



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

**Thursday, March 24, 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

Jason Laub – Planning Commission Liaison

AMENDED AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 3/10/16 Meeting Minutes

STAFF REPORTS

- 1. Kamyshin Minor Hillside Development (PL15005 – DR)** – Design Review for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370**
- 2. 2090 Diamond Boulevard Commercial Development (PL15042 - DR)** – Design Review for a modification to the rear screening wall along Galaxy Way and corner trellis feature for the Buffalo Wild Wings Restaurant and adjacent commercial building, currently under construction at 2090 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-490-001. **Project Planner: Joan Ryan @ (925) 671-3370**

HEARINGS

- 1. [Conco Commercial Building \(PL16010 – DR\)](#)** – Final Design Review for a 56,146 sq. ft. light industrial warehouse building at 5129 Commercial Circle. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APN 159-040-078. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

2. [Park & Shop Design Guidelines](#) (PL16092 – DR) – Preliminary Design Review for façade improvements and a master sign program for the Park & Shop retail center. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-281-033,005, 007, 009, 010, 011, 012, 013, 035, 040, 041, 022 through 028; and 126-360-001 through 009. **Project Planner: Afshan Hamid @ (925) 671-3281**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, 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:

April 14, 2016

April 28, 2016



REPORT TO DESIGN REVIEW BOARD

DATE: March 24, 2016

I. GENERAL INFORMATION

Project Name: CONCO COMMERCIAL BUILDING (PL16010 - DR)

Review Status: Final Design Review

Location: 5129 Commercial Circle

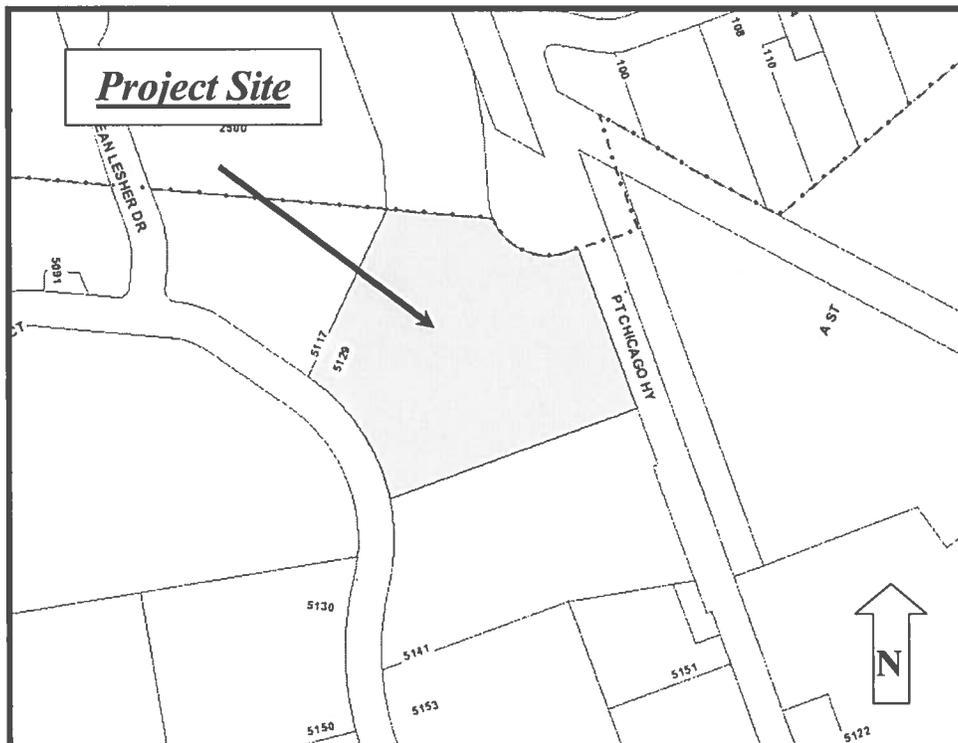
Parcel Number: APN 159-040-078

General Plan: Business Park

Zoning: Office Business Park

Applicant: Darren Ratekin
5141 Commercial Circle
Concord CA 94520
(925) 685-6799

Vicinity Map:



II. PROJECT BACKGROUND

In 1999, the City approved a Development Agreement and Use Permit with conditions for new development in the North Point Business Park. The conditions stipulate that Design Review is required for new development and compliance with the City's requirements for "parking, loading, landscaping, illumination, and storage."

On January 28, 2016, the Board conducted a Study Session review of the Conco Commercial Building, a 56,154 sq. ft. spec. warehouse building including parking, landscaping, and lighting. The Board provided the applicant with comments regarding the site design, architecture, and landscaping and recommended the applicant return for Final Design Review approval.

On March 11, 2016, Conco submitted revised plans for Final Design Review.

The Development Advisory Committee will review the plans for completeness on March 29, 2016. Should there be any significant comments that affect the site or building design, staff will schedule a follow-up meeting with the Board to discuss the proposed changes.

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

III. DISCUSSION

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

Site

- *Show an option for a patio on the south side of the building.*

A patio is proposed on the north and south side of the building. Initially, the patios will be landscaped. The landlord will work with the tenants to determine whether they prefer a patio and then convert a portion of the landscaping to pavers. Conceptually, 12" x 12" pavers are proposed with an open joint filled with gravel for drainage. A cut sheet of the pavers will be presented at the meeting.

Staff asks the Board to determine whether the proposed patios are large enough to be functional.

Building Colors

- *Add color to the east elevation to mimic the rhythm of the west elevation.*

Color was introduced to the to the east elevation to break up the long expanse of the back wall and to mimic the front elevation. Additional color banding was introduced on the north and south walls to break up the elevations and color accents were included around the light fixtures to mimic the front elevation. The accent colors will help breakup up the elevation.

The applicant responded to the Board's recommendation.

Landscaping

- *Provide a section of the C.3 planter area and determine whether fencing is required as a barrier.*

A 24" cobble buffer is proposed measured from the face of curb to inside edge of stormwater treatment facility along Commercial Circle to alert pedestrians of the grade change should someone wander into the area (see Sheet L2).

The applicant responded to the Board's recommendation.

- *Upsize all plant materials.*

All of the plant materials have been upsized and are reflected in the plant legend (see Sheet L1).

The applicant responded to the Board's recommendation.

- *Provide landscaping along the north and south sides of the building.*

Our preference is to maintain the proposed driveaisle widths to facilitate truck/vehicle circulation around the building. Adding planters will compromise the width of the driveaisle and may collect trash and become a maintenance issue.

The applicant has attempted to wrap landscaping around the front corners of the building, which provides some landscape softening of the building. Staff agrees that the driveaisles should be maintained at their proposed width to facilitate circulation and emergency access.

- *Show all existing landscaping adjacent to the site.*

The existing landscaping on the Conco Company site and the approved landscaping on The Moulding Company site is shown (see Sheet L1).

The applicant responded to the Board's recommendation.

IV. Recommendation and Motion

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

I (Board Member _____) hereby move that the Design Review Board recommend approval of Conco Commercial Building (PL16010 – DR), subject to the Development Code provisions applicable to the project and any additional recommendations made by the Board.

Prepared by:



G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@ci.concord.ca.us

Exhibits:

- A - Applicant's statement of design intent date stamp received March 11, 2016
- B - Project plans date stamp received March 11, 2016
- C - Light fixture cut sheets date stamp received March 11, 2016
- D - Patio paver materials date stamp received March 11, 2016

RECEIVED

MAR 11 2016

PLANNING

**Choi + Robles Architecture, LLP**

2251 Harbor Bay Parkway
Alameda, CA 94502
Ph: 510.523.9123
Fax: 510.263.5779
www.cra-arch.com

STATEMENT OF DESIGN INTENT**For New Industrial Building at 5129 Commercial Circle, Concord, CA**

Note: This project was reviewed in a Study Session on 1/28/16 by the Design Review Board. Design and drawings under this submission incorporated input and comments from the Study Session.

Architectural Design:

Project is a one-story industrial building of 56,146 SF located on Commercial Circle next to the headquarters building of the Conco Companies, owner of the project. Building is of concrete tilt-up wall panel construction, a common type of construction for buildings in the area. Designed for multiple tenants, offices with glass storefronts and articulated tenant entries are located facing the street. Loading and service functions are located at the rear of building away from the street.

Visitor parking is provided in front of building adjacent to main building office entries. Other parking, intended for employees, is equally distributed throughout the site. Sufficient parking is planned to accommodate for 20% offices and 80% warehouse/distribution uses. Compact parking spaces, accounting for 24% of total parking, are provided throughout the site. In compliance with Cal Green Code requirements, designated parking for cleaning air, car pool and electrical vehicles are also provided. Bike racks are also provided at north and south side of building.

Building elevation facing the street is designed with three tower projection elements offset from main building exterior wall from 2' to 4'. These tower elements, with their high parapet walls, color portals, recessed storefronts and signage above the entries, serve to identify the individual tenant entries. Decorative light fixtures, set within green accent color square motifs at the entry portals, further articulate the entries. At 324' in building length, the towers also serve to break up the horizontality of the building, lending a more relatable scale to the building.

The same color treatment used at the front elevation is carried to the north and south building elevations to break up the windowless walls. Same decorative lighting with accent color squares is repeated on these elevations to further add visual interest.

Anticipated individual HVAC package unit equipment, serving the front tenant office areas, will be located behind high tower parapet walls and screened from view at the building entrances. No exposed equipment is expected to be seen from the street.

Landscape Design:

The intent of the new landscape development is to implement sustainable landscape techniques and incorporate Bay-Friendly landscape principles whenever practical. Principles would include use of organic compost for soil enrichment and fertility, recycled products, such as, wood bark mulch to moderate surface soil temperature, retain needed soil moisture, and inhibit weed growth.

Select plant varieties that not only are performing well within the specific environs of the business park. The plants selected would be limited to a very low, low or moderate rating by the WUCOLS rating system and be a combination of appropriate California native, Mediterranean, and/or adaptive plant species.

The site soil shall be tested for fertility and suitability by a licensed soil testing laboratory. The recommendations put forth in the soil test report shall be incorporated into the final landscape implementation documents. The new irrigation system shall be a fully automatic system and controlled by either a weather or moisture sensor. The system shall employ either drip emitters, in-line drip, bubblers, low flow spray or a combination thereof.



NEW INDUSTRIAL BUILDING FOR THE CONCO COMPANIES 5129 COMMERCIAL CIRCLE, CONCORD, CA



PROJECT DATA

PROJECT ADDRESS: 5129 COMMERCIAL CIRCLE, CONCORD, CA
 PARCEL NUMBER: APR: 159-00-077-4
 ZONING: CITY GENERAL PLAN - INDUSTRIAL/BUSINESS PARK
 TYPE OF BUILDING CONSTRUCTION: TYPE (H), SPRINKLERED (ESFR)
 FUTURE BUILDING OCCUPANCY: B (OFFICE, B (OFFICE, B (WAREHOUSE & DISTRIBUTION))

DRAWING INDEX

ARCHITECTURAL	DATE
A2 COVER SHEET	3-10-16
A3 ARCHITECTURAL SITE PLAN	3-10-16
A4 FLOOR PLAN	3-10-16
A5 ROOF PLAN & BUILDING SECTIONS	3-10-16
A6 BUILDING UTILITY DETAILS	3-10-16
A7 BUILDING WALL SECTIONS & DETAILS	3-10-16
CIVIL	
C1 GRADING, DRAINAGE & UTILITY PLAN	3-10-16
C2 GRADING, DRAINAGE & UTILITY PLAN, SITE SECTION	3-10-16
C3 STORMWATER CONTROL PLAN EXHIBIT	2-16-16
LANDSCAPE ARCHITECTURAL	
L1 CONCEPTUAL LANDSCAPE PLAN	3-10-16
L2 LANDSCAPE LEGENDS & DETAILS	3-10-16

PROJECT TEAM

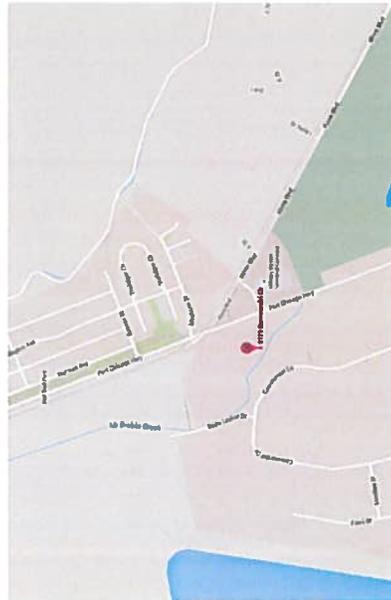
OWNER/BUILDER
 CONCO COMPANIES
 3141 COMMERCIAL CIRCLE
 CONCORD, CA 94520
 925.985.8799

ARCHITECT
 CHOI+REHLES ARCHITECTURE
 2251 HARBOR BAY PKWY
 ALAMEDA, CA 94502
 510.523.9123

CIVIL ENGINEER
 ISANSON & ASSOCIATES
 2255 YGNACIO VALLEY ROAD
 WALNUT CREEK, CA 94598
 925.937.9333

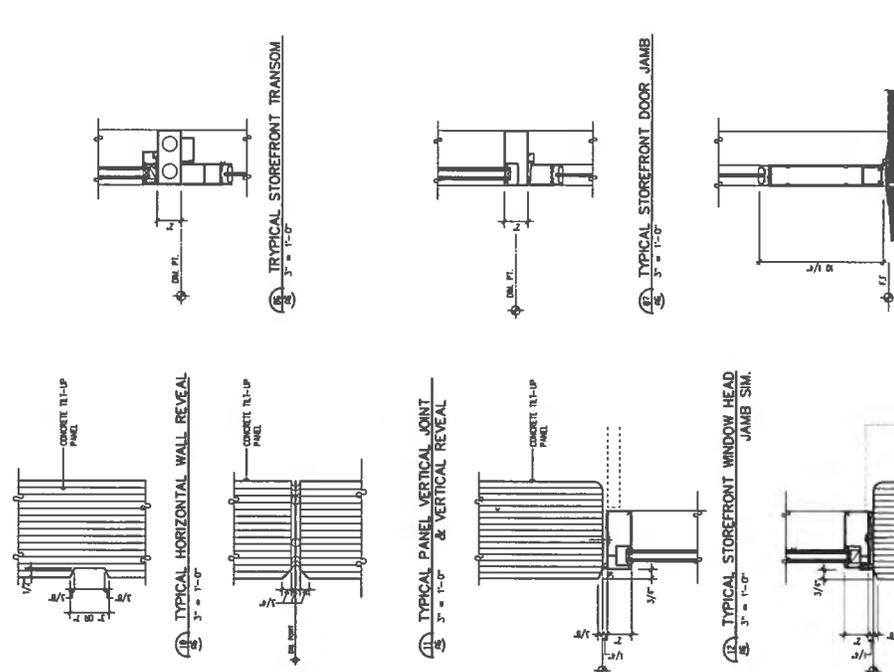
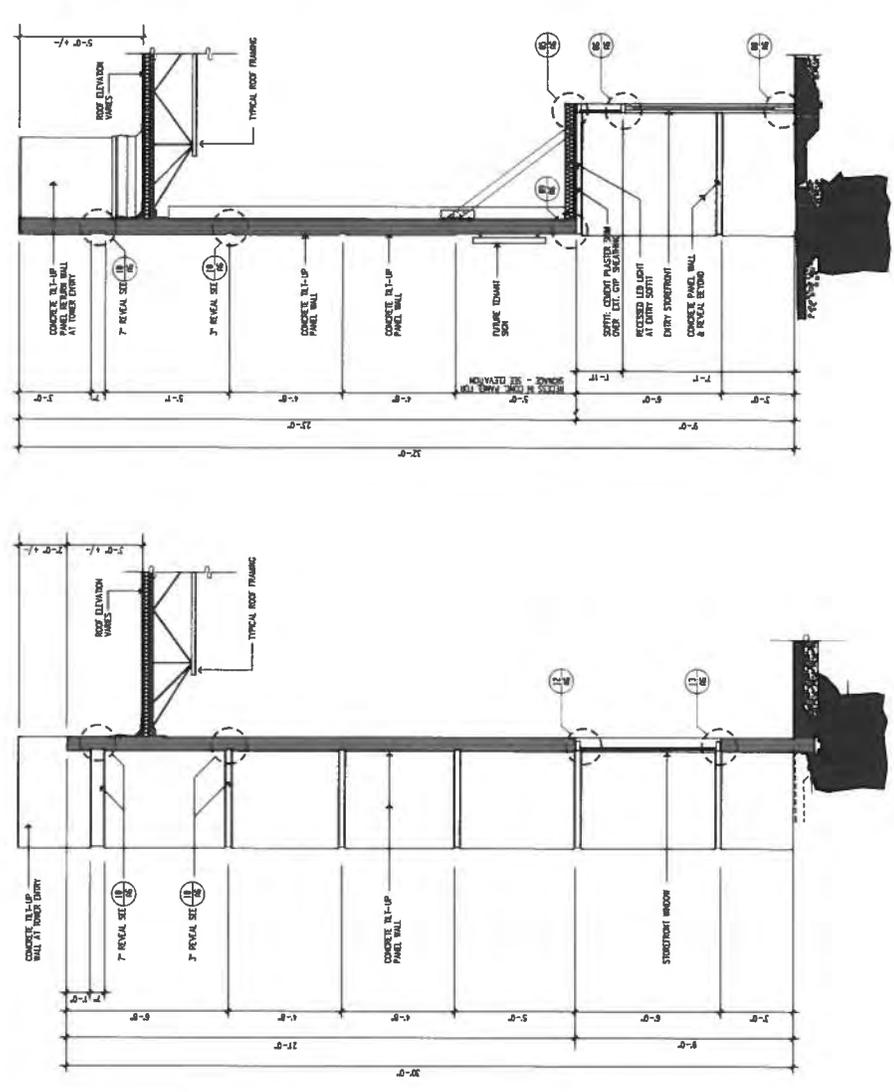
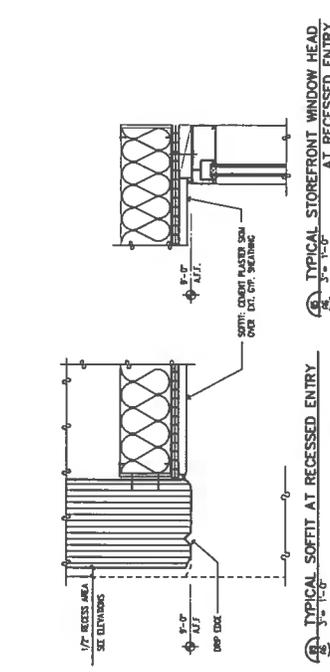
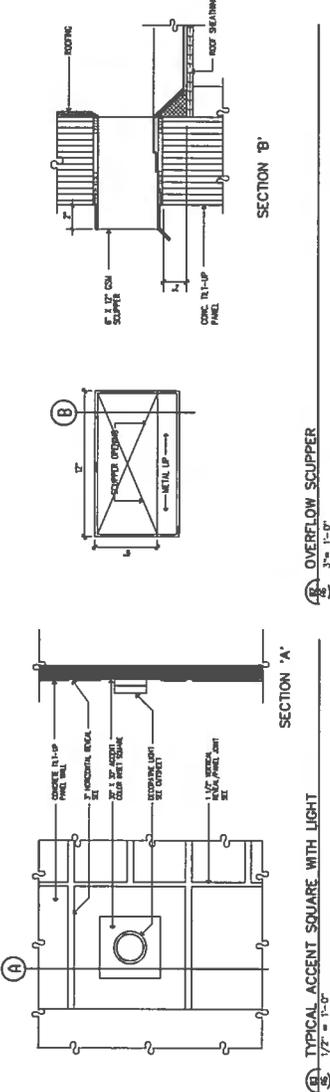
LANDSCAPE ARCHITECT
 RANDY DEVALLE LANDSCAPE ARCHITECT
 P.O. BOX 2841
 CASTRO VALLEY, CA 94546
 510.523.9123

LOCATION MAP



RECEIVED
 MAR 11 2016
 PLANNING

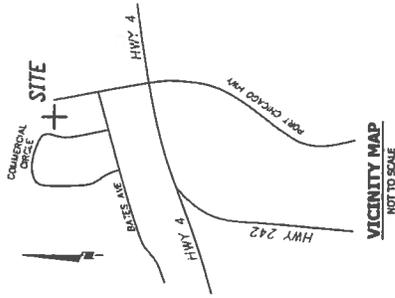
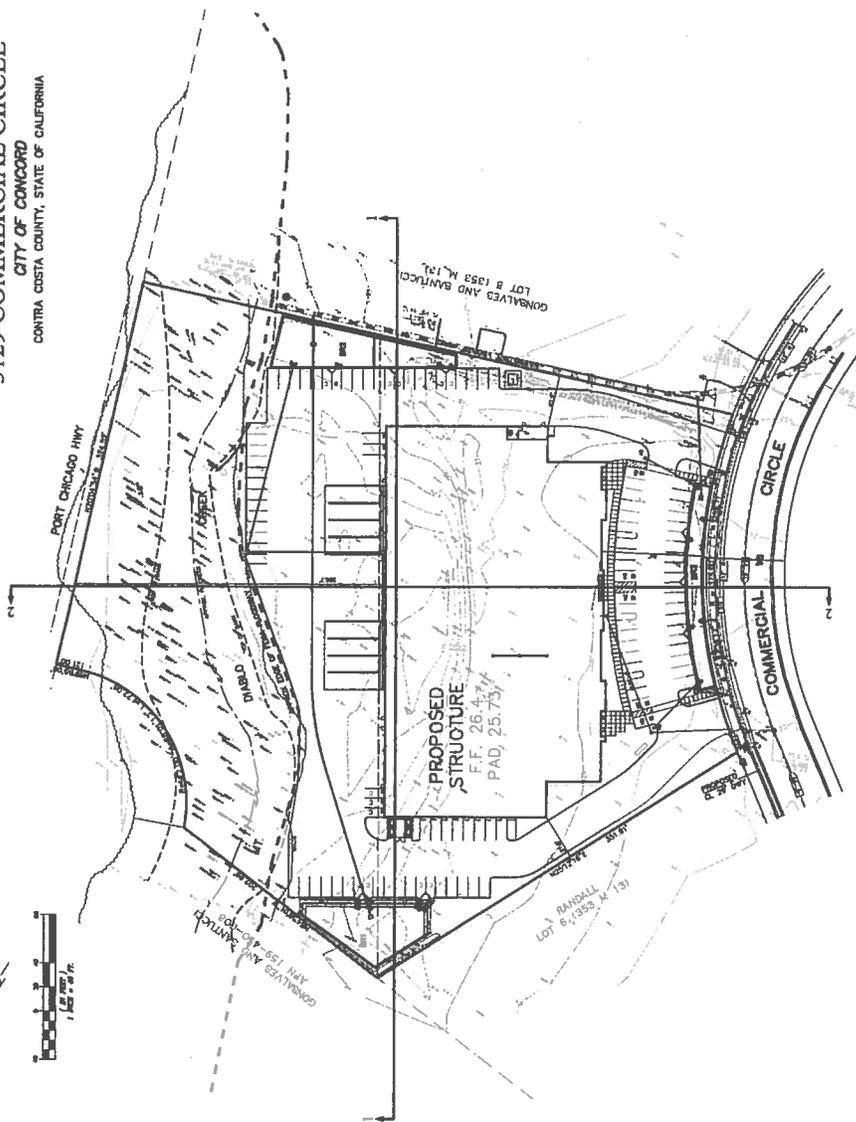




FILE NO: 20100731
 DATE ISSUED:
 1/25/10 10:58 AM
 1/26/10 10:58 AM
 1/26/10 10:58 AM

PRELIMINARY GRADING PLAN

5129 COMMERCIAL CIRCLE
CITY OF CONCORD
CONTRA COSTA COUNTY, STATE OF CALIFORNIA



GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF CONCORD SPECIFICATIONS, STANDARDS, AND REGULATIONS, AND SUBJECT TO INSPECTION BY THE CITY OF CONCORD ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CONCORD.
2. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. ANY CHANGES TO THE PLANS SHALL BE MADE IN WRITING AND APPROVED BY THE CITY OF CONCORD ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD ENGINEER DIVISION TWO (2) AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UTILITIES AND TO PROTECT THEM AT ALL TIMES. THE CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD ENGINEER DIVISION TWO (2) AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CONCORD.

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF CONCORD SPECIFICATIONS, STANDARDS, AND REGULATIONS, AND SUBJECT TO INSPECTION BY THE CITY OF CONCORD ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CONCORD.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD ENGINEER DIVISION TWO (2) AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.

SITE AREA:

1. SITE AREA = 5.0 ACRES OR LESS
2. RET. AREA = 2.00 ACRES

PERMITS:

THE PROJECT SITE IS COMPLETELY WITHIN SPHA ZONE AE.

OWNER:

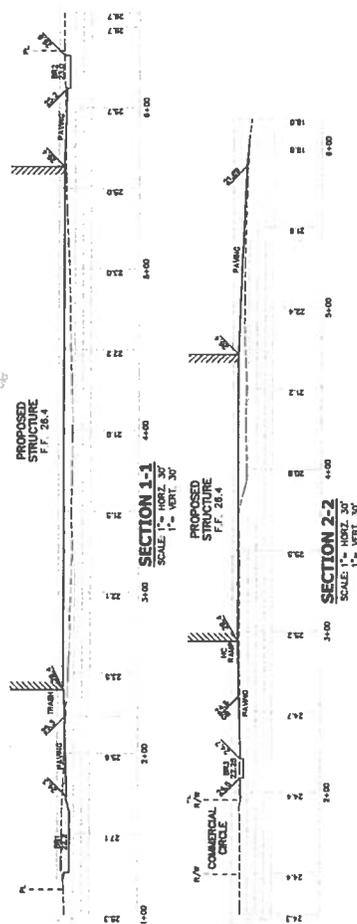
THE CITY OF CONCORD
5041 COMMERCIAL CIRCLE
CONCORD, CA 94531

CIVIL ENGINEER:

ISAAC J. JENSEN, INC.
2235 YONAC VALLEY RD., SUITE C
WALNUT CREEK, CA 94598
(925) 937-9433

BENCHMARK:

CCO BM NO. 3777, BRASS FASTENER AND
NAIL, NORTHWEST CORNER OF PORT CHICAGO
HIGHWAY AND ARNOLD INDUSTRIAL WAY,
ELEVATION 47.716 NGVD 1929



5129 COMMERCIAL CIRCLE
CONCORD, CALIFORNIA
CONTRA COSTA COUNTY

Grading & Drainage Plan

Isotson 8 Assoc. Inc.
engineers, architects, planners, and environmental scientists

2235 YONAC VALLEY ROAD, SUITE C
WALNUT CREEK, CA 94598
(925) 937-9433

DATE: 03-10-16
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

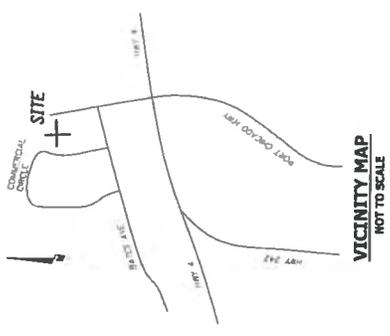
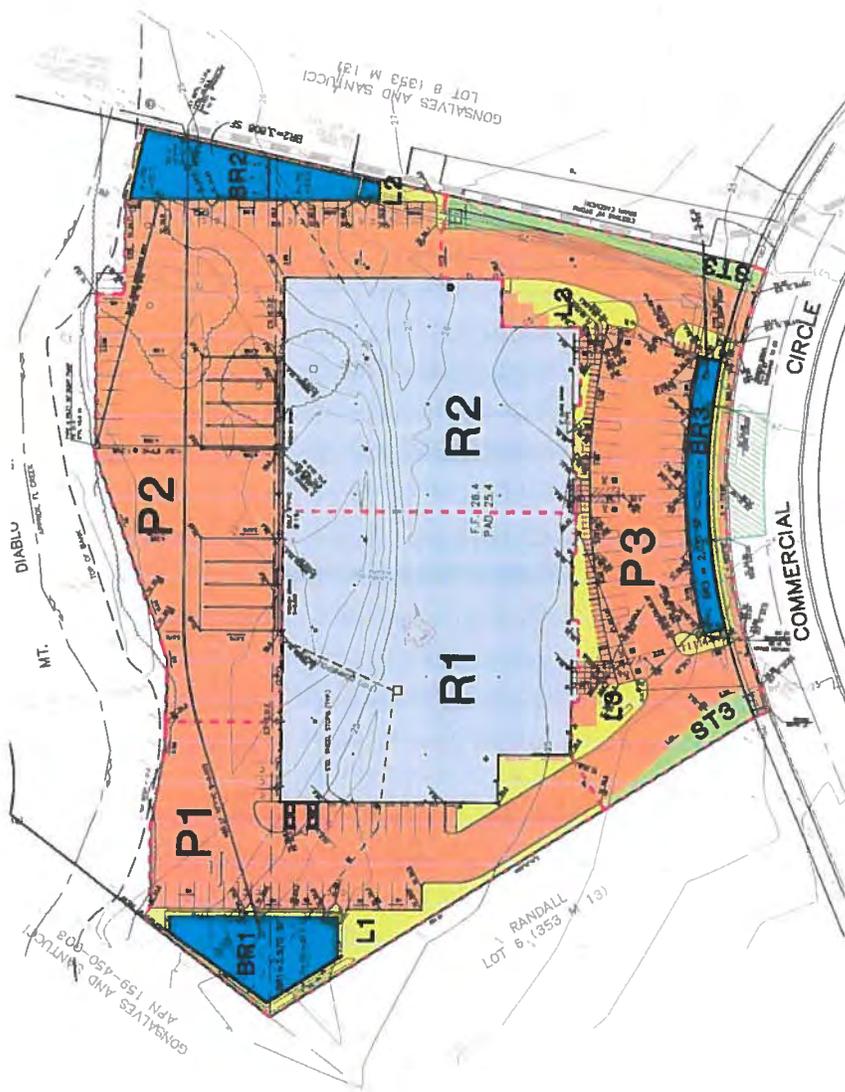
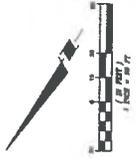
DATE: 03-10-16
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

DATE: 03-10-16
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

5129 COMMERCIAL CIRCLE

CITY OF CONCORD

CONTRA COSTA COUNTY, STATE OF CALIFORNIA



DESIGNATED AREA LEGEND:

DRAINAGE MANAGEMENT AREAS:	RT1
IMPERIOUS ROOFTOP AREA 1	P2
IMPERIOUS PAVEMENT AREA 2	L3
PERVIOUS LANDSCAPE AREA 3	ST1
PERVIOUS SELF-TREATING AREA 1	
SWAP AREA - SEE NOTE 1	
INTEGRATED MANAGEMENT PRACTICES:	
BIO RETENTION AREA 2	
BMP TRIBUTARY AREA BOUNDARY	

NOTE 1: NEW COMMERCIAL CIRCLE SIDEWALK AND LANDSCAPE AREA CANNOT BE CAPTURED FOR TREATMENT SO AN EQUIVALENT OR GREATER AREA OF EXISTING COMMERCIAL CIRCLE PAVEMENT WILL BE TREATED INSTEAD. AREAS OF SWAP ARE OUTLINED ON THIS EXHIBIT.

5129 COMMERCIAL CIRCLE
STORMWATER CONTROL PLAN EXHIBIT
CONCORD, CONTRA COSTA COUNTY, CALIFORNIA

Isakson & Assoc., Inc.
civil engineering & surveying
7550 Valley Road, Suite 200, Concord, CA 94520
Phone: (925) 972-3433
Fax: (925) 972-3434
www.isakson.com

DATE: 7-18-16
DRAWN BY: [redacted]
CHECKED BY: [redacted]
APPROVED BY: [redacted]

PROJECT NO: [redacted]

SHEET NO: [redacted] OF 1

PROJECT GOALS & INTENT

The developer's landscape goals are to implement sustainable landscape maintenance and landscape design practices that include:

- Reduce water consumption by using drought-tolerant plants and mulch.
- Reduce maintenance costs by using native plants and low-maintenance plants.
- Reduce environmental impact by using recycled materials and products.
- Enhance the site's appearance and provide a high-quality landscape.
- Provide a safe and secure environment for all users.
- Provide a sustainable and resilient landscape.

Conservative water - use California native or Mediterranean plants for new plantings. If the use of non-native plants is required, then incorporate their use and restrict the total area.

Conservative energy - plant trees which will moderate the building temperatures, reduce heat island effect.

Pest control - strive to prevent all visible insect infestations. Use integrated pest management practices.

Human safety - implement a variety of safety measures to reduce the risk of injury to human occupants, provide outdoor seating and encourage neighborhood interaction.

SOILS REPORT/SOIL CONDITION

To be reported when the parent material is unconsolidated, unstratified, unsorted, and friable. If the parent material is consolidated, unstratified, unsorted, and friable, the soil is classified as a soil. The soil classification and the soil condition shall be reported on the soils report. The soil condition shall be reported on the soils report.

CONTROLS

The following controls shall be as follows: California native, Mediterranean, or other climate adapted plants shall be used. Irrigation shall be provided for the landscape. Plant material shall be installed in the landscape. The landscape shall be maintained in accordance with the landscape maintenance plan.

IRRIGATION SYSTEM

All existing areas shall be enclosed with an automatic irrigation system. The automatic irrigation system shall be installed in accordance with the landscape maintenance plan. The system shall comply with all applicable codes.

COMPLIANCE

LANDSCAPE DESIGN TO THE BEST OF MY ABILITY IN COMPLIANCE WITH ALL CITY STANDARDS.

RAMOND DEVALLE, LANDSCAPE ARCHITECT/ENGINEER
MARCH 10, 2019



225 HARBOR BAY PARKWAY
ALAMOGON, CALIFORNIA 94502
WWW.CHOI-ROBLES.COM

Ramond DeValle
Landscape Architect/Engineer
1420 The Woodlands, Suite 100
Alamo, CA 94501



OWNER: CONCO COMPANIES
CONCORD, CA

FILE NO: 1001

DATE ISSUED:

1/24/19 D.L. SHURT SASSON

2/27/19 D.L. SHURT SASSON

3/29/19 D.L. SHURT SASSON

4/11/19 D.L. SHURT SASSON

5/13/19 D.L. SHURT SASSON

6/15/19 D.L. SHURT SASSON

7/17/19 D.L. SHURT SASSON

8/19/19 D.L. SHURT SASSON

9/21/19 D.L. SHURT SASSON

10/23/19 D.L. SHURT SASSON

11/25/19 D.L. SHURT SASSON

12/27/19 D.L. SHURT SASSON

1/29/20 D.L. SHURT SASSON

2/30/20 D.L. SHURT SASSON

3/31/20 D.L. SHURT SASSON

4/30/20 D.L. SHURT SASSON

5/31/20 D.L. SHURT SASSON

6/30/20 D.L. SHURT SASSON

7/31/20 D.L. SHURT SASSON

8/31/20 D.L. SHURT SASSON

9/30/20 D.L. SHURT SASSON

10/31/20 D.L. SHURT SASSON

11/30/20 D.L. SHURT SASSON

12/31/20 D.L. SHURT SASSON

1/31/21 D.L. SHURT SASSON

2/28/21 D.L. SHURT SASSON

3/31/21 D.L. SHURT SASSON

4/30/21 D.L. SHURT SASSON

5/31/21 D.L. SHURT SASSON

6/30/21 D.L. SHURT SASSON

7/31/21 D.L. SHURT SASSON

8/31/21 D.L. SHURT SASSON

9/30/21 D.L. SHURT SASSON

COBBLE MULCH DETAIL

Not to Scale



6 COBBLE MULCH DETAIL

ROOT BARRIER DETAIL

Not to Scale



5 ROOT BARRIER DETAIL

SHRUB DETAIL - Stormwater Treatment

Not to Scale



4 SHRUB DETAIL - Stormwater Treatment

SHRUB DETAIL - General Landscape

Not to Scale



3 SHRUB DETAIL - General Landscape

TYPICAL STORM WATER TREATMENT SECTION AA

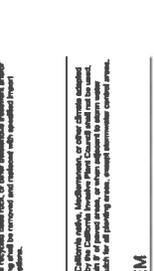
1/4" = 1'-0"



7 TYPICAL STORM WATER TREATMENT SECTION AA

TREE GUYING DETAIL

Not to Scale



2 TREE GUYING DETAIL

TREE DETAIL - Triple Slabs

Not to Scale



1 TREE DETAIL - Triple Slabs

COBBLE MULCH DETAIL

Not to Scale



6 COBBLE MULCH DETAIL

ROOT BARRIER DETAIL

Not to Scale



5 ROOT BARRIER DETAIL

SHRUB DETAIL - Stormwater Treatment

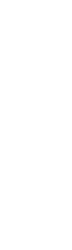
Not to Scale



4 SHRUB DETAIL - Stormwater Treatment

SHRUB DETAIL - General Landscape

Not to Scale



3 SHRUB DETAIL - General Landscape

TYPICAL STORM WATER TREATMENT SECTION AA

1/4" = 1'-0"



7 TYPICAL STORM WATER TREATMENT SECTION AA

TREE DETAIL - Triple Slabs

Not to Scale



1 TREE DETAIL - Triple Slabs

LANDSCAPE NOTES, LEGENDS & DETAILS

Not to Scale



2 TREE DETAIL - Triple Slabs

LANDSCAPE NOTES, LEGENDS & DETAILS

PRELIMINARY PLAN FOR DESIGN REVIEW ONLY - NOT FOR CONSTRUCTION

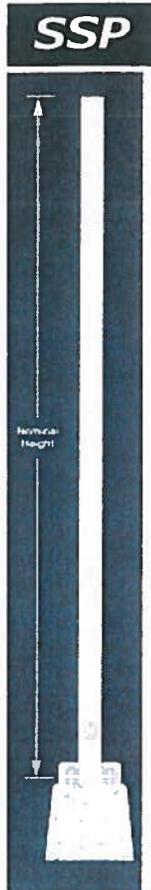
SHEET NO. 2
L2
OF 2 SHEETS



RECEIVED

MAR 11 2016

PLANNING



SSP

SSP Square Non-Tapered Steel Poles

25' height

Pole Shaft

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"), 7 gauge (0.1793"), or 3 gauge (0.2391"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

Handhole

An oval reinforced gasketed handhole, having a nominal 3" x 5" or 4" x 6-1/2" inside opening, located 1'-6" above base, is standard on all poles. Optional 5" x 8" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finishes

The **Standard Finish** is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. **Hot dip Galvanized** finish to a ASTM A-123 specification or primed finish is also available. For optional finishes, see **K-KLAD** and **K-KLAD Over Galvanizing**.

HOW TO ORDER

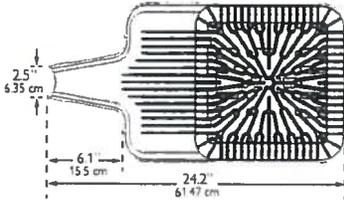
When ordering KW lighting standards, mounting adaptors and accessories, be sure to specify the complete catalog number. Our catalog numbers reflect the precise specifications of the item ordered to ensure our customers will receive the product which meets their exact requirements.

Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 MPH	90 MPH	100 MPH	Ship WT.
SSP10-4.0-11	10	4.0 x 10.0	11	3 x 5	0.75 x 17 x 3	8	42.1	33.5	27.1	87
SSP10-4.0-7	10	4.0 x 10.0	7	3 x 5	0.75 x 30 x 3	8	55	44	35.5	130
SSP10-5.0-11	10	5.0 x 10.0	11	3 x 5	1.00 x 36 x 4	11	58	44	34	151
SSP12-4.0-11	12	4.0 x 12.0	11	3 x 5	0.75 x 17 x 3	8	33.7	26.7	21.4	100
SSP12-4.0-7	12	4.0 x 12.0	7	3 x 5	0.75 x 30 x 3	8	47.5	37.3	29.8	150
SSP12-5.0-11	12	5.0 x 12.0	11	3 x 5	1.00 x 36 x 4	11	49	38	29	168
SSP14-4.0-11	14	4.0 x 14.0	11	3 x 5	0.75 x 17 x 3	8	27.4	21.5	17.1	113

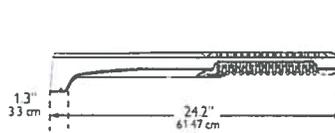
ECOFORM OUTDOOR SITE & AREA

Dimensions - Standard EcoForm Luminaire

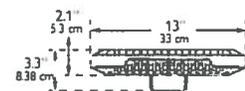
Top View



Side View



End View



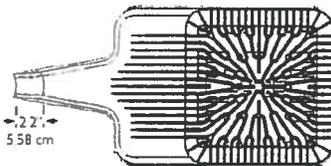
EPA (Ft²/M²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

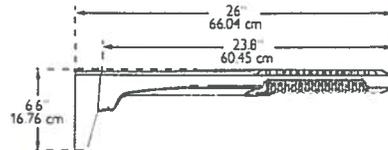
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

Dimensions - EcoForm with Retrofit Arm Mount (RAM)

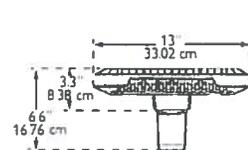
Top View



Side View



End View



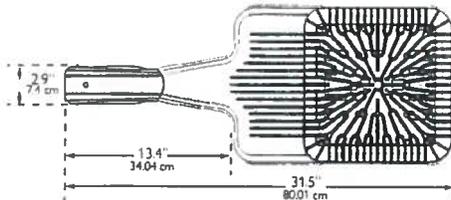
EPA (Ft²/M²)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

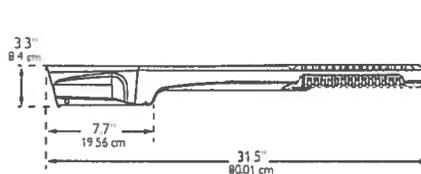
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions - EcoForm with Mast Arm Fitter (MA)

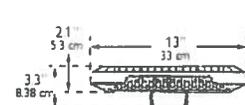
Top View



Side View



End View



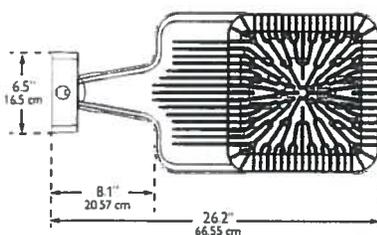
EPA (Ft²/M²)

Single
0.51 / 0.047

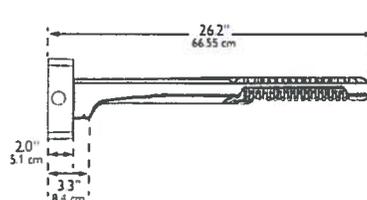
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions - EcoForm with Wall Mount (WS)

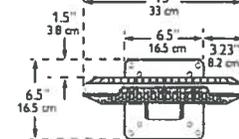
Top View



Side View



End View

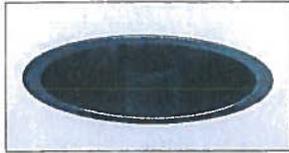


Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

SPEC-5

Vertical Compact Fluorescent
(1) 13W or (1) 18W Triple TubeOpen Recessed
Downlight and Wallwasher

4"



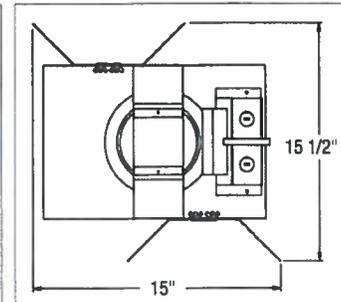
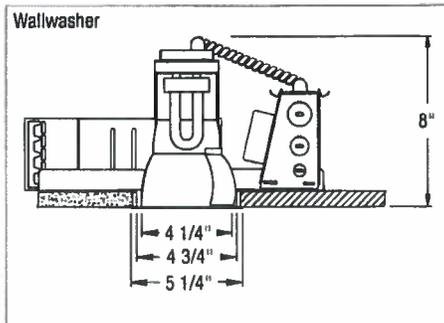
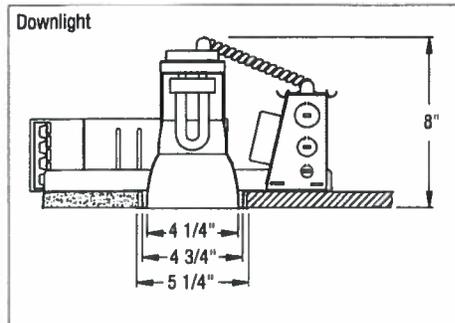
Applications: A vertical CFL fixture is the ideal choice for use in offices and lobbies which demand a low brightness aperture with high efficiency and lumen output. The 4" aperture makes this fixture ideal for use in any general downlighting application. Available in two wattages with a standard electronic ballast.

Type: _____

Project: _____

ORDERING NOTE: Complete unit consists of rough-in and trim section. Indicate ballast/voltage and desired options.

S5D 4312	U	4311 R	C	9930
ROUGH-IN	BALLAST/VOLTAGE	TRIM	TRIM FINISH	OPTICS
S5D4311 (1) 13W Triple Tube	U Universal 120V/277V S3 Dedicated 347V LE1* LUTRON EcoSystem® (5%) 120V LE2* LUTRON EcoSystem® (5%) 277V AM1 ADVANCE® MARK VII® (5%) 120V AM2 ADVANCE MARK VII (5%) 277V AX1* ADVANCE® MARK X® (5%) 120V AX2* ADVANCE MARK X (5%) 277V * Available in 18W only.	4311R Downlight Reflector 4311W Wallwasher Reflector	C Clear Specular Reflector MC Matte Clear Alzak® Reflector	F* Fusing W White painted reflector flange 9930 Set of two 27" C-channel mounting bars 9952 Set of two 52" C-channel mounting bars 9956 Set of two 28" 10 ga. one piece universal mounting bars E4 Standby Battery Pack 120/277v <i>E4 is not available with 347V. *Fusing not available with 347V.</i>



(Ceiling Opening = 4 3/4")



Suitable for damp locations
Fixtures with standby battery packs
are rated for dry locations only
Approved for thru-wiring
Above ceiling access not required
Thermally protected

IBEW Union Made

Alzak® is a registered trademark of the Aluminum Company of America.

1. Yoke Assembly - 16 gauge steel yoke assembly is corrosion protected and fixed to the mounting pan.

2. Plaster Frame - 20 gauge galvanized, die-formed plaster frame has a fixed throat depth of 3/4".

3. Mounting Bracket - Adjustable butterfly mounting brackets allow for a vertical adjustment of 1 1/2" and accept one piece universal or C-channel mounting bars (ordered as an optional accessory).

4. Junction Box - 14 gauge galvanized junction box is U.L. listed for thru wiring (4 in and 4 out at 90°C) and has 7/8" and 1 1/8" knockouts. Ground wire is supplied. Junction box is accessible from below ceiling.

5. Standby Battery Pack - IOTA I-42, mounted on junction box cover. An external test light/switch assembly, supplied, to be located on ceiling near fixture. Operates on 120v or 277v, 60Hz only.

6. Reflector - One piece spun aluminum reflector with 1/2" flat flange with low iridescence, specular clad

finish. Clear specular and matte clear Alzak® finishes are available. A white painted flange is also available. The reflector is secured to the yoke assembly by 2 captive screws.

7. Wallwasher Reflector - A hydro-formed aluminum kicker plate is mounted to the main reflector for wall illumination. Reflector assembly is fully rotatable from below ceiling ensuring proper reflector alignment.

8. Lamp/Socket - One 13W or 18W triple tube compact fluorescent lamp with a GX24q-1 (13W) or a GX24q-2 (18W) socket. Lamp supplied by others.

9. Ballast - One (1) lamp, thermally protected Class P electronic ballast is supplied.

EcoSystem ballast is wired to E1 & E2 (not dim hot) unless otherwise specified.

10. Weight - Housing: 5.25 lbs.
Trim: Downlight-0.25 lbs.;
Wallwasher-0.30 lbs.

NOTE: National or municipal codes must be followed regarding set back of thermal insulating material from fixture. As a guideline, any insulation materials must be held away from the fixture by a minimum of 3". Fixtures are not designed for direct contact with thermal insulation.

Zumtobel Lighting, Inc. ©2014
3300 Route 9W
Highland, NY 12528-2630

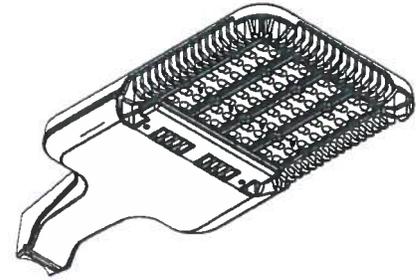
845-691-6262
800-448-4131
zli.us@zumtobel.com

www.zumtobel.us

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.zumtobel.us are the most recent version and supersede all other versions that exist in any other printed or electronic form.

Redefining value with outstanding performance

ECOFORM OUTDOOR SITE & AREA



PHILIPS GARDCO, LED SITE & AREA LUMINAIRE, ECOFORM

The Philips Gardco EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.



Project: _____
 Location: _____
 Catalog No: _____
 Fixture Type: _____
 Mfg: _____ Qty: _____
 Notes: _____

Ordering guide

SPECIFY FINISH

Prefix	Mounting	Optics	LED Array & LED Wattage	LED Selection	Voltage	Finish	Options
ECF EcoForm Standard Luminaire	1 Single 2 2@180	2 Type 2 3 Type 3	530 mA 55LA-3253¹ 75LA-4853 100LA-6453	CW 5,700K 70 CRI	UNV 120-277V	BRP Bronze Paint	TL Tool-Less entry & driver removal hardware
ECF-DIM EcoForm with 0-10V Dimming	2@90 2@90 3 3@90	4 Type 4	700mA 70LA-3270 105LA-4870 135LA-6470	NW 4,000K 70 CRI	HVU 347-480V	BLP Black Paint	TB⁴ Terminal Block
ECF-APD¹ EcoForm with Auto Profile Dimming	3@120 3@120 4 4@90	5 Type 5	1050mA 105LA-321A¹ 160LA-481A 215LA-641A	WW² 3,000K 70 CRI	120 208 240 277 347 480	WP White Paint	IS¹ Internal Shield
ECF-MR50² EcoForm with Motion Response at 50% low Pole mounted sensor	WS Wall mount including Surface conduit Rear entry permitted					NP Natural Paint	LF^{3,10} Line Fusing
ECF-APD-MRO² EcoForm with Auto Profile Dimming and Motion Response Override Pole mounted sensor	MA Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)					OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024	LFC^{3,10} Line Fusing for Canada
ECF-MRI^{2,4} EcoForm with Motion Response at 50% low Luminaire mounted sensor						SC Special Color Specify. Must supply color chip. Requires factory quote.	PCR Photocell Receptacle Only
ECF-APD-MRI^{2,4} EcoForm with Auto Profile Dimming with Motion Response Override Luminaire mounted sensor							PC^{4,7,10} Receptacle with Photocell PCB^{4,7,10} Photocell Button RAM Retrofit Arm Mount Kit PTF² Pole Top Fitter for 2-3/8"-3" Tenon PTF³ Pole Top Fitter for 3"-3.5" Tenon PTF⁴ Pole Top Fitter for 3.5"-4" Tenon RPA⁷ Round Pole Adaptor for 3" to 3.9" OD BD Bird Deterrent (field installed only)

1. Available in 120V thru 277V only.

2. Available in 120V or 277V only

3. Contact factory for lead times on warm white.

4. ECF-MRI requires outboarded sensor

when used with Terminal Block (TB) option.

5. Not available with Type 5 optics.

6. Voltage must be specified

7. Not available in 480V.

8. Not available in 3 @ 120.

9. No adaptor required for 4" round poles

RPAs provided with Black Paint standard

10. Not available with UNV (120-277V)



[Home \(/\)](#) / [Brands \(/brands.html\)](#) / [SLV Lighting \(/slv-lighting.html\)](#) / [Outdoor Lights \(/slv-lighting-outdoor-lights.html\)](#)

[Warehouse Sale >> \(http://www.ylighting.com/sale/-/N-1z141gs\)](#)



[\(/images/slv-lighting-led-downunder-round-outdoor-wall-light/gallery_1.jpg\)](#)



[\(/images/slv-lighting-led-downunder-round-outdoor-wall-light/gallery_1.jpg\)](#)

LED Downunder Round Outdoor Wall Light

from SLV Lighting ([/slv-lighting.html](#))

\$394.00

free shipping on most orders



3

Save

Share with a friend

1. Model

3230862U - LED Downunder Round Outdoor Wall Light

Lead Time

[Check Availability](#)

In Stock models ship within 1-2 days.

Out of stock models ship within 14 days.

Qty:

1

Add to cart

Add to wishlist



We are here to help
Call us at 866 545 0121

[Download print sheet](#)

[Download cut sheet \(/cutsheets/slv-lighting-led-downunder-round-outdoor-wall-light\)](#)

[Specs](#)

[Design](#)

[Reviews](#)

[Q&A](#)

ECO-FRIENDLY ENERGY EFFICIENT SHIPS TO CANADA

Design by SLV Lighting.

Chic lighting for driveways, walkways, and more, the LED Downunder Round Outdoor Wall Light gives style to any outdoor space. Featuring a round aluminum framing and stepped interior accent finished in anthracite, it has a distinct contemporary look unmatched by competitors. And featuring efficient LED lamping, it's a bright choice for your exterior spaces. Downward lighting installation required for damp and wet locations.



Dimensions

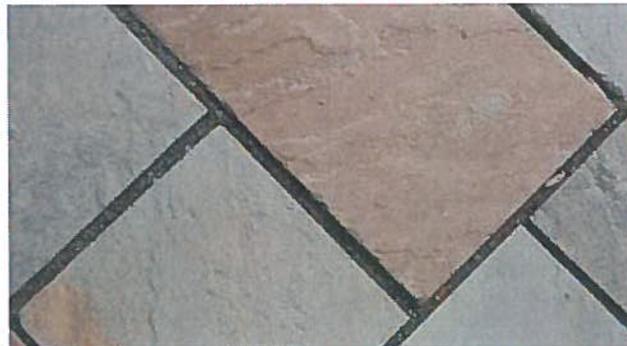
EXHIBIT D

Patio Paver Options

RECEIVED

MAR 11 2016

PLANNING









REPORT TO DESIGN REVIEW BOARD

DATE: March 24, 2016

I. GENERAL INFORMATION

Project Name: Park & Shop Design Guidelines (PL16092 - DR)

Review Status: Preliminary Review

Location: Willow Pass Road, Market Street & Sutter Street

Parcel Number: 126-281-033,005, 007, 009, 010, 011, 012, 013, 035, 040, 041, 022 through 028; and 126-360-001 through 009

General Plan: DTMU, Downtown Mixed Use

Zoning: Downtown Mixed Use

Applicant: Sudhish Moohindro
SZFM Design Studio
601 4th Street
San Francisco, CA 94107
(415) 956-5515

Vicinity Map:



II. PROJECT BACKGROUND

On March 2, 2012, the Planning Department initiated Design Guidelines for Park & Shop retail center with the architectural firm of SZFM Design Studio. However, due to staff reduction and budget cuts, partly as a result of the State's elimination of Redevelopment Agencies, the project was placed on hold. In June of 2015, staff re-initiated the project with SZFM Design Studio. On November 17, 2015, a workshop was held to introduce the project to owners and tenants and also to get feedback and input. In general, there was support in moving the project forward.

The proposed Park & Shop design guidelines are for tenant façade improvements and a master sign program. The design guidelines are proposed as a measure to facilitate good design and architecture as the Park & Shop retail center is upgraded over time. They also provide cost savings to tenants by providing a streamlined review process, and conceptual guidance for architecture. The guidelines will apply when an owner or tenant decides to make upgrades to the building façade. Staff is soliciting the Board's input regarding the Park & Shop Design Guidelines prior to submitting for Final Design Review recommendation to Planning Commission. The Board's comments will be incorporated into revised submittal for Final Design Review and the Design Guidelines will be forwarded to Planning Commission and then City Council for final approval.

In 1982, the Park & Shop Owners Association had adopted Sign Design Guidelines. These guidelines were not City approved, therefore no action needs to be taken from the City's perspective to rescind.

III. DISCUSSION

The Design Guidelines are divided into several sections; Introduction, Building Improvements, Master Sign Program, Owner & Tenant Sign Improvements, Submittal Process and Definitions. Park & Shop was built in 1956 and is one of the oldest shopping centers in Contra Costa County. The retail center is a hybrid of many individual buildings, where some property owners own several buildings, and there may be several tenants as well. The buildings vary in size from small tenant spaces, individual pad buildings and larger tenant spaces. The guidelines will address the small tenant spaces, whereas, individual pad buildings and those tenants over 10,000 square feet will be required to come before the Design Review Board on a case by case basis. However, it is encouraged that individual pad building and large tenants follow the same principles of mass, articulation, materials, colors, varying heights, and signage that are discussed in the Design Guidelines so that there is a cohesive design approach to the overall center. The goal is to create a more inviting area for customers to frequent and for owners to invest in. Updated Design Guidelines will help Park & Shop stay vital in today's economy.

SZFM has incorporated the comments from the November 17, 2016 workshop on the following topics:

- Incorporated updated graphics.
- Photos of current improvements have been included.
- Photos of professional signs have been incorporated.
- Included images of inviting planters and warm wood materials with separation between planters and public space.
- Incorporated images of multiple storefronts with clean simple lines.
- Blade signs with a cohesive approach to signage have been included.

- Multiple images of pavers, decorative light standards and tasteful façades have been incorporated.

Site Plan/Circulation/Parking

The parking, access, circulation, common areas, monument signage for the property, and parking lot lighting are not part of the Design Guidelines. These are part of the Park & Shop Owners Association.

Façade Improvements:

The following is proposed:

- Minimal, Moderate and Major Improvements:
 - Minimal Improvements include: removal of utilitarian light fixtures, removal of exposed conduit and pipes, repair cracked and peeling wall surfaces, meet ADA standards.
 - Moderate Improvements include: Minimal improvements plus installation of new storefronts.
 - Major Improvements include: Minimal and moderate improvements plus varying rooflines, corner elements, new decorative overhang, modifying the sidewalks.
- Storefront Design: The Design Guidelines show many positive examples with doors, windows, wainscot panels, lighting, materials, see pages 11 – 20.
- Overhang Design: Canopies, awnings, and graphics, see pages 21- 25.
- Color Scheme: Introduction of a varied color palette that is complimentary and uses earth tone materials. Owners and tenants are not obligated and encouraged to select a palette that reflects the personality of the store, see page 27.
- Utilitarian Areas: Concealed from public view with decorative wood or metal trellis or screen method, see pages 29 – 31.

Tenant Signage Requirements

The following is proposed:

- Types of Signage Allowed: Awning, Wall, Edge, Blade, Transom, Wall Mounted Blade Signs, Window Signs and Graphics, A-Frames & Menu Boards, Temporary Signage.
- Dimensions: One square foot of signage per linear foot of store front opening, with a minimum of 25 square feet and a maximum of 100 square feet is proposed. Within the allowable square footage a tenant may select from a menu of signs, as long as the overall square footage is met, see page 33.

- Examples of types of signs are included to encourage creative and well done signage, see pages 40 - 53.

Additional Items

The following is proposed:

- Outdoor Dining Area: restaurants are encouraged to create outdoor seating areas.
- Interior Pathways: Park & Shop has several interior pathways can be addressed through lighting, decorative tilework and landscaping.
- Common Areas and Parklets: Guidelines encourage landscaping, decorative planters and the creation of parklets.

Submittal Process

The following is proposed:

- The Design Guidelines have incentives to encourage a streamlined review process. A project may be approved at the staff level if it is in compliance with the Design Guidelines.
- Through the Master Sign Program, a sign may also be approved over the counter if it complies with the Design Guidelines.

Staff Review Comments

Staff has been working closely with SZFM on the project to provide on-going comments. The following are additional comments to address:

1. Include the November 17 Workshop diagrams and sketches of before and after improvements of building facades.
2. Include the November 17 Workshop photos, diagrams and plans of parklets.
3. Apply definitions of Sign Area on page 59 of the Design Guidelines so that it is consistent with the development standards for signs pursuant to 18.180.090.
4. Apply consistent definitions of Dimensional Requirements page 33 so that it is consistent with the development standards of one square foot of signage per linear foot, Table 18.180.100
5. Although individual pad buildings such as Fry's, Chuck E. Cheese, Mimi's Café, Marinello Beauty School and the Check Cashing/Dental buildings are not included, language should be included to address improvements on a case by case basis through the DRB when such owners and tenants make improvements.

6. Elaborate sections regarding landscaping in the common areas, signage for the site, outdated signage such as the theatre marquee sign and the Park & Shop tower. This section could be part of improvements for the Park & Shop Owners Association to pursue.

IV. SUMMARY

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

Prepared by:



Afshan Hamid, AICP
Associate Planner
(925) 671-3281
Afshan.hamid@ci.concord.ca.us

Exhibits:

- A - Park & Shop Design Guidelines date stamp received March 10, 2016

DESIGN GUIDELINES & MASTER SIGN PROGRAM



PARK & SHOP CENTER

DRAFT

CITY OF CONCORD

3/9/2016

City of Concord Planning Department

1950 Parkside Drive

Concord, CA 94519

Phone: (925) 671-3152

Fax: (925) 671-3381

zoning@cityofconcord.org

www.cityofconcord.org

City of Concord Development Code

www.codepublishing.com/ca/concord

TABLE OF CONTENTS

INTRODUCTION	XX	MASTER SIGN PROGRAM CONTINUED	
History	XX	Tenant Signage Requirements	XX
Parcel Map	XX	Prohibited Signs	XX
About These Guidelines	XX	Awning Signs	XX
Site Plan	XX	Wall Signs	XX
USING THESE GUIDELINES	XX	Edge Signs	XX
BUILDING IMPROVEMENTS	XX	Suspended Signs	XX
Facade Design	XX	Blade Signs	XX
Upper Facade Design	XX	Banner Signs	XX
Storefront Design	XX	Transom Signs	XX
Overhangs	XX	Window Signs & Graphics	XX
Lighting	XX	Freestanding Signs & Menu Boards	XX
Color Schemes	XX	Temporary Signs	XX
Merchandise Displays	XX	OWNER & TENANT SITE IMPROVEMENTS	XX
Utilitarian Areas	XX	Outdoor Dining	XX
MASTER SIGN PROGRAM	XX	Interior Pathways	XX
Allowable Signs	XX	Gathering Areas and Parklets	XX
Tenant Signage Requirements	XX	SUBMITTAL PROCESS	XX
Allowable Signs & Dimensions Chart	XX	DEFINITIONS	XX

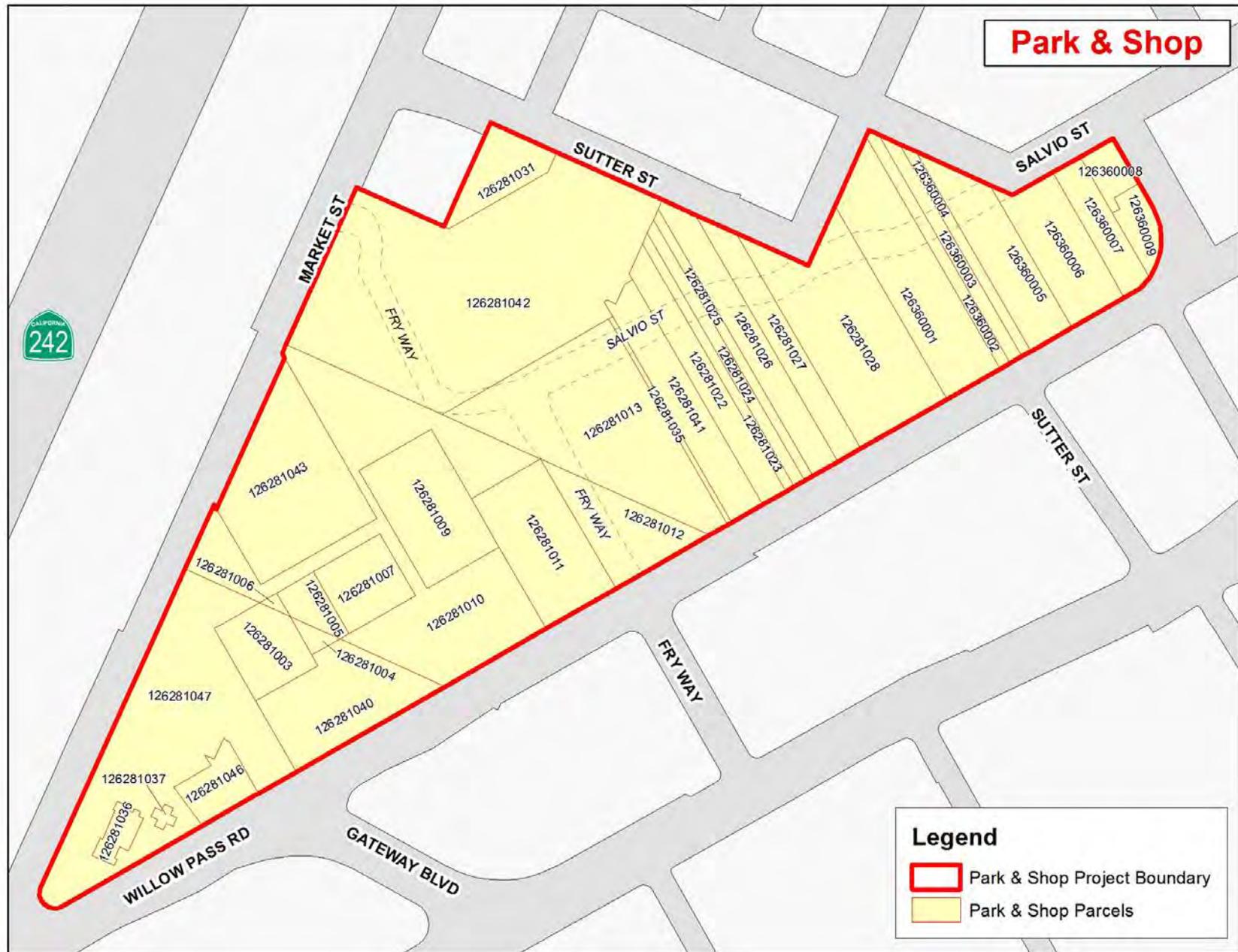
The Park & Shop Center was built in 1956 and is one of the oldest regional shopping centers in Contra Costa County. The Center consists of 26 individual building parcels that have different property owners. The number of individual tenants located in a building varies from one to a dozen tenant spaces. There is a Park & Shop Center Owners Association with a Board of Directors made up of property owners. Park & Shop is not a typical “shopping center,” it is a hybrid, composed of many buildings. Some property owners at Park & Shop own more than one building. Those buildings may be adjacent to one another or at different locations at the center. The buildings vary in size from small buildings with 20 linear feet of primary frontage and single tenants to larger buildings with as much as 240 linear feet of frontage and multiple tenants. The center has several large anchor tenants. Park & Shop also has free-standing pad buildings with major and anchor tenants. The Center has approximately 2000 linear feet of frontage along Willow Pass Road and has approximately 1,600 linear feet of frontage along Market and Salvio streets.

The Park & Shop Design Guidelines adopted in 1990 foster a uniform design appearance for facades, storefronts and signage. They were geared toward larger tenants and have since become outdated. Individual buildings have become so similar that shoppers have difficulty identifying their location within the Center. The repetition of building design, color and signage does not enhance the shopping experience anymore.

Improving the Park & Shop Center

Over the past few years, several Park & Shop owners have improved their buildings. The result is that about half of the facades and signs have been given a face lift. Current and future tenants require smaller spaces. Food tenants and restaurants have become more popular. Updated Design Guidelines will help Park & Shop stay vital in today’s economy.

These Park & Shop Design Guidelines are provided by the City of Concord to give direction to Property Owners when they enhance properties in the Park & Shop Center. The goal is to create a more inviting area for customers to frequent and owners to invest. A process for building, facade, storefront and signage improvements has been established and is included in this document.



ABOUT THESE GUIDELINES

These Guidelines represent a minimum standard for improvements. Building owners and tenants are urged to go beyond the minimum described in this document. They provide a variety of design examples and use of materials. Building owners and tenants should construct storefronts and signage that enhance the store's individual identity. This approach, over time, will make the Center appear more like a downtown rather than a commercial strip shopping center. High quality building facade, storefront and signage improvements will allow Park & Shop to remain competitive with other regional shopping districts in the area.

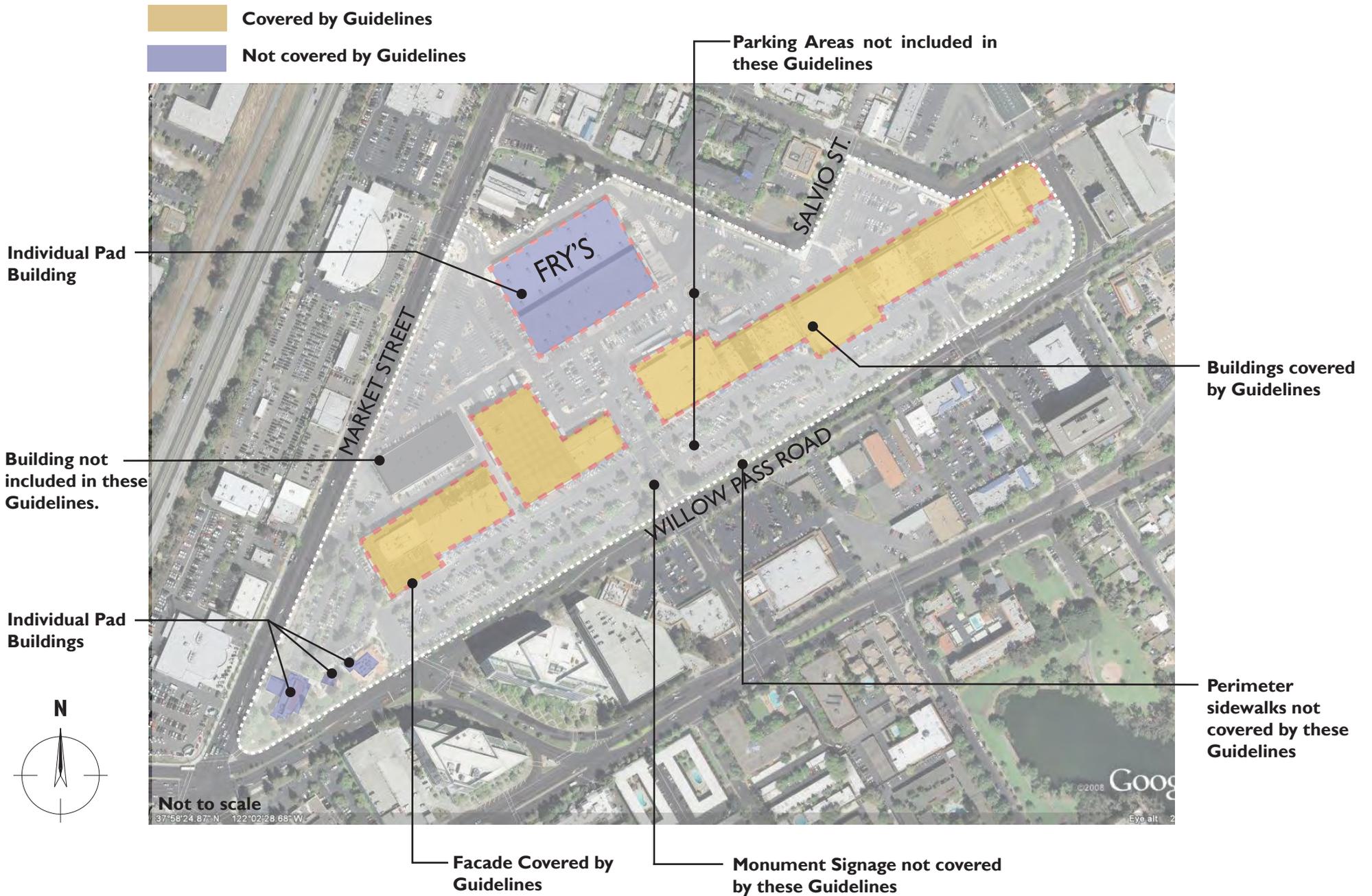
Not Included In These Guidelines

Parking lots and individual pad buildings are not covered by these guidelines.

Walkways, parking lot lighting, monument signage, common area furnishings such as benches, planters, trash receptacles and art are the responsibility of the Park & Shop Owners Association. All of these areas are in need of updating and will be undertaken by the Association and presented to the City for review, at a later phase.

Perimeter (public) sidewalks and landscaping beyond the Park & Shop property line are the responsibility of the City.

SITE PLAN



USING THESE GUIDELINES

Owners or tenants are encouraged to make improvements to the facade and signage at any time. If a new tenant signs a lease for a space, or an existing tenant extends its lease, then it is strongly encouraged to implement these Design Guidelines. The Guidelines illustrate minimal, moderate and major remodels. While the City would like major improvements, it may not be feasible or necessary for the owner or tenant. Instead, an owner may consider a minimal approach, with phasing of the facade improvements to achieve a major remodel over a span of several years.

If the overall concept meets the intent of the Design Guidelines and Master Sign Program then a streamlined approach at the staff level may be pursued. For major modifications, staff may refer the project to the Design Review Board. The guidelines are a tool for owners and tenants as a means to encourage tenant improvements at Park & Shop. A facade and signage upgrade would trigger these Design Guidelines. On-going property maintenance would not require design review, however, a comprehensive approach to all improvements is encouraged. The owners and tenant benefit from the Design Guidelines through:

1. streamlined review between one to three weeks
2. reduced fees for an administrative application and applicable permit fees only
3. guidance on concept level design for facade and signage

Owners or tenants should meet with the City of Concord Planning Division for a preliminary meeting to discuss modifications and improvements. It is advisable to bring an architect to the meeting so design concepts and technical issues can be addressed. For details on submittal requirements with number and size of sets, refer to the City of Concord applications and checklists under the Permit Center on the City's website at www.cityofconcord.org.

IMPROVEMENTS SUMMARY

Minimal

A project, at a minimum, should include removal of unused equipment, outdated light fixtures, awnings and repair work. Minimal improvements include removal of blue awnings with repair to each end, repair exposed metal canopy, replacement of red sconces and fluorescent strip lights with appropriate decorative lighting. Sidewalks may have to be repaired and brought up to code and current ADA standards. Existing signage should be removed and replaced with signage that adheres to these Guidelines. Unused and unsightly conduit, utilities and equipment should be removed or concealed. All surfaces should be repaired, patched and painted with a new color scheme. Repair and clean existing storefronts and paint if finish has deteriorated.



Remove utilitarian light fixtures



Remove unused equipment and existing awning



Wall surfaces shall be repaired



Remove exposed conduit & pipes



Before



After

IMPROVEMENTS SUMMARY

Moderate

Moderate improvements may include everything listed in the minimal category, plus, installation of new storefronts (see page __), application of an upper facade treatment (see page __).



Example of "Before" remodel condition



Example of "After" remodel condition

Major

Major improvements may include everything listed above in the moderate category plus varying roof lines and corner accent elements (see pages __), removing the metal canopy and replacing with a new decorative overhang (see pages __), and modifying sidewalks (see page __).



Example of "Before" remodel condition



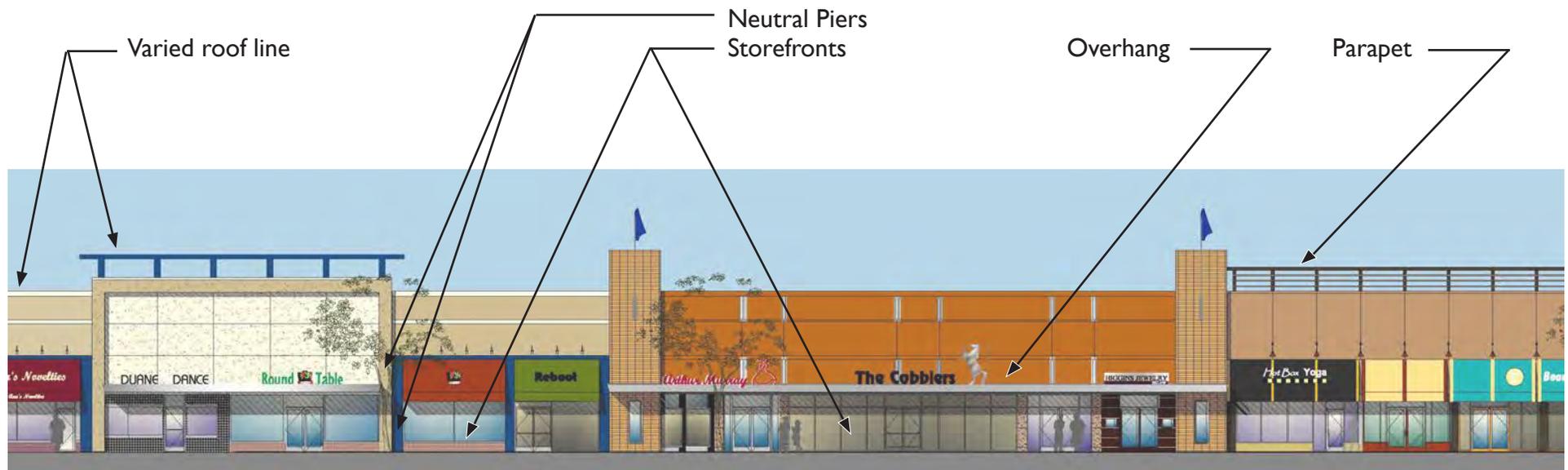
Example of "After" remodel condition

FACADE DESIGN

The facade is any face of a building. Some buildings have more than one facade. All facades deserve attention. Facades consist of roof lines, parapets, columns, arcades, pilasters, overhangs of various types. Individual tenant storefronts occur within the facade. A storefront consists of the store entry and glass windows with trim and other decorative features. A building and its facade may contain one tenant with several storefront sections, or multiple tenants with individual storefronts. Individual tenant storefronts are separated from each other by neutral piers. The existing architecture can be used as a framework for the improvements. Buildings at Park & Shop should be complementary to each other, but still have individual personalities.

Roof Lines and Massing

Variation in roof lines and building massing creates interest and diversity. Second floors could be added, in some cases. Tile panels, spandrel glass or transom windows can add a vertical look.



Facade elements of different buildings complement each other

Pilaster

Pilasters are columns between storefronts that create a vertical rhythm and allow different tenant storefronts to be distinguished from each other.

Corner Features

Corner buildings could have special features that enhance the corner and encourage shoppers to move around the corner and throughout the center. Such features could be customized canopies, awnings or towers.

Arcades

Arcades can create a quality shopping experience for the pedestrian while providing shade and weather protection. Arcades also provide gathering places, areas for outdoor merchandise display and outdoor dining. They must be well lit at night. The columns of an arcade must not block the views of the storefronts.

Variation in roof lines



Special corner feature (tower)



Materials

A variety of high quality materials may be used to liven up exterior facades. Wood, metal, stucco and tile are a few examples.

Interesting color palettes that are complementary to one's neighbors should also be used. See page ___ for an explanation of color palettes.

Signage

Signage is an important part of facade design that adds character to both the building facade and the individual tenant space. Letter sizes should be appropriate to the architecture and the size of the tenant frontage. Many types of signs are possible and should be explored. Generic looking signs will not be permitted. Detailed guidelines regarding signage can be found on pages ____.

When deciding which improvements are to be implemented, owners or tenants may choose any combination of the options below, as long as the improvements result in a cohesive design.



Arcade with exemplary signage



Facade with varied and complementary color palette

UPPER FACADE DESIGN

Upper Facade

The upper facade is the portion of the building above the storefront, overhang or arcade. In a case where there is no overhang or arcade, the upper facade is the portion of the building above the storefront. The upper facade can convey the personality of the building and provide a strong identity.

The upper facade can be very simple or be quite intricate. On a single story building, transom windows can let more light into a tenant space. Spandrel (opaque) glass can be used to create the illusion of a taller storefront. On a two story building, second story windows add detail or bring in more light. Parapet trim can add character and interest. Upper facades may contain decorative panels, trellises, murals, or be very simple. When designing the upper facade, the type of signage and the legibility of the signage should be taken into account.

Materials

Upper facades may consist of stucco, tile, wood, metal, glass or many other materials. Paint can be used in variety of decorative ways.

Good Upper Facade Examples



Varied components add character to an upper facade



Changes in massing create an interesting silhouette



Articulated parapet trim and decorative painted walls add individuality and identity to a building.

STOREFRONT DESIGN

Tenants are urged to custom design their storefront, including details that will make their storefront unique. Tenants should utilize the entire area within their Storefront Opening (see Definitions on page __) to personalize their storefront. The photos on the following pages show examples of successful storefronts.

Entrances & Doors

A good storefront design makes an entrance as noticeable as possible and encourages hesitant shoppers to come into the store and browse.

Double doors, folding doors and sliding doors are good options. Doors are preferably kept open at all times during business hours, weather permitting. Special attention should be given to the door's appearance with decorative hardware. Dutch doors may be appropriate for children's stores or other places where an entirely open entryway is not desired.

Fully operable storefronts allow a seamless connection between inside and outside during good weather, and can be closed to protect from bad weather.

If a door projects past the building facade by more than 12" when open, additional measures may be required, such as locating planters or other obstructions next to the doorway to prevent pedestrians from being struck by an opening door. A projection greater than 12" will only be allowed where the sidewalk width is adequate, and where there will be no interference with the entry or visibility of neighboring stores.



Tall, elegant doors

STOREFRONT DESIGN

Recessed Entries / Recessed Storefronts/Bay Windows

Recessed Entries offer protection from weather and act as a funnel, drawing shoppers from a distance into the store. Main entries for stores should be recessed a minimum of 2'-0", where there is an out swinging door opening into a public pathway. A deeper recess may be desirable to create an area for outdoor displays or protected seating areas.

Storefronts should be recessed back from the face of the building columns by 6"-12", depending on location. This allows for a feeling of depth to the building facade, but keeps the storefront close enough to the face of the building so it may be easily seen.

When recessing an entry or storefront, thought should be given to the flooring & ceiling materials for the recessed area. The material chosen may be an extension of the store's personality, and reflect designs of both the store's interior and exterior.

Bay windows project out and break up a long, linear storefront. Bay windows bring the merchandise closer to the passerby. Care should be taken so that bay windows do not block neighboring tenants.



A recessed entry with double doors



Colorful and tasteful merchandise display at storefront



Bay window "pop out" storefront



Bay window with merchandise display



Creative use of glass at transom windows

STOREFRONT DESIGN

Windows

Windows are a main element in most successful storefronts. Ideally, all windows should be made of clear glass, to allow views from the street to the interior of the store. This is true for retail, restaurant, and service tenants.

Wainscot Panels

Wainscot panels, when necessary to conceal “clutter” at the lower levels of the storefront, should be opaque. These panels should be kept as low as possible so that a good view into the store is not blocked. Wainscot panels should be no more than 2’-0” high, and should be given a decorative treatment. Special care should be given to the durability of the material where the wainscot meets the ground level, because this area is subject to weathering and impact. Tile, wood, metal, stone or other decorative materials are all good choices for wainscot panels.

Lighting

Storefronts should be inviting at all times. Tenants should provide ample light on their storefronts, the facade, and signage. Keeping lights on at night allows for window shopping even when the store is closed, perhaps drawing a tenant to return at a different time. Lighting can be provided by using decorative fixtures, concealed spotlight fixtures, or other unobtrusive light sources.

Adequate lighting should be used, even during the day, to counter the effect of bright sunlight. Light sources should be shielded to prevent glare from interfering with motorists and pedestrians. All wiring, conduit, and junction boxes should be carefully concealed or camouflaged.



Wainscot panels conceal interior clutter and are decorative on the exterior



Storefront lighting draws customers into the store



Interior lighting should remain on, even when store is closed

STOREFRONT DESIGN

Materials

One of the most important elements in fashioning the store's image is the choice of materials used to create the storefront. Generic looking clear anodized aluminum storefronts are discouraged, but may be allowable in certain instances if they are used in a unique or creative way.

Possible materials are:

- Wood, stain or paint
- Metal
- Stone
- Tile
- Glass

Where storefronts of different materials meet, a transition should be provided. This may be accomplished with pilasters (neutral piers), potted plants, or other object that provides a visual break.

All-glass storefronts (frameless) offer a good view of the activity inside of a store. When using these storefronts, extra care must be taken with the display area immediately behind the storefront.

Glass can come in many types and colors. Transparent glass is extremely important for displaying store merchandise. Other glass, such as opaque, frosted or translucent, can be used to frame merchandise on display or create interesting images. Glass bricks or blocks can also be used. The importance of using glass creatively cannot be overstated.

Reflective glass or reflective coatings are prohibited.



Creative use of metal in a storefront



Frameless glass storefronts provide a modern look

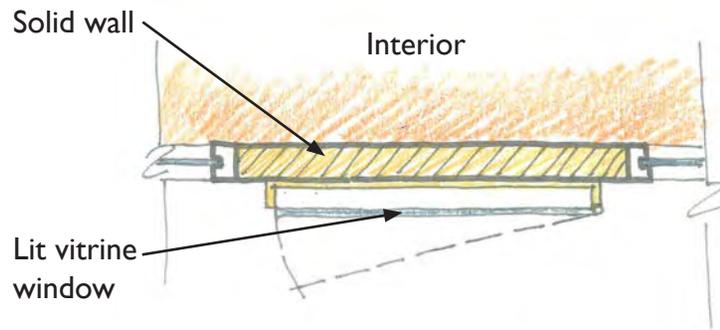
STOREFRONT DESIGN

Materials (Continued)

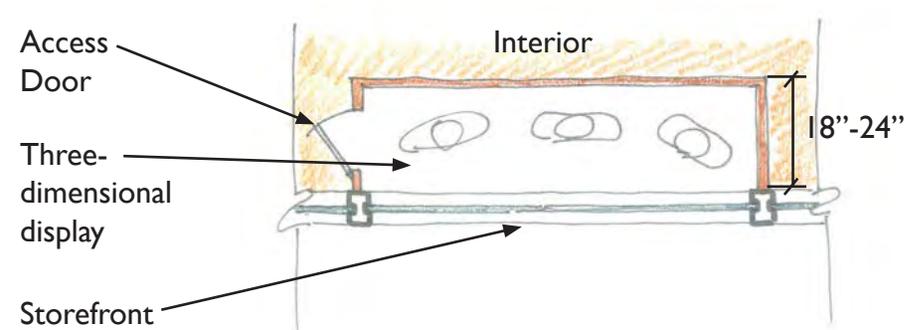
Only quality materials should be used. All materials must be durable, impact-resistant and non-corrosive. There is no restriction on decorative materials provided they do not present a public hazard. The use of any material that has sharp or pointed edges will not be allowed.

Vitrine and Display Windows

Blacking out storefronts at most areas is not allowed. See page _____. Where it is not possible to keep a storefront window open to the interior, other means, such as vitrine windows or shallow display areas can be used.



Vitrine Window with Exterior Access



Display Windows

STOREFRONT DESIGN

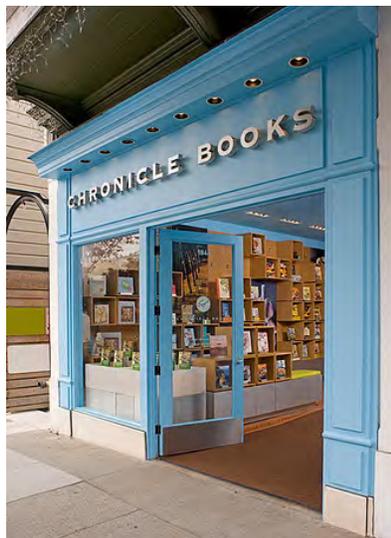
Storefront Examples



Tiled recessed entry with painted wainscot



Wood panels increase perceived storefront height



Painted storefront with integrated lighting, pin mounted letters



Playful string lights and dramatic tile contrast with the simple wood storefront

OVERHANG DESIGN

A variety of overhangs are possible at Park & Shop. Overhangs protect the tenant from excessive heat gain or sun damage without blocking the visibility of the storefront. They shelter pedestrians from the elements.

Canopies

Canopies are horizontal overhangs suspended or cantilevered from the facade above a storefront. Though they are primarily horizontal, the top surface of the canopy should be sloped slightly to allow for drainage.

In addition to allowing for weather and sun protection, canopies are an ideal location for edge signs. They may be supported from above or below and may also be constructed below a transom window as a 'light shelf' to help reflect natural light deeper into a store than would be accomplished by a transom window alone.

Materials

Metal, wood, perforated screens, glass, or high quality plastics are acceptable materials for canopies. Where wood is used, new material resistant to checking, warping and rotting is allowed. Painted finishes should be durable and resistant to cracking, peeling, and fading. Fabric canopies, which are subject to puddling water on their top surface, are not recommended unless a perforated fabric is use.

Dimensional Requirements

No part of a canopy may be less than 8'-0" height above the sidewalk.



Canopies can be built of a variety of materials including wood



Canopies can be located below a transom window



Canopies are an ideal location for edge signs

OVERHANG DESIGN

Canopy Examples



Metal and glass canopies add a contemporary appearance



Canopies add attractive weather and sun protection



Horizontal wooden slats create interesting shadows



A combination of materials may be used

OVERHANG DESIGN

Awnings

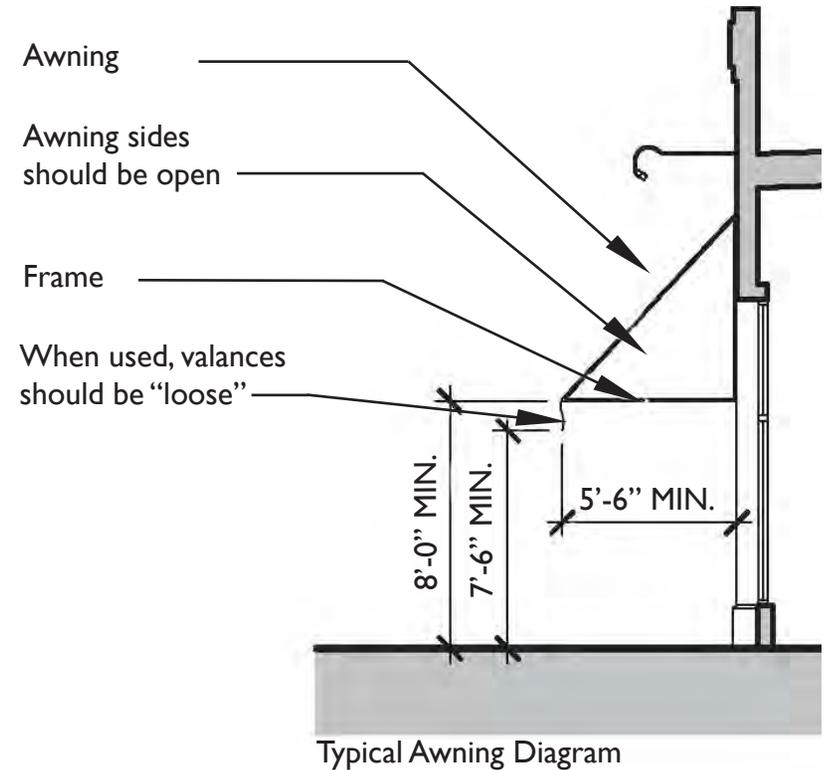
Awnings allow tenants to express their personality and help to differentiate tenants from each other. Awnings are integral to the facade and storefront design.

In addition to providing opportunities for awning face and valance signage (see page____), awnings also provide colorful landmarks for shoppers, often before the signage can be read.

Awnings can be fixed or retractable and may be supported from above or below. Most awnings consist of the cover and the frame. The cover is the material that makes up the surface of the awning. The frame is the support that gives the awning its shape. It may also have a valance, the vertical face at the end of the frame. Valances should be “loose” without a framing member behind the fabric. Rigid valances are not allowed. Loose valances should have a weight sewn into the bottom to minimize flapping and reduce excessive wear. Decorative details on the valances such as scallops or piping may be used.

Materials

Metal frames can be finished in a variety of colors and textures. Where wood is used only high-quality, new material, resistant to warping and rotting is allowed. Painted finishes should be durable and resistant to cracking, peeling and fading.



Typical Awning Diagram



Awnings with bold graphics provide landmarks

OVERHANG DESIGN

Awning covers may be fabric, glass, wood, metal or high-quality plastic. Low quality or vinyl-looking awning ‘fabric’ is prohibited. Glass must be impact resistant. If fabric coverings are used, they must be durable and fade-resistant. Fabrics come in a variety of colors and stripes. Patterns may be used.

Dimensional Requirements

No parts of the awning cover or frame may be less than 8'-0" above the sidewalk. Valances may drop to 7'-6" above the sidewalk. Awnings may not cover more than one storefront opening at a time.

Graphics

The use of graphics on tenant awnings is encouraged. Please refer to the Awning signage (page___) section for guidelines and requirements regarding awning signage. Text, images, graphics are not allowed on the sides of awnings.



Fabrics are available in a variety of attractive colors



Individual gooseneck lights enhances awning and draws attention

Awning Examples



Multiple awnings break up the facade



Good contrast and eye-catching graphics



"All over" pattern

EXTERIOR LIGHTING

Exterior lighting on a building facade, arcade or interior street or pathway must provide adequate light levels for safety. Exterior lighting can be both dramatic and effective. Proper lighting encourages customer activity during evening hours.

- New fixtures must be attractive and high quality.
- Wall packs and strip fluorescent fixtures are not allowed.
- All light fixtures and installation of light fixtures shall comply with U.L. requirements. U.L. labels shall not be visible to the public.
- Time clocks or photocells shall be provided. Lights shall remain on until 11:00 PM.



Wall sconce complements architectural details



Decorative lighting enhances canopy



Creative lighting attracts customers

COLOR SCHEMES

A good color scheme can add vitality to an otherwise simple architectural design. The uniformity of the blue and white color scheme at Park and Shop creates a monotonous atmosphere and makes it difficult for customers to establish their location within the center. A varied color scheme helps to establish landmarks throughout the Center.

Color schemes shall be tasteful. Care shall be taken to establish color schemes that are contemporary, yet will not quickly become outdated.

The color schemes on this page are examples. Building owners and tenants should not feel obligated to use these colors, but should select colors that reflect their own personality.

Example Color Scheme 1:

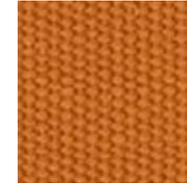


Beige

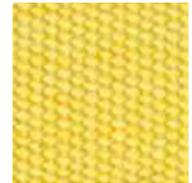


Cocoa

Building Colors



Orange



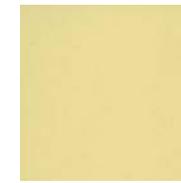
Yellow

Accent Colors

Example Color Scheme 2:



Prairie

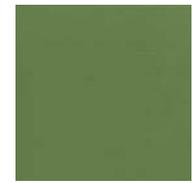


Sand

Building Colors



Navy



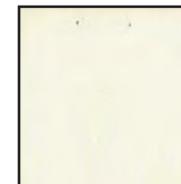
Olive

Accent Colors

Example Color Scheme 3:



Forest



Cream

Building Colors



Adobe



Chocolate

Accent Colors

MERCHANDISE DISPLAYS

Merchandise display makes a significant contribution to the overall feel of a design. Successful displays are visible to pedestrians from the sidewalk, incorporate an overall color scheme and iconic branding images to create a cohesive look.



Bright color scheme and artful arrangement of items



Interior is visible from the sidewalk



Playful use of branding as decor



Visibility draws customers

UTILITARIAN AREAS

At Park & Shop, utilitarian areas face a major parking lot and street, are visible and should be treated as such. Loading docks, trash enclosures and mechanical areas are an often overlooked portion of a tenant's image. They tend to become unsightly and fall into disrepair. Such utilitarian locations have an ability to either foster or detract from a business' overall image in the same way that the storefront does.

- All utilitarian areas must be kept clean and in good repair at all times, including trash receptacles, equipment areas, gates, fences, walls, screens, plants and planters.
- Trash receptacles must be concealed from public view with decorative wood or metal trellises or screens.
- It is the responsibility of the tenant to check with utility and waste management companies regarding rules and regulations that pertain to equipment and trash receptacle access.
- All roof top mechanical equipment must be screened from public view by a decorative wall or fence of proper scale and proportion, integrated with the architecture.
- Areas shall be well lit for security.
- Unused pallets, boxes, and other debris may not be piled within public view.
- Gates, fences, and walls must be properly repaired and in good working condition.
- Plants and vines in above or in ground planters can be used as screens, and must be properly cared for and maintained.



A decorative fence could hide unsightly pallets and goods



Pallets and other debris shall be concealed



Broken walls shall be repaired

Loading Dock & Trash Screen Examples



Gates can be decorative



Clean, landscaped loading dock



Screening with attractive fences or landscaping.



Decorative fence

Mechanical Equipment Screen Examples



Horizontal louvers can hide mechanical equipment on a roof



Roof screens hide unsightly mechanical equipment



Mechanical panels can create a simple sturdy equipment screening.

ALLOWABLE SIGNS

Unique, well crafted signs convey an impression of originality and quality, whereas standard channel lit lettering or self illuminated box signs can have the opposite effect. A sign is more than just the store's name. The graphics of the store's logo, material choice, placement on the building, lighting, and size all convey a store's identity to the public. Creative signage can make a store more attractive to the customer.

Allowable Signs:

- Awning Signs
- Wall Signs
- Edge Signs
- Blade Signs
- Transom Signs
- Wall Mounted Blade Signs
- Window Signs and Graphics
- Freestanding Signs, A-frames and Menu Boards
- Temporary Signage

Signs are not permitted in the public sidewalk area. Freestanding and A-frame signs are only allowed for sidewalk cafes, if located within the patio area, see CDC 18.180.120 Temporary Signs.



Colorful and unique edge sign

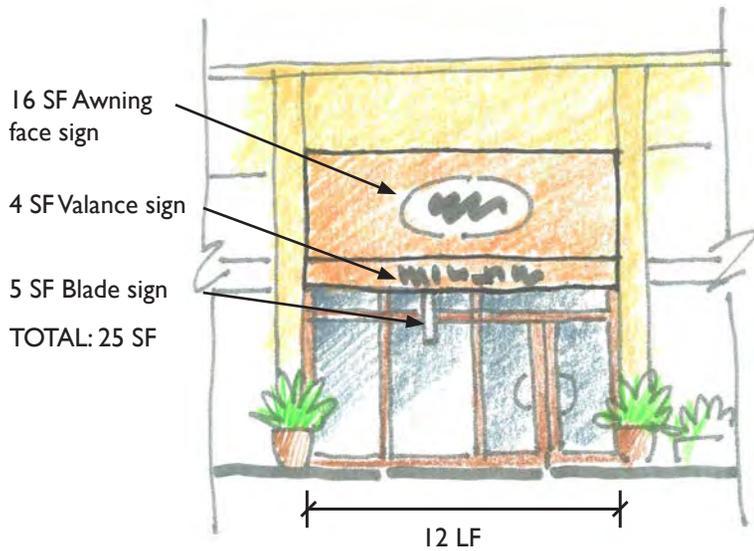


Colorful and complementary suspended blade sign

TENANT SIGNAGE REQUIREMENTS

Dimensional Requirements

Tenants are permitted to have one square foot of signage per linear foot of store front opening. (25 sf minimum and 100 sf maximum). See Definitions on page _____. Total sign area is the collective area of all signs added together. Window graphics are not included. Large anchor tenants (over 20,000 SF) will be considered on a case by case basis.



Example of Sign Arrangement for Small Tenant



Example of Sign Arrangement for Medium Tenant

ALLOWABLE SIGNS & DIMENSIONS CHART

SIGN TYPES		Maximum Letter Height- Bold Font	Maximum Letter Height- Light Font	Maximum Sign Length	Maximum Sign Area	Maximum Sign Projection*	Minimum Clearance***	Included in Signage Calculation
Awning Signs - Face		18 IN.	18 IN.	-	25% of Face	-	-	Yes
Awning Signs - Valance		8 IN.	10 IN.	-	30% of Valance	-	7'-6"	Yes
Wall Signs - South Façade								
Tenant up to 9,900SF		10 IN.	12 IN.	-	-	-	-	Yes
Tenants 9,900SF -19,999SF		14 IN.	16 IN.	-	-	-	-	Yes
Tenants over 20,000SF ***								Yes
Wall Signs - North Façade								
Tenant up to 9,900SF		18 IN.****	20 IN.****	-	-	-	-	Yes
Tenants 9,900SF -19,999SF		24 IN. ****	27 IN. ****	-	-	-	-	Yes
Tenants over 20,000SF ***		***	***	-	-	-	-	Yes
Edge Signs - South Façade								
Tenant up to 9,900SF		10 IN.****	12 IN.****	-	-	-	8'-0"	Yes
Tenants 9,900SF -19,999SF		14 IN. ****	16 IN. ****	-	-	-	8'-0"	Yes
Tenants over 20,000SF		***	***	-	-	-	8'-0"	Yes
Edge Signs - North Façade								
Tenant up to 9,900SF		18 IN.****	20 IN.****	-	-	-	8'-0"	Yes
Tenants 9,900SF -19,999SF		24 IN. ****	27 IN. ****	-	-	-	8'-0"	Yes
Tenants over 20,000SF ***		***	***	-	-	-	8'-0"	Yes
Suspended Signs**		-	-	-	8 SF	5 FT	7'-6"	Yes
Wall Mounted Blade Sign**		-	-	-	8 SF	5 FT	7'-6"	Yes
Banner Sign**		*	*	*	*	5 FT	7'-6"	Yes
Transom Sign		14"	18"	-	30 SF	-	-	Yes
Window Signs		6"	9"	-	see page 56	-	-	No

1. Refer to the detailed requirements for each Sign Type, on the following pages.
 2. Refer to page <> for instructions on the Total Sign Area Calculation per Tenant.
- * Determined on a case by case basis

**Only one side of sign is counted toward allowable SF

**** Will be determined on a case by case basis

***** If a sign is less than 8' long, the letter size may increase by 25%.

TENANT SIGNAGE REQUIREMENTS

Many signs require technical details to address electrical and installation needs, as well as compliance with design guidelines. When developing these sign details, the following apply:

Electrical Requirements

- Fabrication and installation shall comply with all Underwriters Laboratories (U.L.) requirements and all applicable State and labor codes. All components shall bear the U.L. label indicating approval and be manufactured by a U.L. certified shop. All glass housings, tube supports, glass tubing, high voltage cable and other components shall be constructed of the highest quality, per industry standards, and listed with Underwriters Laboratories.
- All wiring, raceways, conductors, transformers, ballast and other equipment must be concealed from public view. All conduit must be rigid metal. However, if any of the electrical equipment listed above must be exposed, locate conduit and connections at the inside corners or changes in the surface plane. Use the tightest radius for conduit bends. Prime and paint all exposed equipment to match the adjacent surface or surface mounted on, unless otherwise noted. Indirect routing may be required to satisfy design considerations.
- All labels should be concealed from view unless required by code. The background of visible code required labels must be transparent or match the color of the surface to which they are applied.
- Tenant shall provide time clocks and photo cells for use in conjunction with the electrical device.

Installation Requirements

- The illumination of all sign components shall be uniform in intensity over all of the illuminated surfaces. No noticeable hot spots or shadows will be allowed, with the exception of neon, no exposed lamps or tubing will be permitted.
- The illumination and electrical specifications must appear in the shop drawings submitted for signage approval.
- Lamp selection and aiming should be carefully considered to reduce glare for pedestrians and provide appropriate accent lighting. Illumination shall not exceed that which is approved during the submission process.
- Mounting pins and brackets should be as thin as possible and painted to match the building or sign, where acceptable. Fasteners and attachment connections to the building shall be concealed from view.
- Suspended signs should have ring or loop connections when possible to allow for sign movement. Chains or cables may be necessary to limit movement. Rigid sign brackets are permitted.
- All penetrations of any building structure required for sign installations shall be neatly sealed and continuously maintained in watertight condition. All bolts, fastenings, clips, conduits, etc, shall be corrosion resistant. All methods of attachment to any structure must be detailed on shop drawings and approved by the Landlord and the City.

Compliance Requirements

- All manufacturers and installers are advised that prior to final acceptance, each unit may be inspected for compliance with this set of Design Guidelines & Master Sign Program. Any signs, before or after installation, found not in compliance will be rejected and required to be removed and/or replaced.
- No substitutes of materials will be accepted unless otherwise approved by the Landlord, and the City.
- Any time a tenant vacates a space, the tenant shall remove all signs, patch, paint, and repair the surfaces to which the signs were installed back to the original condition of the surface Ghosting shall be painted out. The removal and repair shall be at the Tenant's expense.
- To avoid a patched appearance, all changes to fabric awning signage shall require replacement of the fabric.

Prohibited Signs:

- Signs that include advertising or descriptions of products and services.
- Internally illuminated sign boxes.
- Internally illuminated channel letters, except at edge signs, see page ____.
- Signs with plain block 'generic' lettering.
- Signs advertising phone numbers and / or web sites.
- Signs containing flashing or moving lights, graphics, or other imagery.
- Signs, employing luminous or day-glo paint.
- Any temporary signs or advertisements not approved by the Landlord and City.
- Generic 'Open' signs (printed or neon).
- Any sign deemed by the Landlord or City offensive, inappropriate or otherwise unacceptable.
- Generic 'Store Hours' sign cards or signage.
- Generic 'Sandwich Board' Signs.
- Lit tenant signs must be on an astronomical timer and be lit from dusk until 11pm.
- Repetitive signage.
- Websites and phone numbers allowed only on doors.

Prohibited Sign Examples



Internally lit box sign



Generic sandwich board sign



Repetitive signage is not allowed



Internally lit channel letters, generic lettering



Generic or neon "open" signs



Generic, excessively large wall sign



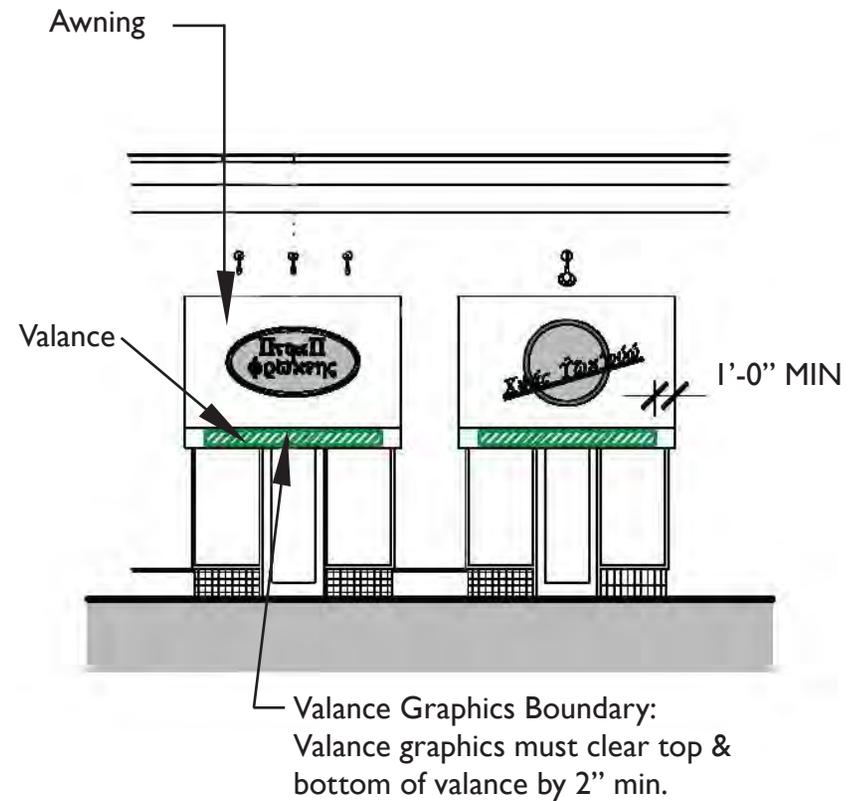
Internally lit box sign

AWNING SIGNS

Awning face signs may be externally lit with gooseneck lights or similar fixtures. Awning signs may be hand painted, silk screened or appliquéd onto the fabric. Radio frequency welded letters and logos may also be used for awning signage.

Dimensional Requirements

Valance graphics must fit within a Valance Bay Boundary that is 1'-0" in from either edge of the valance and 2" from the top and bottom of the valance.



Awning Signage Examples



Scalloped valances with tag lines



External illumination on awning



Playful signs and materials



Bold graphics and creative lighting

WALL SIGNS

Wall signs can take many forms: they may be text, graphic logos, or a combination of the two. It is important to consider both their lighting and placement. Wall signs must be located in such a way that they are easily visible to the public and properly incorporated into the design of the facade and storefront.

Pin mounted, halo lit letters that stand off the wall create a shadow line when lit by the sun or gooseneck lights. Wall signs may be lit with exposed neon if detailed well. Exposed neon signs may not have a clear acrylic face. Front lit channel letters are not allowed for wall signs. Wall Signs may also be mounted to a plaque or frame, which may be mounted or painted on the wall. Exposed raceways are not allowed.

Wall signs must be contained within the width of the storefront opening. Signs must not span the pilaster or demising wall of an adjacent tenant. See the diagram on page _____. Wall signs may not be mounted at the top of a parapet wall. Wall signs should be located above a public entry.

Materials:

Wall signs may be constructed of metal, acrylic, graphic film, wood, glass and other high quality durable materials.



Letters cut out of a panel, lit from behind



Classic lettering pin mounted on the wall



Interesting, colorful logo

WALL SIGNS

Wall Sign Examples



Halo Lit



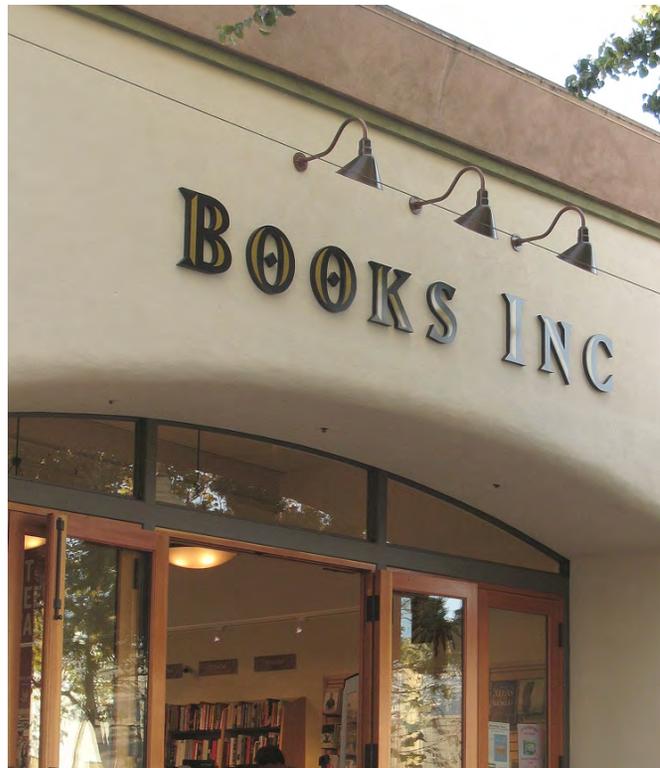
Halo Lit



Partial Halo Lighting



Externally Lit Plaque Style



Externally Lit with Gooseneck Lighting



Externally Lit with Contemporary Fixture

EDGE SIGNS

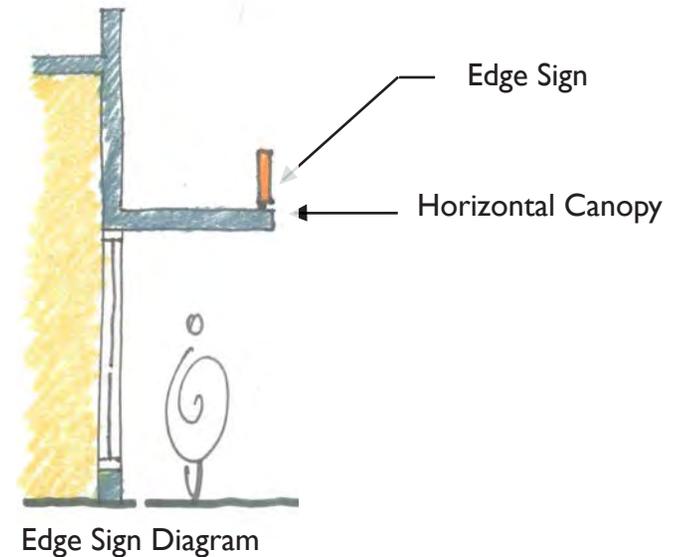
Edge signs are lower and therefore closer to the street and the eye level of the pedestrians. They may also be below the tree foliage.

Elements

Edge signs may consist of individual letters pin mounted directly to the overhang, or first mounted to a background plaque or plate. Background plates shall be cut out as per the shapes of the letters. See photos on page _____. They can be mounted either above, below, or to the face of the overhang. Thought should be given to the building colors, the color of the overhang, and the color of the font and background panels. Sufficient contrast should be maintained. Flowing shapes and fonts often read better against the building facades.

Lighting

Edge signs can be either externally illuminated with spot lights or halo illuminated. Exposed neon may be used if detailed well. Exposed neon signs may not have a clear acrylic face. Internally lit channel letters must use 4000 Kelvin or warmer LED lighting. Raceways must be concealed from view.



Suggested style of internally lit channel letter.

Edge Sign Examples



Flowing font



Externally lit edge sign



Halo lighting with logo



Backer panel cut out per letter



Exposed neon



Cut out backer panel halo lit

SUSPENDED SIGNS

Unique and iconographic suspended signs can serve as identifying markers and can be seen as a work of art. They are a great way for a store to express some personality, whether it be classic and sophisticated, sleek and contemporary, or whimsical and fun.

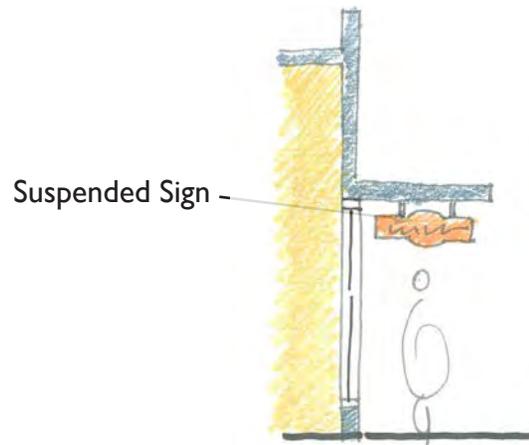
Suspended signs are important identifying markers. These signs bring signage down to a pedestrian scale and are often the only signage visible.

Tenants are allowed a maximum of one suspended sign per public entry.

Suspended signs can be located perpendicular to the facade, under an awning or overhang. The bracket should be designed as part of the sign and enhances the design. A suspended sign must be located where it will not interfere with the visibility of a neighboring tenant's sign or storefront.

Lighting

Suspended signs may be internally illuminated using halo illumination, push through acrylic, or back lit routed lettering. Exposed neon may be allowed, provided a limited amount of neon is used and the sign is unique and carefully designed. Individual channel letters or illuminated sign boxes are not permitted. If externally illuminated, the light source should be directed upward from below, or shielded to prevent 'spill over light' from glare for pedestrians. Conduits should be concealed.



Suspended Sign Diagram



Interesting graphics



Iconic signs work well



A variety of shapes is encouraged

SUSPENDED SIGNS

Materials

Suspended signs and brackets may be constructed of:

- Metal
- Acrylic
- Graphic film
- Wood
- Glass
- Other high quality durable materials

Dimensional Requirements

A sign suspended from high overhead should have clearance that is proportional to the height. Suspended signs shall be minimum 1" thick.



Creative logo



Eye-catching shapes

BLADE SIGNS

Blade signs are identifying markers and can be seen as a work of art as well as signage. They are a great way for a store to express some personality, whether it be classic and sophisticated, sleek and contemporary, or whimsical and fun.

Wall mounted blade signs are located perpendicular to the facade. They can be supported by a bracket attached to a wall or a pilaster. The bracket should be designed as part of the sign, and enhance the sign design. Tenants are allowed blade signs on a case by case basis. A blade sign must be located where it will not interfere with the visibility or function of a neighboring tenant's sign or storefront.

Lighting

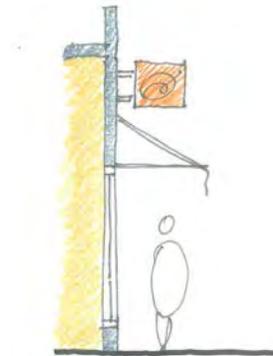
Blade signs may be internally illuminated using halo illumination, push through acrylic lettering, or back lit routed lettering. Exposed neon may be allowed, provided a limited amount of neon is used and the sign is unique and carefully designed. Individual channel letters or illuminated sign boxes are not permitted. If externally illuminated, the light source should be directed upward from below, or shielded to prevent to 'spill over light' from glare for pedestrians. Conduits should be concealed.

Materials

Wall mounted blade signs may be constructed of metal, acrylic, graphic film, wood, glass and other high quality durable materials.

Dimensional Requirements

Sign height may depend on the design of the building and location of the sign. Blade signs shall be a minimum 1" thick.



Blade Sign Diagram



Internally lit push through acrylic letters



Three dimensional iconography



Exposed neon

BANNER SIGNS

In certain prominent locations, or when a tenant has multiple exposures or limited visibility, Banner signs may be useful. Banner signs are permitted on a case by case basis where they are appropriate.

Banner signs may not be used on sloping surfaces or where they will obscure neighboring tenants' signage.

Banner signs must have graphics on both sides. Both sides shall be visible. They may be mounted to either one or two brackets. If one bracket is used, the bottom edge of the sign should be sewn with a weight to reduce excessive flapping. The bottom corner may be required to be attached to the wall with a string, cable, or braided guide wire. Banner sign brackets shall be decorative and be designed as part of the sign. Banner signs may be mounted on a corner at a 45 degree angle. Banner signs are only allowed to be mounted at pilasters between storefronts if BOTH storefronts adjacent to the banner sign are occupied by the sign's tenant.

Lighting

Banner signs may be illuminated with spot lights, or be non-illuminated. Lighting should be positioned so as not to create glare for pedestrians or vehicles.

Materials

Banner signs must be constructed of durable materials and may be rigid or non-rigid. Fabric, metal and acrylic are some examples.

Dimensional Requirements

A 4" minimum clearance must be maintained between the banner and the building wall.



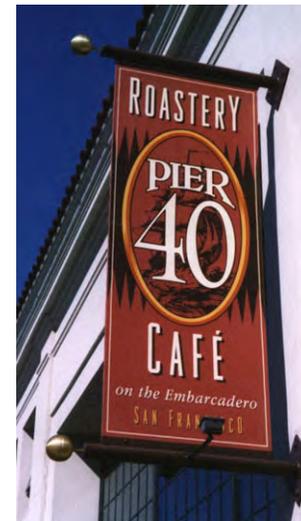
Playful brackets



Three dimensional sign with external lighting



Fabric



Bold graphics

TRANSOM SIGNS

Transom Signs are located in the transom windows above the door or entry. The transom window may be above a shallow awning or canopy.

Transom signs may be located either inside or outside of the transom windows. They may be applied to a transparent, translucent or solid background. They may consist of three dimensional raised letters and logos, or have lettering routed out of an opaque background panel.

Lighting

They can be externally or internally illuminated. Non-illuminated letters may be lit from the back lighting provided from inside the store. External illumination is typically achieved by the use of spotlights or gooseneck fixtures mounted above the transom window. Allowable types of internal illumination include halo lit letters, push through acrylic lettering, exposed neon, or back-lit routed letters through an opaque frame.

Materials

Transom signs may be constructed of metal, acrylic, graphic film, wood, glass and other high quality durable materials. They may also be made of metal leaf lettering on glass, or vinyl decal lettering.



Lit from behind



Three dimensional letters



Sign above overhang with external lighting

WINDOW SIGNS & GRAPHICS

Window signs & Graphics are located within the storefront and encompass a wide variety of sizes, shapes and materials. Window signage is an excellent way to present the name and logo of the business to at the pedestrian level. Window signage can be used to frame merchandise displays or provide other information about goods and services. Window signage can be creative and whimsical.

Window Signs may be hung behind the storefront glass. Designers of storefront graphics should keep in mind that they are read from relatively close proximity and often from both inside and outside the store. Mounting hardware, electrical connections, and details must be carefully considered and concealed. Window signage should be mounted on the interior side of the glass. Window graphics may not be repetitive.

Hours of Operation:

Letters may be vinyl or metal leaf, applied to glass. Hours may be listed once per door or public entrance. Max letter size = 1.5”

Address Numbers:

Must be vinyl or metal leaf, applied to glass and must comply with local Fire Department requirements.

Materials

Window Signs & Graphics may consist of opaque and translucent film on glass or a sign panel mounted inside the store, behind the glass, or mixed media. Other applications of window graphics are silk screen, sandblasting, laminating, and metal leaf.



Window graphics should not block view into store



Graphics should incorporate an attractive logo



Bold, attractive graphics can be seen at a pedestrian level

WINDOW SIGNS & GRAPHICS

There are three options for storefront glass treatment:

1. Clear with open view to well kept interior.
2. Lit vitrine or display windows.
3. Window Signs & Graphics - non-illuminated only.

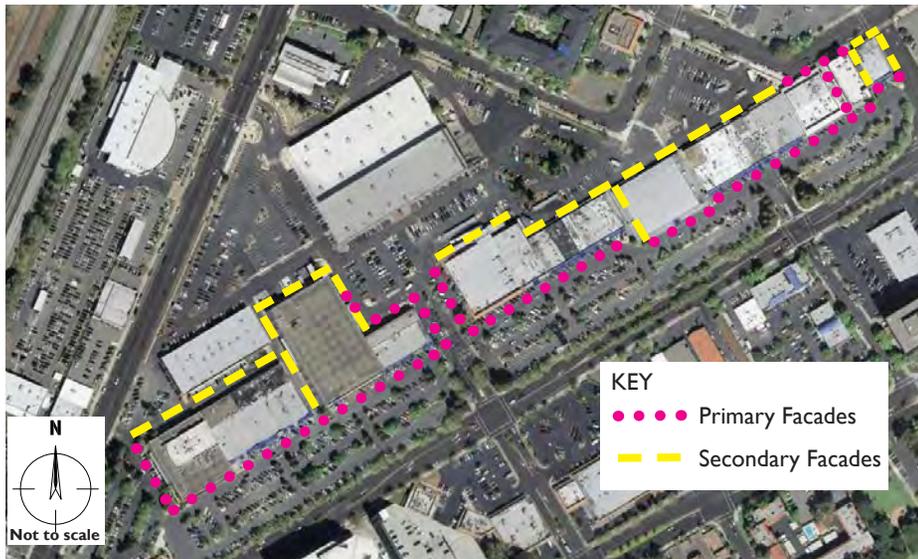
Whenever possible, window glass shall remain unblocked. For creative ways to treat windows where blockage occurs, see page _____. Typically, window signs and graphics are non-illuminated; however, lighting may be permitted if the sign is unique and creative.

Dimensional Requirements for Primary Facades

Window Signs and Graphics are limited to a maximum letter size of 6" for a Heavy Font and 9" for a Light Font. An Accent Letter may be up to 50% larger. Any sign mounted at the interior of the store within 3' of the window is counted as an opaque surface. No more than 20% of the area of storefront glass at the primary facade may be blocked.

Dimensional Requirements for Secondary Facades

At secondary facades it is permissible to block more than 20% of the storefront glass, if necessary. See diagram below for these locations.



Plan Diagram



“Back of house” windows should have bold graphics that relate to the business



Where glass may be blocked attractive graphics must be used

FREESTANDING SIGNS, A-FRAME SIGNS & MENU BOARDS

Freestanding and A-Frame Signs

Well designed signage is a useful marketing tool to advertise products or services. Iconic or artistically designed signs help entice shoppers into a cafe. Freestanding signs are only allowed for sidewalk cafes in the downtown. Freestanding signs include attractive A-Frame styles, sculptural or pole mounted signs.

Freestanding and A-Frame Signs must be placed in a location that does not impede pedestrian traffic and should be located on the building side of the sidewalk, near the store entrance. Signage must be fabricated using high quality materials and be well maintained.

Freestanding and A-Frame Signs should only be displayed during business hours and on extremely windy days, be brought indoors.

Freestanding and A-Frame Signage must be submitted for approval by City Staff. Further, any sign that is deemed “generic” or poorly designed is prohibited and must be removed.

Menu Boards

Menu boards allow customers to view a restaurant’s offerings. They may be mounted to the wall in enclosed cabinets or placed as freestanding signs. Freestanding menu boards are considered Freestanding signs, and are subject to the regulations listed above. Menu board cabinets are discussed below.

Menu board cabinets should be located near the main entry. Locations must be submitted for approval. All cabinets must be fabricated using high quality materials and should be constructed to resist weathering, and be well maintained. Illuminated menu cabinets are encouraged. Lighting should be unobtrusive and not create glare or “hot spots”. All electrical equipment shall be concealed from view.

Menu boards must be submitted for approval, including the internal menu or artwork on display. Any cabinet that is deemed “generic” or poorly designed must be removed.



Creative free standing signs



Simple and effective



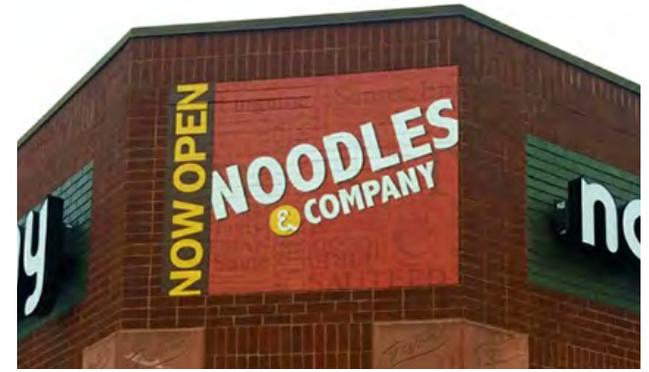
Well constructed display case with menu

TEMPORARY SIGNS

Temporary signs may be allowed for Grand Openings or tenant name changes. Signs used for this purpose are allowed only upon permission of the Landlord and the City Staff, and must be approved prior to installation. Temporary signs should be colorful and attractive.

Temporary signs may be displayed for a period not to exceed 30 days after initial occupancy of a business. Temporary banners are limited to one per tenant, must be professionally designed and well maintained. They may not include product names, vendor names, or other advertisements. They are allowed on building exteriors, secured to or suspended from a building wall or canopy. They may not be attached to a tree or roof. The signs must be placed so as not to create safety hazards, block required pedestrian and / or vehicle access, or obstruct signs identifying adjacent businesses. The size of the sign shall be in proportion to the tenant storefront. Where temporary signs have been removed, the Tenant is responsible for patching and repairing any damage caused by their installation.

For regulations regarding temporary signage, refer to the City of Concord Development Code Section 18.180.120.



Bold, eye catching sign



Descriptive and tasteful temporary sign



Temporary construction barricade

OUTDOOR DINING PATIOS

Restaurants and other food tenants are encouraged to create outdoor seating areas to bring life and activity to the center. Outdoor seating areas should be placed where customers can both see and be seen. Diners often enjoy ‘people watching’ while they eat. Outdoor dining is good advertisement for restaurants.

Seating should be located near the path of travel, yet sheltered slightly for privacy. This can be accomplished by raising the level of the eating area slightly from the sidewalk, or through the use of a railing or other form of semi-enclosure. Permanent railings may not be used to define eating areas because of Park and Shop Center’s cross access easements. They should be located on the building side of the sidewalk, to provide greater shelter from vehicular traffic. Landscape buffers such as planters or in-ground landscaping offer comfort to diners.

Outdoor dining furniture shall be durable and attractive. Umbrellas provide shade, color and even a location for tenant logos or tag lines.

Outdoor dining areas must be approved by the Park & Shop Owners Association and the City.



Sturdy, decorative furniture



Colorful umbrellas provide shade and attract customers



Creative barriers between the diner and public space

INTERIOR PATHWAYS

Interior Pathways play an important role in moving shoppers from the south side of the shopping center to the tenants and parking on the north side. This movement is important to the overall vitality of Park & Shop. There are many ways to activate an interior pathway.

Interior pathways can be made more inviting with the use of landscaping. Decorative pots add color and life. Planter pockets with vines growing on wall soften what can otherwise be a harsh environment.

The decorative uses of color, tile or painted murals are other ways to liven up an interior pathway and draw pedestrians in.

Good, decorative lighting is an important aspect of an interior pathway. Lighting must be adequate for safety, without causing glare. Utilitarian fixtures such as wall packs are not permitted. Overhead festoon (Tivoli) lighting is an excellent way to bring attention to an interior pathway.



Landscaping brings life to blank gateway walls



Festoon lighting enhances interior pathways



Planters with color and interest and attract pedestrians

GATHERING AREAS & PARKLETS

All work in the common areas must be approved by the Park & Shop owners Association and the City.

Suggestions for Improving Common Areas

Outdoor areas for pedestrians to enjoy can be created in a number of ways. A pleasant, colorful environment attracts shoppers and encourages them to wander through the shopping center and explore stores other than those they frequent.

Building owners, with the permission of the Park & Shop Owner's Association, can extend the sidewalks, where feasible. The extension of the sidewalk creates "parklets" for dining and gathering. With or without a sidewalk extension, outdoor areas can be enhanced with in ground landscaping or large decorative planters. Hanging baskets bring color and life above eye level.

Site Furnishings play an important role in creating a lively environment. Fountains bring movement and sound to an area. They have a cooling effect in summer. Benches come in a variety of designs and can be comfortable and easy to maintain. Bicycle racks and bollards provide security and can be attractive and functional. Public Art enhances pride in the shopping center.



Extended sidewalks and landscape create more usable areas for pedestrians



Decorative benches and landscaping encourages gathering



Parklets bring life to paths and parking areas

Step 1: Pre-application Meeting:

Prior to starting a project, it is strongly advised to contact a Staff planner to arrange a preliminary meeting for exterior improvements.

The City Planner will explain the Design Guidelines, may perform an on site visit with the tenant and owner, make design recommendations and review the items required for the Design Review Submittal (Step 2).

Step 2: Application Meeting

Applicant will make a Design Review Submittal to the City Planning Department. The Submittal shall include the Design Review Application, fee, and check list (found online at www.cityofconcord.org) and all required drawings and information as per the Design Review checklist. The City Planner will determine whether the project can be reviewed at City Staff level or in special circumstances staff may at its discretion refer the item to the Design Review Board.

If the project is reviewed at the City Staff level, the City will comment on the submittal and ask for further information or design changes until an approval is granted. The applicant may then apply to the Building Department for a Building Permit.

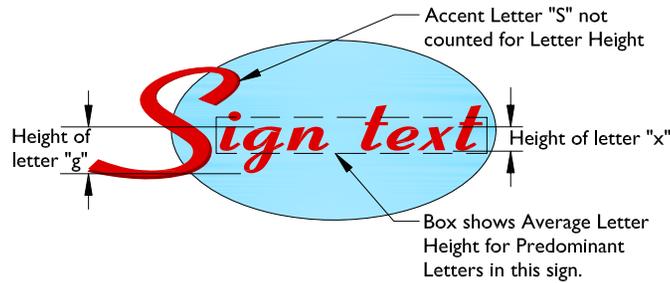
If the project must go to the Design Review Board, the applicant proceeds to Step 3.

Step 3: Design Review Board Hearing

After review and comment by City Planning Staff, the applicant will receive a date to present the design to the Design Review Board. The applicant and the design professional may be asked to bring additional materials to the hearing. At the presentation, the applicant will receive comments and/or approval from the Design Review Board. When approval has been granted, the applicant may apply to the Building Department for a Building Permit.

Accent Letters:

Accent letters are the largest letters within text, such as capital letters.



Arcade:

A covered passageway supported by arches, piers or columns.

Channel Letters:

Individual, three dimensional letters with metal returns. May be internally, halo or externally lit.

Canopy:

An overhanging projection, of fabric or rigid material, covering the pedestrian walkway. See “overhang”.

Column:

A rigid, upright support.

Demising Wall:

Interior Boundary wall between two individual piers.

Edge Sign:

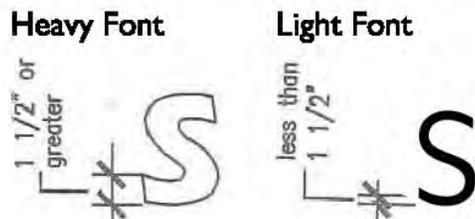
Letters and/or logo mounted from above or below to a horizontal element such as a canopy.

Facade:

Any side of a building facing a public way or space and finished accordingly.

Font Weight, Heavy & Light:

A Heavy Font is any font with a letter thickness of 1/2” or greater. A Light Font is any font with a thickness of less than 1/2”.



Halo Illumination:

Channel letters or logos are illuminated using a linear light source placed inside the channel. The channel is oriented so that the light source faces the wall. The light washes the wall, accenting and highlighting the letters.

Neutral Pier:

A Pilaster located between storefront openings.

Overhang:

An architectural element, such as an awning or canopy, that projects from the building facade and provides weather protection.

Parapet:

A wall or barrier at the edge of a roof above the main wall of a building.

Pilaster:

A shallow rectangular feature projecting from a wall that imitates the form of a column.

Pin Mounted:

Attached to a surface with small metal stand-offs that provide space behind or below.

Predominant Letters:

Predominant letters are the smaller letters within the text, such as lower case letters.

Push-Thru Acrylic Letters:

Translucent letters that are placed in cut-outs inside a sign panel. A light source is concealed within the panel and illuminates the letters from behind, giving the letters an even glowing effect.

Roof line:

Outline of a roof top.

Sign Area:

The sign area is calculated by measuring the simple-most geometric frame that can be placed around the sign design.

**Spandrel Glass:**

A panel of glass, usually opaque, located between the top of one window and the bottom of a window on the story above.

Spot Light:

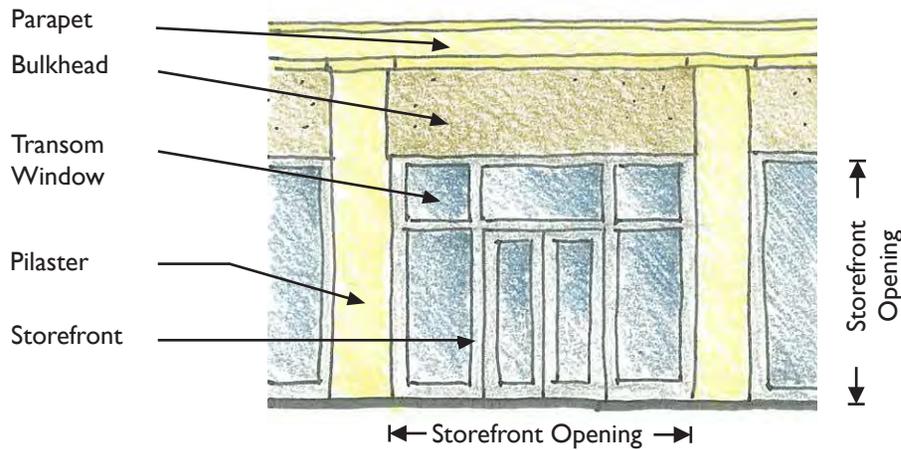
A wall-mounted light fixture with a single light source. Multiple spot lights can be used that are equally spaced, providing an even illumination of the sign. Spotlights come in many styles such as gooseneck or compact stem-mounted fixtures.

Storefront:

Refers to materials/design that fits within any storefront opening. Storefronts consist mostly of glass with metal, wood or other trim and is located below the bulkhead.

Storefront Opening:

The frontage area between the exterior pilasters or demising walls.



Total Storefront Width:

Cumulative width of all storefront openings belonging to a single tenant/space (i.e. entire width of a tenant's store facade minus pilasters).

Transom Windows:

The glass area located above the storefront windows and doors.

Wall Sconce:

Decorative, wall mounted light fixture.

Wainscot Panel:

Decorative covering at the lower part of a wall.

Valance:

A short piece of fabric hung from the edge of an awning.

MEMORANDUM

March 22, 2015

TO: Design Review Board members

FROM: Joan Ryan, Senior Planner

SUBJECT: **2090 Diamond Blvd. Commercial Development (PL1500042 - DR)**
Buffalo Wild Wings – Staff Report item for Modification Request

The Buffalo Wild Wings Restaurant and adjacent commercial buildings are currently under construction with completion anticipated in April. On March 21, 2016, the applicant contacted staff requesting a modification to two areas of the project design: 1) the rear screening wall and 2) the corner trellis feature at the project site.

1. The rear 8-foot tall wall along the Galaxy Way elevation serves to screen the back of house functions, including deliveries, garbage, recycling, etc. The rear screen wall was originally approved with stone pillars and a 3-foot tall stone base with stucco wall with plant screens above the stone base. See Sheet SD200 (2 Exterior Elevation – View From Galaxy Way) and SD 201 (2 Exterior Elevation – View from Parking Lot). **The applicant is requesting to retain the stone columns along the rear wall, but to eliminate the stone base, to be replaced with a stucco finish base, similar to the upper wall, along with a slight modification to the cap at the top of the wall. The stone base, also previously angled out (to form a thicker base) providing more depth to the wall. The wall base is now proposed to be flat continuing down along the same plane as the stucco wall. See Sheet A003, Detail 8 (wall section) and Sheets SD200 and SD 201, with the proposed versions clouded on the alternate sheets. The applicant believes this would be a minor modification, as over time, the plantings would cover a portion of the base of the wall.**

- *Staff notes that the stone base serves to break up the height of the wall. If the Board agrees to the applicant's request the trellis grids should be resized.*

2. The project was approved with a trellis feature at the corner of Galaxy Way and Diamond Blvd. The feature was intended to a certain degree as a focal point at the corner, such that views would not be focused on the rear of the building. **The applicant is proposing to reduce the height of the stone wall of the trellis feature from 3 feet to 1 foot tall and proposing to eliminate the trellis connections between each vertical trellis element, as shown on Sheet B109, details 4, 5 and 6. Sheet SD 100 shows the existing and proposed designs of the corner feature in plan view.**

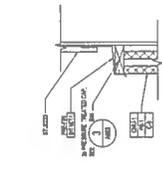
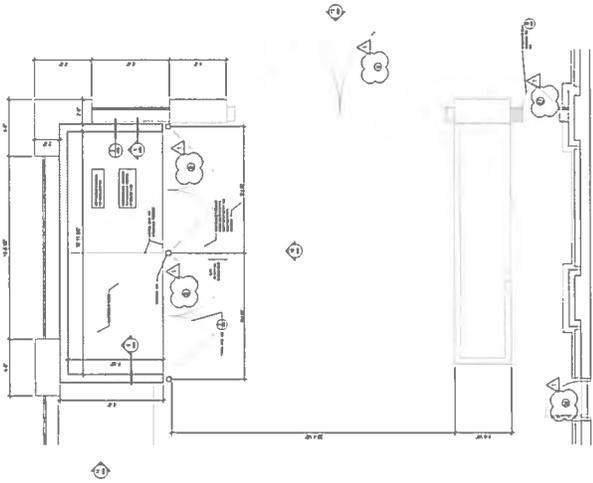
- *Staff has concerns with how the proposed minimized trellis will appear at the corner based on the proposed design, given the visibility at the corner.*

Attachments: Sheets A003, SD200, SD 100, SD 201, B109 (All Existing and Proposed).

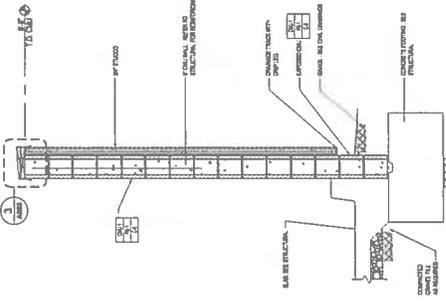
- ORIGINAL

CS 3 RESPON BLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS

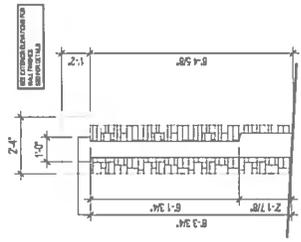
DO NOT SCALE FROM DOCUMENT VERIFY ALL DIMENSIONS IN FIELD



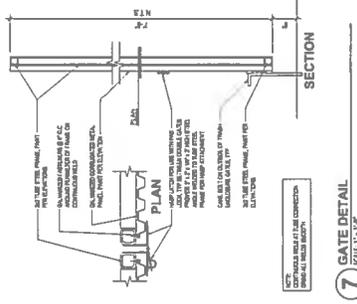
3 TRASH ENCLOSURE WALL CAP
SCALE: 1/2" = 1'-0"



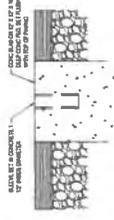
5 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



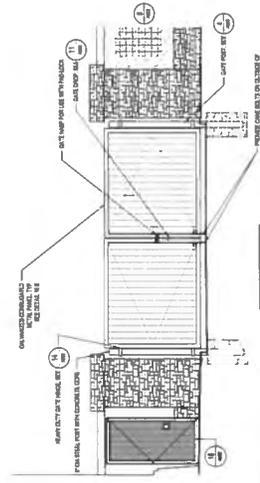
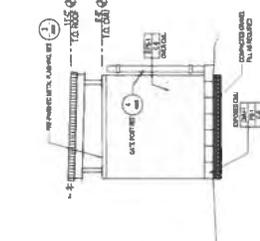
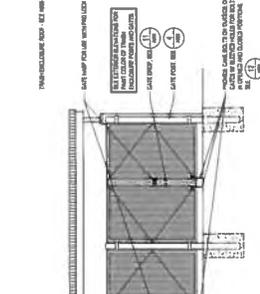
7 GATE DETAIL
SCALE: 1/4" = 1'-0"



9 GATE DROP DETAIL
SCALE: 1/2"

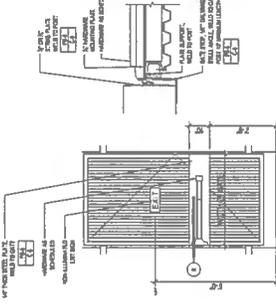


11 CMU WALL - PLAN
SCALE: 1/4" = 1'-0"



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

16 EXIT DEVICE AT SINGLE GATE
SCALE: 1/2"



REGISTRATION NUMBER
C-15019
12/17/2015

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

DRAWING ISSUE

NO	DESCRIPTION	DATE
01	REVISION	04-01-15
02	REVISION	04-01-15
03	REVISION	04-01-15
04	REVISION	04-01-15
05	REVISION	04-01-15
06	REVISION	04-01-15
07	REVISION	04-01-15
08	REVISION	04-01-15
09	REVISION	04-01-15
10	REVISION	04-01-15
11	REVISION	04-01-15
12	REVISION	04-01-15
13	REVISION	04-01-15
14	REVISION	04-01-15
15	REVISION	04-01-15
16	REVISION	04-01-15
17	REVISION	04-01-15
18	REVISION	04-01-15
19	REVISION	04-01-15
20	REVISION	04-01-15

TRASH ENCLOSURE PLAN & DETAILS
TENANT B

PROJECT NUMBER
PROJECT NAME

ARCHITECT NUMBER
ARCHITECT NAME

DATE

A003

— PROPOSED

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

1 TRASH ENCLOSURE - TENANT B / GATE ACCESS
SCALE: 1/4" = 1'-0"

2 CHU WALL - STUCCO WALL DETAIL
SCALE: 1/4" = 1'-0"

3 TRASH ENCLOSURE WALL CAP
SCALE: 1/4" = 1'-0"

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

5 TRASH ENCLOSURE WALL PLAN
SCALE: 1/4" = 1'-0"

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

7 GATE DETAIL
SCALE: 1'-0"

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

9 CHU WALL - PLAN
SCALE: 1/4" = 1'-0"

10 CHU WALL - PLAN
SCALE: 1/4" = 1'-0"

11 GATE DROP DETAIL
SCALE: 1/4"

12 GATE HOLD DETAIL
SCALE: 1/4"

13 GATE ELEVATION
SCALE: 1/4" = 1'-0"

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

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

16 EXIT DEVICE AT SINGLE GATE
SCALE: 1/4"

17 GATE HOLD DETAIL
SCALE: 1/4"

18 GATE DROP DETAIL
SCALE: 1/4"

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

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

NO.	DESCRIPTION	DATE
1	TRASH ENCLOSURE - TENANT B / GATE ACCESS	08-10-15
2	CHU WALL - STUCCO WALL DETAIL	08-10-15
3	TRASH ENCLOSURE WALL CAP	08-10-15
4	TRASH ENCLOSURE WALL SECTION	08-10-15
5	TRASH ENCLOSURE WALL PLAN	08-10-15
6	TRASH ENCLOSURE SECTION	08-10-15
7	GATE DETAIL	08-10-15
8	WALL-SECTION	08-10-15
9	CHU WALL - PLAN	08-10-15
10	CHU WALL - PLAN	08-10-15
11	GATE DROP DETAIL	08-10-15
12	GATE HOLD DETAIL	08-10-15
13	GATE ELEVATION	08-10-15
14	TRASH ENCLOSURE ELEVATION	08-10-15
15	TRASH ENCLOSURE ELEVATION	08-10-15
16	EXIT DEVICE AT SINGLE GATE	08-10-15
17	GATE HOLD DETAIL	08-10-15
18	GATE DROP DETAIL	08-10-15
19	TRASH ENCLOSURE ELEVATION	08-10-15
20	TRASH ENCLOSURE ELEVATION	08-10-15

PROJECT NUMBER: A003
SHEET NUMBER: 1

TRASH ENCLOSURE PLAN & DETAILS
TENANT B

DRAWING ISSUE

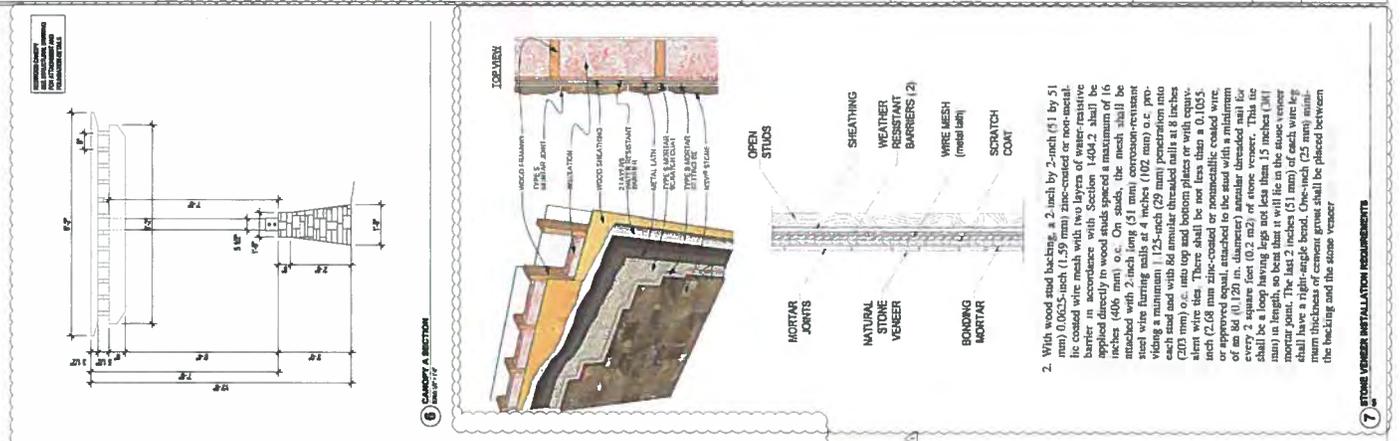
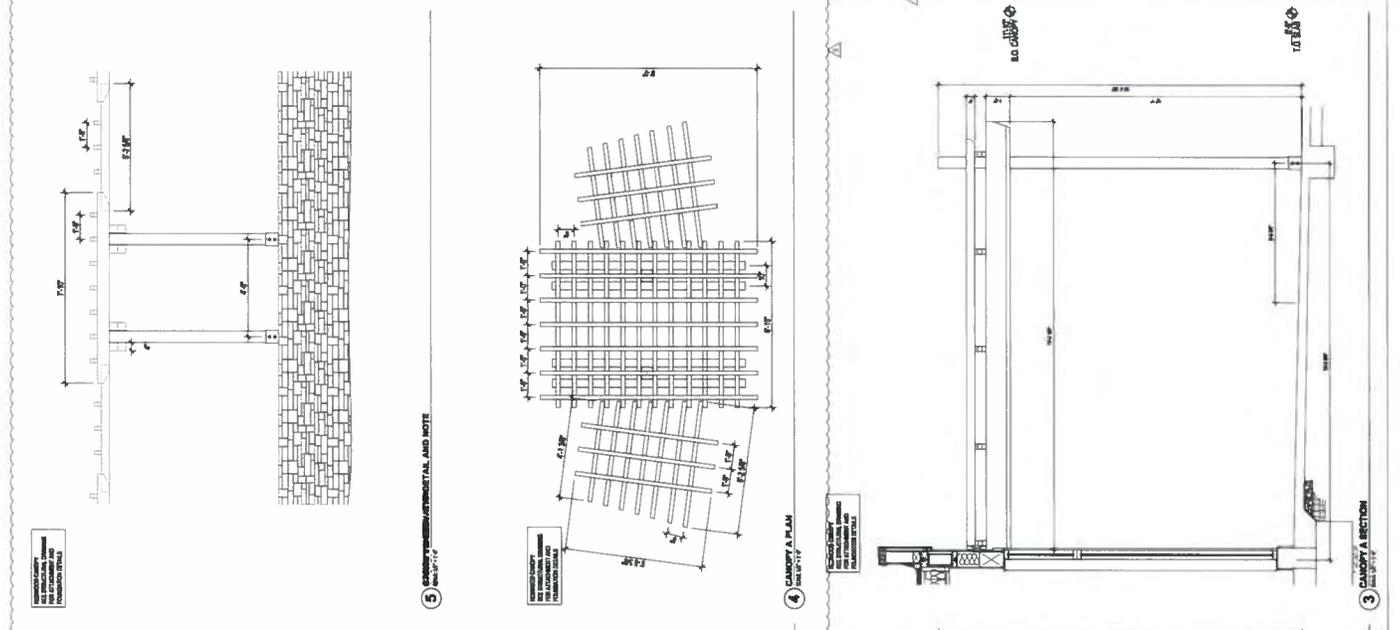
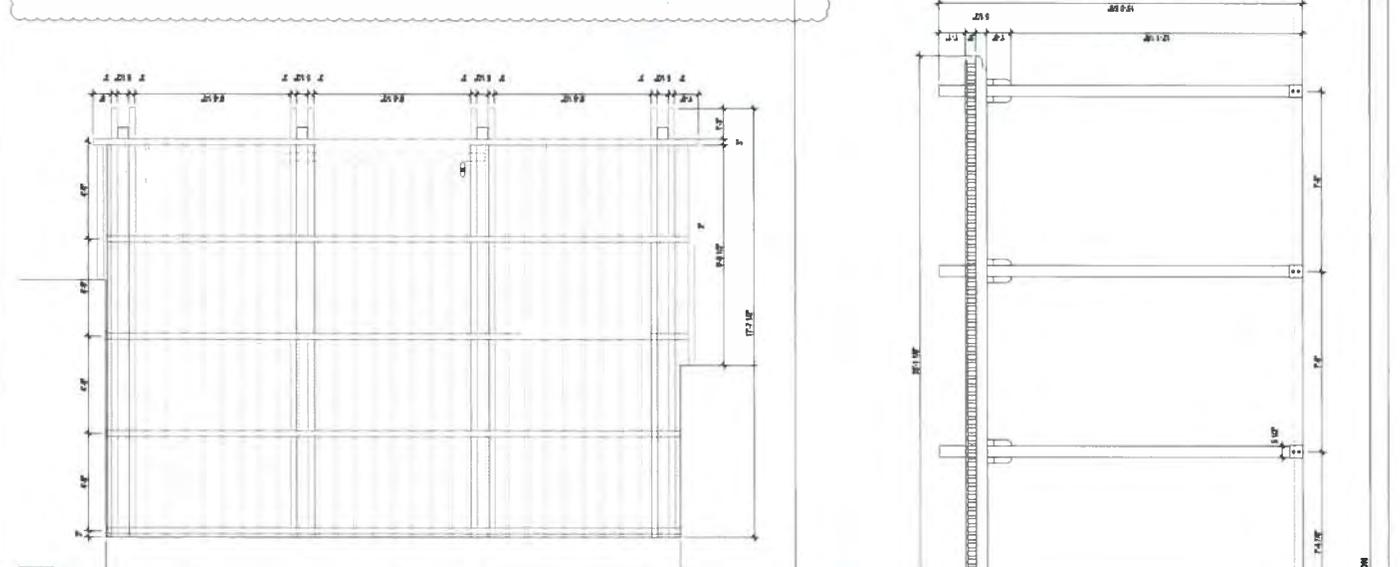
2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

ACCELERATION NUMBER: C-33019
DATE: 12/1/2013



CONSTRUCTION

GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.



NO.	REVISION	DATE
1	REVISION REVIEW - COMMENTS	08-01-15
2	COMPLETION DRAWINGS	08-30-15
3	REVISION REVIEW - COMMENTS	09-15-15
4	REVISION - DESIGN 1	09-22-15
5	REVISION - DESIGN 2	10-01-15
6	REVISION	11-11-15

CANOPY PLAN AND DETAILS

PROJECT NUMBER: B109

SHEET NUMBER: B109

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

REGISTRATION NUMBER: C-35019

EXPIRE DATE: 12/31/2015

CERTIFICATION:

1 CANYON B PLAN
DATE: 08/17/17

2 With wood stud backing, a 2-inch by 2-inch (51 by 51 mm) (0.005 inch (0.127 mm) zinc-coated or non-metallic coated wire mesh with a minimum opening of 1/4 inch (6.35 mm) applied directly to wood studs spaced a maximum of 16 inches (406 mm) o.c. On studs, the mesh shall be attached with 2-inch long (51 mm) corrosion-resistant wire forming loops at 4 inches (102 mm) o.c. providing a firm base for the stone veneer. The stone veneer shall be applied to the mesh with a minimum of 1/2 inch (12.7 mm) mortar. The mesh shall be a loop having legs and less than 1.5 inches (38.1 mm) in length, so that it will fit in the stone veneer mortar joint. The last 2 inches (51 mm) of each wire leg shall be a right-angle bend. One-inch (25 mm) minimum thick and the stone veneer shall be placed between the backing and the stone veneer.

3 CANYON B SECTION
DATE: 08/17/17

4 CANYON A PLAN
DATE: 08/17/17

5 CANYON A SECTION
DATE: 08/17/17

6 CANYON A SECTION
DATE: 08/17/17

7 CANYON B SECTION
DATE: 08/17/17

8 CANYON B SECTION
DATE: 08/17/17

9 CANYON A SECTION
DATE: 08/17/17

10 CANYON B SECTION
DATE: 08/17/17

11 CANYON A SECTION
DATE: 08/17/17

12 CANYON B SECTION
DATE: 08/17/17

13 CANYON A SECTION
DATE: 08/17/17

14 CANYON B SECTION
DATE: 08/17/17

15 CANYON A SECTION
DATE: 08/17/17

16 CANYON B SECTION
DATE: 08/17/17

17 CANYON A SECTION
DATE: 08/17/17

18 CANYON B SECTION
DATE: 08/17/17

19 CANYON A SECTION
DATE: 08/17/17

20 CANYON B SECTION
DATE: 08/17/17

21 CANYON A SECTION
DATE: 08/17/17

22 CANYON B SECTION
DATE: 08/17/17

23 CANYON A SECTION
DATE: 08/17/17

24 CANYON B SECTION
DATE: 08/17/17

25 CANYON A SECTION
DATE: 08/17/17

26 CANYON B SECTION
DATE: 08/17/17

27 CANYON A SECTION
DATE: 08/17/17

28 CANYON B SECTION
DATE: 08/17/17

29 CANYON A SECTION
DATE: 08/17/17

30 CANYON B SECTION
DATE: 08/17/17

31 CANYON A SECTION
DATE: 08/17/17

32 CANYON B SECTION
DATE: 08/17/17

33 CANYON A SECTION
DATE: 08/17/17

34 CANYON B SECTION
DATE: 08/17/17

35 CANYON A SECTION
DATE: 08/17/17

36 CANYON B SECTION
DATE: 08/17/17

37 CANYON A SECTION
DATE: 08/17/17

38 CANYON B SECTION
DATE: 08/17/17

39 CANYON A SECTION
DATE: 08/17/17

40 CANYON B SECTION
DATE: 08/17/17

41 CANYON A SECTION
DATE: 08/17/17

42 CANYON B SECTION
DATE: 08/17/17

43 CANYON A SECTION
DATE: 08/17/17

44 CANYON B SECTION
DATE: 08/17/17

45 CANYON A SECTION
DATE: 08/17/17

46 CANYON B SECTION
DATE: 08/17/17

47 CANYON A SECTION
DATE: 08/17/17

48 CANYON B SECTION
DATE: 08/17/17

49 CANYON A SECTION
DATE: 08/17/17

50 CANYON B SECTION
DATE: 08/17/17

51 CANYON A SECTION
DATE: 08/17/17

52 CANYON B SECTION
DATE: 08/17/17

53 CANYON A SECTION
DATE: 08/17/17

54 CANYON B SECTION
DATE: 08/17/17

55 CANYON A SECTION
DATE: 08/17/17

56 CANYON B SECTION
DATE: 08/17/17

57 CANYON A SECTION
DATE: 08/17/17

58 CANYON B SECTION
DATE: 08/17/17

59 CANYON A SECTION
DATE: 08/17/17

60 CANYON B SECTION
DATE: 08/17/17

61 CANYON A SECTION
DATE: 08/17/17

62 CANYON B SECTION
DATE: 08/17/17

63 CANYON A SECTION
DATE: 08/17/17

64 CANYON B SECTION
DATE: 08/17/17

65 CANYON A SECTION
DATE: 08/17/17

66 CANYON B SECTION
DATE: 08/17/17

67 CANYON A SECTION
DATE: 08/17/17

68 CANYON B SECTION
DATE: 08/17/17

69 CANYON A SECTION
DATE: 08/17/17

70 CANYON B SECTION
DATE: 08/17/17

71 CANYON A SECTION
DATE: 08/17/17

72 CANYON B SECTION
DATE: 08/17/17

73 CANYON A SECTION
DATE: 08/17/17

74 CANYON B SECTION
DATE: 08/17/17

75 CANYON A SECTION
DATE: 08/17/17

76 CANYON B SECTION
DATE: 08/17/17

77 CANYON A SECTION
DATE: 08/17/17

78 CANYON B SECTION
DATE: 08/17/17

79 CANYON A SECTION
DATE: 08/17/17

80 CANYON B SECTION
DATE: 08/17/17

81 CANYON A SECTION
DATE: 08/17/17

82 CANYON B SECTION
DATE: 08/17/17

83 CANYON A SECTION
DATE: 08/17/17

84 CANYON B SECTION
DATE: 08/17/17

85 CANYON A SECTION
DATE: 08/17/17

86 CANYON B SECTION
DATE: 08/17/17

87 CANYON A SECTION
DATE: 08/17/17

88 CANYON B SECTION
DATE: 08/17/17

89 CANYON A SECTION
DATE: 08/17/17

90 CANYON B SECTION
DATE: 08/17/17

91 CANYON A SECTION
DATE: 08/17/17

92 CANYON B SECTION
DATE: 08/17/17

93 CANYON A SECTION
DATE: 08/17/17

94 CANYON B SECTION
DATE: 08/17/17

95 CANYON A SECTION
DATE: 08/17/17

96 CANYON B SECTION
DATE: 08/17/17

97 CANYON A SECTION
DATE: 08/17/17

98 CANYON B SECTION
DATE: 08/17/17

99 CANYON A SECTION
DATE: 08/17/17

100 CANYON B SECTION
DATE: 08/17/17

101 CANYON A SECTION
DATE: 08/17/17

102 CANYON B SECTION
DATE: 08/17/17

103 CANYON A SECTION
DATE: 08/17/17

104 CANYON B SECTION
DATE: 08/17/17

105 CANYON A SECTION
DATE: 08/17/17

106 CANYON B SECTION
DATE: 08/17/17

107 CANYON A SECTION
DATE: 08/17/17

108 CANYON B SECTION
DATE: 08/17/17

109 CANYON A SECTION
DATE: 08/17/17

110 CANYON B SECTION
DATE: 08/17/17

111 CANYON A SECTION
DATE: 08/17/17

112 CANYON B SECTION
DATE: 08/17/17

113 CANYON A SECTION
DATE: 08/17/17

114 CANYON B SECTION
DATE: 08/17/17

115 CANYON A SECTION
DATE: 08/17/17

116 CANYON B SECTION
DATE: 08/17/17

117 CANYON A SECTION
DATE: 08/17/17

118 CANYON B SECTION
DATE: 08/17/17

119 CANYON A SECTION
DATE: 08/17/17

120 CANYON B SECTION
DATE: 08/17/17

121 CANYON A SECTION
DATE: 08/17/17

122 CANYON B SECTION
DATE: 08/17/17

123 CANYON A SECTION
DATE: 08/17/17

124 CANYON B SECTION
DATE: 08/17/17

125 CANYON A SECTION
DATE: 08/17/17

126 CANYON B SECTION
DATE: 08/17/17

127 CANYON A SECTION
DATE: 08/17/17

128 CANYON B SECTION
DATE: 08/17/17

129 CANYON A SECTION
DATE: 08/17/17

130 CANYON B SECTION
DATE: 08/17/17

131 CANYON A SECTION
DATE: 08/17/17

132 CANYON B SECTION
DATE: 08/17/17

133 CANYON A SECTION
DATE: 08/17/17

134 CANYON B SECTION
DATE: 08/17/17

135 CANYON A SECTION
DATE: 08/17/17

136 CANYON B SECTION
DATE: 08/17/17

137 CANYON A SECTION
DATE: 08/17/17

138 CANYON B SECTION
DATE: 08/17/17

139 CANYON A SECTION
DATE: 08/17/17

140 CANYON B SECTION
DATE: 08/17/17

141 CANYON A SECTION
DATE: 08/17/17

142 CANYON B SECTION
DATE: 08/17/17

143 CANYON A SECTION
DATE: 08/17/17

144 CANYON B SECTION
DATE: 08/17/17

145 CANYON A SECTION
DATE: 08/17/17

146 CANYON B SECTION
DATE: 08/17/17

147 CANYON A SECTION
DATE: 08/17/17

148 CANYON B SECTION
DATE: 08/17/17

149 CANYON A SECTION
DATE: 08/17/17

150 CANYON B SECTION
DATE: 08/17/17

151 CANYON A SECTION
DATE: 08/17/17

152 CANYON B SECTION
DATE: 08/17/17

153 CANYON A SECTION
DATE: 08/17/17

154 CANYON B SECTION
DATE: 08/17/17

155 CANYON A SECTION
DATE: 08/17/17

156 CANYON B SECTION
DATE: 08/17/17

157 CANYON A SECTION
DATE: 08/17/17

158 CANYON B SECTION
DATE: 08/17/17

159 CANYON A SECTION
DATE: 08/17/17

160 CANYON B SECTION
DATE: 08/17/17

161 CANYON A SECTION
DATE: 08/17/17

162 CANYON B SECTION
DATE: 08/17/17

163 CANYON A SECTION
DATE: 08/17/17

164 CANYON B SECTION
DATE: 08/17/17

165 CANYON A SECTION
DATE: 08/17/17

166 CANYON B SECTION
DATE: 08/17/17

167 CANYON A SECTION
DATE: 08/17/17

168 CANYON B SECTION
DATE: 08/17/17

169 CANYON A SECTION
DATE: 08/17/17

170 CANYON B SECTION
DATE: 08/17/17

171 CANYON A SECTION
DATE: 08/17/17

172 CANYON B SECTION
DATE: 08/17/17

173 CANYON A SECTION
DATE: 08/17/17

174 CANYON B SECTION
DATE: 08/17/17

175 CANYON A SECTION
DATE: 08/17/17

176 CANYON B SECTION
DATE: 08/17/17

177 CANYON A SECTION
DATE: 08/17/17

178 CANYON B SECTION
DATE: 08/17/17

179 CANYON A SECTION
DATE: 08/17/17

180 CANYON B SECTION
DATE: 08/17/17

181 CANYON A SECTION
DATE: 08/17/17

182 CANYON B SECTION
DATE: 08/17/17

183 CANYON A SECTION
DATE: 08/17/17

184 CANYON B SECTION
DATE: 08/17/17

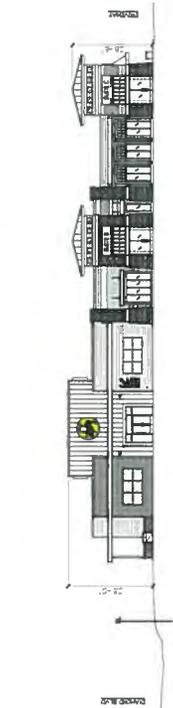
185 CANYON A SECTION
DATE: 08/17/17

186 CANYON B SECTION
DATE: 08/17/17

187 CANYON A SECTION
DATE: 08/17/17

188 CANYON B SECTION
DATE: 08/17/17

189 CANYON A SECTION
DATE: 0



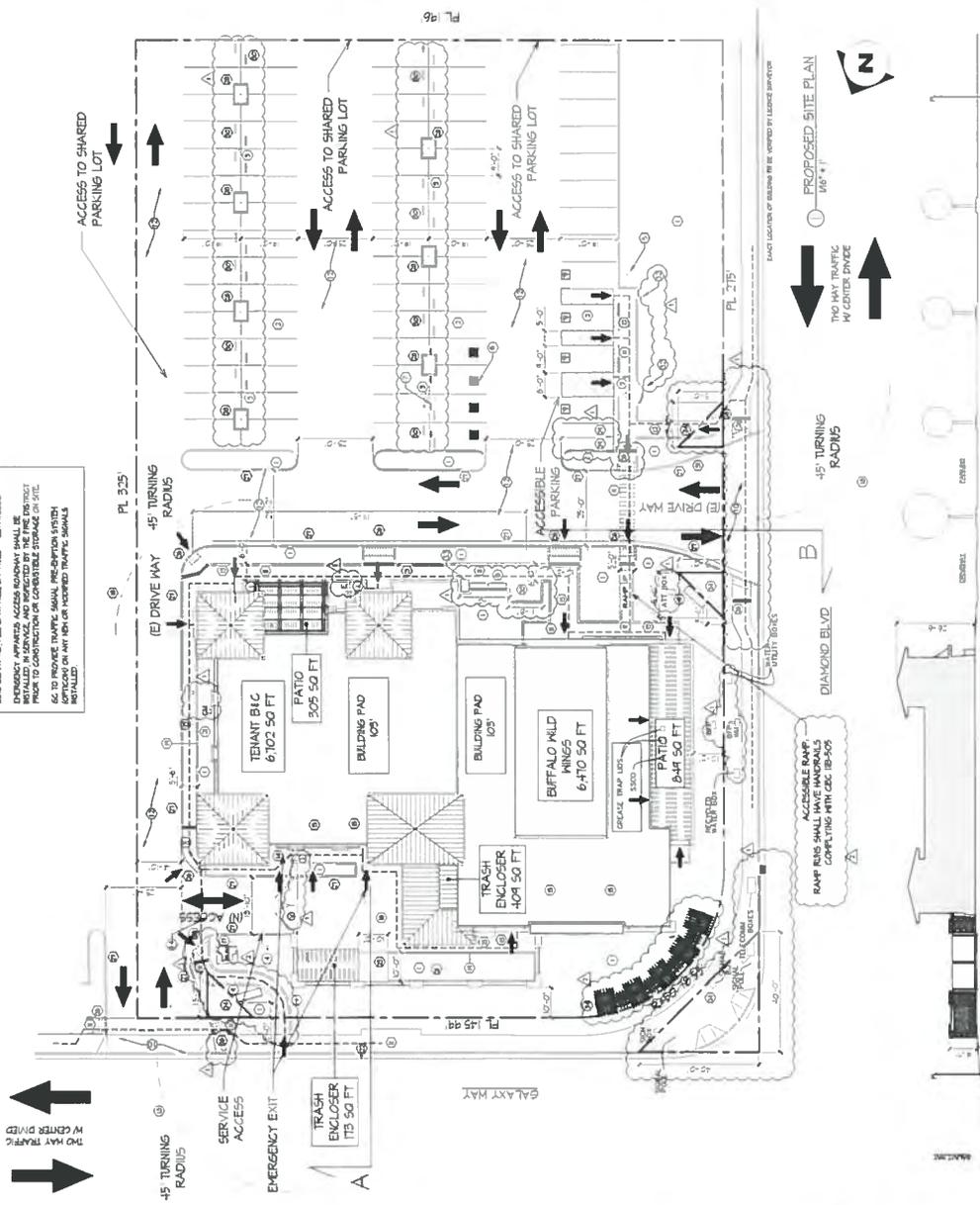
PROJECT DATA
 5000 SF
 10000 SF
 10000 SF
 10000 SF

ACCESS SHALL BE A MINIMUM OF 30 INCHES CLEARANCE UNLESS OTHERWISE SPECIFIED AND APPROXIMATE LOCATIONS OF 30 INCH CLEARANCE SHALL BE INDICATED BY DASHED LINES. PROVIDE 30 INCH CLEARANCE FOR ALL 30 INCH CLEARANCE UNLESS OTHERWISE SPECIFIED AND APPROXIMATE LOCATIONS OF 30 INCH CLEARANCE SHALL BE INDICATED BY DASHED LINES. PROVIDE 30 INCH CLEARANCE FOR ALL 30 INCH CLEARANCE UNLESS OTHERWISE SPECIFIED AND APPROXIMATE LOCATIONS OF 30 INCH CLEARANCE SHALL BE INDICATED BY DASHED LINES.

EMERGENCY APPROVED ACCESS ROUTEWAY SHALL BE INDICATED BY A DASHED LINE. PROVIDE 30 INCH CLEARANCE FOR ALL 30 INCH CLEARANCE UNLESS OTHERWISE SPECIFIED AND APPROXIMATE LOCATIONS OF 30 INCH CLEARANCE SHALL BE INDICATED BY DASHED LINES.

60 TO PROVIDE 30 INCH CLEARANCE UNLESS OTHERWISE SPECIFIED AND APPROXIMATE LOCATIONS OF 30 INCH CLEARANCE SHALL BE INDICATED BY DASHED LINES.

PEDESTRIAN ACCESS
CAR ACCESS
STREET CIRCULATION



VIEW FROM DIAMOND BLVD



VIEW FROM THE PARKING LOT

KEY NOTES

- 1 LANDSCAPE
- 2 1/2\"/>
- 3 1/2\"/>
- 4 1/2\"/>
- 5 1/2\"/>
- 6 1/2\"/>
- 7 1/2\"/>
- 8 1/2\"/>
- 9 1/2\"/>
- 10 1/2\"/>
- 11 1/2\"/>
- 12 1/2\"/>
- 13 1/2\"/>
- 14 1/2\"/>
- 15 1/2\"/>
- 16 1/2\"/>
- 17 1/2\"/>
- 18 1/2\"/>
- 19 1/2\"/>
- 20 1/2\"/>
- 21 1/2\"/>
- 22 1/2\"/>
- 23 1/2\"/>
- 24 1/2\"/>
- 25 1/2\"/>
- 26 1/2\"/>
- 27 1/2\"/>
- 28 1/2\"/>
- 29 1/2\"/>
- 30 1/2\"/>
- 31 1/2\"/>
- 32 1/2\"/>
- 33 1/2\"/>
- 34 1/2\"/>
- 35 1/2\"/>
- 36 1/2\"/>
- 37 1/2\"/>
- 38 1/2\"/>
- 39 1/2\"/>
- 40 1/2\"/>
- 41 1/2\"/>
- 42 1/2\"/>
- 43 1/2\"/>
- 44 1/2\"/>
- 45 1/2\"/>
- 46 1/2\"/>
- 47 1/2\"/>
- 48 1/2\"/>
- 49 1/2\"/>
- 50 1/2\"/>
- 51 1/2\"/>
- 52 1/2\"/>
- 53 1/2\"/>
- 54 1/2\"/>
- 55 1/2\"/>
- 56 1/2\"/>
- 57 1/2\"/>
- 58 1/2\"/>
- 59 1/2\"/>
- 60 1/2\"/>
- 61 1/2\"/>
- 62 1/2\"/>
- 63 1/2\"/>
- 64 1/2\"/>
- 65 1/2\"/>
- 66 1/2\"/>
- 67 1/2\"/>
- 68 1/2\"/>
- 69 1/2\"/>
- 70 1/2\"/>
- 71 1/2\"/>
- 72 1/2\"/>
- 73 1/2\"/>
- 74 1/2\"/>
- 75 1/2\"/>
- 76 1/2\"/>
- 77 1/2\"/>
- 78 1/2\"/>
- 79 1/2\"/>
- 80 1/2\"/>
- 81 1/2\"/>
- 82 1/2\"/>
- 83 1/2\"/>
- 84 1/2\"/>
- 85 1/2\"/>
- 86 1/2\"/>
- 87 1/2\"/>
- 88 1/2\"/>
- 89 1/2\"/>
- 90 1/2\"/>
- 91 1/2\"/>
- 92 1/2\"/>
- 93 1/2\"/>
- 94 1/2\"/>
- 95 1/2\"/>
- 96 1/2\"/>
- 97 1/2\"/>
- 98 1/2\"/>
- 99 1/2\"/>
- 100 1/2\"/>

ACCESSIBILITY NOTES
 ENTRY TO ALL AREAS SHALL BE FULLY ACCESSIBLE. ALL AREAS TO BE PROVIDED AT DOOR TO BE LEVEL OR 2% SLOPE MAXIMUM. DOOR PULLS MOUNTED AT 48\"/>

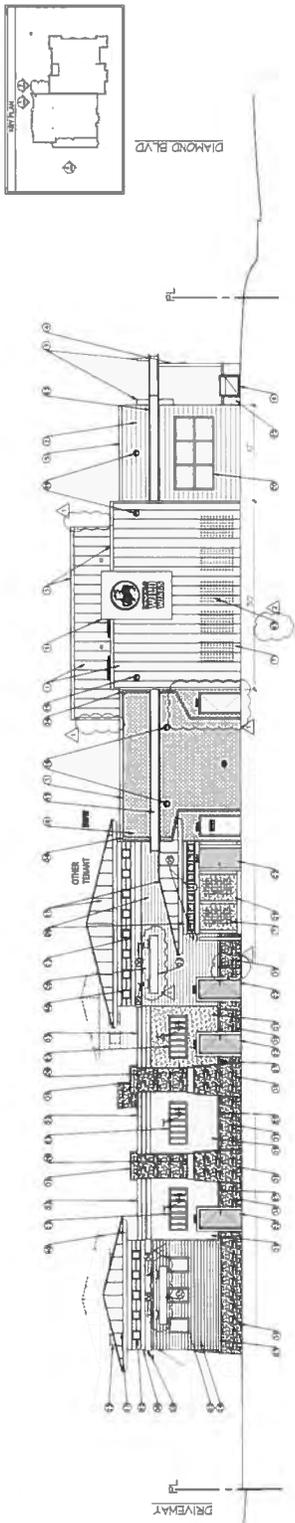
- ORIGINAL

— PROPOSED

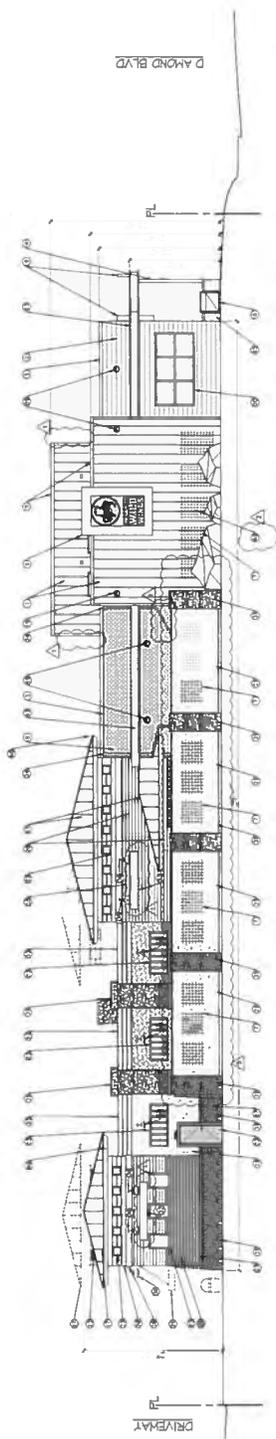
DC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND ULTIMATELY IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE FROM DOCUMENT. VERIFY ALL DIMENSIONS IN FIELD.

KEY NOTES

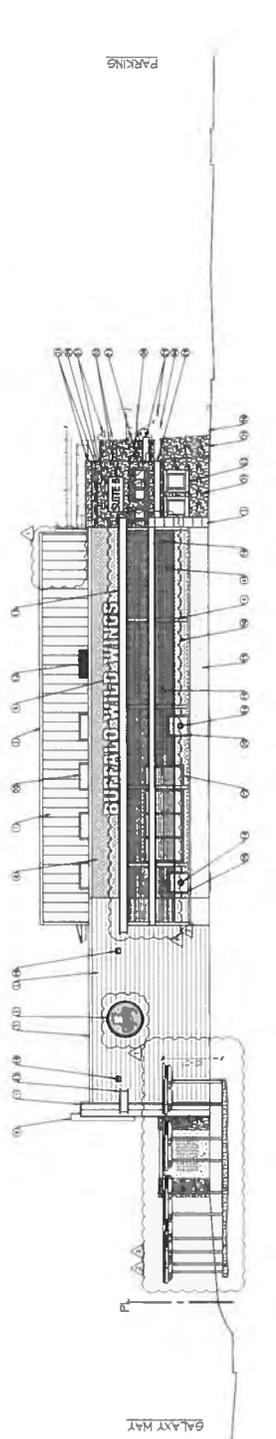
- 1 METAL HALL PANELING
FLUSH PANEL "12" OR APPROVED EQUIVALENT
HATE BLACK - 1/2" X 1/4" X 1/4"
- 2 METAL HALL PANELING
HORIZONTAL (HMP) FAC-GUARD REVEAL
HATE BLACK - 1/2" X 1/4" X 1/4"
- 3 METAL HALL PANELING
FLUSH PANEL "12" OR APPROVED EQUIVALENT
HATE BLACK - 1/2" X 1/4" X 1/4"
- 4 STEEL TUB COLUMN
- 5 PRE-FINISH METAL CORING (SHT MET - U
FINISH CODE NPS-458)
- 6 TEASER TOSCAN LIKE STONE CERMENT PLASTER
FINISH CODE NPS-458
- 7 METAL TRELIS
- 8 UNGLAZED BRICK RIBBON CERMENT
PANEL - "ALEXANDRIA BRFF" BY KALDWAY
AND INSTALLED BY OWNER
- 9 METAL PANEL "1" UNGLAZED BRICK SUPPLIED
AND INSTALLED BY OWNER
- 10 SOUR BY OTHER
- 11 BLACK SPANDREL GLAZING
- 12 GLENNSTEIN OPENING
- 13 BENT METAL PLATE - PAINTED (C3) IRON ORE
- 14 VINYL SIGN
- 15 CONCRETE - 8" CAST IN PLACE HALL - HALL
WALLS (C3) GUNITE - SEALED BOARD FORM
FINISH
- 16 METAL GATE
- 17 METAL GLAZING AND MATCHING GUTTER
- 18 REDWOOD GLAZING
- 19 EXTERIOR LIGHT FIXTURE
- 20 ALUMINUM STORE FRONT SYSTEM / THERMALLY
BROKEN / WHITE BLACK
- 21 BRUGLO - DARK SALMON
- 22 METAL DOOR - HATT BROWN
- 23 ALUMINUM STORE FRONT SYSTEM / THERMALLY
BROKEN / WHITE BROWN - ROUNDO TRUCK
- 24 6" CERMENT BOARD - LIGHT BROWN / BEIGE
- 25 SOLID WOOD DOOR
- 26 1/2" CERMENT BOARD - DARK BROWN
- 27 SMOOTH STUCCO FINISH - PAINTED HATT BROWN
- 28 8" 1/2" - GALVANIZED "C" CHANNEL - PRE-
FINISHED - HATT BROWN
- 29 1/2" - GALVANIZED STEEL OVERHANGS - PRE-
FINISHED - HATT BROWN
- 30 SCREED BY TARRANT
- 31 STONE TIEBACK
- 32 SIGN / BLAKE SIGN
- 33 2" X 1/2" CHANNEL - GALVANIZED
PRE-FINISHED - HATT BROWN / RUST SPOTS
- 34 DOWN SPOT
- 35 DECORATIVE GAZE LIGHT BY HALL MOORE
BRACKET
SHT LOT 2 - HELLAS - 005
- 36 1/2" BELL-SHAPED DECORATIVE LUMINAIRE
SHT LOT 2 - HELLAS - 002
- 37 1/2" DOME LUMINAIRE WITH LENS
SHT LOT 2 - HELLAS - 003
- 38 1/2" DOME LUMINAIRE WITHOUT LENS
SHT LOT 2 - HELLAS - 004
- 39 NOT USED
- 40 HALL REGISTERIAL VANDAL BOARD 2
EXT LOT 6 - HELLAS - HAVRZ
- 41 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 42 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 43 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 44 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 45 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 46 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 47 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 48 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 49 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 50 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 51 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 52 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 53 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 54 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 55 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 56 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 57 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 58 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 59 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 60 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 61 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 62 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 63 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 64 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 65 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 66 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 67 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 68 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 69 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 70 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 71 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 72 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 73 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 74 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 75 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 76 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 77 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 78 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 79 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 80 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 81 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 82 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 83 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 84 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 85 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 86 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 87 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 88 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 89 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 90 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 91 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 92 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 93 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 94 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 95 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 96 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 97 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 98 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 99 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN
- 100 1/2" LED EXTERIOR GRADE CAN LIGHT
SHT LOT 1 - LED 8 CAN



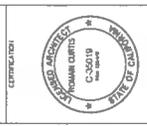
1 EXTERIOR ELEVATION - VIEW FROM GALAXY WAY
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - VIEW FROM GALAXY WAY
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - VIEW FROM DIAMOND BOULEVARD
SCALE: 1/8" = 1'-0"



REGISTRATION NUMBER
C-10411
12/17/2015

2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	02-18-15
2	ISSUE FOR PERMITS	04-10-15
3	ISSUE FOR PERMITS	04-10-15
4	ISSUE FOR PERMITS	04-10-15
5	ISSUE FOR PERMITS	04-10-15
6	ISSUE FOR PERMITS	04-10-15
7	ISSUE FOR PERMITS	04-10-15
8	ISSUE FOR PERMITS	04-10-15
9	ISSUE FOR PERMITS	04-10-15
10	ISSUE FOR PERMITS	04-10-15

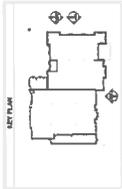
EXTERIOR ELEVATIONS
PROJECT NUMBER

SD200
SHEET NUMBER

DRAWING ISSUE

KEY NOTES

- 1 METAL HALL PANELING - ALUMINUM CLAD BLUSH PANELS OR APPROVED EQUIVALENT HATE BLACK - 1/2" X 1/4" X 1/4"
- 2 METAL HALL PANELING - HORIZONTAL (MMP) PAC-CLAD REVEAL PANELS - 1/2" X 1/4" X 1/4" PART 10 - OTHER
- 3 METAL HALL PANELING - HORIZONTAL (MMP) PAC-CLAD REVEAL FLASH PANELS - 1/2" X 1/4" X 1/4" HATE BLACK - 1/2" X 1/4" X 1/4"
- 4 STEEL TUB COLUMN
- 5 FINISH METAL CORNING (SHT MET - 1)
- 6 TEASER TUSCAN LIKE STONE CERMENT PLASTER, FINISH CODE NPL-455H
- 7 METAL TRELIS
- 8 UNPLATE BRUSH FINISH CERMENT PANEL - "ALEXANDRIA BRNT" BY ALUMINA AND INSTALLED BY OWNER
- 9 METAL PANELS & UNPLATED BRUSH SUPPLIED BY OWNER
- 10 BLACK SPANDREL GLAZING
- 11 CEILING LIGHT FIXTURE
- 12 ALUMINUM STORE FRONT SYSTEM / THERMALLY BROKEN / WHITE BLACK
- 13 STUCCO - DARK SALOON
- 14 METAL DOOR - HATT BROWN
- 15 ALUMINUM STORE FRONT SYSTEM / THERMALLY BROKEN / WHITE BLACK - HATT BROWN / BEIGE
- 16 SOLID HOOD DOOR
- 17 CEILING LIGHT FIXTURE
- 18 METAL TRELIS
- 19 CONCRETE - 8" CAST IN PLACE HALL - HALL FINISH
- 20 METAL PANELS & UNPLATED BRUSH SUPPLIED BY OWNER
- 21 METAL GLAZING AND MATCHING GUTTER
- 22 REDWOOD CLAWPT
- 23 CERMENT BOARD - DARK BROWN
- 24 SHOOD STUCCO FINISH - PAINTED HATT BROWN
- 25 8" X 12" - GALVANIZED "C" CHANNEL - PRE-FINISHED - HATT BROWN
- 26 12" - GALVANIZED STEEL OVERLAYS - PRE-FINISHED - HATT BROWN
- 27 CERMENT BOARD - LIGHT BROWN / BEIGE
- 28 SOLID HOOD DOOR
- 29 CERMENT BOARD - GALVANIZED PRE-FINISHED - HATT BROWN / RUST SPOTS
- 30 DOWN SPOT
- 31 DECORATIVE CASE LIGHT W/ HALL MOUNT
- 32 2" X 2" - HELLAS - 055
- 33 2" X 2" - HELLAS - 055
- 34 2" X 2" - HELLAS - 055
- 35 2" X 2" - HELLAS - 055
- 36 2" X 2" - HELLAS - 055
- 37 2" X 2" - HELLAS - 055
- 38 2" X 2" - HELLAS - 055
- 39 2" X 2" - HELLAS - 055
- 40 2" X 2" - HELLAS - 055
- 41 2" X 2" - HELLAS - 055
- 42 2" X 2" - HELLAS - 055
- 43 2" X 2" - HELLAS - 055
- 44 2" X 2" - HELLAS - 055
- 45 2" X 2" - HELLAS - 055
- 46 2" X 2" - HELLAS - 055
- 47 2" X 2" - HELLAS - 055
- 48 2" X 2" - HELLAS - 055
- 49 2" X 2" - HELLAS - 055
- 50 2" X 2" - HELLAS - 055
- 51 2" X 2" - HELLAS - 055
- 52 2" X 2" - HELLAS - 055
- 53 2" X 2" - HELLAS - 055
- 54 2" X 2" - HELLAS - 055
- 55 2" X 2" - HELLAS - 055
- 56 2" X 2" - HELLAS - 055
- 57 2" X 2" - HELLAS - 055
- 58 2" X 2" - HELLAS - 055
- 59 2" X 2" - HELLAS - 055
- 60 2" X 2" - HELLAS - 055
- 61 2" X 2" - HELLAS - 055
- 62 2" X 2" - HELLAS - 055
- 63 2" X 2" - HELLAS - 055
- 64 2" X 2" - HELLAS - 055
- 65 2" X 2" - HELLAS - 055
- 66 2" X 2" - HELLAS - 055
- 67 2" X 2" - HELLAS - 055
- 68 2" X 2" - HELLAS - 055
- 69 2" X 2" - HELLAS - 055
- 70 2" X 2" - HELLAS - 055
- 71 2" X 2" - HELLAS - 055
- 72 2" X 2" - HELLAS - 055
- 73 2" X 2" - HELLAS - 055
- 74 2" X 2" - HELLAS - 055
- 75 2" X 2" - HELLAS - 055
- 76 2" X 2" - HELLAS - 055
- 77 2" X 2" - HELLAS - 055
- 78 2" X 2" - HELLAS - 055
- 79 2" X 2" - HELLAS - 055
- 80 2" X 2" - HELLAS - 055
- 81 2" X 2" - HELLAS - 055
- 82 2" X 2" - HELLAS - 055
- 83 2" X 2" - HELLAS - 055
- 84 2" X 2" - HELLAS - 055
- 85 2" X 2" - HELLAS - 055
- 86 2" X 2" - HELLAS - 055
- 87 2" X 2" - HELLAS - 055
- 88 2" X 2" - HELLAS - 055
- 89 2" X 2" - HELLAS - 055
- 90 2" X 2" - HELLAS - 055
- 91 2" X 2" - HELLAS - 055
- 92 2" X 2" - HELLAS - 055
- 93 2" X 2" - HELLAS - 055
- 94 2" X 2" - HELLAS - 055
- 95 2" X 2" - HELLAS - 055
- 96 2" X 2" - HELLAS - 055
- 97 2" X 2" - HELLAS - 055
- 98 2" X 2" - HELLAS - 055
- 99 2" X 2" - HELLAS - 055
- 100 2" X 2" - HELLAS - 055



**2090 DIAMOND BLVD
CONCORD - CA
COMMERCIAL DEVELOPMENT**



CONTRACT NO.

REGISTRATION NUMBER
EXPIRES
10/31/2013

DRAWING ISSUE

NO.	DATE	DESCRIPTION
1	03-18-15	DESIGN REVIEW - COMMENTS
2	04-10-15	DESIGN REVIEW - COMMENTS
3	04-10-15	CONSTRUCTION DOCUMENTS - 100% 1
4	04-10-15	CONSTRUCTION DOCUMENTS - 100% 1
5	03-18-15	PERMITS
6	03-18-15	PERMITS

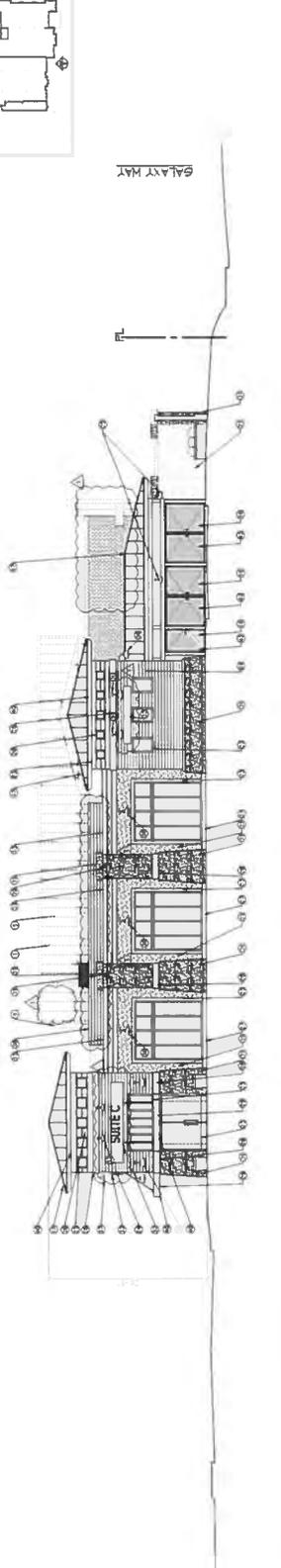
EXTERIOR ELEVATIONS

PROJECT NUMBER

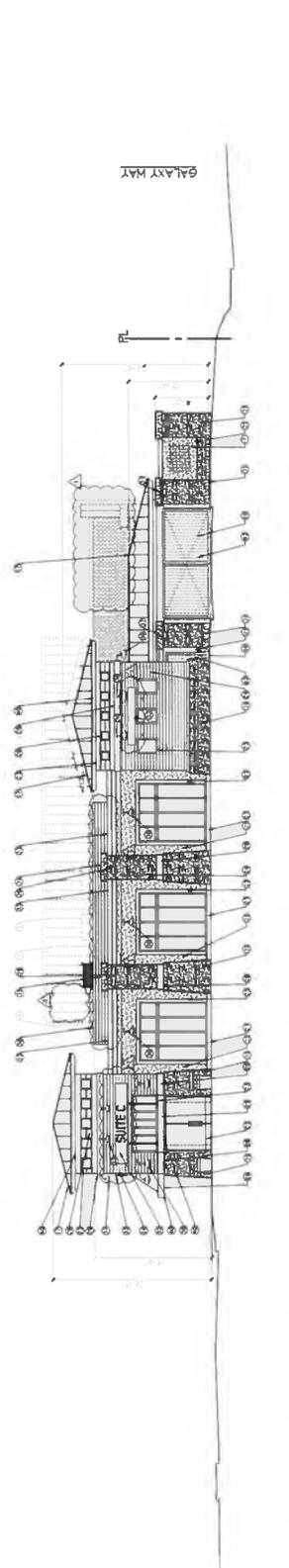
SHEET NUMBER

SD201

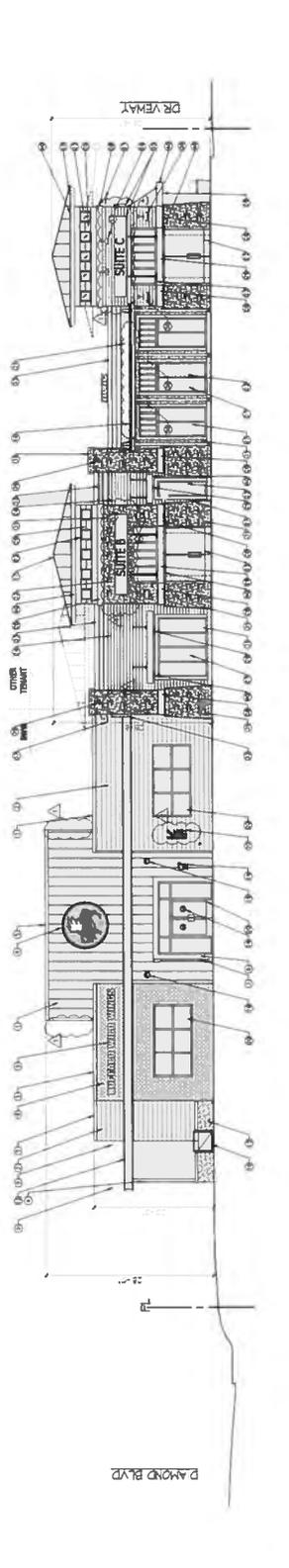
1 EXTERIOR ELEVATION - VIEW FROM PARKING LOT
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - VIEW FROM PARKING LOT
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - VIEW FROM PARKING LOT
SCALE: 1/4" = 1'-0"



— ORIGINAL

