REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, December 8, 2016 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

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

STAFF REPORTS

HEARINGS

1. **Argent Concord (PL16333 – DR) –** Design Review for a 181-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. **Park N Shop Design Guidelines and Master Sign Program (PL16092 – DR) –** Design Review for façade improvements and a master sign program for the Park N Shop retail center. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-281-005, -007, -009, -010, -011, -012, -013, -022, -023, -024, -025, -026, -027, -028, -033, -035, -040, -041, and 126-360-001, -002, -003, -004, -005, -006, -007, -008, -009. **Project Planner: Afshan Hamid @ (925) 671-3281**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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

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

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

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

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

December 22, 2016 - CANCELLED
January 12, 2017

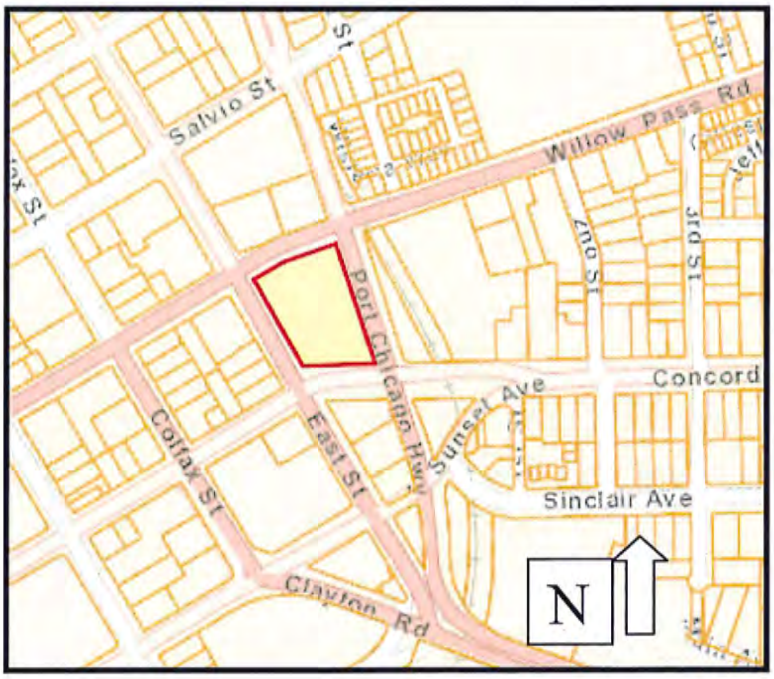
Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: December 8, 2016

I. GENERAL INFORMATION

Project Name:	**Argent Concord (PL16333 - DR)**
Review Status:	**Design Review**
Location:	**2400 Willow Pass Road**
Parcel Number:	**APN 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, KTGY, for the proposed multi-family residential development, located at 2400 Willow Pass Road, appeared before the joint Early California Architectural Review Committee (ECAR) and Design Review Board (DRB) for a preliminary review. In general, the ECAR and DRB supported the modern design and directed the applicant to develop four-sided architectural design.

On May 12, 2016, the DRB conducted Conceptual Design Review of the project that incorporated comments from the March 30th joint ECAR and DRB meeting. The DRB was generally supportive of the project and provided the applicant with detailed comments regarding the site design, architecture, and landscaping.

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

On September 22, 2016, the DRB conducted Preliminary Design Review. The DRB acknowledged continued support for the project and requested further refinement of the project as listed in the discussion section below. The DRB also requested detailed landscape drawings with a plant list.

On September 27, 2016, a neighborhood meeting was conducted. No public was in attendance.

On October 5, 2016, the Planning Commission conducted a study session on the project and provided direction to staff and the applicant to address the inconsistencies between the proposal and the Development Code requirements. The Planning Commission made recommendations regarding setbacks, number of parking spaces, parking space standards, the loading and unloading area, incorporating decorative light standards referenced in the Downtown Corridors Plan, and incorporating short term and long term bicycle parking referenced in the Bicycle, Pedestrian & Safe Routes to Transit Plan.

III. DISCUSSION

The September 22 meeting minutes are *italicized* below followed by the applicant's response in **bold** and then staff's comments and bulleted recommendations when applicable.

Site Plan/Circulation/Parking

1. *Request that the plan along Concord Boulevard be looked at, in terms of how spaces are programmed and their adjacencies, as currently there was a lot of activity on Concord Blvd.*

   The floor plan has been adjusted around the lobby entry area and the bicycle room and work area. The bicycle room is now more easily accessible from the lobby.

2. *Move trash and loading / unloading further east on Concord Blvd.*

The trash area and the loading / unloading area has not shifted as the two areas are co-related and a minimum distance to the curb has to be maintained in order for the trash area to function and be accessible from the curb. The applicant worked with a trash management consultant and Concord Disposal to work out the location and logistics. As a result, the applicant widened and lengthened the loading / unloading area to address concerns from Concord Disposal. The loading / unloading area is now 14 feet wide and 55 feet in length.

Architecture

3. *Show more details at the windows of the units, provide a sample of the window, and the color of the vinyl sash.*

   Sheet A6.1, detail 4, and A6.2, detail 2, indicate the typical unit window detail. A darker stucco inset panel separates the dual window pattern. The applicant will provide large samples of all materials at the meeting.

4. *Requested the first floor storefront fenestration be anodized frames with wider verticals and horizontals.*

   The applicant revised the elevations, see A6.1, detail 1 and 2, with an 18-inch recess at the entry leasing area window. A darker bronze color is proposed for the metal frame at the storefront window. Heavier vertical and horizontal mullions have been introduced to add a significant shadow line and add more detail to the first floor, as recommended in the Todos Santos Design Guidelines.

5. *Provide more articulation or "step-out" the largest townhome at the intersection of East Street and Concord Blvd.*

   The corner elevation at East Street and Concord Blvd. is recessed by one foot (see Sheets A1.0, A2.0, A7.1). The overall window configuration was modified and a horizontal panel inset was introduced between floors to help the entire corner read visually stronger. Additional brick details have been added to each townhome. Metal awnings have been added to the corner townhome unit.

6. *Concerned about the Concord Blvd. elevation and the amount of white cementitious material facing south and lack of articulation or shadow line.*

   Sheet A7.0, addresses concerns about large amounts of white cementitious board. The applicant introduced a warm grey with more articulation on the bays. The base along Concord Blvd. is defined with a darker color. The base has been revised from cement to stucco.

7. *Requested elevations at the courtyard, not necessary to see all the courtyard elevations.*

Sheet A7.6 includes a partial perspective of the courtyard space. The courtyard space carries the same design language as Building "A" or "B" and is reflective of the exterior façade.

8. *Provide details of the coping at the roof level.*

Sheet A6.1, detail 4 shows the cornice detail for Building "A" with composite paneling on the underside and fascia detail. Sheet A6.2, detail 2, indicates the fascia detail at a typical bay for Building "A". Building "B" has an 8" tall by 2" deep cementitious trim.

The applicant added additional architectural and plan details as follows:

- Sheet A6.0, detail 2 and 3, more brick detailing added at the townhomes.
- Sheets 7.2 and 7.4, show art panels at various locations along Willow Pass Road and Pt. Chicago Hwy. The art panels are incorporated into the building façade.
- Bike / Work area was expanded and relocated closer to the lobby for access and to meet the requirements of the Bicycle, Pedestrian, & Safe Routes to Transit Plan.

Landscaping

9. *Re-evaluate the African Sumac at the podium level as it can be messy.*

The African Sumac was replaced with Swan Hill Olive (see Sheet L3.2)

10. *Provide blow up details of key landscape areas.*

Sheet L1.1 is a blow up of the plaza at the street level.

11. *Provide landscape plan and design layouts.*

Sheet L1.0 indicates specific plant locations at the ground level. Sheet L2.0 indicates the general locations of podium level plantings and trees. Sheet L3.2 indicates a plant list, quantity, container size, and spacing. Sheet L3.2 also indicates podium level plants, trees, street level plants and trees.

Additional Items:

- Staff recommends incorporating the decorative lighting standards (Memphis Decorative LED) referenced in the Downtown Corridors Plan.
- Downspouts and scuppers are internalized to the building wall section and will not be visible on the exterior façade.

IV. RECOMMENDATION

Staff believes the applicant addressed most of the DRB's and staff's comments. Staff recommends approval of the project subject to the following conditions of approval.

- The plans shall be revised and incorporate the decorative LED light standards specified in the Downtown Corridors Plan.
- The working drawings shall include details for downspouts and scuppers.

V. MOTION

I, (Board Member _____), hereby move that the Design Review Board recommend approval of Argent Concord (PL16333 - DR) to the Planning Commission, subject to the Development Code provisions applicable to the project, any additional recommendations made by the Board, and the conditions recommended by staff.

Prepared by: _____

Afshan Hamid, AICP
Senior Planner
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Afshan.hamid@cityofconcord.org

Exhibit:

A- Project plans date stamp received November 7, 2016

16srdrb.101

2400 WILLOW PASS

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

CONCORD, CA

KTGY # 2015-1048 11.07.2016

KTGY Group, Inc.
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EXHIBIT A

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 5-6
A3.6 Conceptual Building Plan - Level 7
A3.7 Conceptual Building Plan - Roof

A4.0 Conceptual Building Sections
A4.1 Conceptual Building Sections

A5.0 Typical Unit Plans
A5.1 Townhome Unit Plan
A5.2 Townhome Unit Plan

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

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

Visibility Triangle Exhibit

PROJECT SUMMARY

Address	2400 Willow Pass Road, Concord, CA		
Zone	DA15 (Downtown Mixed Use)		
Site Area	1.53 Acres (66,682 SF)	Density	118.3 D.U./Acre
Dwelling Units	181	FAR	4.5

UNIT SUMMARY

	Unit Type	NRSF*	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Sub Total		Total	Total Mix	NRSF
Townhome (2 BR)	TH2-1	1,525	1	0	0	0	0	0	0	1	0.6%	5	2.8%	7,625
Townhome (3 BR)	TH3-1	1,750	1	0	0	0	0	0	0	1	0.6%	1	0.6%	1,750
Studio	P0-1	645	0	0	2	2	2	2	2	12	6.6%	20	11.0%	7,095
	P0-1a	683	0	0	2	2	2	2	2	8	4.4%			5,464
1 BR	P1-1	715	0	0	6	6	6	6	10	34	18.8%	104	57%	24,310
	P1-1a	750	0	0	7	7	7	7	6	34	18.8%			25,500
	P1-2	815	0	0	1	1	1	1	1	5	2.8%			4,075
	P1-3	900	0	0	0	1	1	1	1	4	2.2%			3,600
	P1-4	890	0	0	1	1	1	1	1	5	2.8%			4,450
	P1-5	875	0	0	1	1	1	1	1	5	2.8%			4,375
	P1-6	910	0	0	1	1	1	1	1	5	2.8%			4,550
2 BR	P2-1	1,050	0	0	2	2	2	2	2	12	6.6%	51	28%	12,600
	P2-2	1,240	0	0	1	1	1	1	1	5	2.8%			6,200
	P2-3	1,155	0	0	1	1	1	1	1	5	2.8%			5,775
	P2-4	1,200	0	0	1	1	1	1	1	5	2.8%			6,000
	P2-5	1,197	0	0	0	0	0	0	1	1	0.6%			1,197
	P2-6a	1,185	0	0	1	1	1	1	0	4	2.2%			4,740
	P2-7	1,225	0	0	1	1	1	1	1	5	2.8%			6,125
	P2-8	1,127	0	0	0	0	0	0	1	1	0.6%			1,127
	P2-8a	1,140	0	0	1	1	1	1	0	4	2.2%			4,560
Total			1	0	18	18	18	18	18	91	50%	181	100%	135,718 SF

*NRSF measured to outside face of shell + 1/2 of party wall

750 SF Average NRSF

PARKING SUMMARY

Residential Parking Required:

Unit Type	Ratio	Required
Studio	1	20
1 Bed	1.5	156
2 Bed	2	102
3 Bed	2	0
Total Without 25% Reduction		298 Spaces
Total With 25% Reduction		218 Spaces

Per MC Table 18.100.040

Bicycle Parking:

	Ratio	Required	Provided
Short Term	10/Unit	18	19
Long Term	.75/Unit	136	136
Total			155

Guest Parking Required (1 guest space/3units) Without 25% Reduction	61	Spaces
Guest Parking Required (1 guest space/3units) With 25% Reduction	46	Spaces

Motorcycle Parking:

Ratio	Required	Provided
1 motorcycle parking space for each 50 automobile spaces	8	0

Total Parking Required Without 25% Reduction	359	Total Required
Total Parking Required With 25% Reduction	264	Total Required

Parking Provided:

	Residential
Level 0 (Sub-T)	64
Level 1	75
Level 2	101
	240 Total Provided

AMENITY SUMMARY

Building Area	SF
*Leasing	2,715
*Amenity	1,980

*Amenity + Leasing is net measured to inside face of shell

FLOOR AREA CALCULATIONS

Building Level	Gross Building Area*
Level 0	36,285 GSF*
Level 1	56,317 GSF*
Level 2	58,137 GSF*
Level 3	59,482 GSF*
Level 4	57,847 GSF*
Level 5	57,846 GSF*
Level 6	57,846 GSF*
Level 7	56,953 GSF*
Total	415,828 GSF*

*Gross Building Area includes parking structure above grade, units, amenity spaces, stairs, corridors, elevators, shafts, mech. and storage areas. Does not include balconies, porches, and garage below grade. Measured to outside face of shell/centerline

OPEN SPACE SUMMARY

Required Private Open Space

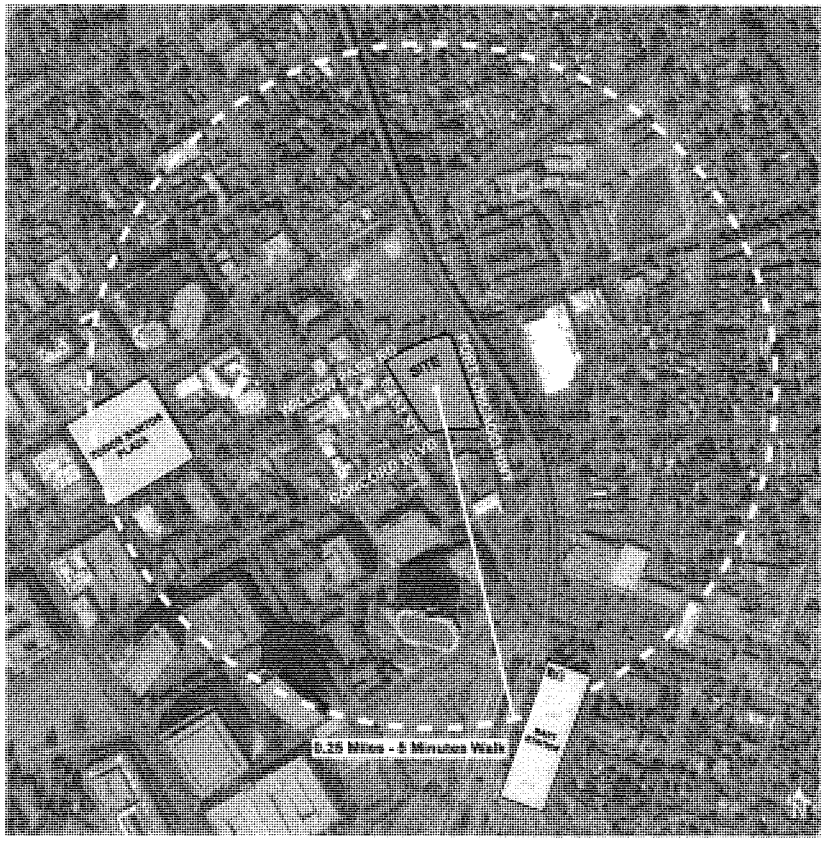
All units have balconies and comply with the minimum area and dimension requirements. Patios for groundfloor units have minimum 10 feet dimension. Balconies on levels 1-7 comply with minimum 6ft dimension.

Required Open Space

200 /Dwelling	36,200	SF

Provided Open space

Site	8,575	SF
Courtyard	19,500	SF
Balconies	10,150	SF (Average Area of 56 SF provided, minimum size, more area is provided)
Townhome Patios	420	SF (Average Area of 105 SF provided, minimum size, more area is provided)
Total	38,625	SF



Vicinity Map

2400 WILLOW PASS

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

PROJECT DATA

CONCORD, CA

KTGY # 2015-1068 11.07.2016

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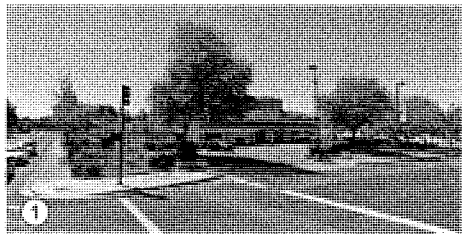

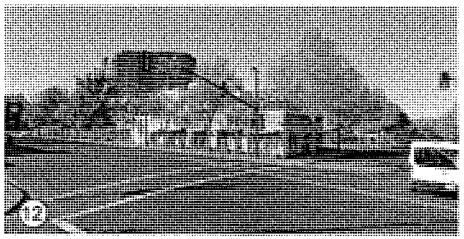

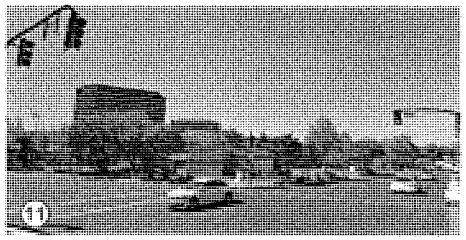

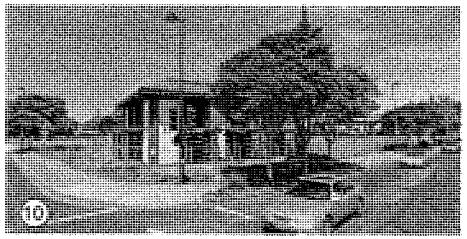

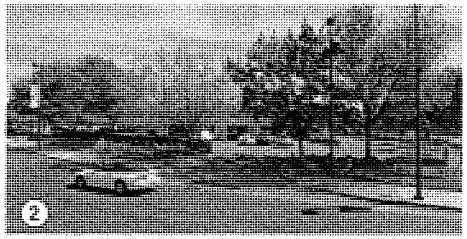

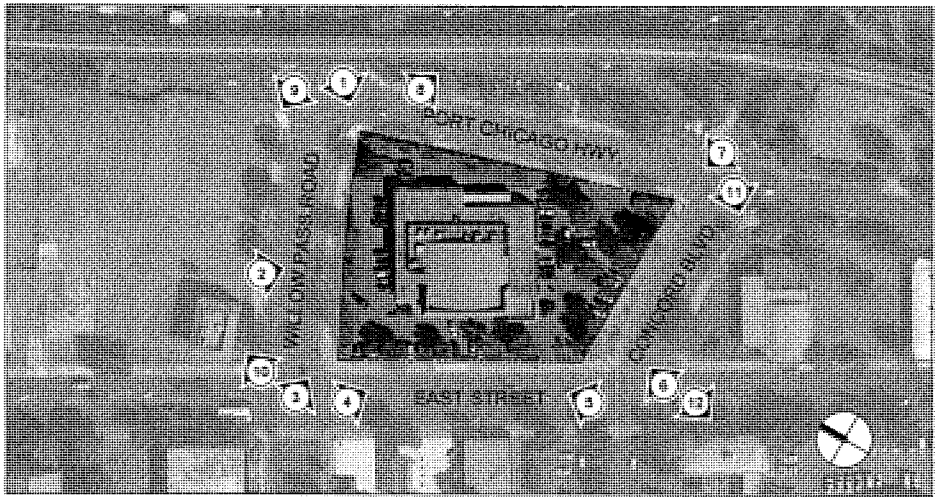

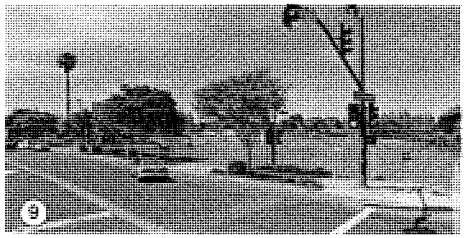

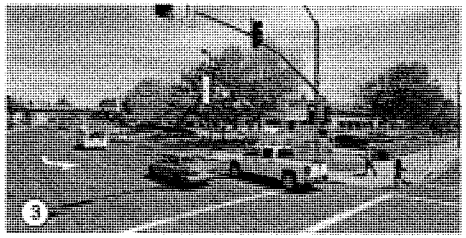

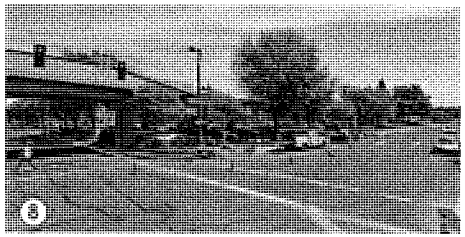

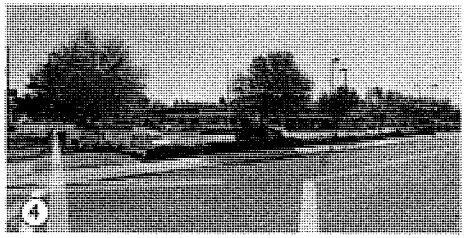

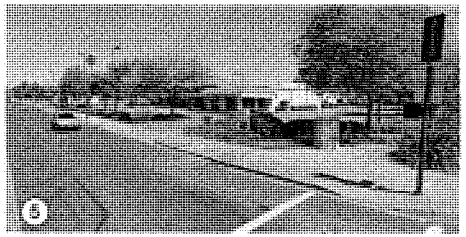

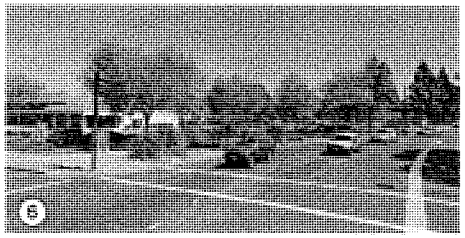

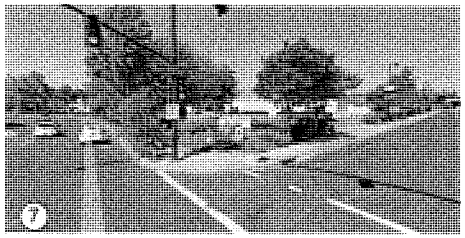

2400 WILLOW PASS

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

EXISTING SITE CONDITIONS

CONCORD, CA

KTGY # 2015-1048 11.07.2016

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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 x If] + [At x Is]}
Aa = Allowable building area per story
At = (Per Table 503)

CBC 506.2 Frontage Increase (If)
If = [F/P -0.25] x W/30 = 0 (Frontage Increase not taken)

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

Max. Area per Building
Amax = Aa x 2

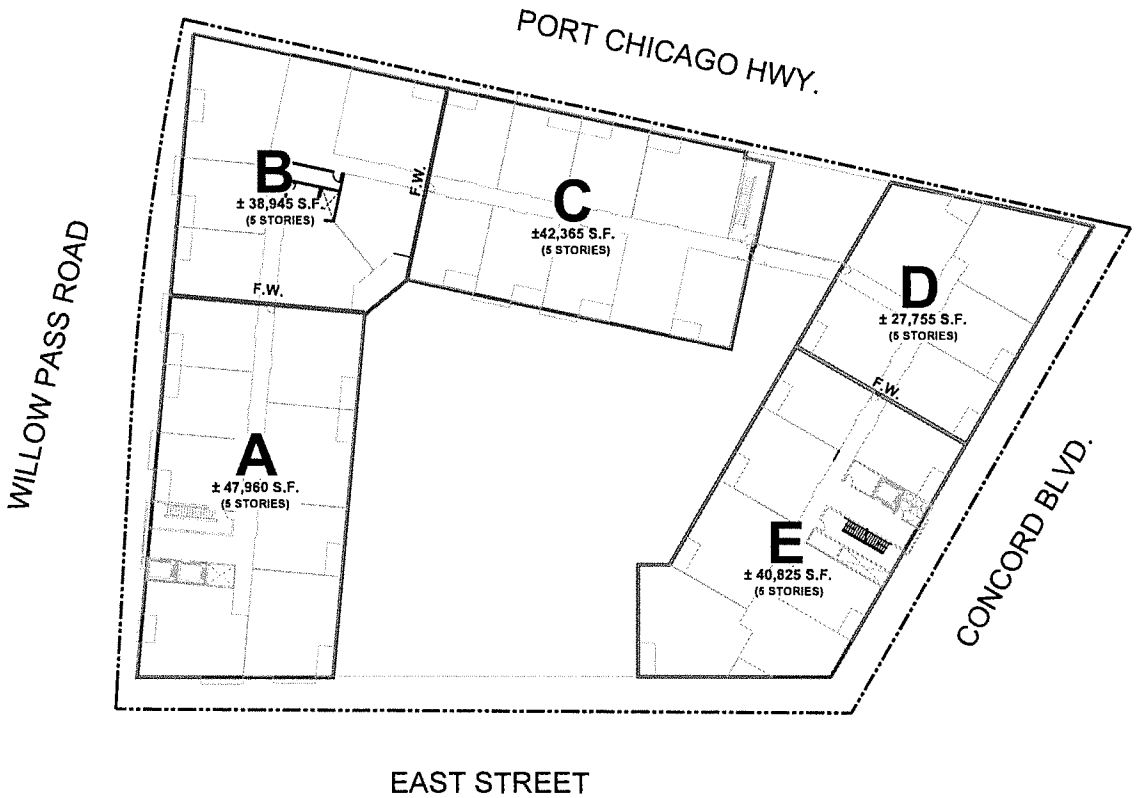
Aa = {At + [At x If] + [At x Is]}
Aa = {24,000 + [24,000 x 0] + [24,000 x 0]}
Aa = 24,000

Amax = Aa x 2
Amax = 24,000 x 2
Amax = 48,000

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

Fire Wall Areas

A	9,592 s.f. x (5 Floors)	=	±47,960 S.F.
B	7,789 s.f. x (5 floors)	=	±38,945 S.F.
C	8,473 s.f. x (5 floors)	=	±42,365 S.F.
D	5,551 s.f. x (5 floors)	=	±27,755 S.F.
E	8,165 s.f. x (5 floors)	=	±40,825 S.F.



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2400 WILLOW PASS

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CONCEPTUAL FIREWALL DIAGRAM

CONCORD, CA

KTGY # 2015-1049 11.07.2016

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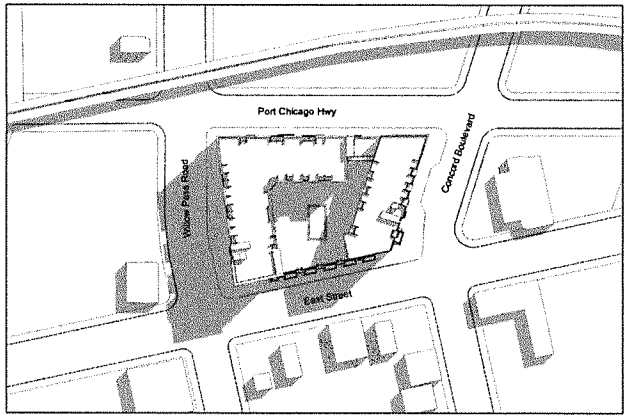
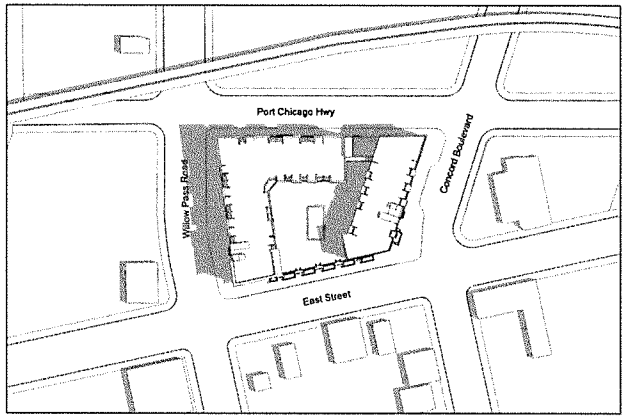
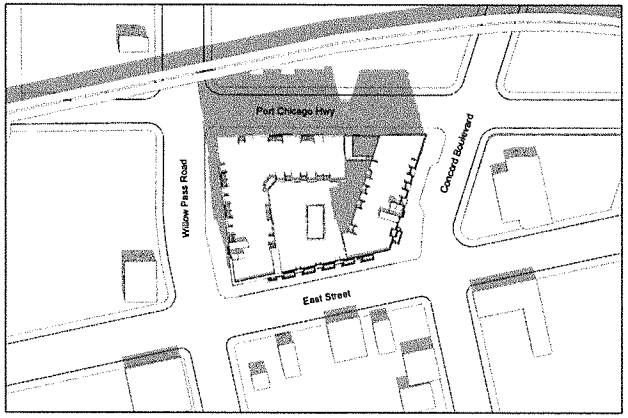


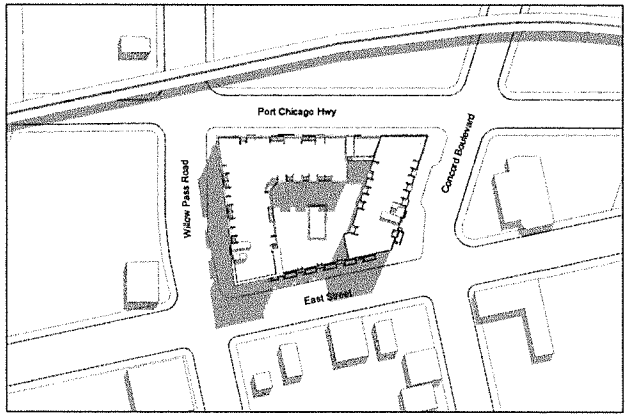
March 21
9:00 AM



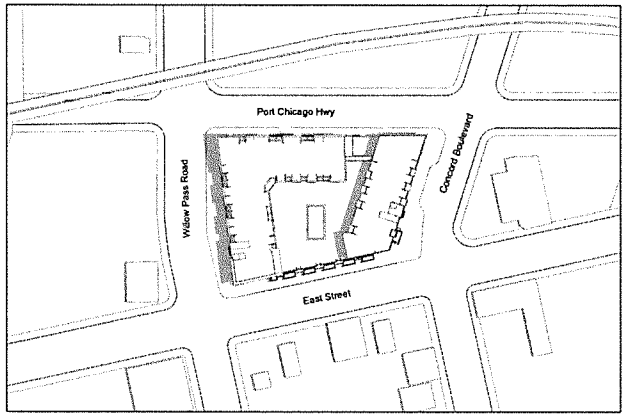
March 21
12:00 PM



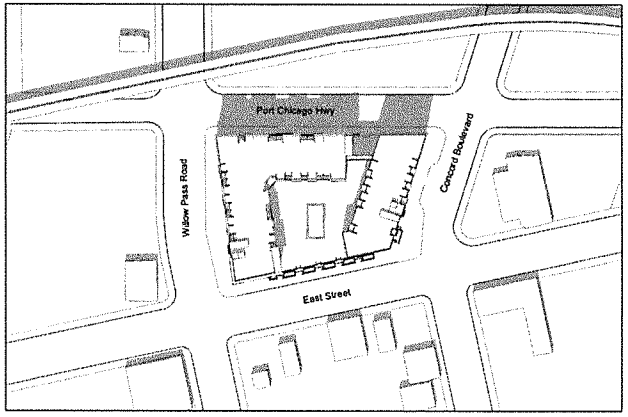
March 21
3:00 PM



June 21
9:00 AM



June 21
12:00 PM



June 21
3:00 PM

2400 WILLOW PASS

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

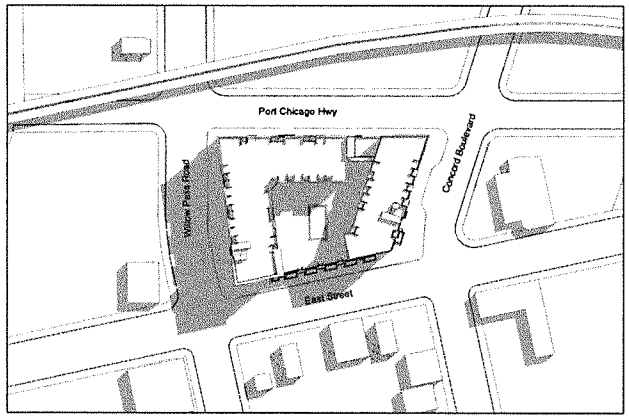
SHADOW STUDY - MARCH AND JUNE

CONCORD, CA

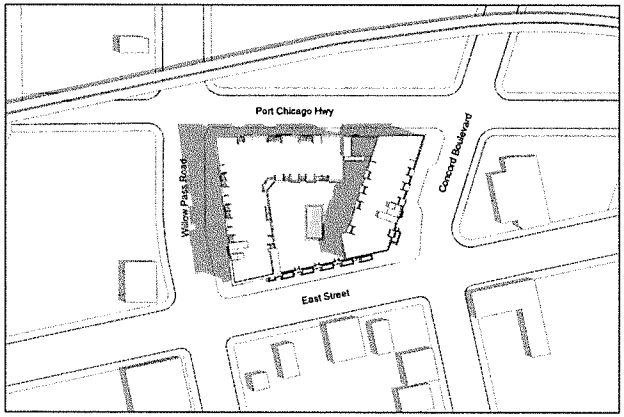
KTGY # 2015-1048 11.07.2016

A0.5

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



September 21
9:00 AM



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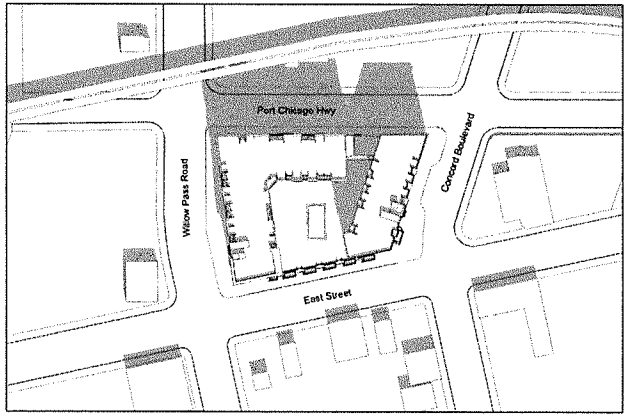
12:00 PM



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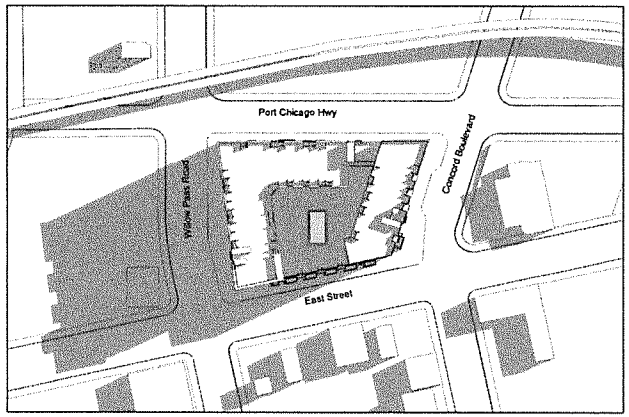
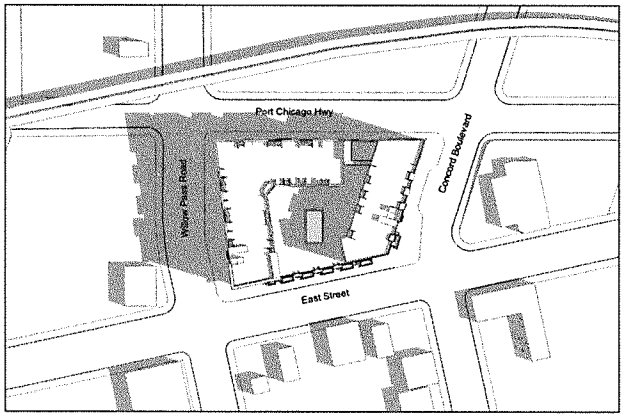
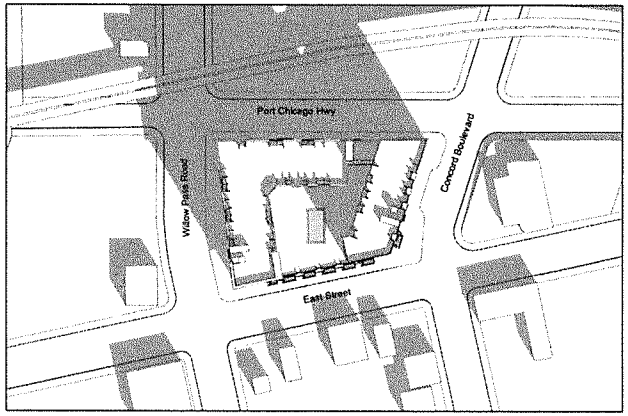


December 21
9:00 AM



December 21
12:00 PM



December 21
3:00 PM

2400 WILLOW PASS

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Santa Cruz, CA 95062

SHADOW STUDY - SEPTEMBER AND DECEMBER

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A0.6

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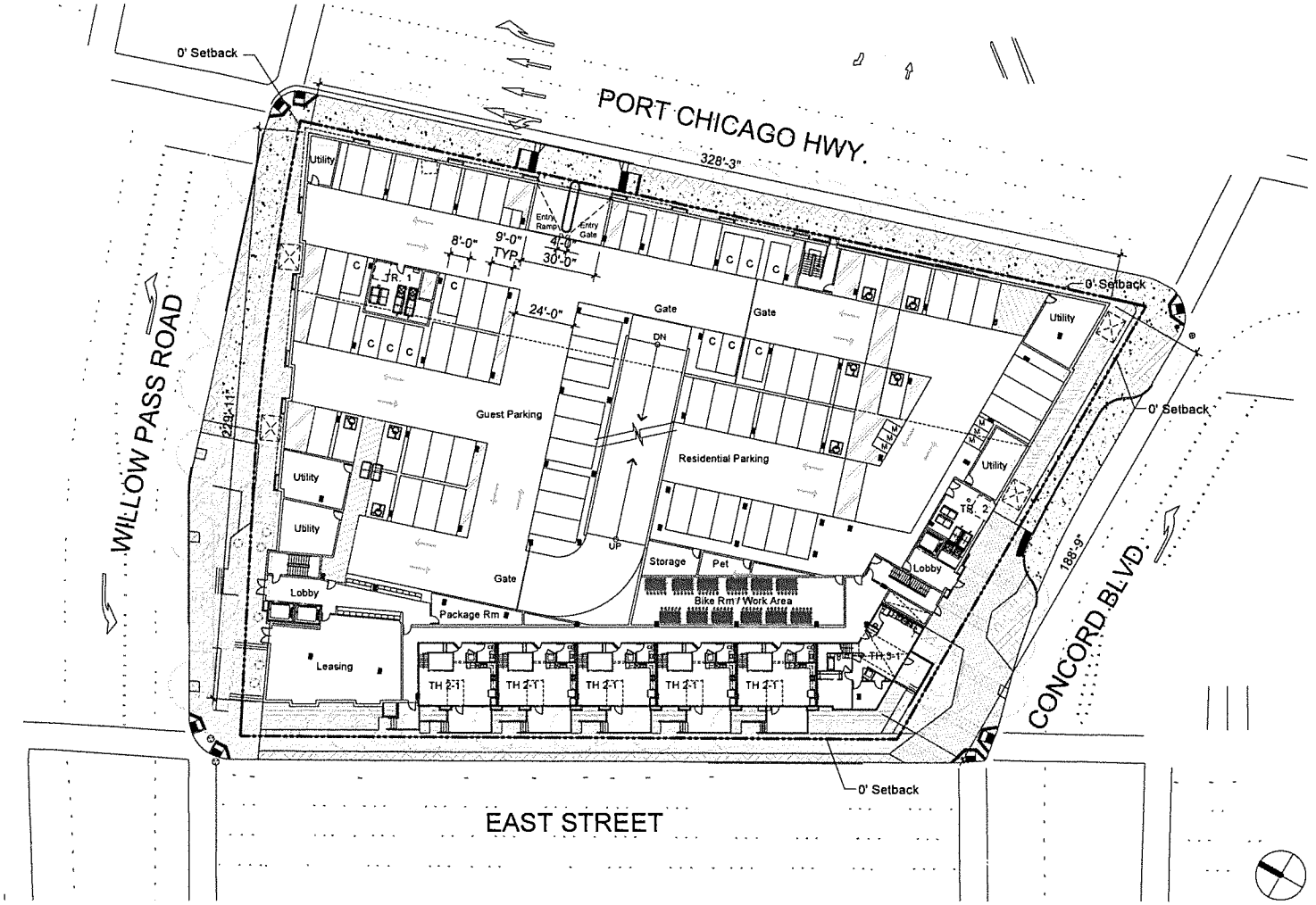

0 10 20 40

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CONCEPTUAL SITE PLAN

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A1.0

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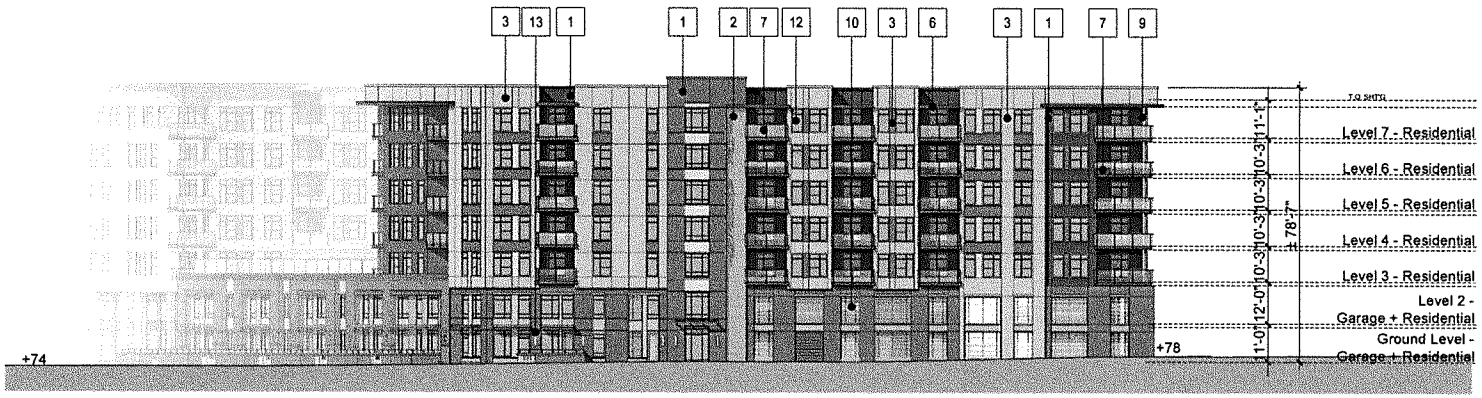
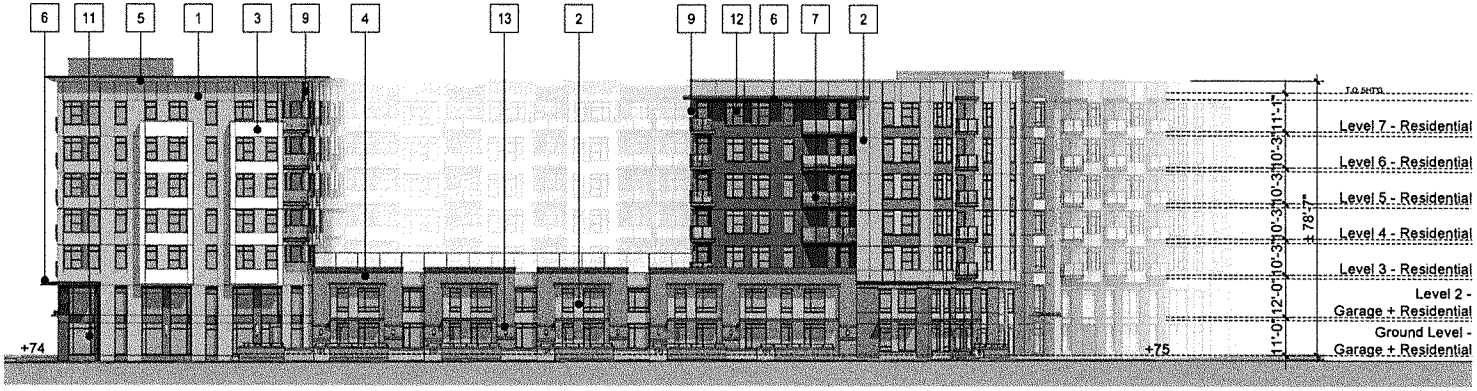
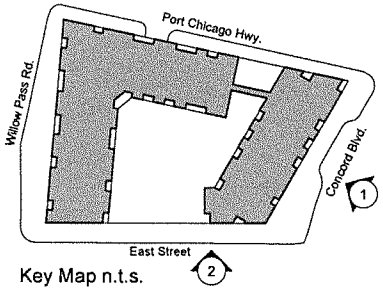


1. Concord Blvd. Elevation



2. East Street Elevation



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)

0 8 16 32

2400 WILLOW PASS

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Santa Cruz, CA 95062

BUILDING ELEVATIONS

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A2.0

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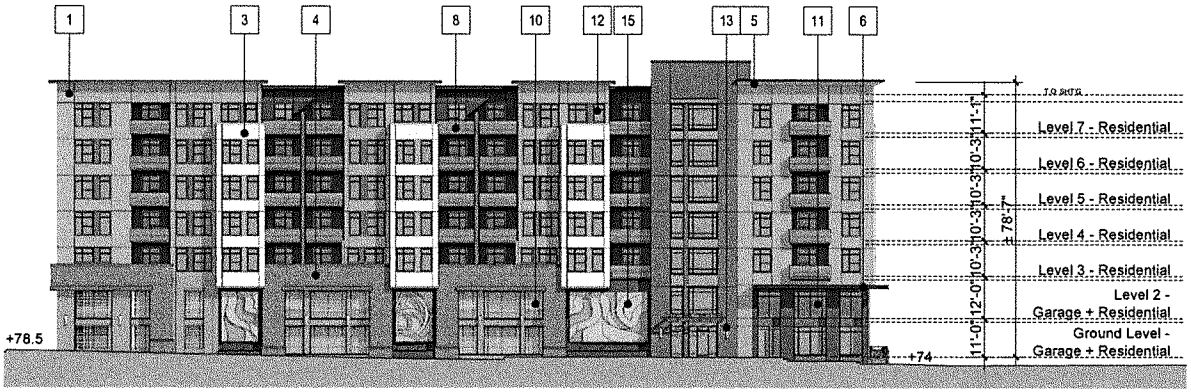
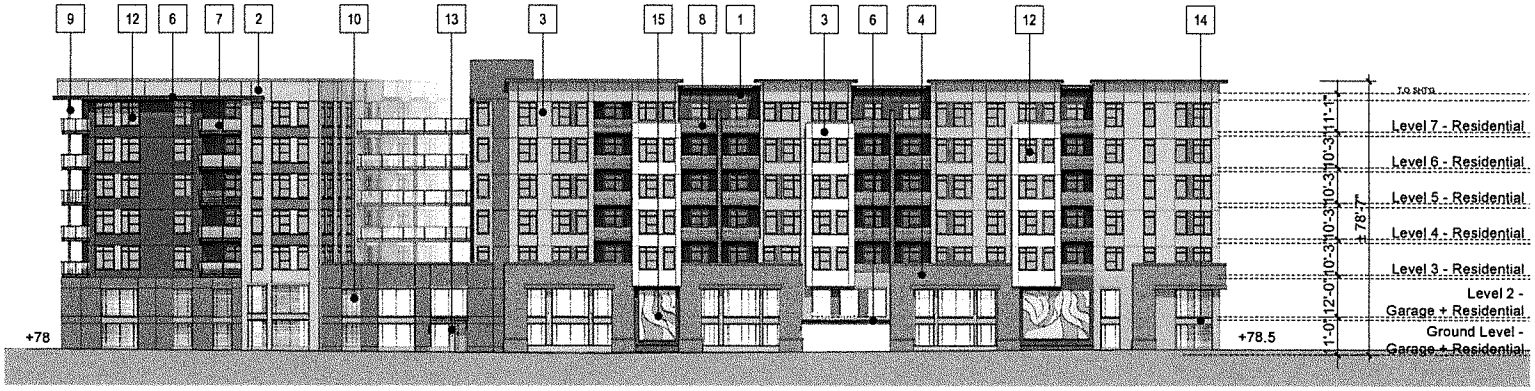
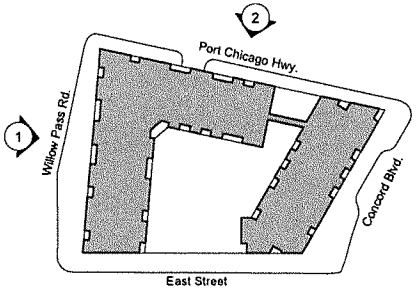


1. Willow Pass Road Elevation



2. Port Chicago Hwy. Elevation



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)

0 8 16 32

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Santa Cruz, CA 95062

BUILDING ELEVATIONS

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A2.1

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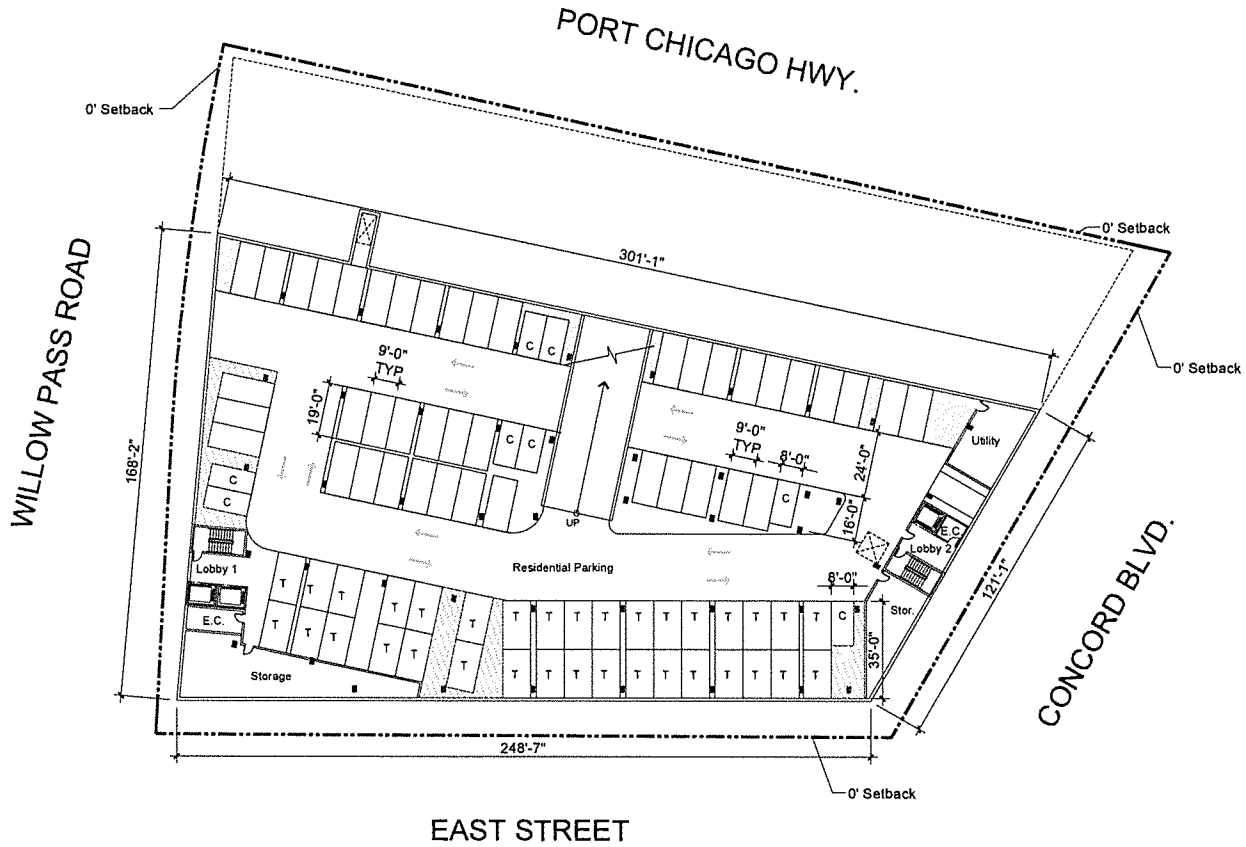

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CONCEPTUAL BUILDING PLAN - SUB-TERRANEAN LEVEL

A3.0

CONCORD, CA

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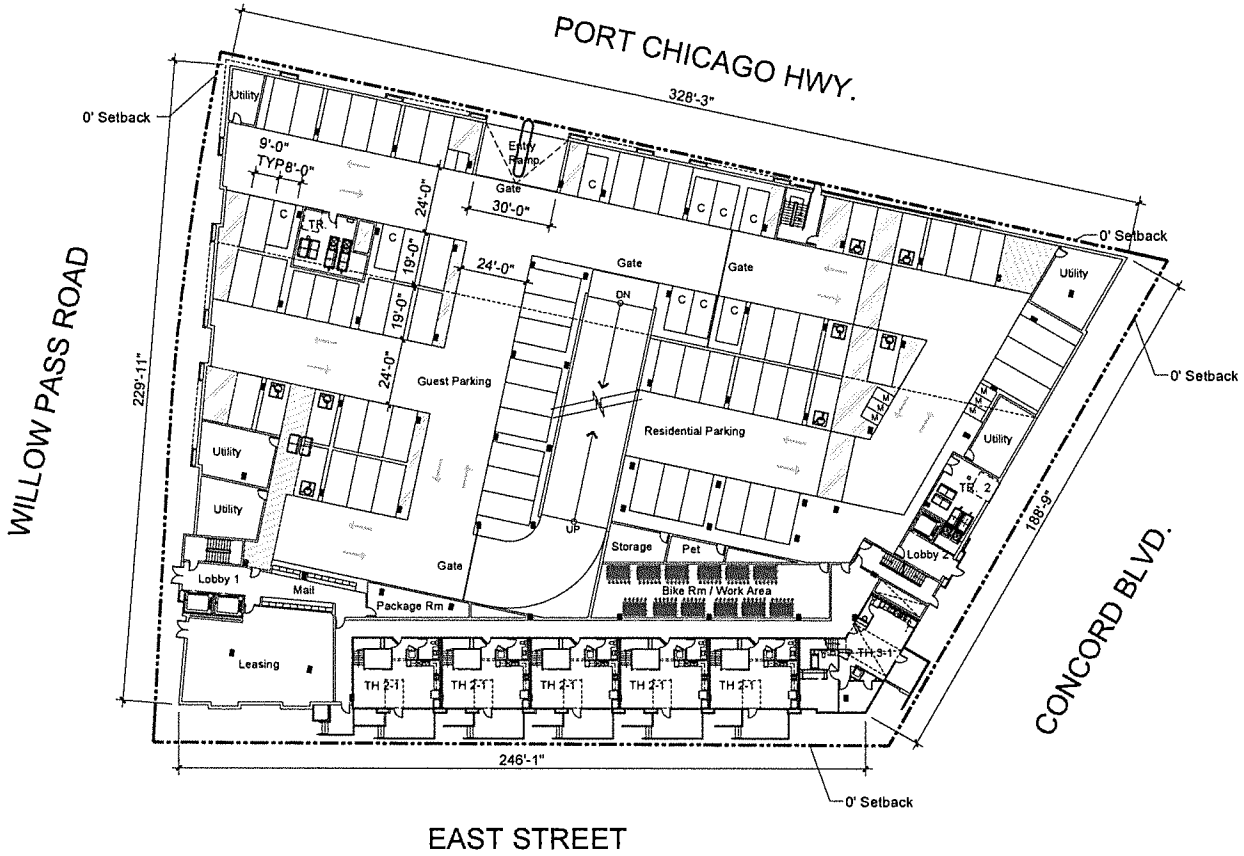

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CONCEPTUAL BUILDING PLAN - LEVEL 1

CONCORD, CA

KTGY # 2015-1048 11.07.2016

0 10 20 40

A3.1

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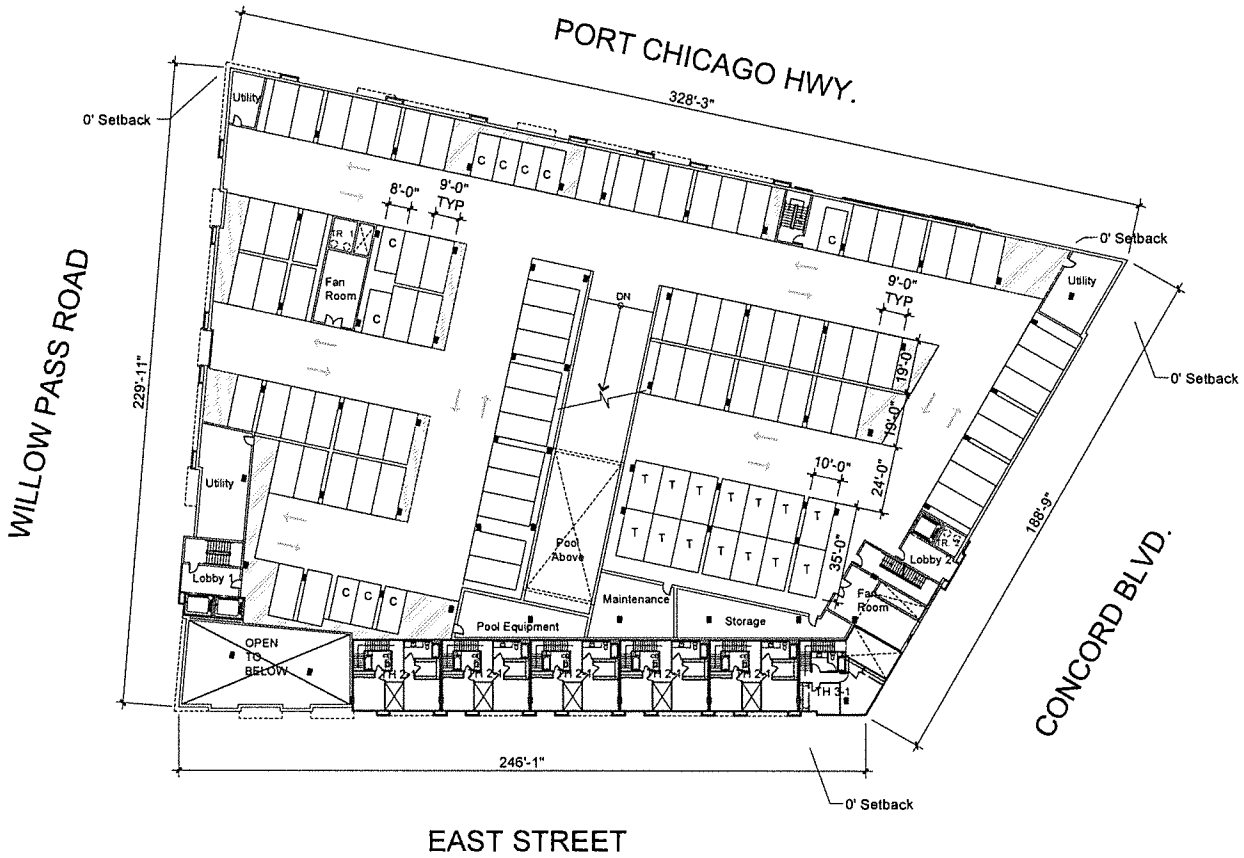

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CONCEPTUAL BUILDING PLAN - LEVEL 2

CONCORD, CA

KTGY # 2015-1068 11.07.2016

A3.2

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Oakland, CA 94607
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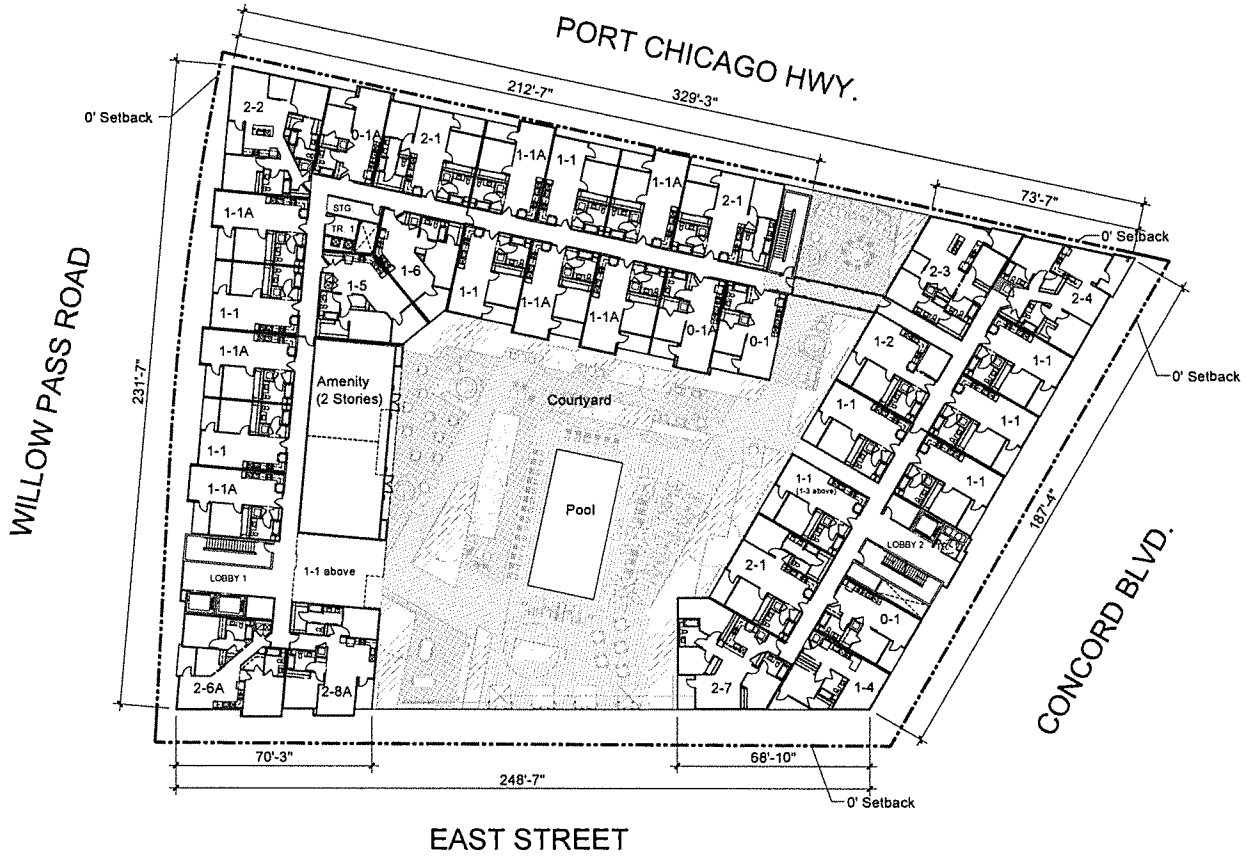

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CONCEPTUAL BUILDING PLAN - LEVEL 3- PODIUM

CONCORD, CA

KTGY # 2015-1048 11.07.2016

0 10 20 40

A3.3

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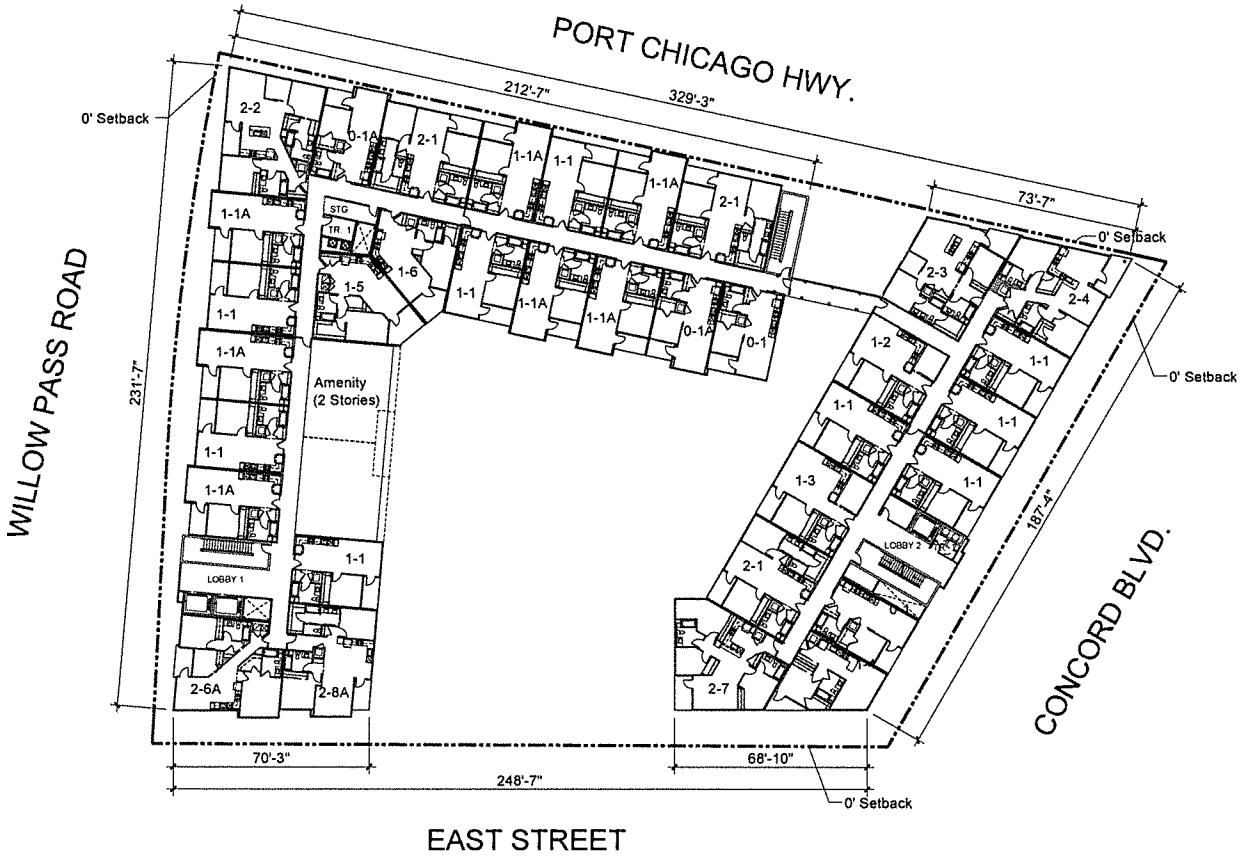

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CONCEPTUAL BUILDING PLAN - LEVEL 4

CONCORD, CA

KTGY # 2015-1048 11.07.2016

0 10 20 40

A3.4

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Oakland, CA 94607
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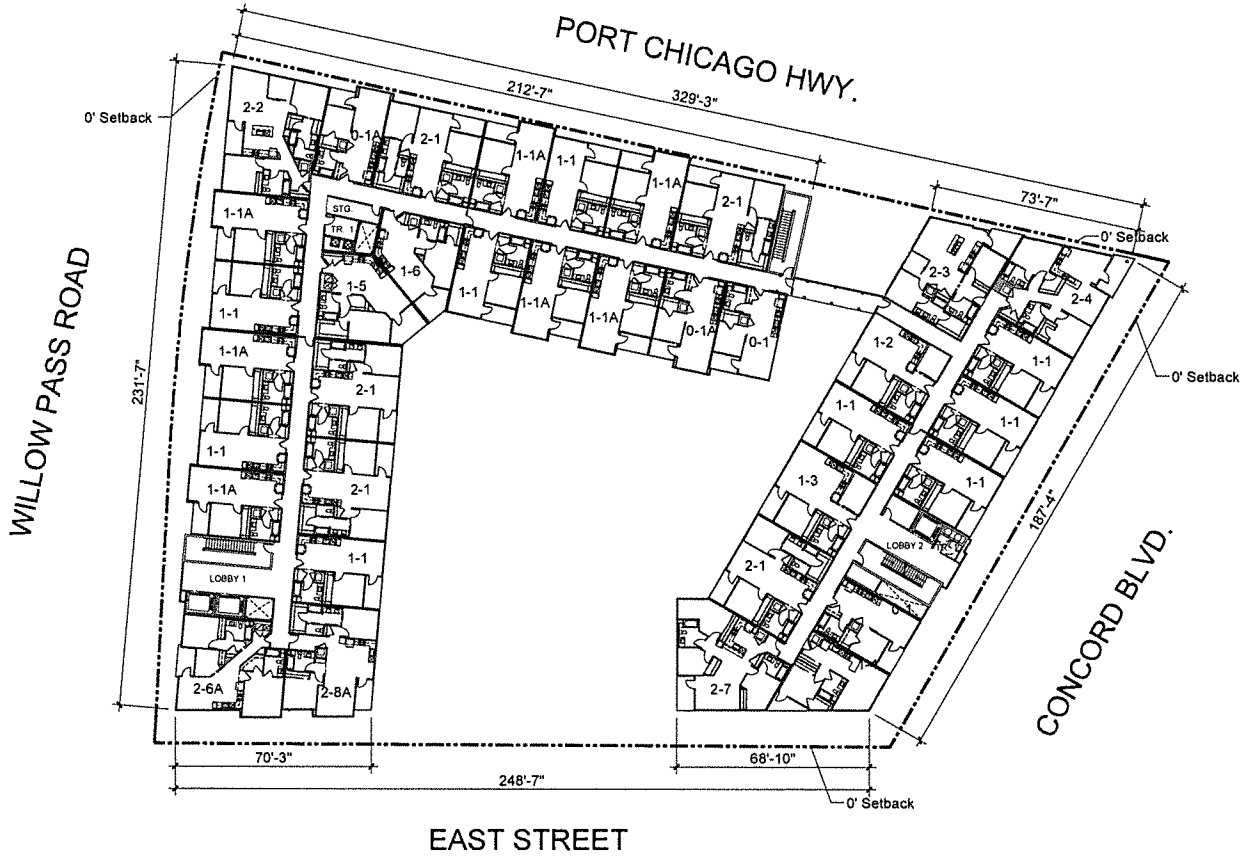

2400 WILLOW PASS

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

CONCEPTUAL BUILDING PLAN - LEVELS 5-6

CONCORD, CA

KTGY # 2015-1048 11.07.2016

0 10 20 40

A3.5

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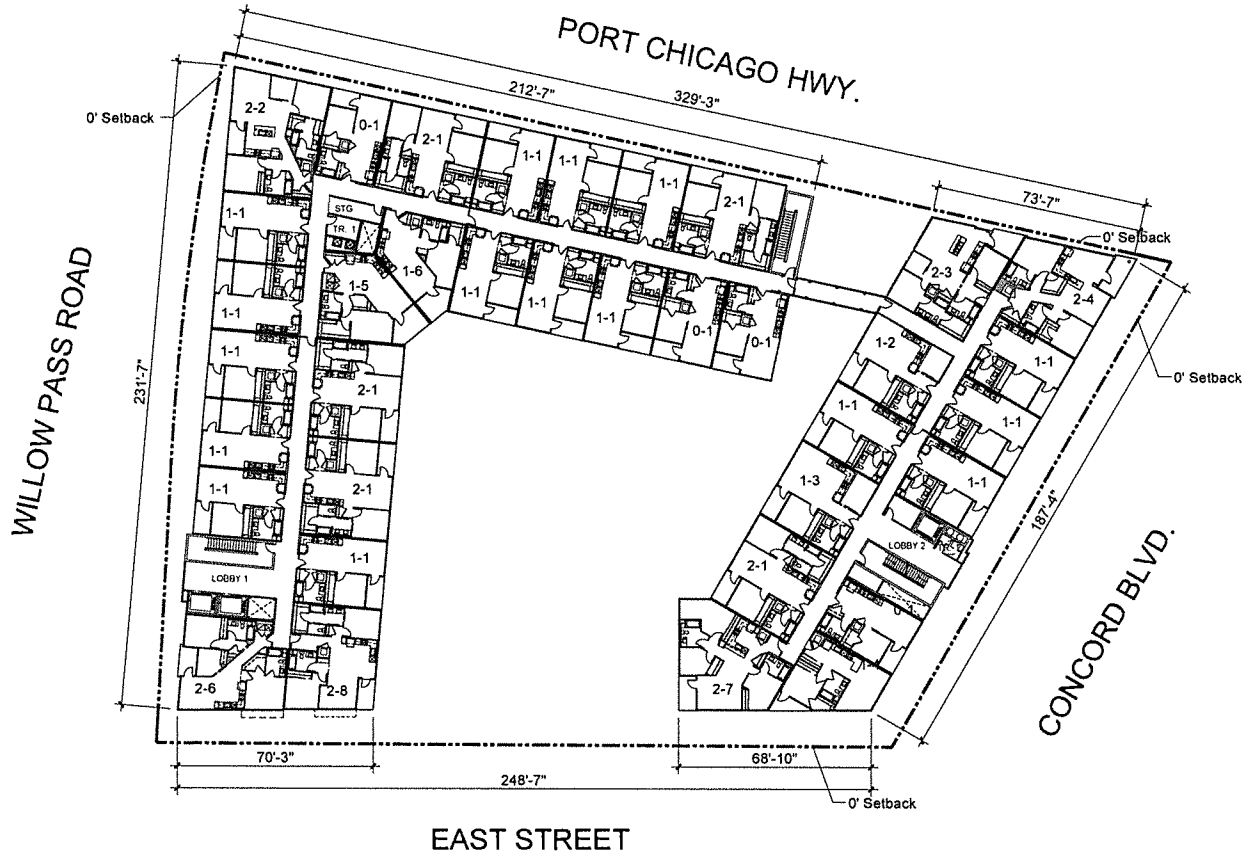

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CONCEPTUAL BUILDING PLAN - LEVEL 7

CONCORD, CA

KTGY # 2015-1068 11.07.2016

0 10 20 40

A3.6

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Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
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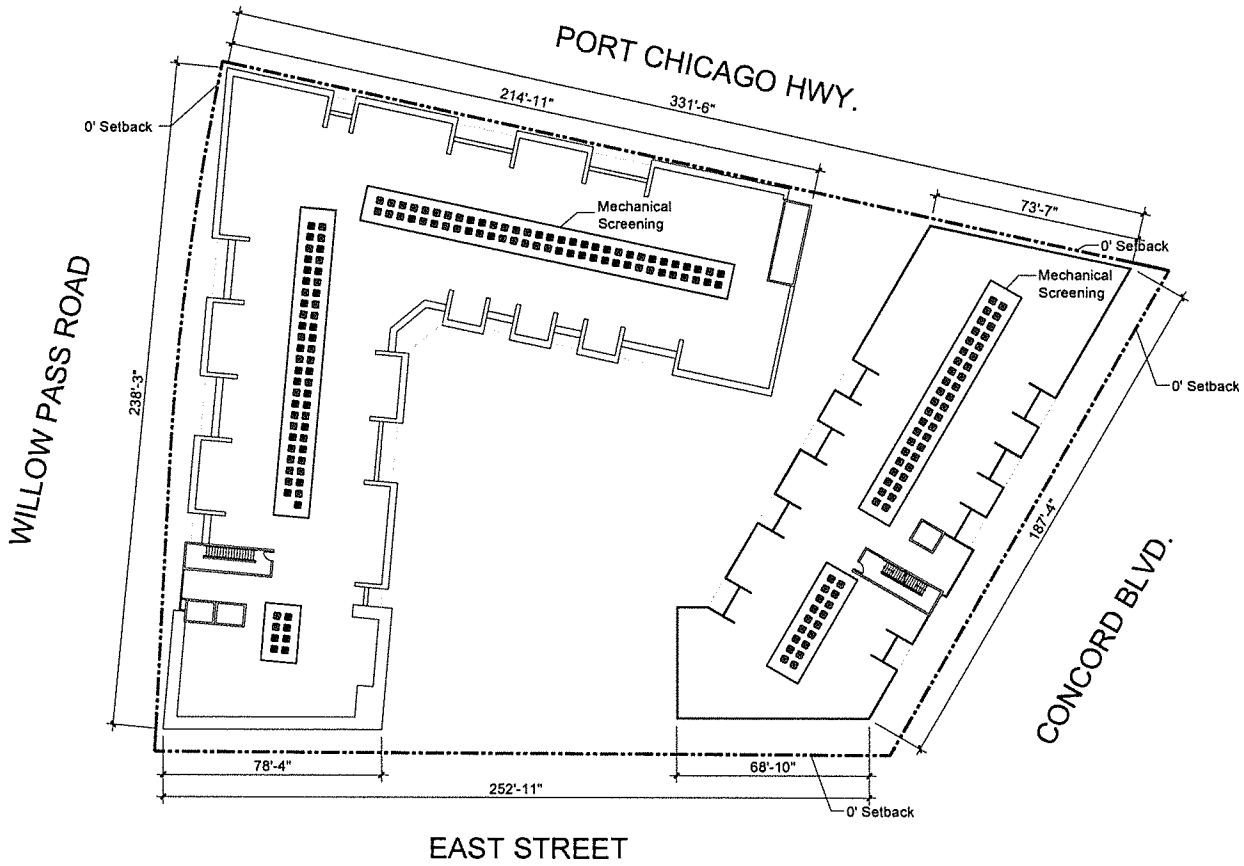

0 10 20 40

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Santa Cruz, CA 95062

CONCEPTUAL BUILDING PLAN - ROOF

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A3.7

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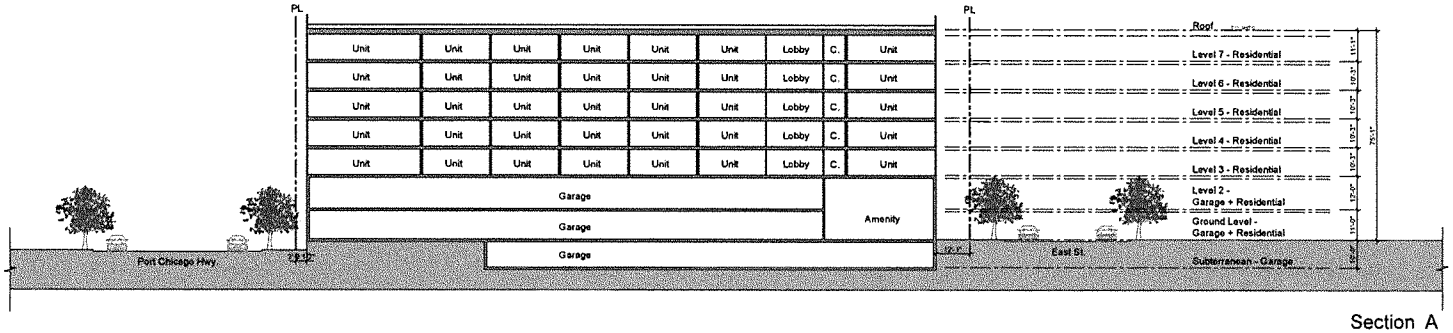
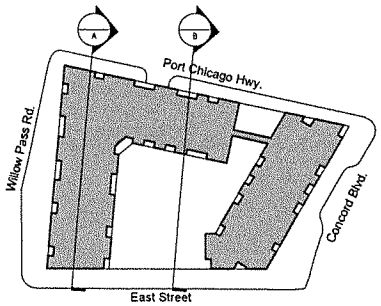
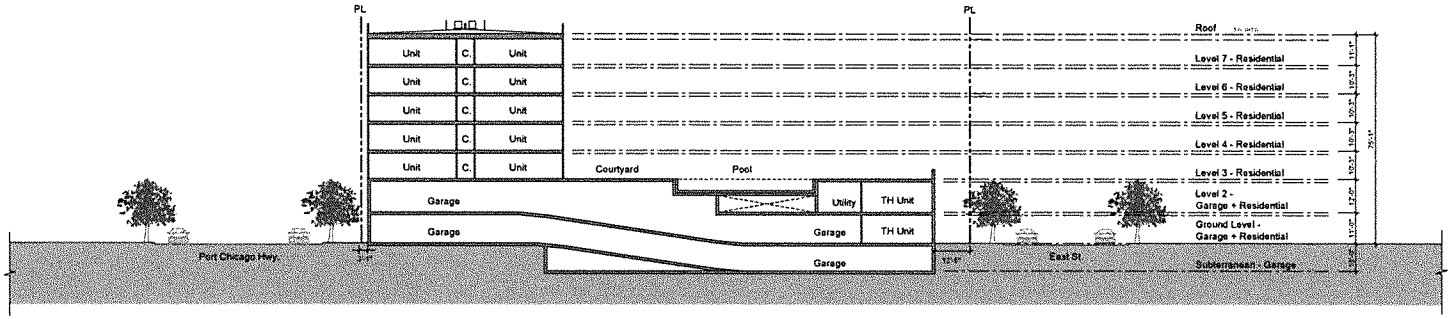


Section A



Key Map n.t.s.



Section B

0 10 20 40

2400 WILLOW PASS

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

CONCEPTUAL BUILDING SECTIONS

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A4.0

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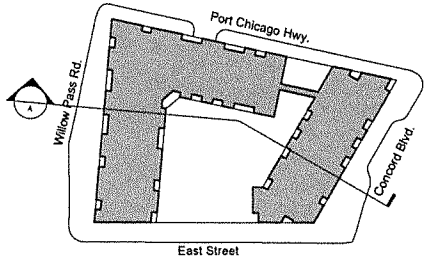
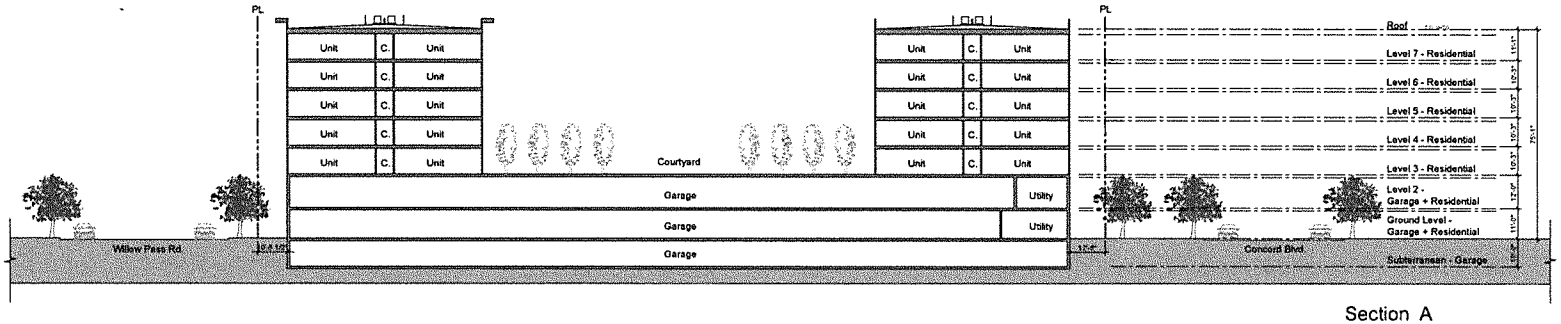


Key Map n.t.s.



Section A

0 10 20 40

2400 WILLOW PASS

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

CONCEPTUAL BUILDING SECTIONS

CONCORD, CA

KTGY # 2013-1046 01.07.2016

A4.1

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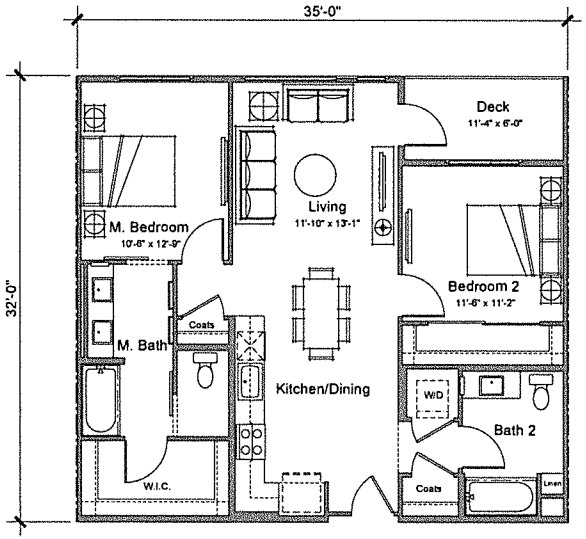
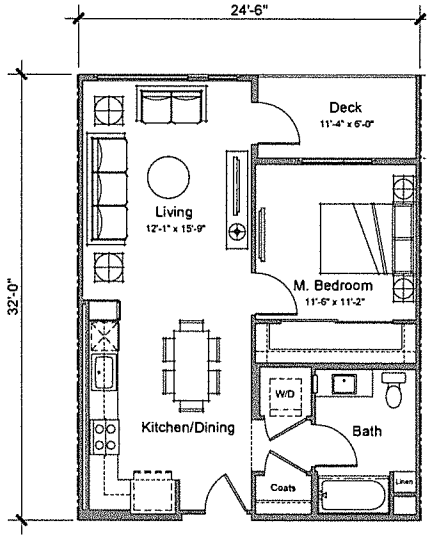
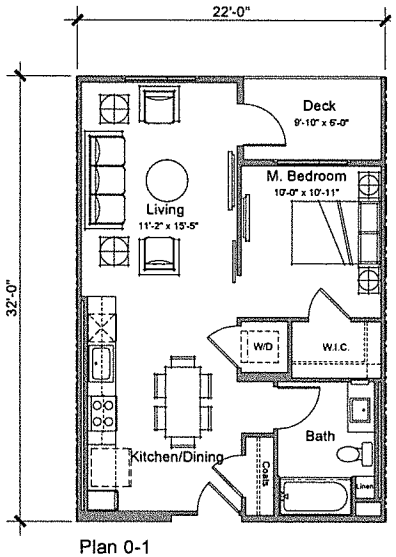


Plan 2-1
2 Bedroom / 2 Bathroom
*1053 SQ. FT.



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



Plan 0-1
Studio / 1 Bathroom
*646 SQ. FT.

*Net rentable area: To face of exterior stud +1" air gap; Does not reflect recess at windows; Does not include balcony area; Includes shafts

0 2 4 8

2400 WILLOW PASS

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TYPICAL UNIT PLANS

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A5.0

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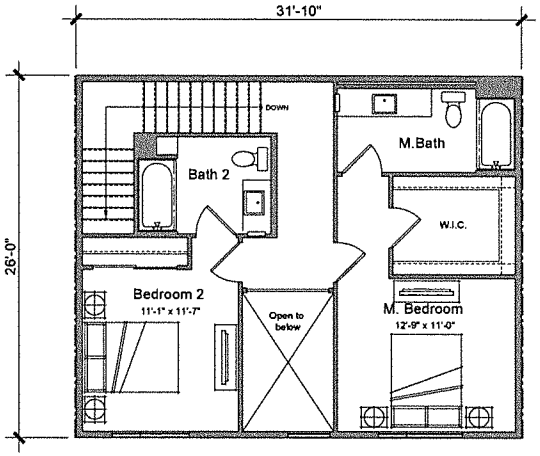
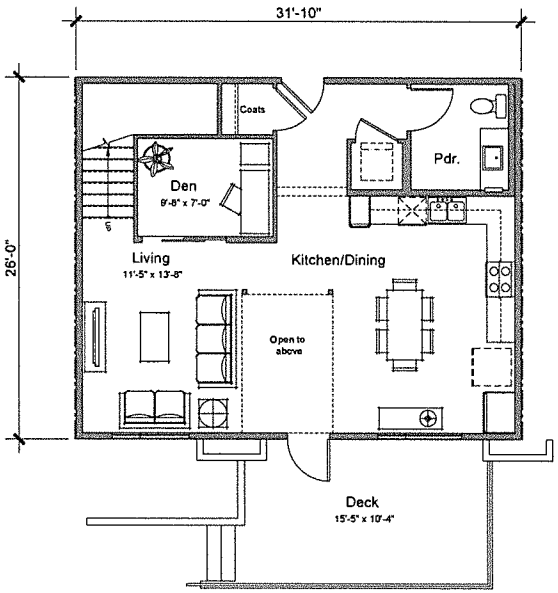


Plan TH 2-1_2



Plan TH 2-1_1
2 Bedroom + Den / 2 Bathroom
*1,535 SQ. FT.

*Net rentable area: To face of exterior stud +1" air gap; Does not reflect recess at windows; Does not include balcony area; Includes shafts; Stairway counted once

0 2 4 8

2400 WILLOW PASS

UNIT PLANS - 2 BEDROOM TOWNHOME

A5.1

Argent Concord LLC
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Santa Cruz, CA 95062

CONCORD, CA

KTGY # 2015-1048 11.07.2016

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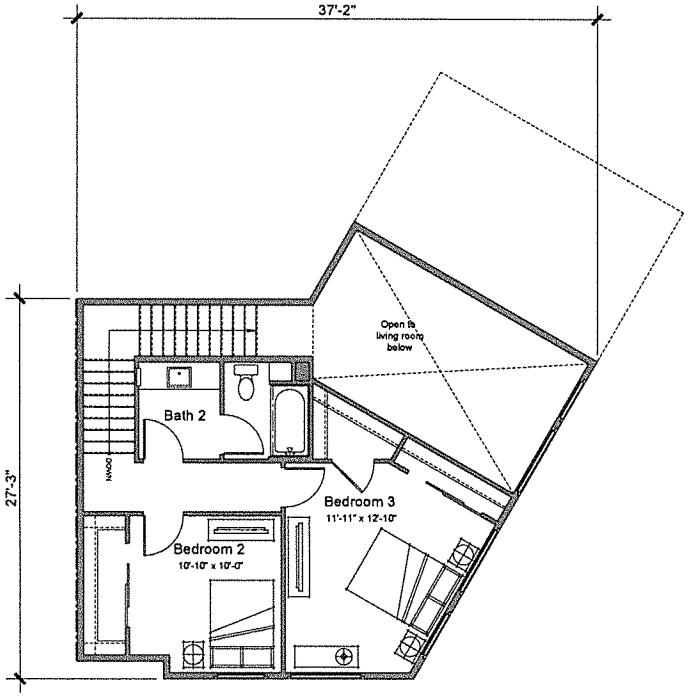
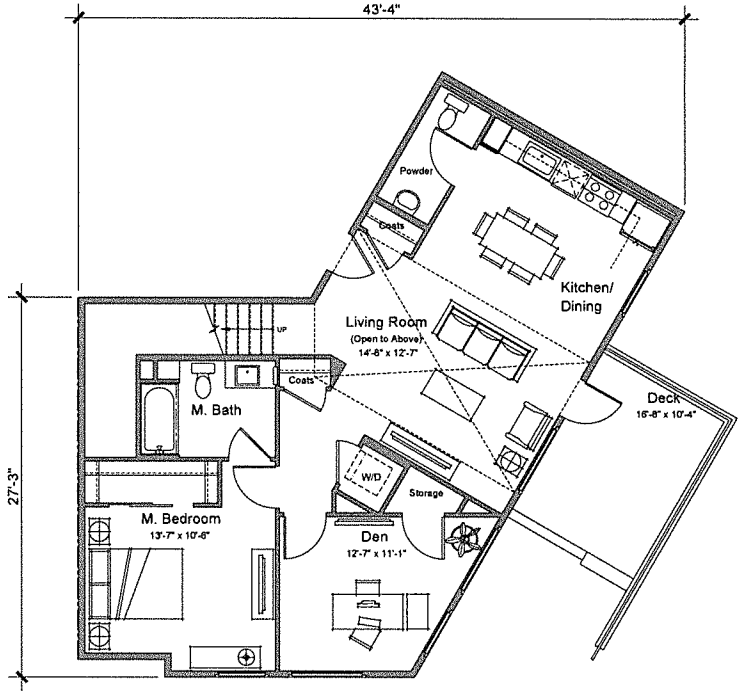


Plan TH 3-1_2



Plan TH 3-1_1
3 Bedroom + Den / 2 Bathroom
*1750 SQ. FT.
1 D.U.

*Net rentable area: To face of exterior stud +1" air gap; Does not reflect recess at windows; Does not include balcony area; Includes shafts; Stairway counted once

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Santa Cruz, CA 95062

UNIT PLANS - 3 BEDROOM TOWNHOME

CONCORD, CA

KTGY # 2015-1048 11.07.2016

0 2 4 8

A5.2

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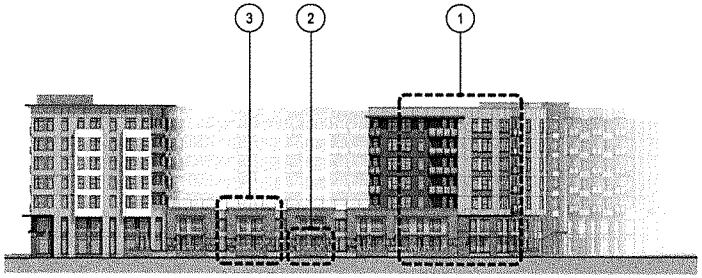
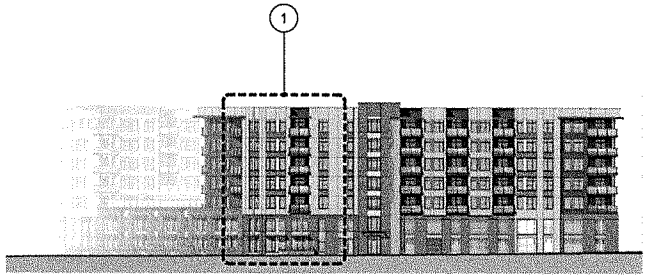
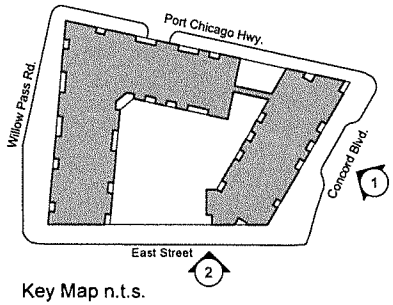


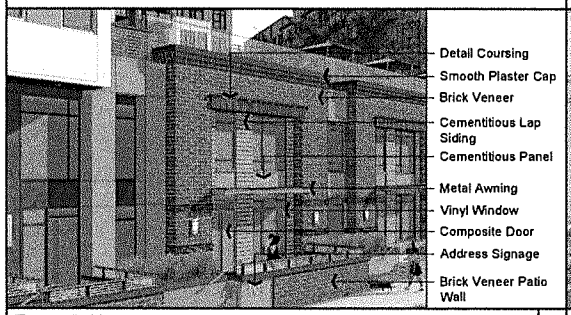
2. Key Elevation: East Street
n.t.s.



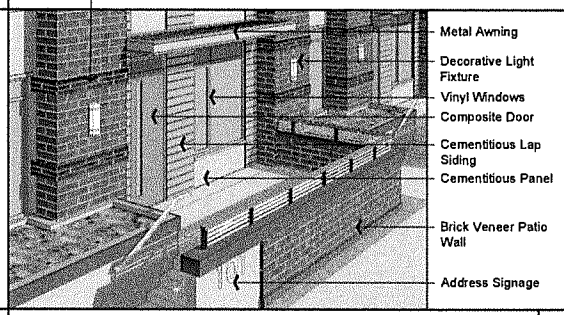
1. Key Elevation: Concord Blvd.
n.t.s.



Key Map n.t.s.



Entry @ Townhomes | 3



Typical Entry @ Townhomes | 2

Corner @ East St. & Concord Blvd. | 1

2400 WILLOW PASS

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

CONCEPTUAL DETAILS

CONCORD, CA

KTGY # 2015-1049 11.07.2016

A6.0

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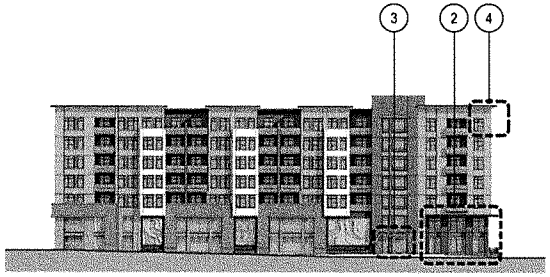
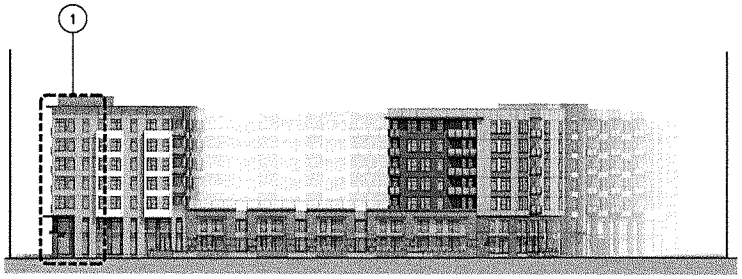
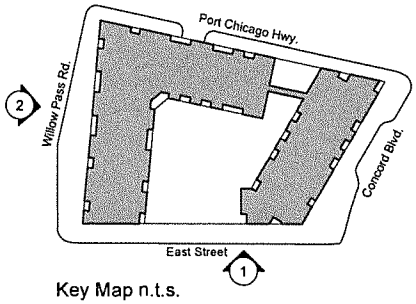


2. Key Elevation: Willow Pass Road
n.t.s.



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



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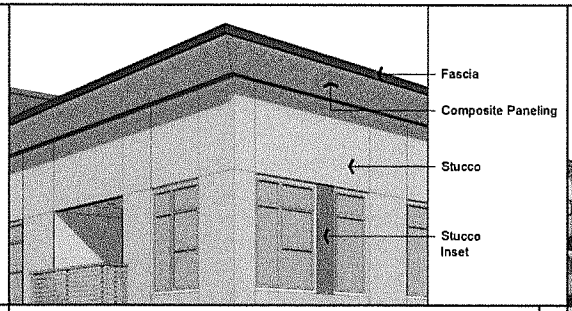
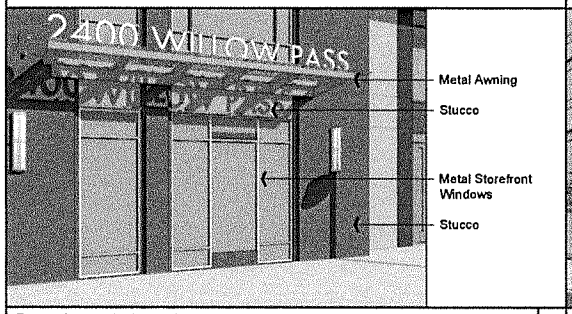
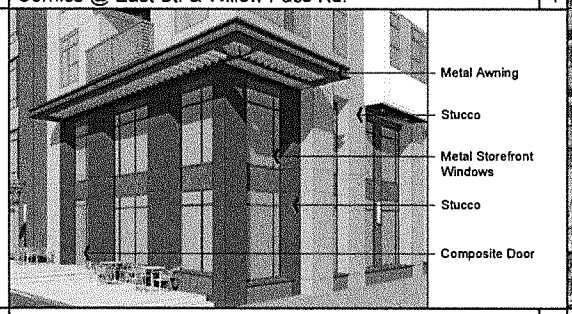


Cornice @ East St. & Willow Pass Rd. 4



Storefront @ Leasing 3



Entry @ Leasing 2

Corner @ Willow Pass Rd. & East St. 1

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121 7th Avenue
Santa Cruz, CA 95062

CONCEPTUAL DETAILS

CONCORD, CA

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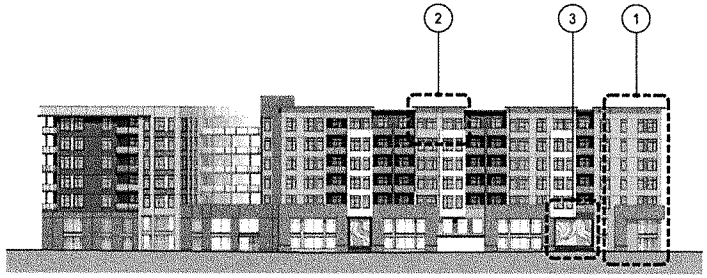
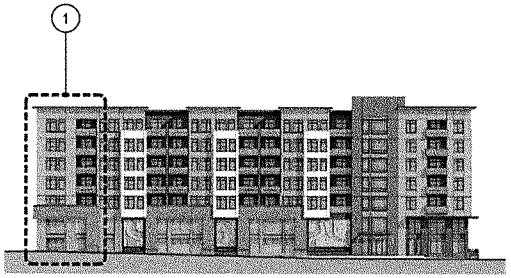
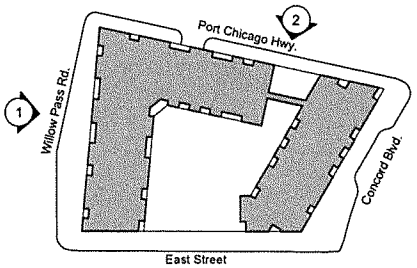


2. Key Elevation: Port Chicago Hwy.
n.t.s.

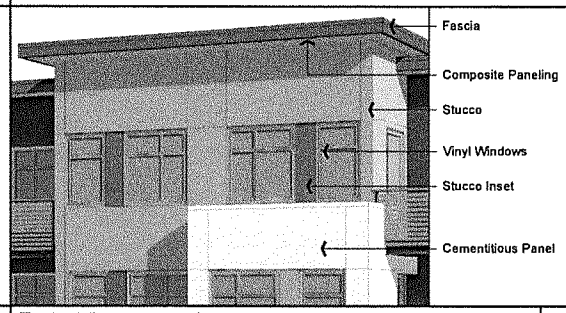


1. Key Elevation: Willow Pass Rd.
n.t.s.



Key Map n.t.s.

Screen @ Residential Garage | 3



Typical Bay @ Port Chicago Hwy. | 2

Corner @ Port Chicago Hwy. & Willow Pass Rd. | 1

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Argent Concord LLC
121 7th Avenue
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CONCEPTUAL DETAILS

CONCORD, CA

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A6.2

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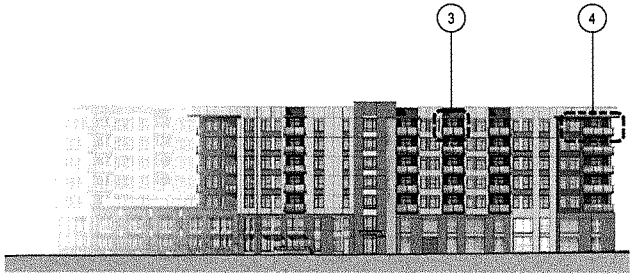
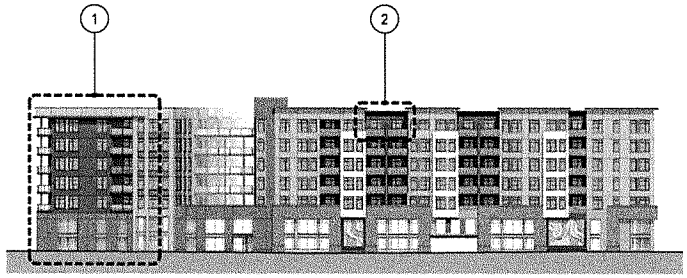
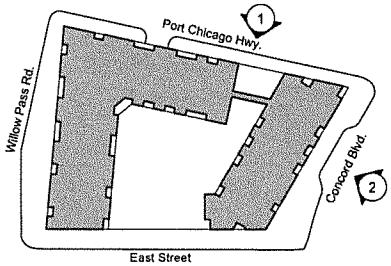


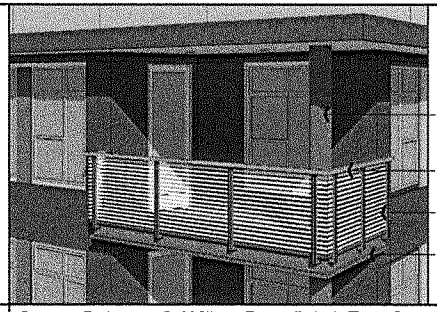
2. Key Elevation: Concord Blvd.
n.t.s.



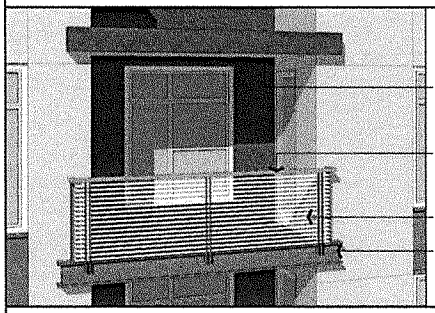
1. Key Elevation: Port Chicago Hwy.
n.t.s.



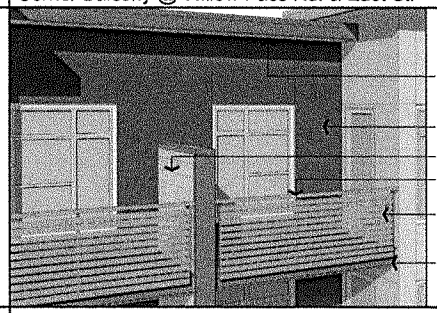
Key Map n.t.s.



Corner Balcony @ Willow Pass Rd. & East St. | 4



Typical Balcony @ Upper Residential Unit | 3



Typical Balcony @ Residential Unit | 2

Corner @ Concord Blvd. & Port Chicago Hwy. | 1

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CONCEPTUAL DETAILS

A6.3

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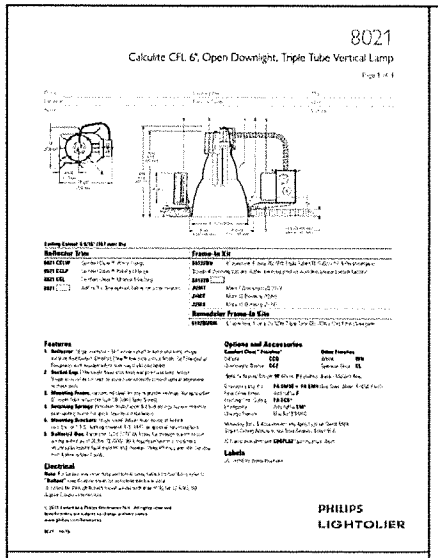
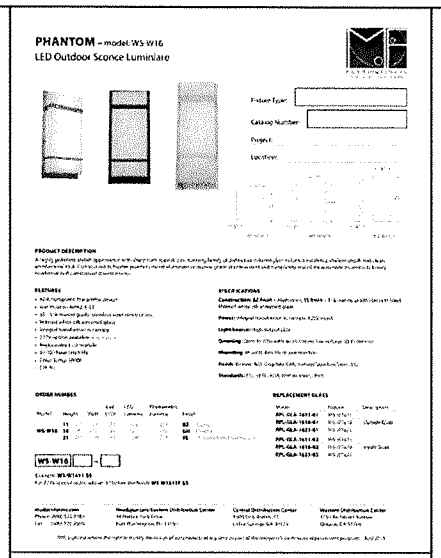
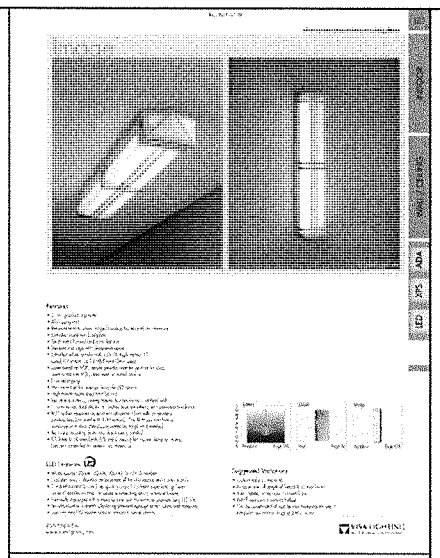
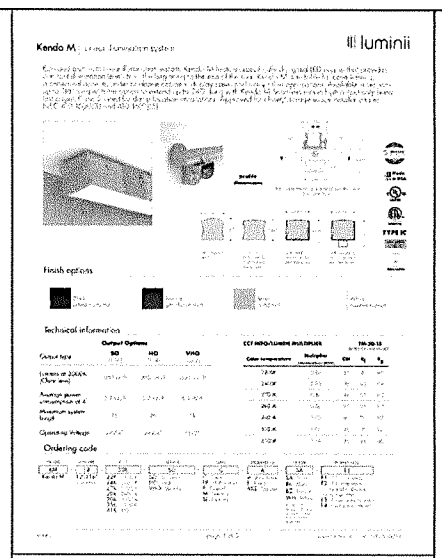
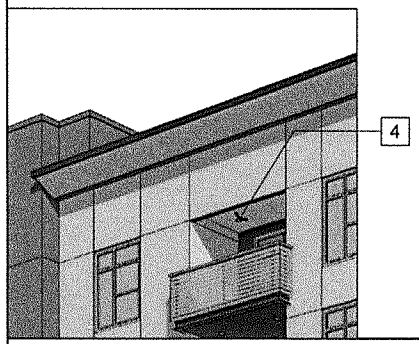


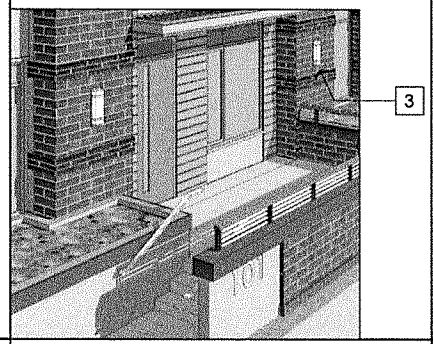




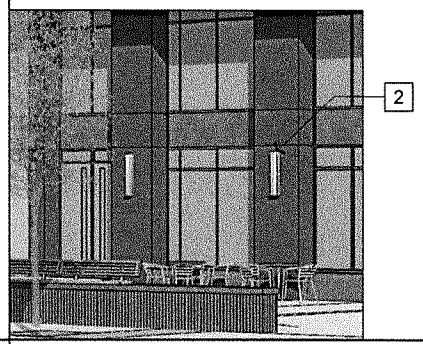




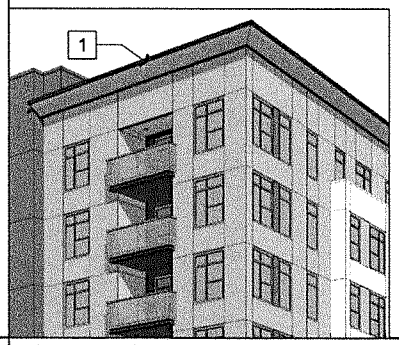
*Recessed Downlight | 4



*Residential Wall Sconce | 3



*Amenity/Leasing Wall Sconce | 2



*Linear LED Strip | 1

*Representative of general aesthetic of fixture or equal

2400 WILLOW PASS

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CONCEPTUAL BUILDING LIGHTING

CONCORD, CA

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A6.4

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PERSPECTIVE-CONCORD BOULEVARD

CONCORD, CA

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A7.0

2400 WILLOW PASS

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121 7th Avenue
Santa Cruz, CA 95062

PERSPECTIVE-EAST STREET

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A7.1

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2400 WILLOW PASS

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Santa Cruz, CA 95062

PERSPECTIVE-WILLOW PASS ROAD

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A7.2

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PERSPECTIVE-PORT CHICAGO HWY.

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A7.3

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Oakland, CA 94607
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ktgy.com

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PERSPECTIVE-PORT CHICAGO HWY. BART VIEW

CONCORD, CA

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A7.4

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ART COMPONENT - INSET WALL PANELS

CONCORD, CA

KTGY # 2015-1048 11.07.2016

A7.5

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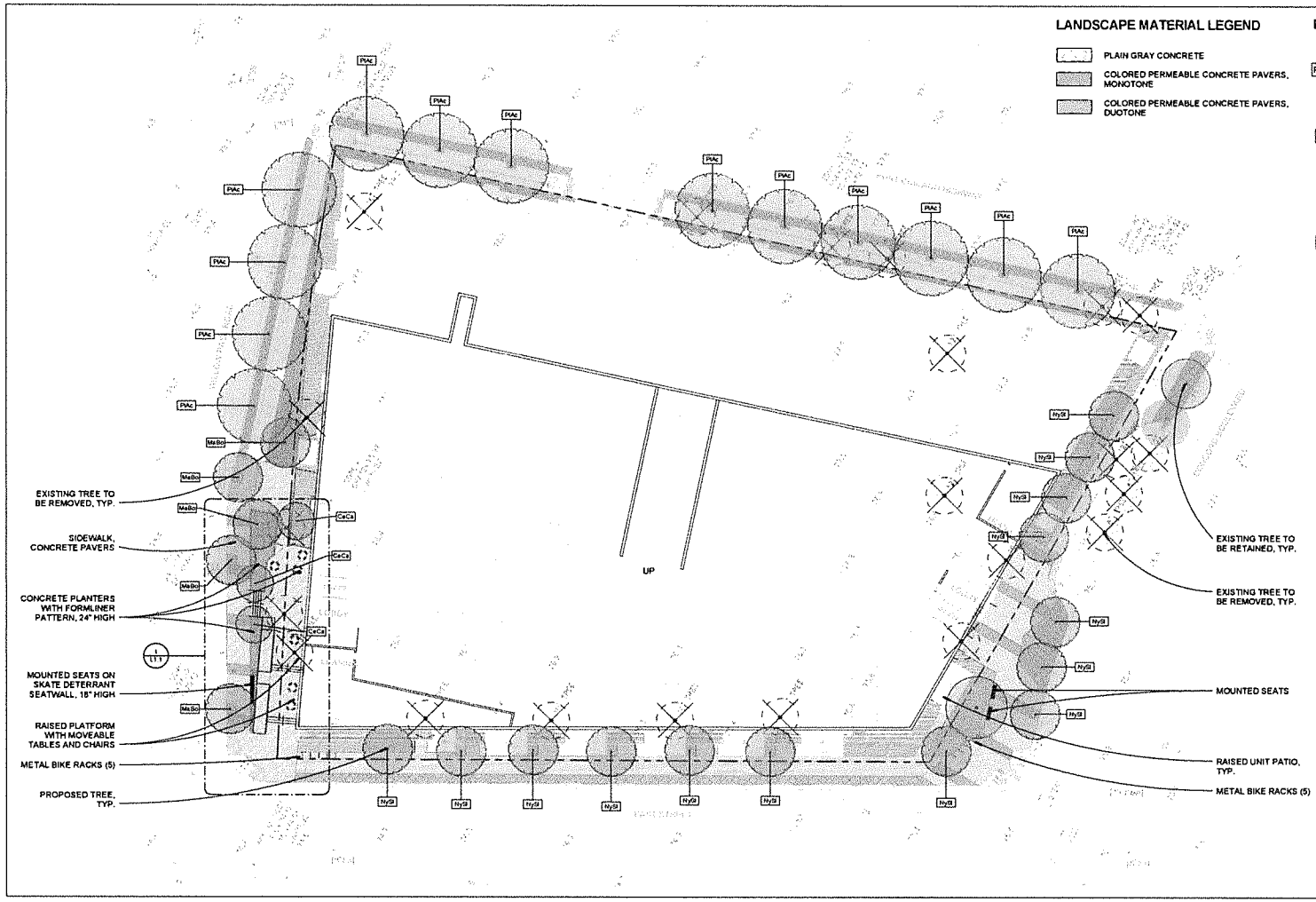
2400 Willow Pass
Plant Palette Description

As stated on Sheet L3.2, the plant palette and design (L1& L3) complies with California MWELO (Model Water Efficiency Landscape Ordinance) which implies that the all species will require very low, low, and moderate (trees only) water use. Since all plants (except some trees) are considered drought tolerant and native adaptive species, it will be conducive to efficient hydrozone (grouping method for irrigation requirements) planning. Trees will each have separate bubblers for water requirements.

Additionally, the plant palette (L1& L3) has been developed to incorporate fragrance and year round color (foliage and flowers) / form (branching patterns) interest through trees, shrubs, grasses, succulents and perennials. Annuals are not incorporated into the design because they require more water than drought tolerant species and are not low-maintenance as they would have to be planted each year. The proposed plants along the street edges were intentionally chosen for their tolerance to typical street conditions, including traffic and debris collection.

Finally, the intent of the stormwater plantings on L1 is to appear consistent with the adjacent planting areas. Helictotrichon sempervirens (California native), one on three plants in Plant Group 1, will be used in the stormwater planter and along East Street wherever Plant Group 1 is defined on Sheet L1.0.



LANDSCAPE MATERIAL LEGEND

- PLAIN GRAY CONCRETE
- COLORED PERMEABLE CONCRETE PAVERS, MONOTONE
- COLORED PERMEABLE CONCRETE PAVERS, DUOTONE

PLANT LEGEND

- PlAc — PLATANUS ACERIFOLIA 'COLUMBIA'
- MaBo — MAYTENUS BOARIA
- NySy — NYSSA SYLVATICA
- CeCa — CERCIS CANADENSIS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PLANT GROUP 1: NEPETA FAASSENII 'WALKER'S LOW', HELICTOTRICHON SEMPERVIRONS, STACHYS BYZANTIA 'BIG EARS'
- PLANT GROUP 2: OLEA EUROPA 'MONTRA', PHLOMIS FRUTICOSA
- PLANT GROUP 3: CISTANTHE GRANDIFLORA 'JAZZ TIME', AGAVE GEMMIFLORA, VINE (TBD BASED ON ARCH COORDINATION)
- PLANT GROUP 4: CAREX DIVULSA, WESTRINGIA FRUTICOSA 'MUNDI'

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 LINES; LOCATIONS MAY BE ADJUSTED PENDING VERIFICATION OF 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 DISTINCTION IN OPEN SPACE AREAS.
-SITE LIGHTING WILL CONFORM TO CITY OF CONCORD ILLUMINATION GUIDELINES FOR COMMERCIAL DEVELOPMENTS.
  -HIGH DENSITY USE (4-5 FC) FOR BUILDING ENTRIES/PLAZA
  -MEDIUM LOW USE (1-2 FC) FOR WALKWAYS AND ACTIVE AREAS ON PODIUM
  -LOW USE ACTIVITY (.5-1 FC) FOR LESS ACTIVE AREAS ON PODIUM
-SITE LIGHTING WILL BE DIRECTED DOWNWARD ONTO DRIVEWAYS AND WALKWAYS WITH THE EXCEPTION OF UPWARD DIRECTED LIGHTING THAT IS FULLY ABSORBED BY LANDSCAPE PLANTING.
-SITE LIGHTING IN PUBLIC AREAS (SIDEWALKS) WILL BE ENHANCED AND RESTORED AS NECESSARY PER CITY STANDARDS.
-SITE LIGHTING WILL BE PROVIDED AT CONSISTENT LEVELS AT HIGH DENSITY AND MEDIUM LOW AREAS WITH GRADUAL TRANSITION TO LOW USE AREAS IN ORDER TO MINIMIZE IMPACTS ON NIGHT SKIES.
-SITE LIGHTING MOUNTED ON BUILDING IS TO BE COORDINATED WITH THE ARCHITECT.

SEE SHEET L3.1, L3.2 FOR LIGHTING TYPES AND PRODUCT SPECIFICATIONS.

0 10 20 40

2400 WILLOW PASS

STREET LEVEL PLAN

L1.0

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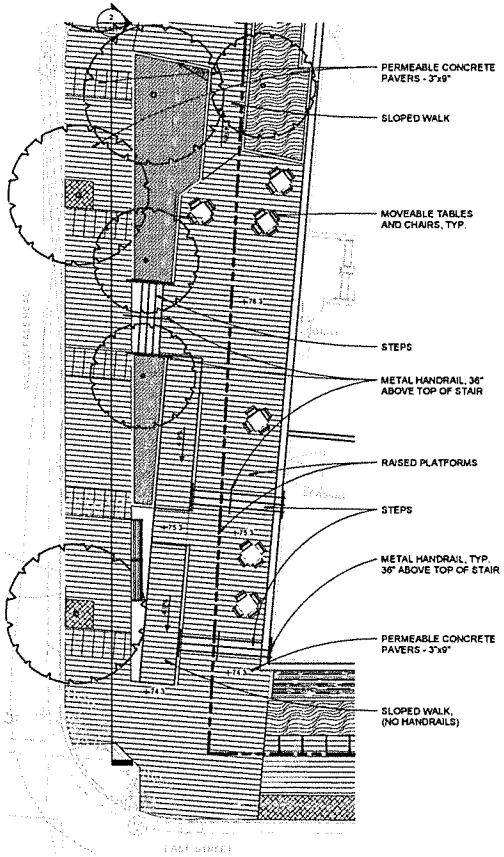
121 7th Avenue
Santa Cruz, CA 95062

CONCORD, CA

11/107/16

NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS



1 Plan Enlargement - Willow Pass Plaza
1/8" = 1'-0"

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

2400 WILLOW PASS

WILLOW PASS PLAZA

L1.1

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Santa Cruz, CA 95062

CONCORD, CA

11/07/16

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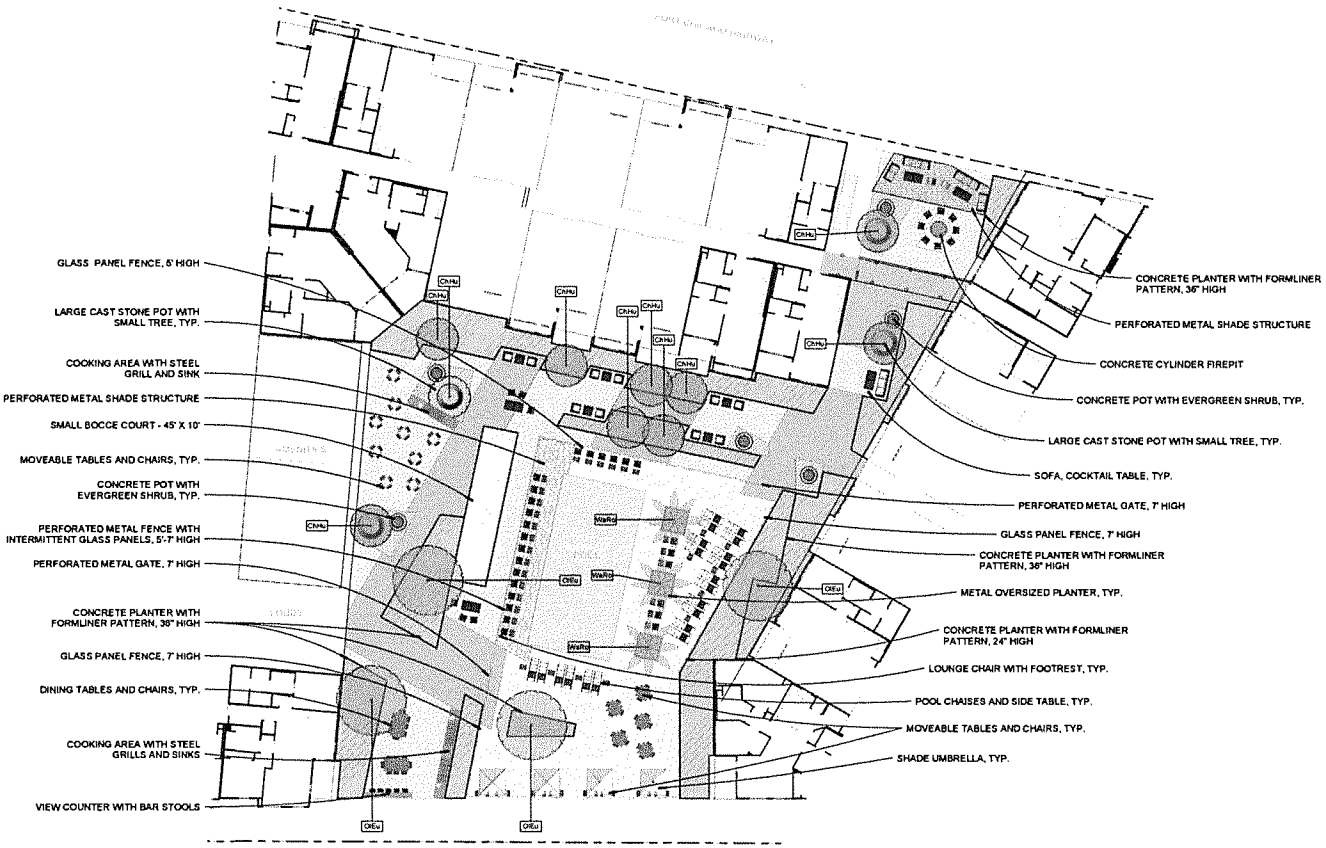
LANDSCAPE ARCHITECTS



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

- WaRo — WASHINGTONIA ROBUSTA
- ChHu — CHAMAEROPS HUMILIS
- OlEu — OLEA EUROPA 'SWAN HILL'

SEE SHEET L3.3 FOR FULL PLANT LIST

0 8 16 32

2400 WILLOW PASS

PODIUM LEVEL PLAN

L2.0

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Santa Cruz, CA 95062

CONCORD, CA

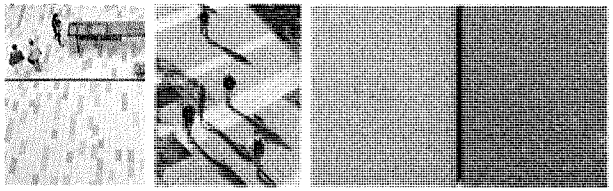
11/07/16

NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS

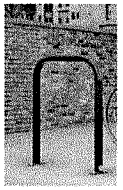
STREET LEVEL

PAVING

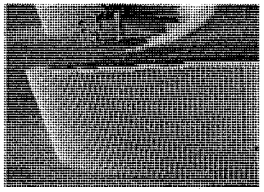


NARROW AND LARGE NARROW MODULAR PAVERS BY STEPSTONE
SMALL SIZE: AND 3"X6", LARGE SIZE: 12"X36"
COLORS: PORCELAIN #1813 AND AGAVE #1812
DUOTONE: 67% AND 33% (PORCELAIN/AGAVE) WITH MONOTONE SOLID COLOR BANDS (AGAVE)

SPECIALTY FURNISHINGS



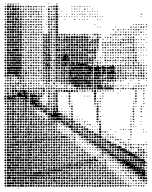
DOWNTOWN BIKE RACK BY DERO
MATERIAL: POWDER COATED METAL: BLACK



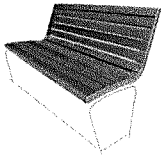
CONCRETE WALLS WITH FORMLINER PATTERN (US FORMLINER)
PATTERN: COLUMBIA
COLOR: DAVIS COLOR: GRAPHITE

SEATING AND TABLES

PARC CENTRE SQUARE TABLE BY LANDSCAPE FORMS



SURPRISING CHAIR BY FERMOB
COLORS: HONEY, STEEL GRAY



EP 1900 MOUNTED SEAT BY EQUIPARC
SIZE: 23" LONG
MATERIAL: JAT WOOD WITH SILVER COATED METAL

LIGHTING TYPES (APPLIES TO STREET AND PODIUM LEVELS)

LEGEND RECESSED STEP AND WALL LIGHT BY LIGMAN

JB LED DOWN LIGHT BY F/X LUMINAIRE

MS LED POST LIGHT BY F/X LUMINAIRE

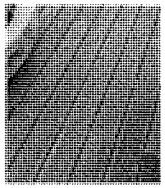
VE LED DOWN LIGHT BY F/X LUMINAIRE

NR LED UP LIGHT BY F/X LUMINAIRE

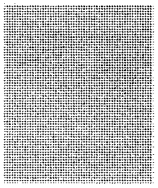
NOTE: SEE SHEETS L3.3 AND L3.4 FOR PRODUCT SPECIFICATIONS

PODIUM LEVEL

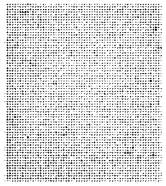
PAVING



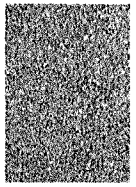
THERMAL WOOD DECKING



SPECSTONES PORCELAIN PAVERS
COLOR: ICON TRAVESTINE
SIZE: 12" X 12"



LARGE NARROW MODULAR PAVER BY STEPSTONE
COLOR: GRANADA WHITE
SIZE: 12"X36"

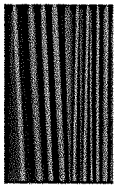


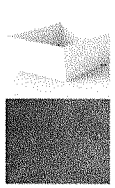
PEA GRAVEL 3/8"

LANDSCAPE GLASS BY AMERICAN SPECIALTY GLASS
COLOR/SIZE CRYSTAL TEAL MEDIUM

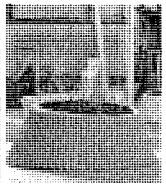
SPECIALTY FURNISHING

FORMLINER CONCRETE WALLS
PATTERN: COLUMBIA
COLOR: GRAPHITE



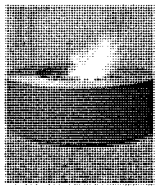


SITE TAPERED SQUARE BY PLANTERWORX
8' x 8' x 4'
FINISH: OXIDIZED ZINC



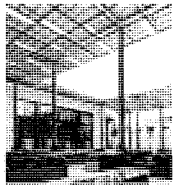
LENA PLANTERS BY LANDSCAPE FORMS
SIZE: 93" DIA, 39" HEIGHT
COLOR: GREY

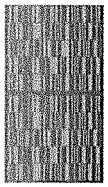
MARCAS PLANTER BY CONCRETEWORKS
SIZE: 31"X23"
COLOR: TBD



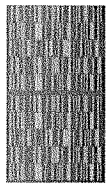
TINDER CYLINDER BY CONCRETEWORKS
COLOR: GRAPHITE

SHADE STRUCTURE/FENCING

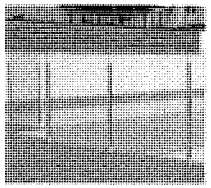




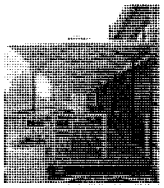
STEEL POST AND PERFORATED METAL SHADE PANEL BY BOK MODERN
8' HIGH



PERFORATED FENCE PANEL AND GATE BY BOK MODERN
HEIGHT - 5'-7' HIGH

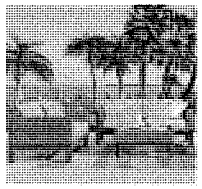


GLASS PANEL FENCING BY KINSLO
HEIGHT: 5' TO 7'

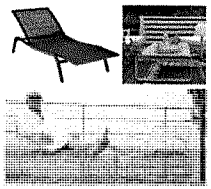


SQUARE SHADE UMBRELLA BY SHELTER OUTDOOR
SIZE: 16-1/2' X 16-1/2'
COLOR: CARBON GRAY

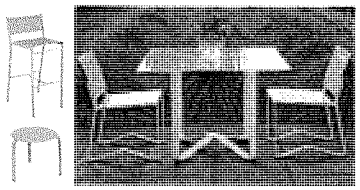
SEATING AND TABLES



IL VIALE LOUNGE COLLECTION BY BROWN JORDAN
PIECES: LOUNGE CHAIR, LOVESEAT, SOFA
MATERIALS: RESINWEAVE AND METAL BASE WITH SUNBRELLA CUSHION
COLORS: SANDAL, PEWTER, GRANITE



SURPRISING CHAIR, BELLAVIE KNOCKDOWN TABLE, WITH FOOTREST BY FERMOB
BELLAVIE KNOCKDOWN TABLE BY FERMOB
AUZE SUNLOUNGER AND LOW TABLE
COSTA HIGH CHAIR BY FERMOB
COLORS: RUSSET, HONEY, STEEL GRAY



WINDMARK TABLE AND CHAIRS BY LANDSCAPE FORMS
SIZES: 42"X42" AND 32" X 96"
MATERIAL: GLASS TOP WITH POWDER COAT METAL BASE
COLOR: WHITE

2400 WILLOW PASS

MATERIALS & FURNISHINGS

L3.1

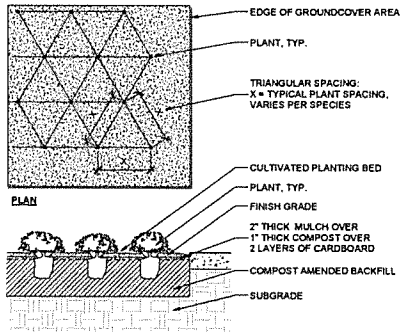
Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

CONCORD, CA

11/07/16

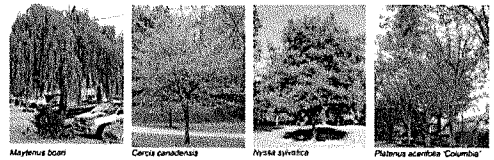
LICENSED LANDSCAPE ARCHITECT
JOHN GREY
No. 6294
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS

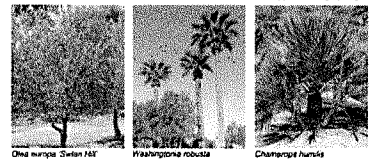


NOTES:
1. INSTALL DRIP IRRIGATION ABOVE CARDBOARD. OVERLAP CARDBOARD PIECES - 4" MINIMUM.
2. NO COMPOST LAYER OR CARDBOARD LAYER AT PLANTING AREAS IN ON STUCTURE SOIL MIX.

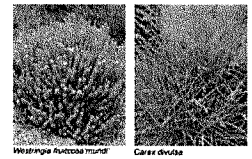
1 GROUNDCOVER LAYOUT
3/4" = 1'-0"



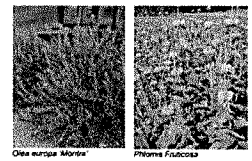
STREET & PERIMETER TREES



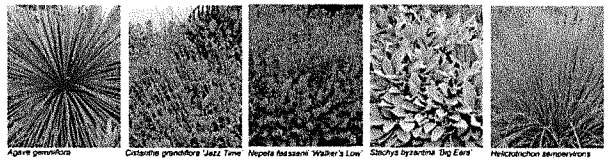
PODIUM LEVEL TREES



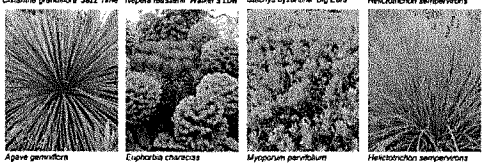
STREET TREE PLANTS (SUN AND SHADE)



BUILDING PERIMETER PLANTS (FULL SUN)



BUILDING PERIMETER PLANTS (SUN OR SHADE)



PODIUM LEVEL PLANTS

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
TREE					
CeCa	3	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	25'-0"
ChHu	10	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	12'
MaBo	5	MAYTENUS BOARI	MAYTEN TREE	24" BOX	20'-0"
NySl	14	NYSSA SYLVATICA	TUPELO TREE	24" BOX	20'
OlEu	4	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	30'-0"
PlAc	13	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	30'-0"
WaRo	3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24" BOX	10'-0"
SHRUB					
	TBD	AGAVE GEMNIFLORA	TWIN-FLOWERED AGAVE	5 GAL	4'
	TBD	EUPHORBIA CHARACIAS	EUPHORBIA	5 GAL	30"
	TBD	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE		4'-0"
	TBD	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	4' 0"
	TBD	WESTRINGIA FRUTICOSA MUNDI	MUNDI COAST ROSEMARY	5 GAL	5'-0"
GROUNDCOVER					
	TBD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18"
	TBD	CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	1 GAL	2'-5
	TBD	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2'
	TBD	MYOPORUM PARVIFOLIUM	GROUNDCOVER MYOPORUM	5 GAL	6'
	TBD	NEPETA X FAASSENII 'WALKER'S LOW'	CATMINT	1 GAL	1'-0"
	TBD	STACHYS BYZANTINA 'BIG EARS'	LAMB'S EARS	1 GAL	3'-0"

STATE MODEL WATER EFFICIENCY LANDSCAPING ORDINANCE

THE IRRIGATION SYSTEM WILL BE DESIGNED TO SUPPLY THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN DOOD PLANT HEALTH. THE DESIGN AND INSTALLED SYSTEM WILL COMPLY WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (WELO - 2015 VERSION) AND APPLICABLE CITY OF CONCORD REQUIREMENTS. IN THE CASE OF OVERLAPPING STATE AND LOCAL REQUIREMENTS, THE STRICTER REQUIREMENT WILL BE APPLIED. THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW PRESSURE DRIP, BUBBLER OR SUBSURFACE APPLICATION METHODS TO ACHIEVE HIGHEST POSSIBLE EFFICIENCY AND ELIMINATE WATER WASTE BY WIND DRIFT, OVERSPRAY OR RUN-OFF. CONTROL OF THE SYSTEM WILL BE BY STATE-OF-THE-ART 'SMART' CONTROLLERS, CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME LOCAL WEATHER DATA FROM AN ON-SITE WEATHER SENSOR. ALL SPECIFIED IRRIGATION EQUIPMENT WILL BE COMMERCIAL GRADE, SELECTED FOR DURABILITY AND MINIMAL MAINTENANCE BURDEN.

IRRIGATION DESIGN INTENT

THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.
THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINKLER AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS.

CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.

THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

2400 WILLOW PASS

PRELIMINARY PLANT PALETTE

L3.2

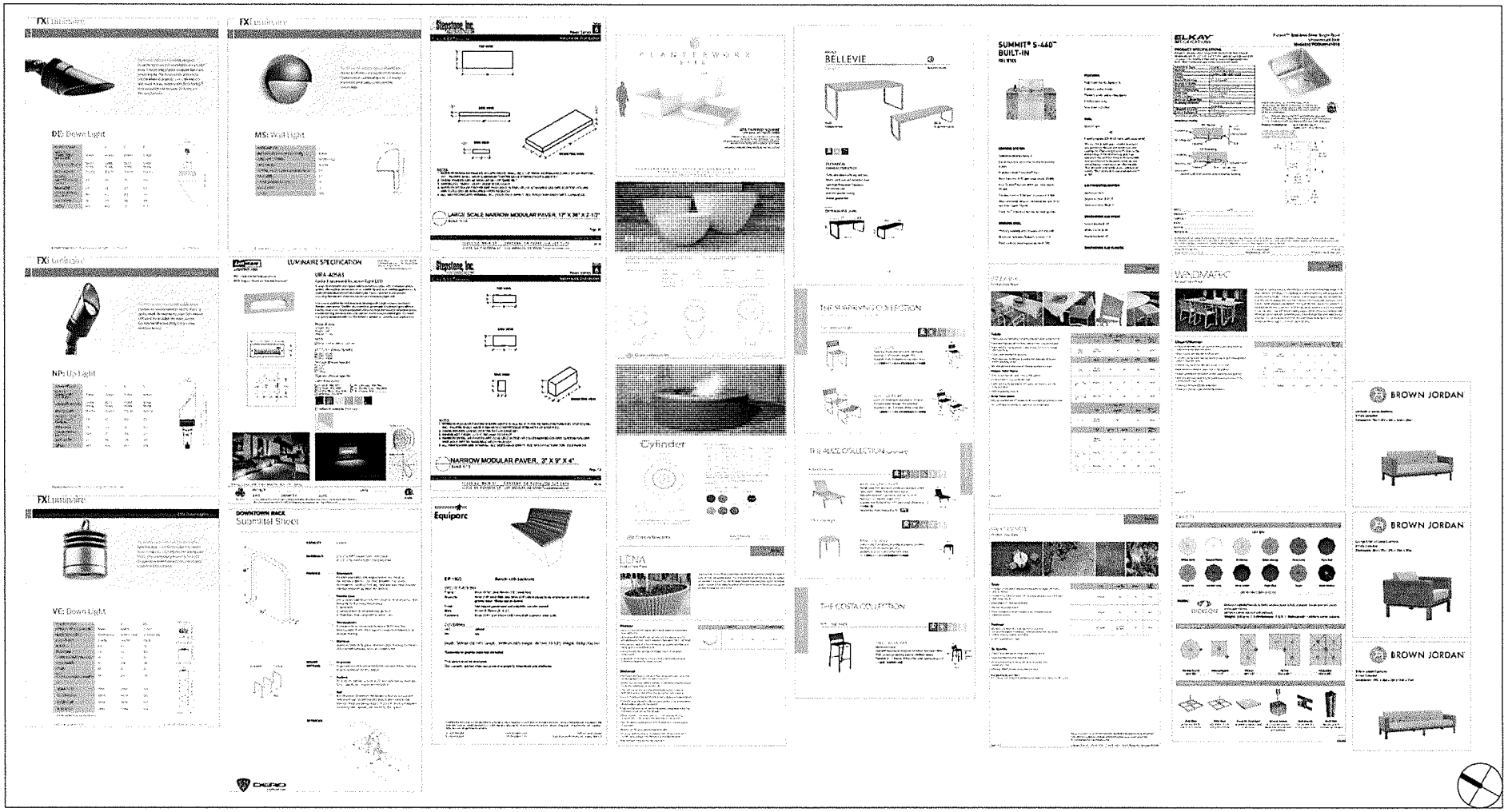
Argent Concord LLC
121 7th Avenue
Santa Cruz, CA 95062

CONCORD, CA

11/07/16

NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS



2400 WILLOW PASS

PRODUCT SPECIFICATIONS

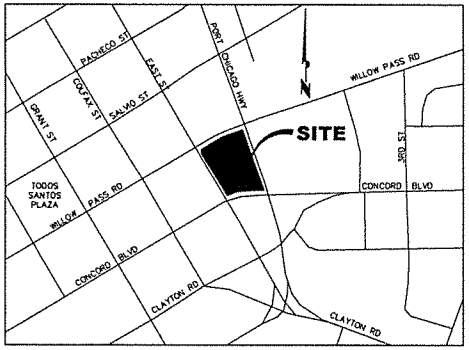
L3.3

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

CONCORD, CA
11/07/2016

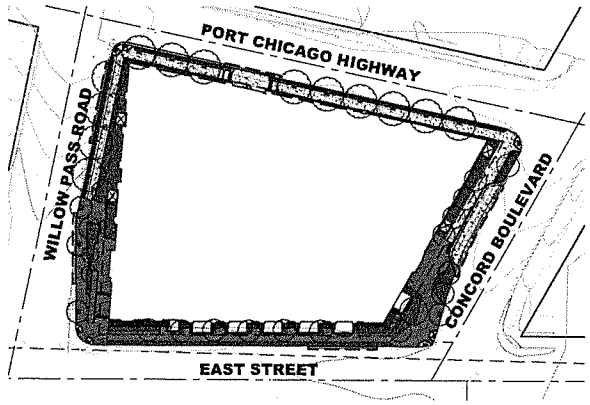
LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITECTS

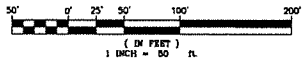


VICINITY MAP

NOT TO SCALE



SITE MAP



LEGEND

PROPERTY LINE
CENTER LINE
MONUMENT LINE, STANDARD STREET MONUMENT
ROW OF WAY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
BUILDING LINE

PARKING AND STRIPING
CHAIN LINK FENCE
WALL
RETAINING WALL
RAILROAD BART TRACK
OVERHEAD BRIDGE FOR BART
BACK/FACE OF CURB AND GUTTER LIP
CONCRETE
SIDEWALK
CONTOUR LINES

STORM DRAIN LINE, MANHOLE, CATCHBASIN, FIELD INLET, AREA DRAIN, AREA DRAIN WITH SOLID-GRATE
RECORD STORM DRAIN
SANITARY SEWER LINE, MANHOLE

RECORD SANITARY SEWER LINE
RECORD FIBER OPTIC LINE
WATER MAIN, METER, VALVE, HYDRANT
BACK FLOW PREVENTER
IRRIGATION CONTROL VALVE
JOINT TRENCH
UNKNOWN LINE, TWC
UNDERGROUND ELECTRIC, METER
GAS LINE
UNKNOWN MANHOLE, VALVE, UTILITY BOX
CABLE TV BOX
SIGNAL LIGHT POLE WITH LIGHTS, SIGNAL BOX
ELECTROLLIER WITH STREET LIGHT CONTROL BOX
TREE, DIAMETER OF TRUNK
DRIP LINE, VEGETATION
SIGN, POST, ROCK
SAWCUT
CURB RETURN, TRUNCATED DOMES

CONCRETE DITCH AND FLOWLINE

PAVER AREA (PERVIOUS), PER LANDSCAPE PLAN

PLANTING AREA, PER LANDSCAPE PLAN
GARAGE FOOTPRINT

ABBREVIATIONS

AB	AGGREGATE BASE	INTX	INTERSECTION
AC	ASPHALT CONCRETE	INV	INVERT
AD	AREA DRAIN	IRR	IRRIGATION
AP	ANGLE POINT	L	LEFT
ARV	AIR RELEASE VALVE	LE	LANDSCAPE EASEMENT
BC	BEGINNING OF CURVE	LF	LINEAL FEET
BFP	BACKFLOW PREVENTER	LIP	LIP OF GUTTER
BOV	BLOW-OFF VALVE	LP	LOW POINT
BSW	BACK OF SIDEWALK	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONUMENT
C&G	CURB & GUTTER	(N)	NORTH
CB	CATCH BASIN	OC	ON CENTER
CTV	CABLE TELEVISION	PCC	POINT OF COMPOUND CURVE
CL	CENTERLINE	PG	PAVEMENT GRADE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CONC	CONCRETE	POC	POINT OF CONNECTION
CONST	CONSTRUCT	PR	PEDESTRIAN RAMP
COTC	CLEANOUT TO GRADE	PRC	POINT OF REVERSE CURVE
CR	CURB RETURN	PUE	PUBLIC UTILITY EASEMENT
D/W	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DPA	DRIP-LINE PROTECTION AREA	RCP	REINFORCED CONCRETE PIPE
DTL	DETAIL	R	RIGHT
DWG	DRAWING	(R)	RADIAL
(E)	EAST	REC	RECORD INFORMATION
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RL	RESTRAIN LENGTH
ELEC	ELECTRICAL	(S)	SOUTH
EP	EDGE OF PAVEMENT	SBL	SETBACK LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S/W	SIDEWALK
EVC	END OF VERTICAL CURVE	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
(F)	FUTURE	SHT	SHEET
FB	FLUSHING BRANCH	SS	SANITARY SEWER
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SF	SQUARE FEET
FES	FLARED END SECTION	STD	STANDARD
FG	FINISH GRADE	T	TELEPHONE
FH	FIRE HYDRANT	TC	TOP OF CURB
FI	FIELD INLET	TD	TRENCH DRAIN
FL	FLOW LINE	T-MAIN	TRANSMISSION MAIN
F-MAIN	FORCE MAIN	TS	TOP OF SLAB
G	GAS	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GR	GRATE	VC	VERTICAL CURB
HDPE	HIGH DENSITY POLYETHYLENE	VLT	VAULT
HGL#	HYDRAULIC GRADE LINE (DESIGN STORM)	W	WATER MAIN
HP	HIGH POINT	(W)	WEST

PROJECT TEAM

1. DEVELOPER/CONTRACTOR
   ARGENT CONCORD, LLC
   121 7TH AVENUE
   SANTA CRUZ, CA 95062
   (650) 318-8411
   CONTACT – DAVID JONES
2. CIVIL ENGINEER
   dk CONSULTING
   1931 SAN MIGUEL, SUITE 100
   WALNUT CREEK, CA 94598
   (925) 932-6868
   CONTACT – SCOTT HARTSTEIN
3. ARCHITECT
   KTGY GROUP, INC.
   360 SECOND STREET, SUITE 200
   OAKLAND, CA 94607
   (510) 272-2910
   CONTACT – LILY CIAMMACHELLA
4. LANDSCAPE ARCHITECT
   PGA DESIGN
   444 17TH STREET
   OAKLAND, CA 94612
   (510) 465-1294
   CONTACT – CATHY GARRETT
5. SOILS ENGINEER
   BERLOGAR STEVENS & ASSOCIATES
   3387 SUNOL BLVD
   PLEASANTON, CA 94566
   (925) 484-0220
   CONTACT – FRANK BERLOGAR

PROJECT INFORMATION

1. PROJECT SUMMARY
   APN:126-082-008
   ADDRESS: 2400 WILLOW PASS ROAD,
   CONCORD, CA
   ZONE: DMX (DOWNTOWN MIXED USE)
   SITE AREA: 1.53 ACRES (66,682 SQUARE FEET)
   DENSITY: 111.8 D.U./ACRE
   DWELLING UNITS: 171*
   FAR: 4.5
   OPEN SPACE: 38,260 SQUARE FEET*

   * REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
2. BENCH MARK
   TOP OF CURB WEST RETURN OF THE EAST CORNER OF SALVIO STREET AND EAST STREET, WITH AN ELEVATION OF 71.82 FEET PER THE CITY OF CONCORD MONUMENT BENCHMARK.
3. BASIS OF BEARING
   THE MONUMENT LINE ON CONCORD BOULEVARD TAKEN AS NORTH 89°44'23" EAST AS SHOWN ON RECORD OF SURVEY RECORDED AUGUST 18, 1986 IN BOOK 86 OF LAND SURVEYOR MAPS AT PAGES 15-19.

SHEET INDEX

SHEET	DESCRIPTION
C1.00	COVER
C1.01	NOTES
C2.00	TYPICAL 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

2400 WILLOW PASS

COVER

C1.00

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

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER SCOTT E. HARTSTEIN CIVIL STATE OF CALIFORNIA
EXP. DATE 09-30-18

CONCORD, CA

dk # 15-1049-10 11.07.2016

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Walnut Creek, CA 94596
925.932.6868
dkassoc.com

dk CONSULTING PLANNING ENGINEERING CONSTRUCTION

\\V31\DK_FILES\PROJECTS\2015\15-1049-2400 WILLOW PASS\DWG\DESIGN REVIEW\1030B\SHEETS\C1.00-COVER-1049.DWG 11/4/2016

GENERAL NOTES

1. REFERENCE APPROVED DEMOLITION, GRADING AND EROSION CONTROL PLANS PREPARED BY DK CONSULTING.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
3. [illegible]
4. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.
5. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, 48 HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AIRBORNE DUST NUISANCE FROM THE CONSTRUCTION SITE BY WATERING AND/OR TREATING THE SITE IN SUCH A MANNER TO CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. SHOULD THE CONTRACTOR FAIL TO PROVIDE THE NECESSARY SAFETY DEVICES AND THEY ARE PROVIDED BY THE CITY, THE CONTRACTOR SHALL PAY THE CITY TIME AND MATERIAL COSTS FOR PROVIDING NECESSARY SAFETY DEVICES.
8. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINT DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED ENGINEER OR SURVEYOR AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL MAINTAIN ALL SITES OF WORK DURING CONSTRUCTION SO AS TO KEEP THEM REASONABLY NEAT AND FREE OF TRASH, RUBBISH, AND OTHER DEBRIS. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE FROM SITES OF WORK, AND FROM PUBLIC AND PRIVATE PROPERTY, ALL TEMPORARY STRUCTURES, RUBBISH AND WASTE MATERIAL, AND SHALL PROPERLY DISPOSE OF EXCAVATED MATERIALS BEYOND THAT NEEDED TO BRING TO THE SITE TO THE ELEVATIONS SHOWN.
10. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH THE WORK UNDER OTHER CONTRACTS THAT MAY BE UNDER WAY CONCURRENTLY WITH THIS PROJECT.
11. THE CONTRACTOR SHALL APPOINT A PROJECT FOREMAN OR SUPERINTENDENT WHO SHALL BE ON THE SITE AT ALL TIMES DURING PROGRESS AND WHO SHALL HAVE THE AUTHORITY TO ACT FOR THE CONTRACTOR. THE FOREMAN OR SUPERINTENDENT SHALL MAINTAIN AT LEAST ONE SET OF THE PROJECT PLANS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
12. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN CITY RIGHT-OF-WAY IN ACCORDANCE WITH THE MOST CURRENT SPECIFICATIONS FOR CONSTRUCTION OF IMPROVEMENTS FOR THE CITY OF CONCORD, CALIFORNIA, AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION, AND SHALL MEET THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF CONCORD.
13. THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAYS.
14. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE ARCHITECT.
15. ALL OF TREES, STUMPS, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTILL THE STORAGE SITE IS DEVELOPED.

GRADING NOTES

1. [illegible] FULL NAME OF THE SOILS ENGINEER.
2. ANY EXISTING UNDERGROUND STRUCTURE REQUIRING REMOVAL OR MODIFICATION BY THE SOILS ENGINEER SHALL BE DONE AS RECOMMENDED BY THE SOILS ENGINEER.
3. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
4. UPON COMPLETION OF PAD GRADING, THE CONTRACTOR SHALL REQUEST THE ENGINEER TO CHECK THE GRADES. PADS SHALL NOT VARY MORE THAN 0.1 FOOT FROM THE ELEVATION SHOWN ON THE APPROVED GRADING PLAN. LOW POCKETS ON THE PADS WILL NOT BE ACCEPTABLE.
5. THE SOILS ENGINEER SHALL MONITOR THE MASS GRADING ON A FULL-TIME BASIS AND SHALL PERFORM FIELD DENSITY TESTING ON ALL FILL PLACED. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO PLACEMENT OF FILL SO THAT ARRANGEMENTS FOR TESTING CAN BE MADE. UPON COMPLETION OF MASS GRADING THE SOIL ENGINEER SHALL PREPARE A REPORT ON THE MASS GRADING WHICH SHALL INCLUDE HIS OBSERVATIONS, FIELD DENSITY TEST RESULTS AND HIS PROFESSIONAL OPINION REGARDING COMPLIANCE OF THE MASS GRADING WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER.
6. COMPACTION TESTS BY THE SOILS ENGINEER AND PAD ELEVATION CERTIFICATION BY THE CIVIL ENGINEER ARE REQUIRED ON ALL PADS.
7. ADJUST TOPS OF CATCH BASINS, MANHOLE UTILITY STRUCTURES, VAULTS, ETC TO BE FLUSH WITH SLOPE OF FINISHED GRADING.
8. THE GRADING OPERATION SHALL TAKE PLACE AT A TIME AND IN A MANNER AS TO NOT ALLOW EROSION AND SEDIMENTATION. THE SLOPES SHALL BE RESEEDED AS SOON AS POSSIBLE AFTER THE GRADING OPERATION CEASES. EROSION MEASURES SHALL BE IMPLEMENTED DURING ALL CONSTRUCTION PHASES IN ACCORDANCE WITH AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
9. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (SEEDED) TO THE SATISFACTION OF THE INSPECTOR.

IMPROVEMENT NOTES

1. ALL CUT, FILL, AND TRENCH BACKFILL MUST BE TESTED BY A LICENSED SOILS ENGINEER WHO WILL PROVIDE CERTIFICATION THAT THE WORK CONFORMS TO THE REQUIREMENTS OF CITY AND STATE CODES.
2. DIMENSIONS LOCATING CURB AND GUTTER ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL COMPLY WITH THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH CONSTRUCTION ORDERS (CALOSHA).
4. WHERE EXISTING PAVEMENT IS TO BE EXTENDED, EXISTING PAVEMENT MUST BE SAW CUT 1' BEYOND THE CONFORM. ANY ASPHALT OR PORTLAND CEMENT CONCRETE REMOVED MUST BE SAW CUT OR REMOVED TO AN EXPANSION JOINT, OR WEAKENED PLANE JOINT.
5. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, CUTTERS, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
6. EXISTING CURB, GUTTER AND SIDEWALK THAT ARE DAMAGED OR DISPLACED, BUT ARE NOT SHOWN TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS ON EXISTING SANITARY AND STORM SEWERS, AND CLEARANCES OF KNOWN UTILITY CROSSINGS, BEFORE CONSTRUCTING SUCH UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS AND WATER MAINS.
9. PAYMENT OF ALL FEES, PERMITS AND BOND PREMIUMS SHALL BE AT THE CONTRACTORS EXPENSE EXCEPT WATER AND SEWER HOOKUP FEES.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS AND BOND PREMIUMS.
11. ALL UNDERGROUND FACILITIES, INCLUDING ALL ELECTRICAL AND GAS UTILITIES TO BE PROVIDED BY PACIFIC GAS AND ELECTRIC, SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS, FINAL PREPARATION OF SUBGRADE AND PLACEMENT OF BASE MATERIAL. CURBS AND CUTTERS TO BE COMPLETED PRIOR TO PLACEMENT OF ROADWAY BASE ROCK.

CITY OF CONCORD GENERAL NOTES

1. ALL MATERIALS AND METHOD OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF CONCORD STANDARD PLANS AND SPECIFICATIONS, AND SUBJECT TO INSPECTION BY THE CITY OF CONCORD ENGINEERING DIVISION.
2. THE PERMITTEE/CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 642-2444 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 3 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKING SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER, WHICHEVER IS EARLIER.
4. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATION.
5. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CONCORD STANDARDS, SPECIFICATIONS, SPECIFIC NOTES, DETAIL DRAWINGS AND PER THE RECOMMENDATIONS SPECIFIED IN THE SOILS INVESTIGATION REPORT.
6. A GRADING PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF GRADING. A COPY OF THE GRADING PERMIT IS REQUIRED TO BE ON-SITE AT ALL TIMES.
7. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE A MINIMUM OF 72 HOURS PRIOR NOTICE TO THE ENGINEER AND APPROVAL OF THE CITY ENGINEER. AT LEAST ONE SET OF PLANS SHALL BE ON SITE AT ALL TIMES FOR INSPECTION PURPOSES.
8. GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS INVESTIGATION REPORT. THE SOILS ENGINEER WILL BE RESPONSIBLE FOR THE ON-SITE INSPECTION AND QUALITY CONTROL FOR THE GRADING OPERATION. PLAN REQUIREMENTS AND CONSTRUCTION CONTROL, WITH RESPECT TO EARTHWORK, SLOPE STABILITY, SETTLEMENT, COMPACTION, ETC., AS SHOWN HEREIN ARE PROVIDED BY THE SOILS ENGINEER. THE CONTRACTOR SHALL READ AND BE FULLY AWARE OF THE SOILS REPORT BEFORE STARTING WORK. ALL WORK SHALL MEET THE APPROVAL OF THE CITY OF CONCORD.
9. SUBSEQUENT TO THE COMPLETION OF THE WORK, THE SOILS/GEOTECHNICAL ENGINEER SHALL SUBMIT A REPORT TO THE CITY ENGINEER STATING THAT ALL WORK HAS BEEN DONE IN ACCORDANCE WITH THE SOILS INVESTIGATION REPORT.
10. NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM HOURS OF 7:30 AM TO 8:00 PM. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE CHANGES.
11. IT SHALL BE UNDERSTOOD THAT THE TERM OF A "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF CONCORD OR HIS AUTHORIZED REPRESENTATIVE.
12. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER/DEVELOPER, CONTRACTOR(S), CITY ENGINEER, ENGINEER, SOILS ENGINEER, CONSTRUCTION INSPECTOR, OR THEIR AUTHORIZED REPRESENTATIVES.
13. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.
14. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
15. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.
16. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY OF CONCORD CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

CITY OF CONCORD GENERAL NOTES CONTINUED

17. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ±0.10 FOOT OF FINISH PAD GRADE.
18. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
19. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADE, AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.
20. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
21. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY THE CITY.
22. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREETS OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.
23. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
24. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREET SHALL BE SWEPT WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.
25. A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO APPROVAL OF THE GRADING PERMIT. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
26. [illegible]
27. ROUND CUT AND FILL SLOPES INTO EXISTING CONTOURS TO ACHIEVE A NATURAL EFFECT.
28. ALL NEW CUT AND FILL SLOPES, WHETHER INTERIM OR FINAL, SHALL BE HYDROMULCHED AND OTHERWISE STABILIZED TO MITIGATE EROSION ON OR BEFORE OCTOBER 15TH OF EACH YEAR. NO NEW CUT OR FILL SLOPES MAY BE CREATED BETWEEN OCTOBER 16TH AND APRIL 14TH WITHOUT CITY APPROVAL.
29. STOCKPILED TOPSOIL SHALL BE UTILIZED FOR ON-SITE REVEGETATION ONLY. STOCKPILES OF SOIL, TOPSOIL, CONSTRUCTION DEBRIS, OR ANY OTHER MATERIAL WHICH MAY BE A POTENTIAL SOURCE OF WINDBLOWN PARTICULATES SHALL BE COVERED DURING SITE PREPARATION AND CONSTRUCTION ACTIVITIES AS NECESSARY OR AS DIRECTED BY THE CITY.
30. REPLACE ALL SIGNS AND POLES WITH NEW SIGNS AND POLES UNLESS SPECIFIED ON PLAN.
31. HE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
32. REPLACE ALL DAMAGED PAVEMENT MARKINGS CAUSED BY PROJECT. LEGENDS AND CROSSWALKS SHALL BE THERMOPLASTIC. USE CERAMIC BUTTONS ON LANE LINES.
33. A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF RETAINING WALLS.
34. THE CONTRACTOR SHALL SUBMIT HIS ANNUAL O.S.H.A. PERMIT AT THE PRE-CONSTRUCTION MEETING.
35. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST ADA STANDARDS. HANDICAP RAMPS SHALL HAVE TRUNCATED DOMES.

CITY OF CONCORD STD TRAFFIC CONTROL NOTES

1. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "TRAFFIC CONTROLS IN CONSTRUCTION AND MAINTENANCE WORK ZONES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, CONES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROLS.
3. THE CONTRACTOR SHALL LIMIT ANY LANE CLOSURES TO ONE LANE AT A TIME AND TO USE ONE SIDE OF THE ROADWAY ON ANY UNDIVIDED STREET UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CONCORD ENGINEERING DEPARTMENT. LANE CLOSURES SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM 9:00 AM TO 3:30 PM.
4. THE PERMITTEE SHALL NOTIFY, IN WRITING, ANY PROPERTY/BUSINESS OWNERS OF IMPENDING DETOURS OR LANE CLOSURES THAT MAY IMPACT THEIR PROPERTY AND/OR BUSINESS. THE WRITTEN NOTICE WILL BE HAND DELIVERED THREE (3) BUSINESS DAYS PRIOR TO IMPLEMENTING THE DETOUR AND/OR LANE CLOSURE. THE PERMITTEE SHALL SUBMIT TO THE CITY PROOF THAT NOTICE WAS GIVEN AT LEAST (2) BUSINESS DAYS PRIOR TO THE START OF WORK.
5. OVERNIGHT STORAGE OF CONSTRUCTION MATERIALS AND/OR EQUIPMENT IS NOT PERMITTED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CONCORD. NO STORAGE OF MATERIAL SHALL BE ALLOWED, AT ANY TIME, WITHIN 40 FEET OF AN INTERSECTION OR DRIVEWAY.
6. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR (ENGINEERING) AND ABUL HOSSAIN 671-3181 OR TODD WILSON 671-3104 (TRANSPORTATION) TWO WORKING DAYS PRIOR TO ANY WORK THAT MAY IMPACT THE CITY'S TRAFFIC SIGNAL SYSTEM, WIRING INTERCONNECT AND/OR SIGNAL POLES.
7. THE PERMITTEE SHALL NOTIFY THE CENTRAL CONTRA COSTA TRANSIT AUTHORITY, CONCORD POLICE DEPARTMENT, CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT 48 HOURS PRIOR TO THE BEGINNING OF ANY WORK THAT MAY INTERFERE WITH THE NORMAL FLOW OF TRAFFIC.
8. ALL DAMAGED TRAFFIC EQUIPMENT, INCLUDING LOOPS AND CONDUIT, SHALL BE REPAIRED WITHIN 24 HOURS.
9. AT THE PRE-CONSTRUCTION CONFERENCE, THE CONTRACTOR SHALL PROVIDE WRITTEN EVIDENCE (LETTER, COPY OF CONTRACT, ETC) THAT HE HAS A LICENSED TRAFFIC SIGNAL CONTRACTOR ENGAGED TO PROVIDE 24 HOUR EMERGENCY REPAIR SERVICES IF/AS NEEDED.

CITY OF CONCORD SEWER/ UTILITY INSTALLATION NOTES

1. NO MORE TRENCH SHALL BE EXCAVATED THAN MAY BE BACKFILLED AND COMPACTED WITHIN THE CURRENT WORKING DAY. A STEEL PLATE TO FACILITATE THE START OF NEXT DAY'S WORK MAY COVER THE END OF THE TRENCH. THIS TRENCH PLATE SHALL NOT BE LEFT IN THE SAME LOCATION FOR MORE THAN ONE WORKING DAY. TRENCH PLATES LEFT FOR MORE THAN ONE DAY WILL BE REMOVED, BACKFILLED, COMPACTED, AND TEMPORARILY PAVED UNTIL WORK RESUMES.
2. ALL TRENCH BACKFILL, WHICH LIES WITHIN EITHER EXISTING, NEW OR NON ROADWAY AREAS, SHALL CONFORM TO THE BACKFILL SPECIFICATIONS OF THE CITY OF CONCORD STANDARD PLAN S-17.
3. ALL SANITARY SEWER INSTALLATIONS, PIPES AND STRUCTURES SHALL CONFORM TO CENTRAL CONTRA COSTA SANITARY DISTRICT AND CITY OF CONCORD REQUIREMENTS. SEWER MANHOLES SHALL HAVE PRECAST STEPS CONFORMING TO CITY OF CONCORD STANDARD PLAN S-3. SEWER MANHOLE COVERS SHALL BE MARKED "CITY OF CONCORD" AS SHOWN ON CITY OF CONCORD STANDARD.
4. ALL SEWER LATERALS SHALL HAVE CLEANOUTS 2'± BEHIND THE PUBLIC RIGHT-OF-WAY AND A BACKWATER OVERFLOW DEVICE AT THE BUILDING PER CCCSD SEC. 28-34.
5. CONNECTION OF NEW SEWER LATERALS TO EXISTING MANHOLES SHALL BE INSTALLED AT THE TOP OF THE CONCRETE SHELF AT THE BOTTOM OF THE MANHOLE.
6. STENCIL ALL CATCH BASINS AND INLETS WITH A "NO DUMPING, DRAINS TO BAY", WITH FISH SYMBOL THERMOPLASTIC DECAL.
7. ALL EXISTING AND PROPOSED STREET ELECTROLIERS ON WILLOW PASS ROAD SHALL BE PAINTED OR RE-PAINTED CONCORD POLE BLUE.

2400 WILLOW PASS

NOTES

C1.01

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

PRELIMINARY
EXP. DATE 09-30-18

CONCORD, CA

dk # 15-1049.10 11.07.2016

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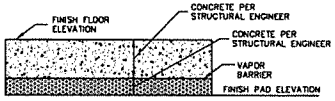
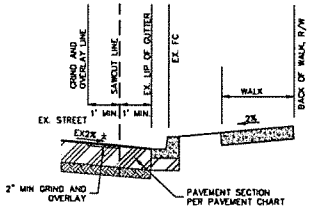


BUILDING SLAB SECTION
NOT TO SCALE



NOTES:

1) SAWCUT A CLEAN NEAT LINE

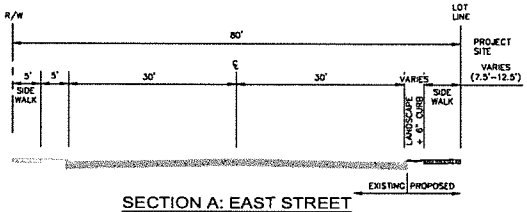
2) EXPOSE A FULL STRUCTRAL SECTION. WIDEN SAWCUT INTO STREET AS REQUIRED.

3) TACK COAT ALL VERTICAL SURFACES PRIOR TO ASPHALT CONCRETE INSTALLATION.

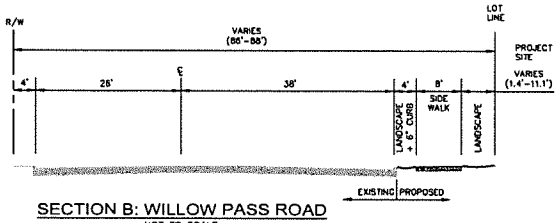
4) NEW SIDEWALK TO CONFORM TO BACK OF EXISTING CURB IN LOCATIONS WHERE CURB AND GUTTER ARE TO REMAIN. (WILLOW PASS) (SEE S-10 FOR DOWELING DETAIL)

5) PAVEMENT SECTION PER CITY OF CONCORD OR GEOTECHNICAL ENGINEER

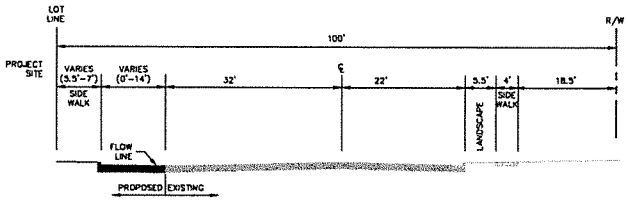
TYPICAL SAWCUT DETAIL
NOT TO SCALE



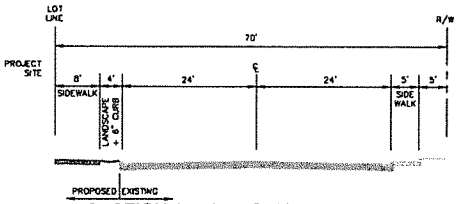
SECTION A: EAST STREET
NOT TO SCALE



SECTION B: WILLOW PASS ROAD
NOT TO SCALE



SECTION C: CONCORD BOULEVARD
NOT TO SCALE



SECTION D: PORT CHICAGO HIGHWAY
NOT TO SCALE

2400 WILLOW PASS

SECTIONS & DETAILS

C2.00

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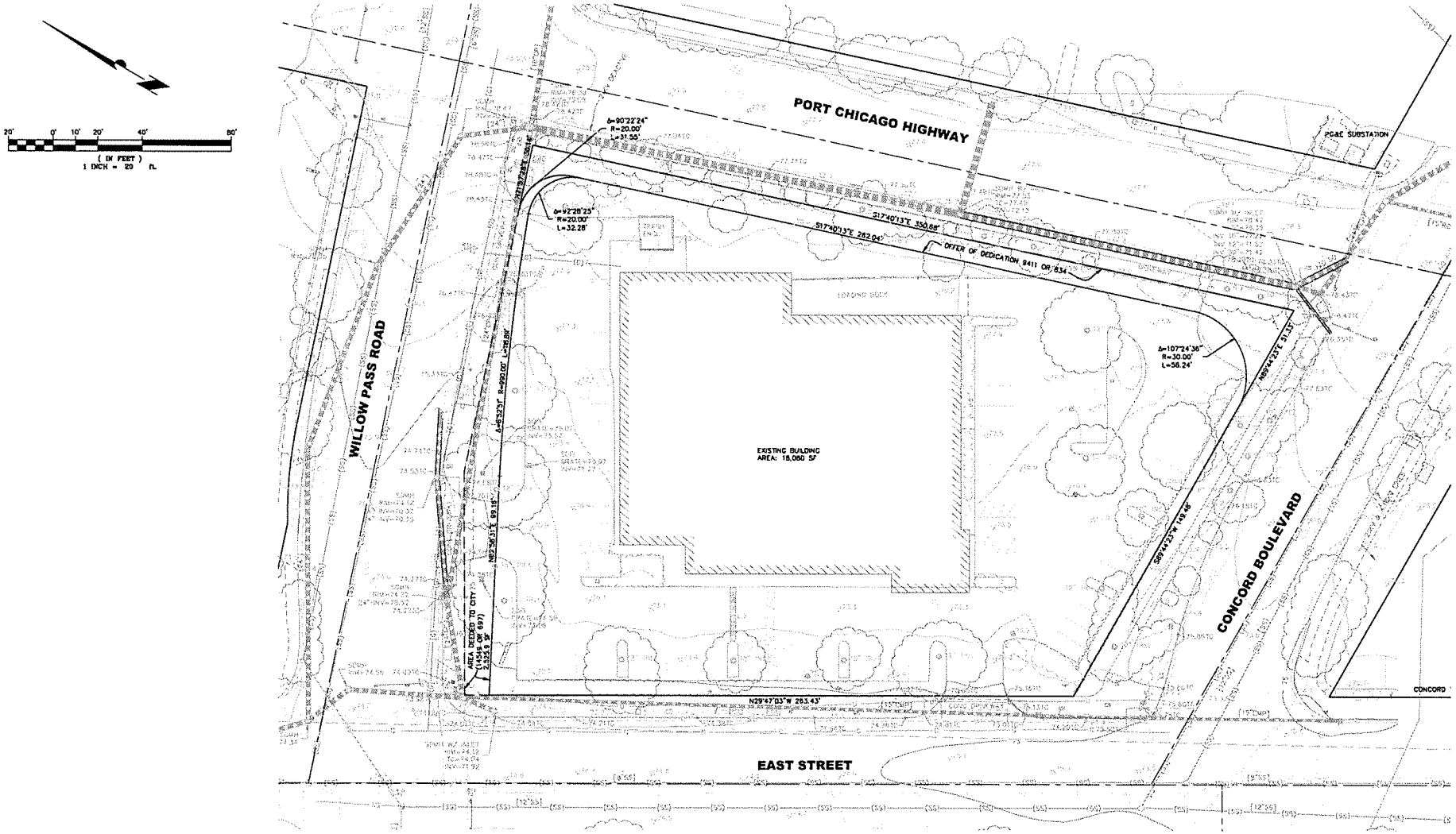

2400 WILLOW PASS

TOPOGRAPHIC SURVEY

C3.00

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PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
SCOTT E. HARRIS
CIVIL
STATE OF CALIFORNIA
EXP. DATE 09-30-18

CONCORD, CA

dk # 15-1049-10 11.07.2016

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

dk CONSULTING
PLANNING
ENGINEERING
CONSTRUCTION

\\V31\DK_FILES\PROJECTS\2015\15-1049-2400 WILLOW PASS\DWG\DESIGN REVIEW\SDR\SHEETS\C3.00-TOPO-1549.DWG 11/4/2016

20' 0' 10' 20' 40' 80'

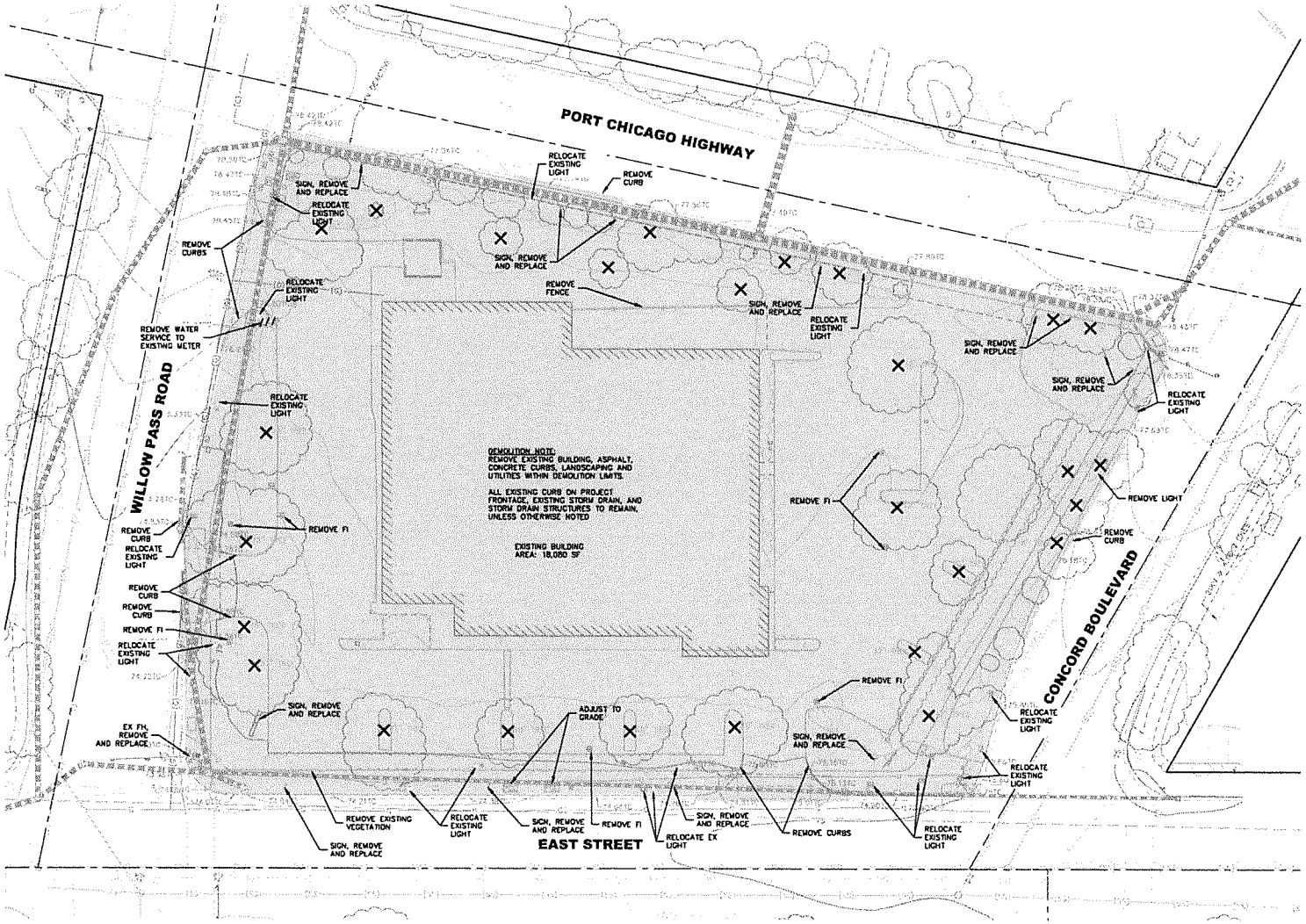
(IN FEET)
1 INCH = 20 FL

DEMOLITION NOTES

1. ALL UNDERGROUND UTILITIES SHALL REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
2. TURN OFF ALL UTILITIES SERVING THE EXISTING BUILDING PRIOR TO DEMOLITION OF THE BUILDING.
3. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
4. SEE JOINT TRENCH PLAN FOR DRY UTILITY RELOCATION AND DRY UTILITY BOXES TO BE REMOVED, MODIFIED, OR ADJUSTED TO GRADE.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING USA AT 1-800-227-2600, OR 811.
6. TRAFFIC AND PEDESTRIAN CONTROL PLANS SHALL BE PREPARED PRIOR TO ANY SIDEWALK OR LANE CLOSURES.
7. ALL TREES SHALL BE IDENTIFIED AND TAGGED BY A CERTIFIED ARBORIST.
8. PRIOR TO ANY DEMOLITION, EXISTING TREES TO REMAIN SHALL BE PROTECTED AS REQUIRED BY PROJECT ARBORIST.

LEGEND

X	TREE TO BE REMOVED
———	BUILDING FOOTPRINT
▒▒▒	DEMOLITION LIMITS
//////////	REMOVE UTILITY LINE



CALL BEFORE YOU DIG
TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811

2400 WILLOW PASS

DEMOLITION PLAN

C4.00

CONCORD, CA

dk # 15-1049-10 11.07.2016

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

PRELIMINARY
EXP. DATE 09-30-18

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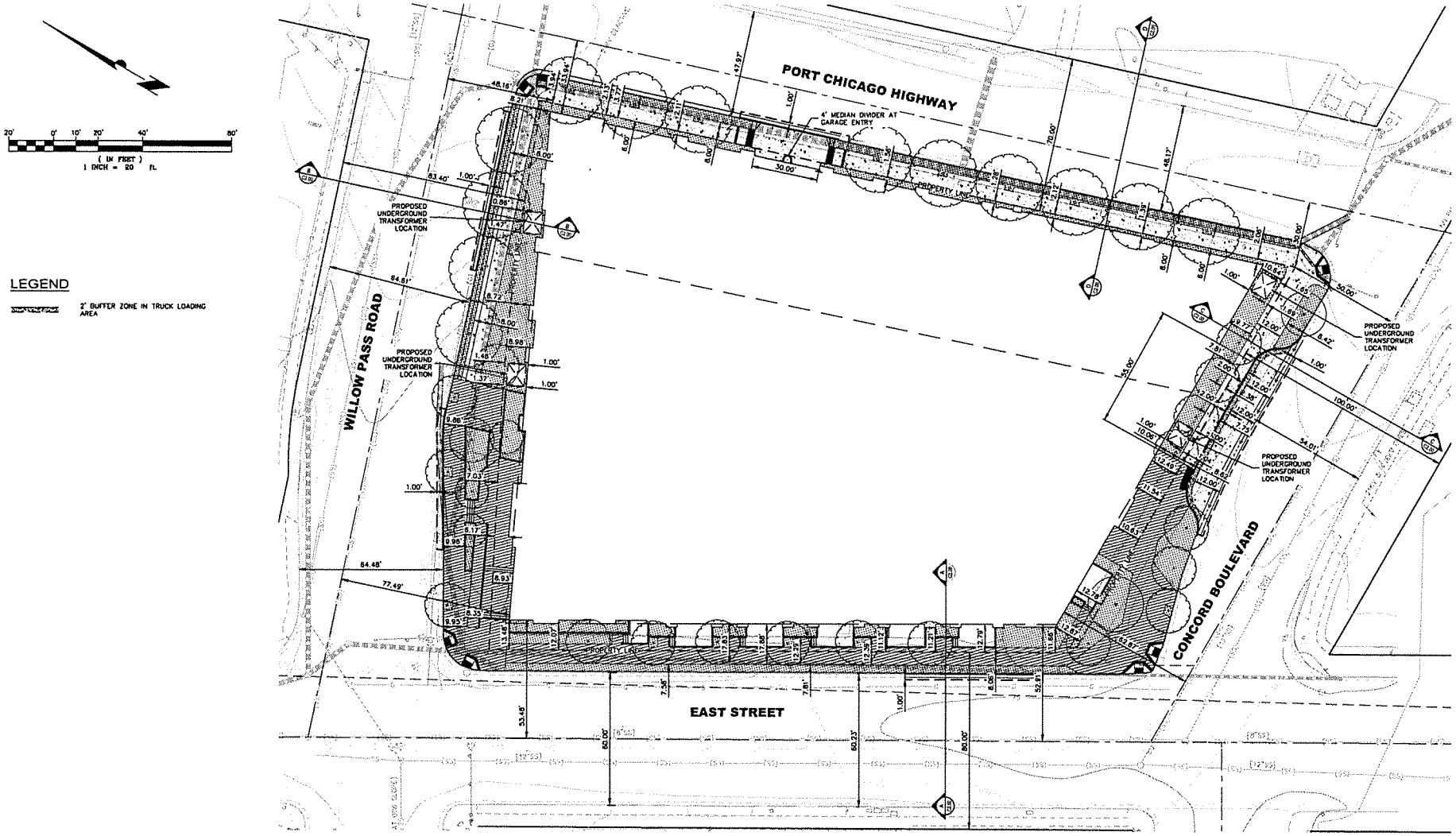

2400 WILLOW PASS

HORIZONTAL CONTROL PLAN

C5.00

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

CONCORD, CA

dk # 15-1049-10 11.07.2016

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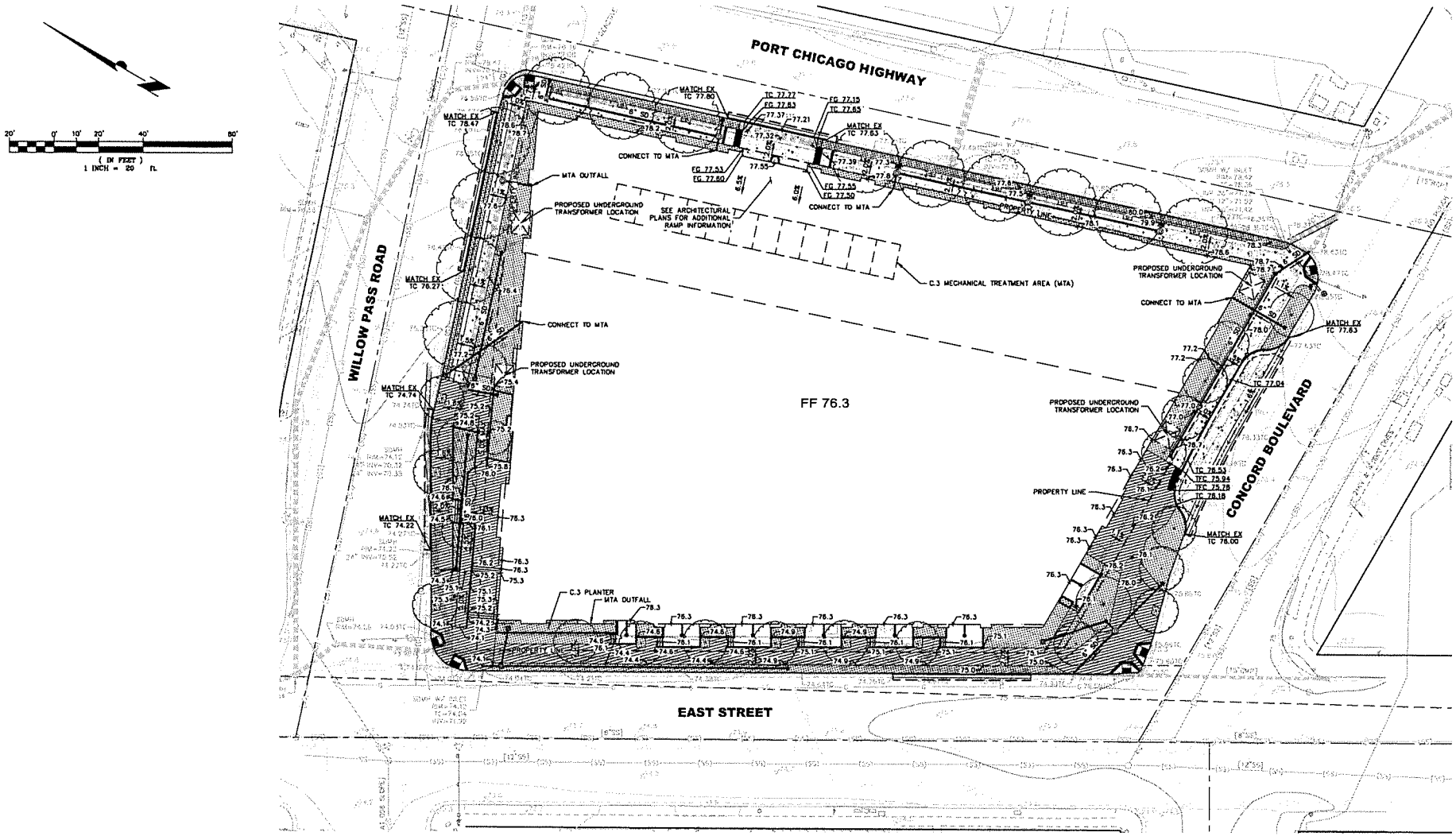

2400 WILLOW PASS

GRADING AND DRAINAGE PLAN

C6.00

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

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EXP. DATE 09-30-18

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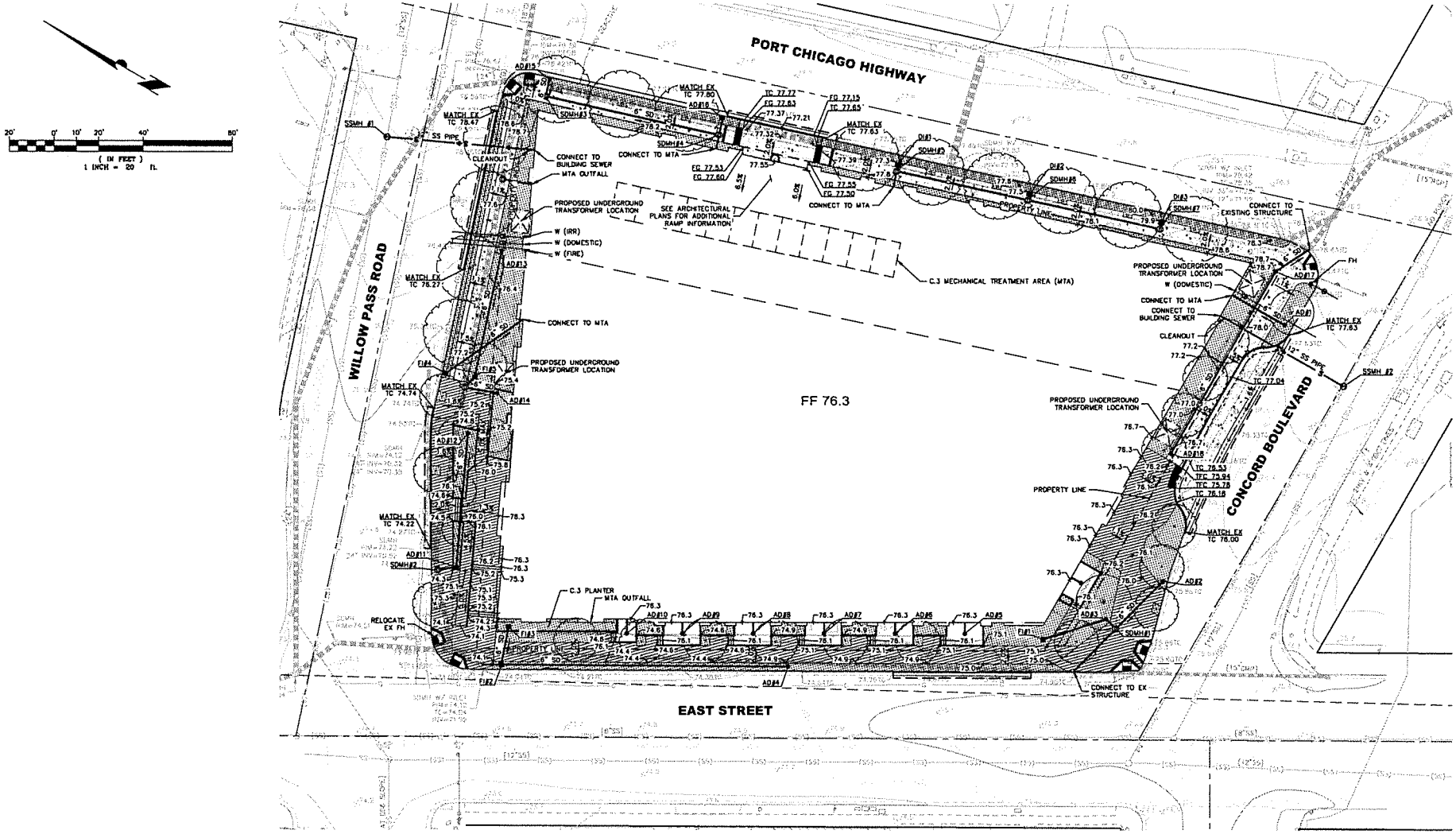

2400 WILLOW PASS

UTILITY PLAN

C7.00

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

CONCORD, CA

dk # 15-1049-10 11.07.2016

PRELIMINARY

EXP. DATE 09-30-18

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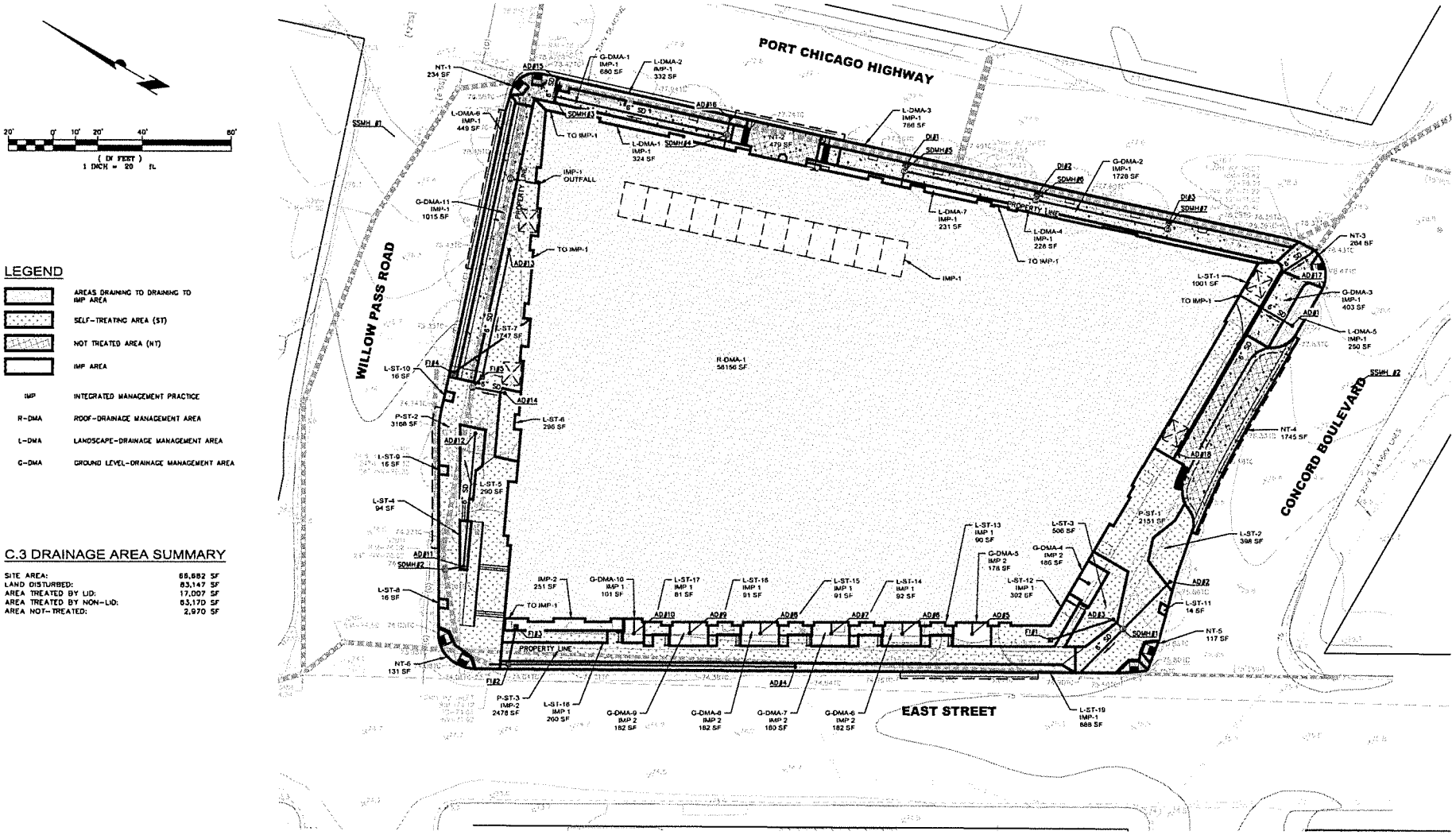

LEGEND

- AREAS DRAINING TO DRAINING TO IMP AREA
- SELF-TREATING AREA (ST)
- NOT TREATED AREA (NT)
- IMP AREA

IMP	INTEGRATED MANAGEMENT PRACTICE
R-DMA	ROOF-DRAINAGE MANAGEMENT AREA
L-DMA	LANDSCAPE-DRAINAGE MANAGEMENT AREA
G-DMA	GROUND LEVEL-DRAINAGE MANAGEMENT AREA

C.3 DRAINAGE AREA SUMMARY

SITE AREA:	66,682 SF
LAND DISTURBED:	63,147 SF
AREA TREATED BY LID:	17,007 SF
AREA TREATED BY NON-LID:	63,170 SF
AREA NOT-TREATED:	2,970 SF

2400 WILLOW PASS

STORMWATER CONTROL PLAN

C8.00

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

REGISTERED PROFESSIONAL ENGINEER SCOTT E HAYES CIVIL STATE OF CALIFORNIA
PRELIMINARY
EXP. DATE 09-30-18

CONCORD, CA

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C.3 STORMWATER CONTROL NOTES

1. THIS PROJECT IS REGULATED BY THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT, ORDER NO. R2-2009-0074 DATED OCTOBER 14, 2009. CALCULATIONS ARE BASED ON THE CONTRA COSTA CLEAN WATER PROGRAM'S "STORMWATER C.3 GUIDEBOOK", 6TH EDITION, FEBRUARY 15, 2012 (GUIDEBOOK).
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 1,796 SQUARE FEET OF NEW IMPERVIOUS SURFACE AND WILL REPLACE 84,085 SQUARE FEET OF EXISTING IMPERVIOUS SURFACE AREA. THE TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA IS 84,085 SQUARE FEET. THE TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA IS 85,881 SQUARE FEET.
4. HARVESTING AND USE DETERMINATION

USES AND USER UNITS (RESIDENTS/ DWELLING UNIT)	TOILET AND URINAL WATER USAGE (GAL/DAY)	WATER USE PER ACRE (GAL/DAY/ACRE)	REQUIRED DEMAND (GAL/DAY/ACRE)	IS PROJECT USE > REQUIRED DEMAND?	CAN RUNOFF BE PIPED TO AN IRRIGATED AREA 2.5x THE IMPERVIOUS AREA?
2.8	1471	1100	5900	NO	NO

CONTIGUOUS ROOF AREAS GREATER THAN 10,000 SQUARE FEET MUST BE LISTED SEPARATELY.

5. PROVISION C.3 PROJECT REQUIREMENTS INCLUDE:
   C) NEW/REDEVELOPMENT AREA SUBJECT TO TREATMENT AND FLOW CONTROL.
6. COMPLIANCE WITH FLOW CONTROL REQUIREMENTS ARE MET THROUGH:
   C) OPTION 2: INTEGRATED MANAGEMENT PRACTICES PER THE GUIDEBOOK.
7. DESIGN CRITERIA
   A) MEAN ANNUAL PRECIPITATION = 16.5 INCHES PER CCCPWD MEAN SEASONAL ISOHYETS, FIGURE B-166
   B) SOIL GROUP "D"
   C) HYDRAULIC DESIGN CRITERIA: 0.2 INCHES PER HOUR RAINFALL INTENSITY
   D) BIORETENTION SOIL LOADING RATE: 5 INCHES PER HOUR
   E) BIORETENTION SOIL MIX PER APPENDIX B OF THE GUIDEBOOK
8. THE PROJECT SITE IS DELINEATED INTO 46 DRAINAGE MANAGEMENT AREAS (DMAS) AS SHOWN ON SHEET C8.00. DATA OUTPUT FROM THE CONTRA COSTA CLEAN WATER PROGRAM IMP SIZING CALCULATOR IS INCLUDED ON THIS SHEET.

PROJECT DATA

PROJECT NAME/NUMBER	2400 WILLOW PASS
APPLICATION SUBMITTAL DATE	SEPTEMBER 22, 2016 (DESIGN REVIEW SUBMITTAL DATE)
PROJECT LOCATION	CONCORD, CA
NAME OF DEVELOPER	ARGENT CONCORD LLC
PROJECT PHASE NO.	NA
PROJECT TYPE AND DESCRIPTION	RESIDENTIAL
PROJECT WATERSHED	PINE CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	1.53
TOTAL AREA OF LAND DISTURBED (ACRES)	1.91
TOTAL NEW IMPERVIOUS SURFACE AREA	2,055
TOTAL REPLACED IMPERVIOUS AREA	84,085
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	84,085
TOTAL POST-PROJECT IMPERVIOUS AREA	66,140
50% RULE(*)	APPLIES
PROJECT DENSITY	111.8 DU
APPLICABLE SPECIAL PROJECT CATEGORIES	CATEGORY B, 100% LID CREDIT
PERCENT LID AND NON-LID TREATMENT	LID: 18.8% NON-LID: 77.6% NOT-TREATED: 3.8%
HMP COMPLIANCE (**)	APPLIES
* 50% RULE APPLIES IF: TOTAL REPLACED IMPERVIOUS SURFACE AREA > 0.5 x PRE-PROJECT IMPERVIOUS SURFACE AREA	
** HMP APPLIES IF: TOTAL NEW IMPERVIOUS SURFACE AREA + TOTAL REPLACED IMPERVIOUS AREA ≥ 1 ACRE	

IMP CALCULATION SUMMARY - AREAS DRAINING TO IMPs

IMP NAME: IMP-1 IMP TYPE: MECHANICAL TREATMENT AREA SOIL TYPE: D

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUN OFF FACTOR	DMA AREA x RUNOFF FACTOR
R-DMA-1	58,156	CONVENTIONAL ROOF	1.00	58,156
G-DMA-1	680	CONCRETE OR ASPHALT	1.00	680
G-DMA-2	1,728	CONCRETE OR ASPHALT	1.00	1,728
G-DMA-3	403	CONCRETE OR ASPHALT	1.00	403
G-DMA-11	1,015	CONCRETE OR ASPHALT	1.00	1,015
L-DMA-1	324	LANDSCAPE	0.70	227
L-DMA-2	332	LANDSCAPE	0.70	232
L-DMA-3	766	LANDSCAPE	0.70	536
L-DMA-4	228	LANDSCAPE	0.70	160
L-DMA-5	250	LANDSCAPE	0.70	175
L-DMA-6	449	LANDSCAPE	0.70	314
L-DMA-7	231	LANDSCAPE	0.70	162
TOTAL				63,788

IMP SIZING	IMP SIZING FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA OR VOLUME	PROPOSED AREA OR VOLUME
AREA	0.040	1.000	2,552	2,556
VOLUME	0.064	1.163	4,747	4,755
MAXIMUM UNDERDRAIN FLOW (CFS)				0.09
ORIFICE DIAMETER (IN)				1.39

IMP NAME: IMP-2 IMP TYPE: FLOW-THROUGH PLANTER SOIL TYPE: D

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUN OFF FACTOR	DMA AREA x RUNOFF FACTOR
G-DMA-4	186	CONCRETE OR ASPHALT	1.00	186
G-DMA-5	178	CONCRETE OR ASPHALT	1.00	178
G-DMA-6	182	CONCRETE OR ASPHALT	1.00	182
G-DMA-7	180	CONCRETE OR ASPHALT	1.00	180
G-DMA-8	182	CONCRETE OR ASPHALT	1.00	182
G-DMA-9	182	CONCRETE OR ASPHALT	1.00	182
G-DMA-10	98	CONCRETE OR ASPHALT	1.00	98
TOTAL				1,188

IMP SIZING	IMP SIZING FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA OR VOLUME	PROPOSED AREA OR VOLUME
AREA	0.050	1.163	59	251
SURFACE VOLUME	0.042	1.163	58	126
SUBSURFACE VOLUME	0.055	1.163	76	77
MAXIMUM UNDERDRAIN FLOW (CFS)				0.00
ORIFICE DIAMETER (IN)				0.25

IMP CALCULATION SUMMARY - SELF-TREATING AREAS

DMA NAME	AREA (SF)
L-ST-1	1,001
L-ST-2	398
L-ST-3	506
L-ST-4	94
L-ST-5	290
L-ST-6	296
L-ST-7	1,747
L-ST-8	16
L-ST-9	16
L-ST-10	16
L-ST-11	14
L-ST-12	392
L-ST-13	90
L-ST-14	92
L-ST-15	91
L-ST-16	91
L-ST-17	81
L-ST-18	284
L-ST-19	868
P-ST-1	2,151
P-ST-2	3,166
P-ST-3	2,475
TOTAL	14,176

IMP CALCULATION SUMMARY - NOT TREATED AREAS

NOT-TREATED AREAS	
DMA NAME	AREA (SF)
NT-1	234
NT-2	479
NT-3	284
NT-4	1,745
NT-5	117
NT-6	131
TOTAL	2,970

2400 WILLOW PASS

STORMWATER CONTROL PLAN NOTES

C8.01

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

REGISTERED PROFESSIONAL ENGINEER SCOTT E. HARPER 71802 CIVIL STATE OF CALIFORNIA
PRELIMINARY
EXP. DATE 09-30-18

CONCORD, CA

dk # 15-1049-10 11.07.2016

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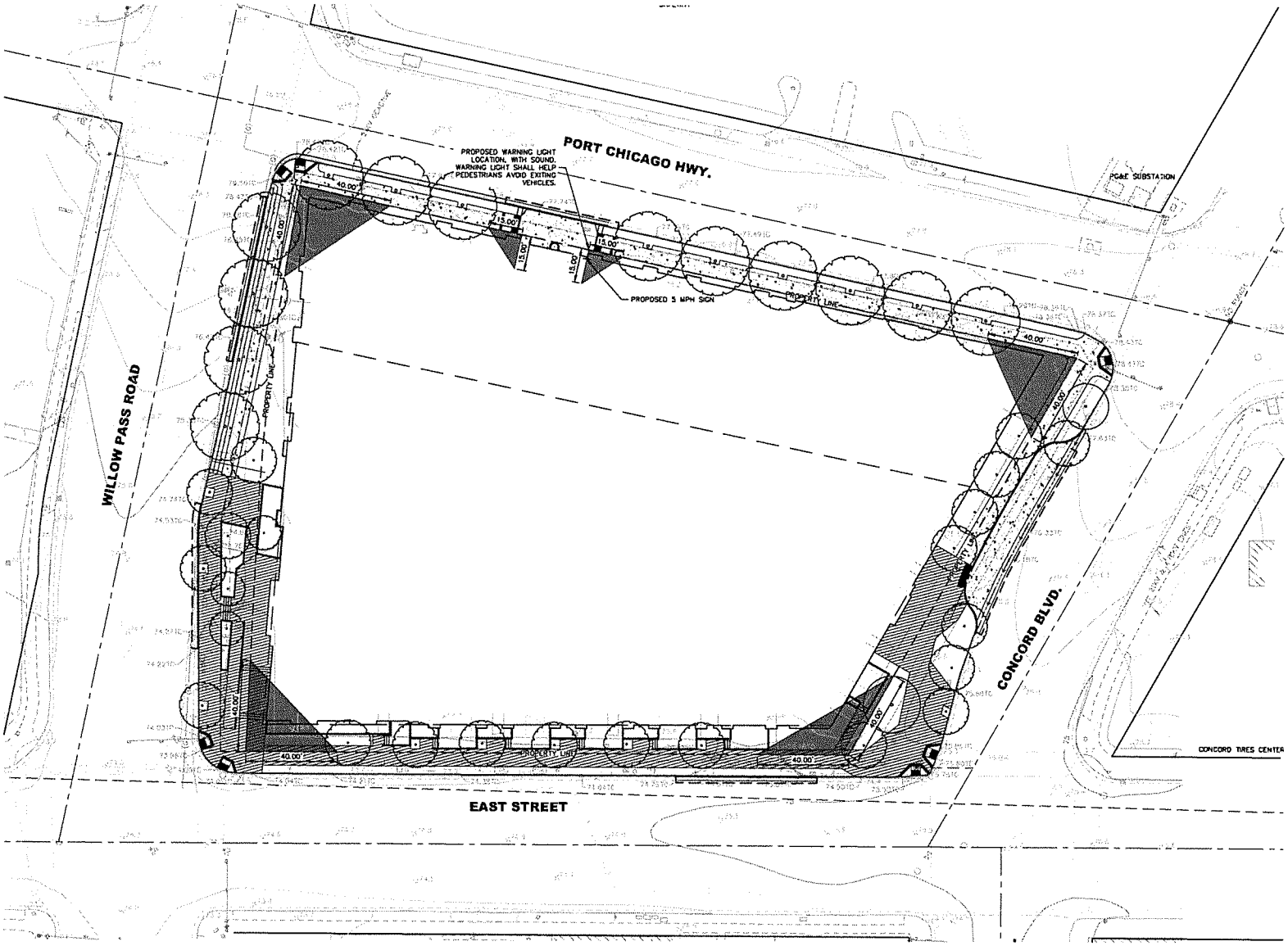

20' 0' 10' 20' 40' 80'

(IN FEET)

1 INCH = 20 ft.

LEGEND

VISIBILITY TRIANGLE ZONE

EXEMPTION

CONCORD MUNICIPAL CODE, 18.150.170 TRAFFIC VISIBILITY AT INTERSECTIONS AND DRIVEWAYS.

SECTIONS C.: GENERAL REQUIREMENT AND EXCEPTION. NO FENCE, WALL, STRUCTURE, SIGN, OR VEGETATION/LANDSCAPING ELEMENT SHALL EXCEED THREE FEET IN HEIGHT WITHIN THE VISIBILITY TRIANGLE CREATED BY TWO INTERSECTING STREETS, OR THE INTERSECTION OF A DRIVEWAY WITH A PROPERTY LINE, EXCEPT AS MAY BE ALLOWED.

1. EXISTING PUBLIC UTILITY POLES, TRAFFIC SIGNS, AND SIGNALS
2. TREES WITH THEIR CANOPY TRIMMED TO A MINIMUM OF EIGHT FEET ABOVE GRADE;
3. CORNERS WHERE THE CONTOUR OF THE LAND ITSELF PREVENTS VISIBILITY; AND
4. DEVELOPMENT IN DMX AND DP DISTRICTS AND AT INTERSECTIONS WHERE PEDESTRIAN AND VEHICLE SAFETY IS ENHANCED BY TRAFFIC SIGNALS, STOP SIGNS, CROSSWALKS, SLOWER TRAFFIC SPEED, AND OTHER MITIGATING FACTORS AS APPROVED BY THE CITY ENGINEER.

2400 WILLOW PASS VISIBILITY TRIANGLE EXHIBIT

1" = 20'

NOVEMBER 1, 2016

CONSULTING

PLANNING · ENGINEERING · CONSTRUCTION

1331 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6818

dk JOB# 15-1049-10

Concord **REPORT TO DESIGN REVIEW BOARD**

DATE: December 8, 2016

I. GENERAL INFORMATION

Project Name:	**Park & Shop Design Guidelines & Master Sign Program (PL16092 - DR)**
Review Status:	**Design Review**
Location:	**Willow Pass Road, Market Street, and Sutter Street**
Parcel Numbers:	**126-281-005, -007, -009, -010, -011, -012, -013, -022, -023, -024, -025, -026, -027, -028, -033, -035, -040, -041, and 126-360-001, -002, -003, -004, -005, -006, -007, -008, -009**
General Plan:	**DTMU (Downtown Mixed Use)**
Zoning:	**Downtown Mixed Use**
Applicant:	**Afshan Hamid, AICP Senior Planner City of Concord 1950 Parkside Drive Concord, CA 94519 (925) 671-3281**
Consultant:	**Sudhish Moohindro SZFM Design Studio 601 4th Street San Francisco, CA 94107 (415) 956-5515**

Vicinity Map:

II. PROJECT BACKGROUND

The proposed Park & Shop Design Guidelines are for tenant façade improvements and a master sign program. The guidelines are proposed as a measure to facilitate desired design and architecture as the Park & Shop retail center is upgraded over time. The guidelines also provide cost savings to tenants by establishing a streamlined review process through administrative review, and conceptual guidance for architecture. The guidelines will apply when a property owner or tenant decides to make upgrades to the building façade and/or signage.

On March 2, 2012, the Planning Department initiated Design Guidelines for Park & Shop retail center with the architectural firm SZFM Design Studio. The project was placed on hold due to reductions in staff and budget cuts, partly as a result of the State's elimination of Redevelopment Agencies.

On June 6, 2014, the City adopted the Downtown Concord Specific Plan (DTSP). The DTSP recognizes Park & Shop for its redevelopment potential.

In June 2015, the City re-initiated the project with SZFM Design Studio. Since the design guidelines were re-initiated, staff held the following meetings to seek input from Park & Shop property owners, tenants, and the Design Review Board (DRB).

November 17, 2015, workshop
March 24, 2016, DRB, preliminary meeting
October 13, 2016, DRB, 2nd preliminary meeting

On October 13, 2016, the DRB reviewed the second draft of the Park & Shop Design Guidelines. Ms. Tuija Catalano, with the law firm of Reuben, Junius & Rose, representing Concord Shopping Center Association (CSCA) and CSC Parking Maintenance Association, requested additional time to provide comments, as the Park & Shop Board owners were meeting separately on the evening of October 13th. The DRB generally supported the guidelines and requested revisions listed in the discussion section below. The DRB requested the guidelines return for design review in December.

Since the October 13th meeting, staff sought input from Ms. Catalano and added some new sections, which are outlined in the discussion section below. The comments from the DRB and Ms. Catalano and staff's corresponding revisions are listed in the discussion section below. Staff is soliciting the Board's final input regarding the Park & Shop Design Guidelines. The Board's comments will be incorporated into a revised submittal which will be forwarded to the Planning Commission and then to the City Council for adoption.

III. DISCUSSION

The October 13 meeting minutes are *italicized* below followed by staff's response in **bold**.

1) Add Purpose, Intent, Process and Review sections.

Revised pages 5 through 8. A purpose, intent, applicability, process, and review sections were added to the introduction. These sections address many global edits by Ms. Catalano.

2) *Clarify large tenant square footage to 20,000 sq. ft. throughout the document.*

Ms. Catalano requested that all buildings and/or tenant spaces 10,000 sq. ft. and above be evaluated by the DRB. The primary purpose of the design guidelines is to streamline the review process and reduce the cost of application fees for small and medium size tenants that adhere to the guidelines. Large tenants and tenants that do not generally adhere to the guidelines will be evaluated by the DRB. Staff recommends the threshold for review remain at 20,000 sq. ft. as originally proposed in the guidelines.

3) *On page 7, make graphics consistent.*

Revised map on page 10. Clarity added to the map graphics with simplification of colors.

4) *On page 7, clarify façade vs. building.*

Revised map on page 10. Clarity added and the graphic states "Buildings and façades covered by Guidelines."

5) *Page 17, Encourage the use of transparent windows; however, if clear glass is not possible due to energy efficiency requirements, consider tinted glass or another appropriate option.*

Revised language on page 19 states: "Windows are a main element in most successful storefronts. Ideally, all windows should be made of clear glass to provide transparency, to allow views from the street to the interior of the store. This is true for retail, restaurant, and service tenants. However, clear glass may not be possible due to energy efficiency requirements, in which case tinted glass or another option may be more appropriate."

6) *Page 27, take out the language stating "color schemes shall be tasteful".*

Revised language on page 29 states: "The color schemes on this page are examples. Building owners and tenants are not obligated to use these colors and do not need to change existing color schemes, but if a new color scheme is used it should be compatible with surrounding context."

7) *Page 28, leave merchandise display as is, and not optional.*

Revised on page 30. Ms. Catalano requested merchandise displays be optional. DRB directed staff to leave the guidelines as is. As a clarification, staff revised the language to encourage, rather than require merchandise displays, as guidelines are intended to be a tool to influence a development, but not mandates or standards.

8) *Include a "maintenance clause" that requires the periodic evaluation of storefronts (e.g., every five years) or when a new tenant occupies a building to ensure that storefronts are repaired, patched, and painted as needed.*

   The Development Code includes language that requires maintenance of storefronts.

9) *Page 33, clarify the graphics so that numbers add up.*

   Revised graphics on page 35. Language added to further clarify graphics.

10) *Page 33, change storefront opening to storefront linear width.*

   Revised page 35. Revised language reflects storefront width.

11) *Page 34, DRB requested to leave the sign chart as is, no changes.*

   Revised page 36. Ms. Catalano requested that the sign chart reflect buildings and/or façades only up to 10,000 sq. ft. At the October 13th meeting, the DRB directed the sign chart to reflect tenant spaces up to 20,000 sq. ft. Staff is in support of this direction. The sign chart has been revised to encourage a light font and eliminate north vs. south facing tenants.

12) *Page 36, state that monument signage is not part of the scope of the Design Guidelines, and is under separate review.*

   Revised page 38.

The City is in agreement with the following revisions requested by Ms. Catalano on September 13, 2016 and October 27, 2016:

- Pages 9-11, 13, text edits for clarification
- Page 15, text edits for ADA compliance at sidewalks
- Page 18, text edits for storefront design for best solution, aesthetics, function, and cost.
- Page 21, text edits for CalGreen.
- Page 29, text edits for clarification
- Page 36, okay with changes to Compliance Requirements, see language above for Monument Signage
- Page 37, SZFM to discuss changes on this page and internally illuminated channel letters
- Page 52, text edits for clarification
- Page 54, text edits for accessibility
- Page 56, text edits to clarify building owners, with the permission of the Park & Shop Owner's Association, can extend the sidewalks, where feasible without elimination of required parking spaces or creation of pedestrian-vehicular conflicts.

A summary of Ms. Catalano's comments are *italicized* below followed by staff's response and explanation for refuting the recommendations in **bold** and why these requests are not supported.

- *Through-out the document, threshold for review is reduced to 10,000 sq. ft. from 20,000 sq. ft.*

  Staff recommends retaining the threshold at 20,000 sq. ft. for reasons stated in Item 2 above.

- *Page 6, request to remove Process of Design Guidelines.*

  The Design Guidelines are in the DTSP and supported by the City's general funds. An important part of any planning document is the public outreach process and input provided from stakeholders. Staff recommends retaining the Process section in the Design Guidelines.

- *Page 4, request to remove History section.*

  The History section, as written, provides background on the shopping center, location, and visibility concerns. Staff recommends retaining the History section in the Design Guidelines.

- *Page 36, request to develop entry signage and monument signage within common areas, and include digital reader boards.*

  The City encourages Park & Shop to make improvements to the center's signage as part of their own improvement strategy. Monument signage and any signage for the overall center is not part of the scope of the Design Guidelines and is under separate review.

- *Page 36, request that Blade Signs larger than 8 sq. ft. be determined on a case-by-case basis.*

  Blade signs have a pedestrian-oriented scale and are best viewed from the adjacent sidewalk. The City's current Development Code allows a 5 sq. ft. blade sign. However, staff recommends allowing blade signs up to 8 sq. ft.

- *Page, 37, request to strike internally illuminated channel letters and astronomical timer.*

  Staff encourages creativity when designing new signage. Internally illuminated channel letters convey generic signage, which staff recommends prohibiting. Additionally, astronomical timers allow consistency in illumination and provide an ease of functionality. Staff recommends moving this discussion to page 36 under compliance requirements.

- *Page 45, request that background plate behind sign not count as sign area.*

  Staff provided clarification that background plates will not count towards sign area as long as the background plate is cut or trimmed as close as possible to follow the letters.

- *Page 55, request that temporary signs be allowed to extend for an additional 30 day period.*

  Staff recommends that all temporary signs abide by the requirements in the Development Code, Section 18.180.120. The City desires to treat all shopping centers consistently. It is difficult for the City to enforce regulations that vary from property to property.

- *Page 56, request to add language pertaining to homeless and maintenance concerns.*

  Staff acknowledges the owners' concerns regarding property maintenance. Staff proposes the following language that includes concepts related to deterring criminal behavior through environmental design strategies from Crime Prevention Through Environmental Design (CPTED).

  A sidewalk is a place to consider seating areas, landscape buffer zones, and parklets. Sidewalks with various activities adjacent to retail areas ultimately create "eyes on the street." The quality of public spaces, as well as the surrounding environment determine how people use them. If spaces are accessible, attractive, and safe, they can encourage a positive range of uses and activities. This characteristic lends an extra quality of safety and creates informal surveillance when people are encouraged to inhabit public areas. Design spaces using CPTED strategies.

- *Page 6, Applicability of the Guidelines.*

  This section has been simplified and states that Design Guidelines will apply only to façade improvements and signage for premises that contain up to 20,000 square feet of floor area.

In addition, staff proposes the following modifications:

- **Add a Purpose section:** to clarify that the design guidelines are not prescriptive or formula-based, but to encourage high quality design and improvements.

- **Add an Intent section:** clarify the intent of the design guidelines are to facilitate streamlined review and approval of façade improvements when a property owner or tenant decides to make such improvements.

- **Add a Process section:** to clarify the numerous public meetings and workshops held for input, feedback, and collaboration between the City, DRB, property owners, and tenants.

IV. RECOMMENDATION

Staff believes the Park & Shop Design Guidelines respond to the DRB recommendations, Park & Shop owners' comments, and the intent and purpose to initiate the guidelines. Staff recommends the Board provide any additional comments and recommend approval of the project to the Planning Commission.

V. MOTION

I, (Board Member _____), hereby move that the Design Review Board recommend approval of the Park & Shop Design Guidelines & Master Sign Program (PL16092 - DR) to the Planning Commission, subject to the Development Code provisions applicable to the project and any additional recommendations made by the Board

Prepared by:

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Exhibits:

A - Park & Shop Design Guidelines dated December 8, 2016
B - Reuben, Junius & Rose, LLP, review comments date stamp received October 27, 2016

16srdrb.096

EXHIBIT A

DESIGN GUIDELINES & MASTER SIGN PROGRAM

PARK & SHOP CENTER

DRAFT

CITY OF CONCORD

12/08/2016

City of Concord Planning Department
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Concord, CA 94519
Phone: (925) 671-3152
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zoning@cityofconcord.org
www.cityofconcord.org

City of Concord Development Code
www.codepublishing.com/ca/concord

Concord Shopping Center Association, Inc.

CSC Parking Maintenance Association

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Introduction

The City's Redevelopment Agency provided funding to begin the Park & Shop Design Guidelines prior to 2011. On March 2, 2012, the City contracted with SZFM Design Studio to develop the design guidelines. As a result of the State's elimination of Redevelopment Agencies, the project was placed on hold in 2012. In June 2015, the City re-initiated the design guidelines through General Funds. Park & Shop is a key shopping center on a major thoroughfare in Concord.

Over the past few years, several Park & Shop owners have improved their buildings. The result is that some of the façades and signs have been updated. Food tenants and restaurants have become more popular. Updated Design Guideline are intended to help Park & Shop stay vital in the current economy.

These Park & Shop Design Guidelines are provided by the City of Concord to give direction to property owners and tenants when they choose to enhance properties in the Park & Shop Center. The goal is to create a more inviting area for customers to frequent and owners to invest while recognizing commercial limitations and constraints, and the varying range of needs and capabilities by different businesses, building owners and varying lease terms. A process for building, façade, storefront and signage improvements has been established and is included in this document with the intent of providing an expedited review and approval process for those projects that are consistent with the Design Guidelines. The guidelines envision a continued vibrant retail center that draws diverse retail and restaurants, and is presented as a unique destination.

History

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

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

Purpose

The purpose of these Design Guidelines is to provide small and medium sized owners and tenants, those that are 20,000 square foot or less, at Park & Shop a set of design tools for façade improvements. Buildings and or tenant spaces that are 20,000 square feet or greater will be reviewed on a case by case basis through the design review process. It is encouraged that larger tenants apply the same good practice and design principles outlined in these design guidelines. The guidelines provide direction about design alterations to existing façades and new signage to small and medium sized owners and tenants. The guidelines provide many examples with varying degrees of improvement and styles so that an owner and or tenant may determine the direction and number of improvements. The guidelines establish a common understanding of design principles and standards for the Park & Shop property. The guidelines are written in a business friendly manner, however it is strongly encouraged that an owner or a tenant work closely with a design professional such as an experienced architect with a portfolio of commercial and retail projects. The overall goal is to assist owner and tenants in a timely review of proposed high quality improvements, so that Park & Shop can continue to grow and stay vital in the City of Concord.

Intent

The Design Guidelines are intended to encourage the enhancement of existing façades and to strengthen the desirable visual qualities of the overall Park & Shop Center. The intent is to provide a tool for tenants and building owners that facilitates expedited permit processing if the intent of the guidelines is met. The Concord Shopping Center Association, Inc. and CSC Parking Maintenance Association have provided input and feedback for more business friendly processes for exterior façade and signage upgrades. The guidelines are written for property owners, tenants proposing façade and signage modifications, as well as for City staff and officials charged with reviewing and approving such projects.

The guidelines are organized into various elements of design; façade design, storefronts, overhang, awnings, signage. The guidelines offer multiple solutions for common façade and signage improvements, so that an owner or tenant may determine the best route for improvements. The guidelines offer various levels of improvements from minor to moderate to major, and a variety of design examples and use of materials. Tenants and or owners are not expected to incorporate all design elements or principles or improvement features, and when tenants and or owners choose to undertake façade improvements, they are encouraged, but not required, to go beyond the minimum described in this document. These Guidelines provide a variety of design examples and use of materials. Building owners and tenants are encouraged to construct storefronts and signage that enhance the store's individual identities. Regardless of the level of improvements, owners and tenants are encouraged to pursue high quality façade upgrades. The guidelines encourage planned phasing for improvements so that an owner or tenant may choose to implement additional and or more extensive improvements at a later time. The guidelines will not apply if there is a change in tenancy or re-face of an existing sign. It is recognized that owners and tenants are provided flexibility in applying these design guidelines, provided that the overall intent and spirit of the guidelines are met. The goal of this document is to provide assistance to owners and tenants, and to facilitate a streamlined and expedited permit review for façade improvements. Owners and tenants are encouraged to make improvements to the façade and signage at any time, however, these guidelines will be applied to a project in accordance to the Applicability section below.

Applicability of the Guidelines

These Design Guidelines apply only to façade improvements and signage for premises that contain up to 20,000 square feet of floor area, subject to the exclusion of certain individual pad buildings that are noted in the Site Plan, page 10. A change in tenancy or a re-face of an existing sign is not intended to trigger the application of these guidelines.

Process of Design Guidelines

As part of the development of the Design Guidelines, the City sought input from the owners, tenants, Concord Shopping Center Association (CSCA), Inc. and CSC Parking Maintenance Association (CSC). On November 17, 2015, staff did an outreach to owners and tenants at Park & Shop with a workshop to get input and feedback on the draft design guidelines. The City held an open workshop to share ideas and get feedback. The comments were incorporated into a draft document and presented to the Design Review Board (DRB) On March 24, 2016. The City sent notification of the meeting to all property owners and did an invite via email. The City, sought input from CSCA and CSC on comments and fine tuning of the design guidelines. On October 13, 2016, a second preliminary review was held with the DRB. The second preliminary review was a continuing public process for input and feedback from CSCA and CSC. A final DRB was held December 8, 2016 with input from CSCA and CSC. The design guidelines were approved by the Planning Commission on XXXXXX, and adopted by the City Council on XXXXXX.

REVIEW PROCESS

The design guidelines are geared towards small and medium size tenants up to 20,000 SF. Large tenants greater than 20,000 SF and individual pad buildings will need to apply through the regular design review application and process. The guidelines illustrate three (3) different levels of improvements, including minimal, moderate and major remodel levels, with the selected level subject to tenant and/or owner's sole discretion. While owners and tenants are encouraged to pursue major improvement level, it may not be feasible or necessary for the owner and or tenant. Instead, owners and tenants may consider a minimal approach, or phasing the façade improvements over a period of time to achieve a moderate or major remodel over a span of several years.

If the proposed improvements meet the intent of the Design Guidelines and Master Sign Program then a streamlined approach at the staff level may be pursued. For major modifications, staff will refer the project to the Design Review Board. It is not the intent of the guidelines to require a greater scope of improvements beyond tenant/owner needs or capabilities. A façade and signage upgrade, would trigger these Design Guidelines. Owners and tenants benefit from the Design Guidelines through:

A. Streamlined review.
B. Reduced fees for an Administrative application and applicable permit fees.
C. Guidance on concept level design for façade and signage.

Step 1: Consider professional design assistance.
Property owners or tenants are encouraged to engage licensed architects and other design professionals to assist them in developing their concepts. Select a professional that has a portfolio of recent commercial or retail projects similar to the size and scope you are working on. Share the design guidelines with your design professional, and use the guidelines to inform the development of concepts. As part of the early review with the professional, engage them in concepts that you can select from. Once you select a concept, confirm that it is compatible with the adjoining neighbors and is complementary to the adjacent storefronts or the overall context. In some cases, your project may be the first to propose improvements, in which case, the design concept should carefully consider the recent high quality Park & Shop Center upgrades.

Step 2: Check City Codes and Regulations.
The City of Concord has building and zoning code regulations that should be evaluated early on. Work with the design professional to understand the regulations and how they may impact your project. Check the City of Concord website for the current following documents, such as but not limited to:

The Downtown Specific Plan, adopted June 2014
The Development Code, effective August 2012 (or most current version)
The 2016 Building Code (or most current version)
The Bicycle, Pedestrian & Safe Routes to Transit Plan, adopted September 2016

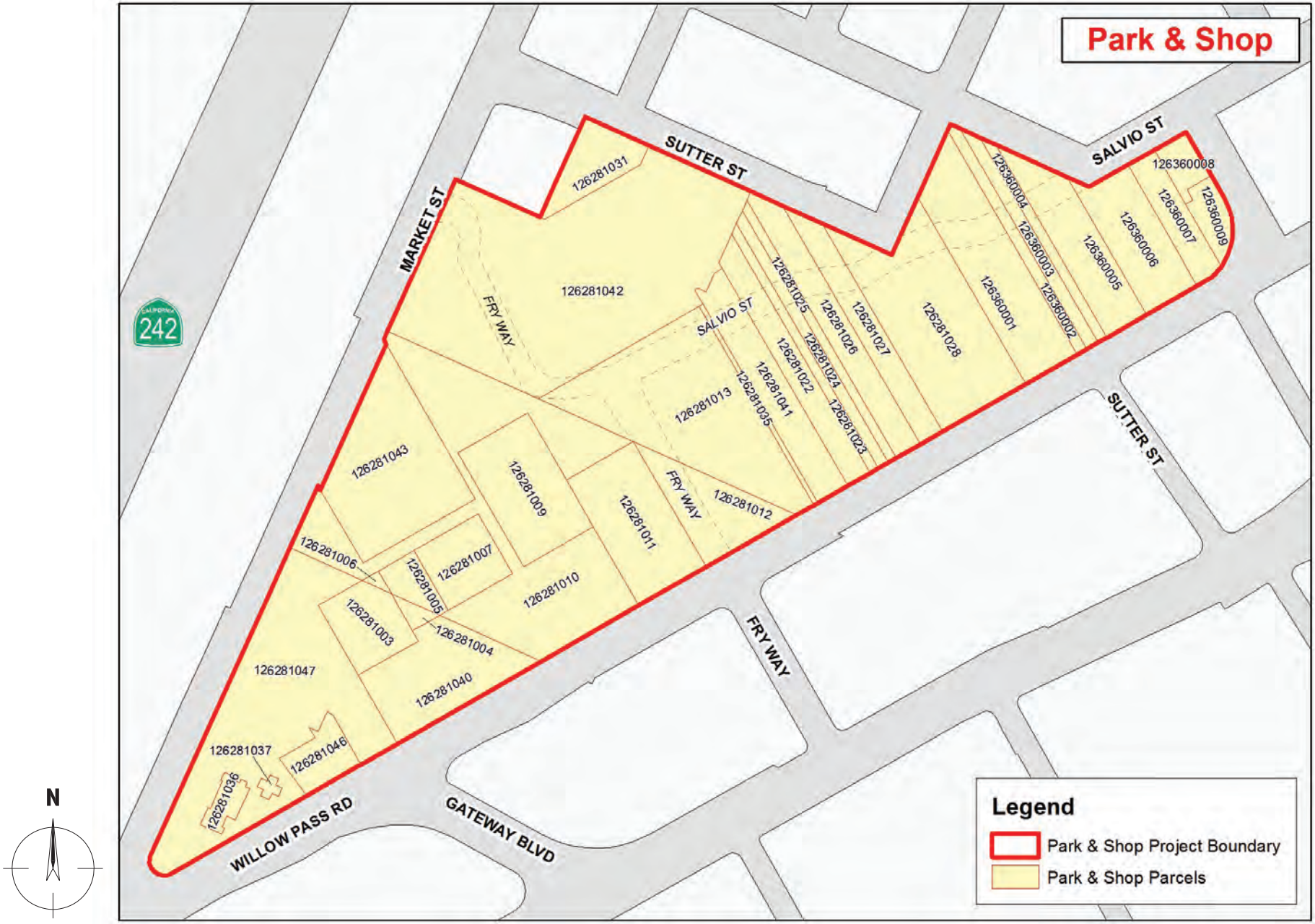
Step 3:
Share your early concept with the Board for the Park & Shop Owners Association and get their consensus and input on the concept.
Share your early concept with adjacent neighbors, so they are aware of proposed improvements.
Develop a timeline and budget for your proposal.

Step 4:
Meet with the City Planning Department and Building Department to review your early concept and get input and feedback. Pick up an application.
Once you have input, finalize the concept with more precise architectural drawings.

Step 5:
Apply for an Administrative Design Review and for a building permit. In most cases, if the application meets the intent of the design guidelines a streamlined review can be processed.

Step 6:
If a project does not meet the intent of the Design Guidelines, the City Planning Staff will work with the applicant on an application and submittal date to the Design Review Board (DRB). The applicant and the design professional may be asked to submit additional materials prior to the DRB meeting. At the DRB meeting, the applicant will receive comments and or a recommendation for approval from the DRB. When an approval has been granted, the applicant may apply to the Building Department for a Building Permit.

PARCEL MAP


Park & Shop
SUTTER ST
SALVIO ST
MARKET ST
FRY WAY
WILLOW PASS RD
GATEWAY BLVD
242
126281031
126281042
126281043
126281006
126281007
126281005
126281003
126281004
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126360008
126360009
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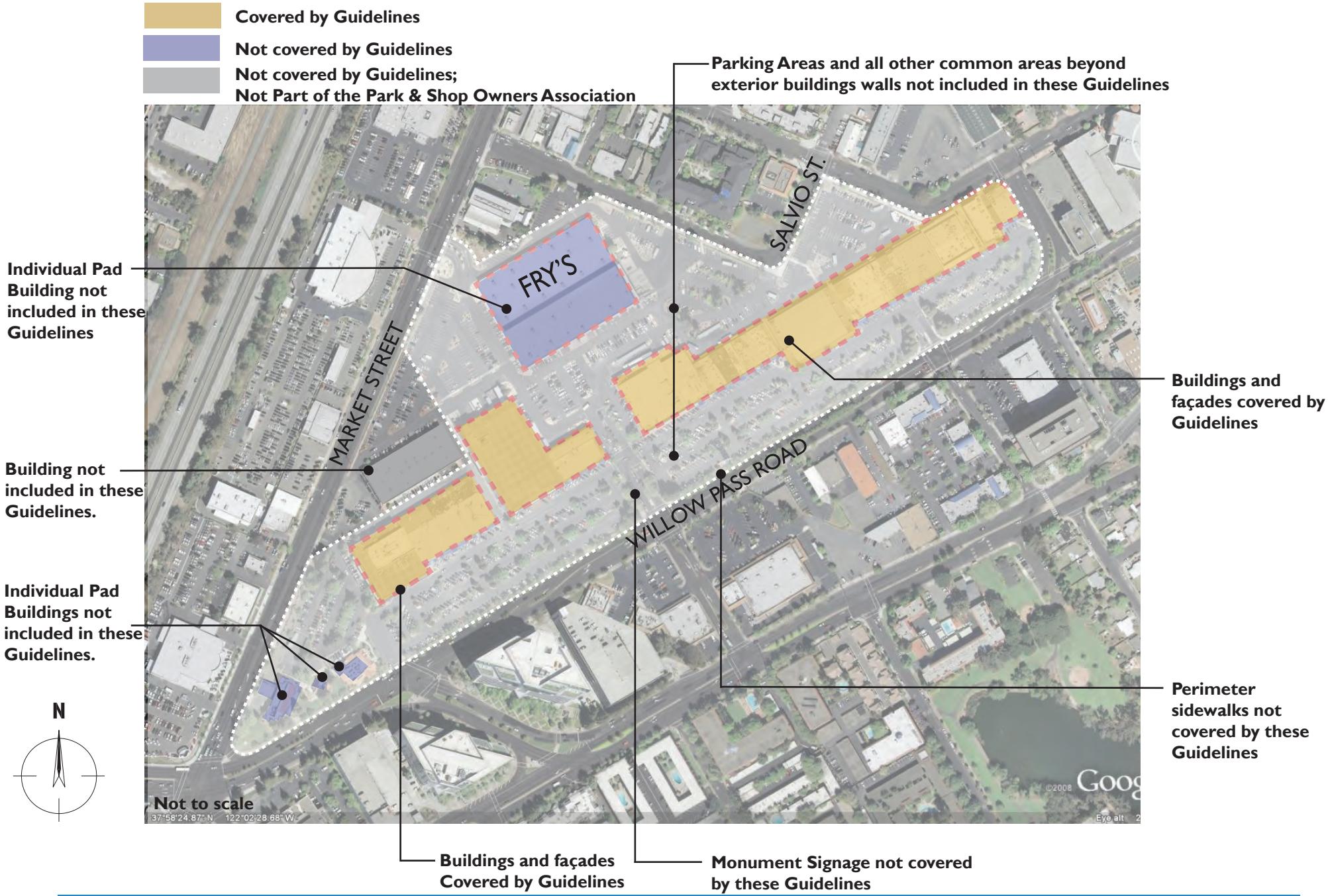
126281037
126281046
126281036
N
Legend
Park & Shop Project Boundary
Park & Shop Parcels

SITE PLAN


Covered by Guidelines
Not covered by Guidelines
Not covered by Guidelines;
Not Part of the Park & Shop Owners Association
Parking Areas and all other common areas beyond exterior buildings walls not included in these Guidelines
Individual Pad Building not included in these Guidelines
FRY'S
SALVIO ST.
MARKET STREET
WILLOW PASS ROAD
Buildings and façades covered by Guidelines
Building not included in these Guidelines.
Individual Pad Buildings not included in these Guidelines.
Perimeter sidewalks not covered by these Guidelines
N
Not to scale
Buildings and façades Covered by Guidelines
Monument Signage not covered by these Guidelines

IMPROVEMENTS SUMMARY

Level 1 - Minimal

A façade improvement project that is subject to these Guidelines, at a minimum, should include removal of unused equipment, outdated light fixtures, awnings and repair work. Minimal improvements include removal of blue awnings with repair to each end, repair of exposed metal canopy, replacement of fluorescent strip lights with appropriate decorative lighting. Sidewalks may have to be repaired and brought up to code and current ADA standards, provided they are within the tenant and/or owner's control. Signage should be updated as part of minimal improvements. Unused and unsightly conduit, utilities and equipment should be removed or concealed. All exterior surfaces should be repaired, patched and painted with a new color scheme. Repair and clean existing storefronts and paint if finish has deteriorated.

Remove and replace existing utilitarian light fixtures

Remove unused equipment and existing awning

Wall surfaces shall be repaired

Remove exposed conduit & pipes

Example of "Before" remodel condition

Example of acceptable Level 1 Minimal "After" remodel condition

Level II - Moderate

Moderate improvements may include everything listed in the minimal category, plus, installation of new storefronts (see pages 17-22), and new façade design or improvements (see pages 13-15) and/or application of an upper façade treatment (see page 16).

Example of "Before" remodel condition

Example of "After" remodel condition

Level III - Major

Major improvements may include everything listed above in the moderate category plus varying roof lines and corner accent elements (see pages 13-14), removing the metal canopy and replacing with a new decorative overhang (see pages 23-27), and modifying sidewalks (see page 58).

Example of "Before" remodel condition

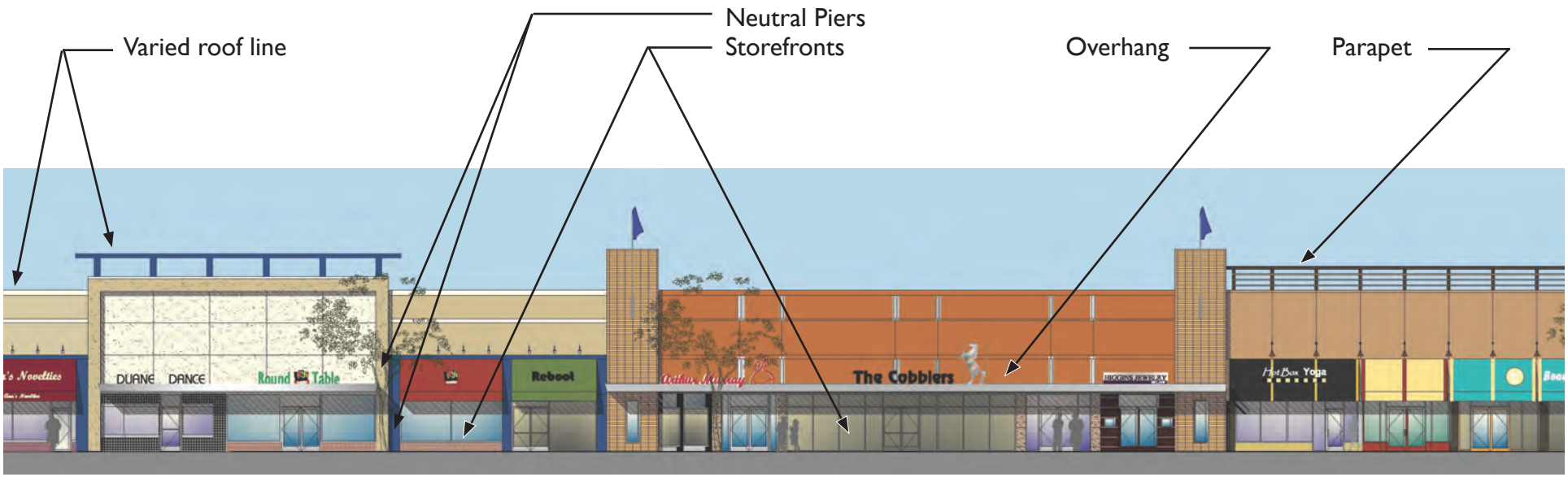
Example of "After" remodel condition

FAÇADE DESIGN

The façade is any face of a building. Some buildings have more than one façade. All façades deserve attention. Façades consist of roof lines, parapets, columns, arcades, pilasters, overhangs of various types. Individual tenant storefronts occur within the façade. A storefront consists of the store entry and glass windows with trim and other decorative features. A building and its façade may contain one tenant with several storefront sections, or multiple tenants with individual storefronts. Individual tenant storefronts are separated from each other by neutral piers. The existing architecture can be used as a framework for the improvements. It may not be feasible for smaller tenant spaces to incorporate changes, e.g. to the existing roof lines and massing. Buildings at Park & Shop should be complementary to each other, but still have individual personalities.

Roof Lines and Massing

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



Façade elements of different buildings complement each other

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

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

Variation in roof lines

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

Special corner feature (tower)

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

Interesting color palettes that are complementary to one's neighbors should also be used. See page 29 for an explanation of color palettes.

Signage
Signage is an important part of façade design that adds character to both the building façade and the individual tenant space. Letter sizes should be appropriate to the architecture and the size of the tenant frontage. Many types of signs are possible and should be explored. Generic looking signs will not be permitted. Detailed guidelines regarding signage can be found on pages 34-55.

Arcade with exemplary signage

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

Façade with varied and complementary color palette

Upper Façade

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

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

Materials

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

Good Upper Façade Examples

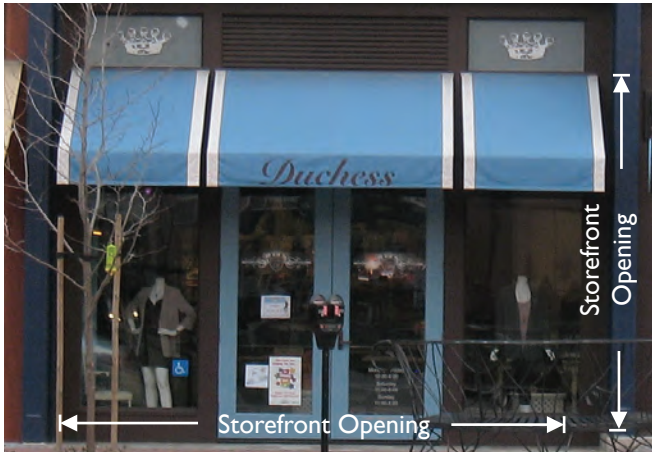
Varied components add character to an upper façade

Changes in massing create an interesting silhouette

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

STOREFRONT DESIGN

Tenants are urged to custom design their storefront, including details that will make their storefront unique. Tenants should utilize the entire area within their Storefront Opening (see Definitions on page 61) to personalize their storefront. The photos on the following pages show examples of successful storefronts.



Entrances & Doors

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

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

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

If a new door opening projects past the building façade by more than 12" when open, additional measures may be required, such as locating planters or other obstructions next to the doorway to prevent pedestrians from being struck by an opening door provided that they do not conflict with existing sidewalk conditions, including ADA compliance. A new projection greater than 12" will only be allowed where the sidewalk width is adequate, and where there will be no interference with the entry or visibility of neighboring stores.

Tall, elegant doors

Recessed Entries / Recessed Storefronts/Bay Windows

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

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

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

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

A recessed entry with double doors

Colorful and tasteful merchandise display at storefront

Bay window "pop out" storefront

Bay window with merchandise display

Creative use of glass at transom windows

Windows

Windows are a main element in most successful storefronts. Ideally, all windows should be made of clear glass and provide transparency, to allow views from the street to the interior of the store. This is true for retail, restaurant, and service tenants. However, clear glass may not be possible due to energy efficiency requirements, in which case tinted glass or another option may be more appropriate.

Wainscot Panels

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

Lighting

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

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

Wainscot panels conceal interior clutter and are decorative on the exterior

Storefront lighting draws customers into the store

Interior lighting should remain on, even when store is closed

Materials

One of the most important elements in fashioning the store's image is the choice of materials used to create the storefront. Storefront design can be done in an aesthetically pleasing way with generic storefront systems or more expensive systems, and it is the responsibility of the owner/tenant and its designer to provide the best solution, balancing aesthetics, function and cost.

Possible materials are:

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

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

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

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

Reflective glass or reflective coatings are prohibited.

Creative use of metal in a storefront

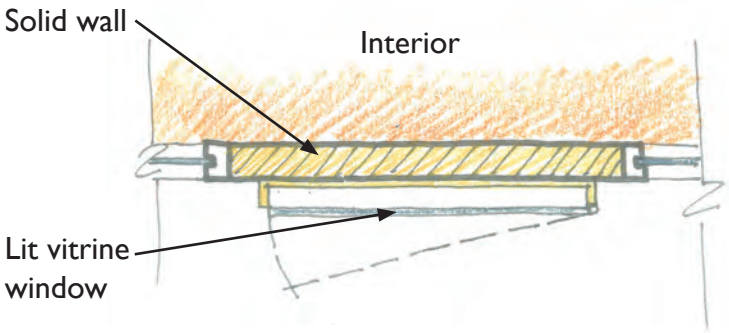
Frameless glass storefronts provide a modern look

Materials (Continued)

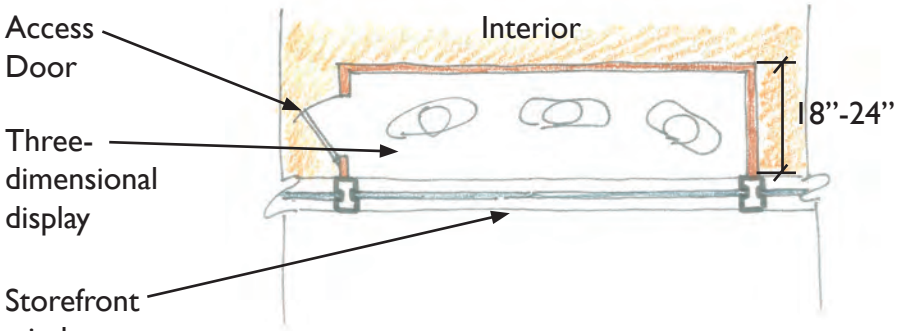
Only quality materials should be used. All materials must be durable, impact-resistant and non-corrosive. There is no restriction on decorative materials provided they do not present a public hazard. The use of any material that has sharp or pointed edges will not be allowed.

Vitrine and Display Windows

Blacking out storefronts at most areas is not allowed. See page 53. Where it is not possible to keep a storefront window open to the interior, other means, such as vitrine windows or shallow display areas can be used.



Vitrine Window with Exterior Access



Display Windows

Storefront Examples

Minimal Example: Tiled recessed entry with painted wainscot

Major Example: Wood panels increase perceived storefront height

Moderate and Major Example: Painted storefront with integrated lighting, pin mounted letters

Moderate and Major Example: Playful string lights and dramatic tile contrast with the simple wood storefront

OVERHANG DESIGN

A variety of overhangs are possible at Park & Shop. Overhangs protect the tenant from excessive heat gain or sun damage without blocking the visibility of the storefront. They shelter pedestrians from the elements, and are typically required by the applicable CalGreen Code.

Canopies

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

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

Materials

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

Dimensional Requirements

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

Canopies can be built of a variety of materials including wood

Canopies can be located below a transom window

Canopies are an ideal location for edge signs

Canopy Examples

Metal and glass canopies add a contemporary appearance

Canopies add attractive weather and sun protection

Horizontal wooden slats create interesting shadows

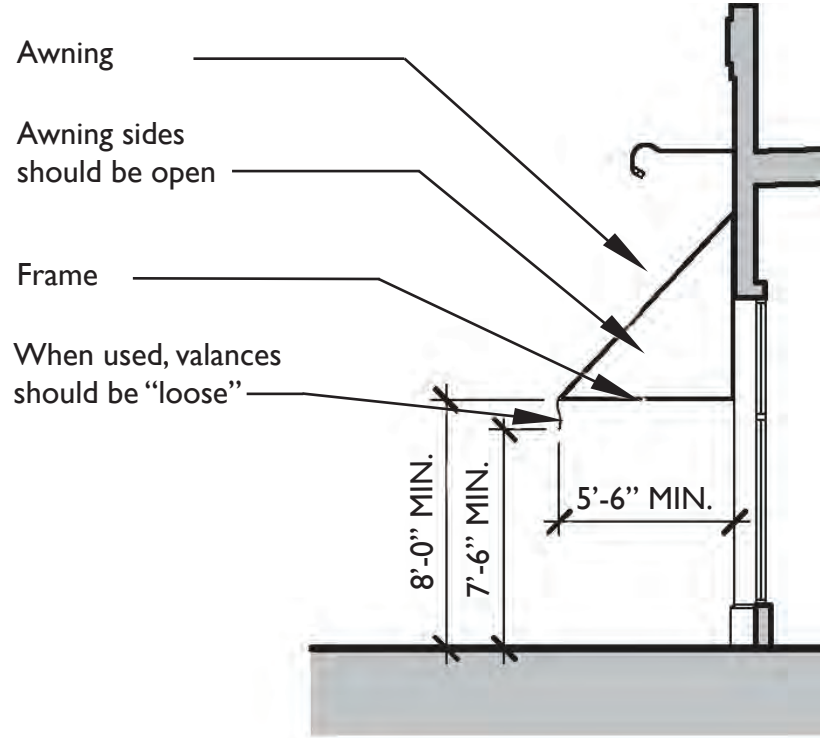
A combination of materials may be used

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

In addition to providing opportunities for awning face and valance signage (see pages 41-42), awnings also provide colorful landmarks for shoppers, often before the signage can be read.

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

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



Typical Awning Diagram

Awnings with bold graphics provide landmarks

OVERHANG DESIGN

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

Dimensional Requirements

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

Graphics

The use of graphics on tenant awnings is encouraged. Please refer to the Awning signage section (pages 41-42) for guidelines and requirements regarding awning signage. Text, images, graphics are not allowed on the sides of awnings.

Fabrics are available in a variety of attractive colors

Individual gooseneck lights enhances awning and draws attention

Awning Examples

Multiple awnings break up the façade

Good contrast and eye-catching graphics

"All over" pattern

EXTERIOR LIGHTING

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

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

Wall sconce complements architectural details

Decorative lighting enhances canopy

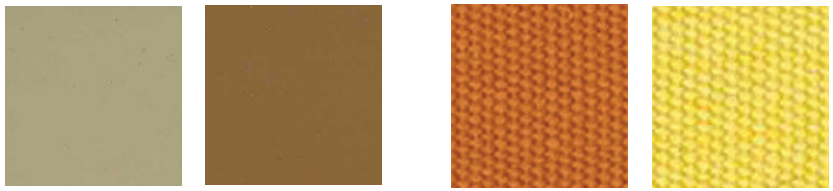
Creative lighting attracts customers

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

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

The color schemes on this page are examples. Building owners and tenants are not obligated to use these colors and do not need to change existing color schemes, but if a new color scheme is used it should be compatible with surrounding context.

Example Color Scheme 1:



Beige Cocoa Orange Yellow

Building Colors Accent Colors

Example Color Scheme 2:

Prairie Sand Navy Olive

Building Colors Accent Colors

Example Color Scheme 3:

Forest Cream Adobe Chocolate

Building Colors Accent Colors

MERCHANDISE DISPLAYS

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

Bright color scheme and artful arrangement of items

Interior is visible from the sidewalk

Playful use of branding as decor

Visibility draws customers

UTILITARIAN AREAS

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

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

A decorative fence could hide unsightly pallets and goods

Pallets and other debris shall be concealed

Broken walls shall be repaired

Loading Dock & Trash Screen Examples

Gates can be decorative

Clean, landscaped loading dock

Screening with attractive fences or landscaping.

Decorative fence

Mechanical Equipment Screen Examples

Horizontal louvers can hide mechanical equipment on a roof

Roof screens hide unsightly mechanical equipment

Mechanical panels can create a simple sturdy equipment screening.

Tenants and owners are encouraged to make improvements to existing signs. If a re-model is proposed then signage is required to be code compliant and meet the design guidelines. Existing tenants are encouraged but not required to improve their signs. A sign re-face will not trigger these design guidelines.

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

Allowable New Signs:

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

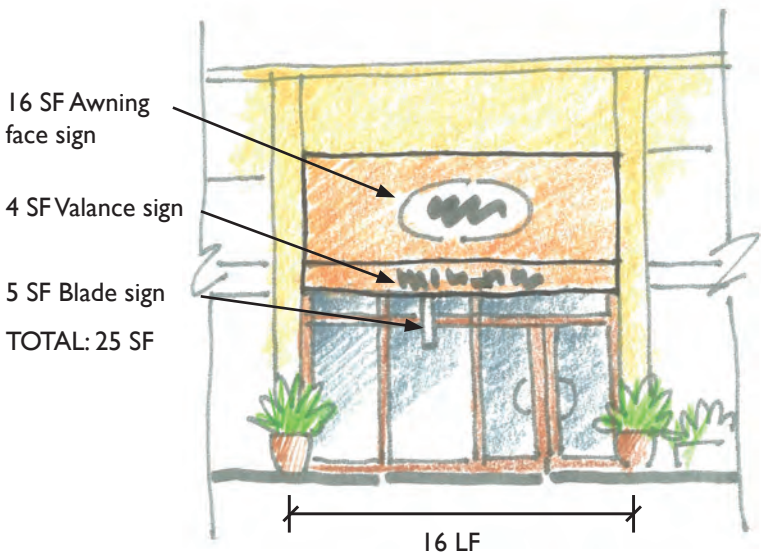
Signs are not permitted in the public sidewalk area. Freestanding and A-frame signs are only allowed for sidewalk cafes, if located within the patio area, see CDC 18.180.120 Temporary Signs.

Colorful and unique edge sign

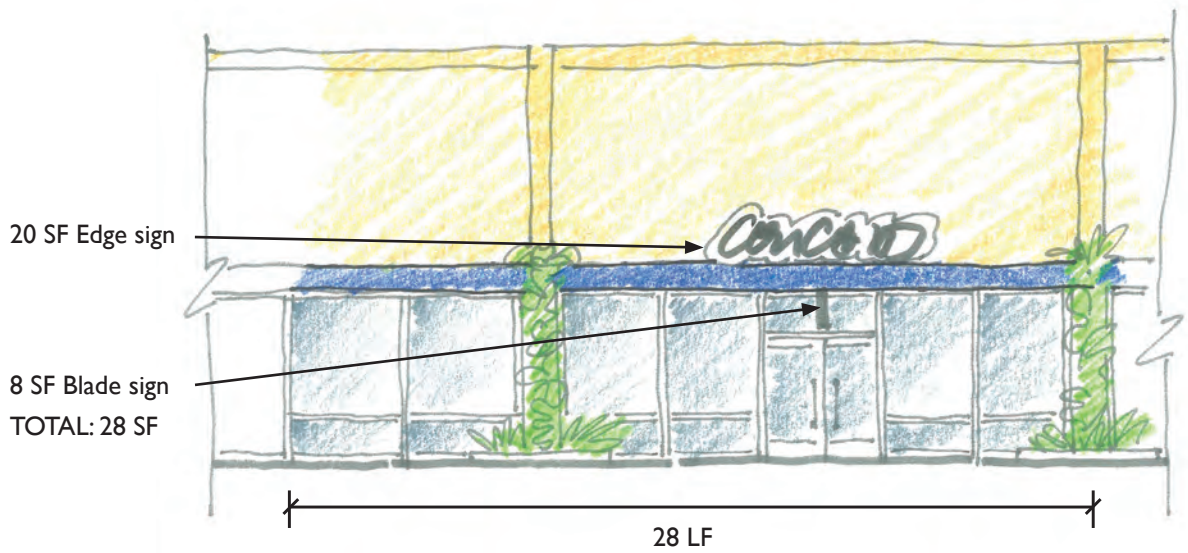
Colorful and complementary suspended blade sign

Dimensional Requirements

Tenants are permitted to have one square foot of signage per linear foot of store frontage width. (25 sf minimum and 100 sf maximum). See Definitions on page 61. Total sign area is the collective area of all signs added together. Window graphics are not included. For small tenants, no less than 25 square feet is allowed regardless of the tenant frontage dimensions. Large anchor tenants (over 20,000 SF) will be considered on a case by case basis.



Example of Sign Arrangement for Small Tenant
Small tenants with less than 25 LF of store frontage are allowed up to 25 SF of signage.



Example of Sign Arrangement for Medium Tenant
Tenant allowed 1 SF of signage per LF of store frontage.

ALLOWABLE SIGNS & DIMENSIONS CHART

SIGN TYPES		Maximum Letter Height- Bold Font	Maximum Letter Height- Light Font	Maximum Sign Length***	Maximum Sign Area	Maximum Sign Projection	Minimum Clearance to Ground	Included in Signage Calculation
Awning Signs - Face		18 IN.	18 IN.	-	25% of Face	-	-	Yes
Awning Signs - Valance		8 IN.	10 IN.	-	30% of Valance	-	7'-6"	Yes
Wall Signs								
Tenant up to 20,00SF		18 IN.****	22 IN.****	18 FT	-	-	-	Yes
Edge Signs								
Tenant up to 20,00SF		18 IN.****	22 IN.****	18 FT	-	-	8'-0"	Yes
Suspended Signs**		-	-	-	8 SF	5 FT	7'-6"	Yes
Wall Mounted Blade Sign**		-	-	-	8 SF	5 FT	7'-6"	Yes
Banner Sign**		*	*	*	*	5 FT	7'-6"	Yes
Transom Sign		14"	18"	-	30 SF	-	-	Yes
Window Signs		6"	9"	-	see page 56	-	-	No

1. Refer to the detailed requirements for each Sign Type, on the following pages.
2. Refer to page 35 for instructions on the Total Sign Area Calculation per Tenant.

* Determined on a case by case basis

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

*** Sign must be less than 24" from edge of storefront opening

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

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

Electrical Requirements

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

Installation Requirements

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

Compliance Requirements

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

Monument Signage for Park & Shop Center

Monument Signage and any signage for the overall center is not part of the scope of the Design Guidelines and would be reviewed separately.

Prohibited Signs:

- Signs that include advertising or descriptions of products and services.
- Internally illuminated sign boxes.
- Internally illuminated channel letters, except at edge signs, see pages 45-46.
- Signs with plain block 'generic' lettering.
- Signs advertising phone numbers and / or web sites.
- Signs containing flashing or moving lights, graphics, or other imagery.
- Signs, employing luminous or day-glo paint.
- Any temporary signs or advertisements not approved by the Landlord and City.
- Generic 'Open' signs (printed or neon).
- Any sign deemed by the Landlord or City offensive, inappropriate or otherwise unacceptable.
- Generic 'Store Hours' sign cards or signage.
- Generic 'Sandwich Board' Signs.
- Lit tenant signs must be on an astronomical timer and be lit from dusk until 11pm.
- Repetitive signage.
- Websites and phone numbers allowed only on doors or windows.

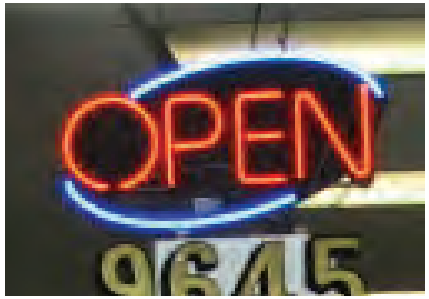
Prohibited Sign Examples

Internally lit box sign

Generic sandwich board sign

Repetitive signage is not allowed

Internally lit channel letters, generic lettering



Generic or neon "open" signs

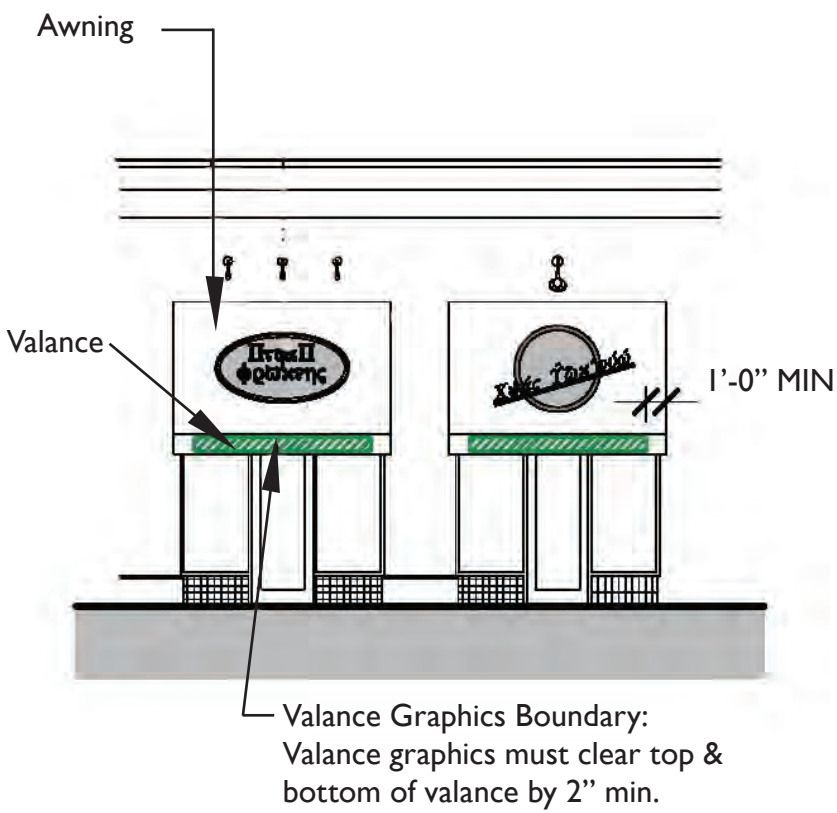
Generic, excessively large wall sign

Internally lit box sign

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

Dimensional Requirements

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



Awning Signage Examples

Scalloped valances with tag lines

External illumination on awning

Playful signs and materials

Bold graphics and creative lighting

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

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

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

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

Letters cut out of a panel, lit from behind

Classic lettering pin mounted on the wall

Interesting, colorful logo

Wall Sign Examples

Halo Lit

Halo Lit

Partial Halo Lighting

Externally Lit Plaque Style

Externally Lit with Gooseneck Lighting

Externally Lit with Contemporary Fixture

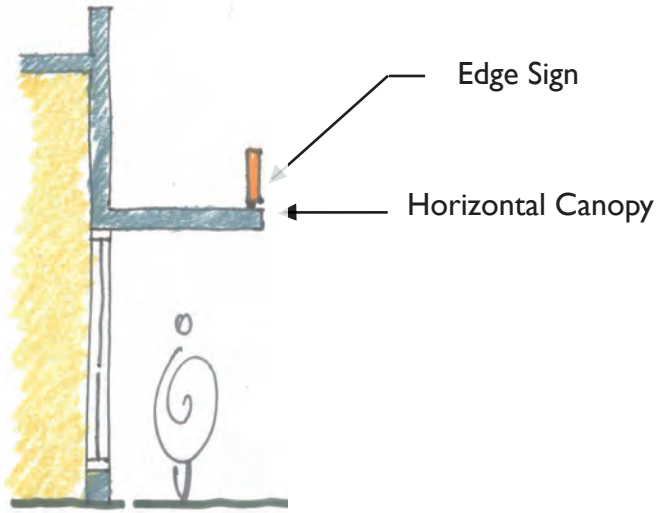
Edge signs are lower and therefore closer to the street and the eye level of the pedestrians. They may also be below the tree foliage.

Elements

Edge signs may consist of individual letters pin mounted directly to the overhang, or first mounted to a background plaque or plate. Background plates shall be cut out as per the shapes of the letters. The background plaque or plate behind the sign is not counted as sign area. See photos on page 46. They can be mounted either above, below, or to the face of the overhang. Thought should be given to the building colors, the color of the overhang, and the color of the font and background panels. Sufficient contrast should be maintained. Flowing shapes and fonts often read better against the building façades.

Lighting

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



Edge Sign Diagram

Edge Sign Examples

Flowing font

Externally lit edge sign

Halo lighting with logo

Backer panel cut out per letter

Exposed neon

Cut out backer panel halo lit

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

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

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

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

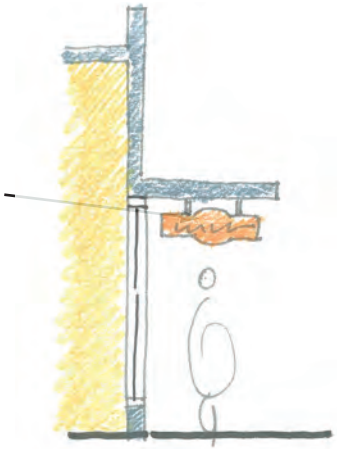
Lighting

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

Interesting graphics

Iconic signs work well

A variety of shapes is encouraged



Suspended Sign Diagram

Materials
Suspended signs and brackets may be constructed of:

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

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

Creative logo

Eye-catching shapes

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

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

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

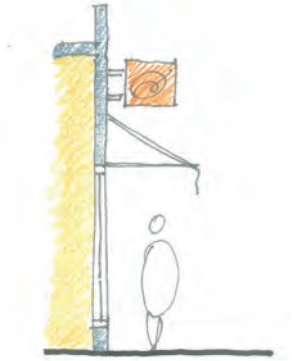
Materials
Wall mounted blade signs may be constructed of metal, acrylic, graphic film, wood, glass and other high quality durable materials.

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

Internally lit push through acrylic letters

Three dimensional iconography

Exposed neon


Blade Sign Diagram

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

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

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

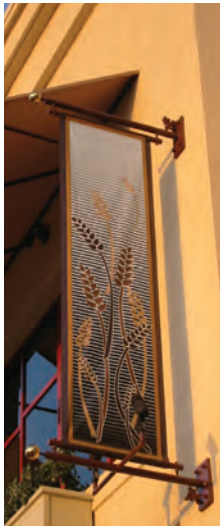
Lighting
Banner signs may be illuminated with spot lights, or be non-illuminated. Lighting should be positioned so as not to create glare for pedestrians or vehicles.

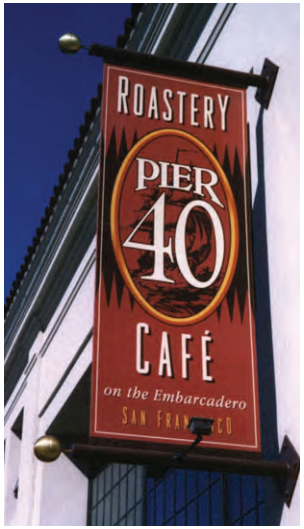
Materials
Banner signs must be constructed of durable materials and may be rigid or non-rigid. Fabric, metal and acrylic are some examples.

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

Playful brackets

Three dimensional sign with external lighting


Fabric



Bold graphics

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

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

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

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

Lit from behind

Three dimensional letters

Sign above overhang with external lighting

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

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

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

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

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

Window graphics should not block view into store

Graphics should incorporate an attractive logo

Bold, attractive graphics can be seen at a pedestrian level

There are three options for storefront glass treatment:

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

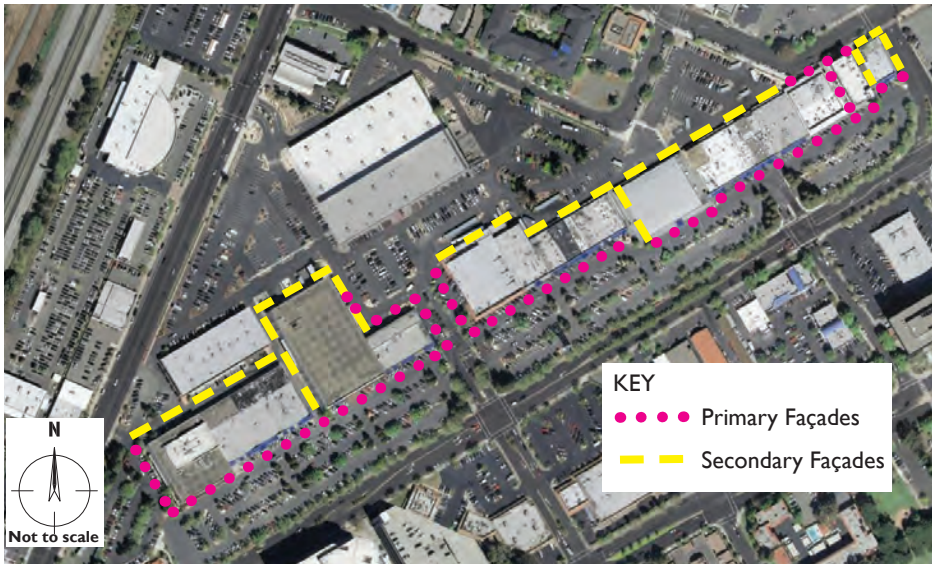
Whenever possible, window glass shall remain unblocked. For creative ways to treat windows where blockage occurs, see page 21. Typically, window signs and graphics are non-illuminated; however, lighting may be permitted if the sign is unique and creative.

Dimensional Requirements for Primary Façades

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

Dimensional Requirements for Secondary Façades

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



Plan Diagram

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

Where glass may be blocked attractive graphics must be used

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

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

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

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

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

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

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

Creative free standing signs

Simple and effective

Well constructed display case with menu

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

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

The City Sign Ordinance allows for temporary signs (18.180.120) ; for grand openings, special product, sale or event advertising. Refer to the City regulations for size, location, and time.

The time limit is 30 days. No other temporary sign shall be permitted within 150 days of such removal.

Bold, eye catching sign

Descriptive and tasteful temporary sign

Temporary construction barricade

OUTDOOR DINING PATIOS

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

Seating should be located near the path of travel, yet sheltered slightly for privacy. This can be accomplished by raising the level of the eating area slightly from the sidewalk, or through the use of a railing or other form of semi-enclosure provided no conflict with existing sidewalks, including accessibility, is created. Permanent railings may not be used to define eating areas because of Park and Shop Center's cross access easements. They should be located on the building side of the sidewalk, to provide greater shelter from vehicular traffic. Landscape buffers such as planters or in-ground landscaping offer comfort to diners.

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

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

Sturdy, decorative furniture

Colorful umbrellas provide shade and attract customers

Creative barriers between the diner and public space

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

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

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

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

Landscaping brings life to blank gate-way walls

Festoon lighting enhances interior pathways

Planters with color and interest and attract pedestrians

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

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

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

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

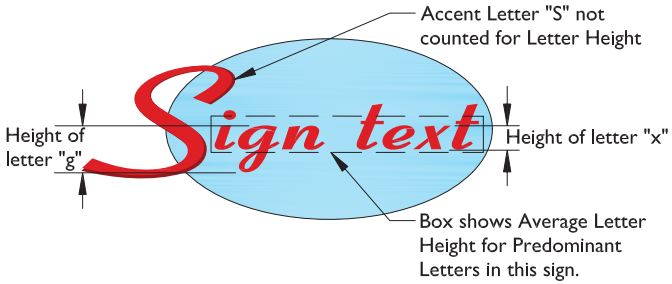
Crime Prevention Through Environmental Design (CPTED)
Outdoor areas are opportunities to expand the boundaries of public and private realm. A sidewalk is a place to consider seating areas, landscape buffer zones and parklets. Sidewalks are areas where pedestrians are encouraged to shop, stay, and have conversations and ultimately create eyes on the street. If spaces are accessible, attractive, and safe, they can inspire a range of uses and activities. This characteristic lends an extra quality of safety and creates an informal surveillance when people are encouraged to inhabit a space. Design spaces with Crime Prevention Through Environmental Design (CPTED). For more go to www.cpted.net or www.sage-growth.org

Extended sidewalks and landscape create more usable areas for pedestrians

Decorative benches and landscaping encourages gathering

Parklets bring life to paths and parking areas

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



Arcade:
A covered passageway supported by arches, piers or columns.

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

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

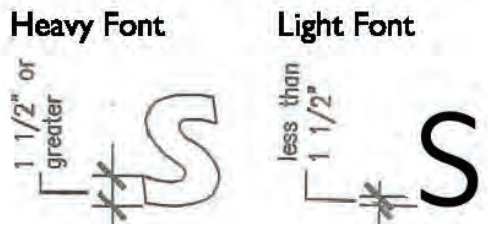
Column:
A rigid, upright support.

Demising Wall:
Interior Boundary wall between two individual piers.

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

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

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



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

Neutral Pier:
A Pilaster located between storefront openings.

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

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

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

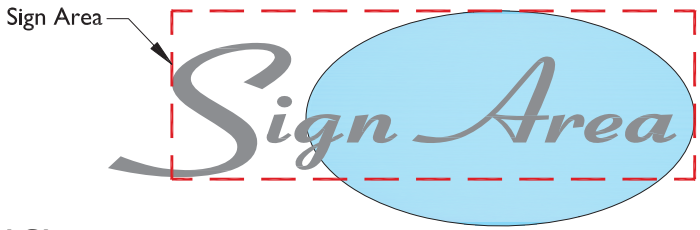
Pin Mounted:
Attached to a surface with small metal stand-offs that provide space behind or below.

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

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

Roof line:
Outline of a roof top.

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



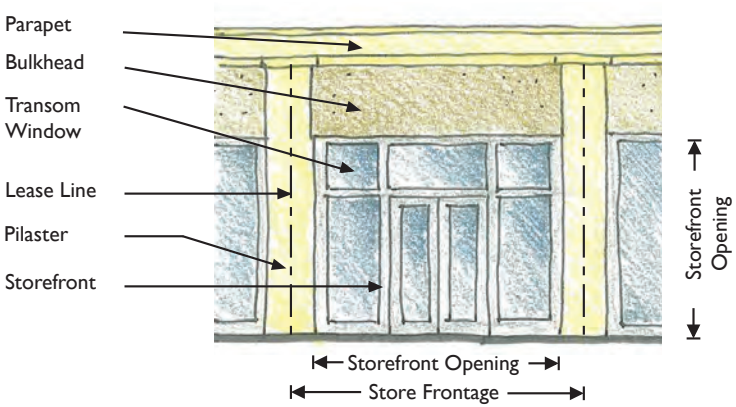
Spandrel Glass:
A panel of glass, usually opaque, located between the top of one window and the bottom of a window on the story above.

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

Store Frontage:
The linear dimension measured from lease line to lease line of walls facing public areas.

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

Storefront Opening:
The frontage area between the exterior pilasters or demising walls.



Transom Windows:
The glass area located above the storefront windows and doors.

Wall Sconce:
Decorative, wall mounted light fixture.

Wainscot Panel:
Decorative covering at the lower part of a wall.

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

Vitrine Window:
A glass-paneled cabinet or case for displaying merchandise, menus or other retail objects.

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RJR/TC/10-27-2016 comments/edits
Part I

Comments from 10/13/2016 DRB Meeting to be incorporated into the Park & Shop Design Guidelines:

GENERAL: The DRB only discussed in detail those few items that were highlighted in the staff report. The DRB did not do a page flip of the entire document, however, several of them noted that the comments we had provided in our Sept. 12th redlined document were good and thoughtful suggestions/comments, asked why they had not been incorporated into the Oct. 13th materials, and several DRB members encouraged staff to incorporate them beyond what was expressed in the staff report. Please review all of the edits in the Sept. 12th redline and please incorporate those as well. Some of them were mere corrections to the language and others provided helpful clarifications. See e.g., without limitation, the edits on pages 9, 10, 11, 13, 15, 18, 21, 29, 36, 37, 52, 54, 56. Overall, as with the original draft Guidelines and the text below, the language in the Guidelines should be as complete and clear as possible so that when the Guidelines are used years after the adoption, the intent is clear to a first-time reader. E.g. the first few sections of the Guidelines are important in describing the overall intent and applicability and should match what has been noted in the staff reports and expressed verbally at the DRB meetings.

1. Add the following sections:
   Purpose, Intent, Process, Clarify Streamline Review process
   NOTE: Agreed that we need to add the content. In terms of organization, we already have History, About These Guidelines, and Using These Guidelines sections, and I think we can combine some of these current and new sections. See the other document with suggested edits and reorganization.

2. General: Large tenants are ~~20,000~~10,000 SF or greater, clarify throughout the document.[1]
3. Page 7; make the graphics consistent for the grey and purple buildings
4. Page 7; clarify façade vs. building that are not covered by guidelines
   NOTES: -- There should be no grey colored buildings.
   -- Commissioner Laub also asked clarification on the differentiation between buildings that are covered vs. facades that are covered by the Guidelines (he referenced our redline question at the bottom, and I don't think there was any explanation yet).
   -- Please also include the prior redlined note for this page that provided: Common Areas beyond exterior building walls are not covered by these Guidelines (this was clear at the DRB meeting and the image on p. 7 should reflect this).
5. Page 17; Windows section edit the following:

[1] The DRB only discussed the 10,000 vs. 20,000 sf threshold on the signage controls. The 10,000 sf threshold should remain as is for the Design Guidelines.

Windows are a main element in most successful storefronts. Ideally, all windows should be made of clear glass and provide transparency, to allow views from the street to the interior of the store. This is true for retail, restaurant, and service tenants. However, clear glass may not be possible due to energy efficiency requirements, in which case tinted glass or another option may be more appropriate.

6. Page 27; Color Scheme section, 2nd and 3rd paragraphs, edit the following:
   ~~Color schemes shall be tasteful.~~ Care shall be taken to establish color schemes that are contemporary, yet will not quickly become outdated.
   The color schemes on this page are examples. Building owners and tenants ~~should~~are not ~~feel~~ obligated to use these colors and do not need to change existing color schemes, but if a new color scheme is used it should be compatible with surrounding ~~neighbors~~context.
7. Page 28; Merchandise Displays ~~(Optional)~~
   NOTE: The DRB asked how the owners felt about merchandise displays. We are checking and will get back on this question.
8. Add Maintenance Clause.
   NOTE: The proposed clause at the end of this document is not legal. The City cannot require an owner to paint, patch and repair a facade before a new tenant occupies a space or every 5 yrs without any other trigger. Such requirement could only be imposed as a condition of approval on a relevant permit, and even then such condition needs to be related to an approved project and has to be reasonable and consistent with other City practices in all other areas. If such requirement exists in the Municipal Code, then its inclusion in the Code is sufficient and does not need to be carried into the Guidelines.
9. Page 36; Proposed Language for Monument Signage for Park & Shop Center:
   Monument Signage and any signage for the overall center are not part of the scope of the Design Guidelines and ~~under a separate review~~would be reviewed separately.
10. Page 33; Clarify the graphics so that numbers add up for signage, clarity for small tenants that ~~a minimum of~~no less than 25 square feet is allowed in any case regardless of the tenant frontage dimensions.
    Dimensional Requirements:
    Tenants are permitted to have one square foot of signage per linear foot of ~~storefront~~store frontage width[2], (25 sf minimum and 100 sf maximum). See Definitions on page XX. Total sign area is the collective area of all signs added together. Window graphics are not included. Change storefront opening to storefront linear width. Large anchor tenants (over ~~20,000~~10,000 SF) will be considered on a case by case basis.

[2] Our original comment was not to change this to "storefront" width, but rather to "store frontage" width. Please correct this to be consistent with our original Sept. 12th comment, which staff noted to be in agreement with and revise the language to read "store frontage" width. Please clarify the definitions as well. Storefront opening typically refers to the mere window/door opening.

NOTE: --Include a definition for "Store Frontage" at the end of the document: "The linear dimension measured from lease line to lease line of walls facing public areas."

11. Page 34; Leave the sign chart as is.

    NOTE: -- The owners' preference is to keep the threshold at 10,000 sf consistent with the overall applicability of the Design Guidelines.

    -- The South Façade sign dimensions should be the same as those for North Façade. There are a number of stores that have storefronts and entrances along North Façade with associated parking areas. There are also some stores that have neither a North nor South façade, but instead an East façade, and in general the parking areas surround all of the building in the shopping center. Please eliminate those lines that refer to the South Façade, keep the North façade dimensions, but remove the "North" distinction, so that they apply to all facades (i.e. Wall Signs and Edge Signs for all buildings up to 10,000 sf are subject to max. letter height of 18" for bold font).

    -- Change the charts dimensions of "up to 9,900 sf" to "up to 10,000 sf"

    --For Wall Mounted Blade Signs and the Max. Sign Area, please keep the 8 sf, but include an * with a note below indicating that "larger sign area to be determined on a case by case basis.

    -- For Edge Signs, in the definition section in the end, please include clarification that the background plaque or plate behind the sign is not counted as sign area.

12. Page 53, Temporary Signs. -- For the duration of the display and the 30 day reference, please add: any extension of the display longer than 30 days is subject to City approval.

    -- Please consider allowing temporary signs (beyond grand openings and tenant changes) also for special events (e.g. seasonal sales). If desirable, this could be limited in frequency e.g. to special events for no more than twice per year per tenant.

Document comparison by Workshare Compare on Thursday, October 27, 2016 12:00:58 PM

Input:	
Document 1 ID	file://I:\R&A\1037701\Design Guidelines\October 13 Review Comments (from Afshan 10-20-2016) Part I.docx
Description	October 13 Review Comments (from Afshan 10-20-2016) Part I
Document 2 ID	file://I:\R&A\1037701\Design Guidelines\October 13 Review Comments (with TC edits 10-27-2016) Part I.docx
Description	October 13 Review Comments (with TC edits 10-27-2016) Part I
Rendering set	Standard

Legend:	
Insertion	
~~Deletion~~	
~~Moved from~~	
Moved to	
Style change	
Format change	
~~Moved deletion~~	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	31
Deletions	8
Moved from	0
Moved to	0
Style change	0
Format changed	0

Total changes	39

Additional Staff Comments to be incorporated into the Park & Shop Design Guidelines:

1. **Page 2, Add address and contact of:**
   Concord Shopping Center Association, Inc.
   Get address from Tuija Catalano

   CSC Parking Maintenance Association
   Get address from Tuija Catalano
   NOTE: To be discussed how and if these should be listed. I will get back to you.

2. ~~Add 2 new pages in the Introduction Section prior to History:~~

SUGGESTION for the introductory pages to the Guidelines in terms of organization and content:
We currently have History, About these Guidelines, and Using these Guidelines sections.

Per below, we would have multiple sections, such as Introduction, History, Purpose, Intent, Process of Design Guidelines, Review Process, Maintenance Clause and Not Included in these Guidelines sections.

The suggested revised text below would combine much of this so that we would end up with Introduction and Background, Intent of the Guidelines, Applicability of the Guidelines, Using the Guidelines sections, with few sub-headers as noted below.

[1st major topic header which would include new Intro section and revised History section, as follows with two sub-headers:]

INTRODUCTION AND BACKGROUND

History

~~**3.** **Introduction:** The City's Redevelopment Agency provided funding to begin the Park & Shop Design Guidelines prior to 2011. On March 2, 2012, the City contracted with SZFM Design Studio to develop the design guidelines. As a result of the State's elimination of Redevelopment Agencies, the project was placed on hold in 2012. In June 2015, the City re-initiated the design guidelines with SZFM. Park & Shop is a key shopping center on a major thoroughfare in Concord. The guidelines envision a continued vibrant retail center that draws diverse retail and restaurants, and is presented as a unique destination.~~The Park & Shop Center is a key shopping center on a

major thoroughfare in Concord originally built in 1956. The Center consists of more than 25 individual building parcels that have different property owners. The Center includes a Park & Shop Center Owners Association with a Board of Directors made up of property owners. Park & Shop is composed of many buildings and some property owners own more than one parcel or tenant space. The buildings vary in size from small, single tenant buildings with 20 linear feet of primary frontage to larger, multi-tenant buildings with as much as 240 linear feet of frontage. The Center has several large anchor tenants as well as free-standing pad buildings with major and anchor tenants. The Center has approximately 2000 linear feet of frontage along Willow Pass Road and has approximately 1,600 linear feet of frontage along Market and Salvio streets.

The Park & Shop Design Guidelines adopted in 1990 foster a uniform design appearance for facades, storefronts and signage. They were geared toward larger tenants and have since become outdated.

Future Improvements

Over the past few years, several Park & Shop owners have improved their buildings~~. The result is~~ so that some of the facades and signs have been updated. ~~Food tenants and restaurants have become more popular. Updated Design Guideline are intended to help Park & Shop stay vital in the current economy.~~The Guidelines envision a continued vibrant retail center that draws diverse retail and restaurant businesses, and is presented as a unique destination.

These Park & Shop Design Guidelines are provided by the City of Concord to give direction to property owners and tenants when they choose to enhance properties in the Park & Shop Center. The goal is to create a more inviting area for customers to frequent and owners to invest while recognizing commercial limitations and constraints, and the varying range of needs and capabilities by different businesses~~,~~ and building owners ~~and~~as well as varying lease terms. A process for building, façade, storefront and signage improvements has been established and is included in this document with the intent of providing an expedited review and approval process for those projects that are consistent with the Design Guidelines.

[2nd major topic header which would include the new Purpose section and the revised About These Guidelines section, as follows:]

INTENT OF THE GUIDELINES

The ~~guidelines envision a continued vibrant retail center that draws diverse retail and restaurants, and is presented as a unique destination.~~

~~4.~~ **~~History:~~** ~~KEEP AS IS5.~~ **~~Purpose~~**~~: The~~ purpose of these Design Guidelines is to provide small and medium sized owners and tenants, i.e. those premises that ~~are~~contain up to 10,000 square foot ~~or less~~of floor area, at Park & Shop a set of design tools for façade improvements. ~~Buildings~~Larger tenants and /or ~~tenant spaces~~premises that ~~are~~contain more than 10,000 square feet ~~or greater~~of floor area will be reviewed on a case by case basis through the design review process~~. It is~~, and are encouraged ~~that larger tenants apply the same good practice~~to incorporate any of the ideas and design principles outlined in these design guidelines.

The guidelines provide direction about design alterations to existing facades and new signage to small and medium sized owners and tenants. The guidelines are intended to provide ~~many~~ideas and examples with varying degrees of improvement and styles so that an owner and /or tenant may ~~determine the direction~~choose scope and number of improvements that are appropriate for their premises. The guidelines are not intended to be read or applied as a mandatory checklist or as a set of requirements, but rather to encourage creativity in façade alterations. The guidelines establish a common understanding of design principles ~~and standards~~ for the Park & Shop ~~property~~Center. The guidelines are written in a business friendly manner, however ~~it is strongly encouraged that~~ an owner and/or a tenant is encouraged to work closely with a design professional~~ such as an experienced architect with a portfolio of commercial and retail projects~~. The overall goal is to assist owner and tenants in a timely review of proposed~~ high quality~~ improvements, so that Park & Shop can continue to grow and stay vital in the City of Concord.

~~6.~~ **~~Intent:~~** The Design Guidelines are intended to encourage the enhancement of existing facades and to strengthen ~~the~~ desirable visual qualities of the overall Park & Shop ~~center~~Center. The intent is to provide a tool for tenants and building owners that facilitates expedited permit processing if the intent of the guidelines is met.~~ The Concord Shopping Center Association, Inc. and CSC Parking Maintenance Association are supportive of the intent and objective to provide for more business friendly processes for exterior façade and signage upgrades.~~[1] The guidelines are written for property owners, tenants proposing façade and signage modifications, as well as for City staff and officials charged with reviewing and approving such projects. The guidelines are organized into various elements of design; façade design, storefronts,

[1] There was nothing wrong with the deleted sentence, but it probably does not belong in the Design Guidelines.

overhang, awnings, signage. The guidelines offer multiple solutions for common façade and signage improvements, and a variety of design examples and use of materials, so that an owner or tenant may ~~determine the best route for~~choose the most appropriate level of improvements. The guidelines offer various levels of improvements from minor to moderate to major. ~~When a building owner or tenant chooses~~Tenants and/or owners are not expected to incorporate all design elements/principles or improvement features, and when tenants and/or owners choose to undertake façade improvements, they are encouraged, but not required, to go beyond the minimum described in this document. ~~These~~ It is up to the owner and/or the tenant to determine the level and extent of improvements they want to pursue. ~~These Guidelines provide a variety of design examples and use of materials.~~ Building owners and tenants are encouraged to construct ~~storefront~~storefronts and signage that ~~enhances~~enhance the ~~store's~~stores' individual ~~identity~~identities to the extent commercially reasonable or feasible. Regardless of the level of improvements, ~~it is~~owners and tenants are encouraged to pursue high quality façade upgrades ~~that are in keeping with the recent improvements at Park & Shop~~. The guidelines ~~encourage planned~~can also be implemented by phasing ~~for~~the improvements so that an owner and/or tenant ~~with limited resources may phase to the next level of~~may choose to implement additional and/or more extensive improvements at a later time.

The guidelines will not apply if there is a change in tenancy or re-face of an existing sign. It is recognized that ~~certain situations will require flexibility in applying these design guidelines, which is acceptable as long as the overall intent and spirit of the guidelines are met. In these situations, the City will make a determination on a case by case basis. This approach, over time, is intended to make the Center appear more like a downtown rather than a commercial strip shopping center. High quality building façade, storefront and signage improvements are anticipated to allow Park & Shop to remain competitive with other regional shopping districts in the area. The goal of this document is that it will result in a more attractive shopping center that maintains its modern character and continues to grow with vitality.~~tenants and owners are provided with flexibility in applying these design guidelines, provided that the overall intent and spirit of the guidelines are met. The goal of this document is to provide assistance to owners and tenants, and to facilitate a streamlined and expedited permit review for façade improvements. Owners and tenants are encourages to make improvements to the façade and signage at any time, however, these guidelines will be applied to a project only in accordance to the Applicability section below.

~~7. **Process of Design Guidelines:** As part of the development of the Design Guidelines, the City sought input from the owners, tenants, Concord Shopping Center Association~~

~~(CSCA), Inc. and CSC Parking Maintenance Association (CSC). On November 17, 2015, staff did an outreach to owners and tenants at Park & Shop with a workshop to get input and feedback on the draft design guidelines. The City shared the vision of the Downtown Specific Plan, why Park & Shop is a vital part of the local economy, upcoming developments near Park & Shop, and other public improvements. The City held an open workshop to share ideas and get feedback. The comments were incorporated into a draft document and presented to the Design Review Board (DRB) On March 24, 2016. The City sent notification of the meeting to all property owners and did an invite via email. The City, along with CSCA and CSC worked collaboratively on comments and fine tuning of the design guidelines. On October 13, 2016, a second preliminary review was held with the DRB. The second preliminary review was a continuing public process for input and feedback from CSCA and CSC. A final DRB was held December 8, 2016 with input from CSCA and CSC. The design guidelines were approved by the Planning Commission on XXXXXX, and adopted by the City Council on XXXXXX.~~

[3rd major topic header which would include the second part of the revised About These Guidelines section with some new text, as follows:]

APPLICABILITY OF THE GUIDELINES

These Design Guidelines apply to only to façade improvements and signage for premises that contain up to 10,000 square feet of floor area, subject to the exclusion of certain individual pad buildings that are noted in the Site Plan on page [7]. A change in tenancy or a change in sign copy is not intended to trigger the application of these guidelines.

Parking lots, all other common areas, individual pad buildings and stores/tenant spaces with more than 10,000 square feet of floor area are not covered by these guidelines. Walkways, parking lot lighting, monument signage, common area furnishings such as benches, planters, trash receptacles and art, are the responsibility of the Park & Shop Owners Association and such improvements are not within individual property owners' or tenants' control or within the scope of these Guidelines. Perimeter (public) sidewalks and landscaping beyond the Park & Shop property lines are the responsibility of the City, unless addressed otherwise through binding agreements.

[4th major topic header which would include new Intro section and revised History section, as follows with two sub-headers:]

USING THESE GUIDELINES; REVIEW PROCEES

~~[deleted text re Process of Guidelines]~~[2]

~~8.~~ ~~**Review Process:** The~~**General**: As noted in the Applicability section, the design guidelines are ~~geared towards~~applied to small and medium size tenants with 10,000 SF or less. Large tenants (10,000 SF or greater) ~~or~~and individual pad buildings will need to apply through the regular design review application and process. The guidelines illustrate three (3) different levels of improvements, including minimal, moderate and major remodel levels, with the selected level subject to tenant and/or owner's sole discretion. While ~~it is~~owners and tenants are encouraged to pursue major improvement level, it may not be feasible or necessary for the owner and/or tenant. Instead, ~~an owner~~owners and tenants may consider a minimal approach, or ~~with~~ phasing ~~of~~ the façade improvements over a period of time to achieve a moderate or major remodel over a span of several years.

If the ~~**overall concept meets**~~proposed improvements meet the intent of the Design Guidelines and Master Sign Program ~~**then**~~ a streamlined approach at the staff level may be pursued. For major modifications, staff will refer the project to the Design Review Board. It is not the intent of the guidelines to require a greater scope of improvements beyond tenant/owner needs or capabilities. ~~A facade and signage upgrade, would trigger these Design Guidelines.~~ Owners and tenants benefit from the Design Guidelines through:

A. Streamlined review.
B. Reduced fees for an Administrative application and applicable permit fees.
C. Guidance on concept level design for façade and signage.

Review Process:

Step 1: Consider professional design assistance.

Property owners or tenants are encouraged to engage licensed architects and other design professionals to assist them in developing their concepts~~. Select a professional that has a portfolio of recent~~, such as professionals that have experience with other commercial or retail projects ~~similar to the size and scope you are working on~~. Share the design guidelines with your design professional, and use the guidelines to inform the development of concepts. ~~As part of the early review with the professional, engage them in multiple concepts that you can select from.~~ Once you select a concept, ~~make sure~~confirm that it ~~fits~~is compatible with the adjoining neighbors and ~~is complementary to the adjacent storefronts~~/or the overall context. In some cases, your project may be

[2] While the process for the adoption text is a good summary, I don't think it is something that would need to be or should be incorporated into the Guidelines. The procedural steps towards adoption of the Guidelines would be apparent from the legislative record, including the resolutions and ordinances as well as staff reports.

the first to propose improvements, in which case, the design concept should ~~carefully consider the recent high quality~~evaluate the overall context for the Park & Shop ~~upgrades~~Center.

Step 2: Check City Codes and Regulations.
The City of Concord has building and zoning code regulations that should be evaluated early on. Work with the design professional to understand the regulations and how they may impact your project. Check the City of Concord website and/or consult the City's Planning Division staff for the current ~~following documents:~~applicable Codes and/or regulations.[3] ~~The Downtown Specific Plan, adopted June 2014~~
~~The Development Code, effective August 2012 (or most current version)~~
~~The 2016 Building Code (or most current version)~~

Step 3:
Share your early concept with the Board for the Park & Shop ~~Board~~Owners Association and get their consensus and input on the concept.
~~Share your early concept with adjacent neighbors, so they are aware of proposed improvements.~~ Develop a timeline and budget for your proposal.

Step 4:
Meet with the City Planning Department and Building Department to review your early concept and get input and feedback. Pick up an application.
Once you have input, finalize the concept with more precise architectural drawings.

Step 5:
Apply for an Administrative Design Review and for a building permit. In most cases, if the application ~~is meeting~~meets the intent of the design guidelines a streamlined review ~~can~~will be ~~processed~~used.

NOTE: With the above review description is your intent to delete the Submittal Process text on page 57, or should that be include here under a separate sub-header for "Application Submittal Process"?

[3] This document lives on for years, and thus it should not list specific versions of any Code, but rather refer more generally to all applicable Code and/or regulations. The danger of listing any is that it will refer to an older version or the list may not include new regulations that are adopted in the future.

~~9.~~ ~~**Maintenance Clause:** An owner is required to paint, patch, repair the façade including awnings and light fixtures prior to a new tenant occupying the storefront space and or every five years.~~[4]

2. ~~10.~~ ~~**Not Included In These Guidelines**~~ **[moved to the Applicability section]**
~~These Design Guidelines apply only to façade improvements and new signage, a change in tenant or sign re-face is not intended to trigger application of these guidelines. Parking lots, and all other common areas, individual pad buildings and stores/tenant spaces with more than 10,000 sf of floor area are not covered by these guidelines. Walkways, parking lot lighting, monument signage, common area furnishings such as benches, planters, trash receptacles and art are the responsibility of the Park & Shop Owners Association and not within individual property owners' or tenants' control or within the scope of these Guidelines. Perimeter (public) sidewalks and landscaping beyond the Park & Shop property lines are the responsibility of the City, unless addressed through agreements.~~

[4] Deleted. Not an acceptable clause in light of existing Code sections regarding non-conforming uses, as an attempt to regulate owner-tenant relations, and without having a connection to a permit the City is reviewing.

Document comparison by Workshare Compare on Thursday, October 27, 2016 12:01:46 PM

Input:	
Document 1 ID	file://I:\R&A\1037701\Design Guidelines\October 13 Review Comments (from Afshan 10-25-2016) Part II.docx
Description	October 13 Review Comments (from Afshan 10-25-2016) Part II
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Description	October 13 Review Comments (with TC edits 10-27-2016) Part II
Rendering set	Standard

Legend:	
Insertion	
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Statistics:	
	Count
Insertions	102
Deletions	80
Moved from	8
Moved to	8
Style change	0
Format changed	0

Total changes	198