FACADE ARTICULATION CALCULATIONS
OVERALL SURFACE AREA 7,736 SF
EXTRUDED AND RECESSED PLANE AREA = 4,855 SF
PERCENTAGE OF FACADE MOVEMENT = 63%

KEARNY STREET FACADE ARTICULATION DIAGRAM

OVERALL TRANSPARENCY CALCULATIONS
GROUND FLOOR FACADE AREA = 1,585 SF
GROUND FLOOR GLAZING = 511 SF
GROUND FLOOR TRANSPARENCY = 32%
2ND, 3RD, 4TH & 5TH FLOOR FACADE AREA = 6,151 SF
TOTAL UPPER FLOOR GLAZING AREA = 1,796 SF
UPPER FLOOR TRANSPARENCY = 29%

TRANSPARENCY CALCULATIONS
UPPER FLOOR TRANSPARENCY
GROUND/FLOOR TRANSPARENCY
NOTE:


SHADOW STUDY - DECEMBER 21ST @ 1:30 P.M. 8UCT
EXISTING VIEW FROM OHLONE GREENWAY NEAR WALDO

PROPOSED VIEW FROM OHLONE GREENWAY NEAR WALDO

EXISTING VIEW TO MARIN HEADLANDS FROM WALDO AND POMONA. PROPOSED PROJECT NOT SEEN DUE TO FIELD OBSTRUCTIONS AND ELEVATION OF VIEWPOINT.
SLOPE PLANE
SET AT 35 FEET ABOVE GRADE AT PROPERTY LINE THEN SLOPED BACK AT 1:1.

VIEW PLANE DIAGRAM FROM CENTER OF SIDEWALK AT EYE LEVEL OF 5'-6"
BIKE STORAGE DOWN 14%

EV

MEP EQUIPMENT

FLOOR PLAN - GARAGE

SCALE: 1/8" = 1'-0"

RESIDENTIAL UNITS
CIRCULATION
UTILITY
AMENITIES AND PRIVATE DECKS/PATIOS
PRIVATE OPEN SPACE ROOF DECK/LANDSCAPE
SITE PAVING

TIER 4 APPLICATION

921 KEARNEY STREET
EL CERRITO, CALIFORNIA

Architecture - Planning - Entitlements
800 Bancroft Way #203 - Berkeley, CA 94710
T: 510.755.4710  F: 510.644.0724
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Issue Date: 10.04.2019

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INTEGRAL COLOR SMOOTH FINISH STUCCO

TAN SIDING

FIBER CEMENT V-GROOVE SIDING

DARK BRONZE

ALUMINUM DOORS AND WINDOWS - DARK BRONZE

PROFILE METAL PANELS (CORRUGATED)

WOOD FENCE & GATE

PAINTED STEEL MESH GUARDRAIL

WOOD VENEER PANELS
PLANT PALETTE

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>USAGE</th>
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<td>BUTTERFLY BUSH</td>
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<td>MARGARET'S JOY</td>
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1" = 20'-0"
NOTES:
1. FOR PLANTER WATERPROOFING DETAILS, SEE WATERPROOFING DRAWINGS.

ASTM NO.7 PERMEABLE MATERIAL
BIORETENTION PLANTER MIX
WATERPROOFING ASSEMBLY, S.A.D.

ADJACENT ON-STRUCTURE PAVING
GFRC

ATRIUM OVERFLOW NDS #75

DECORATIVE GRAVEL VOID AT BUILDING EDGE

SECTION PLAN
2'-0" 1'-4"
3"-4" RIVER ROCK
DOWN SPOUT ATTACHED TO WALL

O.S. FLOW THROUGH PLANTER
1/4" = 1'-0"

4" DIA. PERFORATED UNDER-DRAIN
SLOTTED, SOLID WALL HDPE PIPE
W/ PERFORATIONS DOWN, MIN. 0.5%
SLOPE TOWARDS DRAIN

LEVELING BLOCKS
CLEANOUT ACCESS, NDS LID FOR 4" PIPE
MIN. 1'-6"

PGAdesign   444 17th Street
444 17th Street, Oakland, CA 94612

tel 510 465 1284  url PGAdesign.com

LANDSCAPE PLANTING PLAN, IRRIGATION & STORMWATER
STORMWATER CONTROL PLAN

SW1.1