



Staff Liaison
Jeff Ballantine | (510) 215-4330
jballantine@ci.el-cerrito.ca.us

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

May 7, 2025 at 7:00 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Andrea Lucas; Vice Chair Hugh Vanho; Members Ben Chuaqui, and Gyan Singh.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
4. **ADOPTION OF MINUTES**
Adoption of the November 6, 2024 meeting minutes
5. **PUBLIC HEARING – 1570 Regency Court Design Review**
Application: PL24-0090
Applicant: David Kotzebue
Location: 1570 Regency Court
APN: 505-130-013
Zoning: Single Family Residential (RS-10)
General Plan: Very Low Density Residential
Request: Design Review Board consideration of a Design Review application for a new single family house
CEQA: This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, new conversion or conversion of small structures.
6. **STAFF COMMUNICATIONS**
Informational reports on matters of general interest, presented by City staff.
7. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Sean Moss at 510-215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

November 6, 2024 at 7:00 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

Staff Liaison
Jeff Ballantine | (510) 215-4330
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7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Ben Chuaqui, Andrea Lucas, Gyan Singh, Hugh Vanho
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Nothing was reported.
4. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Vanho/Singh. **Action:** Passed a motion to adopt the May 1, 2024 meeting minutes.
Ayes: Chuaqui, Lucas, Singh, Vanho
Noes: None
Abstain: None
Absent: None
5. **ADOPTION OF THE 2025 REGULAR DESIGN REVIEW BOARD MEETING SCHEDULE**
Moved/Second: Boardmember Lucas/Vanho. **Action:** Passed a motion to adopt 2025 Regular Design Review Board Meeting Schedule.
Ayes: Chuaqui, Lucas, Singh, Vanho
Noes: None
Abstain: None
Absent: None
6. **ELECTION OF CHAIR AND VICE CHAIR**
Moved/Second: Boardmember Singh/Chuaqui. **Action:** Passed a motion to elect Andrea Lucas as Chair and Hugh Vanho as Vice Chair.
Ayes: Chuaqui, Lucas, Singh, Vanho
Noes: None
Abstain: None
Absent: None
7. **STAFF COMMUNICATIONS**
Senior Planner Jeff Ballantine updated the Board on: DRB members who need to reapply to remain on the DRB; an upcoming community meeting for the City's General Plan Safety

Element Update; and upcoming community meeting for housing programs and accessory dwelling units.

8. ADJOURNMENT
7:42 p.m.

Andrea Lucas, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of November 6, 2024 as approved by the Design Review Board.

Jeff Ballantine, Staff Liaison

DRAFT



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
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DESIGN REVIEW BOARD STAFF REPORT
May 7, 2025
1570 REGENCY COURT

DETAILS

Application Number: PL24-0090

Applicant: David Kotzebue

Location: 1570 Regency Court

APN: 505-130-013

Zoning: Single Family Residential (RS-10)

General Plan: Very Low Density Residential

Request: Design Review Board consideration of Design Review for a new 2,837 square foot single family house.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

EXECUTIVE SUMMARY

The proposed project is the development of an approximately 2,837 square foot three-level single family house on a 10,055- square foot vacant site.

The proposal is consistent with the Development Plan approved by the Planning Commission, Design Review Board and City Council in 1989. Condition of Approval Number 9 of City Council Resolution 89-47, which approved the development plan and tentative map for the subdivision, created specific criteria for the design review in the development of each lot.

The project features a contemporary architectural aesthetic, including exterior materials primarily of wood siding and glass. Each floor of the house is stepped back from the floor below and there are many articulations in the exterior walls which give interest to the front elevation of the house.

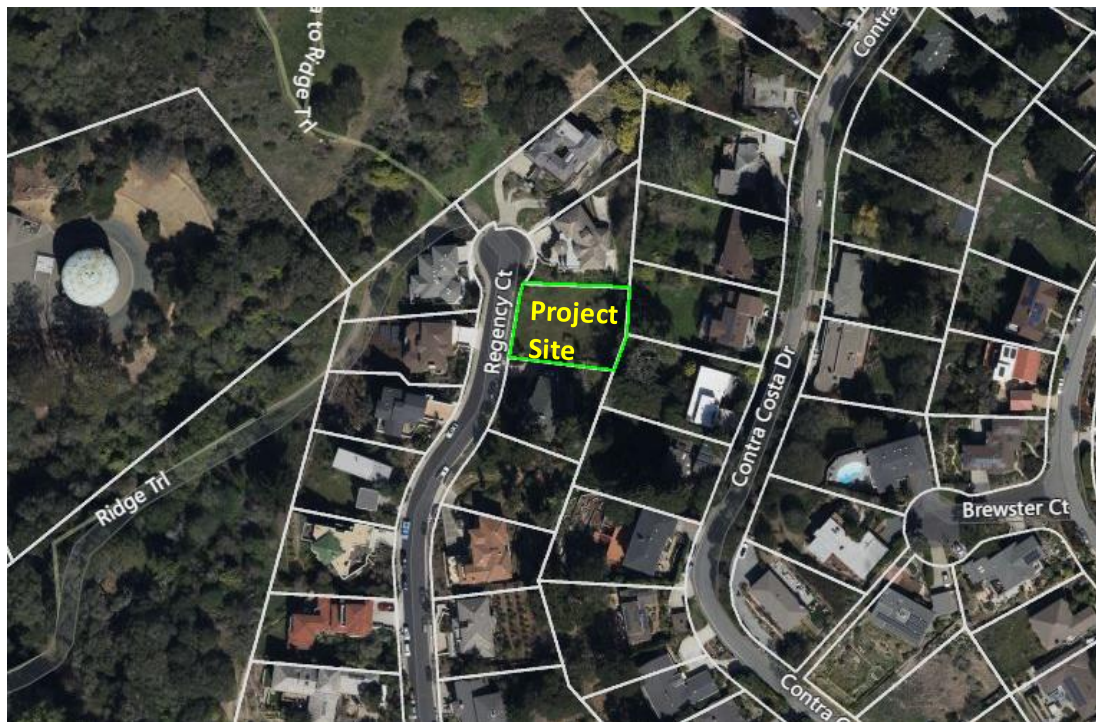
Based on the information in this report, which supports the required findings, staff recommends approval of the project.

Background

Site Location and Layout

The project site is located at 1570 Regency Court. The site is a vacant lot that is 10,055 square feet in size. The lot has a street frontage of approximately 70 feet and a depth of approximately 114 feet. The lot is on the east side of Regency Court and slopes up from the street with an average lot slope of 35%.

Vicinity Map



Adjacent Land Uses

North: Single Family Residential (RS-10) Zoning and Very Low Density Residential General Plan designation. Single family house

East: Single Family Residential (RS-10) Zoning and Very Low Density Residential General Plan designation. Single family house

South: Single Family Residential (RS-10) Zoning and Very Low Density Residential General Plan designation. Single family house

West: Single Family Residential (RS-10) Zoning and Very Low Density Residential General Plan designation. Single family house

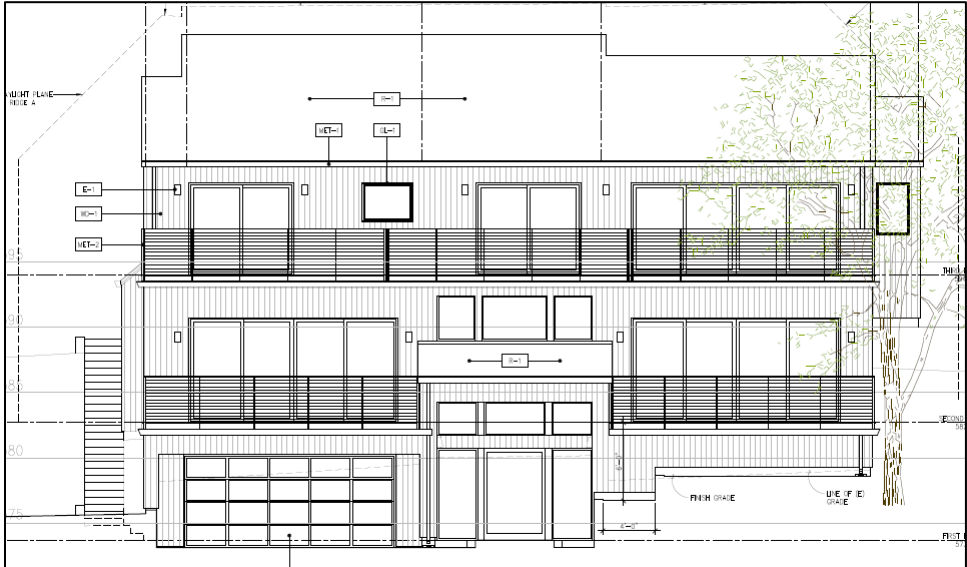
Site Photo



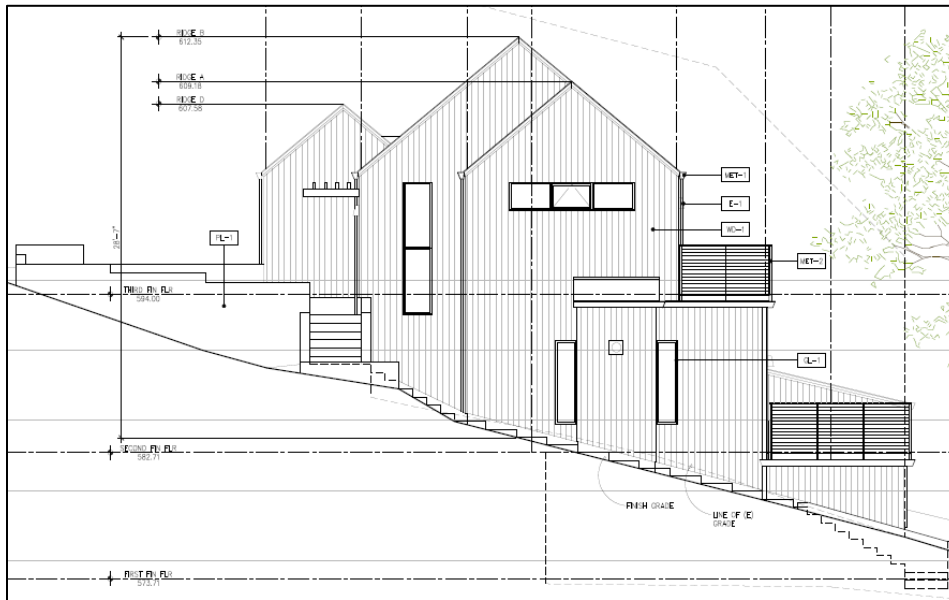
Analysis

Project Description

The proposed project is a new 2,387 square foot three-level single family house. On the front elevation, the second level is stepped back from the first level and the third level is stepped back from the second level. The roof pitch is 10:12 and the roof ridge heights vary in a manner that breaks up the building massing.



Front Elevation



North Side Elevation

The proposed exterior materials include 1x4 clear western red cedar board vertical siding, composition shingle roofing, dark bronze composite windows and doors, dark bronze galvanized steel railings, and off-white cement plaster garden walls. The variety in building wall planes and composition of siding, windows, doors, and railings give interest to the front and side elevations of the house.

Landscape Plan

The project is proposing drought-tolerant low water use landscaping which is compatible with El Cerrito's climate. The landscape plan includes a valley oak tree; horsetail reed, New Zealand flax, and coast rosemary plants; and mondo grass ground cover in the front yard. Creeping sage is proposed for much of the side yards and a large portion of the rear yard. A rear deck is proposed as well that includes seating area, fire pit, and hot tub. The rear landscaping includes two eureka lemon trees and lemon daylily and horsetail reed plants.

Design Review

The proposal is consistent with the Development Plan approved by the Planning Commission, Design Review Board, and City Council in 1989. Condition of Approval Number 9 of City Council Resolution 89-47, which approved the development plan and tentative map for the subdivision, required Design Review for new homes in the subdivision and set the following criteria for design review of the development of each lot:

- a. All plans shall be prepared by a California licensed architect.

The plans have been prepared by a California licensed architect.

- b. Foundation and supporting structural elements, as well as the underside of all portions of the subject house shall be enclosed in a manner which is architecturally compatible with the subject house. Such enclosures where they are essentially vertical, shall not exceed fifteen feet in height.

All foundation and supporting structural elements are enclosed in a manner that is architecturally similar with the house, as all of these elements look as though they are part of the proposed house. The tallest retaining walls on the site are 6 feet tall and are integrated with the building and site design.

- c. Building massing should generally follow the slope of the land to reduce skirt heights on the downhill sides of houses and provide a natural scale for building elements.

The house follows the uphill slope of the land, with each floor of the house being stepped back from the floor below it.

- d. All trash receptacles and other such utility elements shall be screened or concealed within enclosures or with landscape elements.

The plans do not show a separate trash enclosure, but the garage is large (22'2" wide by 21'4" deep). Trash receptacles can easily be stored in the garage. Information on the location of the gas and electric meters has not been provided. A proposed condition requires screening of utilities and trash receptacles by landscaping or an enclosure.

- e. There shall be no fencing within the front yard area of any dwelling.

No fencing is shown or proposed in the front yard.

- f. Significant attention to the quality of detailing and its appropriateness to the choice of materials throughout the exterior of each home is strongly encouraged.

On the front elevation, the second level is stepped back from the first level and the third level is stepped back from the second level. The roof pitch is 10:12 and the roof ridge heights vary in a manner that breaks up the building massing. The proposed exterior materials include 1x4 clear western red cedar board vertical siding, composition shingle roofing, dark bronze composite windows and doors, dark bronze galvanized steel railings, and off-white cement plaster garden walls. The variety in building wall planes and composition of siding, windows, doors, and railings give interest to the front and side elevations of the house.

- g. To the extent practicable, given the topographical constraints and the characteristics of individual lots, all B-2 (residential combining district) setbacks (20' front, 6' side and 20' rear) shall be respected, as well as any additional restrictions placed on the location of dwellings by City approval process.

The zoning district of the property is currently RS-10. The reference in this criteria to the B-2 district is outdated. The project complies with all current zoning requirements including required setbacks and required daylight planes, which include setbacks of 20' front, 6' side, 20' rear, and 25' front for covered parking.

- h. Landscape plans shall be submitted for Design Review Board consideration along with house plans, and shall be compatible with the siting of the subject dwelling, as well as existing or probable locations of adjacent dwellings.

The project proposes new landscaping throughout the property. The landscaping features a mixture of native and drought tolerant plants compatible with El Cerrito's climate including

creeping sage, mondo grass, coast rosemary, and horsetail reed. The landscaping plan proposes a mixture of plants that will improve the attractiveness of the site.

- i. These guidelines for Design Review Board review of new home construction applications shall be developed as CC&R's or considered for placement in deed restrictions for each parcel within the subject subdivision, whichever is least restrictive.

These guidelines are included in the CC&R's for the Regency Court subdivision.

Zoning Ordinance

Section 19.06.030 of the El Cerrito Municipal Code prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. As noted in Table 1, the proposed addition is in compliance with the development standards.

Table 1: Comparative Development Standards – RS-10 Zone and Proposed Project

Development Standard	Zoning Ord. Requirement	Proposed	Complies
Height (maximum)	35' maximum	28'-6"	Yes
Height (at setback lines)	25' maximum	13'-1"	Yes
Setbacks			
Front	20'	20'	Yes
Front (Covered Parking)	25'	25'-4"	Yes
Side (north)	6'	12'-2"	Yes
Side (south)	6'	8'-1.5"	Yes
Rear	20'	48'-6"	Yes
Parking spaces (covered)	2 spaces	2 Spaces	Yes
Lot Coverage	40% maximum	21%	Yes

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Compliance with the General Plan

The proposed project is consistent with and will implement the following El Cerrito General Plan policies:

LU1.5: Suitable Housing. Promote suitably located housing and services for all age groups within the City.

The proposed project would create a new single-family home which could provide suitable housing for a large family or multi-generational household.

Policy CD1.3: High-Quality Design. Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

The proposed project includes high-quality building materials consisting of 1x4 clear western red cedar board siding, composition shingle roofing, dark bronze composite windows and doors, dark bronze galvanized steel railings, and off-white cement plaster garden walls. The project provides visual interest through complementary landscape plantings of varying heights and textures.

CD3.12: Landscape Species. Indigenous and drought-tolerant species that reduce water usage and are compatible with El Cerrito's climate are encouraged.

The project proposes new landscaping throughout the property. The landscaping features a mixture of native and drought tolerant plants compatible with El Cerrito's climate including creeping sage, mondo grass, coast rosemary, and horsetail reed.

CD4.1: Compatibility in Building Scale. Avoid big differences in building scale and character between developments on adjoining lots.

The proposed building complies with the height limit, daylight plane, and lot coverage regulations of the RS-10 zone that control building scale and character. The proposed project's overall height and roof line would be consistent with many of the other single-family buildings on the 1500 block of Regency Court.

Public Notice

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before April 23, 2025. No public comments have been received to date.

Required Findings

In order to approve the project, the following findings are made pursuant to Chapter 19.38.060, Final Design Review Findings and Criteria, of the El Cerrito Municipal Code (ECMC). The project is consistent with:

1. The applicable standards and requirements of this Zoning Ordinance .

The proposed single-family house is a permitted land use in the RS-10 zoning district pursuant to Table 19.06-A, ECMC. The proposed project would see the creation of a new three-level single-family house on what is currently a vacant lot. All aspects of the project comply with requirements of the Zoning Ordinance including setback and daylight plane requirements for the RS-10 zoning district in ECMC Section 19.06.030. The project is, therefore, consistent with applicable zoning standards.

2. The design policies of the General Plan and specific plans adopted by City Council.

The Design Review application will allow the creation of a new single-family home, which is a permitted land use in the RS-10 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable

Housing, CD1.3: High-Quality Design, CD3.12: Landscape Species, and CD4.1: Compatibility in Building Scale.

3. Any applicable design guidelines adopted by the City Council.

The proposal is consistent with the Development Plan approved by the Planning Commission, Design Review Board and City Council in 1989, and consistent with Condition of Approval Number 9 of City Council Resolution 89-47, which approved the development plan and tentative map for the subdivision.

4. Any planning or zoning approvals by the Planning Commission or Zoning Administrator.

The proposal is consistent with the Development Plan approved by the Planning Commission, Design Review Board and City Council in 1989, and Condition of Approval Number 9 of City Council Resolution 89-47, which approved the development plan and tentative map for the subdivision.

5. Any other relevant policies or regulations of the City.

The proposed project complies with all relevant policies and regulations in the City's General Plan, Zoning Ordinance and City Council Resolution 89-47, there are no other relevant regulations that are applicable to this site.

Design Review Criteria

1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project features a contemporary architectural aesthetic, including exterior materials primarily in cedar board siding and glass. Each floor of the house is stepped back from the floor below and there are many articulations in the walls which give interest to all elevations of the house. These materials will provide additional variation and interest to the site and the building will improve the attractiveness of the site for the visitors to the site as well as the general neighborhood.

2. Project details, colors, materials, and landscaping, are fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

The proposed building colors and landscaping complement the proposed building and provide additional variation to the building and to the site in an integrated manner.

3. The project has been designed with consideration of neighboring development.

The proposed project includes the development of a single-family house on a vacant lot and the aesthetics and form of the proposed home are consistent with the surrounding neighborhood.

4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed project includes the development of an attractive new single-family house. The proposed project will provide improved variation and interest to the site and will improve the attractiveness of the site and surrounding neighborhood.

5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

As described above, the proposed project will improve the attractiveness of the site by allowing the creation of a new single-family house, which would also improve the street-facing façade of the site. The project features landscaping adjacent to the street, and no front yard fencing as required by City Council Resolution 89-47.

6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

The City has not designated the area in which the project is located as having historic or visual character.

7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

The project is proposing a three-level single-family house which will not exceed the max building height of the RS-10 zoning district and it will comply with the main building envelope requirements (otherwise known as the daylight plane). Therefore, it is not expected to have a significant impact on public views or vistas. Additionally, the predominant vistas from the public right-of-way of Regency Court are in the downhill direction, away from the house.

8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

The project proposes new landscaping throughout the property. The landscaping features a mixture of native and drought tolerant plants compatible with El Cerrito's climate including creeping sage, mondo grass, coast rosemary, and horsetail reed. The landscaping plan proposes a mixture of plants that will improve the attractiveness of the site.

9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

As described above, the landscaping features a mixture of native and drought tolerant plants compatible with El Cerrito's climate. The project will comply with Title 24 of the California Building Code.

10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the city through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

The proposed project is not located adjacent to the Ohlone Greenway.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL24-0090, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

Move adoption of Design Review Board Resolution DRB2025-01 granting Design Review approval for the construction of a new 2,837 square foot single family house to be located at 1570 Regency Court.

Appeal Period

Within ten (10) working days after the date of the decision, the Design Review Board's action may be appealed to the Planning Commission.

Attachments

1. Draft Resolution
2. Project Plans

Design Review Board Resolution DRB2025-01

APPLICATION NO. PL24-0090

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW 2,837 SQUARE FOOT SINGLE FAMILY HOUSE TO BE LOCATED AT 1570 REGENCY COURT

WHEREAS, the project site is located at 1570 Regency Court;

WHEREAS, the existing Assessor's Parcel Number of the site is 505-130-013;

WHEREAS, the General Plan land use classification of the site is Very Low Density Residential; and

WHEREAS, the zoning district of the site is RS-10 (Single Family Residential); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures; and

WHEREAS, on September 19, 2024, David Kotzebue Architecture submitted, on behalf of property owner MDDK Lee, an application for Design Review for development of a new house on a vacant site;

WHEREAS, on May 7, 2025, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The proposed single-family house is a permitted land use in the RS-10 zoning district pursuant to Table 19.06-A, ECMC. The proposed project includes the creation of a new three-level single-family house on a vacant lot. All aspects of the project comply with requirements of the Zoning Ordinance including setback and daylight plane requirements for the RS-10 zoning district in ECMC Section 19.06.030. The project is, therefore, consistent with applicable zoning standards.
2. The Design Review application will allow the creation of a new single-family home, which is a permitted land use in the RS-10 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.3: High-Quality Design, CD3.12: Landscape Species, and CD4.1: Compatibility in Building Scale.
3. The proposal is consistent with the Development Plan approved by the Planning Commission, Design Review Board and City Council in 1989, and consistent with Condition of Approval Number 9 of City Council Resolution 89-47, which approved the development plan and tentative map for the subdivision.
4. The proposal is consistent with the Development Plan approved by the Planning Commission, Design Review Board and City Council in 1989, and Condition of Approval Number 9 of City Council Resolution 89-47, which approved the development plan and tentative map for the subdivision.

5. The proposed project complies with all relevant policies and regulations in the City's General Plan, Zoning Ordinance and City Council Resolution 89-47, there are no other relevant regulations that are applicable to this site.
6. The project features a contemporary architectural aesthetic, including exterior materials primarily in cedar board siding and glass. Each floor of the house is stepped back from the floor below and there are many articulations in the walls which give interest to all elevations of the house. These materials will provide additional variation and interest to the site and the building will improve the attractiveness of the site for the visitors to the site as well as the general neighborhood.
7. The proposed building colors and landscaping complement the proposed building and provide additional variation to the building and to the site in an integrated manner.
8. The proposed project includes the development of a single-family house on a vacant lot and the aesthetics and form of the proposed home are consistent with the surrounding neighborhood.
9. The proposed project includes the development of an attractive new single-family house. The proposed project will provide improved variation and interest to the site and will improve the attractiveness of the site and surrounding neighborhood.
10. As described in the staff report, the proposed project will improve the attractiveness of the site by allowing the creation of a new single-family house, which would also improve the street-facing façade of the site. The project features landscaping adjacent to the street, and no front yard fencing as required by City Council Resolution 89-47.
11. The City has not designated the area in which the project is located as having historic or visual character.
12. The project is proposing a three-level single-family house which will not exceed the max building height of the RS-10 zoning district and it will comply with the main building envelope requirements (otherwise known as the daylight plane). Therefore, it is not expected to have a significant impact on public views or vistas. Additionally, the predominant vistas from the public right-of-way of Regency Court are in the downhill direction, away from the house.
13. The project proposes new landscaping throughout the property. The landscaping features a mixture of native and drought tolerant plants compatible with El Cerrito's climate including creeping sage, mondo grass, coast rosemary, and horsetail reed. The landscaping plan proposes a mixture of plants that will improve the attractiveness of the site.
14. As described in the staff report, the landscaping features a mixture of native and drought tolerant plants compatible with El Cerrito's climate. The project will comply with Title 24 of the California Building Code.
15. The proposed project is not located adjacent to the Ohlone Greenway.

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of all maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL24-0090, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans dated March 3, 2025. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
2. If Applicant constructs the building or makes improvements in accordance with this approval but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
4. If not used, this approval shall expire two years from the date of this action.
5. A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit.
6. Any required building permit plans shall be consistent with the requirements of the Building Division.
7. All of the conditions of City Council Resolution 89-47 shall remain in effect.
8. Any utilities such as Heating, Ventilation, and Air Conditioning (HVAC) equipment shall be screened or concealed within an enclosure or with landscape elements.
9. Trash receptacles shall be kept out of view of the street, except when they are placed on the street for pickup. Nothing in this condition shall prevent future approval of an enclosure for trash receptacles that is consistent with the requirements of City Council Resolution 89-47.
10. No fencing shall be constructed in the front yard.

Public Works Department:

11. The Applicant shall provide a copy of the geotechnical report for Public Works review prior to issuance of building permit.
12. Approval from EBMUD and Stege Sanitary District is required prior to issuance of building permit.
13. Prior to issuance of building permit, the Applicant shall submit an estimate of grading and earthwork to be completed for the project. Any earthwork and/or grading operations in excess of 50 cubic yards

will require the applicant to submit a detailed grading plan, obtain a Grading & Transportation Permit, and pay all associated fees. The grading permit will require the geotechnical engineer to be the engineer of record and perform special inspections during the grading work.

14. Prior to issuance of building permit, the Applicant shall provide an Erosion and Sediment Control Plan for construction.
15. Prior to issuance of building permit, the Applicant shall provide a detailed drainage plan including details on how roof drainage will be captured and dispersed. Discharge of waters from roof leaders shall be above grade and directed to landscaping areas per the approved Stormwater Control Plan. The Applicant shall clearly indicate how drainage is proposed to be accommodated adjacent to neighboring properties. Discharge points shall be at least 10-FT away from a property line.
16. Applicant shall pay City fees in the Master Fee Schedule including, but not limited to, the City Transportation Impact Fee (TIF), the West Contra Costa Transportation Advisory Committee fee (WCCTAC) Subregional Transportation Mitigation Program fee (STMP), and the C.3 Storm Water Pollution Control Plan review fee
17. Project applicant must provide a detailed civil plan for off-site work (improvements in the public right-of-way).
18. Prior to issuance of a Certificate of Occupancy, replace curb and gutter along the frontage of the property to current City standards for curb and gutter, and driveway aprons.
19. For any work in the public right-of-way, including street excavation for utility connections, temporary traffic control, storage, temporary parking restrictions, and street tree, sidewalk, curb/gutter, and driveway work, applicant must obtain a Public Works Encroachment Permit and pay all associated fees.
20. Any existing trees removed on the Public Right of Way shall be replaced with three trees per each tree removed. Any new trees to be installed must be selected from the City Master Tree List and approved by the City Arborist before installation. Tree species, location, spacing, tree well size, and planting details, are to be approved by the City Arborist before installation. Any new street trees are required to have irrigation and an establishment period of 3 years prior to acceptance by the City

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on May 7, 2025, upon motion of Boardmember [insert], second by Boardmember [insert]:

AYES:

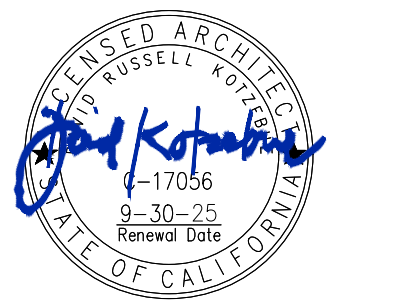
NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager

29 Holly Lane
El Sobrante, CA 94803
david@dkarchitecture.com
415 286 3233
f 510 223 7914

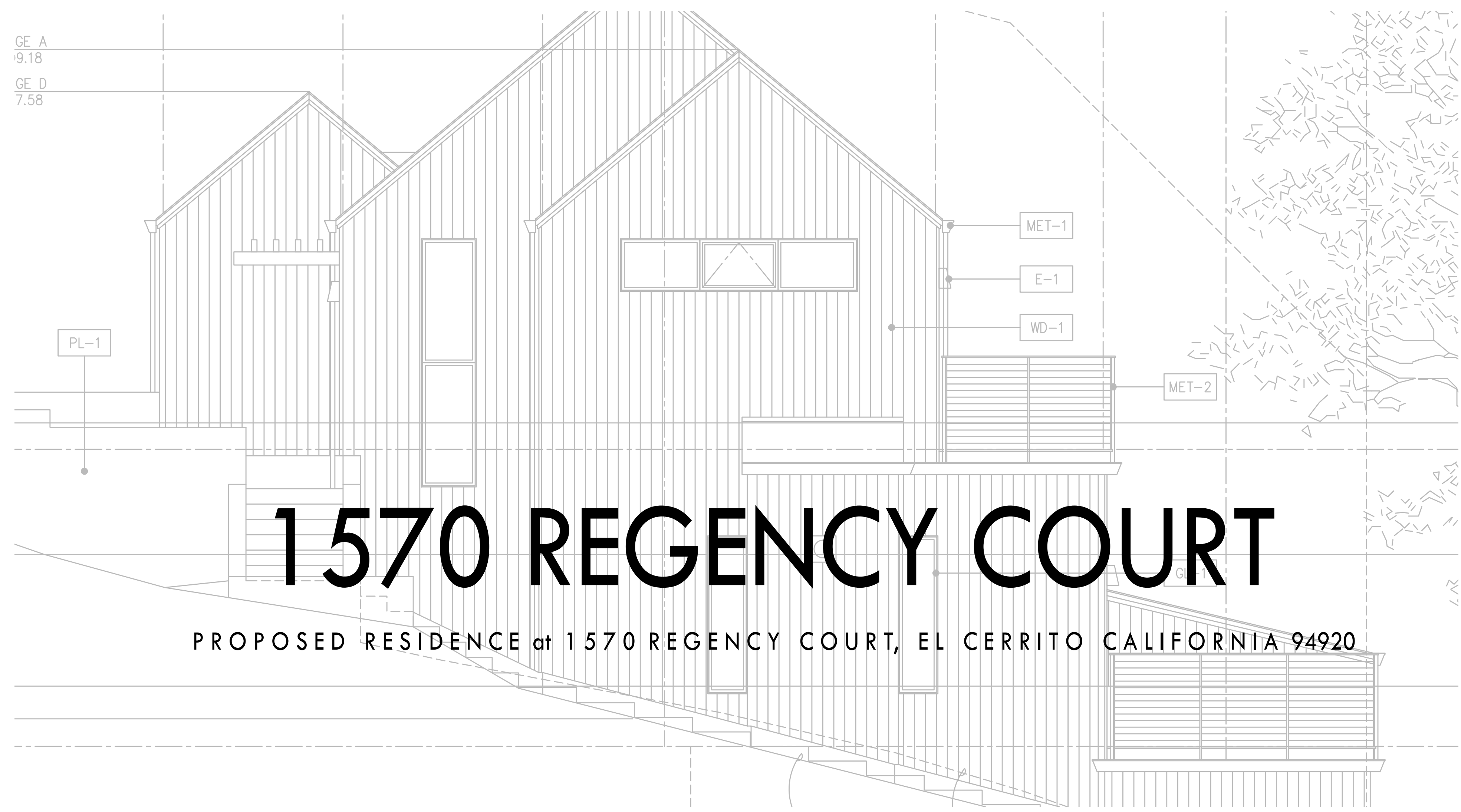


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Revisions

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Job Number



1570 REGENCY COURT

PROPOSED RESIDENCE at 1570 REGENCY COURT, EL CERRITO CALIFORNIA 94920

DRAWING INDEX

ARCHITECTURAL

T1 TITLE SHEET

C1.0 SURVEY

A1.1 SITE PLAN
A1.2 ROOF PLAN

CIVIL

C1 GRADING/DRAINAGE/UTILITIES PLAN

A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
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A3.1 WEST + EAST ELEVATIONS
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A4.1 SECTION A
A4.2 SECTION B
A4.3 SECTION C

LANDSCAPE

L1.1 PLANTING PLAN/PLANTING SCHEDULE
L2.1 PLANT TYPES

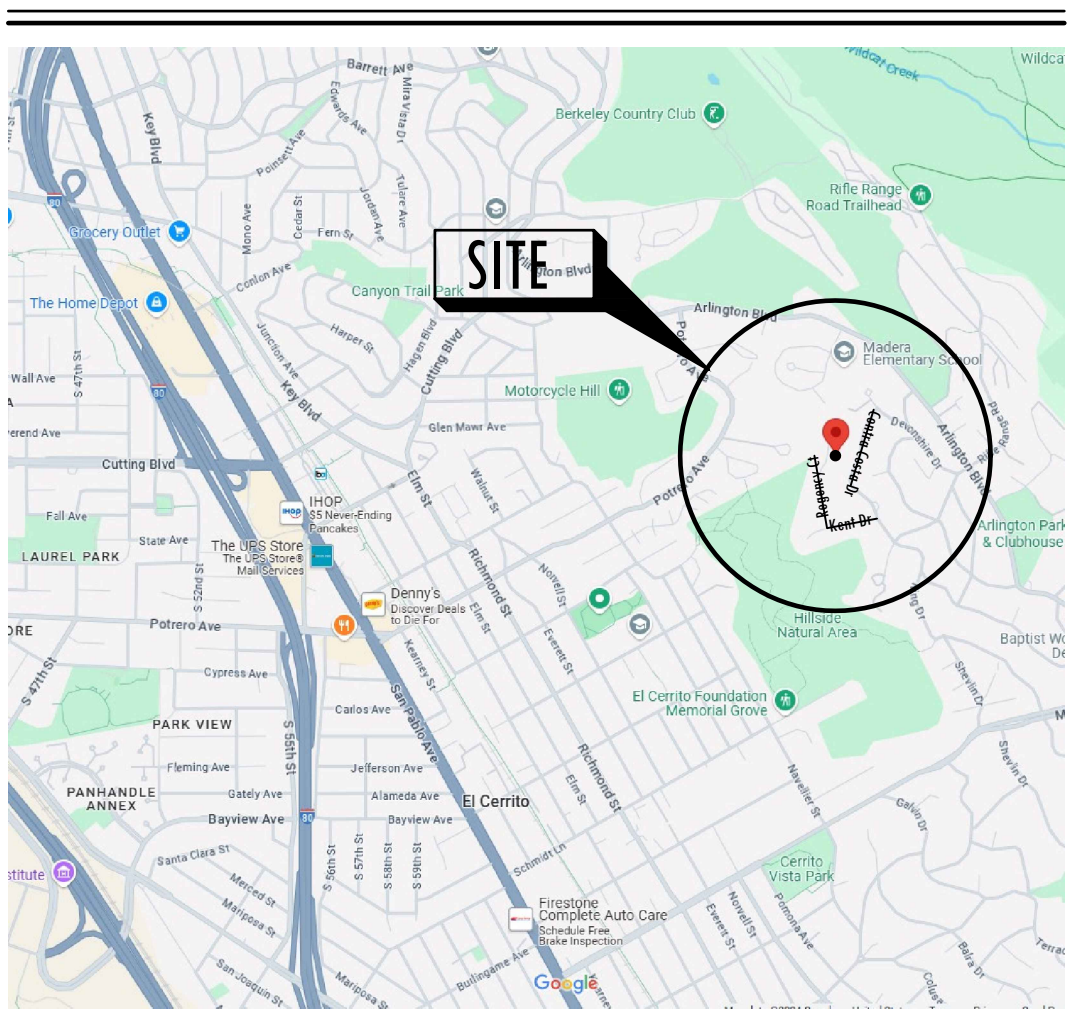
ABBREVIATIONS

ADJ	ADJACENT OR ADJUSTABLE	FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH
A/C	AIR CONDITIONING	FT	FOOT OR FEET	PT	PRESSURE TREATED
AC	ASPHALT CONCRETE	FTG	FOOTING	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	FAU	FORCED AIR UNIT	PL	PROPERTY LINE
AB	ANCHOR BOLT	FDN	FOUNDATION	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	GAU	GAUGE	REF	REFERENCE OR REFRIGERATOR
AGG	AGGREGATE	GI	GALVANIZED IRON	RESIL	RESILIENT
BSMT	BASEMENT	GAL	GALVANIZED	RA	RETURN AIR
BRG	BEARING	GFI	GROUND FAULT CIRCUIT INTERRUPTER	REV	REVISION
BM	BENCH MARK	GL	GLASS OR GLAZING	RH	RIGHT HAND
BET	BETWEEN	GB	GRAB BAR	RD	ROOF DRAIN
BLK	BLOCK	HDW	HARDWARE	RFG	ROOFING
BLW	BELOW	HDR	HEADER	RM	ROOM
BLKG	BLOCKING	HTG	HEATING	RO	ROUGH OPENING
BD	BOARD	HVAC	HEATING/ VENTING/ AIR CONDITIONING	SC	SOLID CORE
BW	BOTH WAYS	HT	HEIGHT	SCH	SCHEDULE
BRZ	BRONZE	HC	HOLLOW CORE	SCR	SCREEN
BTM	BOTTOM	HOR	HORIZONTAL	SHT	SHEET
BRNZ	BRONZE	HR	HOLE	SH	SHELF OR SHELVING
CL	CENTERLINE	HB	HOSE BIB	SM	SIMILAR
COMB	COMBINATION OR COMBUSTION	ID	INSIDE DIAMETER	S and P	SHELF AND POLE
CO	CLEANOUT	INT	INTERIOR	SPKR	SPEAKER
COMP	COMPOSITION	JNT	JOINT	SPEC	SPECIFICATIONS
CONC	CONCRETE	KIT	KITCHEN	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	KO	KNOCK-OUT	STD	STANDARD
CONST	CONSTRUCTION	KB	KNOCK-BOLT	STSTL	STAINLESS STEEL
CONT	CONTINUOUS	LB	LAG BOLT	ST	STEEL
CNTR	COUNTER	LAM	LAMINATE	STRUC	STRUCTURAL
CS	COUNTERSINK	LAV	LAVATORY	SA	SUPPLY AIR
CF	CUBIC FOOT	LH	LEFT HAND	SUS	SUSPENDED
CU	CUBIC	L	LENGTH	SYS	SYSTEM
DTL	DETAIL	LT	LIGHT	TEL	TELEPHONE
DIAG	DIAGONAL	LWT	LIGHTWEIGHT	TV	TELEVISION
DIA	DIAMETER	MB	MACHINE BOLT	THK	THICK OR THICKNESS
DIM	DIMENSION	MFR	MANUFACTURER	THR	THRESHOLD
DW	DISHWASHER	MAS	MASONRY	T and G	TONGUE AND GROOVE
DIV	DIVISION	MAX	MAXIMUM	TOC	TOP OF CONCRETE
DR	DOOR	MECH	MECHANICAL	TP	TOP OF PAVING
DS	DOWNSPOUT	MC	MEDICINE CABINET	TW	TOP OF WALL
DWR	DRAWER	MET	METAL	TB	TOWEL BAR
DRN	DRAIN	MIN	MINIMUM	TH	TOILET PAPER HOLDER
DWG	DRAWING	MISC	MISCELLANEOUS	TS	TUBE STEEL
ELEC	ELECTRICAL	MT	MOUNT	TYP	TYPICAL
EL	ELEVATION	NAT	NATURAL	UN	UNLESS OTHERWISE NOTED
EMER	EMERGENCY	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EXH	EXHAUST	NTS	NOT TO SCALE	VERT	VERTICAL
(E)	EXISTING	OBS	OBSOLETE	VF	VERIFY IN FIELD
EB	EXPANSION BOLT	OC	ON CENTER	WSCT	WAINSCOT
EXP	EXPOSED	OPG	OPENING	WC	WATER CLOSET
EXT	EXTERIOR	OPP	OPPOSITE	WN	WINDOW
FOC	FACE OF CONCRETE	OH	OVERHEAD	WP	WEATHER OR WATER PROOF
FOP	FACE OF FINISH	PK	PARKING	WH	WATER HEATER
FOS	FACE OF STUD	PTN	PARTITION	WTR	WATER
FIN	FINISH	PVT	PAVEMENT	WT	WEIGHT
FLL	FINISH FLOOR LINE	PLAS	PLASTIC OR PLASTER	W/	WITH
FE	FIRE EXTINGUISHER	PLYD	PLYWOOD	W/O	WITHOUT
FP	FIREPROOF FLOOR	PSF	POUNDS PER SQUARE FOOT		

SYMBOLS

	SECTION IDENTIFICATION SHEET NUMBER		NEW WALL CONSTRUCTION
	DETAIL IDENTIFICATION SHEET NUMBER		EXISTING WALLS TO REMAIN
	ELEVATION IDENTIFICATION SHEET NUMBER		EXISTING TO BE REMOVED
	DOOR MARK		BATT INSULATION
	WINDOW MARK		RIGID INSULATION
	MATCH LINE		CONCRETE
	REVISION		MASONRY
	WORK POINT		EARTH
	SPOT ELEVATION		GRAVEL FILL
			STEEL
			PLYWOOD
			WOOD CONTINUOUS
			WOOD BLOCKING
			WOOD FINISH

VICINITY MAP



SCOPE OF WORK

- NEW MULTI-LEVEL RESIDENCE
- COMMENSURATE SITE WALLS and DRIVEWAY
- SOLAR SYSTEM
- LANDSCAPING and IRRIGATION as REQUIRED

PROJECT DATA

	EXISTING	PROPOSED	REQUIREMENT
ZONING	RS-10		
LOT AREA	10,055 SQ FT	10,055 SQ FT	10,000 SQ FT
LOT SLOPE	35%	35%	
FIRST FLOOR AREA	0	207 SQ FT	
SECOND FLOOR AREA	0	1,310 SQ FT	
THIRD FLOOR AREA	0	1,320 SQ FT	
TOTAL CONDITIONED AREA	0	2,837 SQ FT	
GARAGE	0	457 SQ FT	
GRAND TOTAL	0	3,294 SQ FT (33%)	
LOT COVERAGE	0	2,088 SQ FT	4,022 SQ FT (40%)
IMPERVIOUS AREA	0	2,725 SQ FT (27%)	4,022 SQ FT (40%)
HEIGHT at SETBACK	0	9.5'	20'
BASE HEIGHT	0	28.5'/3 STORIES	30'
PARKING	0	2 COVERED	2 COVERED
FRONT SETBACK	NA	20'/25.33' GARAGE	20'/25' GARAGE
RIGHT SIDE SETBACK	NA	8.1'	6'
LEFT SIDE SETBACK	NA	12.2'	6'
REAR SETBACK	NA	20'	48.5'

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V WITH NFPA 13D FIRE PROTECTION SPRINKLER SYSTEM
BUILDING SHALL INCLUDE APPROVED SMOKE DETECTORS and CARBON MONOXIDE ALARMS IN ALL SLEEPING AREAS COMPLYING WITH CFC 907.2.10
THIS PROJECT IS LOCATED WITHIN A WILDLAND URBAN (WU) ZONE

PROJECT DIRECTORY

ARCHITECT DAVID KOTZEBUE ARCHITECTURE 29 HOLLY LANE EL SOBRANTE, CA 94803 415 286 3233 510 223 7914 FAX david@dkarchitecture.com	CONTRACTOR TBD
OWNER MODKLEE GENERAL PARTNERSHIP	SURVEYOR KISTER SAVIO and REI, INC LAND SURVEYORS 1660 SAN PABLO AVENUE SUITE C PINOLE, CA 95564 510 222 4020 info@srinc.net

Issue

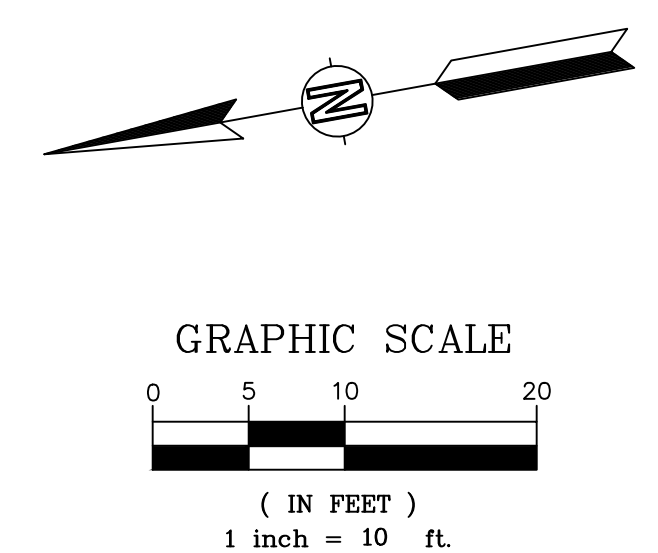
27 NOVEMBER 2024 PLANNING COMPLETENESS REVIEW
1 MARCH 2025 PLANNING COMPLETENESS REVIEW 2

Proposed New Residence
1570 REGENCY COURT
El Cerrito, CA 94530

APN 505 130 013
LATITUDE: 37.93
LONGITUDE: -122.30

Title	TITLE SHEET	GENERAL NOTES
Scale		
Date	1 JUNE 2023	
Sheet		

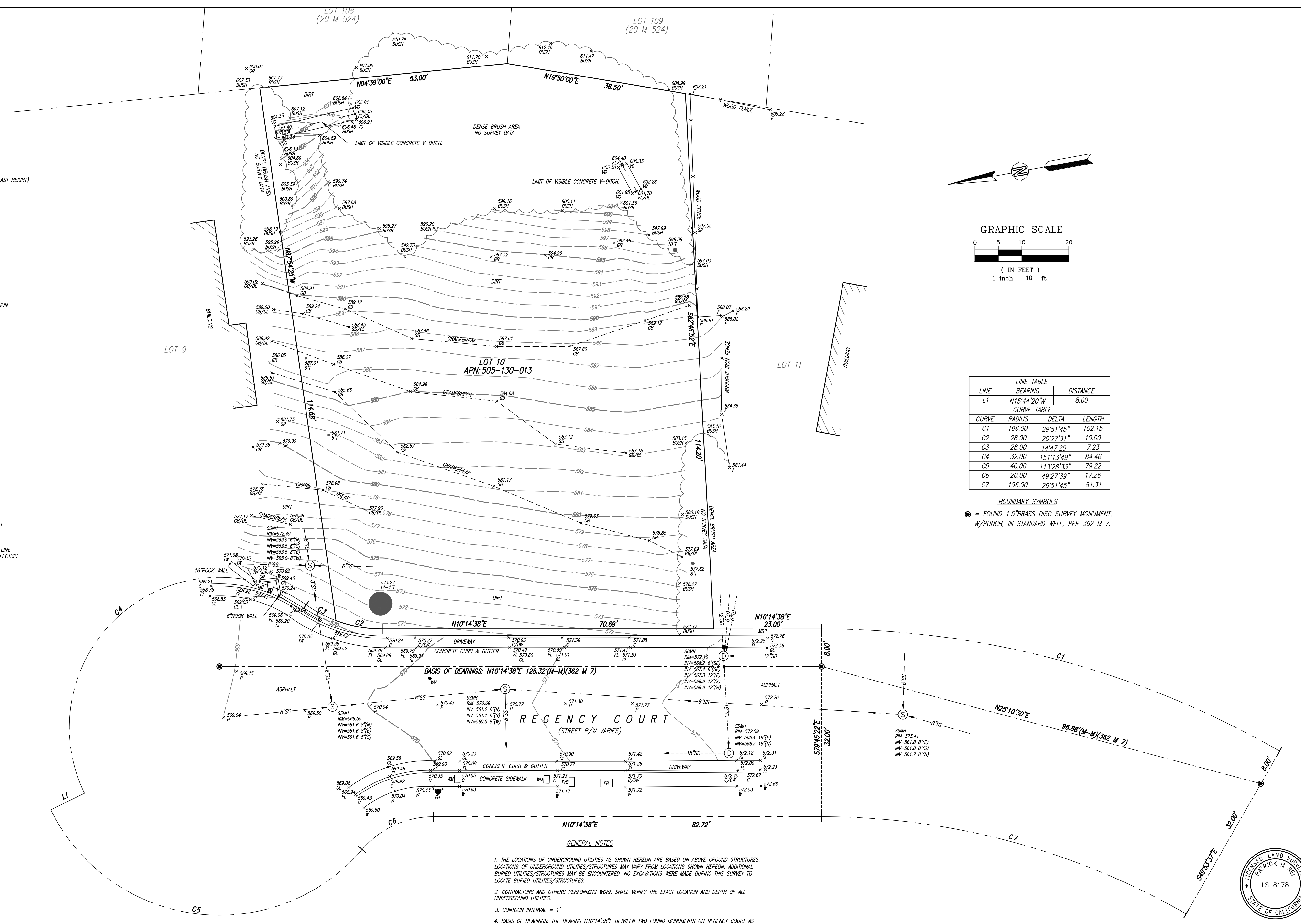
- LEGEND**
- T = TREE (APPROX. DIA. @ BREAST HEIGHT)
 - AD = AREA DRAIN
 - AP = ANGLE POINT
 - BC = BUILDING CORNER
 - BFP = BACK FLOW PREVENTER
 - BL = BUILDING LINE
 - BOL = BOLLARD
 - BW = BOTTOM OF WALL
 - C = TOP OF CURB
 - CB = CATCH BASIN
 - CL = CENTER LINE
 - COL = COLUMN
 - CONC = CONCRETE
 - DI = DRAIN INLET
 - DL = DAYLIGHT
 - DW = DRIVEWAY
 - E/ = EDGE OF
 - EB = ELECTRIC BOX
 - EP = EDGE OF PAVEMENT
 - F = FENCE
 - FDC = FIRE DEPARTMENT CONNECTION
 - FF = FINISH FLOOR
 - FI = FIRE HYDRANT
 - FL = FLOW LINE
 - G = GAS LINE
 - GB = GRADE BREAK
 - GL = GUTTER LIP
 - GM = GAS METER
 - GP = GATE POST
 - GE = GROUND ELEVATION
 - GUY = GUY WIRE
 - GV = GAS VALVE
 - HB = HOSE BIB
 - HCR = HANDICAP RAMP
 - INV = INVERT
 - JP = JOINT POLE
 - JP/C = JOINT POLE W/CONDUIT
 - MB = MAILBOX
 - MH = MAN HOLE
 - P = PAVEMENT
 - PP = POWER POLE
 - PBB = PACIFIC BELL BOX
 - PGC = PACIFIC GAS AND ELECTRIC
 - PLNTR = PLANTED
 - POC = POINT ON CURVE
 - RET = RETURN
 - RMP = RAMP
 - R/W = RIGHT OF WAY
 - S = SIGN
 - SD = STORM DRAIN LINE
 - SSMH = STORM DRAIN MANHOLE
 - SL = STREET LIGHT
 - SLB = STREET LIGHT BOX
 - SS = SANITARY SEWER LINE
 - SSMH = SANITARY SEWER MANHOLE
 - SSCO = SANITARY SEWER CLEAN OUT
 - STR = STAIRS
 - T = TOP OF SLOPE
 - I = TOE OF SLOPE
 - TEL = UNDERGROUND TELEPHONE LINE
 - T/E = OVERHEAD TELEPHONE & ELECTRIC
 - T/C = TOP OF CONCRETE
 - TW = TOP OF WALL
 - UB = UTILITY BOX
 - VD = V-DITCH
 - VC = VALLEY GUTTER
 - W = BACK OF WALK
 - WL = WATER LINE
 - WM = WATER METER
 - WV = WATER VALVE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°44'20"W	8.00

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	196.00	29°51'45"	102.15
C2	28.00	20°27'31"	10.00
C3	28.00	14°47'20"	7.23
C4	32.00	15°13'49"	84.46
C5	40.00	11°28'33"	79.22
C6	20.00	48°27'39"	17.26
C7	156.00	29°51'45"	81.31

BOUNDARY SYMBOLS
 ● = FOUND 1.5" BRASS DISC SURVEY MONUMENT,
 W/PUNCH, IN STANDARD WELL, PER 362 M 7.



- GENERAL NOTES**
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. 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. CONTOUR INTERVAL = 1'
 4. BASIS OF BEARINGS: THE BEARING N10°14'38"E BETWEEN TWO FOUND MONUMENTS ON REGENCY COURT AS SHOWN ON THE MAP OF SUBDIVISION 6853, FILED JULY 15, 1992, IN BOOK 362 OF MAPS AT PAGE 7, CONTRA COSTA COUNTY RECORDS.
 5. BENCHMARK: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY AN RTK GPS SURVEY, REFERENCED TO THE C.S.D.S. VIRTUAL SURVEYING NETWORK (CSDS VSN).
 6. BOUNDARY LINES ARE APPROXIMATE ONLY, AND ARE BASED ON AVAILABLE RECORD INFORMATION.
 7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

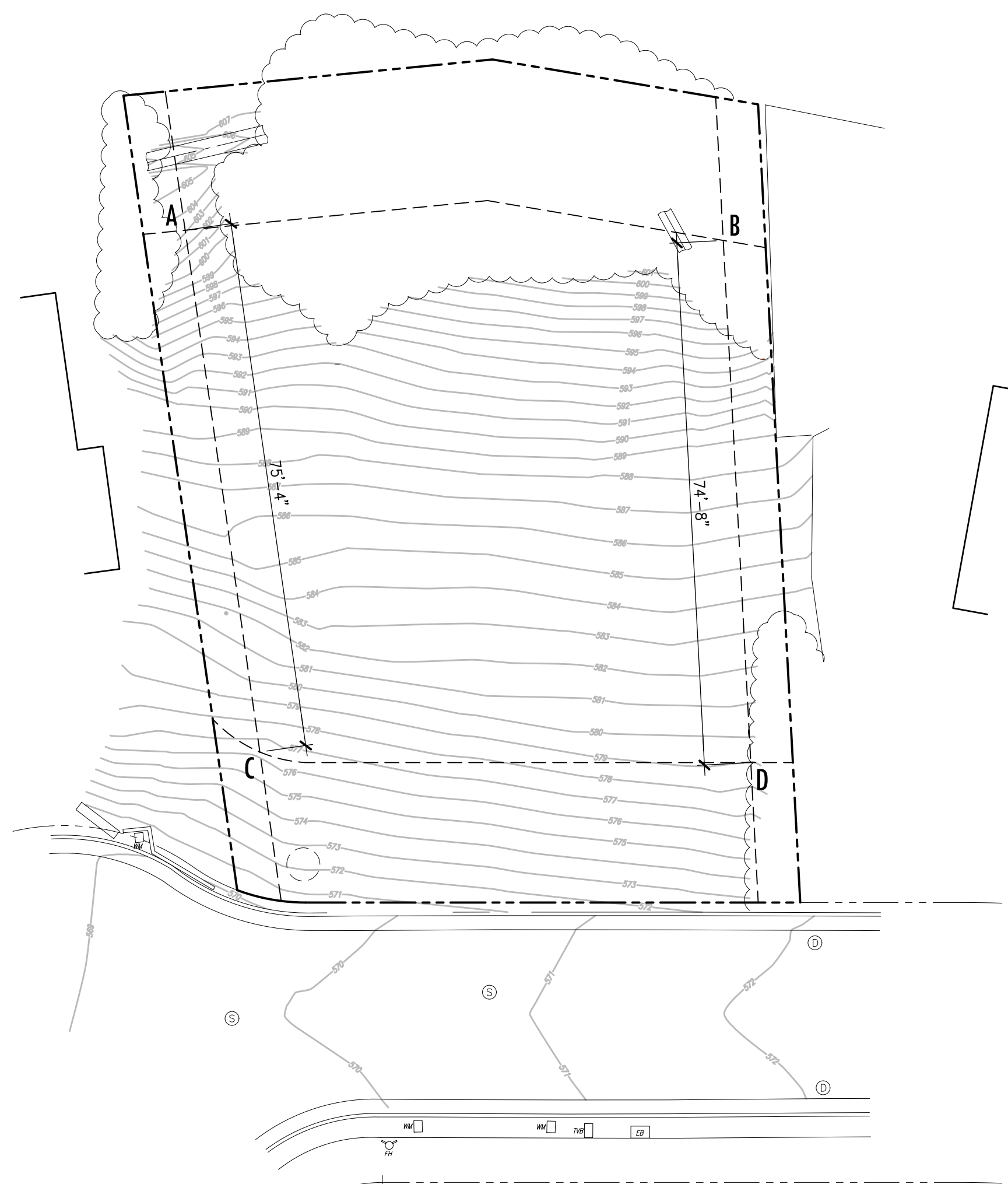
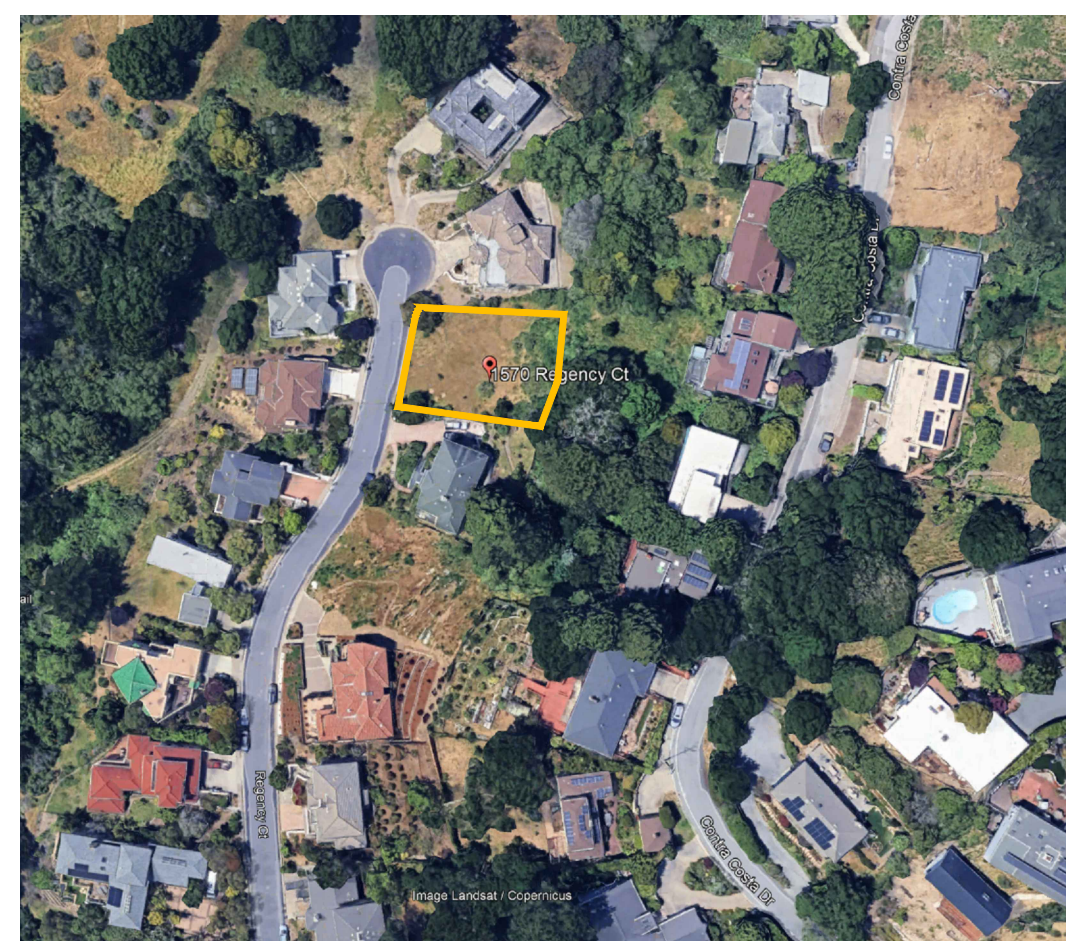


DATE: 6/5/2024
 PATRICK M. REI
 L.S. # 8178

APN:505-130-013

REFERENCES	REVISIONS	KISTER, SAVIO & REI, INC. LAND SURVEYORS		DESCRIPTION
FIELD BOOK No. FILE MAP: TITLE CO.: POLICY No.: DATUM: NAVD 88 MSC. REF: 362 M 7		1660 SAN PABLO AVENUE, SUITE C PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 E-MAIL: info@ksrinc.net		TOPOGRAPHIC SURVEY LOT 10, SUBDIVISION 6853 (362 M 7)
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.		FOR: MDDKLEE	JOB No. 20554	C1.0
		DATE: 6/5/2024	DWG No. X-4361	
				EL CERRITO, CALIFORNIA

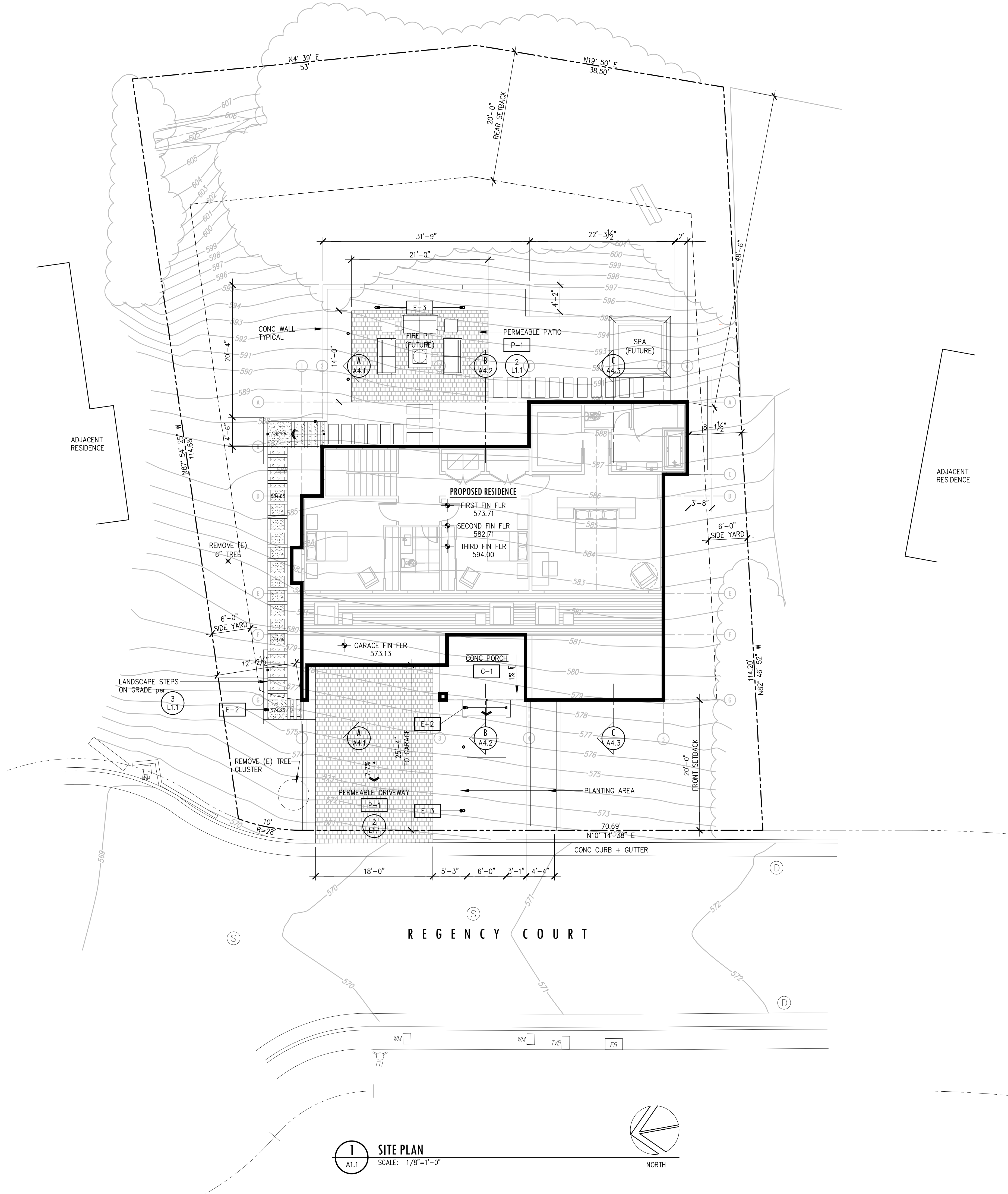
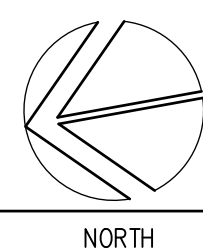
NEIGHBORHOOD



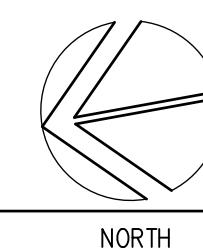
SLOPE CALCULATION

$$\frac{(603 + 604) - (576 + 579)}{(75.33 + 74.67)} = 35\%$$

2 LOT SLOPE
 SCALE: 1/16"=1'-0"



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



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 510 223 7914



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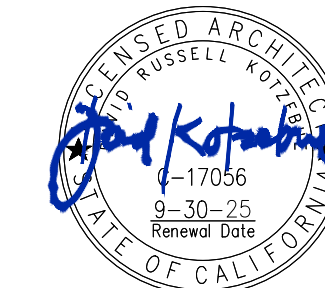
Issue
27 NOVEMBER 2024 PLANNING COMPLETENESS REVIEW
1 MARCH 2025 PLANNING COMPLETENESS REVIEW 2

Proposed New Residence
1570 REGENCY COURT
 El Cerrito, CA 94530

APN 505 130 013
 LATITUDE: 37.93
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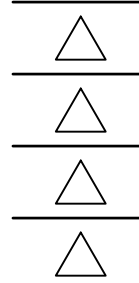
Title SITE PLAN
Scale 1/8"=1'-0"
Date 12 SEPTEMBER 2024
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El Cerrito, CA 94530

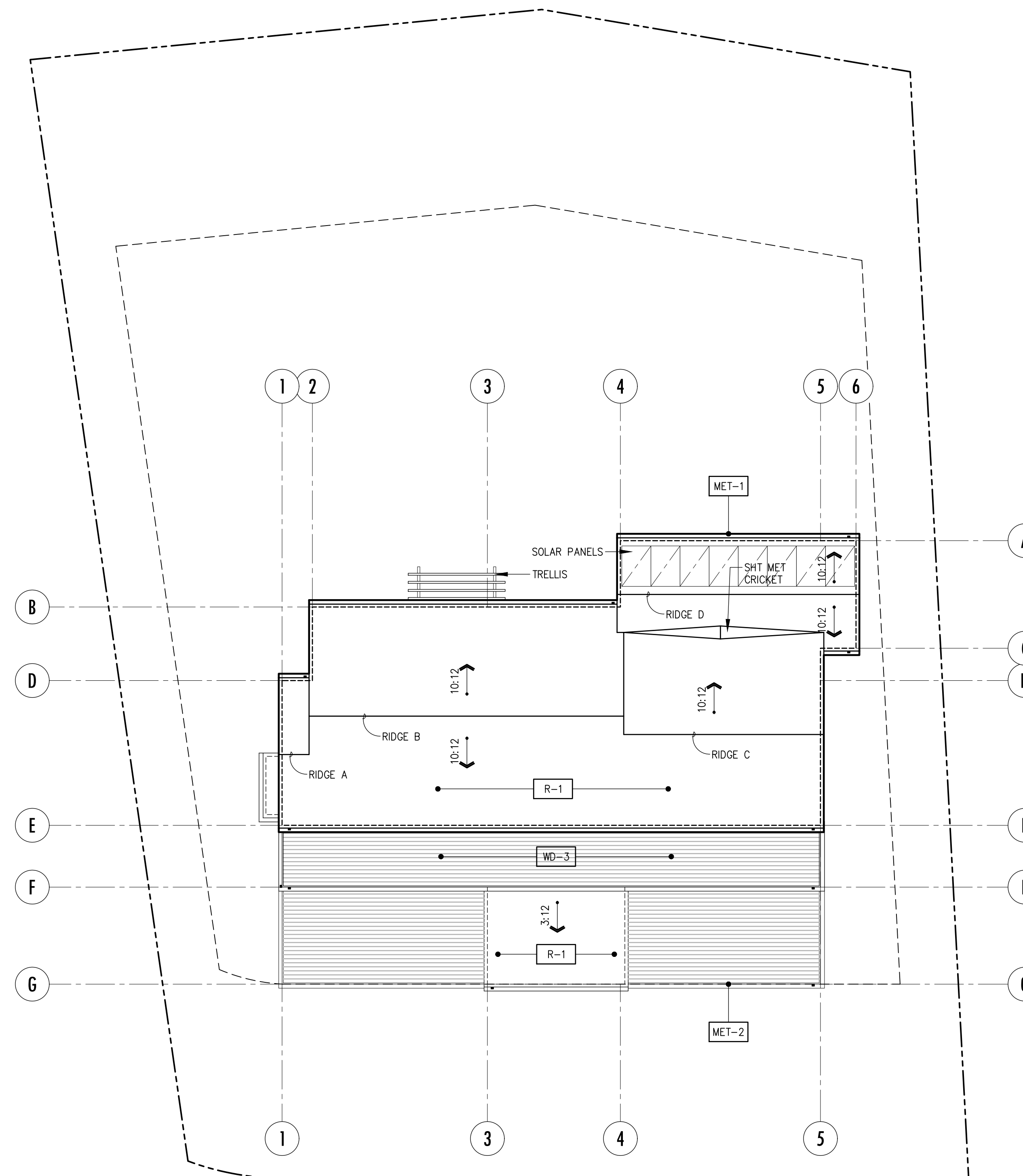
APN 505 130 013
LATITUDE: 37.93
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Title ROOF PLAN

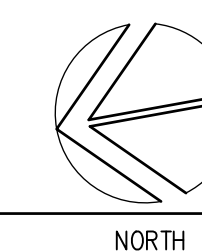
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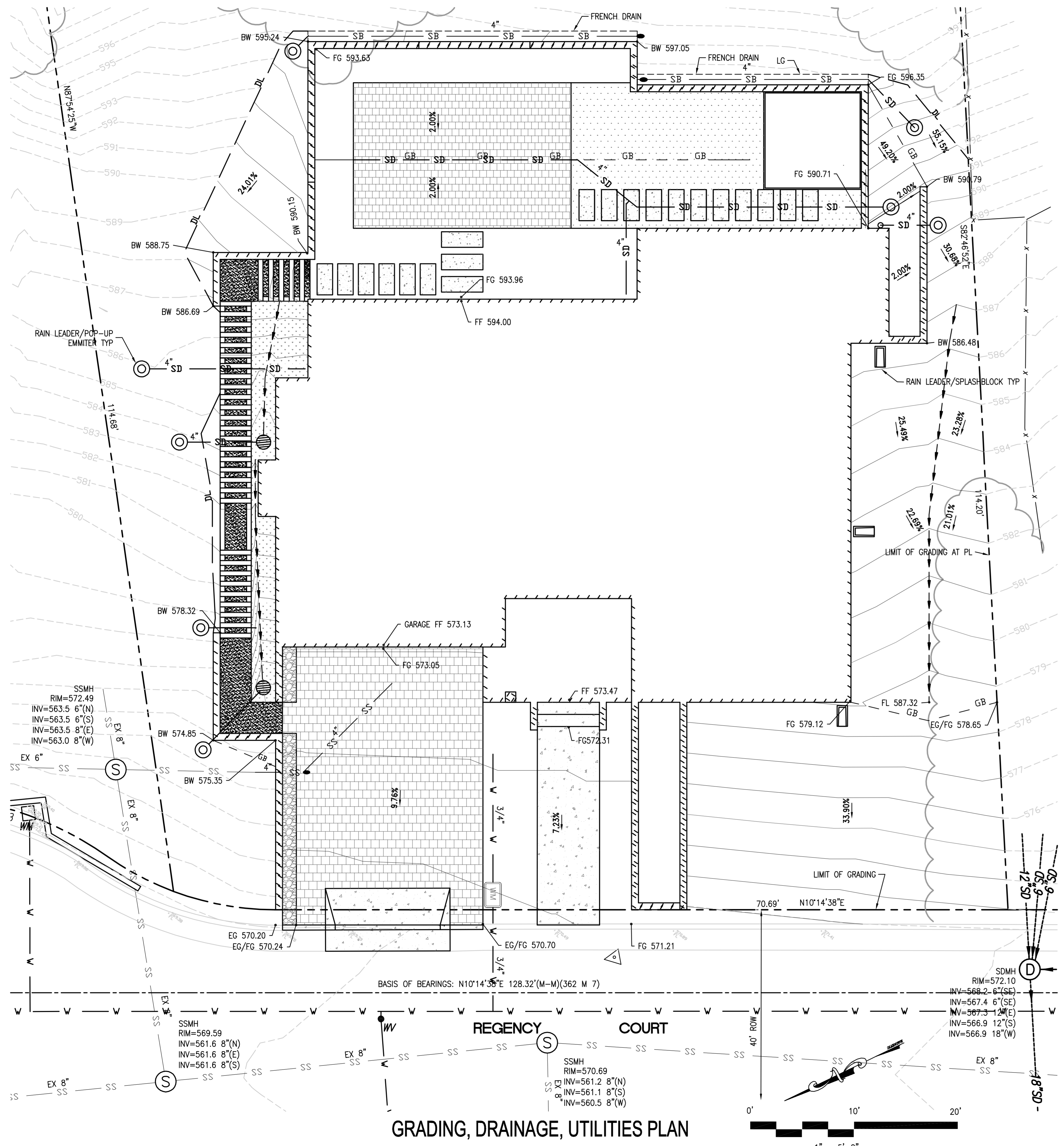
Date 12 SEPTEMBER 2024

Sheet



1 ROOF PLAN
A1.2 SCALE: 1/8"=1'-0"





ABBREVIATIONS

- AC ASPHALT CONCRETE
- BC BOTTOM OF CONCRETE, BEGINNING OF CURB
- BW BOTTOM OF WALL
- CO CLEAN OUT
- C, CONC CONCRETE
- CV CHECK VALVE
- DI DROP INLET
- DL DAYLIGHT LINE (LIMIT OF GRADING)
- DW DRIVEWAY
- E EAST
- EC END OF CURB
- EG EXISTING GRADE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX EXISTING
- FC FACE OF CURB
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- LG LIMIT OF GRADING
- MAX MAXIMUM
- MIN MINIMUM
- MH MANHOLE
- N NORTH
- NE NORTHEAST
- NG NATURAL GAS
- NW NORTHWEST
- o/ OVER
- o.c. ON CENTER
- OG ORIGINAL GRADE
- PCC PORTLAND CEMENT CONCRETE
- PL PROPERTY LINE
- PR PRESSURE REDUCER
- RC RELATIVE COMPACTION PER ASTM D1557
- RW RETAINING WALL
- S SOUTH
- SD STORM DRAIN
- SDDI STORM DRAIN DROP INLET
- SE SOUTHEAST
- SS SANITARY SEWER
- SW SIDEWALK
- TFC TOP FACE OF CURB
- TOS TOP OF SLAB
- TW TOP OF WALL
- UON UNLESS OTHERWISE NOTED
- UST UNDERGROUND STORAGE TANK
- UTIL UTILITY
- VG VALLEY GUTTER
- VIF VERIFY IN FIELD
- W WEST
- w/ WITH

GRADING NOTES

1. SOILS REPORT: ABRIDGED RECOMMENDATIONS OF THE SOILS REPORT ARE INCLUDED IN SECTION 4 OF THE SPECIFICATION NOTES BUT THE CONTRACTOR SHALL STRICTLY ADHERE TO ALL RECOMMENDATIONS OF THE COMPLETE SOILS REPORT.
 2. THE SOILS ENGINEER SHALL BE ENGAGED TO OBSERVE AND INSPECT EARTHWORK OPERATIONS PER THE RECOMMENDATIONS OF THE SOILS REPORT.
 3. EARTHWORK AREAS SHALL BE OVEREXCAVATED AND RECOMPACTED.
 4. LARGE VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE USED IMMEDIATELY ADJACENT TO THE BUILDING.
 5. INCOMPETENT SOILS SHALL BE REMOVED AND REPLACED.
 6. SOILS SHALL BE PROPERLY MOISTURE CONDITIONED. SATURATED AND OVERLY-WET SOILS SHALL BE DRIED TO REQUIRED MOISTURE CONTENT.
1. REPLACE UNSUITABLE SOILS ENCOUNTERED AT THE EXCAVATION SUBGRADE. BACKFILL THE EXCAVATION IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
 2. INFILL AC PAVING AT DRIVEWAY APRON TO MATCH EXISTING WITH A MINIMUM SECTION OF 3" AC OVER 12" AGGREGATE BASE.

IMPERVIOUS SURFACES

NEW 2666 SF
 REPAVED 0 SF

EARTHWORK

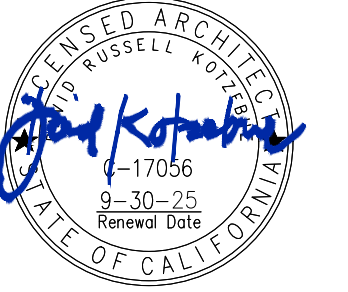
CUT: 96 CY
 FILL: 116 CY
 NET FILL: 20 CY

EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

SYMBOLS

PROPOSED	EXISTING	
		PORTLAND CEMENT CONCRETE
		GRANULAR SURFACE
		GRASS
		AC PAVING
		PERMEABLE PAVERS
		EXISTING NATURAL GAS
		EXISTING STORM DRAIN
		EXISTING SANITARY SEWER
		OVERHEAD ELECTRICAL
		WATER
		PROPERTY LINE
		SANITARY SEWER
		STORM DRAIN
		GRADE BREAK
		DAYLIGHT LINE (LIMIT OF GRADING)

	PRELIMINARY SUBMITTAL DATE: 2/20/25
DESIGNED BY: GKG DRAWN BY: GKG CHECKED BY: GKG SCALE: AS NOTED	www.garygoodmanson.com (650) 427-9466
PROPOSED RESIDENT AT 1570 REGENCY CT, EL CERRITO, CA 94920 APN 505-130-013-4	
GRADING, DRAINAGE AND UTILITIES PLAN	
SHEET NUMBER C1 1 OF 4 SHEETS PROJECT NUMBER 2418	



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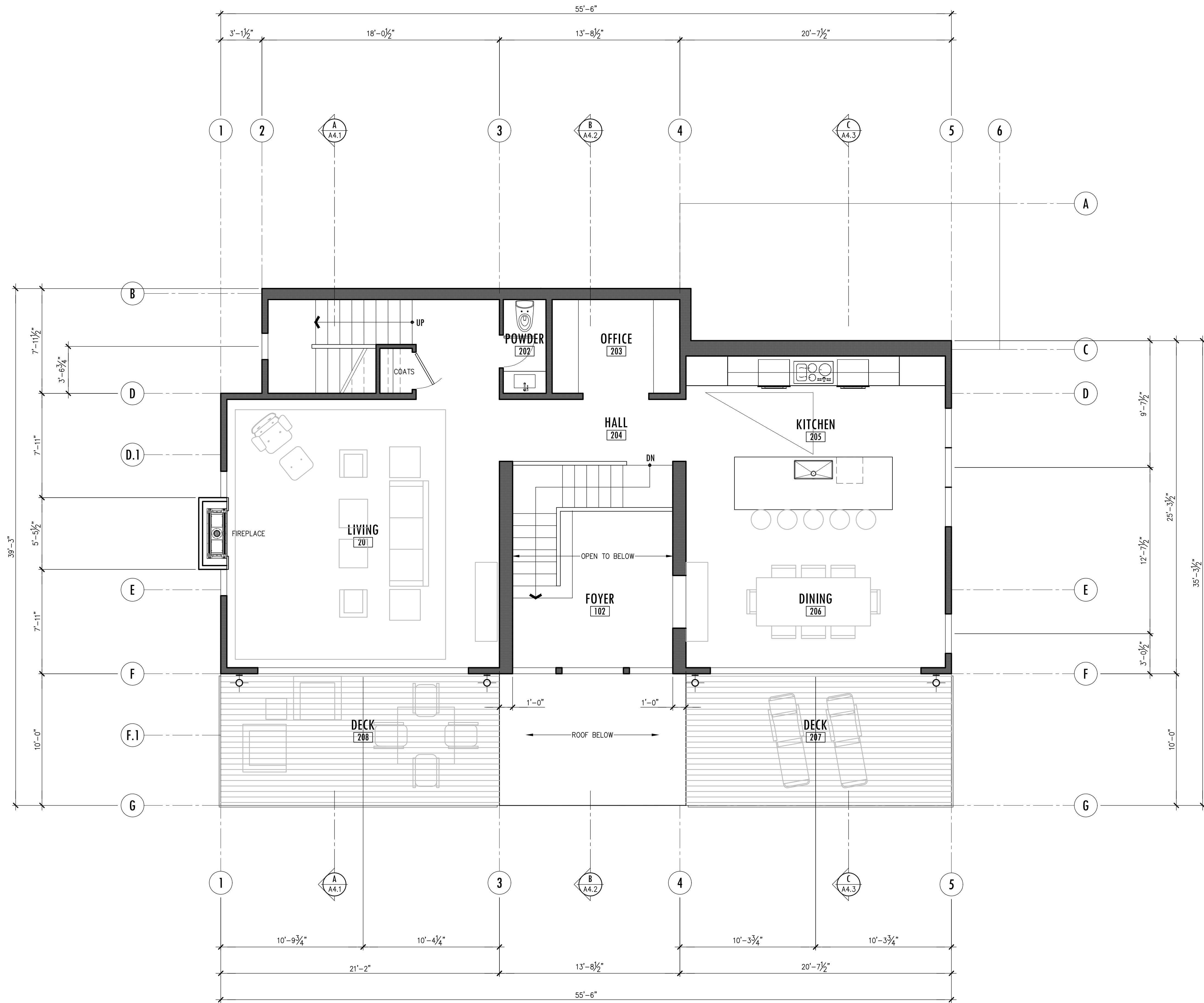
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Job Number

Issue

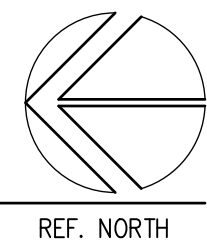
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El Cerrito, CA 94530

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1 SECOND FLOOR PLAN
A2.2 SCALE: 1/4"=1'-0"



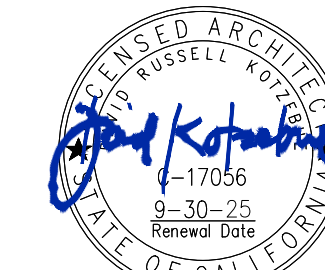
Title SECOND FLOOR PLAN

Scale 1/4"=1'-0"

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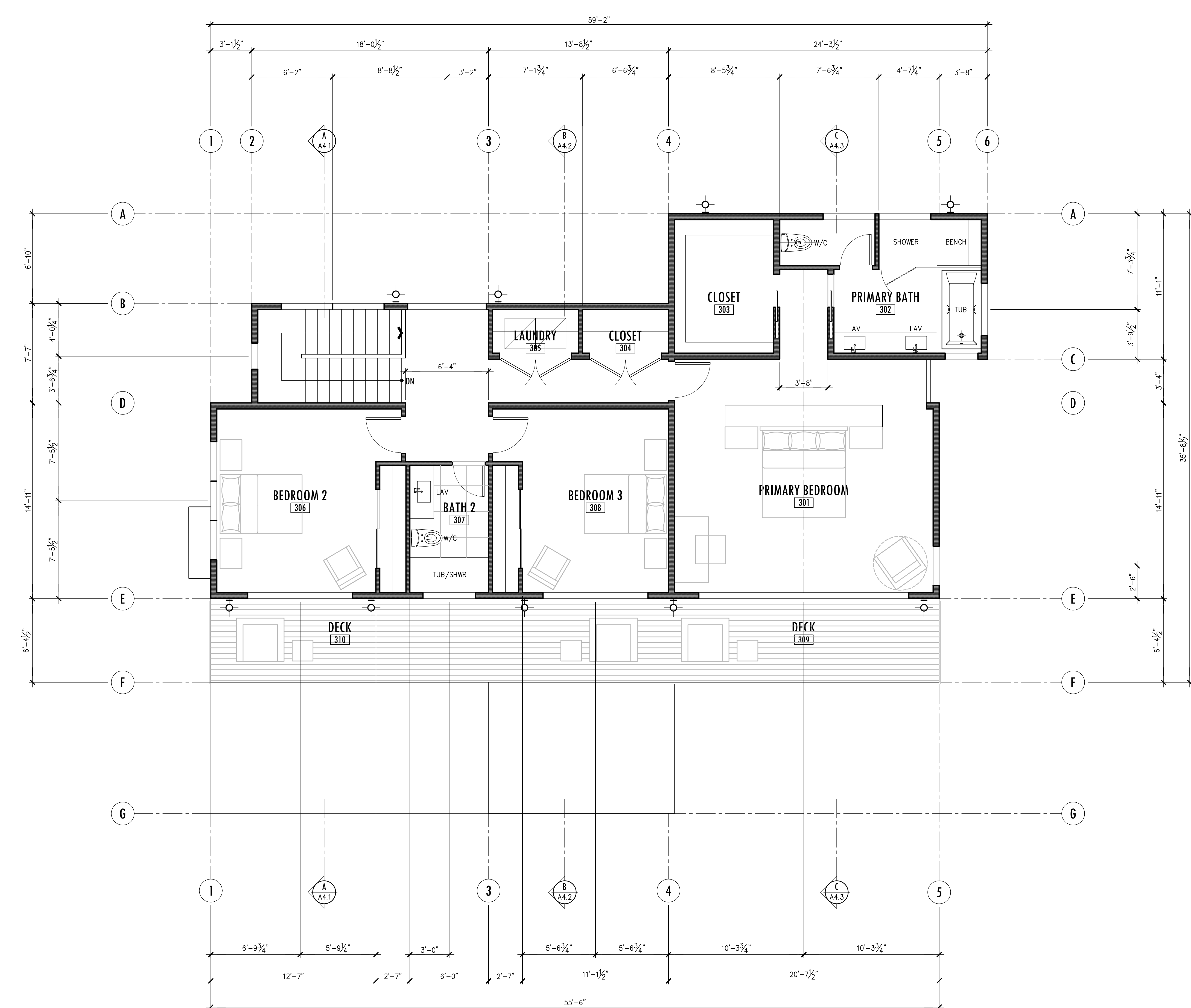
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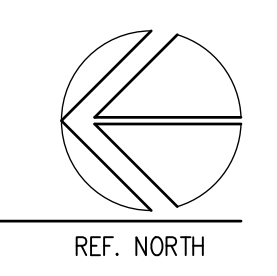
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1570 REGENCY COURT
El Cerrito, CA 94530

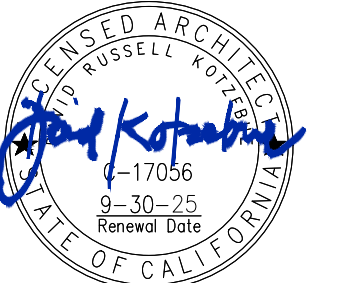
APN 505 130 013
LATITUDE: 37.93
LONGITUDE: -122.30

Title	THIRD FLOOR PLAN
Scale	1/4"=1'-0"
Date	12 SEPTEMBER 2024
Sheet	



1 THIRD FLOOR PLAN
A2.3 SCALE: 1/4"=1'-0"

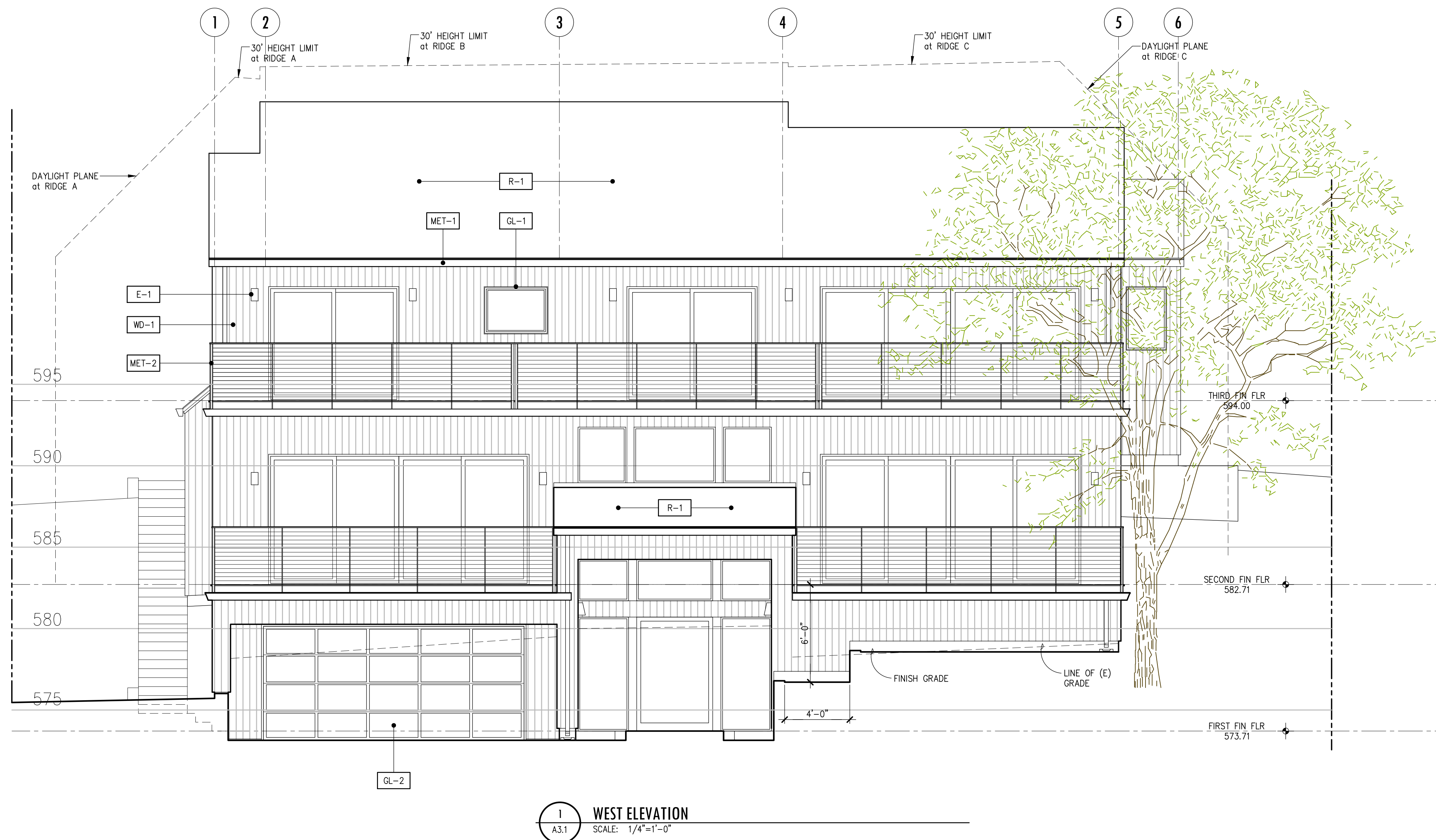
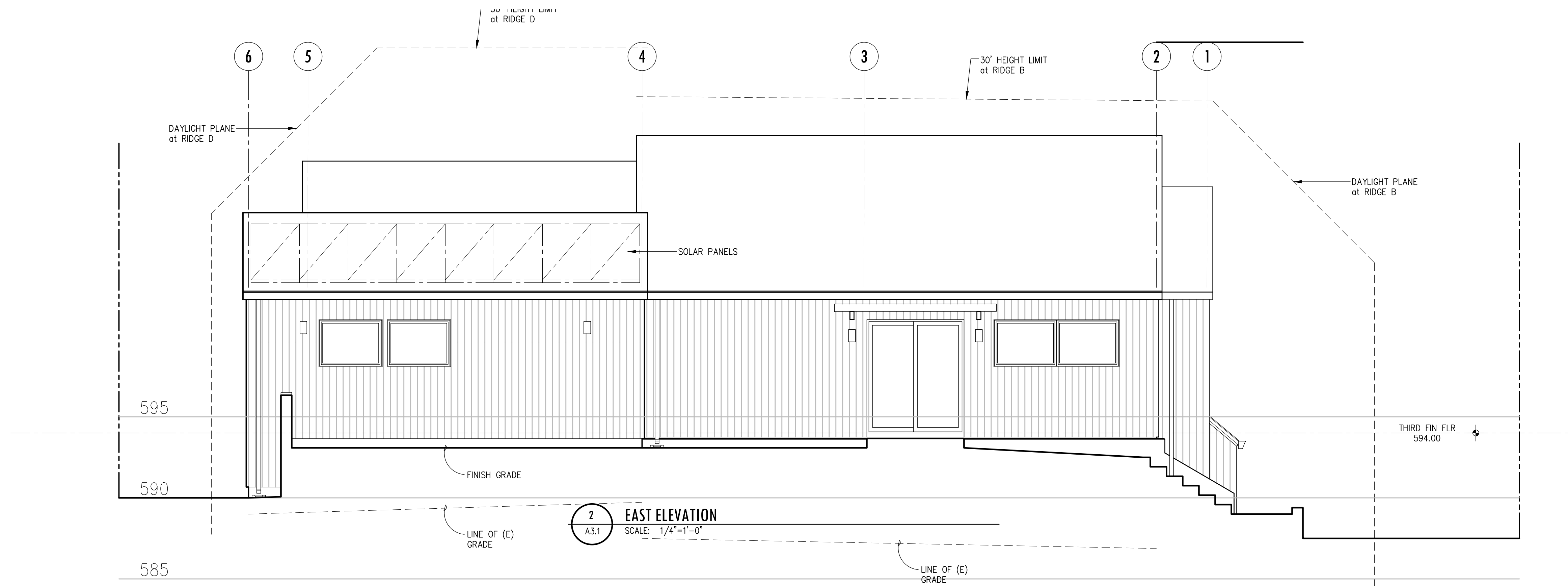




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Issue

27 NOVEMBER 2024	PLANNING COMPLETENESS REVIEW
1 MARCH 2025	PLANNING COMPLETENESS REVIEW 2

Proposed New Residence
1570 REGENCY COURT
El Cerrito, CA 94530

APN 505 130 013
LATITUDE: 37.93
LONGITUDE: -122.30

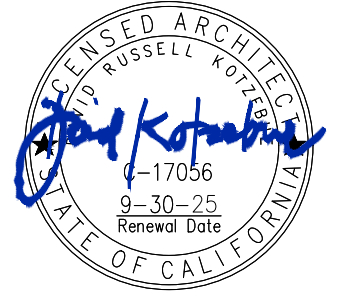
Title ELEVATIONS

Scale 1/4"=1'-0"

Date 12 SEPTEMBER 2024

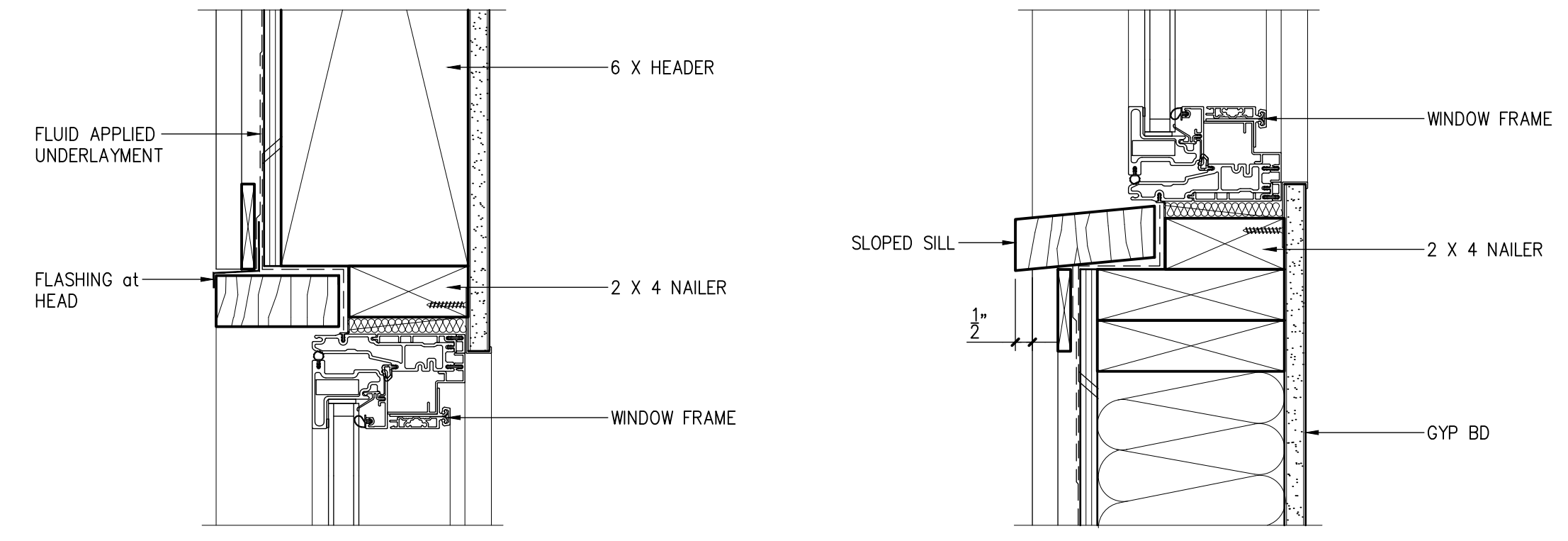
Sheet

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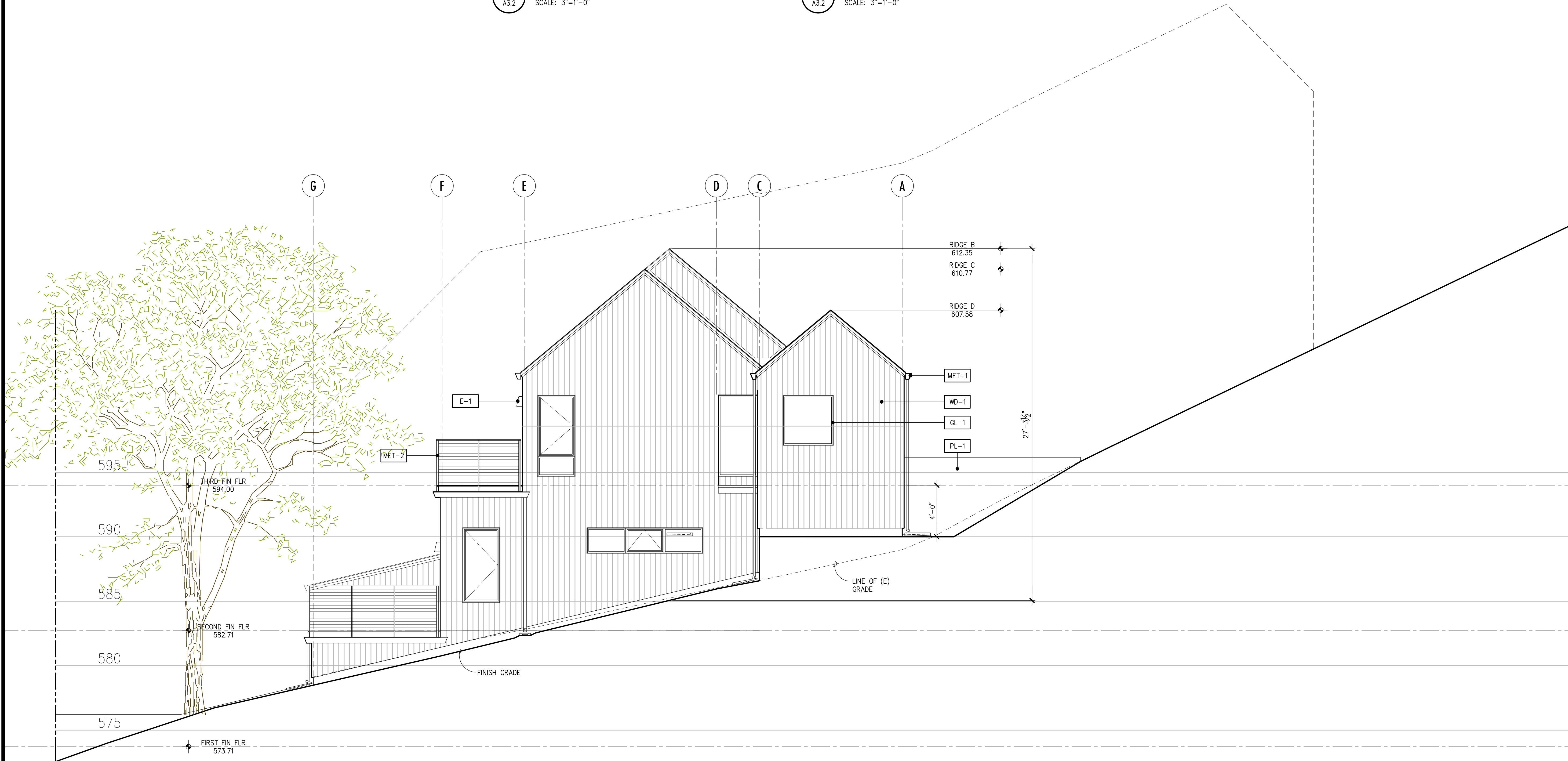
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2 WINDOW/DOOR HEAD JAMB SIMILAR
A3.2 SCALE: 3"=1'-0"

3 WINDOW SILL
A3.2 SCALE: 3"=1'-0"



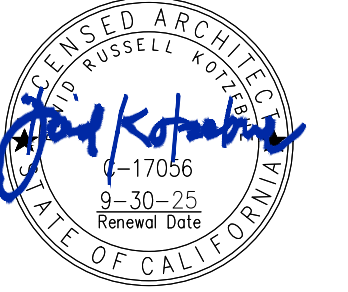
1 SOUTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"

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Title ELEVATIONS
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Date 12 SEPTEMBER 2024
Sheet

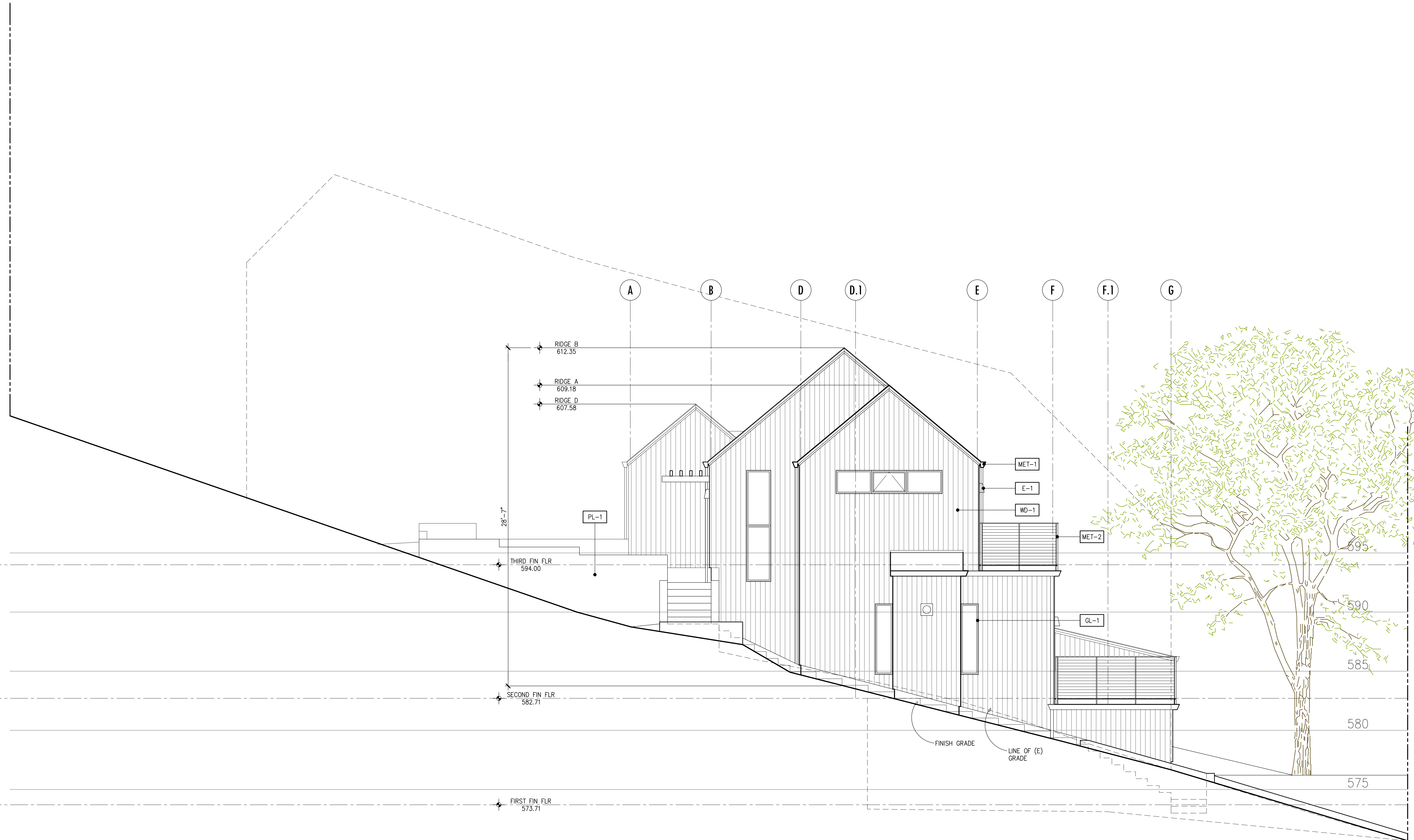


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1 NORTH ELEVATION
A3.3 SCALE: 1/4"=1'-0"

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Title ELEVATIONS

Scale 1/4"=1'-0"

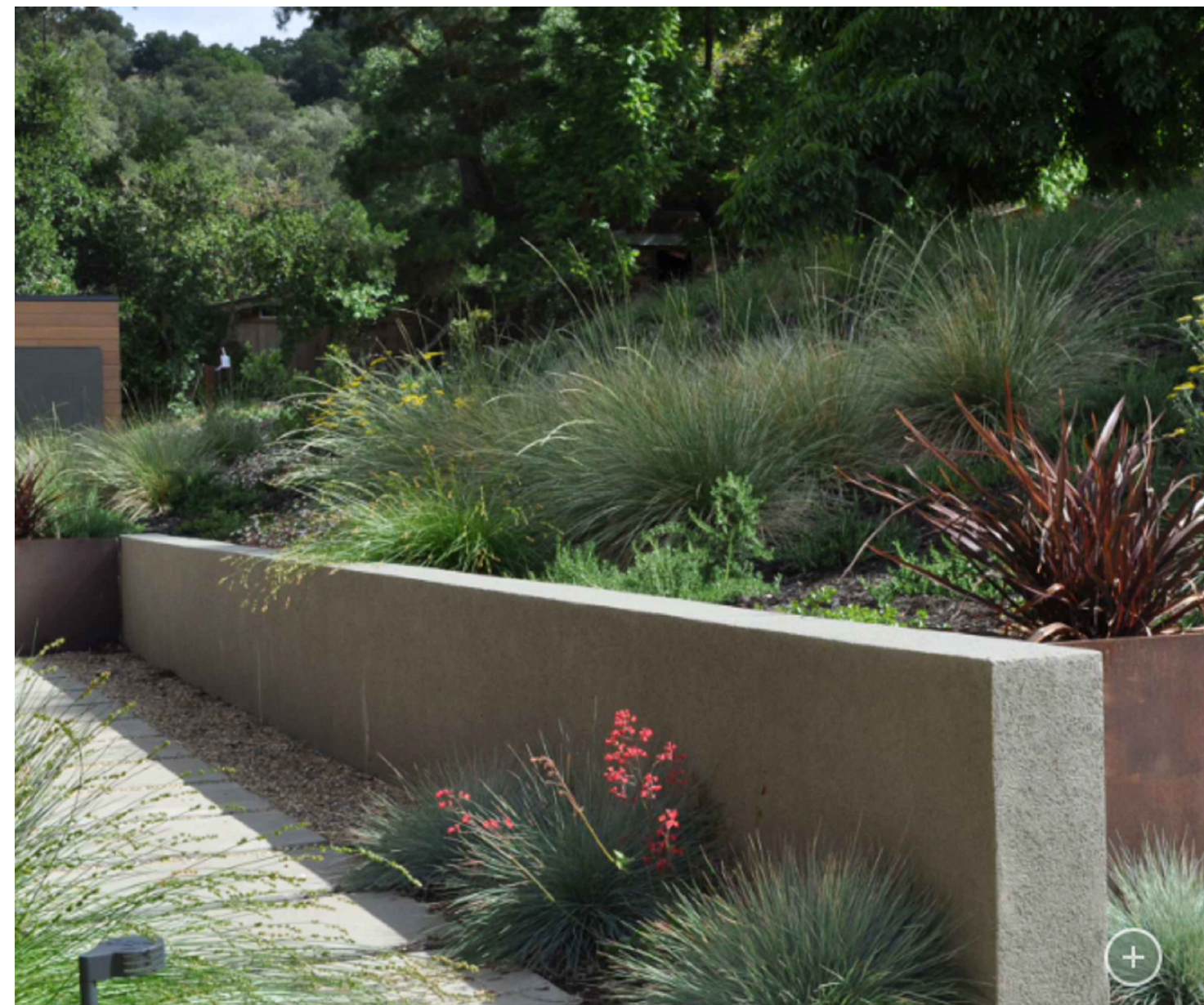
Date 12 SEPTEMBER 2024

Sheet

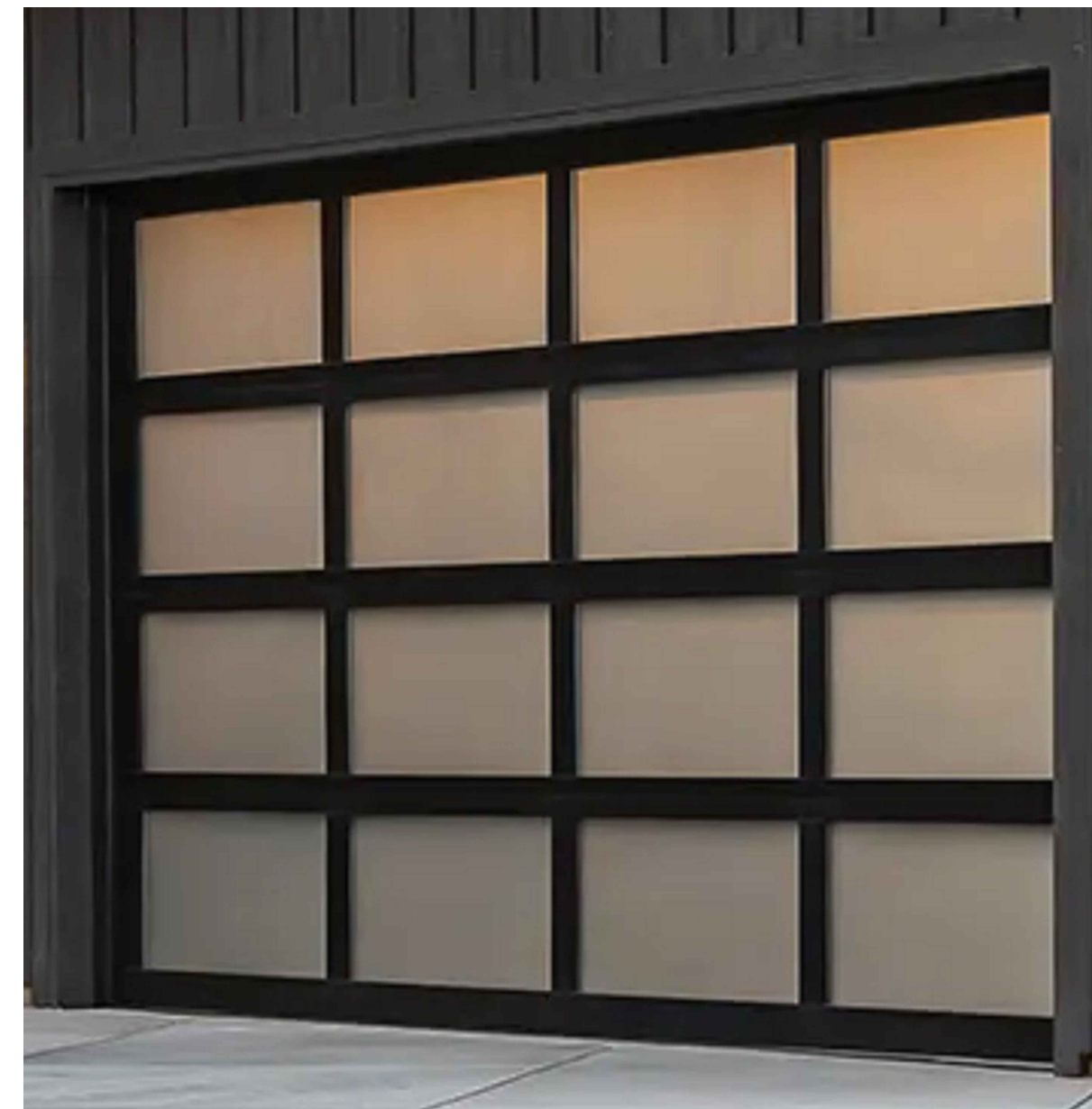
SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS.

EXTERIOR MATERIALS and FINISHES				
NO	LOCATION	MATERIAL	COLOR	DESCRIPTION
WD-1	EXTERIOR SIDING	1 X 4 CLEAR WESTERN RED CEDAR BOARD SIDING	CLEAR SATIN	VERTICAL RAINSCREEN SIDING
WD-2	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR		S4S BOARDS
WD-3	EXTERIOR DECK	1 X 4 IPE	CLEAR SEALER	WOOD DECKING ON SLEEPERS
GL-1	WINDOWS and DOORS	COMPOSITE	DARK BRONZE	MARVIN MODERN SIGNATURE SERIES
GL-2	GARAGE DOOR	ALUMINUM/TEMP GLASS	DARK BRONZE	OBSOURE GLASS WITH DARK BRONZE FRAME
R-1	ROOFING	COMPOSITION SHINGLE	WEATHERED WOOD	GAF TIMBERLINE
MET-1	GUTTERS + FLASHING	ALUMINUM	DARK BRONZE	FASCIA GUTTER
MET-2	RAILINGS	GALVANIZED STEEL	DARK BRONZE PAINT	STAINLESS STEEL CABLE RAIL
PL-1	GARDEN WALLS	EXTERIOR CEMENT PLASTER	INTEGRAL COLOR OFF-WHITE	PARGED CONCRETE WALLS
C-1	ENTRANCE WALK	CONCRETE	DAVIS COLORS MIAMI BUFF	ACID WASHED CONCRETE
P-1	PERMEABLE PAVING	BASALITE SF RIMA 8 X 8 X 3	TAN/CHARCOAL BLEND	CONCRETE PAVERS

GARDEN WALLS PL-1



GARAGE DOOR GL-2



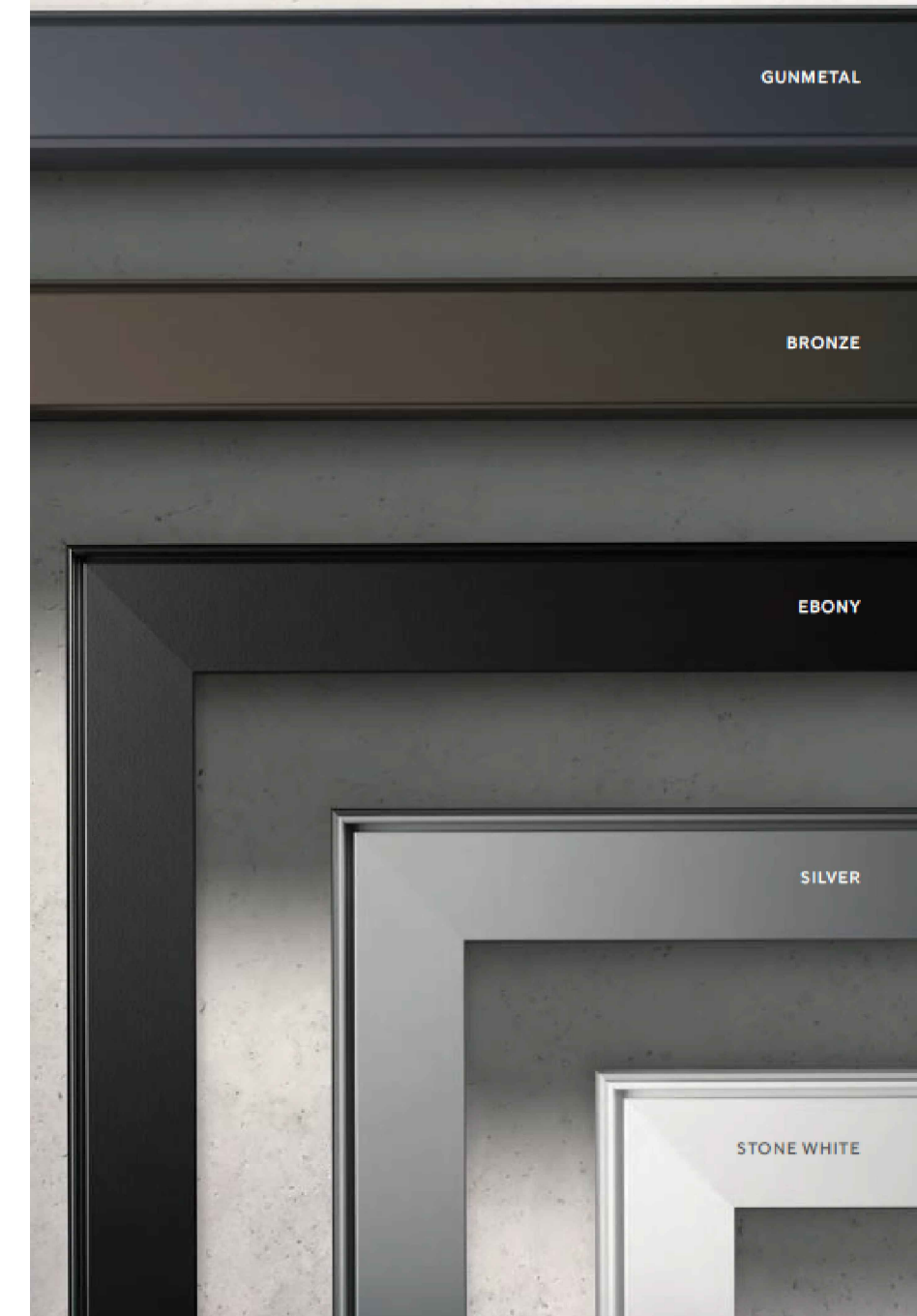
CONCRETE PAVING C-1



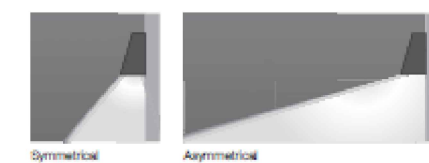
WINDOWS + DOORS GL-1



EXTERIOR COLORS • HIGH-DENSITY FIBERGLASS



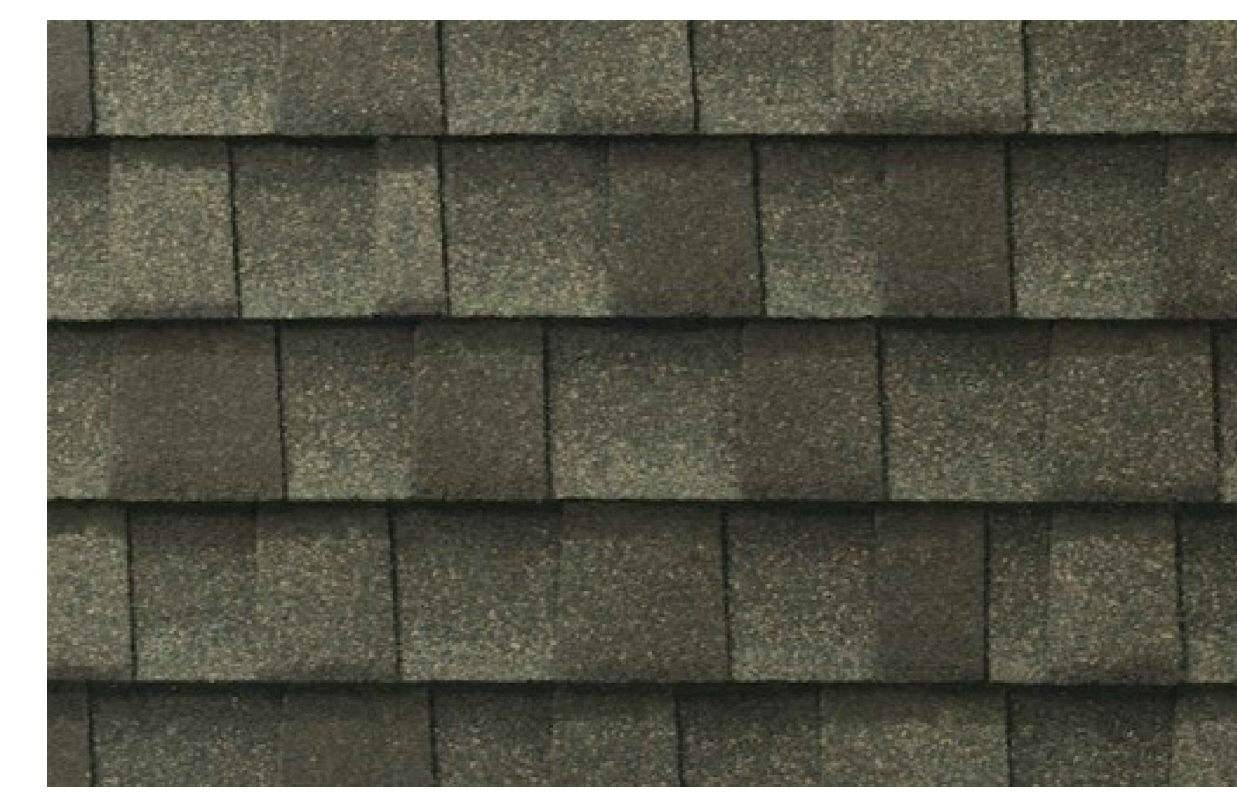
EXTERIOR WALL SCONCE E-1



LED wall luminaires with symmetrical or asymmetrical light distribution
Die-cast aluminum
Multi-safety glass
Reflector of pure anodized aluminum
Integral electronic driver - dimmable 0-10V
Color temperature 3000K (for 4000K add suffix V4)
Finish: Black (BLK) White (WHI)
Silver (SLV) Bronze (BRZ)
UL or CUL listed, suitable for wet locations (see page 417)
Protection class: IP54

Symmetrical light distribution		Asymmetrical light distribution	
LED	W	LED	W
3894	10.5W	3895	10.5W
3896	19.0W	3897	19.0W

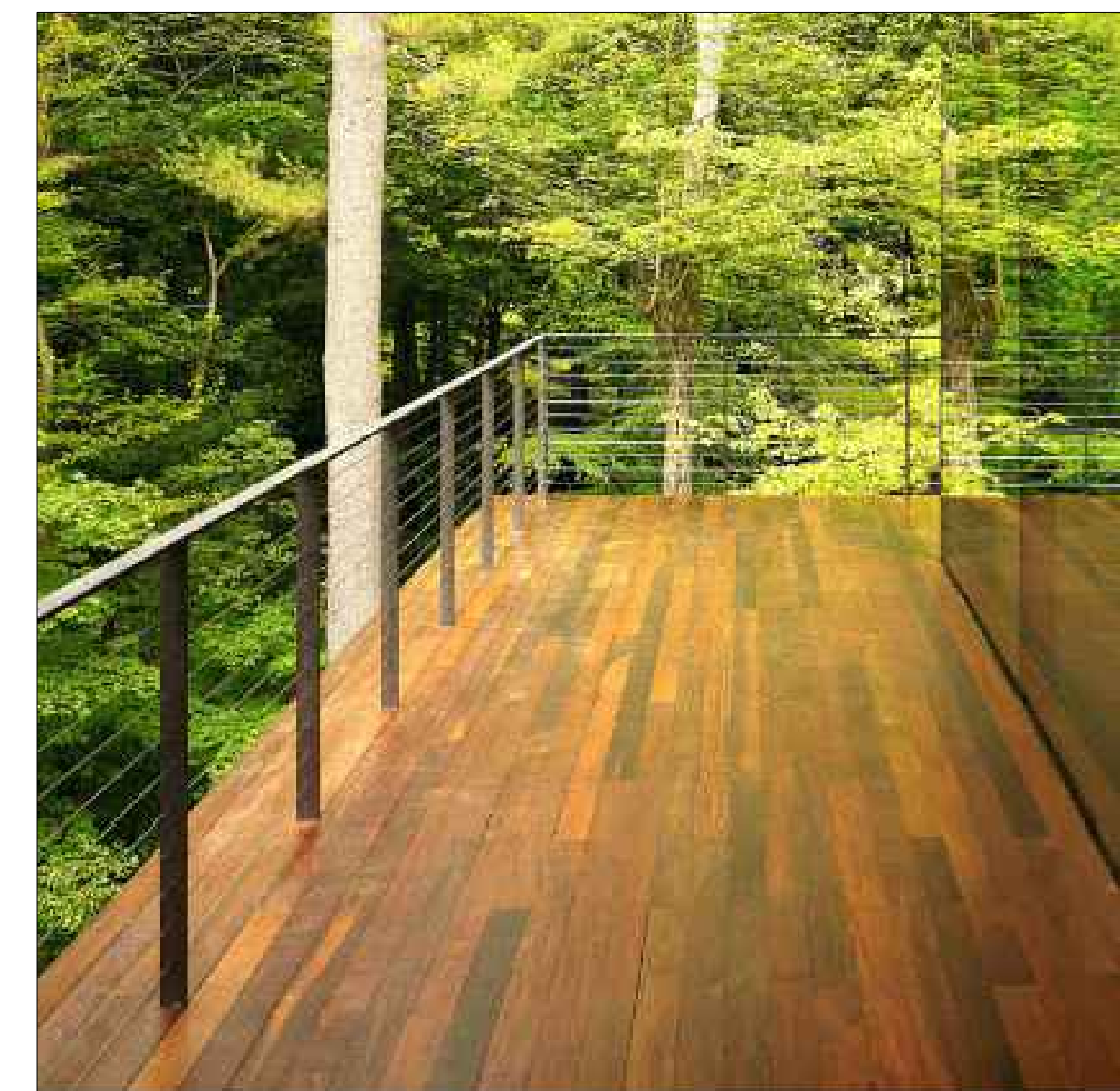
ROOFING R-1



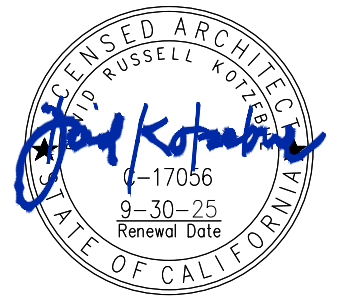
SIDING WD-1



CABLE RAILING MET-2



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Proposed New Residence
1570 REGENCY COURT
El Cerrito, CA 94530

APN: 505 130 013
LATITUDE: 37.93
LONGITUDE: -122.30

Title: COLOR + MATERIALS

Scale

Date: 12 SEPTEMBER 2024

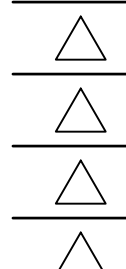
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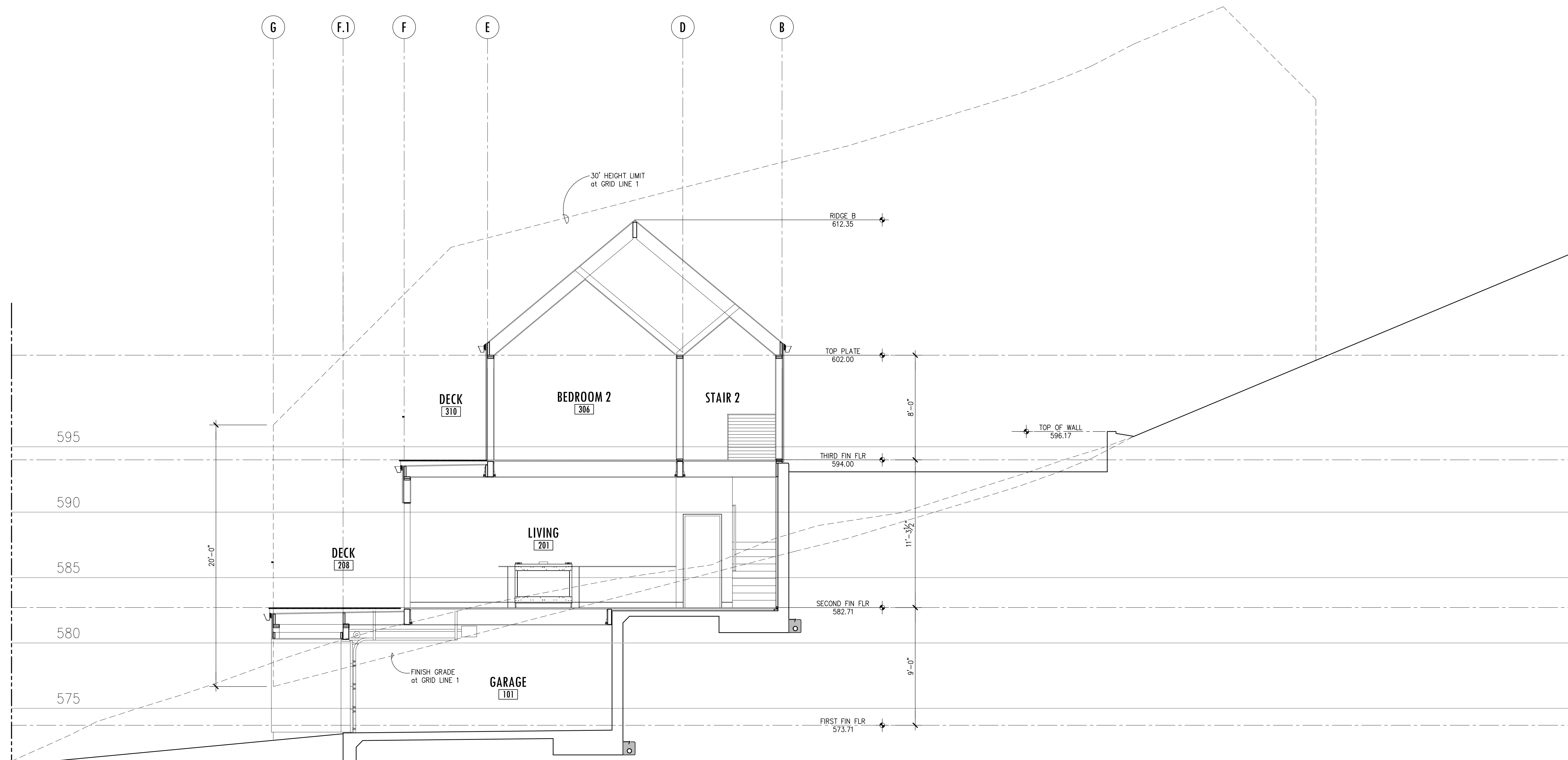
Title SECTIONS

Scale 1/4"=1'-0"

Date 12 SEPTEMBER 2024

Sheet

A4.1



A SECTION
A4.1 SCALE: 1/4"=1'-0"



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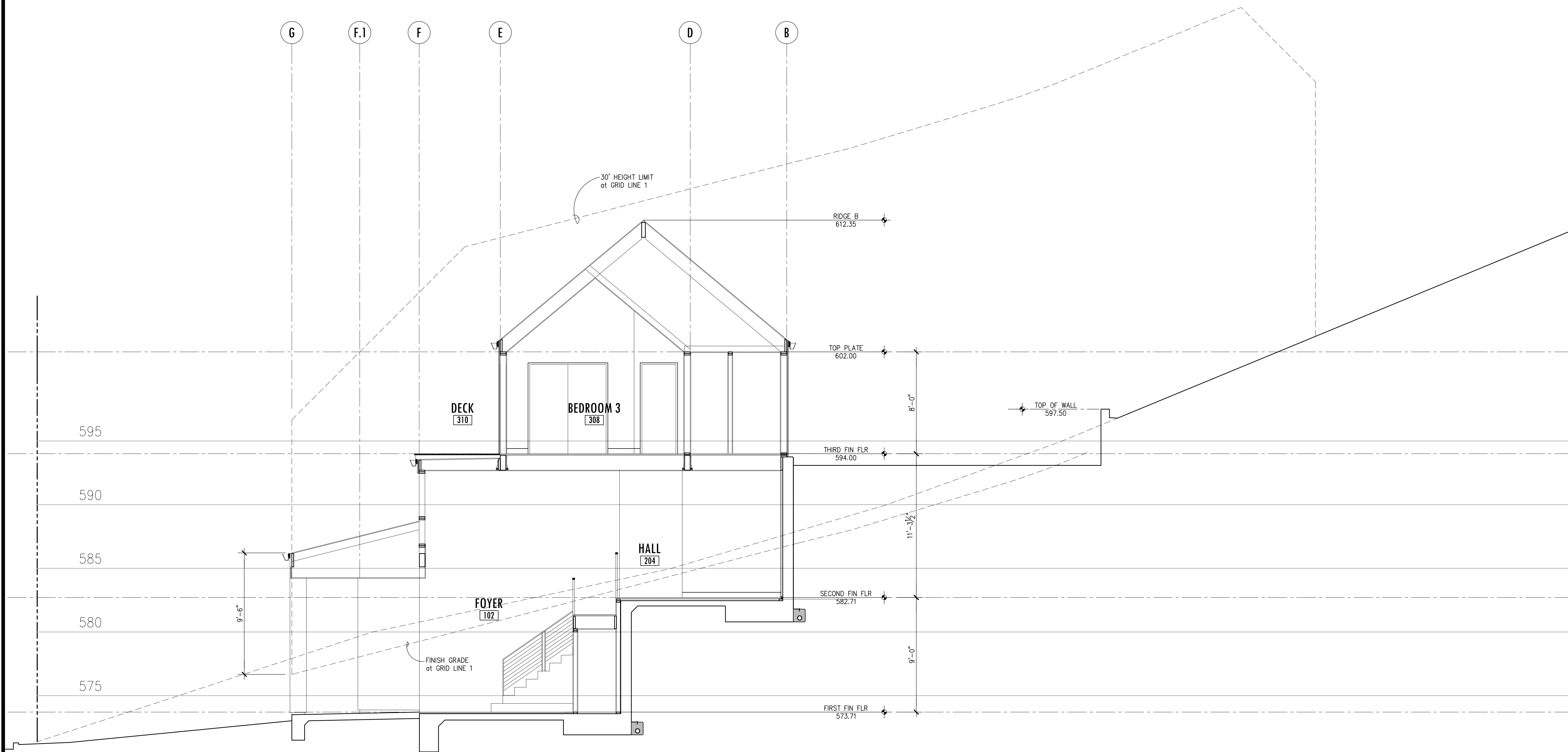
APN 505 130 013
LATITUDE: 37.93
LONGITUDE: -122.30

Title SECTIONS

Scale 1/4"=1'-0"

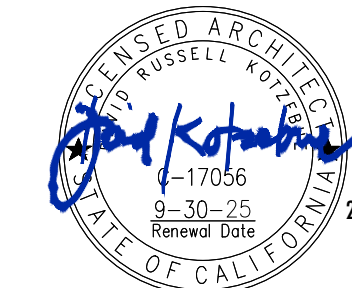
Date 12 SEPTEMBER 2024

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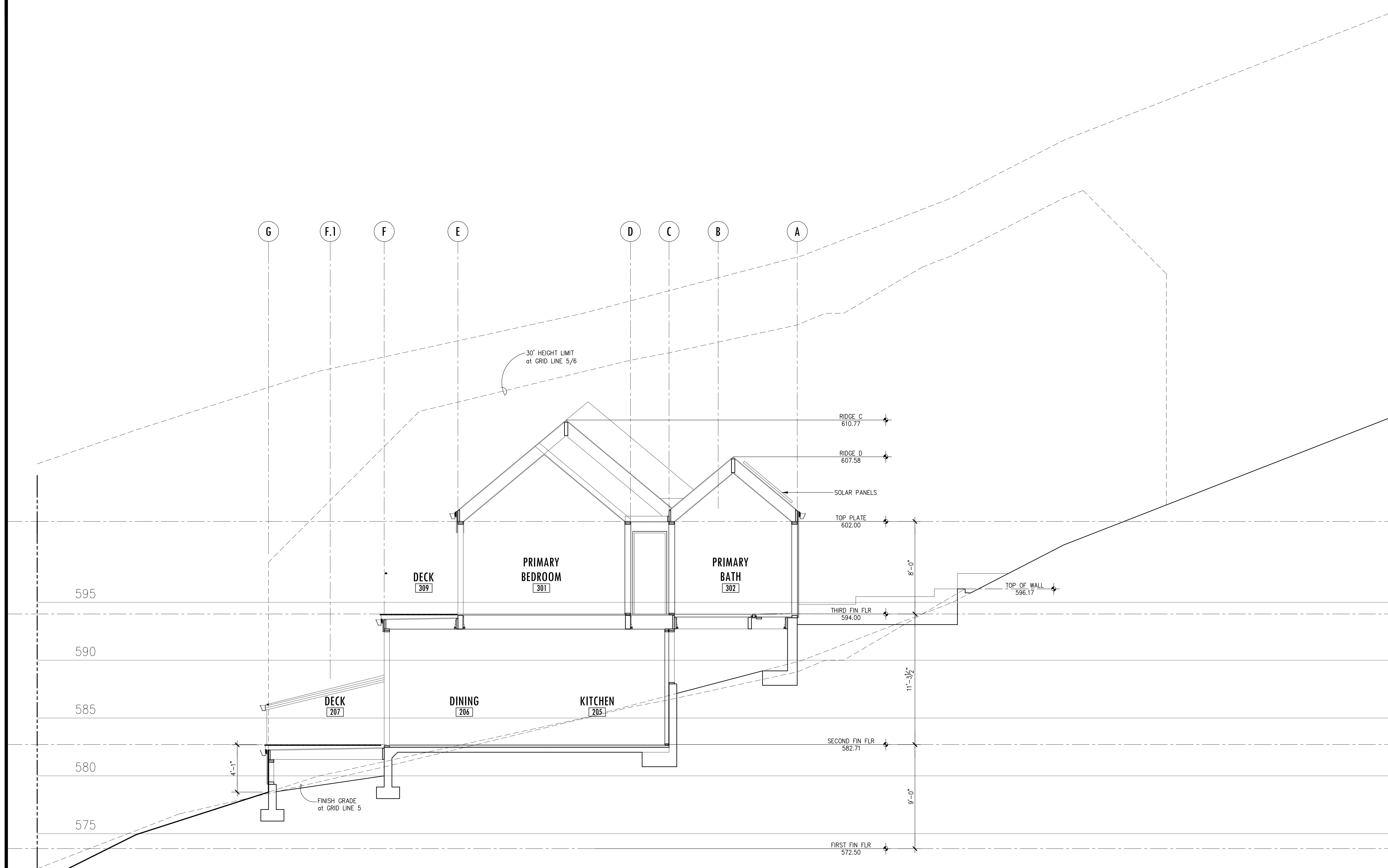
B SECTION
A4.2 SCALE: 1/4"=1'-0"

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C SECTION
A4.3 SCALE: 1/4"=1'-0"

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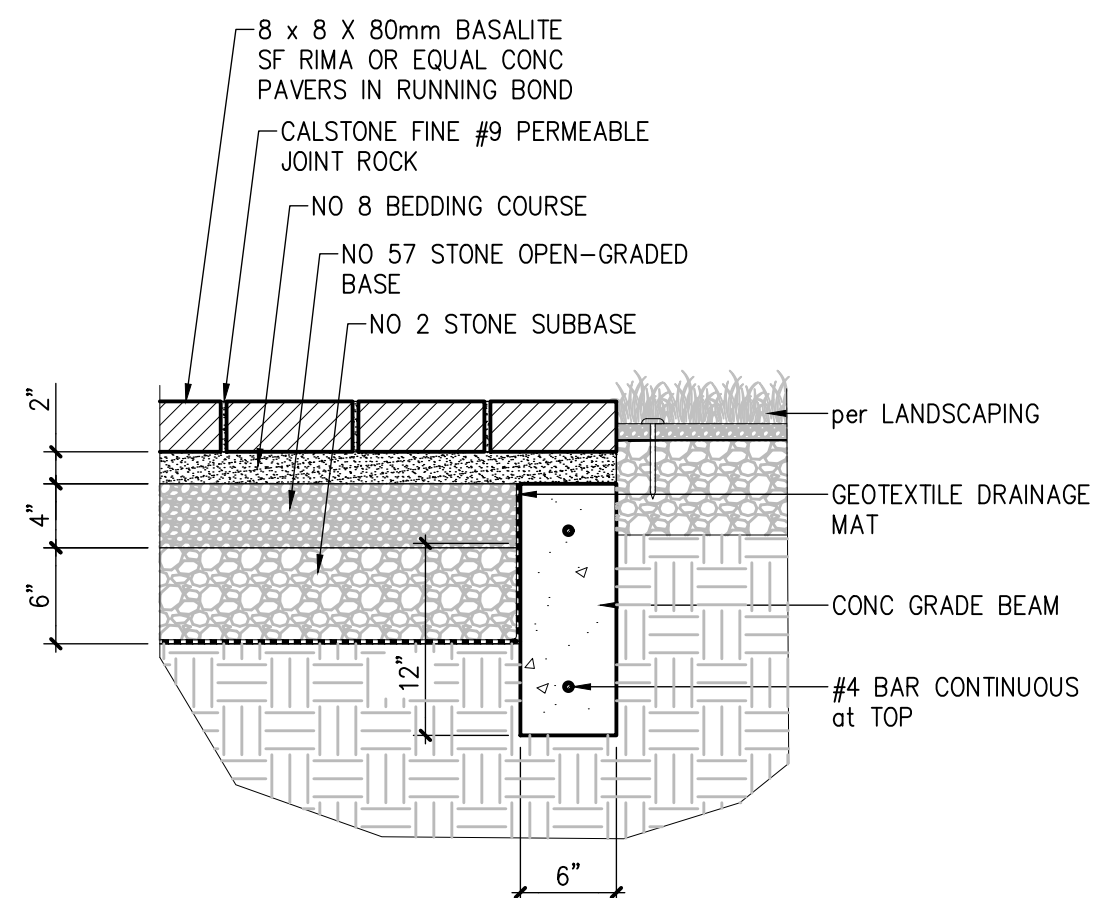
Proposed New Residence
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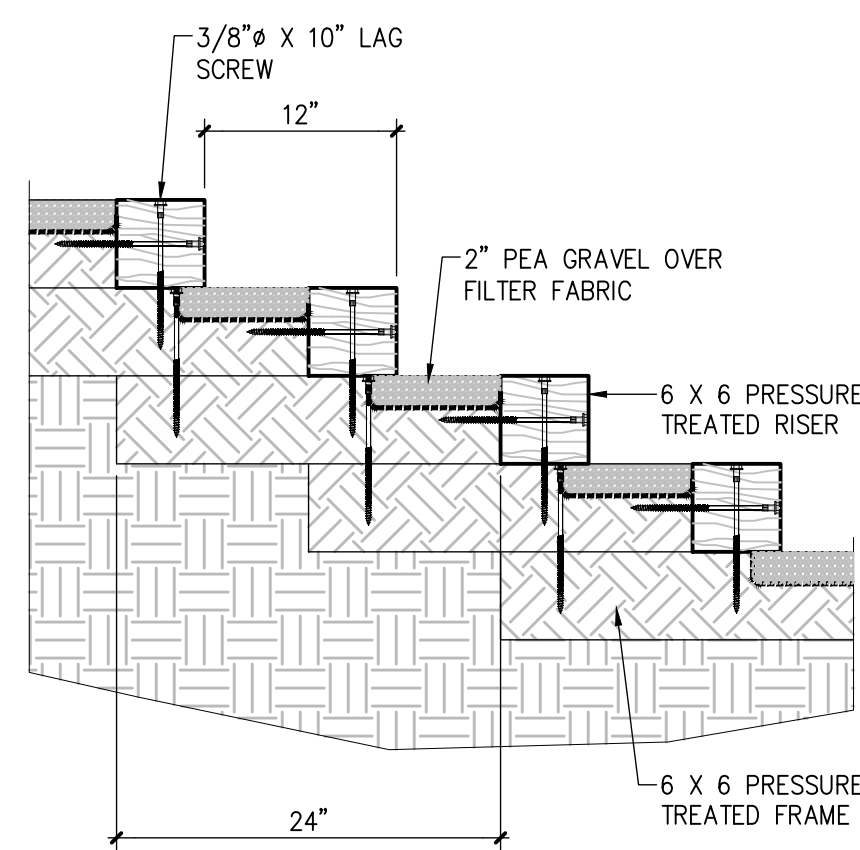
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Scale: 1/8"=1'-0"
Date: 12 SEPTEMBER 2024
Sheet

L1.1

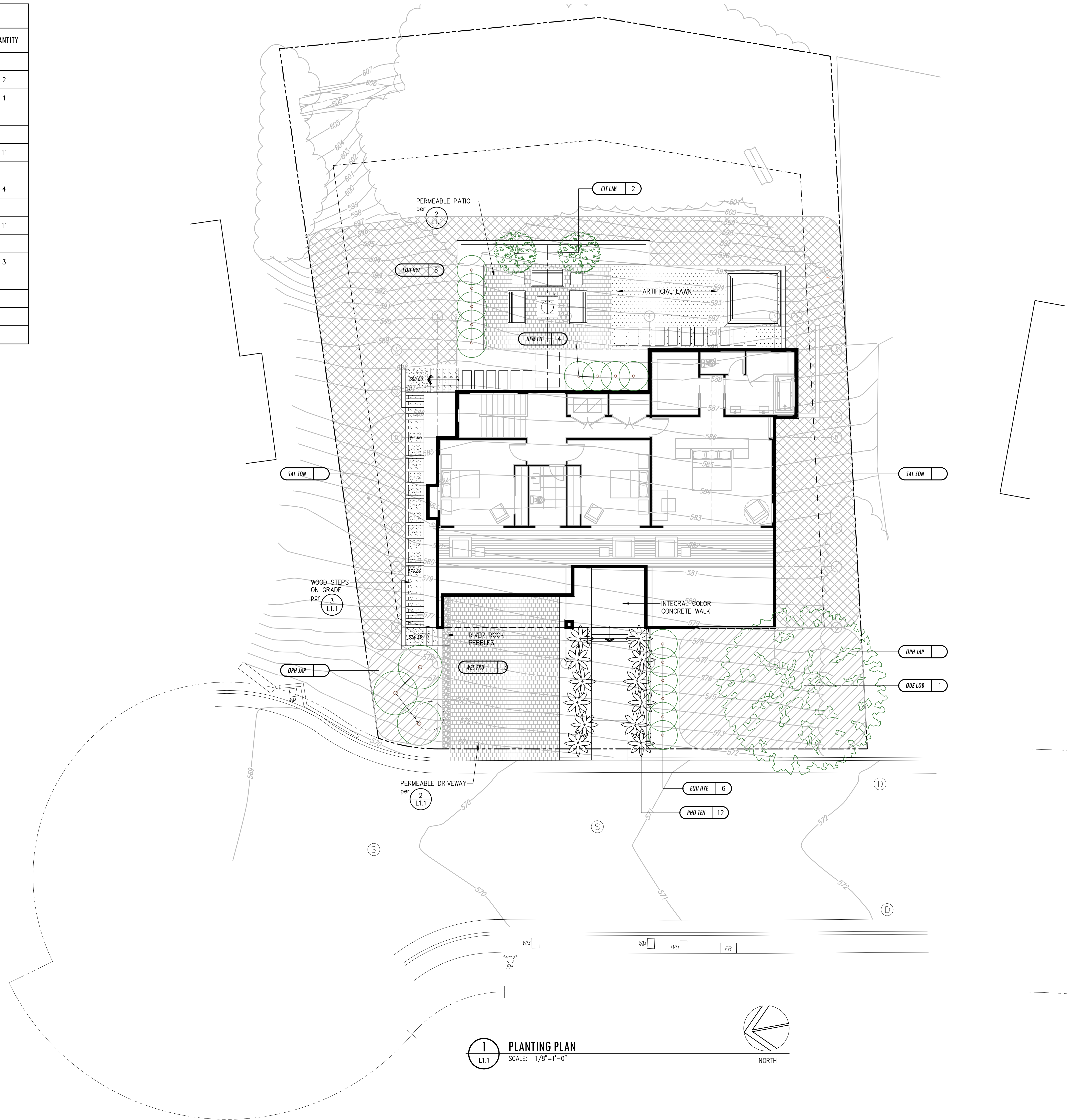
PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE/PLANT	WATER USE RATING	QUANTITY
TREES						
CIT LIM	CITRUS LIMON "EUREKA"	EUREKA LEMON	15 GAL	15' TALL	M	2
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	50' TALL	L	1
SHRUB & PERENNIALS						
EQU HYE	EQUISETUM HYMALE	HORSETAIL REED	1 GAL	4' TALL	H	11
HEM LIL	HEMEROCALLIS LILLOSPHODELUS	LEMON DAYLILY	1 GAL	3' TALL	M	4
PHO TEN	PHORMIUM TENAX PURPUREUM GROUP	NEW ZEALAND FLAX	1 GAL	4' TALL	L	11
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	6' TALL	L	3
GROUND COVER						
OPH JAP	OPHIPOGON JAPINICUS	MONDO GRASS	1 GAL	6" TALL	M	
SAL SON	SALVIA SONOMENSIS "MRS BEARD"	CREEPING SAGE	1 GAL	12" TALL	L	



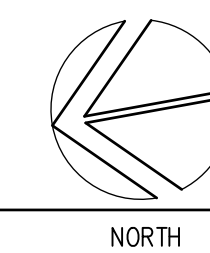
2 DRIVEWAY/PATIO (PERMEABLE)
L1.1 SCALE: 1"=1'-0"



3 STEPS ON GRADE
L1.1 SCALE: 1"=1'-0"



1 PLANTING PLAN
L1.1 SCALE: 1/8"=1'-0"



IRRIGATION LEGEND

SYMBOL	MODEL	MANUFACTURER/DESCRIPTION	PSI	GPH	RADIUS
●	SXB360	RAINBIRD DRIP FULL PATTERN BARBED MICRO BUBBLER	25-30	1	0-1.5 FT
↑	PGV-101-G	HUNTER PGV VALVE WITH FLOW CONTROL and FEMALE INLET/OUTLET			
Ⓢ	57925	ORBIT B-HYVE 8 STATION SMART CONTROLLER WITH WIFI and BLUETOOTH			
Ⓢ		STATION NUMBER			
Ⓢ		FLOW (APPROX GPM)			
Ⓢ		VALVE SIZE			
—		MAIN LINE: 3/4" DIAMETER SCHEDULE 40 PVC WITH SOLVENT WELDED FITTINGS and 18" COVER			
- - -		LATERAL LINE: HUNTER TWPE-700 1/2" POLYETHYLENE TUBING			
- - - - -		SLEEVE: 4" DIAMETER SCHEDULE 40 PVC WITH SOLVENT WELDED FITTINGS and 6" COVER - 12" COVER UNDER DRIVEWAY			

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) .33

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*	
Regular Landscape Areas								
1/Ornamental	.8	Drip	.81	.99	150	148.5	3,038	
2/Rear + Front	.5	Drip	.81	.62	825	512	10,478	
2/Rear + Side	.2	Drip	.81	.25	2,212	553	11,314	
				Totals	3,187 (A)	1,213.5 (B)		
Special Landscape Areas								
					0 (C)	0 (D)		
				Totals	0 (C)	0 (D)		
							ETWU Total	24,830
							Maximum Allowed Water Allowance (MAWA)*	24,838

*Hydrozone #/Planting Description
 1) front lawn
 2) low water use plantings
 3) medium water use planting

*Irrigation Method
 overhead spray
 or drip

*Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

*ETWU (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1,213.5
Total Area	(A)	3,187
Average ETAF	B ÷ A	0.38

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

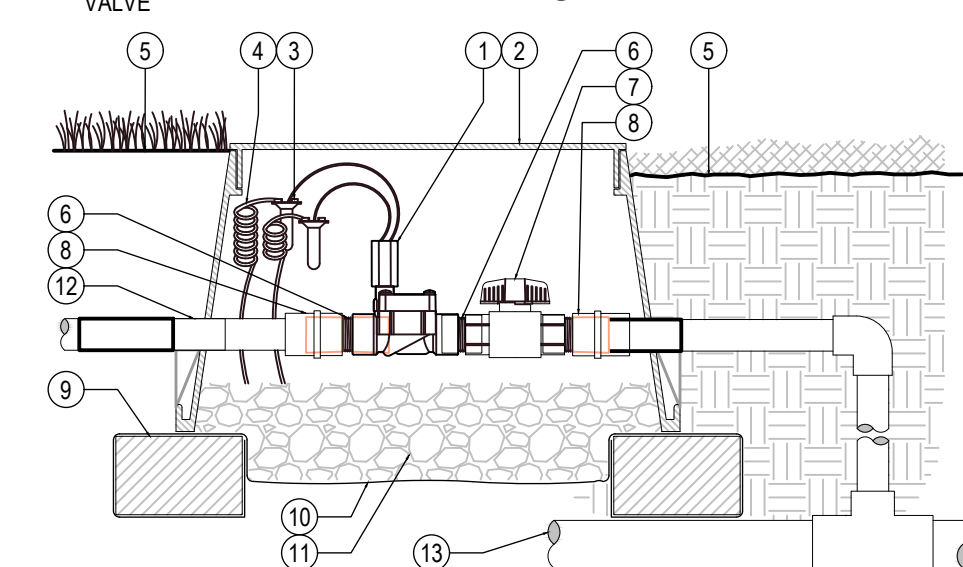
All Landscape Areas

Total ETAF x Area	(B+D)	1,213.5
Total Area	(A+C)	3,187
Sitewide ETAF	(B+D) ÷ (A+C)	0.38

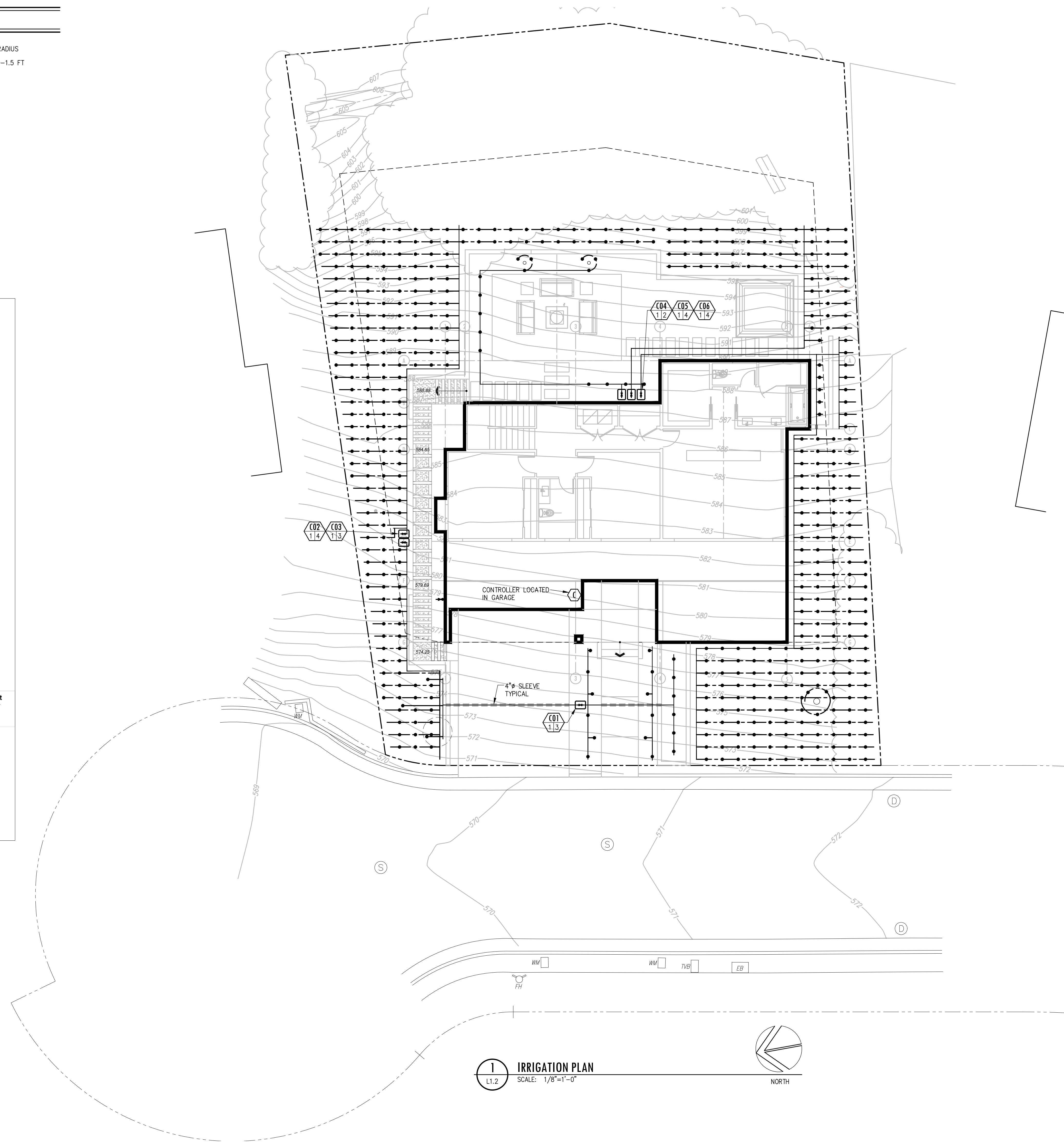
A copy of this form may be obtained from Department of Water Resources website:
<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

LEGEND

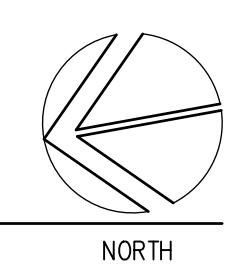
- HUNTER REMOTE CONTROL VALVE (PGV)
- IRRIGATION VALVE BOX: HEAT STAMP LID WITH ROY IN 2" LETTERS
- WATERPROOF CONNECTORS (2)
- 18"-24" COILED WIRE TO CONTROLLER
- FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- ISOLATION VALVE, SIZE AND TYPE PER PLAN
- PVC SLIP X FPT ADAPTOR
- BRICK SUPPORTS (4)
- FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- IRRIGATION LATERAL
- MAINLINE AND FITTINGS



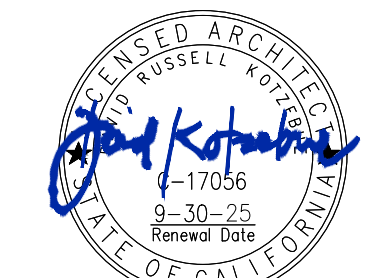
4 INLINE VALVE
 L1.1 NO SCALE
 Hunter V.PGV.03



1 IRRIGATION PLAN
 L1.2 SCALE: 1/8"=1'-0"



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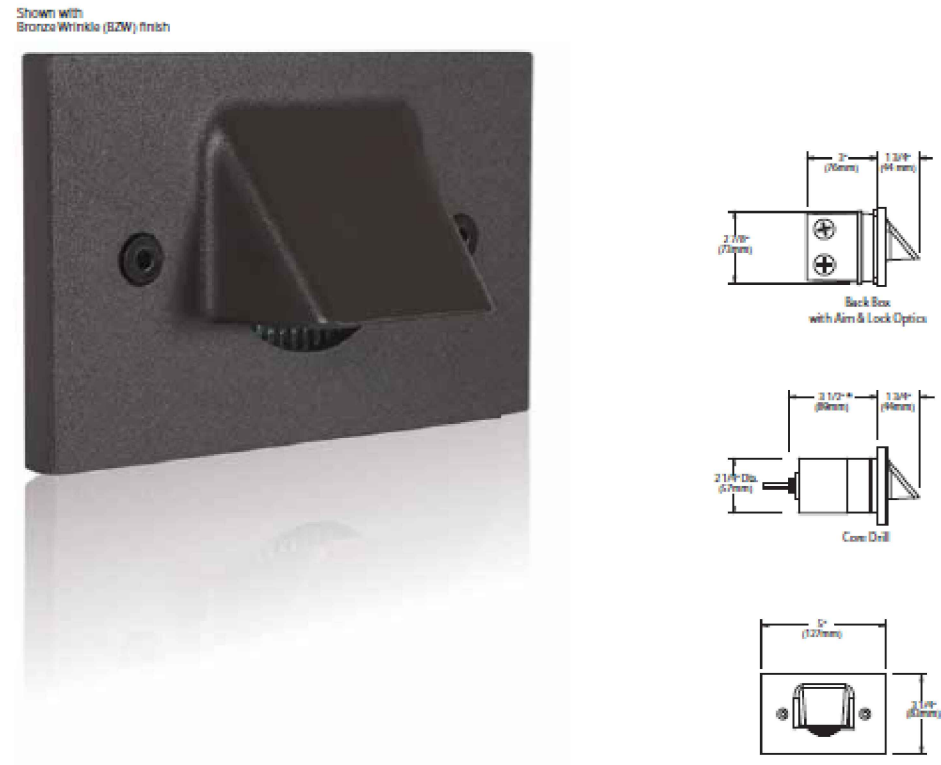
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 LATITUDE: 37.93
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Title	IRRIGATION PLAN
Scale	1/8"=1'-0"
Date	27 NOVEMBER 2024
Sheet	

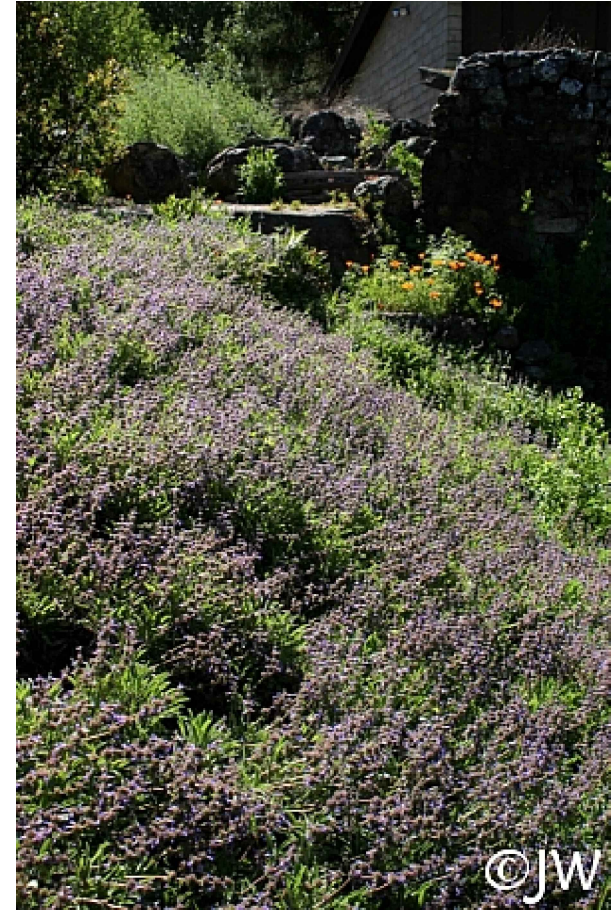
WALL SCONCE E2



PATH LIGHT E3



SAL SON



QUE LOB



CIT LIM



PLANTING NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN. THE PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY, THE PLAN WILL GOVERN.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.

REMOVE ALL EXISTING WEEDS, BROOM AND BRAMBLE BY THE ROOTS, AND DISPOSE OF AWAY FROM THE SITE.

PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8"

A SOIL TEST SHALL BE PERFORMED ON THE EXISTING SOIL AND IMPORT SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TEST
- CATION EXCHANGE CAPACITY
- SOIL FERTILITY (including tests for nitrogen, potassium, phosphorous, pH, organic matter and electrical conductivity)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL.

PLANTING AREAS; AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.

TOPSOIL TO BE 'GENERAL LANDSCAPE' AS PRODUCED BY AMERICAN SOIL & STONE PRODUCTS (PH# 415-456-1381). COMPOST TO BE FROM WEST MARIN COMPOST (PH# 415 662 9849). GENERAL PURPOSE BACKFILL MIX FOR SHRUBS AND TREES TO BE 15% TOPSOIL, 75% NATIVE SOIL. 10% COMPOST. EXCESSIVELY ROCKY AND HEAVY CLAY SOILS ARE TO BE REMOVED FROM SITE.

SPREAD 2" OF COMPOST OVER PREPARED SOIL AREA AT A RATE OF 6 CU YDS PER 1000 SQ FT, PRIOR TO MULCHING. MULCH WITH A 3" LAYER OF 'FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS. AROUND ALL PLANTINGS, 8CY/1000. HOLD 8" AWAY FROM STEM OR TRUNK. STAKE OR GUY TREES PER DETAILS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

WES FRU



EQU HYE



OPH JAP



HEM LIL



LANDSCAPE NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

STAKE OR GUY TREES PER DETAILS.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.

GENERAL PURPOSE BACKFILL MIX TO BE 50% ON-SITE OR IMPORTED TOPSOIL, 50% APPROVED SOIL AMENDMENT.

PLANTING HOLES TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8". COMPACTED SOILS SHALL BE RIPPED TO 10" DEPTH AND GRADED SMOOTH TO TRANSITION TO SURROUNDING AREAS.

SOIL TESTS (THERE SHALL BE A MINIMUM OF 6) SHALL BE PERFORMED ON THE EXISTING SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TEST
- CATION EXCHANGE CAPACITY
- SOIL FERTILITY (including tests for nitrogen, potassium, phosphorous, pH, organic matter and electrical conductivity)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL.

GROUND COVER AREAS SHALL BE FERTILIZED PRIOR TO PLANTING WITH 'AGRIFORM 18-18-6' OR EQUAL AT TWELVE POUNDS PER THOUSAND SQUARE FEET. BROADCAST FERTILIZER EVENLY AND WORK THOROUGHLY INTO THE TOP THREE INCHES OF SOIL.

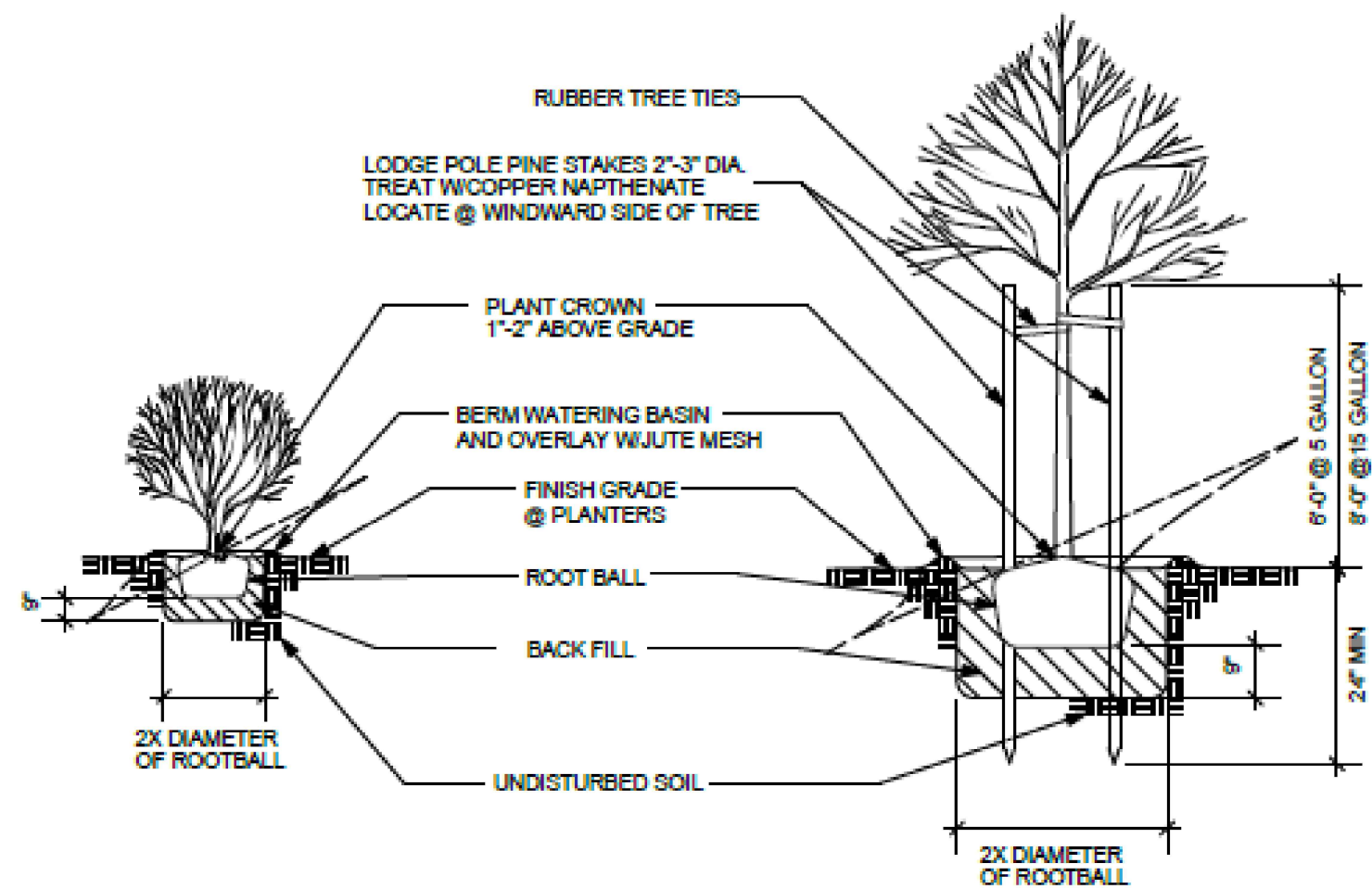
FURNISH AND INSTALL A 2" LAYER OF MULCH IN ALL PLANTING AREAS. MULCH TO BE 'BLACK MINI' OR 'RS RECYCLED CHIP' MULCH FROM UNITED FOREST PRODUCTS OR 'FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS. TRANSITION MULCHES TO 1" DEPTH AT ALL PLANT ROOT CROWNS. PLANT ALL MATERIALS 2" MINIMUM ABOVE EXISTING SOIL LEVELS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, LOW GALLONAGE DRIP SYSTEM WITH COMPLETE WATER PROTECTION. TREE, SHRUB, AND GROUND COVER AREAS TO RECEIVE DRIP EMITTER TYPE IRRIGATION.

LANDSCAPE LIGHTING TO BE RECESSED SO THAT THE LIGHT SOURCE IS SHIELDED. NO EXPOSED LAMPS SHALL BE SPECIFIED. STEP TYPE FIXTURES SHALL BE DIRECTED DOWNWARD, GARDEN AND PATHWAY FIXTURES SHALL BE SHROUDED OR HOODED. TYPE OF FIXTURE SHALL BE BY 'B-K LIGHTING,' 'LUMIERE,' OR EQUIVALENT IN QUALITY.



TREE & SHRUB PLANTING

SLOPE CONDITION SHOWN DASHED NO SCALE

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Revisions



Job Number

Issue

27 NOVEMBER 2024
PLANNING COMPLETENESS REVIEW
1 MARCH 2025
PLANNING COMPLETENESS REVIEW 2

Title: PLANT TYPES

Scale

Date: 12 SEPTEMBER 2024

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