1715 Elm Street
EL CERRITO, CALIFORNIA

PROJECT TEAM

APPLIANCE
RD NGHS
422 VALLEY LAKE
PACIFIC, CA 94564
P: 510-735-1919

ARCHITECT
LCA ARCHITECTS, INC.
14717 SANTA FE ROAD, STE 100
SOLANA BEACH, CA 92075-5628
P: 760-438-2246
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CO-OWNER
SEYMOUR A. & B. INC.
2242 PADO AVENUE
PONCEO, CA 92075
P: 760-438-2246
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LAWSON
CAMP & CAMP
1550 W. 6TH STREET
SUITE 260
SAN DIEGO, CA 92101
P: 619-220-6109

Vicinity Map

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Project Data

ADDRESS
1715 ELM STREET

APN
000-123-005

ZONING DESIGNATION
RM MULTIFAMILY RESIDENTIAL

GENERAL PLAN DESIGNATION
HIGH DENSITY RESIDENTIAL

TOTAL LOT AREA
61,000 SF (1.41 A)

LANDSCAPE AREA
5,579 SF (0.13 A)

L 1,PARKING

PRIVATE OPEN SPACE
PRIVATE OPEN SPACE REQUIRED (0 SQ FEET)
0.00 SF

LEVEL UNIT 1,100 SQ FEET (LEVEL UNIT)
PRIVATE OPEN SPACE PROVIDED 0.00 SF

COMMON OPEN SPACE
COMMON SPACE REQUIRED (300 SQ FT (UNIT)
1,802 SF

PRIVATE OPEN SPACE ABOVE REQUIRED
COMMON OPEN SPACE PROVIDED 0.00 SF

SUMMARY - RESIDENTIAL UNITS
TOTAL UNIT COUNT
18 UNITS

UNIT COUNT BY TYPE
UNIT 1,100 SF (LEVEL UNIT)
18 UNITS

PRIVATE OPEN SPACE REQUIRED (0 SQ FEET)
PRIVATE OPEN SPACE PROVIDED 0.00 SF

COMMON OPEN SPACE
COMMON SPACE REQUIRED (300 SQ FT (UNIT)
1,802 SF

PRIVATE OPEN SPACE ABOVE REQUIRED
COMMON OPEN SPACE PROVIDED 0.00 SF

TOTAL OPEN SPACE
1,802 SF

PARKING REQUIRED - 1 SPACE
PARKING PROVIDED - 1 SPACE

TOTAL PARKING REQUIRED - 1 SPACE
TOTAL PARKING PROVIDED - 1 SPACE

ACCESSIBLE PARKING REQUIRED (0 SF MINIMUM)
ACCESSIBLE PARKING PROVIDED (0 SF)

TOTAL ACCESSIBLE PARKING PROVIDED (0 SF)
1. EAST ELEVATION

2. WEST ELEVATION

CONCEPTUAL ELEVATIONS
AERIAL VIEW

VIEW OF EXISTING HOUSE FROM ELM ST.
CONCEPTUAL BUILDING COLORS AND MATERIALS

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

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

SIDING COLOR #3
MANUF: KELLY MOORE
COLOR: WILD CATTAIL KM4516-3

ASPHALT SHINGLE ROOFING
MANUF: TIMBERLINE HD
COLOR: BARKWOOD

TRIM/RAILING COLOR #1
MANUF: KELLY MOORE
COLOR: DAISY WHITE HLS4255-1

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

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

NOTE: Colors shown may not reflect the actual color in use. The architect reserves the right to change any material without prior notification.