SPECIAL MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, December 3, 2015
5:30 p.m., Special 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. 11/12/15 Meeting Minutes

STAFF REPORTS

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

2. Pine Street Town Houses Extension (PL15400 – TM)
Project Planner: G. Ryan Lenhardt @ (925) 671-3162

HEARINGS

1. Rocketship School (PL15259 – DR) – Design Review to construct an approximately 24,000 square foot public charter school serving pre-Kindergarten through Fifth grades at 1335-1395 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-164-047, -052; 126-133-009, -013. **Project Planner: Frank Abejo @ (925) 671-3128**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

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

NEXT DESIGN REVIEW BOARD MEETINGS:

December 10, 2015
December 24, 2015 – Cancelled

MEMORANDUM

DATE: December 3, 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 November 12, 2015, the Design Review Board (DRB) evaluated a new roof mounted wireless communication facility by adding nine (9), six-foot tall panel antennas concealed within a new 10-foot by 10-foot cupola-style enclosure, along with a 20-foot by 20-foot ancillary equipment enclosure, cable tray and "doghouse." The DRB recommended the project return as a staff report item with resolution of certain items described below.

The DRB recommended the following:

- The overall cupola design have more detail with a base, corner trim and to be a more creative cupola design.
- Provide a decorative finial that can exceed the height as an architectural element.
- Minimize the overhang of the cupola eaves.
- The enclosure for the equipment to be a basalite material with color to match the main church building. Applicant to add cap to top of wall and painted steel doors.

The applicant has revised the design and staff is in support.

Exhibits: Drawings by applicant dated 11/18/2015.

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

	SIGNATURE	DATE
COMPLETE Wireless Consulting, Inc.		
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		
verizon WIRELESS	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		
OTHER (IF APPLICABLE)	SIGNATURE	DATE

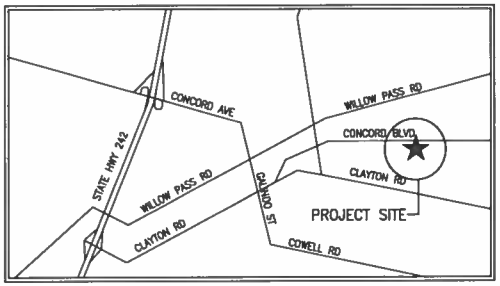
RECEIVED
NOV 20 2015
PLANNING

verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

CONCORD BLVD

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



CONCORD, CA

LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD.
2. TAKE THE 1ST LEFT ONTO OAK GROVE RD.
3. TURN RIGHT ONTO TREAT BLVD.
4. TURN LEFT ONTO CLAYTON RD.
5. TURN RIGHT ONTO FARM BUREAU RD.
6. TURN LEFT ONTO CONCORD BLVD.

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
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8.	A3.3	EAST ELEVATION
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PROJECT DIRECTORY

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

PROPERTY OWNER:
CALVARY APOSTOLIC CHURCH
3425 CONCORD BOULEVARD
CONCORD, CA 94519

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9830
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
MARK CASEY
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-508-7945
mcasey@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	113-091-035
JURISDICTION:	CITY OF CONCORD
OCCUPANCY:	U (UNMANNED TELECOMMUNICATIONS FACILITY)
TYPE OF CONSTRUCTION:	V-B
ZONING:	RS-7.5 SINGLE FAMILY RESIDENTIAL

CODE COMPLIANCE

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

2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS INCLUDING SUPPLEMENTS EFFECTIVE JULY 1, 2015

PART 1	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2	CALIFORNIA BUILDING CODE
PART 2.5	CALIFORNIA RESIDENTIAL BUILDING CODE
PART 3	CALIFORNIA ELECTRICAL CODE
PART 4	CALIFORNIA MECHANICAL CODE
PART 5	CALIFORNIA PLUMBING CODE
PART 6	CALIFORNIA ENERGY CODE
PART 8	CALIFORNIA HISTORICAL BUILDING CODE
PART 9	CALIFORNIA FIRE CODE
PART 10	CALIFORNIA EXISTING BUILDING CODE
PART 11	CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12	CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 20'-0"x20'-0" EQUIPMENT LEASE AREA.
- A 10'-0"x10'-0" ANTENNA LEASE AREA.
- A FENCE @ EQUIPMENT LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY GENERATOR.
- (9) ANTENNAS W/ASSOCIATED ROOFTOP MOUNTED EQUIPMENT CONCEALED WITHIN PROPOSED VERIZON WIRELESS RF TRANSPARENT CUPOLA, TEXTURED & PAINTED TO MATCH EXISTING BUILDING.

PROJECT MILESTONES

09/03/2014	90% ZONING DOCUMENTS
09/18/2014	100% ZONING DOCUMENTS
10/03/2014	100% ZONING DOCUMENTS REVISION 1
12/17/2014	100% ZONING DOCUMENTS REVISION 2
03/13/2015	100% ZONING DOCUMENTS REVISION 3
04/01/2015	100% ZONING DOCUMENTS REVISION 4
05/29/2015	100% ZONING DOCUMENTS REVISION 5
07/15/2015	100% ZONING DOCUMENTS REVISION 6
10/05/2015	100% ZONING DOCUMENTS REVISION 7
10/12/2015	100% ZONING DOCUMENTS REVISION 8
11/18/2015	100% ZONING DOCUMENTS REVISION 9
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

COMPLETE Wireless Consulting, Inc.
MST ARCHITECTS
1520 River Park Drive, Sacramento, CA 95815
916.567.9830
www.MSTarchitects.com

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CONCORD BLVD.
3425 CONCORD BLVD
verizon WIRELESS CONCORD, CA 94519

SHEET TITLE:
TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:
1 11/18/2015
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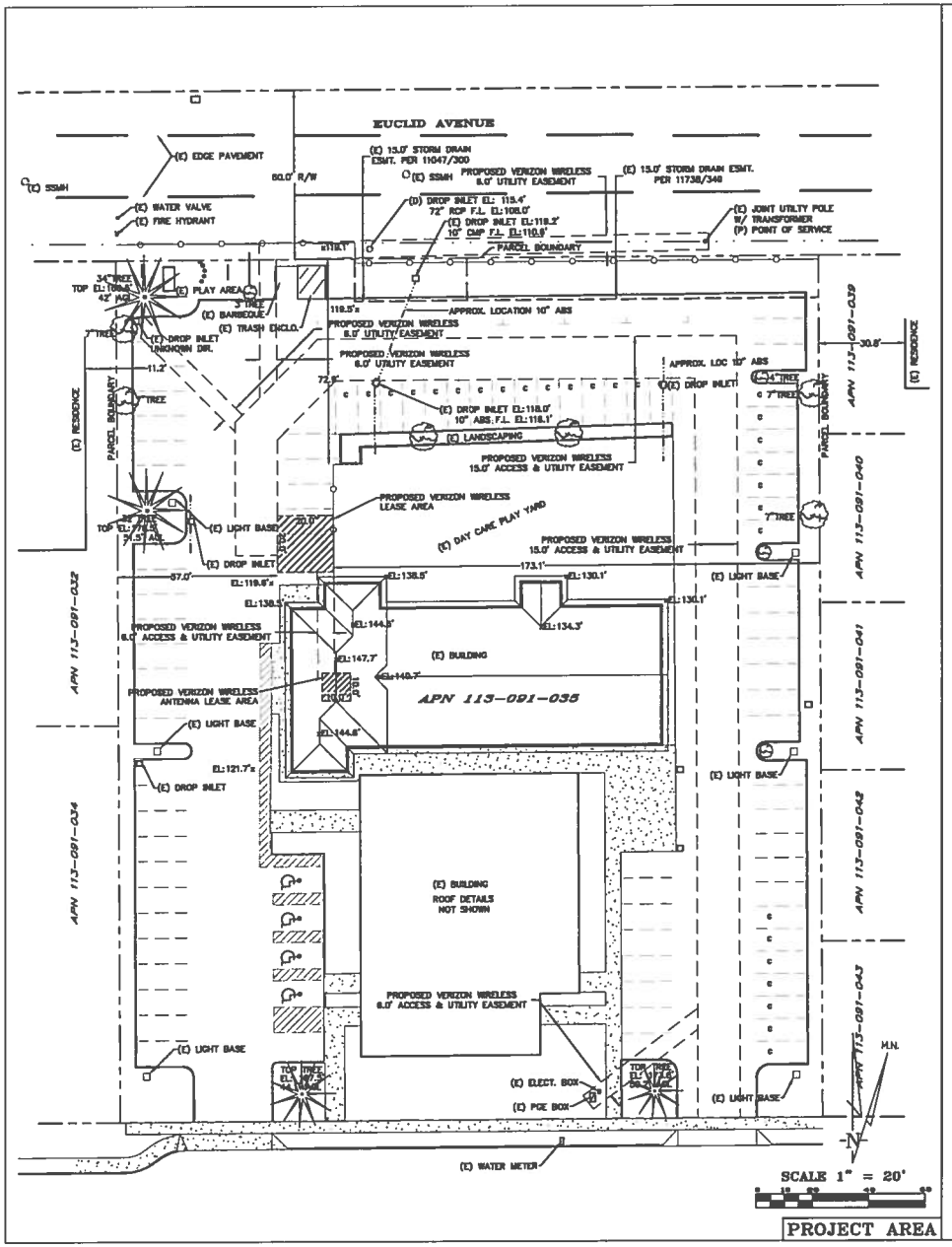
Scale: AS NOTED
Date: 11/19/15

Job No. 102393

T1.1



Concord Blvd
Lease Area Description

All those certain lease area being a portion of Parcel A as delineated that certain Parcel Map filed for record in Book 190 of Maps, Page 28, Contra Costa County, California Records, and being more particularly described as follows:

Equipment Lease Area
Beginning at a point which bears North 89°42'25" East 57.03 feet and South 00°17'35" East 91.02 feet from the Northwest corner of the aforementioned Parcel A; thence from said point of beginning North 89°42'25" East 20.00 feet; thence South 00°17'35" East 20.00 feet; thence South 89°42'25" West 20.00 feet and North 00°17'35" West 20.00 feet to the point of beginning.

Antenna Lease Area
Beginning at a point at roof level, which bears North 89°42'25" East 72.72 feet and South 00°17'35" East 147.37 feet from the Northwest corner of the aforementioned Parcel A; thence from said point of beginning North 89°42'25" East 10.00 feet; thence South 00°17'35" East 10.00 feet; thence South 89°42'25" West 10.00 feet and North 00°17'35" West 10.00 feet to the point of beginning.

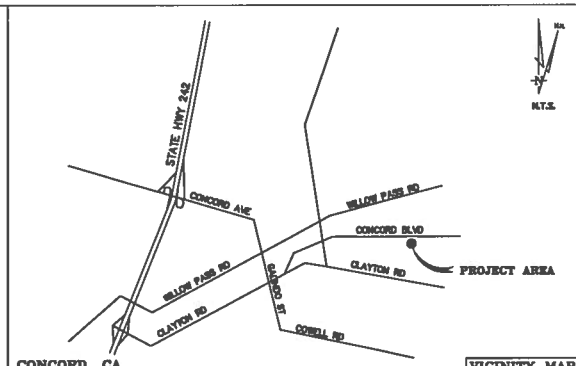
Together with an easement for ingress, egress and utility purposes, fifteen feet in width the centerline of which is described as follows: Beginning at a point which bears North 00°17'35" West 8.19 feet and South 89°42'25" West 7.50 feet from the Southeast corner of the above described equipment lease area; thence from said point of beginning North 00°17'35" W 40.68 feet; to a point hereafter referred to as Point A; thence North 00°17'35" W 3.34 feet; thence North 45°00'00" East 8.29 feet to a point hereafter referred to as Point "B" thence North 45°00'00" East 29.32 feet; thence North 45°00'00" East 29.27 feet; thence North 89°42'25" East 138.43 feet; thence South 00°17'35" East 230.28 to a point hereafter referred to as Point "C"; thence continuing South 00°17'35" East 40.86 feet more or less to the public right of way.

Also together with an easement for utility purposes, six feet in width the centerline of which is described as follows: Beginning at the above described Point "A"; thence from said point of beginning North 45°00'00" West 80.5 feet more or less.

Also together with an easement for utility purposes, six feet in width the centerline of which is described as follows: Beginning at the above described Point "B"; thence from said point of beginning North 00°17'35" East 58.5 feet more or less to the public right of way.

Also together with an easement for utility purposes, six feet in width the centerline of which is described as follows: Beginning at the above described Point "C"; thence from said point of beginning South 52°41'19" West 58.3 feet.

Also together with an easement for ingress, egress and utility purposes, six feet in width, from the above described Equipment lease area, over, across and through the aforementioned Parcel A and the existing building now constructed thereon, the centerline of which is described as follows: Beginning at a point on the South boundary of the above described lease area which bears South 89°42'25" West 3.00 feet from the Southeast corner thereof; thence from said point of beginning South 00°17'35" East 34.45 feet to the above described antenna lease area.



CONCORD, CA — VICINITY MAP

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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

Project Name: Concord Blvd

Project Site Location: 3425 Concord Boulevard
Concord, CA 94519
Contra Costa County

Date of Observation: 08-04-14

Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Roof Mount

Coordinates:

Latitude: N 37°58'41.32" (NAD83) N 37°58'41.80" (NAD27)

Longitude: W 122°00'58.05" (NAD83) W 122°00'41.80" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 120' AMSL
Height of Roof Peak: 27.7' AGL

DATE OF SURVEY: 08-04-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803

LOCATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.81' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: n.a.

ASSESSOR'S PARCEL NUMBER: 113-091-035

LANDLORD(S): CALVARY APOSTOLIC CHURCH
3425 CONCORD BOULEVARD
CONCORD, CA 94519

PARKING SPACES:

82 REGULAR
39 COMPACT
4 HANDICAP

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/LN		
OPS		
DEVLOP		

GEIL ENGINEERING
Designer

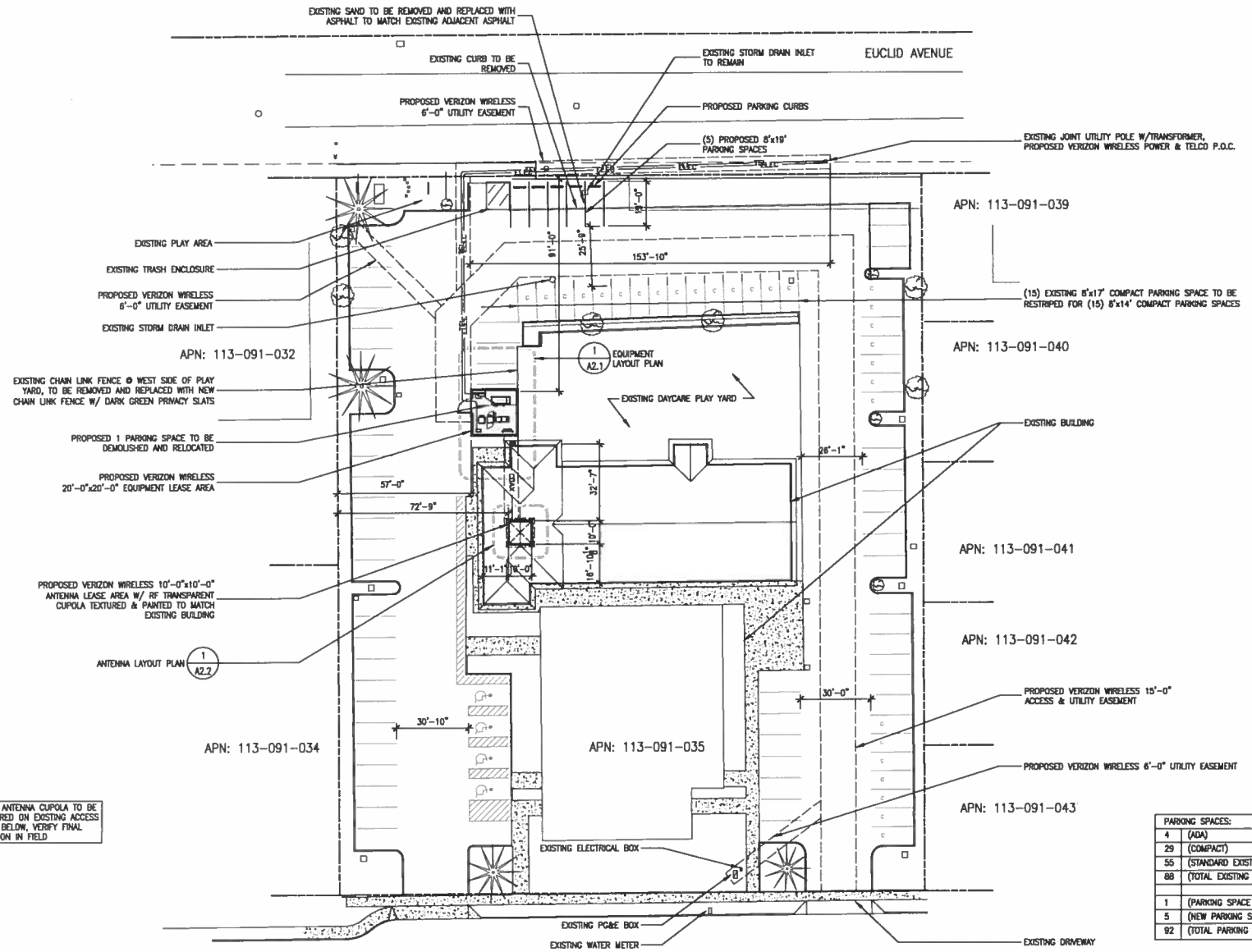
verizonwireless

CONCORD BLVD
3425 Concord Blvd.
Concord, CA 94519

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
1	08-04-14 Preliminary Drawings	DG
REV	08-12-14 rev. utils. symbols	DG
REV	08-13-14 rev. lease & symbols	DG
REV	08-18-14 rev. utils. symbol	DG
REV	08-20-14 rev. concord symbol	DG
REV	07-15-15 rev. utilities	DG
REV	07-16-15 rev. lease areas	DG
REV	07-21-15 rev. utilities	DG
REV		

C-1



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SHEET TITLE: OVERALL SITE PLAN

Revisions:
1 11/18/2013
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3 –
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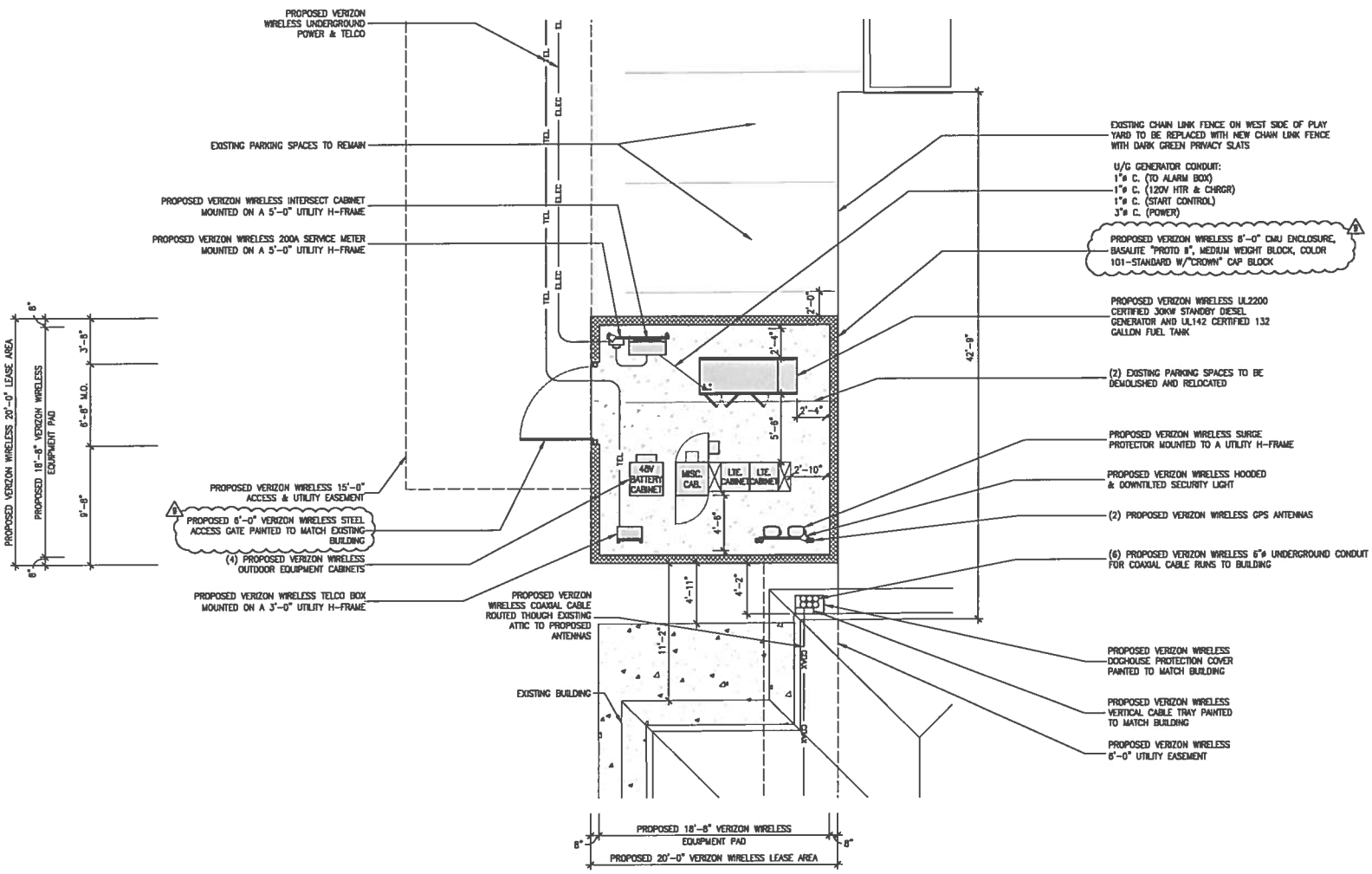
Scale: AS NOTED
Date: 11/18/13

Job No. 182.1282

A1.1



1 A2.1 EQUIPMENT LAYOUT PLAN
SCALE: 1/4" = 1'-0"

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SHEET TITLE: EQUIPMENT LAYOUT PLAN

Revisions:
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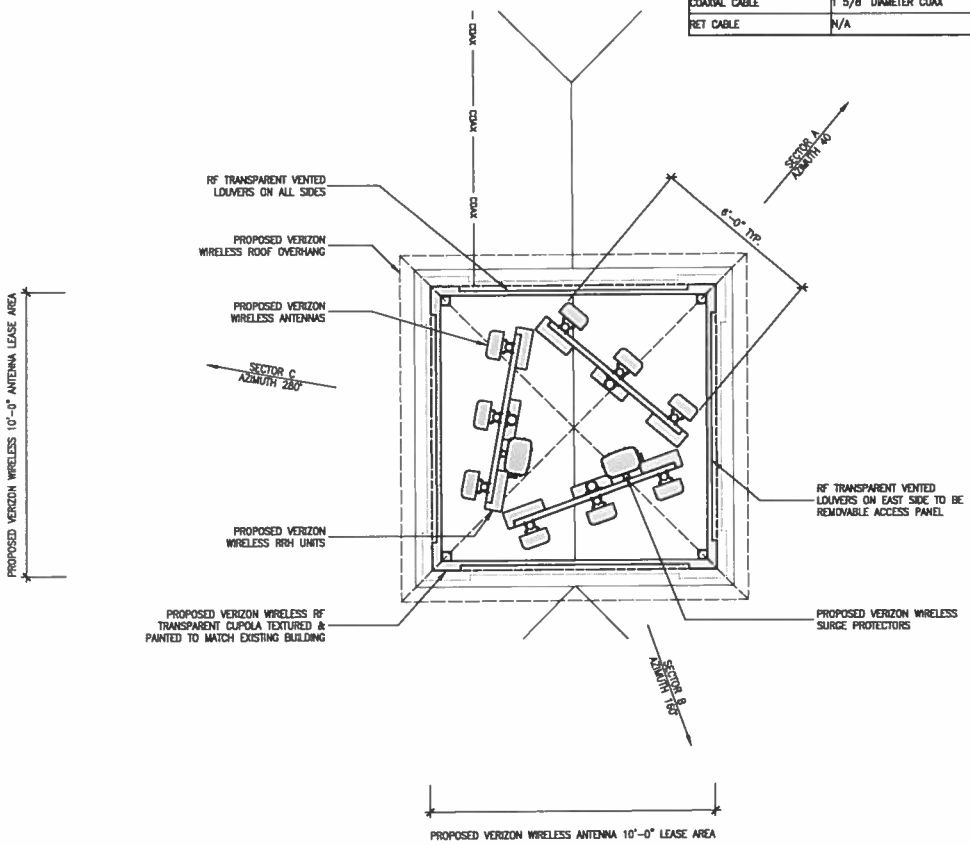
Scale: AS NOTED
Date: 11/18/15

Job No. 162.1262

A2.1

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	RRUS12	3	3	3	9
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
COAXIAL CABLE	1 5/8" DIAMETER COAX	0	0	0	0
RET CABLE	N/A	0			0



0' 1' 5' 10'
1/2" = 1'-0"

N

1 A2.2 ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"

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SHEET TITLE: ANTENNA LAYOUT PLAN

Revisions:
1 11/18/2015
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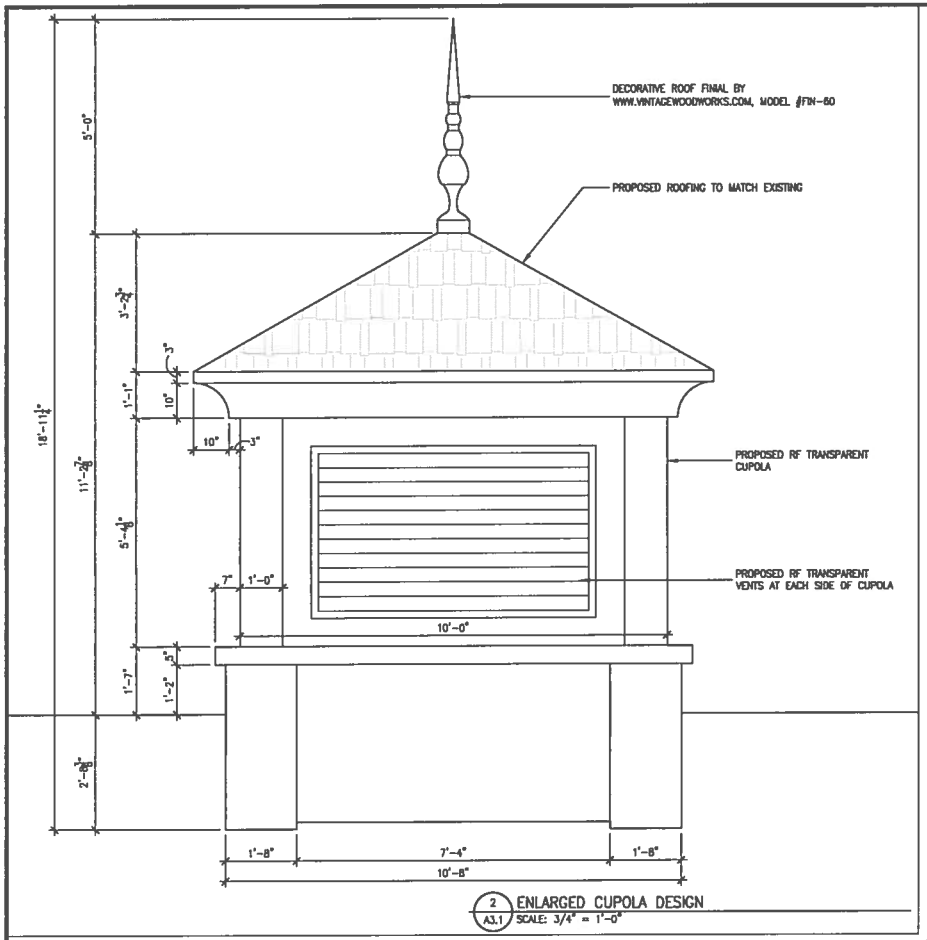
Drawn By: MST
Checked By: MST
Scale: AS NOTED
Date: 11/18/15

Job No. 182.1262

A2.2



2 A3.1 ENLARGED CUPOLA DESIGN
SCALE: 3/4" = 1'-0"

NOTE:
BODY OF CUPOLA TO BE PAINTED KM "NAVAJO WHITE" 1240-036
TRIM OF CUPOLA TO BE PAINTED KM "SAND PEBBLE" 1240-171
CUPOLA ROOFING SHINGLES TO MATCH EXISTING ROOF, GAF TIMBERLINE "WEATHERED WOOD" SHINGLES

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

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

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1520 River Park Drive, Sacramento, CA 95815
916-643-9430
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SHEET TITLE: WEST ELEVATION, CUPOLA DESIGN

Revisions:
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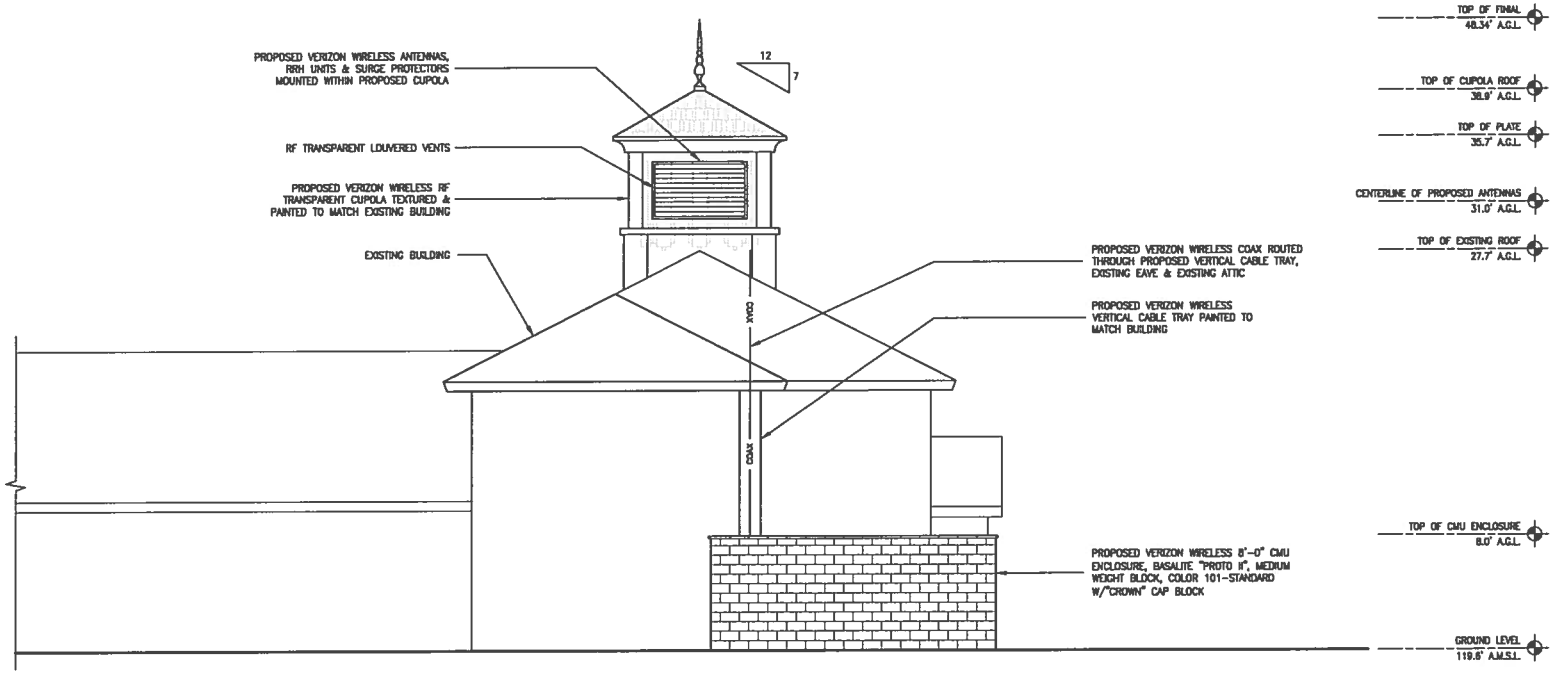
File: 162.1282_A31.dwg
Drawn By: MST
Checked By: MST
Scale: AS NOTED
Date: 11/13/13

Job No. 162.1282

A3.1

NOTE:
BODY OF CUPOLA TO BE PAINTED KM "NAVAJO WHITE" 1240-036
TRIM OF CUPOLA TO BE PAINTED KM "SAND PEBBLE" 1240-171
CUPOLA ROOFING SHINGLES TO MATCH EXISTING ROOF, GAF
TIMBERLINE "WEATHERED WOOD" SHINGLES



1 A3.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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CONCORD, CA 94519

SHEET TITLE: NORTH ELEVATION

Revisions:
11/18/2015
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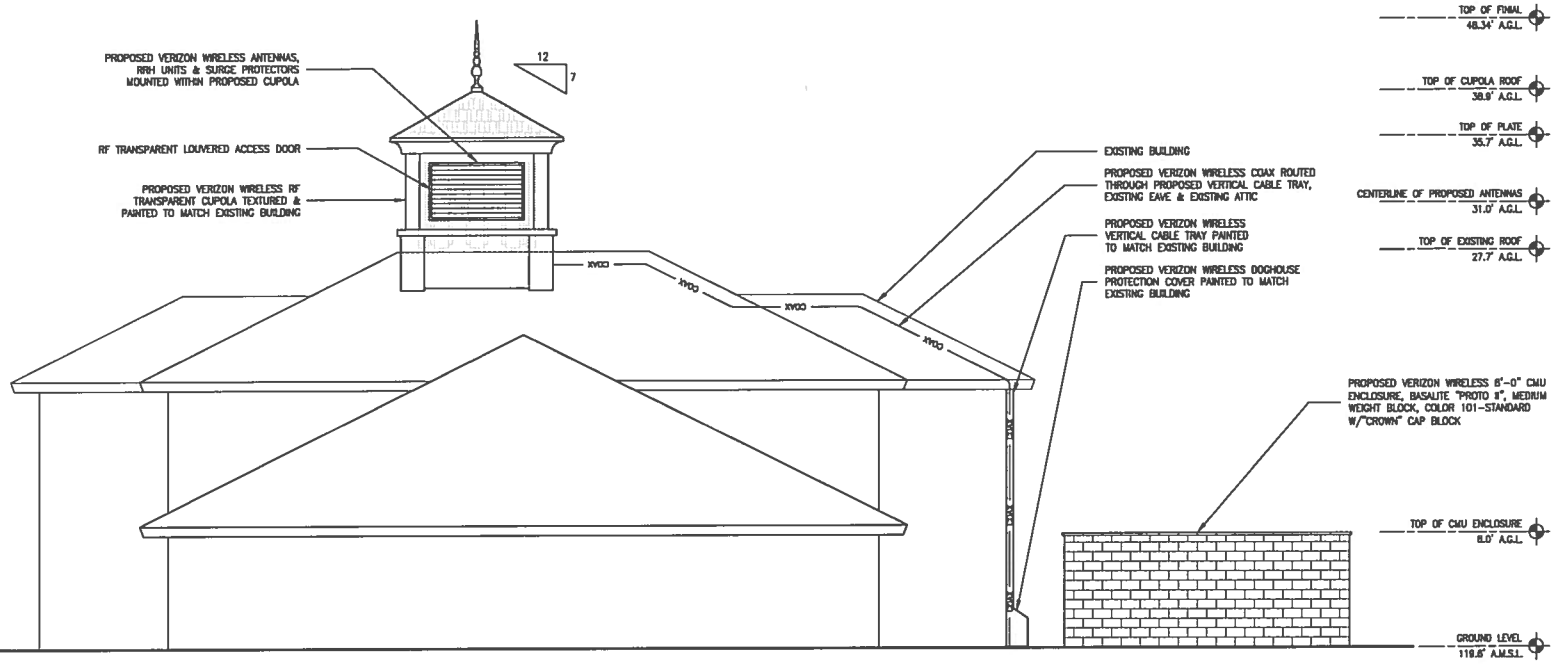
File: 162.1282_A3.dwg
Drawn By: MST
Checked By: MST
Scale: AS NOTED
Date: 11/18/15

Job No. 162.1282

A3.2

NOTE:
BODY OF CUPOLA TO BE PAINTED KM "NAVAJO WHITE" 1240-038
TRIM OF CUPOLA TO BE PAINTED KM "SAND PEBBLE" 1240-171
CUPOLA ROOFING SHINGLES TO MATCH EXISTING ROOF, GAF
TIMBERLINE "WEATHERED WOOD" SHINGLES



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

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COMPLETE Wireless Consulting, Inc.

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CONCORD, CA 94519

verizon WIRELESS

SHEET TITLE: EAST ELEVATION

Revisions:
1 11/18/2015
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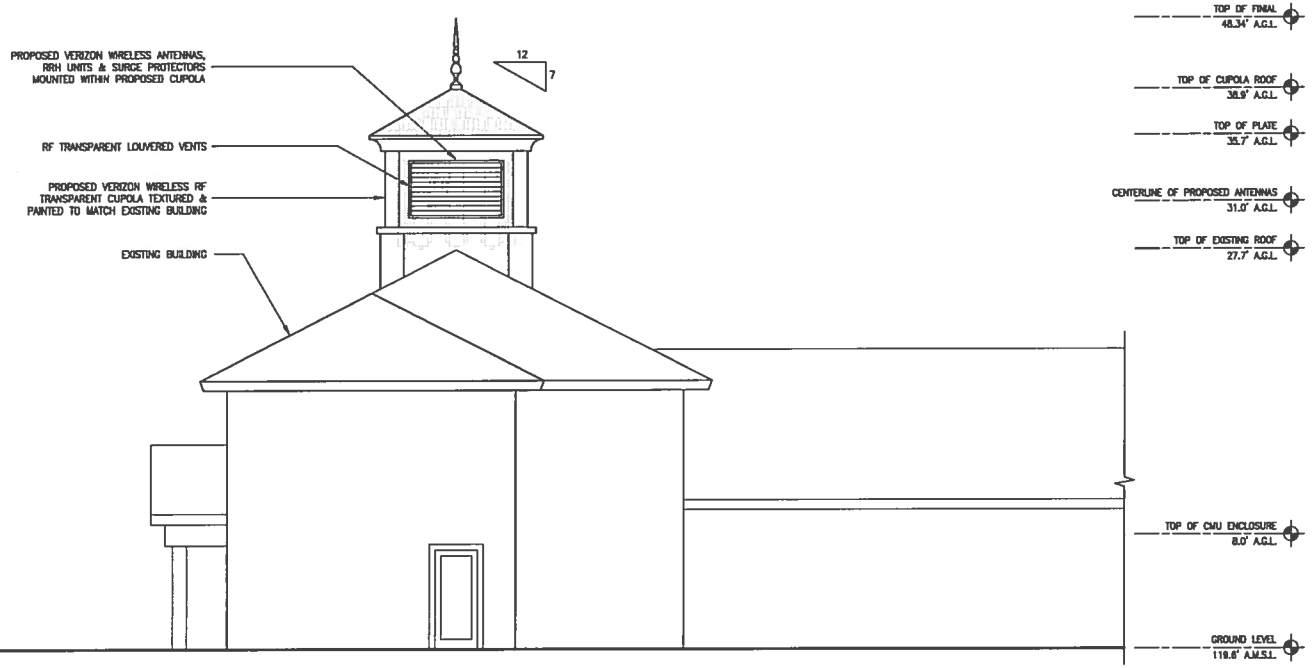
Checked By: MST
Scale: AS NOTED
Date: 11/18/15

Job No. 162.1383

A3.3

NOTE:
BODY OF CUPOLA TO BE PAINTED KM "NAVAJO WHITE" 1240-036
TRIM OF CUPOLA TO BE PAINTED KM "SAND PEBBLE" 1240-171
CUPOLA ROOFING SHINGLES TO MATCH EXISTING ROOF, GAF
TIMBERLINE "WEATHERED WOOD" SHINGLES



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

MST ARCHITECTS
1329 Howe Ave Suite, Sacramento, CA 95825
916.646.4646
www.MSTArchitects.com
COMPLETE Wireless Consulting, Inc.

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verizon WIRELESS
CONCORD BLVD.
3425 CONCORD BLVD
CONCORD, CA 94519

SHEET TITLE: SOUTH ELEVATION

Revisions:
1 11/18/2015
2 —
3 —
4 —
5 —

File: 162.1282_A34.dwg
Drawn By: MST
Checked By: MST
Scale: AS NOTED
Date: 11/18/15

Job No. 162.1282

A3.4

MEMORANDUM

December 2, 2015

TO: **Design Review Board**

FROM: G. Ryan Lenhardt, Senior Planner

SUBJECT: Pine Street Town Houses Extension (PL15400 - TM)

Background

Burchard Real Estate Management purchased the Pine Street Town Houses project in March of 2015. The new owner filed a one-year extension of the approval and permit on September 21, 2015.

On November 18, 2015, the Planning Commission approved a one-year extension. The Commission directed staff to present the applicant's proposed revisions to the Board for their information.

The applicant proposes the following revisions.

- Addition of one upper floor bedroom to each unit.
- Incorporate a second-story pop out to accommodate the new bedroom.

Staff believes the changes are in substantial compliance with the Board's original approval.

Exhibits:

A - Applicant's request for extension date stamp received September 21, 2015
B - Excerpt of proposed plans date stamp received September 21, 2015
C - Excerpt of approved plans date stamp received August 10, 2011

15memo.033

EXHIBIT A

PSP Concord, LLC
3135 Clayton Road, Suite 205
Concord, CA 94519
Operations (925) 683-7221 David Burchard
Finance (925) 371-7303 Christopher O'Brien

9/10/2015

RECEIVED
SEP 21 2015
PLANNING

City of Concord Planning Division
19505 Parkside Drive
Concord CA, 94519

To whom it may concern,

PSP Concord LLC is now the owner of the property located at 1561 Pine Street (APN 128-010-079). The company is requesting an extension for resolution No. 11-10 PC. This includes the tentative map, variance and design review for the 8 unit townhouse project.

The extension request meets the following requirements;

The requested extension appears consistent with the general plan and any applicable specific plan, and the overall project remains consistent with those plans as they existed at the time they were approved.

The findings and all conditions of approval required by the original approval remain valid and unchanged.

There are adequate provisions for public services and utilities (e.g., access, drainage, fire protection, sewers, water, etc.) to ensure that the requested extension would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zoning district.

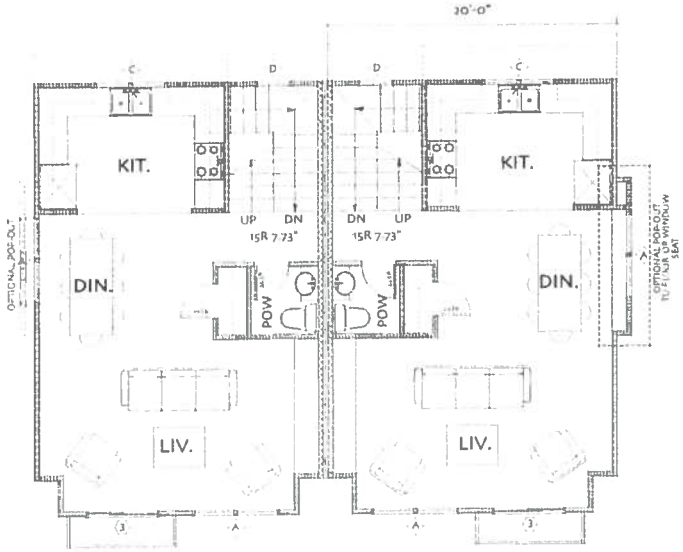
The only change proposed to the original design is a floor plan change and slight upper floor elevation change. This is to add an additional bedroom. Financially, this is our best option for financing and success of the project.

PSP Concord LLC has begun work on the project and will need some time to get the construction drawings completed and in for permitting.

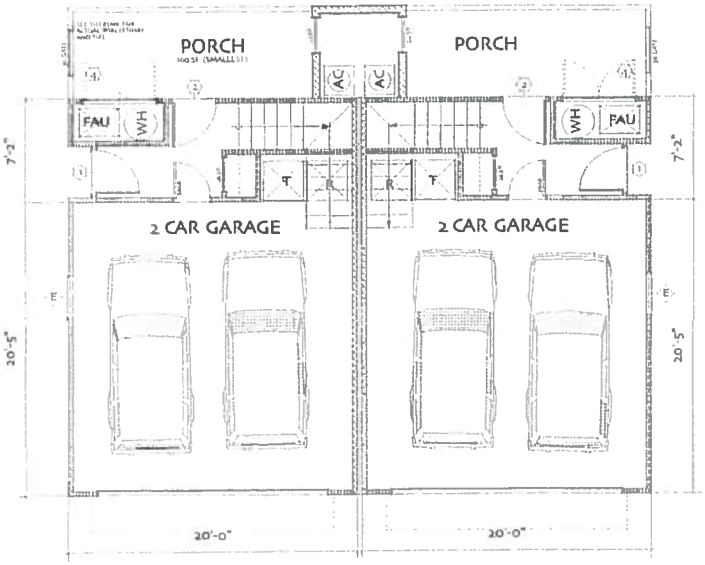
Please contact me if you have any questions.

Regards,

David Burchard
PSP Concord LLC



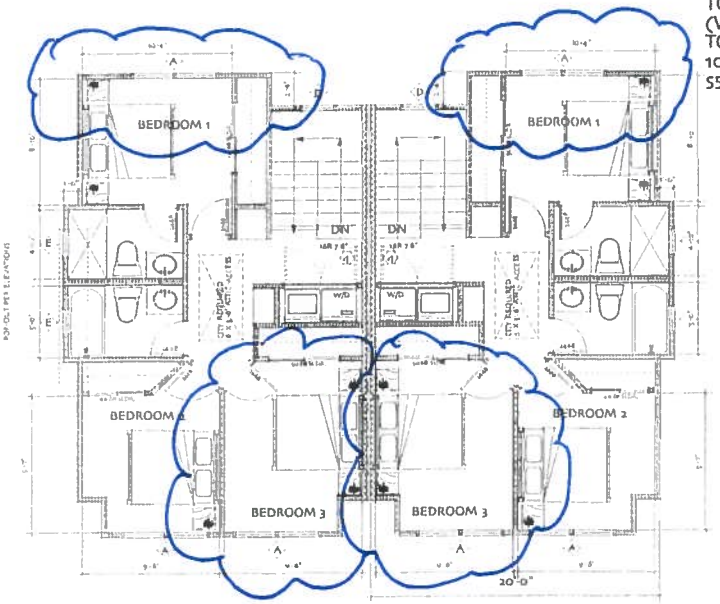
FIRST FLOOR LEVEL- DUPLEX 594 SF
605 SF WITH POP-OUT



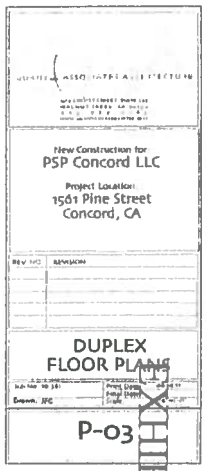
GARAGE LEVEL- DUPLEX 80 SF CONDITIONED
400 SF GAR.
100 SF (MIN) PORCH

TOTAL SF LIVING= 1209-1230 SF
(WITH POP-OUTS)
TOTAL SF GARAGE= 400 SF
102 SF STORAGE
556 SF FOOTPRINT

ROOF- DUPLEX



UPPER FLOOR LEVEL-DUPLEX 535 SF
545 SF WITH POP-OUT



RECEIVED
SEP 21 2015
PLANNING

EXHIBIT B

ASPHALT COMP SHINGLES
PAINTED VENT
WOOD BRACKETS
HORIZONTAL WOOD SIDING
PLASTER BASE
VINYL WINDOWS & DOORS
PAINTED METAL BALCONIES
PLASTER OVER FOAM CORBELS
PANEL GARAGE DOORS

NEW WOOD CORBELS

CONCEPTUAL STREETSCAPE

CONCEPTUAL STREETSCAPE WITH ENTRY ARBOR

CONCEPTUAL INNER ELEVATION

New construction for
PSP Concord LLC

Project Location
1561 Pine Street
Concord, CA

STREETSCAPE
SEC./ REND. ELEV.

P-05

UNIT 4 ELEVATIONS

UNIT 5 ELEVATIONS

UNIT 3&4 ELEVATIONS

UNITS 6&7 ELEVATIONS

UNIT 1&2 ELEVATIONS

New Construction for
PSP Concord LLC

Project Location:
1561 Pine Street
Concord, CA

REV NO	REVISION

ALL ELEVATIONS

P-06

EXHIBIT C

RECEIVED
AUG 10 2011
PLANNING

CONCEPTUAL STREETSCAPE

CONCEPTUAL STREETSCAPE WITH ENTRY ARBOR

CONCEPTUAL INNER ELEVATION

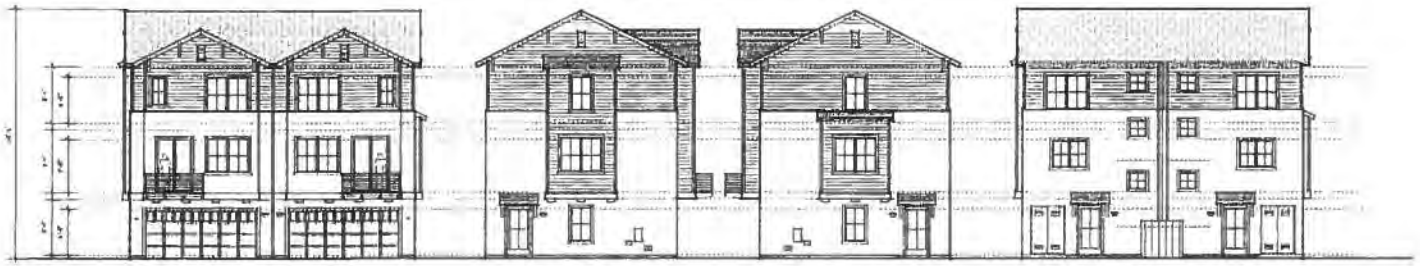
GORNY & ASSOCIATES
ARCHITECTURE

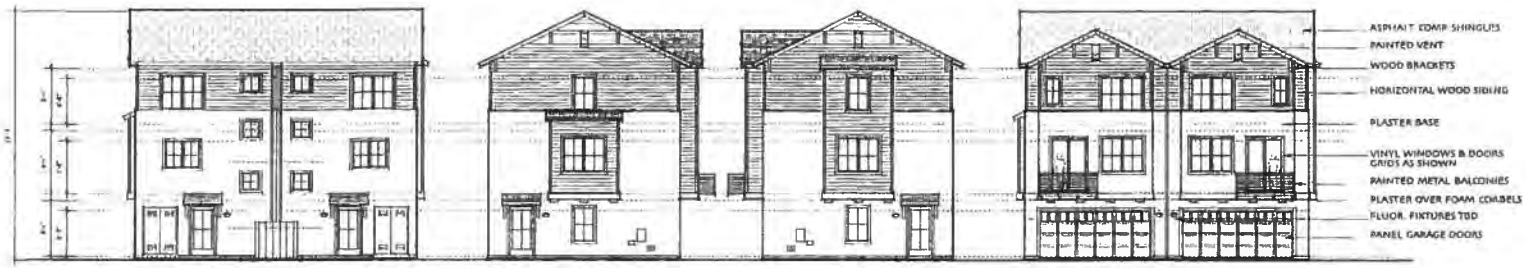
New Construction for:
Williams Custom Homes

Project Location:
1501 Pine Street
Concord, CA

STREETSCAPE SEC./ REND. ELEV.

P-05





GORNY & ASSOCIATES
ARCHITECTURE

New Construction for:
Williams Custom Homes

Project Location:
1501 Pine Street
Concord, CA

JOB NO.	REVISIONS

ALL ELEVATIONS

P-06

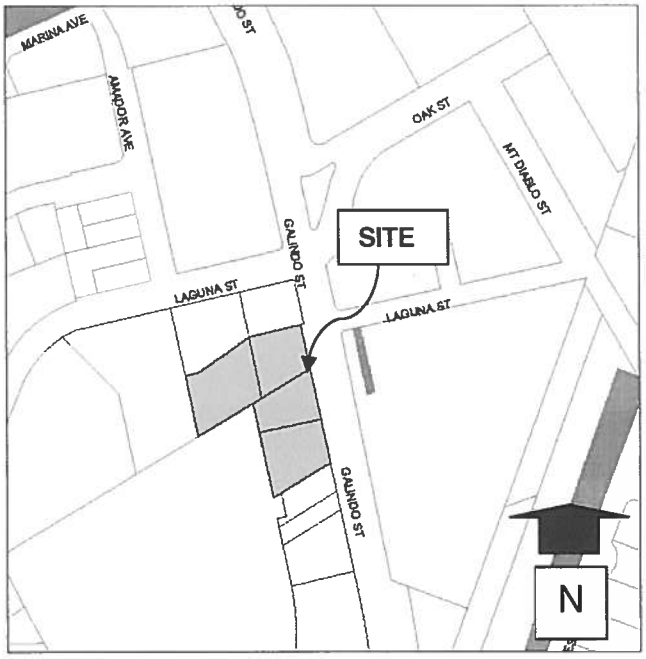
Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: December 3, 2015

I. GENERAL INFORMATION

Project Name:	**Rocketship School**
Review Status:	**Preliminary Review**
Location:	**1335-1395 Galindo Street**
Parcel Numbers:	**126-164-047, -052; 126-133-009, -013**
General Plan:	**Downtown Mixed Use**
Zoning:	**DMX (Downtown Mixed Use)**
Applicant:	**Launchpad Development** **350 Twin Dolphin Drive, Suite 109** **Redwood City, CA 94605**

Vicinity Map:



II. PROJECT BACKGROUND

On June 30, 2015, Launchpad Development filed a Use Permit and Design Review application to construct an approximately 24,000 square foot public charter school for up to 600 students in pre-Kindergarten through Fifth grades. The Development Advisory Committee (DAC) has reviewed the project and an environmental impact report (EIR) has been initiated for the project pursuant to the California Environmental Quality Act (CEQA).

The project site is located within the Downtown Specific Plan Area where Early California Architecture is encouraged. The project's initial design (Exhibit A) was reviewed by the Early California Architecture Ad Hoc Committee on September 7, 2015. The Committee determined that strict adherence to Early California architecture was not necessary due to the site's location outside of the Downtown core. The Committee recommended revising the building's modern design to include forms that relate to Early California architecture, a stronger articulation of the front façade, and a warmer color and material palette. The plans were revised and returned to the Committee on September 28, 2015, who indicated support for the design changes.

The Planning Commission is the review authority for the entitlements required for this project. The design recommendations of the Committee and Design Review Board will be forwarded to the Planning Commission for their consideration of the Use Permit and Design Review application.

III. PROJECT DESCRIPTION

The proposed school site consists of four contiguous parcels totaling 1.32 acres (57,551 sq. ft.) located southeast of the Galindo Street and Laguna Street intersection. Surrounding land uses include a vacant commercial building to the north that was previously occupied by a motorcycle dealership, automotive glass repair to the south, and apartments to the west. The Concord Police Department is located east of the site across Galindo Street.

The site plan proposes to locate the school parallel to Galindo Street. The areas behind the school building will be utilized for parking, play areas, and student drop off. Site access will be provided from two driveways located at the north and south ends of the site's Galindo Street frontage. Visitors would mainly enter from the north and loop around the rear of the building before exiting onto Galindo Street via the south driveway. The main driveway entrance also accesses visitor parking located along the west portion of the site. An off-site parking facility will also be provided just south of the site along Galindo Street. The applicant's approach to the site plan is explained in the following statement:

> *The proposed site layout is driven by maximizing three important factors: street presence, play space and queue length. By locating the building lengthwise along Galindo, we are maximizing the school's presence in downtown Concord. Launchpad Development understands that urban streets need to be framed by the buildings surrounding them – by utilizing the minimum setback requirements for a DMX zone, the architectural interest of the building is at the forefront to both pedestrians and vehicular traffic.*

Traffic management was a leading factor in our site design, as it is always an important consideration to the community. Our previous experiences in operating eleven schools have given us insight into the best ways to keep cars off the road, and to keep arrivals/dismissals efficient. The double queue drive aisle wraps around the building, maximizing the number of cars we can hold onsite (and thereby minimizing backup on Galindo Street). The queue is structured as a right in from Galindo, and a right out onto Galindo; this is the most efficient manner of entering and exiting the site. After student drop-off, the entry and exit gates will be closed, converting the drive aisle to play space.

Modern-style architecture is proposed that features a flat roof and simple building forms articulated by perforated metal screening, wood cladding, metal and cement plaster panels, and aluminum storefront windows. A color and materials board will be presented at the meeting. The proposed design includes changes in response to Ad Hoc Committee comments, including the addition of arched forms, a stronger articulation of the front elevation with pop-outs at the stairs and balcony, and a warmer color and materials palette. The approach to the architecture and Committee comments is further explained in the following statement:

The new building is designed to reflect Concord's Early Californian style, with some modern architectural interpretations of these elements. The building takes references from Salvio Pacheco Plaza, one of the main landmarks at Todos Santos Plaza at the heart of the city. These influences are visible in various details, colors and finishes – from the arches that front Galindo Street, to the wood-clad balcony projections. All four facades, especially the front façade are highly articulated with projections, overhangs, and second floor walkway which help to modulate the building's massing. The earthy color palette resonates with the aesthetic of Early Californian architecture, which includes off-white, orange-red, and wood. Rocketship's signature accent colors (green, teal, orange, purple) are applied on architectural elements such as the columns and signage. Such interplay between the new (perforated metal panels) and the old (arches) best exemplifies our ambition to create something new while respecting the old.

New landscaping is proposed around the site's perimeter and at the guest parking and playground areas. The plan includes 15-gallon Ceanothus trees along the north property line and east side of the playground, 24-inch box Valley oaks around the playground and south property line, and 24-inch box Western redbud accent trees at the south driveway and rear of the building. The project would retain 16 existing trees, most of which are located along the site frontage, including a Valley oak adjacent to the play area. The plan proposes ten varieties of shrubs such as manzanita, lilac and sage, five types of ground cover, and synthetic turf for the play area. A combination of perimeter fencing and walls is proposed, between six and eight feet in height, including concrete and CMU walls, galvanized steel fencing with cement board planks, and cyclone fencing with vinyl slats. The applicant's approach to landscaping is further explained in the following statement:

In the landscape plan, we have made efforts to create a sense of place that is reflective of Concord and the surrounding areas. Valley Oaks, which are typical of the nearby hillsides, frame the main entry area, and will provide shade over the play structure. The plan uses all native trees, shrubs, and groundcovers – this promotes the local ecology, while also minimizing the need for irrigation, a critical issue to be mindful about during a drought.

Light fixtures mounted on the building would be used to illuminate the pedestrian pathways and door entries. Additional pole mounted lights would be used to safely illuminate the campus and parking lot. The school campus is secured with a 6'-0 high perimeter fencing: Along Galindo, the vertical metal fencing sits atop a 3' tall stucco wall to draw a balance between safety from and connection to the street. Along the back, adjacent to the neighboring properties, we've proposed 6' and 8' sound walls. There is only a single point of access for the public (along Galindo Street), to further ensure a safe learning environment for our children and staff.

Staff has the following comments and recommendations on the project:

1) Consider whether additional Early California Architecture style elements can be incorporated into the project's design.

2) Ceanothus perimeter trees will grow quickly and provide evergreen screening for the playground area and abutting commercial building to the north. Staff requests direction on whether 15-gallon Ceanothus is appropriate instead of 24-inch box trees, per the City's typical standard, given the trees' location and function.

3) The Development Code discourages cyclone/chain link fencing when visible from public areas and neighboring properties. Staff recommends an alternative fence type to meet Development Code standards.

4) Revised plans shall include the following details for review:

   - Fencing/wall details and location.
   - Sign plan.
   - Landscape details and sections through vegetative swales.

IV. RECOMMENDED ACTION

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

Staff has the following comments and recommendations on the project:

1) Consider whether additional Early California Architecture style elements can be incorporated into the project's design.

2) Ceanothus perimeter trees will grow quickly and provide evergreen screening for the playground area and abutting commercial building to the north. Staff requests direction on whether 15-gallon Ceanothus is appropriate instead of 24-inch box trees, per the City's typical standard, given the trees' location and function.

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4) Revised plans shall include the following details for review:

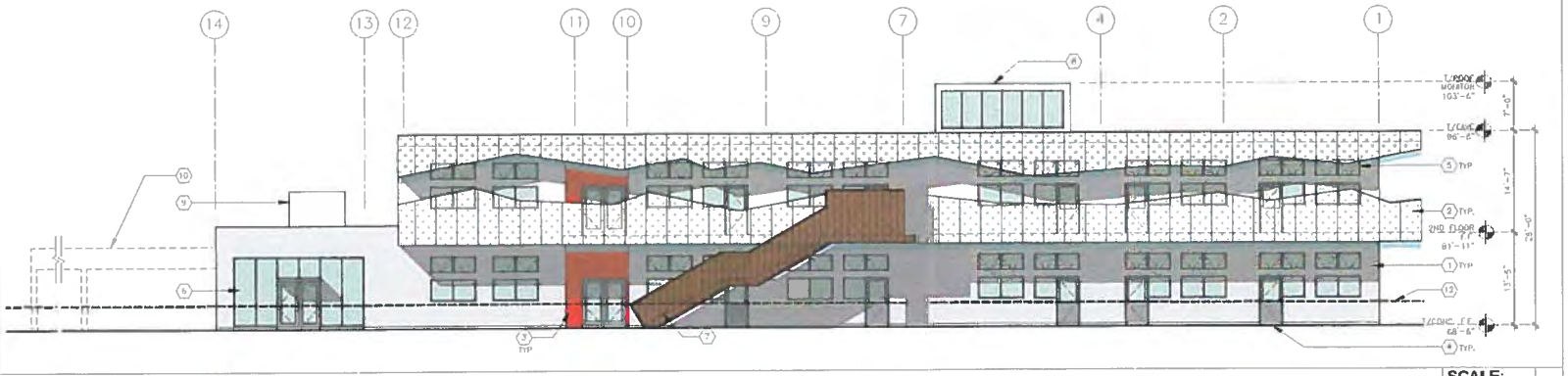
- Fencing/wall details and location.
- Sign plan.
- Landscape details and sections through vegetative swales.

Prepared by: Frank Abejo

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

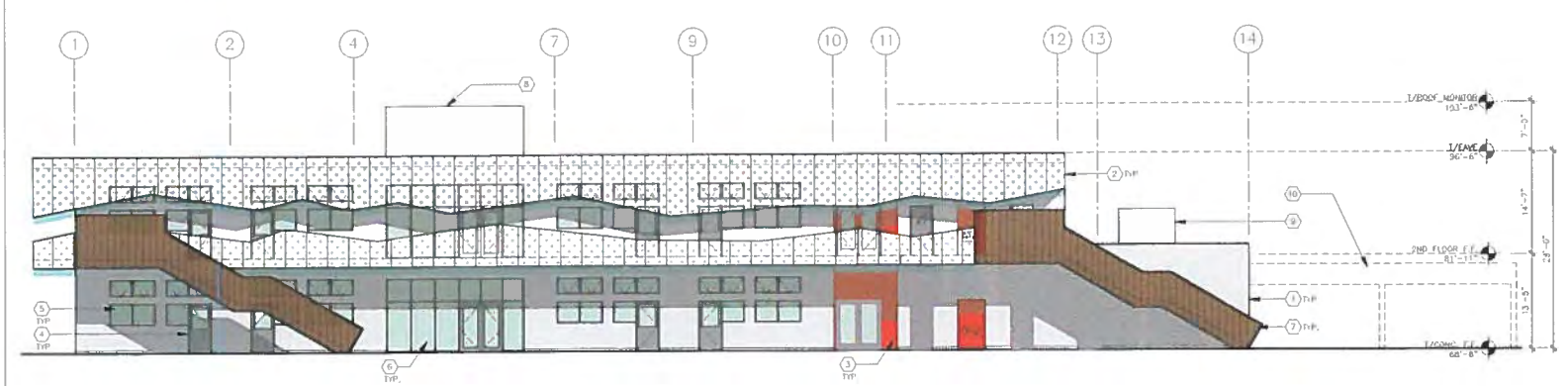
Exhibits:

A- Original Project Design received June 30, 2015
B - Revised Project Design received October 16, 2015



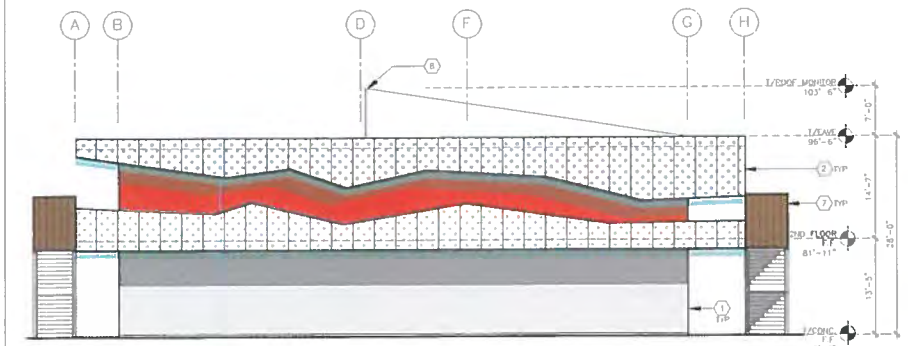
EAST ELEVATION

SCALE: 1/8" = 1'-0" 5



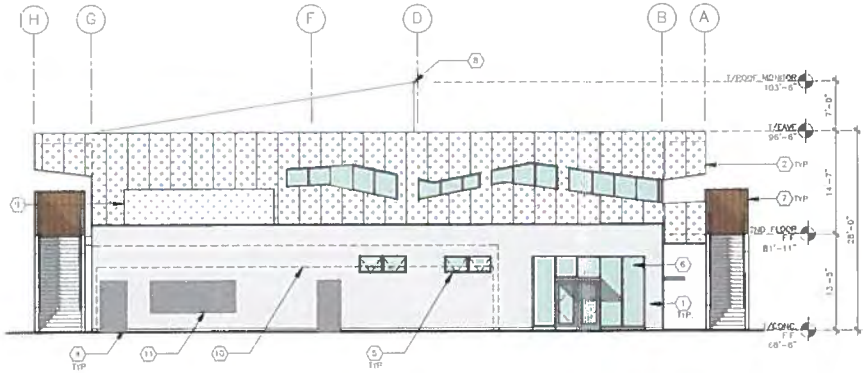
WEST ELEVATION

SCALE: 1/8" = 1'-0" 6



NORTH ELEVATION

SCALE: 1/8" = 1'-0" 12



SOUTH ELEVATION

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

KEYNOTES:

1. INSULATED METAL WALL PANEL
2. PERFORATED RIBBED METAL SOLAR SCREEN
3. CEMENT PLASTER
4. DOOR PER SCHEDULE
5. WINDOW PER SCHEDULE
6. ALUMINUM & GLASS STOREFRONT
7. STAIR W/WOOD SIDING
8. ROOF MONITOR
9. MECH. EQUIPMENT ENCLOSURE
10. OUTDOOR LUNCH SHELTER
11. ROLL-UP DOOR PER SCHEDULE
12. LEVEL OF SIDEWALK ON GALINDO AVE. (72'-0")

NOTES

SCALE: N.T.S. 3

ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T. 323.257.8200 F. 323.257.8276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA, 94520

DATE: 06 30 15
REVISED:

CONDITIONAL USE PERMIT SUBMITTAL

APPROVAL

EXHIBIT A

SITE PLAN

SCALE: 1" = 20'-0" | 7

SITE PLAN NOTES:

1. ACCESSIBLE PATH OF TRAVEL AS SHOWN SHALL BE A BARRIER-FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" @ 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAXIMUM CROSS SLOPE SHALL BE 2% TYPICAL. MAXIMUM RUNNING SLOPE SHALL BE 5% EXCEPT AT RAMPS AND LAND RAMPS MAXIMUM RUNNING SLOPE SHALL BE 8.33%.
2. DO NOT SCALE FROM DRAWINGS.
3. COLOR OF DETECTABLE WARNING WITH TRUNCATED DOMES TO BE YELLOW. DETECTABLE WARNING TO BE INSTALLED ON TOP OF CONCRETE PAVEMENT. DO NOT INSTALL DETECTABLE WARNING ON TOP OF A.C. PAVEMENT
4. THE ISA SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO 15090 IN FEDERAL STANDARD 595B
5. WHERE ACCESSIBLE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTER LINE OF THE MARKING. DOUBLE STRIPPING IS NON-COMPLIANT
6. IN CONCRETE PAVEMENT PROVIDE CONTROL JOINTS @ 12'-0" MAX. O.C. EACH WAY. CONTROL JOINTS TO BE SAWCUT, NOT TOOLED. ARCHITECT TO APPROVE JOINT LOCATIONS PRIOR TO SAWCUTTING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
7. STORAGE SHED TO BE PAINTED
8. ALL EXTERIOR PAVEMENT TO DRAIN AWAY FROM BUILDINGS AND HAVE MINIMUM 1/8" PER FOOT SLOPE (S.C.D.)
9. SURFACE SLOPE PERCENTAGE VALUE IS MAXIMUM WHERE INDICATED. SURFACE SLOPE VALUE IS ABSOLUTE WHERE "MAXIMUM" IS NOT INDICATED. ALL EXTERIOR PAVEMENT SHALL HAVE A MINIMUM SLOPE OF 1.0% FOR DRAINAGE.
10. ARCHITECTURAL TARGET ELEVATIONS ARE BASED ON DATUM POINT OF 100.00' ESTABLISHED AS FINISH FLOOR. DATUM POINT IS EQUIVALENT TO 65.00' RELEVANT TO TOPOGRAPHIC SURVEY AND CIVIL DRAWINGS.
11. FOR EXISTING TREES TO REMAIN SEE DETAIL A/L1.2, TREE PRESERVATION AND SPECIFICATION 01 56 39 AND TREE AND PLAN PROTECTION.

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- (A) (E) 6" TO 2'-0" CONC. RETAINING WALL W/6'-0" C.L. FENCE
- (B) 6'-0" CHAIN LINK FENCE
- (C) 6'-0" C.M.U. WALL
- (D) 6'-0" C.M.U. WALL W\ SPORTS NET
- (E) 6'-0" GALV. STEEL FENCE W/ CEMENT BOARD PLANKS
- (F) 6'-0" FENCE W\PLASTIC LUMBER SLATS TO MATCH STAIN #1
- (G) 6'-0" CONCRETE WALL
- (H) 6'-0" C.L. FENCE W\ VINYL SLATS
- (J) CONC. RETAINING WALL W\ 6'-0" FENCE TO MATCH TYPE "F"
- CONCRETE PAVEMENT, SEE CIVIL DRAWINGS
- ASPHALT PAVEMENT, SEE CIVIL DRAWINGS
- LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
- SYNTHETIC TURF, SEE LANDSCAPE DRAWINGS
- VISIBILITY TRIANGLE
- WM — WATER METER (DOMESTIC)
- WM — WATER METER (IRRIGATION)
- BFP/DC — BACKFLOW PREVENTER ("D"=DOMESTIC, "I"=FIRE, "I"=IRRIGATION)(S.C.D.)
- DCDA — DETECTOR DOUBLE CHECK VALVE
- T — ELECTRICAL TRANSFORMER BY PG&E (S.C.D. & S.E.D.)
- M — ELECTRICAL METER/MAIN SERVICE & DISTRIBUTION (S.E.D.)
- GM — GAS METER (S.C.D.)
- FDC — FIRE DEPARTMENT CONNECTION
- PIV — POST INDICATOR VALVE
- CB — CATCH BASIN WITH TRASH CAPTURE
- POLE LIGHT ON 2'-0" DIA. x 2'-0" HIGH CONC. PEDESTAL (S.C.D. & S.E.D.)
- 2.5% (MAX.) — DOWNWARD SURFACE SLOPE (SEE NOTE #9)
- DF — ADA-COMPLIANT HI-LO DRINKING FOUNTAIN
- D.S. — DOWNSPOUT
- F.H. — FIRE HYDRANT (S.C.D.)
- F.R. — FIRE SPRINKLER RISER (S.F.D.)
- HB — HOSE BIBB
- STREET LIGHT (S.E.D.)

NOTES

SCALE: N.T.S.

VICINITY MAP

SCALE: N.T.S. | 1

ABBREVIATIONS:

(E)	EXISTING
(N)	PROPOSED
(F)	FUTURE
C.J.	CONTROL JOINT
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
D.S.	DOWNSPOUT
E.V.	ELECTRIC VEHICLE
TC	TOP OF CURB
FL	FLOW LINE
FS	FINISH SURFACE
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.F.D.	SEE FIRE SPRINKLER DRAWINGS
W.I.	WROUGHT IRON
C.L.	CHAIRLINK (OR CENTER LINE)
S.O.G.	SLAB ON GRADE
O.C.	ON CENTER
ACC.	ACCESSIBLE
C.M.U.	CONCRETE MASONRY UNIT
F.F.	FINISH FLOOR
C.I.	CAST IRON
O.F.C.I.	OWNER FURNISHED & CONTRACTOR INSTALLED

GENERAL SUMMARY:

GENERAL PLAN:	DOWNTOWN SPECIFIC PLAN	
ZONING DESIGNATIONS:	DOWNTOWN MIXED USE (DMX)	
FEMA FLOOD ZONE:	SITE NOT LOCATED IN FLOOD ZONE	
SIZE OF PROPERTY:	GROSS:	57,551.44 SF (1.32 ACRES)
	NET:	57,551.44 SF (1.32 ACRES)
TOTAL FLOOR AREA: (GROSS)	FIRST FLOOR:	13,240 SF
	SECOND FLOOR:	11,117 SF
	SUBTOTAL:	24,357 SF
	BALCONIES\OVERHANGS:	5,944 SF
	COVERED LUNCH SHELTER:	2,147 SF
TOTAL BUILDING AREA:		32,448 SF
FLOOR AREA RATIO (F.A.R.)	0.6	
PERCENTAGE OF LOT COVERAGE:	23%	
PERCENTAGE OF NET:		
LANDSCAPING AREA	10.5%	
COMMON OPEN SPACE	2%	
PRIVATE USABLE OPEN SPACE	42.5%	
PARKING, DRIVEWAY, AND WALK:	22%	

PARKING SUMMARY:

PARKING REQUIRED			# SPACES REQ'D
USE	BASIS	FACTOR	
GRADES TK-5	20 CLASSROOMS	1 PER CLASSROOM	20
OFFICE	2250 SF	1 PER 250 SF	9
LEARNING LABS	2 CLASSROOMS	1 PER CLASSROOM	2
		TOTAL # SPACES REQUIRED:	31

PARKING PROVIDED		# SPACES PROVIDED
ONSITE	STANDARD	11
	COMPACT	1
	ADA	1
	SUBTOTAL # SPACES PROVIDED:	13
OFFSITE	STANDARD	7
	COMPACT	5
	PARALLEL	5
	ADA	2
	SUBTOTAL # SPACES PROVIDED:	18
	TOTAL # SPACES PROVIDED:	31

SITE DATA

SCALE: N.T.S.

KEYNOTES:

1. NOT USED
2. NOT USED
3. COMPOSITE LUMBER BENCH
4. VISIBILITY TRIANGLE PER CITY STANDARD
5. TRASH ENCLOSURE W/ DRAIN TO SEWER & HOT+COLD WATER SUPPLY, SEE A1.2
6. SIGN TO READ "NO PARKING-FIRELANE"
7. 20' WIDE FIRE ACCESS LANE
8. COVERED LUNCH SHELTER
9. CONCRETE SIDEWALK (S.C.D.)
10. PAINTED "LAUNCH" LINES
11. 12'-0" x 45'-0" LOADING ZONE W\ PAINTED STRIPS
12. CURB CUT & CONCRETE APRON (S.C.D.)
13. CONCRETE WALKWAY (S.C.D.)
14. CONCRETE CURB & GUTTER (S.C.D.)
15. CONCRETE STEPS
16. CONCRETE RAMP
17. MONUMENT SIGN
18. ELECTRICAL TRANSFORMER
19. OUTDOOR SITTING AREA WITH BUILT-IN BENCHES
20. SYNTHETIC TURF (S.L.D.)
21. LINE OF ROOF OVERHANG ABOVE
22. TREE (S.L.D.)
23. (E) TREE (S.L.D.) (SEE NOTE #11)
24. PLAY EQUIPMENT
25. NOT USED
26. NOT USED
27. NOT USED
28. NOT USED
29. NOT USED
30. CURB RAMP W/DETECTABLE WARNING
31. NOT USED
32. NOT USED
33. NOT USED
34. NOT USED
35. NOT USED
36. NOT USED
37. NOT USED
38. PLANTER WITH CONC. SEAT WALL
39. 5'-0"x5'-0" TREE WELL W/ ADA-COMPLIANT CI. GRATE
40. NOT USED
41. RUBBERIZED SAFETY SURFACE
42. NOT USED
43. NOT USED
44. COVERED & SECURED BICYCLE PARKING
45. PEDESTAL MOUNTED E.V. CHARGER ON CONC. PAD
46. 21'-0" MANUALLY OPERATED GATE W/NON-CASEHARDENED LOCK

ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T. 323.257.6200 F. 323.257.6276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA, 94520

DATE: 10 15 15
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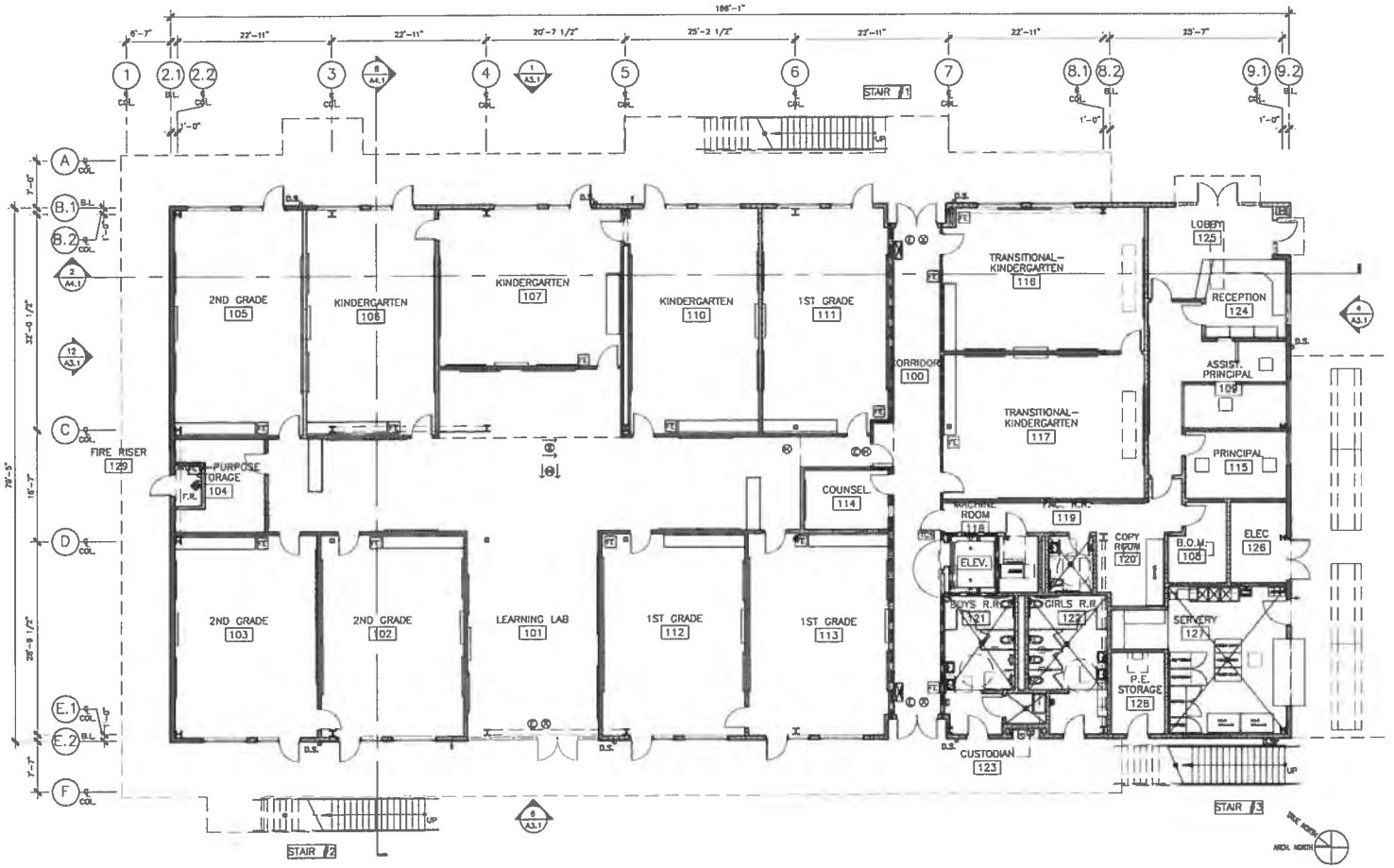

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" | 7

NOTES:

1. DO NOT SCALE FROM DRAWINGS
2. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOWS DIMENSIONED TO C.L. OF CLEAR OPENING U.O.N.
4. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
5. AT EVERY REQUIRED EXIT SIGN LOCATED IN AN INTERIOR CORRIDOR PROVIDE AN ADDITIONAL APPROVED LOW-LEVEL PHOTOLUMINESCENT EXIT SIGN. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 8 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL AND SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT DOORS THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN WITHIN 4 INCHES OF THE DOOR FRAME.
6. SEE SHEET T.0 FOR OCCUPANT LOAD AND EGRESS ANALYSIS
7. DOORS AND WINDOWS NOT DIMENSIONED TO BE CENTERED IN THE CLEAR OPENING U.O.N.
8. PROVIDE ABUSE-RESISTANT GYP. BD. BELOW 4'-0" AT CORRIDORS, STAIRS & RESTROOM WALLS NOT SCHEDULED TO RECEIVE CERAMIC TILE OR FRP (USG FIBEROCK OR EQUAL). PROVIDE MOISTURE-RESISTANT GYP BD. AT RESTROOM & WET AREAS.
9. METAL STUDS TO COMPLY WITH ICC ER# 4943P.
10. PROVIDE ACOUSTICAL SEALANT @ SOUND INSULATED WALLS @ FLOOR & CEILING INTERSECTIONS. PATCH AND PROVIDE APPROVED FIRE STOPPING MATERIAL PER U.B.C. STD. NO. 7-1 AT ALL PLUMBING, MECHANICAL, ELECTRICAL & ANY OTHER PENETRATIONS OF RATED WALLS
11. AT ALL GYPSUM BOARD WALLS PROVIDE PLASTIC CORNER GUARDS, MIN. 8'-0" HIGH, SCREW FASTENED, AT ALL OUTSIDE CORNERS, COLOR: CLEAR
12. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. CABINET TO PROJECT 4" MAXIMUM FROM WALL. FOR RECESSED CABINET IN RATED PARTITION (SEE DETAIL 7/A9.8)
13. SEE A4.1 FOR BUILDING INSULATION.
14. SEE STRUCTURAL DRAWINGS FOR METAL STUD GAGE & SPACING.

NOTES

SCALE: N.T.S. | 8

LEGEND:

- B.L. / F.O.S. — BUILDING LINE (FACE OF STUD) / FACE OF STRUCTURE
- INTERIOR PARTITION: 3-5/8" METAL STUD FRAMING W/ ACOUSTICAL BATT INSULATION
- INTERIOR PARTITION: 6" METAL STUD FRAMING W/ ACOUSTICAL BATT INSULATION (U.O.N.)
- INTERIOR PARTITION: 1 HOUR CORRIDOR WALL (SEE DETAIL 18/A9.3)
- INTERIOR PARTITION: 1 HOUR RATED ELEVATOR SHAFT ENCLOSURE
- EXTERIOR WALL: 6" METAL STUD FRAMING W/ R-21 BATT INSULATION
- FE — PORTABLE FIRE EXTINGUISHER (2A OR 2A10BC RATED) IN SEMI-RECESSED A.D.A. COMPLIANT CABINET.
- ILLUMINATED EXIT SIGNS W/BATTERY BACK-UP. SHADED PORTION INDICATES FACE OF EXIT LIGHT. DIRECTIONAL ARROW AS SHOWN. (SEE NOTES 4 & 5)
- LOW-LEVEL EXIT SIGN @ 6" MIN. & 8" MAX. AFF TO BOTTOM EDGE. SHADED PORTION INDICATES FACE OF EXIT SIGN. DIRECTIONAL ARROW AS SHOWN. (SEE NOTE 5)
- TACTILE "EXIT" SIGN PER CBC 1011.4.1 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS)
- TACTILE "EXIT STAIR DOWN" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS)
- TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS)
- O.L.L. — OCCUPANT LOAD SIGN COMPLYING W/CBC 1004.3
- ACCESSIBLE ENTRANCE SIGN
- FURNITURE (N.I.C.)
- HAND DRYER
- P.A. SPEAKER @ 5'-0" A.F.F. TO C.L.
- F.R. — FIRE SPRINKLER RISER
- D.S. — DOWNSPOUT
- TCS — TWO-WAY COMMUNICATION SYSTEM (TCS) BETWEEN ELEVATOR LANDING AND CENTRAL CONTROL POINT LOCATION APPROVED BY FIRE DEPARTMENT. THE TCS SHALL INCLUDE BOTH AUDIBLE & VISIBLE SIGNALS PER CBC 1007.8.1.1 THE TCS SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO AN APPROVED MONITORING LOCATION PER CBC 1007.8.1. DIRECTION FOR USE AND IDENTIFYING INFORMATION SHALL BE POSTED ADJACENT TO THE TCS PER CBC 1007.8.2.

NOTES

SCALE: N.T.S. | 4

ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T. 323.257.8200 F. 323.257.8276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA, 94520

DATE: 10.15.15
REVISED:

DESIGN REVIEW BOARD

APPROVAL:

STAMP/SEAL:
LICENSED ARCHITECT NATHAN A. SMITH C-28788 03.31.17 RENEWAL STATE OF CALIFORNIA

SHEET TITLE:
FIRST FLOOR PLAN

PROJ NO: 2015-13

SHEET NO:
A2.1

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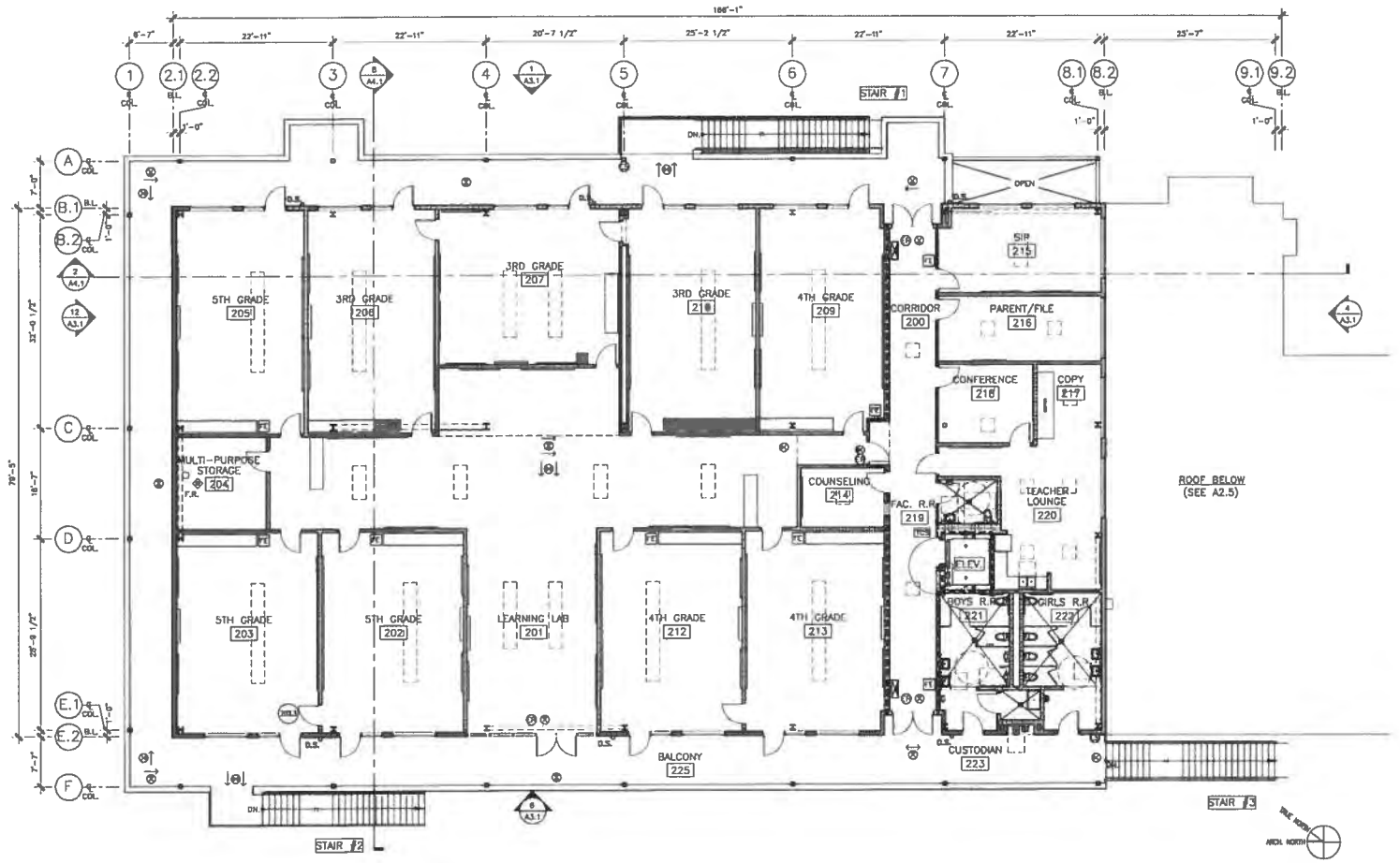

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" | 7

NOTES:

1. DO NOT SCALE FROM DRAWINGS
2. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOWS DIMENSIONED TO C.L. OF CLEAR OPENING U.O.N.
4. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
5. AT EVERY REQUIRED EXIT SIGN LOCATED IN AN INTERIOR CORRIDOR PROVIDE AN ADDITIONAL APPROVED LOW-LEVEL PHOTOLUMINESCENT EXIT SIGN. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 8 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL AND SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT DOORS THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN WITHIN 4 INCHES OF THE DOOR FRAME.
6. SEE SHEET T.0 FOR OCCUPANT LOAD AND EGRESS ANALYSIS
7. DOORS AND WINDOWS NOT DIMENSIONED TO BE CENTERED IN THE CLEAR OPENING U.O.N.
8. PROVIDE ABUSE-RESISTANT GYP BD. BELOW 4'-0" AT CORRIDORS, STAIRS & RESTROOM WALLS NOT SCHEDULED TO RECEIVE CERAMIC TILE OR FRP (USG FIBEROCK OR EQUAL). PROVIDE MOISTURE-RESISTANT GYP. BD. AT RESTROOM & WET AREAS.
9. METAL STUDS TO COMPLY WITH ICC ER# 4943P
10. PROVIDE ACOUSTICAL SEALANT @ SOUND INSULATED WALLS @ FLOOR & CEILING INTERSECTIONS. PATCH AND PROVIDE APPROVED FIRE STOPPING MATERIAL PER U.B.C. STD. NO. 7-1 AT ALL PLUMBING, MECHANICAL, ELECTRICAL & ANY OTHER PENETRATIONS OF RATED WALLS
11. AT ALL GYPSUM BOARD WALLS PROVIDE PLASTIC CORNER GUARDS, MIN. 6'-0" HIGH, SCREW FASTENED, AT ALL OUTSIDE CORNERS, COLOR: CLEAR
12. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. CABINET TO PROJECT 4" MAXIMUM FROM WALL. FOR RECESSED CABINET IN RATED PARTITION (SEE DETAIL 7/A9.8)
13. SEE A4.1 FOR BUILDING INSULATION.
14. SEE STRUCTURAL DRAWINGS FOR METAL STUD GAGE & SPACING.

NOTES

SCALE: N.T.S. | 8

LEGEND:

- B.L. — BUILDING LINE (FACE OF STUD)
- F.O.S. — FACE OF STRUCTURE
- INTERIOR PARTITION: 3-5/8" METAL STUD FRAMING W/ ACOUSTICAL BATT INSULATION
- INTERIOR PARTITION: 6" METAL STUD FRAMING W/ ACOUSTICAL BATT INSULATION (U.O.N.)
- INTERIOR PARTITION: 1 HOUR CORRIDOR WALL (SEE DETAIL 18/A9.3)
- INTERIOR PARTITION: 1 HOUR RATED ELEVATOR SHAFT ENCLOSURE
- EXTERIOR WALL: 6" METAL STUD FRAMING W/ R-21 BATT INSULATION
- FE — PORTABLE FIRE EXTINGUISHER (2A OR 2A10BC RATED) IN BOX—RECESSED A.D.A. COMPLIANT CABINET.
- ILLUMINATED EXIT SIGNS W/BATTERY BACK-UP. SHADED PORTION INDICATES FACE OF EXIT LIGHT. DIRECTIONAL ARROW AS SHOWN. (SEE NOTES 4 & 5)
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- TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS)
- O.L. — OCCUPANT LOAD SIGN COMPLYING W/CBC 1004.3
- H.A. — ACCESSIBLE ENTRANCE SIGN
- FURNITURE (N.I.C.)
- HAND DRYER
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NOTES

SCALE: N.T.S. | 4

ARCHITECT:
SWIFTLEEOFFICE
934 S. Raymond Ave.
Pasadena, CA 91105
T: 323.257.8200 F: 323.257.8276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA 94520

DATE: 10.15.15
REVISED:
DESIGN REVIEW BOARD
APPROVAL:

STAMP/SEAL:
LICENSED ARCHITECT NATHAN A. SMITH C-28786 03.31.17 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE:
SECOND FLOOR PLAN

PROJ. NO: 2015-13

SHEET NO:
A2.2

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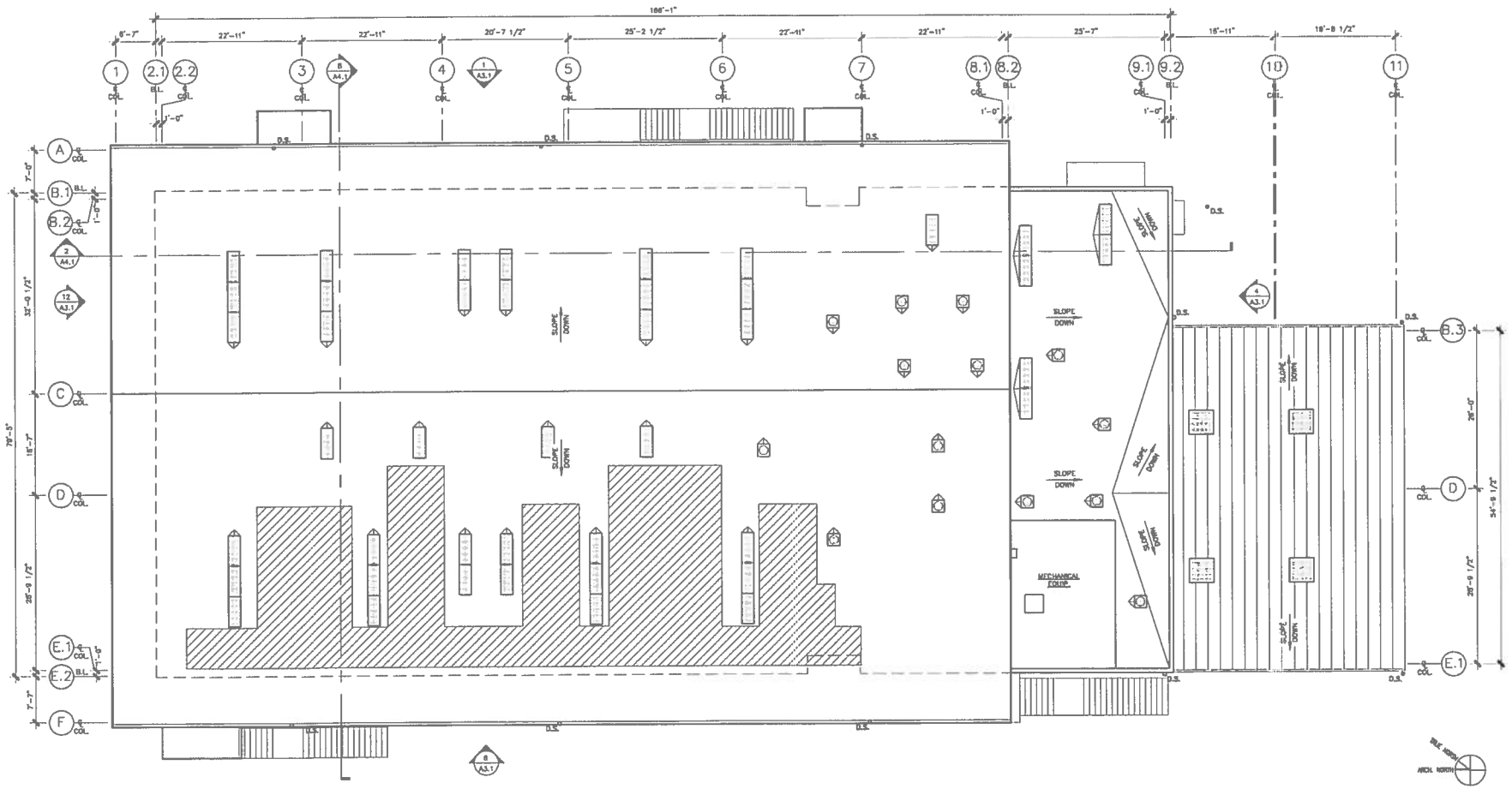

ROOF PLAN

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

NOTES:

1. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.

LEGEND:

PHOTOVOLTAIC PANELS REFER TO ELECTRICAL DRAWINGS FOR DETAILS

D.S. DOWNSPOUT

NOTES

SCALE: N.T.S. | 4

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ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T. 323.257.8200 F. 323.257.8276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA, 94520

DATE: 10.15.15
REVISED:

DESIGN REVIEW BOARD

APPROVAL:

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LICENSED ARCHITECT NATHAN A. SWIFT C-28798 03.31.17 REGISTERED DATE STATE OF CALIFORNIA

SHEET TITLE:
ROOF PLAN

PROJ. NO: 2015-13

SHEET NO:
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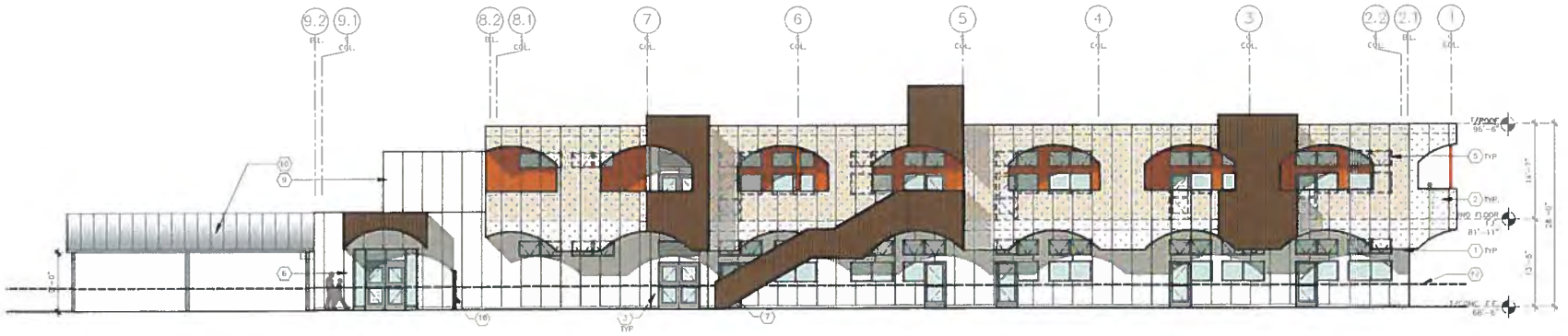
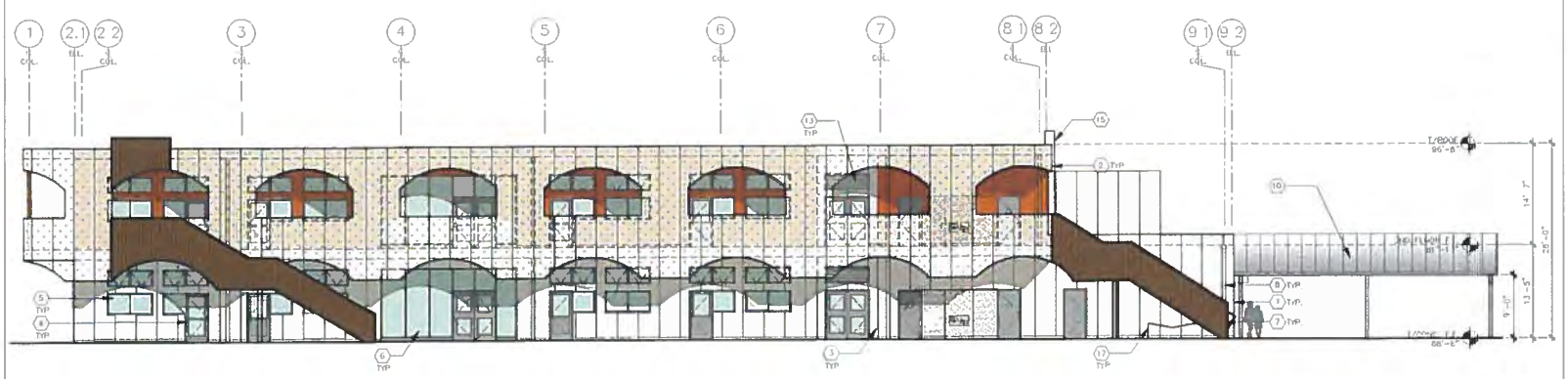


EAST ELEVATION

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



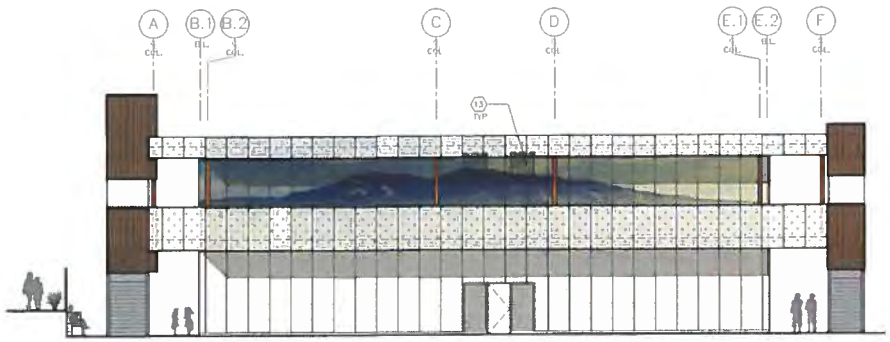
WEST ELEVATION

SCALE: 1/8" = 1'-0" 6

KEYNOTES:

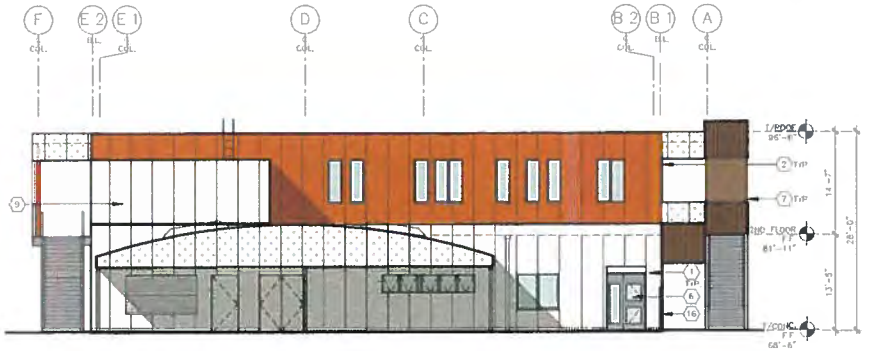
1. INSULATED METAL WALL PANEL
2. PERFORATED PAINTED METAL SOLAR SCREEN
3. CEMENT PLASTER
4. DOOR PER SCHEDULE
5. WINDOW PER SCHEDULE
6. ALUMINUM & GLASS STOREFRONT
7. STAIR W/WOOD SCREEN
8. DOWNSPOUT TO MATCH WALL PANEL
9. MECH. EQUIPMENT ENCLOSURE SCREEN
10. OUTDOOR LUNCH SHELTER
11. ROLL-UP DOOR PER SCHEDULE
12. LEVEL OF SIDEWALK ON GALINDO ST (72'-0")
13. HVAC LOUVER TO MATCH WALL PANEL
14. NOT USED
15. ROOF ACCESS LADDER
16. FENCE
17. GALV. STEEL PIPE GUARD UNDER STAIR @ 6'-8" CLEARANCE

NOTES SCALE: N.T.S. 3



NORTH ELEVATION

SCALE: 1/8" = 1'-0" 12



SOUTH ELEVATION

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

ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T. 323.257.8200 F. 323.257.8276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA 94520

DATE: 10.15.15
REVISED:
DESIGN BOARD REVIEW

APPROVAL:

STAMP/SEAL:
LICENSED ARCHITECT NATHAN A. SWIFT C-28798 03.31.17 STATE OF CALIFORNIA

SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS

PROJ. NO: 2015-13

SHEET NO:
A3.1

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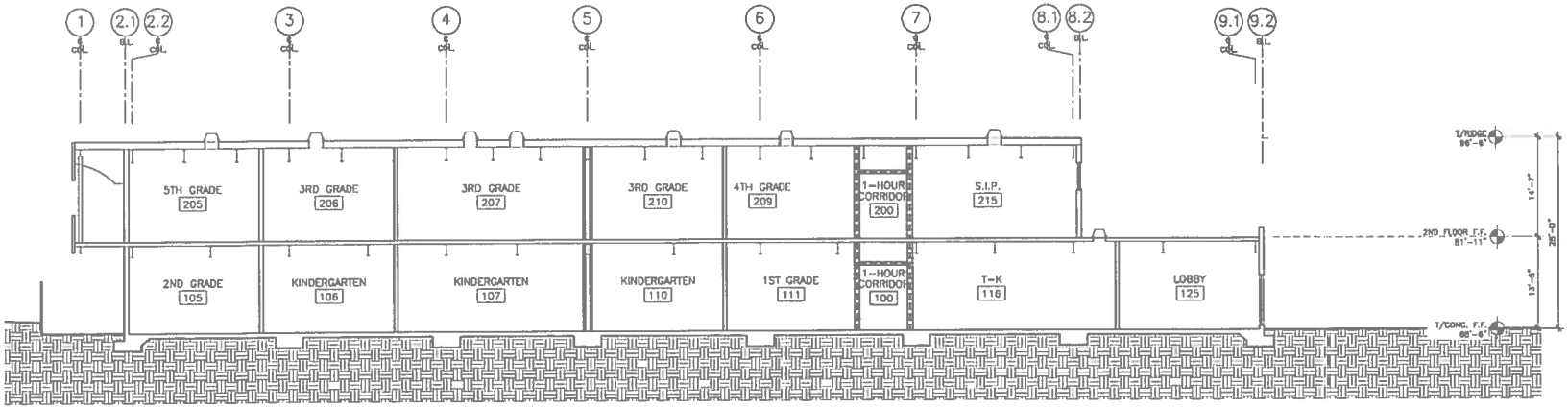
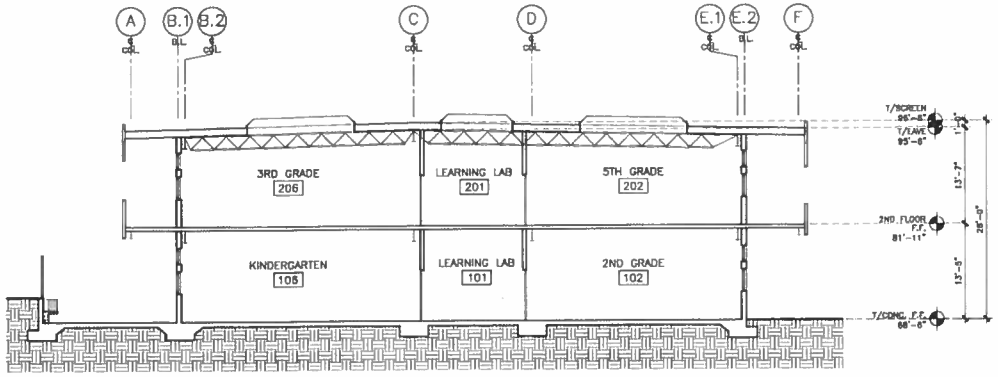


BUILDING SECTION LOOKING EAST

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



BUILDING SECTION LOOKING SOUTH

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

NOTES

SCALE: N.T.S. 4

ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T: 323.257.6200 F: 323.257.6276
www.swiftleeoffice.com

CONSULTANT:

PROJECT NAME:
Rocketship Concord Public School
Concord, CA, 94520

DATE: 10.15.15
REVISED:
DESIGN REVIEW BOARD

APPROVAL:

STAMP/SEAL:
LICENSED ARCHITECT BYRAM A. SMITH C-28798 03.31.17 STATE OF CALIFORNIA

SHEET TITLE:
BUILDING SECTIONS

PROJ NO: 2015-13

SHEET NO:
A4.1

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LANDSCAPE NOTES

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER IMMEDIATELY SHOULD CONFLICTS ARISE.
3. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS
4. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER SHOULD CONFLICTS ARISE.
6. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE'S REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING
7. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 3" BELOW ADJACENT PAVING, TAPER 2" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH WITHIN 2' OF PAVING.
8. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES
9. ALL PLANTING AREAS SHALL RECEIVE A 2" MIN. DEPTH BARK MULCH TOP DRESSING. BARK MULCH TO BE REPUBLIC SERVICES "PRO-CHIP" IN NON-BIORETENTION AREAS. BARK MULCH TO BE SUNGRO HORTICULTURE'S SHREDDED CEDAR IN BIORETENTION AREAS.
10. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 8 HOURS OF PLANTING
11. ALL EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
12. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY
13. REFER TO PLANTING AND CONSTRUCTION DETAILS ON SHEET L1.2
14. REFER TO SPECIFICATION SECTIONS:
    32 18 16 SYNTHETIC RESILIENT SURFACING
    32 93 00 LANDSCAPE PLANTING
15. CONTRACTOR TO COLLECT AND SUBMIT SOIL SAMPLE TO SOIL AND PLANT LAB FOR SOIL AMENDING AND PREPARATION RECOMMENDATION.

LANDSCAPE LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES:			
CEA THR	15 GAL	CEANOTHUS THRYSIFLORUS 'SNOW FLURRY'	SNOW FLURRY CEANOTHUS
CER OCC	24" Box	CERC S OCCIDENTALIS	WESTERN REDBUD
QUE LOB	24" Box	QUERCUS LOBATA	VALLEY OAK
SHRUBS:			
ARC DEN	5 GAL	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	VINE HILL MANZANITA
BAC PIL	1 GAL	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH
CAR CAL	5 GAL	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE
CEA EBB	5 GAL	CEANOTHUS 'EBBETTS FIELD'	DWARF MILD LILAC
ENC CAL	5 GAL	ENCELIA CALIFORNICA	ENCELIA
HET ARB	5 GAL	HETEROMELES ARBUTIFOLIA	TOYON
LEY CON	1 GAL	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE
MUH RIG	5 GAL	MUHLENBERGIA RIGENS	DEER GRASS
SAL API	5 GAL	SALVIA APIANA	WHITE SAGE
SAL LEU	5 GAL	SALVIA LEUCOPHYLLA	PURPLE SAGE
GROUND COVERS:			
	1 GAL	ARCTOSTAPHYLOS 'EMERALD CARPET' PLANT AT 24" O.C.	BEARBERRY
	1 GAL	NASSELLA PULCHRA PLANT AT 24" O.C.	FOOTHILL NEEDLE GRASS
	1 GAL	SISYRINCHIUM BELLUM PLANT AT 12" O.C.	BLUE EYED GRASS
	1 GAL	SISYRINCHIUM CALIFORNICUM PLANT AT 12" O.C.	YELLOWED EYED GRASS
	1 GAL	ZAUCHNERIA CALIFORNICA PLANT AT 24" O.C.	CALIFORNIA FUSCHIA

MATERIALS

- 2" LAYER OF BARK MULCH ONLY
- SYNTHETIC TURF 'A', SEE DETAIL E, L1.2
- SYNTHETIC TURF 'B', SEE DETAIL F, L1.2
- TREE GRATE, SEE DETAIL 9, L1.2
- CONCRETE CURB - SYNTHETIC TURF TYPE 'A', SEE DETAIL E, L1.2
- CONCRETE CURB - SYNTHETIC TURF TYPE 'B', SEE DETAIL F, L1.2

NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'

ARCHITECT:
SWIFTLEEOFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T: 323.257.8200 F: 323.257.8276
www.swiftleeoffice.com

CONSULTANT:
ANLA
913 Willow Street, Suite 301
San Jose, CA 95125
T: 408.998.2906
www.anla-associates.com

PROJECT NAME:
Rocketship Galindo Public School
Concord, CA 94520

DATE: 08.21.15
REVISED:

APPROVAL:

STAMP/SEAL:
LICENSED LANDSCAPE ARCHITECT
ALISSA J. BRUCE
No. 5574
Signature
08.31.2017
Renewal Date
08.01.2018
Date
STATE OF CALIFORNIA

SHEET TITLE:
LANDSCAPE PLAN

PROJ. NO 2015-13
ANLA NO: 1516

SHEET NO:
L1.1

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TREES:

CEANOTHUS THYRSIFLORUS 'SNOW FLURRY'
SNOW FLURRY CEANOTHUS

QUERCUS LOBATA
VALLEY OAK

CERCIS OCCIDENTALIS
WESTERN REDBUD

SHRUBS:

ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
VINE HILL MANZANITA

BACCHARIS PILULARIS 'PIGEON POINT'
COYOTE BRUSH

CARPENTERIA CALIFORNICA
BUSH ANENOME

CEANOTHUS 'EBBET'S FIELD'
DWARF WILD LILAC

ENCELIA CALIFORNICA
ENCELIA

HETEROMELES ARBUTIFOLIA
TOYON

LEYMUS CONDENSATUS
WILE RYE

MUHLENBERGIA RIGENS
DEER GRASS

SALVA APIANA
WHITE SAGE

SALVA LEUCOPHYLLA
PURPLE SAGE

GROUND COVERS:

ARCTOSTAPHYLOS 'EMERALD CARPET'
BEARBERRY

NASELLA PULCHRA
FOOTHILL NEEDLE GRASS

SISYRINCHIUM BELLUM
BLUE EYED GRASS

SISYRINCHIUM CALIFORNIUM
YELLOWED EYED GRASS

ZAUCHNERIA CALIFORNIA
CALIFORNIA FUCHSIA

PLANT PALETTE

ROCKETSHIP

EDUCATION

November 14, 2015

ROCKETSHIP GALINDO PUBLIC SCHOOL

ANLA

SWIFTLEEOFFICE
543A S. RAYMOND AVE
PASADENA, CA 91105
T 323 257 8200
F 323 257 8278
www.swiftleeoffice.com

NORTH EAST VIEW

OCTOBER 2015

Concord, CA

SWIFTLEEOFFICE
543A S. RAYMOND AVE
PASADENA, CA 91105
T 323.257.8200
F 323.257.8276
www.swiftleeoffice.com

SOUTHEAST VIEW

OCTOBER 2015

Concord, CA