10192 San Pablo Ave. El Cerrito
UNIT TYPE SCHEDULE

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>UNIT TYPE</th>
<th>DESCRIPTION</th>
<th>AREA</th>
<th>COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST/2ND</td>
<td>A1</td>
<td>2 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>A2</td>
<td>2 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>A3</td>
<td>2 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>2</td>
</tr>
<tr>
<td>2ND</td>
<td>B1</td>
<td>2 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>B2</td>
<td>2 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>1</td>
</tr>
<tr>
<td>3RD/4TH</td>
<td>C1</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>C2</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>C3</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>1</td>
</tr>
<tr>
<td>4TH</td>
<td>D1</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>D2</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>D3</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>1</td>
</tr>
<tr>
<td>5TH</td>
<td>E</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>F</td>
<td>1 STORY 3 BEDROOM, 2.5 BATH</td>
<td>1,765 SF</td>
<td>2</td>
</tr>
</tbody>
</table>

TOTAL: 26

PROJECT INFORMATION

CIVIL ENGINEERING

BRANAGH LAND, INC.
3800 MOUNT DIABLO BLVD., SUITE 200
LAFAYETTE, CA 94549
CONTACT: LISA VILHAUER
PHONE: (925) 743-9500
EMAIL: lisav@branagh.com

ARCHITECT

LEFTCOAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., SUITE 200
LAFAYETTE, CA 94549
CONTACT: SCOTT THOMSEN
PHONE: (925) 297-5688
EMAIL: leftcoast@branagh.com

LANDSCAPE ARCHITECT

THOMAS BAAK & ASSOCIATES, LLP
WALNUT CREEK, CA 94596
CONTACT: ANGELO OBERTO
PHONE: (925) 933-2583
EMAIL: angelo@tbaak.com

SITE INFORMATION

DISTRICT & TRANSECT ZONE:
DOWNTOWN - TRANSIT-ORIENTED HIGHER-INTENSITY MIXED USE (TOHIMU)

PROJECT SCOPE:

ADJACENT ZONE(S):
TOHIMUSPA COMMUNITY STREET & NEIGHBORHOOD STREET

LOT COVERAGE (PER 19.03.110):
504-012-037
504-012-036-1

% OF SITE LANDSCAPE:
21%
11%

% OF IMPERVIOUS SURFACE:
21%

PROJECT CONTACTS:

OWNER/DEVELOPER
CIVIL
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SUITE 350
LAFAYETTE, CA 94549
CONTACT: LISA VILHAUER
PHONE: (925) 743-9500
EMAIL: lisav@branagh.com

ARCHITECT
LANDSCAPE
THOMAS BAAK & ASSOCIATES, LLP
WALNUT CREEK, CA 94596
CONTACT: ANGELO OBERTO
PHONE: (925) 933-2583
EMAIL: angelo@tbaak.com

SITE ZONING INFORMATION

ALLOWABLE PROPOSED
MIN. HEIGHT OF GROUND FLOOR:
14 FEET MIN. CLEAR TO ALLOW FOR FLEX SPACE
14 FEET CLEAR

FLOOR CEILING:
9 FEET MIN. CLEAR
9 FEET

3 STORIES RESIDENTIAL MINIMUM
5 STORIES RESIDENTIAL MINIMUM

ALLOWABLE AREA PER FLOOR:
75' MAXIMUM
65' MAXIMUM

SEPARATE PERMITS OR DEFERRED APPROVALS

PROJECT DIRECTORY

<table>
<thead>
<tr>
<th>- C1</th>
<th>TENEMENT PARCEL MAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2</td>
<td>EXISTING SITE CONDITIONS</td>
</tr>
<tr>
<td>C3</td>
<td>PRELIMINARY LANDSCAPING AND DRAINAGE PLAN</td>
</tr>
<tr>
<td>C4</td>
<td>PRELIMINARY UTILITY PLAN</td>
</tr>
<tr>
<td>C5</td>
<td>PRELIMINARY STORMWATER CONTROL PLAN</td>
</tr>
<tr>
<td>C6</td>
<td>BIORETENTION DETAILS AND GRADING SECTIONS</td>
</tr>
<tr>
<td>C7</td>
<td>PRELIMINARY DRISSION CONTROL PLAN</td>
</tr>
<tr>
<td>G1</td>
<td>GENERAL</td>
</tr>
<tr>
<td>G2</td>
<td>CONSTRUCTION SECTIONS</td>
</tr>
<tr>
<td>GS</td>
<td>SEPARATE PERMITS OR DEFERRED APPROVALS</td>
</tr>
<tr>
<td>N1</td>
<td>SITE PLAN - LIGHTING</td>
</tr>
</tbody>
</table>

SITE LOCATION:
10192 SAN PABLO AVE. EL CERRITO
PLANNING DEPT. SUBMITTAL
PROPOSED PROJECT
MOUNT TAMALPAIS
PROPOSED PROJECT
ALBANY HILL
CONTEXT MAP
VIEW #2 - FROM LINCOLN & KEARNEY LOOKING WEST
VIEW #2 - FROM THE BART PLATFORM
VIEW #2 - EXISTING
VIEW #1 - EXISTING

10192 San Pablo Ave. El Cerrito
Planning Dept. Submittal

12" = 1'-0"
10192 SAN PABLO AVE
EXISTING SITE CONDITIONS
CITY OF EL CERRITO         CONTRA COSTA COUNTY          CALIFORNIA

30’ 0’
0’ 10’
40’
1” = 10’
SCALE:

& Gibson, Inc.
Carlson, Barbee
SAN RAMON, CALIFORNIA  94583
2633 CAMINO RAMON, SUITE 350
CIVIL ENGINEERS
SURVEYORS PLANNERS
(925) 866-0322
www.cbandg.com

LEGEND

DATE: MAY 15, 2018
### HYDROZONE / PLANTING DESCRIPTION

<table>
<thead>
<tr>
<th>PLANT FACTOR (PF)</th>
<th>IRRIGATION METHOD</th>
<th>EFFICIENCY (IE)</th>
<th>ETAF (PF / IE)</th>
<th>LANDSCAPE AREA (sq. ft.)</th>
<th>ETAF x AREA</th>
<th>ESTIMATED TOTAL WATER USE (ETWU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.3</td>
<td>Drip</td>
<td>0.81</td>
<td>0.3703703</td>
<td>3719</td>
<td>1377.407146</td>
<td>38344.3</td>
</tr>
<tr>
<td>0.5</td>
<td>Drip</td>
<td>0.81</td>
<td>0.6172839</td>
<td>470</td>
<td>290.123433</td>
<td>0.0</td>
</tr>
<tr>
<td>0.5</td>
<td>Bubbler</td>
<td>0.81</td>
<td>0.6172839</td>
<td>117</td>
<td>72.2222163</td>
<td>2010.5</td>
</tr>
</tbody>
</table>

**TOTALS:**

- **ETWU TOTAL:** 4306 1740
- **WATER FEATURE 1 AREA:** 00 0 0
- **WATER FEATURE 2 AREA:** 00 0 0
- **TOTALS:** 40,355 53,942 1,740 4,306 0.40

**SITEWIDE ETAF:** 0.40

**NOTE:** AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

**HYDROZONE DEFINITIONS:**

- **LOW WATER USE:** Drip Irrigation Application
- **MEDIUM WATER USE:** Drip Irrigation Application, Tree Bubbler
39 Covered Long-term Bike Parking:
(20 Outside Bike Corral + 19 Inside Vertical Racks at Garages)

4 Short-term Bike Parking
(see landscape drawings for location)
SITE PLAN - Shadow Study - Neighbor

SHADOW STUDY MEASURED ON WINTER SOLSTICE (DECEMBER 21) AT 1:30PM
10192 San Pablo Ave. El Cerrito
Planning Dept. Submittal

NORTH

SHADOW STUDY MEASURED ON WINTER SOLSTICE (DECEMBER 21) AT 10:00AM
SHADOW ENTRAPMENT OVER CURB @ 10AM FROM OCTOBER - FEBRUARY

SITE PLAN - Shadow Study - Street - 10AM

1" = 20'-0"
10192 San Pablo Ave. El Cerrito
Planning Dept. Submittal
Unit Legend
- CORRIDOR
- STAIR
- UNIT C1
- UNIT C2
- UNIT D1
- UNIT D2
- UNIT E

NOTE: UNITS ARE +/-25sf SMALL BECAUSE AREAS ARE MEASURED TO CENTERLINE OF WALLS.
10192 San Pablo Ave. El Cerrito
Planning Dept. Submittal

1/8" = 1'-0"

EXTERIOR ELEVATIONS
MAY 17, 2018

SCALE
DATE

WEST ELEVATION (SAN PABLO AVE.)

NORTH ELEVATION (LINCOLN AVE.)

RETAINING WALL, SEE CIVIL DRAWINGS

SAN PABLO AVE.
# MATERIALS & COLORS

<table>
<thead>
<tr>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
<th>W1</th>
<th>R1</th>
<th>R2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING (ACCENT)</strong></td>
<td><strong>WINDOWS &amp; DOORS</strong></td>
<td><strong>RAILING</strong></td>
<td><strong>ROOF</strong></td>
</tr>
<tr>
<td><strong>WINDOWS</strong></td>
<td><strong>RAILING</strong></td>
<td><strong>W1</strong></td>
<td><strong>R2</strong></td>
<td><strong>SIDING (ACCENT)</strong></td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
</tr>
<tr>
<td>Style: Raw Flat</td>
<td>Color: Black</td>
<td>Color: Black</td>
<td>Color: Black</td>
<td><strong>SIDING (ACCENT)</strong></td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
</tr>
<tr>
<td>Color: Iron Corten, Suede</td>
<td>Color: Iron Corten, Suede</td>
<td>Color: Iron Corten, Suede</td>
<td>Color: Basalt Grey, Silk</td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
</tr>
<tr>
<td>Color: Iron Corten, Suede</td>
<td>Color: Iron Corten, Suede</td>
<td>Color: Iron Corten, Suede</td>
<td>Color: Basalt Grey, Silk</td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
<td><strong>SIDING</strong></td>
</tr>
</tbody>
</table>

**Planning Dept. Submittal**

10192 San Pablo Ave. El Cerrito

**LEFTCOAST ARCHITECTURE**

**BRANAGH**
**Light Fixtures**

- **L1**: WALL MOUNTED (UNIT ENTRY)  
  - Manufacture: Eurofase  
  - Model: Kilo LED Wall Sconce  
  - Shade Size: 4.75" W X 4.75" H X 2.5" D  
  - Color: Marine Grey  
  - Lamp Type: LED  
  - ADA Compliant: Yes  
  - Listing: cETL & listed for wet locations

- **L2**: CEILING MOUNTED  
  - Manufacture: Philips Lightolier  
  - Model: Slim Surface LED  
  - Shade Size: 7" round  
  - Finish: Aluminum  
  - Lamp Type: LED  
  - Listing: UL listed for wet locations

- **L3**: POLE MOUNTED LIGHT (PARKING)  
  - Manufacture: RAB Lighting  
  - Model: ALED4T78  
  - Shade Size: 4.5" H X 23.4" L X 15" W  
  - Finish: Bronze  
  - Lamp Type: LED  
  - Listing: UL Listed for wet locations

---

**Site Plan - Lighting**

- **Lincoln Ave.**  
- **San Pablo Ave.**  

**Planning Dept. Submittal**

10192 San Pablo Ave. El Cerrito