4 PARCEL MAP
POTRERO AVE.
LOT A2
LOT B2
SAN PABLO AVE.
LOT A1
REFERENCE ELEVATIONS 1 & 3 ON A201 FOR FLOOR TO FLOOR HEIGHTS AND TRANSPARENCY CALCULATIONS
LIQUEFACTION ZONE:    NO
HAZARD FAULT ZONE:   NO

PARCEL CONDITIONS

ENVIRONMENTAL SAFETY

GROUND FLOOR SETBACK (POTRERO)
COMMERCIAL CAR PARKING SPACES
RESIDENTIAL CAR PARKING SPACES

1. SIGNAGE UNDER SEPARATE T.I. PERMIT.
2. PARKING
3. COMMERCIAL BIKE PARKING
4. RESIDENTIAL BIKE PARKING

APPLICABLE BUILDING CODE REGULATIONS

2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA BUILDING CODE (CBC)

STREET)
PROVIDED WITH CLASS
UNBUNDLED

PERVIOUS / IMPERVIOUS SURFACES PERCENTAGES

PERVIOUS               5,567 SF / 31%                1,313 SF /
IMPERVIOUS         13,583 SF / 69%              17,837 SF / 93%

2. IMPERVIOUS / PERVIOUS SURFACES PERCENTAGES

LOT COVERAGE 2,956  SF 15,488 SF

TOTAL GROSS FLOOR AREA 2,956 SF 63,887 SF

YEAR CONSTRUCTED 1948 --- FULLY SPRINKLERED NO YES BUILDING TO BE

APG01 - ENTITLEMENTS - 2/11/2021

ARCHITECT:

STUDIO KDA

CRANDALL/ALDEN/AHRENS

HISTORIC PRESERVATION ARCHITECTS

STUDENT KDA

Landscape Architects

FULLER

LANDSCAPE ARCHITECT

STUDIO KDA

PERIOD DESIGNED FOR & DESIGN

ENTITLEMENTS

5/21/2021 1:23:59 PM

1. SIGNAGE UNDER SEPARATE T.I. PERMIT.
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FULLER

LANDSCAPE ARCHITECT

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PERIOD DESIGNED FOR & DESIGN

ENTITLEMENTS
SHADOWS
2.00 2.00 2.00
FRONT AND UPPER FLOOR SETBACK ALONG MAJOR COMMERCIAL AND
COMMERCIAL STREETS.
BUILDINGS ALONG MAJOR COMMERCIAL AND COMMERCIAL STREETS SHALL NOT CAST
SHADOWS BEYOND THE CURB LINE OR THE UPSTREET SIDE OF THE STREET ON WINTER
SOLSTICE (DEC. 21) AT 1:30PM.
STREETS EAST OF THE PARCEL, AT 1:30PM.
VIEW STUDY - PROPOSED VIEW FROM BART

VIEW STUDY - PROPOSED STREET VIEW

KEY PLAN

VIEW STUDY - (E) VIEW FROM BART

VIEW STUDY - (E) STREET VIEW
1 & 2 SITE

NO SELL

7 T

1 & 2

5/21/2021 6:26:54 PM

VIEW STUDIES CONT'D

G021

AGG01

ENTITLEMENTS

POTRERO

6111, 6115 POTRERO AVE / 11335 SAN PABLO AVE

EL CERRITO, CA 94530

05/04/21

1 5/5/21 RESPONSE TO PLANNING COMMENTS

1 & 2 VIEW STUDY - PROPOSED VIEW EAST FROM POTRERO & EASTSHORE BLVD

1 & 2 NOT TO SCALE

3 KEY PLAN

1 & 2 VIEW STUDY - (E) VIEW EAST FROM POTRERO & EASTSHORE BLVD

1 & 2 NOT TO SCALE

G021
Area Schedule (Gross Building)

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>1st Floor</td>
<td>6799 SF</td>
</tr>
<tr>
<td>01</td>
<td>Commercial GSF</td>
<td>6220 SF</td>
</tr>
<tr>
<td>01</td>
<td>Residential GSF</td>
<td>959 SF</td>
</tr>
<tr>
<td>01</td>
<td>Total 1st Fl GSF</td>
<td>13,978 SF</td>
</tr>
<tr>
<td>02</td>
<td>2nd Floor</td>
<td>12539 SF</td>
</tr>
<tr>
<td>03</td>
<td>3rd Floor</td>
<td>12574 SF</td>
</tr>
<tr>
<td>04</td>
<td>4th Floor</td>
<td>12636 SF</td>
</tr>
<tr>
<td>05</td>
<td>5th Floor</td>
<td>12160 SF</td>
</tr>
<tr>
<td></td>
<td>Grand Total</td>
<td>76,387 SF</td>
</tr>
</tbody>
</table>

Area Schedule (Usable Open Space)

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>02</td>
<td>2nd Floor</td>
<td>1612 SF</td>
</tr>
<tr>
<td>05</td>
<td>5th Floor</td>
<td>500 SF</td>
</tr>
<tr>
<td></td>
<td>Grand Total</td>
<td>2112 SF</td>
</tr>
</tbody>
</table>

In-Lieu Fee for Deficit $162,911.85
In-Lieu Fee / SF deficit $102
Public Open Space Deficit 1597.175
Public Open Space Required 1597.175
Total Provided 0

Public Open Space

Private Open Space Deficit 2,928
Private Open Space Required 5,040
Total Private Open Space Provided 2,112

Private Open Space

63 units Proposed

Private 80 SF per unit 5,040
Public, for buildings >25,000 SF 25 SF UOS per 1000 SF of building 1597.175

Open Space Requirements

Regulation Requirement (SF)

Open Space Calculations

San Pablo + Potrero Ave, El Cerrito

Private Open Space

63 units

Proposed

5,040

Public Open Space

5,040

Total Provided

2,112

Private Open Space

25 SF UOS per 1000 SF of building

1597.175

In-Lieu Fee for Deficit $162,911.85

In-Lieu Fee / SF deficit $102

Public Open Space Deficit 1597.175

Public Open Space Required 1597.175

Total Provided 0

Public Open Space
**NOTES:**

- Add an 18" root barrier at edge of pavement in tree planters (deep root or approved equal)
- No plants are to be planted within 24" of tree trunk

---

**GROUND FLOOR:**
- *Quecus Darryana* Oregon Oak
- *Lophostemon Confertus* Brisbane Box
- *Ipomoea Batatas* Ornamental Sweet Potato
- *Ipomoea x Blackie* Blackie Sweet Potato Vine

**SECOND FLOOR COURTYARD:**
- *Lophostemon Confertus* Brisbane Box
- *Salvia Sonomensis* Sonoma Sage
- *Stachys Byzantina* Lambs Ear
- *Salvia Clevelandii* Cleveland Sage

**FIFTH FLOOR PLANTERS:**
- *Ipomoea Batatas* Ornamental Sweet Potato
- *Ipomoea x Blackie* Blackie Sweet Potato Vine
- *Lophostemon Confertus* Brisbane Box
- *Stachys Byzantina* Lambs Ear
- *Salvia Clevelandii* Cleveland Sage

**SECOND FLOOR COURTYARD:**
- *Carex Vittata* Elk Sedge
- *Reutegonia Curtifunda* Side Oats Grama
- *Carex Geyeri* Elk Sedge
- *Salvia Clevelandii* Cleveland Sage

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- *Salvia Clevelandii* Cleveland Sage
NOTES:

ADD AN 18" ROOT BARRIER AT EDGE OF PAVEMENT IN TREE PLANTERS (DEEP ROOT OR APPROVED EQUAL)

NO PLANTS ARE TO BE PLANTED WITHIN 24" OF TREE TRUNK
### 5th Floor Units

<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Bedroom Count</th>
<th>Bathroom Count</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>X03</td>
<td>Studio 1</td>
<td>1</td>
<td>1</td>
<td>392 SF</td>
</tr>
<tr>
<td>X04</td>
<td>Studio 1</td>
<td>1</td>
<td>1</td>
<td>392 SF</td>
</tr>
<tr>
<td>X14</td>
<td>Studio 1</td>
<td>1</td>
<td>1</td>
<td>320 SF</td>
</tr>
<tr>
<td>X15</td>
<td>Studio 1</td>
<td>1</td>
<td>1</td>
<td>320 SF</td>
</tr>
<tr>
<td>X18</td>
<td>Studio 1</td>
<td>1</td>
<td>1</td>
<td>477 SF</td>
</tr>
<tr>
<td>X16</td>
<td>Unit 1A</td>
<td>1</td>
<td>1</td>
<td>499 SF</td>
</tr>
<tr>
<td>X10</td>
<td>Unit 1B</td>
<td>1</td>
<td>1</td>
<td>491 SF</td>
</tr>
<tr>
<td>X02</td>
<td>Unit 2A</td>
<td>2</td>
<td>2</td>
<td>792 SF</td>
</tr>
<tr>
<td>X05</td>
<td>Unit 2A</td>
<td>2</td>
<td>2</td>
<td>865 SF</td>
</tr>
<tr>
<td>X08</td>
<td>Unit 2B</td>
<td>2</td>
<td>2</td>
<td>681 SF</td>
</tr>
<tr>
<td>X09</td>
<td>Unit 2B</td>
<td>2</td>
<td>2</td>
<td>681 SF</td>
</tr>
<tr>
<td>X17</td>
<td>Unit 2C</td>
<td>2</td>
<td>2</td>
<td>785 SF</td>
</tr>
<tr>
<td>X01</td>
<td>Unit 2D</td>
<td>2</td>
<td>2</td>
<td>843 SF</td>
</tr>
<tr>
<td>X07</td>
<td>Unit 2E</td>
<td>2</td>
<td>2</td>
<td>930 SF</td>
</tr>
<tr>
<td>X06</td>
<td>Unit 2F</td>
<td>2</td>
<td>1</td>
<td>850 SF</td>
</tr>
</tbody>
</table>

Grand total: 15 23 22

### 5th Floor Amenity Space

<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Bedroom Count</th>
<th>Bathroom Count</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>X11</td>
<td>Amenity 1</td>
<td>4</td>
<td>0</td>
<td>451 SF</td>
</tr>
<tr>
<td>X13</td>
<td>Amenity 2</td>
<td>0</td>
<td>0</td>
<td>233 SF</td>
</tr>
</tbody>
</table>

Grand total: 0 0 0

---

**Notes:**
- Proposed 5th Floor Plan
- 5th Floor FF
- Studio KDA
- Potrero 6111, 6115 Potrero Ave / 11335 San Pablo Ave
- El Cerrito, CA 94530
- 5/5/2021
- 7/7/2021
- 2/11/21 Entitlement Application
- 5/5/21 Response to Planning Comments
- 7/7/2021 Response to Planning Comments
- Copyright © 2020 Studio KDA
OPEN TRELLIS ABOVE 5TH FLOOR BALCONY, BELOW
SMOKE AND HEAT VENT ABOVE STAIR
ELEVATOR OVERRUN
MECHANICAL VENT
TRASH VENT
MECHANICAL ROOFTOP AREA
### Exterior Lighting Fixture Legend & Schedule

<table>
<thead>
<tr>
<th>#</th>
<th>COUNTY</th>
<th>DESCRIPTION</th>
<th>MAKE</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A</td>
<td>WALL MOUNT SCONCE</td>
<td>VISION 3 LIGHTING</td>
<td>LED WALL MOUNT</td>
</tr>
<tr>
<td>2</td>
<td>B</td>
<td>RECESSED LIGHT</td>
<td>WAC OR DALS</td>
<td>LED RECESSED EXTERIOR</td>
</tr>
<tr>
<td>3</td>
<td>C</td>
<td>STRING LIGHTS</td>
<td>HYDRA STL SERIES</td>
<td>24&quot; O.C. HUNG WITH S.S. AIRCRAFT CABLE</td>
</tr>
<tr>
<td>4</td>
<td>D</td>
<td>CANOPY LIGHTS</td>
<td>VISION 3 LIGHTING</td>
<td>LED CANOPY MOUNT</td>
</tr>
<tr>
<td>5</td>
<td>E</td>
<td>ENTRY DOWNLIGHT</td>
<td>VISION 3 LIGHTING</td>
<td>LED CANOPY MOUNT</td>
</tr>
<tr>
<td>6</td>
<td>F</td>
<td>PATH LIGHTS</td>
<td>KICHLER SHALLOW SHADE</td>
<td>LED PATH MOUNTED IN THE PLANTING BEDS</td>
</tr>
</tbody>
</table>

*All exterior lights shall be directed downward and shielded to prevent glare across adjacent property lines and the public right of way.*
### Exterior Lighting Fixture Legend & Schedule

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Mark Count</th>
<th>Description</th>
<th>Make</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Wall Mount Sconce</td>
<td>21</td>
<td>Vision 3 Lighting LED Wall Mount</td>
<td>Model WM2</td>
<td>Color: Black</td>
</tr>
<tr>
<td>B</td>
<td>Recessed Light</td>
<td>4</td>
<td>WAC OR DALS LED Recessed Exterior Fixture</td>
<td>Color: Black</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>String Lights</td>
<td>2</td>
<td>Hydra STL Series, 24&quot; O.C. Hung with S.S. Aircraft Cable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Canopy Lights</td>
<td>5</td>
<td>Vision 3 Lighting LED Canopy Mount Model DL4</td>
<td>Includes 12&quot; Stem Length, Color: Black</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Entry Downlight</td>
<td>7</td>
<td>Vision 3 Lighting LED Canopy Mount Model DL4</td>
<td>Integrated into the Metal Entry Canopy, Color: Black</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Path Lights</td>
<td>9</td>
<td>Kichler Shallow Shade 24&quot; LED Path Light Mounted in the Planting Beds</td>
<td>Color: Black</td>
<td></td>
</tr>
</tbody>
</table>

*All exterior lights shall be directed downward and shielded to prevent glare across adjacent property lines and the public right of way.*
SPA COMMUNITY STREET TRANSPARENCY GROUND FLOOR:
- Non-Residential: 75% Min
- Residential: 40% Min
SPA COMMUNITY STREET TRANSPARENCY UPPER FLOORS:
- Non-Residential: 30% Min
- Residential: 28% Min

GATEWAY STREET TRANSPARENCY GROUND FLOOR:
- Non-Residential: 50% Min
- Residential: 30% Min
GATEWAY STREET TRANSPARENCY UPPER FLOORS:
- 25% Min

ENTITLEMENTS
POTRERO
6111, 6115 POTRERO AVE / 11335 SAN PABLO AVE
EL CERRITO, CA 94530

TRANSPARENCY DIAGRAMS
3/32" = 1'-0" A203
1 SOUTH - TRANSPARENCY DIAGRAM AT POTRERO AVE (GATEWAY STREET)
2 NORTHEAST (SAN PABLO AVE) - TRANSPARENCY DIAGRAM AT POTRERO AVE (GATEWAY STREET)
3 NORTHEAST (SAN PABLO AVE) - TRANSPARENCY DIAGRAM @ EXTERIOR WALL