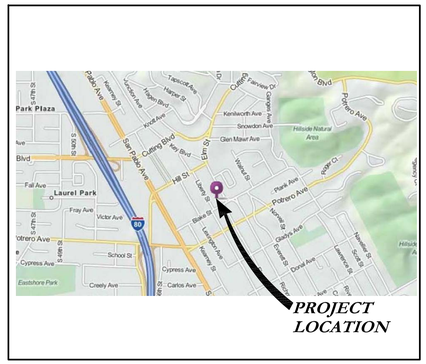
1715 Elm Street

EL CERRITO, CALIFORNIA

Vicinity Map

NOT TO SCALE

NORTH



Project Team

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CONTACT: PETER STACKPOLE

CIVIL: KISTER, SAVIO & REI, INC.
825 SAN PABLO AVENUE
PINOLE, CA 94564
PH. 510.222.4020
CONTACT: MATT REI

LANDSCAPE: CAMP & CAMP ASSOCIATES
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CONTACT: TERRY CAMP

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-- PRELIMINARY CIVIL SITE PLAN

L1 CONCEPTUAL LANDSCAPE PLAN (REVISED 10/15/13)
L2 PROJECT IMAGES

Project Data

ADDRESS:	**1715 ELM STREET**
APN:	**502-112-038**
ZONING DESIGNATION:	**RM (MULTI-FAMILY RESIDENTIAL)**
GENERAL PLAN DESIGNATION:	**HIGH DENSITY RESIDENTIAL**
TOTAL LOT AREA:	**.42 ACRES± (18,465 SF±)**
LOT COVERAGE:	**48.5%±**
LANDSCAPE AREA:	**9,279 SF/18,465 SF 50.2%±**

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE REQUIRED (100 SF/GROUND LEVEL UNIT, 50 SF/UPPER LEVEL UNITS)	**900 SF**
PRIVATE OPEN SPACE PROVIDED	**1,548 SF±**

COMMON OPEN SPACE

COMMON SPACE REQUIRED (150 SF/UNIT MINUS 648 SF PRIVATE OPEN SPACE ABOVE REQUIRED)	**1,602 SF±**
COMMON OPEN SPACE PROVIDED	**2,892 SF±**

SUMMARY - RESIDENTIAL UNITS

TOTAL UNIT COUNT:	**15 UNITS**
DENSITY (UNITS PER ACRE):	**35.7 PER ACRE±**

UNIT COUNT BY TYPE:

EXISTING HOUSE TO BE RELOCATED:	**1 UNIT**
1 BEDROOM UNIT COUNT:	**3 UNITS**
2 BEDROOM UNIT COUNT:	**11 UNITS**

AVERAGE GROSS UNIT AREA BY TYPE:

EXISTING HOUSE TO BE RELOCATED:	**ESTIMATE: 1,065 SF±**
1 BEDROOM UNIT:	**869 SF±**
2 BEDROOM UNIT:	**1,064 SF±**

PARKING REQUIRED (BART PROXIMATE UNITS)

EXISTING HOUSE (1.5 PER UNIT):	**2 SPACES**
1 BEDROOM UNITS (.75 PER UNIT):	**2 SPACES**
2 BEDROOM UNITS (1.5 PER UNIT):	**17 SPACES**
TOTAL PARKING REQUIRED - BART PROXIMATE:	**21 SPACES**
TOTAL PARKING PROVIDED:	**15 SPACES**
ACCESSIBLE PARKING REQUIRED (2% MINIMUM):	**1 SPACE**
TOTAL ACCESSIBLE PARKING PROVIDED:	**1 SPACE**

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EDDIE BIGGS DEVELOPMENT
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COVER PAGE

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PROJECT NO. 12048

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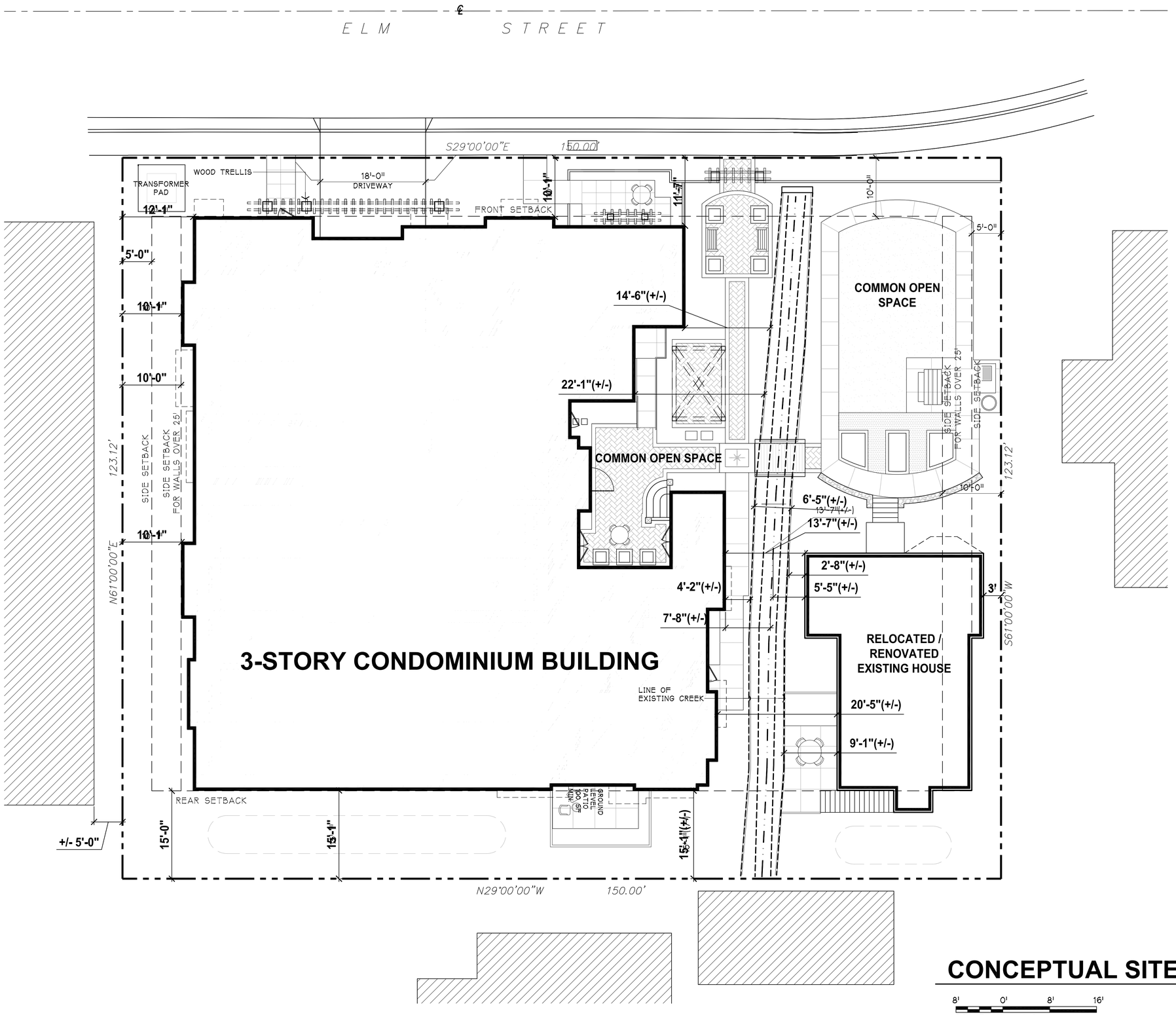
SHEET OF



CONCEPTUAL SITE PLAN

8' 0' 8' 16'

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

PROJECT NORTH

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CONCEPTUAL SITE PLAN

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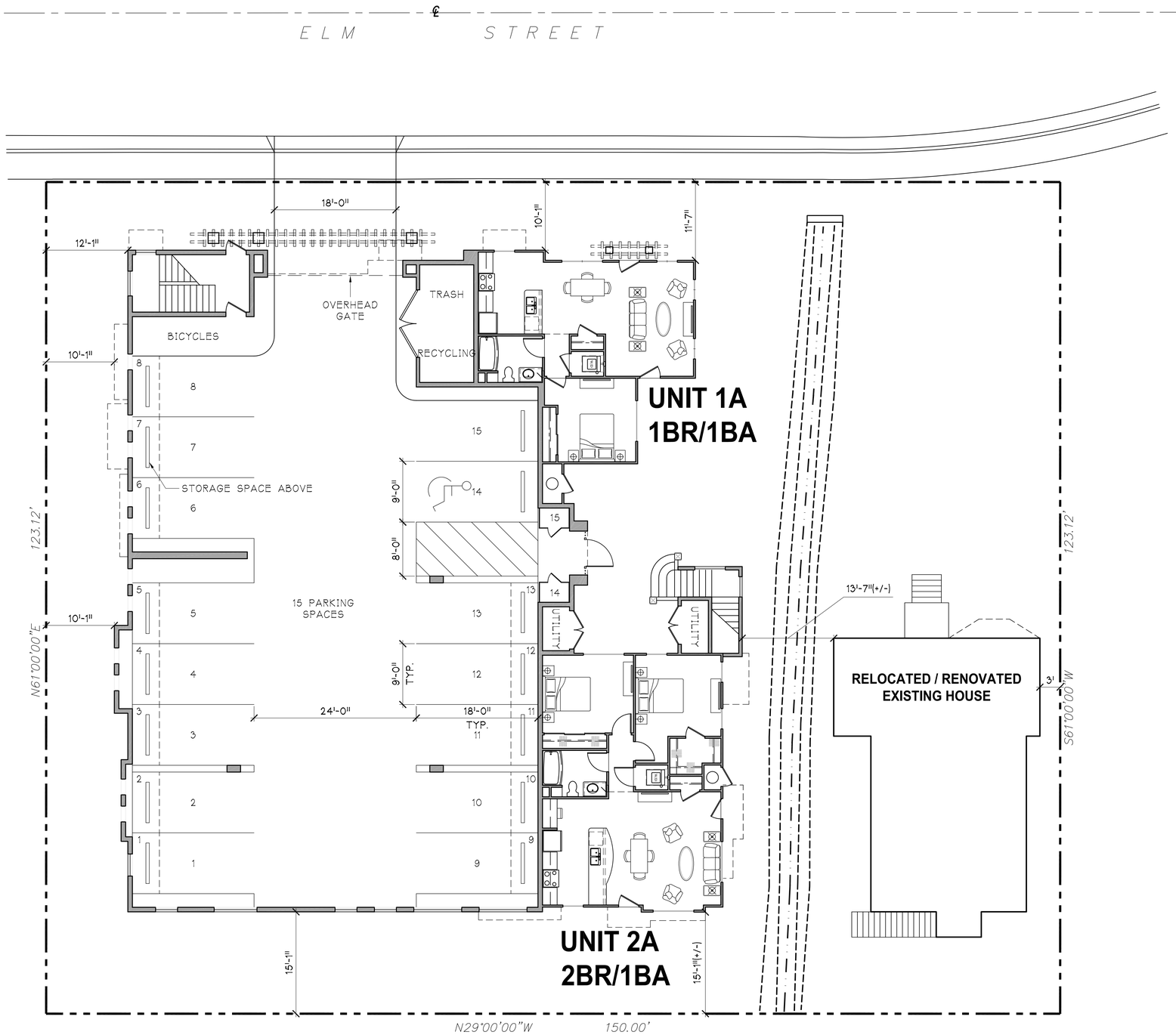

CONCEPTUAL FLOOR 1 - GROUND LEVEL PLAN

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

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CONCEPTUAL FLOOR 1 PLAN

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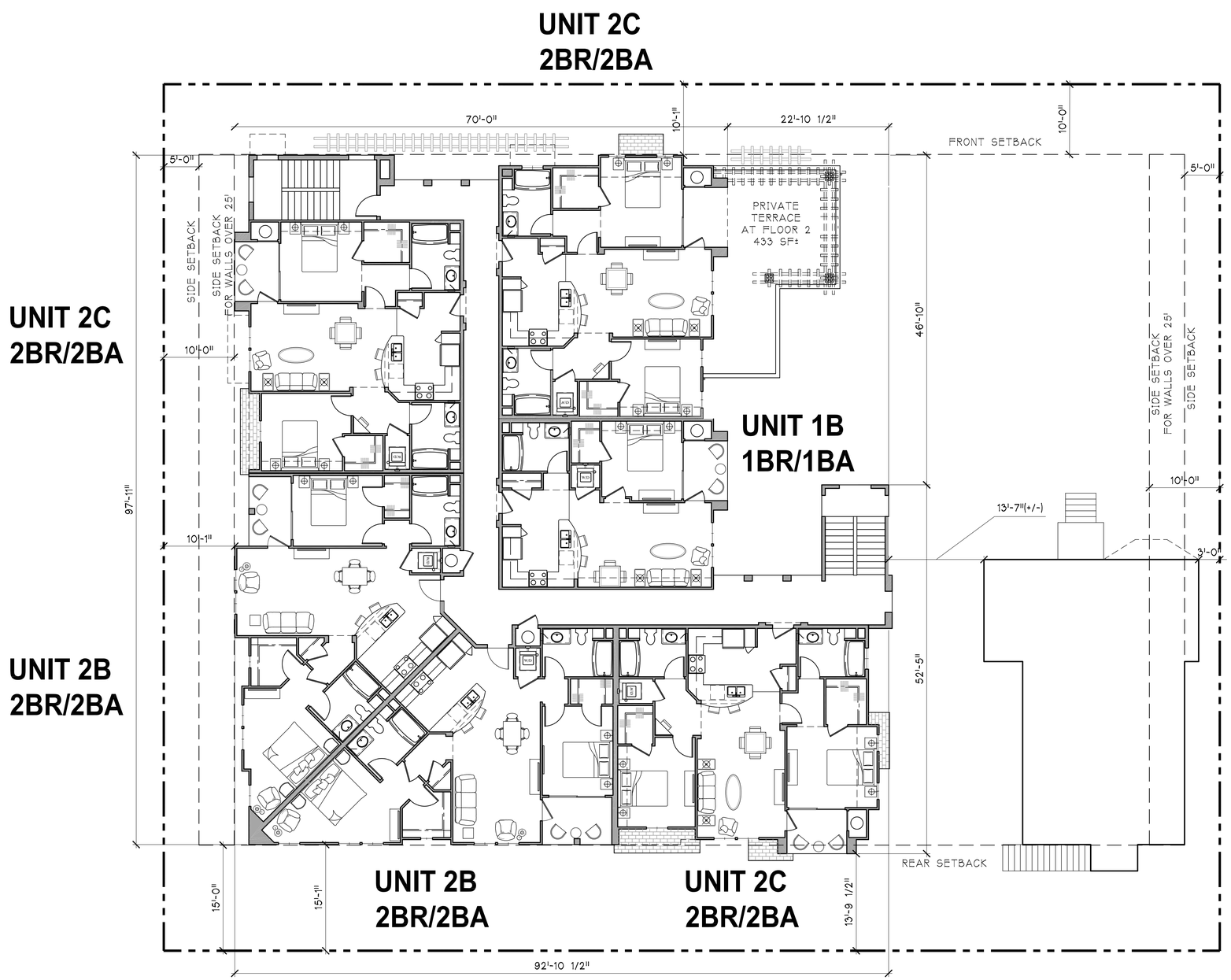
SHEET OF



CONCEPTUAL FLOOR 2

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

PROJECT NORTH

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CONCEPTUAL FLOOR 2 PLAN

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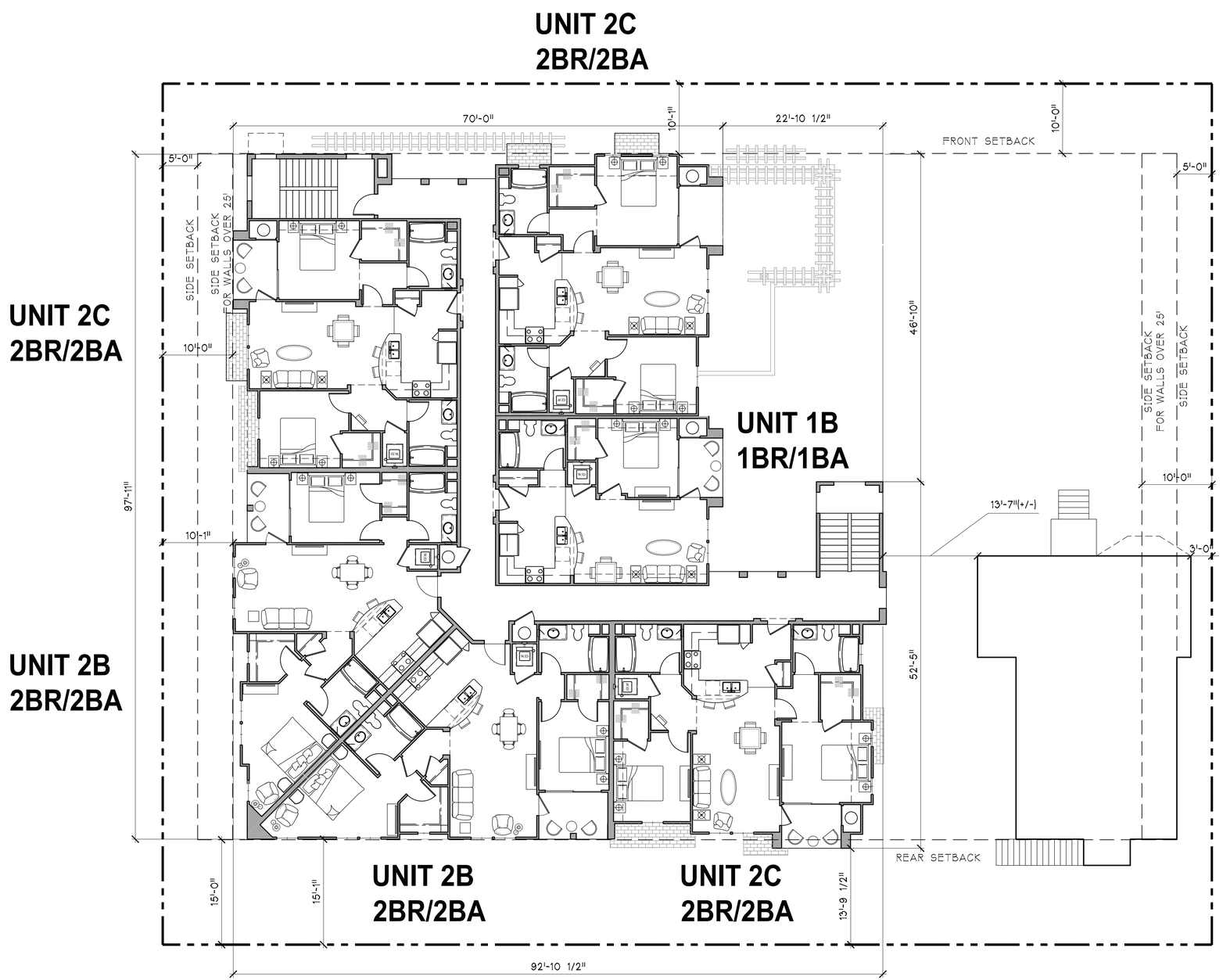

CONCEPTUAL FLOOR 3

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

PROJECT NORTH

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CONCEPTUAL FLOOR 3 PLAN

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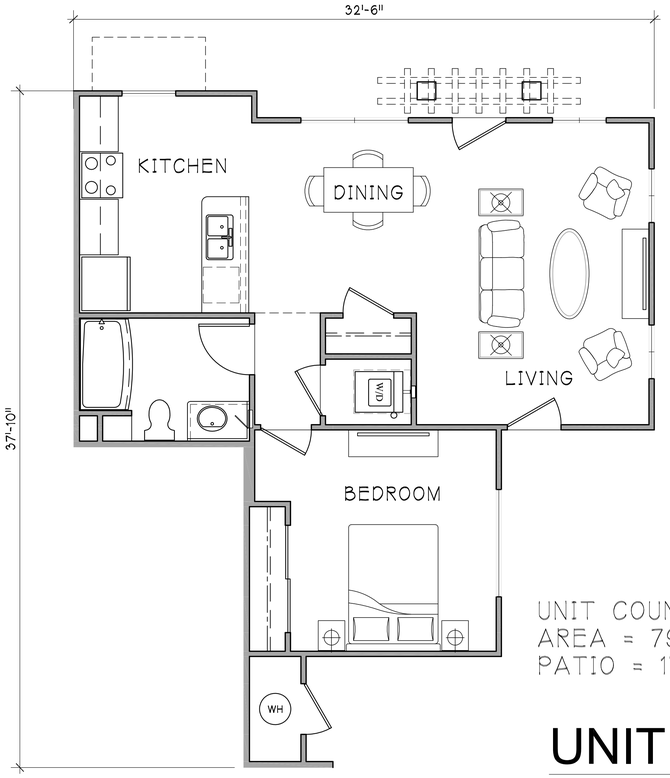
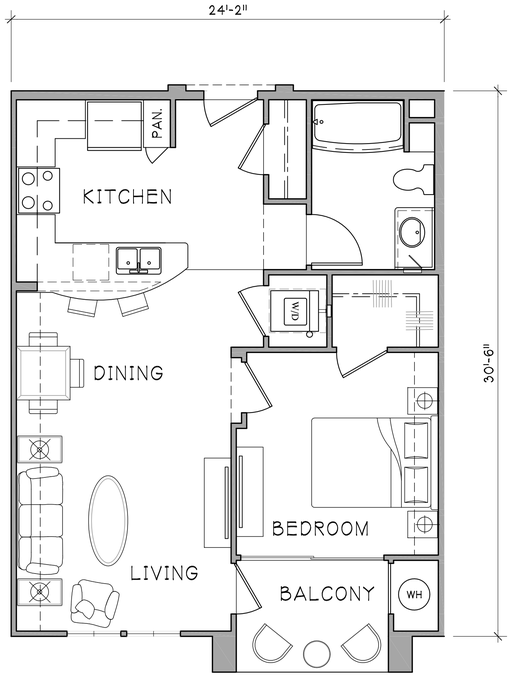


UNIT COUNT = 1 UNIT
AREA = 795 SQ.FT.
PATIO = 172 SQ.FT.

UNIT 1A

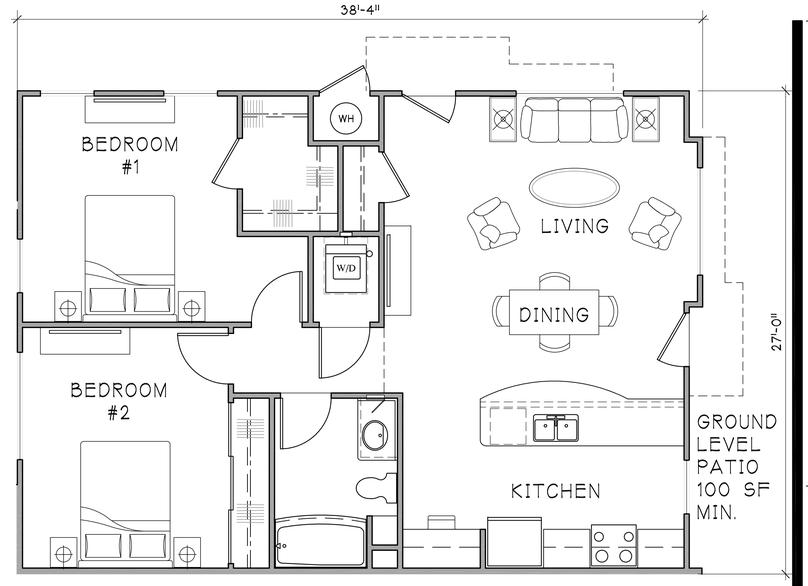
1 BR / 1 BATH



UNIT COUNT = 2 UNITS
AREA = 708 SQ.FT.
DECK = 53 SQ.FT.

UNIT 1B

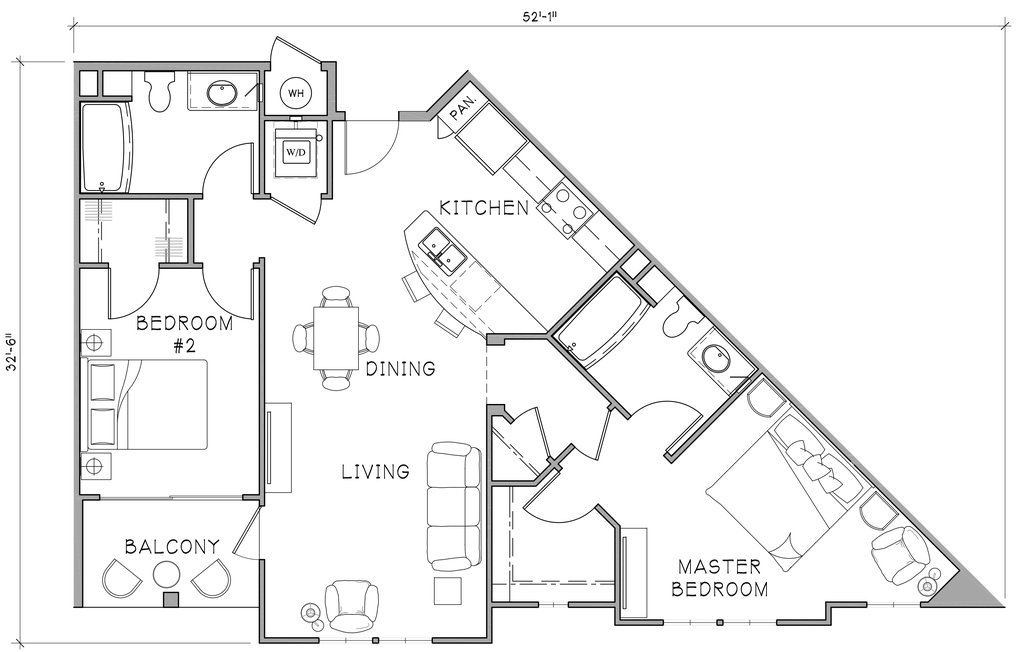
1 BR / 1 BATH



UNIT COUNT = 1 UNIT
AREA = 1,014 SQ.FT.
PATIO = 164 SQ.FT.

UNIT 2A

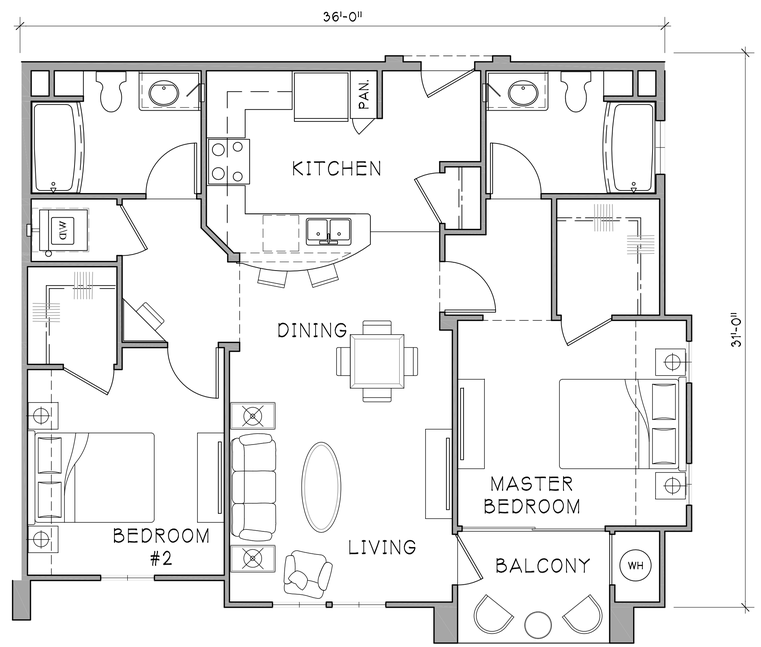
2 BR / 1 BATH



UNIT COUNT = 4 UNITS
AREA = 1,085 SQ.FT.
DECK = 59 SQ.FT.

UNIT 2B

2 BR / 2 BATH



UNIT COUNT = 6 UNITS
AREA = 1,070 SQ.FT.
DECK = 53 SQ.FT.

UNIT 2C

2 BR / 2 BATH

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CONCEPTUAL UNIT PLANS

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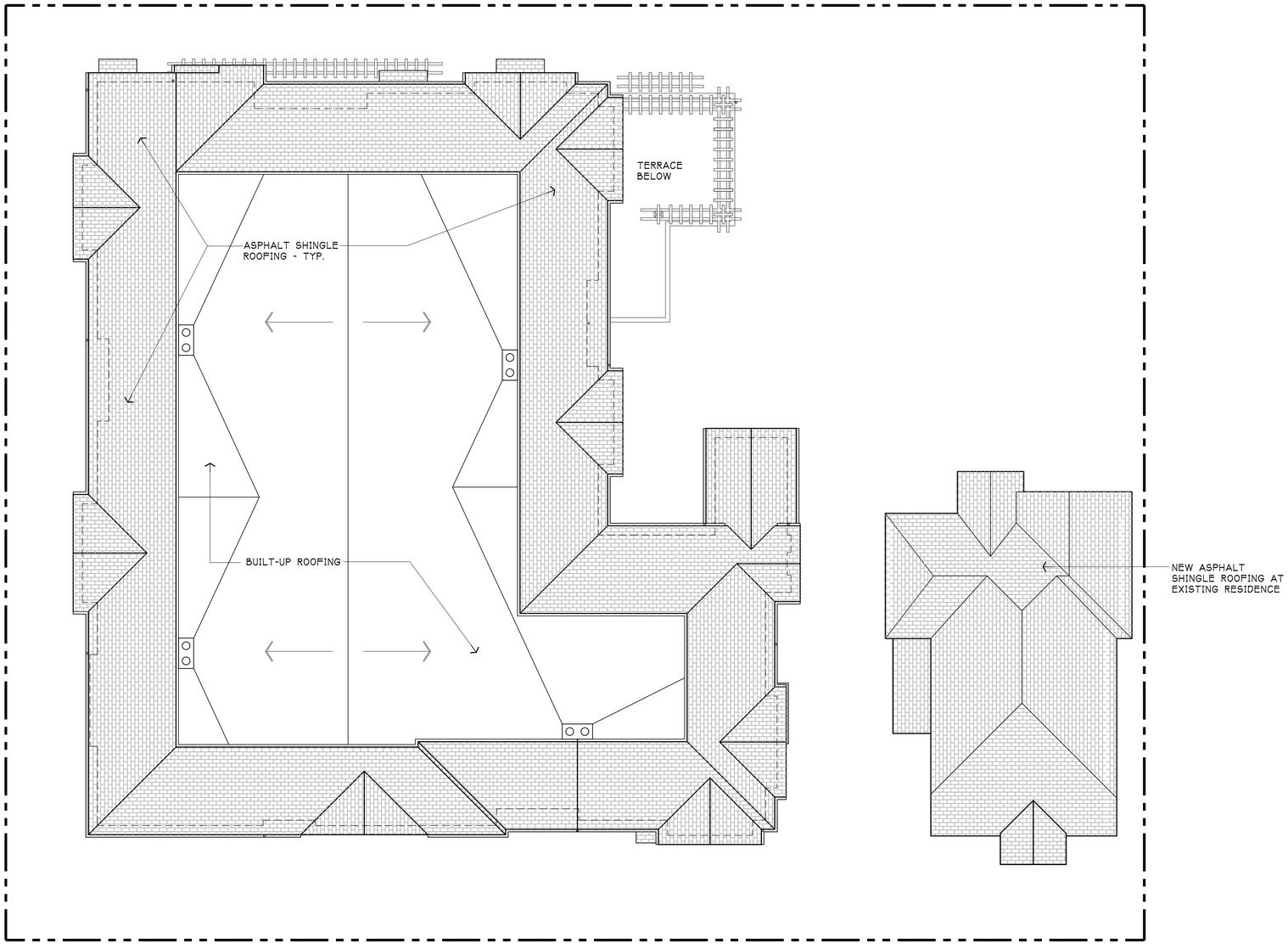

CONCEPTUAL ROOF PLAN

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

PROJECT
NORTH

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PROJECT NO. 12048

A-7

SHEET OF

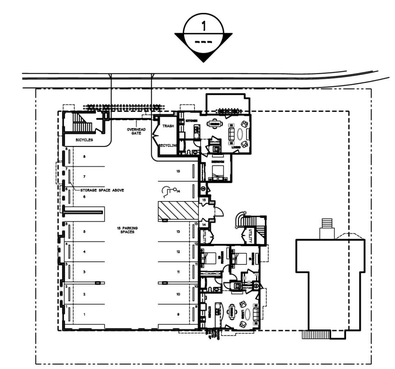
1. EAST ELEVATION

2. WEST ELEVATION

CONCEPTUAL ELEVATIONS

8' 0' 8' 16'

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



KEY PLAN

PROJECT NORTH

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CONCEPTUAL ELEVATIONS

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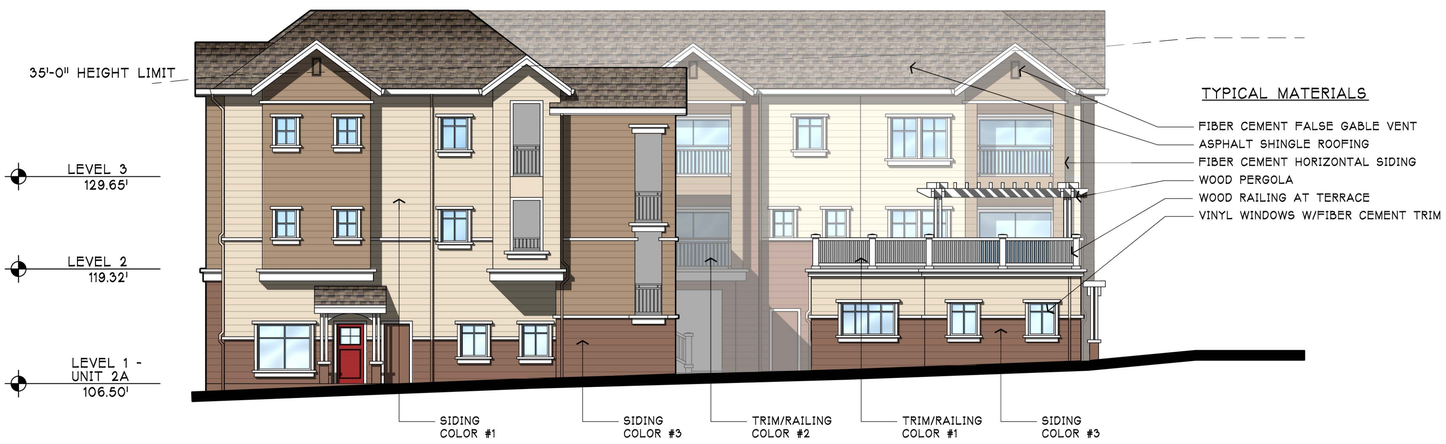
A-8

SHEET OF

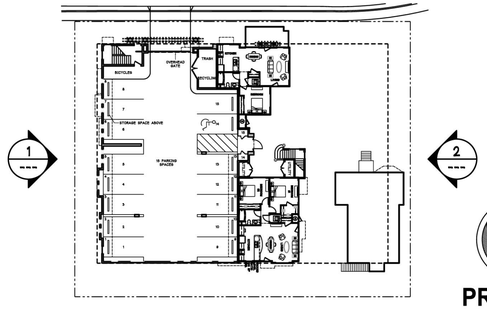
1. SOUTH ELEVATION



2. NORTH ELEVATION

CONCEPTUAL ELEVATIONS

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"



KEY PLAN

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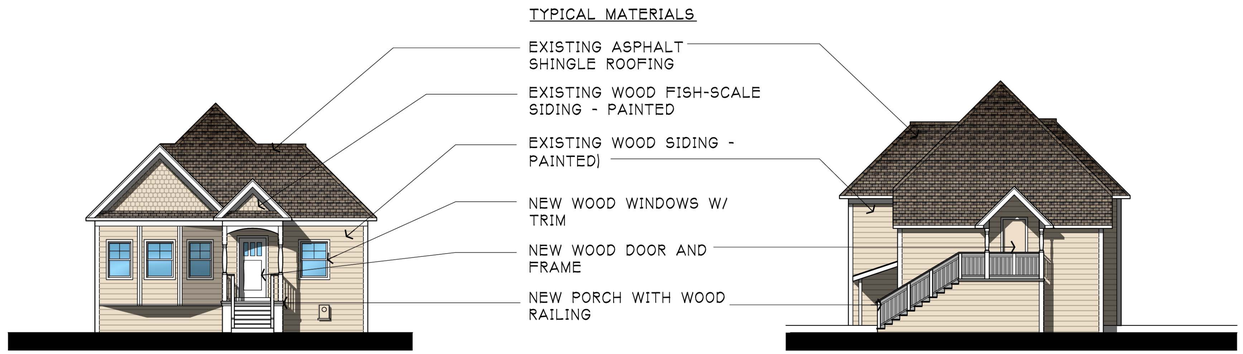
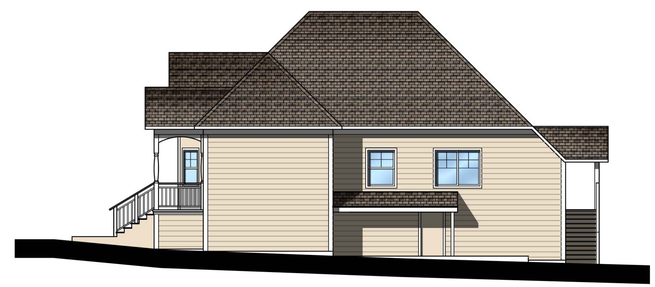
SHEET OF



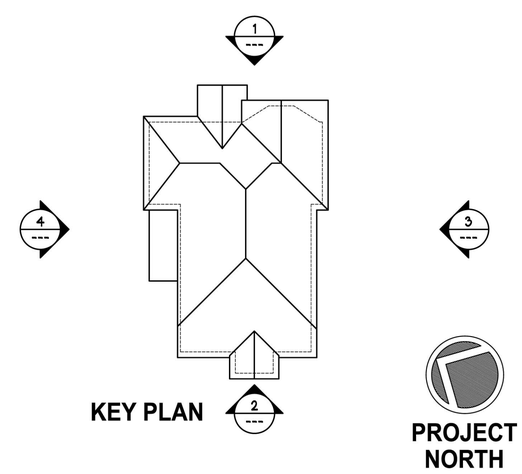
1. EAST ELEVATION

2. WEST ELEVATION

3. SOUTH ELEVATION



4. NORTH ELEVATION



KEY PLAN

PROJECT NORTH

EXISTING HOUSE ELEVATIONS

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

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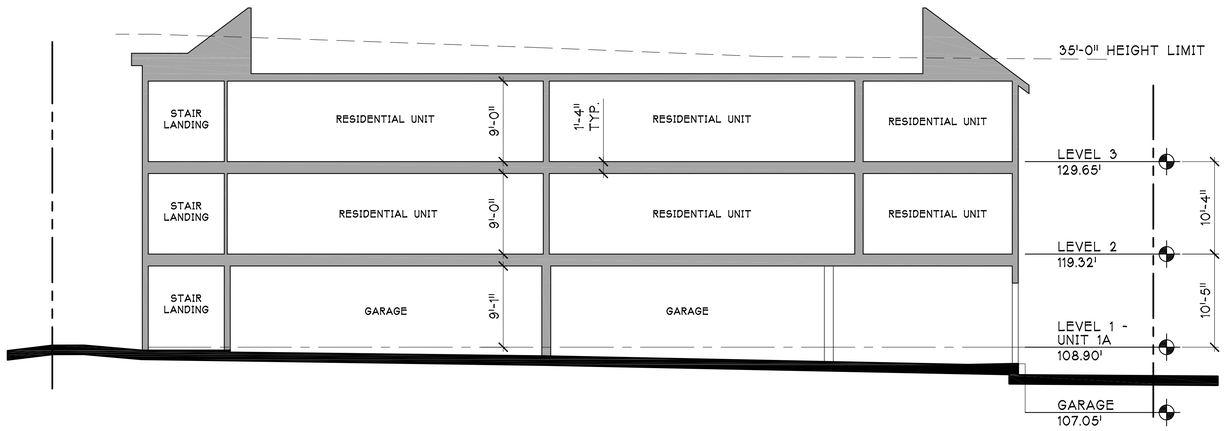
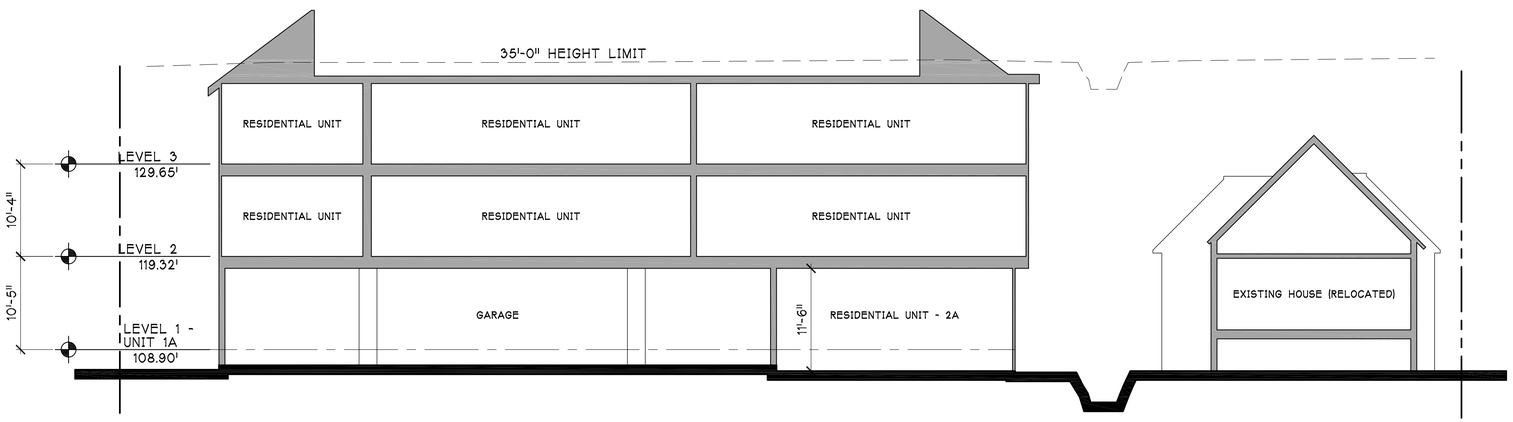
SHEET OF



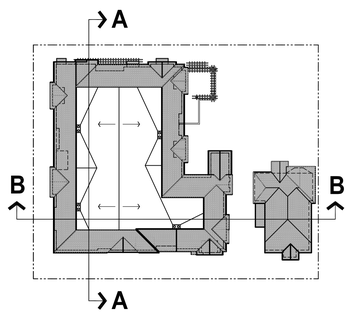
A CONCEPTUAL SECTION

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"



B CONCEPTUAL SECTION

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"



KEY PLAN

PROJECT NORTH

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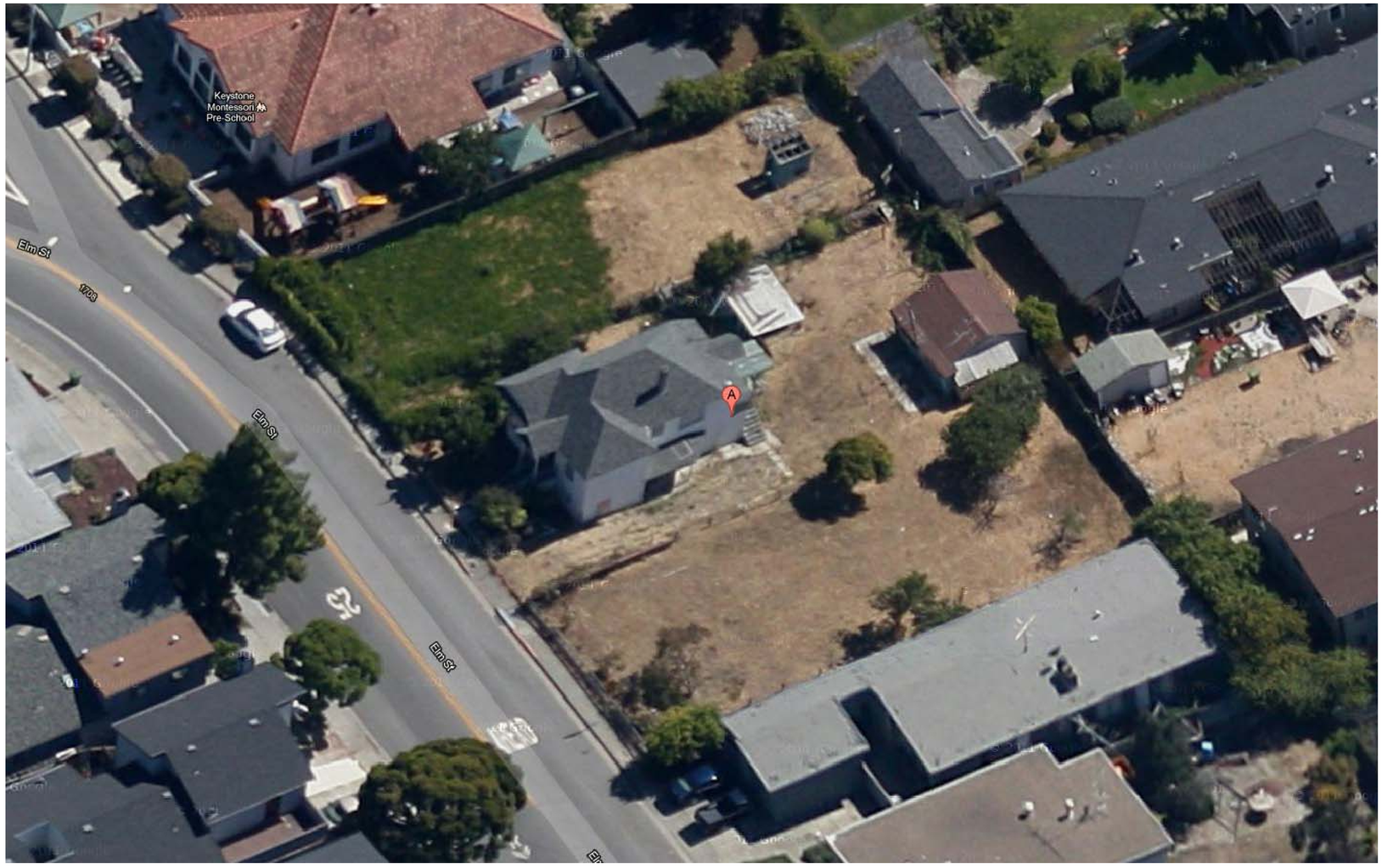
CONCEPTUAL SECTION

SCALE: AS SHOWN
DATE: 2-15-13
REVISIONS:
3/22/13
8/23/13
9/12/13
1/20/14

PROJECT NO. 12048

A-11

SHEET OF



AERIAL VIEW

VIEWS OF EXISTING HOUSE FROM ELM ST.

LCA ARCHITECTS
CARL E. CAMPOS | DAVID BOGSTAD | PETER STACKPOLE
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(925) 944-1626 | (925) 944-1686 FAX | WWW.LCA-ARCHITECTS.COM

ELM STREET CONDOMINIUMS
EDDIE BIGGS DEVELOPMENT
EL CERRITO, CALIFORNIA

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EXISTING
SITE PHOTOS

SCALE:
DATE: 2-15-13

REVISIONS:
3/22/13
8/23/13
9/12/13
1/20/14

PROJECT NO. 12048

A-12

SHEET OF

CONCEPTUAL BUILDING COLORS AND MATERIALS

ASPHALT SHINGLE ROOFING
MANUF : TIMBERLINE HD
COLOR: BARKWOOD

SIDING COLOR #1
MANUF: KELLY MOORE
COLOR: MAYBECK MUSLIN HLS4254-1

SIDING COLOR #2
MANUF: KELLY MOORE
COLOR: BUNGALOW BROWN HLS4213-3

SIDING COLOR #3
MANUF: KELLY MOORE
COLOR: WILD CATTAIL KM4518-3

TRIM/RAILING COLOR #1
MANUF: KELLY MOORE
COLOR: DAISY WHITE HLS4295-1

TRIM/RAILING COLOR #2
MANUF: KELLY MOORE
COLOR: AMERICANO KM4512-5

ACCENT COLOR #1
MANUF: KELLY MOORE
COLOR: DRIVE-IN CHERRY HLS4231

NOTE: Paint chip colors/numbers, material and manufacturers shown on this board are representative only. Final approval will be based on sample portion of building. Call the architect or owner for field review. The owner reserves the right to change any listed manufacturer. The changes in manufacturer shall match paint chip color/material as noted.

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CONCEPTUAL COLORS AND MATERIALS

SCALE:
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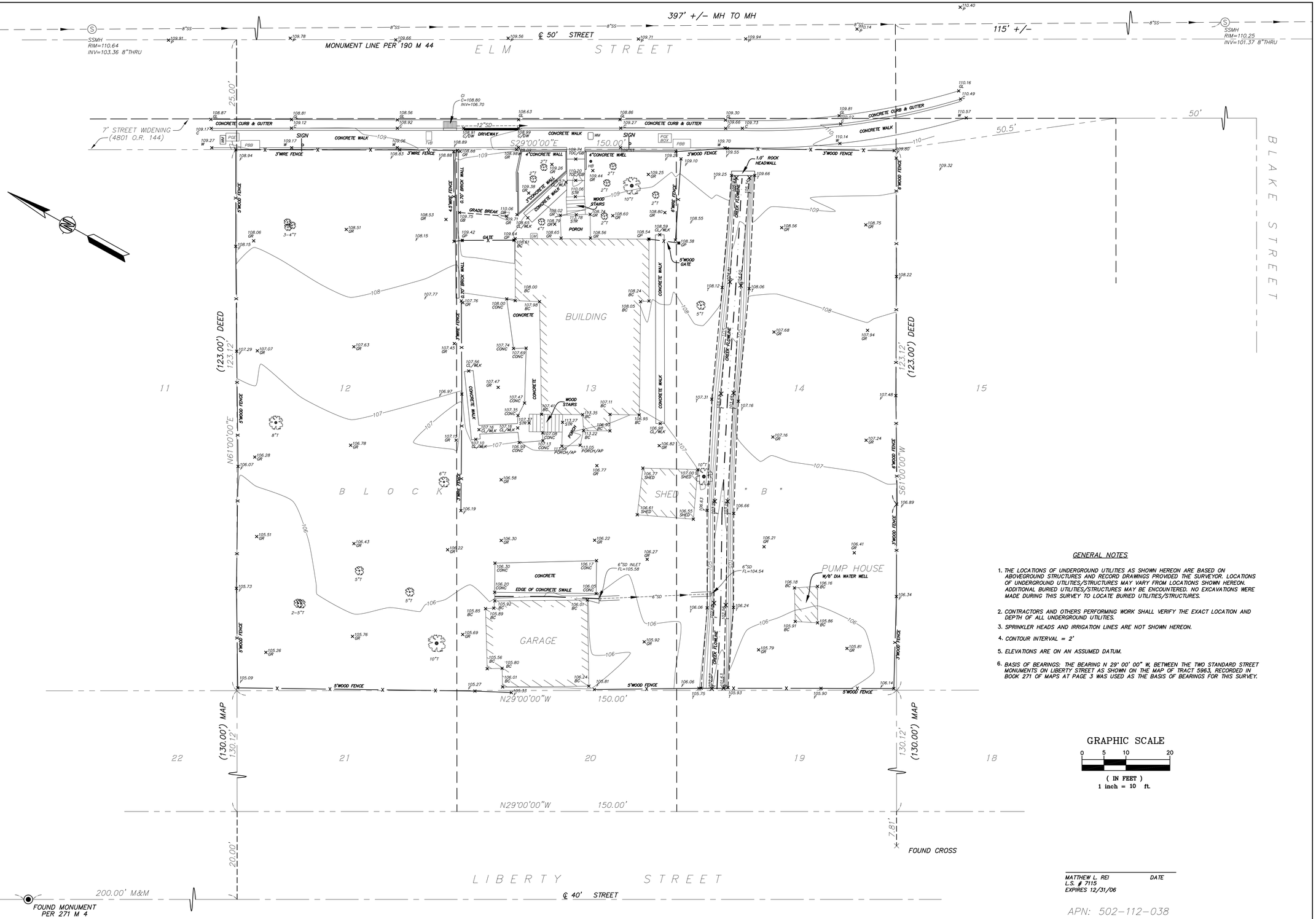
PROJECT NO. 12048

A-13

SHEET OF



LEGEND

= TREE (APPROXIMATE DIAMETER)
= ANGLE POINT
= BUILDING CORNER
= TOP OF CURB
= CATCH BASIN
= CENTER LINE
= CONCRETE
= DAYLIGHT
= DRIVEWAY
= FENCE
= FLOW LINE
= GRADE BREAK
= GUTTER LIP
= GAS METER
= GATE POST
= GROUND ELEVATION
= HOSE BIB
= INVERT
= MAP & MEASURE
= PAVEMENT
= PACIFIC BELL BOX
= PACIFIC GAS AND ELECTRIC BOX
= POINT ON CURVE
= RETURN
= SIGN
= STORM DRAIN LINE
= STORM DRAIN MANHOLE
= S

SCO
T
t
TOC
TW
TVB
W
WLK
WM
WV

GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
4. CONTOUR INTERVAL = 2'
5. ELEVATIONS ARE ON AN ASSUMED DATUM.
6. BASIS OF BEARINGS: THE BEARING N 29° 00' 00" W, BETWEEN THE TWO STANDARD STREET MONUMENTS ON LIBERTY STREET AS SHOWN ON THE MAP OF TRACT 5963, RECORDED IN BOOK 271 OF MAPS AT PAGE 3 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GRAPHIC SCALE

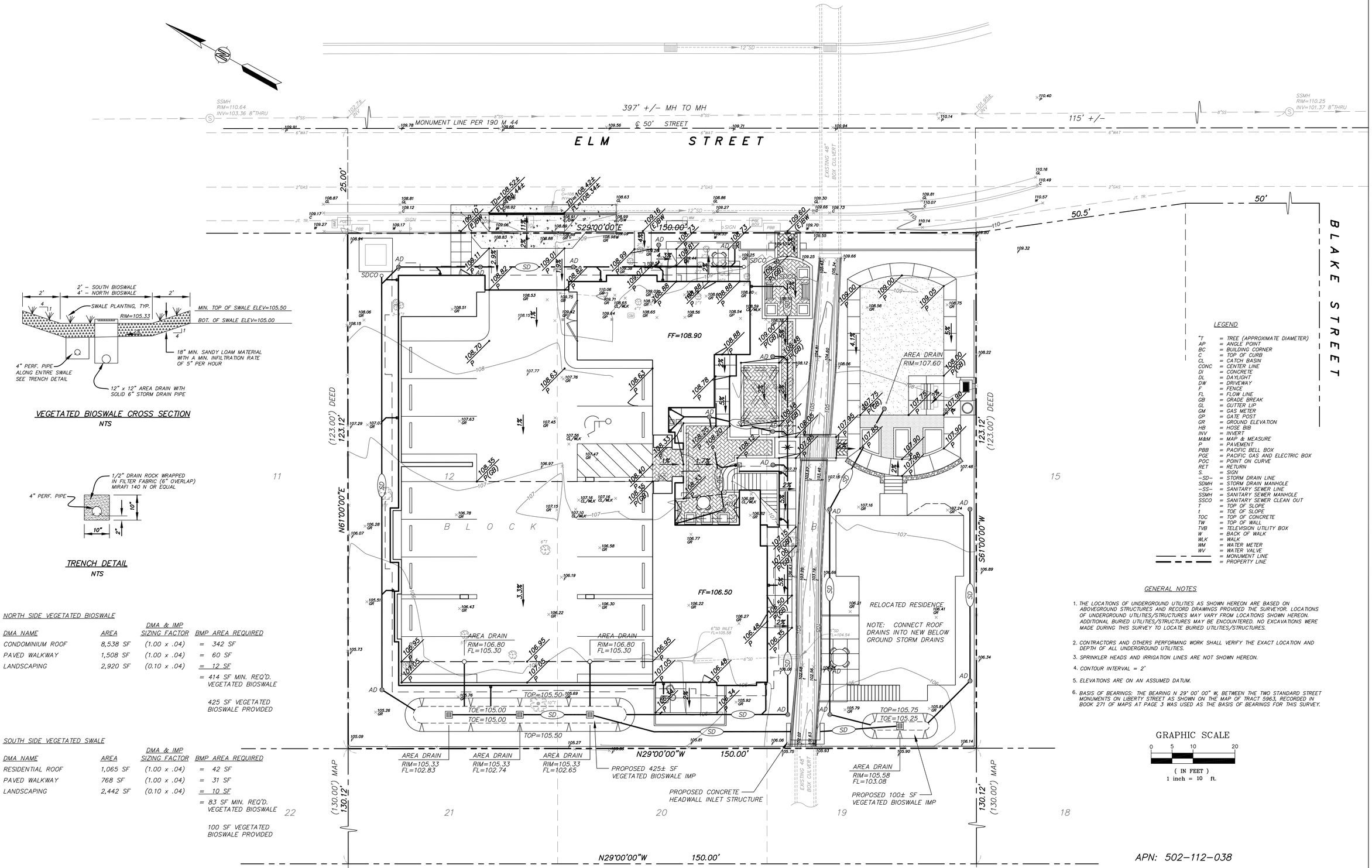
0 5 10 20

(IN FEET)
1 inch = 10 ft.

MATTHEW L. REI DATE
L.S. # 7115
EXPIRES 12/31/06

APN: 502-112-038

LEGEND	REFERENCES	REVISIONS	KISTER, SAVIO & REI, INC.	DESCRIPTION
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.	FIELD BOOK No. FILE MAP: C-2 TITLE CO.: POLICY No.: DATUM: ASSUMED MISC. REF.: B-8846 R-803, R-1124	REV. 1-21-04 ADD TOE OF CREEK SHOTS	LAND SURVEYORS – CIVIL ENGINEERS 3095 RICHMOND PARKWAY, SUITE 214 RICHMOND, CALIFORNIA 94806 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL info@ksrinc.net FOR: ED BIGGS SCALE: 1"=10' JOB No. 18233 DATE: 06-30-03 DWG No. X-3509	BOUNDARY & TOPOGRAPHIC SURVEY PORTION OF LOTS 12, 13 AND 14, BLOCK B MAP OF SCMIDT VILLAGE (C M 70) EL CERRITO CALIFORNIA



VEGETATED BIOSWALE CROSS SECTION

NTS

TRENCH DETAIL

NTS

NORTH SIDE VEGETATED BIOSWALE

DMA NAME	AREA	DMA & IMP SIZING FACTOR	BMP AREA REQUIRED
CONDOMINIUM ROOF	8,538 SF	(1.00 x .04)	= 342 SF
PAVED WALKWAY	1,508 SF	(1.00 x .04)	= 60 SF
LANDSCAPING	2,920 SF	(0.10 x .04)	= 12 SF
			= 414 SF MIN. REQ'D. VEGETATED BIOSWALE
			425 SF VEGETATED BIOSWALE PROVIDED

SOUTH SIDE VEGETATED SWALE

DMA NAME	AREA	DMA & IMP SIZING FACTOR	BMP AREA REQUIRED
RESIDENTIAL ROOF	1,065 SF	(1.00 x .04)	= 42 SF
PAVED WALKWAY	768 SF	(1.00 x .04)	= 31 SF
LANDSCAPING	2,442 SF	(0.10 x .04)	= 10 SF
			= 83 SF MIN. REQ'D. VEGETATED BIOSWALE
			100 SF VEGETATED BIOSWALE PROVIDED

LEGEND

"T	=	TREE (APPROXIMATE DIAMETER)
AP	=	ANGLE POINT
BC	=	BUILDING CORNER
C	=	TOP OF CURB
CL	=	CATCH BASIN
CONC	=	CENTER LINE
DI	=	CONCRETE
DL	=	DAYLIGHT
DW	=	DRIVEWAY
F	=	FENCE
FL	=	FLOW LINE
GB	=	GRADE BREAK
GL	=	GUTTER LIP
GM	=	GAS METER
GP	=	GATE POST
GR	=	GROUND ELEVATION
HB	=	HOSE BIB
INV	=	INVERT
M&M	=	MAP & MEASURE
P	=	PAVEMENT
PBB	=	PACIFIC BELL BOX
PGE	=	PACIFIC GAS AND ELECTRIC BOX
POC	=	POINT ON CURVE
RET	=	RETURN
S.	=	SIGN
–SD–	=	STORM DRAIN LINE
SDMH	=	STORM DRAIN MANHOLE
–SS–	=	SANITARY SEWER LINE
SSMH	=	SANITARY SEWER MANHOLE
SSCO	=	SANITARY SEWER CLEAN OUT
T	=	TOP OF SLOPE
t	=	TOE OF SLOPE
TOC	=	TOP OF CONCRETE
TW	=	TOP OF WALL
TVB	=	TELEVISION UTILITY BOX
W	=	BACK OF WALK
WLK	=	WALK
WM	=	WATER METER
WV	=	WATER VALVE
	=	MONUMENT LINE
	=	PROPERTY LINE

GENERAL NOTES

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GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

APN: 502–112–038

LEGEND

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REFERENCES

FIELD BOOK No.
FILE MAP: G–2
TITLE CO.:
POLICY No.:
DATUM: ASSUMED
MISC. REF.: B–8846
R–803, R–1124

REVISIONS

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PHONE: (510) 222–4020 FAX: (510) 222–3718
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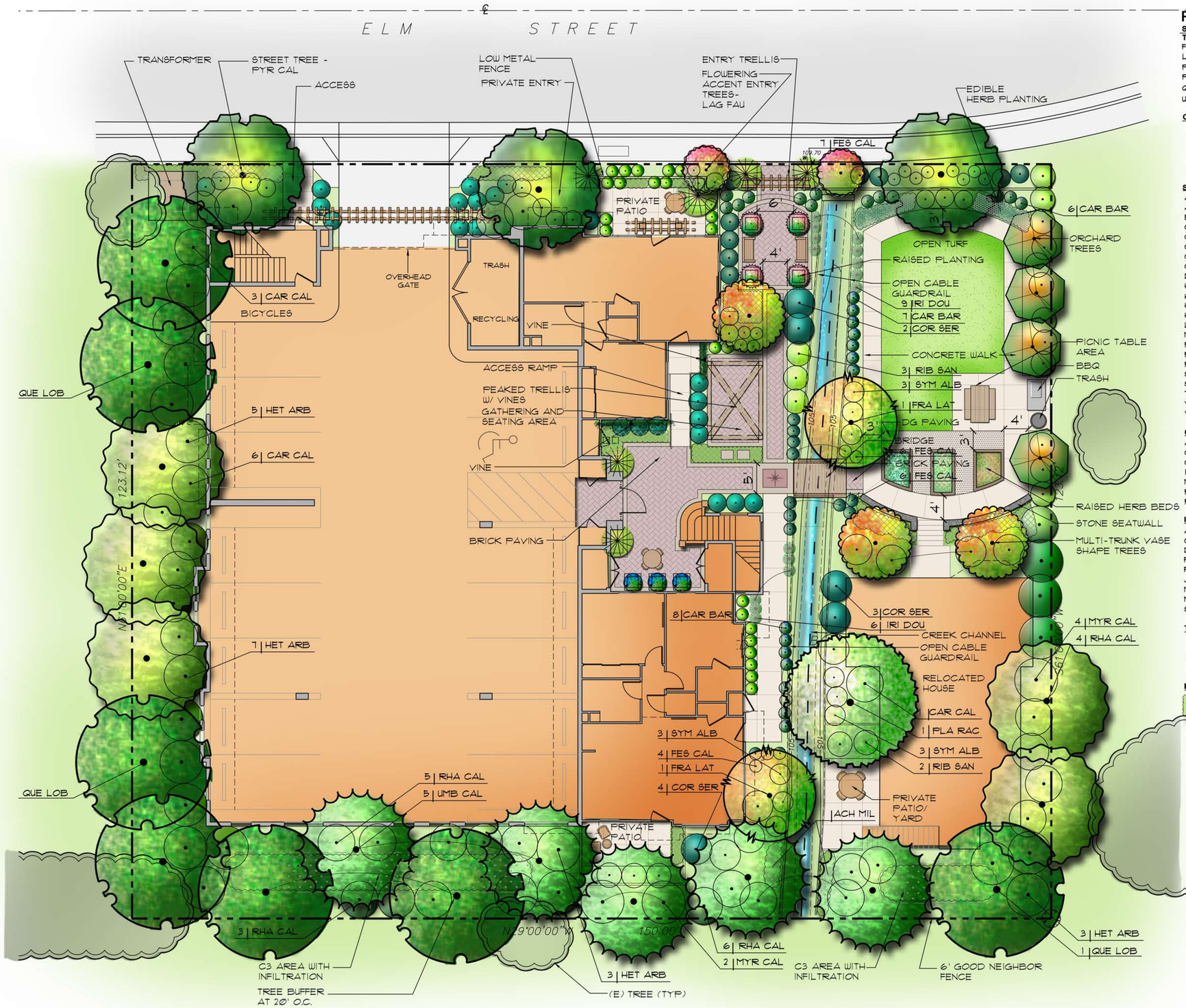
FOR: ED BIGGS
SCALE: 1"=10'
JOB No. 18233
DATE: DECEMBER 20, 2013
DWG No. X–3509–1

DESCRIPTION

PRELIMINARY CIVIL SITE PLAN

STORMWATER CONTROL PLAN
ELM STREET CONDOMINIUMS

EL CERRITO CALIFORNIA



CONCEPTUAL STREETSCAPE & 'BUFFER YARD' PLANTING

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

Plant Palette

Symbol	Botanical Name	Common Name	Size	Notes
TREES:				
FRA LAT	Fraxinus latifolia	OREGON ASH	24" Box	
LAG FAU	Lagerstoemia fauriei X hybrid	CRAPE MYRTLE	24" Box	
PLA RAC	Platanus racemosa	CALIFORNIA SYCAMORE	24" Box	
PYR CAL	Pyrus calleryana 'Chanticleer'	CHANTICLEER PEAR	24" Box	
QUE LOB	Quercus lobata	VALLEY OAK	24" Box	
UMB CAL	Umbellularia californica	CALIFORNIA BAY LAUREL	15 gallon	
ORCHARD TREES				
	Citrus	LEMON	24" Box	
	Citrus	KUMQUAT	24" Box	
	Diospyros kaki	PERSIMMON	24" Box	
	Malus	DWARF APPLE	24" Box	
	Prunus	APRICOT	24" Box	
	Prunus	PLUM	24" Box	
SHRUBS				
ARC HOW	Arctostaphylos 'Howard McMinn'	MANZANITA	5 gallon	
AZA SPP	Azalea spp.	AZALEA	5 gallon	
BRU PAU	Brunfelsia pauciflora	YESTERDAY, TODAY AND TOMORROW	5 gallon	
CAM SAS	Camellia sasanqua	CAMELLIA	5 gallon	
CAR CAL	Carpenteria californica	BUSH ANEMONE	5 gallon	
CEA CON	Ceanothus 'Concha'	CALIFORNIA LILAC	5 gallon	
CIS LAD	Cistus ladanifer	CRIMSON SPOT ROCKROSE	5 gallon	
COR SER	Cornus sericea	CREEK DOGWOOD	5 gallon	
DIE BIC	Dietes bicolor	FORTNIGHT LILY	5 gallon	
HEL SEM	Helictrichon sempervirens	BLUE OAT GRASS	1 gallon	
HET ARB	Heteromeles arbutifolia	TOYON	5 gallon	
HEU SAN	Heuchera 'Sanguinea'	CORAL BELLS	1 gallon	
HOS SPP	Hosta spp.	PLAINTAIN LILY	1 gallon	
LAV BAR	Lavatera t. 'Barnsley'	TREE MALLOW	5 gallon	
MYR CAL	Myrica californica	PACIFIC WAX MYRTLE	5 gallon	
PHO TEN	Phormium tenax 'Tom Thumb'	NEW ZEALAND FLAX	5 gallon	
RHA CAL	Rhamnus californica 'Eve Case'	COFFEEBERRY	5 gallon	
RIB SAN	Ribes sanguineum	PINK-FLOWERING CURRANT	5 gallon	
SAL OSO	Salvia 'Oso's Falls'	N.C.N.	5 gallon	
SYM ALB	Symphoricarpos albus	SNOWBERRY	5 gallon	
TIB URV	Tibouchina urvilleana	PRINCESS FLOWER	5 gallon	
VER LIL	Verbena lilacina 'De La Mina'	CEDROS ISLAND VERBENA	1 gallon	
VIB SUM	Viburnum p.t. 'Summer Snowflake'	SUMMER SNOWFLAKE VIBURNUM	5 gallon	
GROUNDCOVERS:				
ARC EME	Arctostaphylos 'Emerald Carpet'	MANZANITA	1 gal @ 30" o.c.	
CEA YAN	Ceanothus 'Yankee Point'	CALIFORNIA LILAC	1 gal @ 36" o.c.	
COT LOW	Cotoneaster 'Lowfast'	COTONEASTER	1 gal @ 36" o.c.	
IRI DOU	Iris douglasiana	PACIFIC COAST IRIS	1 gal @ 30" o.c.	
MYO PAR	Myoporum parvifolium 'Putah Creek'	MYOPORUM	1 gal cans/36" o.c.	
ROS OFF	Rosmarinus officinallis	ROSEMARY	1 gal cans/36" o.c.	
ROS SEA	Rosa 'Sea Foam'	WHITE CARPET ROSE	1 gal cans/36" o.c.	
INFILTRATION PLANTS				
ACH MIL	Achillea millefolium	YARROW	1 gallon	
CAR BAR	Carex barbarae	SANTA BARBARA SEDGE	1 gallon	
DES CAE	Deschampsia caespitosa	TUFTED HAIRGRASS	1 gallon	
FES CAL	Festuca californica	CALIFORNIA FESCUE	1 gallon	
FES RUB	Festuca rubra	RED FESCUE	1 gallon	
JUN PAT	Juncus patens	CALIFORNIA GREY RUSH	1 gallon	
MIM AUR	Mimulus aurantiacus	STICKY MONKEYFLOWER	1 gallon	
MUH RIG	Muhlenbergia rigens	DEER GRASS	5 gallon	
SIS BEL	Sisyrinchium bellum	BLUE-EYED GRASS	1 gallon	
TURF				
	Dwarf Bonsai Fescue	TURF	Lawn from sod	
VINE				
	Clytostoma callistegioides	VIOLET TRUMPET VINE	5 gallon	

BIO-RENTENTION SWALE SEED MIX[1]		Rate (lbs pure live seed/acre)
Artemisia douglasiana	DOUGLAS MUGWORT	3.0
Bromus carinatus	CALIFORNIA BROME	8.0
Deschampsia caespitosa 'holciformus'	TUFTED HAIRGRASS	5.0
Elymus triticoides yolo	CREEPING WILD RYE	4.0
Hordeum brachyantherum	MEADOW BARLEY	10.0
Lupinus bicolor	ANNUAL LUPINE	2.0*
Symphyotrichum chilensis	COMMON CALIFORNIA ASTER	4.0
Trifolium obtusiflorum*	CREEK CLOVER	3.0
Trifolium willdenovii	TOMCAT CLOVER	4.0*
Vulpia microstachys	THREE-WEEKS FESCUE	4.0

[1]To be seeded evenly over all disturbed areas of bare ground in and around the two bioretention swales.

*Inoculated weight exclusive of inoculant

LANDSCAPE BUFFER REQUIREMENT

Street Trees: Ratio of (1) tree minimum per 30' street frontage
Buffer Yard Condition Required Planting Minimum: (1) 15 gal tree per 20' length
(3) shrubs per 20' length

Property Line	Length		Required	Provided
NORTH	123.12'	Trees	7	7
		Shrubs	19	19
SOUTH	123.12'	Trees	7	7
		Shrubs	19	25
EAST	150'	Street Trees	5	5
WEST	150'	Trees	8	8
		Shrubs	23	23

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PROJECT NORTH

LCA ARCHITECTS
CARLE CALLIDINE | DAVID BOOSTAN | PETER STACHOWICZ

ELM STREET CONDOMINIUMS
EDDIE BIGGS DEVELOPMENT
EL CERRITO, CALIFORNIA

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LANDSCAPE CONCEPTUAL PLAN

SCALE: AS SHOW
DATE: 2-25-13

REVISIONS:
3/22/13
8/23/13
10/15/13
11/19/13

PROJECT NO. 12048

L-1

SHEET OF

Open Greenhouse Trellis

Drought tolerant Mediterranean

Planting

Border Herbs

Dwarf Fruit Orchard

Edible Landscape Features

Grass Oval

Decomposed Granite

Permeable Brick Pavers

Paving

Entry Trellis

Brick Column with Ball Cap

Stone seatwall

PROJECT IMAGES

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planning & landscape architecture
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PROJECT NO. 12048

L-2

SHEET OF