THE LEXINGTON - 6501 FAIRMOUNT AVE. EL CERRITO, CA 94530

THE PROPOSED PROJECT INCLUDES DEMOLITION OF AN EXISTING GAS AND AUTOMOBILE SERVICE STATION IN ORDER TO BUILD A 54,462 SQUARE FOOT TRANSIT-ORIENTED MIXED USE BUILDING WITH 45 RESIDENTIAL CONDOMINIUM UNITS LOCATED AT THE CORNER OF FAIRMOUNT AVENUE AND LEXINGTON AVENUE, APPROXIMATELY ONE BLOCK AWAY FROM THE EL CERRITO PLAZA BART STATION. THE PROJECT INCLUDES THE FLOORS OF RESIDENTIAL OVER A GROUND FLOOR WITH 1,841 SQUARE FEET OF COMMERCIAL SPACE, AND ALSO INCLUDES RESIDENTIAL AMENITIES, BUILDING SYSTEMS AND STRUCTURED PARKING. MANY RESIDENTIAL UNITS INCLUDE PRIVATE OUTDOOR SPACE THROUGH BALCONIES AND THERE IS A ROOFTOP DECK RESERVED FOR RESIDENTS AS SHARED, COMMON OUTDOOR SPACE. THE PROJECT PROVIDES 3 BELOW-MARKET-RATE UNITS ON-SITE WHICH WILL BE AFFORDABLE TO MODERATE-INCOME FAMILIES EARNING LESS THAN 120% AREA MEDIAN INCOME.
1. View from Fairmount Avenue, 2 blocks east looking west at project site: proposed

2. View from Fairmount Avenue, 2 blocks east looking west at project site: existing condition
TRASH ROOMS LOCATED ON EACH FLOOR CONTAIN TRASH CHUTES WITH SEPARATE CONTAINERS FOR REFUSE, RECYCLING, AND COMPOST. GROUND FLOOR TRASH ROOM PROVIDES STORAGE FOR (2) 2 CUBIC YARD DUMPSTERS FOR REFUSE, (2) 2 CUBIC YARD DUMPSTERS FOR RECYCLING, (2) 64-GALLON BINS FOR COMPOST. OVERFLOW/CHANGEOVER BINS ARE PROVIDED FOR EACH STREAM SO THAT CHUTES DO NOT NEED TO BE TURNED OFF DURING WASTE COLLECTION (ONE PER STREAM STORED IN THE MAINTENANCE CLOSET IN THE NE CORNER OF GARAGE). RETAIL SPACES ARE PROVIDED WITH A DEDICATED TRASH ROOM WITH (4) 64-GALLON BINS PER UNIT TO BE SPLIT BETWEEN REFUSE, RECYCLING, AND COMPOST. RETAIL UNITS ARE RESPONSIBLE FOR TAKING BINS OUT TO THE SHARED BIN STAGING AREA ON TRASH DAYS.
PICTURED IS A BY-RIGHT ALLOWED BUILDING THAT COMPLIES WITH ALL EL CERRITO FORM-BASED CODE SHADOW/FORM RESTRICTIONS AND IS THE BASIS FOR OUR DENSITY BONUS STUDY - SEE G033. ADDITIONAL ANGLES OF THE BASE BUILDING, PROPOSED CONDITION, AND A COMPARISON OF THE TWO ARE SHOWN ON THE FOLLOWING SHEET FOR CLARITY.

THE ZIGZAG SHAPED "BASE BUILDING" CASTS A SHADOW NO DEEPER THAN 14'-0" ON TO RESIDENTIAL PROPERTIES TO THE EAST AT 1:30 PM ON DECEMBER 21 - WINTER SOLSTICE. FURTHERMORE, THAT SAME BASE BUILDING AT THE SAME TIME/DATE DOES NOT CAST A SHADOW BEYOND THE CURB LINE ON THE OPPOSITE SIDE OF THE NEIGHBORHOOD STREET TO THE EAST (LIBERTY STREET).

THERE ARE NO COMMERCIAL STREETS TO THE EAST OR NORTH OF THE PROPERTY. THERE ARE NO NEIGHBORHOOD STREETS TO THE NORTH (NEXT STREET IS CENTRAL AVE, APPROXIMATELY 450 FEET AWAY), AND THE PROPERTY DOES NOT ABUT ANY RESIDENTIAL DISTRICTS (TOKHIPU / DOWNTOWN DISTRICT ADJACENCIES ON ALL SIDES).

DECEMBER 21, 1:30 PM

DECEMBER 21, 1:30 PM

DECEMBER 21, 1:30 PM
PROPOSED ELEVATIONS / MATERIALS

ROLL-UP GRATE
WAYNE DALTON
MB HC

RAISED BRICK SOLDIER COURSE
GLEN GERY
ABERDEEN

STEEL TRELLIS
BENJAMIN MOORE PAINT
EXTERIOR BLACK

STEEL COLUMN
BENJAMIN MOORE PAINT
EXTERIOR BLACK

CEMENT PLASTER
BENJAMIN MOORE
CSP-20 - WALL STREET

NOT USED

THIN BRICK
GLEN GERY
ABERDEEN

THIN BRICK
GLEN GERY
COAL BRINDLE SMOOTH THIN BRICK

EXPANSION JOINT METAL CHANNEL
CHARCOAL

STEEL RAILING POWDER COATED BLACK

ANODIZED ALUMINUM BEAC METAL BLACK

PAINTED GUM ROOF CAP
BENJAMIN MOORE PAINT
EXTERIOR CHARCOAL

EXPANSION JOINT METAL CHANNEL

WIDE WINDOWS VPH QUALITY WINDOWS ENGRAVING BRASS BLACK

STEEL RAILING POWDER COATED BLACK

Cement plaster

Thin brick

Painted gum roof cap
MATERIAL KEY

SOUTH ELEVATION

WEST ELEVATION

WOOD STUD WALL
4"

STOREFRONT SYSTEM
_
PROPOSED ELEVATIONS / MATERIALS ENTRY DETAIL

GREEN WALL  VERTICAL SLATS  CORTEN STEEL  LETTERS CUT OUT FROM STEEL

PROJECT ISSUE RECORD:
CITY PERMIT RECORD:
SHEET:
TITLE:
PROJECT:
6501 FAIRMOUNT AVENUE
EL CERRITO, CALIFORNIA 94530

1 RESIDENTIAL ENTRY DETAIL

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### Plant Schedule

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CAREX COMANS 'FROSTED CURLS'</td>
<td>NEW ZEALAND HAIRY SEDGE</td>
<td>1 gal.</td>
<td>120</td>
</tr>
<tr>
<td>2</td>
<td>HELICHRYSUM PETIOLARE 'SILVER STAR'</td>
<td>SILVER STAR LICORICE</td>
<td>1 gal.</td>
<td>42</td>
</tr>
<tr>
<td>3</td>
<td>SALVIA CLEVELANDII</td>
<td>CLEVELAND SAGE</td>
<td>5 gal.</td>
<td>57</td>
</tr>
<tr>
<td>4</td>
<td>TEUCRIUM CHAMAEDRYS 'PROSTRATUM'</td>
<td>PROSTRATE GERMANDER</td>
<td>1 gal.</td>
<td>23</td>
</tr>
</tbody>
</table>

### Materials:

- **Planters**: On Pedestals
- **Pavers on Pedestals**

### Planter Placement:

- Planter on Lexington Ave.
- Planter on Fairmount Ave.

### Seating:

- Tables and Chairs
- Ping Pong
- ADA Bath

### Roof Above:

- Shared Outdoor Kitchen

### Scale:

- 1/8"=1'-0" (Scale 108'=1'0")

### Landscape Architect:

- Groundwork Office Inc.
- 1792 Fifth Street
- Berkeley, California
- 510-833-2111
- gwosite.com
### Irrigation System Notes

1. **Irrigation System is Designed for a Maximum of 15 G.P.M. at 60 P.S.I. Static Pressure. Verify Pressure of 60 P.S.I. at the Points of Connection Prior to Installation of the Irrigation System Additions. Notify Owners’ Representative of Any Discrepancies in Pressure.**

2. **Notify Owners’ Representative Six (6) Days Prior to Installation for a Pre-Installation Conference and Field Survey Coordination for Trench Depth, Assembly Review, Pressure Tests, Operational Tests, Preventative Maintenance and Final Reviews. A Continuity Test Will Be Required for Control Wires. Students and No Substitutions Will Be Allowed Without Written Approval from the Owners’ Representative.**

3. **Connect to Irrigation Mainline and Control Wire Students Provided by Others.**

4. **Install Equipment as Detailed. Install Box ID Tags Manufactured By T. Christy Ent. Standard Size, 1 1/8” Hot Stamped Black Letters on Yellow Background on Colored Wires. Letters to Conform to Controller/Station Number.**

5. **Irrigation to Street Trees Shall Be from a Dedicated and Accessible RCV (Rotary Control Valve with Ball Valve Shut-Off).**

6. **Valve Control Wire Shall Be Minimum No. 14 AWG Copper UL Approved for Direct Burial in Ground. Connect Wires With 3M DBY Connectors Per Manufacturer’s Specifications. Run One (1) Extra Control Wire of Different Color Through All Valve Locations from Stubs Out Locations. Each Wire at Valves Shall Have 24” Excess Coiled Loop. Take Wires in Bundles Every Ten Feet Replowing Areas.**


8. **Provide Literature of Drip System Components Including Any Preventative Maintenance and Trouble-Shooting Guides to the Owners’ Representative. Repair Maintenance Procedures Including Repairing Breaks in Pipes and Reversing Breaks in Pipes and Reversing.**

9. **Maintenance Considerations:**
   - After cleaning and flushing should Start Out as a Monthly Procedure. More Frequent for Heavy Turf and Planting Zones in Similar As Individual Vegetation. Visually Check for Indications of Pipe Breaks or Clogged Emitters on a Regular Basis.

### ETUW Calculation (Special Landscape Areas [SLA])

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet (SF)</th>
<th>Plant Factor / Irrigation Efficiency (SF/PF)</th>
<th>(SF/PP) / IE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edible Planting Area</td>
<td>1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-use and sports field turf area</td>
<td>1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Irrigated with recycled water</td>
<td>1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Post</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total SLA</td>
<td>6</td>
<td></td>
<td></td>
</tr>
</tbody>
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