THE CITY OF
EL CERRITO

COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Jeff Ballantine | (510) 215-4330
jballantine@ci.el-cerrito.ca.us

AGENDA

REGULAR MEETING OF THE **DESIGN REVIEW BOARD**

September 3, 2025 at 7:00 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

7:00 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Andrea Lucas; Members Ben Chuaqui and Gyan Singh.

2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
The City Council Liaison or City staff may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.

3. ORAL COMMUNICATIONS FROM THE PUBLIC
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.

4. ADOPTION OF MINUTES
Adoption of the May 7, 2025 meeting minutes

5. ELECTION OF VICE CHAIR

6. PUBLIC HEARING – 1735 Liberty Street Design Review

Application:	PL25-0027
Applicant:	Lisa Trujillo, Jarvis Architects
Location:	1735 Liberty Street
APN:	502-113-027
Zoning:	Multi-Family Residential (RM)
General Plan:	High Density Residential
Request:	Design Review Board consideration of a Design Review application to construct a new two-story duplex and a new single-story primary residential unit
CEQA:	This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

7. STAFF COMMUNICATIONS
Informational reports on matters of general interest, presented by City staff.

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Sean Moss at 510-215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.

THE CITY OF
EL CERRITO

COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Jeff Ballantine | (510) 215-4330
jballantine@ci.el-cerrito.ca.us

MINUTES

REGULAR MEETING OF THE **DESIGN REVIEW BOARD**

May 7, 2025 at 7:00 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

7:00 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Ben Chuaqui, Andrea Lucas, and Gyan Singh. Hugh Vanho had an excused absence.

2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
Councilmember Ktsanes provided updates regarding a citizen petition for a new library and the Richmond Street Complete Streets Project.

3. ORAL COMMUNICATIONS FROM THE PUBLIC
No public comment was provided.

4. ADOPTION OF MINUTES
Moved/Second: Boardmember Lucas/Singh. **Action:** Passed a motion to adopt the November 6, 2024 meeting minutes.
Ayes: Chuaqui, Lucas, Singh,
Noes: None
Abstain: None
Absent: Vanho

5. COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
Nothing was reported.

6. PUBLIC HEARING – 1570 REGENCY COURT DESIGN REVIEW

Application:	PL24-0090
Applicant:	David Kotzebue
Location:	1570 Regency Court
APN:	505-130-013
Zoning:	Single Family Residential (RS-10)
General Plan:	Very Low Density Residential
Request:	Design Review Board consideration of a Design Review application for a new single family house
CEQA:	This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, new conversion or conversion of small structures.

Senior Planner Jeff Ballantine presented the staff report and answered questions from the Board.

David Kotzebue provided additional comments on behalf of the applicant team and answered questions from the Board.

The public hearing was opened.

No public comment was provided.

The public hearing was closed.

Moved/Second: Boardmember Chuaqui/Singh. **Action:** Passed a motion approving Resolution DRB2025-01 granting Design Review approval for the construction of a new 2,837 square foot single family house to be located at 1570 Regency Court.

Ayes: Chuaqui, Lucas, Singh,
Noes: None
Abstain: None
Absent: Vanho

7. STAFF COMMUNICATIONS

Planning Manager, Sean Moss, updated the Board on: a forthcoming public draft of the City's General Plan Safety Element Update; a forthcoming update to the City's outdoor dining and retail uses ordinance; and the status of Parcel A South as well as status of the parking management effort for the El Cerrito Plaza Transit Oriented Development Project. Senior Planner Jeff Ballantine updated the Board on status of compliance effort regarding the Metropolitan Transportation Commission's Transit-Oriented Communities (TOC) Policy.

8. ADJOURNMENT

7:57 p.m.

_____
Andrea Lucas, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of May 7, 2025 as approved by the Design Review Board.

_____
Jeff Ballantine, Staff Liaison

Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

DESIGN REVIEW BOARD STAFF REPORT
September 3, 2025

1735 LIBERTY STREET DESIGN REVIEW

DETAILS

Application Number: PL25-0027

Applicant: Lisa Trujillo, Jarvis Architects

Location: 1735 Liberty Street

APN: 502-113-027

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Design Review Board consideration of Design Review for a new two-story two-unit building and a new single-story one-unit building, pursuant to Chapter 19.38, ECMC.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

EXECUTIVE SUMMARY

The proposed project includes a proposed new 1,974 square foot two-story two-unit building and a new 967 square foot single story one-unit building in the RM (Multi-Family Residential) zoning district at 1735 Liberty Street. The existing single-family house on the lot would be demolished. The project also includes two new detached accessory dwelling units that are subject to a non-discretionary application process, and are not subject to Design Review Board consideration pursuant to State law.

The Design Review Board's purview for the new two-unit building and new one-unit building includes:

- Building articulation, facade treatment and architectural details
- Exterior colors and materials
- Character defining features and the relation to existing settings
- Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type
- Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting
- The size, location, design, color, number, lighting, and materials of signs
- Design of the streetscape, including but not limited to landscaping, furniture and materials

The project features both a modern and a traditional architectural aesthetic, including stucco and Hardi Plank horizontal siding; and green accents on wood fascia boards and window trim.

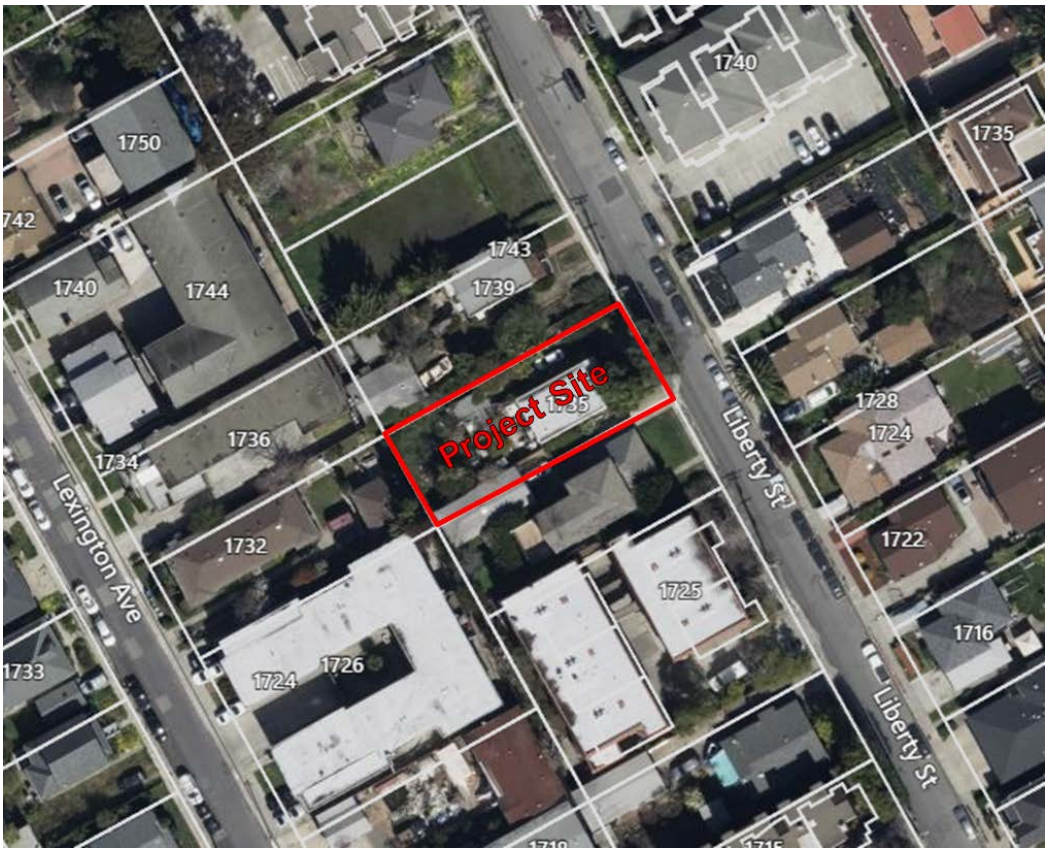
Based on the information in this report, which supports the required findings, staff recommends approval of the project.

Background

Site Location and Layout

The project site is a 6,500 square foot lot located on the west side of Liberty Street. The site is relatively flat, slightly sloping downwards towards the southwest from Liberty Street.

Vicinity Map



Existing/Previous Land Use

An existing single-family house and a detached garage is currently located on the project site. The surrounding neighborhood contains multi-family residential buildings and single-family houses.

Adjacent Designations and Land Uses

North: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Existing use is a single-family house.

East: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Existing use is a single-family house.

South: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Existing use is a single-family house.

West: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Existing use is a duplex.

Analysis

Project Description

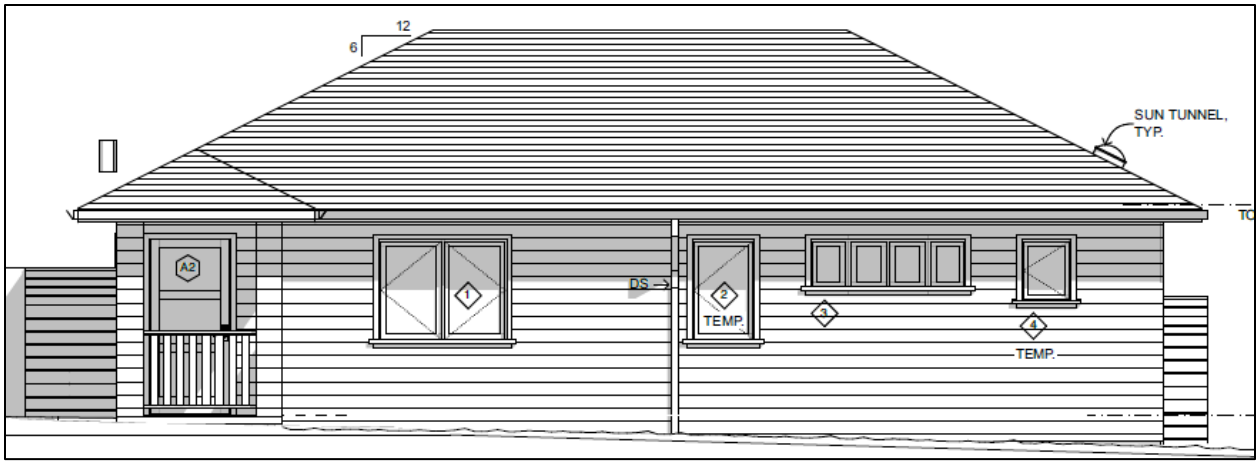
The applicant is proposing a new 1,974 square foot two-story two-unit building and a new 967 square foot single-story one-unit building. The property is located in the RM (Multi-Family) zoning district, and the proposed land use(s) are permitted by right in this district. The two-unit building would be at the front of the property. Proposed Unit 1 is proposed on the northern side of the two-unit building and includes two bedrooms, three bathrooms, and a total of 987 square feet. Proposed Unit 2 is proposed on the southern side of the two-unit building and includes two bedrooms, three bathrooms, and a total of 987 square feet. Unit 3 is a new single-story one-unit building that would be in the middle of the property with two bedrooms, two bathrooms, and a total of 967 square feet.

Pursuant to Assembly Bill 2097, no off-street parking can be required for the project. All the proposed primary units will have private usable ground floor space as well as a large common open space area accessible to all of the units. The applicant proposes substantial landscaping in the front, side, and rear yards with new trees, plants, and groundcover.

Two new two-story accessory dwelling units (ADUs) are proposed at the rear of the property. Each ADU is 900 square feet. The ADUs are exempt from Design Review Board consideration since ADUs that comply with applicable objective development standards shall be approved ministerially pursuant to Government Code Section 66317 (a).

Project Renderings

Front of Two-Unit Building (East Elevation)



Primary Unit 3 (East Elevation)

Design Review Process

Pursuant to Chapter 19.38 of the El Cerrito Municipal Code, the Design Review Board is authorized to review and act upon Design Review applications involving proposed new multifamily residential units. Generally, this review includes authority over the following elements:

- Building articulation, facade treatment and architectural details
- Exterior colors and materials
- Character defining features and the relation to existing settings
- Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type
- Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting
- The size, location, design, color, number, lighting, and materials of signs
- Design of the streetscape, including but not limited to landscaping, furniture and materials

Housing Accountability Act

The project is considered a housing development and is therefore protected under the Housing Accountability Act (Government Code Section 65589.5). If a project complies with applicable objective development standards and design review criteria and if local agency denies approval or imposes a condition that lowers the proposed density or reduces the percentage of the lot occupied by a building, then the local agency must find that the project would have a specific, adverse impact upon the public health or safety and that such impacts cannot be mitigated. Staff has conducted analysis and no public health or safety impacts have been identified.

This means that the Design Review Board may only place conditions on the project that are based on adopted objective development standards that apply to the project (summarized in the Zoning Standards section of this staff report below). In addition, the Design Review Board may not place any conditions on the project that have the effect of reducing the density or the lot coverage of the project. However, the Design Review Board may offer suggestions for consideration by the applicant, if such recommendations are not based on adopted objective development standards.

Zoning Standards

The site lies within the RM (Multi-Family Residential) zoning district, just outside the San Pablo Avenue Specific Plan area. A summary of the zoning standards is provided in the table below.

	Required	Proposed	Comment
Maximum Density	3 Units if lot size is between 6,500 and 7,699 sq. ft.	3 Units with a lot size of 6,500 sq. ft.	
Maximum Lot Coverage	60% for lots less than 30% slope	44%	
Maximum Height	35 ft.	22 ft. 8 in.	
Setbacks			
Front	10 ft.	10 ft.	
Side (Interior)	5 ft.; 10 ft. for portions of buildings taller than 25 ft.	5 ft. (south side) 13 ft. 2 in. (north side)	All buildings are less than 25 ft. tall so 5 ft. is the applicable setback
Rear	15 ft.	39 ft.	ADUs are subject to different setback requirements
Covered Parking Setback	20 ft.	N/A	
Projections	Bay windows not exceeding 10 feet in length shall not extend more than 3 ft. into front or side setback	Bay windows on second floor of east and south elevations comply	
Parking			
Vehicle Parking	None required (AB 2097)	None	
Landscape/Open Space			
Minimum site area devoted to landscaping	15% of the site	24%	
Minimum requirements for common open space	150 sq. ft./unit minus private open space provided in excess of requirement (242 sq. ft.)	242 sq. ft. common open space area	Required common open space = (3 units x 150 sq. ft.) – 208 sq. ft. of excess private open space = 242 sq. ft.
Minimum requirements for private open space	80% of units must be provided with private open space. Min 100 sq. ft. for ground level spaces, all sides at least 8 feet wide (200 sq. ft. total)	408 sq. ft. combined from private open spaces for Units 2 and 3	Excess private open space = 408 – 200 = 208 sq. ft.
Façade			
Façade Articulation	1 horizontal or vertical projection of 4' depth or 2 at 2.5' depth per 25 feet of street facing façade	2 projections (bay windows) at a depth of 2.5 feet	

	Required	Proposed	Comment
Window Articulation	Articulation that creates architectural interest and shadow, achieved either with the window recess, trim, or an alternative design	Window trim proposed for all windows	
Buffer Yards			
Buffer Yards	When multifamily residential use with at least 3 primary units is adjacent to a duplex or single family house, a buffer yard shall be provided with trees and shrubs pursuant to ECMC Section 19.25.090.	Buffer yard with trees and landscaping proposed along northern, western, and southern property edges	

Architectural Design

As shown on the color and materials board (see Attachment 2), the project would predominantly feature stucco siding painted Oat Straw (AF-340). The bay windows would feature Hardi Plank horizontal siding painted Jicama (AF-315). Wood trim on the roof eaves and the window trim would be painted green (AF-475 Lush). Windows and sliding glass doors would consist of Marvin Elevate Fiberglass Clad Wood in Gunmetal color. The proposed roof material is asphalt shingles (GAF Timberline HZ RS in Sandalwood color). Wood fencing is proposed on all four sides of the project site.

Landscape Design

The project proposes substantial new landscaping in the front, rear, and side yards. The landscaping features a mixture of drought tolerant and native plants and trees. In the public right of way planting strip, at the direction of the City Arborist, the applicant proposes to remove two existing trees due to narrow planting area and to plant creeping Taiwan branble (Rubus rolfei) plants throughout this strip. Proposed trees include Vanessa Persian parrotia (Parrotia persica 'Vanessa'), Tokyo tower fringe tree (Chionanthus retusus 'Tokyo Tower'), little ollie dwarf olive (Olea Europea 'Montra'), and dwarf meyer lemon (Citrus x 'Dwarf Meyer'). Proposed plants that are native to California include diamond heights ceanothus (Ceanothus 'Diamond Heights'), molate fescue (Festuca rubra 'Molate'), concha California lilac (Ceanothus 'Concha'), blonde ambition blue grama grass (Bouteloua gracilis 'Blonde Ambition'), grey musk sage (Salvia clevelandii 'Pozo Blue'), and Point Reyes bearberry (Arctostaphylos uva-ursi 'Point Reyes'). All other plants are not native to California but are drought tolerant and some of these plants include cousin itt acacia (Acacia cognata 'ACCOG01'), coast rosemary (Westringia fruticosa 'Naringa'), variegated Italian buckthorn (Rhamnus alaternus 'Variegata'), and dwarf orange bulbine (Bulbine frutescens 'Hallmark'). The common open space area proposes molate fescue for much of the area as an alternative to turf, along with a variety of plants bordering the molate fescue area.

The City Arborist recommended that the applicant utilize a non-variegated cultivar of Ceanothus instead of the proposed Ceanothus 'Diamond Heights' plant.

Drainage Plan

As shown on the landscape plan (Sheet L1 of Attachment 2) and the Stormwater Control Plan (Attachment 4), there is proposed bioretention area adjacent to the proposed common open space area. The bioretention area would include the bearberry and the grama grass plants. All new impervious surface areas would drain into vegetated areas. As shown on the Drainage & Stormwater Control Plan (Sheet C3

of Attachment 2), pervious pavers are proposed throughout the project site to improve drainage on the site as well.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before August 23, 2025. City Staff have not received written comments for this project as of the date of the publication of this staff report.

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures. This exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas.

Compliance with the General Plan

The proposed project is consistent with the following goals and policies of the El Cerrito General Plan:

> **LU1.2 Multifamily Neighborhoods.** Ensure that new development in multifamily neighborhoods supports, rather than detracts from the existing residential character of the area.
>
> *The proposed project is consistent with the multi-family and single family residential character of the surrounding neighborhood. The project will feature three primary residential units that will face the adjacent street, add to surveillance of the street and integrate well into the surrounding community.*
>
> **LU1.3 Quality of Development.** Ensure that all multifamily or mixed-use development in residential areas addresses compatibility and quality of life issues.
>
> *The proposed project is consistent and compatible with the surrounding multi-family and single family residential neighborhood. The project has been reviewed thoroughly to ensure that it will not negatively impact the surrounding neighborhood.*
>
> **CD1.3 High-Quality Design.** Encourage higher- quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.
>
> *The proposed project will include high-quality building materials including stucco siding, Hardi Plank horizontal siding, and wood facia and window trim. The project would also provide substantial landscaping including trees, shrubs, perennials, and groundcover that will enhance the aesthetics of the site. The project will be considered by the Design Review Board as required to ensure high-quality materials and design.*
>
> **CD1.9 Building Design.** A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent "pedestrian" scale along streets and compatibility among neighboring land uses.
>
> *The project proposes three primary residential units next to existing surrounding residential uses. The architecture simultaneously features modern and traditional themes with gable roofs, bay windows, and articulated façades that will improve the aesthetics of the site. The height and massing of the proposed structures are consistent with other structures in the area. The project also adds second floor bay windows on the front and sides of the proposed two-unit building and substantial landscaping along the street frontage that provides a pedestrian-scaled streetscape.*

CD2.1 Street Frontages. Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians.

The project will include windows and useable open spaces that face the street which will allow for surveillance of the street.

CD3.2 Usable Open Spaces. Require the provision of usable open space in the form of ground-floor patios, upper- floor decks, and balconies, as well as common recreational facilities.

All the proposed primary units will have private usable ground floor space as well as a large common open space area accessible to all of the units.

CD3.3 Site Landscaping. Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

The project proposes substantial new landscaping in the front, side, and rear yards. Many of the plants are native and/or drought tolerant. The proposed landscaping will aesthetically enhance the project site.

CD4.2 Building Articulation. Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design. Ensure that building designs include varied building facades, rooflines, and building heights to create more interesting and differentiated building forms and shapes. Encourage human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The building façades are articulated with architectural projections and recesses; wood trim on roof eaves and surrounding windows and sliding glass doors; and accent Hardi Plank horizontal siding.

CD4.3 Front Yards. Provide front yards in residential areas with structures and parking lots stepped back along public streets in keeping with the character and setbacks of surrounding buildings. Ensure that yard spaces are landscaped appropriately to fit the surrounding context.

The proposed building is stepped back from the street similar to adjacent buildings and includes substantial landscaping in the front yard.

CD5.1 Design Review Process. Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

The project requires approval by the Design Review Board.

H1.6 Retain existing residential zoning and discourage non-residential uses in these zones. The City will strictly enforce the Zoning Code which states that non-residential uses in residential areas are limited to churches, daycares, and schools.

The project is within the RM (Multi-Family Residential) zoning district. The zoning designation will remain in place as part of the project. The project proposes a multifamily residential use in the district.

Required Findings

Pursuant to ECMC Section 19.38.060, in acting to approve or conditionally approve a Design Review application, the Design Review Board shall find that the application is consistent with the following:

1. The applicable standards and requirements of this Zoning Ordinance;

   As described in the Zoning Standards portion of this staff report, the project complies with the requirements of the Zoning Ordinance.

2. The design policies of the General Plan and specific plans adopted by City Council;

   The design is consistent with the General Plan policies that influence design, specifically, LU 1.3 Quality of Development, CD 1.3 High Quality Design, CD 1.9 Building Design, CD 2.1 Street Frontages, CD 3.3 Site Landscaping, CD 4.2 Building Articulation and CD 5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

   There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The design review criteria set forth in the following subsection;

   The project is in keeping with the design review criteria as outlined below (Section 19.38.060 B of the El Cerrito Municipal Code). (See discussion below).

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

   The project complies with the requirements of the Zoning Ordinance and it does not require any approvals by the Planning Commission or the Zoning Administrator.

6. Any other relevant policies or regulations of the City.

   Compliance with other relevant standards will be ensured through the City's building permit and plan check process.

Pursuant to ECMC Section 19.38.060 (B), when conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.

1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

   The project provides an attractive and comfortable environment for all with a proposed building with high-quality materials that is well articulated and by providing significant new landscaping and private open space areas.

2. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

   The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

3. The project has been designed with consideration of neighboring development.

   The surrounding neighborhood contains multi-family residential structures and single-family houses. The structures in the surrounding neighborhood are predominantly one and two stories with some structures up to three stories and are typically mid-century in design. The massing of the proposed

project is consistent with the prevailing one and two stories in the neighborhood with similar front, side and rear setbacks.

4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

   The proposed building is articulated with architectural projections and recesses; bay windows; accent Hardi Plank siding; and green accent fascia board and window trim. The proposed buildings also feature gable roofs with varying heights. The El Cerrito del Norte Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a quarter of a mile away from the project, making it an ideal walking or biking distance to mass transit.

5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

   The project will include windows and useable open spaces that face the street which will allow for surveillance of the street.

6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

   This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.

7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

   The proposed buildings are two and one stories tall, consistent with adjacent structures to the north and south. The project will not substantially impact any potential views from public streets or open spaces.

8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

   The project proposes substantial new landscaping in the front, side, and rear yards. The plant palette incorporates drought-tolerant plants, including acacia, buckthorn, ceanothus, fescue, and bulbine plants that are suitable for El Cerrito's climate and the characteristics of the site. The proposed landscaping will soften the building walls.

9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

   The project will be required to comply with the energy requirements of Title 24 of the 2022 CalGreen building code (or2025 if they submit the building permit application on or after January 1, 2026).

10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

    The project site does not include natural features and is not adjacent to the Ohlone Greenway. This finding is not applicable.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL25-0027, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Design Review Board Resolution DRB 2025-02 granting Design Review approval to Planning Application No. PL25-0027 for a proposed new 1,974 square foot two-story two-unit building and a new 967 square foot single story primary house at 1735 Liberty Street.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

Attachments

1. Draft Resolution
2. Project Plans
3. Color and Materials Board
4. Stormwater Control Plan

ATTACHMENT 1

Design Review Board Resolution DRB 2025-02

APPLICATION NO. PL25-0027

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL TO PLANNING APPLICATION NO. PL25-0027 FOR A PROPOSED NEW 1,974 SQUARE FOOT TWO-STORY TWO-UNIT BUILDING AND A NEW 967 SQUARE FOOT SINGLE STORY ONE-UNIT BUILDING AT 1735 LIBERTY STREET

WHEREAS, the site is located at 1735 Liberty Street; and

WHEREAS, the existing Assessor's Parcel Number of the site is 502-113-027; and

WHEREAS, the General Plan land use classification of the site is High Density Residential; and

WHEREAS, the zoning district of the site is RM (Multi-Family Residential); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures; and

WHEREAS, on May 1, 2025, the applicant submitted a Design Review application for a proposed new two-story two-unit building and a new single-story one-unit building at 1735 Liberty Street; and

WHEREAS, on September 3, 2025, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

Pursuant to ECMC Section 19.38.060, in acting to approve or conditionally approve a Design Review application, the Design Review Board shall find that the application is consistent with the following:

1. The project complies with all applicable requirements of the City's Zoning Ordinance.

2. The design is consistent with the General Plan policies that influence design, specifically, LU1.3 Quality of Development, CD 1.3 High Quality Design, CD1.9 Building Design, CD 2.1 Street Frontages, CD3.3 Site Landscaping, CD4.2 Building Articulation and CD 5.1 Design Review Process.

3. There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The project is in keeping with the design review criteria as outlined below (Section 19.38.060(B) of the El Cerrito Municipal Code).

5. The project complies with the requirements of the Zoning Ordinance and it does not require any approvals by the Planning Commission or the Zoning Administrator.

6. Compliance with other relevant standards will be ensured through the City's building permit and plan check process.

Pursuant to ECMC Section 19.38.060 (B), when conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community

Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose, as follows:

1. The project provides an attractive and comfortable environment for all with a proposed building with high-quality materials that is well articulated and by providing significant new landscaping and private open space areas.

2. The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

3. The surrounding neighborhood contains multi-family residential structures and single-family houses. The structures in the surrounding neighborhood are predominantly one and two stories with some structures up to three stories and are typically mid-century in design. The massing of the proposed project is consistent with the prevailing one and two stories in the neighborhood with similar front, side and rear setbacks.

4. The proposed building is articulated with architectural projections and recesses; bay windows; accent Hardi Plank siding; and green accent fascia board and window trim. The proposed buildings also feature gable roofs with varying heights. The El Cerrito del Norte Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a quarter of a mile away from the project, making it an ideal walking or biking distance to mass transit.

5. The project will include windows and useable open spaces that face the street which will allow for surveillance of the street.

6. This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.

7. The proposed buildings are two and one stories tall, consistent with adjacent structures to the north and south. The project will not substantially impact any potential views from public streets or open spaces.

8. The project proposes substantial new landscaping in the front, side, and rear yards. The plant palette incorporates drought-tolerant plants, including acacia, buckthorn, ceanothus, fescue, and bulbine plants that are suitable for El Cerrito's climate and the characteristics of the site. The proposed landscaping will soften the building walls.

9. The project will be required to comply with the energy requirements of Title 24 of the 2022 CalGreen building code (or2025 if they submit the building permit application on or after January 1, 2026).

10. The project site does not include natural features and is not adjacent to the Ohlone Greenway. This finding is not applicable

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL25-0027, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on August 14, 2025. Minor changes may be approved by the Zoning Administrator. All improvements shall

be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4. If not used, this approval shall expire two years from the date of this action.

5. A construction staging and site security plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging and site security plan shall illustrate where the construction equipment will be staged, the location of parking for the construction employees, and how the site security will be provided at all times. This construction and staging plan may also require the submission of a Temporary Use Permit.

6. Prior to issuance of a building permit, the applicant shall demonstrate compliance with El Cerrito Municipal Code (ECMC) Chapter 13.50 (Art in Public Places) to the satisfaction of the Zoning Administrator. The project shall be fully compliant with ECMC Chapter 13.50 prior to issuance of a certificate of occupancy.

7. Prior to the issuance of a building permit, all exterior lighting on building permit plans shall comply with requirements in ECMC Section 19.24.040 (N).

8. Prior to issuance of a certificate of occupancy, the applicant shall hire someone who is certified by the EPA WaterSense program to conduct an Irrigation Audit Checklist pursuant to the California Model Water Efficient Landscape Ordinance requirements and submit it to the Planning Division.

9. Prior to issuance of a building permit, building plans shall demonstrate compliance with ECMC Section 19.21.040 pertaining to mechanical equipment screening.

10. Prior to issuance of a certificate of occupancy, the applicant shall demonstrate compliance with El Cerrito Municipal Code Chapter 16.34 (Undergrounding of Utilities). El Cerrito Municipal Code Section 16.34.020 provides an appeal and waiver process that the applicant may pursue.

Building Division:

11. All work shall comply with all applicable laws, ordinances, regulations, and standards (LORS) and the current and effective California Building Code (CBC) series at time of building permit submittal to

include all relevant references, standards, and industry requirements. The City of El Cerrito Municipal Code and amended code sections shall be observed as well.

12. Prior to issuance of a building permit, the following items shall be demonstrated as part of the building permit submittal:

    a. All dwelling units are to be provided with fire sprinklers as required per CRC Section R313.

    b. Clarify if each building will be provided with an electrical meter or if one meter will be provided to serve the entire site. Provide electrical load calculations justifying size of electrical service drop.

    c. Show the location of the sewer lateral which serves each dwelling such that sewage from each dwelling unit does not pass in and/or under another dwelling unit.

    d. Provide fire-rated separation between attached dwelling units as required by CRC Section R302.3.

    e. Provide an imaginary property line between each detached dwelling units and provide dimensions from the exterior walls to the imaginary property line. For walls and roof overhangs less than 3 feet from the imaginary property line, provide a detail and indicate those walls and roof eaves are to be 1 hour rated (CRC Table R302.1(2)).

    f. All dwellings are to comply with the ageing-in-place requirements of CRC Section R327.

Fire Department:

Prior to issuance of building permit, applicant shall address the following:

13. Building Construction
    a. Building construction shall meet current Building, California Fire Codes, and the El Cerrito Fire Code.

Public Works:

14. Prior to issuance of building permit, the applicant shall provide the following for review and approval by the Public Works Department:

    a. Project applicant must provide a detailed civil plan for off-site work (improvements in the public right-of-way).

    b. Approval from EBMUD and Stege Sanitary District is required.

    c. Applicant shall pay City fees in the Master Fee Schedule including, but not limited to, the City Transportation Impact Fee (TIF), the West Contra Costa Transportation Advisory Committee fee (WCCTAC) Subregional Transportation Mitigation Program fee (STMP), and the C.3 Storm Water Pollution Control Plan review fee.

15. Prior to any work in the public right-of-way, the applicant shall address the following:

    a. For any work in the public right-of-way, including street excavation for utility connections, temporary traffic control, storage, temporary parking restrictions, and street tree, sidewalk,

curb/gutter, and driveway work, applicant must obtain a Public Works Encroachment Permit and pay all associated fees.

16. Prior to issuance of a certificate of occupancy, the applicant shall address the following to the satisfaction of the Public Works Department:

    a. Replace sidewalk, curb and gutter along the frontage of the property to current City standards for curb and gutter, and driveway aprons.

City Arborist:

17. The two existing, 10" dbh, weeping bottle brush street trees are in fair condition and are problematic due to a narrow (no more than 2 foot wide) planting strip. The existing sidewalk has been damaged by the roots of these trees. Prior to Certificate of Occupancy, the applicant shall remove these trees, grind the stumps, replace the sidewalk in place, replace the existing trees with suitable approved shrubs or herbaceous plants, and add two trees to the front yard concrete paver patio areas.

18. The proposed Rubus rolfei plants in the public right of way shall be spaced at least five feet on center.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on September 3, 2025, upon motion of Commissioner _____, second by Commissioner _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

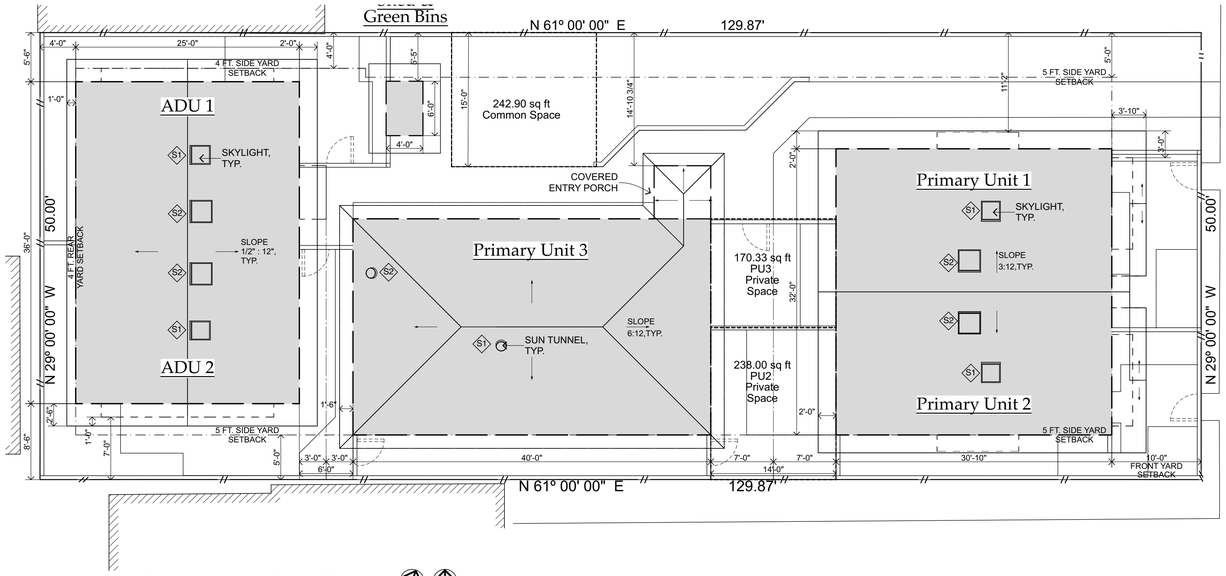
_____
Jeff Ballantine, AICP
Senior Planner

Liberty Street View

New Housing Project

1735 Liberty Street El Cerrito, California

Interior Pathway View

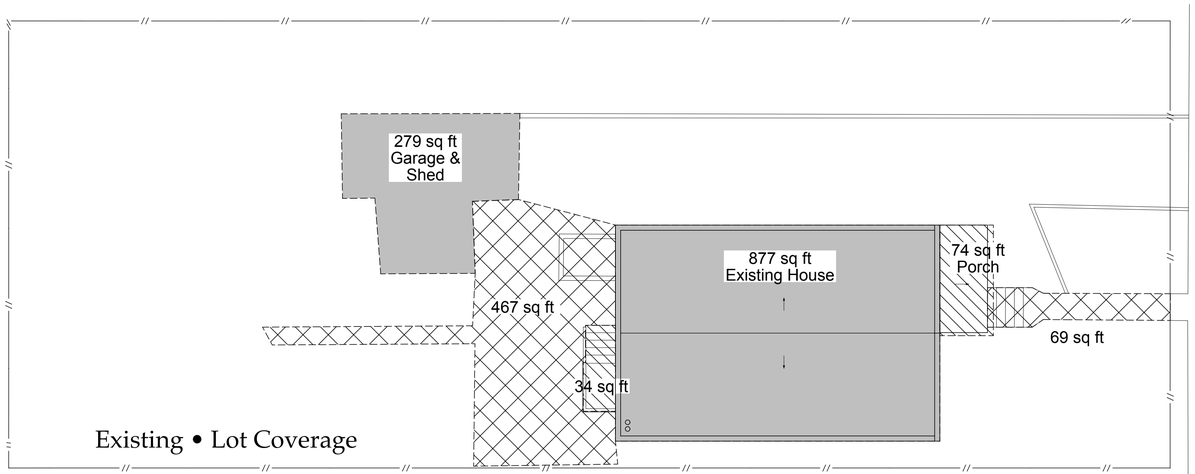


Proposed • Site Plan

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

TRUE NORTH REF. NORTH

16' 8' 4' 0

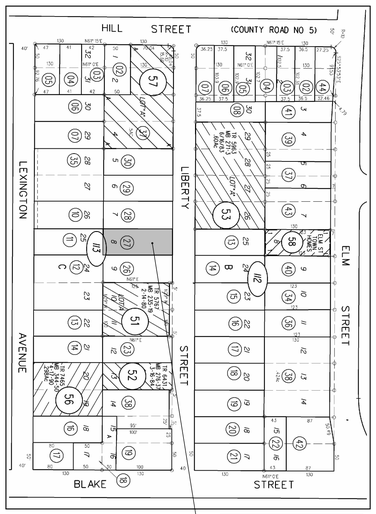


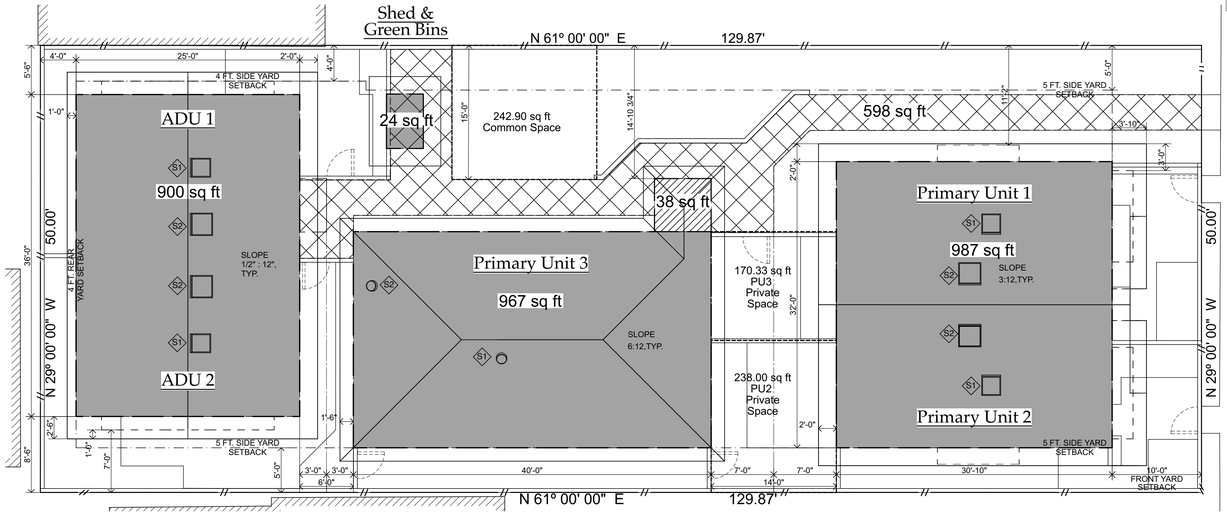
Existing • Lot Coverage

IMPERVIOUS SURFACES CALCULATION

LOCATION/MATERIAL	EXISTING	PROPOSED	NET CHANGE
HOUSE AND PORCH ROOFS	1,230	2,916	1,686
WOOD DECK	34	0	-34
CONCRETE PAVING	536	598	62
	1,800	3,514	1,714
IMPERVIOUS SURFACES COVERAGE	28%	54%	26%

Vicinity Map





Proposed • Lot Coverage

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

TRUE NORTH REF. NORTH

16' 8' 4' 0

New Housing Project at
1735 Liberty Street El Cerrito

Scope of Work:

NEW PRIMARY UNIT 1 & 2:TO INCLUDE TWO NEW UNITS EACH WITH TWO BEDROOMS & TWO AND ONE HALF BATHROOMS, LAUNDRY AND SMALL OUTDOOR PATIO.

NEW PRIMARY UNIT 3:TO INCLUDE TWO BEDROOMS, TWO BATHROOMS, LAUNDRY AND SMALL OUTDOOR PATIO. DESIGNED TO BE ADA ADAPTABLE.

NEW ADU 1 & 2:TO INCLUDE TWO NEW ADUS EACH WITH TWO BEDROOMS & ONE AND ONE HALF BATHROOMS, LAUNDRY AND SMALL OUTDOOR PATIO.

PROJECT & LOT INFORMATION

ADDRESS	1735 Liberty Street
ASSESSOR'S PARCEL NO.	502-113-027-2
ZONE	RM

UNITS & PARKING

	EXISTING	PROPOSED	PERMITTED/ REQUIRED
NUMBER OF DWELLING UNITS	1	5	
PARKING SPACES ENCLOSED	1	0	None

YARDS AND HEIGHT

	EXISTING	PROPOSED	PERMITTED/ REQUIRED
PRIMARY UNIT 1 & 2			
FRONT YARD SETBACK		10'-0"	10'-0"
NORTH SIDE YARD SETBACK		11'-2"	5'-0"
SOUTH SIDE YARD SETBACK		5'-0"	5'-0"
REAR YARD SETBACK		14'-0"	10'-0"
PRIMARY UNIT 3			
FRONT YARD SETBACK		14'-0"	10'-0"
NORTH SIDE YARD SETBACK		14'-10 3/4"	5'-0"
SOUTH SIDE YARD SETBACK		5'-0"	5'-0"
REAR YARD SETBACK		6'-0"	10'-0"
ADU 1 & 2			
FRONT YARD SETBACK		6'-0"	10'-0"
NORTH SIDE YARD SETBACK		4'-0"	4'-0"
SOUTH SIDE YARD SETBACK		7'-0"	4'-0"
REAR YARD SETBACK		4'-0"	4'-0"
BUILDING HEIGHT			
PRIMARY UNIT 1 & 2			
NUMBER OF STORIES	N/A	2	
BUILDING HEIGHT	N/A	22'-8"	35'-0"
PRIMARY UNIT 3			
NUMBER OF STORIES	N/A	1	
BUILDING HEIGHT	N/A	15'-6"	35'-0"
ADU 1 & 2			
NUMBER OF STORIES	N/A	2	
BUILDING HEIGHT	N/A	18'-0"	18'-0"

AREAS

	EXISTING		PROPOSED		PERMITTED/ REQUIRED
LOT AREA	6,500	SF	–		
FLOOR AREA - RESIDENTIAL					
PRIMARY UNIT 1 & 2					
2ND FLOOR			987		
1ST FLOOR			987		
Total	0	SF	1974	SF	
PRIMARY UNIT 3					
1ST FLOOR			967		
Total	0	SF	967	SF	
ADU 1 & 2					
2ND FLOOR			958		
1ST FLOOR			900		
Total	0	SF	1858	SF	
FOOTPRINT AREA					
PRIMARY UNIT 1 & 2	0		987		
PRIMARY UNIT 3	1230		967		
ADU 1 & 2	0		900		
TOTAL	1230		2854		
LOT COVERAGE	19%		44%		50%

OPEN SPACE CALCULATION

COMMON OPEN SPACE			
150 SF per Unit x 3 Units = 450 SF Required	**242**	**SF**	Provided
	208		
	450	SF	
PRIVATE OPEN SPACE			
80% x 3 Units = 2.4 Units, Only 2 Required			
100 SF per Unit x 2 Units = 200 SF Required	**408**	**SF**	Provided
	200	SF	
Excess Private Open Space to offset Common Open Space	208	SF	

Parties Involved:

OWNER: Ali Heydari & Firozeh Asgari
1017 Ordway Street
Albany, California 94706
aheydari377@gmail.com
(510) 528-8119

ARCHITECT: Jarvis Architects, Inc.
5278 College Avenue
Oakland, CA 94618
Contact: Robin or LIsa
ltrujillo@jarvisarchitects.com
(510) 654-6755 Ext.215

SURVEYOR: Monumental Land Surveying
171 Mayhew Way, Suite 207
Pleasant Hill, CA 94523
Contact: Paul Lins
pdl@monumental-ls.com
(925) 300-3695

GEOTECH ENGINEER: Rockridge Geotechnical
1350 Ocean Avenue
Emeryville, CA 94608
Contact: Linda Liang
lhliang@rockridgegeo.com
(510) 420-5738

CIVIL ENGINEER: Upright Engineering
3641 Mount Diablo Blvd. #1841
Lafayette, CA 94549
Contact: David Wali
david@upcivil.com
(925) 275-5304

Project Information:

BUILDING CODES:
2022 California Building Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Fire Code
2022 California Structural Code
2022 California Green Building Standards Code
All codes as further modified by the City.

BUILDING INFORMATION:
OCCUPANCY: R-3
BUILDING TYPE: VB (non fire-rated construction)
SPRINKLERED: Yes

Sheet Index

Issued For: Design Review

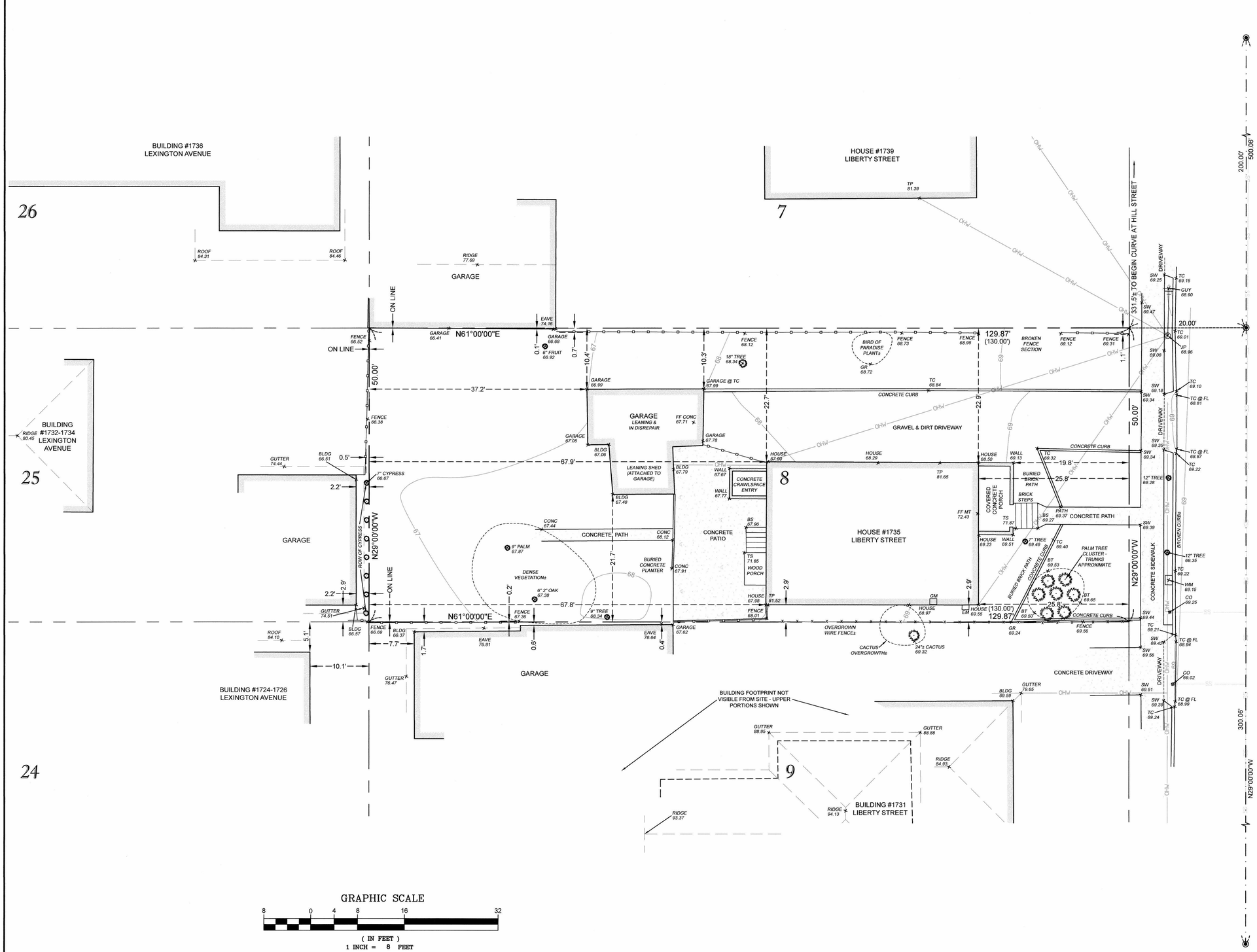
job address: New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	date: 29 April 2025 drawn by: Lt

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title: Cover Sheet, Site and Roof Plan	sheet: 1 job number: 2421

If the bar below measures one inch drawing is to scale

0 1"



LEGEND:

BLDG	BUILDING
BS	BASE OF STEPS
BT	BASE OF TREE
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INTERFACE
DW	DRIVEWAY
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOW LINE
GM	GAS METER
GR	GRADE
JP	JOINT POLE
LH	LAMP HOLE
MH	MANHOLE
MT	METAL THRESHOLD
OHW	OVERHEAD WIRES
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PARAPET
TS	TOP OF STEPS
WM	WATER METER
( )	RECORD INFORMATION
◉	FOUND BRASS DISC MONUMENT (159 LSM 42)
	WOOD FENCE (DIMENSIONED TO INSIDE FACE)
x x x	WIRE FENCE

NOTES:
DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

UNDERGROUND AND OVERHEAD UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

THE SHORTAGE IN THE BLOCK BETWEEN LIBERTY STREET AND LEXINGTON AVENUE WAS HELD PER SUBDIVISION 6458 (311 M 9) AND CORROBORATED BY MONUMENTS IN LEXINGTON AVENUE (NOT SHOWN).

TREE IDENTIFICATIONS SHOULD BE VERIFIED BY A LICENSED ARBORIST.

NO TITLE REPORT WAS PROVIDED, EASEMENTS MAY EXIST.

PROFESSIONAL LAND SURVEYOR
PAUL D. LINS
No. 8951
7-5-24
STATE OF CALIFORNIA

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 INCH = 8 FEET

TOPOGRAPHIC SITE SURVEY

LOT 8, BLOCK C
MAP OF SCHMIDT VILLAGE (C M 70)
LOCATED AT 1735 LIBERTY STREET
EL CERRITO, CONTRA COSTA COUNTY, CALIFORNIA

JULY 5, 2024 SCALE: 1" = 8'

MONUMENTAL LAND SURVEYING
171 MAYHEW WAY, SUITE 207, PLEASANT HILL, CA 94523
(925) 300-3695 MONUMENTAL-LS.COM PROJECT#24051

Parrotia persica 'Vanessa'

Chionanthus retusus 'Tokyo Tower'

Olea Europaea 'Montra' Topiary

Acacia cognata 'Cousin Itt' 1

Westringia 'Naringa'

Rhamnus alaternus 'Variegata'

Phormium 'Cream Delight'

Ceanothus 'Diamond Heights'

Agave attenuata

Lippia nodiflora 'Campagna Verde'

Citrus limon 'Meyer Improved'

Bulbine frutescens 'Hallmark'

Ceanothus 'Concha'

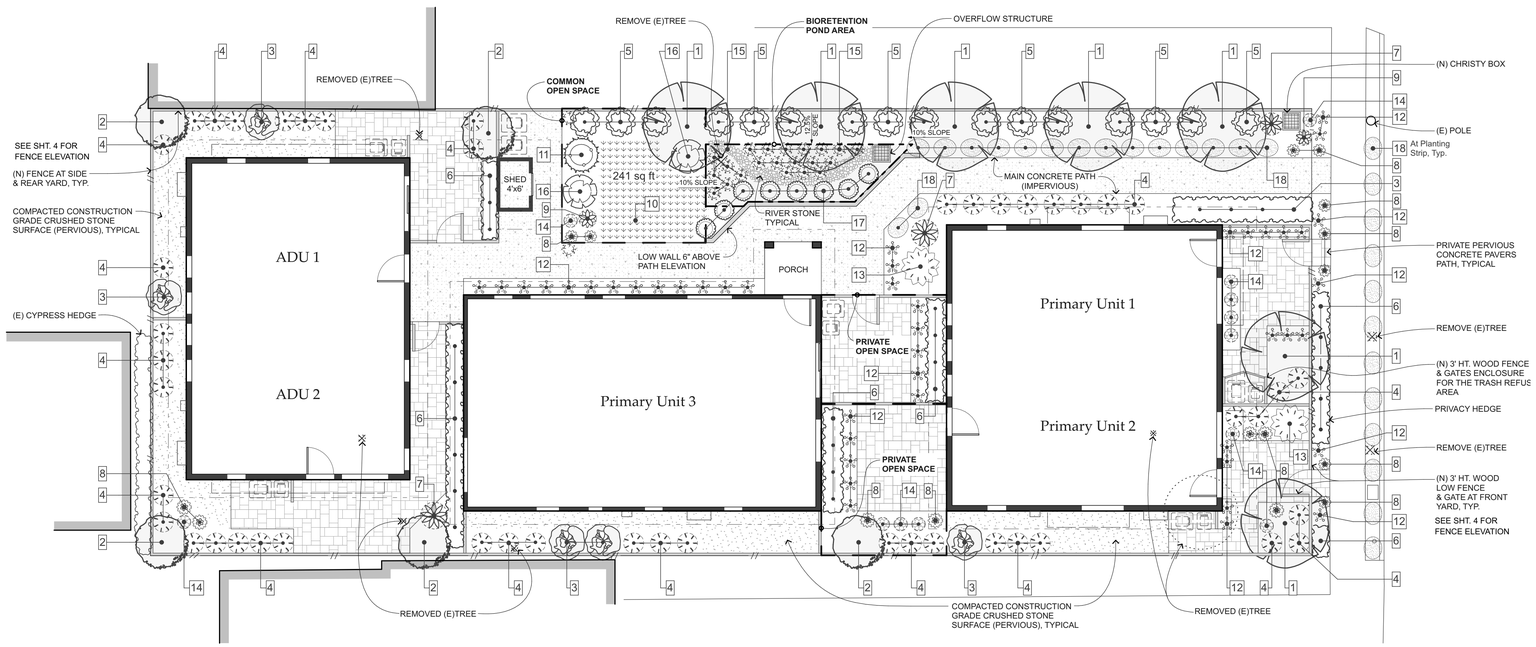
Aeonium canariense 'Mint Saucer'

Bouteloua gracilis 'Blonde Ambition'

Salvia 'Pozo Blue'

Arctostaphylos uva-ursi 'Point Reyes'

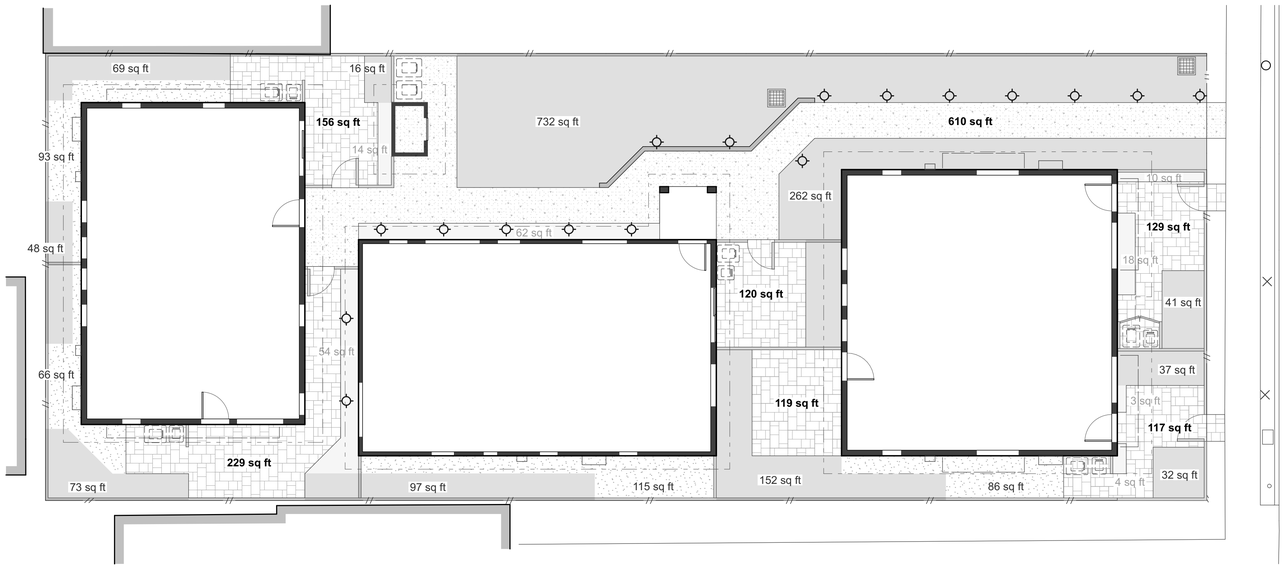
Rubus rolfei



Landscape Plan

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

TRUE NORTH REF. NORTH



Landscape & Hardscape Area Diagram

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

16' 8' 4' 0

Legend

- LANDSCAPE AREA WITH WIDTH ≥ 3' - 1,559 sq.ft. total
- LANDSCAPE AREA WITH WIDTH < 3' - 165 sq.ft. total
- CONCRETE PATH - 610 sq.ft. (IMPERVIOUS)
- CONCRETE PAVERS AREA - 870 sq.ft. total (PERVIOUS)
- CRUSHED STONE AREA - 481 sq.ft. total (PERVIOUS)
- LOW VOLTAGE PATH LIGHT 'QUAD' BY WAC LIGHTING MODEL #: 6091-27BZ (12 TOTAL) FINISH: BRONZE ON ALUMINUM
- NOTE: LANDSCAPE LIGHT TO BE LOW VOLTAGE, LIGHT SHALL BE SHADED TO FACE DOWNWARD. ONE TRANSFORMER WITH TIMER TO CONTROL ALL LIGHTS.

'Quad'

Plant List - 1735 Liberty Street El Cerrito		**USDA Zone: 10a, WUCOLS Region 1**			
	Botanical Name	**Common Name**	**Water Use**	**#**	**Size**
1	*Parrotia persica* 'Vanessa'- Standard form	Vanessa Persian Parrotia	Moderate	7 -	15 gallon
2	*Chionanthus retusus* 'Tokyo Tower' - Standard form	Tokyo Tower Fringe Tree	Moderate	5 -	15 gallon
3	*Olea Europaea* 'Montra' - Patio tree in topiary form	Little Ollie Dwarf Olive	Very Low	5 -	5 gallon
4	*Acacia cognata* 'ACCOG01' PP #25,13	Cousin Itt Acacia	Low	47 -	5 gallon
5	*Westringia fruticosa* 'Naringa'	Coast Rosemary	Low	16 -	5 gallon
6	*Rhamnus alaternus* 'Variegata'	Variegated Italian Buckthorn	Low	27 -	5 gallon
7	*Phormium cookianum* 'Cream Delight'	Cream Delight Mountain Fax	Low	3 -	5 gallon
8	*Ceanothu* s 'Diamond Heights'	Diamond Heights ceanothus	Low	16 -	1 gallon
9	*Agave attenuata*	Fox Tail Agave	Low	2 -	5 gallon
10	*Festuca rubra* 'Molate'	Molate fescue	Low	60 -	1 gallon
11	*Citrus x* 'Dwarf Meyer' - Multi-branch form	Dwarf Meyer Lemon	Moderate	1 -	15 gallon
12	*Bulbine frutescens* 'Hallmark'	Dwarf Orange Bulbine	Low	44 -	1 gallon
13	*Ceanothus* 'Concha'	Concha California Lilac	Low	2 -	5 gallon
14	*Aeonium* 'Mint Saucer'	Green Aeonium	Low	12 -	1 gallon
15	*Bouteloua gracilis* 'Blonde Ambition' PP 22,048	Blonde Ambition Blue Grama Grass	Low	21 -	1 gallon
16	*Salvia clevelandii* 'Pozo Blue'	Grey Musk Sage	Low	2 -	5 gallon
17	*Arctostaphylos uva-ursi* 'Point Reyes'	Point Reyes Bearberry	Low	8 -	1 gallon
18	*Rubus rolfei*	Creeping Taiwan Branble	Moderate	28 -	1 gallon

Note:
Total Plants: 306 Plant with Low Water Use: 265 (87%) Plant with Moderate Water Use: 14 (13%)

Water Efficiency Compliance - Appendix D Prescriptive Compliance

Date: 7/25/2025

Applicant: Cindy Chan/ Jarvis Architects

Project Address: 1735 Liberty Street, El Cerrito, CA 94530. Parcel # 502-113-027-2

Total Landscape Area: 1,559 sq.ft. (< 2,500 square feet), no Turf in this project.

Project Type: New multi-family residential property.

Water Supply Type: Potable, by East Bay Municipal Utility District.

Plant material: 87% of Plants are Low Water Use plant per WUCOLS plant factor, which meet the 75% minimum requirement.

Irrigation: Drip system for the entire landscape area, except the ground cover area, which will be overhead spray.
Provide minimum of 3 zones: (1) Entire Site, (2) Ground Cover Area (3) Bioretention Pond.

Under the Model Water Efficient Landscape Ordinance (MWELO), this project will conform to the prescriptive measures contained in Appendix D:

1. Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area.

2. Provide at least 3" of mulch on exposed soil surface. Mulch to be a mix of 50% "Forest Floor Bark" with 50% of "Cottage Garden Mulch" from American Soil & Stone at Richmond.

3. The proposed design does not have: turf, special landscape area, water feature.

4. Irrigation System shall comply with the following:
   a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
   b. Smart Controllers shall equipped with non-volatile memory.
   c. Pressure regulators on whole system.
   d. Manual shut-off valve at point of connection.
   e. All irrigation emission devices must comply with the latest ANSI standards.
   f. Area less than 10 feet wide irrigated by subsurface (drip) or other method without overspray or runoff.

I agree to comply with the requirements of the prescriptive compliance option of the MWELO

Cindy Chan 7/25/2025

Note: Prior to issuance of a certificate of occupancy, the applicant shall hire someone who is certified by the EPA WaterSense program to conduct an Irrigation Audit Checklist pursuant to the California Model Water Efficient Landscape Ordinance requirements.

Bioretention Facility Note

- No soil amendments, fertilizers, or synthetic pesticides are to be used within bioretention facilities. Use only approved bioretention soil mix and aged compost mulch.

- Maintain top of soil elevation following planting.

For additional information on Bioretention pond, refer to Grading & Drainage Plans

If the bar below measures one inch drawing is to scale
0 1"

Issued For: Design Review

job address	date
New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	29 April 2025
	drawn by CC

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title	sheet
Landscape Plan, Landscape & Hardscape Area Diagram	L1
	job number 2421

NEW PRIMARY UNITS & ADU's
1735 LIBERTY ST
EL CERRITO, CA
GRADING & DRAINAGE PLANS

VICINITY MAP

NOT TO SCALE

SURVEY DATUM

Boundary & Topographic Survey provided by Monumental Land Surveying dated July 2024.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMENANT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR AL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 8/13/2025

NEW PRIMARY UNITS & ADU S
1735 LIBERTY ST
EL CERRITO, CA

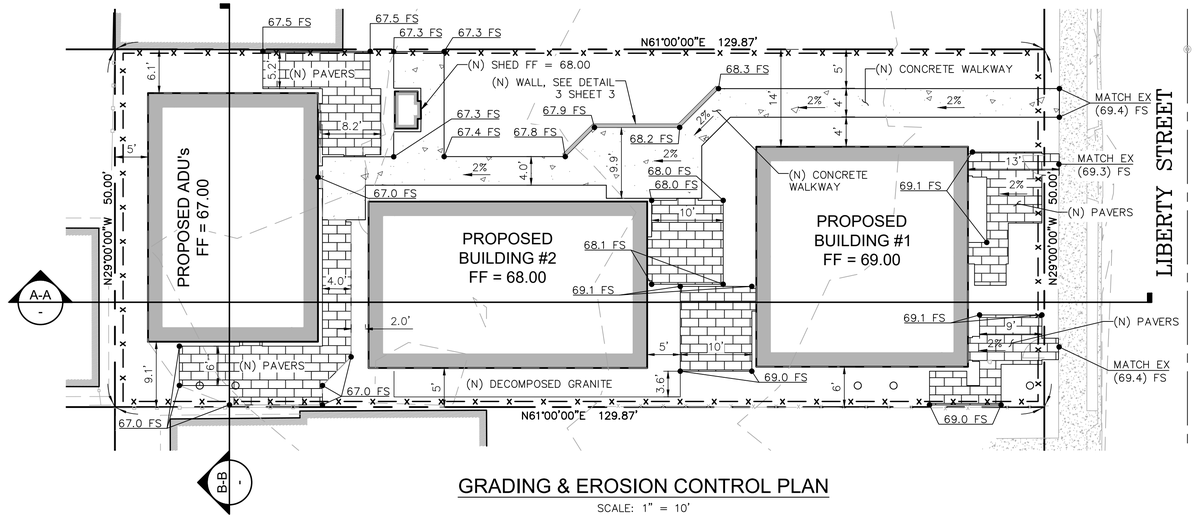
COVER SHEET

DESIGNED BY:	HH
DRAWN BY:	DW
SURVEYED BY:	PL
CHECKED BY:	AP

sheet C1

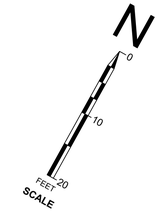
job number 2421

SAVE DATE: 8/13/2025 ~ PLOT DATE: 8/13/2025 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYor-Cdkctc2JBNXlqYmc_Upright__PROJECTS_COMPLETED\1735 Liberty St\CAD\1735 Liberty St - Grading Plan.dwg



GRADING & EROSION CONTROL PLAN

SCALE: 1" = 10'

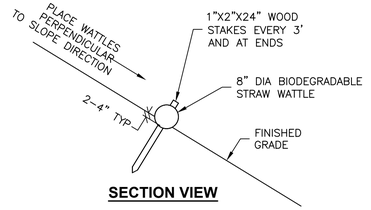


LEGEND

———	PROPERTY LINE
—x—x—	PROPOSED STRAW WATTLE SEE DETAIL 1 THIS SHEET
(E)	EXISTING
(N)	PROPOSED
FS	FINISH SURFACE
FF	FINISH FLOOR
	(N) CONCRETE PAVEMENT
	(N) PERVIOUS PAVERS

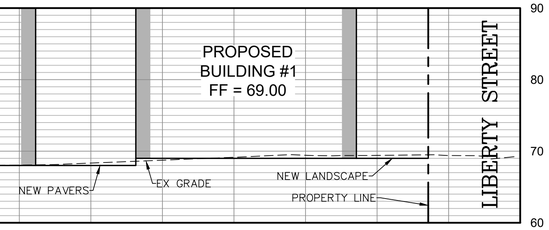
GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ: VERT)
5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ: VERTICAL)
6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.



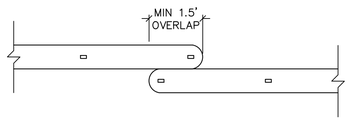
SECTION VIEW

CUT/FILL TABLE			
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
GRADING	33	(14)	18
TOTAL DISTURBED AREA: 6,493 SQFT			



A-A SECTION

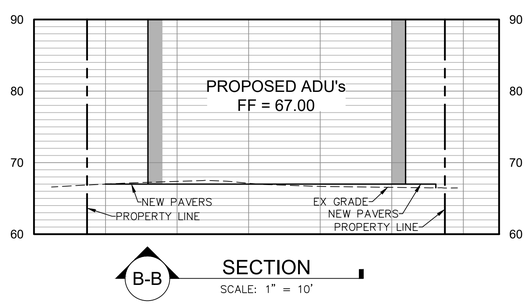
SCALE: 1" = 10'



TOP VIEW

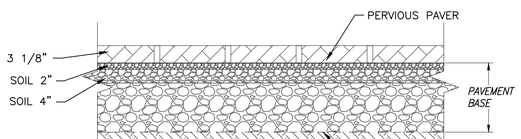
1/2/2 **STRAW WATTLE DETAILS**

NOT TO SCALE



B-B SECTION

SCALE: 1" = 10'



2/2/2 **PERMEABLE/PERVIOUS PAVERS**

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER — ANDREW G. PAPAY — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 8/13/2025

NEW PRIMARY UNITS & ADU S
1735 LIBERTY ST
EL CERRITO, CA

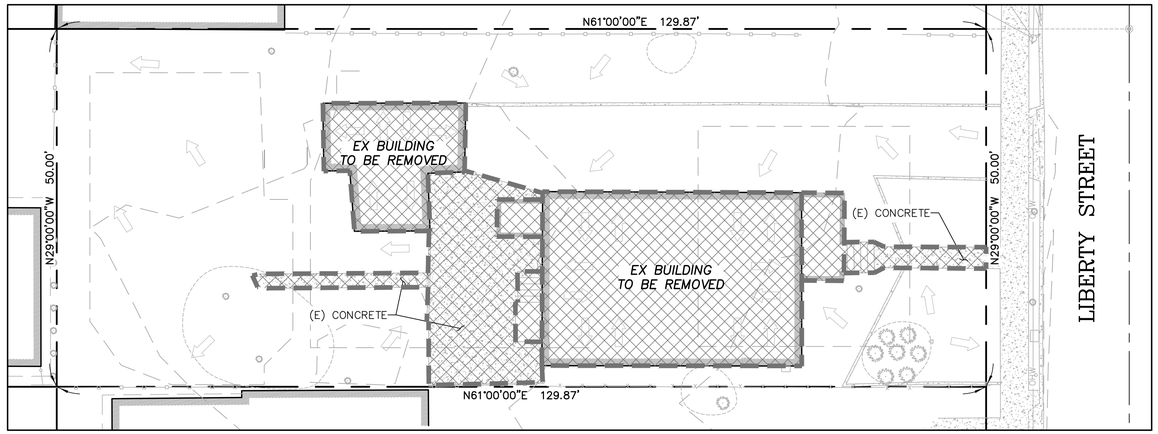
GRADING & EROSION CONTROL PLAN

DESIGNED BY:	HH
DRAWN BY:	DW
SURVEYED BY:	PL
CHECKED BY:	AP

sheet C2

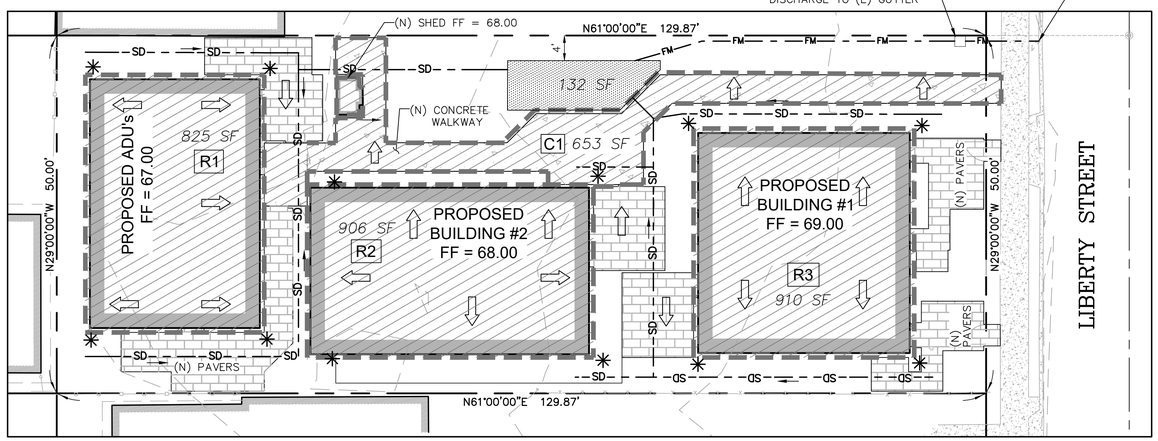
job number 2421

SAVE DATE: 8/13/2025 ~ PLOT DATE: 8/13/2025 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXlqYmc_Upright__PROJECTS_COMPLETED\1735 Liberty St\CAD\1735 Liberty St - Grading Plan.dwg



EXISTING IMPERVIOUS AREAS

SCALE: 1" = 10'



PROPOSED IMPERVIOUS AREAS

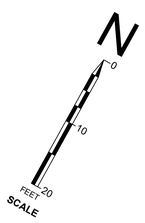
SCALE: 1" = 10'

IMPERVIOUS AREAS TABLE		
ELEMENT	PROPOSED AREA (SF)	EXISTING AREA (SF)
STRUCTURES	2,601	1,265
EXTERIOR HARDSCAPE	647	536
TOTAL	3,248	1,801
NET INCREASE IN IMPERVIOUS AREA: 1,447 SF		

PLANTED BASIN AREA SUMMARY TABLE

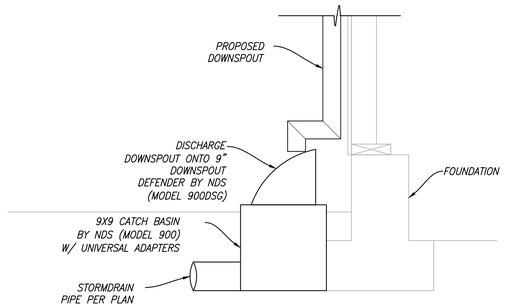
IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
PB 1	R1(DMA 1)	825	1.0	825	0.04	33	132	132
	R2(DMA 2)	906	1.0	906	0.04	36.24		
	R3(DMA 3)	910	1.0	910	0.04	36.4		
	C1(DMA 4)	653	1.0	653	0.04	26.12		

Total Impervious Area	3294
Total Site	6494
Landscape	3200



GENERAL DRAINAGE NOTES:

1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLUED AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.



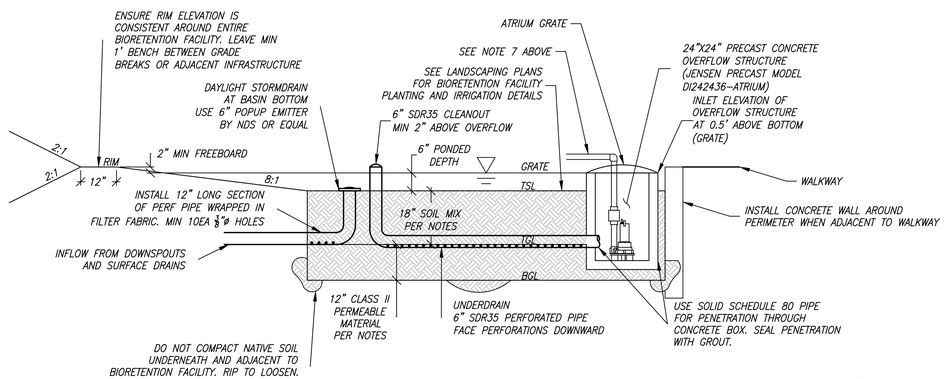
2/3 DOWNSPOUT DETAIL

NOT TO SCALE

LEGEND

	PROPERTY LINE
SD SD	PROPOSED GRAVITY STORM DRAIN 4" SDR35 PVC PIPE (UNLESS OTHERWISE NOTED), MIN 2% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS.
	PERVIOUS PAVERS, SEE DETAIL 2 SHEET 2
	PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
	EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
FM	PROPOSED FORCE MAIN TIE INTO EXISTING CURB-THROUGH DRAIN
	DMA OUTLINE
✳	PROPOSED DOWNSPOUT PER DETAIL 2 THIS SHEET
C1	IMPERVIOUS CONCRETE AREA
R1	IMPERVIOUS ROOF AREA
PB 1	PLANTED BASIN AREA

NOTES:
1. SOIL FOR THE BIORETENTION FACILITY SHALL BE THE STANDARD SOIL MIX AS SET FORTH IN THE MOST CURRENT CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK.
2. SOIL FOR THE BIORETENTION FACILITY SHALL BE PROVIDED BY AN APPROVED SUPPLIER FROM THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM C.3. WEB PAGE. THIS LIST INCLUDES THE FOLLOWING SUPPLIERS:
   - 2.1. L.H. VOSS, 925-560-9920
   - 2.2. CONTRA COSTA TOPSOIL, 925-228-4007
   - 2.3. AMERICAN SOIL PRODUCTS, 510-292-3000
   - 2.4. REDI-GRO, 916-381-6063
   - 2.5. PLEASANTON TRUCKING, 925-449-5400
   - 2.6. MARSHALL BROTHERS, 925-449-4020
3. SOIL FOR THE BIORETENTION FACILITY SHALL BE PLACED IN 8"-12" LIFTS AND SHALL NOT BE COMPACTED. ADEQUATE TIME FOR NATURAL COMPACTION AND SETTLEMENT SHALL BE ALLOWED TO OCCUR PRIOR TO PLANTING.
4. PLANTS AND IRRIGATION SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX B OF THE STORMWATER C.3. GUIDEBOOK.
5. CLASS II PERMEABLE MATERIAL SHALL MEET THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL ACQUIRE ALL NECESSARY APPROVALS FOR CONNECTIONS TO EXISTING MUNICIPAL STORM DRAIN FACILITIES.
7. CONTRACTOR TO INSTALL PUMP SYSTEM IN PROPOSED PLANED BASIN AND CONNECT TO FORCE MAIN DISCHARGING TO (E) GUTTER WITH SIDEWALK UNDERDRAIN (PER CITY OF EL CERRITO STANDARDS)



3/3 PLANTED BASIN DETAIL

NOT TO SCALE

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
6			
4			
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 8/13/2025

NEW PRIMARY UNITS & ADU S
1735 LIBERTY ST
EL CERRITO, CA

DRAINAGE & STORMWATER CONTROL PLAN

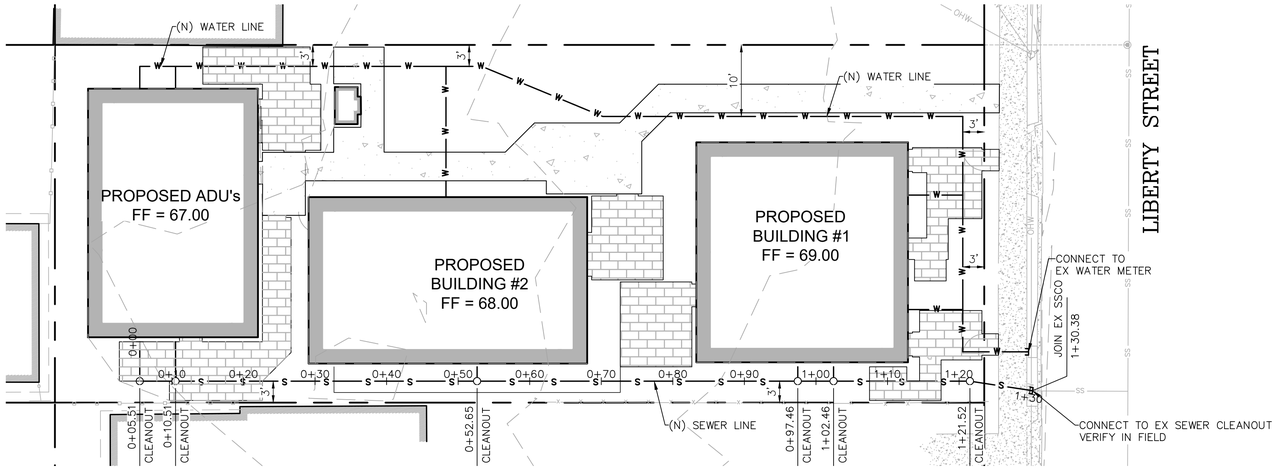
DESIGNED BY:	HH
DRAWN BY:	DW
SURVEYED BY:	PL
CHECKED BY:	AP

sheet C3

job number 2421

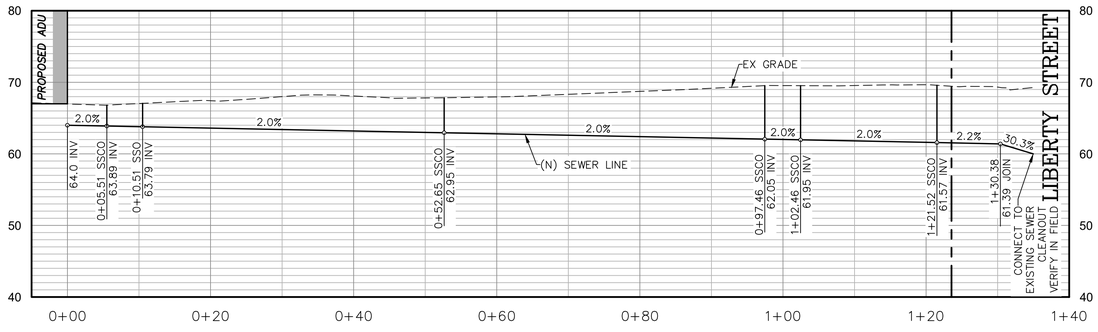
LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND POTABLE WATER LINE
- PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE



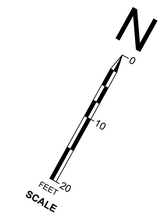
UTILITY PLAN

SCALE: 1" = 10'



SEWER PROFILE

SCALE: 1" = 10'



GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
   - 9.1. UTILITY TRENCH BACKFILL SHALL BE CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
10. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERAL (PSL):
    - 10.1. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE CITY MAIN SHALL COMPLY WITH CITY STANDARDS.
    - 10.2. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY IMPEDE OR OBSTRUCT THE FLOW.
    - 10.3. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION BY WASTE OR INFILTRATION BY GROUND WATER OR STORM WATER.
    - 10.4. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR OFFSETS.
    - 10.5. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
    - 10.6. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
    - 10.7. IN CONJUNCTION WITH A PSL SERVING A STRUCTURE IN WHICH THERE ARE PLUMBING FIXTURES AT AN ELEVATION TOO LOW TO PERMIT DRAINAGE BY GRAVITY FROMTHE FIXTURES TO THE SEWER MAIN, THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN A PUMP OR OTHER APPROPRIATE DEVICE OR DEVICES TO LIFT THE CONTENTS OF THE PSL TO THE CITY'S SANITARY SEWER SYSTEM. SUCH DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UNIFORM BUILDING AND PLUMBING CODES AND ALL APPLICABLE PROVISIONS OF THE CITY MUNICIPAL CODE, AND SHALL BE SUBJECT TO TESTING, REPAIR AND REPLACEMENT UNDER THE PROVISIONS OF THE CITY.
    - 10.8. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL PLUMBING THAT CONNECTS THERETO.

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 8/13/2025

NEW PRIMARY UNITS & ADU S
1735 LIBERTY ST
EL CERRITO, CA

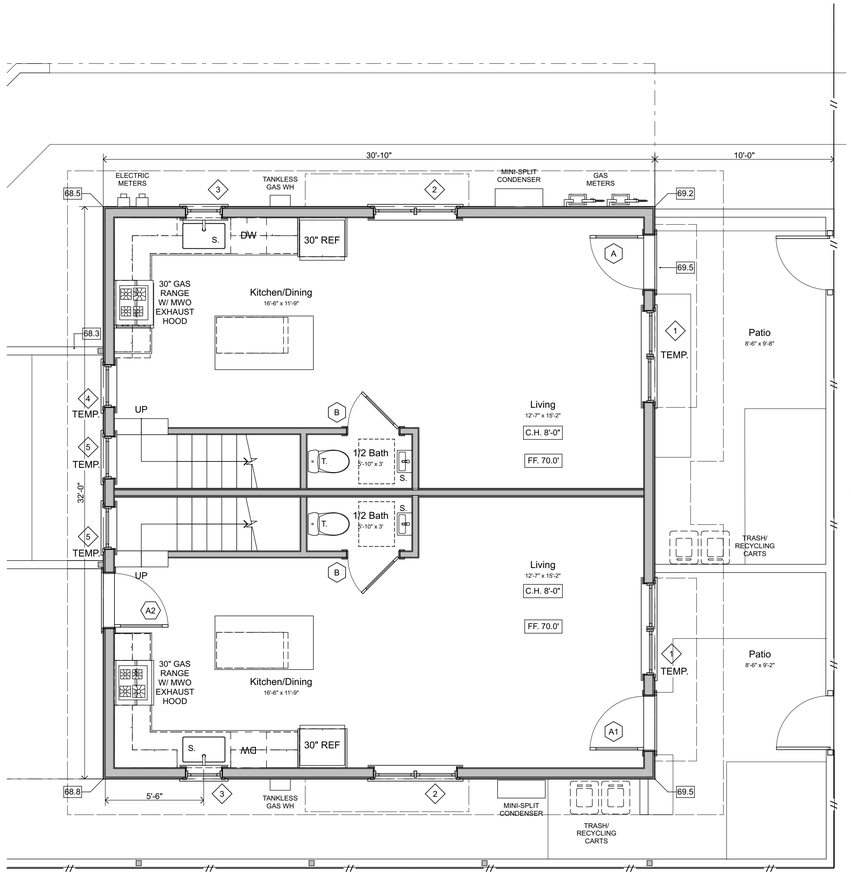
UTILITY PLAN

DESIGNED BY:	HH
DRAWN BY:	DW
SURVEYED BY:	PL
CHECKED BY:	AP

sheet C4

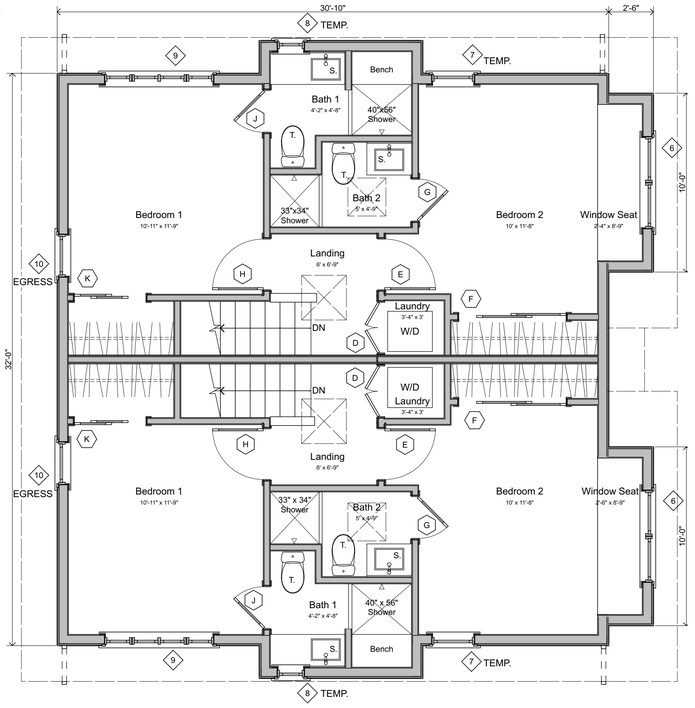
job number 2421

SAVE DATE: 8/13/2025 ~ PLOT DATE: 8/13/2025 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXlqYmc_Upright__PROJECTS_COMPLETED\1735 Liberty St\CAD\1735 Liberty St - Grading Plan.dwg



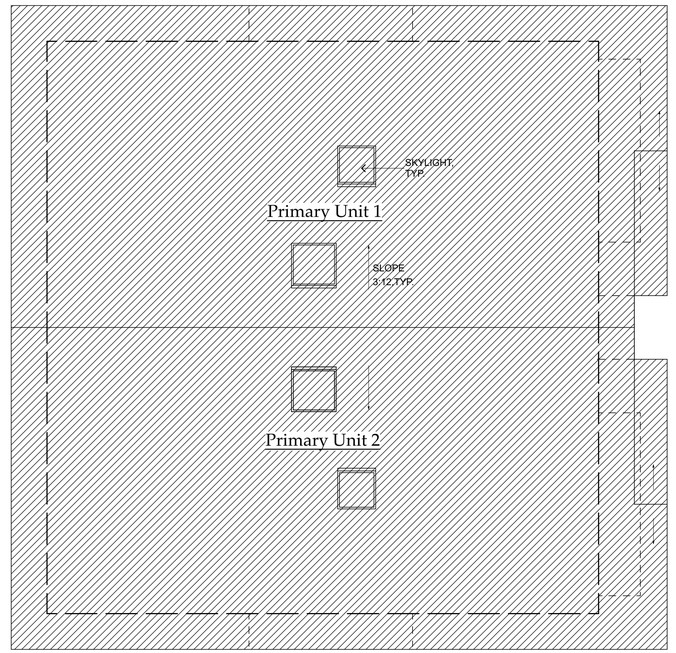
Proposed • Primary Unit 1 & 2 Main Floor Plans

SCALE: 1/4" = 1'-0"



Proposed • Primary Unit 1 & 2 Upper Floor Plans

SCALE: 1/4" = 1'-0"



Proposed • Primary Unit 1 & 2 Roof Plan

SCALE: 1/4" = 1'-0"

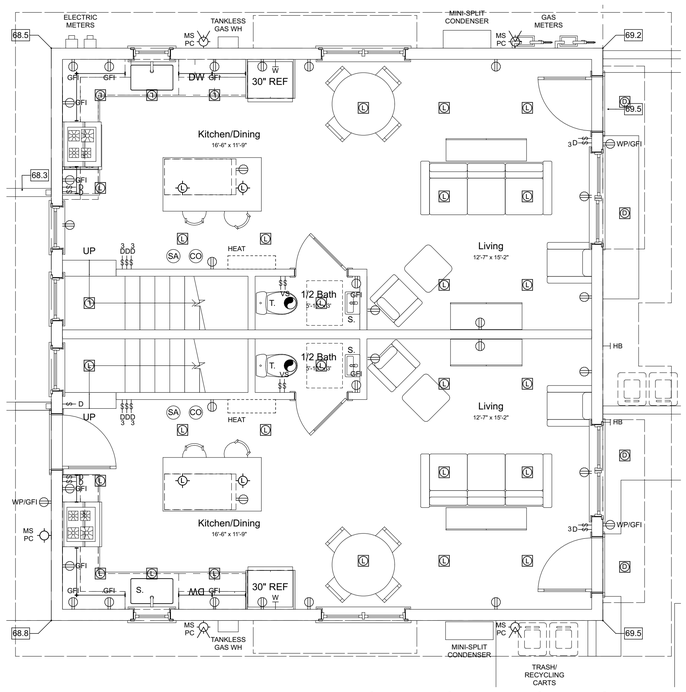
8' 4' 2' 0

TRUE NORTH

REF. NORTH

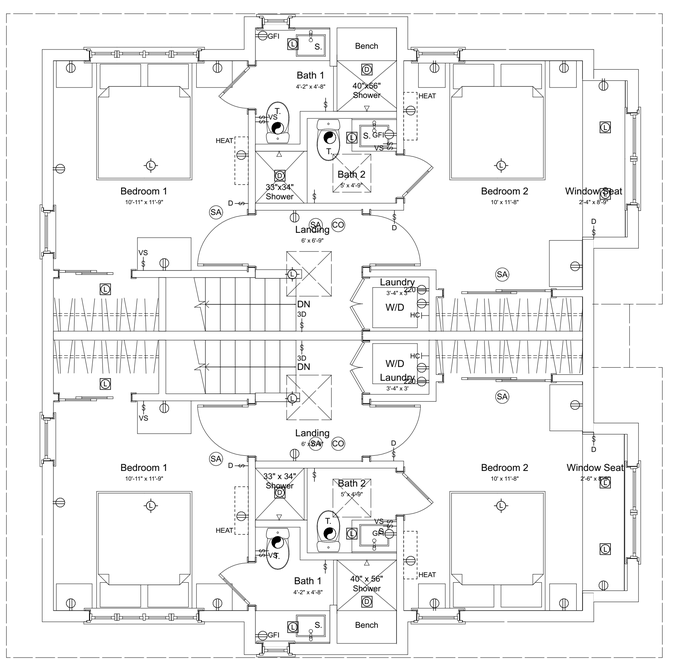
Legend

- NEW (N) WALLS
- EXISTING (E) WALLS TO REMAIN
- EXISTING (E) WALLS, REMOVED
- LINE ABOVE
- LINE BELOW OR BEYOND
- SECTION CUT
- DOOR KEY
- WINDOW KEY
- CO — CARBON MONOXIDE DETECTOR
- SA — SMOKE ALARM
- LED CEILING LIGHT
- LED WALL SCONCE
- LED RECESSED LIGHT
- DAMP LOCATION RECESSED LIGHT
- LED WALL WASHER
- LED STRIP LIGHT
- MS PC — EXTERIOR WALL SCONCE W/ MOTION SENSOR & PHOTOCELL
- MS PC — EXTERIOR FLOOD W/ MOTION SENSOR & PHOTOCELL
- LED WALL LIGHT
- FAN OR FAN/LIGHT W/ TIMER
- SWITCH
- VS — SWITCH W/ VACANCY SENSOR
- 3 — 3-WAY SWITCH
- D — DIMMER SWITCH
- AIR SWITCH FOR DISPOSAL
- DUPLEX OUTLET
- GFI — DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- WP/GFI — WATERPROOF DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- 220 — 220V OUTLET
- TEL/DATA — TELEPHONE & DATA
- TV — TELEVISION
- G — NATURAL GAS
- HC — HOT/COLD WATER
- HB — HOSE BIBB
- W — WATER SUPPLY
- FLOOR REGISTER
- CEILING REGISTER
- WALL / TOESPACE REG.



Primary Unit 1 & 2 • Electrical Main Floor Plans

SCALE: 1/4" = 1'-0"



Primary Unit 1 & 2 • Electrical Upper Floor Plans

SCALE: 1/4" = 1'-0"

Issued For: Design Review

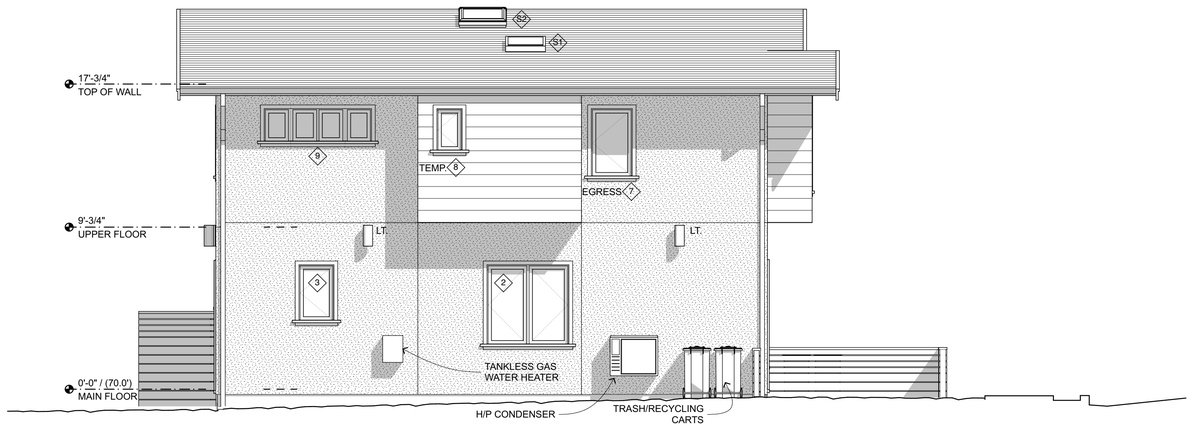
job address	date
New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	29 April 2025
	drawn by Lt

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California 94618-1415 fax: 654-3424

drawing title	sheet
Proposed • Primary Unit 1 & 2 Plans	3
	job number 2421

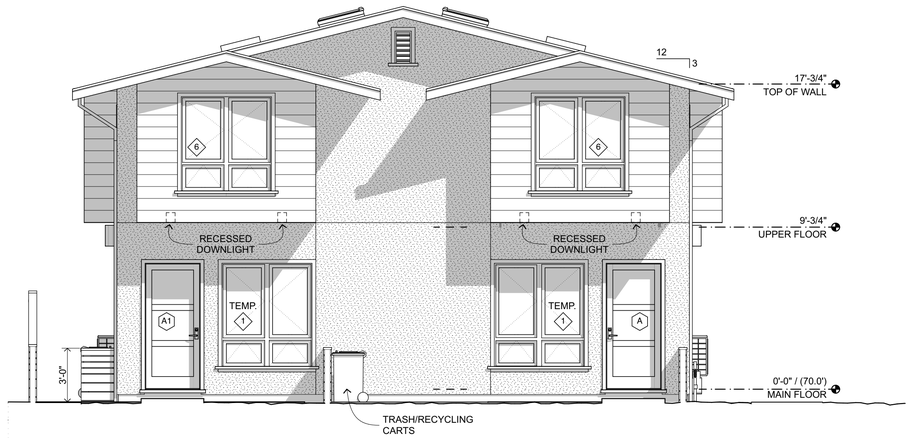
If the bar below measures one inch drawing is to scale

0 1"



Primary Unit 1 & 2 • South (Left) Elevation

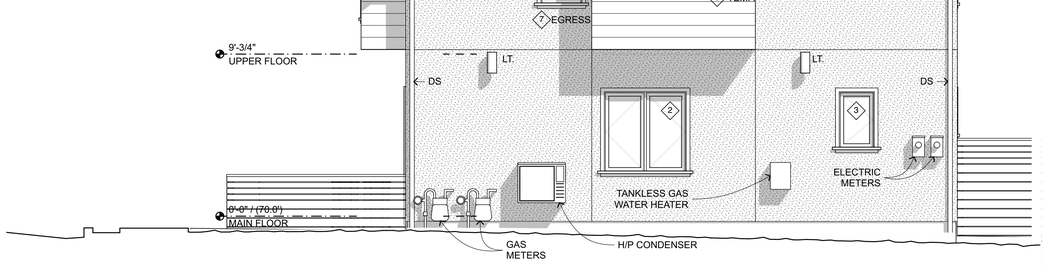
SCALE: 1/4" = 1'-0"



Primary Unit 1 & 2 • East (Liberty St.) Elevation

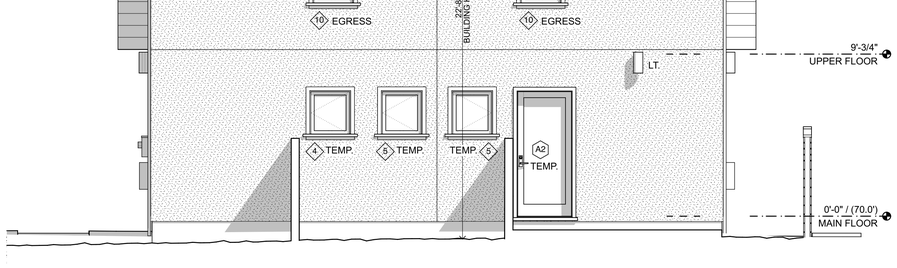
SCALE: 1/4" = 1'-0"

8' 4' 2' 0



Primary Unit 1 & 2 • North (Rigth) Elevation

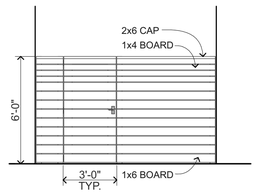
SCALE: 1/4" = 1'-0"



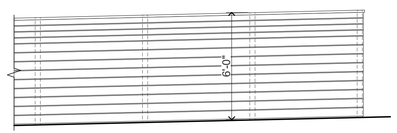
Primary Unit 1 & 2 • West (Rear) Elevation

SCALE: 1/4" = 1'-0"

Street Elevation



Typical Privacy Fence & Gate



Typical Side Yard Fence

Fence Elevation

SCALE: 1/4" = 1'-0"

Typical Proposed Exterior Materials

- CLASS 'A', COMPOSITION SHINGLE ROOF
- GSM PAINTED GUTTERS AND DOWNSPOUTS
- PAINTED 7/8" 3-COAT CEMENT PLASTER
- PAINTED HORIZONTAL WOOD SIDING
- DOUBLE GLAZED, FIBERGLASS WINDOWS AND DOORS W/ SIMULATED DIVIDED LITES
- PAINTED WOOD EAVES, BARGE BOARDS AND TRIMS

Issued For: Design Review

job address	date
New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	29 April 2025
	drawn by: Lt

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title	sheet
Proposed • Primary Unit 1 & 2 Elevations	4
	job number: 2421

If the bar below measures one inch drawing is to scale
0 1"

Window Schedule

Primary Unit 1
12/11/2024

△	MARVIN ESSENTIAL MODEL #	TYPE	SEE EXT. ELEVS. FOR LITES (WxH)	FINISH	REMARKS FIN. HEAD HT. 6'-8" U.N.O.
1	ESCA 2646 - 2W OVER ESAWN 2616 - 2W **TEMPERED**	CASEMENTS OVER AWNINGS	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
2	ESCA 2646 - 2W	CASEMENTS	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
3	ESCA 2030	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
4	ESCA 2626 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
5	ESCA 2626 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
6	ESCA 2640 - 2W OVER ESAWN 2616 - 2W **TEMPERED**	CASEMENTS OVER AWNINGS	1x1	FIBERGLASS EXTERIOR & INTERIOR	
7	ESCA 2640 E **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	EGRESS
8	ESCA 1626 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	
9	ESAWN 1624 - 4W	AWNINGS	1x1	FIBERGLASS EXTERIOR & INTERIOR	
10	ESCA 2640 E **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	EGRESS
S1	VELUX C01	SKYLIGHT DECK MOUNT	1x1	STANDARD DARK ANNODIZED ALUMINUM	COMFORT PLUS II (TEMPERED OVER LAMINATED LOW E3 W/ I-89 COATING, ARGON FILLED, INSULATED GLASS
S2	VELUX M02	SKYLIGHT DECK MOUNT	1x1	STANDARD DARK ANNODIZED ALUMINUM	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WINDOW UNIT FEATURES

MANUFACTURER:	Windows to be manufactured by Marvin Windows, Inc. "Essential" line.
MATERIALS:	All members shall be made from pultruded fiberglass inside and outside.
EXTERIOR FINISH:	Fiberglass; color TBD.
INTERIOR FINISH:	Fiberglass; color TBD.
GLAZING & DIVIDED LITES:	Clear, insulating glass, Low e^{2} - 272 w/ Argon, Tempered Glass per Window Schedule.
HARDWARE & COLOR:	Casement - Folding handle and/or Push Out handle, Finish color TBD.
EXTERIOR CASING:	Wood casing and sills.
INSECT SCREEN:	Confirm with owner.
REFERENCE STANDARDS:	National Wood Window & Door Association (NWWDA) Standards, Current Edition.
ROUGH OPENING:	Contractor to verify the thickness of flashings, sill pans, shim spaces, and Mfr.'s rough opening call-out, in order to determine rough opening framing dimensions.
INSTALLATION:	Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Install per Manufacturer's instructions.
	Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with. Install window sill pan flashing with 1/4" minimum upturn at back and reinforced corners.
	Typically install sill flashing first, jamb flashing next then head flashing followed by shingled buidling paper, (installed from the bottom up). Be sure that the building paper tucks under the sill strip flashing with the next course of building peper over the jamb strip flashings. Assembly shall insure that all exterior opeings exposed to the weather shall be flashed in such a manner as to make them waterproof (UBC, Sec. 1707(b)).
	See detail drawings.

TEMPERED AND EGRESS LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

Door Schedule

Primary Unit 1
12/11/2024

⬡	W x H x THICKNESS	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
A	3'-0" x 7'-0" x 1 3/4"	SOLID CORE 3-PANEL	WOOD	STAINED WOOD	ENTRY LOCKSET/ DEAD BOLT	WEATHERSTRIP
B	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
C	PAIR 1'-6" x 6'-8" x 1 3/8"	FULL LOUVERS	WOOD	PAINT	DUMMY KNOBS & ROLLER CATCH	
D	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
E	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
F	PAIR 2'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS	WOOD	PAINT	FLUSH PULLS	
G	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
H	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
J	PAIR 3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS	WOOD	PAINT	FLUSH PULLS	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WOOD DOORS & FINISH HARDWARE NOTES

1	**REFERENCE STANDARDS:**	National Woodwork Manufacturers Association (NWMA) "I.S.1 - 78" Woodwork Institute of California (W.I.C) "Manual of Millwork" and Underwrites Laboratories (U.L.) "Building Materials Directory"
2	**MATERIALS:**	All Members shall be made from clear kiln dried wood (moisture content less than 12%). Factory primed exterior, primed for paint at interior where noted, otherwise clear finish wood. See finish schedule for interior finish.
3	**WEATHER-STRIPPING:**	Weather stripping by Pemko, or approved equal. S88 at jambs and head. Outswing door threshold to be Pemko 159DV with 326D sill nose and with D67 door hook. 346D door top.
4	**FLASHING:**	Install per manufacturer's instructions.
	SILL PAN:	All exterior doors to have sill pan of prefabricated 24GA G.S.M. or 16oz copper, riveted and soldered 100% watertight. Refer to specifications and detail drawings.
	ROUGH OPENING:	Self-adhering, butyl-based flashing or flashing per manufacturer's instructions at rough opening all around. Use sealant compatible with ALL materials it comes in contact with.
5	**OPERATION:**	Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".
6	**HARDWARE:**	Match main house. Key all exterior doors alike. Finish to be selected by owner. Pocket Door Track: Johnson #1500-PPK3 track kit.

Window Schedule

Primary Unit 2
12/11/2024

△	MARVIN ESSENTIAL MODEL #	TYPE	SEE EXT. ELEVS. FOR LITES (WxH)	FINISH	REMARKS FIN. HEAD HT. 6'-8" U.N.O.
1	ESCA 2646 - 2W OVER ESAWN 2616 - 2W **TEMPERED**	CASEMENTS OVER AWNINGS	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
2	ESCA 2646 - 2W	CASEMENTS	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
3	ESCA 2030	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
4	NOT USED				
5	ESCA 2626 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	FIN. HEAD HT. 7'-0"
6	ESCA 2640 - 2W OVER ESAWN 2616 - 2W **TEMPERED**	CASEMENTS OVER AWNINGS	1x1	FIBERGLASS EXTERIOR & INTERIOR	
7	ESCA 2640 E **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	EGRESS
8	ESCA 1626 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	
9	ESAWN 1624 - 4W	AWNINGS	1x1	FIBERGLASS EXTERIOR & INTERIOR	
10	ESCA 2640 E **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR & INTERIOR	EGRESS
S1	VELUX C01	SKYLIGHT DECK MOUNT	1x1	STANDARD DARK ANNODIZED ALUMINUM	COMFORT PLUS II (TEMPERED OVER LAMINATED LOW E3 W/ I-89 COATING, ARGON FILLED, INSULATED GLASS
S2	VELUX M02	SKYLIGHT DECK MOUNT	1x1	STANDARD DARK ANNODIZED ALUMINUM	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WINDOW UNIT FEATURES

MANUFACTURER:	Windows to be manufactured by Marvin Windows, Inc. "Essential" line.
MATERIALS:	All members shall be made from pultruded fiberglass inside and outside.
EXTERIOR FINISH:	Fiberglass; color TBD.
INTERIOR FINISH:	Fiberglass; color TBD.
GLAZING & DIVIDED LITES:	Clear, insulating glass, Low e^{2} - 272 w/ Argon, Tempered Glass per Window Schedule.
HARDWARE & COLOR:	Casement - Folding handle and/or Push Out handle, Finish color TBD.
EXTERIOR CASING:	Wood casing and sills.
INSECT SCREEN:	Confirm with owner.
REFERENCE STANDARDS:	National Wood Window & Door Association (NWWDA) Standards, Current Edition.
ROUGH OPENING:	Contractor to verify the thickness of flashings, sill pans, shim spaces, and Mfr.'s rough opening call-out, in order to determine rough opening framing dimensions.
INSTALLATION:	Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Install per Manufacturer's instructions.
	Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with. Install window sill pan flashing with 1/4" minimum upturn at back and reinforced corners.
	Typically install sill flashing first, jamb flashing next then head flashing followed by shingled buidling paper, (installed from the bottom up). Be sure that the building paper tucks under the sill strip flashing with the next course of building peper over the jamb strip flashings. Assembly shall insure that all exterior opeings exposed to the weather shall be flashed in such a manner as to make them waterproof (UBC, Sec. 1707(b)).
	See detail drawings.

TEMPERED AND EGRESS LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

Door Schedule

Primary Unit 2
06/17/2025

⬡	W x H x THICKNESS	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
A1	3'-0" x 7'-0" x 1 3/4"	SOLID CORE 3-PANEL	WOOD	STAINED WOOD	ENTRY LOCKSET/ DEAD BOLT	WEATHERSTRIP
A2	3'-0" x 7'-0" x 1 3/4"	SINGLE LITE FRENCH DOOR	WOOD	STAINED WOOD	ENTRY LOCKSET/ DEAD BOLT	WEATHERSTRIP
B	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
C	PAIR 1'-6" x 6'-8" x 1 3/8"	FULL LOUVERS	WOOD	PAINT	DUMMY KNOBS & ROLLER CATCH	
D	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
E	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
F	PAIR 2'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS	WOOD	PAINT	FLUSH PULLS	
G	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
H	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
J	PAIR 3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS	WOOD	PAINT	FLUSH PULLS	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WOOD DOORS & FINISH HARDWARE NOTES

1	**REFERENCE STANDARDS:**	National Woodwork Manufacturers Association (NWMA) "I.S.1 - 78" Woodwork Institute of California (W.I.C) "Manual of Millwork" and Underwrites Laboratories (U.L.) "Building Materials Directory"
2	**MATERIALS:**	All Members shall be made from clear kiln dried wood (moisture content less than 12%). Factory primed exterior, primed for paint at interior where noted, otherwise clear finish wood. See finish schedule for interior finish.
3	**WEATHER-STRIPPING:**	Weather stripping by Pemko, or approved equal. S88 at jambs and head. Outswing door threshold to be Pemko 159DV with 326D sill nose and with D67 door hook. 346D door top.
4	**FLASHING:**	Install per manufacturer's instructions.
	SILL PAN:	All exterior doors to have sill pan of prefabricated 24GA G.S.M. or 16oz copper, riveted and soldered 100% watertight. Refer to specifications and detail drawings.
	ROUGH OPENING:	Self-adhering, butyl-based flashing or flashing per manufacturer's instructions at rough opening all around. Use sealant compatible with ALL materials it comes in contact with.
5	**OPERATION:**	Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".
6	**HARDWARE:**	Match main house. Key all exterior doors alike. Finish to be selected by owner. Pocket Door Track: Johnson #1500-PPK3 track kit.

Issued For: Design Review

job address
New Housing Project
Ali Heydari & Firozeh Asgari
1735 Liberty Street
El Cerrito, California 94530

date
29 April 2025

drawn by
Lt

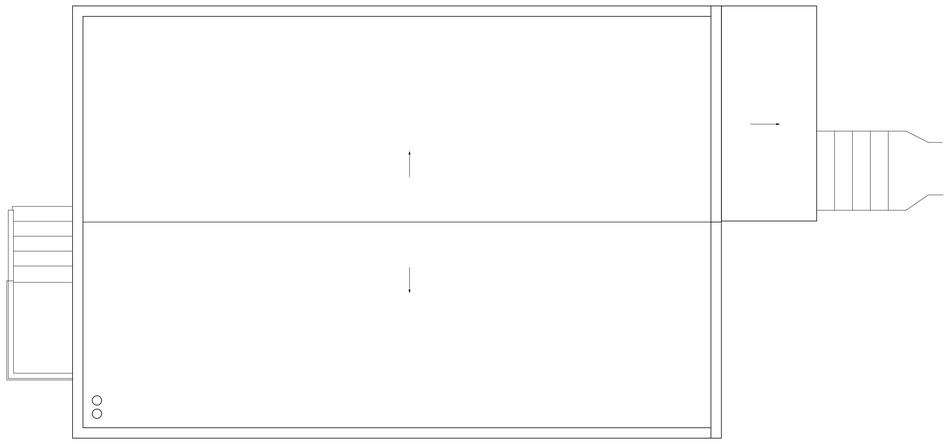
Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title
Proposed • Primary Unit 1 & 2 Schedules

sheet
5

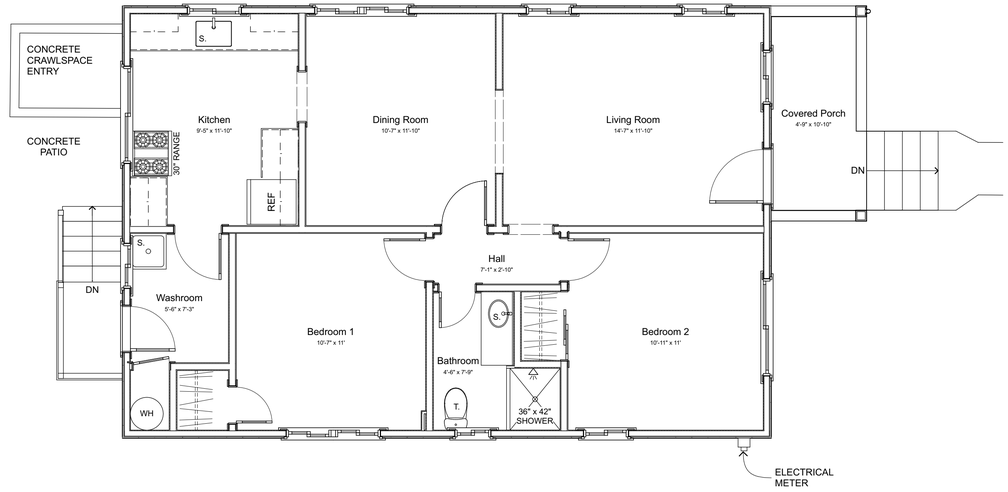
job number
2421

If the bar below measures one inch drawing is to scale
0 1"



Existing • Roof Plan

SCALE: 1/4" = 1'-0"



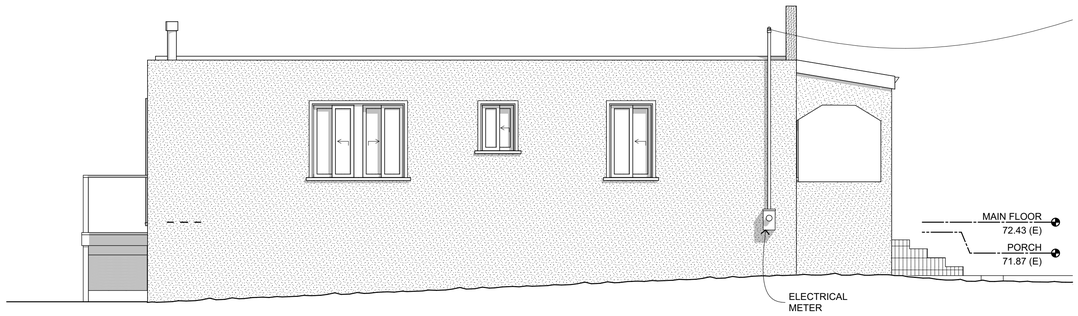
Existing • Main Floor Plan

SCALE: 1/4" = 1'-0"

8' 4' 2' 0

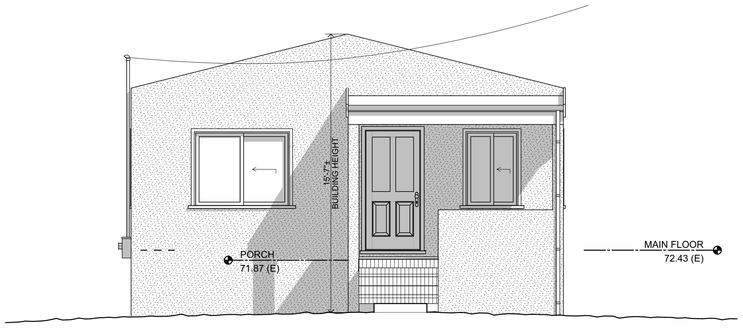
TRUE NORTH

REF. NORTH



Existing • South (Left) Elevation

SCALE: 1/4" = 1'-0"

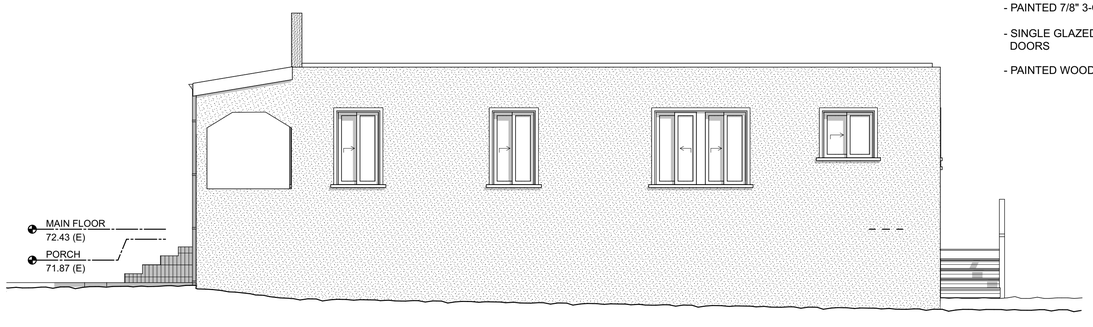


Existing • East (Front) Elevation

SCALE: 1/4" = 1'-0"

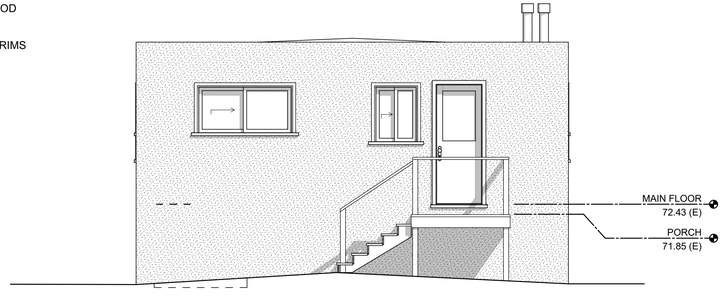
Typical Existing Exterior Materials

- TAR AND GRAVEL ROOF
- GSM PAINTED GUTTERS AND DOWNSPOUTS
- PAINTED 7/8" 3-COAT CEMENT PLASTER
- SINGLE GLAZED ALUMINUM WINDOWS AND WOOD DOORS
- PAINTED WOOD EAVES, BARGE BOARDS AND TRIMS



Existing • North (Right) Elevation

SCALE: 1/4" = 1'-0"



Existing • West (Rear) Elevation

SCALE: 1/4" = 1'-0"

Issued For: Design Review

job address
New Housing Project
Ali Heydari & Firozeh Asgari
1735 Liberty Street
El Cerrito, California 94530

date
29 April 2025

drawn by
Lt

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

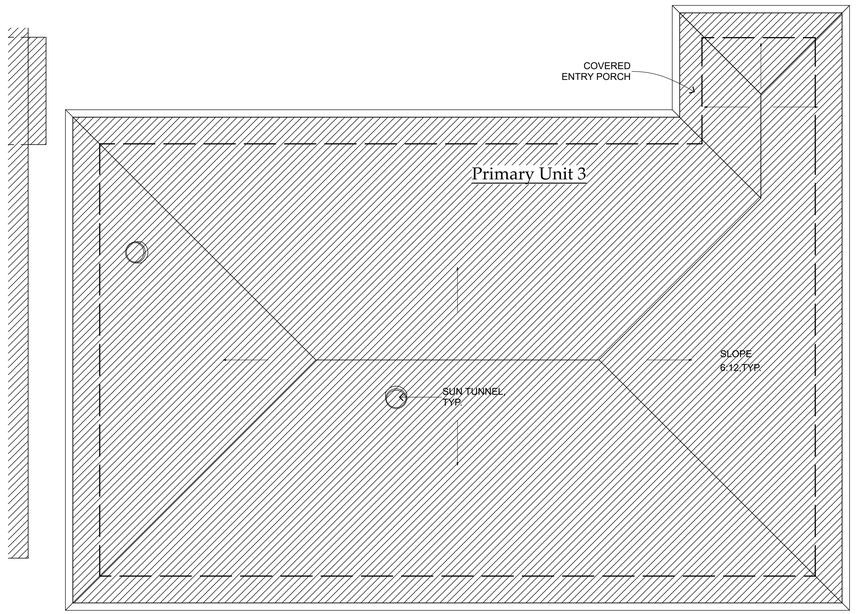
drawing title
Existing • Primary Unit 3
Plans & Elevations

sheet
6

job number
2421

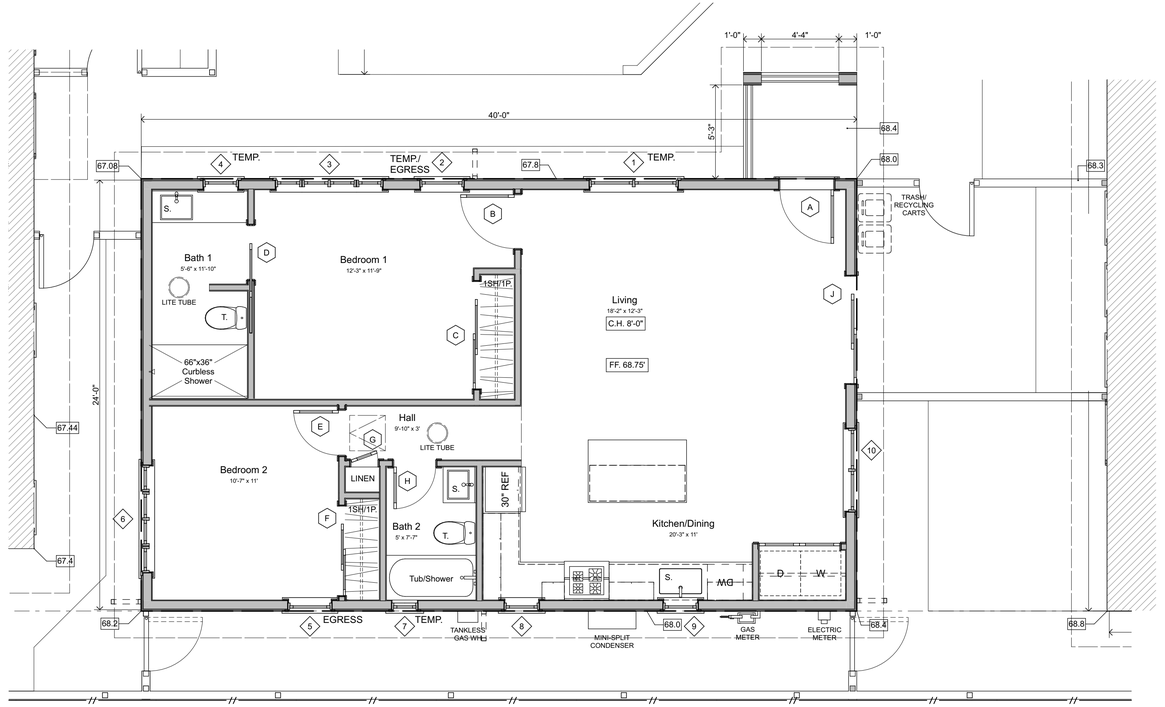
If the bar below measures one inch drawing is to scale

0 1"



Proposed Primary Unit 3 • Roof Plan

SCALE: 1/4" = 1'-0"



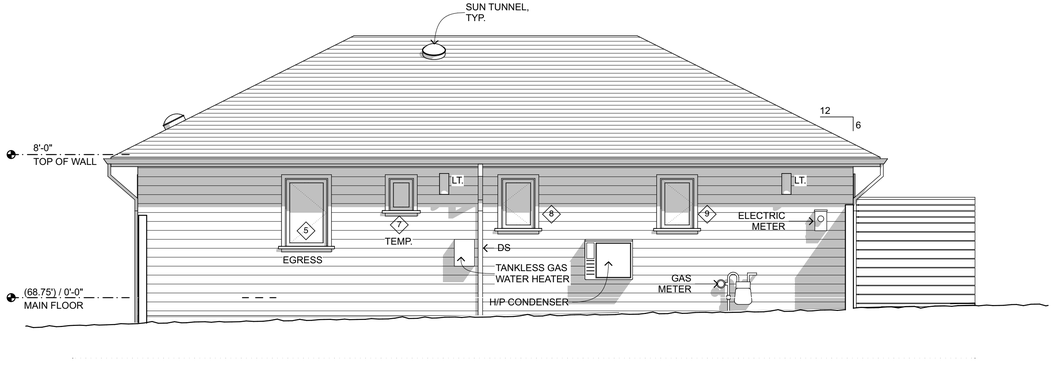
Proposed Primary Unit 3 • Floor Plan

SCALE: 1/4" = 1'-0"

TRUE NORTH

REF. NORTH

8' 4' 2' 0

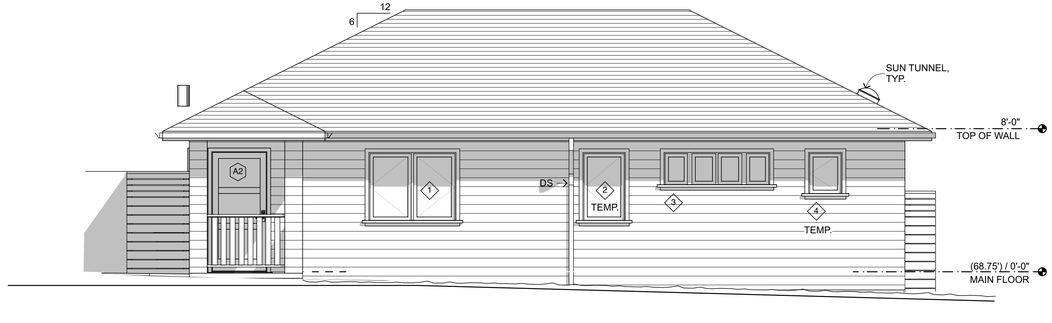


Proposed Primary Unit 3 • South (Left) Elevation

SCALE: 1/4" = 1'-0"

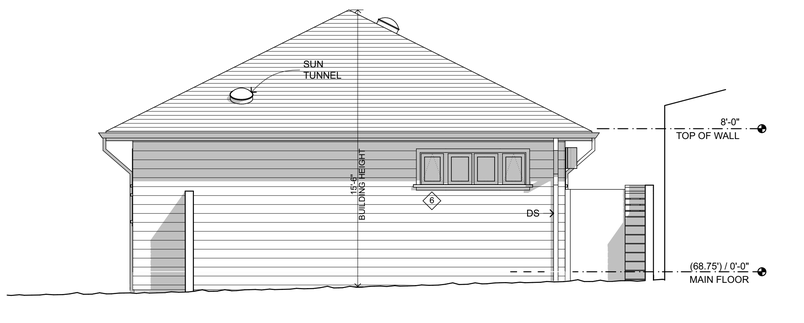
Proposed Primary Unit 3 • East (Front) Elevation

SCALE: 1/4" = 1'-0"



Proposed Primary Unit 3 • North (Right) Elevation

SCALE: 1/4" = 1'-0"



Proposed Primary Unit 3 • West (Rear) Elevation

SCALE: 1/4" = 1'-0"

Legend

- NEW (N) WALLS
- EXISTING (E) WALLS TO REMAIN
- EXISTING (E) WALLS, REMOVED
- LINE ABOVE
- LINE BELOW OR BEYOND
- A/4 SECTION CUT
- A DOOR KEY
- 1 WINDOW KEY

Typical Proposed Exterior Materials

- CLASS 'A', COMPOSITION SHINGLE ROOF
- GSM PAINTED GUTTERS AND DOWNSPOUTS
- PAINTED HORIZONTAL WOOD SIDING
- DOUBLE GLAZED, FIBERGLASS WINDOWS AND DOORS W/ SIMULATED DIVIDED LITES
- PAINTED WOOD EAVES, BARGE BOARDS AND TRIMS

Issued For: Design Review

job address	date
New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	29 April 2025
	drawn by: Lt

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title	sheet
Proposed • Primary Unit 3 Plans & Elevations	7
	job number: 2421

If the bar below measures one inch drawing is to scale

0 1"

Window Schedule

Primary Unit 3
06/17/2025

	MARVIN ESSENTIAL MODEL #	TYPE	SEE EXT. ELEVS. FOR LITES (WxH)	FINISH	REMARKS FIN. HEAD HT. 6'-8" U.N.O.
1	ESCA 2640 - 2W **TEMPERED**	CASEMENTS	1x1	FIBERGLASS EXTERIOR/ INTERIOR	RIGHT UNIT TEMPERED
2	ESCA 2640 - E **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	EGRESS
3	ESAWN 1624 - 4W	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	
4	ESAWN 2026	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	OBSCURE GLAZING
5	ESCA 2640 - E	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	EGRESS
6	ESCA 1620 - 4W	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	
7	ESCA 1620 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	
8	ESAWN 2036	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	
9	ESAWN 2036	CASEMENT	1x1	FIBERGLASS EXTERIOR/ INTERIOR	
10	ESCA 2626 - 2W **TEMPERED**	CASEMENTS	1x1	FIBERGLASS EXTERIOR/ INTERIOR	
S1	VELUX SUN TUNNEL 14"				
S2	VELUX SUN TUNNEL 14"				

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WINDOW UNIT FEATURES

	MANUFACTURER:	Windows to be manufactured by Marvin Windows, Inc. "Essential" line.
	MATERIALS:	All members shall be made from pultruded fiberglass inside and outside.
	INTERIOR FINISH:	Fiberglass; color TBD.
	GLAZING & DIVIDED LITES:	Clear, insulating glass, Low e2- 272 w/ Argon, Tempered Glass per Window Schedule.
	HARDWARE & COLOR:	Casement - Folding handle and/or Push Out handle, Finish color TBD.
	EXTERIOR CASING:	Wood casing and sills.
	INSECT SCREEN:	Confirm with owner.
	REFERENCE STANDARDS:	National Wood Window & Door Association (NWWDA) Standards, Current Edition.
	ROUGH OPENING:	Contractor to verify the thickness of flashings, sill pans, shim spaces, and Mfr.'s rough opening call-out, in order to determine rough opening framing dimensions.
	INSTALLATION:	Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
	FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Install per Manufacturer's instructions.
		Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with. Install window sill pan flashing with 1/4" minimum upturn at back and reinforced corners.
		Typically install sill flashing first, jamb flashing next then head flashing followed by shingled buidling paper, (installed from the bottom up). Be sure that the building paper tucks under the sill strip flashing with the next course of building peper over the jamb strip flashings. Assembly shall insure that all exterior opeings exposed to the weather shall be flashed in such a manner as to make them waterproof (UBC, Sec. 1707(b)).
		See detail drawings.

TEMPERED AND EGRESS LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

Door Schedule

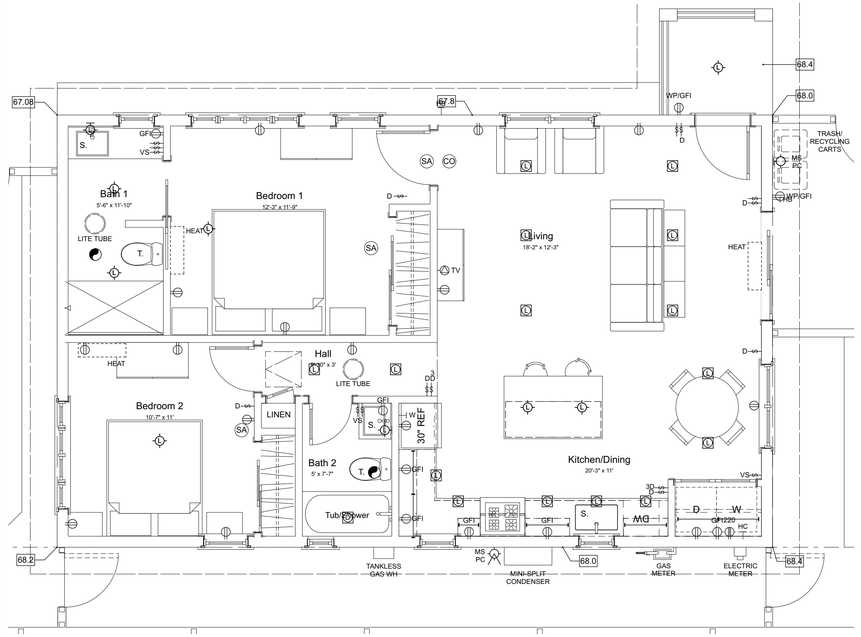
Primary Unit 3
12/11/2024

	W x H x THICKNESS	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
A	3'-0" x 6'-8" x 1 3/4"	SOLID CORE 3-PANEL	WOOD	PAINTED	ENTRY LOCKSET / DEADBOLT	LEVER / WEATHERSTRIP
B	3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	LEVER
C	PAIR 3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS DOORS	WOOD	PAINT	FLUSH PULLS	
D	3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL POCKET DOOR	WOOD	PAINT	END & FLUSH PULLS	
E	2'-8" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	LEVER
F	PAIR 2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS	WOOD	PAINT	FLUSH PULLS	
G	1'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PASSAGE	LEVER
H	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
J	6'-0" x 6'-8" x 1 3/4" **TEMPERED**	MARVIN SLIDER	FIBER GLASS	MFR	ENTRY LOCKSET	TEMPERED/ WEATHERSTRIP MARVIN "ESSENTIAL"
K	PAIR 2'-2" x 6'-8" x 1 3/8"	FULL LOUVERS	WOOD	PAINT	DUMMY KNOBS & ROLLER CATCH	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WOOD DOORS & FINISH HARDWARE NOTES

1	**REFERENCE STANDARDS:**	National Woodwork Manufacturers Association (NWMA) "I.S.I - 78" Woodwork Institute of California (W.I.C) "Manual of Millwork" and Underwrites Laboratories (U.L.) "Building Materials Directory"
2	**MATERIALS:**	All Members shall be made from clear kiln dried wood (moisture content less than 12%). Factory primed exterior, primed for paint at interior where noted, otherwise clear finish wood. See finish schedule for interior finish.
3	**WEATHER-STRIPPING:**	Weather stripping by Pemko, or approved equal. S88 at jambs and head. Outswing door threshold to be Pemko 159DV with 326D sill nose and with D67 door hook. 346D door top.
4	**FLASHING:**	Install per manufacturer's instructions.
	SILL PAN:	All exterior doors to have sill pan of prefabricated 24GA G.S.M. or 16oz copper, riveted and soldered 100% watertight. Refer to specifications and detail drawings.
	ROUGH OPENING:	Self-adhering, butyl-based flashing or flashing per manufacturer's instructions at rough opening all around. Use sealant compatible with ALL materials it comes in contact with.
5	**OPERATION:**	Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".
6	**HARDWARE:**	Match main house. Key all exterior doors alike. Finish to be selected by owner. Pocket Door Track: Johnson #1500-PPK3 track kit.



Primary Unit 3 • Electrical Plan

SCALE: 1/4" = 1'-0"

8' 4' 2' 0

TRUE NORTH

REF. NORTH

Legend

- NEW (N) WALLS
- EXISTING (E) WALLS TO REMAIN
- EXISTING (E) WALLS, REMOVED
- LINE ABOVE
- LINE BELOW OR BEYOND
- A/4 SECTION CUT
- A DOOR KEY
- 1 WINDOW KEY
- CO CARBON MONOXIDE DETECTOR
- SA SMOKE ALARM
- LED CEILING LIGHT
- LED WALL SCONCE
- L LED RECESSED LIGHT
- D DAMP LOCATION RECESSED LIGHT
- LED WALL WASHER
- LED STRIP LIGHT
- MS/PC EXTERIOR WALL SCONCE W/ MOTION SENSOR & PHOTOCELL
- MS/PC EXTERIOR FLOOD W/ MOTION SENSOR & PHOTOCELL
- LED WALL LIGHT
- FAN OR FAN/LIGHT W/ TIMER
- SWITCH
- VS SWITCH W/ VACANCY SENSOR
- 3 3-WAY SWITCH
- D DIMMER SWITCH
- AIR SWITCH FOR DISPOSAL
- DUPLEX OUTLET
- GFI DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- WP/GFI WATERPROOF DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- 220 220V OUTLET
- TEL/DATA TELEPHONE & DATA
- TV TELEVISION
- G NATURAL GAS
- HC HOT/COLD WATER
- HB HOSE BIBB
- W WATER SUPPLY
- FLOOR REGISTER
- CEILING REGISTER
- WALL / TOESPACE REG.

Issued For: Design Review

job address
New Housing Project
Ali Heydari & Firozeh Asgari
1735 Liberty Street
El Cerrito, California 94530

date: 29 April 2025

drawn by: Lt

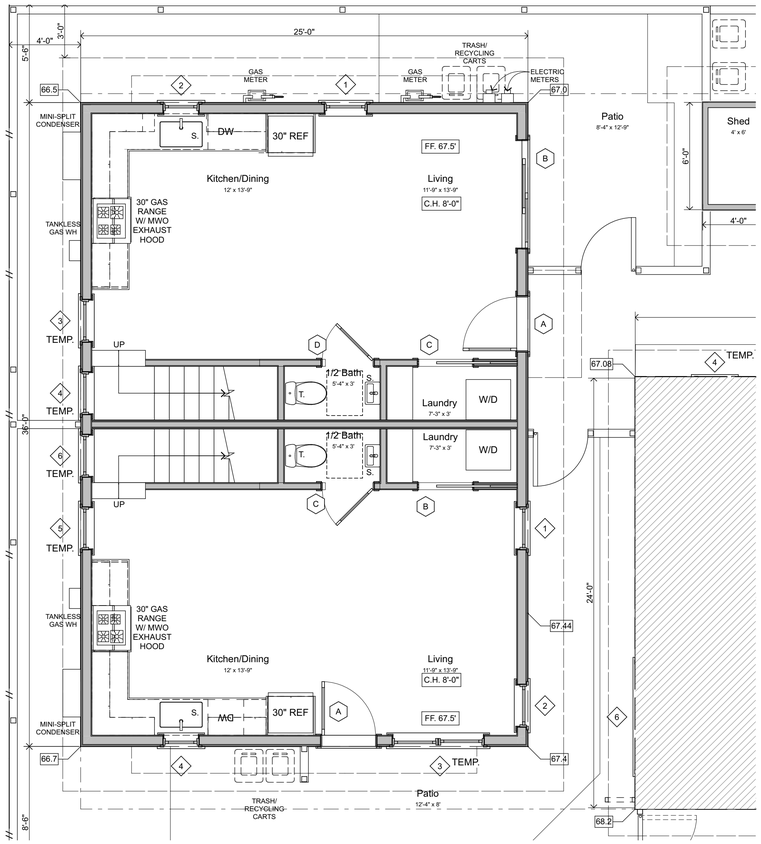
Jarvis architects
5278 College Avenue Oakland, California 94618-1415
(510) 654-6755
fax: 654-3424

drawing title
Proposed • Primary Unit 3 Schedules

sheet: 8

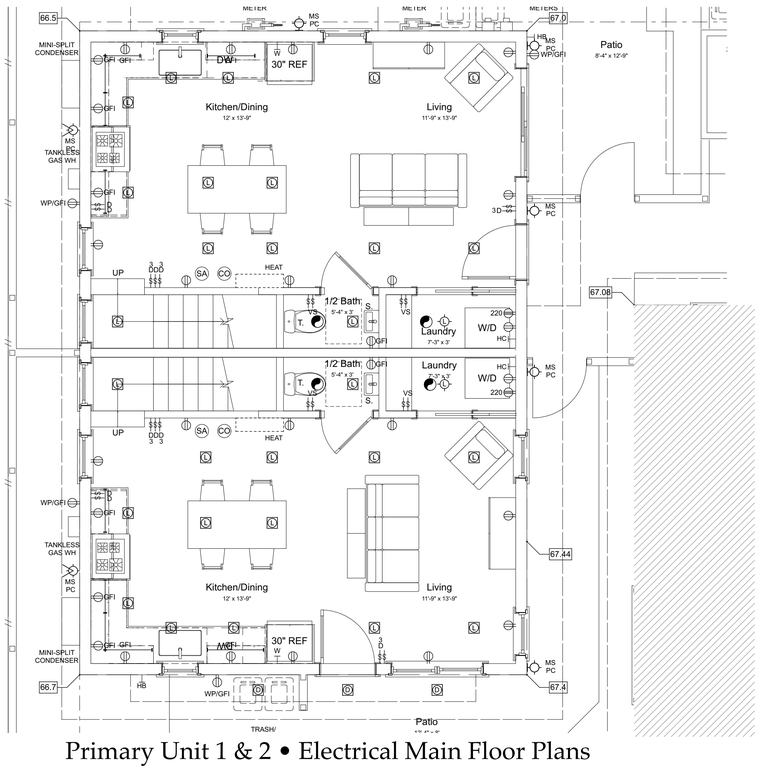
job number: 2421

If the bar below measures one inch drawing is to scale
0 1"



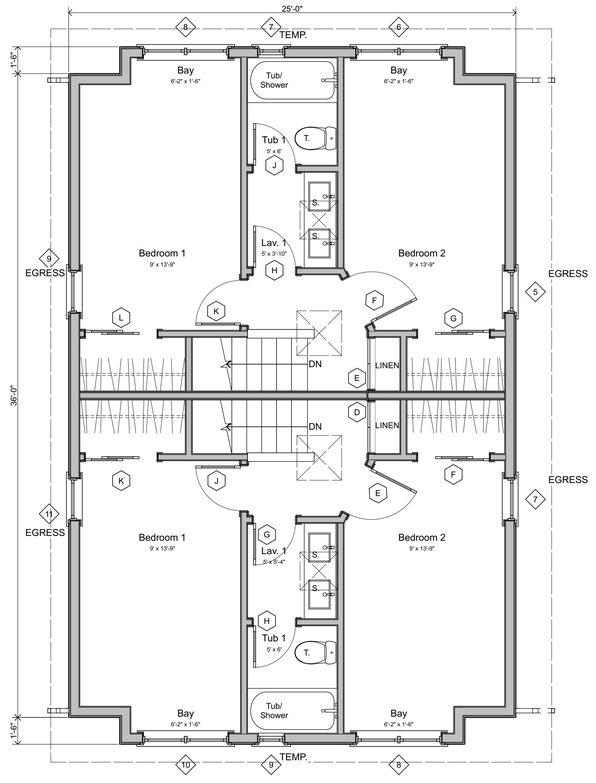
Proposed ADU 1 & 2 • Main Floor Plans

SCALE: 1/4" = 1'-0"



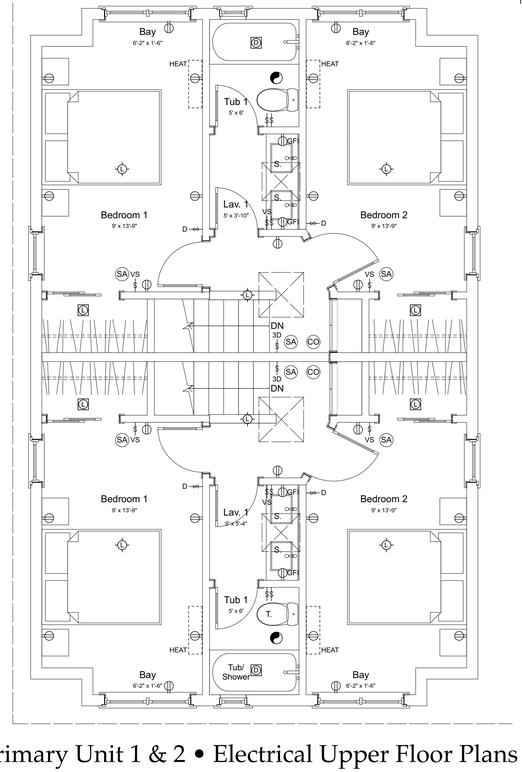
Primary Unit 1 & 2 • Electrical Main Floor Plans

SCALE: 1/4" = 1'-0"



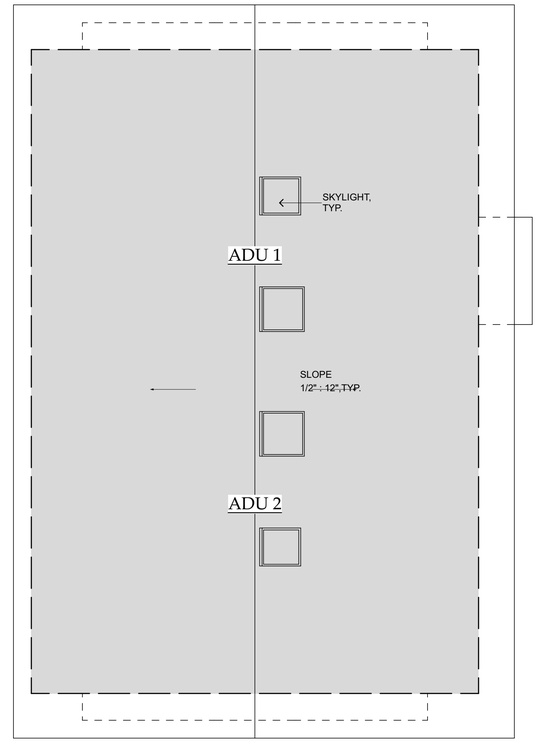
Proposed ADU 1 & 2 • Upper Floor Plans

SCALE: 1/4" = 1'-0"



Primary Unit 1 & 2 • Electrical Upper Floor Plans

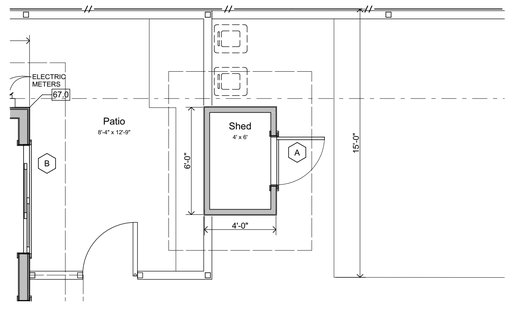
SCALE: 1/4" = 1'-0"



Proposed ADU 1 & 2 • Roof Plan

SCALE: 1/4" = 1'-0"

8' 4' 2' 0



Proposed Shed

SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET 10 FOR SHED ELEVATIONS

Legend

- NEW (N) WALLS
- EXISTING (E) WALLS TO REMAIN
- EXISTING (E) WALLS, REMOVED
- LINE ABOVE
- LINE BELOW OR BEYOND
- SECTION CUT (A / 4)
- DOOR KEY (A)
- WINDOW KEY (1)
- CO — CARBON MONOXIDE DETECTOR
- SA — SMOKE ALARM
- LED CEILING LIGHT
- LED WALL SCONCE
- LED RECESSED LIGHT
- DAMP LOCATION RECESSED LIGHT
- LED WALL WASHER
- LED STRIP LIGHT
- MS PC — EXTERIOR WALL SCONCE W/ MOTION SENSOR & PHOTOCELL
- MS PC — EXTERIOR FLOOD W/ MOTION SENSOR & PHOTOCELL
- LED WALL LIGHT
- FAN W/ TIMER
- SWITCH
- VS — SWITCH W/ VACANCY SENSOR
- 3 — 3-WAY SWITCH
- D — DIMMER SWITCH
- AIR SWITCH FOR DISPOSAL
- DUPLEX OUTLET
- GFI — DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- WP/GFI — WATERPROOF DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- 220 — 220V OUTLET
- TEL/DATA — TELEPHONE & DATA
- TV — TELEVISION
- G — NATURAL GAS
- HC — HOT/COLD WATER
- HB — HOSE BIBB
- W — WATER SUPPLY
- FLOOR REGISTER
- CEILING REGISTER
- WALL / TOESPACE REG.

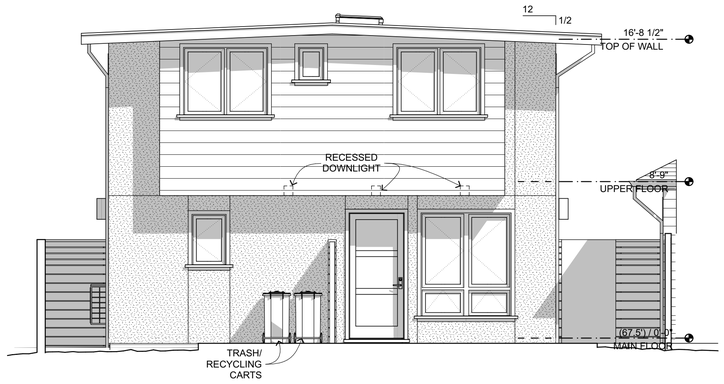
Issued For: Design Review

job address	date
New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	29 April 2025
	drawn by: Lt

Jarvis Architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

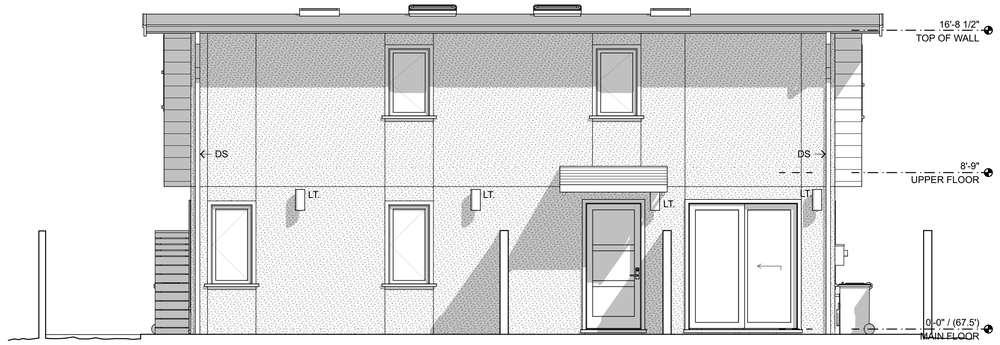
drawing title	sheet
Proposed • ADU 1 & 2 Plans	9
	job number: 2421

If the bar below measures one inch drawing is to scale
0 1"



ADU 1 & 2 • South (Left) Elevation

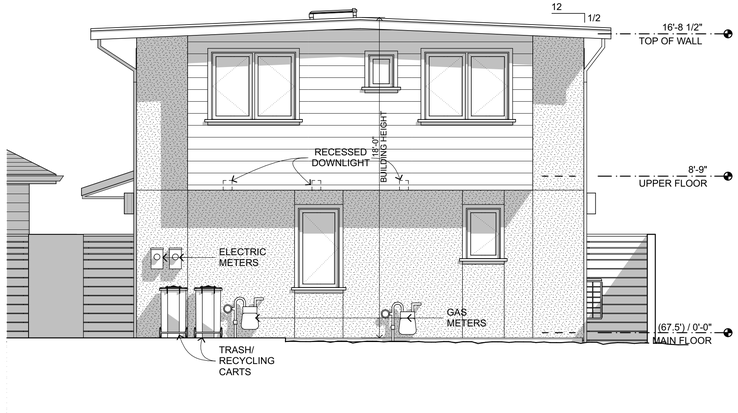
SCALE: 1/4" = 1'-0"



ADU 1 & 2 • East (Front) Elevation

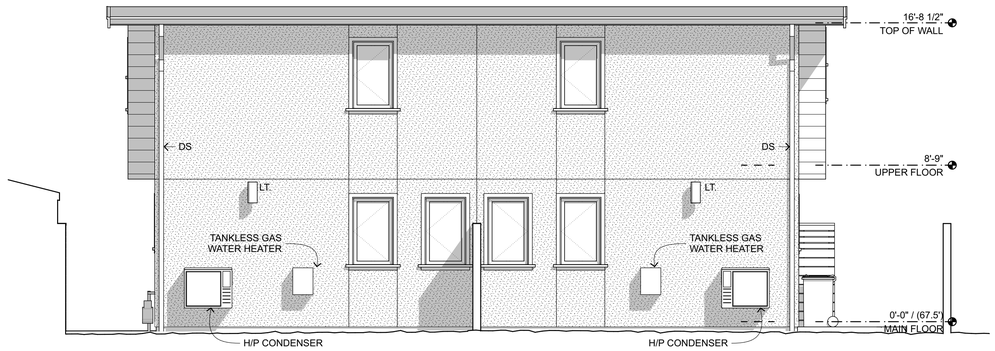
SCALE: 1/4" = 1'-0"

8' 4' 2' 0



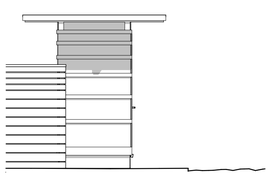
ADU 1 & 2 • North (Right) Elevation

SCALE: 1/4" = 1'-0"



ADU 1 & 2 • West (Rear) Elevation

SCALE: 1/4" = 1'-0"



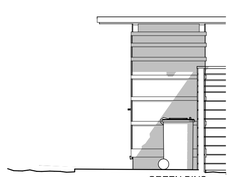
Shed • South Elevation

SCALE: 1/4" = 1'-0"

Shed • East Elevation

SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET 9 FOR SHED FLOOR PLAN



Shed • North Elevation

SCALE: 1/4" = 1'-0"

Shed • West Elevation

SCALE: 1/4" = 1'-0"

Typical Proposed Exterior Materials

- CLASS 'A', LOW SLOPE MEMBRANE ROOFING
- GSM PAINTED GUTTERS AND DOWNSPOUTS
- PAINTED 7/8" 3-COAT CEMENT PLASTER
- PAINTED HORIZONTAL WOOD SIDING
- DOUBLE GLAZED, FIBERGLASS WINDOWS AND DOORS W/ SIMULATED DIVIDED LITES
- PAINTED WOOD EAVES, BARGE BOARDS AND TRIMS

Issued For: Design Review

job address New Housing Project Ali Heydari & Firozeh Asgari 1735 Liberty Street El Cerrito, California 94530	date 29 April 2025 drawn by Lt

Jarvis Architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title Proposed • ADU 1 & 2 Elevations	sheet 10 job number 2421

If the bar below measures one inch drawing is to scale
0 1"

Window Schedule

ADU 1
12/11/2024

△	MARVIN FRAME SIZE W x H	TYPE	SEE EXT. ELEVS. FOR LITES (WxH)	FINISH	REMARKS FIN. HEAD HT. 6'-8" U.N.O.
1	ESCA 2646	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
2	ESCA 2030	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
3	ESCA 2640 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
4	ESCA 2640 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
5	ESCA 2640 E	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	EGRESS
6	ESCA 2646 - 2W OVER ESAWN 2616 - 2W	CASEMENT OVER AWNING	1x1	FIBERGLASS EXTERIOR / INTERIOR	
7	ESCA 1620 **TEMPERED**	CASEMENT PICTURE TO AWNING	1x1	FIBERGLASS EXTERIOR / INTERIOR	
8	ESCA 2646 - 2W OVER ESAWN 2616 - 2W	CASEMENT OVER AWNING	1x1	FIBERGLASS EXTERIOR / INTERIOR	
9	ESCA 2646 E	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	EGRESS
S1	VELUX FCM 2222	CURB MOUNT FIXED SKYLIGHT		STD. DARK ANODIZED ALUMINUM	COMFORT PLUS II (TEMPERED OVER LAMINATED LOW E3 W/ i-89 COATING, ARGON FILLED, INSULATED GLASS
S2	VELUX FCM 3030	CURB MOUNT FIXED SKYLIGHT		STD. DARK ANODIZED ALUMINUM	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WINDOW UNIT FEATURES

MANUFACTURER:	Windows to be manufactured by Marvin Windows, Inc. "Signature Ultimate" line.
MATERIALS:	All members shall be made from clear kiln dried wood with a moisture content less than 12%. Windows shall come fiberglass clad at exterior, primed or ready for staining at interior.
EXTERIOR FINISH:	Fiberglass; color TBD.
INTERIOR FINISH:	Fiberglass; color TBD.
GLAZING & DIVIDED LITES:	Clear, insulating glass, Low e^2 - 272 w/ Argon, Tempered Glass per Window Schedule.
HARDWARE & COLOR:	Casement - Folding handle and/or Push Out handle, Finish color TBD.
EXTERIOR CASING:	Wood casing and sills.
INSECT SCREEN:	Confirm with owner.
REFERENCE STANDARDS:	National Wood Window & Door Association (NWWDA) Standards, Current Edition.
ROUGH OPENING:	Contractor to verify the thickness of flashings, sill pans, shim spaces, and Mfr.'s rough opening call-out, in order to determine rough opening framing dimensions.
INSTALLATION:	Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Install per Manufacturer's instructions.
	Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with. Install window sill pan flashing with 1/4" minimum upturn at back and reinforced corners.
	Typically install sill flashing first, jamb flashing next then head flashing followed by shingled buidling paper, (installed from the bottom up). Be sure that the building paper tucks under the sill strip flashing with the next course of building peper over the jamb strip flashings. Assembly shall insure that all exterior opeings exposed to the weather shall be flashed in such a manner as to make them waterproof (UBC, Sec. 1707(b)).
	See detail drawings.

TEMPERED AND EGRESS LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

Door Schedule

ADU 1
12/11/2024

⬡	W x H x THICKNESS	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
A	3'-0" x 6'-8" x 1 3/4"	SOLID CORE	WOOD	PAINT EXTERIOR/ INTERIOR	ENTRY LOCKSET / DEAD BOLT	WEATHERSTRIP
B	5'-0" x 6'-8" x 1 3/4" **TEMPERED**	MARVIN SLIDER	FIBER GLASS	FIBERGLASS EXTERIOR / INTERIOR	MFR.	MARVIN ESSENTIAL
C	3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL POCKET DOOR	WOOD	PAINT	EDGE PULL & FLUSH PULL	LOUVERED
D	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
E	PAIR 1'-6" x 6'-8" x 1 3/8"	LOUVERS	WOOD	PAINT	DUMMY KNOBS & ROLLER CATCH	LAUNDRY
F	2'-6" x 6'-8" x 1 3/4"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
G	PAIR 2'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS DOORS	WOOD	PAINT	FLUSH PULLS	
H	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PASSAGE	
J	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
K	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
L	PAIR 2'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS DOORS	WOOD	PAINT	FLUSH PULLS	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WOOD DOORS & FINISH HARDWARE NOTES

1	**REFERENCE STANDARDS:**	National Woodwork Manufacturers Association (NWMA) "I.S.1 - 78" Woodwork Institute of California (W.I.C) "Manual of Millwork" and Underwrites Laboratories (U.L.) "Building Materials Directory"
2	**MATERIALS:**	All Members shall be made from clear kiln dried wood (moisture content less than 12%). Factory primed exterior, primed for paint at interior where noted, otherwise clear finish wood. See finish schedule for interior finish.
3	**WEATHER-STRIPPING:**	Weather stripping by Pemko, or approved equal. S88 at jambs and head. Outswing door threshold to be Pemko 159DV with 326D sill nose and with D67 door hook. 346D door top.
4	**FLASHING:**	Install per manufacturer's instructions.
	SILL PAN:	All exterior doors to have sill pan of prefabricated 24GA G.S.M. or 16oz copper, riveted and soldered 100% watertight. Refer to specifications and detail drawings.
	ROUGH OPENING:	Self-adhering, butyl-based flashing or flashing per manufacturer's instructions at rough opening all around. Use sealant compatible with ALL materials it comes in contact with.
5	**OPERATION:**	Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".
6	**HARDWARE:**	Match main house. Key all exterior doors alike. Finish to be selected by owner. Pocket Door Track: Johnson #1500-PPK3 track kit.

Window Schedule

ADU 2
12/11/2024

△	MARVIN FRAME SIZE W x H	TYPE	SEE EXT. ELEVS. FOR LITES (WxH)	FINISH	REMARKS FIN. HEAD HT. 6'-8" U.N.O.
1	ESCA 2646	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
2	ESCA 2646	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
3	ESCA 2646 - 2W OVER ESAWN 2616 - 2W **TEMPERED**	CASEMENT OVER AWNING	1x1	FIBERGLASS EXTERIOR / INTERIOR	
4	ESCA 2030		1x1	FIBERGLASS EXTERIOR / INTERIOR	
5	ESCA 2646 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
6	ESCA 2646 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	
7	ESCA 2646 E	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	EGRESS
8	ESCA 2640 - 2W OVER ESAWN 2616 - 2W	CASEMENT OVER AWNING	1x1	FIBERGLASS EXTERIOR / INTERIOR	
9	ESCA 1620 **TEMPERED**	CASEMENT	1x1	FIBERGLASS EXTERIOR / INTERIOR	EGRESS
10	ESCA 2640 - 2W OVER ESAWN 2616 - 2W	CASEMENT OVER AWNING	1x1	FIBERGLASS EXTERIOR / INTERIOR	
11	ESCA 2640 E		1x1	FIBERGLASS EXTERIOR / INTERIOR	EGRESS
S1	VELUX FCM 2222	CURB MOUNT FIXED SKYLIGHT		STD. DARK ANODIZED ALUMINUM	COMFORT PLUS II (TEMPERED OVER LAMINATED LOW E3 W/ i-89 COATING, ARGON FILLED, INSULATED GLASS
S2	VELUX FCM 3030	CURB MOUNT FIXED SKYLIGHT		STD. DARK ANODIZED ALUMINUM	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WINDOW UNIT FEATURES

MANUFACTURER:	Windows to be manufactured by Marvin Windows, Inc. "Signature Ultimate" line.
MATERIALS:	All members shall be made from clear kiln dried wood with a moisture content less than 12%. Windows shall come fiberglass clad at exterior, primed or ready for staining at interior.
EXTERIOR FINISH:	Fiberglass; color TBD.
INTERIOR FINISH:	Fiberglass; color TBD.
GLAZING & DIVIDED LITES:	Clear, insulating glass, Low e^2 - 272 w/ Argon, Tempered Glass per Window Schedule.
HARDWARE & COLOR:	Casement - Folding handle and/or Push Out handle, Finish color TBD.
EXTERIOR CASING:	Wood casing and sills.
INSECT SCREEN:	Confirm with owner.
REFERENCE STANDARDS:	National Wood Window & Door Association (NWWDA) Standards, Current Edition.
ROUGH OPENING:	Contractor to verify the thickness of flashings, sill pans, shim spaces, and Mfr.'s rough opening call-out, in order to determine rough opening framing dimensions.
INSTALLATION:	Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Install per Manufacturer's instructions.
	Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with. Install window sill pan flashing with 1/4" minimum upturn at back and reinforced corners.
	Typically install sill flashing first, jamb flashing next then head flashing followed by shingled buidling paper, (installed from the bottom up). Be sure that the building paper tucks under the sill strip flashing with the next course of building peper over the jamb strip flashings. Assembly shall insure that all exterior opeings exposed to the weather shall be flashed in such a manner as to make them waterproof (UBC, Sec. 1707(b)).
	See detail drawings.

TEMPERED AND EGRESS LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

Door Schedule

ADU 2
12/11/2024

⬡	W x H x THICKNESS	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
A	3'-0" x 6'-8" x 1 3/4"	SOLID CORE	WOOD	PAINT EXTERIOR/ INTERIOR	ENTRY LOCKSET / DEAD BOLT	WEATHERSTRIP
B	3'-0" x 6'-8" x 1 3/8"	SINGLE PANEL POCKET DOOR	WOOD	PAINT	FLUSH PULLS	
C	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
D	PAIR 1'-6" x 6'-8" x 1 3/8"	LOUVERS	WOOD	PAINT	DUMMY KNOBS & ROLLER CATCH	
E	2'-6" x 6'-8" x 1 3/4"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
F	PAIR 2'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS DOORS	WOOD	PAINT	FLUSH PULLS	
G	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PASSAGE	
H	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PASSAGE	
J	2'-6" x 6'-8" x 1 3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY	
K	PAIR 2'-0" x 6'-8" x 1 3/8"	SINGLE PANEL BI-PASS DOORS	WOOD	PAINT	FLUSH PULLS	

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

WOOD DOORS & FINISH HARDWARE NOTES

1	**REFERENCE STANDARDS:**	National Woodwork Manufacturers Association (NWMA) "I.S.1 - 78" Woodwork Institute of California (W.I.C) "Manual of Millwork" and Underwrites Laboratories (U.L.) "Building Materials Directory"
2	**MATERIALS:**	All Members shall be made from clear kiln dried wood (moisture content less than 12%). Factory primed exterior, primed for paint at interior where noted, otherwise clear finish wood. See finish schedule for interior finish.
3	**WEATHER-STRIPPING:**	Weather stripping by Pemko, or approved equal. S88 at jambs and head. Outswing door threshold to be Pemko 159DV with 326D sill nose and with D67 door hook. 346D door top.
4	**FLASHING:**	Install per manufacturer's instructions.
	SILL PAN:	All exterior doors to have sill pan of prefabricated 24GA G.S.M. or 16oz copper, riveted and soldered 100% watertight. Refer to specifications and detail drawings.
	ROUGH OPENING:	Self-adhering, butyl-based flashing or flashing per manufacturer's instructions at rough opening all around. Use sealant compatible with ALL materials it comes in contact with.
5	**OPERATION:**	Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".
6	**HARDWARE:**	Match main house. Key all exterior doors alike. Finish to be selected by owner. Pocket Door Track: Johnson #1500-PPK3 track kit.

Issued For: Design Review

job address
New Housing Project
Ali Heydari & Firozeh Asgari
1735 Liberty Street
El Cerrito, California 94530

date
29 April 2025

drawn by
Lt

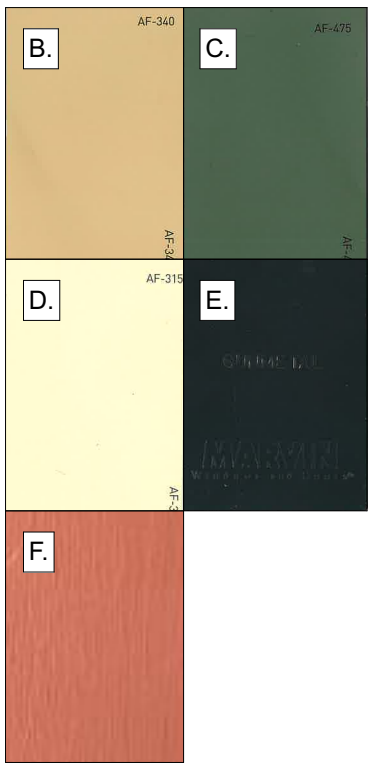
Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title
Proposed • ADU 1 & 2
Schedules

sheet
11

job number
2421

If the bar below measures one inch drawing is to scale
0 1"



A. ASPHALT SHINGLE ROOFING
GAF Timberline HDZ RS in Color: "Sandalwood"

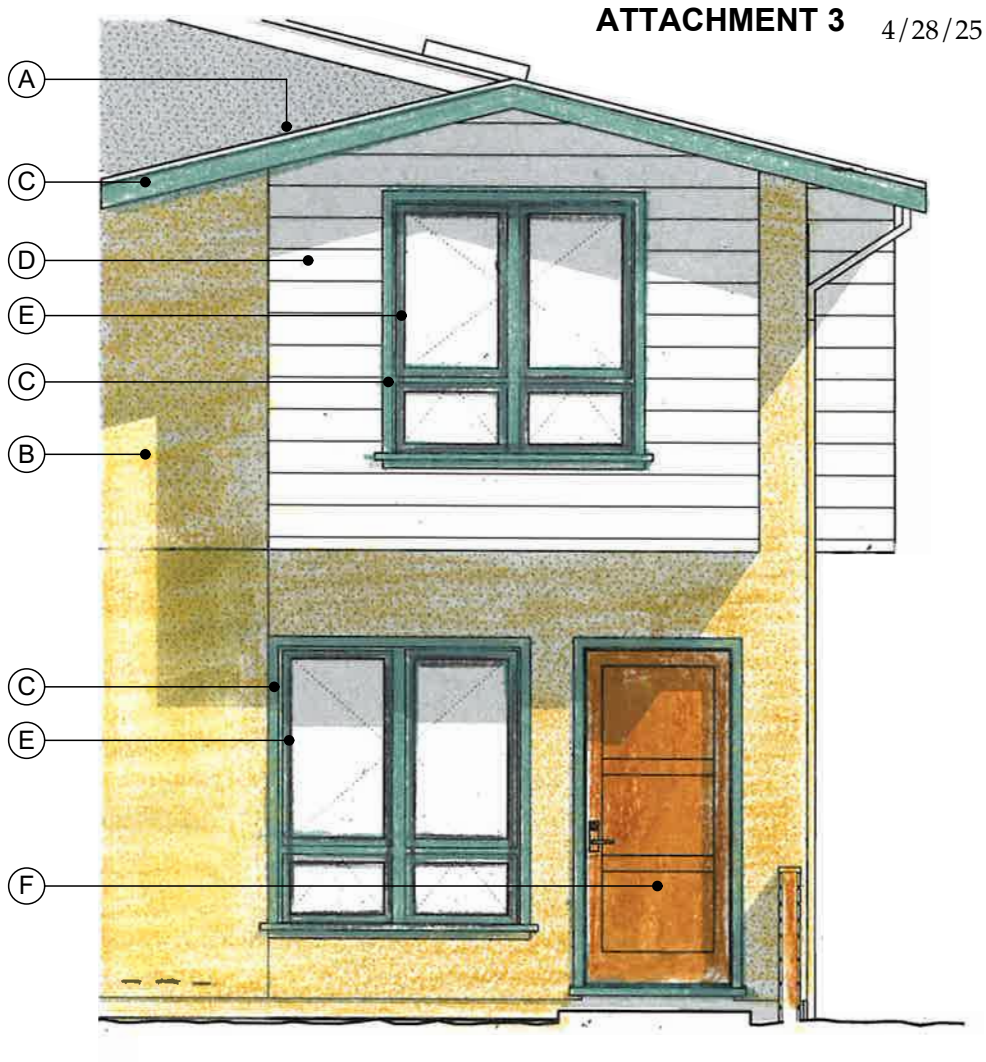
B. STUCCO WALL
Benjamin Moore Paint:
AF-340 Oat Straw

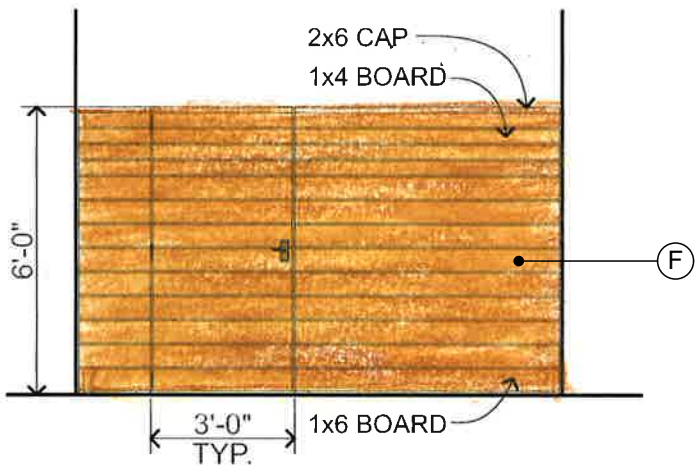
C. PAINTED WOOD & TRIMS
Benjamin Moore Paint:
AF-475 Lush

D. HARDI PLANK HORIZONTAL SIDING
Benjamin Moore Paint:
AF-315 Jicama

E. WINDOW SASH & DOOR COLOR
Marvin Elevate Fiberglass Clad Wood Windows & Doors in Color: "Gunmetal" (Mfr.)

F. STAINED WOOD
Benjamin Moore Solid Body 'Woodlux' Stain
Color: Terra Mauve 105





Jarvis architects
5278 College Avenue (510) 654-6755 ph.
Oakland, CA 94618-1415 (510) 654-3424 fax
www.jarvisarchitects.com

Colors & Materials Board

1735 Liberty Street El Cerrito

CONTRA COSTA CLEAN WATER PROGRAM

Preparing a Stormwater Control Plan for a Small Land Development Project

► INTRODUCTION

Development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate one or more specified measures to reduce runoff. The type and extent of runoff-reduction measures required for any specific project will be determined by local staff consistent with a maximum extent practicable standard.

Projects that create or replace 5,000 square feet or more (the threshold is 10,000 square feet or more for one single-family home that is not part of a larger plan of development) of impervious surface are "Regulated Projects," and require a more comprehensive Stormwater Control Plan. See the Contra Costa Clean Water Program (CCCWP) *Stormwater C.3 Guidebook*.

These requirements are part of municipalities' comprehensive effort to reduce runoff pollution. The "Small Projects" requirement is mandated by Provision C.3.i. in the California Regional Water Quality Control Board for the San Francisco Bay Region's Municipal Regional Stormwater Permit.

It is fairly easy to achieve compliance with the stormwater requirements for small land development projects. Compliance for each project must be carefully documented. Please complete the following form and submit it as directed by municipal staff.

► STEP-BY-STEP INSTRUCTIONS

1. Fill out the Project Data Form (below) and select one or more runoff reduction measures.
2. Prepare a site plan or sketch. Specify and design the runoff reduction measures you will use to meet the stated minimum requirements.
3. Complete your submittal, which will include:
    - Project Data Form
    - Site Plan or Sketch
    - Completed checklist for each Runoff Reduction Measure selected

► STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

Complete all fields.

Project Name/Number	1735 LIBERTY STREET
Application Submittal Date [to be verified by municipal staff]	04/10/25
Project Location [Street Address if available, or intersection and/or APN]	1735 LIBERTY STREET
Name of Owner or Developer	ALI HEDARI
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	NEW HOUSING PROJECT - NEW PRIMARY UNITS AND ADU'S
Total Project Site Area (acres)	6,493 SF
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	1,447 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	1,478 SF
Total Pre-Project Impervious Surface Area	1,801 SF
Total Post-Project Impervious Surface Area	3,248 SF
Runoff Reduction Measures Selected (Check one or more)	☒ 1. Disperse runoff to vegetated area ☒ 2. Pervious pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

► STEP 2: DELINEATE IMPERVIOUS AREAS AND LOCATIONS OF RUNOFF REDUCTION MEASURES

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you have selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

► STEP 3: COMPLETE AND SUBMIT YOUR PLAN

Consult with municipal staff about when and how to submit your Stormwater Control Plan for Small Projects.

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.

Confirm the following standard specifications are met:

- ☒ Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- ☒ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☒ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☒ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☒ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ☒ Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

Option 2: Permeable Pavement

This option can be easy to install and maintain, cost-effective, and can add aesthetic value to your project. Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings, open pavers with gravel, or solid pavers.

Show on your site plan:

- ☒ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

- ☒ No erodible areas drain on to permeable pavement.
- ☒ Subgrade compaction is minimal.
- ☒ Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- ☒ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- ☒ Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- ☒ Rigid edge is provided to retain granular pavements and unit pavers.
- ☒ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8-inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- ☐ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- ☒ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

Option 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement is subject to municipality approval. Planning and Building Permits may be required for larger systems.

Show on your site plan:

- ❑ Impervious areas tributary to each cistern or rain barrel.
- ❑ Location of each cistern or rain barrel.

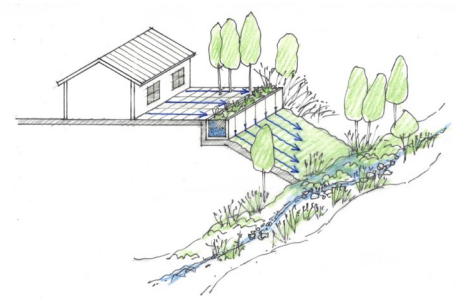
Confirm the following standard specifications are met:

- ❑ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- ❑ Gutters tributary to rain barrels are screened with a leaf guard or maximum 1/2-inch to 1/4-inch-minimum corrosion-resistant metallic hardware fabric.
- ❑ Water collected will be used for irrigation only.
- ❑ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- ❑ Large openings are secured to prevent entry by children.
- ❑ Rain barrels and gutters are to be cleaned annually.
- ❑ The Contra Costa Mosquito and Vector Control District (District) is informed of the installation. The District will be provided additional information and/or rights of entry if requested.

Option 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

Detailed design guidance for planter boxes and bioretention areas is in the *CCCWP Stormwater C.3 Guidebook*.



Flow-through planter built into a hillside. Flows from the underdrain and overflow must be directed in accordance with local requirements.

Show on your site plan:

- ☒ Impervious areas tributary to the planter box.
- ☒ Location and footprint of planter box.

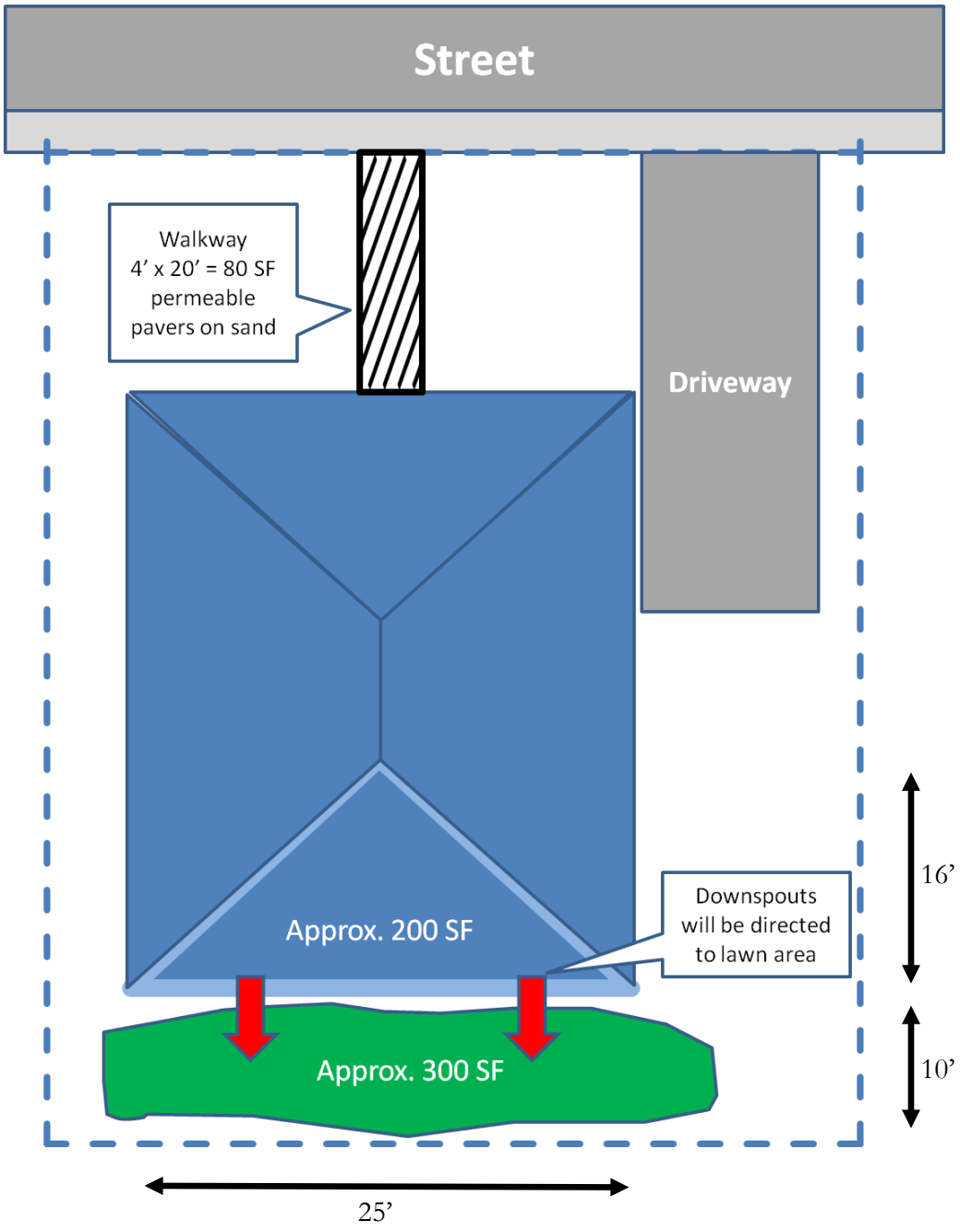
Confirm the following standard specifications are met:

- ☒ Reservoir depth is 4 to 6-inch minimum.
- ☒ 18-inch depth soil mix with minimum long-term infiltration rate of 5 inches per hour. See Stormwater C.3 Guidebook - Contra Costa Clean Water Program (cccleanwater.org) for a list of soil mix suppliers.
- ☒ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- ☒ "Class 2 perm" drainage layer 12 inches deep.
- ☒ No filter fabric.
- ☒ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- ☒ Connection with sufficient head to storm drain or discharge point.
- ☒ Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4 inches and a watertight cap.
- ☒ Overflow outlet connected to a downstream storm drain or approved discharge point.
- ☒ Planter is set level.
- ☒ Emergency spillage will be safely conveyed overland.
- ☒ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ☒ Irrigation system with connection to water supply, on a separate zone.

Example Sketch

The example below illustrates the level of detail required.

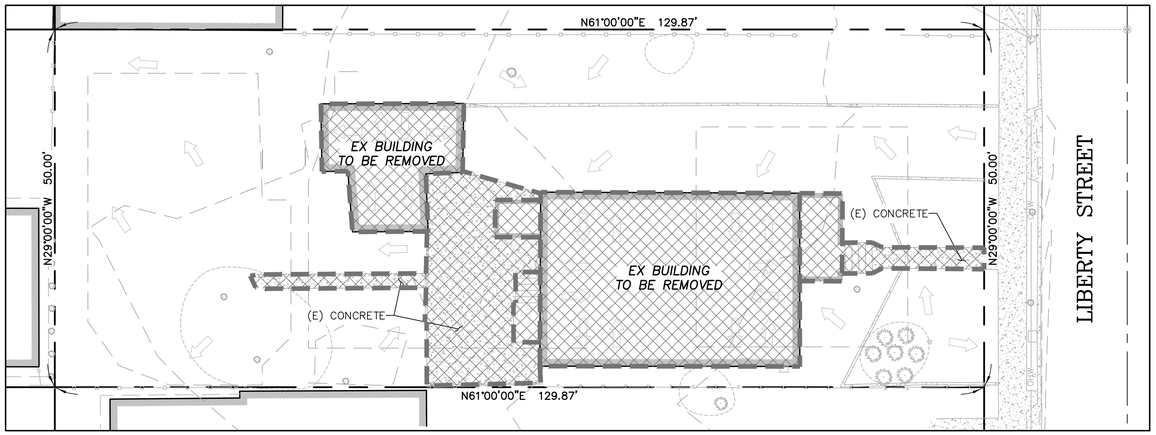
Not to Scale



Useful Resources

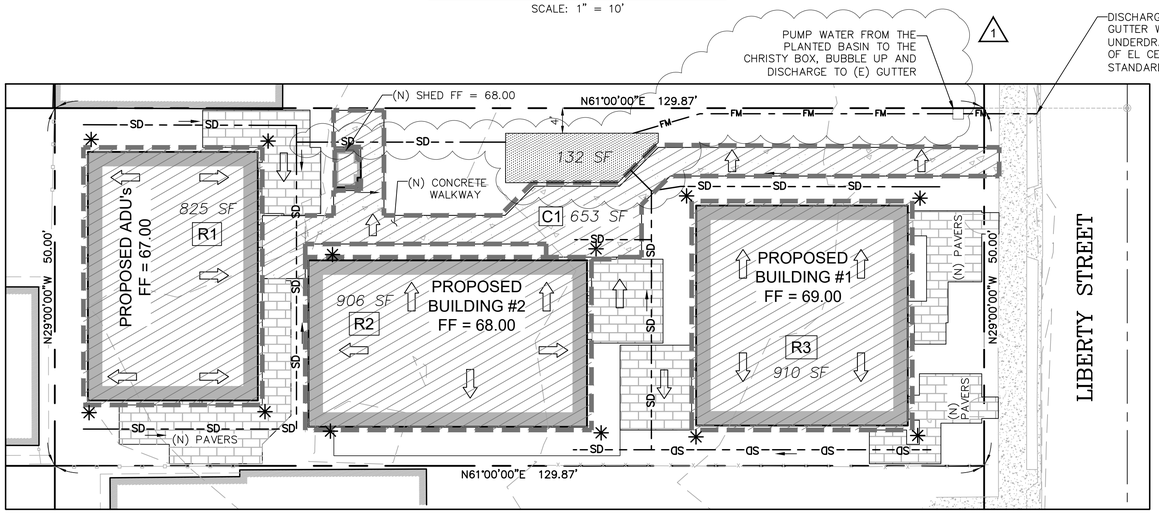
The following references may be useful for design. Designs must meet the minimum standard specifications in this supplement to the *Stormwater C.3 Guidebook*.

- *Contra Costa Clean Water Program Stormwater C.3 Guidebook*. Available at Stormwater C.3 Guidebook - Contra Costa Clean Water Program (cccleanwater.org)
- *Start At the Source: Design Guidance Manual for Stormwater Quality*. Bay Area Stormwater Management Agencies Association, 1999. Available at Foreword (cccleanwater.org)
- *Slow It, Spread It, Sink It: A Homeowner's Guide to Turning Runoff into a Resource*. Resource Conservation District of Santa Cruz County. 2nd Ed., 2015. https://www.rcdsantacruz.org/images/brochures/pdf/HomeDrainageGuide.v25.pdf
- National Ready Mix Concrete Association
  http://www.perviouspavement.org/
- Interlocking Concrete Pavement Institute
  http://www.icpi.org/
- *Porous Pavements*, by Bruce K. Ferguson. 2005. ISBN 0-8493-2670-2



EXISTING IMPERVIOUS AREAS

SCALE: 1" = 10'



PROPOSED IMPERVIOUS AREAS

SCALE: 1" = 10'

IMPERVIOUS AREAS TABLE		
ELEMENT	PROPOSED AREA (SF)	EXISTING AREA (SF)
STRUCTURES	2,601	1,265
EXTERIOR HARDSCAPE	647	536
TOTAL	3,248	1,801
NET INCREASE IN IMPERVIOUS AREA: 1,447 SF		

PLANTED BASIN AREA SUMMARY TABLE

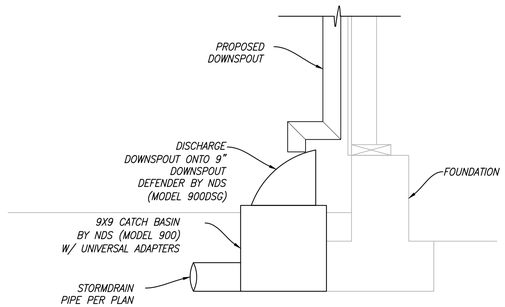
IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
PB 1	R1(DMA 1)	825	1.0	825	0.04	33	132	132
	R2(DMA 2)	906	1.0	906	0.04	36.24		
	R3(DMA 3)	910	1.0	910	0.04	36.4		
	C1(DMA 4)	653	1.0	653	0.04	26.12		

1

Total Impervious Area	3294
Total Site	6494
Landscape	3200

GENERAL DRAINAGE NOTES:

1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLUED AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.



2 / 3 3 **DOWNSPOUT DETAIL**

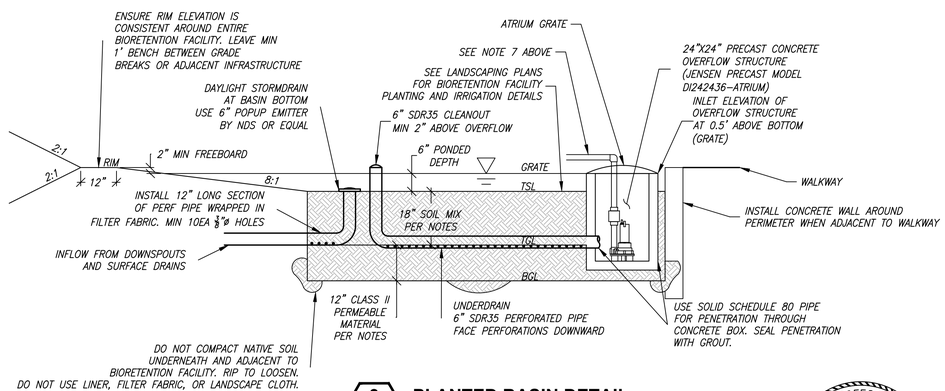
NOT TO SCALE

LEGEND

- PROPERTY LINE
- SD — SD — PROPOSED GRAVITY STORM DRAIN 4" SDR35 PVC PIPE (UNLESS OTHERWISE NOTED), MIN 2% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS.
- PERVIOUS PAVERS, SEE DETAIL 2 SHEET 2
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- FM — PROPOSED FORCE MAIN TIE INTO EXISTING CURB-THROUGH DRAIN
- DMA OUTLINE
- PROPOSED DOWNSPOUT PER DETAIL 2 THIS SHEET
- C1 IMPERVIOUS CONCRETE AREA
- R1 IMPERVIOUS ROOF AREA
- PB 1 PLANTED BASIN AREA

NOTES:

1. SOIL FOR THE BIORETENTION FACILITY SHALL BE THE STANDARD SOIL MIX AS SET FORTH IN THE MOST CURRENT CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK.
2. SOIL FOR THE BIORETENTION FACILITY SHALL BE PROVIDED BY AN APPROVED SUPPLIER FROM THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM C.3. WEB PAGE. THIS LIST INCLUDES THE FOLLOWING SUPPLIERS:
   - 2.1. L.H. VOSS, 925-560-9920
   - 2.2. CONTRA COSTA TOPSOIL, 925-228-4007
   - 2.3. AMERICAN SOIL PRODUCTS, 510-292-3000
   - 2.4. REDI-GRO, 916-381-6063
   - 2.5. PLEASANTON TRUCKING, 925-449-5400
   - 2.6. MARSHALL BROTHERS, 925-449-4020
3. SOIL FOR THE BIORETENTION FACILITY SHALL BE PLACED IN 8"-12" LIFTS AND SHALL NOT BE COMPACTED. ADEQUATE TIME FOR NATURAL COMPACTION AND SETTLEMENT SHALL BE ALLOWED TO OCCUR PRIOR TO PLANTING.
4. PLANTS AND IRRIGATION SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX B OF THE STORMWATER C.3. GUIDEBOOK.
5. CLASS II PERMEABLE MATERIAL SHALL MEET THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL ACQUIRE ALL NECESSARY APPROVALS FOR CONNECTIONS TO EXISTING MUNICIPAL STORM DRAIN FACILITIES.
7. CONTRACTOR TO INSTALL PUMP SYSTEM IN PROPOSED PLANED BASIN AND CONNECT TO FORCE MAIN DISCHARGING TO (E) GUTTER WITH SIDEWALK UNDERDRAIN (PER CITY OF EL CERRITO STANDARDS)



3 / 3 3 **PLANTED BASIN DETAIL**

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER — JUSTIN G. PLAKE — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1	PUBLIC WORKS COMMENTS	08/08/25	

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304. info@uprightengineeringinc.com

DATE: 8/11/2025

NEW PRIMARY UNITS & ADU"S
1735 LIBERTY ST
EL CERRITO, CA

DRAINAGE & STORMWATER CONTROL PLAN

DESIGNED BY:	HH
DRAWN BY:	DW
SURVEYED BY:	PL
CHECKED BY:	AP
SHEET NO.	3 OF 4