CITY OF BERKELEY

DESIGN REVIEW COMMITTEE

STAFF REPORT

For Committee Decision
APRIL 16, 2026

2449 Dwight Way

FINAL DESIGN REVIEW

Design Review #DRCF2026-0001 to partially demolish (maintaining more than 50% of the exterior of the façade) a mixed use building at 2449 Dwight Way, and to construct a 49,454 square foot, 8-story (85 feet) mixed-used building with 2,627 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The project applicant seeks a 20 percent Density Bonus (11 units) by providing five (5) percent of the base project units as affordable to Very Low-Income households (3 units).

I. Introduction

This 8-story mixed-use project is proposed in the C-T Telegraph Commercial District on the northwest corner of Dwight Way and Telegraph Avenue.

The project was last before the Design Review Committee on September 18, 2025 for Preliminary Design Review, where the Committee provided recommendations for Final Design Review and are located further on in this report. The Zoning Adjustments Board approved the Use Permit on February 26, 2026.

It is before the Design Review Committee this month for Final Design Review. The Committee has been asked to review the final façade design, building details, landscape design and colors and materials palette.

II. Background

The proposed project at 2449 Dwight Way includes the redevelopment of a commercial parcel with the preservation of the existing façade along Dwight Way and Telegraph Avenue. The project involves the partial demolition of the existing structure, retaining more than 50% of the exterior façade, and the construction of a new 8-story, 49,454 square foot mixed-use building. The building will include 2,627 square feet of commercial space at the ground level and 63 residential units above.

During construction, the façade will be supported by a cast-in-place concrete frame and temporary steel channels. These structural measures are designed to hold the façade in place at existing support points and maintain character-defining elements. Once the new floor slabs are installed, the temporary supports will be removed, and the concrete frame will integrate into the permanent structure.

The retention of the façade is a key component of the project. The building design respects the site's historical context while meeting modern accessibility, housing, and commercial needs.

III. Project Setting

A. Neighborhood/Area Description:

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 People's Park 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.

B. Site Conditions:

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-to 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; apartments over shops.

Figure 1: Vicinity Map Highlighting nearby City Landmarks

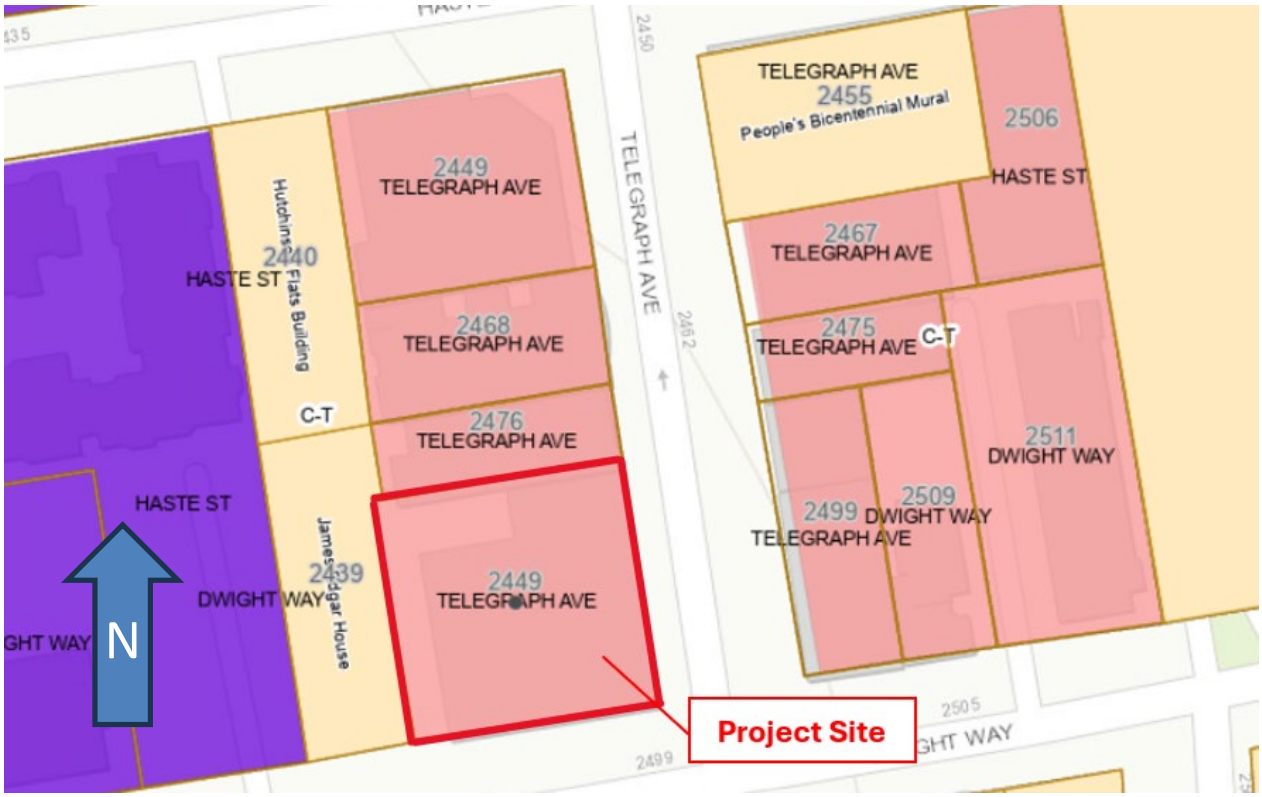


Table 1: Land Use Information

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, R-SMU	Residential uses and Preschool

IV. Summary from September 18, 2025 DRC Meeting

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): *MOTION (Woo, Tam) 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.*

- determine wind corridor and shadow impacts on the shadow impacts on the public sidewalk.
- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space.

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½ x 11 copy of the approved Use Permit drawings is attached for reference. This design submittal is consistent with the approved Use Permit design.

B. Current Submittal includes:

- Floor plans, exterior elevations, building sections, and perspective renderings;
  - Upper cornice and horizontal trim have been further refined.
  - West and north façades have also been modified, to be more consistent with the overall design.
  - Southwest corner has been modified and does not wrap to the west side now.
- Construction details, and wall and window sections;
  - Additional details, as well as detailed wall sections, have been added to this drawing set.
- Landscape plans and plant palette; and
- Colors and Materials Board
  - Material samples will be presented at the meeting.

C. Issues for Discussion:

- Ground floor facade
- Building facades / details
- Landscape design
- Colors and materials palette

VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

Attachments:

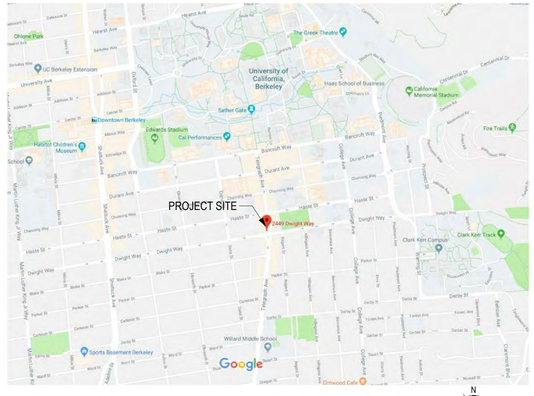
1. Project Plans, received April 3, 2026
2. Approved Use Permit Drawings, approved February 26, 2026

Prepared by: Anne Burns, ABurns@berkeleyca.gov , (510) 981-7410

CHANDLER BLDG. ADDITION

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

FINAL DESIGN REVIEW - 4/16/2026



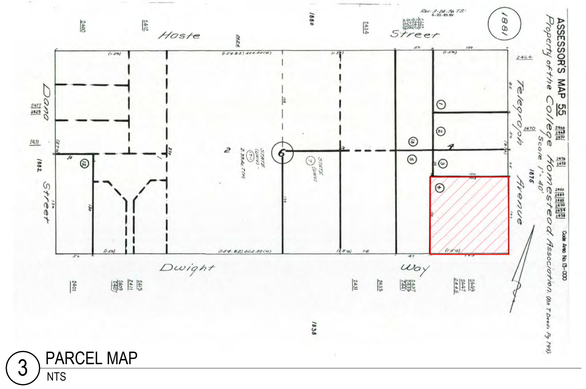
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5 VICINITY MAP
NTS



N

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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — CHARLES THOMSON KAHN — LICENSED ARCHITECT
REN. 4/30/[illegible]

FINAL DESIGN REVIEW

△	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: 4/2/2026

COVER SHEET

G001

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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*
HEIGHT	TOTAL LOT AREA (SQ.FT.):	10,300	10,300	N/A	N/A
	MIN. BUILDING HEIGHT(FT.):			35'	
	MAX. BUILDING HEIGHT(FT.):	44'	82'-6"	65**	75***
	# STORIES:	4	8	6**	7
SETBACKS	FRONT (TELEPGRAPH):	3'-0"	3'-0"	0'	N/A
	REAR (WEST):	10'-0"	10'-0"	10'	N/A
	STREET SIDE (DWIGHT):	0'-0"	0'-0"	0'	N/A
	(NORTH) INTERIOR SIDE:	0'-0"	0'-0"	0'	N/A
DENSITY	FLOOR AREA RATIO (FAR):	2.72	4.90	5**	6**

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

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	

NOTES:

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**

NOTES:
SEE DENSITY BONUS FOR EXISTING UNIT INFO

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**

NOTES:
SEE DENSITY BONUS FOR UNIT MIX AND MORE UNIT INFO

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

NOTES:
PER BMC 23.304.090 B.
PER BMC 23.304.090 A.1(a)
*MIN. 40% OF TOTAL REQUIRED OPEN SPACE TO BE LANDSCAPED

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:
*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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — LANDIS PETERSON SAMUEL — REN. 4/30/2027 — LICENSED ARCHITECT

FINAL DESIGN REVIEW

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: 4/2/2026

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



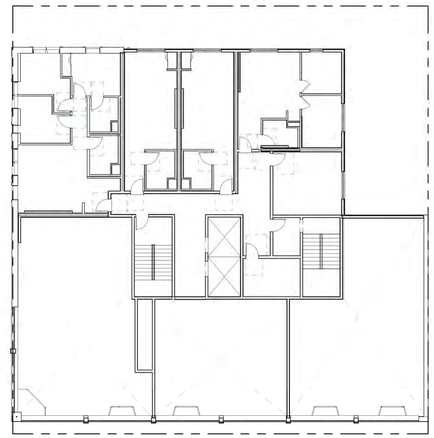
8 8TH FLOOR - UOS
NOT TO SCALE



6 6TH FLOOR - UOS
NOT TO SCALE



4 4TH FLOOR - UOS
NOT TO SCALE



2 2ND FLOOR - UOS
NOT TO SCALE



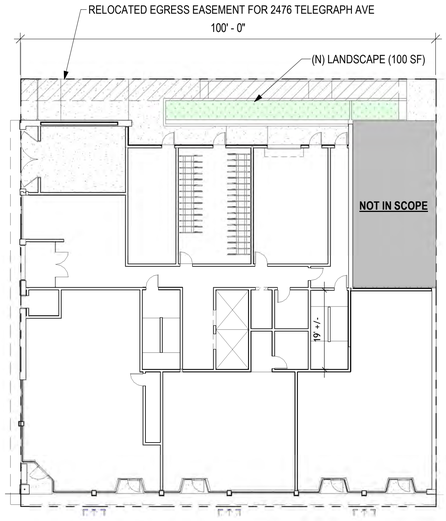
7 7TH FLOOR - UOS
NOT TO SCALE



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

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CHANDLER BLDG. ADDITION

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2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA · JAMES FERGUSON SAM · LICENSED ARCHITECT
REN.
4/30/2023

FINAL DESIGN REVIEW

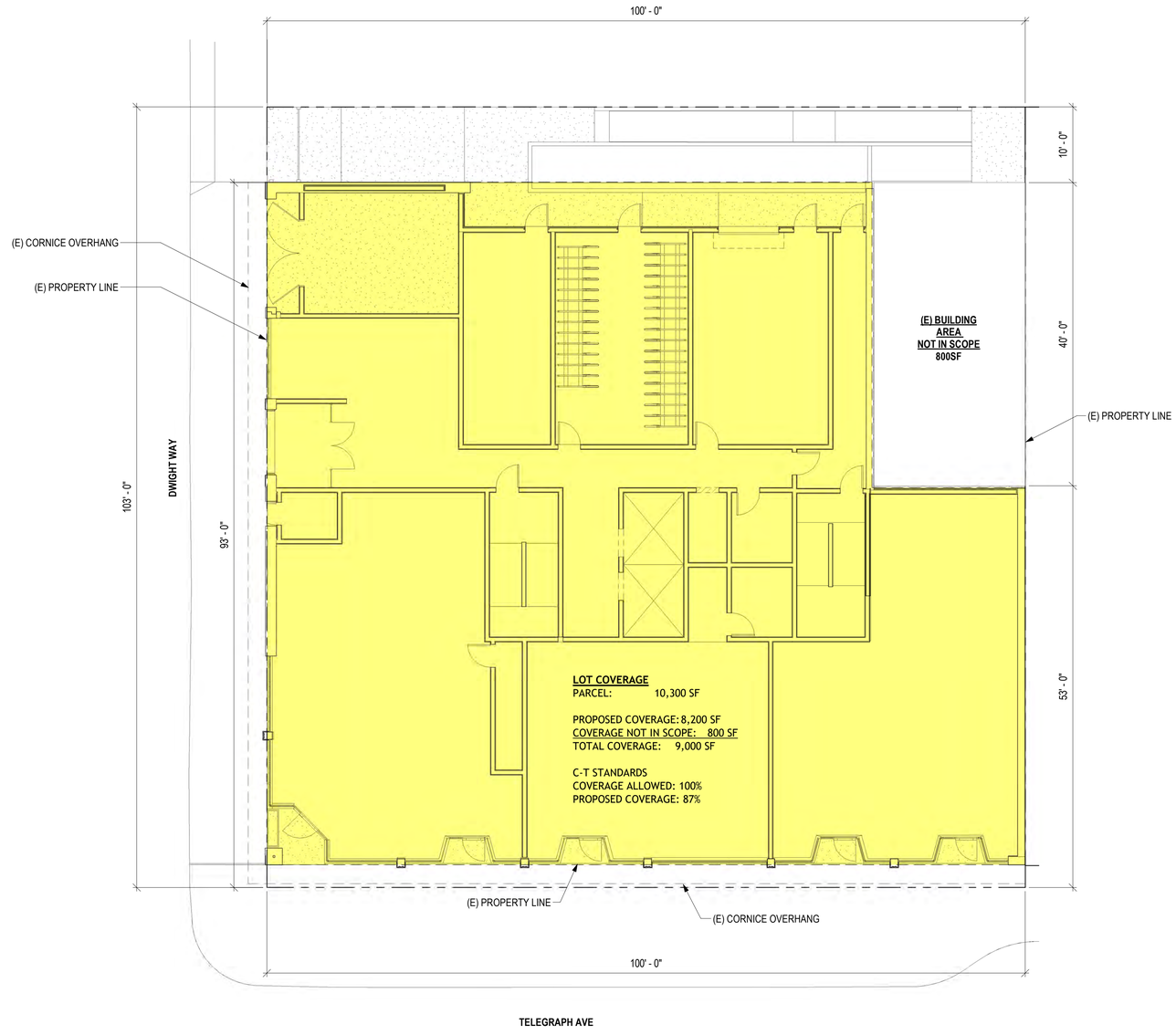
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ISSUE DATE: 4/2/2026

USABLE OPEN SPACE DIAGRAMS

G005



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STATE OF CALIFORNIA — LICENSED ARCHITECT
REN.
4/30/2027

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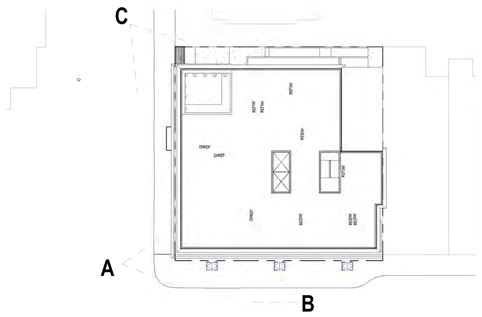
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PROJECT #: EPC07
ISSUE DATE: 4/2/2026

LOT COVERAGE DIAGRAM

G006

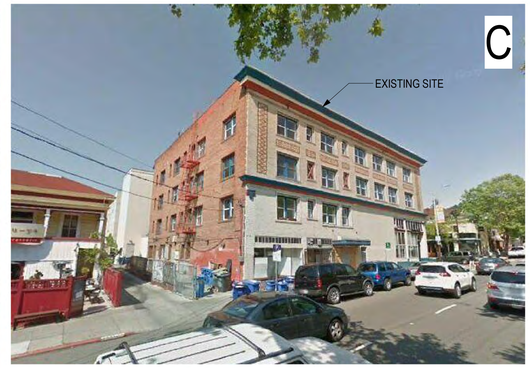
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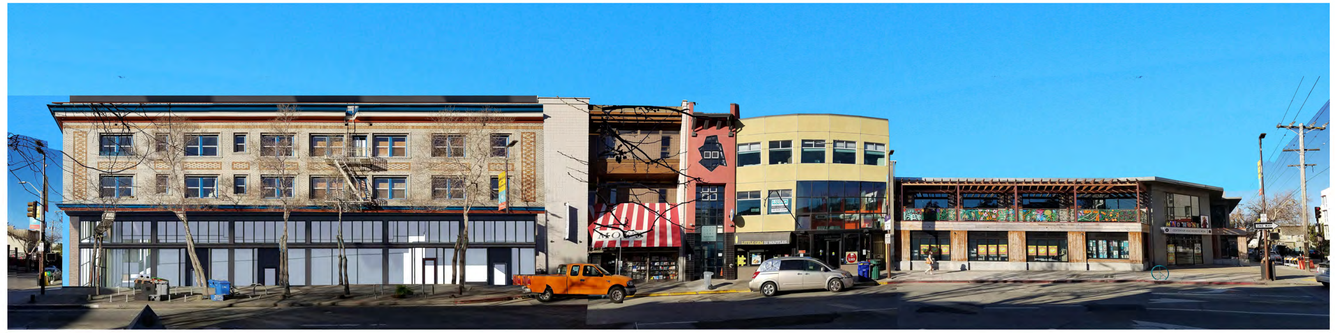
4 KEY PLAN



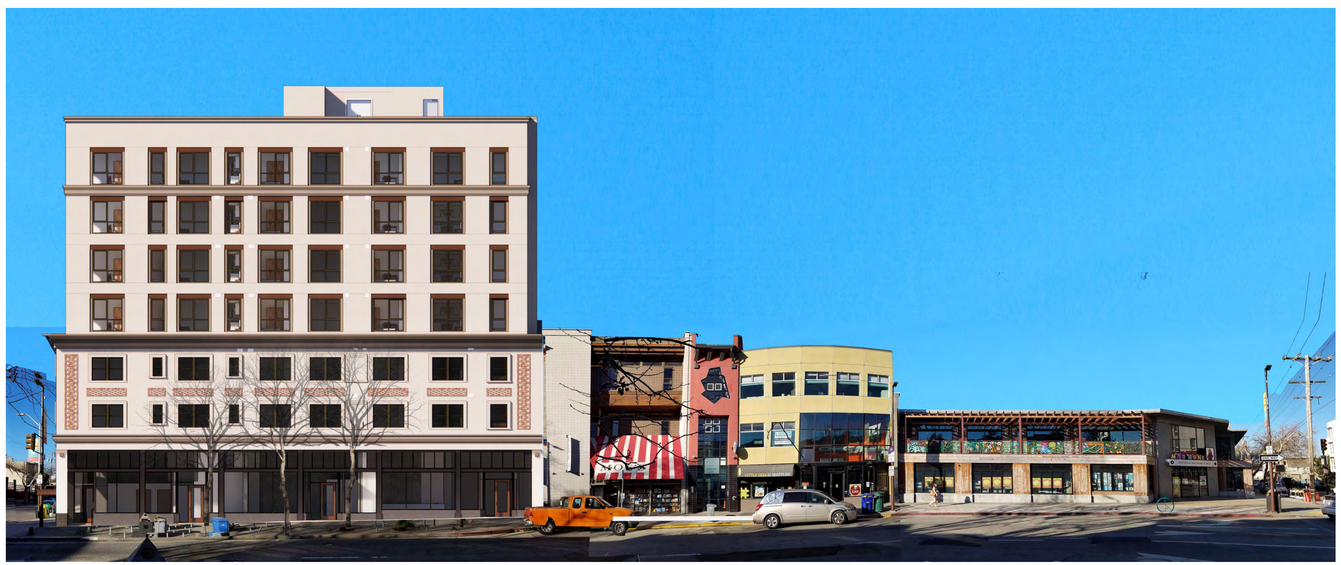




3 SITE PHOTOS
NTS



2 EXISTING TELEGRAPH STREET ELEVATION1
NTS



1 PROPOSED TELEGRAPH STREET ELEVATION1
NTS

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2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA · KRISTEN TRIEMSTRA KAPLAN · LICENSED ARCHITECT
REN. 4/30/2027

FINAL DESIGN REVIEW

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PROJECT #: EPC07
ISSUE DATE: 4/2/2026

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

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BERKELEY, CA

STATE OF CALIFORNIA — KRISTEN FERGUSON KARP — REN. 4/30/2027 — LICENSED ARCHITECT

FINAL DESIGN REVIEW

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PROJECT #: EPC07
ISSUE DATE: 4/2/2026

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"

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BERKELEY, CA

STATE OF CALIFORNIA — KRISTEN THOMSON KAPLAN — LICENSED ARCHITECT
REN. 4/30/2023

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PROJECT #: EPC07
ISSUE DATE: 4/2/2026

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

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BERKELEY, CA

STATE OF CALIFORNIA
REN.
4/30/[illegible]
LICENSED ARCHITECT

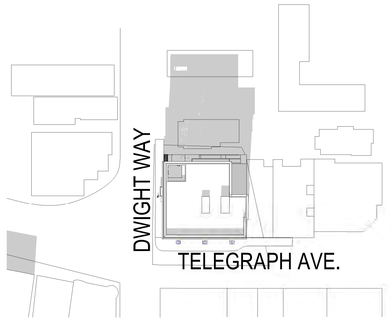
FINAL DESIGN REVIEW

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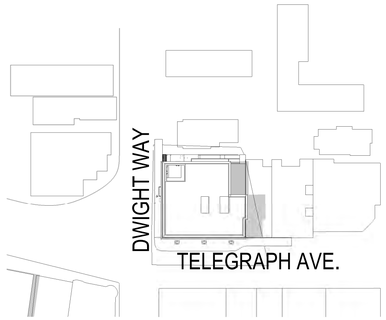
PROJECT #: EPC07
ISSUE DATE: 4/2/2026

PHOTO RENDERINGS

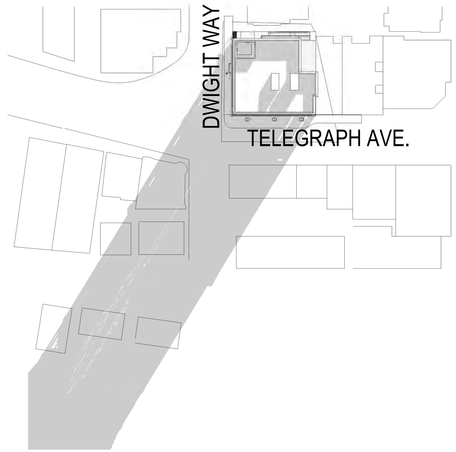
G009B



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



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

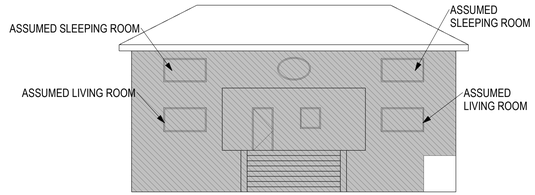


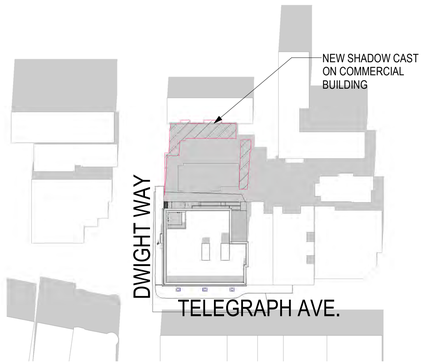
3 SHADOW STUDY PROPOSED JUNE 21 6.34 PM
1" = 80'-0"

SHADOW STUDY LEGEND

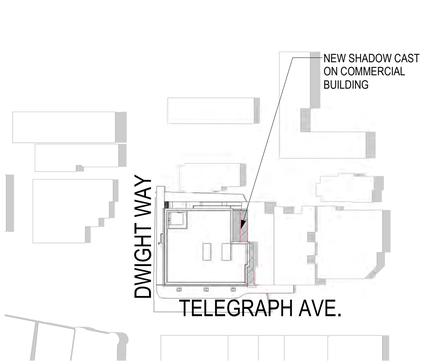
NEW PROPOSED SHADOW

NEW SHADOW AT RESIDENTIAL BUILDING

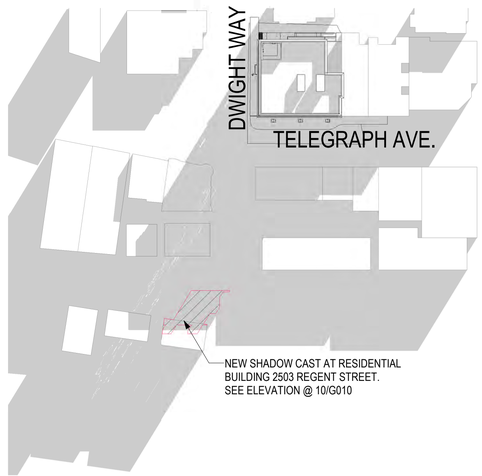




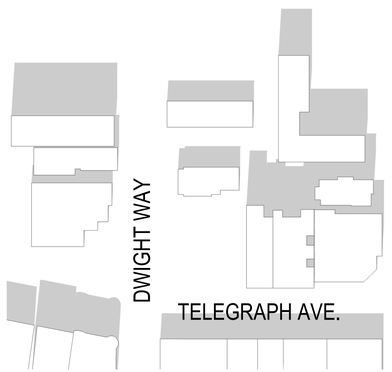
8 SHADOW STUDY COMBINED JUNE 21 7.47 AM
1" = 80'-0"



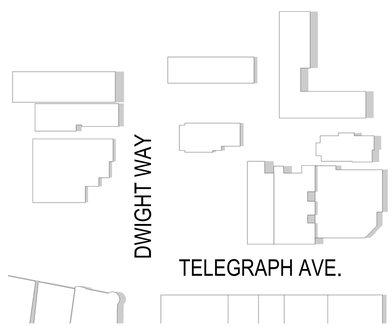
5 SHADOW STUDY COMBINED JUNE 21 NOON
1" = 80'-0"



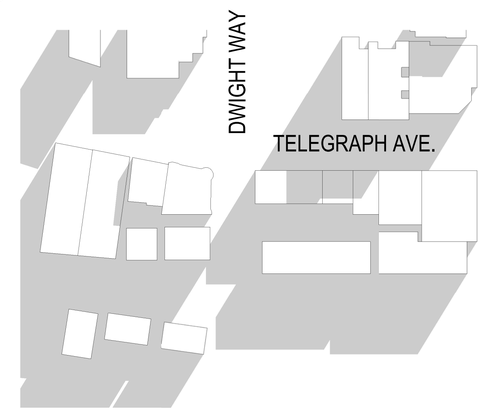
2 SHADOW STUDY COMBINED JUNE 21 6.34 PM
1" = 80'-0"



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"

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2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA · JAMES FRIEDMAN · LICENSED ARCHITECT
REN. 4/30/2027

FINAL DESIGN REVIEW

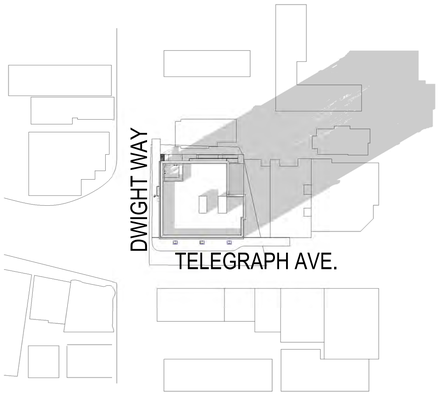
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ISSUE DATE: 4/2/2026

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"

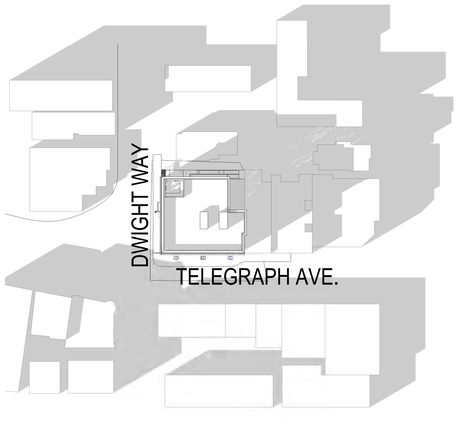


3 SHADOW STUDY PROPOSED DECEMBER 21 2.53 PM
1" = 80'-0"

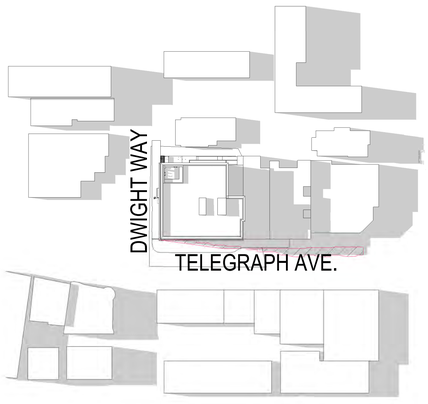
SHADOW STUDY LEGEND

NEW PROPOSED SHADOW

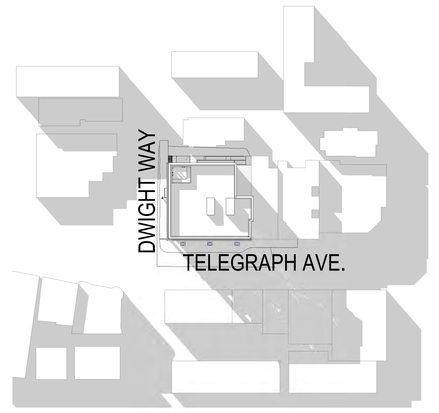
NEW SHADOW AT RESIDENTIAL BUILDING



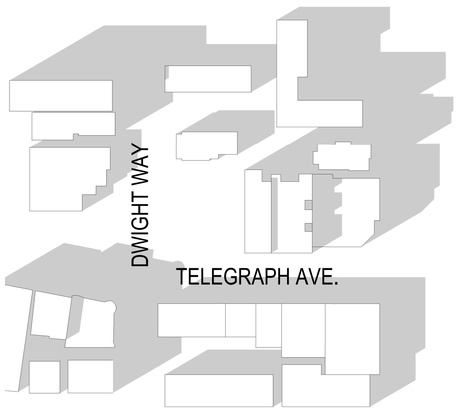
8 SHADOW STUDY COMBINED DECEMBER 21 9.21 AM
1" = 80'-0"



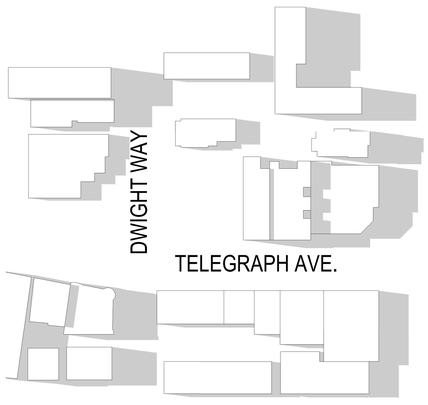
5 SHADOW STUDY COMBINED DECEMBER 21 NOON
1" = 80'-0"



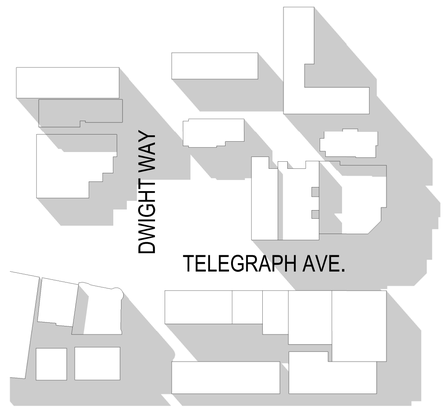
2 SHADOW STUDY COMBINED DECEMBER 21 2.53 PM
1" = 80'-0"



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"

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA
REN
4/15/2025
LICENSED ARCHITECT

FINAL DESIGN REVIEW

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PROJECT #: EPC07

ISSUE DATE: 4/2/2026

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."

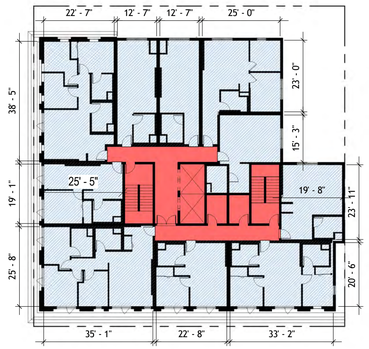
FOR PURPOSES OF THE BERKELEY RENT BOARD, THESE UNITS WILL:
1. BE RECONSTRUCTED AS EQUIVALENT IN SIZE TO THE 24 EXISTING UNITS LOST IN THE 2015 STRUCTURE FIRE.

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



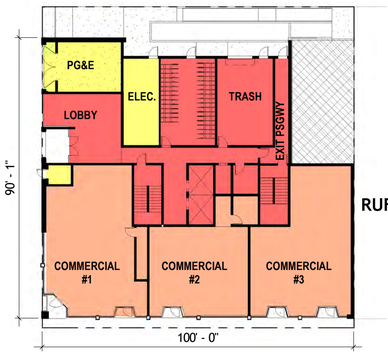
RUFA: 0 SF

2 AFFORDABILITY COMPLIANCE - 2ND FLOOR



RUFA: 0 SF

4 AFFORDABILITY COMPLIANCE - 4TH FLOOR



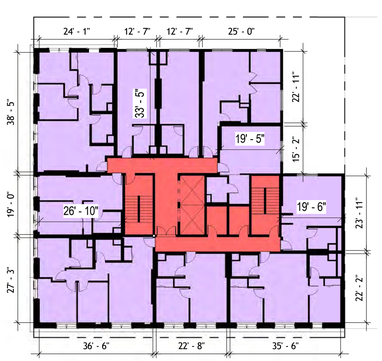
RUFA: 0 SF

1 AFFORDABILITY COMPLIANCE - 1ST FLOOR



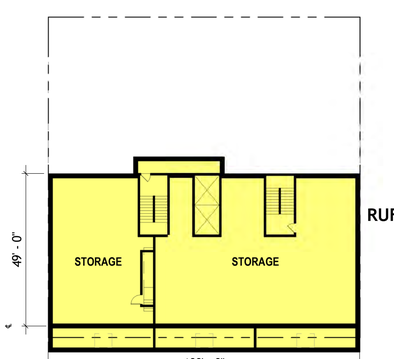
RUFA: 5,755 SF

6 AFFORDABILITY COMPLIANCE - 6TH FLOOR



RUFA: 0 SF

3 AFFORDABILITY COMPLIANCE - 3RD FLOOR



RUFA: 0 SF

B AFFORDABILITY COMPLIANCE - BASEMENT

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — CHARLES THOMSON SAM — LICENSED ARCHITECT
REN. 4/30/2027

FINAL DESIGN REVIEW

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: 4/2/2026

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**

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

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%

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

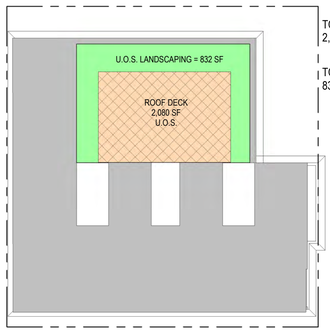
LANDSCAPED USEABLE OPEN SPACE (PER BMC 23.304.090 B. 7.)
2,080 SF U.O.S. X 40% = 832 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 832 SF



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

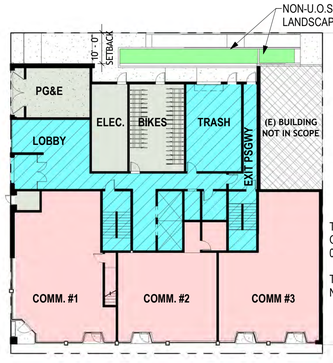
4 BASE PROJECT -2ND & 3RD FLOORS
3/64" = 1'-0"



TOTAL USEABLE OPEN SPACE:
2,080 SF

TOTAL LANDSCAPING:
832 SF

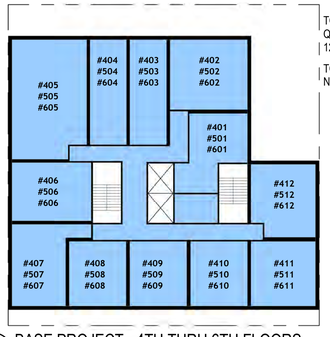
6 BASE PROJECT PLAN - ROOF
3/64" = 1'-0"



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 847 SF

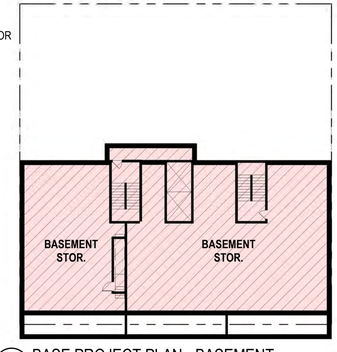
2 BASE PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"



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"

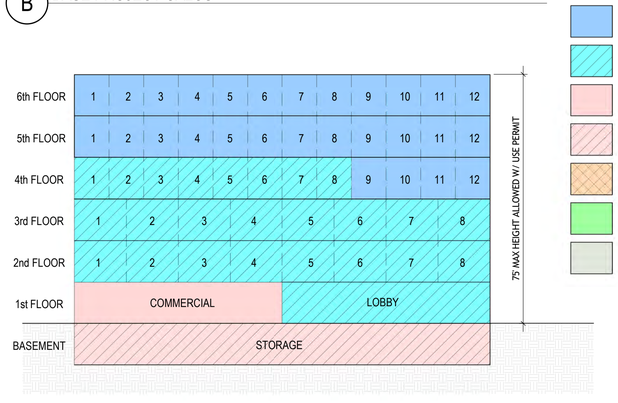


TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 0 SF
0 UNITS

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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · LAUREL FRIEDMAN SAMUELS · REN. 4/30/2023 · LICENSED ARCHITECT

FINAL DESIGN REVIEW

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: 4/2/2026

DENSITY BONUS CALCULATIONS BASE PROJECT

G015

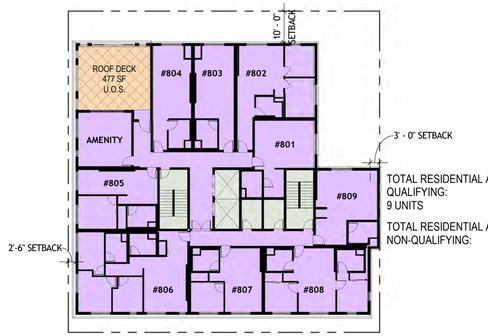
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TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 7,167 SF
10 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 6,266 SF
9 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 3,465 SF
4 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 550 SF

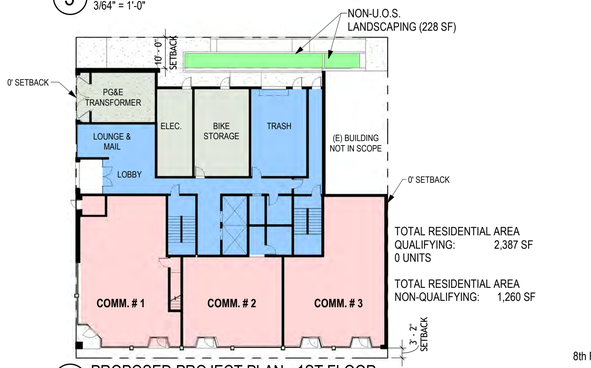
3 PROPOSED PROJECT PLAN - 2ND FLOOR
3/64" = 1'-0"



TOTAL RESIDENTIAL AREA
QUALIFYING: 6,760 SF
10 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 2,387 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 1,260 SF

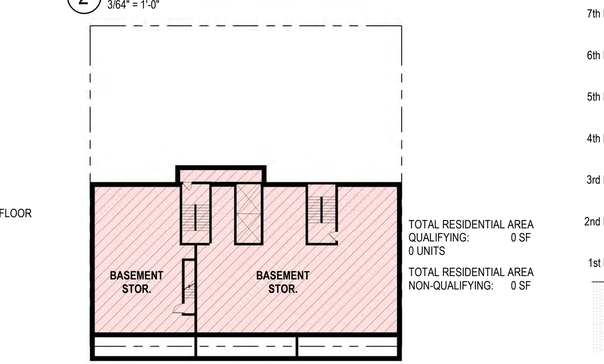
2 PROPOSED PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 0 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 0 SF

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

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

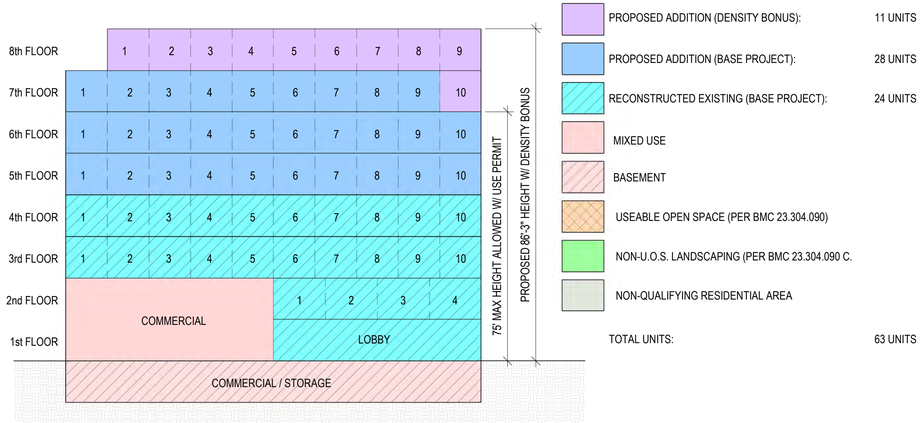
WAIVERS & DEVELOPMENT STANDARDS REDUCTIONS

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"

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · KRISTEN FEDERICO SAMI · REN. 4/30/2023 · LICENSED ARCHITECT

FINAL DESIGN REVIEW

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

PROJECT #: EPC07
ISSUE DATE: 4/2/2026

DENSITY BONUS CALCULATIONS PROPOSED PROJECT

G016

12/4/2025 10:46:14 AM

GreenPoint RATED

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into this 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 85 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 , HE 1, JS 1, OT, OT.

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.
For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily - Version 8

Project Name: [Add Project Title] Address:
Project Street: 2448 Dwight Way
Project City: Berkeley
Project Zip: 94704

Points Targeted: 104
Certification Level Targeted: Silver
Compliance Pathway Targeted: Mixed Fuel Compliance Energy Design Rating

POINTS REQUIRED (Minimum Points = Targeted Points)

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
		Possible Points					
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	
A. SITE							
No	**A1. Construction Footprint** (City Preservation Plan/Approved Local Ordinance (OR 40% of Site Undeveloped and Undisturbed))	0					
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 75% 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 20% Post-Consumer Content)					1	
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1			
TBD	**A5. Construction Environmental Quality Management Plan including Flash-Out**				1		
	A6. Stormwater Control: Performance Path (Calibre and Treat 85% of Annual Runoff Onsite)					3	
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** (Calibre and Treat 85% of Annual Runoff Onsite)					3	
B. FOUNDATION							
No	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 20%)	0				1	
Yes	**B2. Radon-Resistant Construction**	2			2		
No	**B3. Foundation Drainage System**	0				2	
N/A	**B4. Moisture Controlled Crawlspace**	2			1		
	B5. Structural Pest Controls						
Yes	B5.1 Termite Shields and Sapwood 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 Lapped at 3 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	0				3	
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed h Areas Less Than Eight Feet Wide	0				2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	**C5. Trees to Moderate Building Temperature** (At least 50% of West-Facing Glazing and Units 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 Earthworks)	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	

Project Name: [Add Project Title] Address:
Project Street: 2448 Dwight Way
Project City: Berkeley
Project Zip: 94704

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	**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 lighting 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			
D. 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 60% 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 Garage	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 Borate 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)**	2		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
No	**E6. Vegetated Roof**	0	2	2		
F. INSULATION						
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content					
TBD	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
Project Street: 2449 Dwight Way
Project City: Berkeley
Project Zip: 94704

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	F2.2 Ceilings	1.5			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	G1.7 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				3
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 60% 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
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	H7.3 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 85% of annual site energy use)	0		2		
No	I2.2 Low Carbon Home (must be CO2e≤5.5 kmtn/m2)	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: [Add Project Title] Address:
Project Street: 2448 Dwight Way
Project City: Berkeley
Project Zip: 94704

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	M2.3 Solar Dryers' Laundry Lines	0	0.5			
TBD	**M3. Size-Efficient ENERGY STAR® Refrigerator**		1			
	M4. Permanent Centers for Waste Reduction Strategies					
TBD	M4.1 Built-In Recycling Center				1	
TBD	M4.2 Built-In Composting Center				1	
	M5. Lighting Efficiency					
Yes	M5.1 High-Efficacy Lighting	2	2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant		2			
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0	2			
Yes	**M7. Central Laundry**	1				1
TBD	**M8. Gearless Elevator**		1			
N. COMMUNITY						
	N1. Smart Development					
Yes	N1.1 Infill Site	2	1		1	
No	N1.2 Greyfield/Brownfield Site	0	1		1	
11.9	N1.3 Conserve Resources by Increasing Density	4	2	2	2	51 Units
TBD	N1.4 Cluster Homes for Land Preservation		1		1	
	N1.5 Home Size Efficiency				9	
	Enter the area of the home, in square feet					
	Enter the number of bedrooms					
	N2. Homes(s)/Development Located Near Major Transit Stop					
TBD	N2.1 Within 1 Mile of a Major Transit Stop	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2			
	N3. Pedestrian and Bicycle Access					
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2				
	Enter the number of Tier 1 services					
	Enter the number of Tier 2 services					
TBD	N3.2 Connection to Pedestrian Pathways	1				
TBD	N3.3 Traffic Calming Strategies	2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1				
Yes	N3.5 Bicycle Storage for Residents	1	1			
TBD	N3.6 Bicycle Storage for Non-Residents	1				
TBD	N3.7 Reduced Parking Capacity	2	2			
	N4. Outdoor Gathering Places					
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1			
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1			
	N5. Social Interaction					
TBD	N5.1 Residence Entries with Views to Callers		1			
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1			
TBD	N5.3 Porches Oriented to Street and Public Space		1			
	N6. Passive Solar Design					
TBD	N6.1 Heating Load		0			
TBD	N6.2 Cooling Load		2			
	N7. Adaptable Building					
TBD	N7.1 Universal Design Principles in Units	1		1		
TBD	N7.2 Full-Function Independent Rental Unit	1				
	N8. Resiliency					
TBD	N8.1 Climate Impact Assessment (Cal-Adapt Fortified Standard, ANZUS, RIVAA PSB, or Seismic Evaluation)	1	1	1	1	
TBD	N8.2 Strategies to Address Assessment Findings	1		1	1	
	N9. Social Equity					
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)	1	1		1	

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

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	N9.2 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
TBD	**O3. 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	O5.1 Energy Home System Monitors			2		
Yes	O5.1 Water Home System Monitors	1				1
	O6. Green Building Education					
No	O6.1 Marketing Green Building	0	2			
No	O6.1 Green Building Signage	0		0.5		0.5
Yes	**O7. Green Appraisal Addendum (REQUIRED)**	Y	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. \wndallism 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.: 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	107	46	110	66	58	64	
Minimum Points Required in Specific Categories	30	2	25	6	6	6	
Total Points Achieved	104.5	7.5	62.5	21.5	19.5	18.5	

8/30/2022 1:50:05 AM

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CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2488 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA — CHARLES THOMSON REN — 4753/10/2021 — LICENSED ARCHITECT

FINAL DESIGN REVIEW

△ 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: 4/2/2026

GREEN BUILDING REQUIREMENTS

G021

FOUND CITY OF BERKELEY MONUMENT B0386

CHANNING STREET
(60' STREET R/W)

BASIS OF BEARINGS
658.56' MON TO MON

DANA STREET
(60' STREET R/W)

N0°30'00"W

HASTE STREET
(60' STREET R/W)

FOUND CUT CROSS @ N/E CORNER OF BLOCK PER 15 LSM 37

30.00'

LIPPETT
(2002-373924)
APN 055-1881-003
2476 TELEGRAPH AVENUE

BUILDING

INGRESS & EGRESS EASEMENT
EASEMENT TWO
(2002-090356)

N80°30'00"E - 103.03'

NO ACCESS
AREA NOT SURVEYED

ENCROACHMENT EASEMENT
EASEMENT ONE
(2002-090356)

ZHAOYANG & KE
(2015-072573)
APN 055-1881-005
2441 DWIGHT WAY

N0°31'07"W - 100.03'

VIRGINIA COLLEGE ASSOCIATES
(2002-090355)
APN 055-1881-004
2482 TELEGRAPH AVENUE

BUILDING

INGRESS & EGRESS EASEMENT
EASEMENT TWO
(2002-090356)

N0°30'00"W - 100.00'

TELEGRAPH AVENUE
(60' STREET R/W)

N80°28'53"E - 103.00'

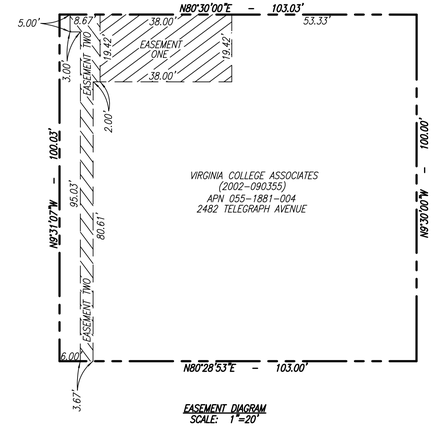
23.00'

DWIGHT WAY
(60' STREET R/W)

FOUND CITY OF BERKELEY MONUMENT B0345

N80°28'53"E 659.98' MON TO MON

FOUND CITY OF BERKELEY MONUMENT B0346



EASEMENT DIAGRAM
SCALE: 1"=20'

LEGEND

"r"	= 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. 7515
STATE OF CALIFORNIA
EXPIRES 12/31/20

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

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

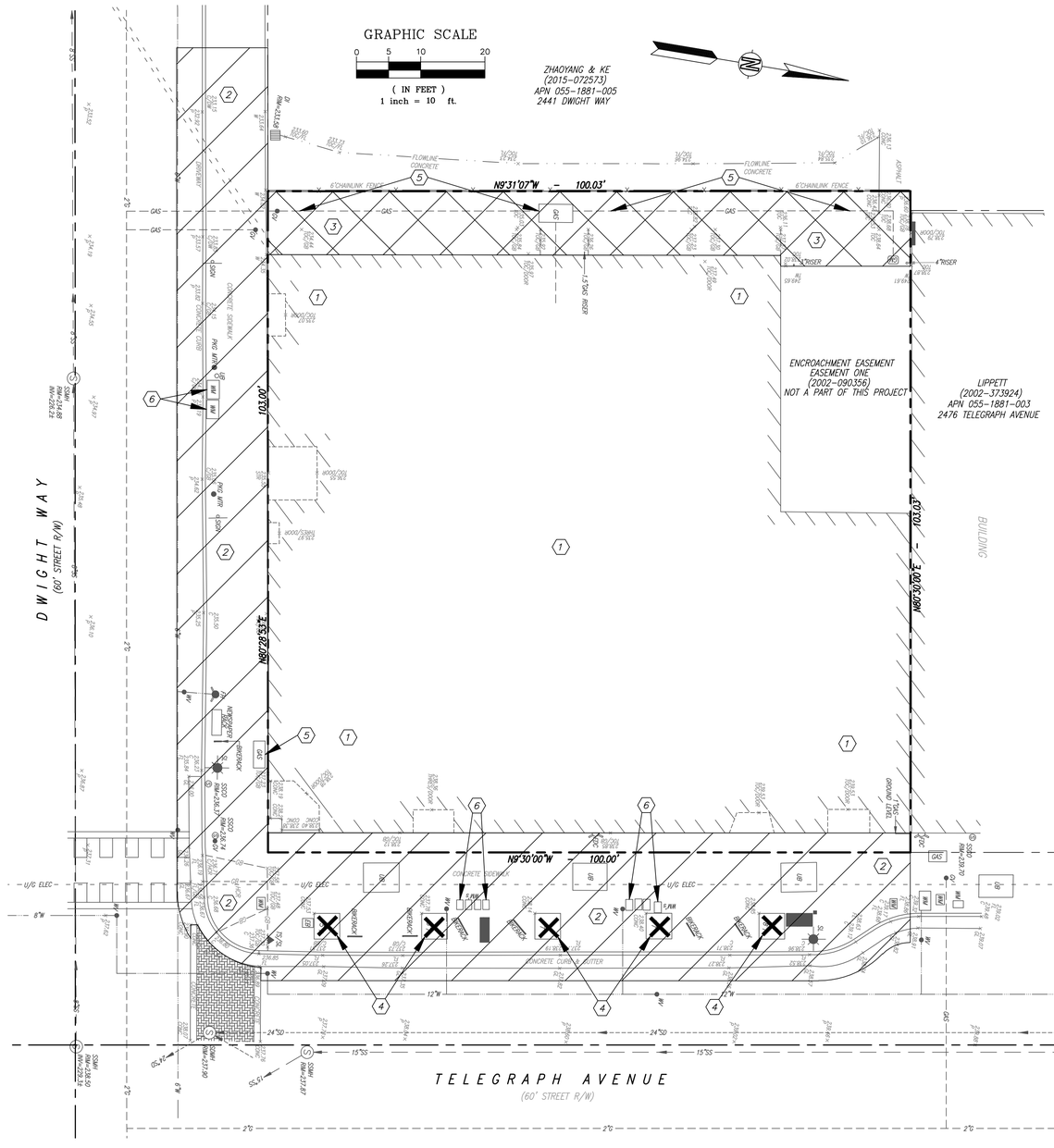
REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATUM: CITY OF BERKELEY
MISC. REF.: 19914

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, GUTTER, 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*

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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: mattrel59@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

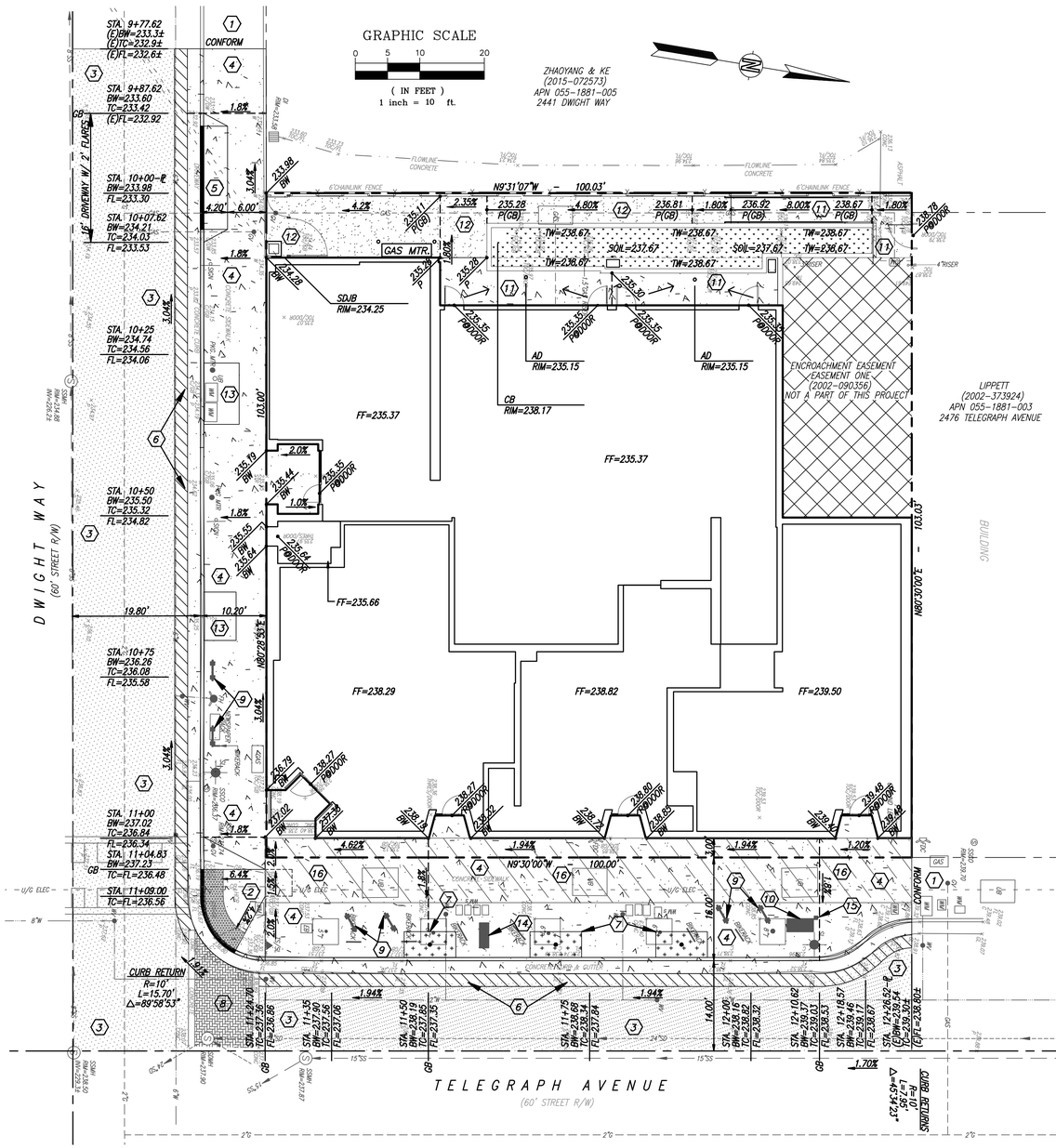
REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REL
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	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.

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RENOVATION & ADDITION

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DESIGN REVIEW / USE PERMIT

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

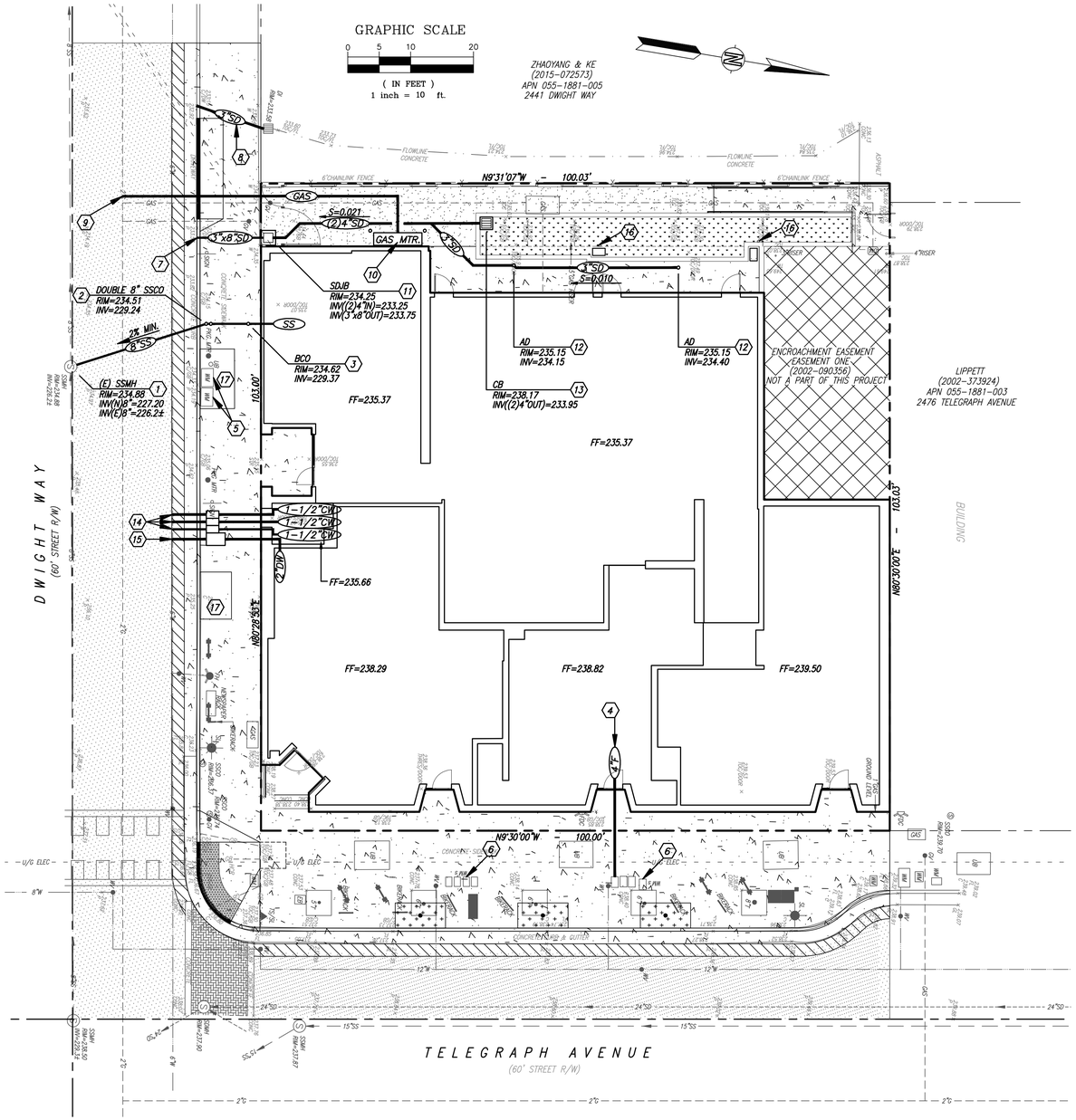
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PROJECT NO: EPC07

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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 PRESSURE 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.*

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DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REL
C 39863
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EXPIRES 12/31/25

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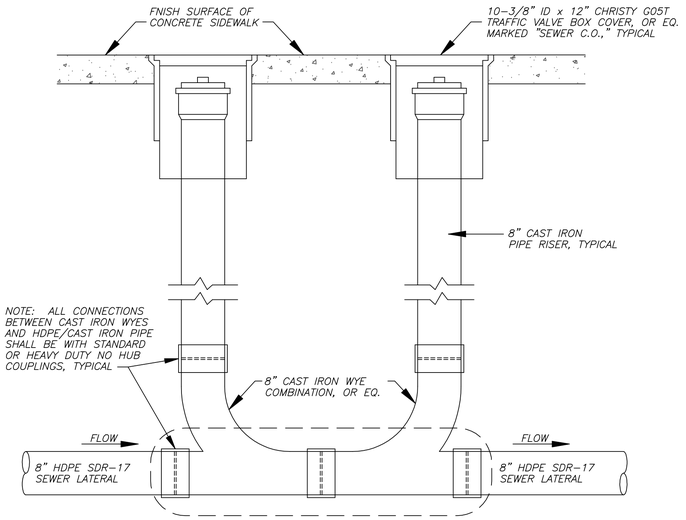
CIVIL ENGINEERING SITE UTILITY PLAN

C102

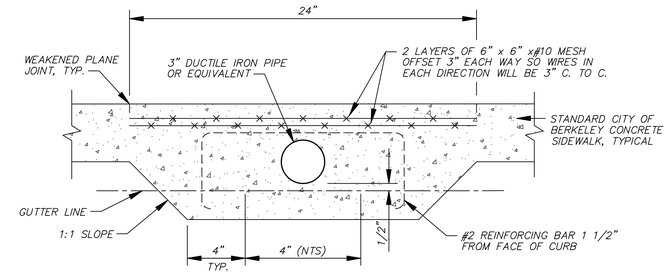
PROJECT GENERAL NOTES

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 LABLE 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.

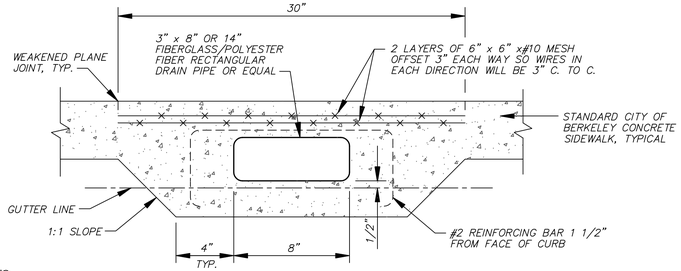


DOUBLE 8" SANITARY SEWER CLEANOUT
NTS



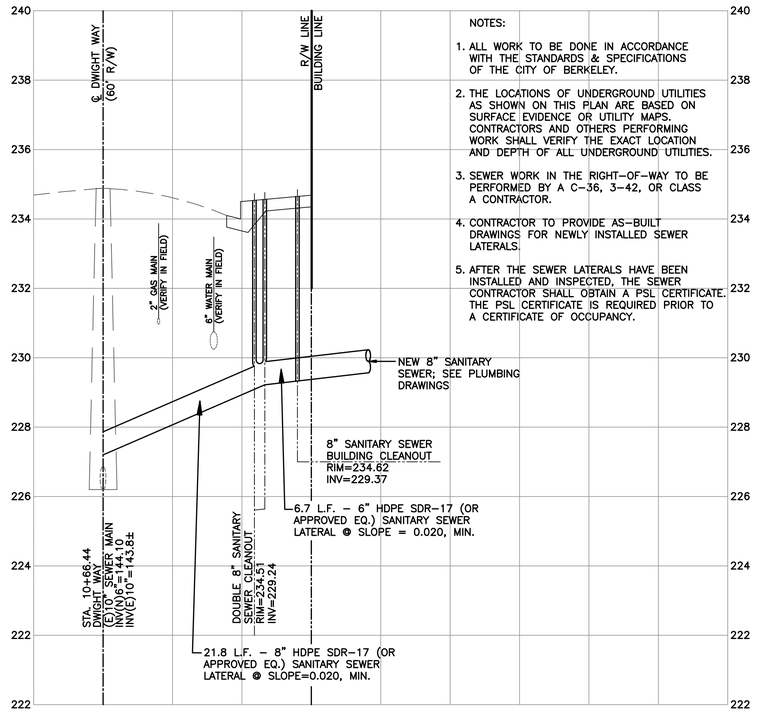
NOTES:
1. REINFORCING EXTENDS ALONG ENTIRE LENGTH OF STORM DRAIN CONDUIT
2. STORM DRAIN CONDUIT TO SLOPE THE SAME AS SIDEWALK CROSS SLOPE (1.80% MAX.)
3. REFER TO CITY OF BERKELEY STANDARD DETAIL FOR SIDEWALK UNDERDRAIN ON SHEET C3.1 FOR ADDITIONAL DETAILS

3" DIAMETER 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 C107B FOR ADDITIONAL DETAILS

RECTANGULAR CONDUIT SIDEWALK UNDERDRAIN
NTS



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

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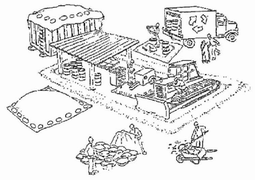
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CIVIL ENGINEERING PROJECT GENERAL NOTES & CIVIL DETAILS

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	APPV'D

CITY OF BERKELEY ☆ PUBLIC WORKS AGENCY

POLLUTION PREVENTION

WORK ORDER NO.

SPECIFICATION NO.

SHEET NO. 2 OF

FILE NO.

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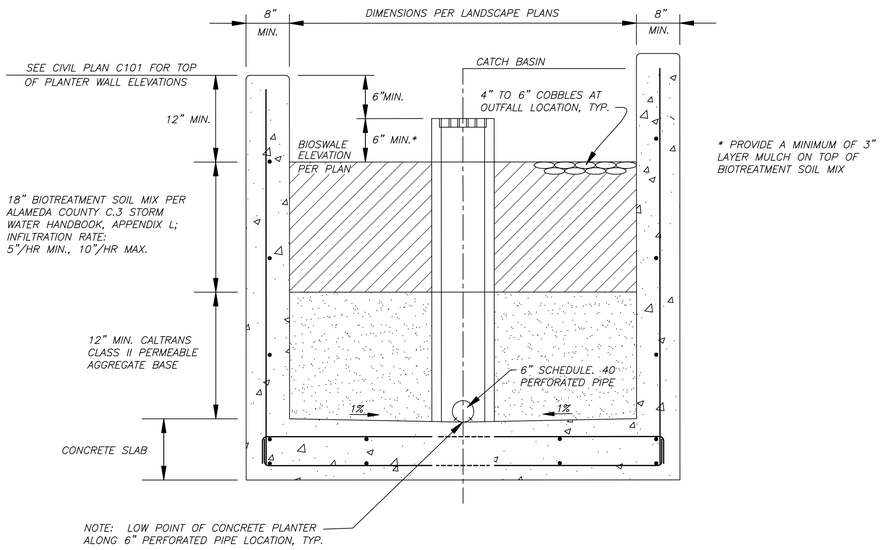
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ISSUE DATE: 08/25/25

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

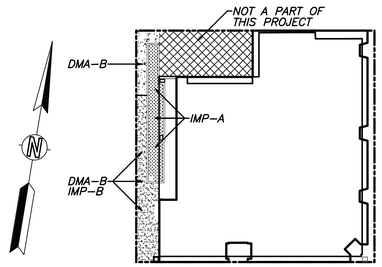
IMP	IMP TREATMENT TYPE	DMA AREA	DMA TYPE & LOCATION	DRAINAGE AREA	IMPERVIOUS DRAINAGE AREA	PERVIOUS DRAINAGE AREA	BIORETENTION AREA REQUIRED*	BIORETENTION AREA PROVIDED	RISER HEIGHT	IMP LOCATION
A	BIORETENTION* (ABOVE GROUND FLOW–THROUGH PLANTER)	A–1	BUILDING ROOF	8,181 SF	8,046 SF	0 SF	323 SF	324 SF	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

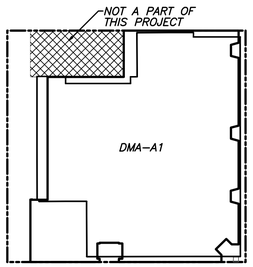
1) * – BIORETENTION REQUIRED AREA BASED ON 4% METHOD ((IMPERVIOUS AREA + 0.1(PERVIOUS AREA)) x 0.04)

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

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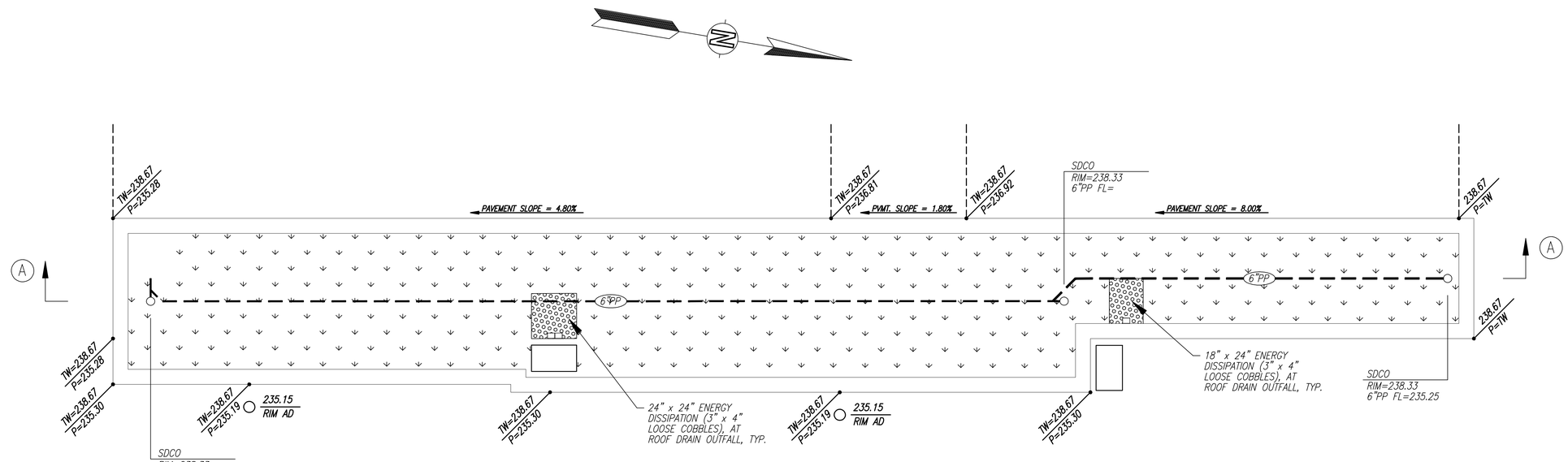
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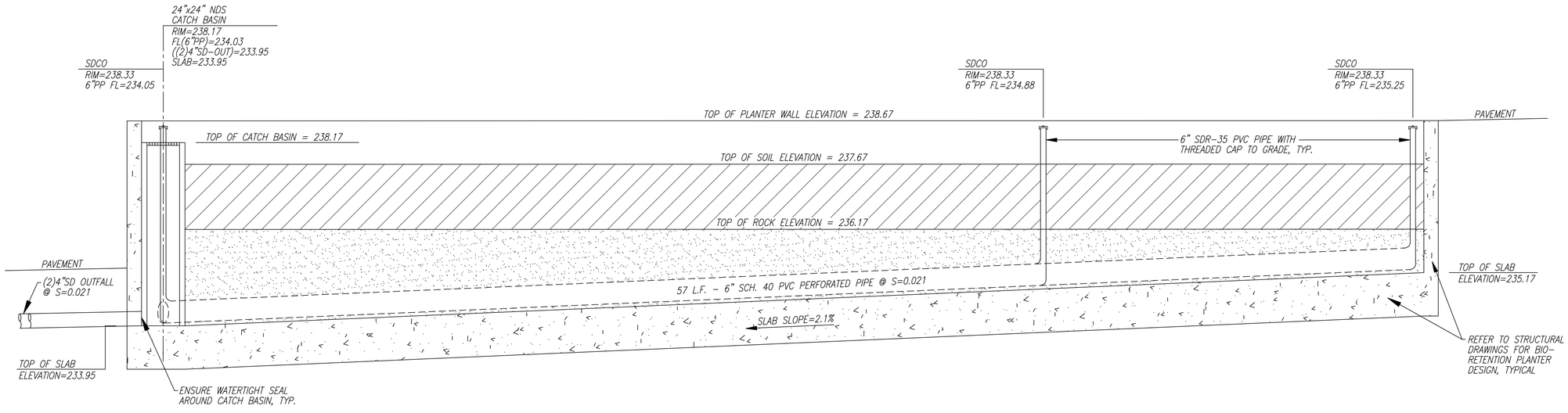
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CIVIL ENGINEERING STORM WATER CONTROL PLAN & DETAILS

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.

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CIVIL ENGINEERING BIORETENTION FACILITY DETAILS

C106

INDEX OF SHEETS

1	L1.0	INDEX OF SHEETS AND ABBREVIATIONS
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3	L2.2	LANDSCAPE SITE PLAN - 8th FLOOR
4	L4.1	LANDSCAPE DIMENSION PLAN - GROUND FLOOR
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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
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11	L7.3	IRRIGATION NOTES & DETAILS
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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

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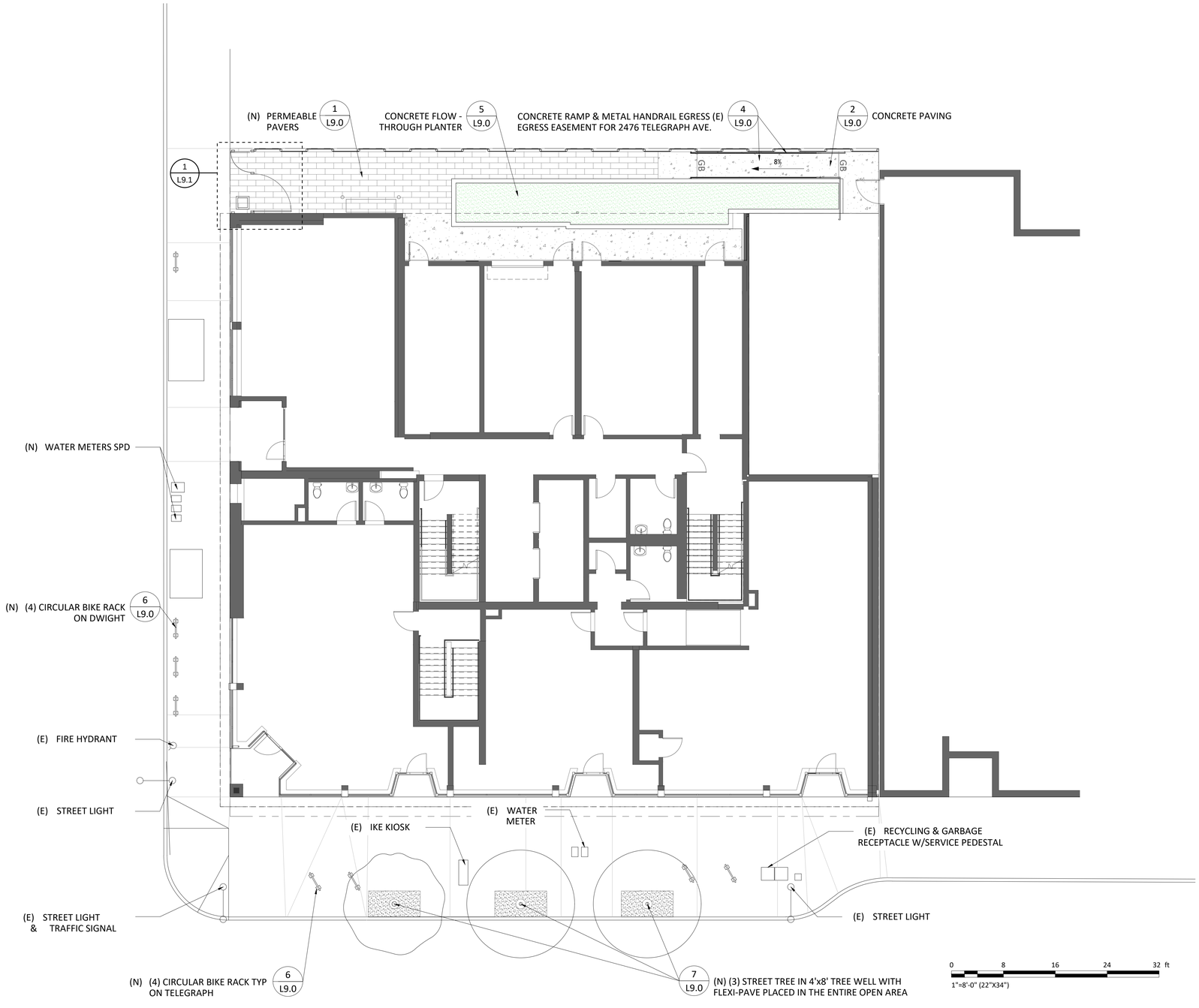
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LANDSCAPE SITE PLAN
GROUND FLOOR

L0.0



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LANDSCAPE SITE PLAN GROUND FLOOR

L2.1



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

N

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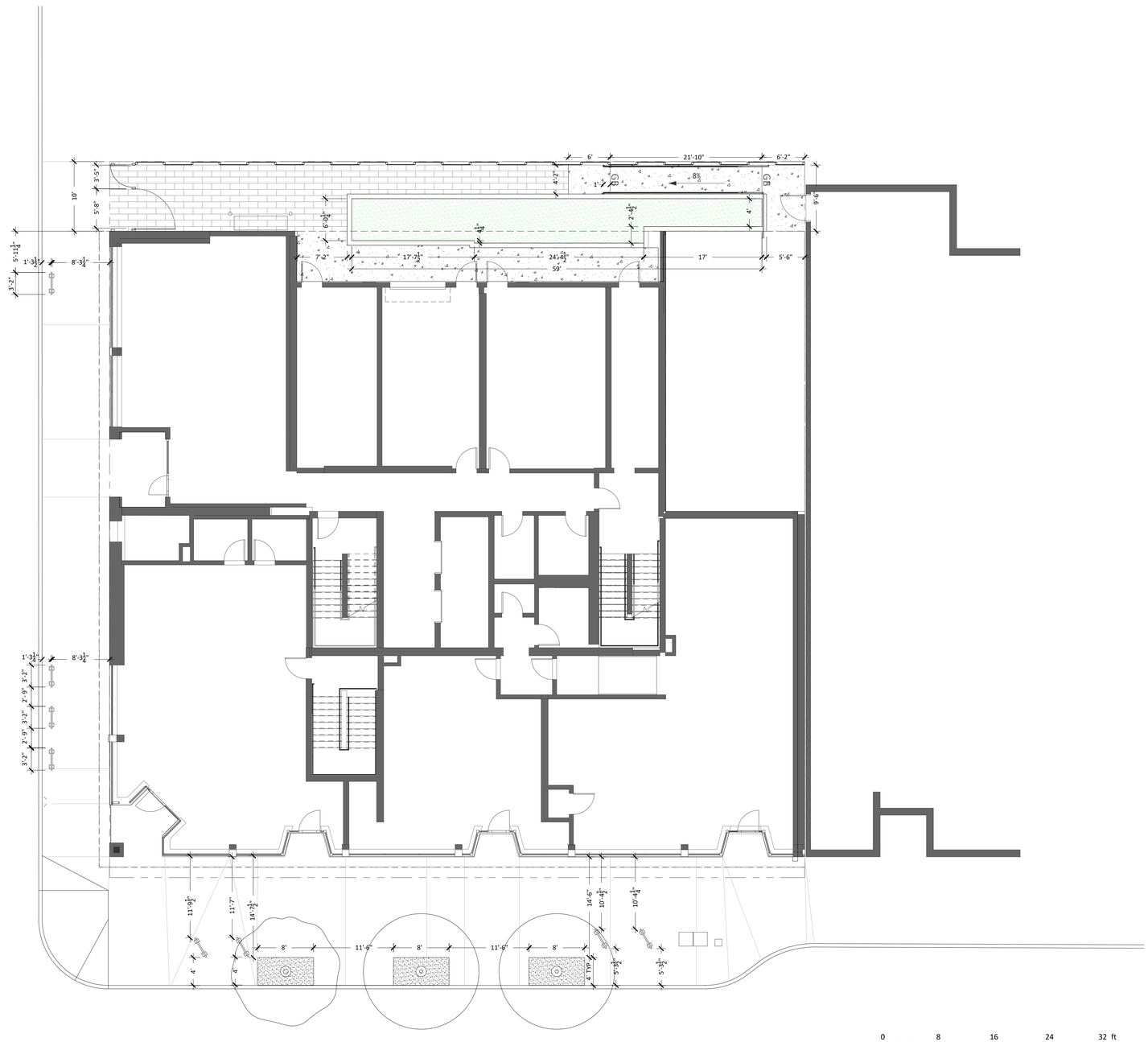
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LANDSCAPE SITE PLAN
8th FLOOR

L2.2



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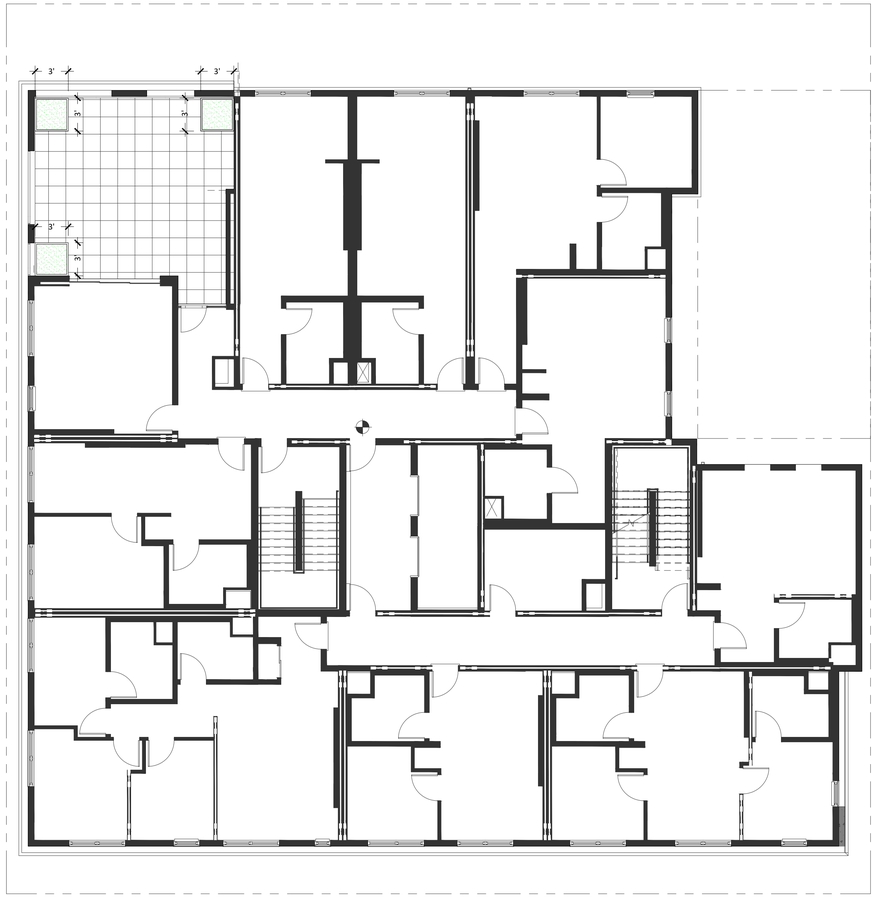
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LANDSCAPE DIMENSION
SITE PLAN
GROUND FLOOR

L3.1



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

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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

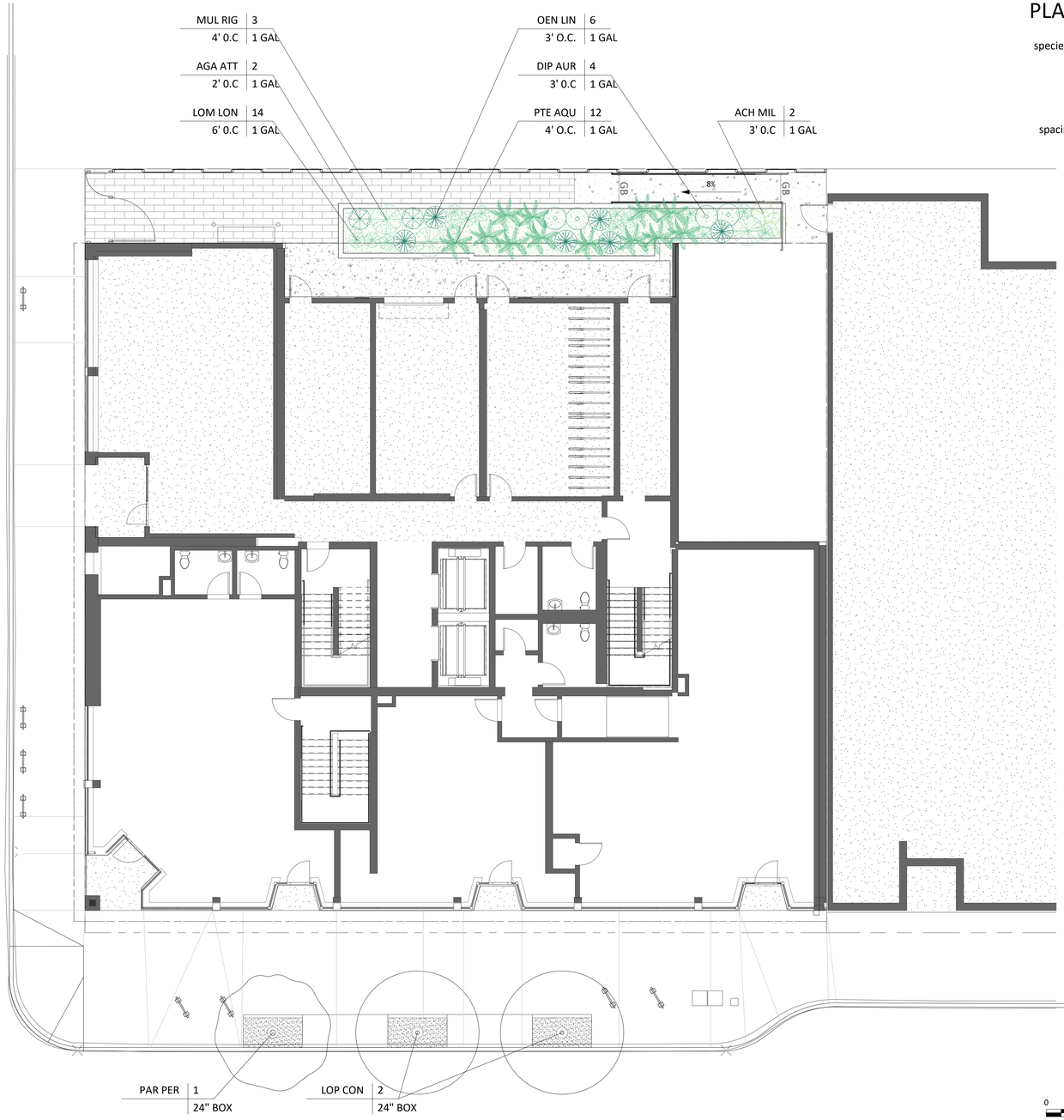
DIP AUR | 3' 0.C | 1 GAL

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")

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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
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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

1

FERNS



PTE AQU
PTERIDIUM AQUILINUM
BRACKEN FERN

SUCCULENT



AGA ATT
AGAVE ATTENUATA
FOX TAIL AGAVE

N

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CHANDLER BLDG.
RENOVATION & ADDITION

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BERKELEY, CA

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REGISTERED LANDSCAPE ARCHITECT
DANIEL RYAN CORVILLON No. 6068
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

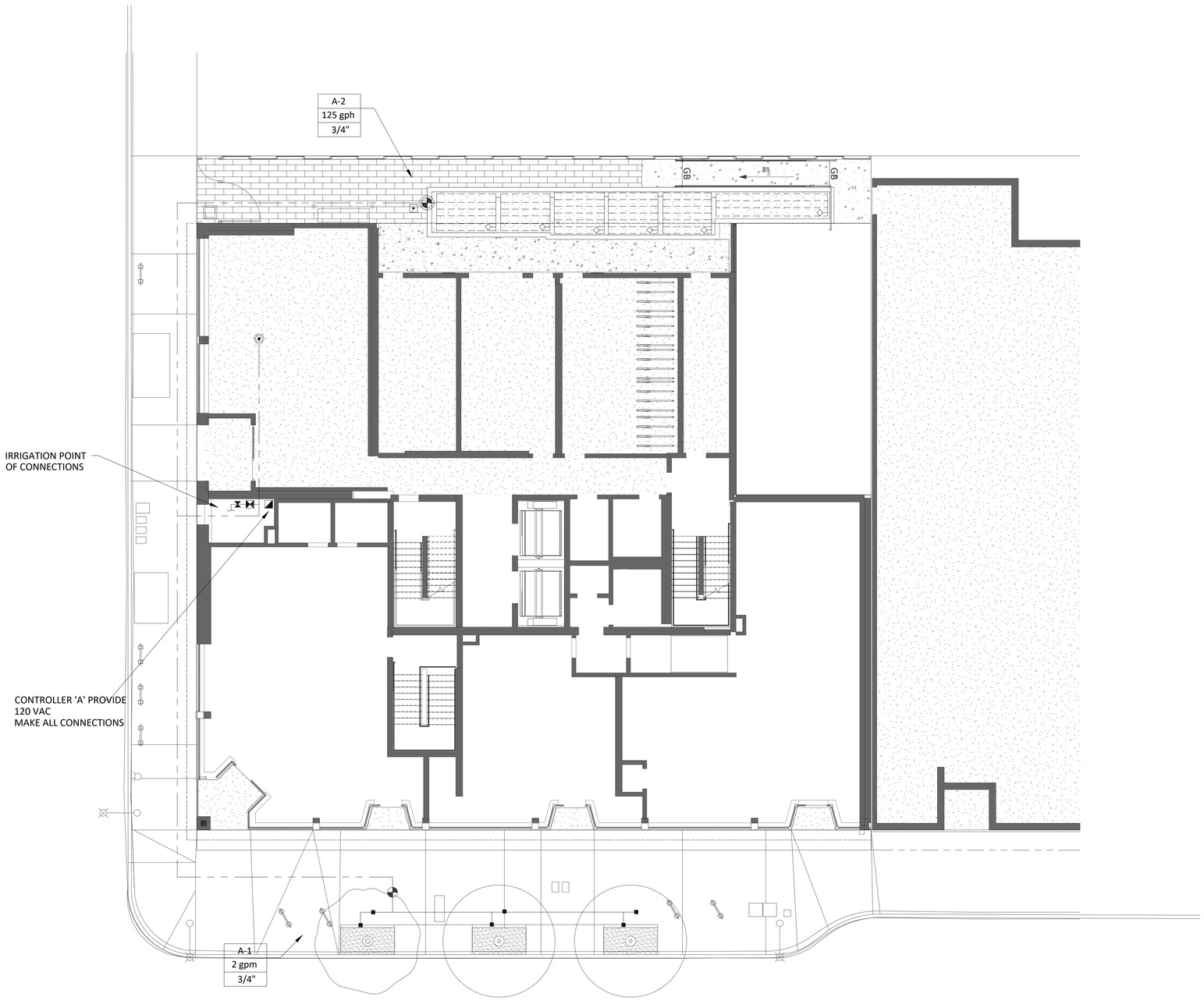
△	DATE	ISSUE RECORD
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PROJECT NO: EPC07

ISSUE DATE: 8/25/25

LANDSCAPE SITE PLAN
8th FLOOR

L6.3



N

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DANIELA KIRA CORNILLON No. 6496
Signature
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STATE OF CALIFORNIA

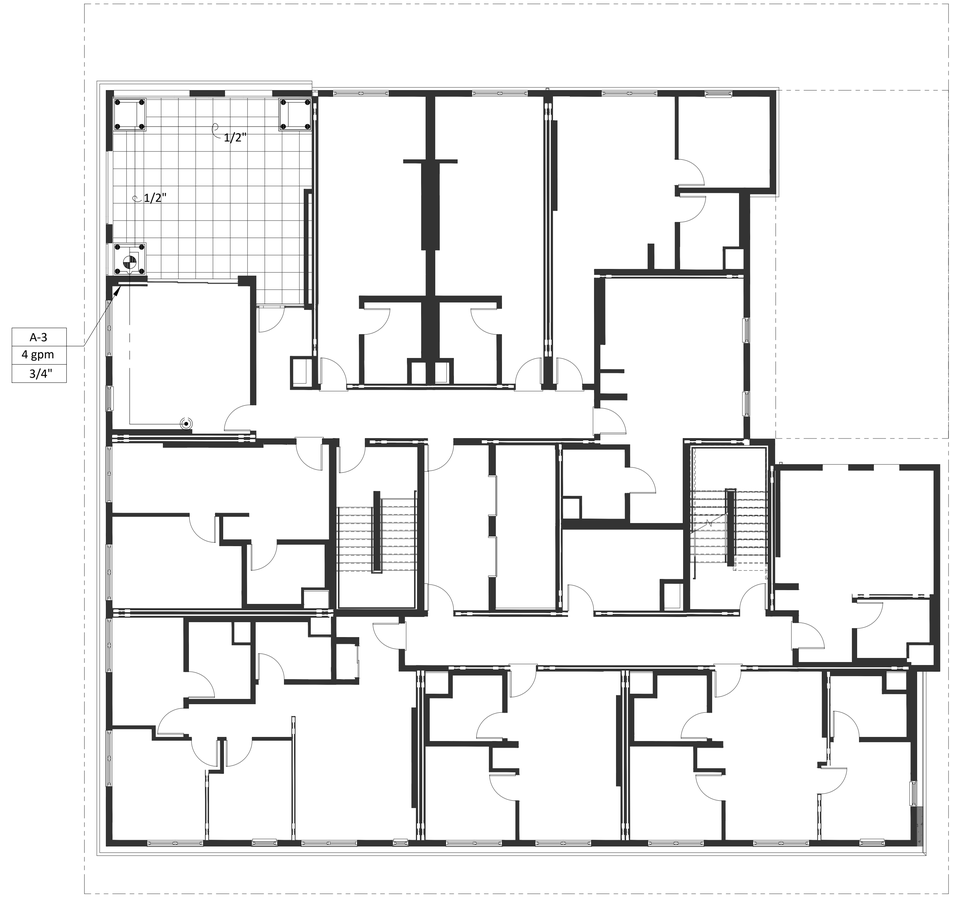
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PROJECT NO: EPC07

ISSUE DATE: 8/25/25

IRRIGATION PLAN
GROUND FLOOR

L7.1



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

N

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DANIELA PEÑA CORVILLON No. 6289
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

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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	US-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:

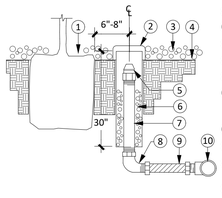
A-1 — VALVE NUMBER
12 — GALLONS PER MINUTE (U.O.N.)
1" — VALVE SIZE

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.

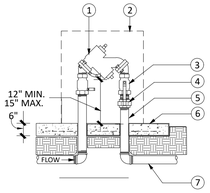
MWELO CALCULATIONS:

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



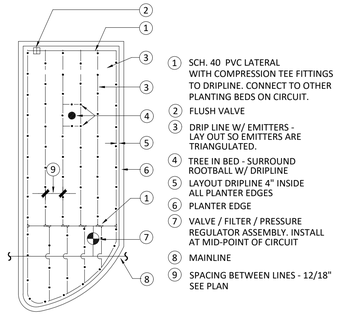
1. ROOTBALL
2. ABS PLASTIC CAP
3. MULCH
4. FINISH GRADE
5. BUBBLER
6. 4"Ø PERFORATED ABS PLASTIC SLEEVE. FILL TO BELOW NOZZLE WITH DRAIN ROCK
7. PVC SCH. 80 NIPPLE
8. PVC STREET ELL
9. PVC FLEX NIPPLE WITH MALE ADAPTORS
10. LATERAL

TREE BUBBLER — G
SCALE: NO SCALE



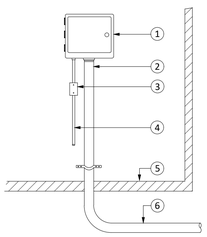
1. BACKFLOW PREVENTER
2. STRONG BOX ENCLOSURE W/ LOCKING HASP
3. BALL VALVE SHUT OFFS
4. GALVANIZED UNION
5. GALVANIZED NIPPLES
6. CONCRETE PAD - EXTEND 6" BEYOND ENCLOSURE ALL SIDES.
7. GALVANIZED ELLS

BACKFLOW PREVENTION DEVICE — D
SCALE: NO SCALE



1. 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

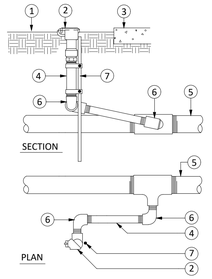
DRIP LINE LAYOUT — A
SCALE: NO SCALE



1. 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.

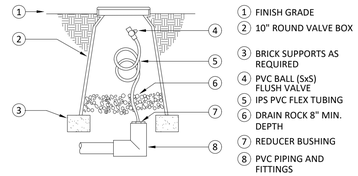
NOTE: GROUND CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODE

CONTROLLER — H
SCALE: NO SCALE



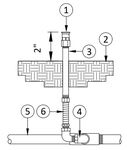
1. FINISH GRADE
2. QUICK COUPLER FLUSH WITH FINISH GRADE
3. PAVING OR VALVE BOX
4. 12" GALV. NIPPLE
5. MAIN LINE
6. GALV. ELL - 1"
7. 3/4" GALV. PIPE, 2' MIN. DEPTH, SECURE WITH WORM DRIVE CLAMPS.

QUICK COUPLING VALVE — E
SCALE: NO SCALE

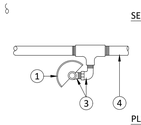


1. FINISH GRADE
2. 10" ROUND VALVE BOX
3. BRICK SUPPORTS AS REQUIRED
4. PVC BALL (SxS) FLUSH VALVE
5. IPS PVC FLEX TUBING
6. DRAIN ROCK 8" MIN. DEPTH
7. REDUCER BUSHING
8. PVC PIPING AND FITTINGS

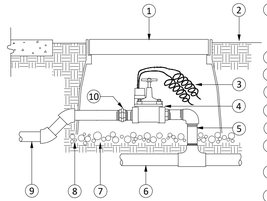
FLUSH (EXHAUST) VALVE — B
SCALE: NO SCALE



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



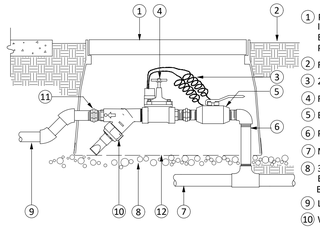
PLANTER NOZZLE ON FIXED RISER — I
SCALE: NO SCALE



1. 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. 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

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REGISTERED LANDSCAPE ARCHITECT — DANIELA ANA CORVILLON — No. 6496 — Signature — 08/25/25 Date — 6/30/27 Exp. — STATE OF CALIFORNIA

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

IRRIGATION LEGEND, NOTES AND DETAILS

L7.3

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

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

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 ¼"

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

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

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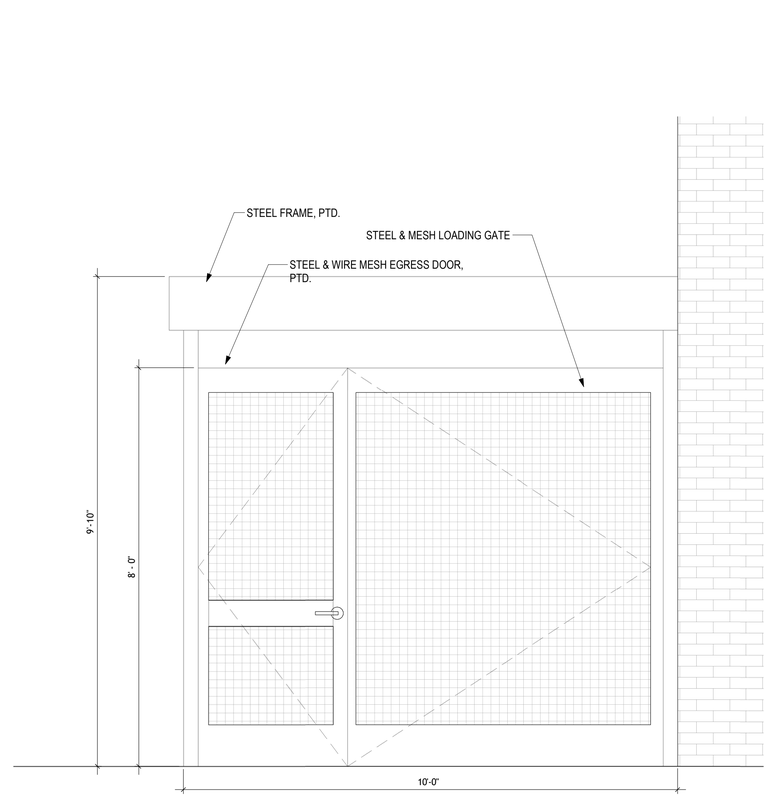
REGISTERED LANDSCAPE ARCHITECT
DANIELA PERA CORNILLON
No. 6289
Signature
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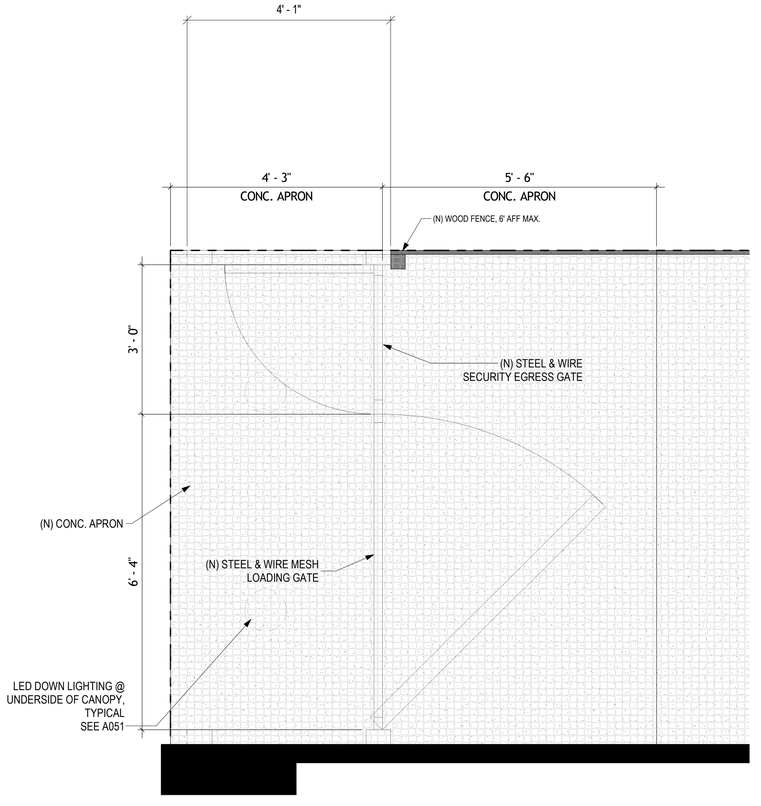
LANDSCAPE DETAILS

L9.0
X



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

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LICENSED ARCHITECT
REN.
4/30/2027

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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"

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FINAL DESIGN REVIEW

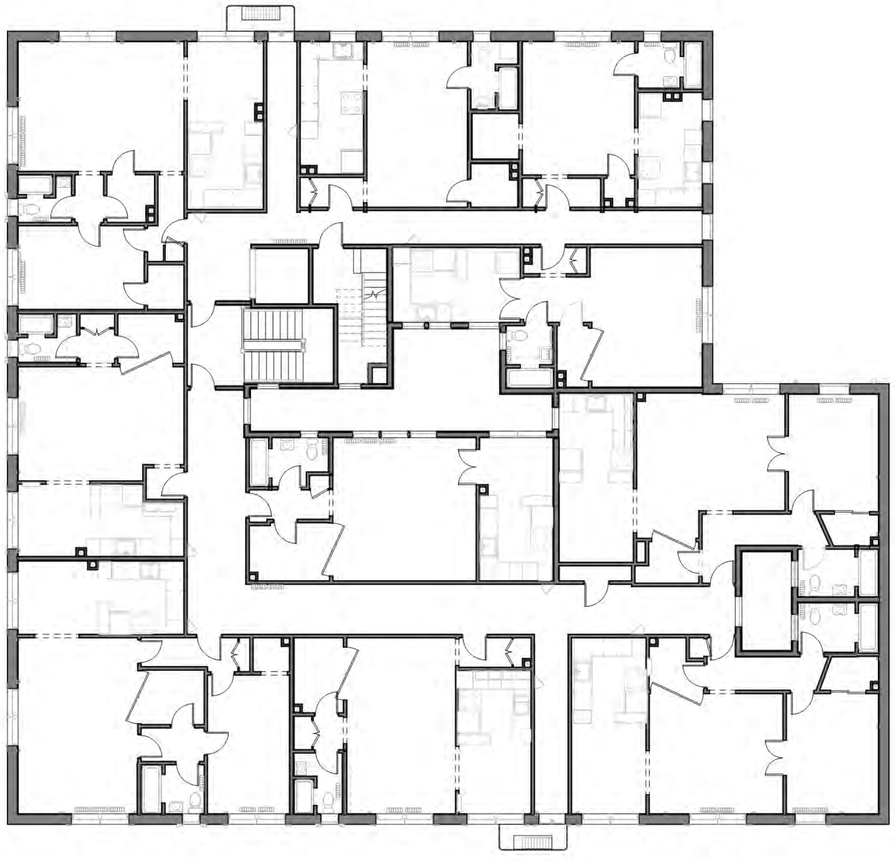
△ PROJECT ISSUE RECORD:

PROJECT #: EPC07
ISSUE DATE: 4/2/2026

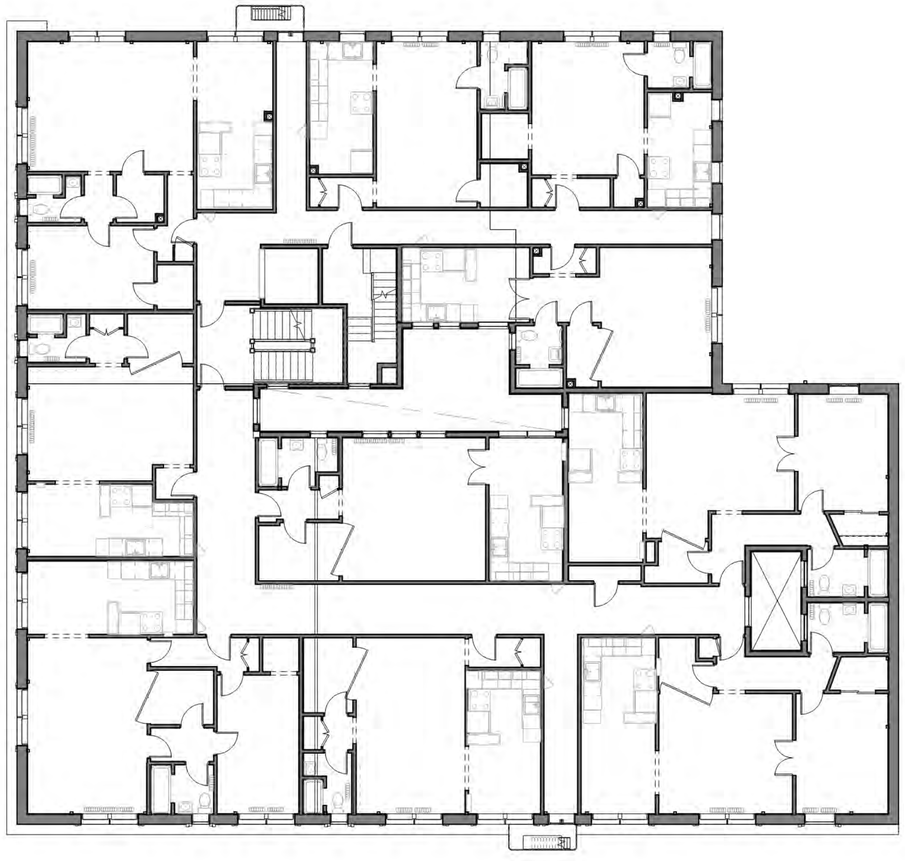
EXISTING BUILDING 1ST & 2ND FLOOR PLANS

A010

6/4/2021 3:51:45 PM



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



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

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FINAL DESIGN REVIEW

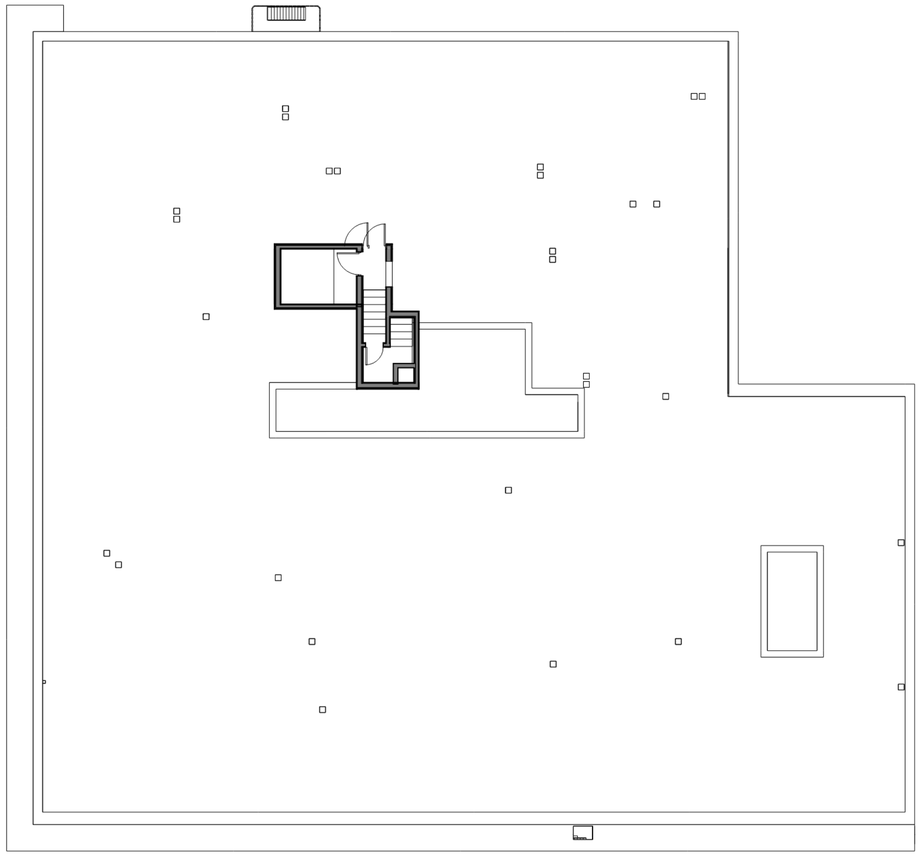
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ISSUE DATE: 4/2/2026

EXISTING 3RD & 4TH FLOOR PLANS

A011

6/4/2021 3:51:45 PM



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

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BERKELEY, CA

STATE OF CALIFORNIA — CHARLES PETER KUTRUBES — REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
31/31/2021

FINAL DESIGN REVIEW

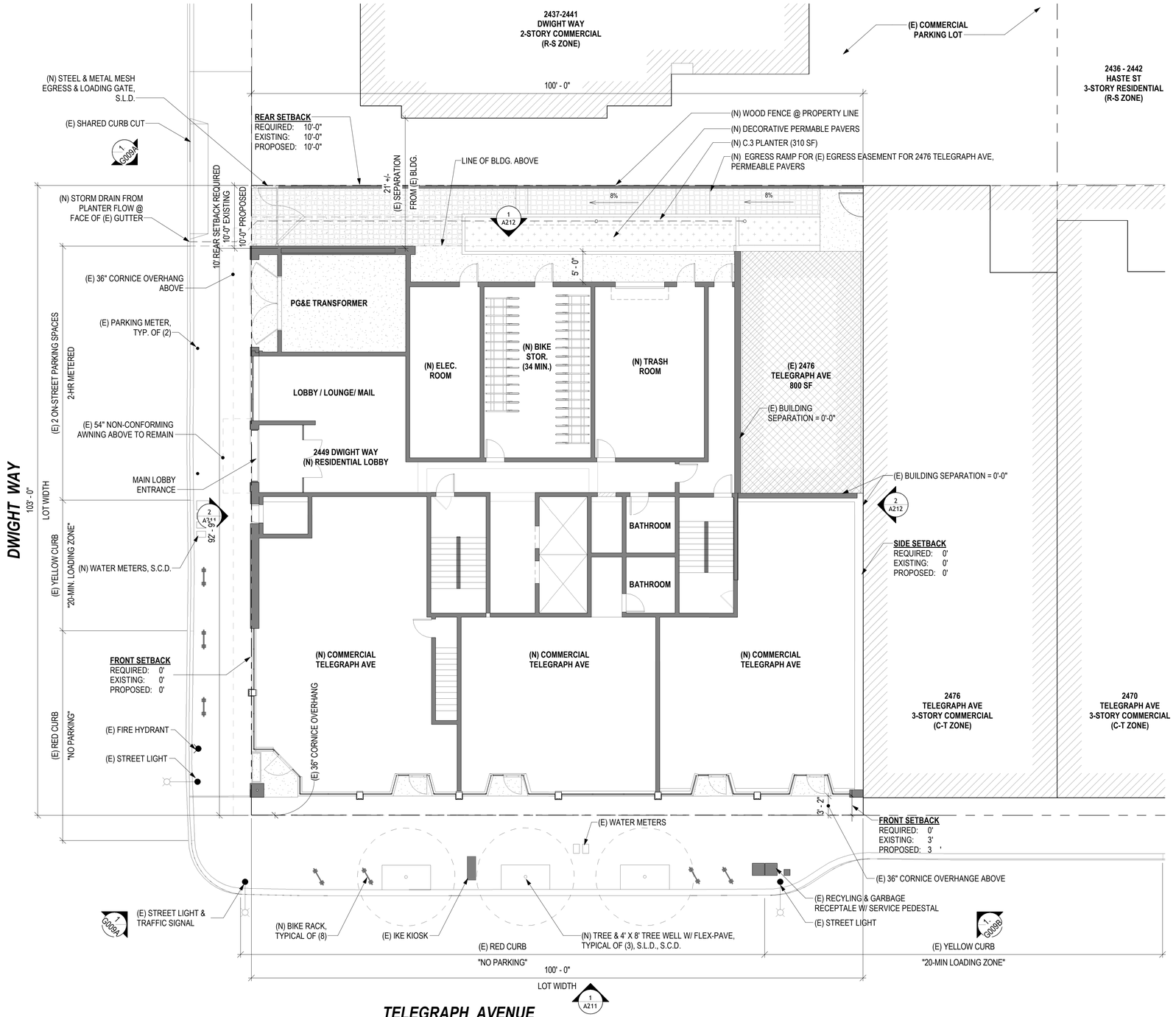
△ PROJECT ISSUE RECORD:

PROJECT #: EPC07
ISSUE DATE: 4/2/2026

EXISTING ROOF PLAN

A012

6/4/2021 3:54:22 PM



12/4/2025 10:46:32 AM

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · JAMES THOMSON SAN · REN. 4/30/2027 · LICENSED ARCHITECT

FINAL DESIGN REVIEW

△	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: 4/2/2026

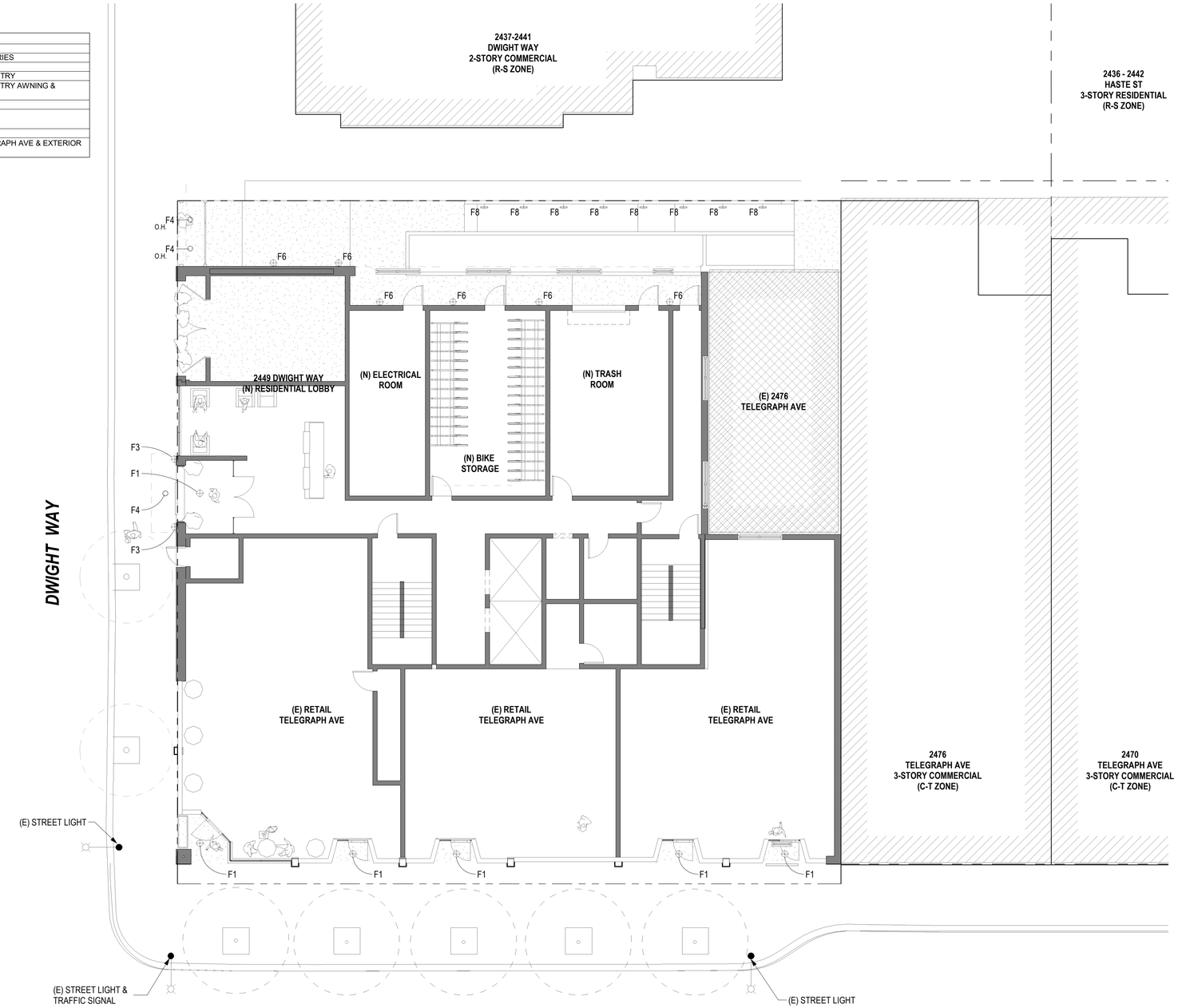
PROPOSED SITE PLAN

A100

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"

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · LICENSED ARCHITECT
REN.
4/30/2023

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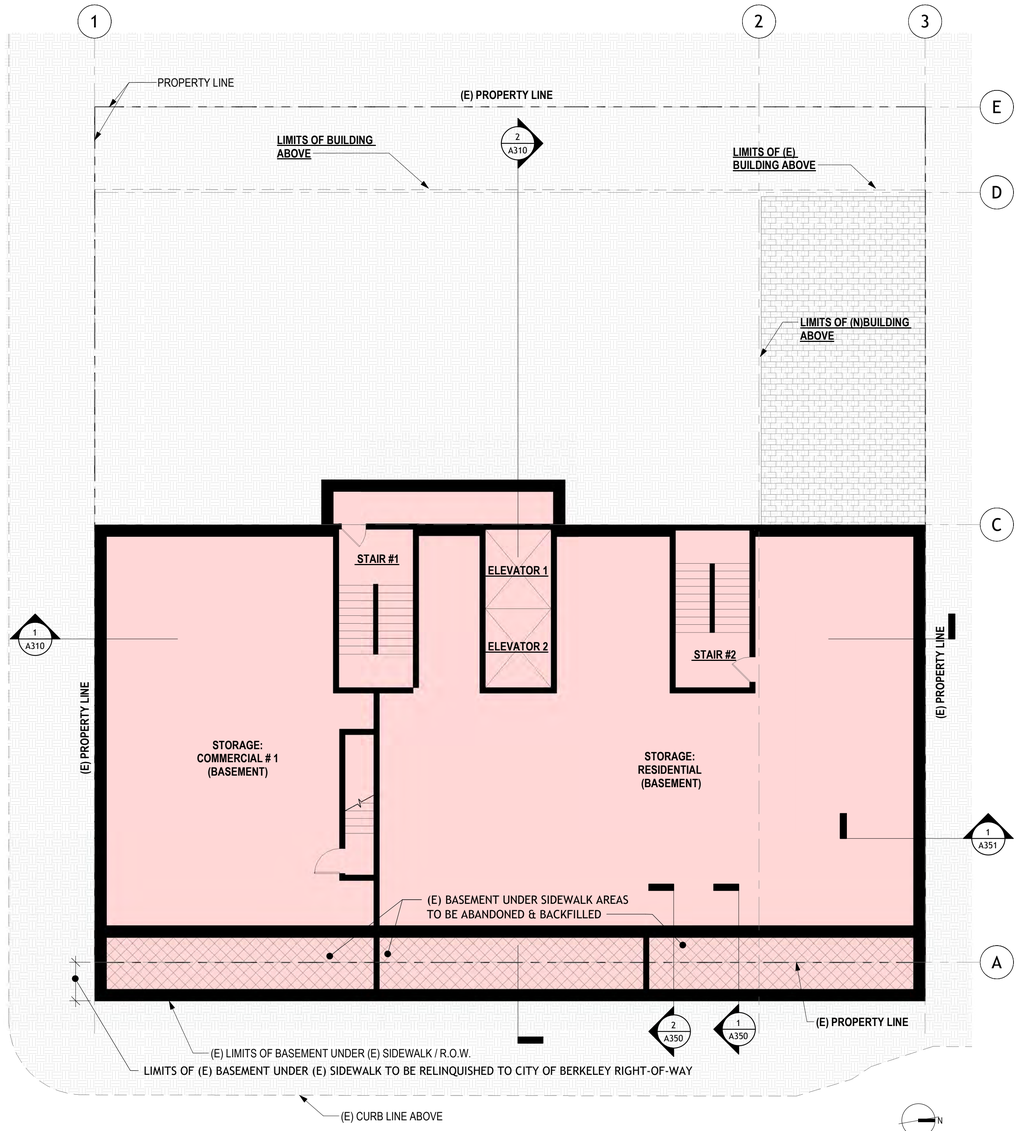
PROJECT #: EPC07
ISSUE DATE: 4/2/2026

PROPOSED SITE LIGHTING PLAN

A101



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



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

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CHANDLER BLDG. ADDITION

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BERKELEY, CA

STATE OF CALIFORNIA · LAUREL PATRICIA SAMUELS · LICENSED ARCHITECT
REN. 4/30/2027

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PROJECT #: EPC07
ISSUE DATE: 4/2/2026

PROPOSED BASEMENT & 1ST FLOOR PLANS

A111



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



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

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CHANDLER BLDG. ADDITION

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BERKELEY, CA

STATE OF CALIFORNIA · KRISTEN FRIEDMAN SAMUELS · REN. 4/30/2023 · LICENSED ARCHITECT

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PROJECT #: EPC07

ISSUE DATE: 4/2/2026

PROPOSED 2ND & 3RD FLOOR PLANS

A112

12/4/2025 10:46:48 AM



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



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

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CHANDLER BLDG. ADDITION

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PROJECT #: EPC07

ISSUE DATE: 4/2/2026

PROPOSED 4TH & 5TH FLOOR PLANS

A113



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



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

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CHANDLER BLDG. ADDITION

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REN. 4/30/2027

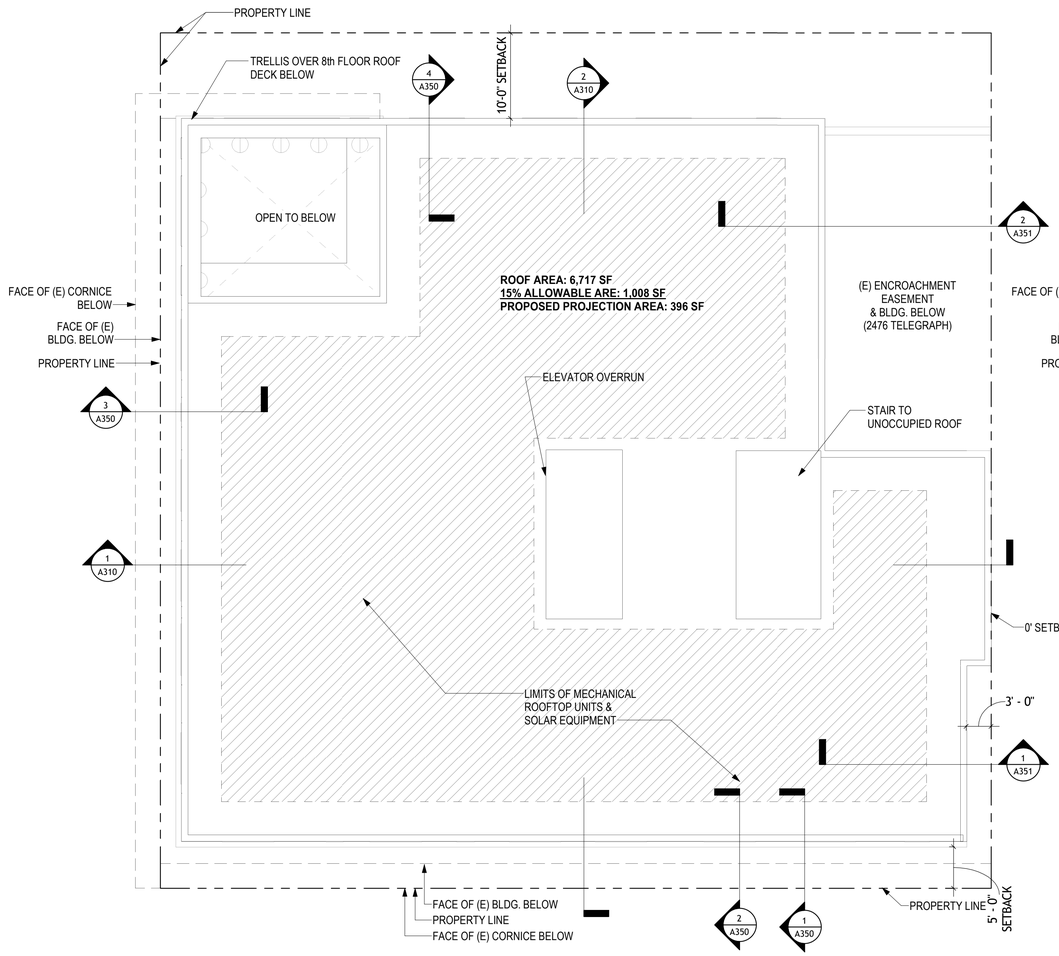
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ISSUE DATE: 4/2/2026

PROPOSED 6TH & 7TH FLOOR PLANS

A114



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



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

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CHANDLER BLDG. ADDITION

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STATE OF CALIFORNIA · KRISTEN FRIEDMAN SAMUELSON · LICENSED ARCHITECT
REN. 4/30/2027

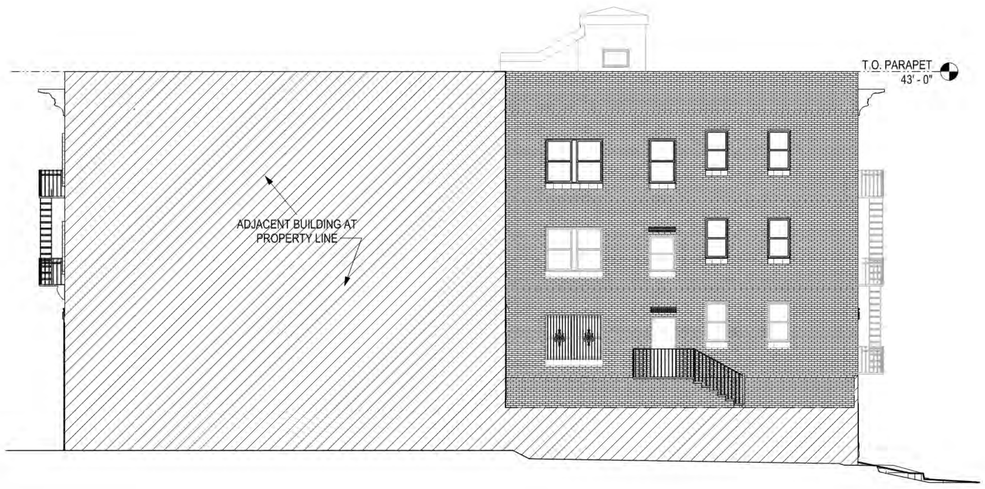
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PROJECT #: EPC07
ISSUE DATE: 4/2/2026

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"

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA · CHRISTINE PHILLIPS · LICENSED ARCHITECT
NOT FOR CONSTRUCTION
01/31/2021

FINAL DESIGN REVIEW

△ PROJECT ISSUE RECORD:

PROJECT #: EPC07

ISSUE DATE: 4/2/2026

EXISTING ELEVATIONS

A200



(CP-1) CEMENT PLASTER (FIELD)
MFR: BENJAMIN MOORE
COLOR: AF-150 COTSWOLD
FINISH: SMOOTH TROWEL



(CP-2) CEMENT PLASTER (ACCENT)
MFR: BENJAMIN MOORE
COLOR: CC-516 FLAGSTONE
FINISH: SMOOTH TROWEL



(CP-3) CEMENT PLASTER (SECONDARY ACCENT)
MFR: BENJAMIN MOORE
COLOR: 980 WOODCLIFF LAKE
FINISH: SMOOTH TROWEL



(CP-4) CEMENT PLASTER (PARGE COAT O/ BRICK)
MFR: BENJAMIN MOORE
COLOR: 1080 KING ARTHUR'S COURT
FINISH: SMOOTH TROWEL



(RS-1) RAIN SCREEN
MFR: FIRECLAY OR SIMILAR
MATERIAL: LARGE FORMAT, CERAMIC TILE
COLOR: ANTIQUE
FINISH: MATTE



(T-1) TILE
MATERIAL: GLAZED THIN BRICK
MFR. FIRE-CLAY, COLOR. 'ABSAROKA'
PATTERN: SOLDIER COURSE



(T-2) TILE
MATERIAL: CLAY BODY TILE
MFR. FIRE-CLAY, COLOR. 'ANTIQUE'
PATTERN: SOLDIER COURSE, STACKED BOND



(MB-1) BRICK (EXISTING)
COLOR: TAN, RUNNING BOND



(MB-2) BRICK (EXISTING)
COLOR: BROWN, RUNNING BOND



(SF-1) STOREFRONT, STEEL & GLASS (EXISTING), PAINTED
MFR: HOPES WINDOWS OR SIM.
STYLE: ARROW-SHAPED PROFILE
COLOR: CHARCOAL GRAY, POWDER COAT



(AC-1) GFRC CORNICE
MATERIAL: FIBERGLASS, GFRP OR POLYURETHANE
HEIGHT: 4'-5", DEPTH: 3'-0"



(AC-4) GFRC CORNICE
MATERIAL: FIBERGLASS, GFRP OR POLYURETHANE
HEIGHT: 3'-0", DEPTH: 2'-0"



(AC-2) PLASTER COATED FOAM CORNICE
MATERIAL: CEMENT PLASTER COATED FOAM
HEIGHT: 1'-0"



(AC-3) PLASTER COATED FOAM CORNICE
MATERIAL: CEMENT PLASTER COATED FOAM
HEIGHT: 0'-9"



(PT-1) PAINT
MFR: BENJAMIN MOORE
COLOR: AF-150 COTSWOLD



(PT-2) PAINT
MFR: BENJAMIN MOORE
COLOR: CC-516 FLAGSTONE



(PT-3) PAINT
MFR: BENJAMIN MOORE
COLOR: 980 WOODCLIFF LAKE



(PT-4) PAINT
MFR: BENJAMIN MOORE
COLOR: 1080 KING ARTHUR'S COURT



(PT-5) PAINT
MFR: BENJAMIN MOORE OR SIM.
COLOR: MATCH FIRECLAY 'ANTIQUE'



(W-1) WINDOW FRAME (RETROFIT REPLACEMENT)
MATERIAL: VINYL
MFR: QUAKER OR SIM.
COLOR: MED BRONZE OR SIM.
NOTE: REPLACEMENT WINDOWS TO MATCH (E) WINDOW & TRIM PROFILES



(W-2) WINDOW FRAME
MATERIAL: uPVC OR VINYL
MFR:I INTUS
COLOR: DARK BRONZE



(G-1) BIRD SAFE GLAZING
MATERIAL: GLASS
MFR. GUARDIAN
MODEL: TBD



(M-1) METAL, POWDER COATED
MATERIAL: STEEL, COLOR: DARK BRONZE/BLACK



(M-2) METAL & GLASS GUADRAILING
MATERIAL: ALUMINUM, COLOR ANODIZED DK. BRONZE



(WD-1) WOOD FENCING
SPECIES: REDWOOD OR CEDAR

GENERAL BUILDING ELEVATION & SECTION LEGEND:

FINISH TAG.

? KEYNOTE TAG, SEE LEGEND.

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

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CHANDLER BLDG. ADDITION

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



FINAL DESIGN REVIEW

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PROJECT #: EPC07

ISSUE DATE: 09/4/2026

COLOR & MATERIALS

A21

9/8/2025 11:10:20 AM

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-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	METAL & GLASS STOREFRONT SYSTEM - POWDER COATED	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
T-1	THIN BRICK O/ THINSET	COMMERCIAL BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK, 2.5 X 8, COLOR: COLUMBIA PLATEAU, STACKED SOLDIER COURSE, GROUT TBD
T-2	THINBRICK O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK 2.5 X 8, COLOR: COLUMBIA PLATEAU, RUNNING BOND, GROUT: TBD
W-2	VINYL WINDOW ASSEMBLY	RESIDENTIAL LOBBY ENTRANCE	1" IGU



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:

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2. 90% OF ALL GLAZING SHALL BE BIRD FRIENDLY GLAZING; SEE 3/A550 FOR UV-COATED GLAZING SPECIFICATION

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON CHUNG
No. C-41807
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET

PROJECT NO: EPC07

ISSUE DATE: 08/25/2025

PROPOSED BUILDING ELEVATION 4/2/2026 H

A21

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	
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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
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M-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	METAL & GLASS STOREFRONT SYSTEM - POWDER COATED	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
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T-2	THINBRICK O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK 2.5 X 8, COLOR: COLUMBIA PLATEAU, RUNNING BOND, GROUT: TBD
W-2	VINYL WINDOW ASSEMBLY	RESIDENTIAL LOBBY ENTRANCE	1" IGU



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 STOREFRONT SCHEDULE ON A610 & A611
09 101	FACE OF NEW EIFS CORNICE > 24" FROM PROPERTY LINE (CBC 705.2)
21 02	FIRE DEPARTMENT CONNECTION. MAINTAIN 36" X 36" CLR IN FRONT OF CONNECTION FOR FD ACCESS., UNDER SEPARATE PERMIT

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.

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RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT CHARLES FEIDELSON No. C-41807 07/31/2025 RENEWAL DATE STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET
2	12/19/25	PC#1 RESPONSE
4	3/24/26	PC#2 RESPONSE

PROJECT NO: EPC07

ISSUE DATE: 08/25/25

PROPOSED BUILDING ELEVATION 4/2/2026 T

A21

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-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	METAL & GLASS STOREFRONT SYSTEM - POWDER COATED	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
T-1	THIN BRICK O/ THINSET	COMMERCIAL BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK, 2.5 X 8, COLOR: COLUMBIA PLATEAU, STACKED SOLDIER COURSE, GROUT TBD
T-2	THINBRICK O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK 2.5 X 8, COLOR: COLUMBIA PLATEAU, RUNNING BOND, GROUT: TBD
W-2	VINYL WINDOW ASSEMBLY	RESIDENTIAL LOBBY ENTRANCE	1" IGU



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

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT CHARLES FEIDELSON CHANEY No. C-41807 07/31/2025 RENEWAL DATE STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET

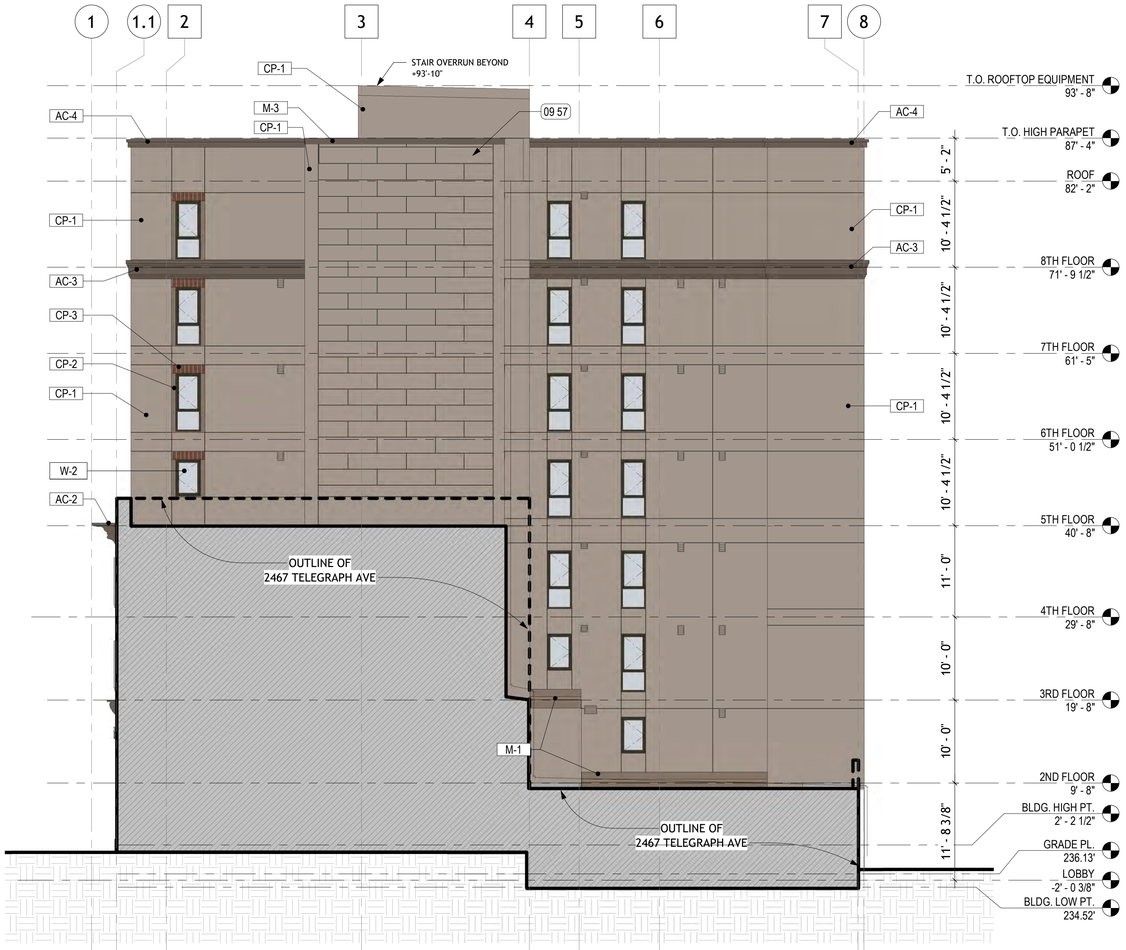
PROJECT NO: EPC07

ISSUE DATE: 08/25/25

PROPOSED BUILDING ELEVATION 4/2/2026 T

A21

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-3	PAINTED GSM COPING	PARAPET COPING	
SF-1	METAL & GLASS STOREFRONT SYSTEM - POWDER COATED	COMMERCIAL FRONTAGES & RES. LOUNGE	
SF-2	STEEL GUARDRAIL W/ CUSTOM CUT SCREEN	8TH FLOOR PATIO GUARDRAILING	CONTRACTOR TO REQUEST CUSTOM-LASER CUT CUT FILES FROM ARCHITECT
T-1	THIN BRICK O/ THINSET	COMMERCIAL BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK, 2.5 X 8, COLOR: COLUMBIA PLATEAU, STACKED SOLDIER COURSE, GROUT TBD
T-2	THINBRICK O/ THINSET	RESIDENTIAL LOBBY BULKHEAD(S)	FIRECLAY GLAZED THIN BRICK 2.5 X 8, COLOR: COLUMBIA PLATEAU, RUNNING BOND, GROUT: TBD
W-2	VINYL WINDOW ASSEMBLY	RESIDENTIAL LOBBY ENTRANCE	1" IGU



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

KEYNOTE LEGEND	
##	NOTE
09 57	CEMENT PLASTER CONTROL JOINT, TYPICAL

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

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON CHUNG
No. C-41807
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET

PROJECT NO: EPC07

ISSUE DATE: 08/25/25

PROPOSED BUILDING ELEVATION -4/2/2026 H

A21

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.



2 A300 BUILDING SECTION - CUT NORTH SOUTH (LOOKING WEST) 2
1/8" = 1'-0"



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

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RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-31802
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET
3	2/18/26	REV #2

PROJECT NO: EPC07

ISSUE DATE: 08/25/25

PROPOSED BUILDING
SH/2/2026 S

A300

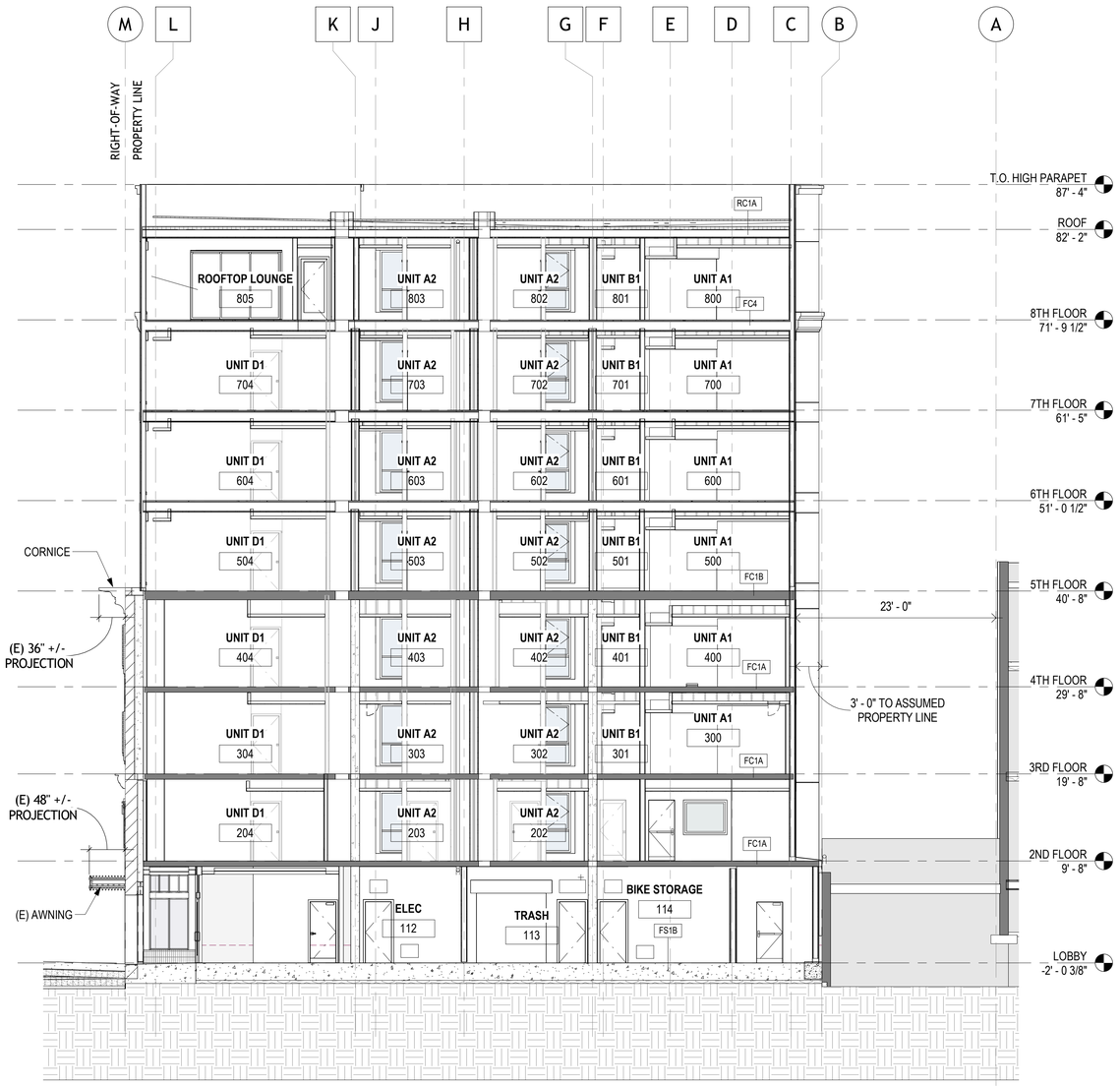
KEYNOTE LEGEND	
##	NOTE

GENERAL BUILDING ELEVATION & SECTION LEGEND:

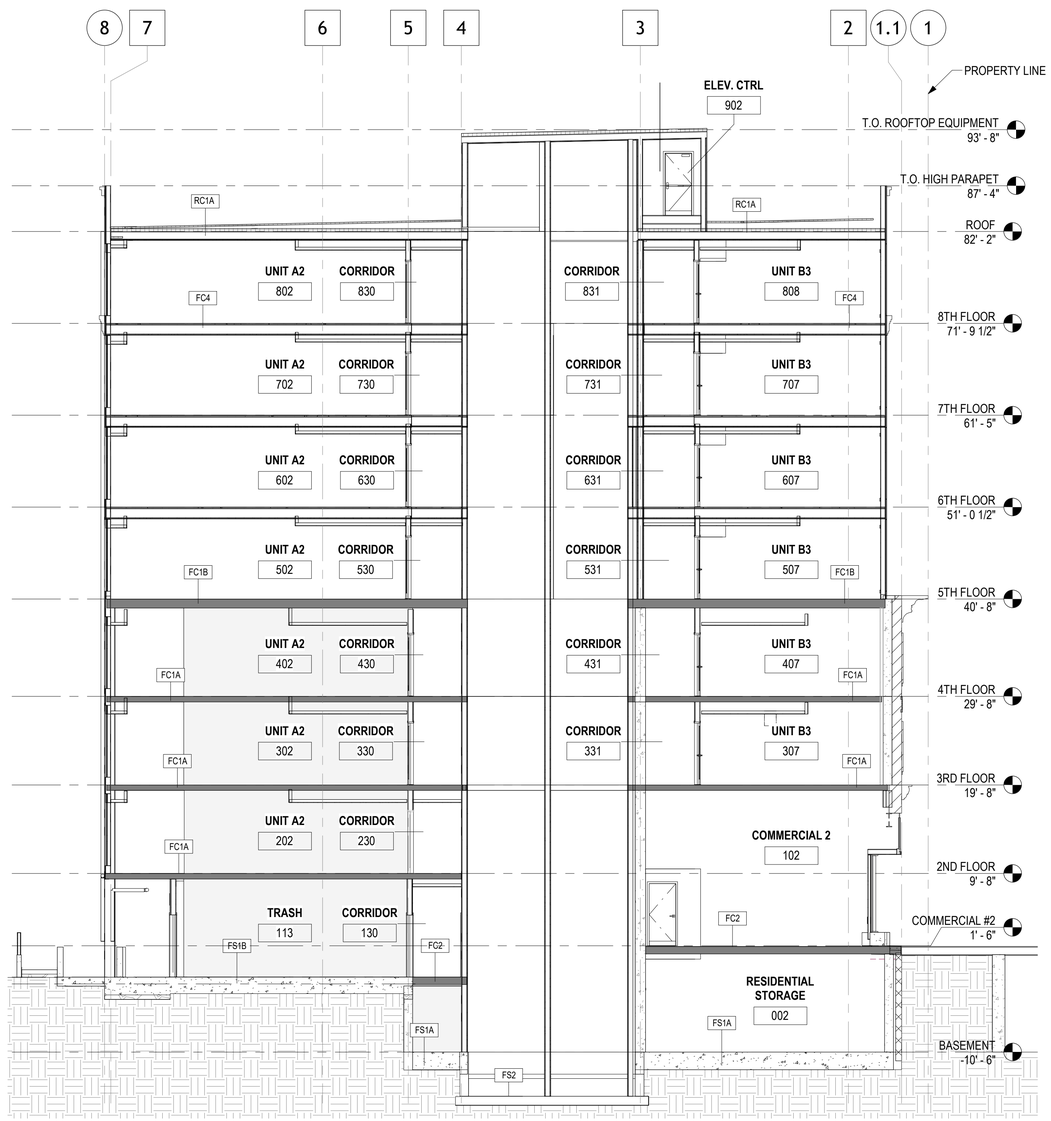
- FINISH TAG.
- ? KEYNOTE TAG, SEE LEGEND.
- 36" EXHAUST OPENING CLEARANCE

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.



2 / A301 BUILDING SECTION - CUT EAST-WEST (LOOKING NORTH) 2
1/8" = 1'-0"



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

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RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON JOHN
No. C-31802
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

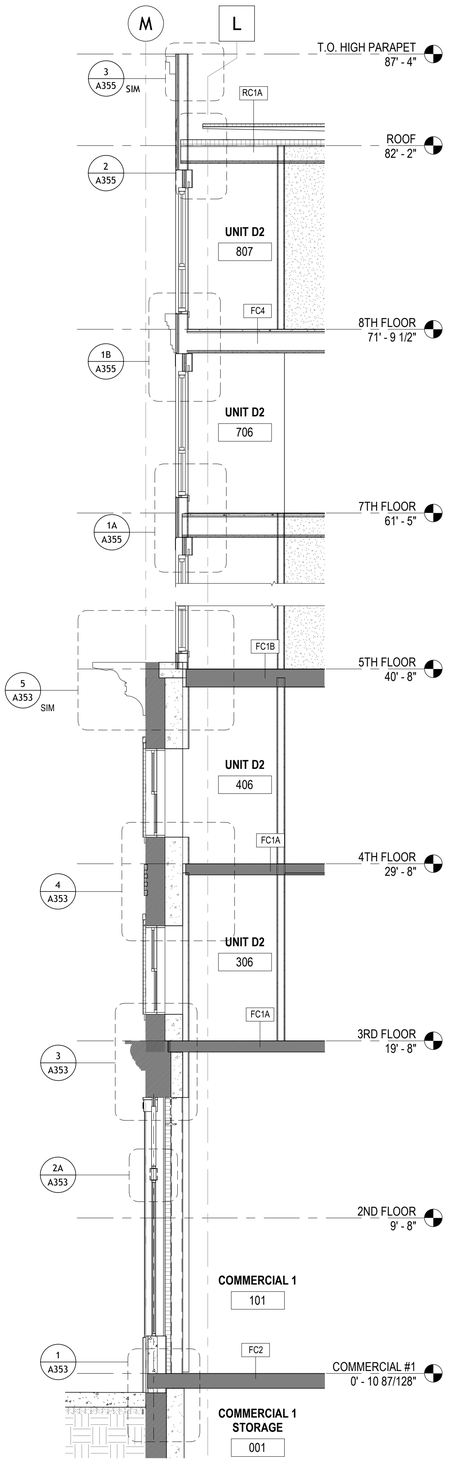
△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET

PROJECT NO: EPC07

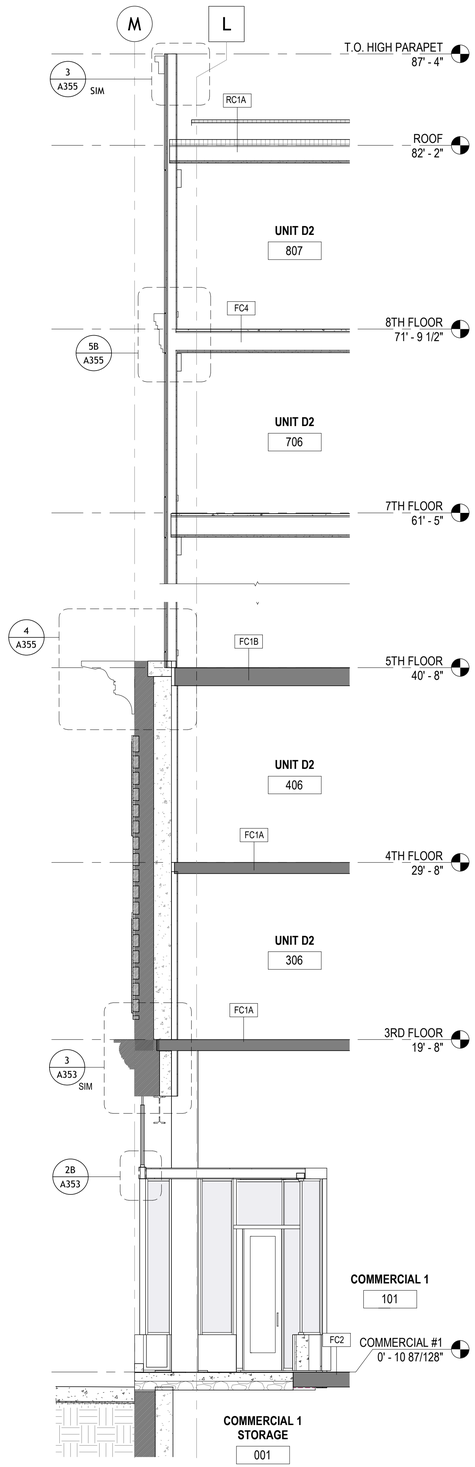
ISSUE DATE: 08/25/25

PROPOSED BUILDING
SI 8/2/2026 S

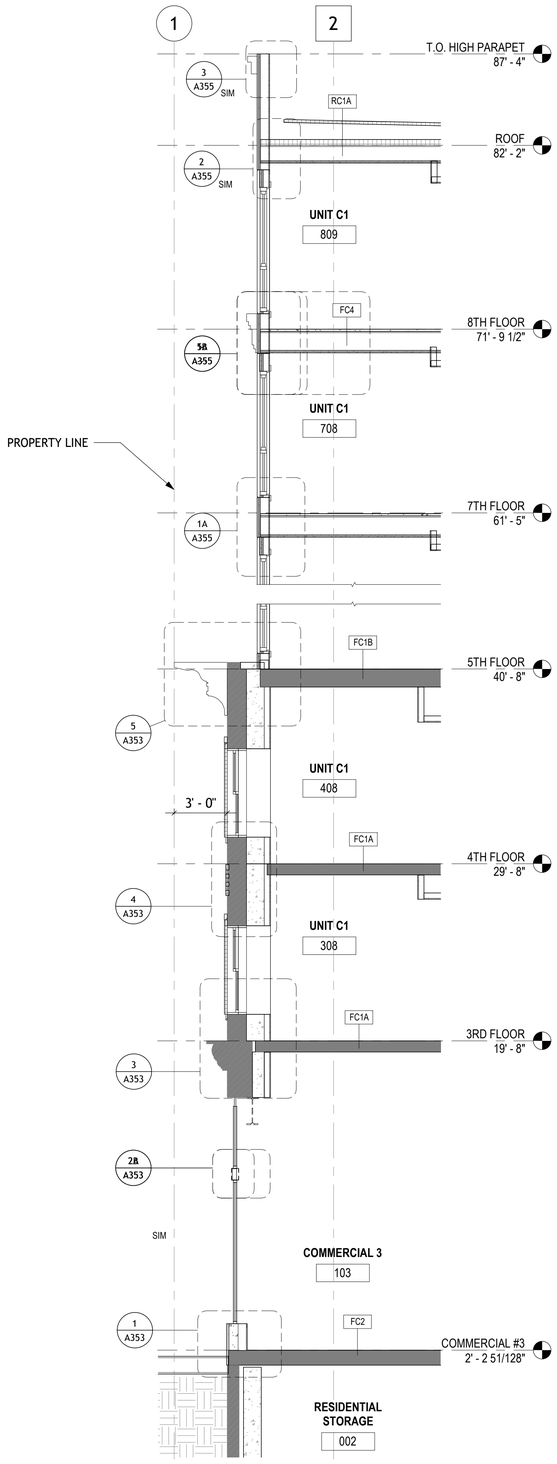
A301



3 A320 WS3_SECTION @ COMMERCIAL #1 (DWIGHT WAY)
1/4" = 1'-0"



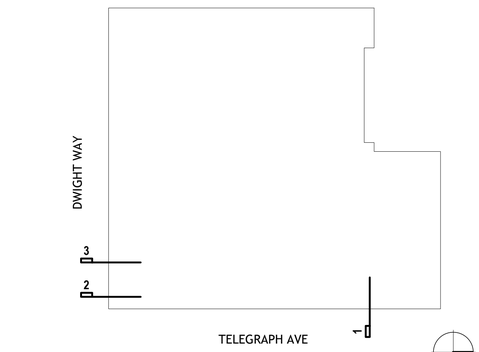
2 A320 WS2_SECTION @ COMMERCIAL #1 ENTRY (DWIGHT)
1/4" = 1'-0"



1 A320 WS1_SECTION @ 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.

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON PAUL
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

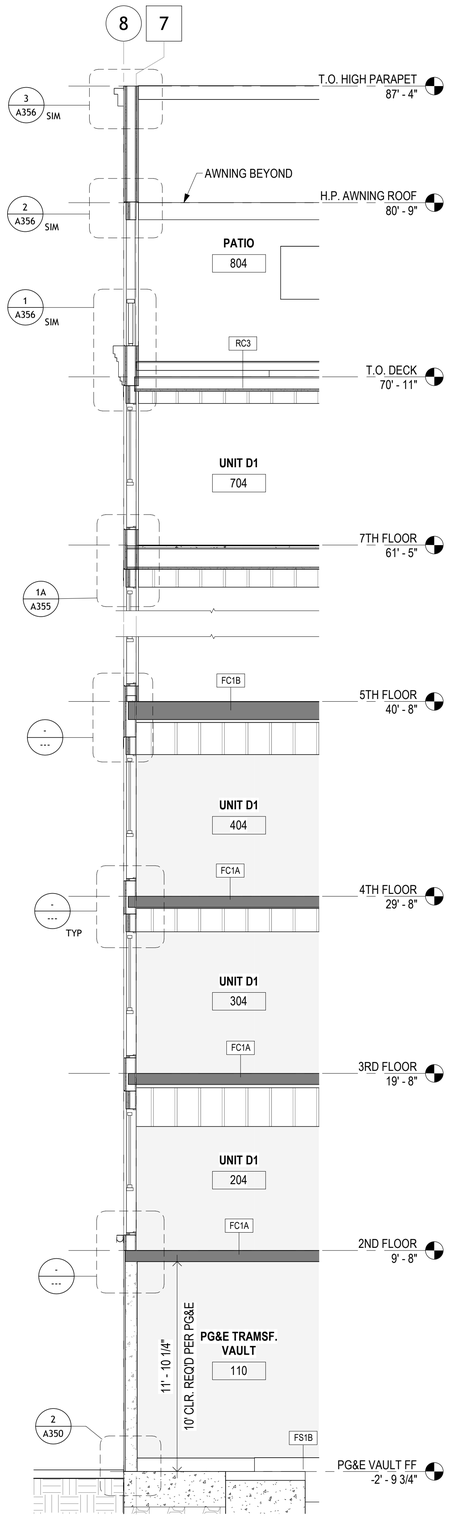
△	DATE	ISSUE RECORD

PROJECT NO: EPC07

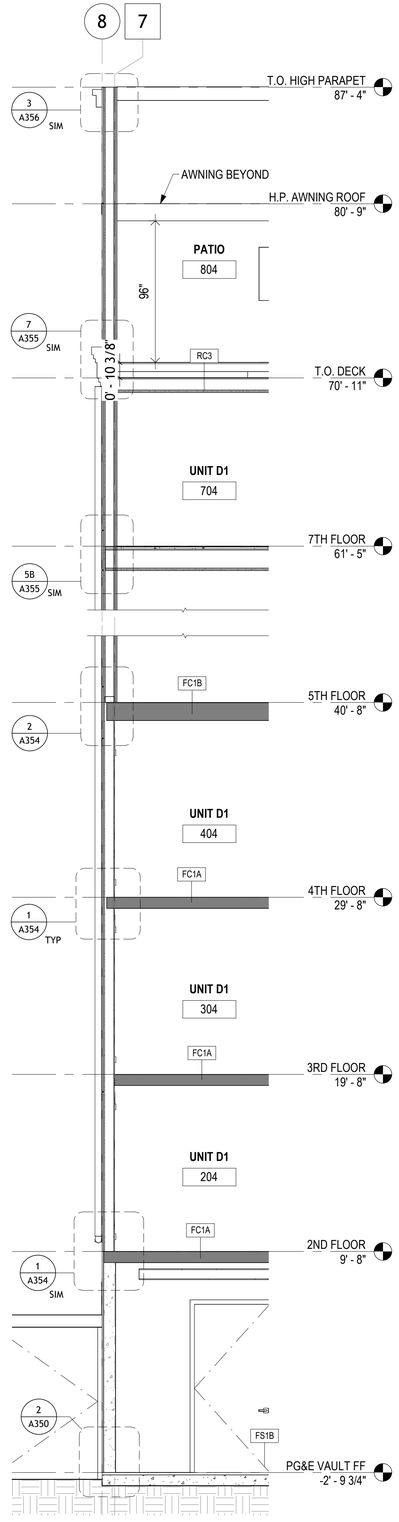
ISSUE DATE: 08/25/25

WALL SECTIONS
4/2/2026

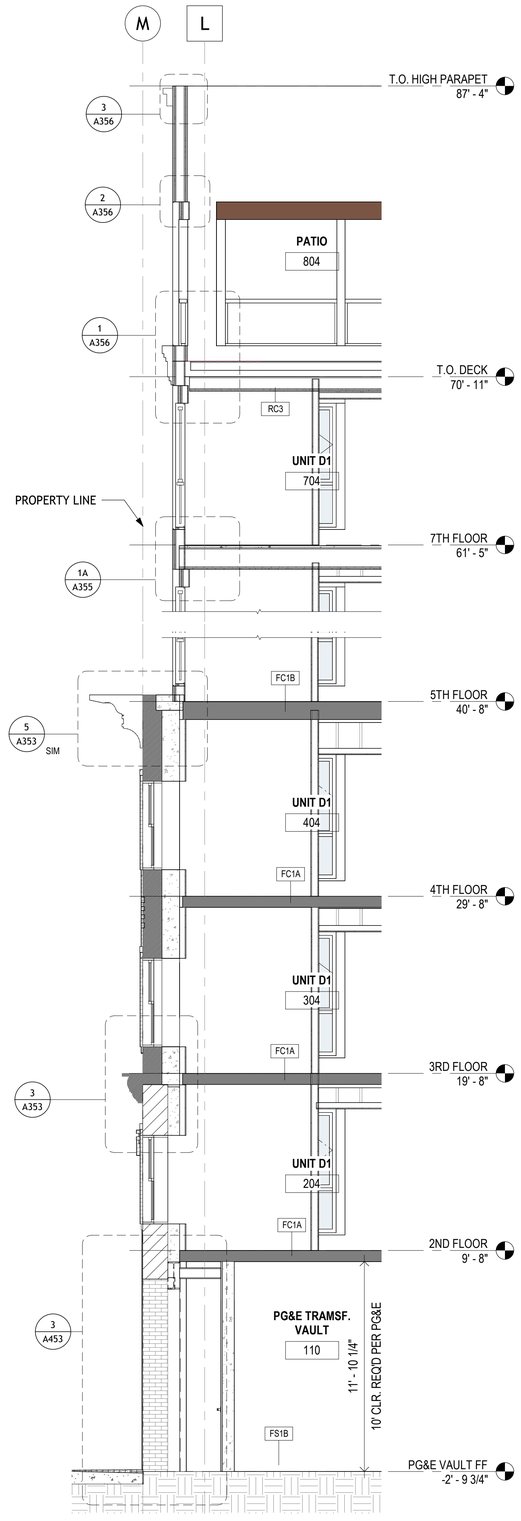
A320



6 A321 WS6_SECTION @ LOUNGE (DWIGHT WAY)
1/4" = 1'-0"



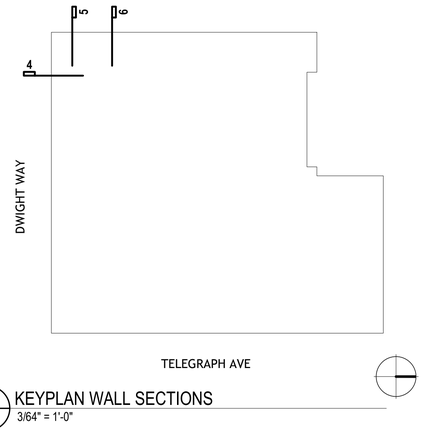
5 A321 WS5_SECTION @ MAIN LOBBY ENTRY2
1/4" = 1'-0"



4 A321 WS4_SECTION @ DWIGHT WAY LOBBY ENTRY
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.

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
GUNNAR FEIDELSON SMITH
No. C-31602
STATE OF CALIFORNIA
01/31/2025
RENEWAL DATE

FINAL DESIGN REVIEW

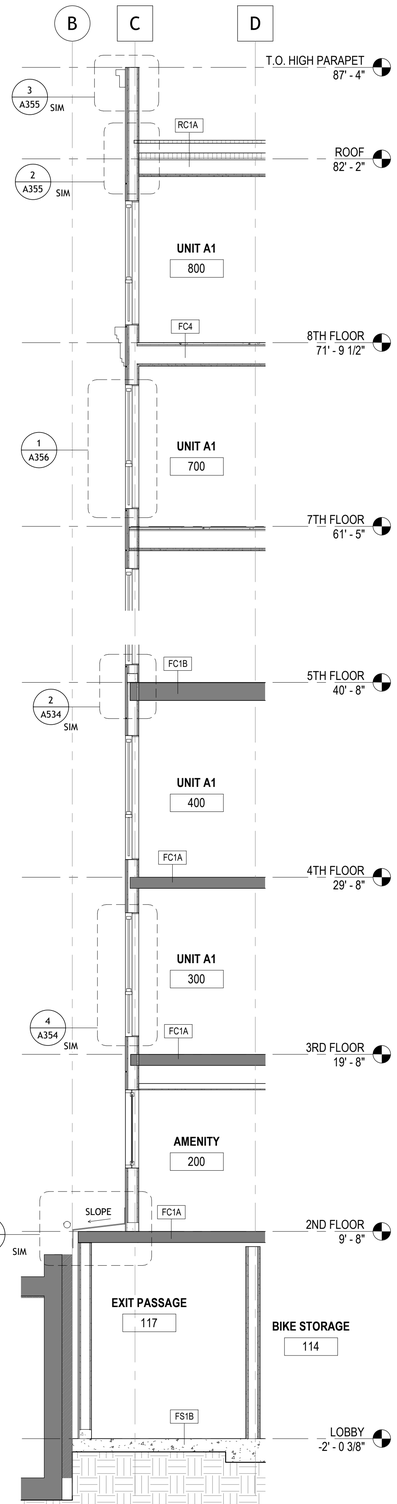
ADDITION

△	DATE	ISSUE RECORD

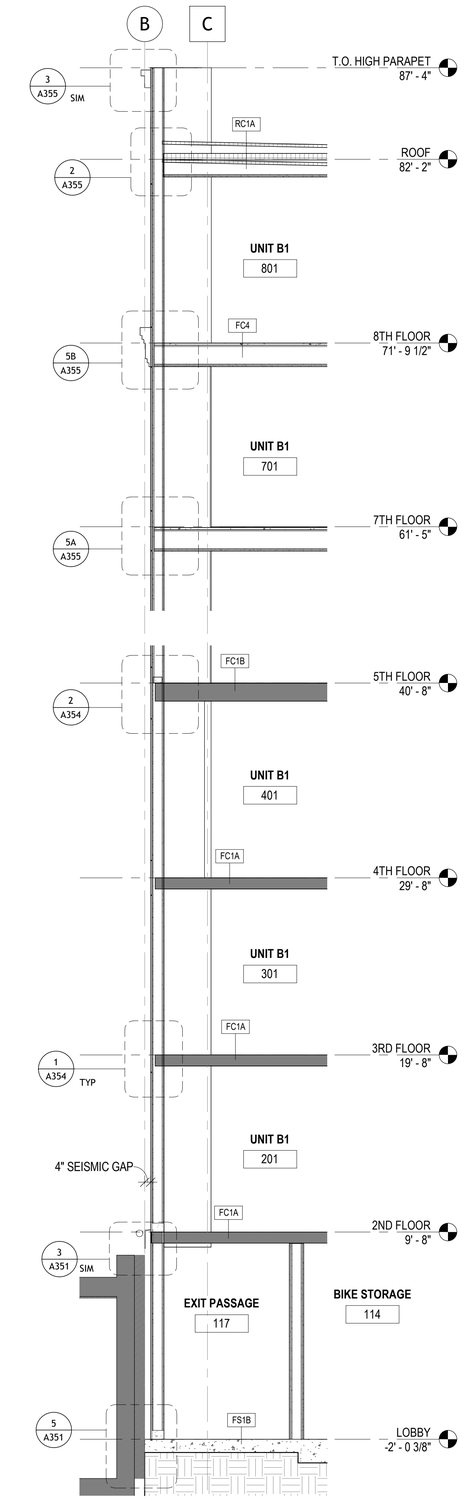
PROJECT NO: EPC07
ISSUE DATE: 08/25/25

WALL SECTIONS
4/2/2026

A321

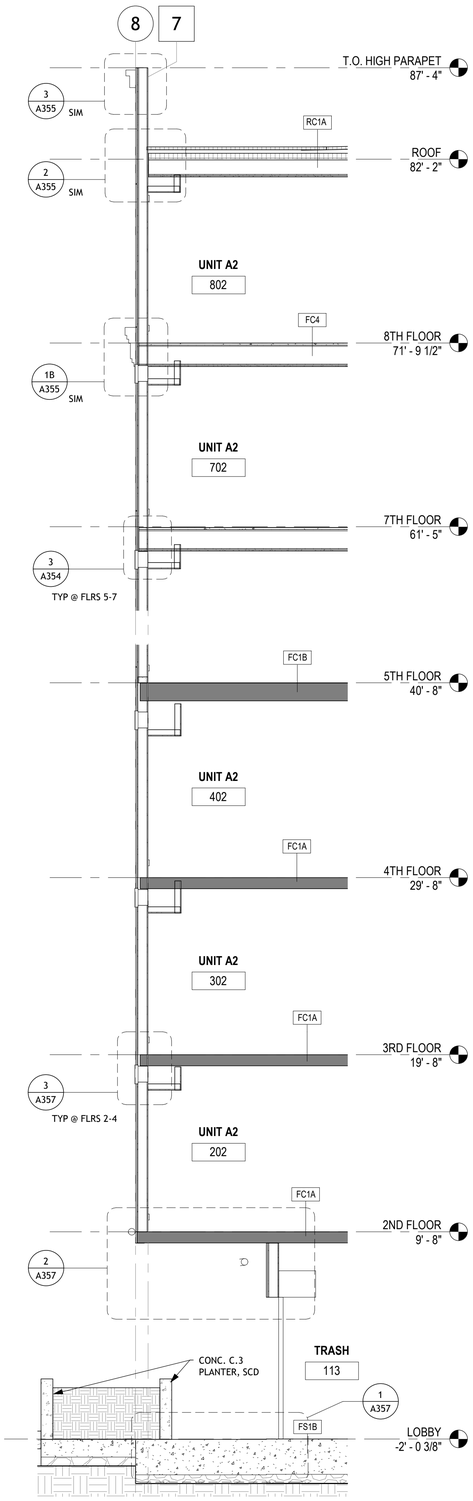


9 A322 WS9_BUILDING SECTION @ MOE'S BOOKS (EASEMENT)
1/4" = 1'-0"



8 A322 WS8_BUILDING SECTION @ MOE'S BOOKS (EASEMENT)1
1/4" = 1'-0"

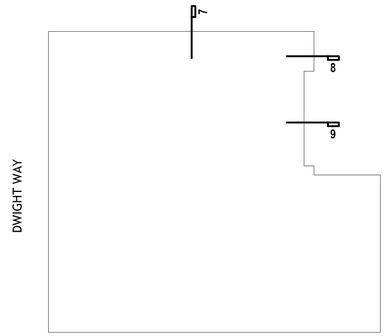
PROPERTY LINE



7 A322 WS7_SECTION @ MAIN LOBBY ENTRY
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.

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-31807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

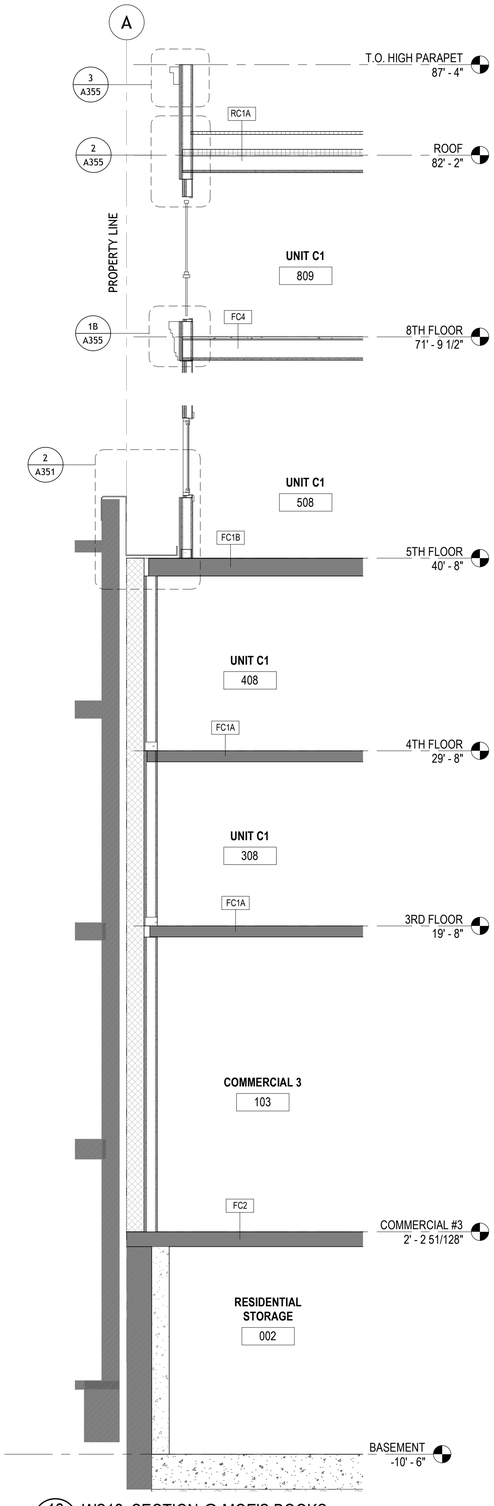
△	DATE	ISSUE RECORD

PROJECT NO: EPC07

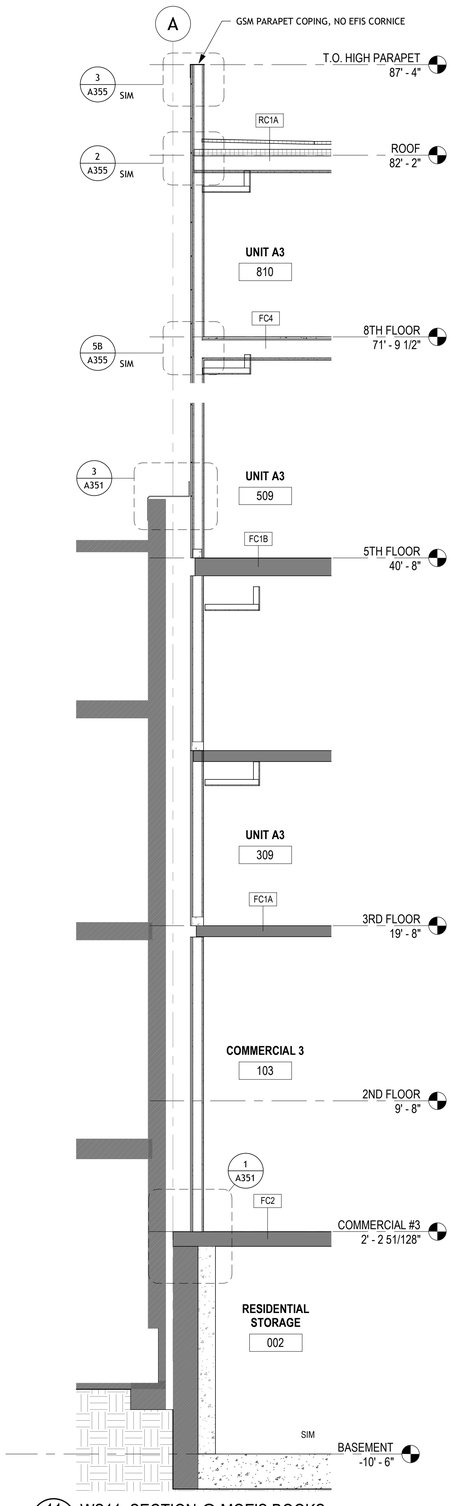
ISSUE DATE: 08/25/25

WALL SECTIONS
4/2/2026

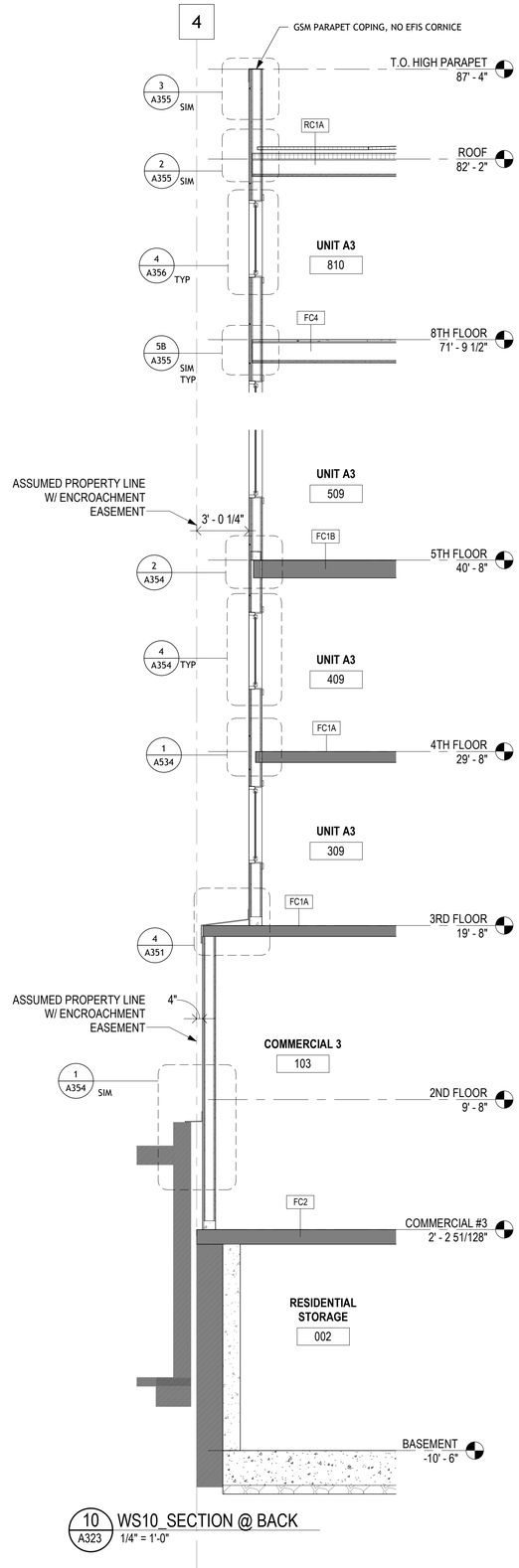
A322



12 A323 WS12_SECTION @ MOE'S BOOKS
1/4" = 1'-0"



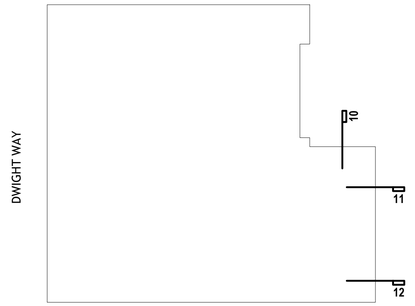
11 A323 WS11_SECTION @ MOE'S BOOKS
1/4" = 1'-0"



10 A323 WS10_SECTION @ BACK
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.

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
JAMES FRIEDLSON
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

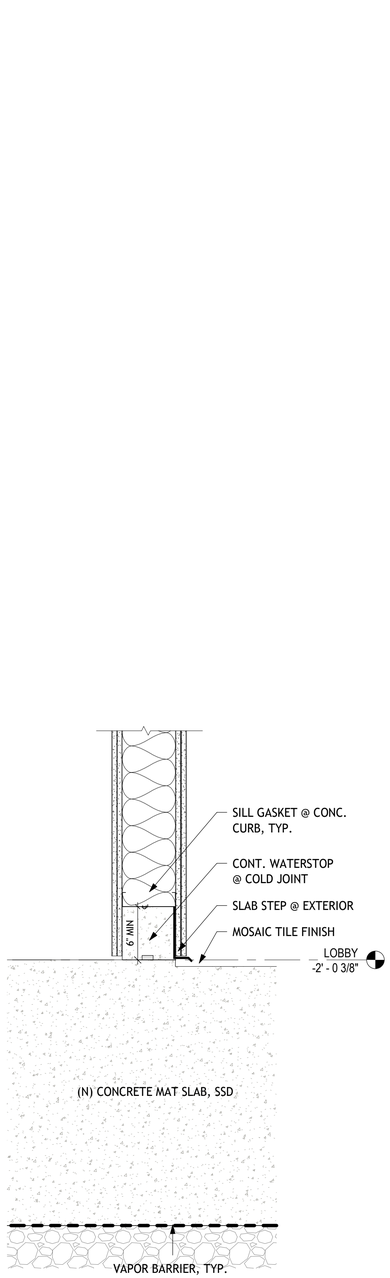
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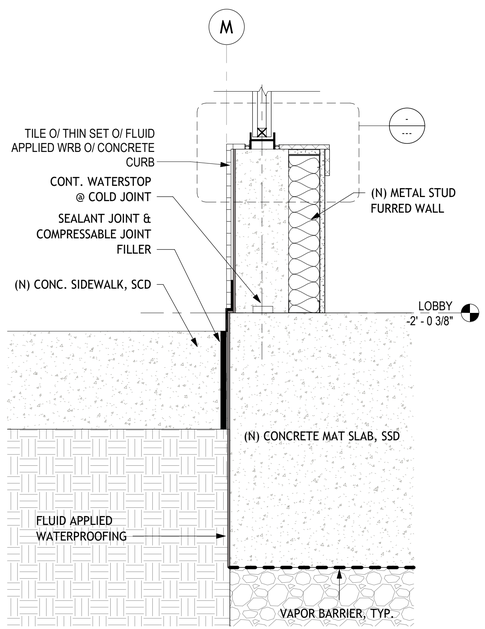
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WALL SECTIONS
4/2/2026

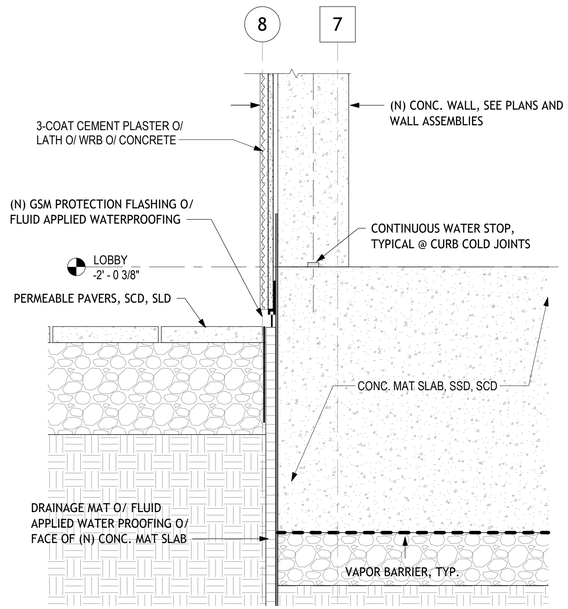
A323



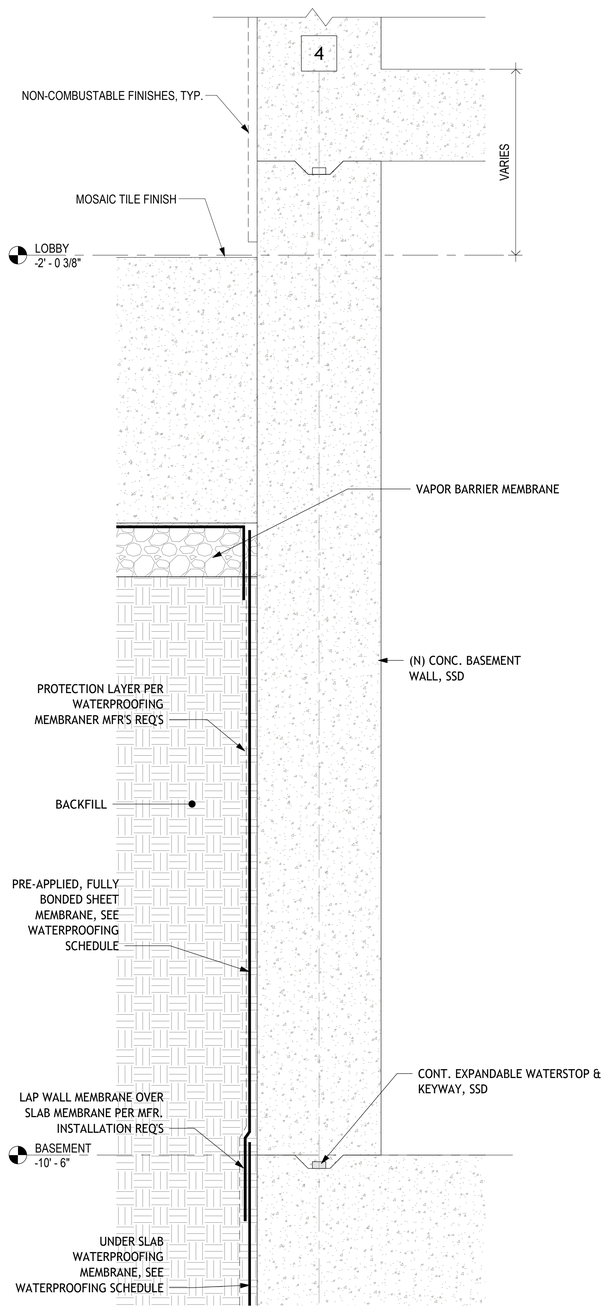
3 A350 TYPICAL WALL BASE @ LOBBY ENTRY
1 1/2" = 1'-0"



4 A350 TYPICAL WALL BASE @ RES. LOUNGE STOREFRONT
1 1/2" = 1'-0"



2 A350 TYPICAL WALL BASE @ (N) WEST FACADE
1 1/2" = 1'-0"



1 A350 WALL BASE & BASEMENT @ LOBBY ENTRY (EAST SIDE)
1 1/2" = 1'-0"

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2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

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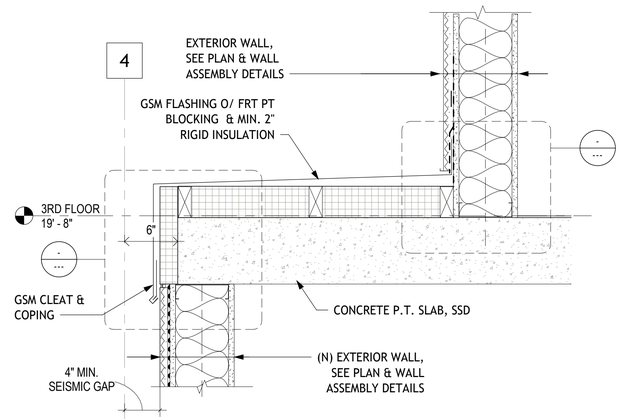
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	8/25/25	PERMIT SET

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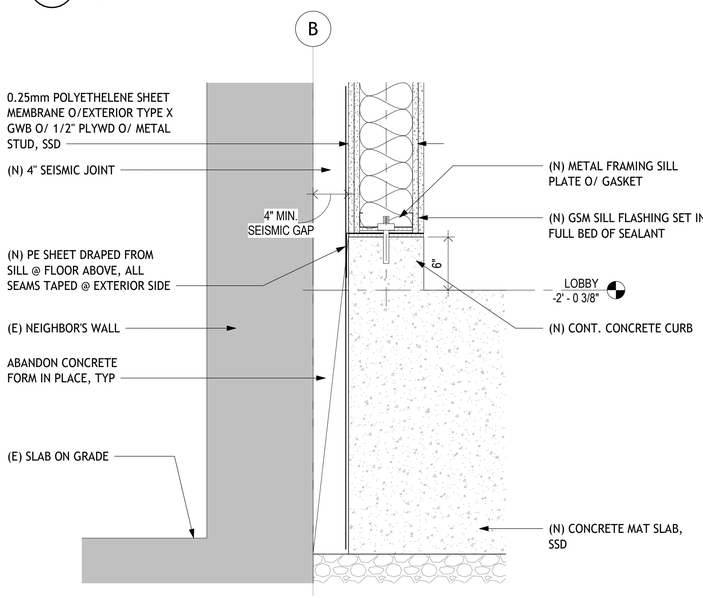
ISSUE DATE: 08/25/25

ENLARGED WALL SECTIONS - CO 4/2/2026 E WALL BASE (TYPE 1-A)

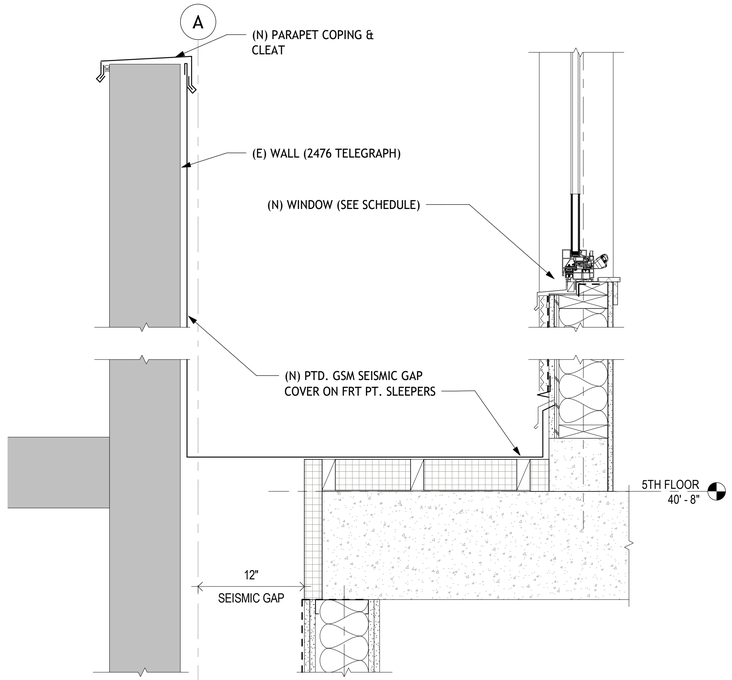
A350



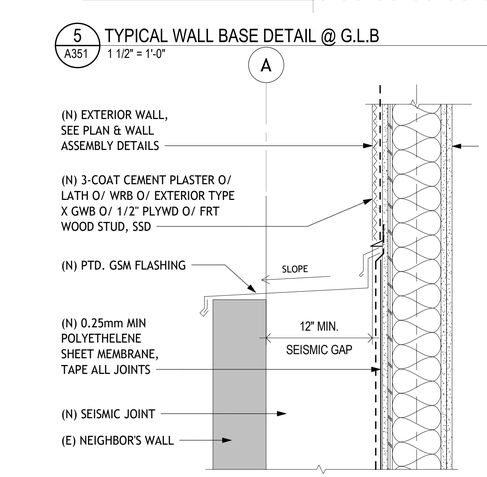
4 A351 TYPICAL EXTENDED SLAB EDGE
1 1/2" = 1'-0"



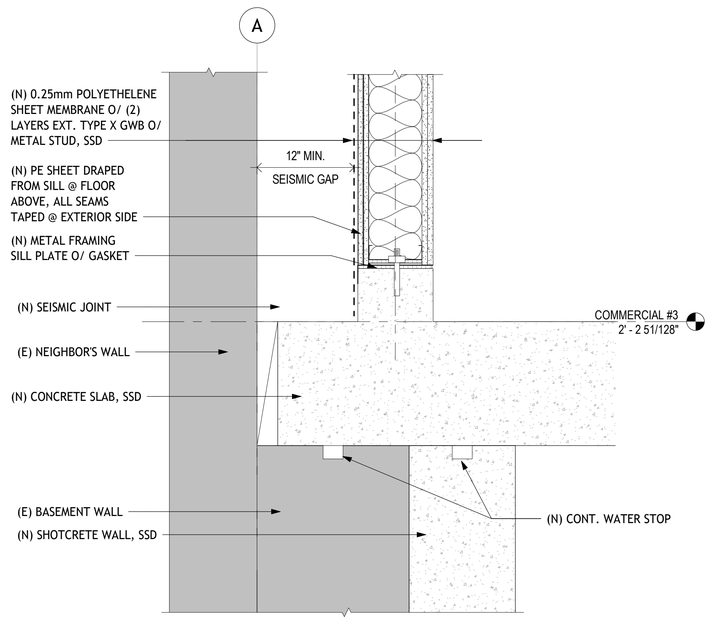
5 A351 TYPICAL WALL BASE DETAIL @ G.L.B
1 1/2" = 1'-0"



2 A351 WS11_SEISMIC JOINT DETAIL SECTION_5TH FLOOR @ MOE'S BOOK
1 1/2" = 1'-0"



3 A351 TYP. FINISH TEMINATION @ FRT FRAMED WALL @ SEISMIC GAP
1 1/2" = 1'-0"



1 A351 TYPICAL WALL BASE AT GRADE @ G.L. A
1 1/2" = 1'-0"

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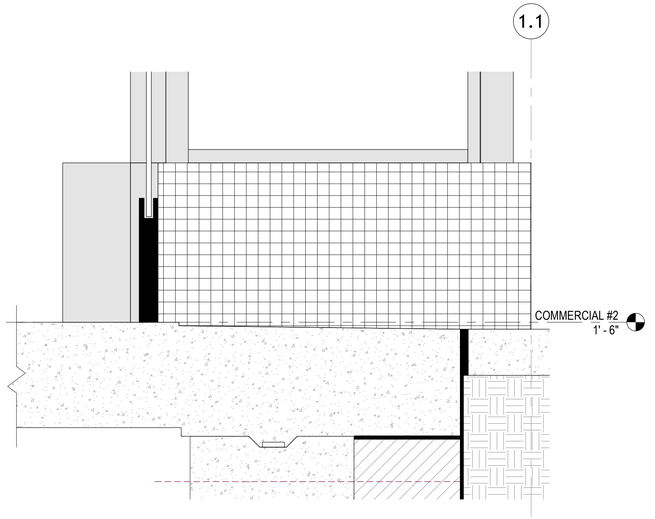
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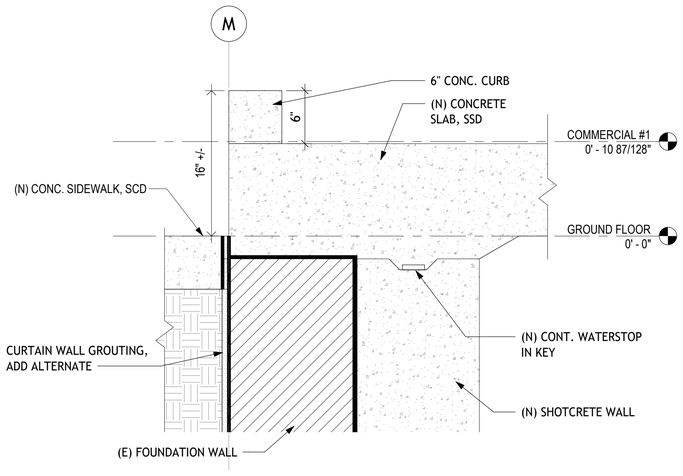
ISSUE DATE: 08/25/25

EXTERIOR WALL SECTIONS - SEISMIC GAPS @ 4/2/2026 I, G.L. A & G.L. B

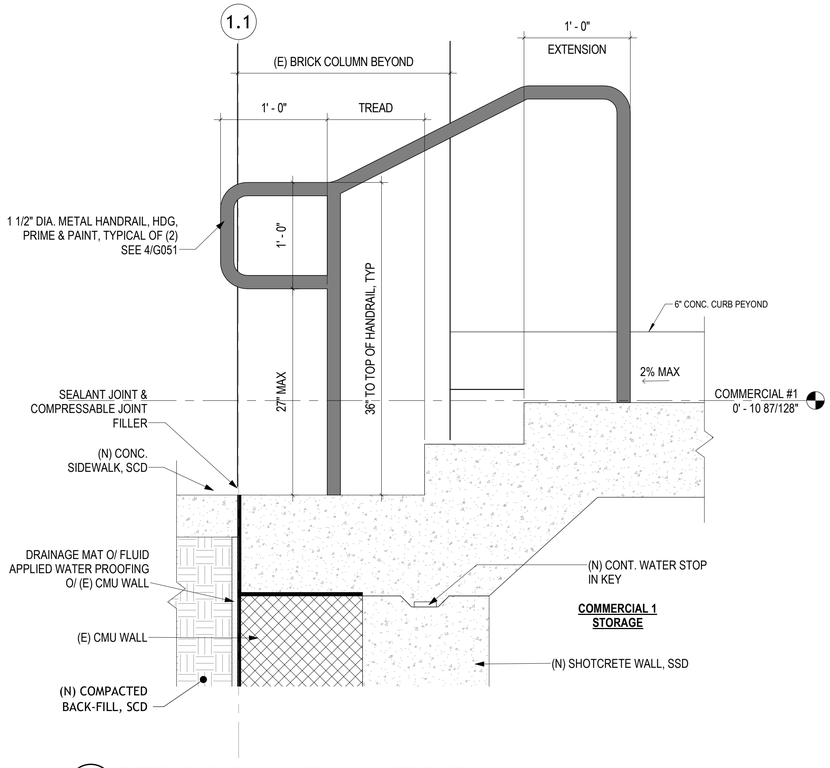
A351



2 / A352 TYPICAL ACCESSIBLE COMMERCIAL ENTRY DOOR LANDING (COMM #1, #2 & #3)
1 1/2" = 1'-0"



3 / A352 EXTERIOR STAIR LANDING @ COMMERCIAL #1 (DWIGHT)
1 1/2" = 1'-0"



1 / A352 EXTERIOR STAIR @ COMERCIAL #1 (TELEGRPAH)
1 1/2" = 1'-0"

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CHARLES FEIDELSON KAHN
No. C-31807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

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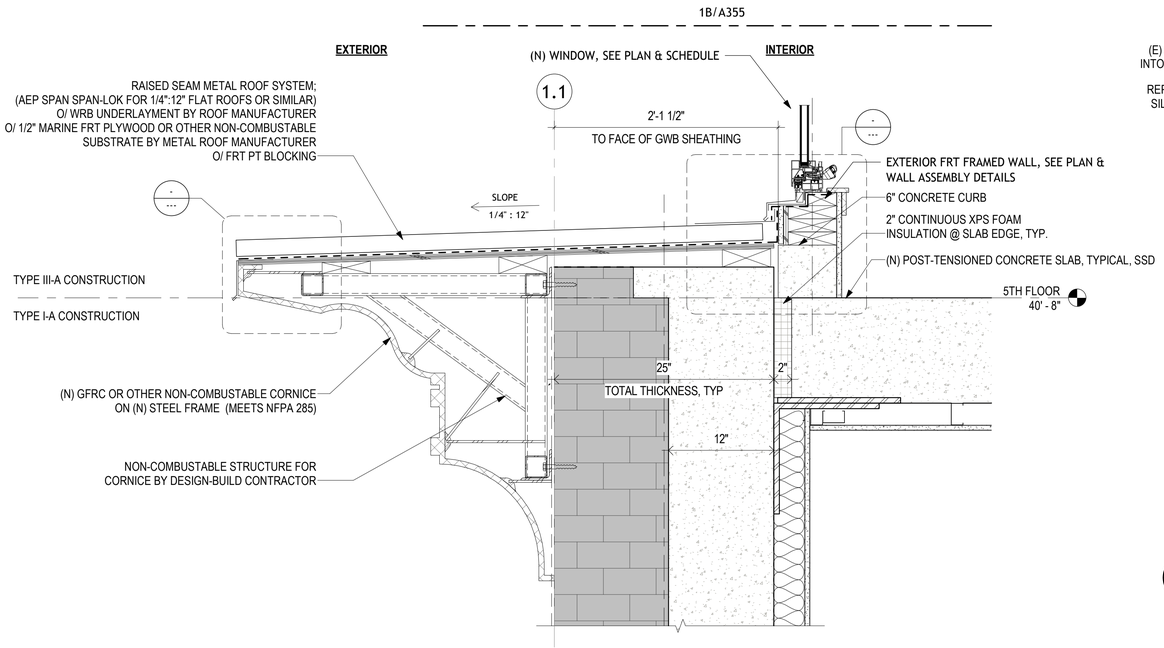
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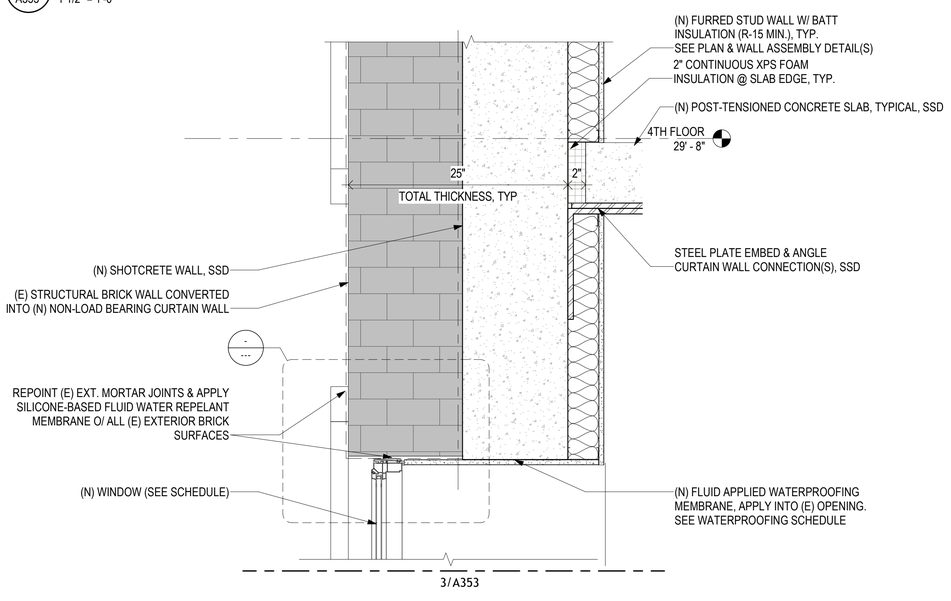
ISSUE DATE: 08/25/25

EXTERIOR WALL SECTIONS - CONCRETE WALL 4/2/2026 D
COMMERCIAL (TYPE 1-A)

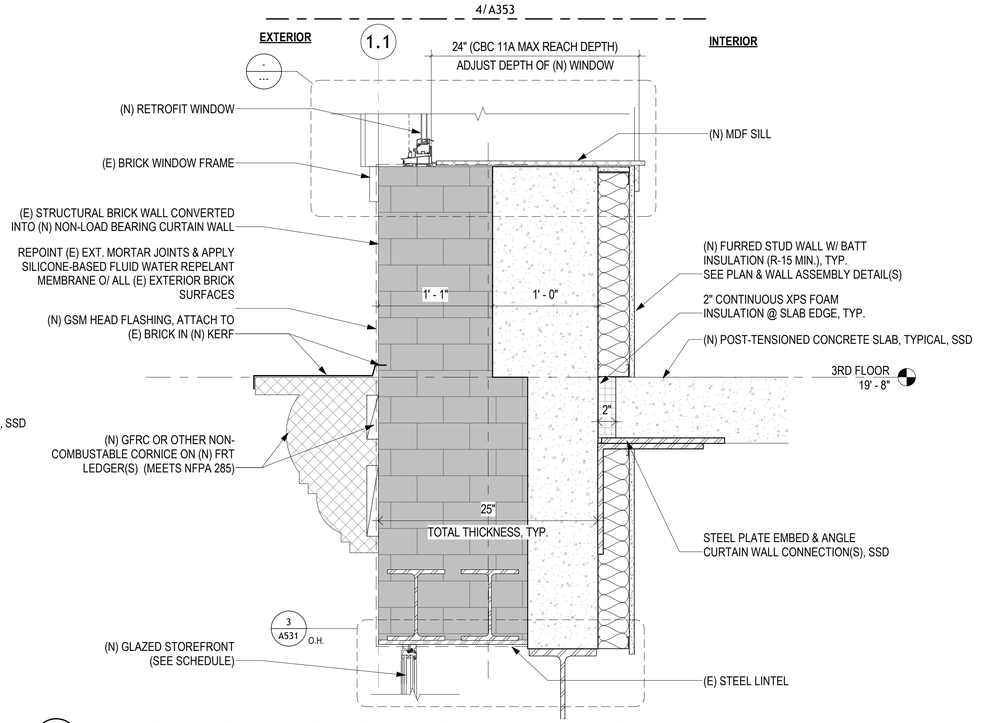
A352



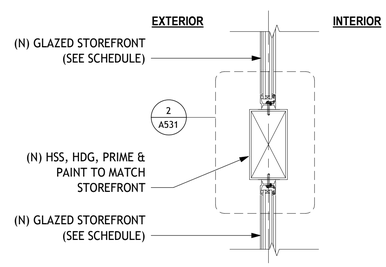
5 A353 TYPICAL 5TH FLOOR CORNICE & METAL ROOF @ WINDOW SECTION
1 1/2" = 1'-0"



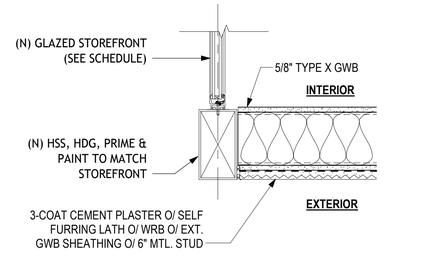
4 A353 TYPICAL (N) WINDOW HEAD @ (E) BRICK WALL SECTION
1 1/2" = 1'-0"



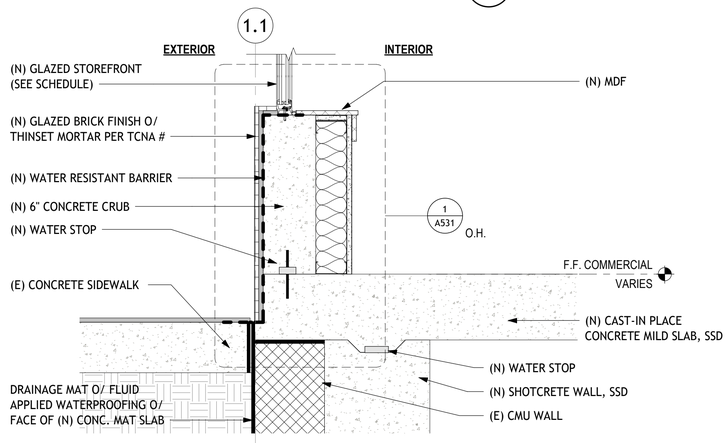
3 A353 TYPICAL STOREFRONT HEAD, CORNICE & WINDOW SILL @ 3RD FLOOR SECTION
1 1/2" = 1'-0"



2A A353 TYPICAL COMMERCIAL STOREFRONT TRANSOM
1 1/2" = 1'-0"



2B A353 TYPICAL COMMERCIAL STOREFRONT TRANSOM & SOFFIT
1 1/2" = 1'-0"



1 A353 TYPICAL COMMERCIAL STOREFRONT SILL & WALL BASE @ GROUND FLOOR
1 1/2" = 1'-0"

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RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

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

FINAL DESIGN REVIEW

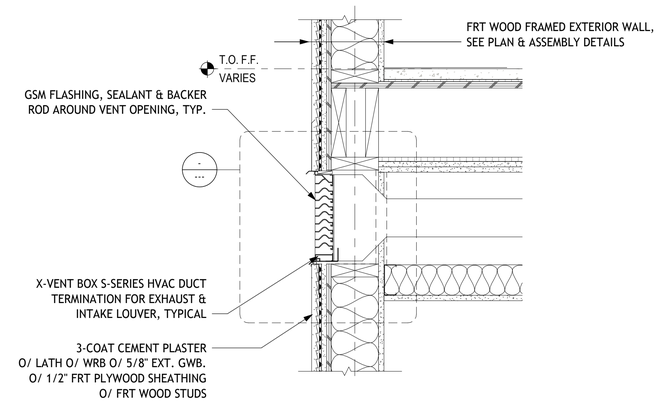
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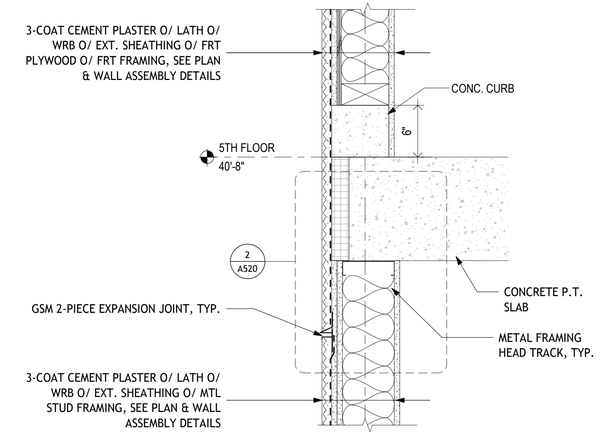
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ISSUE DATE: 08/25/25

EXTERIOR WALL SECTIONS
MASONRY & CO4/2/2026 E
(TYPE 1-A)

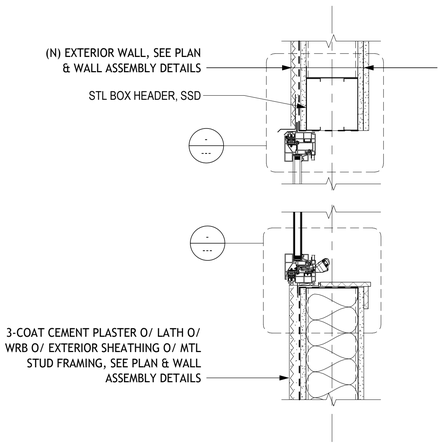
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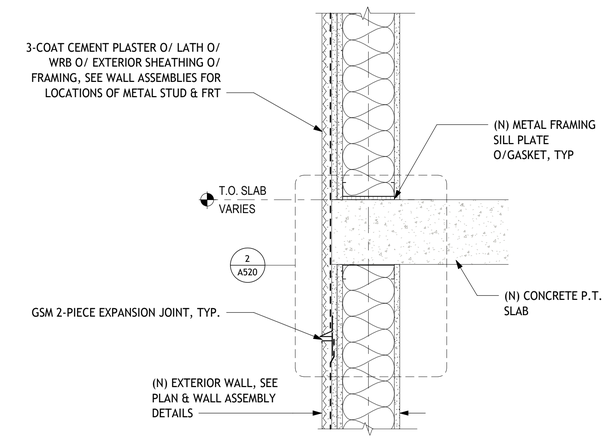
3 A354 TYPICAL HVAC DUCT TERMINATION @ WOOD EXT. WALL
1 1/2" = 1'-0"



2 A354 TYPICAL EXT. WALL TRANSITION @ PODIUM SLAB
1 1/2" = 1'-0"



4 A354 TYPICAL EXT. MTL STUD WALL W/ FLUSH WINDOW OPENING
1 1/2" = 1'-0"



1 A354 TYPICAL EXT. MTL STUD WALL @ CONCRETE SLAB SECTION
1 1/2" = 1'-0"

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2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KATZ
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

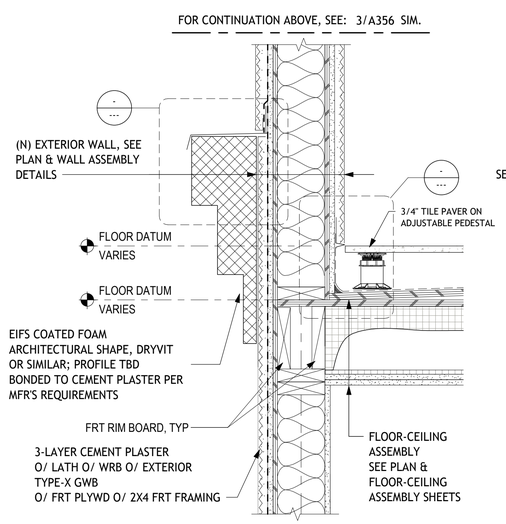
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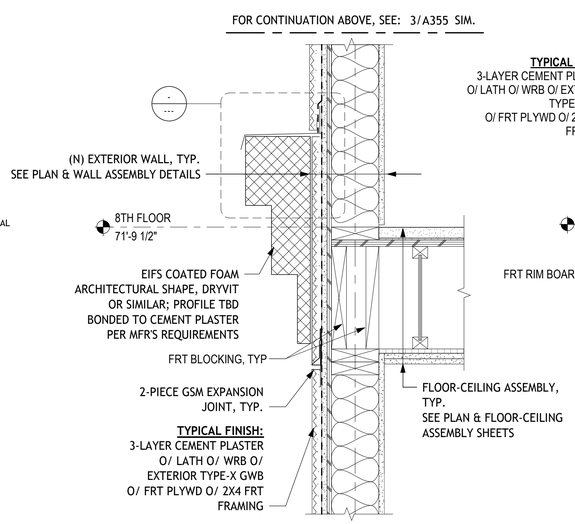
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EXTERIOR WALL SECTIONS - METAL STUD 4/2/2026 D
(TYPE I-A)

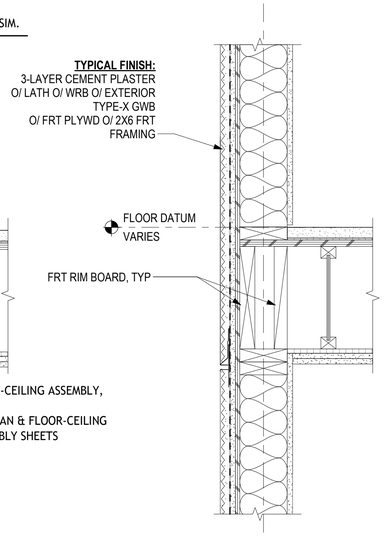
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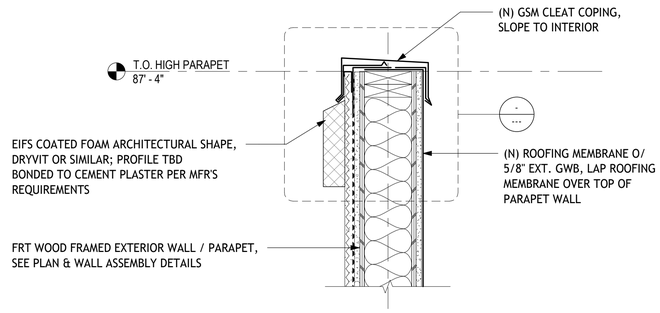
7 / A355 TYPICAL CORNICE TO WALL @ 8TH FLOOR PATIO SECTION
1 1/2" = 1'-0"



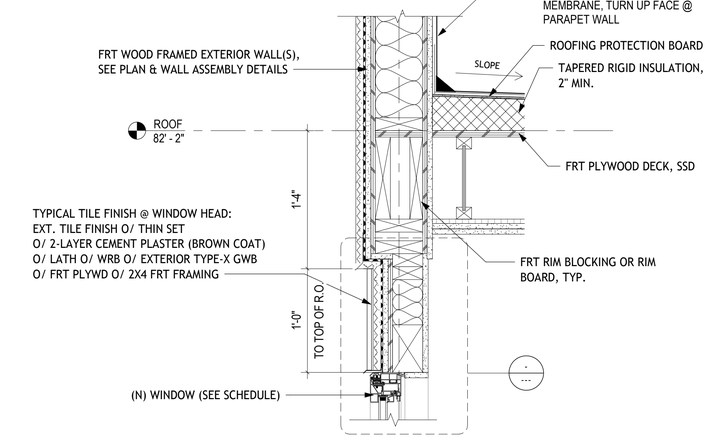
5B / A355 TYPICAL CORNICE TO WALL @ 8TH FLOOR SECTION
1 1/2" = 1'-0"



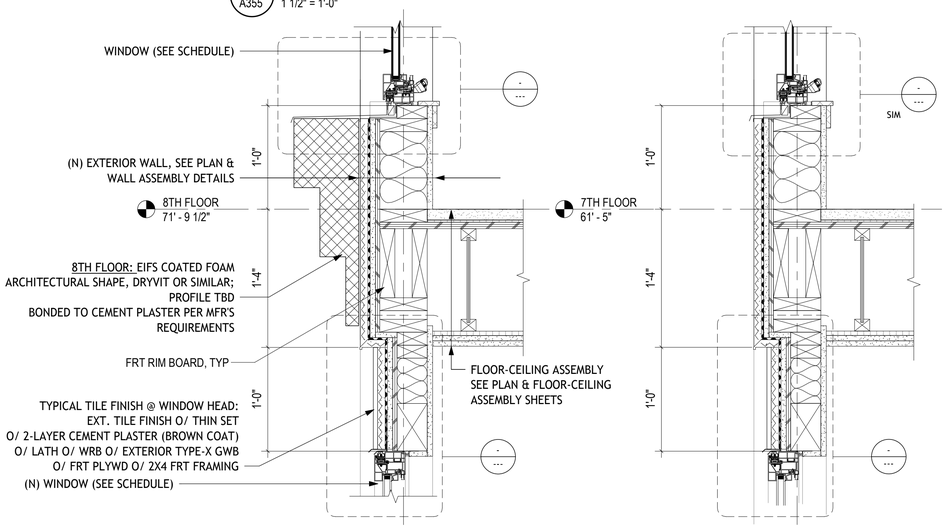
5A / A355 TYPICAL WOOD WALL @ FLOOR
1 1/2" = 1'-0"



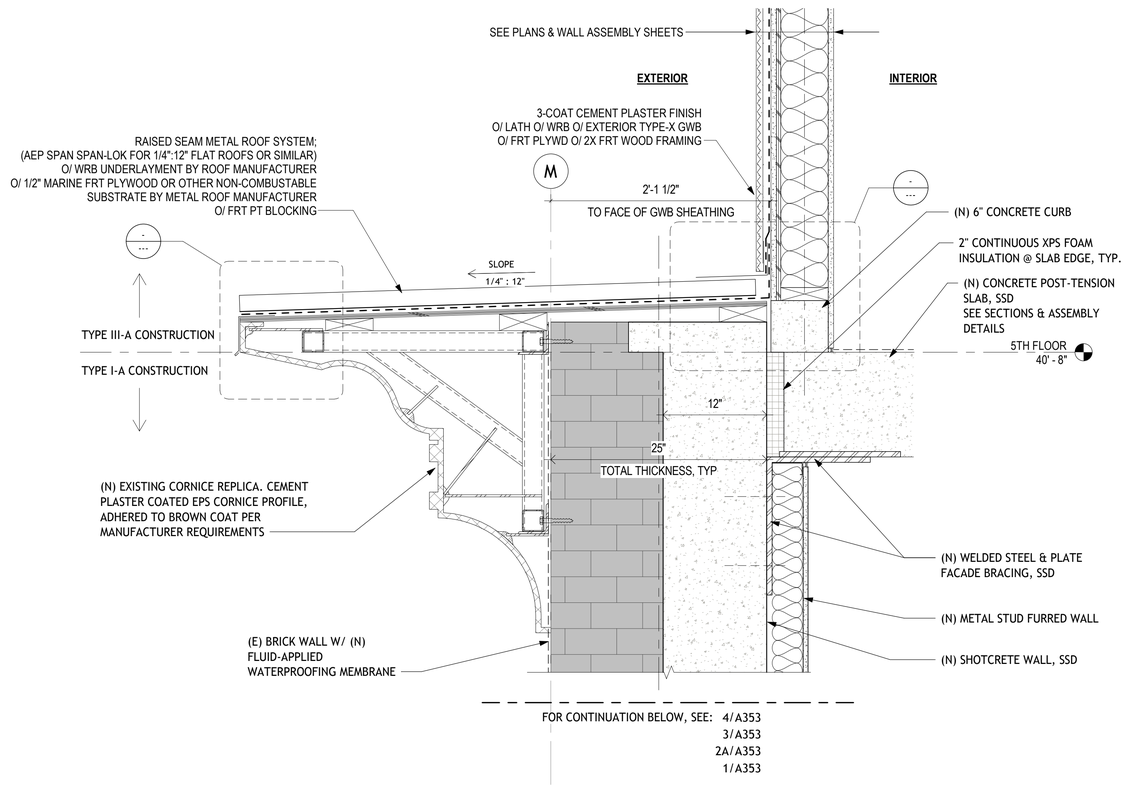
3 / A355 TYPICAL PARAPET SECTION
1 1/2" = 1'-0"



2 / A355 TYPICAL ROOF @ PARAPET SECTION
1 1/2" = 1'-0"



A) W/ CORNCIE (8TH FLOOR ONLY)



4 / A355 TYPICAL 5TH FLOOR CORNICE & METAL ROOF @ WALL SECTION
1 1/2" = 1'-0"

1B / A355 TYPICAL WINDOW SECTION WITH & WITHOUT CORNCIE
1 1/2" = 1'-0"

1A / A355 TYPICAL WINDOW SECTION
1 1/2" = 1'-0"

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LICENSED ARCHITECT · RICHARD FEIDELSON · No. C-18027 · 07/31/2025 · RENEWAL DATE · STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

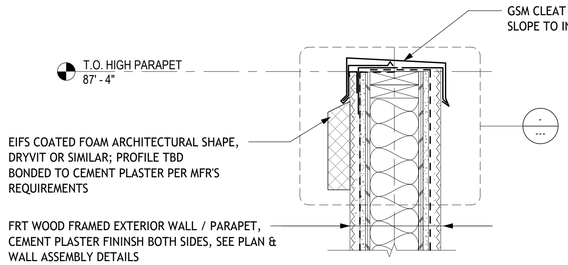
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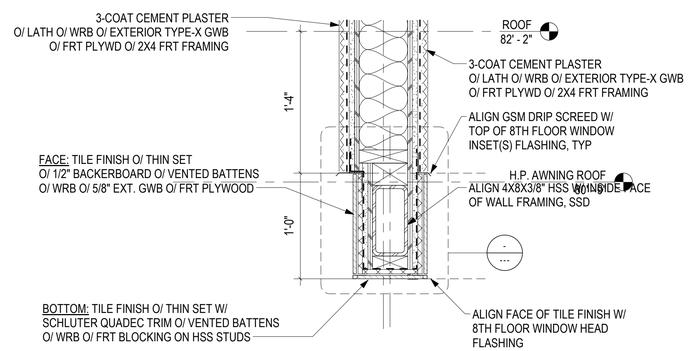
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EXTERIOR WALL SECTIONS - FRT WOOD 4/2/2026 **D**
(TYPE III-A)

A355



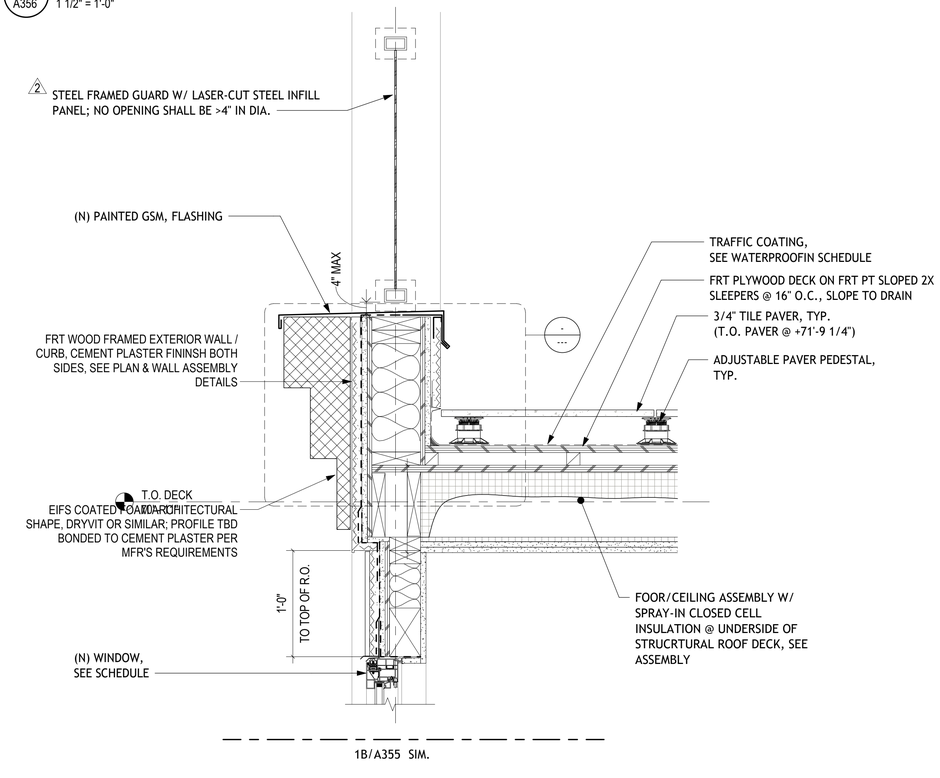
3 / A356 PARAPET DETAL @ ROOF PATIO
1 1/2" = 1'-0"



2 / A356 PATIO WALL OPENING HEAD SECTION
1 1/2" = 1'-0"



4 / A356 TYPICAL EXT. FRT FRAMED WALL W/ FLUSH WINDOW OPENING
1 1/2" = 1'-0"



1 / A356 TYPICAL RAILING DETAIL @ 8TH FLOOR PATIO @ DWIGHT WAY
1 1/2" = 1'-0"

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LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-31807
01/31/2025
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STATE OF CALIFORNIA

FINAL DESIGN REVIEW

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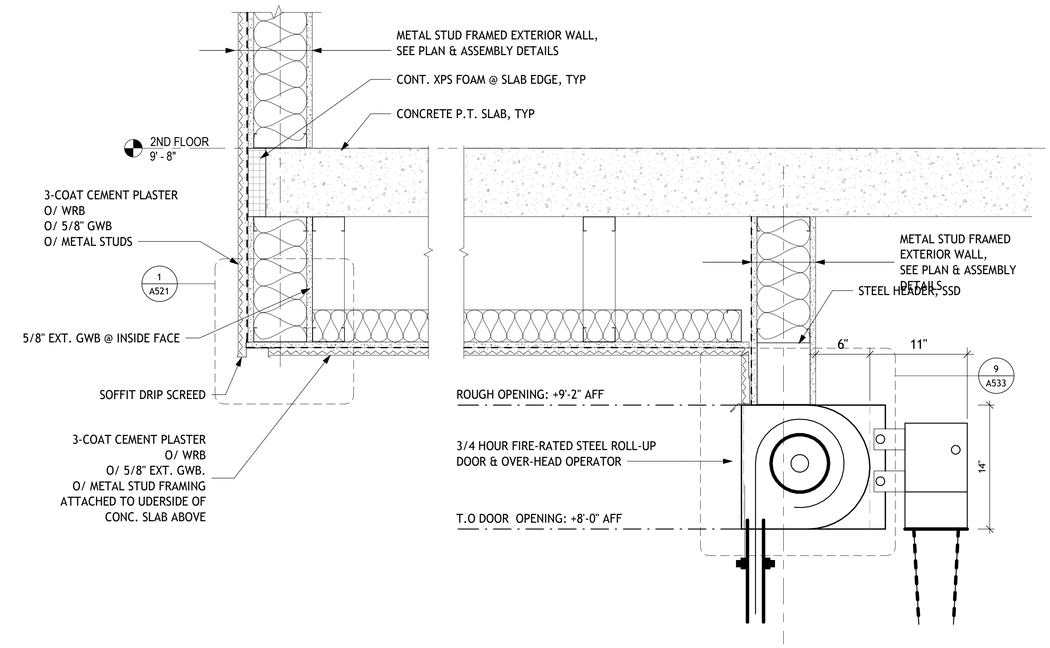
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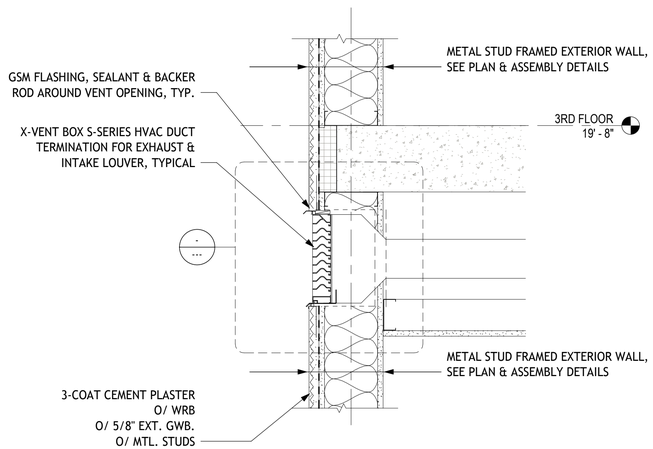
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EXTERIOR WALL SECTIONS - FRT WOOD 4/2/2026 D
(TYPE III-A)

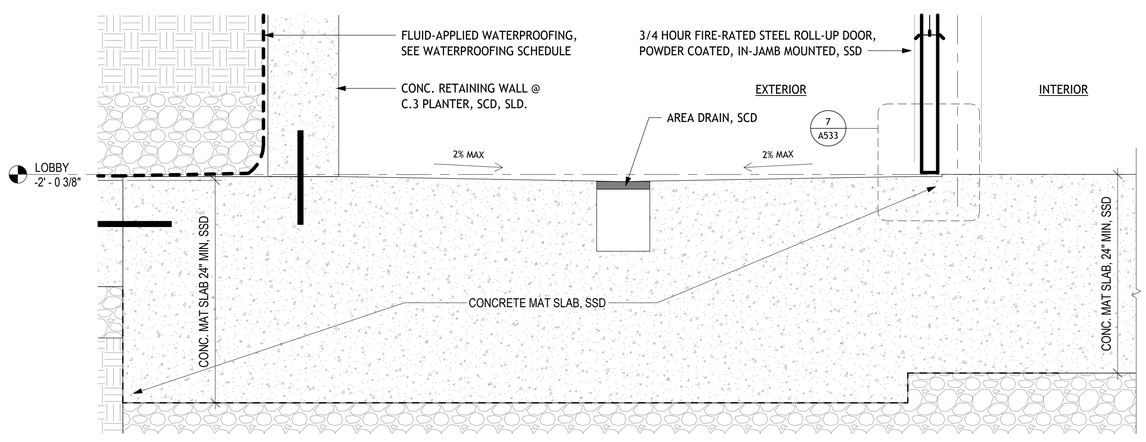
A356



2 A357 CEMENT PLASTER SOFFIT SECTION @ WEST EGRESS COURT
1 1/2" = 1'-0"



3 A357 TYPICAL HVAC DUCT TERMINATION @ MTL. STUD EXT. WALL
1 1/2" = 1'-0"



1 A357 WALL BASE SECTION @ WEST EGRESS COURT & C.3 PLANTER
1 1/2" = 1'-0"

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
JAMES FEIDELSON PAUL
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

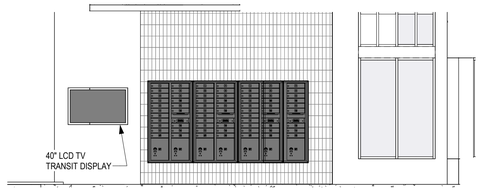
△	DATE	ISSUE RECORD

PROJECT NO: EPC07

ISSUE DATE: 08/25/25

EXTERIOR WALL SECTIONS
4/2/2026

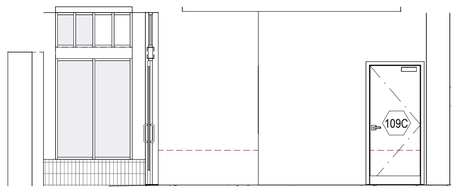
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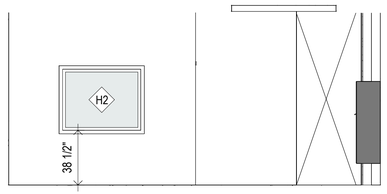
6 A400 LOUNGE AND LOBBY ELEVATION 1C
1/4" = 1'-0"



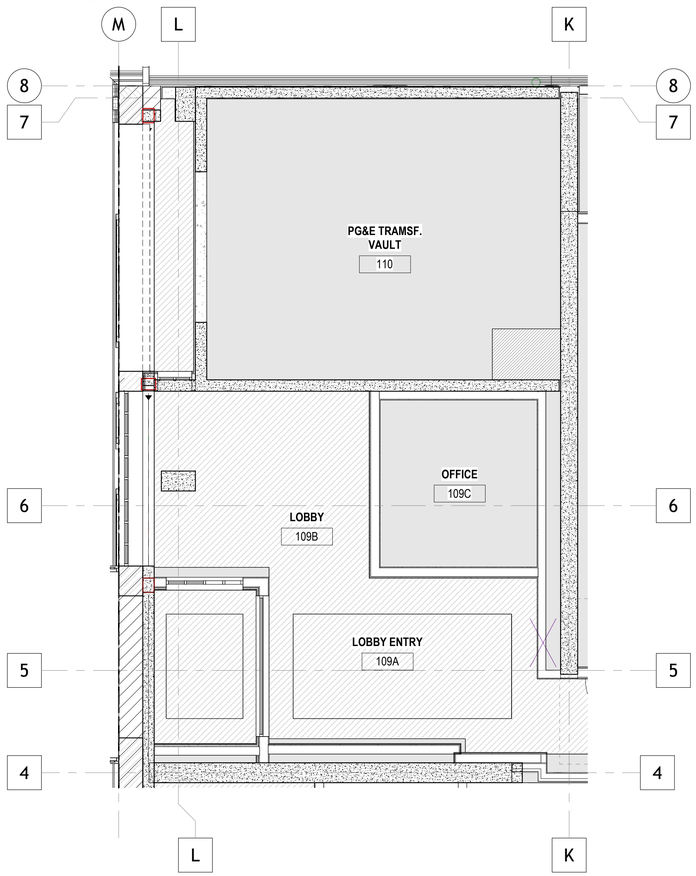
3 A400 LOUNGE AND LOBBY ELEVATION 1D
1/4" = 1'-0"



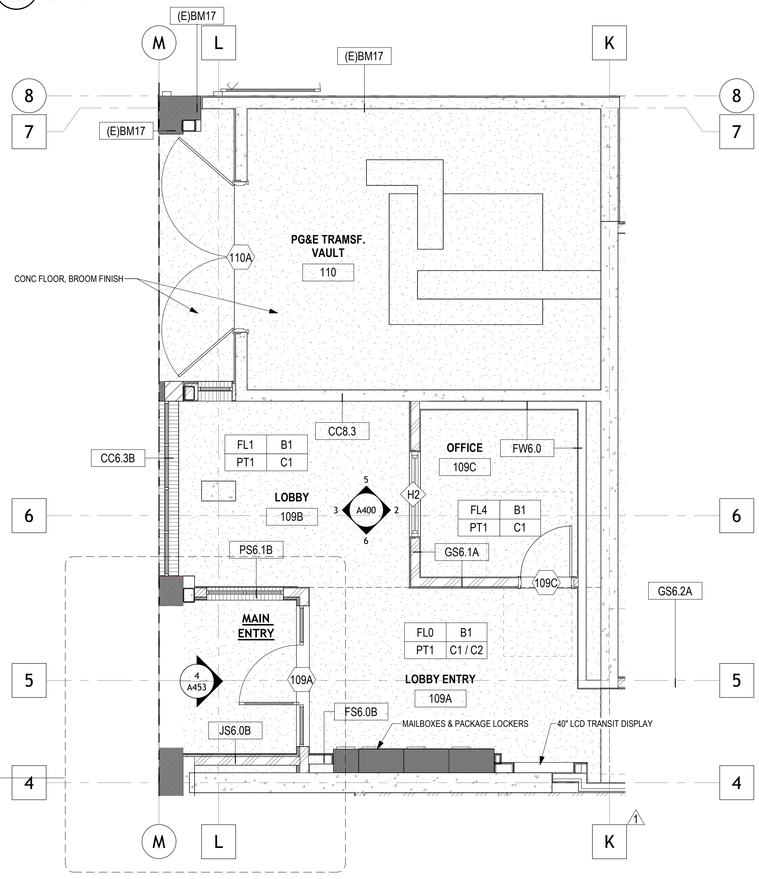
5 A400 LOUNGE AND LOBBY ELEVATION 1A
1/4" = 1'-0"



2 A400 LOUNGE AND LOBBY ELEVATION 1B
1/4" = 1'-0"



4 A400 LOUNGE AND LOBBY RCP
1/4" = 1'-0"



1 A400 LOUNGE AND LOBBY
1/4" = 1'-0"

1ST FLOOR



ENLARGED PLAN & ELEVATION LEGEND:

- xx.xx(x) — WALL TAG. SEE A500 TO A502
- ###A — DOOR TAG. SEE A600
- BB — WINDOW TAG. SEE A610
- ALIGN — ALIGN FACE OF FINISH
- FL# — FLOOR TRANSITION
- FLOOR | BASE / WALL | CLG — FINISH TAG. SEE A606

GENERAL ENLARGED PLAN & ELEVATION NOTES:

1. FOR INFORMATION NOT SHOWN (WALL, DOOR, & WINDOW TAGS) SEE BUILDING FLOOR PLANS.
2. FOR SOFFITS AND ELECTRICAL FIXTURES, SEE REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS.
3. SEE STRUCTURAL PLANS FOR LOCATION OF SHEAR WALLS AND STRUCTURAL STUDS.
4. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
5. SEE BUILDING FLOOR PLANS FOR DIMENSIONS AT EXTERIOR WALLS.
6. PLACE DOORS 4" OFF FRAMING OF ADJACENT WALL, U.N.O.
7. SEE FLOOR PLANS AND WINDOW SCHEDULE FOR ADDITIONAL LOCATIONS AND QUANTITIES.
8. FURNITURE SHOWN FOR REFERENCE ONLY (N.I.C.)
9. SEE G050 TO G062 FOR ACCESSIBILITY REQUIREMENTS.
10. REFER TO TAGS ON FLOOR PLANS AND DETAILS ON A500 TO A502 FOR PARTITION TYPES AT SHAFTS AND EXTERIOR WALLS.

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3. CENTER ALL CLOSET AND PANTRY DOORS TO INSIDE OF CLOSET.
4. PROVIDE METAL CLOSET ROD WITH FIXED WOOD SHELF ABOVE AT ALL UNIT CLOSETS.
5. SEE A420 TO A434 FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS.

ENLARGED PLAN & ELEVATION NOTES & LEGEND
1/8" = 1'-0"

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
DANIEL FEIDELSON, AIA
No. C-41027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

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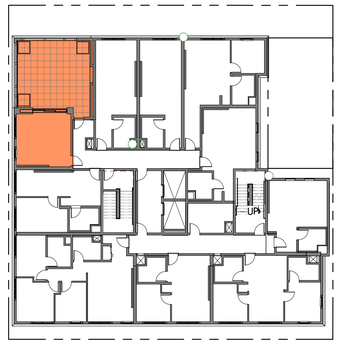
PROJECT NO: EPC07
ISSUE DATE: 08/25/25

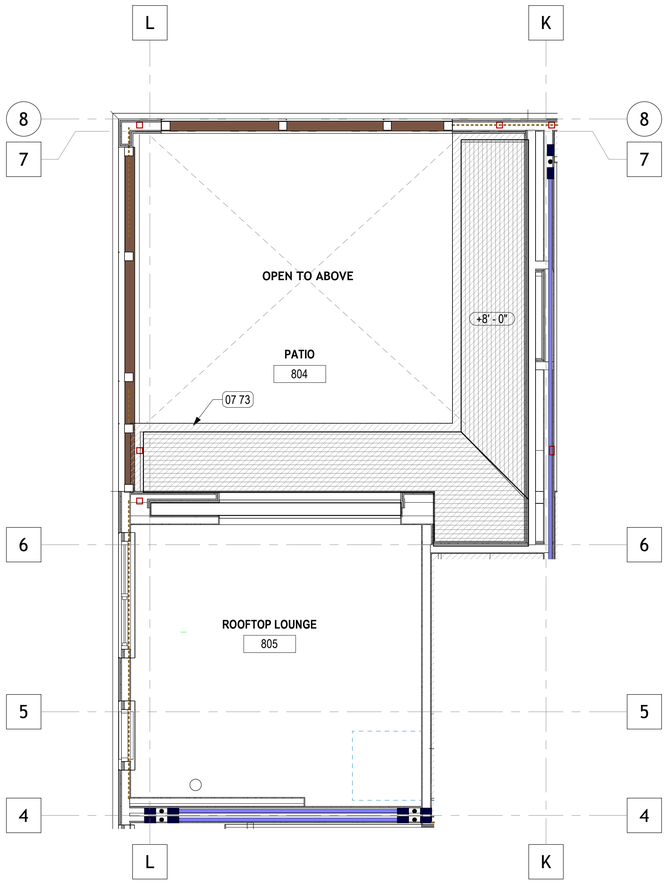
ENLARGED PLANS - LOUNGE AN 4/2/2026 Y

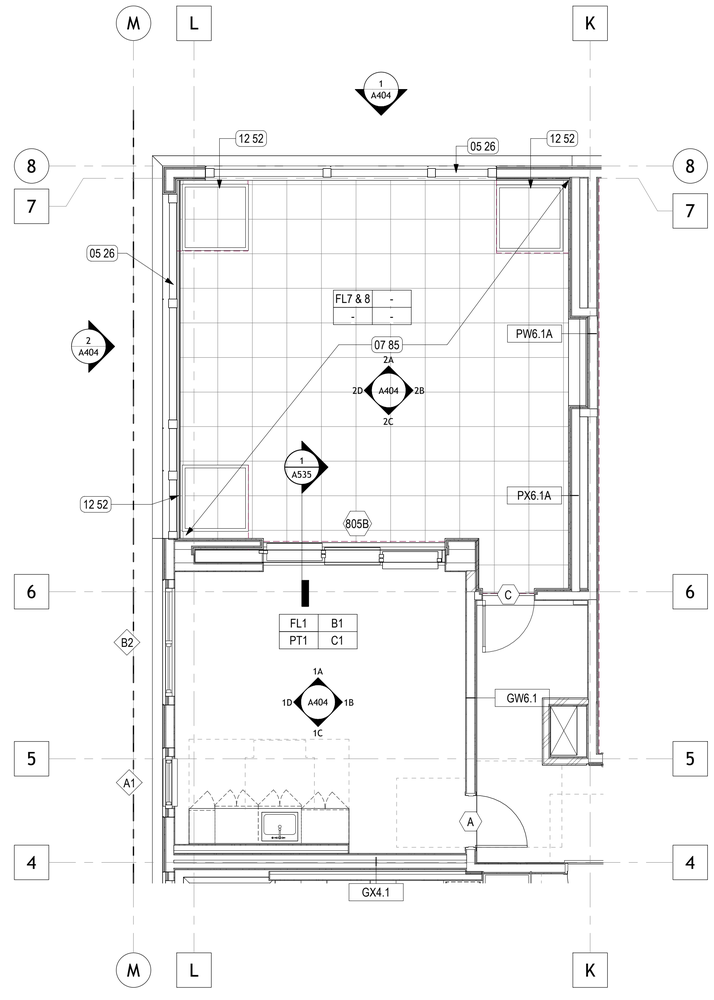
A400

KEYNOTE LEGEND	
##	NOTE
05 26	STEEL GUARDRAIL W/ FREFAB DECORATIVE METAL PANELS, HOT DIP GALV. AND POWER COAT
07 73	STEEL & FRT-FRAMED AWNING W/ WOOD SOFFIT & ANODIZED GSM FACIA
07 85	TILE PEDESTAL PAVER SYSTEM
12 52	PRE-FAB GFRC PLANTER

8TH FLOOR







ENLARGED PLAN & ELEVATION LEGEND:

- xx.xx(x) — WALL TAG. SEE A500 TO A502
- ###A — DOOR TAG. SEE A600
- BB — WINDOW TAG. SEE A610
- ALIGN — ALIGN FACE OF FINISH
- FL# — FLOOR TRANSITION
- FLOOR | BASE / WALL | CLG — FINISH TAG. SEE A606

GENERAL ENLARGED PLAN & ELEVATION NOTES:

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5. SEE A420 TO A434 FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS.

2 / A403 ROOFTOP LOUNGE AND PATIO RCP
1/4" = 1'-0"

1 / A403 ROOFTOP LOUNGE AND PATIO
1/4" = 1'-0"

ENLARGED PLAN & ELEVATION NOTES & LEGEND
1/8" = 1'-0"

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
EDWARD FEIGELSON KATZ
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

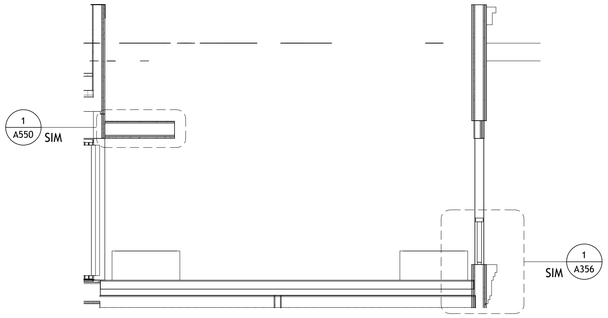
ADDITION

△	DATE	ISSUE RECORD

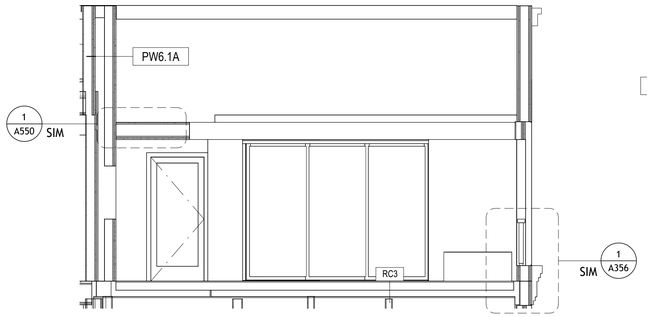
PROJECT NO: EPC07
ISSUE DATE: 08/25/25

ENLARGED PLANS - ROOFTOP LOUNGE AND PATIO

A403



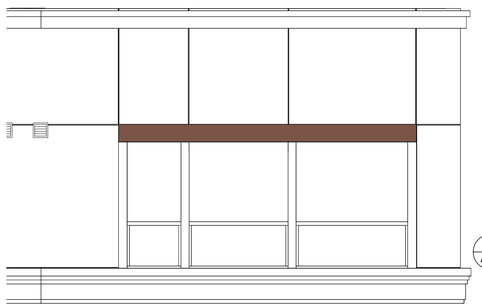
2D A404 PATIO ELEVATION 2D
1/4" = 1'-0"



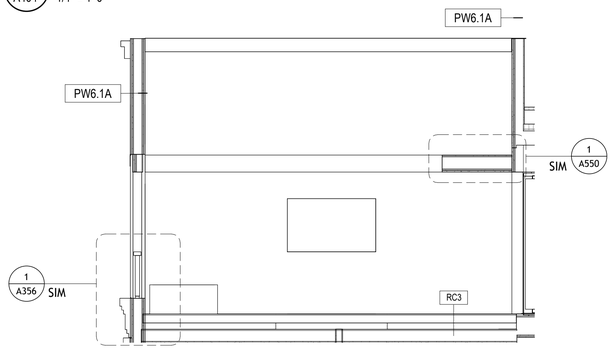
2C A404 PATIO ELEVATION 2C
1/4" = 1'-0"



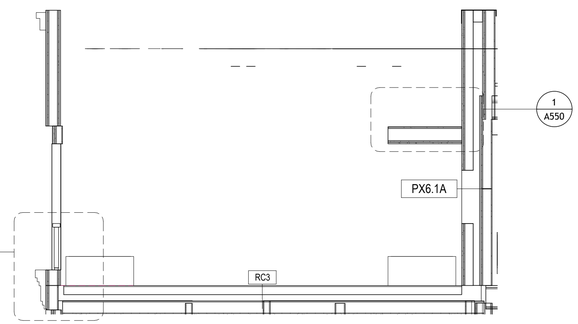
2 A404 ENLARGE ELEVATION PATIO 2
1/4" = 1'-0"



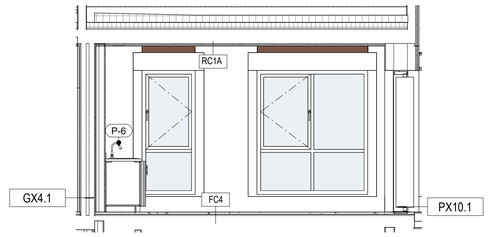
1 A404 ENLARGE ELEVATION PATIO
1/4" = 1'-0"



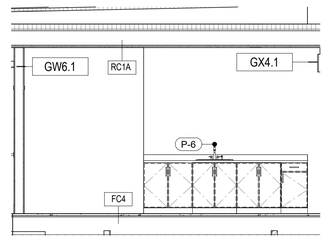
2B A404 PATIO ELEVATION 2B
1/4" = 1'-0"



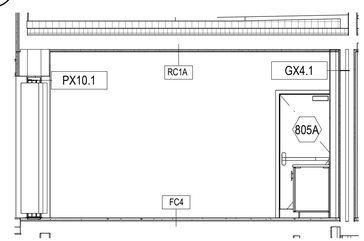
2A A404 PATIO ELEVATION 2A
1/4" = 1'-0"



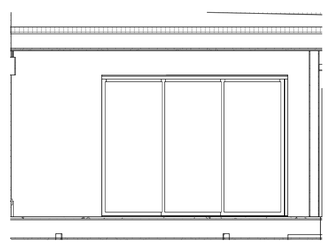
1D A404 ROOF LOUNGE ELEVATION 1D
1/4" = 1'-0"



1C A404 ROOF LOUNGE ELEVATION 1C
1/4" = 1'-0"



1B A404 ROOF LOUNGE ELEVATION 1B
1/4" = 1'-0"



1A A404 ROOF LOUNGE ELEVATION 1A
1/4" = 1'-0"

ENLARGED PLAN & ELEVATION LEGEND:

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ENLARGED PLAN & ELEVATION NOTES & LEGEND
1/8" = 1'-0"

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RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-31807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD

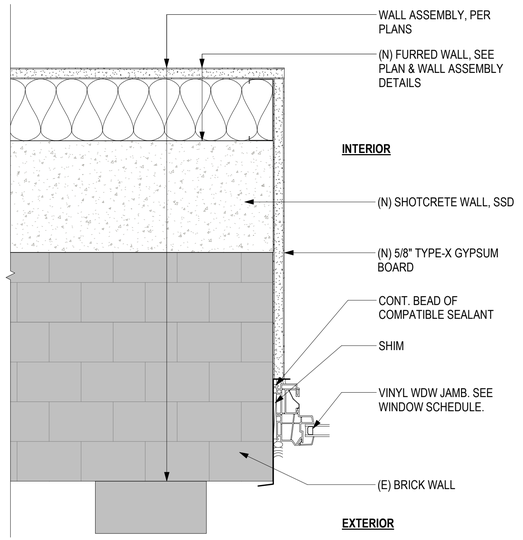
PROJECT NO: EPC07

ISSUE DATE: 08/25/25

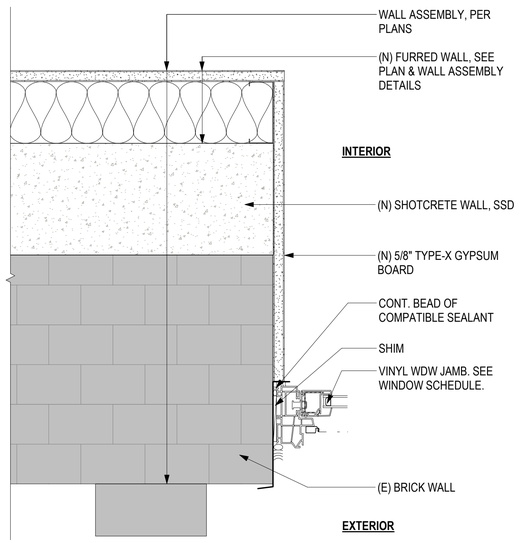
ENLARGED ELEVATIONS - ROOFTOP LOUNGE & PATIO

4/2/2026 D

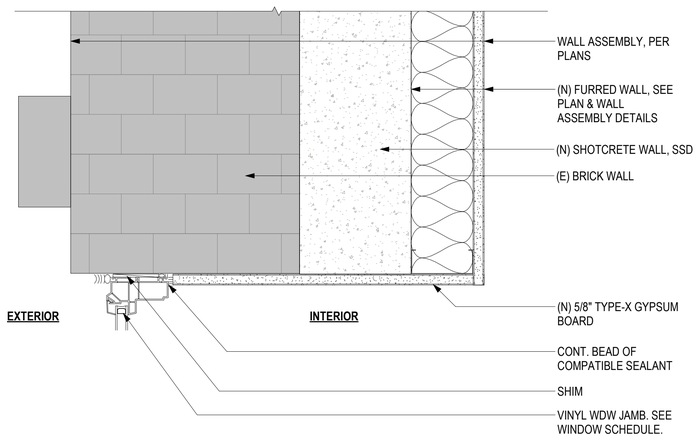
A404



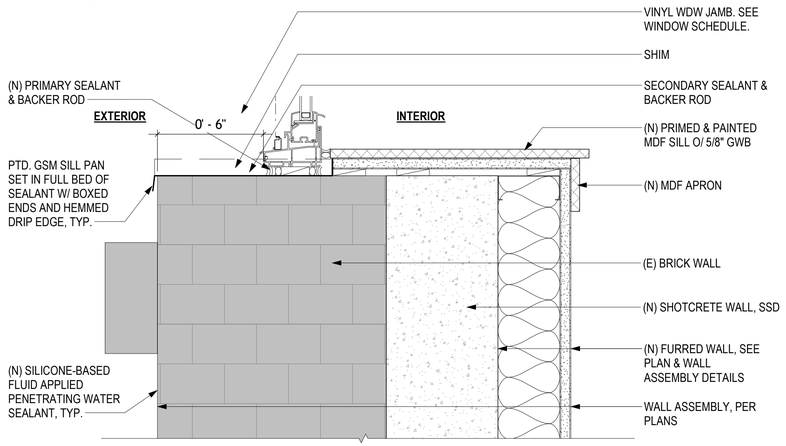
7 A530 WDW UPPER JAMB @ EXISTING BRICK WALL
3" = 1'-0"



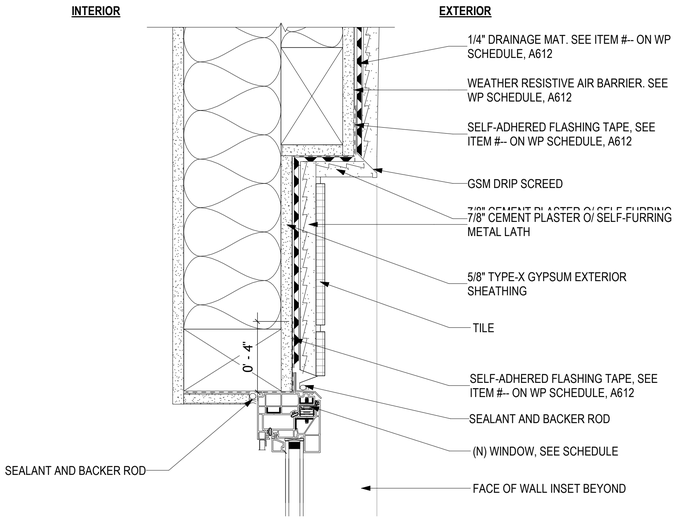
6 A530 WDW LOWER JAMB @ EXISTING BRICK WALL
3" = 1'-0"



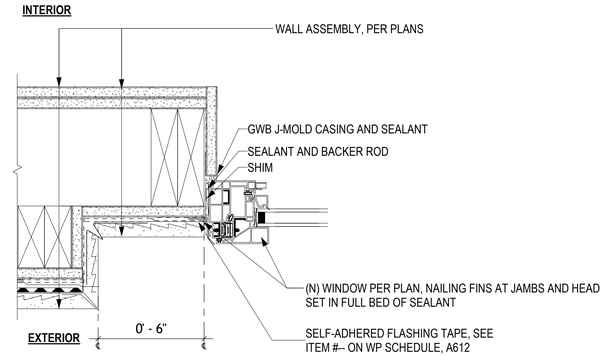
5 A530 WDW HEAD @ EXISTING BRICK WALL
3" = 1'-0"



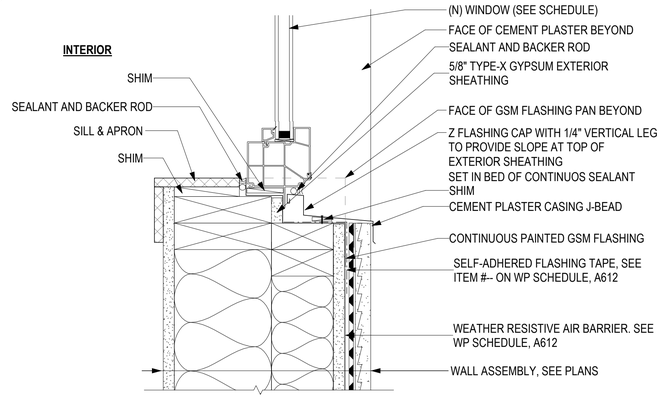
4 A530 WDW SILL @ EXISTING BRICK WALL
3" = 1'-0"



3 A530 WINDOW HEAD AT TILE
3" = 1'-0"



2 A530 WINDOW JAMB AT TILE
3" = 1'-0"



1 A530 WINDOW SILL AT TILE
3" = 1'-0"

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RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-018027
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

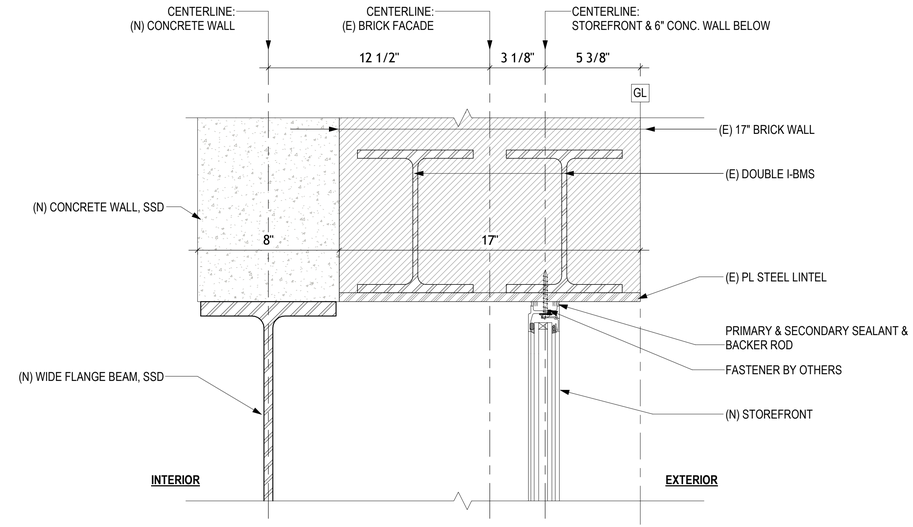
ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET

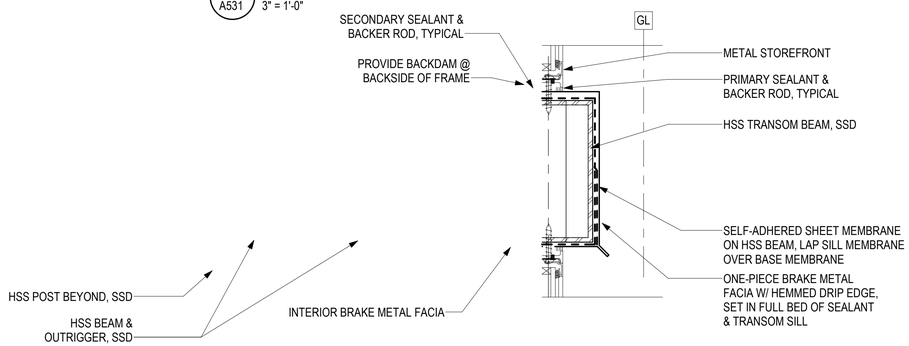
PROJECT NO: EPC07
ISSUE DATE: 08/25/25

WINDOW DETAILS
4/2/2026

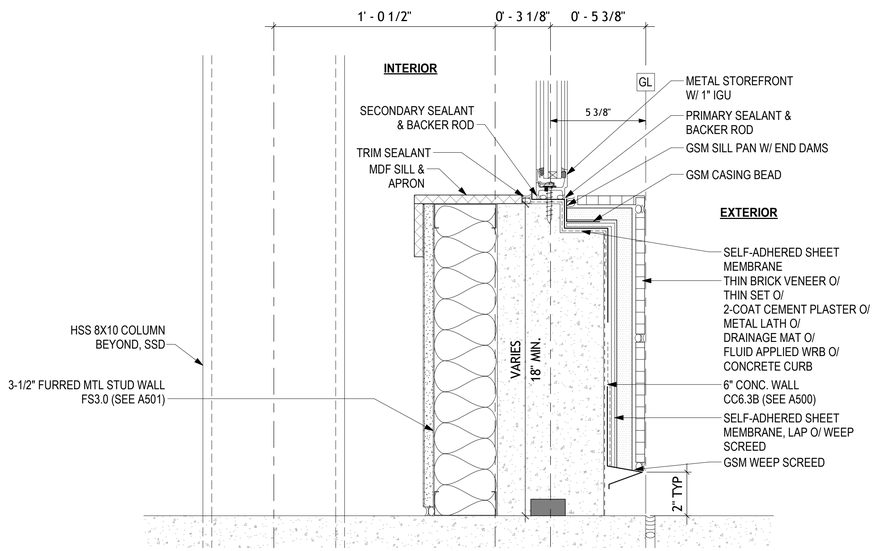
A530



3 / A531 STOREFRONT HEAD & SILL @ STEEL TRANSOM
3" = 1'-0"



2 / A531 STOREFRONT @ TRANSOM BEAM
3" = 1'-0"



1 / A531 STOREFRONT & CONC. BULKHEAD
3" = 1'-0"
2

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CHANDLER BLDG.
RENOVATION & ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
JAMES FEIDELSON PETZ
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

FINAL DESIGN REVIEW

ADDITION

△	DATE	ISSUE RECORD
	8/25/25	PERMIT SET
2	12/19/25	PC#1 RESPONSE

PROJECT NO: EPC07

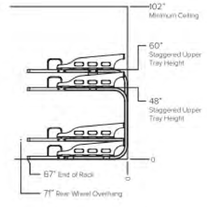
ISSUE DATE: 09/22/25

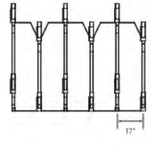
EXTERIOR STOREFRONT
4/2/2026 S

A531

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.



LI-lock compatible

©2021

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

7/28/2025 12:07:02 PM

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA
REN
REGISTERED ARCHITECT

FINAL DESIGN REVIEW

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

PROJECT #: EPC07
ISSUE DATE: 09/4/2/2026

MISC SPECIFICATIONS & DETAILS

A550

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

February 26, 2026

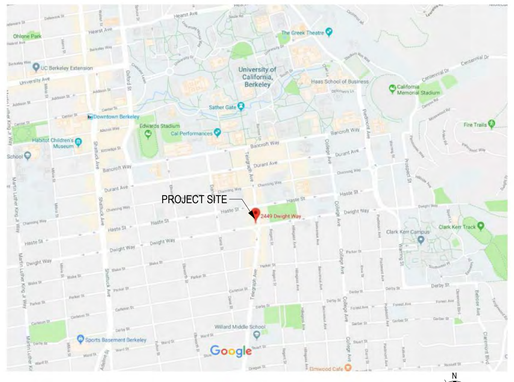
DATE

*Approve Findings and Conditions attached

CHANDLER BLDG. ADDITION

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

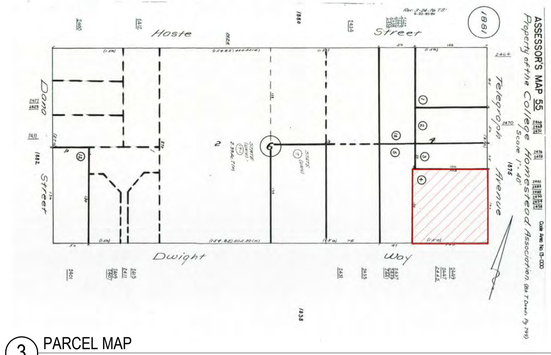
EPC07 - DESIGN REVIEW / USE PERMIT - 12/4/2025



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

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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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — CHARLES YETTERDON KAHN — REN. 04/30/2023 — 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*
HEIGHT	TOTAL LOT AREA (SQ.FT.):	10,300	10,300	N/A	N/A
	MIN. BUILDING HEIGHT(FT.):			35'	
	MAX. BUILDING HEIGHT(FT.):	44'	82'-6"	65**	75**
	# STORIES:	4	8	6**	7
SETBACKS	FRONT (TELEPGRAPH):	3'-0"	3'-0"	0'	N/A
	REAR (WEST):	10'-0"	10'-0"	10'	N/A
	STREET SIDE (DWIGHT):	0'-0"	0'-0"	0'	N/A
	(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 10:58:02 AM

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — DAVID FEDERICO KAPLAN — LICENSED ARCHITECT
REN. 4/30/2023

DESIGN REVIEW / USE PERMIT

△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	9/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

ZONING & PROJECT INFORMATION

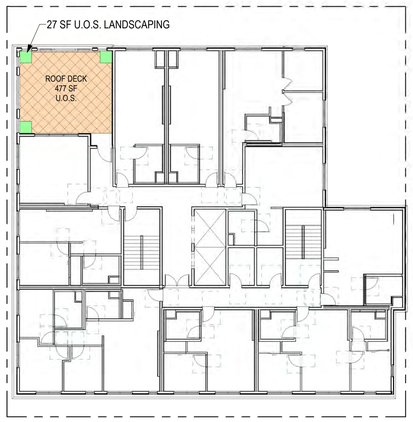
G002

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



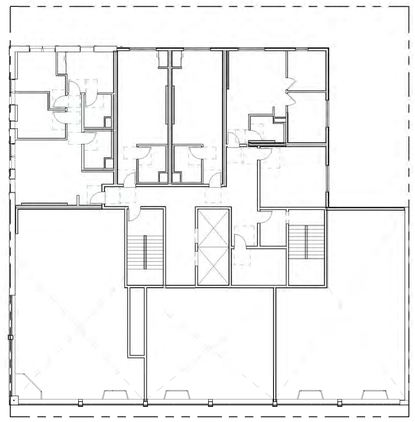
8 8TH FLOOR - UOS
NOT TO SCALE



6 6TH FLOOR - UOS
NOT TO SCALE



4 4TH FLOOR - UOS
NOT TO SCALE



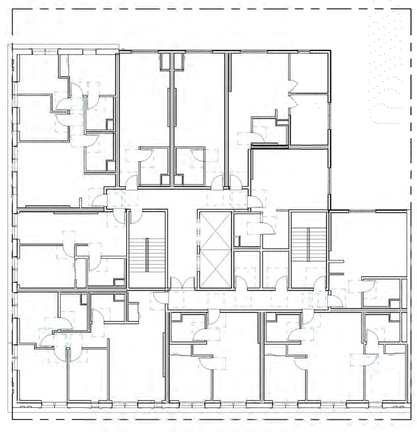
2 2ND FLOOR - UOS
NOT TO SCALE



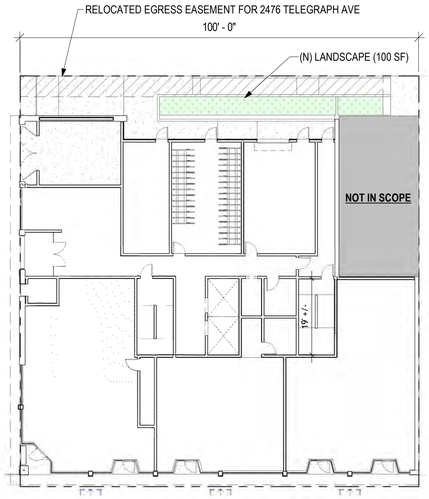
7 7TH FLOOR - UOS
NOT TO SCALE



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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · BRAD FEIERBACH · LICENSED ARCHITECT
REN. 4/30/2023

DESIGN REVIEW / USE PERMIT

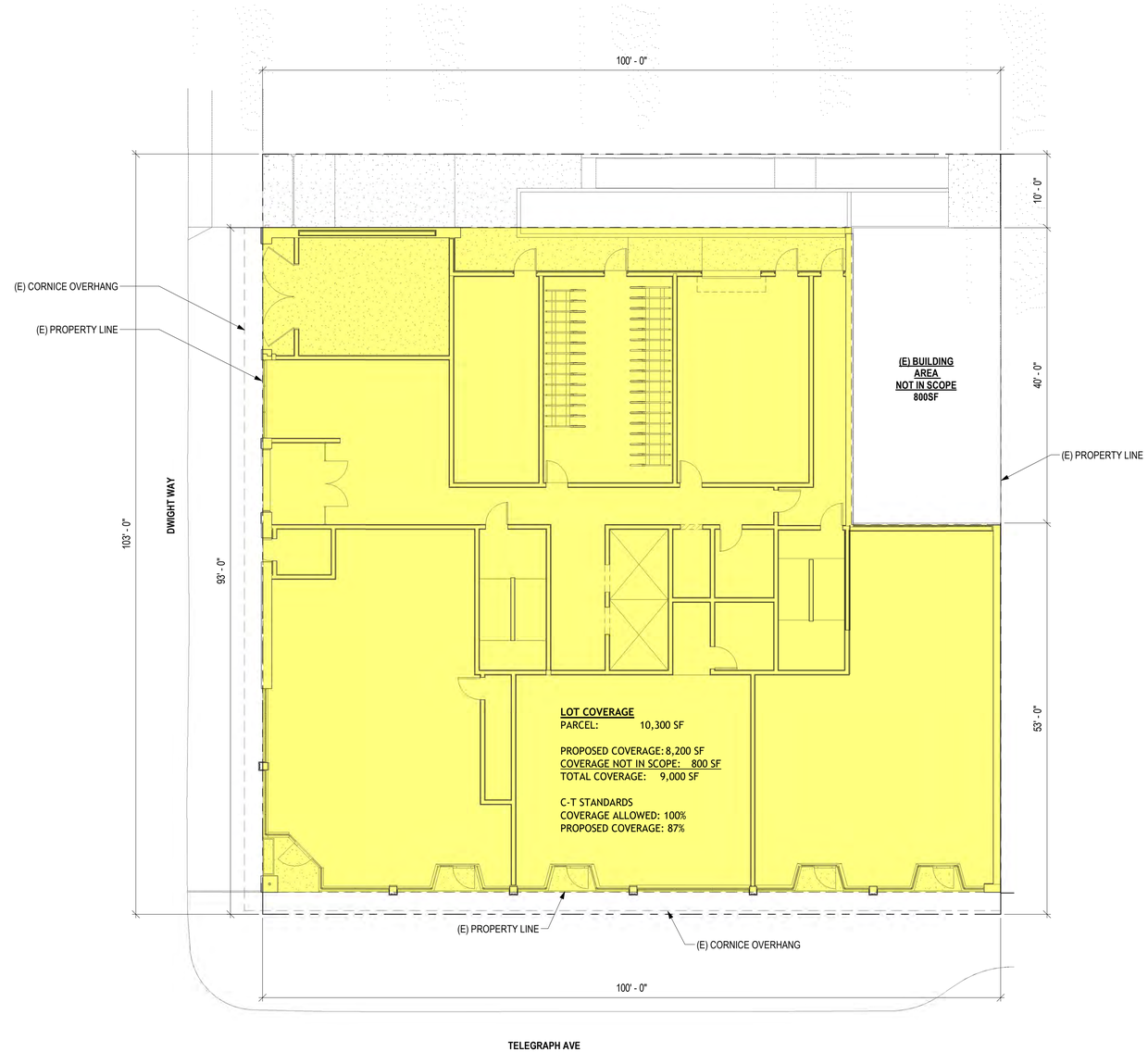
△	PROJECT ISSUE RECORD:	
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 12/4/2025

USABLE OPEN SPACE DIAGRAMS

G005



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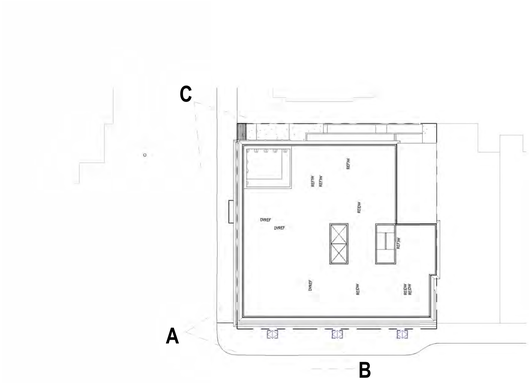
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

LOT COVERAGE DIAGRAM

G006

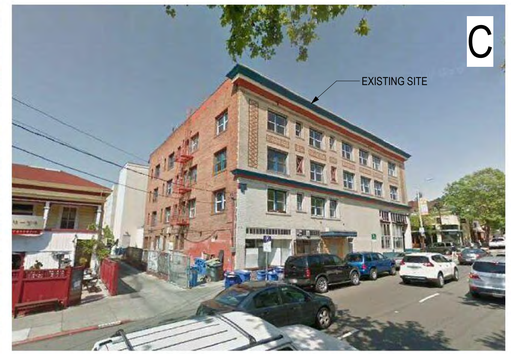
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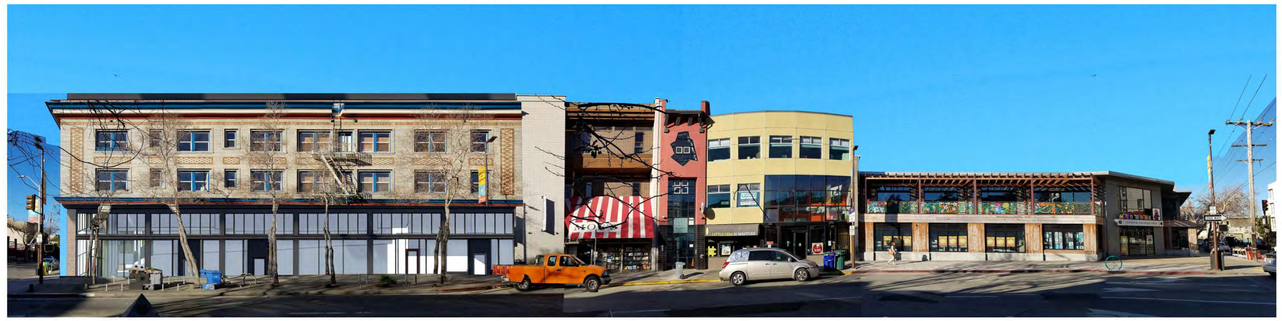
4 KEY PLAN



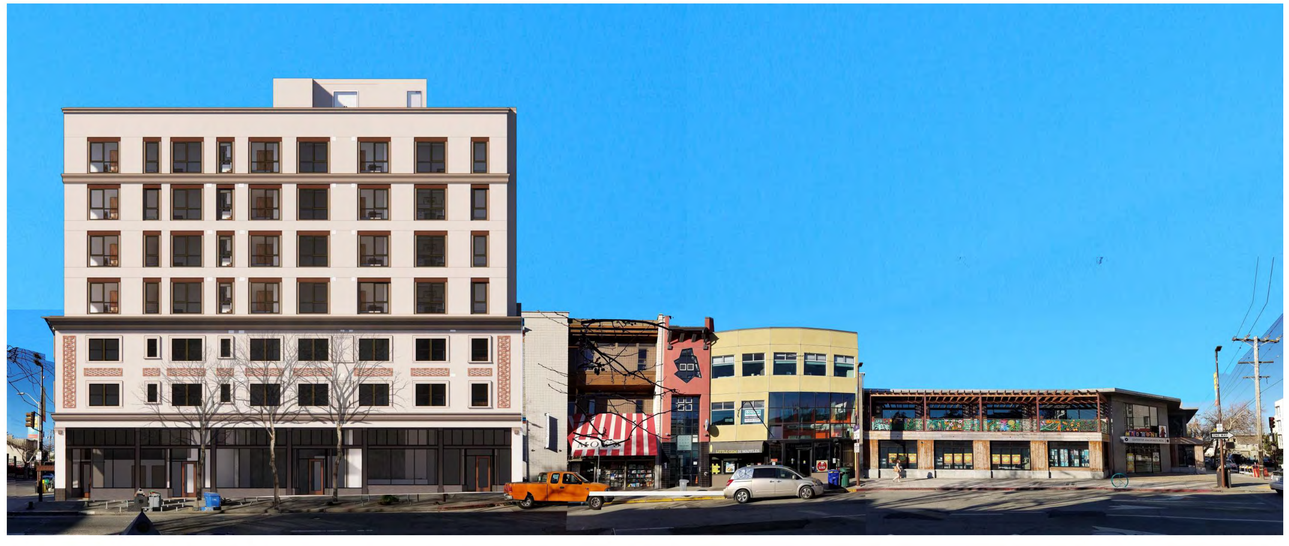




3 SITE PHOTOS
NTS



2 EXISTING TELEGRAPH STREET ELEVATION1
NTS



1 PROPOSED TELEGRAPH STREET ELEVATION1
NTS

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STATE OF CALIFORNIA — LEAH KOCH — LICENSED ARCHITECT
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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

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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"

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PROJECT #: EPC07

ISSUE DATE: 12/4/2025

PHOTO RENDERINGS

G009A



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



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

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BERKELEY, CA

STATE OF CALIFORNIA
LICENSED ARCHITECT
REN.
4/10/2023

DESIGN REVIEW / USE PERMIT

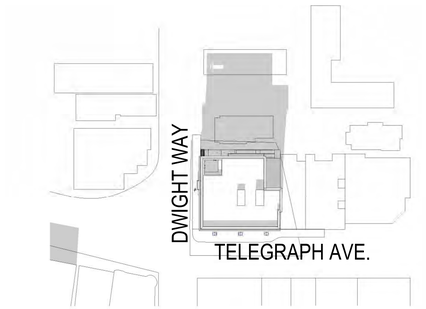
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PROJECT #: EPC07

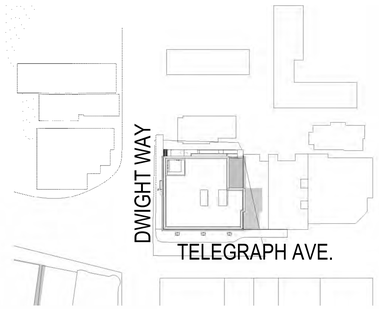
ISSUE DATE: 12/4/2025

PHOTO RENDERINGS

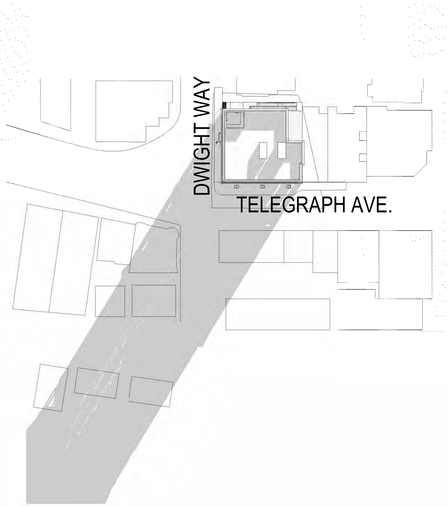
G009B



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



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

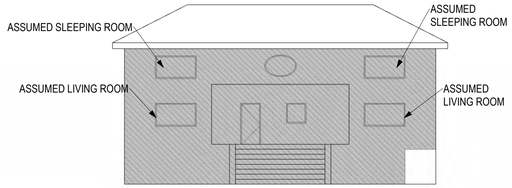


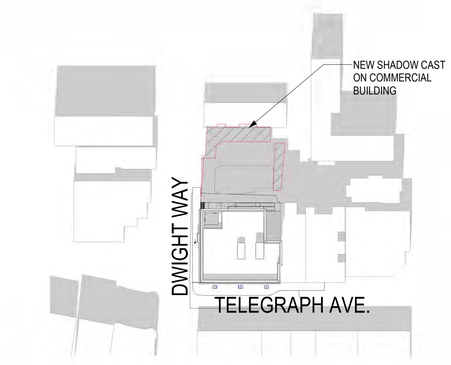
3 SHADOW STUDY PROPOSED JUNE 21 6.34 PM
1" = 80'-0"

SHADOW STUDY LEGEND

NEW PROPOSED SHADOW

NEW SHADOW AT RESIDENTIAL BUILDING

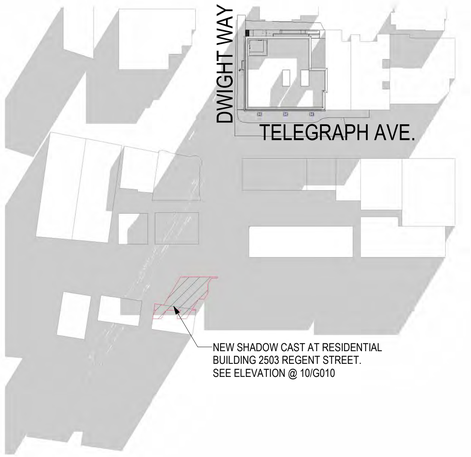




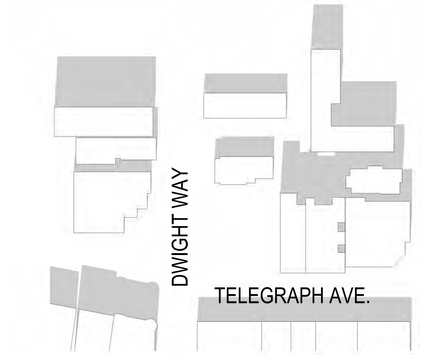
8 SHADOW STUDY COMBINED JUNE 21 7.47 AM
1" = 80'-0"



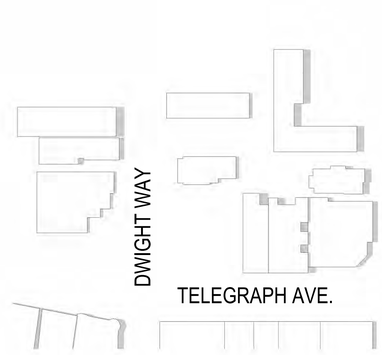
5 SHADOW STUDY COMBINED JUNE 21 NOON
1" = 80'-0"



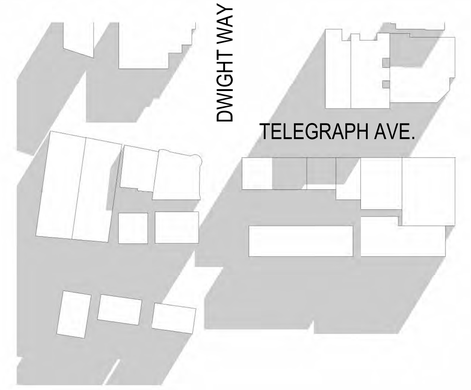
2 SHADOW STUDY COMBINED JUNE 21 6.34 PM
1" = 80'-0"



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"

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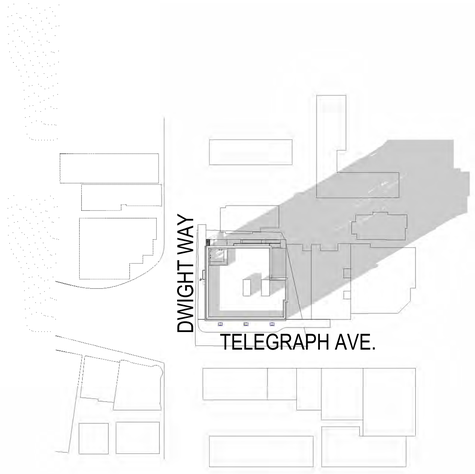
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

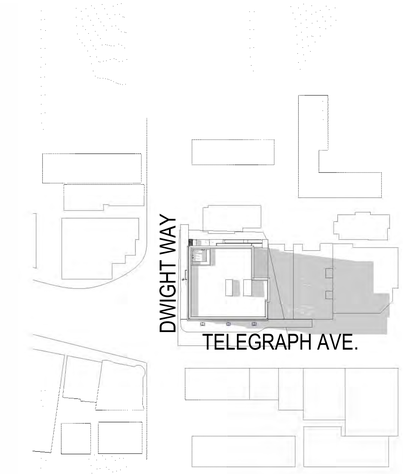
SHADOW STUDIES - JUNE 21

G010

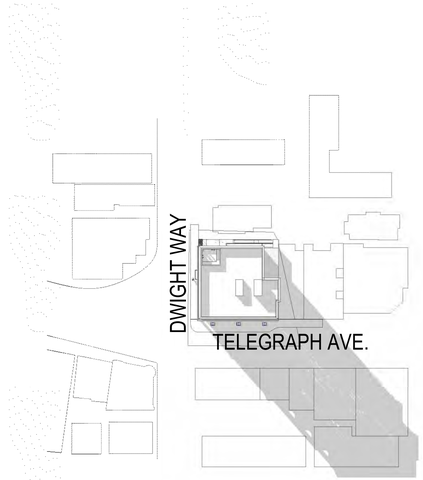
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9 SHADOW STUDY PROPOSED DECEMBER 21 9.21 AM
1" = 80'-0"



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

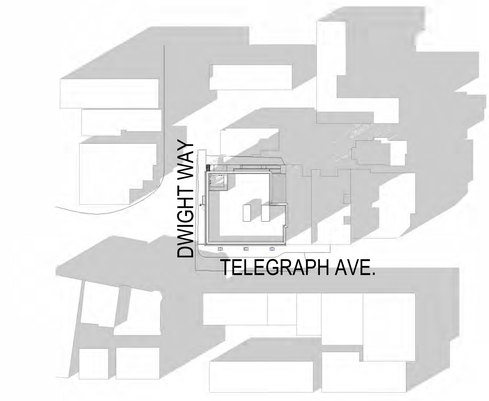


3 SHADOW STUDY PROPOSED DECEMBER 21 2.53 PM
1" = 80'-0"

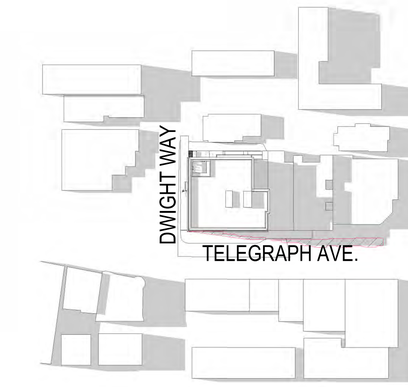
SHADOW STUDY LEGEND

NEW PROPOSED SHADOW

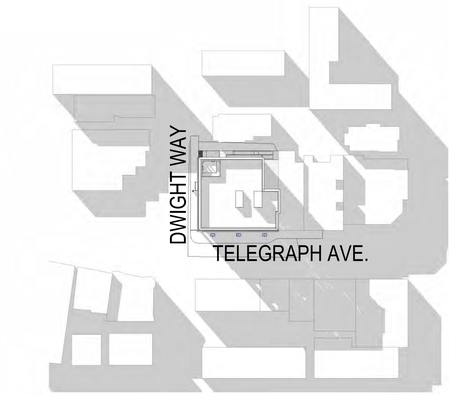
NEW SHADOW AT RESIDENTIAL BUILDING



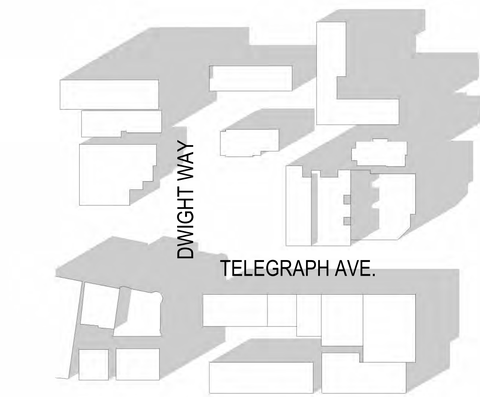
8 SHADOW STUDY COMBINED DECEMBER 21 9.21 AM
1" = 80'-0"



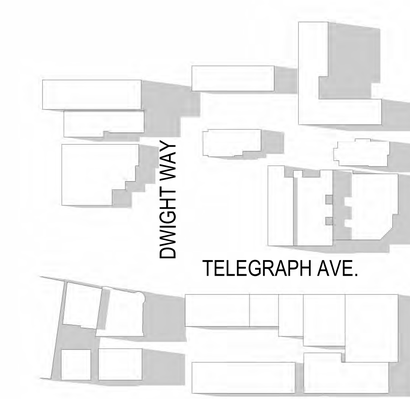
5 SHADOW STUDY COMBINED DECEMBER 21 NOON
1" = 80'-0"



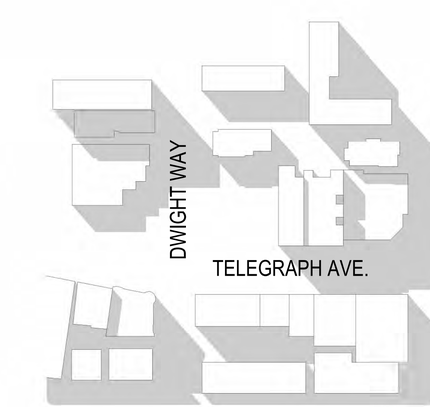
2 SHADOW STUDY COMBINED DECEMBER 21 2.53 PM
1" = 80'-0"



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"

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PROJECT #: EPC07

ISSUE DATE: 12/4/2025

SHADOW STUDIES - DECEMBER 21

G011

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."

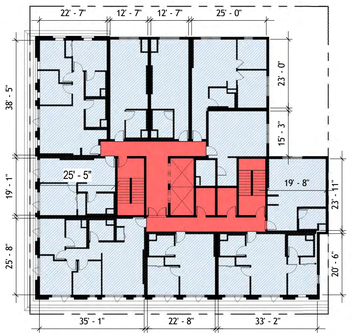
FOR PURPOSES OF THE BERKELEY RENT BOARD, THESE UNITS WILL:
1. BE RECONSTRUCTED AS EQUIVALENT IN SIZE TO THE 24 EXISTING UNITS LOST IN THE 2015 STRUCTURE FIRE.

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



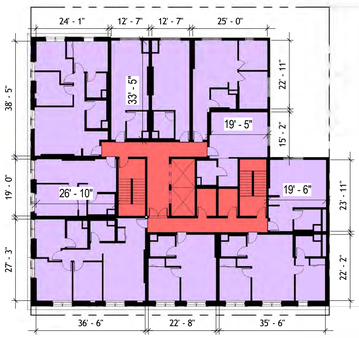
RUFA: 5,755 SF

5 AFFORDABILITY COMPLIANCE - 5TH FLOOR



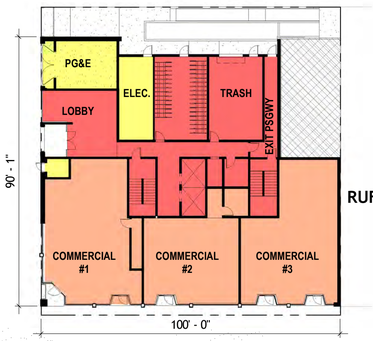
RUFA: 0 SF

2 AFFORDABILITY COMPLIANCE - 2ND FLOOR



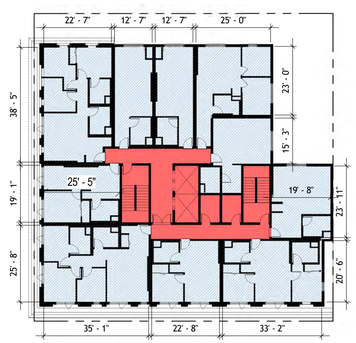
RUFA: 0 SF

4 AFFORDABILITY COMPLIANCE - 4TH FLOOR



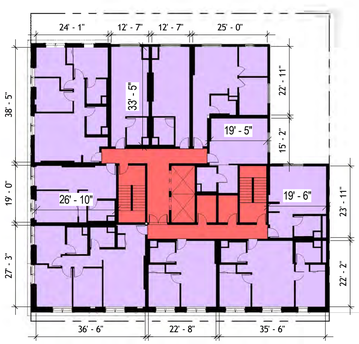
RUFA: 0 SF

1 AFFORDABILITY COMPLIANCE - 1ST FLOOR



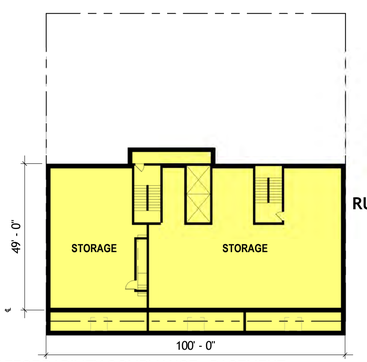
RUFA: 5,755 SF

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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · BRAD FEIERABEND · LICENSED ARCHITECT
REN. 4/30/2023

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

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**

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

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%

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

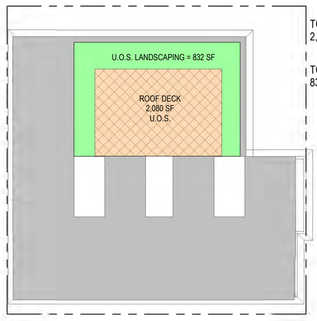
LANDSCAPED USEABLE OPEN SPACE (PER BMC 23.304.090 B. 7.)
2,080 SF U.O.S. X 40% = 832 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 832 SF



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

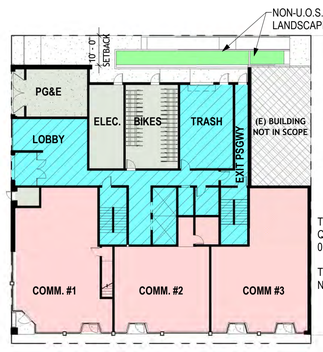
4 BASE PROJECT -2ND & 3RD FLOORS
3/64" = 1'-0"



TOTAL USEABLE OPEN SPACE:
2,080 SF

TOTAL LANDSCAPING:
832 SF

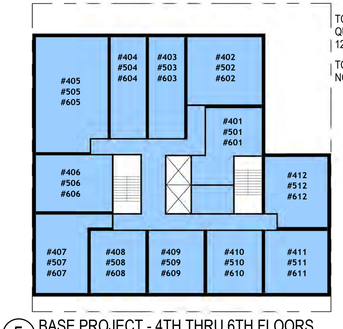
6 BASE PROJECT PLAN - ROOF
3/64" = 1'-0"



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 847 SF

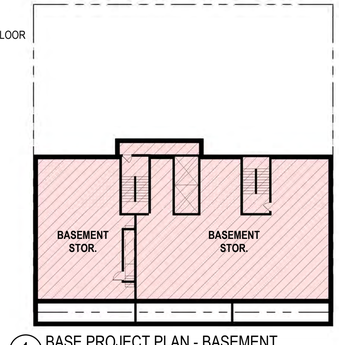
2 BASE PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"



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"

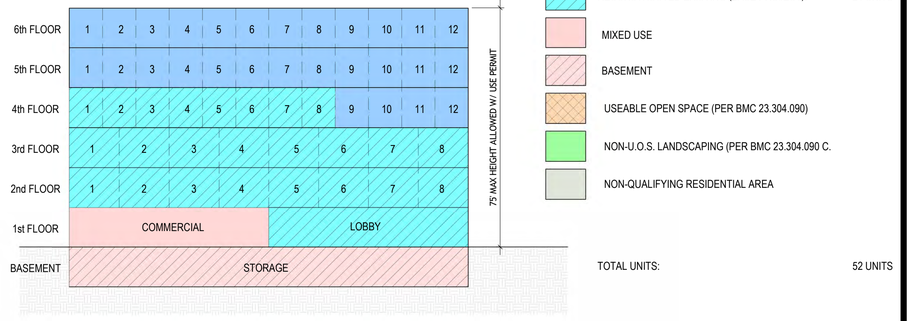


TOTAL RESIDENTIAL AREA PER FLOOR
QUALIFYING: 0 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 0 SF

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

B BASE PROJECT CALCS



A BASE PROJECT DIAGRAM

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2482-2498 TELEGRAPH AVE
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STATE OF CALIFORNIA · BRIAN FEDERICO KIM · LICENSED ARCHITECT
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DESIGN REVIEW / USE PERMIT

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6	12/4/25	RESP. TO INC. LETTER

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

DENSITY BONUS CALCULATIONS BASE PROJECT

G015



TOTAL RESIDENTIAL AREA
QUALIFYING: 6,266 SF
9 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 3,465 SF
4 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 550 SF

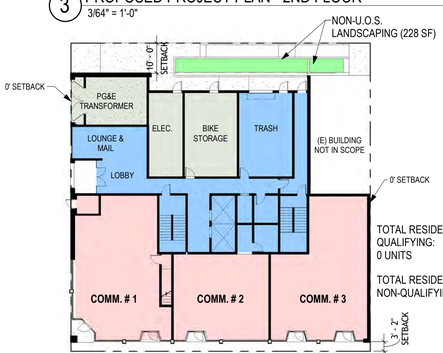
3 PROPOSED PROJECT PLAN - 2ND FLOOR
3/64" = 1'-0"



TOTAL RESIDENTIAL AREA
QUALIFYING: 6,760 SF
10 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 2,387 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 1,260 SF

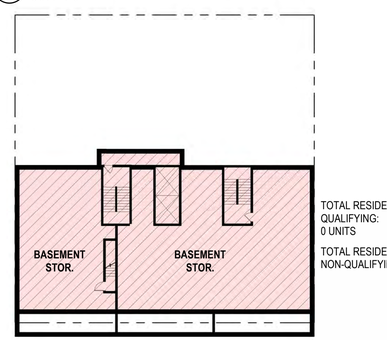
2 PROPOSED PROJECT PLAN - 1ST FLOOR
3/64" = 1'-0"



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

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 619 SF

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



TOTAL RESIDENTIAL AREA
QUALIFYING: 0 SF
0 UNITS

TOTAL RESIDENTIAL AREA
NON-QUALIFYING: 0 SF

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

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%

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

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

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

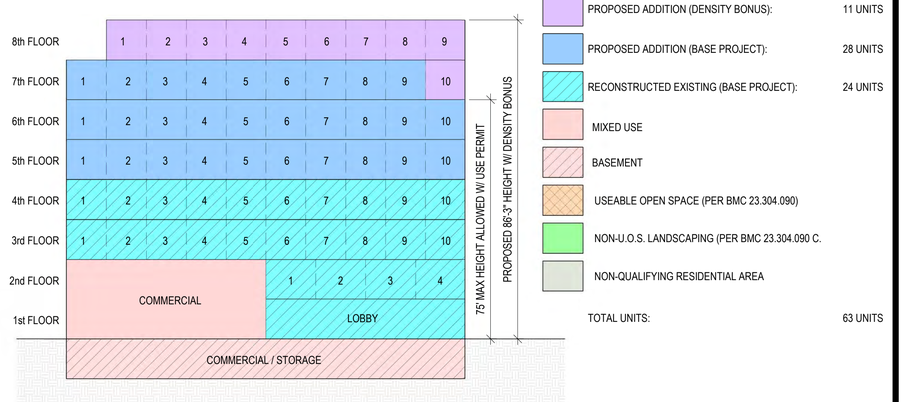
WAIVERS & DEVELOPMENT STANDARDS REDUCTIONS

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"

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — DONALD FREDERICK KAUL — LICENSED ARCHITECT
REN. 4/30/2023

DESIGN REVIEW / USE PERMIT

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PROJECT #: EPC07

ISSUE DATE: 12/4/2025

DENSITY BONUS CALCULATIONS PROPOSED PROJECT

G016

12/4/2025 10:46:14 AM

GreenPointRated

NEW HOME RATING SYSTEM. VERSION 8.0

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 50 or more points, Earn the following minimum points per category: Energy Efficiency (EE), Indoor Air Quality/Health (IE), Resources (E), and Water (D); and meet the prerequisites CALGreen Mandatory, EE2 , HE.1, JE.1, OT.1, OT.

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.
For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.
A Note is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted: 104
Certification Level Targeted: Silver
Compliance Pathway Targeted: Mixed Fuel Compliance Energy Design Rating

POINTS REQUIRED (Minimum Points / Targeted Points)

New Home Multifamily Version 8

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

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	Possible Points							
CALGreen								
Yes	**CALGreen Res** (REQUIRED)	4	1	1	1	1		
A. SITE								
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance DR-A1) or Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 75% 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 30% 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 Onsite)						3	
B. 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 3 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)	2				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 ń Areas Less Than Eight Feet Wide	2					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
TBD	**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**	2					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	2					2	
No	**C8. Rainwater Harvesting System**	0					1	
Yes	**C9. Recycled Wastewater Irrigation System**	1					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2	

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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 ń 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					
D. 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			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)**	2				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			

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	F2.2 Ceilings	1.5			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				
1BD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
1BR	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Instal Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ń 1.0 gpm	1					1	
ń1.28 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 ń 0.1 gpf	1					1	
No	**G3. Re-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					2	
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 60% 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	
1BD	H6.2 Advanced Ventilation Standards				2			
1BD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
1BD	H7.1 Effective Range Hood Ducting and Design				1			
1BD	H7.2 Automatic Range Hood Control				1			
1BD	**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 Bio-CO2eq to fr. Investors)	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			

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	**J3. Mechanical Ventilation Testing**	0			1			
No	**J4. All Electric or Combustion Appliance Safety Testing**	0			1			
3	Mixed Fuel Compliance Energy Design Rating							**Option 1: Mixed Fuel** - High Rise: Compliance margin is 30% over T24 or higher. Low Rise: Minimum Delta EDR 3 required. Mixed Fuel - Low rise and some high-rise and low-rise require pre-wiring requirements: Dryer: conductor rated for 40 amp, Range - conductor rated for 50 amp, PV and storage credit allowed. High-Rise: meet T24. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (D-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not allowed
	Climate Zone Input							
10	**J5.1 Home Meets or Exceeds Energy Compliance Pathway** (REQUIRED)	25	25+					
6.66%	**J5.2 Non-Residential Spaces Outperform Title 24**	6	18					
Yes	**J6. Title 24 Prepared and Signed by a CAREC Certified Energy Analyst**(REQUIRED)	1	1					
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**		1					
Yes	**J8. ENERGY STAR® for Homes**	1	1					
No	**J9. EPA Indoor airPlus Certification**	0			2			
TBD	**J10. Blower Door Testing**					3		
Yes	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)	2	1	1				
K. TRIGGER								
	K1. Entryways Designed to Reduce Tracked-in Contaminants							
TBD	K1.1 Entryways to Individual Units (Walkways had surface at entrances and permanent) assemble shoe storage)			1				
Yes	K1.2 Entryways to Buildings (Walkways had surface at entrances and built-in, permanent) walk-off mat or grill)	1		1				
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Bandard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
TBD	**K9. Durable Cabinets** (Plywood or casework and doors, ball bearing drawer slides, dovetail joints, box/reinforced metal hinges)					2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1		
L. FLOORING								
TBD	**L1. Environmentally Preferable Flooring**					3		
≥25%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	2				1		
No	**L4. Thermal Mass Flooring**	0	1					
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				

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
TBD	**M3. Size-Efficient ENERGY STAR® Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficiacy Lighting	2		2				
TBD	M5.2 Lighting System Designed to IESNA/Footcandle Standards or Designed by Lighting Consultant			2				
No	**M6. Electric Vehicle Charging Stationsand Infrastructure**	0		2				
Yes	**M7. Central Laundry**	1				1		
TBD	**M8. Gearless Elevator**		1					
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4	2		2			51 Units
TBD	N1.4 Cluster Homes for Land Preservatice		1			1		
	N1.5 Home Size Efficiency					9		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)Development Located Near Major Transit Stop							
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1					
Yes	N2.2 Within 1/2 mile of a Major Transit Slop	2	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
TBD	N3.6 Bicycle Storage for Non-Residents		1					
TBD	N3.7 Reduced Parking Capacity		2					
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt Further Standard, HAZUS, FEMA PML or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	N9.2 Community Location (Disadvantages Community)		1		1			
	N10. Affordability							
TBD	N101 Dedicated Units for Households Making 80% of AMI or Less		2					
TBD	N102. Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N103 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N11. Mixed-Use Development							
TBD	N111 Live/Work Units Include a Dedicated Commercial Entrance		1					
Yes	N112 At Least 2% of Development Floor Space Supports Mixed Use	Y	1					
TBD	N113 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	0					
No	O6.1 Green Building Signage	0		0.5			0.5	
Yes	**O7. Green 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 CONSIDERATION								
	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	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
TBD	P3.1 Design Phase				1	1		
TBD	P3.2 Construction Phase				2	1		
TBD	P3.3 Post-Construction Phase				2	1		
TBD	**P4. Building Enclosure Testing**				1	1		

Summary						
Total Available Points in Specific Categories	97	45	115	68	68	64
Minimum Points Required in Specific Categories	35	2	29	6	6	6
Total Points Achieved	104.5	7.5	42.5	21.5	15.5	15.5

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — JOSEPH PETERSON KNOLL — LICENSED ARCHITECT
REN. 4/31/2023

DESIGN REVIEW / USE PERMIT

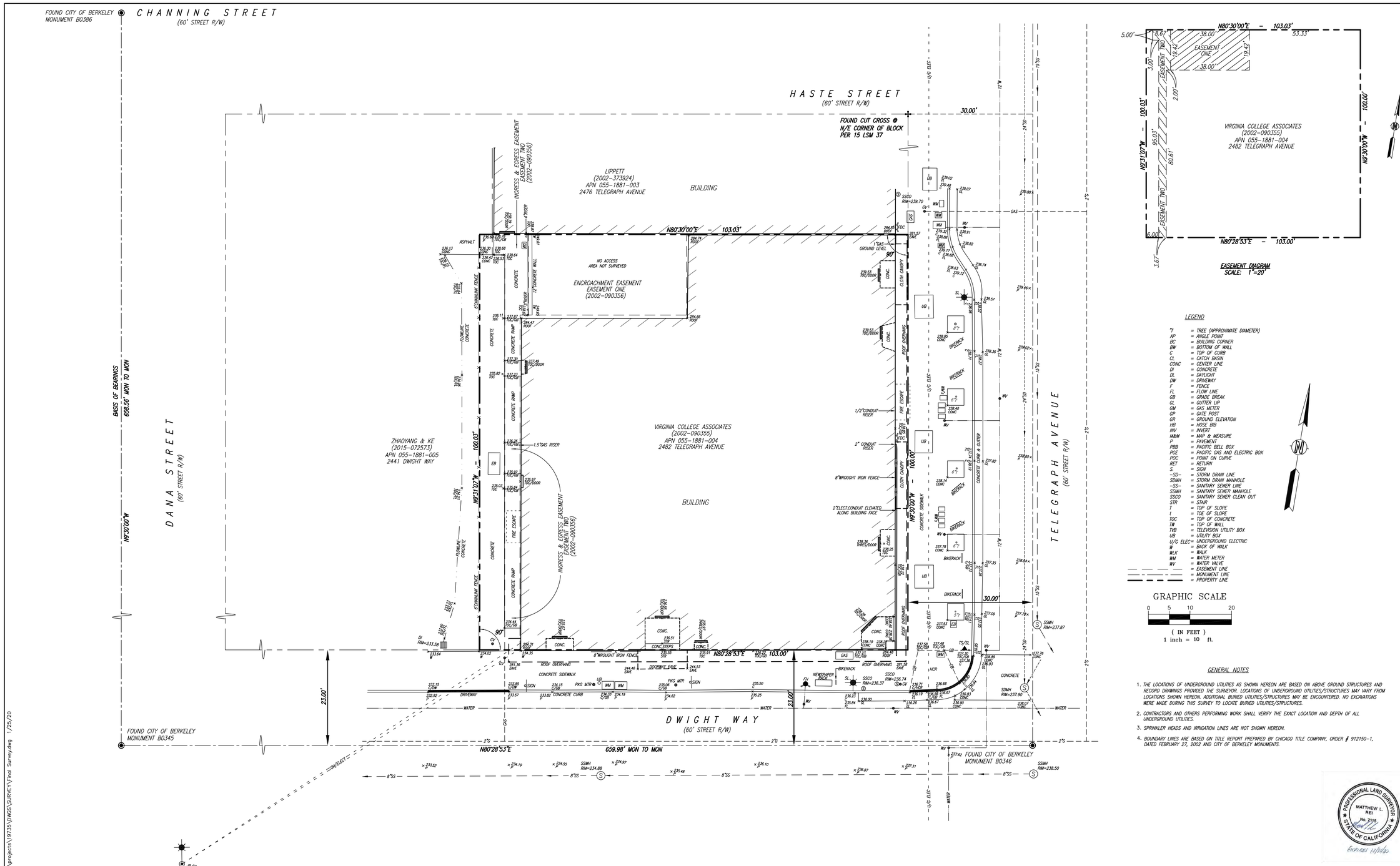
△ PROJECT ISSUE RECORD:

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



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
CN	= 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
TYB	= 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

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 12/31/12

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

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

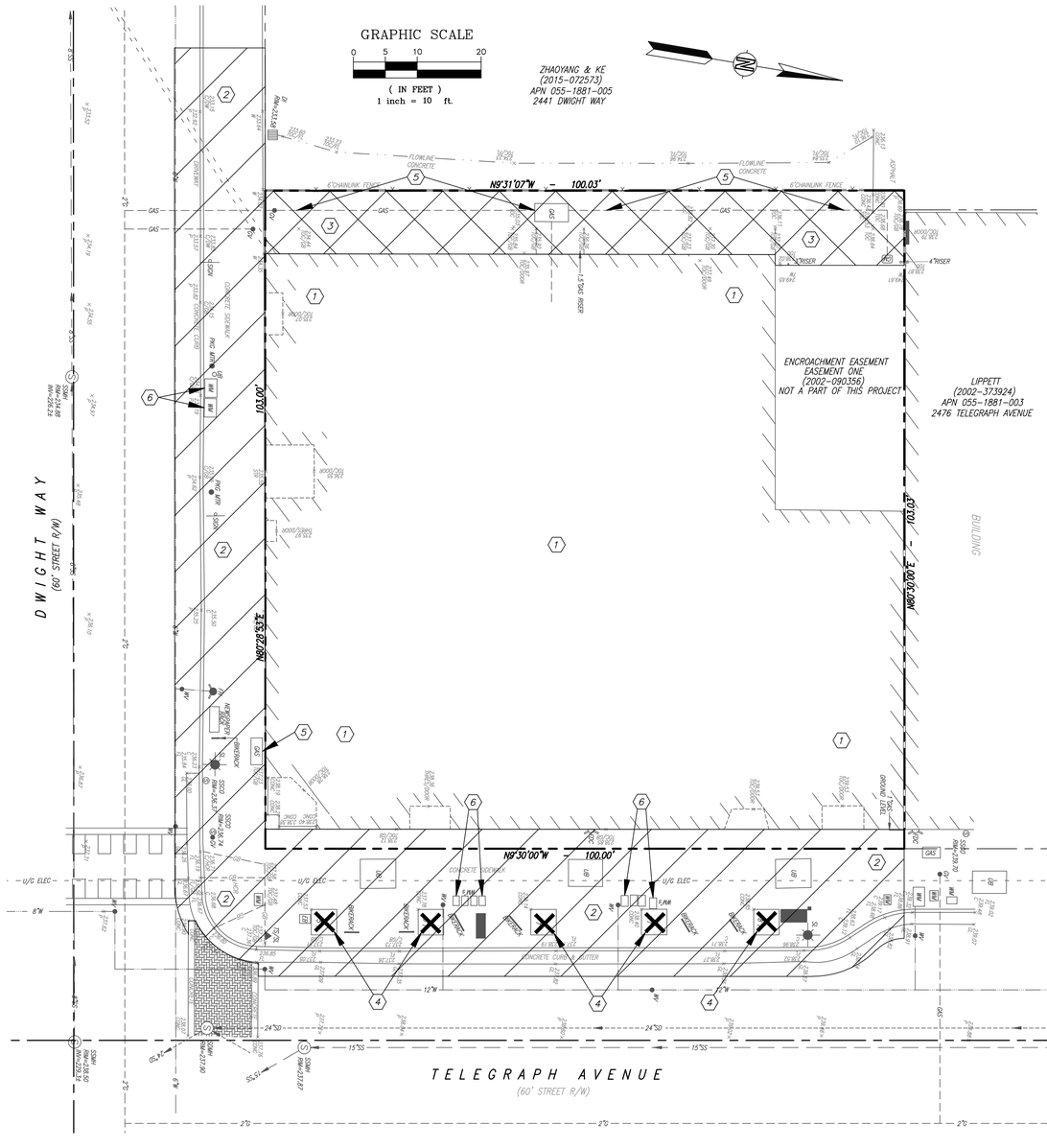
REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATUM: CITY OF BERKELEY
MISC. REF.: 19914

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, GUTTER, 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*

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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: mattsr62@gmail.com
DATE: 8/21/25 - DWG. X-2416

DESIGN REVIEW / USE PERMIT

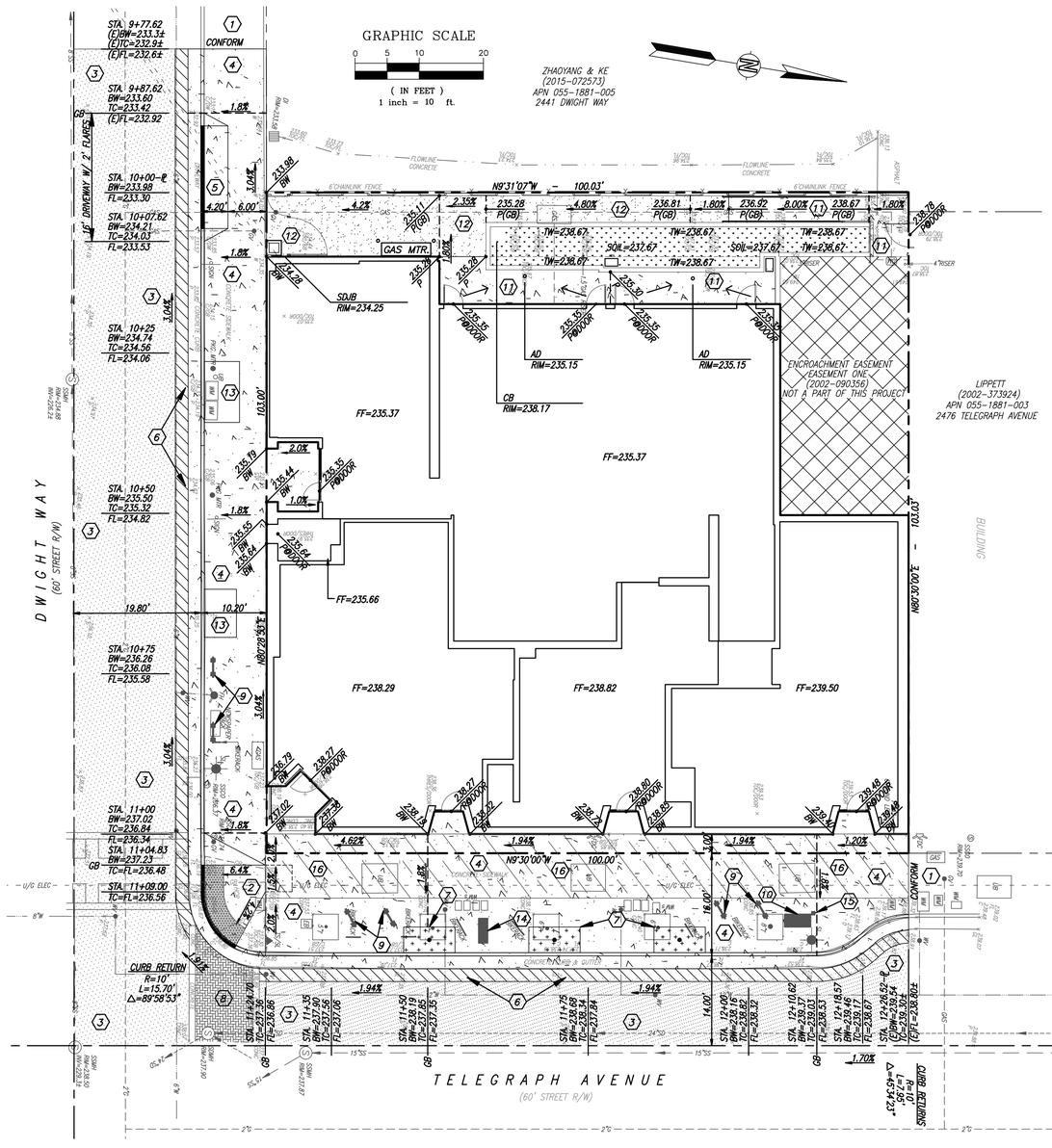
REGISTERED PROFESSIONAL ENGINEER
MATTHEW T. REA
C 39863
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	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.

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CHANDLER BLDG.
RENOVATION & ADDITION

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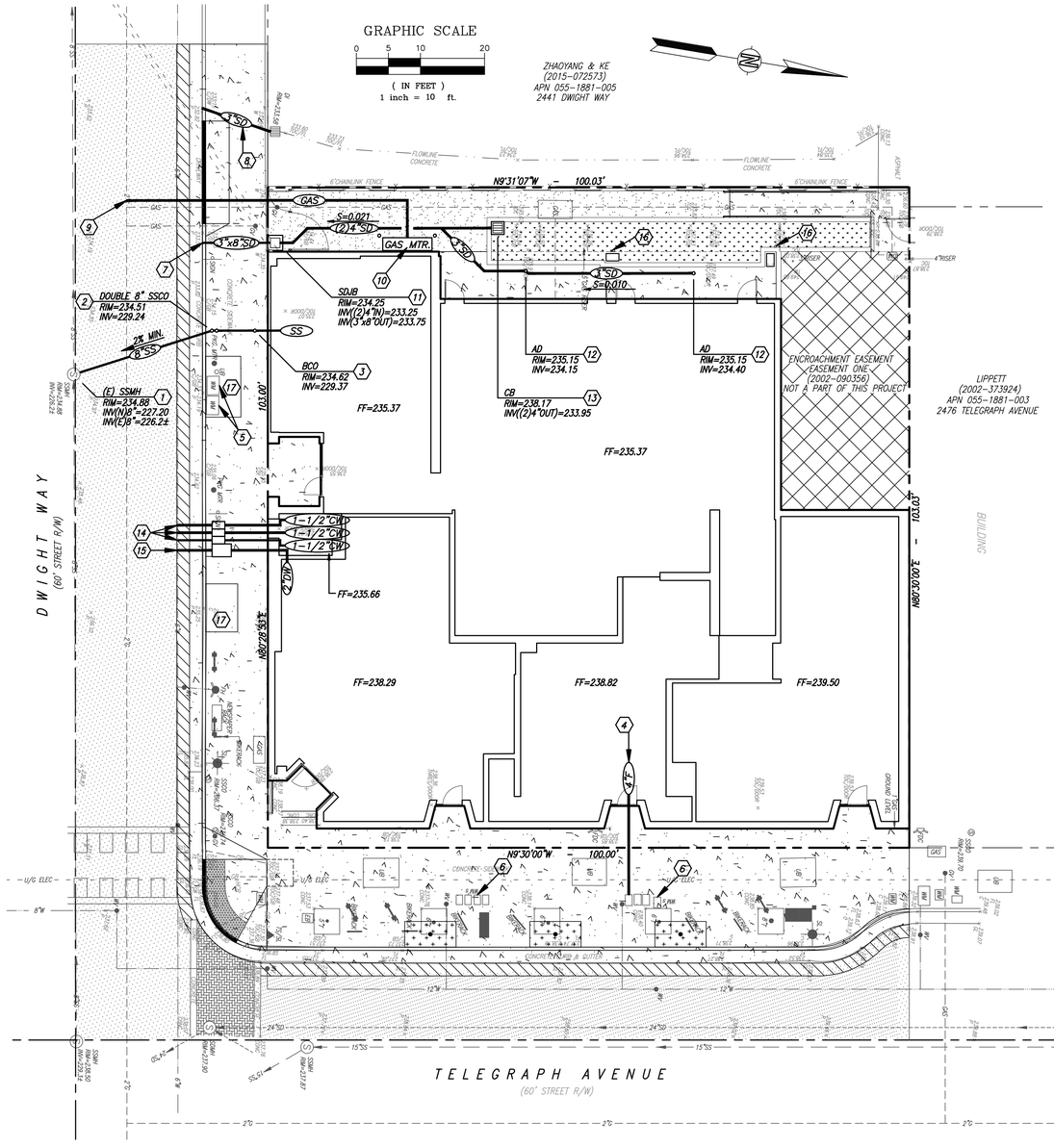
REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REA
C 39663
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

△	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 81.36 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

1. *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.*

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RENOVATION & ADDITION

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DESIGN REVIEW / USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REA
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CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/25

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PROJECT NO: EPC07
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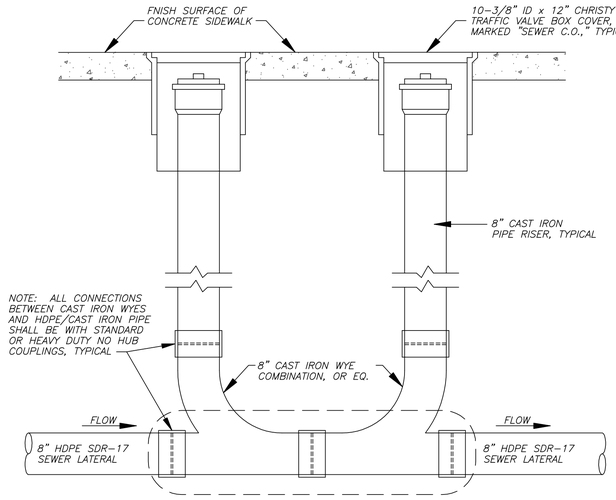
CIVIL ENGINEERING SITE UTILITY PLAN

C102

PROJECT GENERAL NOTES

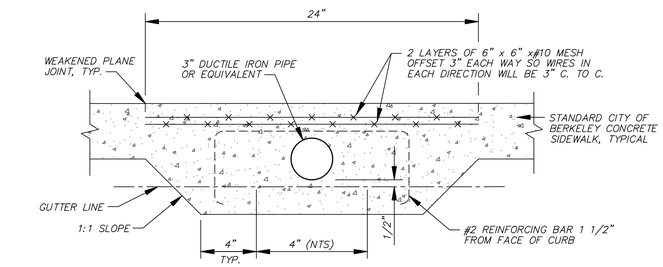
1. TOPOGRAPHIC SURVEY PERFORMED BY KISTER, SAVIO & REI, DATED JANUARY, 2020. CITY OF BERKELEY DATUM.
2. ALL ON-SITE WORK TO BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED FOR IN THE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED MULTI-FAMILY BUILDING, 2449 DWIGHT WAY, BERKELEY, 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

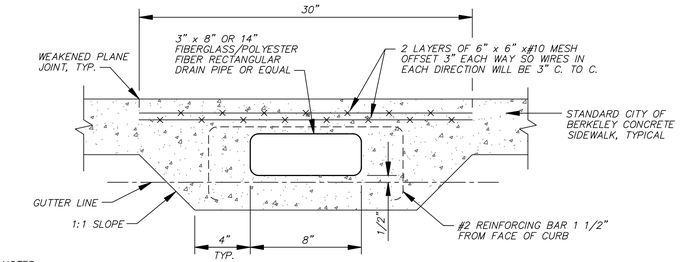


NOTES:

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 C3.1 FOR ADDITIONAL DETAILS

3" DIAMETER CONDUIT SIDEWALK UNDERDRAIN

NTS

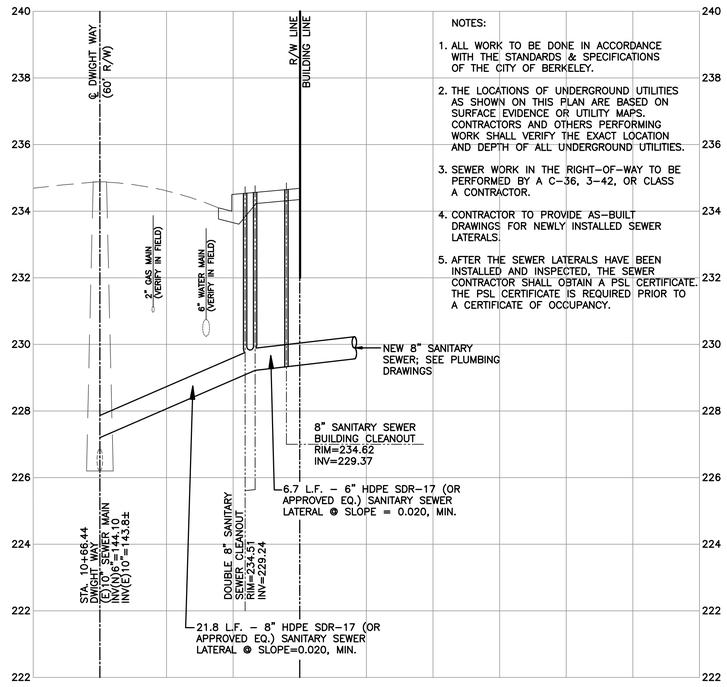


NOTES:

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 C107B FOR ADDITIONAL DETAILS

RECTANGULAR CONDUIT SIDEWALK UNDERDRAIN

NTS



NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE CITY OF BERKELEY.
2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON SURFACE EVIDENCE OR UTILITY MAPS. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. SEWER WORK IN THE RIGHT-OF-WAY TO BE PERFORMED BY A C-36, 3-42, OR CLASS A CONTRACTOR.
4. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS FOR NEWLY INSTALLED SEWER LATERALS.
5. AFTER THE SEWER LATERALS HAVE BEEN INSTALLED AND INSPECTED, THE SEWER CONTRACTOR SHALL OBTAIN A PSL CERTIFICATE. THE PSL CERTIFICATE IS REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY.

8" SANITARY SEWER LATERAL PROFILE - DWIGHT WAY

SCALE: 1"=10' HORIZ. & 1"=2' VERT.

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EXPIRES 12/31/25

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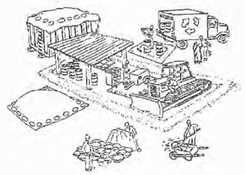
PROJECT NO: EPC07

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'VD

CITY OF BERKELEY ☆ PUBLIC WORKS AGENCY

POLLUTION PREVENTION

2 OF

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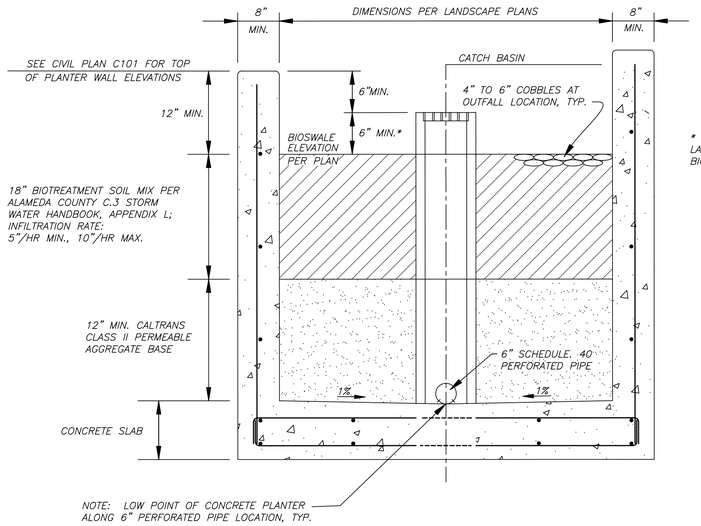
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CITY OF BERKELEY
POLUTION PREVENTION
PLAN

C104



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

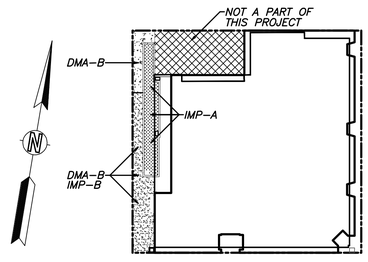
IMP	IMP TREATMENT TYPE	DMA AREA	DMA TYPE & LOCATION	DRAINAGE AREA	IMPERVIOUS DRAINAGE AREA	PERVIOUS DRAINAGE AREA	BIORETENTION AREA REQUIRED*	BIORETENTION AREA PROVIDED	RISER HEIGHT	IMP LOCATION
A	BIORETENTION* (ABOVE GROUND FLOW-THROUGH PLANTER)	A-1	BUILDING ROOF	8,181 SF	8,046 SF	0 SF	323 SF	324 SF	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

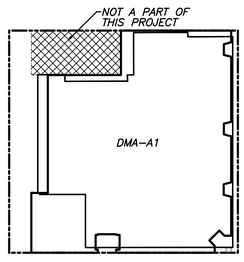
1) * - BIORETENTION REQUIRED AREA BASED ON 4% METHOD ((IMPERVIOUS AREA + 0.1(PERVIOUS AREA)) x 0.04)

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

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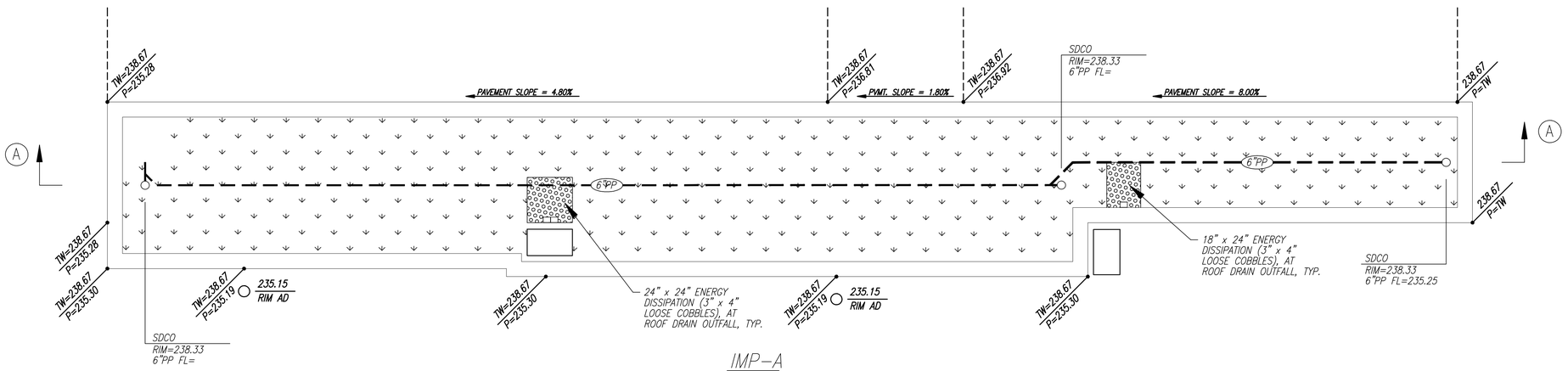
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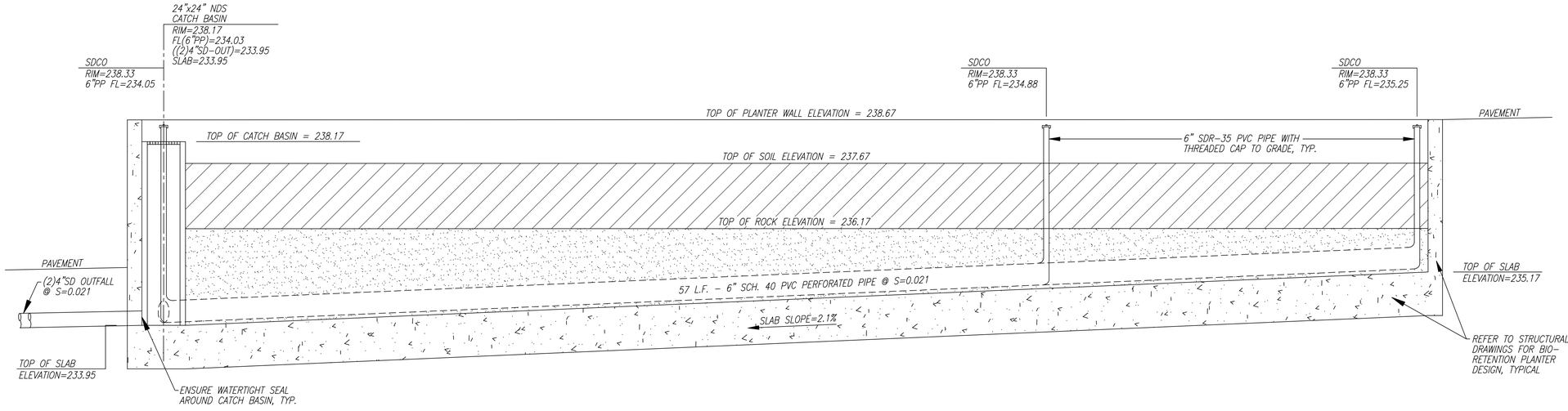
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CIVIL ENGINEERING STORM WATER CONTROL PLAN & DETAILS

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.

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CIVIL ENGINEERING BIORETENTION FACILITY DETAILS

C106

INDEX OF SHEETS

1	L1.0	INDEX OF SHEETS AND ABBREVIATIONS
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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

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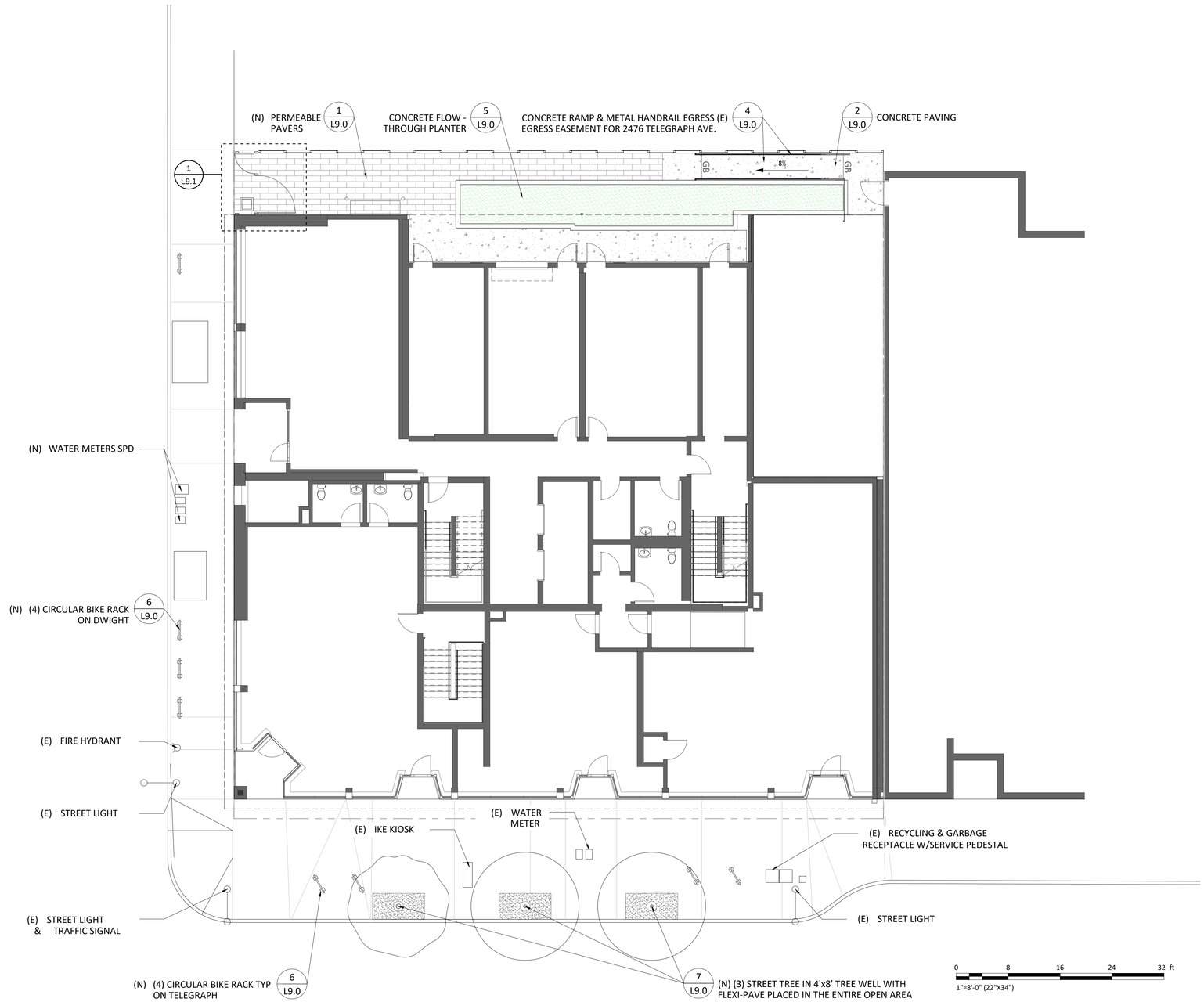
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LANDSCAPE SITE PLAN
GROUND FLOOR

L0.0



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LANDSCAPE SITE PLAN GROUND FLOOR

L2.1



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

N

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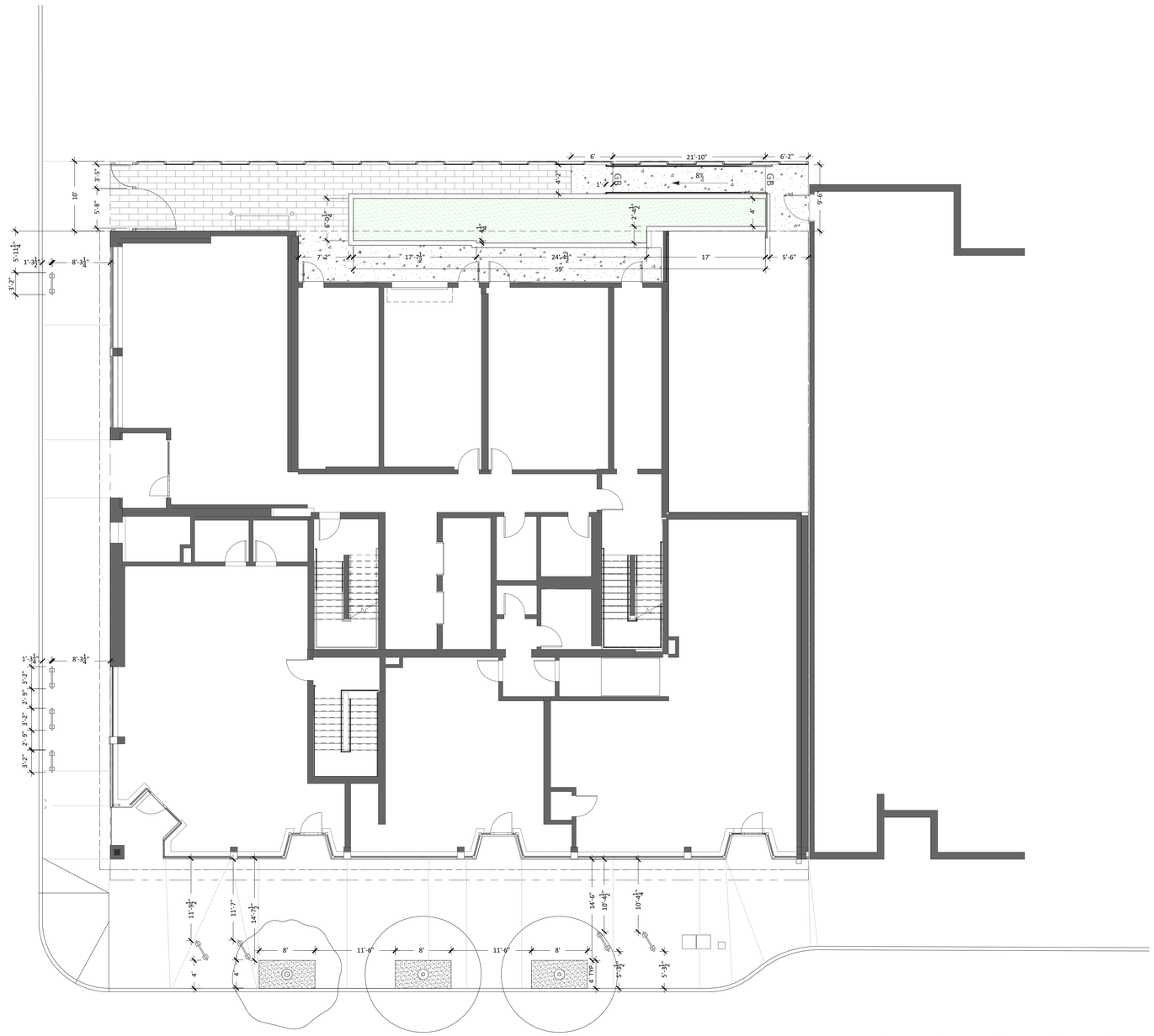
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LANDSCAPE SITE PLAN
8th FLOOR

L2.2



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LANDSCAPE DIMENSION
SITE PLAN
GROUND FLOOR

L3.1



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

N

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UNDER THE CONTROL OF
Signature
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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

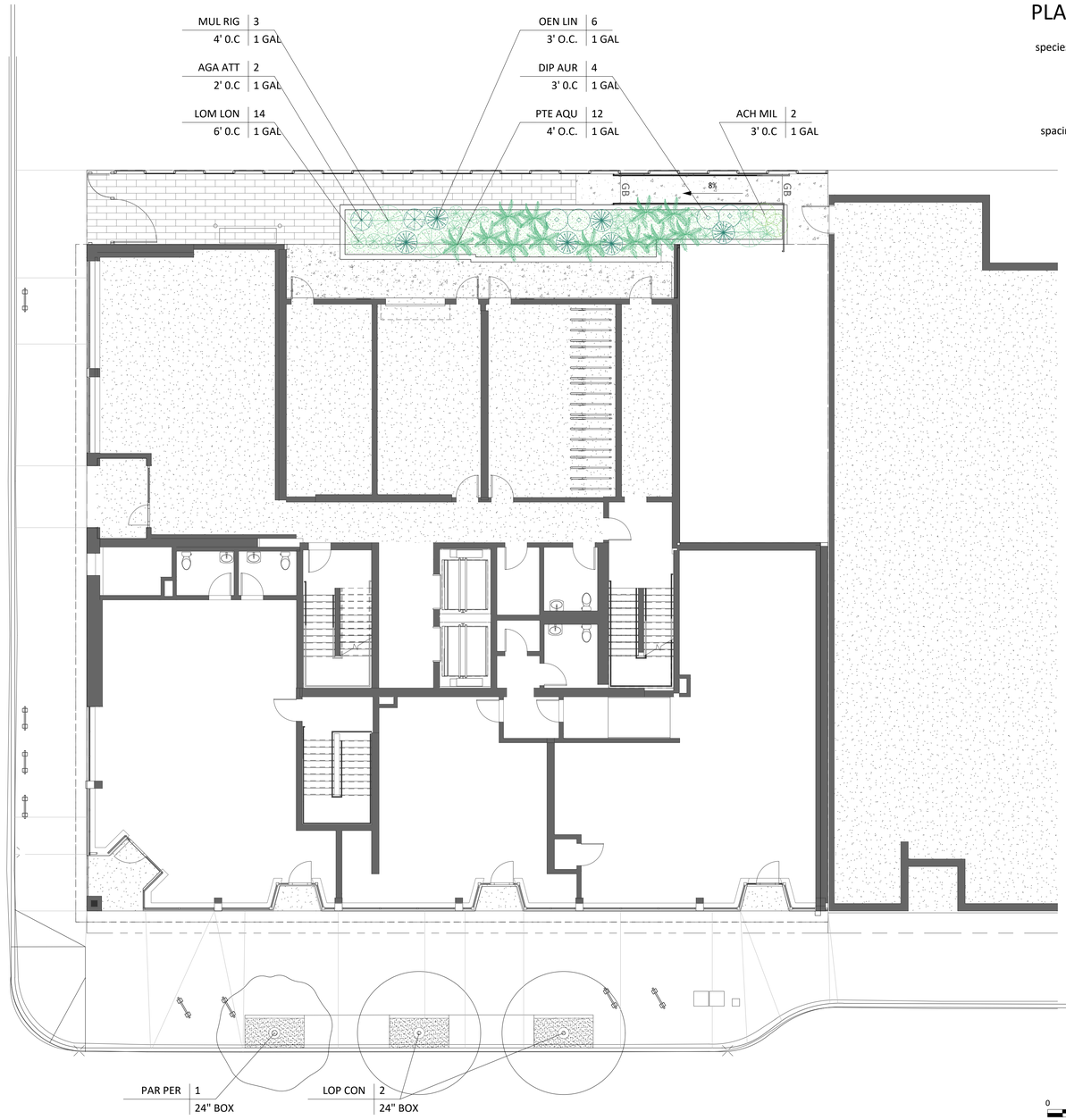
DIP AUR | 3' 0.C | 1 GAL

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

TREES

PAR PER | 24" BOX

LOP CON | 24" BOX



PLANT SYMBOL CALLOUT:

species abbrevation — UMB CAL | 2 | number in this group or P.A.
6-FT OC | 36"BOX
spacing, if relevant — container size

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

N

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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")

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LANDSCAPE SITE PLAN 8th FLOOR

L6.2

D C B A

4 3 2 1

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

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

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

N

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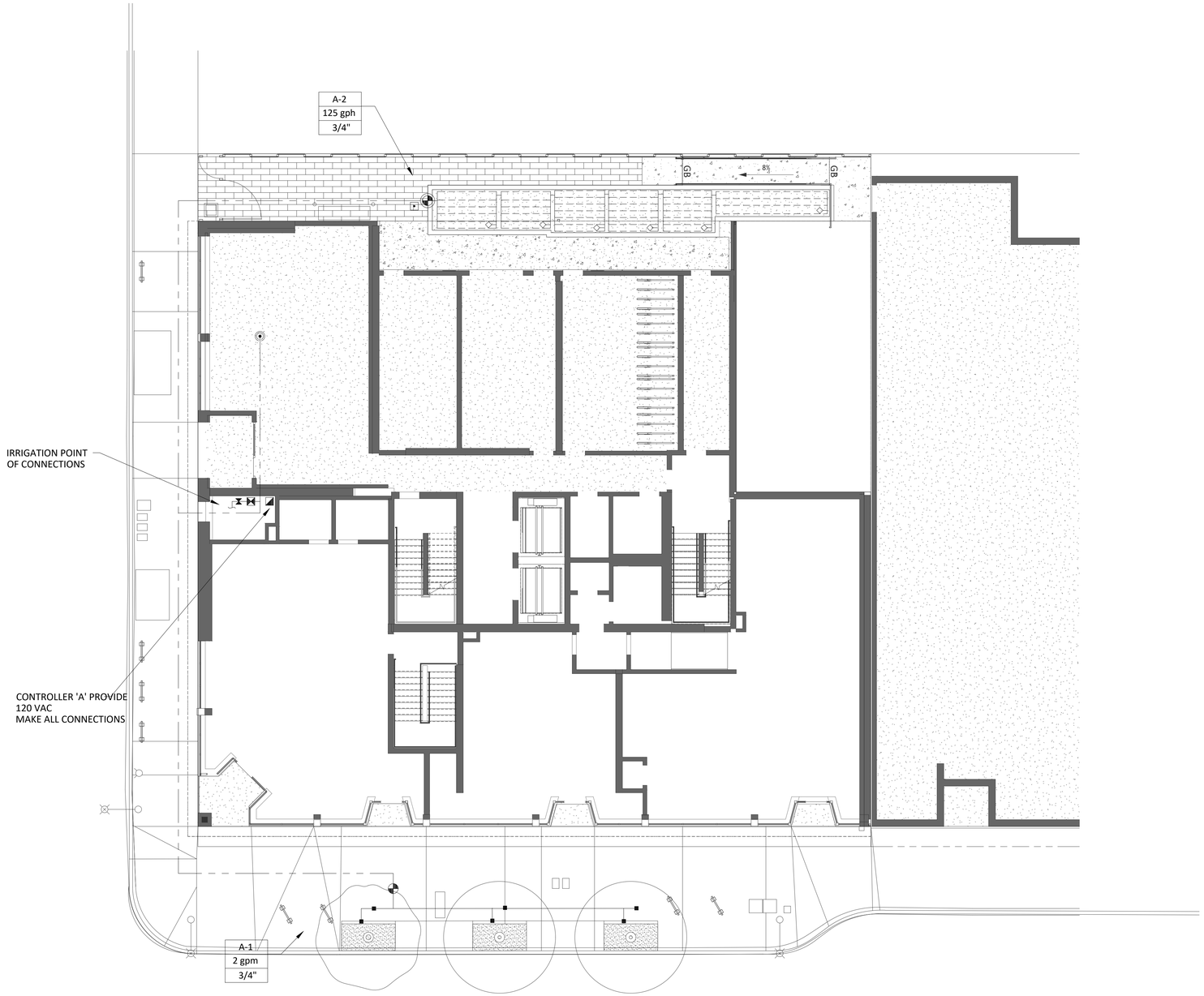
REGISTERED LANDSCAPE ARCHITECT
DANIELA PONK CORVILLON No. 6626
08/25/25 6/30/27
STATE OF CALIFORNIA

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

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

LANDSCAPE SITE PLAN
8th FLOOR

L6.3



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REGISTERED LANDSCAPE ARCHITECT
LINDSAY RAE CORNELIUS
No. 6826
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

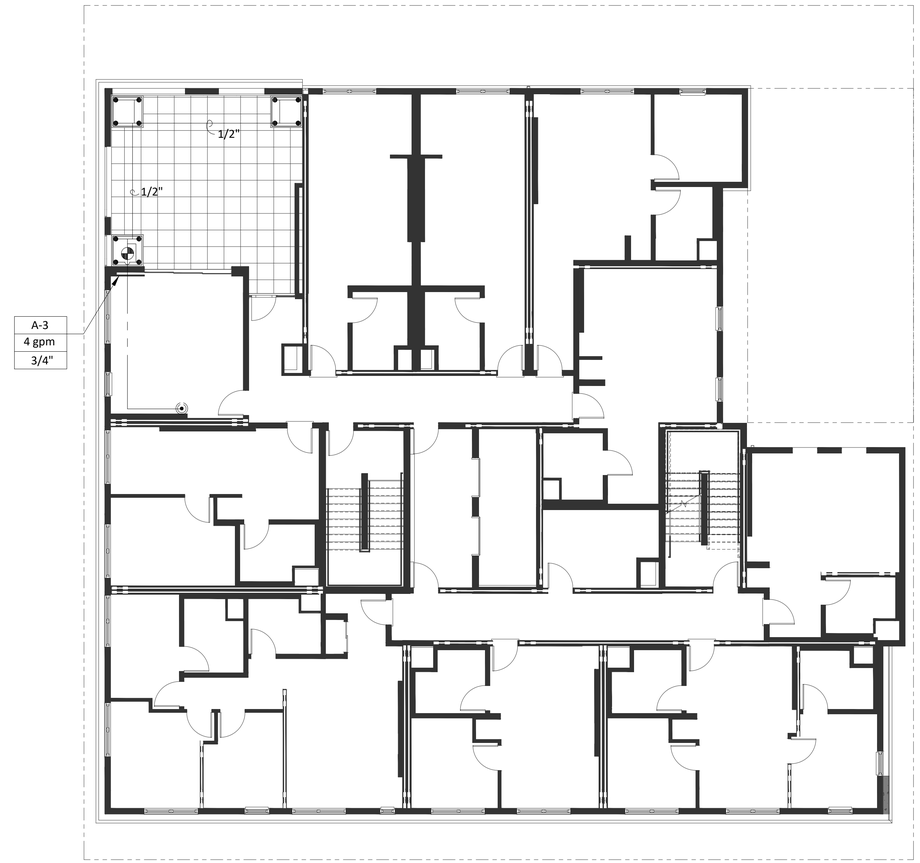
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PROJECT NO: EPC07

ISSUE DATE: 8/25/25

IRRIGATION PLAN
GROUND FLOOR

L7.1



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

N

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REGISTERED LANDSCAPE ARCHITECT
DAVID KIM CORNELSON No. 6426
Signature
08/25/25 6/30/27
Date Exp.
STATE OF CALIFORNIA

△	DATE	ISSUE RECORD
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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	US-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:

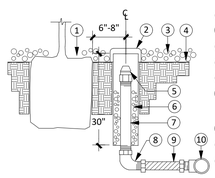
A-1 — VALVE NUMBER
12 — GALLONS PER MINUTE (U.O.N.)
1" — VALVE SIZE

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 ¼ INCH GALVANIZED WIRE MESH. EXTEND 3 INCHES MINIMUM UP OUTSIDE OF EACH BOX FOR RODENT CONTROL.

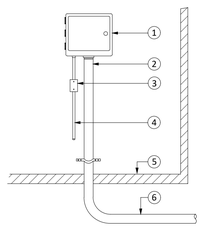
MWELO CALCULATIONS:

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

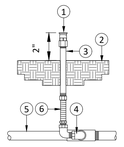
TREE BUBBLER — G
SCALE: NO SCALE



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.

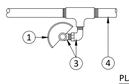
NOTE: GROUND CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODE

CONTROLLER — H
SCALE: NO SCALE



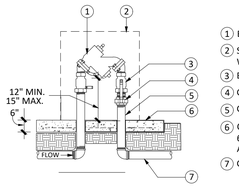
1. SHRUB NOZZLE
2. FINISH GRADE
3. PVC SCH. 80 RISER
4. DOUBLE MARLEX SWING JOINT
5. LATERAL
6. ANTI-THEFT RISER

SECTION



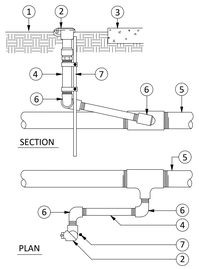
PLAN

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

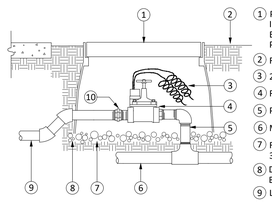


1. FINISH GRADE
2. QUICK COUPLER FLUSH WITH FINISH GRADE
3. PAVING OR VALVE BOX
4. 12" GALV. NIPPLE
5. MAIN LINE
6. GALV. ELL - 1"
7. 3/4" GALV. PIPE, 2' MIN. DEPTH, SECURE WITH WORM DRIVE CLAMPS.

SECTION

PLAN

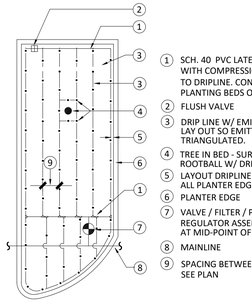
QUICK COUPLING VALVE — E
SCALE: NO SCALE



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

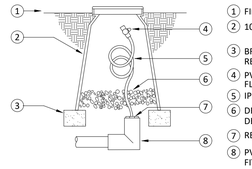
NOTE: BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH SPLICING MATERIAL.

REMOTE CONTROL VALVE — F
SCALE: NO SCALE



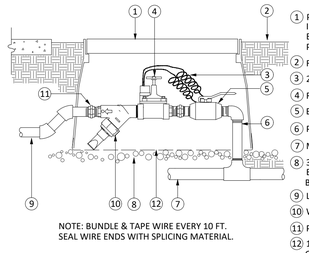
1. SCH. 40 PVC LATERAL WITH COMPRESSION TEE FITTINGS TO DRIPLINE. CONNECT TO OTHER PLANTING BEDS ON CIRCUIT.
2. FLUSH VALVE
3. DRIP LINE W/ EMITTERS - LAY OUT SO EMITTERS ARE TRIANGULATED.
4. TREE IN BED - SURROUND ROOTBALL W/ DRIPLINE
5. LAYOUT DRIPLINE 4" INSIDE ALL PLANTER EDGES
6. PLANTER EDGE
7. 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

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REGISTERED LANDSCAPE ARCHITECT — DANIELLE MARIE CORNELISON — 6426 — Signature — 08/25/25 & 9/30/27 — Date — STATE OF CALIFORNIA

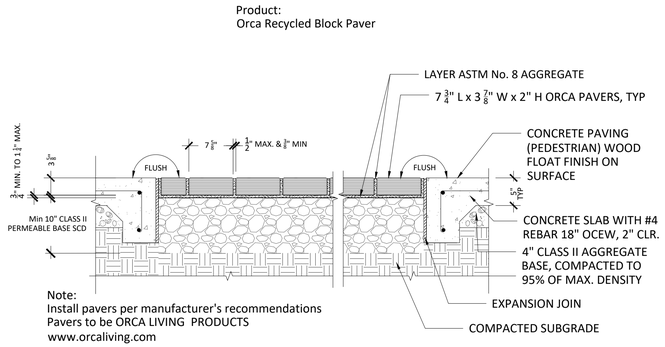
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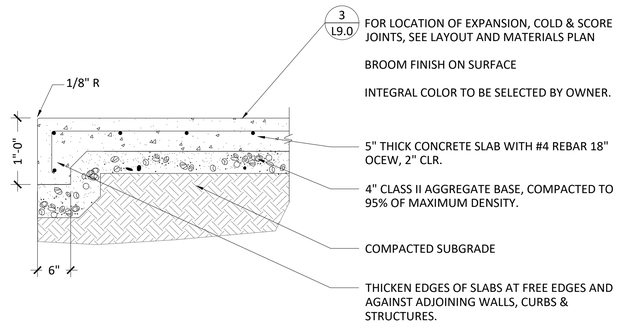
ISSUE DATE: 8/25/25

IRRIGATION LEGEND, NOTES AND DETAILS

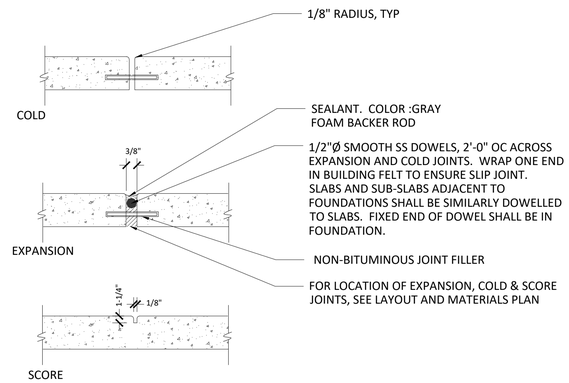
L7.3



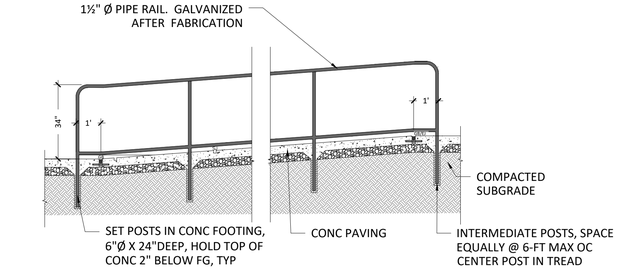
1 L9.0 PERMEABLE PAVER
SCALE 1-1/2"=1'-0" SECTION 0 2.5 .5 1 FT



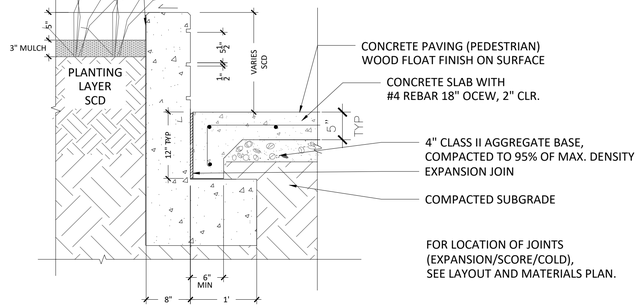
2 L9.0 CONCRETE PAVING
SCALE 1"=1'-0" SECTION 0 2.5 .5 1 FT



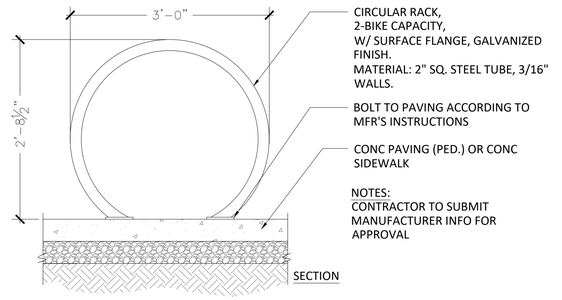
3 L9.0 PERMEABLE PAVER
NOT TO SCALE SECTION 0 2.5 .5 1 FT



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

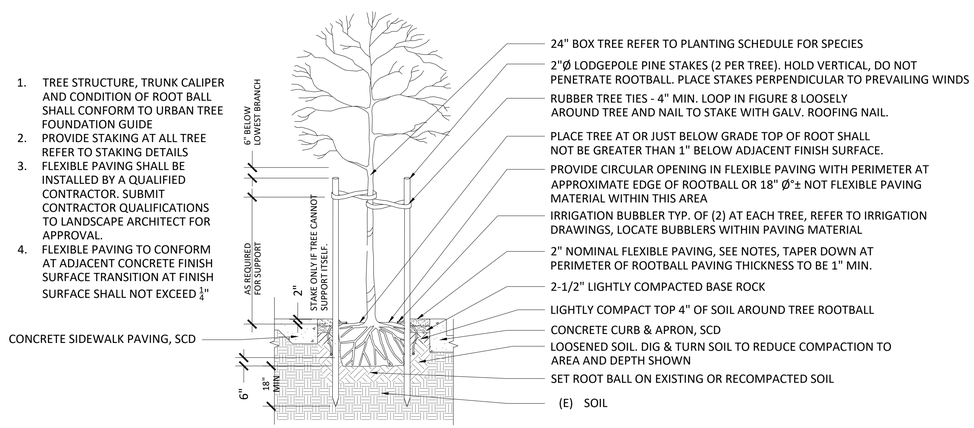


5 L9.0 RAISED FLOW-THROUGHT PLANTER
SECTION 0 2.5 .5 1 FT

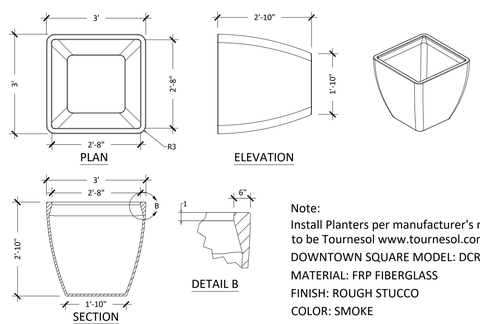


6 L9.0 BIKE RACK (CIRCULAR), SURFACE-MOUNTED ON PAVING
SCALE: 1" = 1 - 0" 0 2.5 .5 1 FT

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



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

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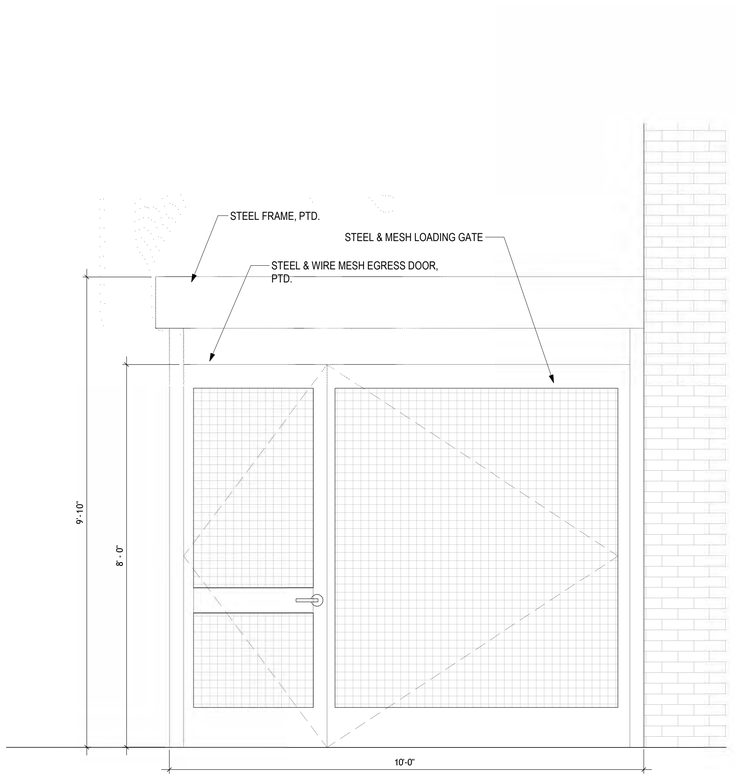
REGISTERED LANDSCAPE ARCHITECT — DAVID RAY CORNELIUS — No. 6426 — Signature — 08/25/25 Date — 6/30/27 Exp. — STATE OF CALIFORNIA

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1	08/25/25	BLDG. PERMIT

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

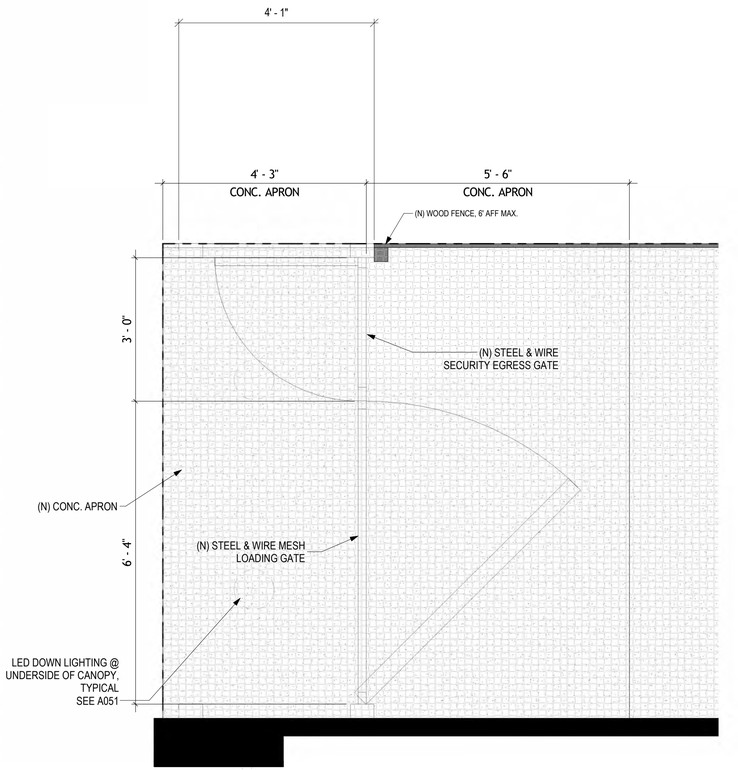
LANDSCAPE DETAILS

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

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA — LINDSAY FEDERSON KDA — LICENSED ARCHITECT
REN. 4/1/2023

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△		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"

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 12/31/2021

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△ PROJECT ISSUE RECORD:

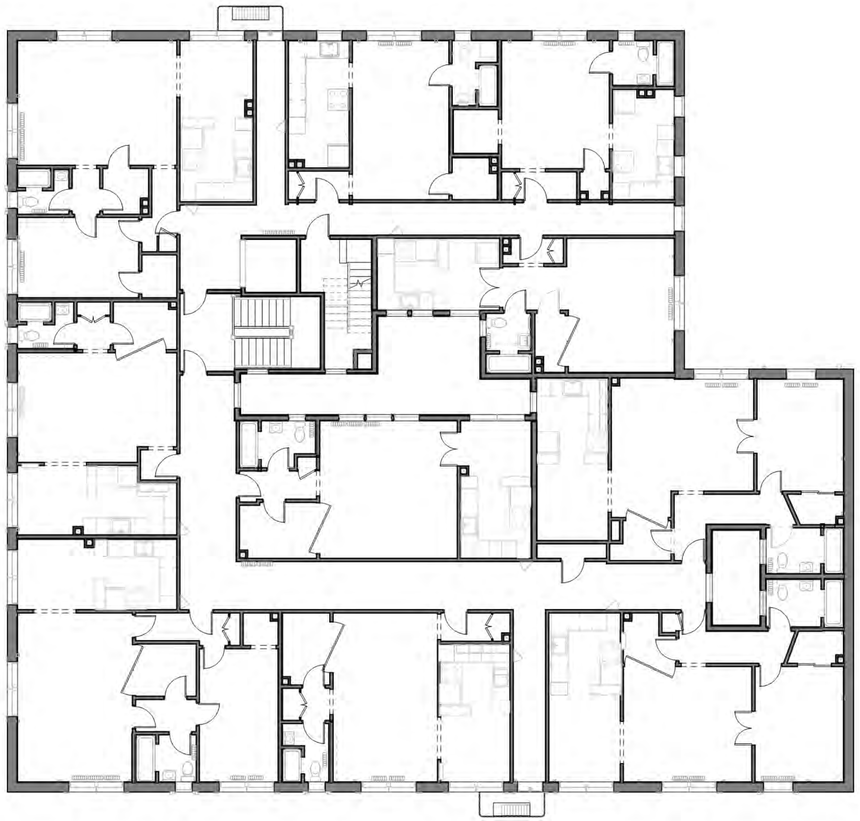
PROJECT #: EPC07

ISSUE DATE: 12/4/2025

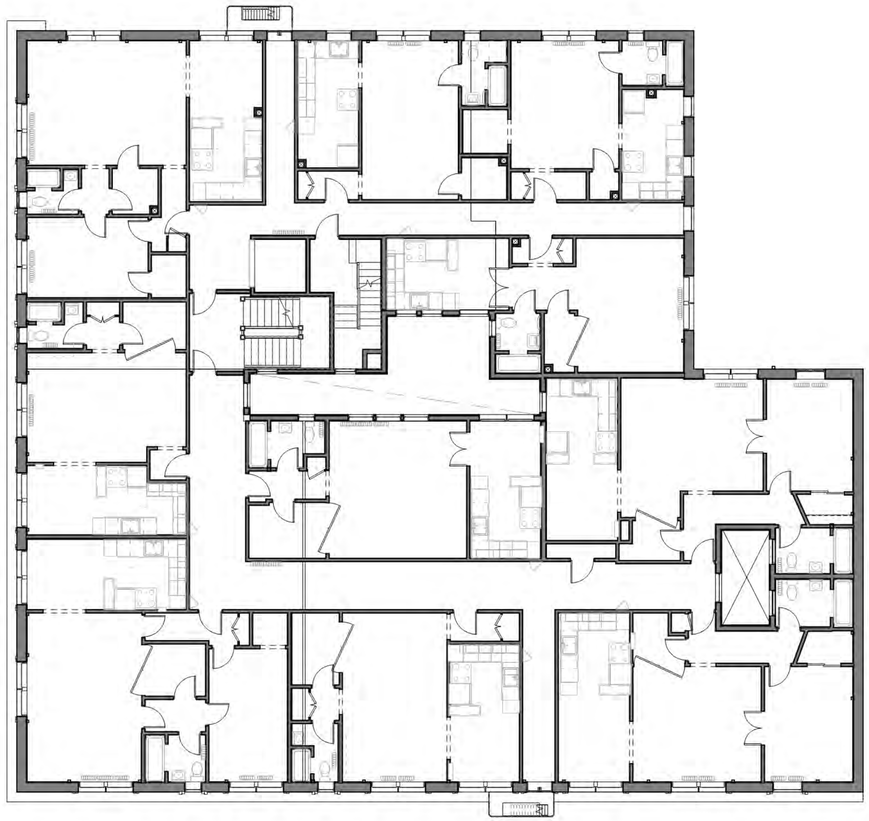
EXISTING BUILDING 1ST & 2ND FLOOR PLANS

A010

6/4/2021 3:51:45 PM



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



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

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CHANDLER BLDG. ADDITION

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BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 12/31/2021

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△ PROJECT ISSUE RECORD:

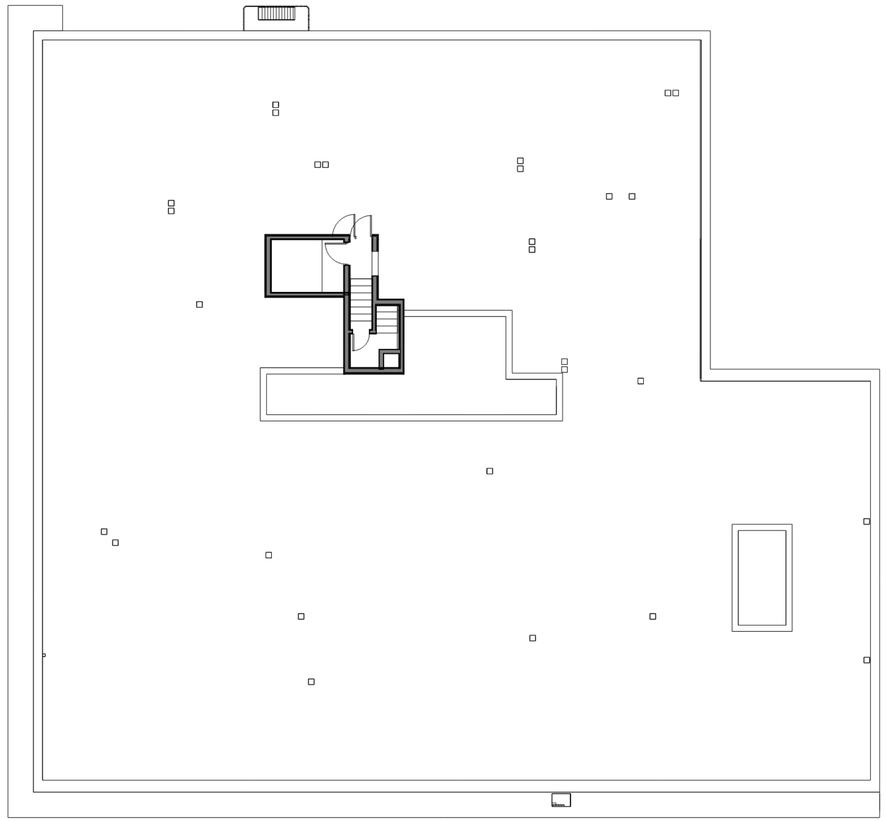
PROJECT #: EPC07

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"

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

STATE OF CALIFORNIA · JAMES SCOTT DAVIS · LICENSED ARCHITECT
NOT FOR CONSTRUCTION
01/31/2021

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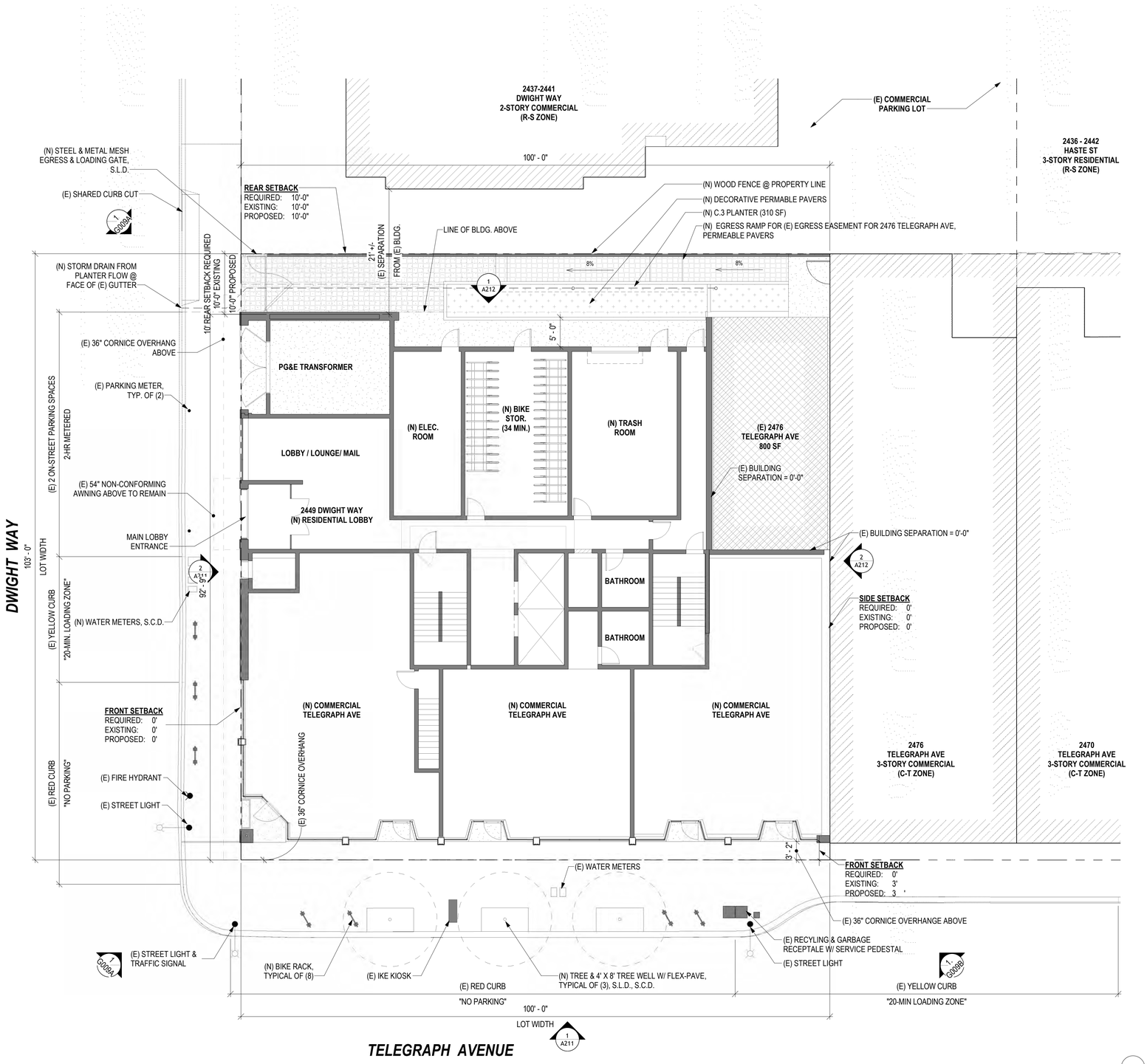
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PROJECT #: EPC07
ISSUE DATE: 12/4/2025

EXISTING ROOF PLAN

A012

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · BRAD PETERSON · LICENSED ARCHITECT
REN. 4/30/2023

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

PROPOSED SITE PLAN

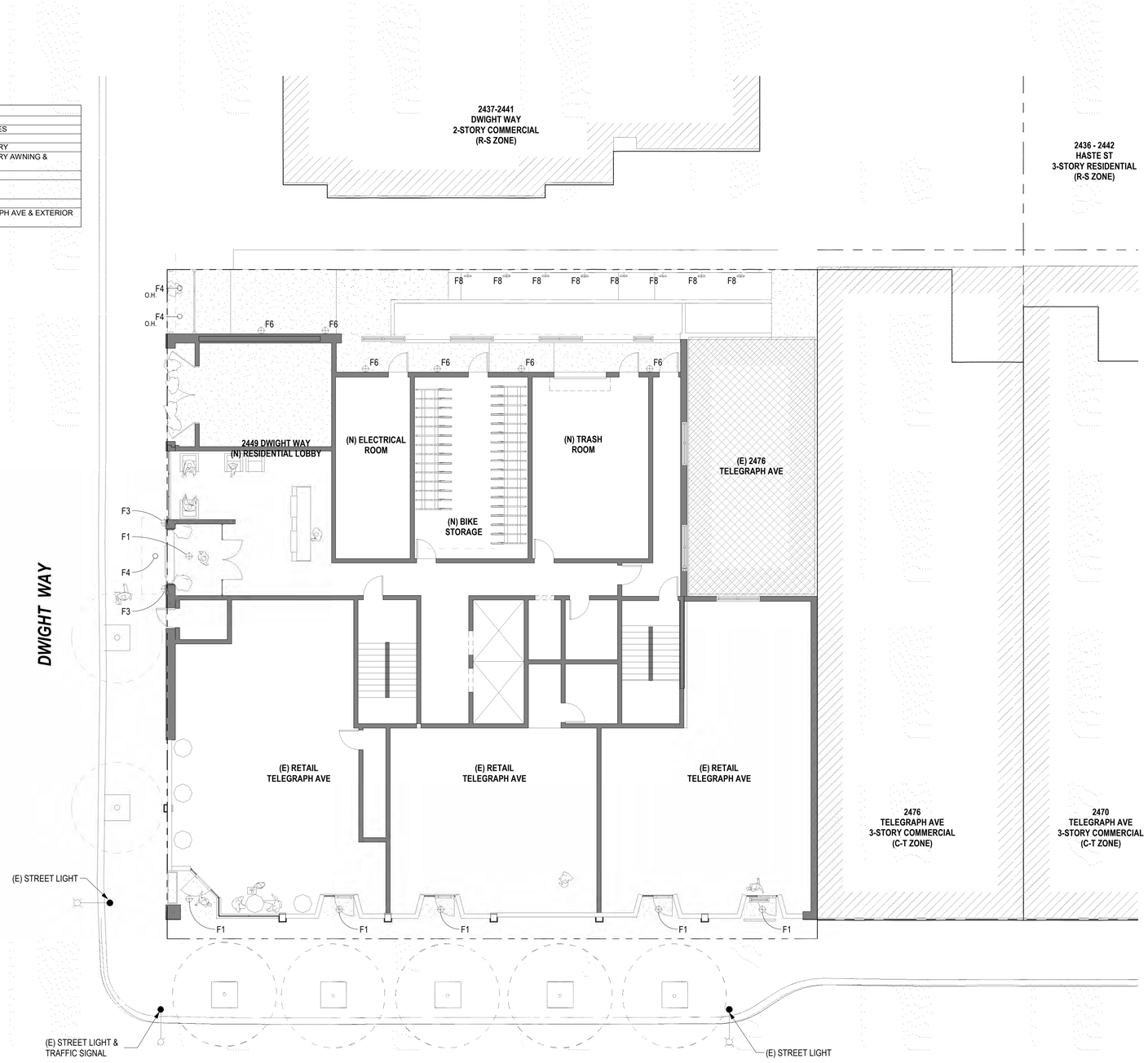
A100

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"

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA
LEAH FEDERICO KAY
LICENSED ARCHITECT
REN. 4/30/2023

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PROJECT #: EPC07

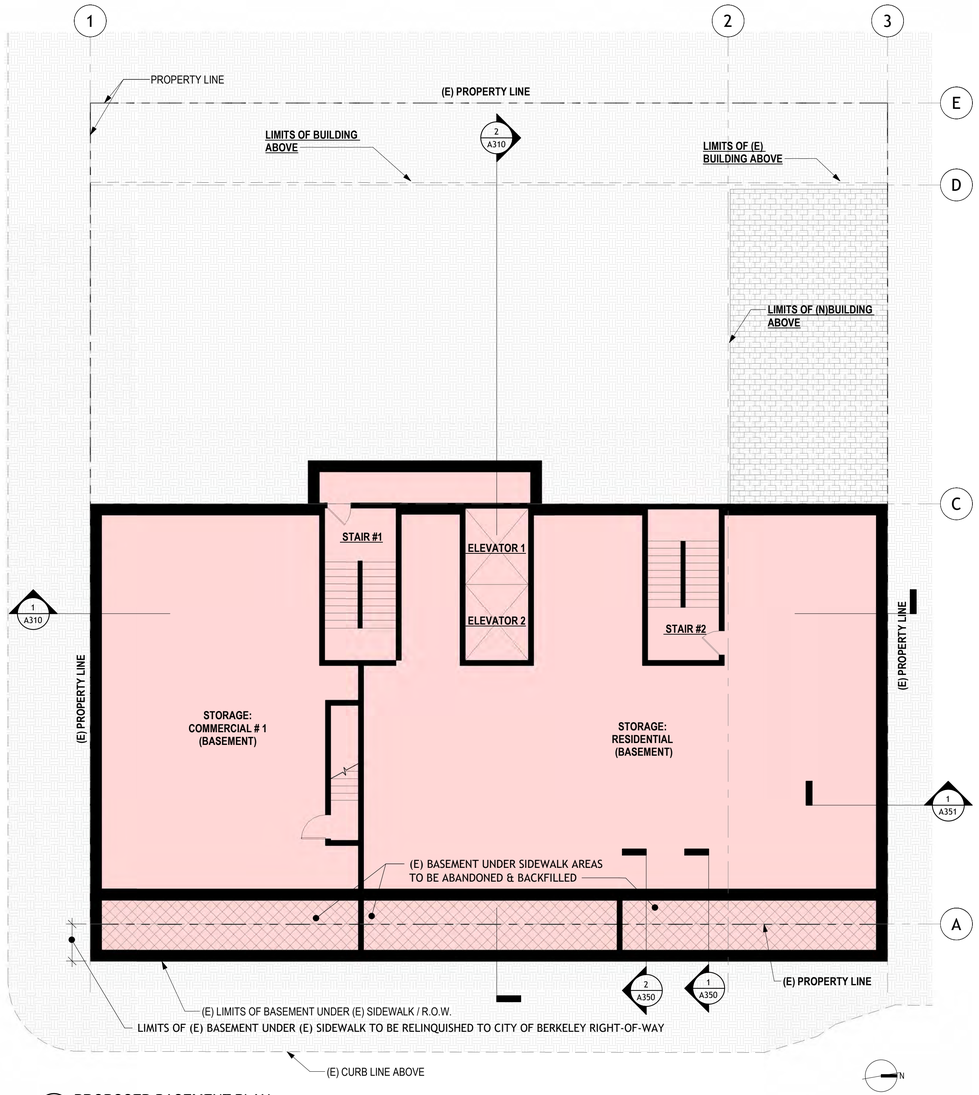
ISSUE DATE: 12/4/2025

PROPOSED SITE LIGHTING PLAN

A101



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



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

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CHANDLER BLDG. ADDITION

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BERKELEY, CA

STATE OF CALIFORNIA · DAVID FEDERICO KAN · REN. 4/30/2027 · LICENSED ARCHITECT

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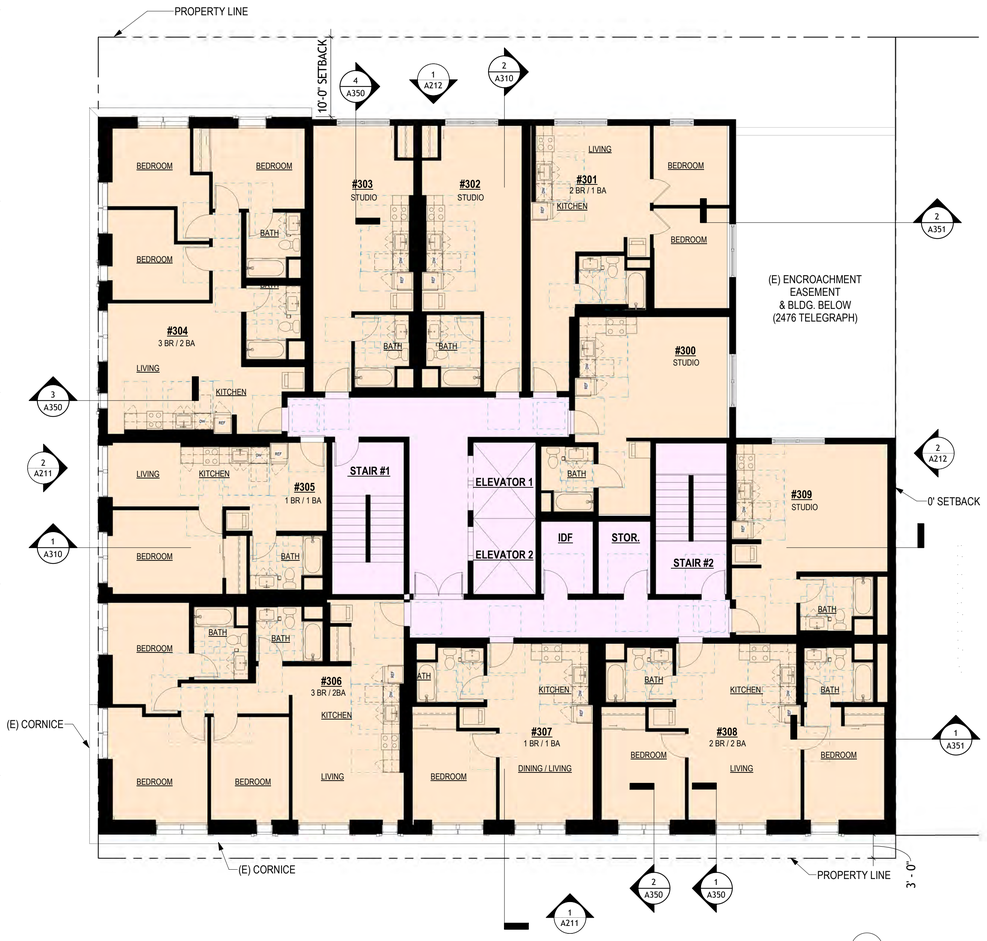
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PROJECT #: EPC07

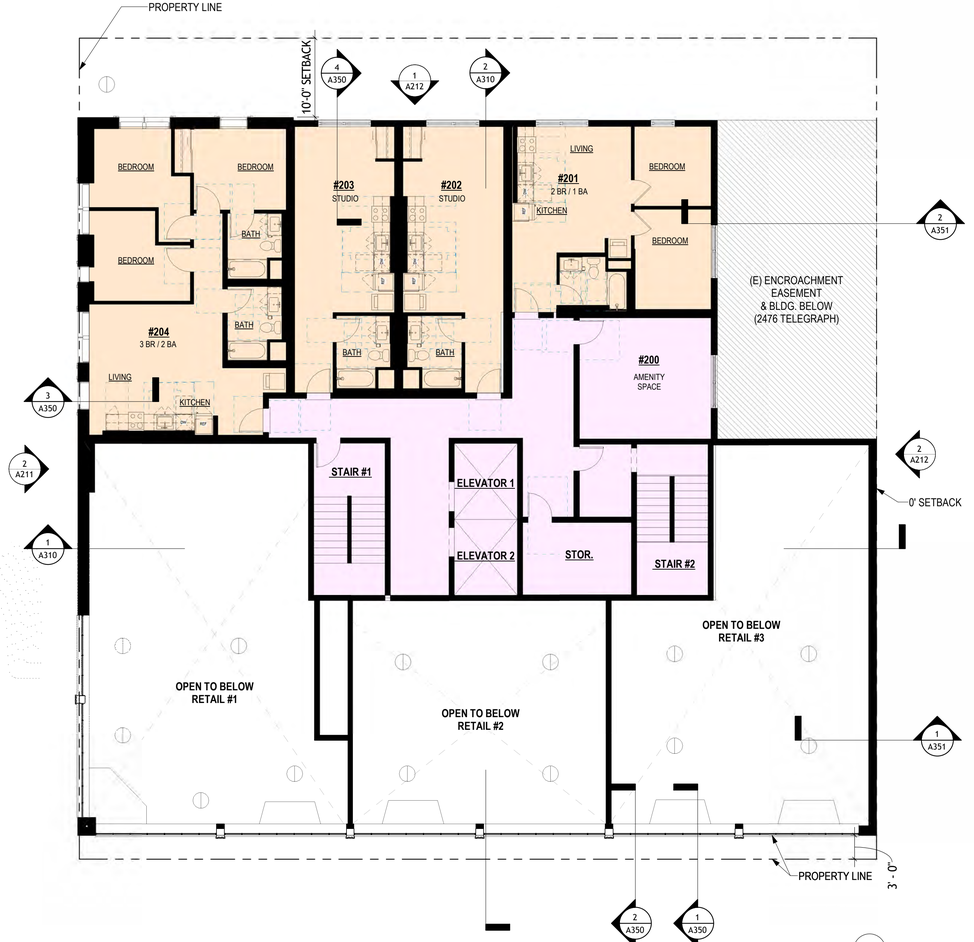
ISSUE DATE: 12/4/2025

PROPOSED BASEMENT & 1ST FLOOR PLANS

A111



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



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

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CHANDLER BLDG. ADDITION

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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"

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1	1/14/22	ZAB SUBMITTAL
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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"

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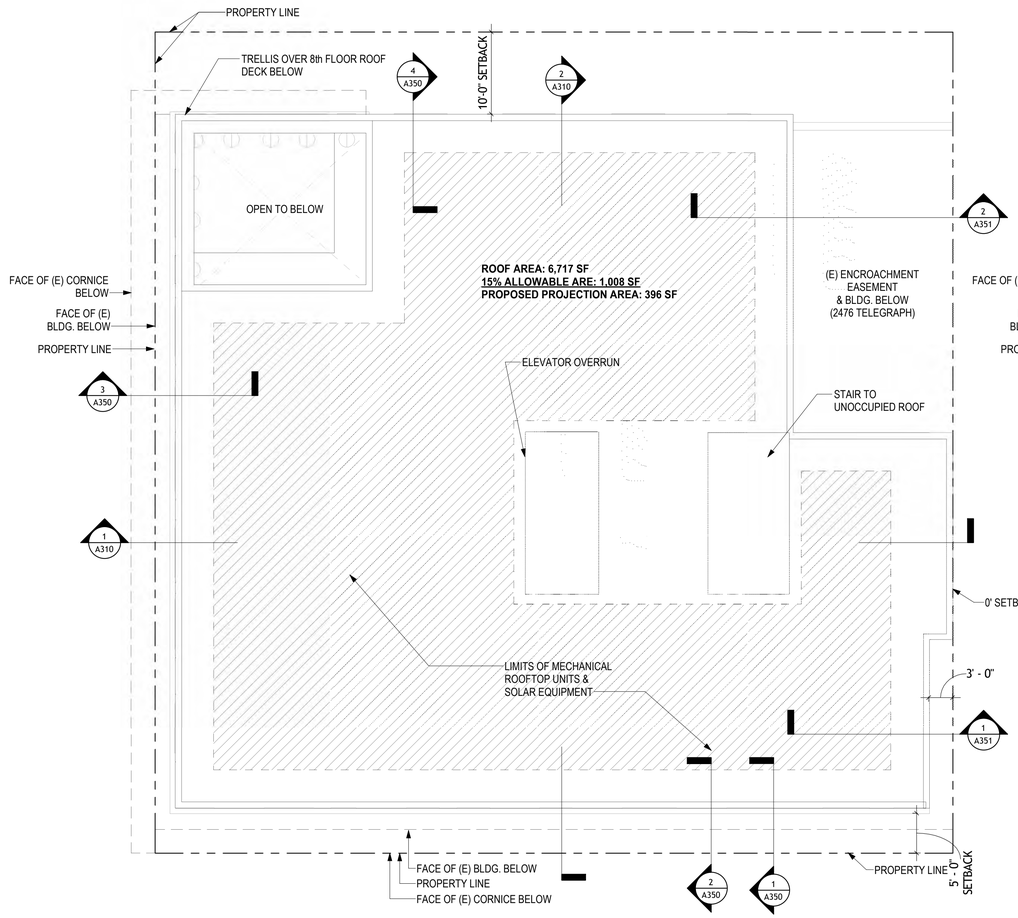
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3	8/29/22	RESP. TO INC. LETTER
6	12/4/25	RESP. TO INC. LETTER

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"

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BERKELEY, CA

STATE OF CALIFORNIA · BRIAN DAVID PETERSON · LICENSED ARCHITECT
REN. 4/30/2027

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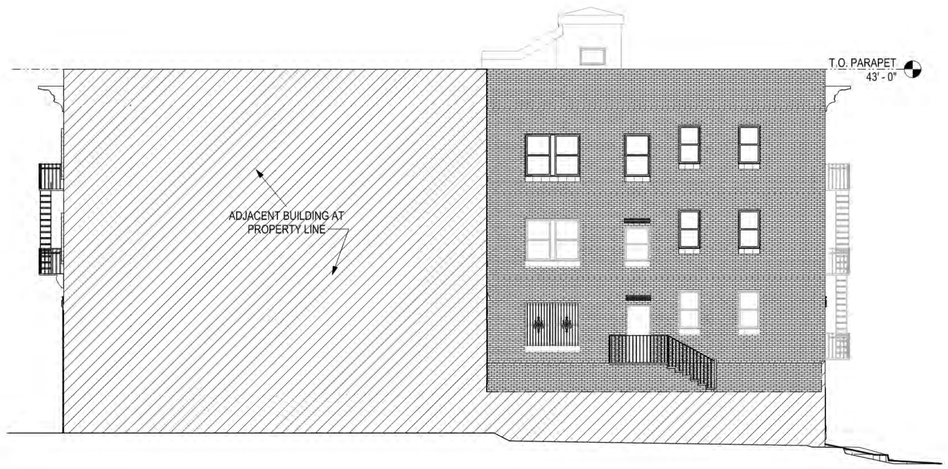
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6	12/4/25	RESP. TO INC. LETTER

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"

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BERKELEY, CA

STATE OF CALIFORNIA — JAMES SCOTT DAVIS — LICENSED ARCHITECT
NOT FOR CONSTRUCTION
01/31/2021

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△	PROJECT ISSUE RECORD:

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

EXISTING ELEVATIONS

A200

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

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT CHRISTINE FRIEDLENZ No. C-40267 RENEWAL DATE 07/31/2025 STATE OF CALIFORNIA

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	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

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT CHRISTINE FRIEDLENZ No. C-40267 12/31/2025 RENEWAL DATE STATE OF CALIFORNIA

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△	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

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT — CHRISTINE FRIEDLEY — No. C-40267 — 01/31/2025 RENEWAL DATE — STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

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

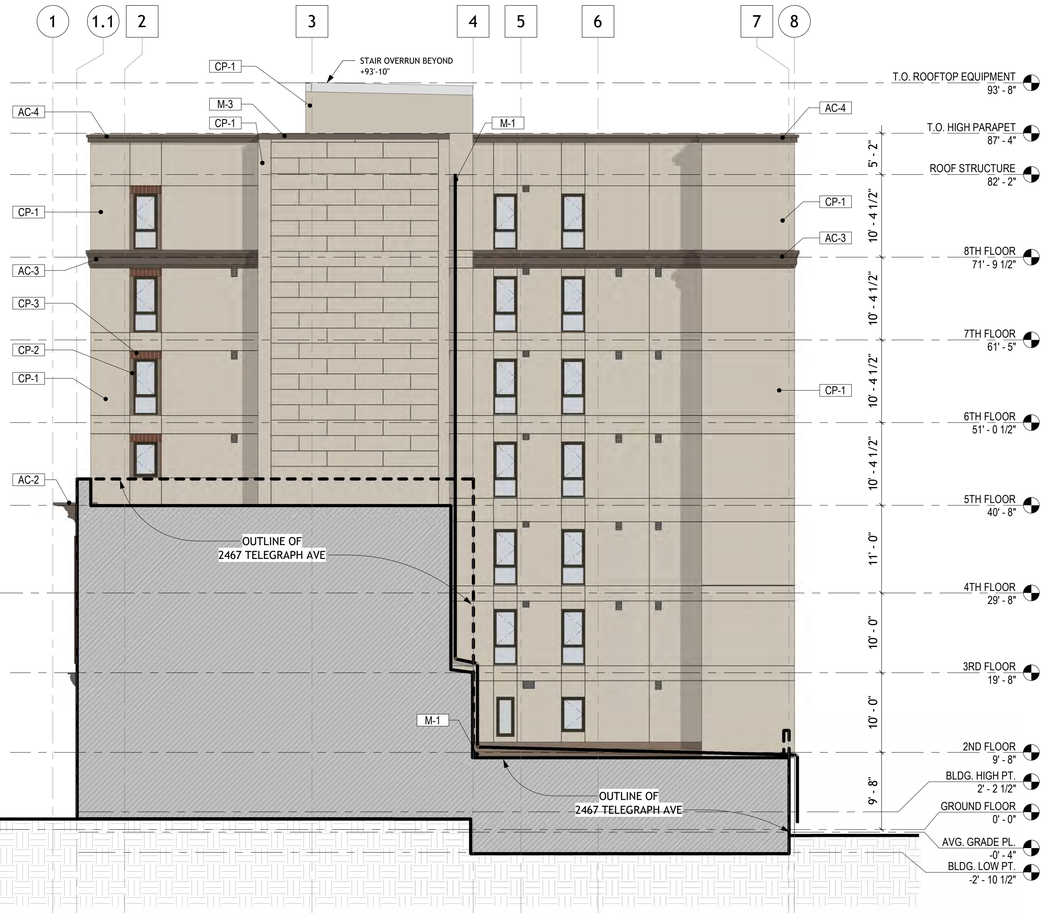
PROJECT NO: EPC07

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

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT CHRISTINE FRIDELLE No. C-40207 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

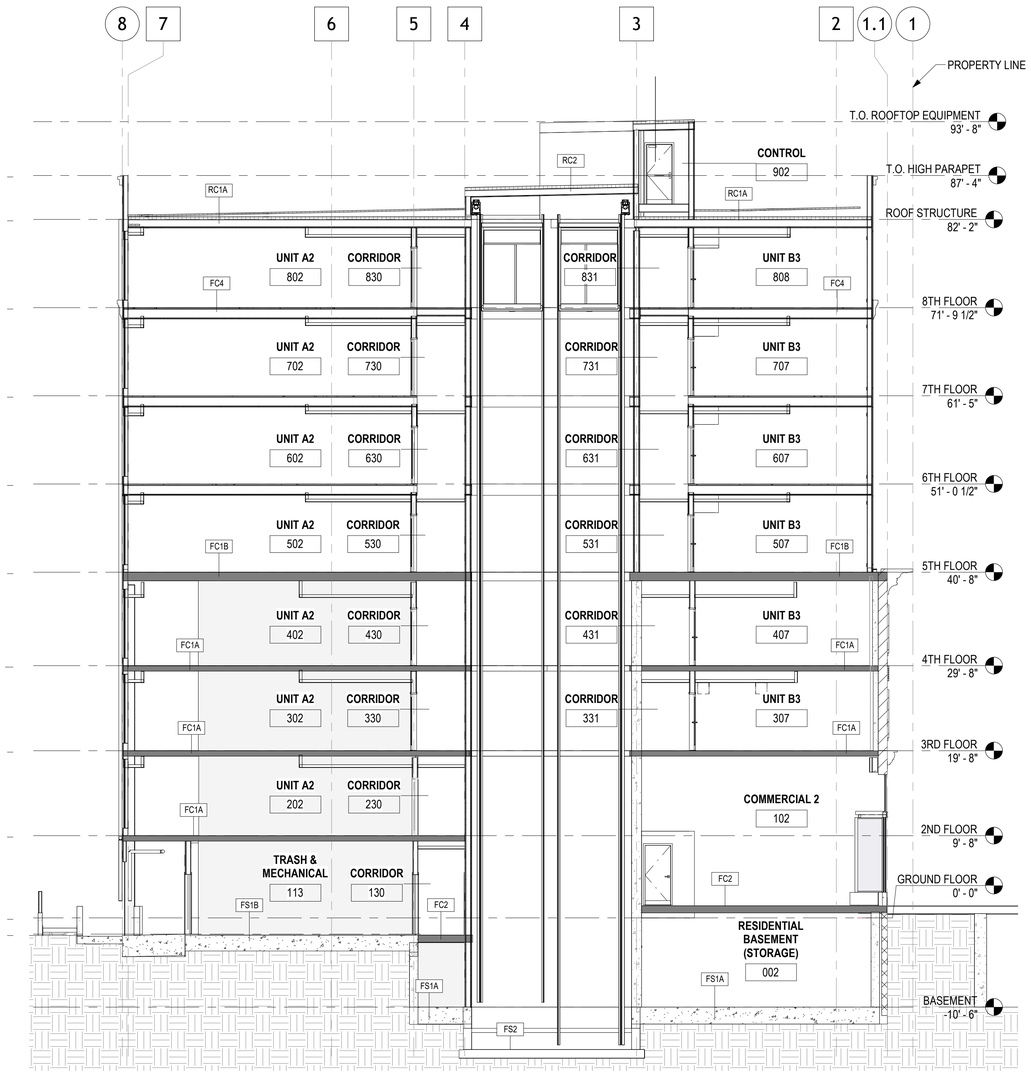
KEYNOTE LEGEND	
##	NOTE

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"

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT — DANIELE FEIDELSON HOH — No. C-41827 — 01/31/2025 RENEWAL DATE — STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

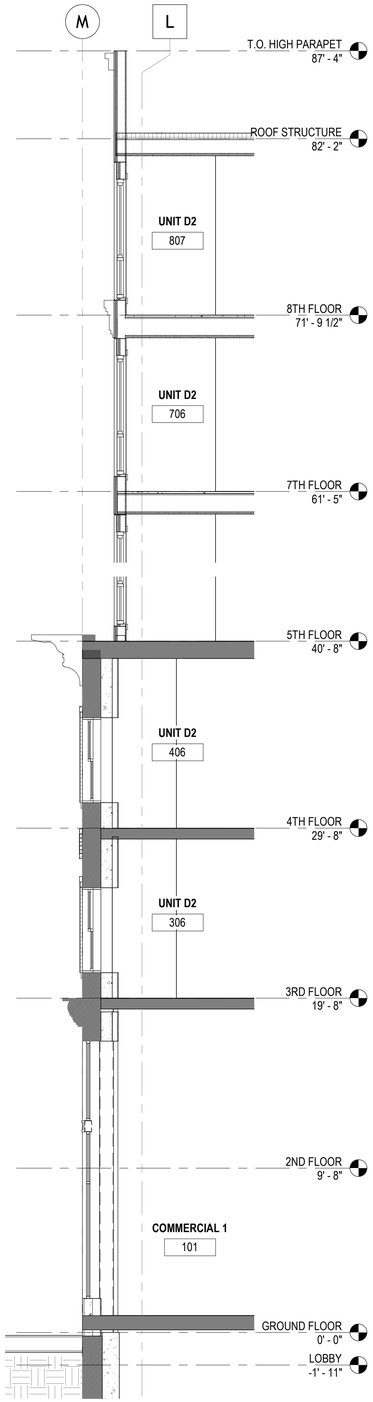
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

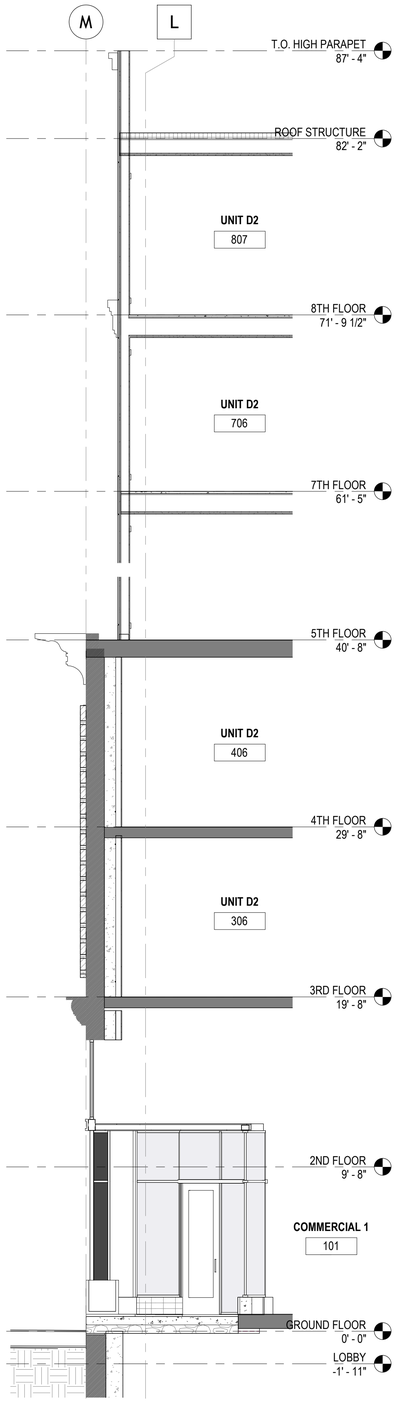
ISSUE DATE: 12/4/2025

PROPOSED BUILDING SECTIONS

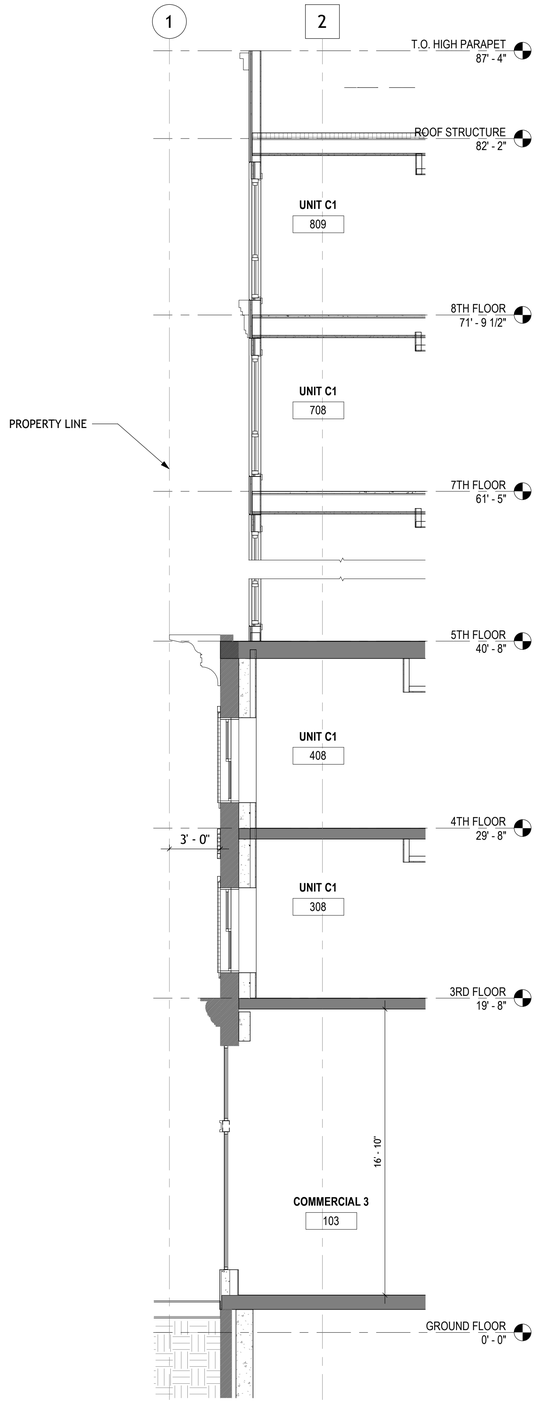
A310



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



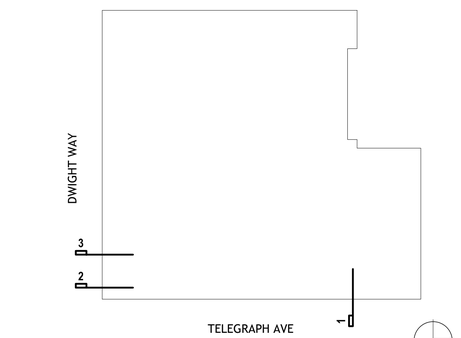
2 X350 WALL SECTION #2 @ COMMERCIAL #1 ENTRY (DWIGHT)
1/4" = 1'-0"



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.

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

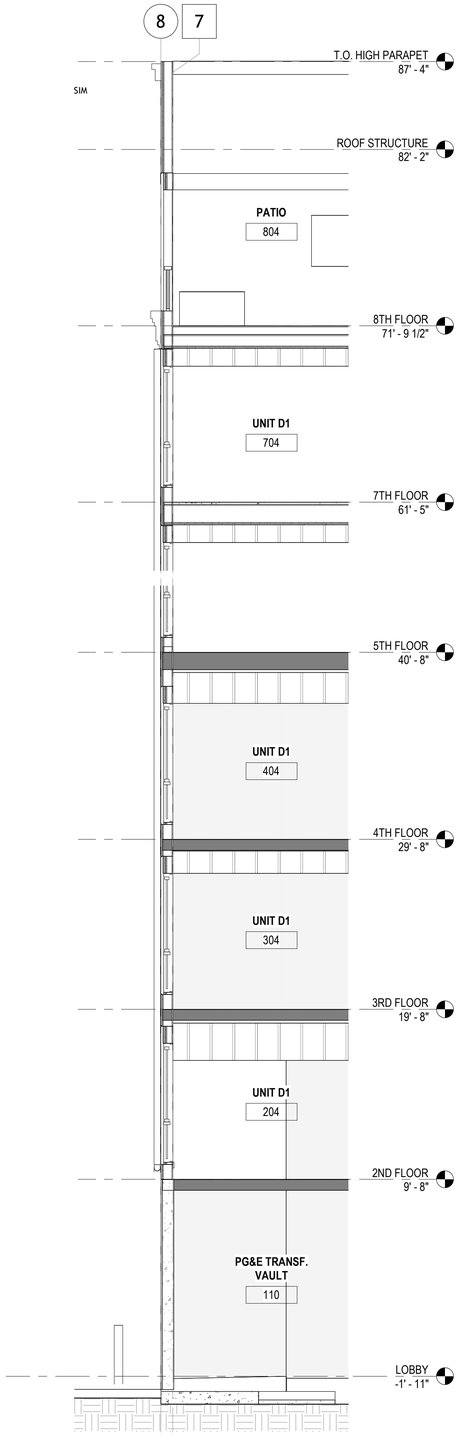
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△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

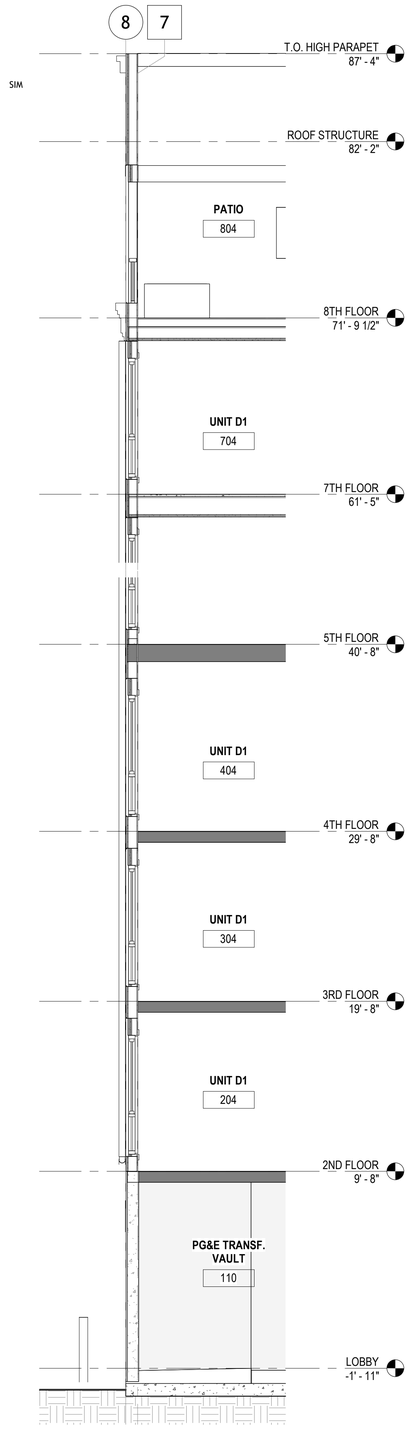
PROJECT NO: EPC07
ISSUE DATE: 12/4/2025

WALL SECTIONS

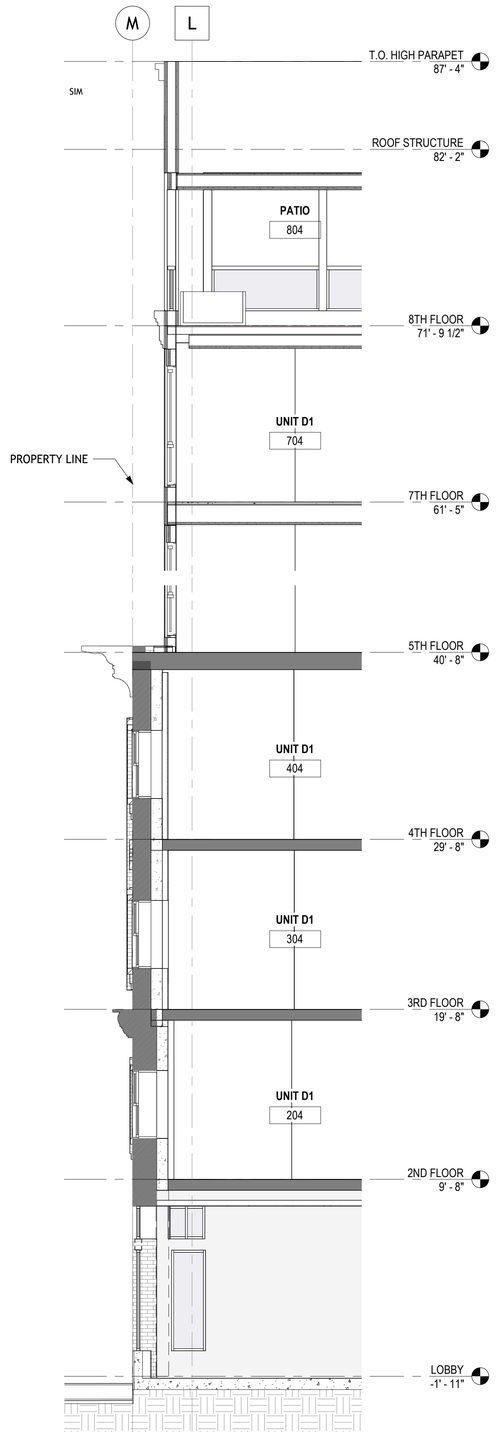
A350



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



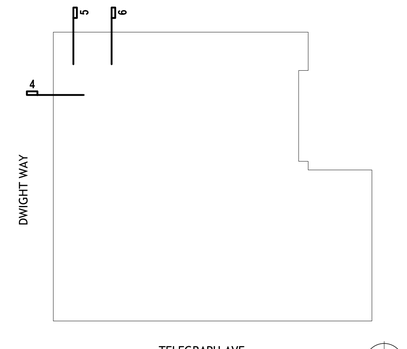
5 X351 WALL SECTION #5 @ PG&E TRANSFORMER VAULT
1/4" = 1'-0"



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.

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
GREGG FIDELMAN
No. C-31802
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

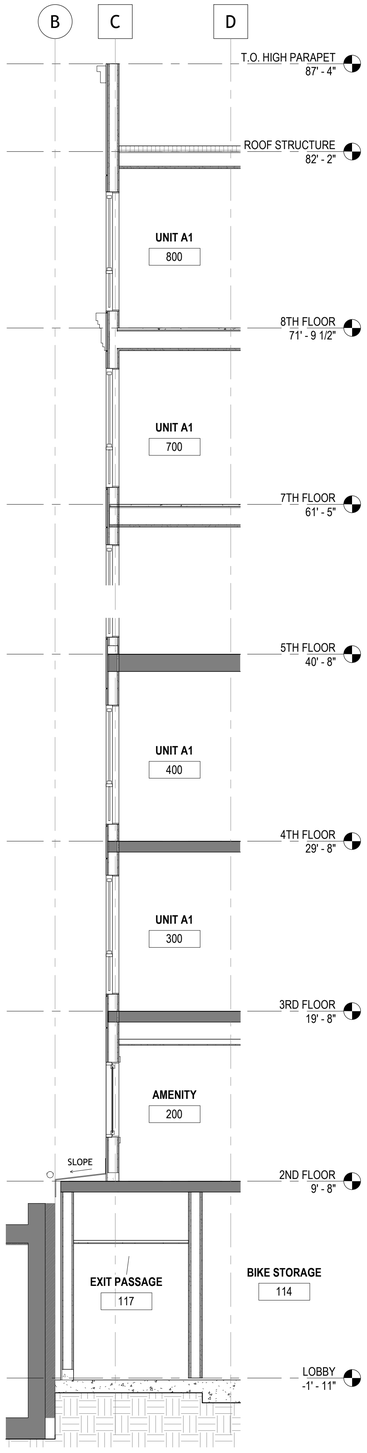
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

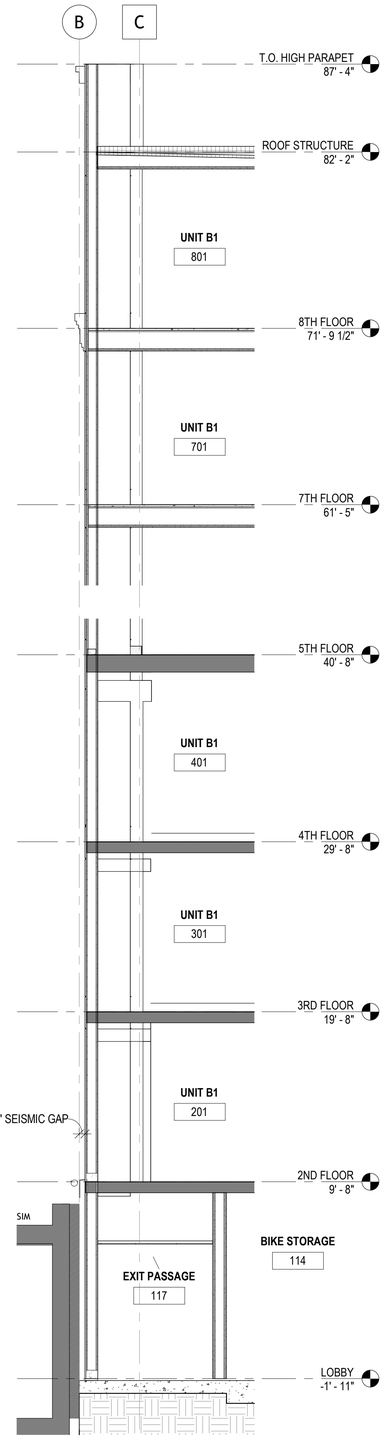
ISSUE DATE: 12/4/2025

WALL SECTIONS

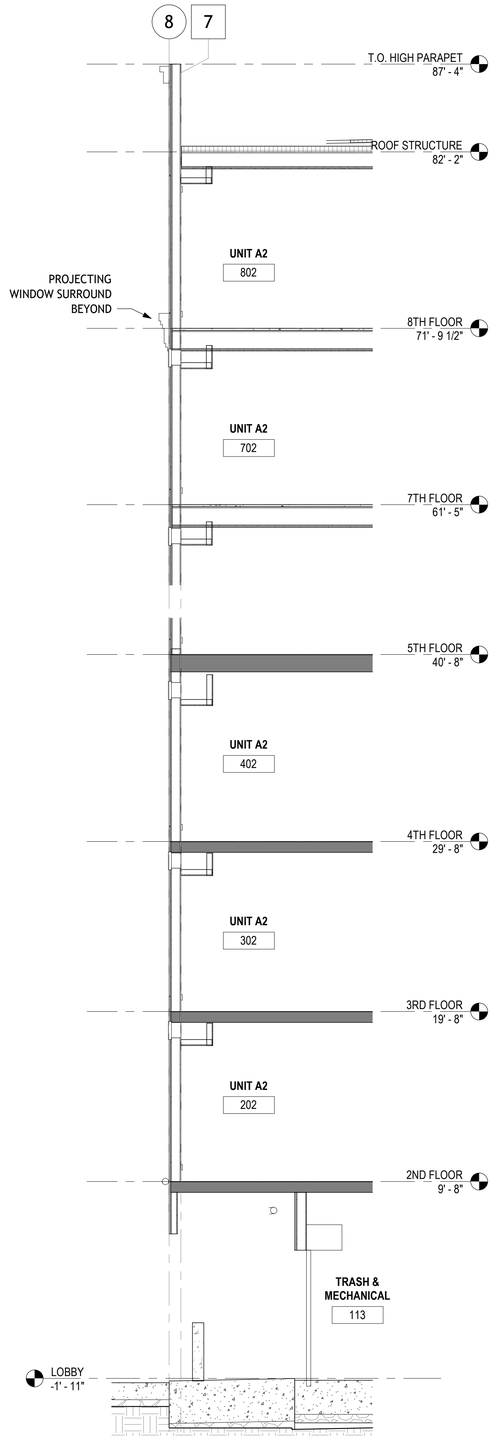
A351



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



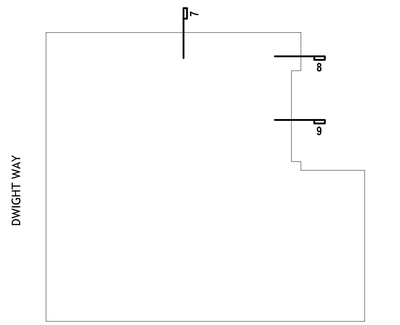
8 X352 WALL SECTION #8 @ MOE'S BOOKS (EASEMENT)
1/4" = 1'-0"



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

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.

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
CHARLES FEIDELSON KAY
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW / USE PERMIT

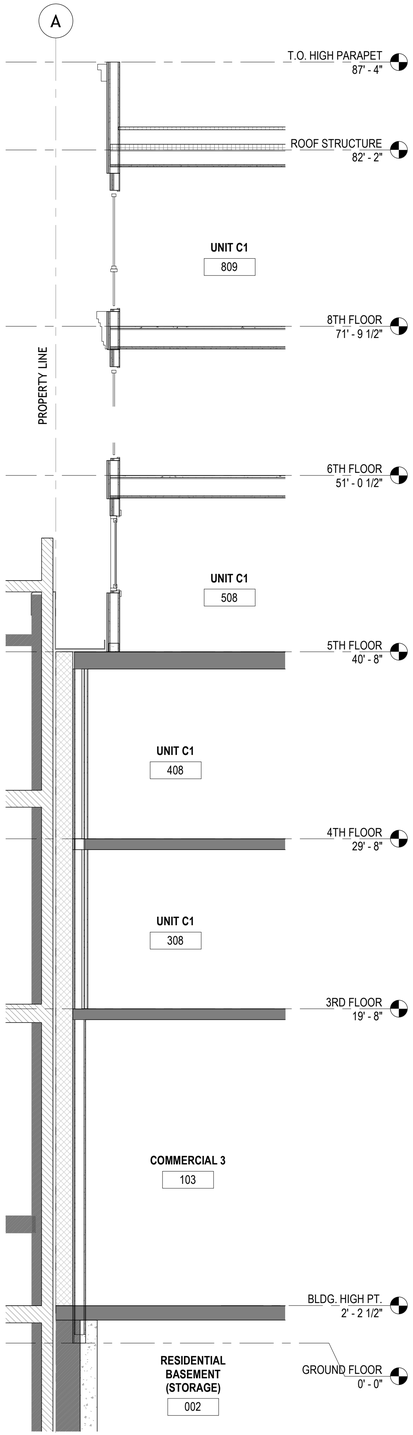
△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

PROJECT NO: EPC07

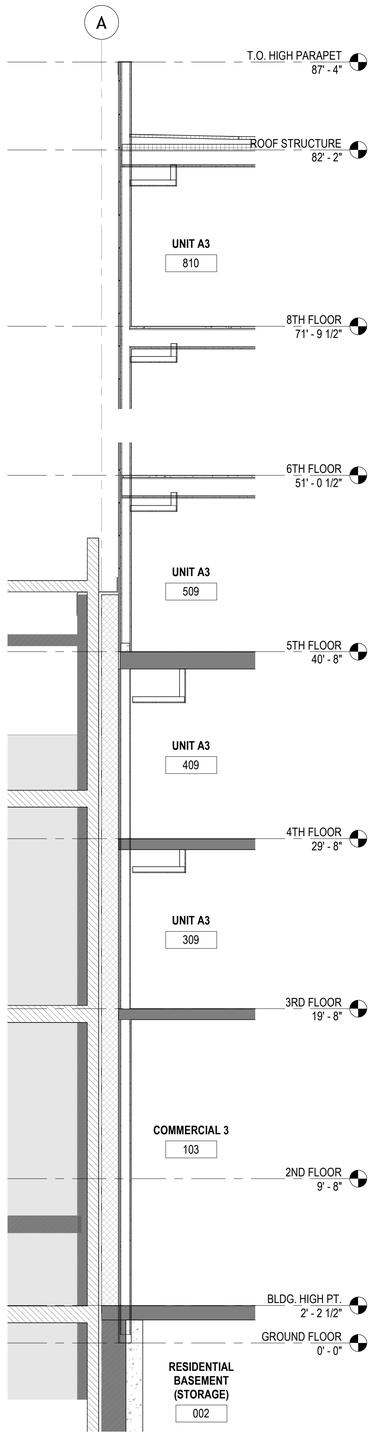
ISSUE DATE: 12/4/2025

WALL SECTIONS

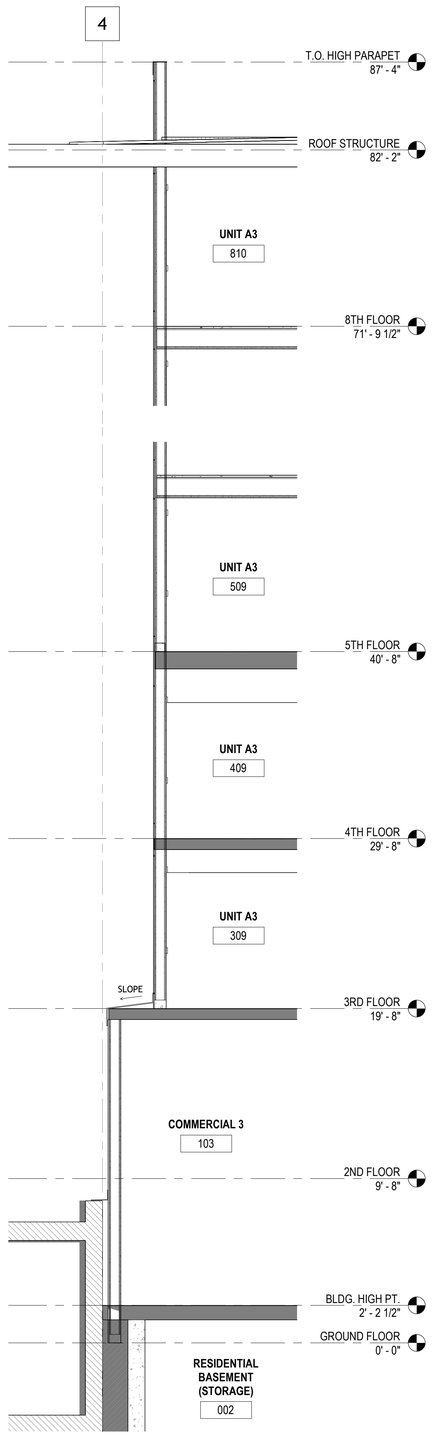
A352



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



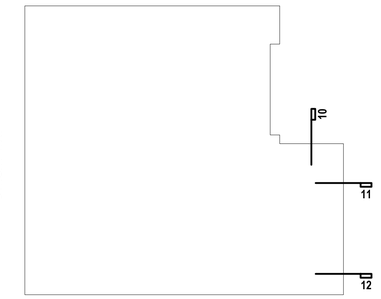
11 X353 WALL SECTION #11 @ MOE'S BOOKS
1/4" = 1'-0"



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.

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CHANDLER BLDG. ADDITION

2449 DWIGHT WAY
BERKELEY, CA

LICENSED ARCHITECT
SHARON FEIDELSON KAPP
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

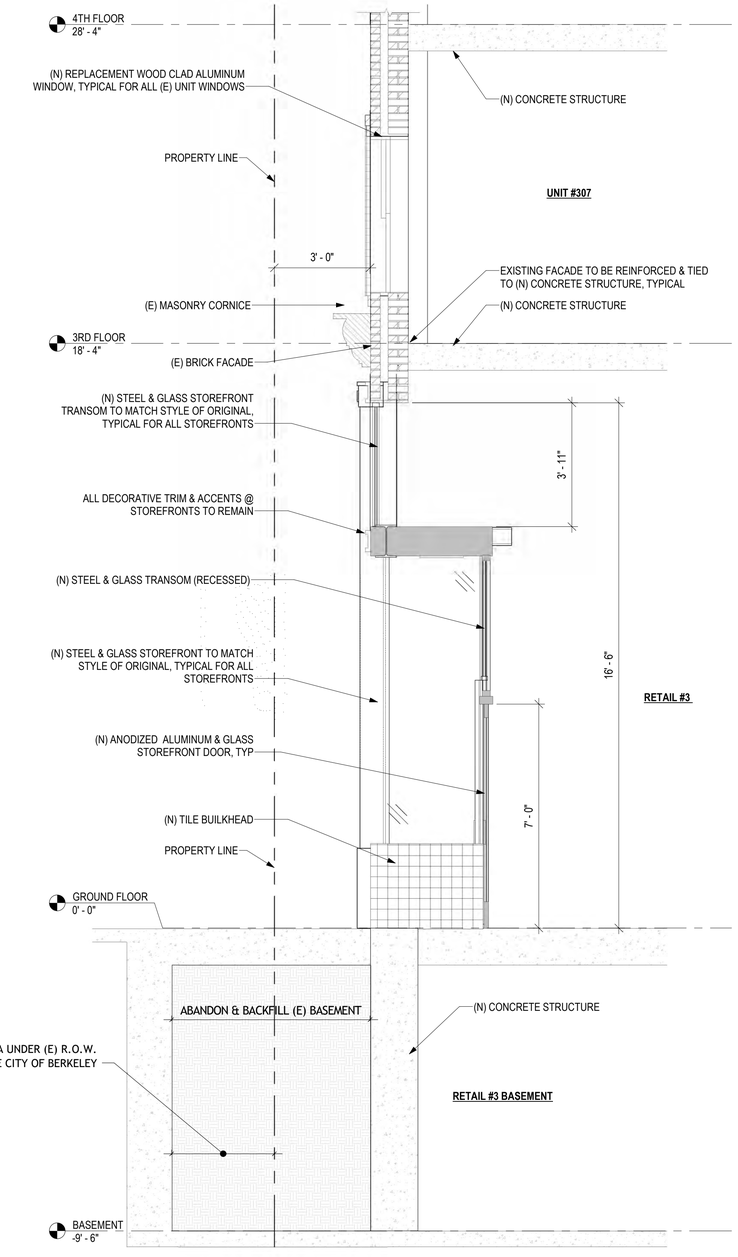
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△	DATE	ISSUE RECORD
	12/4/25	RESP. TO INCL. LETTER

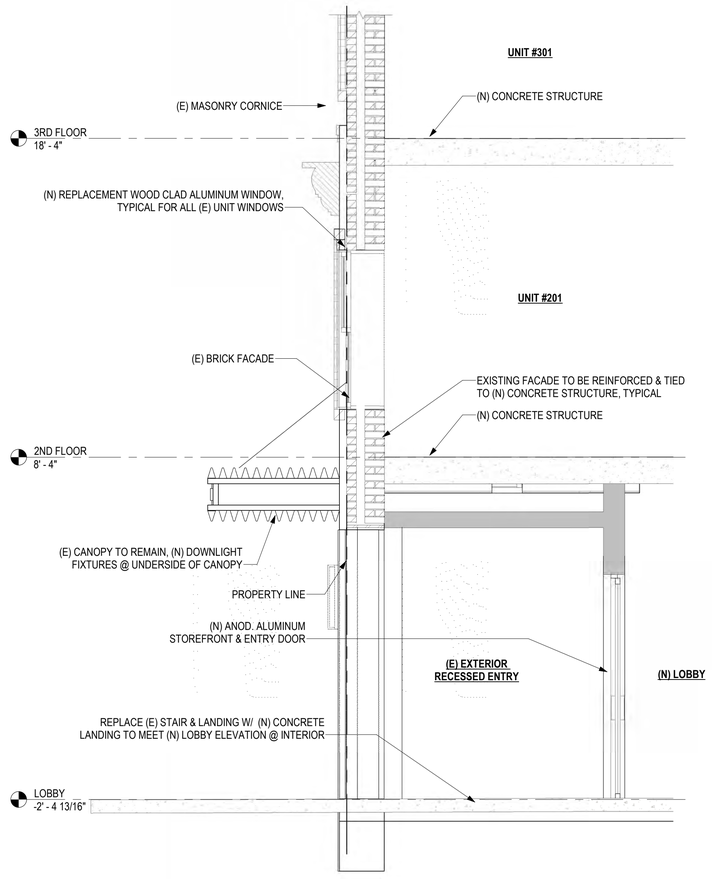
PROJECT NO: EPC07
ISSUE DATE: 12/4/2025

WALL SECTIONS

A353



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



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

12/4/2025 1:55:08 PM

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CHANDLER BLDG. ADDITION

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

STATE OF CALIFORNIA · LUKE DAVID KLEIN · LICENSED ARCHITECT
REN. 4/30/2027

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 ENLARGED SECTIONS

A354

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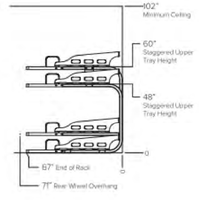
CHANDLER BLDG. ADDITION

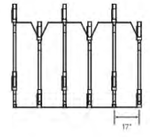
2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

STATE OF CALIFORNIA
JOSHUA FEDERICO KATZ
REN. 4/30/2023
LICENSED ARCHITECT

DESIGN REVIEW / USE PERMIT

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

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

△	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

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12/4/2025 10:49:47 AM