



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

**Thursday, September 22, 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

David Litty

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

- A. **8/11/16 Meeting Minutes** (*Continued from 8/25/16 meeting*)
- B. **8/25/16 Meeting Minutes**

STAFF REPORTS

- 1. **Cash and Carry (PL16202 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821**

HEARINGS

- 1. **Argent Concord (PL16333 – DR) – Preliminary Design Review for a 171-unit apartment project on a 1.6-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-082-008. Project Planner: Afshan Hamid @ (925) 671-3281**
- 2. **Sprouts Farmers Market (PRE16004) – Conceptual Design Review to construct an approximately 30,000 sq. ft. Sprouts Market on a 2.65-acre site located at 4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-010. Project Planner: Frank Abejo @ (925) 671-3128**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

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

September 23, 2016 – Field Trip

October 13, 2016



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

**Thursday, August 11, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, R. Barbour
Board Members Absent: J. Laub, D. Litty, R. Wells
Staff Present: R. Lenhardt, J. Gonzalez
Audience Attendance: 5 people

DRAFT SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *Staff announced the appointment of David Litty as the new Public Member of the Design Review Board.*

CONSENT CALENDAR

A. 7/14/16 Meeting Minutes

ACTION: *Continued to 8/25/16*

STAFF REPORTS: *None*

HEARINGS

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

ACTION: *Recommended for approval 3-0 with the following conditions (Shelby motioned, Barbour seconded): The following items shall return as a staff report item prior to the issuance of the building permit: 1) Add columns on the second floor of the west elevation of the annex building to match the columns of the first floor of the same elevation.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Chair Moore expressed his disappointment that the City Council approved the use of artificial turf and freeway-oriented signage for Veranda. Vice Chair Shelby expressed his concern about ongoing transient and homeless issues in the Downtown and their effect on existing businesses and the ability to attract new investment in the City. Alternate Barbour expressed an interest to invite the Planning Commission to the fall tour of projects.*

STAFF ANNOUNCEMENTS – *Staff solicited the Board’s availability for the fall tour of projects and projects to review.*

ADJOURNMENT – *6:29 p.m. (3-0, Shelby motioned, Barbour seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

August 25, 2016

September 8, 2016



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

**Thursday, August 25, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, J. Laub, D. Litty, R. Wells
Board Members Absent: K. Shelby
Staff Present: R. Lenhardt, J. Gonzalez, A. Hamid
Audience Attendance: 6 people

DRAFT SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: Staff added the Virginia Lane Apartments Materials Change Staff Report and Mel's Diner Roof Color Staff Report

CONSENT CALENDAR

A. 7/14/16 Meeting Minutes

ACTION: *Approved, 3-0-1. (Wells motioned, Laub seconded, Litty abstained.)*

B. 8/11/16 Meeting Minutes

ACTION: *Continued to 9/22/16*

STAFF REPORTS

1. Pine Street Town Houses (DR 11-010) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162

**Board Member Wells recused himself.*

ACTION: *The Board provided the applicant with the following comments: The following items shall return as a staff report prior to the issuance of the building permit: 1) provide a detail that shows how the “Super Jumbo Tex” material terminates at the rafter tail and will prevent moisture from penetrating the building wall, and 2) the galvanized metal flashing shall be primed and painted the color of the adjacent building material so that it blends in (see Detail 1 on Sht. AD-2).*

2. **Autumn Brook Subdivision (PL14280 – DR) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

***ACTION:** The Board provided the applicant with the following comments: 1) Plan 1B - add pop-out on second floor rear elevation at master bedroom and add siding on that element, 2) Plan 2A - add lap siding at porch in lieu of stucco and add pilaster detail, 3) Plan 2B – add window grids and mullions to front elevation at second story, 4) Plan 3A - add windows to sides of fireplace pop-out at right elevation (consistent with plans 3B and 3B (Enhanced)); add grids to windows at front elevation, 5) Plan 3B (Enhanced) – add shutters to first floor window at right elevation and to second story window at pop-out on front elevation, and 5) remove the decorative low wall at the driveway intersection with Risdon Road.*

3. **Cash and Carry (PL16202 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821**

***ACTION:** The Board provided staff with the following comments: 1) the roof screening shall be composed of a solid material and painted a grey color, and 2) the proposed screening materials for the existing outdoor nursery shall be powder coated black.*

HEARINGS

1. **Todos Santos Design Guidelines (PL16048 – DR) – Review of the 60% draft Todos Santos Design Guidelines for downtown Concord. Project Planner: Afshan Hamid @ (925) 671-3281**

***ACTION:** The Board provided comments.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Chair Moore reviewed the approved plans for Starbucks at 4290 Clayton Road and questioned whether the City approved the building colors and downspouts that he observed in the field.*

STAFF ANNOUNCEMENTS – *Staff announced the fall tour date is September 23, 2016 at 9:00 a.m. and the agenda will include review of Kelly-Moore Paints, Starbucks, La Vista Subdivision, and Buffalo Wild Wings.*

ADJOURNMENT – *9:10 p.m. (4-0, Laub motioned, Wells seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

September 8, 2016
September 22, 2016

MEMORANDUM

September 22, 2016

TO: Design Review Board

FROM: Jessica Gonzalez, Project Planner

SUBJECT: Staff Report Item No. 1 – Cash & Carry Façade Improvements

The Cash & Carry Façade Improvement project was discussed with the Design Review Board at three prior meetings. On July 14, 2016, the Design Review Board conducted design review and approval of the proposal and provided the applicant with several recommendations, which were discussed at the August 25, 2016 meeting.

The Board recommended the following item return as a staff report.

“The roof screening shall be composed of a solid material and painted a grey color.”

The applicant is proposing two options for screening the rooftop mechanical equipment: HardiePanel Vertical Siding manufactured by James Hardie; and 2) Mini-V-Beam manufactured by AEP SPAN. See the summary below:

- 1) HardiePanel Vertical Siding: HardiePanel Vertical Siding is a cement board material. It comes in four types of finishes: 1) Select Cedarmill; 2) Smooth; 3) Stucco; and 4) Sierra 8. The type of finish is to be selected by the DRB. Regardless of the type of finish, the siding will either be painted Benjamin Moore Silver Lining (2119-60) with a 100% acrylic topcoat or one of the four available grey paint colors from the manufacturer.
- 2) Mini-V-Beam: Mini-V-Beam is a galvanized corrugated metal panel. The metal panel will be painted Benjamin Moore Silver Lining (2119-60).

Staff feels the HardiePanel Vertical Siding cement board material would be a better fit for the building with a smooth finish to emulate existing portions of the building and not cause attention to the screening units. Staff requests the Board consider the color and finish options from the HardiePanel manufacturer.

Staff requests the Board consider the proposed materials, consider staff's recommendation, and provide direction. The Board's recommendation will be addressed in revised plans that are reviewed by staff prior to the issuance of the building permit.

Exhibits

A– Annotated response letter date stamped September 14, 2016

B - Plans and attachments date stamped September 14, 2016

16memo.087



300 Frank H. Ogawa Plaza
Suite 375
Oakland, CA 94612
www.archdim.com
James M. Heilbronner
Architect C (1531)

September 14, 2016

Ms. Jessica Gonzalez
Planning Technician
City of Concord Planning Division
1950 Parkside Drive
Concord, CA 94519

Re: Cash & Carry
2050 Monument Boulevard
Concord, CA 94520

Subject: Response to DRB Comments – PL16202-DR

RECEIVED
SEP 14 2016
PLANNING

Dear Jessica,

Enclosed is the following for your review:

Quantity	Date	Description
1 set	09/13/2016	24" x 36" Bond Sheets: A-5.2 (HardiPanel option), A-5.2 (Mini-V-Beam option), A-3.1
7 sets	09/13/2016	11" x 17": A-5.2 (HardiPanel option), A-5.2 (Mini-V-Beam option), A-3.1, X-7, X-9.1, X-9.2
7	09/13/2016	Mini-V-Beam Roof & Wall Metal Panel Cut-Sheet
7	09/13/2016	HardiePanel Vertical Siding Cut Sheet and Color Board
7	12/2015	HardiPanel Vertical Siding Installation Instructions
1	09/13/2016	Paint Sample – Benjamin Moore 2119-60 (Silver Lining)
1	9/13/2016	Mini-V-Beam Roof & Wall Metal Panel Sample

Below are our responses to the Design Review Board's comments at the August 25, 2016 meeting.

1. The roof screening shall be composed of a solid material and painted a grey color.

Response: Two options for a solid material are proposed: 1) HardiPanel Vertical Siding manufactured by James Hardie; and 2) Mini-V-Beam manufactured by AEP SPAN.

HardiePanel Vertical Siding

HardiePanel Vertical Siding is a cement board material. It comes in four types of finishes: 1) Select Cedarmill; 2) Smooth; 3) Stucco; and 4) Sierra 8. The type of finish is to be selected by the DRB. The siding will either be painted: 1) Benjamin Moore Silver Lining (2119-60); or 2) a manufacturer color to be selected by the DRB. Regardless of the color, the cement board with be painted with a 100% acrylic topcoat.

Mini-V-Beam

Mini-V-Beam is a galvanized corrugated metal panel. The metal panel will be painted Benjamin Moore Silver Lining (2119-60).

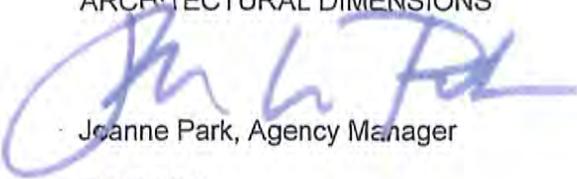
2. The purposed nursery screening materials shall be powder coated black.

Response: Specification for "powder coated black" security screen added to Sheet A-5.2.

Please call if you have any questions or need additional information.

Sincerely,

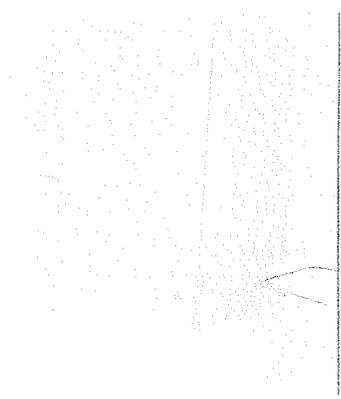
ARCHITECTURAL DIMENSIONS



Joanne Park, Agency Manager

Enclosures

cc: SF007



PLANT
RECEIVED
SEP 14 2013

RECEIVED
SEP 14 2013
PLANT

PROJECT NUMBER	06/17/16
NO. DATE	06/17/16
PERMIT CLEARANCE	
CONSTRUCTION PERMITS	
SHEET DATE	06/17/16
JOB NUMBER	SP007
PRICE	30
SHEET NUMBER	30

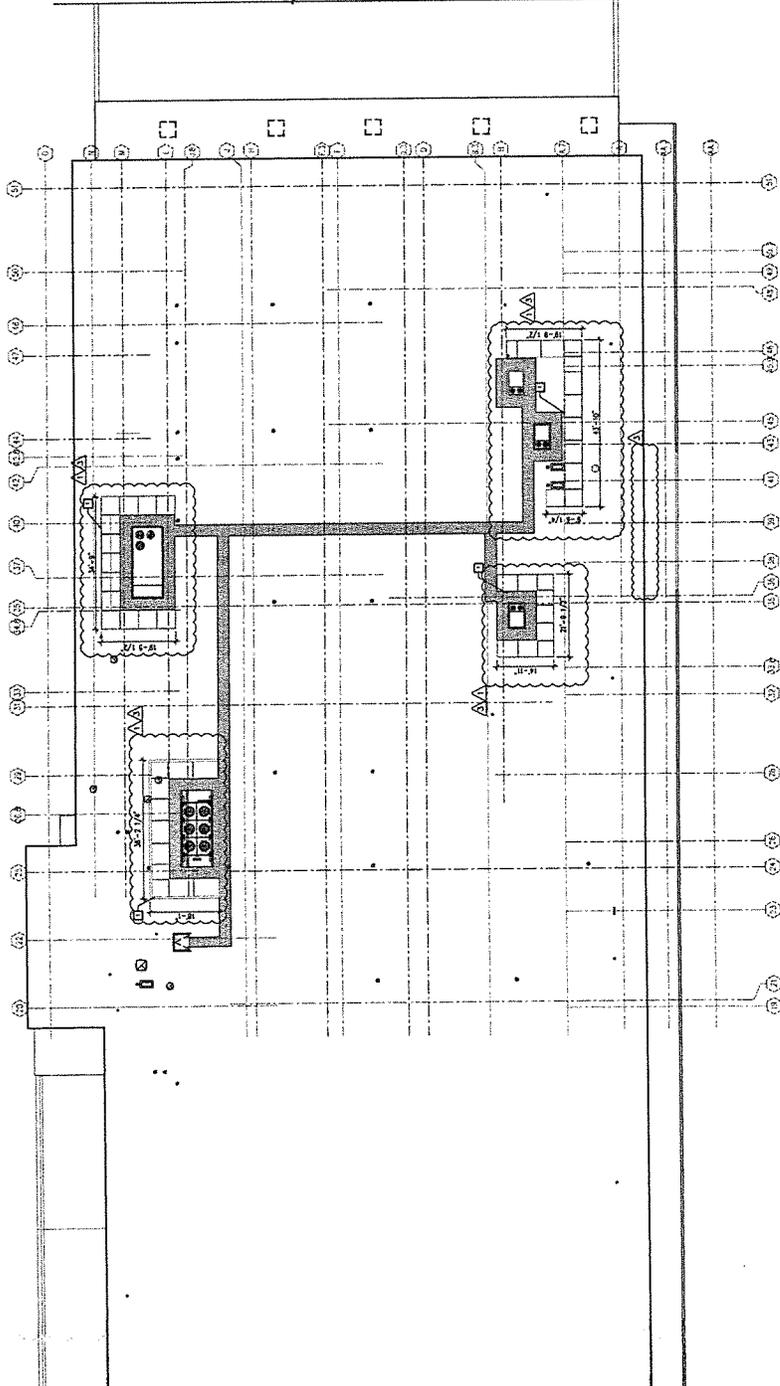
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PERMIT CLEARANCE	
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PRICE	30
SHEET NUMBER	30

**RECEIVED
 SEP 14 2016
 PLANNING**

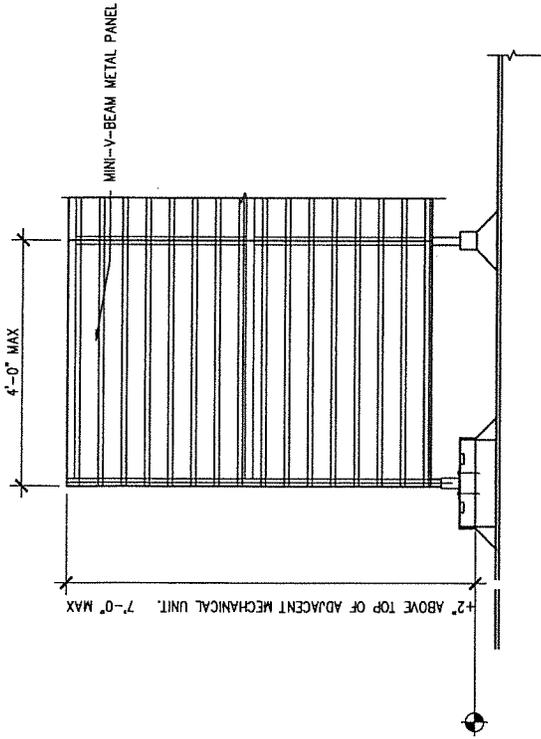
GENERAL NOTES

1. ALL ROOF PENETRATIONS WITH FLASHING, FLASHING AND FLASHING FLASHING SHALL BE LOCATED A MINIMUM OF 1'-0" FROM ANY FINISH, EXCEPT ALL LOCATIONS WHERE THE CONTRACTOR TO COORDINATE WITH THE ARCHITECT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ROOF PENETRATIONS WITH THE ARCHITECT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION.
3. ALL ROOF FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE ARCHITECT'S REQUIREMENTS.
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22. ALL ROOF FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE ARCHITECT'S REQUIREMENTS.

LEGEND



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



ALL FRAMES, DECKING AND FASTENERS SHALL BE GALVANIZED, PROVIDE FRAMES @ 8' ± O.C MAX.
 PROVIDE END CAPS AND PVC CLOSURE STRIPS TO SEAL ALL UNISTRUT.

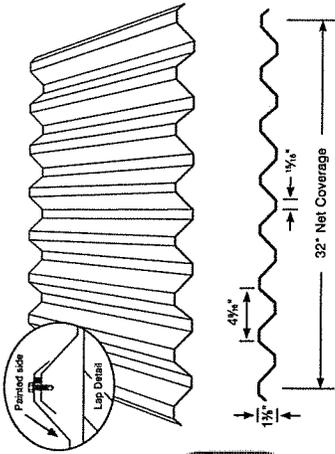
9 ROOF SCREEN - ELEVATION

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

ARCHITECTURAL	DIMENSIONS	PROJECT INFO	JOB NO.	DRAWING NO.
		Cash and Carry 2050 Monument Blvd. Concord, Ga	SF007 DATE 9/13/16	X-9.1
300 Frank H. Ogawa Plaza Oakland, CA 94612 TEL. 510.463.8300 - FAX. 510.463.8395				

Mini-V-Beam is an exposed-fastened metal panel with 32" net coverage.

Mini-V-Beam is ideal for roof, vertical or horizontal wall applications, open framed canopy or carport designs.



RECEIVED
SEP 14 2008
PLANNING

Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/sq)	Properties			Standard Finishes	
					S+	I	S-	Metallic Coating	Paint System
26	0.0173	80	82	1.0	0.0665	0.0911	0.0687	AZ50	Cool Dura Tech™ nt
24	0.0232	50	65	1.3	0.0887	0.1274	0.0890	AZ50	Cool Dura Tech™ 5000 (polyvinylidene fluoride)
22	0.0294	50	65	1.6	0.1187	0.1816	0.1187	AZ50	Dura Tech™ mx (metallic polyvinylidene)
20	0.0354	40	55	1.9	0.1425	0.1931	0.1425	G90	
18	0.0459	40	55	2.5	0.1837	0.2471	0.1837	G90	

NOTES: The moments of inertia, I⁺ and I⁻, presented for determining deflection are: (2I_{EXPOSED} + I_{CONCEALED})/3

standard features

- Custom manufactured sheet lengths from 5'-0" to 45'-0".
- Available in 24ga, 24ga and 22ga in standard finishes - See AEP Span Color Charts for full range of color options, specialty finishes, and paint systems.
- 20ga available in Bare ZINCALUME® Plus.
- ZINCALUME coated substrate, per ASTM A-792, is standard and backed by a corrosion warranty on painted or unpainted panels.
- Meets IBC requirements for wall and roof panels in accordance to Chapters 14 & 15.
- Performance testing:
 - Air - ASTM E283
 - Water - ASTM E331
- Low Slope Capacity - Can be installed on roofs slopes as low as 1:12.
- ICC Diaphragm Shear Values when used with TEK screws.
- All colors meet a minimum SRI of 29 and one color, Regal White has an SRI of 88.
- Manufactured in Tacoma, WA.

optional features

- Short cut sheets from 5'-0" to 1'-0". Additional fees and lead times apply.
- 20ga available in standard colors subject to a minimum order size of 4,000 square feet and longer lead times.
- 18ga available in bare G-90 galvanized and standard colors subject to a minimum order size of 4,000 square feet and longer lead times.
- Custom colors, thick film primer and/or clear coat paint finishes available. Subject to 4,000 square feet minimum order.
- Perforation options available for an additional charge. Minimum order size 1,335 square feet. Select from standard perforation patterns with open areas of 7.8%, 13.8%, 23.4% or 30.6%.
- Stucco embossed available in 26ga, 24ga and 22ga. Subject to minimum order size of 1,335 square feet.

Gauge	Span	Cond.	Allowable Inward Loads (lbs/ft²) per Span (ft.-in.)												
			16"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	5'-0"	6'-0"	10'-0"				
26	Single Span	f	1227	545	349	242	136	87	61	34	22				
	Span	L/180	-	-	-	215	91	46	27	11	6				
	Double Span	f	1157	514	329	229	129	82	57	32	21				
	Span	L/180	-	-	-	-	-	-	-	-	-				
	Triple Span	f	1446	643	411	286	161	103	71	40	26				
	Span	L/180	-	-	-	-	-	-	-	-	-				
24	Single Span	f	1431	636	407	283	159	102	71	40	25				
	Span	L/180	-	-	-	-	-	-	-	-					
	Double Span	f	1411	627	401	279	157	100	70	39	25				
	Span	L/180	-	-	-	-	-	-	-	-	-				
	Triple Span	f	1763	784	502	348	196	125	87	49	31				
	Span	L/180	-	-	-	-	-	-	-	-	-				
22	Single Span	f	1814	806	516	358	202	129	80	50	32				
	Span	L/180	-	-	-	-	-	-	-	-					
	Double Span	f	1814	806	516	358	202	129	80	50	32				
	Span	L/180	-	-	-	-	-	-	-	-	-				
	Triple Span	f	2268	1008	645	448	252	161	112	63	40				
	Span	L/180	-	-	-	-	-	-	-	-	-				
20	Single Span	f	1734	771	493	343	193	123	86	48	31				
	Span	L/180	-	-	-	-	-	-	-	-					
	Double Span	f	1734	771	493	343	193	123	86	48	31				
	Span	L/180	-	-	-	-	-	-	-	-	-				
	Triple Span	f	2168	963	617	428	241	154	107	60	39				
	Span	L/180	-	-	-	-	-	-	-	-	-				
18	Single Span	f	2219	986	631	438	247	158	110	62	39				
	Span	L/180	-	-	-	-	-	-	-	-					
	Double Span	f	2219	986	631	438	247	158	110	62	39				
	Span	L/180	-	-	-	-	-	-	-	-	-				
	Triple Span	f	2774	1233	789	548	308	197	137	77	49				
	Span	L/180	-	-	-	-	-	-	-	-	-				

LOADING TABLE LEGEND

- f - Top values based on allowable stress
- L - Span (inches)
- L/180 - Load limited by a deflection of 1/180 of the span
- w - Distributed load

NOTES:

- Top values based on allowable stress
- Bottom values based on allowable deflection of L/180.
- ** denotes the allowable load is limited by the allowable flexural bending stress.
- Steel conforms to ASTM A653 (Galvanized) or ASTM A792 (ZINCALUME) structural steel.
- Tubulated values are for positive (inward) loading only.
- Values are based on the American Iron and Steel Institute (AISI) "Cold Formed Steel Design Manual" (2007 Edition).
- Specifications subject to change without notice.

Oil Canning: All flat metal surfaces can display waviness commonly referred to as "oil canning". Oil canning is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.



Customer Service Center
 Tacoma, WA
 Phone: 800-733-4955
 Fax: 253-272-0791
 For most current versions of literature please visit
www.aepspan.com

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

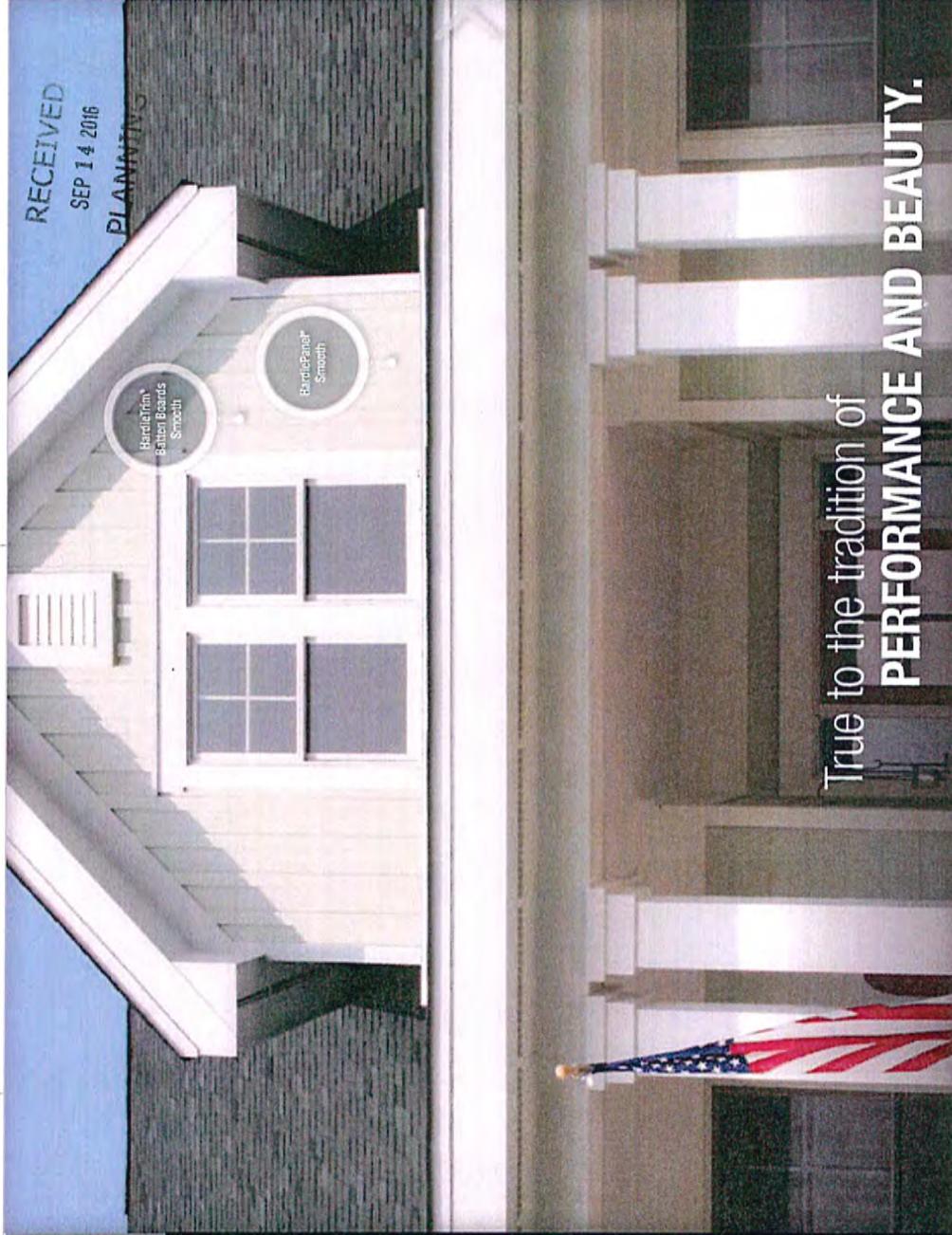
● HardiePanel® Vertical Siding

HardieShingle® Siding

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



True to the tradition of
PERFORMANCE AND BEAUTY.



ABOUT JAMES HARDIE

PRODUCTS

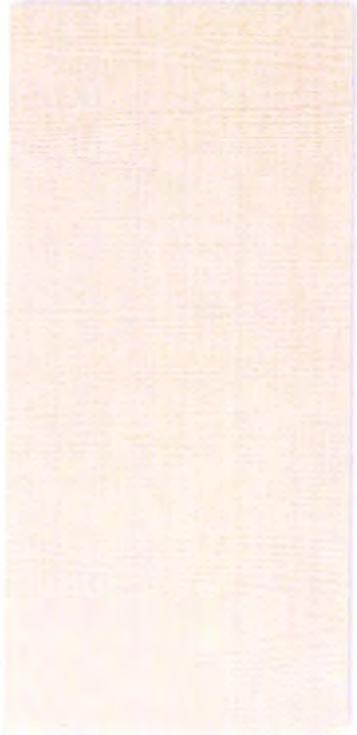
COLOR

HardiePlank® Lap Siding

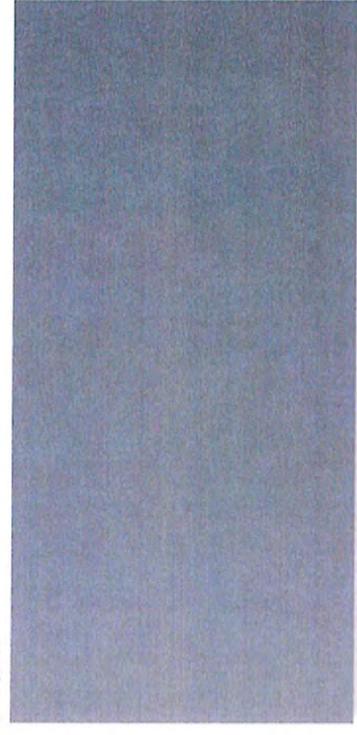
● HardiePanel® Vertical Siding

HardieShingle® Siding

SELECT CEDARMILL®
Navajo Beige



SMOOTH
Evening Blue



STUCCO
Navajo Beige



SIERRA 3
Not available with ColorPlus Technology



Products are available online or with ColorPlus Technology finishes. For more details, visit jameshardie.com



ABOUT JAMES HARDIE

PRODUCTS

COLOR

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SELECT CEDARMILL®
Navajo Beige

Thickness	5/16 in.
Size	4 ft. x 8 ft. 4 ft. x 9 ft.* 4 ft. x 10 ft.
Pcs./Pallet	50 50 50
Pcs./Sq.	3.2 2.8 2.5

Available Colors



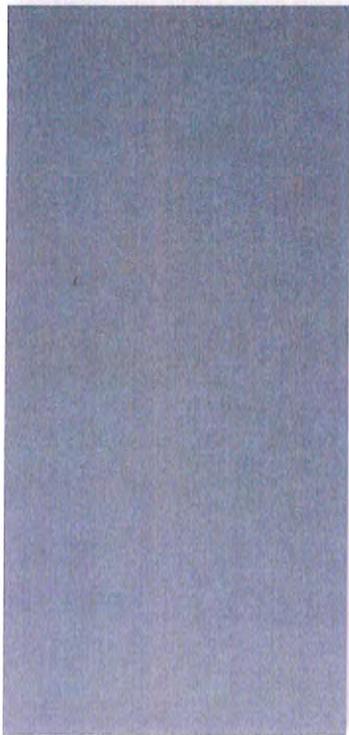
[View all HardiePanel Vertical Siding Products](#)

*All 4 ft. x 8 ft. HardiePanel vertical siding only available in-stock.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Evening Blue

Thickness	5/16 in.
Size	4 ft. x 8 ft. 4 ft. x 9 ft.* 4 ft. x 10 ft.
Pcs./Pallet	50 50 50
Pcs./Sq.	3.2 2.8 2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 10 ft. HardiePanel vertical siding only available online.



ABOUT JAMES HARDIE

PRODUCTS

COLOR

HardiePlank® Lap Siding ● HardiePanel™ Vertical Siding HardieShingle® Siding



STUCCO
Maverlo Beige

Thickness	5/16 in.
Size	4 ft. x 8 ft. 4 ft. x 9 ft.* 4 ft. x 10 ft.
Pcs./Pallet	50 50 50
Pcs./Sq.	3.2 2.8 2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*See 4 ft. x 9 ft. HardiePanel vertical siding only available product

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SIERRA 8

Not available with ColorPlus Technology

Thickness	5/16 in.
Size	4 ft. x 8 ft. 4 ft. x 9 ft.* 4 ft. x 10 ft.
Pcs./Pallet	50 50 50
Pcs./Sq.	3.2 2.8 2.5

[View all HardiePanel Vertical Siding Products](#)

1/2" x 4" x 8' HardiePanel Vertical Siding (not available jama)



ABOUT JAMES HARDIE

PRODUCTS

COLOR

● Plank, Panel, Batten and Shingle Colors

● Trim and Soffit Colors

Color Selection



ABOUT JAMES HARDIE

PRODUCTS

COLOR

INSTALLATION:

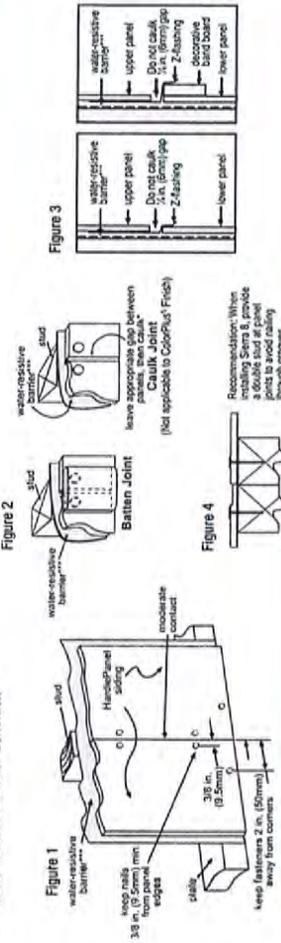
- HandiPanel vertical siding must be joined on stud.
- Position fasteners 3/8 in. (9.5mm) from panel edges and no closer than 2 in. (50mm) away from corners.

JOINT TREATMENT

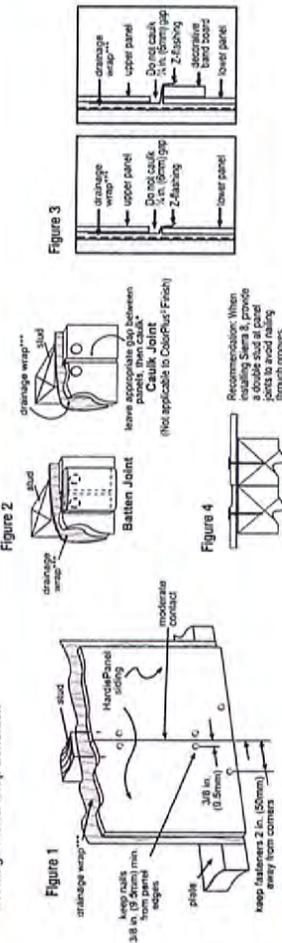
- Vertical Joints - Install panels in moderate contact (Fig. 1); alternatively joints may also be covered with battens or caulknet (Not applicable to ColorPlus® Finish) (Fig. 2).
- Horizontal Joints - Provide positive slope Z-flashing at all horizontal joints (Fig. 3).

Refer to Table 1 for correct installation condition

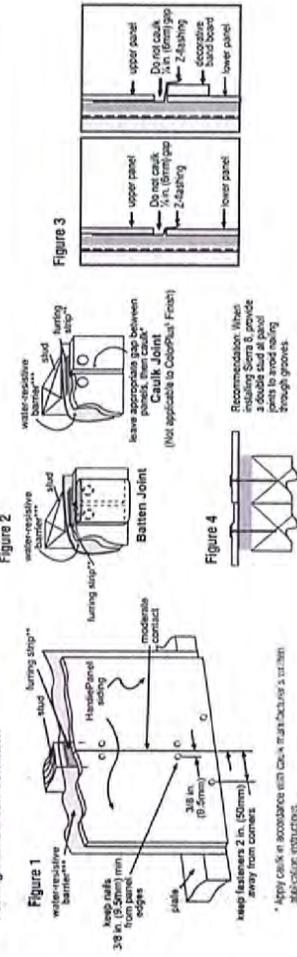
Water Resistive Barrier Condition



Drainage Plane/Wrap Condition

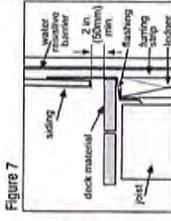
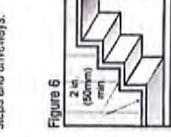
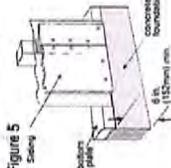


Furring/Rainscreen Condition

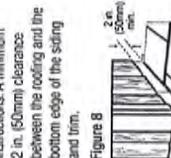


* Apply caulk in accordance with color manufacturer's instructions.
** For caulk instructions, refer to Table 1.
*** WSB or Drainage Plane as discussed in Table 1.

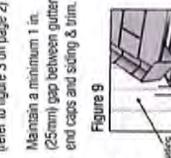
CLEARANCES
Install siding and trim products in compliance with local building code requirements for clearance between the bottom edge of the siding and the adjacent finished grade.



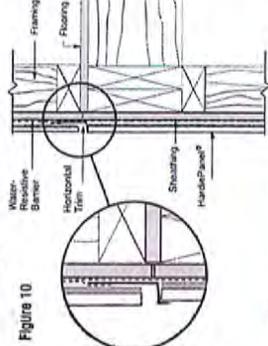
At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be installed per the roofing manufacturer's instructions. A minimum 2 in. (50mm) clearance between the roofing and the bottom edge of the siding and trim.



Maintain a minimum 2 in. (50mm) clearance between James Hardie products and decking material.

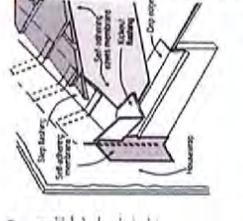


Do not bridge floors with HardiePanel siding. Horizontal joints should always be created between floors (Fig. 10).



KICKOUT FLASHING

Because of the volume of water that can pour down a sloped roof, one of the most critical flashing details occurs where a roof intersects a sidewall. The roof must be flashed with step flashing. Where the roof terminates, install a kickout to deflect water away from the siding. It is best to install a self-adhering membrane on the wall before the subfascia and trim boards are nailed in place, and then come back to install the kickout. **Figure 11, Kickout Flashing.** To prevent water from damming behind the siding and the eave of the roof intersection, install a "kickout" as required by IRC code R905.2.8.3. "...flashing shall be a min. of 4" high and 4" wide." James Hardie recommends the kickout be angled between 100° - 110° to maximize water deflection.

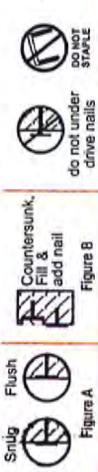


Note: Furring shown is as a best practice or as prescribed per Table 1.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

- Note:** When utilizing express seam joints ensure adequate nailable substrate width is available.
- Consult applicable code compliance report for correct fastener type and placement to achieve specific design wind loads.
 - NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
 - Drive fasteners perpendicular to siding and framing.
 - Fastener heads should fit snug against soffit (to air space), (Fig. A)
 - Do not over-drive nail heads or drive nails at an angle.
 - If nail is countersunk, fill nail hole and add a nail. (Fig. B)
 - For wood framing, under driven nails should be fit flush to the plank with a hammer for steel framing, remove and replace nail.
 - NOTE: Whenever a structural member is present, HardiePanel siding should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.
 - Do not use aluminum fasteners, staples, or clipped head nails.



Countersunk, Fill & add nail
do not under drive nails

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer; does not apply for installation to steel framing).

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher, such as Quik-Max® or a Latex Joint Sealant complying with ASTM C934. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: DO NOT** caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section.

PAINTING

DO NOT use stain on James Hardie products. James Hardie products must be painted within 180 days for primed product and 90 days for unpainted. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturer's specifications. Back-rolling is recommended if a paint sprayer is used.



COLORPLUSSM TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus products.
- Laminate sheet must be removed immediately after installation of each course. Gently wipe any residue or construction dust left on the product using a soft cloth.
- Touch up nicks, scrapes and nail heads using the ColorPlus Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HarrierPanel siding with ColorPlus Technology.
- Terminale non-factory cut edges into firm where possible, and caulk. Color matched caulks are available from your ColorPlus product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge sealers, available from your ColorPlus product dealer.

Note: Use of touch-up on fasteners on the face of ColorPlus panels should be avoided. Do not caulk joint between ColorPlus panels. Problems with appearance or performance arising from use of third party touch-up paints or primers used as touch-up that are not James Hardie touch-up, will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

Not all designs will be suitable for every application.

PAINTING JAMES HARDIE SIDING AND TRIM PRODUCTS WITH COLORPLUS TECHNOLOGY

- When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:
- Ensure the surface is clean, dry, and free of any dust, dirt, or millbaw
 - Repriming is normally not necessary
 - 100% acrylic topcoats are recommended
 - DO NOT use stain or oil/alkyd base paints on James Hardie products
 - Apply finish coat in accordance with paint manufacturer's written instructions regarding coverage, application methods, and application temperature

REC00017004. In accordance with ICC-ES Evaluation Report ESR-1544, HarrierPanel vertical siding is recognized as a suitable alternate to that specified in the 2005, 2009, & 2012 International Residential Code for One and Two Family Dwellings and the 2009, 2012 International Building Code. For more details on the code requirements for HarrierPanel siding, please refer to the ICC-ES ESR-1544 report. The ICC-ES ESR-1544 report is available at www.iccsd.org. The ICC-ES ESR-1544 report is also available at the following: City of Los Angeles Research Report No. 24682, State of Florida letter FL-8838, Clark County, Florida MOA No. 02-0729 02, U.S. Dept. of HUD Housing Rule 24.53c, The Building Research Institute, Chicago, Illinois, and the California Department of Industrial Relations, Division of Occupational Safety and Health, California DSA PA-0115. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

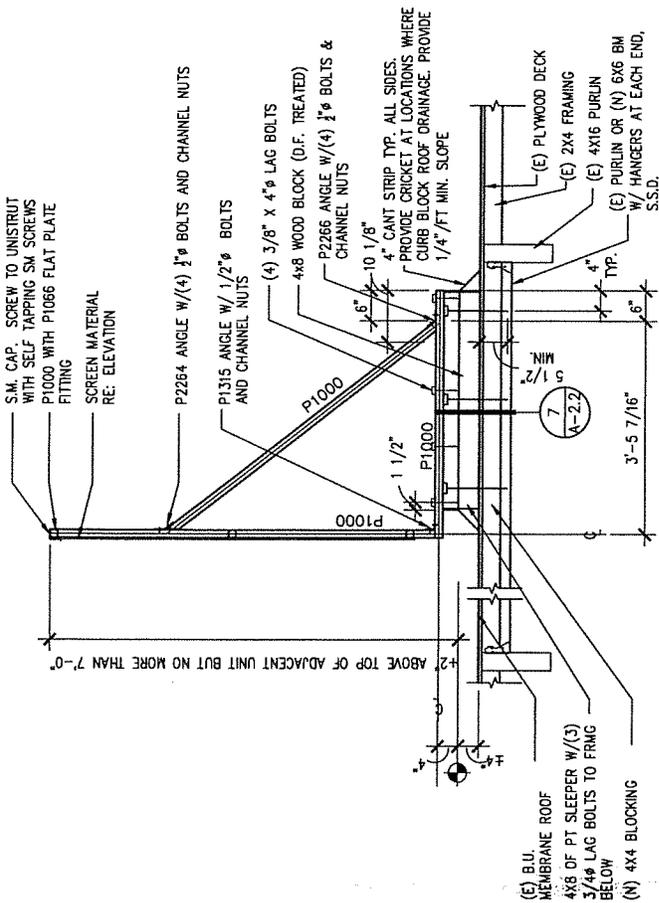
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James Hardie
Commercial

Additional Installation and
Warranty Information available at
www.jameshardie.com

COM1220-Pat 12/15

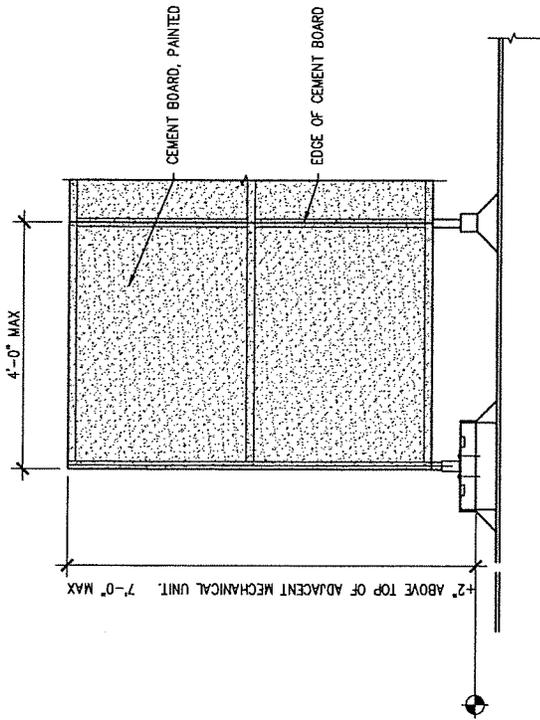


ALL FRAMES, DECKING AND FASTNERS SHALL BE GALVANIZED, PROVIDE FRAMES @ 8' ± O.C MAX. PROVIDE END CAPS AND PVC CLOSURE STRIPS TO SEAL ALL UNISTRUT.

6 MECHANICAL UNIT SCREEN

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

ARCHITECTURAL DIMENSIONS	PROJECT INFO. Cash and Carry 2050 Monument Blvd. Concord, Ca	JOB NO. SF007 DATE 9/13/16	DRAWING NO. X-7
	300 Frank H. Ogawa Plaza Oakland, CA 94612 TEL. 510.463.8300 • FAX. 510.463.8395		



ALL FRAMES, DECKING AND FASTENERS SHALL BE GALVANIZED, PROVIDE FRAMES @ 8' ± O.C. MAX.
 PROVIDE END CAPS AND PVC CLOSURE STRIPS TO SEAL. ALL UNISTRUT.

9 ROOF SCREEN - ELEVATION
 SCALE: 1/2" = 1'-0"

ARCHITECTURAL DIMENSIONS	300 Frank H. Ogawa Plaza Oakland, CA 94612 TEL. 510.463.8300 FAX. 510.463.8395	Cash and Carry 2050 Monument Blvd. Concord, Ca	SF007 8/13/16	X-9.2
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REPORT TO DESIGN REVIEW BOARD

DATE: September 22, 2016

I. GENERAL INFORMATION

Project Name: ARGENT CONCORD (PL16333 - DR)

Review Status: Preliminary Design Review

Location: 2400 Willow Pass Road

Parcel Number: 126-082-008

General Plan: Downtown Mixed Use

Zoning: DMX (Downtown Mixed Use)

Applicant: David Jones
Argent Concord LLC
121 7th Avenue
Santa Clara, CA 95062
(650) 318-8411

Vicinity Map:



II. PROJECT BACKGROUND

On March 30, 2016, the applicant, David Jones, and the project architect, KTG Y for the 2400 Willow Pass Road new multi-family residential development, appeared before the Early California Architectural Review Committee (ECAR) and Design Review Board (DRB) for a preliminary review. In general there was support for the modern design, and the ECAR and DRB recommended a four sided architecture be further developed.

On May 12, 2016, the DRB conducted a Conceptual Design Review of the preliminary application. The applicant further developed the design based on comments from the March 30th ECAR meeting. The Board provided the applicant with comments regarding the site design, architecture, and landscaping. Overall the DRB was supportive and provided more detailed comments which are outlined in the discussion section in this report.

On August 12, 2016, the applicant filed a formal application for a Use Permit and Design Review.

The Development Advisory Committee (DAC) reviewed the application on August 23, 2016 and deemed the application incomplete on September 9, 2016. The DAC raised concerns about loading and unloading proposed on Concord Boulevard, parking stall widths, requirement for a Parking Demand Study and Transportation Demand Management program and an Initial Study for CEQA review. The DAC also requested that minor clarifications be made on the site plan, elevations, and the landscape plan. The applicant is aware of the DAC comments. The plans will be revised prior to Final Design Review.

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

III. DISCUSSION

The May 12, 2016 meeting minutes are *italicized* below followed by the applicant's response in **bold** and then staff's comments and bulleted recommendations when applicable. Staff believes the Board's comments have been addressed and has the following additional recommendations.

Site Plan/Circulation

The 1.53 acre site is one parcel, with four street frontages, bordered by Salvio Street, Willow Pass Road, East Street, and Port Chicago Highway. The site is mostly flat and is considered an infill property. The site currently has the Blockbuster Video building and associated parking lot, which is proposed to be demolished. Vegetation is limited to street trees and some onsite landscaping, much of which will be removed once development begins.

1. *The Board questioned the vehicular entrance off Willow Pass Road and if Port Chicago Hwy would be a better alternative.*

The project access has been revised with one vehicular access off Port Chicago Highway.

The applicant has revised the site plan with one vehicular access off Port Chicago Highway, which is supported by the Planning, Engineering and Transportation Divisions. East Street will serve as the primary elevation with townhome units. The applicant is proposing a loading zone off Concord Boulevard.

- The applicant shall locate the loading zone out of the public right-of-way.
- The applicant shall verify the required number of bicycle parking as recommended in the Bicycle, Pedestrian & Safe Routes to Transit Plan.
- The applicant shall provide the required number of motorcycle parking.

Building Architecture

2. *The seven-story building proposes a contemporary residential architecture with an open courtyard feature on the third floor facing west and a three level garage, combination below grade and podium style with 272 parking spaces. The building is oriented toward East Street with residential entries on Willow Pass Road and Concord Boulevard. The garage entrance is off Port Chicago Highway only. The development offers a mix of studios, one-bedroom, two-bedroom, and townhomes units. The amenities include a bike storage/work area and pet area on the first level, swimming pool and courtyard area on the third level.*

The apartment units range in size from 645 sq. ft. to 1,350 sq. ft. in three different plan types. The layout is a double loaded corridor, which offers residents either interior courtyard views or exterior facing views. Each of the units has a small deck. The modern architecture incorporates an asymmetrical design with two main masses, each mass being complimentary to the other, yet having a slightly different architectural language. The L shaped mass on Willow Pass Road and Port Chicago Highway acts as the main residential entrance with articulated bays, balconies and overhanging eaves. The rectangular mass on Concord Boulevard is defined by planes, with bays projecting from the main plane, and the roofline is a crisp 90 degree with a fascia on top.

The DRB requested detailed blow-ups of all four corners of the building.

Detail sheets have been provided on A6.0, A6.1, A6.2 and A6.3, A6.4.

- It is recommended that on Sheet A6.1 detail 2, entry at leasing, and detail 3 storefront at leasing, provide an 18 to 24 inch setback at the storefront windows.
 - It is recommended that on Sheet A6.0 and A6.1, evaluate heavier vertical and horizontal mullions at the storefronts.
 - Provide a profile of the coping at the roof and identify the coping material for the building on Concord Boulevard. The coping should be substantial in detail for the scale and proportion of the project.
3. *The Board would like to see special details of how materials come together and interface at windows, reveals, balconies, recesses, and special areas such as entrances, typical units, roof and cornice, trim returns, joinery of materials.*

Detail sheets have been provided on A6.0, A6.1, A6.2, A6.3 and A6.4.

- Concord Boulevard is a major pedestrian route connecting the project to Safeway, the Library and other destinations in the City. Evaluate the first floor base materials that are more durable, such as brick. Staff is concerned with the large amounts of white cementitious panel.
- Provide additional brick detail at the townhome level (Sheet A6.0) so that the project appears more residential and in line with the character of Concord. Options such as a double row of soldier brick at the top of the first floor, a Roman shaped brick, or a brick with texture and varied coloring may be evaluated.
- Provide large samples of the proposed exterior materials, such as the cementitious panels, brick, lap siding, stucco, mortar color, and glazing.

4. *The Board requested to see wall sections at significant locations.*

Building sections, A4.0 and A4.1 and details A6.0 – A6.4 have been provided. Wall sections to be provided in the DD documentation phase.

- Staff is fine with the concept sections as developed. Staff is requesting more detailed wall sections as part of the final design review.

5. *Consider including artwork along the Willow Pass Road elevation.*

Areas on building façade under bay elements have been provided for art to be installed (by others).

- The proposed art is conceptual and staff is requesting more detail as part of Final Design Review. Art panels are proposed on Willow Pass Road and Port Chicago Highway. Staff is requesting that the art panels be proposed on Concord Boulevard instead of Port Chicago Highway.

Landscaping/Lighting

Landscaping

The applicant is proposing a defined pedestrian edge along all four streets with special paving, trees and landscape areas. The proposed landscaping includes a third level, above the podium garage, which includes a pool, metal shade structures, lounge areas, cooking areas with grills. Sheet L3.1, depicts many of the site furnishings proposed. The furnishings are in keeping with the more contemporary style of architecture and will complement the project.

6. *Develop and articulate specification sheets for site furnishings and lighting, catalog cuts.*

Sheets L3.1 and L3.2 includes palette and specification sheets of products. Trash receptacles are not included at this time as the current program does not call for them. Sheet L1.0 provides locations of public benches. Sheets L3.1 and L3.3 include the type.

- Staff is recommending that the benches at street level include 3 arms to discourage loitering.
7. *Landscaping plan needs to be more comprehensive, with plant sizes, species, list, pot sizes and specifications, screen wall specifications in plan, detail and elevation, as well as irrigation plan.*

Sheets L1.0, L2.0 and L3.2 includes plant information. Irrigation intent and Model State Water Efficiency Landscape Ordinance compliance are provided at this time. A comprehensive irrigation plan is typically produced during contract document phases and is deferred until then.

- Staff would like to see a more developed plant design with locations and layouts of the landscaping for Final Design Review. The palette should be native Californian and drought tolerant plant material. Tree sizes also need to comply with the Concord Development Code.
- Provide blow-ups of key planting, landscaping and paving areas.
- Evaluate the proposed tree locations that are on the existing utilities, storm drain lines and easements.

Lighting:

8. *Provide lighting fixtures in the courtyard area.*

Sheets L1.0 and L3.1 includes lighting fixture types and lighting intent provided at this time. Specific locations/photometrics will be provided at later phases. All lot perimeter lighting in the public realm will be in accordance with the City of Concord guidelines.

- Evaluate areas along all four streets for lighting on the first floor.
- Sheet C4.00 calls out several locations to remove and replace lights. It is recommended that the replacement light fixtures follow the Memphis Decorative LED standards in the Downtown Corridors Plan for specifications, location and placement.

IV. RECOMMENDATION

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

Staff Recommendations

- The applicant shall locate the loading zone out of the public right-of-way.
- The applicant shall verify and provide the required number of bicycle parking stalls required in the Development Code.

- The applicant shall provide the required motorcycle parking as required in the Development Code.
- Provide 18 to 24 inch setback at storefront windows.
- It is recommended that on Sheet A6.0 and A6.1, evaluate heavier vertical and horizontal mullions at the storefronts.
- Provide a profile of the coping at the roof and identify the coping material for the building on Concord Boulevard. The coping should be substantial in detail for the scale and proportion of the project.
- Evaluate the first floor base materials that are more durable, such as brick. Staff is concerned with the large amounts of white cementitious panel.
- At the townhome level provide additional brick detail so that the project appears more residential.
- Provide large samples of the exterior materials proposed, such as the cementitious panels, brick, lap siding, stucco, mortar color, glazing.
- Re-locate the proposed art panels on Port Chicago Highway instead to Concord Boulevard.
- Provide a more developed design of plant layout and configuration for the final Design Review. The palette should be native Californian and drought tolerant plant material.
- Provide blow-ups of key planting, landscaping and paving areas.
- Evaluate the proposed tree locations that are on the existing utilities, storm drain lines and easements
- Evaluate areas along all four streets for lighting on the first floor.
- It is recommended that the replacement light fixtures on Sheet C4.00 follow the Memphis Decorative LED standards in the Downtown Corridors Plan for specifications, location and placement.
- Address DAC comments dated September 9, 2016.

Prepared by:



Afshan Hamid, AICP

Senior Planner

(925) 671-3281

afshan.hamid@cityofconcord.org

Exhibits:

- A - Applicant's design statement date stamp received August 12, 2016
- B - Project plans date stamp received August 12, 2016

580 Second Street
Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



2400 Willow Pass: Project Description

To: City of Concord
1950 Parkside Drive, MS/53
Concord, CA 94519
Attn: Afshan Hamid

Date: August 12, 2016
Project Name: 2400 Willow Pass
Project No: 20151048.00
Re: Application Submittal

Project Description

Located within a ¼ mile radius of the Concord BART station, as well as 2 blocks from the Downtown, 2400 Willow Pass offers an urban and sustainable living environment. The contemporary design features clean, rhythmic forms and an environmentally conscious, yet rich material palette. The street level accommodates enhanced pedestrian circulation – all edges have been widened to at least 7.5', and in most cases 8'. All edges have been lined with shade and/or ornamental trees in landscaped strips. The landscape design is integrated with the building entrances through two open areas that accommodate both residents and the public. The main entrance lobby is off of Willow Pass Road with a secondary lobby on Concord Boulevard.

The building plan negotiates an irregular shaped site with four frontages. The building design maintains vertical and horizontal interest via modulation in the building, cornices + parapet lines, and balcony projections. Townhomes with entries fronting East Street create a street level pedestrian experience. Above the townhomes the building opens with a podium courtyard between, allowing for views and connection to Downtown's Todos Santos Plaza. At the corner of Willow Pass and East sits the leasing/amenity space and main lobby to create a prominent entry lobby with storefront glazing, metal awning, and raised plaza to activate the ground level. The warm brick façade language from the townhomes wrap around the building to Port Chicago, creating a strong, yet rhythmic building base. In addition, along Willow Pass and Port Chicago visual interest is brought to the ground level via art reliefs that sit beneath the architectural white bays.

The podium level is intended to offer a number of amenities to users of all ages including a swimming pool and seating area that is separated by transparent fencing on all sides. The "dry" areas include lounges, kitchens, fire pit area, and a bocce ball court. The landscape design is integrated with the building by extension of the double height indoor amenity space and breezeways. Private patios are buffered by planting beds.

RECEIVED
AUG 12 2016
PLANNING



2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

CONCORD, CA
RD# W 2015-104

01.11.2016

RECEIVED

AUG 12 2016

PLANNING



KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

SHEET INDEX

Architectural

- A0.0 Cover Sheet
- A0.1 Sheet Index
- A0.2 Project Data
- A0.3 Existing Site Conditions
- A0.4 Conceptual Fire Wall Diagram
- A0.5 Solar Study
- A0.6 Solar Study

A1.0 Conceptual Site Plan

- A2.0 Building Elevations
- A2.1 Building Elevations

A3.0 Conceptual Building Plan - Sub-Terranean Level

- A3.1 Conceptual Building Plan - Level 1
- A3.2 Conceptual Building Plan - Level 2
- A3.3 Conceptual Building Plan - Level 3 - Podium
- A3.4 Conceptual Building Plan - Level 4
- A3.5 Conceptual Building Plan - Levels 5-7
- A3.6 Conceptual Building Plan - Roof

A4.0 Conceptual Building Sections

- A4.1 Conceptual Building Sections

A5.0 Typical Unit Plans

- A6.0 Conceptual Details
- A6.1 Conceptual Details
- A6.2 Conceptual Details
- A6.3 Conceptual Details
- A6.4 Conceptual Details- Lighting

A7.0 Perspective - Concord Boulevard

- A7.1 Perspective - East Street
- A7.2 Perspective - Willow Pass Road
- A7.3 Perspective - Port Chicago Hwy.
- A7.4 Perspective - Port Chicago Hwy. Bart View
- A7.5 Perspective - Art Component

A8.0 Material & Color Board

Landscape

- L1.0 Street Level Plan (Concept)
- L1.1 Willow Pass Plaza (Concept)
- L2.0 Podium Level Plan (Concept)
- L3.1 Material & Furnishings Images
- L3.2 Preliminary Plant Palette
- L3.3 Product Specifications

Civil

- C1.00 Cover
- C1.01 Notes
- C2.00 Sections & Details
- C3.00 Topographic Survey
- C4.00 Demolition Plan
- C5.00 Horizontal Control Plan
- C6.00 Grading and Drainage Plan
- C7.00 Utility Plan
- C8.00 Stormwater Control Plan
- C8.01 Stormwater Control Plan Notes

Trash Truck Turning Template Exhibit

- Visibility Triangle Exhibit

2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
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SHEET INDEX

CONCORD, CA

NO # 2011-004

08.11.2014

A0.1



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1



2



3



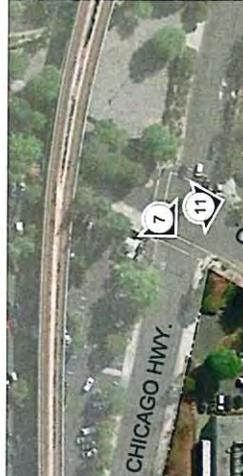
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5



6



7



8



9



10



11



12



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EXISTING SITE CONDITIONS

CONCORD, CA
PID # 3151104
08/17/2015

A0.3



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CBC 504.2 Building Height Increase
 Allowable building heights (Per CBC 503): TYPE IIIA R2 = 65 feet, 4 Stories
 Allowable building heights with Sprinkler Increase: TYPE IIIA R2 = 85 feet, 5 Stories

CBC 506.1 Building Area Increase
 $Aa = (At + [At \times If]) + [At \times Is]$
 Aa = Allowable building area per story
 At = (Per Table 503)

CBC 506.2 Frontage Increase (If)
 $If = [FIP - 0.25] \times W/30 = 0$ (Frontage Increase not taken)

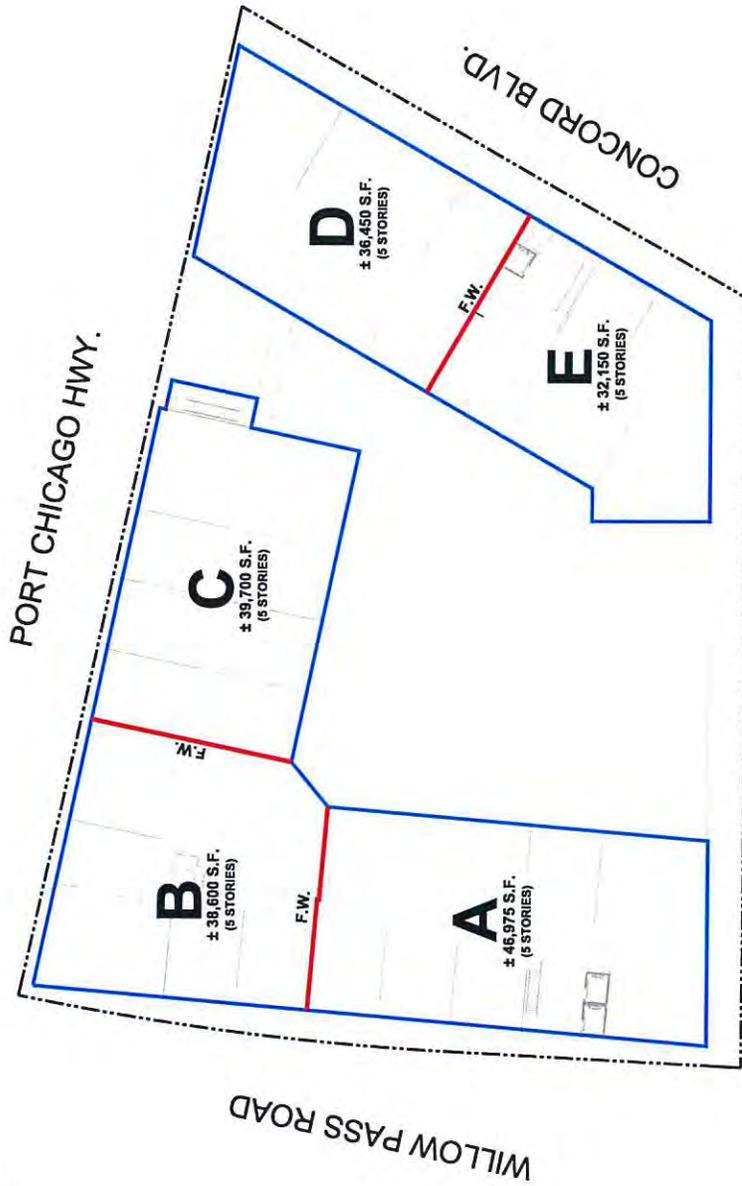
CBC 506.3 Sprinkler Increase
 $Is = 0$ (Sprinkler Used for Building Height Increase)

Max. Area per Building
 $Anmax = Aa \times 2$
 $Aa = (At + [At \times If]) + [At \times Is]$
 $Aa = (24,000 + [24,000 \times 0] + [24,000 \times 0])$
 $Aa = 24,000$

$Anmax = Aa \times 2$
 $Anmax = 24,000 \times 2$
 $Anmax = 48,000$

Therefore, 48,000sf is the max. allowable building area.
 As shown in calculations below,

Fire Wall Areas		
A	9,395 s.f. x (5 Floors)	= 46,975 S.F.
B	7,720 s.f. x (5 floors)	= 38,600 S.F.
C	7,940 s.f. x (5 floors)	= 39,700 S.F.
D	7,290 s.f. x (5 floors)	= 36,450 S.F.
E	6,430 s.f. x (5 floors)	= 32,150 S.F.



EAST STREET

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CONCEPTUAL FIREWALL DIAGRAM

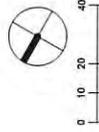
CONCORD, CA
 DP # 2015-004

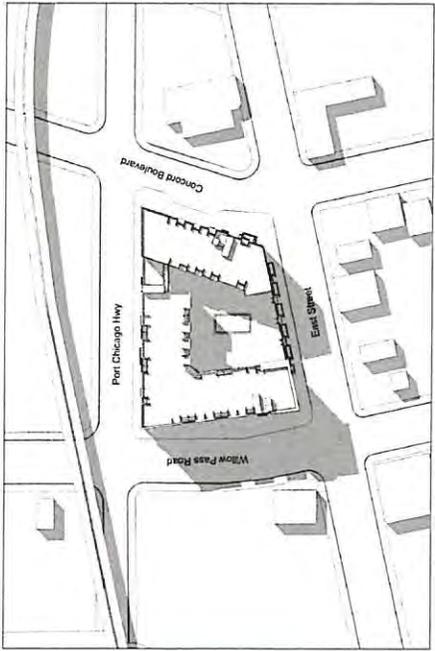
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A0.4

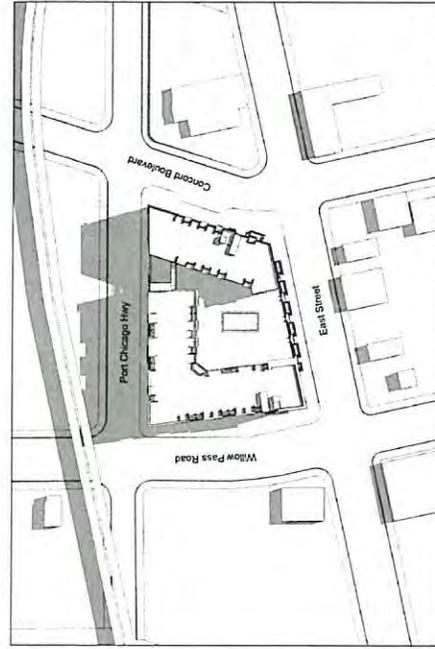




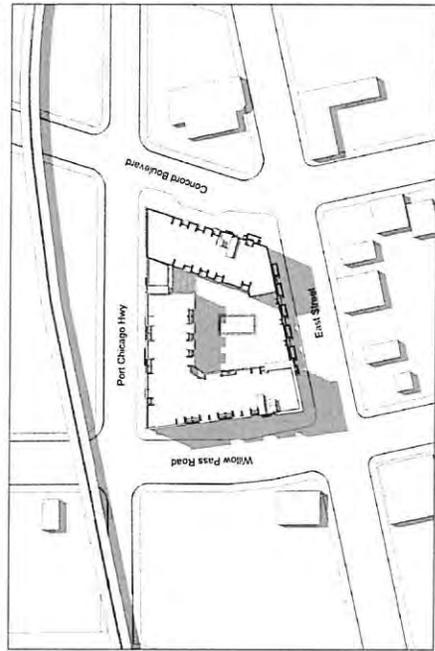
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9:00 AM



March 21
12:00 PM



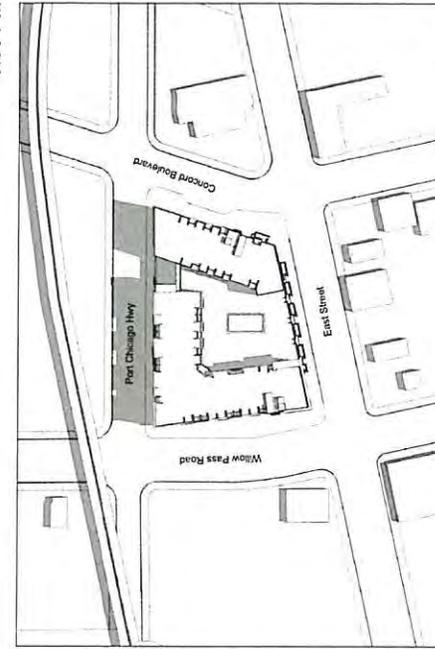
March 21
3:00 PM



June 21
9:00 AM



June 21
12:00 PM



June 21
3:00 PM



2400 WILLOW PASS

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SHADOW STUDY - MARCH AND JUNE

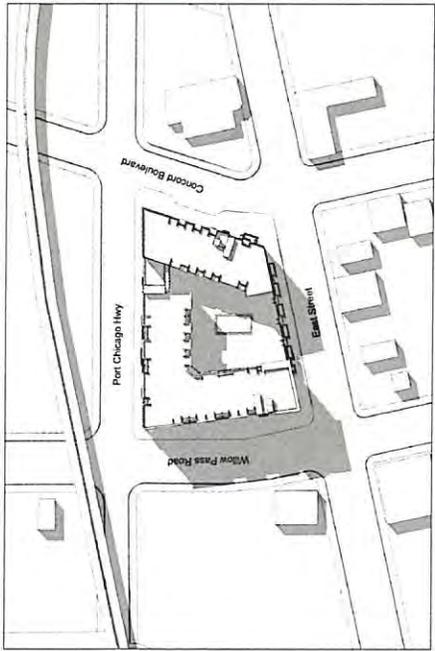
CONCORD, CA
R03 # 2015-004

08.12.2015

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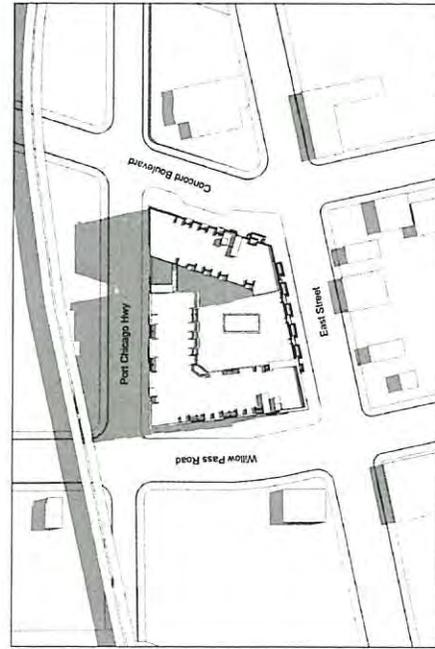
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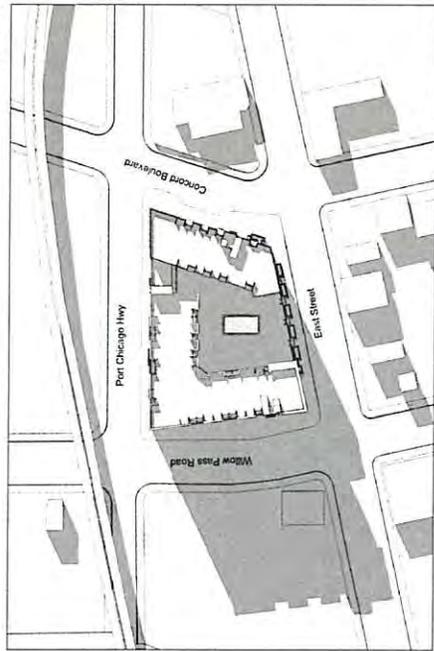
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September 21
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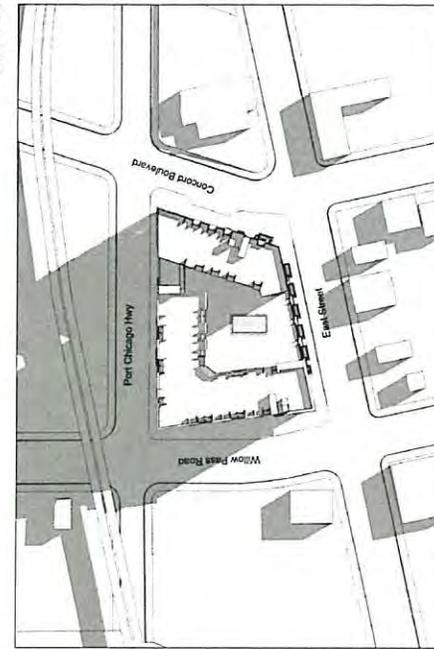
September 21
3:00 PM



December 21
9:00 AM



December 21
12:00 PM



December 21
3:00 PM



2400 WILLOW PASS

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SHADOW STUDY - SEPTEMBER AND DECEMBER

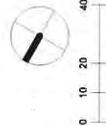
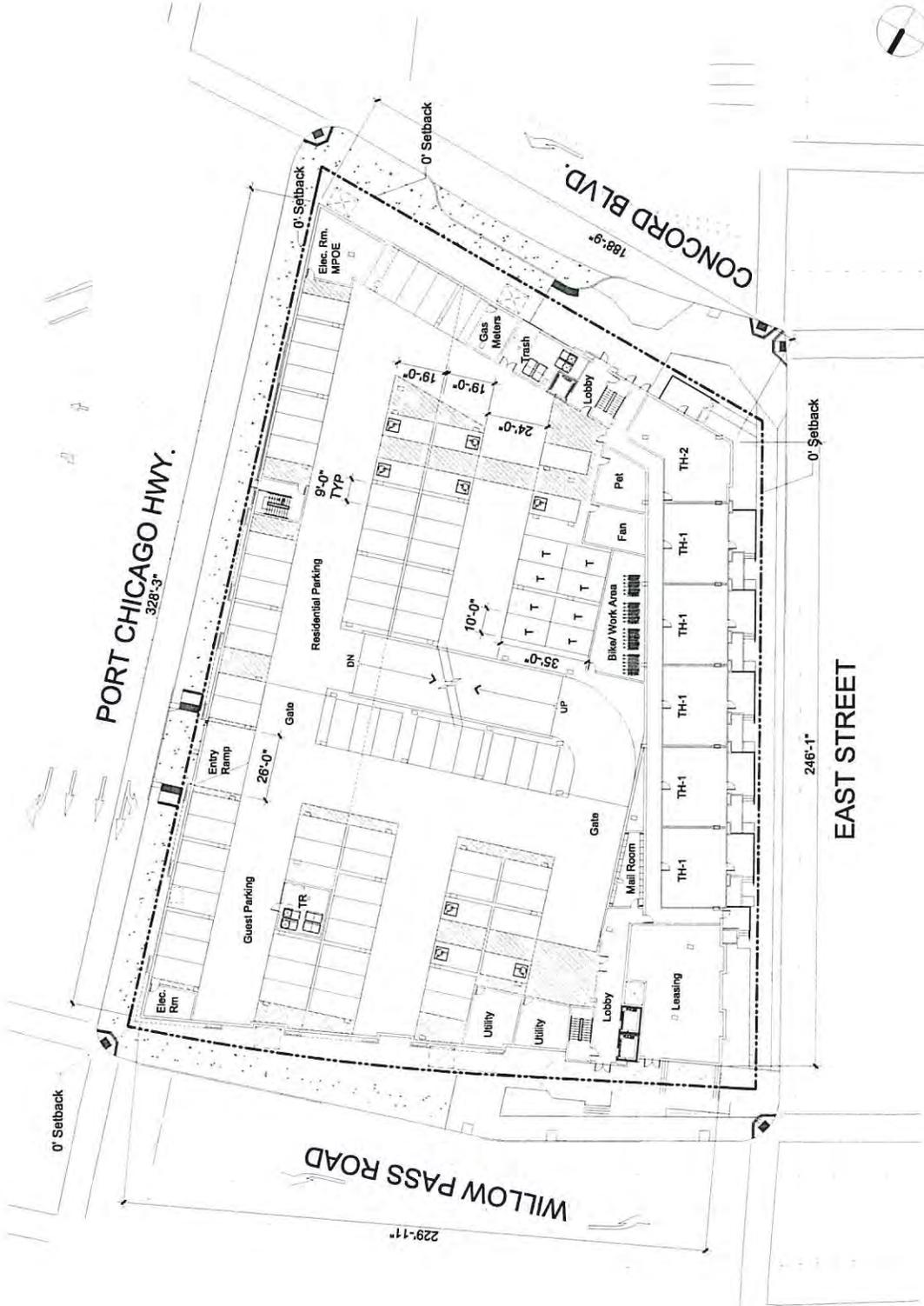
CONCORD, CA
001 # 2011-184

08/11/2014

A0.6

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AI.0

2400 WILLOW PASS

CONCEPTUAL SITE PLAN

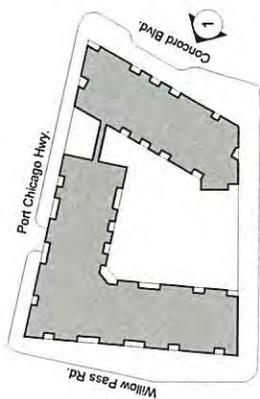
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CONCORD, CA
 008 # 2015.004

08.11.2014



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Key Map n.t.s.

Material Legend

1. Stucco
2. Cementitious Lap Siding
3. Cementitious Panels
4. Brick Veneer
5. Composite Panels @ Underside
6. Metal Awning
7. Metal Railing
8. Composite Railing
9. Metal Column
10. Green Screen/Metal Screen
11. Storefront Glazing
12. Vinyl Window
13. Decorative Light Fixture
14. Metal Panel
15. Art Element (by others)



1. Concord Blvd. Elevation



2. East Street Elevation

2400 WILLOW PASS

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BUILDING ELEVATIONS

CONCORD, CA
REV # 2015-001

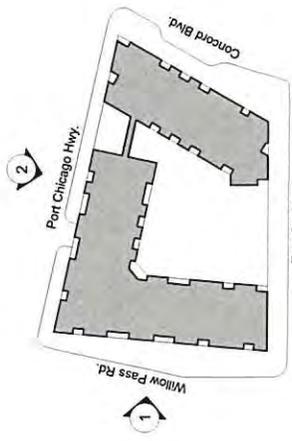
08.11.2014

0 6 16 32

A2.0



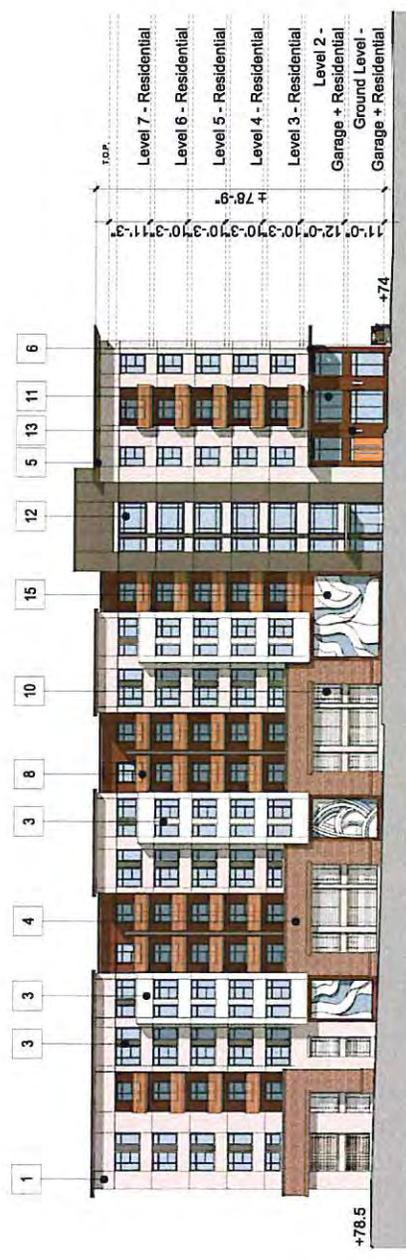
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Key Map n.t.s.

Material Legend

1. Stucco
2. Cementitious Lap Siding
3. Cementitious Panels
4. Brick Veneer
5. Composite Panels @ Underside
6. Metal Awning
7. Metal Railing
8. Composite Railing
9. Metal Column
10. Green Screen/Metal Screen
11. Storefront Glazing
12. Vinyl Window
13. Decorative Light Fixture
14. Metal Panel
15. Art Element (by others)



1. Willow Pass Road Elevation



2. Port Chicago Hwy. Elevation

2400 WILLOW PASS

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BUILDING ELEVATIONS

CONCORD, CA
RDP # 3115.004
08.11.2014

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PORT CHICAGO HWY.



WILLOW PASS ROAD

EAST STREET

CONCORD BLVD.

2400 WILLOW PASS

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Santa Cruz, CA 95062

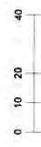
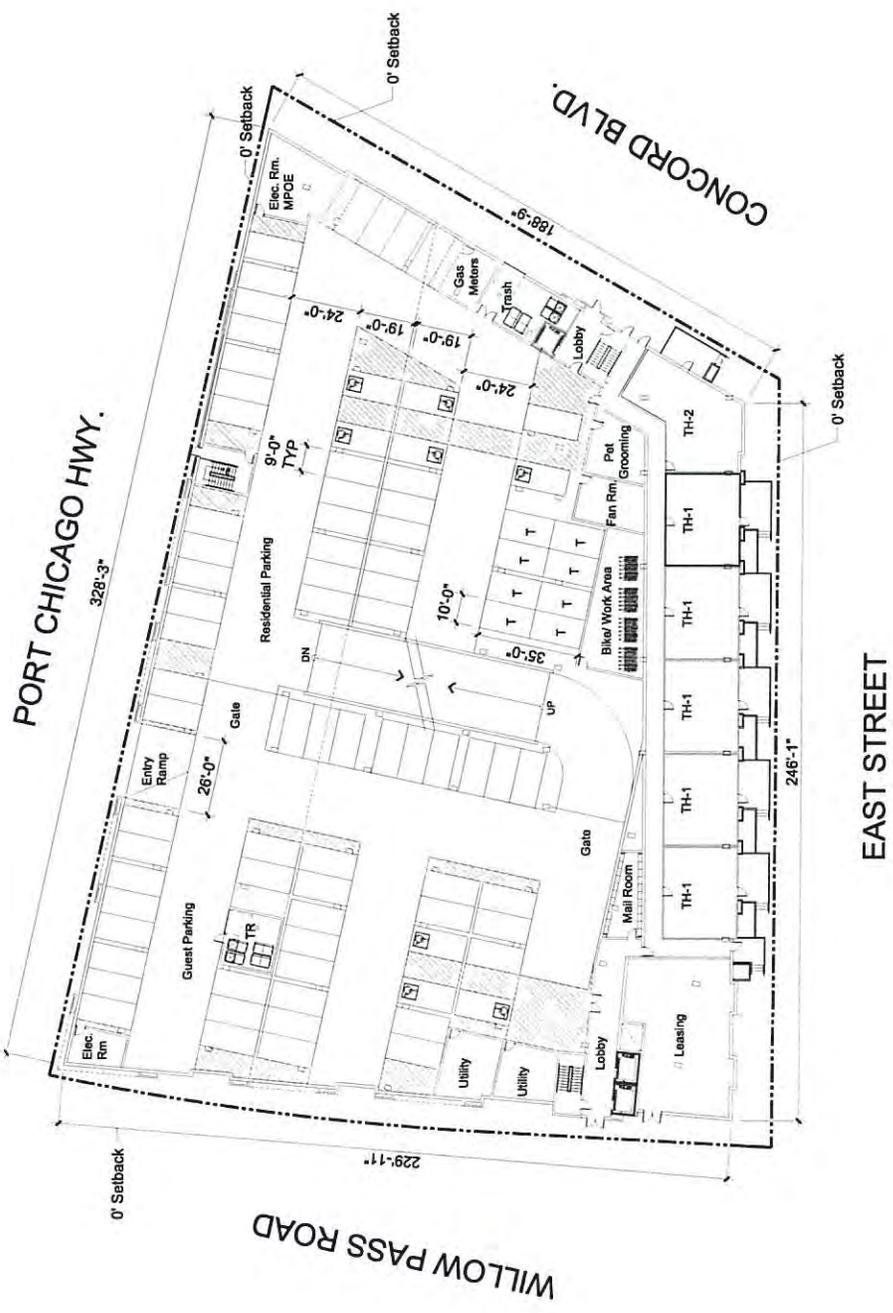
CONCEPTUAL BUILDING PLAN - SUB-TERRANEAN LEVEL A3.0

CONCORD, CA
102 # 2151/04

01.11.16



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A3.1

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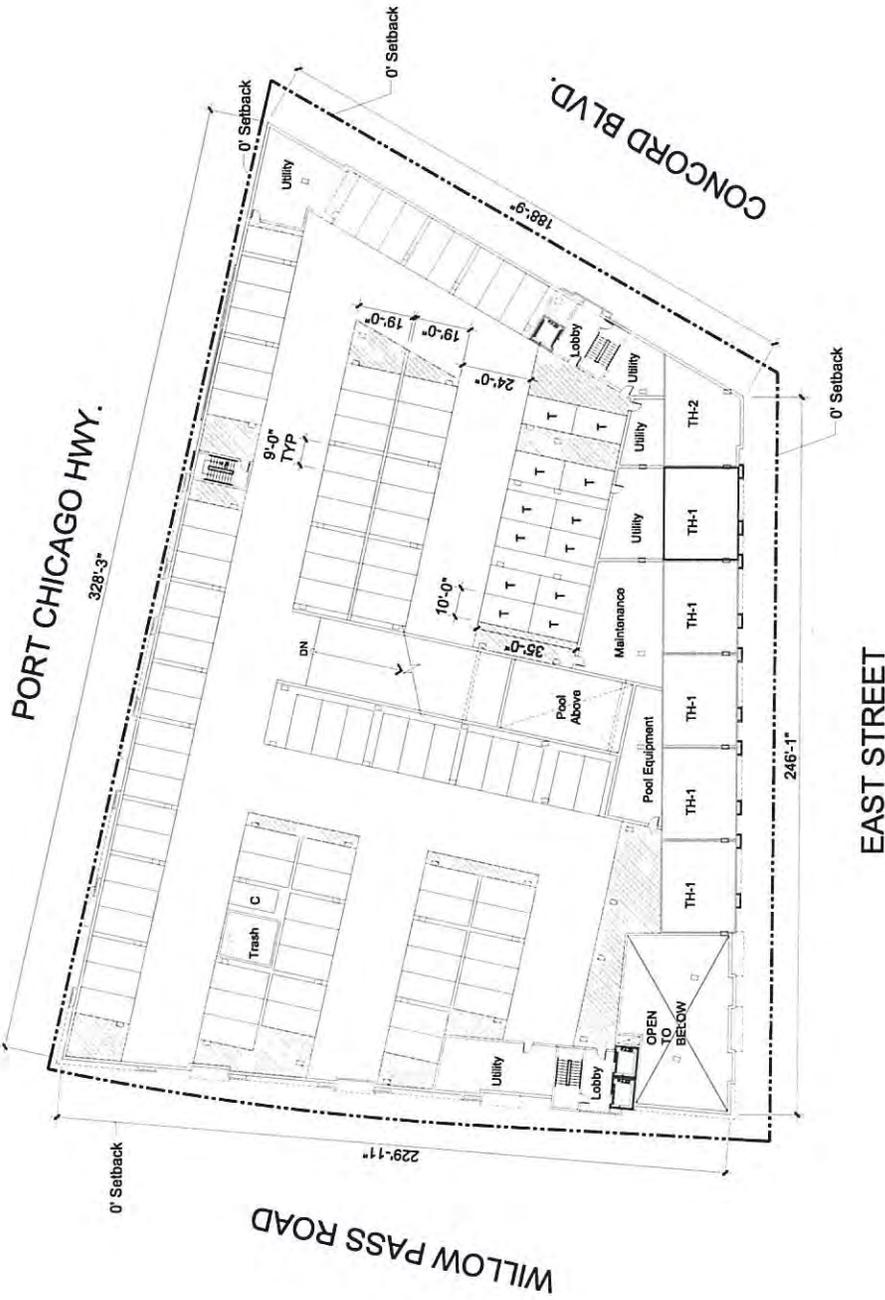
CONCEPTUAL BUILDING PLAN - LEVEL 1

CONCORD, CA
RFP # 2015-008

10.11.2014



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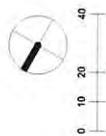
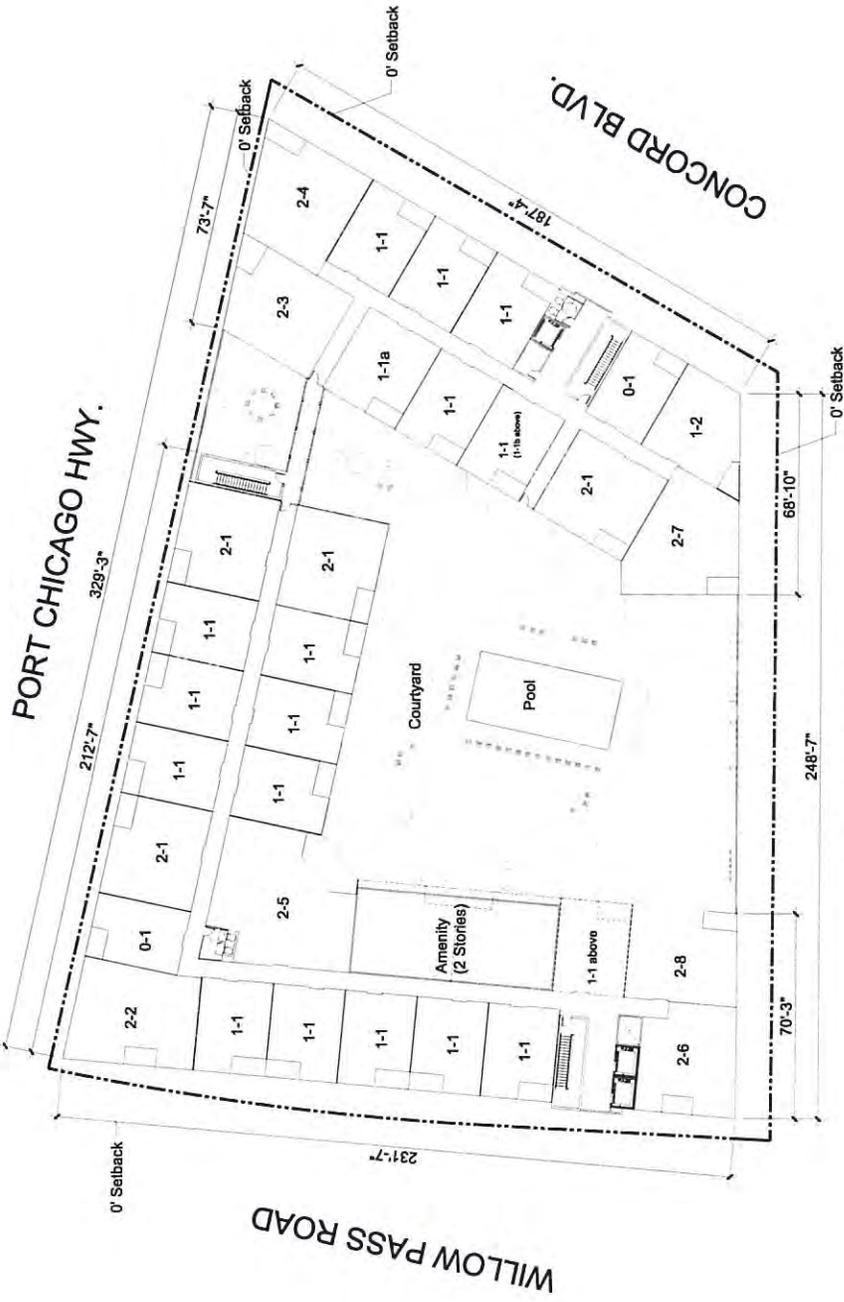
CONCEPTUAL BUILDING PLAN - LEVEL 2

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 PG # 315.004
 08.11.2014

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A3.2



A3.3

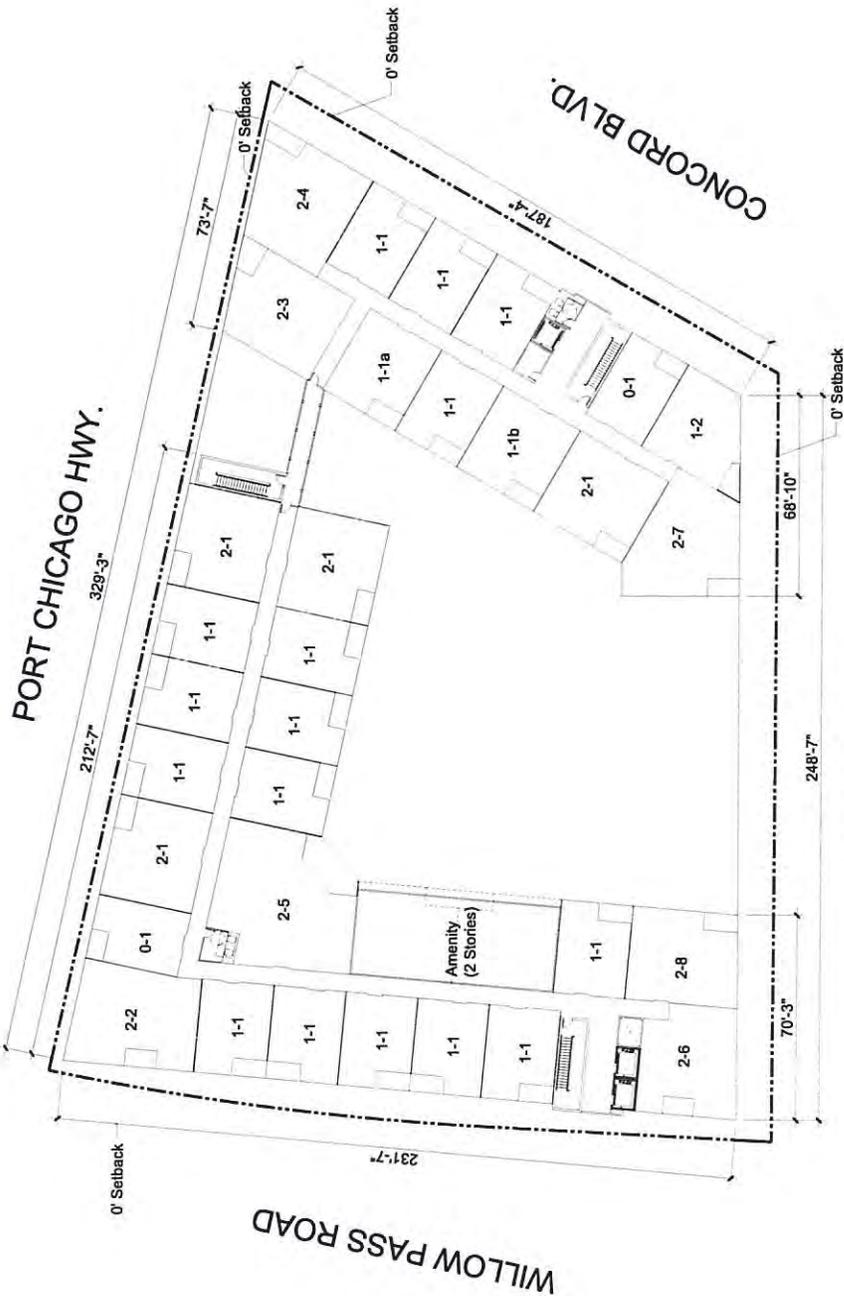


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CONCEPTUAL BUILDING PLAN - LEVEL 3- PODIUM

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 PD # 2015-008
 08/11/2014



0 10 20 40

A3.4



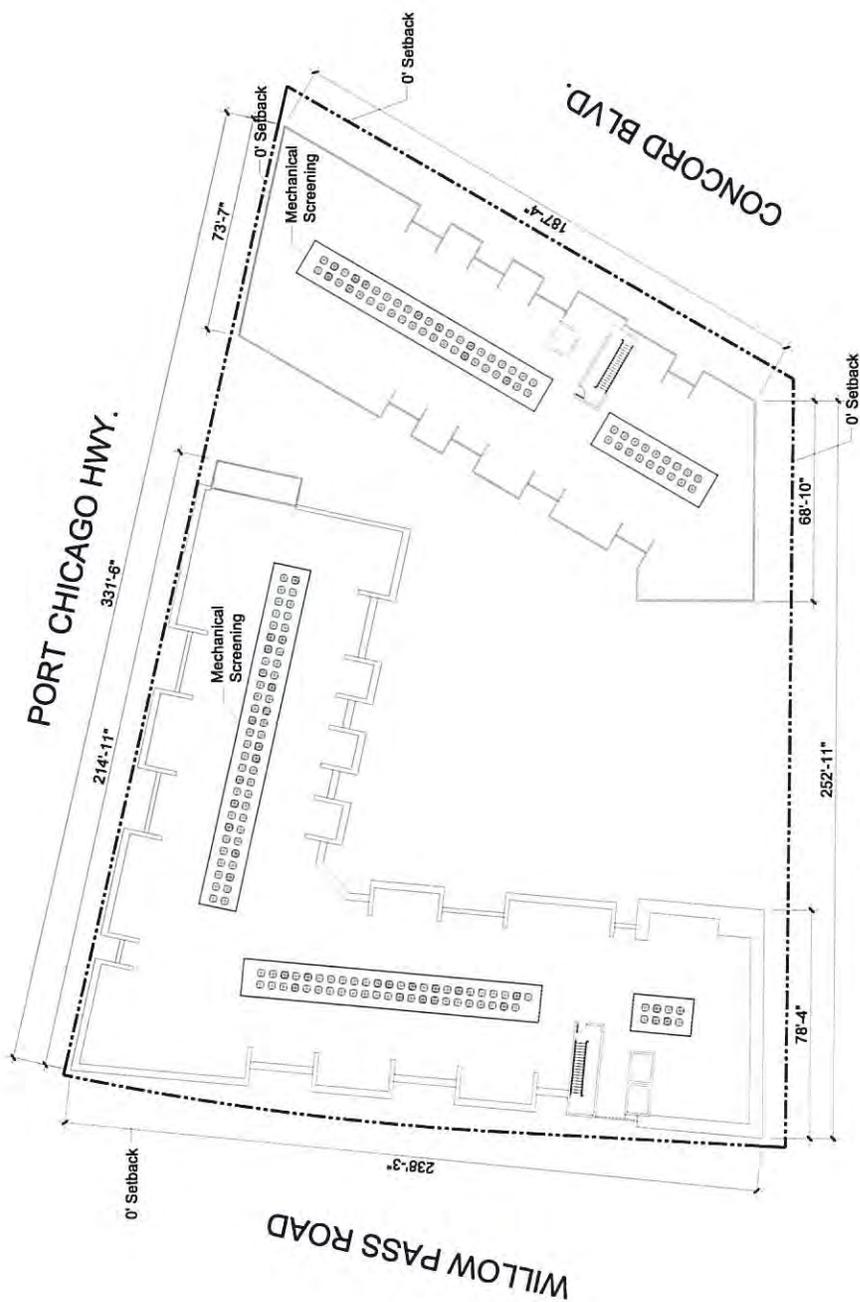
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CONCEPTUAL BUILDING PLAN - LEVEL 4

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CONCORD, CA
CDP # 20111048

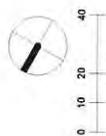


EAST STREET

PORT CHICAGO HWY.

CONCORD BLVD.

WILLOW PASS ROAD



A3.6

2400 WILLOW PASS

CONCEPTUAL BUILDING PLAN - ROOF

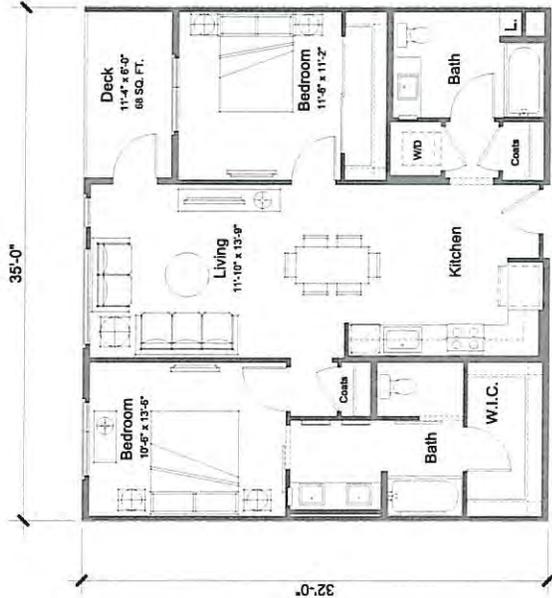
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Santa Cruz, CA 95062

CONCORD, CA
DC # 3111088

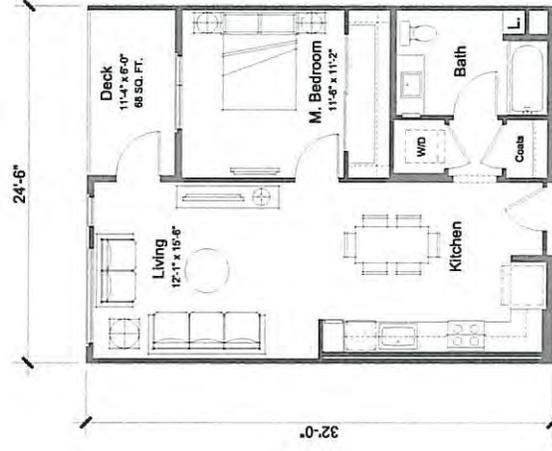
08.11.2014

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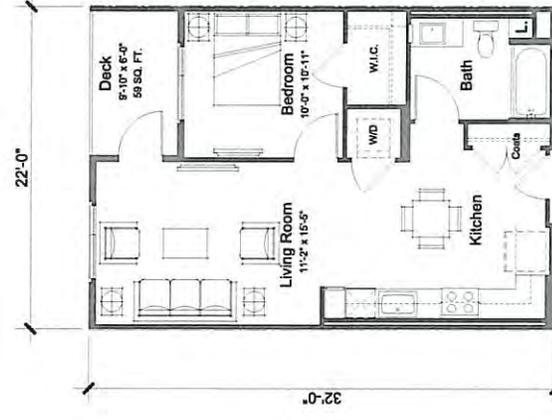




Plan 2-1
2 Bedroom / 2 Bathroom
1053 SQ. FT.



Plan 1-1
1 Bedroom / 1 Bathroom
717 SQ. FT.



Plan 0-1
Jr 1 Bedroom / 1 Bathroom
646 SQ. FT.

2400 WILLOW PASS

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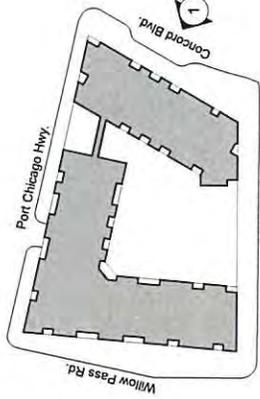
TYPICAL UNIT PLANS

CONCORD, CA
C/D # 2015-108
01/13/16

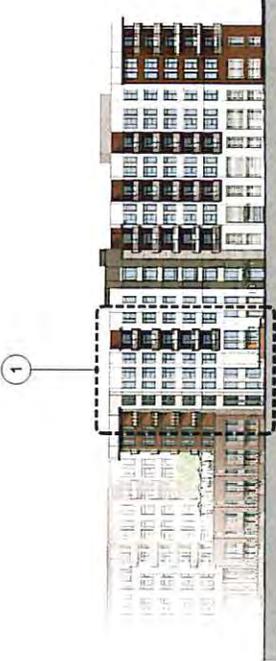
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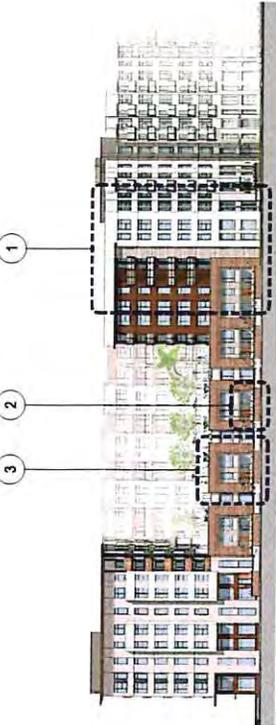
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Key Map n.t.s.



1. Key Elevation: Concord Blvd.
n.t.s.



2. Key Elevation: East Street
n.t.s.

	<p>Cementitious Panel Inset Cementitious Panel Brick Veneer</p>		<p>Metal Awning Decorative Light Fixture Vinyl Windows Composite Door Cementitious Lap Siding Cementitious Panel Brick Veneer Patio Wall Address Signage</p>		<p>Smooth Plaster Cap Brick Veneer Cementitious Lap Siding Cementitious Panel Metal Awning Vinyl Window Composite Door Address Signage Brick Veneer Patio Wall</p>
<p>Corner @ East St. & Concord Blvd.</p>		<p>Typical Entry @ Townhomes</p>		<p>Entry @ Townhomes</p>	
<p>1</p>		<p>2</p>		<p>3</p>	

A6.0



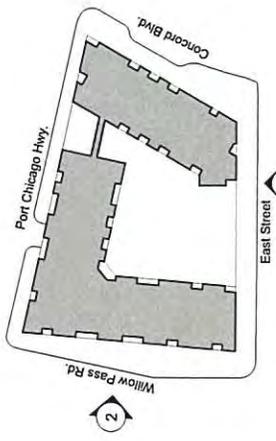
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CONCEPTUAL DETAILS

CONCORD, CA
EG # 2015104

2400 WILLOW PASS

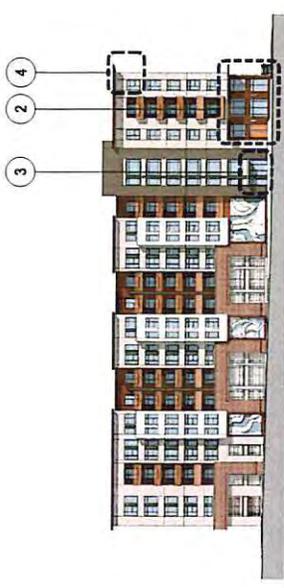
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Santa Cruz, CA 95062



Key Map n.t.s.



1. Key Elevation: East Street
n.t.s.



2. Key Elevation: Willow Pass Road
n.t.s.

<p>Fascia Composite Paneling 16/20 Stucco Cementitious Panel Inset</p>	<p>16/20 Stucco Panel Cementitious Panel Cementitious Panel Inset 16/20 Stucco</p>	<p>1 2 3 4</p> <p>1 2 3 4</p>	<p>Metal Awning 16/20 Stucco Metal Storefront Windows 16/20 Stucco Composite Door</p>	<p>Metal Awning 16/20 Stucco Metal Storefront Windows 16/20 Stucco</p>	<p>3 Entry @ Leasing</p> <p>2 Corner @ Willow Pass Rd. & East St.</p> <p>1</p>
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A6.1

CONCEPTUAL DETAILS

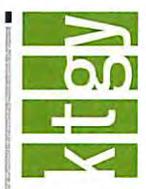
2400 WILLOW PASS

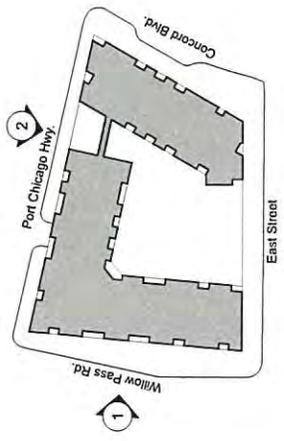
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CONCORD, CA
EGP # 2011-104

08.12.2014

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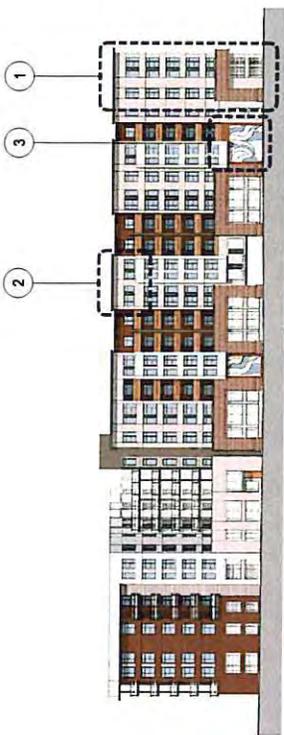




Key Map n.t.s.



1. Key Elevation: Willow Pass Rd. n.t.s.



2. Key Elevation: Port Chicago Hwy. n.t.s.

<p>Metal Screen Decorative Artwork Screen (by others)</p>	<p>Fascia Composite Paneling 16/20 Stucco Vinyl Windows Cementitious Panel Inset Cementitious Panel</p>	<p>Cementitious Panel Inset 16/20 Stucco Brick Veneer</p>	<p>Screen @ Residential Garage</p> <p>2 Typical Bay @ Port Chicago Hwy.</p> <p>1 Corner @ Port Chicago Hwy. & Willow Pass Rd.</p>
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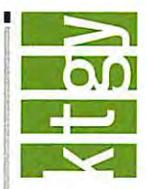
2400 WILLOW PASS

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CONCEPTUAL DETAILS

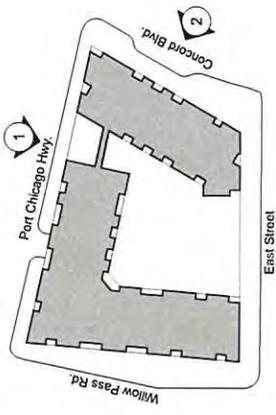
CONCORD, CA
DOT # 2011-104

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A6.2



Key Map n.t.s.



1. Key Elevation: Port Chicago Hwy.
n.t.s.



2. Key Elevation: Concord Blvd.
n.t.s.

	<p>Typical Balcony @ Upper Residential Unit</p> <ul style="list-style-type: none"> Composite Awning Paneling Composite Top Rail Metal Deck Rails Metal Fascia 		<p>Corner Balcony @ Willow Pass Rd. & East St.</p> <ul style="list-style-type: none"> Composite Awning Paneling 16/20 Stucco Composite Top Rail Composite Deck Rails Metal Fascia Composite Paneling 		<p>Corner @ Concord Blvd. & Port Chicago Hwy.</p> <ul style="list-style-type: none"> 16/20 Stucco Cementitious Panel Inset Cementitious Panel Cementitious Lap Siding 16/20 Stucco
				1	1

2400 WILLOW PASS

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CONCEPTUAL DETAILS

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EQ # 2015-104

11.2014

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A6.3



2400 WILLOW PASS

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PERSPECTIVE-CONCORD BOULEVARD

CONCORD, CA
 807 # 2015-104

01.11.2014



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A7.0



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PERSPECTIVE-EAST STREET

CONCORD, CA
E01 # 2015-004

03/11/2014

A7.1



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2400 WILLOW PASS

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PERSPECTIVE-WILLOW PASS ROAD

CONCORD, CA
 08/12/16

A7.2



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PERSPECTIVE-PORT CHICAGO HWY.

CONCORD, CA
REV # 2015-004

01.12.2014

A7.3



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PERSPECTIVE-PORT CHICAGO HWY. BART VIEW

CONCORD, CA
REV # 2015/04

08/12/2014

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A7.4



2400 WILLOW PASS

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ART COMPONENT - INSET WALL PANELS

CONCORD, CA
RFP # 2015-104

0112004

A7.5



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B. COLOR 2
(CEMENTITIOUS LAP SIDING)
SW7017 DORIAN GRAY



H. WINDOW
ADBE



G. ACCENT 2
(SOFFIT COMPOSITE CLADDING)



C. COLOR 3
(STUCCO)
SW6062 RUGGED BROWN



I. METAL AWNING & BALCONY DECK
SW7675 SEAL SKIN



D. COLOR 4
(STUCCO)
SW7675 SEAL SKIN



J. COMPOSITE RAILING



E. COLOR 5
(STUCCO)
SW7617 DORIAN GRAY



K. METAL RAILING
SW7675 SEAL SKIN



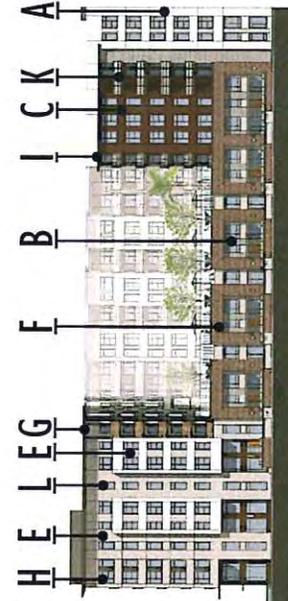
F. ACCENT 1
(BRICK VENEER)
461 GRAY SMOOTH



L. CLEAR GLASS



KEY ELEVATION - WILLOW PASS ROAD (N.T.S.)



KEY ELEVATION - EAST STREET (N.T.S.)

2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

MATERIAL & COLOR BOARD

CONCORD, CA
R10 # 2015-104

A8.0



KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

LANDSCAPE MATERIAL LEGEND

- PLAIN GRAY CONCRETE
- COLORLED PERMEABLE CONCRETE PAVERS, MONOTONE
- COLORLED PERMEABLE CONCRETE PAVERS, DUOTONE
- BUILDING PERIMETER PLANTINGS
- STREET EDGE PLANTINGS

TREE LEGEND

- Z6Sh ZELKOVA SERRATA 'VILLAGE GREEN'
- KoP2a KOELREUTERIA PANICULATA
- Ny5Sa NYSSA SYLVATICA
- CcCh3 CERCIS CANADENSIS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED

SEE SHEET L3.3 FOR FULL PLANT LIST

STREET & PERIMETER TREE PLANTING

STREET & PERIMETER TREE PLANTING IS INTENDED TO BE SPACED IN A CONSISTANT MANNER ALONG STREET AND BUILDING EDGES WHERE POSSIBLE. CURRENT EFFORTS HAVE BEEN MADE TO AVOID UTILITY AND WATER LINE LOCATIONS DURING FIELD COORDINATION AT THE TIME OF CONSTRUCTION.

SITE LIGHTING DESIGN INTENT

- SITE LIGHTING DESIGN INTENT IS TO INCORPORATE SAFETY, LOW ENERGY, AND LOW MAINTENANCE STANDARDS WHILE CREATING A HIGH QUALITY AMBIENT LIGHTING EXPERIENCE.
 - SITE LIGHTING WILL CONFORM TO CITY OF CONCORD ILLUMINATION GUIDELINES FOR COMMERCIAL DEVELOPMENTS.
 - LIGHT DENSITY USE (4.5 FC) FOR BUILDING ENTRANCE PLAZA.
 - LIGHT DENSITY USE (1-2 FC) FOR WALKWAYS AND ACTIVE AREAS ON PODIUM.
 - LOW USE ACTIVITY (1.5-1 FC) FOR LESS ACTIVE AREAS ON PODIUM.
 - WALKWAYS WITH THE EXCEPTION OF UPWARD DIRECTED LIGHTING THAT IS FULLY ABSORBED BY LANDSCAPE PLANTING.
 - RESISTED LIGHTING IN PUBLIC AREAS (SIDEWALKS) WILL BE ENHANCED AND SITE LIGHTING WILL BE PROVIDED AT CONSISTENT LEVELS AT HIGH DENSITY AND MEDIUM LOW AREAS WITH GRADUAL TRANSITION TO LOW DENSITY AREAS.
 - SITE LIGHTING MOUNTED ON BUILDING IS TO BE COORDINATED WITH THE ARCHITECT.
 - SEE SHEET L3.1, L3.2 FOR LIGHTING TYPES AND PRODUCT SPECIFICATIONS



STREET LEVEL PLAN

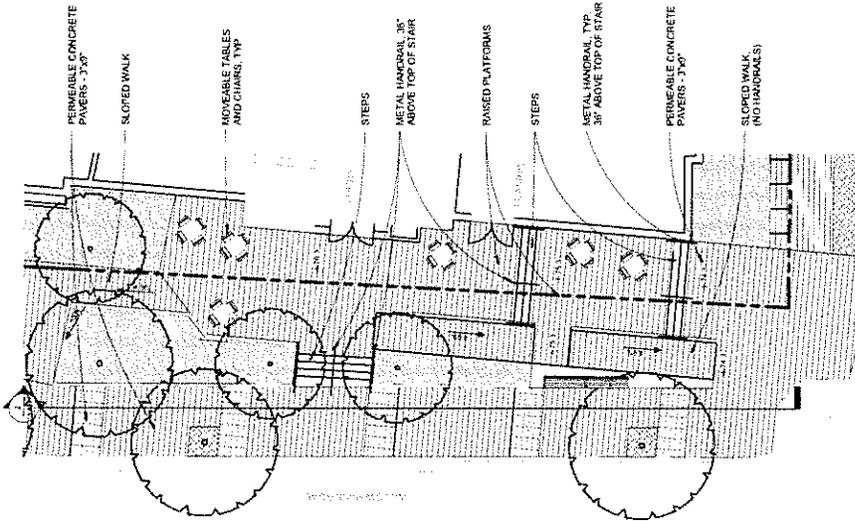
2400 WILLOW PASS

L1.0

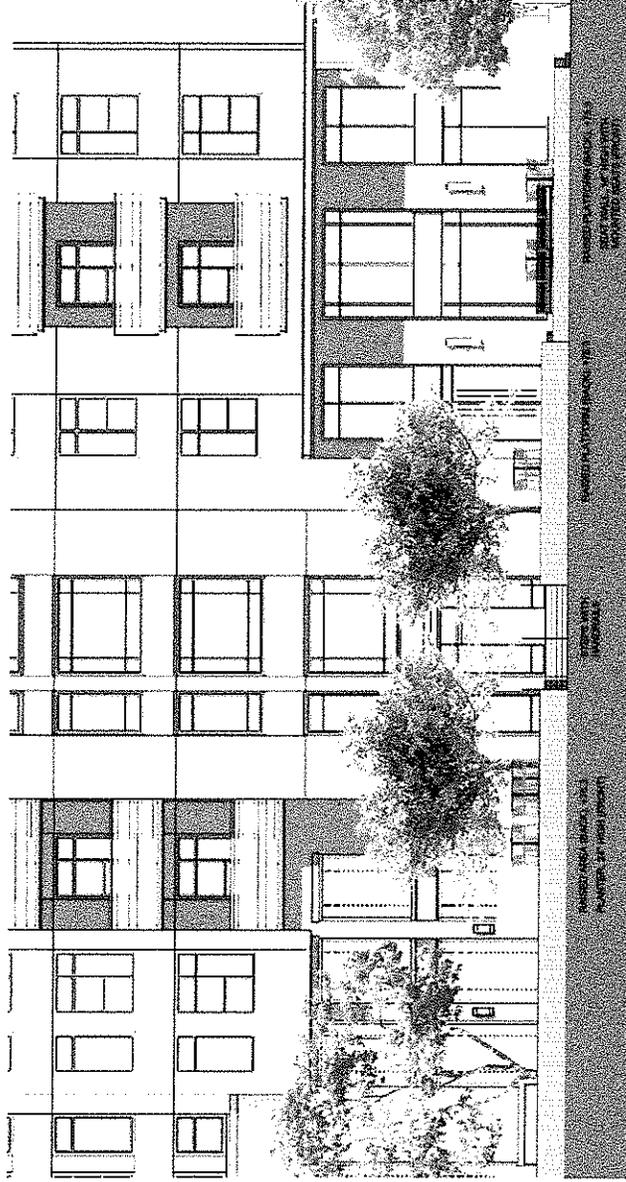
CONCORD, CA
08/12/16

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

PGAdesign
ARCHITECT ARCHITECTS



① Plan Engagement - Willow Pass Plaza
3/16" = 1'-0"



② Elevation - Willow Pass Plaza
3/16" = 1'-0"



2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

WILLOW PASS PLAZA

CONCORD, CA
08/12/16

L1.1

PCAdesign
ARCHITECTURE

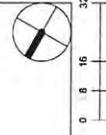
LANDSCAPE MATERIAL LEGEND

- Thermal Wood Decking
- Porcelain Tile
- Large Colored Concrete Pavers, Monotone
- Podium Plantings
- Pea Gravel
- Landscape Glass
- Perforated Metal Shade Structure
- Glass Panel Fence
- Perforated Metal Gate
- Perforated Metal Fence

TREE LEGEND

- Washingtonia Robusta
- Rhus Lancea
- Chamaerops Humilis

SEE SHEET L3.3 FOR FULL PLANT LIST



L2.0

PCAdesign
ARCHITECTS

PODIUM LEVEL PLAN

CONCORD, CA
08/12/16

2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062



STREET LEVEL



PAVING



NARROW AND LARGE NARROW MODULAR PAVERS BY STEPSTONE
SMALL SIZE AND 23" X 38" LARGE SIZE, 12" X 38"
COLORS: GRANITE, TRAVERTINE, MONKSTONE, MONKSTONE
DOTTED, 4" AND 3.5" (MONKSTONE) WITH MONKSTONE SOLID COLOR RANGES (AGAVE)



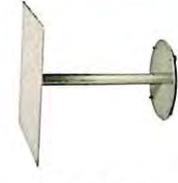
CONCRETE WALLS WITH FORMLINER PATTERN (US FORMLINER)
PATTERN: COLUMBIA
COLOR: DAVIS COLOR: GRANITE



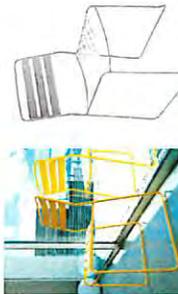
PARK CENTRE SQUARE TABLE BY
LANDSCAPE FORMS
COLOR: METAL, BLACK



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



PARK BENCH BY
LANDSCAPE FORMS
COLOR: METAL, BLACK



SURPRISE CHAIR BY FERROB
COLORS: HONEY, STEEL GRAY



SUNBRELLA CUSHION
COLORS: SANDAL, PETER, GRANITE



STEEL POST AND PERFORATED METAL SHADE PANEL BY BOK MODERN
HEIGHT: 5'-7" HIGH



SITE MARKED SQUARE BY
LENA PLANTERS BY LANDSCAPE
FORMS
COLOR: TID



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SURPRISE CHAIR, BELLAIRE WOODGRAIN TABLE, WITH FOOTREST
BY FERROB
COLORS: HONEY, STEEL GRAY



SUNBRELLA CUSHION
COLORS: SANDAL, PETER, GRANITE



PARK BENCH BY
LANDSCAPE FORMS
COLOR: METAL, BLACK



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY

PODIUM LEVEL



THERMAL WOOD DECKING



SPECKLES PORCELAIN PAVES
COLOR: ICON TRAVERTINE
SIZE: 12" X 12"



LACE NARROW MODULAR PAVES BY
STEPSTONE
COLOR: GRANITE/DAVIA
SIZE: 12" X 38"



PEA GRAVEL 3/8"



LANDSCAPE GLASS BY
AMERICAN SPECIALTY GLASS
COLORS: JE CRISTAL TEAL
MEDIUM

SPECIALTY FURNISHINGS



SURPRISE CHAIR BY FERROB
COLORS: HONEY, STEEL GRAY



SUNBRELLA CUSHION
COLORS: SANDAL, PETER, GRANITE



PARK BENCH BY
LANDSCAPE FORMS
COLOR: METAL, BLACK



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SITE MARKED SQUARE BY
LENA PLANTERS BY LANDSCAPE
FORMS
COLOR: TID



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY

SHADE STRUCTURE/FENCING



STEEL POST AND PERFORATED METAL SHADE PANEL BY BOK MODERN
HEIGHT: 5'-7" HIGH



SITE MARKED SQUARE BY
LENA PLANTERS BY LANDSCAPE
FORMS
COLOR: TID



GLASS PANEL FENCING BY KINLO
HEIGHT: 5' TO 7'



SITE MARKED SQUARE BY
LENA PLANTERS BY LANDSCAPE
FORMS
COLOR: TID



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY

SEATING AND TABLES



PARK BENCH BY
LANDSCAPE FORMS
COLOR: METAL, BLACK



SURPRISE CHAIR BY FERROB
COLORS: HONEY, STEEL GRAY



SUNBRELLA CUSHION
COLORS: SANDAL, PETER, GRANITE



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY

SEATING AND TABLES



PARK BENCH BY
LANDSCAPE FORMS
COLOR: METAL, BLACK



SURPRISE CHAIR BY FERROB
COLORS: HONEY, STEEL GRAY



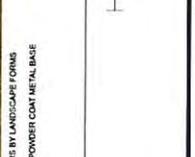
SUNBRELLA CUSHION
COLORS: SANDAL, PETER, GRANITE



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY



SQUARE SHADE UMBRELLA BY
LANDSCAPE FORMS
SIZE: 16'-0" X 16'-0"
COLOR: CARBON GRAY

NOTE: SEE SHEETS L3.3 AND L3.4 FOR PRODUCT SPECIFICATIONS

2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

MATERIALS & FURNISHINGS

CONCORD, CA
08/12/16

L3.1

PCAdesign
LANDSCAPE ARCHITECTS



GENERAL NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER... 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

GRADING NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

IMPROVEMENT NOTES

- 1. ALL CITY, FEDERAL AND STATE RECORDS SHALL BE REVIEWED BY A LICENSED SURVEY ENGINEER WHO WILL... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

CITY OF CONCORD GENERAL NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

CITY OF CONCORD GENERAL NOTES CONTINUED

- 17. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEY ENGINEER... 18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

CITY OF CONCORD STD TRAFFIC CONTROL NOTES

- 1. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONCORD ENGINEER'S... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

CITY OF CONCORD SEWER/UTILITY INSTALLATION NOTES

- 1. NO WORK SHALL BE EXCAVATED DEEPER THAN 10 FEET UNLESS THE EXCAVATION IS PROTECTED... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER...

2400 WILLOW PASS

Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

NOTES

CONCORD, CA
4 x 8 11/16/14

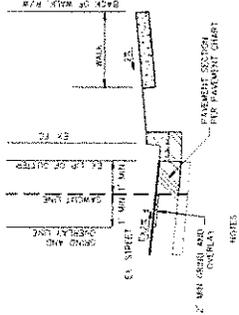
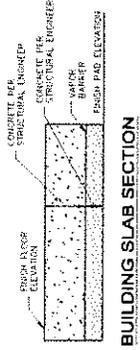


8/1/13

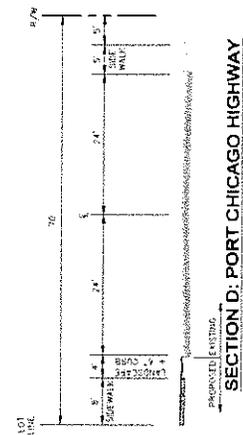
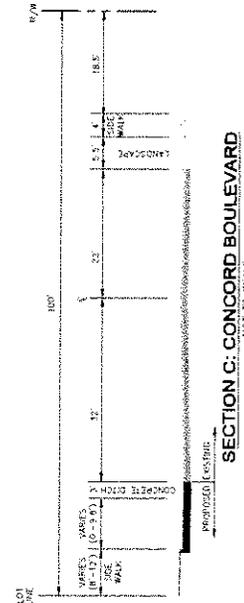
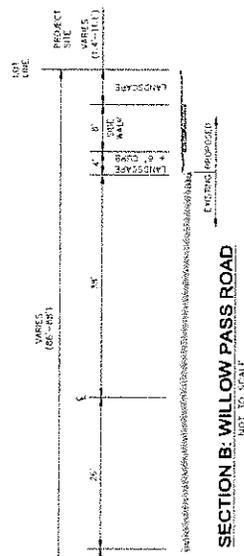
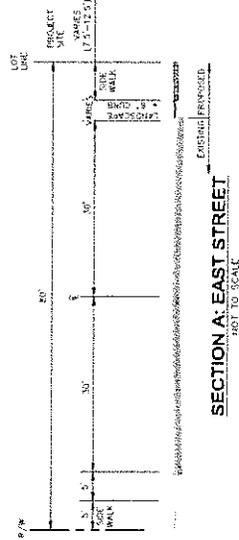
dk Consulting
1931 San Miguel Rd.,
Suite 100
Walnut Creek, CA 94596
925.932.6868
dkassoc.com

CI.01





- 1) SAWCUT A CLEAN HEAT LINE
- 2) FINISH A CHIL STRUCTURAL SECTION WITH SAWCUT AND STREET AS REQUIRED
- 3) FINISH COAT ALL VERTICAL SURFACES PRIOR TO APPLYING CONCRETE INSTALLATION
- 4) FINISH WALKER BARBER BERKELEY FINISH TO REMAIN (WILLOW PASS) (SEE 5-10 FOR CONCRETE DETAIL)
- 5) FINISH SECTION PER CITY OF CONCORD OR BERKSHIRE ENGINEER



2400 WILLOW PASS **SECTIONS & DETAILS** **C2.00**

Argent Concord LLC
 121 7th Avenue
 Santa Cruz, CA 95062

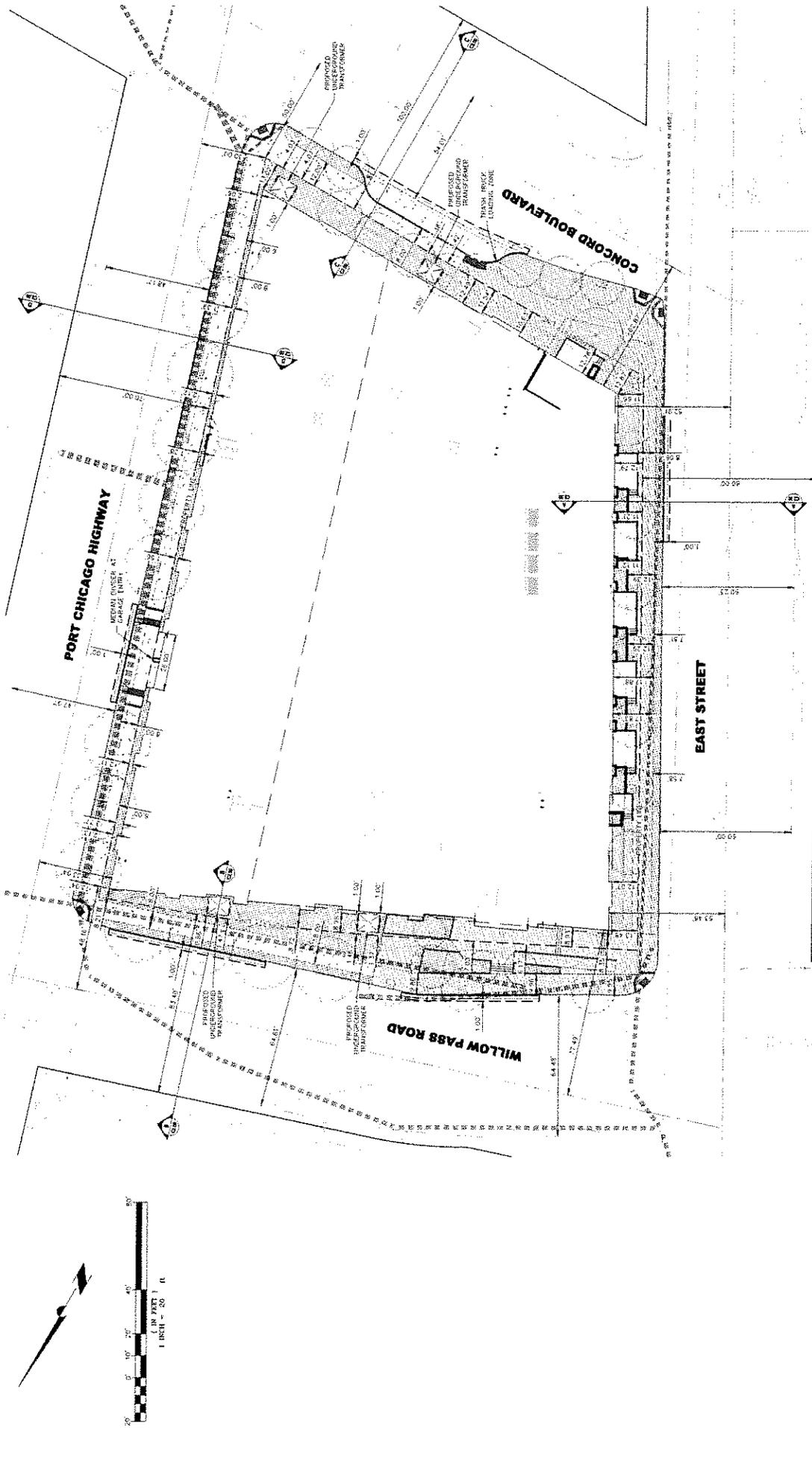
dk Consulting
 1931 San Miguel Rd.,
 Suite 100
 Walnut Creek, CA 94596
 925.932.6868
 dkassoc.com

CONCORD, CA
 & FURMAN

PRELIMINARY
 EXP. DATE 07-18-18

ARGENT CONCORD LLC
 2400 WILLOW PASS, WILLOW PASS, CALIFORNIA 95075
 810.229.2295

ARGENT CONSULTING
 1931 SAN MIGUEL RD., SUITE 100
 WALNUT CREEK, CALIFORNIA 94596
 925.932.6868
 DKASSOC.COM



2400 WILLOW PASS

C5.00

HORIZONTAL CONTROL PLAN

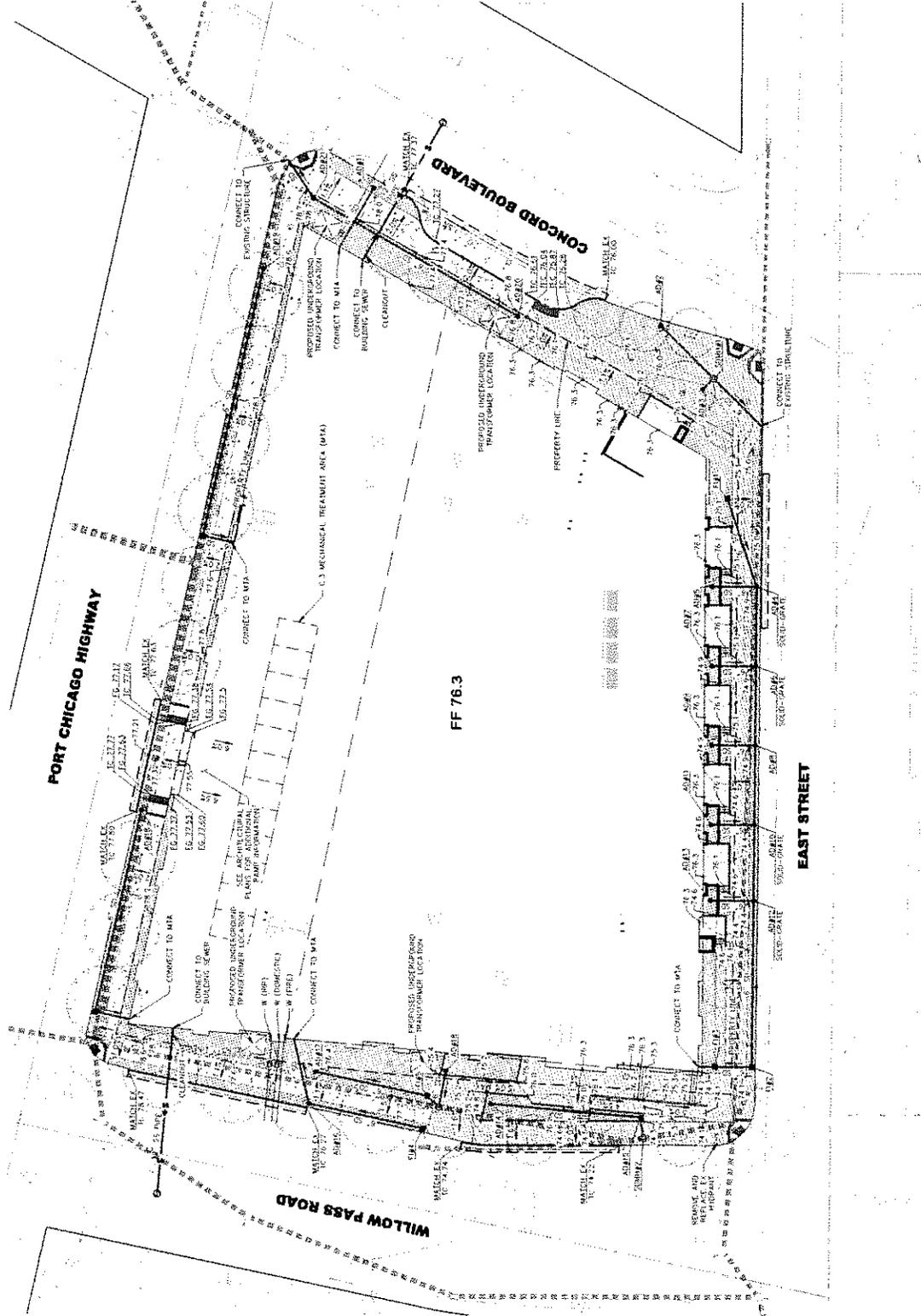
Argent Concord LLC
 121.7th Avenue
 Santa Cruz, CA 95062

CONCORD, CA
 4 # 15/10/18

dk Consulting
 1931 San Miguel Rd.,
 Suite 100
 Walnut Creek, CA 94596
 925.932.6868
 dkassoc.com



VERSION: PRELIMINARY; DATE: 11/15/18; FILE: 2400 WILLOW PASS; PROJECT: 18074; 4/30/2018



C7.00

2400 WILLOW PASS

UTILITY PLAN

Argent Concord LLC
 121.7th Avenue
 Santa Cruz, CA 95062

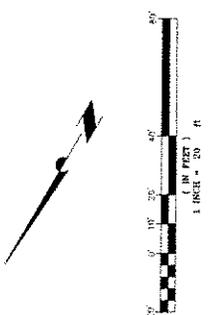
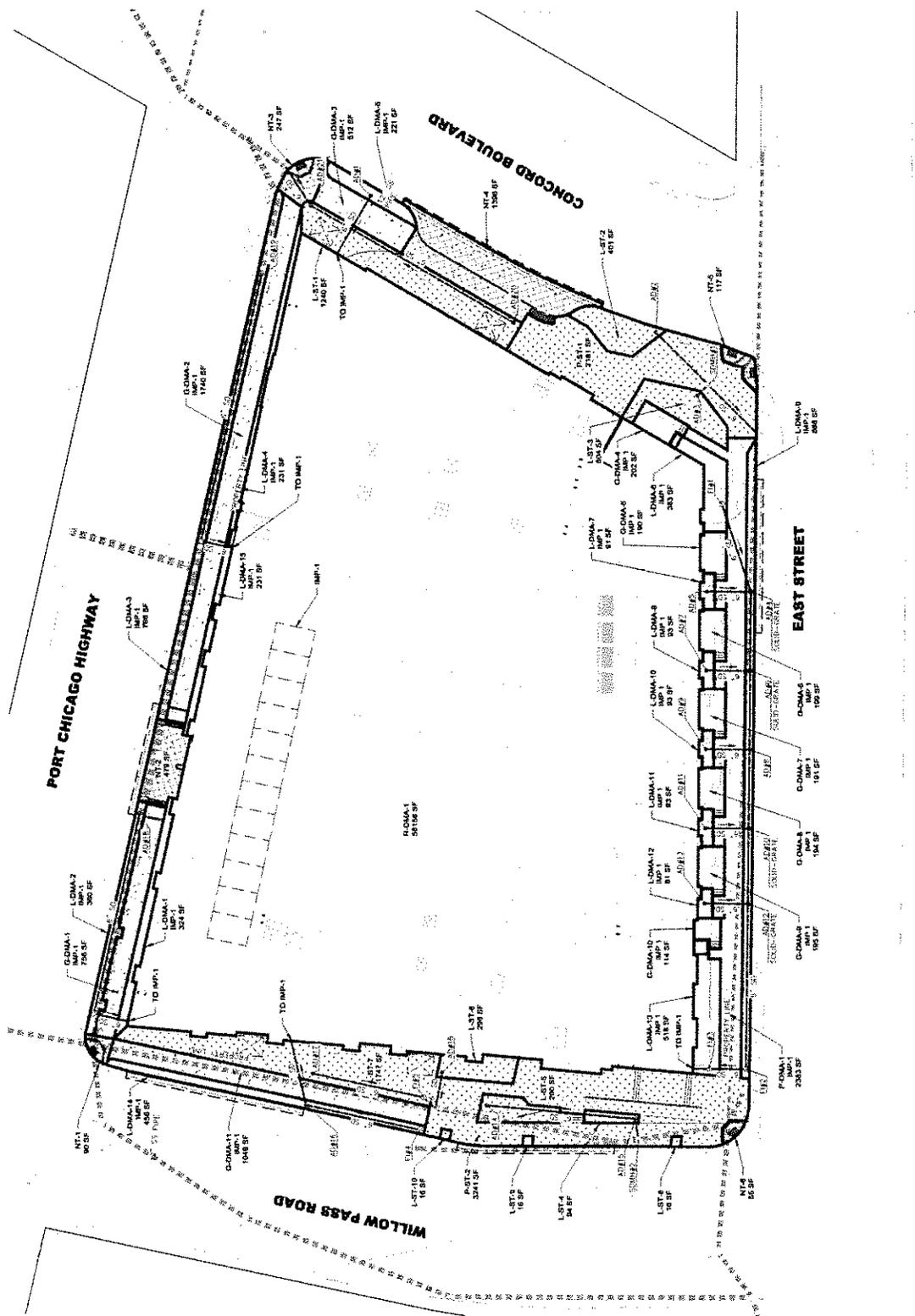
CONCORD, CA
 A # 110016

dk Consulting
 1931 San Miguel Rd.,
 Suite 100
 Walnut Creek, CA 94596
 925.932.6868
 dkassoc.com

PRELIMINARY
 EXP. DATE: 03-30-18

CONSTRUCTION CONSULTING

VERSION: J:\PROJECTS\2400 WILLOW PASS\CONCORD\2400 WILLOW PASS UTILITY PLAN.dwg 8/26/2016



LEGEND

[Pattern]	AREAS SERVING TO DRAINAGE TO MECHANICAL TREATMENT AREA (MTA)
[Pattern]	SELF-TREATING AREA (ST)
[Pattern]	NOT TREATED AREA (NT)
[Pattern]	MECHANICAL TREATMENT AREA (MTA)
[Pattern]	INTEGRATED MANAGEMENT PRACTICE
[Pattern]	RSP - (R)AIN (S)CUMULUS (P)REVENTION (M)ANAGEMENT AREA
[Pattern]	L- (L)AND (S)CUMULUS (M)ANAGEMENT AREA
[Pattern]	G- (G)ROUND (L)EVEL (S)CUMULUS (M)ANAGEMENT AREA

C-3 DRAINAGE AREA SUMMARY

DRY AREA	46,692 SF
AREAS TREATED BY MTA	10,042 SF
AREAS TREATED BY HIGH-LID	70,709 SF
AREAS NOT-TREATED	2,384 SF

2400 WILLOW PASS STORMWATER CONTROL PLAN C8.00

Argent Concord LLC
 121 7th Avenue
 Santa Cruz, CA 95062

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CONCORD, CA
 4 # 151018
 8/1/2018

PRELIMINARY

DATE: 08-01-18



151018-ARGENTCONCORD-2400-WP-C8.00-2400WILLOWPASSSTORMWATERCONTROLPLAN-C8.00-18.00

C.3 STORMWATER CONTROL NOTES

1. THE TOTAL PROJECT AREA IS 1.53 ACRES AND THE TOTAL AREA OF LAND DISTURBED IS 1.91 ACRES.
2. THE TOTAL PROJECT SITE IS 1.53 ACRES AND THE TOTAL AREA OF LAND DISTURBED IS 1.91 ACRES.
3. THE PROJECT PROPOSES TO CREATE 1.00 ACRE OF NEW INTERMEDIARY SURFACE AREA AND NEW RETAINMENT POND SURFACE AREA TO OFFSET THE TOTAL PROJECT IMPERVIOUS SURFACE AREA. THE TOTAL PROJECT IMPERVIOUS SURFACE AREA IS 0.53 ACRES SQUARE FEET. THE TOTAL NEW PROJECT INTERMEDIARY SURFACE AREA IS 0.50 ACRES SQUARE FEET AND THE TOTAL NEW PROJECT RETAINMENT POND SURFACE AREA IS 0.50 ACRES SQUARE FEET.
4. MAPSHEETING AND USE DETERMINATION.

USE AND TYPE OF SURFACE AREA (SQA)	AREA (SQA)	PERCENTAGE OF IMPERVIOUS SURFACE AREA (PIA)	IS PROJECT BEING CONSIDERED FOR REDUCTION OF IMPERVIOUS SURFACE AREA (Y/N)	IS PROJECT BEING CONSIDERED FOR REDUCTION OF IMPERVIOUS SURFACE AREA (Y/N)
2. P.	1.53	100	NO	NO

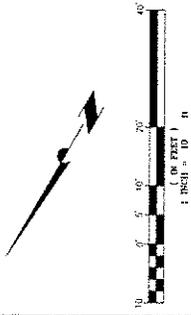
5. PROVISION C.3 PROJECT REQUIRING REDUCTION OF IMPERVIOUS SURFACE AREA MUST BE LISTED SEPARATELY.
6. COMPUTATIONS WITH FLOW CONTROL REQUIREMENTS ARE MET THROUGH:
 - a) PROVISION C.3 IMPERVIOUS SURFACE AREA REDUCTION PRACTICES FOR THE CORRIDOR.
7. DESIGN CRITERIA:
 - a) DESIGN CRITERIA: 10 YEAR DESIGN FLOOD WITH REGIONAL SCHEMATIC, FIGURE B-106.
 - b) DESIGN CRITERIA: 10 YEAR DESIGN FLOOD WITH REGIONAL SCHEMATIC, FIGURE B-106.
 - c) DESIGN CRITERIA: 10 YEAR DESIGN FLOOD WITH REGIONAL SCHEMATIC, FIGURE B-106.
 - d) DESIGN CRITERIA: 10 YEAR DESIGN FLOOD WITH REGIONAL SCHEMATIC, FIGURE B-106.
 - e) DESIGN CRITERIA: 10 YEAR DESIGN FLOOD WITH REGIONAL SCHEMATIC, FIGURE B-106.
8. THE PROJECT SITE IS DESIGNATED AS AN ENVIRONMENTAL SENSITIVE AREA (ESA) AS SHOWN ON SHEET C-3.00. DATA OBTAINED FROM THE CORNER DATA TABLE WARP PROGRAM IMPACT CALCULATOR IS INCORPORATED ON THIS SHEET.

PROJECT DATA

PROJECT NAME/NUMBER	2400 WILLOW PASS
APPLICATOR SUBMITTAL DATE	AUGUST 19, 2016 (PRELIMINARY SUBMITTAL DATE)
PROJECT LOCATION	CONCORD, CA
NAME OF DEVELOPER	ARGENT CONCORD LLC
PROJECT PHASE ID	10A
PROJECT TYPE AND DESCRIPTION	RESIDENTIAL
PROJECT WATERBODY	ONE (1) TRICK WATERPOND
TOTAL PROJECT SITE AREA (ACRES)	1.53
TOTAL AREA OF LAND DISTURBED (ACRES)	1.91
TOTAL NEW IMPERVIOUS SURFACE AREA	2,752
TOTAL NEW INTERMEDIARY SURFACE AREA	6,838
TOTAL NEW RETAINMENT POND SURFACE AREA	6,838
TOTAL PROJECT IMPERVIOUS SURFACE AREA	1,064
SOIL PROFILE	SM-1 (2)
APPLICABLE SPECIAL PROJECT CATEGORIES	CATEGORY B: USE OF SOILS
PERCENT OF NEW IMPERVIOUS TREATMENT	100.00%
IMP COMPLIANCE (**)	NO-TREATED: 2.0%
1.5% RISK APPLICABLE TO TOTAL RETAINED IMPERVIOUS SURFACE AREA	NO-TREATED: 1.7%
IMP APPLICABLE TO TOTAL NEW IMPERVIOUS SURFACE AREA	NO-TREATED: 1.7%

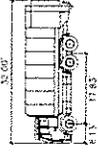
IMP CALCULATION SUMMARY - SELF-TREATING AREAS

AREA TYPE	AREA (SQ FT)
1-251-1	1,240
1-251-2	40
1-251-3	504
1-251-4	54
1-251-5	290
1-251-6	296
1-251-7	1,247
1-251-8	16
1-251-9	16
1-251-10	16
1-251-11	16
1-251-12	16
1-251-13	16
1-251-14	16
1-251-15	16
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LEGEND
 TRUCK CLEARANCE
 TRUCK PATH AREA

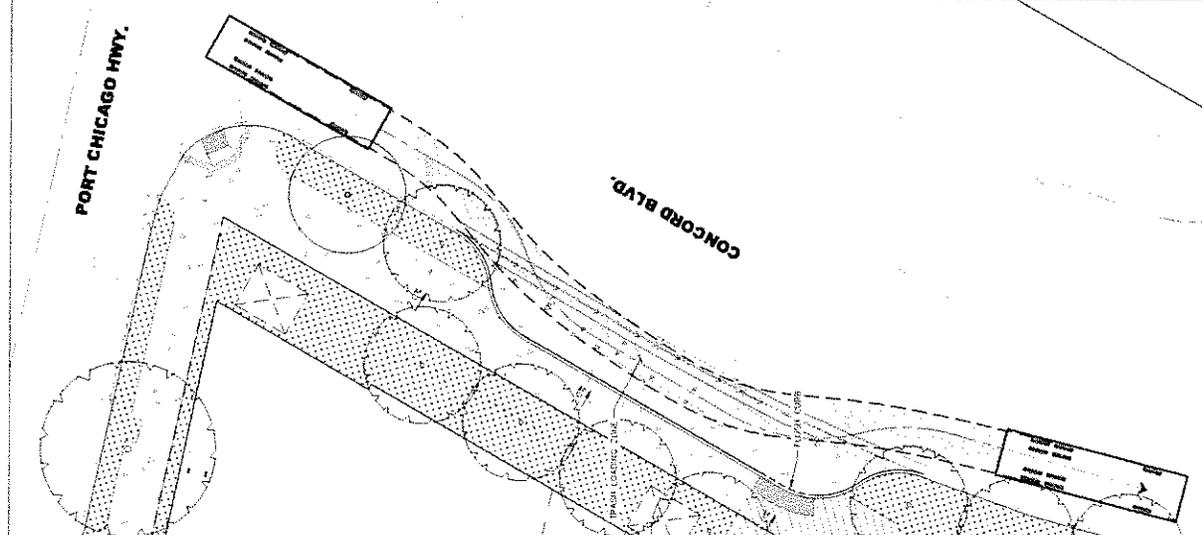
TRUCK DETAIL



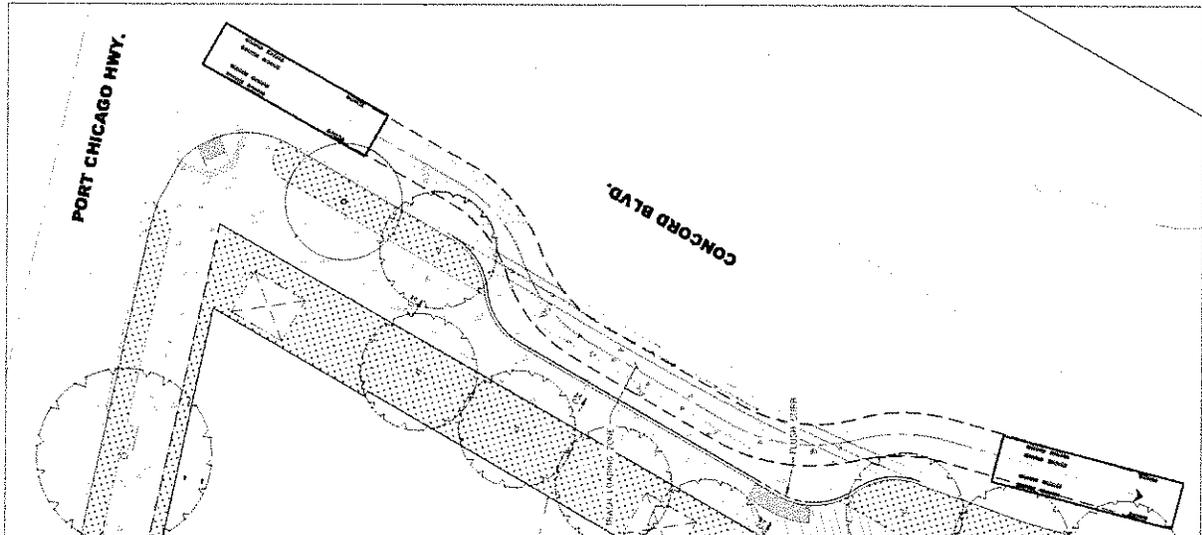
WIDTH
 8'00"
 HEIGHT
 33'00"
 WHEEL TO LOCK LINK
 7'00"
 STEERING ANGLE
 27'6"

**2400 WILLOW PASS
 TRASH TRUCK
 TURNING TEMPLATE
 EXHIBIT**

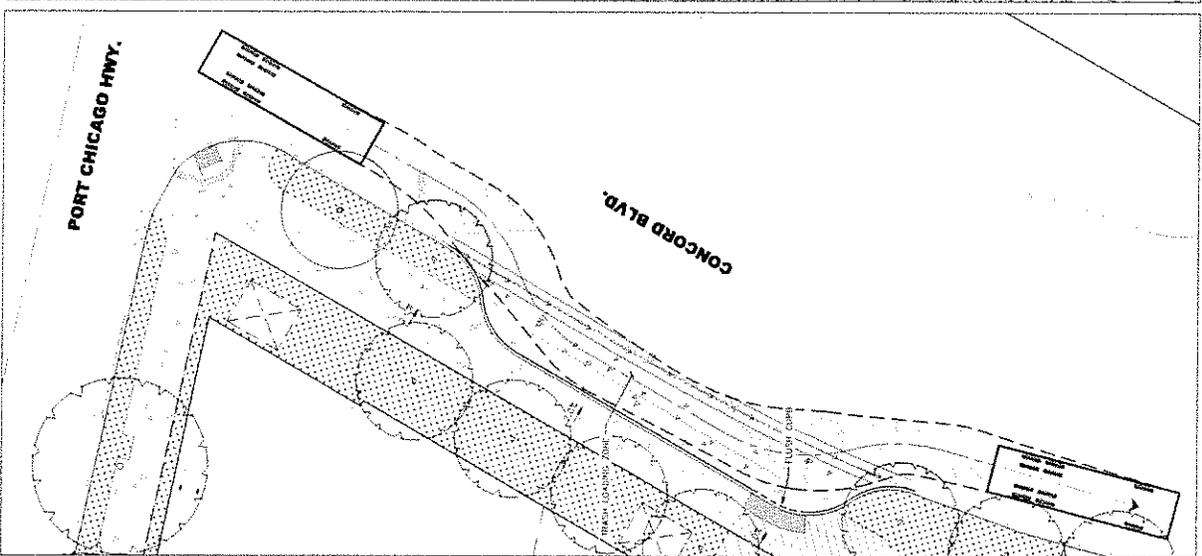
1" = 10'
 AUGUST 12, 2016



REAR WHEEL PATH



FRONT WHEEL PATH

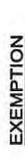


BODY PATH



LEGEND

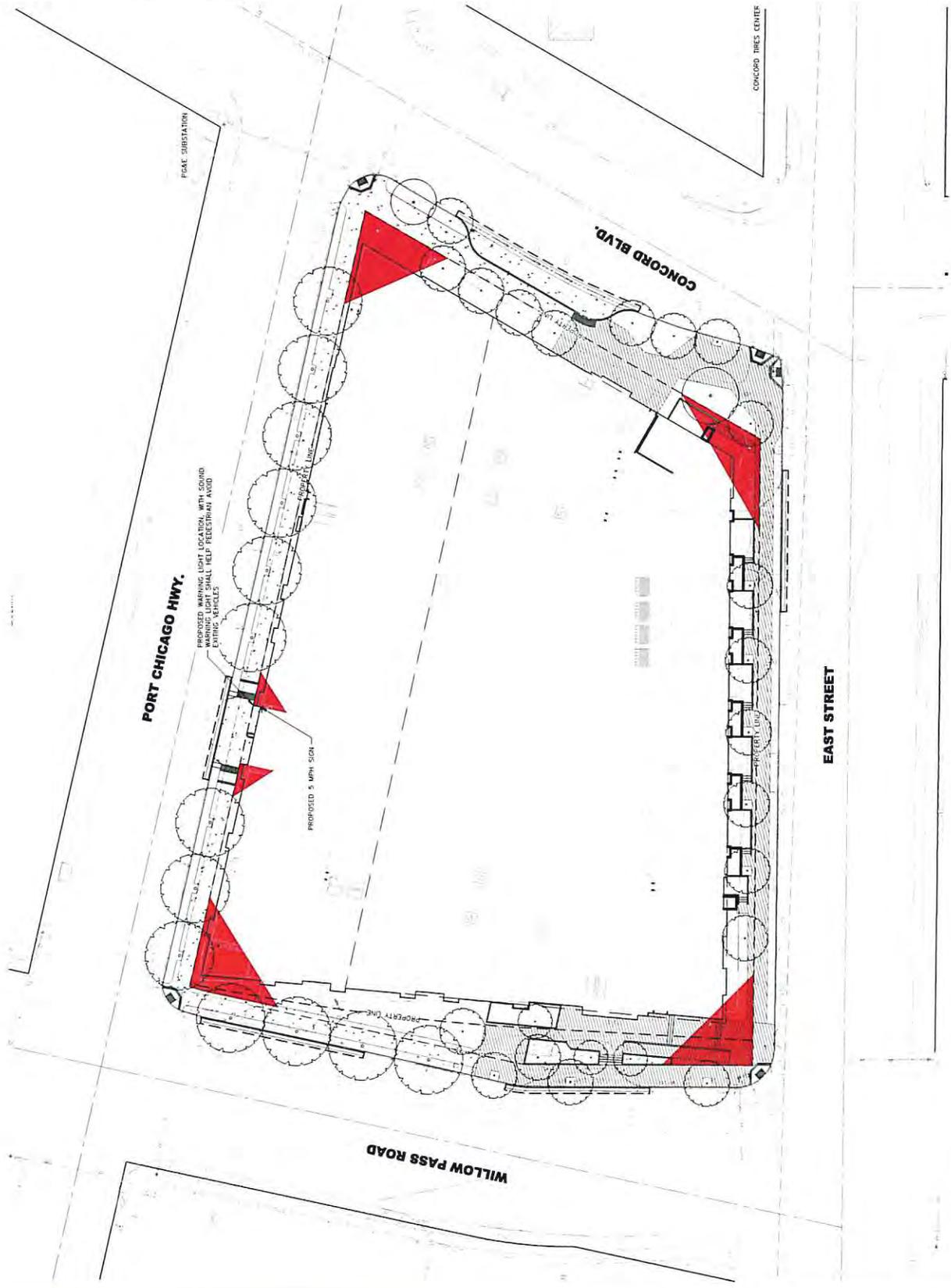
VISIBILITY TRIANGLE ZONE



EXEMPTION

SECTION C. GENERAL REQUIREMENT AND EXCEPTION
VEGETATION/LANDSCAPING ELEMENT SHALL EXCEED
THREE FEET IN HEIGHT WITHIN THE VISIBILITY TRIANGLE
CREATED BY TWO INTERSECTING STREETS, OR THE
PROPERTY LINE, WITH A PROPERTY LINE,
EXCEPT AS MAY BE ALLOWED.

1. EXISTING PUBLIC UTILITY POLES, TRAFFIC
SIGNALS, AND SIGNAGE SHALL BE MAINTAINED TO A
MINIMUM OF EIGHT FEET ABOVE GRADE.
2. TREES WITH THEIR CANOPY TRIMMED TO A
MINIMUM OF EIGHT FEET ABOVE GRADE,
CORNERS WHERE THE CONTOUR OF THE LAND
DEVELOPMENT IN DMV AND DP DISTRICTS AND
AT INTERSECTIONS WHERE PEDESTRIAN AND
BIKEWAY TRAFFIC IS CONTROLLED BY TRAFFIC
SIGNALS, STOP SIGNS, CROSSING SIGNAGE,
TRAFFIC SPEED, AND OTHER MITIGATING
FACTORS AS APPROVED BY THE CITY
ENGINEER.



**2400 WILLOW PASS
VISIBILITY
TRIANGLE EXHIBIT**

1" = 20'
AUGUST 12, 2016





REPORT TO DESIGN REVIEW BOARD

DATE: September 22, 2016

I. GENERAL INFORMATION

Project Name: Sprouts Farmers Market (PRE16004)
Review Status: Conceptual Design Review
Location: 4475 Treat Plaza Boulevard
Parcel Number: 132-160-010
General Plan: Commercial Mixed Use
Zoning: CMX (Commercial Mixed Use)
Applicant: Argonaut Investments, LLC
701 Tamalpais Drive, Suite 401B
Corte Madera, CA 94925

Vicinity Map:



II. PROJECT BACKGROUND

On August 19, 2016, Argonaut Investments filed a Preliminary Application to construct an approximately 30,000 square foot Sprouts Farmers Market at Treat Plaza Shopping Center located at 4475 Treat Boulevard. The Development Advisory Committee (DAC) reviewed the project on August 30, 2016 and provided comments and recommendations related to traffic impacts on Treat Boulevard, on-site circulation, and security features for the truck loading docks.

The purpose of the Preliminary Application is to provide feedback on project requirements and potential issues and to guide applicants prior to preparing a formal application. The process includes a Conceptual Design Review by the Board. The applicant will respond to Conceptual Design Review comments as part of their formal Design Review application that will return to the Board.

III. PROJECT DESCRIPTION AND DISCUSSION

Treat Plaza Shopping Center is a 2.65-acre site developed with four buildings and a drive-through kiosk totaling approximately 44,000 square feet of commercial floor area. The shopping center's primary access is from a driveway located midpoint along the site's Treat Boulevard frontage with secondary access located at each end of the same frontage. The southernmost driveway is shared with the neighboring Mel's Diner property. The main driveway divides the site into two halves that have been developed to mirror each other. Each half contains two, single-story buildings totaling approximately 22,000 square feet configured in an "L" around parking areas. The southern half of the site is slightly larger and includes a drive-through coffee kiosk.

The project proposes to redevelop the northern half of the site by demolishing two existing buildings and existing parking areas in order to construct a 30,000 square-foot Sprouts grocery store and new parking lot. The approximately 150 ft. x 220 ft. Sprouts building will be located at the north end of the property with setbacks of 3 ft. to 5 ft. from the north property line, 22 ft. from Treat Boulevard, and 11 ft. from the west property line. The front of the building will face south towards the parking lot. The main driveway will continue to be utilized as the primary access point for the shopping center. This driveway will likely be the preferred entry point for Sprouts customers coming from the south. Customers coming from the north will likely utilize a new driveway that will access the front of the Sprouts building. The renovated parking lot will provide 142 standard-sized perpendicular parking spaces.

The building design consists of a simple box constructed of concrete masonry unit (CMU) walls enhanced with pop-outs and tower elements finished in brick veneer and EIFS materials. Notable design features include storefronts and spandrel glazed windows at the front (south) and Treat Boulevard side of the building, soldier course header and sill trims at select windows and column openings, a metal canopy cover, and standing seam metal awnings.

The conceptual landscape plan proposes Scarlet Oak street trees and Frontier Elm, Deodar Cedar, Raywood Ash, Laurel, and Crape Myrtle trees. Fifteen kinds of ornamental shrubs are proposed including Manzanita, Fortnight Lily, and Rosemary. Landscaped bioretention areas are proposed along Treat Boulevard and within the parking lot that will be landscaped with Deer Grass and California Fescue, Gray Rush, Heavenly Bamboo, California Rose and Rosemary shrubs.

Staff has the following comments and recommendations on the project's conceptual design.

Site Plan/Parking

- The project's 142 parking spaces exceed the 120 spaces required by the Development Code for a grocery store use. The Development Code's parking requirement is both a minimum and maximum. Parking in excess of the requirement may be considered subject to a Use Permit. Staff recommends replacing the surplus parking spaces with site amenities or additional landscaping.
- Provide a path through the bioretention area/median located within the parking lot to provide access between parking areas.
- Clarify if storage facilities for shopping carts, solid waste, and recycling will be located within the building or provide location and design details of these facilities if they are proposed outdoors.
- Provide short-term and long-term bicycle parking as required under Development Code Section 18.160.120.

Architecture

- Consider adding espaliers, trellises, and other design elements to the north elevation to soften massing and to add visual interest. The neighboring Starbucks development will construct a six-foot tall perimeter wall that will screen the lower portions of the north elevation. The perimeter wall will be landscaped with Creeping fig vine and Gulf Green Hawthorne on the Starbucks' side of the wall.
- Consider how tower element returns are designed to achieve a finished look. For example, cornices should extend beyond the rear of the tower elements to match the front and sides of the tower.
- Return with colored elevations and a color and materials board for review.
- Return with light fixture details. Decorative light fixtures should be used at all visible locations including the rear wall and loading dock areas.

Landscaping

- Consider how new and existing landscaping will be integrated to achieve a harmonious design for the shopping center overall.
- Minimum 24-inch box size trees are required; shrubs shall be five-gallon in size or larger.

- The Development Code recommends providing parking lot shading with a minimum of one, 24-inch box shade tree for every five parking spaces. Tree species, size, and placement should be considered to achieve consistency with this standard.

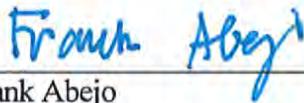
Signs

- Return with location and design details of proposed signs.

IV. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the formal application.

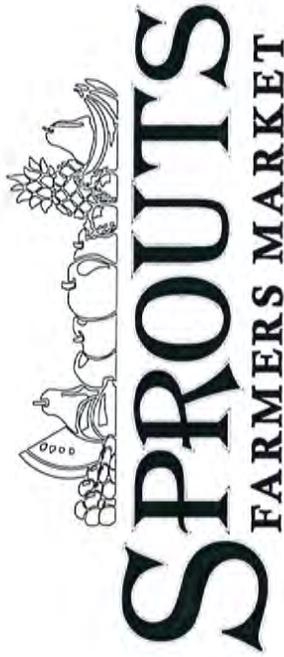
Prepared by:



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

Exhibits:

- A - Project plans date-stamped received August 19, 2016

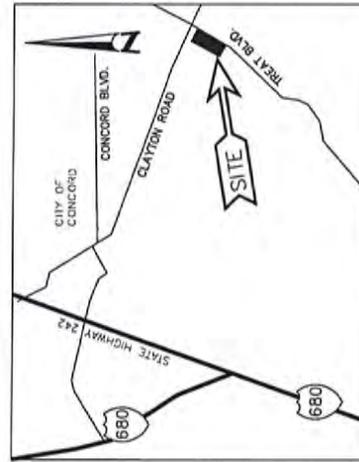


RECEIVED
AUG 19 2016
PERMIT CENTER

TREAT PLAZA

CONCORD, CA

VICINITY MAP



PROJECT DATA

OWNER: SPROUTS FARMERS MARKET
 451 SPURTS BLVD
 CONCORD, CA 94520
 PHONE: (925) 309-1100
 FAX: (925) 309-1101
 WEBSITE: WWW.SPROUTSFARMERSMARKET.COM
 ARCHITECT: JONHSON LYMAN ARCHITECTS
 1110 LOCUST ST. 5TH FLOOR
 SAN FRANCISCO, CA 94109
 PHONE: (415) 774-1100
 FAX: (415) 774-1101
 WEBSITE: WWW.JONHSONLYMANARCHITECTS.COM

PROJECT TEAM

OWNER: SPROUTS FARMERS MARKET
 451 SPURTS BLVD
 CONCORD, CA 94520
 PHONE: (925) 309-1100
 FAX: (925) 309-1101
 WEBSITE: WWW.SPROUTSFARMERSMARKET.COM
 ARCHITECT: JONHSON LYMAN ARCHITECTS
 1110 LOCUST ST. 5TH FLOOR
 SAN FRANCISCO, CA 94109
 PHONE: (415) 774-1100
 FAX: (415) 774-1101
 WEBSITE: WWW.JONHSONLYMANARCHITECTS.COM
 CIVIL ENGINEER: JONHSON LYMAN ARCHITECTS
 1110 LOCUST ST. 5TH FLOOR
 SAN FRANCISCO, CA 94109
 PHONE: (415) 774-1100
 FAX: (415) 774-1101
 WEBSITE: WWW.JONHSONLYMANARCHITECTS.COM

INDEX OF DRAWINGS

NO. TITLE / AS BUILT
 1. SITE PLAN
 2. FLOOR PLAN
 3. SECTION
 4. ELEVATION
 5. EXTERIOR FINISH
 6. INTERIOR FINISH
 7. MECHANICAL
 8. ELECTRICAL
 9. PLUMBING
 10. PAINT

EXHIBIT A

A0

COVER SHEET

OWNER: JONHSON LYMAN ARCHITECTS
 1110 LOCUST ST. 5TH FLOOR
 SAN FRANCISCO, CA 94109
 PHONE: (415) 774-1100
 FAX: (415) 774-1101
 WEBSITE: WWW.JONHSONLYMANARCHITECTS.COM

JOB TITLE: NEW SHELL BLDG.
 TREAT BOULEVARD

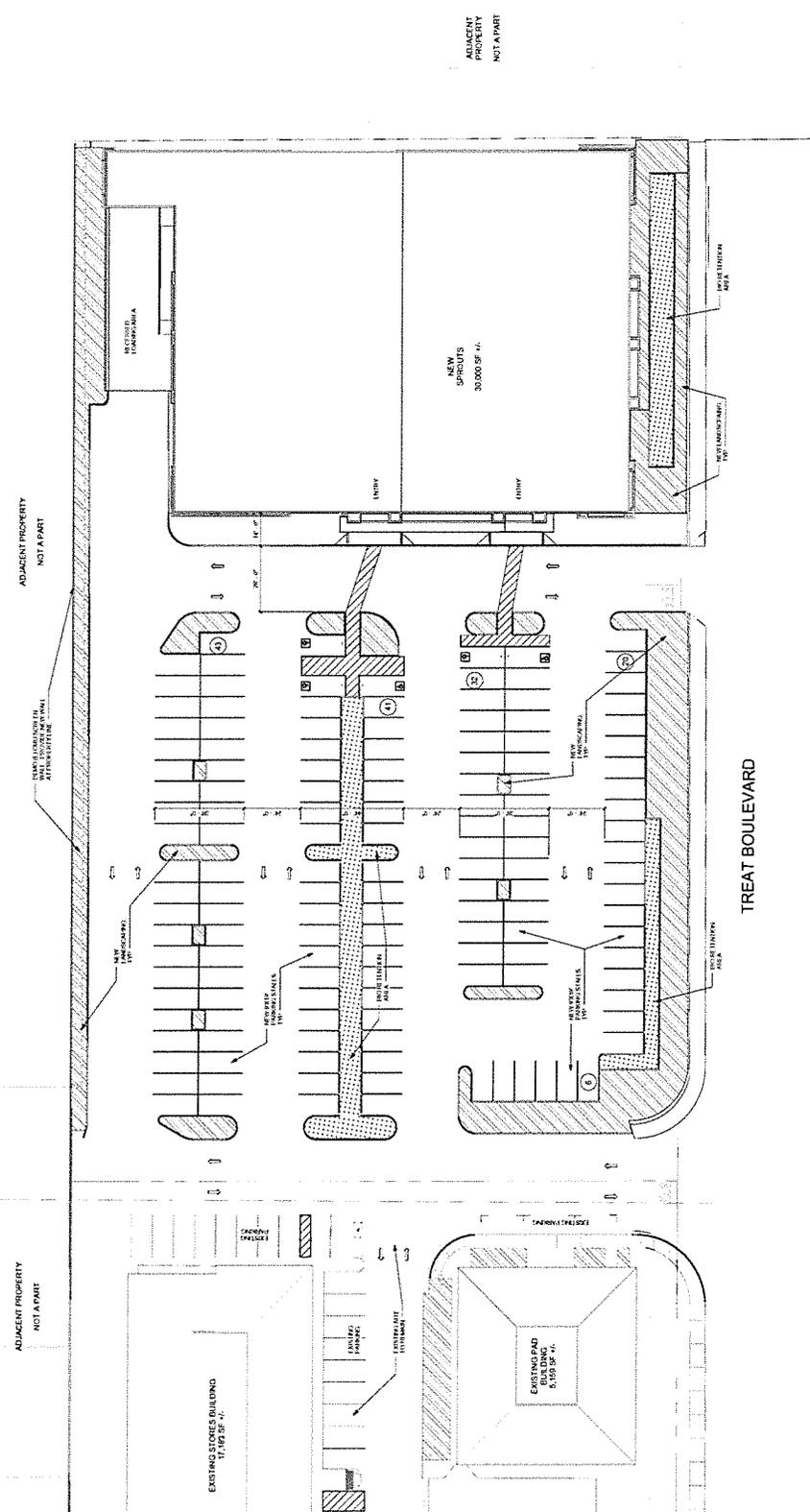


CONCORD, CA

REVISIONS:



NO.	DATE	REVISIONS

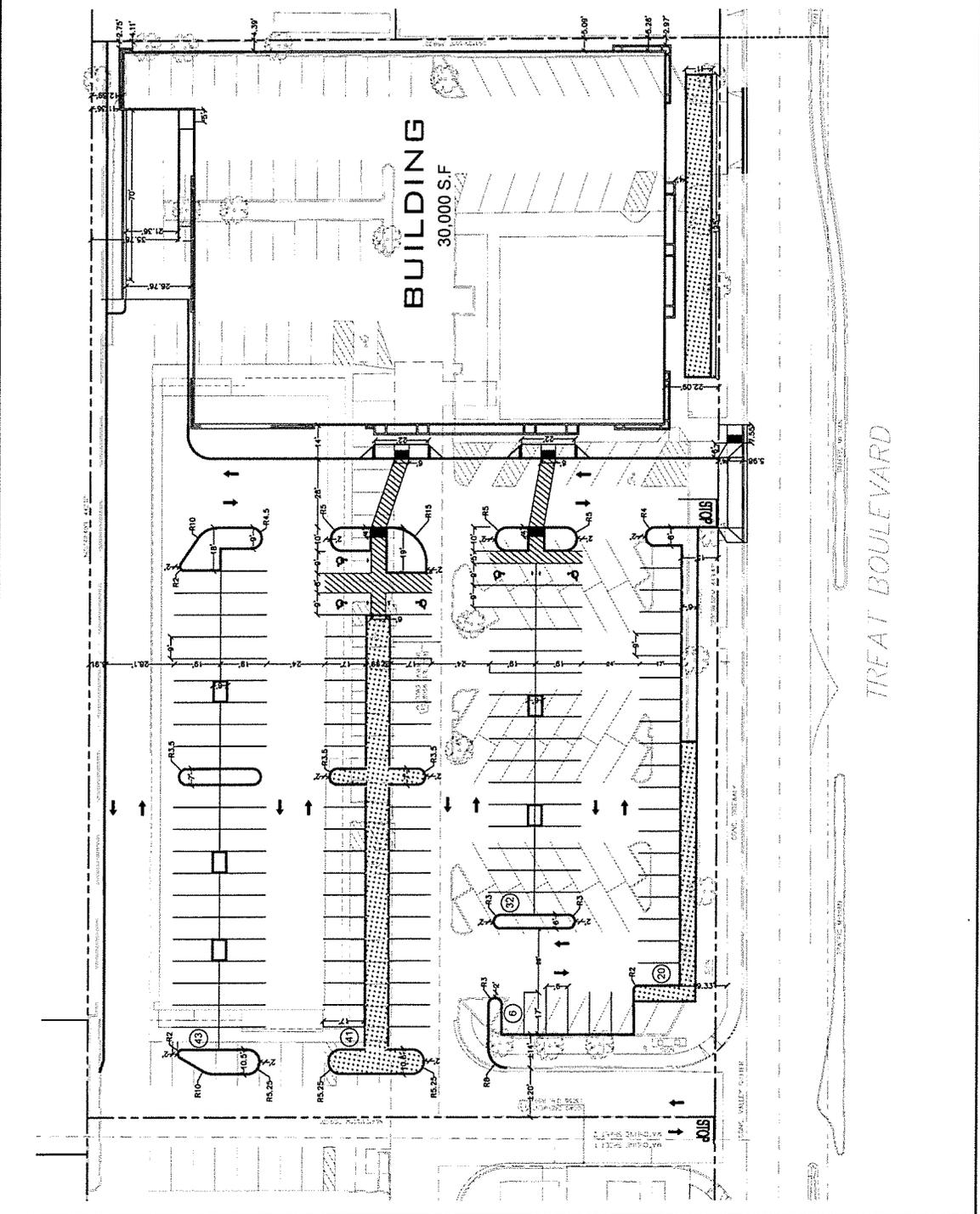


1 SITE PLAN
 1" = 20'-0"

SHEET C-1	PROJECT	TREAT PLAZA RETAIL DEVELOPMENT	CONCORD CALIFORNIA	CONTRA COSTA	associates, inc. PLANNING ENGINEERING SURVEYING
	DESCRIPTION	4411-4475 TREAT BOULEVARD			
DATE	08-15-16	REV #	BT	DATE	DESCRIPTION
SCALE	1"=20'				
DRAWN	SR				
CHECKED	MS				
DESIGNED	MS				
PROJECT NO.	16-0001				
FILE PATH					

HORIZONTAL CONTROL PLAN
 TREAT PLAZA RETAIL DEVELOPMENT
 4411-4475 TREAT BOULEVARD
 CONTRA COSTA
 CALIFORNIA

ams
 associates, inc. PLANNING ENGINEERING SURVEYING
 SUITE 220
 WALNUT CREEK, CA 94596
 925-943-2777 FAX 925-943-2778

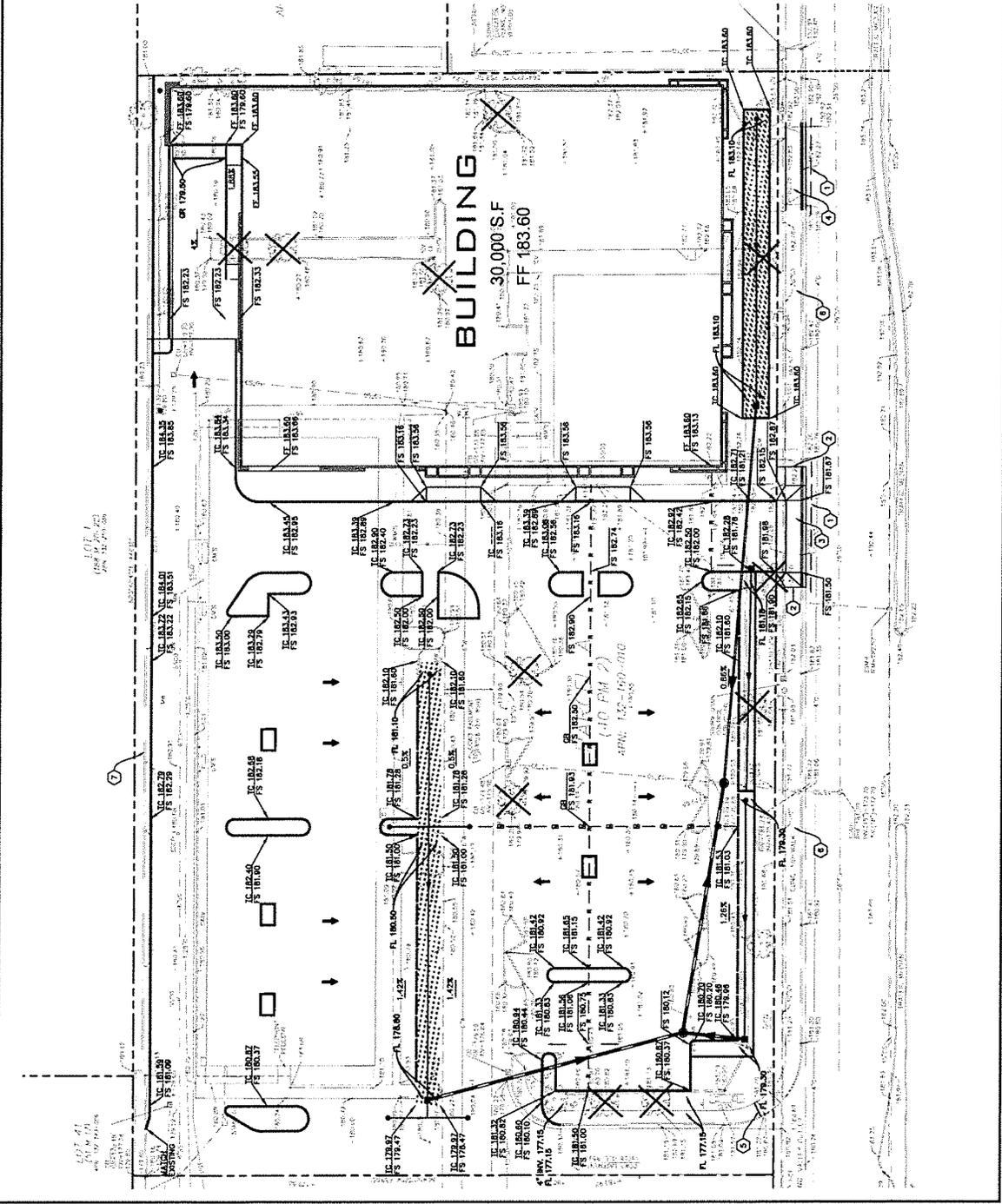
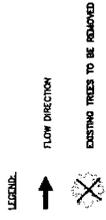


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SCALE: 1"=20'
DESIGNER: SF
CHECKER: SF
PROJECT: TREAT PLAZA
SHEET: C-3



- NOTES:
1. SAWCUT (IF MINIMUM) REMOVE AND REPLACE THE EXISTING PAVEMENT WITH FULL DEPTH A.C. MATCH THE EXISTING.
 2. REMOVE AND REPLACE THE EXISTING SIDEWALK TO NEAREST JOINT. MATCH THE EXISTING.
 3. CONSTRUCT CURB AND GUTTER PER CITY OF CONCORD STANDARDS AND SPECIFICATIONS. DRAWING # S-10.
 4. CONSTRUCT NEW DRIVEWAY PER CITY OF CONCORD STANDARDS AND SPECIFICATIONS. DRAWING # S-14.
 5. REMOVE THE EXISTING SIDEWALK (BEGINNING OF REMOVAL).
 6. EXISTING SIDEWALK TO REMAIN.
 7. ADJUST MONITORING WELLS.



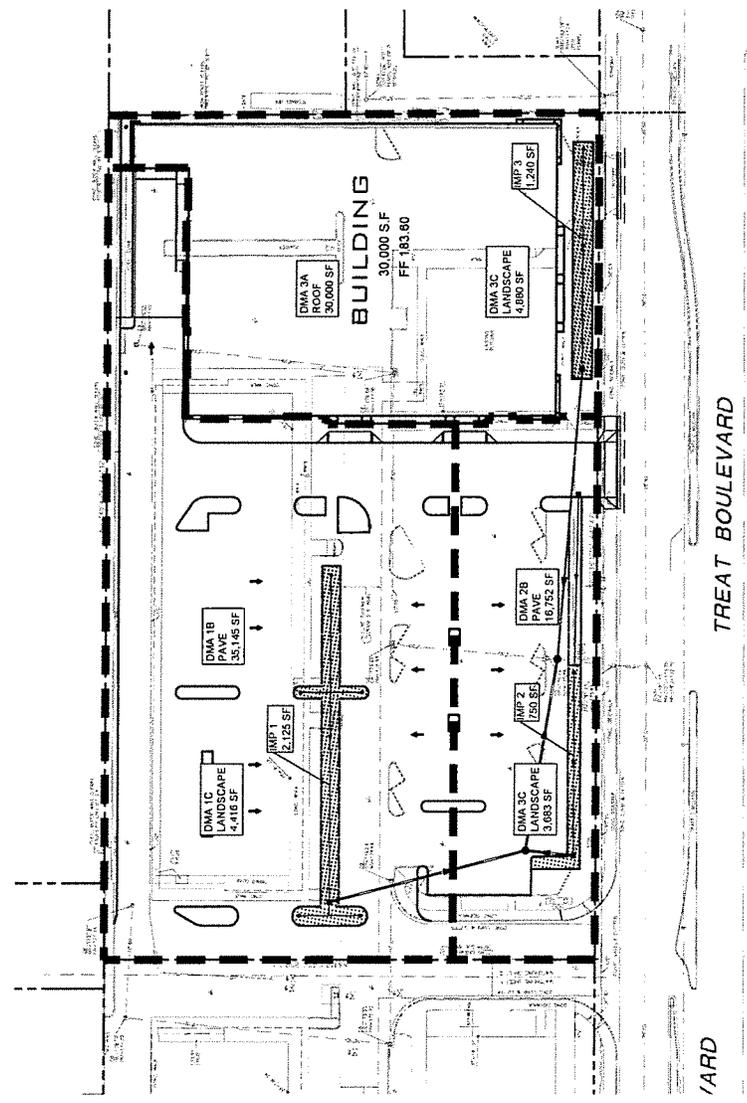
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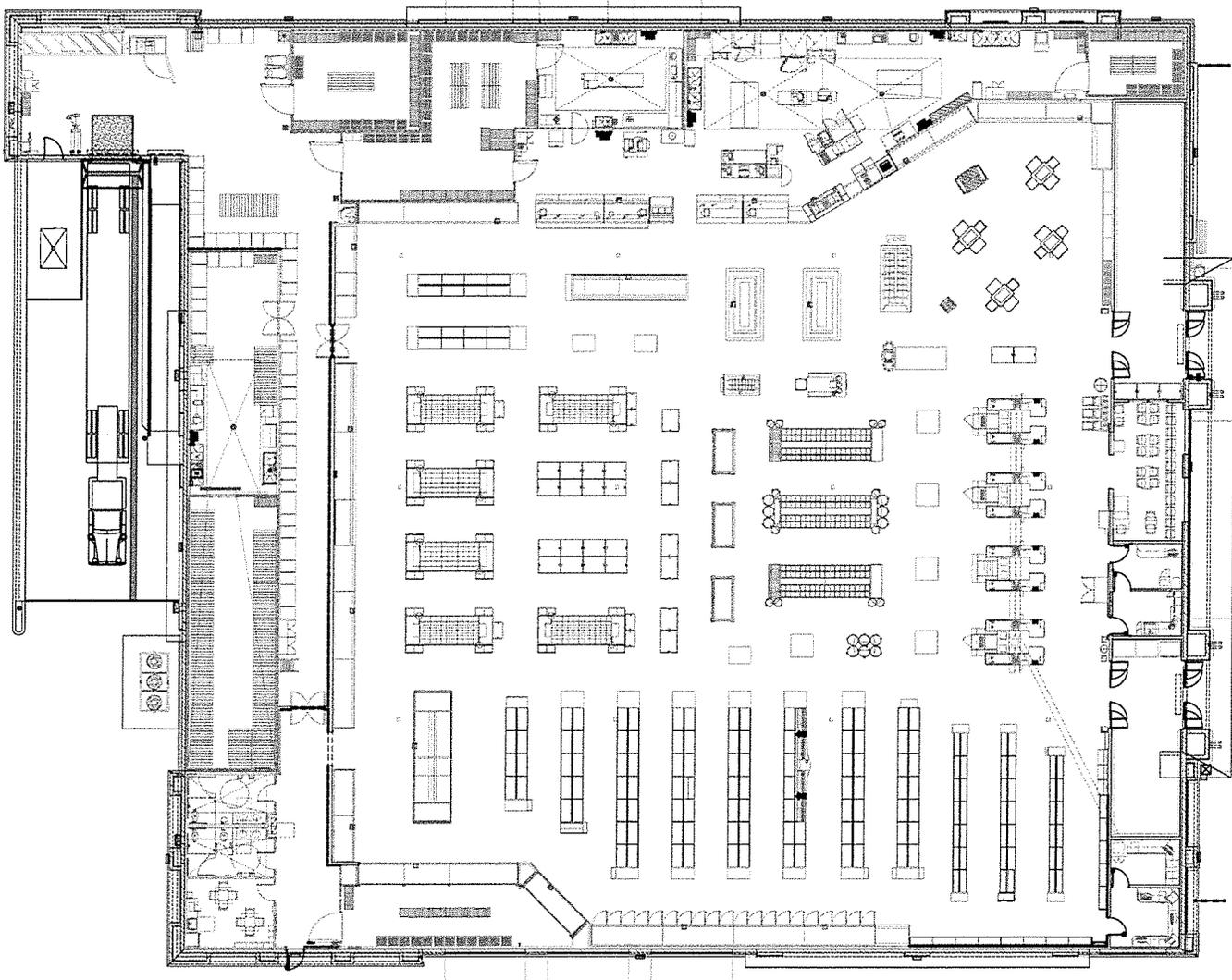


AREA	DMA #	TERMINARY AREA (MINUS OFF) (SQ FEET)	SURFACE TYPE
AREA 1	1C	4,416	LANDSCAPE
AREA 2	2B	16,752	PAVE
AREA 3	3C	3,683	LANDSCAPE
AREA 4	4A	30,000	ROOF
AREA 5	5E	4,880	LANDSCAPE

DMA #	AREA TREATMENT TO IMP (A)	4CHS	IMP #	TREATMENT REQUIRED (B)	TREATMENT PROVIDED (C)
1B	52,782	1.52E			
1C	4,416	0.001	IMP 1	1,427	2,123
DMA 1 TOTAL	57,198	1.52E			
2C	16,752	0.04E	IMP 2	879	250
DMA 2 TOTAL	16,752	0.04E			
3C	3,683	0.001	IMP 3	1,220	1,240
DMA 3 TOTAL	3,683	0.001			

- LEGEND**
- DMA DRAINAGE MANAGEMENT AREA
 - IMP INTEGRATED MANAGEMENT PRACTICE
 - PAVE PAVEMENT AREA
 - LANDSCAPE LANDSCAPE AREA
 - ROOF BUILDING ROOF AREA
 - DRAINAGE AREA
 - DRAINAGE ARROW





MATERIAL KEYED NOTES:

1. Gypsum Board, 5/8" Thick
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COLOR SCHEDULE:

1. White
2. White
3. White
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KEY PLAN:

1. IMPROVE CLADDING
2. EXISTING CLADDING
3. EXISTING CLADDING
4. EXISTING CLADDING

