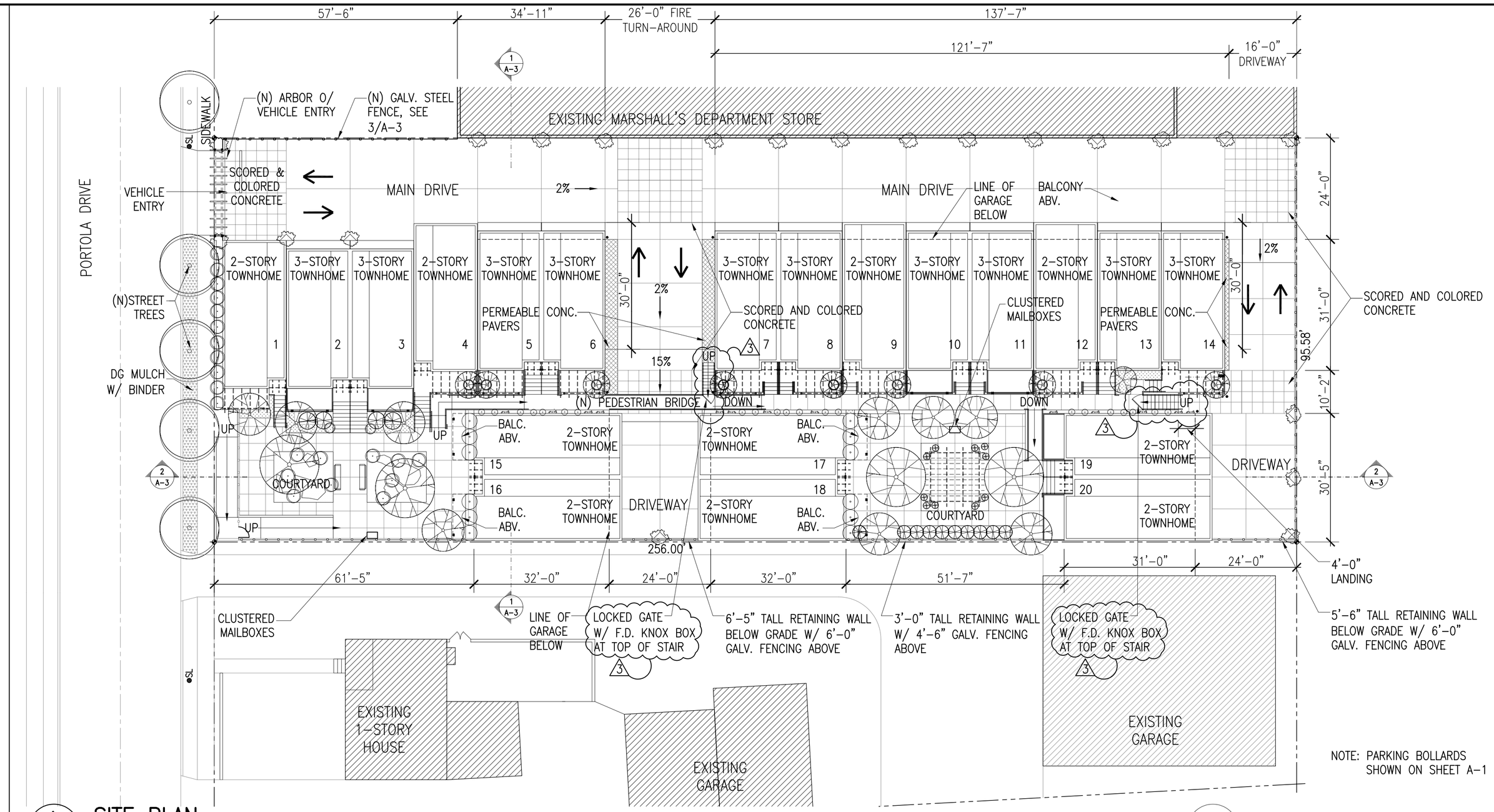
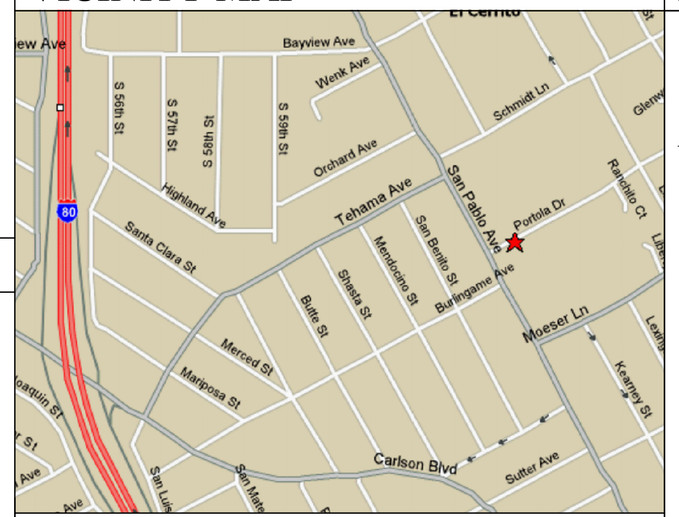


1 A-0 SITE PLAN

VICINITY MAP



PLUMBING NOTES

1. STORMWATER CONTROL PLAN TO BE PROVIDED TO CITY WITH BUILDING PERMIT APPLICATION.
2. GARAGE LEVEL DRAINS TO BE TIED TO SANITARY SEWER SYSTEM.

PROJECT DIRECTORY

PROJECT DATA

CONSTRUCTION TYPE: V-1HR
OCCUPANCY TYPE: R-1 OVER U-1
ZONING DISTRICT: C-2, CENTRAL COMMERCIAL

AREAS		EXISTING	PROPOSED	ALLOWED/ REQUIRED
	LOT AREA	24,469 SF	24,469 SF	5,000 SF MIN.
	BUILDING AREA		10,500 SF	23,996 SF MAX.
	LOT COVERAGE (FOOTPRINT/LOT AREA)		43%	
	GROSS FLOOR AREA (EXCLUDING GARAGES)		25,580 SF	48,948 SF
	F.A.R.		1	2
	IMPERVIOUS SURFACE (EXCLUDING WALKS & CTYD'S)		20,818 SF *	STORM MITIGATION REQ'D.
	LANDSCAPING (INCL. WALKS & CTYD'S)		15.0%	MIN. 10% OF SITE
	SHARED OPEN SPACE		2,348 SF	3000 SF MIN. (150 SF/UNIT)
	PRIVATE OPEN SPACE		50 SF / UNIT	50 SF MIN./UNIT @ OR ABV 2ND FLR
UNITS, PARKING SPACES				
	# OF DWELLING UNITS		20 (10 2-STORY, 10 3-STORY)	19 (35 UNITS/ACRE)
	# OF PARKING SPACES		40 (2 SPACES/UNIT)	40 (2 SPACES/UNIT)
YARDS AND HEIGHT				
	FRONT YARD SETBACK		2'-0"	5 FEET MIN.
	SIDE YARD SETBACK		NONE	NONE
	REAR YARD SETBACK		NONE	NONE
	BUILDING HT (# STORIES)		3 ABV. GARAGE /2 ABV. GARAGE	
	MAX. AVERAGE HEIGHT**		25'-0" TO 35'-0"	35 FEET

*NOTE: STORM-WATER MITIGATION MEASURES ARE REQUIRED WHEN MORE THAN 10,000 SF OF IMPERVIOUS SURFACE IS CREATED.
**NOTE: SEE SECTIONS 1/A3 AND 2/A3

DRAWING INDEX

ARCHITECTURAL

A-0 TITLE SHEET AND SITE PLAN
A-1 PARKING LEVEL FLOOR PLAN AND TYPICAL EAST ELEVATION
A-2 ELEVATIONS
A-3 SITE SECTION
A-4 UNIT FLOOR PLANS

LANDSCAPE

L-1 LANDSCAPE PLAN
L-1.1 LANDSCAPE PLAN

ACCESSIBILITY

THE UNITS MEET THE DEFINITION OF CARRIAGE UNITS AS SET FORTH IN CBC 1102A.3-C:

"CARRIAGE UNIT IS A DWELLING UNIT WITH LIVING SPACE ON ONE OR MORE FLOORS, IMMEDIATELY ABOVE A GROUP U, DIVISION 1, PRIVATE GARAGE WHICH SERVES ONLY THAT UNIT. THE FOOTPRINT OF THE GARAGE IS USED AS THE FOOTPRINT FOR THE REMAINING FLOOR OR FLOORS OF THE DWELLING UNITS ABOVE, AND THE GARAGE LEVEL CONTAINS NO HABITABLE SPACE."

THE PROJECT IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS. UNDER CBC 1105A.2.1

SCOPE OF WORK

- CONSTRUCTION OF 20 TOWNHOMES
- SITE IMPROVEMENTS

CODE USED

2001 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL CODES

2001 ENERGY CODES

ABBREVIATIONS

&	AND	FA	FIRE ALARM		
∠	ANGLE	FDN	FOUNDATION		
@	AT	FIN	FINISH		
℄	CENTERLINE	FL	FLOOR		
ø	DIAMETER OR ROUND	FLUOR	FLOURESCENT		
⊥	PERPENDICULAR				
#	POUND OR NUMBER	F.O.	FACE OF		
±	PLUS/MINUS	F.O.C.	FACE OF CONCRETE		
		F.O.F.	FACE OF FINISH		
		F.O.S.	FACE OF STUD	PL	PLATE
AD	AREA DRAIN	FT	FEET OR FOOT	P-LAM	PLASTIC LAMINATE
ADJ	ADJUSTABLE	FTG	FOOTING	PLYWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	FURR	FURRING	PNTD	PAINTED
AC	ASPHALTIC CONCRETE			PT	POINT
AL	ALUMINUM	GA	GAUGE		
APP'D	APPROVED	GALV.	GALVANIZED	R	RADIUS
APPROX	APPROXIMATE	GS	GALVANIZED STEEL	REF	REFRIGERATOR
ARCH	ARCHITECTURAL	GYP BD	GYPSUM BOARD	REQ	REQUIRED
				RM	ROOM
BLDG	BUILDING	HB	HOSE BIB	RO	ROUGH OPENING
B.O.	BOTTOM OF	HDWD	HARDWOOD		
BIT.	BITUMEN	HM	HOLLOW METAL	S	SOUTH
		HORIZ	HORIZONTAL	SCHED	SCHEDULE
CLG	CEILING	HR	HOUR	SIM	SIMILAR
CLR	CLEAR			SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATION	SQ	SQUARE
		INT	INTERIOR	STL	STEEL
CNTR	COUNTER			STOR	STORAGE
COL	COLUMN	LAM	LAMINATE	SSD	SEE STRUCTURAL DRAWINGS
CONC	CONCRETE	LAV	LAVATORY		
CONT	CONTINUOUS	LT	LIGHT	T.P.D.	TOILET PAPER DISPENSER
DBL	DOUBLE	MAX	MAXIMUM		
DET	DETAIL	MFR	MANUFACTURER	TV	TELEVISION
DIA	DIAMETER	MIN	MINIMUM	TYP	TYPICAL
DN	DOWN	MISC	MISCELLANEOUS		
DR	DOOR	MTD	MOUNTED	UON	UNLESS OTHERWISE NOTED
DS	DOWNSPOUT	MTL	METAL		
DWG	DRAWING	MOD	MODIFY	VIF	VERIFY IN FIELD
(E)	EXISTING	(N)	NEW		
E	EAST	N	NORTH	W	WEST
EA	EACH	NIC	NOT IN CONTRACT	W/	WITH
ELEC	ELECTRICAL	NO.	NUMBER	W/O	WITHOUT
ENCL	ENCLOSURE	NTS	NOT TO SCALE	WH	WATER HEATER
EQ	EQUAL			WT	WEIGHT
EXT	EXTERIOR	OPNG.	OPENING	WD	WOOD
EXP. JT.	EXPANSION JOINT	OSB	ORIENTED STRAND BOARD		

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El Cerrito, CA 94530

08.10.06	USE PERMIT
1 10.03.06	REVISION
2 11.28.06	REVISION
3 01.10.07	REVISION

TITLE SHEET AND SITE PLAN

DRAWN BY: WW, TH
JOB: 06-01

A-0