REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, November 12, 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. 8/6/15 Meeting Minutes

B. 10/22/15 Meeting Minutes

STAFF REPORTS

1. Verizon Wireless at 3425 Concord Boulevard (PL15154 – DR)
Project Planner: Afshan Hamid @ (925) 671-3281

HEARINGS

1. Woung Luang Thai Cuisine Façade Improvements (PL15432 – DR) –Design Revie w to construct exterior improvements for the Woung Luang Thai Cuisine Restaurant located at 1965 Mt. Diablo Street. The General Plan designation is Downtown Pedestrian District; Zoning classification is DP (Downtown Pedestrian); APN 126-370-003. **Project Planner: Frank Abejo @ (925) 671-3128**

2. Shiva Murugan Cultural Center (PL15426 – DR) – Design Review to demolish an existing Shiva Murugan Temple, auxillary building, residence with carport, and a cottage, and construct a new temple and annex building measuring 7,075 sq. ft. and 6,731 sq. ft. respectively, and a lot merger on a 0.73-net acre site at 1803 2nd Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use) - Transit Station Overlay District; APN's 113-011-008, -010, -016, -017. **Project Planner: G. Ryan Lenhardt @ 671-3162**

STUDY SESSION

1. **Virginia Lane Apartments Rehabilitation (PL15346 & PL15347 – DR) –** Study Session for improvements and modifications to apartment complexes at 1121 and 1140 Virginia Lane. The General Plan designation is Medium Density Residential; Zoning classification is RM (Residential Medium Density); APN's 128-290-066; 128-210-051. **Project Planner: Afshan Hamid @ (925) 671-3281**

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:

November 19, 2015 – Special Meeting
November 26, 2015 – Cancelled

MEMORANDUM

DATE: October 23, 2015

TO: Design Review Board

FROM: Afshan Hamid, Associate Planner

SUBJECT: Verizon Wireless at 3425 Concord Blvd.
Staff Report (PL1500154 UP, MUP & ZA)

DESCRIPTION:

On September 24, 2015, the Design Review Board evaluated 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, along with a 20-foot by 20-foot ancillary equipment enclosure, cable tray and doghouse. The DRB recommended approval of the project subject to the design returning as a staff report item with resolution of certain items described below.

The DRB recommended the following:

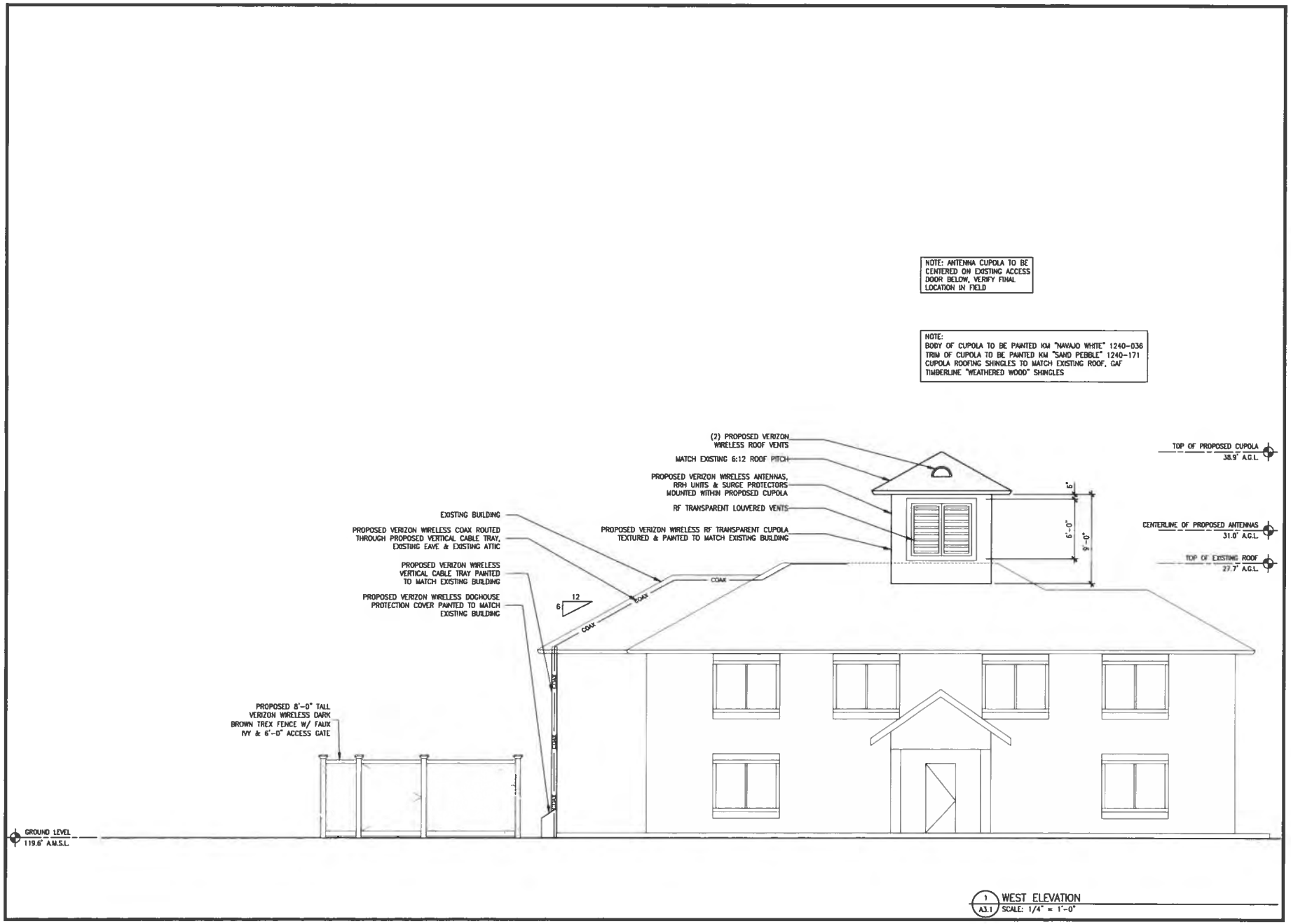
- The faux window cupola design look more traditional with vents and detailing.
- The cupola with vent design from 04/23/15 was evaluated, and the DRB requested a more creative cupola design with vent and decorative solution.
- Verizon offered no landscaping due to the drought. DRB requested a trellis system that does not impact the parking, such as an espalier or live trellis.
- Access to the cupola be shown and detailed.
- Dimensions and thickness of the cupola walls in relationship to the vent design or window design be evaluated so there is more definition and width.

The applicant has revised the design for November 12, 2015 and is proposing the following:

- Two options for louver design, one with an arched louver and one with a squared louver.
- Faux ivy proposed on the 8-foot tall trex fence that encloses the ancillary equipment.

Staff comments:

- Preference towards the squared louver design as it is consistent with the existing architecture.
- Add a base to the cupola design or trim to the base of the cupola.
- Preference towards landscaping with live plant material such as a trellis.



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SHEET TITLE: PROJECT ELEVATION

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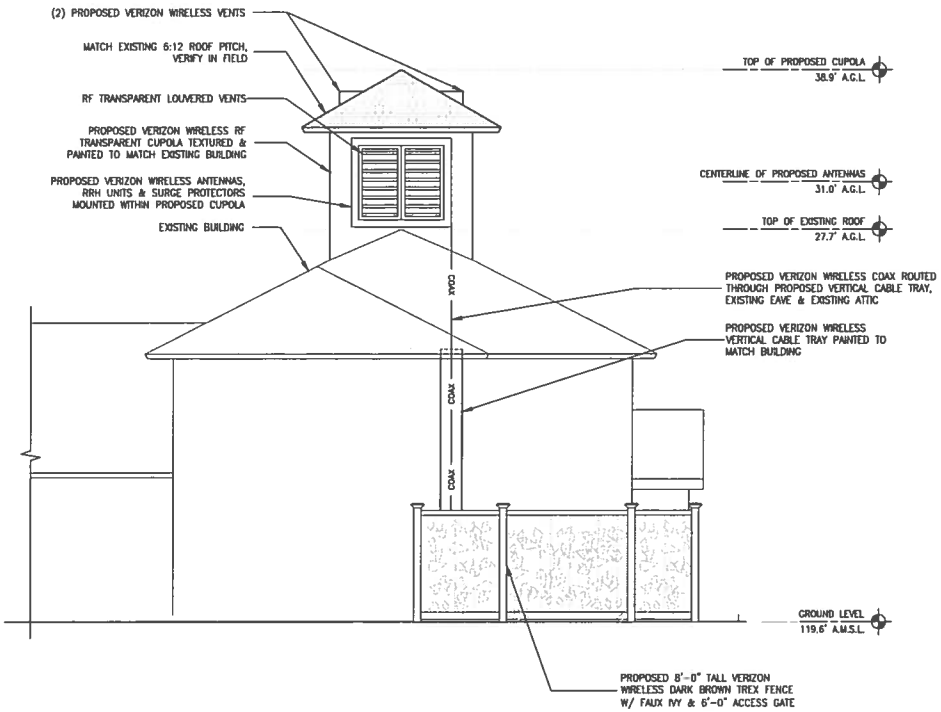

1 A3.2 NORTH ELEVATION
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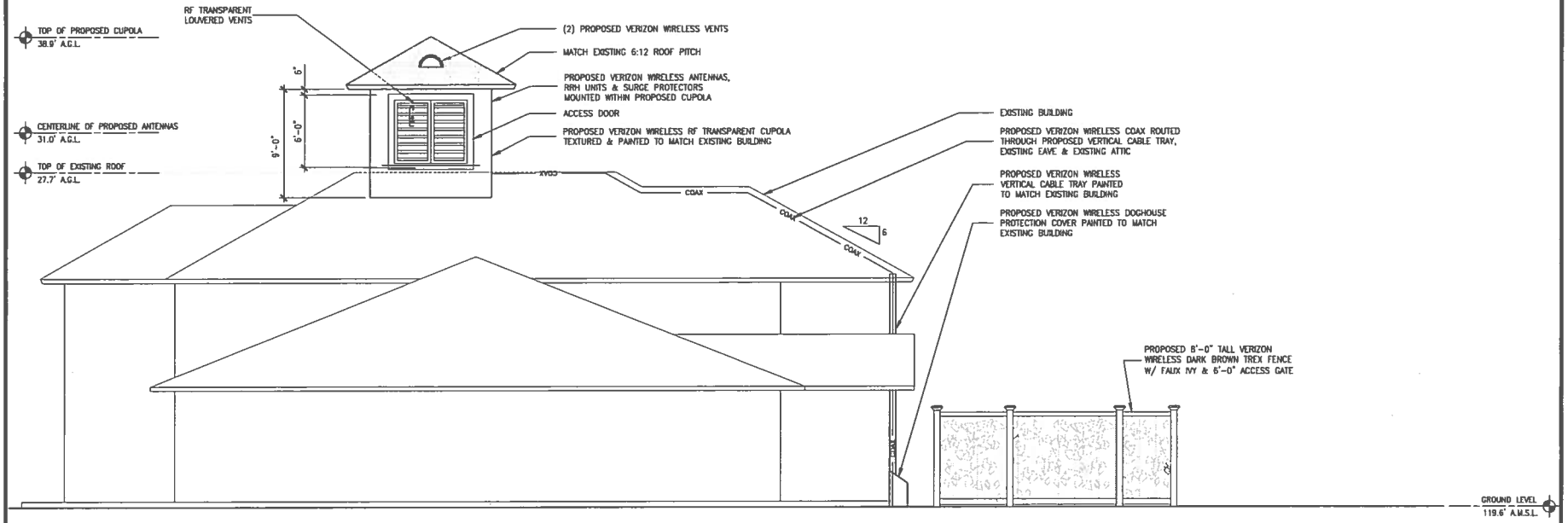

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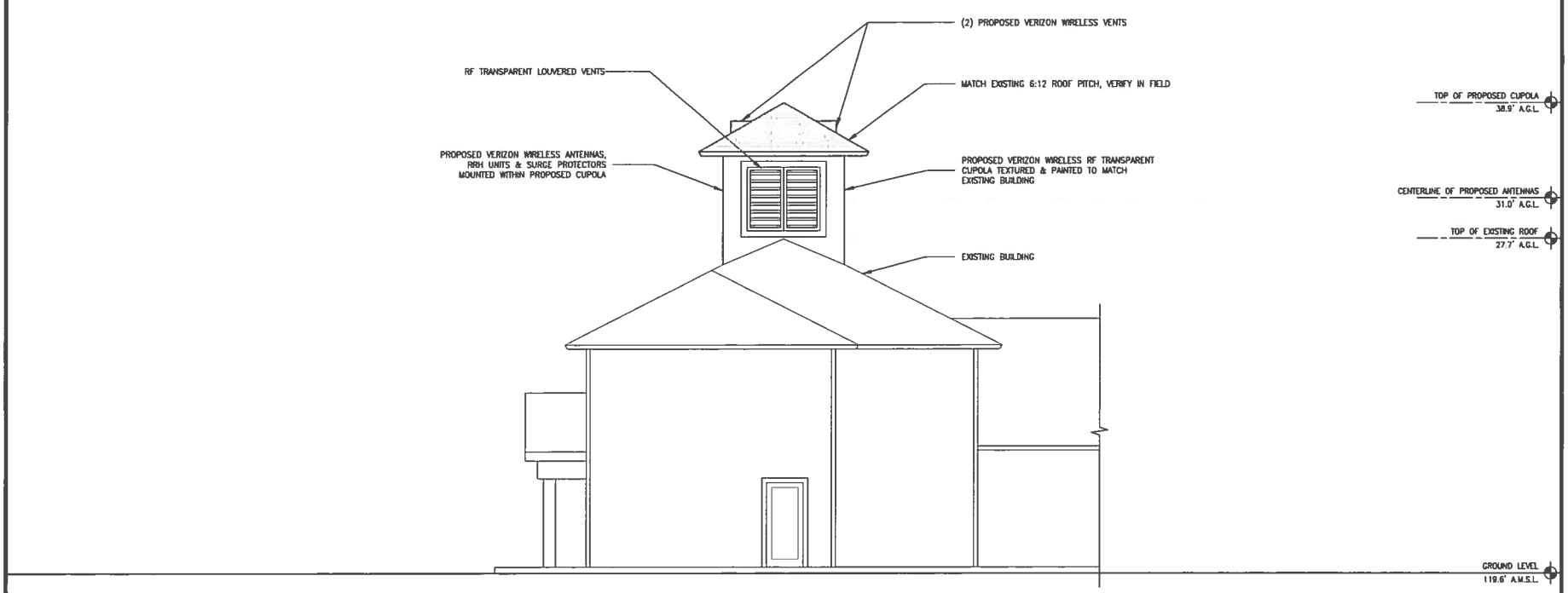

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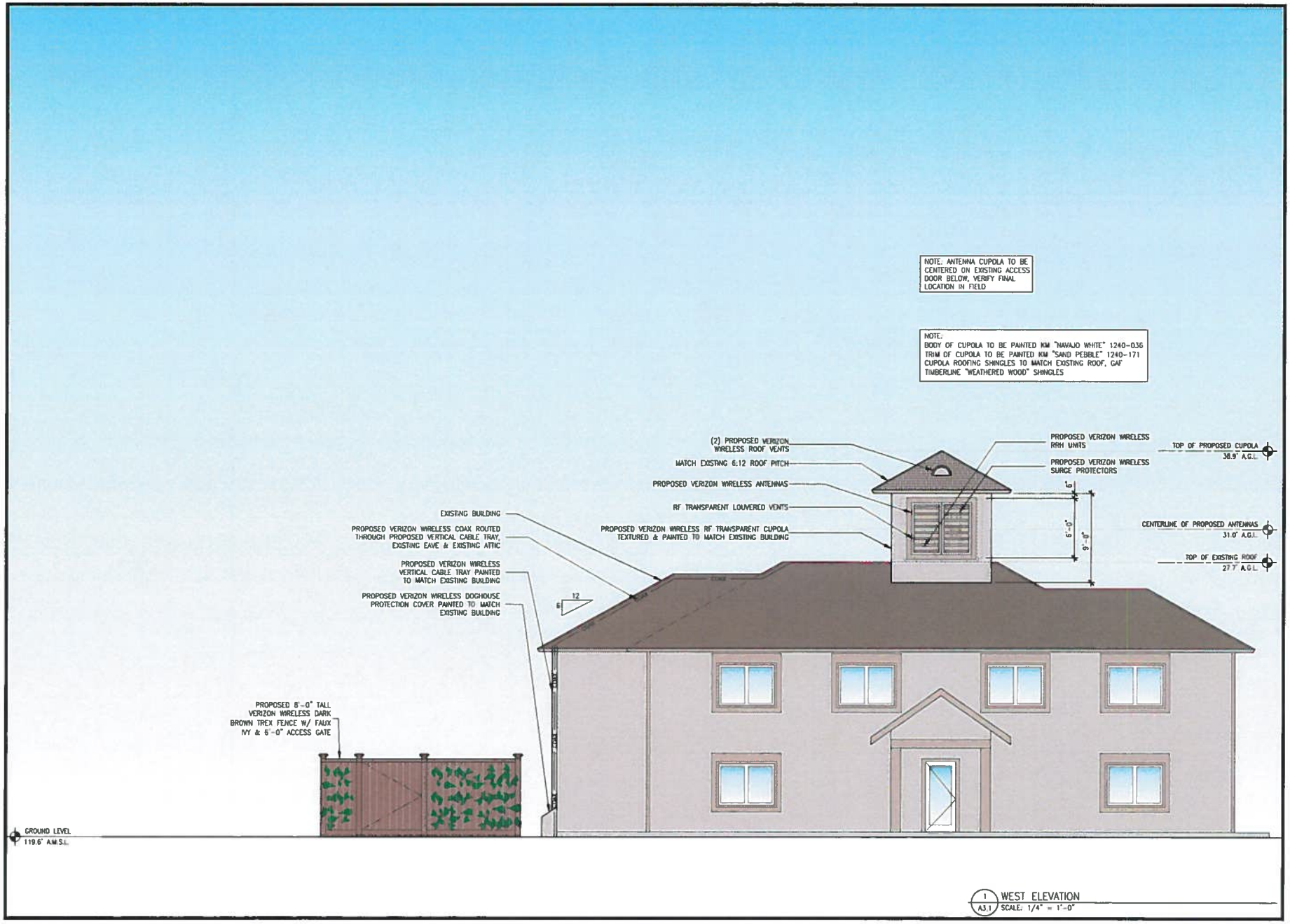

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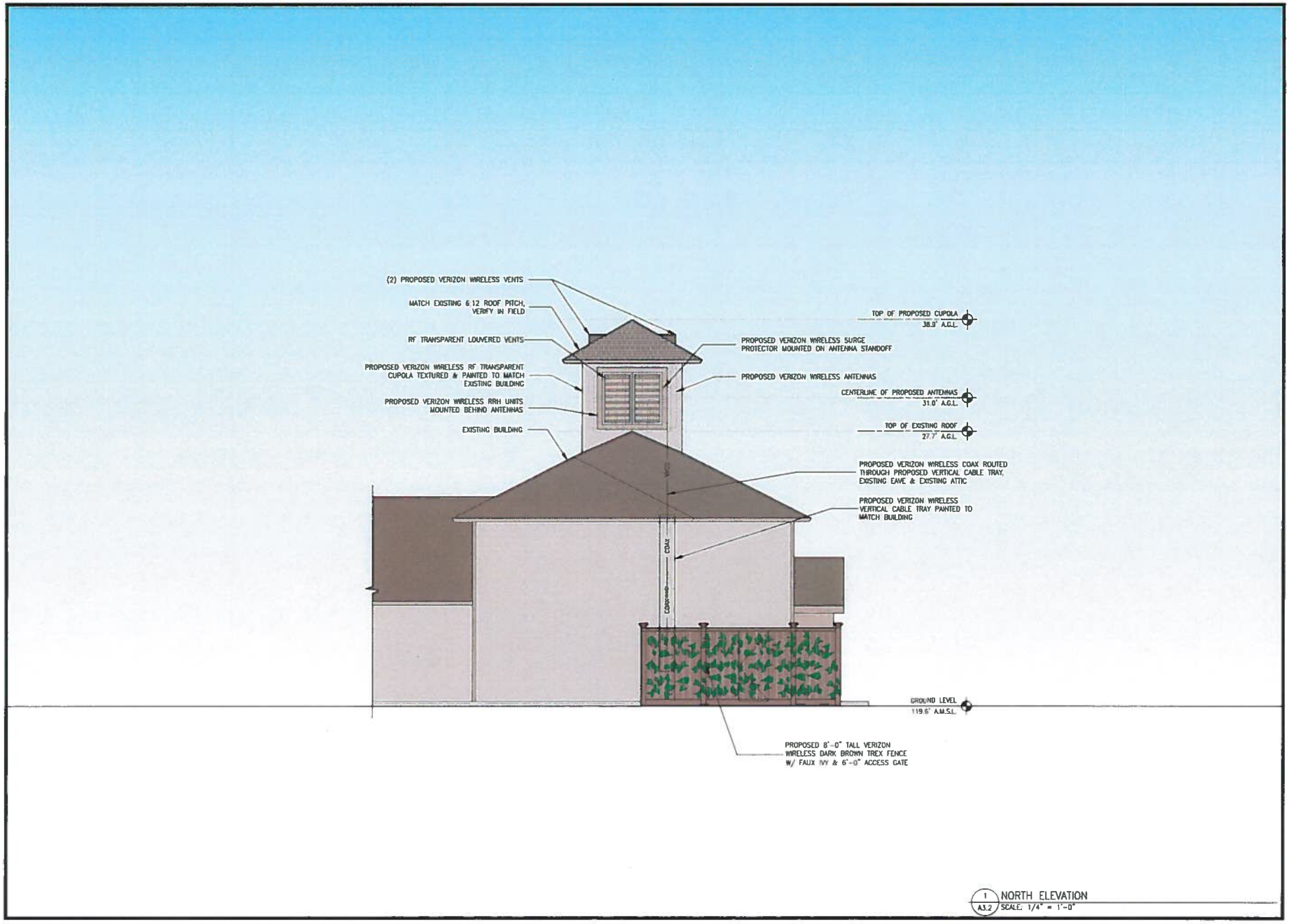

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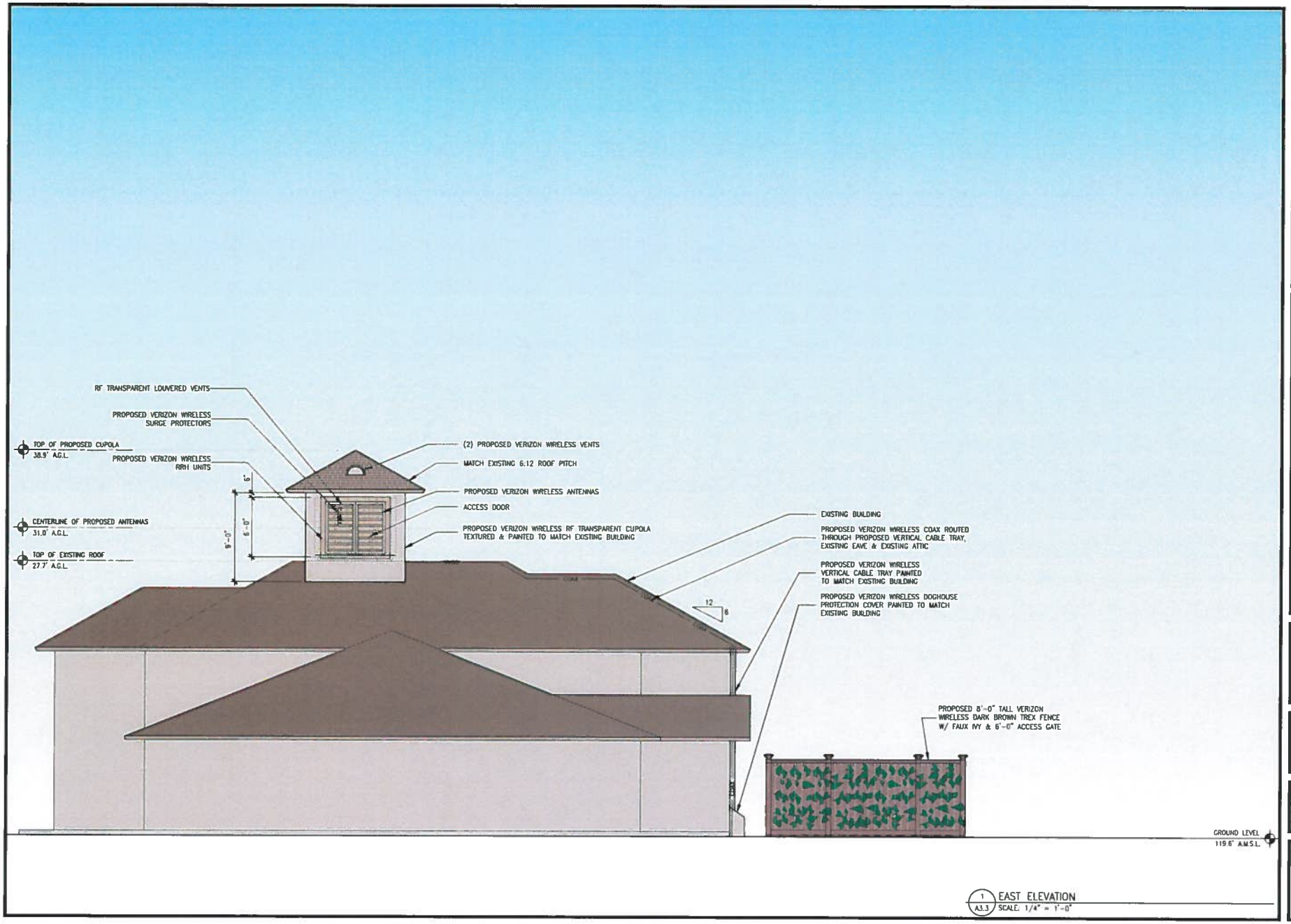

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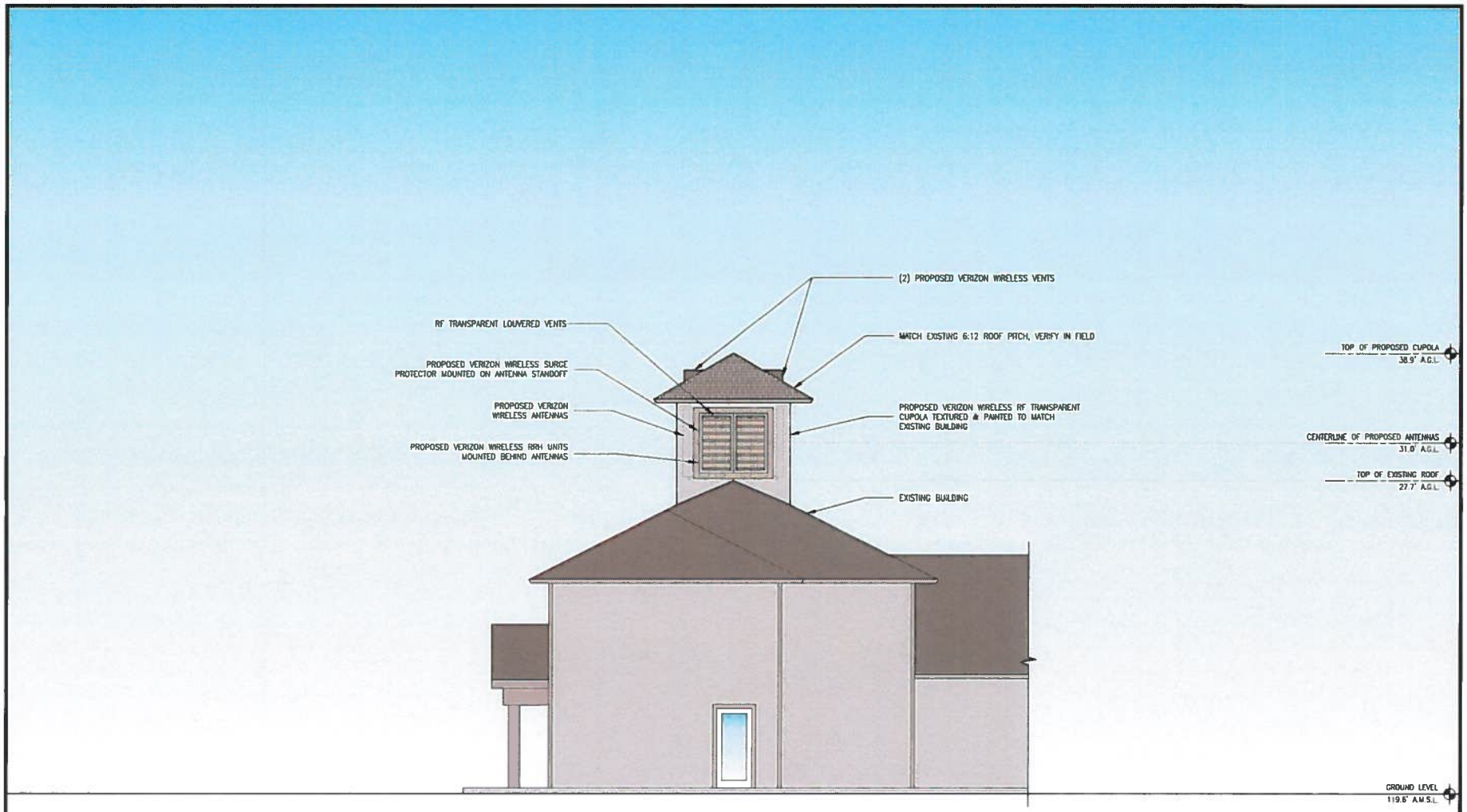

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Photosimulation of the view looking south from the back corner of the parking lot.

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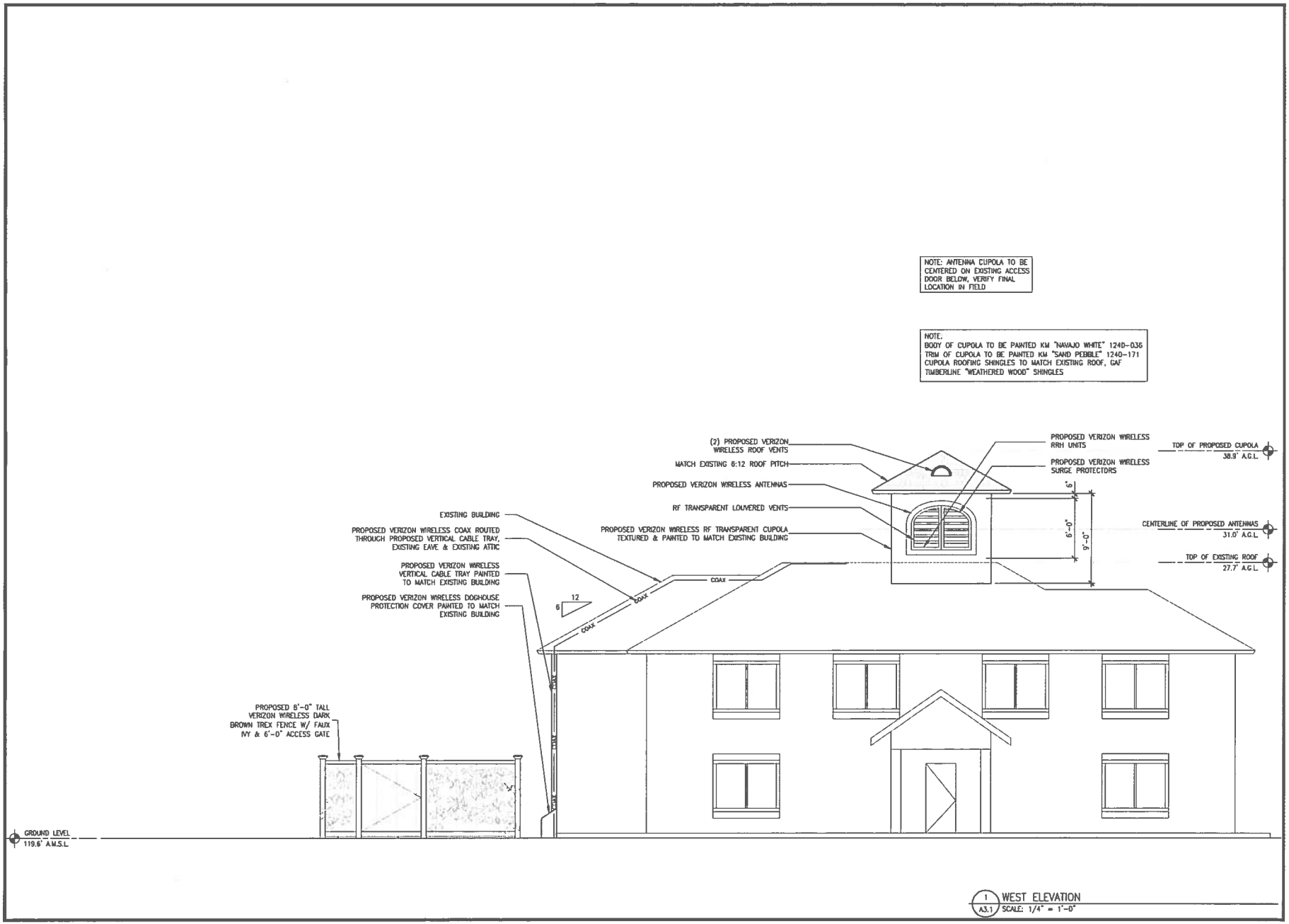

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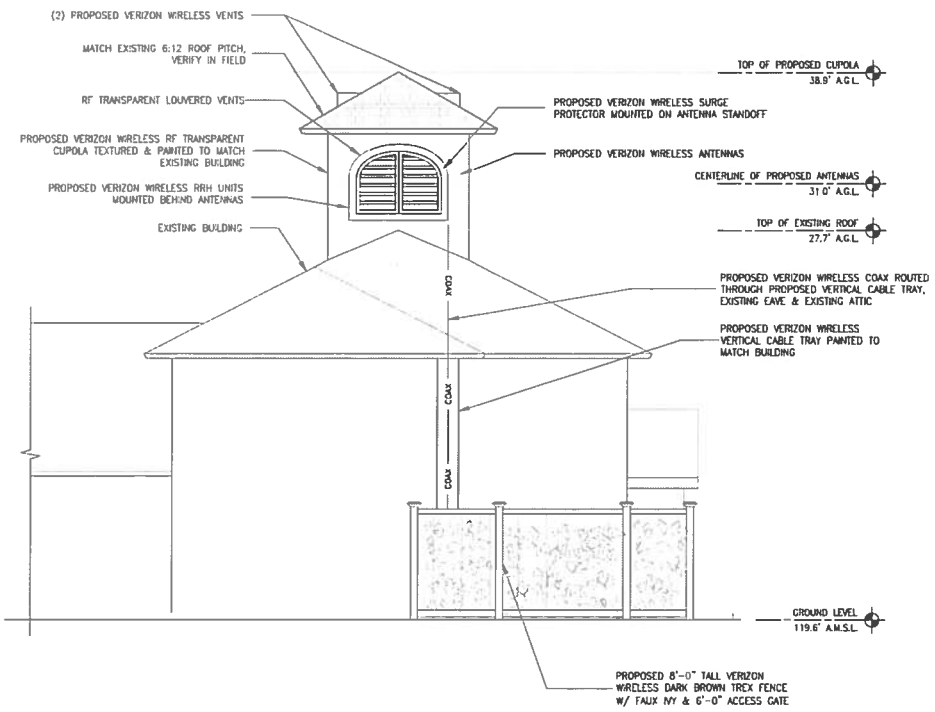

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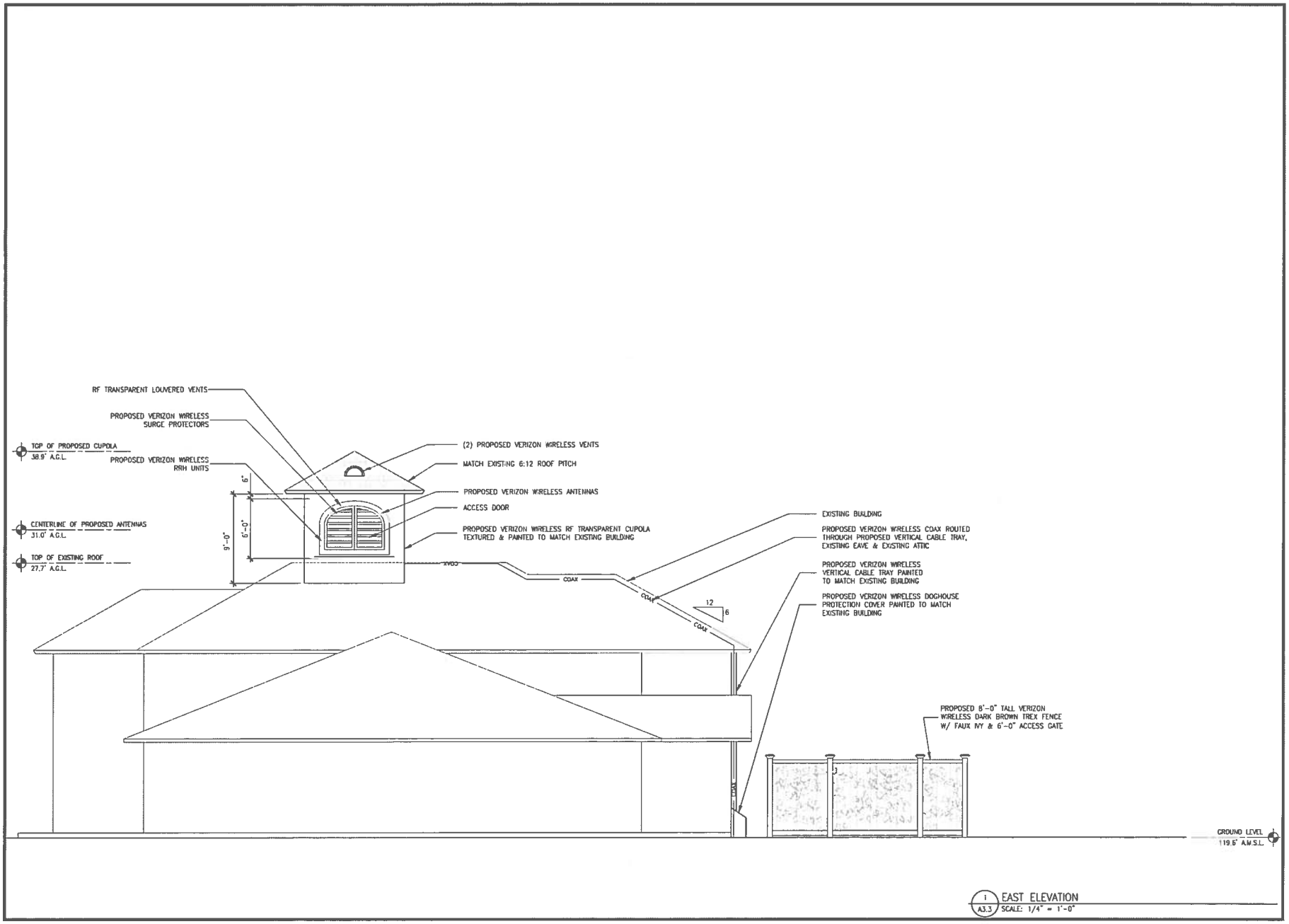

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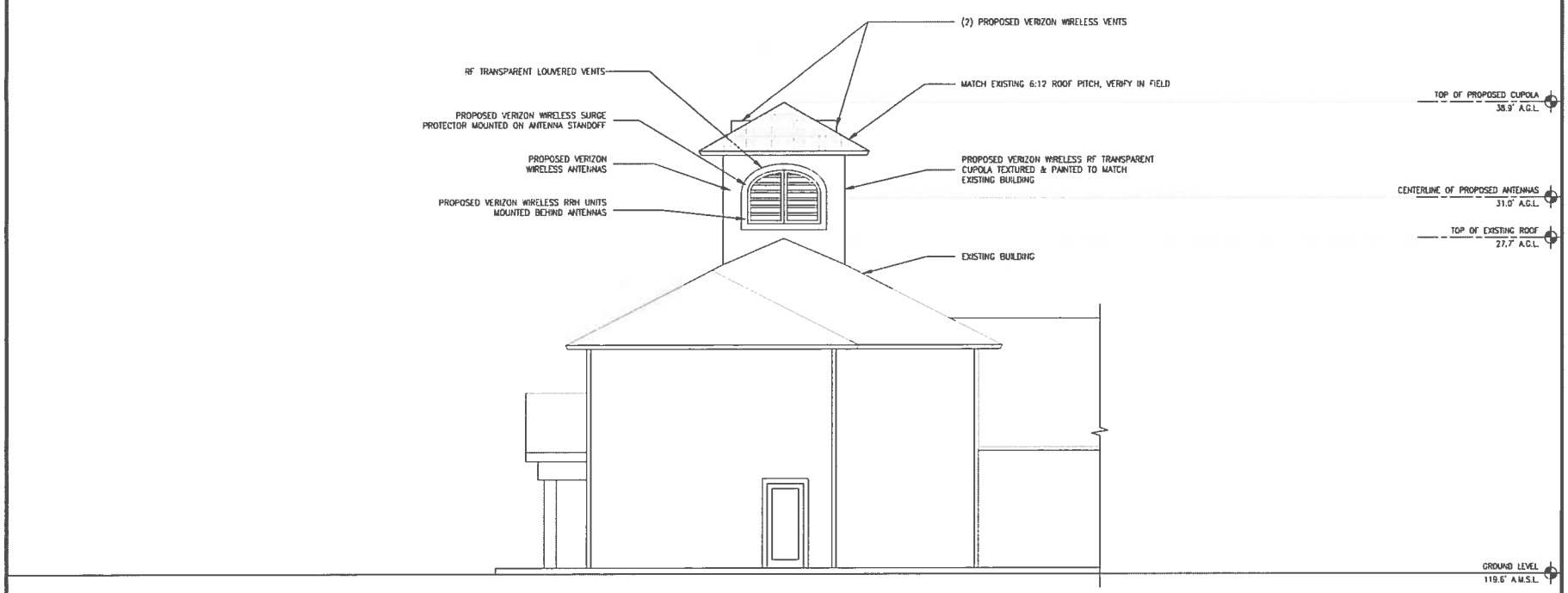

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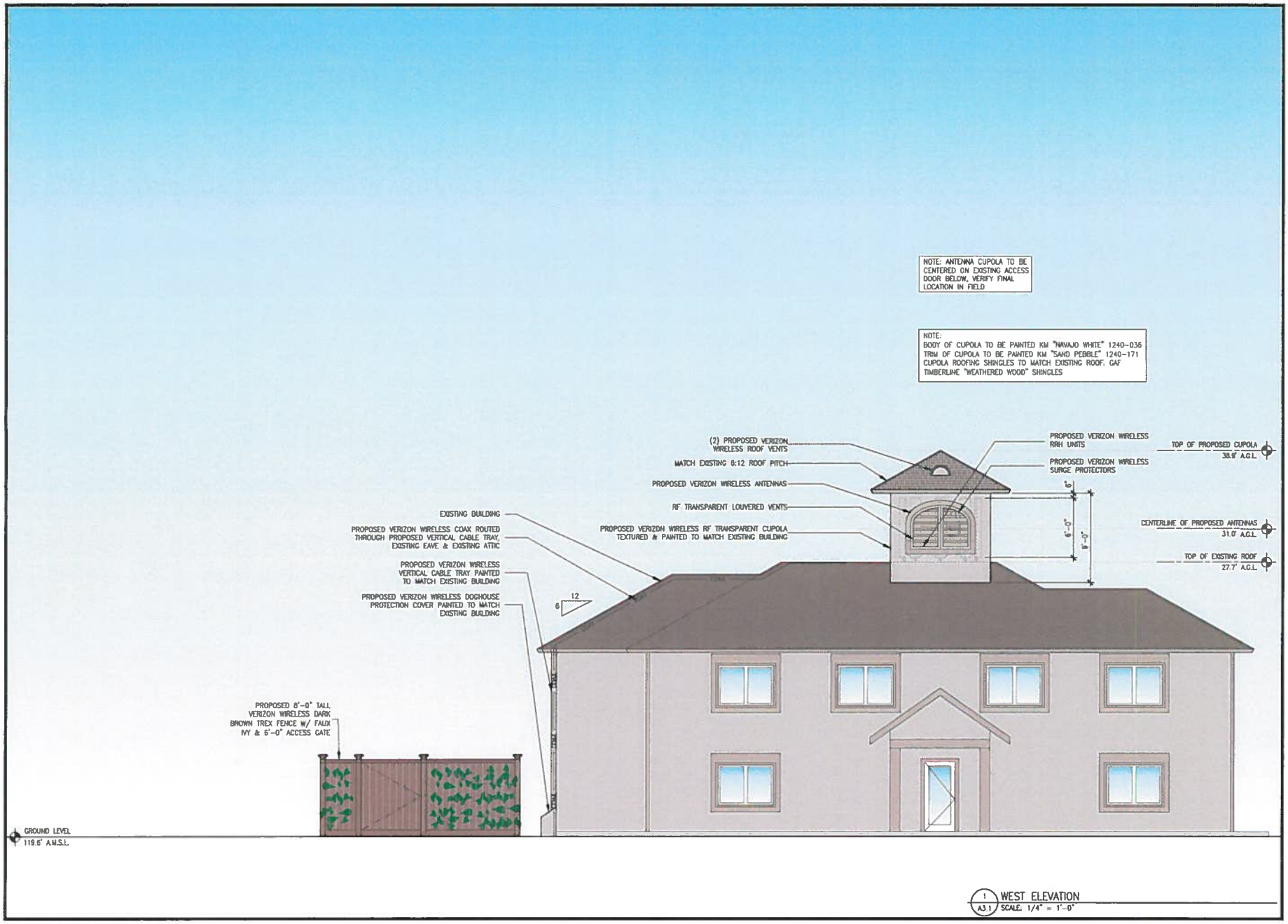

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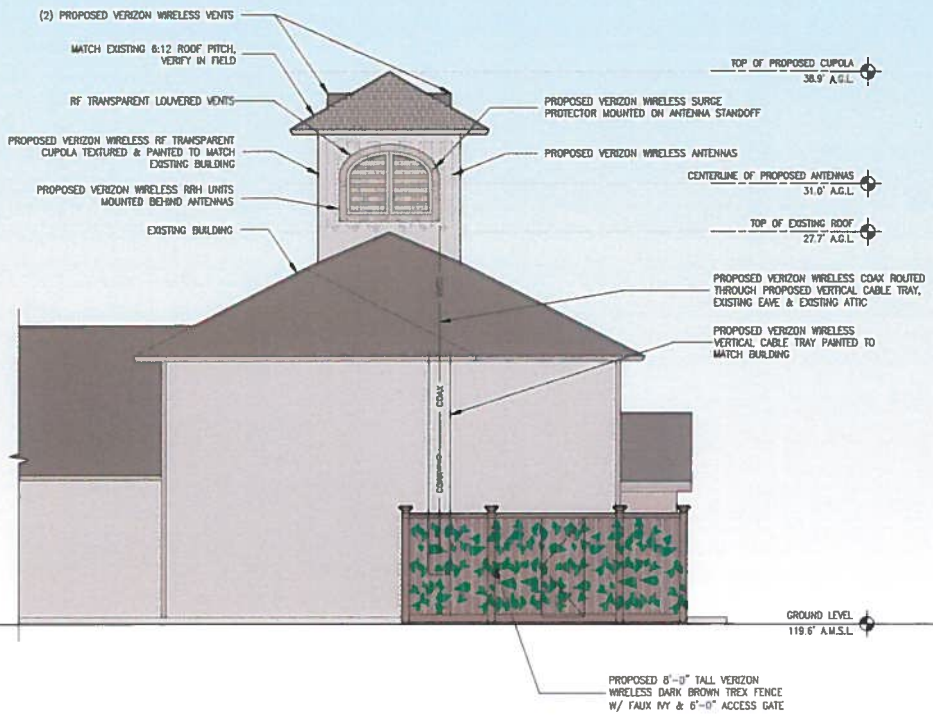

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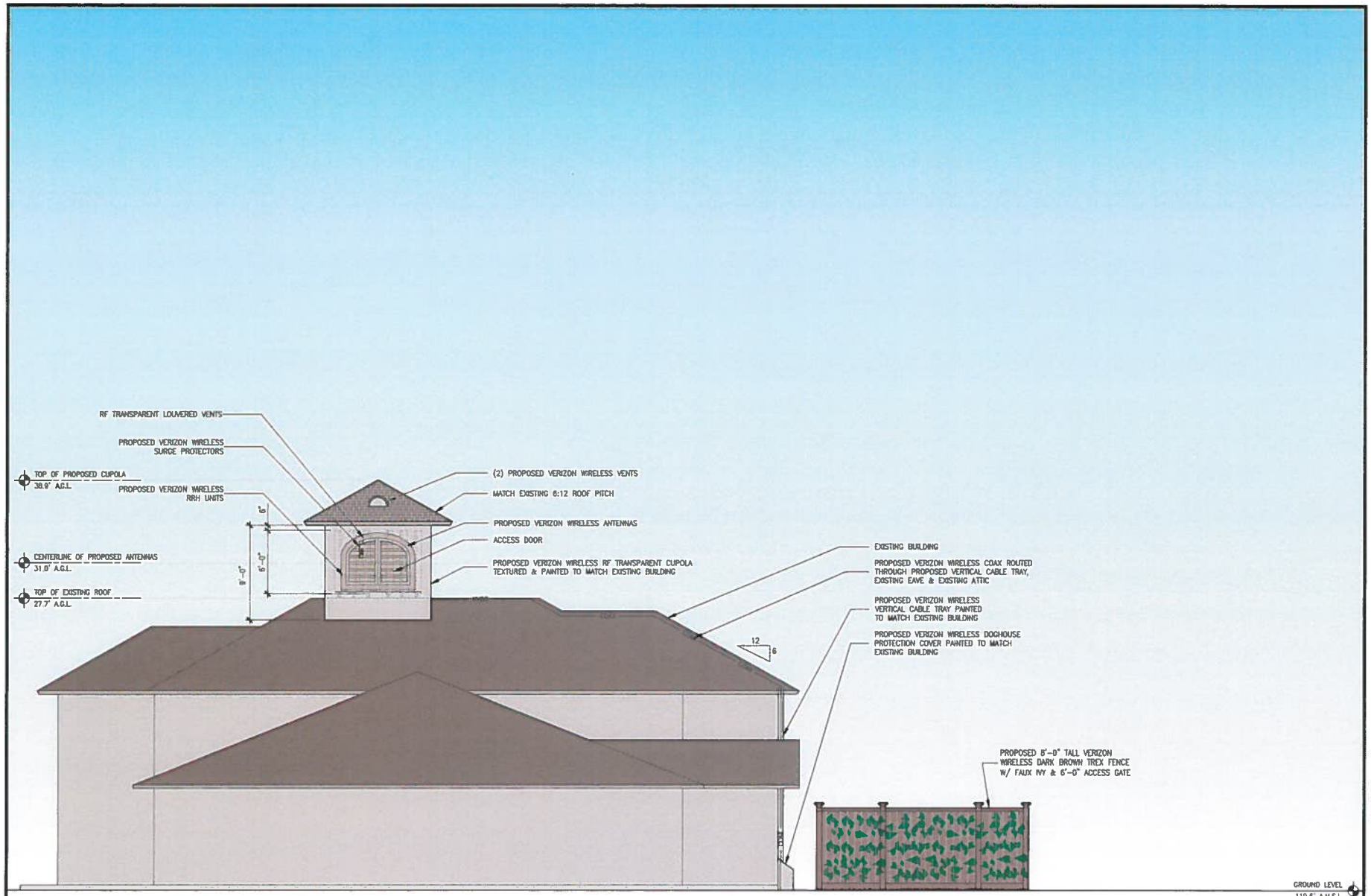

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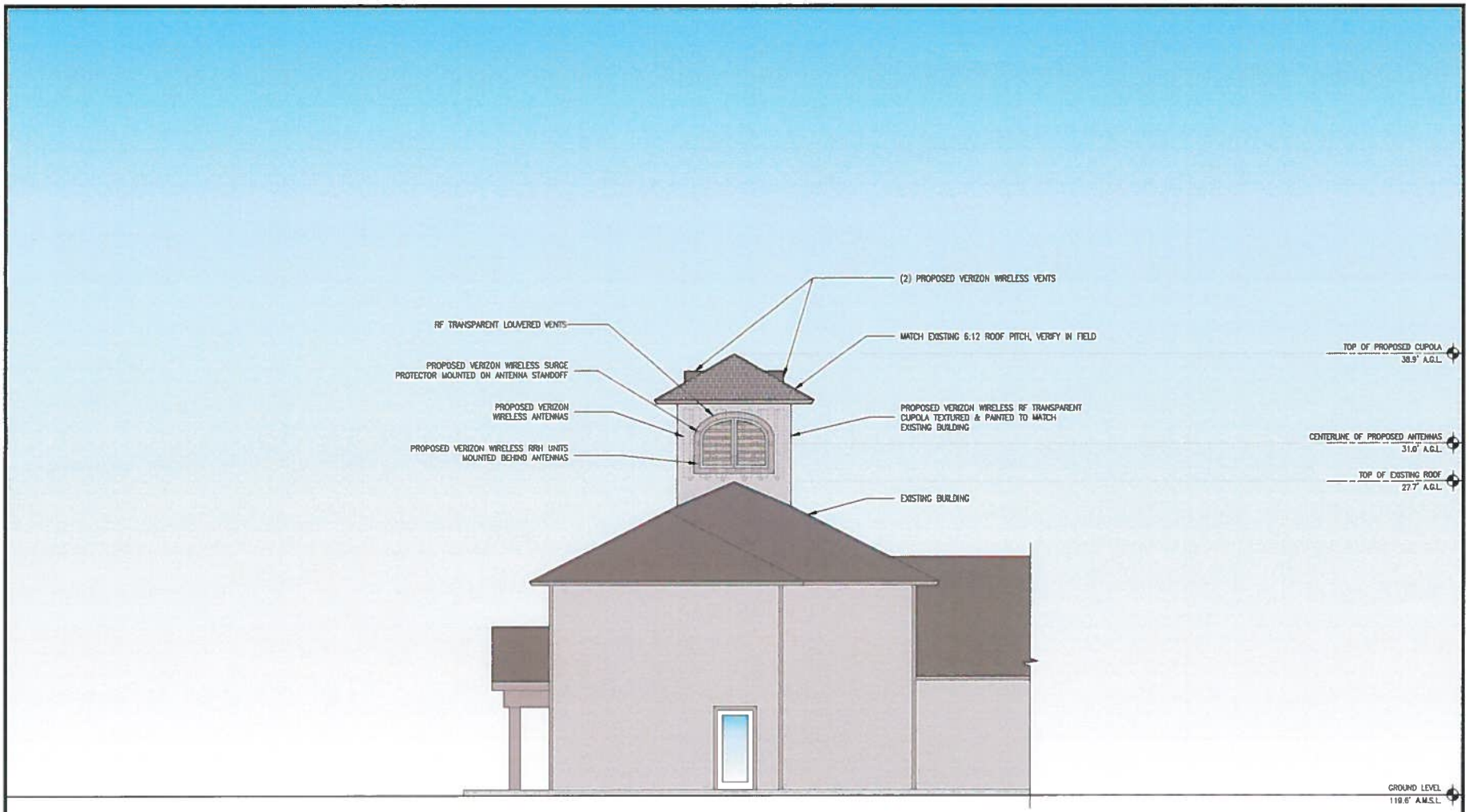

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Photosimulation of the view looking south from the back corner of the parking lot.

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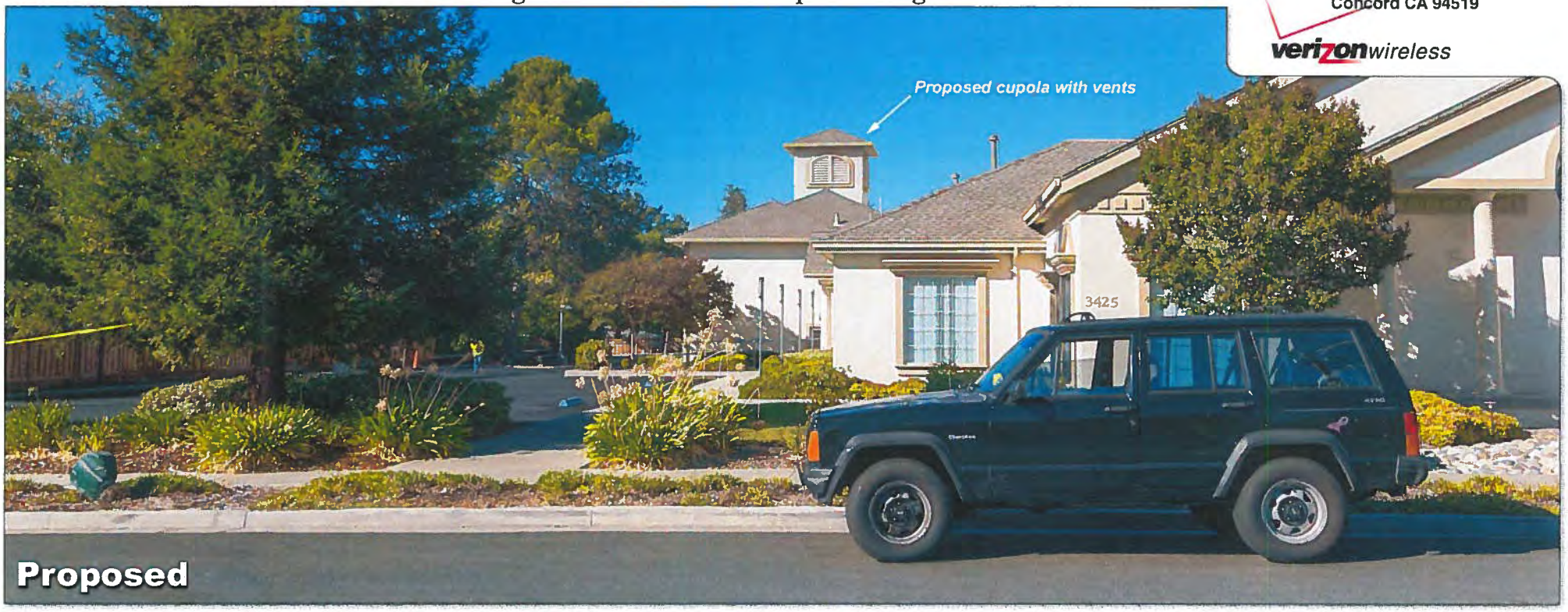
Photosimulation of the view looking north from the nearest point along Concord Blvd.



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Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: November 12, 2015

I. GENERAL INFORMATION

Project Name: **Woung Luang Thai Cuisine Façade (PL15432-DR)**

Review Status: **Final Review**

Location(s): **1965 Mt. Diablo Street**

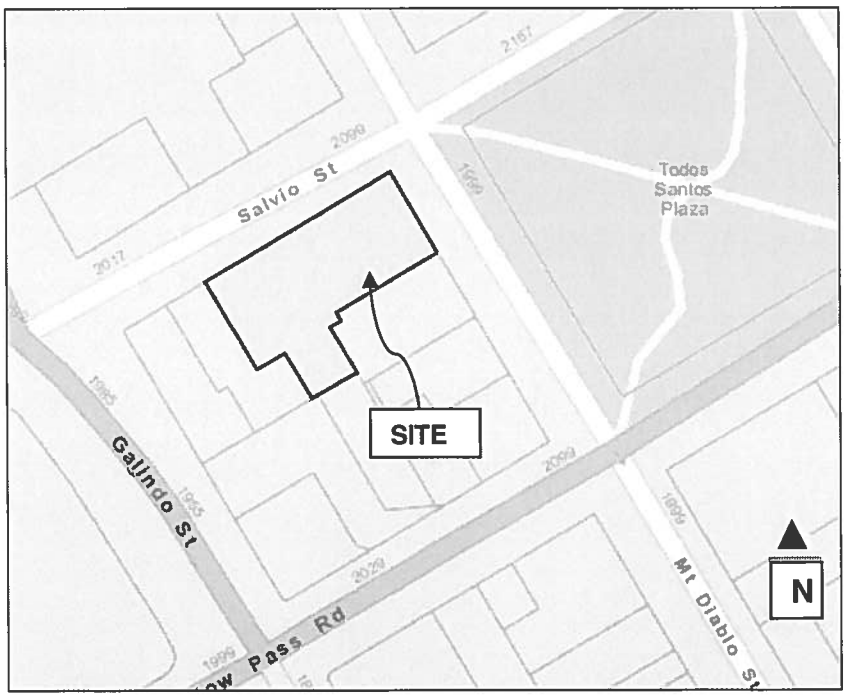
Parcel Number: **126-370-003**

General Plan: **Downtown Pedestrian District (DTPD)**

Zoning: **DP (Downtown Pedestrian)**

Applicant: **C. Edward Andrews**
2467 Stewart Street
Walnut Creek, CA 94596

Vicinity Map:



II. PROJECT BACKGROUND/DESCRIPTION

On August 14, 2015, SZFM Studios filed a Design Review application on behalf of Edward Andrews to construct exterior improvements for the Woung Luang Thai Cuisine Restaurant located at 1965 Mt. Diablo Street. The plans proposed updating the building façade with wood paneling and metal accent rivets, a new aluminum storefront system, wall signage, and an outdoor café (Exhibit A).

As the Board is aware, the Downtown Specific Plan includes policies encouraging Early California Architecture for projects located in the Specific Plan Area. Staff is currently developing Early California Architecture Design Guidelines to determine the City's desired Early California style and how the guidelines are to be applied to the Specific Plan Area. In the interim, an Ad Hoc Committee has been formed to review projects in the Specific Plan Area for consistency with Early California Architecture. The Ad Hoc Committee currently consists of City Council members Ron Leone and Tim Grayson, and Design Review Board member Kirk Shelby.

The project was presented to the Ad Hoc Committee on September 28, 2015. The Committee recommended utilizing colors and materials that are more consistent with Early California Architecture, and emphasizing the entrance by treating the arch with a different color and material. The project was revised in response to this feedback by treating the façade in stucco with circle tile accents (1.5-inch diameter), wood trim at the storefront arch, and a new gable parapet (Exhibit B). New project signage will consist of a wall sign constructed of pin-mounted letters with LED lighting and a non-illuminated project "flag" sign. The outdoor café will consist of a raised concrete deck with perimeter metal railings and planters.

Staff finds the project responds to the Ad Hoc Committee's recommendations except for the treatment of the entrance and arch. Although the arch is finished in a different material (wood), staff recommends applying a different color to the trim and soffit to further differentiate the material and to highlight this design feature.

III. DISCUSSION/RECOMMENDED ACTION

Only an administrative Design Review approval is required for the project. Any recommendations by the Board on this project will be considered as part of staff's administrative Design Review, in addition to comments made by the Ad Hoc Committee. Staff has prepared the following motion for the Board's consideration:

I (Board Member _____) hereby move that the Design Review Board recommend approval of the Woung Luang Thai Cuisine Façade (PL15432-DR), subject to all applicable provisions of the Development Code.

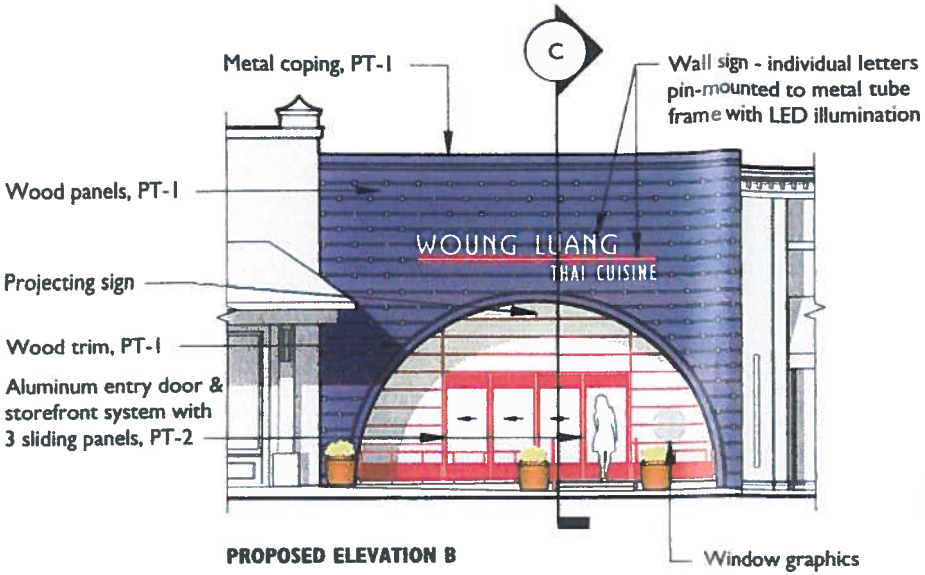
Prepared by: Frank Abejo

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

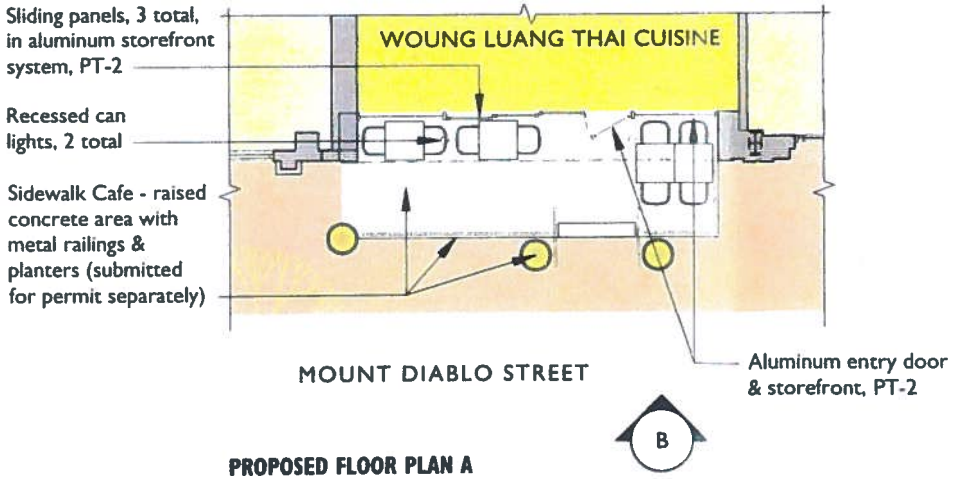
Exhibits:

A- Initial Façade Improvement Plan date-stamped August 14, 2015
B - Proposed Façade Improvement Plan date-stamped October 15, 2015

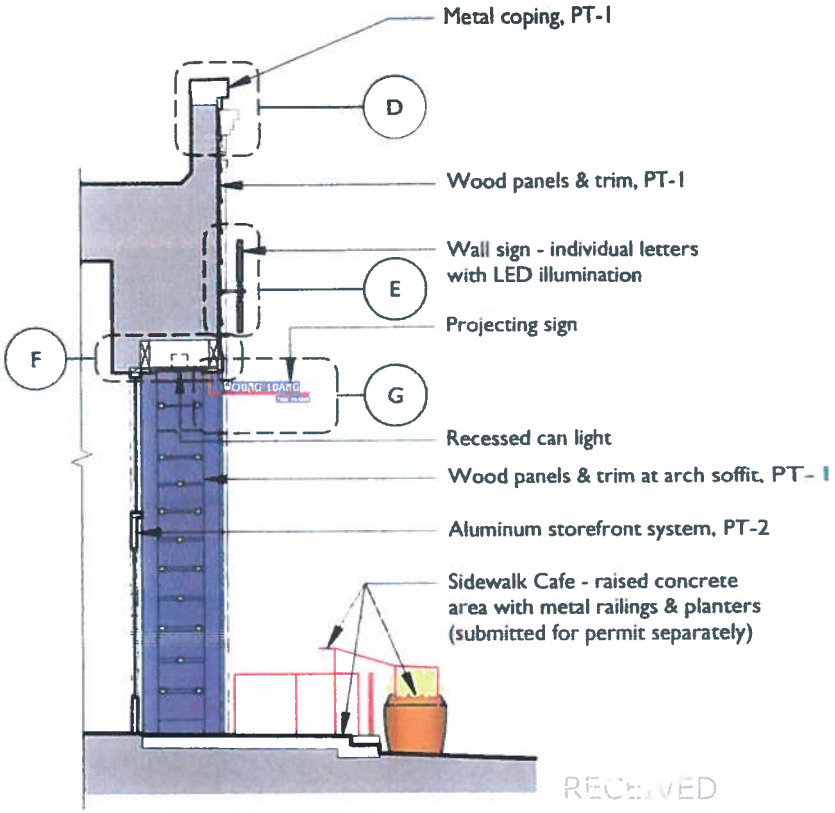
L:\Planning Division\Planning\Staff Reports\2015 SR\2015 DRB\15srdrb.059 Wuong Luang Thai Facade.doc



PROPOSED ELEVATION B



PROPOSED FLOOR PLAN A



SECTION C

0 4'

RECEIVED
AUG 14 2015
PLANNING

N

BSZFMB DESIGN STUDIO

Facade Improvements - PROPOSED ELEVATION, PLAN & SECTION

8/12/15

0 8'

WOUNG LUANG THAI CUISINE . Shops at Todos Santos . Concord CA

RECEIVED
AUG 14 2015
PLANNING

EXHIBIT A

Woung Luang Thai Cuisine Facade Improvements

CONTENTS

1 Project Information
2 Existing Conditions
3 Mount Diablo Street Elevation - Existing & Proposed
4 Proposed Facade Elevation, Floor Plan & Section
5 Details & Colors
6 Signage

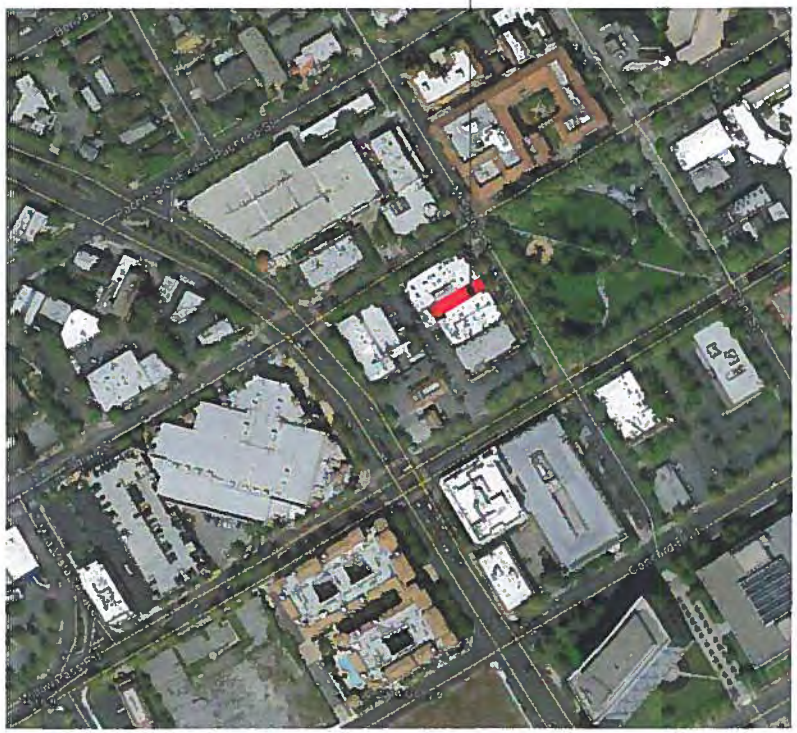
Improvements to the facade along Mount Diablo Street - new material, while maintaining the distinct character of the existing arch, to give the tenant a presence along the street. The existing brick planter and stucco and metal storefront will be removed. The new storefront will open up the tenant space and allow more light into the space.

The outdoor seating area improvements was submitted separately for a sidewalk cafe permit (PL15000235-AA).

OWNER
C. Edward Andrews
925-324-0010
andrewsbrothersltd@astound.net

DESIGNER
SZFM Design Studio
Sudhish Mohindroo
415-956-5515 x11
sudhish@szfm.com

Woung Luang Thai Cuisine
1965 Mount Diablo Street
APN 126-370-003



VICINITY MAP

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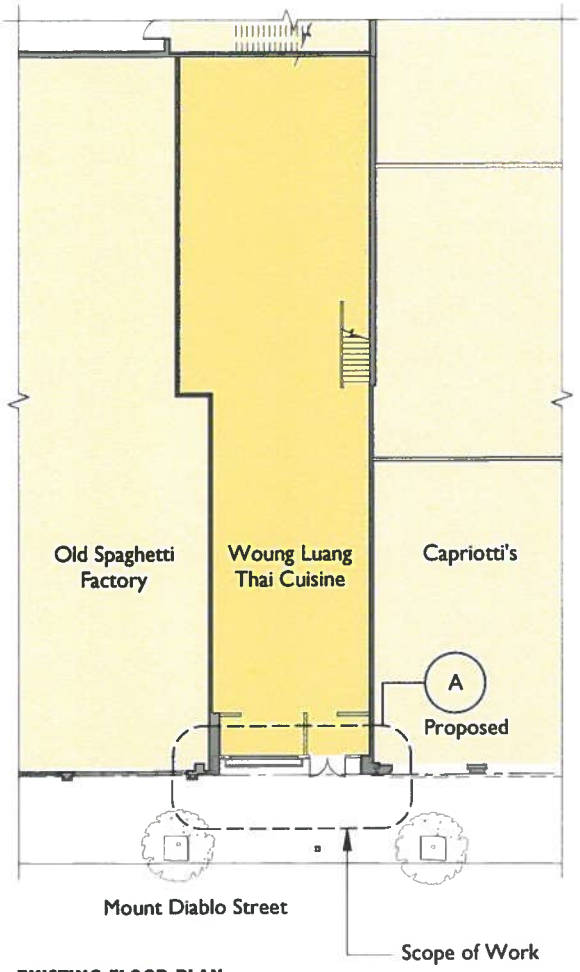
OCT 15 2015
PLANNING

10/14/15

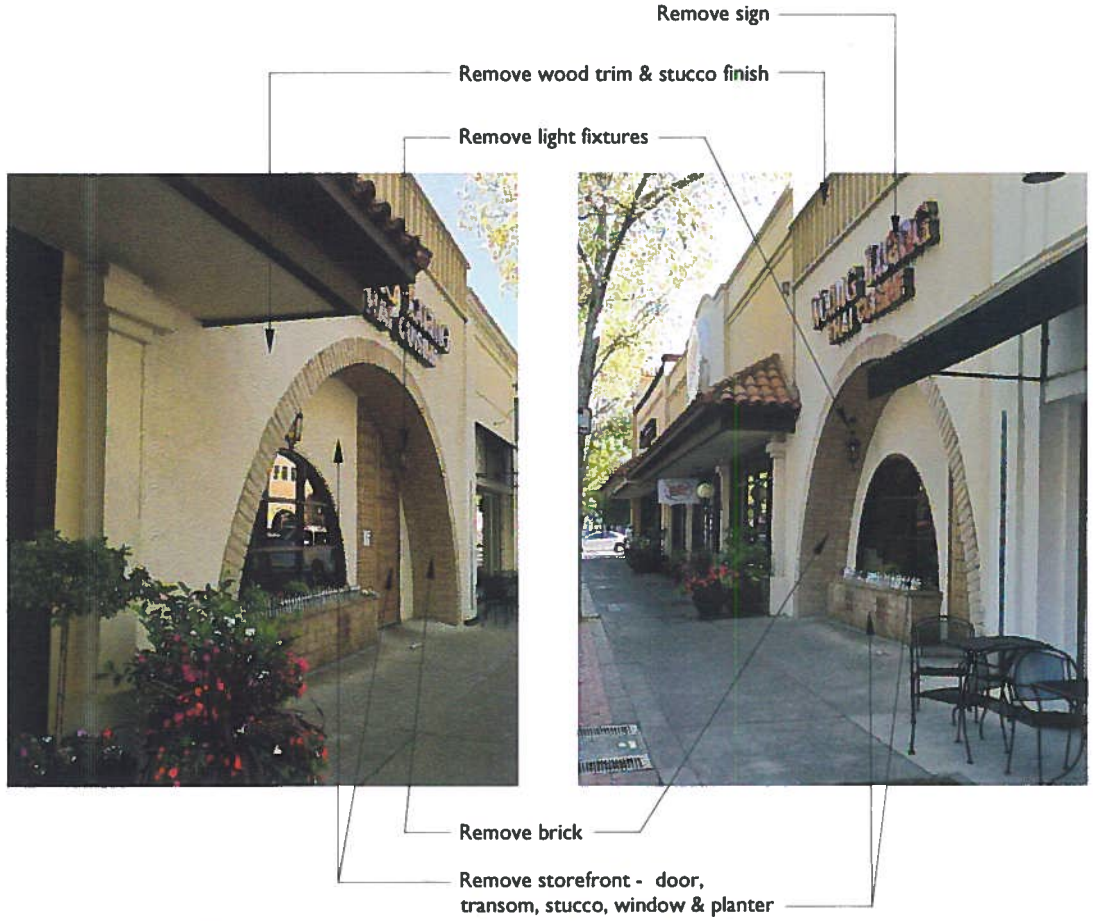
EXHIBIT B

1

SZFM DESIGN STUDIO



EXISTING FLOOR PLAN

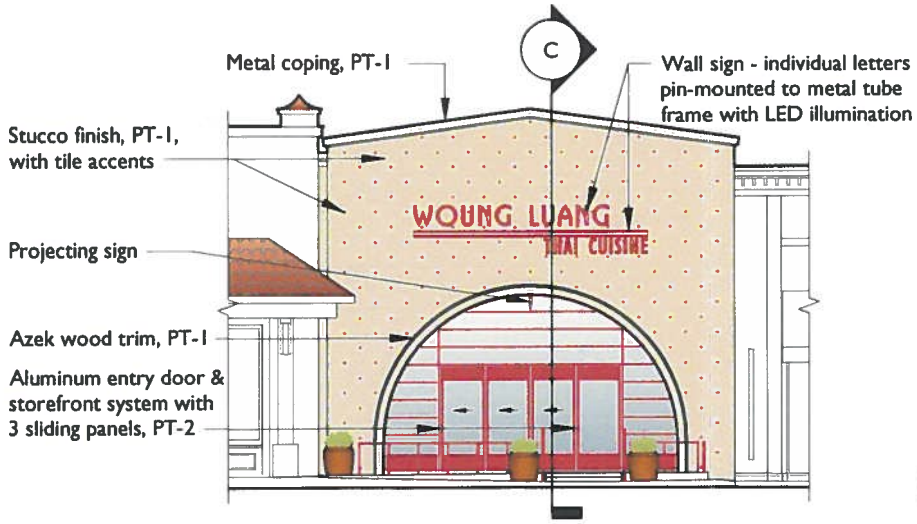


IMAGES OF EXISTING FACADE

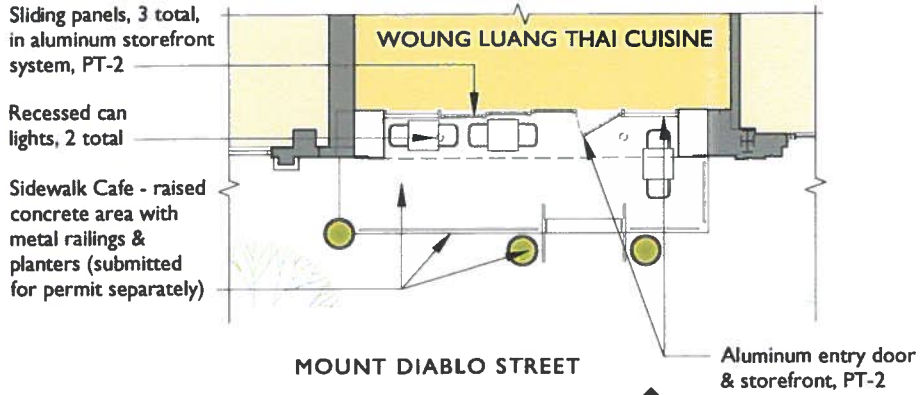
N

EXISTING STREET ELEVATION

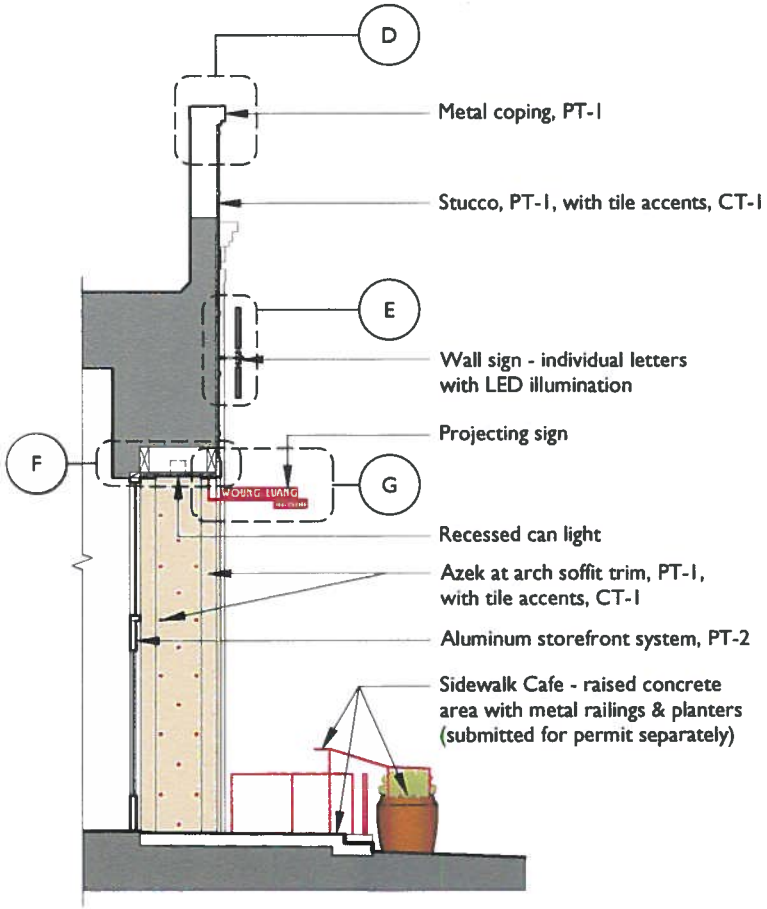
PROPOSED ELEVATION



PROPOSED ELEVATION B



PROPOSED FLOOR PLAN A



SECTION C

0 4'

N

BSZFMB DESIGN STUDIO

Facade Improvements - PROPOSED ELEVATION, PLAN & SECTION

10/14/15

WOUNG LUANG THAI CUISINE . Shops at Todos Santos . Concord CA

0 8'

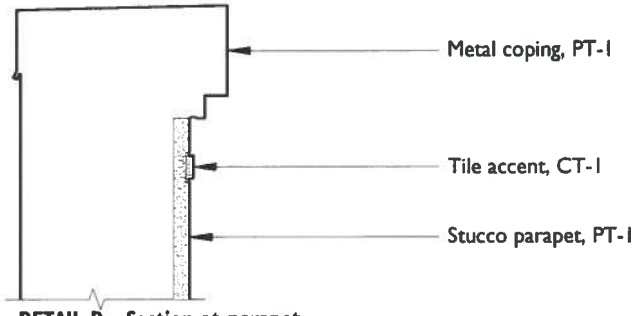
COLORS & MATERIAL

PT-1 Building Color
Dunn-Edwards DET 655
Melt with You

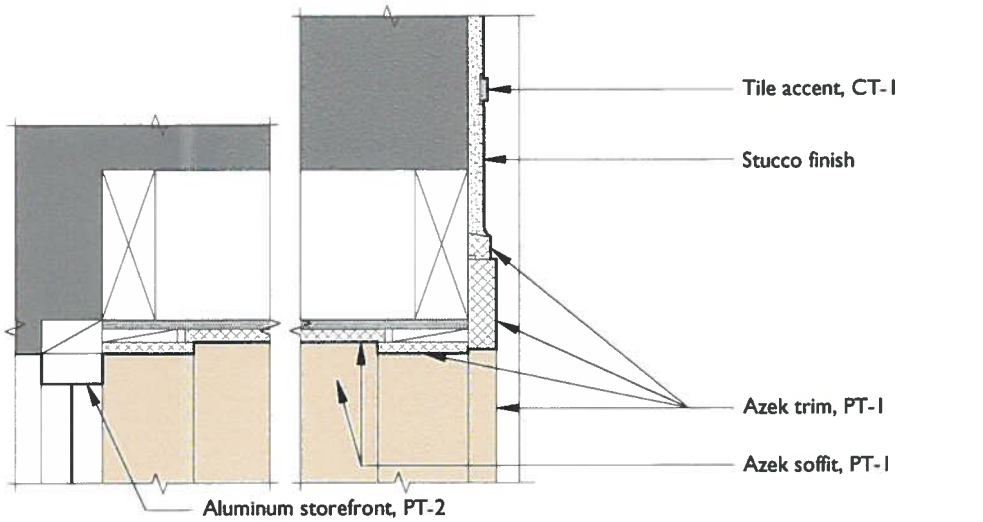
PT-2 Storefront & Accent Color
Dunn-Edwards DEA 150
Scarlet Past

PT-3 Accent Color
Dunn-Edwards DEW 394
Cascading White

CT-1 Accent Tile
Size: 1 1/2" dia. round
Color: match Dunn-Edwards DEA150
Scarlet Past

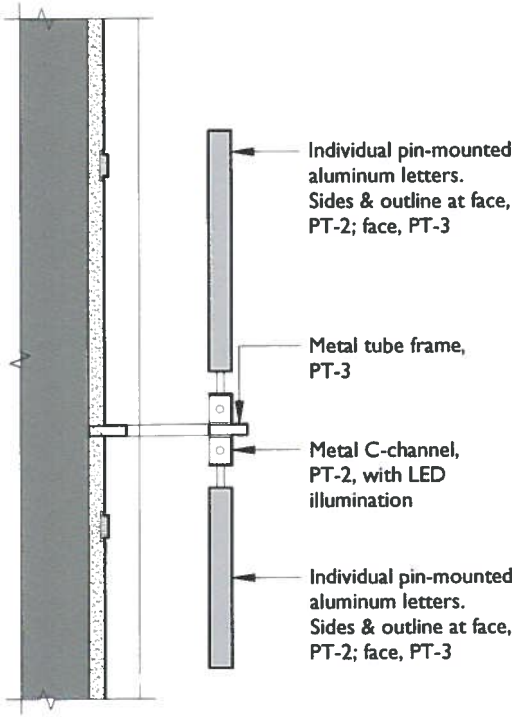


DETAIL D - Section at parapet

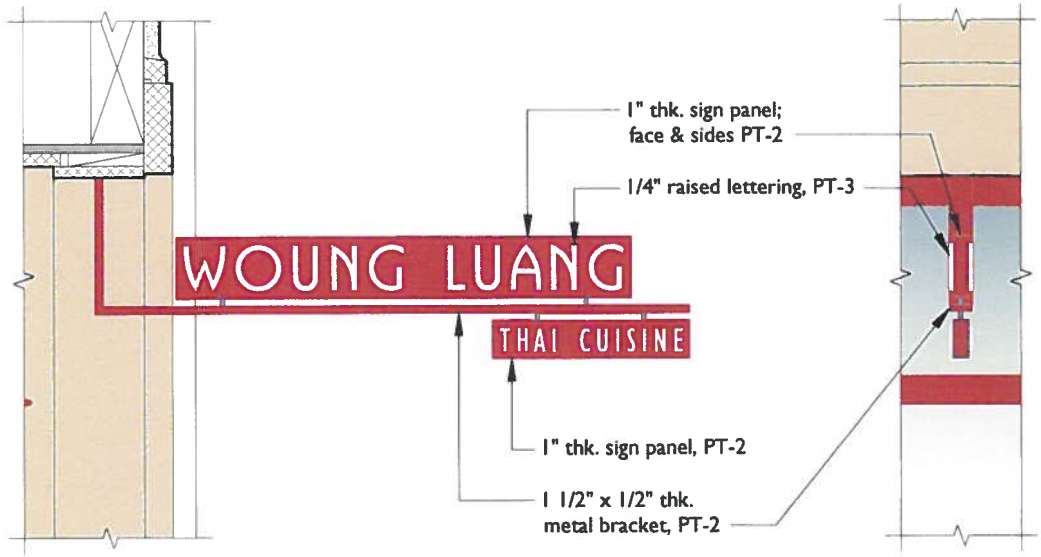


DETAIL F - Section at storefront & arch

0 8"



DETAIL E - WALL SIGN SECTION



DETAIL G - PROJECTING SIGN ELEVATIONS

Concord

REPORT TO DESIGN REVIEW BOARD

DATE: November 12, 2015

I. GENERAL INFORMATION

Project Name:	**SHIVA MURUGAN CULTURAL CENTER (PL15426 - DR)**
Review Status:	**Preliminary Design Review**
Location:	**1803 2nd Street**
Parcel Number:	**APNs 113-011-008, -010, -016, AND -017**
General Plan:	**Commercial Mixed Use**
Zoning:	**CMX (Commercial Mixed Use) - Transit Station Overlay District**
Applicant:	**Saiva Siddhantha Ashram** **1803 2nd Street** **Concord CA 94519** **(925) 827-0127**

Vicinity Map:

II. PROJECT BACKGROUND

On November 20, 2014, the Board conducted a study session of the Shiva Murugan Cultural Center. The Board asked the applicant to reconsider the placement of the temple, emphasize the exterior building ornamentation, consider simplifying the auxiliary building, and decide whether the Rajagopuram (main tower) will be painted.

On October 7, 2015, Ravi Nadesan, on behalf of Saiva Siddhantha Ashram, submitted a Design Review application to demolish the existing Shiva Murugan Temple and ancillary buildings and construct a new temple and annex building measuring 7,075 sq. ft. and 6,731 sq. ft. respectively and merge four lots on a 0.73-net acre site.

The Development Advisory Committee (DAC) reviewed the application on October 27, 2015. Staff anticipates deeming the application incomplete by November 6, 2015.

This application is for Preliminary Design Review. The Board's comments will be incorporated into revised plans for Final Design Review.

III. DISCUSSION

The November 20, 2014 meeting minutes are *italicized* below followed by the applicant's response in **bold** and then staff's comments and bulleted recommendations when applicable. Staff believes the Board's comments have been addressed.

A. Site Plan/Circulation

Two driveways are proposed on 2nd Street, the north driveway allows ingress and egress and the south driveway allows egress only. A drive aisle loops around the temple building in a counterclockwise direction providing access to parking along the north and south sides of the temple and auxiliary buildings. Pedestrian access is proposed on 2nd Street via a ceremonial gate that leads to a plaza and two kiosks for storage of devotees' footwear. A decorative tubular steel fence and gated driveways enclose the site.

- *Consider shifting the temple to the south end of the site along Concord Boulevard to "showcase" the building and combine all the parking in the center of the site to facilitate circulation.*

  The design of the temple building is based on the building design principles of Vastu, which dictates the geometries and placement of features of the building in the center of the parcel. The main entrance of the temple needs to be facing east as the most desirable direction.

  The building location is acceptable in staff's opinion.

- *Consider constructing the annex building first to continue worship services or leasing another building while the temple is under construction.*

The construction of the new building will be phased so that the existing temple will remain in place until the new building is completed. The annex building and completion of the south parking lot will be done in the second phase.

Staff concurs the proposed phased construction has the potential to create access, circulation, and parking issues. Staff will be discussing this issue with the applicant as a separate matter as part of its completeness determination.

B. Building Architecture

The design of the temple is based on the design principles of Vastu, which dictates the geometries and placement of the building features. The main feature of the temple is a 43'–7 ½" entrance tower with sculptured elements that rise in diminishing tiers. A smaller tower and faceted dome are proposed at the west end and center of the temple respectively. The temple facades will be faced with ornamental pilasters, decorative window trim, overhangs, and cornices. The design of the two-story annex building takes its cue from the temple by incorporating pilasters and cornices, however the ornamentation is not as extensive to distinguish it from the temple. Exterior materials are cement plaster and precast cement pilasters, moldings, cornices, and ornaments. The buildings are painted earth tones and the towers include a variety of primary colors. A color and material board will be presented at the meeting.

- *Emphasize the exterior ornamentation to create building relief and shadow. Consider interspersing tower/kiosk elements on the Concord Boulevard elevation to create relief. Consider incorporating "plant-ons," niches, or other ornamentation in place of the blank wall panels particularly on the Concord Boulevard elevation. Create windowsills or other detailing to break-up the elevations.*

  The overall design of the buildings has been revamped. The design of the temple building now incorporates exterior and interior features that vastly improves the massing, form, texture, and visual appeal of the exterior. Stepped volumes have been added to enhance the experience of the interior spaces too. The towers will be painted to add visual interest to the project.

  The applicant responded to the Board's recommendation.

- *Study the relationship between the temple and the auxiliary building. Consider a simple, modern building design that acts as a "counterpoint" to the temple and serves as a transition between the credit union to the north and the temple building.*

  The annex building also incorporates the style and motifs of the temple so that the two, form a cohesive cultural facility.

  Staff finds the redesigned annex building attractive and a compliment to the temple.

C. Landscaping/Lighting

Landscaping

The existing trees and landscaping will be removed from the site to accommodate the development. New street trees are proposed along Concord Boulevard and both frontages will receive a mix of decorative trees, low shrubs, and groundcovers. Low shrubs and grasses are proposed in the bioretention areas.

Pedestrian access to the temple is provided by a ceremonial steel gate and kiosks, which lead into a plaza with special paving at the front of the building. The site will be enclosed with a tubular steel fence and secured during off-hours. Eight benches and four bike racks are proposed at the front of the temple in the plaza.

The landscape plan is being peer reviewed by Borrecco/Kilian & Associates, Inc. and their comments will be presented the night of the meeting if they are available.

Staff's recommendations on landscaping are as follows:

- One 24-inch box shade tree shall be provided for every five parking spaces. The review authority may revise this requirement if it determines that a different landscape design or tree ratio will better achieve the intent of this section.
- Provide more variety in the landscape palate adjacent to the building and along the west property line.
- Address the peer reviewer's recommendations regarding landscaping.

Lighting

Freestanding and building-mounted light fixtures are proposed. The applicant proposes a "traditional 6-sided cage post top" mounted fixture in the parking areas and a small-scale wall-mounted luminaire that is similar to the pole-mounted fixtures.

The lighting plan has been preliminarily reviewed by staff and the lighting levels have been deemed acceptable for this type of use.

The lighting plan is being peer reviewed by Borrecco/Kilian & Associates, Inc. and their comments will be presented the night of the meeting is they are available.

Staff's recommendations on lighting are as follows:

- The light fixtures shall reflect the building design and color scheme while providing efficient lighting.
- Address the peer reviewer's recommendations regarding lighting.

D. Signs

A three-foot tall curvilinear ground sign is proposed at the intersection of Concord Boulevard and 2nd Street and a curvilinear ground sign with a water feature is proposed at the north driveway. Sign elevations and details are not included with the application.

The site plan, which shows the location of the signs, is being peer reviewed by Borrecco/Kilian & Associates, Inc. and their comments will be presented the night of the meeting is they are available.

Staff's recommendations on signage are as follows:

- Provide details of the signs including dimensioned elevations, sections, materials, colors, and lighting.
- Superimpose a visibility triangle at the two intersections to confirm the signs do not conflict with visibility and create a safety hazard.
- Address the peer reviewer's recommendations regarding signage as it relates to landscaping.

IV. Recommendation and Motion

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

Prepared by:

G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@cityofconcord.org

Exhibits:

A - Applicant's design statement date stamp received October 7, 2015
B - Project plans date stamp received October 7, 2015
C - Light fixture catalog cut sheets date stamp received October 7, 2015

15srdrb.068

EXHIBIT A

PROPOSED SHIVA MURUGAN CULTURAL CENTER

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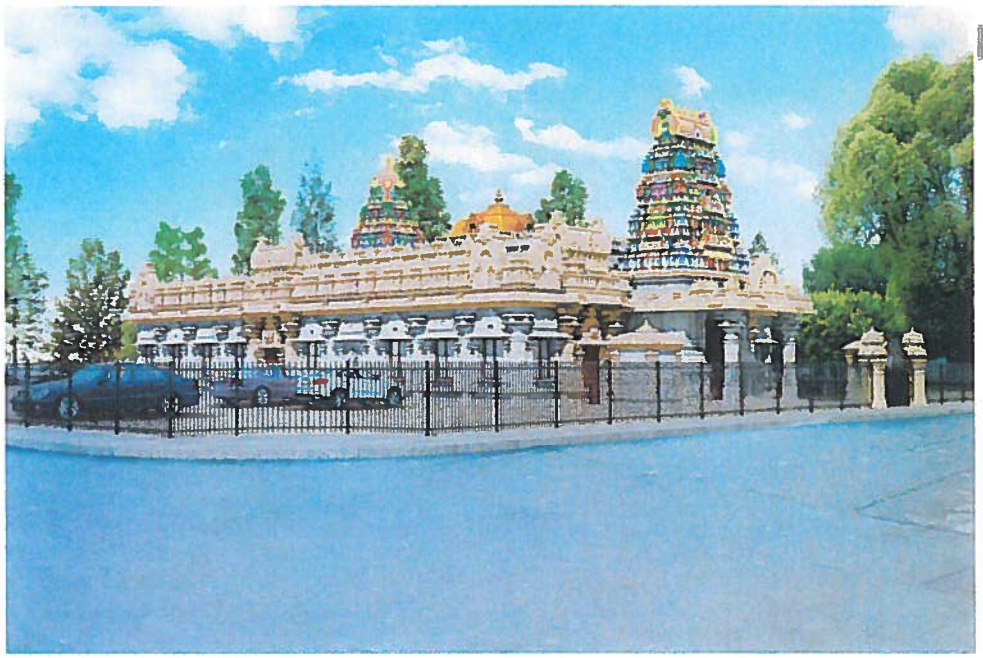
PLANNING



LOCATION

1803 Second St.
Concord, CA-94519

Owner

Shaiva Siddhanta Ashram
A Non-Profit Organization

Temple Architect (Stapathy)

K. Dakshinamoorthy
Vivek Vedic Architects
Chennai, India

ARCHITECT

SKL ASSOCIATES, INC.

08-28-2015

Background

The Shiva Murugan Temple has been operating in Concord since moving from San Francisco in 1988. The original temple was established in San Francisco in 1957 and is the oldest Hindu temple in North America. Currently, the temple is operated in a church building with a social hall in the basement and an adjacent single story building which serves as the temples administration building. Over the years the temple has acquired adjacent parcels which have single family homes where the temple priests reside.

There has been a steady rise in devotees attending the temple, with many families attending from as far as the Silicon Valley and Sacramento. The main attraction of the Concord temple is the intimate size and the quality of the rituals conducted by the priests. The temple activities include a vast array of services from daily worship (Puja), religious and social ceremonies and religious festivals that occur throughout the year.

The current temple facility including the social hall, are inadequate to meet the needs of the growing congregation. Social activities often are held in the temple disrupting the religious services that are conducted there. Therefore, the temple Board proposes a new larger temple building and annex that will provide separate venues for religious and social activities. The construction of the new building will be phased so that the existing temple will remain in place until the new building is completed. The annex building and completion of the south parking lot will be done in the second phase.

Hindu temple design is based on architectural principles of ancient vedic text Shilpa Shastras and is rooted in ancient body of knowledge know as Vastu Shastras, which is still practiced today. Temples built on these principles can be seen in India and other parts of Asia such as the Angkor Wat temple in Cambodia, which is one of the world's largest Hindu temple. The temple Board has appointed a renowned Temple Architect (Sthapathy) K. Dakshinamoorthy of Vivek Vedic Architects to provide the design concept of the new temple and annex building.

The temple design was presented to the City Planning Department for preliminary review in the fall of 2014. Based on comments made by the Design Review Board and other City departments, the architects have revamped the overall design of the buildings. The design of the temple building now incorporates exterior and interior features that vastly improves the massing, form, texture and visual appeal of the exterior. Stepped volumes have been added to enhance the experience of the interior spaces too. The annex building also incorporates the style and motifs of the temple so that the two form a cohesive cultural facility.

Site Design

The site is located centrally on the edge of Concord's historic district. It is bounded by Second Street on the east, at the intersection of Concord Boulevard, which lies to the south. The Safeway shopping center is on the west and the Western Federal Credit Union is located on the north.

View of existing building

The four lots on which the new temple and annex is proposed is occupied by temple building and various single story buildings owned by the temple. These lots will be combined into one parcel.

A sewer line easement runs west to east across the lot thereby limiting the options for building placement. Since the existing temple operations have to continue during

construction of the new building the portion of the parcel available for the temple lies between the existing building and the sewer easement.

The primary vehicular access to the temple parking lot is provided on Second Street. Another driveway is provided from Concord Boulevard, however this is intended to be for exiting the temple parking lot. Parking areas are placed along both north and south side of the temple. On the northerly portion of the lot a two story annex building is located which will house the administrative offices, restrooms, social hall and kitchen. Access to the temple property will be controlled by automatic gates which will be left open during service hours.

Pedestrian access to the temple is provided by means of a ceremonial gate feature, which leads into a front plaza area of the temple. Two kiosks flank the main entrance the purpose of these is to store devotees footwear, as no footwear is allowed inside the sanctuary. The entire site will have an wrought iron fence to secure the premises during off-hours. This was deemed necessary as the current temple facilities have been the target of many vandal attacks.

Parking Requirements

During initial consultation with Planning staff the temple representatives were made aware that parking count must be based on City of Concord Zoning Code – Parking Standards. As the temple activities and nature of operations differs considerably from a typical Church, staff recommended that the occupancy of the building may be determined by deriving an occupant load based on actual seating area that the Fire Department would accept. An exhibit demarcating the seating areas and the clear aisles was presented to the Fire Department with a projected occupant load of 336 persons. This was reviewed by Fire Department staff and approved. A copy of the signed exhibit is attached.

Parking is provided for 50 vehicles along with 16 bicycle parking and 2 motorcycle parking spaces. A shuttle service will also be provided for on special festival days. Additional parking is available on the adjacent parking lot which the temple has an agreement to use during weekends.

The mode of attendance of a Hindu temple is significantly different when compared to other religious facilities. Below is a table sampling of typical attendance pattern of the current temple for various days of worship and festivals. This information gives a good picture of the peak hourly demand for various days and events.

TYPE OF ACTIVITY	TIMING	HOURLY ATTENDANCE	TOTAL ATTENDANCE
Week Day Worship	10:00 AM - 12:00 NOON	10-30	30
	6:00 PM - 9:00 PM	15-50	50
Week End Worship	10:00 AM - 9:00 PM	35	300
New Year Day Warship	7:00 AM - 9:30 AM	75	150
	10:00 AM - 12:00 NOON	75	250
	12:00 NOON Cultural Event	75	200
Thaipusam Day Worship (Jan. or Feb.)	8:00 AM - 9:00 AM	100	300
	10:D0 AM - 12:00 NOON	150	400
	12:00 NOON Cultural Event	150	200
	2:00 PM - 4:00 PM Murugan Wedding	150	200
Thai Pongal Day Worship (Jan.)	10:00 AM - 12:00 NOON	75	200
	12:00 NOON Cultural Event	75	200
Thai Krithhigai Worship (Jan.)	10:00 AM - 12:00 NOON	50	125
	12:00 NOON Cultural Event	50	100
Maha Shiva Ratri Worship (Feb. or Mar.)	5:00 PM - 8:00 PM	125	500
	8:00 PM - 9:30 PM	125	600
	9:30 PM - 10:15 PM Cultural Event	125	600
	10:30 PM	125	600

The temple is located near to the Concord BART station and bus-stops allowing attendees to use these modes of transport for special occasions. The required parking for the facility is based on using the seating area of the temple excluding aisles and dividing by a factor of 50. The resultant projected parking count of 47 spaces (50 provided) should adequately satisfy the facilities parking needs except for special festive days. The temple Board plans to address these days by arranging for shuttle service for attendees to and from BART and public garages. In addition, on these days traffic management and street closures on Second street may have to be implemented.

Building Design

The design of the new temple building is based on the building design principles of Vastu, which dictates the geometries and placement of features of the building. The main entrance of the temple needs to be facing east as the most desirable directions. The aspects such as placement of water features, cooking areas and other amenities are also determined by the most auspicious placement.

The new temple building consists of 7075 square feet of building. The main feature of the temple is a 47 feet entrance tower or "Rajagopuram" which is a richly sculptured element that rises in diminishing tiers and announces the temples presence. A smaller tower (Gopuram) is placed over the main diety towards the west side of the building. In between the two towers a faceted dome is located on the roof. The facades of the temple will be faced with ornamental pilasters and decorative window trims and overhangs and cornices which are traditional design elements of a temple.

Example of temple, Singapore

The temple annex is a two story building of 6700 square feet that will house the temple administrative offices and restrooms on the lower level. A social hall and kitchen are located on the second floor. The exterior design of the annex has pilasters and cornices that take the cue from the temple, however to distinguish this building from the temple the ornamentation as extensive as the temple building.

Exterior materials consist of cement plaster and precast cement pilaster, moldings, cornices and ornaments. The colors of the temple have not been finalized yet, but an example is shown in the picture above.

Conclusion

The Shiva Murugan temple of Concord has become an endeared place of worship to the devotees from throughout the Bay area. The new building built on the ancient principles will transform it to a place of pilgrimage, as well as a place that visitors and residents of Concord would enjoy viewing.

Prepared by:
Sharad Lal, *AIA, LEED AP BD+C*
Architect

PROJECT DIRECTORY

DEVELOPER	SHIVA SOCHANTA ASHRAM MAINTAINED BY REGENTATE 903 2ND STREET CONCORD, CA 94512 TEL (925) 227-0737
ARCHITECT	MR SHAND, LAL, AIA, LEED AP BD+C SKL ASSOCIATES INC 3018 WILLOW PASS ROAD, STE 204 CONCORD CA 94520 TEL (925) 682-275
ENGINEER CIVIL	MR MICHAEL MILAN PE MILAN E ASSOCIATES 2323 STANWELL DRIVE SUITE 250 CONCORD CA 94520 TEL (925) 674-8000
LANDSCAPE ARCHITECT	MR H ROSS WELLS L A WILLA LANDSCAPE ARCHITECTURE SITE PLANNING 763 ALPERSA DRIVE BRENTWOOD CA 94513 TEL (925) 513 3021

BUILDING CODE ANALYSIS

1. APPLICABLE CODES AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION
   - 2013 CBC, CRC, CMC, CPC
   - 2013 CEC
   - 2013 CAL ENERGY CODE
2. TYPE OF OCCUPANCY
   - ADMINISTRATION — B
   - ASSEMBLY — A-3
3. TYPE OF CONSTRUCTION
   - RETAIL — TYPE V B
4. ALLOWABLE AREA
   - TABLE 503
   - B — 9,000 SF
   - A-3 — 6,000 SF
   - AREA MODIFICATION SECTION 506.1
   - A_a = 6,000 (TABLE 503)
   - + = 79 (SEC 506.2)
   - 1.0 (SEC 506.3)
   - A_a = 6000 + 4500 + 12000 = 22500 SF
5. ALLOWABLE HEIGHT TABLE 503
   - STORY — 1
   - FEET — 40 FT
6. EXTERIOR WALL PROTECTION – TABLE 601
   - STRUCTURAL FRAME — 0-HR
   - EXTERIOR BEARING — 1-HR (LESS THAN 5-0)
   - INTERIOR BEARING — 0-HR
   - NON BEARING — 0-HR
   - FLOOR & SECONDARY — 0-HR
   - ROOF CONSTRUCTION — 0-HR
7. OCCUPANCY SEPARATION - TABLE 508.4
   - A-B — 1-HR

PROJECT SCOPE

THE SHIVA SOCHANTA ASHRAM WHICH OPERATES THE SHIVA MURUGAN TEMPLE PROPOSES TO BUILD A NEW SINGLE STORY TEMPLE BUILDING AND A TWO-STORY ANNEX THAT WILL HOUSE THE ADMINISTRATIVE AND SOCIAL HALL

DUE TO THE NEED TO CONTINUE OPERATIONS AT THE EXISTING TEMPLE THE PROJECT WILL BE PHASED THE NEW BUILDINGS AND PART OF THE NEW PARKING AREA WILL BE COMPLETED FIRST AND FOLLOWED BY THE DEMOLITION OF THE EXISTING TEMPLE BUILDING AND COMPLETION OF THE REMAINDER OF THE PARKING LOT

THE NEW TEMPLE BUILDING WILL BE CONSTRUCTED OF CONCRETE BLOCK CONSTRUCTION WITH EXTERIOR FINISH OF CEMENT PLASTER MOULDING CORNICES PILASTERS AND SCULPTURED WALL BE PRECAST GLASS REINFORCED CONCRETE ROOF FRAMING WILL BE OF STEEL FOR THE ANNEX BUILDING THE FIRST FLOOR WILL BE OF CONCRETE BLOCK WITH THE SECOND FLOOR OF STEEL FRAMED STRUCTURE AND ROOF

A ORNAMENTAL WROUGHT IRON FENCING IS SUGGESTED FOR THE PERIMETER ALONG WITH A CEREMONIAL PEDESTRIAN ENTRANCE AND AUTOMATIC GATES FOR THE VEHICULAR ENTRANCE

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T-2	COLORED ELEVATIONS
G-1	CODE ANALYSIS (PRE DEPT SIGNED FOR REFERENCE)
L-1	LANDSCAPE PLAN COLORED
A0-1	SITE PLAN & DETAILS
A0-2	SITE DETAILS

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2	GENERAL NOTES AND APPROVALS
3	OVERALL SITE PLAN
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LANDSCAPE

L-1	PLANTING PLAN
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ARCHITECTURAL

A-1	FLOOR PLAN - TEMPLE
A-2	FLOOR PLANS - ANNEX
A-3	FRONT ELEVATION - TEMPLE
A-4	SIDE ELEVATION - TEMPLE
A-5	REAR ELEVATION - TEMPLE
A-6	SECTIONS - TEMPLE
A-7	ELEVATIONS - ANNEX
A-8	SECTION AA - ANNEX

PHOTOMETRIC

LP-1	SITE PHOTOMETRIC PLAN

PROPOSED SHIVA MURUGAN CULTURAL CENTER
CONCORD • CA

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OCT - 7 2015
PLANNING

AERIAL PHOTO

N

EXHIBIT B

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST CONCORD, CA-94519

SKL

Architecture Planning Interiors
www.sklinc.com
SKL Associates, Inc
T 925.682.2751
2323 N. Broadway
Walnut Creek, CA 94596

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SUBJECT TO CHANGE

USE PERMIT APPLICATION
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MARK	DATE	DESCRIPTION
REVISION		

TITLE SHEET

PROJECT NO:	0707
MODEL FILE:	SMT.pln
DRAWN BY:	AI
CHK'D BY:	SKL
DATE:	09.15.2015

T-1

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1 EAST ELEVATION

2 WEST ELEVATION

3 SOUTH ELEAVTION (NORTH SIM.)

PROPOSED NEW BUILDINGS
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REVISION		

COLORED ELEVATIONS

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
DATE:

T-2

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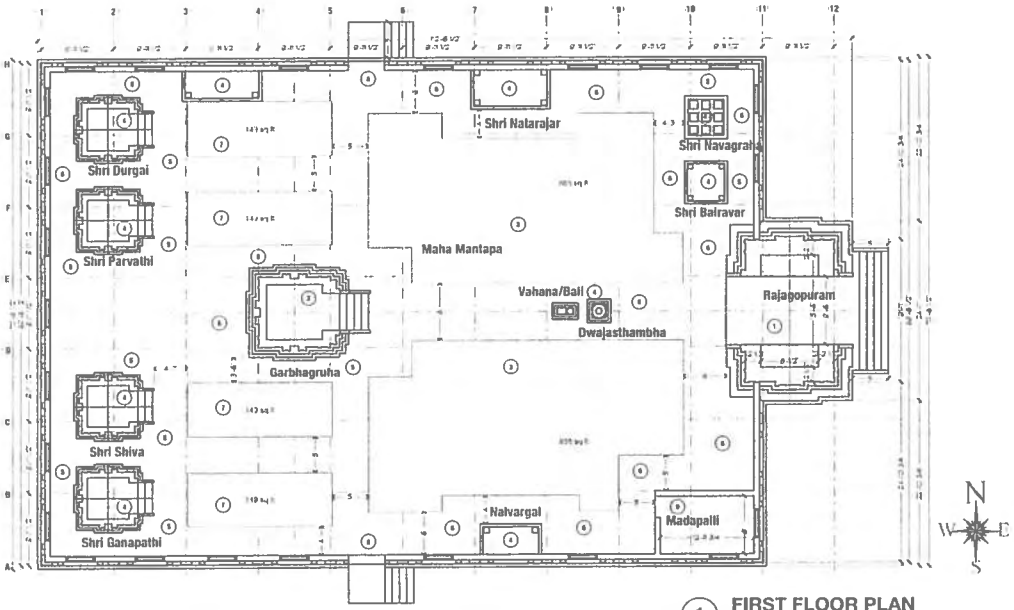


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SPACE / OCCUPANCY LEGEND

1	RAJAGOPURAM	ENTRY VESTIBULE
2	GARBAGRUHA	MAIN SANCTUM
3	MAHA MANTAPA	WORSHIP HALL
4	SHIVA, PARVATHI, GANAPATHI, DURGAI, ETC	DEITY PAVILLIONS
5		CIRCUMAMBULATION AISLE
6		AISLE
7		DEITY WORSHIP
8		EXITS
9	MANDAPALLI	PANTRY
		AREAS OCCUPIED DURING WORSHIP

BUILDING CODE ANALYSIS

1	APPLICABLE CODES AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION	2014 CBC, CFC, CMC, CPC, CEC, T 24
2	TYPE OF OCCUPANCY RELIGIOUS	A 3
3	TYPE OF CONSTRUCTION BUILDING	TYPE V B
4	ALLOWABLE AREA	TABLE 503
	A 3	6,000 S F
	AREA INCREASES DEC 506 3 SPRINKLER	3 X 6000
5	ALLOWABLE HEIGHT STORY IN FEET	1 40 FT
6	EXTERIOR WALL PROTECTION TABLE 601	
	BEARING WALL	1 HR LESS THAN 10 FT
7	FIRE SPRINKLER SEC 903.2.1.3	REQUIRED

PROJECT DESCRIPTION

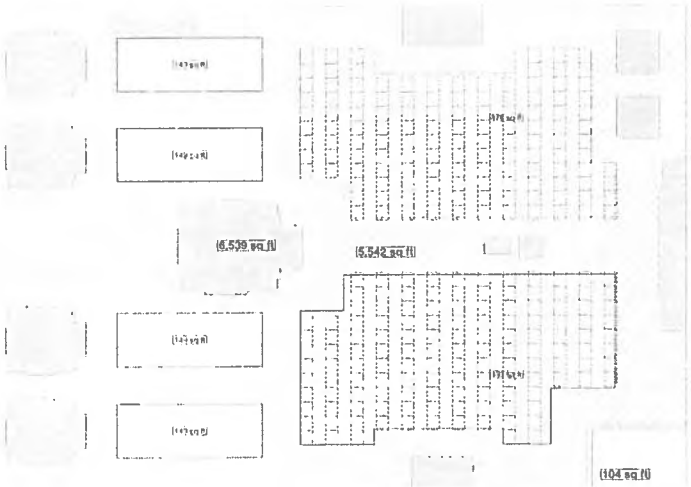
THE SHIVA MURUGAN HINDU TEMPLE HAS BEEN PART OF CONCORD SINCE 1988 THIS PROJECT CONSISTS OF CONSTRUCTING A NEW TEMPLE BUILDING TO REPLACE THE EXISTING FACILITY

THE TEMPLE WILL PROVIDE FOR RELIGIOUS, SOCIAL AND CULTURAL SERVICES FOR THE GROWING HINDU COMMUNITY IN THE CONCORD AND CENTRAL COUNTY REGION

THE TEMPLE HOLDS SERVICE TWICE A DAY (10:00 AM 12:00 & 6:00 PM 9:00 PM) ON WEEKDAYS. DURING THESE SERVICES THERE IS A LIMITED ATTENDANCE OF 15-20 WORSHIPPERS ON A DAILY BASIS ON WEEKENDS AND HOLIDAYS THE TEMPLE IS OPEN FROM 10:00 AM TO 9:00 PM AND HAS PEOPLE COMING IN SPORADICALLY THROUGHOUT THE DAY. THE DAILY ATTENDANCE ON A WEEKEND IS APPROXIMATELY 100 PEOPLE.

ON SPECIAL WORSHIP DAYS APPROXIMATELY ONCE MONTHLY THE TEMPLE HAS MORE ATTENDANCE WHICH IS DISTRIBUTED THROUGHOUT THE DAY WITH A DAILY TOTAL OF APPROXIMATELY 350 PEOPLE THE PEAK HOURLY ATTENDANCE ON THESE DAYS COULD REACH ABOUT 100 PEOPLE

THE TEMPLE ALSO PROVIDES SERVICES FOR WEDDINGS AND OTHER HINDU CEREMONIES WHICH ARE ATTENDED BY A SMALLER GROUP OF FAMILY AND FRIENDS OF ABOUT 25-50 PEOPLE.



2 NET AREA DIAGRAM
SCALE: 1/8" = 1'-0"

AREA LEGEND

NET AREA EXCLUDING EXTERIOR WALLS

NET AREA OF WORSHIP HALL

NET WORSHIP AREA EXCLUDING AISLE

NET AREA PANTRY

OCCUPANCY ANALYSIS

1	NET AREA EXCLUDING EXTERIOR WALLS	6,539 S F
2	NET AREA OF WORSHIP HALL	5,542 S F
3	NET AREA OF PANTRY	104 S F
4	WORSHIP AREA EXCLUDING AISLE	2,348 S F
6	OCCUPANT LOAD BASED ON WORSHIP AREA TABLE 1004 1 1 1/15 INTENSE USE 1/7	157 336
7	OCCUPANT LOAD OF PANTRY 1/200	1

ATTENDANCE SUMMARY

TYPE OF WORSHIP	HOURLY PEAK	DAILY TOTAL
DAILY WORSHIP		
M F 10:00 AM TO 12:00	5	10
M F 6:00 PM TO 9:00 PM	5	15
WEEKEND / HOLIDAY WORSHIP		
10:00 AM TO 9:00 PM	25	100
SPECIAL WORSHIP (15-20 DAYS ANNUALLY)		
10:00 AM TO 9:00 PM	100	350
PRIVATE EVENTS (WEDDINGS / CEREMONIES)		
AS NEEDED	50	50

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST. CONCORD, CA 94519

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CODE ANALYSIS

PROJECT NO: 13309
MODEL FILE: 13309.pln
DRAWN BY: AR
CHK'D BY: MS
DATE: 09.15.2015

G-1

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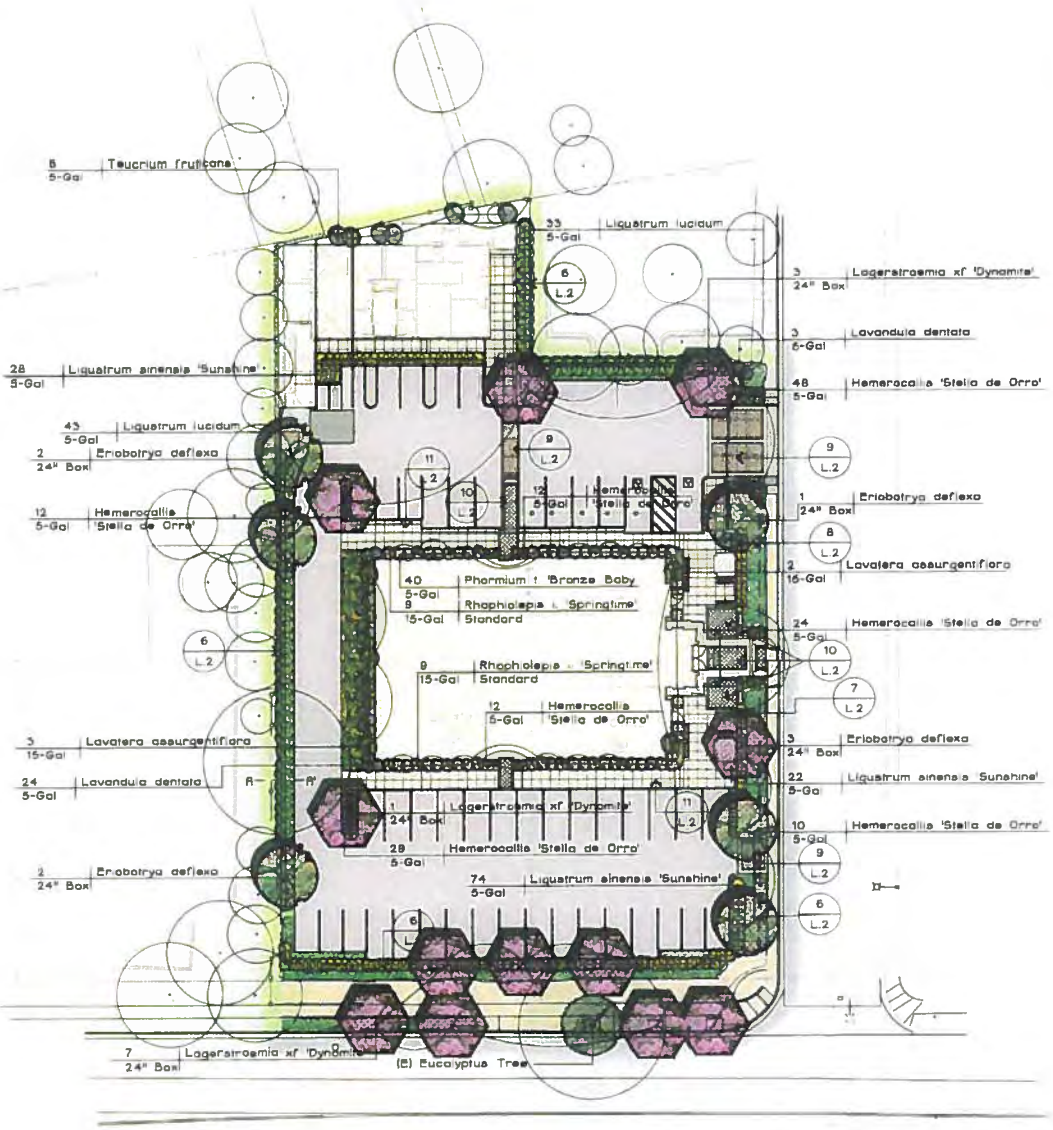

Planting Legend

QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
TREES:				
8	24" bOX	Eriobotrya deflexa	BRONZE LOQUAT	Moderate
11	24" Box	Lagerstroemia xf 'Dynamite'	CRAPE MYRTLE	Low
SHRUBS:				
147	1-Gal	Hemerocallis 'Stella de Orro'	NCN	Moderate
27	5-gal	Lavandula dentata	FRENCH LAVENDER	Low
23	15-Gal	Lavatera assurgentiflora	TREE MALLOW	Low
76	5-Gal	Ligustrum lucidum	Glossy Privet	Low
124	5-Gal	Ligustrum s. 'Sunshine'	NCN	Low
40	5-Gal	Phormium t. 'Bronze Baby'	NCN	Low
18	15-Gal	Rhophiolepis i. 'Springtime'	INDIA HAWTHORN 'Standard'	Low
8	5-Gal	Teucrium fruticans	NCN	Low
GROUND COVER:				
	1-Gal	Carex tumulicola space @24"oc	BERKLEY SEDGE	Low
	1-Gal	Arctostaphlos e 'Carmel Sur'	NCN Space @ 30"o.c	Low

Planting Notes

1 Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractors convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.

2 Contractor to install root barriers per detail on sheet L.2 on all trees within 4' of concrete paving and parking stripe

3 See Sheet L.2 and L.3 for Landscape Details and Specifications

4 All planting areas shall recieve a minimum 3" of Bark

5 TOTAL LANDSCAPE AREA 8,331sf

General Notes:

1 All equipment and work shall be installed as per manufacturer's written specifications and local codes. Contractor shall be responsible for obtaining all necessary permits

2 Drainage.
- a Contractor shall insure positive drainage to all drain inlets as indicated on the
- b All roof drains shall be connected to drainage system in back of house
- c Connect new drainage system into possible existing drainage system. Contractor to verify location of existing drain lines on site

6 Landscape Elements

Bike Rack
Available from: Rose Recreation
Item: DuMor Bike Rack
Catalogue No: 130-20
Color: Black
Adress: 100 Bush Creek Road #206, Santa Rosa, California 95404
Phone: 707 538 3800

Bench
Available from: Rose Recreation
Item: DuMor Bench
Catalogue No: 143-60PL
Color: Cedar
Adress: 100 Bush Creek Road #206, Santa Rosa, California 95404
Phone: 707 538 3800

Permeable Pavers
Available from: McNear Brick
Item: Canyon Cobble Paver
Accents: 12" Concrete Edge
Color: Napa
Adress: 1 McNear Brickyard Rd, San Rafael, California 94901
Phone: 888.442 6811
Fax: 415 257 6353

Exterior Traverline Tile.
Available from: Home Depot
Item: 12"x12" Traverline Tile
Accents: 8" Concrete Edge

Concrete Walk.
Accents: Medium Broom Finish w/ Heavy Score Jnts
Color: Davis Color #5084 Omaha Tan

N

HWA Landscape Architecture Site Planning

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST CONCORD, CA 94519

SKL Architecture Planning Interiors
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PLANTING PLAN

PROJECT NO
MODEL FILE
DRAWN BY
CHK'D BY
DATE

L.1

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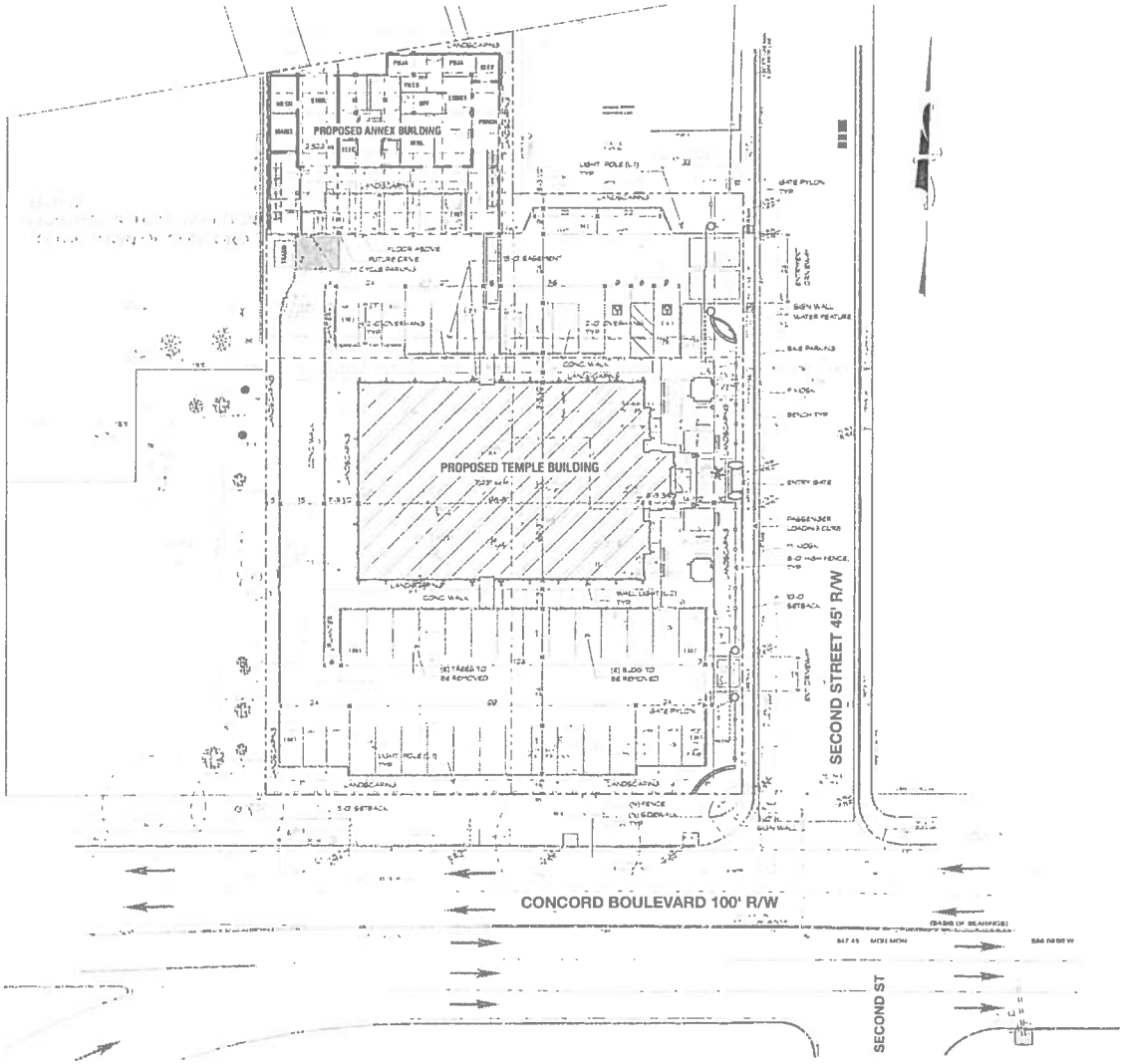

ZONING SUMMARY

GENERAL PLAN	COMMERCIAL MIXED-USE (CMU)
ZONING DISTRICT	COMMERCIAL MIXED-USE (CMX) TRANSIT STATION OVERLAY DISTRICT
LOT AREA	38,863 S F (0.73 AC)
(E) BLDG (DEMO)	8,021 S F
(N) BUILDING AREA TEMPLE	7,075 S F
(N) BUILDING AREA ANNEX	6,731 S F
TOTAL AREA	13,806 S F
F.A.R.	0.38
COVERAGE	29%
LANDSCAPE %	19.7%

SETBACKS	REQUIRED	PROVIDED
FRONT	5	72
CORNER SIDE	10	10
REAR / SIDE	5	1/5

BUILDING HT	30'-0" (MAX) 23'-0" (PARAPET) 47'-0" (SPIRE)
PARKING-REQD PER CODE	1 SPACE / 4 SEATS FIXED 1 SPACE / 50 S F GROSS NON-FIXED
OCCUPIED AREA	2348 MAX PER CCCFD
OCCUPANTS	2348-7 x 338
PARKING REQD	2348 - 50 x 47
PARKING-PROVIDED	50 - 2 MOTORCYCLE
PARKING-PROVIDED	35 - STANDARD 13 COMPACT 2 ACCESSIBLE

LIGHTING LEGEND

L-1	POLE LIGHT PHILLIPS LED VX600 18-0 POLE
L-2	WALL MTD LIGHT AAL SMALL SCALE WALL ALN438C

1 SITE PLAN
SCALE: 1" = 20'

N

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST. CONCORD, CA-94519

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REVISION		

SITE PLAN

PROJECT NO: 13009
MODEL FILE: SITE.pln
DRAWN BY: JAI
CHK'D BY: SKL
DATE: 09-15-2015

AS-1

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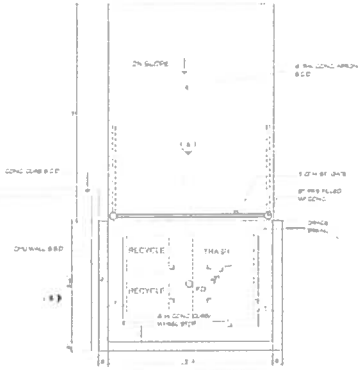
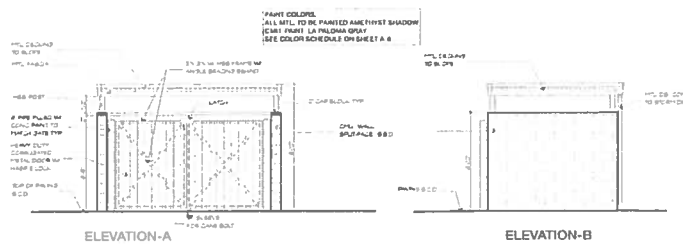


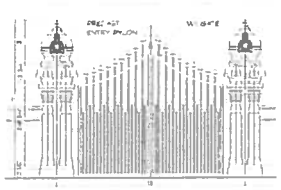
PLAN



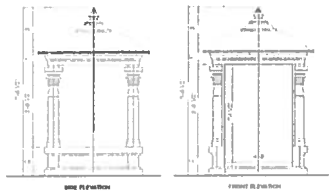
ELEVATION-A

ELEVATION-B

1 TRASH ENCLOSURE DETAILS
SCALE: 1/4" = 1'-0"



2 ENTRY GATE
SCALE: 1/4" = 1'-0"



3 SHOE KIOSK ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED NEW BUILDINGS
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CULTURAL CENTER
1803 SECOND ST. CONCORD, CA-94519

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SITE DETAILS

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
DATE:

AS-2

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SHIVA MURUGAN

CULTURAL CENTER

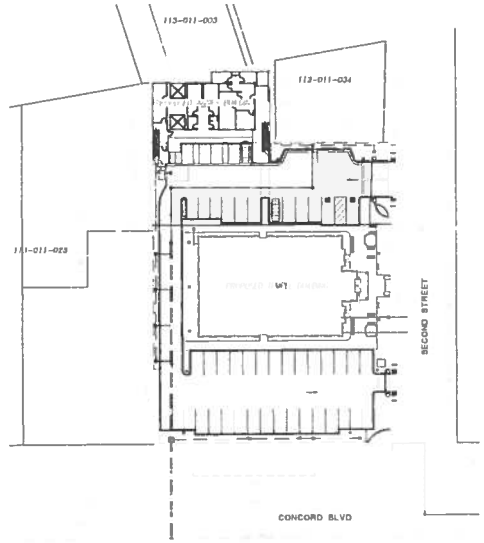
CITY OF CONCORD, CONTRA COSTA COUNTY, CALIFORNIA

PROJECT TEAM:

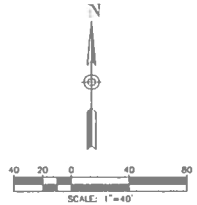
OWNER	ASHRAM SAIVA SIDDHANTHA / TEMPLE SHIVA MURUGAN 1803 2ND STREET CONCORD, CA 94519
ARCHITECT	SKL 3018 WILLOW PASS ROAD, SUITE 206 CONCORD, CA 94519 925-680-2711 ATTN: SHARAD LAL, AIA
CIVIL ENGINEER	MILANI & ASSOCIATES 2520 STANWELL DRIVE, SUITE 250 CONCORD, CA 94520 (925) 674-9082, EXT 101 ATTN: KEN ALCOCK
ARBORIST	ARBORWELL 2237 AMERICAN AVENUE HAYWARD, CA 94545 (510) 881-4260 ATTN: KILE SATO

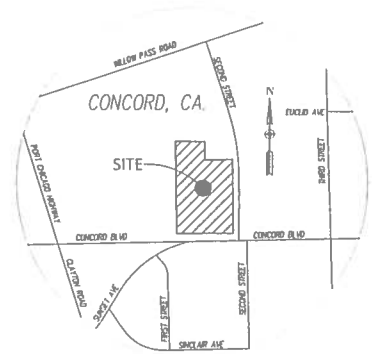
SITE INFORMATION:

ADDRESS	1803 2ND STREET, CONCORD, CA
APN'S	APN 113-011-008, 113-011-010, 113-011-016 AND 113-011-017
GP DESIGNATION	MFMH (22-30 UNITS PER ACRE)
EXISTING ZONING	M-1.5
PROPOSED ZONING	M-1.5
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	RELIGIOUS
TOTAL NUMBER OF LOTS	1 LOT
TOTAL SITE ACREAGE	38,854 SF, 0.89 AC (GROSS & NET)
NET LOT COVERAGE	24.7%
NET LOT LANDSCAPING	15.7%
UTILITIES & SERVICES	
WATER	CONTRA COSTA WATER DEPARTMENT
SEWAGE	CENTRAL CONTRA COSTA SANITARY DISTRICT
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	AT&T
POLICE	CITY OF CONCORD
FIRE	CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
DRAINAGE	CONTRA COSTA COUNTY FLOOD CONTROL & CONSERVATION DISTRICT (CCCFC&WCD)
LEGAL DESCRIPTION	SEE PRELIMINARY TITLE REPORT FOR PROPERTY DESCRIPTION



SITE
SCALE 1" = 40'





VICINITY MAP
NTS

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET & GENERAL NOTES
2	GENERAL NOTES & APPROVALS
3	OVERALL SITE PLAN
4-5	EXISTING SITE CONDITIONS
6-7	DEMOLITION PLAN
8-9	FINE GRADING PLAN
10	C.3 TREATMENT PLAN
11	MISCELLANEOUS DETAILS
12	CROSS SECTIONS

GENERAL NOTES:

1. CITY OF CONCORD STANDARD DRAWINGS AND SPECIFICATIONS, SPECIFIC NOTES AND DETAIL DRAWINGS HEREON AND IN THE GEOTECHNICAL REPORT, TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED BY ENGINEER. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE ENGINEER AND APPROVAL OF THE CITY ENGINEER. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION.

2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONNEL, CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

3. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH O.S.H.A. REQUIREMENTS.

4. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A., AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.

5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF CONCORD STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF CONCORD ENGINEERING DIVISION.

6. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES" AND MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE."

7. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE DEPARTMENT AND FIRE DISTRICT AT THE JOB SITE.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MAJOR CONTOUR	420
	MINOR CONTOUR	419
	BOUNDARY LINE	
	CENTERLINE	
	EASEMENT LINE	
	CONCRETE CURB & GUTTER	
	GOOD NEIGHBOR FENCE	
	CHAINLINK FENCE	X X X
	CONCRETE SIDEWALK	
	GAS LINE	GAS
	UNDERGROUND/OVERHEAD UTILITY	N/A
	PERFORATED PIPE	PERF
	SANITARY SEWER	SS
	STORM DRAIN	SD
	WATER LINE	W
N/A	CURVE NUMBER	1
N/A	GRADE PERCENT	2%
N/A	RIP RAP	
	STREET LIGHT	
	TREE	N/A
	STORM DRAIN AREA DRAIN	
	BLOW OFF	
	FIRE HYDRANT	
	GATE VALVE	
	MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN INLET	
	WATER METER	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ACP	ASBESTOS CEMENT PIPE	MIN	MINIMUM
AD	AREA DRAIN	N/A	NOT APPLICABLE
AP	ANGLE POINT	OG	ORIGINAL GROUND
BC	BEGIN CURVE	OHU	OVERHEAD UTILITY
BF	BOTTOM OF FOOTING	PAV	PAVEMENT
BO	BLOW OFF	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PERF	PERFORATED PIPE
BW	BACK OF WALK	POC	POINT ON CURVE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
DG	DECOMPOSED GRANITE	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EC	END OF CURVE	R	RADIUS
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EVC	END OF VERTICAL CURVE	RET	RETURN (CURB)
EW	END WALL	RSR	RISER
EX	EXISTING	RT	RIGHT
FF	FINISH FLOOR	R/W	RIGHT OF WAY
FG	FINISH GRADE	S	SLOPE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SO	SIDE OPENING
FLSO	FLOW LINE SIDE OPENING	SS	SANITARY SEWER
FW	FIRE WATER MAIN	SSCO	SANITARY SEWER CLEAN OUT
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GFF	GARAGE FINISH FLOOR	SWK	SIDEWALK
GL	GARAGE LIP	TC	TOP OF CURB
GR	GRATE	TDC	TOP OF DEPRESSED CURB
HDPE	HIGH DENSITY POLYETHYLENE	TFC	TOP OF FLUSH CURB
HP	HIGH POINT	TR	TOP OF PAVEMENT
INV	INVERT	TW	TOP OF WALL
LAT	LATERAL	VCP	VITRIFIED CLAY PIPE
LT	LEFT	UU	UNDERGROUND UTILITY
		W	WATER MAIN OR WATER SERVICE
		WM	WATER METER

APPLICABLE CITY OF CONCORD STANDARD PLANS

S-10 CURB-GUTTER AND SIDEWALK
S-11 MEDIAN CURBS
S-15 TYPICAL HANDICAP RAMPS
S-17 TRENCH BACKFILL AND RESURFACING

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF CONCORD BENCHMARK NO. V.C. 297R CUT "+" ON TRAFFIC SIGNAL BOLT STAMPED "VC 297R" ON THE NORTHEASTERLY CORNER OF WILLOW PASS ROAD AND GALEWAY BLVD. AT THE ENTRANCE TO THE "PARK N SHOP" SHOPPING CENTER
ELEVATION = 31.76, CITY OF CONCORD 1969 ADJUSTED DATUM

BASIS OF BEARING:

BETWEEN TWO FOUND EXISTING STREET MONUMENTS ON ELLERWOOD WAY AS SHOWN ON THE PARCEL MAP FOR LD 239-86 FILED IN BOOK 132 OF PARCEL MAPS AT PAGE 18. TAKEN AS N22°32'00"W

REVIEW COPY
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THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management

MILANI & Associates

2520 Stanwell Drive, Suite 250
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

1803 SECOND STREET — CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
COVER SHEET AND GENERAL NOTES

CONTRA COSTA COUNTY — CALIFORNIA

DEVELOPEMENT PLAN

DESIGNED UNDER THE DIRECTION OF
MICHAEL J. TRAINA — DATE
R.C.E. No. 35121 (EXPIRES 12/31/15)

DESIGN	KRA	JOB NO	003
DRAWN	SG	DATE	OCTOBER 2015
CHECKED	MJM	SCALE	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER — No. 35121 — EXP. 12/31/15 — CIVIL — STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 1 OF 12 SHEETS

E:\Dropbox\MEA\xcel\pdx\693\DEVDEPENDENT PLAN SP.dwg Plt: 1:\CHER 10-05-15 11:17:58 AM Sven

GENERAL NOTES CONTINUED:

8 NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7 30 A.M. TO 6 00 P.M. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUESTED CHANGE.

9 THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL BEFORE ANY WORK IS PERFORMED IN THE STREET.

10 IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF CONCORD OR HIS AUTHORIZED REPRESENTATIVE.

11 THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO ANY PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.

12 ENCROACHMENT PERMITS ARE REQUIRED FOR WORK WITHIN PUBLIC RIGHTS OF WAY AND SHALL BE OBTAINED BY THE CONTRACTOR.

13 OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL OBSTRUCTIONS WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.

14. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE ENGINEER. ANY PERMANENT MONUMENT OR POINTS DESTROYED SHALL BE RESTORED BY A REGISTERED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

15. FENCE LINES, POLES, PROPERTY LINES, AND PROPERTY IMPROVEMENT, ADJACENT TO THE PROPOSED CONSTRUCTION OPERATION SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OPERATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY THESE AREAS WITH THE ENGINEER AND OWNER PRIOR TO BEGINNING CONSTRUCTION.

16 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO MINIMIZE EROSION.

17 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING REQUIRED INSPECTIONS AND SHALL GIVE NOTICE TO THE CITY ENGINEER, GEOTECHNICAL ENGINEER, PROJECT ENGINEER, OR OTHER REQUIRED INDIVIDUALS OR AGENCIES A MINIMUM OF 48 HOURS PRIOR TO, BUT NOT LIMITED TO, THE FOLLOWING: 1) BEGINNING OF ANY GRADING ACTIVITY; 2) COMPLETION OF ROUGH GRADING; 3) COMPLETION OF FINAL GRADING; 4) COMPLETION OF ALL EROSION CONTROL MEASURES; AND 5) READINESS OF SITE FOR FINAL SITE INSPECTION.

18. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY THE CITY.

19. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.

20. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION MEASURES TO PREVENT THE TRACKING OF SOIL, DUST, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.

21 ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT. THE CITY ENGINEER HAS THE AUTHORITY TO REQUIRE THE OWNER OR HIS AUTHORIZED AGENT TO PLACE ADDITIONAL STAKES OR RESTAKES AS HE DEEMS NECESSARY FOR PROPER CONSTRUCTION OR TO AVOID CONFLICTS.

22. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.

23 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

24 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR AS DIRECTED BY THE ENGINEER.

25. THE CONTRACTOR SHALL REMOVE ALL TREES INCLUDING MAJOR ROOT SYSTEMS AND OTHER OBSTRUCTIONS NECESSARY FOR PUBLIC IMPROVEMENTS OR FOR PUBLIC SAFETY AS DIRECTED BY THE CITY ENGINEER. SEE SPECIAL TREE NOTE.

26 ALL EXISTING WELLS, SEPTIC TANKS, OR HOLDING TANKS LOCATED ON THE PROPERTY SHALL BE SEALED, FILLED AND ABANDONED PRIOR TO THE START OF GRADING OPERATIONS, AS DIRECTED BY THE CITY ENGINEER. CONTRACTOR SHALL OBTAIN APPROPRIATE COUNTY PERMITS AND INSPECTIONS AND SUBMIT COPIES TO ENGINEERING DIVISION.

27 ALL GRADING, SITE PREPARATION, AND PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF CONCORD AND PER THE RECOMMENDATIONS OF THE SUBJECT PRELIMINARY GEOTECHNICAL EXPLORATION REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES INC. PROJECT NUMBER 575-75006. UNDER THE DIRECT OBSERVATION OF THE GEOTECHNICAL ENGINEER AND THE CITY ENGINEER. IN PARTICULAR, THE FOLLOWING WORK ITEMS WILL BE DETERMINED DURING SITE GRADING BY THE GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST AND WILL BE SUBJECT TO THEIR APPROVAL:

A. SEQUENCE OF GRADING IN REGARD TO THE LOCATION OF THE PLACEMENT OF EXPANSIVE ON-SITE SOILS.

B. THE CONDITION OF THE SUBGRADE PRIOR TO PLACEMENT OF ANY NEW FILL.

SUBSEQUENT TO COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST SHALL SUBMIT A REPORT TO THE CITY ENGINEER STATING THAT ALL WORK HAS BEEN DONE TO THEIR SATISFACTION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811, 48 HOURS PRIOR TO ANY EXCAVATION WORK. SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER WHICHEVER IS EARLIER.

29 IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY OR S.O.P.A. HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

30. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.

31 NO GRADING OR RELATED WORK SHALL BE DONE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

32 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE FROM THE SITE ALL MATERIALS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION OPERATIONS.

GENERAL NOTES CONTINUED:

33 ROUND CUT AND FILL SLOPES INTO EXISTING CONTOURS TO ACHIEVE A NATURAL EFFECT.

34 A PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED WITHIN THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER, LANDSCAPE ARCHITECT, CONTRACTORS, CITY ENGINEER, CONSTRUCTION INSPECTOR OR THEIR AUTHORIZED REPRESENTATIVES.

35 PRIOR TO ISSUANCE OF A GRADING PERMIT FOR EACH PHASE OF THE DEVELOPMENT, THE LANDSCAPE ARCHITECT SHALL OBSERVE AND CERTIFY AS COMPLETE ALL TREE PRESERVATION MEASURES. NO MATERIALS, EQUIPMENT, VEHICLES, ETC SHALL BE STORED, PARKED, OR DRIVEN WITHIN THE DRIP LINE OR UNDER THE CANOPY OF ANY TREE WHICH IS TO BE SAVED.

36 DURING GRADING A REGISTERED GEOTECHNICAL ENGINEER SHALL OBSERVE AND APPROVE ALL CUT SLOPES AND ALL EXCAVATIONS. ALL FILL SLOPES SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEERING DIVISION TO BE KEPT ON FILE.

37 BEST MANAGEMENT PRACTICES SHALL BE UTILIZED AT ALL TIMES TO COMPLY WITH THE CITY OF CONCORD STORM WATER MANAGEMENT AND DISCHARGE CENTRAL ORDINANCE.

38 STOCKPILED TOPSOIL SHALL BE UTILIZED FOR ONSITE REVEGETATION ONLY.

39 REFUELING OF VEHICLES AND EQUIPMENT SHALL BE PROHIBITED WITHIN 100 FEET OF ALL DRAINAGES.

40 ALL EQUIPMENT AND VEHICLES SHALL BE CLEAN OF GREASE AND/OR HYDRAULIC LEAKS.

41 ALL TRENCH BACKFILL SHALL CONFORM TO CITY OF CONCORD STANDARD PLAN S-17.

42 STOCKPILES OF SOIL, TOPSOIL, CONSTRUCTION DEBRIS, OR ANY OTHER MATERIALS WHICH MAY BE A POTENTIAL SOURCE OF WINDBLOWN PARTICULATES SHALL BE COVERED DURING SITE PREPARATION AND CONSTRUCTION ACTIVITIES, AS NECESSARY OR AS DIRECTED BY THE CITY.

43 THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

44 THE CONTRACTOR SHALL SUBMIT A NOISE CONTROL PLAN AND A DUST CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

45 THE PERMITTEE/CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.

46 CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATION.

47 GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS INVESTIGATION REPORT. THE SOILS ENGINEER WILL BE RESPONSIBLE FOR THE ON SITE INSPECTION AND QUALITY CONTROL FOR THE GRADING OPERATION PLAN REQUIREMENTS AND CONSTRUCTION CONTROL WITH RESPECT TO EARTHWORK SLOPE STABILITY, SETTLEMENT, COMPACTION, ETC., AS SHOWN HEREIN ARE PROVIDED BY THE SOILS ENGINEER. THE CONTRACTOR SHALL READ AND BE FULLY AWARE OF THE SOILS REPORT BEFORE STARTING WORK. ALL WORK SHALL MEET THE APPROVAL OF THE CITY OF CONCORD.

48. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADE AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.

49 EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.

50 MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREET SHALL BE SWEPT WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.

51. A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO APPROVAL OF THE GRADING PERMIT. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.

52 ANY NEW CUT OR FILL SLOPES, WHETHER INTERIM OR FINAL, SHALL BE HYDROMULTCHED AND OTHERWISE STABILIZED TO MITIGATE EROSION ON OR BEFORE OCTOBER 15TH OF EACH YEAR. NO NEW CUT OR FILL SLOPES MAY BE CREATED BETWEEN OCTOBER 16TH AND APRIL 14TH WITHOUT CITY APPROVAL.

53 A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF RETAINING WALLS.

54 THE CONTRACTOR SHALL SUBMIT HIS ANNUAL O.S.H.A. PERMIT AT THE PRE-CONSTRUCTION MEETING.

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STORM DRAIN NOTES:

1 THE CONTRACTOR SHALL PROVIDE SHORING AND/OR PROVISIONS TO PROTECT WORKMAN FOR ALL EXCAVATIONS IN IN ACCORDANCE WITH O.S.H.A. STANDARDS.

2. ALL STORM DRAIN PIPING SHALL BE ADS, PVC SDR-35, RCP CLASS III, OR APPROVED EQUIVALENT, EXCEPT WHEN COVER IS LESS THAN 30 INCHES. RCP CLASS IV SHALL BE USED IN SHALLOW COVER AREAS AS NOTED ON THE PLAN SET. FOR SHALLOW LINES USE RCP CLASS IV OR EQUIVALENT. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE PIPE AT SHALLOW DEPTH DURING CONSTRUCTION. BACKFILL SHALL BE PER CITY STANDARD S-17.

3 ALL STORM PIPE AND STRUCTURES WITHIN CITY OR COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY/COUNTY DETAILS AS REQUIRED.

TRAFFIC CONTROL NOTES:

1. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "TRAFFIC CONTROLS IN CONSTRUCTION AND MAINTENANCE WORK ZONES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.

2 THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, CONES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROLS.

3 THE CONTRACTOR SHALL LIMIT ANY LANE CLOSURES TO ONE LANE AT A TIME AND TO ONE SIDE OF THE ROADWAY ON ANY UNDIVIDED STREET UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CONCORD ENGINEERING DEPARTMENT.

4 THE PERMITTEE SHALL NOTIFY, IN WRITING, ANY PROPERTY/BUSINESS OWNERS OF IMPENDING DETOURS OR LANE CLOSURES THAT MAY IMPACT THEIR PROPERTY AND/OR BUSINESS. THE WRITTEN NOTICE WILL BE HAND DELIVERED THREE (3) BUSINESS DAYS PRIOR TO IMPLEMENTING THE DETOUR AND/OR LANE CLOSURE. THE PERMITTEE SHALL SUBMIT TO THE CITY PROOF THAT NOTICE WAS GIVEN AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF WORK.

5 OVERNIGHT STORAGE OF CONSTRUCTION MATERIALS AND/OR EQUIPMENT IS NOT PERMITTED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CONCORD. NO STORAGE OF MATERIAL SHALL BE ALLOWED, AT ANY TIME, WITHIN 40 FEET OF AN INTERSECTION OR DRIVEWAY.

SEWER/UTILITIES INSTALLATION NOTES:

1 NO MORE TRENCH SHALL BE EXCAVATED THAN MAY BE BACKFILLED AND COMPACTED WITHIN THE CURRENT WORKING DAY. A STEEL PLATE TO FACILITATE THE START OF NEXT DAYS WORK MAY COVER THE END OF THE TRENCH. THIS TRENCH PLATE SHALL NOT BE LEFT IN THE SAME LOCATION FOR MORE THAN ONE WORKING DAY. TRENCH PLATES LEFT FOR MORE THAN ONE DAY WILL BE REMOVED, BACKFILLED, COMPACTED, AND TEMPORARILY PAVED UNTIL WORK RESUMES.

2 ALL TRENCH BACKFILL, WHICH LIES WITHIN EITHER EXISTING, NEW OR NON ROADWAY AREAS, SHALL CONFORM TO THE BACKFILL SPECIFICATIONS OF THE CITY OF CONCORD STANDARD PLAN S-17.

3 ALL SANITARY SEWER INSTALLATIONS, PIPES AND STRUCTURES SHALL CONFORM TO CENTRAL CONTRA COSTA SANITARY DISTRICT AND CITY OF CONCORD REQUIREMENTS. SEWER MANHOLES SHALL HAVE PRECAST STEPS CONFORMING TO CITY OF CONCORD STANDARD PLAN S-3. SEWER MANHOLE COVERS SHALL BE MARKED "CITY OF CONCORD" AS SHOWN ON CITY OF CONCORD STANDARD.

4 ALL SEWER LATERALS SHALL HAVE CLEANOUTS 2'+/- BEHIND THE PUBLIC RIGHT-OF-WAY AND A BACKWATER OVERFLOW DEVICE AT THE BUILDING PER (CCCSD SEC. 28-34) TR-5 CONNECTION OF NEW SEWER LATERALS TO EXISTING MANHOLES SHALL BE INSTALLED AT THE TOP OF THE CONCRETE SHELF AT THE BOTTOM OF THE MANHOLE.

CONTRA COSTA COUNTY FIRE DISTRICT (CCCFPD) NOTES

1 THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE OFFSET FROM THE POST INDICATOR VALVE (PIV) BY NOT LESS THAN 3 FEET (FIRE DISTRICT POLICY).

2 THE FDC AND PIV SHALL BE LOCATED ADJACENT TO THE MAIN ENTRANCE OF THE PROJECT AND PROPERLY PROTECTED FROM BEING SUBJECT TO DAMAGE.

3 THE FDC SHALL BE SET AT A HEIGHT OF BETWEEN 30 AND 44 INCHES, LOCATED 3 FEET FROM NEARBY OBJECTS AND BE VISIBLE AND ACCESSIBLE.

4 THE PIV SHALL BE SET SO THAT THE TOP OF THE POST WILL BE 36" ABOVE FINISHED GRADE (3-3.3) NFPA 24.

5 THE UNDERGROUND PIPING SHALL HAVE A MINIMUM DEPTH OF BURY OF 30 INCHES FROM TOP OF PIPE TO FINISHED GRADE (36 INCHES BELOW DRIVEWAYS). (8-11) NFPA 24

6 INITIAL BACKFILL AND BEDDING SURROUNDING THE PIPE SHALL BE 3/4" A.B. (AGGREGATE BASE) OR SAND WITH A MINIMUM OF 6 INCHES ON ALL SIDES. FINAL BACKFILL SHALL BE CLEAN AND FREE OF ROCK (EXCESS OF 3/4") AND ALL FOREIGN MATERIAL. (8-7)NFPA 24 (FIRE DISTRICT POLICY) (SEE DETAIL SHEET C8)

7 ALL PIPING, VALVES, JOINTS AND FITTINGS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL BE INSTALLED, SUPPORTED, ANCHORED, CLEANED, COATED AND/OR WRAPPED WITH A CORROSION-RETARDING MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS APPLICABLE. (CHAPTERS 7-8) NFPA 24

8. PVC PIPE SHALL BE A MINIMUM OF CLASS 200, C900 PIPE. DUCTILE IRON FITTINGS SHALL BE USED AT ALL JOINTS AND SHALL BE WRAPPED WITH A MINIMUM 5 MIL POLYETHYLENE WRAP.

9 PRIOR TO THE WITNESSING OF THE HYDROSTATIC TEST UNDERGROUND PIPING TRENCH SHALL BE BACKFILLED ONLY BETWEEN THE JOINTS.

10. PRIOR TO THE RISER HOOKUP OR ACCEPTANCE OF HYDRANT SYSTEM, CCCFD SHALL WITNESS A HYDROSTATIC TEST NOT LESS THAN 200 PSI PRESSURE FOR 2 HOURS AND FLUSH OF NOT LESS THAN 5 MINUTES OF THE UNDERGROUND SYSTEM.

11 SUBMIT PLANS FOR THE FIRE PROTECTION UNDERGROUND SYSTEM PRIOR TO THE EXCAVATION OR INSTALLATION OF THE SYSTEM. NO WORK IS PERMITTED WITHOUT APPROVED PLANS FROM CCCFD.

12 ALL UNDERGROUND WORK SHALL BE PERFORMED BY A LICENSED (C-16, C-34, C-36 OR A) CONTRACTOR. CONTRACTOR SHALL PROVIDE CCCFD WITH A COPY OF THEIR LICENSE UPON SUBMITTAL OF THE UNDERGROUND PLANS.

13 ALL MATERIALS SHALL BE LISTED AND APPROVED FOR FIRE SERVICE APPLICATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENT OF NFPA #24

14 DCV AND PIV SHALL BE SUPERVISED BY BUILDING SPRINKLER MONITORING SYSTEM.

CCCFD CONTACT INFORMATION
2010 GEARY ROAD, PLEASANT HILL, CA 94523
(925) 930-5500

REVIEWED BY		APPROVED BY	
INFRASTRUCTURE MAINTENANCE PUBLIC WORKS DEPARTMENT	DATE	FOR THE CITY ENGINEER CITY OF CONCORD	DATE
REVIEWED BY		APPROVED BY CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT FOR FIRE HYDRANT LOCATIONS	
TRANSPORTATION DIVISION PUBLIC WORKS DEPARTMENT	DATE	BY	DATE

REVIEWED BY	
PLANNING DIVISION	DATE

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management

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1803 SECOND STREET
CITY OF CONCORD

SHIVA MURUGAN CULTURAL CENTER
NOTES & APPROVALS
CONTRA COSTA COUNTY

DEVELOPEMENT PLAN
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF
MICHAEL ... R.C.E. NO 25121 ... EXPIRES 9-30-15

DESIGN	KHA	JOB NO	683
DRAWN	SS	DATE	OCTOBER, 2015
CHECKED	MEM	SCALE	N/A

NO	REVISIONS	BY	APP	DATE

SHEET 2 OF 12 SHEETS

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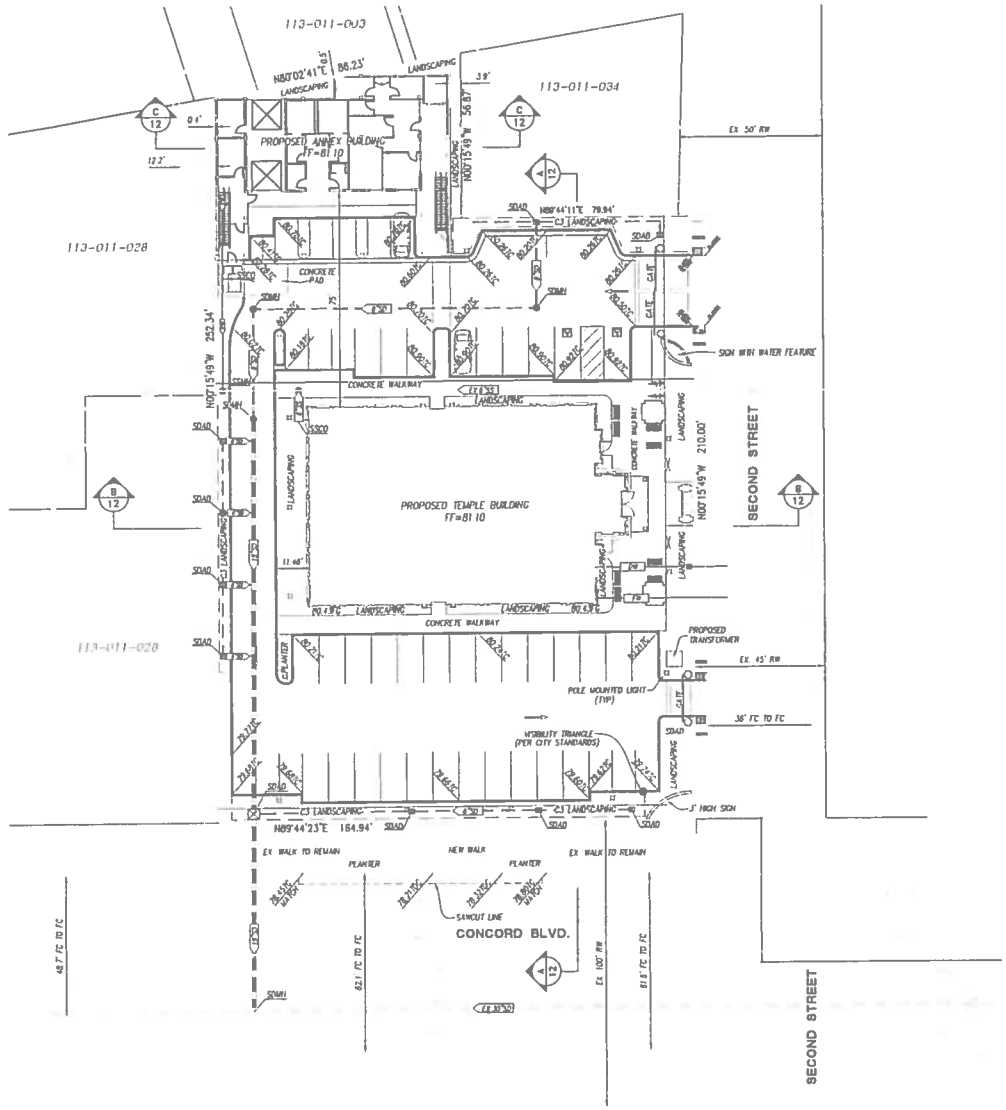

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MAJOR CONTOUR	420
	MINOR CONTOUR	419
	BOUNDARY LINE	
	CENTERLINE	
	EASEMENT LINE	
	CONCRETE CURB & GUTTER	
	GOOD NEIGHBOR FENCE	
	CHAINLINK FENCE	X X X
	CONCRETE SIDEWALK	
	GAS LINE	G
	UNDERGROUND/OVERHEAD UTILITY	N/A
	PERFORATED PIPE	PP
	SANITARY SEWER	SS
	STORM DRAIN	SD
	WATER LINE	W
N/A	CURVE NUMBER	1
N/A	GRADE PERCENT	2%
N/A	RIP RAP	
	STREET LIGHT	
	TREE	N/A
	STORM DRAIN AREA DRAIN	
	BLOW OFF	
	FIRE HYDRANT	
	GATE VALVE	
	MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN INLET	
	WATER METER	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ACP	ASBESTOS CEMENT PIPE	MIN	MINIMUM
AD	AREA DRAIN	N/A	NOT APPLICABLE
AP	ANGLE POINT	OG	ORIGINAL GROUND
BC	BEGIN CURVE	O.H.U	OVERHEAD UTILITY
BF	BOTTOM OF FOOTING	PAV	PAVEMENT
BO	BLOW OFF	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PERF	PERFORATED PIPE
BW	BACK OF WALK	POC	POINT ON CURVE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
DG	DECOMPOSED GRANITE	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EC	END OF CURVE	R	RADIUS
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EVC	END OF VERTICAL CURVE	RET	RETURN (CURB)
EW	END WALL	RSP	RIP RAP
EX	EXISTING	RT	RIGHT
FF	FINISH FLOOR	RW	RIGHT OF WAY
FG	FINISH GRADE	S	SLOPE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SO	SIDE OPENING
FLSO	FLOW LINE SIDE OPENING	SS	SANITARY SEWER
FW	FIRE WATER MAIN	SSCO	SANITARY SEWER CLEAN OUT
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GFF	GARAGE FINISH FLOOR	SWK	SIDEWALK
GL	GARAGE LIP	TC	TOP OF CURB
GR	GRATE	TDC	TOP OF DEPRESSED CURB
HDPE	HIGH-DENSITY POLYETHYLENE	TFC	TOP OF FLUSH CURB
HP	HIGH POINT	TR	TOP OF BASEMENT
INV	INVERT	TW	TOP OF WALL
LAT	LATERAL	VCP	VITRIFIED CLAY PIPE
LT	LEFT	U.G.U	UNDERGROUND UTILITY
		W	WATER MAIN OR WATER SERVICE
		WM	WATER METER

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Construction Staking
Construction Management

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1803 SECOND STREET

CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
OVERALL SITE PLAN

CONTRA COSTA COUNTY

DEVELOPEMENT PLAN

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF

MICHAEL A. MILANI DATE
REG. NO. 35121 REGISTRATION EXPIRES 6-30-15

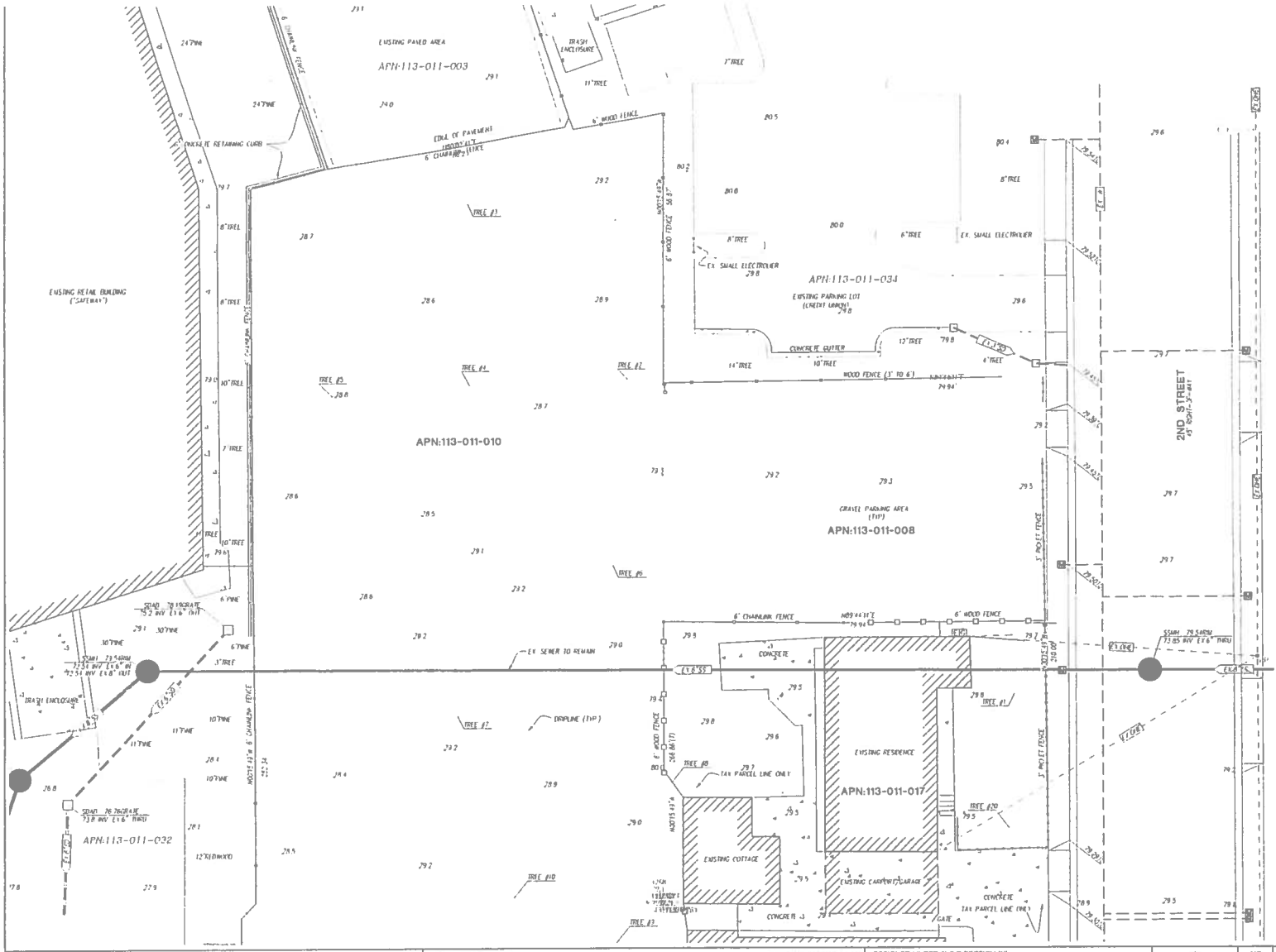
DESIGN	KRA	JOB NO	003
DRAWN	SS	DATE	OCTOBER 2015
CHECKED	MEM	SCALE	1" = 20'

REGISTERED PROFESSIONAL ENGINEER No. 35121 EXP. 06/30/15 CIVIL STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 3 OF 12 SHEETS

E:\Dropbox (MEM\003\yrs\1893 DEVELOPMENT PLAN GP Dwg SHT 3 - SITE (REVENTAL) 10-02-15 11:18:15 AM Sean



SITE TREE TABLE					
TREE #	TYPE	CONDITION*	PROTECTED	FUTURE VIABILITY	REMOVAL
1	CAMPHOR	4	YES	GOOD	YES
2	BLACK WALNUT	1	YES	VERY POOR	YES
3	BLACK WALNUT	2	YES	POOR	YES
4	BLACK WALNUT	1	YES	VERY POOR	YES
5	BLACK WALNUT	2	YES	POOR	YES
6	BLACK WALNUT	2	YES	POOR	YES
7	BLACK WALNUT	1	NO	VERY POOR	YES
8	BLACK ACACIA	1	NO	VERY POOR	YES
9	BLACK WALNUT	2	YES	MODERATE	YES
10	BLACK WALNUT	2	NO	MODERATE	YES
11	LOQUAT	3	NO	GOOD	YES
12	SWEET GUM	2	NO	POOR	YES
13	COAST REDWOOD	4	YES	GOOD	YES
14	COAST LIVE OAK	4	YES	GOOD	NO
15	BIRCH	1	NO	VERY POOR	YES
16	SWEET GUM	3	NO	GOOD	YES
17	ITALIAN STONE PINE	5	NO	GOOD	YES
18	BLACK ACACIA	3	NO	MODERATE	YES
19	SILVER DOLLAR GUM	3	NO	MODERATE	YES
20	LIME TREE	5	NO	GOOD	YES

*1=POOR BASED ON ARBORIST REPORT BY "ARBORWELL" DATED OCT 09, 2014
*5=EXCELLENT

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1803 SECOND STREET

CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
EXISTING SITE CONDITIONS

CONTRA COSTA COUNTY

DEVELOPEMENT PLAN

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF

MICHAEL F. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9/30/15

DESIGN	KRA	JOB NO	093
DRAWN	SS	DATE	OCTOBER, 2015
CHECKED	MFM	SCALE	

REGISTERED PROFESSIONAL ENGINEER
MICHAEL FUGEN MILANI
No. 35121
Exp. 09/30/15
CIVIL
STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 4 OF 12 SHEETS

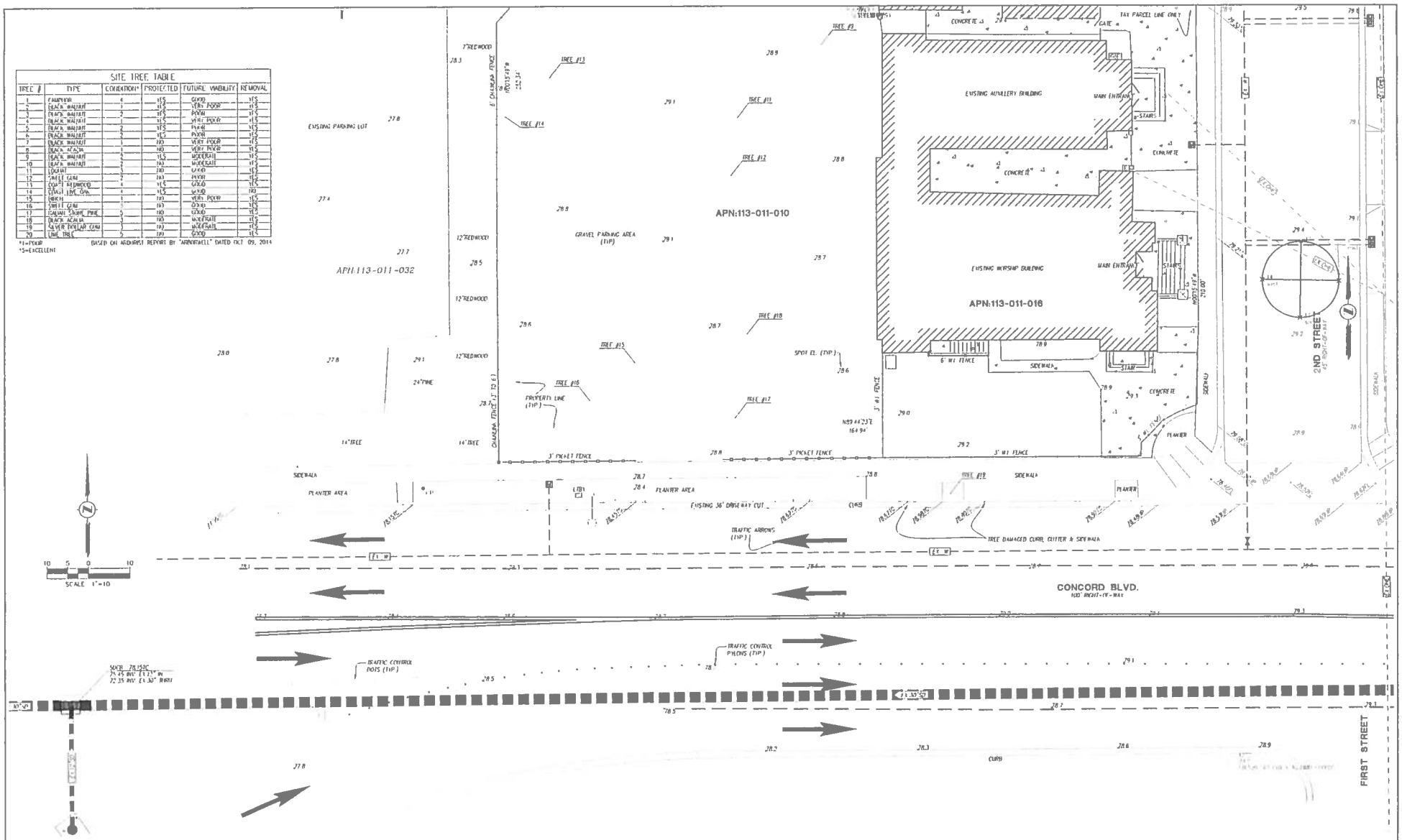
E:\Dropbox (MEM)\cadd jobs\093\DEVELOPEMENT PLAN\EX-SITE-COND.dwg SHT 4 10-05-15 11:18:22 AM Svan

SITE TREE TABLE

TREE #	TYPE	CONDITION*	PROTECTED	FUTURE VIABILITY	REMOVAL
1	CAMPHOR	4	YES	GOOD	YES
2	BLACK WALNUT	1	YES	VERY POOR	YES
3	BLACK WALNUT	2	YES	POOR	YES
4	BLACK WALNUT	1	YES	VERY POOR	YES
5	BLACK WALNUT	2	YES	POOR	YES
6	BLACK WALNUT	2	YES	POOR	YES
7	BLACK WALNUT	1	NO	VERY POOR	YES
8	BLACK ACACIA	1	NO	VERY POOR	YES
9	BLACK WALNUT	3	YES	MODERATE	YES
10	BLACK WALNUT	3	NO	MODERATE	YES
11	LOQUAT	3	NO	GOOD	YES
12	SWEET GUM	2	NO	POOR	YES
13	COAST REDWOOD	4	YES	GOOD	YES
14	COAST LIVE OAK	4	YES	GOOD	NO
15	ORCHID	1	NO	VERY POOR	YES
16	SWEET GUM	3	NO	GOOD	YES
17	ITALIAN STONE PINE	3	NO	GOOD	YES
18	BLACK ACACIA	2	NO	MODERATE	YES
19	SILVER POPLAR GUM	3	NO	MODERATE	YES
20	LINE TREE	3	NO	GOOD	YES

*1=POOR
*5=EXCELLENT

BASED ON ARBORIST REPORT BY "ARBORWELL" DATED OCT 09, 2014



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1803 SECOND STREET
CITY OF CONCORD

SHIVA MURUGAN CULTURAL CENTER

EXISTING SITE CONDITIONS

CONTRA COSTA COUNTY

DEVELOPEMENT PLAN
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF
MICHAEL J. MILANI DATE
REG. No. 35121 REGISTRATION EXPIRES 6-30-15

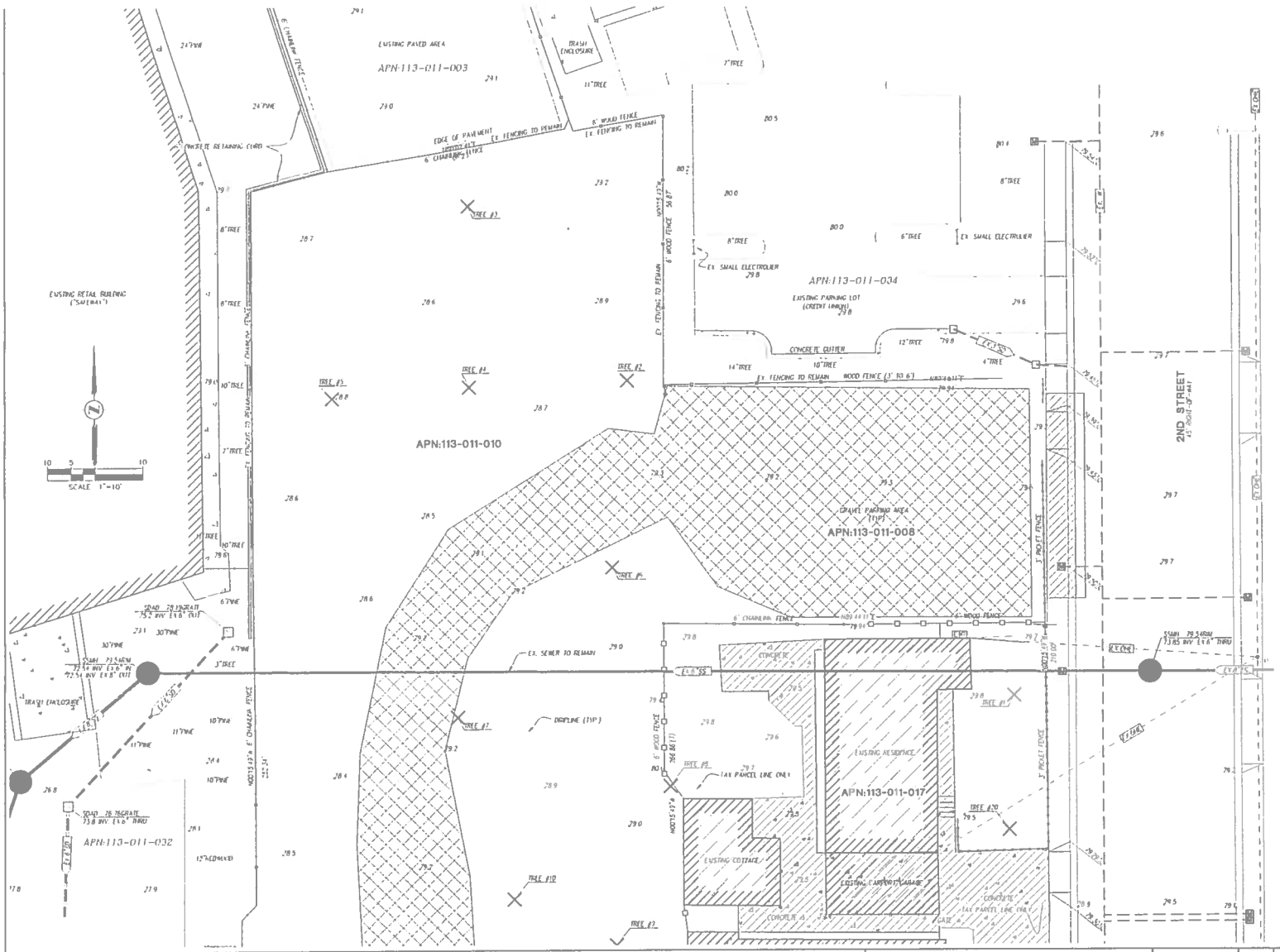
DESIGN KRA	JOB NO 693
DRAWN BS	DATE OCTOBER 2015
CHECKED MJM	SCALE

REGISTERED PROFESSIONAL ENGINEER No. 35121 EXP. 06/30/15 CIVIL STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 5 OF 12 SHEETS

Shiva Murugan 693 DEVELOPMENT PLAN EX-SITE.DWG Sht 5 10-05-15 11:18:23 AM Sean



SITE TREE TABLE					
TREE #	TYPE	CONDITION*	PROTECTED	FUTURE VIABILITY	REMOVAL
1	CAMPHOR	4	YES	GOOD	YES
2	BLACK WALNUT	1	YES	VERY POOR	YES
3	BLACK WALNUT	2	YES	POOR	YES
4	BLACK WALNUT	1	YES	VERY POOR	YES
5	BLACK WALNUT	2	YES	POOR	YES
6	BLACK WALNUT	2	YES	POOR	YES
7	BLACK WALNUT	1	NO	VERY POOR	YES
8	BLACK ACACIA	1	NO	VERY POOR	YES
9	BLACK WALNUT	2	YES	MODERATE	YES
10	BLACK WALNUT	2	NO	MODERATE	YES
11	LOQUAT	3	NO	GOOD	YES
12	SWEET GUM	2	NO	POOR	YES
13	COAST REDWOOD	4	YES	GOOD	YES
14	COAST LIVE OAK	4	YES	GOOD	NO
15	BIRCH	1	NO	VERY POOR	YES
16	SWEET GUM	3	NO	GOOD	YES
17	ITALIAN STONE PINE	5	NO	GOOD	YES
18	BLACK ACACIA	3	NO	MODERATE	YES
19	SILVER DOLLAR GUM	3	NO	MODERATE	YES
20	LIME TREE	5	NO	GOOD	YES

*1=POOR
*5=EXCELLENT

BASED ON ARBORIST REPORT BY "ARBORWELL" DATED OCT 09, 2014

DEMOLITION LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

DEMOLITION NOTES

1. EXISTING SITE UTILITIES TO BE DEMOLISHED EXCEPT AS NOTED
2. EXISTING SITE SITE FENCING TO BE DEMOLISHED EXCEPT AS NOTED

DEMOLITION QUANTITIES

BUILDING REMOVAL (INCLUDING CAR PORT)	5,950 SF
CONCRETE REMOVAL	4,350 SF
AC PAVEMENT REMOVAL	250 SF
GRAVEL REMOVAL	9,000 SF
TREE REMOVAL	20 TOTAL
3' PICKET FENCE REMOVAL	180 LF
6' WOODEN FENCE REMOVAL	110 LF
6' CHAINLINK FENCE REMOVAL	40 LF
WROUGHT IRON FENCE REMOVAL	150 LF

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1803 SECOND STREET

SHIVA MURUGAN CULTURAL CENTER

DEMOLITION & TREE REMOVAL PLAN

CITY OF CONCORD — CONTRA COSTA COUNTY — CALIFORNIA

DEVELOPEMENT PLAN

DESIGNED UNDER THE DIRECTION OF

MICHAEL E. MILANI — DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9.30.15

DESIGN	KRA	JOB NO.	693
DRAWN	SS	DATE	OCTOBER 2015
CHECKED	MEM	SCALE	

REGISTERED PROFESSIONAL ENGINEER — MICHAEL E. MILANI — No. 35121 — CIVIL — STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 6 OF 12 SHEETS

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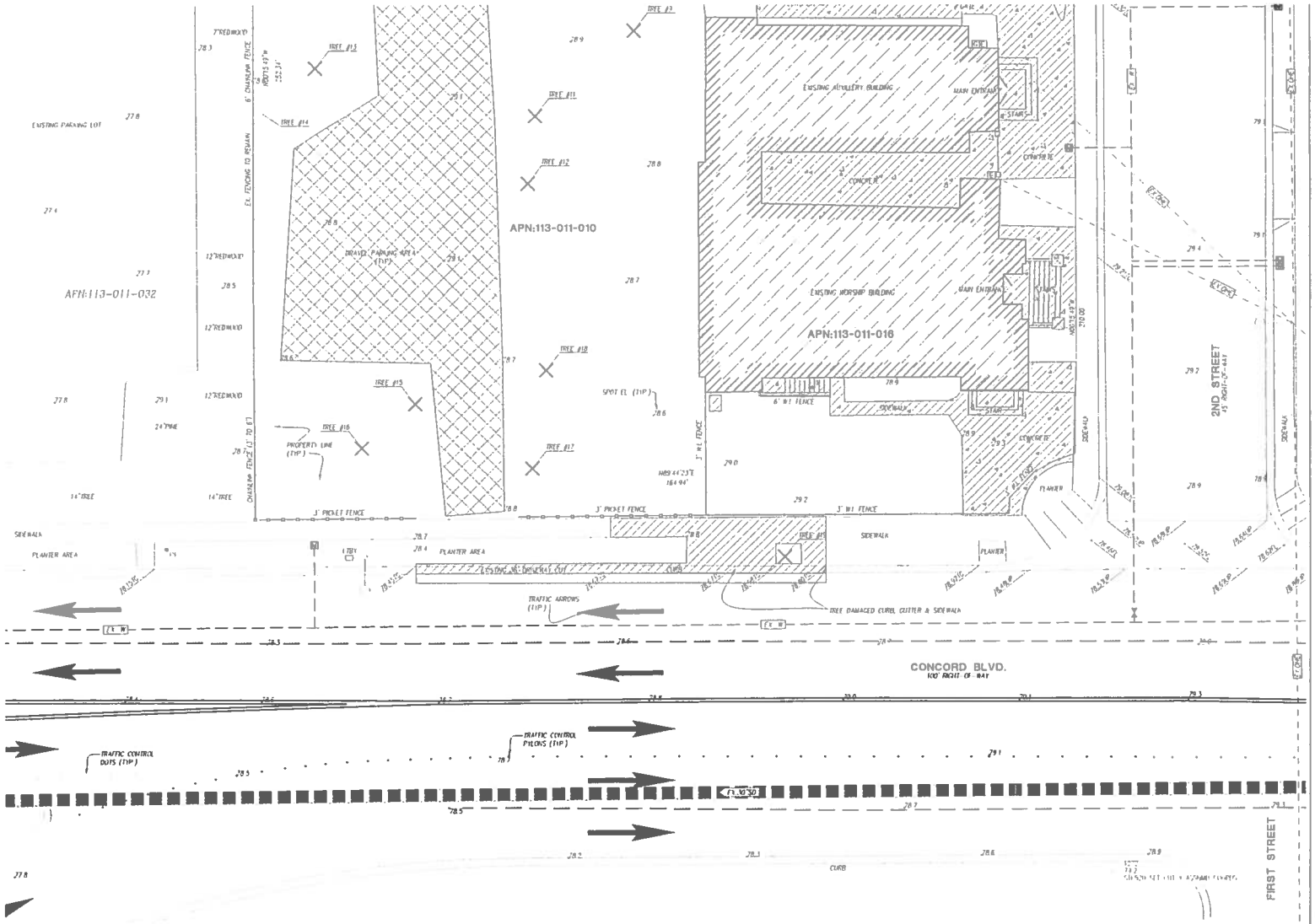
SITE TREE TABLE

TREE #	TYPE	CONDITION*	PROTECTED	FUTURE VIABILITY	REMOVAL
1	CAMPHOR	4	YES	GOOD	YES
2	BLACK WALNUT	1	YES	VERY POOR	YES
3	BLACK WALNUT	2	YES	POOR	YES
4	BLACK WALNUT	1	YES	VERY POOR	YES
5	BLACK WALNUT	2	YES	POOR	YES
6	BLACK WALNUT	2	YES	POOR	YES
7	BLACK WALNUT	1	NO	VERY POOR	YES
8	BLACK ACACIA	1	NO	VERY POOR	YES
9	BLACK WALNUT	2	YES	MODERATE	YES
10	BLACK WALNUT	2	NO	MODERATE	YES
11	LOQUAT	3	NO	GOOD	YES
12	SWEET GUM	2	NO	POOR	YES
13	COAST REDWOOD	4	YES	GOOD	YES
14	COAST LIVE OAK	4	YES	GOOD	NO
15	BIRCH	1	NO	VERY POOR	YES
16	SWEET GUM	3	NO	GOOD	YES
17	HALIAN STONE PINE	5	NO	GOOD	YES
18	BLACK ACACIA	3	NO	MODERATE	YES
19	SILVER DOLLAR GUM	3	NO	MODERATE	YES
20	LIME TREE	5	NO	GOOD	YES

*1=POOR BASED ON ARBORIST REPORT BY "ARBORWELL" DATED OCT 09, 2014
*5=EXCELLENT



SCALE: 1"=10'

DEMOLITION LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

DEMOLITION NOTES

1. EXISTING SITE UTILITIES TO BE DEMOLISHED EXCEPT AS NOTED
2. EXISTING SITE SITE FENCING TO BE DEMOLISHED EXCEPT AS NOTED

DEMOLITION QUANTITIES

BUILDING REMOVAL (INCLUDING CAR PORT)	5,950 SF
CONCRETE REMOVAL	4,350 SF
AC PAVEMENT REMOVAL	250 SF
GRAVEL REMOVAL	9,000 SF
TREE REMOVAL	20 TOTAL
3' PICKET FENCE REMOVAL	180 LF
6' WOODEN FENCE REMOVAL	110 LF
6' CHAINLINK FENCE REMOVAL	40 LF
WROUGHT IRON FENCE REMOVAL	150 LF

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1803 SECOND STREET
CITY OF CONCORD

SHIVA MURUGAN CULTURAL CENTER
DEMOLITION & TREE REMOVAL PLAN
CONTRA COSTA COUNTY

DEVELOPEMENT PLAN
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF
MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9.30.15

DESIGN	KBA	JOB NO.	093
DRAWN	SS	DATE	OCTOBER, 2015
CHECKED	MEM	SCALE	

REGISTERED PROFESSIONAL ENGINEER MICHAEL E. MILANI No. 35121 EXP. 09/30/15 CIVIL STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 7 OF 12 SHEETS

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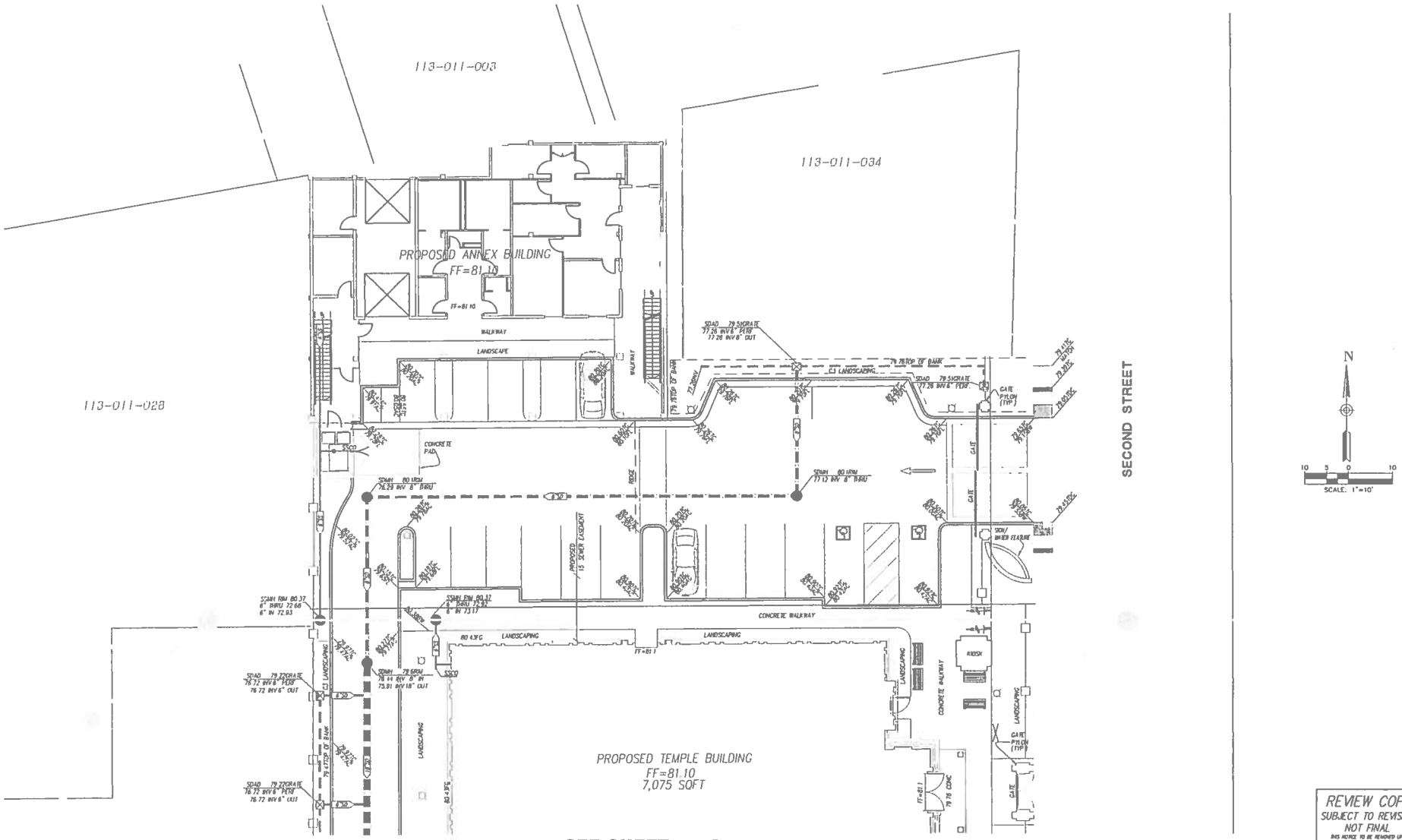

SEE SHEET 9

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1803 SECOND STREET

SHIVA MURUGAN
CULTURAL CENTER
SITE PLAN

DEVELOPEMENT PLAN

CITY OF CONCORD — CONTRA COSTA COUNTY — CALIFORNIA

DESIGNED UNDER THE DIRECTION OF

MICHAEL E. MILANI — DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9.30.15

DESIGN	KRA	JOB NO.	693
DRAWN	SS	DATE	OCTOBER, 2015
CHECKED	MEM	SCALE	1" = 10'

REGISTERED PROFESSIONAL ENGINEER — MICHAEL EDWARD MILANI — No. 35121 — CIVIL — STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 8 OF 12 SHEETS

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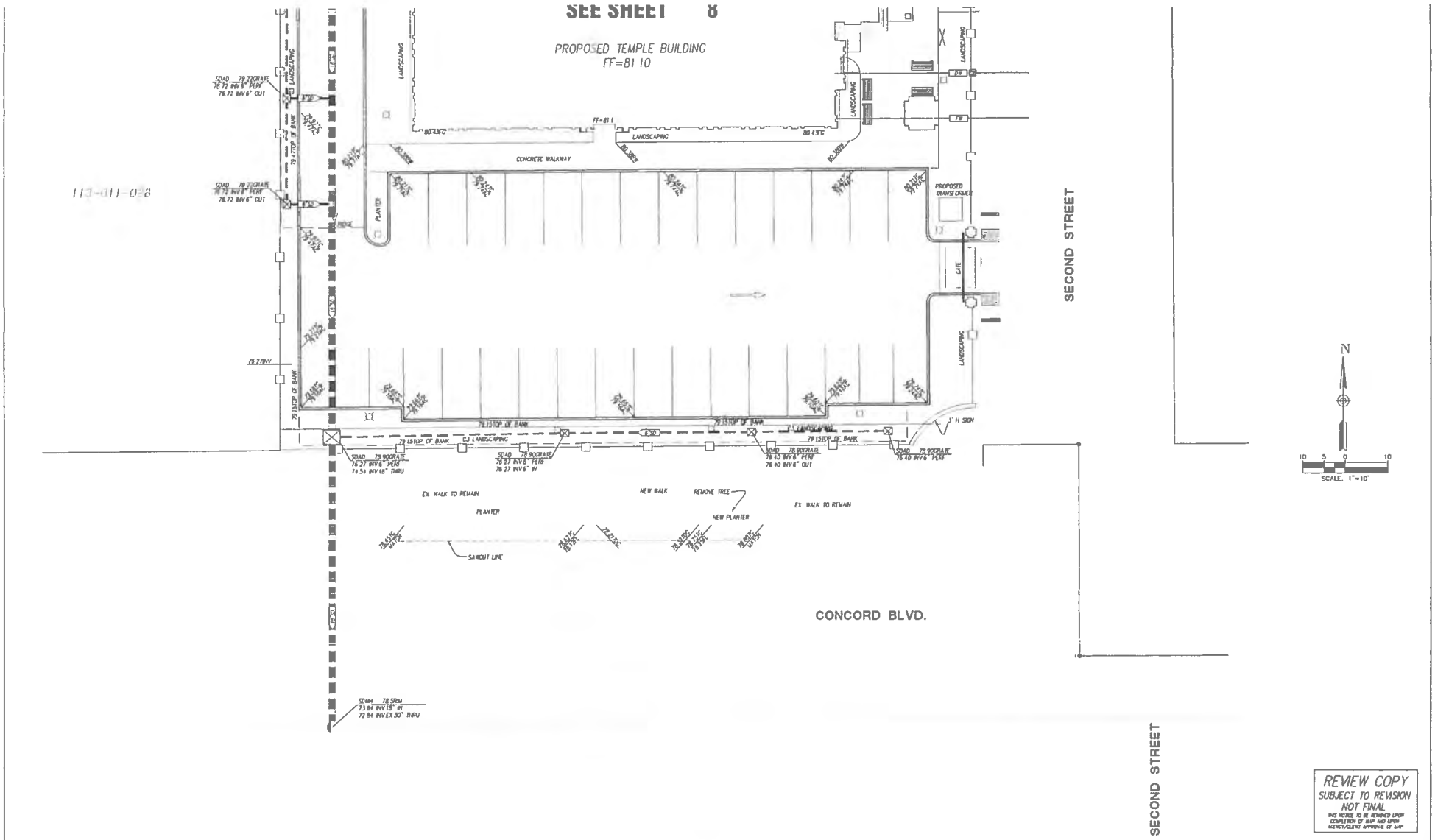

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1803 SECOND STREET
CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
SITE PLAN
CONTRA COSTA COUNTY

DEVELOPEMENT PLAN
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF
MICHAEL T. MILANI DATE
R.C.E. No. 25121 REGISTRATION EXPIRES 9-30-15

DESIGN	KRA	JOB NO	693
DRAWN	SS	DATE	OCTOBER 2015
CHECKED	MEM	SCALE	1" = 10'

REGISTERED PROFESSIONAL ENGINEER
MICHAEL TOKEN MILANI
No. 25121
Exp. 09/30/15
CIVIL
STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 9 OF 12 SHEETS

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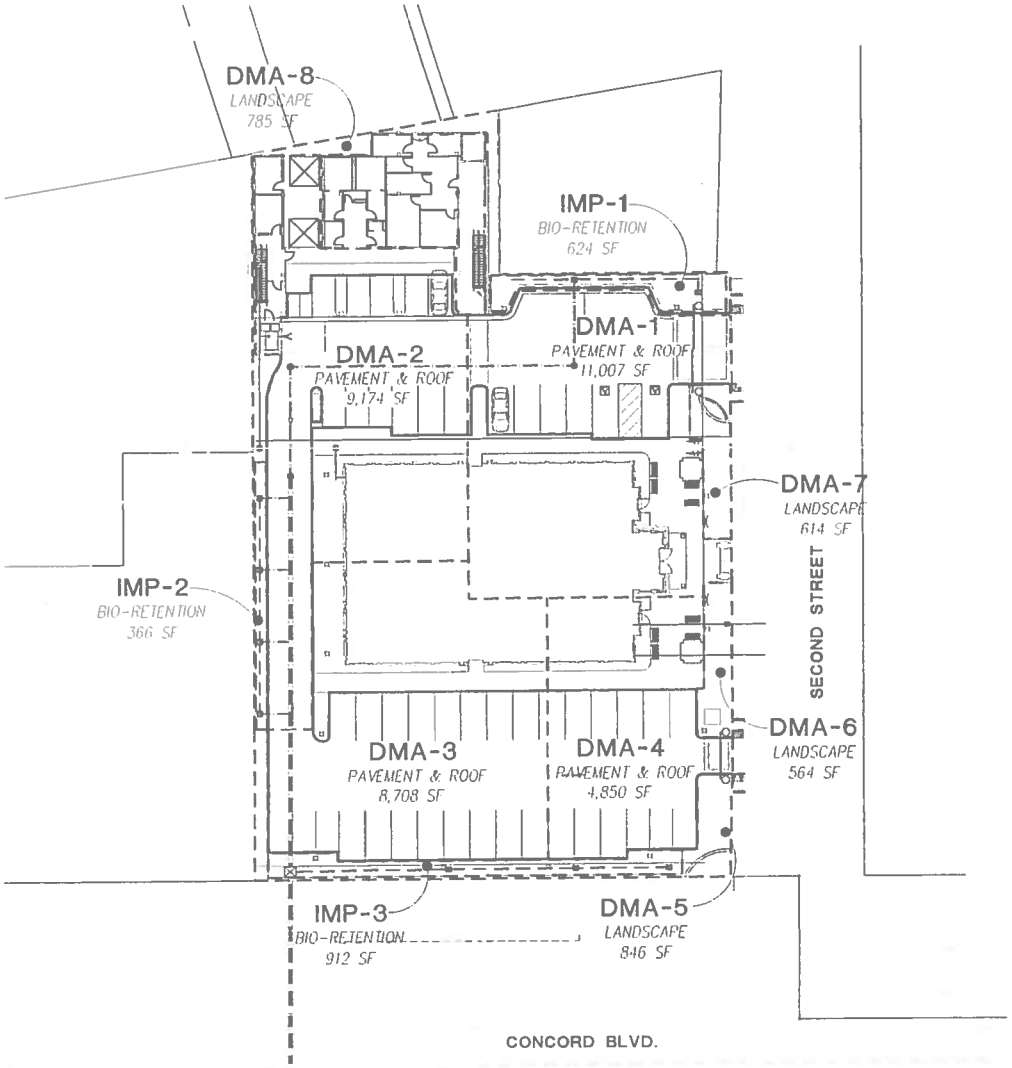

C3 ABBREVIATIONS

SQFT	SQUARE FEET
DS	DOWN SPOUT
RD	ROOF DRAIN
FC	FACE OF CURB
R/W	RIGHT-OF-WAY
DMA	DRAINAGE MANAGEMENT AREA
IMP	INTEGRATED MANAGEMENT PRACTICES

N

20 10 0 20 40
SCALE 1"=20'

Project Name: 2nd Street Cultural Center
Project Type: Treatment Only
APN
Drainage Area: 38,853
Mean Annual Precipitation: 19.0

II. Self-Retaining Areas

Self Retaining DMA	
DMA Name	Area (sq ft)
DMA5	846
DMA6	564
DMA7	614
DMA8	785

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1	11,007	Concrete or Asphalt	1.00	11,007				
			Total	11,007				
				Area	0.040	1.000	440	624

IMP Name: IMP2
IMP Type: Bioretention Facility
Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA2	9,174	Concrete or Asphalt	1.00	9,174				
			Total	9,174				
				Area	0.040	1.000	367	367

IMP Name: IMP3
IMP Type: Bioretention Facility
Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA3	8,708	Concrete or Asphalt	1.00	8,708				
DMA4	4,850	Concrete or Asphalt	1.00	4,850				
			Total	13,558				
				Area	0.040	1.000	542	912

Report generated on 8/6/2015 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0)

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1803 SECOND STREET
CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
C.3 CONCEPT EXHIBIT

CONTRA COSTA COUNTY

DEVELOPEMENT PLAN
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF
MICHAEL E. MILANI DATE
REGISTERED PROFESSIONAL ENGINEER
DESIGN KRA
DRAWN SS
CHECKED MEM
JOB NO 693
DATE OCTOBER, 2015
SCALE 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. MILANI
No. 35121
Exp. 09/30/17
CIVIL
STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 10 OF 12 SHEETS

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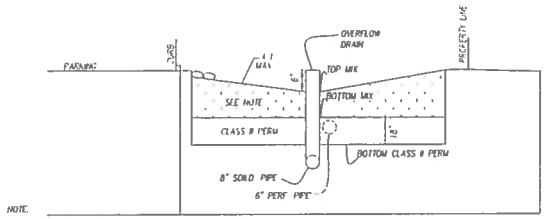
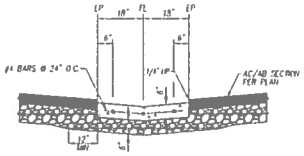


NOTE:
1. SOIL MIX SHALL MEET REQUIREMENTS OF THE CONTA COSTA COUNTY CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK, SIXTH EDITION, APPENDIX B

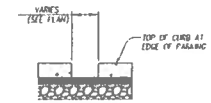
TYPICAL BIO-SWALE SECTION

N.T.S.



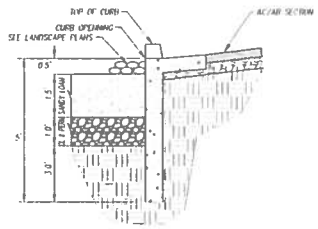
VALLEY GUTTER AT PARKING LOT

NOT TO SCALE
NOTE: FL = EP - 1.5"



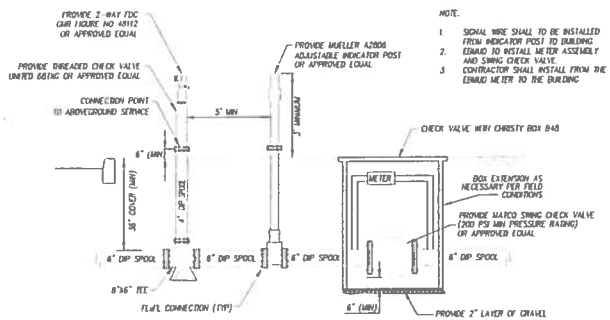
CURB OPENNING

FRONT VIEW



CURB DETAIL AT C3 PLANTER

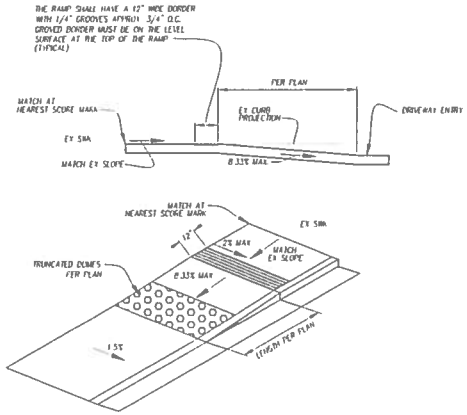
NOT TO SCALE
(SEE PLAN FOR LOCATION)



NOTE:
1. SIGNAL WIRE SHALL TO BE INSTALLED FROM INDICATOR POST TO BUILDING
2. EBMUD TO INSTALL METER ASSEMBLY AND SWING CHECK VALVE
3. CONTRACTOR SHALL INSTALL FROM THE EBMUD METER TO THE BUILDING

CV / PIV / FDC ASSEMBLY DETAIL

NOT TO SCALE



TYPICAL RAMP DETAIL

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1803 SECOND STREET
CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
MISC. DETAILS
CONTRA COSTA COUNTY

DEVELOPEMENT PLAN
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF
MICHAEL E. MILANI DATE
REG. No. 35121 REGISTRATION EXPIRES 9.9.2015

DESIGN	KRA	JOB NO	083
DRAWN	SS	DATE	OCTOBER, 2015
CHECKED	MEM	SCALE	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MICHAEL EDWARD MILANI
No. 35121
EXP. 09/30/15
CIVIL
STATE OF CALIFORNIA

NO	REVISIONS	BY	APP	DATE

SHEET 11 OF 12 SHEETS

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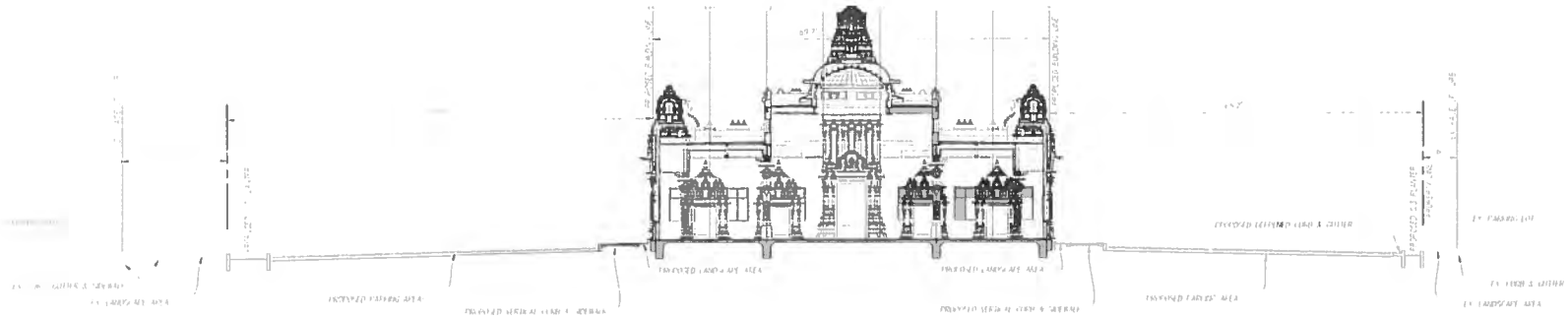
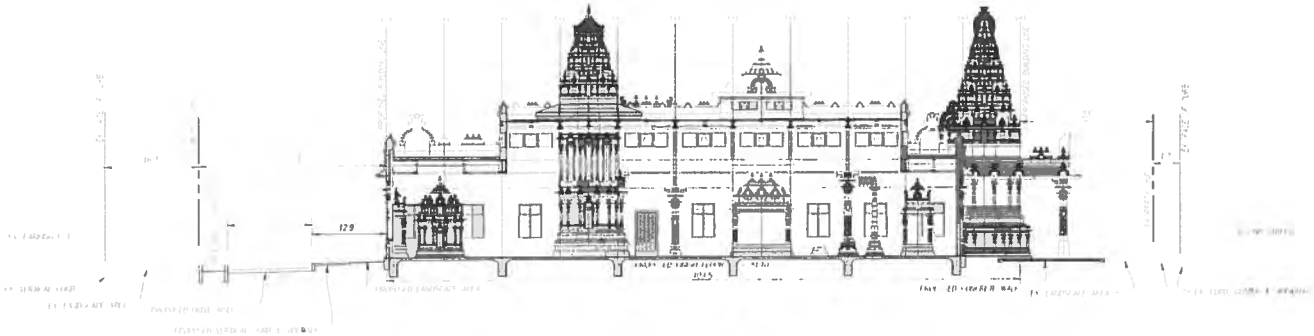


SECTION A-A



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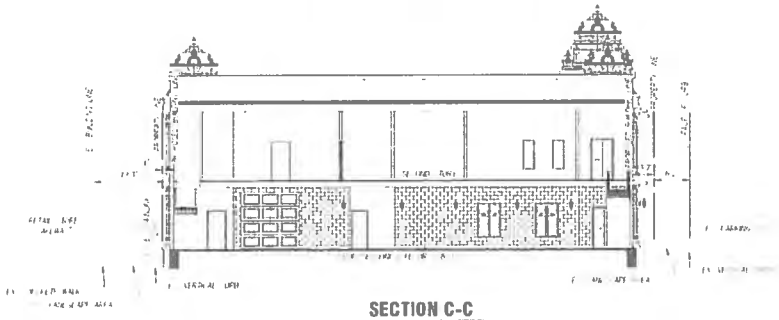

SECTION C-C

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management

& Associates
MILANI

2520 Stanwell Drive, Suite 250
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

1803 SECOND STREET

CITY OF CONCORD

SHIVA MURUGAN
CULTURAL CENTER
CROSS SECTIONS

CONTRA COSTA COUNTY

DEVELOPEMENT PLAN

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF

DESIGN	FRA	JOB NO	003
DRAWN	SS	DATE	OCTOBER, 2015
CHECKED	MEM	SCALE	1" = 10'

NO	REVISIONS	BY	APP	DATE

SHEET 12 OF 12 SHEETS

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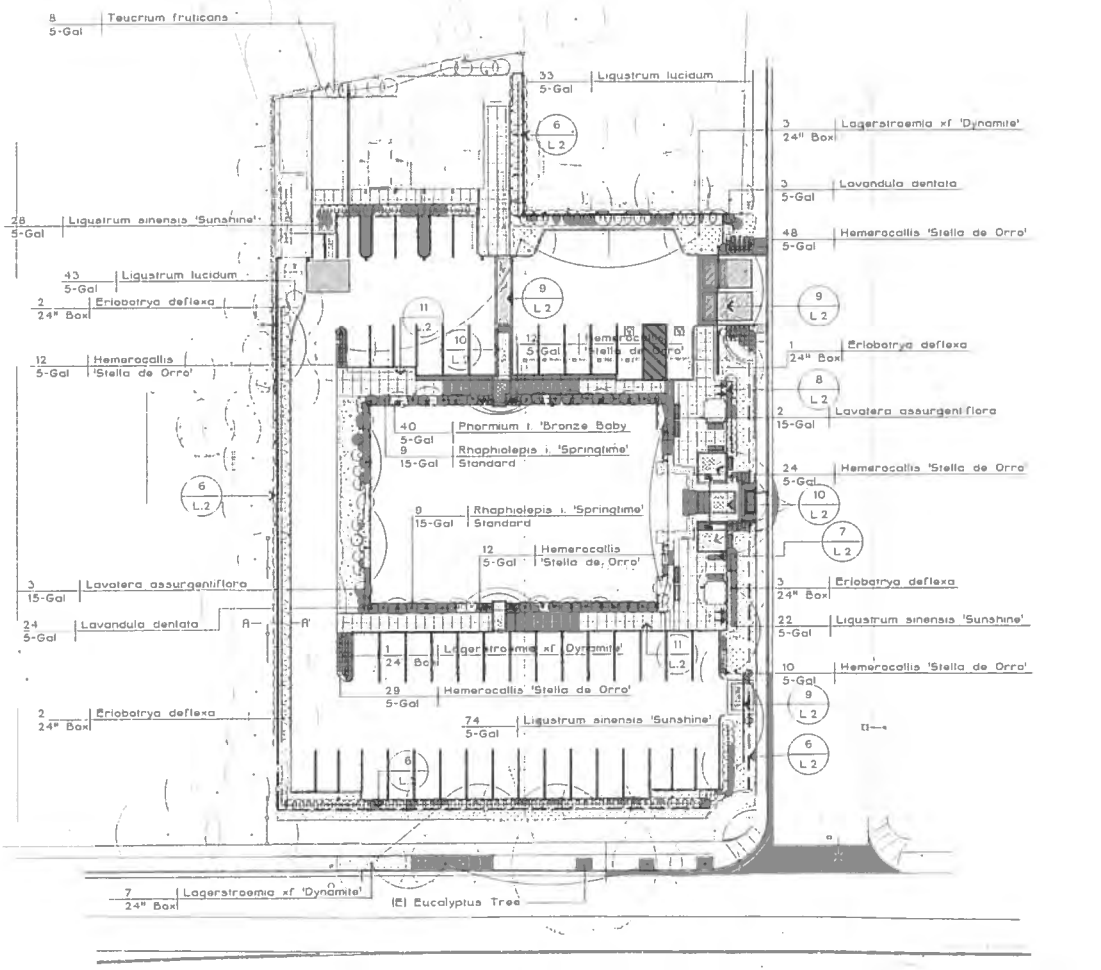

Planting Legend

QUANT	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
TREES:				
8	24" bOX	Eriobotrya deflexa	BRONZE LOQUAT	Moderate
11	24" Box	Lagerstroemia xf 'Dynamite'	CRAPE MYRTLE	Low
SHRUBS				
147	1-Gal	Hemerocallis 'Stella de Orro'	NCN	Moderate
27	5-gal	Lavandula dentata	FRENCH LAVENDER	Low
23	15-Gal	Lavatera assurgentiflora	TREE MALLOW	Low
76	5-Gal	Ligustrum lucidum	Glossy Privet	Low
124	5-Gal	Ligustrum s 'Sunshine'	NCN	Low
40	5-Gal	Phormium t 'Bronze Baby'	NCN	Low
18	15-Gal	Rhaphiolepis i 'Springtime'	INDIA HAWTHORN 'Standard'	Low
8	5-Gal	Teucrium fruticans	NCN	Low
GROUND COVER				
	1-Gal	Carex tumulicola space @24"oc	BERKLEY SEDGE	Low
	1-Gal	Arctostaphilos e. 'Carmel Sur'	NCN Space @ 30"o.c	Low

Planting Notes

1 Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan Plant legend quantities are for the contractors convenience only Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary

2 Contractor to install root barriers per detail on sheet L.2 on all trees within 4' of concrete paving and parking strips

3 See Sheet L 2 and L 3 for Landscape Details and Specifications

4 All planting areas shall receive a minimum 3" of Bark

5 TOTAL LANDSCAPE AREA 8,331sf

General Notes:

1. All equipment and work shall be installed as per manufacturer's written specifications and local codes Contractor shall be responsible for obtaining all necessary permits

2 Drainage.
a Contractor shall insure positive drainage to all drain inlets as indicated on the
b All roof drains shall be connected to drainage system in back of house
c Connect new drainage system into possible existing drainage system Contractor to verify location of existing drain lines on site

6 Landscape Elements:

Bike Rack
Available from Ross Recreation
Item: DuMor Bike Rack
Catalogue No 130-20
Color Black
Adress. 100 Bush Creek Road #206
Santa Rosa, California 95404
Phone 707 538 3800

Bench
Available from Ross Recreation
Item: DuMor Bench
Catalogue No 143-60PL
Color Cedar
Adress 100 Bush Creek Road #206
Santa Rosa, California 95404
Phone 707 538 3800

Permeable Pavers
Available from McNear Brick
Item: Canyon Cobble Paver
Accents. 12" Concrete Edge
Color: Napa
Adress 1 McNear Brickyard Rd.
San Rafael, California 94901
Phone 888 442 6811
Fax: 415 257 6353

Exterior Travertine Tile:
Available from Home Depot
Item 12"x12" Travertine Tile
Accents 8" Concrete Edge

Concrete Walk.
Accents Medium Broom Finish w/ Heavy Score Jnts
Color Davis Color #5084 Omaha Tan

N

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Site Planning

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST. CONCORD, CA-94519

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PLANTING PLAN

PROJECT NO
MODEL FILE
DRAWN BY
CHKD BY
DATE 08 12 15

L.1

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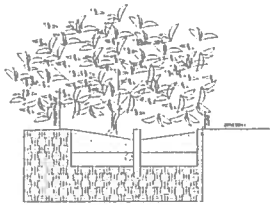
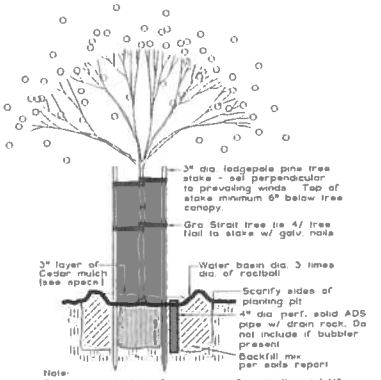


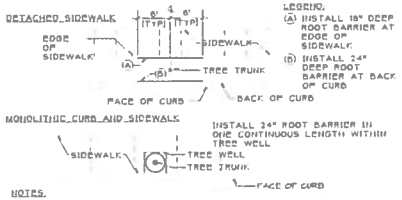
1 Typical Bio-Swale Planting
n.t.s.



Note:
Planting pit shall be 2x diameter of rootball and 1-1/2 times as deep.

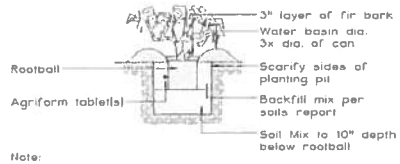
Use 21 gram Agriform tabs as follows:
One (1) per 1-gal container
Three (3) per 5-gal container
Five (5) per 15-gal container
or per Manufacturers written Specifications

2 Tree Planting
n.t.s



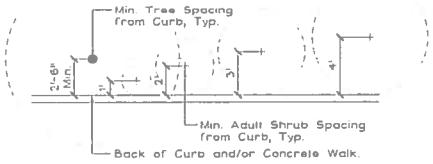
NOTES:
1. 18" ROOT BARRIER AND 24" ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC AS AVAILABLE FROM "DEEP ROOT", 345 LORTON AVE., SUITE 103, BURLINGTON, CA 94010 AT 1-800-458-7668, OR FROM "ROOT SOLUTIONS", INC., 3276 KITCHEN DRIVE, CARSON CITY, NEVADA 89701, AT 1-702-885-9577
2. TOP OF ROOT BARRIER SHALL BE SET 1/2 INCH ABOVE FINISHED GRADE OF SOIL, BUT UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

3 Root Barrier
n.t.s.



Note:
1. Planting pit shall be 2x diameter of rootball
2. Set rootball 2" above finish grade
3. See shrub planting diagram for planting distance from edge of paving
4. Use 21 gram agriform tablets. Place tablets in contact with rootball ½ way up
5. See specifications and/or soils report for backfill mix

4 Shrub Planting
n.t.s.



5 PLant Spacing
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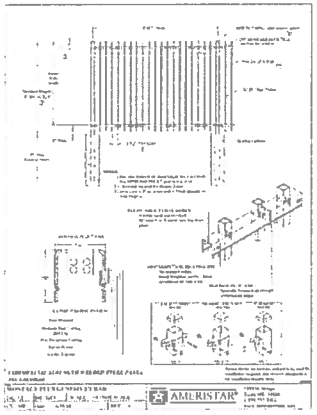

6 Metal Fence
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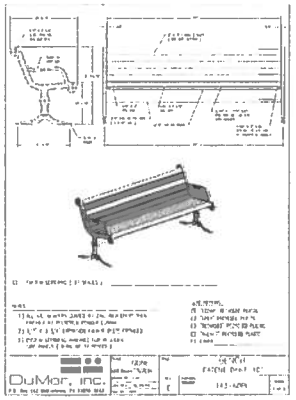
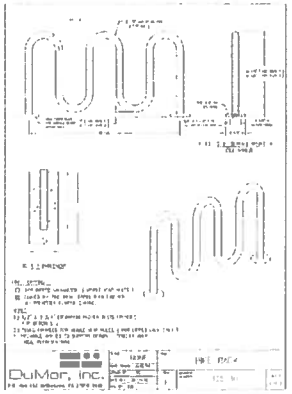


7 Bench
n.t.s.



8 Bike Rack
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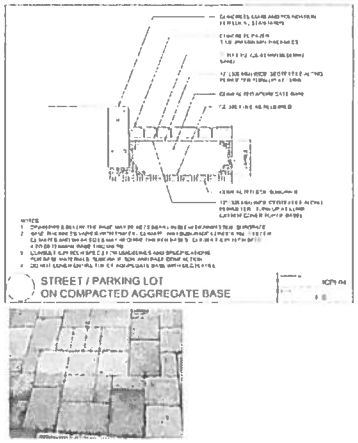

9 Vehicular Entry Paving
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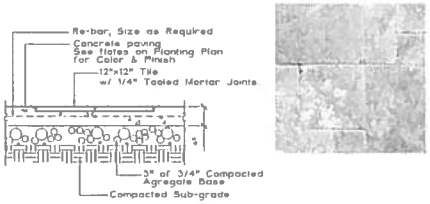

10 Tile Paving
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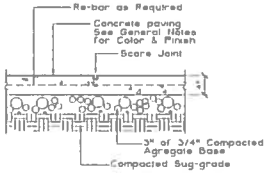

11 Concrete Paving
n.t.s

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PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST. CONCORD, CA-94519

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CHKD BY
DATE 08.12.15

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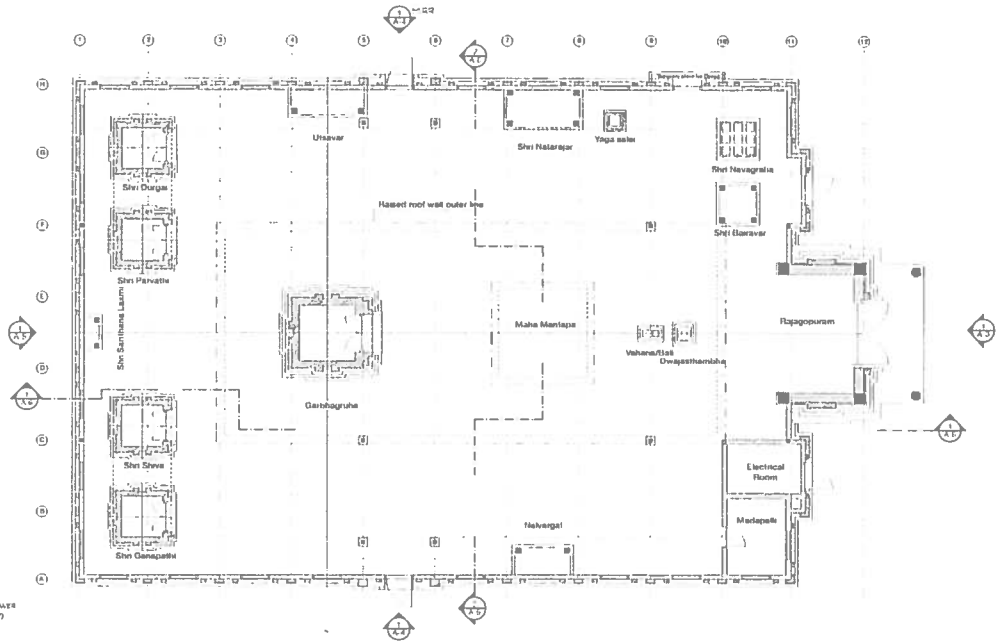
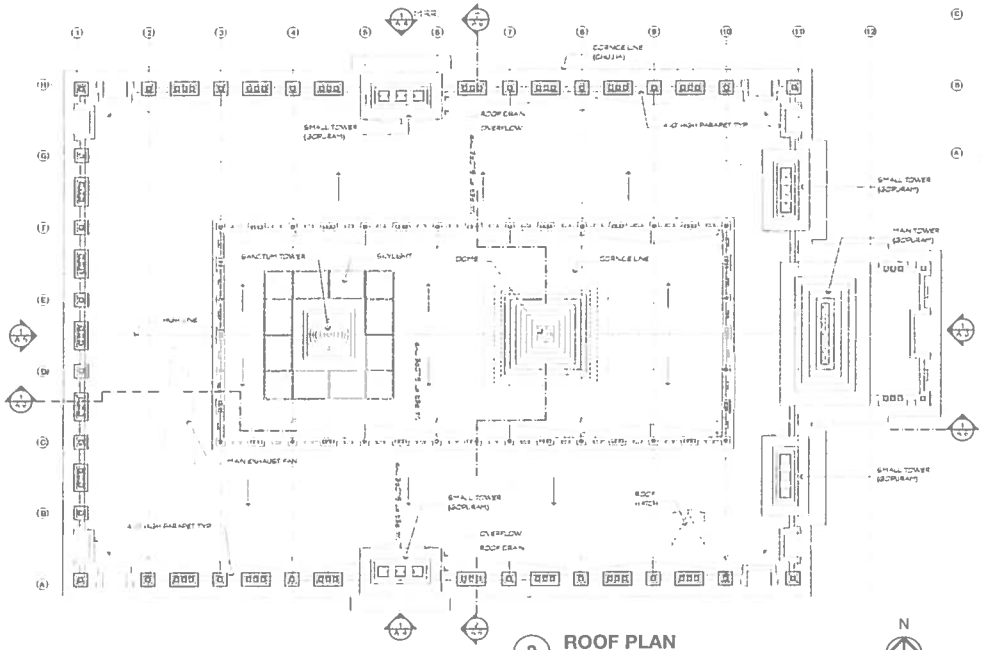


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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PROPOSED NEW BUILDINGS

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CULTURAL CENTER

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FLOOR & ROOF PLAN - TEMPLE

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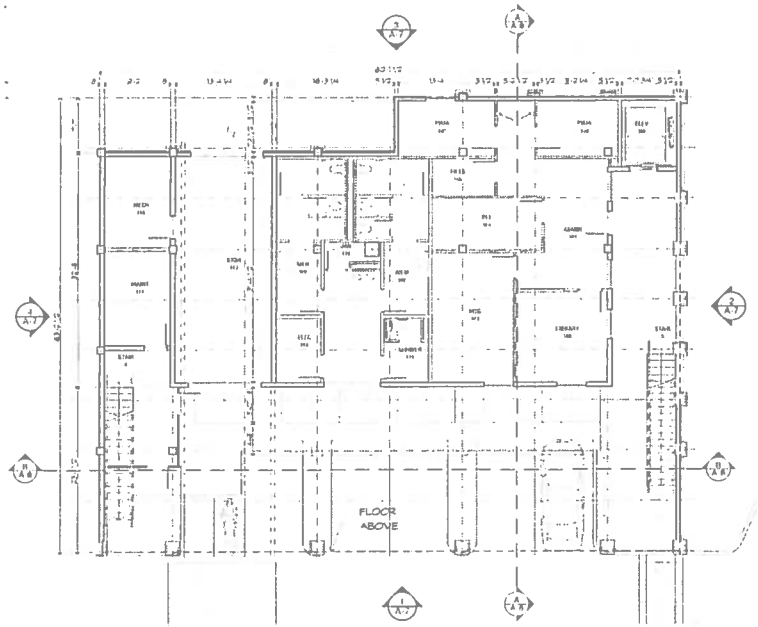

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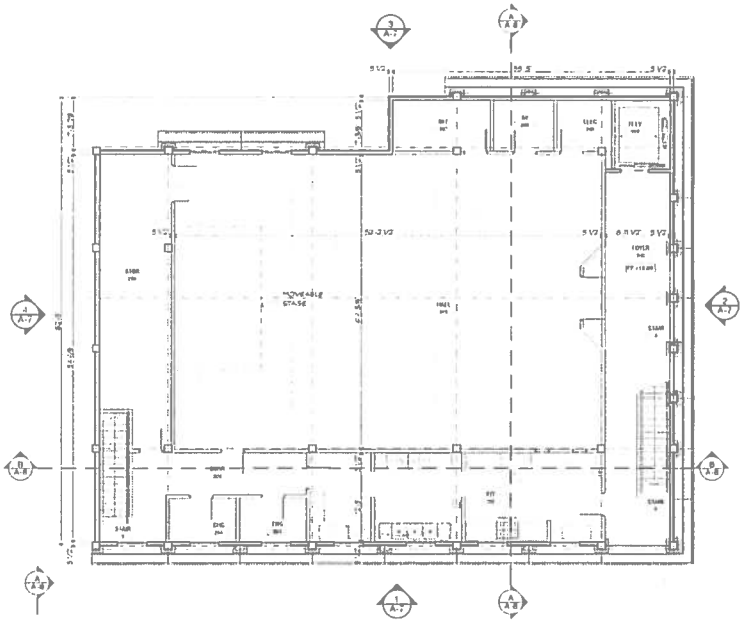

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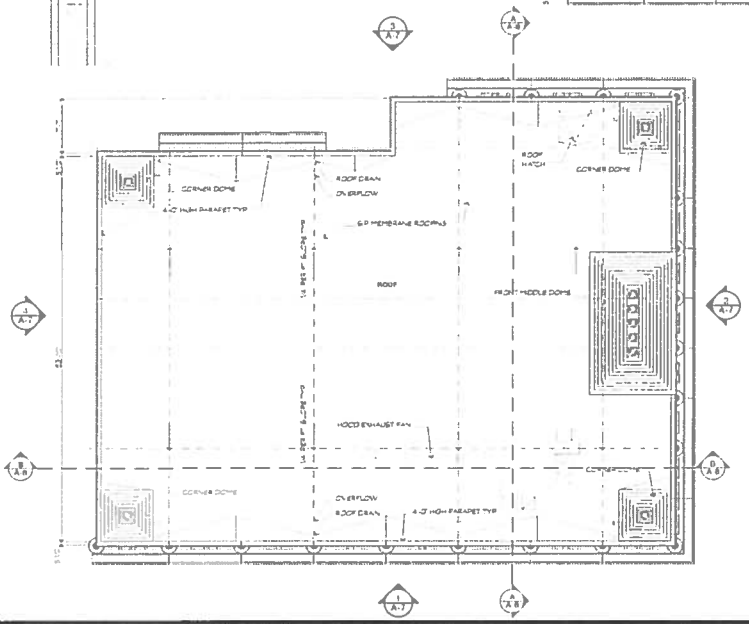

3 ROOF PLAN
SCALE: 1/8" = 1'-0"

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FLOOR PLANS - ANNEX

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DATE: [illegible]

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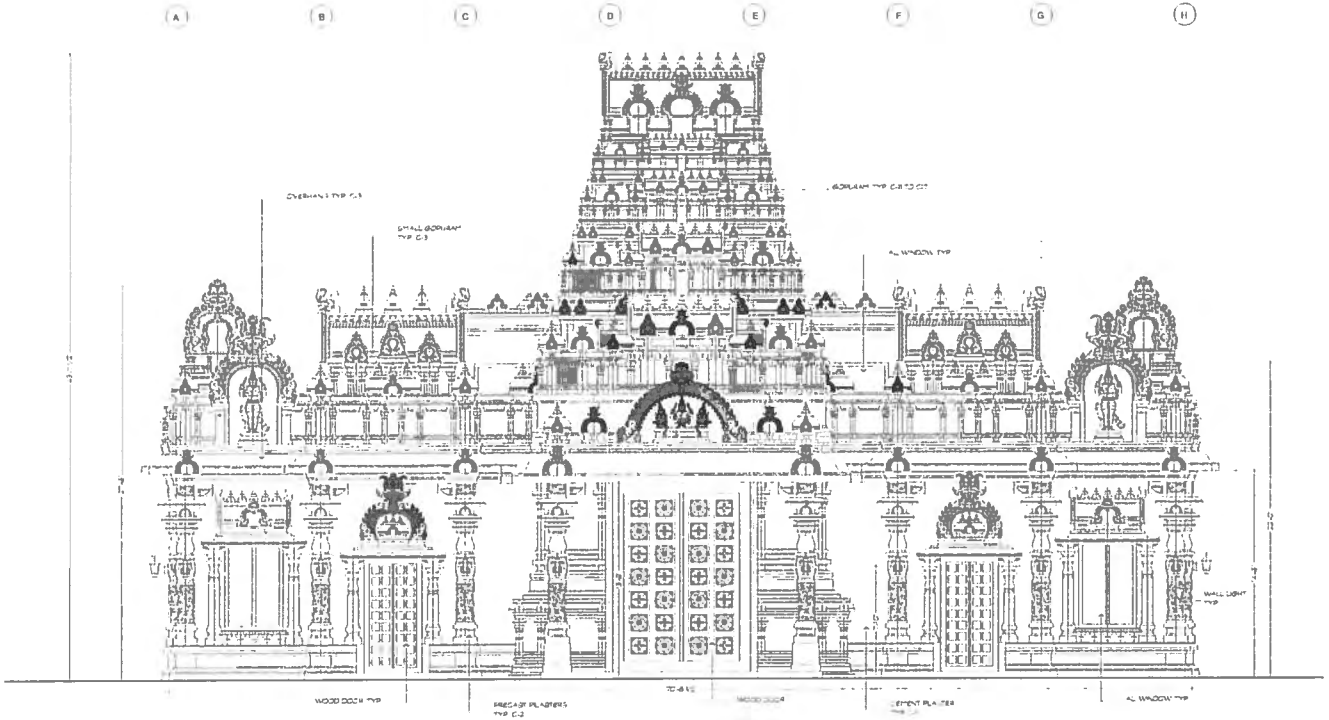

EXTERIOR COLOR PALLETE

MATERIAL	COLOR
CONCRETE PAVING "DAVIS" COLOR	DAVIS SAN P5081
TILE PAVING	TRAVERTINE
FENCE/GATE	BLACK
BUILDING, COLOR C 1 "SHERWIN WILLIAMS"	UNUSUAL GRAY SW 7059
BUILDING, COLOR C 2 "SHERWIN WILLIAMS"	SILVER STRAND SW 7057
BUILDING, COLOR C 3 "SHERWIN WILLIAMS"	AMETHYST'S AMBER SW 6308
GOPURAM, COLOR C 11 "SHERWIN WILLIAMS"	REAL RED SW 6868
GOPURAM, COLOR C 12 "SHERWIN WILLIAMS"	WORD WHITE SW 6257
GOPURAM, COLOR C 13 "SHERWIN WILLIAMS"	DIRECT GREEN SW 6974
GOPURAM, COLOR C 14 "SHERWIN WILLIAMS"	CONFIDENT YELLOW SW 6911
GOPURAM, COLOR C 15 "SHERWIN WILLIAMS"	DYNAMIC BLUE SW 6058
GOPURAM, COLOR C 16 "SHERWIN WILLIAMS"	OSAGE ORANGE SW 6885
GOPURAM, COLOR C 17 "SHERWIN WILLIAMS"	PINK MOMENT SW 6857
DRAIL COLOR C 18 "SHERWIN WILLIAMS"	ENAMEL GOLD
WOOD DOORS	TEAK - STAIN
STEEL DOORS (EXT)	TO MATCH ADJACENT FINISH
ALUMINUM WINDOWS	ANODIZED BRONZE MEDIUM
GLAZING	CLEAR LOW E
LOUVERS & VENTS	TO MATCH EXT FINISH

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

PROPOSED NEW BUILDINGS
SHIVA MURUGAN I
CULTURAL CENTER
1803 SECOND ST CONCORD, CA-94519

SKL

Architecture Planning Interiors
www.sklinc.com
SKL Associates, Inc
T 925-935-7
2124 Ala Wai Lane
Walnut Creek, CA 94598

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FRONT ELEVATION - TEMPLE

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DRAWN BY: [illegible]
CHK'D BY: [illegible]
DATE: 03-5-2013

A-3

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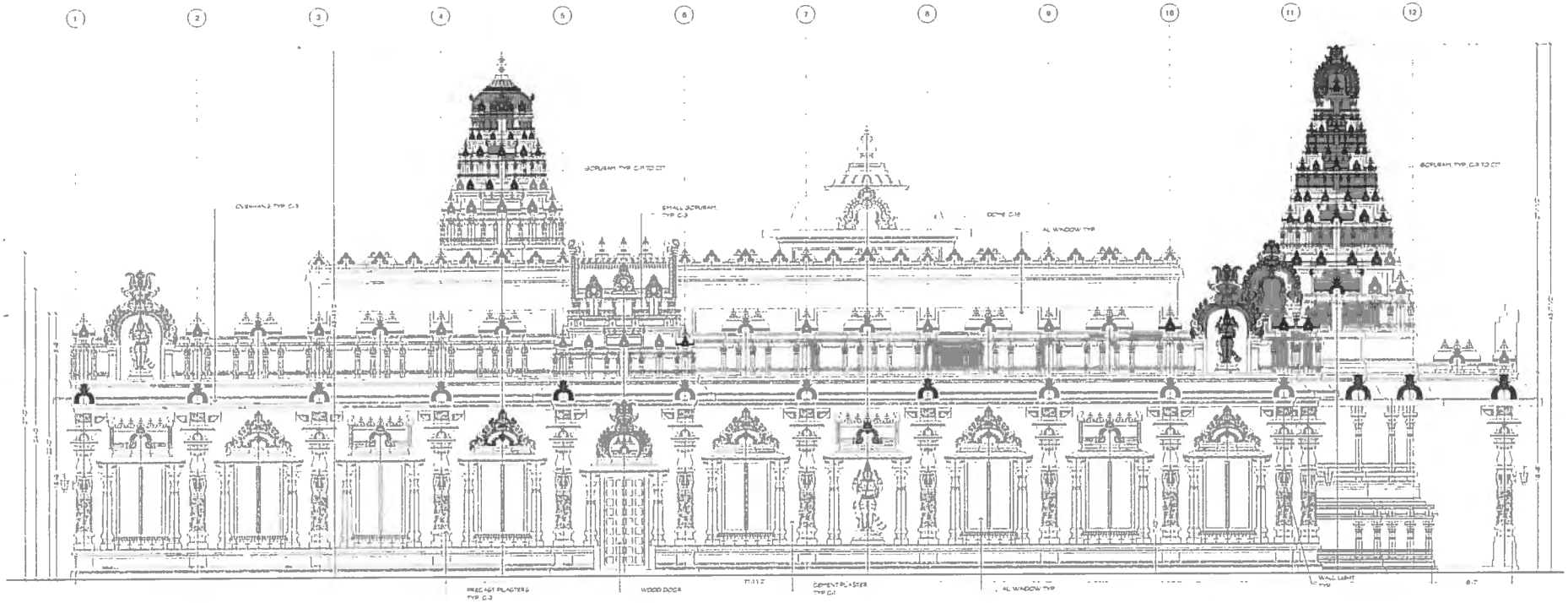

SEE SHEET A-3 FOR COLOR PALLETE

1 SOUTH ELEVATION (NORTH SIM. MIRROR)

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

TEMPLE DESIGN ARCHITECT (STATIONERY) | K. DAKSHINAMOORTHY VIVEK VEDIC ARCHITECTS, INDIA

PROPOSED NEW BUILDINGS

SHIVA MURUGAN

CULTURAL CENTER

1803 SECOND ST. CONCORD, CA-94519

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SIDE ELEVATION - TEMPLE

PROJECT NO: 13009

MODEL FILE: SHIV.pln

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CHK'D BY: [illegible]

DATE: [illegible]

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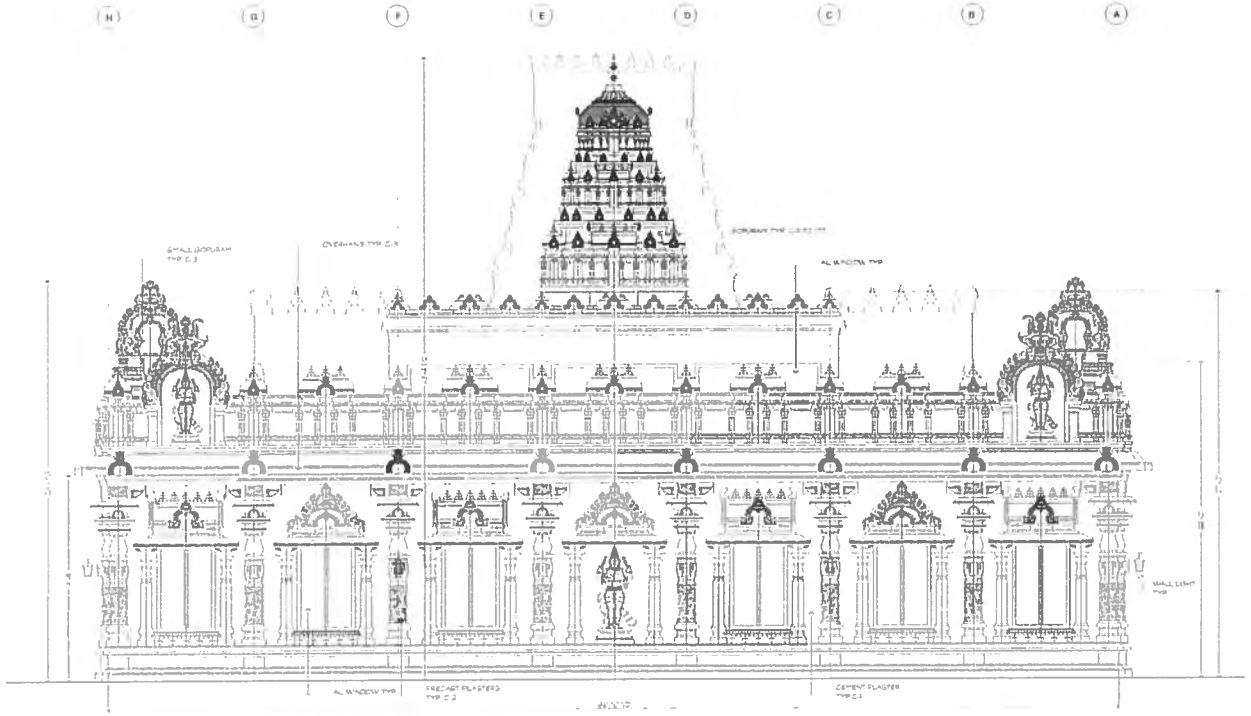

1 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

EXTERIOR COLOR PALLETE

MATERIAL	COLOR
CONCRETE PAVING "DAVIS" COLOR	OMAHA TAN #3081
TILE PAVING	TRAVERTINE
FENCE/GATE	BLACK
BUILDING COLOR C 1 "SHERWIN WILLIAMS"	UNIBRAL GRAY SW 7058
BUILDING COLOR C 2 "SHERWIN WILLIAMS"	SILVER STRAND SW 7057
BUILDING COLOR C 3 "SHERWIN WILLIAMS"	AMBITIOUS AMBER SW 6388
GOPURAM COLOR C 11 "SHERWIN WILLIAMS"	REAL RED SW 6868
GOPURAM COLOR C 12 "SHERWIN WILLIAMS"	WOOD VIOLET SW 6527
GOPURAM COLOR C 13 "SHERWIN WILLIAMS"	DIRECT GREEN SW 6914
GOPURAM COLOR C 14 "SHERWIN WILLIAMS"	DIMINIDENT YELLOW SW 6911
GOPURAM COLOR C 15 "SHERWIN WILLIAMS"	DYNAMIC BLUE SW 6958
GOPURAM COLOR C 16 "SHERWIN WILLIAMS"	OSAGE ORANGE SW 6886
GOPURAM COLOR C 17 "SHERWIN WILLIAMS"	PINK MOMENT SW 6817
DOME COLOR C 18 "SHERWIN WILLIAMS"	ENAMEL GOLD
WOOD DOORS	TEAK - STAIN
STEEL DOORS & FT	TO MATCH ADJACENT FINISH
ALUMINUM WINDOWS	ANODIZED BRONZE (MEDIUM)
GLAZING	CLEAR LOW E
LOUVERS & VENTS	TO MATCH EXT FINISH

NOTE: [illegible]

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PROPOSED NEW BUILDINGS
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[illegible]

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REAR ELEVATION - TEMPLE

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DATE:	[illegible]

© 2015 SKL [illegible]

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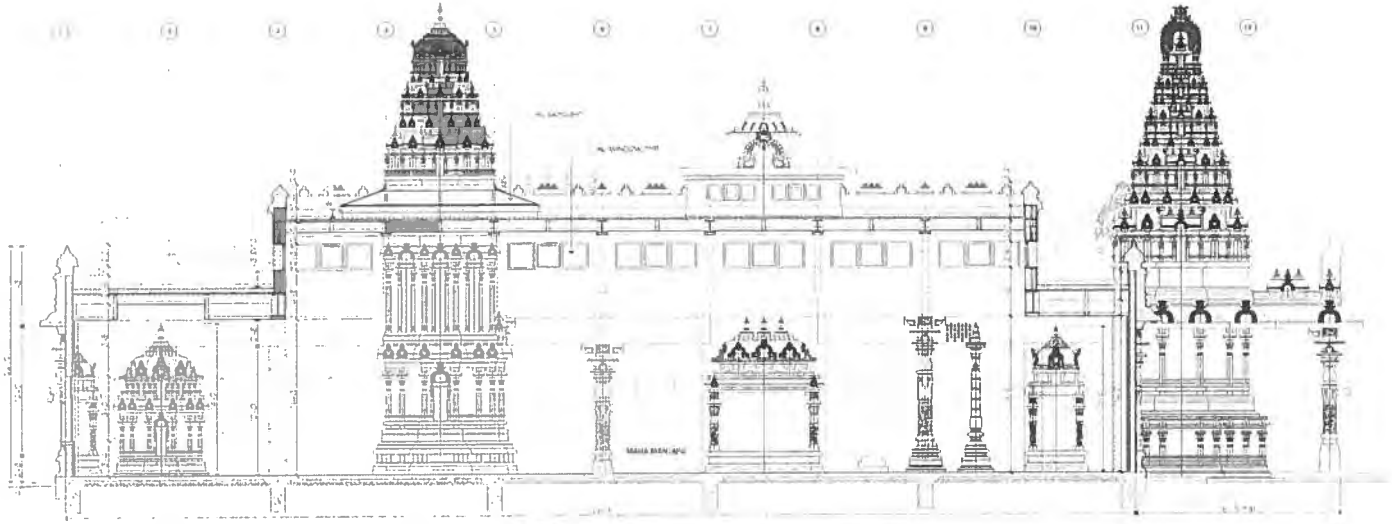
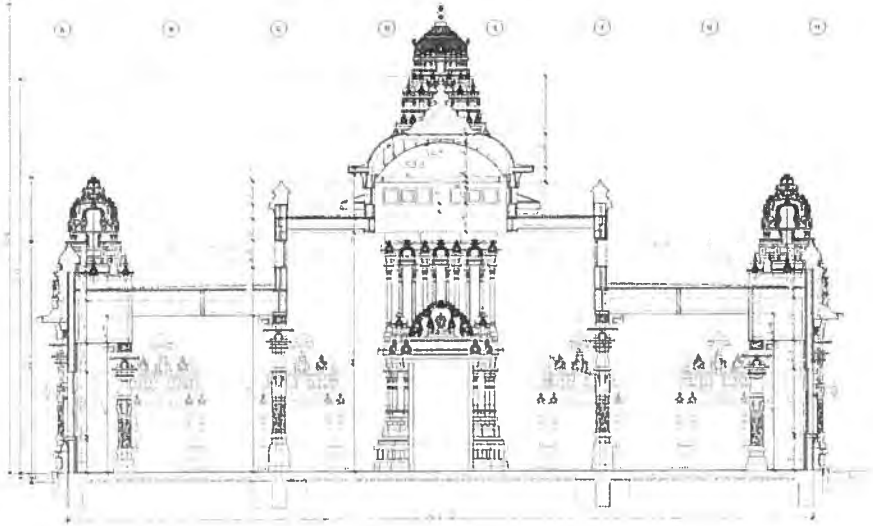


1 SECTION E-W



2 SECTION N-S

PROPOSED NEW BUILDINGS

SHIVA MURUGAN

CULTURAL CENTER

1803 SECOND ST. CONCORD, CA-94519

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PRELIMINARY

SUBJECT TO CHANGE

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MARK	DATE	DESCRIPTION

REVISION

SECTIONS - TEMPLE

PROJECT NO:

MODEL FILE:

DRAWN BY:

CHK'D BY:

DATE:

A-6

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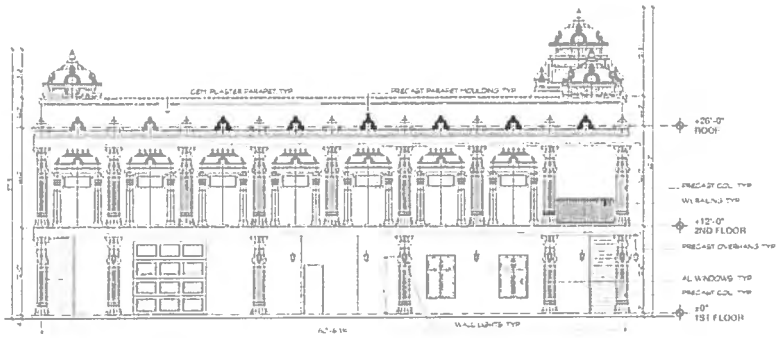
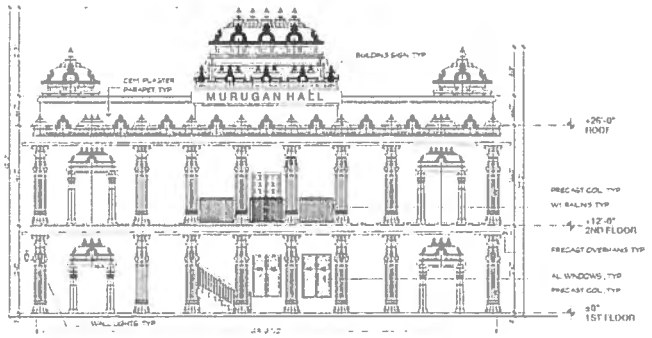


1 **SOUTH ELEAVTION**
SCALE: 1/8" = 1'-0"



2 **EAST ELEAVTION**
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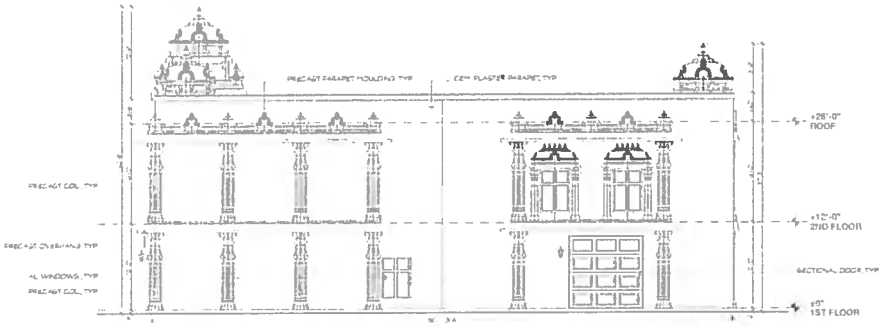
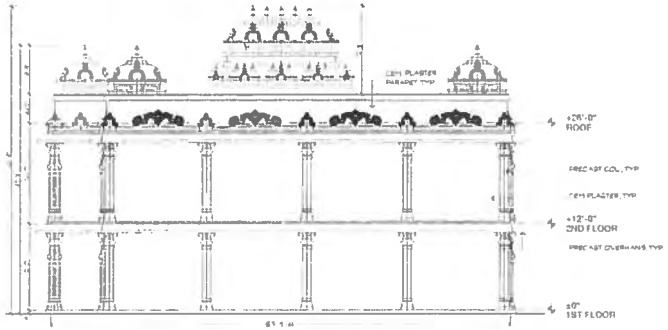


3 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

SEE SHEET A-3 FOR COLOR PALLETE



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

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST CONCORD, CA 94519

SKL

SKL Associates, Inc

PRELIMINARY
SUBJECT TO CHANGE

USE PERMIT APPLICATION
ISSUED FOR

MARK	DATE	DESCRIPTION

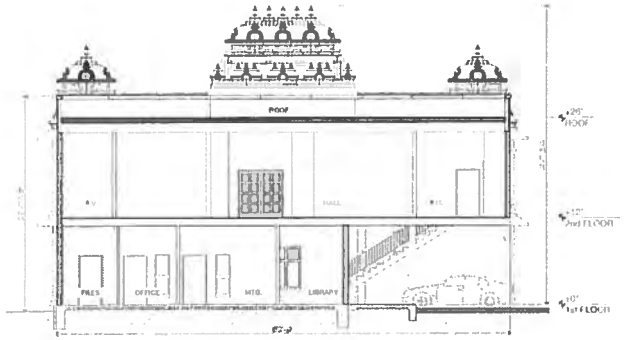
REVISION

ANNEX ELEVATIONS

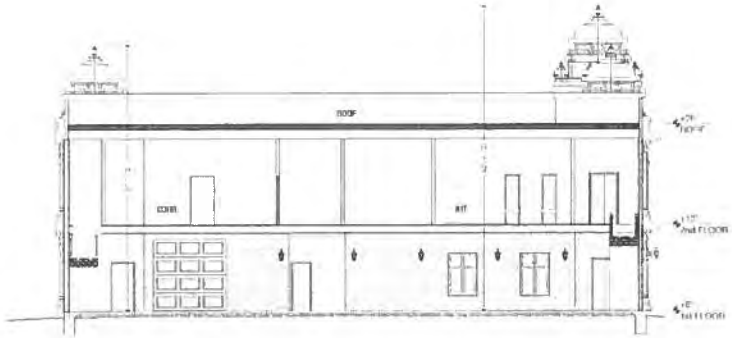
PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
DATE:

A-7

/Users/sharad/Documents/ARCHICAD 18 PROJECTS/SMT/SMT19.pln



1 SECTION A-A
SCALE: 1/8" = 1'-0"



2 SECTION B-B
SCALE: 1/8" = 1'-0"

PROPOSED NEW BUILDINGS
SHIVA MURUGAN
CULTURAL CENTER
1803 SECOND ST. CONCORD, CA-94519

SKL

SKL Associates, Inc

PRELIMINARY
SUBJECT TO CHANGE

USE PERMIT APPLICATION
ISSUED FOR

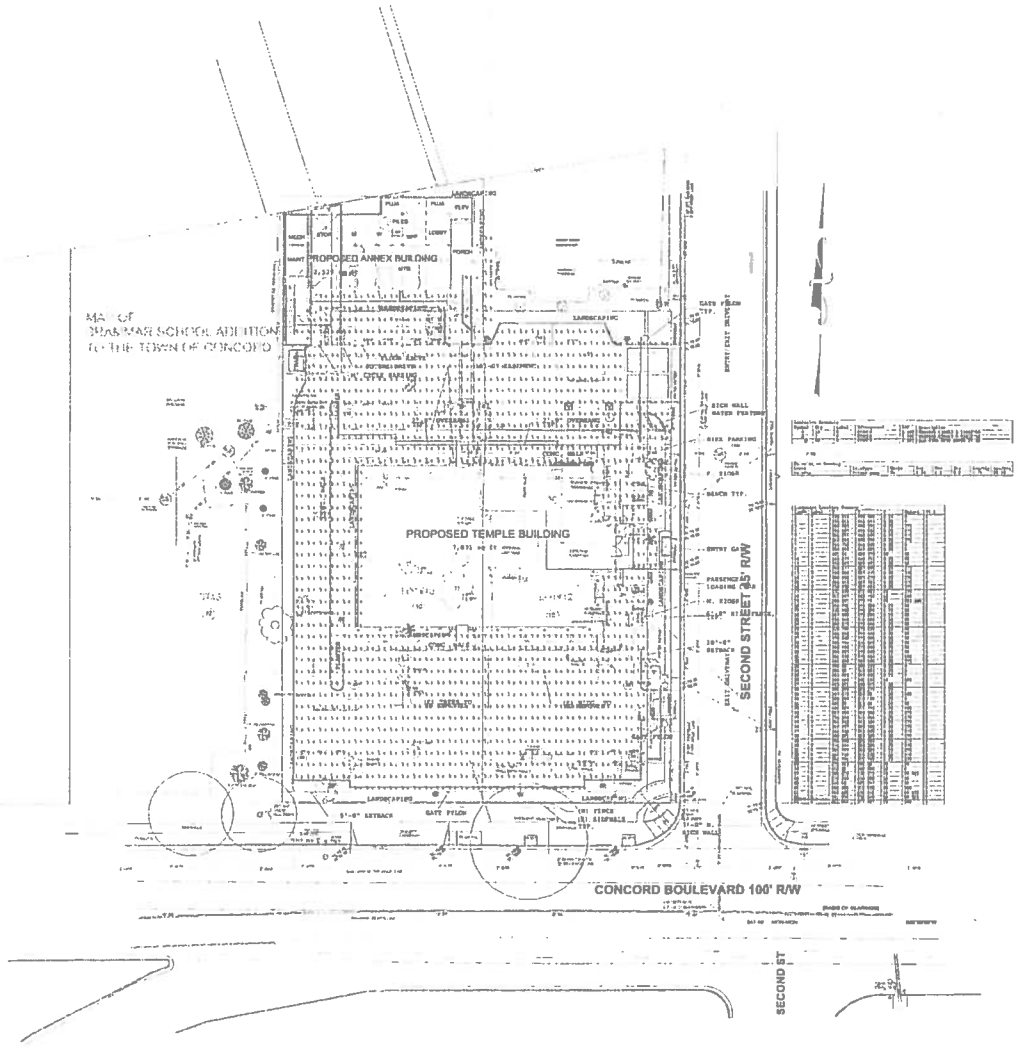
MARK	DATE	DESCRIPTION
REVISION		

ANNEX SECTIONS

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
DATE:

A-8

/Users/shared/Documents/ARCHICAD 18 PROJECTS/SMT/SMT19.pln



Based on the information provided, all dimensions and luminaire locations shown represent recommended placement and luminaire orientation. The engineer and/or architect must determine applicability of the layout to relevant field conditions.

The depicted illumination results are based upon illumination measurements as calculated by an independent laboratory. Luminaire characteristical data was measured under controlled conditions in accordance with approved Illuminating Engineering Society methods. Actual on-site performance of any manufacturer's luminaires may vary from laboratory test results due to variations in: electrical voltage, tolerance in lamps, and other variable field conditions.

This photometric analysis may be based on ies data files that were provided or recommended by the manufacturer or product reseller and thus it is beyond the control of the creator of this report to ensure that the ies file(s) utilized in this report represent the actual product provided. Due to this fact, the creator of this report makes no expressed or implied warranty that the results of this report will occur at the project site.

If existing luminaires are included in this report, their illumination characteristics are based upon a combination of customer provided specifications and our best estimations. Due to this fact, the resulting footcandle accuracy may be compromised.

With the one exception of the garage ramp, the footcandle readings on this report depict all of the readings as being on the same vertical plane. If this site contains multiple elevations, please notify Sterling Innovations LLC and request an updated report that includes the additional elevation based photometry.

If this plan is based on an original non-scaled CAD drawing, by virtue of that fact, the scale of the drawing will have been compromised and thus the resulting figures and calculations on this document will also be compromised.

STERLING INNOVATIONS LLC
8950 W. OLYMPIC BLVD., #420
BEVERLY HILLS, CA. 90211

WWW.STERLINGINNOVATIONS.NET

SITE PHOTOMETRY PLAN

PROJECT:
SMCC - Concord

DWG.NO	SI100615-R3A
SCALE	N/A
SHEET	
SIZE	
FSCM NO.	
DRAWN BY:	RSB

REVISIONS

REV.	DATE	BY

NOTES:

LP-1

L-1

EXHIBIT C

Architectural LED (VX600) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

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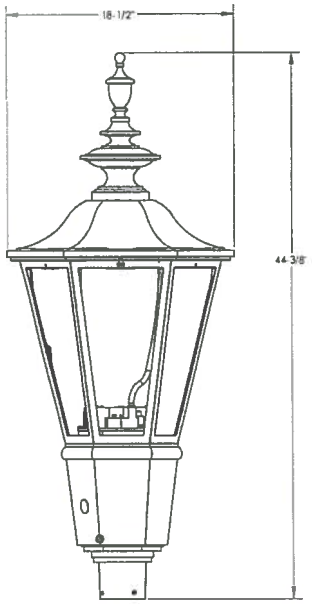
OCT - 7 2015

PLANNING



Ordering Guide

Example: VX600 32 A C 3 N N A 3 A S

Product Code	VX600	Architectural LED	
LED	32	32 LED's	
	48	48 LEDs	*2
	64	64 LED's	*2
	80	80 LED's	*2
Finish	A	Black	
	B	White	
	G	Verde	
	H	Bronze	
	J	Green	
PANELS	C	Clear	
	F	Frosted	
Optics	3	Type III	
	5	Type V	
Photo Control	N	None	
	R	Twist-lock Receptacle	
	E	120 VAC Button Eye	
	H	208/240/277 VAC Button Eye	
	K	347V Button Eye	
Color Temperature	N	4000K	
	C	5700K	*1
Voltage	A	120-277 VAC	
	B	347-480 VAC	*3
Drive Current	3	350 mA	
	5	530 mA	
Dimming Control	A	4 Hrs 25% Reduction	
	B	4 Hrs 50% Reduction	
	C	4 Hrs 75% Reduction	
	D	6 Hrs 25% Reduction	
	E	6 Hrs 50% Reduction	
	F	6 Hrs 75% Reduction	
	G	8 Hrs 25% Reduction	
	H	8 Hrs 50% Reduction	
	J	8 Hrs 75% Reduction	
	Z	Custom Dimming Schedule	
	N	None	
Surge Suppression	S	Standard Built In <3kV	
	A	Additional 10kV/10kA	

*1 Consult Factory for 5700K
*2 Only available with 350mA
*3 Dimming not available with 347-480V

Specifications

APPLICATIONS:
This luminaire is the perfect LED solution for traditional street lighting. Other application locations include: residential streets, city streets, campuses and parking lots. This luminaire offers the style of a traditional lantern with today's cutting edge LEDgine technology

LED SPECIFICATIONS:
Refer to IES files for energy consumption and delivered lumens for each option. Based on in-situ thermal testing and data from Philips Lumileds and Philips Advance fixture can be expected to reach 100,000 hours (at >L70 lumen maintenance @ 25°C). The Philips LEDGINE uses Philips Lumileds Luxeon R LEDs. Color temperatures available are ANSI Bins 4000K and 5700K CCT (consult factory for 5700K). Two distributions are available including Type 3 and 5.

ELECTRONIC DRIVER:
The driver included is the Philips Advance XITANIUM LED driver and is available in a 350mA & 530mA drive current. Standard driver offers 0-10V dimming capability and universal voltage input from 120-277VAC or 347-480VAC. Input frequency is 50-60Hz and all XITANIUM drivers are RoHS compliant. The driver has <3kV surge suppression built in, and the 10kV/10kA is included in an additional option. Programmable dimming 0-10V is optional.

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 I P: +1-717-359-7131 F: +1-717-359-9289 I http://www.hadco.com I Copyright 2013 Philips
HW2

Architectural LED (VX600) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy . Hinged roof with stainless steel thumb screw. All non-ferrous fasteners prevent corrosion and ensure longer life. Slip Fitter Dimensions: 3" I.D. x 3" deep .

PANELS:
Two panel options. Clear panels are made from a sheet of U.V Stabilized material. Frosted Panels are made from a sheet of U.V. Stabilized injection molded. Panels are attached with a clip and can easily be removed for cleaning

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

CONTROLS:
Wireless dimming options are also available, contact the factory for details. There are 9 standard factory set dimming schedules available. See specification sheet for details. A custom dimming schedule is available by contacting the factory. Built in dyandimmer does not allow for dimming override features.

CERTIFICATIONS:
ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. Luminaire photometric testing performed in accordance with IESNA LM-79 guidelines. Photometric .ies files that include "LM79" in the file name are verified by an independent NVLAP accredited lab. LEDs tested by an ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. RoHS compliant LEDs and LED drivers.

WARRANTY:
5 year extended warranty

OPTIONS:
Optional integral surge suppression device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground. Enclosure for surge suppression device is constructed of high temperature, flameproof material with an 85°C maximum surface temperature rating. The device consists of a thermally protected transient overvoltage circuit and is designed for use with universal voltage ballasts and drivers.

AWARDS & RECOGNITIONS:
Buy American and ARRA Compliant - commercially available off-the-shelf (COTS) product proudly designed and Made in the U.S.A. Listed on the DesignLightsTM Consortium (DLC) Qualified Products List (QPL) - see certification letter(s) for details.

Height :
44 1/4" (113cm)

Width:
18 1/2" (47cm)

Max. EPA:
2.8 sq. ft

Max. Weight:
34 lbs

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 I P: +1-717-359-7131 F: +1-717-359-9289 I http://www.hadco.com I Copyright 2013 Philips
HW2

L-2

ALN438 — Small Scale Post Top & Wall Mount

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PLANNING

Fixture

ALN 438C	Clear acrylic lens (use coated lamps). Fixture only.
ALN 438W	Opal acrylic lens. Fixture only.

Fixture with arm: 18 in/450 mm x 10.5 in/266 mm

WT: 8 LBS **EPA:** 0.8

ALN438D — Small Scale Wall & Pendant Mount

Fixture

ALN 438DC	Clear acrylic lens (use coated lamps). Fixture only.
ALN 438DW	Opal acrylic lens. Fixture only.

Fixture with arm: 18 in/450 mm x 10.5 in/266 mm

WT: 8 LBS **EPA:** 0.8

Lamp/Ballast

CF	26, 32 or 42 watt compact fluorescent 120 through 277 volt electronic ballast. -18° C start temp.
50MH	50 watt metal halide 120/277 volt ballast. Use a medium base, ED-17 lamp.
50MHEB	50 watt electronic metal halide ballast 120 thru 277 volt. Use a medium base, ED-17 lamp.
70MH	70 watt metal halide multitap ballast 120/208/240/277 volt. Use a medium base, ED-17 lamp.
70MHEB	70 watt electronic metal halide ballast 120 thru 277 volt. Use a medium base, ED-17 lamp.
70MHT6	70 watt metal halide ballast 120/277 volt. Use a G12 base, clear T-6 ceramic MH lamp.
70MHT6EB	70 watt electronic metal halide multitap ballast 120 thru 277 volt. Use a G12 base, T-6 ceramic MH lamp.
50HPS	50 watt high pressure sodium ballast 120/208/240/277 volt. Use a medium base, ED-17 lamp.
70HPS	70 watt high pressure sodium ballast 120/208/240/277 volt. Use a medium base, ED-17 lamp.

All ballasts are factory wired for 277 volts, unless specified. Lamps not included.

Color

All standard and premium AAL colors available.

For RAL and custom colors, please submit a 4-digit RAL number or color chip for custom colors.

ORDERING EXAMPLES			
1	2	3	4
FIXTURE	BALLAST	COLOR	MOUNTING
ALN438DW	50MH	CRT	PMS
ALN438W	CF	MTB	BKT

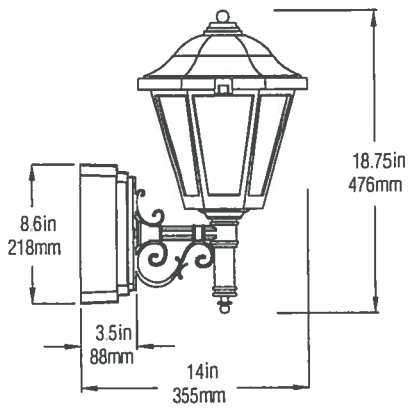
MOUNTING–Must Select one

BKT Cast arm with back plate. Arm is welded to the fixture and factory prewired.

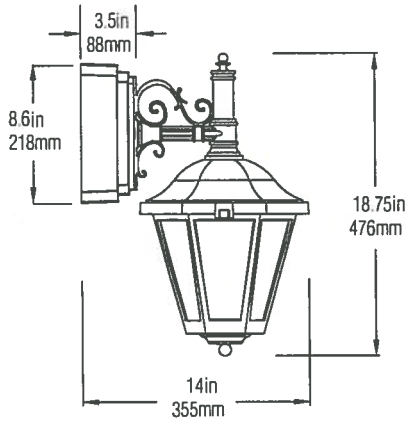
PT3 Post top adapter for ALN438 slips over a 3 in/75 mm pole.

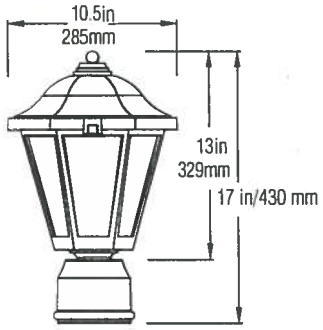
PT4 Post top adapter for ALN438 slips over a 4 in/100 mm pole.

Note: For PT3 option ballast shall be remote and for PT4 option ballast shall be in pole.



WT: 10 LBS EPA: 0.8

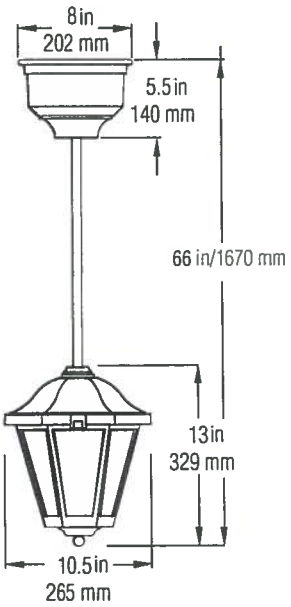




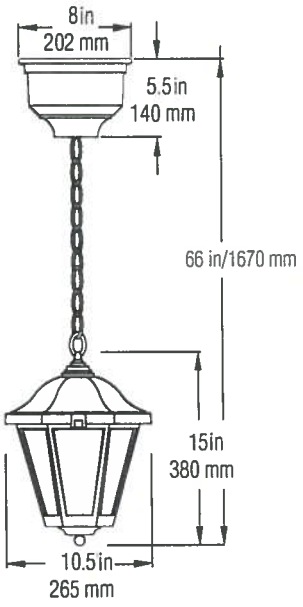
WT: 6 LBS EPA: 0.7

PMS Pendant mount with 48 in/1220 mm stem, canopy and swivel. Includes surface mounted mounted ballast enclosure.

PMC Pendant kit with 48 in/1220mm of brass chain. Includes surface mounted ballast enclosure.



WT: 7 LBS EPA: 1.1



WT: 7 LBS EPA: 1.1

MEMORANDUM

DATE: November 4, 2015

TO: Design Review Board

FROM: Afshan Hamid, Associate Planner

SUBJECT: 1121 & 1140 Virginia Lane
Study Session Review (PL15346 and PL15347)

DESCRIPTION:
On September 10, 2015, Wynne Kwee and Wayne Barcelon of Barcelon Jang Architects submitted a Design Review application on behalf of property owner Eden Housing for exterior improvements and new landscaping. The proposed exterior improvements and landscaping are permitted and no other planning permits are required aside from Design Review. The applicant will be required to return to the Design Review Board in the future for a final review.

The project is proposed as follows:

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

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

- Provide a family of site furnishings that are more decorative and coordinated in terms of color.
- Identify decorative outdoor lighting in key areas.
- Screen existing utilities with an appropriate screening methods and or landscaping.
- Include plants that have fragrance, such as lavender or jasmine.
- Clarify if existing tenant doors will be painted.
- Clarify if unit hallways that face the exterior will be painted.

Exhibit A: 1121 Virginia Lane
Exhibit B: 1140 Virginia Lane
15memo.030

1121 Virginia Lane

1121 VIRGINIA LANE, CONCORD, CA

FOR PRELIMINARY PLANNING - SEPTEMBER 08, 2015

INDEX OF DRAWINGS

GENERAL

A0.00	COVER SHEET
A0.01	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
A0.10	SITE PHOTOGRAPHS - EXISTING
A0.20	PATH OF TRAVEL DIAGRAMS
A0.21	ARCHITECTURAL SITE PLAN - EXISTING & DEMOLITION
A0.22	ARCHITECTURAL SITE PLAN - PROPOSED

ARCHITECTURAL

A1.01	LEVEL 1 FLOOR PLAN - EXISTING & DEMOLITION
A1.02	LEVEL 2 FLOOR PLAN - EXISTING & DEMOLITION
A1.03	ROOF PLAN - EXISTING & DEMOLITION
A2.01	LEVEL 1 FLOOR PLAN - PROPOSED
A2.03	ROOF PLAN - PROPOSED
A3.01	COLORED EXTERIOR ELEVATION
A3.02	COLORED - EXTERIOR ELEVATION (COURTYARD)
A3.03	COLORED EXTERIOR ELEVATION - BLDG A & B
A3.04	COLORED EXTERIOR ELEVATION - BLDG D
A3.05	COLORED EXTERIOR ELEVATIONS - PROPOSED COMMUNITY ROOM
A3.11	SPECIFICATION SHEETS
A5.01	ENLARGED FLOOR PLANS - PROPOSED COMMUNITY ROOM
A5.02	ENLARGED REFLECTED CEILING PLAN - COMMUNITY ROOM PROPOSED
A5.04	ENLARGED FLOOR PLANS - MAIN ENTRANCE @ BUILDING B
A5.12	ENLARGED BUILDING SECTIONS
A5.13	ENLARGED EXTERIOR ELEVATIONS - TYP BUILDING FACADE

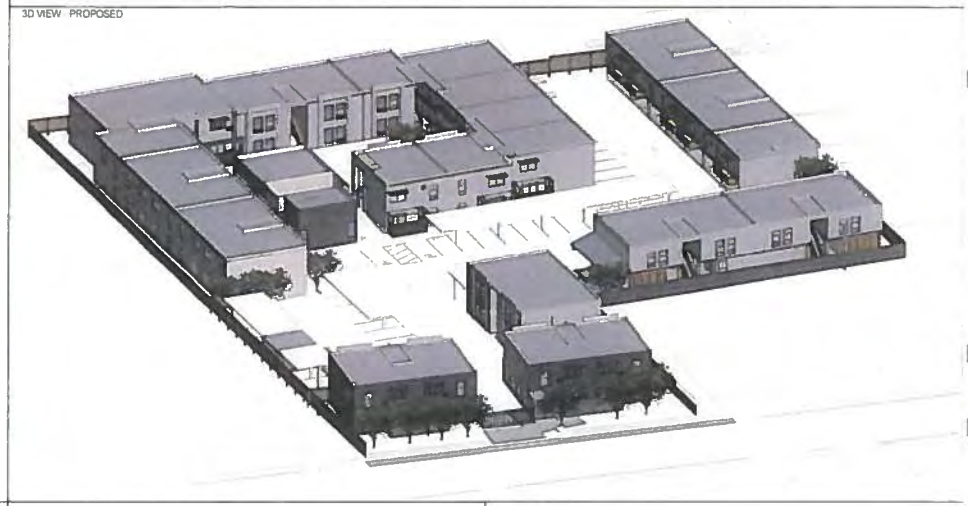
CIVIL

C1	COVER SHEET
C2.1	DETAILS
C2.2	DETAILS
C3.1	DEMOLITION PLAN
C3.2	DEMOLITION PLAN
C4.1	IMPROVEMENT PLAN: ELEVATIONS
C4.2	IMPROVEMENT PLAN: ELEVATIONS
C4.3	IMPROVEMENT PLAN: SECTIONS
C5.1	IMPROVEMENT PLAN: NOTES
C5.2	IMPROVEMENT PLAN: NOTES
C6.1	UTILITY PLAN
C6.2	UTILITY PLAN
C7.1	DIMENSION AND STRIPING PLAN
C7.2	DIMENSION AND STRIPING PLAN

LANDSCAPE

L1.01	LANDSCAPE PLAN
L1.01	HYDROZONE PLANTING AREA PLAN
L1.02	COLORED ILLUSTRATIVE PLAN
L1.02	ILLUSTRATIVE PLAN
L2.01	DETAILS
L3.01	TREE IMAGES
L3.02	PROPOSED PLANTS

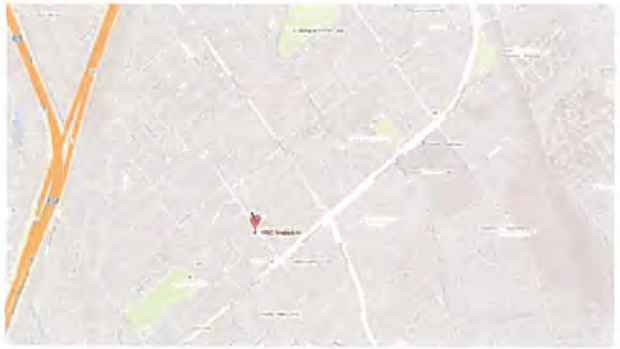
3D VIEW - PROPOSED



VICINITY MAP

SCALE: N.T.S.

PROJECT SITE 1121 VIRGINIA LANE



PROJECT INFORMATION

ADDRESS	1121 VIRGINIA LANE, CONCORD, CA 94520
OWNER/DEVELOPER	EDEN HOUSING INC
ASSESSOR'S PARCEL #	129-210-056-9
ORIGINAL CONSTRUCTION	1970
UNIT COUNT	53 UNITS
ZONING	RESIDENTIAL MEDIUM DENSITY (RM)
LOT AREA	88,647 SF
BUILDING FOOTPRINT	
AREAS EXISTING	19,483 SF
PROPOSED NEW AREA	1,421 SF
LOT COVERAGE	20.2% EXISTING, 31.3% PROPOSED

MOTOR VEHICLE PARKING	1121 VIRGINIA LANE	1140 VIRGINIA LANE	TOTAL
REQUIRED (PER CONCORD PARKING CODE)	78	41	120
EXISTING	73 STALLS: 18 OPEN STALLS INCLUDING 1 ACCESSIBLE & 55 CARPORT STALLS)	57 STALLS (19 OPEN STALLS & 38 CARPORT STALLS)	130
PROPOSED	85 STALLS (25 OPEN STALLS INCLUDING 3 NEW ACCESSIBLE STALLS & 60 CARPORT STALLS)	57 STALLS (19 OPEN STALLS INCLUDING 3 NEW ACCESSIBLE STALLS & 38 CARPORT STALLS)	171

BICYCLE PARKING	SHORT TERM	LONG TERM
REQUIRED	3 (5% OF THE REQUIRED VEHICLE SPACE)	9 (1 FOR EVERY 4 RESIDENTIAL UNIT)
PROVIDE	*	14 (COVERED)

MOTORCYCLE PARKING

REQUIRED	2 (1 FOR EACH 50 AUTO PARKING SPACE)
PROVIDE	2

PROJECT INFORMATION

OCCUPANCY	EXISTING	R-2, B
	PROPOSED	R-2, B, A-3
CONSTRUCTION TYPE		VB
STORIES	ALLOWED	2
	EXISTING	2
	PROPOSED	2
HEIGHT ALLOWED		40 FEET
EXISTING		25 FEET (V.I.F.)
PROPOSED		25 FEET

PROPOSED UNIT COUNT

FLOOR	ACCESSIBLE 1 BEDROOM	ACCESSIBLE 2 BEDROOM	HEARING/VISUALLY IMPAIRED UNIT	STANDARD 1 BEDROOM	STANDARD 2 BEDROOM	FLOOR TOTAL
GROUND	1	6	3	0	12	22
SECOND	0	0	0	0	31	31
TOTAL	1	6	3	0	43	53

ACCESSIBLE UNITS (UFAS): #3, #23, #24, #25, #26, #27, #28

UNITS WITH HEARING/VISUALLY IMPAIRED DEVICES: 3 UNITS

APPLICABLE CODES

2013 CALIFORNIA BUILDING STANDARD CALIFORNIA CODE OF REGULATIONS TITLE 8
CALIFORNIA CODE OF REGULATIONS TITLE 19
CALIFORNIA CODE OF REGULATIONS TITLE 24
CALIFORNIA BUILDING CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
SAN FRANCISCO BUILDING CODE AMENDMENTS 2013

ADMINISTRATIVE CODE (PART I, TITLE 24, CCR)

AMERICAN WITH DISABILITIES ACT STANDARD ARCHITECTURAL BARRIERS ACT (ADAAB/ABA) 2010

DEFERRED APPROVAL LIST

1121 Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer

EDEN HOUSING
22645 Grand Street
Hayward, CA 94541
T: 510.582.1460
F: 510.582.1769

Architect

BARCELON JANG Architecture
315 Bay Street, Suite 300
San Francisco, CA 94133
T: 415.834.0748
F: 415.834.0749

Consultants

Structural Engineer
Tipping Structural
1906 Shattuck Avenue
Berkeley, CA 94704
T: 510.549.1900 F: 510.549.1901

MEP Engineer & Fire Protection
MKC Engineering
150 8th Street
San Francisco, CA 94103
T: 415.512.7141

CIVIL ENGINEER
[illegible]
733 Alfred Nobel Dr.
Hercules, CA 94547
T: 510.724.3388

LANDSCAPE ARCHITECT
Groundwork Design Group
360 Langton Street, Suite 100
San Francisco, CA 94103
T: 415.383.7810

General Contractor

STAMP

No. C8844
Exp. 06/30/16
STATE OF CALIFORNIA

REVISION	DATE
PRELIMINARY PLANNING SET	09.08.15

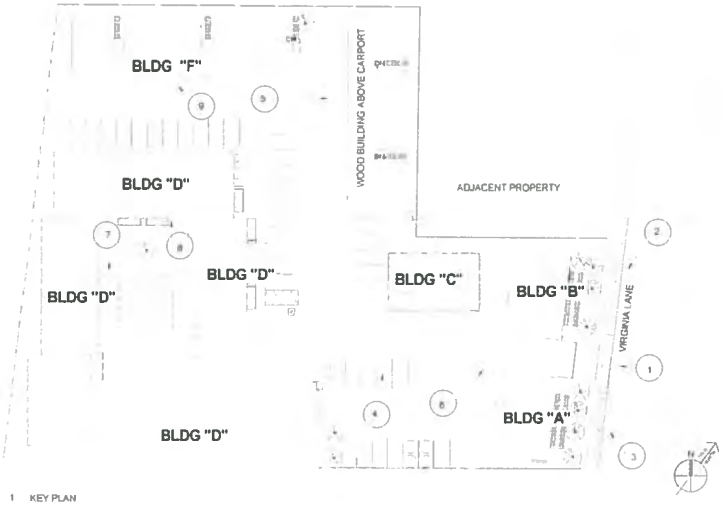
REVISION	DESCRIPTION	DATE

PRINTING DATE: 9/4/2015 7:54:46 P.M.
DRAWING SCALE:
DRAWN BY: MS / AZ
CHECKED BY: MS / WT
JOB PROJECT NO: 10814
DRAWING TITLE:

COVER SHEET

A0.00

EXHIBIT A



1 KEY PLAN
A0.10 1" = 30'-0"

5 PHOTO 5
LOOKING EAST BETWEEN BUILDING "F" AND "D"

4 PHOTO 4
BUILDING "C" FROM PARKING LOT LOOKING EAST

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

3 PHOTO 3
ENTRANCE - LOOKING NORTH

7 PHOTO 7
BUILDING "D" INNER COURT YARD - LOOKING SOUTH

2 PHOTO 2
ENTRANCE - LOOKING SOUTH

9 PHOTO 9
BUILDING "F" LOOKING NORTH-EAST

8 PHOTO 8
BUILDING "D" INNER COURT YARD - LOOKING NORTH

1 PHOTO 1
ENTRANCE - LOOKING WEST

1121 Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer

EDEN HOUSING
22645 Grand Street
Hayward, CA 94541
T 510.582.1460
F 510.582.1720

Architect

BARCELON JANG Architecture
311 Bay Street, Suite 300
San Francisco, CA 94133
T 415.834.0248
F 415.834.0249

Consultants

Structural Engineer
Nyong Structural
1906 Shattuck Avenue
Berkeley, Ca 94704
T 510.549.1906 F 510.549.1911

MEP Engineer & Fire Protection
MEP Engineering
150 8th Street
San Francisco, Ca 94103
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Engineers, Inc
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PRINTING DATE	9/4/2015 7:54:48 P
DRAWING SCALE	1" = 30'-0"
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BID PROJECT NO	10814
DRAWING FILE	

SITE PHOTOGRAPHS - EXISTING

A0.10

1 SITE PLAN EXISTING & DEMOLITION
A0.21 1/16" = 1'-0"

EXISTING KEYNOTES

71 (E) TREE TO REMAIN
72 (E) PLANTING TO REMAIN
73 (E) CONC PAVING TO REMAIN
74 (E) CARPORT TO REMAIN
75 (E) WOOD FENCE TO REMAIN
76 (E) PTD SIT. FENCE AND GATE TO REMAIN
77 (E) CURB TO REMAIN
78 (E) UTILITIES. SEE E.I.C. DWGS
79 (E) CARPORT
80 (E) CHAIN LINK TO REMAIN
81 (E) BLOCK WALL TO REMAIN

DEMOLITION KEYNOTES

1 REMOVE (E) WALL TO ACCOMMODATE (N)
2 REMOVE (E) WOOD FENCE
3 REMOVE (E) CONCRETE POST S.S.D.
4 REMOVE (E) CONCRETE SLAB AS REQUIRED FOR (N) FOOTING OR (N) PLUMBING S.S.D. S.P.D.
5 REMOVE (E) FLOORING AND SUBSTRATE TO ACCOMMODATE (N) RECESSED WALK-OFF MAT
6 REMOVE (E) TREE
7 REMOVE (E) CONC PAVING FOR (N) BUILDING SLAB AND FOUNDATION S.S.D.
8 REMOVE (E) PLANTING
9 REMOVE PARTIAL (E) CONC. SIDEWALK FOR (N) LEVEL LANDING
10 REMOVE (E) SOIL FOR (N) STRUCTURAL FOUNDATION S.S.D.
11 REMOVE (E) CURB
12 REMOVE (E) STRUCTURE
13 (E) STRIPING TO BE REMOVED
14 REMOVE PORTION OF (E) ASPHALT CONC PAVEMENT S.S.D. S.A.D. FOR ANY REQUIRED SITE IMPROVEMENTS
21 REMOVE (E) WOOD FENCE

SHEET NOTES

1 AREAS OF DEMOLITION ARE DIAGRAMMATIC. PROVIDE ALL DEMOLITION NECESSARY TO COMPLETE ALL WORK. SEE STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL DRAWINGS.
2 SEE MEP DWGS. FOR IMPROVEMENTS

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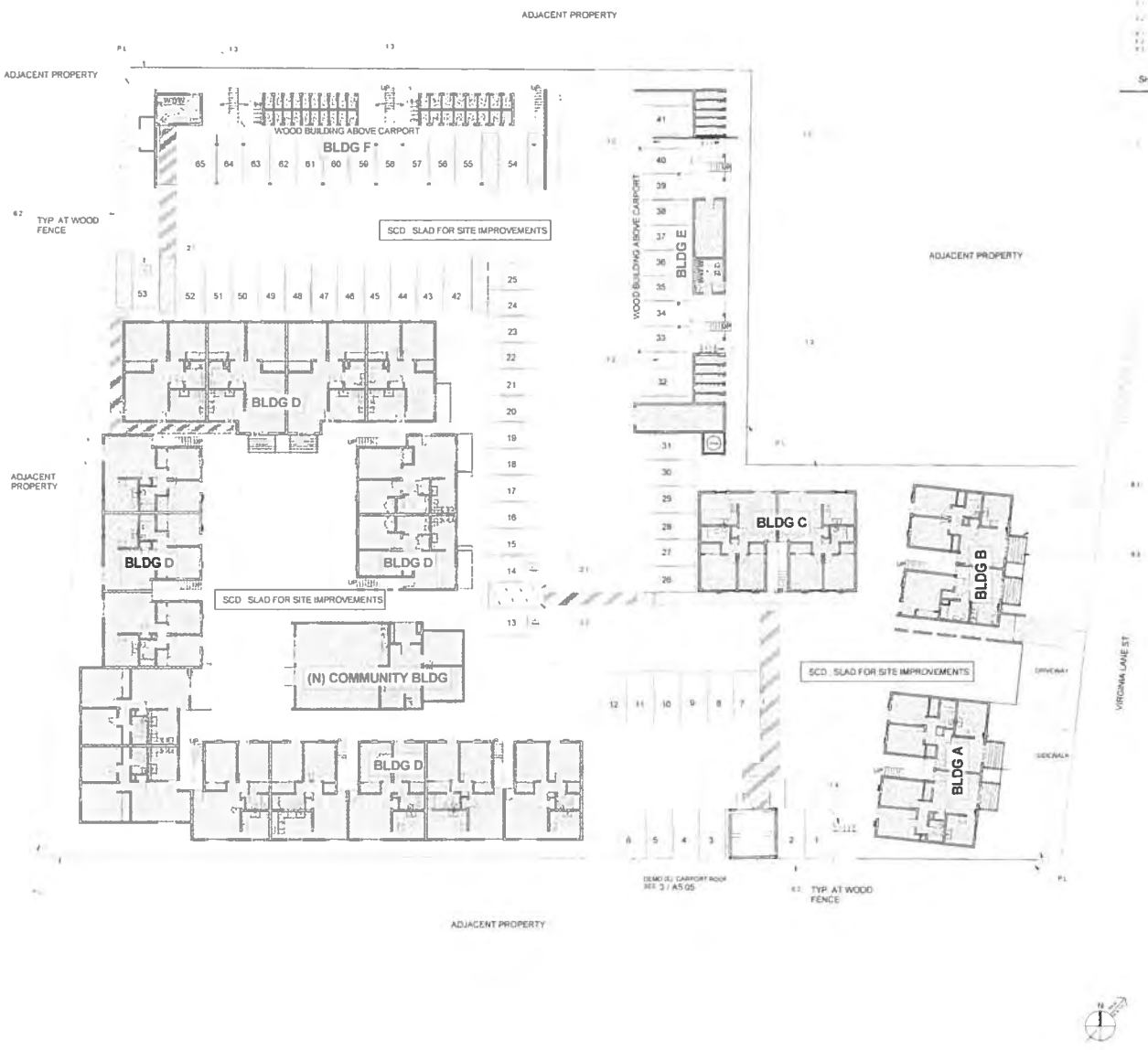
DRAWING TITLE

ARCHITECTURAL SITE PLAN - EXISTING & DEMOLITION

DRAWING NUMBER

A0.21



PROPOSED KEYNOTES

SHEET NOTES

1121 Virginia Lane

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Owner/Developer

EDEN HOUSING

Architect

BARCELON JANG Architecture

Consultants

Structural Engineer

MEP Engineer & Fire Protection

CIVIL ENGINEER

LANDSCAPE ARCHITECT

General Contractor

REVISION	DESCRIPTION	DATE

PLOTTING DATE	9/6/2015 7:55:04 P
DRAWING STATUS	AL
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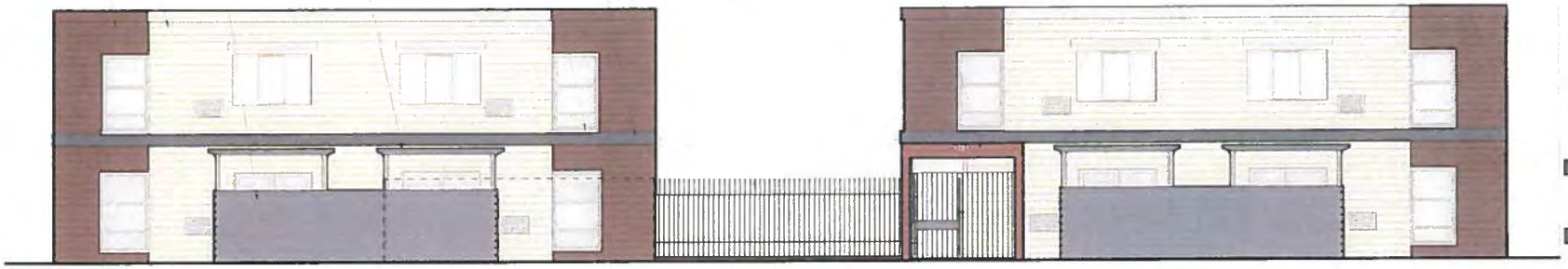
CHECKED BY	MS / WI
SUBPROJECT NO.	10814

ARCHITECTURAL SITE PLAN - PROPOSED

A0.22



1 COLORED EXTERIOR ELEVATION ENTRY DRIVE (Virginia Lane St) PROPOSED EAST EXTERIOR ELEVATION BUILDING A & B
A3.01 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

KEYNOTE	COLOR	PAINT COLOR INFORMATION	SIDING	SHINGLE & TILES	TRIM	NOTES	SAMPLE IMAGE
1		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
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7		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
8		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
9		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

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Key Plan

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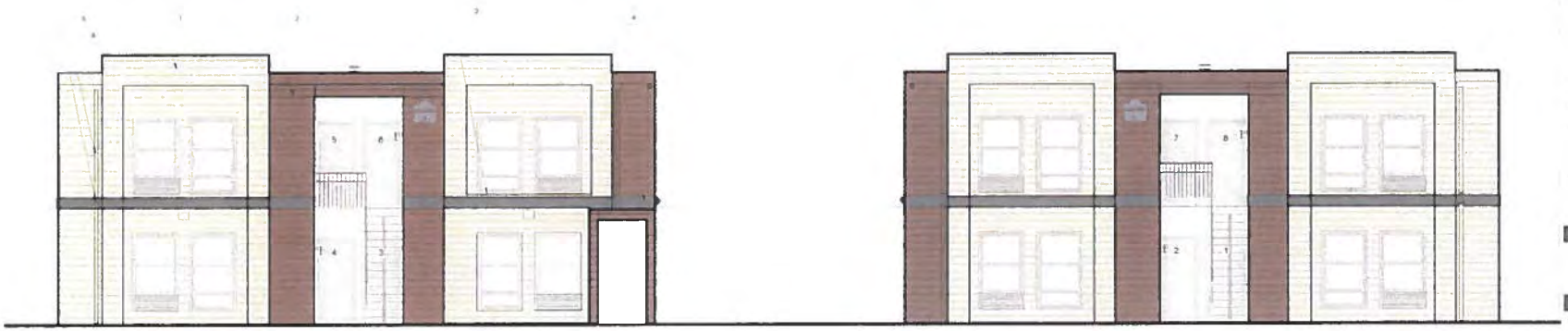
B+I PROJECT NO	10314

COLORED EXTERIOR ELEVATION

A3.01



1 COLORED EXTERIOR ELEVATION A & B WEST ENTRANCE (COURTYARD) PROPOSED
A3.02 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

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6		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

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REVISION	DESCRIPTION	DATE

Key Plan

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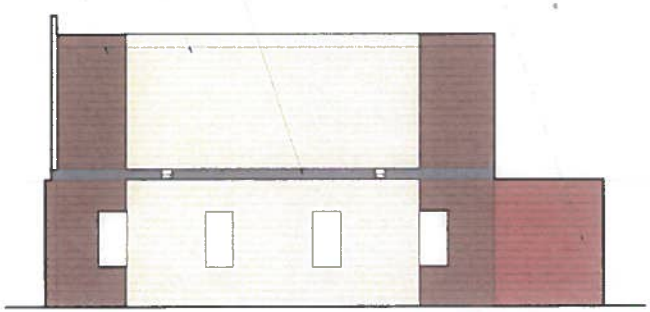
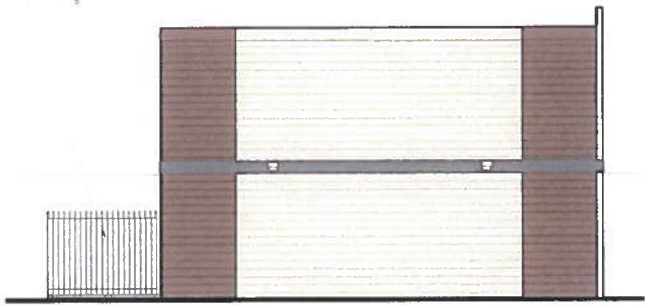
BY PROJECT NO	10814

COLORED - EXTERIOR ELEVATION (COURTYARD)

A3.02

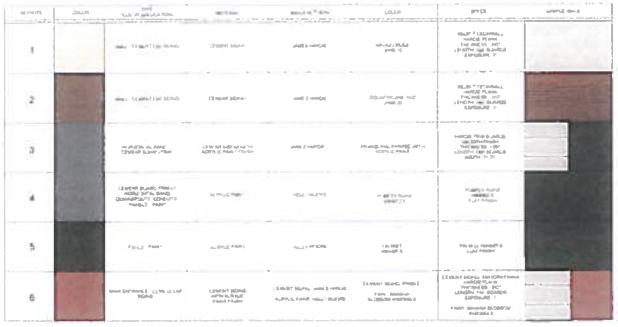


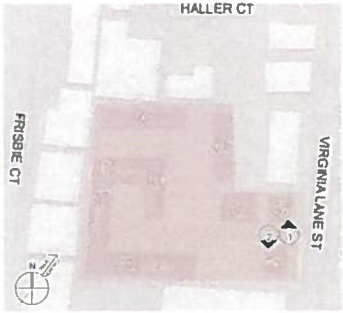
1 COLORED EXTERIOR ELEVATION - BUILDING B PROPOSED - LOOKING NORTH
A3.03 1/4" = 1'-0"



2 COLORED EXTERIOR ELEVATION - BUILDING A PROPOSED - LOOKING SOUTH
A3.03 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION





Key Plan

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PROJECT NO	10314

DRAWING TITLE
COLORED EXTERIOR ELEVATION - BLDG A & B

DRAWING NUMBER
A3.03

1 EXTERIOR ELEVATION D SOUTH ENTRY COURTYARD PROPOSED
A3.04 1/4" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

Key Plan

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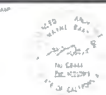

PRELIMINARY PLANNING SET	09.09.2015

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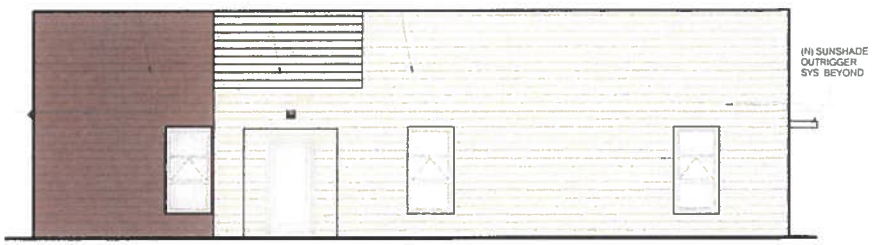
EXPERIENCE NO.	10814

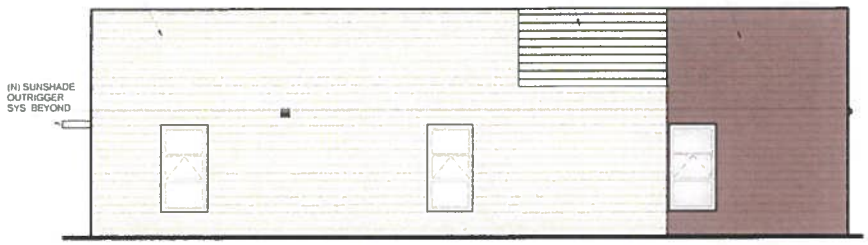
COLORED EXTERIOR ELEVATION - BLDG D

A3.04

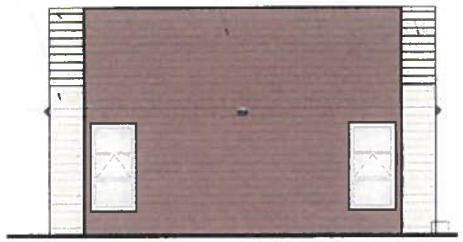


4 SOUTH EXTERIOR ELEVATION - PROPOSED COMMUNITY ROOM
A3.05 1/4" = 1'-0"

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



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



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

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

KEY	COLOR	MATERIAL	MANUFACTURER	COLOR	SPECS	SAMPLE
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3		[illegible]	[illegible]	[illegible]	[illegible]	
4		[illegible]	[illegible]	[illegible]	[illegible]	

PROPOSED KEYNOTES

5 N. PTD. STL. FENCE

7 (N) CEMENT BOARD SIDING

8 (N) FIBERGLASS WINDOW

9 (N) FIBERGLASS DOOR

26 (N) EXTERIOR LIGHT

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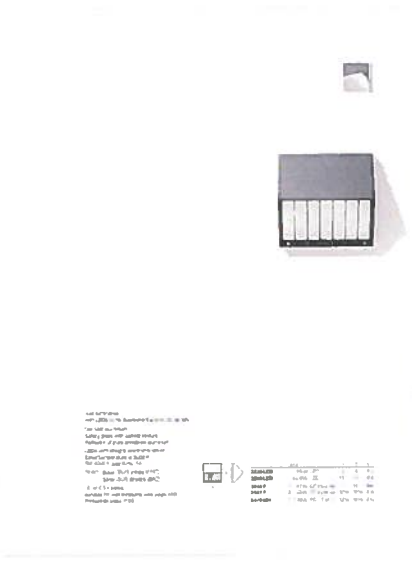
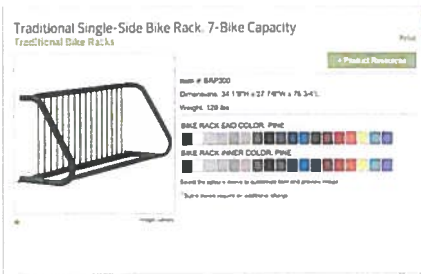
COLORED EXTERIOR ELEVATIONS - PROPOSED COMMUNITY ROOM

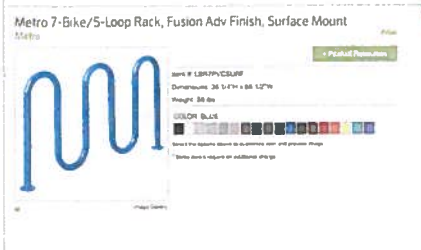
A3.05



EXTERIOR LIGHTING - WALL LUMINAIRE -



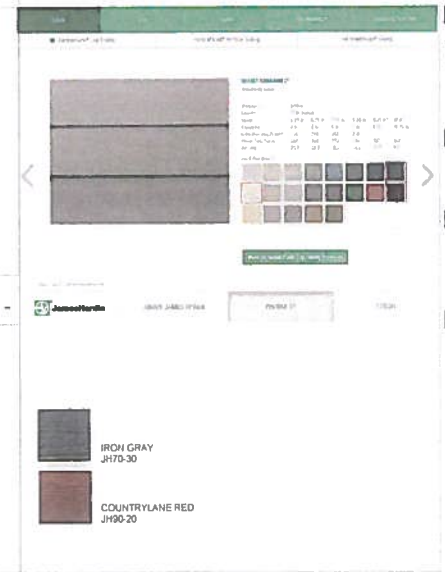
BICYCLE RACK



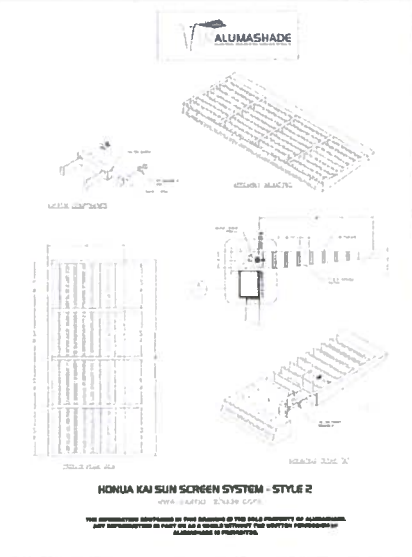
BICYCLE RACK

CEMENT BOARD TRIM - HORIZONTAL BAND -

CEMENT BOARD TRIM - WINDOW TRIM -

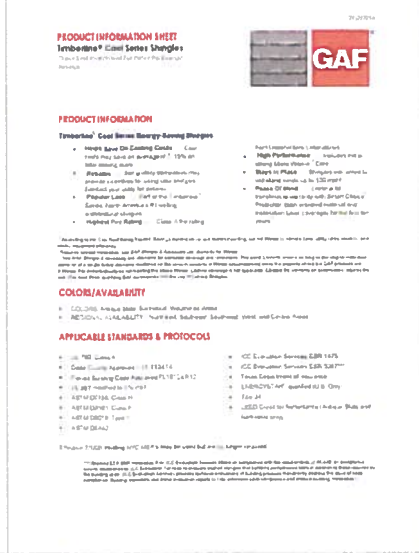


CEMENT LAP SIDING - WALL-

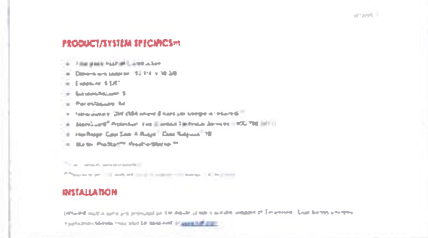


ALUMASHADE - SUN SHADE -

ACRYLIC PAINT - GUTTERS, DOWNSPOUTS, CONDUITS, AC PANELS -



ASPHALT SHINGLE - ROOF - PAGE 1



ASPHALT SHINGLE - ROOF - PAGE 2

CMU WALL -

1121 Virginia Lane

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MEP Engineer & Fire Protection

CIVIL ENGINEER

LANDSCAPE ARCHITECT

General Contractor

REVISION DESCRIPTION DATE

9/4/2015 7:56:21 PM

Author

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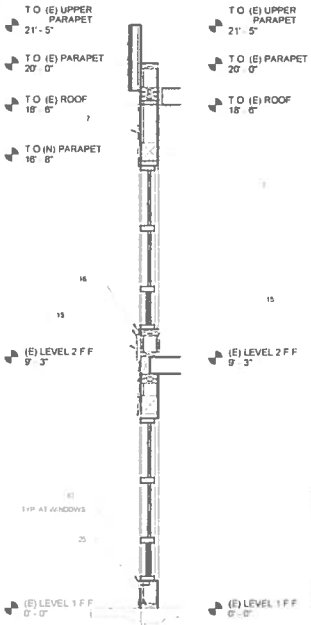
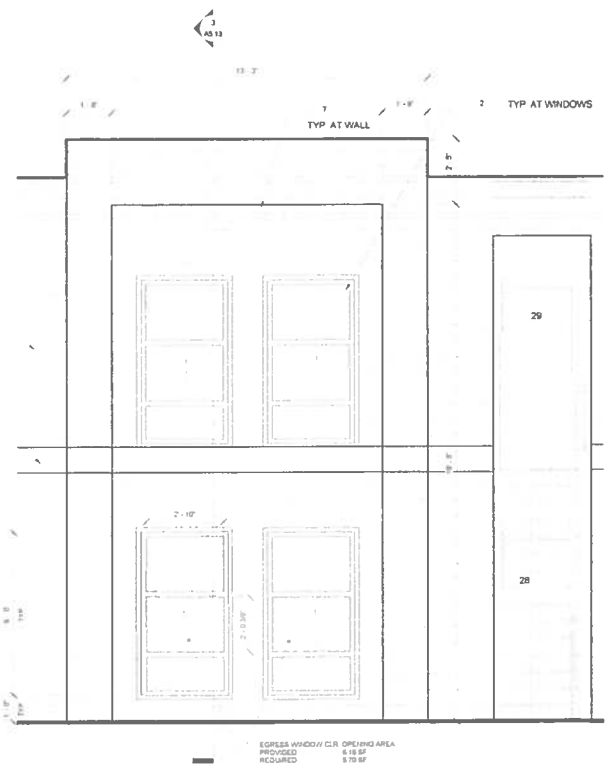
10814

SPECIFICATION SHEETS

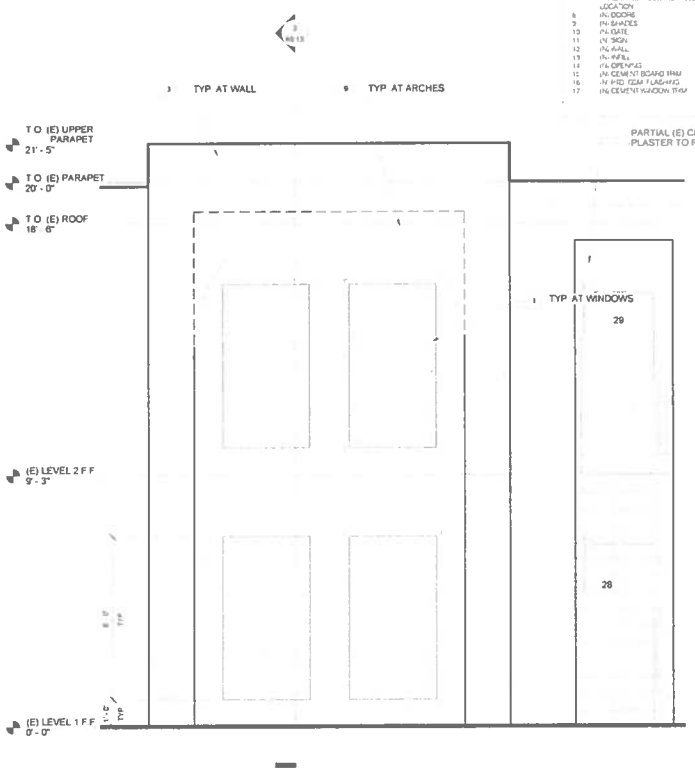
A3.11



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



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



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

EXISTING KEYNOTES

21 (E) PTD STL GUARDRAIL TO REMAIN
22 (E) T 1-11 SIDING HORIZONTAL PATTERN TO REMAIN
23 (E) T 1-11 VERTICAL PATTERN TO REMAIN
24 (E) T 1-11 TO REMAIN
25 (E) 2X STUD TO REMAIN TYP

DEMOLITION KEY NOTES

1 REMOVE (E) WINDOW SHOWN DASHED TO ACCOMMODATE (N) WINDOW
2 REMOVE (E) WALL
3 REMOVE (E) CEMENT PLASTER
4 REMOVE (E) STL FENCE
5 REMOVE (E) TRIM
6 REMOVE (E) ENTRY ARCHWAY
7 REMOVE (E) SHADE SHOWN DASHED TO ACCOMMODATE (N)
8 REMOVE (E) DOOR SHOWN DASHED TO ACCOMMODATE (N)
9 REMOVE (E) ARCH

PROPOSED KEYNOTES

1 (E) REPLACE/REPAIR (E) EDGE OF WD TRIM/ & MOBE FIRE DAMAGE REPAINT & WATERPROOF EXTERIOR
2 (N) WINDOW
3 (N) STL MOMENT FRAME C.S.D.
4 (N) PTD STL FENCE
5 (N) ROLL UP GARAGE DOOR
6 REPAINT (E) RAILING
7 (N) CEMENT PLASTER SIDING OR (N) RAIN SCREEN (N) PLYWOOD SHTG BLDG PAPER AND INSULATION SEE PLAN FOR LOCATION
8 (N) DOORS
9 (N) SHADES
10 (N) GATE
11 (N) SIGN
12 (N) ARCH
13 (N) RAILS
14 (N) OPENING
15 (N) CEMENT BOARD TRIM
16 (N) PTD FOAM FLASHING
17 (N) CEMENT WINDOW TRIM

1121 Virginia Lane

1121 Virginia Lane
Concord, CA 94520

Owner/Developer

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STAMP

ISSUED	DATE
PRELIMINARY PLANNING SET	09.28.2015

REVISION	DESCRIPTION	DATE

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DRAWING SCALE	As indicated
DRAWN BY	MS / AT
CHECKED BY	MG / WK
PROJECT NO.	10814

DRAWING TITLE

ENLARGED EXTERIOR ELEVATIONS - TYP. BUILDING FACADE

DRAWING NUMBER

A5.13

EXISTING TREES

TREE NO	BOTANICAL NAME	COMMON NAME	TRUNK CALIPER (DIAMETER)	REMARKS
1.	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	7"	PRESERVE
2.	CHITALPA TASHKENTENSIS	CHITALPA	11"	PRESERVE
3.	FRAXINUS UHDEI	SHAMEL ASH	16"	PRESERVE
4.	FRAXINUS UHDEI	SHAMEL ASH	23"	PRESERVE
5.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	4"	PRESERVE
6.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8"	PRESERVE
7.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5"	PRESERVE
8.	PISTACIA CHINENSIS	CHINESE PISTACE	9"	PRESERVE
9.	PYRUS KAWAKAMII	EVERGREEN PEAR	10"	REMOVE
10.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5"	PRESERVE
11.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	3"	PRESERVE
12.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	3"	PRESERVE
13.	FRAXINUS UHDEI	SHAMEL ASH	8"	REMOVE
14.	FRAXINUS UHDEI	SHAMEL ASH	8"	REMOVE
15.	FRAXINUS UHDEI	SHAMEL ASH	9", 9", 8", 8"	MULTI-STEM, PRESERVE
16.	FRAXINUS UHDEI	SHAMEL ASH	4", 6"	MULTI-STEM, PRESERVE
17.	FRAXINUS UHDEI	SHAMEL ASH	4", 8", 8"	MULTI-STEM, PRESERVE
18.	FRAXINUS UHDEI	SHAMEL ASH	6"	PRESERVE

LANDSCAPE NOTES

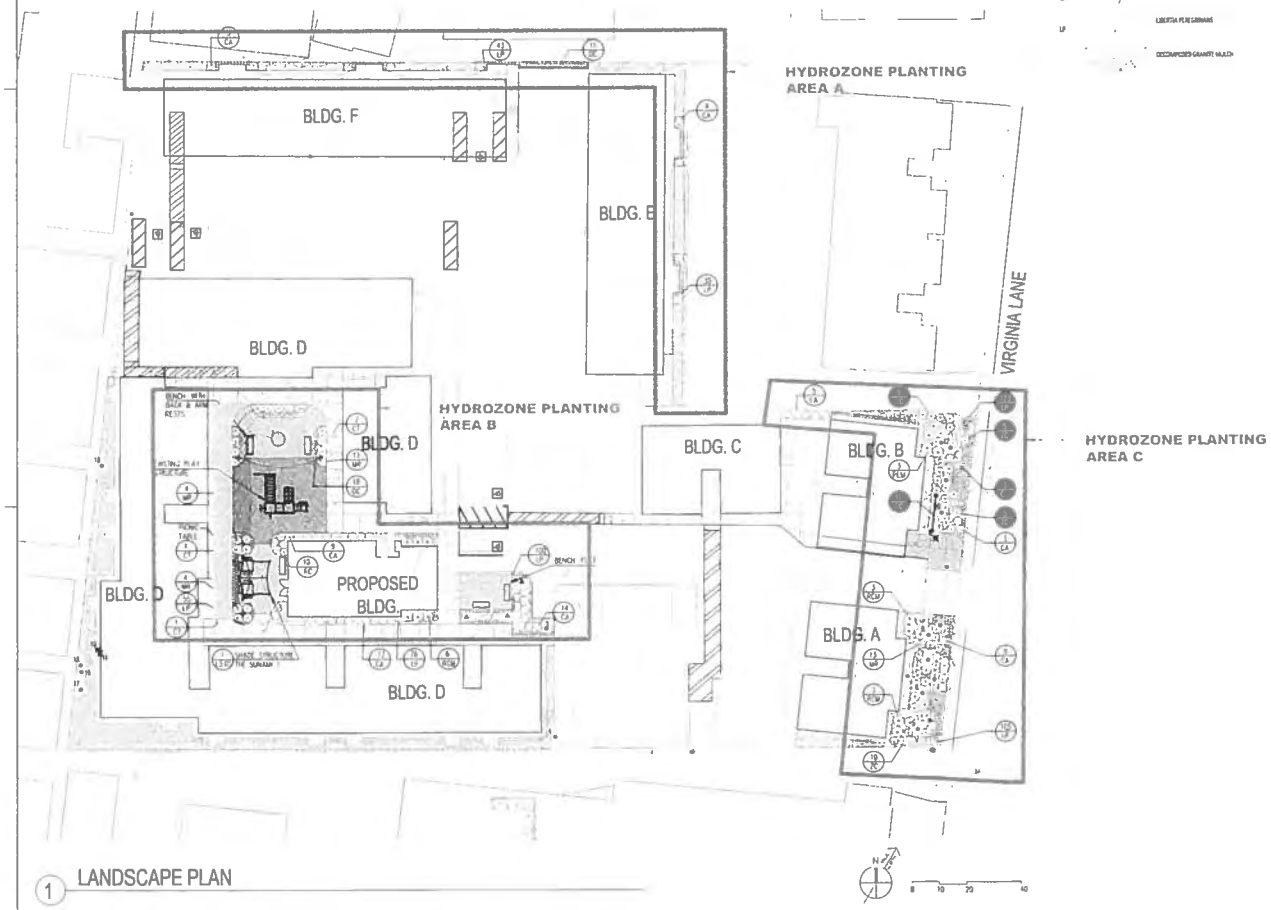
1. GRADING: ALL PEDESTRIAN PATHS OF TRAVEL SHALL BE GRADED TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA)
2. CONCRETE PAVING: ALL CONCRETE PAVING SHALL BE NATURAL GRAY COLOR, EXCEPT COLORED CONCRETE PAVING SHALL BE INTEGRALLY COLORED TAN
3. DECOMPOSED GRANITE MULCH: SHALL BE CALIFORNIA GOLD 3 AND, 4" THICK.
4. RESILIENT RUBBER SURFACE: SHALL BE POURED IN PLACE OVER ASPHALT SUB-BASE. COLOR SHALL BE TAN.
5. EXISTING PLAYGROUND STRUCTURE: EXISTING STRUCTURE SHALL REMAIN IN PLACE, EXCEPT FOR THE TRANSITION STATION THAT WILL BE RELOCATED TO ALLOW FOR PEDESTRIAN ACCESS AROUND THE PROPOSED COMMUNITY ROOM
6. IRRIGATION: THE NEW IRRIGATION SYSTEM WILL BE AUTOMATICALLY CONTROLLED. ITS WATER SUPPLY WILL BE A COMBINATION OF GREYWATER REDIRECTED AT THE LAUNDRY MACHINES AND POTABLE WATER. IT WILL INCLUDE THE FOLLOWING EQUIPMENT
   - BACKFLOW PREVENTION DEVICES.
   - RAIN GAUGES AND SOIL MOISTURE SENSORS THAT WILL AUTOMATICALLY SUSPEND IRRIGATION OPERATIONS WHEN WATERING IS UNNECESSARY
   - FLOW SENSOR AND MASTER CONTROL VALVE THAT WILL AUTOMATICALLY SHUT DOWN THE WATER SUPPLY IF A LEAK OCCURS
   - DRIP IRRIGATION SYSTEM THAT IS SUITABLE FOR CONVEYING GREYWATER.
   - FILTERS TO KEEP THE IRRIGATION SYSTEM FROM CLOGGING UP
7. PLANTING:
   - ALL PLANTS SHALL BE VERY LOW OR LOW WATERING NEEDS, AND TOLERANT OF GREYWATER
   - ALL TREES SHALL BE 24" BOX SIZE.
   - ALL SHRUBS OR VINES SHALL BE 5 GALLON SIZE
   - ALL GRASSES SHALL BE 1 GALLON SIZE.
   - ALL GROUNDCOVER OR PERENNIALS SHALL BE 1 GALLON SIZE.

LANDSCAPE LEGEND

- DRIPLINE OF EXISTING TREE SYMBOL, TYPICAL
- EXISTING TREE DESIGNATION NUMBER, TYPICAL
- PRESERVE EXISTING TREE, TYPICAL
- REMOVE EXISTING TREE, TYPICAL
- PROPOSED CONCRETE PAVING WITH PAVING JOINT
- PROPOSED COLORED CONCRETE PAVING
- PROPOSED RESILIENT RUBBER SURFACE
- EXISTING CONCRETE PAVING
- PERVIOUS PAVING, BY BASALITE, 3/8" RIMA, CHARCOAL/TAN COLOR, SEE DETAIL 6, SHEET L2.01
- MULCH
- BENCH, WITH BACK REST AND ARM REST, 6' 0" LONG, SEE DETAIL 3, SHEET L2.01
- BENCH, PLAY, 8' LONG SEE DETAIL 4 SHEET L2.01
- PICNIC TABLE, ADA ACCESSIBLE, SEE DETAIL 5, SHEET L2.01
- PLANT QUANTITY
- PLANT KEY - SEE PLANT LEGEND
- PATH OF ACCESSIBLE TRAVEL

PLANT LEGEND

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	VEGETATION TYPE	WATERING NEEDS	REMARKS / SPACING
DC		DESCHAMPSIA CAESPITOSA	CALIFORNIA TUFTED HAIRGRASS	GRASS	LOW	3' OC
MR		MUHLENBERGIA RIGENS	DEER GRASS	GRASS	LOW	3.5' OC
EC		ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	PERENNIAL	LOW	3' OC
RCM		RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	SHRUB	LOW	4' OC
RC		ROSA CALIFORNICA	CALIFORNIA WILD ROSE	SHRUB	LOW	3' OC
CT		CHITALPA TASHKENTENSIS	CHITALPA	TREE	LOW	MEDIUM SIZE TREE
PC		PISTACIA CHINENSIS	CHINESE PISTACHE	TREE	LOW	MEDIUM SIZE TREE
CA		CALAMAGROSTIS x ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	GRASS	LOW	3' OC
LP		LIBERTIA PERE GRINAIS	LIBERTIA	PERENNIAL	LOW	12' OC
		DECOMPOSED GRANITE MULCH				SEE LANDSCAPE NOTE NO. 3



1 LANDSCAPE PLAN

1121 Virginia Lane

1121 VIRGINIA LANE
CONCORD CA

Owner/Developer

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- [redacted]
- [redacted]
- [redacted]

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SEAL DATE

PRELIMINARY PLAN REVIEW 09.08.2015

REVISION	DESCRIPTION	DATE

PRINTED DATE 9/4/2015
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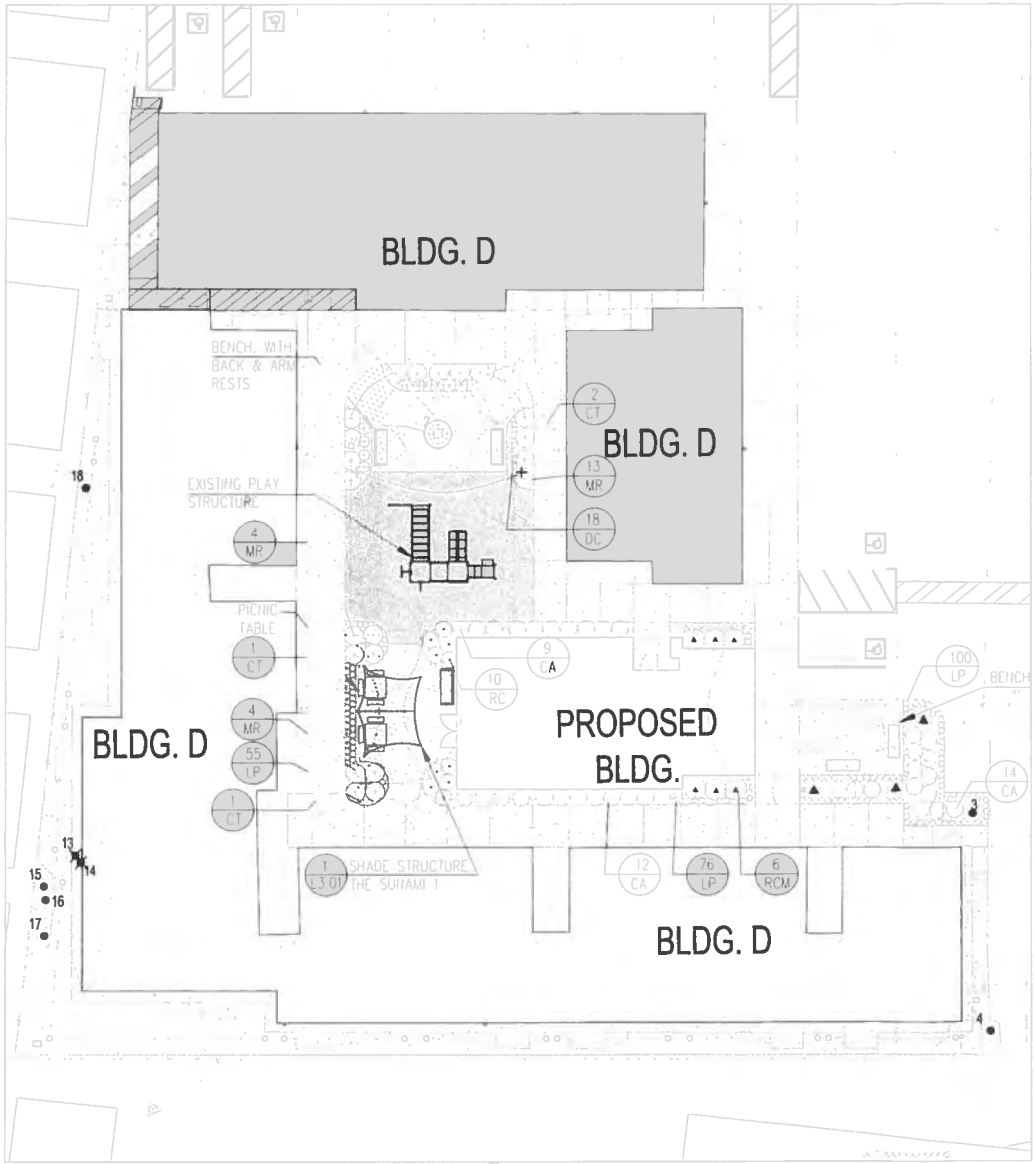
DRAWN BY FA
CHECKED BY RT
B+J PROJECT NO 10814
DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

L1.01



1 ENLARGED LANDSCAPE PLAN AT COURTYARD

2 ENLARGED LANDSCAPE PLAN AT FRONTAGE

1121 Virginia Lane

1140 VIRGINIA LANE
CONCORD, CA

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LICENSED ARCHITECT
12/31/16
STATE OF CALIFORNIA

ISSUED DATE
PRELIMINARY PLANNING 09.08.2015

REVISION	DESCRIPTION	DATE

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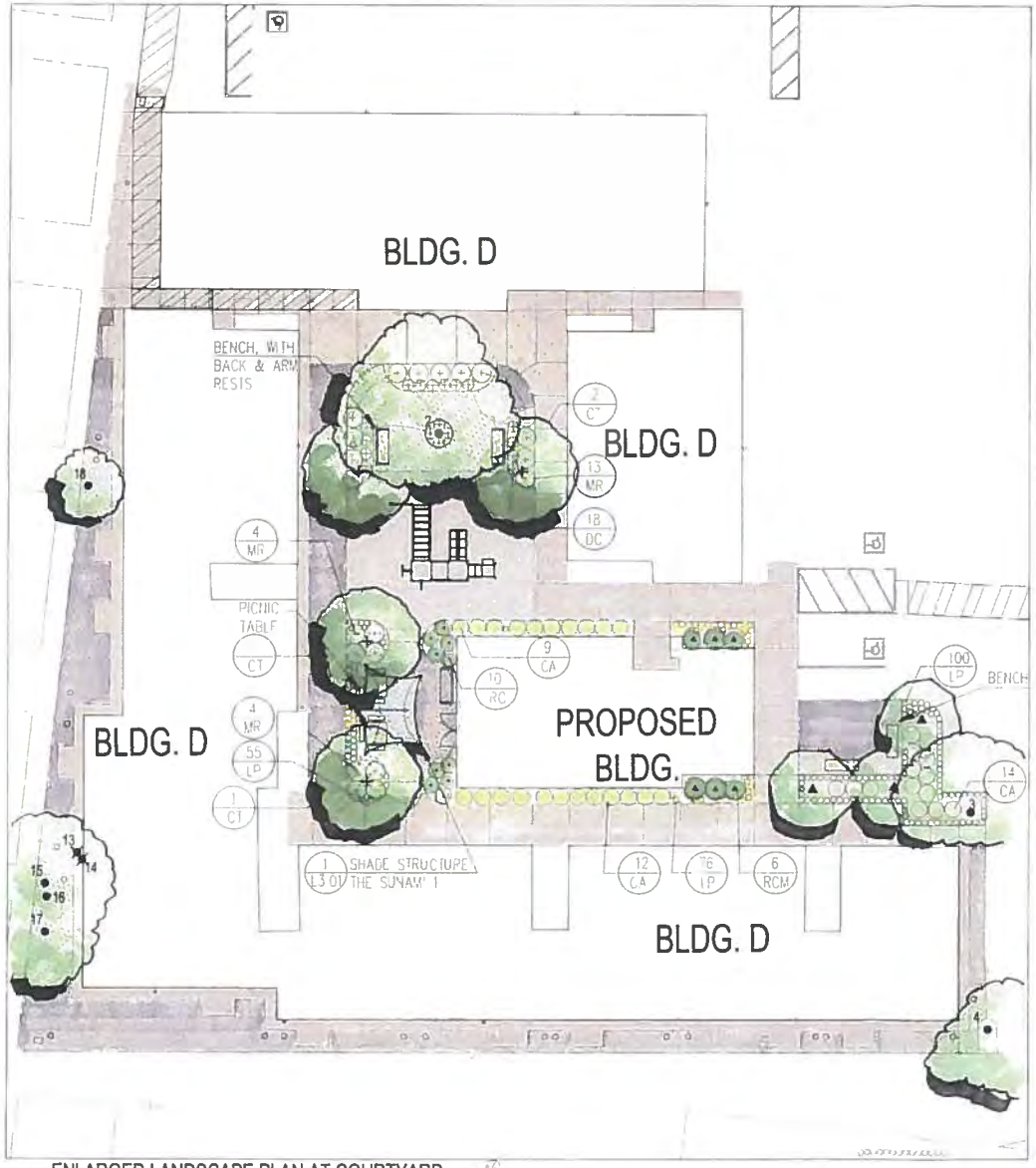
BY PROJECT NO 10814

DRAWING TITLE

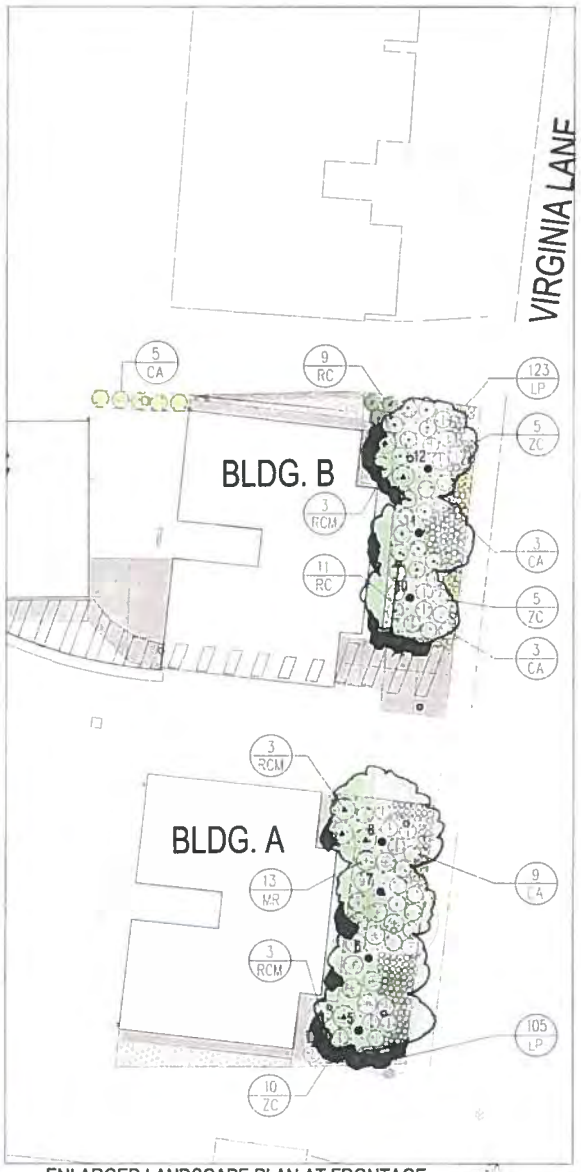
ILLUSTRATIVE PLAN

DRAWING NUMBER

L1.02



1 ENLARGED LANDSCAPE PLAN AT COURTYARD



2 ENLARGED LANDSCAPE PLAN AT FRONTAGE

1121 Virginia Lane

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FILE NAME: 00/08/2015

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DRAWING SCALE 1"=10'
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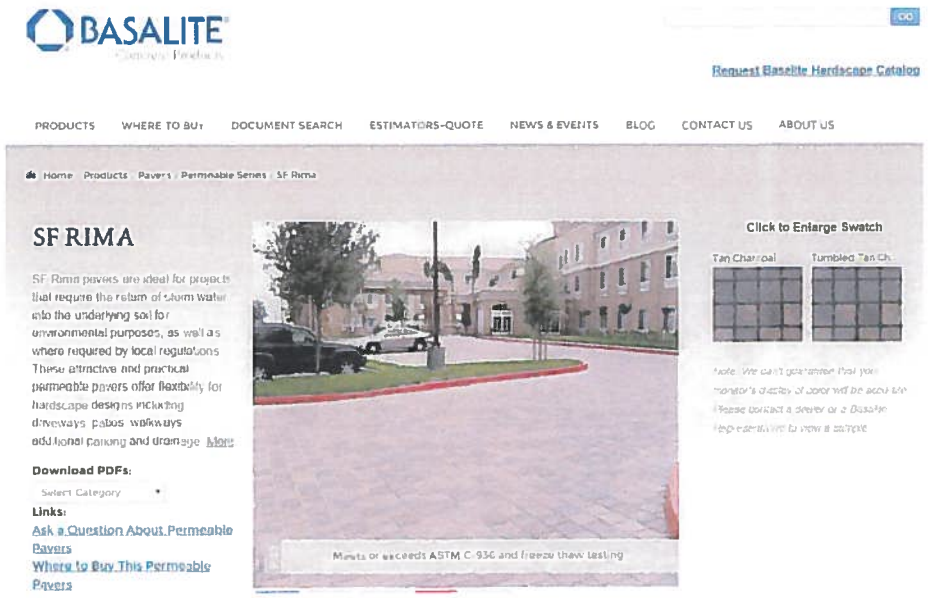
EXP PROJECT NO. 10814

DRAWING TITLE

ILLUSTRATIVE PLAN

DRAWING NUMBER

L1.02



6 PERMEABLE PAVERS

FINISH: FUSIONGUARD® PRIMER IS APPLIED TO ALL UNDER SUPPORTS

MATERIAL
LEGS: 50" THICK FORMED STEEL
SEAT: RECYCLED PLASTIC PLANKS

DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

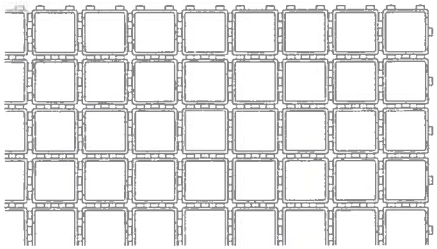
3 BENCH WITHOUT BACK
MODEL: RCPMF6 NOT TO SCALE

FINISH: FUSIONGUARD® PRIMER IS APPLIED TO ALL UNDER SUPPORTS

MATERIAL
CONTOUR BENCH: ARMREST AND LEGS: 50" THICK FORMED STEEL
ARMRESTS: 3.9" WIDE INDIVIDUAL RIGHT & LEFT END ORIENTATIONS
SEAT AND BACK REST: RECYCLED PLASTIC PLANKS

DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

2 BENCH WITH BACK
MODEL: RCPMC6 NOT TO SCALE

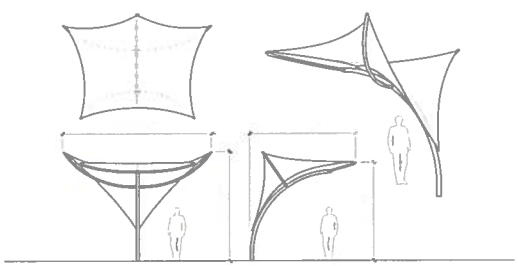


NOTES
A PAVER UNIT SIZE IS 6" X 9" X 80MM THICK
B JOINT WIDTH IS 1/2" AND SHALL BE FILLED WITH CRUSHED NO. 8 AGGREGATE

5 PERVIOUS PAVER & PATTERN
NOT TO SCALE

4 PICNIC TABLE, ADA ACCESSIBLE
MODEL: RCPMF6 NOT TO SCALE

DIMENSIONS SHOW STANDARD FRAME HEIGHT. EXTENDED HEIGHT IS AVAILABLE
NOTES: DIMENSIONS BASED UPON TOP OF FOOTING BEING SET 6" BELOW GRADE



1 SHADE STRUCTURE, AT 1121 VIRGINIA LANE
NOT TO SCALE

1121 Virginia Lane

1121 VIRGINIA LANE
CONCORD, CA

Owner/Developer

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REGISTERED PROFESSIONAL ENGINEER
12/31/16
STATE OF CALIFORNIA

DATE
FEBRUARY/FEBRUARY 09 28 2015

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B+J PROJECT NO. 10814

DRAWING TITLE
DETAILS

DRAWING NUMBER
L2.01

GENERAL NOTE
SEE PLAN FOR ADDITIONAL TREE INFORMATION

1121VL TREE NO.13, 14, 15, 16 & 17

1121VL TREE NO.5, 6, 7 & 8

1121VL TREE NO.3

1121VL TREE NO.2

1121VL TREE NO.1

1121 Virginia Lane

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12/31/16

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PRELIMINARY PLANNING	09 08 2015

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BJ PROJECT NO. 10614

TREE IMAGES

L3.01

Deschampsia cespitosa-
California Tufted Hairgrass

Muhlenbergia rigens-
Deer Grass

Zauschneria californica-
California Fuchsia

Rhamnus californica 'Mound San Bruno'-
Mound San Bruno Coffeeberry

Rosa californica-
Wild California Rose

Chitalpa tashkentensis-
Chitalpa

Pistacia chinensis-
Chinese Pistache

Calamagrostis x acutiflora 'Overdam'-
Overdam Feather Reed Grass

Libertia peregrinans-
Libertia

1121 Virginia Lane

1121 VIRGINIA LANE
CONCORD CA

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General Contractor

REGISTERED LANDSCAPE ARCHITECT
Jason Tanaka
No. 5168
Exp. 12/31/16
STATE OF CALIFORNIA

NUMBER	DATE
PRELIMINARY PLANNING	09.02.2014

REVISION	DESCRIPTION	DATE

PRINTING DATE	9/4/2015
DRAWING SCALE	
DRAWN BY	KA
CHECKED BY	RT
B-3 PROJECT NO	10614

PROPOSED PLANTS

L3.02

1140 Virginia Lane

1140 VIRGINIA LANE CONCORD, CA

FOR PRELIMINARY PLANNING - SEPTEMBER 08, 2015

GENERAL

A0.00	COVER SHEET
A0.01	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
A0.10	SITE PHOTOGRAPHS
A0.20	PATH OF TRAVEL DIAGRAMS
A0.21	ARCHITECTURAL SITE PLAN - EXISTING & DEMOLITION
A0.22	ARCHITECTURAL SITE PLAN - PROPOSED

ARCHITECTURAL

A1.01	LEVEL 1 FLOOR PLAN - EXISTING & DEMOLITION
A1.02	LEVEL 2 FLOOR PLAN - EXISTING & DEMOLITION
A1.03	ROOF PLAN - EXISTING & DEMOLITION
A2.01	LEVEL 1 FLOOR PLAN - PROPOSED
A2.03	ROOF PLAN - PROPOSED
A3.01	COLORED EXTERIOR ELEVATION - WEST - PROPOSED
A3.02	COLORED EXTERIOR ELEVATION - NORTH - PROPOSED
A3.03	COLORED EXTERIOR ELEVATION - EAST - PROPOSED
A3.04	COLORED EXTERIOR ELEVATION - SOUTH - PROPOSED
A3.05	SPECIFICATION SHEETS
A4.21	ENLARGED EXTERIOR ELEVATIONS AT UNIT WINDOWS

CIVIL

C-1	COVER SHEET
C-2.1	DETAILS
C-2.2	DETAILS
C-3	DETAILS
C-4.1	IMPROVEMENT PLAN - ELEVATIONS
C-4.2	IMPROVEMENT PLAN - SECTIONS
C-5	IMPROVEMENT PLAN - NOTES
C-6	UTILITY PLAN
C-7	DIMENSION AND STRIPING PLAN

LANDSCAPE

L1.01	LANDSCAPE PLAN
L1.01	HYDROZONE PLANTING AREA "B"
L1.02	ILLUSTRATIVE PLAN
L2.01	DETAILS
L3.01	TREE IMAGES
L3.02	PROPOSED PLANTS

VICINITY MAP

SCALE N.T.S.

3D VIEW - PROPOSED

PROJECT INFORMATION

ADDRESS:	1140 VIRGINIA LANE CONCORD CA 94520
OWNER/DEVELOPER	EDEN HOUSING INC
ASSESSOR'S PARCEL #	129-210-051-8
ORIGINAL CONSTRUCTION	1964
UNIT COUNT	38 UNITS
ZONING:	RESIDENTIAL MEDIUM DENSITY (RM)
LOT AREA:	42,688 SF
BUILDING FOOTPRINT AREAS, EXISTING:	11,758 SF
LOT COVERAGE:	27.5% EXISTING 29.7% PROPOSED

MOTOR VEHICLE PARKING	1140 VIRGINIA LANE	1121 VIRGINIA LANE	TOTAL
REQUIRED (PER CONCORD PARKING CODE)	49	78	120
EXISTING	55 STALLS (19 OPEN STALLS & 36 CARPORT STALLS)	73 STALLS (18 OPEN STALLS INCLUDING 1 ACCESSIBLE & 55 CARPORT STALLS)	128
PROPOSED	51 STALLS (19 OPEN STALLS INCLUDING 3 NEW ACCESSIBLE STALLS & 36 CARPORT STALLS)	65 STALLS (25 OPEN STALLS INCLUDING 3 NEW ACCESSIBLE STALLS & 40 CARPORT STALLS)	121

BICYCLE PARKING	SHORT TERM	LONG TERM
REQUIRED	3 (5% OF THE REQUIRED VEHICLE SPACE)	10 (1 FOR EVERY 4 RESIDENTIAL UNIT)
PROVIDE	3	10 (6 COVERED 4 NON-COVERED)

MOTORCYCLE PARKING	
REQUIRED	2 (1 FOR EACH 50 AUTO PARKING SPACE)
PROVIDE	2

PROJECT INFORMATION BUILDING

OCCUPANCY	EXISTING	R-2.5
	PROPOSED	R-2.5 A-3
CONSTRUCTION TYPE		VB
STORIES	ALLOWED	3
	EXISTING	2
	PROPOSED	2
HEIGHT	ALLOWED	40 FEET
	EXISTING	29 FEET (N/F)
	PROPOSED	25 FEET

PROPOSED UNIT COUNT

FLOOR	ACCESSIBLE 1-BEDROOM	ACCESSIBLE 2 BEDROOM	HEARING/VISUALLY IMPAIRED UNIT	STANDARD 1-BEDROOM	STANDARD 2 BEDROOM	FLOOR TOTAL
1ST	3	1	2	12	1	19
2ND	0	0	0	16	3	19
TOTAL	3	1	2	28	4	38

ACCESSIBLE UNITS (UFAS): #001, 003, 017 & 018 — UNITS WITH VISUAL AND HEARING IMPAIRED DEVICES: #015 & 018

APPLICABLE CODES

2013 CALIFORNIA BUILDING STANDARD CALIFORNIA CODE OF REGULATIONS TITLE 6
CALIFORNIA CODE OF REGULATIONS, TITLE 19
CALIFORNIA CODE OF REGULATIONS, TITLE 24
- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
- 2013 CALIFORNIA REFERENCED STANDARDS CODE

ADMINISTRATIVE CODE (PART 1, TITLE 24 CCR)

AMERICAN WITH DISABILITIES ACT STANDARD / ARCHITECTURAL BARRIERS ACT (ADASAB/A) 2010

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Hercules, CA 94547
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General Contractor

T.B.D.

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JAI PROJECT NO 10814
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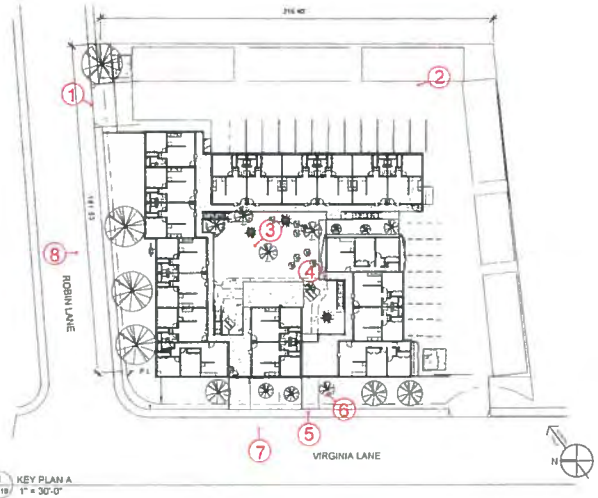
EXHIBIT B

1 PARKING GATE

2 PARKING

3 COURTYARD

4 COURTYARD



1 KEY PLAN A
A0.19 1" = 30'-0"

5 MAIN ENTRANCE (CLOSE UP VIEW)

6 MAIN ENTRANCE (CLOSE UP VIEW)

8 ROBIN LANE STREET VIEW

7 VIRGINIA LANE STREET VIEW

1140 Virginia Lane

1140 VIRGINIA LANE
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CIVIL ENGINEER
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General Contractor

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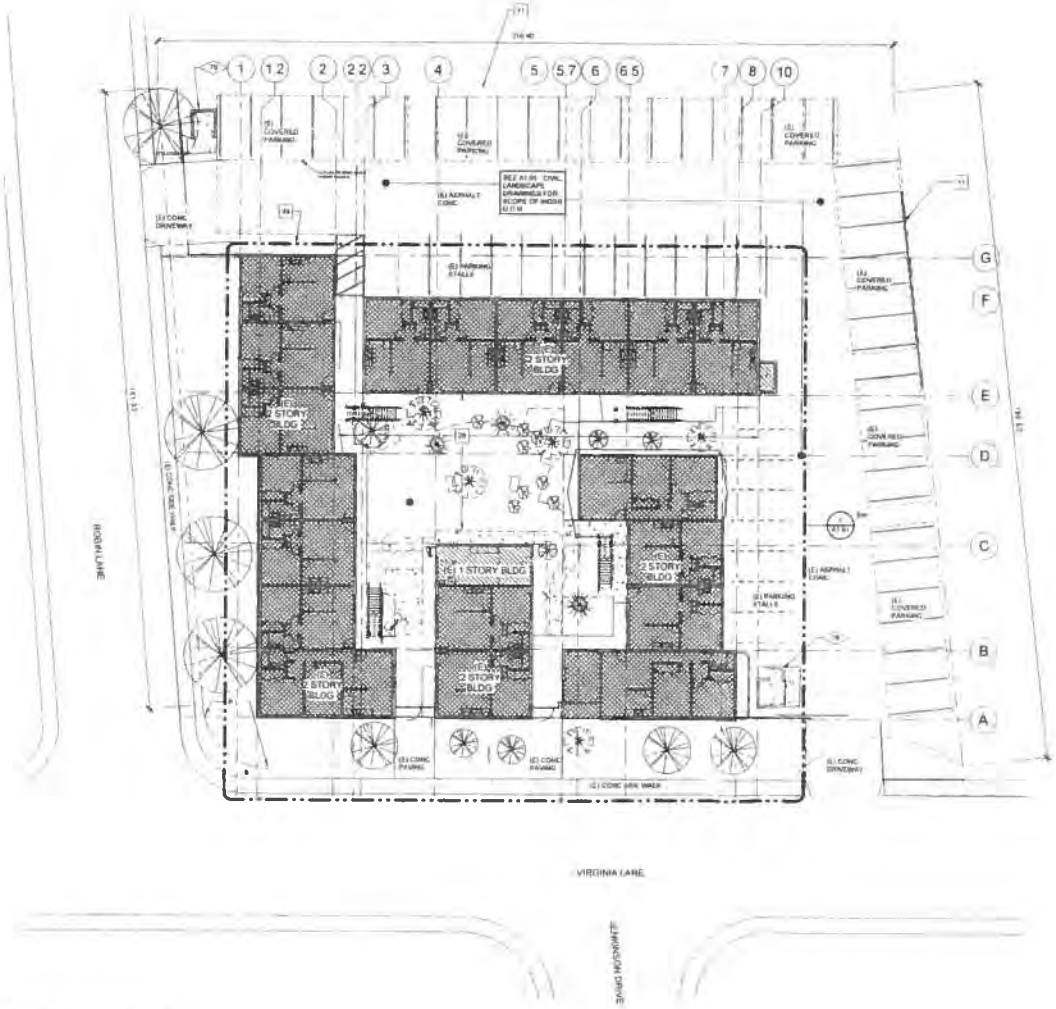
SITE PHOTOGRAPHS

DRAWING NUMBER

A0.10



SITE PLAN - EXISTING & DEMOLITION
1/16" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE (E) WALL TO ACCOMMODATE (N)
2. REMOVE (E) NO. FENCE
3. REMOVE (E) CONCRETE POST 6 SQ
4. REMOVE (E) CONCRETE SLAB AS REQUIRED FOR (N) FOOTING DRAIN PLUMBING 5 S.F. 5 (F)
5. REMOVE (E) FLOORING AND SUBSTRATE TO ACCOMMODATE (N) PER DETAILS WALL (FF 1.01)
6. REMOVE (E) TREE
7. REMOVE (E) CONC PAVING FOR (N) BUILDING SLAB AND FOUNDATION 5.2 D
8. REMOVE PARTIAL (E) CONC SIDEWALK (TO ALLOW) LANDING
9. REMOVE (E) SOIL FOR (N) STRUCTURAL FOUNDATION 5.2 E
10. REMOVE (E) FENCE
11. REMOVE (E) SOIL AND PLANTING FOR (N) CONC PAVING 5.1 A.D 5.1 D
12. REMOVE (E) CONCRETE PAVEMENT 2 C.2
13. REMOVE (E) TREES AND/OR PLANTS PER LANDSCAPE PLAN

EXISTING KEYNOTES

72. (E) PLANTING TO REMAIN
73. (E) CONC PAVING TO REMAIN
74. (E) CAR PORT TO REMAIN
75. (E) WOOD FENCE TO REMAIN
76. (E) PTS. STR. FENCE AND GATE TO REMAIN
77. (E) BICYCLE RACK TO REMAIN
78. (E) SIGN TO REMAIN
79. (E) PRIOR ENCLOSURE TO REMAIN

EXISTING & DEMOLITION SHEET NOTES

1. AREAS OF DEMOLITION ARE DIAGRAMMATIC. PROVIDE ALL DEMOLITION NECESSARY TO COMPLETE ALL WORK SEE STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL DRAWINGS
2. DEMOLITION FOR IMPROVEMENTS SEE LANDSCAPE & CIVIL DRAWINGS

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LANDSCAPE ARCHITECT
[illegible]

General Contractor

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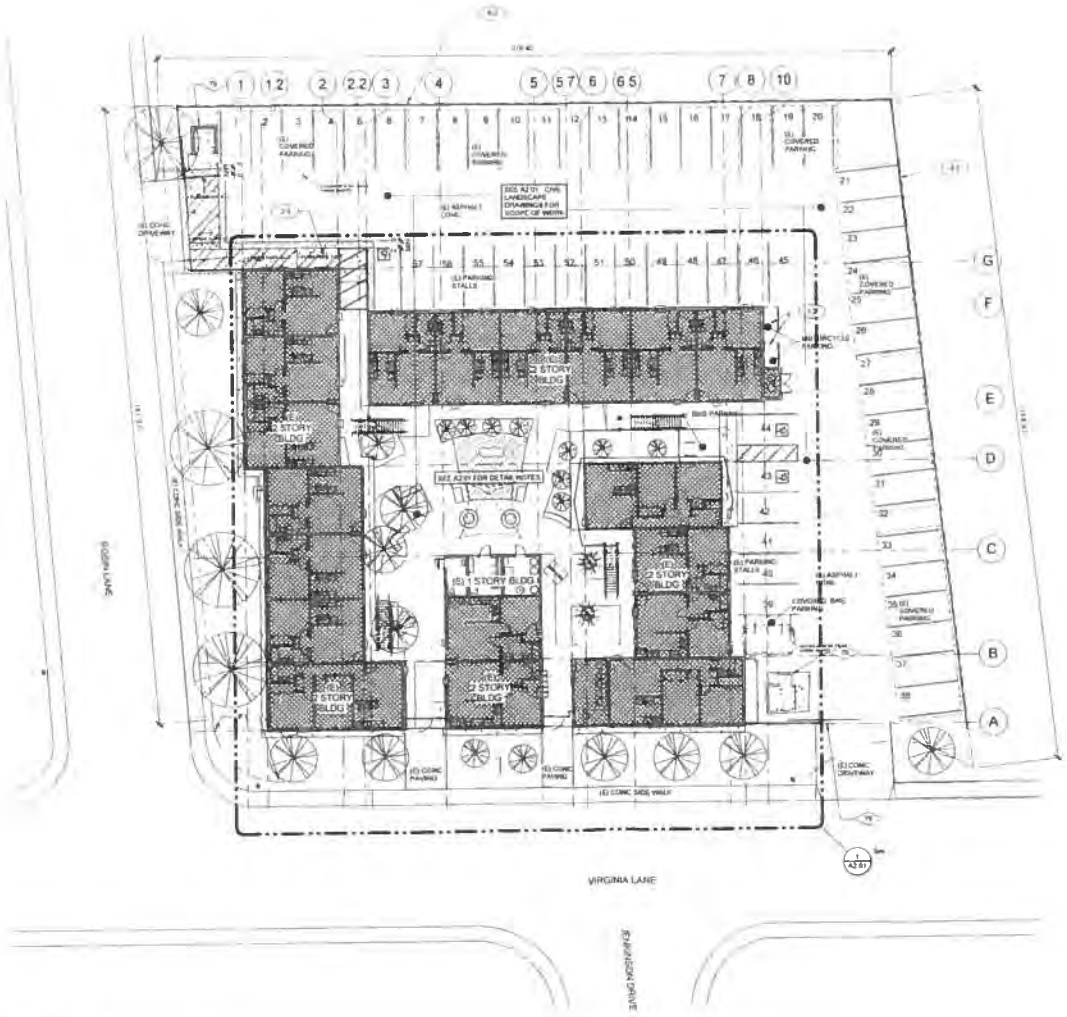
Project No.	10514

ARCHITECTURAL SITE PLAN - EXISTING & DEMOLITION

A0.21



1 SITE PLAN - PROPOSED
A0.22 1/16" = 1'-0"

PROPOSED KEYNOTES

EXISTING KEYNOTES

SHEET NOTES

1140 Virginia Lane

1140 VIRGINIA LANE
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Architect

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Structural Engineer

MEP Engineer & Fire Protection

CIVIL ENGINEER

LANDSCAPE ARCHITECT

General Contractor

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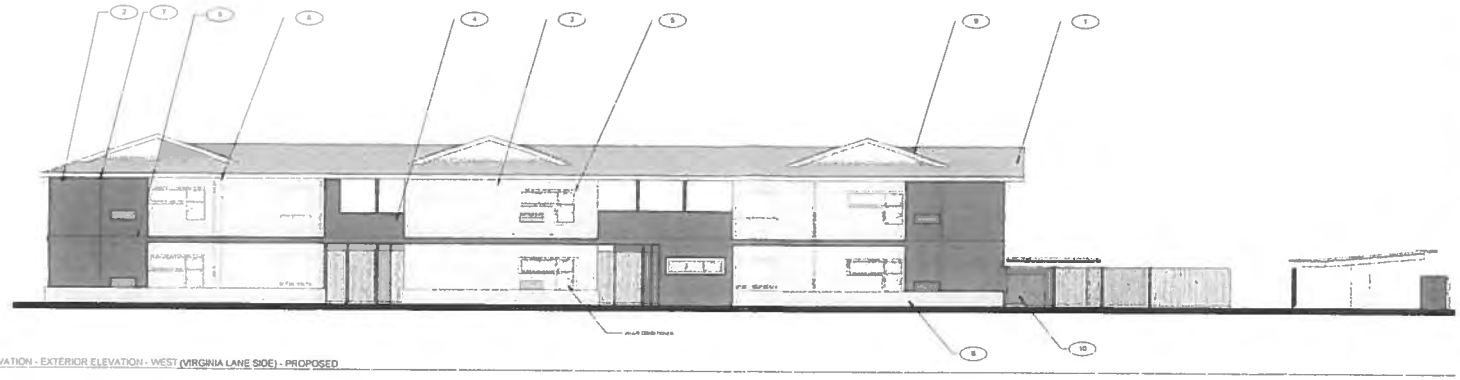
MS / WK

08-14

ARCHITECTURAL
SITE PLAN -
PROPOSED

A0.22



1 A3.01 COLORED ELEVATION - EXTERIOR ELEVATION - WEST (VIRGINIA LANE SIDE) - PROPOSED
1/8" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR -

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
2		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
3		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
4		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
5		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
6		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
7		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
8		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
9		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
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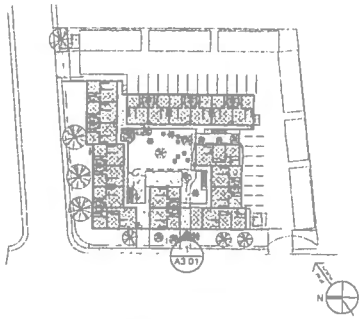

2 A3.01 KEY PLAN - EXTERIOR ELEVATION - WEST -
1" = 50'-0"

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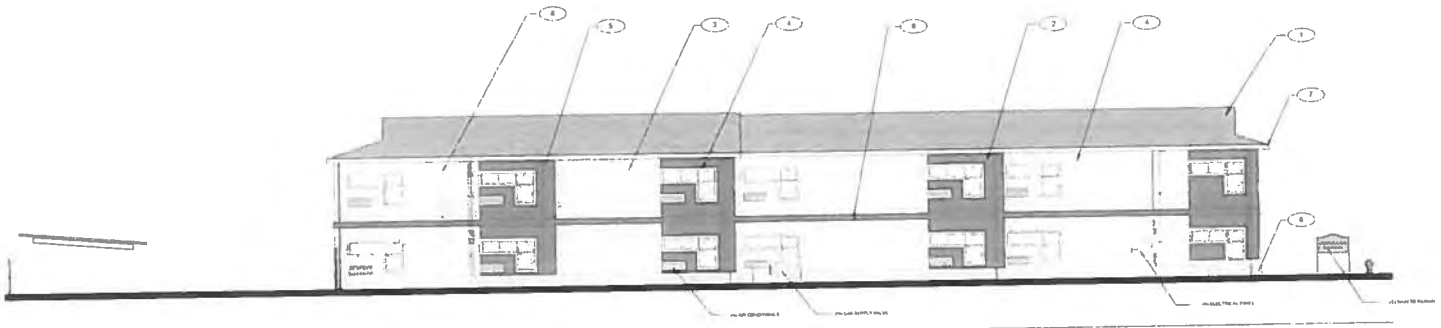
COLORED EXTERIOR ELEVATION - WEST - PROPOSED

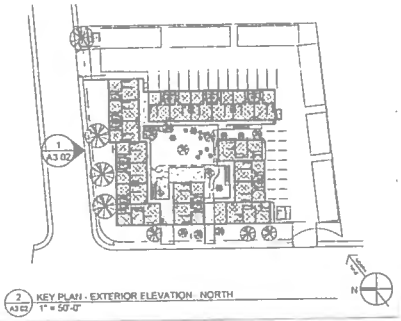
DRAWING NUMBER
A3.01



1 A3.02 COLORED ELEVATION - EXTERIOR ELEVATION - NORTH (ROBINLANE SIDE) - PROPOSED
1/8" = 1'-0"

EXTERIOR COLOR AND MATERIAL SCHEME

1							
2							
3							
4							
5							
6							
7							
8							



2 A3.02 KEY PLAN - EXTERIOR ELEVATION - NORTH
1" = 50'-0"

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- T F

- SEAL

- SIGNATURE DATE

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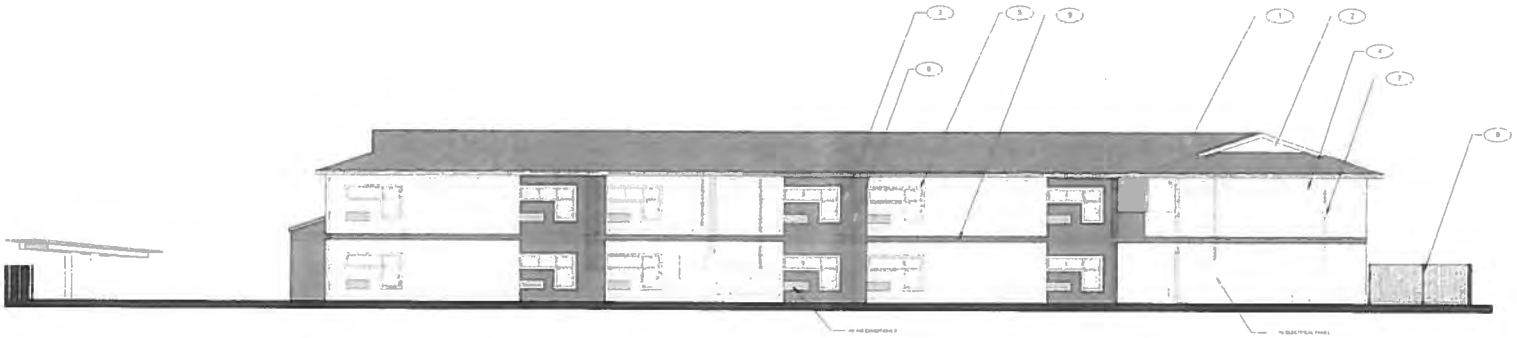
- DRAWING TITLE

COLORED EXTERIOR ELEVATION - NORTH - PROPOSED

- DRAWING NUMBER

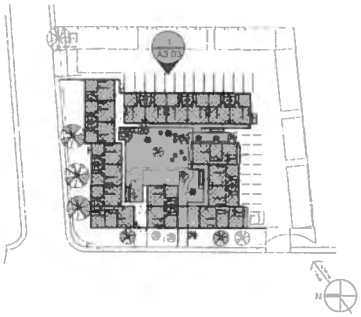
A3.02



1 / A3.03 COLORED ELEVATION - EXTERIOR ELEVATION - EAST - PROPOSED
1/8" = 1'-0"

EXTERIOR COLOR AND MATERIAL SCHEME

KEYNOTE	COLOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
2		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
3		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
4		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
5		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
6		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
7		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
8		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
9		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	



2 / A3.03 KEY PLAN - EXTERIOR ELEVATION - EAST -
1" = 50'-0"

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[illegible]

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COLORED EXTERIOR ELEVATION - EAST - PROPOSED

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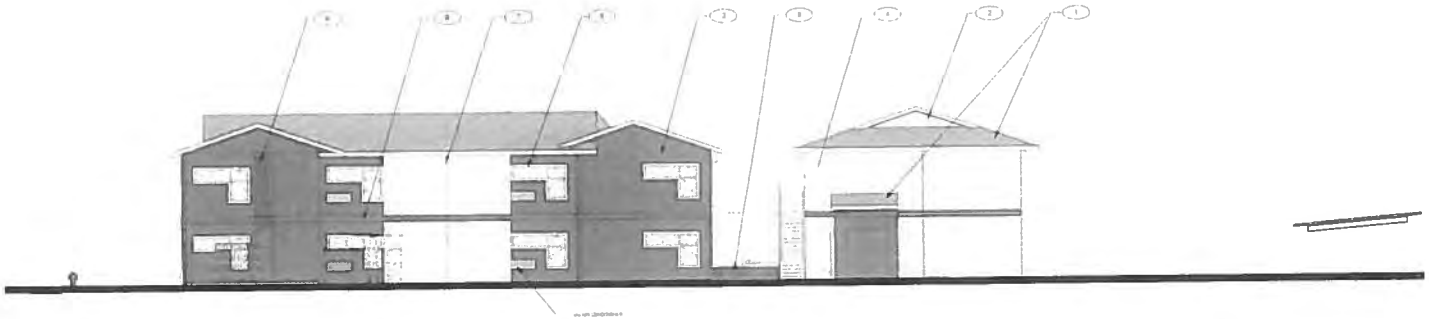
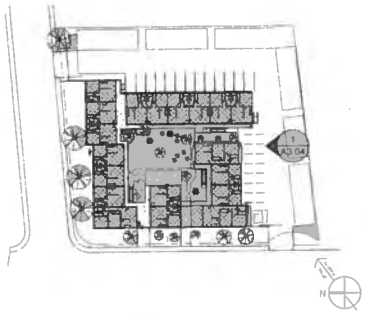


1 A3.04 COLORED ELEVATION - EXTERIOR ELEVATION - SOUTH - PROPOSED
1/8" = 1'-0"

COLOR AND MATERIAL SCHEME - EXTERIOR ELEVATION

ALTITUDE	LOCATION	TYPE (COLOR APPLICATION)	MATERIAL	MANUFACTURER	COLOR	LOGIC	SAMPLE IMAGE
1		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
2		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
3		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
4		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
5		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
6		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
7		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
8		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
9		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	



2 A3.04 KEY PLAN - EXTERIOR ELEVATION - SOUTH
1" = 50'-0"

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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
[illegible]

General Contractor

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COLORED EXTERIOR ELEVATION - SOUTH - PROPOSED

DRAWING NUMBER

A3.04

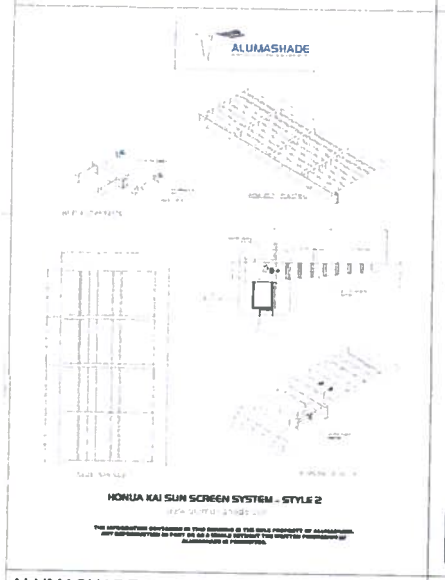
BICYCLE RACK

BICYCLE RACK

CEMENT BOARD TRIM - HORIZONTAL BAND -

CEMENT BOARD TRIM - WINDOW TRIM -

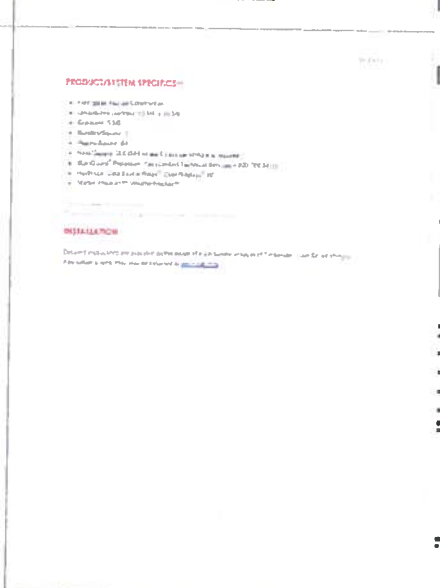
CEMENT LAP SIDING - WALL-



ALUMASHADE - SUN SHADE -

ACRYLIC PAINT - GUTTERS, DOWNSPOUTS, CONDUITS, AC PANELS -

ASPHALT SHINGLE - ROOF - PAGE 1



ASPHALT SHINGLE - ROOF - PAGE 2

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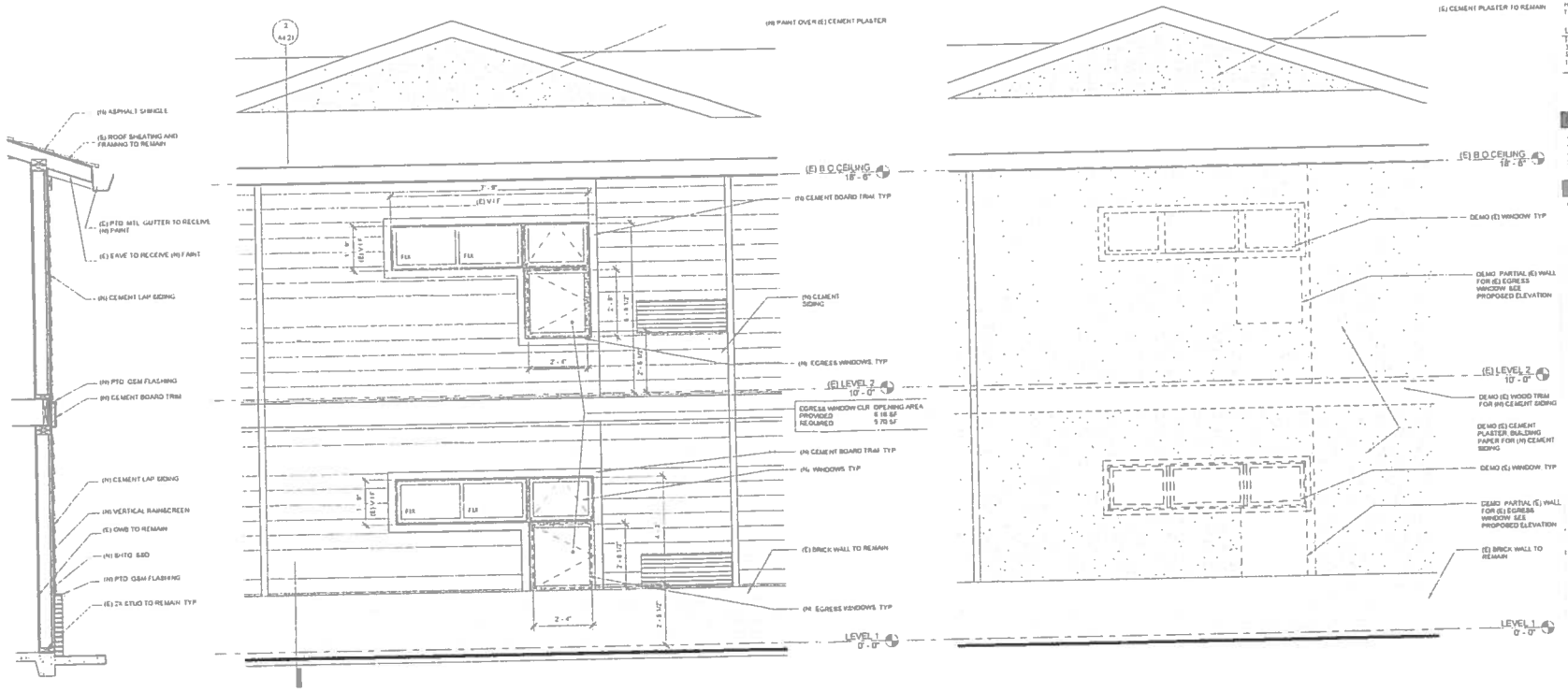

2 A4.21 ENLARGED WALL SECTION - TYP PROPOSED 1/2" = 1'-0"

5 A4.21 ENLARGED EXTERIOR ELEVATION - TYP UNIT WINDOWS - PROPOSED 1/2" = 1'-0"

1 A4.21 ENLARGED EXTERIOR ELEVATION - WEST (VIRGINIA LANE SIDE) - EXISTING & DEMOLITION 1/2" = 1'-0"

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Owner Contacts

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Issued DATE
FOR PRELIMINARY PLANNING 07/ /2014

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PRESENT DATE	9/4/2015 7:14:11 PM
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CHECKED BY	MS / WK
BARCELON JANG PROJECT NO	10814

DRAWING TITLE

ENLARGED EXTERIOR ELEVATIONS AT UNIT WINDOWS

DRAWING NUMBER

A4.21

LANDSCAPE NOTES

1. GRADING: ALL PEDESTRIAN PATHS OF TRAVEL SHALL BE GRADED TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT (DAA).
2. CONCRETE PAVING: ALL CONCRETE PAVING SHALL BE INTEGRAL COLOR TO MATCH.
3. RESILIENT RUBBER SURFACE: SHALL BE POURED IN PLACE OVER ASPHALT SUB-BASE. COLOR SHALL BE TAN.
4. CLIMBING BOULDER: CLIMBING BOULDER SHALL BE 3ft HIGH(36inch INCREASE.COM), MODEL: TYCH BESE CLIMBER, SIZE: 3' WIDE X 6.5' LONG X 30" TALL, MATERIAL: GLASS FIBER REINFORCED CONCRETE, COLOR: TAN.
5. IRRIGATION: THE NEW IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED. ITS WATER SUPPLY SHALL BE A COMBINATION OF GRAYWATER (RECLAIMED) AS THE LANDSCAPE MACHINES AND POTABLE WATER. IT SHALL INCLUDE THE FOLLOWING EQUIPMENT:
   - BACKFLOW PREVENTION DEVICES.
   - RAIN GAUGES AND SOIL MOISTURE SENSORS THAT WILL AUTOMATICALLY SUSPEND IRRIGATION OPERATIONS WHEN WATERING IS UNNECESSARY
   - THREE SEASON AND MASTER CONTROL VALVE THAT WILL AUTOMATICALLY SHUT DOWN THE WATER SUPPLY IF A LEAK OCCURS
   - DRIP IRRIGATION SYSTEM THAT IS SUITABLE FOR CONVEYING GRAYWATER.
   - FILTERS TO KEEP THE IRRIGATION SYSTEM FROM CLOGGING UP.
6. PLANTING:
   - ALL PLANTS SHALL BE VERY LOW OR LOW WATERING NEEDS, AND TOLERANT OF GRAYWATER.
   - ALL TREES SHALL BE 24" BOX SIZE.
   - ALL SHRUBS OR VINES SHALL BE 5-GALLON SIZE.
   - ALL GRASSES SHALL BE 1 GALLON SIZE.
   - ALL GROUNDCOVER OR PERENNIALS SHALL BE 1 GALLON SIZE.

LANDSCAPE LEGEND

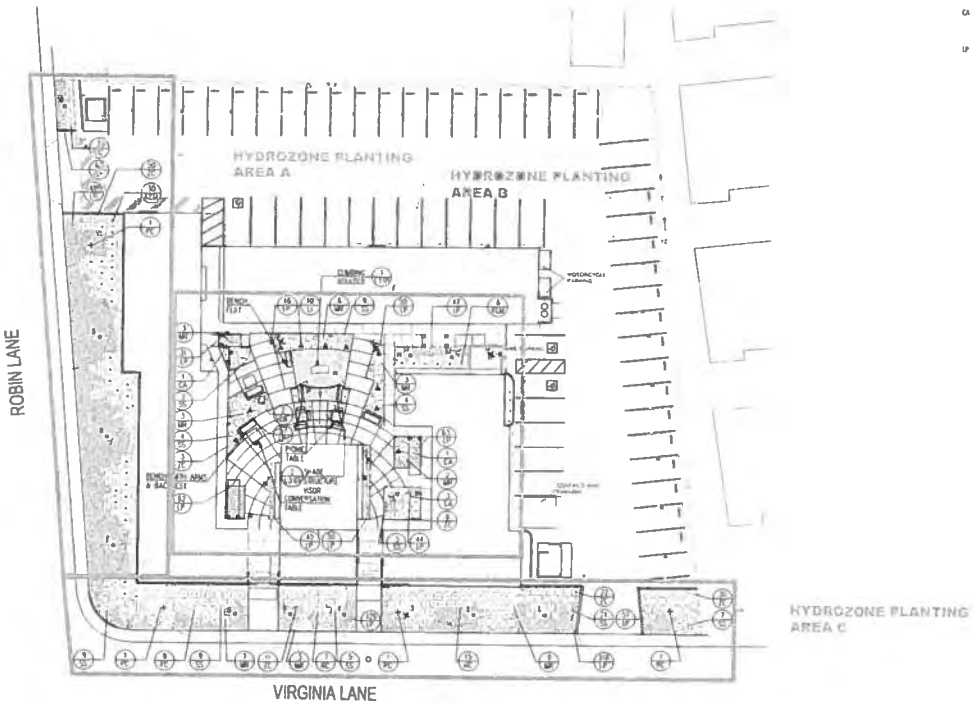
- DRIPLINE OF EXISTING TREE SYMBOL, TYPICAL
- EXISTING TREE DESIGNATION NUMBER, TYPICAL
- PRESERVE EXISTING TREE, TYPICAL
- REMOVE EXISTING TREE, TYPICAL
- PROPOSED CONCRETE PAVING (WITH PAVING JOINT)
- PROPOSED RESILIENT RUBBER SURFACE
- EXISTING CONCRETE PAVING
- BENCH, WITH BACK REST AND ARM REST, 8' 6" LONG. SEE DETAIL 3, SHEET L2.01
- BENCH, FLAT, 8' LONG SEE DETAIL 4 SHEET L2.01
- CONVERSATION TABLE, SEE DETAIL 6, SHEET L2.01
- PICNIC TABLE ADA ACCESSIBLE, SEE DETAIL 8 SHEET L2.01
- PLANT QUANTITY
- PLANT KEY SEE PLANT LEGEND
- PATH OF ACCESSIBLE TRAVEL

EXISTING TREES

TREE NO.	BOTANICAL NAME	COMMON NAME	TRUNK CALIPER (DIAMETER)	REMARKS
1	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM	12"	PRESERVE
2.	CERCIS OCCIDENTALIS	WESTERN REDBUD	8"	PRESERVE
3.	UNKNOWN	UNKNOWN	12"	DEAD TREE, REMOVE
4	PYRUS KAWAKAMI	EVERGREEN PEAR	12"	PRESERVE
5.	PYRUS KAWAKAMI	EVERGREEN PEAR	12"	PRESERVE
6.	PYRUS KAWAKAMI	EVERGREEN PEAR	12"	PRESERVE, PRUNE OUT DEAD BRANCHES
7.	CEDRUS DEODORA	DEODAR CEDAR	27"	PROTECTED TREE, PRESERVE
8.	CEDRUS DEODORA	DEODAR CEDAR	21"	PRESERVE
9.	CEDRUS DEODORA	DEODAR CEDAR	19"	PRESERVE
10	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	19"	PRESERVE
11.	ACER PALMATUM	JAPANESE MAPLE	3" 3" 3" 3"	MULTI-TRUNK, PRESERVE
12.	ACER PALMATUM	JAPANESE MAPLE	3" 3" 3" 4	MULTI-TRUNK, REMOVE
13.	PRUNUS SERRULATA	CHERRY TREE	4"	REMOVE
14	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5"	PRESERVE
15.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	4"	REMOVE
16.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	4"	REMOVE
17	LAGERSTROEMIA INDICA	CRAPE MYRTLE	7"	PRESERVE
18.	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5"	PRESERVE
19	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5"	REMOVE

PLANT LEGEND

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	VEGETATION TYPE	WATERING NEEDS	REMARKS / SPACING
DC		DESCHAMPSIA CESPITOSA	CALIFORNIA TUFTED HAIRGRASS	GRASS	LOW	2' OC
MR		MUHLENBERGIA RIGENS	DEER GRASS	GRASS	LOW	3.5' OC
JC		JUNCUS PATENS CALIFORNICUS	CALIFORNIA GRAY RUSH	PERENNIAL	LOW	3' OC
RCM		RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	SHRUB	LOW	4' OC
RC		ROSA CALIFORNICA	CALIFORNIA WILD ROSE	SHRUB	LOW	3' OC
LI		LAGERSTROEMIA INDICA	CRAPE MYRTLE	TREE	LOW	SMALL SIZE TREE
PC		PISTACIA CHINENSIS	CHINESE PISTACHE	TREE	LOW	MEDIUM SIZE TREE
SS		SALVIA SONOMENSIS	SONOMA SAGE	PERENNIAL	LOW	3' OC
CA		CALAMAGROSTIS ACUTIFLORA OVERDAM	OVERDAM FEATHER REED GRASS	GRASS	LOW	3' OC
LP		LIRIOPE PERSIMILIS	LIRIOPE	PERENNIAL	LOW	1.5' OC



1 LANDSCAPE PLAN

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LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
12/1/18

REVISION	DESCRIPTION	DATE

PREVIOUS DATE 9/4/2015
DRAWN BY KA
CHECKED BY PT
JOB NO. 10814

LANDSCAPE PLAN

DRAWING NUMBER

L1.01

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CONCORD CA

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Architect

BARCELON JANG
Architecture

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MEP Engineer & Fire Protection

CIVIL ENGINEER

LANDSCAPE ARCHITECT

General Contractor

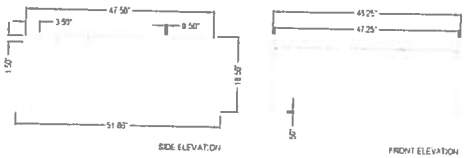
ILLUSTRATIVE PLAN

L1.02

6 PICNIC TABLE, ADA ACCESSIBLE

MODEL RCPMF8

NOT TO SCALE



FINISH
FRAME: FADE RESISTANT POWDER COATED STEEL COMPONENTS. FEATURE PRIMER PROVEN TO PREVENT RUSTING, PLAMP S IMPERVIOUS TO MOISTURE & CORROSION. DO NOT REQUIRE SEALANTS AND WILL NEVER NEED PAINTING OR STAINING THROUGHOUT THE PRODUCTS LIFE

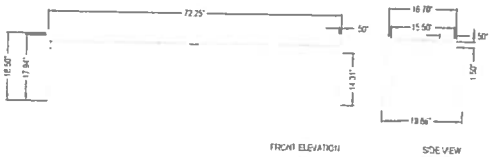
MATERIAL
TABLE: 50" THICK FORMED STEEL LEGS
TOP: 1.5" x 3.5" RECYCLED PLASTIC PLANKS

THE RECEPTACLE IS SHIPPED FULLY ASSEMBLED AND READY FOR USE

5 CONVERSATION TABLE

RCPMT4 SQUARE MADISON TABLE

NOT TO SCALE



FINISH: FUSECA GUARD® PRIMER IS APPLIED TO ALL UNDER SUPPORTS

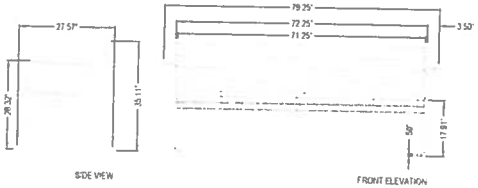
MATERIAL
LEGS: 50" THICK FORMED STEEL
SEAT: RECYCLED PLASTIC PLANKS

DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

4 BENCH WITHOUT BACK

MODEL RCPMF8

NOT TO SCALE



FINISH: FUSECA GUARD® PRIMER IS APPLIED TO ALL UNDER SUPPORTS

MATERIAL
CONTOUR BENCH, ARMREST AND LEGS: 50" THICK FORMED STEEL
ARMRESTS: 3.5" WIDE INDIVIDUAL RIGHT & LEFT END ORIENTATIONS
SEAT AND BACK REST: RECYCLED PLASTIC PLANKS

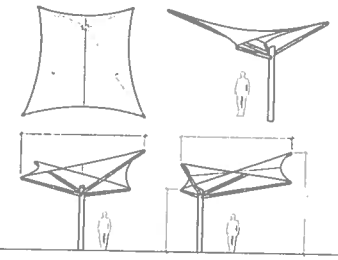
DO NOT REQUIRE THE APPLICATION OF SEALANTS OR PRESERVATIVES

3 BENCH WITH BACK

MODEL RCPMC8

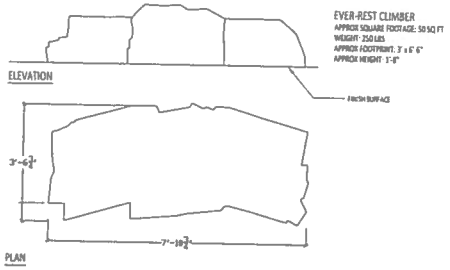
NOT TO SCALE

DIMENSIONS SHOW STANDARD FRAME HEIGHT. EXTENDED HEIGHT IS AVAILABLE
NOTES: DIMENSIONS BASED UPON TOP OF FOOTING BEING SET 8" BELOW GRADE



2 SHADE STRUCTURE, AT 1140 VIRGINIA LANE

NOT TO SCALE



EVER-REST CLIMBER
APPROX SQUARE FOOTAGE: 50 SQ FT
WEIGHT: 250 LBS
APPROX FOOTPRINT: 3' x 6' 6"
APPROX HEIGHT: 3'-8"

1 CLIMBING BOULDER

NOT TO SCALE

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STATE OF CALIFORNIA

PRELIMINARY PLANNING 04.09.2015

REVISION	DESCRIPTION	DATE

PREPARED DATE 9/24/15
DRAWN BY EA
CHECKED BY RI
BFJ PROJECT NO. 10814

DETAILS

L2.01

GENERAL NOTE.
SEE PLAN FOR ADDITIONAL TREE INFORMATION

1140VL TREE NO.16

1140VL TREE NO.14, 15

1140VL TREE NO.13

1140VL TREE NO 12

1140VL TREE NO.7 & 8

1140VL TREE NO.4, 5 & 6

1140VL TREE NO.3

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General Contractor

12/31/16

REVISION	DESCRIPTION	DATE

PRINTING DATE 9/4/2015
DRAWING SCALE
DRAWN BY KA
CHECKED BY RT
10814

TREE IMAGES

L3.01

Deschampsia cespitosa-
California Tufted Hairgrass

Muhlenbergia rigens-
Deer Grass

Zauschneria californica-
California Fuchsia

Rhamnus californica 'Mound San Bruno'-
Mound San Bruno Coffeeberry

Rosa californica-
Wild California Rose

Lagerstroemia indica-
Crape Myrtle

Pistacia chinensis-
Chinese Pistache

Salvia sonomensis-
Sonoma Salvia

Calamagrostis x acutiflora 'Overdam'-
Overdam Feather Reed Grass

Libertia peregrinans-
Libertia

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12/31/18

REVISION	DESCRIPTION	DATE

9/4/2015
N/A
KA
RI
10814

PROPOSED PLANTS

L3.02