PROJECT DATA

ADDRESS:	5730 EL DORADO ST. EL CERRITO, CA 94530
PROJECT DESCRIPTION:	A MODERN APARTMENT FEATURING 1, 2, & 3 BEDROOM UNIT OPTIONS WITH A SHARED COMMON DECK AND VIEWS TO A PUBLIC PARK.
ASSESSOR'S PARCEL NUMBER-APN	5100450062
ZONING:	RM (MULTI-FAMILY RESIDENTIAL)
LOT AREA - EXISTING	12,500 SF VACANT LOT

Floor Area	
Level	Area
Level 2	4,839 SF
Level 1	5,248 SF
Level G	4,845 SF
	14,932 SF

LOT COVERAGE
BUILDING FOOT PRINT : ±6780 SF
LOT AREA: 12,500 SF
LOT COVERAGE .5424 = ± 54%

FLOOR AREA RATIO (FAR)
FOOT AREA = ± 14,932 SF
LOT AREA= 12,500 SF
FAR = ± 1.19

LANDSCAPE
LANDSCAPE AREA = ± 3055 SF
LOT AREA= 12,500 SF
LANDSCAPE AREA = .2444= ± 24%

PRIVATE OPEN SPACE (80% MIN. OF DWELLING UNITS)
9 UNITS X 80% = 7 UNITS REQUIRED < 8 UNITS PROVIDED

REQUIRED
GROUND LEVEL (100 SF) X 4 UNITS = 400 SF
ABOVE GROUND LEVEL (50 SF) X 3 UNITS = 150 SF
TOTAL PRIVATE SPACE REQUIRED: 550 SF

PROVIDED
GROUND LEVEL: 4 UNITS X 100 SF BALCONIES = 400 SF
UPPER LEVEL : 4 UNITS WITH TOTAL BALCONIES = 356 SF
BACKYARD PRIVATE SPACE = ± 1000 SF
TOTAL PRIVATE SPACE PROVIDED: ± 1756 SF

REQUIRED 550 SF < PROVIDED ± 1756 SF
DELTA OF ± 1200 SF
(SUBSTITUTION OF PRIVATE OPEN SPACE FOR COMMON OPEN SPACE FOR EVERY 1 SF OF PRIVATE OPEN SPACE PROVIDED OVER AND ABOVE REQUIRED, THE AMT. OF COMMON OPEN SPACE REQUIRED MAY BE REDUCED BY 1 SF.)

COMMON OPEN SPACE (150 SF X #UNITS)
REQUIRED
150 SF X 9 UNITS = 1350 SF
1350 SF - (±1200 SF PRIVATE OPEN SPACE ABOVE REQUIRED) = 150 SF
PROVIDED
GROUND LEVEL DECK = 728 SF

REQUIRED 150 SF < PROVIDED ± 728 SF

UNIT COUNT BY TYPE/ AREA
TOTAL 9 UNITS
LOFT (±630 SF) = 1 UNIT
1 BEDROOM (±750 SF) = 4 UNITS
2 BEDROOM (±1800 SF) = 1 UNIT
3 BEDROOM (± 1885 SF) = 3 UNITS

VEHICLE PARKING REQUIREMENTS

REQUIRED
1 BEDROOM UNITS & LOFT: 5 UNITS X 1 SPACE/UNIT = 5 SPACES
2+ BEDROOM UNITS: 4 UNITS X 2 SPACES/UNIT = 8 SPACES
TOTAL REQUIRED 13 SPACES

PROVIDED
ALL COVERED PARKING
TOTAL PROVIDED = 13 SPACES (INCLUDING 2% MIN. ACCESSIBLE PARKING SPACE)

REQUIRED 13 SPACES = PROVIDED 13 SPACES

BICYCLE PARKING REQUIREMENTS
REQUIRED
LONG TERM (1 SPACE/4 UNITS) = 9 UNITS/4 = 3 SPACES
SHORT TERM (1 SPACE/20 UNITS) = 9 UNITS/20 = 1 SPACE

LONG TERM: 3 SPACES REQUIRED = 3 SPACES PROVIDED
SHORT TERM: 1 SPACE REQUIRED < 2 SPACES PROVIDED

*PROJECT TEAM

APPLICANT/DESIGNER	Eva Wu & Stanley Wu
Address:	604 Kearney St.
	El Cerrito, CA 94530
Phone:	510-292-9329
Email	e.wu1020@gmail.com
CIVIL	RAM Engineering Consulting Services
Contact:	William R. Randolph III
Address:	423 Tudor Rd.
	San Leandro, CA 94577
Phone:	510-575-1905
Email:	ramengineering@excite.com
GEOTECHNICAL	GTC GeoTrinity Consultants, INC.
Contact:	Jerry Yang
Adress:	7770 Pardee Lane, Suite 101
	Oakland, CA 9462
Phone:	510-383-9950
Email:	jyang@geotrinity.com

SHEET INDEX - DESIGN REVIEW

DESIGN REVIEW - ARCH
A.1 COVER SHEET
A.2 CONCEPTUAL SITE PLAN
A.3 CONCEPTUAL PARKING & LEVEL 1
A.4 CONCEPTUAL LEVEL 2 & ROOF PLAN
A.5 CONCEPTUAL EXTERIOR ELEVATIONS
A.6 CONCEPTUAL SECTIONS
A.7 DRIVEWAY SECTIONS

DESIGN REVIEW - CIVIL
C.1 BOUNDARY AND TOPOGRAPHIC SURVEY

DESIGN REVIEW - LANDSCAPE
L.1 CONCEPTUAL LANDSCAPE PLAN & PLANT SCHEDULE
L.2 CONCEPTUAL IRRIGATION & EXTERIOR LIGHTING PLAN

CITY OF EL CERRITO
PLANNING DIVISION
RECEIVED
MAR 17 2016

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

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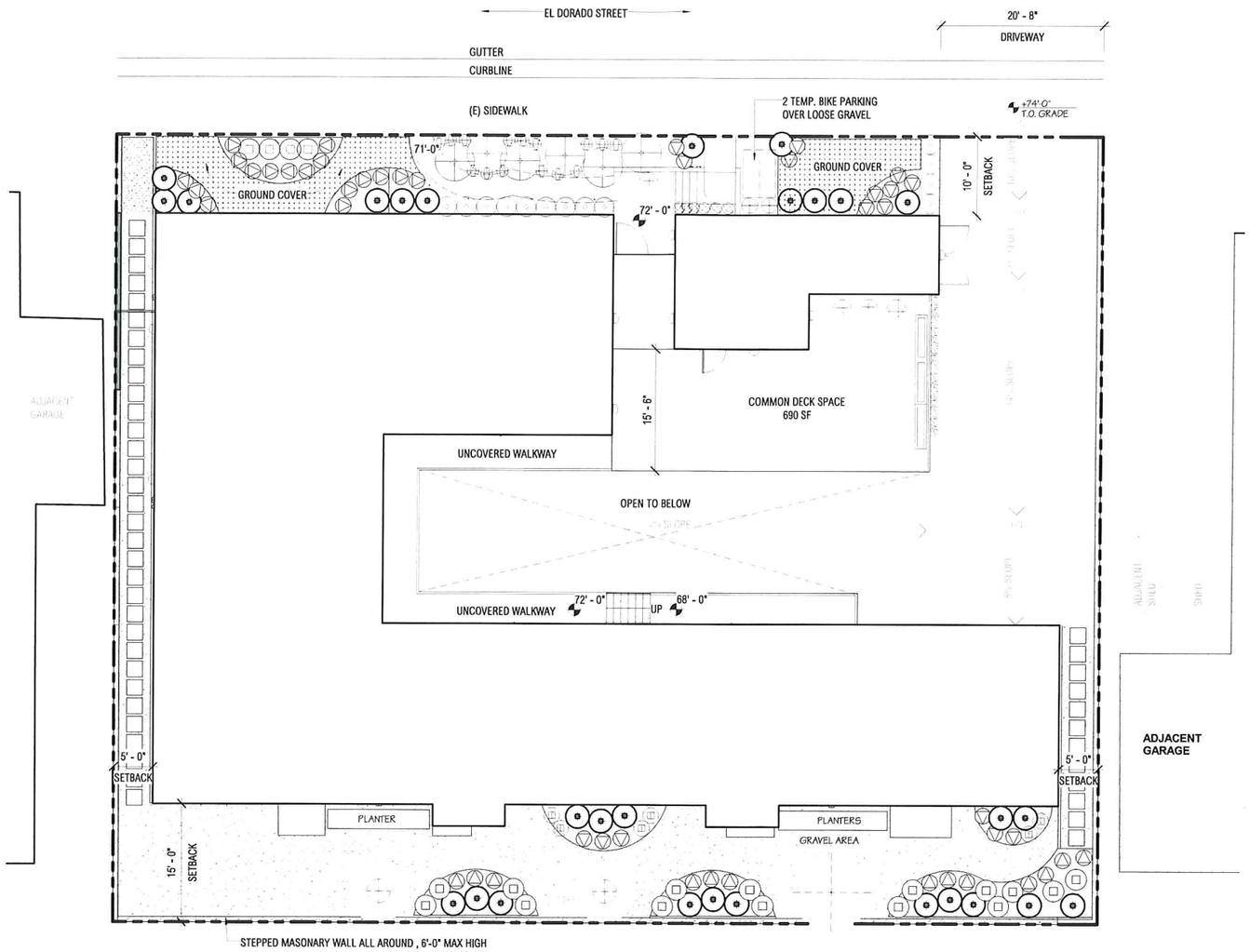
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

COVER SHEET

A.1

N



1 CONCEPTUAL SITE PLAN
1/8" = 1'-0"

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

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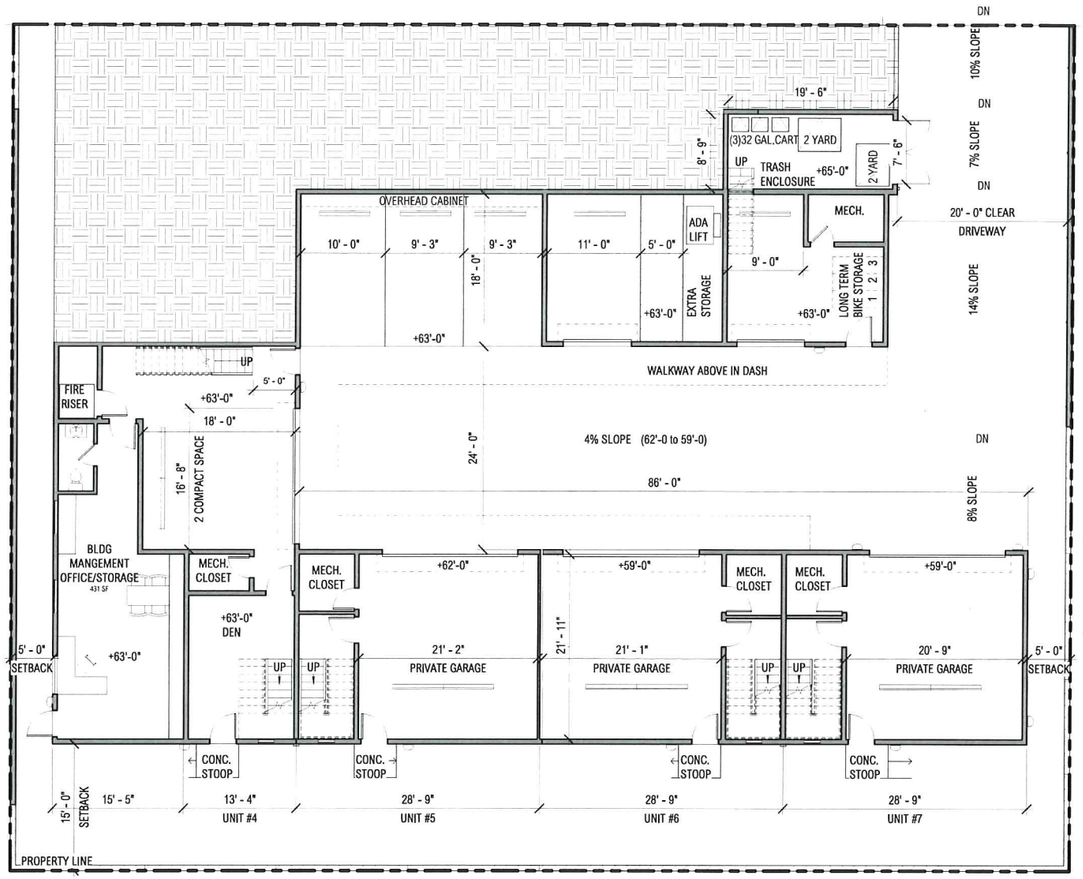
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL SITE PLAN

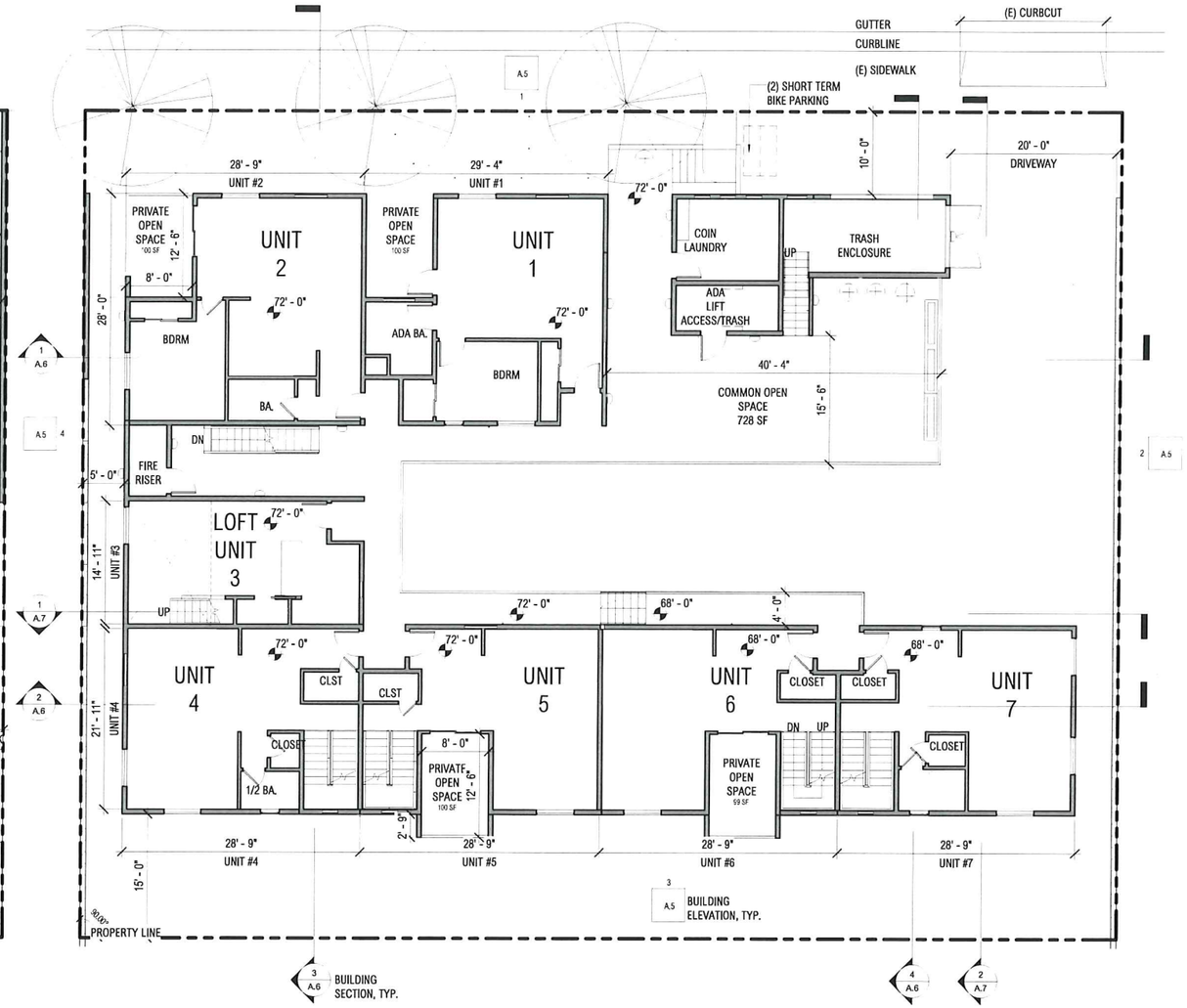
0' 4' 8' 16' 32'
1/8" = 1'-0"

A.2

N



1 CONCEPTUAL PLAN - GARAGE
1/8" = 1'-0"



2 CONCEPTUAL PLAN - LEVEL 1
1/8" = 1'-0"

UNIT #1-ada	UNIT #2	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7
1 BDRM | 1 BATH	1 BDRM | 1 BATH	LOFT & 1-1/2 BATH	2 BDRM & 2-1/2 BATH	3 BDRM & 2 BATH	3 BDRM | 2 BATH	3 BDRM | 2 BATH
LEVEL= 632 sf	LEVEL= 650 sf	LEVEL 1= 416 sf	LEVEL G= 626 sf	LEVEL G= 616 sf	LEVEL G= 610 sf	LEVEL G= 610 sf
BALCONY= 100 sf	BALCONY= 100 sf	LEVEL 2= 222 sf	LEVEL 1= 609 sf	LEVEL 1= 500 sf	LEVEL 1= 500 sf	LEVEL 1= 600 sf
TOTAL = 732 sf	TOTAL = 750 sf	TOTAL = 638 sf	LEVEL 2= 526 sf	LEVEL 2= 636 sf	LEVEL 2= 678 sf	LEVEL 2= 563 sf
			BALCONY= 115 sf	BALCONY= 100 sf	BALCONY= 100 sf	BALCONY= 115 sf
			TOTAL = 1873 sf	TOTAL = 1852 sf	TOTAL = 888 sf	TOTAL = 1185 sf

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

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DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL PARKING & LEVEL 1

0' 4' 8' 16' 32'
1/8" = 1'-0"

A.3

N

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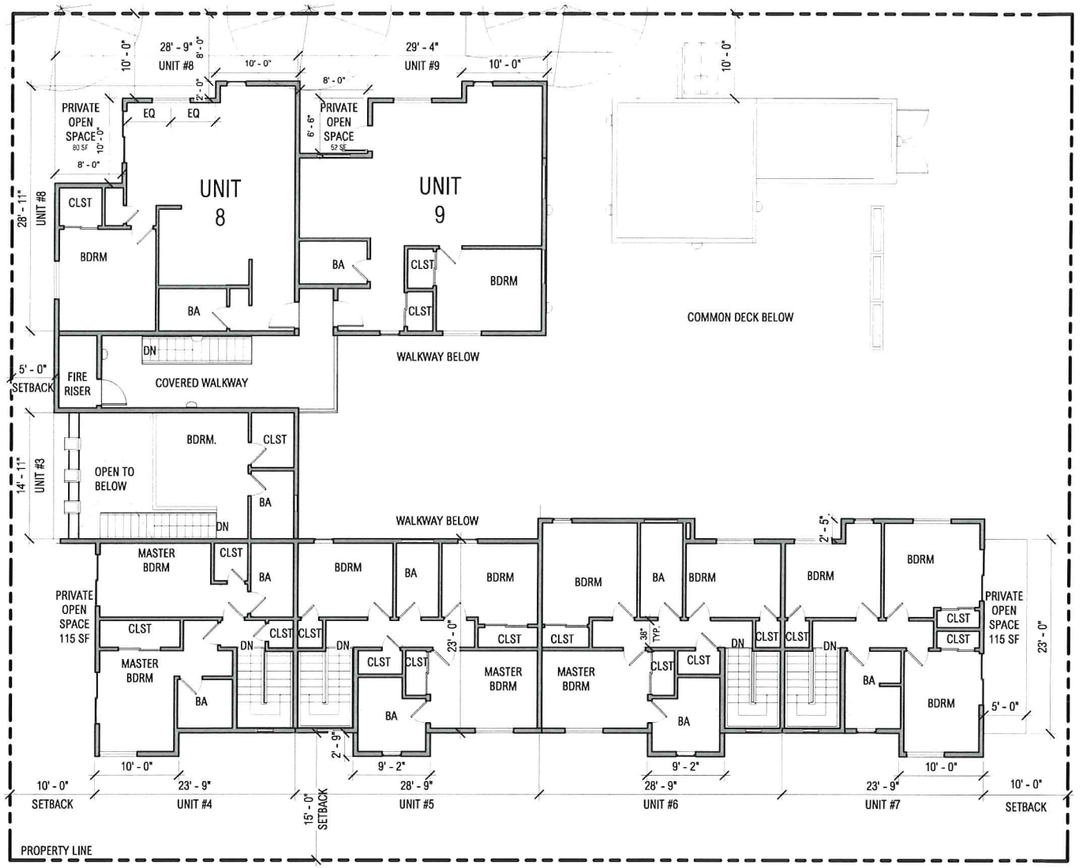
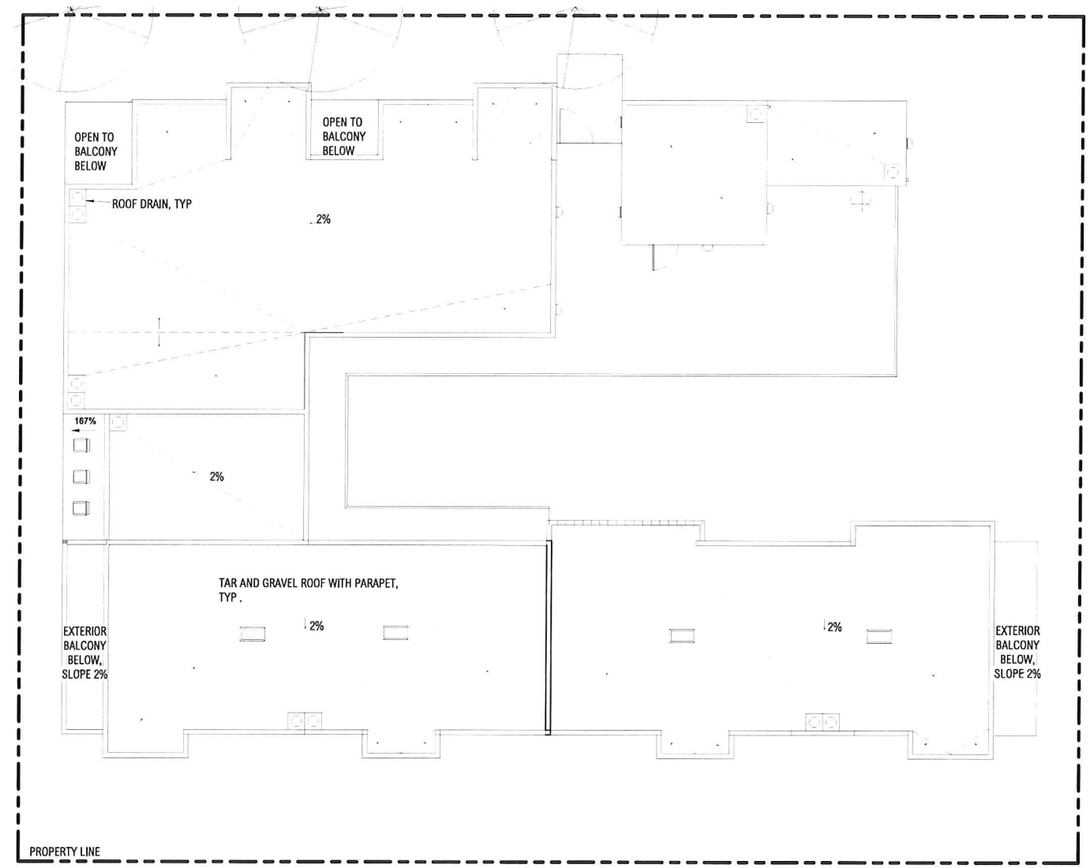


1 CONCEPTUAL PLAN - LEVEL 2
1/8" = 1'-0"



2 CONCEPTUAL ROOF PLAN
1/8" = 1'-0"

UNIT #8	UNIT #9	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7
1 BDRM | 1 BATH	1 BDRM | 1 BATH	LOFT & 1-1/2 BATH	2 BDRM & 2-1/2 BATH	3 BDRM & 2 BATH	3 BDRM | 2 BATH	3 BDRM | 2 BATH
LEVEL 2= 688 sf	LEVEL= 702 sf	LEVEL 1= 416 sf	LEVEL G= 626 sf	LEVEL G= 616 sf	LEVEL G= 610 sf	LEVEL G= 610 sf
BALCONY= 80 sf	BALCONY= 52 sf	LEVEL 2= 222 sf	LEVEL 1= 609 sf	LEVEL 1= 500 sf	LEVEL 1= 500 sf	LEVEL 1= 600 sf
TOTAL= 768 sf	TOTAL = 754 sf	TOTAL = 638 sf	LEVEL 2= 526 sf	LEVEL 2= 636 sf	LEVEL 2= 678 sf	LEVEL 2= 563 sf
			BALCONY= 115 sf	BALCONY= 100 sf	BALCONY= 100 sf	BALCONY= 115 sf
			TOTAL = 1873 sf	TOTAL = 1852 sf	TOTAL = 888 sf	TOTAL = 1185 sf

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

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DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL LEVEL 2 & ROOF PLAN

0' 4' 8' 16' 32'
1/8" = 1'-0"

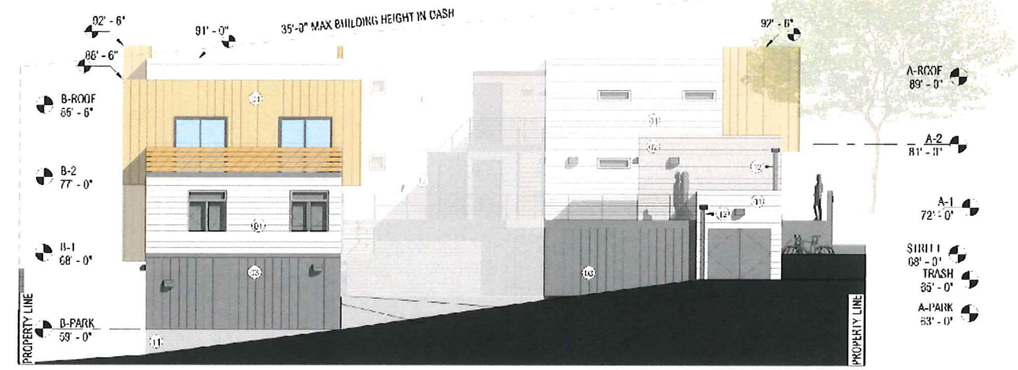
N

A.4

ELEVATION SHEET NOTES

NOTE NO.	COMMENT
01	CEMENT BOARD SIDING - COLOR 1 (WHITE)
02	CEMENT BOARD SIDING - COLOR 2(GRAY)
03	VERTICAL CEMENT BOARD SIDING - COLOR 3 (DARK GRAY)
04	VERTICAL CEMENT BOARD SIDING - COLOR 4 (YELLOW)
05	BOARDFORM CONCRETE
06	STEEL ENTRY GATE
08	MANSONARY WALL, TYP.
09	WOOD RAILING
10	MILGARD VINYL WINDOW, TYP.
11	CONCRETE RETAINING WALL
12	DOWNSPOUT, TYP.
13	METAL RAILING
14	SKYLIGHTS
15	PERFORATED METAL SCREEN OPENING AT TRASH ENCLOSURE

1 *NORTH
1/8" = 1'-0"



2 *EAST
1/8" = 1'-0"

3 *SOUTH
1/8" = 1'-0"

4 *WEST
1/8" = 1'-0"

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

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DRAWINGS PREPARED BY:
PROPRIETY OWNERS: IVA WU AND STANLEY WU

CONCEPTUAL EXTERIOR ELEVATIONS

0' 4' 8' 16' 32'
1/8" = 1'-0"

A.5

N

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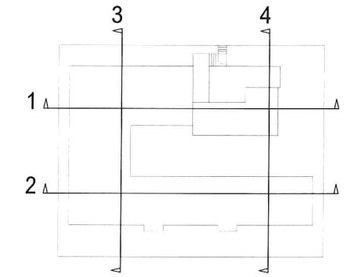
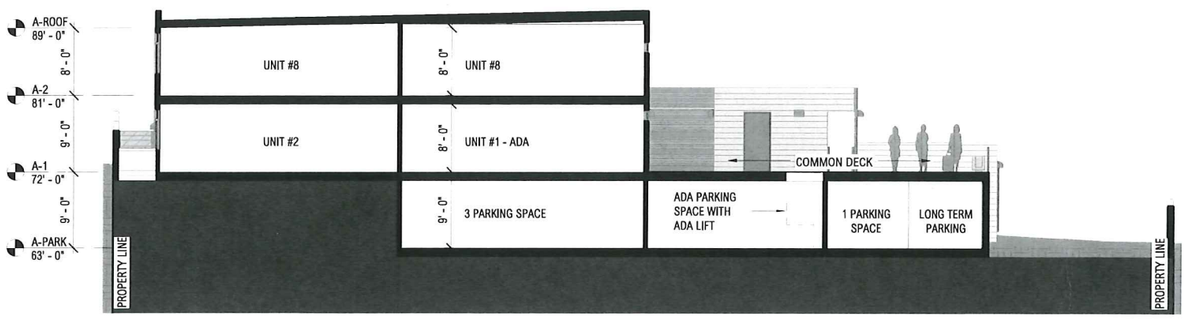
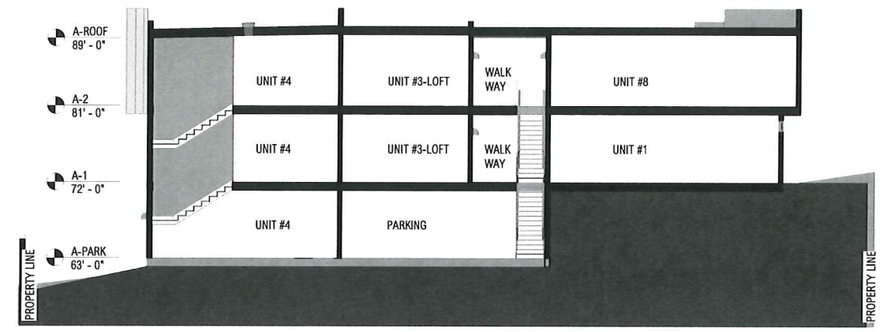
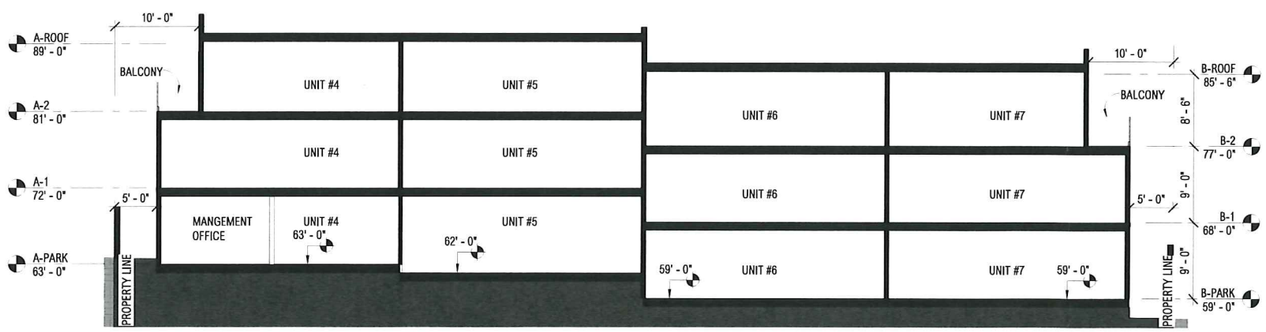




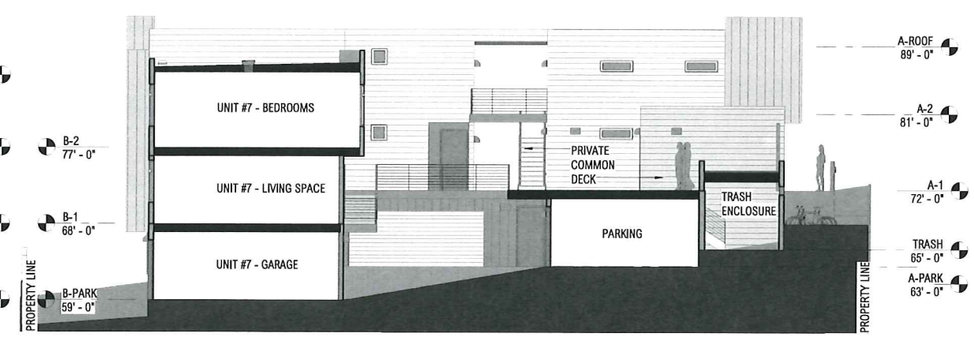
1 W/E - SECTION 1
SCALE: 1/8" = 1'-0"



3 N/S - SECTION 3
SCALE: 1/8" = 1'-0"



2 W/E - SECTION 2
SCALE: 1/8" = 1'-0"



4 N/S - SECTION 4
SCALE: 1/8" = 1'-0"

EL DORADO APARTMENTS

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DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL SECTIONS

0' 4' 8' 16' 32'
As indicated

A.6

N

EL DORADO APARTMENTS

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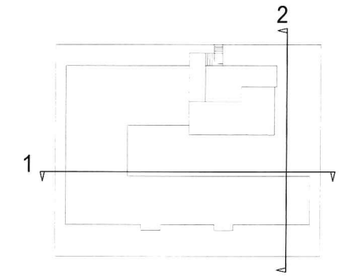
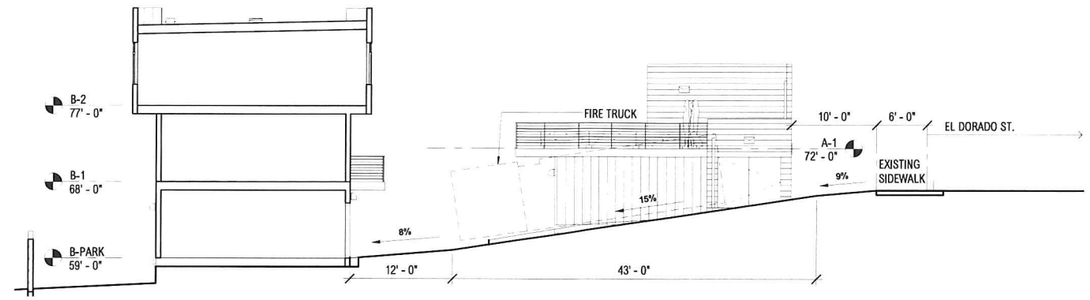
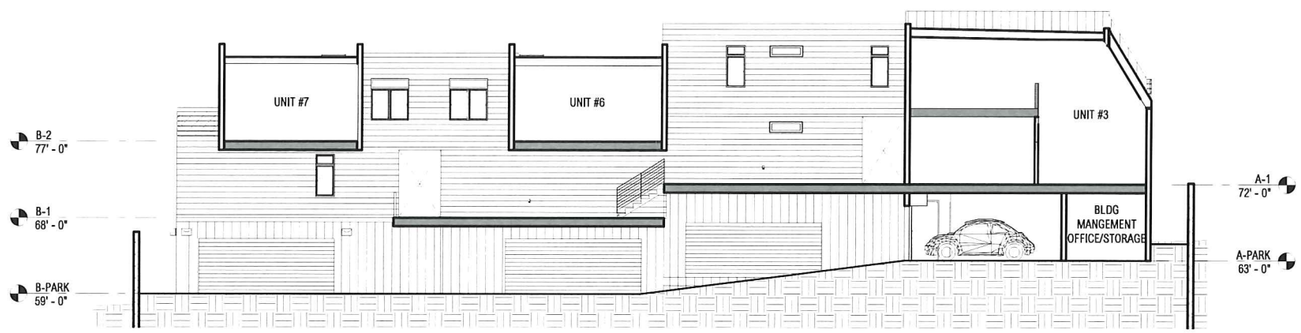




2 *SECTION - DRIVEWAY
1/8" = 1'-0"



1 *SECTION - DRIVWAY LONG
1/8" = 1'-0"

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

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DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

DRIVEWAY SECTIONS

0' 4' 8' 16' 32'
As indicated

A.7

N

EL DORADO APARTMENTS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AND LOCAL ORDINANCE AT THE REQUEST OF **SHAO WU** ON OCTOBER 15, 2013.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICENT TO

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE LAND SURVEYORS ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A RECORD OF SURVEY BE FILED.

_____ DATE: _____

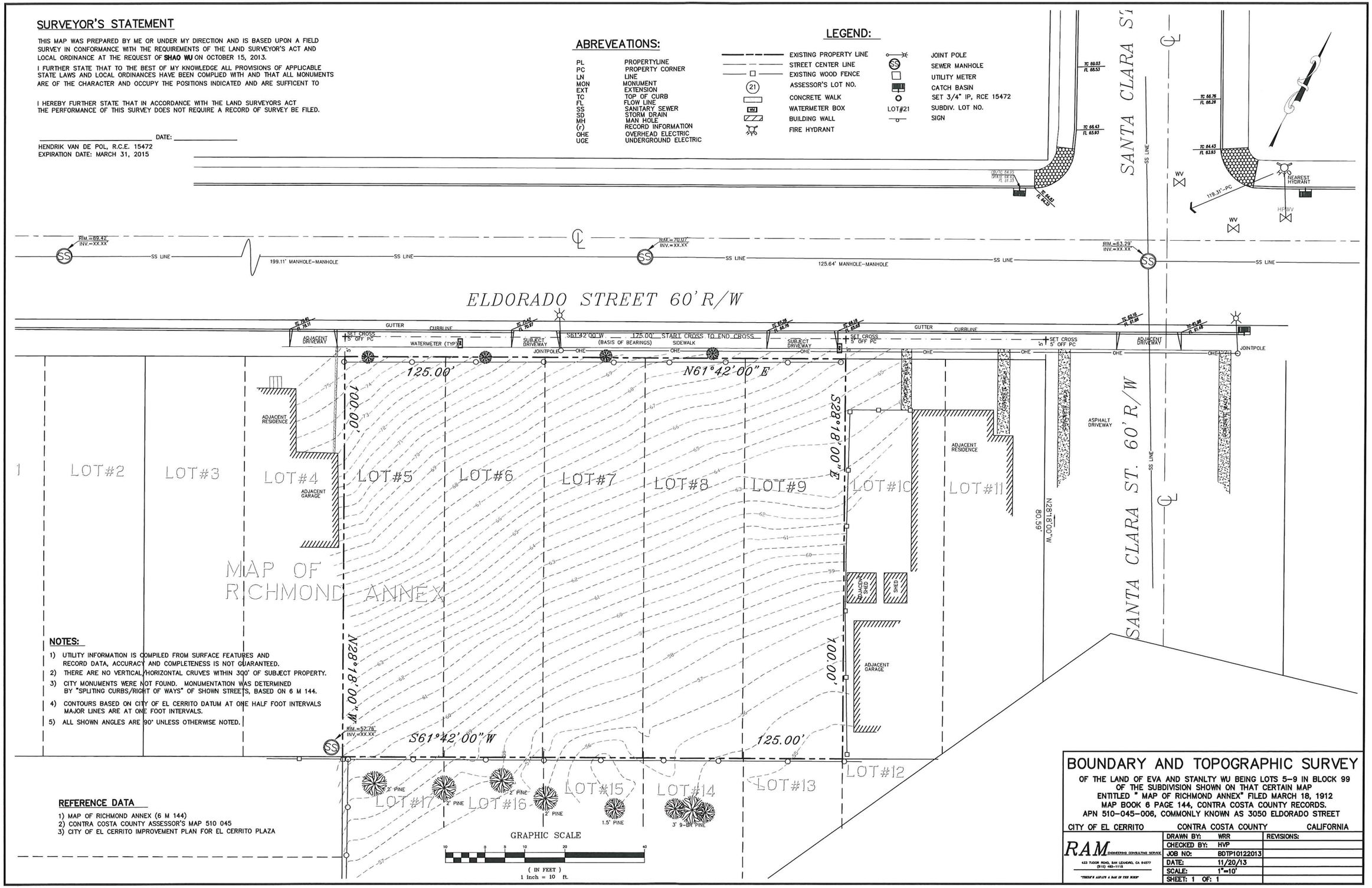
HENDRIK VAN DE POL, R.C.E. 15472
EXPIRATION DATE: MARCH 31, 2015

ABREVEATIONS:

PL	PROPERTYLINE
PC	PROPERTY CORNER
LN	LINE
MON	MONUMENT
EXT	EXTENSION
TC	TOP OF CURB
FL	FLOW LINE
SS	SANITARY SEWER
SD	STORM DRAIN
MH	MAN HOLE
(r)	RECORD INFORMATION
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC

LEGEND:

EXISTING PROPERTY LINE	JOINT POLE
STREET CENTER LINE	SEWER MANHOLE
EXISTING WOOD FENCE	UTILITY METER
ASSESSOR'S LOT NO.	CATCH BASIN
CONCRETE WALK	SET 3/4" IP, RCE 15472
WATERMETER BOX	SUBDIV. LOT NO.
BUILDING WALL	SIGN
FIRE HYDRANT	



NOTES:

1) UTILITY INFORMATION IS COMPILED FROM SURFACE FEATURES AND RECORD DATA, ACCURACY AND COMPLETENESS IS NOT GUARANTEED.
2) THERE ARE NO VERTICAL/HORIZONTAL CRUVES WITHIN 300' OF SUBJECT PROPERTY.
3) CITY MONUMENTS WERE NOT FOUND. MONUMENTATION WAS DETERMINED BY "SPLITING CURBS/RIGHT OF WAYS" OF SHOWN STREETS, BASED ON 6 M 144.
4) CONTOURS BASED ON CITY OF EL CERRITO DATUM AT ONE HALF FOOT INTERVALS MAJOR LINES ARE AT ONE FOOT INTERVALS.
5) ALL SHOWN ANGLES ARE 90° UNLESS OTHERWISE NOTED.

REFERENCE DATA

1) MAP OF RICHMOND ANNEX (6 M 144)
2) CONTRA COSTA COUNTY ASSESSOR'S MAP 510 045
3) CITY OF EL CERRITO IMPROVEMENT PLAN FOR EL CERRITO PLAZA

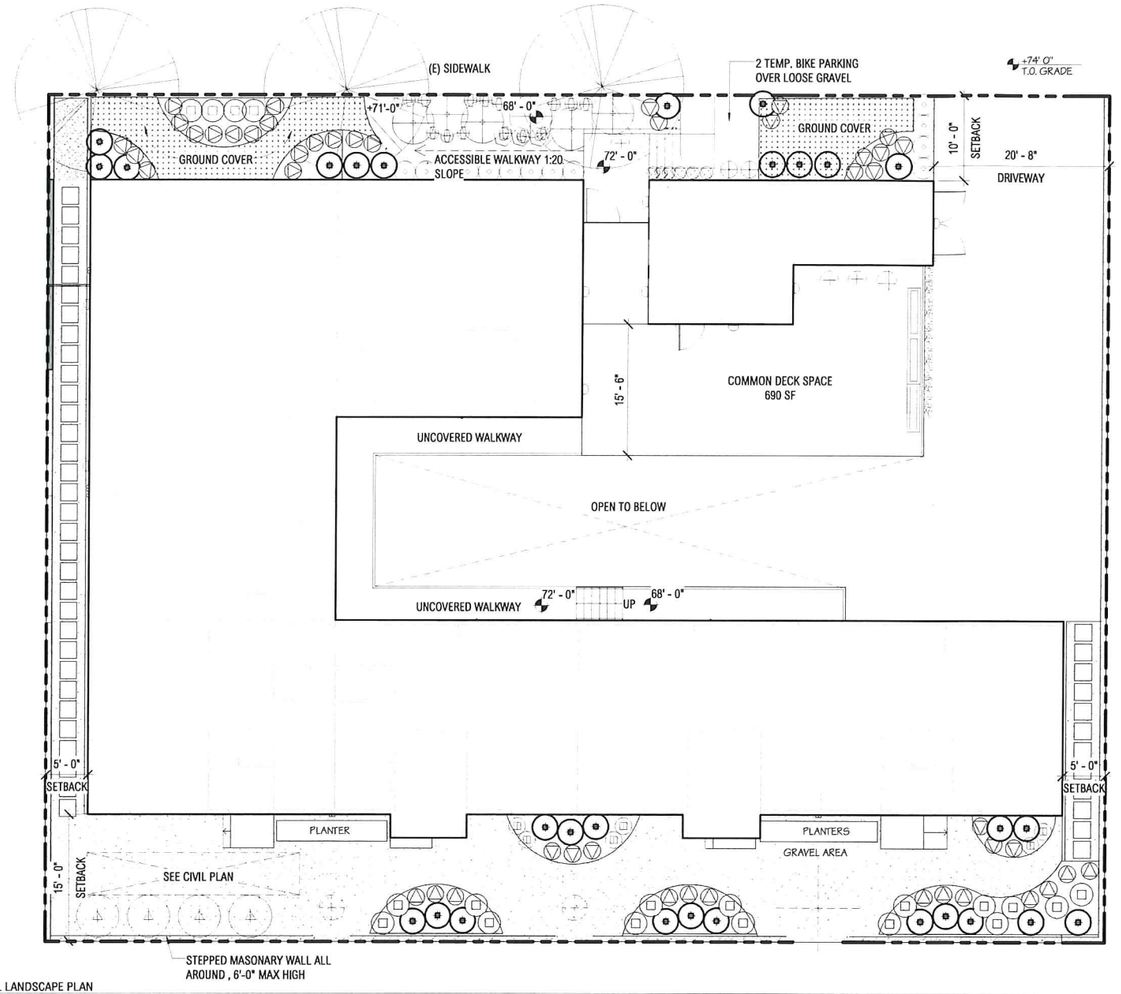
BOUNDARY AND TOPOGRAPHIC SURVEY

OF THE LAND OF EVA AND STANLTY WU BEING LOTS 5-9 IN BLOCK 99 OF THE SUBDIVISION SHOWN ON THAT CERTAIN MAP ENTITLED " MAP OF RICHMOND ANNEX" FILED MARCH 18, 1912 MAP BOOK 6 PAGE 144, CONTRA COSTA COUNTY RECORDS. APN 510-045-006, COMMONLY KNOWN AS 3050 ELDORADO STREET

CITY OF EL CERRITO — CONTRA COSTA COUNTY — CALIFORNIA

RAM ENGINEERING CONSULTING SERVICE
433 TUDOR ROAD, SAN LEANDRO, CA 94577
(510) 483-1118
"THERE'S ALWAYS A RAM IN THE WORK"

DRAWN BY:	WRR	REVISIONS:
CHECKED BY:	HVP	
JOB NO:	BDTP10122013	
DATE:	11/20/13	
SCALE:	1"=10'	
SHEET: 1 OF: 1		



1 CONCEPTUAL LANDSCAPE PLAN
1/8" = 1'-0"

PLANTING SCHEDULE

TREES

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3		ULMUS PARVIFOLIA	CHINESE ELM	EXISTING TREE	LOW WATER-USE
1		CITRUS AURANTIFOLIA	BEARSS SEEDLESS	3 GAL	HIGH WATER-USE
2		CITRUS LIMON	IMPROVED MEYER	3 GAL	HIGH WATER-USE

SHURBS

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
4		BUXUS MICROPHYLLA JAPONICA	GREEN BEAUTY	1 GAL. 3'-0" O.C.	LOW WATER-USE
18		LAVANDULA ANGUSTIFOLIA	ENGLISH LAVANDER	1 GAL. 2'-8" O.C.	LOW WATER-USE
25		LAVANDULA STOECHAS	FRENCH LAVANDER	1 GAL. 3'-0" O.C.	LOW WATER-USE
3		NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL. SEE PLAN	LOW WATER-USE
5		PHORMIUM TENAX 'TOM THUMB'	NEW ZEALAND FLAX (DWARF)	1 GAL. 4' O.C. OR CLUSTERED (SEE PLAN)	LOW WATER-USE

GROUNDCOVER

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
		ARCTOSTAPHYLOS HOOKERI 'MONTEREY CAPPET'	MONTEREY MANZANITA	1 GAL.	LOW WATER-USE
		CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL.	LOW WATER-USE
		TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL. 3' O.C.	MODERATE WATER-USE
3		DELOSPERMA NUBIGENUM	YELLOW I CE PLANT	1 GAL/12" O.C.	

GRASSES

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
9		CAREX OSHIMENSIS	EVERGOLD	1 GAL.	LOW WATER-USE
47		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	LOW WATER-USE
4		MUHLENGERGIA RIGENS	DEER GRASS	1 GAL.	LOW WATER-USE

SUCCULENTS

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
6		CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	6" POT, 2" O.C.	LOW WATER-USE
6		SEDUM RUBROTINCTUM 'AURORA'	PINK STONECROP	6" POT	LOW WATER-USE
6		SENECIO MANDRALISCAE	BLUE CHALK STICKS	6" POT	LOW WATER-USE

MATERIAL SCHEDULE

NO.	SYMBOL	NAME	SIZE	NOTES
		MEXICAN PEBBLES	2"	SMOOTH TEXTURE. GRAY AND BLUE TONES
		CONCRETE PAVERS	2'x2'	GRAY

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS,DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.

DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

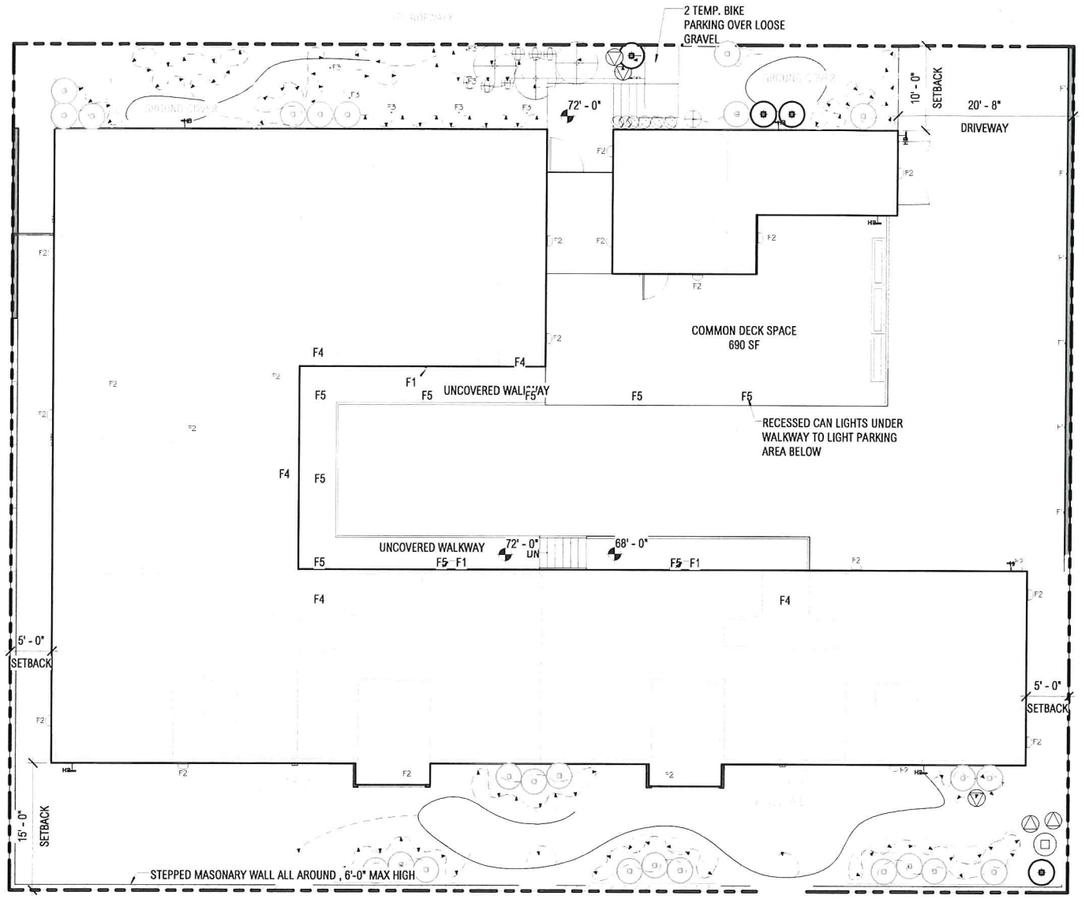
CONCEPTUAL LANDSCAPE PLAN & PLANT SCHEDULE

0' 4' 8' 16' 32'
1/8" = 1'-0"

N

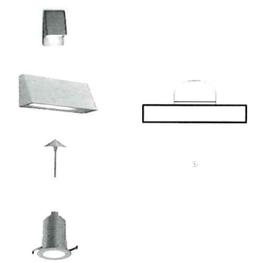
L.1

3/13/2016 7:11:58 PM
EL DORADO APARTMENTS



1 CONCEPTURAL IRRAGRATION & EXTERIOR LIGHTING PLAN
1/8" = 1'-0"

LIGHT FIXTURE LEGEND



F1: WALL MOUNT PATH LIGHT

F2: EXTERIOR WALL SCONCE

F3: GARDEN PATH LIGHT

F4: RECESSED DOWNLIGHT

F5: RECESSED DOWNLIGHT UNDER WALKWAY

IRRIGATION LEGEND

HB — HOSEBIB

IRRIGATION HEAD

SUPPLY LINE

MAIN LINE

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PROPERTY OWNERS: EVA WU AND STANLEY WU

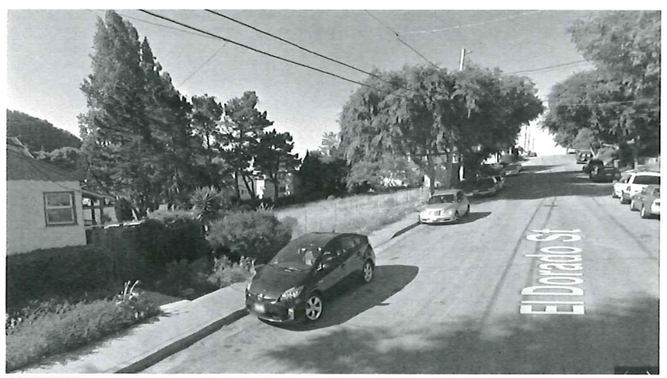
CONCEPTUAL IRRIGATION & EXTERIOR LIGHTING PLAN

0' 4' 8' 16' 32'
As indicated

L.2

N

AERIAL VIEW



LEFT VIEW

FRONT VIEW

RIGHT VIEW

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EXISTING PHOTOS

N