G-002
INFORMATION

Parking is provided underground with stacker. Proposed long-term spaces in garage storage area, stacked.

- Max. 77 auto spaces
- 220 spaces
- Residential: 1 per unit max. .5 per unit
- Short-term: 1 per 10 units (14.4) 15 spaces

REQUIREMENT

- Bicycle Minimum

PARKING REQUIREMENT

- Excess/Deficit: 0 SF
- Total Private: 11,520 SF
- Required: 2,703 SF

PROJECT LOCATION

CONSTRUCTION TYPE
- STORIES: UNLIMITED
- HEIGHT: UNLIMITED

SUSTAINABLE DESIGN
- All exterior lighting will be Dark Sky certified.

ART
- An art composition along the Ohlone Greenway face of the building will be custom designed and fabricated by a recognized artist.

BUILDING FORM
- Shop Front, Flexible, Arcade/Galley, or Forecourt
- Shop Front: PROPOSED
- PROPOSED

SHADOWS
- 0'-0" min.
- 0'-0" min.

SIDEWALK AMENITY ZONE
- 6'-0" min.
- 6'-0" min.

SITE
- Shadows: 2.01.05
- Allowed Frontage Type - Flex: 50% min. 60%
- Sidewalk Activity Zone: 50% min. 60%
- Encroachments - Front: 4'-0" max.
- Upper Floor Ceiling Height: 9'-0" clear min. 8'-5" clear
- Ground Floor Ceiling Height: 14'-0" clear min. 11'-4" clear

BUILDING ARTICULATION
- Rear Setback: none
- Ground Floor Front: 14'-0" min. 14'-0"
- Recess: 10'-0"

SITES
- Shadows: 2.01.05

LAND USE
- Proposed use, Multiple Family Residential, is P (permitted) that require no discretionary review if in compliance with all standards.

INCLUSIONARY HOUSING
- Project is an affordable housing project as defined by state law.
- Project will make use of the City of El Cerrito incentive to provide 60'-0" maximum building height (from 60'-0"

DEVELOPMENT STANDARDS
- Minimum: 5 spaces for residential use.
- Proposed: 6 story, 60'-0"

STREET SIDE
- MAXIMUM BUILDING HEIGHT: 85'-0" If project is consistent as an affordable housing project, as defined by state law.
- Maximum: 85'-0" If project is consistent as an affordable housing project, as defined by state law.
- Minimum: 3 stories for residential use. Proposed: 8 story, 85'-0".

PROJECT NUMBER:
- JDeS Project Number:
- Copyright: 2016 Joe DeCredico Studio Architects & Planners

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CITY COUNCIL
06.18.2019

POLARIS
APARTMENTS @ 11965 SAN PABLO
EL CERRITO, CALIFORNIA

11965 SAN PABLO

108,102 SF
1% of the construction cost or $150K, whichever is less. See location on elevation.

SPRINKLERS:
- YES. NFPA 13

CONSTRUCTION TYPE:
- 7-STORIES TYPE IA STEEL OVER 1-STORY TYPE

ENTRY
- 5'-0" max.
- Recess: 10'-0"

REQUIREMENT

- 2A CONCRETE BASEMENT
- 2A CONCRETE AT GRADE WITH 1-STORY TYPE

FRONTAGE
- View corridor into courtyard will be provided as well as view to Baxter Creek Park.

COLORS, MATERIALS AND TEXTURES
- 50% of Wall. Complies. See G-004 and A-601.
SHADOW STUDY - DECEMBER 21ST @ 1:30 P.M.

CURB ACROSS SAN PABLO AVENUE

SAN PABLO RIGHT OF WAY FROM CALTRANS DRAWING
**STORMWATER CONTROL PLAN**

**DESCRIPTION**
- **STORMWATER CONTROL SYSTEM**
- **PATTERNED SYSTEM**
- **HIGHWAY SYSTEM**
- **WATER SYSTEM**

**TABLE**

| Component | Description | GSF | SF | Total
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Rain Garden</td>
<td>Stormwater Control</td>
<td>12,220</td>
<td>1,036</td>
<td>13,256</td>
</tr>
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<td>Stormwater Control</td>
<td>Stormwater Control</td>
<td>12,220</td>
<td>1,036</td>
<td>13,256</td>
</tr>
</tbody>
</table>

**NOTES**
1. "High-quality" design and construction.
2. Plan may differ from design due to changes in design requirements.
3. Stormwater control is required for changes to plans due to BCP.

**SCALE**
- 2-28-2019 As Indicated

**FILE NO.**
- 20175235

**OF**
- 4

**COUNTY NO.**
- 0

**BKF JOB NO.**
- 0

**DATESCALE**
- 0
UNIT 1C | 1 Bedroom
Unit Area: 688 SF

UNIT 1B | 1 Bedroom
Unit Area: 642 SF

UNIT 1E | 1 Bedroom
Unit Area: 630 SF
DECK AREA: 74 SF

UNIT 1D | 1 Bedroom
Unit Area: 687 SF

UNIT 1F | 1 Bedroom
Unit Area: 698 SF

UNIT NUMBERS:
109-609

UNIT NUMBERS:
228-828

UNIT NUMBERS:
111-211

UNIT NUMBERS:
212 AND 812

LIVING
KITCHEN
BATH
BEDROOM
CLOSET

Revision
Date
800 Bancroft Way, Suite 203
Berkeley, CA 94710
t: 510.755.4710
jdecredico@gmail.com
www.jdecredico.com

JDeS Project Number:
Issue Date:

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CITY
COUNCIL
06.18.2019

ENLARGED UNIT PLANS
A-502
UNIT 1Ea I 1 Bedroom
Unit Area: 646 SF
Deck: 83 SF

UNIT 1F I 1 Bedroom
Unit Area: 775 SF
Deck Area: 88 SF

UNIT 1H+ I 1 Bedroom 1 Den
Unit Area: 778 SF

UNIT 2A I 2 Bedroom
Unit Area: 943 SF

UNIT NUMBERS:
311-611

UNIT NUMBERS:
105-605

UNIT NUMBERS:
312-712

UNIT NUMBERS:
201-801

UNIT NUMBERS:
107-607
UNIT 2B

2 Bedroom

Unit Area: 1,107 SF

UNIT NUMBERS:

112

BEDROOM

LIVING

KITCHEN

BATH

BEDROOM

BATH

UNIT 2B | 2 Bedroom
Unit Area: 1,107 SF
A. WOOD VENEER RESIN PANELS AT RECESSES

B. INTEGRAL COLOR SMOOTH STUCCO AT PRIMARY FACADE

BURNT BARK 576

C. SMOOTH STAINED CONCRETE AT BUILDING BASE WALLS

D. METAL PANEL SIDING AT EXTERIOR FACADE BAYS

WARM CHARCOAL

HARBOUR GRAY

METAL PANEL EXAMPLE

E. LOCATION OF PUBLIC ART ON BUILDING WALL AT GREENWAY

F. HORIZONTAL POWDER COATED METAL GUARDRAILS AT BALCONIES

G. DARK BRONZE ANODIZED ALUMINUM STOREFRONT AND DOORS

H. DARK BRONZE VINYL WINDOWS AND DOORS, TYPICAL
A-602

RENDERINGS

HIGH VIEW FROM SOUTHWEST

VIEW FROM WALKWAY INTO COURTYARD

VIEW FROM GROUND FLOOR INTO COURTYARD

VIEW ALONG OHLONE GREENWAY

POLARIS
APARTMENTS @
11965 SAN PABLO

EL CERRITO, CALIFORNIA

CITY
COUNCIL
06.18.2019

CRA
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UPDATED APPLICATION
02.19.2019
UPDATED APPLICATION
05.22.2019

520 Bancroft Way, Suite 203
Berkeley, CA 94710
510.755.4710
jdecredico@gmail.com
www.jdecredico.com

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JDeS Project Number:
Issue Date:

A-602
ENTRY AND STREET PLANT PALETTE

- Eriogonum affine
- Columbia London Plane Tree
- Photinia x fraseriensis Red Robin
- Manzanita

COURTYARD PLANT PALETTE

- Carex pensylvanica
- Dune Sedge
- Juncus patens California Grey Rush
- Phormium 'Jack Spratt'
- Jack Spratt Phormium
- Chondropetalum tectorum Cape Rush
- Phormium 'Jacks Spires'

SITE ELEMENTS

- Raised Planter
- Petanque Court
- Outdoor Kitchen

SOUND WALL GREENSCREEN AND VINE

- Carex pensylvanica
- Dune Sedge
- Juncus patens California Grey Rush
- Phormium 'Jacks Spires'
- Jack Spratt Phormium

STORMWATER PLANTING

- Agave Garden
- Public Seating
- 1/16" = 1'-0"
BAXTER CREEK: RAIL INTERPRETIVE SIGN / GATEWAY ELEMENT

INSECT HOTEL

BIRD HOUSES

TREE STUMPS

BUTTERFLY AND BIRD NATIVE PLANTING

INTERPRETIVE TRAIL MARKER

BLACK-CAPPED CHICKADEE

INSECT HOTEL

BIRDS OF

WHITE-CROWNED SPARROW

KESTREL

egrets, and great blue herons.

Along the water, look for mallard ducks -- males with bright green heads -- as well as pure white ducks.

kestrel often hovers, hunting hoarse whistles. The little Red-tailed hawks soar with draw many birds to this area.

Open space and varied habitats punctuate the yellow indicated by the yellow warbler, particularly a small all-yellow bird.

A few birds are colorful. A drab orange-crowned warbler flies on the wing, while the western tanager, another bird that likes watersides, blushing red on its head and chest are likely house finches. A black-and-white striped cap indicates a white-crowned sparrow, another bird that likes watersides.

Brownish birds blushing red on their head and chest are likely house finches. A black-and-white striped cap indicates a white-crowned sparrow, another bird that likes watersides.

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<table>
<thead>
<tr>
<th>MODEL</th>
<th>DESCRIPTION</th>
<th>P�</th>
<th>QG (gpm)</th>
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<tbody>
<tr>
<td>ALP1</td>
<td>WATERSHED</td>
<td>EMPIRICAL CHARTER</td>
<td>50</td>
</tr>
<tr>
<td>ALP2</td>
<td>WATERSHED</td>
<td>EMPIRICAL CHARTER</td>
<td>50</td>
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<tr>
<td>ALP3</td>
<td>WATERSHED</td>
<td>EMPIRICAL CHARTER</td>
<td>50</td>
</tr>
<tr>
<td>ALP4</td>
<td>WATERSHED</td>
<td>EMPIRICAL CHARTER</td>
<td>50</td>
</tr>
<tr>
<td>ALP5</td>
<td>WATERSHED</td>
<td>EMPIRICAL CHARTER</td>
<td>50</td>
</tr>
<tr>
<td>ALP6</td>
<td>WATERSHED</td>
<td>EMPIRICAL CHARTER</td>
<td>50</td>
</tr>
</tbody>
</table>

IRRIGATION NOTES:
1. Irrigation systems must be designed to provide the minimum amount of water necessary to meet the intended purpose of the irrigation system.
2. Irrigation systems must be properly maintained to ensure the efficient use of water and the proper functioning of the system.
3. Irrigation systems must be designed to prevent the spread of disease or contamination.
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10. Irrigation systems must be designed to prevent the spread of disease or contamination.

LANDSCAPE PLANTING PLAN, IRRIGATION & STORMWATER

PROPOSED IRRIGATION EQUIPMENT LIST:

- Backflow Preventer
- Flow Sensor
- Flow Meter
- Master Valve
- Sub-Meter
LANDSCAPE PLANTING PLAN, ENLARGEMENTS

ENTRANCE AND PERIMETER ENLARGEMENT

PARK ENLARGEMENT

STREETScape ENLARGEMENT

COURTYARD ENLARGEMENT

BAXTER CREEK APARTMENTS @ 11965 SAN PABLO
EL CERRITO, CALIFORNIA

TIER 2 APPLICATION
08/10/2018

PGA design
LANDSCAPE ARCHITECTS

LANDSCAPE PLANTING PLAN, ENLARGEMENTS

L-102