1. **All trees shall be planted 20' 6" apart per city code.**

2. **Trees shall be planted within 2' of all hard surface elements.**
   - Trees shall be spaced from 2' to 4' from the property line or from the property line to the street.
   - Trees shall be spaced from 2' to 4' from all hard surface elements.

3. **Landscape and irrigation shall comply with city's current water-efficient landscape ordinance.**

4. **All plantings shall be the same size and species from the property line to the street.**

5. **At least 20% of non-turf space is native or low water use plants.**
   - Plants after the planting of native trees.

6. **All planting areas shall be irrigated with automatic sprinklers and automatic irrigation controls.**

7. **Plants to be spaced in symmetrical and balanced groups at front house.**

8. **All planting areas shall be structurally supported as per city standards.**

9. **All planting areas shall be approved by city standards.**

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**Preliminary Proposed Plant Palette**

- **Bicycle Rack:** See detail, Sheet L2
- **Relaxation Garden with bench seating & pebble path:** See detail, Sheet L2
- **Central Park:**
  - 42" horizontal wood fence at front yards, typical.
  - Utility cabinet per architect's plans, typical.
  - Concrete driveway per civil engineer's plans, typical.
  - Front yard deciduous accent tree, typical.
  - Front yard evergreen accent tree, typical.
  - Screen tree, typical.
  - Landscape planting, typical.
  - Colored/treated concrete walkway/pedestrian connection to Avila Street.
  - Project boundary line.

**Diagram Notes:**

- **Community Mailbox:** See detail, Sheet L2
- **Precast concrete stepping stones:**
- **El Dorado Street:**
- **Santa Clara Street:**
- **Avila Street:**
- **Central Park:**
- **El Dorado Townhomes:**
  - **El Cerrito, California**
  - November 15, 2016

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**Legend:**

- **Pre-Construction Meeting:**
- **Project Team:**
- **Landscape Architect:**
- **Civil Engineer:**
- **Structural Engineer:**
- **Municipal Water District:**
- **El Dorado Townhomes:**
- **El Dorado Street:**
- **Santa Clara Street:**
- **Avila Street:**
- **Central Park:**
- **Community Mailbox:**
- **Precast Concrete Stepping Stones:**
- **42" Horizontal Wood Fence at Front Yards, Typical:**
- **Utility Cabinet Per Architect's Plans, Typical:**
- **Concrete Driveway Per Civil Engineer's Plans, Typical:**
- **Front Yard Deciduous Accent Tree, Typical:**
- **Front Yard Evergreen Accent Tree, Typical:**
- **Screen Tree, Typical:**
- **Landscape Planting, Typical:**
- **Colored/Treated Concrete Walkway/Pedestrian Connection to Avila Street:**
- **Project Boundary Line:**
- **6' Wood Fence at Perimeter:**

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**5828 El Dorado, LLC**

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**Final Landscape Plan**
LOW WATER USE PLANTING FOR ALL SHRUB AND GROUNDCOVER AREAS

MEDIUM WATER USE PLANTING FOR TREES

LOW WATER USE PLANTING AT BIORETENTION AREA

SANTA CLARA STREET

CENTRAL PARK

AVILA STREET

EL DORADO STREET

WATER BUDGET CALCULATIONS:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Water Budget (gallons/month)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Water Use</td>
<td>500</td>
</tr>
<tr>
<td>Low Water Use</td>
<td>300</td>
</tr>
<tr>
<td>High Water Use</td>
<td>1000</td>
</tr>
</tbody>
</table>

IRRIGATION SYSTEM Layout

NOTES:
1. ALL TREES SHALL BE PLANTED IN CLIPS PER CITY STANDARDS.
2. TREES BE PLANTED MINIMUM OF MEDIUM WATER USE PLANTS.
3. LANDSCAPE PLANNING SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE DESIGNS.
4. LOW WATER USE PLANTING AT BIORETENTION AREA.

UNIT B

EBRADO STREET

AVILA STREET

SANTA CLARA STREET

LOW WATER USE PLANTING AT BIORETENTION AREA

MEDIUM WATER USE PLANTING FOR TREES
Landscape Enlargement Plan

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

4' CONCRETE WALK - PEDESTRIAN ACCESS TO EL DORADO STREET

SCREEN TREE, TYPICAL

PRECAST CONCRETE PAVER TRUNCATED DOMES

COLORED CONCRETE WALK AT ASPHALT DRIVE WITH PERIMETER BAND AND STAMPED COBBLE FIELD
COLOR: MESA BUFF BY DAVIS COLORS

PRECAST CONCRETE PAVER TRUNCATED DOMES

STAMPED COLORED CONCRETE WALK AT ASPHALT DRIVE WITH PERIMETER BAND AND STAMPED COBBLE FIELD
COLOR: MESA BUFF BY DAVIS COLORS

6'-0" HORIZONTAL WOOD FENCE

PRECAST CONCRETE PAVER TRUNCATED DOMES

AVILA STREET

5828 EL DORADO, LLC

El Dorado Townhomes
El Cerrito, California

Landscape Enlargement Plan

November 15, 2016
1. BUILDING 1 - FIRST FLOOR PLAN

2. BUILDING 1 - GARAGE FLOOR PLAN
CONCEPTUAL BUILDING MATERIALS

HORIZONTAL COMPOSITE SIDING
MANUF: TRU GRAY "RESYSTA"
COLOR: JAVA TEAK
MATERIAL: SYNTHETIC POLYMER

ROOF SHINGLE
MANUF: GAP TIMBERLINE NATURAL SHADOW SHINGLES
COLOR: ARCTIC WHITE

VINYL WINDOWS & SLIDING DOORS
MANUF: MILGARD "MONTICITO"
COLOR: SILVER

CEMENT PLASTER BASE
MANUF: BENJAMIN MOORE
COLOR: #1615 STORMY SKY

CEMENT PLASTER SIDING
MANUF: BENJAMIN MOORE
COLOR: #1457 WHITE WINGED DOVE

FASCIA, RAILINGS AND TRIM
MANUF: BENJAMIN MOORE
COLOR: #1603 TIMBER WOLF

METAL FRONT ENTRY DOOR
MANUF: BENJAMIN MOORE
COLOR: #1008 DEVONWOOD TAUPE

NOTE: Paint chip colors shown, materials 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 full details. The owner reserves the right to change any listed manufacturer. The changes to manufacturer shall make paint chip color material as noted.
CONCEPTUAL BUILDING LIGHTING

NOTE: Light fixture colors, material and manufacturers shown on this board are representative only. The owner reserves the right to change any listed manufacturer.