THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Sean Moss | 510.215.4330
smoss@elcerrito.gov

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AGENDA

REGULAR MEETING OF THE
PLANNING COMMISSION

September 16, 2026 at 7:00 p.m.

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

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL –** Chair Nathan Tinclair; Vice Chair Daniel Hamilton; Members Erin Gillett, Courtney Helion, Cara Houser, Michael Norwood, Mordecai Stayton, and youth member James Takano.

2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
   The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, 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 August 19, 2026 meeting minutes.

5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
   This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

6. **PUBLIC HEARING: Conditional Use Permit – 1018 Everett St**

Application:	PL26-0064
Applicant:	John Newton
Location:	1018 Everett St
APN:	503-203-023
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
Request:	Planning Commission consideration of a Conditional Use Permit to allow a new two story two unit building to exceed the required main building envelope (ECMC Section 19.06.030.D and ECMC Chapter 19.34).
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, (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 10890 San Pablo Avenue El Cerrito, CA 94530 during normal business hours.

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DRAFT MINUTES

REGULAR MEETING OF THE **PLANNING COMMISSION**

August 19, 2026 at 7:00 p.m.

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

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL –** Chair Nathan Tinclair; Vice Chair Daniel Hamilton; Members Erin Gillett, Courtney Helion, Michael Norwood, Mordecai Stayton, and youth member James Takano. Commissioner Houser had an excused absence.

2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
No report was given.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No comments were given.

4. **ADOPTION OF MINUTES**
Moved/Second: Member Gillett/Norwood
Action: Passed a motion to adopt the July 1, 2026 meeting minutes
Ayes: Gillett, Hamilton, Helion, Norwood, Stayton
Noes: None
Abstain: Tinclair
Absent: Houser

5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

DRAFT

Nothing was reported.

6. **PUBLIC HEARING: Conditional Use Permit – 611 Norvell St**

Application:	PL26-0041
Applicant:	Sunday Nguyen
Location:	611 Norvell St
APN:	503-421-023
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
Request:	Planning Commission consideration of a Conditional Use Permit to allow an expansion of a non-conforming setback for a single-family dwelling (ECMC Section 19.06.030.D and ECMC Chapter 19.34).
CEQA:	This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Associate Planner Diego Romero, Building Official Cindy Lucas, and Building Inspector Matt Doughty presented the staff report and answered questions from the Commission.

The applicant, Sunday Nguyen, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Deedee Lum
David Carvel
Sarah Peterson

The public hearing was closed.

Moved/Second: Member Tinclair/Gillett
Action: Motion failed to approve a Conditional Use Permit to allow an expansion of a non-conforming setback for a single-family dwelling at 611 Norvell Street.
Ayes: Gillett, Helion, Tinclair
Noes: Hamilton, Norwood
Abstain: Stayton
Absent: Houser

Moved/Second: Member Tinclair/Gillett
Action: Passed a motion to approve a Conditional Use Permit to allow an expansion of a non-conforming setback for a single-family dwelling with the added Condition of approval that the building permit be finaled within two years at 611 Norvell Street.
Ayes: Gillett, Helion, Norwood, Stayton, Tinclair
Noes: Hamilton
Abstain: None
Absent: Houser

DRAFT

7. **PUBLIC HEARING: Tier IV Design Review – 6501 Fairmount Avenue**

Application: PL26-0024
Applicant: El Cerrito 36, LP
Location: 6501 Fairmount Avenue and 412 Lexington Avenue
APN: 504-140-015 and 504-140-016
Zoning: Transit Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of a Tier IV Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new three-story development containing 16 townhomes and 757 square feet of ground-floor commercial space.
CEQA: The project is, pursuant to Government Code Section 65457, exempt from the California Environmental Quality Act (CEQA) as a residential project implementing the San Pablo Avenue Specific Plan (SPASP) and, for which, a Program Environmental Impact Report (EIR) was prepared. The project is also statutorily exempt from CEQA under CEQA Guidelines 15182 (Projects Proximate to Transit).

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

Jake Matthews, representing the applicant, and Darshan Amrit, the architect, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Jean Woo
David Carvel

The public hearing was closed.

Moved/Second: Member Hamilton/Norwood
Action: Passed a motion to approve a Tier IV Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new three-story development containing 16 townhomes and 757 square feet of ground-floor commercial space at 6501 Fairmount Avenue and 412 Lexington Avenue
Ayes: Gillett, Hamilton, Helion, Norwood, Stayton, Tinclair
Noes: None
Abstain: None
Absent: Houser

8. **STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Commission on National Night Out, the transition to City Council district elections, the upcoming November 2026 City Council election, the Local Road Safety Plan, the EC Park project, an upcoming Subdivision Committee meeting, and recent appointments to the Design Review Board. Community Development Director Claudia Garcia introduced herself to the Commission.

9. **ADJOURNMENT**

9:14pm

DRAFT

Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
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Planning Commission Conditional Use Permit Report

September 16, 2026

1018 Everett Street

DETAILS

Application Number: PL26-0064

Applicant: John Newton

Location: 1018 Everett Street

APN: 503-203-023

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow a new two story two unit building to exceed the required main building envelope (ECMC Section 19.06.030.D and ECMC Chapter 19.34).

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 requested entitlement for consideration by the Planning Commission is a Conditional Use Permit to allow an exception to the main building envelope for a building on a parcel which was subdivided pursuant to Senate Bill 9 (SB 9).

The applicant is proposing to construct a new duplex. Each unit would be 1,015 square feet. The proposed building would exceed the building envelope requirements for the north and south side of the building. The proposed building would have a maximum height of 22 ft. 6 in., with the height of the building being 16 ft. 8 in. at the north and south side setbacks. The project would not exceed the permitted height of 25 feet.

The project is being created pursuant to the provisions allowed under SB 9. SB 9 allows each parcel to contain up to two units each and it also modifies the required rear and side setbacks so that only a 4 ft side and rear setback can be required.

Based on the evidence and analysis contained in this report, staff are recommending approval of the Conditional Use Permit.

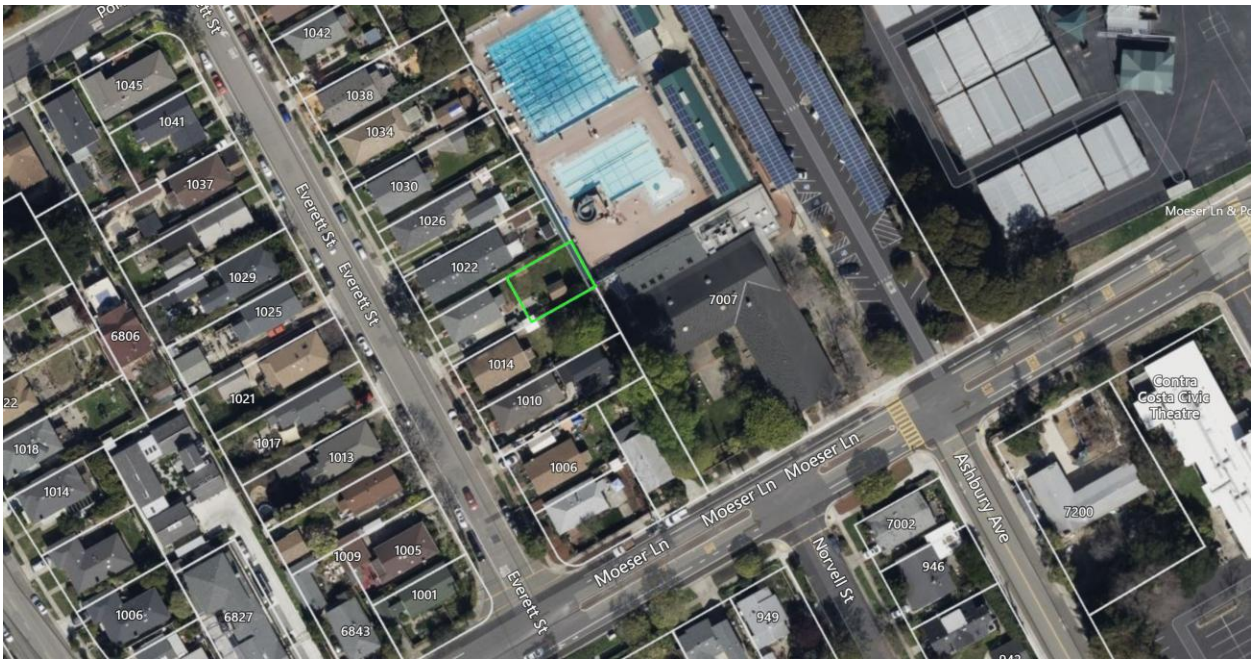
Background

Site Location and Layout

The parcel is currently a vacant lot located to the rear of the parcel at 1018 Everett Street. The property was previously one lot but was subdivided into two separate lots pursuant to Senate Bill 9 (SB 9). The front parcel (parcel 1) is 2,695 square feet and the rear parcel (parcel 2) is 2,181 square feet. The rear parcel has been assigned a new Assessor's Parcel Number (APN), but has not yet been assigned a separate address. An existing house is situated on parcel 1, and the proposed development will be located on parcel 2. The lot is located in the RS-5 (Single Family Residential) zoning district, however SB 9 allows the development of two units per parcel and modifies the required side and rear setbacks.

The surrounding neighborhood contains mostly single-family houses. The surrounding houses are a mixture of one-story and two-story houses.

Vicinity Map



Adjacent Designations and Land Uses

North: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

South: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

West: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

East: Public and Semipublic (PS) Zoning and Institutional & Utility designation. El Cerrito Swim Center and Community Center.

Analysis

Project Description

The applicant is proposing to construct a new structure containing two units of 1,015 square feet each. The proposed building would exceed the building envelope requirements for the north and south side of the building. The proposed building would have a maximum height of 22 ft. 6 in., with the height of the building being 16 ft. 8 in. at the north and south side setbacks. The proposed building would create two new units which contain two bedrooms, one and half bathrooms, a kitchen, a living room, and a dining room.

SB 9

The project is being created pursuant to the provisions allowed under SB 9. SB 9 allowed the creation of two lots smaller than what would normally be allowed by the El Cerrito Zoning Ordinance. Typically, in the RS-5 zoning district the minimum lot size allowed is 5,000 square feet, but pursuant to SB 9 the property was subdivided into two separate lots with parcel 1 being 2,695 square feet and parcel 2 being 2,181 square feet. SB9 also allows each new parcel to contain up to two units each. SB 9 also modifies the required rear and side setbacks, the RS-5 zoning district requires 5-foot side setbacks and a 15-foot rear setback. However, under SB 9 4-foot side and rear setbacks must be permitted.

Table 1: Comparative Development Standards – RS-5 Zone (SB 9) and Proposed Project

Development Standard	Zoning Ord. (SB9) Requirement	Proposed	Complies
Height (maximum)	25’ maximum	22’-6”	Yes
Height (at setback lines)	15’ maximum	16’-8” (south side setback)	No. Use Permit required.
Height (at setback lines)	15’ maximum	16’-8” (north side setback)	No. Use Permit required.

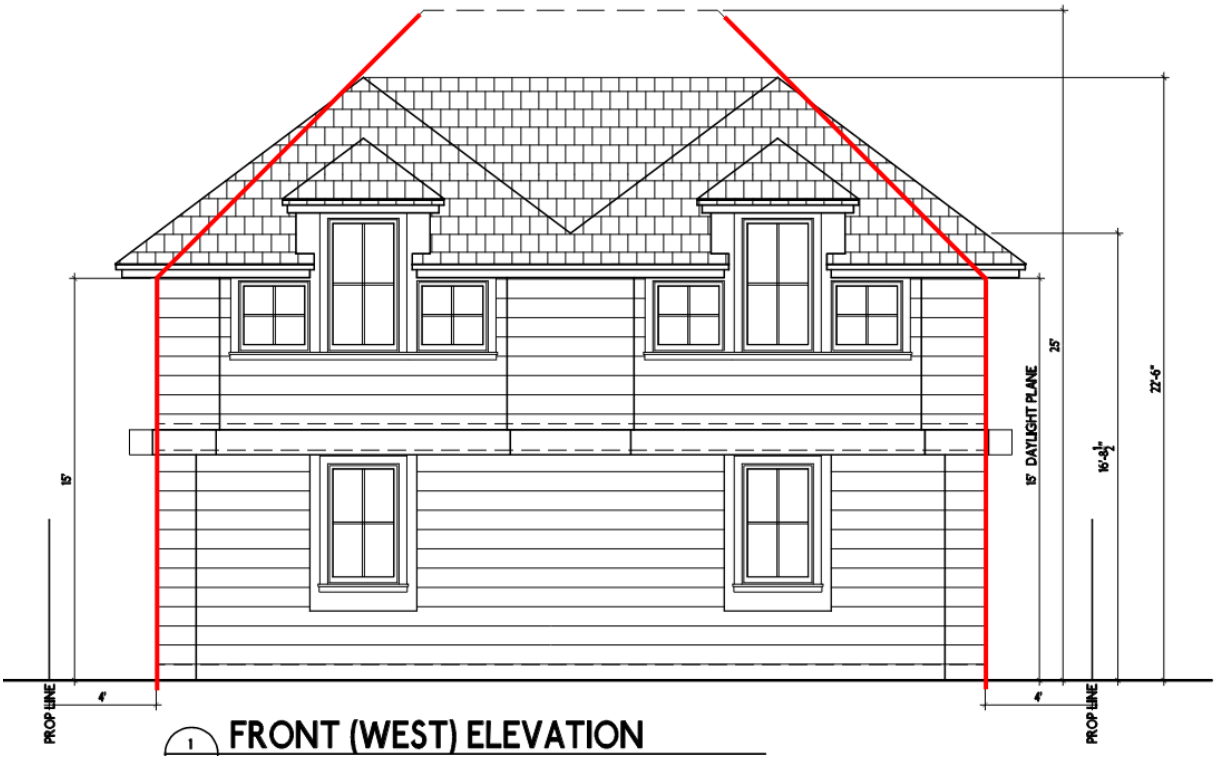
Setbacks			
Front	10’	13’-8”	Yes
Side (north)	4’	4’	Yes
Side (south)	4’	4’	Yes
Rear	4’	6’-9”	Yes
Parking spaces (covered)	0 spaces AB 2097	0 space	Yes
Lot Coverage	50% maximum	50%	Yes

Main Building Envelope

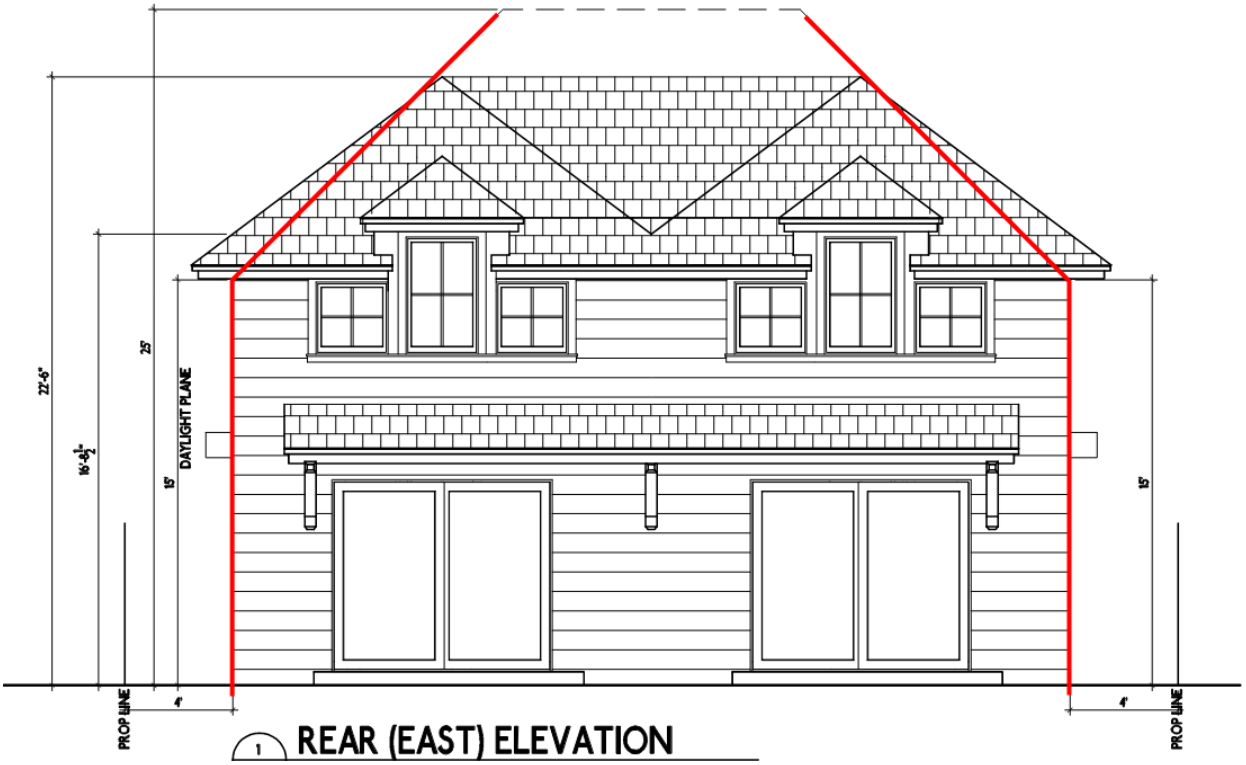
Figure 19.06-B of the El Cerrito Zoning Ordinance establishes the permitted height limits and daylight planes for development in the RS zoning districts.

Maximum heights and daylight planes are dependent on the slope of the subject property. The subject property has an average lot slope of less than 10%. The permitted maximum building envelope, therefore, reaches a height of 15 feet at the required setback lines and then slopes toward the center of the property at a 45-degree angle (the required daylight plane), until it reaches a base height of 25 feet. The ‘base height’ is the maximum height permitted by-right. Typically, the required setbacks are established by the zoning district, however SB 9 modifies the required side and rear setbacks. In order to apply height limits to SB 9 projects, the Zoning Administrator has made an interpretation that the daylight plane reaches 15 feet at the modified setbacks required by SB 9 (4 ft side and rear setbacks).

The proposed building exceeds the daylight plane along the northern and southern side of the building (see Sheet A3.0 of Attachment 2). The height of the north and south side of the proposed building is proposed to be 16 ft. 8 in. tall at the side setback lines, whereas the daylight plane starts at a height of 15 feet at the setback. No portion of the proposed building exceeds the base (by-right) 25-foot height limit (see images below).



1 FRONT (WEST) ELEVATION



1 REAR (EAST) ELEVATION

The findings required for approval of Conditional Use Permits are discussed in detail below. In addition to the standard findings required for Conditional Use Permits, Section 19.06.030(D)(3)(a) of the El Cerrito Municipal Code (ECMC) contains an additional finding which is required for approval of Conditional Use Permits which grant exceptions to the main building envelope. This finding requires that "the proposal when viewed in its entirety represents a superior design solution to that which would be possible if the

project were built in full compliance with the required standards for the main building envelope and will not cause a significant adverse impact on residences to the side, rear or directly across the street with respect to solar access, view blockage and privacy." These issues are discussed in greater detail below.

Solar Access

The proposed project is 16 ft. 8 in. tall at the required side setbacks, with a pitched roof that results in a relatively minor encroachment of the daylight plane. Given the small extent of the requested encroachment, it is not expected that it will cause a significant solar access impact to the houses neighboring the properties beyond that of a structure that complies with all setbacks required by SB 9.

Views

The El Cerrito General Plan acknowledges the presence of views of bridges, San Francisco and San Pablo bays, Mt. Tamalpais and Marin County, and the East Bay hills from uphill locations in El Cerrito. Due to the gently sloping topography, location and scale of surrounding houses, and the existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited. City staff note that this is based on staff's assessment of the best available information. City staff did not have access to adjacent properties and were not able to observe the views from inside adjacent residences.

Privacy

The requested daylight plane exception is located on the south and north side of the building. There are 5 window located on the second story of the north and south side building walls, however the requested encroachment is for roof area only and the location of the windows comply with all zoning requirements. Thus, the proposed building is not anticipated to result in privacy impacts beyond that of a structure that complies with all setbacks required by SB 9.

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 September 2, 2026. No public comments were received prior to the publication of this 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.

Compliance with the General Plan

The Conditional Use Permit to allow an exception to the main building envelope is consistent with the following policies of the El Cerrito General Plan:

> **LU1.5: Suitable Housing.** Promote suitably located housing and services for all age groups within the City.
>
> The proposed building will create two new residential units, expanding available housing options.
>
> **CD1.1: Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.

The project is not expected to have substantially greater impacts to views, solar access, and privacy than it would if it were designed to comply with the main building envelope requirements allowed under SB9. The project does not exceed the overall height limit for the RS-5 zoning district.

Required Findings

Conditional Use Permit – Building Envelope

In order to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

   The surrounding buildings are a mixture of two-story and one-story houses. The location, size, and design of the proposed building are consistent with the scale and design of development in the surrounding neighborhood.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

   The proposed building would create two new residential units, providing suitable housing for new residents, expanding available housing options. The resulting building will be an attractive addition to the neighborhood and a convenient living environment for the occupants.

3. The proposal is consistent with the purpose of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

   The Conditional Use Permit will allow a minor daylight plane encroachment of a proposed two unit building, which is a permitted land use pursuant to state law (SB 9). The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, and CD1.1: Neighborhood Character.

In addition, to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following findings in Section 19.06.030(D)(3)(i):

4. The proposal when viewed in its entirety represents a superior design solution to that which would be possible if the project were built in full compliance with the required standards for the main building envelope and will not cause a significant adverse impact on residences to the side, rear or directly across the street with respect to solar access, view blockage and privacy.

   The relatively minor nature of the proposed encroachment limits privacy, view, and solar access impacts to the adjacent properties. It is not expected that the proposed building will significantly impact the solar access of adjacent houses due to the relatively minor encroachment of the daylight plane. Due to the gently sloping topography, location and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited.

Staff Recommendation

Based on the information contained in this report, staff recommend approval of Planning Application PL26-0064, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2026-XX approving the Conditional Use Permit to allow an exception to the main building envelope for a proposed two unit building at 1018 Everett Street.

Appeal Period

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

Attachments

1. Draft resolution
2. Project plans

Planning Commission Resolution PC 2026-06

APPLICATION NO. PL26-0064

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A NEW BUILDING CONTAINING TWO RESIDENTIAL UNITS WHICH EXCEEDS THE REQUIRED MAIN BUILDING ENVELOPE

WHEREAS, the site is located on Everett Street; and

WHEREAS, the site was previously part of the property at 1018 Everett Street; and

WHEREAS, the site was subdivided pursuant to the provisions of Senate Bill 9 (SB 9); and

WHEREAS, on October 1, 2025, the Zoning Administrator ministerially approved Parcel Map MS 452-25 pursuant to the provisions of Senate Bill 9 (SB 9) to subdivide the existing 4,875 sq. ft. lot into two lots that would result in a 2,180 sq. ft. lot ("Parcel 2") and a 2,695 sq. ft. lot ("Parcel 1"); and

WHEREAS, the proposed project is located on Parcel 2 of the subdivision; and

WHEREAS, the Assessor's Parcel Number of the site is 503-203-023; and

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

WHEREAS, the zoning district of the site is RS-5 (Single Family Residential); and

WHEREAS, on August 4, 2026, John Newton (the "applicant") submitted an application for a conditional Use Permit to allow a proposed building which exceeds the required main building envelope at 503-203-023 (pursuant to Section 19.34 of the El Cerrito Municipal Code); 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 September 16, 2026, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding buildings are a mixture of two-story and one-story houses. The location, size, and design of the proposed building are consistent with the scale and design of development in the surrounding neighborhood.

2. The proposed building would create two new residential units, providing suitable housing for new residents, expanding available housing options. The resulting building will be an attractive addition to the neighborhood and a convenient living environment for the occupants.

3. The Conditional Use Permit will allow a minor daylight plane encroachment of a proposed two unit building, which is a permitted land use pursuant to state law (SB 9). The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, and CD1.1: Neighborhood Character.

4. The relatively minor nature of the proposed encroachment limits privacy, view, and solar access impacts to the adjacent properties. It is not expected that the proposed building will significantly impact the solar access of adjacent houses due to the relatively minor encroachment of the daylight plane. Due to the gently sloping topography, location and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited.

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 Planning Commission hereby approves Application No. PL26-0063&64, 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 4, 2026. 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 exercised, this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.

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

6. No additional housing units may be constructed on the subject property (APN 503-203-023) unless future changes to California state law require the allowance of additional units.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on September 16, 2026, upon motion of Commissioner _____, second by Commissioner _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

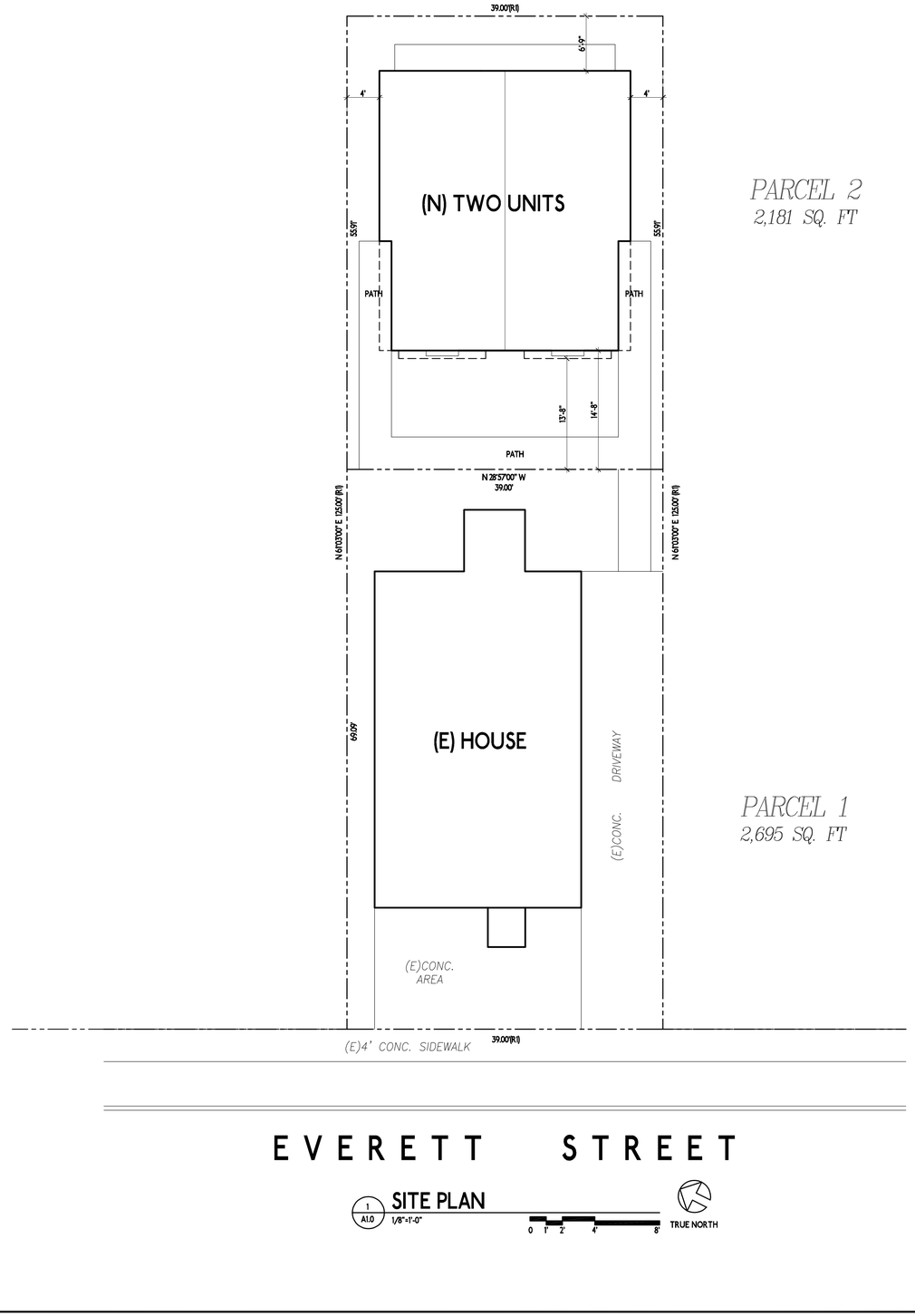
_____

Sean Moss, AICP
Planning Manager

NEW RESIDENCES

1018 Everett St, El Cerrito, CA 94530

APN# 503-20-3022



1 A1.0 **SITE PLAN**
1/8"=1'-0"

0 1' 2' 4' 8' TRUE NORTH

SYMBOL LEGEND

HEIGHT

SECTION — X / A.X.X

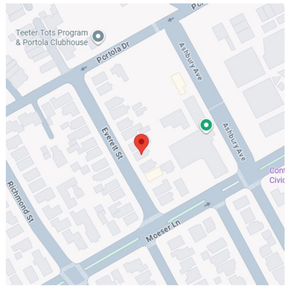
DETAIL — X / A.X.X

GRID LINE — X

DOOR — 001

WINDOW — A

VICINITY MAP



GENERAL NOTES

1. REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE DESIGNER OF RECORD FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH ASSOCIATED WORK.
2. IN CASE OF CONFLICT BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, THE ARCHITECTURAL DOCUMENTS SHALL GOVERN FOR LOCATIONAL PURPOSES. INFORM THE DESIGNER OF RECORD IN WRITING OF ALL DISCREPANCIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES STATUTES AND REGULATIONS HAVING JURISDICTION OVER THE BUILDING SITE.
4. SECURE AND CONTROL ACCESS TO THE SITE AND ALL AREAS OF CONSTRUCTION AND ENFORCE ALL REQUIRED RULES OF SAFETY.
5. THESE DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS IF SHOWN ON ALL.
6. THOSE MATERIALS IN THESE DOCUMENTS WHICH ARE SPECIFIED BY BRAND NAME ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR DESIGNER APPROVAL AND SUCH SUBMISSIONS SHALL NOT BE A CAUSE FOR DELAY OF THE PROJECT.
7. MAINTAIN A COMPLETE AND CURRENT SET OF ALL CONSTRUCTION DOCUMENTS, SUBMITTALS, AND CLARIFICATIONS ON THE JOBSITE AT ALL TIMES.
8. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATION OF FLOOR DECK AND ROOF LEVELS ARE GIVEN TO FINISH FLOOR U.O.N. ALLOW 3/4" THICKNESS FOR FLOOR FINISH MATERIAL, TYPICAL.
9. ALL WORK SHOWN ON THE DRAWINGS IS NEW UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

ZONING: RS-5
LOT SIZE: FRONT PARCEL 2,695 SF; REAR PARCEL 2,181 SF
CONSTRUCTION: TYPE 5 UNPROTECTED WOOD FRAME
BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE R-3
SPRINKLER: YES, DEFERRED SUBMITTAL BY SUBCONTRACTOR
PHOTOVOLTAIC SYSTEM: YES, DEFERRED SUBMITTAL BY SUBCONTRACTOR

PROPOSED UNITS: 1,015 SF (EACH)
PROPOSED FOOTPRINT: 1,090 SF
PROPOSED LOT COVERAGE: 50%
PROPOSED HEIGHT: TWO STORIES (22'-11 1/2" MAX)
PROPOSED PARKING: NONE
IMPERVIOUS SURFACE: 1,454 SF (66.7%)

DESCRIPTION OF WORK

TWO NEW UNITS ON SB-9 CREATED VACANT LOT AT REAR OF EXISTING HOUSE

CODE COMPLIANCE

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA ENERGY CODE (CBEES)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA FIRE CODE (CFC)

SHEET INDEX

A1.0 SITE PLAN
A2.0 FLOORPLANS
A2.1 ROOF PLAN
A3.0 ELEVATIONS & SECTION

John Newton & Leila Mashhoodi
Design & Development
5666 Telegraph Ave, Ste A
Oakland, CA 94609
(510) 847-4108

NEW RESIDENCES

PROJECT ADDRESS:
1018 Everett St
El Cerrito, CA 94530
APN: 503-20-3022

OWNER:
Premium Property Management
(510) 913-2002

SITE PLAN

REVISION

No.	Description	Date

PROJECT No. :
DRAWN BY: JP
CHECKED BY: JMN
DATE: 7/23/2026

A1.0

PLAN NOTES

WILDLIFE-URBAN INTERFACE ZONE REQUIREMENTS: ALL WINDOWS AND FRENCH DOORS TO HAVE MINIMUM ONE TEMPERED PANE. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIALS OR 1-3/8" SOLID CORE OR HAVE A 20 MIN FIRE RESISTANCE RATING.

1. **SAFETY (TEMPERED) GLAZING:** at: (1) hazardous locations-windows adjacent to: tubs, showers, and tub/showers (2) adjacent to and within 24 inches of either edge of doors (3) glazing less than 60" above walking surface at stairways of landings (4) for projects in Oakland, windows within 3' horiz. from tub/shower unless bottom of glazing >60" abv. standing surface of tub/shower.

2. **SHOWER/TUB:** • showerhead 1.8 gpm max
a. shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30" diameter circle, and any doors shall swing out of the enclosure have a clear opening of 22" minimum. (cpc 411.6 and 411.7)
b. glazing in any portion of the shower, bathtub, or hydro-massage tub enclosure shall be safety glazing (i.e. tempered glass) when the bottom edge of the glazing is less than 60" above the standing surface of the unit. (cbc 2406.3 and crc r308.4)
c. shower stalls and bathtubs with shower heads installed, shall have walls finished with a non-absorbent surface for a minimum of 6' above the floor.
d. any new or replaced mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120° f. any new or replaced water-filler valve in bathtubs & whirlpools shall have a temperature limiting device set at a maximum of 120° e. the water heater thermostat cannot be used to meet the these provisions. (cpc 414.0 and 418.0)
f. hydro-massage tubs (i.e. jacuzzi tubs) shall have motor access, a gfci protected dedicated circuit, and be u/ listed. all metal pipes, fittings, piping, or other metal surfaces, within 5' of the inside wall of the hydro-massage tub shall be properly bonded. hydro-massage tubs shall be bonded

3. **TOILET:** max. 1.28 gal. per flush; min. 30" width clearance; min 24" front clearance; fixture centered min 15" from side; caulk & seal fixture where it meets floor.

4. **BATHROOM:**
a. all receptacles shall be gfci protected & tamper resistant. Provide a minimum of one 20A circuit for bathroom receptacle outlets. (cec 406.11, 210.8, 210.11 (C))
b. provide mechanical ventilation system capable of providing 5 air changes/hr-mechanical subcontractor to specify acceptable fan unit for each space; exhaust fans are required in all bathrooms (even if an operable window is installed). exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). the exhaust fan may need to be supplied by a gfi protected circuit based on the manufacturer's requirements. Fans in bathrooms containing a tub or shower to be controlled by a humidistat and be energy star rated.
c. termination of all environmental air ducts shall be outside of the building minimum of 3 feet from property lines or openings into the building (i.e. dryers, bath and utility fans etc. must be 3 feet away from doors, windows, opening skylights or attic vents) and have a backdraft damper
d. lighting fixtures shall not be located within 3' horizontally and 9' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
f. maximum flow for bathroom faucet to be 1.2 gallon/minute @ 60 psi

5. **KITCHEN:**
a. conductor wires with an installed neutral and a four-prong outlet are required for dryers and cooking units.
b. provide two separate 20amp circuits for kitchen small appliances, with no other outlets on the circuits.
c. termination of all environmental air ducts shall be outside of the building minimum of 3 feet from property lines or openings into the building (i.e. dryers, bath and utility fans etc. must be 3 feet away from doors, windows, opening skylights or attic vents) and have a backdraft damper
d. lighting: all luminaries to be high efficacy; under cab lighting to be on dedicated switch.
e. installation instructions for all listed equipment shall be provided to the field inspector at time of inspection.
f. gfci protection at all receptacles serving kitchen counter tops; receptacles within 6 feet of a wet bar sink; at each kitchen and dining area counter space wider than 12 inches, locate so that no point along the counter wall is over 24" from a receptacle. all receptacles to be tamper resistant
g. maximum flow for kitchen faucet to be 1.8 gallon/minute @ 60 psi
h. island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required.

6. **LAUNDRY:**
a. conductor wires with an installed neutral and a four-prong outlet are required for dryers and cooking units.
b. provide a minimum of one 20A receptacle to be used as a laundry receptacle. (CEC 210.11 (C) (2)).
c. clothes dryer exhaust ducts shall be constructed of rigid metallic material w/ smooth interior surfaces and shall not be assembled w/ screws or fastenings means that extend into the duct and that would catch lint. duct to be 4" min. dia., 14' max length w/ 2 elbows.
d. termination of all environmental air ducts shall be outside of the building minimum 3' from property lines or openings, into the building (i.e. dryers, bath, utility fans etc. must be 3' away from doors, windows, opening skylights or attic vents) and have a backdraft damper.
e. all luminaries to be high efficacy; at least one to have a vacancy sensor switch.
f. install in accordance w/ the clothes dryer manufacturer's installation instructions and provide installation instructions for all listed equipment to the field inspector at time of inspection.
g. closets designed for installation of a clothes dryer must provide a min. 100 sq. in. opening in the door for make-up air or by other approved means per CPC 504.3.1 and the gas shut-off valve shall be accessible without removal of the unit and within arm's reach within the closet

7. **GUARD RAILS:** guardrail req'd at walking surfaces 30" or more above grade. guardrail height shall be min 42" high (exception: 34" min height above nosing tip at stairs). guardrails openings shall not allow the passage of a 4" sphere (exception: 6" sphere above stair treads). guardrails to be constructed to comply with the minimum uniformly distributed live loads in CRC Table R301.5. guardrails and handrails shall be capable to withstand a single concentrated load of 200 lbs applied in any direction at any point along the top of the rail. guardrail in-fill components, balusters and panel fillers shall be capable to withstand a horizontally applied normal load of 50 lbs on an area equal to 1 sq. ft. (CRC Table R301.5)

8. **STAIRS:** conform to: CRC Sec.R311.7
a. handrails shall be provided on at least one side of each continuous flight of stair with four or more risers. handrail to be 1.25" to 2"@ mounted 34" to 38" above tread nosing, must not protect more than 3.5", and must return at ends. handrails shall be mounted so that the rail and supporting structure are capable of withstanding a load of at least 200 pounds applied in any direction at any point on the rail.
b. stairways shall not be less than 36" in clear width above handrails
c. headroom to be min 6'-8" above stair treads
d. rise & run of stairs (max. rise 7-3/4"; min. run 10")
e. when tread depth is less that 11", nosings shall be 0.75" to 1.25".
f. open risers are permitted, provided that the opening between treads does not permit the passage of a 4"Ø sphere.

9. **LANDINGS:** Provide 36" deep landing outside all exterior doors (not more than 7-3/4" lower than threshold for in-swinging doors and not more than 1-1/2" lower than threshold for outswinging doors; min. 1/4" slope for weather exposed landings; balconies and roof decks sealed underneath

10. **STORAGE UNDER STAIRS:** Provide ⅝" type X gyp bd under stairs at storages area typ.

11. **PRESSURE TREATED WOOD:** to be used for wood in contact w/earth or embedded in concrete or masonry. 8" min. clear from grade to framing

12. **HOSE BIBS:** provide a non-removable backflow prevention device on all new exterior hose bibs, and lawn sprinkler/irrigation systems. All hose bibs must have approved anti-siphon device

13. **SLOPE OF GRADE:** slope grade min. 6 inches within the first 10 feet to drain surface water away from foundation walls crc r401.3. where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, provide drains or swales to ensure drainage away from the structure. slope min. 2% away from building at impervious surfaces within 10 feet of foundation

14. **WATERPROOF/GFCI PROTECTED OUTLETS:** at exterior at front and rear of dwelling having access to grade and at all balconies; decks; and porches greater than 20 SF

15. **ADDRESS NUMBERS:** approved address identification shall be provided and affixed to new dwellings clearly visible and legible from street or roadway fronting the property. address identification characters to be not less than 4" high with a stroke width of not less than 1/2" and shall contrast with the background. addressing shall be illuminated at night. an additional address sign posting shall be provided by the front walkway or driveway approach fully visible directly from the street for dwellings that are setback from a public street. a post or monument mounted address should be posted where it is fully visible, preferably near the sidewalk and walkway giving access to the street. [CRC R319.1]

16. **WATER HEATER:**
TANKLESS WH REQUIREMENTS: min energy factor of 0.82, instant water heaters that have min input of 6,840 BTU/hr shall have isolation valves on both cold and hot water supply pipes leaving the water heater, and hose bibs, or other fittings on each valve for flushing the water heater when the valves are closed. CBEES 110.3(c)7 gas line sizing calculations are required at time of gas line inspection per CA plumbing code when instant water heater is installed.

TANK WH REQUIREMENTS: seismic anchorage of water heater to include 3 anchors or straps at points within the upper and lower 1/3 of its vertical dimension, the lower anchor/strap must be at least 4" above the controls. a pressure relief valve with drain shall be min 4" above controls. provide 24" min wide door to water heater compartment; min 30" x 30" workspace by firebox; domestic water heater location prohibited in bdrm, bathrm, clothes clst, or area open to similar (except direct vent appliance); if located over framing, requires watertight corrosion resistant pan min 1.5" in depth under WH w/ 3/4" drain to exterior of the building. tanks ≤ 55 gal. to be min energy factor of 0.60 and tanks > 55 gal. to be min energy factor of 0.76, both require additional HERS insulation verification.

17. **FORCED AIR FURNACE:**
a. FAU located on conc. slab min 3" abv. grade;
b. attic access 22x30" min.;
c.switch at entrance for light at appliance;
d. not open to bedroom of bathroom;
e. 30" clear workspace at front;
f. total clearance 12" greater than FAU width;
g. furnace room passageway 24" min width;
h. combustion chamber 6" min. to closed door
i. receptacle within 25' & not on appl. circuit;
k. HVAC subcontractor to verify all applicable installation requirements & install per manuf. specifications.typical.
l. FAU Combustion Air per 2016 CMC Chapter 7
m.appliances in garages require protection (bollard) from vehicles unless 6' above the floor or out of vehicular paths (406.2.9.3)

18. **1-HR WALL BETWEEN GARAGE & HOUSE:** 5/8" type x gyp. bd garage side; 2x4 wd studs @ 16" o.c. w/ R-13 batt insulation; 1/2" gyp bd @ house side. 1-hr dig between garage & house; 2 layers 5/8" type X gyp. bd garage side (fasten per CBC Table 7-C item 21.1.1); if dwelling above, garages shall be separated in accordance with CRC Table R302.6

19. **DOOR TO GARAGE:** door between garage & house to be self-closing; tight-fitting solid wood door 1-3/8" thick or approved 20 min. fire-rated door. door to be equipped with self-closing and self-latching device. [CRC R302.5.1]

20. **GARAGE DOOR:** per CRC R609.4.1; proposed garage door shall be labeled with permanent label provided by the door manufacturer. required label shall identify the following:
a. garage door manufacturer
b. door model/series number
c. positive and negative design wind pressure rating
d. applicable test standard

21. **CRAWLSPACE VENTILATION:** vent 1 s.f./150 s.f. of underfloor area: U.O.N., provide painted 9"x16" G.S.M. vents as close to corners as possible and allowing cross-ventilation. Vents shall be covered with ¼" wire mesh.

22. **UNDER-FLOOR CLEARANCE:** provide min. 18" clear to exposed ground in crawlspaces from joists or structural wood floors or 12" to wood girders. Otherwise, such wood framing shall be pressure-treated or have natural resistance to decay.

23. **CRAWLSPACE ACCESS:** Provide min. 18"x24" crawlspace access panel.

24. **ATTIC VENTILATION:** vent 1 s.f./150 s.f. of attic area or 1 s.f./300 s.f. if >50% of venting is located above mid-point of attic

25. **ATTIC ACCESS PANEL** R807.1: 22"x30" min. panel (size larger to accommodate FAU as req'd) located in hallway or other readily accessible location. if FAU in attic, provide 30" min deep platform in front of firebox & lighting outlet switched at access door near furnace.

26. **EGRESS WINDOW:** 5.7 sq. ft. min. (5 sq. ft. min. allowable at ground level); 20" wide by 24" high; max. 44" to finished sill opens directly to public way; yard or court that opens to a public way

27. **ARC-FAULT CIRCUIT INTERRUPTER:** All new 120-volt, single phase, 15 and 20 amp branch circuits installed in dwelling unit family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry areas or similar rooms or areas shall be protected by a listed arc-Fault circuit interrupter, combination type, installed to provide protection of the branch circuits. CEC 210.12(A)

28. **SMOKE ALARMS:** (see CRC R314 for full rect's) smoke alarms installed at the following locations: 1. each sleeping room 2. outside each sleeping area in the immediate vicinity 3. at least one on every story including basements. shall not be installed 20' horizontally of cooking appliances and no closer than 3' to bathroom doors(with a tub or shower). all smoke alarms are to be interconnected per 2022 CRC R314.5 (activation of one alarm will activate all other alarms in the individual unit & alarm will be clearly audible in all bedrooms over background noise levels with all intervening doors closed) shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). [R314.A & R315.15]
smoke alarms must be listed in accordance with UL 217 and california state fire marshall approved for smoke alarms. (CRC R314.1.1)

29. **CARBON MONOXIDE ALARMS:** (Sec.R315) new interconnected 110v carbon monoxide alarm (with battery backup) installed in dwelling units with fuel-burning appliances or with attached garages: outside each area adjacent to a sleeping area; each story of the building including basements; alterations, repairs, or additions exceeding $1,000. (may be battery operated.)
carbon monoxide alarms must be listed in accordance with UL 2034. [CRC R315.1.1]

30. **FIRE SPRINKLERS:** (Sec.R313.3) new residential construction requires new sprinklers to protect all areas of the dwelling unit except: attics (without fuel-fired equipment); crawlspaces; and normally unoccupied concealed spaces; closets and pantries not exceeding 24 SF with smallest dimension not greater than 3'; bathrooms not more than 55 SF; detached garages; carports with no habitable space above; open attached porches; unheated entry areas adjacent to entry door. attics & crawlspaces with fuel-fired appliances require a sprinkler installed above the equipment. (CALFIRE 903.3.1.2.1) sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction provided there is a roof or deck above.

31. **BATHROOM WALL REINFORCEMENT:** per CRC R327.1.1 & R327.1.2: at least one bathroom shall comply with Aging-in-Place Design and Fall Prevention as follows:
a. reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
b. reinforcement shall not be less than 2 by 8 inch (51 mm by 203 mm) nominal lumber (1 ½ inch by 7 ¼ inch (38 mm by 184 mm) actual dimension) of other construction material providing equal height and load capacity. reinforcement shall be located between 32 inches (812.8 mm) and 39 ½ inches (997 mm) above the finished floor flush with the wall framing.
c. water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
d. shower reinforcement shall be continuous where wall framing is provided.
e. bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.
f. information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual in accordance with the California Green Building Standards Code, Chapter 4, Division 4. (CRC R327.1.3.1)

32. **AGING-IN-PLACE INTERIOR DOORS:** per CRC R327.1.3: at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.

PLUMBING NOTES

1. PLASTIC PIPE AND FITTINGS, OTHER THAN THOSE USED FOR GAS, SHALL MEET THE REQ'TS OF NATIONAL SANITATION FOUNDATION 14. CPC 301.1
2. ALL PIPE, TUBE, FITTINGS, SOLVENT, CEMENT, THREAD SEALANT, SOLDER, AND/OR FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 61. CPC 604.1
3. PER CPC 1213.3, GAS LINE PRESSURE TESTING IS 10 PSI FOR 15 MINUTES AND WELDED PIPING IS 60 PSI FOR 30 MINUTES
4. UNDERGROUND PLASTIC WATER SERVICE LINES REQUIRE 14AWG BLUE TRACER WIRE. (604.10.1)
5. CF2R-PLB-02B AND APPLICABLE CF2R-MCH & CF3R-MCH ENERGY FORMS ONSITE AT TIME OF FINAL INSPECTION.

HVAC/DWH NOTES

-SEE TITLE-24 FOR MORE DETAILED REQUIREMENTS

- NEW INSTANTANEOUS WATER HEATER IN MECH ROOM TO SERVE ENTIRE RESIDENCE
- SEPARATE WATER HEATER TO SERVE RADIANT FLOOR HEATING

2025 TITLE-24 LTG REQTS

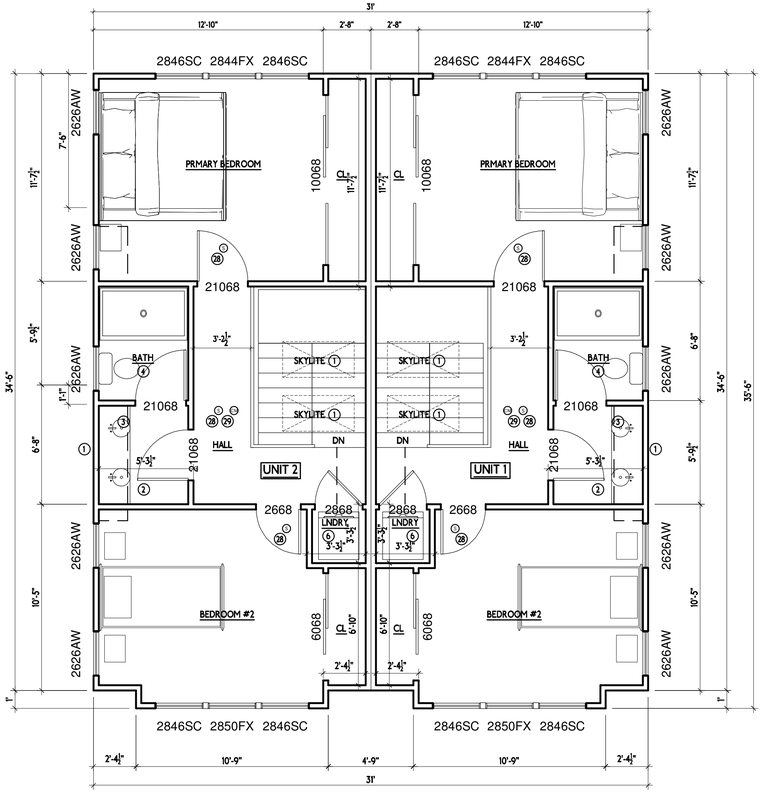
ALL NEW ELECTRICAL LIGHTING WORK TO COMPLY WITH THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD 150.0(K) REQ'TS AS DESCRIBED BELOW:

1. All installed luminaires shall be high-efficacy in accordance with Table 150.0-A and shall be certified as "high efficacy." (150.0(k)1)A)
2. ALL luminaires required to have light sources compliant with Reference Joint Appendix JA8, except hallways and closets over 70 sf, shall be controlled by dimmers or vacancy sensors. (This applies to all GU-24 LEDs and recessed luminaires.) CBEES 150.0(k)2K
3. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.
4. Outdoor Lighting: All outdoor lighting shall be controlled by a manual ON and OFF switch that does not override to ON and one of the following: Controlled by photocell and motion sensor, Photo control and automatic switch control, Astronomical time clock, or Energy management control system.
5. Stairways with 6 or more risers shall have wall switch at each floor level at the stair landings. (CEC 210.70(A)(2))

ELECTRICAL PLAN LEGEND

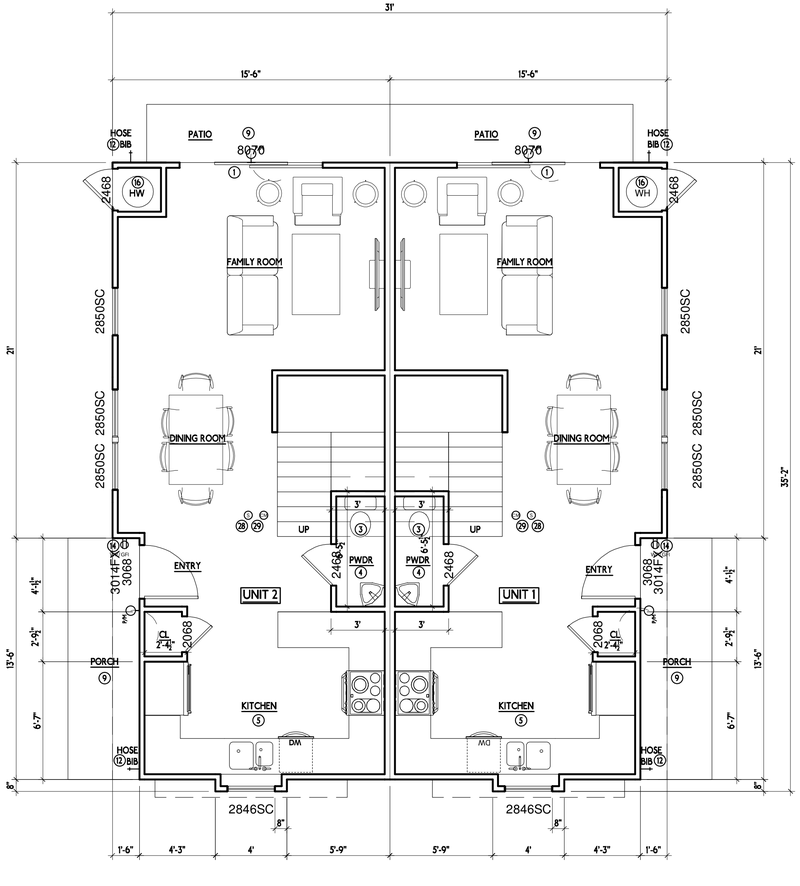
NOTE: ELECTRICAL FIXTURES TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED

- Duplex Electrical Receptacle: "GFI"=ground fault circuit interrupter; "TC"=trash compactor; "DW"=dishwasher; "REF"=refrigerator; "RANGE"=range; "DISP"=disposal; "220"=dedicated 220v receptacle.
  All 15/20 ampere receptacles installed per CEC210.52 shall be listed temper-resistant receptacles. (406.12).
  Typical Locations: Per CEC 210.52: Provide receptacle outlets 12' O.C. max and within 6' of the end of walls. Walls longer than 2' shall have a receptacle. Hallway walls longer than 10' shall have a receptacle. (CEC210.52(A)). Height of outlets from center line to finish floor to be 14" typ at rooms & appliances, & 46" adj. to countertops & Lav sinks u.o.n. All dwellings must have one exterior outlet at the front and back of the dwelling (CEC 210.52(E)).
  Per CEC 210.52 provide GFCI protection at:
  a. all receptacles serving kitchen counter tops and dishwashers.
  b. receptacles within 6 feet of utility/wet bar sink.
  c. at each kitchen and dining area counter space wider than 12 inches.
  d. all receptacles in garages and basements
- Indicates wall mounted light switch (center 44" abv fin. flr. typical u.o.n.) "D"=dimmer control; "3"=3-way;"S"=occupant sensor; dashed line indicates circuit
- smoke alarm: interconnected and hardwired to 110v power w/ battery backup
- carbon monoxide alarm: interconnected and hardwired to 110v power w/ battery backup
- exhaust fan (5 air changes/hr in bathrooms); "C"=Combined light and fan
- concealed linear strip fluorescent lighting w/ elec. ballast. 12"=13W; 18"=15W; 24"=20W; 48"=32W u.o.n. all under-cabinet lighting shall be separately switched. (150.0(k)(2)(K)).
- wall sconce (high efficacy lamp typical u.o.n.).*FL*=fluorescent w/ elec ballast; "P/M"=photocontrol/motion sensor controlled
- wall mounted light (high efficacy lamp typical u.o.n.). "FL"=fluorescent w/ elec ballast; "A"=damp rated; "P/M"=photocontrol/motion sensor controlled
- pendant light (high efficacy lamp typical u.o.n.). "FL"=26W fluorescent w/ elec ballast u.o.n.; "A"=damp rated; "P/M"=photocontrol/motion sensor controlled
- surface mounted (high efficacy lamp typical u.o.n.). "FL"=26W fluorescent w/ elec ballast u.o.n.; "A"=damp rated; "P/M"=photocontrol/motion sensor controlled
- line voltage track with low voltage heads mr-16 gimbal ring type
- recessed can light or directional recessed can light (high efficacy lamp typical u.o.n.).*FL*=fluorescent w/ elec ballast; "A"=damp rated; "P/M"=photocontrol/motion sensor controlled; "LED"=light emitting diode.
  note: recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, air-light (ASTME283) and sealed with a gasket or caulked between housing and ceiling
- telephone / data port
- cable television port
- line voltage flush mount fluorescent light (24"x48" 2-lamp; elec. ballast u.o.n.)
- automatic garage door opener - shall have battery backup (406.2.1)



2ND FLOOR PLAN

A2.0 — 1/4"=1'-0" — 2ND FL: 1,010 SF; UNIT 1: 505 SF; UNIT 2: 505 SF — 0 1' 2' 4' 8' — TRUE NORTH



1ST FLOOR PLAN

A2.0 — 1/4"=1'-0" — 1ST FL: 1,020 SF; UNIT 1: 510 SF; UNIT 2: 510 SF — 0 1' 2' 4' 8' — TRUE NORTH

John Newton & Leila Mashhoodi
Design & Development
5666 Telegraph Ave, Ste A
Oakland, CA 94609
(510) 847-4108

NEW RESIDENCES

PROJECT ADDRESS:
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El Cerrito, CA 94530
APN: 503-20-3022

OWNER:
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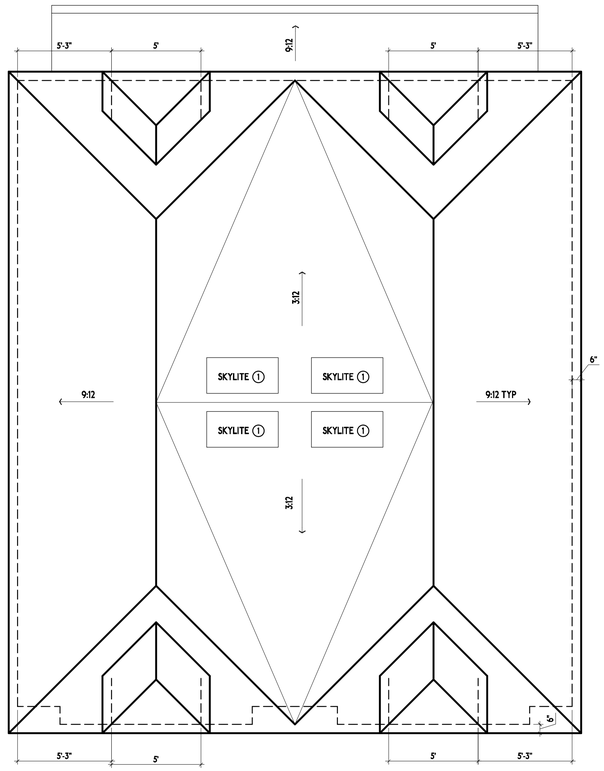
FLOORPLANS

REVISION

No.	Description	Date

PROJECT No. :
DRAWN BY: JP
CHECKED BY: JMN
DATE: 7/23/2026

A2.0



1 A2.1 **ROOF PLAN**

1/4"=1'-0"

0 1' 2' 4' 8'

TRUE NORTH

John Newton &
Leila Mashhoodi
Design & Development

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ROOF PLAN

REVISION

No.	Description	Date

PROJECT No. :
DRAWN BY: JP
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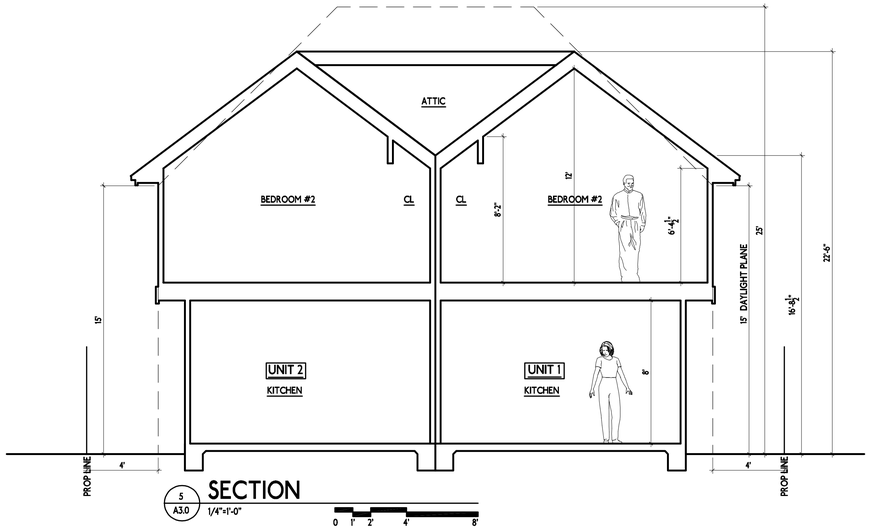
A2.1

TYPICAL MATERIALS:
ROOF: CLASS A ASPHALT COMP SHINGLES (CHARCOAL COLOR)
SIDING: PAINTED HARDIE LAP SIDING (PAINTED WHITE)
WINDOWS/FRENCH DOORS: DUAL PANE VINYL (BLACK)
(SIMULATED DIVIDED LITES) WITH WHITE WOOD TRIM



5 A3.0 SECTION 1/4"=1'-0"

0 1' 2' 4' 8'

1 A3.0 REAR (EAST) ELEVATION 1/4"=1'-0"

0 1' 2' 4' 8'

3 A3.0 RIGHT (SOUTH) ELEVATION 1/4"=1'-0"

0 1' 2' 4' 8'

4 A3.0 LEFT (NORTH) ELEVATION 1/4"=1'-0"

3/8 1/4 1/2 1' 00 1' 2' 4' 8'

3 A3.0 1/4"=1'-0"

1 A3.0 FRONT (WEST) ELEVATION 1/4"=1'-0"

0 1' 2' 4' 8'

John Newton &
Leila Mashhoodi
Design & Development
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(510) 847-4108

NEW RESIDENCES

PROJECT ADDRESS:
1018 Everett St
El Cerrito, CA 94530
APN: 503-20-3022

OWNER:
Premium Property Management
(510) 913-2002

ELEVATIONS & SECTIONS

REVISION

No.	Description	Date

PROJECT No. :
DRAWN BY: JP
CHECKED BY: JMN
DATE: 7/23/2026

A3.0