

**City of Lafayette**  
**Public Meeting Agenda**  
**Downtown Street Improvement Master Plan Implementation Committee**  
**Thursday, November 20, 2014 • 4:00 PM**

Location: Lafayette City Offices • 3675 Mt. Diablo Boulevard, Room 265

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1. CALL TO ORDER (4:00 PM)

2. ROLL CALL

3. ADOPTION OF AGENDA

4. PUBLIC COMMENTS

5. NEW BUSINESS

A. **Review of frontage improvements associated with:**

**DR13-14 LENNAR (Owner):** Request for (1) Design Review for three, three-story, mixed use development (93,754 square feet of residential and 5,500 square feet of commercial); (2) Grading Permit for movement of 40,689 CY cut and 546 CY fill; (3) Tree Permit for the removal of 50 protected trees; (4) Vesting Tentative Subdivision Map for 66 residential units on a commercial property located at 3666, 3672 and 3682 Mt. Diablo Boulevard (APNs 241-020-013, 241-020-005, 241-020-008).

**Recommendation:** Discuss and provide comments to the applicant and staff.

6. OLD BUSINESS

A. **DSIMP Booklet Update**

**Recommendation:** Re-initiate update of the DSIMP booklet and set out schedule for task.

7. ADJOURN to the next meeting date [to be determined]

*I, Greg Wolff, declare under penalty of perjury that this agenda has been posted at least 24 hours in advance at the City of Lafayette Offices, 3675 Mt. Diablo Boulevard.*

  
\_\_\_\_\_  
Greg Wolff, Senior Planner

I, Greg Wolff, declare under penalty of perjury that this agenda has been posted at least 24 hours in advance at the Lafayette City Offices, 3675 Mt. Diablo Blvd., Lafayette, CA 94549 in the glass case and on the City website at [www.ci.lafayette.ca.us](http://www.ci.lafayette.ca.us)

Location of Agendas and Agenda Packets: Agenda and packets are available for review by the public during regular work hours at the City Offices - 3675 Mt. Diablo Boulevard, Suite 210. Agendas and packets shall be made available at least 24 hours in advance of the meeting.

Any writings or documents pertaining to an open session item provided to a majority of the Committee less than 24 hours prior to the meeting, shall be made available for public inspection at the City Offices during normal business hours.

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# City of Lafayette Staff Report

**For:** Downtown Street Improvement Master Plan Implementation Committee

**By:** Catarina Kidd, Contract Planner

**Meeting Date:** November 20, 2014

**Subject:** **DR13-14, GR04-14, TP18-14, TR 9377. LENNAR HOMES (APPLICANT), "C" ZONING**

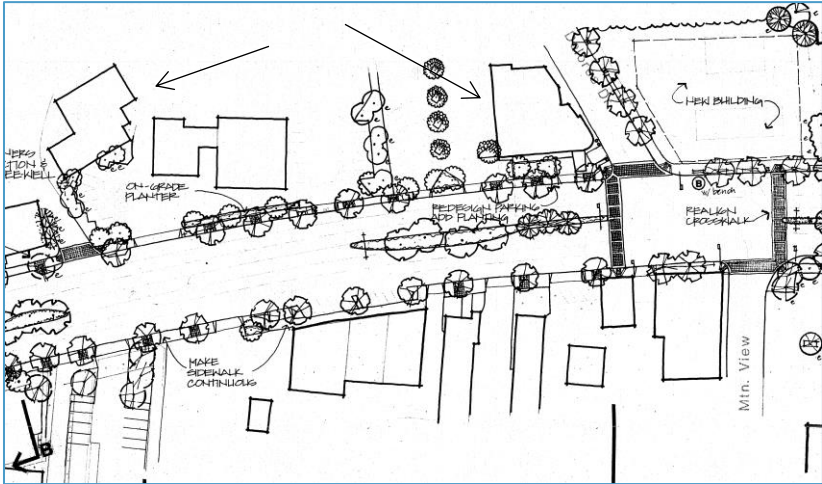
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Proposal

The proposed application is a request for 1) Design Review application for three, three-story, mixed use development (93,754 square feet of residential and 5,500 square feet of commercial); 2) Grading Permit for movement of 40,689 CY cut and 546 CY fill; 3) Tree Permit for the removal of 50 protected trees; 4) Vesting Tentative Subdivision Map for 66 residential units on a commercial property located at 3666, 3672 and 3682 Mt. Diablo Boulevard (APNs 241-020-013, 241-020-005, 241-020-008). The Circulation Commission and the Design Review Commission will review the project as recommending bodies on their respective subject areas of expertise. The Planning Commission will be the decision-making body for the application and related environmental review.

Frontage Improvements

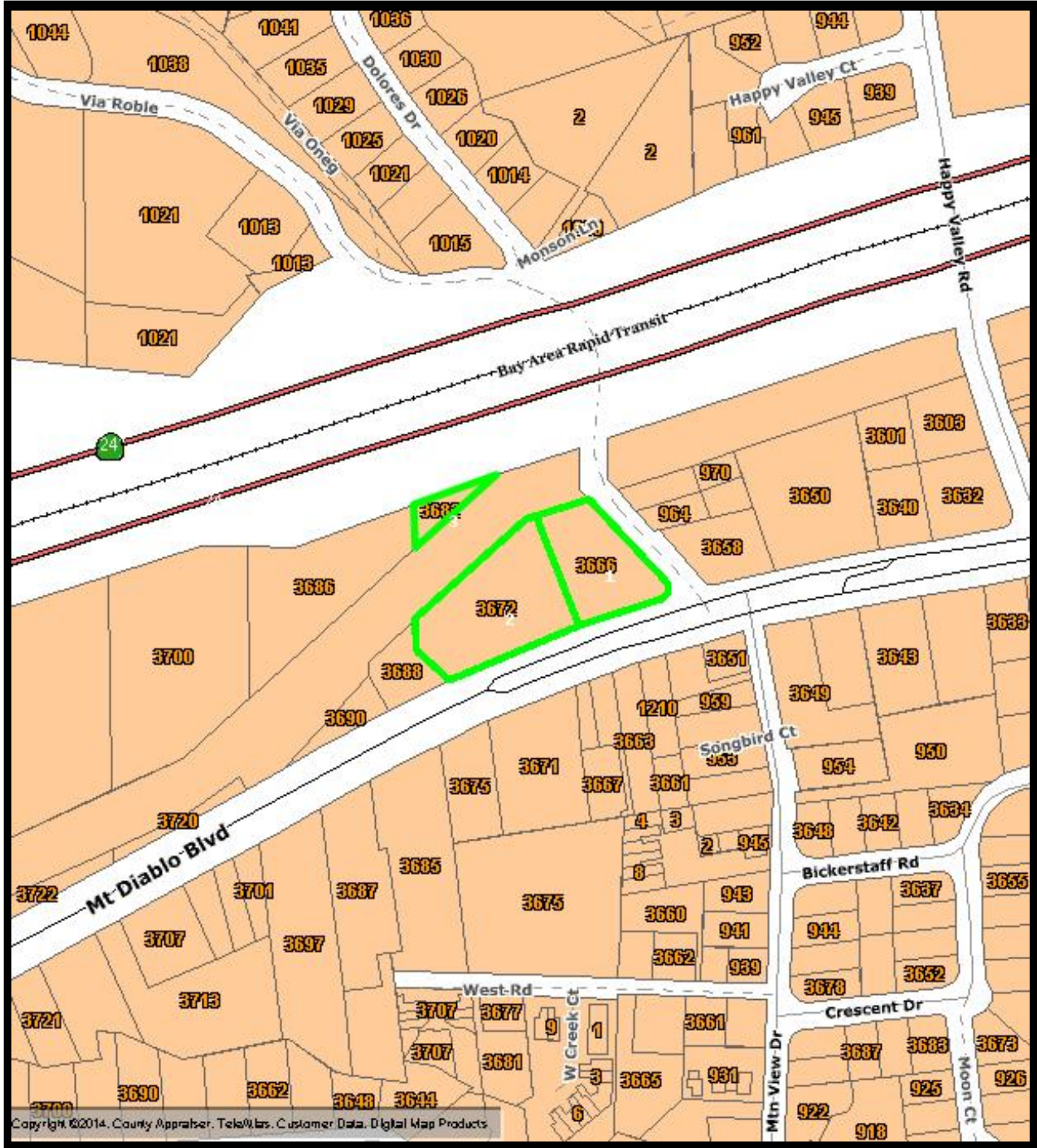
The project is located in the area shown below on Sheet 1 of the Downtown Street Improvement Master Plan ("the Plan"), within the West End/Retail Service Zone. The Plan recommends Shumardi Red Oak as street trees, Chinese Pistache and Sweetgum behind the walk way and concrete sidewalk pavement with reddish-brown concrete pavers around the street trees. The application proposes Coast Live Oak as street trees. Additional lists and discussion regarding recommended materials is on pages 15-20 of the Plan.



Staff is requesting discussion and advice regarding the proposed paver plan as shown on sheets L.1 and L.2, which is different from that depicted in the perspective views of sheets A3.0-A3.5. Staff is additionally requesting further discussion regarding the proposed street tree species.

**ATTACHMENTS**

1. Aerials
2. Project Plan Sheets dated 10/20/2014: Preliminary Site Plan (TM.3), Street Level Plan (A1.1), Perspective Views (A3.0-A3.5), Landscape Plans (L.1-L.6)



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**3666, 3672, & 3682**  
**Mount Diablo Blvd.**  
**APN's 241-020-008,**  
**241-020-013, 241-020-005**



300 ft

CityGIS

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**3666, 3672, & 3682  
Mount Diablo Blvd.  
APN's 241-020-008,  
241-020-013, 241-020-005**



125 ft

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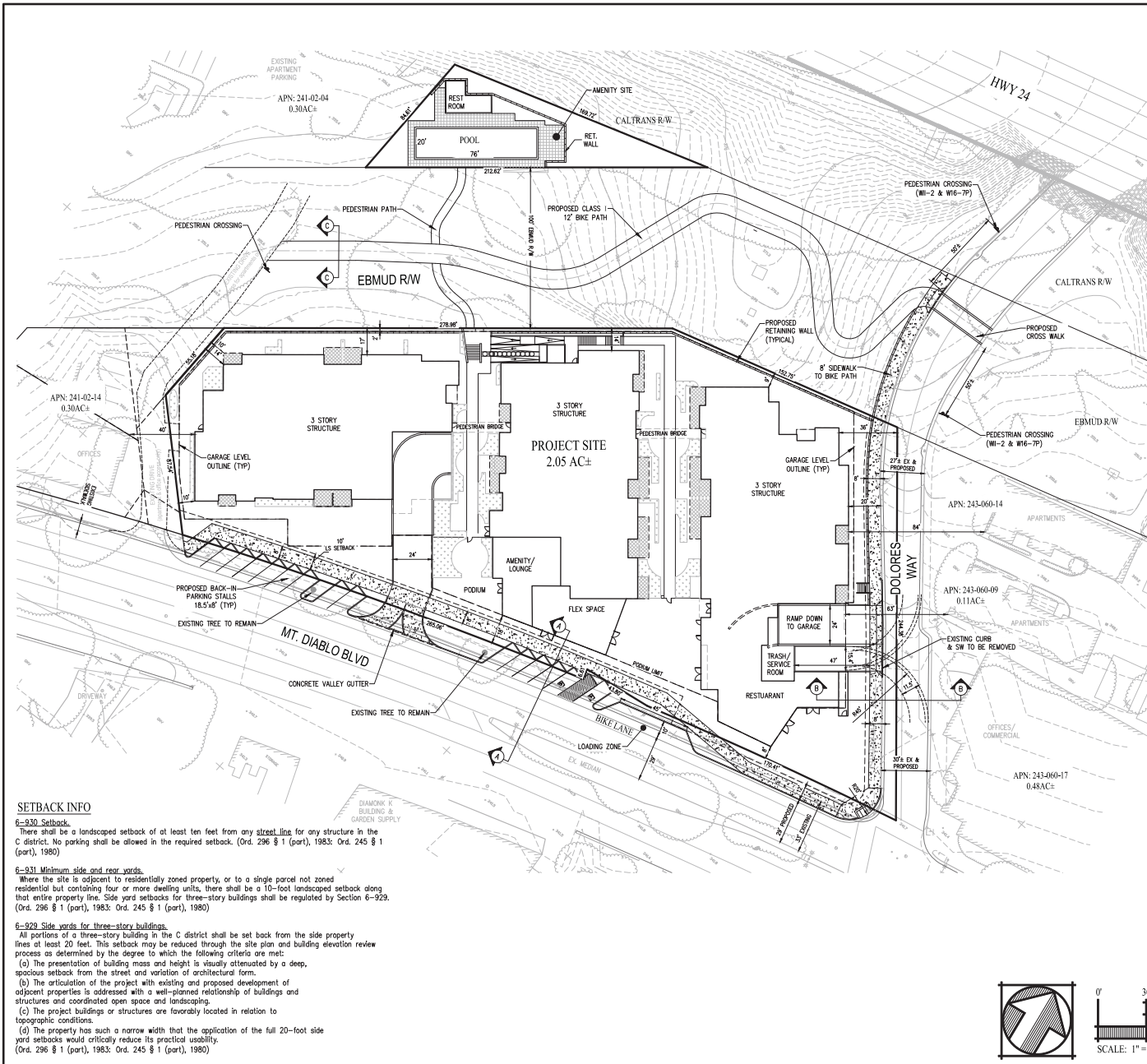
**3666, 3672, & 3682  
Mount Diablo Blvd.  
APN's 241-020-008,  
241-020-013, 241-020-005**



100 ft

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**SETBACK INFO**

- 6-930 Setback.**  
There shall be a landscaped setback of at least ten feet from any street line for any structure in the C district. No parking shall be allowed in the required setback. (Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)
- 6-931 Minimum side and rear yards.**  
Where the site is adjacent to residentially zoned property, or to a single parcel not zoned residential but containing four or more dwelling units, there shall be a 10-foot landscaped setback along that entire property line. Side yard setbacks for three-story buildings shall be regulated by Section 6-929. (Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)
- 6-929 Side yards for three-story buildings.**  
All portions of a three-story building in the C district shall be set back from the side property lines at least 20 feet. This setback may be reduced through the site plan and building elevation review process as determined by the degree to which the following criteria are met:  
 (a) the presentation of building mass and height is visually attenuated by a deep, spacious setback from the street and variation of architectural form.  
 (b) the articulation of the project with existing and proposed development of adjacent properties is addressed with a well-planned relationship of buildings and structures and coordinated open space and landscaping.  
 (c) the project buildings or structures are favorably located in relation to topographic conditions.  
 (d) the property has such a narrow width that the application of the full 20-foot side yard setbacks would critically reduce its practical usability.  
 (Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

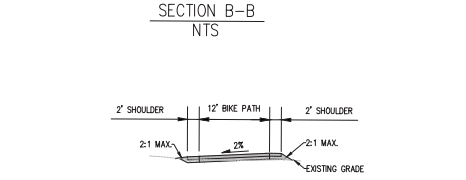
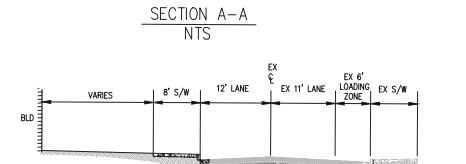
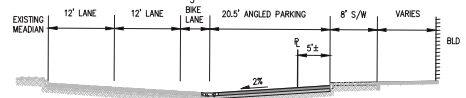
**LEGEND AND ABBREVIATION**

| EXISTING | PROPOSED | DESCRIPTION       |
|----------|----------|-------------------|
| ---      | ---      | PROPERTY BOUNDARY |
| ---      | ---      | CENTERLINE        |
| ---      | ---      | EASEMENT LINE     |
| ---      | ---      | CONCRETE SIDEWALK |
| ---      | ---      | LANDSCAPING       |
| ---      | ---      | LS                |
| ---      | ---      | LANDSCAPE         |
| ---      | ---      | SW                |
| ---      | ---      | SIDEWALK          |
| ---      | ---      | R/W               |
| ---      | ---      | RIGHT-OF-WAY      |
| ---      | ---      | TC                |
| ---      | ---      | TOP OF CURB       |
| ---      | ---      | EX                |
| ---      | ---      | EXISTING          |

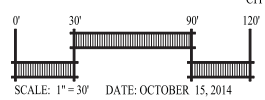
| PARKING SUMMARY |                  |
|-----------------|------------------|
| DESCRIPTION     | PARKING PROVIDED |
| MT. DIABLO BLVD | 15               |
| MT. DIABLO BLVD | 1 LOADING        |
| UNDERGROUND     | 166              |

- NOTES**
- SEE LANDSCAPING PLANS FOR LANDSCAPING DETAILS
  - SEE SHEET TW2 FOR EXISTING STRUCTURES
  - SEE ARCHITECTURAL PLANS FOR COVERED PARKING DETAILS AND UNDERGROUND CIRCULATION
  - SEE SHEET TW2 FOR PROPERTY LINE BEARINGS AND DISTANCES.



**PRELIMINARY SITE PLAN**  
**3666, 3672, & 3682 MT. DIABLO BLVD**

CITY OF LAFAYETTE    CONTRA COSTA COUNTY    CALIFORNIA



|  |   |   |
|--|---|---|
|  | Carlson, Barbee & Gibson, Inc.<br>CIVIL ENGINEERS • SURVEYORS • PLANNERS                            | SHEET NO.<br><b>TM 3</b><br>OF 5 SHEETS |
|  | 2633 CARINO RAMON, SUITE 350<br>SAN RAMON, CALIFORNIA 94583<br>(925) 886-0322<br>FAX (925) 886-8579 |   |

SHEET NO.  
**TM 3**  
OF 5 SHEETS



: Architecture  
 : Planning  
 : Urban Design  
  
 : 304 12th Street, Suite 2A,  
 : Oakland, California 94607  
 : (510) 451 - 2850

3666, 3672 & 3682 Mt. Diablo Boulevard  
 Lafayette, California  
  
 Lennar

Sheet Title:  
**STREET LEVEL PLAN**

Job No. 13003  
 Date: 10/20/2014  
 Scale: 1"=20'-0"  
 Drawn By:

Sheet No:  
**A1.1**





MT. DIABLO BLVD. - PROPOSED ELEVATION



H D MOOERS & CO

OFFICES

CALDECOTT  
SPORTCYCLES

CELIA'S

OFFICES

MT. DIABLO BLVD. - EXISTING ELEVATION



DOLORES DRIVE - PROPOSED ELEVATION



DOLORES DRIVE - EXISTING ELEVATION



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(510) 451-2850

3666, 3672 & 3682 Mt. Diablo Boulevard  
Lafayette, California

Lennar

Sheet Title:

**BUILDING  
ELEVATIONS**

Job No: 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

**A2.3**



MT. DIABLO BLVD. ELEVATION

2

1/16"=1'-0"



MT. DIABLO BLVD. AERIAL VIEW

1

N.T.S.



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Sheet Title:

**PERSPECTIVE  
VIEWS**

Job No. 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

**A3.0**



DOLORES DRIVE ELEVATION

1/16"=1'-0"

2



DOLORES DRIVE STREET VIEW FROM SOUTH

N.T.S.

1



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3666, 3672 & 3682 Mt. Diablo Boulevard  
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Sheet Title:

PERSPECTIVE  
VIEWS

Job No. 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

A3.1



CORNER RESTAURANT  
N.T.S.

2



BLDG. 1 WITH CORNER RESTAURANT AND COURTYARD  
N.T.S.

1



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Sheet Title:

PERSPECTIVE  
VIEWS

Job No. 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

A3.2



MT. DIABLO BLVD. STREET VIEW FROM EAST  
N.T.S. 2



BLDG. 2 FLEXIBLE SPACE/RETAIL ON MT. DIABLO BLVD  
N.T.S. 1



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: Planning  
: Urban Design

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3666, 3672 & 3682 Mt. Diablo Boulevard  
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Lennar

Sheet Title:

**PERSPECTIVE  
VIEWS**

Job No. 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

**A3.3**



MT. DIABLO BLVD. AERIAL VIEW FROM WEST  
N.T.S.

2



MT. DIABLO STREET VIEW FROM WEST  
N.T.S.

1



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Sheet Title:

**PERSPECTIVE  
VIEWS**

Job No. 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

**A3.4**



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: Urban Design

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**PERSPECTIVE  
VIEWS**

Job No. 13003  
Date: 10/20/2014  
Scale: NTS  
Drawn By:

Sheet No:

**A3.5**



**DOLORES DRIVE STREET VIEW FROM NORTH**

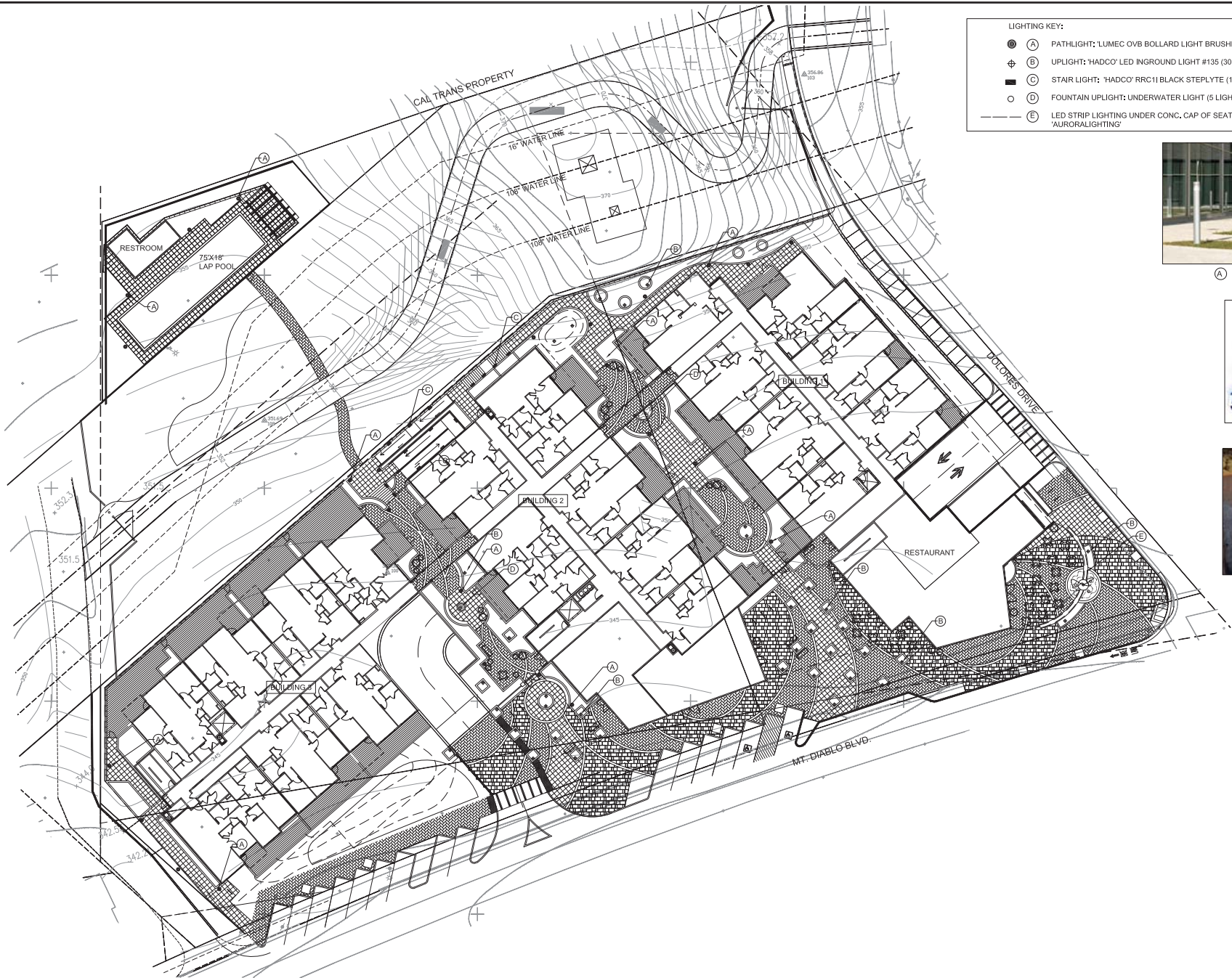
N.T.S.

1









**LIGHTING KEY:**

|       |   |
|-------|---|
| ● (A) | PATHLIGHT: 'LUMEC OVB BOLLARD LIGHT BRUSHED STEEL (28 LIGHTS)               |
| ⊕ (B) | UPLIGHT: 'HADCO' LED INGROUND LIGHT #135 (30 LIGHTS)                        |
| ⊕ (C) | STAIR LIGHT: 'HADCO' RRC-11 BLACK STEPLYTE (16 LIGHTS)                      |
| ○ (D) | FOUNTAIN UPLIGHT: UNDERWATER LIGHT (5 LIGHTS)                               |
| — (E) | LED STRIP LIGHTING UNDER CONC. CAP OF SEAT WALL (2 STRIPS) 'AURORALIGHTING' |



(A) PATH LIGHT AND BOLLARD



(B) UP-LIGHT



(C) STAIR LIGHT

**REVISIONS**

| NO. | DATE | DESCRIPTION |
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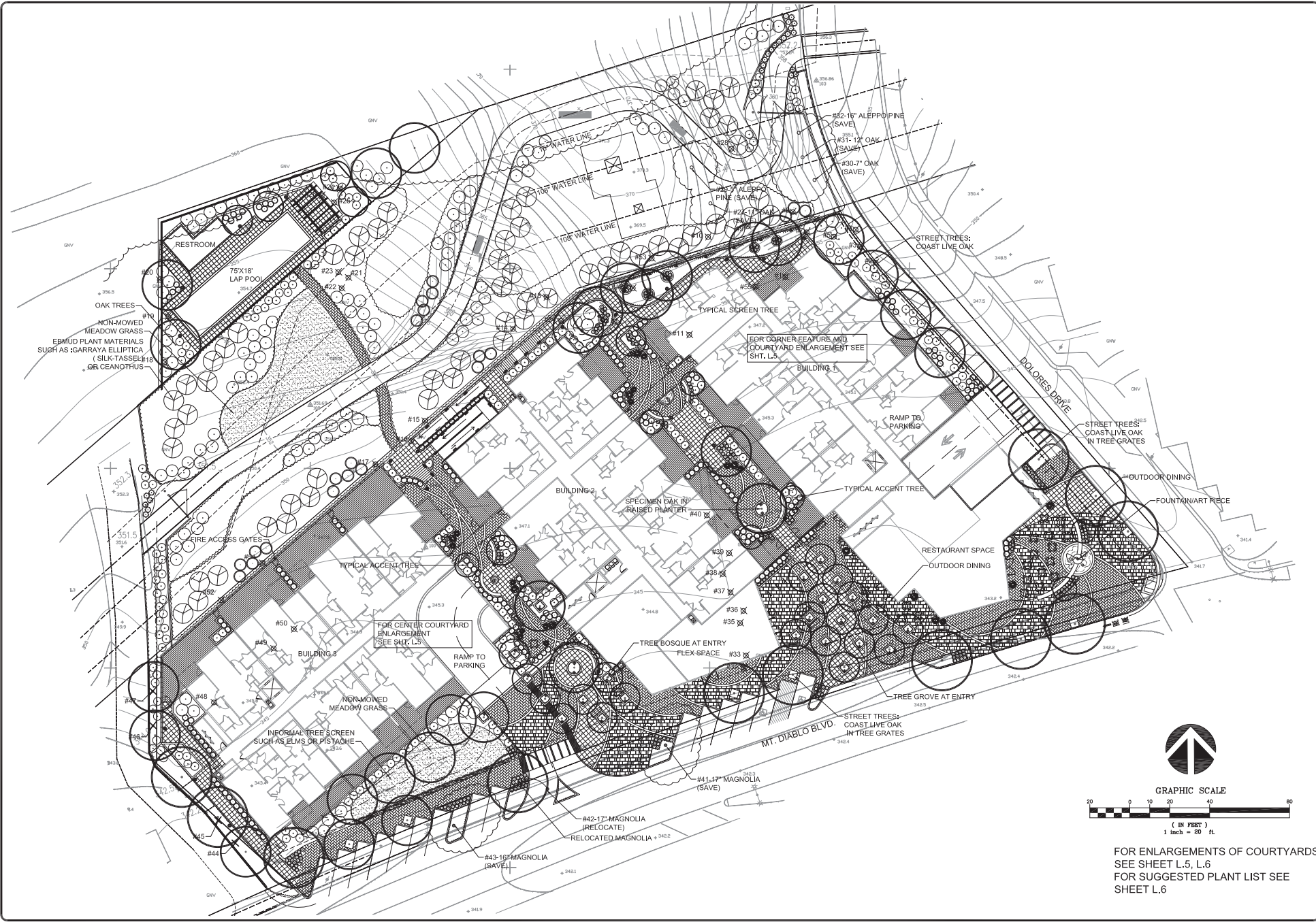
Thomas Bink & Associates, L.L.C.  
 1000 MARKET AVENUE, SUITE 100  
 OAKLAND, CALIFORNIA 94612  
 PH: 415.763.2725

3666, 3672 MT. DIABLO BLVD  
 LAFAYETTE, CALIFORNIA  
 LENNAR

LIGHTING PLAN

|                |                  |
|----------------|------------------|
| DESIGNED: DWB  | DRAWN: DWB       |
| CHECKED: JWB   | JOB NO. 07-24-14 |
| DATE: 07-24-14 |                  |
| SCALE:         |                  |

SHEET  
 L.3  
 OF SHEETS



| REVISIONS |             |
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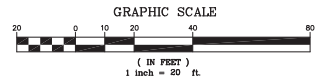


3666.3672 MT. DIABLO BLVD  
LAFAYETTE, CALIFORNIA  
LENNAR

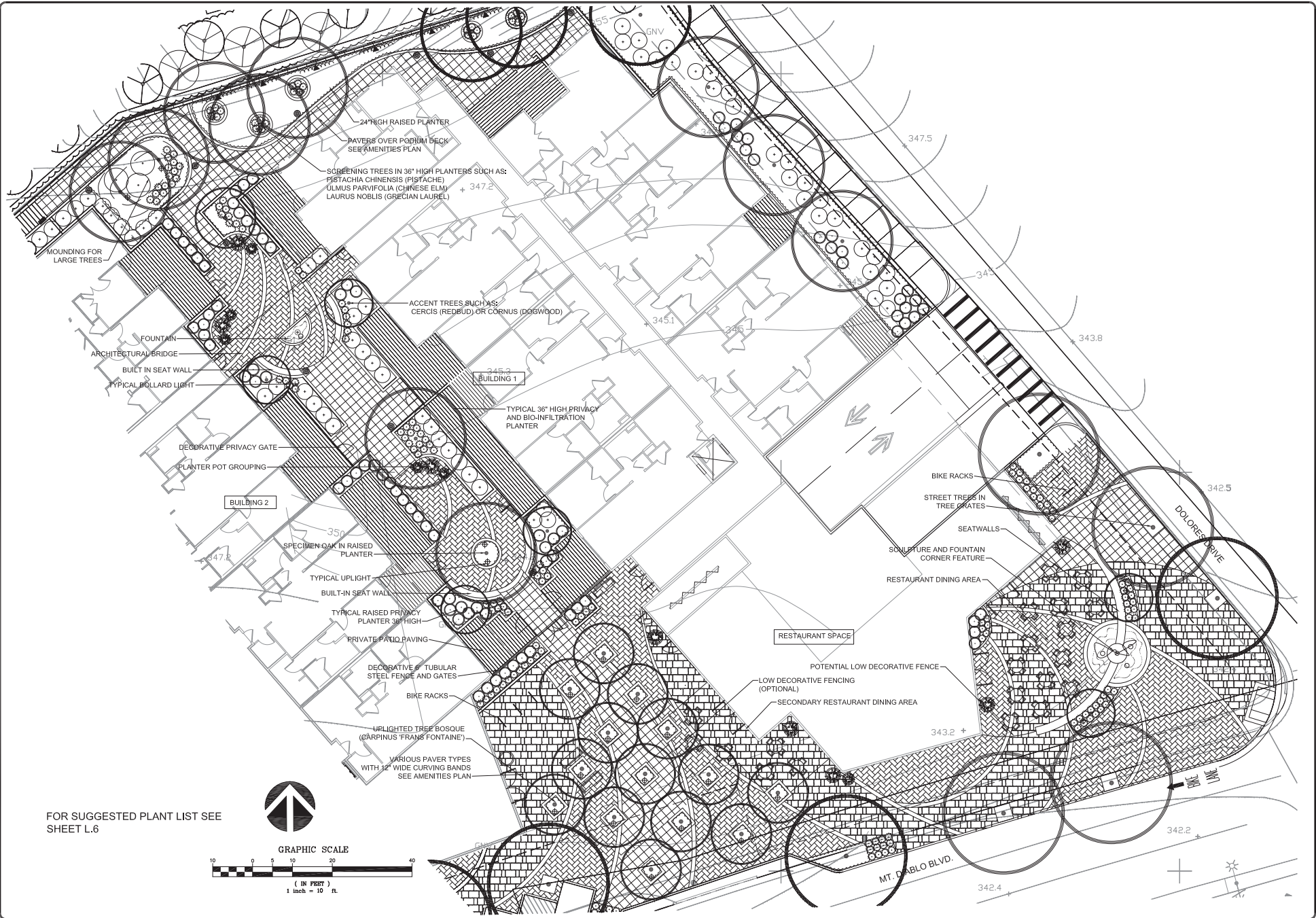
PRELIMINARY  
PLANTING  
PLAN

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|           | SCALE:   |

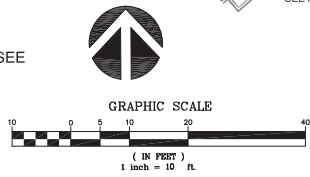
SHEET  
**L.4**  
OF SHEETS



FOR ENLARGEMENTS OF COURTYARDS  
SEE SHEET L.5, L.6  
FOR SUGGESTED PLANT LIST SEE  
SHEET L.6



FOR SUGGESTED PLANT LIST SEE SHEET L.6



| NO. | REVISIONS |
|-----|-----------|
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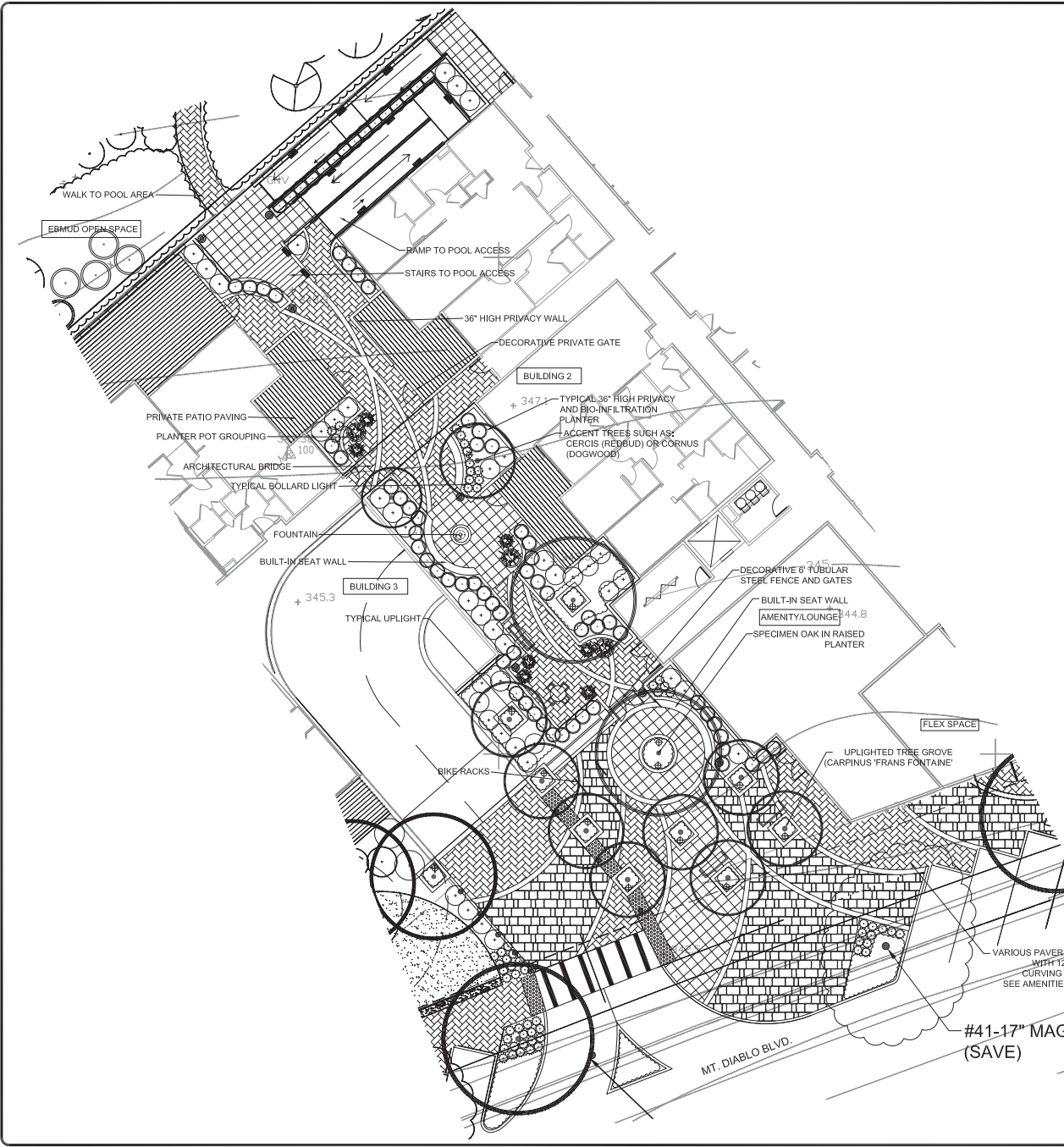


3666, 3672 MT. DIABLO BLVD  
LAFAYETTE, CALIFORNIA  
LENNAR

ENLARGEMENT:  
COURTYARD AND  
CORNER FEATURE

|           |          |
|-----------|----------|
| DESIGNED: | DRAWN:   |
| CHECKED:  | JOB NO.: |
|           | DATE:    |
|           | SCALE:   |

SHEET  
L.5  
OF SHEETS



| PLANT MATERIALS LIST                             | BOTANICAL NAME          | COMMON NAME      | SIZE | NATIVE | WATER USE | MASTER PLAN SPECIES |
|--|-------------------------|------------------|------|--------|-----------|---------------------|
| <b>TREES:</b>                                    |                         |                  |      |        |           |                     |
| <b>ACCENT TREES:</b>                             |                         |                  |      |        |           |                     |
| ACER PALMUTUM 'BLOODGOOD'                        | JAPANESE MAPLE          | 24" BOX          | NO   | MEDIUM |           |                     |
| CERCIS OCCIDENTALIS                              | 'REDBUD (MULTI)         | 24" BOX          | YES  | LOW    |           |                     |
| CORNUS EDGEBY-WONDER'                            | DOGWOOD                 | 24" BOX          | NO   | MEDIUM |           |                     |
| PISTACHIA CHINENSIS                              | PISTACHE                | 24" BOX          | NO   | MEDIUM | X         |                     |
| PIRUS CHANTICLEER                                | CHANTICLEER PEAR        | 24" BOX          | NO   | MEDIUM | X         |                     |
| <b>SCREENING TREES:</b>                          |                         |                  |      |        |           |                     |
| LAURUS SARATOGA                                  | 'LAUREL                 | 24" BOX          | NO   | LOW    |           |                     |
| PODOCARPUS HADROPHYLLA                           | 'YEW TREE               | 24" BOX          | NO   | LOW    |           |                     |
| ULMUS PARVIFOLIUM                                | CHINESE ELM             | 24" BOX          | NO   | MEDIUM |           |                     |
| <b>ENTRY GROVE TREE:</b>                         |                         |                  |      |        |           |                     |
| CARPINUS FRANS FONTAINE                          | HORNBEAM (MATCHING)     | 24" BOX          | NO   | MEDIUM |           |                     |
| <b>SPECIMEN AND STREET TREE:</b>                 |                         |                  |      |        |           |                     |
| QUERCUS SHUMANGHTI                               | SHUMARD RED OAK         | 24" BOX          | YES  | MEDIUM | X         |                     |
| <b>SHRUBS:</b>                                   |                         |                  |      |        |           |                     |
| <b>EBMDD OPEN SPACE</b>                          |                         |                  |      |        |           |                     |
| <b>LARGE SHRUBS:</b>                             |                         |                  |      |        |           |                     |
| ARCTOSTAPHYLOS LOUIS EDMUNDS'                    | MANZANITA               | 5 GA.            | YES  | LOW    |           |                     |
| CEANOTHUS DARK STAR                              | 'WILD LILAC             | 5 GA.            | YES  | LOW    |           |                     |
| GARRYA ELLIPTICA                                 | SILK TASSEL             | 5 GA.            | YES  | LOW    |           |                     |
| <b>MEDIUM SHRUBS:</b>                            |                         |                  |      |        |           |                     |
| CARPENTERIA CALIFORNICA                          | BUSH ANEMONE            | 5 GA.            | YES  | LOW    |           |                     |
| SALVIA CLEVELANDI                                | CLEVELAND SAGE          | 5 GA.            | YES  | LOW    |           |                     |
| <b>GROUND COVERS:</b>                            |                         |                  |      |        |           |                     |
| BACHARRIS 'PIGEON POINT'                         | COYOTE BUSH             | 1 GA @ 36" O.C.  | YES  | LOW    |           |                     |
| COTONEASTER 'LOWFAST'                            | COTONEASTER             | 1 GA @ 36" O.C.  | NO   | LOW    |           |                     |
| <b>GRASSES:</b>                                  |                         |                  |      |        |           |                     |
| FESTUCA 'SEIKYOU BLUE'                           | CALIFORNIA FESCUE       | 1 GA.            | YES  | LOW    |           |                     |
| MUHLENBERGIA REGENS                              | DEER GRASS              | 1 GA.            | YES  | LOW    |           |                     |
| <b>PROJECT SITE SHRUBS:</b>                      |                         |                  |      |        |           |                     |
| <b>LARGE SHRUBS:</b>                             |                         |                  |      |        |           |                     |
| FEIJOA SELLEOWIANA                               | PINEAPPLE GUAVA         | 5 GA.            | NO   | LOW    |           |                     |
| RETICULATUS ARBUTIFOLIA                          | 'TOYON                  | 5 GA.            | YES  | LOW    |           |                     |
| RHAMNUS 'EVE CASE'                               | 'CALIFORNIA COFFEEBERRY | 5 GA.            | YES  | LOW    |           |                     |
| <b>MEDIUM SHRUBS:</b>                            |                         |                  |      |        |           |                     |
| ABELIA 'WALDESCHOEPE'                            | DWARF ABELIA            | 5 GA.            | NO   | LOW    |           |                     |
| ESCALLONIA 'TERRI'                               | DWARF ESCALLONIA        | 5 GA.            | NO   | LOW    |           |                     |
| MAHONIA COMPACTA                                 | 'DWARF OREGON GRAPE     | 5 GA.            | YES  | LOW    |           |                     |
| NANDINA 'FREEMOWER'                              | 'DWARF NANDINA          | 5 GA.            | NO   | LOW    |           |                     |
| PITTOSPORUM TENU-FOLIUM                          | 'SILVER SHEEN'          | 5 GA.            | NO   | LOW    |           |                     |
| ROSEMARINUS 'BENEDEN BLUE'                       | 'FINE SCENTED ROSEMARY  | 5 GA.            | NO   | LOW    |           |                     |
| <b>ACCENT SHRUBS:</b>                            |                         |                  |      |        |           |                     |
| AGAVE 'BLUE GLOW'                                | AGAVE                   | 1 GA.            | NO   | LOW    |           |                     |
| ALOPE STRATA                                     | 'CORAL ALOE             | 1 GA.            | NO   | LOW    |           |                     |
| ASPARAGUS SPRENGERII                             | 'SPRENGER'S ASPARAGUS   | 1 GA.            | NO   | MED    |           |                     |
| ENDERBON KARWINSKIANS                            | 'SANTA BARBARA DABBY    | 1 GA.            | NO   | LOW    |           |                     |
| EGRETETUM NYRALE                                 | 'HORSETAIL              | 1 GA.            | YES  | MED    |           |                     |
| PHORIMMUM JACK SPRATT'                           | 'DWARF FLAX             | 1 GA.            | NO   | LOW    |           |                     |
| ROCKSTEINIA MANTUM                               | 'SWORD FERN             | 5 GA.            | YES  | MED    |           |                     |
| HEUCHERA 'PALACE PURPLE'                         | CORAL ROOT              | 1 GA.            | YES  | LOW    |           |                     |
| HEMERICALLIS HYBRID                              | DANIELI                 | 1 GA.            | NO   | LOW    |           |                     |
| TEUCRIUM LUCIDRYS                                | 'DWARF GERMANDER        | 1 GA.            | NO   | LOW    |           |                     |
| <b>GRASSES/GRASS LIKE:</b>                       |                         |                  |      |        |           |                     |
| CAREX TURKICOLA                                  | 'BERKELEY SEDGE         | 1 GA. @ 24" O.C. | YES  | MED    |           |                     |
| FESTUCA 'SEIKYOU BLUE'                           | 'CALIFORNIA FESCUE      | 1 GA.            | YES  | LOW    |           |                     |
| MUHLENBERGIA REGENS                              | 'DEER GRASS             | 1 GA.            | YES  | LOW    |           |                     |
| <b>GROUND COVERS:</b>                            |                         |                  |      |        |           |                     |
| FRAGARIA CHLORENSIS                              | 'BEACH STRAWBERRY       | 1 GA. @ 24" O.C. | YES  | MED    |           |                     |
| LANTANA MONTE-VIDENSIS                           | 'LANTANA                | 1 GA. @ 36" O.C. | NO   | LOW    |           |                     |
| ROSEMARINUS PROSTRATA                            | 'PROSTRATE ROSEMARY     | 1 GA. @ 36" O.C. | NO   | LOW    | X         |                     |
| <b>VINES:</b>                                    |                         |                  |      |        |           |                     |
| FEIUS PUMILA                                     | CREeping FIG            | 5 GA.            | NO   | LOW    |           |                     |
| <b>STREET FRONTAGE PLANTS:</b>                   |                         |                  |      |        |           |                     |
| ARCTOSTAPHYLOS HOWARD MCINN                      | 'MANZANITA              | 5 GA.            | YES  | LOW    | X         |                     |
| CISTUS PURPUREUS                                 | 'ROCKROSE               | 5 GA.            | NO   | LOW    | X         |                     |
| CISTUS SALVIFOLIUS                               | 'SAGELEAF ROCKROSE      | 5 GA.            | NO   | LOW    | X         |                     |
| ESCALLONIA 'TERRI'                               | ESCALLONIA              | 5 GA.            | NO   | LOW    | X         |                     |
| <b>NON-MOWED MEADOW TURF:</b>                    |                         |                  |      |        |           |                     |
| MIX OF:  |                         |                  |      |        |           |                     |
| FESTUCA OCCIDENTALIS (WESTERN MOKELLEANE FESCUE) |                         |                  |      |        |           |                     |
| FESTUCA IDAHOENSIS (IDAHO FESCUE)                |                         |                  |      |        |           |                     |
| FESTUCA RUBRA (MOLATE FESCUE)                    |                         |                  |      |        |           |                     |

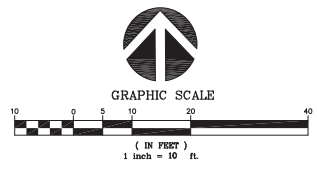
**NOTES:**

**IRRIGATION:**  
ALL PLANTED AREAS SHALL BE IRRIGATED WITH A LOW PRECIPITATION RATE IRRIGATION SYSTEM CONSISTING EXCLUSIVELY OF DRIP IRRIGATION WITH THE EXCEPTION OF THE NON-MOWED TURF AREAS. THE SYSTEM SHALL BE EQUIPPED WITH A WEATHER BASED SMART CONTROLLER AND WILL HAVE A FLOW SENSOR, MOISTURE SENSOR, RAIN SHUT OFF AND MULTIPLE START TIMES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET ALL CITY OF LAFAYETTE WATER CONSERVATION REQUIREMENTS INCLUDING GROUPING VALVES BY HYDROZONES, WATER USE CALCULATIONS AND IRRIGATION SCHEDULE.

**PLANTING:**  
ALL PLANT MATERIALS SHALL COMPLY WITH THE STATE WATER CONSERVATION 'WUCOLS' PLANT MATERIALS LIST. THE WATER RESOURCES BOARD BIO-INFILTRATION PLANT LISTS AND EBMDD PLANT MATERIALS LIST WHERE REQUIRED.

**MULCH:**  
ALL PLANTING AREAS TO RECEIVE 3" DEEP OF RECYCLED BLACK MULCH AT TIME OF PLANTING.

**EXISTING TREES:**  
ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND CARED FOR DURING CONSTRUCTION AS DETAILED IN THE ARBORISTS REPORT.



| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |



3666, 3672 MT. DIABLO BLVD  
LAFAYETTE, CALIFORNIA  
LENNAR

ENLARGEMENT:  
CENTER  
COURTYARD

|          |          |
|----------|----------|
| DESIGNED | DRWN     |
| CHECKED  | JOB NO.  |
|          | DATE     |
|          | 07-24-14 |
|          | SCALE    |

SHEET  
L.6  
OF SHEETS