SPECIAL MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Wednesday, January 13, 2016
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. 12/03/15 Meeting Minutes

B. 12/10/15 Meeting Minutes

STAFF REPORTS

1. Baha'i Center (DR 11-012)
Project Planner: Frank Abejo @ (925) 671-3128

HEARINGS

1. CenterCal Shopping Center (PL15466 – DR) — Preliminary Design Review application to demolish an approximately 609,000 square foot office and construct an approximately 375,000 square foot shopping center on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **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:

January 14, 2016 – Cancelled
January 28, 2016

MEMORANDUM

January 13, 2016

TO: Design Review Board

FROM: Frank Abejo, Senior Planner

SUBJECT: Staff Report on Baha'i Center (DR 11-012)

In 2011, the Design Review Board recommended approval of façade and site upgrades at 4100 Clayton Road as part of a use permit for the Baha'i Center. The approved architectural plans include a parapet constructed of composite cement panels to screen existing rooftop equipment. Construction of the parapet was required as a condition of the use permit approval.

Baha'i requests modifying their parapet design to include green screen panels installed between each eight foot section of solid paneling. The green screens measure 40"x40" and will be constructed of plastic faux ivy attached to a wire backing. Elevations and details of the proposed parapet design will be presented at the hearing.

Baha'i proposes the alternative design because they believe it is a more attractive design. The alternative design will also cost less to construct due to reduced wind load and bracing requirements.

The Board has discouraged the use of faux ivy on projects. For this reason and other concerns related to the durability and aesthetic compatibility of the proposed design, staff recommends a solid parapet design consistent with the original approval.

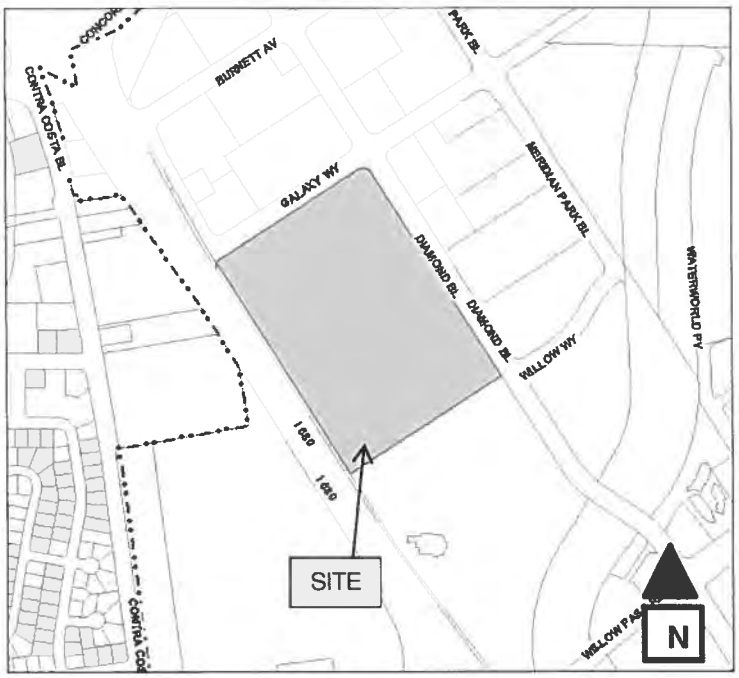
Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: January 13, 2016

I. GENERAL INFORMATION

Project Name:	**CenterCal Shopping Center**
Review Status:	**Preliminary Review**
Location(s):	**2001-2003 Diamond Boulevard**
Parcel Number(s):	**126-440-001**
General Plan:	**West Concord Mixed Use**
Zoning:	**WMX (West Concord Mixed Use)**
Applicant:	**CenterCal Properties, LLC** **160 East Franklin Avenue** **El Segundo, CA 90245**

Vicinity Map:



II. PROJECT BACKGROUND

In 1978, the City granted a use permit to Spelvin Properties to construct an "*administrative and computer center*" at 2001 – 2003 Diamond Boulevard. Subsequent approvals issued to the Chevron Corporation allowed for additional expansions from 1979 to 1984 that ultimately led to over 600,000 square feet of office space. In January 2014, the City learned that Chevron intended to close the Concord facility; Chevron began marketing the site in March 2014.

CenterCal acquired the project site in November 2015, and filed a Design Review application to develop an approximately 375,000 square foot shopping center for the site. The project proposes uses that require a use permit under the site's zoning, such as a theater and drive-through restaurant. The project also proposes general retail, a grocery store, a health club, professional offices and financial service uses that are permitted in this zoning district. Additionally, CenterCal has filed a tree removal application to remove all trees on the site, including 61 trees protected under the Development Code.

The Development Advisory Committee (DAC) reviewed the project on January 5, 2016. Project concerns discussed by DAC included improving pedestrian connections from the street and within the site, location of loading areas for buildings closer to Diamond Boulevard, the potential for backflow devices to be located at visible areas along Diamond Boulevard and Galaxy Way, and providing reciprocal access between the project and Willows Shopping Center.

The Board's recommendation on the Design Review application will be referred to the Planning Commission for their consideration along with the Use Permit and Tree Removal applications.

III. PROJECT DESCRIPTION AND DISCUSSION

The project site is located on the west side of Diamond Boulevard between Galaxy Way and Willow Way. The approximately 30-acre site is rectangular in shape with its longer sides fronting Diamond Boulevard to the east and Interstate 680 to the west. The site also fronts Galaxy Way to the north and borders the Willows Shopping Center (Willow Way) to the south.

The site is developed with office buildings and related improvements. The buildings are situated along the west half of the property and face east towards Diamond Boulevard and a large parking area. Additional parking areas are located along the north and south sides of the building. Utility and loading areas are located behind the buildings along the west property line. Primary site access is provided via a signalized driveway off Diamond Boulevard. Two secondary driveways are located off Galaxy Way. There are approximately 795 on-site trees consisting primarily of non-native perimeter screen trees and shade trees within the parking lot. Sixty-one existing trees have been identified as protected trees as defined by the Development Code.

Site Plan

The project proposes to demolish the existing buildings and related improvements to construct an approximately 375,000 square foot shopping center. A total of ten buildings are proposed as detailed in the following table.

Table 1: Conceptual Building Plan

Building	Location	Size (sq. ft.)	Proposed Use
A	Corner of Galaxy Way & Diamond Bl.	30,000-40,000	Grocery, Retail
B	North side of entry driveway	14,000-16,000	Retail
PD	South side of entry driveway	3,000-5,000	Restaurant (with drive-through)
PV	Plaza area in front of Building G	650-1,000	Restaurant (3 buildings)
C	South side of entry driveway	7.000-9,000	Restaurant
D	Southeast corner adjacent to Diamond Bl.	7,000-9,000	Restaurant
E	Southeast corner adjacent to Willows	9,000-12,000	Restaurant, Retail
F	Along south property line	35,000-45,000	Restaurant, Retail
G	Southwest corner	35,000-45,000	Theater
H	West property line	175,000-188,000	Retail, Restaurant

The buildings will be situated along perimeter areas facing parking lots located at the center of the site or adjacent to Diamond Boulevard. Vehicle access will be provided by existing driveways in addition to two new driveways off Diamond Boulevard and one new driveway off Galaxy Way. Pedestrian walkways are proposed at the northeast corner near the Diamond Boulevard and Galaxy Way intersection, near the main driveway entrance and Building B, and at the southeast corner and outdoor plaza area between Buildings E and D. A second outdoor plaza is proposed in front of Buildings F-H.

Staff has the following recommendations on the site plan.

- Create additional pedestrian entrances along Diamond Boulevard similar to what is proposed at the project's Diamond Boulevard and Willow Way interface.

- Enhance pedestrian access through the project by siting buildings from Diamond Boulevard through to the western side of the site, and by creating smaller interior streets and walkways to allow customers to walk easily through the parking lot to the various tenant stores.

- Extend the main driveway to allow more direct access to the west side of the project and longer ingress queueing during busy holiday periods.

- Minimize the presence of parking areas along Diamond Boulevard by orienting buildings towards the street or adding plazas, outdoor eating areas, and landscape features that add visual interest to the streetscape.

- Clarify how loading and delivery facilities will be provided for buildings along Diamond Boulevard.

Architecture

The project proposes Mission/Early California architecture that is featured in developments throughout Concord. As the Board is aware, Downtown Specific Plan policies encourage this style of architecture in the Downtown area. However the project site is not within the Specific Plan Area and is not required to adhere to Early California architecture. Moreover, the Board has encouraged bold and creative architecture for recent projects it has reviewed in the area (e.g., Willows Shopping Center, Meridian Square, Golden State Lumber).

Although staff finds the proposed architecture is attractive, the Board is requested to discuss whether the proposed architecture or a different style is preferred for this particular project and location. Should the Board prefer or find the proposed architecture acceptable, staff recommends the Board discuss the following items related to the proposed design:

- Add towers, roof elements, or other vertical features to Building A to minimize its boxy appearance and add visual interest as viewed from Diamond Boulevard and Galaxy Way.

- Provide design elements that break up the horizontal massing of Building H along the west elevation facing I-680.

- Provide screening details for utilities and mechanical equipment located in visible areas, including rooftop equipment.

- Return with details of exterior design elements such as storefronts, mouldings/surrounds, metal trellises, decorative tile, awnings, finials, light fixtures, and exterior colors and materials.

Landscaping

The preliminary planting plan includes over 50 types of shrubs and ground covers and over fifteen types of trees such as Brisbane Box, Holly Oak, Southern Magnolia, and Red Maple. Trees will be a minimum 24" box in size in addition to larger 30" – 72" trees. Details for hardscape materials and site furniture are provided in sheets L0.003-L0.004, and include decorative pavers, pervious pavers, wood decking, planters, benches, tables, and trash receptacles.

Staff has the following recommendations on the landscape plan.

- Consider additional landscape enhancements to the main driveway to create a signature entrance for the project.

- Maintain the level of existing screening between the site and I-680 freeway by incorporating existing mature screen trees into the proposed landscape plan.

- Enhance all project driveways with decorative paving.

- Return with landscape details for bio-retention areas (include section detail), parking lot lighting, and fencing and walls.

Signage

No signage details are included in the current plans. A master sign program will be required for the project and will be presented to the board as part of this Design Review application or as a deferred submittal.

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 project's design.

Staff Recommendations

- Create additional formal pedestrian entrances along Diamond Boulevard similar to what is proposed at the project's Diamond Boulevard and Willow Way interface.
- Enhance pedestrian access through the project by siting buildings from Diamond Boulevard through to the western side of the site, and by creating smaller interior streets and walkways to allow customers to walk easily through the parking lot to the various tenant stores.
- Extend the main driveway to allow more direct access to the west side of the project and longer ingress queueing during busy holiday periods.
- Minimize the presence of parking areas along Diamond Boulevard by orienting buildings towards the street or adding plazas, outdoor eating areas, and landscape features to create a more interesting streetscape along Diamond Boulevard.
- Clarify how loading and delivery facilities will be provided for buildings along Diamond Boulevard.
- Add towers, roof elements, or other vertical features to Building A to minimize its boxy appearance and add visual interest as viewed from Diamond Boulevard and Galaxy Way.
- Provide design elements that break up the horizontal massing of Building H along the west elevation facing I-680.
- Provide screening details for utilities and mechanical equipment located in visible areas, including rooftop equipment.
- Return with details of exterior design elements such as storefronts, mouldings/surrounds, metal trellises, decorative tile, awnings, finials, light fixtures, and exterior colors and materials.
- Consider additional landscape enhancements to the main driveway to create a signature entrance for the project.

- Maintain the level of existing screening between the site and I-680 freeway by incorporating existing mature screen trees into the proposed landscape plan.

- Enhance all project driveways with decorative paving.

- Return with landscape details for bio-retention areas (include section detail), parking lot lighting, and fencing and walls.

Prepared by: Frank Abejo

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

Exhibits:

A - Project plans date-stamped received December 16, 2015

L:\Planning Division\Planning\Staff Reports\2016 SR\2016 DRB\16srdrb.003 CenterCal Prelim DR.docx

CCP CONCORD

2001 & 2003 Diamond Blvd., Concord, CA 64520

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PROJECT INFORMATION

APN: 126-440-001
PRIOR DEVELOPMENT APPROVAL: CO - COMMERCIAL OFFICE
PROJECT DESCRIPTION: NEW 350,000 SF SHOPPING CENTER

RECEIVED
DEC 16 2015
PLANNING

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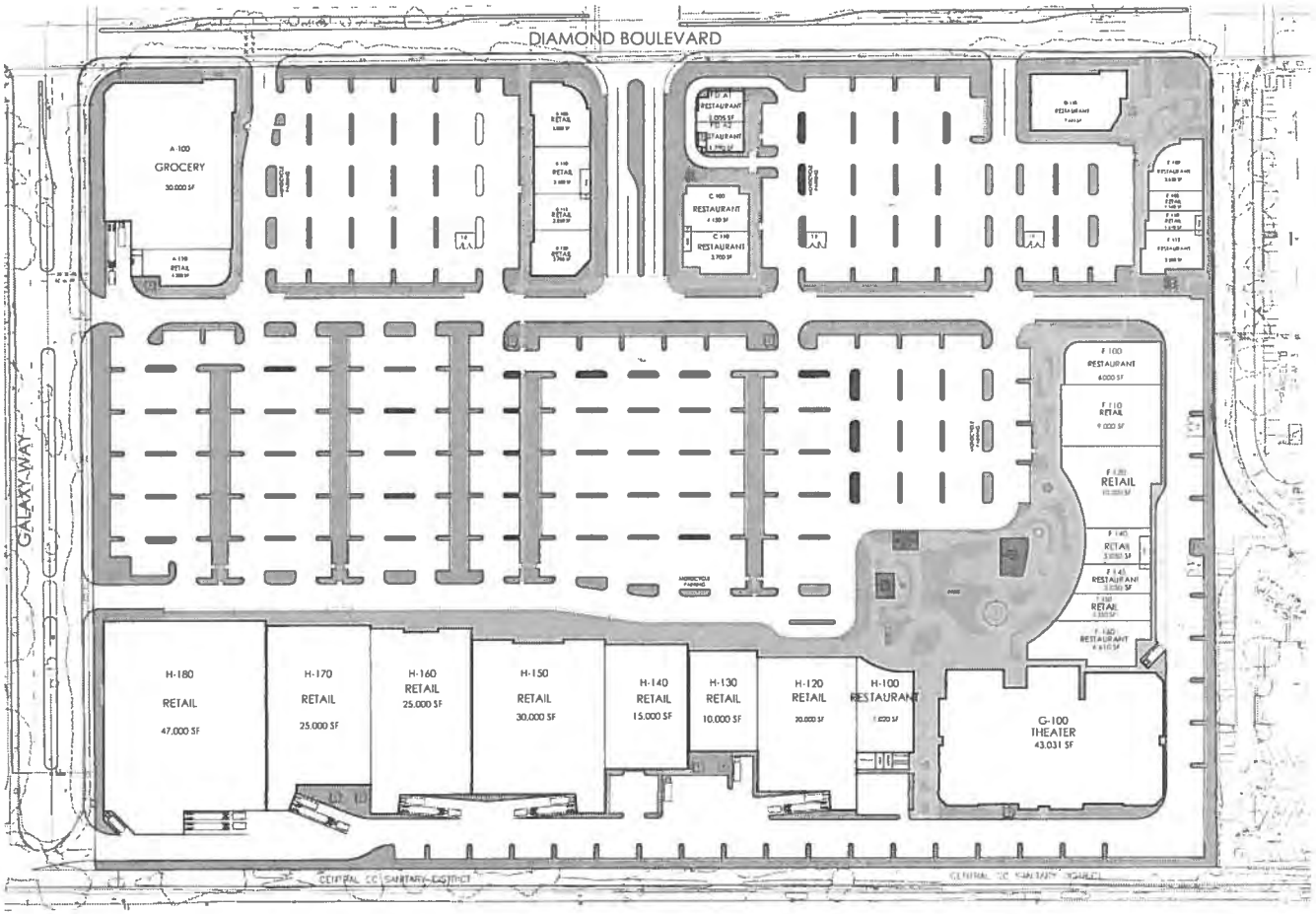
EXHIBIT "A"



VERSION: PLP-01AK-R

PROJECT SUMMARY:

PROPOSED ZONING:	CMX
SITE AREA:	30 AC (1,306,812 SF)
BUILDING AREA:	
BUILDING A:	34,758 SF
BUILDING B:	15,480 SF
BUILDING C:	8,160 SF
BUILDING D:	7,645 SF
BUILDING E:	10,314 SF
BUILDING F:	41,630 SF
BUILDING G	43,031 SF
BUILDING H:	180,216 SF
BUILDING PD-A	4,007 SF
BUILDING PV 10:	1,500 SF
BUILDING PV 20:	650 SF
BUILDING PV 30:	650 SF
TOTAL:	348,041 SF
BUILDING AREA:	348,041 SF (26.6%)
LANDSCAPE AREA:	185,191 SF (14.2%)
COMMON AREA:	76,133 SF (5.8%)
PARKING/CIRCULATION AREA	697,447 SF (53.4%)
TOTAL REQUIRED PARKING:	1,392 STALL
TOTAL PROVIDED PARKING	1,401 STALL
STANDARD PARKING	1,372 STALL
HANDICAP PARKING	29 STALL
PROJECT PARKING RATIO:	4.03/1000

SCALE: 1" = 60'

60' 120' 180'

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CENTERCAL PROPERTIES, LLC

SITE PLAN

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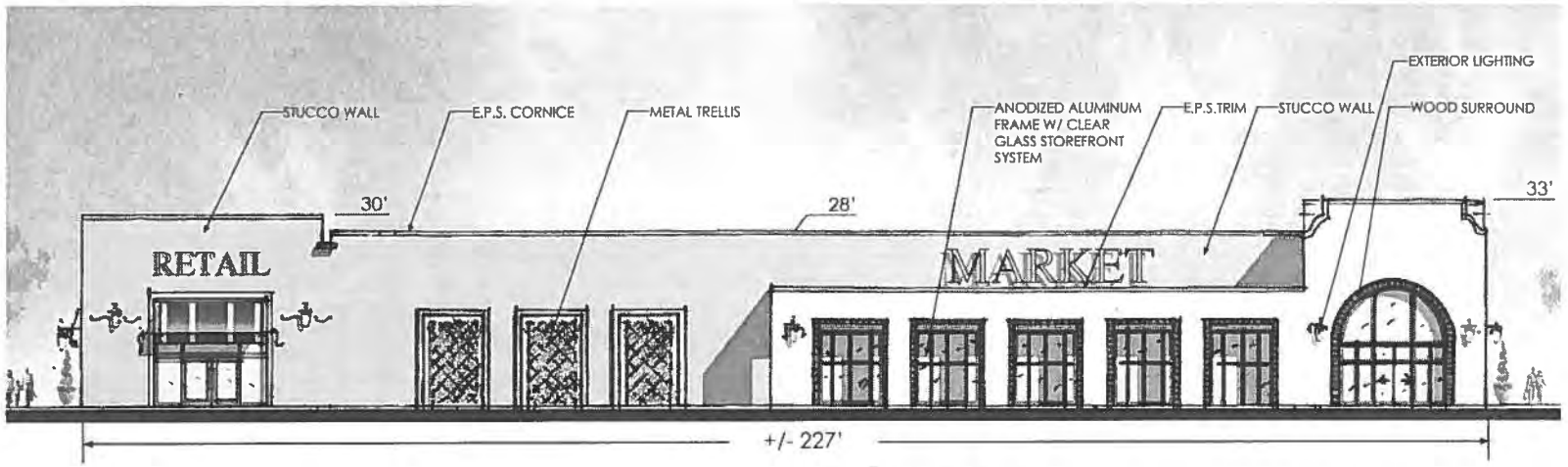
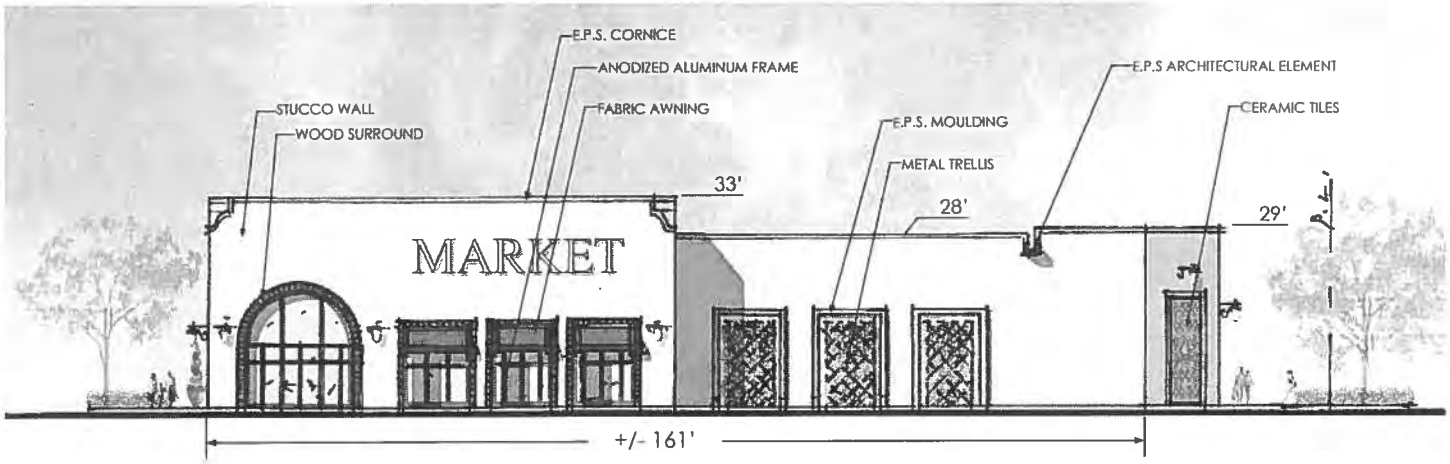
SHEET

1



SOUTH ELEVATION - 1



EAST ELEVATION - 2

SCALE: 1/8" = 1'

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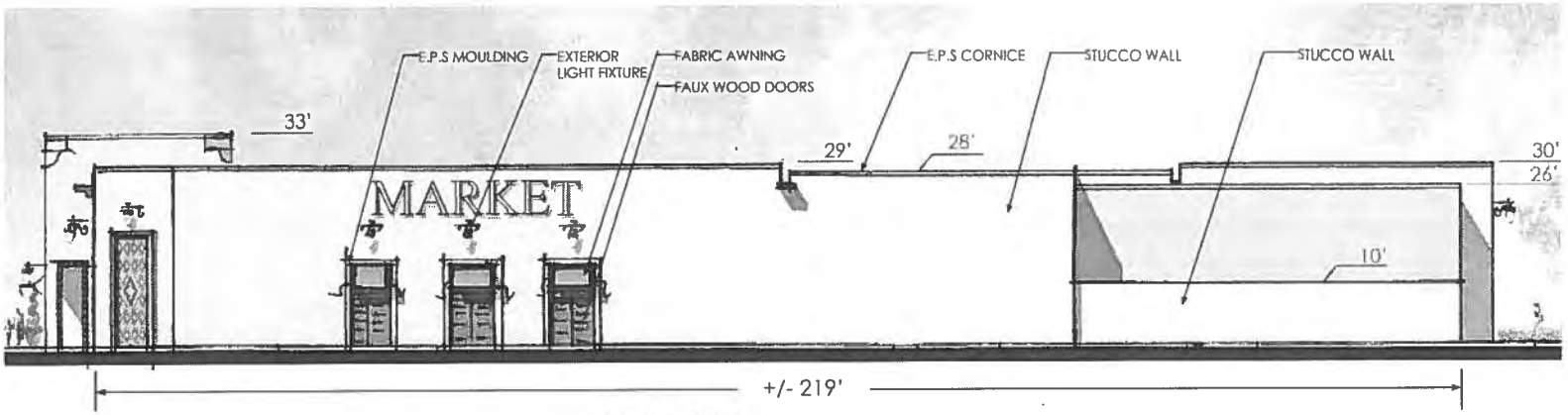
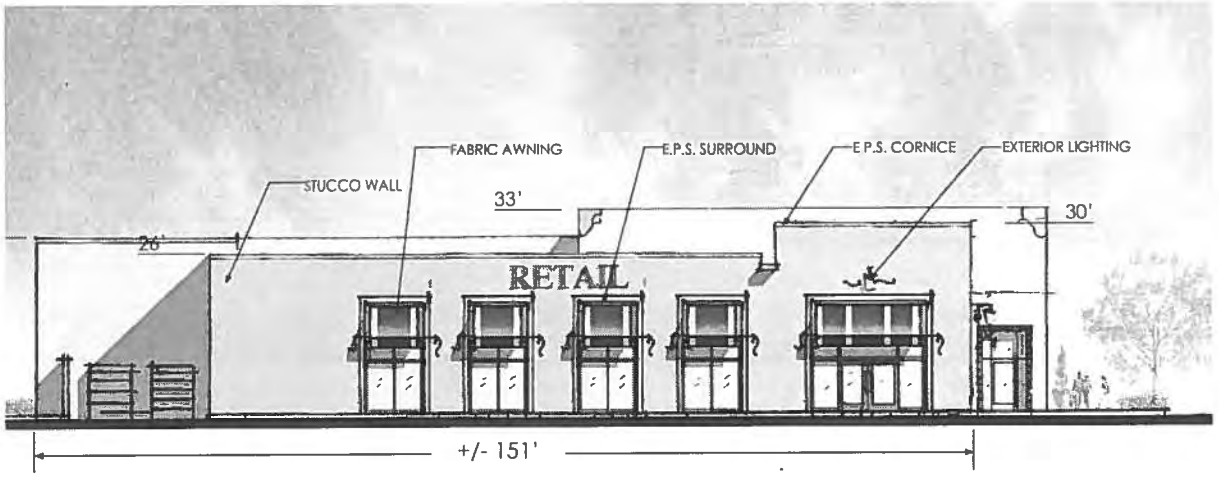
SHEET
2



NORTH ELEVATION - 3



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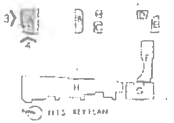

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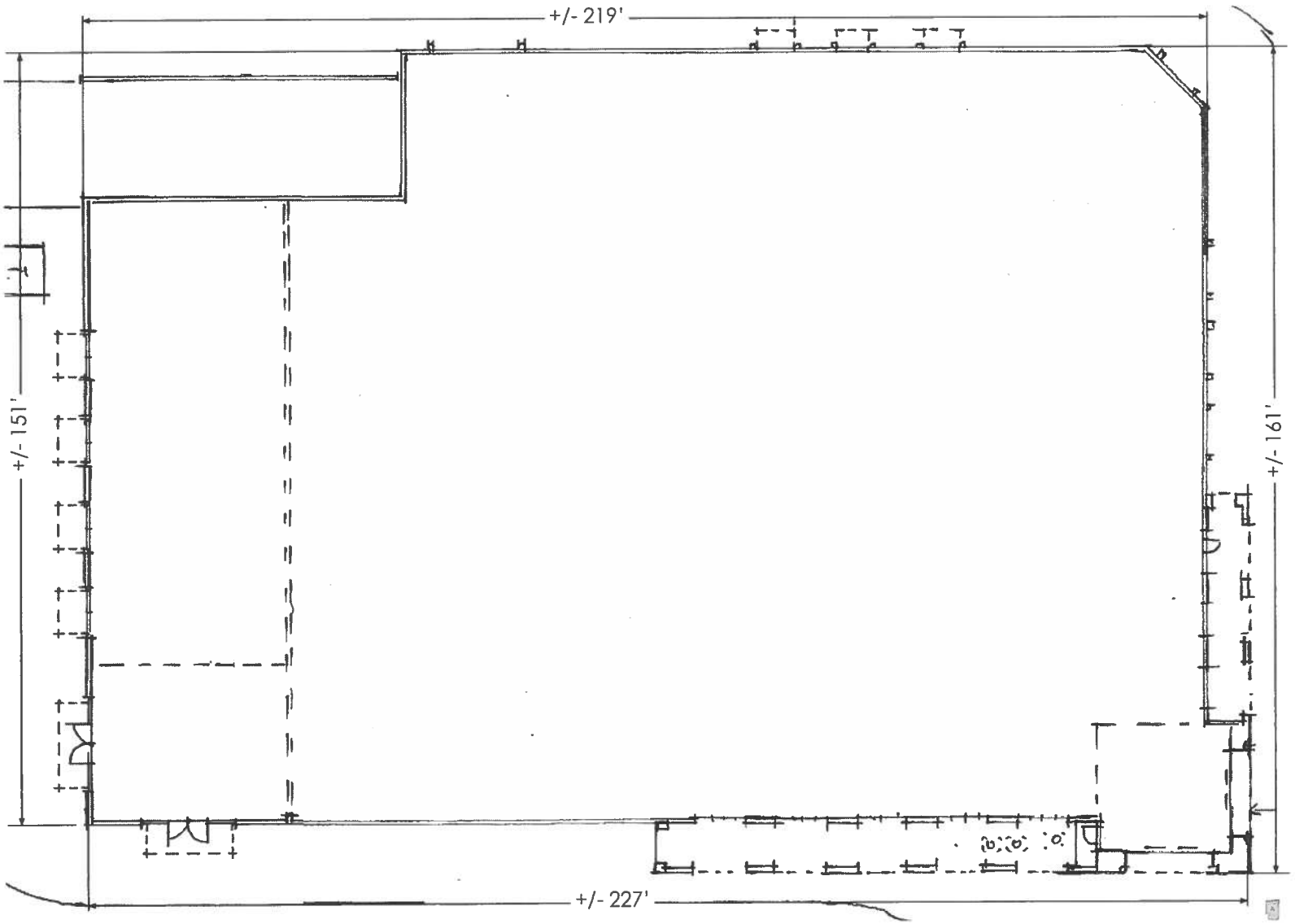

BUILDING A FLOOR PLAN

SCALE: 1/8" = 1'

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BLDG A
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PLAN

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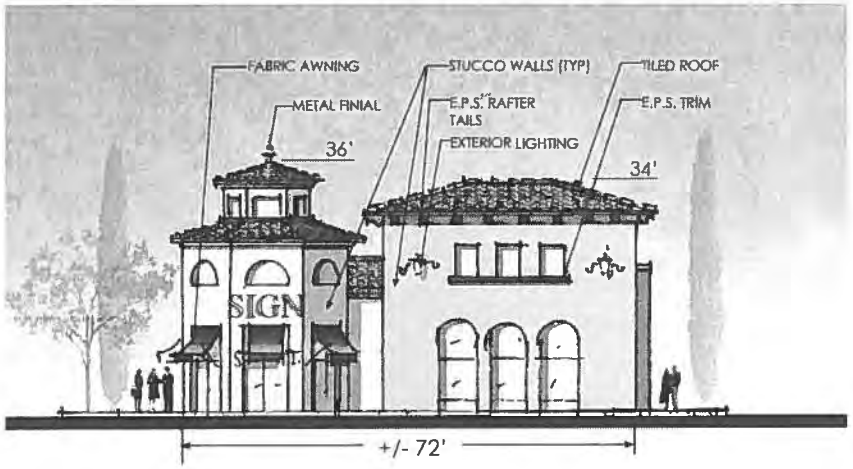
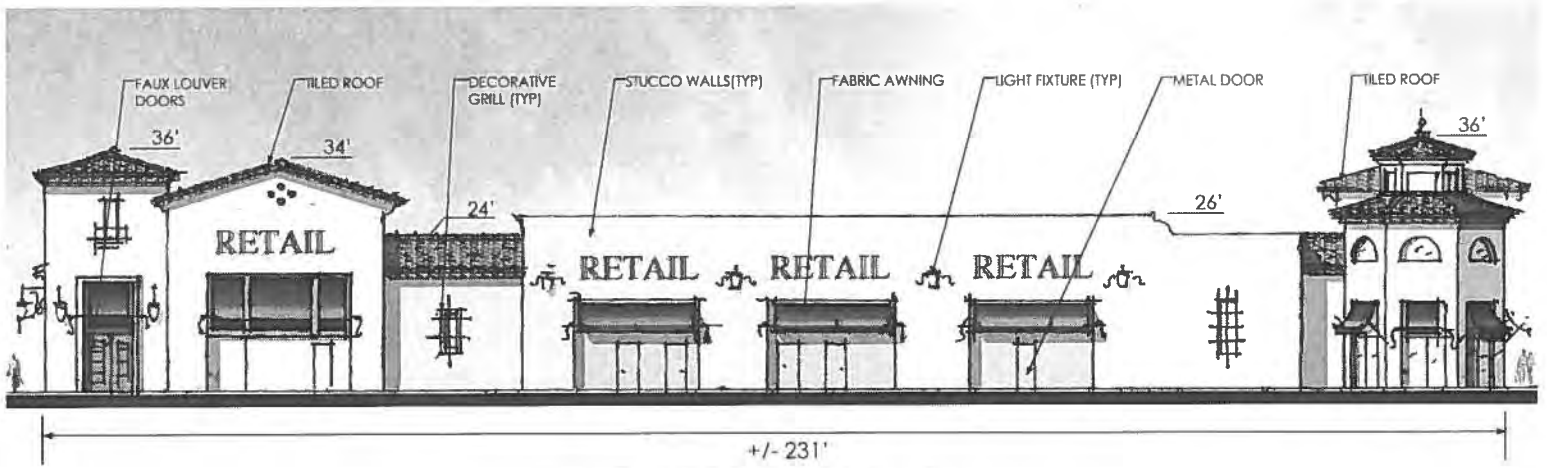
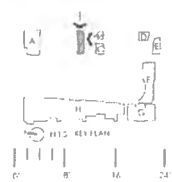


EAST ELEVATION - 1



SOUTH ELEVATION -2



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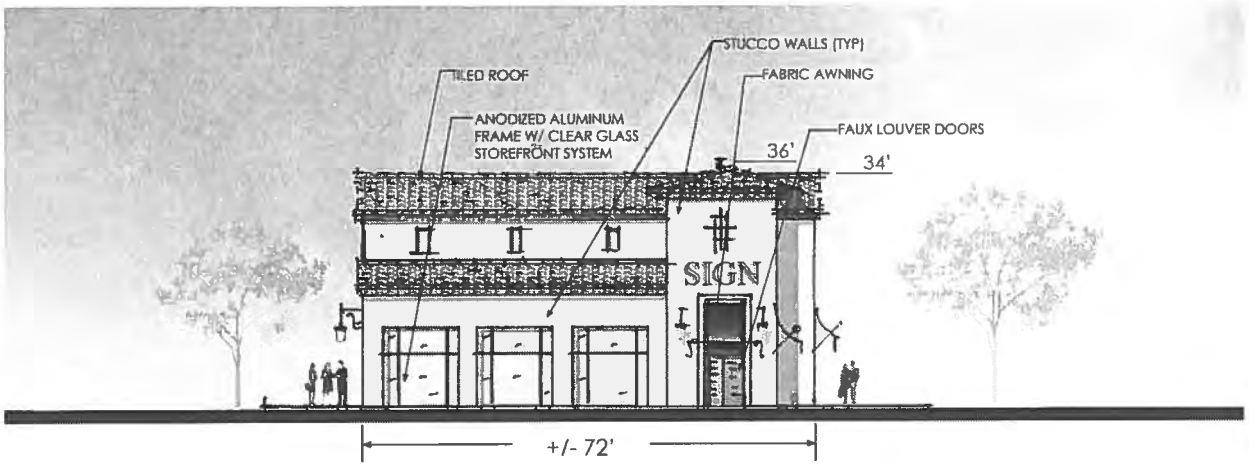
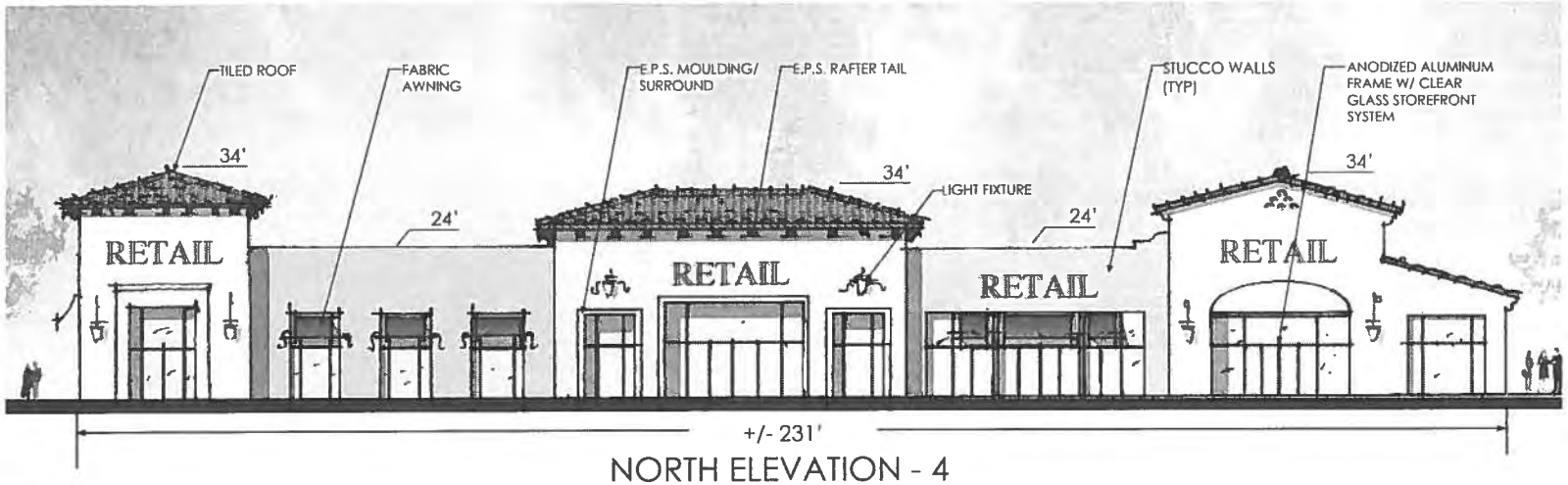


WEST ELEVATION - 3



NORTH ELEVATION - 4

SCALE: 1/8" = 1'

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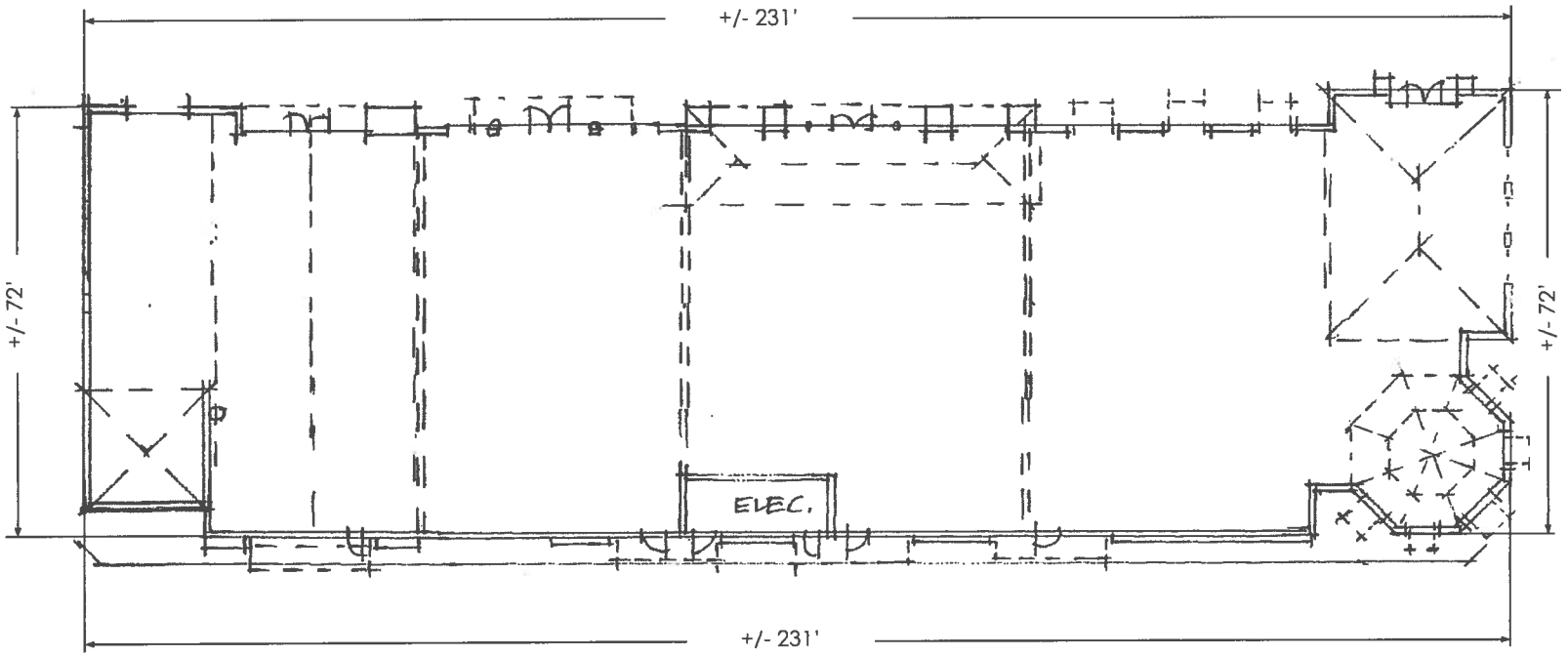

BUILDING B FLOOR PLAN

SCALE: 1/8" = 1'

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BLDG B
FLOOR
PLAN

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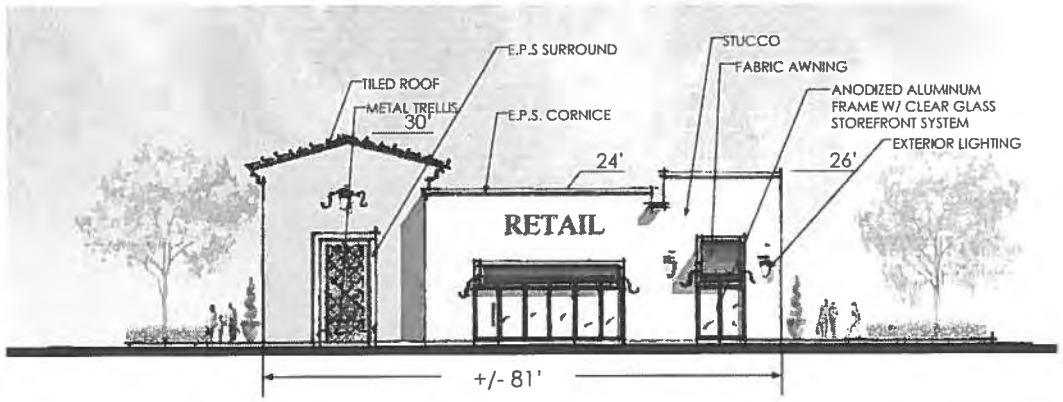
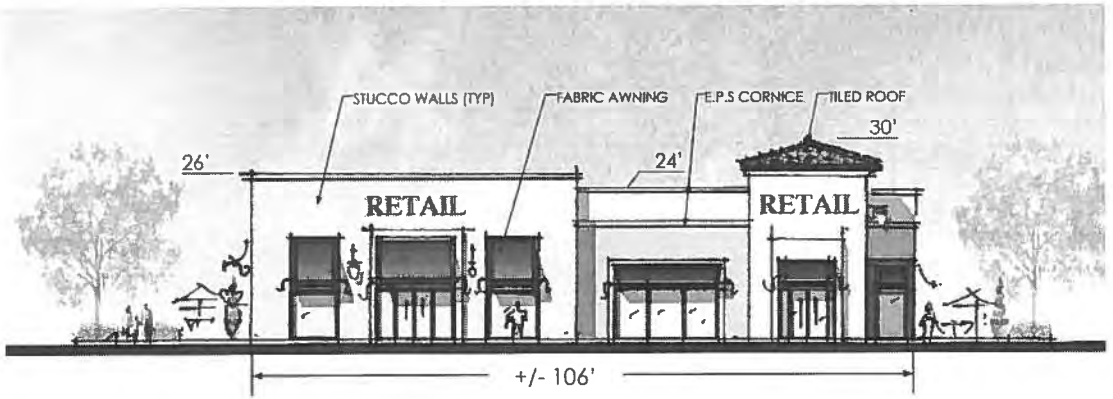
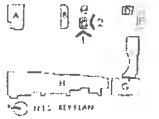


WEST ELEVATION - 1



SOUTH ELEVATION - 2



SCALE: 1/8" = 1'

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CENTERCAL

BLDG C
ELEVATIONS

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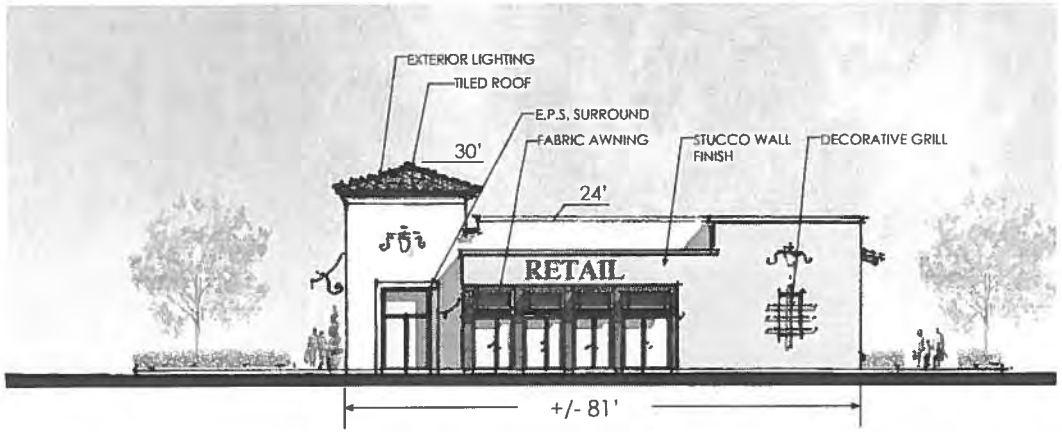
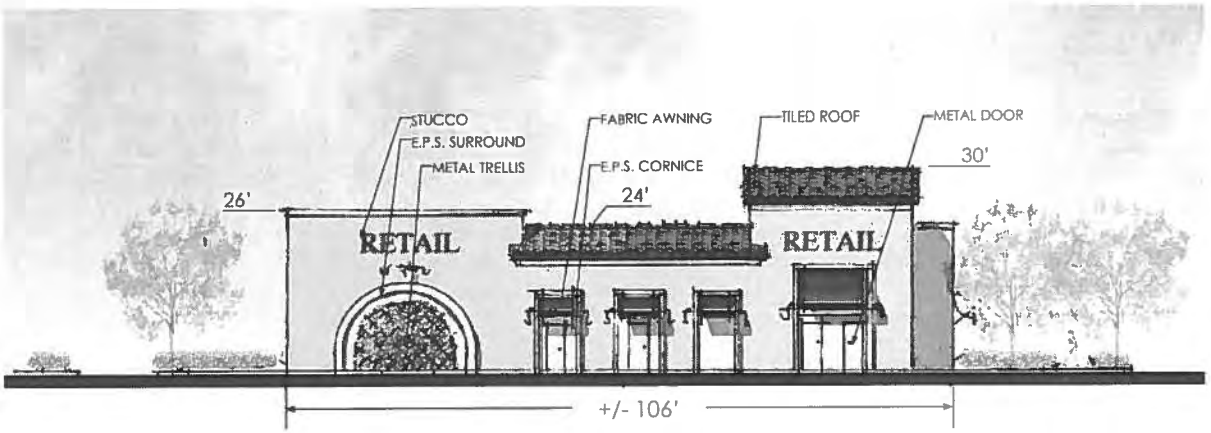
8



EAST ELEVATION - 3



NORTH ELEVATION - 4

SCALE: 1/8" = 1'

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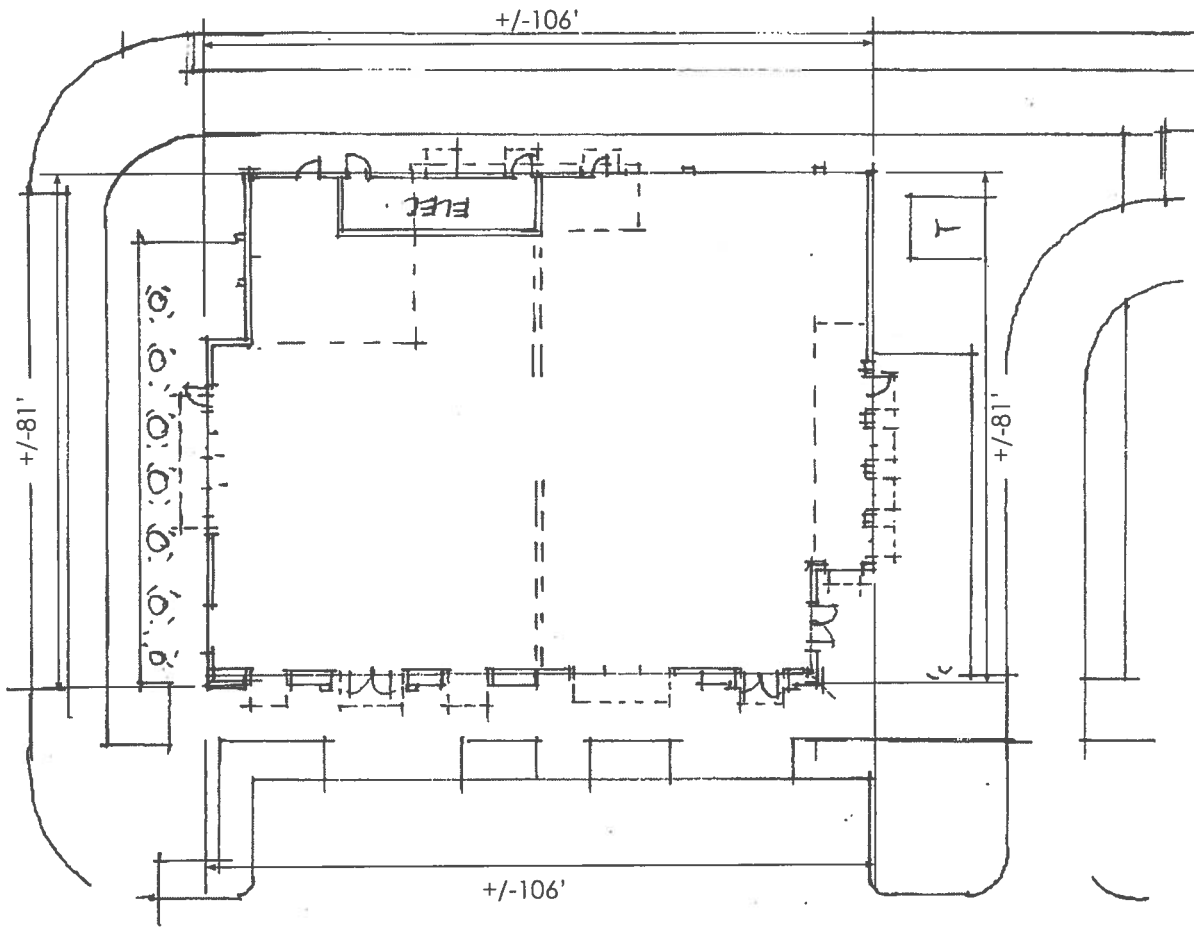
9



BUILDING C FLOOR PLAN

SCALE: 1/8" = 1'

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BLDG C
FLOOR
PLAN

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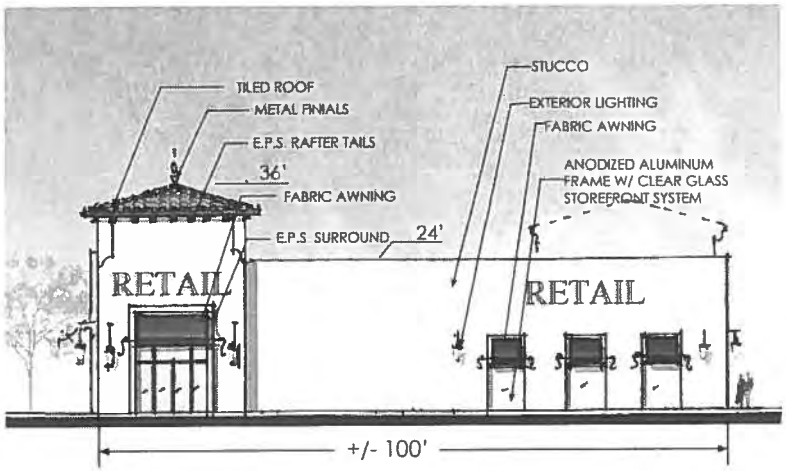
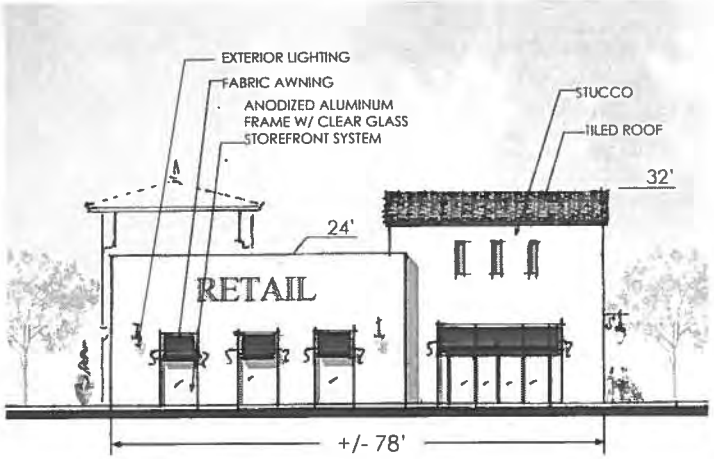
SHEET
10



EAST ELEVATION - 1



NORTH ELEVATION - 2

SCALE: 1/8" = 1'

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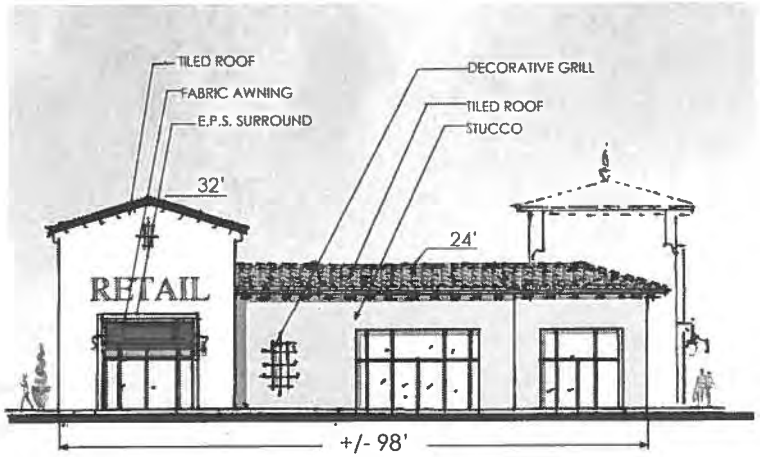
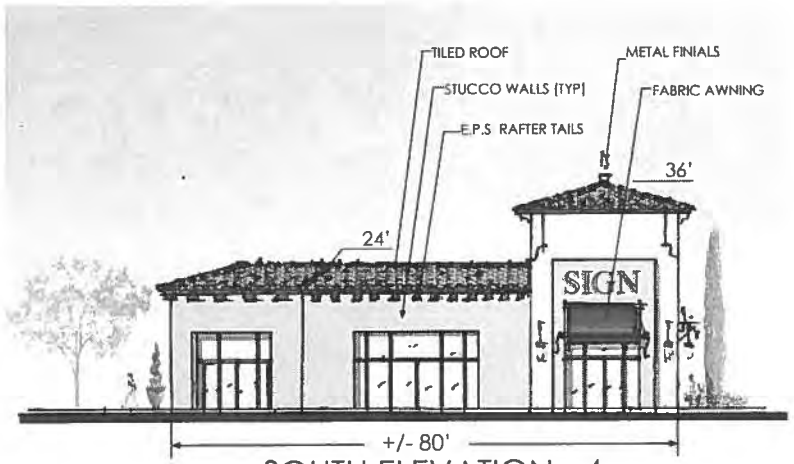
SHEET
11



WEST ELEVATION - 3



SOUTH ELEVATION - 4

SCALE: 1/8" = 1'

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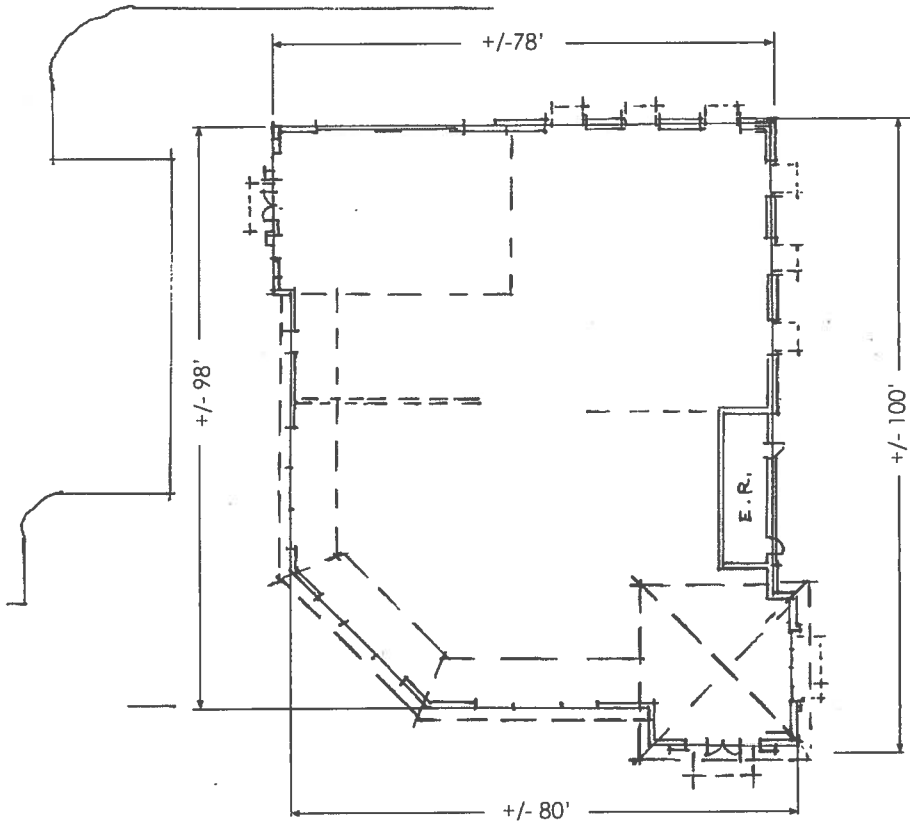
SHEET
12



BUILDING D FLOOR PLAN

SCALE: 1/8" = 1'

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BLDG D
FLOOR
PLAN

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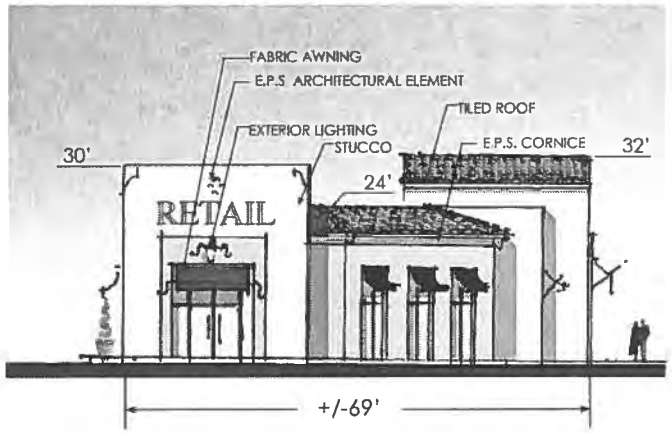
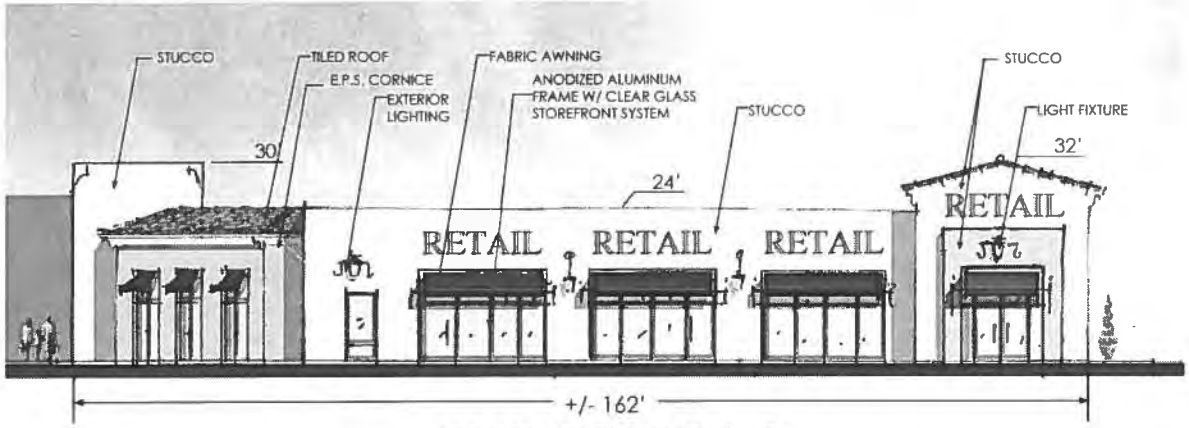
SHEET
13



EAST ELEVATION - 1



NORTH ELEVATION - 2

SCALE: 1/8" = 1'

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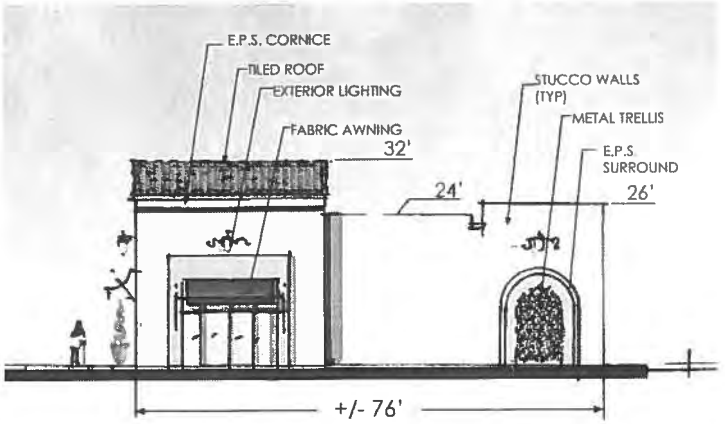
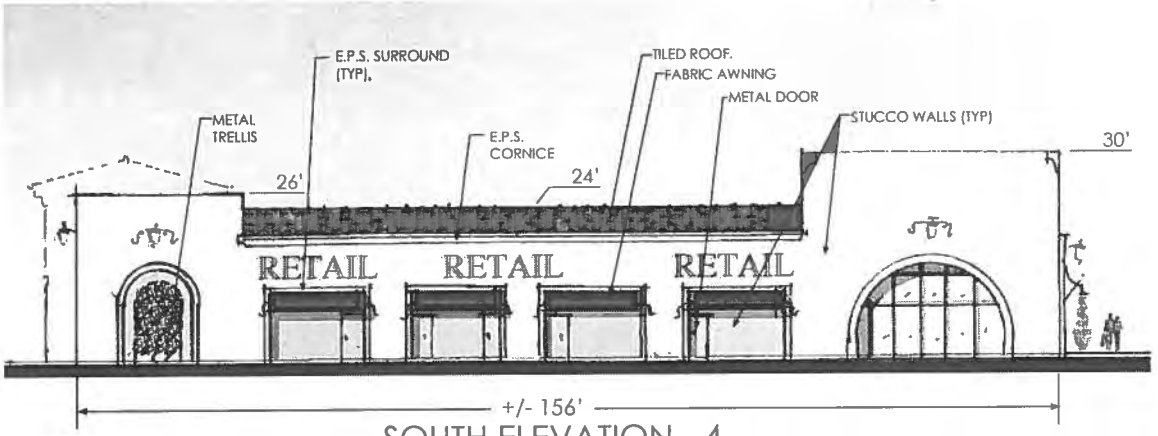
SHEET
14



WEST ELEVATION - 3



SOUTH ELEVATION - 4

SCALE: 1/8" = 1'

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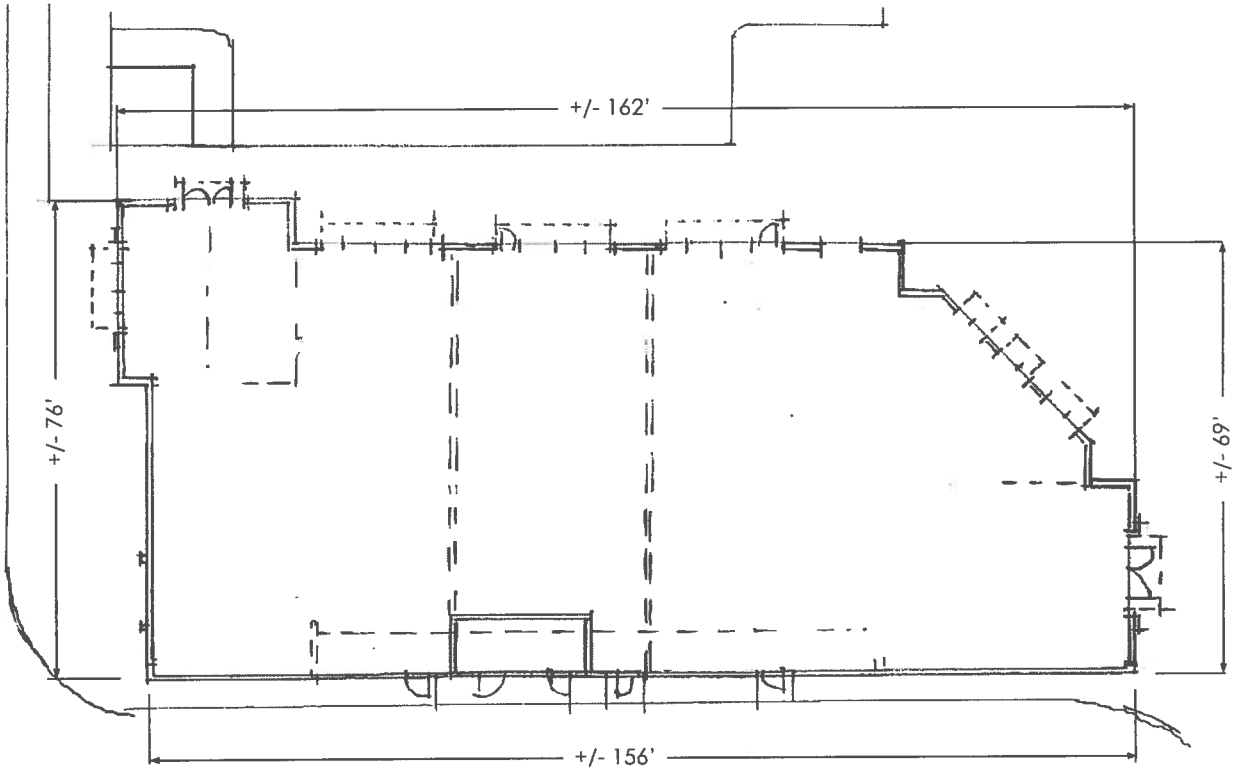
SHEET
15



BUILDING E FLOOR PLAN

SCALE: 1/8" = 1'

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BLDG E FLOOR PLAN

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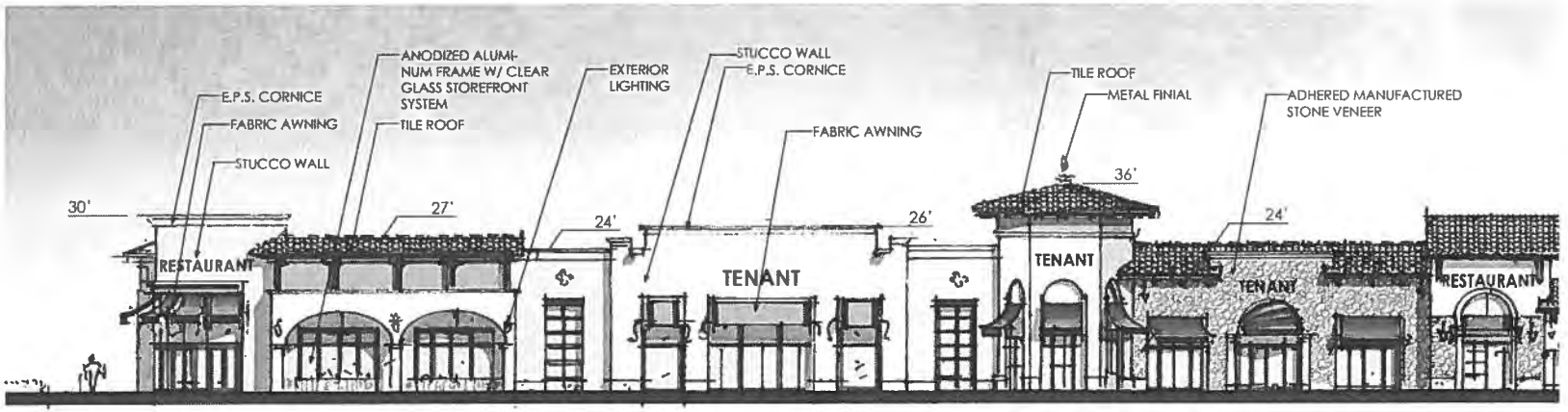
SHEET
16



PARTIAL NORTH ELEVATION - 1

OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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CENTERCAL

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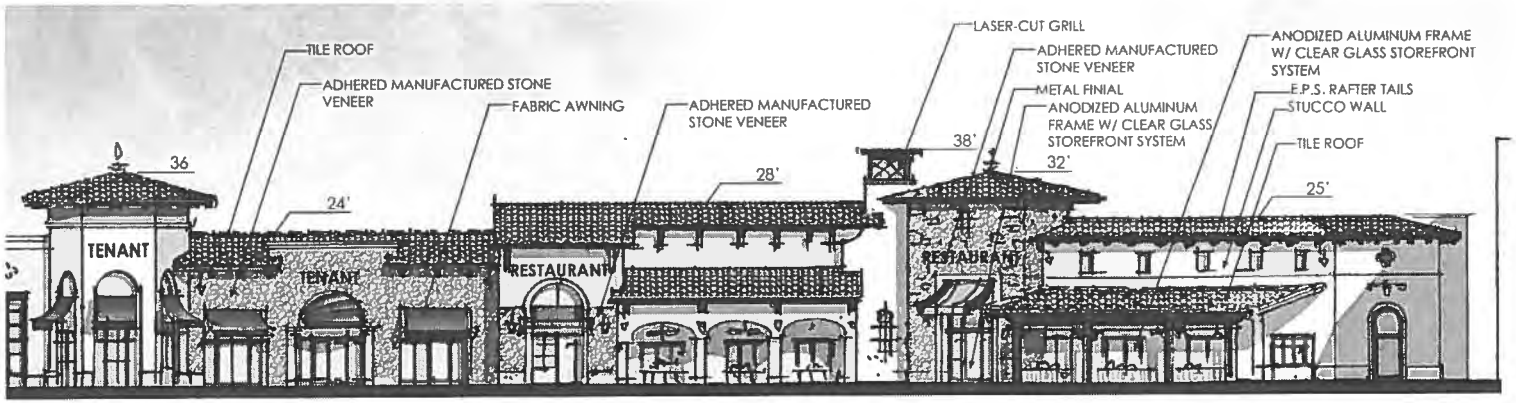
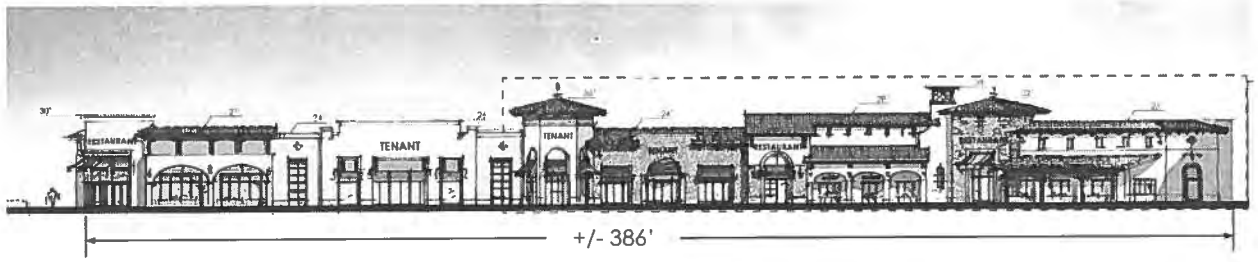
SHEET
17



PARTIAL NORTH ELEVATION - 1



OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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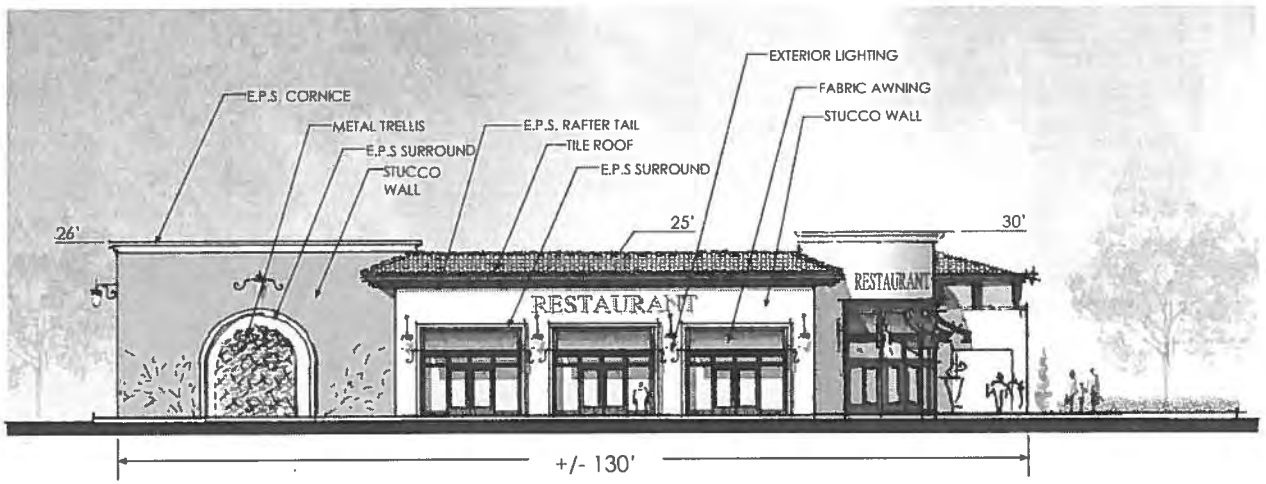
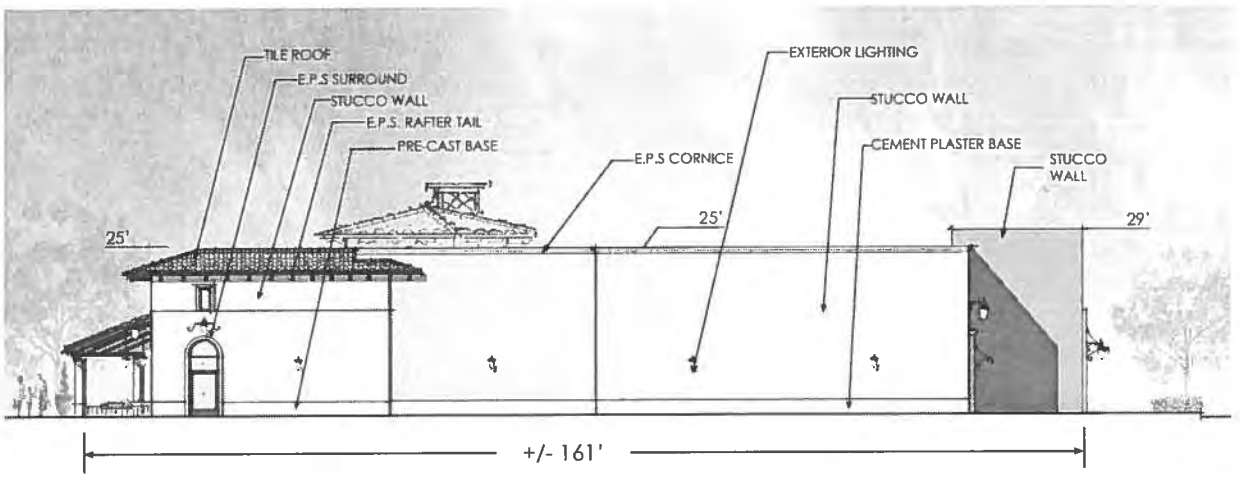
SHEET
18



EAST ELEVATION - 2



WEST ELEVATION - 3

SCALE: 1/8" = 1'

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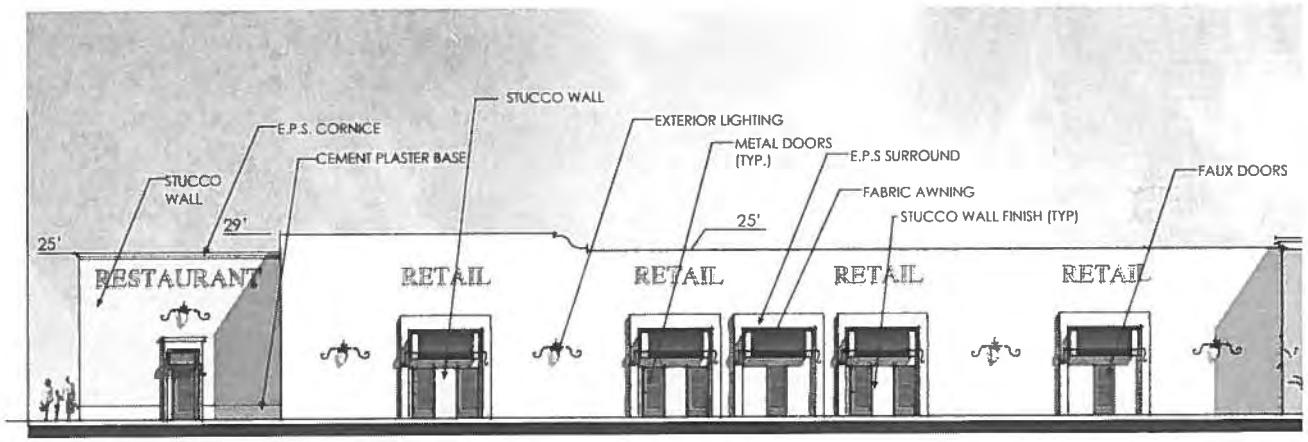
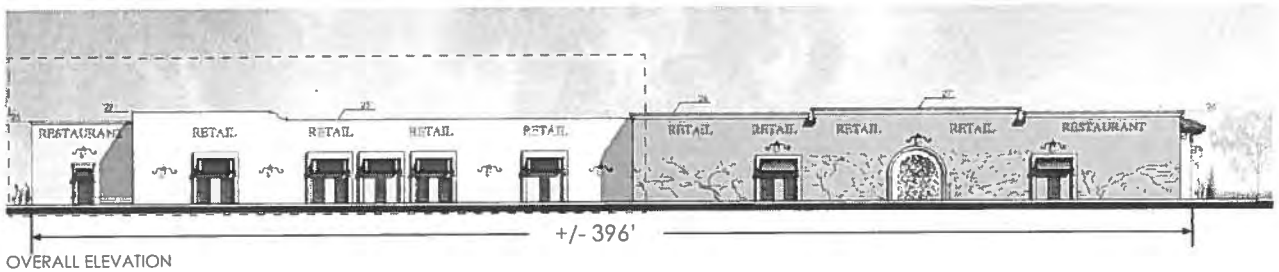


PARTIAL SOUTH ELEVATION - 4



OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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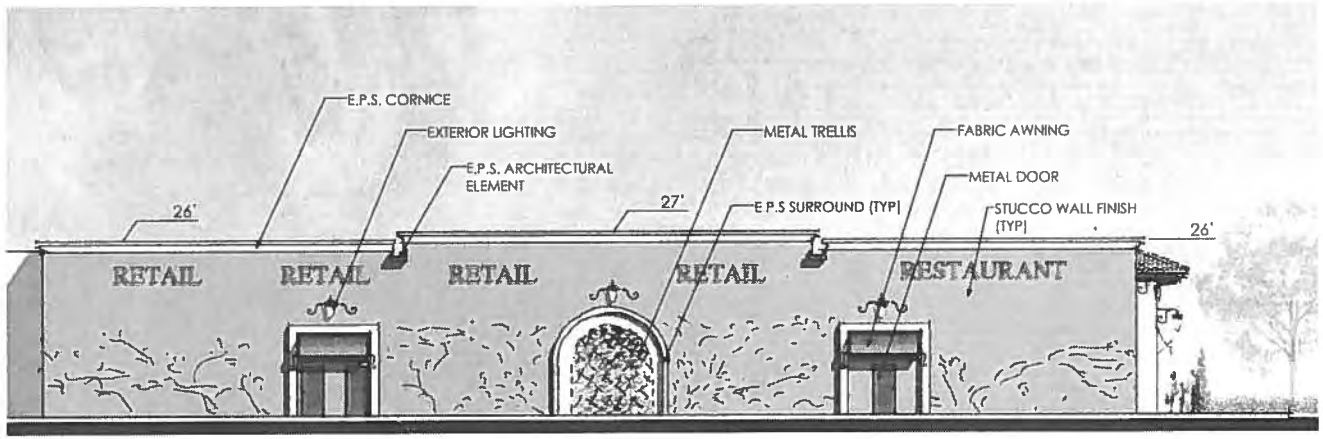
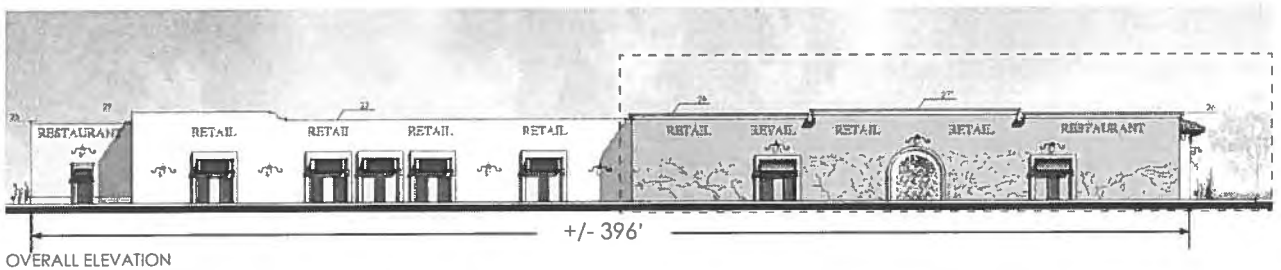
SHEET
20



PARTIAL SOUTH ELEVATION - 4



OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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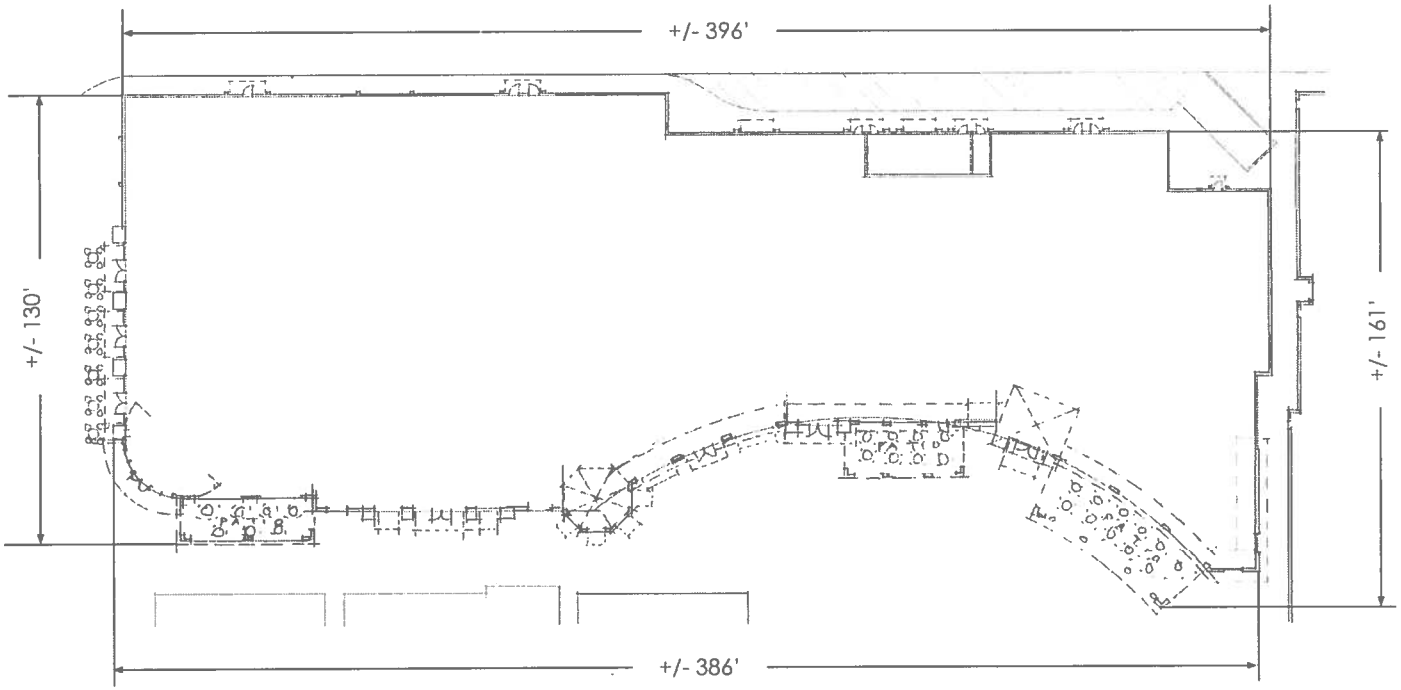

BUILDING F FLOOR PLAN

SCALE: 1/16" = 1'

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BLDG F FLOOR PLAN

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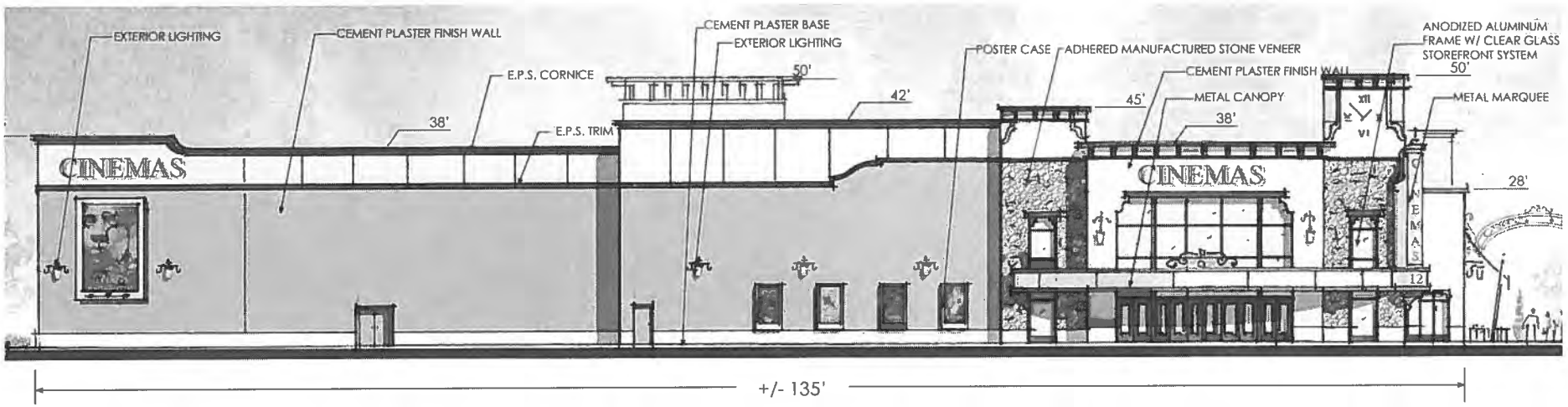
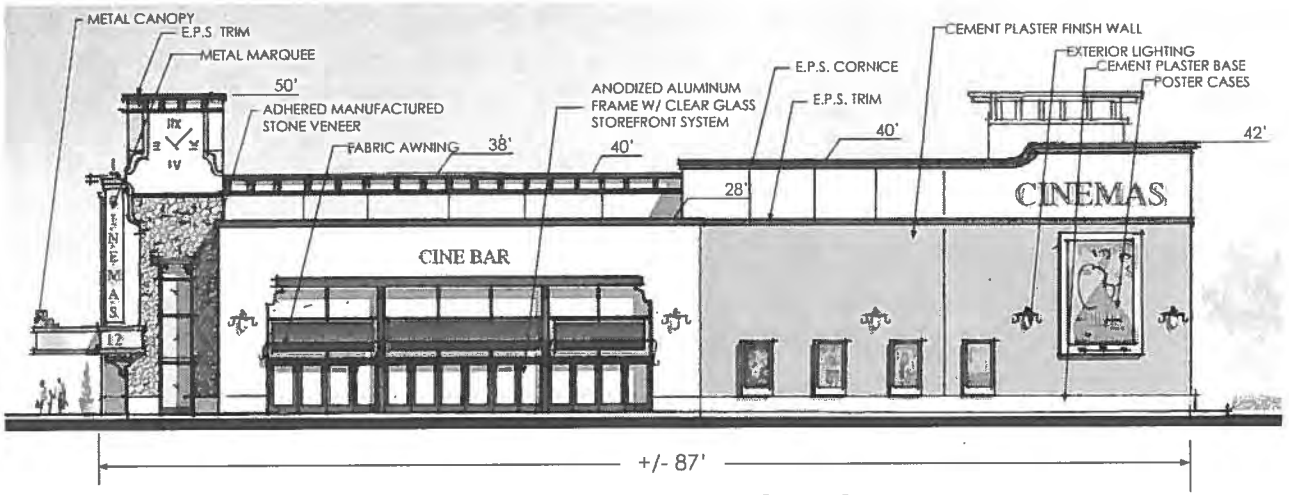
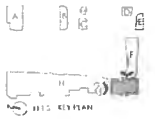


EAST ELEVATION-1



NORTH ELEVATION - 2



SCALE: 1/8" = 1'

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BLDG G
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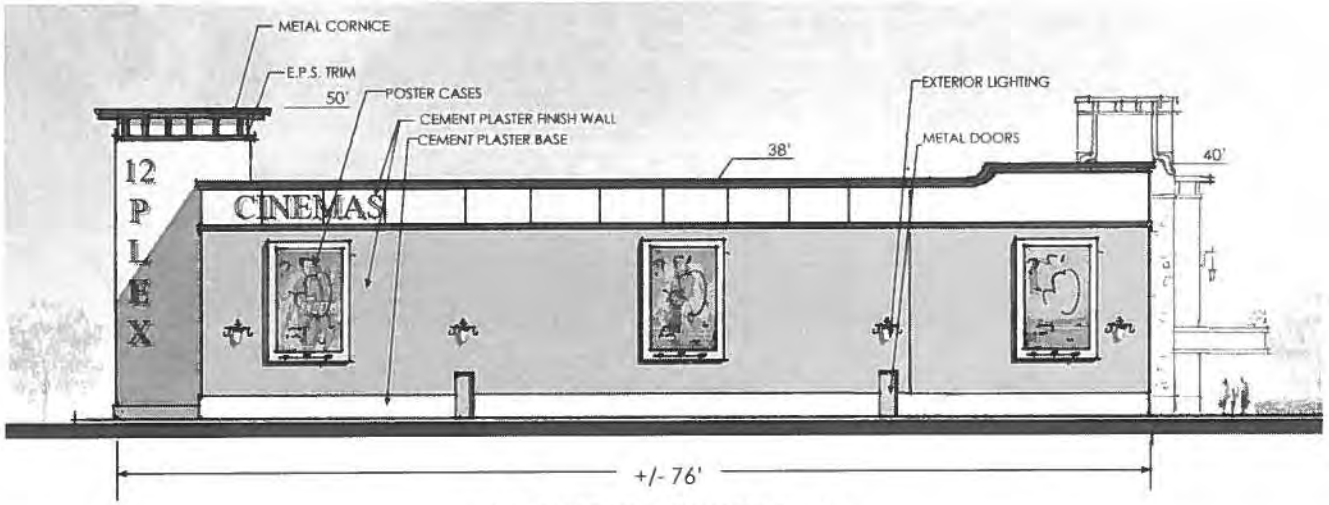
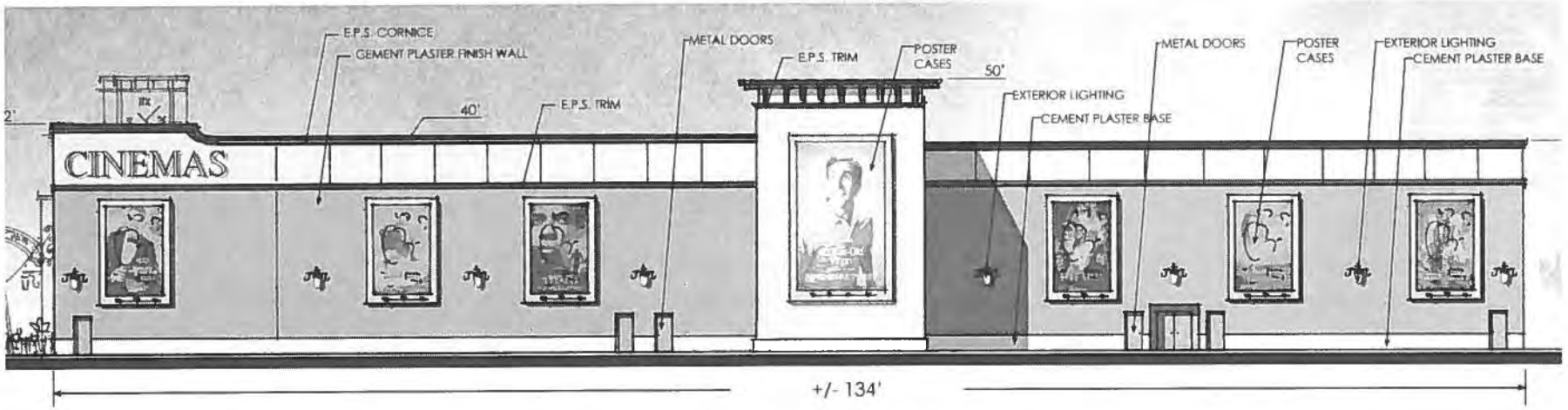


SOUTH ELEVATION - 3



WEST ELEVATION - 4

SCALE: 1/8" = 1'

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BLDG G
ELEVATIONS

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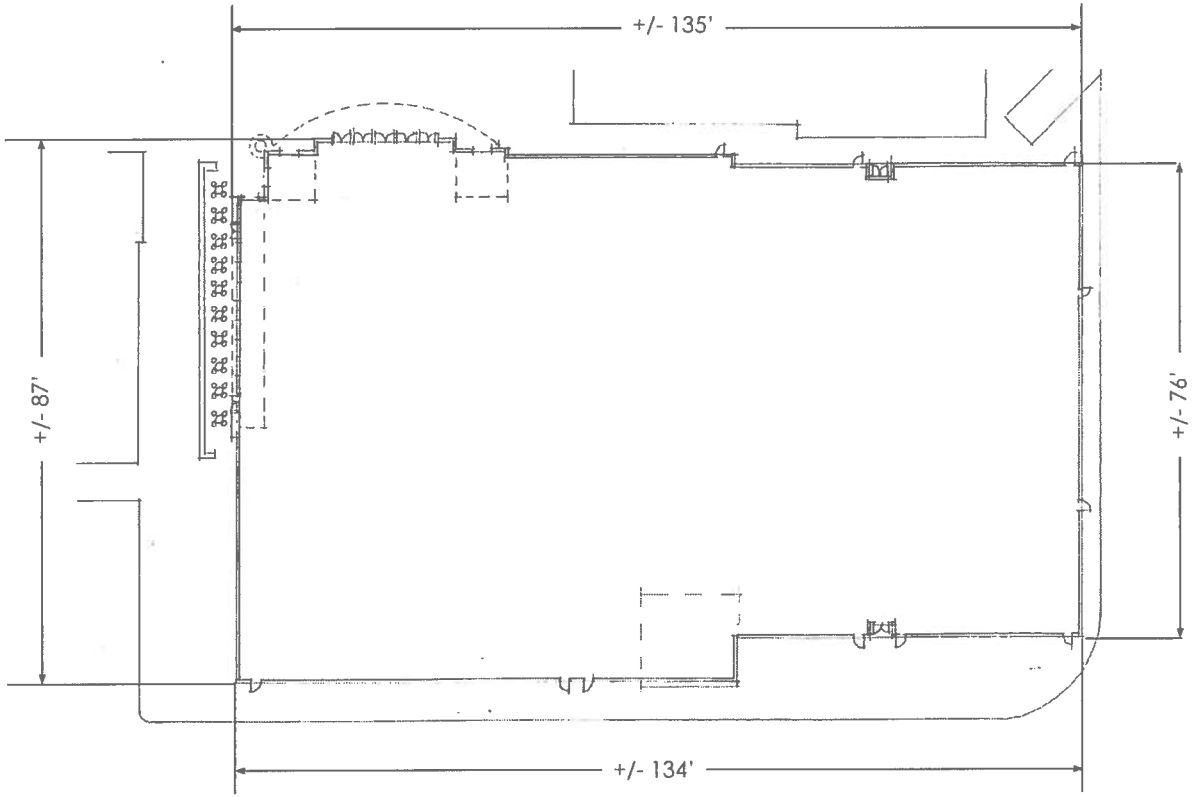

BUILDING G FLOOR PLAN

SCALE: 1/16" = 1'

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PLAN

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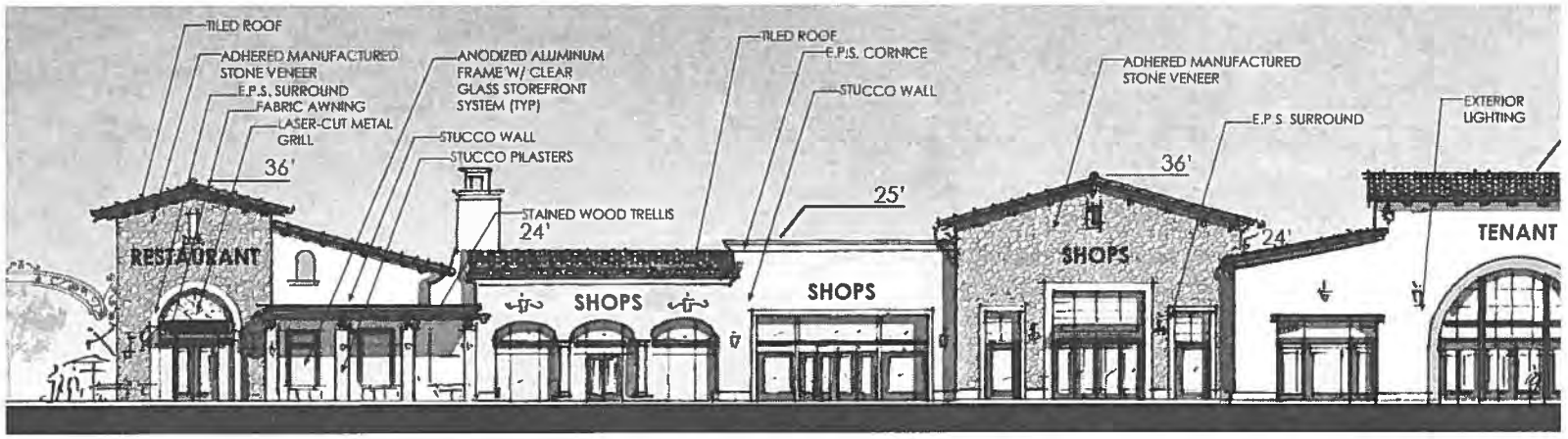
25



PARTIAL EAST ELEVATION - 1

OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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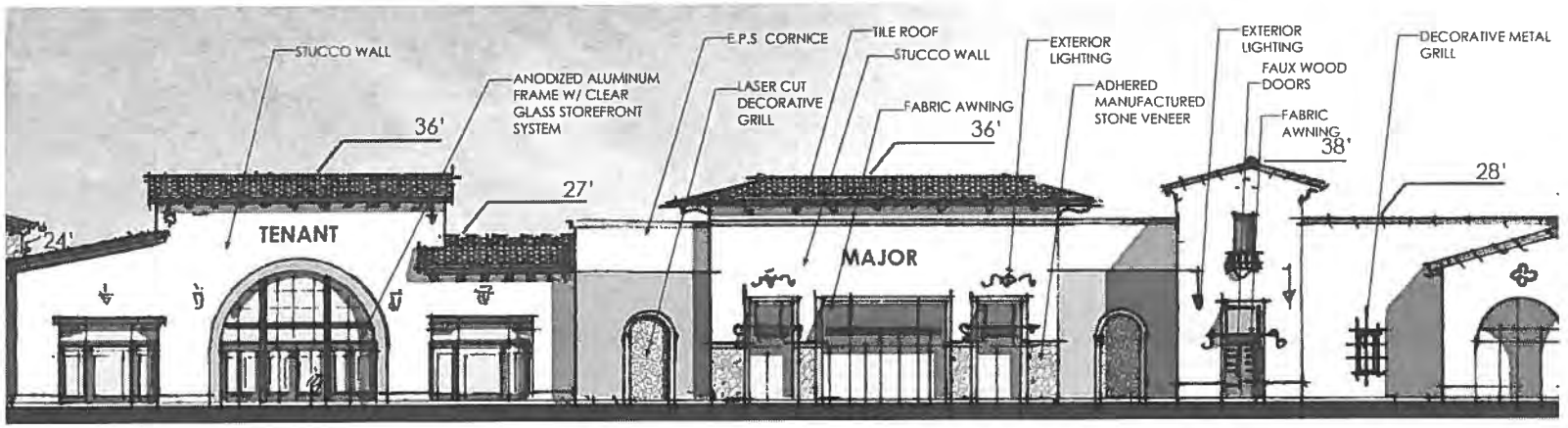
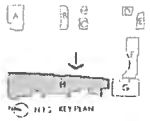


PARTIAL EAST ELEVATION - 1

OVERALL ELEVATION
NOT TO SCALE



SCALE: 1/8" = 1'

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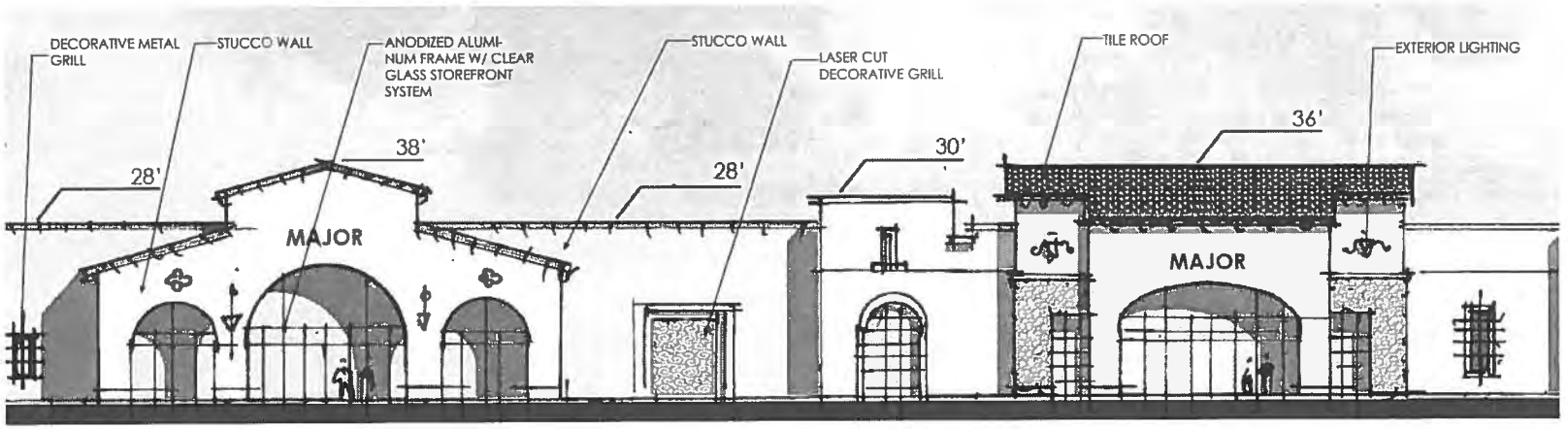
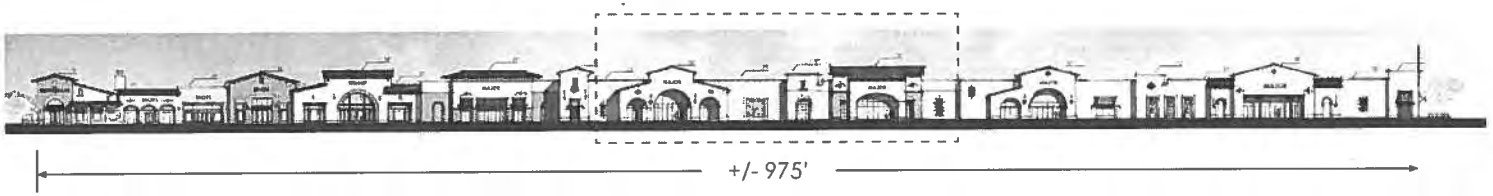
27



PARTIAL EAST ELEVATION - 1



OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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SHEET
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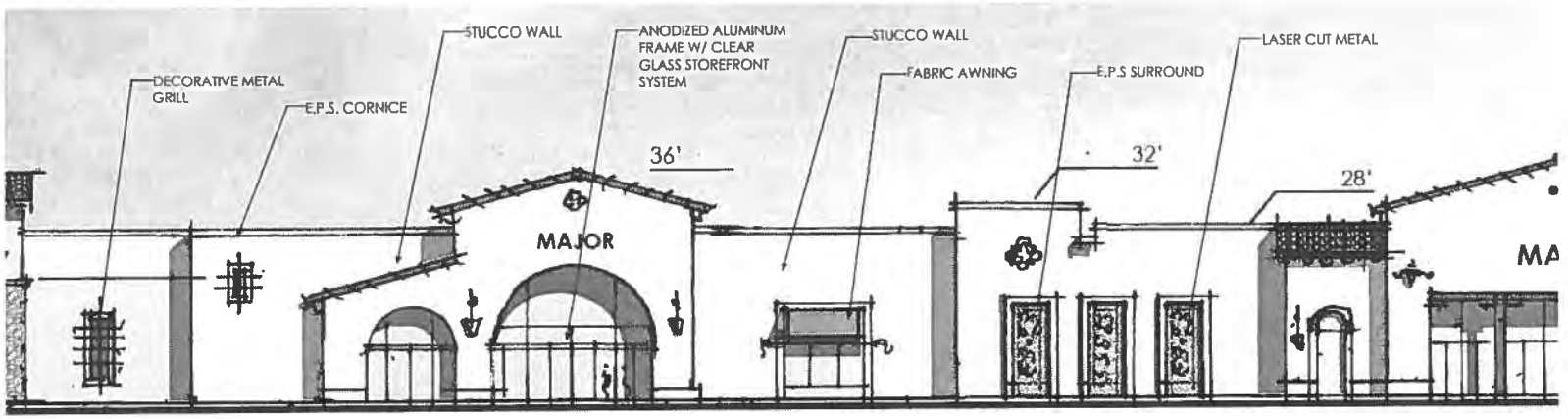
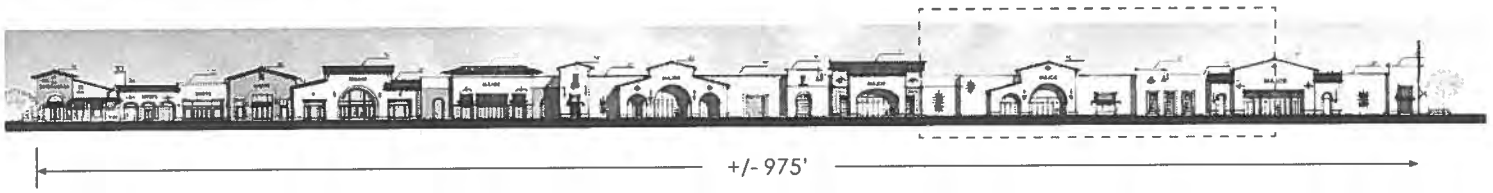


PARTIAL EAST ELEVATION - 1



OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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CONCORD
DIAMOND BLVD & GALAXY WAY
CONCORD, CA

CENTERCAL

BLDG H
ELEVATIONS

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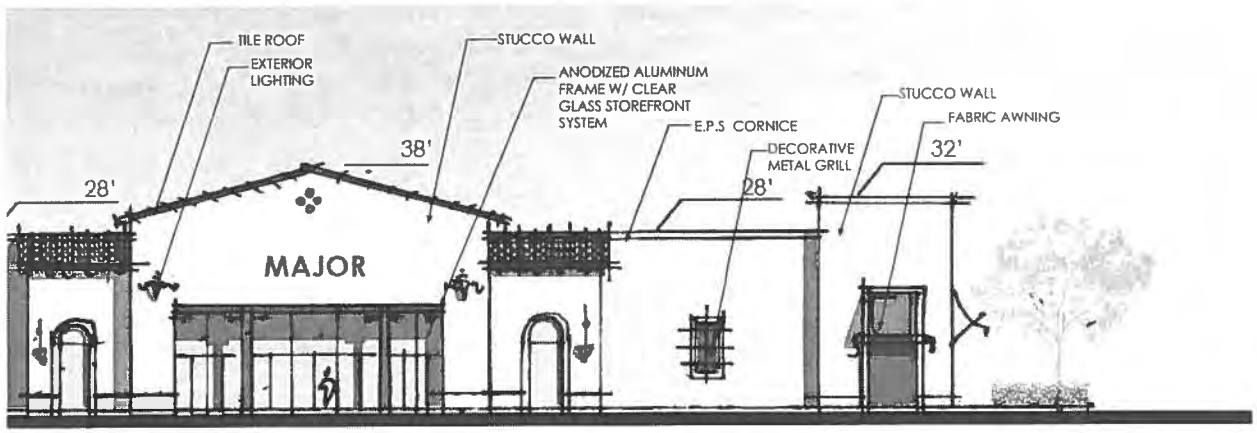
SHEET
29



PARTIAL EAST ELEVATION - 1

OVERALL ELEVATION
NOT TO SCALE

SCALE: 1/8" = 1'

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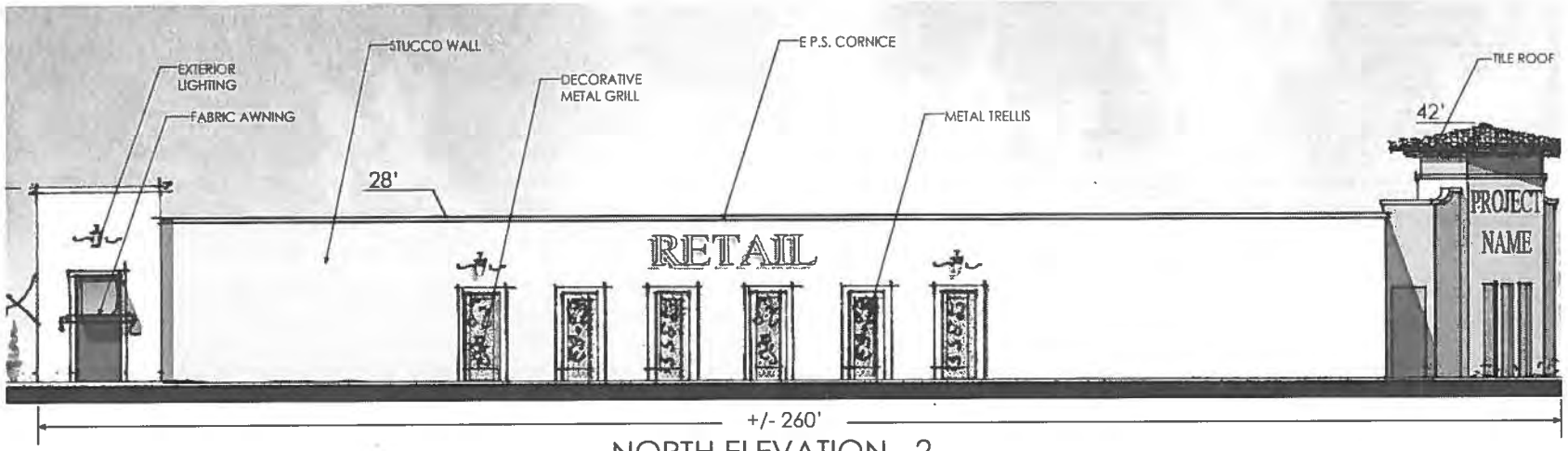
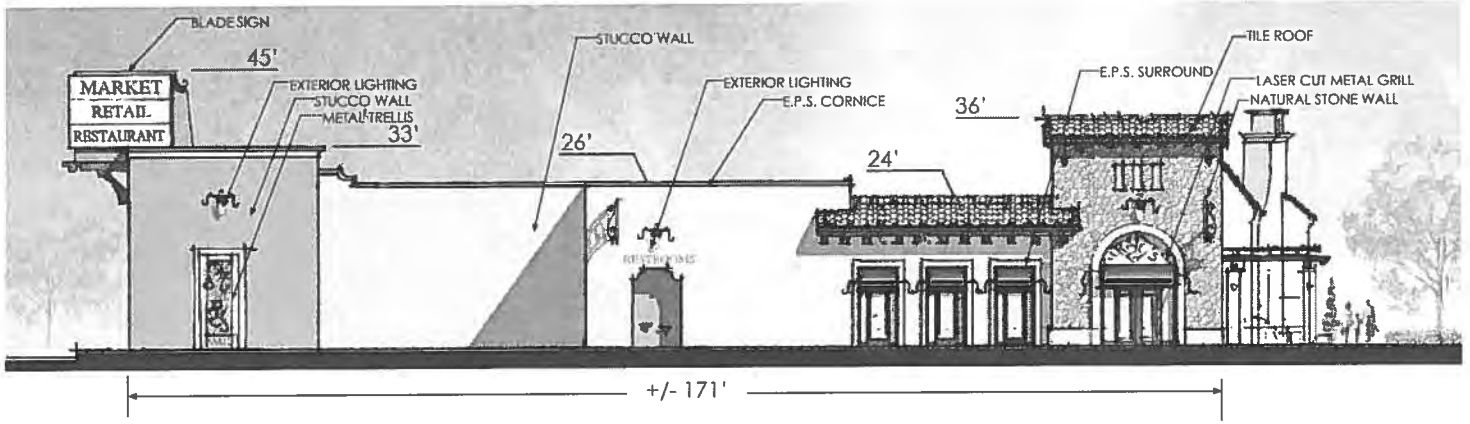
SHEET
30



NORTH ELEVATION - 2



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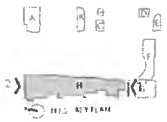

SCALE: 1/8" = 1'

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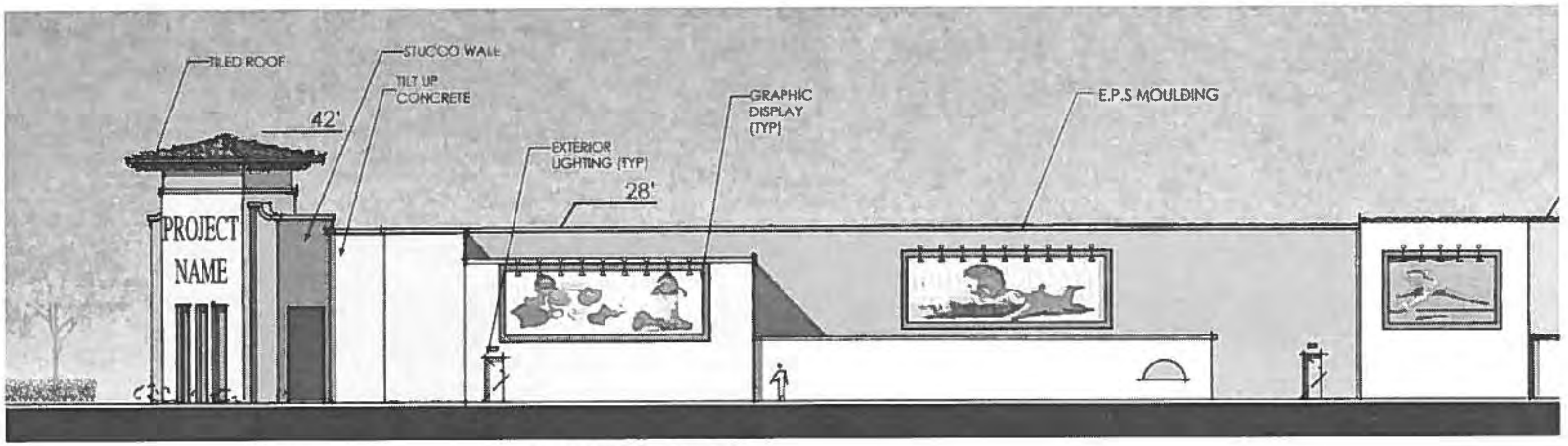
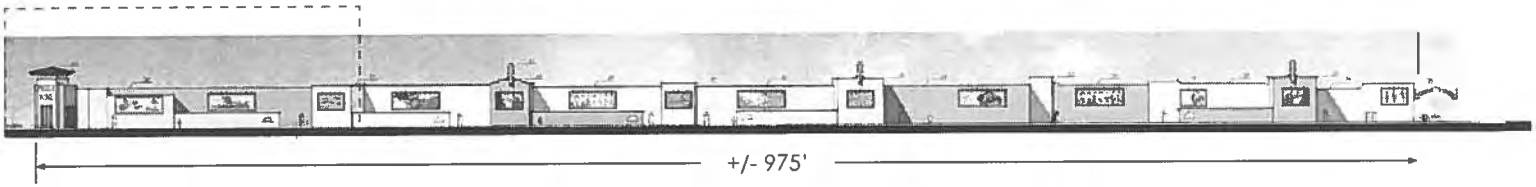
SHEET

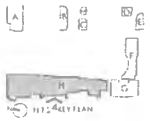
31



PARTIAL WEST ELEVATION - 4



OVERALL ELEVATION
NOT TO SCALE



SCALE: 1/8" = 1'

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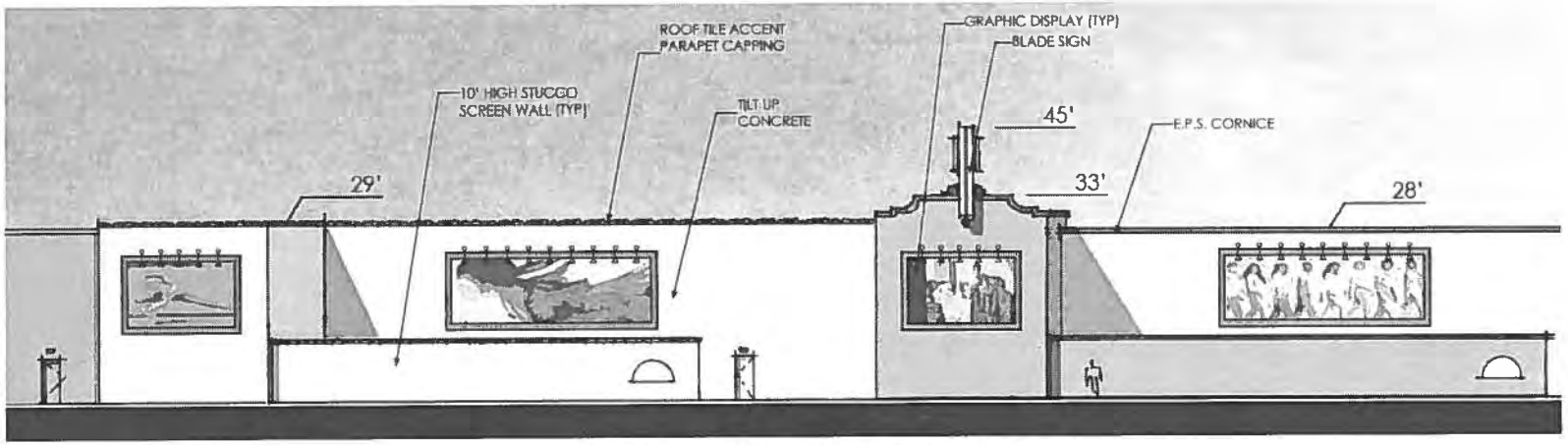
SHEET
32



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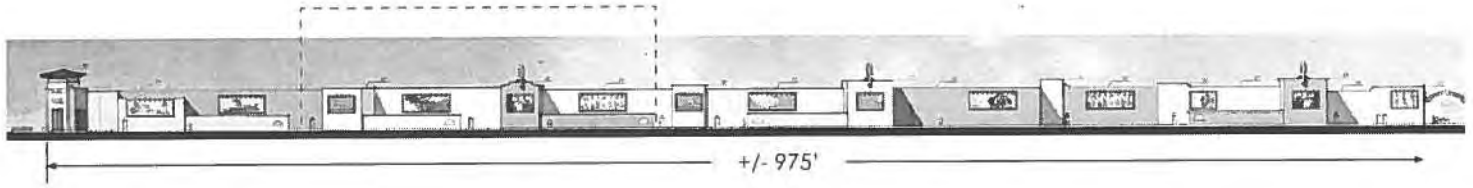
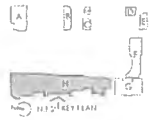


OVERALL ELEVATION
NOT TO SCALE



SCALE: 1/8" = 1'

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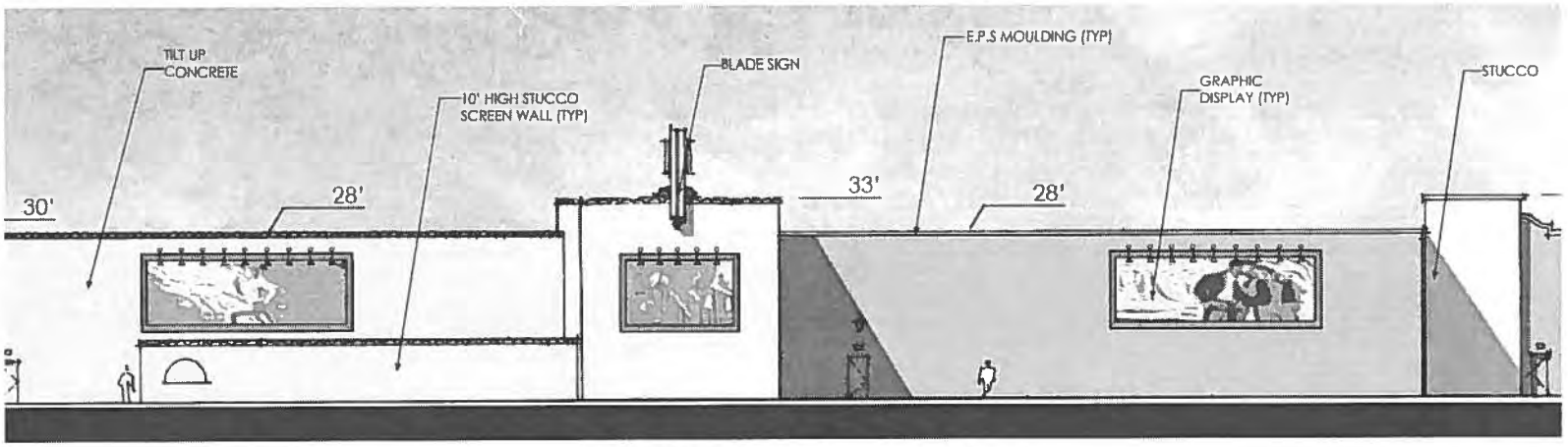
SHEET
33



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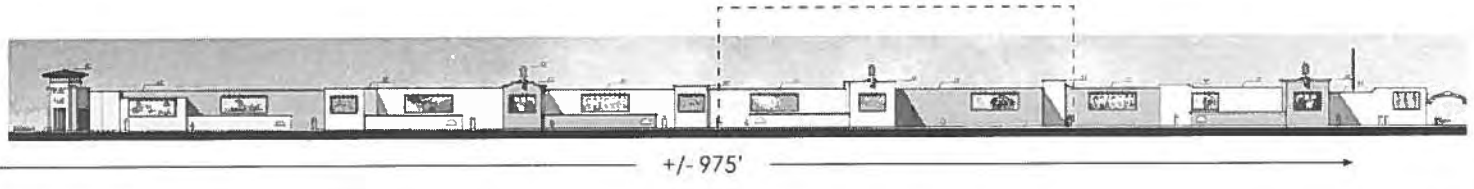

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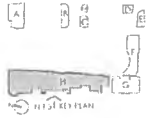
NOT TO SCALE



SCALE: 1/8" = 1'

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CONCORD, CA

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BLDG H
ELEVATIONS

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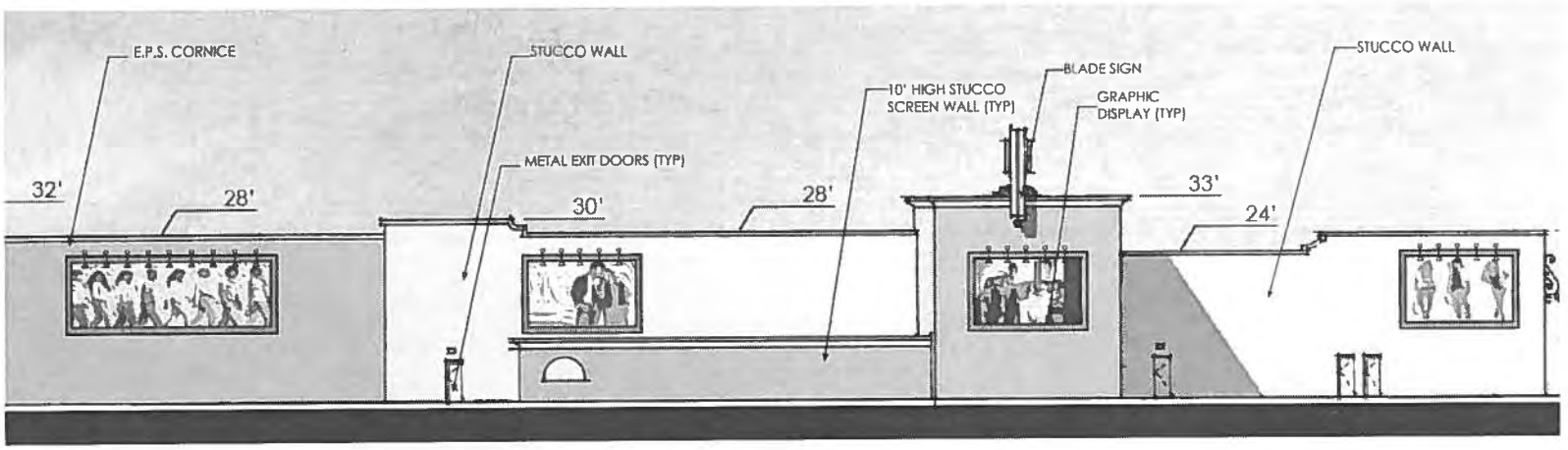
SHEET
34



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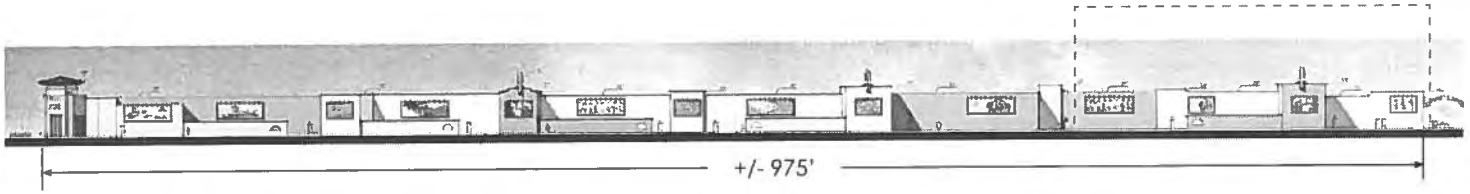
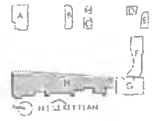


OVERALL ELEVATION
NOT TO SCALE



SCALE: 1/8" = 1'

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CONCORD
DIAMOND BLVD & GALAXY WAY
CONCORD, CA

CENTERCAL

BLDG H
ELEVATIONS

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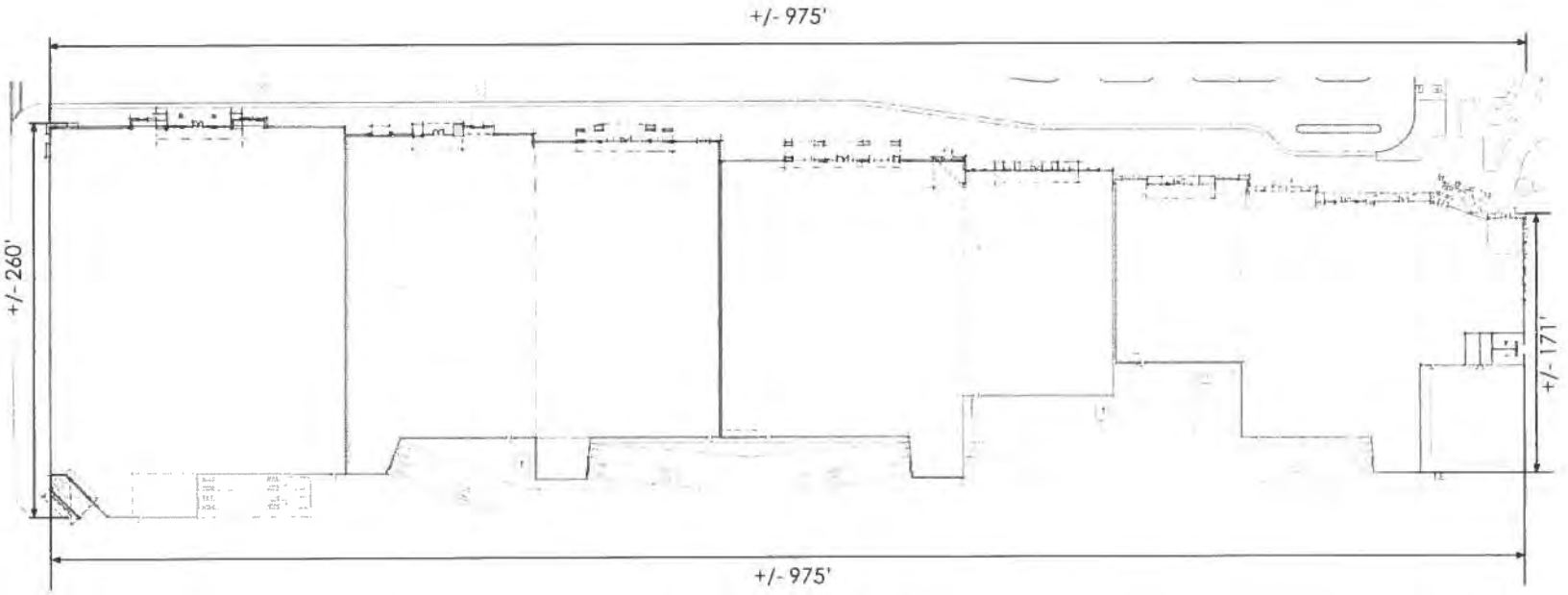
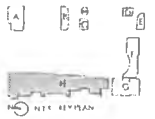
Drawing Name
2/19/2015
Plot Date

SHEET
35



SCALE: 1/32" = 1'



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CONCORD
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CONCORD, CA

CENTERCAL

BLDG H
FLOOR
PLAN

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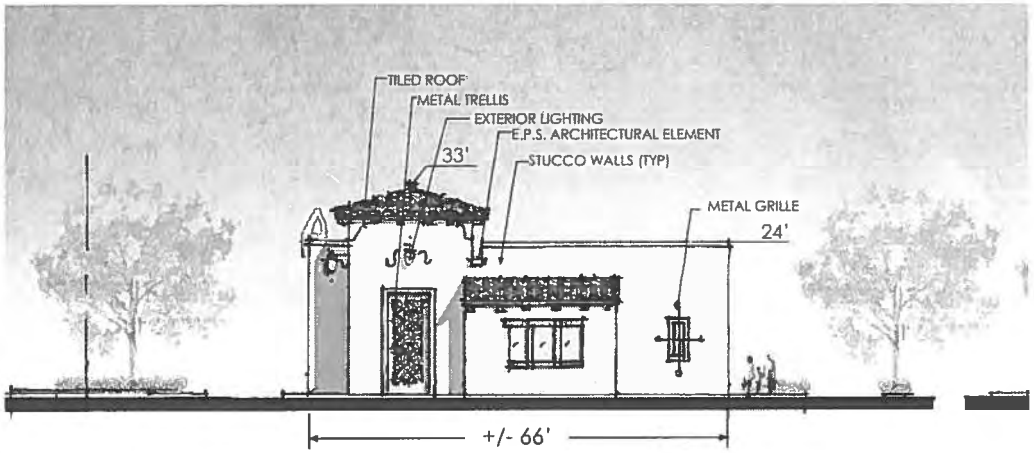
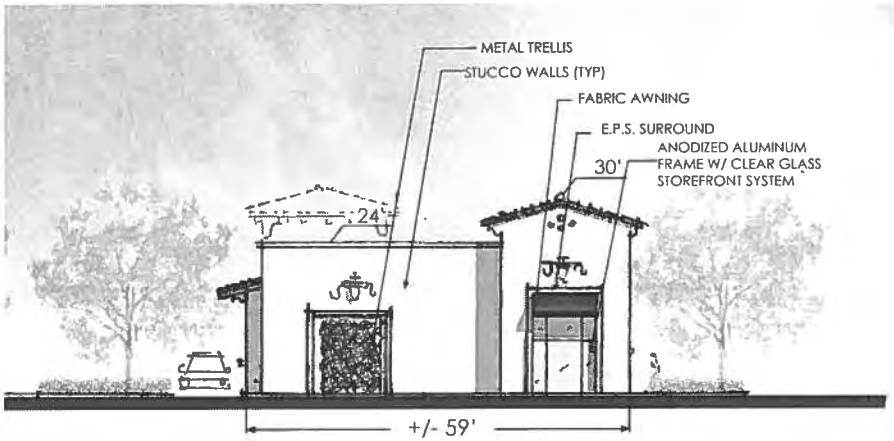
SHEET
36



NORTH ELEVATION - 1



WEST ELEVATION - 2

SCALE: 1/8" = 1'

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CONCORD
DIAMOND BLVD & GALAXY WAY
CONCORD, CA

CENTERCAL PROPERTIES, LLC

PD-A1
ELEVATIONS

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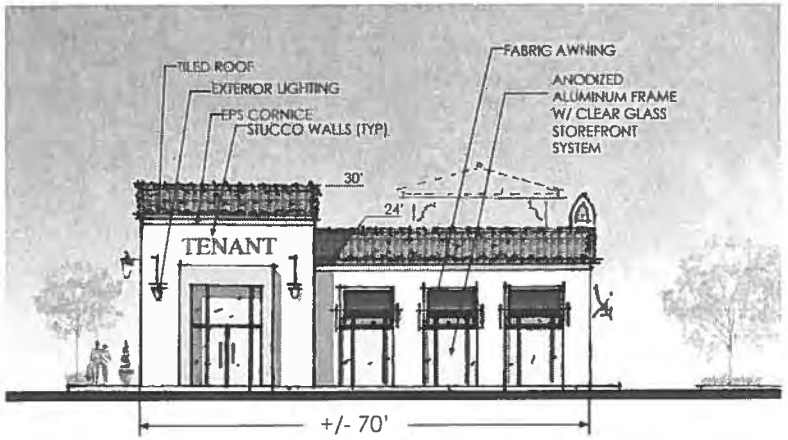
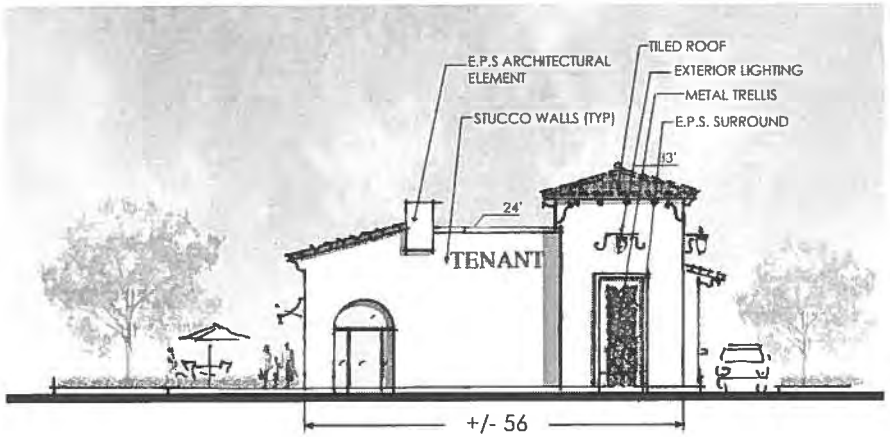
Project Number
Drawing Name
12/09/2015 Plot Date

SHEET
37



SOUTH ELEVATION - 3



EAST ELEVATION - 4

SCALE: 1/8" = 1'

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CONCORD, CA

CENTERCAL PROPERTIES

PD-A1
ELEVATIONS

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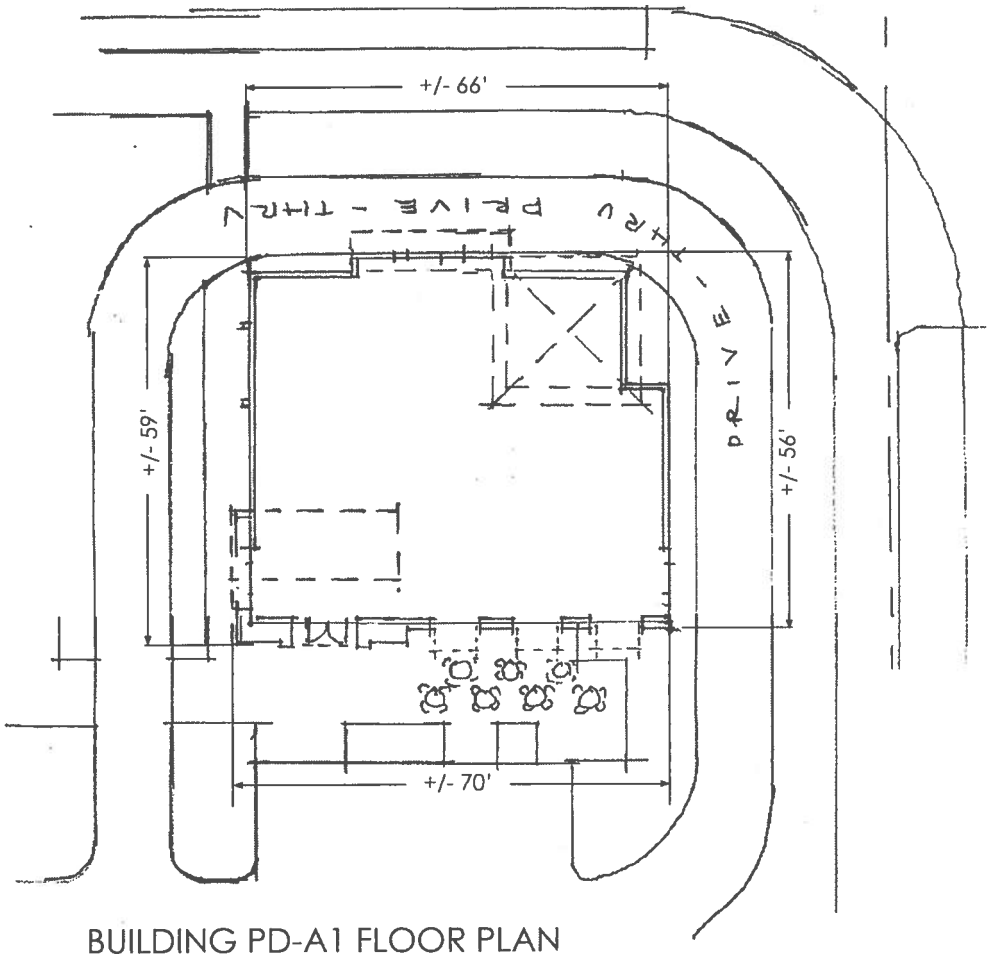
SHEET
38



BUILDING PD-A1 FLOOR PLAN

SCALE: 1/8" = 1'

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CONCORD, CA

CENTERCAL

PD-A1
FLOOR
PLAN

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SHEET
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PLAZA
VIEW 1

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SHEET

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PLAZA
VIEW 2

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SHEET

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CONCORD, CA

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PLAZA
VIEW 3

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SHEET

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CONCORD

DIAMOND BLVD & GALAXY WAY

CONCORD, CA

CENTERCAL

BLDG F
CORNER
PATIO

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SHEET

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STREET VIEW- SOUTHEAST CORNER

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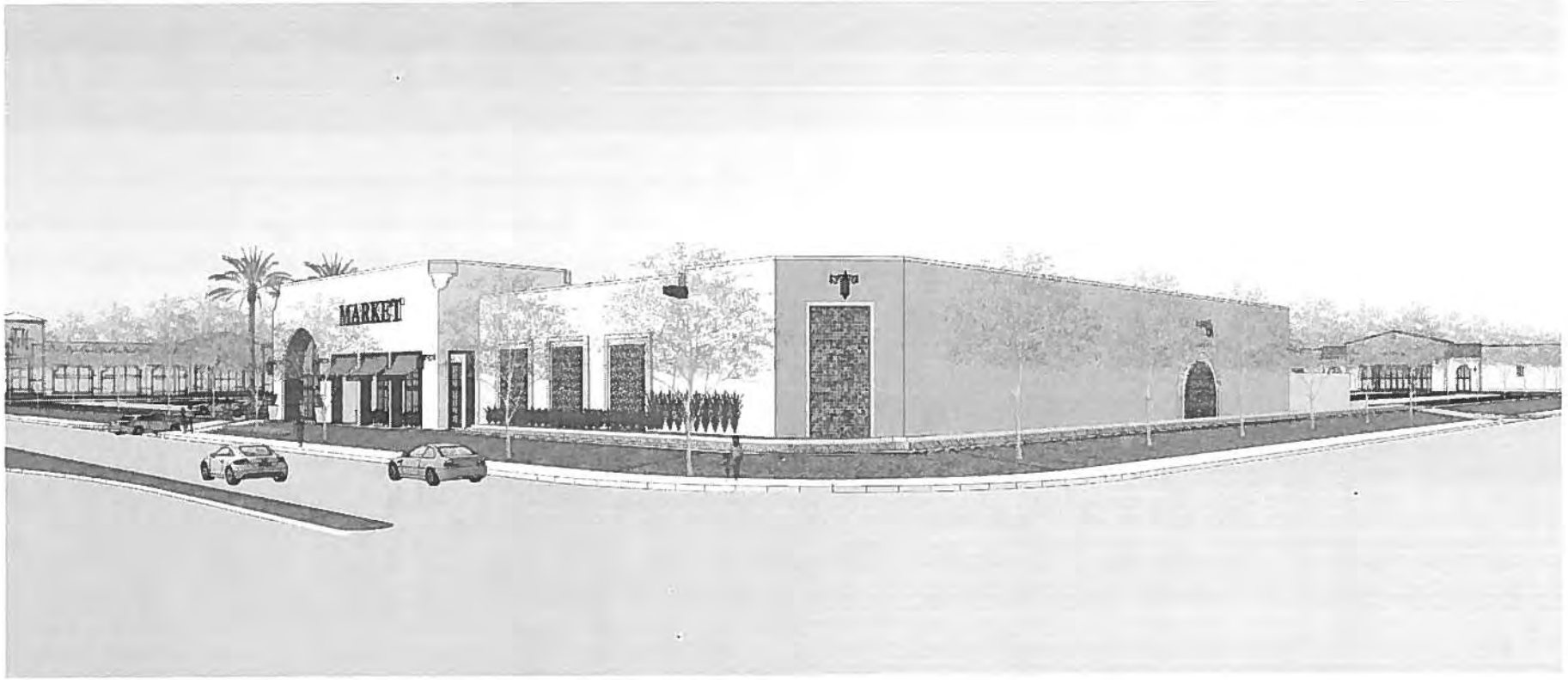
SHEET

44



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CONCORD, CA

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STREET VIEW - NORTHEAST CORNER

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SHEET

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CONCORD, CA

CENTERCAL

PLAZA
BIRD'S EYE
VIEW

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SHEET
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CONCORD, CA

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OVERALL BIRD'S EYE VIEW

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SHEET

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CONCORD, CA

CENTERCAL

FREEWAY VIEW 1

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Project Number

Drawing Name

Plot Date

12/18/2015

SHEET

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DIAMOND BLVD & GALAXY WAY

CONCORD, CA

CENTERCAL

FREEWAY VIEW 2

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SHEET

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CONCORD, CA

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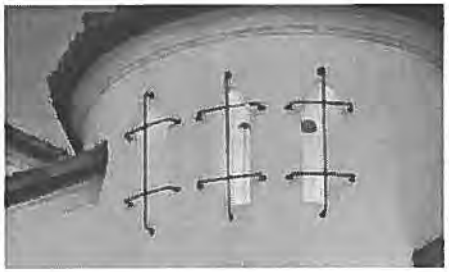
SHEET

50



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CONCORD, CA

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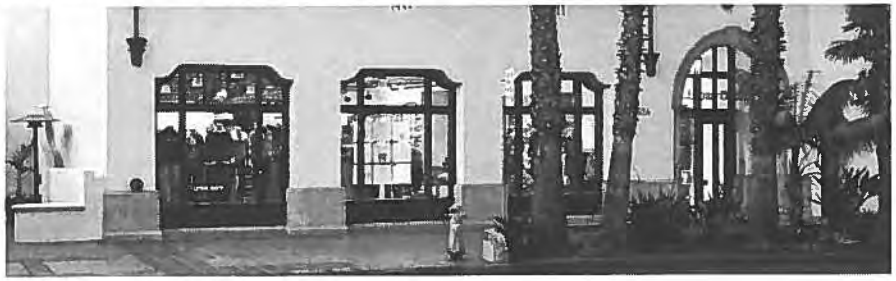
SHEET

51



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CONCORD, CA

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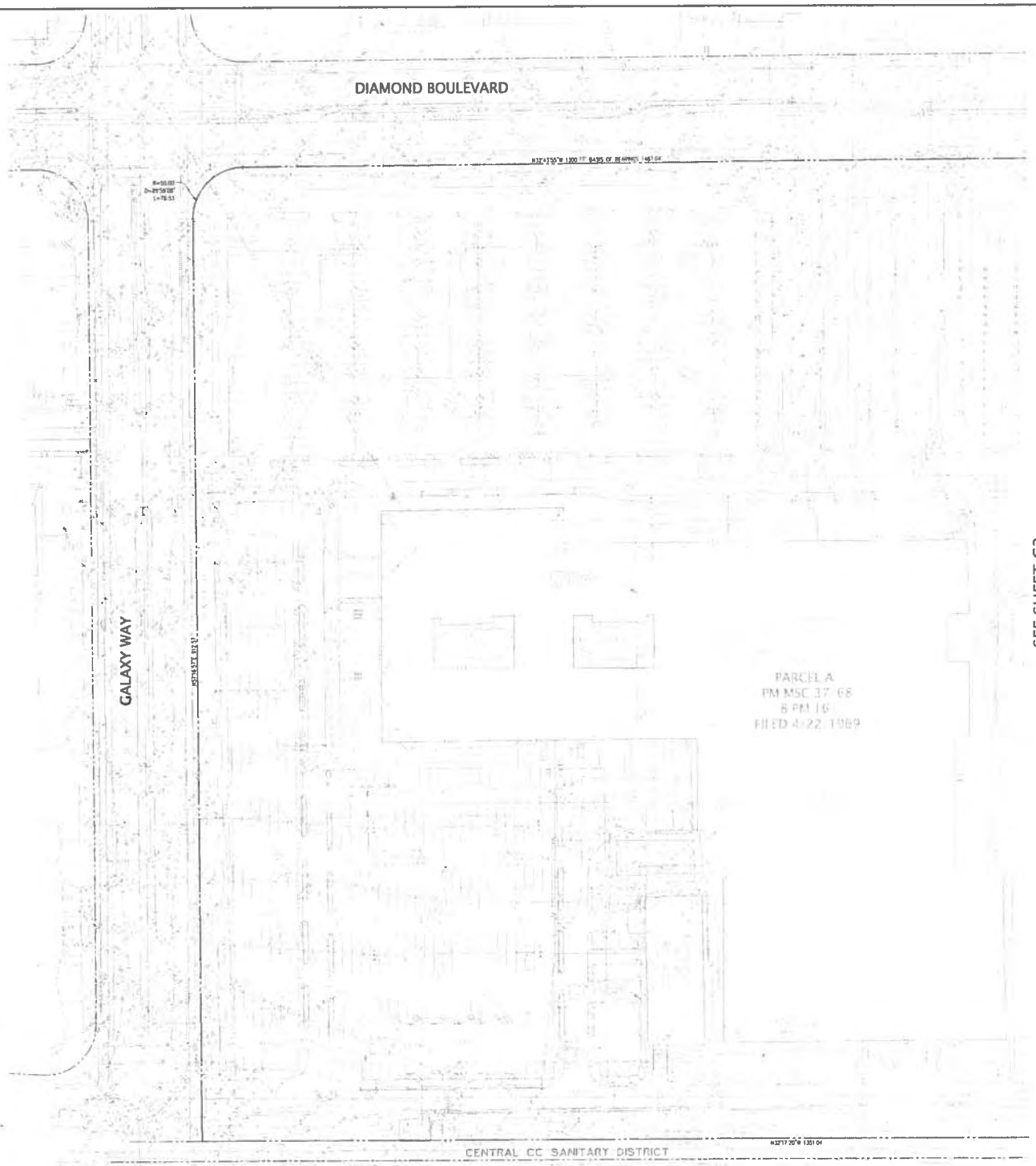
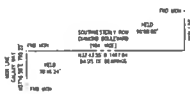
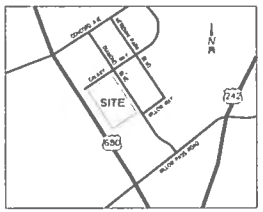
SHEET
52





BASIS OF BEARINGS DETAIL



VICINITY MAP

SEE SHEET C2

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JULY 10, 2015, ORDER NUMBER NCS-747974-SA1. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT SHOWN IN SAID COMMITMENT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT) HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. BENCHMARK:
   CITY OF CONCORD BENCHMARK VC 52+
   THE TOP OF THE SOUTHEAST BOLT MARKED WITH A CUT CROSS AT THE NORTHWEST RETURN OF THE INTERSECTION OF DIAMOND BOULEVARD AND GALAXY WAY IN THE CITY OF CONCORD
   ELEVATION = 25.91 FEET (CITY OF CONCORD DATUM NGVD 1929)
5. BASIS OF BEARINGS:
   THE BEARING OF NORTH 32° 4'.5" WEST TAKEN ON THE SOUTHWESTERLY LINE OF DIAMOND BLVD. AS SHOWN ON THAT CERTAIN PARCEL MAP MSC 37-68 FILED FOR RECORD ON APRIL 22, 1969, IN BOOK 8 OF MAPS AT PAGE 16, OFFICIAL RECORDS OF CONTRA COSTA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON
6. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY MRA SOLUTIONS, INC. IN UNION CITY, CALIFORNIA. JOB NUMBER HAMILTON 2013_03. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 08-22-13. ORIGINAL COMPILED MAP SCALE 1"=20' CONTOUR INTERVAL 1 FOOT. THE DTM IS BASED ON A LOCAL ASSUMED COORDINATE SYSTEM CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA

LEGEND

	BUILDING LINE
	CENTERLINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	DEPRESSED CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FENCE LINE
	FIRE SERVICE & VALVE
	GAS LINE-VALVE & METER
	JOINT TRENCH
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	SOUND WALL
	SPOT ELEVATION
	STORM DRAIN-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	POST INDICATOR VALVE
	SPRINKLER
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WATER VALVE
BM/TBM	BENCHMARK/TEMPORARY BENCHMARK
∠	ANGLE POINT
△ CNTR.	SURVEY CONTROL POINT
AP	ANGLE POINT
APR	CONCRETE APRON
BC	BACK OF CURB
BEC	BEGIN
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BLRD	BOLLARD
BTM	BOTTOM
BW	BACK OF WALK
C	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
DWY	DRIVEWAY
E	(+33)
EB	ELECTRIC BOX
EC	END OF CONCRETE
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
EW	EDGE OF WALK
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
GB	GRADE BREAK
GM	GAS MARKER/METER
GRN	GROUND
GV	GAS VALVE
HCP	HANDICAP RAMP
IR	IRRIGATION BOX
JT	INVERT ELEVATION
LIP	LIP OF GUTTER
MH	MANHOLE
ML, CL	MONUMENT LINE TO PROPERTY LINE
ML-FC	MONUMENT LINE TO FACE OF CURB
MW	MONITORING WELL
N	NORTH
P	PAVEMENT
PE	PM ELEVATION
RET	CURB RETURN
S	SOUTH
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
UI	UNKNOWN, ABOVE
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UB	UNKNOWN UTILITY BOX
UKD	UNKNOWN DIRECTION
UV	UTILITY VAULT
VG	VALLEY GUTTER
W	WEST
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

PREPARED BY OR UNDER THE SUPERVISION OF
RODNEY A. STEWART P.L.S. 9225
LICENSE EXPIRES 9-30-15

DATE

REGISTERED LAND SURVEYOR
No 9225
9/30/15
STATE OF CALIFORNIA

REVISION	BY	APP

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

TOPOGRAPHIC SURVEY
of
2001 - 2003 DIAMOND BOULEVARD
for
CENTERCAL PROPERTIES, LLC
CONCORD, CALIFORNIA

DATE	SEPT. 2015
SCALE	1" = 40'
SURVEYOR	RAS II
DRAFTER	REC
JOB NO.	A15616
SHEET	C1
OF	SHEETS

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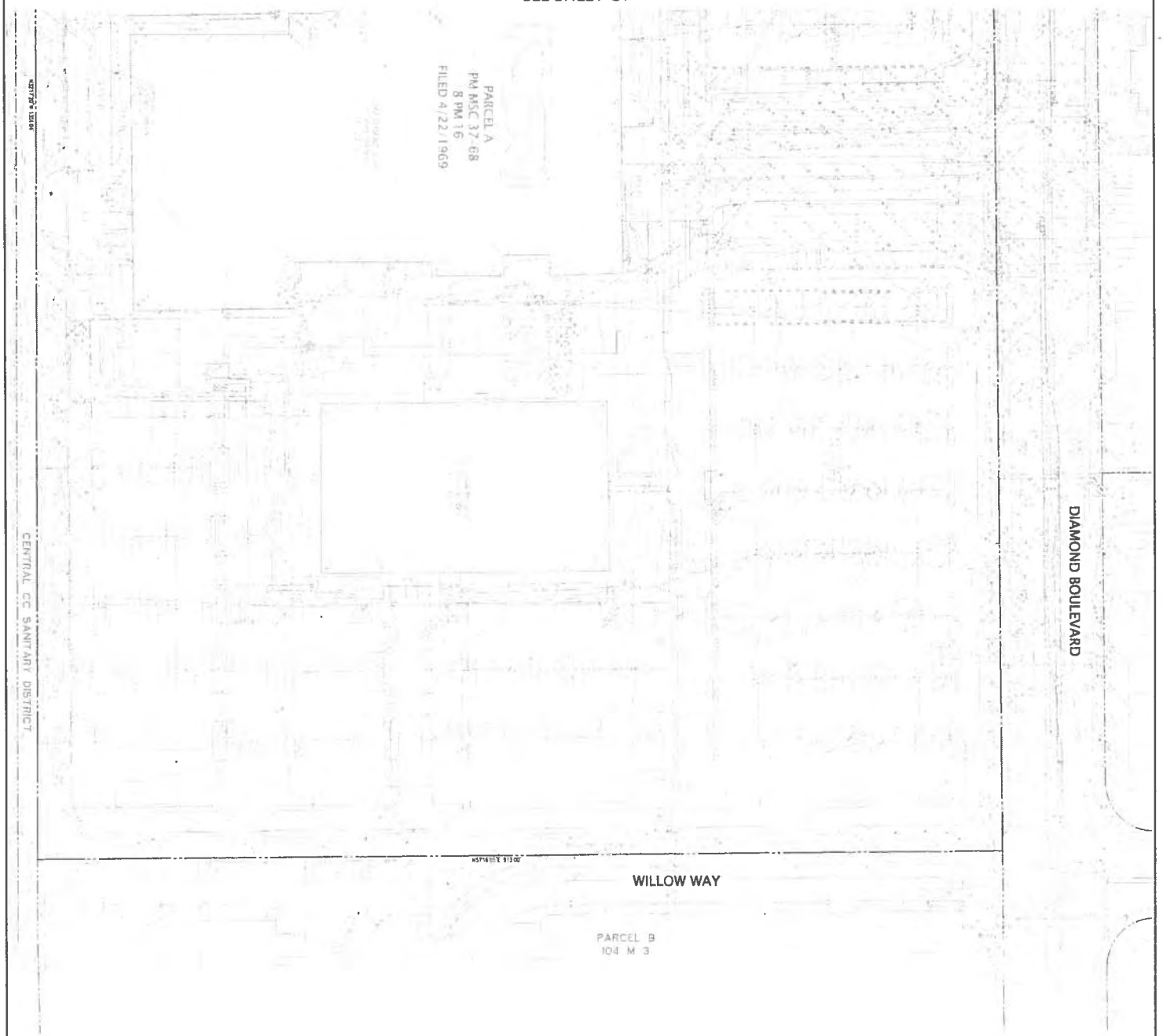
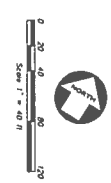
SEE SHEET C1





DATE	SEPT. 2015		
SCALE	1" = 40'		
SURVEYOR	RAS &		
DRAFTER	RIC		
JOB NO.	A15636		
SHEET	C2		
OF	SHEETS		

TOPOGRAPHIC SURVEY
OF
2001-2003 DIAMOND BOULEVARD
FOR
CENTERCAL PROPERTIES, LLC

CONCORD, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

NO	REVISION	BY	NO	REVISION	BY
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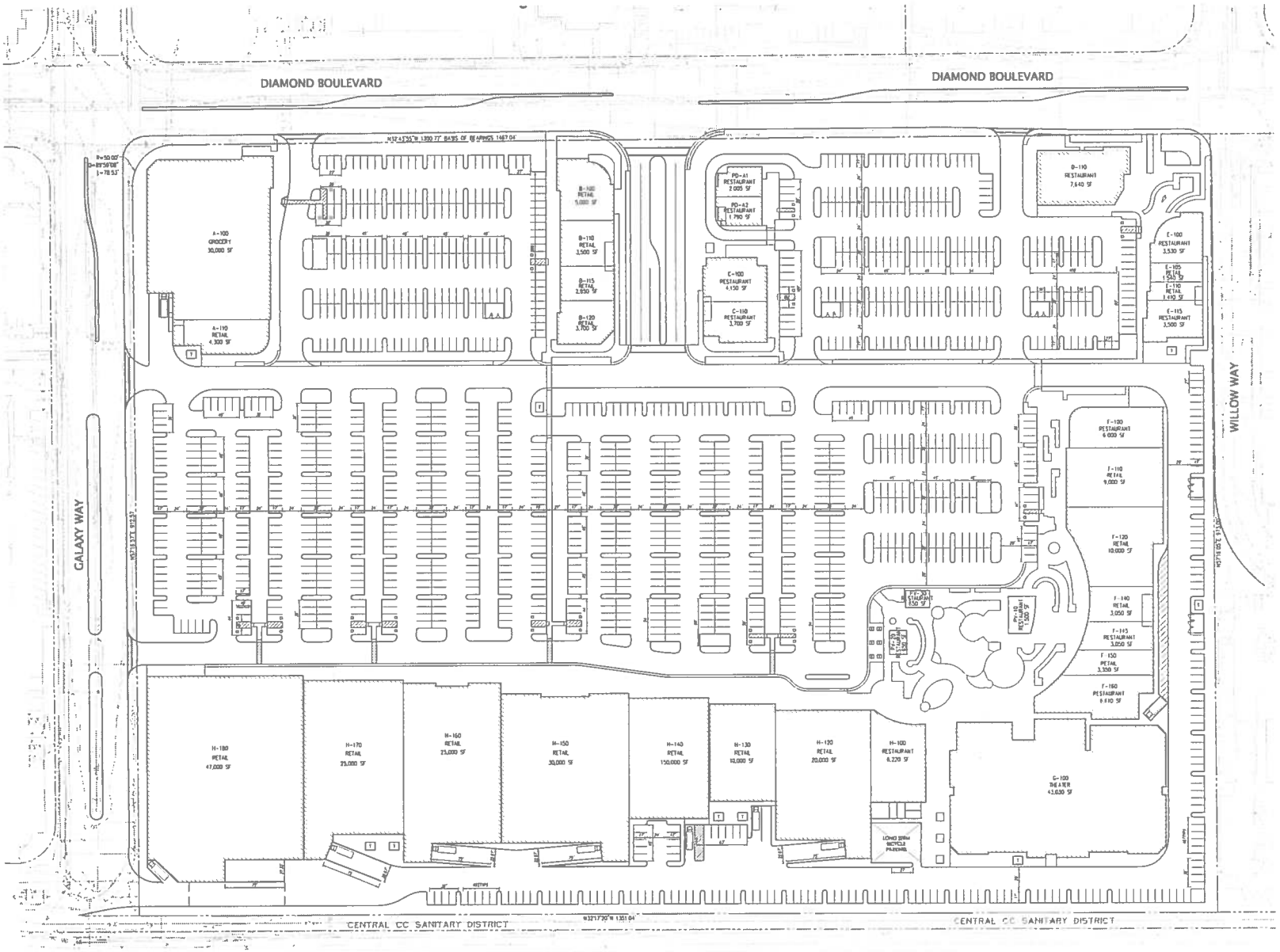


0 25 50 100 150
Scale 1" = 50 ft

PROJECT SUMMARY

PROPOSED ZONING	CMD
SITE AREA	30 AC (1,306,012 SF)
BUILDING AREAS	
BUILDING A	34,000 SF
BUILDING B	10,410 SF
BUILDING C	8,160 SF
BUILDING D	8,640 SF
BUILDING E	10,314 SF
BUILDING F	41,630 SF
BUILDING G	43,031 SF
BUILDING H	100,216 SF
BUILDING PD A	4,000 SF
BUILDING PD-100	1,000 SF
BUILDING PD-200	600 SF
BUILDING PD-300	600 SF
TOTALS	340,041 SF
BUILDING AREA	340,041 SF (26%)
LANDSCAPE AREA	100,101 SF (34%)
COMMON AREA	65,133 SF (22%)
PARKING/CIRCULATION AREA	441,445 SF (33%)
TOTAL REQUIRED PARKING	1,372 STALLS
TOTAL PROVIDED PARKING	1,401 STALLS
STANDARD PARKING	1,302 STALLS
HANDICAP PARKING	20 STALLS
PROJECT PARKING RATIO	4.3/1,000

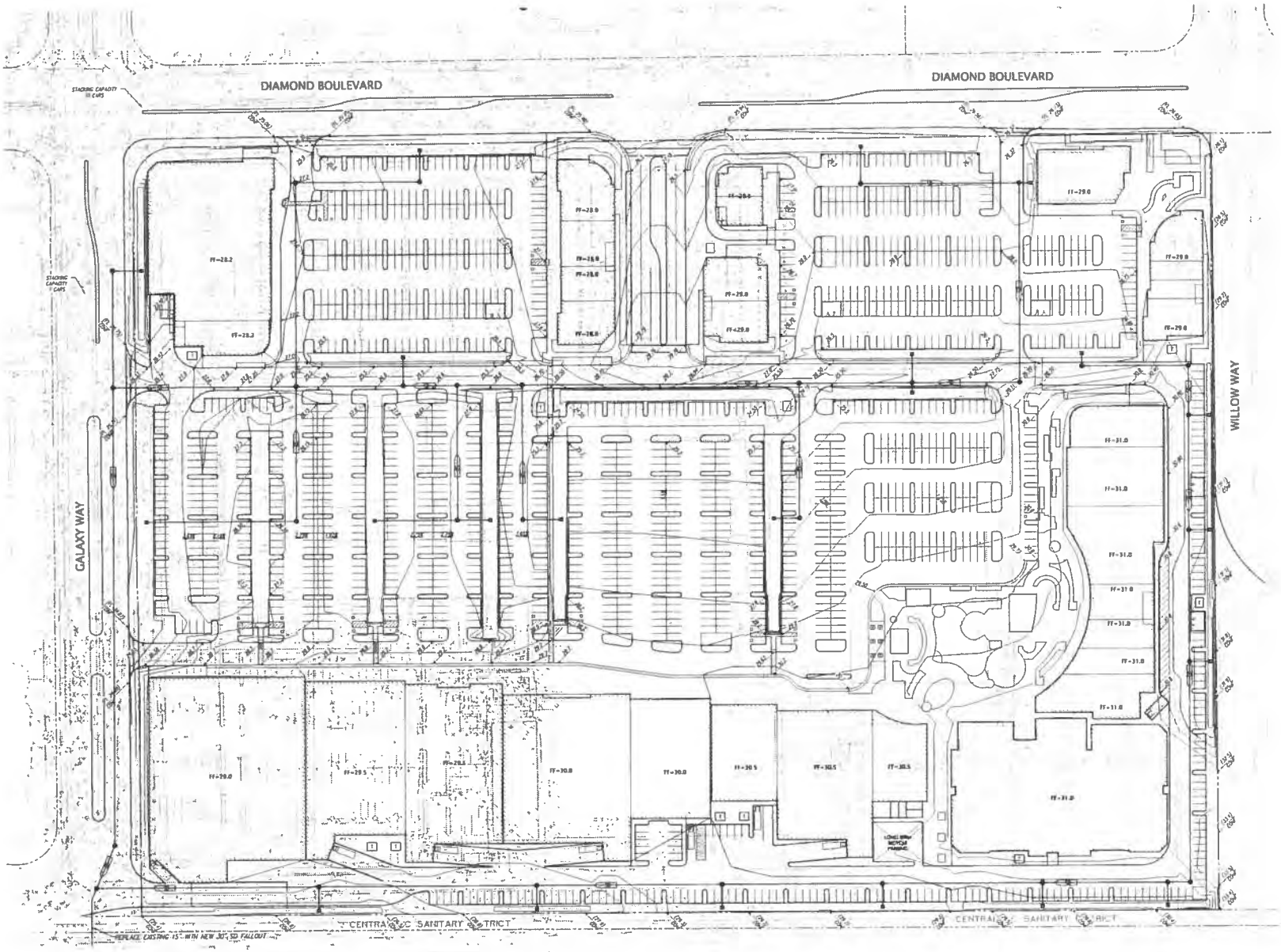
PROGRESS

REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2355 Oakmont Way, Suite 200, Moraga, California 94556
Phone (925) 253-0468 Fax (925) 253-0487

SITE PLAN
OF
2001-2003 DIAMOND BOULEVARD
FOR
CENTERCAL PROPERTIES, LLC
CONCORD, CALIFORNIA

DATE	DEC., 2015
SCALE	1" = 50'
DESIGNER	DCB
JOB NO.	A15636
SHEET	C3
OF	SHEETS



0 25 50 100 150

Scale 1" = 50 ft

LEGEND

⊙	AREA DRAIN
⊡	STORM DRAIN CATCH BASIN
⊞	STORM DRAIN JUNCTION BOX
⊛	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
PE	PAD ELEVATION
22.6	SPOT ELEVATION
SD	STORM DRAIN LINE
TC	TOP OF CURB

NO.	REVISION	BY

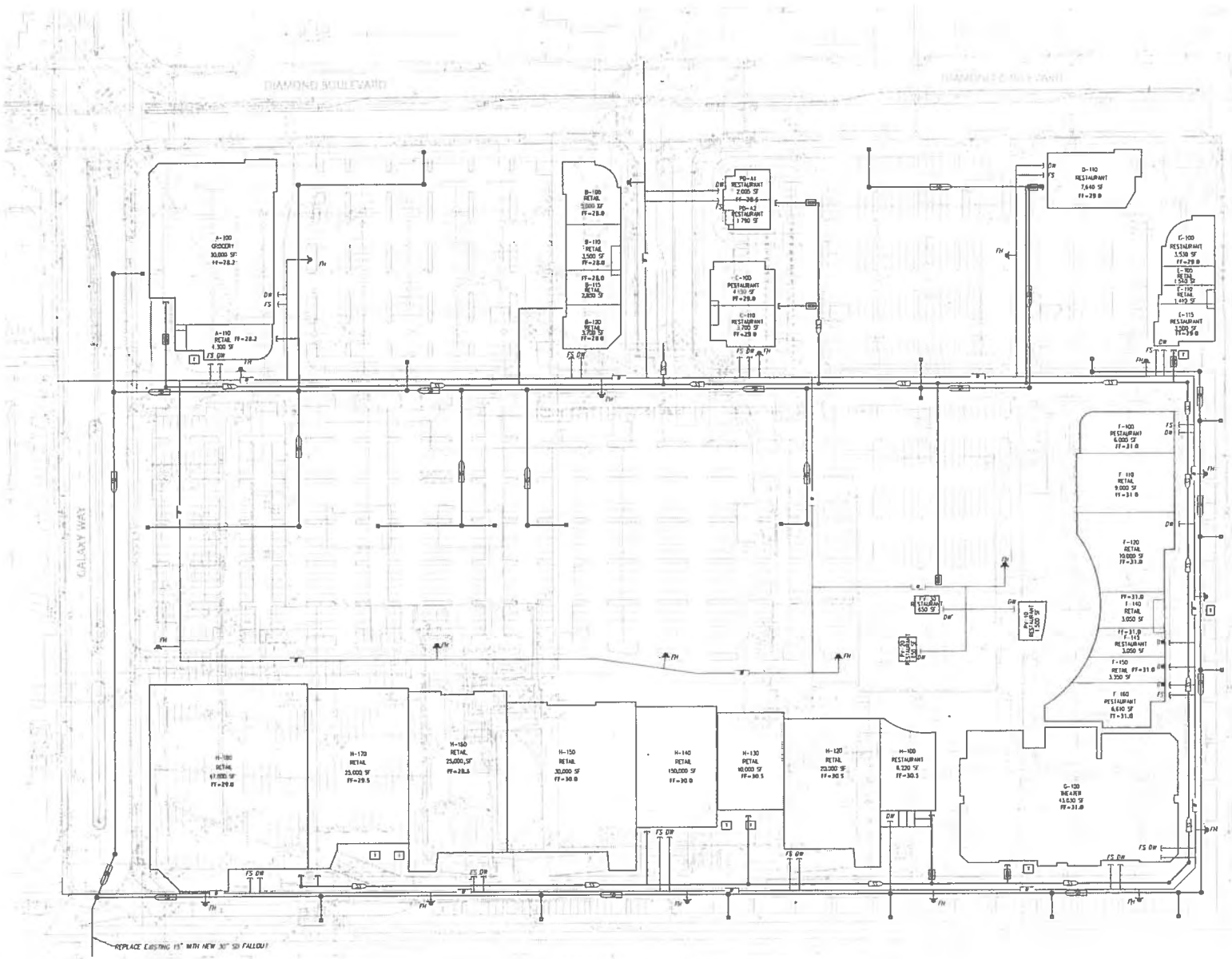
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

GRADING AND DRAINAGE PLAN
OF
2001-2003 DIAMOND BOULEVARD
FOR
CENTERCAL PROPERTIES, LLC

CONCORD, CALIFORNIA

DATE	DEC., 2015
SCALE	1" = 50'
DESIGNER	DCA
JOB NO.	A15616
SHEET	C4
OF	6 SHEETS

PROGRESS



0 25 50 100 150
Scale 1" = 50 ft

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	GREASE INTERCEPTOR
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

PROGRESS

NO	REVISION	BY	NO	REVISION	BY
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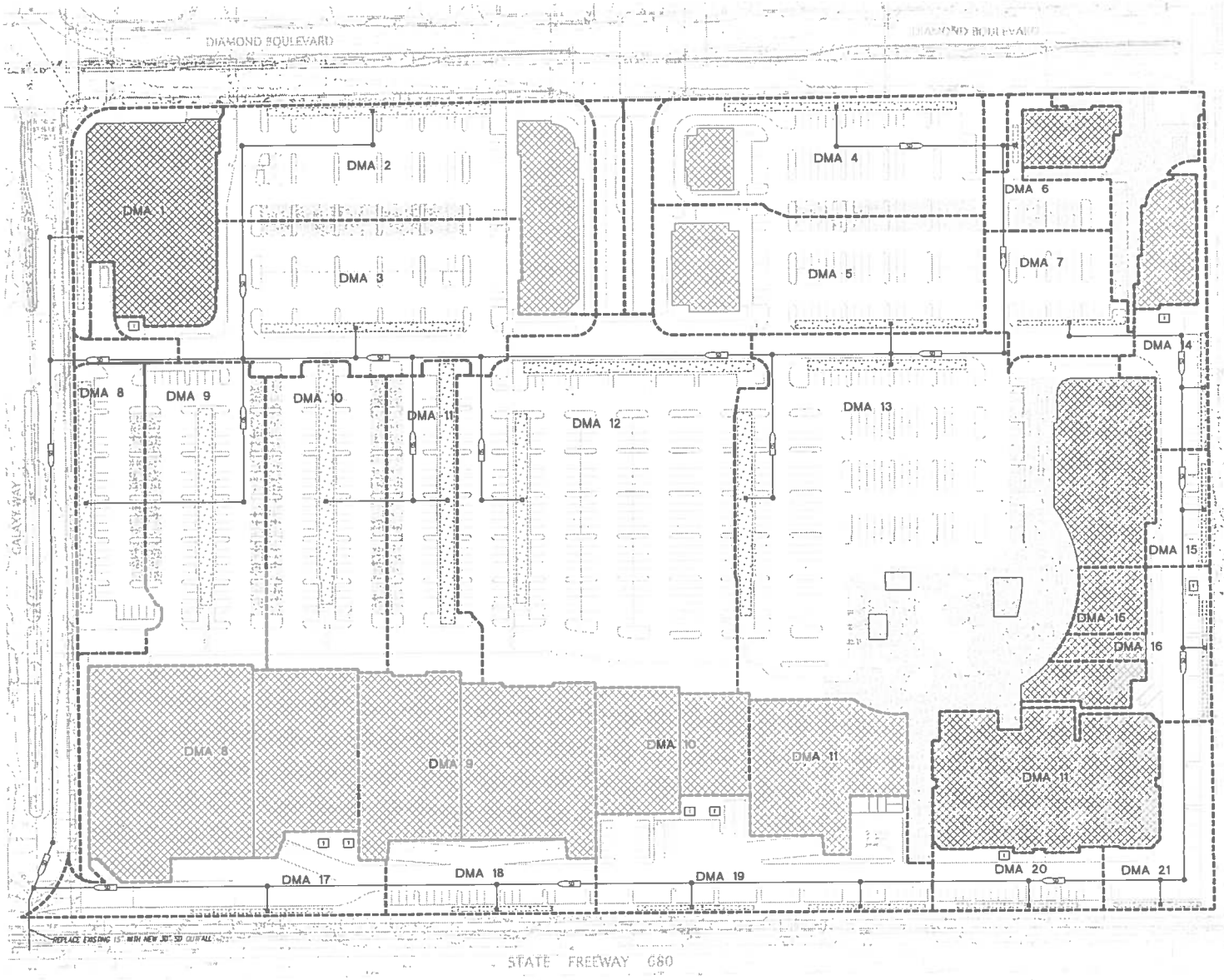
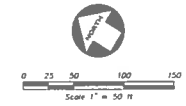
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245 8786
Fax (925) 245 8796

UTILITY PLAN
OF
2001-2003 DIAMOND BOULEVARD
FOR
CENTERCAL PROPERTIES, LLC

CONCORD, CALIFORNIA

DATE	DEC 2015
SCALE	1" = 50'
DESIGNER	DGR
JOB NO.	A15616
SHEET	C5
OF	6 SHEETS





LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- PERVIOUS PAVERS SELF TREATING AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA
- CONCRETE AREA

BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv (SF)	Imper (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	42,141	0.97	5,781	0.13	34,952	0.80	35,533	1,423	4.0%	Bio Retention Planter
2	67,508	1.55	9,489	0.22	55,612	1.28	56,561	2,407	4.3%	Bio Retention Planter
3	64,079	1.47	8,757	0.20	53,020	1.22	53,897	2,292	4.3%	Bio Retention Planter
4	75,621	1.74	13,655	0.31	59,482	1.37	60,848	2,486	4.1%	Bio Retention Planter
5	53,582	1.23	5,786	0.13	45,860	1.05	46,417	1,958	4.2%	Bio Retention Planter
6	23,279	0.53	2,756	0.06	19,623	0.45	19,879	900	4.5%	Bio Retention Planter
7	9,203	0.21	2,977	0.07	5,960	0.14	6,258	266	4.3%	Bio Retention Planter
8	97,439	2.24	5,997	0.14	87,565	2.01	88,165	3,877	4.4%	Bio Retention Planter
9	76,465	1.76	7,781	0.18	64,832	1.49	65,808	3,872	5.9%	Bio Retention Planter
10	66,314	1.52	5,749	0.13	55,826	1.28	56,401	4,739	8.4%	Bio Retention Planter
11	98,064	2.25	6,956	0.11	87,840	2.02	88,195	5,270	6.0%	Bio Retention Planter
12	147,778	3.39	11,053	0.25	130,454	2.99	131,509	6,271	4.8%	Bio Retention Planter
13	146,170	3.36	14,445	0.33	125,719	2.89	127,164	6,006	4.7%	Bio Retention Planter
14	15,750	0.36	6,375	0.15	8,678	0.20	9,316	697	7.5%	Bio Retention Planter
15	16,131	0.37	1,800	0.03	14,213	0.33	14,343	618	4.3%	Bio Retention Planter
16	19,407	0.45	2,142	0.05	16,526	0.38	16,740	739	4.4%	Bio Retention Planter
17	27,768	0.64	6,275	0.14	20,634	0.47	21,262	859	4.0%	Bio Retention Planter
18	21,399	0.49	5,863	0.13	15,667	0.36	16,173	669	4.1%	Bio Retention Planter
19	45,002	1.03	8,441	0.22	34,099	0.78	35,043	1,462	4.2%	Bio Retention Planter
20	14,865	0.34	1,936	0.04	12,171	0.28	12,265	758	6.1%	Bio Retention Planter
21	19,368	0.44	4,719	0.11	14,021	0.32	14,543	578	4.0%	Bio Retention Planter
Totals	1,147,133	26.34	136,381	3.13	962,809	9.80	976,447	48,143		

* Total Treatment Area is equal to Impervious Area + 0.10 * Landscape Area

PROGRESS

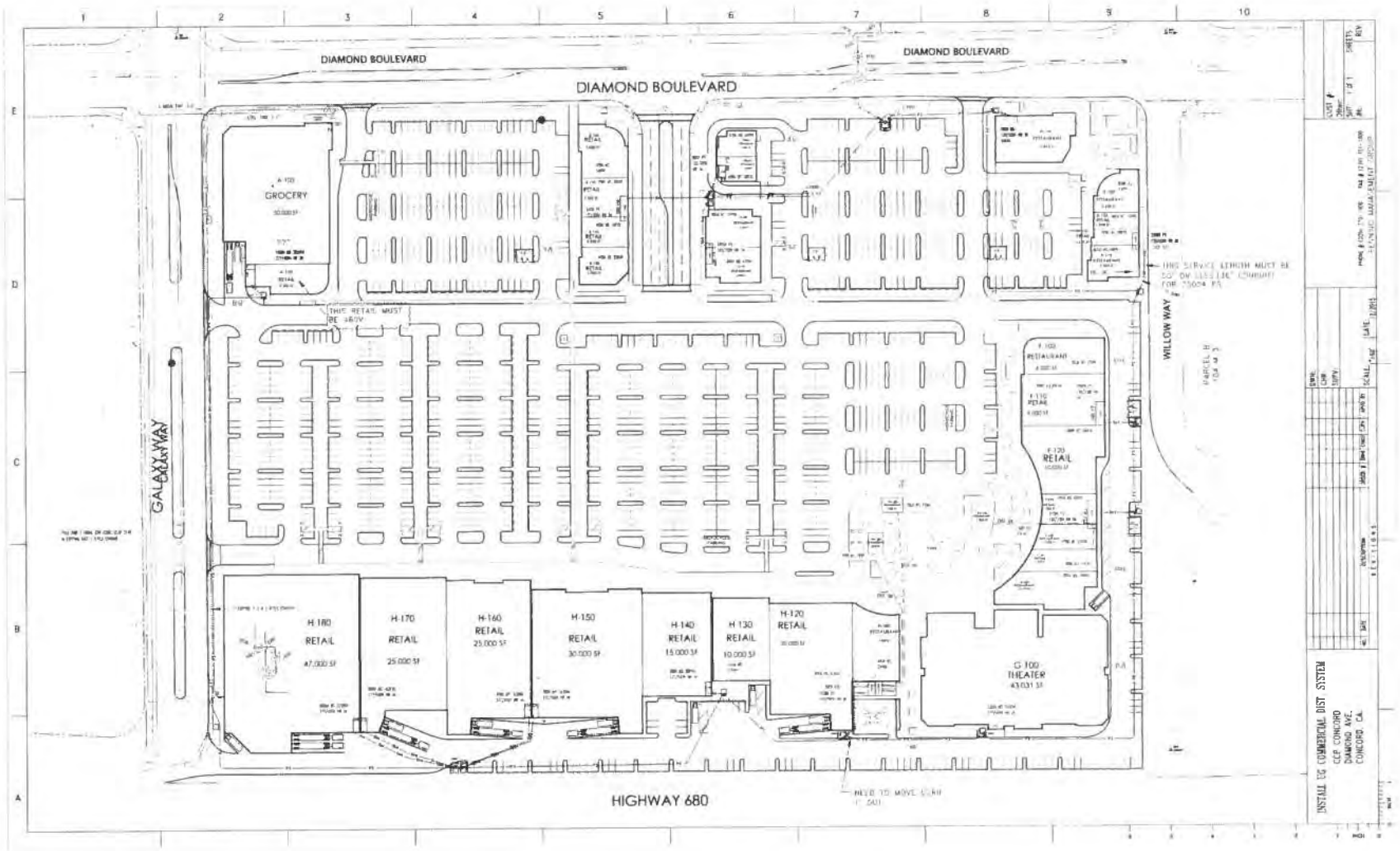
NO.	REVISION	BY	NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2650 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

STORM WATER QUALITY CONTROL PLAN
OF
2001-2003 DIAMOND BOULEVARD
FOR
CENTERCAL PROPERTIES, LLC

CONCORD, CALIFORNIA

DATE	DEC., 2015
SCALE	1" = 50'
DESIGNER	DGR
JOB NO.	A15636
SHEET	C6
OF	6 SHEETS


DIAMOND BOULEVARD
DIAMOND BOULEVARD
DIAMOND BOULEVARD
GALAXY WAY
WILLOW WAY
GROCERY
H-180 RETAIL 47,000 SF
H-170 RETAIL 25,000 SF
H-160 RETAIL 25,000 SF
H-150 RETAIL 30,000 SF
H-140 RETAIL 15,000 SF
H-130 RETAIL 10,000 SF
H-120 RETAIL
RETAIL
G-100 THEATER 43,031 SF
HIGHWAY 680

LIFESCAPES
International Inc

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

CONCORD

CONCORD, CALIFORNIA

CENTERCAL PROPERTIES, LLC

1960 E GRAND AVENUE, SUITE 205
EL SEGUNDO, CA 90245
PH: 310.563.6900
CONTACT: JEFF HILL

DESIGN DEVELOPMENT

CONSULTANTS

RUSSEL RETAIN GROUP, INT.
31043 BOBCAT COURT
COARSEGOLD, CA 93614
PH: 805.798.1852
CONTACT: LEROY RUSSELL / RUSSELLRETAINGROUP@GMAIL.COM

LIFESCAPES
International Inc
Landscape Architects

OWNER
CENTERCAL
CENTERCAL PROPERTIES LLC
1960 E Grand Avenue Suite 205
El Segundo, California 90245
T 310 563 6900 F 310 563 6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT
6234 MEDIA AVENUE
CAMARILLO, CA 93012
805.798.1852

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

LX 01	LX 02	LX 03
LX 04	LX 05	LX 06
LX 07	LX 08	LX 09

REVISIONS

No.	Date	Item

LIFESCAPES INTERNATIONAL INC

SCALE	CAD FILE
DATE ISSUED	DRAWN
	CHECKED

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
COVER SHEET

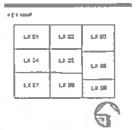
DRAWING NO.
L0.00

DRAWING NUMBER	DESCRIPTION	LAST ISSUED	ISSUE REFERENCE	REMARKS
L0.00	COVER SHEET	12.04.2015		-
L0.01	SHEET INDEX	12.04.2015		-
L0.02	GENERAL CONSTRUCTION NOTES & LEGENDS	12.04.2015		-
L0.03	FINISH SCHEDULE	12.04.2015		-
L0.04	POTTERY & SITE AMENITY SCHEDULE	12.04.2015		-
L1.01	SITE ORIENTATION PLAN - 20 SCALE SHEETS	12.04.2015		-
L2.01	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.02	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.03	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.04	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.05	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.06	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.07	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.08	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L2.09	CONSTRUCTION PLAN - GENERAL ARRANGEMENT	12.04.2015		-
L3.00	IRRIGATION NARRATIVE	12.04.2015		-
L4.01	PLANTING PLAN - TREES	12.04.2015		-
L4.02	PLANTING PLAN - TREES	12.04.2015		-
L4.03	PLANTING PLAN - TREES	12.04.2015		-
L4.04	PLANTING PLAN - TREES	12.04.2015		-
L4.05	PLANTING PLAN - TREES	12.04.2015		-
L4.06	PLANTING PLAN - TREES	12.04.2015		-
L4.07	PLANTING PLAN - TREES	12.04.2015		-
L4.08	PLANTING PLAN - TREES	12.04.2015		-
L4.09	PLANTING PLAN - TREES	12.04.2015		-
L5.00	PLANTING MASTER LEGEND - SHRUBS	12.04.2015		-
L6.01	PLANTING PALETTE - TREES	12.04.2015		-
L6.02	PLANTING PALETTE - SHRUBS	12.04.2015		-

DRAWING NUMBER	DESCRIPTION	LAST ISSUED	ISSUE REFERENCE	REMARKS

LIFESCAPES
International Inc
Landscape Architects
4900 Campus Drive
Newport Beach, CA 92660
p 949.476.9000 | 949.476.8814

Owner is
CENTERCAL
CENTERCAL PROPERTIES LLC
1900 E Grand Avenue, Suite 205
El Segundo, California 90245
T 310.562.6900 F 310.562.1985



CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INC
6224 REGINA AVENUE
CAMARILLO, CA 93012
805.700.1662

PROJECT

CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L0.01	L0.02	L0.03
L0.04	L0.05	L0.06
L0.07	L0.08	L0.09

REVISIONS

No.	Date	Name

LIFESCAPES INTERNATIONAL INC
ALL REMARKS AND INFORMATION SHOWN HEREIN IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT OR WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT, INC.

THE ORIGINAL SIZE OF THIS DRAWING IS 30" X 47"

SCALE	CAD FILE
NTS	15365L0R1
DATE ISSUED	DRAWN MM CH DV
12/04/2015	CHECKED DA MM

L0 PROJECT #15 NE

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
SHEET INDEX

DRAWING NO
L0.01

GENERAL CONSTRUCTION NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGES AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND / OR GRADE DIFFERENCE WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS
6. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER
7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
8. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 4" THICKNESS.
9. ALL WOOD, UNLESS OTHERWISE NOTED, SHALL BE PRESSURE TREATED DOUGLAS FIR, COMMON EXPOSED GRADE OR BETTER.
10. EXPLANATION OF DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN THIS WORK ACCORDINGLY. FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLEDIN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, WATER FEATURE MECHANICAL SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES.
11. ALL CONCRETE PAVING SHALL BE 5-1/2 SACK, 3,500 P.S.I. AT 28 DAYS. SIDEWALKS SHALL BE 4" THICK AND VEHICULAR CONCRETE SHALL BE 8" THICK WITH REINFORCING AND SUB-BASE PER THE STRUCTURAL SOILS REPORT.
12. INSTALL EXPANSION JOINTS 1/2" WIDE POLYSTYRENE FOAM WITH POLYSULFIDE CAULKING - COLOR TO MATCH ADJACENT PAVING, OR AS NOTED ON PLAN. EXPANSION JOINTS TO BE LOCATED WHERE CALLED FOR ON PLAN, OR AT A MAXIMUM OF 10' - 0" ON CENTER. ALL SCORELINES SHALL BE MINIMUM 3/8" DEEP. ALL CONCRETE COLORS AND ANY COLORED CONCRETE STAMPING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
13. EXPANSION JOINTS SHALL BE 15' O.C. MAXIMUM IN SURFACES LESS THAN 15' IN WIDTH. CONTROL JOINTS SHALL BE 5' O.C. MAXIMUM.
14. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
15. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK
16. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS
17. ALL PRECAST CONCRETE PAVERS SHALL BE INSTALLED BY AN ICPC CERTIFIED INSTALLER.

GRADING & DRAINAGE NOTES

1. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGED AND REPLACEMENT OF SAID UTILITIES.
2. GRADING CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCE WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACCTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
4. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
5. THE DRAINAGE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE CONSTRUCTION, BACKFILL AND TRENCH COMPACTION.
6. ALL PAVED AND FINISHED GRADE AREAS SHALL SLOPE TO DRAIN (IN ALL CASES AWAY FROM BUILDINGS AND STRUCTURES).
7. ALL PLANTING AREAS SHALL DRAIN A MINIMUM OF 2%.
8. ALL PAVED SURFACES SHALL DRAIN A MINIMUM OF 1%.
9. ALL DRAINLINES SHALL DRAIN A MINIMUM OF 1%.
10. NO DRAINLINES SHALL BE INSTALLED PRIOR TO TREE INSTALLATION. DRAINLINE LAYOUT IS DIAGRAMMATIC, CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAINLINES WITH TREE LAYOUT AND AVOID ANY CONFLICTS.
11. EXPLANATION OF DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE DRAINAGE CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN HIS WORK ACCORDINGLY FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, LAKE MECHANICAL SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES.

ABBREVIATIONS

AC.	ASPHALTIC CONCRETE	ELEV.	ELEVATION	O.C.	ON CENTER
A/C	AIR CONDITIONING	ESP	ESPALIER	O.D.	OUTSIDE DIAMETER
(arc symbol)	ALIGN	EQ.	EQUAL	P.A.	PLANTING AREA
ARCH.	ARCHITECTURAL)	EXIST	EXISTING	P.E.	PAD ELEVATION
AT	ARTIFICIAL TURF	EXT.	EXTERIOR	P.L.	PROPERTY LINE
AUTO.	AUTOMATIC	F.F.	FINISH FLOOR	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	F.G.	FINISH GRADE	P.O.C.	POINT OF CURVATURE
BLK.	BLOCK	FIN.	FINISH (ED)	P.O.T.	POINT OF TANGENCY
B.O.C.	BACK OF CURB	F.J.	FOUNTAIN JET	PR.	PAIR
B.S.	BOTTOM OF STEP	F.L.	FLOW LINE	PREFAB.	PREFABRICATED
B.R.	BOTTOM OF RAMP	F.O.B.	FACE OF BUILDING	R./RAD.	RADIUS
B.W.	BOTTOM OF WALL	F.O.C.	FACE OF CURB	REF.	REFERENCE
C.B.	CATCH BASIN	F.O.W.	FACE OF WALL	REV.	REVISION
C.I.	CAST IRON	F.S.	FINISH SURFACE	RWD.	REDWOOD
C.J.	COLD JOINT	FT.	FOOT OR FEET	SHT.	SHEET
℄	CENTERLINE	FTG.	FOOTING	SIM.	SIMILAR
CLR.	CLEAR	GA.	GAUGE	SPEC.	SPECIFICATION
COL.	COLUMN	GAL.	GALLON	S.L.	SCORE LINE
CONC.	CONCRETE	GALV.	GALVANIZED	SQ.	SQUARE
CONT	CONTINUOUS	G.C.	GROUNDCOVER	STD.	STANDARD
d	PENNY (NAIL SIZE)	G.F.F.	GARAGE FINISH FLOOR	T	TURF
DBL.	DOUBLE	GR.	GRADE	T.C.	TOP OF CURB
D.D.	DECK DRAIN	HORIZ.	HORIZONTAL	T.COP	TOP OF COPING
DET.	DETAIL	H.P.	HIGH POINT	T.F.	TOP OF FENCE
DIA.	DIAMETER	HT.	HEIGHT	T.O.F.	TOP OF FOOTING
DIAG.	DIAGONAL	I.D.	INSIDE DIAMETER	T.G.	TOP OF GRATE
(arrow)	DIRECTION OF FLOW (HARDSCAPE)	INV.	INVERT	THK.	THICK(NESS)
(arrow)	DIRECTION OF FLOW (SOFTSCAPE)	INT.	INTERIOR	T.P.	TOP OF PILASTER
		L.A.	LANDSCAPE ARCHITECT	T.S.	TOP OF STEP
		M	MULTI-TRUNKED	T.R.	TOP OF RAMP
DIM.	DIMENSION	MAX.	MAXIMUM	T.W.	TOP OF WALL
D.F.	DOUGLAS FIR	MIN.	MINIMUM	TYP.	TYPICAL
D.L.	DRAIN LINE	MED.	MEDIUM	W/	WITH
DN	DOWN	MFR.	MANUFACTURER	W/O	WITHOUT
D.S.	DOWN SPOUT	MISC.	MISCELLANEOUS	WD.	WOOD
DWG	DRAWING	NAT.	NATURAL	WI.	WROUGHT IRON
EA.	EACH	NO.	NUMBER	W.W.M.	WELDED WIRE MESH
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	W.S.	WATER SURFACE
		N.T.S.	NOT TO SCALE		

GENERAL DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, LIMIT OF WORK LINES, AND LOT LINES, PRIOR TO COMMENCING ANY DEMOLITION WORK.
2. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR, WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTUTRES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED, DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES
3. DEMOLITION CONTRACTOR SHALL COORDINATE ALL WORK THROUGH THE GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH DEMOLITION, WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR CONDITIONS EXIST, THAT MAY NOT HAVE BEEN KNOWN DURING PREPARATION OF THESE PLANS.
4. NO CHANGE IN CONTRACT AMOUNT SHALL BE ALLOWED, DUE TO ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING CONDITIONS, AND THOSE SHOWN ON THE PLAN, INCLUDING QUANTITIES CALLED OUT ON PLAN, UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION, OF THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE IN WRITING
5. ALL EXISTING PLANT MATERIAL NOT SPECIFICALLY CALLED OUT TO BE BOXED-UP, OR PRESERVED IN PLACE SHALL BE REMOVED BY THE DEMOLITION CONTRACTOR INCLUDING A REASONABLE AMOUNT OF THE ROOT BALL WITH EACH TREE, OR SHRUB. ALL PLANT MATERIAL THAT IS TO BE REMOVED SHALL BE DISPOSED OF, LEGALLY OFF-SITE.

TREE PRESERVATION NOTES

1. ALL PLANTING REMOVAL & DEMOLITION SHALL BE REVIEWED ON-SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK
2. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE & MARKED WITH FLEXIBLE ORANGE FENCE TO THE DRIP LINE OF THE TREE, PRIOR TO ANY DEMOLITION OPERATIONS.
3. PRIOR TO ANY EXCAVATION, ALL TREES TO BE BOXED-UP SHALL BE TAGGED W/ RIBBON BY THE DEMOLITION CONTRACTOR & REVIEWED BY LANDSCAPE ARCHITECT. TREES BOXED-UP SHALL BE MOVED TO THE ON-SITE NURSERY
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ON-SITE NURSERY. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MONITOR TREE HEALTH & MAINTAIN SUFFICIENT WATERING DURING STORAGE, AND CONSTRUCTION.
5. REPLACE AND/OR REFURBISH IRRIGATION EQUIPMENT WHERE NECESSARY - REFER TO IRRIGATION PLANS FOR MORE INFORMATION
6. REFER TO LANDSCAPE ARCHITECT'S WRITTEN SPECIFICATIONS FOR MORE INFORMATION.

FINISH CALLOUT KEY

REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION

- FINISH/MATERIAL
- JOINT WIDTH
- FINISH/MATERIAL NUMBER
- FINISH/MATERIAL SIZE

POTTERY CALLOUT KEY

REFER TO POTTERY SCHEDULE FOR ADDITIONAL INFORMATION

- TYPICAL POTTERY LABEL
- PLANTING TYPE
- POTTERY NUMBER

AMENITY CALLOUT KEY

REFER TO AMENITY SCHEDULE FOR ADDITIONAL INFORMATION

- TYPICAL AMENITY LABEL
- AMENITY TYPE

PLANTING NOTES

GENERAL PLANTING NOTES:
1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. REFER TO WRITTEN LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. UTILITIES INSTALLED CLEAR OF TREE ROOT BALLS. MAINTAIN 18" MIN. CLEARANCE AT PERIMETER OF ALL PLANTERS FOR CONTINUOUS SHRUB PLANTING

TREE PLANTING NOTES:
1. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 5'-0" TO A SIDEWALK OR WALL.
3. PRIOR TO PLANTING TREES ON GRADE, THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOIL PERCOLATION TEST TO DETERMINE IF THERE ARE ANY DRAINAGE PROBLEMS. THE LANDSCAPE CONTRACTOR IS REQUIRED TO DIG ONE HOLE PER 1,000 S.F. OF PLANTING AREA AT VARIOUS LOCATIONS AROUND THE SITE. THE HOLES SHALL BE EQUAL IN SIZE TO THE LARGEST TREE PLANTING PIT REQUIRED FOR EACH PARTICULAR PLANTING AREA. ADDITIONAL LOCATIONS WILL BE REQUIRED IF VARIOUS SOIL TYPES ARE FOUND AROUND THE SITE AND/OR IF THE OWNER'S REPRESENTATIVE FINDS IT NECESSARY. THE LANDSCAPE CONTRACTOR SHALL VERIFY PERCOLATION TEST PIT LOCATIONS, FILL EACH HOLE WITH WATER AND MONITOR HOW MUCH WATER IS REMAINING IN THE HOLE AFTER 24 HOURS. MAKE A WRITTEN REPORT TO THE OWNER. IF IT IS DETERMINED THAT SOIL DRAINAGE IS A PROBLEM A RESOLUTION WILL BE WORKED OUT BY THE OWNER AND IF NECESSARY A CHANGE ORDER WILL BE INITIATED.
4. THE LANDSCAPE CONTRACTOR SHALL INSTALL ARBOR-GUARD TREE BOOTS ON ALL TREES PLANTED IN TURF AREAS. TREE BOOTS ARE AVAILABLE THROUGH DEEP ROOT CORPORATION (800) 458-7668. (USE DEEP ROOT NO. AB8-4, OR EQUAL).
5. ANY TREE PLANTED ON GRADE 15 GALLON SIZE OR LARGER, PLANTED WITHIN 5'-0" OF THE EDGE OF PAVING OR ANY CONCRETE EDGE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE. INSTALL ROOT BARRIERS MANUFACTURED BY CENTURY PRODUCTS (800) 480-8084, OR AN APPROVED EQUIVALENT. INSTALLATION OF THE ROOT BARRIER SHALL BE ALONG THE ENTIRE TREE PLANTING PIT AGAINST THE PAVING EDGE AND PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
6. SOIL AMENDMENTS SHALL BE APPLIED PER SOIL REPORT SPECIFICATIONS
7. PLANTERS ON STRUCTURE SHALL BE WATER TESTED TO A MINIMUM OF ¼ DEPTH OF PLANTER (OR LIMIT SET BY THE STRUCTURAL ENGINEER) TO CONFIRM THE DRAINAGE AND WATERPROOFING INTEGRITY OF EACH PLANTER.
8. PHOTOGRAPHS: CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL TREES AND PALMS PRIOR TO TREE TAGGING FOR REVIEW BY THE LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN INTENT.
9. TREE TRIMMING: HE CONTRACTOR SHALL PROVIDE SELECTIVE TRIMMING TO ALL TREES AND PALMS TO REMOVE DEAD BRANCHES AND SHAPE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

SHRUBS, VINES, & GROUNDCOVER PLANTING NOTES:
1. SHRUBS AND VINES: PLANTING PITS FOR SHRUBS AND VINES SHALL BE 6" GREATER IN DIAMETER AND 6" DEEPER THAN PLANT ROOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED.
2. GROUNDCOVERS: PLANTING PITS FOR ROOTED CUTTINGS FROM FLATS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.
3. SHRUB LAYOUT: ALL SHRUBS ARE TO BE SPOTTED IN THE FIELD PER THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS.
4. PHOTOGRAPHS: CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF SHRUBS, VINES AND GROUNDCOVER PRIOR TO DELIVERY TO VERIFY SIZE, SHAPE AND DESIGN INTENT
5. SET PLANTS IN CENTER OF PITS SO THAT AFTER SETTLING OF SOIL CROWN OF PLANT WILL BE LEVEL WITH FINISHED GRADE THEN BACKFILL AND WATER
6. GROUND COVER PLANTS SHALL BE WELL ROOTED WITH RUNNERS MINIMUM 4" LONG.

POTTERY PLANTING NOTES:
1. ALL POTTERY TO RECEIVE PLANTING, IRRIGATION & DRAINAGE.
2. ANNUAL COLOR TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
3. LANDSCAPE CONTRACTOR SHALL ALLOW $25,000 IN THEIR BID FOR THE PURCHASE AND INSTALLATION OF ADDITIONAL ANNUAL COLOR, POTTERY & ADDITIONAL PLANT MATERIAL.

TREE CALLOUT KEY

- QUANTITY OF TREES
- SYMBOL - REFER TO TREE LEGEND
- TREE SIZE, SQUARE INDICATES BOX SIZE
- COMMENTS

PALM TREE CALLOUT KEY

3 - WAS ROB 25'

- QUANTITY OF PALMS
- SYMBOL - REFER TO TREE LEGEND
- SIZE OF PALM (BROWN TRUNK HEIGHT)
- COMMENTS

SHRUB CALLOUT KEY

- QUANTITY OF SHRUBS
- SYMBOL - REFER TO SHRUB LEGEND
- SHRUB SIZE, CIRCLE INDICATES GALLON SIZE
- COMMENTS

ORNAMENTAL STEEL NOTES

1. ORNAMENTAL STEEL FABRICATOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO PREPARATION OF SHOP DRAWINGS OR FABRICATION OF COMPONENTS.
2. ORNAMENTAL STEEL FABRICATOR SHALL PREPARE SHOP DRAWINGS FOR ALL ORNAMENTAL STEEL WORK. DRAWINGS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3. ALL WELDS SHALL BE BUTT WELDED AND GROUND SMOOTH
4. ALL ORNAMENTAL STEEL WORK SHALL BE PAINTED WITH ONE (1) COAT OF CORROSION RESISTANT PRIMER AND TWO (2) COATS OF PAINT. FOR COLOR REFER TO FINISH SCHEDULE, SHEET L0.03. SUBMIT COLOR SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
5. ORNAMENTAL STEEL FABRICATOR SHALL SUBMIT A MOCK-UP OF EACH ELEMENT FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. THE MOCK-UP SHALL BE PAINTED AS SPECIFIED ABOVE.

FOUNTAIN NOTES

1. FOUNTAIN CONTRACTOR SHALL SUBMIT SAMPLES OF THE "DECORATIVE FOUNTAIN ELEMENTS" I.E., TILES, PRECAST CONCRETE PIECES, HAND CARVED STONE PIECES, ETC., ETC. SAMPLES INCLUDING ANY NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
2. OUNTAIN CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL DESIGN OF FOUNTAINS AND EQUIPMENT. ALL WORK SHALL COMPLY WITH LOCAL CODES AND REGULATIONS. FOUNTAIN CONTRACTOR SHALL OBTAIN AND PAY FOR ALL APPROVALS AND PERMITS REQUIRED FOR FOUNTAINS.
3. FOUNTAIN EQUIPMENT SHALL INCLUDE BUT NOT BE LIMITED TO:
   - RECIRCULATING PUMP AND SEPARATE PUMP FOR JETS/ SUBMERSIBLE PUMP
   - MODULAR FILTER
   - OVERFLOW DRAIN
   - AUTOMATIC TIMER FOR PUMPS AND LIGHTS
   - ALL PIPING, VALVING, NOZZLES
   - AUTOMATIC FILL DEVICE/LEVEL CONTROL
   - LIGHTING AS INDICATED ON PLAN
4. EQUIPMENT SHALL BE OF ADEQUATE SIZE TO HANDLE VOLUME, G.P.M. AND FLOW OF WATER. ADEQUATE VALVES SHALL BE PROVIDED TO CONTROL WATER FLOW.
5. VERIFY EQUIPMENT LOCATIONS WITH OWNERS REPRESENTATIVE. EQUIPMENT SHALL BE LOCATED AS INDICATED ON PLAN.
6. ALL FOUNTAIN FLOORS SHALL BE LEVEL.
7. CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR REVIEW BY THE LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN INTENT
8. ALL WEIRS SHALL BE LEVEL AND ALLOW FOR CONTINUOUS EQUAL FLOW OF WATER OVER THE EDGE.

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	SUPPLIER
P.A. (PLANTING AREA)	DESCRIPTION: TOP DRESSING - ALL PLANTING AREAS SHALL BE COVERED WITH A MIN. 3" THICK LAYER OF MULCH TOP DRESSING TYPE/COLOR: 'PACIFIC MULCH' 1"-3" OR EQUIVALENT NOTES:	VALLEY BUILDING MATERIALS 23271 CHERRY AVE. LAKE FOREST, CA 92630 PH. (949) 855-0004 WEBSITE: WWW.VALLEYBUILDINGMATERIALS.COM
AT (ARTIFICIAL TURF)	DESCRIPTION: ARTIFICIAL TURF TYPE/COLOR: REALLY REAL 'BLUE RYE' NOTES:	TURF-N-USA 5348 VEGAS DR #857 LAS VEGAS, NV 89108 PH: (888) 896-4689 WEBSITE: WWW.TURFNUSA.COM

ADDITIONAL COMMENTS & SPECIFICATIONS:
1. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT

LIFESCAPES International Inc

CENTERCAL PROPERTIES LLC
1600 E Grand Avenue Suite 205
El Segundo, California 90245

CONCORD
CONCORD, CALIFORNIA

LIFESCAPES INTERNATIONAL, INC

PLANNING
DESIGN REVIEW

GENERAL CONSTRUCTION NOTES & LEGENDS

L0.02

FINISH SCHEDULE

CONCRETE - POURED-IN-PLACE

C-PIP 01

C-PIP 02 INTEGRALLY COLORED & HAND SEEDED

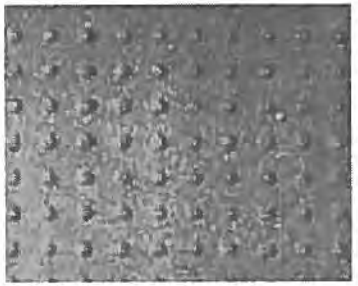
CONCRETE - PRE-CAST PAVERS

C-PRE 03

C-PRE 04

C-PRE 05

C-PRE 07



C-PRE 11 DETECTABLE WARNING PAVER

STONE - BASALT

B-SAB 01

WOOD - HARDWOOD

W-HAR 02

LIFESCAPES International Inc

CENTERCAL

CENTERCAL PROPERTIES, LLC

LANDSCAPE IRRIGATION CONSULTANT

PROJECT

CONCORD

CONCORD, CALIFORNIA

REVISIONS

LIFESCAPES INTERNATIONAL INC

PLANNING DESIGN REVIEW

FINISH SCHEDULE

L0.03

POTTERY SCHEDULE

POT 06 - GLASS FIBER REINFORCED CEMENT 30" DIA. POT

POT 10 - FIBERGLASS 30" DIA. POT

POT 19 - WROUGHT IRON/MOSS HANGING PLANTER ON LIGHT POST

POT 22 - LITE GREY 30" DIA. POT

POT 24 - CONCRETE 30" DIA. POT

SITE AMENITY SCHEDULE

BENCH 01 - CAST IRON & RIDING WOOD BENCH

CHAIR 01 - ALUMINUM DINING CHAIR

CHAIR 04 - HANDWOVEN JANUS FIBER ALUMINUM FRAME LOUNGE CHAIR

CHAIR 00 - ALUMINUM DINING CHAIR

CHAIR 06 - ALUMINUM BAR STOOL

TABLE 02 - CAFE TABLE W/ QUARTZ TABLE TOP

TABLE 04 - SHELL ROUND BOX TABLE

TABLE 01 - CAST METAL DINING TABLE

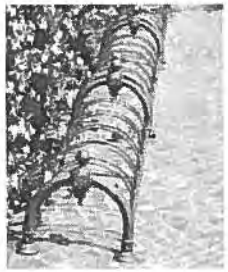
UMBRELLA 01 - ALUMINUM UMBRELLA

H-LAMP 01 - HEAT LAMP

H-LAMP 02 - HEAT LAMP

TRASH 02 - STEEL TRASH RECEPTACLE

T-GRATE 01 - CAST IRON TREE GRATE



BIKE 01 - CAST IRON BIKE RACK

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CENTRICAL

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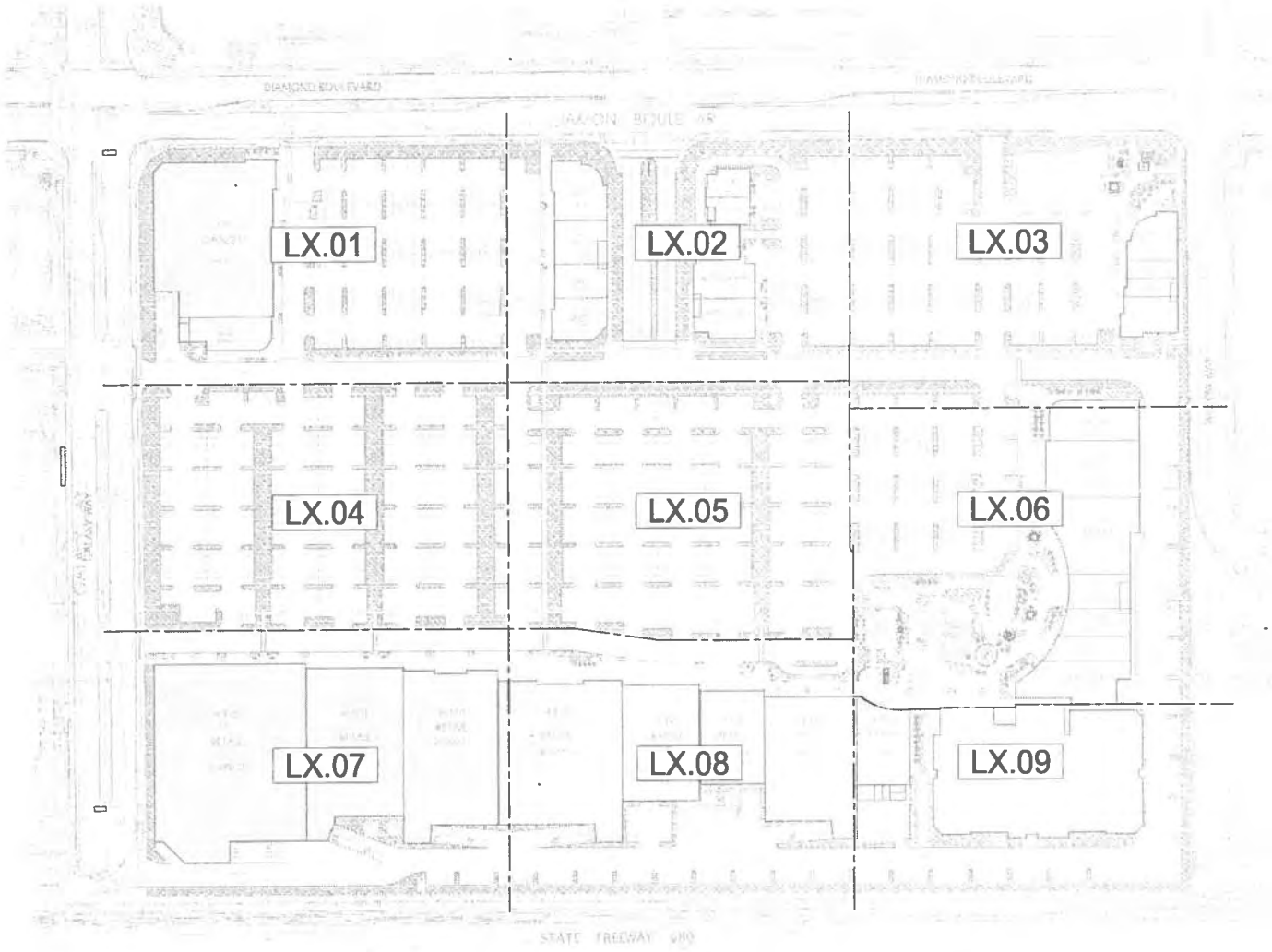
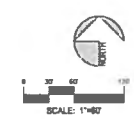
PLANNING DESIGN REVIEW

POTTERY & SITE AMENITY SCHEDULE

L0.04





LIFESCAPES
International Inc
Landscape Architects

OWNER

CENTERCAL
CENTERCAL PROPERTIES LLC
1900 E Grand Avenue Suite 205
El Segundo California 90245
T 310 563 6900 F 310 563 6905

CONSULTANT

LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT
6234 PEWA AVENUE
CAMARILLO, CA 93012
805.765.1882

PROJECT

CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

LX.01	LX.02	LX.03
LX.04	LX.05	LX.06
LX.07	LX.08	LX.09

REVISIONS

No.	Date	Notes

LIFESCAPES INTERNATIONAL INC

THE ORIGINAL SIZE OF THIS DRAWING IS 30" x 42"

SCALE N.T.S.	CAD FILE 15265 L1.01
DATE ISSUED 12/04/2015	DRAWN MM CN CV
	CHECKED CA MM

LA PROJECT #15265

ISSUE

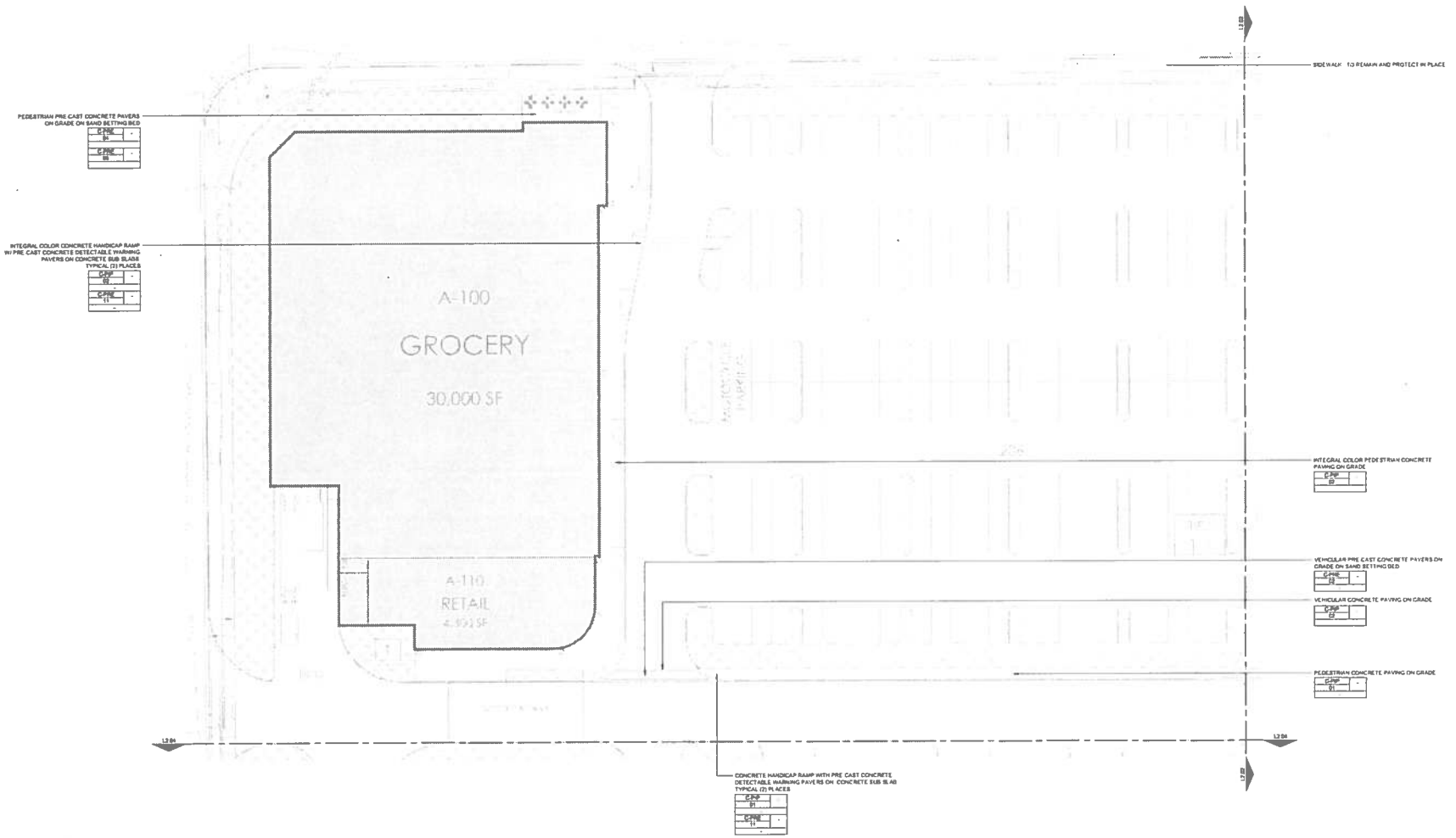
PLANNING
DESIGN REVIEW

DRAWING TITLE

SITE ORIENTATION PLAN
20 SCALE SHEETS

DRAWING NO.

L1.01



NOTE:
1. REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

NORTH

0 5' 10' 20' 40'

SCALE: 1"=20'

LIFESCAPES International Inc
4701 Lampson Drive
Newport Beach, CA 92660
p 949 474 8888 f 949 474 8854

OWNER
CENTERCAL
CENTERCAL PROPERTIES, LLC
1960 E. Grand Avenue Suite 205
El Segundo, California 90245
t 310 563 6900 f 310 563 6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIL GROUP, INT.
8354 RESEARCH
IRVINE, CA 92618
866 786 1902

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP
L2.01 | L2.02 | L2.03
L2.04 | L2.05 | L2.06
L2.07 | L2.08 | L2.09

REVISIONS
No. Date Issue

LIFESCAPES INTERNATIONAL INC
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. NO DUPLICATION OF THE DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ALL DRAWINGS AND SPECIFICATIONS SHALL BE RETURNED TO THE LANDSCAPE ARCHITECT UPON REQUEST OR UPON COMPLETION OF THE PROJECT.

THE DRAWING SIZE OF THIS SHEET IS ANSI D 24" X 36"

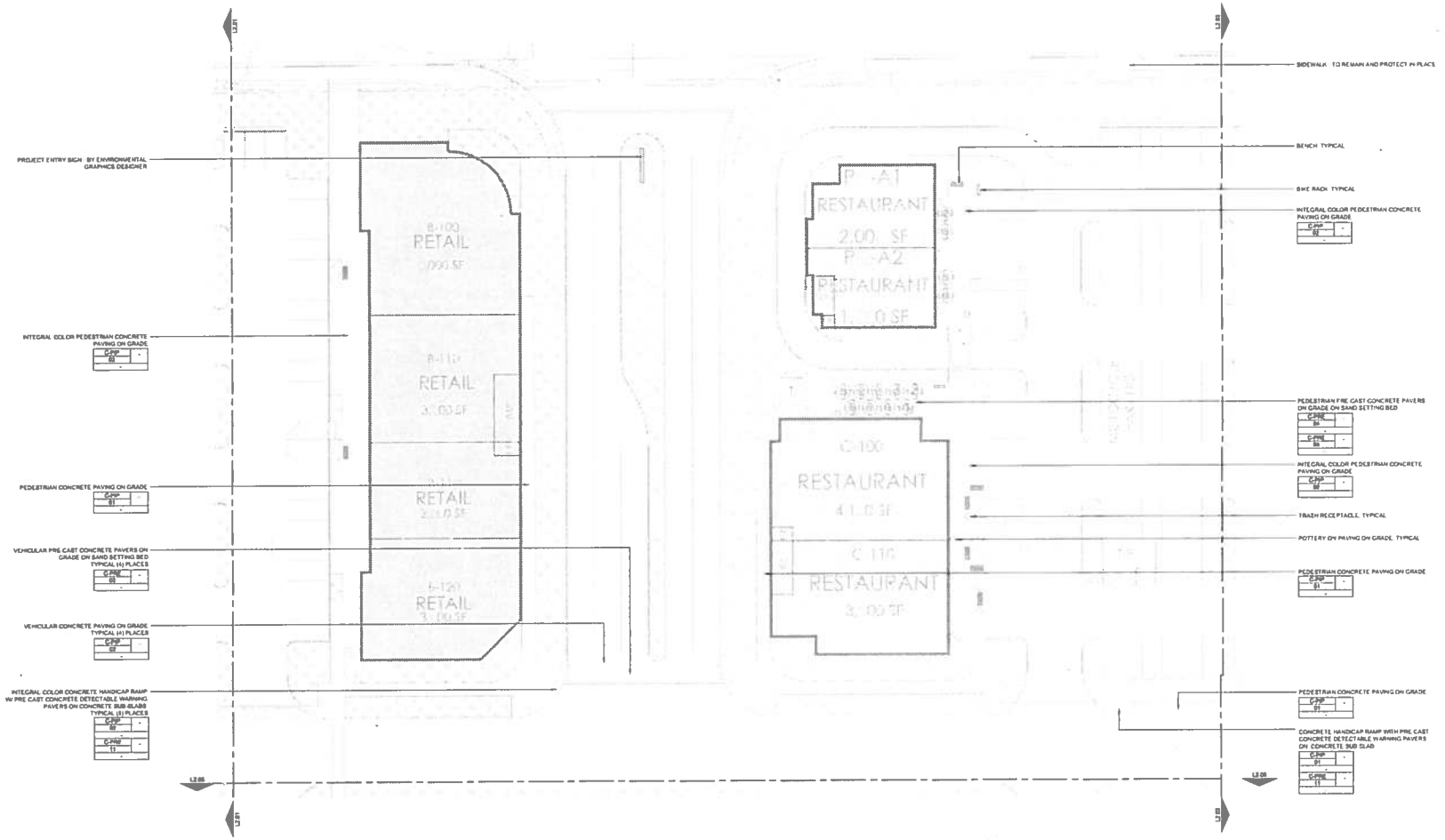
SCALE	CAD FILE
1" = 20'	15065-L2.01
DATE ISSUED	DRAWN SSM CH CV
12/04/2015	CHECKED DA MM

L2 PROJECT NUMBER

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
GENERAL
ARRANGEMENT

DRAWING NO.
L2.01



NOTE:
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0 5' 10' 20' 40'
SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
4930 Cornuta Drive
Newport Beach, CA 92660
p 949 474 8888 f 949 474 8854

OWNER
CENTERCAL
CENTERCAL PROPERTIES, LLC
1980 E Grand Avenue Suite 205
El Segundo, California 90245
T 310 563 8600 F 310 563 8605

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL REYAN GROUP, INT
6054 RESTA AVE #A2
CAMARILLO, CA 93012
805 758 1452

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP
L2.01 L2.02 L2.03
L2.04 L2.05 L2.06
L2.07 L2.08 L2.09

REVISIONS
No. Date Issue

LIFESCAPES INTERNATIONAL INC
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THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 42"

SCALE: 1" = 20'
EAC FILE: 15065 L2.02
DATE ISSUED: 12/08/2015
DRAWN: MM CH CV
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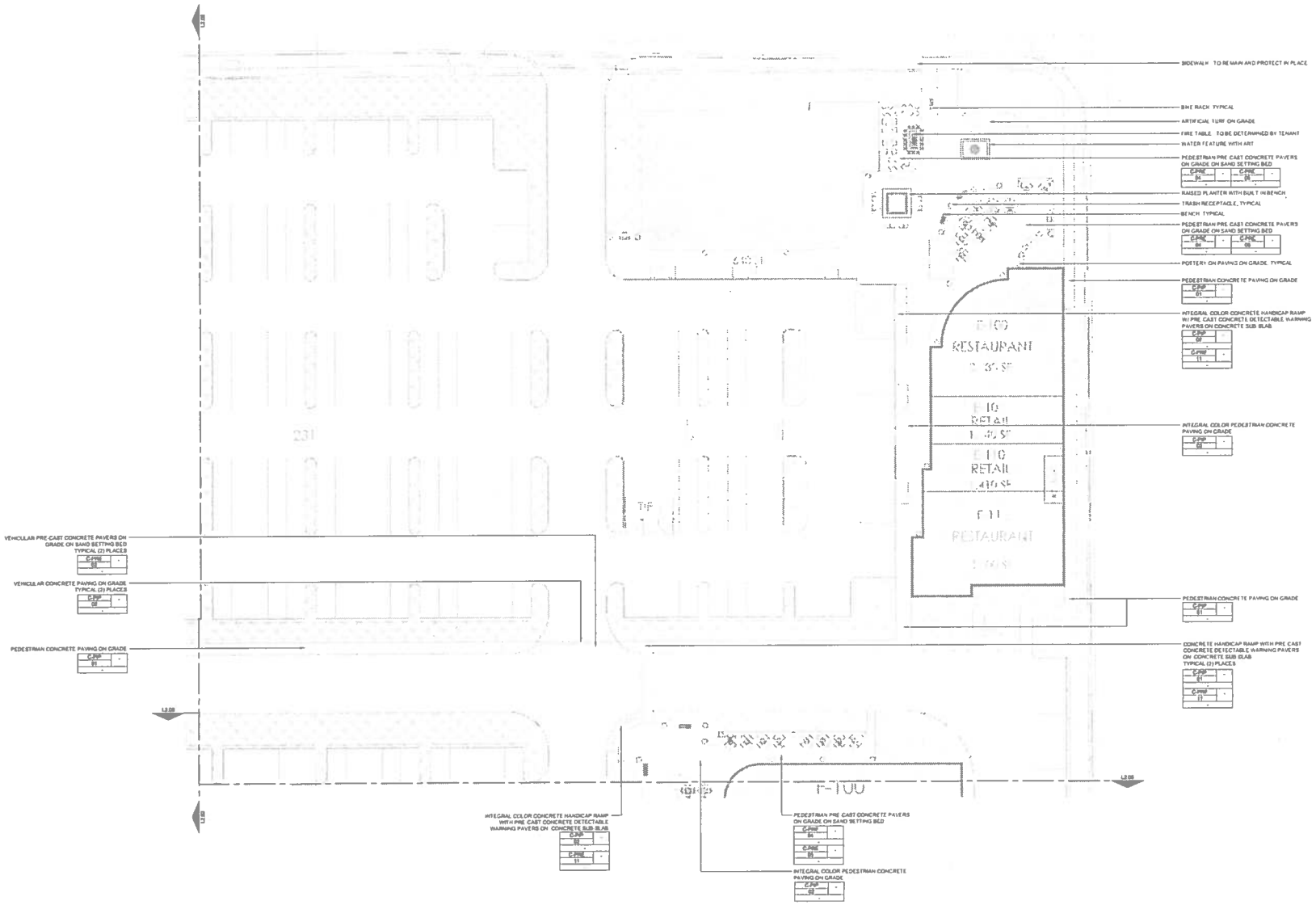
LS PROJECT #: 15065

STAGE
PLANNING
DESIGN REVIEW

DRAWING TITLE
GENERAL ARRANGEMENT

DRAWING NO.
L2.02



NOTE:
1. REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

SCALE: 1"=20'

LIFESCAPES International Inc

CENTERCAL PROPERTIES LLC

CONSULTANT

LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT

PROJECT

CONCORD

CONCORD, CALIFORNIA

SEAL

REVISIONS

LIFESCAPES INTERNATIONAL INC

SCALE 1" = 20'

DATE ISSUED 12/04/2015

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TITLE

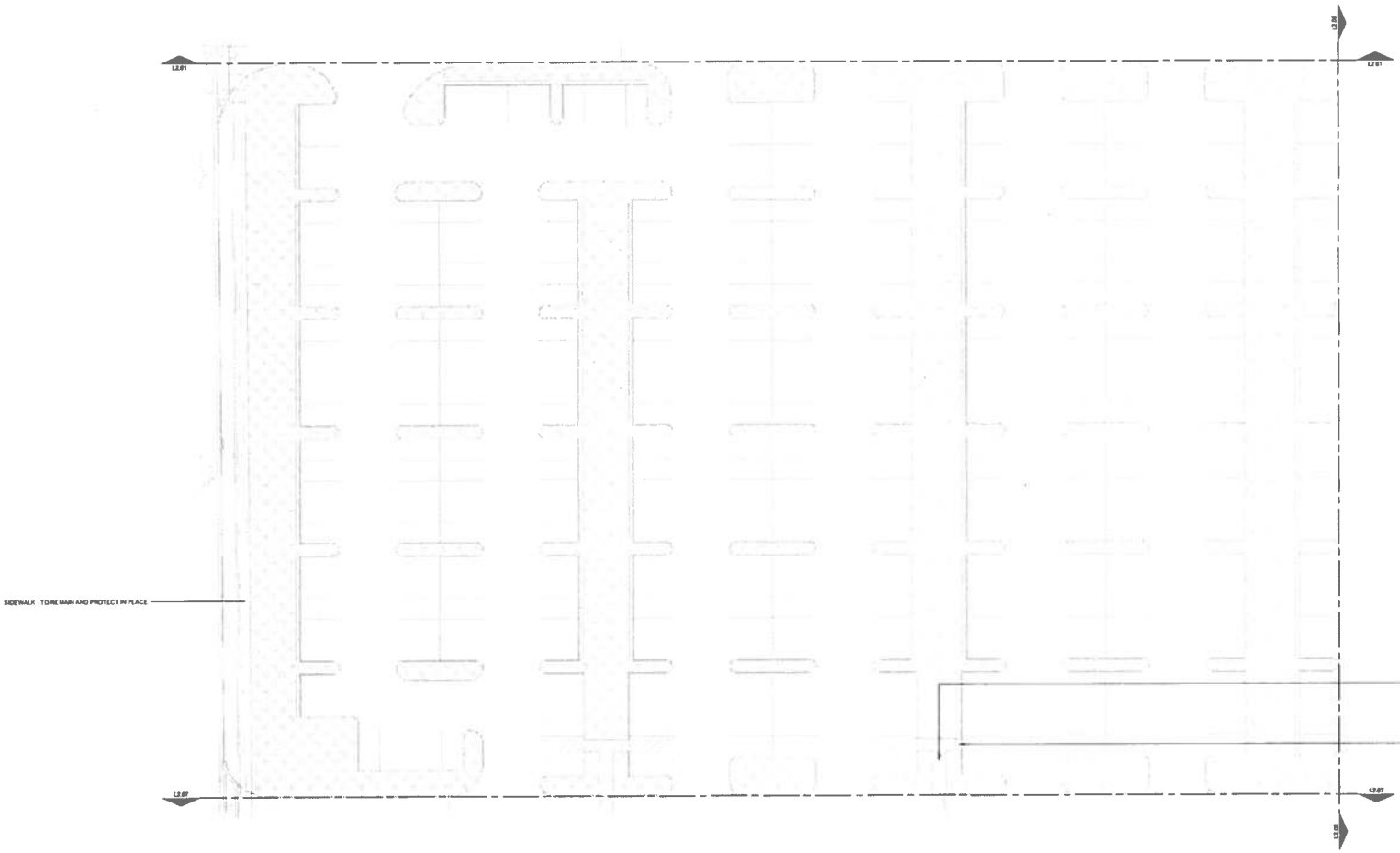
PLANNING DESIGN REVIEW

DRAWING TITLE

GENERAL ARRANGEMENT

DRAWING NO.

L2.03



NOTE:
1 REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
9739 Campus Drive
Newport Beach, CA 92660
p 949.474.3888 f 949.474.3854

OWNER
CENTERCAL
CENTERCAL PROPERTIES, LLC
1960 E. Grand Avenue, Suite 325
El Segundo, California 90245
T 310.563.6900 F 310.563.6905

CIVIL ENGINEER
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAN GROUP, INT
9320 REINA AVE #1A
CAMARILLO, CA 93012
805.758.1552

PROJECT
CONCORD
CONCORD, CALIFORNIA

KEY MAP
L2.01 | L2.02 | L2.03
L2.04 | L2.05 | L2.06
L2.07 | L2.08 | L2.09

REVISIONS
No Date Issue

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SCALE: 1" = 20'	CAD FILE: 18065 L2.04
DATE ISSUED: 12/04/2015	DRAWN: MM CH CV
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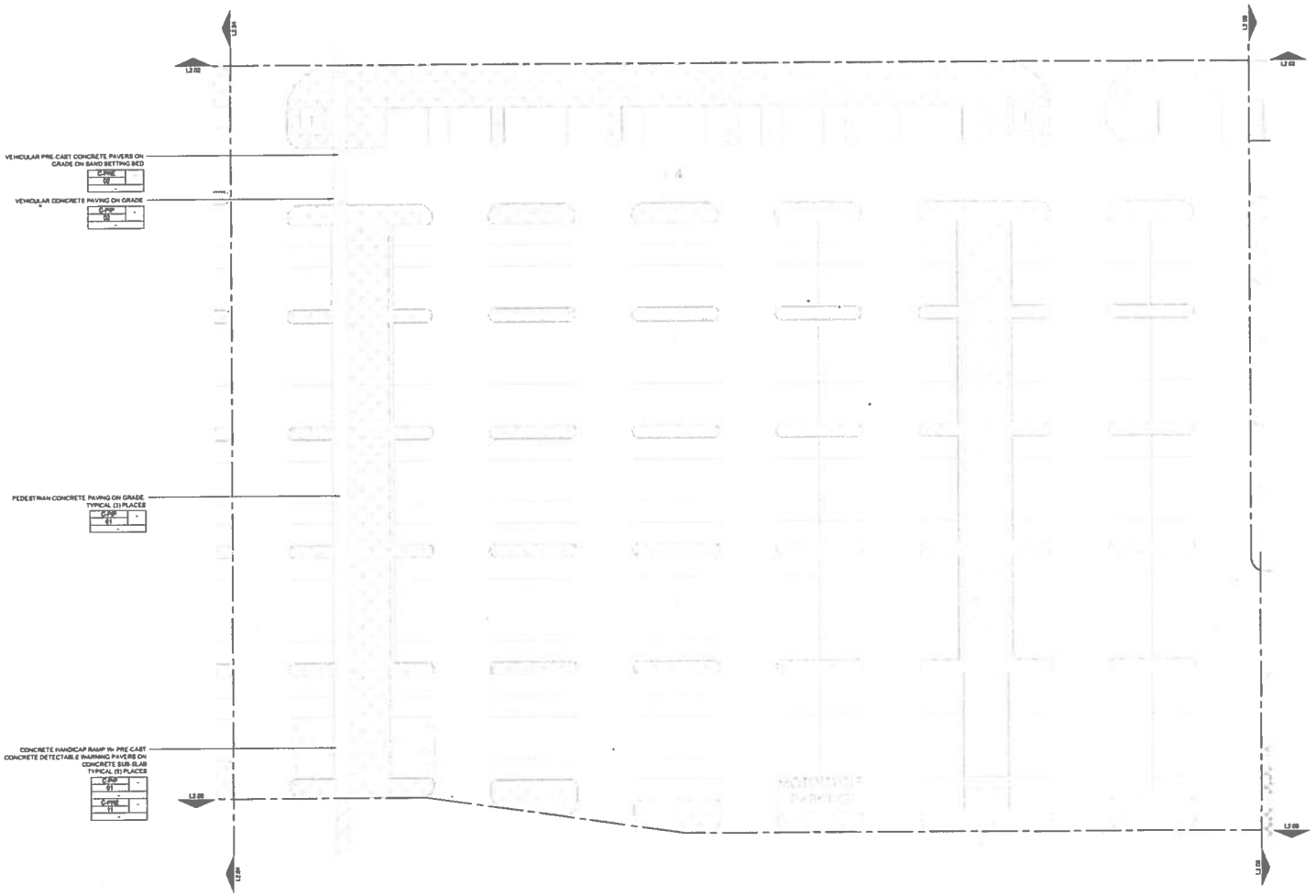
LS PROJECT #15-03

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
GENERAL
ARRANGEMENT

DRAWING NO
L2.04



NOTE:
1. REFER TO SHEET L8.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

NORTH

0 5' 10' 20' 40'
SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
4920 Campus Drive
Newport Beach, CA 92660
p 949.476.8888 f 949.476.8834

OWNER
CENTERCAL
CENTERCAL PROPERTIES LLC
1960 E Grand Avenue Suite 205
El Segundo, California 90245
T 310.563.9800 F 310.563.9805

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT
6224 VIEJA AVENUE
CAMARILLO, CA 93012
805.791.1853

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L8.01	L8.02	L8.03
L8.04	L8.05	L8.06
L8.07	L8.08	L8.09

REVISIONS

No.	Date	Issue

LIFESCAPES INTERNATIONAL INC

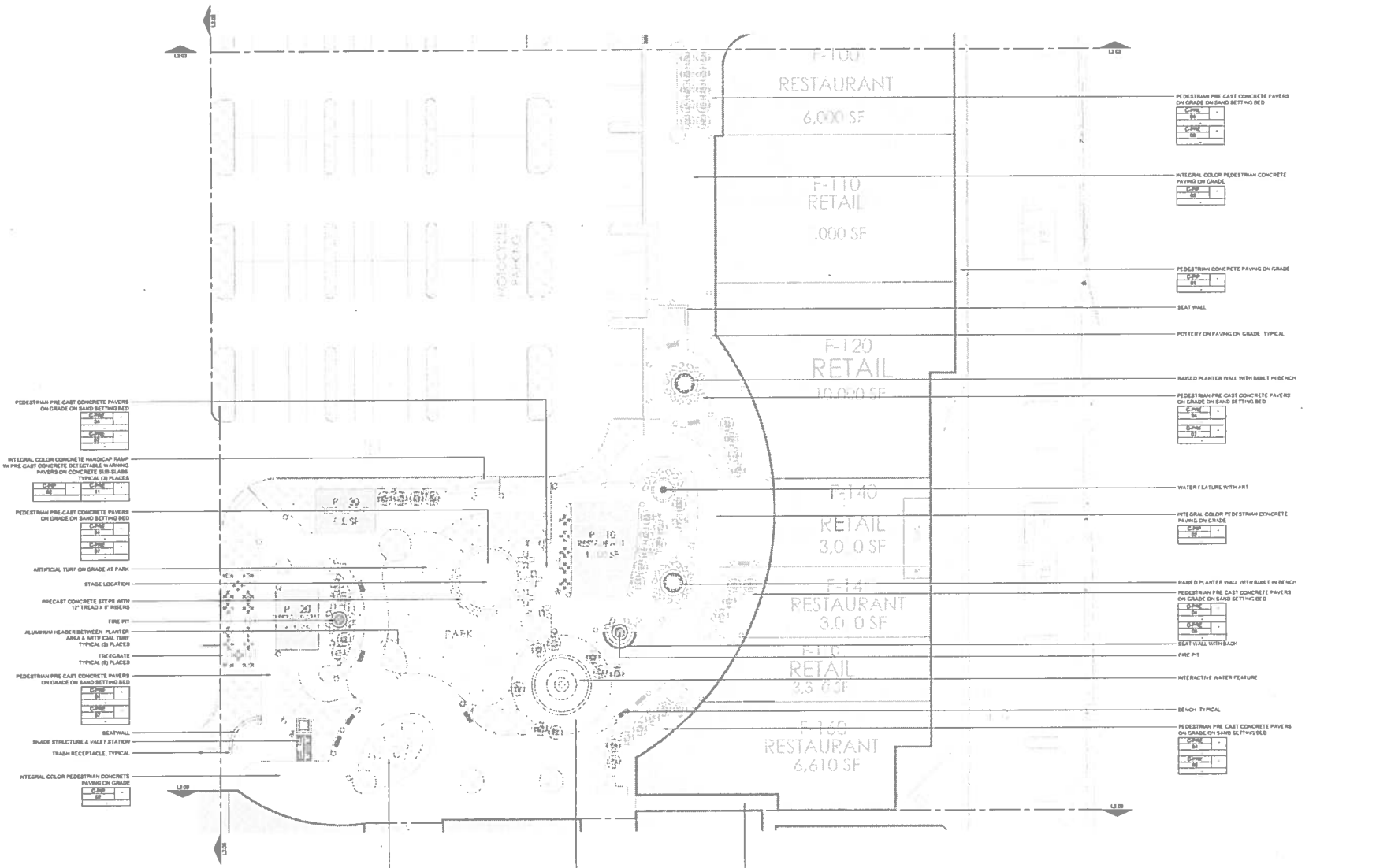
SCALE 1"=20'	CAD FILE 15095 L2.05
DATE ISSUED 12-04-2015	DRAWN MV CN
	CHECKED DA MM

L8 PROJECT #15095

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
GENERAL
ARRANGEMENT

DRAWING NO.
L2.05



NOTE:
1 REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
4132 Campus Drive
Newport Beach, CA 92660
p 949.679.8888 | 949.679.8854

OWNER
CENTREAL
CENTREAL PROPERTIES LLC
1990 E. Grand Avenue Suite 205
El Segundo, California 90245
T 310.563.6800 F 310.563.6805

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL REYAN GROUP INT
2634 Fifth Ave #45-458
Camarillo, CA 93012
805.798.1953

PROJECT
CONCORD
CONCORD, CALIFORNIA

KEY MAP

L0.01	L0.02	L1.03
L2.04	L2.05	L2.06
L2.07	L2.08	L2.09

REVISIONS
No. Date Issue

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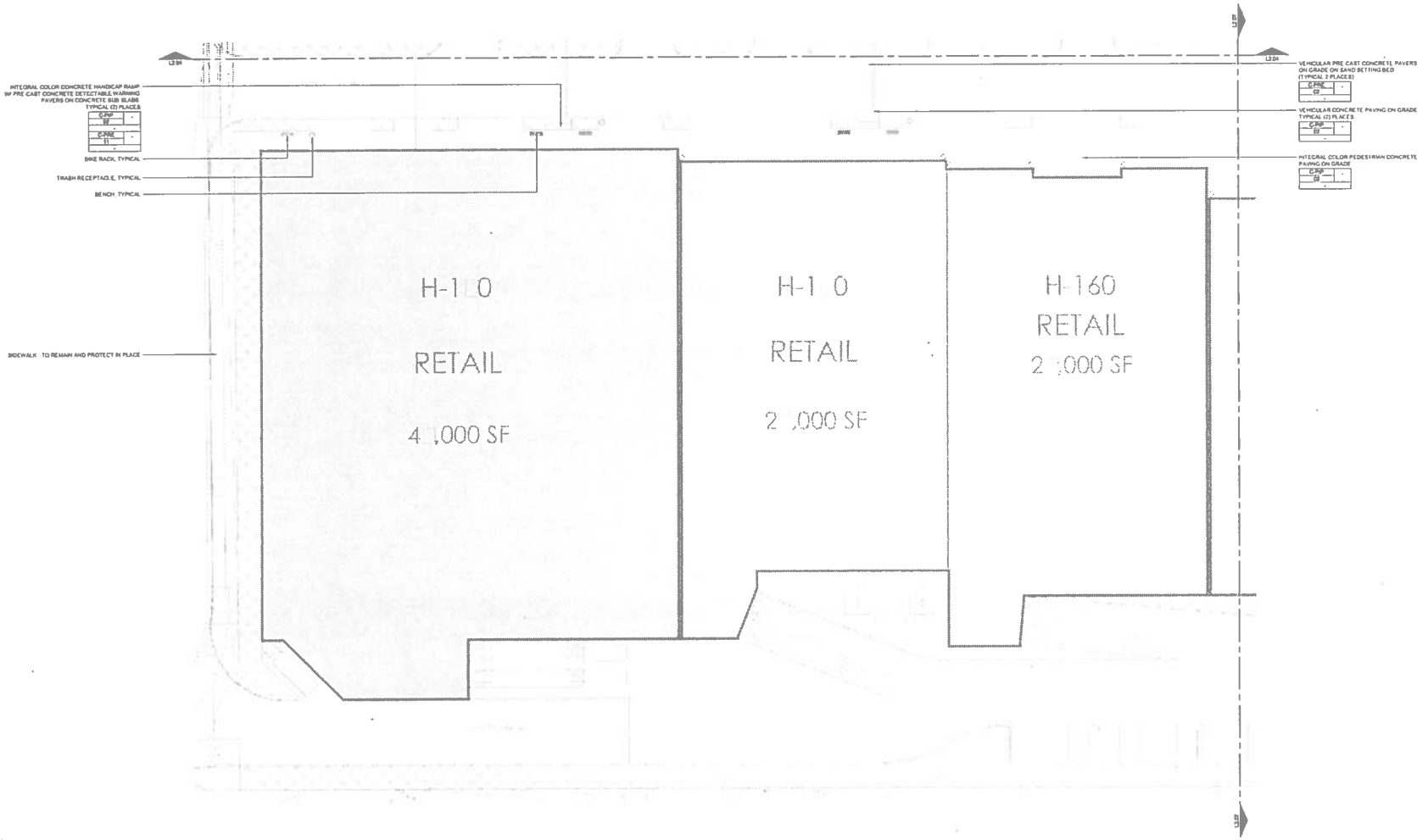
THE ORIGINAL SIZE OF THIS DRAWING IS 24" x 42"

SCALE: 1"=20'
DATE: 09.16.13
DRAWN BY: MM CH CV
CHECKED BY: MM
LS PROJECT #1986

STAGE
PLANNING
DESIGN REVIEW

DRAWING TITLE
GENERAL ARRANGEMENT

DRAWING NO.
L2.06



NOTE:
1. REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
4920 Campus Drive
Newport Beach, CA 92660
p 949.476.0200 f 949.476.0234

DAMER

CENTERCAL PROPERTIES LLC
1800 E Grand Avenue Suite 205
El Segundo, California 90245
T 310.563.6900 F 310.563.6905

CONSULTANT

LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INC
6224 REINA AVE NUE
CAMARILLO, CA 93012
805.798.1882

PROJECT

CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

REVISIONS

No.	Date	Mark

LIFESCAPES INTERNATIONAL INC

SCALE	CAD FILE
1" = 20'	13065 L2.07
DATE ISSUED	DRAWN: MM CH EV
12/04/2013	CHECKED: DA MM

LIFESCAPES

ISSUE

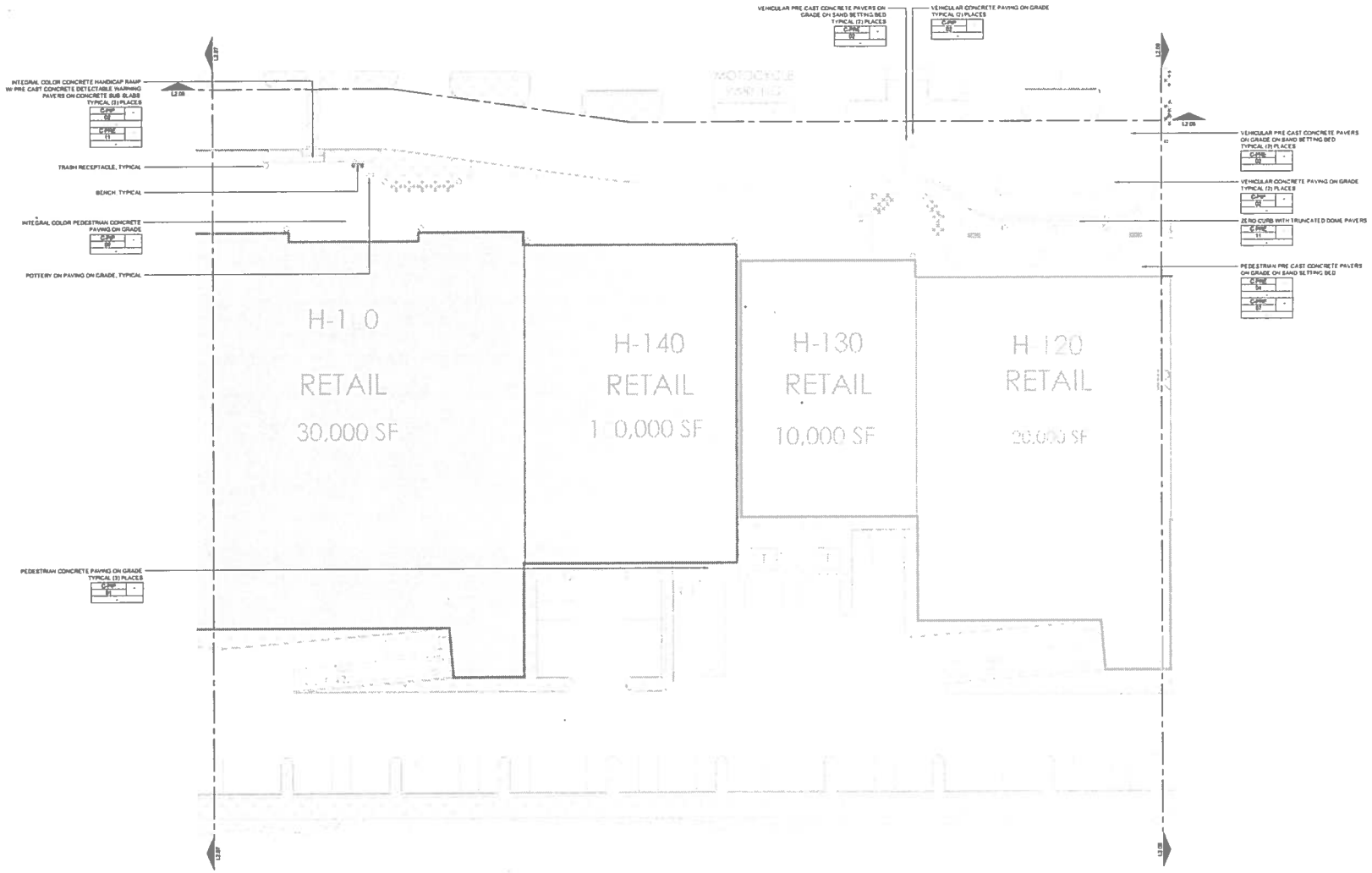
PLANNING
DESIGN REVIEW

DRAWING TITLE

GENERAL
ARRANGEMENT

DRAWING NO

L2.07



NOTE:
1. REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects

CENTRICAL PROPERTIES LLC

LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INC

PROJECT

CONCORD
CONCORD, CALIFORNIA

REVISIONS

LIFESCAPES INTERNATIONAL INC

SCALE 1" = 20'
CAD FILE
DATE ISSUED
DRAWN
CHECKED

ISSUE

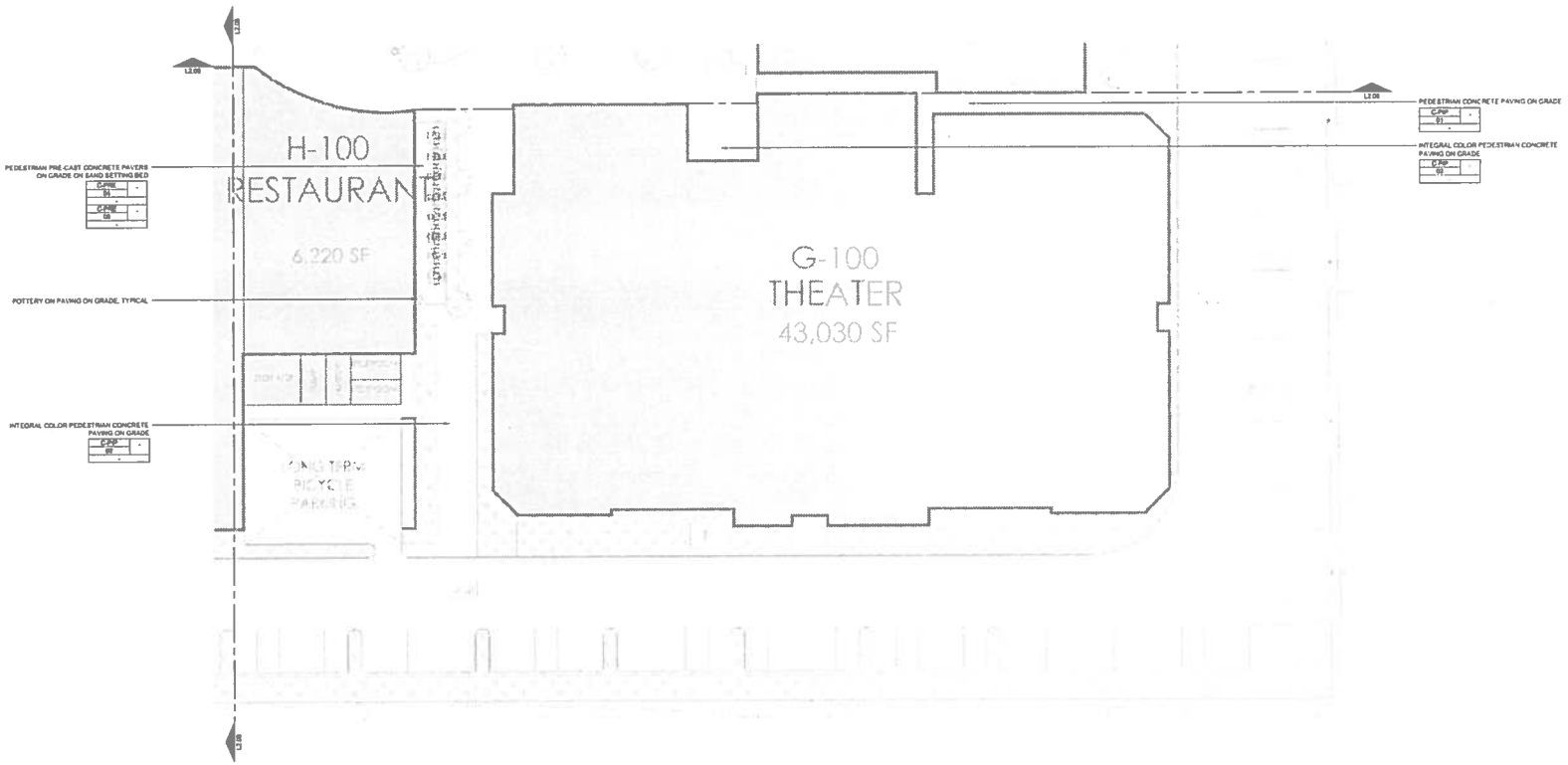
PLANNING
DESIGN REVIEW

DRAWING TITLE

GENERAL
ARRANGEMENT

DRAWING NO

L2.08



NOTE:
1. REFER TO SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES & ABBREVIATIONS

NORTH

0 5' 10' 20' 40'
SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
4732 Campus Drive
Newport Beach, CA 92660
p. 949.476.8888 | f. 949.476.8854

CENTERCAL
CENTERCAL PROPERTIES LLC
1900 E. Grand Avenue, Suite 205
El Segundo, California 90245
T. 310.563.6800 F. 310.563.6805

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT
8224 BEIRA AVE NE
CAMARILLO, CA 93012
805.796.1852

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L2.01	L2.02	L2.03
L2.04	L2.05	L2.06
L2.07	L2.08	L2.09

REVISIONS

No.	Date	Issue

LIFESCAPES INTERNATIONAL INC

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ISSUE
PLANNING
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DRAWING TITLE
GENERAL
ARRANGEMENT

DRAWING NO.
L2.09

IRRIGATION NARRATIVE

THE PLANNING OF THE IRRIGATION SYSTEM TAKES INTO CONSIDERATION SEVERAL ITEMS: RAINFALL, TEMPERATURE, WIND AND EVAPOTRANSPIRATION (THE AMOUNT OF IRRIGATION WATER TRANSFERRED TO THE ATMOSPHERE BY PLANTS AND THE SOIL) ARE SOME OF THESE. IN FACTORING IN THE ABOVE ITEMS WE DECIDED THAT A DRIP SYSTEM FOR ALL GROUND COVER AND SHRUB AREAS WOULD BE THE BEST METHOD OF IRRIGATION. DELIVERING WATER DIRECTLY TO THE ROOT ZONES RATHER THAN DISPERSING IT BY OVERHEAD SPRAYS WOULD MEAN LESS WATER LOOSE DUE TO EVAPORATION, ESPECIALLY IN THE HOTTEST AND WINDIEST MONTHS. FOR THE PARK (TURF) AREA A COMBINATION OF ROTORS, ROTARY NOZZLES AND MATCHEDLOW PRECIPITATION, HIGH EFFICIENCY OVERHEAD SPRAYS WOULD BE APPROPRIATE.

OUR RECOMMENDATION FOR THE IRRIGATION SYSTEM CONSISTS OF THE FOLLOWING.

1. DRIPPERLINE FOR CLOSELY SPACED SHRUBS AND GROUNDCOVER, 12" TO 18" O.C.,
2. DRIP EMITTERS FOR SHRUBS SPACED GREATER THAN 24" O.C.
3. ROTORS, ROTARY NOZZLES, MATCHEDLOW PRECIPITATION, HIGH EFFICIENCY RATE OVERHEAD SPRAYS FOR TURF.
4. TREES WILL BE WATERED USING RAIN BIRD TREE WATERING SYSTEMS, CONSISTING OF BELOW GRADE BUBBLERS SPACED EQUALLY AROUND THE ROOT BALL FOR A MORE EVEN DISPERSAL OF THE WATER.
5. THE METHOD OF CONTROLLING THE SYSTEM WILL INCLUDE A "SMART" CONTROLLER CAPABLE OF MONITORING LOCAL WEATHER AND REVISING THE IRRIGATION SCHEDULE ON A DAILY BASIS. THE CONTROLLER WILL ALSO MONITOR FLOW AND ALLOW FOR SHUT DOWN OF THE SYSTEM IN THE EVENT OF RAIN OR A MAIN LINE BREAK.

IT HAS BEEN OUR EXPERIENCE THAT DRIP IRRIGATION IN CONCERT WITH A WEATHER BASED CONTROLLER COULD SHOW A WATER SAVINGS, ON AVERAGE, OF BETWEEN 30%-45%.

LIFESCAPES International Inc.
Landscape Architects
4120 Lennox Drive
Lafayette, CA 94549
p. 925 974 0888 f. 925 974 0854

OWNER
CENTREAL
CENTREAL PROPERTIES LLC
1999 E. Grand Avenue, Suite 275
El Segundo, California 90245
T. 310 563 6900 F. 310 563 6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT.
6224 PRIMA PARKWAY
CAMARILLO, CA 93012
805.765.1462

PROJECT
CONCORD
CONCORD, CALIFORNIA

SHEET

KEY MAP

L3.01	L3.02	L3.07
L3.04	L3.05	L3.06
L3.07	L3.08	L3.09

REVISIONS

Key	Date	Issue

LIFESCAPES INTERNATIONAL INC.

THE ORIGINAL SIZE OF THIS DRAWING IS 30" X 42"

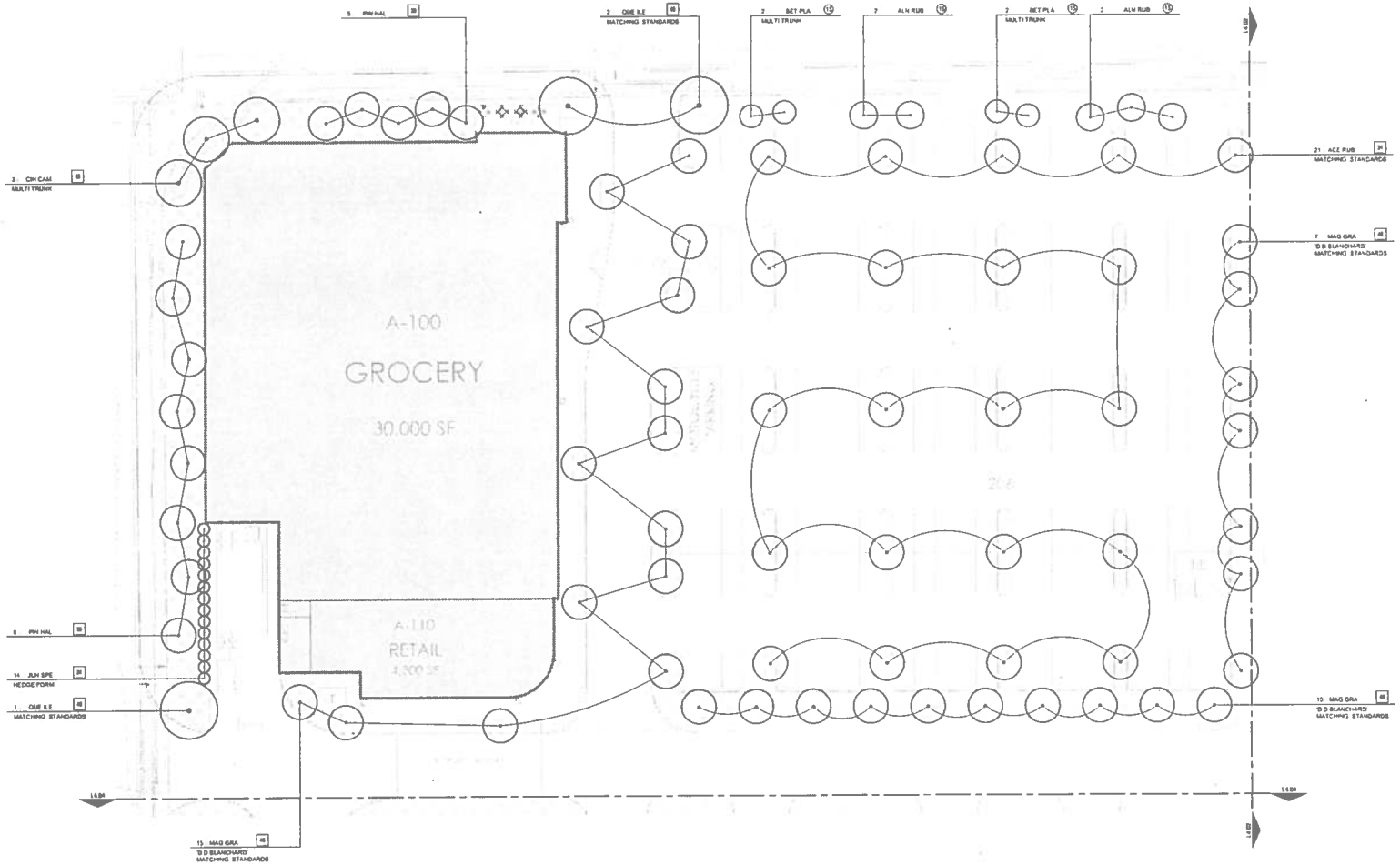
SCALE	LOAD FILE
N.T.S.	10/05/13 3:00
DATE ISSUED	DRAWN CHECKED
10/04/2013	CHECKED

LS PROJECT #1375.5

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
IRRIGATION
NARRATIVE

DRAWING NO.
L3.00



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	36"	36"	48"	60"	72"	COMMENTS
ACE RUB	ACER RUBRUM	RED MAPLE	21	-	-	-	-	-	STANDARDS
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	5	15 GAL.
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	4 - 15 GAL., MULTI TRUNK
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	-	-	3	MULTI TRUNK
JUN SPE	JUNIPERUS SPECIES	JUNIPER	14	-	-	-	-	-	HEDGE FORM
MAG GRA	MAGNOLIA GRANDIFLORA 'D.D BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	-	33	-	STANDARDS
PIN HAL	PINUS HALEPLNSIS	ALEPPO PINE	-	5	13	-	-	-	-
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	-	3	-	STANDARDS

NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects
Newport Beach CA 92660
T 949 476 8888 F 949 476 88 94

OWNER
CENTERCAL
CENTERCAL PROPERTIES, LLC
1960 E. Grand Avenue, Suite 305
El Segundo, California 90245
T 310.563.6900 F 310.563.6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL NETKIN GROUP, INT.
6334 RIENA AVENUE
CANNELLS, CA 95013
805.796.1883

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L4.00	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

RE VISIONS
No. Date Issue

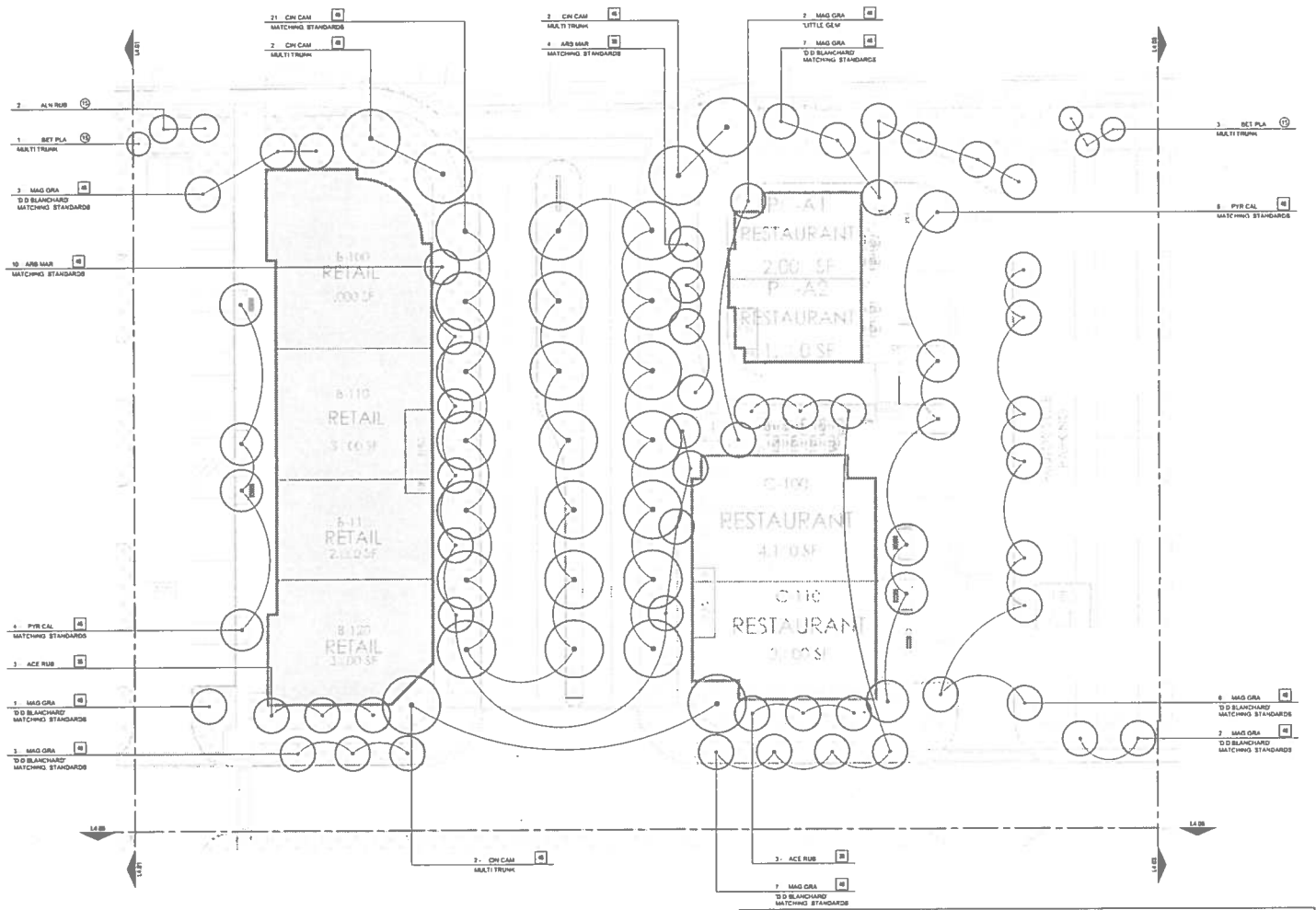
LIFESCAPES INTERNATIONAL INC.

SCALE: 1" = 20'
DATE FILE: 13053L1.01
DATE ISSUED: 12/04/2013
DRAWN: MM CH CS
CHECKED: CA MM
L2 PROJECT #13053

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO.
L4.01



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	72"	COMMENTS
ACE RUB	ACER RUBRUM	RED MAPLE	-	-	-	6	-	-	-
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	2 15 GAL.
ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE	-	-	4	10	-	-	STANDARDS
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	4 - 15 GAL. MULTI TRUNK
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	-	-	6	MULTI TRUNK
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	-	-	21	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'D.D BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	-	31	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	-	7	-	-	-
PYR CAL	PYRUS CALLERYANA	CALLERY PEAR	-	-	-	-	18	-	STANDARDS

NOTE:
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NORTH

0 5' 10' 20' 40'
SCALE: 1"=20'

LIFESCAPES
International Inc
Landscape Architects
41392 Avenue Durango
Temecula, CA 92590
p 951.676.6999 f 951.676.9834

OWNER
CENTRECAL
CENTRECAL PROPERTIES, LLC
1980 E. Grand Avenue, Suite 305
El Segundo, California 90245
T 310.563.6900 F 310.563.6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL REYNOLDS GROUP, INC
42254 RIDGA AVENUE
CANYON LAKE, CA 92587
909.795.1663

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP
L4.01 | L4.03
L4.04 | L4.05 | L4.06
L4.07 | L4.08 | L4.09

REVISIONS -
No. Date Issue

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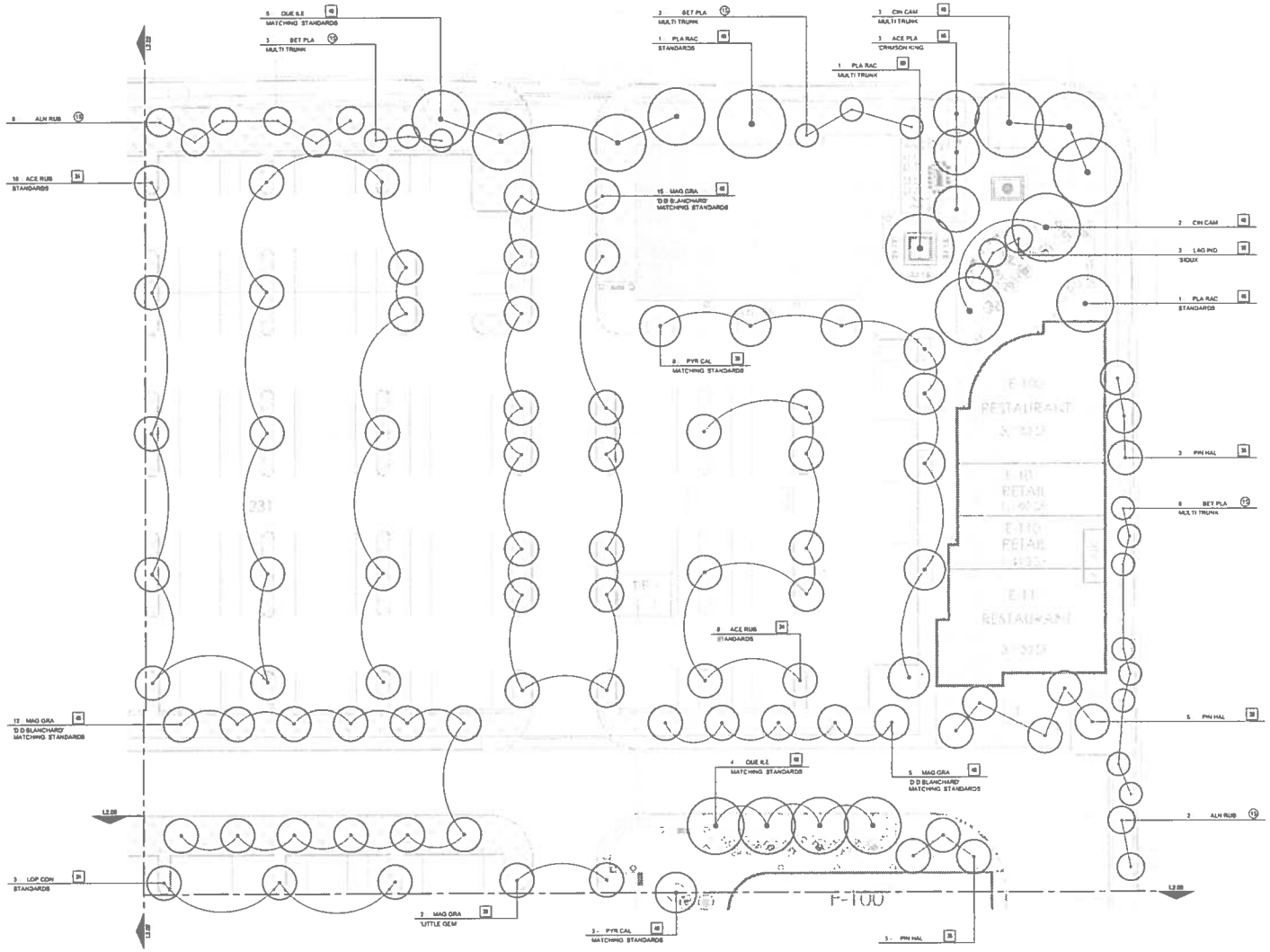
THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48"

SCALE 1" = 20'
SHEET SIZE 24X36 (ARCH D)
DATE ISSUED 12-04-2015
DRAWN MM CK CK
CHECKED CA MM
LS PROJECT # 1505

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO
L4.02



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	72"	COMMENTS
ACE PLA	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	-	-	-	3	-	-	-
ACE RUB	ACER RUBRUM	RED MAPLE	24	-	-	-	-	-	2 - 15 GAL. STANDARDS
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	8 - 15 GAL
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	14 - 15 GAL., MULTI TRUNK
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	1	-	-	-
LAG IND	LAGERSTROEMIA INDICA 'SIOUX'	SIOUX CRAPE MYRTLY	-	-	-	3	-	-	-
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	3	-	-	-	-	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	-	32	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	-	2	-	-	-
PIN HAL	PINUS HALEPENSIS	ALEPPO PINE	-	-	12	-	-	-	-
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	-	-	-	-	1	-	MULTI TRUNK
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	-	-	-	2	-	-	STANDARDS
PYR CAL	PYRUS CALLERYANA	CALLERY PEAR	-	-	8	3	-	-	STANDARDS
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	8	-	-	STANDARDS

NOTE:
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SCALE: 1"=20'

LIFESCAPES International Inc

OWNER

CENTERCAL PROPERTIES LLC
1960 E Grand Avenue Suite 205
El Segundo, California 90245
T 310 561 6900 F 310 561 6905

CONSULTANT

LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP INT
8234 RIENA AVENUE
CAMARILLO, CA 93012
805 758 1882

PROJECT

CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L4.01	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

REVISIONS

No	Date	Issue

LIFESCAPES INTERNATIONAL INC

THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 42"

SCALE	CAD FILE
1" = 20'	15064 L4.03
DATE ISSUED	DRAWN MM CH CV
12/04/2015	CHECKED DA MM

LI PROJECT # 15065

ISSUE

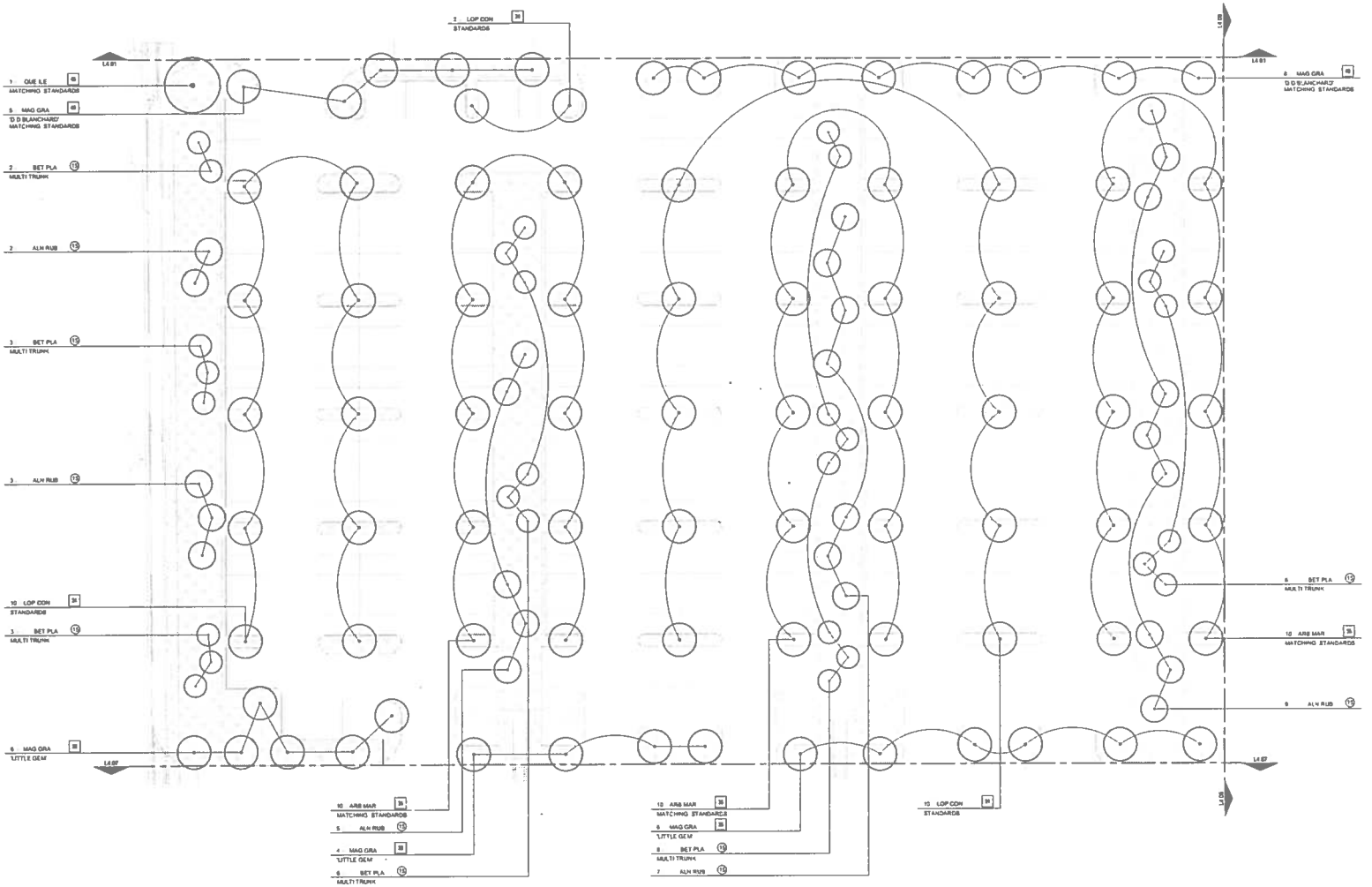
PLANNING
DESIGN REVIEW

DRAWING TITLE

PLANTING PLAN
TREES

DRAWING NO

L4.03



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	72"	COMMENTS
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	25 - 15 GAL.
ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE	-	-	-	35	-	-	81 STANDARDS
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	29 - 15 GAL.,MULTI TRUNK
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	22	-	-	-	-	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	-	13	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	-	16	-	-	-
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	1	-	-	STANDARDS

NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

SCALE: 1"=20'

LIFESCAPES
International, Inc
[illegible]
[illegible]
Newport Beach, CA 92660
p 949 474 8888 | fax 474 8834

OWNER
CENTERCAL
CENTERCAL PROPERTIES, LLC
1965 E Grand Avenue, Suite 305
El Segundo, California 90245
T 310.563.8400 F 310.563.8405

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAN GROUP, INT
6264 VIENA AVENUE
CANNELLS CA 93012
805.798.1982

PROJECT
CONCORD
CONCORD, CALIFORNIA

KEY MAP
L4.01 | L4.02 | L4.03
L4.04 | L4.05 | L4.06
L4.07 | L4.08 | L4.09

REVISIONS
No. Date Name

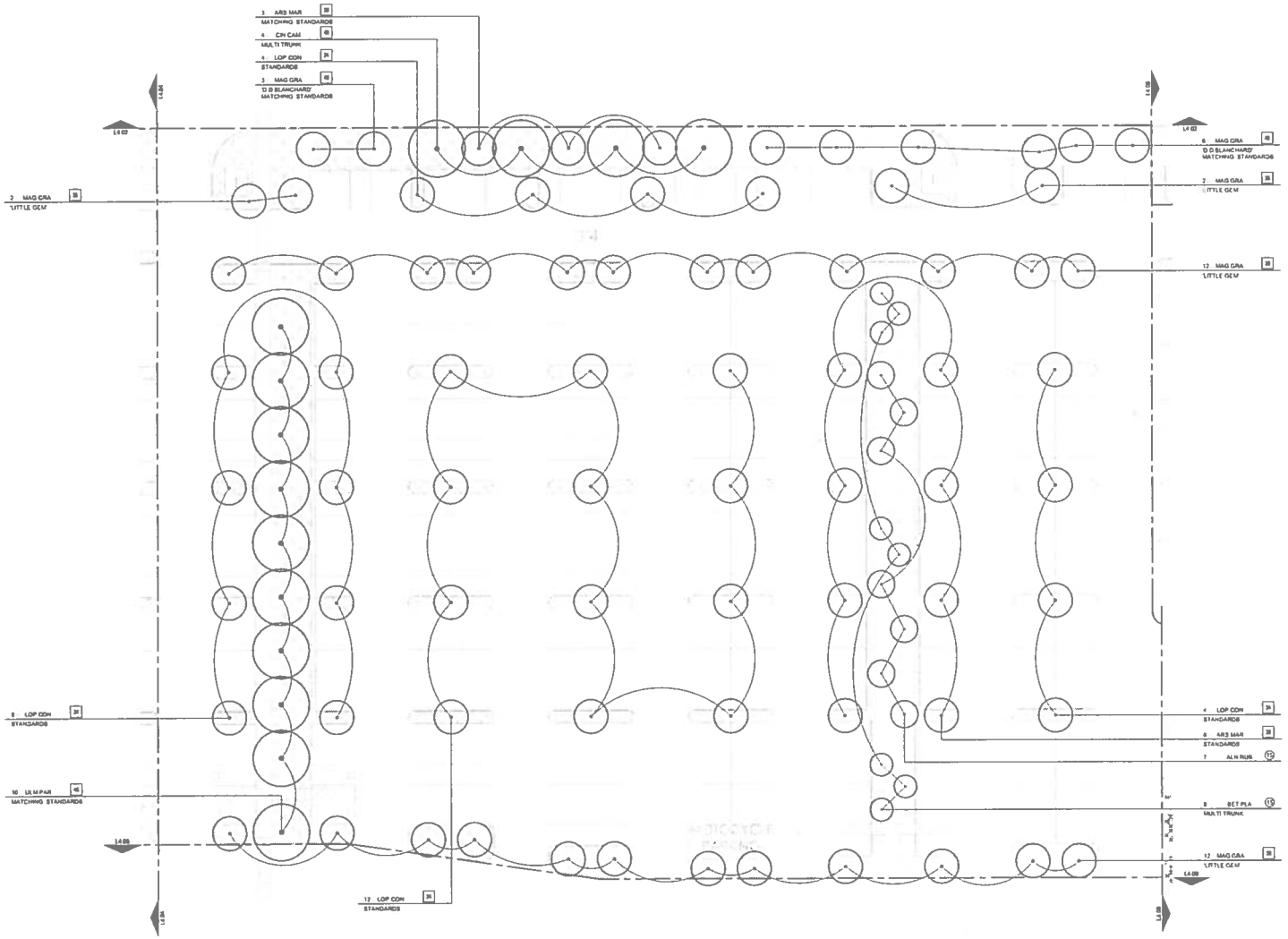
LIFESCAPES INTERNATIONAL INC.
[boilerplate]
THE ORIGINAL SIZE OF THIS DRAWING IS 30" X 42"

SCALE: 1" = 20'
CAD FILE: 15.05 L4.04
DATE ISSUED: 12-04-2015
DRAWN: MM CK: CV
CHECKED: CA MM
LS PROJECT #15.05

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO.
L4.04



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	36"	38"	48"	60"	72"	COMMENTS
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	8 - 15 GAL., MULTI TRUNK
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	6	-	-	MULTI TRUNK
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	28	-	-	-	-	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'D.B.BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	-	8	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	39	-	-	-	
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	-	-	-	-	10	-	STANDARDS

NOTE:
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SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects

OWNER

CENTRICAL

CENTRICAL PROPERTIES LLC
1960 E Grand Avenue Suite 305
El Segundo, California 90245
T 310 563 8400 F 310 563 8405

CONSULTANT

LANDSCAPE IRRIGATION CONSULTANT
RUSSELL REYAN GROUP, INT
6934 KIENA AVENUE
CANNELLO, CA 95912
805 798 1982

PROJECT

CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L4.01	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

REVISIONS

No	Date	Issue

LIFESCAPES INTERNATIONAL INC

SCALE	CAD FILE
1" = 20'	15-955 r 16
DATE ISSUED	DRAWN MM CN
1 MAR 2015	CHECKED DA KM

L# PROJECT #'S

ISSUE

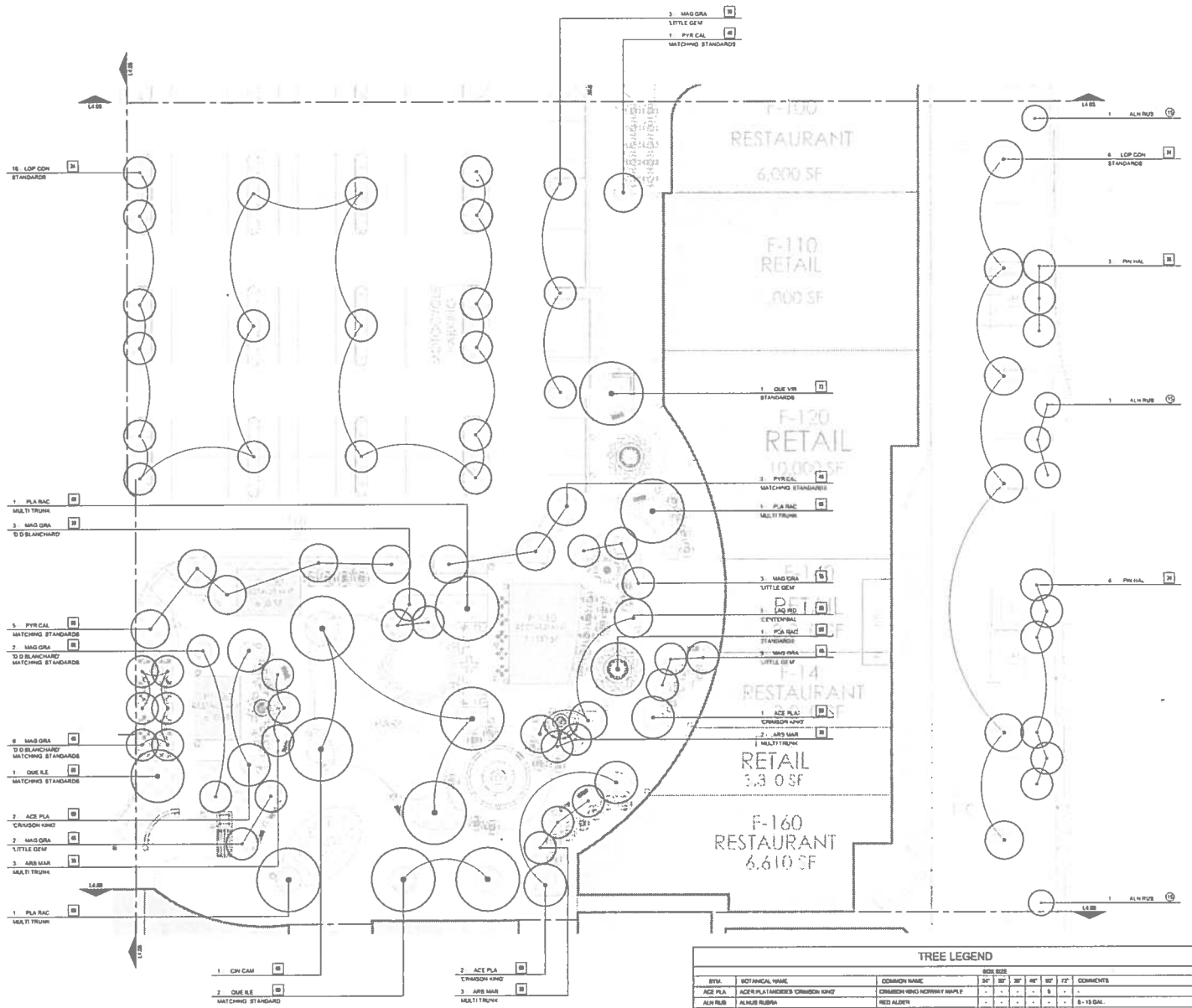
PLANNING
DESIGN REVIEW

DRAWING TITLE

PLANTING PLAN
TREES

DRAWING NO.

L4.05



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	32"	36"	48"	60"	72"	COMMENTS
ACE PLA	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	-	-	-	-	6	-	-
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	6 - 10 GAL.
ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE				6			MULTI TRUNK
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	-	1	-	-
LAG IND	LAGERSTROEMIA INDICA 'CENTENNIAL'	CENTENNIAL CRAPE MYRTLY	-	-	3	-	-	-	-
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24	-	-	-	-	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'D D BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	9	2	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	6	5	-	-	-
PIN HAL	PINUS HALEPENSIS	ALEPPO PINE	6	3	-	-	-	-	-
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	-	-	-	-	-	3	MULTI TRUNK
PYR CAL	PYRUS CALLERYANA	CALLERY PEAR	-	-	-	4	6	-	STANDARDS
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	-	3	-	STANDARDS

NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID

NORTH

0 5' 10' 20' 40'
SCALE: 1"=20'

LIFESCAPES International Inc
Landscape Architects

DRAWER
CENTERCAL
CENTERCAL PROPERTIES LLC
1960 E Grand Avenue Suite 205
El Segundo California 90245
T 310 563 6900 F 310 563 6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAN GROUP, INT.
6234 IRENA AVENUE
CAMARILLO, CA 93012
805.798.1852

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

LX 01	LX 02	LX 03
LX 04	LX 05	LX 06
LX 07	LX 08	LX 09

REVISIONS

No.	Date	Name

LIFESCAPES INTERNATIONAL, INC.

THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 42"

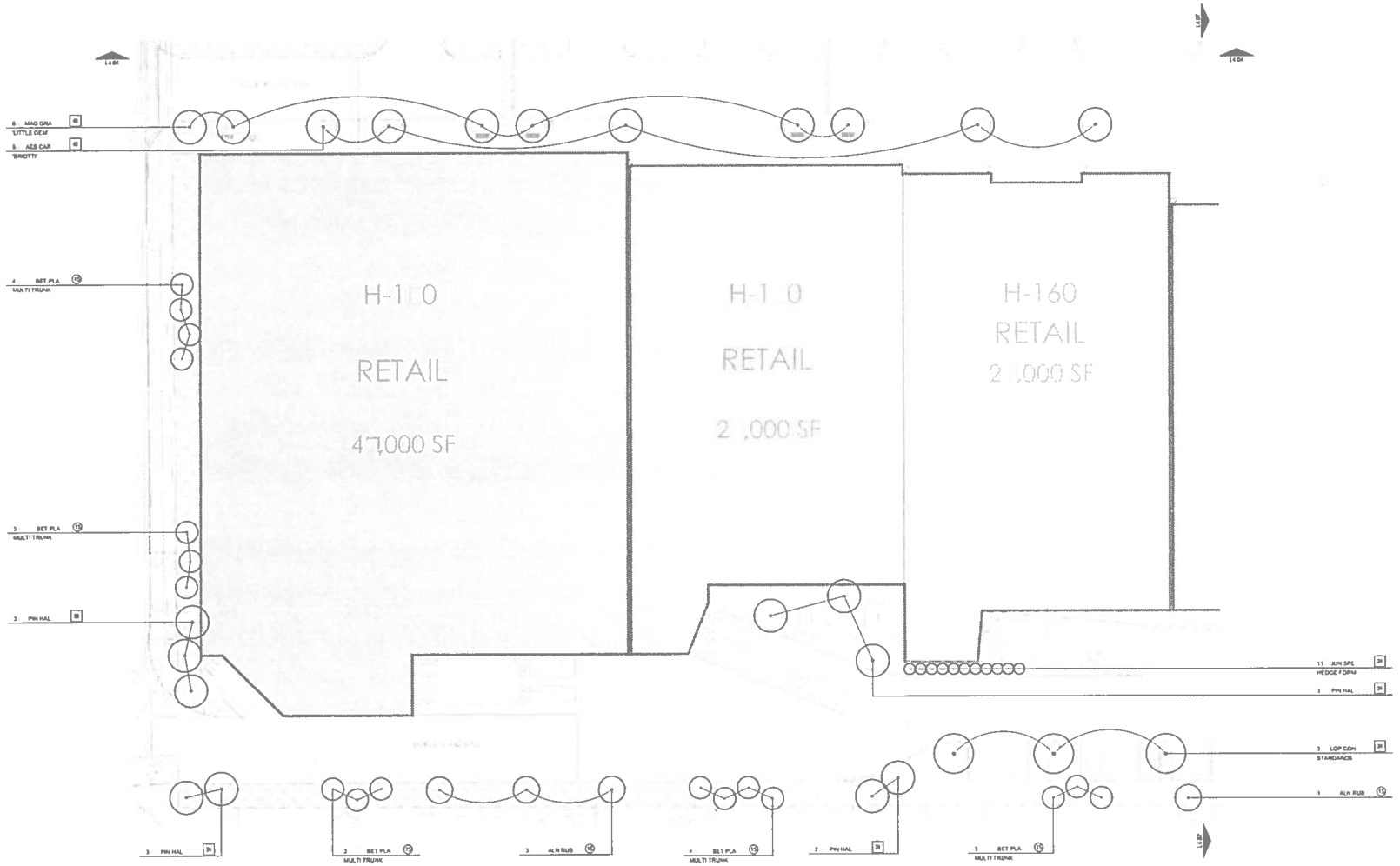
SCALE 1" = 20'	CAD FILE 15206.L4.06
DATE ISSUED 12/04/2015	DRAWN MM EN CV
	CHECKED DA MM

LI PROJECT #15205

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO.
L4.06



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	72"	COMMENTS
AES CAR	AESCULUS CARNEA 'BRIOTII'	RED HORSE CHESTNUT				5			
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	4 - 15 GAL.
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	17 - 15 GAL., MULTI TRUNK
JUN SPE	JUNIPERUS SPECIES	JUNIPER	11	-	-	-	-	-	HEDGE FORM
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	3						STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	-	6	-	-	-
PIN HAL	PINUS HALEPENSIS	ALEPPO PINE	11	-	-	-	-	-	-

NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

NORTH

SCALE: 1"=20'

LIFESCAPES
International Inc
Landscape Architects

OWNER
CENTRECAL
CENTRECAL PROPERTIES LLC
1980 E Grand Avenue Suite 205
El Segundo California 90245
T 310 563 8005 F 310 563 8065

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL REYAN GROUP, INC
6804 REMA AVENUE
CANNELLS, CA 93013
805.705.1652

CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L4.01	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

REVISIONS
No. Date Description

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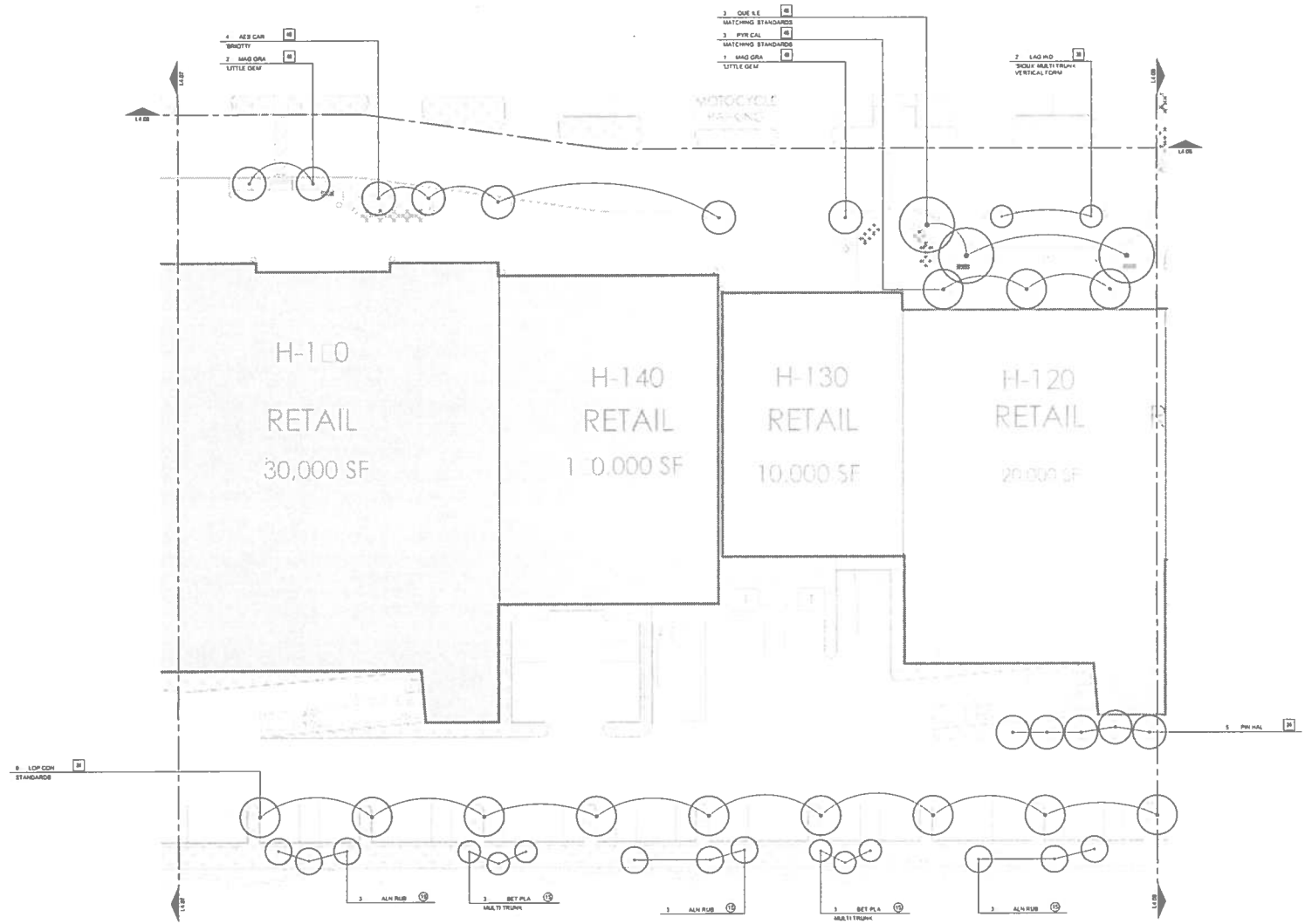
SCALE: 1" = 20' | CAD FILE: 15-165 L4.07
DATE ISSUED: 12/04/2015 | DRAWN: MM CHK'D: CM
LIFESCAPES INTERNATIONAL INC

L.I. PROJECT # 15165

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO.
L4.07



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	72"	COMMENTS
AES CAR	AESCULUS CARNEA 'BRIOTTI'	RED HORSE CHESTNUT	-	-	-	4	-	-	-
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	9 - 15 GAL.
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	6 - 15 GAL., MULTI TRUNK
LAG IND	LAGERSTROEMIA INDICA 'SIOUX'	SIOUX CRAPE MYRTLY	-	-	-	2	-	-	MULTI TRUNK, VERTICAL FORM
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	9	-	-	-	-	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	-	-	-	3	-	-	-
PIN HAL	PINUS HALEPENSIS	ALEPPO PINE	5	-	-	-	-	-	-
PYR CAL	PYRUS CALLERYANA	CALLERY PEAR	-	-	-	3	-	-	STANDARDS
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	3	-	-	STANDARDS

NOTE:
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NORTH

SCALE: 1"=20'

LIFESCAPES
International Inc
Landscape Architects

OWNER
CENTERCAL
CENTERCAL PROPERTIES LLC
1960 E Grand Avenue Suite 205
El Segundo, California 90245
T 310 563 6900 F 310 563 6905

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL BETAN GROUP, INC
6234 RENA AVENUE
CAMARILLO, CA 93012
805 766 1662

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L4.01	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

REVISIONS

No	Date	Issue

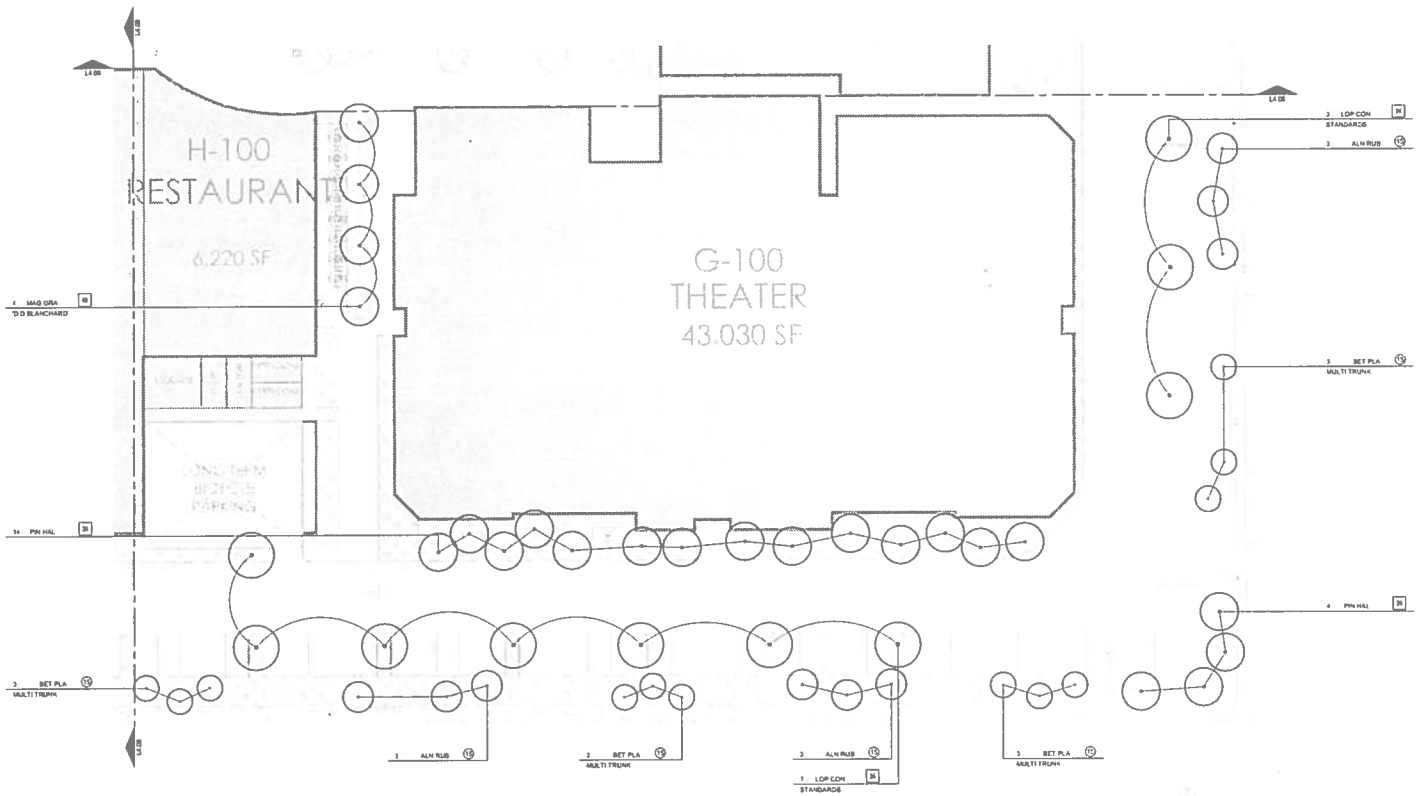
LIFESCAPES INTERNATIONAL INC

SCALE 1" = 20'
DATE ISSUED 12-04-2015
DRAWN
CHECKED
EX PROJECT # 15053

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO
L4.08



TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	72"	COMMENTS
ALN RUB	ALNUS RUBRA	RED ALDER	-	-	-	-	-	-	6 - 15 GAL.
BET PLA	BETULA PLATYPHYLLA	WHITE BIRCH	-	-	-	-	-	-	12 - 15 GAL., MULTI TRUNK
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	10	-	-	-	-	-	STANDARDS
MAG GRA	MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD'	SOUTHERN MAGNOLIA	-	-	-	4	-	-	STANDARDS
PIN HAL	PINUS HALEPENSIS	ALEPPO PINE	13						

NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

NORTH

0 5 10 20' 40'
SCALE: 1"=20'

LIFESCAPES
International Inc
Landscape Architecture
4120 Campus Drive
Newport Beach, CA 92660
p 949.476.8000 f 949.476.8034

OWNER
CENTERCAL
CENTERCAL PROPERTIES LLC
1960 E. Grand Avenue Suite 205
El Segundo, California 90245
T 310.563.6400 F 310.563.6405

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL METAN GROUP, INT
6224 RIENA AVENUE
CANNELLO, CA 92012
805.756.1682

PROJECT
CONCORD
CONCORD, CALIFORNIA

SEAL

KEY MAP

L4.01	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

REVISIONS

No.	Date	Issue

LIFESCAPES INTERNATIONAL INC
[illegible]
THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 42"

SCALE 1" = 20'	LAD FILE 15J03.L4.09
DATE ISSUED 12/04/2015	DRAWN MM CN CV
	CHECKED DA MM

L9 PROJECT # 15015

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING PLAN
TREES

DRAWING NO
L4.09

SHRUB LEGEND

SYM	BOTANICAL NAME	COMMON NAME	1G	3G	5G	15G	COMMENTS
-	ABELIA SPECIES 'EDWARD GOUCHER'	GLOSSY ABELIA					
-	AGAPANTHUS SPECIES	AGAPANTHUS	-	•	•	•	•
-	AGAVE AMERICANA	CENTURY PLANT	•	•	•	•	•
-	ALOE SPECIES	ALOE	•	•	•	•	•
-	ARCTOSTAPHYLOS UVA URSI	BEARBERRY KINNIKINNIK	-	-	-	-	•
-	BERBERIS THUNBERGII 'CRIMSON PYGMY'	JAPANESE BARBERRY	-	-	-	-	•
-	BUXUS MICROPHYLLA 'WINTER GEM'	BOXWOOD	•	•	•	•	•
-	CALLIANDRA HAEMATOCEPHALA	POWER PUFF	-	-	-	-	•
-	CEANOTHUS SPECIES	CALIFORNIA LILAC	-	-	-	-	•
-	CORNUS ALBA	PAGODA DOGWOOD	-	-	-	-	•
-	DIETES BICOLOR	FORTNIGHT LILY	-	-	-	-	•
-	ECHIUM CANDICANS	PRIDE-OF-MADEIRA	-	-	-	-	•
-	ELAEAGNUS EBBINGEI	SILVERBERRY	-	-	-	-	•
-	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	-	-	-	-	•
-	EUONYMUS F. 'EMERALD N GOLD'	EMERALD GOLD EUONYMUS	-	-	-	-	•
-	GAZANIA SPECIES	GAZANIA	•	•	•	•	•
-	HEMEROCALLIS 'STELLA DE ORO'	STELLA DORO DAYLILY	•	•	•	•	•
-	HEUCHERA 'GREEN SPICE'	CORAL BELLS		-	•	•	•
-	ILEX CRENATA 'HELLERI'	HELLERI HOLLY					•
-	JUSTICIA BRANDEGEANA	SHRIMP PLANT		-	-		
-	KNIPHOFIA UVARIA	RED-HOT POKER		-	•	•	
-	LANTANA SPECIES	LANTANA					
-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER			•		
-	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	-	-			
-	LIMONIUM PEREZII	SEA LAVENDER					
-	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF					
-	LIRIOPE SPICATA	CREEPING LILY TURF	•	•	•	•	•
-	MAHONIA AQUIFOLIUM	OREGON GRAPE	•	•	•	•	•
-	NANDINA DOMESTICA NANA PURPUREA	PURPLE HEAVENLY BAMBOO	-	-	-	-	•
-	OPHIOPOGON JAPONICUS	MONDO GRASS	•	•	•	•	•
-	OSMANTHUS FRAGRANS	FRAGRANT OLIVE	•	•	•	•	•
-	PHILODENDRON XANADU	SPLIT LEAF PHILODENDRON	•	•	•	•	•
-	PHYLLOSTACHYS AUREA	FISH POLE BAMBOO	•	•	•	•	•
-	PIERIS JAPONICA 'FOREST FLAME'	FOREST FLAME PIERIS	-	-	-	-	•
-	PITTOSPORUM TENUIFOLIUM	PITTOSPORUM	•	•	•	•	•
-	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	•	•	•	•	•
-	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	•	•	•	•	•
-	RHAPHIS EXCELSA	LADY PALM	-	-	-	-	
-	RHUS OVATA	SUGAR BUSH	•			•	•
-	RIBES ODORATUM 'KING EDWARD VII'	CLOVE CURRENT	-	-	-	-	•
-	ROSACEAE SPECIES 'ICEBERG'	ICEBERG ROSE	-	-	-	-	•
-	ROSMARINUS OFFICINALIS 'CHEF'S CHOICE'	CHEF'S CHOICE ROSEMARY	-	-	-	-	•
-	SARCOCOCCA HOOKERIANA VAR. HUMILIS 'DIGYNA'	SWEET BOX	-	-	-	-	•
-	STRELITZIA JUNCEA	NARROW-LEAFED BIRD OF PARADISE	•	-	-	-	•
-	TAXUS CUSPIDATA 'NANA AUREOSCENS'	GOLDEN DWARF JAPANESE YEW	•	•	•	•	•
-	TEUCRIUM CHAMAEDRYS	GERMANDER		-	-	-	•
-	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	-			•	•
-	VIBURNUM DAVIDII	DAVID VIBURNUM	-	•	•	•	•
-	VIBURNUM TINUS	VIBURNUM	-	-	•	•	•
-	VINCA 'ILLUMINATION'	VARIEGATED PERIWINKLE			•		•
-	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	•	•	•	•	•
-	XYLOSMA CONGESTA	SHINY XYLOSMA	•	•	•	•	•

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

LIFESCAPES International Inc
LANDSCAPE ARCHITECTS
4725 Longview Drive
Redwood City, CA 94065
p 650 369 3888 f 650 369 3814

OWNER
CENTERCAL PROPERTIES, LLC
1980 E. Grand Avenue, Suite 205
El Segundo, California 90245
T 310 563 1900 F 310 563 1985

CONSULTANT
LANDSCAPE IRRIGATION CONSULTANT
RUSSELL RETAIN GROUP, INT.
6024 IRENE AVENUE
CAMARILLO, CA 93012
805.758.1902

PROJECT
CONCORD
CONCORD, CALIFORNIA

KEY MAP

L2.01	L2.02	L2.07
L2.04	L2.05	L2.09
L2.07	L2.08	L2.08

REVISIONS

No	Date	Issue

LIFESCAPES INTERNATIONAL, INC.

THIS DRAWING SIZE OF THIS DRAWING IS 30" X 42"

SCALE	CAD FILE
N.T.S.	1908L1.00
DATE ISSUED	DRAWN AND CHECKED
12.04.2019	CHECKED EA MM

L5 PROJECT #1908.5

ISSUE
PLANNING
DESIGN REVIEW

DRAWING TITLE
PLANTING MASTER LEGEND
SHRUBS

DRAWING NO.
L5.00

ACER PLATANOIDES 'CRIMSON SENTRY'
NORWAY MAPLE

ACER RUBRUM
RED MAPLE

AESCULUS CARNEA
HORSE CHESTNUT

ALNUS RUBRA
RED ALDER

ARBUTUS SPECIES 'MARINA'
STRAWBERRY TREE

BETULA PENDULA
WHITE BIRCH

CINNAMOMUM CAMPHORA
CAMPHOR TREE

JUNIPER SPECIES
JUNIPER

LAGERSTROEMIA INDICA 'CENTENNIAL'
CENTENNIAL CRAPE MYRTLE

LAGERSTROEMIA INDICA 'SIOUX'
SIOUX CRAPE MYRTLE

LOPHOSTEMON CONFERTUS
TRISTANIA CONFERTA

MAGNOLIA D.D. BLANCHARD
BLANCHARD MAGNOLIA

MAGNOLIA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

PINUS HALEPENSIS
ALEPPO PINE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

PYRUS CALLERYANA
CALLERY PEAR

QUERCUS ILEX
HOLM OAK

QUERCUS VIRGINIANA
VIRGINIA OAK

LIFESCAPES
International Inc.

CENTERCAL
CENTERCAL PROPERTIES LLC

LANDSCAPE ARCHITECTURE CONSULTANT
RUSSELL RETAIN GROUP, NT
CAMPBELL, CA 95010

CONCORD
CONCORD, CALIFORNIA

L4.01	L4.02	L4.03
L4.04	L4.05	L4.06
L4.07	L4.08	L4.09

REVISIONS

No.	Date	Issue

LIFESCAPES INTERNATIONAL, INC.

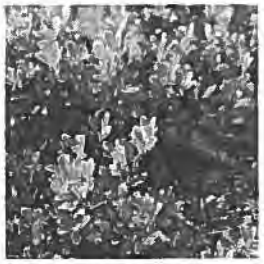
PLANNING
DESIGN REVIEW

PLANTING PALETTE
TREES

L6.01

ABELIA SPECIES 'EDWARD GOUCHER'
GLOSSY ABELIA

AGAVE AMERICANA
CENTURY PLANT



ARCTOSTAPHYLOS UVA URSI
BEARBERRY KINNIKINNIK

BERBERIS THUNBERGII 'CRIMSON PYGMY'
JAPANESE BARBERRY

GAZANIA SPECIES
GAZANIA

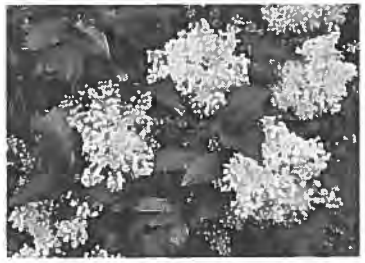
HEMEROCALLIS 'STELLA DE ORO'
STELLA DE ORO DAYLILY

JUSTICAIA BRANDEGEANA
SHRIMP PLANT

KNIPHOFIA UVARIA
RED-HOT POKER

LIGUSTRUM JAPONICUM 'TEXANUM'
WAX-LEAF PRIVET

LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LILY TURF



MAHONIA AQUIFOLIUM
OREGAN GRAPE

PITTOSPORUM TENUIFOLIUM
PITTOSPORUM

NANDINA DOMESTICA NANA PURPUREA
PURPLE HEAVENLY BAMBOO

PRUNUS CAROLINIANA
CAROLINA CHERRY LAUREL

RIBES ORDORATUM 'KING EDWARD VII'
CLOVE CURRENT

ROSACEAE SPECIES 'ICEBERG'
ICEBERG ROSE

ROSMARINUS OFFICINALIS 'CHEF'S CHOICE'
CHEF'S CHOICE ROSEMARY

SARCOCOCCA HOOKERIANA VAR. HUMILIS 'DIGYNA'
SWEET BOX

TRACHEOSPERMUM JASMINOIDES
STAR JASMINE

WEIGELA FLORIDA 'MINUET'
MINUET WEIGELA

NOTE: NOT ALL SHRUBS ARE SHOWN. IMAGES REPRESENT A SELECTION OF SHRUBS TO DEMONSTRATE GENERAL DESIGN INTENT.

LIFESCAPES
International Inc
LANDSCAPE ARCHITECTS

CENTERCAL

CONCORD
CONCORD, CALIFORNIA

PLANNING
DESIGN REVIEW

PLANTING PALETTE
SHRUBS

L6.02