10300 San Pablo Ave. El Cerrito
(Re-Submittal)
PROJECT INFORMATION

PROJECT SCOPE:

ADJACENT ZONE(S):

TRANSECT (TOMIMU & TOHIMU) SPA COMMERCIAL STREET & NEIGHBORHOOD STREET

STREET TYPE(S):

24,958sf (.57 acres +/-)

THE PROPOSED MULTIFAMILY BUILDING HAS 32 UNITS WITH FLEX SPACE AND SHOPFRONT ON THE GROUND LEVEL.

LEVEL UNIT

LOT AREA:

32

NUMBER OF UNITS:

EXISTING PROPOSED

12,083sf 51,630sf

1ST/2ND TH1.1 2 STORY UNIT - 2 BED/2.5 BATH 1072 SF 1

LOT COVERAGE (PER 19.03.110):

48% 51%

1ST/2ND TH2 2 STORY UNIT - 2 BED/1.5 BATH 1,222 SF 2

LOT INFORMATION:

HEIGHT & STORIES:

% OF IMPERVIOUS SURFACE:

503-392-028

54' MAXIMUM 54'-6" (PER 19.03.050)

4% 5%

80 SQ.FT. MIN. / UNIT 80 SQ.FT. MIN. / UNIT  (SEE ENLARGED PLANS)

3RD/4TH F3 1 STORY UNIT - 2 BED/2 BATH 982 SF 2

ALLOWABLE PROPOSED

MINIMUM HEIGHT OF GROUND FLOOR CEILING:

14 FEET MIN. CLEAR TO ALLOW FOR FLEX SPACE 14 FEET

3RD/4TH F3.1 1 STORY UNIT - 2 BED/2 BATH 1064 SF 2

OPEN SPACE

3RD/4TH F3.2 1 STORY UNIT - 2 BED/2 BATH 1066 SF 2

3 STORIES RESIDENTIAL MINIMUM

ALLOWED FRONTAGE TYPES:

SIDEWALK AMENITY ZONE:

6' MIN.   5' MIN. 7' 5'

SIDEWALK PEDESTRIAN ZONE:

4' MIN.   0' MIN. 4' 3' MIN.

(SEE SHADOWS ON SHEET A1.2)

SIDE SETBACK:

REAR SETBACK:

PEDESTRIAN ACCESS:

SEE SITE PLAN AND FLOOR PLANS

300' MAX.   200' MAX. 144' 177.5'

BUILDING LENGTH:

GROUND FLOOR TRANSPARENCY:

30% MIN.   25% MIN. (RES.) 34% 32%

UPPER FLOOR TRANSPARENCY:

(SEE GLAZING CALCS. ON SHEET A0.2)

N.T.S.

FRONT:

4' MAX.   2' MAX. (COMM.) 1'-0" MAX. 1'-0" MAX.

4' MAX.   4' MAX. 0' 0'

50% MAX. ARCADE   FOURECOURT 50% SHOPFRONT

REAR:

W/SIDE ACCESS 10' MAX. (1-WAY)

ALLOWABLE STORY:

300' MAX.   200' MAX. 144' 177.5'

BUILDING CODE

50% MAX. FOURCOURT   FLEX (COMM.)

CIVIL ENGINEER

CIVIL ARCHITECT

LANDSCAPE ARCHITECT

THOMAS BAAK & ASSOCIATES, LLP (EUREKA)

LAFAYETTE, CA 94549

SPA COMMERCIAL

SPA COMMERCIAL

THOMAS BAAK & ASSOCIATES, LLP (SAN PABLO AVE.)

CONTACT: ANGELO OBERTO

CONTACT: MIKE BRANAGH

PHONE: (925) 866-0322

EMAIL: mikeb@branagh.com

CITY - PLAN

CITIZENS' PROJECT-PLANNING DEPARTMENT

10300 San Pablo Ave. El Cerrito (Re-Submittal)

Planning Dept. Submittal

As included

COVERSHEET

SHEET INDEX

A-0.1

BUILDING DEPT. SUBMITTAL

Planning Dept. Submittal

JULY 13, 2018

10300 SAN PABLO AVE.
**Unit Breakdown:**

- **32 Units:**
  - (12) 3-bedroom Flat (+/- 1,060sf - 1,305sf)
  - (6) 2-bedroom Flat (+/- 989sf - 1,070sf)
  - (9) 2-bedroom 2-Story (+/- 872sf - 1,082sf)
  - (3) 3-bedroom 2-Story (+/- 1,292sf)
  - (2) Live/Work 2-Story (+/- 1,226sf)

**Vehicle Parking Count:**

- 33 Parking Spaces: (15 Regular Spaces + 17 Garage Spaces + 1 ADA Space)

**Bicycle Parking Count:**

- 47 Covered Long-term Bike Parking Required (22 Inside Bike Storage Room (Vertical Rack System) + 25 Inside Vertical Racks at Garages)
- 5 Short-term Bike Parking spaces required (6 spaces provided)

**Access to the Property:**

- **San Pablo Ave.**
- **Kearney St.**
- **Eureka Ave.**

**Buildings and Parking:**

- All existing buildings and parking to be demolished. See civil drawings for grading and drainage. See landscape drawings for street frontage and parking lot landscaping.

**Planning Dept. Submittal**

**Site Plan:**

- **Scale:**
  - As indicated
- **Date:**
  - July 13, 2018

**Site Plan:**

- **10300 San Pablo Ave. El Cerrito (Re-Submittal)**
- **Planning Dept. Submittal**
EXISTING CONDITIONS

JULY 13, 2018

BUILDING DEPT. SUBMITTAL

PHOTO KEY

VIEW OF EXISTING PROJECT SITE FROM CORNER OF SAN PABLO AVE. AND EUREKA AVE.

VIEW OF EXISTING PROJECT SITE ALONG SAN PABLO AVE.

VIEW OF EXISTING PROJECT SITE FROM EUREKA AVE.

VIEW OF EXISTING PROJECT SITE FROM CORNER OF EUREKA AVE. AND KEARNEY ST.

VIEW OF EXISTING PROJECT SITE FROM KEARNEY ST.

VIEW OF EXISTING PROJECT SITE ALONG SAN PABLO AVE.

VIEW OF EXISTING PROJECT SITE FROM EUREKA AVE.

VIEW OF EXISTING PROJECT SITE FROM KEARNEY ST.

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2ND LEVEL T.O. PLYWD. 15.48
3RD LEVEL T.O. PLYWD. 25.96
4TH LEVEL T.O. PLYWD. 36.44
4th LEVEL T.O. PLATE 45.52
POTENTIAL MURAL AND ARTISTIC RAILING AT PLAZA; SEE EXAMPLES ON SHEET A-3.4

WEST ELEVATION (SAN PABLO AVE.)

NORTH ELEVATION

POTENTIAL MURAL AND ARTISTIC RAILING AT PLAZA; SEE EXAMPLES ON SHEET A-3.4

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### Materials & Colors

<table>
<thead>
<tr>
<th>Material Code</th>
<th>Material Description</th>
<th>Color Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td>7/8&quot; Thick Stucco System</td>
<td>KM - Not My Fault (KM5825)</td>
</tr>
<tr>
<td>S2</td>
<td>7/8&quot; Thick Stucco System</td>
<td>KM - Not My Fault (KM5825)</td>
</tr>
<tr>
<td>S3</td>
<td>7/8&quot; Thick Stucco System</td>
<td>Match Brick Color Pelican</td>
</tr>
<tr>
<td>S4</td>
<td>Thin Brick Veneer</td>
<td>Light Pumice (K86-237), Pelican (K13-3059), Graphite (K11-9047)</td>
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<tr>
<td>S5</td>
<td>Thin Brick Veneer</td>
<td>Light Pumice (K86-237), Pelican (K13-3059), Graphite (K11-9047)</td>
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<tr>
<td>A1</td>
<td>FRP Fiberglass</td>
<td>Tournesole Siteworks Shadow</td>
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<tr>
<td>W1</td>
<td>VPI Quality Windows</td>
<td>Black</td>
</tr>
<tr>
<td>R1</td>
<td>Aluminum</td>
<td>Match Brick Color Pelican</td>
</tr>
<tr>
<td>R2</td>
<td>Aluminum</td>
<td>Match Brick Color Pelican</td>
</tr>
</tbody>
</table>

#### Brick Veneer Colors:
- Light Pumice (K86-237)
- Pelican (K13-3059)
- Graphite (K11-9047)

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**Scale:**
12" = 1'-0"
Manufacture: KICHLER
Model: Walden 1 Light LED Outdoor Wall Light
Shade Size: 5"W X 7"H X 3.75"D
Color: Textured Black
Lamp Type: LED
ADA Compliant: Yes
Listing: UL listed for wet locations

Manufacture: Philips Lightolier
Model: Slim Surface LED
Shade Size: 7" round
Finish: Aluminum
Lamp Type: LED
Listing: UL listed for wet locations

Manufacture: Cooper
Model: GAN-AF-I-LED-U-T4W
Shade Size: 3-15/16"H X 21-3/4"L X 15.5"W
Finish: Black
Lamp Type: LED
Listing: UL Listed for wet locations

Manufacture: Juno
Model: 838LED-13W-40K-120
Shade Size: 3-5/8"H X 9-3/4"L X 4-1/8"W
Finish: Black
Lamp Type: LED
Listing: UL Listed for wet locations