Proposed Roof Mount
COORDINATES: Latitude: N 37°56'41.37" (H4083) Longitude: W 122°00'41.60" (H4027)
ELEVATION OF GROUND AT STRUCTURE (NAVD83): 120' AMSL
HEIGHT OF ROOF PEAK: 27.7' AGL

DATE OF SURVEY: 08-04-14
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GELI, REG. 14801
 LOCATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.E.V.D. 1929 CORRECTION: SUBTRACT 2.81' FROM ELEVATIONS SHOWN.
 CONFORM: IRRFVAL, n.a.
 ASSESSOR'S PARCEL NUMBER: 113-091-035
 1. AUSTRIAN, GALLERY ARTISTS, C. CHURCH
 3472 CONCORD BLDG/LAND
 CONCORD, CA 94519
PARKING SPACES:
 62 HELD/AM
 4 UNPAID
 4 HANDICAP

CONCORD BLVD
PROJECT AREA



PROJECT AREA
 SCALE 1" = 20'
 N.T.S.

APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045
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APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045
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APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045
APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045

APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045
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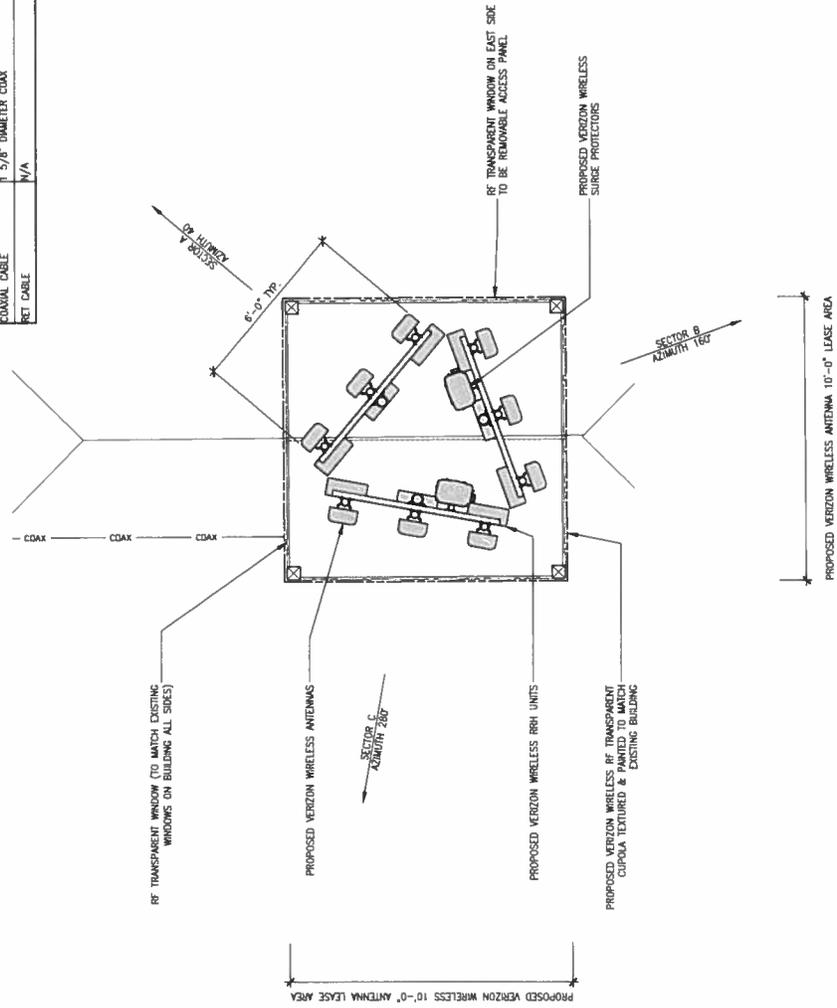
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APR 11-091-032	APR 11-091-031	APR 11-091-041	APR 11-091-042	APR 11-091-043	APR 11-091-044	APR 11-091-045

EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	RRH12	3	3	3	9
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE		2/2		2/2
COAXIAL CABLE	1 5/8" DIAMETER COAX	0	0	0	0
RET CABLE	N/A	0	0	0	0

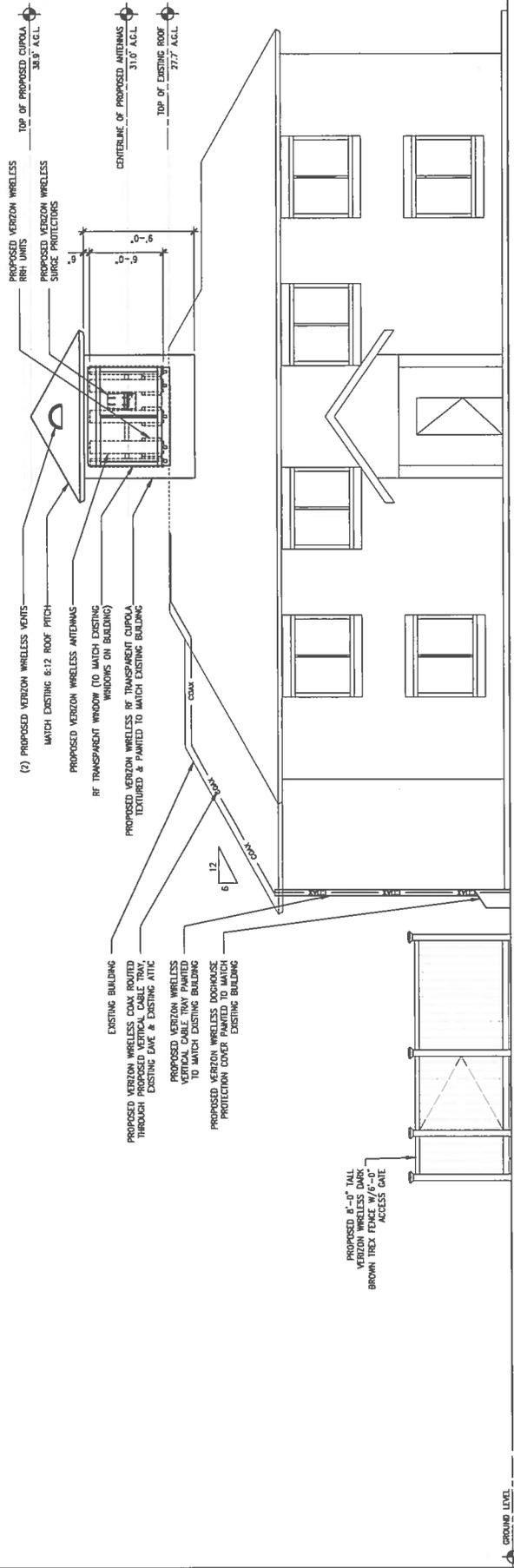


DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

NOTE: ANTENNA CURPULA TO BE CENTERED ON EXISTING ACCESS DOOR BELOW, VERIFY FINAL LOCATION IN FIELD



GROUND LEVEL
118'6" A.C.L.

MST ARCHITECTS
 1518 9th Street, San Francisco, CA 94115
 415.441.9119
 www.mstarchitects.com

COMPLETE

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VERTIZON WIRELESS
 3425 CONCORD BLVD
 CONCORD, CA 94519

PROJECT ELEVATION

SHEET TITLE:

DATE: 07/15/13

SCALE: AS SHOWN

CHECKED BY: JES

DRAWN BY: JES

FILE: 100100013.dwg

NO. 100100013

DATE: 07/15/13

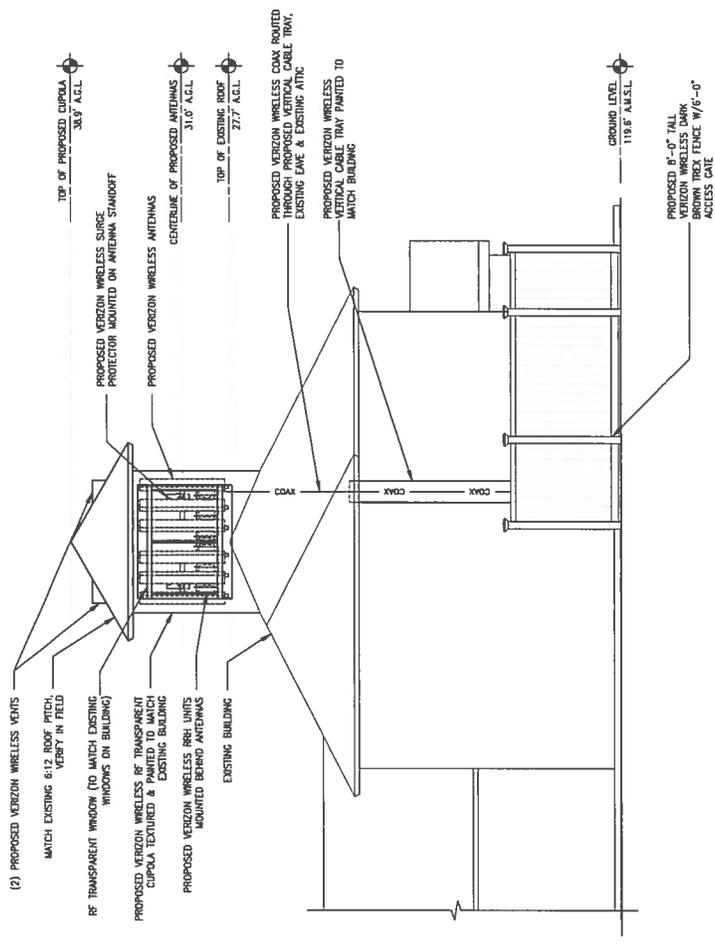
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CHECKED BY: JES

DRAWN BY: JES

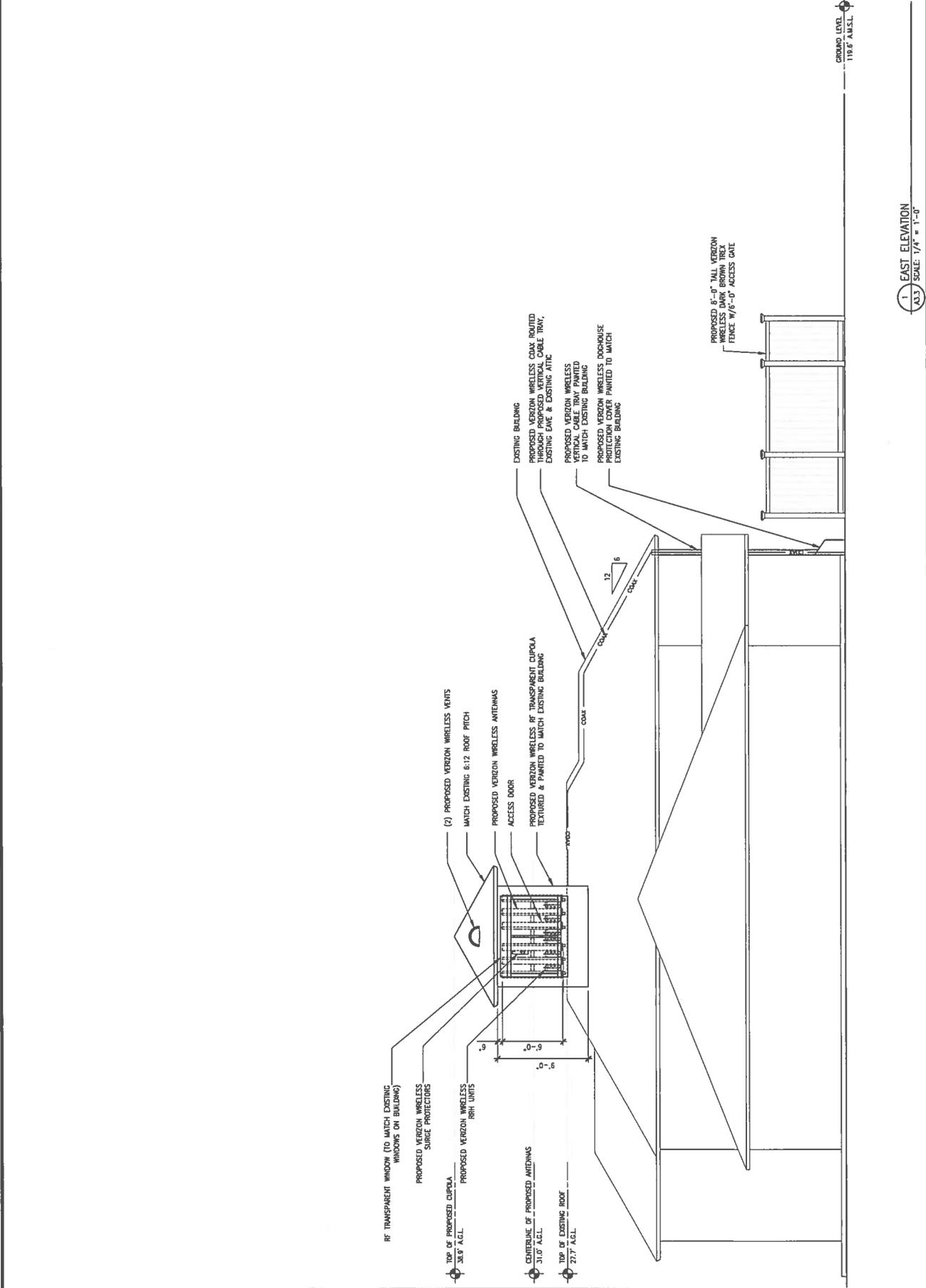
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A3.2

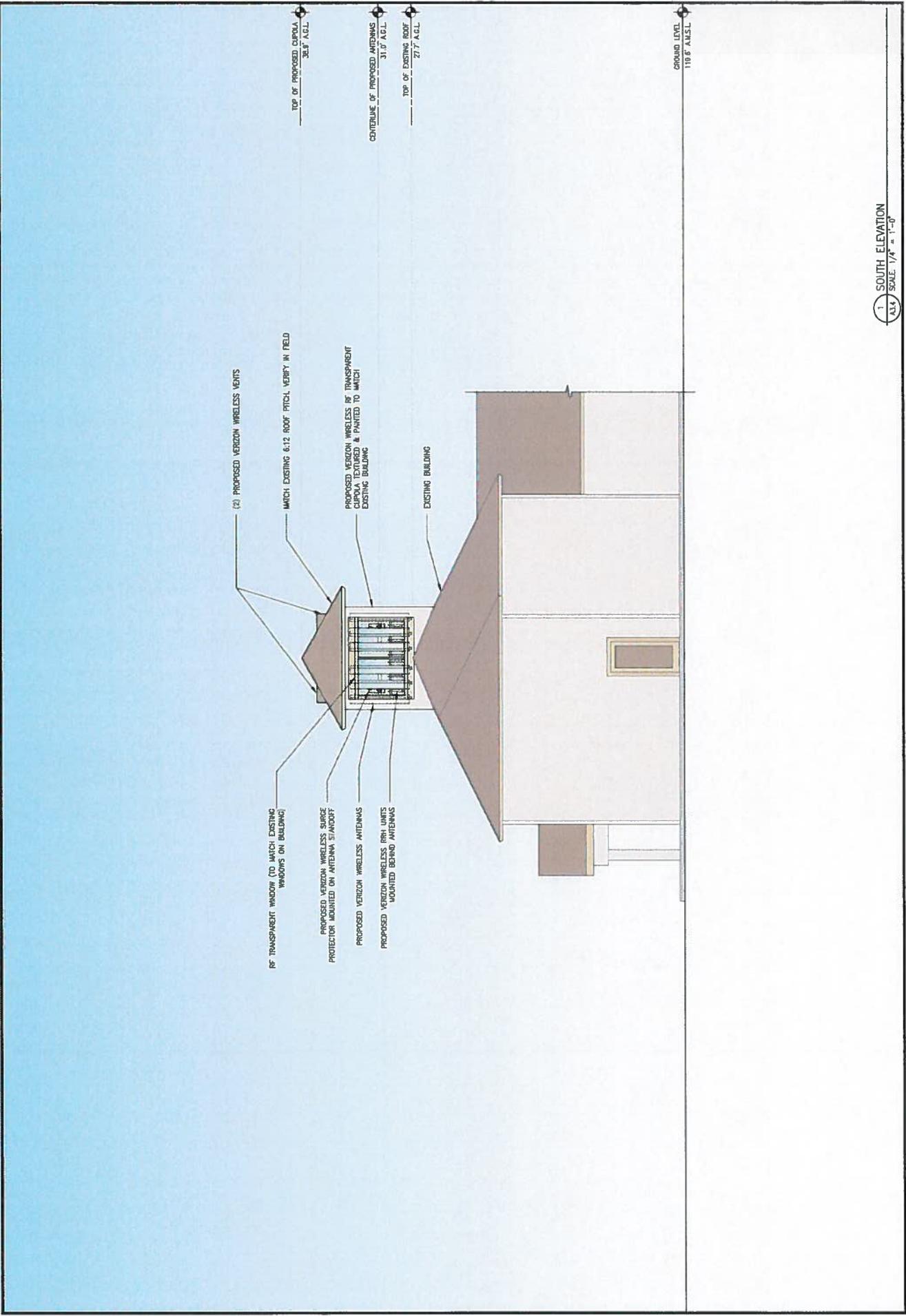


1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

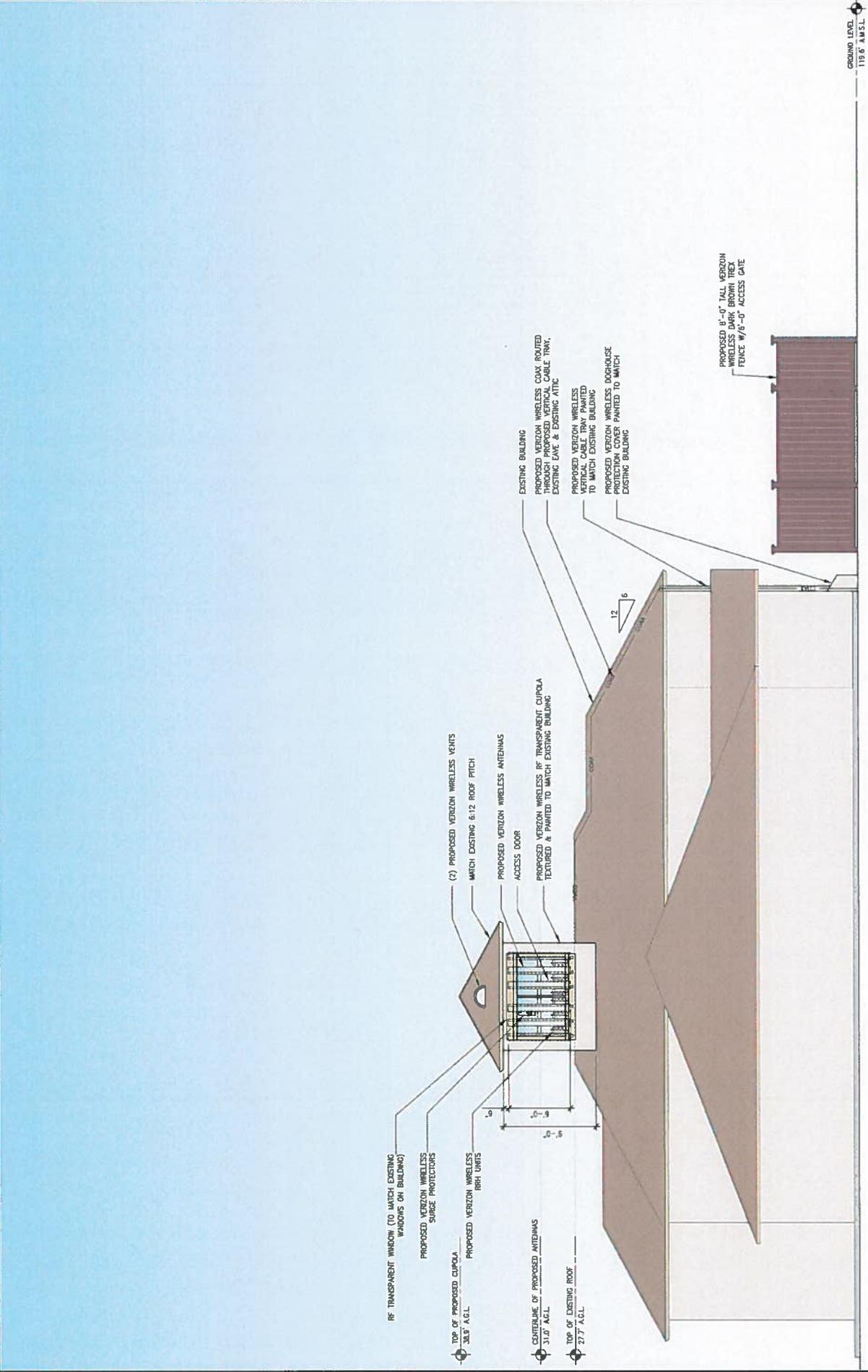
Drawn By: JLM Checked By: JLM Scale: as shown Date: 07/11/15



1 EAST ELEVATION
 A3.3 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 1/4" = 1'-0"



1 EAST ELEVATION
 A3.3 SCALE: 1/4" = 1'-0"

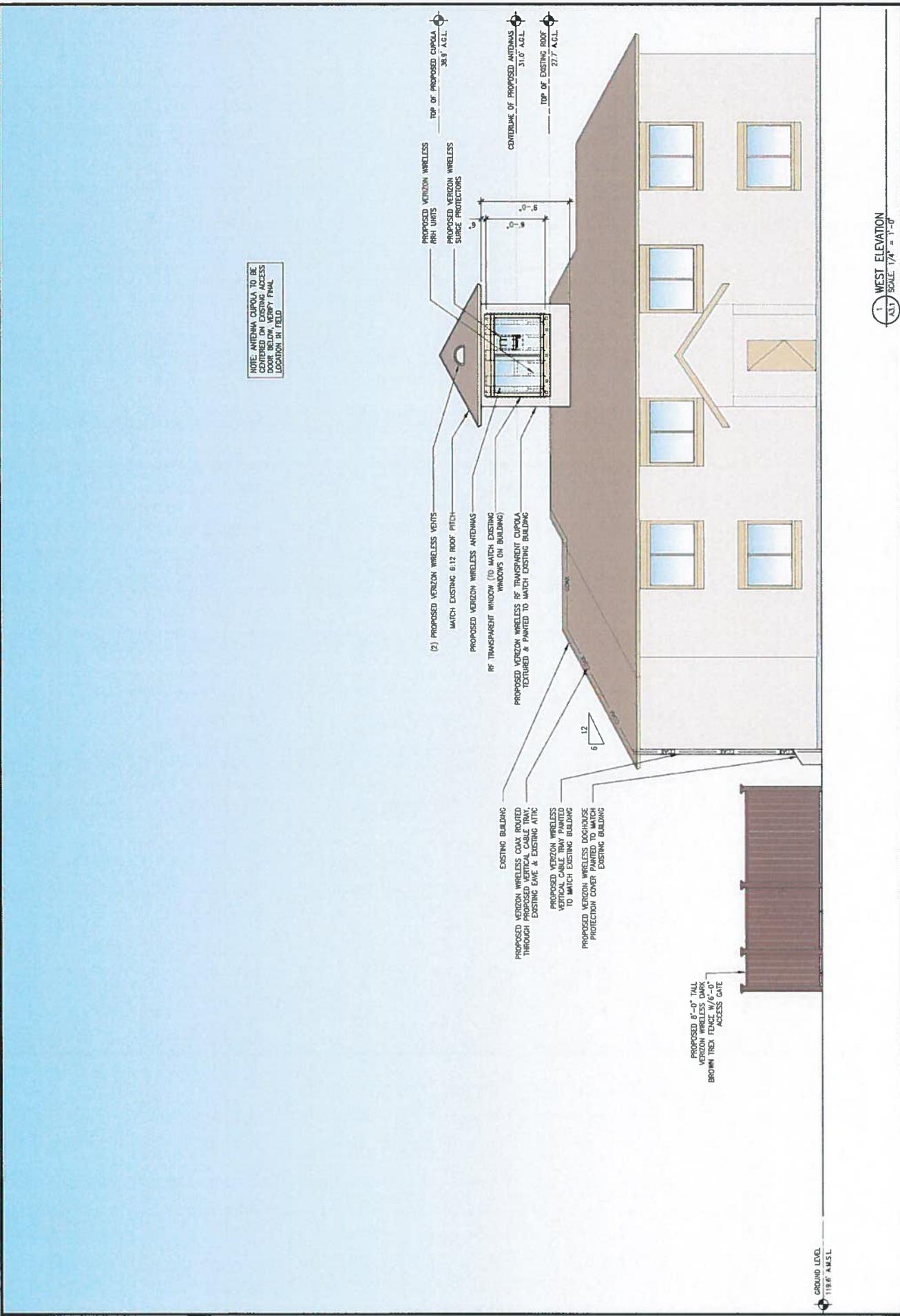
DATE PLOTTED: 08/11/17

DATE PLOTTED:	08/11/17
DATE:	08/11/17
SCALE:	AS SHOWN
CHECKED BY:	AK
DRAWN BY:	AK
DESIGNED BY:	AK
PROJECT NO.:	18-0001
SHEET NO.:	18-0001-01

DATE PLOTTED: 08/11/17

DATE PLOTTED:	08/11/17
DATE:	08/11/17
SCALE:	AS SHOWN
CHECKED BY:	AK
DRAWN BY:	AK
DESIGNED BY:	AK
PROJECT NO.:	18-0001
SHEET NO.:	18-0001-01

A3.1



NOTE: ANTENNA CUPOLA TO BE CENTERED ON EXISTING ACCESS DOOR BELOW. VERIFY FINAL LOCATION IN FIELD.

1 WEST ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"

GROUND LEVEL
 118.6' AMSL



REPORT TO DESIGN REVIEW BOARD

DATE: September 24, 2015

I. GENERAL INFORMATION

Project Name: Willows Shopping Center Building E
(PL131163-DR)

Review Status: Preliminary Review

Location(s): 1975 Diamond Boulevard

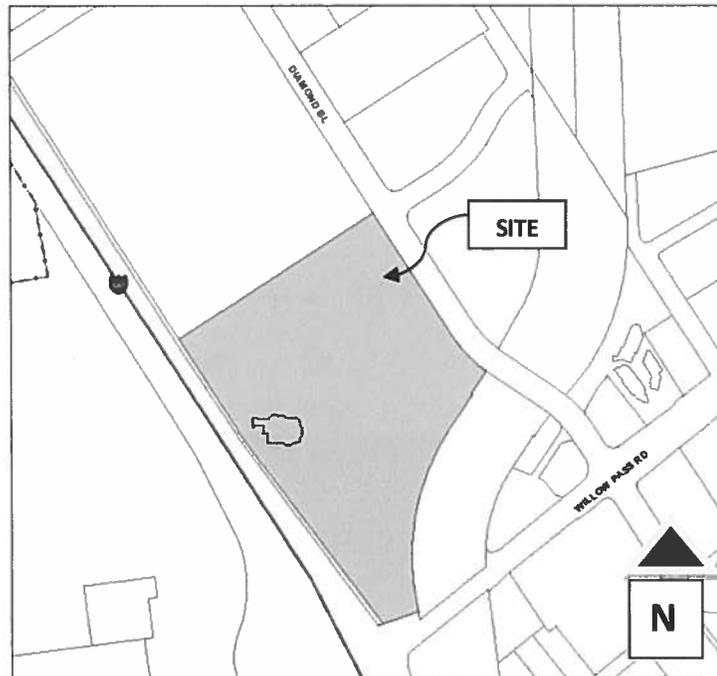
Parcel Number(s): 126-440-005

General Plan: West Concord Mixed Use

Zoning: WMX (West Concord Mixed Use)

Applicant: Ricardo De Rojas
Willows Shopping Center/Equity One
1975 Diamond Boulevard
Concord, CA 94520

Vicinity Map:



II. PROJECT BACKGROUND

Equity One Partners proposes modifying the design of façade improvements for Building E, located at the northwesterly portion of the Willows Shopping Center, which was a part of the City's 2013 approval for various improvements to the Willows Shopping Center. The modified design was discussed by the Design Review Board at a Study Session on August 6, 2015. The Board was generally supportive of the design and recommended the project return with minor revisions for review.

III. PROJECT DESCRIPTION AND DISCUSSION

The project scope has not changed since the initial concept was presented to the Board and consists of the following: 1) adding new tower pop-outs for Fuddruckers and the tenant space adjacent to Roadrunner Sports, 2) modifying Fuddruckers' outdoor seating area, and 3) new signage concepts including canopy edge signs. The Board's August 6th Study Session comments are listed below in italics followed by discussion of the applicant's response and staff's recommendations.

1) Consider a "greenhouse" design or other concept that opens up Fuddruckers' outdoor eating area.

The original design concept for Fuddruckers' outdoor seating area proposed a fabric awning over planter boxes enclosing the seating area. The current design replaces the fabric awning with a more substantial metal trellis structure. Staff finds the new structure achieves the right balance between providing shade and a more open design requested by the Board.

2) Provide detail of how the Fuddrucker's parapet returns into the existing roof or wall of the adjacent tenant space.

The current renderings provide a better angle showing how the parapet to the left of the Fuddruckers tower returns into the adjacent roof. Construction details for the parapet and how it interfaces with the existing roof can return for the Board's review as a staff report item.

3) Consider utilizing areas underneath large overhangs for seating areas and other outdoor amenities.

The plans propose a metal canopy or trellis to the left side of each tower pop-out (See Exhibit A, Sheets A2 and A3). The canopy adjacent to Fuddruckers overhangs six feet and would require the use of umbrellas to provide shading for the area. This area also includes a utility yard enclosed with a green screen. The trellis addition adjacent to Roadrunner Sports extends approximately 20 feet from the storefront and will include a retractable fabric awning system for shade. Staff supports the design of the canopy and trellis areas and has the following comments:

- The plans note tenants will have the option to utilize the canopy and trellis area for outdoor dining. Staff recommends the applicant propose an alternative treatment or amenity if future tenants opt to not use the canopy or trellis areas, such as benches underneath the shade structures or against the storefronts.

- Applicant shall provide utility yard planting and green screen details for final design review.
- 4) *Provide examples of design elements from the new “Main Street” facades that are proposed for Building E to evaluate whether they are compatible with the overall design approach for Building E.*

The exterior finishes of the tower pop-outs will be a combination of cement fiber board siding and wood or synthetic material accent siding that was used on the new “Main Street” facades. A photo of this design treatment applied to the Main Street facades is attached as Exhibit C. Staff supports the approach to use design elements from the Main Street buildings as a way to create a more consistent design aesthetic between the two buildings.

- 5) *Consider colors other than white for the tower pop-outs.*

The applicant proposes using the same color palette for Building E that was approved for the Main Street buildings, including white for the tower pop-outs. Staff supports using the same color palette as a way to relate the design of the two buildings. Moreover, staff believes using other colors within the approved palette (i.e., different tones of gray) will not provide enough contrast between the pop-outs and background storefronts and roofs.

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 plans for final plans. Staff has prepared the following motion and recommended conditions of approval for the Board’s consideration:

I (Board Member _____) hereby move that the Design Review Board recommend approval of modifications to the Willows Shopping Center Build E Facade (PL131163-DR), subject to all applicable conditions of the Development Code and Municipal Code, and the following conditions.

Staff Recommended Conditions

- Applicant shall provide construction details for the parapet and how it interfaces with the existing roof for final review.
- Applicant shall propose an alternative treatment or amenity if future tenants opt to not use the canopy or trellis areas, such as benches underneath the shade structures or against the storefronts.
- Applicant shall provide utility yard planting and green screen details for final design review.

Prepared by: Frank Abejo

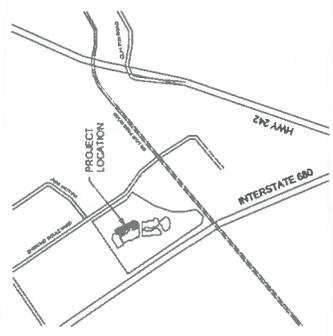
Frank Abejo
Senior Planner
(925) 671-3128
frank.abejo@cityofconcord.org

Exhibits:

- A- Proposed Building E Elevations date stamped received September 4, 2015
- B - Previous Building E Concept date stamp received May 19, 2015
- C - Main Street Façade Photos



VICINITY MAP



PROJECT SUMMARY

- BUILDINGS:**
1. RELOCATE BUILDING FACADES IN BETWEEN ROADRUNNER SPORTS AND PANERA. THESE INCLUDE TWO VACANT SPACES (FORMER ZANY BRANNY AND TONY ROMA'S RESTAURANT) AND THE FUDDRUGGERS. RELOCATE THE BUILDING FACADES TO THE EXISTING STOREFRONTS TO REPLACE EXISTING WINDOWS AT TONY ROMA'S. REMODEL AND NEW TOWER ELEMENTS. NEW TOWER ELEMENTS TO BE PLACED AT THE EXISTING STOREFRONTS. NEW FENCING AROUND EXISTING UTILITY YARD WITH PLANTED "GREEN SCREEN" TYPE LATTICE. NEW PARKING, NEW WATER FINISH ON A COUPLE OF WALLS, NEW PAINT FINISH ON SIDING THROUGHOUT.
- SIDEWALK:**
1. EXISTING SIDEWALK WILL BE REPLACED WITH NEW SCORED CONCRETE.
 2. SIDEWALK AND CONCRETE CURB WILL BE MOVED OUT INTO THE VEHICLE DRIVE AISLE TO PROVIDE ADDITIONAL PEDESTRIAN CIRCULATION SPACE AROUND SOME OF THE FINCH POINTS.
 3. NEW PLANTERS AND PLANTER POIS TO DEFINE AND ENHANCE THEIR OUTDOOR SEATING AREA.
 4. SIDEWALK WILL HAVE NEW PEDESTRIAN SCALED LIGHTING TO MATCH THE FEATURES AT THE NEW STREET.

PROJECT TEAM

OWNER
 EQUITY ONE INC.
 3 SERRAMONTE CENTER
 DALY CITY, CA 94015
 650.992.7676

ARCHITECT
 JOHNSON LYMAN ARCHITECTS
 1375 LOCUST STREET
 WALNUT CREEK, CA 94596
 925.930.9690

SHEET INDEX

- A0 TITLESHEET
- A1 PERSPECTIVES
- A2 PERSPECTIVES
- A3 PLAN AND ELEVATION

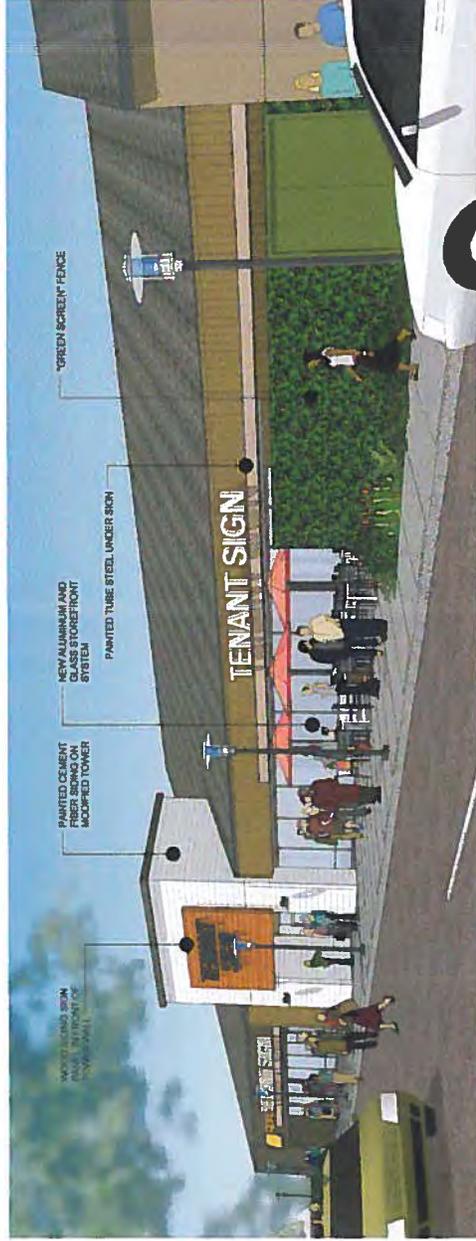
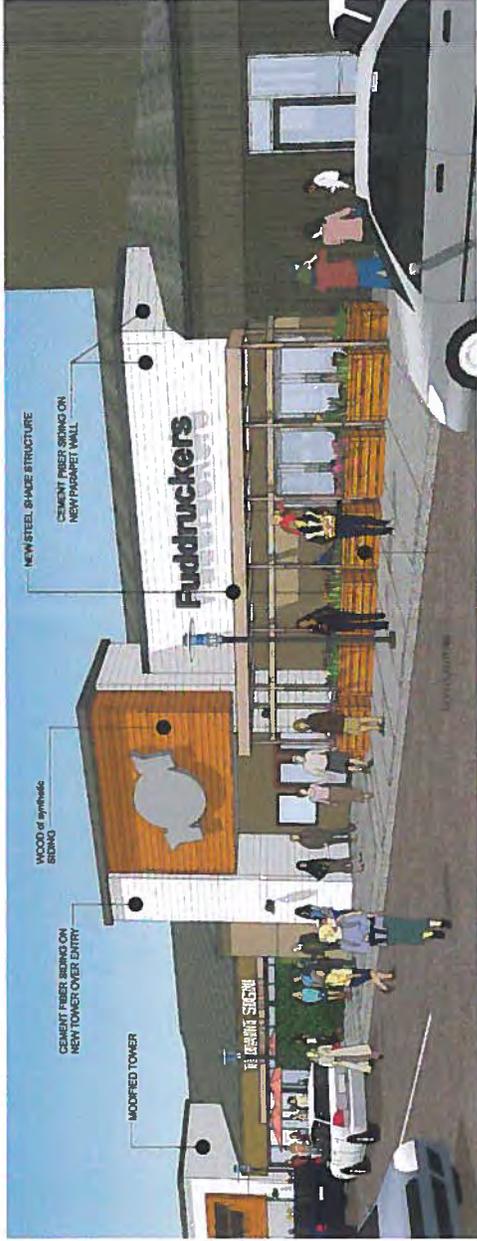
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SEP - 4 2015

PLANNING

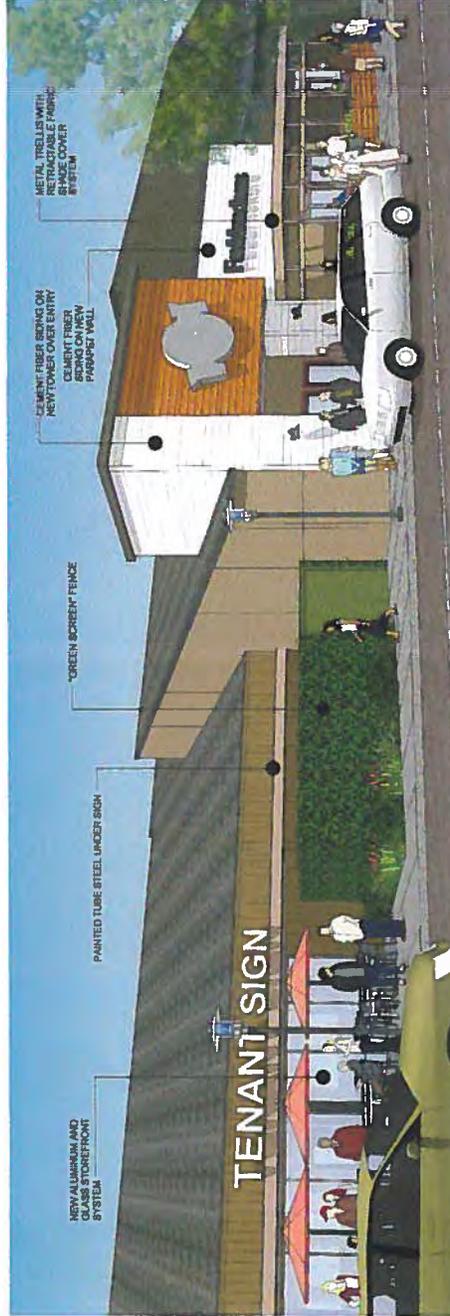
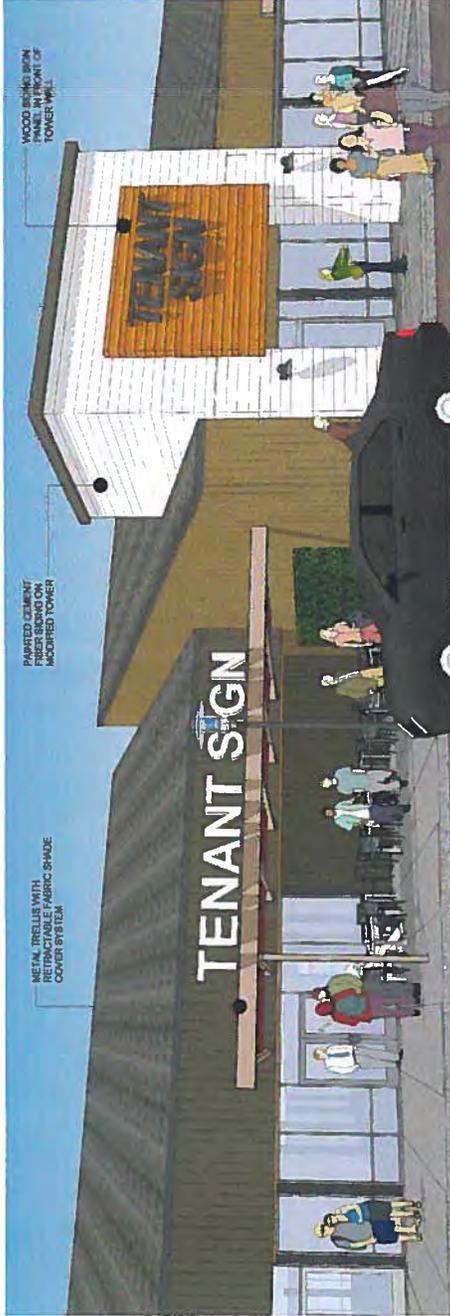
BUILDING E - RENOVATION

Willows Shopping Center, Concord



BUILDING E - RENOVATION

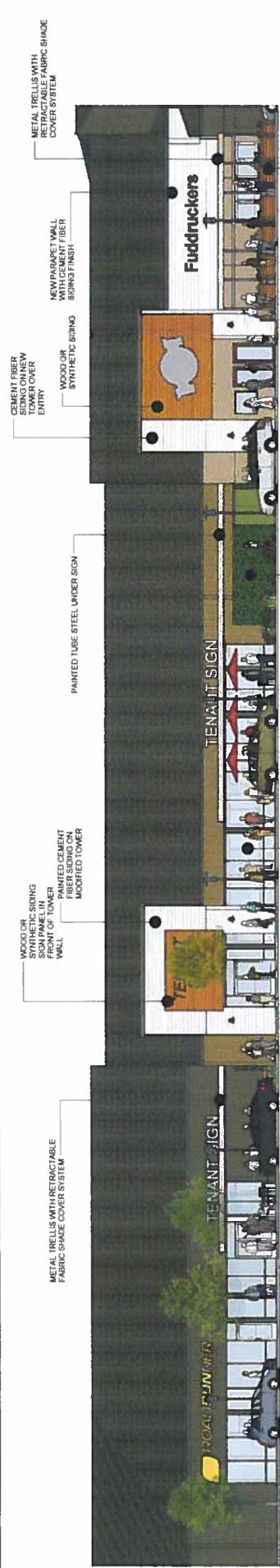
Willows Shopping Center, Concord



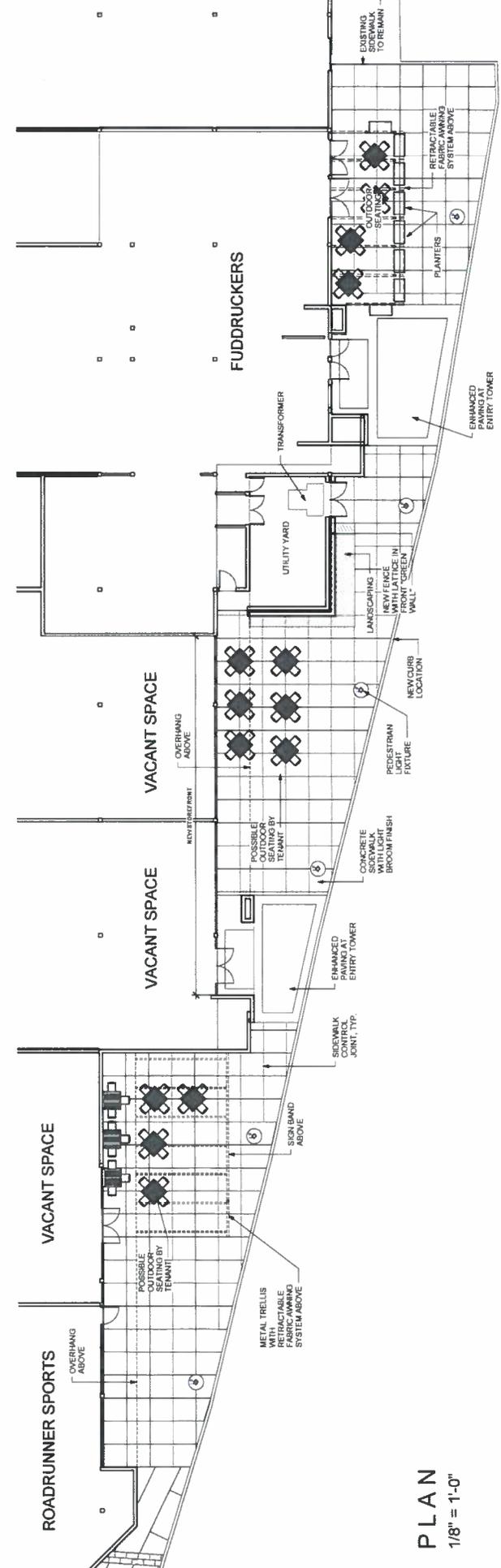
BUILDING E - RENOVATION

Willows Shopping Center, Concord

A2
08/27/15



ELEVATION
1/8" = 1'-0"



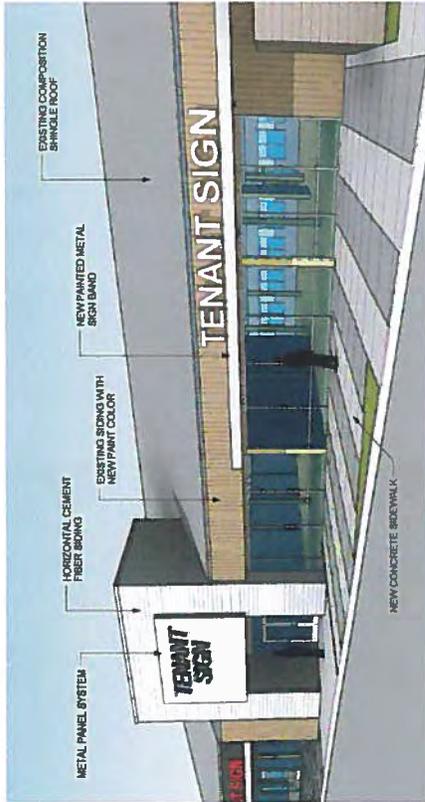
PLAN
1/8" = 1'-0"

BUILDING E - RENOVATION

Willows Shopping Center, Concord

A3
08/27/15

RECEIVED
MAY 19 2015
PLANNING



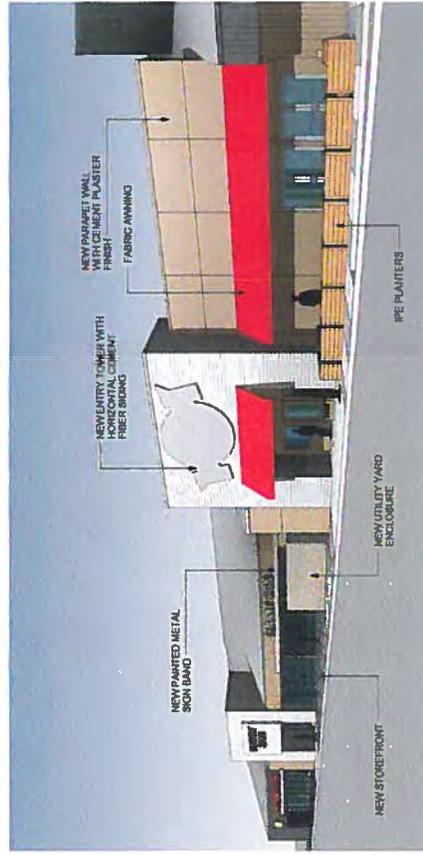
PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



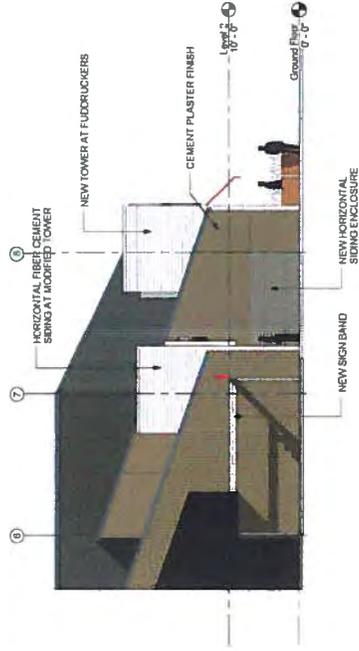
PERSPECTIVE VIEW 3



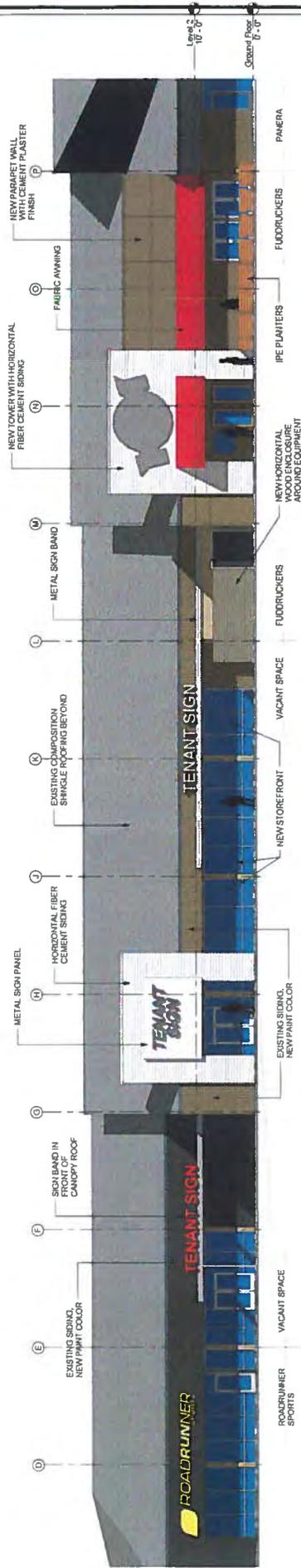
PERSPECTIVE VIEW 4

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





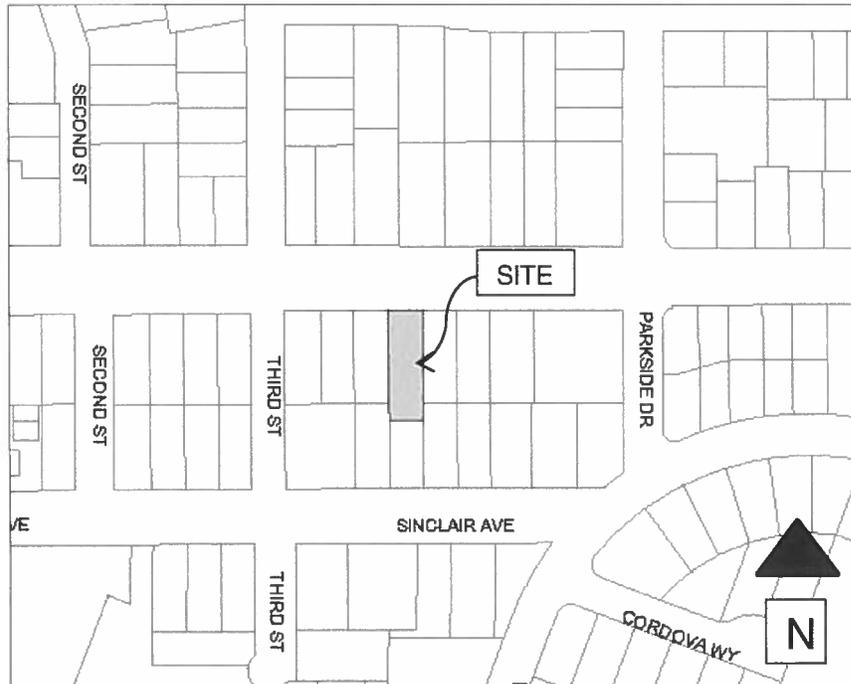
REPORT TO DESIGN REVIEW BOARD

DATE: September 24, 2015

I. GENERAL INFORMATION

Project Name: Duplex at 2850 Concord Boulevard (PL150127-DR)
Review Status: Preliminary Review
Location(s): 2850 Concord Boulevard
Parcel Number(s): 113-261-004
General Plan: Commercial Mixed Use
Zoning: CMX (Commercial Mixed Use)
Applicant: John Villapondo
2816 Concord Blvd.
Concord, CA 94519

Vicinity Map:



II. PROJECT BACKGROUND

On April 8, 2015, John Villapondo filed a Design Review application to construct a duplex on a 0.17-acre (7,500 square feet) lot located at 2850 Concord Boulevard. The project was reviewed by the Development Advisory Committee (DAC) who recommended the project driveway be widened and relocated to the furthest point east along the site's Concord Boulevard frontage to address safety concerns with vehicle ingress and egress. Revised plans incorporating DAC's recommendations were submitted on August 28, 2015.

III. PROJECT DESCRIPTION AND DISCUSSION

Site Description

The 0.17-acre site is 50 feet wide along Concord Boulevard and 150 feet deep. The site is vacant but was previously developed with a single-family home. Site topography is flat and there is no significant vegetation or landscaping. Wood fencing is located along the south and west property lines. The City owns a 15-foot wide sewer easement along the south end of the property that prohibits permanent structures within the easement. Surrounding uses include a single-story duplex immediately east of the site, single-family homes to the west and south, and a mix of single-family homes and offices to the north across Concord Boulevard.

Site Plan/Circulation/Parking

The proposed site plan incorporates revisions in response to DAC's concerns with vehicle ingress/egress off Concord Boulevard. The site is located along a segment of Concord Boulevard where speeding tends to occur as east-bound traffic from Sunset Avenue and Concord Boulevard merge into a single lane. The applicant flipped the location of the duplex and driveway under the original site plan to allow for a wider driveway and right turn into the site from Concord Boulevard.

The duplex is sited along the western half of the site and spans the depth of the lot. The building will be located five feet from Concord Boulevard, five feet from the west property line, nine to 22 feet from the east property line, and 40 feet from the south property line in accordance with CMX zoning requirements. Access is provided off Concord Boulevard from a new driveway that extends through the site along the east property line. The driveway will be 25 feet wide at Concord Boulevard and varies from 16 to 22 feet wide onsite. The duplex entries and garages face east towards the new driveway. Private yard areas are proposed at the northwest corner of the site adjacent to Concord Boulevard, and at the rear/south portion of the site that includes a second story deck extending over the City's sewer easement. The deck will be designed to be removable to comply with the City's easement restriction, except for the deck columns which are located outside of the easement. Off-street parking is located between the duplex units and consists of single-car and two-car garages for residents and a carport for guests. The project complies with off-street parking requirements.

Staff supports the site plan and has the following recommendation:

- Provide a door through the guest parking carport so that air conditioning units located along the west property line can be accessed and maintained without having to go through landscape areas.

Architecture

The front duplex unit (“Residence 1”) will be single-story with one-bedroom and single-car garage totaling 728 square feet. The rear duplex unit (“Residence 2”) will be two-story with three bedrooms and two-car garage totaling 2,598 square feet. The building architecture features gable roofs with composition shingles, stucco body, and cement fiber accent siding at gable ends and select locations. Sample colors and materials will be provided at the hearing.

Staff finds the architecture meets key design criteria including four-sided design, minimizing building mass with varying roof lines and building projections and recesses, and providing visually interesting elements such as clerestory windows. Staff supports the overall building architecture and requests the Board further evaluate the design with regard to the following:

- Varying building forms and roof lines create movement and a visually interesting front elevation for Residence 2. Staff requests the Board evaluate how the various building elements relate to each other in the overall articulation of Residence 2.
- Introduce some architectural and color variety to help distinguish the two units.
- Consider additional design enhancements for Residence 1 such as a more pronounced entrance and different material finish for the chimney.
- Consider increasing the height of Residence 1 to minimize the height difference between the two units and adding clerestory or dormer features to add visual interest.

Landscaping/Fencing

Perimeter landscaping is proposed consisting of 24-inch box Honey Locust, Crape Myrtle, and fruit trees, 19 shrub varieties including 15-gallon Sweet Box and Electric Pink Dracaena, vines and espaliers, and groundcovers. Hardscape finishes include two different types of permeable pavers for the driveway and private yard areas and decomposed gravel for a vegetable garden located in the back yard of Residence 2.

Existing wood fencing along the south and west property lines will remain. The plans include details of a new six foot tall privacy fence with lattice that are not identified in plan view. A three foot wall is proposed at the northwest corner to enclose the private patio for Residence 1. The wall cannot be taller than three feet due to its location within the required front yard setback.

Staff has the following comments and recommendations on landscaping:

- Revise plans to clarify location of fencing and walls and provide details of the wall.
- Return with details or cut-sheets of permeable pavers.
- Attach espaliers or vines on the outside of the wall along Concord Boulevard.
- Applicant should clarify the primary function of the trees (i.e., shading, building screen, privacy screen, etc.) along the west property line given the limited space and low visibility of the area to provide much aesthetic value, and whether the proposed fruit trees serve that function.

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 revised plans to return for final review.

Staff Comments and Recommendations

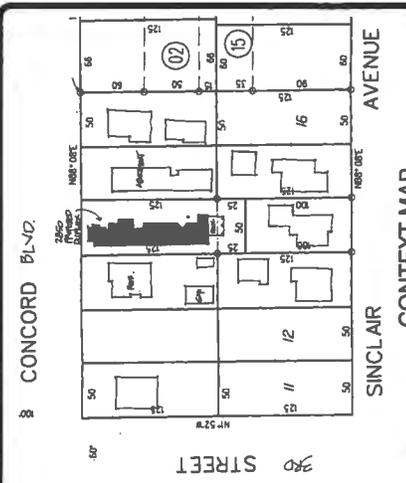
- Varying building forms and roof lines create movement and a visually interesting front elevation for Residence 2. Staff requests the Board evaluate how the various building elements relate to each other in the overall articulation of Residence 2.
- Introduce some architectural and color variety to help distinguish the two units.
- Consider additional design enhancements for Residence 1 such as a more pronounced entrance and different material finish for the chimney.
- Consider increasing the height of Residence 1 to minimize the height difference between the two units and adding clerestory or dormer features to add visual interest.
- Revise plans to clarify location of fencing and walls and provide details of the wall.
- Return with details or cut-sheets of permeable pavers.
- Attach espaliers or vines on the outside of the wall along Concord Boulevard.
- Applicant should clarify the primary function of the trees (i.e., shading, building screen, privacy screen, etc.) along the west property line given the limited space and low visibility of the area to provide much aesthetic value, and whether the proposed fruit trees serve that function.

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

Exhibits:

- A - Architectural Plans date-stamped received August 28, 2015
- B - Landscape Plans date-stamped received September 8, 2015

REVISIONS	BY



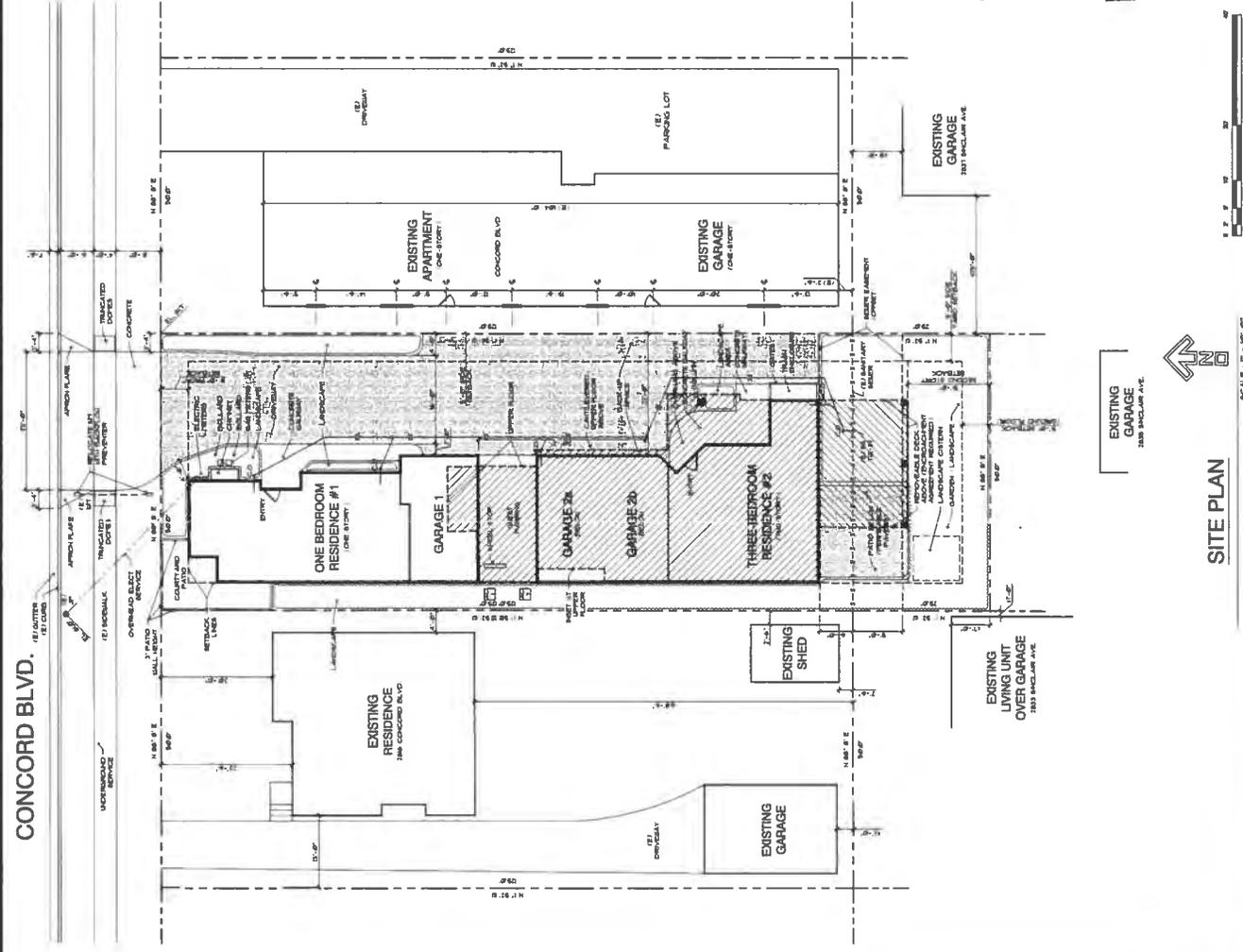
PROJECT NOTES:

- 1) JURISDICTION.
- 2) PROJECT DESCRIPTION.
- 3) BUILDING CODE.
- 4) OCCUPANCY GROUP.
- 5) CONSTRUCTION TYPE.
- 6) TITLE 24 COMPLIANCE.
- 7) FIRE SAFETY.
- 8) LOT SIZE.
- 9) FLOOR AREA.
- 10) REMOVED TO 13 BEDROOMS.
- 11) REMOVED TO 11 BEDROOMS.
- 12) LOWER.
- 13) UPPER.
- 14) REMOVED TO 13 BEDROOMS.
- 15) REMOVED TO 11 BEDROOMS.
- 16) TOTAL LIVING AREA.
- 17) TOTAL GARAGE/CONVERT.
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AUG 28 2015
PLANNING

SHEET INDEX:

- 1) SITE PLAN, VEHICULAR TRAFFIC, PROJECT VEHICLE, CONTEXT MAP
- 2) ROOF AND PROJECT DAMAGE PLAN
- 3) FLOOR PLAN, VEHICULAR TRAFFIC
- 4) FLOOR PLAN, VEHICULAR TRAFFIC
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CONCORD BLVD.

SINCLAIR AVE.

SCALE: 1" = 10'-0"

EXISTING GARAGE AND PORCH AREA

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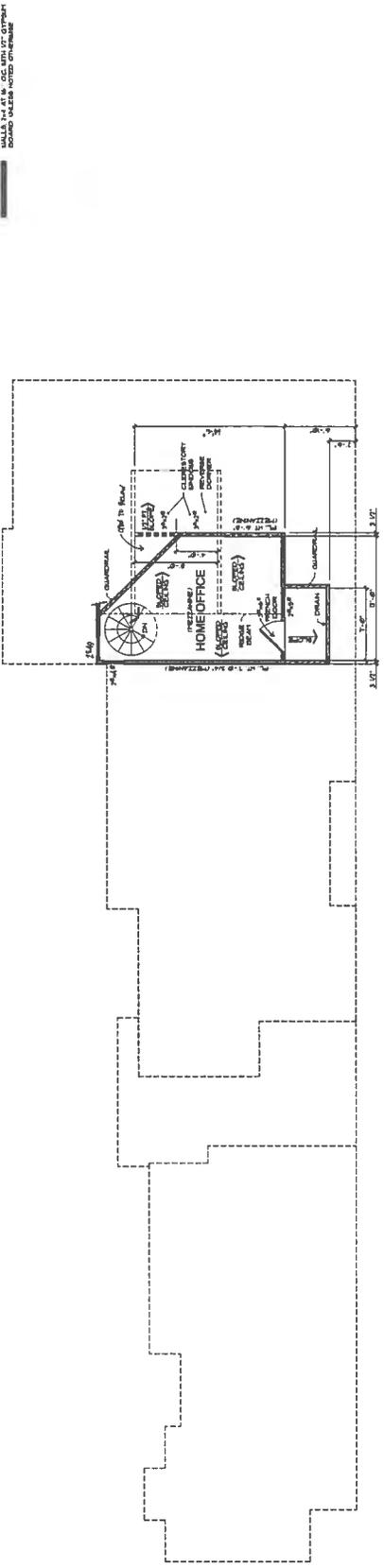
DESIGN	A. KORD
CHECKED	C. CHAN
DATE	AUGUST 11, 2019
PROJECT	RESIDENTIAL BUILDING FOR JOHN VILLALPANDO
AS NOTED	
DATE	AUGUST 11, 2019

Residential Building for
John Villalpando
 2850 Concord Blvd.
 Concord, California

Christopher J. Gilman
 Architect
 AIA
 13877 Mc Donough Blvd., #D
 Lafayette, California 94534
 Phone: (925) 283-0848 Fax: (925) 283-8773

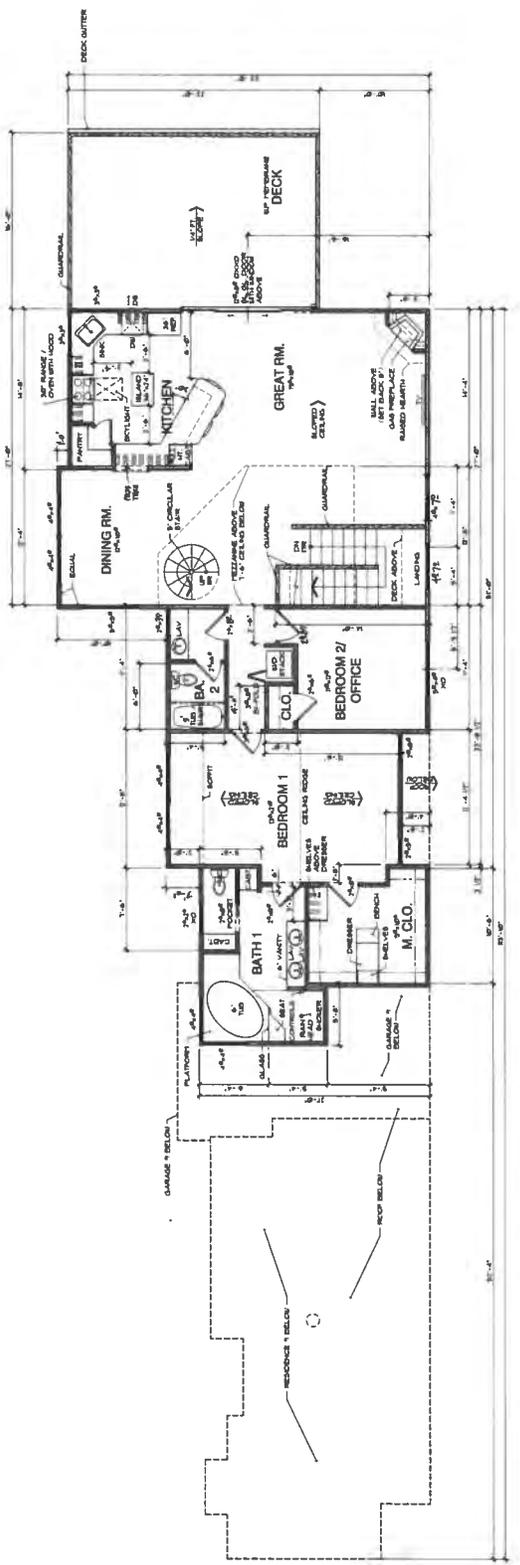
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 Christopher J. Gilman
 Architect
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BY	SMOCHKIN



PROPOSED MEZZANINE FLOOR PLAN

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



PROPOSED UPPER FLOOR PLAN

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

LEGEND :

RESIDENTIAL DESIGN CENTER, 2850 CONCORD BLVD., SUITE 200, CONCORD, CA 94520
 TEL: 925.283.0848 FAX: 925.283.8773
 WWW.CJGARCHITECT.COM

REVISIONS	BY

Mary Weber Architects
 1001 Avenue of the Americas
 New York, NY 10018
 Phone: 212 242-8000
 Email: mary@maryweber.com

Villalpando

ing for:

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	DETAIL
[Symbol]	DESIGNATED RESURFACING PAVERES 8" SQ. TASHITS OF RIMA 10% POLYMER 3/4" THICKNESS	REFER TO DETAILS PLANS FOR DETAIL
[Symbol]	12" WIDE COLORED CONCRETE BAND MEDIUM BROWN FINISH	
[Symbol]	EDGE REINFORCING STRIP WITH FEATHER EDGE COLOR: TANGI/CHARCOAL	
[Symbol]	EDGE REINFORCING STRIP WITH FEATHER EDGE COLOR: TANGI/CHARCOAL 60MM THICKNESS	
[Symbol]	CONCRETE/STANDARD CONCRETE FINISH AT EXTERIOR COLOR: TANGI/CHARCOAL RELEASE AGENT: MEDIUM BROWN PATTERN: SCORE PER PLAN	
[Symbol]	CONCRETE/STANDARD CONCRETE FINISH AT EXTERIOR COLOR: TANGI/CHARCOAL RELEASE AGENT: MEDIUM BROWN PATTERN: SCORE PER PLAN	
[Symbol]	COMPRESSED GRAVEL PATH COLOR: GRAY	
[Symbol]	2000-NEIGHBOR HOOD CURB 6 FT. HI.	
[Symbol]	AREA DRAIN REFER TO DRAINAGE PLAN	
[Symbol]	2" x 2" x 1/4" GROUT LOCATED AT DOWNSPOUT DISCHARGE IN LANDSCAPE AREA	
[Symbol]	SPLASH BLOCK DISCHARGE	

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SEP 8 2015

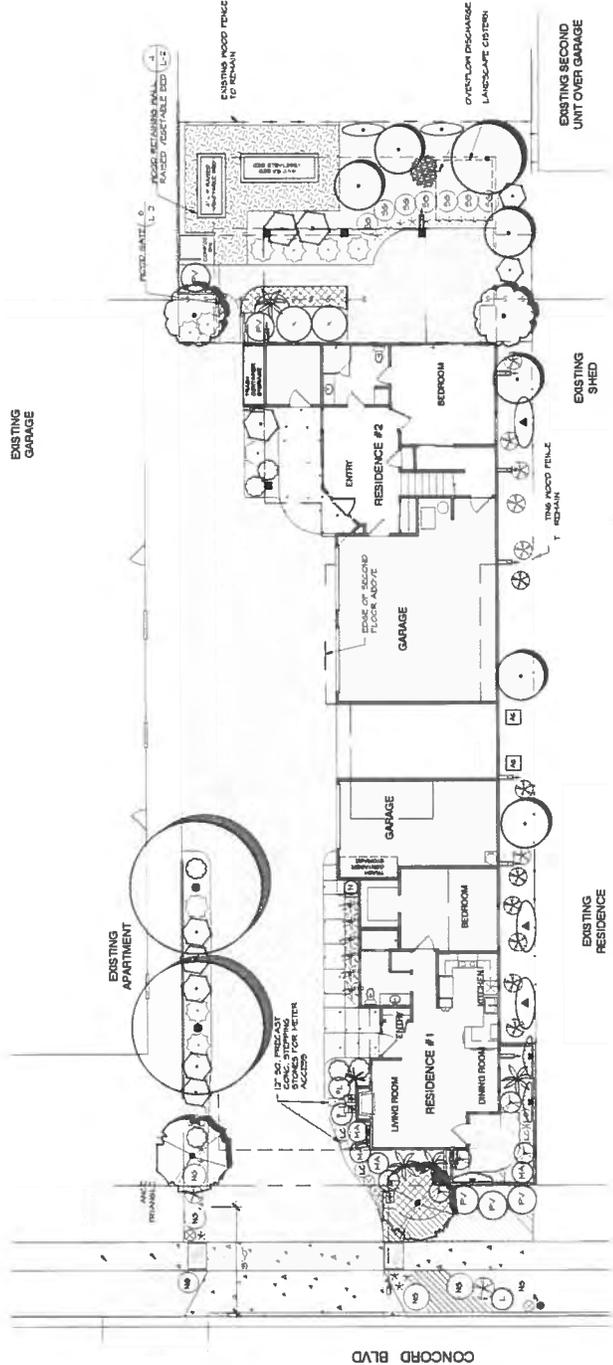
PLANNING

NOTES

- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH-ON BROWN MULCH PRODUCT SHALL BE A RECYCLED WOOD PRODUCT
- ALL TREES SHALL BE DOUBLE STAGED
- ALL PLANTS WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED WITH A MINIMUM CLEARANCE AND ALL TREES SHALL BE MAINTAINED WITH CANOPY ABOVE 8'-0" HEIGHT
- PLANT SIZES SHOWN ON PLAN ARE REPRESENTATIVE OF THREE YEARS GROWTH
- ALL NEW PLANTING AREAS SHALL BE IRRIGATED WITH A CONTROLLED LOW WATER USE IRRIGATION SYSTEM WITH AN AUTOMATIC RAIN SENSOR SHUT-OFF
- SURFACE DRAINAGE RUNOFF SHALL BE DIRECTED AWAY FROM BUILDINGS TOWARDS THE STREET AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. ALL LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN TO THE STREET. MINIMUM 1/4" MINIMUM PLANTING AREAS - 2% MINIMUM 1/4" MAX PLANTING AREAS - 2% MINIMUM 1/4" MAX SPACES - 2% MIN.
- INSTALL LOW VOLTAGE LED LANDSCAPE LIGHTS TO ACCENT WALLS TREES AND PLANTING AREAS

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	H x W	QUANTITY	CONCRETE	FINISH	PLANT	COMMON NAME	SIZE	H x W	QUANTITY	CONCRETE	FINISH	PLANT
TREES														
Quercus L. Inermis 'Sweet Pepper'	Blood Orange Honey Locust	24" Blue. B&L	47 x 27	0	L	2		Diospyros Sp. Chocoma	18 Gal	8 x 2	0	L		
Carex Truncata	Lemon and Lime	15 Gal. B&L	12 x 12	0	M	2		Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Prunella L. 'Nana'	Pear Hybrid, Apple, Anjou	15 Gal. B&L	15 x 15	0	M	7		Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Prunella L. 'Nana'	Purple Crepe Myrtle	24" Blue. M.T.	18 x 18	0	L	2		Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
VINES & ESPALERS								Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Passiflora L. 'Yellow Queen'	Purple Queen Dogwood	5 Gal	18 x 8	0	L			Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Passiflora L. 'Yellow Queen'	Expeller Prickles	5 Gal	12 x 10	0	L			Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Passiflora L. 'Yellow Queen'	Apple Espalier	5 Gal	10 x 10	0	M			Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
GROUNDCOVERS								Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Myrica L. 'Panicum'	Pink Creek Myrica	1 Gal. @ 42" O.C.	8 x 8	0	L			Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		
Trifolium L. 'Panicum'	Bleed Blue	1 Gal. @ 36" O.C.	15 x 4	0	L			Crataegus sp. 'Lily'	1 Gal	3 x 2	0	L		



PRELIMINARY LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

HYDROZONE KEY

SYMBOL	WATER REQUIREMENT AREAS	% AREA
	ZONE 'A' MODERATE WATER USE PLANTING	1.4 280 SF
	ZONE 'B' LOW WATER USE PLANTING	66 1,730 SF

NOTES:
 1. PLANTING ZONES BY WATER USAGE PER WUCOLS LIST.
 2. LANDSCAPE AREAS NOT PLANTED & IRRIGATED ARE NOT INCLUDED.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
•	PCCI	VALVE PRESSURE COMPENSATING MULTI OUTLET EMITTER (1.0 GPM EA. OUTLET = 6 GPM)
•	SNWS-3C-25-CV	WRITER ROOT ZONE BUBBLER ASSEMBLY 4 CHECK VALVE, 0.25 GPM (ONE PER TREE)
•	PCP-25	PLANTER BUBBLER, 0.25 GPM (ONE PER TREE)
•	1" COMPACT	AMMO FILTER WITH 155 MESH SCREEN
•	SEE DETAIL	EMITTER FLUSH VALVE ASSEMBLY
•	CV-P5 AS ADJ SERIES	WRITER FILTER ENTRY ADJUSTABLE PRESSURE REGULATING RESHOTE CONTROL VALVE
•	077942 1"	VALVING VERLACO PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
•	T 113	MICO GATE VALVE (LINE SIZE)
•	PCP-IN-20	6 STATION WRITERS PCC CONTROLLER (REINFORC WALL MOUNT)
•	WPS	WRITER WIRELESS SOLAR SYNC SENSOR 4 SOLAR SYNC MODULE
•	CONTROLLER 4 STATION NUMBER	CONTROLLER 4 STATION NUMBER
•	EMITTER CONTROL VALVE SIZE	EMITTER CONTROL VALVE SIZE
•	MAIN LINE 1/2" POLYETHYLENE GLASS REINFORCED WITH SCL-10	MAIN LINE 1/2" POLYETHYLENE GLASS REINFORCED WITH SCL-10
•	LATERAL LINE 1/2" POLYETHYLENE GLASS REINFORCED WITH SCL-10	LATERAL LINE 1/2" POLYETHYLENE GLASS REINFORCED WITH SCL-10
•	DRIP LINE 3/4" GALCO ALGAE RESISTANT FLEXIBLE PVC DRIP HOSE, 4" COVER.	DRIP LINE 3/4" GALCO ALGAE RESISTANT FLEXIBLE PVC DRIP HOSE, 4" COVER.
•	SUBWRING 1/2" 20 SCHEDULE 40 PVC PLASTIC PIPE, 8" COVER, 24" UNDER VERTICAL PAVING	SUBWRING 1/2" 20 SCHEDULE 40 PVC PLASTIC PIPE, 8" COVER, 24" UNDER VERTICAL PAVING

Landscape Water Use Statement

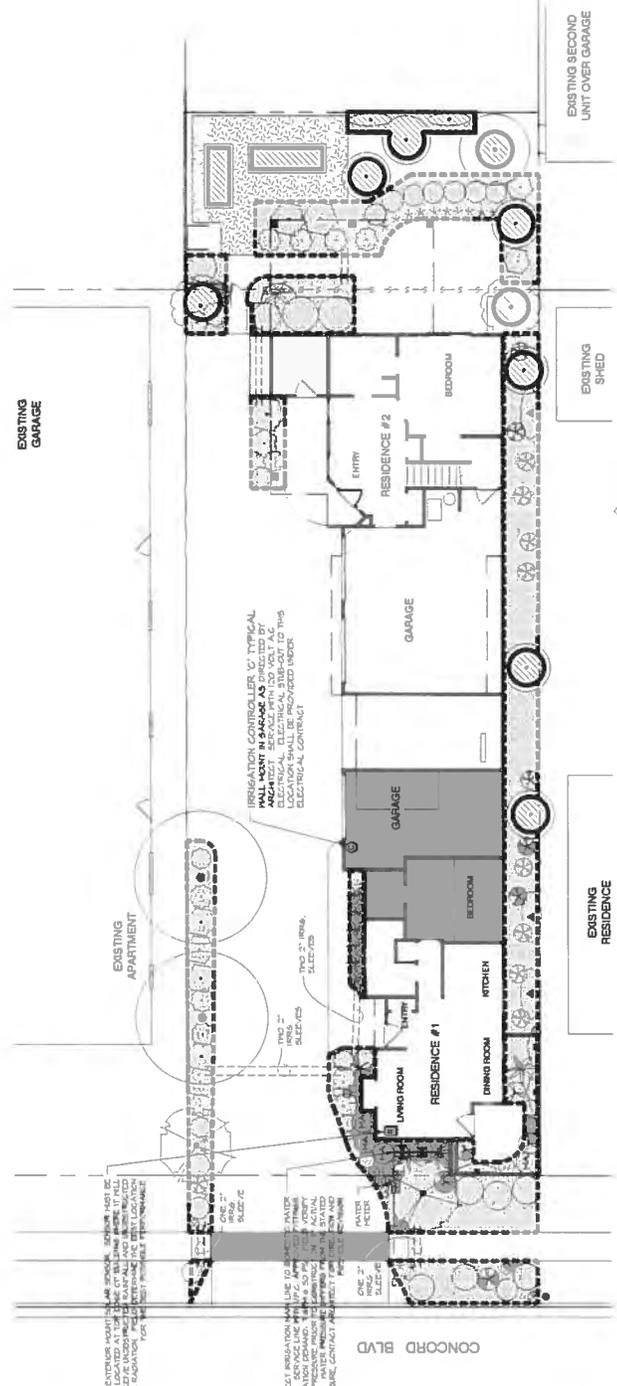
Project Name: Villapando Residence
 Project Address: 2850 Concord Blvd, Concord, CA 94529
 Prepared by: Mary Weber Landscape Architects, 1807 Arroyo Drive, Concord, CA 94529
 Phone: 925-285-3307

Total Irrigated Landscape Area 2,010 Sq. Ft.
Maximum Applied Water Allowance (MAWA) 43,208 GALLONS
 MAWA = (0.4) (676) (4) (64)

Estimated Total Water Use (ETWU) 21,916 GALLONS
 ETWU = 5.1 (GPI) (L) (4)

Planting	Area (Sq. Ft.)	Irrigation Efficiency (%)	ETWU (Gallons/Year)
Landscaping	250	0.80	1,120
Low water use spp.	1,760	0.50	15,872
TOTAL			17,992

MAWA is the maximum amount of water that can be applied to the landscape based on the soil type and the plant species. ETWU is the estimated total water use based on the MAWA and the irrigation efficiency of the system.



PRELIMINARY IRRIGATION PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

Checklist and notes regarding irrigation system design and construction. Includes items like: Irrigation system design, Irrigation system construction, Irrigation system testing, Irrigation system maintenance.

Mary Weber Landscape Architects
 1807 Arroyo Drive
 Concord, CA 94529
 Phone: 925-285-3307
 Email: info@maryweber.com

Concord, California
 2850 Concord Blvd.
 Residential Building for
 John Villapando

DATE: 04/20/2024
 BY: LUCIFER
 TITLE: LAYOUT
 APPROVED BY: JUAN VILLAPANDO
 DATE: 04/20/2024
 SHEET: 12
 OF: 12 SHEETS

