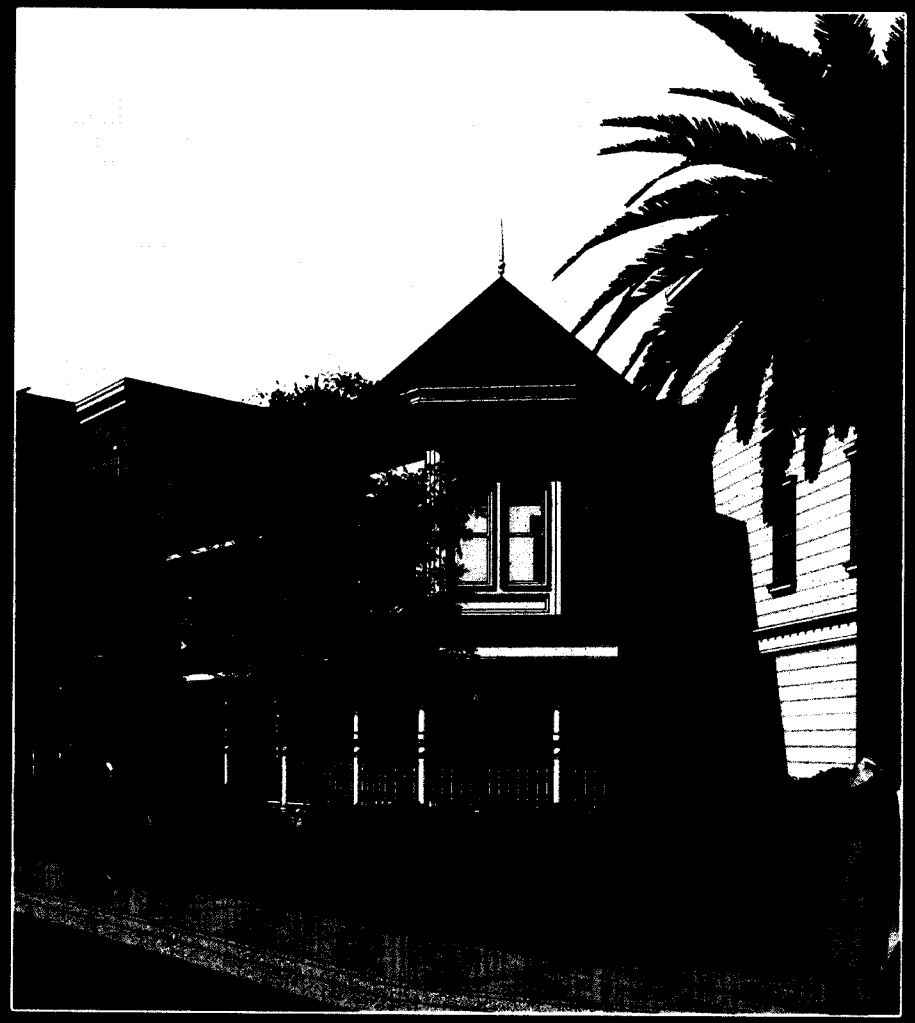

"Foster and Berrellesa"

City of Martinez Downtown Shoreline - 9.5.4

- Design and appearance
  - Create superior affordable senior housing, exceeding requirements for accessibility and universal design
  - Utilize the highest quality materials and timeless architectural design
- Providing onsite amenities for the future residents
  - Outdoor spaces- large sitting porch at Berrellesa and along Buckley/common courtyard with gardens, seating and activity area
  - Interior activity spaces include recreation room, exercise, computer and lounge areas
- Utilizing green building practices to the maximum extent possible
  - Meet the standards of LEED for Homes with exceeding Title 24 by over 15%
  - Designing for indoor air quality and incorporating photovoltaics/solar hot water heating

BERRELLESA PALMS

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KTGY# 2007-1018 07.21.2009
PRINTED FOR CITY SEPTEMBER 9, 2009
COUNCIL MEETING

RECEIVED
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CITY OF MARTINEZ
CITY CLERKS OFFICE

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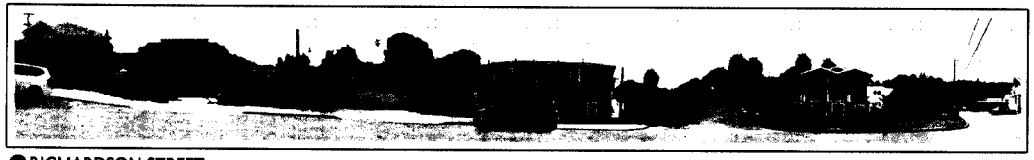
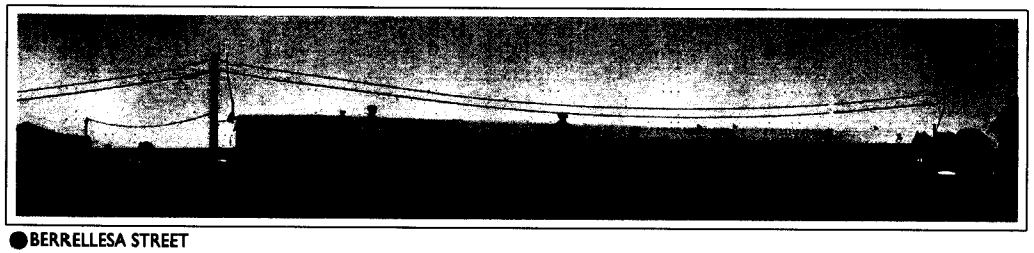
SITE CONTEXT PHOTOS

FOSTER STREET

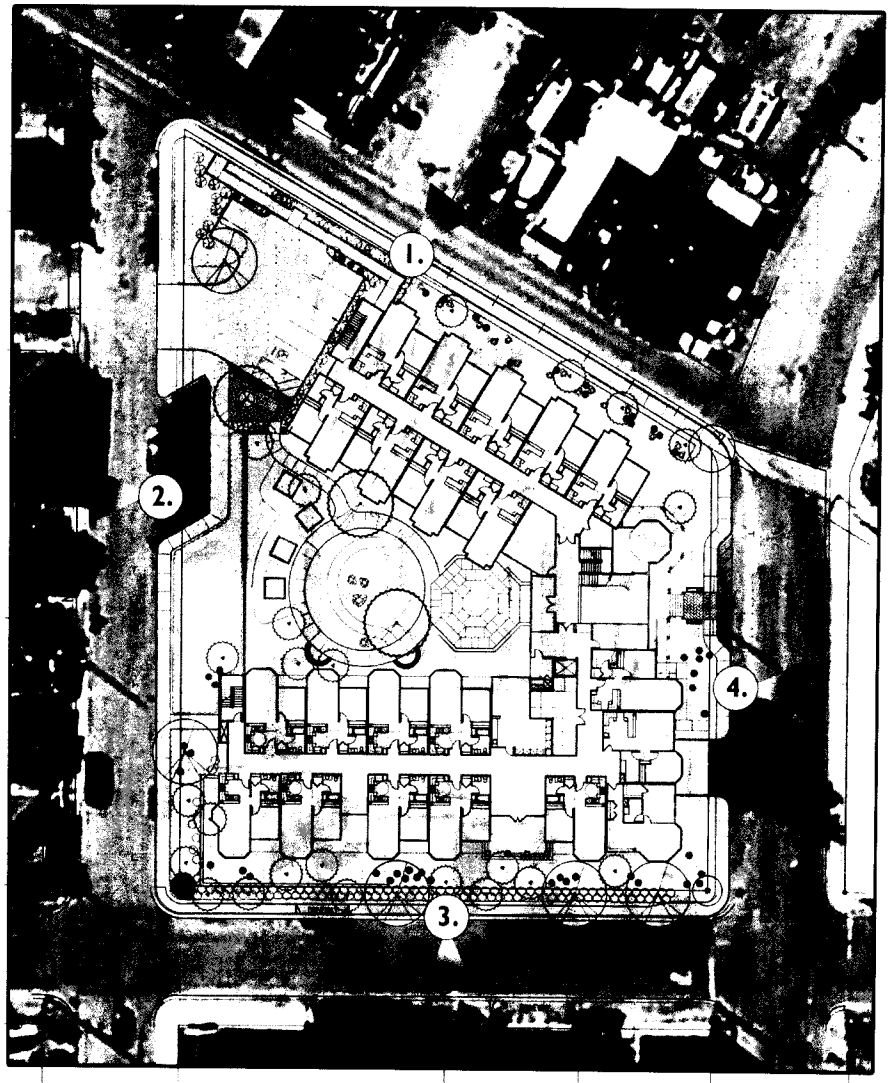


RICHARDSON STREET

BUCKLEY STREET



BERRELLESA STREET



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SITE CONTEXT

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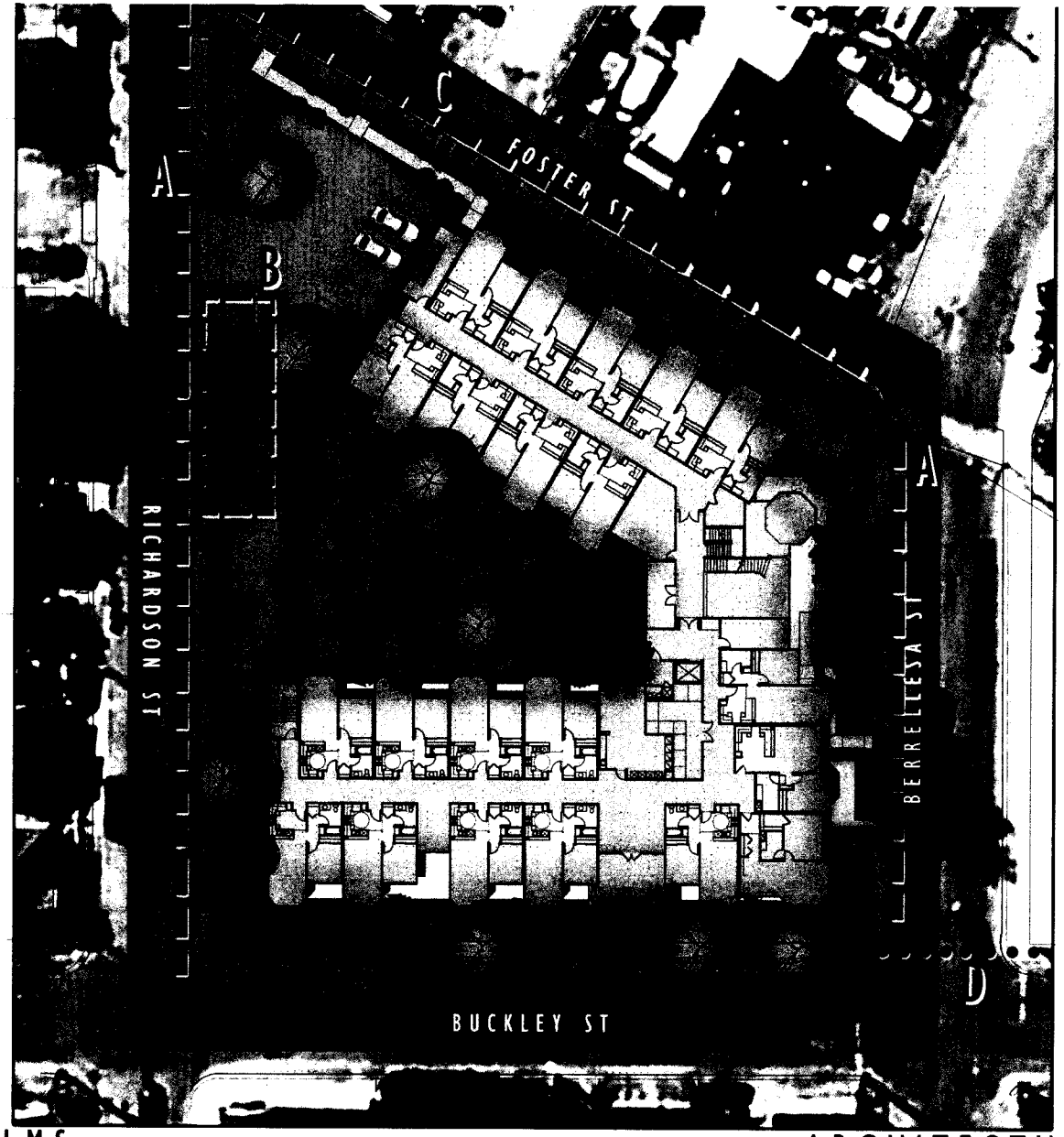

SUMMARY

49 UNITS

OPEN SPACE

+/-10,450 s.f. TOTAL OPEN SPACE
+/-210 s.f./unit COMMON OPEN SPACE

PARKING SUMMARY

(26) COVERED (GARAGE)
(1) VAN ACCESSIBLE
(25) 9'x20' STD.

(7) OPEN
(1) VAN ACCESSIBLE
(4) STANDARD
(2) COMPACT

0.67 SPACE PER UNIT PROVIDED
0.35 SPACE PER UNIT REQUIRED

KEY NOTES

A. New curb, gutter, sidwalk, and drop-off
B. Five new angled parking spaces on Richardson
C. Foster increased to 20' width
(required public safety clear width).
D. New signalized crosswalk

0 8
4 16

BERRELLESA PALMS

ARCHITECTURAL SITE PLAN A2

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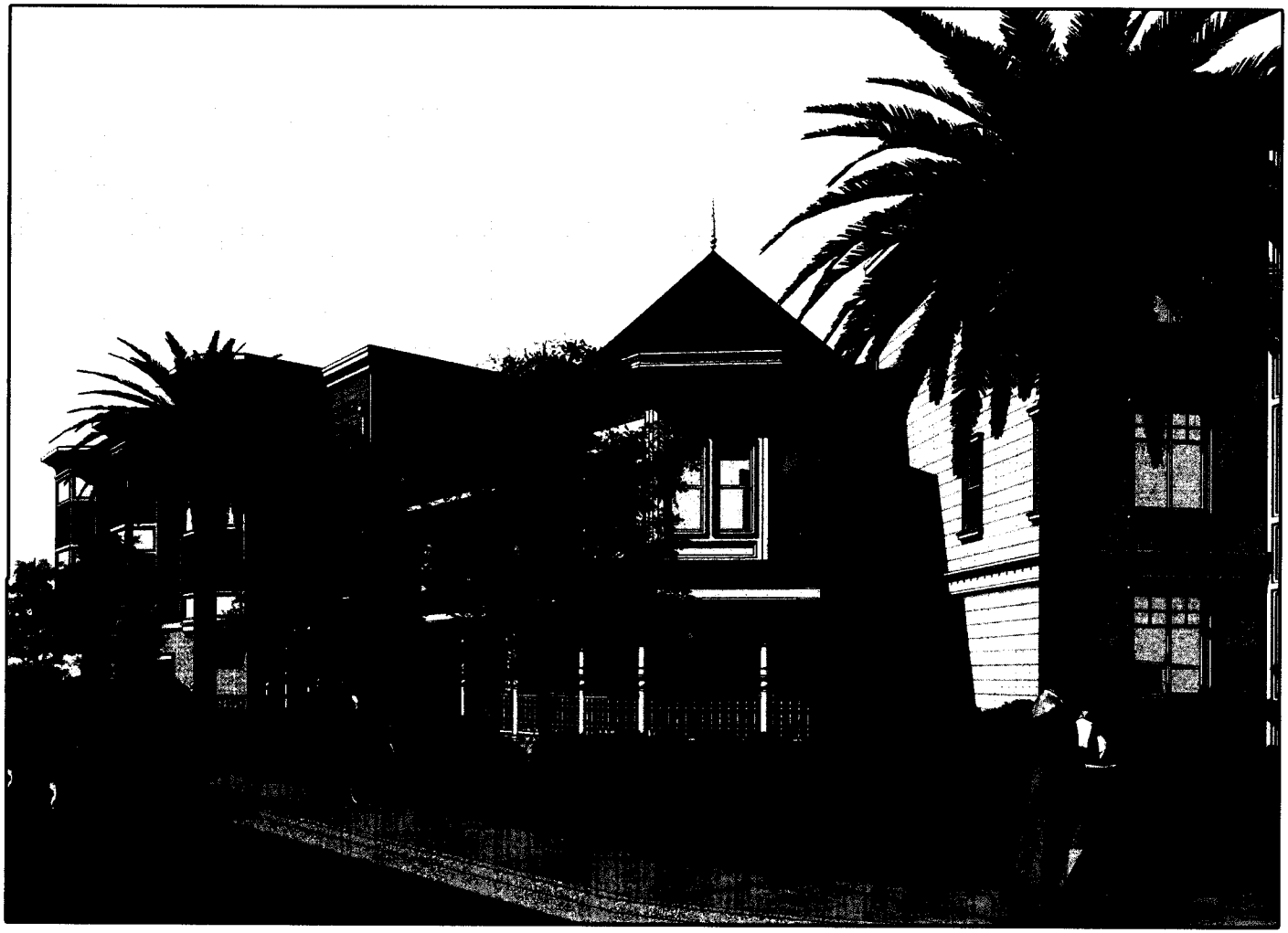
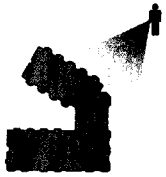


BERRELLESA ST. PERSPECTIVE



BERRELLESA PALMS

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PERSPECTIVE VIEWS

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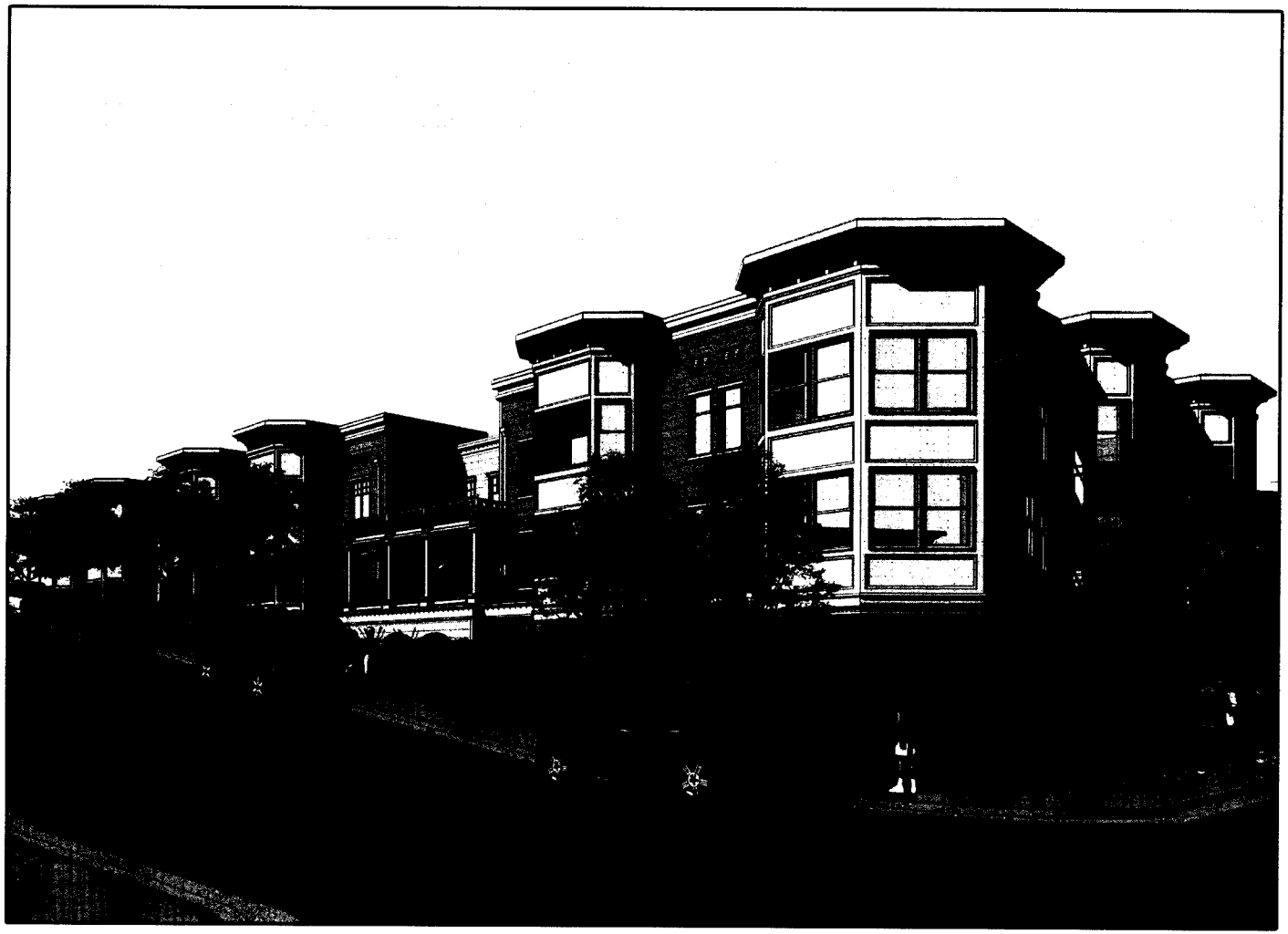

BUCKLEY ST. PERSPECTIVE

BERRELLESA PALMS

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PERSPECTIVE VIEWS

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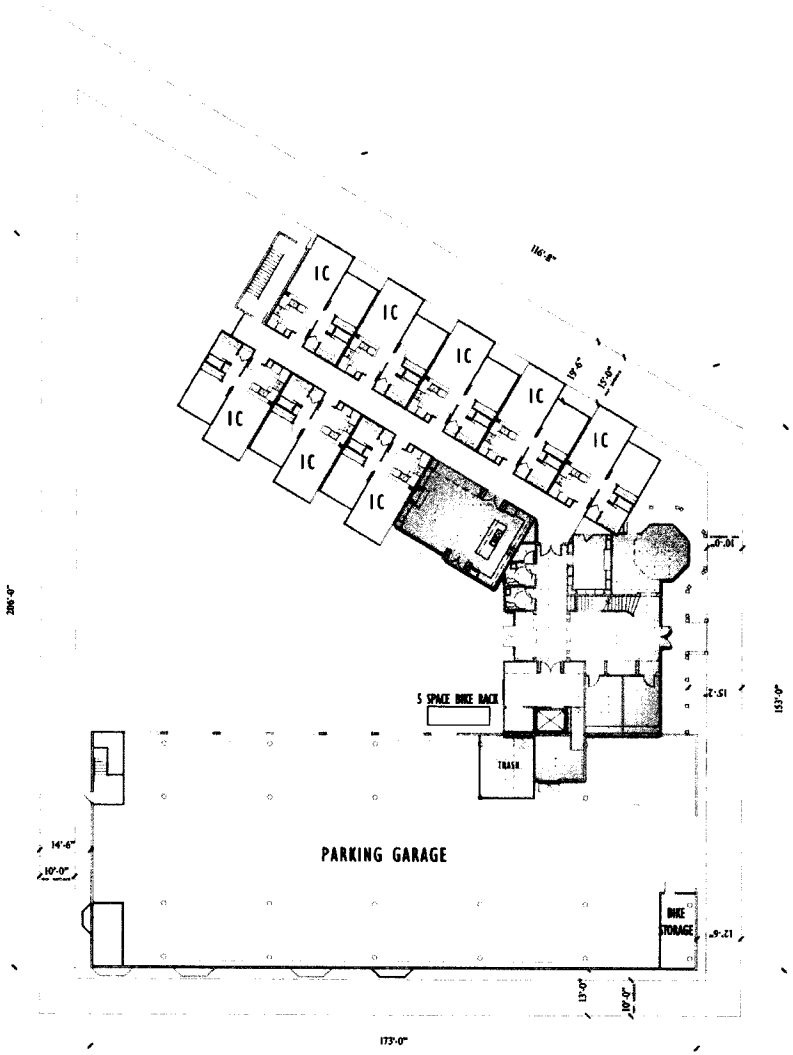
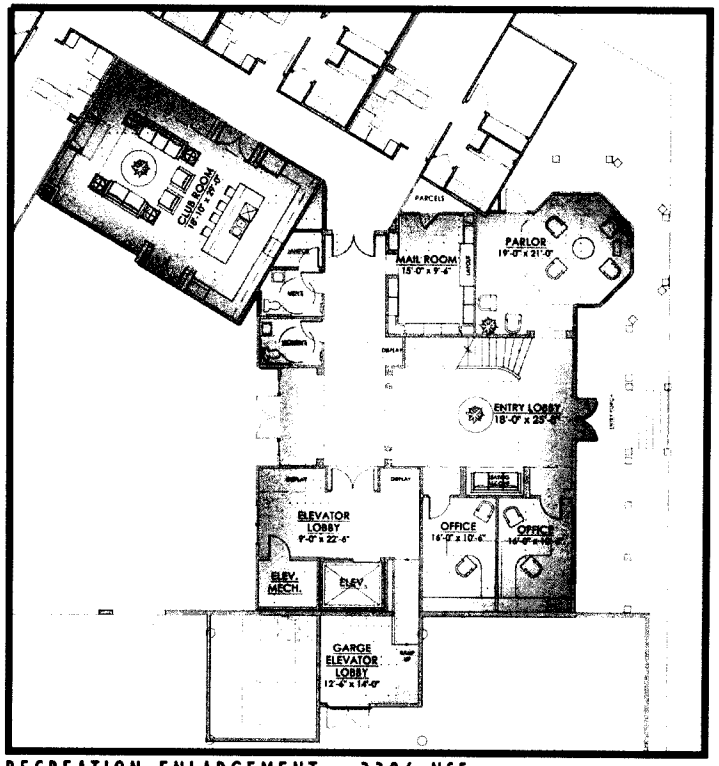


FIRST FLOOR BUILDING PLAN



RECREATION ENLARGEMENT - 3396 NSF

0 16 8 32

0 8 4 16

BERRELLESA PALMS

FIRST FLOOR

A5

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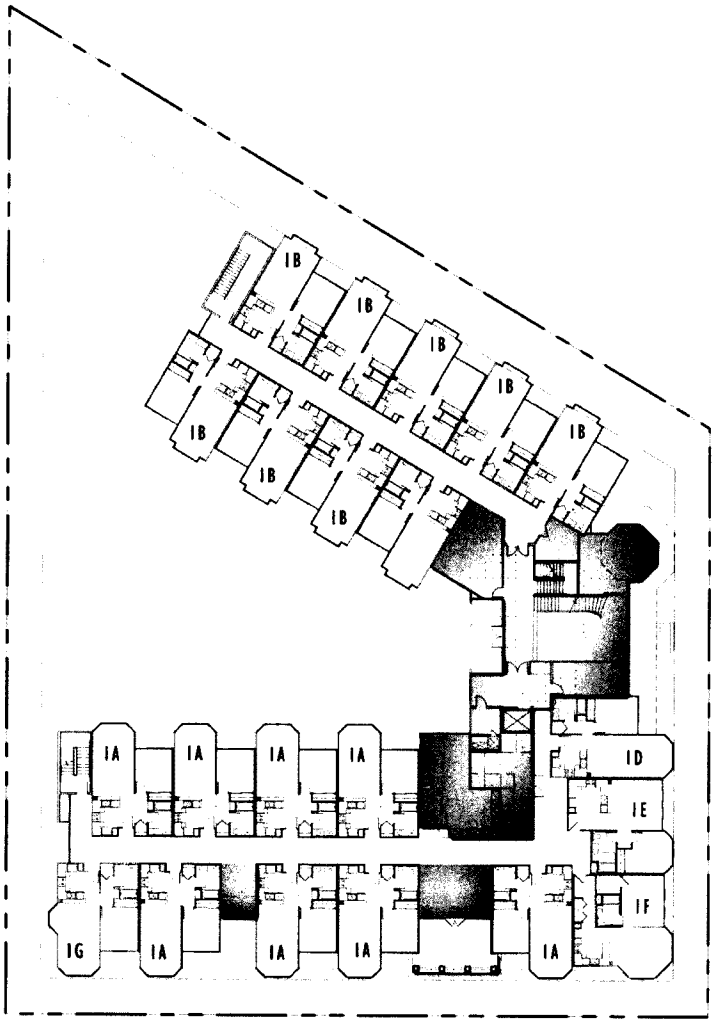
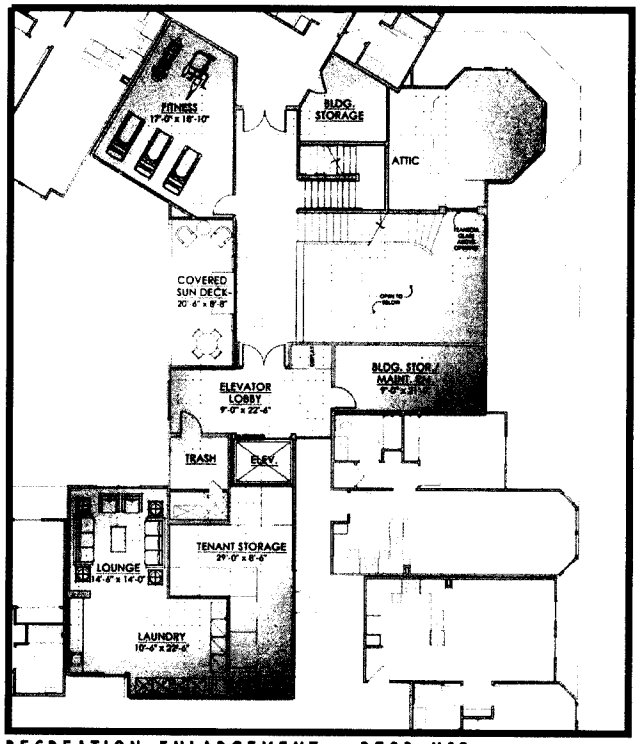
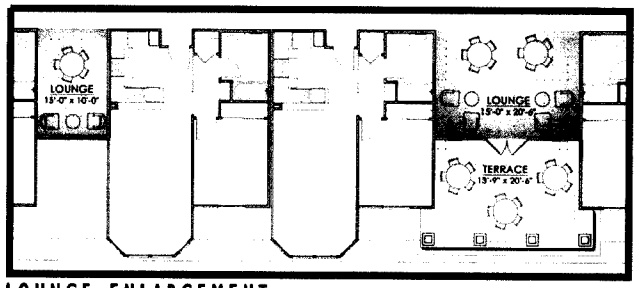


SECOND FLOOR BUILDING PLAN

0 16
8 32



RECREATION ENLARGEMENT - 2783 NSF



LOUNGE ENLARGEMENT

0 8
4 16

BERRELLESA PALMS

SECOND FLOOR

A6

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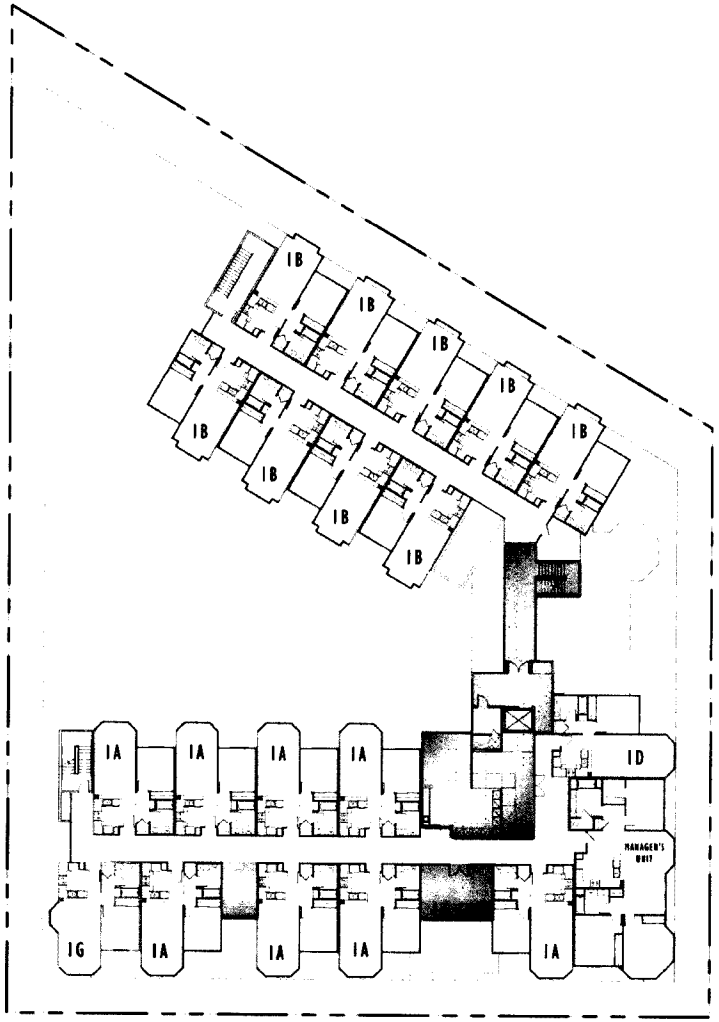
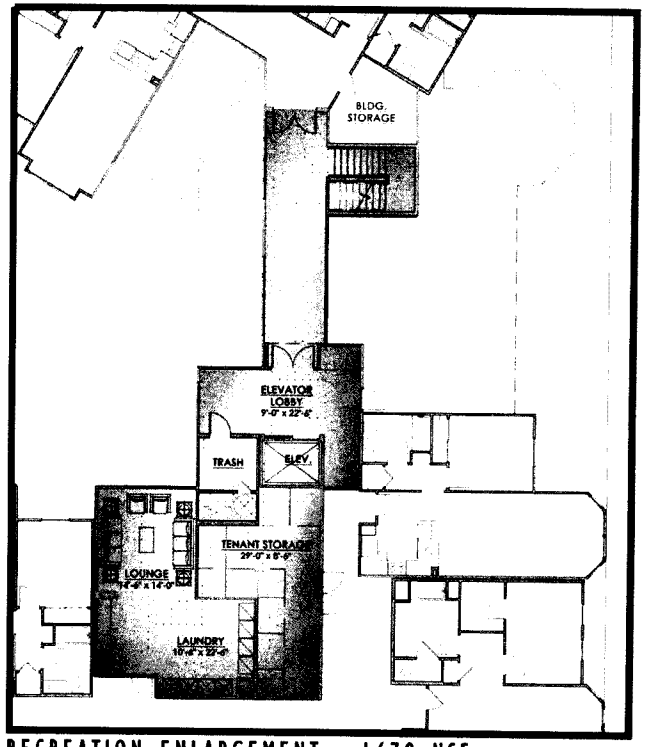
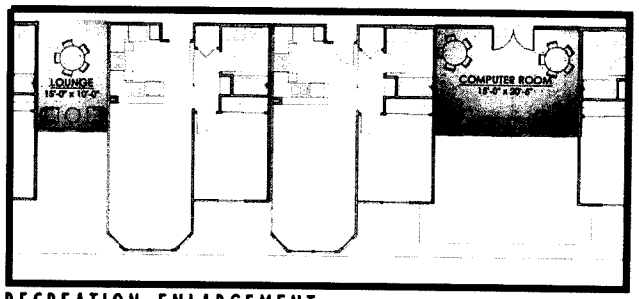


THIRD FLOOR BUILDING PLAN

0 16
8 32



RECREATION ENLARGEMENT - 1679 NSF



RECREATION ENLARGEMENT

0 8
4 16

BERRELLESA PALMS

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THIRD FLOOR

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A7

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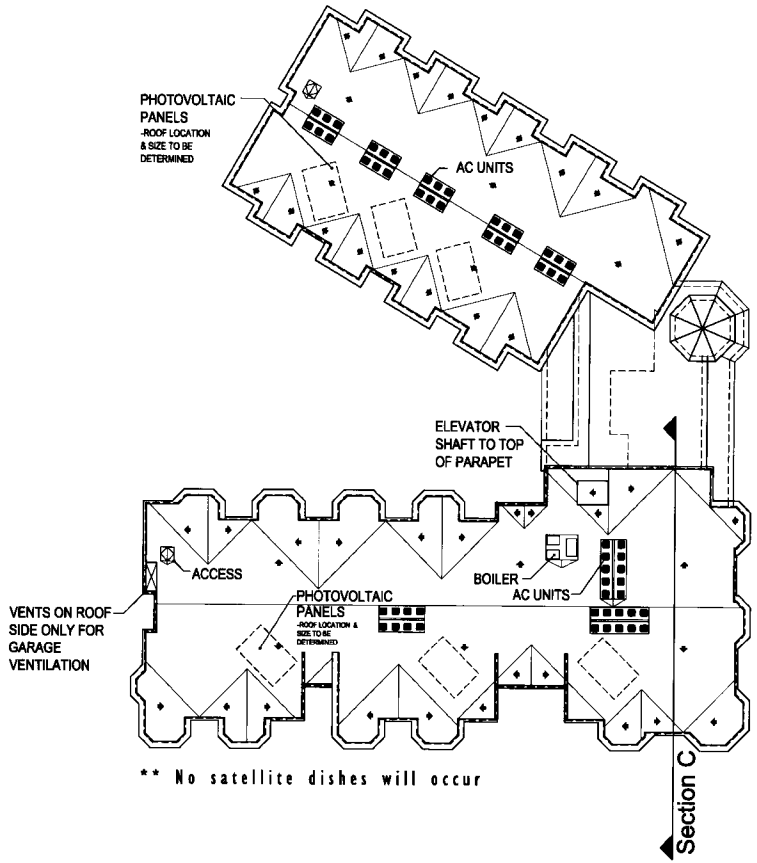

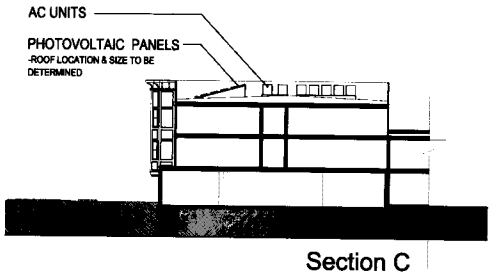

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ROOF PLAN

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0 16 8 32

A8

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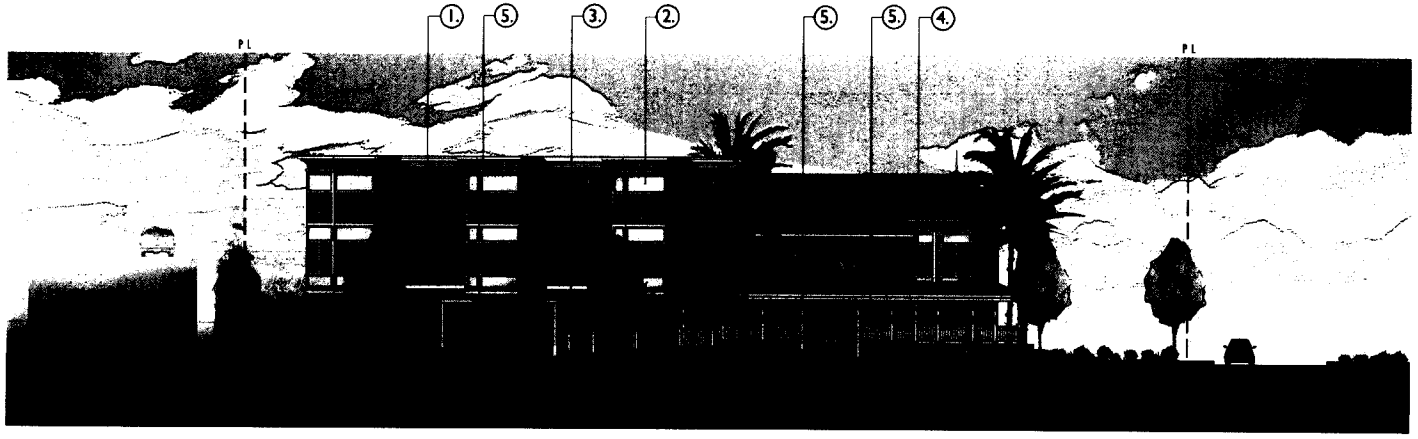

MATERIAL LEGEND

1. Cementitious Lap-Siding
2. Smooth Cementitious Board with Trim
3. Masonry
4. 40 yr. Architectural Grade Composition Shingle Roof
5. Wood Posts, Rail, and Corbels
   (Alternate: Manufactured)

BERRELLESA PALMS

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EAST ELEVATION (BERRELLESA)

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NORTH ELEVATION (FOSTER)

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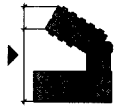

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WEST ELEVATION (RICHARDSON) A11

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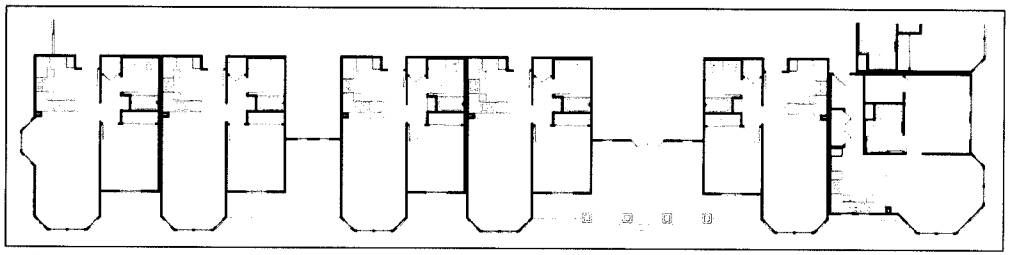

SECOND LEVEL BUILDING PLAN FOR REFERENCE

BERRELLESA PALMS

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SOUTH ELEVATION (BUCKLEY)

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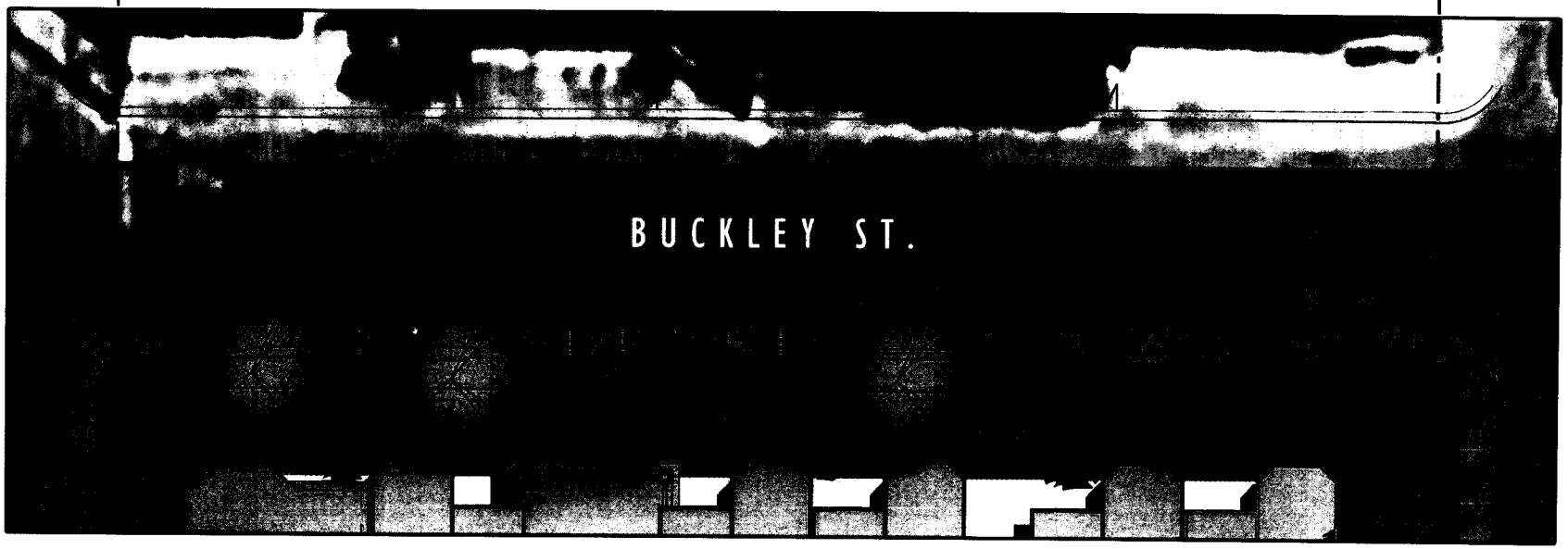
A12

OVERLAY OF EAST(EXISTING STRUCTURES)AND WEST(PROPOSED DESIGN)SIDE OF BUCKLEY



BERRELLESA PALMS

BUCKLEY CONTEXT COMPARISON A13

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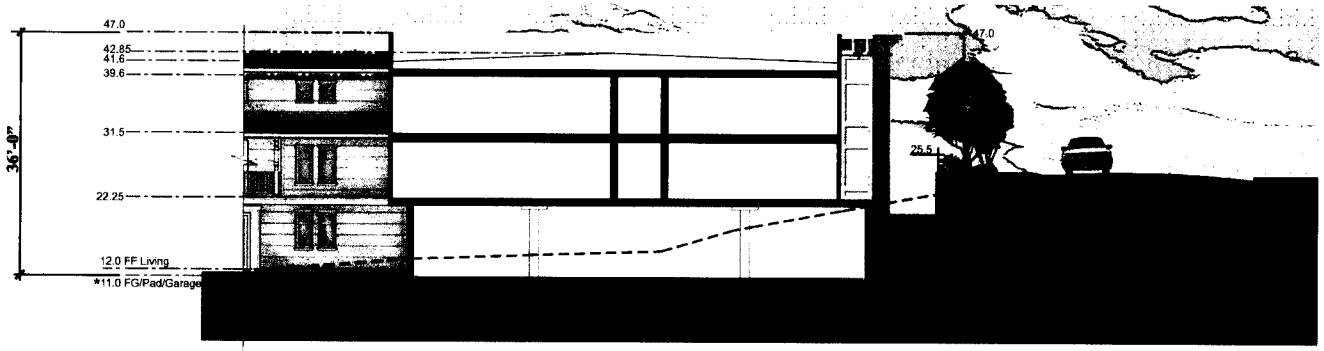
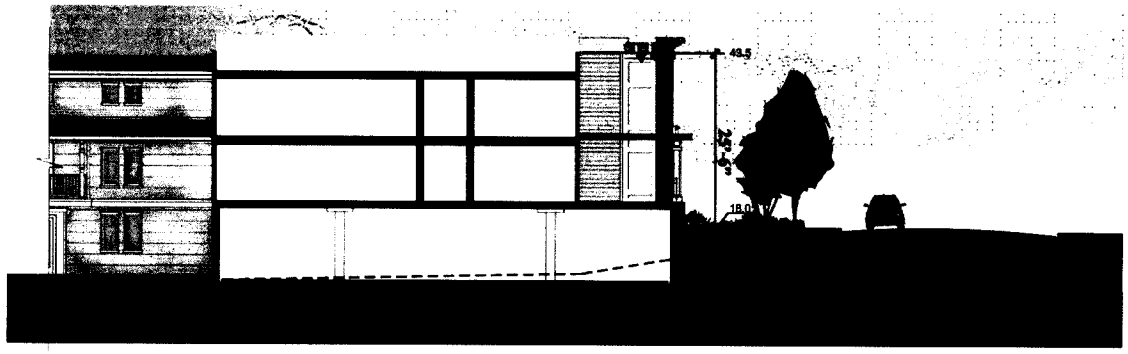


SECTION A



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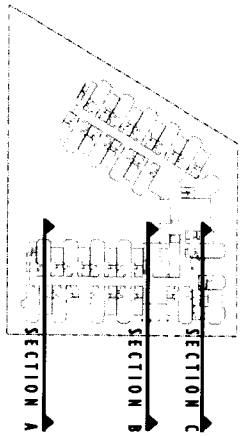

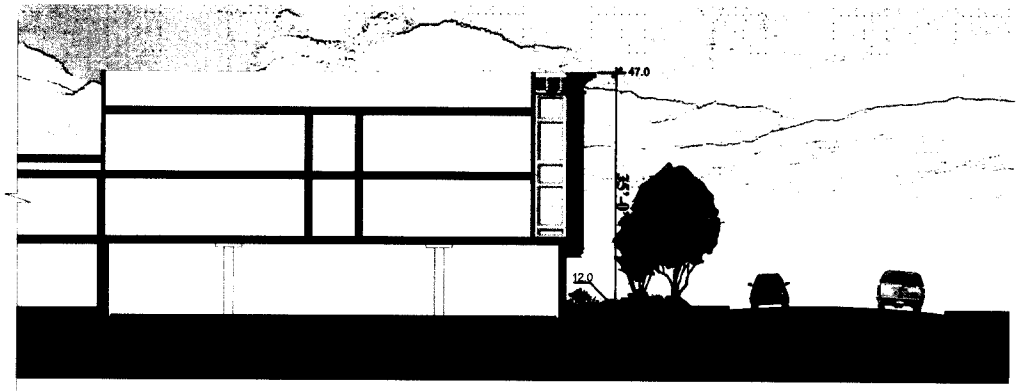

SECTION C

*Grade elevations above sea level provided for clarity.
*Floor thickness is 14"

BERRELLESA PALMS

BUCKLEY SECTIONS

A14

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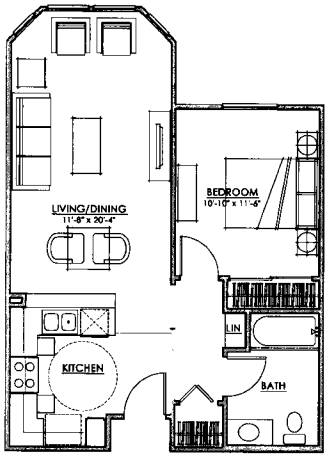
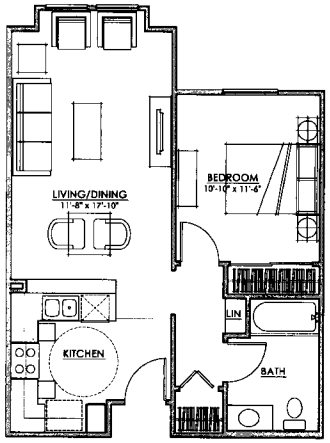


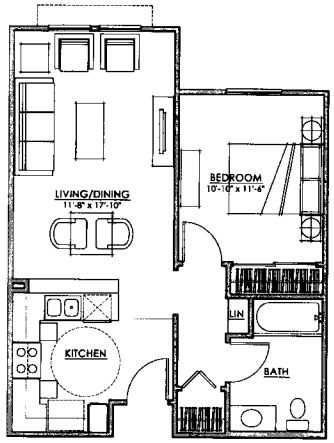
UNIT PLAN IA

1 BDRM / 1 BATH
610 SF



UNIT PLAN IB

1 BDRM / 1 BATH
598 SF



UNIT PLAN IC

1 BDRM / 1 BATH
586 SF

0 4
2 8

BERRELLESA PALMS

TYPICAL UNIT PLANS

A15

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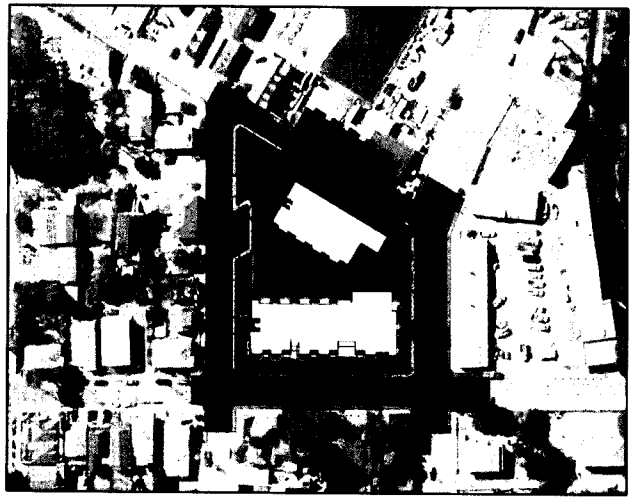
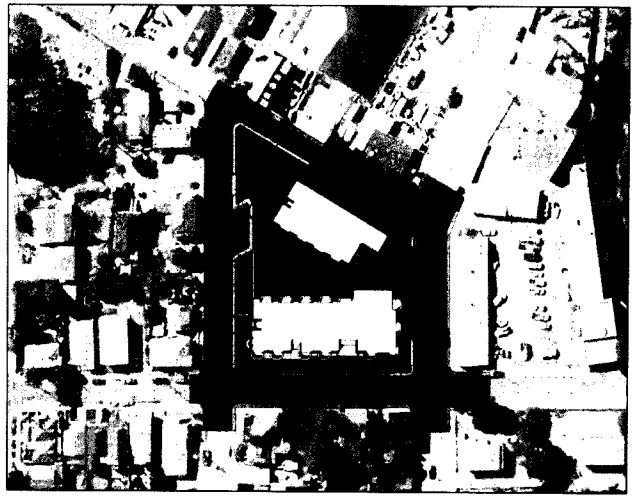
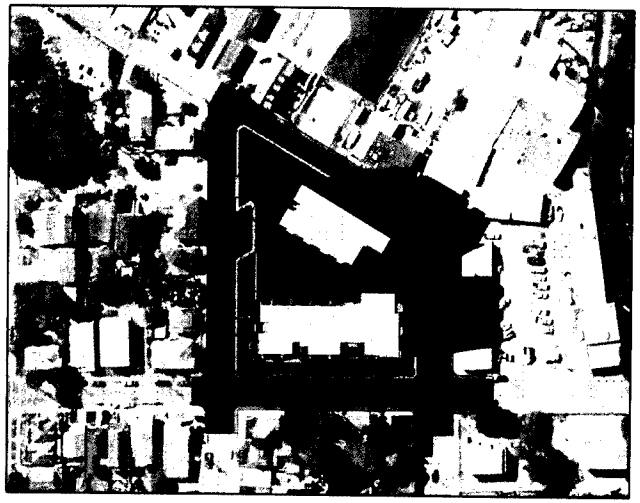


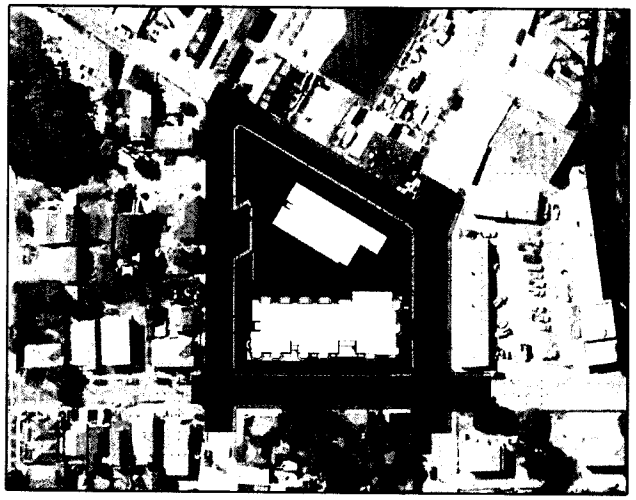
DECEMBER 21 - 10:00 AM



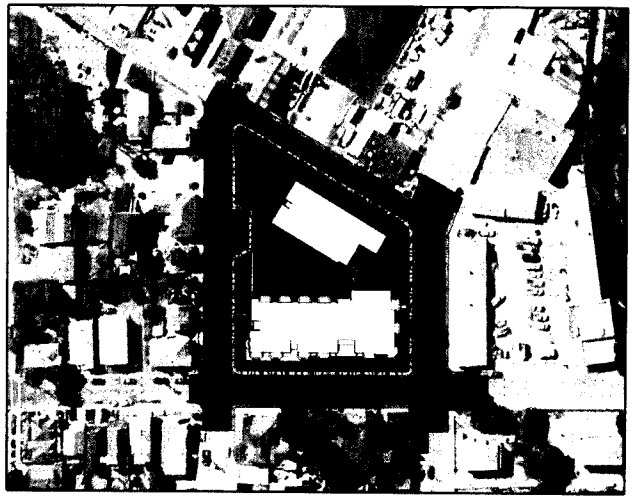
DECEMBER 21 - 12:00 PM



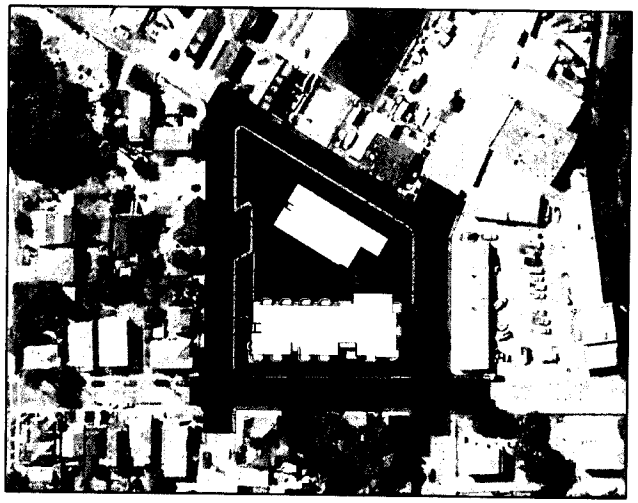
DECEMBER 21 - 3:00 PM



JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 3:00 PM

BERRELLESA PALMS

SUN/SHADOW DIAGRAMS

A16

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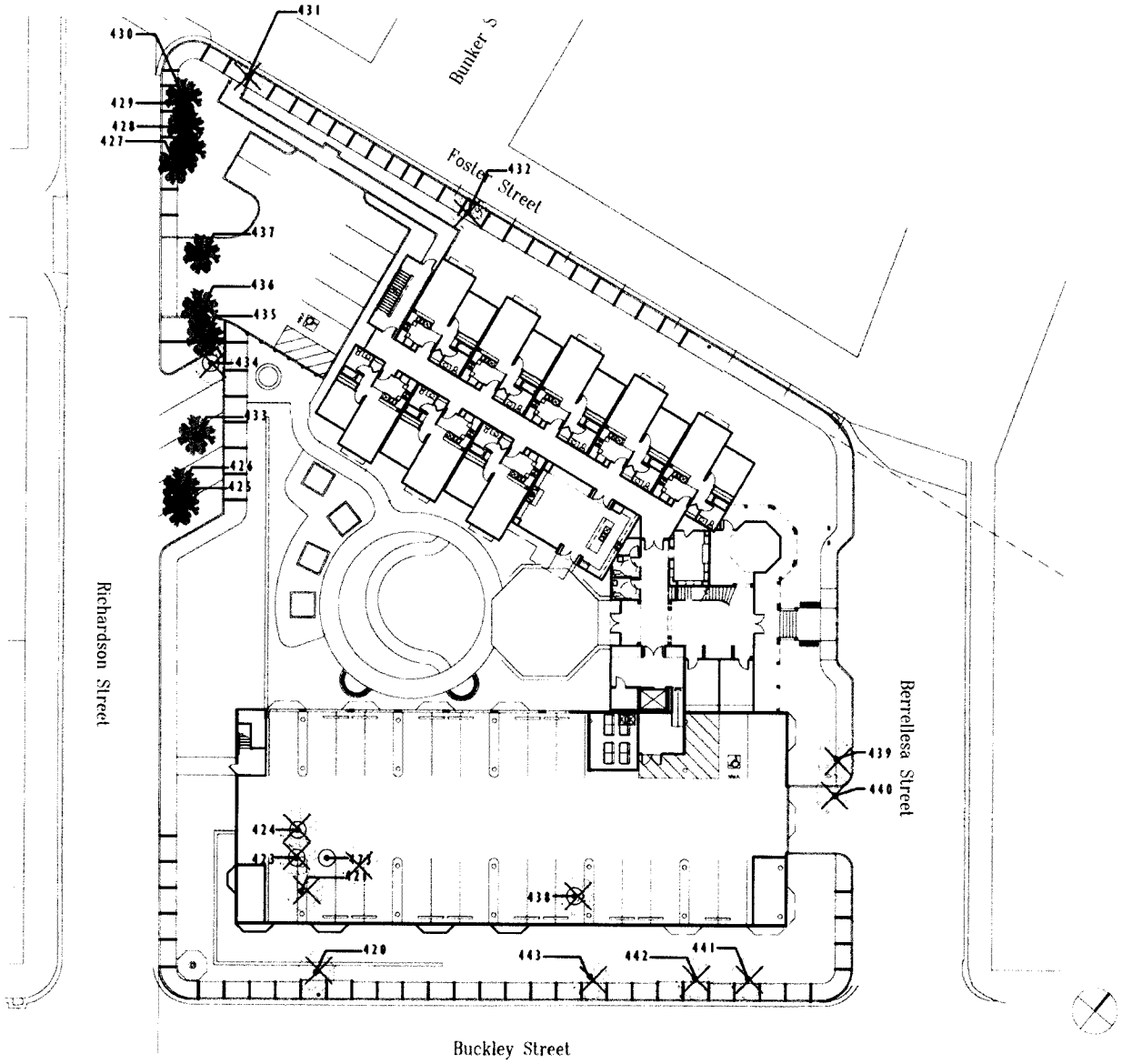

TREE SUMMARY

R	420	Glossy Privet
R	421	Loquat
R	422	Glossy Privet
R	423	Canary Island Date Palm
R	424	Glossy Privet
RE	425	Canary Island Date Palm
RE	426	Canary Island Date Palm
RE	427	Canary Island Date Palm
RE	428	Canary Island Date Palm
RE	429	Canary Island Date Palm
RE	430	Canary Island Date Palm
R	431	Canary Island Date Palm
R	432	Canary Island Date Palm
RE	433	Canary Island Date Palm
R	434	Canary Island Date Palm
RE	435	Canary Island Date Palm
RE	436	Canary Island Date Palm
RE	437	Canary Island Date Palm
R	438	Glossy Privet
R	439	Coast Redwood
R	440	Coast Redwood
R	441	Coast Redwood
R	442	Coast Redwood
R	443	Coast Redwood

LEGEND:

R = REMOVE
TOTAL = 14

RE = RELOCATED
TOTAL = 10

Refer to Arborist Report
prepared by HortScience, Inc.

PROPOSED TREE LEGEND

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	CONT SIZE	HT. & SP.
	SHADE TREES				
4	ACE PAL	Acer palmatum	Japanese Maple	24" BOX	MULTI 5' X 4'W
4	LAU NOB	Laurus nobilis	Sweet Bay	24" BOX	7-8' X 3'
8	OLE EUR	Olea Europaea 'Swan Hill'	Fruitless Olive	24" BOX	7-8' X 3'
	SMALL FLOWERING ACCENT TREES				
7	CER CAN	Cercis canadensis	Eastern Redbud	24" BOX	9-10' X 3'
3	LAG NAT	Lagerstroemia indica 'Natchez'	Crape Myrtle	24" BOX STD.	9-10' X 3-4'
4	LAG TUS	Lagerstroemia indica 'Tuskegee'	Crape Myrtle	24" BOX STD.	9-10' X 3-4'
	CANOPY TREES				
4	GEI PAR	Geivera parvifolia	Australian Willow	15 GAL	7-8' X 3'
2	MAG GRA	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	24" BOX	8-9' X 4'
8	PYR CAL	Pyrus calleryana' 'Chanticleer'	Chanticleer Pear	24" BOX	8-9' X 4'
5	QUE AGR	Quercus agrifolia	Coast Live Oak	24" BOX	7-8' X 3-4'
49	TOTAL		NOTE:		
	4 - 15gal		Please see Landscape Plan for		
	45 - 24" box		locations of proposed trees.		

BERRELLESA PALMS

TREE REPLACEMENT PLAN

A17

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Martinez, CA
KTGY# 2007-1018 07.21.2009
REVISED FOR CITY COUNCIL MEETING SEPTEMBER 9, 2009

KELLER MITCHELL & CO.

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY CHICAGO TITLE COMPANY, PRELIMINARY REPORT, TITLE NO. 07-39114785-A-MG AMENDED, EFFECTIVE DATE: MAY 29, 2008, AT 07:30 A.M. REFERRED TO HEREON AS THE "PTR".

TITLE OR INTEREST VESTED IN:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

EARL D. DUNIVAN AND JOANNE DUNIVAN, TRUSTEES OF THE DUNIVAN FAMILY TRUST UNDER DECLARATION OF TRUST DATED FEBRUARY 20, 2007.

LEGAL DESCRIPTION

LEGAL DESCRIPTION AS CONTAINED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, PRELIMINARY REPORT, TITLE NO. 07-39114785-A-MG AMENDED, EFFECTIVE DATE: MAY 29, 2008, AT 07:30 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARTINEZ, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BLOCK 141 ORIGINAL SURVEY TOWN OF MARTINEZ, AS PER MAPS ON FILE IN THE OFFICE OF THE RECORDER OF THE COUNTY OF CONTRA COSTA.

APN: 373-243-001

EXCEPTIONS

EXCEPTIONS TO TITLE AS CONTAINED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, PRELIMINARY REPORT, TITLE NO. 07-39114785-A-MG AMENDED, EFFECTIVE DATE: MAY 29, 2008, AT 07:30 A.M.

[1] PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2008-2009.
(EXCEPTION ITEM NO. 1) (NOT PLOTTABLE)

[2] AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW

ASSESSMENT (OR BOND) NO.:
DISTRICT CITY OF MARTINEZ
FOR: ALHAMBRA CREEK

SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES.
(EXCEPTION ITEM NO. 2) (NOT PLOTTABLE)

[3] THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
(EXCEPTION ITEM NO. 3) (NOT PLOTTABLE)

[4] ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST AGREEMENT.

IF TITLE IS TO BE INSURED IN THE "TRUSTEE(S) OF A TRUST, THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(EXCEPTION ITEM NO. 4) (NOT PLOTTABLE)

[5] ANY RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORD.

THIS COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(EXCEPTION ITEM NO. 5) (NOT PLOTTABLE)

[6] MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
(EXCEPTION ITEM NO. 6) (NOT PLOTTABLE)

[7] THIS COMPANY WILL REQUIRE, THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBERANCE BY THE CORPORATION NAMED BELOW:

CORPORATION: RESOURCES FOR COMMUNITY DEVELOPMENT,

(a) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION.

(b) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN.

(c) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE CORPORATION ARTICLES AND BY-LAWS OF THE PARENT.

THE RIGHT IS RESERVED TO ADD REQUIREMENTS OR ADDITIONAL ITEMS AFTER COMPLETION OF SUCH REVIEW.
(EXCEPTION ITEM NO. 7) (NOT PLOTTABLE)

ZONING / SETBACK REQUIREMENTS

PER THE CITY OF MARTINEZ, PLANNING DEPARTMENT, AS SHOWN ON THE CITY OF MARTINEZ'S ZONING MAP OF THE CITY OF MARTINEZ, AVAILABLE AT WWW.CITYOFMARTINEZ.ORG THE SUBJECT PARCEL IS ZONED: "DS" OR "DOWNTOWN SHORELINE RESIDENTIAL: 2,500 SQ. FT. PER DWELLING UNIT"

REFERENCE IS MADE HERE TO THE CITY OF MARTINEZ, MUNICIPAL CODE, ZONING ORDINANCES, TITLE 22 "RESIDENTIAL ZONING DISTRICTS - DEVELOPMENT STANDARDS" AND TO THE "MARTINEZ DOWNTOWN SPECIFIC PLAN", CHAPTER 9 "DOWNTOWN SHORELINE" AS TO THE PARTICULARS REGARDING SUCH DEVELOPMENT REQUIREMENTS / RIGHTS AND USES, MINIMUM YARDS, BUILDING HEIGHTS, BUILDING SETBACK LINES AND ET AL. AVAILABLE AT WWW.CITYOFMARTINEZ.ORG FOR THE ABOVE CITED ZONING CODES. (SEE NOTE NO. 5)

FLOOD ZONE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "AO" (DEPTH 1), DEFINED AS: "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN), AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED", AND A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", DEFINED AS: "AREAS OF MINIMAL FLOODING (NO SHADING)".

PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0650340001 B, MAP REVISED: MAY 2, 2002.

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON ARE PER THE "PTR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. THE TOTAL AREA OF THE SUBJECT PROPERTY IS: 44,849 SQUARE FEET +/- OR 1.030 ACRES MORE OR LESS.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
4. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF MARTINEZ (925) 372-3500
   SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT (925) 228-9500
   WATER: CITY OF MARTINEZ (925) 372-3575
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO. (925) 674-6374
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO. (925) 674-6374
   COMMUNICATIONS: A.T. & T. (800) 397-3172
   COMMUNICATIONS: COMCAST (800) 266-2278
5. BUILDING SETBACK LINES ARE NOT SHOWN ON THIS SURVEY. NOTES IN TABLE "A", "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS", CONTAINED IN THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", STATES, "IN REFERENCE TO ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OF ANOTHER PARTY'." IT IS THE OPINION OF THE SURVEYOR THAT BUILDING RESTRICTIONS CANNOT BE ABSOLUTELY ESTABLISHED FROM INFORMATION AVAILABLE IN MUNICIPAL PLANNING AND ZONING CODES OF THE CITY OF MARTINEZ WITHOUT SUCH INTERPRETATION BY THE PLANNING STAFF. REFER TO CITY OF MARTINEZ, MUNICIPAL CODE, PLANNING AND ZONING CODE AVAILABLE AT THE CITY OF MARTINEZ WEBSITE AT WWW.CITYOFMARTINEZ.ORG

NOTES (continued)

6. THE PROFESSIONAL LAND SURVEYORS ACT OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, CHAPTER 3, SECTION 6731.5 DEFINES CERTIFY / CERTIFICATION AS: THE USE OF THE WORD CERTIFY OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

RECORD REFERENCES

1.) MAP OF ORIGINAL SURVEY OF THE TOWN OF MARTINEZ, FILED IN MAP BOOK "B" AT PAGE 83 OF CONTRA COSTA COUNTY RECORDS.
2.) QUITCLAIM DEED, RECORDED MARCH 20, 2007, AS RECORDER'S DOCUMENT 2007-0081288 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY.
3.) RECORD OF SURVEY, FILED DECEMBER 18, 1985 IN BOOK 78 OF LAND SURVEYORS MAPS AT PAGE 22, CONTRA COSTA COUNTY RECORDS.
4.) RECORD OF SURVEY, FILED DECEMBER 10, 1947 IN BOOK 12 OF LAND SURVEYORS MAPS AT PAGE 21, CONTRA COSTA COUNTY RECORDS.
5.) RECORD OF SURVEY, FILED JUNE 4, 1964 IN BOOK 28 OF LAND SURVEYORS MAPS AT PAGE 14, CONTRA COSTA COUNTY RECORDS.
6.) DEED, RECORDED JULY 17, 1935 IN BOOK 383 AT PAGE 108 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

BASIS OF BEARINGS

THE BEARING FROM THE FOUND 5/8" IRON PIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF RICHARDSON STREET WITH THE NORTHWESTERLY LINE OF BUCKLEY STREET TO THE FOUND 1" IRON PIPE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF BERRELESA STREET WITH THE NORTHWESTERLY LINE OF BUCKLEY STREET AS SAID IRON PIN, IRON PIPE AND STREETS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED DECEMBER 18, 1985 IN BOOK 78 OF LAND SURVEYORS MAPS AT PAGE 22 OF CONTRA COSTA COUNTY RECORDS, AS " NORTH 52°16'00" EAST " WAS TAKEN AS: NORTH 52°11'44" EAST (231.88' MEAS. M-M) AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK, "TIDAL 5" (PID JT0006), BEING A USGS BRONZE DISK SET VERTICALLY IN WALL, STAMPED "J 5", LOCATED AT THE EAST CORNER OF THE INTERSECTION OF COURT AND ESCOBAR STREETS, AT THE CONTRA COSTA COURTHOUSE, SET VERTICALLY IN THE NORTHWEST FACE OF THE NORTHWEST GRANITE BLOCK BALUSTRADE OF THE SOUTHWEST ENTRANCE, 2.6 FEET NORTHEAST OF THE WEST CORNER OF THE BALUSTRADE, AND ABOUT 1.0 FEET ABOVE THE GROUND. ELEVATION = 23.207 FEET, VERTICAL DATUM: N.G.V.D. 1929.

ENCHROACHMENTS LISTING

1. THE CHAINLINK FENCE ALONG BUCKLEY STREET ENCHROACHES ONTO THE RIGHT-OF-WAY 0.6'+/- AT THE SOUTHWESTERLY ANGLE POINT OF THE FENCE.
2. THE CHAINLINK FENCE ALONG BUCKLEY STREET ENCHROACHES ONTO THE RIGHT-OF-WAY 0.7'+/- AT THE NORTHEASTERLY ANGLE POINT OF THE FENCE.
3. THE CHAINLINK FENCE ALONG BERRELESA STREET ENCHROACHES ONTO THE RIGHT-OF-WAY 0.3'+/- AT THE SOUTHEASTERLY ANGLE POINT OF THE FENCE.
4. THE CHAINLINK FENCE ALONG BERRELESA STREET ENCHROACHES ONTO THE RIGHT-OF-WAY 0.5'+/- AT THE POINT SHOWN.
5. THE CHAINLINK FENCE ALONG BERRELESA STREET IS ON THE RIGHT-OF-WAY AT THE POINT SHOWN.
6. THE 4' WOOD PICKET FENCE ALONG BUCKLEY STREET ENCHROACHES ONTO THE RIGHT-OF-WAY FROM 5.9' TO 5.5'+/-.
7. THE 4' WOOD PICKET FENCE ALONG RICHARDSON STREET ENCHROACHES ONTO THE RIGHT-OF-WAY FROM 2.1' TO 4.3'+/-.

DATE OF SURVEY

THE DATE OF THE SURVEY OF THE SUBJECT PROPERTY IS DECEMBER 3 AND 4, 2008 AS TO THE CONTROL SURVEY AND DECEMBER 10 THROUGH 23, 2008 AS TO THE TOPOGRAPHIC SURVEY.

SURVEYOR'S STATEMENT

TO RESOURCES FOR COMMUNITY DEVELOPMENT, INC. AND CHICAGO TITLE COMPANY:

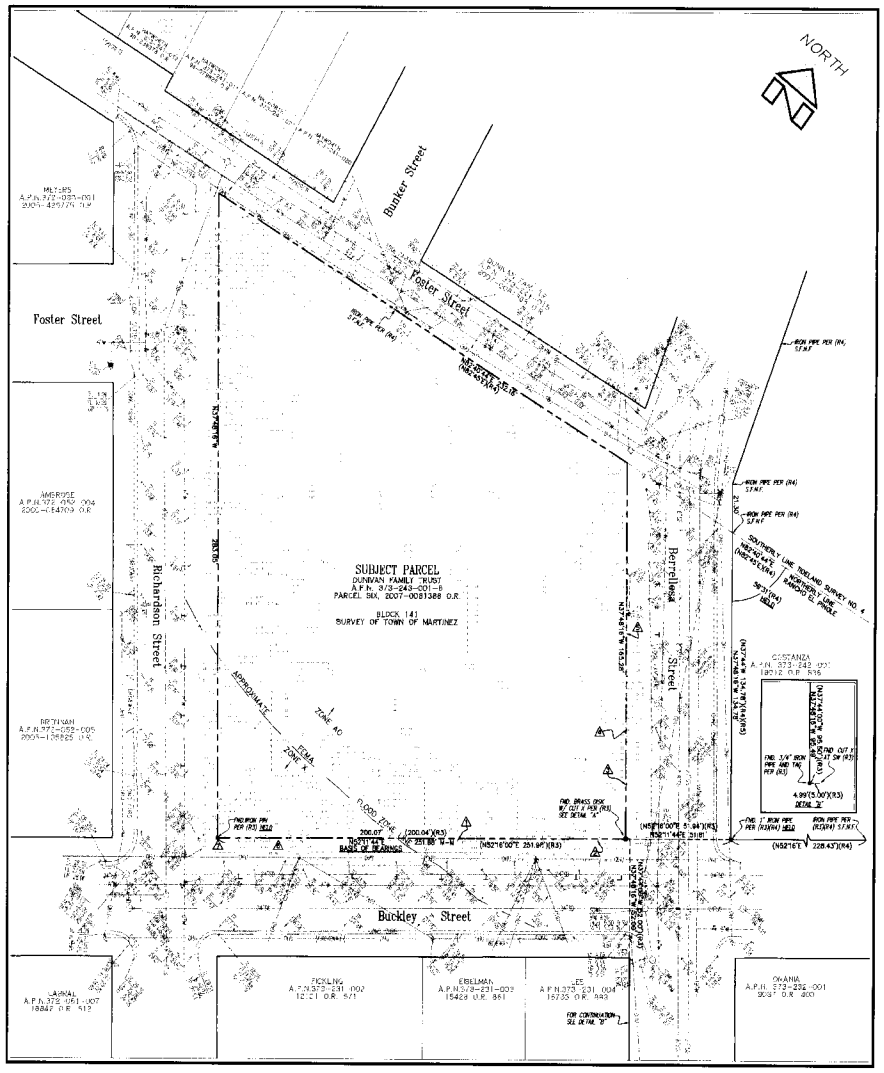
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS (NONE) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAVID L. ADAMS P.L.S. 7587
LICENSE EXPIRES: 12/31/2009
FOR: LUK & ASSOCIATES, INC.

DATE: _____

LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	BOUNDARY - SUBJECT PROPERTY		GROUND ELEVATION
	RIGHT-OF-WAY LINE		TOP OF PAVEMENT ELEV.
	INTERIOR PROPERTY LINE		TOP OF CURB ELEVATION
	ADJOINERS PROPERTY LINE		BACK OF WALK ELEVATION
	MONUMENT LINE		FLOW LINE ELEVATION
	CENTERLINE		JOINT POLE
	EASEMENT LINE		TRAFFIC SIGNAL
	BUILDING LINE		TRAFFIC SIGNAL BOX
	OLD LOT LINE		STREET LIGHT
	ELECTROLIER		STREET LIGHT BOX
	FOUND MONUMENT AS NOTED		P.G. & E. PULL BOX
	FIRE HYDRANT		MONUMENT TO MONUMENT
	CATCH BASIN	{ M-M }	RECORD INFORMATION
	AREA DRAIN	{ 162.63' }	HANDICAPPED RAMP
	WATER VALVE	HCR	RADIAL BEARING
	WATER METER	(R)	OFFICIAL RECORDS
	STORM DRAIN MANHOLE	O.R.	TOTAL
	SANITARY SEWER CLEANOUT	(T)	POINT OF BEGINNING
	SANITARY SEWER MANHOLE	P.O.B.	SEARCHED FOR NOT FOUND
	TELEPHONE MANHOLE	S.F.N.F.	WATER LINE
	TREE		STORM DRAIN LINE
	ASPHALT CONCRETE		SANITARY SEWER LINE
	FINISH FLOOR		JOINT UTILITY TRENCH
	POWER POLE		OVERHEAD UTILITY LINES
	TELEVISION CABLE BOX		UNDERGROUND UTILITY LINES
	CONCRETE		TITLE ITEM REFERENCE NO.
	UTILITY BOX		PUBLIC UTILITY EASEMENT
	ROOF DRAIN		WIRE CLEARANCE EASEMENT
	4" BOLLARD		CENTERLINE
	WATER BOX		MONUMENT
	PARKING METER		INTERSECTION
	GAS VALVE		OVERHEAD UTILITIES
	FENCE		UNDERGROUND UTILITIES
	SIGN		ENCHROACHMENT NOTE NO.
	CONCRETE ELEVATION		



VICINITY MAP

NOT TO SCALE

ALTA / ACSM LAND TITLE SURVEY

FOR

RESOURCES FOR COMMUNITY DEVELOPMENT

BLOCK 141 AS SHOWN ON THE ORIGINAL MAP OF THE TOWN OF MARTINEZ, FILED IN BOOK "D" OF MAPS AT PAGE 83 OF CONTRA COSTA COUNTY RECORDS.

CITY OF MARTINEZ, CONTRA COSTA COUNTY, CALIFORNIA

SHEET 1 OF 1 SCALE: 1" = 20' DECEMBER 2008

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547 (510) 724-3388

JOB NO. 28118-10

PLOT DATE: DECEMBER 29, 2008

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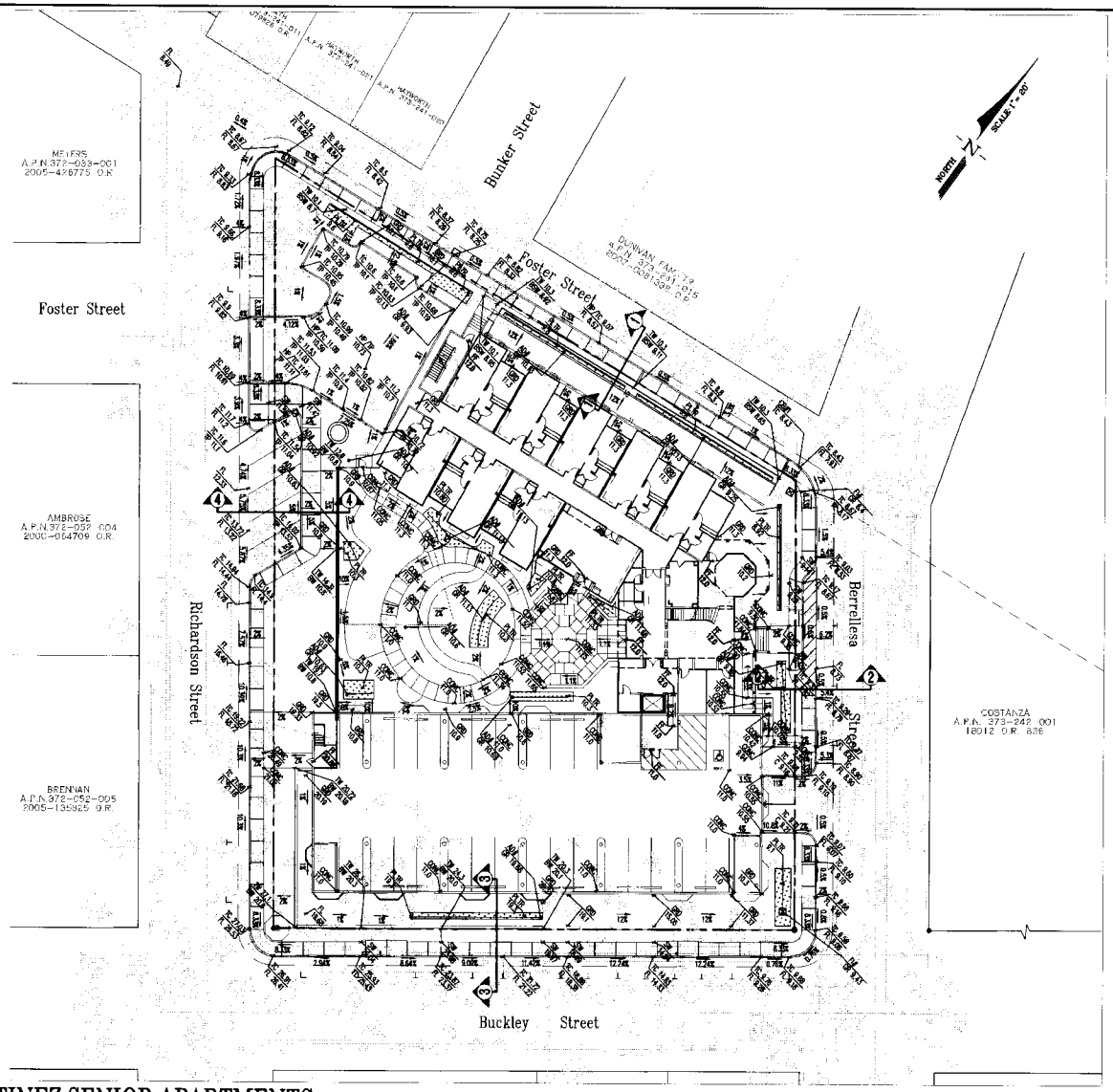
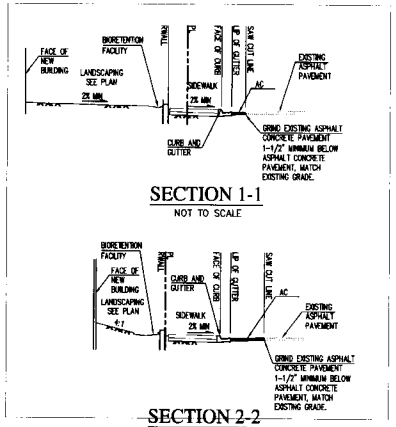
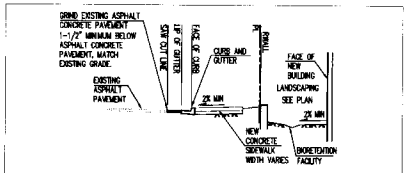
OVER TWST - -37.7333337





SECTION 1-1
NOT TO SCALE

SECTION 2-2
NOT TO SCALE



SECTION 3-3
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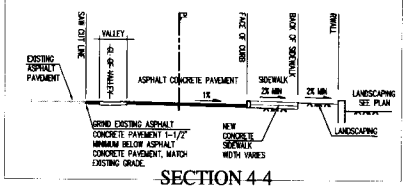

SECTION 4-4
NOT TO SCALE

MARTINEZ SENIOR APARTMENTS

SHEET NO. C-1
PRELIMINARY GRADING PLAN

Martinez, CA
KT&V# 2007-1018 2.17.09

Luk and Associates
738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
Email: aluk@lukassociates.com

Civil Engineering
Land Planning
Land Surveying

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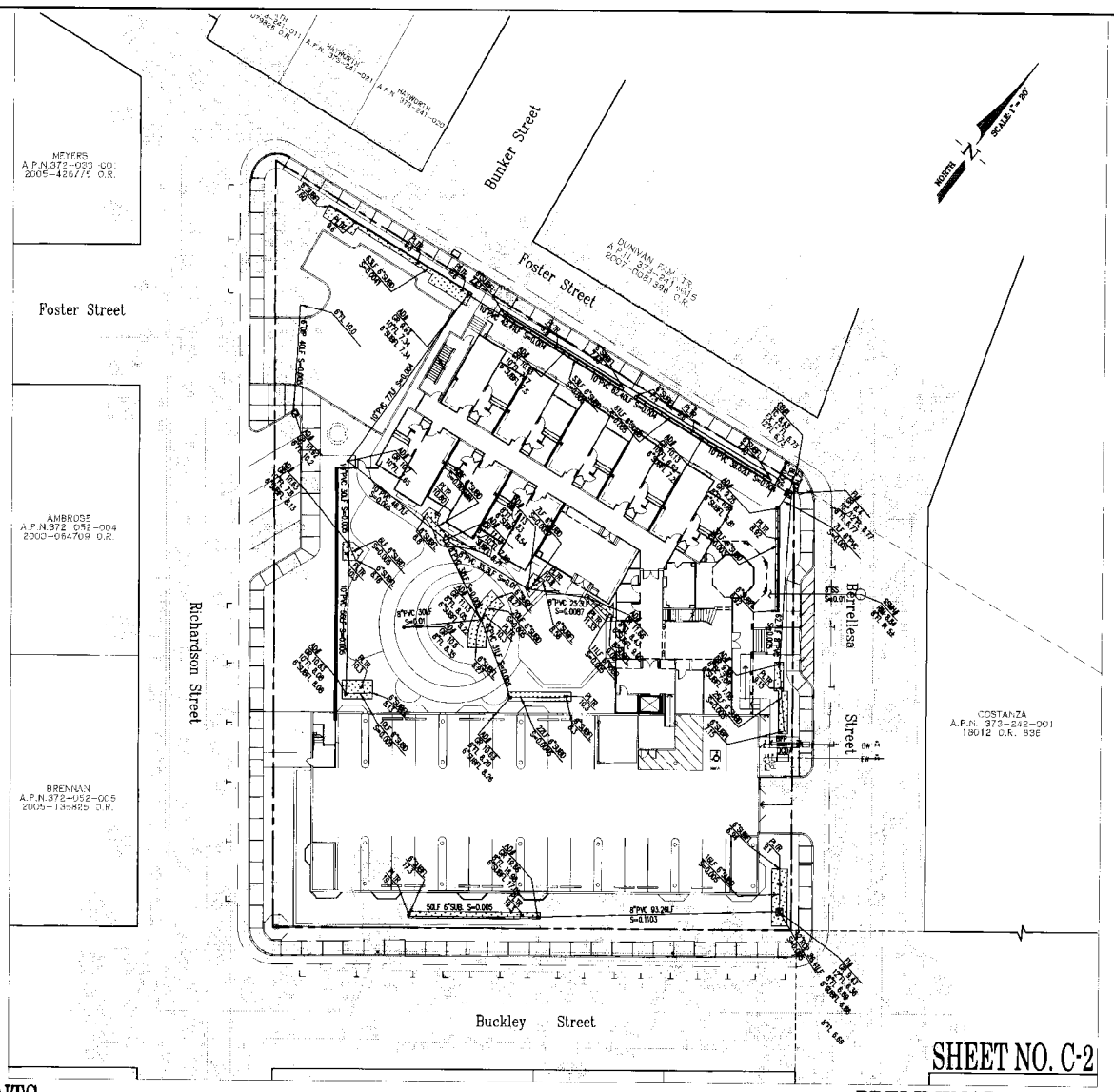
JOB NO. 28118-10
PLOT DATE: JUNE 29, 2009



SHEET NO. C-2

MARTINEZ SENIOR APARTMENTS

PRELIMINARY UTILITY PLAN

Martinez, CA

KTGY# 2007-1018 2.17.09

Luk and Associates

738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
Email: aluk@lukassociates.com

Civil Engineering
Land Planning
Land Surveying

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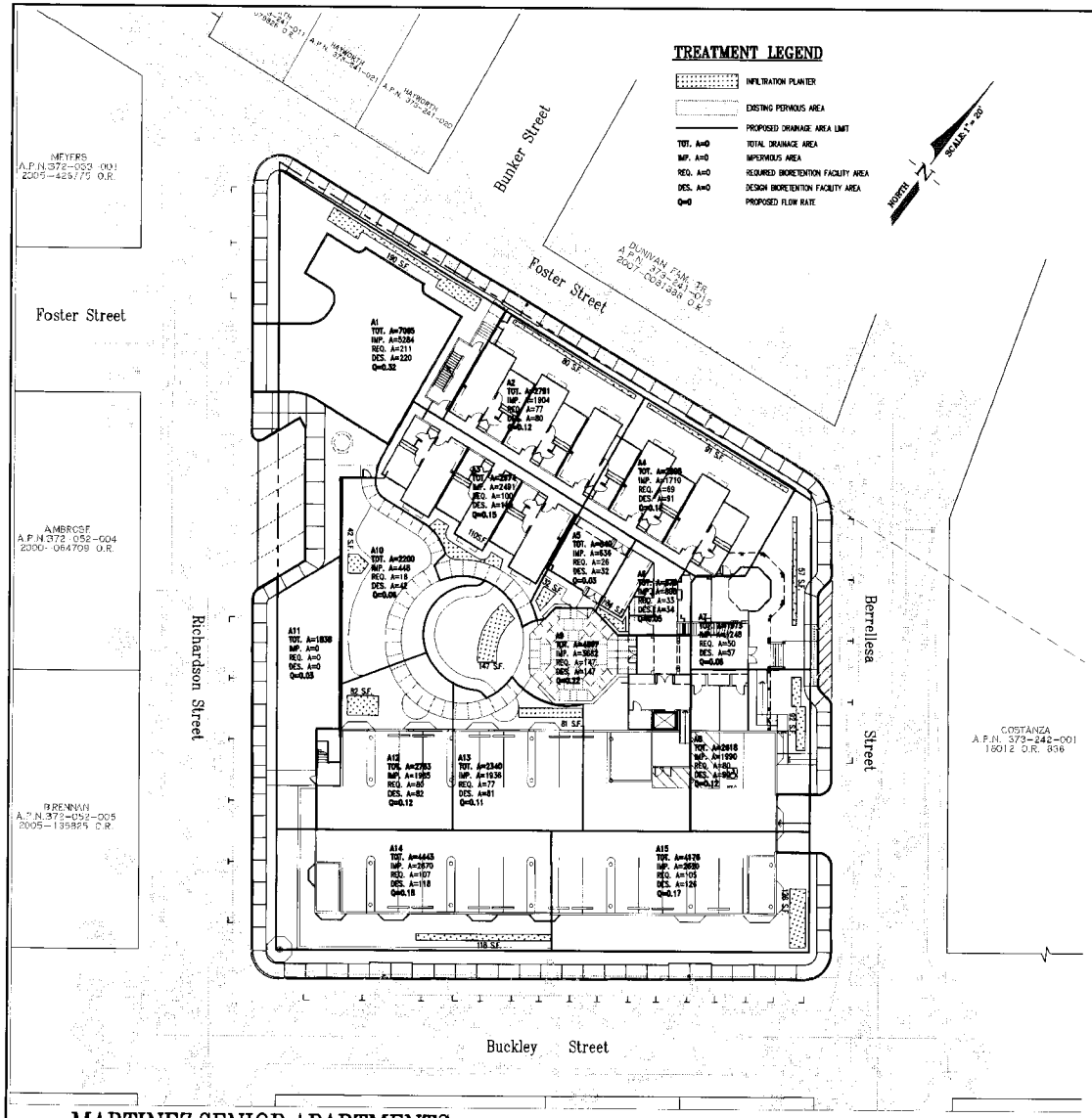
JOB NO. 28118-10

PLOT DATE: JUNE 29, 2009



STORM WATER TREATMENT AREA CALCULATIONS ON-SITE					
AREA LEGEND	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	TREATMENT METHOD: BIORETENTION FACILITY S.F	REQUIRED BIORETENTION FACILITY AREA S.F.	MEETS REQUIREMENT
A1	7065	5284	220	211	YES
A2	2791	1904	80	77	YES
A3	2974	2491	110	100	YES
A4	2896	1710	91	69	YES
A5	840	638	32	26	YES
A6	879	808	34	33	YES
A7	1973	1248	57	50	YES
A8	2616	1990	92	80	YES
A9	4807	3682	147	147	YES
A10	2200	448	42	18	YES
A11	1838	0	0	0	YES
A12	2783	1965	82	80	YES
A13	2460	1936	81	77	YES
A14	4443	2870	118	107	YES
A15	4178	2620	126	105	YES
TOTAL	44848	29412	1312		

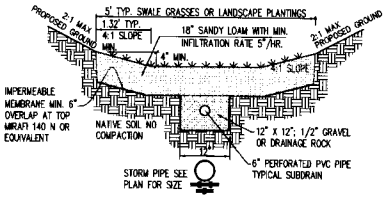
PER CONTRA COSTA COUNTY CLEAN WATER PROGRAM PUBLICATION: "STORMWATER C.3 GUIDANCE" SEPTEMBER 10, 2006 FOURTH EDITION

1) THE PROJECT SITE FALLS INTO GROUP 2 THRESHOLD BECAUSE THE PROPOSED AREA OF IMPERVIOUS SURFACE IS LESS THAN ONE ACRE (43560 SQ FT). HENCE, OUR PROJECT SUBJECTS ONLY TO RUNOFF TREATMENT REQUIREMENTS.

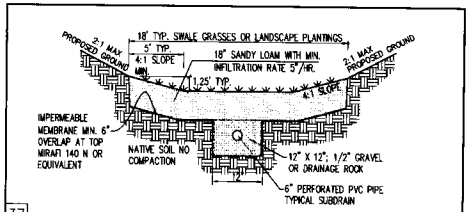
2) THE PROJECT SITE IS DELINEATED TO FIFTEEN (15) DRAINAGE MANAGEMENT AREAS.

3) FOR CLAYEY NATIVE SOILS, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

CRITERIA APPLY TO BIORETENTION FACILITY:
SIZING FACTOR (SF) [BIORETENTION FACILITY] = 0.04 OF IMPERVIOUS AREA
SURFACE RESERVOIR DEPTH = 6 INCHES MINIMUM
SOIL MIX DEPTH = 18 INCHES MINIMUM (5 IN/HR MINIMUM SUSTAINED)
UNDERDRAIN = 6 INCHES PVC PIPE MINIMUM (SDR 35 OR EQUIVALENT)



TYPICAL "5 FEET WIDE" BIORETENTION FACILITY DETAIL



37

NOT TO SCALE

8 TYPICAL "18 FEET WIDE" BIORETENTION FACILITY DETAIL

MARTINEZ SENIOR APARTMENTS

SHEET NO. C-3
STORMWATER TREATMENT PLAN

Martinez, CA
KTGY# 2007-1018 2.17.09

Luk and Associates
738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
Email: aluk@lukassociates.com

Civil Engineering
Land Planning
Land Surveying

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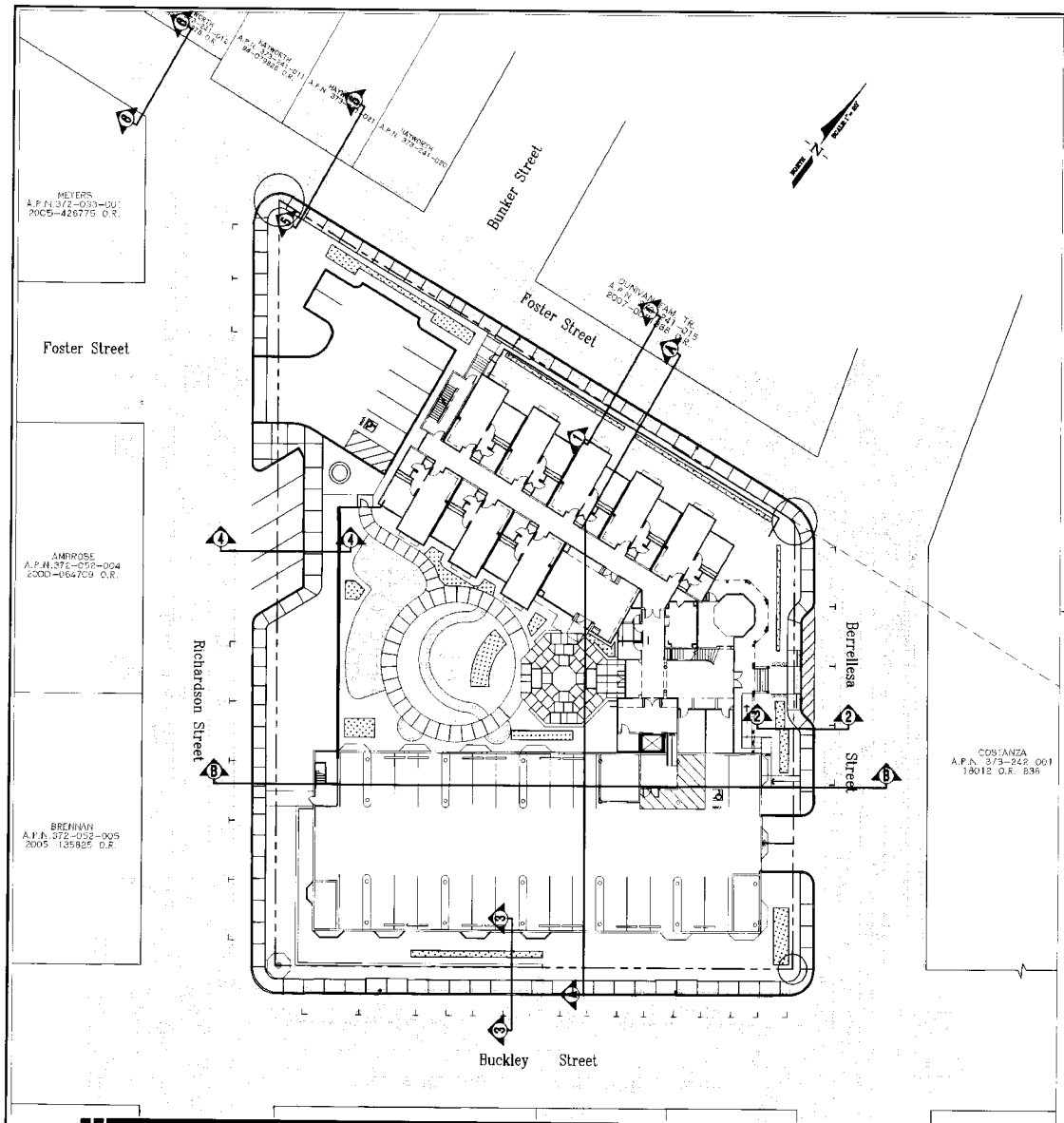
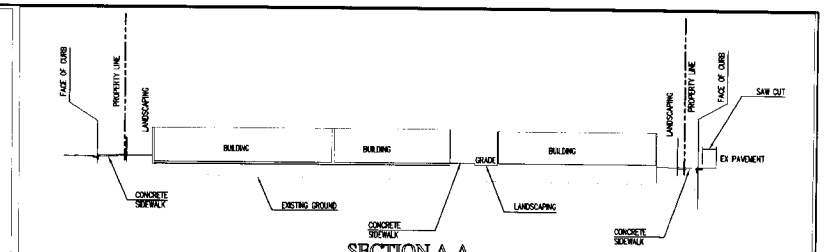
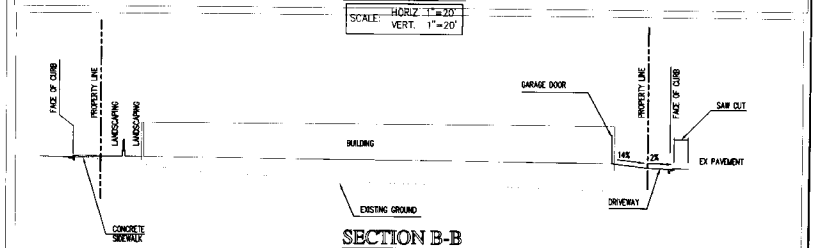
JOB NO. 28118-10
PLOT DATE: JUNE 29, 2009





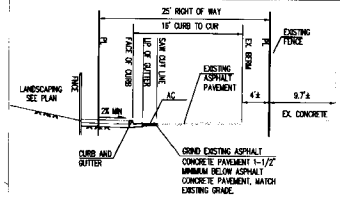
SECTION A-A

SCALE: HORIZ. 1"=20' VERT. 1"=20'



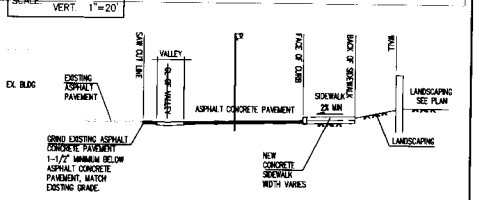
SECTION B-B

SCALE: HORIZ. 1"=20' VERT. 1"=20'



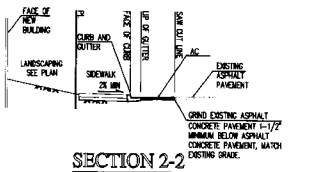
SECTION 1-1

SCALE: 1" = 8'



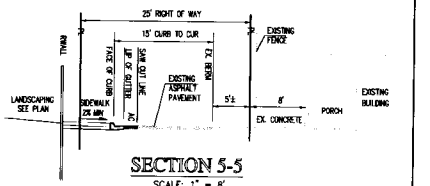
SECTION 4-4

SCALE: 1" = 8'



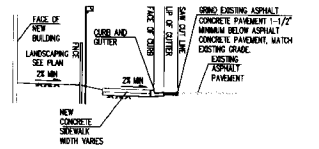
SECTION 2-2

SCALE: 1" = 8'



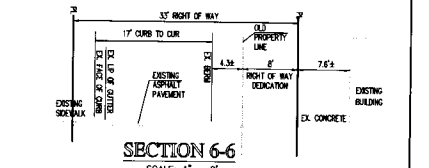
SECTION 5-5

SCALE: 1" = 8'



SECTION 3-3

SCALE: 1" = 8'



SECTION 6-6

SCALE: 1" = 8'

SECTIONAL

MARTINEZ SENIOR APARTMENTS

Martinez, CA

KT&V# 2007-1018 2.17.09

Luk and Associates

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Civil Engineering
Land Planning
Land Surveying

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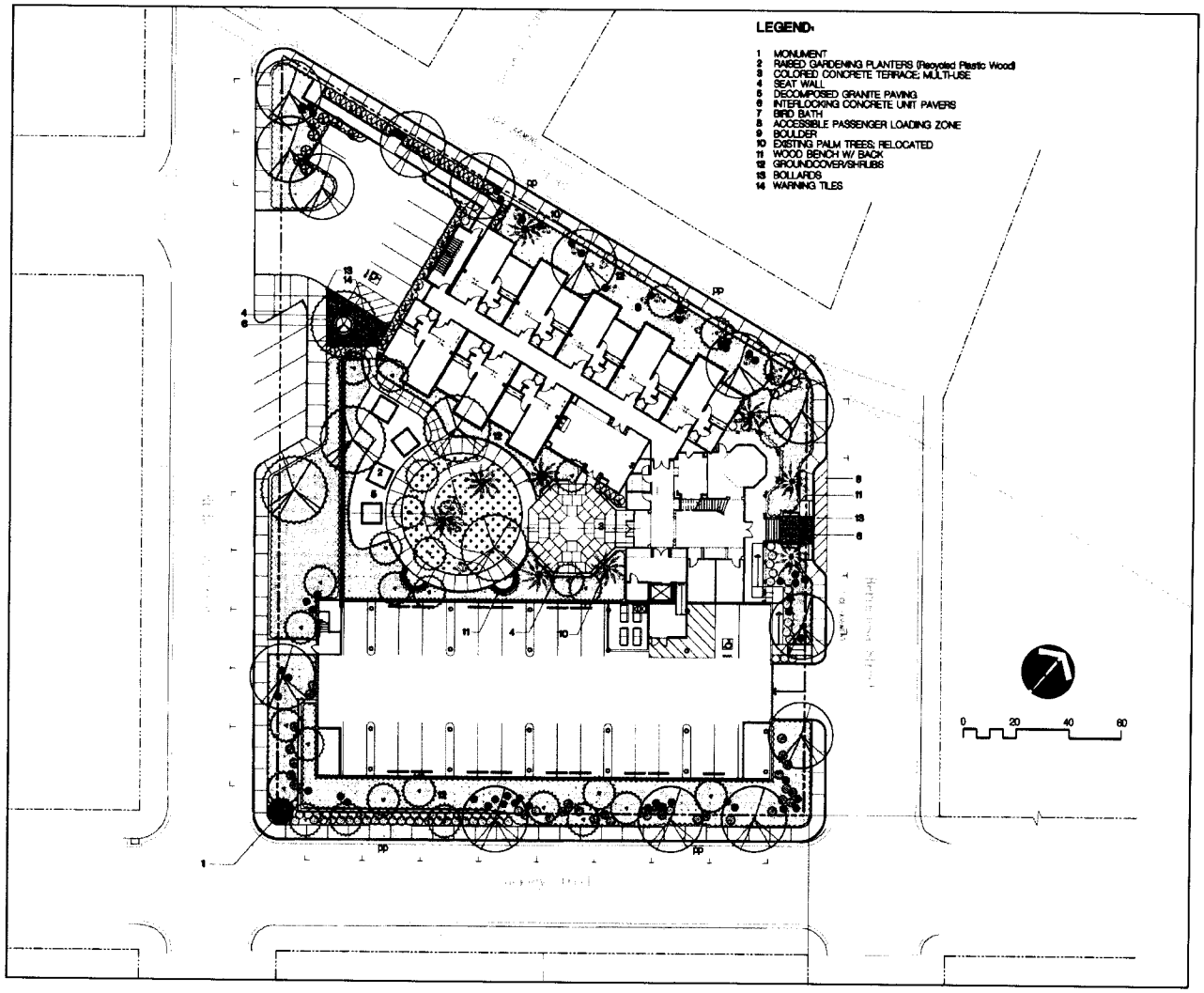
JOB NO: 28118-10

PLOT DATE: MARCH 26, 2009



LEGEND:

1 MONUMENT
2 RAISED GARDENING PLANTERS (Recycled Plastic Wood)
3 COLORED CONCRETE TERRACE; MULTI-USE
4 SEAT WALL
5 DECOMPOSED GRANITE PAVING
6 INTERLOCKING CONCRETE UNIT PAVERS
7 BIRD BATH
8 ACCESSIBLE PASSENGER LOADING ZONE
9 BOULDER
10 EXISTING PALM TREES; RELOCATED
11 WOOD BENCH W/ BACK
12 GROUNDCOVER/SHRUBS
13 BOLLARDS
14 WARNING TILES

PLANT LIST

SYMBOL	BOTANIC NAME	COMMON NAME	CONT SIZE	HT. & SP.
TREES				
SHADE TREES				
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	24" BOX	MULTI 5' X 4W
LAU NOB	LAURUS NOBILIS	SWEET BAY	24" BOX	7-8' X 3'
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	7-8' X 3'
SMALL FLOWERING ACCENT TREES				
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	9-10' X 3'
LAG NAT	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	24" BOX STD.	9-10' X 3-4'
LAG TUS	LAGERSTROEMIA INDICA 'TUSKEGEE'	CRAPE MYRTLE	24" BOX STD.	9-10' X 3-4'
CANOPY TREES				
GEI PAR	GEVERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL	7-8' X 3'
MAG GRA	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	24" BOX	8-9' X 4'
PYR CAL	PYRUS CALLERYANA' 'CHANTICLEER'	CHANTICLEER PEAR	24" BOX	8-9' X 4'
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	7-8' X 3-4'
SHRUBS				
ANE HYB	ANENOME HYBRIDA	JAPANESE ANENOME	1 GAL	
CEA SKY	CEANOTHUS T. 'SKYLARK'	WILD LILAC	1 GAL	
ESC FRA	ESCALLONIA FRADESII	ESCALLONIA	5 GAL	
HEL SEM	HELICTOTRICHON SEMPER-VIRENS	BLUE OAT GRASS	5 GAL	
JUN PAT	JUNCUS PATENS	CALIF. GREY RUSH	1 GAL	
LAV HID	LAVANDULA A. HIDCOTE'	LAVENDER	5 GAL	
LAV MAR	LAVATERA MARITIMA	MALLOW	5 GAL	
LIR MUS	LIRIOPE MUSCARI	BIG BLUE LILYTURF	1 GAL	
NAN DOM	NANDINA DOMESTICA 'ROYAL PRINCESS'	HEAVENLY BAMBOO	5 GAL	
NAS TEN	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	
RHA JAC	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIAN HAWTHORNE	5 GAL	
ROS NOZ	ROSA NOZOMI	WHITE SHRUB ROSE	5 GAL	
ROS CAR	ROSA 'PINK CARPET'	PINK CARPET ROSE	2 GAL	
ROS BLU	ROSMARINUS O. 'BLUE SPIRES'	UPRIGHT ROSEMARY	5 GAL	
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	
VIB TIN	VIBURNUM T. 'ANTHONY WATER'	VIBURNUM	5 GAL	
VINES				
CLY CAL	CLYTOSTMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL	
HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	
ROS CEC	ROSA POLYANTHA 'CECILE BRUNNER'	PINK CLIMBING ROSE	5 GAL	
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	
GROUNDCOVERS				
AJU REP	AJUGA REPTANS	CARPET BUGLE	FLATS @ 12" O.C.	
COP KIR	COPROSMA P. 'VERDE VISTA'	COPROSMA	1 GAL @ 4' O.C.	
CON MAU	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1 GAL @ 2' O.C.	
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL @ 3' O.C.	
FES OVI	FESTUCA O. 'GLAUCA'	BLUE FESCUE	1 GAL @ 18" O.C.	
PAC TER	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL @ 1' O.C.	
RUB PEN	RUBUS PENTALOBUS	BRAMBLE	1 GAL @ 3' O.C.	

BERRELLESA PALMS

LANDSCAPE PLAN

Martinez, CA

KTGY # 2007-1018 6.15.09
72109

rcd

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OAKLAND, CALIFORNIA, 94607
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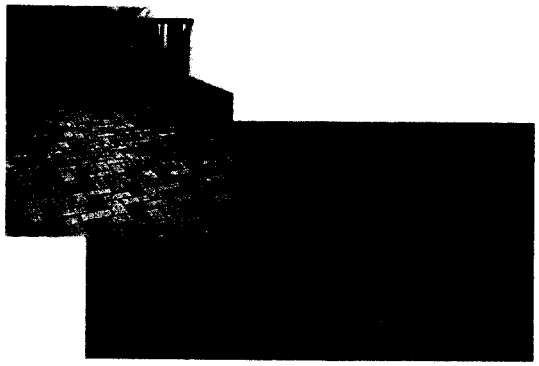
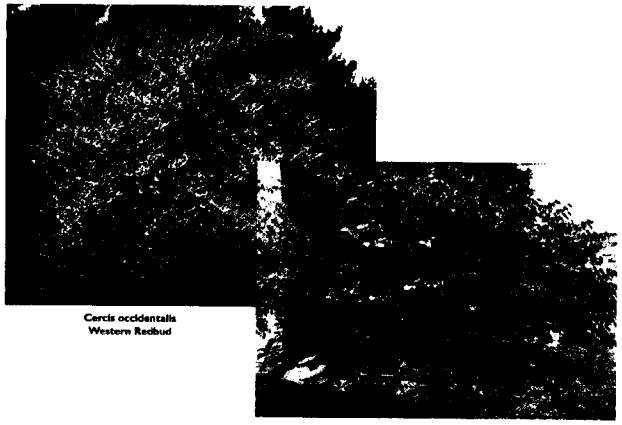
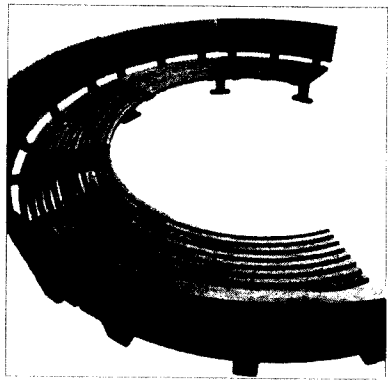


Pavers

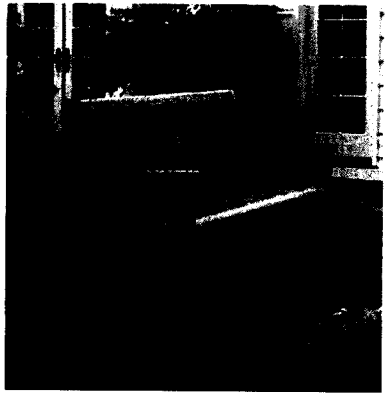


Cercis occidentalis
Western Redbud

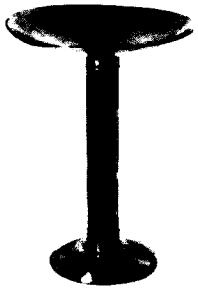
Olea europaea
Fruitless Olive Tree



Curved Bench



Wood Bench



Birdbath

Bollard with Light

MARTINEZ SENIOR APARTMENTS

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Martinez, CA

KTGY# 2007-1018 3-2-09