Zoning Adjustments Board Staff Report

APP # ZP2022-0021

February 26, 2026

Use Permit for a Mixed-Use Project at 2449 Dwight Way



Quick Facts	Project Description:
Applicant: Studio KDA, Jason Andre **Owner:** Greg Hoff & Chris Hoff **Project Address:** 2449 Dwight Way **GP Land Use:** Avenue Commercial (AC)	The applicant is seeking approval to partially demolish the existing 4-story mixed use building (preserving the two frontage facades) and construct a 50,435-square-foot, 8-story (85 feet, plus a 5-foot 2-inch parapet) mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus.
	Zoning Permits Requested:

Zoning Adjustments Board Staff Report

Area Plan: Southside Area Plan

Zoning: C-T Telegraph Commercial

CEQA: Section 15332 ("In-Fill Development Projects")

Date Submitted: February 14, 2022

SB330 Pre-Application Vesting Date: July 19, 2021

Date Deemed Complete: September 29, 2022

Project Planner: Sharon Gong, Principal Planner and Lisa Gordon, Rincon Consultants

1. **Construction.** Berkeley Municipal Code (BMC) Section 23.204.020(A) **"Allowed Land Uses"** to construct a new mixed-use development (UPPH).
2. **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create new floor area of 10,000 square feet or more (UPPH).
3. **Height Increase.** BMC Section 23.204.110(D)(4) **"Height Limits"** to increase the maximum height to 75 feet (for the base project) (UPPH).
4. **Interior Setbacks.** Use Permit under BMC Section 23.204.110(D)(4) **"Modifications to Standards"** to increase the floor area ratio (for the base project) (UPPH).
5. **Projections Above Height Limits.** BMC Section 23.304.050(A) **"Allowed Projections Above Height Limit"** to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district (AUP)
6. **Fence Height.** BMC Section 23.304.080(A) **"Permits Required"** to allow for a fence or entry gate more than six (6) feet in height (AUP)

Concession:

Concession from BMC Section 23.316 **"Percentage for Public Art on Private Projects"**

Waivers:

- Waiver from BMC Section 23.204.110(D)(1) **"Development Standards"** to reduce the required the useable open space to 477 square feet, where 2,520 square feet is required
- Waiver from BMC.304.090(B)(7) **"Landscaping"** to reduce the amount of landscaping required in open space areas to 115 square feet, where 1,008 square feet is required
- Waiver from BMC 23.204.110(D)(1) **"Development Standards"** allow for an increase in building height up to 85 feet (with a 5' 2" parapet) and 8 stories, where 75 feet and 6 stories is the limit (with a use permit)

Staff Recommendation:

Staff recommends that ZAB determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("Infill Development Projects") and approve ZP2022-0021 pursuant to BMC Section 23.406.040(D) and subject to the attached Findings and Conditions of Approval.

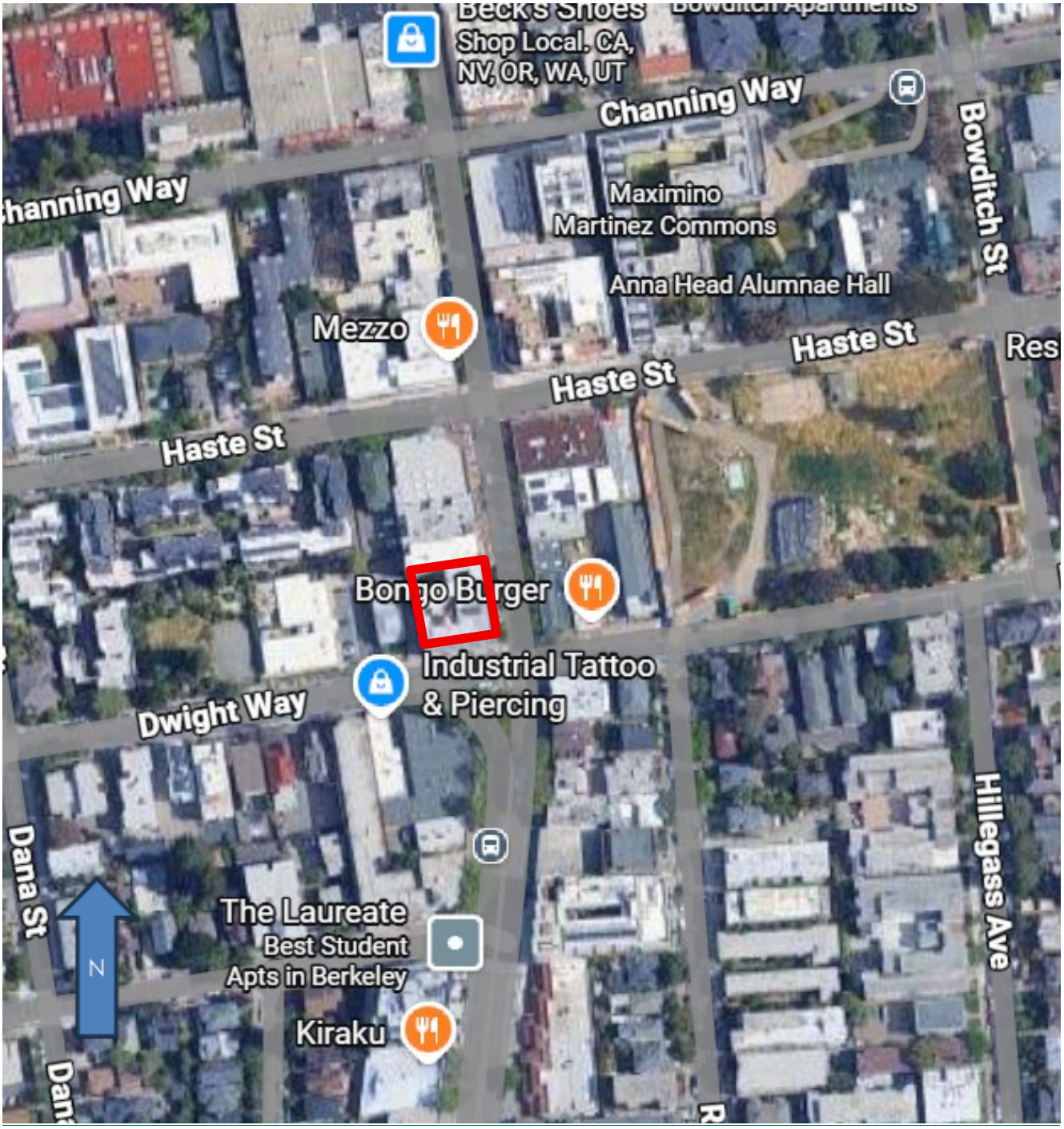
ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
North	Avenue Commercial	Telegraph Commercial (C-T)	Commercial and Office uses
South			Commercial uses and Mixed-Use
East			Commercial Uses
West	Avenue Commercial and Residential Mixed Use	C-T and R-SMU	Residential uses and Preschool

AERIAL

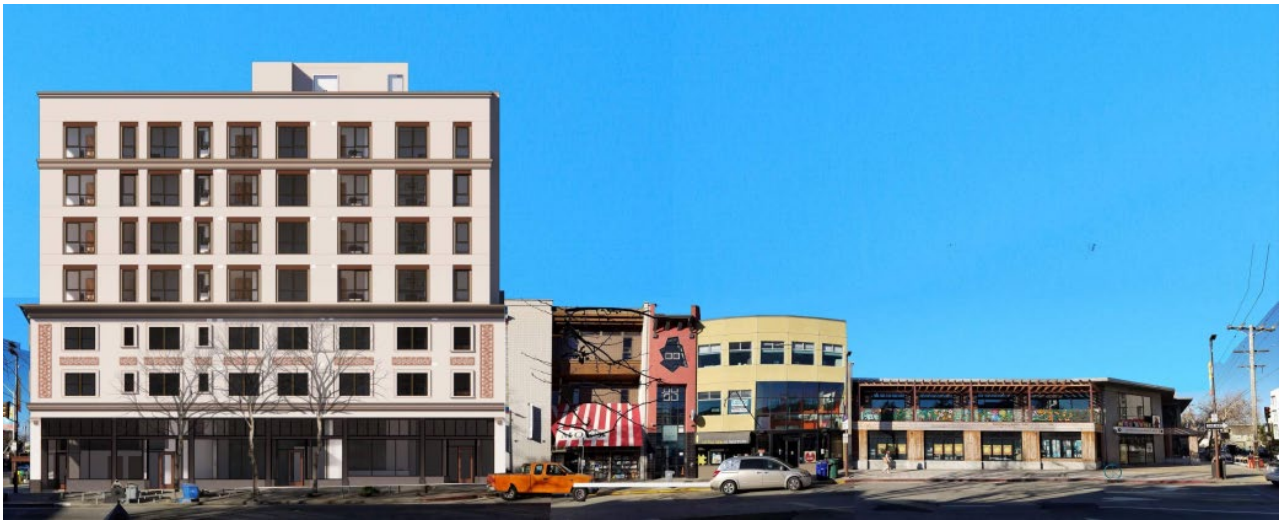

Shop Local. CA, NV, OR, WA, UT
Channing Way
Channing Way
Bowditch St
Maximino Martinez Commons
Anna Head Alumnae Hall
Mezzo
Haste St
Haste St
Haste St
Res
Bongo Burger
Industrial Tattoo & Piercing
Dwight Way
Dana St
Hillegass Ave
The Laureate
Best Student Apts in Berkeley
Kiraku
N

STREET ELEVATION

March 2025 Street View at the corner of Telegraph Avenue and Dwight Way



PROPOSED STREET VIEW



BACKGROUND

Subject Site

The subject property is located at 2449 Dwight Way, on the north side of Dwight Way and west side of Telegraph Avenue, in the Telegraph Commercial District (Assessor's Parcel Number [APN] 055-1881-00400). The site is a square lot, approximately 100 feet by 103 feet, and fully developed. The

area is characterized by primarily commercial and residential or mixed-use buildings that are one to three stories tall. Surrounding commercial uses include restaurants, various local shops (Amoeba Music, Moe's Books), tattoo and piercing shops, and offices. The site is near to several City Landmarks, including the James Edgar House (directly to the west of the site), the Hutchinson Flats Building (to the northwest), People's Bicentennial Mural (to the northeast), and King Building, Soda Works Building and the Woolley House (to the southeast). The former People's Park, now U.C. Berkeley student housing (under construction), is located approximately 225 feet to the east of the project site. There are existing on-street metered parking spaces along the frontage of Dwight Way.

Transit in the Project vicinity includes extensive bus transit service provided by Alameda-Contra Costa County Transit (AC Transit); the closest bus stops are located less than two blocks from the Project site along Telegraph Avenue in both directions. The Channing Way Bicycle Boulevard, which runs from Fourth Street to Piedmont Avenue, is located approximately two blocks north of the Project site. The Downtown Berkeley Bay Area Rapid Transit (BART) Station is located approximately 0.8 miles northwest of the Project site.

Site History

The 10,300 square-foot (0.24-acre) lot is currently occupied by a four-story, 27,456 square-foot mixed-use structure with a 6,755 square-foot basement and ground floor retail space and 24 rent-controlled apartments. The building was damaged by a fire in November 2015 and the residential units have been vacant due to fire damage. The commercial tenants were able to re-open for a time but have since closed or relocated and the storefronts are boarded up.

The subject building, which is referred to as "The Chandler Building" was initially built in 1909 as a one-story, six-storefront commercial building. In 1921, the one-story commercial building was enlarged and took on its current form as a three- to four-story mixed-use building of apartments over shops.

Community Meeting

Prior to submitting this application, the applicant installed a pre-application poster on site on January 6, 2022 that provided contact information for questions. The applicant also sent notices and invited interested neighborhood organizations as well as owners and occupants located within 300 feet of the project site to a project preview meeting. The project preview meeting was held on December 15, 2021 and attended by five (5) community members, including four tenants that had been displaced by the fire. The architecture was discussed, but the primary concern was whether the new units would be laid out or located the same as the fire damaged units. The applicant noted that there was no guarantee that the previous tenants would be getting the exact unit back in the rebuild of the fire-damaged building and that the owners are required to offer tenants right of first refusal to occupy a unit comparable to the unit they vacated, per the City of Berkeley Rent Control requirements (BMC 13.76 Rent Stabilization for Just Cause Ordinance).

On February 11, 2026, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at nearby three locations. No additional comments have been received in response to the public hearing notice at this time.

ANALYSIS

Project Scope

The proposed project would involve partial demolition (maintaining more than 50% of the exterior of the façade) of a 4-story mixed use building at 2449 Dwight Way to construct an 8-story (85' plus a 5-foot 2-inch parapet), approximately 50,435 square-foot mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The major components of this mixed-use building are as follows:

- 63 dwelling units
  - 26 studios
  - 12 one-bedroom
  - 13 two-bedroom
  - 12 three-bedroom
- 100 bedrooms
- 3,703 of Commercial space on ground floor and basement (storage)
- Ground Floor residential includes lobby, bike room, mail room, trash room and utilities
- 477 square-foot roof deck for useable open space
- 34 Long-Term Bicycle Parking Spaces

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Base Project and Density Bonus

The applicant has requested a density bonus under the State Density Bonus Law. Under the City's density bonus procedures, the "base project[1]" is 52 units, as the maximum allowable density for the site. The 7-story base project and the resulting 8-story proposed project both have an average unit size of approximately 745 square feet. By providing 3 Very-Low Income (VLI) BMR units on site (5 percent of the 52-unit base density), the project is eligible for a 20 percent density bonus, or 11 additional units. Therefore, the applicant proposes 11 additional units above the base density for a total of 63 dwelling units.

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
52	3 VLI (5% of BP)	20%	11	63

Notes:
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number.
Abbreviations: % = percent

[1] Per the City's Density Bonus Procedures (DBP), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

A **concession** is a modification of a development standard that reduces the cost of providing affordable housing. The City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law. Staff believes such a finding cannot be made.

The project is entitled to one (1) concession (or incentive) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

- The applicant is requesting one concession from BMC Section 23.316 "Percentage for Public Art on Private Projects"

A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.[2]

The applicant is requesting three (3) waivers from the following development standards:

- Waiver from BMC Section 23.204.110(D)(1) "Development Standards" to reduce the required the useable open space to 477 square feet, where 2,520 square feet is required
- Waiver from BMC.304.090(B)(7) "Landscaping" to reduce the amount of landscaping required in open space areas to 115 square feet, where 1,008 square feet is required
- Waiver from BMC 23.204.110(D)(1) "Development Standards" allow for an increase in building height up to 85 feet (with a 5'-2" parapet) and 8 stories, where 75 feet and 6 stories is the limit (with a use permit)

Environmental Review (CEQA)

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines ("Infill Development Projects").

Additionally, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project, including the exception for projects that would result in a substantial adverse change in the significance of a historical resource. A Project Impact Analysis (PIA)

[2] See Footnote 5.

determined that the project would not result in a substantial adverse change in the significance of a historic resource. See Attachment 2 for additional information on the CEQA findings.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review: Staff Level Design Review

Berkeley Municipal Code (BMC) Section 23.406.070(F)(1)(A) "Mandatory Referrals", requires applications for design review of projects which involve a building or structure listed on the State Historic Resources Inventory (SHRI), or on the List of Structures or Sites adopted by the Landmarks Preservation Commission (LPC) under BMC Chapter 3.24, be referred to the LPC for comment, prior to approval of the application. This property is on the list of Potential Initiations (item R), which appears at the end of every LPC agenda.

The project involves the partial demolition of the existing structure but retains 50% of the existing exterior façade and is not considered a "demolition" under BMC Chapter 23.502 "Glossary." Because the project does not meet the definition of a demolition pursuant to the BMC, the project is not being referred to LPC for a demolition referral.

Pursuant to BMC Section 23.406.070(F)(1)(A) "Mandatory Referrals", the proposed project was referred to the LPC for review prior to the consideration of the Use Permit. The LPC reviewed the referral on August 7, 2025. The LPC was supportive of the overall design, but offered recommendations for further design refinement including the following, which were forwarded to DRC for their consideration:

- Keeping historic storefronts on Telegraph are important; the parcel is a very important vantage point from further south on Telegraph.
- Important to keep clear glass on commercial storefronts.
- Not in favor of keeping mural on exterior walls since mural is so recent, but if any temporary murals could be salvaged for the lobby, that could be nice.
- Consider a public art component that celebrates the previous tenant.
- Consider some accent colors with proposed palette; Telegraph is a vibrant commercial district.

Design Review Committee Review: Preliminary Design Review

On September 18, 2025, the Design Review Committee (DRC) reviewed the project design for 2449 Dwight Way, gave a favorable recommendation on the design as presented, and provided the following direction for Final Design Review [VOTE (7-0-0-0)]:

Recommendations:

Neighborhood Context / Colors and Materials

- Upper levels on street facades, as well as the west and north elevations could be better integrated with the existing facades; horizontal trim, one floor down from the top cornice, could be better balanced with the whole design.
- Further refine the transformer space, as well as the study / lobby space, and the entrance; look at that whole segment together, including the clerestory windows.

- Colors: new palette should highlight the original detail and brick; terra cotta is too dark.
- Look at bulkhead tile – consider an accent tile or other whimsy near entrance.

Building Details / Windows

- Lower cornice wrapping to the west side is not original – rethink the southwest corner and resolve with project façade refinements.
- Upper cornice – minimize so it does not overshadow the original cornice.
- Look carefully at storefront details, especially where two systems meet.
- Ground floor storefronts should have non-reflective glass.
- Consider a railing style that works with the building design instead of the glass railing.
- Resolve awkward high sills on first new floor and present at FDR.
- Better resolve the long kitchens in plan in the studio units.

Landscaping

- Recommend trees and / or taller plants in the west bioswale.
- Consider a green roof.
- Focus on native plants throughout.

POLICY CONSISTENCY

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety[3] unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a "housing development project" consisting of a mixed-use building with at least two-thirds of the floor area in residential use, including four live/work units. The Base Project includes Use Permits and/or Administrative Use Permits[4] to modify the height, setbacks and driveway length, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance,

[3] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

[4] The City has determined that the "protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits."

or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduced the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings therefore the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff have not identified any adverse impacts that could occur with the construction of the project.

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. A "housing development project" can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

> **Government Code Section 65905.5(a)** states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).
>
> Evidence: The February 26, 2026 ZAB hearing represents the third public hearing for the proposed project since the project was deemed complete. The City can hold up to 2 additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.
>
> **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.
>
> Evidence: The Department of Parks and Recreation Forms prepared by Left Coast Architectural History (April 2019) determined that the Chandler Building appears to be eligible for listing in the California Register of Historical Resources. Because the property

qualifies as a historic resource based on DPR forms prepared by the Left Coast for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines), a Project Impact Analysis was undertaken to evaluate the potential impacts of the proposed project on the resource pursuant to Section 15064.5(b) of the CEQA Guidelines. The Project Impact Analysis was prepared by Left Coast Architectural History and dated January 21, 2025. The analysis determined that the project complies with the Secretary of the Interior's Standards for Rehabilitation. Based on the PIA and project design, including preservation of over 50% of the façade, it was determined that the project would not result in a substantial adverse change in the significance of a historic resource.

Replacement of Demolished Units Govt Code Section 66300 (d):

The Housing Crisis Act of 2019 (Government Code Sections 66300-66301) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as the greatest number of residential dwelling units that existed on the project site within the last five years; prohibits the demolition of occupied or vacant protected units (i.e. rent-controlled or affordable units), unless replaced according to replacement provisions therein; and does not supersede any local ordinance that reserves greater protections/provisions for lower income households or displaced households. The project proposes reconfiguring 24 fire damaged dwelling units and construction of 39 additional units for a total of 63 dwelling units.

Evidence: The existing building on the project site was extensively damaged by a fire in November 2015. As a result of the fire, the existing 24 rent-controlled units in the building are not habitable and not available for rent. The rent-controlled units have remained unoccupied since the 2015 fire. The rent-controlled units will be reconstructed based on the new floor plans and will remain rent-controlled units with the rent level set by the Rent Stabilization Board.

Based on consultation with the State Department of Housing and Community Development (HCD) staff, HCD considered the units “demolished” by the fire in 2015; however, the fire damaged units are not considered “protected” units as defined in Section 66300 because they were not rent-controlled or designated as affordable or occupied by lower income households within the last five years, since they were made uninhabitable by fire over 10 years ago, and therefore are not required to be replaced under State law. The project proposes reconfiguring/reconstructing the 24 fire damaged dwelling units. The proposed residential development will reconstruct the units so that they can continue to be used as rent-controlled units consistent with BMC Chapter 13.76, the Rent Stabilization and Eviction for Just Cause Ordinance (“Rent Ordinance”).

Demolition of Residential Units (Pursuant to BMC Chapter 23.326)

The proposed project represents a unique situation where rent-controlled units were made uninhabitable by a fire. The units have remained in rent-controlled status and subject to the Rent Ordinance since the fire, according to the Rent Stabilization Board, but no tenants have been able to occupy the units since the fire in 2015 (Attachment 6). The project will reconstruct the units and add additional units for a total of 63 units. The floor plans of the fire damaged units will not be identical to what was previously existing, but the mix of units and number of bedrooms will be

consistent.

Because the existing units would be reconfigured, not demolished, staff has determined that the project is not subject to BMC Chapter 23.326, Demolition and Dwelling Unit Controls (the Demolition Ordinance); however, the 24 units would remain under rent control and fully subject to the Rent Ordinance.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. **Policy LU-3 Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.

   Evidence: The project would be compliant with the General Plan's Infill Development policy because it would repurpose an underutilized Site, with a mixed-use project in a neighborhood that consists of both residential and commercial uses and designed to not conflict with the existing architectural character.

2. **Policy LU-7 Neighborhood Commercial Areas**: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.

   Evidence: The project would be compatible with the General Plan's Neighborhood Commercial Area policy because the proposed mixed-use project is consistent with the development standards of the C-T zone, with incorporation of waivers, is compatible with the existing uses in the neighborhood, and the building design does not conflict with scale or the historic character of the neighborhood.

3. **Policy UD-24 Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

   Evidence: The project would be compatible with surrounding land uses, which includes a diverse mix of commercial buildings containing various retail, dining establishments and residential uses. The building retains portions of the existing façade to keep the desirable historic design features. The project would reinforce the City's effort to redevelop underutilized sites in a way that would increase the quality of the built environment and provide new housing. The project would further improve the neighborhood character and quality of life by bringing in new residents and new business patrons along Telegraph Avenue in an area served by transit.

4. **Policy LU-23 Transit-Oriented Development**: Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above average transit service.

Evidence: The project would help to encourage transit use and reduce greenhouse gas emissions by constructing additional housing in close proximity to transit, jobs, and basic goods and services.

5. **Policy LU-26 Neighborhood Quality of Life**: Maintain and improve High Density Residential and Avenue Commercial areas as pedestrian-friendly, visually attractive areas and ensure that Neighborhood Commercial areas fully serve neighborhood needs.

   Evidence: The construction of the additional residential units at an underutilized Housing Element Pipeline Site provides much-needed housing while maintaining the character and vibrancy of the neighborhood. Significant portions of the existing historic façade are maintained and improved, which contributes to the pedestrian friendly and visually attractive neighborhood.

6. **Policy H-19 Regional Housing Needs**: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

   Evidence: The project would provide 63 dwelling units, increasing the City's housing supply by adding new dwelling units in close proximity to goods, services and transit.

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

1. **FIND** that the project is exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("Infill Development Projects"); and,
2. **APPROVE** ZP2022-0021 pursuant to BMC Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachments 2 and 3).

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Project Plans, December 2025
5. Notice of Public Hearing
6. Rent Stabilization Board memo, dated June 19, 2025
7. Southside Area Plan MMRP

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
July 19, 2021	SB 330 complete Preliminary Housing Development Project Application submitted
February 14, 2022	SB 330 Use Permit Application submitted
September 29, 2022	Application deemed complete
September 2022 – January 2026	Application Processing [a]
August 7, 2025	Landmarks Preservation Commission hearing
September 18, 2025	Design Review Committee meeting
February 11, 2026	Public hearing notices mailed/posted
February 26, 2026	ZAB hearing

Notes:
a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The project includes less than 7,500 square feet of net new commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable Housing Mitigation Fee / Inclusionary Housing Requirements (BMC Section 22.20.065)	Yes	The project was vested under the Housing Crisis Act of 2019 to the BMC Section 22.20.065, Affordable Housing Mitigation Fee (for rental projects). The project will include 3 VLI units and pay fees to satisfy the remainder of the requirements of BMC Section 22.20.065.
Alcohol Sales/Service	No	The project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	No	The project was vested under the Housing Crisis Act of 2019 prior to the July 27, 2023 effective date of the ordinance, and therefore these provisions do not apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There no Coast Live Oak (*Quercus agrifolia*) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The project would provide 3 Very Low-Income units, or 5 percent of the Base Project units, and qualifies for a 20

Characteristic	Applicability	Explanation
		percent density bonus, or 11 bonus units. See Section III.B for discussion.
Hard Hats (BMC Chapter 13.107)	No	The project was vested under the Housing Crisis Act of 2019 prior to the January 1, 2024 effective date of the ordinance, and therefore these provisions do not apply.
Historic Resources	Yes	This property is on the list of List of Structures or Sites adopted by the Landmarks Preservation Commission (LPC) under BMC Chapter 3.24, under Potential Initiations and was forwarded to the Landmarks Preservation Commission (LPC) for review (BMC Section 23.406.070(F)(1)(A) Mandatory referrals. On August 7, 2025 the LPC reviewed and considered the project design provided advisory comments. See Staff Report for discussion.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project proposes a mixed-use residential building, and meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section V.A of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[a]. See Section V.B of this report for additional discussion on the sections of SB 330 that apply to the project.
Pipeline or Opportunity Sites	Yes	2449 Dwight Way was identified as a Pipeline site in the 2023-2031 Housing Element Update. The Housing Element assumed that 27 units would be added to the existing 24 units for a total of 51 units. The project exceeds the assumption by providing 63 units, including 3 VLI units.
Public Art	No	Per BMC Chapter 23.316.020(B)(1), Percentage for Public Art on Private Projects applies to new multifamily residential projects of five or more dwelling units, but the project includes a Concession to eliminate the fee.
Rent Controlled Units	No	The building contained 24 rent-controlled units that were destroyed by fire in 2015. The project will rebuild the 24 rent-controlled units; therefore, there is no demolition of existing rent controlled units. See Staff Report for additional information and Attachment 6 for Rent Board correspondence.
Residential Preferred Parking (RPP)	Yes	The site is located in RPP zone I. The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.

Characteristic	Applicability	Explanation
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. [c]
Soil/Groundwater Contamination	Yes	The project site is not listed on the Cortese List[d] (an annually updated list of hazardous materials sites). The project site is located within the City's Environmental Management Area. Standard Conditions of Approval related to hazardous materials would apply (Refer to Attachment 1).
Transit	Yes	The project site is served by multiple AC Transit bus lines (local and Transbay) that operate within ¼ mile of the site, and is approximately 0.8 miles southwest from the Downtown Berkeley Bay Area Rapid Transit (BART) Station.

Notes:

b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. Government Code Section 65905.5(b)(3)(C) "Housing development project" includes a proposal to construct a single dwelling unit. This subparagraph shall not affect the interpretation of the scope of paragraph (2) of subdivision (h) of Section 65589.5.

c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/

d. Cortese List is an annually updated list of hazardous materials sites complied pursuant Government Code Section 65962.5.

Table 3: Telegraph Commercial (C-T) Development Standards BMC Sections 23.204.130 and 23.322 Parking and Loading

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		10,300	0	10,300	n/a
Gross Floor Area (sq. ft.)		27,987	21,467	49,454	n/a
Floor Area Ratio		2.72	2.18	4.9	6 max (with Use Permit)
Commercial Floor Area		6,755	2,627	2,627	n/a
Dwelling Units	Total	24	39	63	n/a
	Bedrooms	25	75	100	n/a
Building Height (ft. - in.)	Maximum	44’	41’	85’ (plus 5’ 2” parapet)	75 max (with Use Permit)
Building Setbacks (ft. - in.)	Front (East) Telegraph Ave	3’	0	3’	0 min
	North Interior Side	0	0	0	0 min
	South Side (Dwight Way)	0	0	0	0 min
	Rear (West)	10’	10’	10’	10 min
Usable Open Space (sq. ft.)		0	477	477	2,520 min (40 sf per unit)
Useable OS Landscaping		0	115	115	1,008 min (40% of required OS)
Automobile Parking [a]		0	0	0	0 min./ 32 max.
Bicycle Parking	Commercial (2,627 sq. ft.)	0	0	0	0
	Residential – Long Term	0	34	34	34 (1 space per 3 bedrooms)
	Residential – Short Term	0	8	8	3 (1 space per 40 bedrooms)

= Concession or Waiver requested to modify the district standard

Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet (’), in. = inches (”)

Notes:
[a] AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses located within a 1/2 mile of public transit.

Zoning Adjustments Board Findings

APP # ZP2022-0021

February 26, 2026

Use Permit for a Mixed-Use Project at 2449 Dwight Way

Project Facts	Project Description:
Applicant: Studio KDA, Jason Andre **Owner:** Greg Hoff & Chris Hoff **Project Address:** 2449 Dwight Way **GP Land Use:** Avenue Commercial (AC) **Area Plan:** South Side Area Plan **Zoning:** C-T Telegraph Commercial **CEQA:** Section 15332 ("In-Fill Development Projects") **Date Submitted:** February 14, 2022 **SB330 Pre-Application Vesting Date:** July 19, 2021 **Date Deemed Complete:** September 29, 2022 **Project Planner:** Sharon Gong, Principal Planner and Lisa Gordon, Rincon Consultants	The applicant is seeking approval to partially demolish the existing 4-story mixed use building (preserving the two frontage facades) and construct a 50,435-square-foot, 8-story (85 feet, plus a 5-foot 2-inch parapet) mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. **Permits Requested:** 1. **Construction.** Berkeley Municipal Code **(**BMC) Section 23.204.020(A) **"Allowed Land Uses"** to construct a new mixed-use development (UPPH). 2. **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create new floor area of 10,000 square feet or more (UPPH). 3. **Height Increase.** BMC Section 23.204.110(D)(4) **"Height Limits"** to increase the maximum height to 75 feet (for the base project) (UPPH). 4. **Interior Setbacks.** Use Permit under BMC Section 23.204.110(D)(4) **"Modifications to Standards"** to increase the floor area ratio (for the base project) (UPPH). 5. **Projections Above Height Limits.** BMC Section 23.304.050(A) **"Allowed Projections Above Height Limit"** to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district **(**AUP) 6. **Fence Height.** BMC Section 23.304.080(A) **"Permits Required"** to allow for a fence or entry gate more than six (6) feet in height **(**AUP)

Waivers	Concessions
1. Waiver from BMC Section 23.204.110(D)(1) "Development Standards" to reduce the required the **useable open space** to 477 square feet, where 2,520 square feet is required 2. Waiver from BMC.304.090(B)(7) **"Landscaping"** to reduce the amount of landscaping required in open space areas to 115 square feet, where 1,008 square feet is required 3. Waiver from BMC 23.204.110(D)(1) "Development Standards" allow for an increase in **building height** up to 85 feet (with a 5' 2" parapet) and 8 stories, where 75 feet and 6 stories is the limit (with a use permit)	1. Concession from BMC Section 23.316 **"Percentage for Public Art on Private Projects"**

Staff Recommendation
Staff recommends that ZAB determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("Infill Development Projects") and approve ZP2022-0021 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions of Approval.

I. CEQA FINDINGS

Categorical Exemption

As required by CEQA Section 15332 ("Infill Development Project") of the CEQA Guidelines, the ZAB finds that this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) because:

Evidence:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Additionally, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project. The project is not located in an environmentally sensitive area; the cumulative impact of successive projects of the same type in the same place over time would not be significant; there are no "unusual circumstances" at the project site that would result in significant environmental effects; there are no designated scenic highways in the City of Berkeley and the project site is not in view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

The property qualifies as a historic resource for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines); therefore, a Project Impact Analysis (PIA) was undertaken to evaluate the potential impacts of the proposed project on the resource pursuant to Section 15064.5(b) of the CEQA Guidelines. The PIA was prepared by Left Coast Architectural History and dated January 21, 2025. The analysis determined that the project complies with the Secretary of the Interior's Standards for Rehabilitation. Based on PIA conclusions and the building design that preserves the existing historic façade, it was determined that the project would not result in a substantial adverse change in the significance of a historic resource.

II. FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:
   (a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

   Evidence: The project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood because the project is consistent with all applicable standards of the Telegraph Commercial District and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.

   (b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

   Evidence: The project will not be detrimental or injurious to adjacent properties, surrounding improvements, the neighborhood, or the general welfare of the city, because it will enhance the immediate and surrounding areas by replacing an underutilized Housing Element Pipeline Site with a mixed-use redevelopment consisting of 63 units. This includes reconstruction of 24 rent-controlled units that were damaged by a fire and 39 new dwelling units, including three (3) Very-Low Income units. By increasing the housing supply and providing a range of affordability levels, the project contributes meaningfully to both local and regional housing needs. The project will also preserve the existing historic façade of the structure which contributes to the neighborhood's unique character. Additionally, the project complies with all applicable state and local objective planning standards.

   Sunlight: The additional height above the district limits (75 feet with Use Permit plus 5 feet by-right parapet) from the density bonus will cast shadows in the affected directions further than if the project were limited to the base district height standards. The proposal will include waivers for additional height beyond the district height limits to accommodate the density bonus units and allow an 85-foot-tall (plus 5-foot parapet), 8-story building. Overall, the shadow impacts from the project will be reasonable, in line with what is expected within a built urban environment, and not detrimental.

   In addition, the findings for required discretionary permits are satisfied per the Evidence in Findings 2 and 3 below.

2. To approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Demolition

a. Replacement Units, All (State Law) Government Code Section 65915 (Density Bonus) and Government Code Section 66300 (SB 330) prohibit the demolition of occupied or vacant protected units (i.e. rent-controlled or affordable units) unless the project will create at least as many residential units as will be demolished; will replace them with at least as many residential dwelling units as the greatest number of units that existed on the project site within the last five years, and replace "protected" units as specified in these sections.

Evidence:

1. The existing building on the project site was extensively damaged by a fire in November 2015. As a result of the fire, the existing 24 rent-controlled units in the building are not habitable and not available for rent. The rent-controlled units have remained unoccupied since the 2015 fire. The rent-controlled units will be reconstructed based on the new floor plans and will remain rent-controlled units with the rent level set by the Rent Stabilization Board.
2. Based on consultation with the State Department of Housing and Community Development (HCD) staff, HCD considered the units "demolished" by the fire in 2015; however, the fire damaged units are not considered "protected" units as defined in Section 66300 because they were not rent-controlled or designated as affordable or occupied by lower income households within the last five years, since they were made uninhabitable by fire over 10 years ago.
3. The project site has held 24 units, and is constructing 63 units, in compliance with state law.
4. The proposed residential development will reconstruct the units so that they can continue to be used as rent-controlled units consistent with BMC Chapter 13.76, the Rent Stabilization and Eviction for Just Cause Ordinance ("Rent Ordinance").

Density Bonus

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 52 units;
2. The project will provide at least 3 Very-Low Income qualifying units in the 52-unit base project, as more fully set forth in Condition "Below Market Rate Units";
3. The project is entitled to a density increase of 20% over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section

65915(b) and (f), plus one concessions or incentives. This equates to a density bonus of up to 11 units above the base project, for a total of up to 63 units.

B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

1. Concession from BMC Section 23.316 "Percentage for Public Art on Private Projects"

In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concessions is required to provide for affordable housing costs, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.

C. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

a. Waiver from BMC Section 23.204.110(D)(1) "Development Standards" to reduce the required the useable open space to 477 square feet, where 2,520 square feet is required
b. Waiver from BMC.304.090(B)(7) "Landscaping" to reduce the amount of landscaping required in open space areas to 115 square feet, where 1,008 square feet is required; and,
c. Waiver from BMC 23.204.110(D)(1) "Development Standards" allow for an increase in building height up to 85 feet and 8 stories, where 75 feet and 6 stories is the limit (with a use permit)

D. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence:

The project includes construction of "housing development project" with at least two-thirds of the floor area in residential use. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040 (E)(3) "Findings for Approval", the ZAB considers the following (a and b) in making findings:

(a) The proposed land use; and

Evidence: The proposed land use meets the findings for approval because the mixed use project is consistent with the purposes of the Avenue Commercial (AC) areas as outlined in the General Plan's Land Use Element. This identifies the need to improve these areas as pedestrian-friendly, visually attractive areas of pedestrian scale and ensure that Avenue areas fully serve neighborhood needs as well as a broader spectrum of needs. The project site is also in the Southside Area Plan, which encourages additional residential density.

The project is compatible with the Telegraph Commercial district purposes which include the creation of additional housing which is affordable, encouraging mixed commercial and residential uses, protection of historically and architecturally significant buildings, ensuring that new buildings and additions harmonize with and enhance the unique character of the district. The mixed-use project is consistent with the purposes of the district because it provides affordable housing and commercial space, maintains the present street frontage of the existing building, does not interfere with the continuity of retail or compatible service facilities at the ground level, does not interrupt a continuous wall of building facades, is compatible in design and character with \the adjacent neighborhoods, does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods, and complies with the

Southside Plan's adopted Mitigation Monitoring and Reporting Program. The proposed 63 residential units (including 3 VLI units), and 3,703 square feet of commercial space will reinforce the City's effort to redevelop underutilized sites in a way that will increase the quality of the built environment and provide new housing and commercial opportunities. The project will further the purposes of the district by increasing the neighborhood population with new residents of mixed income. The proposed ground floor commercial space will enhance the street level façade and extend the existing ground-level activation on Telegraph Avenue. The project is near to several transit options including multiple bus lines (local and Transbay) and is 0.8 miles from the Downtown Berkeley BART Station.

(b) The structure or addition that accommodates the use.

Evidence: The proposed eight-story mixed-use residential building meets the findings for approval because it meets the Telegraph Commercial (C-T) District Development standards with waivers to allow for a State Density Bonus. The structure has been designed to accommodate ground floor retail and residential units on the upper floors above, consistent with the District's purpose of encouraging mixed-use projects, with commercial uses that activate the street frontages.

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on December 5, 2025 and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

5. As required by BMC Section 23.406.040(E)(5) "Findings for Approval," the ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings.

Evidence: This finding does not apply because all required findings for approval can be made based on the submitted documents.

STANDARD CONDITIONS OF APPROVAL
APPLICABILITY

Development projects approved through the City of Berkeley are subject to Standard Conditions of Approval (Standard COAs). The City of Berkeley has established Standard COAs that identify requirements for the construction and operation of the approved project. This includes general administrative conditions, permitting requirements, project construction and the regulation of on-going, and on-site uses. Compliance requirements with the Berkeley Municipal Code, building permit review and issuance process, construction, final inspection requirements, certificate of occupancy, and on-going operations of the approved use are included in this document.

The Standard COAs may vary based on site size, location, environmental settings, topography, historic alteration or approved uses. Variations in the application of the Standard COAs may occur based on the project scope and site-specific characteristics including but not limited to parcel size, location, topography, and use.

Conditions which have specified thresholds due to size, uses, and other characteristics are identified.

Part I. Administrative Conditions
- A. General Project Conditions
- B. Project Specific Conditions
- C. Final Approval Conditions
- D. On-Going Operational Conditions

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit
- A. Building & Safety/Land Use Planning
- B. Public Works
- C. Toxics
- D. Health Housing Community Services
- E. Rent Stabilization Board

Part V. During Demolition/Construction
- A. Building & Safety
- B. Land Use Planning
- C. Public Works

Part VI. Prior to Final Inspection

Part VII. Prior to Certificate of Occupancy

Part. VIII. Fees

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

Project Description: The applicant is seeking approval to partially demolish the existing 4-story mixed use building (preserving the two frontage facades) and construct a 50,435-square-foot, 8-story (85', plus a 5-foot 2-inch parapet) mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus.

The approved project at 2449 Dwight Way includes the following distribution of Below Market Rate (BMR) units.

	Required Minimum BMR Units Per Code				BMR Proposal per Affordability Level
	BMC Chapter 22.20.065 (Affordable Housing Mitigation Fee In Lieu) [a]	**State Density Bonus Law (Gov. Code Section 65915)** [b]	**State Replacement SB330/DBL** [b]	**BMC Chapter 23.326 (Demolition Ordinance) Replacement** [d] [a]	
Extremely-Low Income (=<30% AMI)	-	-	-	-	-
Very-Low Income (31%-50% AMI)	3	3	-	-	**3**
Low-Income (51%-80% AMI)	-	-	-	-	**-**
Moderate-Income (81%-100% AMI)	-	-	-	-	**-**
Total BMRs in Project					**3**
Total Rent Controlled Units in Project [e]					**24**

Notes:

[a] These units shall satisfy requirements for size, access, and finish equivalency a term of affordability in perpetuity per the Affordable Housing Mitigation Fee (BMC Section 22.20.065). The 24 units destroyed by fire that are reconstructed in the project shall not count as "new" units for purposes of calculating the fee. The fee will apply to 28 (52-24) Base Project units.

[b] These units shall satisfy requirements for size equivalency (replacement units) and a term of affordability for at least 55 years per State Density Bonus law (Government Code Section 65915).

[c] The Inclusionary Housing Low-Income unit requirement will be paid with an in-lieu fee.

[d] The project secured vesting of BMC Chapter 23.326 provisions in effect prior to August 2024, when the chapter was revised. Replacement requirements in this Chapter do not apply to the project. Vested BMC tenant protection provisions do apply to the project.

[e] 24 rent-controlled units destroyed by fire will be rebuilt in the new building and will be fully subject to BMC Chapter 13.76, the Rent Stabilization Ordinance.


LAND USE
PLANNING

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Project Approval.** This Project approval is for 2449 Dwight Way, as substantially shown and described on the Project plans dated December 5, 2025, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on February 26, 2026 ("Approval Date."). This Project vested on July 19, 2021, through PLN2021-0030. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on February 26, 2026 and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
6.	**Permit Modifications.** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board's policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1. Violations of permit requirements; 2. Changes to the approved project; and/or 3. Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
8.	**Permit Remains Effective for Vacant Property.** Once a permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard COA #5 above.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
9.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant shall apply for and receive City approval of a new permit.			
10.	**Hold Harmless.** The permittee agrees as a Condition of Approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.	City of Berkeley	On-Going	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
11.	**Compliance with Conditions of Approval and Environmental Mitigations**. The Building Permit application is subject to verification of compliance of these Conditions of Approval and any applicable Mitigation Measures. The applicant shall be responsible for demonstrating compliance with all Conditions of Approval per the timeline set forth by this Permit.	City of Berkeley	On-Going	Land Use Planning
12.	**Demolition.** Demolition (partial) of the existing buildings and structures cannot commence until a complete building permit application is submitted for the replacement building. All plans presented to the City to obtain a building permit to allow the demolition are subject to these Conditions of Approval.	City of Berkeley	On-Going	Building & Safety/ Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	I. Administrative Conditions B. Project Specific Conditions	Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit:	City of Berkeley BMC Section 23.040.050	N/A	N/A
	a) Pavement Markings. Prior to issuance of any Certificate of Occupancy, all pavement markings impacted by 2" Grind and Asphalt Concrete overlay activities shall be replaced with new thermoplastic pavement markings.	City of Berkeley	Prior to Certificate of Occupancy	Public Works
	b) Crosswalk at Dwight and Telegraph. Prior to issuance of any Certificate of Occupancy, the crosswalk at Dwight Way and Telegraph Avenue intersection shall be restriped using white thermoplastic in accordance with the City's Triple-Four standard.	City of Berkeley	Prior to Certificate of Occupancy	Public Works
	c) Repaint Curb. Prior to issuance of any Certificate of Occupancy, contractor shall repaint curb red and yellow according to the existing site conditions.	City of Berkeley	Prior to Certificate of Occupancy	Public Works
	I. Administrative Conditions C. Final Approval Conditions	Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Final Design Review at the Design Review Committee (DRC).** The Project requires approval of a Final Design Review application by the Design Review Committee.	City of Berkeley	Prior to Building Permit Submittal	Land Use Planning
	I. Administrative Conditions D. On-Going Operational Conditions	Regulation Source	Timing/Implementation	Enforcement/Monitoring

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

1.	**Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.	City of Berkeley BMC Section 14.72.080 (C) (1)	On-Going	Finance Department/Public Works
2.	**Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	City of Berkeley	On-Going	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' *Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)*	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
3.	**Construction Noise Management - Public Notice Required**. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: 1. Project Description 2. Description of construction activities during extended work hours and reason for extended hours, 3. Daily construction schedule (i.e., time of day) and expected duration (number of months), 4. The name, e-mail, and phone number of the Project Liaison for the Project that is responsible for responding to any local complaints, and 5. Construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable	City of Berkeley	Prior to Demolition Permit Issuance (At least Two Weeks Prior to Construction Commencement)	Building & Safety Division

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.			
4.	**Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or their designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these Conditions of Approval. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
5.	**HVAC Noise Reduction**. Prior to the issuance of building permits, the Project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.	City of Berkeley BMC Section 13.40.050	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
6.	**Condition and Compliance Monitoring.** The applicant shall pay a $22,000 deposit for the cost of monitoring compliance with the Conditions of Approval and other applicable conditions and regulations prior to issuance of building permit. City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance. If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses prior to the initiation of monitoring compliance. The City shall not issue a notice-to-proceed until all funds are deposited. Any unused deposit will be refunded to the applicant.	City of Berkeley	Prior to Demolition Permit Issuance	Land Use Planning
7.	**Erosion Prevention Plan.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.			
8.	**Construction Noise Reduction Program**. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program shall include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment shall be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

9.	**Damage Due to Construction Vibration.** The Project applicant shall submit screening level analysis prior to demolition permit issuance. The analysis shall account for project specific information including the composition of the structures, location of the various types of equipment used during each phase of the Project, as well as the soil characteristics in the Project area, in order to determine whether Project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If a screening level analysis shows that the Project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). If the assessment finds that the Project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall include: • Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and • include written descriptions and photographs.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer

III. At the Time of Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.			
2.	**Recycling and Organics Collection.** The applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans submitted for building permit review, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02).	City of Berkeley BMC Section 12.35.010 (d)	At the Time of Building Permit Submittal	Building & Safety/ Public Works
3.	**Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility. Specifically, the plans shall include the following components: **a)** **Pavement Markings.** Pavement markings impacted by 2" Grind and Asphalt Concrete overlay activities shall be replaced with new thermoplastic pavement markings. **b)** **Crosswalk at Dwight and Telegraph.** The plans shall show the crosswalk at Dwight Way and Telegraph Avenue intersection restriped using white thermoplastic in accordance with the City's Triple-Four standard. **c)** **Repaint Curb.** The plans shall note that curbs shall be repainted red and yellow according to the existing site conditions.	City of Berkeley	At Building Permit Submittal	Public Works
4.	**National Pollution Discharge Elimination System (NPDES).** The applicant shall demonstrate compliance with the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply: **A.** The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	B. Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains shall connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping shall be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans. **D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a building permit. **E.** All paved outdoor storage areas shall be designed to reduce/limit the potential for runoff to contact pollutants. **F.** All on-site storm drain inlets/catch basins shall be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department.			

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface shall comply with Provision C.3 of the NPDES permit and shall incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) **H.** All on-site storm drain inlets shall be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City. **I.** Washing and/or steam cleaning shall be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing shall be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District. **J.** All loading areas shall be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater shall be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup. **K.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters shall be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.			

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Acoustic Report**. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
2.	**Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
3.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **A.** A Responsible Representative of the permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the permittee shall certify under penalty of perjury that the contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Building & Safety

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

4.	**Construction Meeting.** The applicant shall request an on-site meeting with the Zoning Officer, City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the Standard COAs and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the Conditions of Approval.	City of Berkeley	Prior to Building Permit Issuance	Zoning Officer
5.	**Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C: **A.** The Project applicant shall prepare a health risk assessment that demonstrates the Project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or **B.** All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	ii. A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.			
6.	**Construction Emissions Reduction Measures.** Development projects shall comply with the current Bay Area Air District's basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. 2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley Housing Element EIR Mitigation Measure AQ-1	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

IV. Prior to Issuance of Building Permit: B. Public Works		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Transportation Construction Plan.** The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: **A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); **B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; **C.** Provision of exclusive contractor parking on-street; or **D.** Significant truck activity. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	State of California/ City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	**Asbestos Identified.** If asbestos is identified, pursuant to Bay Area Air District Regulation 11-2-401.3 a notification shall be made and the J number shall be made available to the City of Berkeley Permit Service Center. Contractors shall follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air District	Prior to Issuance of Building Permit	Bay Area Air District
3.	**Environmental Site Clearance.** Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health's Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

4.	**Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit. The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following: **i.** procedures for soil and groundwater management including identification of pollutants and disposal methods; **ii.** procedures to manage odors, dust and other potential nuisance conditions expected during development; **iii.** notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and **iv.** the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints. TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	IV. Prior to Issuance of Building Permit: D. Health, Housing & Community Services (HHCS)	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Regulatory Agreement: Inclusionary Housing.** The Applicant shall execute a Regulatory Agreement and Declaration of Restrictive Covenants to regulate all Affordable Units provided in a Housing Development Project. No building permit may be issued for the project until the Regulatory Agreement and Declaration of Restrictive Covenants are executed.	City of Berkeley BMC Section 22.20.065, Affordable Housing Mitigation Fee	Prior to Issuance of Building Permit	Health, Housing and Community Services
2.	**Below Market Rate Units.** The Project shall provide below market rate rental dwelling units (BMR Units), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The total number of BMR Units shall be designated in the Regulatory Agreement. All BMR units are required to comply with the stricter of State Density Bonus Law (Government Code Section 65915) or BMC Section 22.20.065.	City of Berkeley/ State of California	Prior to Issuance of Building Permit	Health, Housing and Community Services

	IV. Prior to Issuance of Building Permit E. RENT STABILIZATION BOARD (RSB)	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Demolition Diagram.** Prior to the submittal of a building permit, provide a demolition diagram to the project planner that highlights the exterior walls and roof to be demolished as part of the project. On the diagram, include the total percentage of exterior walls and roof to be demolished. If the project results in a technical demolition pursuant to BMC Section 23.502.020(D)(2), then the project shall be subject to the Demolition Ordinance effective on the date a complete SB 330 application was submitted for the proposed development.	City of Berkeley	Prior to Building Permit Submittal	Rent Stabilization Board

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

2.	**Rental Registry.** Prior to issuance of any Certificate of Occupancy, the property owner or their designee shall register the reconstructed units with registration forms provided by the Rent Stabilization Board, as required by BMC 13.76.080(A). The applicant shall provide confirmation from the Rent Stabilization Board (rentregistry@berkeleyca.gov) that the reconstructed units have been registered.	City of Berkeley BMC Section 13.76.080	Prior to Certificate of Occupancy	Rent Stabilization Board

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	V. During Demolition/Construction A. Building & Safety	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal holiday.	City of Berkeley BMC Section 13.40.070 (B) (7)	During Demolition/Construction	Building & Safety
2.	**Construction Hours Exceptions**. Prior to initiating any activity that might require a longer period, the applicant shall notify the Zoning Officer in writing and request an exception for a specific period of time. If an exception is approved, then the applicant shall notify businesses and residents within 500 feet of the Project site describing the expanded construction hours two weeks prior to the expanded schedule start. The Project shall only be allowed 15 extended working days.	City of Berkeley	During Demolition/Construction	Environmental Health & Land Use Planning
3.	**Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: • Contact information (i.e. "hotline" phone number, and email address) for the Project construction manager • Calendar and schedule of daily/weekly/monthly construction activities • The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	City of Berkeley	During Demolition/Construction	Building & Safety
4.	**Construction / No Parking Permits**. If "Construction/No Parking Permits" are required, the applicant shall obtain "Construction/No Parking Permits" (and associated signs and accompanying dashboard permits). The Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health or safety of the surrounding neighborhood.	City of Berkeley	During Demolition/Construction	Building & Safety

V. During Demolition/Construction: B. Land Use Planning	Regulation Source	Timing/ Implementation	Enforcement/Monitoring

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

1.	**Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code Section 3513, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	Federal Government State of California	During Demolition/Construction	Land Use Planning
2.	**Unanticipated Discovery of Paleontological Resources.** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

3.	**Unanticipated Discovery of Tribal Cultural Resources.** In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 52 (if applicable), as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	**Unanticipated Discovery of Archeological Resources.**_Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique paleontological resources accidentally discovered during construction" shall be instituted. Therefore: **A**. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe ("Tribe") to assess the significance of the find. **B.** If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., **C.** In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached.	City of Berkeley	During Demolition/Construction	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	D. If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			
5.	**Discovery of Human Remains.** In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. **A**. The descendants' preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment.	City of Berkeley	During Demolition/Construction	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. **C**. For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other. i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. **D**. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. ii. Record a document with the county in which the property is located.			

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

	F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e). G. Per State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			
6.	**Posting of Wage Theft Ordinance.** Each day work is performed on the Project, each permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the BMC; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.	City of Berkeley BMC Section 13.104.050	During Demolition/Construction	Building & Safety/ Land Use Planning
7.	**Wage Theft Prevention.** For new buildings greater than 30,000 sq. ft. and without a Labor Agreement, the requirements of Sections 13.104.030 through 13.104.050 shall be included as Conditions of Approval of any Use Permit or Zoning Certificate for any project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any permit issued for the Project under BMC Chapter 23.404.	City of Berkeley BMC Section 13.104.060	On-Going	Building & Safety/ Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Excavation.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	**Sandbags.** The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	**Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
6.	**Public Works - Implement Bay Area Air District Recommended Measures during Construction**. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered. **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

VI. Prior to Final Inspection		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030 and entered into the City's database after the building permit is issued but prior to final inspection.	City of Berkeley BMC Section 16.28.030	Prior to Final Inspection	Land Use Planning
2.	**Pay Transparency Attestations following Project Completion.** Within 10 days of the approved final inspection of any project subject to this Chapter, each permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. (BMC Section 13.104.040).	City of Berkeley BMC Section 13.104	Within 10 Days of Approved Final Inspection	Health, Housing & Community Services
3.	**Construction and Demolition Diversion Receipt Reporting.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety Division

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

VII. Prior to Certificate of Occupancy		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring
1.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required).	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning
2.	**Post Construction Review.** Upon completion of the Project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed Project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that Project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the Project sponsor, provided that the property owner approves of the repair.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning/Building & Safety Division
3.	**Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in these sections. **A.** Pursuant to BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the Project planner prior to issuance of Certificate of Occupancy or final inspection.	City of Berkeley BMC Sections 23.334.030 23.322.090	Prior to Certificate of Occupancy	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2449 Dwight Way
Application Number: ZP2022-0021

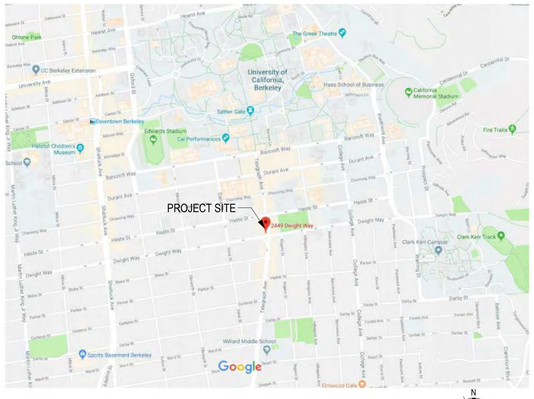
	B. Pursuant to BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes. **C.** Property owners may be required to pay administrative fees associated with compliance with this Condition of Approval.			

VIII. Fees		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring
1.	**Payment of Affordable Housing Mitigation Fee**. Consistent with BMC Section 22.20.065 and fee resolution No. 68,074-N.S., the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the Affordable Housing Mitigation Fee (AHMF), or provide an alternative to the fee payment as permitted by the BMC. Payment of the AHMF may be reduced if paid prior to the building permit per resolution No. 68,074-N.S., and shall be paid no later than prior to the issuance of a certificate of occupancy for the Project. Proof of payment shall be submitted to the project planner prior to final inspection.	City of Berkeley BMC Section 22.20.065 Affordable Housing Mitigation Fee	Prior to Certificate of Occupancy	Health, Housing and Community Services

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

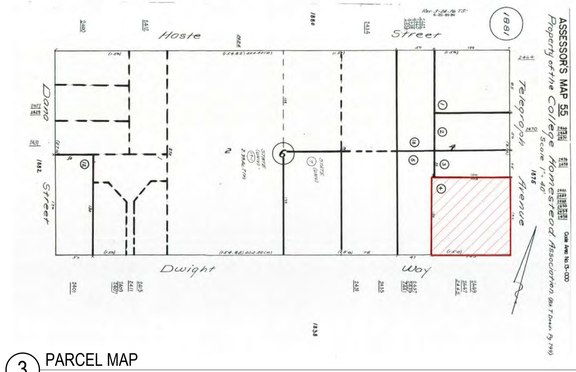
EPC07 - DESIGN REVIEW / USE PERMIT - 12/4/2025



5 VICINITY MAP
NTS



4 LOCATION MAP
NTS



3 PARCEL MAP
NTS

SHEET LIST	
SHEET #	**SHEET NAME**
GENERAL	
G001	COVER SHEET
G002	ZONING & PROJECT INFORMATION
G005	USABLE OPEN SPACE DIAGRAMS
G006	LOT COVERAGE DIAGRAM
G007	SITE PHOTOS & STREET ELEVATIONS
G008	STREET ELEVATIONS
G009A	PHOTO RENDERINGS
G009B	PHOTO RENDERINGS
G010	SHADOW STUDIES - JUNE 21
G011	SHADOW STUDIES - DECEMBER 21
G013	AFFORDABLE HOUSING COMPLIANCE DIAGRAMS
G015	DENSITY BONUS CALCULATIONS BASE PROJECT
G016	DENSITY BONUS CALCULATIONS PROPOSED PROJECT
G021	GREEN BUILDING REQUIREMENTS
CIVIL SHEETS	
C001	TOPO SURVEY
C100	CIVIL ENGINEERING DEMOLITION PLAN
C101	CIVIL ENGINEERING SITE GRADING & DRAINAGE PLAN
C102	CIVIL ENGINEERING SITE UTILITY PLAN
C103	CIVIL ENGINEERING PROJECT GENERAL NOTES & CIVIL DETAILS
C104	CITY OF BERKELEY POLUTION PREVENTION PLAN
C105	CIVIL ENGINEERING STORM WATER CONTROL PLAN & DETAILS
C106	CIVIL ENGINEERING BIORETENTION FACILITY DETAILS
LANDSCAPE	
L1.0	INDEX OF SHEETS AND ABBREVIATIONS
L2.1	LANDSCAPE SITE PLAN - GROUND FLOOR
L2.2	LANDSCAPE SITE PLAN - 8th FLOOR
L4.1	LANDSCAPE DIMENSION PLAN - GROUND FLOOR
L4.2	LANDSCAPE DIMENSION PLAN - 8th FLOOR
L6.1	PLANTING PLAN - GROUND FLOOR
L6.2	PLANTING PLAN - 8th FLOOR
L6.3	PLANT LIST & PLANT PALETTE
L7.1	IRRIGATION PLAN - GROUND FLOOR
L7.2	IRRIGATION PLAN - 8th FLOOR
L7.3	IRRIGATION NOTES & DETAILS
L9.0	LANDSCAPE SITE DETAILS
L9.1	LANDSCAPE - ENTRY GATE
ARCHITECTURAL	
A010	EXISTING 1ST & 2ND FLOOR PLANS
A011	EXISTING 3RD & 4TH FLOOR PLAN
A012	EXISTING ROOF PLAN
A100	PROPOSED SITE PLAN
A101	PROPOSED SITE LIGHTING PLAN
A111	PROPOSED BASEMENT & 1ST FLOOR PLANS
A112	PROPOSED 2ND & 3RD FLOOR PLANS
A113	PROPOSED 4TH & 5TH FLOOR PLANS
A114	PROPOSED 6TH & 7TH FLOOR PLANS
A115	PROPOSED 8th FLOOR & ROOF PLAN
A200	EXISTING ELEVATIONS
A211	PROPOSED BUILDING ELEVATION - SOUTH
A212	PROPOSED BUILDING ELEVATION - EAST
A213	PROPOSED BUILDING ELEVATION - WEST
A214	PROPOSED BUILDING ELEVATION - NORTH
A310	PROPOSED BUILDING SECTIONS
A350	PROPOSED WALL SECTIONS
A351	PROPOSED WALL SECTIONS
A352	PROPOSED WALL SECTIONS
A353	PROPOSED WALL SECTIONS
A375	PROPOSED ENLARGED SECTIONS
A550	MISC SPECIFICATIONS & DETAILS

APPLICABLE BUILDING CODE REQULATIONS

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CBEES)
2022 CALGREEN

WHEN APPLICABLE FOR DEFERRED SUBMITTALS:
SPRINKLER SYSTEM: NFPA 13
FIRE ALARM SYSTEM: NFPA 72

APPLICABLE PLANNING CODE REQULATIONS
BERKELEY ZONING & PLANNING CODE (2022)
BERKELEY ENERGY CODE (6/10/2024)
BERKELEY GREEN CODE (6/10/2024)



2 TELEGRAPH AVENUE FACADE
NTS

OWNER:
EVANS PROPERY COMPANY
6226 LA SALLE AVE
OAKLAND,CA 94611
TEL: (510) 339-8500

GREG HOFF
greg@evanspc.com

CHRIS HOFF
chris@evanspc.com

ARCHITECT:
STUDIO KDA
1810 6TH ST.
BERKELEY, CA 94710
TEL: (510) 841-3555
FAX: (510) 841-1225

CHARLES KAHN, AIA
charles@studiokda.com
DARSHAN AMRIT
darshan@studiokda.com
JASON ANDRE
jason@studiokda.com

CIVIL ENGINEER / SURVEYOR:
KISTER, SAVIO & REI, INC.
825 SAN PABLO AVE.
PINOLE, CA 94564
TEL: (510) 222-4020 X25

MATT REI
matt@ksrinc.net

LANDSCAPE ARCHITECT
WILDLAND ARCHITECTURE
548 MARKET ST #754273
SAN FRANCISCO, CA 94104

DANIELA PENA CORVILLON
daniela@wildlandarch.com

1 PROJECT TEAM
NTS

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — CHARLES KAHN — REN. 8/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

COVER SHEET

G001

12/4/2025 2:24:14 PM

RENT CONTROL: EXISTING & RECONSTRUCTED UNITS TABLE**										
EXISTING UNITS					RENOVATED UNITS					
	STUDIO	1 BEDRM	2 BEDRM	4 BEDRM		STUDIO	1 BEDRM	2 BEDRM	3 BEDRM	4 BEDRM
LEVEL 1	-	-	-	-	LEVEL 1	-	-	-	-	-
LEVEL 2	3	0	1	0	LEVEL 2	1	1	-	-	-
LEVEL 3	6	4	0	0	LEVEL 3	3	1	-	-	-
LEVEL 4	6	4	0	0	LEVEL 4	2	1	1	-	-
	-	-	-	-	LEVEL 5	2	2	-	-	-
	-	-	-	-	LEVEL 6	3	1	-	-	-
	-	-	-	-	LEVEL 7	2	1	-	-	-
	-	-	-	-	LEVEL 8	2	1	-	-	-
TOTAL UNITS:	**15**	**8**	**1**	**0**	TOTAL UNITS	**15**	**8**	**1**	**0**	**0**
TOTAL BEDROOMS:	**15**	**8**	**2**	**0**	TOTAL BEDROOMS	**15**	**8**	**2**	**0**	**0**
			TOTAL UNITS:	24					TOTAL UNITS:	24
			TOTAL BEDROOMS	25					TOTAL BEDROOMS	25

**PER BMC 23.328350 (F)(2) A RESIDENTIAL UNIT THAT REPLACES AN EXISTING UNIT DESTROYED BY FIRE SHALL BE EXEMPT FROM BMC CHAPTER 23.328. ALL EXISTING RENT CONTROLLED UNITS SHALL BE RECONSTRUCTED AS UNITS OF SIMILAR SIZE (BEDROOMS) AND MAINTAIN EXISTING STATUS AS RENT CONTROLLED UNITS AS DEFINED IN BMC CHAPTER 13.26 & STATE DENSITY BONUS LAW CA GOV'T CODE 65915, ETC.

II. RENT CONTROL: EXISTING & RECONSTRUCTED UNITS TABLE

ZONING CODE INFORMATION					
SITE INFORMATION					
PROJECT ADDRESS:	2449 DWIGHT WAY -2482 TELEGRAPH AVENUE				
APN:	055 188100400				
SEISMIC SAFTY					
EARTHQUATE FAULT RUPTURE ZONE:	NO				
LANDSLIDE ZONE:	NO				
LIQUEFACTION ZONE:	NO				
UNREINFORCED MASONRY BLDG INVENTORY:	YES				
HISTORICAL PRESERVATION					
LANDMARK OR STRUCTURE OF MERIT:	NO				
STRUCTURE GREATER THAN 40 YEARS OLD:	YES				
ENVIROMENTAL SAFETY					
CREEK BUFFER:	NO				
ENVIRONMENTAL AREA:	NO				
FIRE ZONE:	1				
FLOOD ZONE (100-YEAR OR 1%):	NO				
PARCEL CONDITIONS					
ZONING DISTRICT:	C-T	TELEGRAPH AVE COMMERCIAL DISTRICT			
GENERAL PLAN AREA:	BC				
SPECIAL ZONING OVERLAYS:	N/A				
	NORTH	EAST	SOUTH	WEST	
ZONING ADJACENCIES:	C-T	C-T	C-T	C-T	
	EXISTING	PROPOSED (DENSITY PROJECT)	PERMITTED / REQUIRED	W/ USE PERMIT*	
TOTAL LOT AREA (SQ.FT.):	10,300	10,300	N/A	N/A	
HEIGHT — MIN. BUILDING HEIGHT(FT.):			35'		
HEIGHT — MAX. BUILDING HEIGHT(FT.):	44'	82'-6"	65**	75***	
HEIGHT — # STORIES:	4	8	6**	7	
SETBACKS — FRONT (TELEPGRAPH):	3'-0"	3'-0"	0'	N/A	
SETBACKS — REAR (WEST):	10'-0"	10'-0"	10'	N/A	
SETBACKS — STREET SIDE (DWIGHT):	0'-0"	0'-0"	0'	N/A	
SETBACKS — (NORTH) INTERIOR SIDE:	0'-0"	0'-0"	0'	N/A	
DENSITY — FLOOR AREA RATIO (FAR):	2.72	4.90	5**	6**	

BUILDING AREA INFORMATION:				
	EXISTING	PROPOSED (DENSITY PROJECT)	PERMITTED / REQUIRED	
COMMERCIAL (RETAIL):	6,755	3,703	N/A	
RESIDENTIAL:	21,232	46,732	N/A	
PARKING:	0	0	0	
TOTAL GSF:	27,987	50,435		

EXISTING BUILDING:					
	UNITS	RESIDENTIAL USE	COMMERCIAL USE	PARKING USE	TOTAL
LEVEL 1	0	3,072	6,755	0	9,827
LEVEL 2	4	2,936			2,936
LEVEL 3	10	7,612			7,612
LEVEL 4	10	7,612			7,612
TOTAL:	24	21,232	6,755	0	**27,987**

PROPOSED BUILDING:					
	UNITS	RESIDENTIAL USE	COMMERCIAL USE	PARKING USE	TOTAL
LEVEL 1	0	2,381	3,703	0	6,084
LEVEL 2	4	3,465			3,465
LEVEL 3	10	7,167			7,167
LEVEL 4	10	7,167			7,167
LEVEL 5	10	6,760			6,760
LEVEL 6	10	6,760			6,760
LEVEL 7	10	6,760			6,760
LEVEL 8	9	6,266			6,266
TOTAL:	63	46,726	3,703	0	**50,429**

OPEN SPACE CALCULATIONS**:	UNITS	SF PER UNIT	U.O.S. REQUIRED	U.O.S. PROVIDED
U.O.S.-8th FLOOR ROOF DECK				
RESIDENTIAL AREA:	63	40	2,520	477
TOTAL:	63		2,520	477
LANDSCAPED AREA**:		40% OF U.O.S.	1,008	27

PARKING REQUIREMENTS:				
OFF-STREET VEHICLE PARKING:	SQ. FT.	RATIO	SPACES REQ'D	SPACES PROVIDED
GROSS FLOOR AREA (RESIDENTIAL)	46,726	NOT REQUIRED	0	0
GROSS FLOOR AREA (COMMERCIAL)	3,703	NOT REQUIRED	0	0
		TOTAL SPACES	**0**	**0**
LOADING SPACES:			0	**0**
BICYCLE PARKING:				
RESIDENTIAL	BEDROOMS	RATIO	REQUIRED	PROVIDED
SHORT TERM	100	1 BIKE / 40 BEDROOMS	**3**	**8**
LONG TERM	100	1 BIKE / 3 BEDROOMS	**34**	**34**
		TOTAL:		
COMMERCIAL	SQ. FT.	RATIO	REQUIRED	PROVIDED
SHORT TERM	3,703	NOT REQUIRED	**0**	**0**
LONG TERM	3,703	NOT REQUIRED	**0**	**0**
		TOTAL:		

NOTES:

** PER DEVELOPMENT STANDARDS AT TIME OF PRE-APPLICATION SUBMITTAL

NOTES:

SEE DENSITY BONUS FOR EXISTING UNIT INFO

NOTES:

SEE DENSITY BONUS FOR UNIT MIX AND MORE UNIT INFO

PER BMC 23.304.090 B.

PER BMC 23.304.090 A.1(a)

*MIN. 40% OF TOTAL REQUIRED OPEN SPACE TO BE LANDSCAPED

*WHEN MORE THAN 10 UNITS

8 EXISTING (TELEGRAPH)

I. BERKELEY ZONING CODE INFORMATION

CITY OF BERKELEY ZONING TABULATIONS						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOWED OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
ZONING	C-T	C-T	C-T	C-T	C-T	N/A
LOT AREA	10,300	10,300	10,300	10,300	-	N/A
LOT AREA (ACRES)	0.24	0.24	0.24	0.24	-	N/A
NUMBER OF DWELLING UNITS	24	40	52	63	-	COMPLIES
GROUND LEVEL UNITS	0	0	0	0	-	COMPLIES
BEDROOMS	25	N/A	N/A	100	-	N/A
RESIDENTIAL GFA	21,232	38,944	43,039	46,732	-	N/A
COMMERCIAL GFA	6,755	3,072	3,072	3,703	-	N/A
GROSS FLOOR AREA	27,987	42,016	46,111	50,435	-	COMPLIES
PROJECT F.A.R. (SEE TABLE)	2.72	4.08	4.48	4.90	6.00	COMPLIES
PARKING	0	0	0	0	0	COMPLIES
BIKE PARKING - LONG TERM (SEE...	0	N/A	N/A	34	34	COMPLIES
BIKE PARKING- SHORT TERM (SEE...	0	N/A	N/A	8	3	COMPLIES
FRONT YARD SETBACK...	3'	3'	3'	3'	0'	COMPLIES
SIDE YARD SETBACK (NORTH)	0'	0'	0'	0'	0'	COMPLIES
STREET SIDE SIDEBACK (DWIGHT)	0'	0'	0'	0'	0'	COMPLIES
REAR YARD SETBACK (WEST)	10'	10'	10'	10'	10'	COMPLIES
BUILDING HEIGHT (AVG. ROOF HT...	44'	65'	75***	82'-6"	75'	COMPLIES W/ WAVIER
BUILDING STORIES	4	6	7	8	7	COMPLIES W/ WAVIER
BUILDING FOOTPRINT	9,000	9,000	9,000	9,000	-	COMPLIES
LOT COVERAGE	88%	88%	88%	88%	100%	COMPLIES
USEABLE OPEN SPACE (SEE TABLE)	0	1,600	2,080	477	2,520 sqft	COMPLIES W/ WAVIER
U.O.S. - LANDSCAPING (SEE TABLE)	0	640	832	115	1,008 sqft	COMPLIES W/ WAVIER

FAR CALCULATIONS						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
LOT AREA	10,300	10,300	10,300	10,300	-	N/A
GROSS FLOOR AREA (RES + COMM...	27,987	42,016	46,111	50,435	-	N/A
FAR (GFA / LOT AREA)	2.72	4.08	4.48	4.90	6.00	COMPLIES

BIKE PARKING						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
LONG TERM: (1 SPACE / 3 BEDROOMS)						
BEDROOMS	25	N/A	N/A	100	-	N/A
LONG TERM BIKE PARKING:	0	N/A	N/A	34	34	COMPLIES
SHORT TERM: (1 SPACE / 40 BEDROOMS)						
BEDROOMS	25	N/A	N/A	100	-	COMPLIES
COMMERCIAL AREA	6755 SF	N/A	N/A	3,703	0	COMPLIES
SHORT TERM BIKE PARKING:	8	N/A	N/A	8	3	COMPLIES

USEABLE OPEN SPACE						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
USEABLE OPEN SPACE: (40 SF x UNIT)						
UNITS	N/A	52	52	63	63	N/A
USEABLE OPEN SPACE	N/A	1,600	2,080	477	2,520 SF	COMPLIES W/ WAVIER
LANDSCAPED U.O.S.						
40% OF REQ'D USEABLE OPEN...	N/A	640	832	27	1,008 SF	COMPLIES W/ WAVIER

** WITH USE PERMIT, PER DEVELOPMENT STANDARDS AT TIME OF APPLICATION SUBMITTAL

III. BERKELEY ZONING COMPLIANCE TABLE

12/4/2025 10:58:32 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — MARC VICTORIANO ROSS — REN. 01/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

ZONING & PROJECT INFORMATION

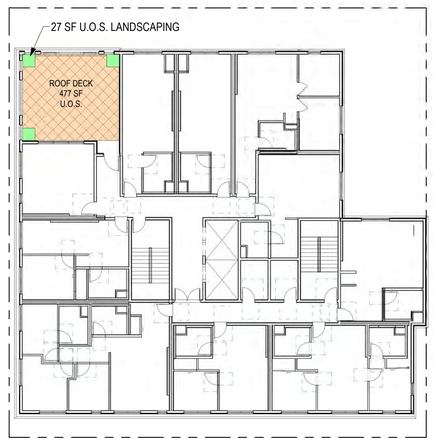
G002

USEABLE OPEN SPACE AREA TABLE										
LEVEL:	**1ST**	**2ND**	**3RD**	**4TH**	**5TH**	**6TH**	**7TH**	**8TH**	**ROOF**	**TOTAL PROVIDED**
OPEN SPACE AREA 8TH FLOOR PATIO								477		477 SF
TOTAL										**477 SF**
TOTAL REQUIRED 40 SF X UNIT = 63 UNITS X 40 SF = 2,520 SF										477 SF
LANDSCAPED U.O.S. AREA TABLE										
LANDSCAPE AREA GROUND FLOOR	0									0 SF
LANDSCAPE AREA 8TH FLOOR PATIO								27		27 SF
TOTAL										**27 SF**
TOTAL REQUIRED 40% OF U.O.S. = 2,520 SF x 40% = 1,008 SF										27 SF

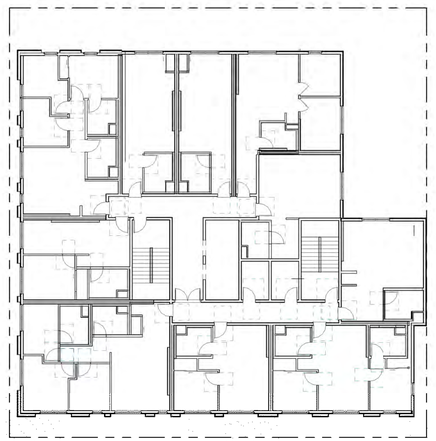
USEABLE OPEN SPACE

U.O.S. LANDSCAPING

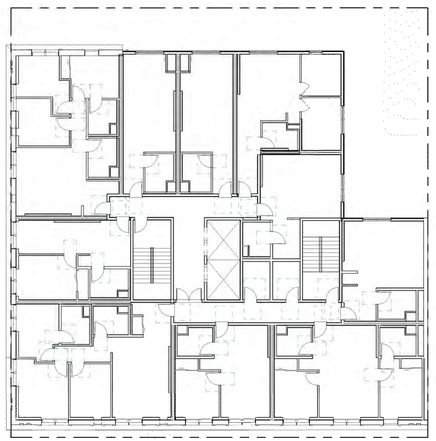
NON-U.O.S. LANDSCAPING



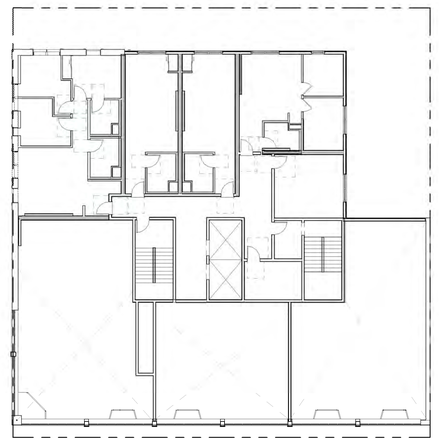
8 8TH FLOOR - UOS
NOT TO SCALE



6 6TH FLOOR - UOS
NOT TO SCALE



4 4TH FLOOR - UOS
NOT TO SCALE



2 2ND FLOOR - UOS
NOT TO SCALE



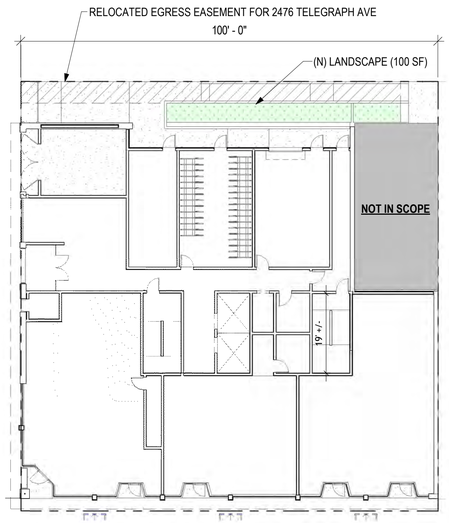
7 7TH FLOOR - UOS
NOT TO SCALE



5 5TH FLOOR - UOS
NOT TO SCALE



3 3RD FLOOR - UOS
NOT TO SCALE



1 1ST FLOOR - UOS
NOT TO SCALE

12/4/2025 10:45:37 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA
MICHAEL VICTORIANO KOH
REGISTERED ARCHITECT
REN. 8/31/2023

DESIGN REVIEW / USE PERMIT

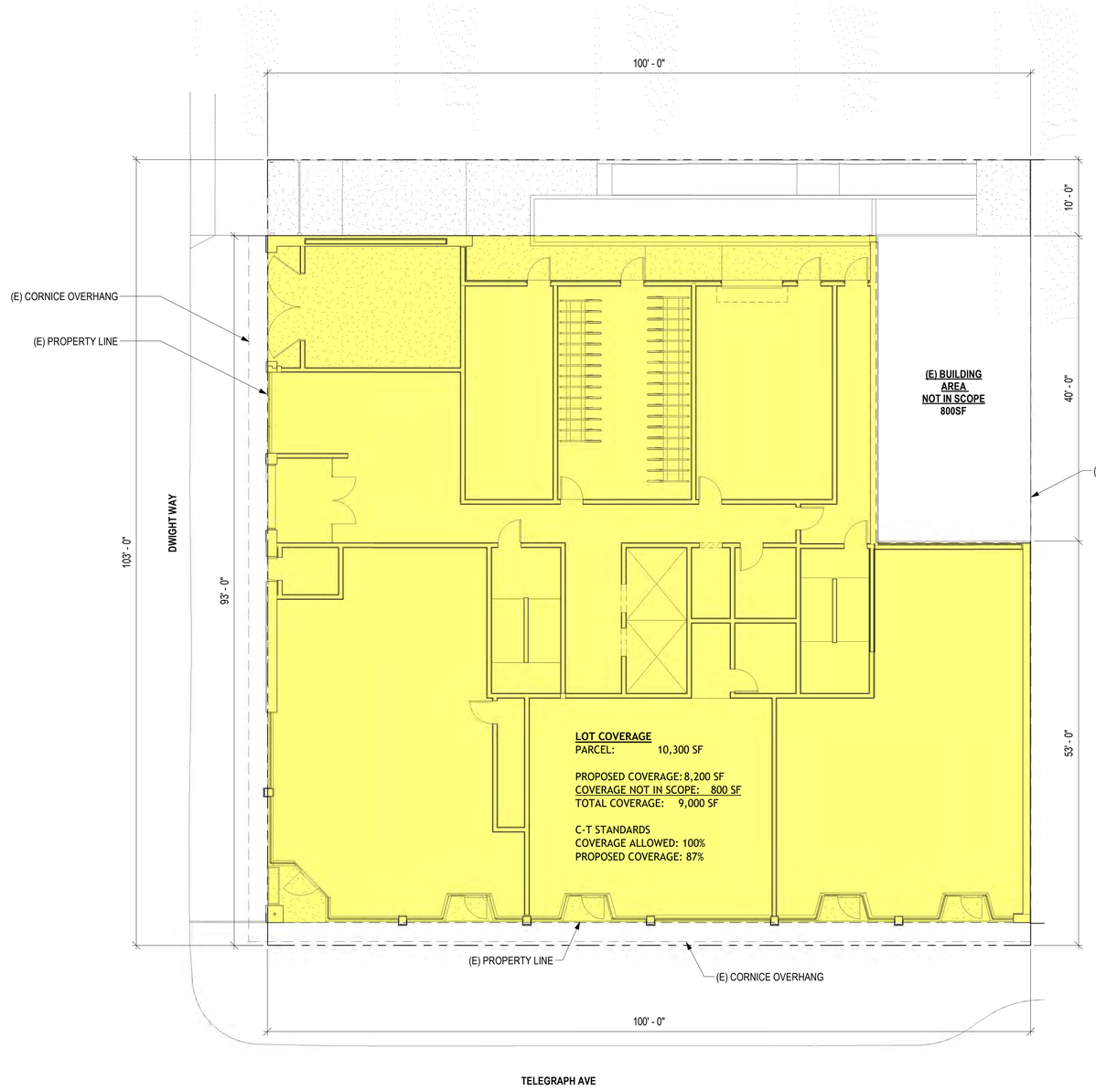
△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

USABLE OPEN SPACE DIAGRAMS

G005



studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — MARC VICTORIANO KDA — REN. 8/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

△		PROJECT ISSUE RECORD:
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

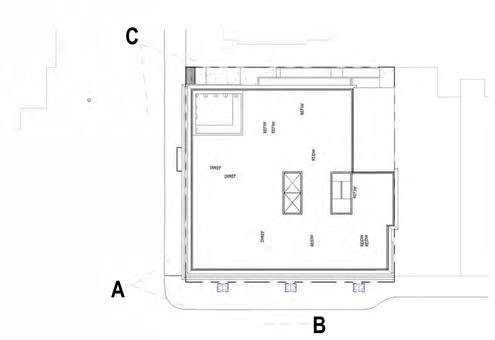
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

LOT COVERAGE DIAGRAM

G006

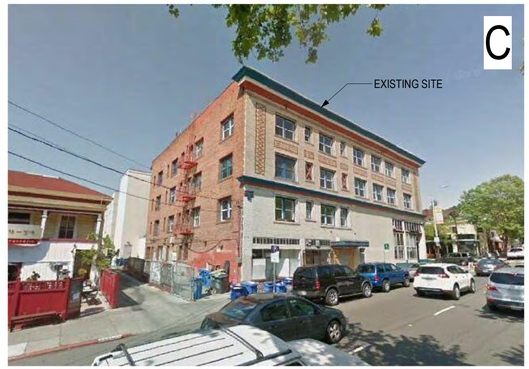
12/4/2025 10:45:39 AM



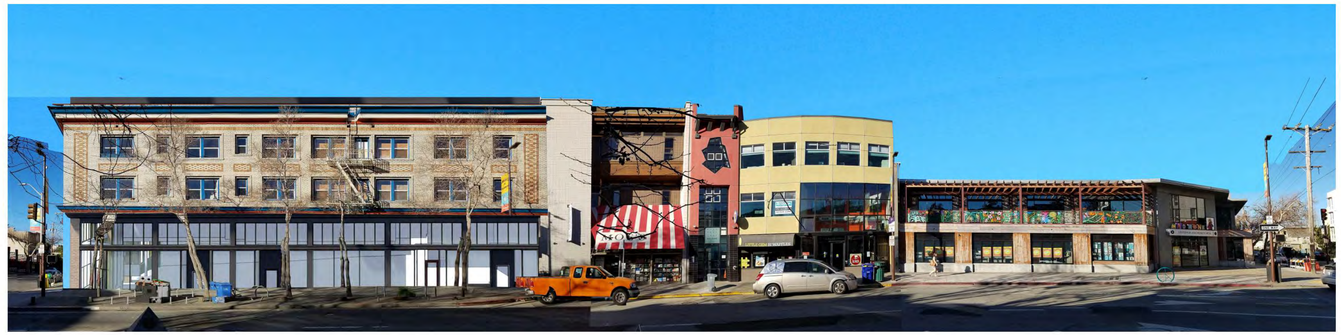
4 KEY PLAN



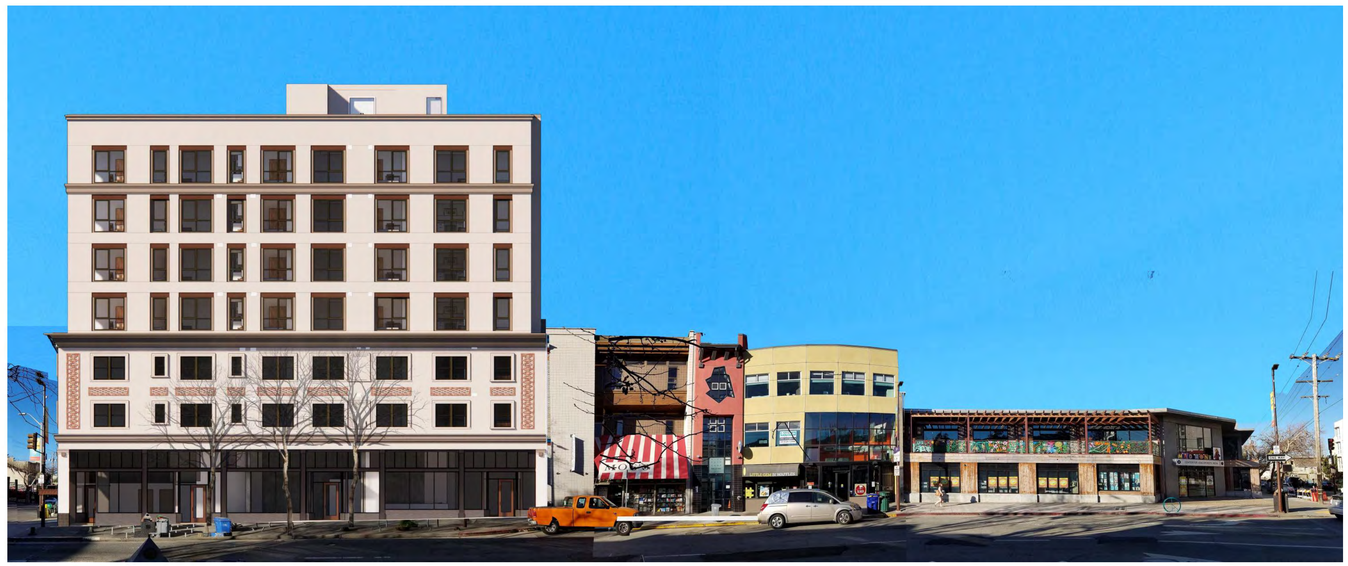




3 SITE PHOTOS
NTS



2 EXISTING TELEGRAPH STREET ELEVATION1
NTS



1 PROPOSED TELEGRAPH STREET ELEVATION1
NTS

12/4/2025 10:45:02 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT
REN
#1/31/2023

DESIGN REVIEW / USE PERMIT

△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

SITE PHOTOS & STREET ELEVATIONS

G007



2431 DWIGHT WAY | 2435 DWIGHT WAY | 2441 DWIGHT WAY | 2449 DWIGHT WAY (PROJECT SITE)



2431 DWIGHT WAY | 2435 DWIGHT WAY | 2441 DWIGHT WAY | 2449 DWIGHT WAY (PROJECT SITE)

1 PROPOSED DWIGHT STREET ELEVATION1
NTS

12/4/2025 10:45:44 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — MARC VICTORIANO KDA — REGISTERED ARCHITECT
REN: 6/30/2023

DESIGN REVIEW / USE PERMIT

△		PROJECT ISSUE RECORD:
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

STREET ELEVATIONS

G008



1 G009A DWIGHT & TELEGRAPH VIEW - LOOKING NORTHWEST
1/8" = 1'-0"



2 G009A DWIGHT WAY VIEW - LOOKING EAST
1/8" = 1'-0"

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — CHRISTOPHER VICTORIANO KOH — REGISTERED ARCHITECT
REN: 6/31/2023

DESIGN REVIEW / USE PERMIT

PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PHOTO RENDERINGS

G009A

12/4/2025 10:45:45 AM



2 G009B TELEGRAPH VIEW - LOOKING NORTH
1/8" = 1'-0"



1 G009B TELEGRAPH VIEW - LOOKING SOUTH
1/8" = 1'-0"

12/4/2025 10:45:46 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — CHRISTOPHER VICTORIANO KOH — LICENSED ARCHITECT
REN. 6/30/2027

DESIGN REVIEW / USE PERMIT

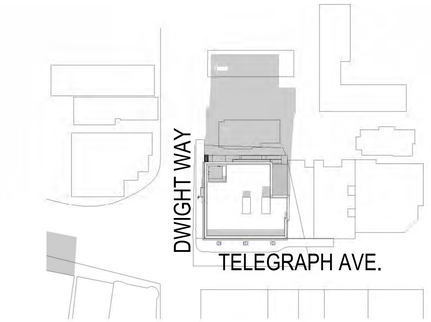
△		PROJECT ISSUE RECORD:
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

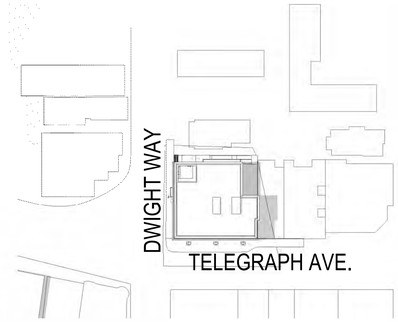
ISSUE DATE: 12/4/2025

PHOTO RENDERINGS

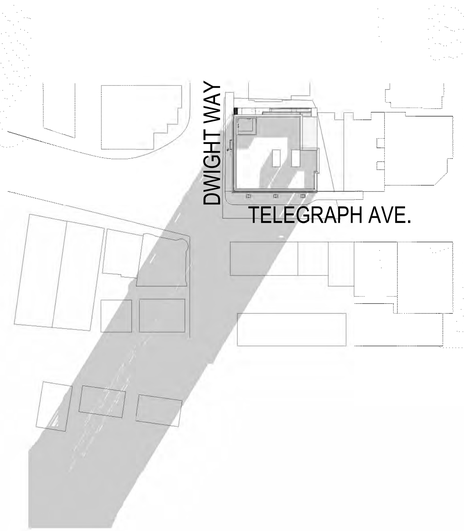
G009B



9 SHADOW STUDY PROPOSED JUNE 21 7.47 AM
1" = 80'-0"



6 SHADOW STUDY PROPOSED JUNE 21 NOON
1" = 80'-0"

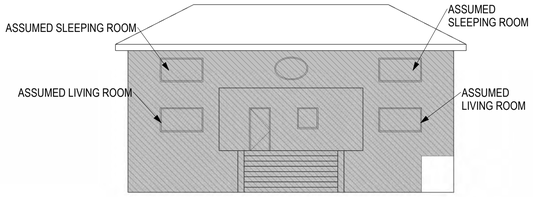


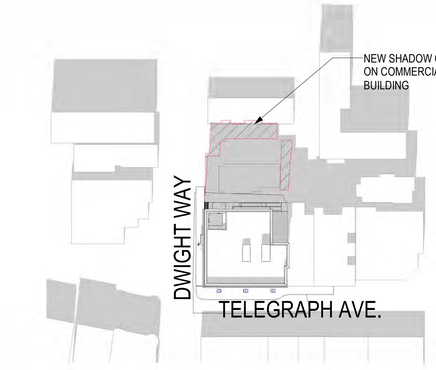
3 SHADOW STUDY PROPOSED JUNE 21 6.34 PM
1" = 80'-0"

SHADOW STUDY LEGEND

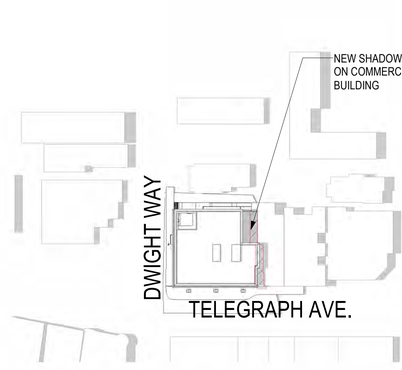
NEW PROPOSED SHADOW

NEW SHADOW AT RESIDENTIAL BUILDING

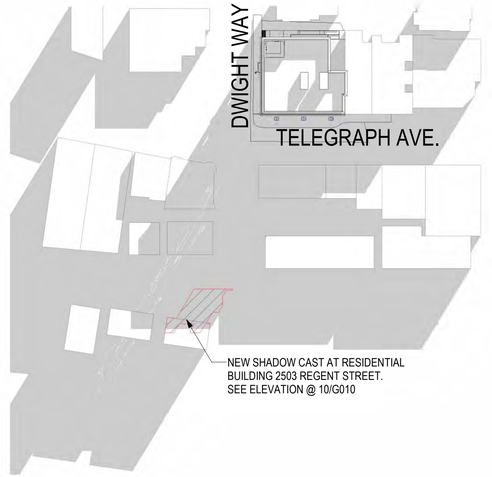




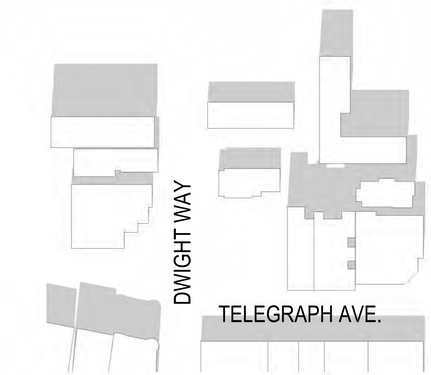
8 SHADOW STUDY COMBINED JUNE 21 7.47 AM
1" = 80'-0"



5 SHADOW STUDY COMBINED JUNE 21 NOON
1" = 80'-0"



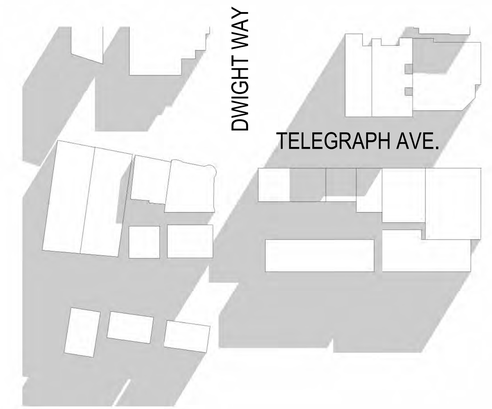
2 SHADOW STUDY COMBINED JUNE 21 6.34 PM
1" = 80'-0"



7 SHADOW STUDY EXISTING JUNE 21 7.47 AM
1" = 80'-0"



4 SHADOW STUDY EXISTING JUNE 21 NOON
1" = 80'-0"



1 SHADOW STUDY EXISTING JUNE 21 6.34 PM
1" = 80'-0"

12/4/2025 10:45:54 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — MICHAEL VICTORIANO ROSS — REGISTERED ARCHITECT
REN. 01/31/2027

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

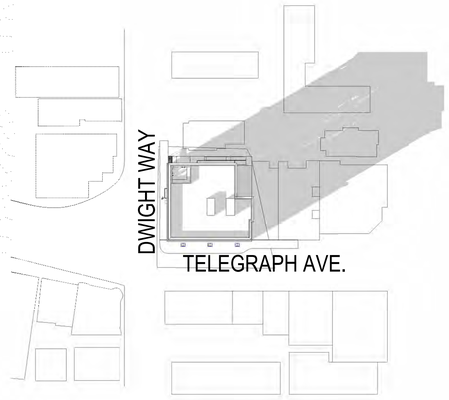
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

SHADOW STUDIES - JUNE 21

G010



9 SHADOW STUDY PROPOSED DECEMBER 21 9.21 AM
1" = 80'-0"



6 SHADOW STUDY PROPOSED DECEMBER 21 NOON
1" = 80'-0"

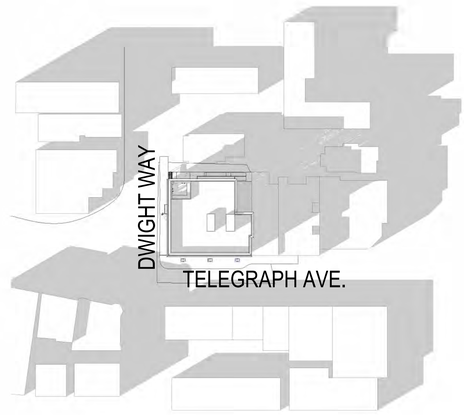


3 SHADOW STUDY PROPOSED DECEMBER 21 2.53 PM
1" = 80'-0"

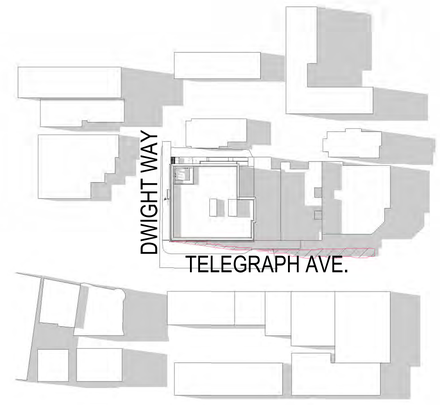
SHADOW STUDY LEGEND

NEW PROPOSED SHADOW

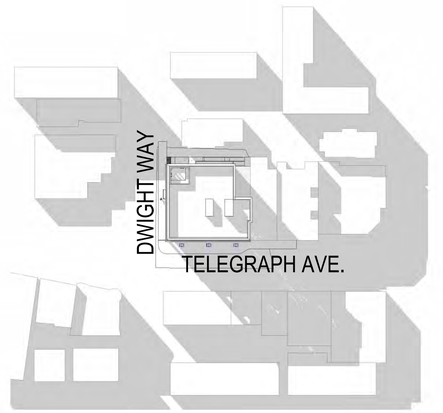
NEW SHADOW AT RESIDENTIAL BUILDING



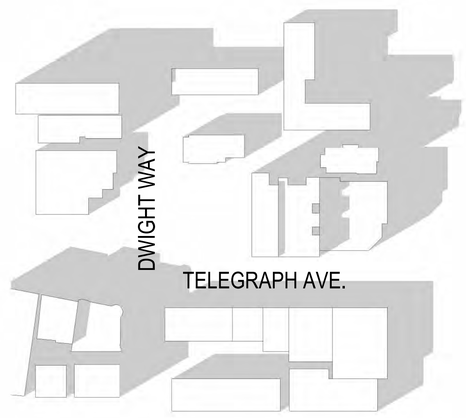
8 SHADOW STUDY COMBINED DECEMBER 21 9.21 AM
1" = 80'-0"



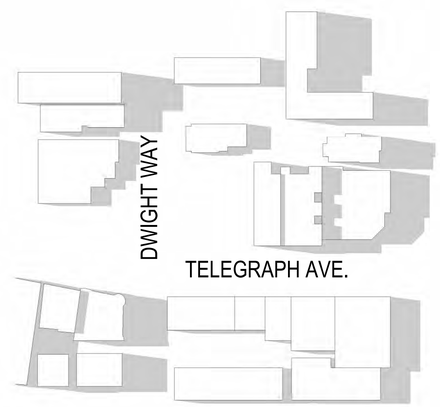
5 SHADOW STUDY COMBINED DECEMBER 21 NOON
1" = 80'-0"



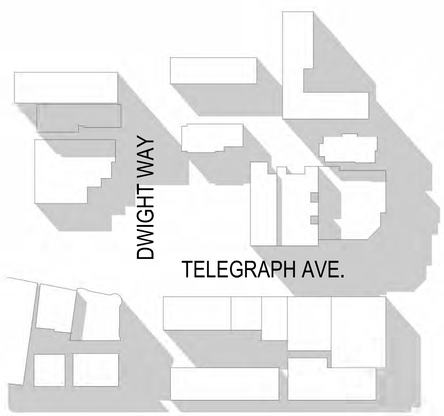
2 SHADOW STUDY COMBINED DECEMBER 21 2.53 PM
1" = 80'-0"



7 SHADOW STUDY EXISTING DECEMBER 21 9.21 AM
1" = 80'-0"



4 SHADOW STUDY EXISTING DECEMBER 21 NOON
1" = 80'-0"



1 SHADOW STUDY EXISTING DECEMBER 21 2.53 PM
1" = 80'-0"

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REN. 01/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

△		PROJECT ISSUE RECORD:
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

SHADOW STUDIES - DECEMBER 21

G011

12/4/2025 10:46:01 AM

BASE PROJECT FLOOR	RESIDENTIAL UNIT FLOOR AREA (SF)	# OF RESIDENTIAL UNITS
1	0	0
2	0**	4
3	0**	12
4	0**	12
5	5,755	12
6	5,755	12
TOTAL	11,510	52

** RECONSTRUCTED RESIDENTIAL FLOOR AREA NOT INCLUDED

Inclusionary Unit Table		RES. UNIT FLOOR AREA SF	Replacement BMR Unit Per BMC 23.328.030	Extremely Low Income (ELI) < 30% AMI	Very Low Income (VLI) < 50% AMI	Low Income (LI) <80% AMI	Moderate Income (MI) <100% AMI	Market Rate (Mkt) >100% AMI	Density Bonus Unit	Inclusionary Unit	Very Low Income (VLI) < 50% AMI
UNIT No.	TYPE										
510	STUDIO	426			X				x	x	x
406	1-BEDROOM	510			X				x	x	x
302	2-BEDROOM	622			X				x	x	x

EXISTING UNITS:
PER BMC 23.328.50 (F)(2) A RESIDENTIAL UNIT THAT REPLACES AN EXISTING UNIT DESTROYED BY A STRUCTURE FIRE SHALL BE EXEMPT FROM THE INCLUSIONARY HOUSING ORDINANCE (BMC CHAPTER 23.328).

THE TWENTY-FOUR EXISTING RENT-CONTROLLED UNITS LOST DURING THE NOVEMBER 22, 2015 STRUCTURE FIRE ARE PROPOSED TO BE RECONSTRUCTED AND SHOULD BE EXEMPT FROM THE INCLUSIONARY HOUSING ORDINANCE PER BMC CHAPTER 23.328 (F)(2). THE BUILDING AND ALL UNITS & COMMERCIAL SPACES WITHIN THE BUILDING HAVE BEEN VACANT FOR MORE THAN 5-YEARS (9+ YEARS) AND THE RESIDENTIAL UNITS ARE CURRENTLY DESIGNATED AT "NOT AVAILABLE FOR RENT" (NAR) PER THE BERKELEY RENT REGISTRY DUE TO THEIR LOSS BECAUSE OF THE 2015 FIRE.

EXISTING TENANTS HAVE BEEN TEMPORARILY RE-HOUSED DUE TO THE FIRE AND CONTINUE TO PAY THE BUILDING OWNER RENT BASED UPON THE DEFINED RENT-LEVELS SET BY THE RENT CONTROL BOARD AT THE TIME OF THE FIRE; RENTS HAVE BEEN ADJUSTED ANNUALLY PER ANNUAL GENERAL ADJUSTMENTS (AGA).

100% OF THE EXISTING BUILDING ROOF WILL BE DEMOLISHED, BUT LESS THAN 50% OF THE EXTERIOR WALLS ARE PROPOSED TO BE DEMOLISHED, THUS THE EXISTING BUILDING IS NOT CONSIDERED AS DEMOLISHED AS DEFINED IN BMC 23.502.20 "DEMOLITION."

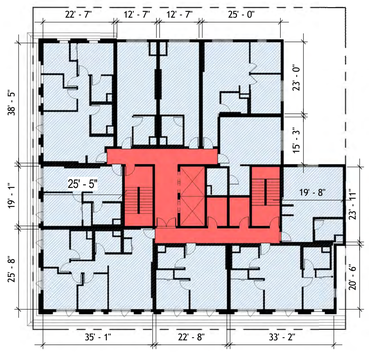
FOR PURPOSES OF THE BERKELEY RENT BOARD, THESE UNITS WILL:
1. BE RECONSTRUCTED AS EQUIVALENT IN SIZE TO THE 24 EXISTING UNITS LOST IN THE 2015 STRUCTURE FIRE.

2. BE OFFERED TO THE DISPLACED & TEMPORARILY RE-HOUSED TENANTS WHO HAVE CONTINUED TO PAY RENT TO THE PROPERTY OWNER WITH RIGHT-OF-FIRST-REFUSAL FOR RECONSTRUCTED EQUIVALENT UNITS.

THE BUILDING OWNERS WILL FILE A PETITION OR INITIAL RENT DETERMINATION (IRD) WITH THE RENT CONTROL BOARD TO ADJUST THE MAXIMUM AMOUNT OF RENT BASED ON THE NEW UNIT AREAS, IMPROVEMENTS TO UNIT, NEW AMENITIES/SERVICES, AND TO ACCOUNT FOR UNITS BEING INDIVIDUALLY METERED FOR ELECTRICAL AND DOMESIC WATER UTILITIES.

RECONSTRUCTED RESIDENTIAL AREA
RESIDENTIAL UNIT FLOOR AREA
RESIDENTIAL AMENITY
COMMERCIAL
UTILITY / MISC

AFFORDABILITY DIAGRAM LEGEND



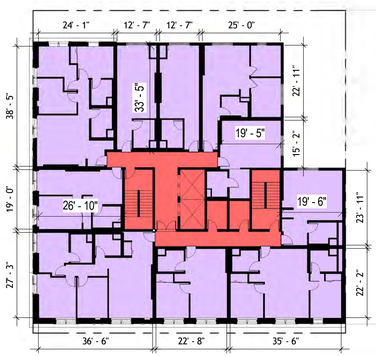
RUFA: 5,755 SF

5 AFFORDABILITY COMPLIANCE - 5TH FLOOR



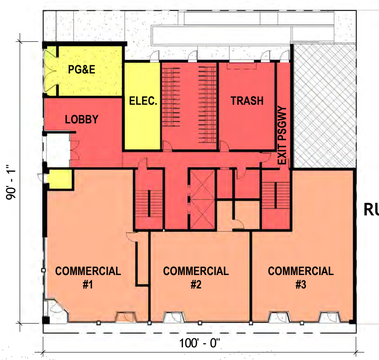
RUFA: 0 SF

2 AFFORDABILITY COMPLIANCE - 2ND FLOOR



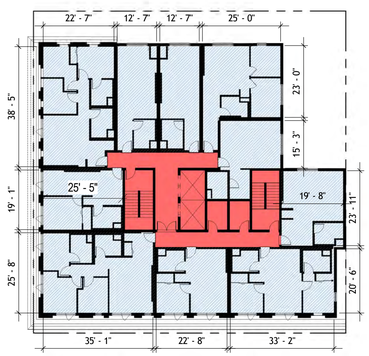
RUFA: 0 SF

4 AFFORDABILITY COMPLIANCE - 4TH FLOOR



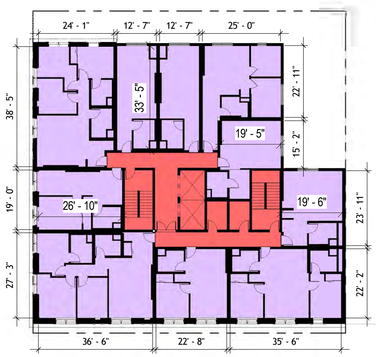
RUFA: 0 SF

1 AFFORDABILITY COMPLIANCE - 1ST FLOOR



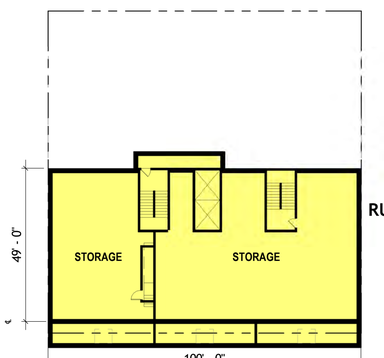
RUFA: 5,755 SF

6 AFFORDABILITY COMPLIANCE - 6TH FLOOR



RUFA: 0 SF

3 AFFORDABILITY COMPLIANCE - 3RD FLOOR



RUFA: 0 SF

B AFFORDABILITY COMPLIANCE - BASEMENT

12/4/2025 10:46:06 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REN. 01/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

AFFORDABLE HOUSING COMPLIANCE DIAGRAMS

G013

Project Address:		2449 Dwight Way							
Base Project	**Base Project Units**	**Base Project Units**	**% VLI units**	**# VLI Units**	**#VLI Units**	**% Bonus**	**# Bonus Units**	**# Bonus Units**	**Total Units**
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
38,944	749	52.00	5%	2.60	3.00	20.00%	10.40	11.00	63

Base & Proposed Project Area		
Base Project (SF)	**Floor Level**	**Proposed Project (SF)**
N/A	*Basement*	**N/A**
3,109	*1st*	**2,387**
7,167	*2nd*	**3,465**
7,167	*3rd*	**7,167**
7,167	*4th*	**7,167**
7,167	*5th*	**6,760**
7,167	*6th*	**6,760**
	7th	**6,760**
	8th	**6,266**
38,944	**TOTAL**	**46,732**

Base & Proposed Project Units		
Base Project	**Floor Level**	**Proposed**
N/A	*Basement*	**N/A**
0	*1st*	**0**
8	*2nd*	**4**
8	*3rd*	**10**
12	*4th*	**10**
12	*5th*	**10**
12	*6th*	**10**
	7th	**10**
	8th	**10**
52	**TOTAL**	**63**

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.75%
13%	42.50%
14%	46.25%
15%	50.00%

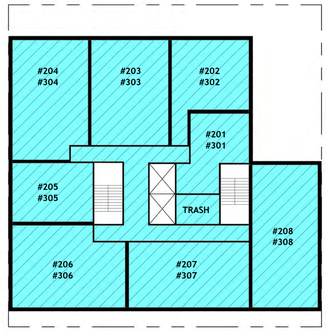
PROPOSED RESIDENTIAL AREA	46,732
PROPOSED UNITS	63
AVERAGE UNIT SIZE	742

BASE PROJECT - USEABLE OPEN SPACE
40 SF OF USEABLE OPEN SPACE PER UNIT
BASE PROJECT UNITS: 52

52 UNITS X 40 SQFT = 2,080 SF U.O.S. REQUIRED

USEABLE OPEN SPACE PROVIDED:
ROOF DECK: 2,080 SF
TOTAL REGULAR U.O.S. PROVIDED: 2,080 SF

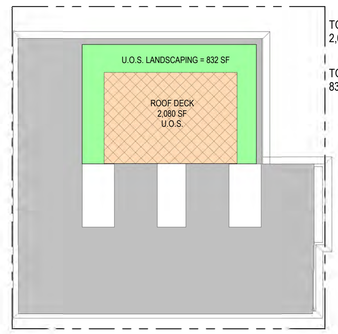
LANDSCAPED USEABLE OPEN SPACE (PER BMC 23.304.090 B. 7.)
2,080 SF U.O.S. X 40% = 832 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 832 SF



TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 7,1687 SF
8 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

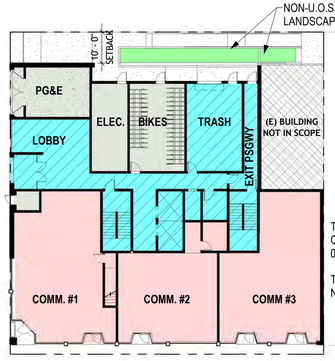
4 BASE PROJECT -2ND & 3RD FLOORS
3/64" = 1'-0"



TOTAL USEABLE OPEN SPACE:
2,080 SF

TOTAL LANDSCAPING:
832 SF

6 BASE PROJECT PLAN - ROOF
3/64" = 1'-0"



TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 2,387 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 847 SF

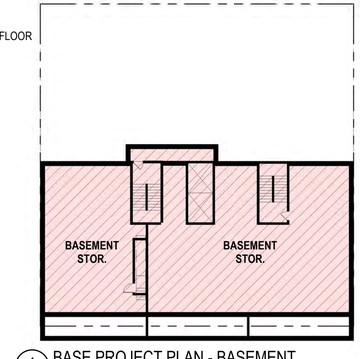
2 BASE PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"



TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 7,167 SF
12 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

5 BASE PROJECT - 4TH THRU 6TH FLOORS
3/64" = 1'-0"

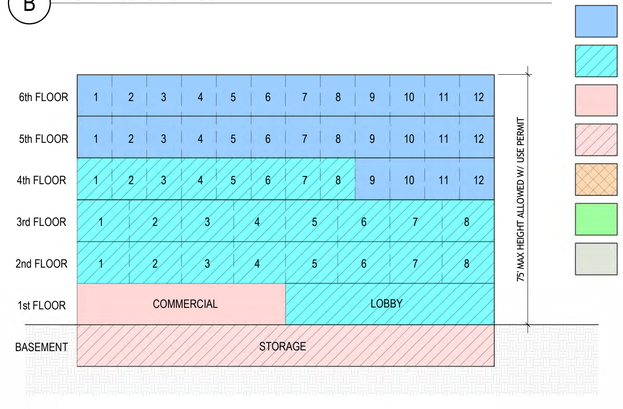


TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 0 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 0 SF

1 BASE PROJECT PLAN - BASEMENT
3/64" = 1'-0"

B BASE PROJECT CALCS



PROPOSED ADDITION (BASE PROJECT):	28 UNITS
RECONSTRUCTED EXISTING (BASE PROJECT):	24 UNITS
MIXED USE	
BASEMENT	
USEABLE OPEN SPACE (PER BMC 23.304.090)	
NON-U.O.S. LANDSCAPING (PER BMC 23.304.090 C.	
NON-QUALIFYING RESIDENTIAL AREA	
TOTAL UNITS:	52 UNITS

A BASE PROJECT DIAGRAM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

REN. #14/31/2023

DESIGN REVIEW / USE PERMIT

△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

DENSITY BONUS CALCULATIONS BASE PROJECT

G015

12/4/2025 10:46:08 AM



7 PROPOSED PROJECT PLAN - 8TH FLOOR
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA
QUALIFYING: 6,266 SF
9 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF



4 PROPOSED PROJECT PLAN - 3RD & 4TH FLOORS
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 7,167 SF
10 UNITS

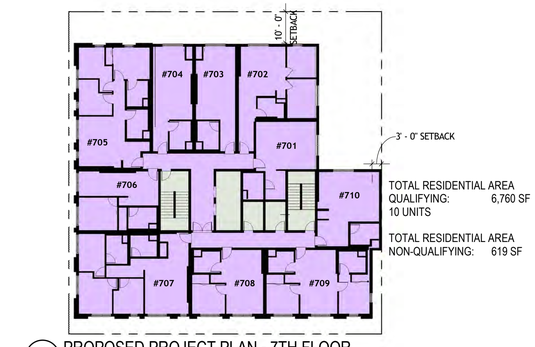
TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF



3 PROPOSED PROJECT PLAN - 2ND FLOOR
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA
QUALIFYING: 3,465 SF
4 UNITS

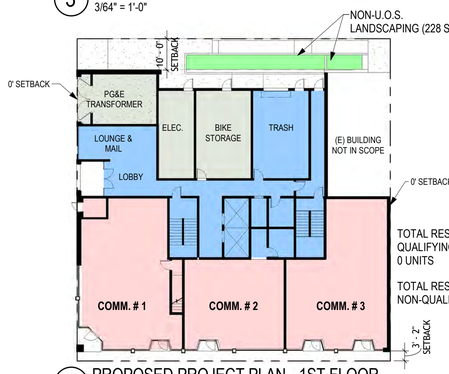
TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 550 SF



6 PROPOSED PROJECT PLAN - 7TH FLOOR
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA
QUALIFYING: 6,760 SF
10 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF



2 PROPOSED PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA
QUALIFYING: 2,387 SF
0 UNITS

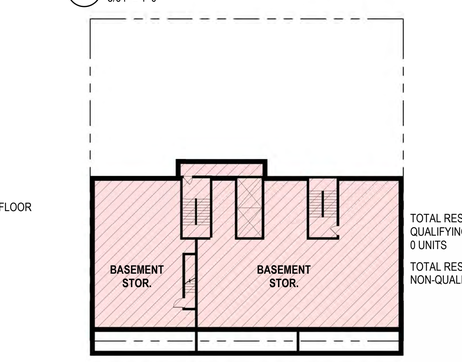
TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 1,260 SF



5 PROPOSED PROJECT PLAN - 5TH, 6TH & FLOORS
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 6,760 SF
10 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF



1 PROPOSED PROJECT PLAN - BASEMENT
3/64" = 1'-0"

TOTAL RESIDENTIAL AREA
QUALIFYING: 0 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 0 SF

Project Address:	2449 Dwight Way								
Base Project	Base Project Units	Base Project Units	% VLI units	# VLI Units	#VLI Units	% Bonus	# Bonus Units	# Bonus Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
38,944	749	52.00	5%	2.60	3.00	20.00%	10.40	11.00	63

Base & Proposed Project Area		
Base Project (SF)	Floor Level	Proposed Project (SF)
N/A	*Basement*	N/A
3,109	*1st*	2,387
7,167	*2nd*	3,465
7,167	*3rd*	7,167
7,167	*4th*	7,167
7,167	*5th*	6,760
7,167	*6th*	6,760
	7th	6,760
	8th	6,266
38,944	TOTAL	46,732

Base & Proposed Project Units		
Base Project	Floor Level	Proposed
N/A	*Basement*	N/A
0	*1st*	0
8	*2nd*	4
8	*3rd*	10
12	*4th*	10
12	*5th*	10
12	*6th*	10
	7th	10
	8th	10
52	TOTAL	63

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.75%
13%	42.50%
14%	46.25%
15%	50.00%

PROPOSED RESIDENTIAL AREA	46,732
PROPOSED UNITS	63
AVERAGE UNIT SIZE	742

DENSITY BONUS BMR (VLI) UNIT MIX
5% VLI FOR 20.0% DENSITY BONUS
5% VLI UNITS OF 52 UNIT BASE UNITS = 2.6 = 3 VLI UNITS

	MKT. RATE	VLI	TOTAL
STUDIO:	25	1	26
1B:	11	1	12
2B:	12	1	13
3B:	12	0	12
TOTAL:	60	3	63

DENSITY PROJECT - USEABLE OPEN SPACE (PER BMC 23.304.090 A.1(a)
40 SF OF USEABLE OPEN SPACE PER UNIT
DENSITY BONUS PROJECT UNITS: 63

63 UNITS X 40 SQFT = 2,520 SF U.O.S. REQUIRED

8th FLOOR ROOF DECK:	477 SF
TOTAL REGULAR U.O.S. PROVIDED:	**477 SF**
TOTAL U.O.S. PROVIDED:	**477 SF**

LANDSCAPED USEABLE OPEN SPACE
2,520 SF REQ'D U.O.S. X 40% = 1,008 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 115 SF

WAIVERS & CONCESSIONS

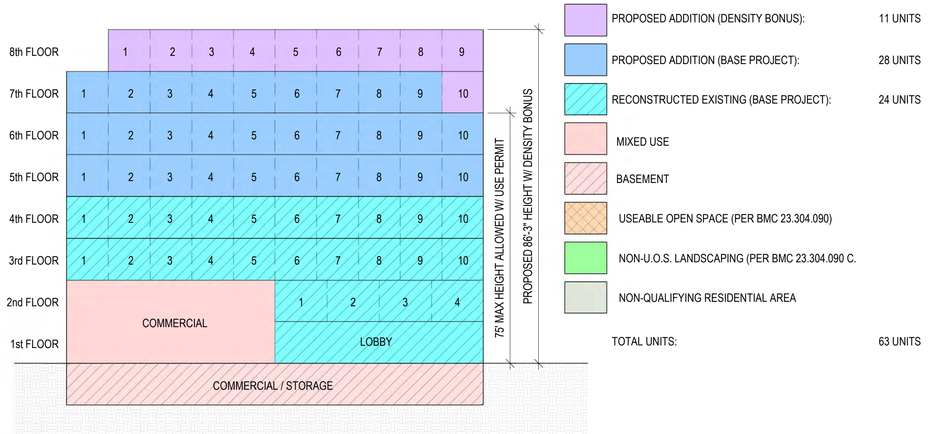
WAIVERS & DEVELOPMENT STANDARDS REDUCTIONS

i. INCREASE BUILDING HEIGHT TO 8 STORIES & 84'-5" TO TOP OF ROOF (T.O. PARAPET @ 87'- 11")
ii. DECREASE REQUIRED USEABLE OPEN SPACE TO 447 SF
iii. DECREASE REQUIRED LANDSCAPED USEABLE OPEN SPACE TO 115 SF.

REQUESTED CONCESSIONS

i. REQUEST EXEMPTION FROM BMC 23.316, PERCENTAGE FOR PUBLIC ART ON PRIVATE PROJECTS

A DENSITY BONUS PROJECT CALCS



B DENSITY BONUS DIAGRAM
1/16" = 1'-0"

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — MIGUEL VICTORIANO ROJAS — REN. 8/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

PROJECT ISSUE RECORD:		
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07
ISSUE DATE: 12/4/2025

DENSITY BONUS CALCULATIONS PROPOSED PROJECT

G016

12/4/2025 10:46:14 AM

NEW HOME RATING SYSTEM, VERSION 6.0

GreenPointRated

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home; GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 5ft or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES2 , H6.1, J3.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD", or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. **Download the manual at www.builditgreen.org/greenpointrated**
Build It Green is not a code compliance organization.
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily - Version 6

Project Name: 2449 Dwight Way Addition
Project Street: 2449 Dwight Way
Project City: Berkeley
Project Zip: 94704

Points Targeted: 194
Certification Level Targeted: Silver
Compliance Pathway Targeted: Mixed Fuel Compliance Energy Design Rating

POINTS REQUIRED 97(Minimum Points) / Targeted Points

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	2	25	6	6	6	
	Possible Points					

Measures

CALGreen

Yes	**CALGreen Res** (REQUIRED)	4			1	1	1	1

A. SITE

No	**A1. Construction Footprint** (City Preservation Plan Bayard Local Ordinance DR #75 of Site (Undeveloped and Undisturbed)	0					1	
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (**including** Alternative Daily Cover)	2					2	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1					1	
TBD	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)						1	
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1						1
TBD	A6.2 Filtration and/or Bio-Retention Features							1
Yes	A6.3 Non-Leaching Roofing Materials	1						1
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff (Soils)							2

N. FOUNDATION

No	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	0					1	
Yes	**B2. Radon-Resistant Construction**	2				2		
No	**B3. Foundation Drainage System**	0					2	
N/A	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0					1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1					1	

C. LANDSCAPE

1.25%	Enter the landscape area percentage. Points capped at 2 for less than 15%.							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1						1
Yes	**C2. Three Inches of Mulch in Planting Beds**	1						1
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1					1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	0					1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	2						3
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0						2
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0						2
Yes	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0						2
Yes	**C7. One Inch of Compost In the Top Six to Twelve Inches of Soil** (with Soil Testing)	0						2
No	**C8. Rainwater Harvesting System**	0						3
Yes	**C9. Recycled Wastewater Irrigation System**	0						1
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0						2

M. APPLIANCES AND LIGHTING

Yes	**M1. ENERGY STAR® Dishwasher**	1						1
	M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer				1		2	
Yes	M2.2 ENERGY STAR® Dryer	1			1			

Project Name: 2449 Dwight Way Addition	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%					1		
Yes	**C13. Reduced Light Pollution** (Exterior lights fixtures shielded and directed downward)	1	1					
No	**C14. Large Stature Tree(s)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0						1
No	**C16. Maintenance Contract with Certified Professional** (Bay Friendly Qualified Professional or Equiv.)	0						1
No	**C17. Community Garden**	0	2					
O. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1			2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1					1	
No	D1.3 Advanced Framing Measures	0					2	
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	0					1	
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1					1	
No	D3.2 OSB for Subfloor	0					0.5	
No	D3.3 OSB for Wall and Roof Sheathing	0					0.5	
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0					6	
No	D5.2 Panel Products	0					3	
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1		
No	D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D6.3 At Least 90% of Roofs	0		1		1		
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			
No	D9.2 Mitigation Strategies for Attached Gurage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1					1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0					1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	1			1		1	
E. EXTERIOR								
Yes	**E1. Environmentally Preferable Decking**	1					1	
No	**E2. Flashing Installation Third-Party Verified**	0					2	
No	**E3. Rain Screen Wall System**	0					2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1					1	
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing (REQUIRED)	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5					0.5	
Yes	F1.2 Ceilings	0.5					0.5	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	0.5				0.5		

Project Name: 2449 Dwight Way Addition	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
Yes	F2.2 Ceilings	0.5				0.5		
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1				1		
Yes	F3.2 Ceilings	1				1		
Yes	F3.3 Interior and Exterior Insulation	1				1		
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1					1	
≤1.28 gal	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	1					2	
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1					1	
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace	0			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1				
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards (REQUIRED)	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards			2				
TBD	H6.3 Outdoor Air is Filtered and Tempered			1				
	H7. Effective Range Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design			1				
TBD	H7.2 Automatic Range Hood Control			1				
TBD	**H8. High Efficiency HVAC Filter (MERV 16+)**			1				
Yes	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	1			1			
I. RENEWABLE ENERGY								
0.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				
No	I2.2 Low Carbon Home (Used the CO2eme.fr threshold)	0		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
No	**I5. Photovoltaic System for Multifamily Projects**	0		8				
J. BUILDING PERFORMANCE AND TESTING								
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1			
No	**J2. Supply and Return Air Flow Testing**	0		1	1			

Project Name: 2449 Dwight Way Addition	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	**N8.** Community Location (Disadvantaged Community)		1		1			
	N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2						
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1						
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	1						
	N11. Mixed-Use Development							
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1						
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services	1						
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints** (REQUIRED)	Y	R	R	R	R	R	
TBD	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5		1	0.5	
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5	
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5 . Energy Home System Monitors			2				
Yes	O5.1 Water Home System Monitors	1					1	
	O6. Green Building Education							
No	O6 . Marketing Green Building	0	2					
No	O6.1 Green Building Signage	0		0.5			0.5	
Yes	**O7. Geen Appraisal Addendum** (REQUIRED)	Y	R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1		
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2					
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1		
TBD	**O11. Smokefree Housing**				2			
TBD	**O12. Integrated Pest Management Plan**					1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control	1		1				
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
Yes	P2 : Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.1 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.2 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
TBD	P3 : Design Phase			1	1			
TBD	P3.1 Construction Phase			2	1			
TBD	P3.1 Post-Construction Phase			2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		

Summary

Total Available Points in Specific Categories	167	46	110	89	89	84
Minimum Points Required in Specific Categories	10	2	25	6	6	6
Total Points Achieved	194.5	7.5	42.5	21.5	13.5	15.5

8/30/2022 1:50:05 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA.**

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT — REN. 04/31/2023

DESIGN REVIEW / USE PERMIT

PROJECT ISSUE RECORD:

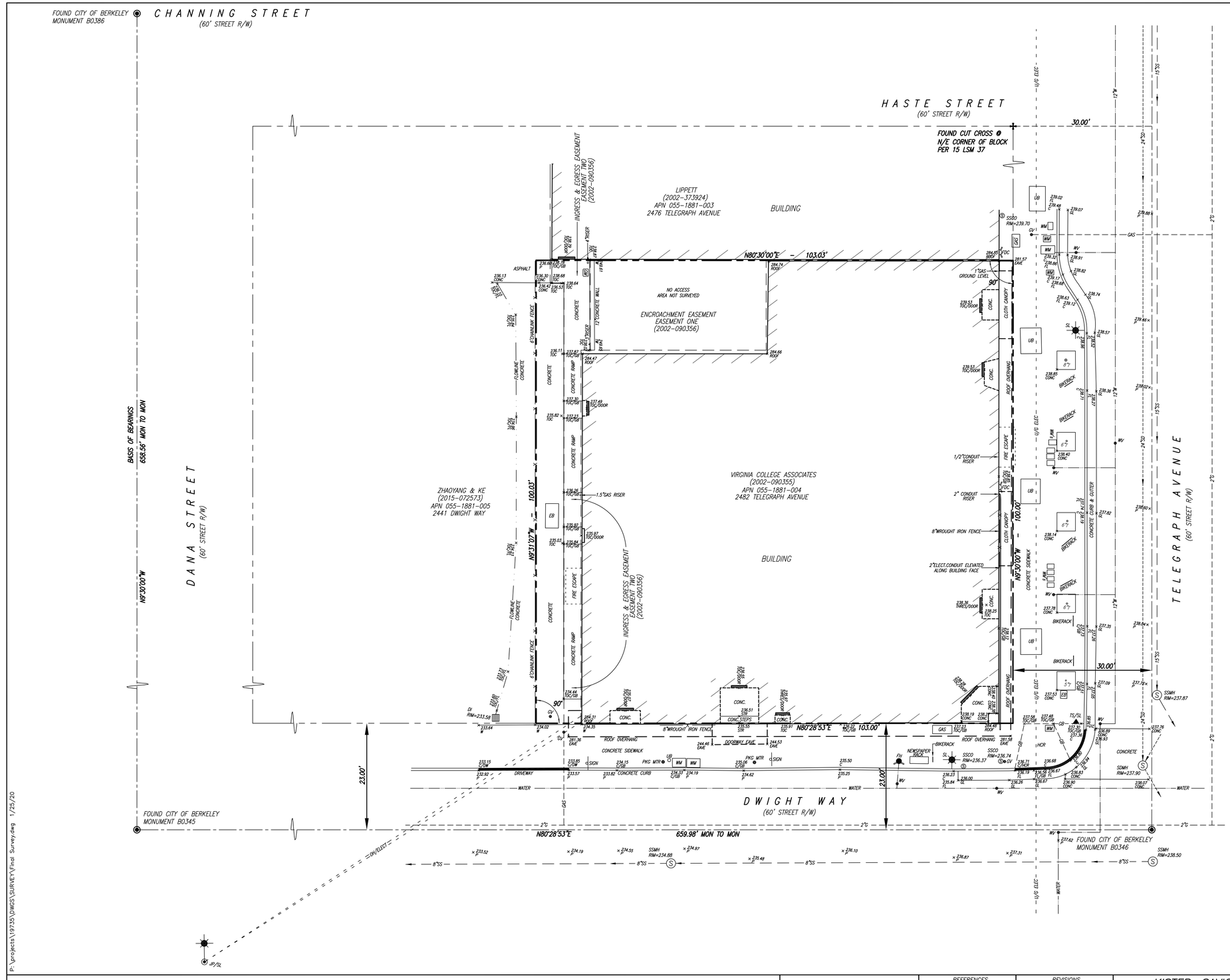
△		
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

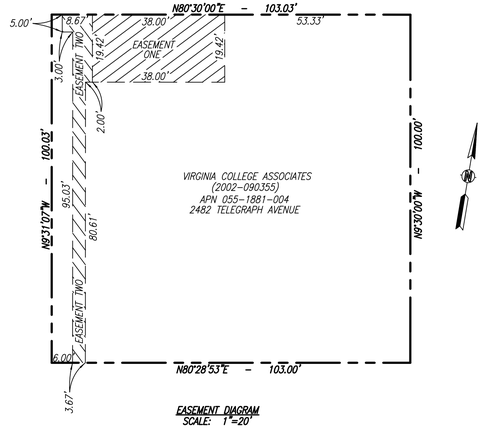
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

GREEN BUILDING REQUIREMENTS

G021





EASEMENT DIAGRAM
SCALE: 1"=20'

LEGEND

*T	=	TREE (APPROXIMATE DIAMETER)
AP	=	ANGLE POINT
BC	=	BUILDING CORNER
BW	=	BOTTOM OF WALL
C	=	TOP OF CURB
CL	=	CATCH BASIN
CONC	=	CENTER LINE
DI	=	CONCRETE
DL	=	DAYLIGHT
DW	=	DRIVEWAY
F	=	FENCE
FL	=	FLOW LINE
GB	=	GRADE BREAK
GL	=	GUTTER LIP
GM	=	GAS METER
GP	=	GATE POST
GR	=	GROUND ELEVATION
HB	=	HOSE BIB
INV	=	INVERT
M&M	=	MAP & MEASURE
P	=	PAVEMENT
PBB	=	PACIFIC BELL BOX
PGE	=	PACIFIC GAS AND ELECTRIC BOX
POC	=	POINT ON CURVE
RET	=	RETURN
S	=	SIGN
-SD-	=	STORM DRAIN LINE
SDMH	=	STORM DRAIN MANHOLE
-SS-	=	SANITARY SEWER LINE
SSMH	=	SANITARY SEWER MANHOLE
SSCO	=	SANITARY SEWER CLEAN OUT
STR	=	STAIR
T	=	TOP OF SLOPE
t	=	TOE OF SLOPE
TOC	=	TOP OF CONCRETE
TW	=	TOP OF WALL
TVB	=	TELEVISION UTILITY BOX
UB	=	UTILITY BOX
U/G ELEC	=	UNDERGROUND ELECTRIC
W	=	BACK OF WALK
WLK	=	WALK
WM	=	WATER METER
WV	=	WATER VALVE
	=	EASEMENT LINE
	=	MONUMENT LINE
	=	PROPERTY LINE

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
4. BOUNDARY LINES ARE BASED ON TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER # 912150-1, DATED FEBRUARY 27, 2002 AND CITY OF BERKELEY MONUMENTS.

PROFESSIONAL LAND SURVEYOR
MATTHEW L. REI
No. 7115
STATE OF CALIFORNIA
EXPIRES 12/31/17

P:\projects\19735\DWGS\SURVEY\Final Survey.dwg 1/25/20

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATUM: CITY OF BERKELEY
MISC. REF.: 19914

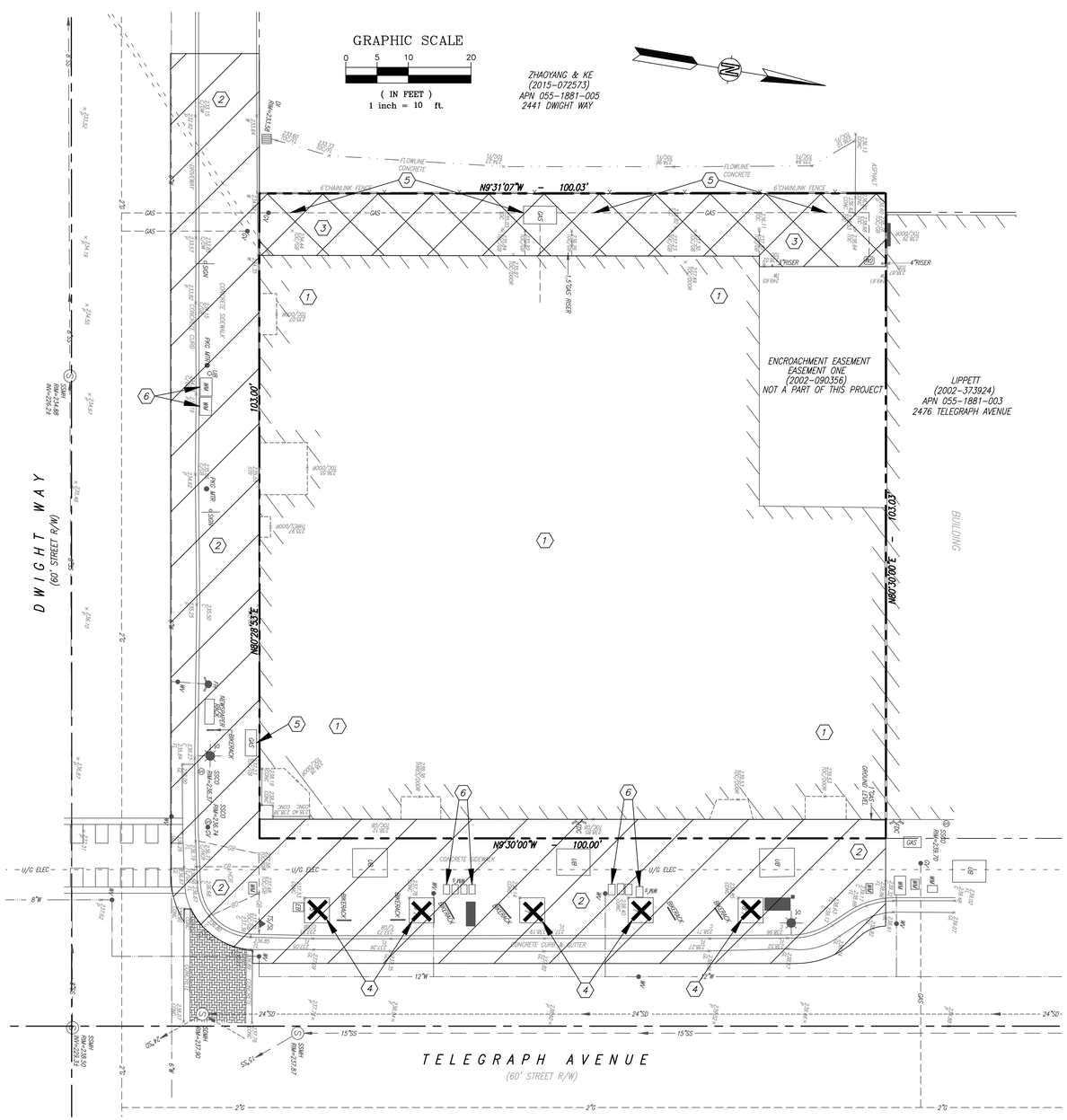
REVISIONS
1/27/20: FINAL SURVEY

KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL info@ksrinc.net

FOR: VIRGINIA COLLEGE ASSOCIATES
SCALE: 1"=10' JOB No. 19735
DATE: DECEMBER 2, 2016 DWG No. X-4077

DESCRIPTION
BOUNDARY & TOPOGRAPHIC SURVEY
APN 055-1881-004
PORTION OF LOT 4, BLOCK 6
PROPERTY OF THE COLLEGE HOMESTEAD ASSOCIATION

BERKELEY CALIFORNIA



DEMOLITION NOTES

1. *CONTRACTOR TO OBTAIN AN ENGINEERING/ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.*
2. *ALL DEMOLITON WORK TO BE CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BERKELEY. NO DIRT, SEDIMENT, CONSTRUCTION DEBRIS, SAWCUTTING SLURRY, OR OTHER MATERIAL, MAY BE LEFT ON CITY SIDEWALK OR STREETS. CONTRACTOR SHALL MAINTAIN AND CLEAN ALL SUCH MATERIALS FROM SIDEWALKS AND STREETS AT THE END OF THE WORKING DAY.*
3. *CONTRACTOR SHALL COMPLY WITH BEST MANAGEMENT PRACTICES WITH REGARD TO PREVENTING STORM DRAIN POLLUTION. EXAMPLE PRACTICES ARE INDICATED ON THE POLLUTION PREVENTION PLAN SHEET, SHEET C104, HEREBY INCORPORATED INTO THE PROJECT PLANS. NO POLLUTION, SEDIMENT, OR DEBRIS FROM THE SITE MAY ENTER THE STORM DRAIN SYSTEM; ONLY CLEAN RAINWATER MAY ENTER.*
4. *CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 811 OR (800) 227-2600 PRIOR TO ANY EXCAVATION OR DIGGING.*
5. *CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION ACTIVITIES.*
6. *BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) NOTIFICATION IS REQUIRED FOR EVERY DEMOLITION. NOTIFICATION SHALL BE PROVIDED TO THE DISTRICT AT LEAST 10 WORKING DAYS PRIOR TO THE COMMENCEMENT OF DEMOLITION. OBTAIN A JOB (J#) FROM BAAQMD. A COPY OF THE J# ACKNOWLEDGEMENT LETTER FROM BAAQMD IS REQUIRED PRIOR TO ISSUANCE OF A PERMIT.*
7. *CONTRACTOR TO REFER TO THE FOLLOWING APPLICABLE SECTIONS OF CBC CHAPTER 33 FOR SAFEGUARDS AND FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION ACTIVITES AT THE SITE: 3303, 3306, 3307, 3308, 3309, 3310 & 3312.*
8. *BUILDING UTILITY DEMOLITION:*
   - *A. COORDINATE ALL GAS & ELECTRICAL REMOVAL WITH PG&E.*
   - *B. REMOVE/CAP EXISTING SANITARY SEWER PER THE REQUIREMENTS OF THE CITY OF BERKELEY.*
   - *C. CAP EXISTING UNDERGROUND ROOF DRAINS.*
   - *D. CAP EXISTING DOMESTIC WATER LINES.*
9. *DEMOLITION OF THE EXISTING BUILDING REQUIRES THE COMPLETION OF THE PCBs SCREENING ASSESSMENT FORM AS PART OF A WATER QUALITY PROGRAM IN ACCORDANCE WITH THE BAY AREA REGIONAL STORMWATER NPDES PERMIT.*

DEMOLITION WORK LEGEND

(1) *EXISTING SHELL OF BUILDING TO REMAIN; PROTECT DURING DEMOLITION ACTIVITIES. DEMOLISH THE REMAINING INTERIOR OF THE BUILDING, PER BUILDING CODE. REFER TO ARCHITECTURAL PLANS FOR MORE DEMOLITION INFORMATION WITHIN THE EXISTING BUILDING FOOTPRINT.*

(2) *SAWCUT & REMOVE EXISTING PUBLIC IMPROVEMENTS (CONCRETE CURB, CUTTER, SIDEWALK AND 24" WIDE, MIN., ASPHALT CONCRETE PAVEMENT & BASEROCK IN CONFLICT WITH THE NEW WORK = 4,270± SQUARE FEET. PROTECT EXISTING UTILITIES, ABOVE GROUND BOXES & KIOSKS TO REMAIN.*

(3) *SAWCUT & REMOVE EXISTING CONCRETE PAVEMENT & BASEROCK. REMOVE ALL MISCELLANEIOUS UNDERGROUND CONCRETE, FENCING, CONCRETE POLE BASES AND ALL OTHER MISCELLANEOUS ITEMS. PROTECT EXISTING UTILITIES TO REMAIN.*

(4) *REMOVE ALL EXISTING TREES, INCLUDING ROOT BALLS, ALONG THE TELEGRAPH AVENUE FRONTAGE (5 TOTAL).*

(5) *CONTRACTOR TO COORDINATE EXISTING GAS METER, PIPING, BOXES & APPURTENANCES WITH PG&E AND VERIFY IF THESE ITEMS ARE TO REMAIN OR BE REMOVED. ALL DEMOLITION WORK TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF PG&E GREEN BOOK.*

(6) *CONTRACTOR TO COORDINATE WITH EBMUD REGARDING REMOVAL OF EXISTING WATER METERS & CAPPING THE EXISTING WATER SERVICE. NOTE, EXISTING FIRE SERVICE TO REMAIN; PROTECT DURING DEMOLITION ACTIVITIES.*

(7) *NOTE, THE EXISTING UNDERGROUND SANITARY SEWER LATERAL LOCATION IS UNKOWN. AN ENGINEERING PERMIT WILL BE REQUIRED FOR SEWER CAPPING. THE LOWER LATERAL SHALL BE CAPPED AT THE POINT AT WHICH IT ENTERS THE MAIN. EXISTING SANITARY SEWER LATERAL TO BE REMOVED PER CITY OF BERKELEY REQUIREMENTS:*

A) IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6" OF 6 SACK, 3/4" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRTE AND BACKFILL OF THE TRENCH.

OR B) IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.

C) THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.

DEMOLITION LEGEND

- *– DEMOLISH ON-SITE EXISTING CONCRETE PAVEMENT = 1,030± SQUARE FEET*
- *– SAWCUT & REMOVE EXISTING PUBLIC IMPROVEMENTS (CONCRETE CURB, GUTTER, SIDEWALK AND 24" WIDE, MIN., ASPHALT CONCRETE PAVEMENT & BASEROCK IN CONFLICT WITH THE NEW WORK = 4,270± SQUARE FEET*
- *– REMOVE EXISTING TREE, INCLUDING ROOT BALL*

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THE DOCUMENT IS LIMITED AND CAN BE ACCEPTED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattrei56@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

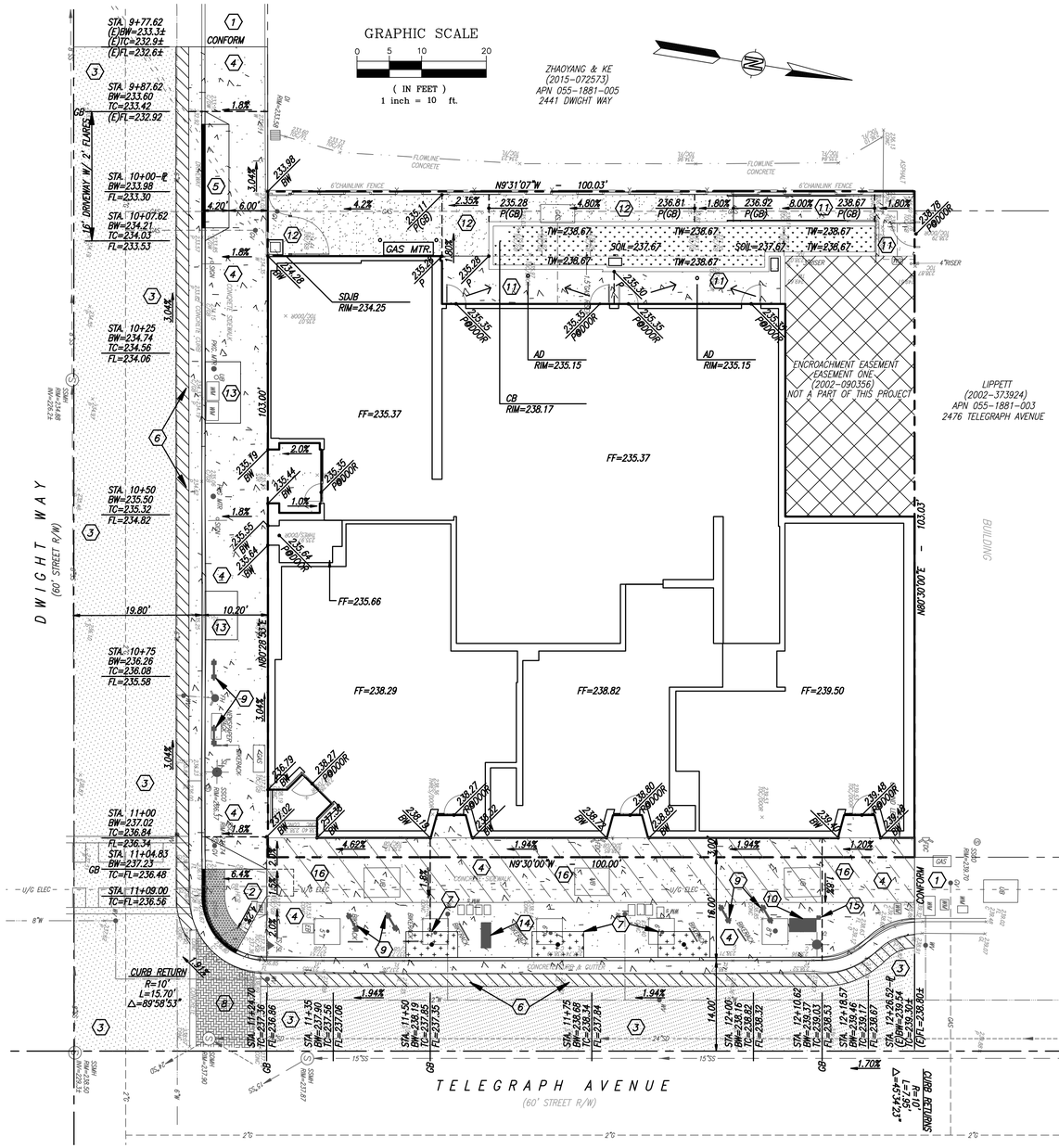
REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REI
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07
ISSUE DATE: 08/25/25

CIVIL ENGINEERING DEMOLITION PLAN

C100



HATCHING LEGEND

- – 2" ASPHALT CONCRETE GRIND & OVERLAY
- – 4' x 4' TREE WELL
- – BIORETENTION FACILITY
- – ON-SITE PERMEABLE PAVEMENT
- – CONCRETE CURB, GUTTER & SIDEWALK OR CONCRETE PAVEMENT
- – FULL DEPTH ASPHALT CONCRETE
- – AREA NOT A PART OF THIS PROJECT
- – AREA NOT A PART OF THIS PROJECT

CIVIL LEGEND

BW	– BACK OF SIDEWALK ELEVATION
(E)	– EXISTING
FF	– FINISH FLOOR ELEVATION
FL	– FLOWLINE ELEVATION
GB	– GRADE BREAK
L	– LENGTH
P	– PAVEMENT ELEVATION
R	– RADIUS
STA.	– STATION
TC	– TOP OF CURB
⟶	– DRAINAGE DIRECTION
- - - -	– GRADE BREAK

NEW CIVIL WORK LEGEND

1. EXISTING CONCRETE CURB, GUTTER & SIDEWALK TO REMAIN. CONTRACTOR TO VERIFY CONFORM LINE ELEVATIONS.
2. INSTALL MODIFIED CONCRETE CASE 3 WHEELCHAIR RAMP PER CITY OF BERKELEY STANDARD PLAN 6780, SHEETS 2, 4 & 5, AS SHOWN ON SHEET C107B, WITH TRUNCATED DOMES. LENGTH & WIDTH OF TOP LANDING = 4.17'. FLARE SLOPES NOT TO EXCEED 10%. TOP LANDING SLOPE NOT TO EXCEED 2%.
3. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN. NOTE: AFTER ALL UTILITY CONNECTIONS AND A MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2" GRIND AND ASPHALT CONCRETE OVERLAY TO ROADWAY CENTERLINE AND AS SHOWN ON THIS PLAN. ACTUAL LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.
4. INSTALL STANDARD CITY OF BERKELEY CONCRETE CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE. ADJUST ALL EXISTING AND NEW UTILITY BOXES TO NEW GRADES. SEE STANDARD CITY OF BERKELEY PLANS 8144, 8145 & 8153, AS SHOWN ON SHEET C107A.
5. INSTALL STANDARD CITY OF BERKELEY 16' WIDE RESIDENTIAL DRIVEWAY WITH 2' FLARES. SEE STANDARD CITY OF BEREKELEY PLAN 8151, AS SHOWN ON SHEET C107B.
6. SAWCUT & REMOVE 24" (MIN.) WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND BASEROCK. INSTALL FULL DEPTH ASPHALT CONCRETE (8" MIN.). SEE STANDARD CITY OF BERKELEY PLAN 8148 AS SHOWN ON SHEET C107A.
7. INSTALL 4' x 8' TREE PLANTERS AT EXISTING TREE LOCATIONS; 3 TOTAL ON TELEGRAPH AVENUE AT ℄ STATIONS 11+50.24, 11+69.74 & 11+89.24. REFER TO LANDSCAPE PLANS FOR DESIGN INFORMATION.
8. EXISTING BRICK AND CONCRETE CROSSWALK TO REMAIN. REPAIR AS NECESSARY AND CONFORM TO NEW CONCRETE GUTTER.
9. PROPOSED BICYCLE RACKS, TYPICAL; 6 TOTAL. REFER TO LANDSCAPE PLANS FOR DIMENSIONS AND ADDITIONAL DESIGN INFORMATION.
10. EXISTING RECYCLING AND GARBAGE RECEPTACLES TO REMAIN; PROTECT IN PLACE.
11. INSTALL PEDESTRIAN CONCRETE PAVEMENT; SEE LANDSCAPE PLANS FOR DETAILS.
12. INSTALL PEDESTRIAN PERMEABLE PAVEMENT; SEE LANDSCAPE PLANS FOR DETAILS.
13. PG&E TO INSTALL UNDERGROUND TRANSFORMER/UTILITY VAULT. SEE JOINT TRENCH PLANS FOR MORE INFORMATION.
14. EXISTING CITY OF BERKELEY KIOSK TO REMAIN; PROTECT IN PLACE.
15. EXISTING ABOVE GROUND UTIILTY BOX TO REMAIN; PROTECT IN PLACE.
16. IMPORT APPROXIMATELY 300 CUBIC YARDS OF MATERIAL IN BASEMENT AREA. REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS. REMOVE ALL THREE EXISTING ACCESS DOORS IN TELEGRAPH AVENUE.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE GRANTED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattrei56@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

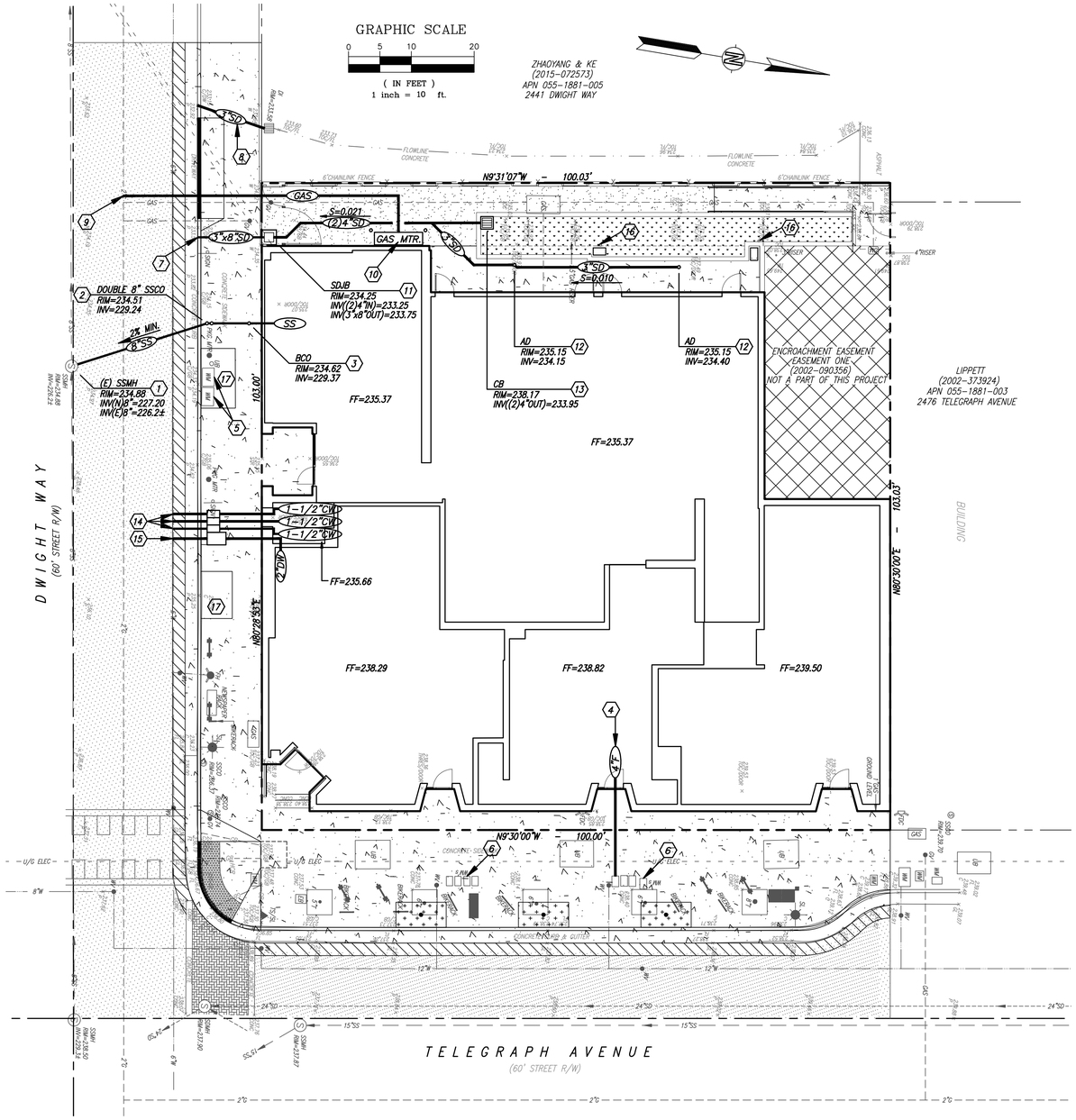
REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REI
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07
ISSUE DATE: 08/25/25

CIVIL ENGINEERING SITE GRADING & DRAINAGE PLAN

C101



CITY OF BERKELEY NOTE

AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF WAY, INCLUDING BUT NOT LIMIT TO CONSTRUCTION STAGING RESERVED CONSTRUCTION PARKING, SIDEWALK, UTILITY, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

STORM DRAIN & SANITARY SEWER INSTALLATION NOTE

STORM DRAIN & SANITARY SEWER WORK IN THE RIGHT-OF-WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR STORM DRAIN & SANITARY SEWER LINES BELOW THE SIDEWALK IN THE PUBLIC RIGHT OF WAY, APPROVED PIPE MATERIALS COSIST OF HIGH DENSITY POLYETHYLENE (HDPE) SDR-17, MINIMUM. FOR PIPELINE BELOW THE ROADWAY, THE CITY REQUIRES HDPE SDR-17, MINIMUM. SEE CITY OF BERKELEY STANDARD PLAN 8136 FOR TRENCH EXCAVATION, BACKFILL AND SURFACE RESTORATION. AFTER LATERALS HAVE BEEN INSTALLED AND INSPECTED, THE SEWER CONTRACTOR SHALL OBTAIN A PSL CERTIFICATE. THE PSL CERTIFICATE IS REQURIED PRIOR TO THE CERTIFICATE OF OCCUPANCY

HATCHING LEGEND

- – 2" ASPHALT CONCRETE GRIND & OVERLAY
- – 4' x 4' TREE WELL
- – BIORETENTION FACILITY
- – ON-SITE PERMEABLE PAVEMENT
- – CONCRETE CURB, GUTTER & SIDEWALK
- – FULL DEPTH ASPHALT CONCRETE
- – AREA NOT A PART OF THIS PROJECT

- CW – COMMERCIAL WATER SERVICE, SIZE AS SHOWN
- DW – DOMESTIC WATER SERVICE, SIZE AS SHOWN
- ELEC – ELECTRICAL SERVICE LINE(S)
- 4"F – EXISTING 4" FIRE SERVICE
- GAS – PG&E NATURAL GAS LINE
- SD – STORM DRAIN
- SS – SANITARY SEWER

NEW CIVIL UTILITY WORK LEGEND

(7) POINT OF CONNECTION OF NEW 8" SANITARY SEWER LATERAL INTO EXISTING 8" SANITARY SEWER MANHOLE IN DWIGHT WAY PER CITY OF BERKELEY STANDARDS. NOTE: SANITARY SEWER WORK IN THE RIGHT-OF-WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR SANITARY SEWER LINES BELOW THE SIDEWALK IN THE PUBLIC RIGHT-OF-WAY, APPROVED PIPE MATERIALS CONSIST OF HIGH DENSITY POLYETHYLENE (HDPE) SDR-17, MINIMUM. FOR PIPELINE BELOW THE ROADWAY, THE CITY REQUIRES HDPE, SDR-17, MINIMUM. SEE 8" SANITARY SEWER LATERAL PROFILE ON SHEET C103.

(2) INSTALL NEW DOUBLE 8" SANITARY SEWER CLEANOUT AT BACK OF CURB. SEE DETAIL ON SHEET C103.

(3) INSTALL NEW SANITARY SEWER BUILDING CLEANOUT. SEE PLUMBING PLANS FOR MORE INFORMATION AND FOR SANITARY SEWER DESIGN WITHIN BUILDING FOOTPRINT.

(4) EXISTING 4" FIRE SERVICE. FIRE PROTECTION CONSULTANT TO DETERMINE IF EXISTING FIRE SERVICE IS SUFFICIENT FOR PROPOSED PROJECT. IF NEW FIRE SYSTEM IS TO BE DESIGNED, IT WILL BE DESIGN BUILD BASED ON THE FOLLOWING PRESSURE AND FLOW INFORMATION FROM EBMUD CONNECTION POINT STATIC PRESURE IN TELEGRAPH AVENUE = 108 PSI; RESIDUAL PRESSURE AT 750 GPM = 107 PSI AND RESIDUAL PRESSURE AT 1500 GPM = 106 PSI.

(5) EXISTING 1-1/2" DOMESTIC WATER METER(S), EBMUD TO CONFIRM, TO BE REMOVED BY EBMUD.

(6) FOUR EXISTING 5/8" COMMERICAL WATER METERS, EBMUD TO CONFIRM, TO BE REMOVED BY EBMUD.

(7) INSTALL 3"x8" RECTANGULAR STORM DRAIN CONDUIT. SEE DETAIL ON SHEET C103 AND STANDARD CITY OF BERKELEY SIDEWALK UNDERDRAIN PLAN 8154 ON SHEET C107A.

(8) REMOVE AND REPLACE EXISTING 3" STORM DRAIN PER CITY OF BERKELEY SIDEWALK UNDERDRAIN STANDARD PLAN 8154, AS SHOWN ON SHEET C107A.

(9) PG&E TO INSTALL NEW GAS SERVICE TO BUILDING (SHOWN HERE FOR INFORMATION PURPOSES ONLY). SEE PLUMBING PLANS FOR MORE INFORMATION. NOTE, SEE DEMOLITION WORK LEGEND NOTE 5 FOR POTENTIAL EXISTING LIVE GAS LINE TO ADJACENT TELEGRAPH AVENUE PROPERTY.

(10) APPROXIMATE LOCATION OF NEW GAS METER. SEE PLUMBING PLANS FOR MORE INFO.

(11) INSTALL 18"x18" US CONCRETE/OLDCASTLE CB1818 STORM DRAIN JUNCTION BOX WITH TRAFFIC RATED, REINFORCED CHECKER PLATED COVER, OR EQUAL.

(12) INSTALL NDS 6" ROUND BRASS GRATE WITH STYRENE COLLAR, TYPE 919PB WITH 6" SPEE-D BASIN & 3" DRAIN FITTINGS, OR EQUAL.

(13) INSTALL 24"x24" NDS CATCH BASIN, PART NO. 2400 SERIES WITH 24"x24" SQUARE GRATE, PART NO. 2412, OR EQUAL. CONNECT TO (2)4" STORM DRAIN OUTFALL PIPES.

(14) THREE NEW 1" COMMERCIAL WATER METERS (14"x24" WATER METER, TAP & LATERAL TO BE INSTALLED BY EBMUD). REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTERS TO BE LOCATED INSIDE THE BUILDING.

(15) NEW 1-1/2" DOMESTIC, MULTI-FAMILY WATER METER (2'x3' WATER METER, TAP & LATERAL TO BE INSTALLED BY EBMUD). REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING.

(16) 4" ROOF DRAINS INTO BIORETENTION FACILITY; TWO AT COLUMN LINE G & ONE AT COLUMN LINE B. SEE DETAIL ON SHEET C1.06.

(17) PG&E TO INSTALL UNDERGROUND TRANSFORMER/UTILITY VAULT. SEE JOINT TRENCH PLANS FOR MORE INFORMATION.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THE DOCUMENT IS LIMITED AND CAN BE GIVEN ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattrei59@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
MATTHEW T. REI
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

PROJECT NO: EPC37
ISSUE DATE: 08/25/25

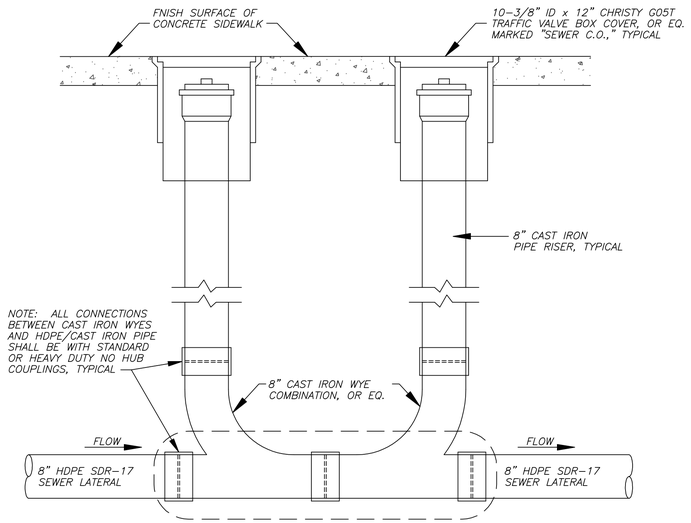
CIVIL ENGINEERING SITE UTILITY PLAN

C102

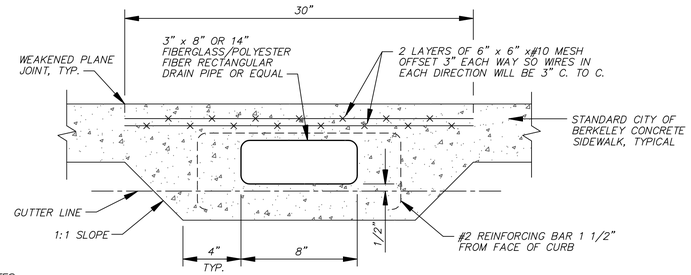
PROJECT GENERAL NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY KISTER, SAVIO & REI, DATED JANUARY, 2020. CITY OF BERKELEY DATUM.
2. ALL ON-SITE WORK TO BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED FOR IN THE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED MULTI-FAMILY BUILDING, 2449 DWIGHT WAY, BERKELEY, CALIFORNIA", DATED APRIL 4, 2025, PREPARED BY ROCKRIDGE GEOTECHNICAL, INCLUDING ANY ADDENDUMS.
3. AN ENGINEERING PERMIT, ISSUED BY THE PERMIT SERVICE CENTER, WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. UTILITY WORK (GAS, ELECTRIC, WATER) IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE UTILITY PERMIT ISSUED BY THE ENGINEERING DIVISION. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.
4. CARE SHALL BE TAKEN BY THE CONTRACTOR DURING GRADING OPERATIONS TO PRESERVE ANY BERM, DRAINAGE TERRACE, INTERCEPTOR SWALE OR OTHER DEVICE OF A PERMANENT NATURE ON OR ADJACENT TO THE PROPERTY.
5. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES ARE IN PLACE.
6. ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLAN AS BEST AS CAN BE ESTABLISHED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE. CONTRACTOR IS ENCOURAGED TO CONTACT AN UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO BEGINNING ANY EXCAVATION WORK FOR ASSISTANCE IN LOCATING UNDERGROUND UTILITIES.
7. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION AFFECTING SAID LINES.
8. CONTRACTOR IS TO VERIFY WORK IN THE FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, CURBS, ABOVE-GRADE IMPROVEMENTS OR PHYSICAL FEATURES OF WHATEVER NATURE TO THEIR ORIGINAL CONDITIONS, WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT. THIS NOTE APPLIES TO DAMAGE BY THE CONTRACTOR OUTSIDE THE IMMEDIATE AREA OF THE WORK.
10. ALL TRENCHING OPERATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA).
11. HAND TUNNELING/DIGGING WILL BE REQUIRED FOR EXCAVATION WORK IN WHICH EXISTING UTILITIES ARE WITHIN 24" OR LESS VERTICALLY OR HORIZONTALLY OF THE TRENCH LINE.
12. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. VARIATIONS SHALL BE DECLARED AND PRESENTED TO THE OWNERS REPRESENTATIVE IN WRITING UPON COMPLETION OF CONSTRUCTION.
13. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO THIS END KEEP THE ENTIRE SITE FREE FROM EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND EFFECTIVE FOR THE DURATION OF ACTIVITY.
15. THE OWNER'S REPRESENTATIVE WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
16. CONTRACTOR TO REMOVE ALL EXISTING/ABANDONED ON-SITE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, CONCRETE CURB, GUTTER, SIDEWALK & ASPHALT CONCRETE PAVEMENT IN CONFLICT WITH THE NEW WORK. ALSO, CONTRACTOR TO REMOVE ALL EXISTING/ABANDONED ABOVE GROUND & BELOW GROUND UTILITIES IN CONFLICT WITH THE NEW WORK.
17. IN THE EVENT OF THE ENCOUNTER OF SUBSURFACE MATERIALS SUSPECTED TO BE AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING OR EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE FIND LEFT UNTOUCHED. APPLICANT SHALL SELECT AND PROVIDE A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS OR PALEONTOLOGIST WITH A DEGREE IN PALEONTOLOGY OR GEOLOGY, TO EVALUATE. THE RECOMMENDATION OF THE QUALIFIED PROFESSIONAL SHALL BE IMPLEMENTED BEFORE WORK MAY PROCEED. THE APPLICANT SHALL BE LIABLE FOR ALL COSTS ASSOCIATED THEREWITH.
18. EARTHWORK QUANTITIES:

    IMPORT: 300 CUBIC YARDS
19. THE ESTIMATED EARTHWORK QUANTITIES ARE DETERMINED BY STANDARD ENGINEERING METHODS UTILIZING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM AN INDEPENDENT QUANTITY ESTIMATE FOR BIDDING PURPOSES AND TO VERIFY THE ENGINEER'S ESTIMATE OF GRADING QUANTITIES. ESTIMATED EARTHOWRK QUANTITIES MAY VARY DEPENDING UPON THE ACTUAL DEPTH OF STRIPPING AND DEMOLITION ACTIVITIES.
20. THE CONTRACTOR SHALL NOTIFY THE CITY OF BERKELEY A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO COMMENCING WORK.
21. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-227-2600 PRIOR TO ANY EXCAVATION.

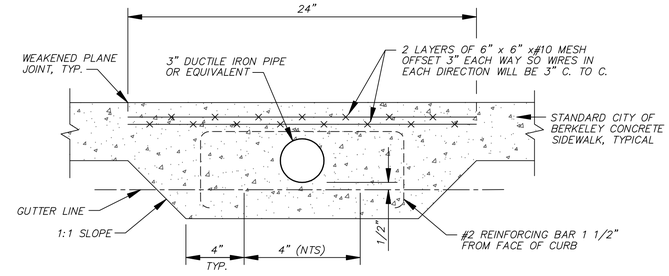


DOUBLE 8" SANITARY SEWER CLEANOUT
NTS



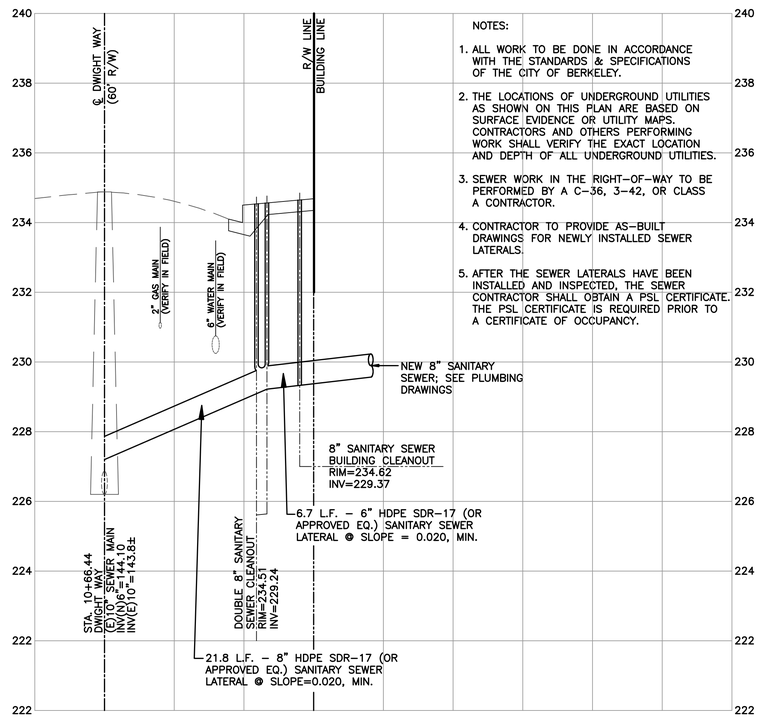
NOTES:
1. REINFORCING EXTENDS ALONG ENTIRE LENGTH OF STORM DRAIN CONDUIT
2. STORM DRAIN CONDUIT TO SLOPE THE SAME AS SIDEWALK CROSS SLOPE (1.80% MAX.)
3. REFER TO CITY OF BERKELEY STANDARD DETAIL FOR SIDEWALK UNDERDRAIN ON SHEET C107B FOR ADDITIONAL DETAILS

RECTANGULAR CONDUIT SIDEWALK UNDERDRAIN
NTS



NOTES:
1. REINFORCING EXTENDS ALONG ENTIRE LENGTH OF STORM DRAIN CONDUIT
2. STORM DRAIN CONDUIT TO SLOPE THE SAME AS SIDEWALK CROSS SLOPE (1.80% MAX.)
3. REFER TO CITY OF BERKELEY STANDARD DETAIL FOR SIDEWALK UNDERDRAIN ON SHEET C3.1 FOR ADDITIONAL DETAILS

3" DIAMETER CONDUIT SIDEWALK UNDERDRAIN
NTS



8" SANITARY SEWER LATERAL PROFILE - DWIGHT WAY
SCALE: 1"=10' HORIZ. & 1"=2' VERT.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE GIVEN ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. RENOVATION & ADDITION

2449 DWIGHT WAY BERKELEY, CA

KSR CIVIL ENGINEERING
P.O. BOX 6784
MORAGA, CA 94570-6784
PHONE: (510) 774-5471
EMAIL: mattrei56@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
MATTHEW T. REI
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

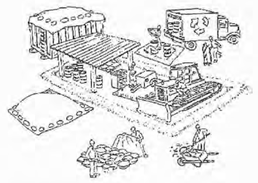
PROJECT NO: EPC07

ISSUE DATE: 08/25/25

CIVIL ENGINEERING PROJECT GENERAL NOTES & CIVIL DETAILS

C103

City of Berkeley's
Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- 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.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting



- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

REVISIONS

NO.	DESCRIPTION	BY	DATE	APP'D

CITY OF BERKELEY ☆ PUBLIC WORKS AGENCY

POLLUTION PREVENTION

WORK ORDER NO.

DESIGN DRAWN NO.

SHEET NO. 2 OF

FILE NO.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattrei59@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW
/ USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
MATTHEW T. REI
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

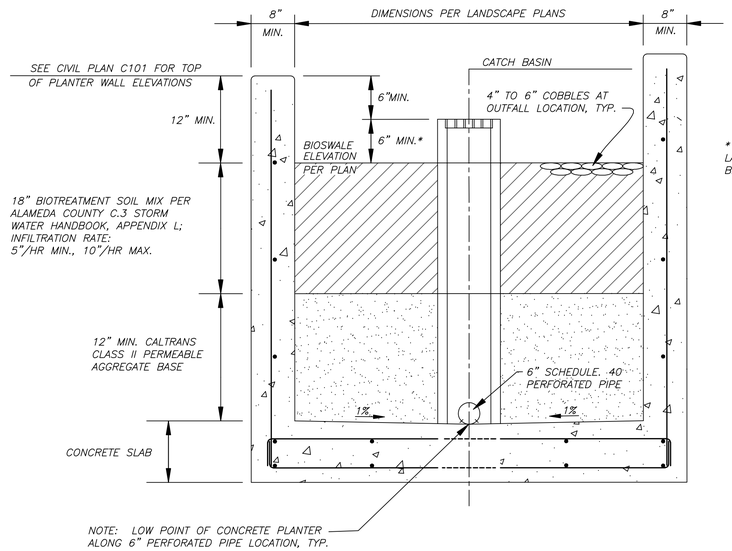
△	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 08/25/25

CITY OF BERKELEY
POLUTION PREVENTION
PLAN

C104



* PROVIDE A MINIMUM OF 3" LAYER MULCH ON TOP OF BIOTREATMENT SOIL MIX

NOTE: REFER TO STRUCTURAL DRAWINGS DETAILS FOR PLANTER DETAILS

TYPICAL FLOW–THROUGH PLANTER CROSS SECTION
NTS

INSPECTION AND MAINTENANCE REQUIREMENTS FOR BEST MANAGEMENT PRACTICES

FLOW–THROUGH PLANTERS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

1) INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATIONS OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH, IF NECESSARY.

2) INSPECT OUTLETS FOR EROSION OR PLUGGING CAUSED BY DEBRIS.

3) EXAMINE DOWNSPOUTS FROM ROOFTOPS TO ENSURE THAT FLOW TO THE PLANTER IS UNIMPEDED. REMOVE DEBRIS AND REPAIR ANY DAMAGED PIPES. CHECK THE UNDERDRAIN PIPING TO MAKE SURE IT IS INTACT AND UNOBSTRUCTED.

4) EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MULCH AS NECESSARY, REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.

5) OBSERVE SOILS AT THE BOTTOM OF THE FLOW–THROUGH PLANTERS FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE FLOW–THROUGH PLANTERS DO NOT DRAIN WITHIN 24 HOURS AFTER THE END OF THE STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DEBRIS OR ACCUMULATIONS OF SEDIMENT.

6) ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE FLOW–THROUGH PLANTERS AND BY ENSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 24 HOURS FOLLOWING A STORM. IF STANDING WATER PERSISTS FOR MORE THAN 72 HOURS, OR IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT CONTACT THE APPROPRIATE AGENCY FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDE SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.

C.3 STORM WATER TREATMENT MEASURES

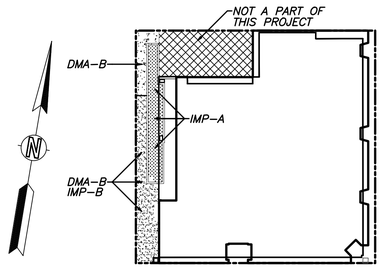
IMP	IMP TREATMENT TYPE	DMA AREA	DMA TYPE & LOCATION	DRAINAGE AREA	IMPERVIOUS DRAINAGE AREA	PERVIOUS DRAINAGE AREA	BIORETENTION AREA REQUIRED*	BIORETENTION AREA PROVIDED	RISER HEIGHT	IMP LOCATION
A	BIORETENTION* (ABOVE GROUND FLOW–THROUGH PLANTER)	A–1	BUILDING ROOF	8,181 SF	8,046 SF	0 SF	323 SF	324 SF	0.50'	GROUND FLOOR
B	SELF TREATING	B	PERMEABLE PAVEMENT	611 SF	184 SF	427 SF	0 SF	0 SF		GROUND FLOOR

STORMWATER MANAGEMENT NOTES

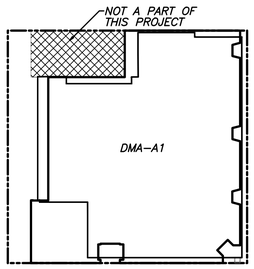
1) * – BIORETENTION REQUIRED AREA BASED ON 4% METHOD ((IMPERVIOUS AREA + 0.1(PERVIOUS AREA)) x 0.04)

2) NOTE: ON–SITE AREA DRAINS TO BE MARKED WITH "NO DUMPING – DRAINS TO BAY"

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



GROUND FLOOR



ROOF

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE GRANTED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. RENOVATION & ADDITION

**2449 DWIGHT WAY
BERKELEY, CA**

**KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattrei56@gmail.com**
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

REGISTERED PROFESSIONAL ENGINEER MATTHEW T. REI C 39863 CIVIL STATE OF CALIFORNIA
EXPIRES 12/31/25

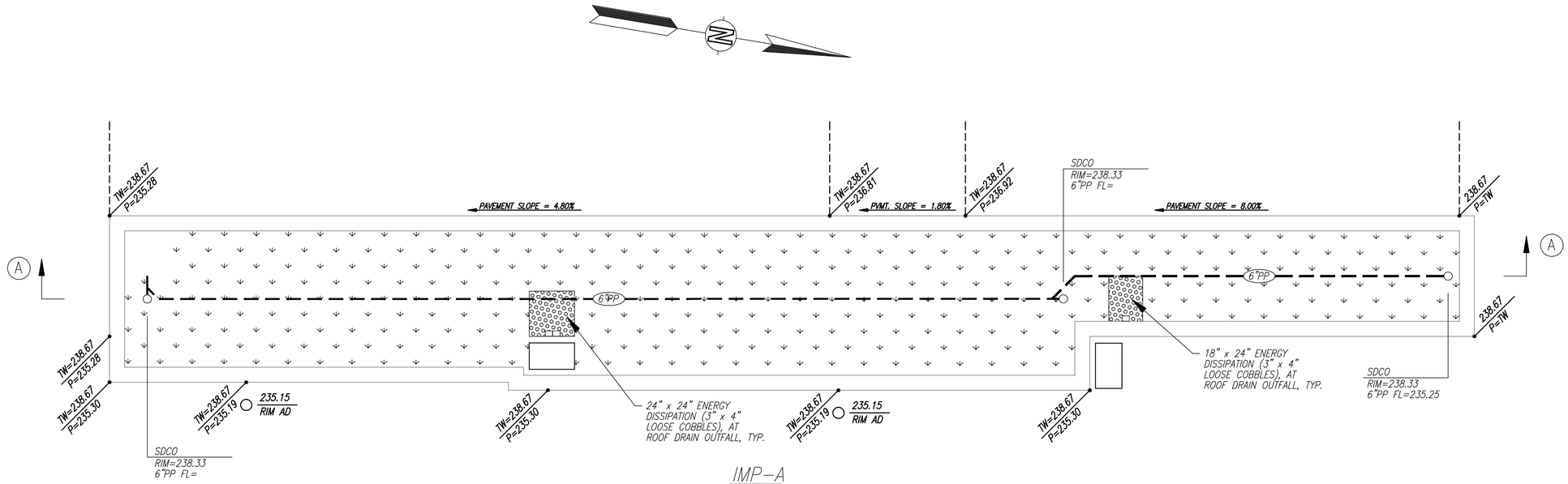
Δ	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

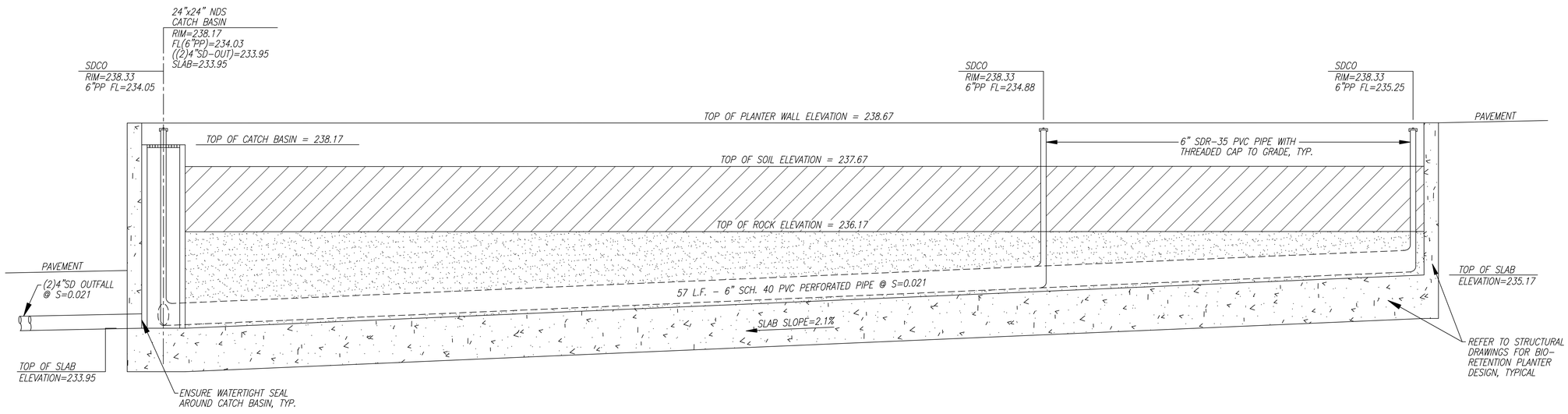
ISSUE DATE: 08/25/25

CIVIL ENGINEERING STORM WATER CONTROL PLAN & DETAILS

C105



IMP-A
324 SF FLOW-THRU BIORETENTION PLANTER BIOSWALE
1"=2.5'



IMP-A
324 SF FLOW-THRU BIORETENTION PLANTER BIOSWALE - SECTION A-A
1"=2.5' HORIZ.
1"=1.25' VERT.

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. RENOVATION & ADDITION

2449 DWIGHT WAY BERKELEY, CA

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattrei56@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
MATTHEW T. REI
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	DATE	ISSUE RECORD
	05/28/25	100% DD
	06/27/25	25% CD
	08/25/25	BLDG. PERMIT

PROJECT NO: EPC37

ISSUE DATE: 08/25/25

CIVIL ENGINEERING BIORETENTION FACILITY DETAILS

C106

INDEX OF SHEETS

1	L1.0	INDEX OF SHEETS AND ABBREVIATIONS
2	L2.1	LANDSCAPE SITE PLAN - GROUND FLOOR
3	L2.2	LANDSCAPE SITE PLAN - 8th FLOOR
4	L4.1	LANDSCAPE DIMENSION PLAN - GROUND FLOOR
5	L4.2	LANDSCAPE DIMENSION PLAN - 8th FLOOR
6	L6.1	PLANTING PLAN - GROUND FLOOR
7	L6.2	PLANTING PLAN - 8th FLOOR
8	L6.3	PLANT LIST & PLANT PALETTE
9	L7.1	IRRIGATION PLAN - GROUND FLOOR
10	L7.2	IRRIGATION PLAN 8th FLOOR
11	L7.3	IRRIGATION NOTES & DETAILS
12	L9.0	LANDSCAPE SITE DETAILS

LIST OF ABBREVIATIONS

@	at
ABS	acrylonitrile butadiene styrene (plastic)
A.C.	asphaltic concrete
A.D.	area drain
Arch.	Architectural, Architect's
bldg	building
btwn	between
bx	box, boxed tree
℄	centerline
C.O.	cleanout
conc.	concrete
C.S.	City standard
(e)	existing
ea.	each
EJ	expansion joint
eq.	equal, equal spacing
ex.	existing
F.F., F.F.E.	finish floor elevation
GPM	gallons per minute
HDPE	high-density polyethylene (plastic)
max.	maximum
mfr.	manufacturer
min.	minimum
O.C.	on center
P.A.	planting area
ped.	pedestrian
perf.	perforated
perm.	permeable
PVC	polyvinyl chloride (plastic)
R	riser, riser length
reinf.	reinforcing, reinforcement
S..D.	see Architectural drawings
S.C.D.	see Civil drawings
sch	schedule
S.E.D.	see Electrical drawings
S.J.T.D	see Joint Trench drawings
sf	square feet
sq.	square
s.s.	stainless steel
S..D.	see Structural drawings
T	tread, tread length
TBD	to be determined
thru	through
typ.	typical
V.I.F.	verify in field
w/	with
WM	water meter

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DAVID PEAR CORNELIUS
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

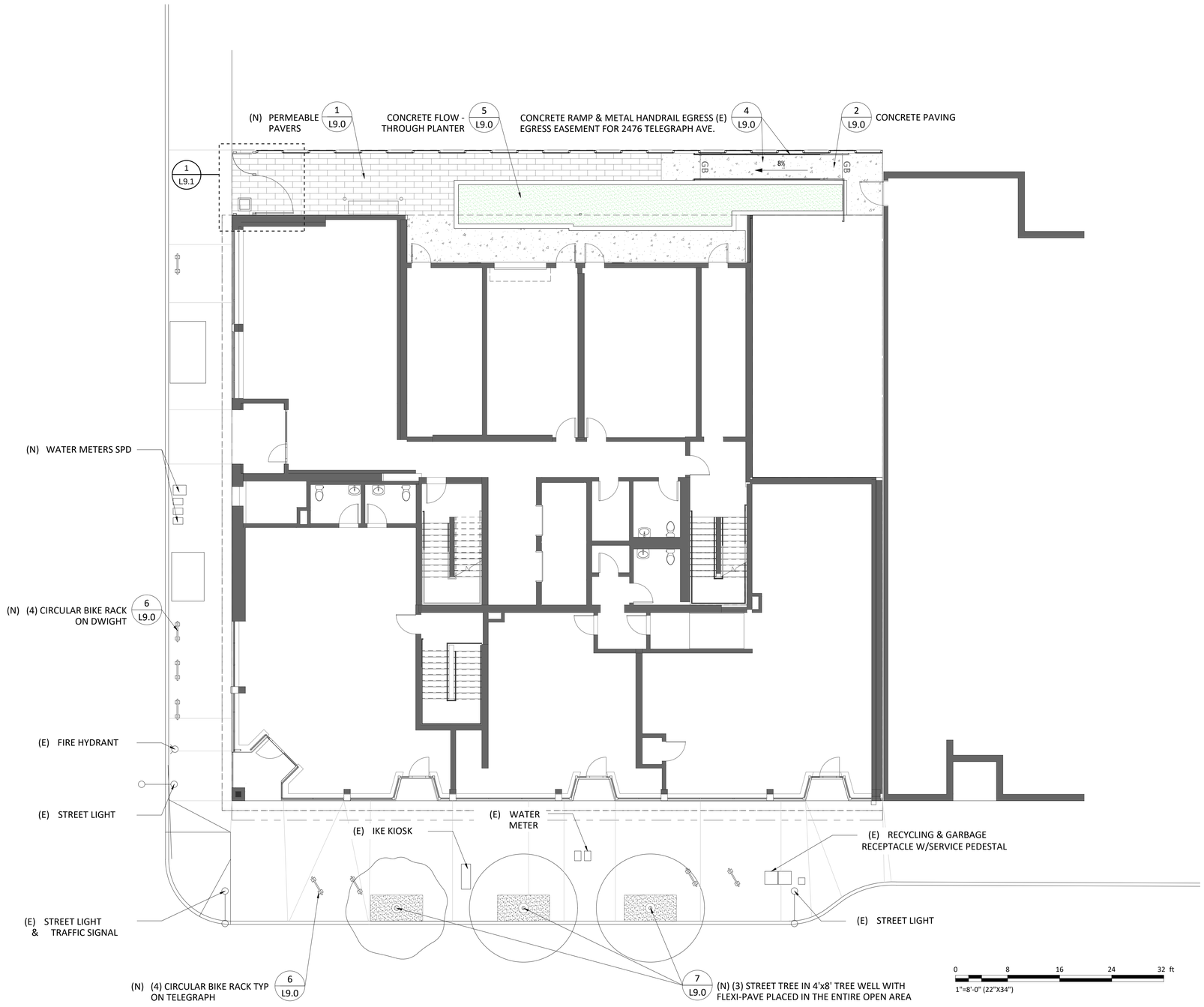
△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE SITE PLAN GROUND FLOOR

L0.0



N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEAK CORVILLON
No. 6439
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE SITE PLAN GROUND FLOOR

L2.1

D C B A

4

3

2

1



0 8 16 24 32 ft
1"=8'-0" (22"X34")

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW
/ USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEÑA CORVALÁN 6629
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

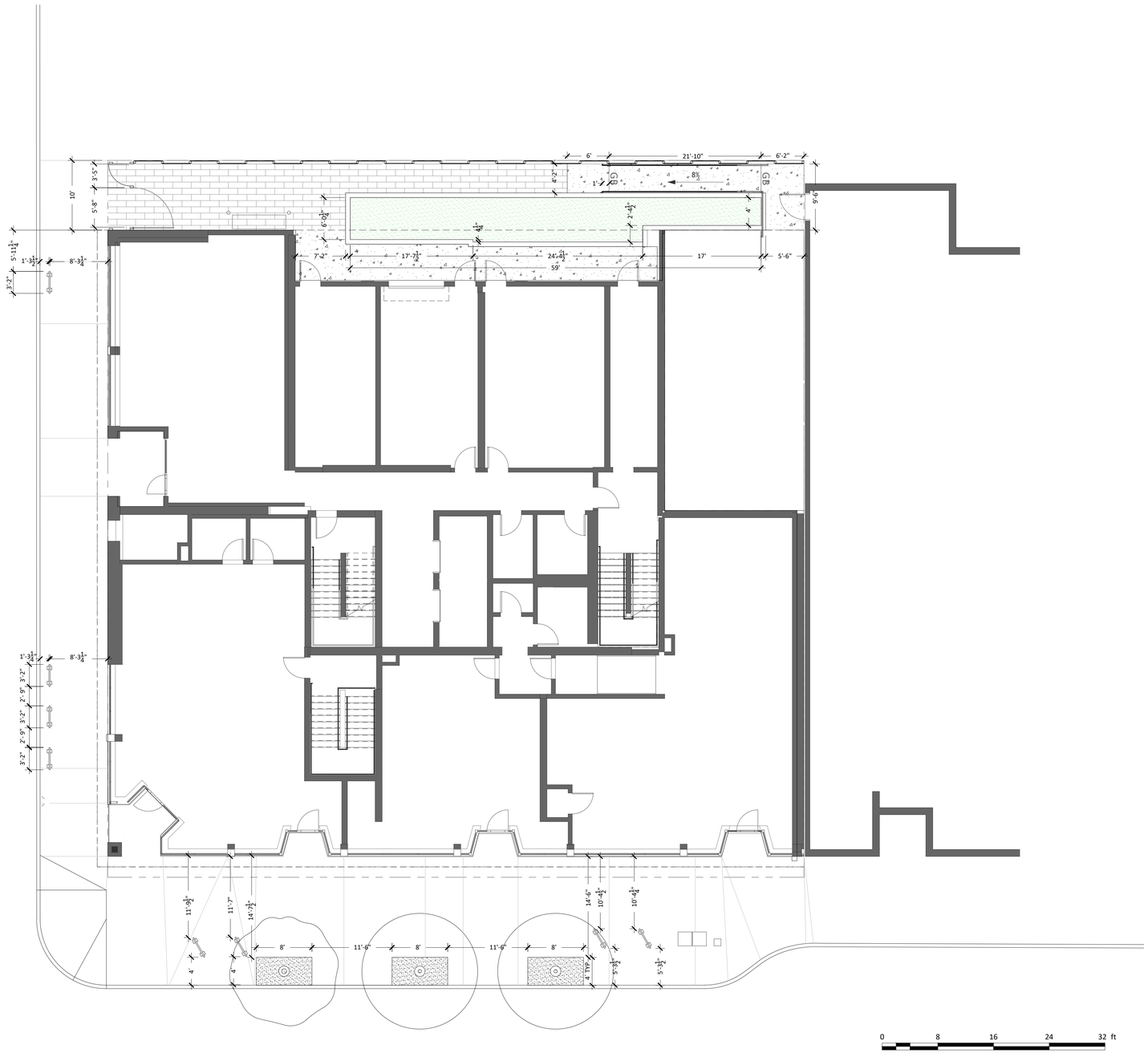
Δ	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE SITE PLAN
8th FLOOR

L2.2



studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW
/ USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEAR CORVILLON
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

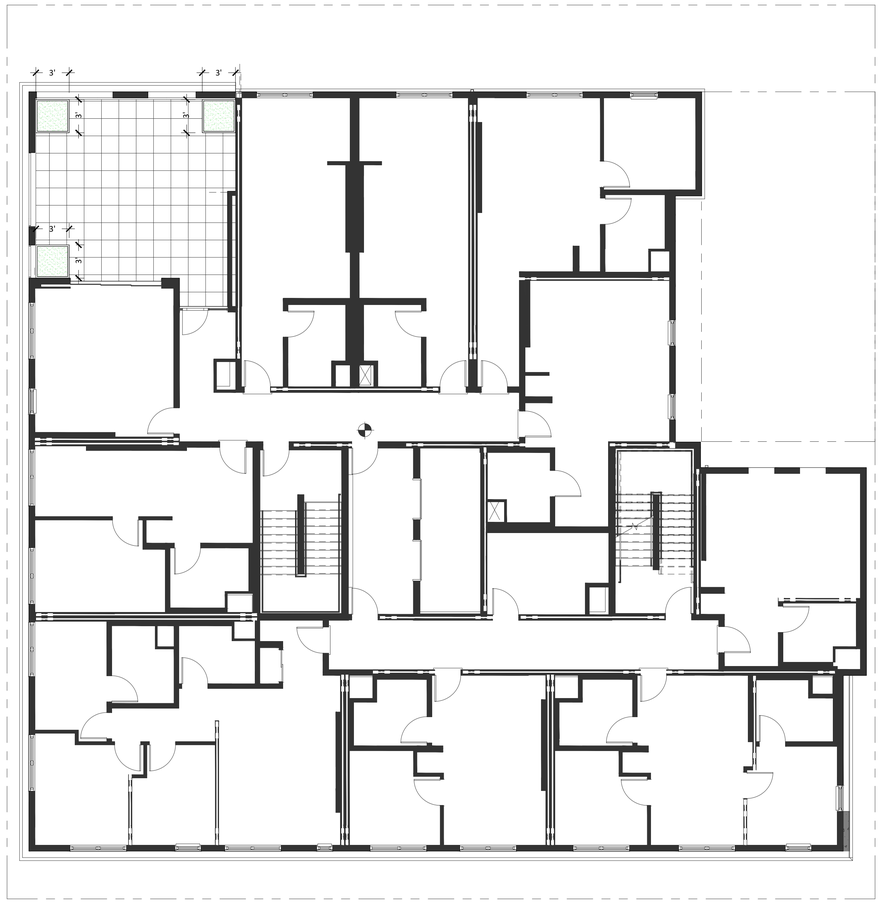
△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE DIMENSION
SITE PLAN
GROUND FLOOR

L3.1



0 8 16 24 32 ft
1"=8'-0" (22"X34")

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEAR CORVILLON
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE DIMENSION SITE PLAN 8th FLOOR

L2.2

D C B A

4 3 2 1

PLANTING LEGEND

GRASSES

MUL RIG | 4' 0.C | 1 GAL

LOM LON | 6' 0.C | 1 GAL

SUCCULENTS

AGA ATT | 2' 0.C | 1 GAL

PERENNIALS

ACH MIL | 3' 0.C | 1 GAL

FERN

PTE AQU | 1 GAL

SHRUBS

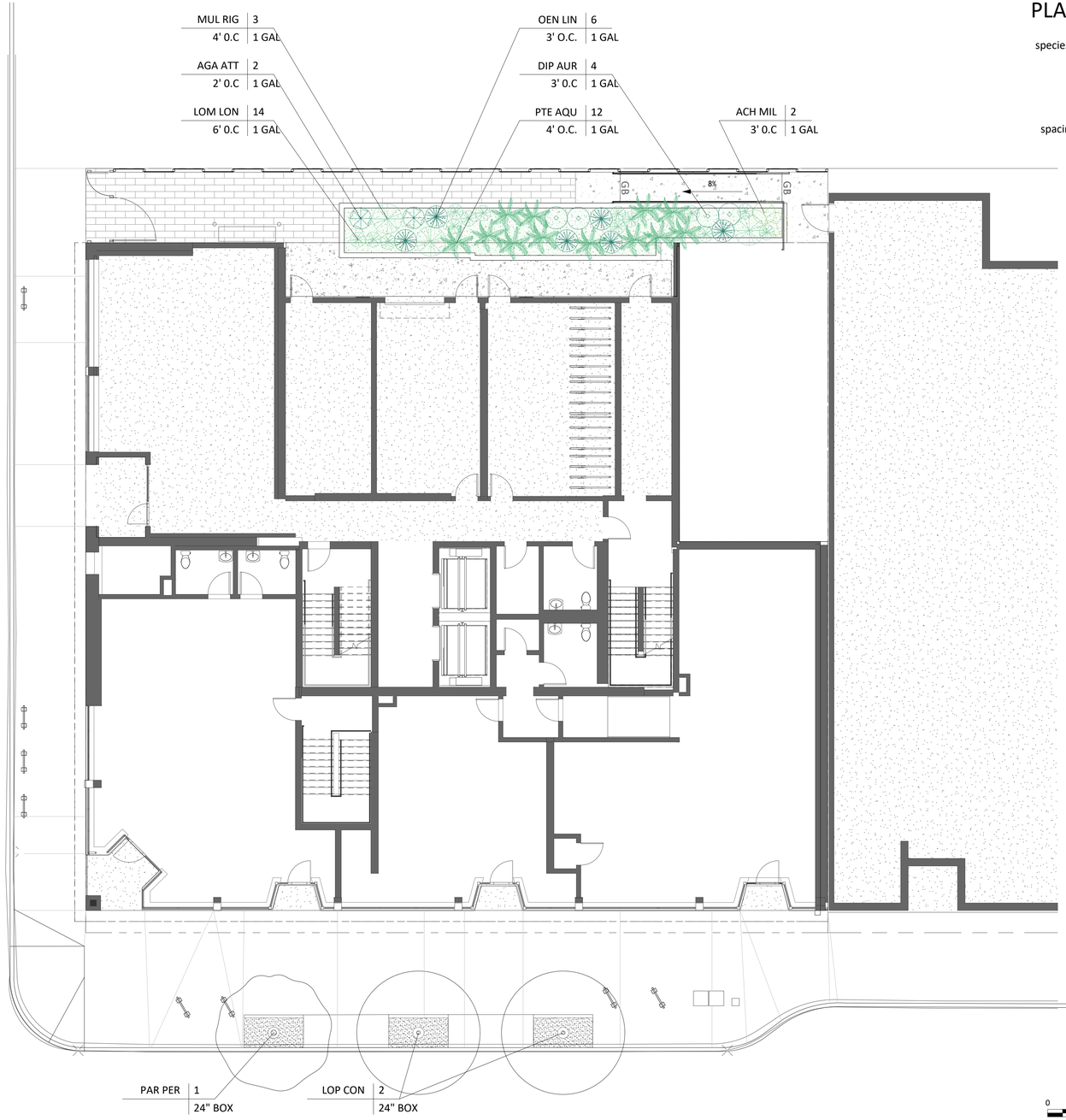
DIP AUR | 3' 0.C | 1 GAL

OEN LIN | 3' O.C. | 1 GAL

TREES

PAR PER | 24" BOX

LOP CON | 24" BOX



PLANT SYMBOL CALLOUT:

species abbrevation — number in this group or P.A.

UMB CAL | 2
6-FT OC | 36"BOX

spacing, if relevant — container size

0 8 16 24 32 ft
1"=8'-0" (22"X34")

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEAK CORVILLON
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE PLANTING PLAN GROUND FLOOR

L6.1

D C B A

4

3

2

1

PLANTING LEGEND

GRASSES

FES CAL | 1
2' 0.C | 1 GAL

MUL RIG | 1
4' 0.C | 1 GAL

LOM LON | 1
6' 0.C | 1 GAL

PERENNIALS

ACH MIL | 1
3' 0.C | 1 GAL

SHRUBS

SAN CHA | 1
2' O.C. | 1 GAL

FERN

PTE AQU | 2
1 GAL



PLANT SYMBOL CALLOUT:

species abbrevation — number in this group or P.A.

UMB CAL | 2
6-FT OC | 36"BOX

spacing, if relevant — container size

0 8 16 24 32 ft
1"=8'-0" (22"X34")

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEÑA CORVILLON
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

Δ	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE SITE PLAN 8th FLOOR

L6.2

D C B A

4

TREES



PAR PER
PARROTIA PERSICA
BRISBANE BOX



LOP CON
LOPHOSTEMON CONFERTUS
PERSIAN IRONWOOD

PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	FORM	MAX HT	MAX SP	SUN	PS	SHD	WATER	24"	#15	#5	#1
TREES			**TREES**										
PAR PER	PARROTIA PERSICA	BRISBANE BOX	TREE	30-35	18-22	X			Low	1			
LOP CON	LOPHOSTEMON CONFERTUS	PERSIAN IRONWOOD	TREE	20-40	15-30	X	X		Low	2			
SHRUB			**SHRUB**										
DIP AUR	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	SHRUB	5′	4′-5′	X	X		Low				4
PERENNIALS			**PERENNIALS**										
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	PERENNIALS	2′	3′	X			Low				5
LOM LON	LOMANDRA LONGIFOLIA	MAT RUSH	PERENNIALS	5′	1′	X			Med				16
OEN LIN	OENOTHERA LINDHEIMERI	WITHE GAURA	PERENNIALS	3'- 4′	3′	X			Low				6
SAN CHM	SANTOLINA CHAMAECYPARISSUS	LAVANDER COTTON	PERENNIALS	3′	3′	X			Low				1
GRASSES AND SEDGES			**GRASSES AND SEDGES**										
FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	GRASS / RUSH / SEDGE	2′-3′	1′-2′	X	X		Low				1
MUL RIG	MUEHLENBECKIA RIGENS	DEER GRASS	GRASS	4′	4′	X	X		Low				4
FERNS			**FERN**										
PTE AQU	PTERIDIUM AQUILINUM	WESTERN BRAKEN FERN	FERN	3′-5′	3′-5′	X	X		Low				14
SUCCULENT			**SUCCULENT**										
AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	SUCCULENT	2′-3′	2′-3′	X	X		Low				2

3

PERENNIALS



ACH MIL
ACHILLEA MILLEFOLLIUM
COMMON YARROW



LOM LON
LOMANDRA LONGIFOLIA
MAT RUSH



OEN LIN
OENOTHERA LINDHEIMERI
WHITE GAURA



SAN CHA
SANTOLINA CHAMAECYPARISSUS
LAVANDER COTTON

2

SHRUBS



DIP AUR
DIPLACUS AURANTIACUS
ORANGE BUSH MONKEY FLOWER

GRASSES



MUH RIG
MUHLENBERGIA RIGENS
DEERGRASS



FES CAL
FESTUCA CALIFORNICA
CALIFORNIA FESCUE

FERNS



PTE AQU
PTERIDIUM AQUILINUM
BRACKEN FERN

SUCCULENT



AGA ATT
AGAVE ATTENUATA
FOX TAIL AGAVE

1

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW
/ USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DAREN KIM CORYELLON
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

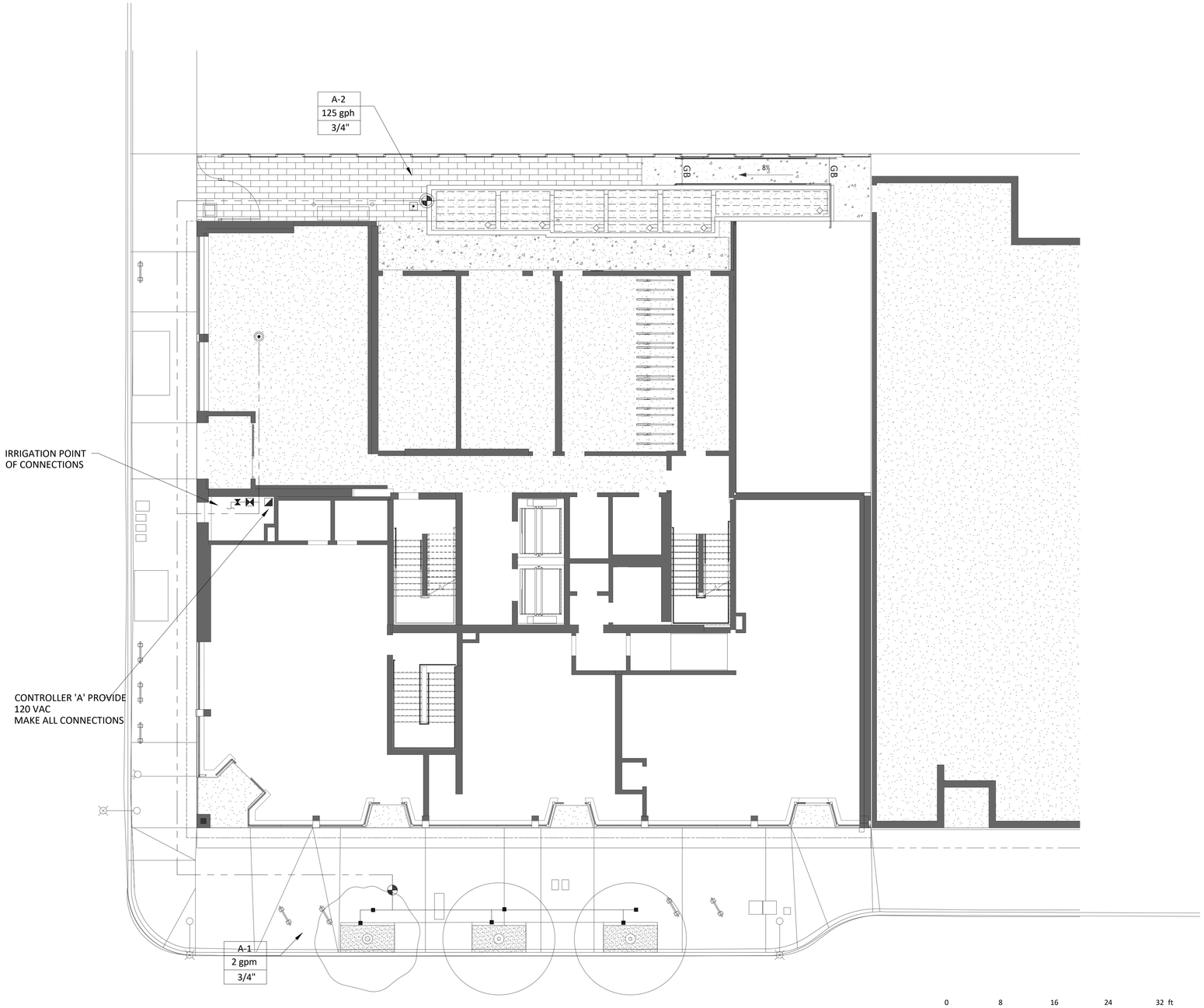
△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE SITE PLAN
8th FLOOR

L6.3



studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW
/ USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEAR CORVILLON No. 6439
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

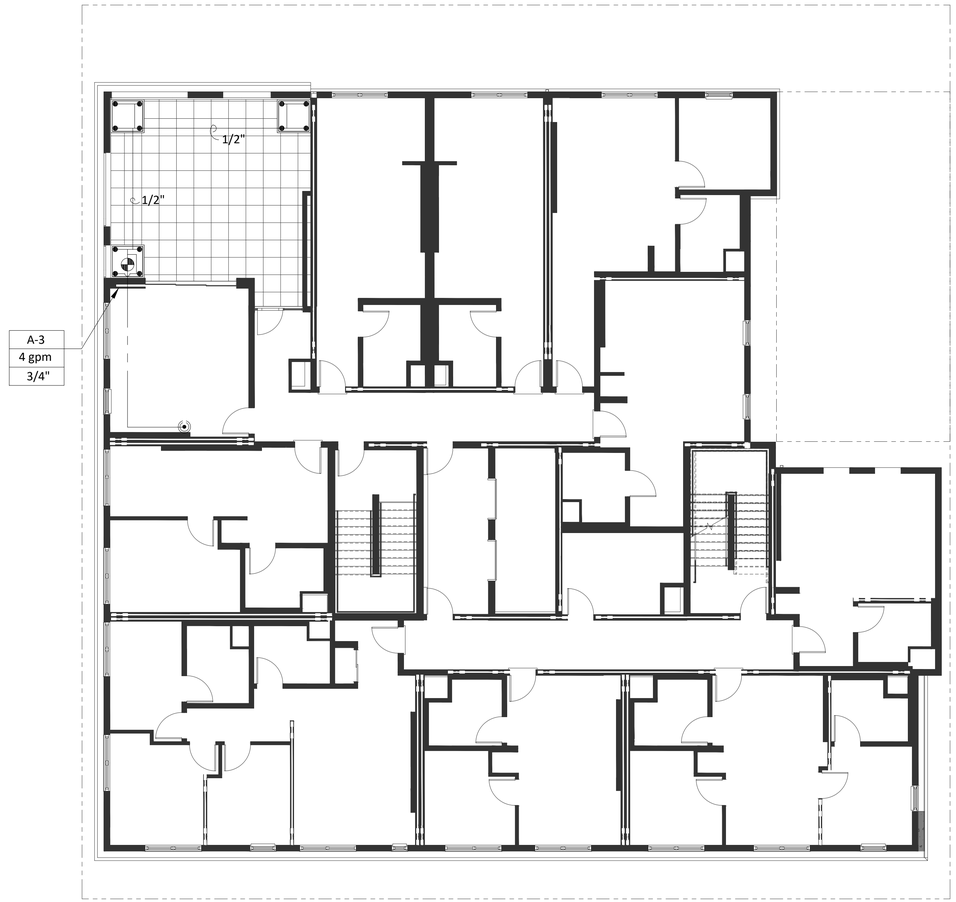
Δ	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

IRRIGATION PLAN
GROUND FLOOR

L7.1



0 8 16 24 32 ft
1"=8'-0" (22"X34")

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT
DANIELA PEAR CORVILLON
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

Δ	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

IRRIGATION SITE PLAN 8th FLOOR

L7.2

IRRIGATION LEGEND

SYMBOL	MFR	MODEL	DESCRIPTION
— — —	NETAFIM	TLRW6-1210	FLEXIBLE POLYETHYLENE TUBING W/ IN-LINE PRESSURE-COMPENSATING EMITTERS ALL LINES TO BE 12" O.C. OR AS SHOWN. TO BE 12" O.C. @ 0.6 GPH.
◇—	-	-	FLUSH VALVE IN EMITTER BOX
■	RAINBIRD	1401	PRESSURE-COMPENSATING BUBBLERS ON FIXED RISER: SEE TREE PLANTING IRRIGATION DETAIL
●	RAINBIRD	6 SERIES VAN NOZZLE	90° ARC @ 0.3 GPM AT 20-25 PSI ON FIXED RISER
	GRISWOLD	DWS	BRASS ELECTRIC REMOTE-CONTROL VALVE (FOR DRIP CIRCUIT, INSTALL WITH 3/4" INLINE WYE FILTER W/ #200 MESH, AND PRESSURE-REDUCTION VALVE AS REQ'D)
	GRISWOLD	DWS	DRIP REMOTE CONTROL VALVE AND ASSEMBLY: BRASS ELECTRIC REMOTE-CONTROL VALVE
	RAINBIRD	44NP	BRASS QUICK-COUPLING VALVE WITH LOCKING RUBBER CAP
	RAINBIRD	FMD	FLOW METER - 1" SIZE
	WATTS	U5-B	PRESSURE REDUCTION VALVE - 1" SIZE
	IRRITROL	MC-PLUS	CONTROLLER: 12-STATION, SOLID-STATE, WALL-MOUNTED, IN HEAVY-DUTY STAINLESS STEEL ENCLOSURE, RAIN SENSOR CAPABILITY,
	NIBCO	SEE SPECS	BRASS GATE VALVE - LINE SIZE
	FEBCO	850	IN-LINE DOUBLE CHECK VALVE = 1/2" SIZE WALL-MOUNT ON UNI-STRUT SUPPORT

PVC LATERAL LINE PIPE, SCH 40 - SIZE AS ON CHART TO THE RIGHT

PVC MAIN LINE PIPE, SCH 40 - 3/4" SIZE

ABS SLEEVE - SIZE 2" (MIN.) LARGER THAN LATERAL, OR AS REQUIRED

IRRIGATION LATERAL CHART

3/4"	0-9 GPM MAX.
1"	10-16 GPM MAX.

IRRIGATION VALVE CALLOUT:

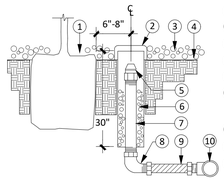
A-1 — VALVE NUMBER
12 — GALLONS PER MINUTE (U.O.N.)
1" — VALVE SIZE

IRRIGATION NOTES

1. SYSTEM DESIGNED FOR AN ASSUMED 103 PSI AND 3 GPM MINIMUM AT THE POINT OF CONNECTION. CONFIRM PRIOR TO START OF WORK. ADVISE LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 125 PSI.
2. MAKE IRRIGATION POINTS OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED.
3. COORDINATE WITH OTHER WORK AS REQUIRED TO PROVIDE POWER TO IRRIGATION CONTROLLER. EXACT LOCATION OF CONTROLLER TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
4. IRRIGATION EQUIPMENT MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY, BUT THE INTENT OF THE PLAN IS THAT EQUIPMENT BE INSTALLED WITHIN PLANTING AREAS. COORDINATE EMITTER PIPING LAYOUT WITH LOCATIONS OF TREES AND DRIP LINES WITH SHRUBS.
5. INSTALL A WEATHER-BASED OR MOISTURE SENSING IRRIGATION CONTROLLER. COORDINATE WITH 'GREEN POINT RATER' FOR FIELD VERIFICATION OF CONTROLLER'S WEATHER OR MOISTURE SENSING DEVICE IS OPERATIONAL. INSTALLING CONTRACTOR TO CONFIRM MOUNT LOCATION WILL NOT INTERFERE WITH CONTROLLER SATELLITE, INTERNET SIGNAL OR OTHER COMMUNICATION TO SMART CONTROLLER OPERATION FUNCTIONS.
6. FULL COVERAGE IS REQUIRED. CONTRACTOR SHALL MAKE MINOR MODIFICATIONS TO LAYOUT AS REQUIRED TO OBTAIN COMPLETE COVERAGE AND REVIEW WITH ENGINEER.
7. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
8. PROVIDE OWNER WITH WARRANTIES AND OPERATING INSTRUCTIONS FOR ALL EQUIPMENT. INSTRUCT OWNER IN OPERATION OF CONTROLLER.
9. FLUSH AND ADJUST ALL HEADS AND DRIPLINES AFTER INSTALLATION. INSTRUCT OWNER REGARDING ADJUSTMENT, FLUSHING, AND ONGOING MAINTENANCE OF SYSTEM.
10. WRAP BOTTOM OF ALL PULL BOXES AND VALVE BOXES WITH ½ INCH GALVANIZED WIRE MESH. EXTEND 3 INCHES MINIMUM UP OUTSIDE OF EACH BOX FOR RODENT CONTROL.

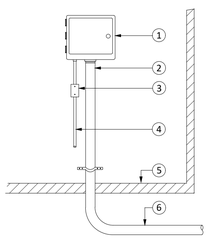
MWELO CALCULATIONS:

MWELO CALCULATIONS NOT REQUIRED. TOTAL LANDSCAPE AREA IS 330 S.F.



1. ROOTBALL
2. ABS PLASTIC CAP
3. MULCH
4. FINISH GRADE
5. BUBBLER
6. 4"Ø PERFORATED ABS PLASTIC SLEEVE. FILL TO BELOW NOZZLE WITH DRAIN ROCK
7. PVC SCH. 80 NIPPLE
8. PVC STREET ELL
9. PVC FLEX NIPPLE WITH MALE ADAPTORS
10. LATERAL

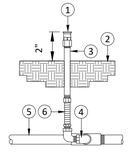
TREE BUBBLER — G
SCALE: NO SCALE



1. CONTROLLER - MOUNT AT EYE-LEVEL (+/- 5' ABOVE F. F.), AS APPROVED.
2. CONDUIT W/ 24 VOLT WIRES TO VALVES. COORDINATE W/ ELECTRICAL CONTRACTOR.
3. DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR.
4. 120 POWER SOURCE IN STEEL CONDUIT BY OTHERS
5. FINISH FLOOR
6. CONDUIT TO EXTEND TO 12" INSIDE OF PLANTERS WHERE VALVES ARE LOCATED.

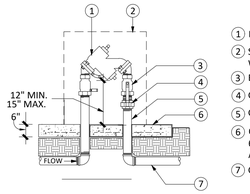
NOTE: GROUND CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODE

CONTROLLER — H
SCALE: NO SCALE



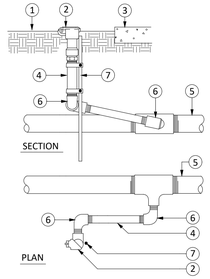
1. SHRUB NOZZLE
2. FINISH GRADE
3. PVC SCH. 80 RISER
4. DOUBLE MARLEX SWING JOINT
5. LATERAL
6. ANTI-THEFT RISER

PLANTER NOZZLE ON FIXED RISER — I
SCALE: NO SCALE



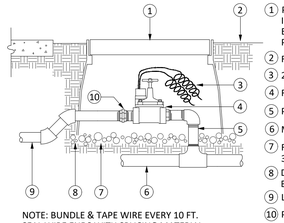
1. BACKFLOW PREVENTER
2. STRONG BOX ENCLOSURE W/ LOCKING HASP
3. BALL VALVE SHUT OFFS
4. GALVANIZED UNION
5. GALVANIZED NIPPLES
6. CONCRETE PAD - EXTEND 6" BEYOND ENCLOSURE ALL SIDES.
7. GALVANIZED ELLS

BACKFLOW PREVENTION DEVICE — D
SCALE: NO SCALE



1. FINISH GRADE
2. QUICK COUPLER FLUSH WITH FINISH GRADE
3. PAVING OR VALVE BOX
4. 12" GALV. NIPPLE
5. MAIN LINE
6. GALV. ELL - 1"
7. 3/4" GALV. PIPE, 2' MIN. DEPTH, SECURE WITH WORM DRIVE CLAMPS.

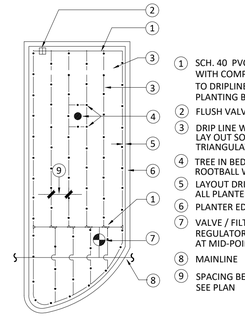
QUICK COUPLING VALVE — E
SCALE: NO SCALE



1. PLASTIC VALVE BOX - INSTALL PARALLEL TO EDGES & ADJACENT TO PAVING WHERE POSSIBLE
2. FINISH GRADE
3. 24" COILED WIRE SLACK
4. REMOTE CONTROL VALVE
5. PVC SCH. 80 NIPPLE
6. MAIN LINE
7. FILL BOTTOM OF BOX W/ 3" DEPTH DRAIN ROCK
8. DRAIN ROCK TO SUPPORT BOX - AS NEEDED
9. LATERAL
10. PVC UNION

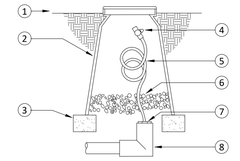
NOTE: BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH SPLICING MATERIAL.

REMOTE CONTROL VALVE — F
SCALE: NO SCALE



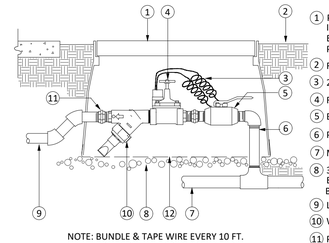
1. SCH. 40 PVC LATERAL WITH COMPRESSION TEE FITTINGS TO DRIPLINE. CONNECT TO OTHER PLANTING BEDS ON CIRCUIT.
2. FLUSH VALVE
3. DRIP LINE W/ EMITTERS - LAY OUT SO EMITTERS ARE TRIANGULATED.
4. TREE IN BED - SURROUND ROOTBALL W/ DRIPLINE
5. LAYOUT DRIPLINE 4" INSIDE ALL PLANTER EDGES
6. PLANTER EDGE
7. VALVE / FILTER / PRESSURE REGULATOR ASSEMBLY. INSTALL AT MID-POINT OF CIRCUIT
8. MAINLINE
9. SPACING BETWEEN LINES - 12/18" SEE PLAN

DRIP LINE LAYOUT — A
SCALE: NO SCALE



1. FINISH GRADE
2. 10" ROUND VALVE BOX
3. BRICK SUPPORTS AS REQUIRED
4. PVC BALL (SxS) FLUSH VALVE
5. IPS PVC FLEX TUBING
6. DRAIN ROCK 8" MIN. DEPTH
7. REDUCER BUSHING
8. PVC PIPING AND FITTINGS

FLUSH (EXHAUST) VALVE — B
SCALE: NO SCALE



1. PLASTIC VALVE BOX - INSTALL PARALLEL TO EDGES & ADJACENT TO PAVING WHERE POSSIBLE
2. FINISH GRADE
3. 24" COILED WIRE SLACK
4. REMOTE CONTROL VALVE
5. BALL VALVE
6. PVC SCH. 80 NIPPLE
7. MAIN LINE
8. 3" DEPTH DRAIN ROCK EXTEND 4" BEYOND VALVE BOX ALL SIDES FOR SUPPORT
9. LATERAL
10. WYE FILTER
11. PVC UNION, TYP. (2 ea.)
12. 1/2" GALV. WIRE MESH GOPHER SCREEN - WRAP UP SIDES 4" MIN.

NOTE: BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH SPLICING MATERIAL.

REMOTE CONTROL VALVE (DRIP) — C
SCALE: NO SCALE

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

REGISTERED LANDSCAPE ARCHITECT — DANIELA PEAK CORVILLON — No. 6434 — Signature — 08/25/25 Date — 6/30/27 Exp. — STATE OF CALIFORNIA

Δ	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

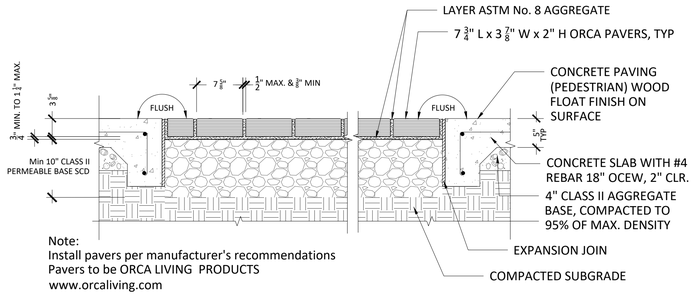
PROJECT NO: EPC07

ISSUE DATE: 8/25/25

IRRIGATION LEGEND, NOTES AND DETAILS

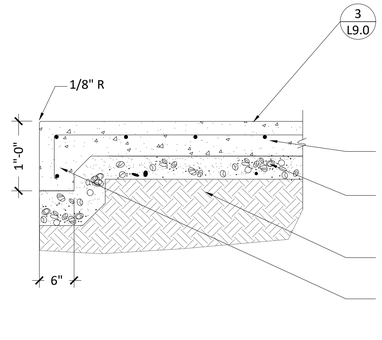
L7.3

Product:
Orca Recycled Block Paver



Note:
Install pavers per manufacturer's recommendations
Pavers to be ORCA LIVING PRODUCTS
www.orcaliving.com

1 L9.0 PERMEABLE PAVER
SCALE 1-1/2"=1'-0" SECTION 0 2.5 .5 1 FT



3 L9.0 FOR LOCATION OF EXPANSION, COLD & SCORE JOINTS, SEE LAYOUT AND MATERIALS PLAN

BROOM FINISH ON SURFACE

INTEGRAL COLOR TO BE SELECTED BY OWNER.

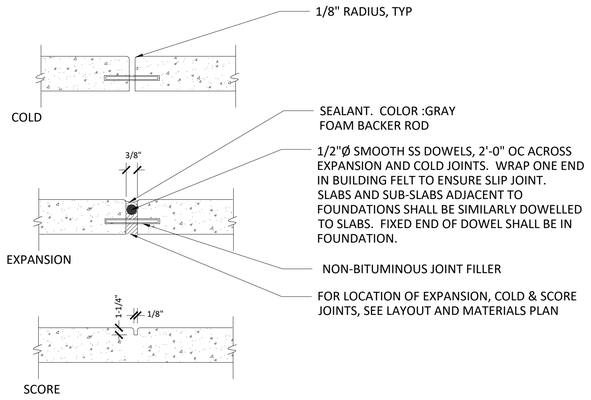
5" THICK CONCRETE SLAB WITH #4 REBAR 18" OCEW, 2" CLR.

4" CLASS II AGGREGATE BASE, COMPACTED TO 95% OF MAXIMUM DENSITY.

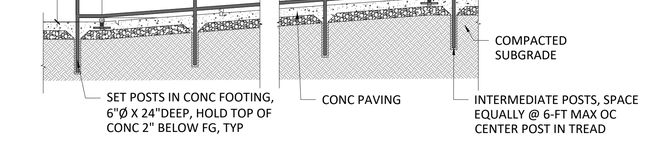
COMPACTED SUBGRADE

THICKEN EDGES OF SLABS AT FREE EDGES AND AGAINST ADJOINING WALLS, CURBS & STRUCTURES.

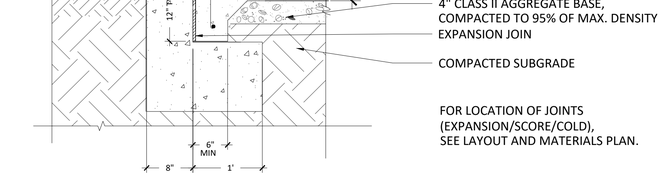
2 L9.0 CONCRETE PAVING
SCALE 1"=1'-0" SECTION 0 2.5 .5 1 FT



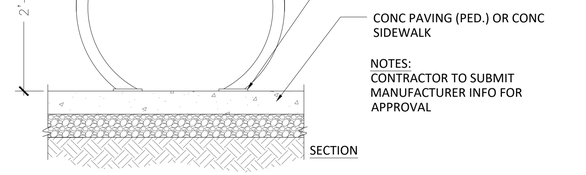
3 L9.0 PERMEABLE PAVER
NOT TO SCALE SECTION 0 2.5 .5 1 FT



4 L9.0 CONCRETE RAMP & METAL HANDRAIL
ELEVATION 0 2.5 .5 1 FT



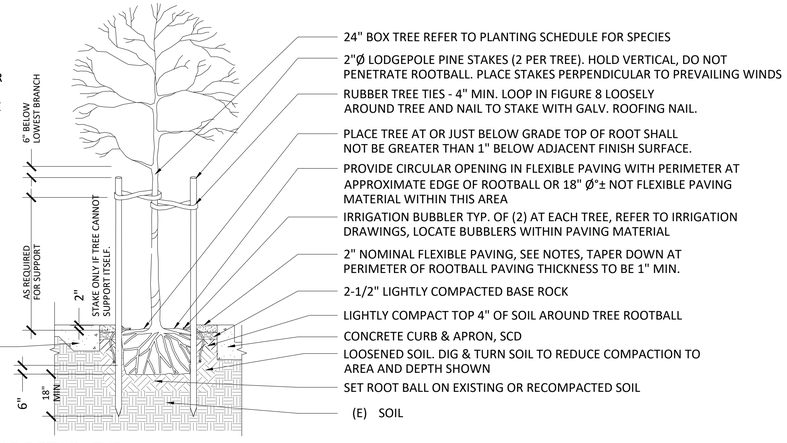
5 L9.0 RAISED FLOW-THROUGHT PLANTER
SECTION 0 2.5 .5 1 FT



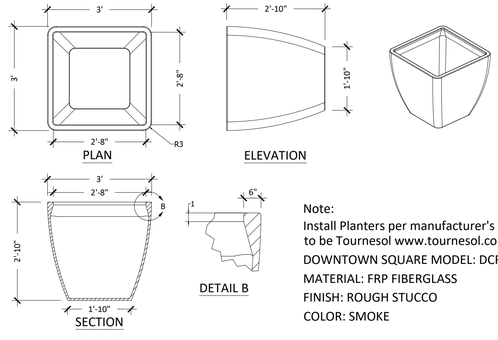
NOTES:
CONTRACTOR TO SUBMIT MANUFACTURER INFO FOR APPROVAL

6 L9.0 BIKE RACK (CIRCULAR), SURFACE-MOUNTED ON PAVING
SCALE: 1" = 1 - 0´ 0 2.5 .5 1 FT

1. TREE STRUCTURE, TRUNK CALIPER AND CONDITION OF ROOT BALL SHALL CONFORM TO URBAN TREE FOUNDATION GUIDE
2. PROVIDE STAKING AT ALL TREE REFER TO STAKING DETAILS
3. FLEXIBLE PAVING SHALL BE INSTALLED BY A QUALIFIED CONTRACTOR. SUBMIT CONTRACTOR QUALIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. FLEXIBLE PAVING TO CONFORM AT ADJACENT CONCRETE FINISH SURFACE TRANSITION AT FINISH SURFACE SHALL NOT EXCEED 1/4"



7 L9.0 STREET TREE PLANTING DETAIL, TYP.
NOT TO SCALE 0 2.5 .5 1 FT



Note:
Install Planters per manufacturer's recommendations to be Tournesol www.tournesol.com
DOWNTOWN SQUARE MODEL: DCR-3600
MATERIAL: FRP FIBERGLASS
FINISH: ROUGH STUCCO
COLOR: SMOKE

8 L9.0 STANDALONE TOURNESOL PLANTER TYP
SECTION 0 2.5 .5 1 FT

N

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA . PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

NOT FOR CONSTRUCTION

DESIGN REVIEW / USE PERMIT

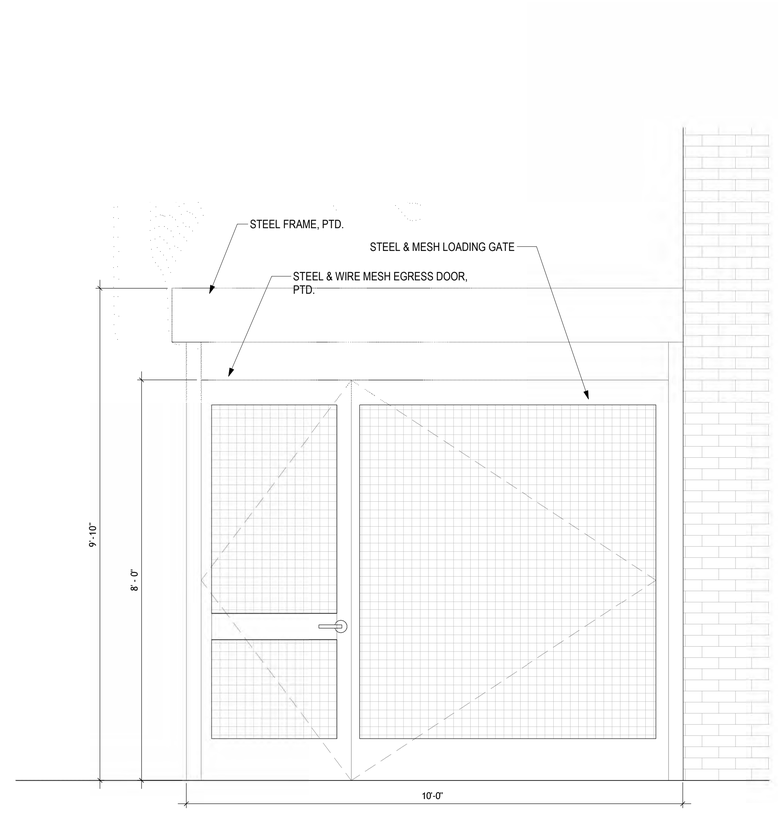
REGISTERED LANDSCAPE ARCHITECT
DANIELA PEÑA CORVALÁN No. 6428
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

△	DATE	ISSUE RECORD
1	08/25/25	BLDG. PERMIT

PROJECT NO: EPC07
ISSUE DATE: 8/25/25

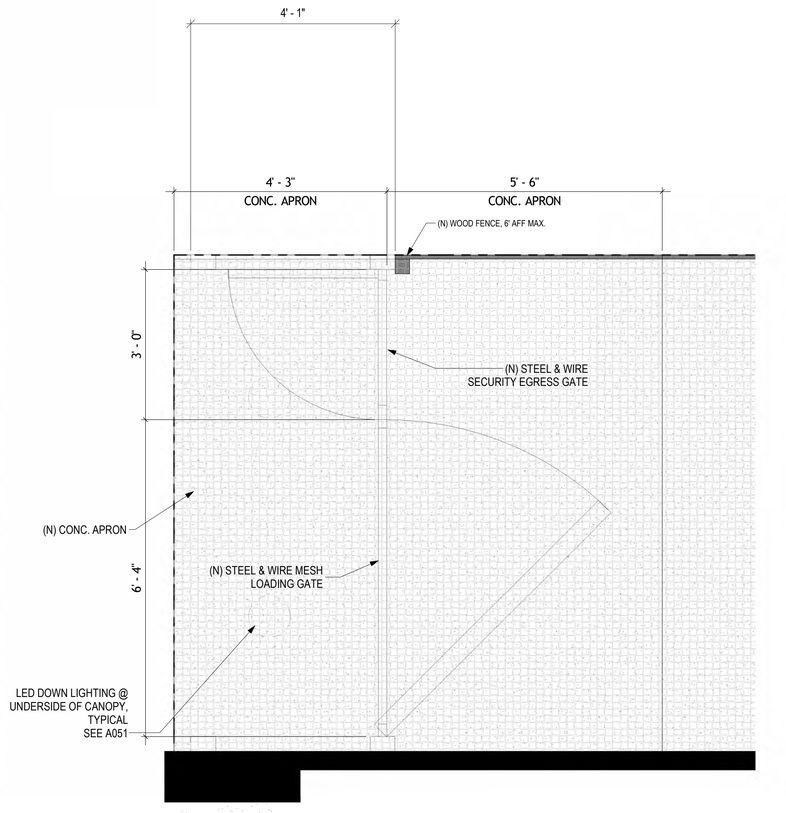
LANDSCAPE DETAILS

L9.0



NOTE: ANY FENCE AND/OR GATE THAT EXCEEDS 6' IN HEIGHT REQUIRES ADMINISTRATIVE USE PERMIT

2 ENLARGED ENTRY GATE ELEVATION
3/4" = 1'-0"



1 PROPOSED ENTRY GATE - ENLARGED PLAN
3/4" = 1'-0"

3/27/2025 5:21:26 PM

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — VICTOR JOHN KOO — LICENSED ARCHITECT
REN: 01/31/2023

DESIGN REVIEW / USE PERMIT

△		PROJECT ISSUE RECORD:
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

LANDSCAPE - ENTRY GATE

L9.1



2 EXISTING 2nd FLOOR PLAN
1/8" = 1'-0"



1 EXISTING 1st FLOOR PLAN
1/8" = 1'-0"

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 31/31/2021

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

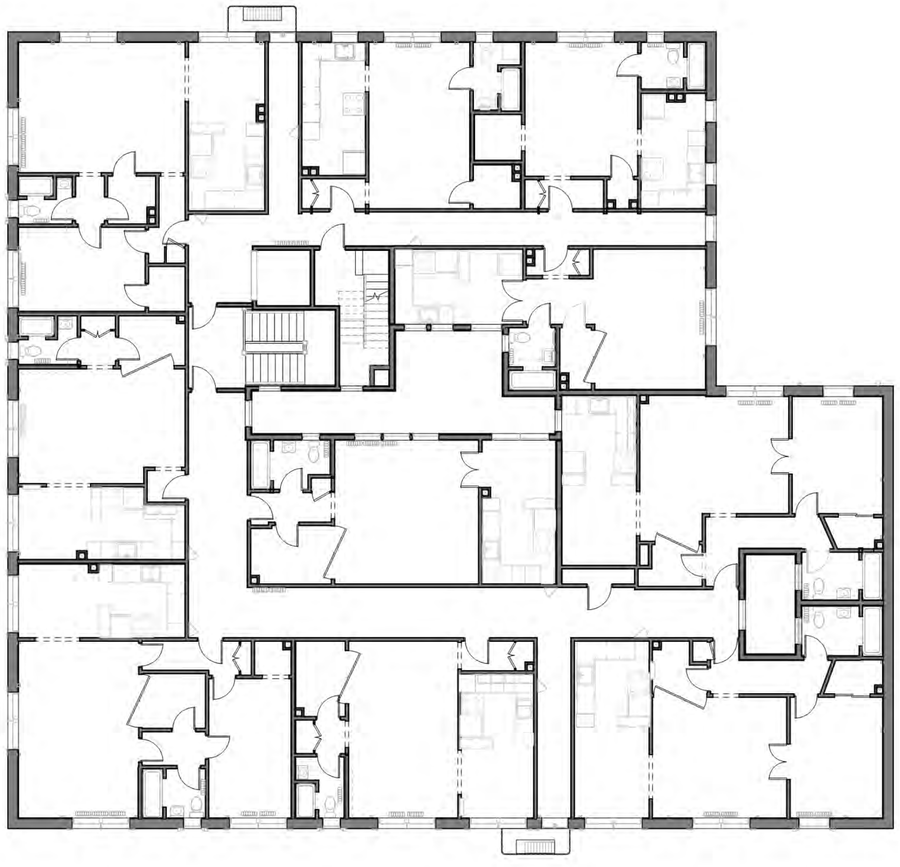
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

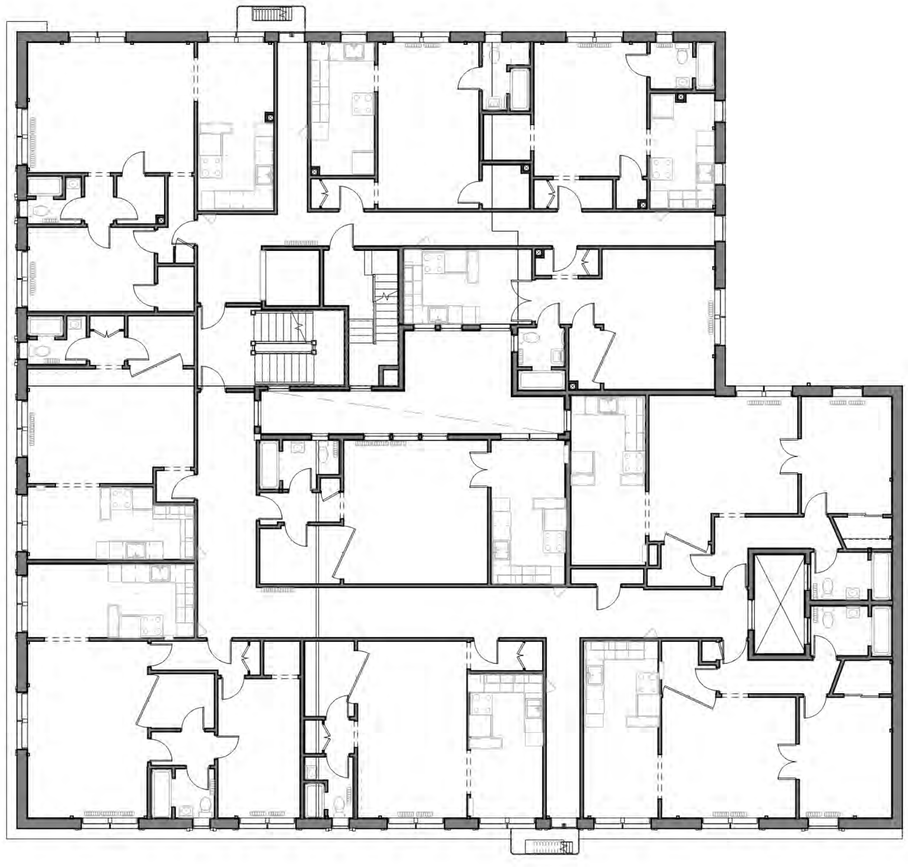
EXISTING BUILDING 1ST & 2ND FLOOR PLANS

A010

6/4/2021 3:51:45 PM



4 EXISTING 4TH FLOOR
1/8" = 1'-0"



3 EXISTING THIRD FLOOR
1/8" = 1'-0"

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 31/31/2021

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

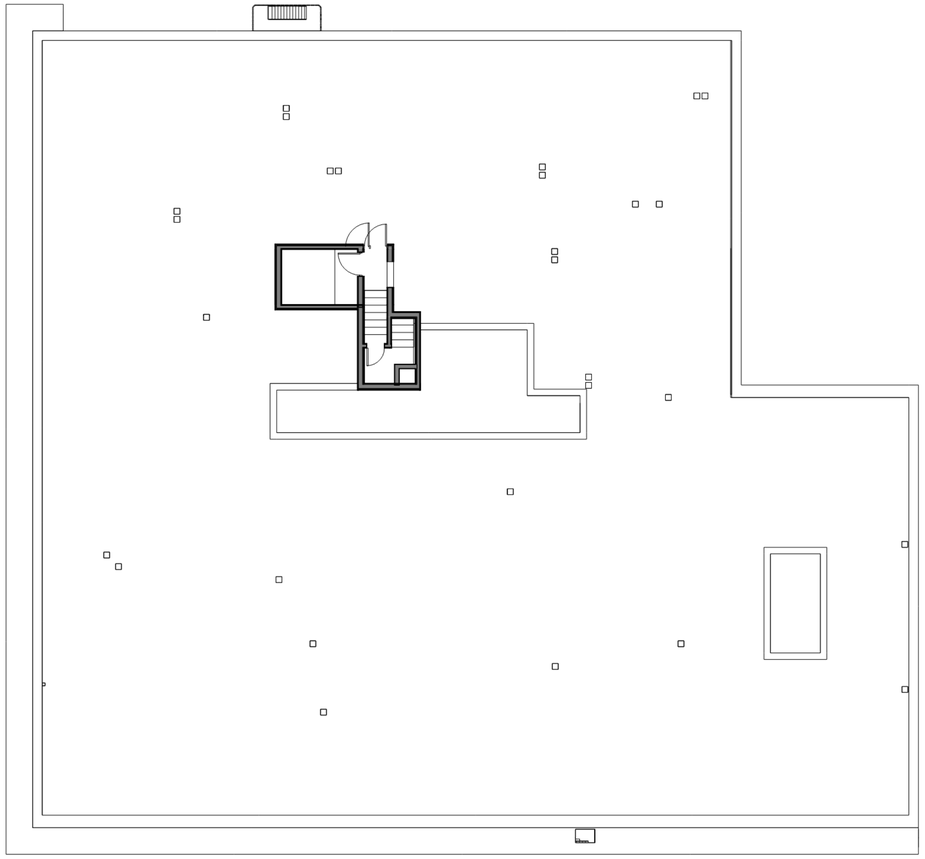
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

EXISTING 3RD & 4TH FLOOR PLANS

A011

6/4/2021 3:51:45 PM



1 EXISTING ROOF PLAN
1/8" = 1'-0"

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 31/31/2021

DESIGN REVIEW / USE PERMIT

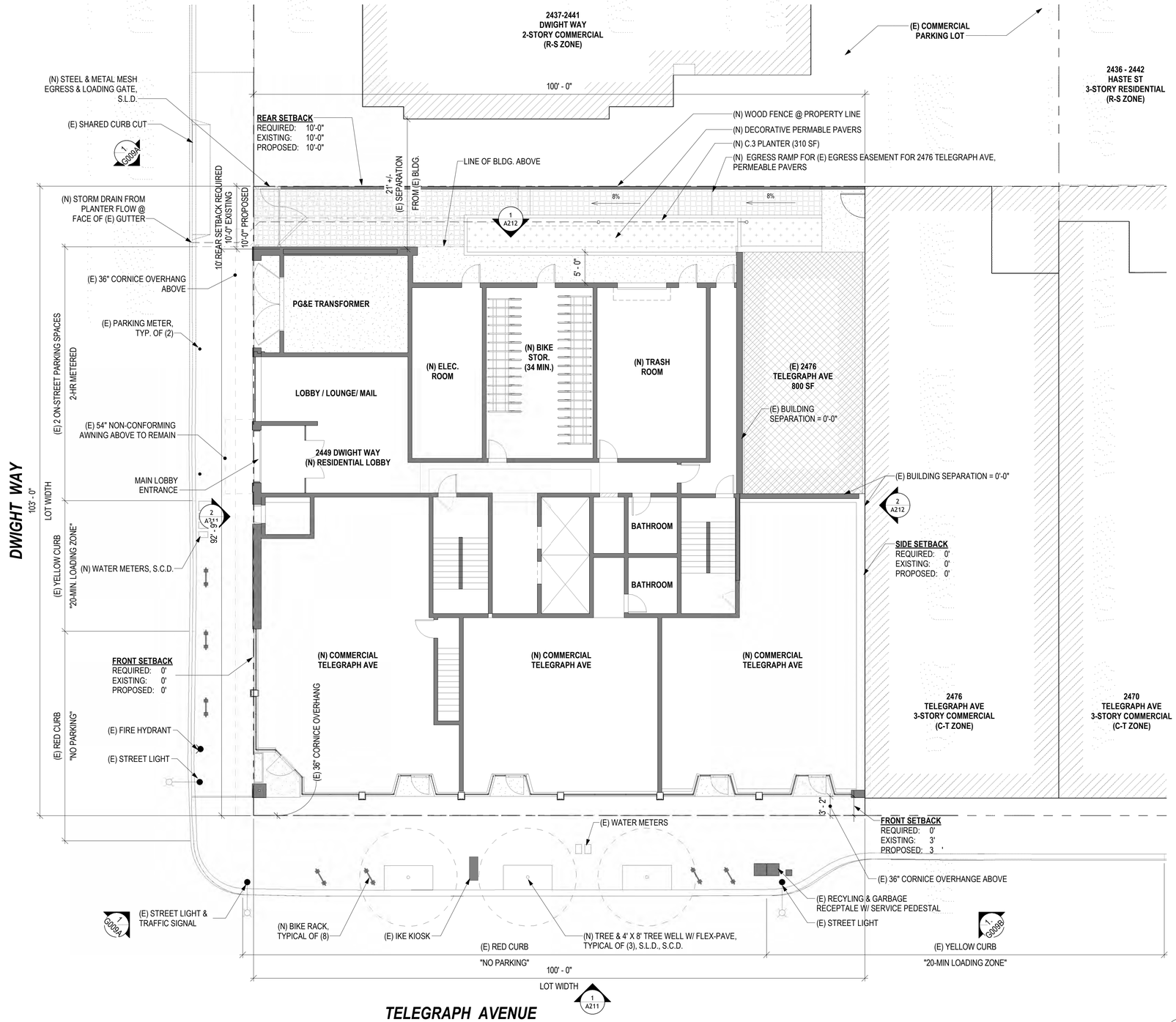
△ PROJECT ISSUE RECORD:

PROJECT #: EPC07
ISSUE DATE: 12/4/2025

EXISTING ROOF PLAN

A012

6/4/2021 3:54:22 PM



studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA
REN
01/31/2023
LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PROPOSED SITE PLAN

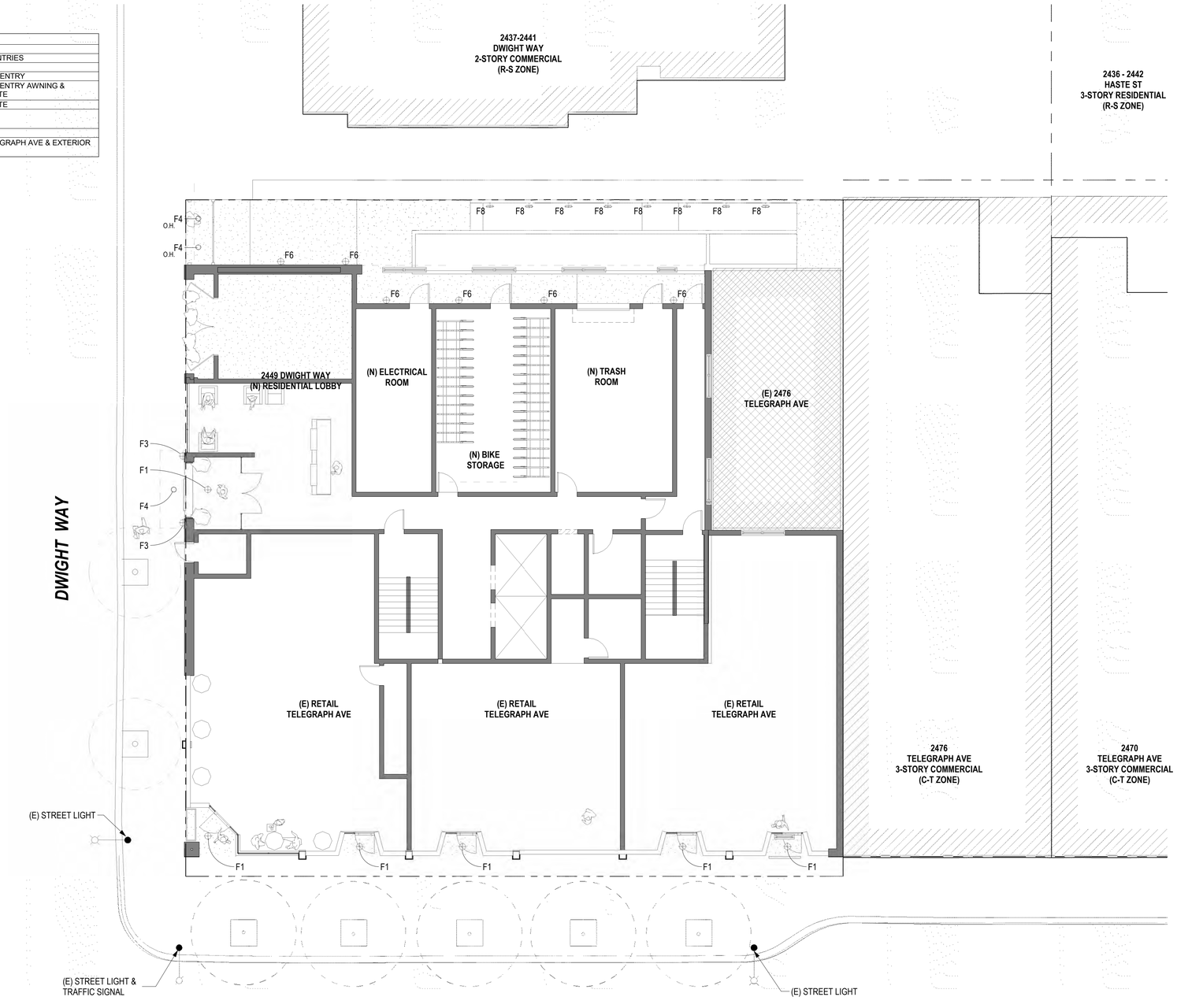
A100

12/4/2025 10:46:32 AM

PROPOSED LIGHTING SCHEDULE		
FIXTURE #	**DESCRIPTION**	**LOCATION**
F1	LED - RECESSED DOWNLIGHT, 6"	EXTERIOR RETAIL & RESIDENTIAL ENTRIES
F2	NOT USED	
F3	LED - DECORATIVE WALL SCONSE (LG)	EXISTING DWIGHT WAY HISTORICAL ENTRY
F4	LED - RECESSED DOWNLIGHT, 8"	EXISTING DWIGHT WAY HISTORICAL ENTRY AWNING & PROPOSED RESIDENTIAL ENTRY GATE
F5	LED - DECORATIVE WALL SCONCE (SM)	PROPOSED RESIDENTIAL ENTRY GATE
F6	LED - DECORATIVE WALL SCONSE W/ DOWNLIGHT (MD)	RESIDENTIAL OPEN SPACE AREA
F7	NOT USED	NOT USED
F8	LED - RECESSED WALL MTD. EGRESS LIGHTING	REAR EGRESS RAMP FOR 2476 TELEGRAPH AVE & EXTERIOR UTILITY AREA

LIGHTING NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
   A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
   B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.



1 PROPOSED SITE LIGHTING PLAN
1/8" = 1'-0"

12/4/2025 10:46:35 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA · MARC VICTORIANO KDA · REGISTERED ARCHITECT
REN: 01/31/2023

DESIGN REVIEW / USE PERMIT

△		PROJECT ISSUE RECORD:
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

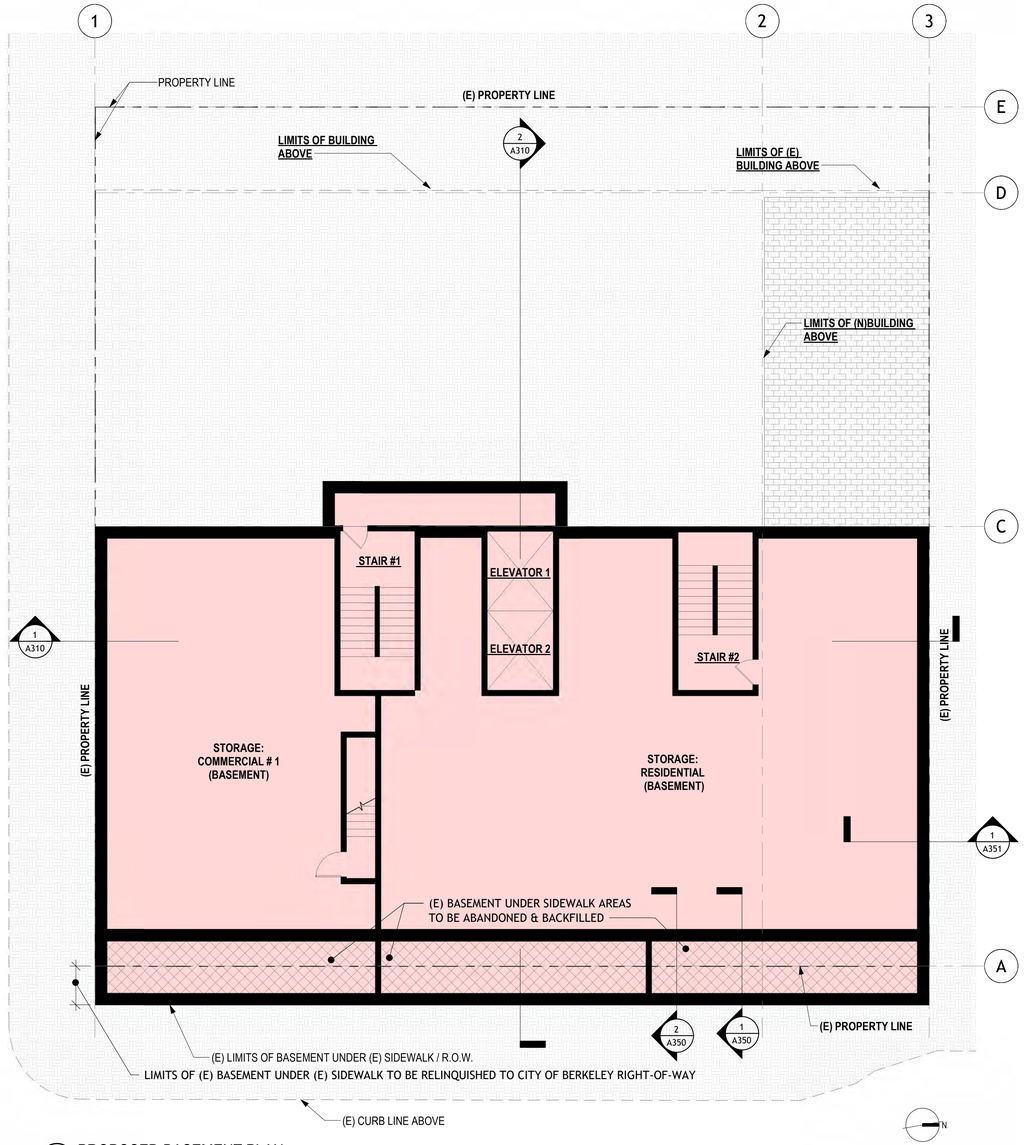
ISSUE DATE: 12/4/2025

PROPOSED SITE LIGHTING PLAN

A101



2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED BASEMENT PLAN
1/8" = 1'-0"

12/4/2025 10:46:45 AM

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — MICHAEL PETERSON KOH — REGISTERED ARCHITECT
REN: 6/30/2027

DESIGN REVIEW / USE PERMIT

PROJECT ISSUE RECORD:

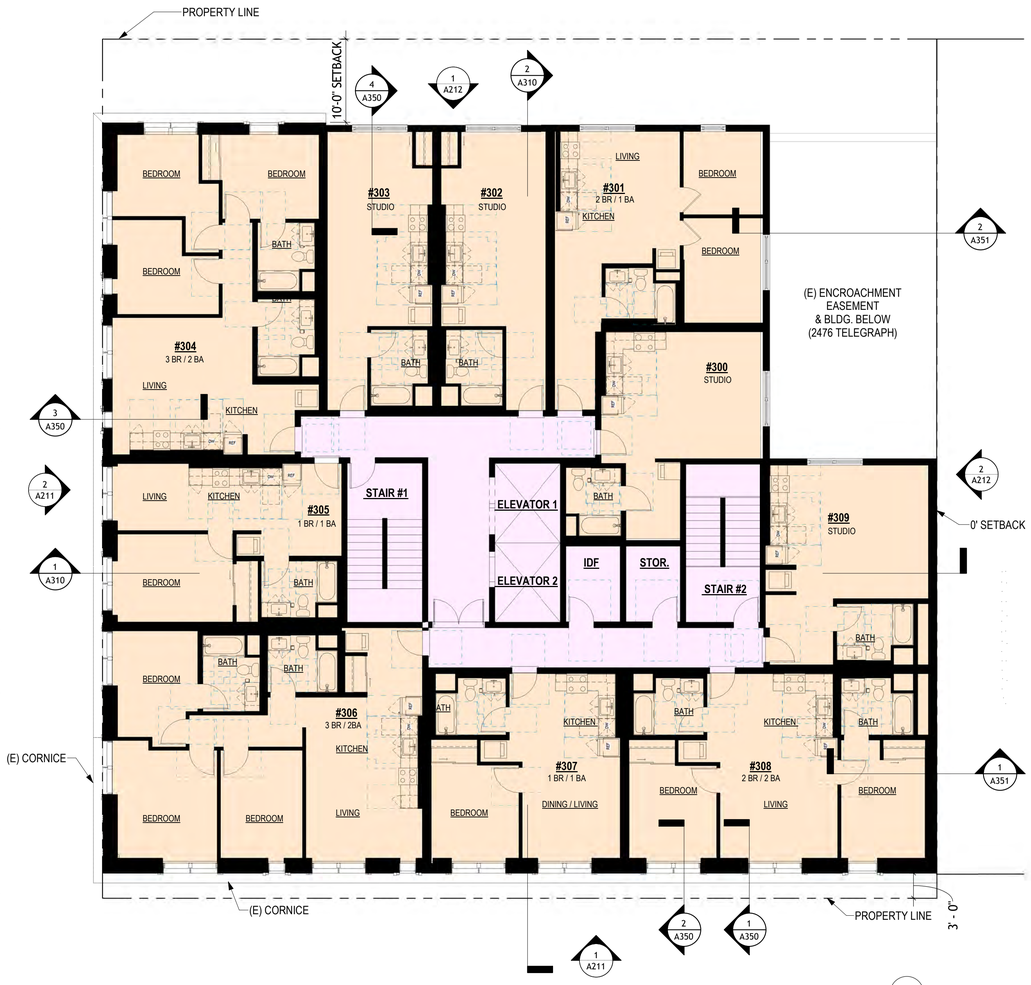
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PROPOSED BASEMENT & 1ST FLOOR PLANS

A111



2 THIRD FLOOR PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

12/4/2025 10:46:48 AM

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT
REN: 4/1/01/2023

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PROPOSED 2ND & 3RD FLOOR PLANS

A112



2 FIFTH FLOOR PLAN
1/8" = 1'-0"



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

12/4/2025 10:46:54 AM

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT
REN: 4/1/01/2023

DESIGN REVIEW / USE PERMIT

△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PROPOSED 4TH & 5TH FLOOR PLANS

A113



2 SEVENTH FLOOR PLAN
1/8" = 1'-0"



1 SIXTH FLOOR PLAN
1/8" = 1'-0"

12/4/2025 10:47:00 AM

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT
REN: 4/1/21(2023)

DESIGN REVIEW / USE PERMIT

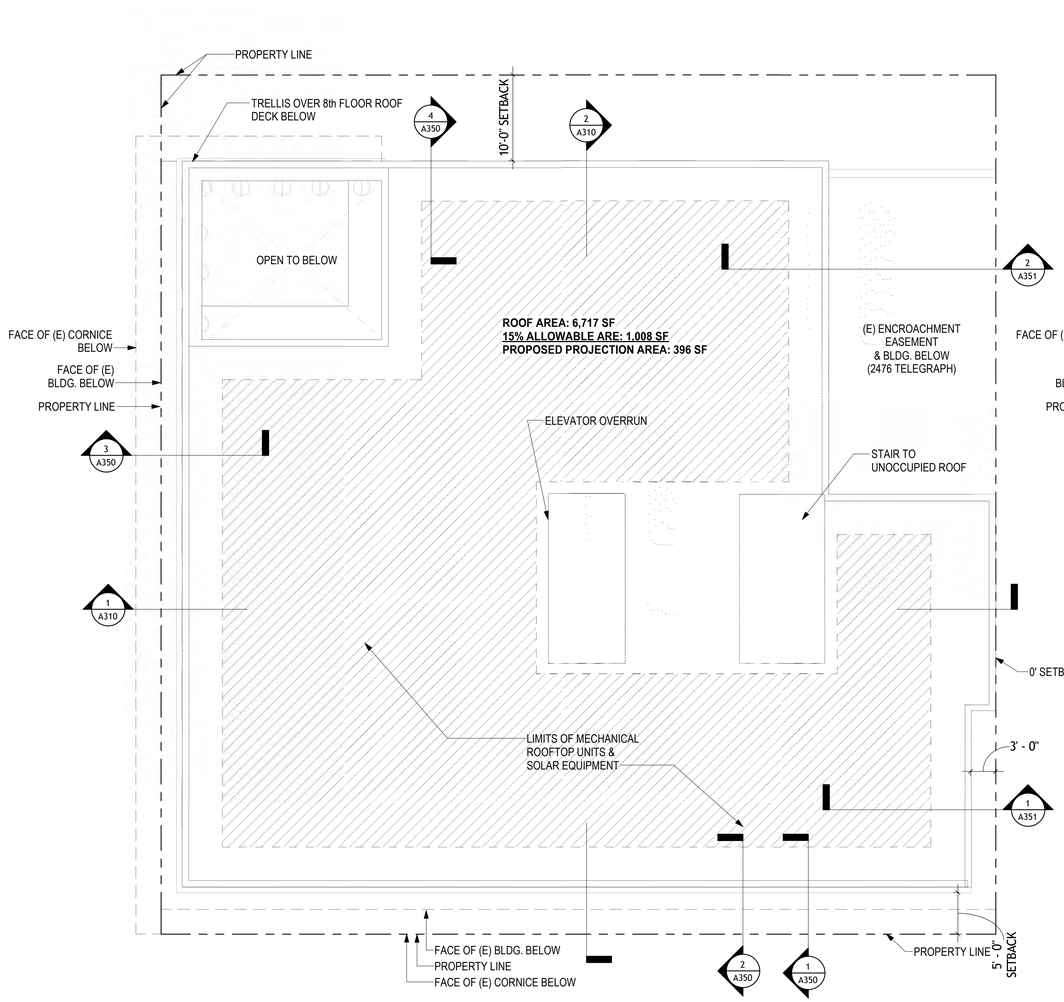
△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PROPOSED 6TH & 7TH FLOOR PLANS

A114



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



1 EIGHTH FLOOR PLAN
1/8" = 1'-0"

12/4/2025 10:47:02 AM

studio KDA
510.841.3555 | studiokda.com
COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REN. 4/1/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

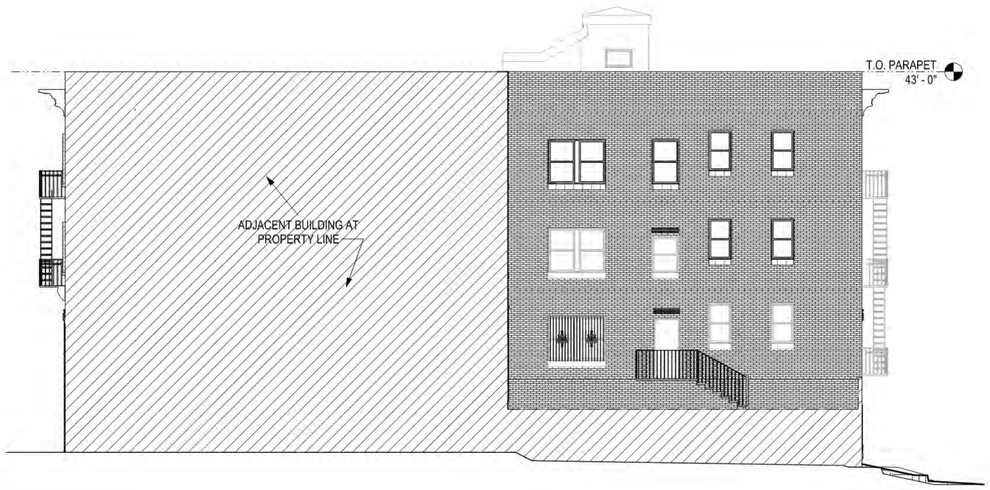
△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PROPOSED 8th FLOOR & ROOF PLAN

A115



N EXISTING NORTH ELEVATION
1/8" = 1'-0"



E EXISTING EAST ELEVATION (TELEGRAPH AVE)
1/8" = 1'-0"



W EXISTING WEST ELEVATION
1/8" = 1'-0"



S EXISTING SOUTH ELEVATION
1/8" = 1'-0"

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 31/31/2021

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

EXISTING ELEVATIONS

A200

6/4/2021 3:51:46 PM

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
AC-1	GFRC OR OTHER NONCOMBUSTABLE CORNICE	2ND FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-2	GFRC OR OTHER NONCOMBUSTABLE CORNICE	4TH FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-3	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	7TH FLOOR CORNICE	
AC-4	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	PARAPET CORNICE	CORNICE TO INCLUDE M-3 PAINTED GSM COPING
BM-1	(E) MASONRY BRICK FACADE	GENERAL EXTERIOR. SEE ELEVATIONS.	CLEAN BRICK & APPLY (N) WATERPROOFING COATING O/ (E) BRICK
CP-1	3-COAT CEMENT PLASTER FINISH	GENERAL EXTERIOR. SEE ELEVATIONS.	
CP-2	3-COAT CEMENT PLASTER FINISH	RECESSED WINDOW JAMBS, SEE ELEVATIONS	
CP-3	2-COAT CEMENT PLASTER FINISH + THIN-BRICK VENEER	RECESSED WINDOW HEAD, SEE ELEVATIONS	APPLY THIN-BRICK VENEER O/ THIN SET O/ BROWN COAT
M-1	PAINTED METAL	GENERAL EXTERIOR, SEE ELVATIONS	HDG ALL STEEL, PRIME & PAINT
M-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
M-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	STEEL & GLASS STOREFRONT SYSTEM	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	METAL STOREFRONT W/ WOOD PANEL FINISHES	RESIDENTIAL LOBBY ENTRANCE	1" IGU
T-1	TILE O/ THINSET	COMMERCIAL BULKHEAD(S)	
T-2	TILE O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	



1 A200 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
##	NOTE

GENERAL BUILDING ELEVATION & SECTION LEGEND:

FINISH TAG.

? KEYNOTE TAG, SEE LEGEND.

36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

ELEVATION NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
   A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
   B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.
2. 90% OF ALL GLAZING SHALL BE BIRD FRIENDLY GLAZING; SEE 3/A550 FOR UV-COATED GLAZING SPECIFICATION

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT JAMES FRIEDMAN KWAN No. C41007 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

ISSUE DATE: 12/4/2025

PROPOSED BUILDING ELEVATION - SOUTH

A211

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
AC-1	GFRC OR OTHER NONCOMBUSTABLE CORNICE	2ND FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-2	GFRC OR OTHER NONCOMBUSTABLE CORNICE	4TH FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-3	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	7TH FLOOR CORNICE	
AC-4	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	PARAPET CORNICE	CORNICE TO INCLUDE M-3 PAINTED GSM COPING
BM-1	(E) MASONRY BRICK FACADE	GENERAL EXTERIOR. SEE ELEVATIONS.	CLEAN BRICK & APPLY (N) WATERPROOFING COATING O/ (E) BRICK
CP-1	3-COAT CEMENT PLASTER FINISH	GENERAL EXTERIOR. SEE ELEVATIONS.	
CP-2	3-COAT CEMENT PLASTER FINISH	RECESSED WINDOW JAMBS, SEE ELEVATIONS	
CP-3	2-COAT CEMENT PLASTER FINISH + THIN-BRICK VENEER	RECESSED WINDOW HEAD, SEE ELEVATIONS	APPLY THIN-BRICK VENEER O/ THIN SET O/ BROWN COAT
M-1	PAINTED METAL	GENERAL EXTERIOR, SEE ELVATIONS	HDG ALL STEEL, PRIME & PAINT
M-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
M-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	STEEL & GLASS STOREFRONT SYSTEM	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	METAL STOREFRONT W/ WOOD PANEL FINISHES	RESIDENTIAL LOBBY ENTRANCE	1" IGU
T-1	TILE O/ THINSET	COMMERCIAL BULKHEAD(S)	
T-2	TILE O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	



1 A201 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND

##	NOTE
03 06	(N) 6" CONCRETE INFILL PANEL, SSD FOR ATTACHMENT TO STRUCTURE
03 07	(N) GFRC CORNICE OR SIMILAR OF NONCOMBUSTIBLE MATERIALS TO MATCH ORIGINAL CORNICE PROFILE
04 04	THIN-BRICK VENEER O/ THIN SET O/ 2-COAT CEMENT PLASTER
07 06	BUILT-UP EFIS CORNICE W/ CEMENT PLASTER FINISH
08 04	METAL & GLASS STOREFRONT, SEE WDW SCHEDULE ON A---.

GENERAL BUILDING ELEVATION & SECTION LEGEND:

FINISH TAG.

? KEYNOTE TAG, SEE LEGEND.

36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

ELEVATION NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
   A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
   B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.
2. 90% OF ALL GLAZING SHALL BE BIRD FRIENDLY GLAZING; SEE 3/A550 FOR UV-COATED GLAZING SPECIFICATION

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT — JAMES FRIEDMAN — No. C-31007 — 01/31/2025 RENEWAL DATE — STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

ISSUE DATE: 12/4/2025

PROPOSED BUILDING ELEVATION - EAST

A212

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
AC-1	GFRC OR OTHER NONCOMBUSTABLE CORNICE	2ND FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-2	GFRC OR OTHER NONCOMBUSTABLE CORNICE	4TH FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-3	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	7TH FLOOR CORNICE	
AC-4	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	PARAPET CORNICE	CORNICE TO INCLUDE M-3 PAINTED GSM COPING
BM-1	(E) MASONRY BRICK FACADE	GENERAL EXTERIOR. SEE ELEVATIONS.	CLEAN BRICK & APPLY (N) WATERPROOFING COATING O/ (E) BRICK
CP-1	3-COAT CEMENT PLASTER FINISH	GENERAL EXTERIOR. SEE ELEVATIONS.	
CP-2	3-COAT CEMENT PLASTER FINISH	RECESSED WINDOW JAMBS, SEE ELEVATIONS	
CP-3	2-COAT CEMENT PLASTER FINISH + THIN-BRICK VENEER	RECESSED WINDOW HEAD, SEE ELEVATIONS	APPLY THIN-BRICK VENEER O/ THIN SET O/ BROWN COAT
M-1	PAINTED METAL	GENERAL EXTERIOR, SEE ELVATIONS	HDG ALL STEEL, PRIME & PAINT
M-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
M-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	STEEL & GLASS STOREFRONT SYSTEM	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	METAL STOREFRONT W/ WOOD PANEL FINISHES	RESIDENTIAL LOBBY ENTRANCE	1" IGU
T-1	TILE O/ THINSET	COMMERCIAL BULKHEAD(S)	
T-2	TILE O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
##	NOTE

GENERAL BUILDING ELEVATION & SECTION LEGEND:

FINISH TAG.

? KEYNOTE TAG, SEE LEGEND.

36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

ELEVATION NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
   A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
   B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.
2. 90% OF ALL GLAZING SHALL BE BIRD FRIENDLY GLAZING; SEE 3/A550 FOR UV-COATED GLAZING SPECIFICATION

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT JAMES FRIEDMAN KWAN No. C41007 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

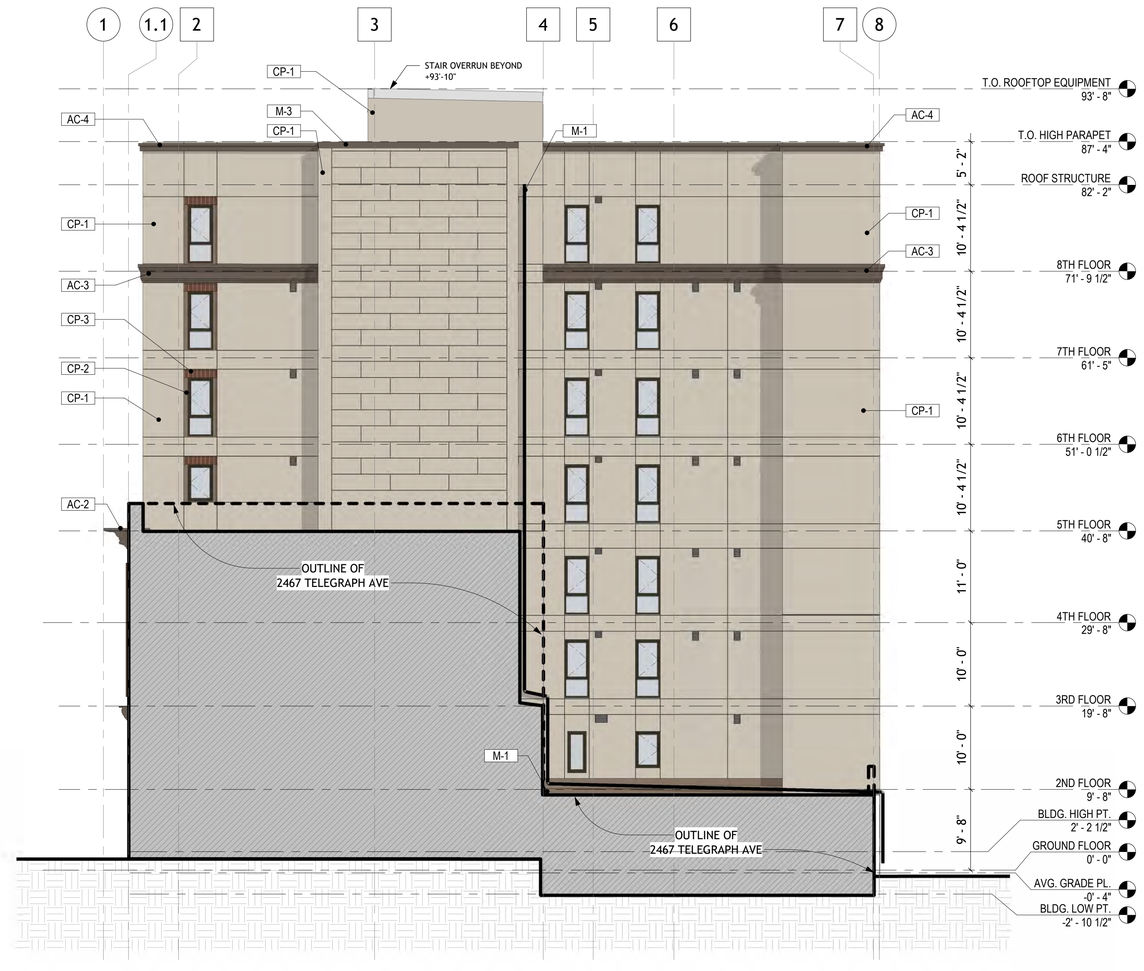
PROJECT NO: EPC07

ISSUE DATE: 12/4/2025

PROPOSED BUILDING ELEVATION - WEST

A213

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
AC-1	GFRC OR OTHER NONCOMBUSTABLE CORNICE	2ND FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-2	GFRC OR OTHER NONCOMBUSTABLE CORNICE	4TH FLOOR CORNICE	MATCH (E) CORNICE'S PROFILE
AC-3	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	7TH FLOOR CORNICE	
AC-4	EFIS CORNICE PROFILE + CEMENT PLASTER FINISH	PARAPET CORNICE	CORNICE TO INCLUDE M-3 PAINTED GSM COPING
BM-1	(E) MASONRY BRICK FACADE	GENERAL EXTERIOR. SEE ELEVATIONS.	CLEAN BRICK & APPLY (N) WATERPROOFING COATING O/ (E) BRICK
CP-1	3-COAT CEMENT PLASTER FINISH	GENERAL EXTERIOR. SEE ELEVATIONS.	
CP-2	3-COAT CEMENT PLASTER FINISH	RECESSED WINDOW JAMBS, SEE ELEVATIONS	
CP-3	2-COAT CEMENT PLASTER FINISH + THIN-BRICK VENEER	RECESSED WINDOW HEAD, SEE ELEVATIONS	APPLY THIN-BRICK VENEER O/ THIN SET O/ BROWN COAT
M-1	PAINTED METAL	GENERAL EXTERIOR, SEE ELVATIONS	HDG ALL STEEL, PRIME & PAINT
M-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
M-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	STEEL & GLASS STOREFRONT SYSTEM	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	METAL STOREFRONT W/ WOOD PANEL FINISHES	RESIDENTIAL LOBBY ENTRANCE	1" IGU
T-1	TILE O/ THINSET	COMMERCIAL BULKHEAD(S)	
T-2	TILE O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	



1 / A203 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
##	NOTE

GENERAL BUILDING ELEVATION & SECTION LEGEND:

FINISH TAG.

? KEYNOTE TAG, SEE LEGEND.

36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

ELEVATION NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
   A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
   B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.
2. 90% OF ALL GLAZING SHALL BE BIRD FRIENDLY GLAZING; SEE 3/A550 FOR UV-COATED GLAZING SPECIFICATION

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT JAMES FRIEDMAN KIM No. C41607 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

ISSUE DATE: 12/4/2025

PROPOSED BUILDING ELEVATION - NORTH

A214

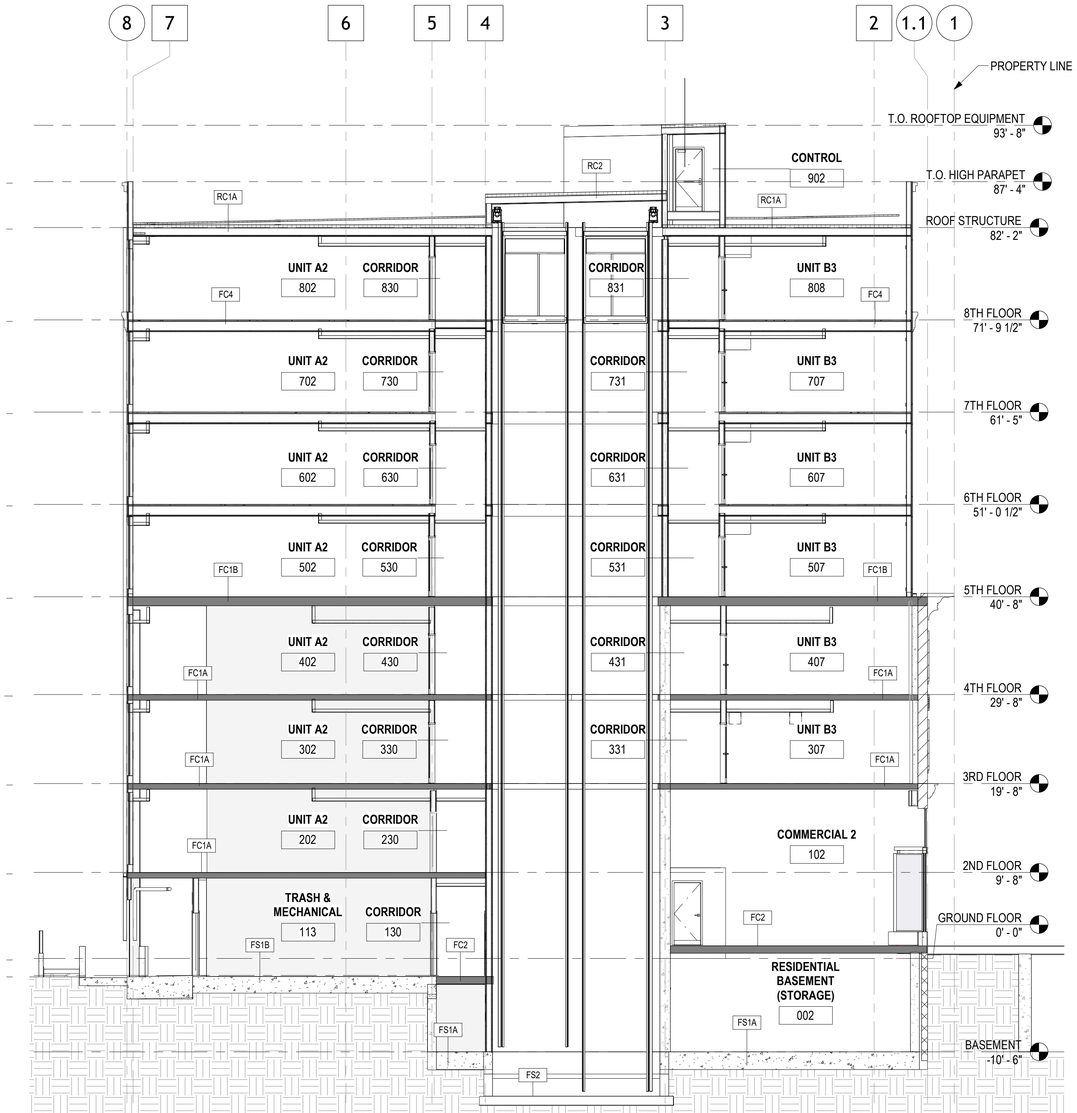
KEYNOTE LEGEND	
##	NOTE

GENERAL BUILDING ELEVATION & SECTION LEGEND:

- FINISH TAG.
- ? KEYNOTE TAG, SEE LEGEND.
- 36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.



1 A301 BUILDING SECTION - CUT EAST-WEST (LOOKING NORTH)
1/8" = 1'-0"



1 A300 BUILDING SECTION - CUT NORTH SOUTH (LOOKING WEST)
1/8" = 1'-0"

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
JAMES FEIDELSON
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

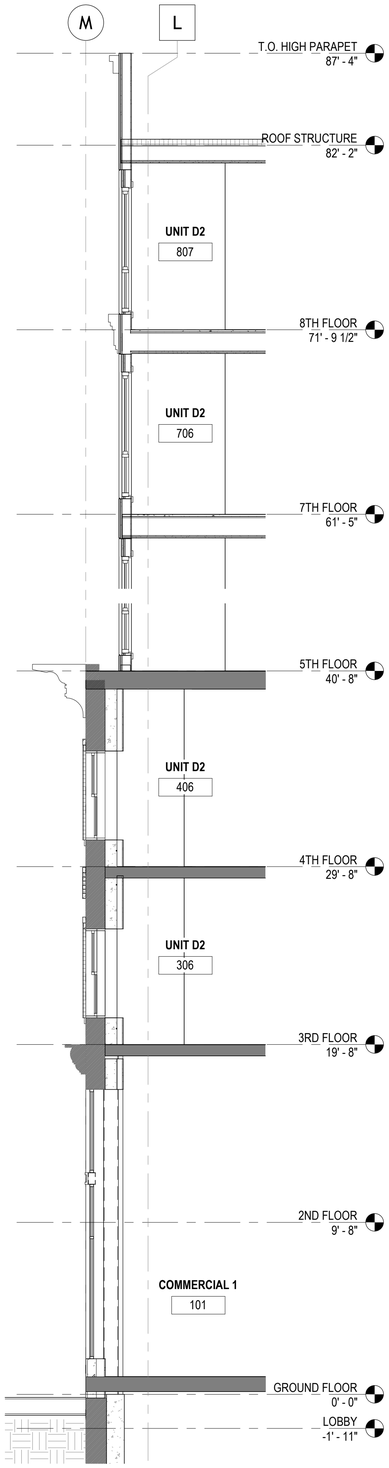
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

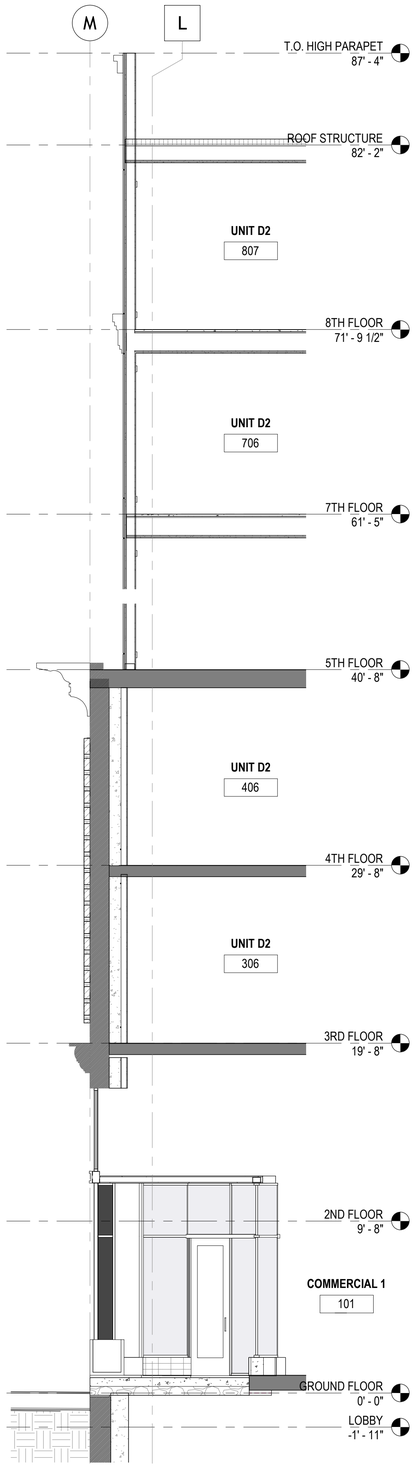
ISSUE DATE: 12/4/2025

PROPOSED BUILDING SECTIONS

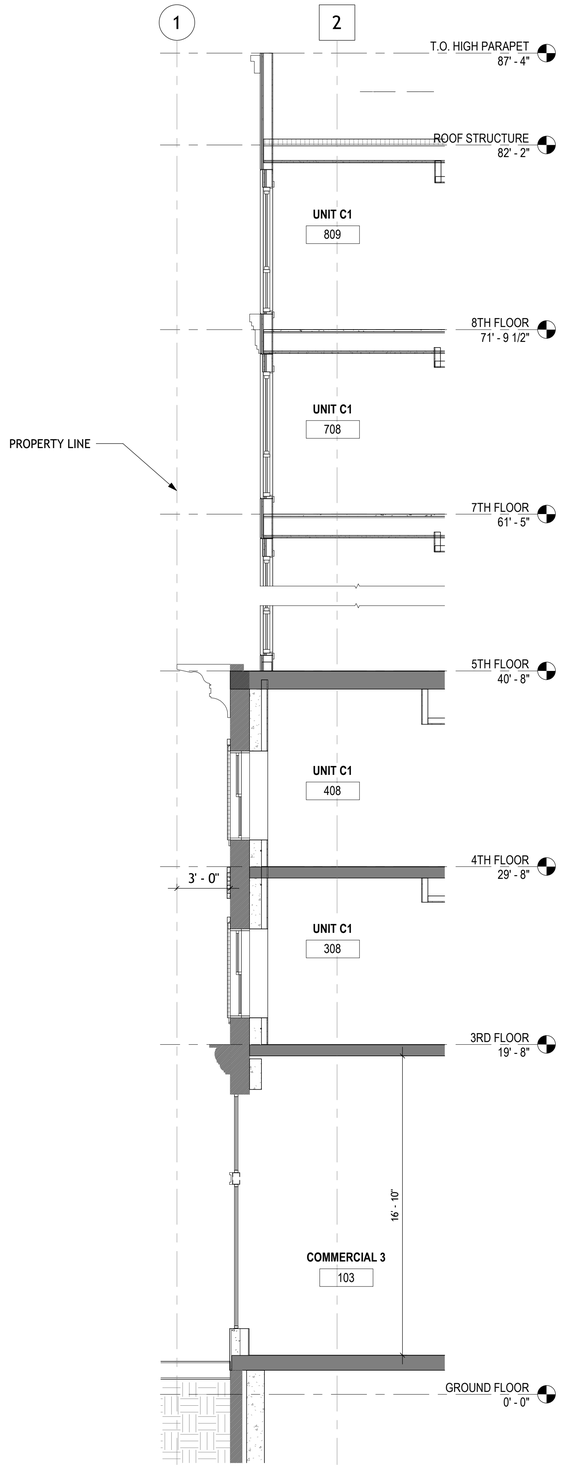
A310



3 X350 WALL SECTION #3 @ COMMERCIAL #1 (DWIGHT WAY)
1/4" = 1'-0"



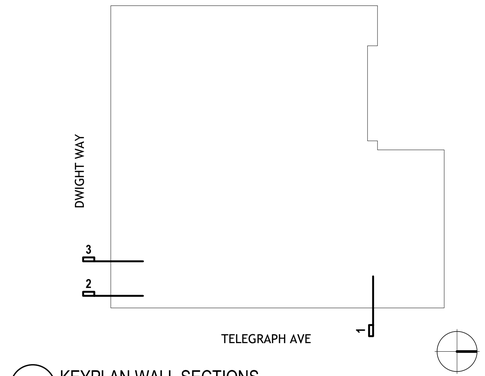
2 X350 WALL SECTION #2 @ COMMERCIAL #1 ENTRY (DWIGHT)
1/4" = 1'-0"



1 X350 WALL SECTION #1 @ COMMERCIAL #3 (TELEGRAPH AVE)
1/4" = 1'-0"

KEYNOTE LEGEND

##	NOTE



KEYPLAN WALL SECTIONS
3/64" = 1'-0"

GENERAL BUILDING ELEVATION & SECTION LEGEND:

FINISH TAG.

? KEYNOTE TAG, SEE LEGEND.

36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
JAMES FRIEDLISON KAHN
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

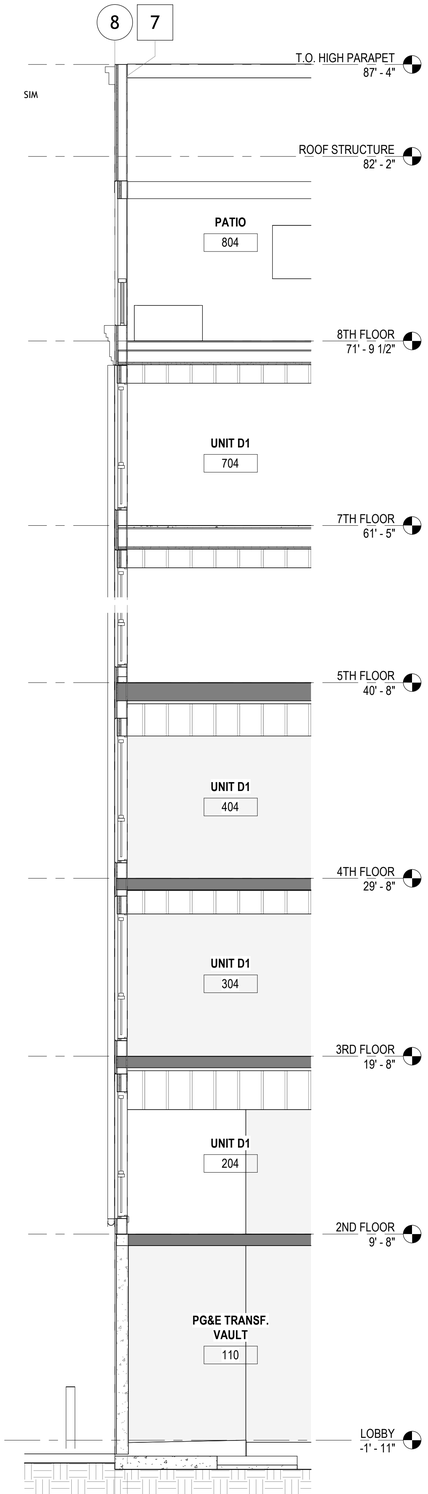
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

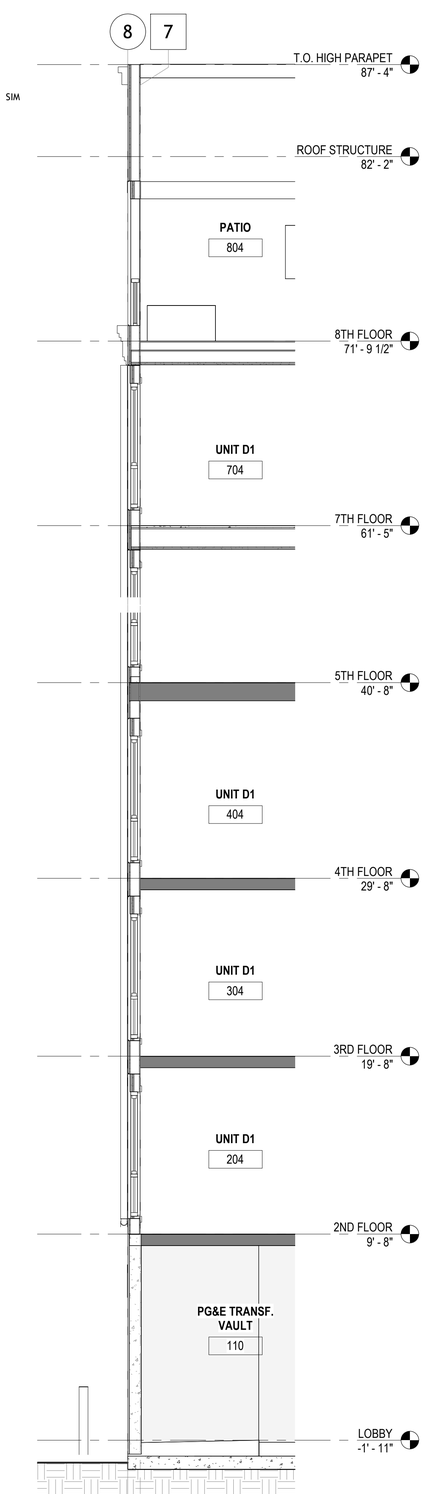
ISSUE DATE: 12/4/2025

WALL SECTIONS

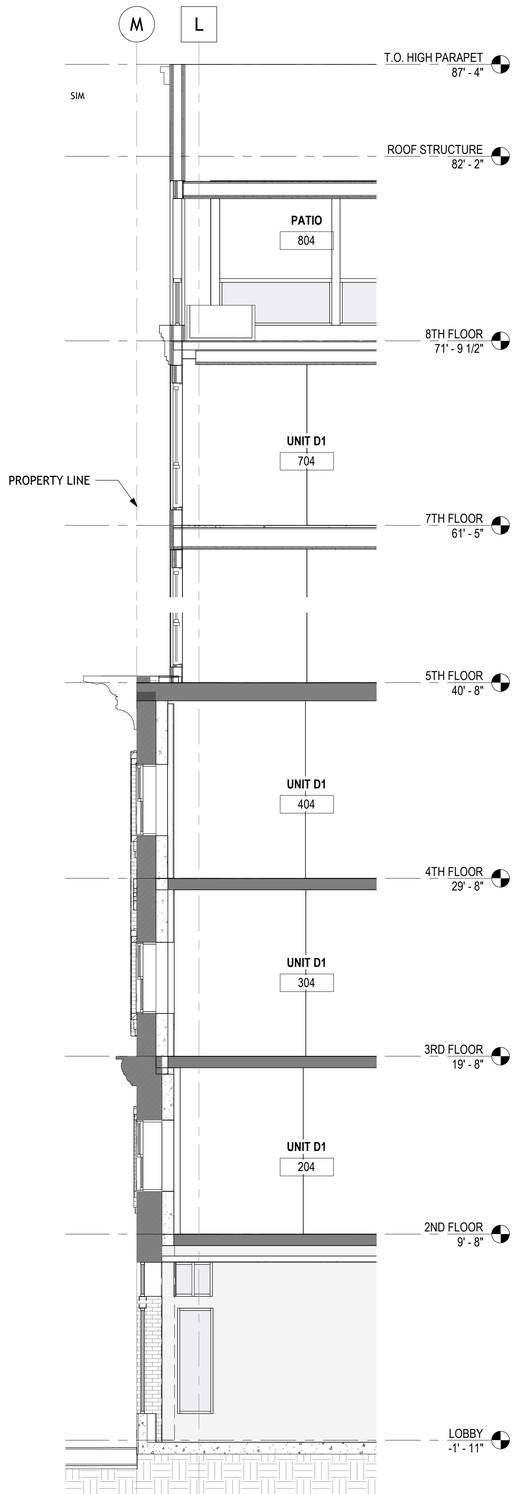
A350



6 X351 WALL SECTION #6 @ LOUNGE (DWIGHT WAY)
1/4" = 1'-0"

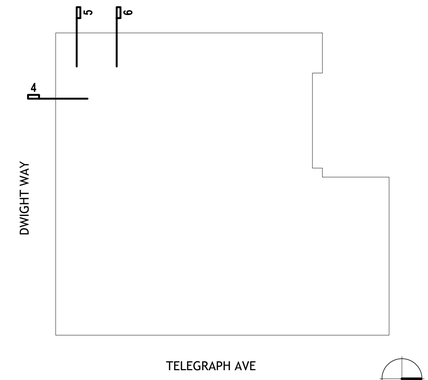


5 X351 WALL SECTION #5 @ PG&E TRANSFORMER VAULT
1/4" = 1'-0"



4 X351 WALL SECTION #4 @ DWIGHT WAY LOBBY
1/4" = 1'-0"

KEYNOTE LEGEND	
##	NOTE



KEYPLAN WALL SECTIONS
3/64" = 1'-0"

GENERAL BUILDING ELEVATION & SECTION LEGEND:

- FINISH TAG.
- ? KEYNOTE TAG, SEE LEGEND.
- 36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FRIDELSON EMA
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

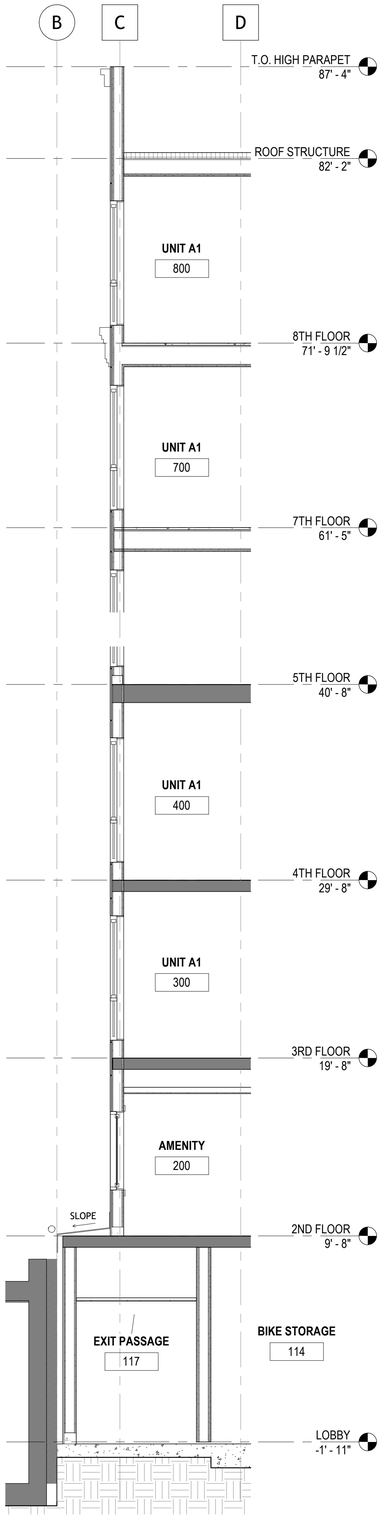
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

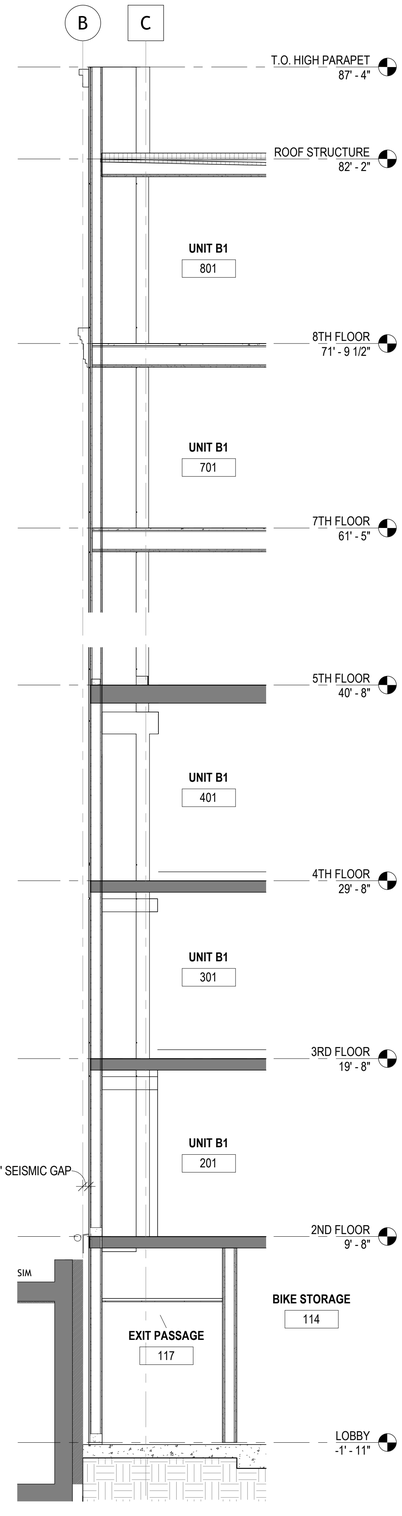
ISSUE DATE: 12/4/2025

WALL SECTIONS

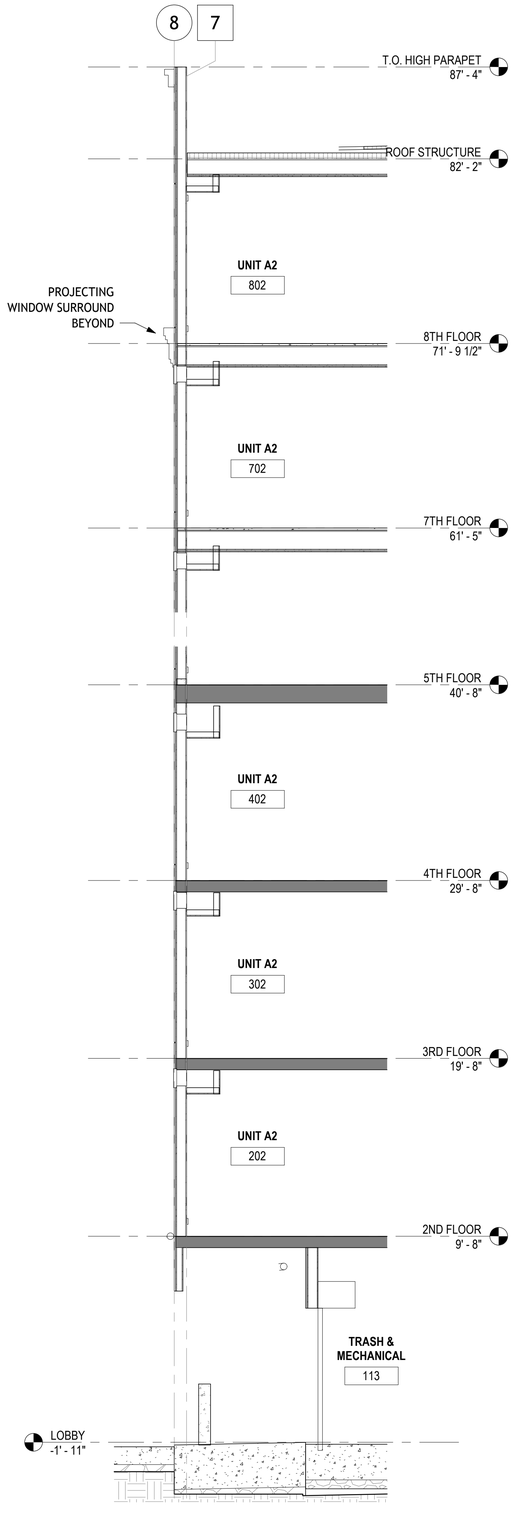
A351



9 X352 WALL SECTION #9 @ MOE'S BOOKS (EASEMENT)
1/4" = 1'-0"



8 X352 WALL SECTION #8 @ MOE'S BOOKS (EASEMENT)
1/4" = 1'-0"

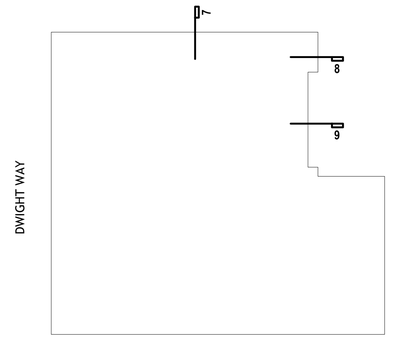


7 X352 WALL SECTION #7 @ EXT. UTILITY CORRIDOR
1/4" = 1'-0"

PROPERTY LINE

KEYNOTE LEGEND

##	NOTE



KEYPLAN WALL SECTIONS
3/64" = 1'-0"

GENERAL BUILDING ELEVATION & SECTION LEGEND:

- FINISH TAG.
- ? KEYNOTE TAG, SEE LEGEND.
- 36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
SHIRLEY FRIDELSON CHU
No. C-31807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

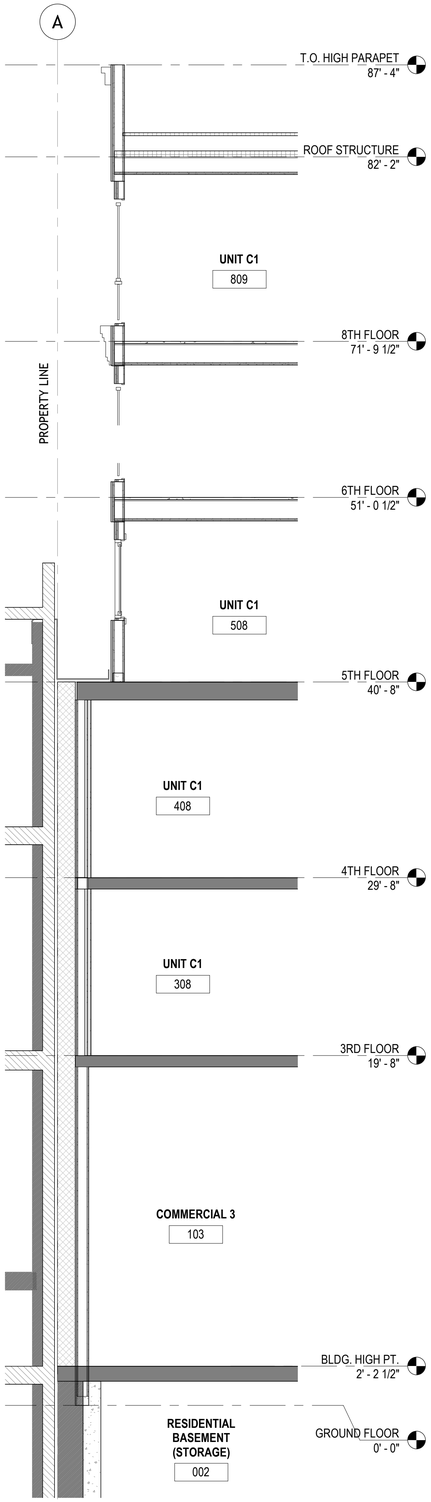
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

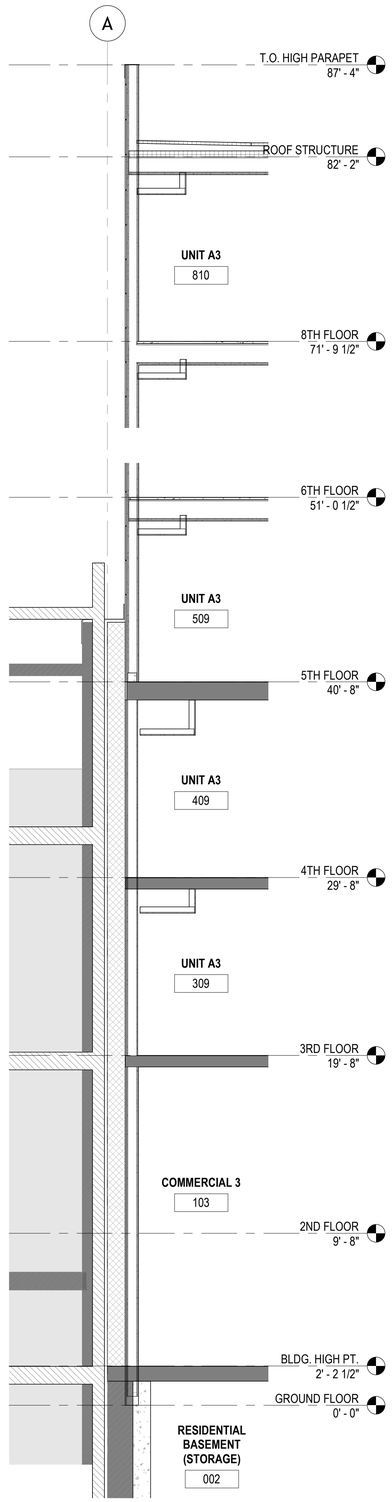
ISSUE DATE: 12/4/2025

WALL SECTIONS

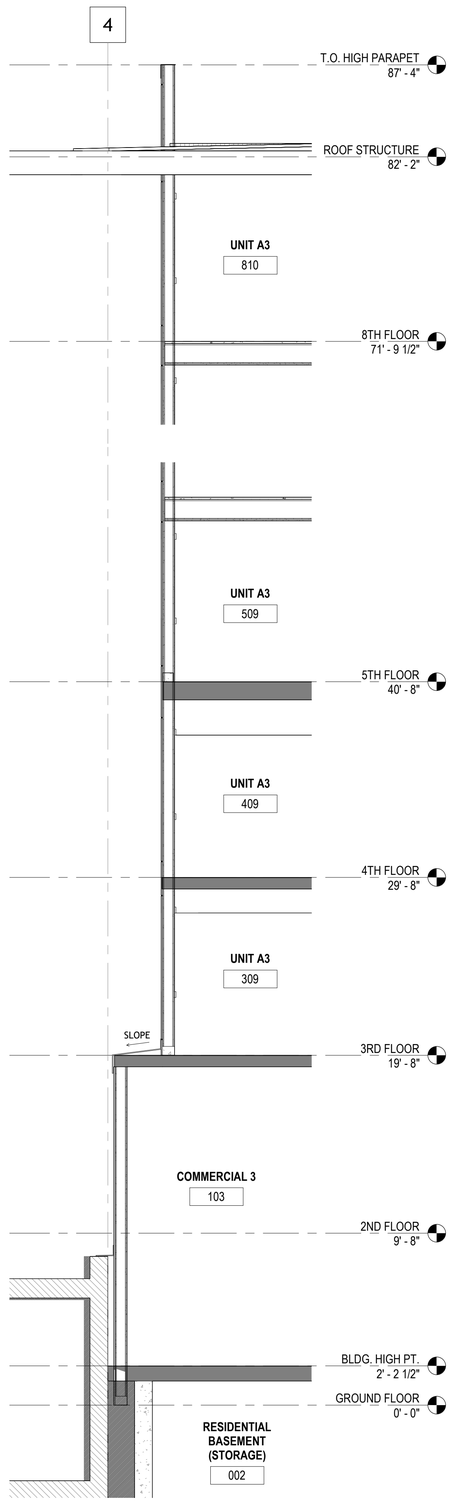
A352



12 X353 WALL SECTION #12 @ MOE'S BOOKS
1/4" = 1'-0"



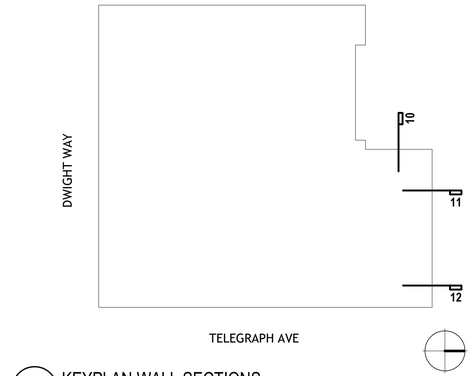
11 X353 WALL SECTION #11 @ MOE'S BOOKS
1/4" = 1'-0"



10 X353 WALL SECTION #10 @ REAR
1/4" = 1'-0"

KEYNOTE LEGEND

##	NOTE



KEYPLAN WALL SECTIONS
3/64" = 1'-0"

GENERAL BUILDING ELEVATION & SECTION LEGEND:

- FINISH TAG.
- ? KEYNOTE TAG, SEE LEGEND.
- 36" EXHAUST OPENING CLEARANCE

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 Y A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A503 FOR FLOOR Y ROOF ASSEMBLIES
4. SEE A531 FOR WINDOW DETAILS.

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2020
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
JAMES FEIDELSON
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

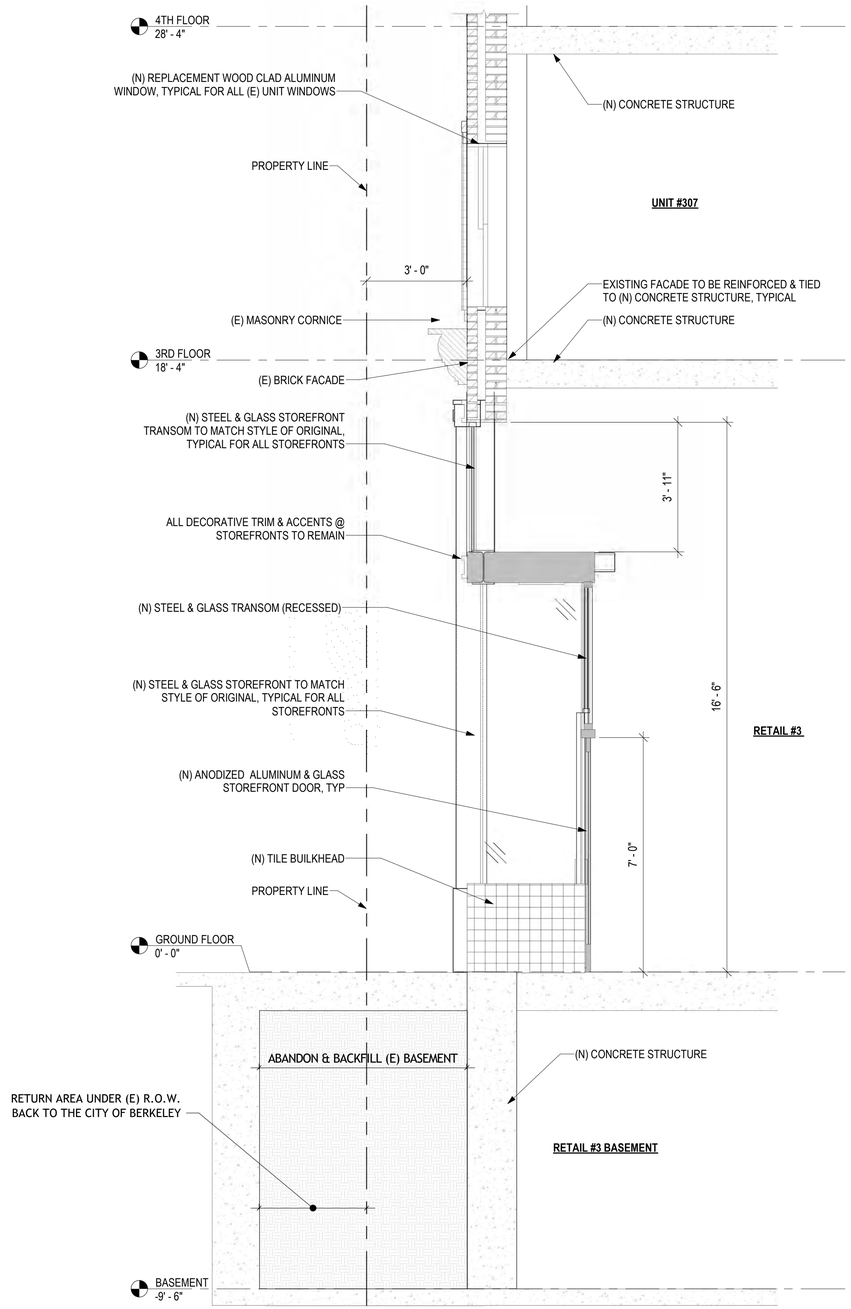
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

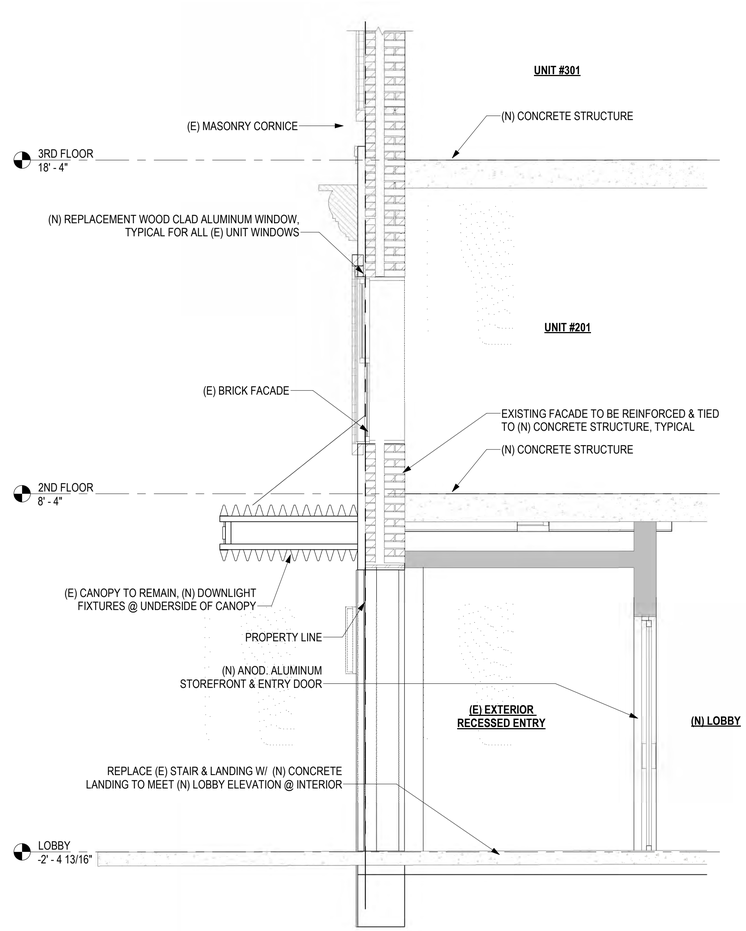
ISSUE DATE: 12/4/2025

WALL SECTIONS

A353



1 SECTION @ TELEGRAPH AVE - (TYP. STOREFRONT)
1/2" = 1'-0"



2 SECTION @ DWIGHT WAY (EXIST. ENTRY & CANOPY
1/2" = 1'-0"

studio KDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — CHRISTOPHER VICTORIANO KOO — REGISTERED ARCHITECT
REN: #14131(2022)

DESIGN REVIEW / USE PERMIT

△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

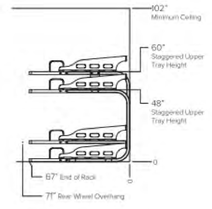
ISSUE DATE: 12/4/2025

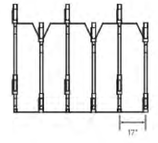
PROPOSED ENLARGED SECTIONS

A354

12/4/2025 1:55:08 PM

DERO | Dero Duplex — Submittal Sheet





CAPACITY Varies per configuration
Minimum 6 bike system required for stability

MATERIALS
Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS **Surface only**
Each connector plate accepts 3/8" wedge anchors.



U-lock compatible

©2021

1 LONG TERM BIKE RACK SPECIFICATION
1" = 1'-0"

12/4/2025 10:49:47 AM

studioKDA
510.841.3555 | studiokda.com

COPYRIGHT © 2022
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF **STUDIO KDA**. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH **STUDIO KDA**.

CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — REN. 01/31/2023 — LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

△ PROJECT ISSUE RECORD:

1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

MISC SPECIFICATIONS & DETAILS

A550

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2449 Dwight Way

Use Permit #2022-0021 to partially demolish the existing 4-story mixed use building (preserving the two frontage facades) and construct a 50,435-square-foot, 8-story (85 feet, plus a 5-foot 2-inch parapet) mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, February 26, 2026, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY*: *THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

A. Land Use Designations:

- General Plan: AC - Avenue Commercial
- Zoning: C-T – Telegraph Commercial

B. Zoning Permits Required:

- **Construction.** BMC Section 23.204.020(A) **"Allowed Land Uses"** to construct a new mixed-use development (UPPH).
- **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create new floor area of 10,000 square feet or more (UPPH).
- **Height Increase.** BMC Section 23.204.110(D)(4) **"Height Limits"** to increase the maximum height to 75 feet (for the base project) (UPPH).
- **Interior Setbacks.** Use Permit under BMC Section 23.204.110(D)(4) **"Modifications to Standards"** to incase the floor area ratio (for the base project) (UPPH).
- **Projections Above Height Limits.** BMC Section 23.304.050(A) **"Allowed Projections Above Height Limit"** to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district **(**AUP)
- **Fence Height.** BMC Section 23.304.080(A) **"Permits Required"** to allow for a fence or entry gate more than six (6) feet in height **(**AUP)

C. Concessions and Waivers and Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915.

- Concession from BMC 23.316 Section **"Percentage for Public Art on Private Projects"** to allow an exemption from the public art allocation in-lieu fee
- Waiver from BMC Section 23.204.110(D)(1) **"Development Standards"** to reduce the required the **useable open space** to 477 square feet, where 2,520 square feet is required
- Waiver from BMC.304.090(B)(7) **"Landscaping"** to reduce the amount of landscaping required in open space areas to 115 square feet, where 1,008 square feet is required
- Waiver from BMC 23.204.110(D)(1) **"Development Standards"** allow for an increase in **building height** up to 85 feet (with a 5' 2" parapet) and 8 stories, where 75 feet and 6 stories is the limit (with a use permit)

D. CEQA Recommendation: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-fill Development Projects").

E. Project Recommendation: Approve Use Permit #ZP2022-0021 pursuant to BMC Section 23.406.040(D)

F. Parties Involved:

- Applicant — Studio KDA, Jason Andre
- Owner — Greg Hoff & Chris Hoff

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Lisa Gordon, at (805) 324-7207 or lgordon@rinconconsultants.com or Sharon Gong at (510) 981-7410 or sgong@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:
Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Rent Stabilization

June 19, 2025

To: Lisa Gordon, Planner, Planning & Development Department

From: Matt Brown, General Counsel
By: Katrina Lapira, Associate Planner

Subject: **2445-2449 Dwight Way (2482 TELEGRAPH AVE)**

On April 24, 2025, City of Berkeley Land Use Planning staff requested a Rent Stabilization Board memorandum about a new application to redevelop an existing building with 24 units at 2449 Dwight Way. The proposed project would restore and reconfigure the existing residential units and add 39 new residential units primarily within four new story addition. The project would result in an 8-story, mixed-use building with 63 residential units, including 3 below-market rate (BMR) units. Land Use Planning requested information related to the property's rental history and as an analysis of how the proposed redevelopment and expansion of the existing building would impact the status of the existing units under the Rent Stabilization and Eviction for Just Cause Ordinance ("Rent Ordinance")

Property History

Alameda County records show that residential units at 2445-2449 Dwight are associated with the APN: 055-1881-004, which has a main address of 2842 Telegraph Avenue and is owned by Virginia College Associates as of February 2, 2002. City of Berkeley records indicate that the property was originally developed with a single-story commercial building, which was then redeveloped into a mixed-use building with addition of 24 units above the ground floor commercial in 1921.

Rent Stabilization Board records also indicate that 2449 Dwight contains a total of 24 dwelling units on the lot.

Rental History and Existing Rent Control Status

Rent Stabilization board records indicate that all 24 units are rent-controlled and subject to the Rent Ordinance. On November 15, 2015, the subject mixed-use building was damaged by a fire, which resulted in the displacement of all tenants and the vacancy of all 24 units. Prior to the fire, all units were occupied. Although the building fire resulted in the vacancy of the subject building, it did not result in the demolition of the existing 24 units (see discussion Demolition Ordinance section below). Therefore, all 24 units are fully covered and subject to the Rent Ordinance.

Current Tenancies (as of May 14, 2025):

Unit Address	Occupancy Status
2449 Dwight #20	Vacant
2449 Dwight #21	Vacant
2449 Dwight #22	Vacant
2449 Dwight #23	Vacant
2449 Dwight #30	Vacant
2449 Dwight #31	Vacant
2449 Dwight #32	Vacant
2449 Dwight #33	Vacant
2449 Dwight #34	Vacant
2449 Dwight #35	Vacant
2449 Dwight #36	Vacant
2449 Dwight #37	Vacant
2449 Dwight #38	Vacant
2449 Dwight #39	Vacant
2449 Dwight #40	Vacant
2449 Dwight #41	Vacant
2449 Dwight #42	Vacant
2449 Dwight #43	Vacant
2449 Dwight #44	Vacant
2449 Dwight #45	Vacant
2449 Dwight #46	Vacant
2449 Dwight #47	Vacant
2449 Dwight #48	Vacant
2449 Dwight #49	Vacant

No Fault Evictions

The buildings addressed 2449 Dwight have not been removed from the rental market under the Ellis Act or any other no fault eviction at any time during the preceding five (5) years.

Harassment or Illegal Eviction

The Rent Stabilization Board has no record of any verified cases of harassment or threatened or actual illegal evicting occurring for the rental units at 2449 Dwight.

Demolition Ordinance (BMC 23.326) and SB 330 Applicability

2015 Building Fire

Although the building was damaged by the fire in 2015, the units were not considered to be demolished or destroyed in part because the damage did not result in the removal of 50 percent or more of the enclosing exterior walls and 50 percent or more of the roof. Pursuant to BMC Section 23.502.020(D)(2), if a technical demolition were to occur as part of the proposed project (e.g. during construction or building permit phase), then the project would be subject to the Demolition Ordinance effective on July 22, 2021, the date a complete Housing Crisis Act of 2019 Senate Bill (SB) 330 application was submitted for the subject development project.

Proposed Project – Additional Units Do Not Result in Demolition

The project includes the reconfiguration of 24 units within the existing building footprint of the structure and would add 39 units, totaling 63 units in the proposed mixed-use

project. The reconfigured 24 units would be located on floors 2-4, the existing floors of the building, while the additional units would be located on floors 5-8 and a portion of the fourth floor. Although the project includes 4 units in addition to the existing 24 units, for a total of 28 units within floors 2-4, it would not result in the demolition of any of the existing 24 units. As a result, provided that there is no technical demolition of the units (see above subsection), the proposed project is not subject to the Demolition Ordinance and the 24 reconfigured units would remain under rent control and fully subject to the Rent Ordinance.

Proposed Project Rent Control Status

As previously stated, the 24 reconfigured units would remain fully subject to the Rent Ordinance. The new units proposed as part of the project will be subject to registration with the Rent Board, with their status under the Rent Ordinance determined by whether or not a Certificate of Occupancy is issued for the building. If a new Certificate of Occupancy is issued, the new units will be partially-covered, and the tenants will be entitled to security deposit interest and will have eviction protections. If no new Certificate of Occupancy is issued, the new units would be fully subject to the Rent Ordinance.

Recommendation

Rent Stabilization Board staff recommend the following:

1. That Planning Department staff inform Rent Board if that project is changed or modified so that it becomes a full or technical demolition.

2. That the ZAB adopt the following Use Permit conditions to fulfill the requirements of Berkeley's Demolition Ordinance and state law:

    a. **Demolition Diagram.** Prior to the submittal of a building permit, provide a demolition diagram to the project planner that highlights the exterior walls and roof to be demolished as part of the project. On the diagram, include the total percentage of exterior walls and roof to be demolished. If the project results in a technical demolition pursuant to BMC Section 23.502.020(D)(2), then the project shall be subject to the Demolition Ordinance effective on the date a complete SB 330 application was submitted for the proposed development.

    b. **Rental Registry.** Prior to issuance of any Certificate of Occupancy register all the new units with the Rent Stabilization Form. Provide confirmation from the Rent Stabilization Board (rentregistry@berkeleyca.gov) that the new units have been registered.

Please contact Katrina Lapira with any further questions regarding this matter.

Sincerely,



Matt Brown
General Counsel

MITIGATION MONITORING PROGRAM

This Draft Mitigation Monitoring Program (MMP) has been formulated based upon the findings of the Environmental Impact Report (EIR) prepared for the City of Berkeley Draft Southside Plan. The MMP, which is provided in Table 1 of this section, lists mitigation measures recommended in the EIR for the proposed project and identifies mitigation monitoring requirements. The Final MMP must be adopted when the City Council makes a final decision on the project.

This MMP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMP when mitigation measures are required to avoid significant impacts. The MMP is intended to ensure compliance during implementation of the project.

The MMP is organized in a matrix format. The first column identifies the impact and the second column identifies the level of significance of the impact without mitigation. The third column identifies the mitigation measure that would be implemented for each project impact and the fourth column identifies the level of significance of the impact with the mitigation measure. The fifth column, entitled "Monitoring Responsibility," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The sixth column, entitled "Monitoring Timing," refers to when the monitoring will occur to ensure that the mitigation action is completed. The seventh column, entitled "Verification," is for the lead agency to provide verification that the measures have been implemented. These mitigation measures include any minor revisions made as a result of the Response to Comments Document.

Table 1: Mitigation Monitoring Program

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
A. Land Use						
There are no significant land use impacts.						
B. Population, Employment and Housing						
There are no significant population, employment and housing impacts						
C. Transportation and Circulation						
TRANS-1: Potential new construction would significantly affect operations of the Parker Street/Warring Street intersection under Existing Plus Project Conditions.	S	TRANS-1: Remove the stop signs on Warring Street while maintaining stop signs on Parker Street at the Clark Kerr Campus exit. This action will reduce long southbound queues along Warring Street. The side street approach would operate at LOS F; however, the minor street volumes are low and would not meet the peak hour signal warrant. Install a high visibility crosswalk system on the north side of the Clark Kerr exit driveway to permit pedestrians to alert drivers to pedestrian crossings.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will cause delays at the intersection of more than two seconds from 2007 conditions (as shown in the DEIR) while continuing to operate at an LOS E. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-3: Potential new construction would cause a significant cumulative impact at the intersection of Bancroft Way/Piedmont Avenue.	S	TRANS-3: Re-stripe the existing cross section for north and south bound traffic on Piedmont Avenue to accommodate two lanes of traffic in each direction. The additional lanes will prevent through traffic from being blocked by turning movements. Provide crosswalks only on the north and west sides of the intersection to eliminate pedestrian conflicts with vehicles on the south approach. Relocate the existing northbound bus zone to the north of the intersection to accommodate the second moving traffic lane, and eliminate parking north of Bancroft Way. With implementation of this mitigation measure the intersection would operate at LOS C.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS F conditions at the intersection during the AM peak hour and/or cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	
TRANS-4: Potential new construction would cause a significant cumulative impact at the intersection of Durant Avenue/Piedmont Avenue.	S	TRANS-4: Re-stripe the existing cross section for north and south bound traffic on Piedmont Avenue to accommodate two lanes of traffic in each direction. The additional lanes will prevent through traffic from being blocked by turning movements. To accommodate two lanes of traffic during the PM peak period, parking would have to be prohibited along Piedmont Avenue between Bancroft Way and 100 feet south of Durant Avenue. With implementation of this mitigation measure the intersection would operate at LOS C.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS F conditions at the intersection during the AM peak hour and/or cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-5: Potential new construction would cause a significant cumulative impact at the intersection of Channing Way/Fulton Street.	S	TRANS-5: Signalize the Channing Way/Fulton Street intersection. With implementation of this mitigation measure the intersection would operate at LOS C. The traffic signal shall provide pedestrian countdown signal indications, bicycle and emergency vehicle detection and necessary equipment capable of transit priority operations.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	
TRANS-6: Potential new construction would cause a significant cumulative impact at the intersection of Parker Street/Warring Street.	S	TRANS-6: Implementation of Mitigation Measure TRANS-1 (Remove the stop signs on Warring Street while maintaining stop signs on Parker Street at the Clark Kerr Campus exit) would reduce the cumulative impact on the Parker Street/Warring Street intersection to the less-than-significant level.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS E operations at the intersection by more than 3 seconds from 2007 conditions (as shown in the DEIR) and/or exacerbate LOS F operations at the intersection by increasing the volume-to-capacity ratio by more than 0.01. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-7: Construction on development sites in the Southside area can disrupt pedestrian sidewalks at the vehicle access interface when either driveways or curb-cuts are introduced.	S	TRANS-7: The City shall require all new development to design the vehicle access points to new development sites as driveways. A 6-foot sidewalk width, or 6 feet of clearance on sidewalks, shall be maintained across each new driveway that is in line with the primary walking corridor along the street.	LTS	City of Berkeley Planning and Development and Public Works Department	Prior to design approval.	
TRANS-8: Vehicles and bicycles currently encroach into crosswalks, which may increase as new development allowed pursuant to the Project generates additional trips.	S	TRANS-8: At all signalized intersections and mid-block locations within the Southside area the City shall install limit lines five feet in advance of the crosswalks and install "Turning Traffic Must Yield to Pedestrians" signage consistent with the *California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2003 Edition, as amended for use in California).*	LTS	City of Berkeley Planning and Development and Public Works Department	To be implemented within 5 years through the City's CIP process	
TRANS-9: Certain elements of the Southside area's pedestrian facilities are in disrepair or require upgrade to be ADA compliant, which may worsen as development resulting from the Project generates additional pedestrian trips.	S	TRANS-9: The City shall implement Policy T-C4 of the Draft Southside Plan and develop a program for sidewalk and intersection repairs and upgrades. Such a plan should inventory the existing system, identify deficiencies, and prioritize necessary improvements, including ongoing maintenance.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-10: The Project will increase bicycle activity, including along the Bancroft Way and Durant Avenue corridors where there are no bicycle facilities, which can create unsafe conditions.	S	TRANS-10: The City shall install Class II bike lanes on Bancroft Way between Dana Street and Fulton Street and on Durant Avenue west of College Avenue. The City shall install shared roadway markings on Bancroft Way west of Fulton Street and east of Dana Street as well as on Durant Avenue east of College Avenue. The shared roadway markings shall be located 11 feet from the face of curb to highlight the preferred bicycle travel path to avoid open vehicle doors.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	
TRANS-14: The Project will bring additional activity to the Southside, including increased vehicular trips. There is a limited amount of short-term parking in the Southside area, which is needed to minimize drivers having to recirculate through the Southside area in search of available parking.	S	TRANS-14: The City shall implement Policy T-F1 of the Draft Southside Plan to improve short term parking opportunities. The City shall explore increasing parking fees to promote use of off-street lots and short-term on-street parking, upgrading its parking enforcement technology to capture long term parkers who move their cars every two hours to avoid ticketing, and pricing parking based on demand.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
D. Air Quality						

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-1: Demolition and construction period activities could generate significant dust, exhaust, and organic emissions.	S	AIR-1: Consistent with guidance from the BAAQMD, the following actions shall be required of construction contracts and will be incorporated into standard conditions of approval for future development projects. *Demolition.* The following controls shall be implemented during demolition: • Water during demolition of structures and break-up of pavement to control dust generation; • Cover all trucks hauling demolition debris from the site; and • Use dust-proof chutes to load debris into trucks whenever feasible. *Construction.* The following controls shall be implemented at all construction sites: • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;	LTS	City of Berkeley Building and Safety Division	Throughout demolition and construction period	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-1 *Continued*		• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; • Apply non-toxic soil stabilizers to inactive construction areas; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; • Replant vegetation in disturbed areas as quickly as possible; • Install baserock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. • Implementation of this mitigation measure would reduce construction and demolition air quality impacts to a less-than-significant level.				

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-2: Project operational emissions would exceed the BAAQMD thresholds of significance for ozone precursors.	S	AIR-2: Changes in land use and zoning and policies in the Draft Southside Plan encourage mixed uses, transit use, pedestrian, and bicycle accessibility, and the provision of limited parking (e.g., LU-D1, LU-E1, LU-F8, LU-F10, LU-F14, T-A1, T-A2, T-A3, T-A4, T-A5, T-C1, T-C4, T-C5, T-C6, T-E1, T-E3, T-E4, T-G3, T-H1). These Plan features would help to reduce new construction-related trips and lower regional emissions. However, even with these reductions, the regional emissions associated with development anticipated to occur with implementation of the Plan would exceed BAAQMD significance thresholds. Additional measures to reduce this impact are not available; therefore, the Project's regional air quality impacts would remain significant and unavoidable.	SU	City of Berkeley Planning and Development and Public Works Department	The changes to land use and zoning policies will be implemented with the adoption of the Southside Plan. The impact will continue to be Significant and Unavoidable because adoption of these mitigation measures will still not mitigate the air quality within the San Francisco Bay Area air basin.	
E. Noise						
There are no significant noise impacts						
F. Public Facilities and Services						
There are no significant public facilities and services impacts						
G. Utilities and Infrastructure						
There are no significant utilities and infrastructures impacts						

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
H. Paleontological and Cultural Resources						
CULT-1: Ground-disturbing activities associated with new construction and associated underground utility installation could result in the destruction of paleontological resources.	S	CULT-1: Should fossils be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of the specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collections facility.	LTS	City of Berkeley Planning and Development Department	During demolition, grading, and construction activity	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
CULT-2: Ground-disturbing activities associated with new construction and associated utility installation could result in destruction of unidentified subsurface archaeological deposits.	S	CULT-2: During project-specific environmental review for individual development projects within the Southside area, the City shall apply the conditions of approval and the criteria for determining archaeological impacts required by the City of Berkeley General Plan. If such a system of review is not yet in place, the City shall, prior to the approval of any development pursuant to the Project involving ground disturbance, establish a development process with comparable conditions of approval and safeguards against potential impacts to archaeological deposits. Such conditions and safeguards may include, but are not limited to, archaeological sensitivity assessments, site-specific investigations, intensive surface surveys, and/or subsurface archaeological testing prior to project clearance.	LTS	City of Berkeley Planning and Development Department	Prior to approval	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
CULT-3: Ground-disturbing activities associated with new construction and associated utility installation could result in destruction of unanticipated archaeological discoveries.	S	CULT-3: If unanticipated deposits of prehistoric or historical archaeological materials are encountered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as a historical or archaeological resource, and provide recommendations. If the deposit does not qualify as a historical or archaeological resource, then no further protection or study is necessary. If the deposit does qualify as a historical or archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposits cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeological assessment, a report should be prepared documenting methods, findings, and recommendations. The report should be submitted to the City, the project proponent, and the NWIC.	LTS	City of Berkeley Planning and Development Department	During construction activity	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
CULT-4: Ground-disturbing activities associated with new construction and associated utility installation could result in destruction or disturbance of human remains, including those interred outside of formal cemeteries.	S	CULT-4: If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeological assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent, and the NWIC.	LTS	City of Berkeley Planning and Development Department	During construction activity	

Source: LSA Associates, Inc., 2009.