



Office of the City Manager

INFORMATION CALENDAR

July 28, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Landmark Preservation Ordinance Notice of Decision: 2455 Telegraph Avenue / #LMSAP2026-0001

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject Landmark property. This action is subject to a 14-day appeal period, which began after the notice was mailed on July 14, 2026.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to appeal any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 14 days of the mailing of the Notice of Decision, or by July 28, 2026.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the SAP within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation and discretionary alteration reviews by staff and LPC provide opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Joshua Muller, Associate Planner, Planning and Development, 510-981-7488

Attachments:

1: Notice of Decision – #LMSAP2026-0001 / 2455 Telegraph Avenue



LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: June 4, 2026
DATE NOTICE MAILED: July 14, 2026
APPEAL PERIOD EXPIRATION: July 28, 2026
EFFECTIVE DATE (Barring Appeal): July 29, 2026¹

2455 Telegraph Avenue – Bicentennial Mural

Structural Alteration Permit #LMSAP2026-0001 to preserve and restore the historic mural at 2455 Telegraph Avenue; demolish the building at 2506 Haste Street; and construct an 85,000 sf 8-story mixed-use building, including ground-floor record store and 68 units (including 7 VLI units).

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

- **Applicant** David Prinz
P.O. Box 391
Point Reyes Station, CA
- **Property Owner** Same

ZONING DISTRICT: Telegraph Avenue Commercial (C-T)

ENVIRONMENTAL REVIEW STATUS: The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

The application materials for this project are available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

LANDMARKS PRESERVATION COMMISSION
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2455 Telegraph Avenue
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FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 9-0-0-0

YES: FINACOM, MONTILLA, CRANDALL, ORBUCH, SCHWARTZ, TURNER, GREENE, FIKE, GORDON

NO: NONE

ABSTAIN: NONE

ABSENT: NONE

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least 200 residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$3,000. This fee may be reduced to \$1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structural Alteration Permit will be final on the first business day following expiration of the appeal period.

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NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

FURTHER INFORMATION:

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Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings
2. Conditions
3. Project Plans

ATTEST: 
Allison Riemer, Secretary
Landmarks Preservation Commission

cc: City Clerk
David Prinz, P.O. Box 391, Point Reyes Station, CA 94956



Landmarks Preservation Commission Findings

App #: LMSAP2026-0001

June 4, 2026

Structural Alteration Permit for 2455 Telegraph Ave

Quick Facts	Project Description:	
Applicant: David Prinz Property Owner: Same Project Address: 2455 Telegraph Avenue Site Size: 7,590 sq. ft. GP Land Use: Avenue Commercial	The applicant is seeking approval to preserve and restore the historic mural at 2455 Telegraph Avenue; demolish the building at 2506 Haste Street; and construct an 85,000 sf 8-story mixed-use building, including ground-floor record store and 68 units (including 7 VLI units).	
Zoning: Telegraph Avenue Commercial (C-T) CEQA: Exempt pursuant to CEQA Section 15331 and Public Resources Code Section 21080.66	<th data-bbox="609 804 1502 856">Zoning Permits Requested:</th>	Zoning Permits Requested:
Vesting Date: October 27, 2025 Date Submitted: February 10, 2026 Date Deemed Complete: March 17, 2026 Project Planner: Joshua Muller	<th data-bbox="609 1052 1502 1104">Staff Recommendation:</th>	Staff Recommendation:
	Staff recommends that LPC approve LMSAP2026-0001 pursuant to BMC Section 3.24.260 “Permit application–Review standards and criteria” and subject to the attached Findings and Conditions of Approval.	

CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation” because the project will preserve and restore the existing mural. The proposed mixed-use residential building is pursuing an exemption pursuant to Public Resources Code Section 21080.66 (AB 130) because it is an urban infill housing development project.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Evidence: The mural and the wall it is painted on shall remain the exterior wall to a commercial space.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Evidence: The mural is proposed to be preserved and restored as part of the proposed housing project. Additionally, there are no proposals to remove historic materials or alter features that characterize the mural.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Evidence: The design of the mural and the built components of the wall it is painted on will not be modified or altered.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Evidence: The mural and the wall it is painted on do not feature changes that have acquired significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Evidence: The proposed project will retain the entirety of the mural, and therefore all the character-defining features of it.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Evidence: The mural shall be restored pursuant to the measures identified in the applicant statement and staff report.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: No chemical or physical treatments to the mural or wall it is painted on are proposed.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Evidence: The preservation and restoration of the mural will not involve any archeological work or excavation.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evidence: The proposed project includes constructing a 7-story addition above the historic mural, which will be preserved and restored. The project will retain and reuse the Art Deco architectural elements of the existing commercial building within the Southside area's historic urban setting. The proposed design establishes a clear separation between the old building and the new addition by changing the massing, fenestration pattern, and materiality of the upper floors. The proposed new addition is a contemporary design and employs contemporary details and materials. The proposed use of color to subtly differentiate between the historic mural and upper addition further distinguishes the old and the new. While relatively large, the proposed addition enables the retention and protection of the landmarked mural.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence: If the proposed new addition were to be removed in the future, the historic building façades would remain and continue to retain its character-defining features and continue to convey its historic significance as a mural painted on a wall.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

- a. For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The character-defining features of this mural include the long uninterrupted flat façade, artistic depictions of the sociocultural and political forces, activities and events within the Southside area and Berkeley during the 1960s, and the incorporation of building elements, such as windows and doorways, into the overall design of the mural. Overall, all the character-defining features will be retained under the proposed project.

- b. For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The site is not in a Historic District.

- c. For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City Landmark and not a Structure of Merit.

Conditions of Approval
June 4, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Project Approval. This Structural Alteration Permit approval is for 2455 Telegraph Avenue, as substantially shown and described on the project plans received February 10, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on <u>June 4, 2026</u> (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060.B.4	On-Going	Land Use Planning
5.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

Conditions of Approval
June 4, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
6.	Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning
7.	Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection	City of Berkeley	On-Going	Land Use Planning

Conditions of Approval
June 4, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: ☐ Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

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3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
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III. During Construction A. Building & Safety Division		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

Conditions of Approval
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IV. During Construction B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning
2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,</u> all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Construction	Land Use Planning

Conditions of Approval
June 4, 2026

	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find. B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards. C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations. D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out. E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.			
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IV. During Construction C. During Construction: Public Works		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works

Conditions of Approval
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3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

V. Structural Alteration Permit Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Documentation. The applicant shall complete high resolution photographic documentation of the mural prior to the start of the project. A comprehensive photographic record of the mural will be submitted to the City to guide repair or restoration in the event of inadvertent damage during construction.	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning
2.	Contractor Qualifications. The applicant shall incorporate contractor qualification requirements into the contract specifications to ensure that personnel are knowledgeable, experienced, and sensitive to the unique considerations associated with work on historic resources.	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning
3.	Contract Specifications. The applicant shall incorporate protection requirements into the contract specifications to prevent damage to the mural. As detailed below, anticipated measures include installation of physical barriers and protective materials; vibration and periodic visual monitoring during construction; and protection of removed features during dismantle, transportation, and offsite storage.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
4.	Preservation in Place. The applicant shall retain the wall in place during construction, and preserve the painted stucco surface on the brick masonry substrate.	City of Berkeley	On-Going	Land Use Planning
5.	Physical Barrier; Visual Sightlines. The applicant shall erect a physical barrier, like a plywood wall, several feet from the mural surface to protect it from physical impact while allowing access within the cavity for monitoring mural conditions. The applicant shall also incorporate protection measures, especially applying facing paper and foam to the mural, then covering it with plywood, to	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning

Conditions of Approval
June 4, 2026

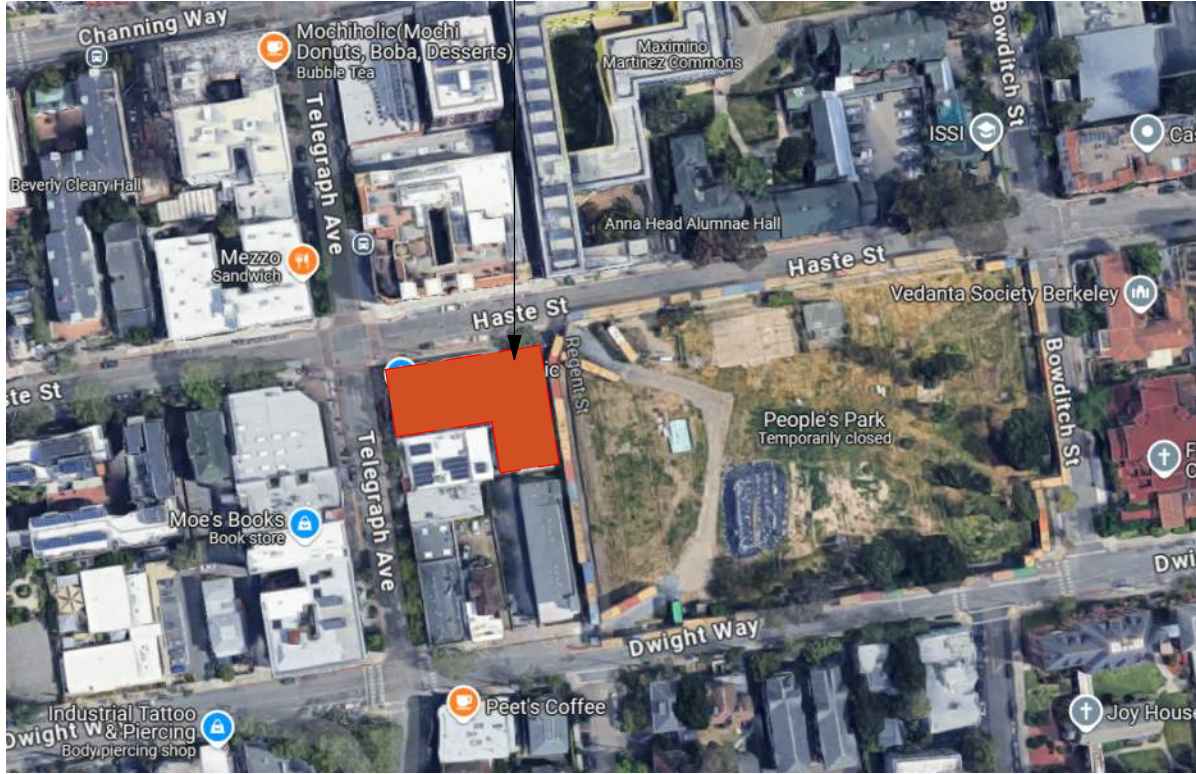
	allow visual monitoring of mural conditions during excavation, shoring, foundation work, and concrete flatwork.			
6.	Retention of Gates, Openings, and Other Features. The applicant shall retain the existing openings on the wall with their current dimensions. Install a new egress gate in the existing central opening, which has been partially in-filled with a metal panel that is painted with a portion of the mural. The metal panel and iron bars currently installed in the opening shall be retained and reused in the same opening. Additional elements that contribute to the mural image in their current locations, including the pedestrian door, weatherhead, downspout, small vents, and second opening with shaped bars, shall also be retained and reused in the same locations.	City of Berkeley	Prior to Demolition	Land Use Planning
7.	Removal and Reinstallation of Features. The applicant shall carefully remove protruding features such as the painted weatherhead and downspout, store them during construction, and reinstall them at project completion.	City of Berkeley	Prior to Demolition	Land Use Planning
8.	Visual and Vibration Monitoring. During the full duration of construction, a qualified conservator will visually monitor the potential for vibration effects, such as cracking and delamination on the mural. Should construction activities or site conditions pose an imminent threat to the mural, immediate notice should be provided, and the project sponsor should implement corrective measures, including suspension of construction if necessary. Regular reports shall be submitted to the City for review and documentation.	City of Berkeley	On-Going	Land Use Planning
9.	Structure of New Building. The applicant shall construct the new project adjacent to the mural to help structurally strengthen the mural’s brick masonry substrate.	City of Berkeley	On-Going	Land Use Planning
10.	Post-Construction Survey and Restoration. A professionally qualified historical architect or conservator shall conduct a post-construction survey of the mural (the painted stucco surface and associated features) to determine whether any damage occurred. If damage is identified, the historical architect or conservator should prepare a treatment plan to restore the mural to its pre-construction condition. The treatment plan may include repairs to stucco or associated features like the downspout, weather head, and iron bars. Community artists should be engaged, as appropriate,	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning

Conditions of Approval

June 4, 2026

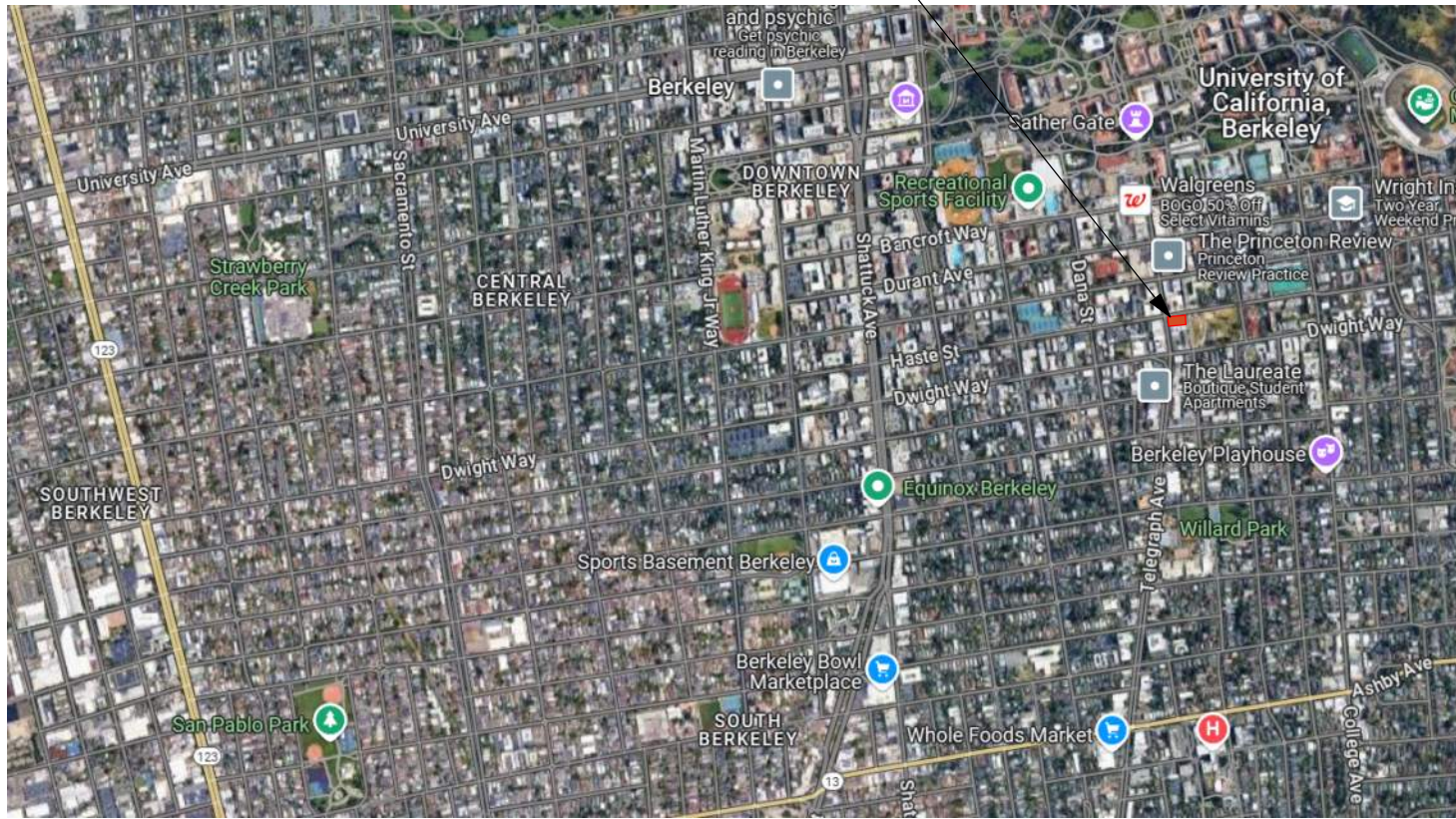
	to restore the mural imagery. A report summarizing the survey results, and restoration measures if needed, shall be submitted to the City.			
--	--	--	--	--

PROJECT LOCATION:

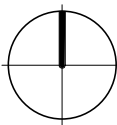


5 PROJECT LOCATION
NOT TO SCALE

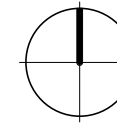
PROJECT LOCATION:



4 VICINITY MAP
NOT TO SCALE



3 PARCEL MAP
NOT TO SCALE



Sheet List	
Sheet Number	Sheet Name
G000	TITLE SHEET
G001	ZONING CODE INFORMATION
G002	AFFORDABLE HOUSING COMPLIANCE PLAN
G003	OPEN SPACE CALCULATIONS
G004	TELEGRAPH AVE. CONTEXT ELEVATION
G005	HASTE STREET CONTEXT ELEVATION
G006	EXISTING SITE PHOTOS
G007	EXISTING BUILDING FACADE PHOTOS
G008	EXISTING BUILDING FACADE PRESERVATION CALC
G009	EXISTING BUILDING FACADE LANDMARKED CHARACTERISTICS PRESERVATION
G010	EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS
G020	SHADOW STUDIES - DECEMBER 21ST
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G031	GREENPOINT RATED CHECKLIST
C0.0	COVER SHEET
C0.1	LEGENDS, SYMBOLS & ABBREVIATIONS
C1.0	TOPOGRAPHIC SURVEY
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C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	STORMWATER CONTROL PLAN
C5.1	POLLUTION PREVENTION PLAN
L-1.0	SCHEMATIC LANDSCAPE PLAN - GROUND FLOOR
L-1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK
L-2.0	LANDSCAPE CONCEPT IMAGERY
L-4.0	IRRIGATION PLAN - GROUND FLOOR
L-4.1	IRRIGATION PLAN - ROOF DECK

THE PROPOSED PROJECT AT 2455 TELEGRAPH AVENUE WILL RETAIN THE ORIGINAL PRIMARY FACADES OF THE BUILDING AND CONSTRUCT AN 8-STORY MIXED-USE BUILDING WITH APPROX. 84,952 SF. THE PROPOSED BUILDING WILL INCLUDE COMMERCIAL (RETAIL) AT THE GROUND FLOOR, AND 68 DWELLING UNITS ACROSS THE 2ND-8TH FLOORS. THIS DENSITY BONUS PROJECT WILL HAVE 7 VLI UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE 8TH FLOOR. THERE IS NO PARKING EXISTING OR PROPOSED.

THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37) INCLUDING SOLAR PV SYSTEM, BATTERY ENERGY STORAGE, ELECTRIC VEHICLE CHARGING, AND LOW-CARBON CONCRETE REQUIREMENTS. NOTE THAT FOR BUILDING PERMIT SUBMITTAL, QUANTITATIVE VALUES FOR APPLIANCE FUEL EFFICIENCY MUST BE INCLUDED IN RELEVANT BUILDING PERMIT ARCHITECTURAL SHEETS, AND WINDOW AND DOOR SCHEDULES, AND ON ARCHITECTURAL, PLUMBING, AND MECHANICAL SHEETS, MATCHING THOSE VALUES STIPULATED IN PRESCRIPTIVE OR PERFORMANCE ENERGY COMPLIANCE DOCUMENTS.

2 PROJECT DESCRIPTION

OWNER:

DAVID PRINZ
PO BOX 391
POINT REYES STATION, CA 94956

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MARK RHOADES
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LANDSCAPE:

122 WEST LANDSCAPE

TEL: (949) 813-1995

CHRISTIAN MACKE
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STREAMLINE GREEN

TEL: (510) 387-1532

JENNIFER LOVE
jen@streamline-green.com

Sheet List	
Sheet Number	Sheet Name
L-4.2	IRRIGATION EQUIPMENT, NOTES, WELO
L-5.0	PLANTING CONCEPT PLAN - GROUND FLOOR
L-5.0A	PLANTING SCHEDULE
L-5.1	PLANTIN CONCEPT PLAN - ROOF DECK
L-5.2	PLANTING CONCEPT IMAGERY
A100	EXISTING SITE PLAN / SITE SURVEY
A101	PROPOSED SITE PLAN
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A103	PROPOSED RETAIL MEZZANINE FLOOR PLAN
A104	PROPOSED LEVEL 2 FLOOR PLAN
A105	PROPOSED LEVEL 3 FLOOR PLAN
A106	PROPOSED LEVEL 4-7 FLOOR PLAN
A107	PROPOSED LEVEL 8 FLOOR PLAN
A109	PROPOSED ROOF PLAN
A200	PROPOSED NORTH EXTERIOR ELEVATION
A201	PROPOSED EAST EXTERIOR ELEVATION
A202	PROPOSED SOUTH EXTERIOR ELEVATION
A203	PROPOSED WEST EXTERIOR ELEVATION
A204	EXTERIOR ELEVATIONS - BIRD SAFE GLAZING
A205	EXTERIOR ELEVATIONS - BIRD SAFE GLAZING
A300	NORTH-SOUTH BUILDING SECTION
A301	EAST - WEST BUILDING SECTION
A401	PERSPECTIVE CONTEXT RENDERING
A402	PEDESTRIAN ENTRY RENDERING
A403	NIGHT-TIME RENDERING



PRI02

2506 HASTE ST. & 2455 TELEGRAPH AVE.
Berkeley, CA 94704

ENTITLEMENT APPLICATION - 2/01/26



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PRI02

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TELEGRAPH AVE.
Berkeley, CA 94704

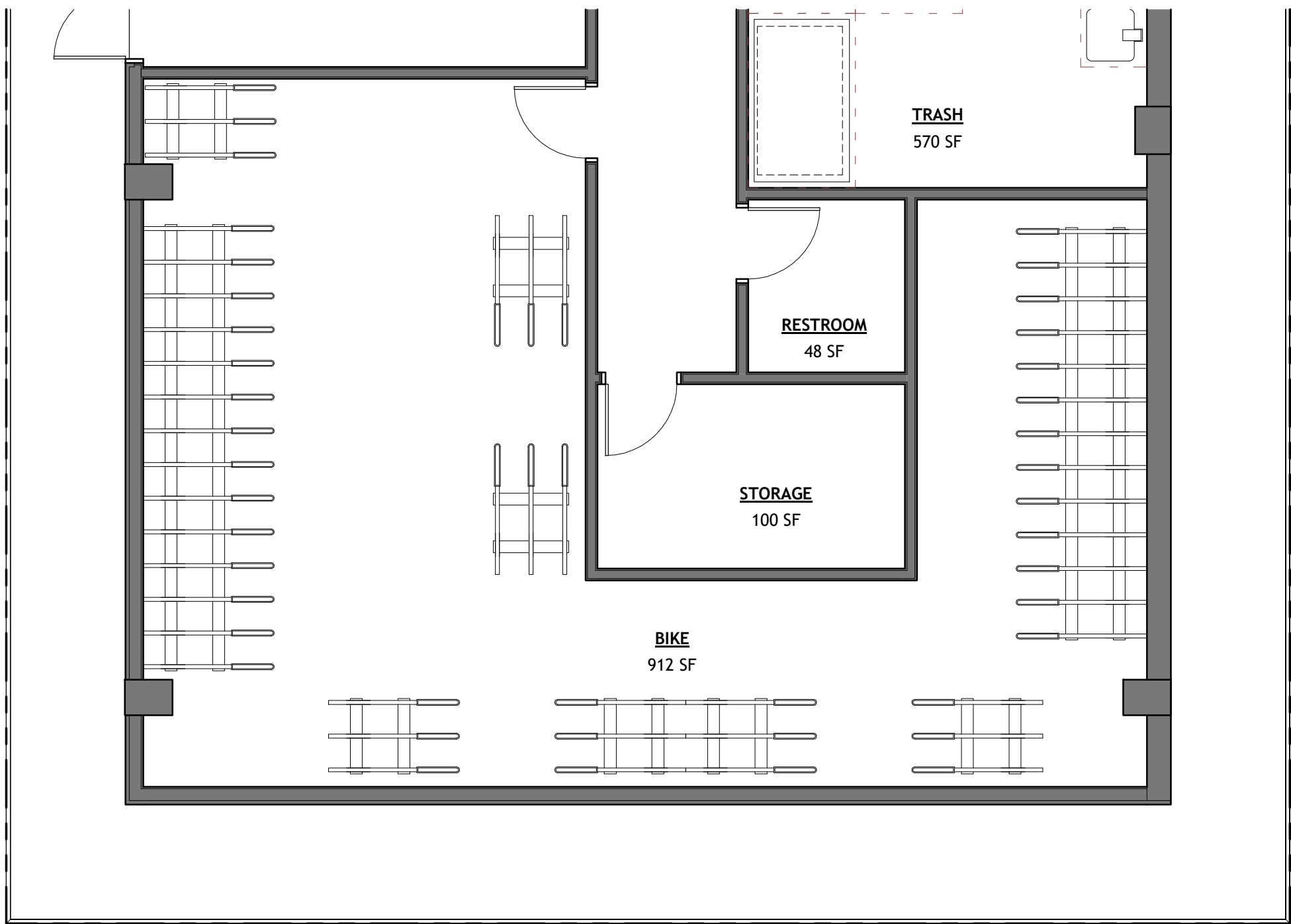
NOT FOR CONSTRUCTION

ENTITLEMENT
APPLICATION

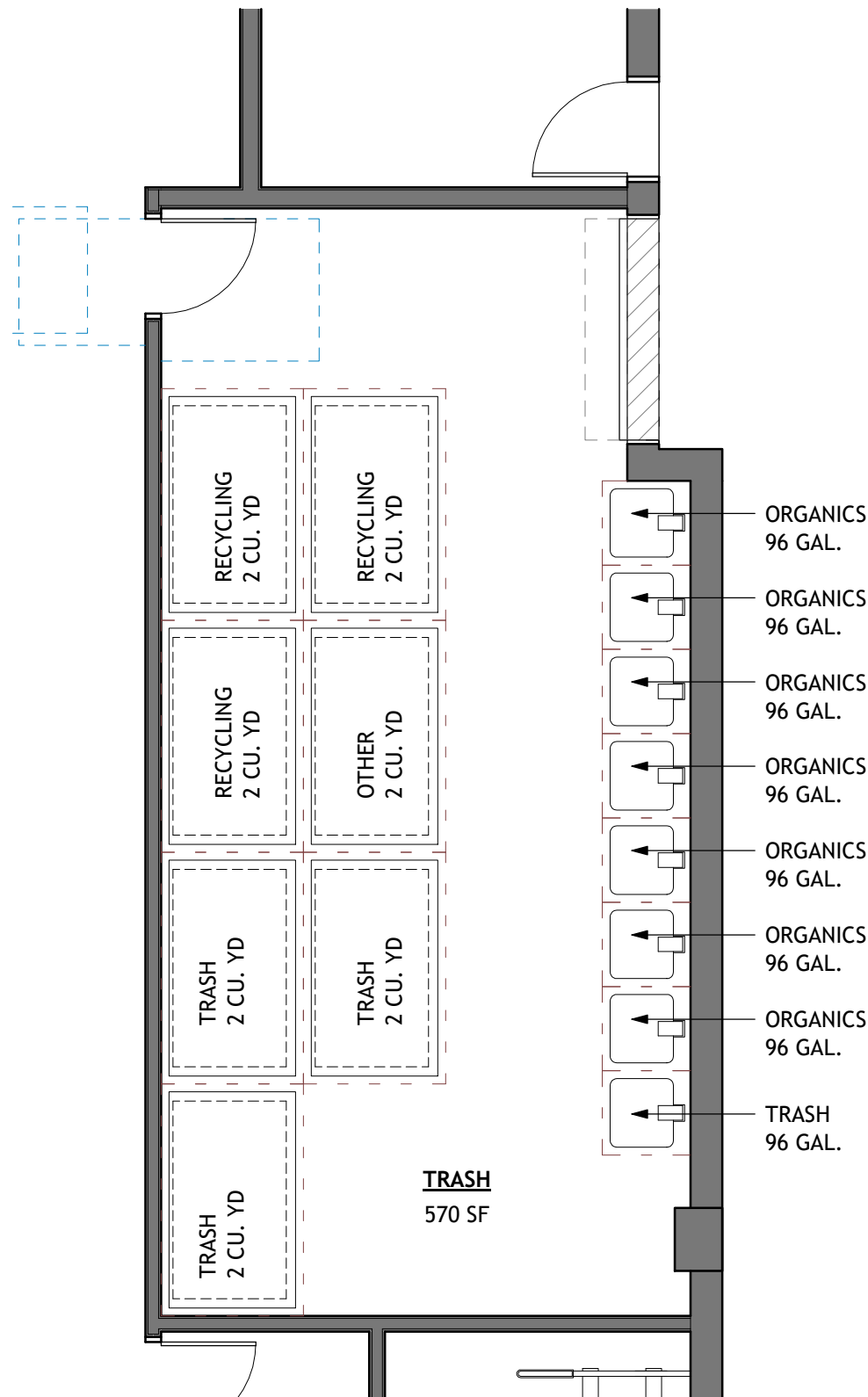
△	DATE	ISSUE RECORD

PROJECT NO:
ISSUE DATE: 2/01/26
TITLE SHEET

G000



3 PROPOSED BIKE ROOM
3/16" = 1'-0"



2 PROPOSED TRASH ROOM
3/16" = 1'-0"

Residential Container Calculation								
Container Info		Quantities				Space		
Type	Gal.	Waste	Recycling		Organics	QTY.	Factor	Footprint
			Paper	Other				
2 cu yd Bin	404	3	3	1	0	7	45	315 sf
1 cu yd Bin	202					0	38	0 sf
96 gal cart	96	1			7	8	14	113 sf
64 gal cart	64					0	12	0 sf
Total Capacity Provided		1308	1212	404	672			428 sf
Collection x2		2616	2424	808	1344			
Total Capacity Req'd (Gal)		2500	1875	625	1250			

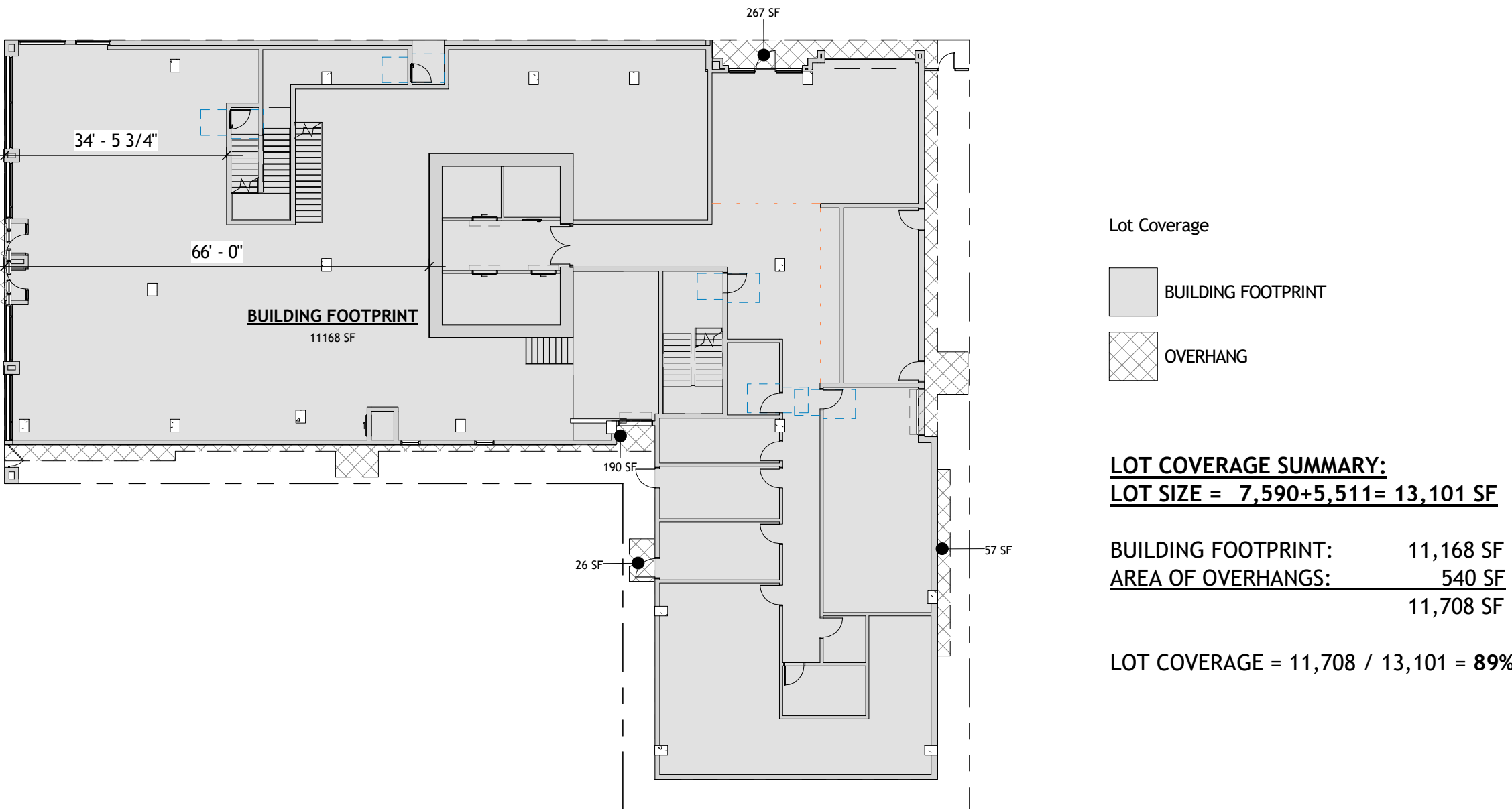
Notes: Requires 2x week collection

ZONING CODE INFORMATION					
SITE INFORMATION					
PROJECT ADDRESS:		2455 TELEGRAPH AND 2506 HASTE ST			
APN:		55-1875-29 & 55-1875-30-1			
ZONING DISTRICT:		C-T			
GENERAL PLAN AREA:		AVENUE COMMERCIAL			
SPECIAL ZONING OVERLAYS:		NO			
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST	
	C-T	R-SMU	C-T	C-T	
SEISMIC SAFETY					
EARTHQUAKE FAULT RUPTURE ZONE:	NO		LIQUEFACTION ZONE:	NO	
LANDSLIDE ZONE:	NO		UN-REINFORCED MASONRY BLDG:	NO	
HISTORICAL PRESERVATION					
LANDMARK / STRUCTURE OF MERIT:		YES - 2455 TELEGRAPH ONLY		STRUCTURE > 40 YEARS OLD:	YES
ENVIRONMENTAL SAFETY					
CREEK BUFFER:	NO		FIRE ZONE:	1	
ENVIRONMENTAL AREA:	NO		FLOOD ZONE (100-YEAR OR 1%):	NO	

DEVELOPMENT STANDARDS	EXISTING - 2455 TELEGRAPH AVE.	EXISTING - 2506 HASTE ST.	PERMITTED / REQUIRED	PROPOSED	NOTES	EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
YARDS AND HEIGHT						
FRONT SETBACK (TELEGRAPH / WEST)	0'-0"	0'-0"	0'-0"	0'-0"		
SIDE YARD SETBACK (INTERIOR / SOUTH)	0'-3"	5'-4"	0'-0"	3" TO 7'-0"		
STREET SETBACK (HASTE / NORTH)	0	5'-0"	0'-0"	0'-0"		
REAR YARD SETBACK (EAST)	0	3"	0'-0"	1'-0" TO 6'-0"		
BUILDING STORIES	1	1	N/A	8		
MAX. BUILDING HEIGHT	28'-0"	17'-8"	85'-0"	85'-0"	5'-0" PARAPET ABOVE ROOF	
AREAS						
LOT AREA-SF	7,590	5,511	NO MIN.	13,101		
COMMERICAL FLOOR AREA (SF)	7,563	4,485	N/A	7,163		
RESIDENTIAL FLOOR AREA (SF)	0	0	N/A	77,789		
GROSS FLOOR AREA (SF)	7,563	4,485	N/A	84,952		
BUILDING FOOTPRINT (SF)	7,563	4,485	N/A	11,168		
LOT COVERAGE (SF)	100%	81%	100% MAX.	89%		
FLOOR AREA RATIO (FAR)	1.00	0.81	8.0 MAX.	6.35		
USABLE OPEN SPACE (UOS) (SF)	0	0	3,112	1,921	40 SF / 1000 SF OF GROSS RESIDENTIAL FLOOR AREA	WAIVER REQUESTED
VEHICLE PARKING AND LOADING						
COMMERCIAL PARKING SPACES:	0	0	0	0		
RESIDENTIAL PARKING SPACES:	0	0	0	0		
BICYCLE PARKING						
COMMERCIAL SHORT -TERM:	16	0	0	0		
RESIDENTIAL SHORT-TERM:	0	0	8	8	1 SPACE PER 40 BEDROOMS	
RESIDENTIAL LONG-TERM:	0	0	100	48	1 SPACE / 3 BEDROOMS	WAIVER REQUESTED
UNITS						
DWELLING UNITS	0	0	0	68		
UNITS / ACRE (MINIMUM)	0	0	200	226		

RESIDENTIAL UNIT MIX:				
UNIT TYPE:				
3-BED	0	0	N/A	15
4-BED	0	0	N/A	10
5-BED	0	0	N/A	43
TOTAL UNITS:	0	0		68
TOTAL BEDRMS:	0	0		300

ADDTL DEVELOPMENT STANDARDS	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES:	EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
ARCHITECTURAL AND ROOFTOP ELEMENTS					
TOTAL ROOF AREA - SF	7,575	10,071			
TOTAL AREA OF ARCH AND ROOFTOP ELEMENTS - SF	N/A	1,758 (15%)	15% MAX.		



1 LOT COVERAGE DIAGRAM
1" = 20'-0"

△	DATE	ISSUE RECORD

PROJECT NO:

ISSUE DATE: 2/01/26

ZONING CODE
INFORMATION

G002

Level 2	966 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	917 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	811 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	855 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	932 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	1036 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	741 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	826 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	737 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	746 SF	RESIDENTIAL UNIT FLOOR AREA

Level 3	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1108 SF	RESIDENTIAL UNIT FLOOR AREA

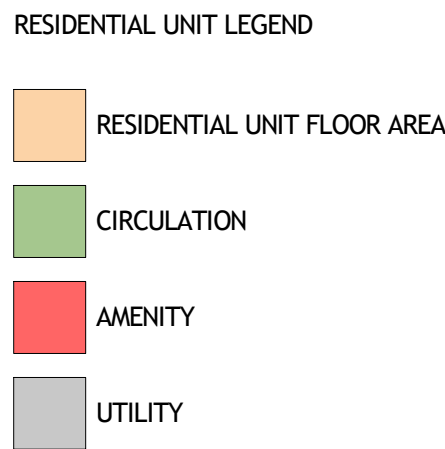
Level 4	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	736 SF	RESIDENTIAL UNIT FLOOR AREA

Level 5	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	736 SF	RESIDENTIAL UNIT FLOOR AREA

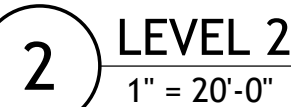
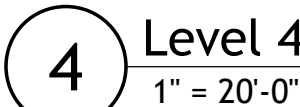
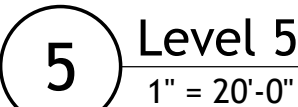
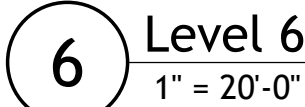
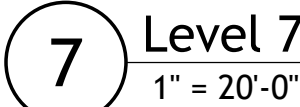
Level 6	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	953 SF	RESIDENTIAL UNIT FLOOR AREA

Level 7	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	953 SF	RESIDENTIAL UNIT FLOOR AREA

Level 8	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	929 SF	RESIDENTIAL UNIT FLOOR AREA
	7274 SF	
	63215 SF	

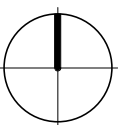


8 Level 8
1" = 20'-0"

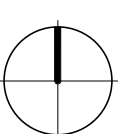
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ISSUE DATE: 2/01/26

AFFORDABLE HOUSING COMPLIANCE PLAN



1 LEVEL 8
1/8" = 1'-0"



2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

NOT FOR CONSTRUCTION

ENTITLEMENT APPLICATION



2 STREET CONTEXT ELEVATION - TELEGRAPH PROPOSED



1 STREET CONTEXT ELEVATION - TELEGRAPH EXISTING

[illegible]

PROJECT NO:

ISSUE DATE: 2/01/26

TELEGRAPH AVE.
CONTEXT ELEVATION

G004

506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

NOT FOR CONSTRUCTION

ENTITLEMENT APPLICATION



2 STREET CONTEXT ELEVATION - HASTE PROPOSED



1 STREET CONTEXT ELEVATION - HASTE EXISTING

[illegible]

PROJECT NO:

ISSUE DATE: 2/01/26

HASTE STREET CONTEXT ELEVATION

G005



6 2441 TELEGRAPH



3 2455 TELEGRAPH WEST ELEVATION



5 2478 HASTE STREET



4 2465 - 2475 TELEGRAPH



2 2455 TELEGRAPH NORTH ELEVATION



1 SITE CONTEXT PHOTOS KEY

△	DATE	ISSUE RECORD

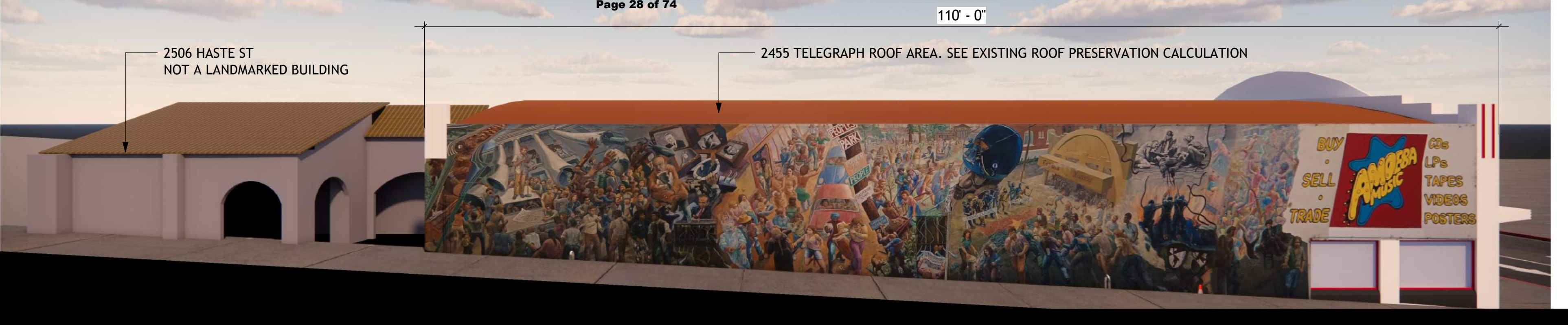
PROJECT NO:

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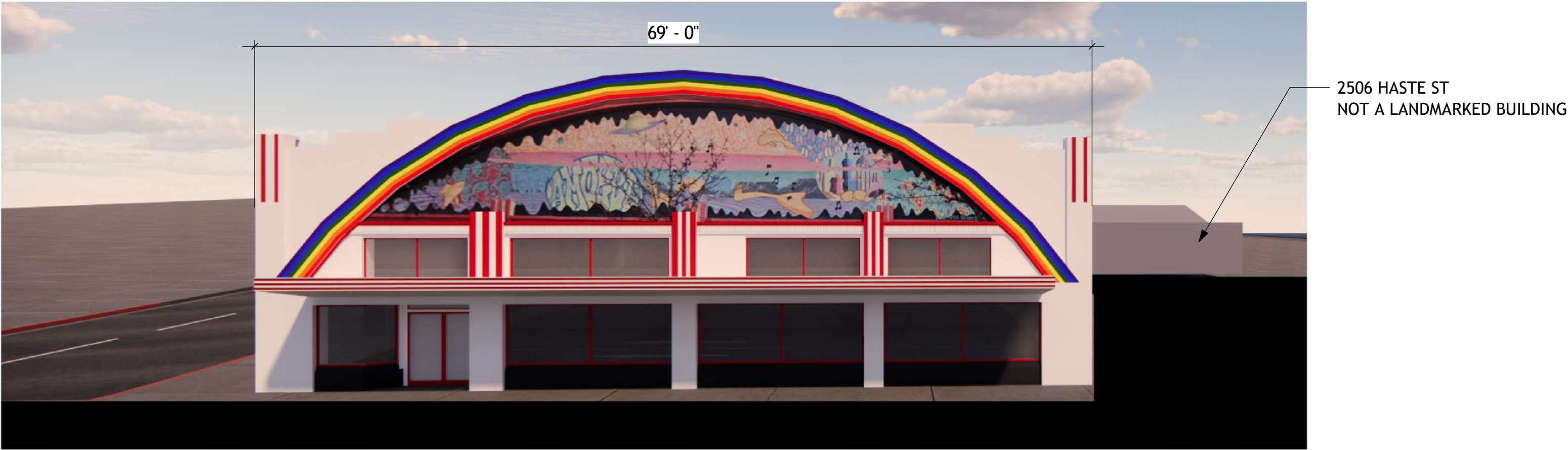
EXISTING SITE PHOTOS

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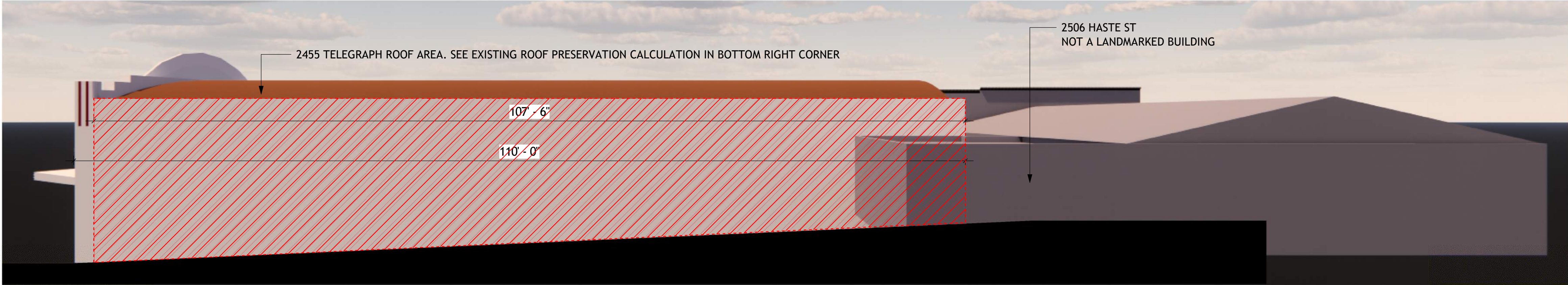
EXISTING BUILDING FACADE PHOTOS



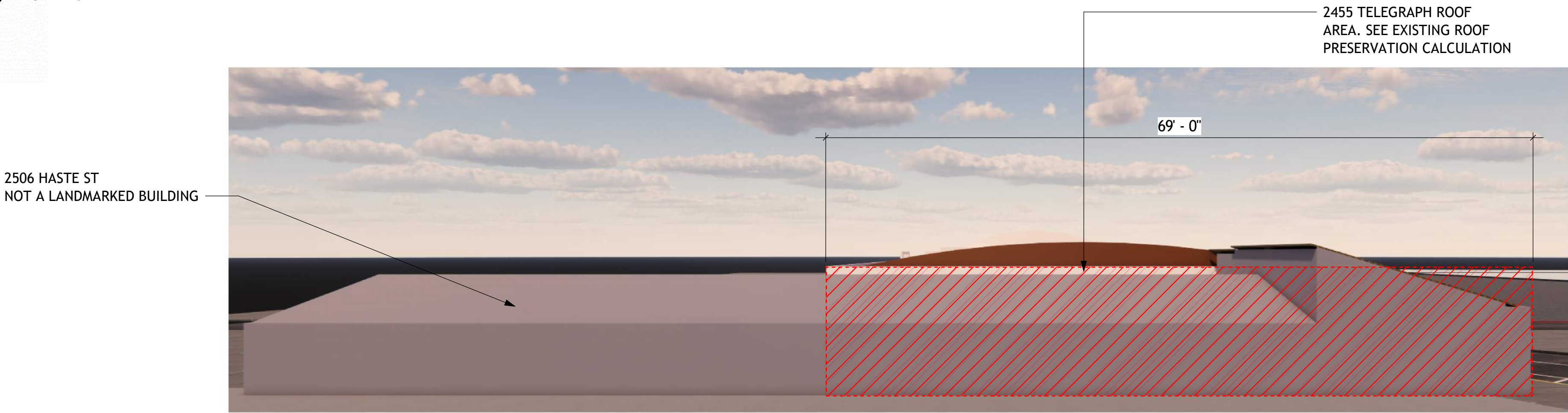
4 EXISTING FACADE NORTH ELEVATION
1/8" = 1'-0"



3 EXISTING FACADE WEST ELEVATION
1/8" = 1'-0"



2 EXISTING FACADE SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING FACADE EAST ELEVATION
1/8" = 1'-0"

EXISTING WALL AREA (SF) CALCULATION

NORTH ELEVATION WALL AREA (SF)	1,778
NORTH ELEVATION DEMO AREA (SF)	0
% DEMOLISHED:	0%
WEST ELEVATION WALL AREA (SF)	1,683
WEST ELEVATION DEMO AREA (SF)	0
% DEMOLISHED:	0%
SOUTH ELEVATION WALL AREA (SF)	1,973
SOUTH ELEVATION DEMO AREA (SF)	1,916
% DEMOLISHED:	97%
EAST ELEVATION WALL AREA (SF)	864
EAST ELEVATION DEMO AREA (SF)	864
% DEMOLISHED:	100%
TOTAL WALL AREA (SF):	6,298
TOTAL DEMO AREA (SF):	2,780
% DEMOLISHED:	44%

EXISTING ROOF PRESERVATION CALCULATION

EXISTING ROOF (SF):	7,575
ROOF BEING DEMOLISHED (SF):	7,575
% DEMOLISHED:	100%

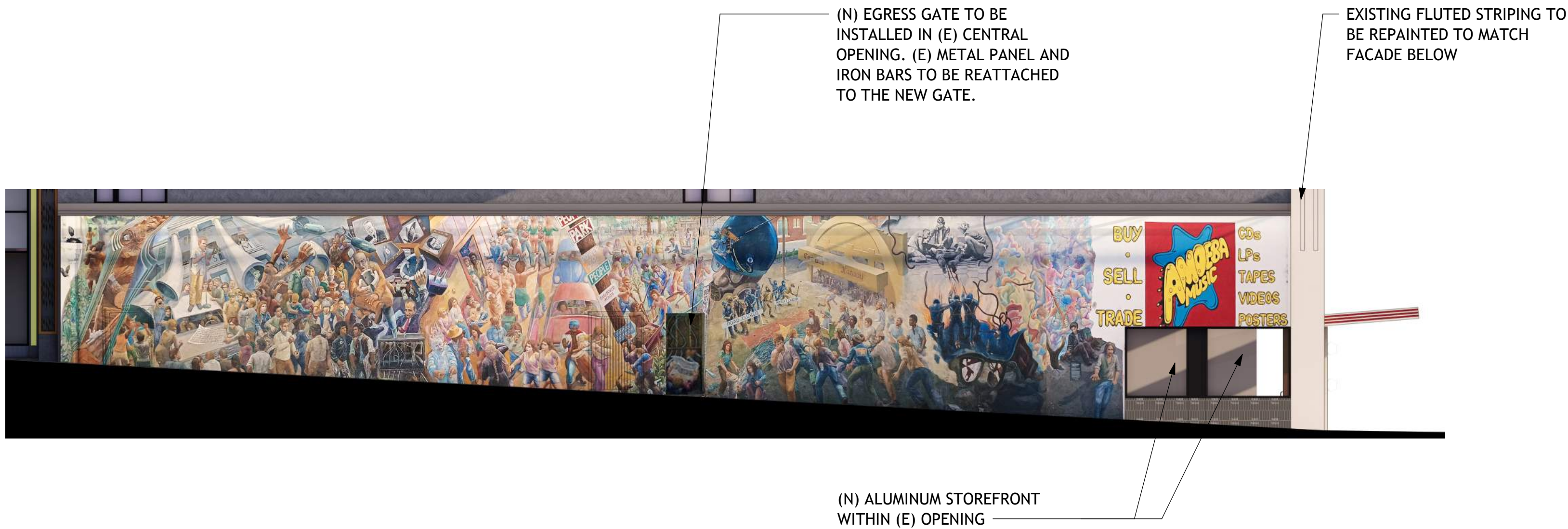
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PROJECT NO:

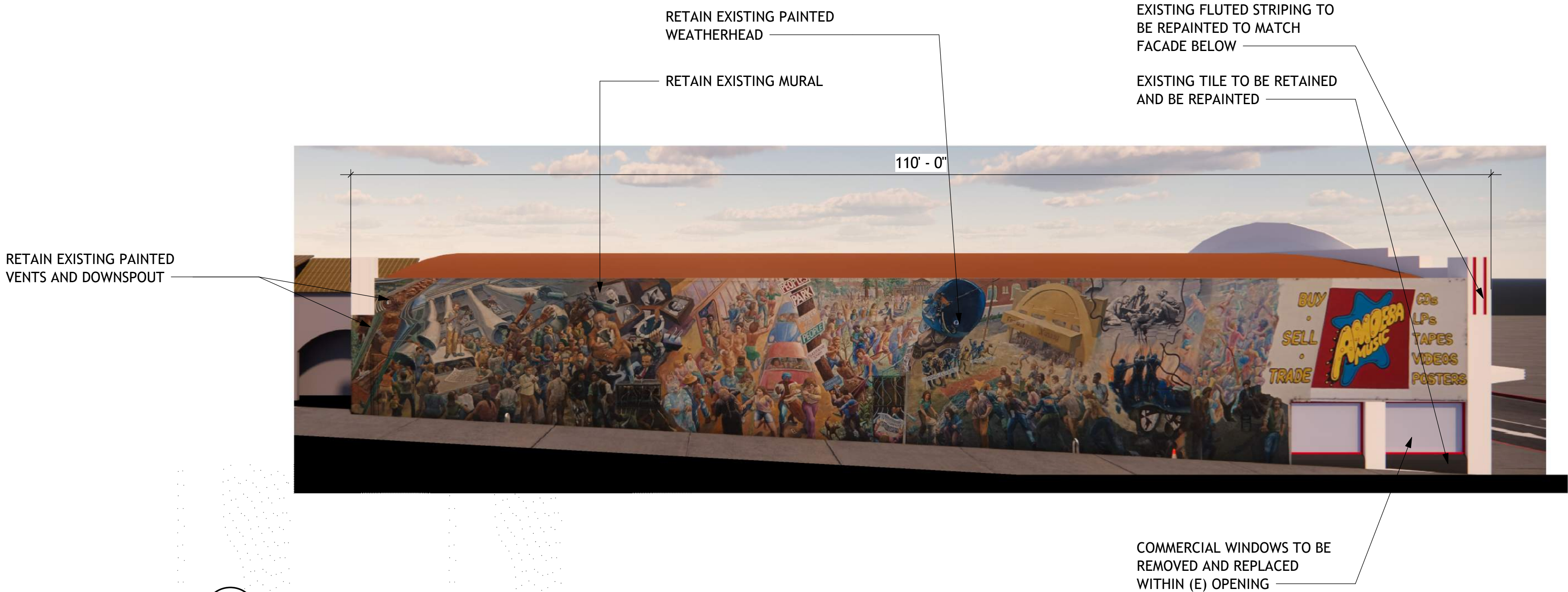
ISSUE DATE: 2/01/26

EXISTING BUILDING
FACADE PRESERVATION
CALC

- KEY PRESERVATION MEASURES**
- RETAIN THE WALL IN PLACE DURING CONSTRUCTION, AND PRESERVE THE PAINTED STUCCO SURFACE ON THE BRICK MASONRY SUBSTRATE.
 - RETAIN THE EXISTING OPENINGS ON THE WALL WITH THEIR CURRENT DIMENSIONS. INSTALL A NEW EGRESS GATE IN THE EXISTING CENTRAL OPENING.
 - RETAIN THE METAL PANEL AND IRON BARS CURRENTLY INSTALLED IN THE OPENING AND REUSE IN THE SAME OPENING. REMOVE, STORE, AND REATTACH THESE FEATURES TO THE NEW GATE IN A MANNER THAT AVOIDS DAMAGE.
 - RETAIN ADDITIONAL ELEMENTS THAT CONTRIBUTE TO THE MURAL IMAGE IN THEIR CURRENT LOCATIONS, INCLUDING THE PEDESTRIAN DOOR, WEATHERHEAD, DOWNSPOUT, SMALL VENTS, AND SECOND OPENING WITH SHAPED BARS.
 - ERECT A PHYSICAL BARRIER, LIKE A PLYWOOD WALL, SEVERAL FEET FROM THE MURAL SURFACE TO PROTECT IT FROM PHYSICAL IMPACT WHILE ALLOWING ACCESS WITHIN THE CAVITY FOR MONITORING MURAL CONDITIONS.
 - PROTECT THE MURAL WITH FACING PAPER AND FOAM, THEN COVER WITH PLYWOOD, TO ALLOW VISUAL MONITORING OF MURAL CONDITIONS.
 - PROTRUDING FEATURES SUCH AS THE PAINTED WEATHERHEAD AND DOWNSPOUT WILL BE CAREFULLY REMOVED, STORED DURING CONSTRUCTION, AND REINSTALLED AT PROJECT COMPLETION.
 - CONSTRUCT THE NEW PROJECT ADJACENT TO THE MURAL TO HELP STRUCTURALLY STRENGTHEN THE MURAL'S BRICK MASONRY SUBSTRATE.



2 PROPOSED FACADE NORTH ELEVATION
1/8" = 1'-0"



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

Δ	DATE	ISSUE RECORD

PROJECT NO:

ISSUE DATE: 2/01/26

EXISTING BUILDING
FACADE LANDMARKED
CHARACTERISTICS
PRESERVATION

NOT FOR CONSTRUCTION

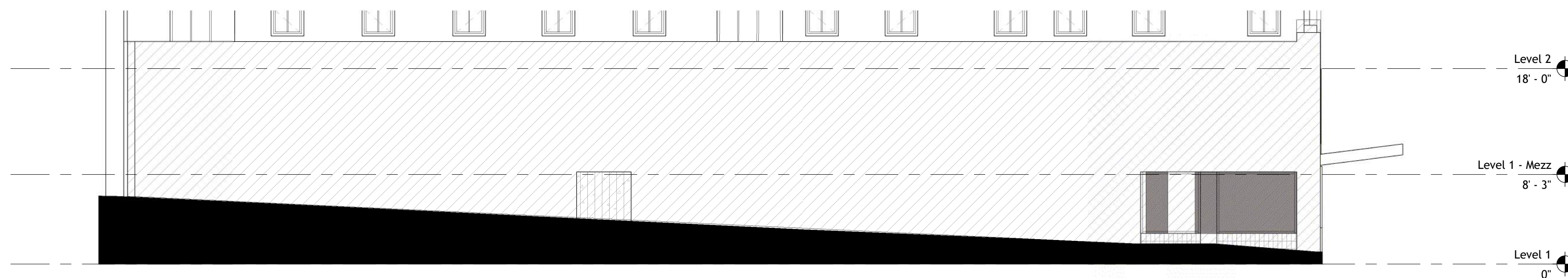
ENTITLEMENT APPLICATION

NORTH FACADE GLAZING CALCULATION

TOTAL GLAZING AREA: 53 SF
TOTAL FACADE AREA: 1,778 SF

53/1778 X 100 = 3%
LESS THAN 30% = LOWER RISK FACADE

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE. PLEASE SEE A204 AND A205 FOR PROPOSED BUILDING BIRD SAFE GLAZING DIAGRAMS.



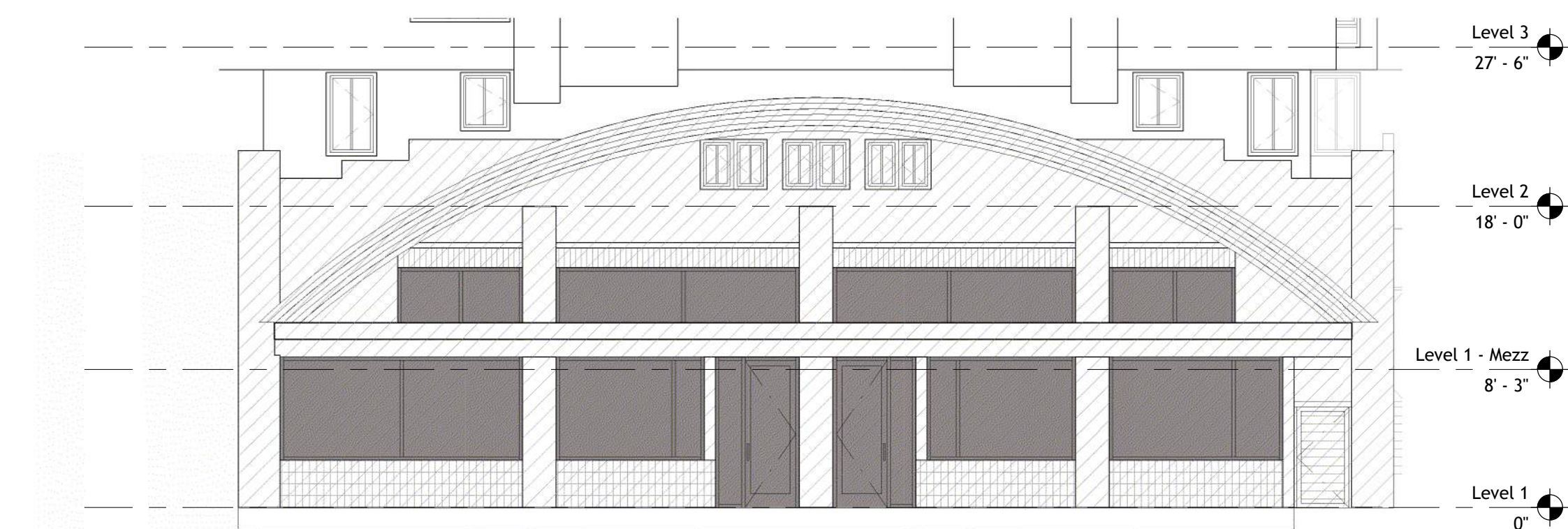
2 PROPOSED FACADE NORTH ELEVATION - BIRD SAFE GLAZING
1/8" = 1'-0"

WEST FACADE GLAZING CALCULATION

TOTAL GLAZING AREA: 496 SF
TOTAL FACADE AREA: 1,683 SF

496/1683 X 100 = 29%
LESS THAN 30% = LOWER RISK FACADE

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE. PLEASE SEE A204 AND A205 FOR PROPOSED BUILDING BIRD SAFE GLAZING DIAGRAMS.



1 PROPOSED FACADE WEST ELEVATION - BIRD SAFE GLAZING
1/8" = 1'-0"

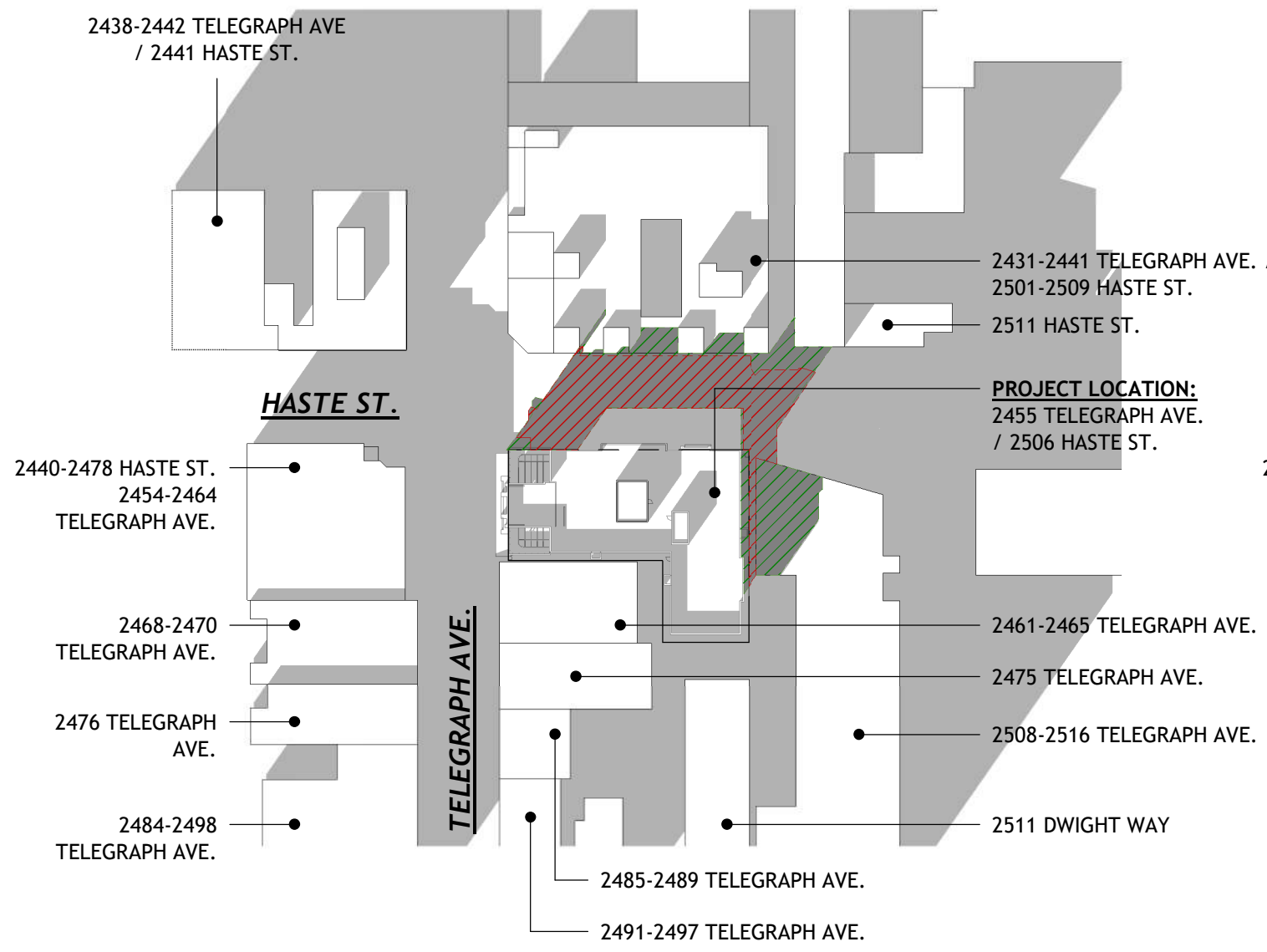
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PROJECT NO: _____

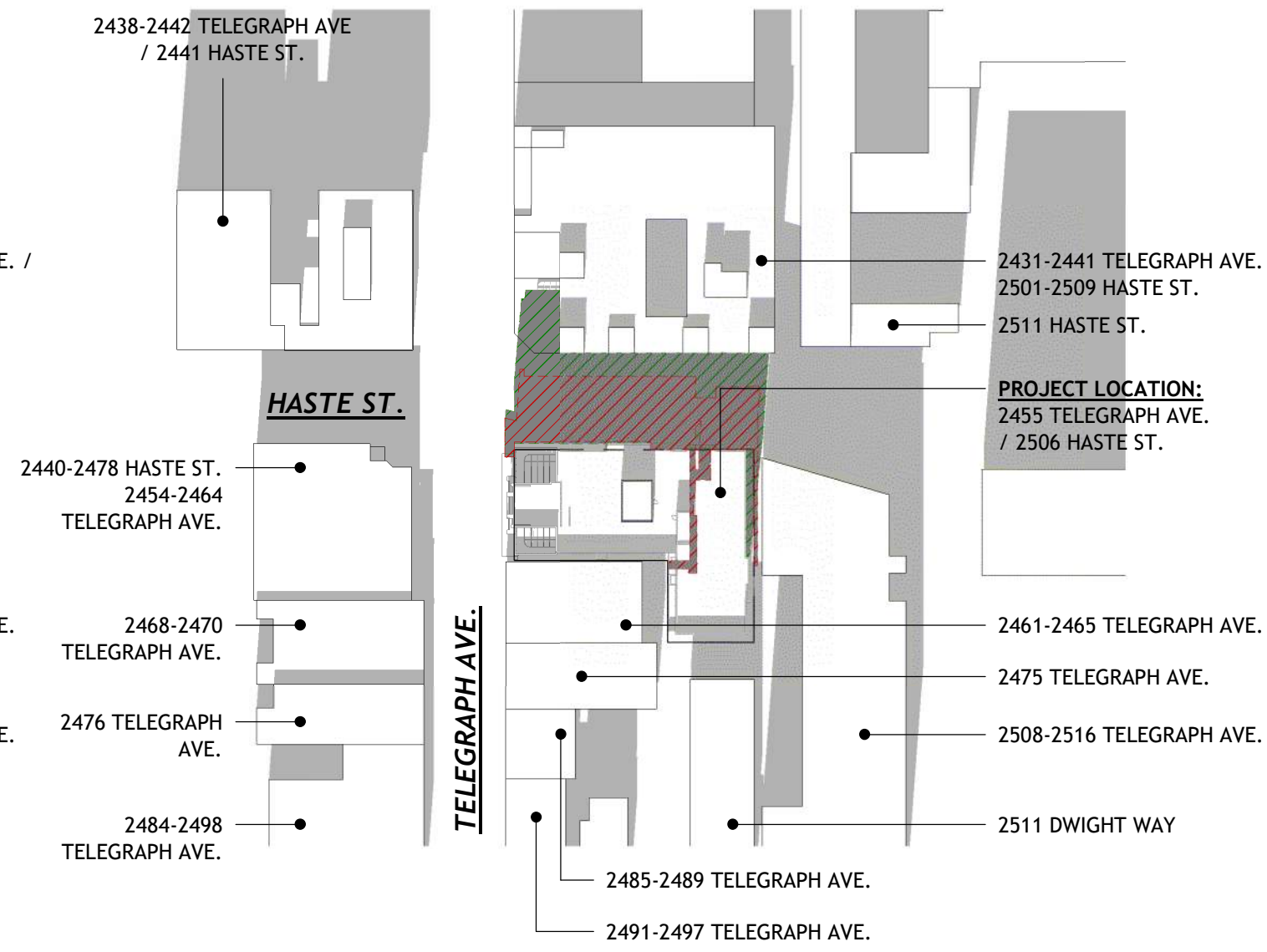
ISSUE DATE: 2/01/26

EXISTING BUILDING CADE BIRD SAFE REQUIREMENTS

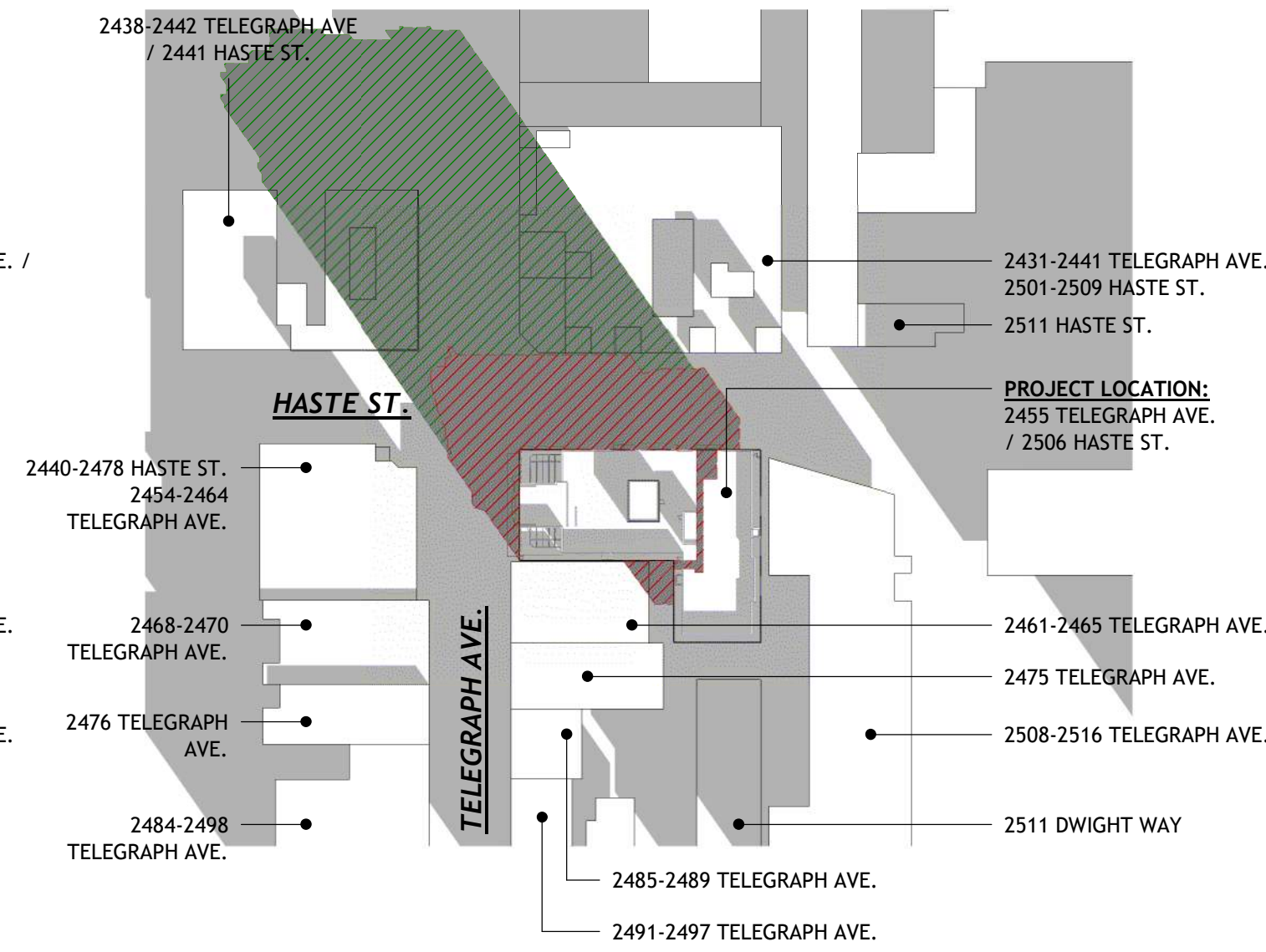
G010



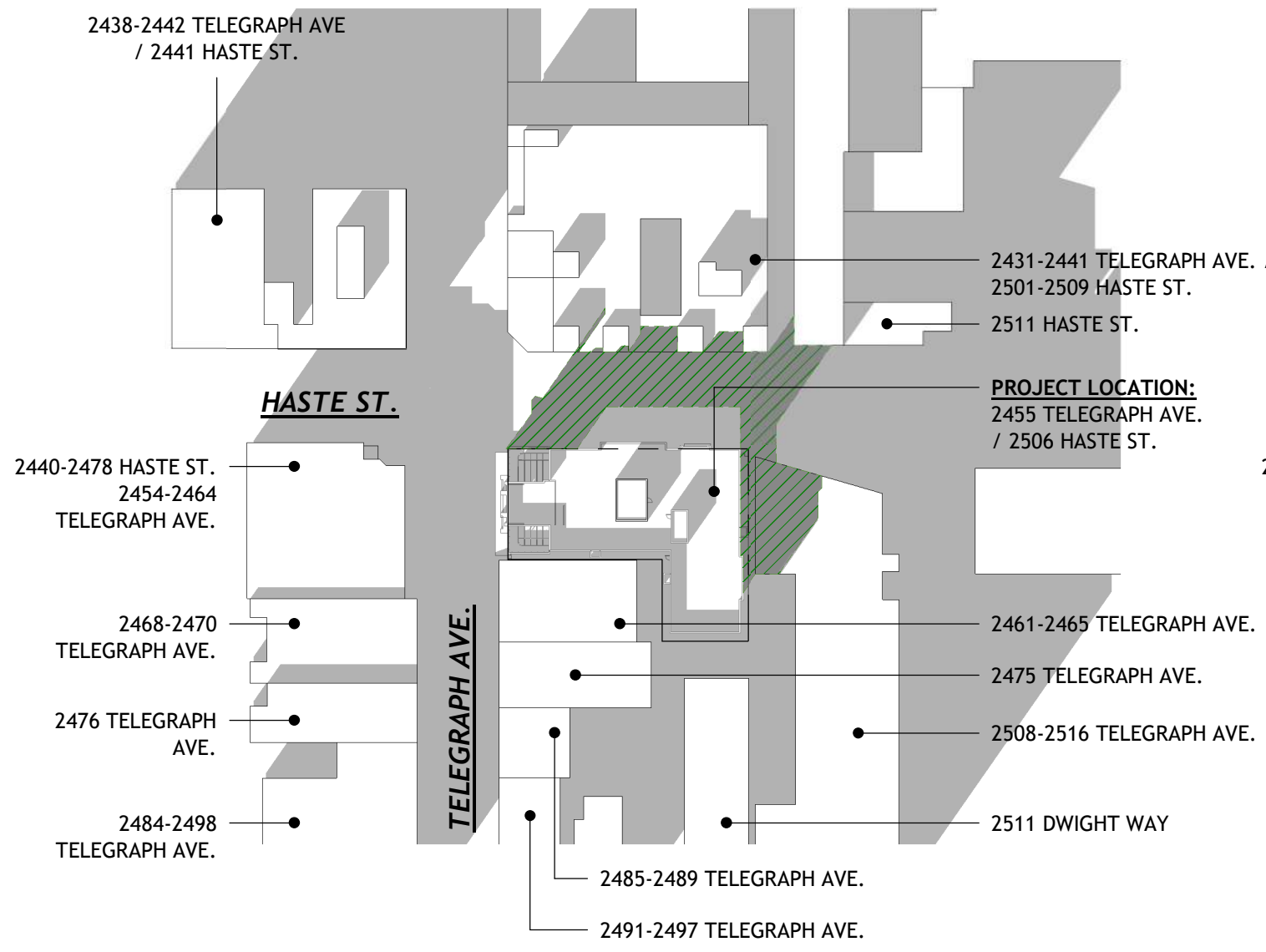
11 12/21 - 2:10 PM - OVERLAY
2 HOURS BEFORE SUNSET



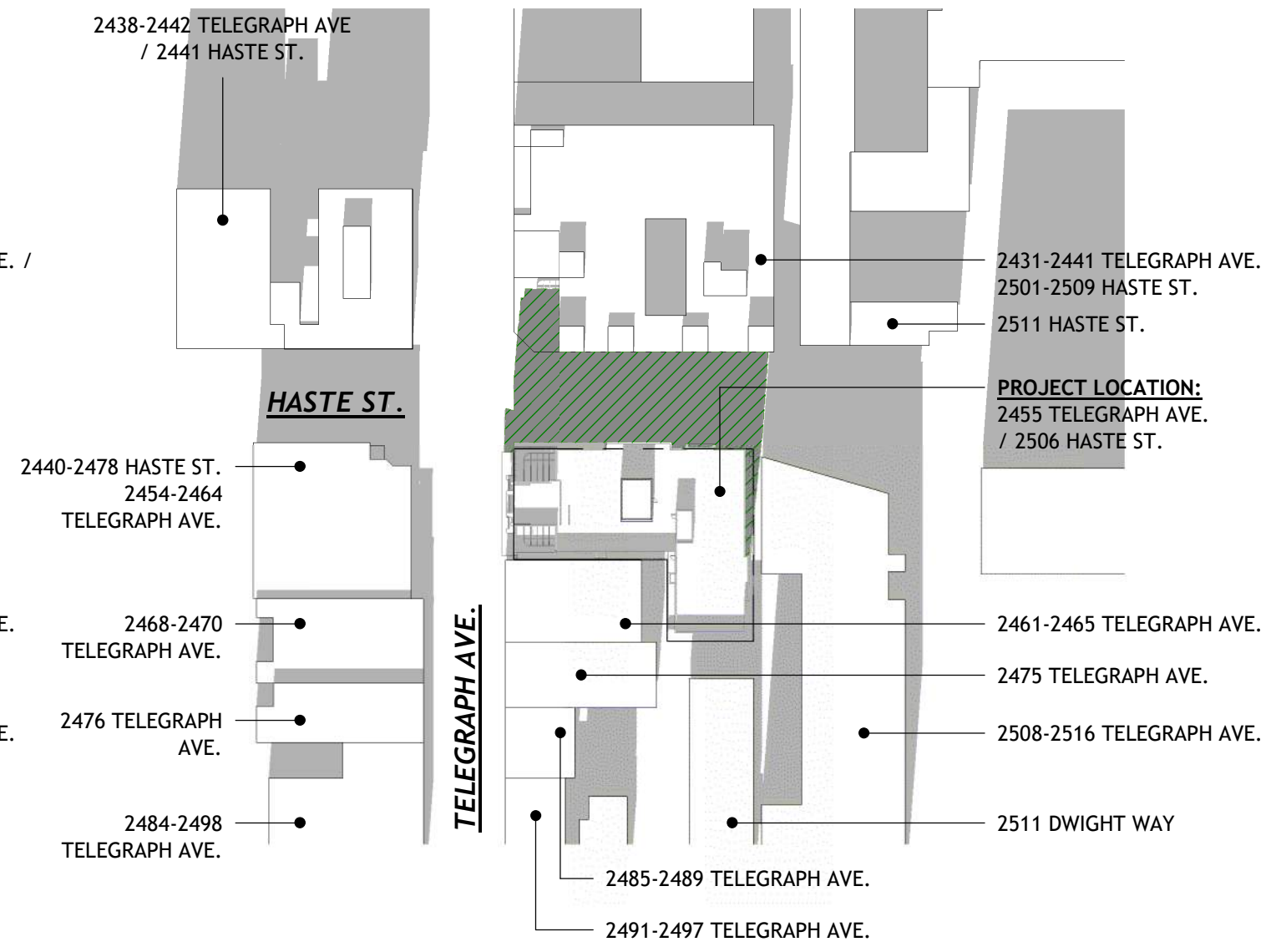
8 12/21 - 12:00 PM - OVERLAY



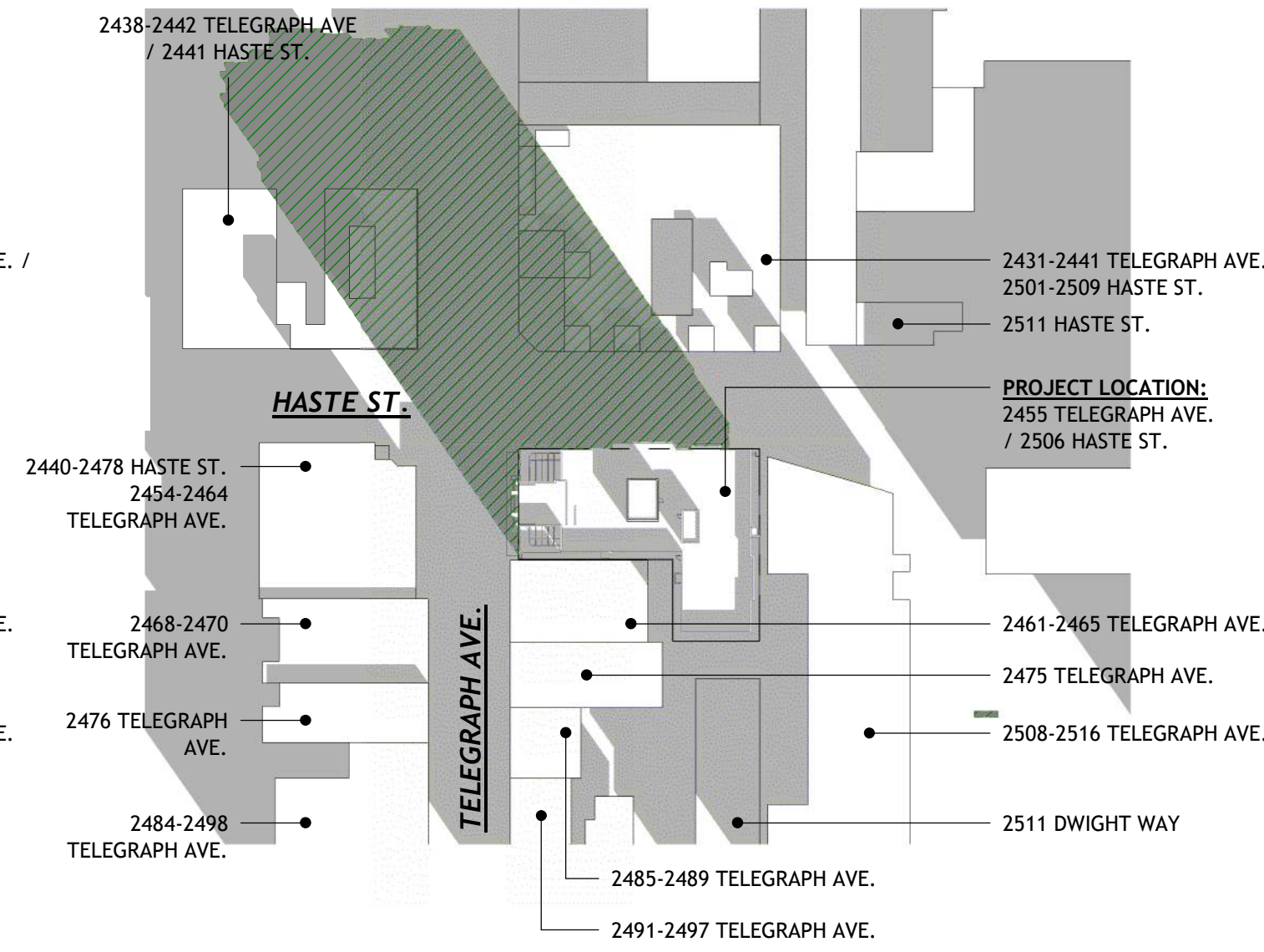
5 12/21 - 9:26 AM - OVERLAY
2 HOURS AFTER SUNRISE



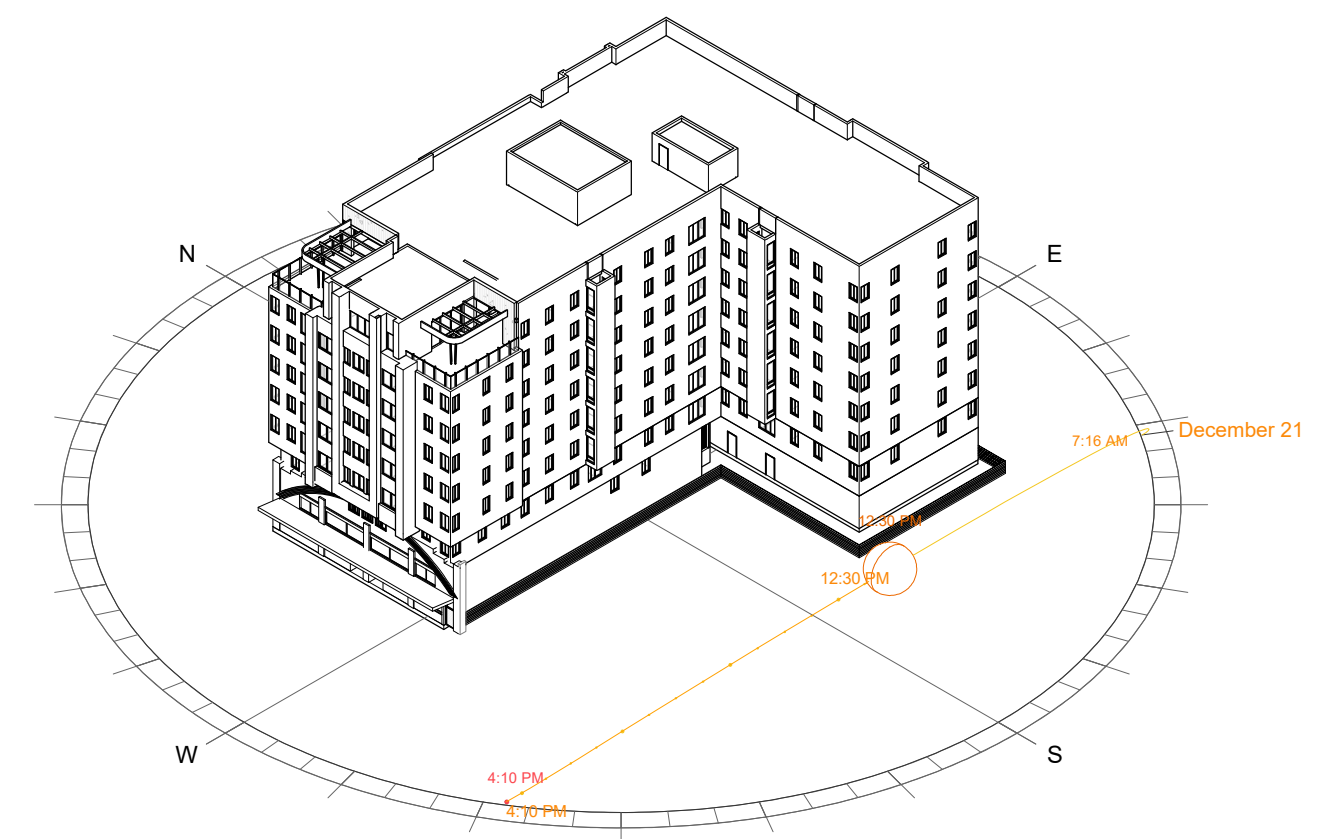
10 12/21 - 2:10 PM - PROPOSED
2 HOURS BEFORE SUNSET



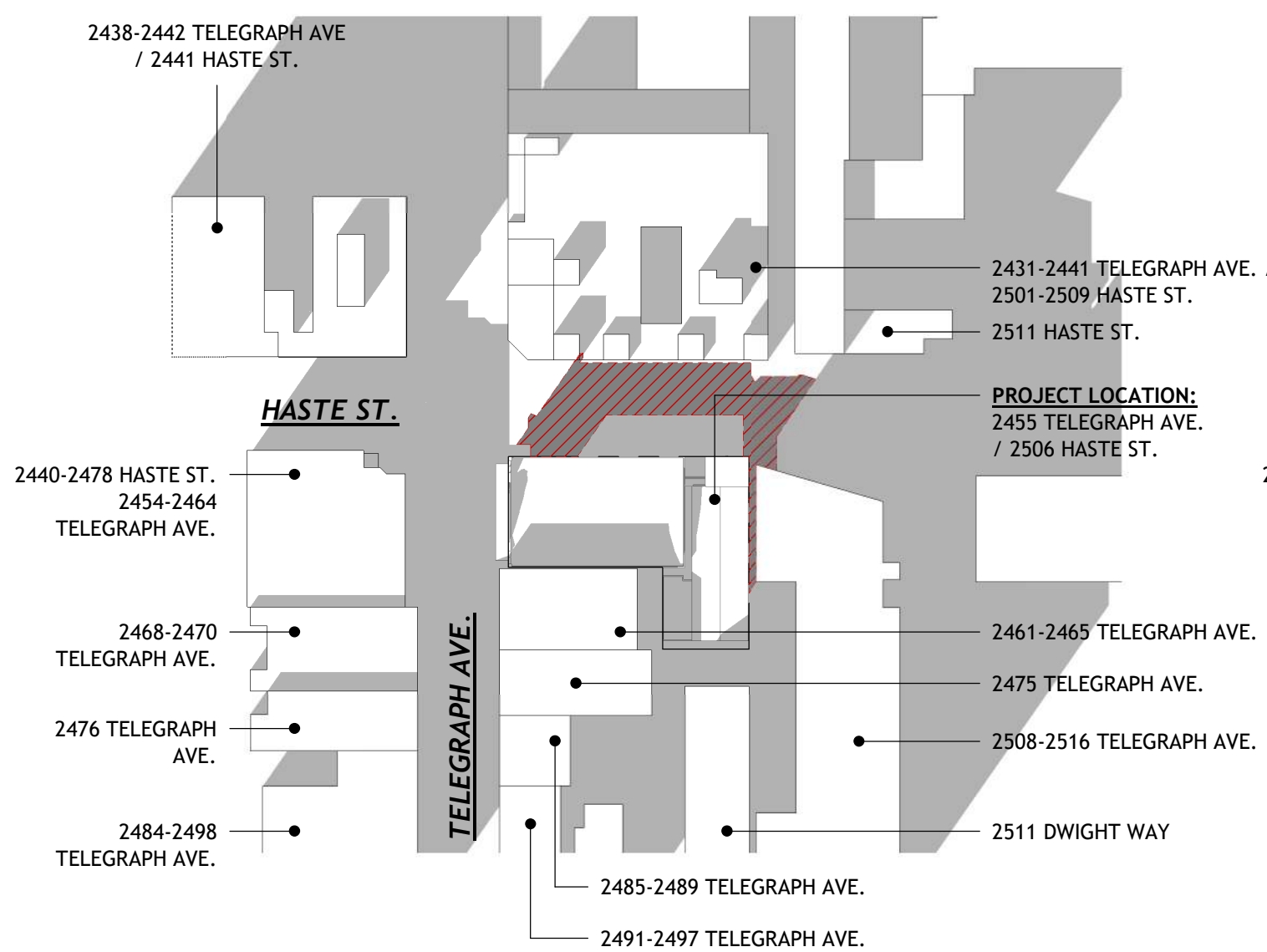
7 12/21 - 12:00 PM - PROPOSED



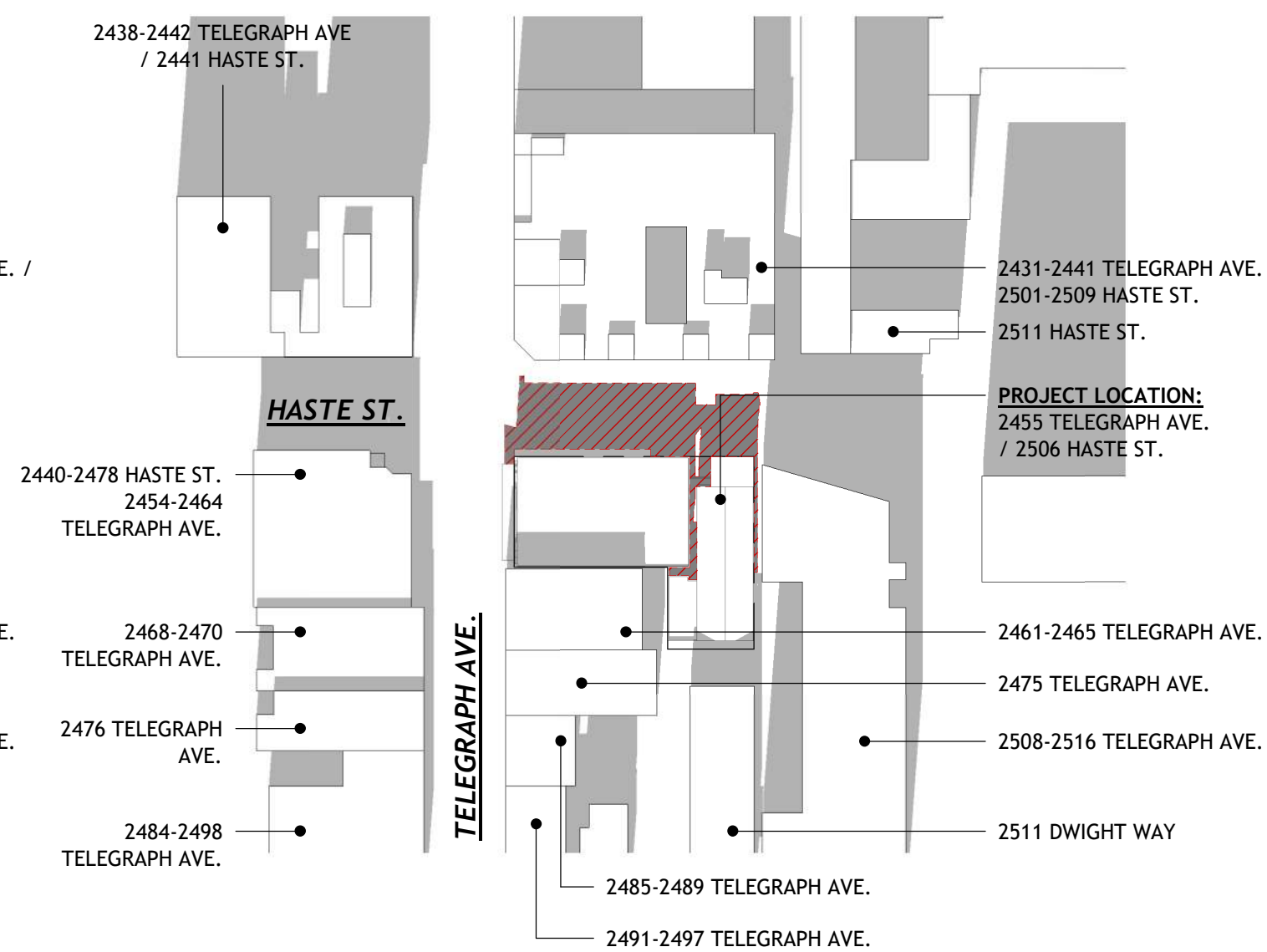
4 12/21 - 9:26 AM - PROPOSED
2 HOURS AFTER SUNRISE



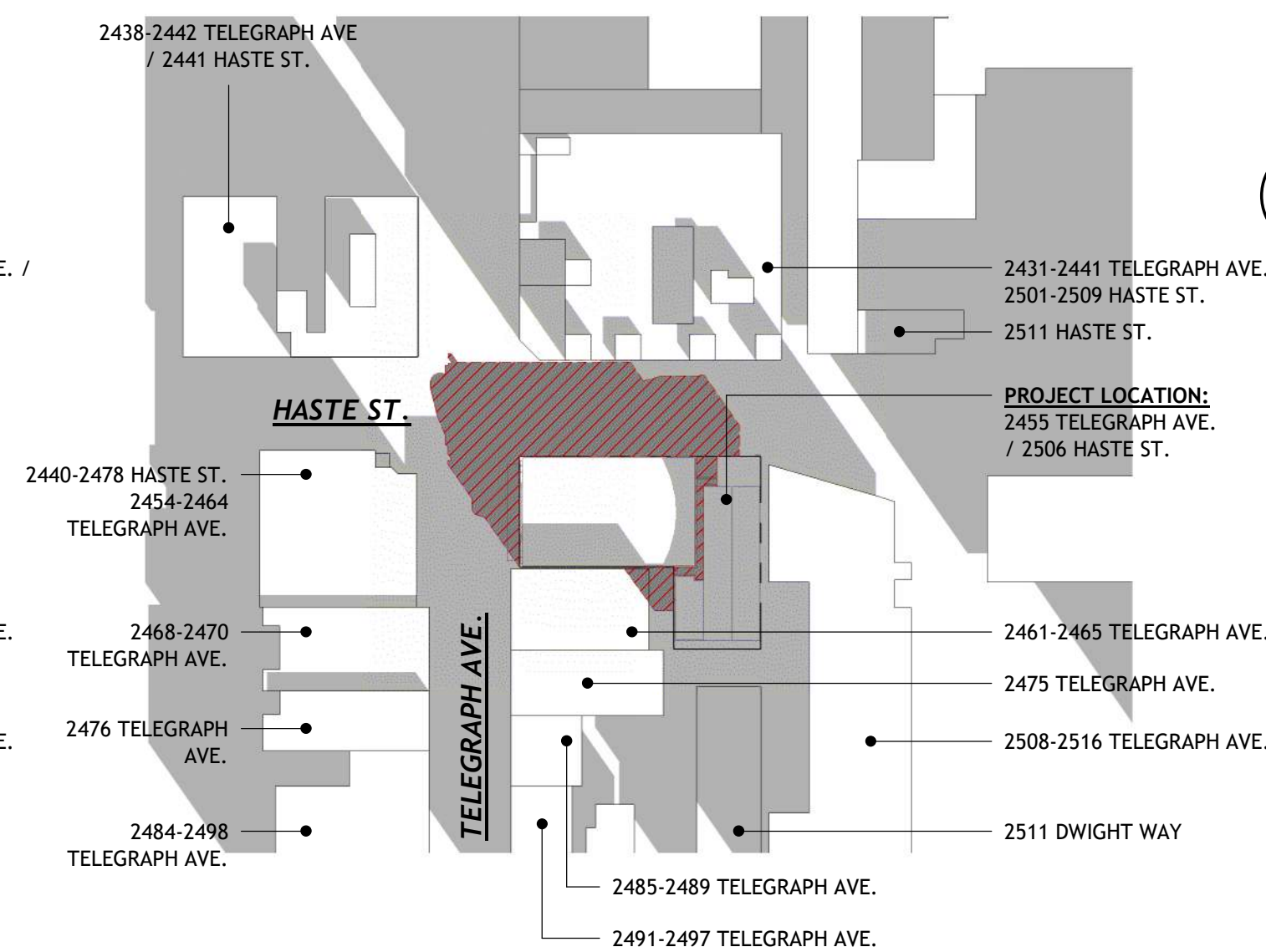
2 DECEMBER 21ST - SUN PATH
SUNRISE - SUNSET



9 12/21 - 2:10 PM - EXISTING
2 HOURS BEFORE SUNSET



6 12/21 - 12:00 PM - EXISTING



3 12/21 - 9:26 AM - EXISTING
2 HOURS AFTER SUNRISE



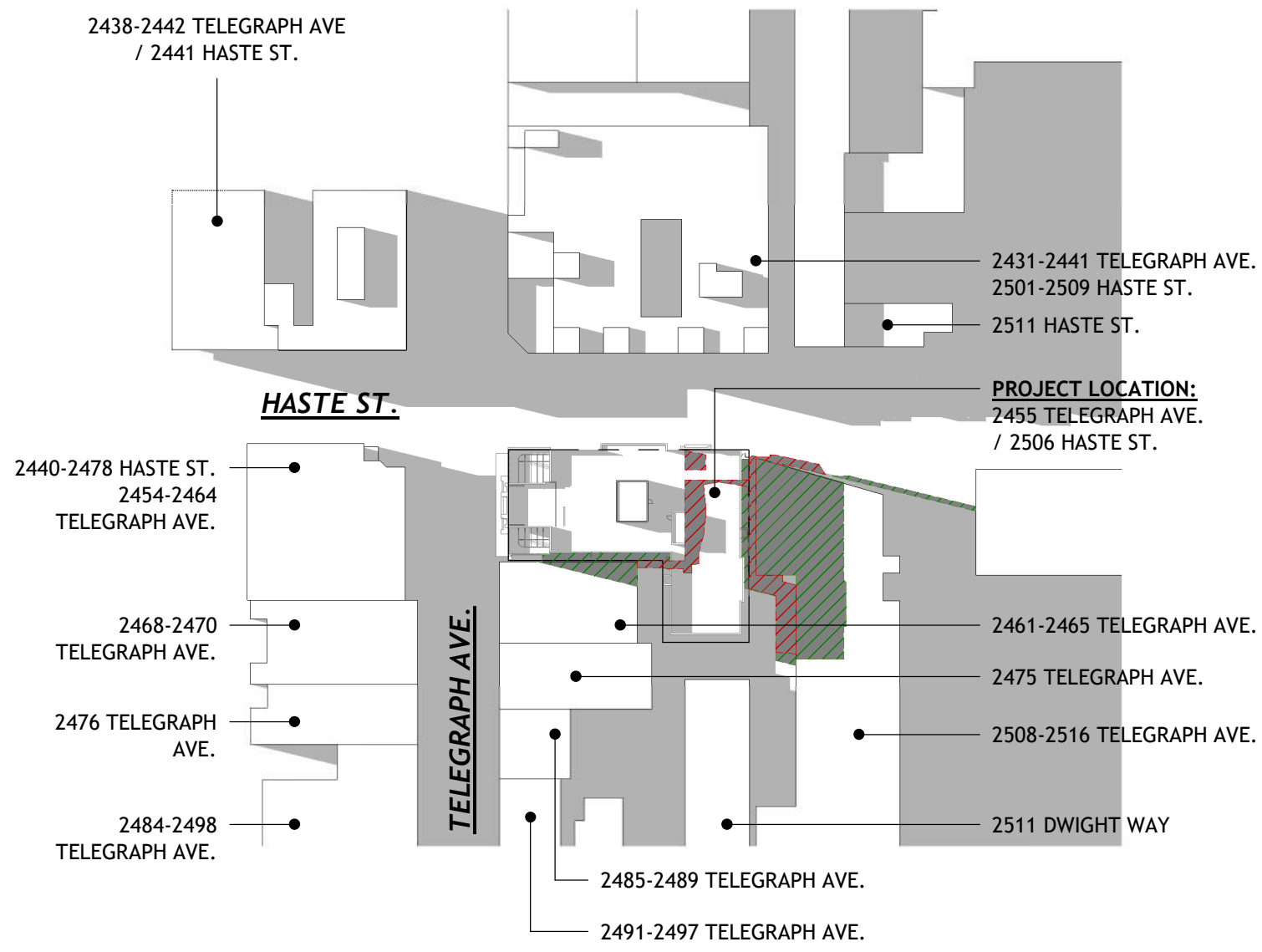
1 SHADOW STUDY LEGEND

△	DATE	ISSUE RECORD

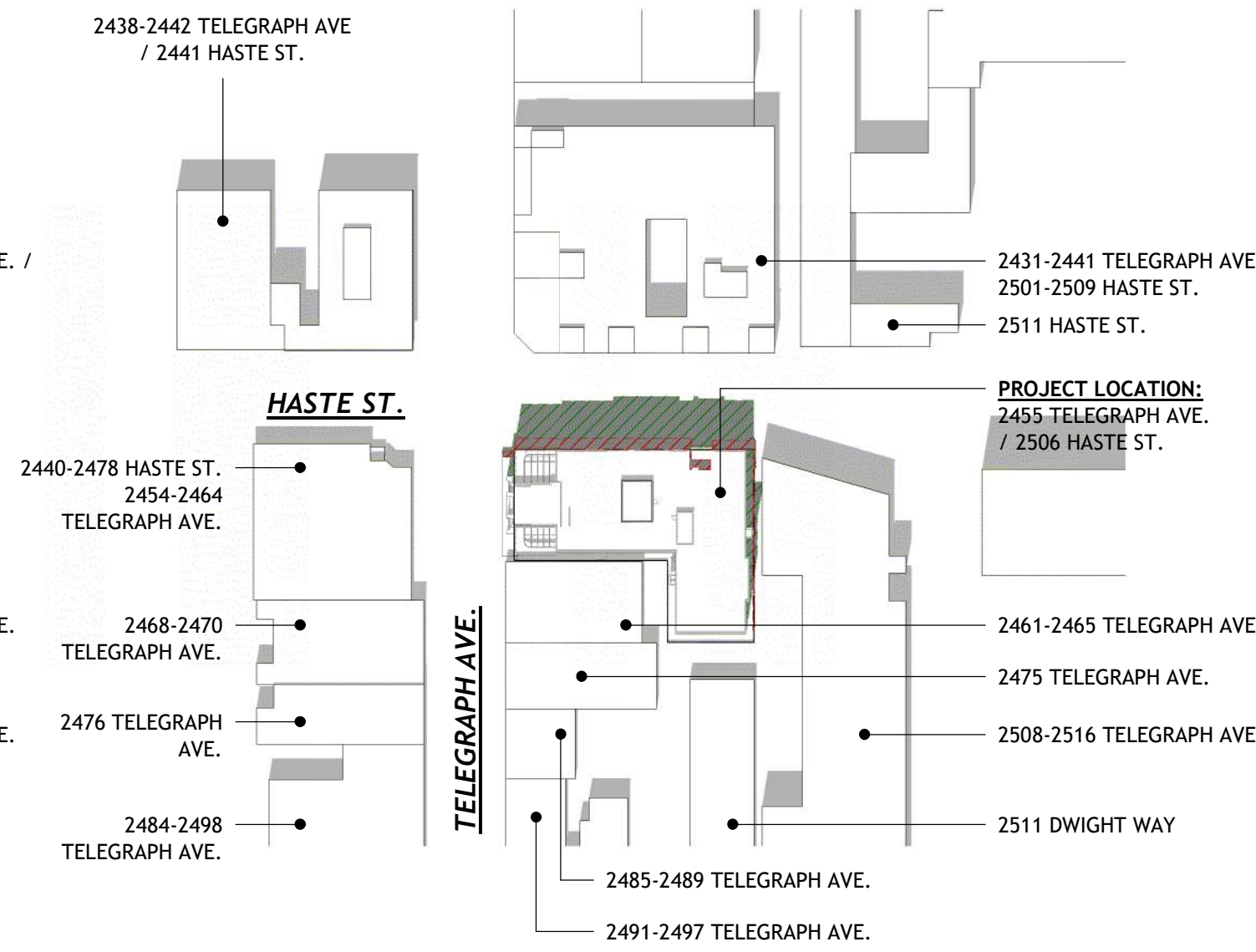
PROJECT NO:

ISSUE DATE: 2/01/26

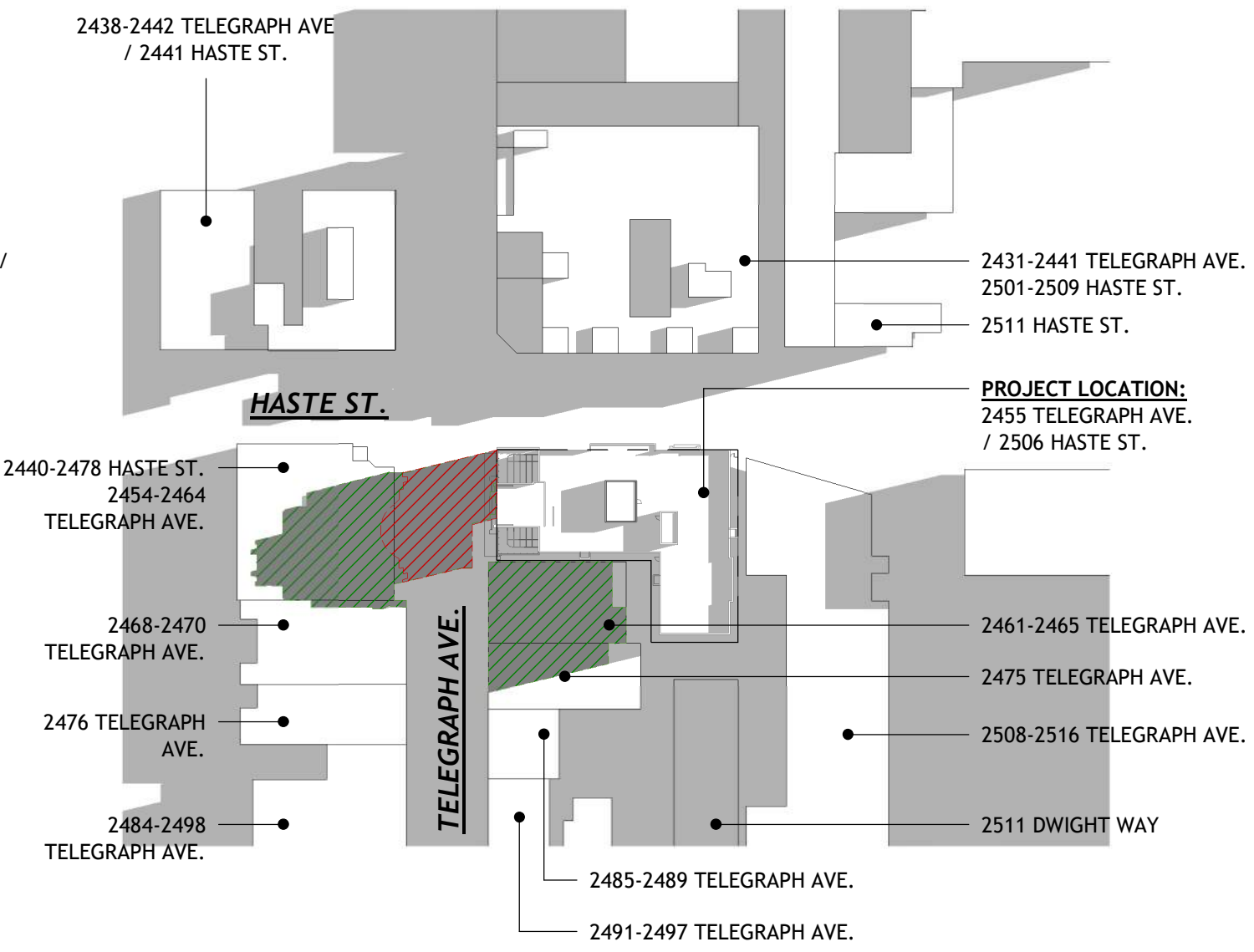
SHADOW STUDIES -
DECEMBER 21ST



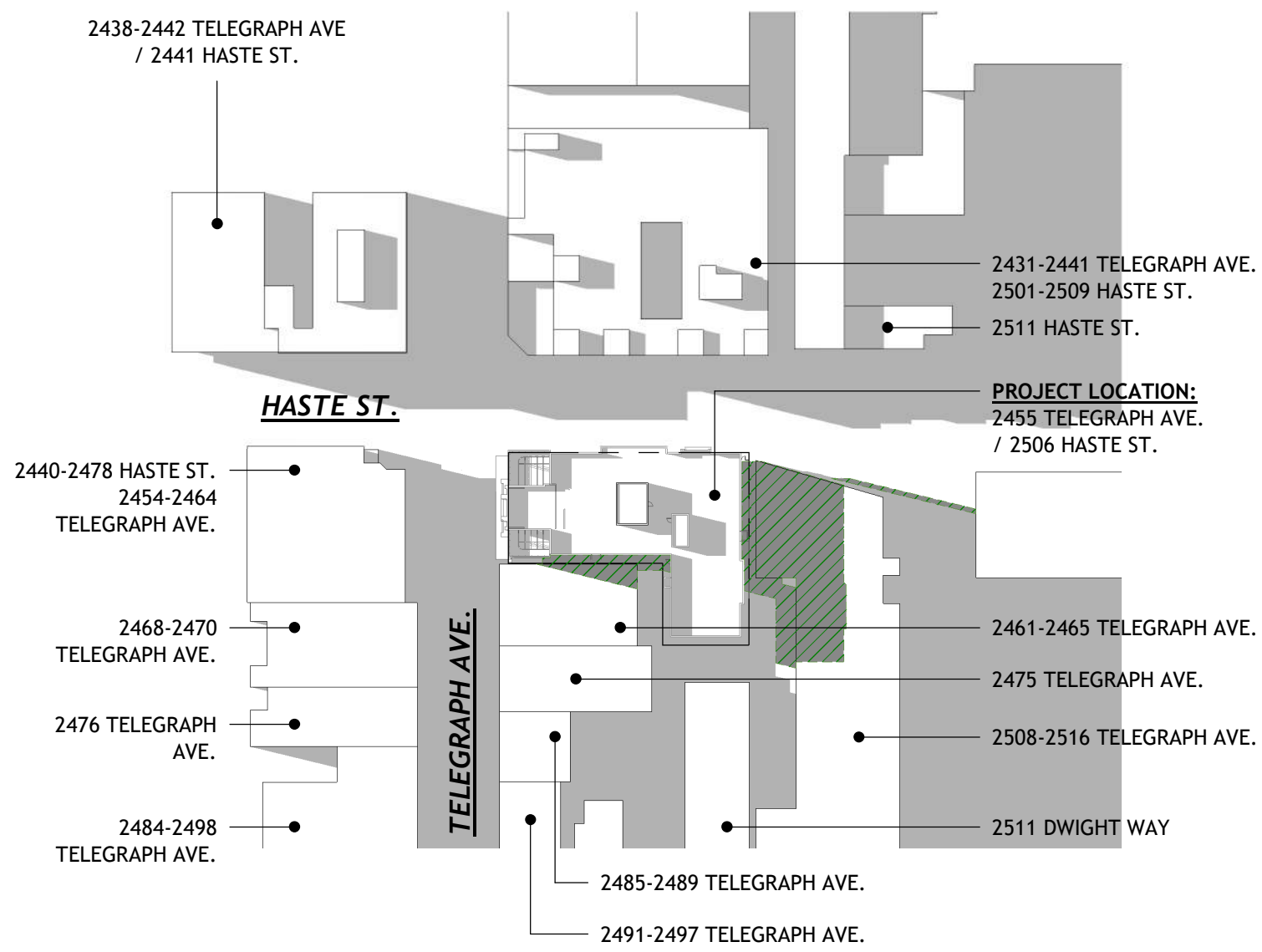
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2 HOURS BEFORE SUNSET



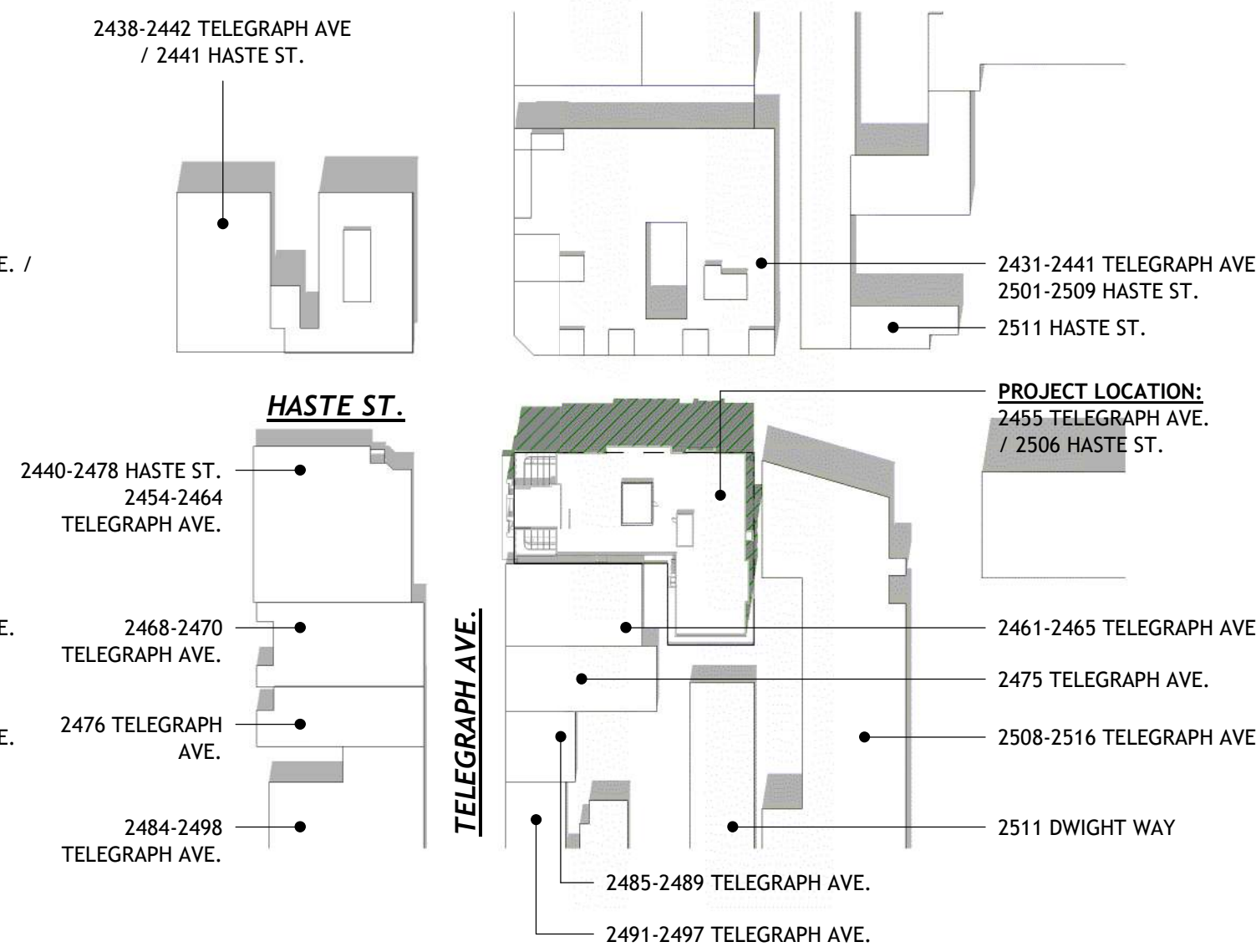
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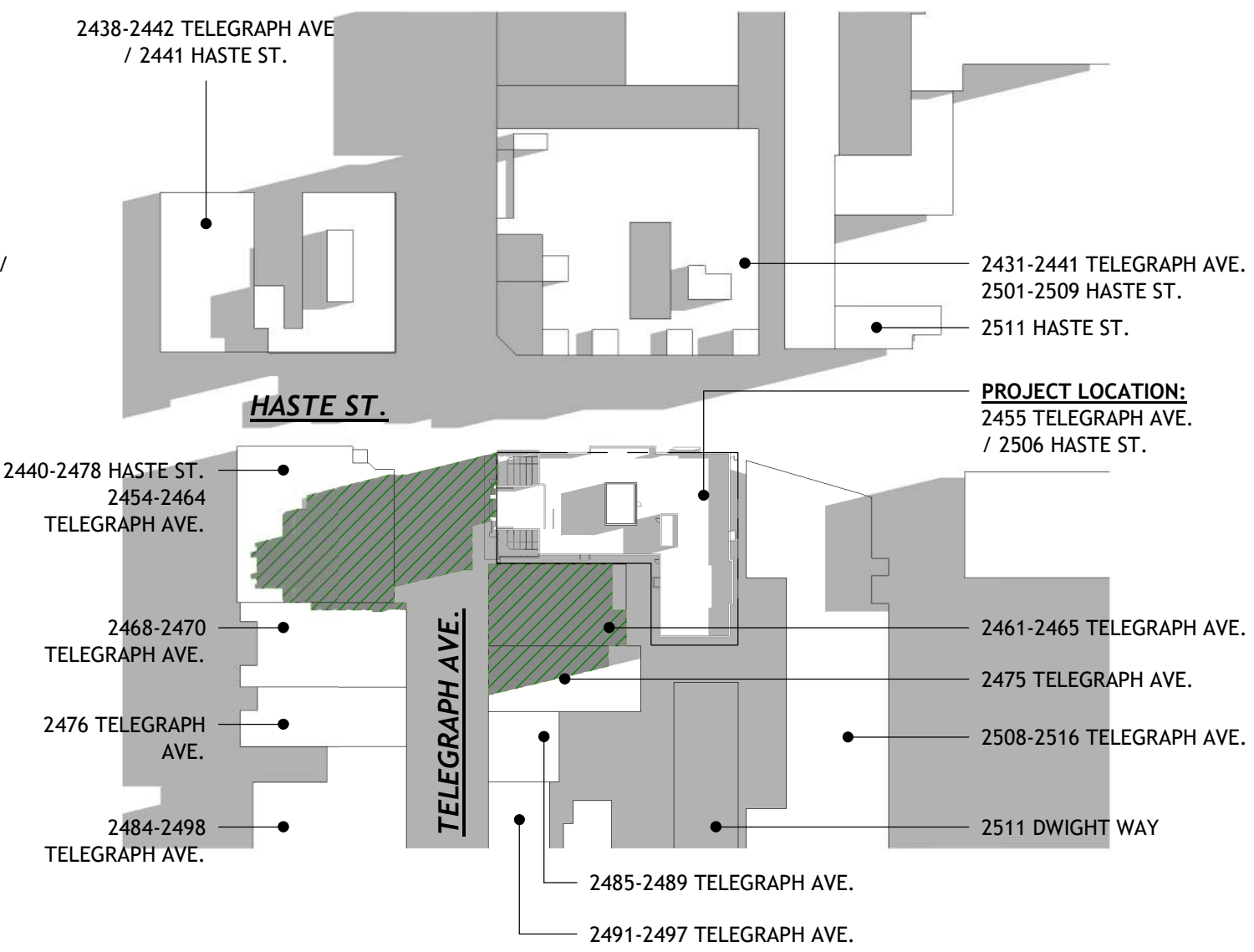
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2 HOURS AFTER SUNRISE



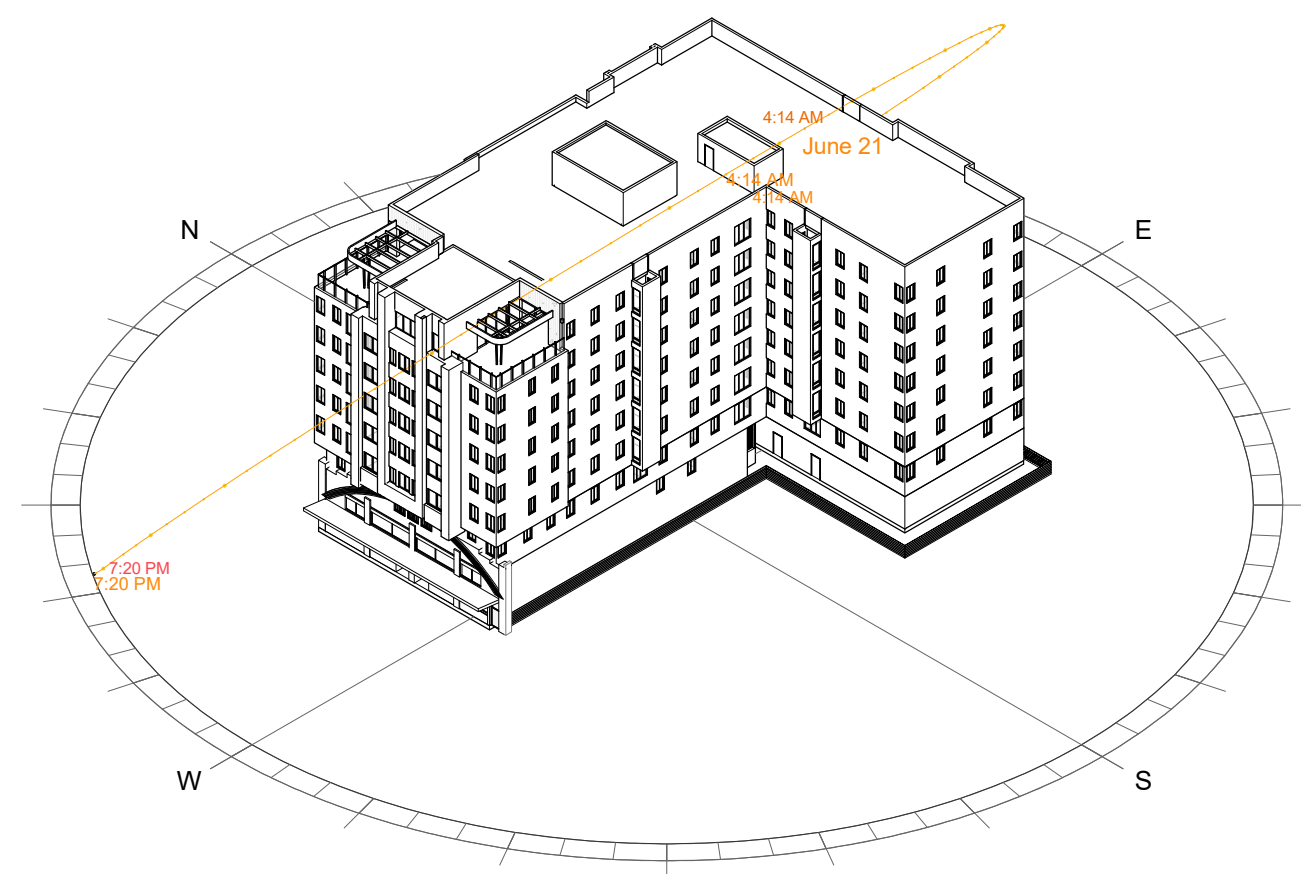
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2 HOURS BEFORE SUNSET



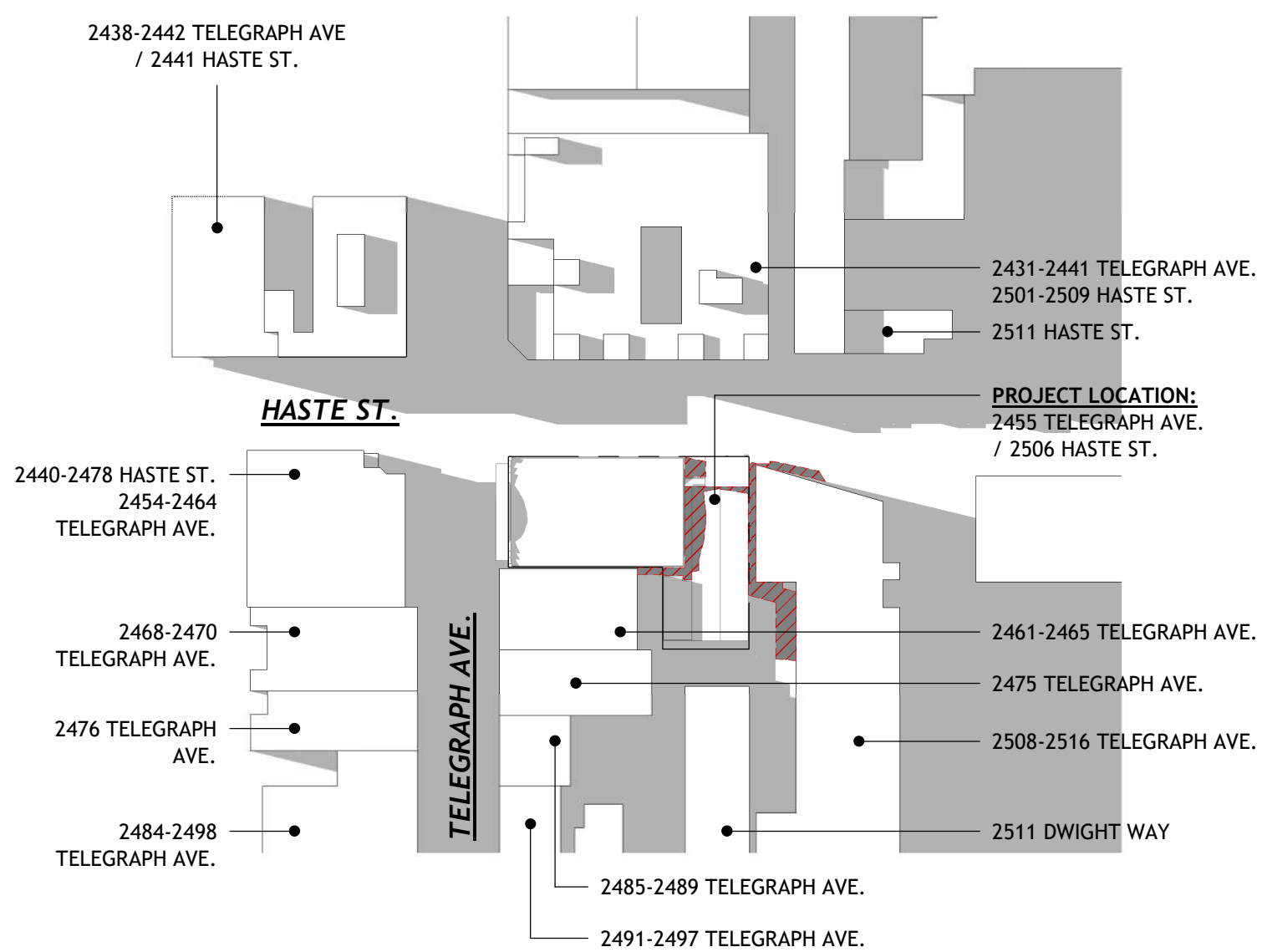
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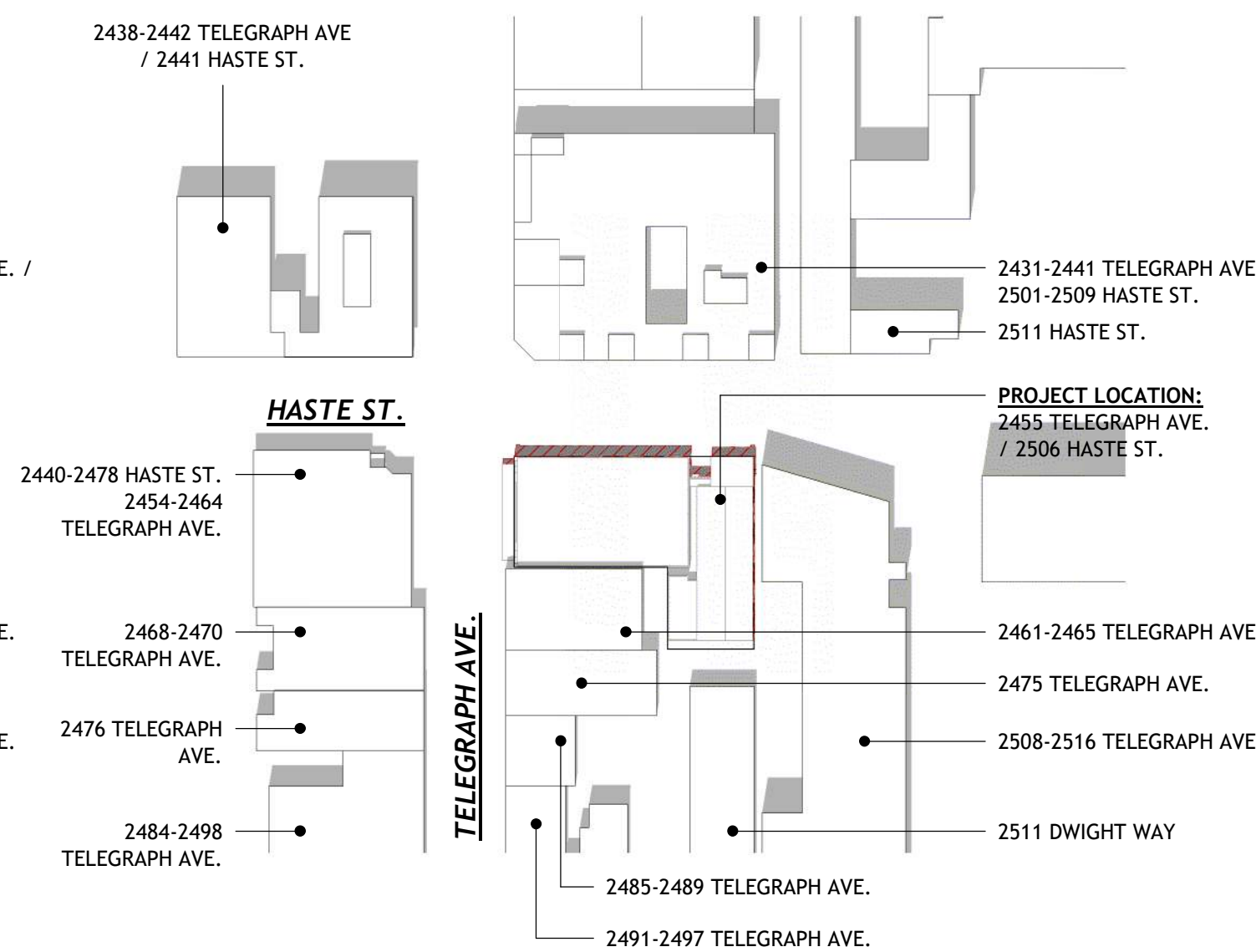
4 06/21 - 6:14 AM - PROPOSED
2 HOURS AFTER SUNRISE



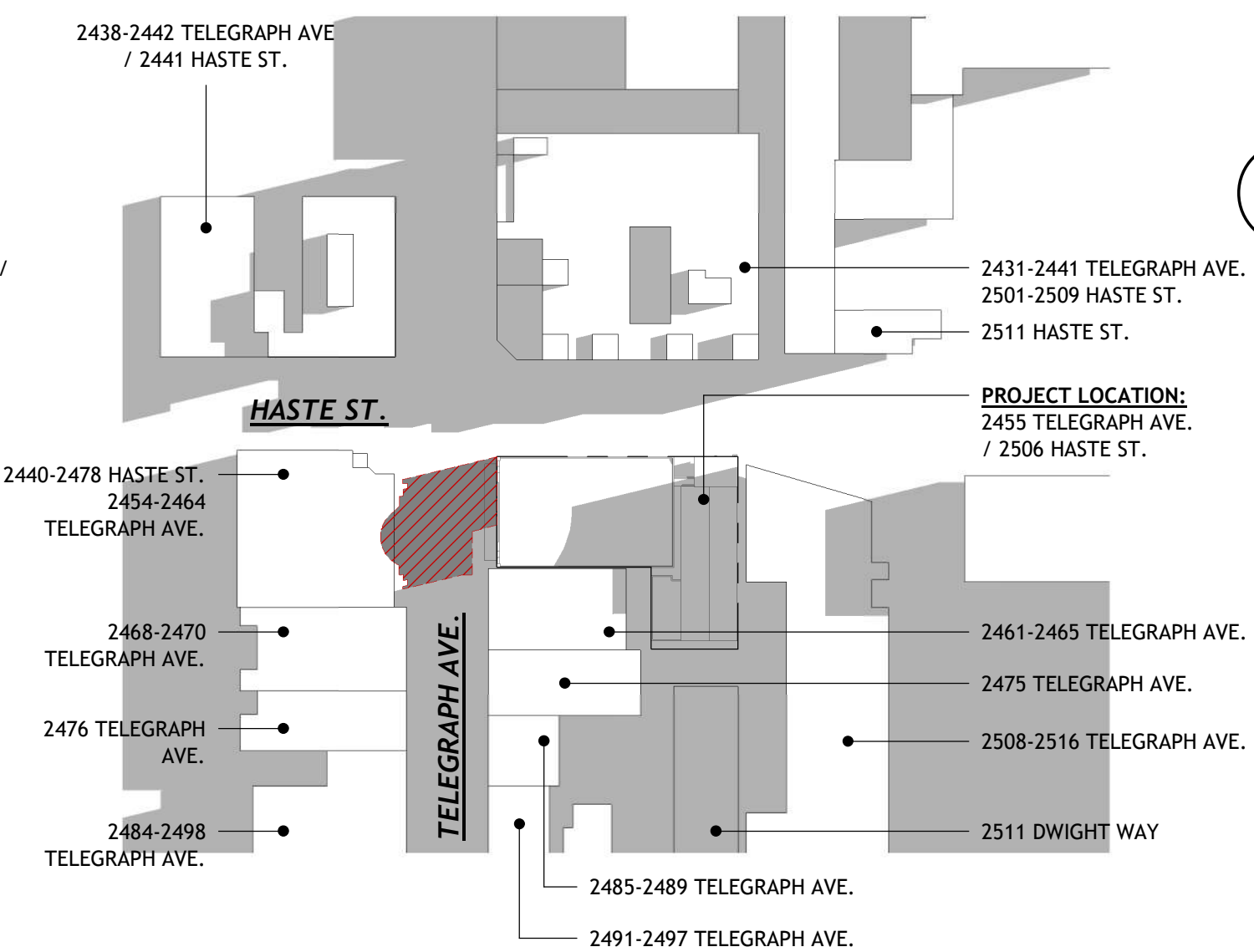
2 JUNE 21ST - SUN PATH
SUNRISE - SUNSET



9 06/21 - 5:20 PM - EXISTING
2 HOURS BEFORE SUNSET



6 06/21 - 12:00 PM - EXISTING



3 06/21 - 6:14 AM - EXISTING
2 HOURS AFTER SUNRISE



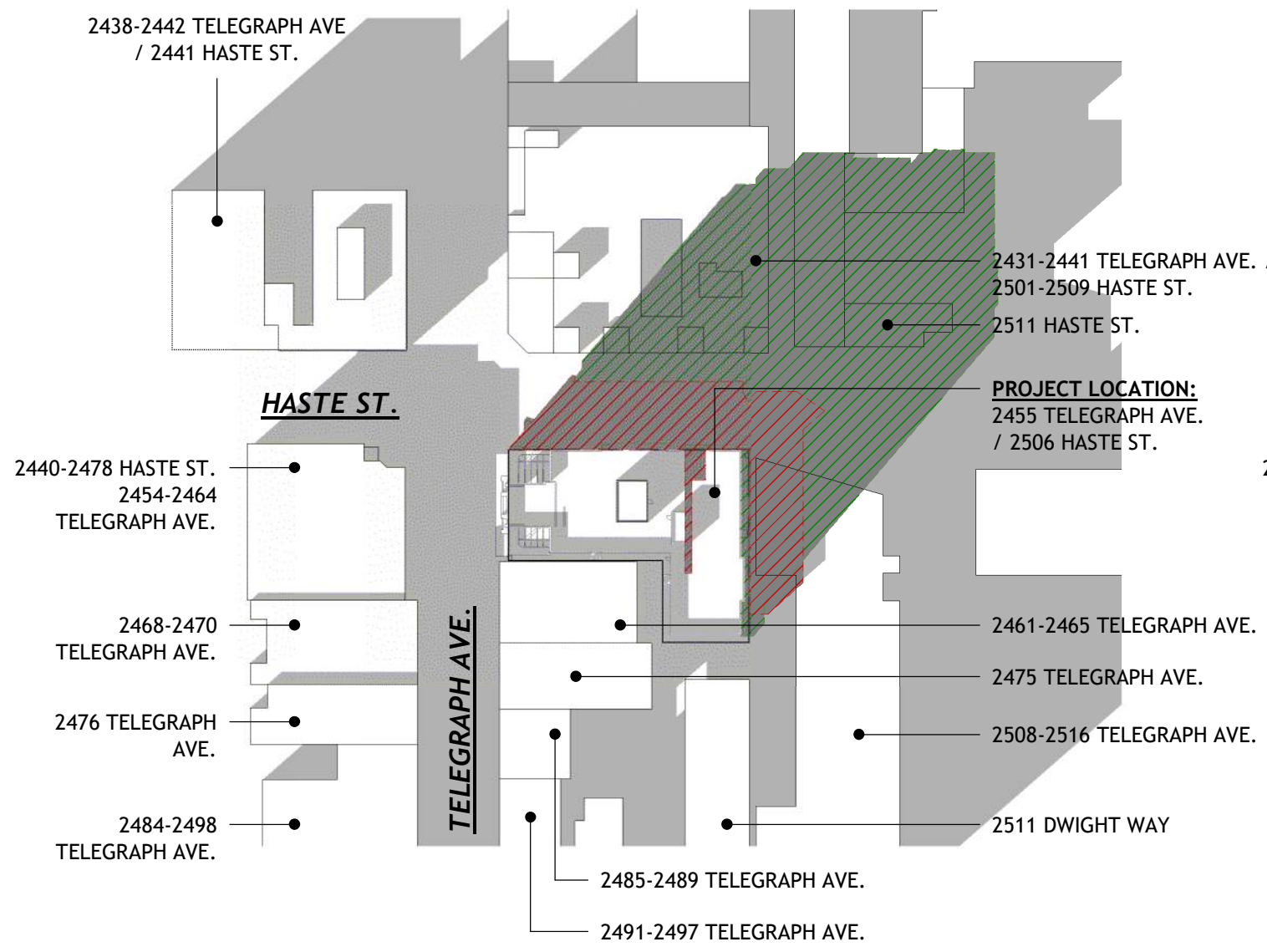
1 SHADOW STUDY LEGEND

△	DATE	ISSUE RECORD

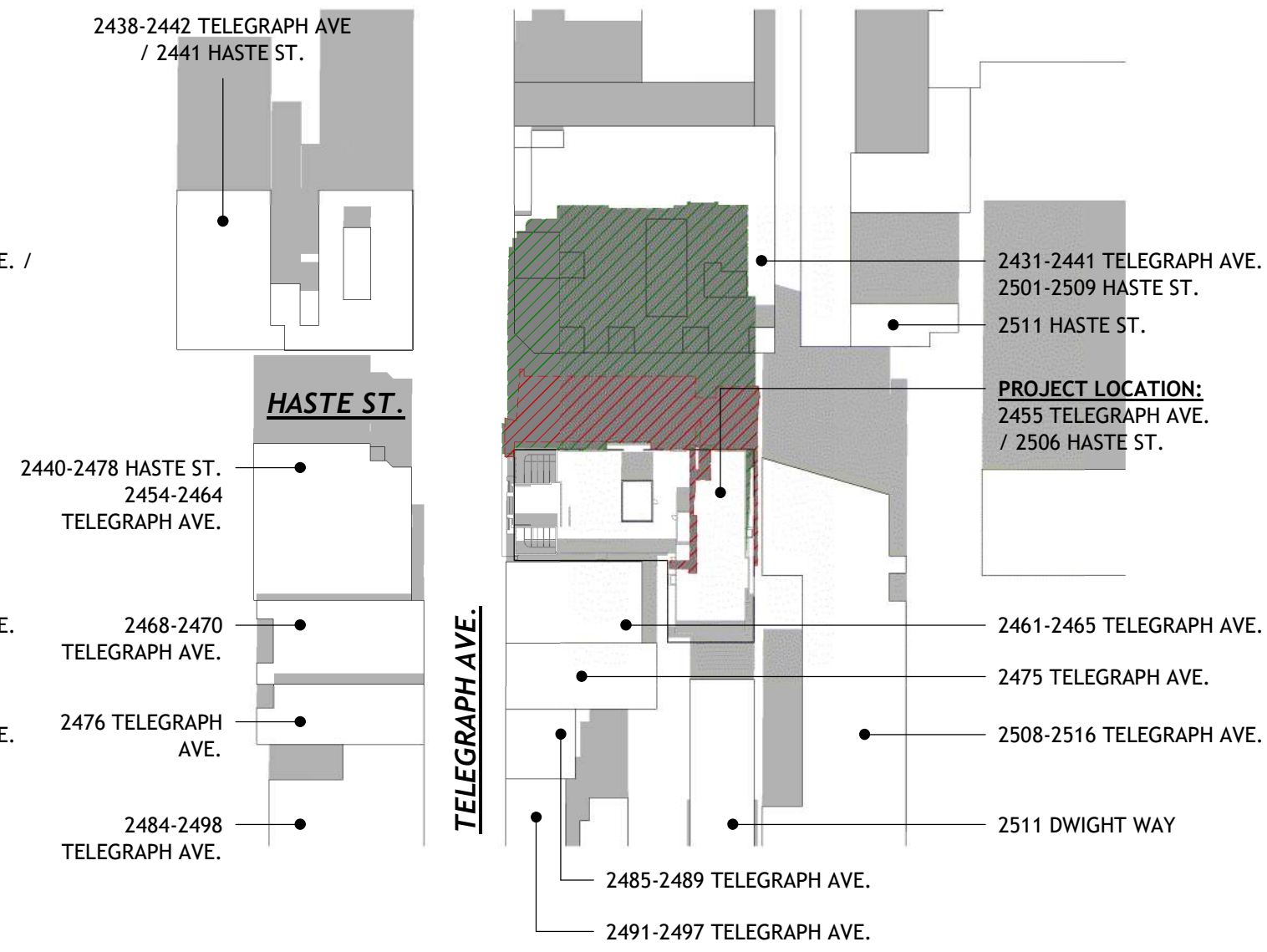
PROJECT NO:

ISSUE DATE: 2/01/26

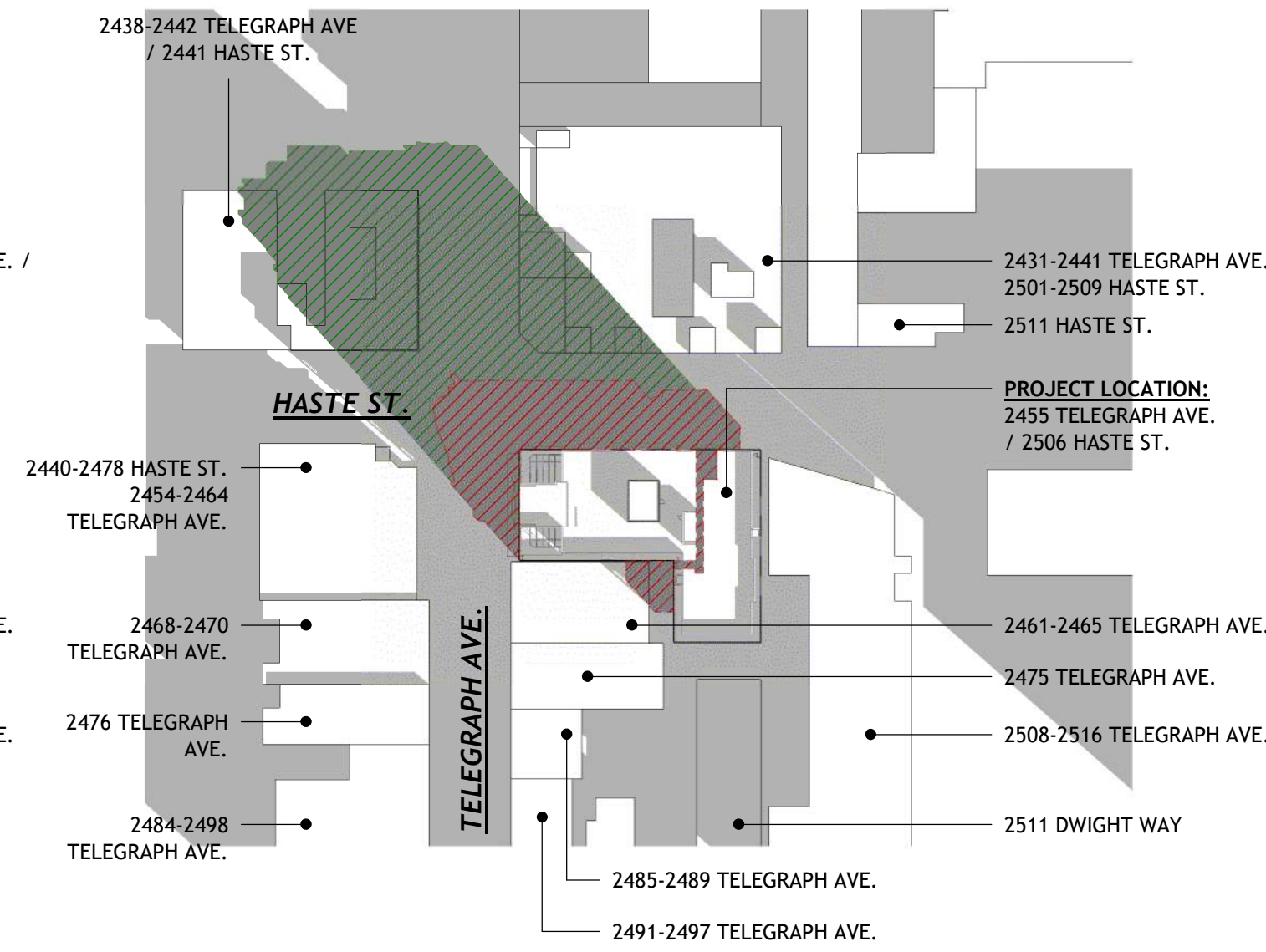
SHADOW STUDIES - JUNE
21ST



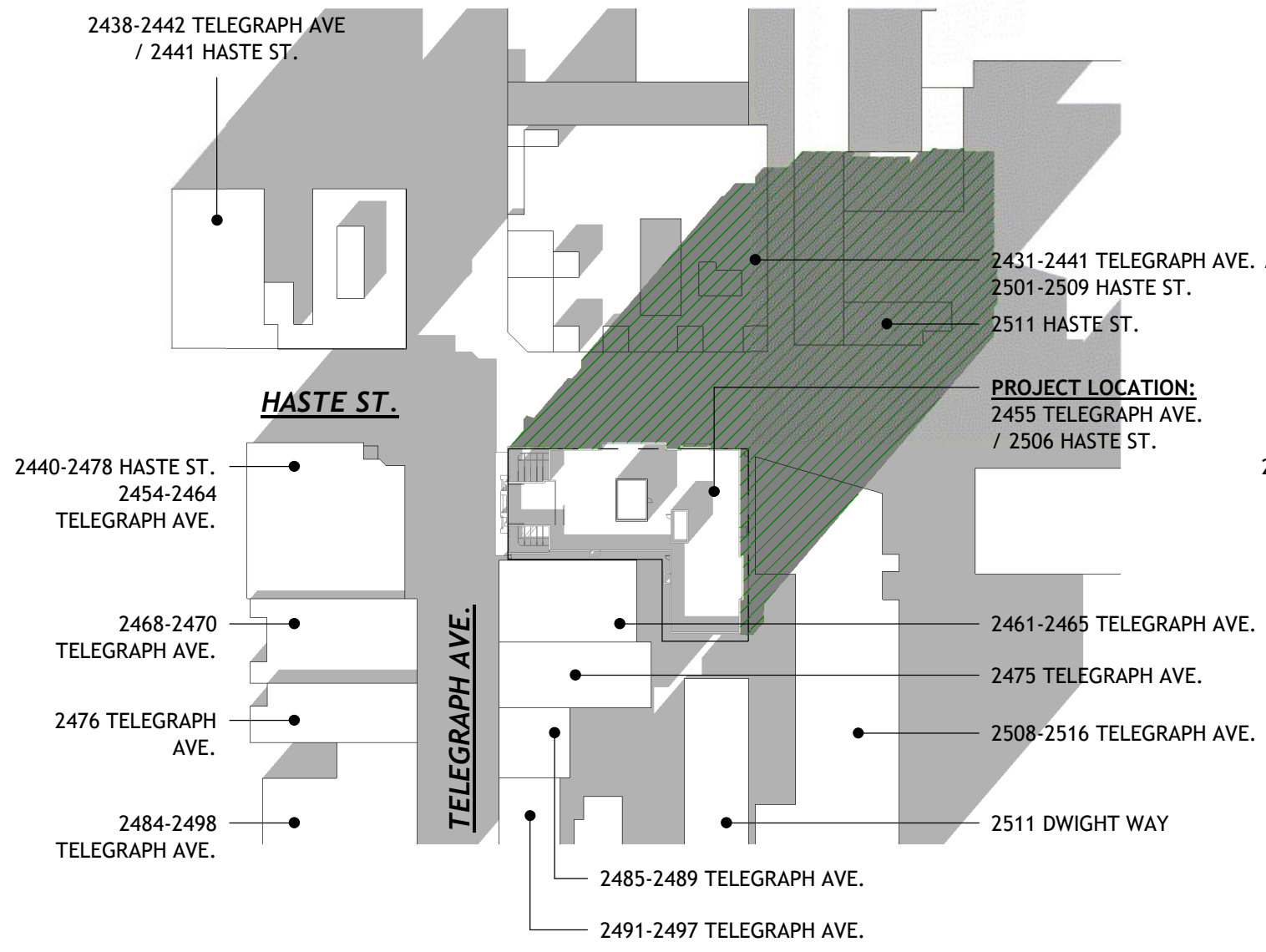
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2 HOURS BEFORE SUNSET



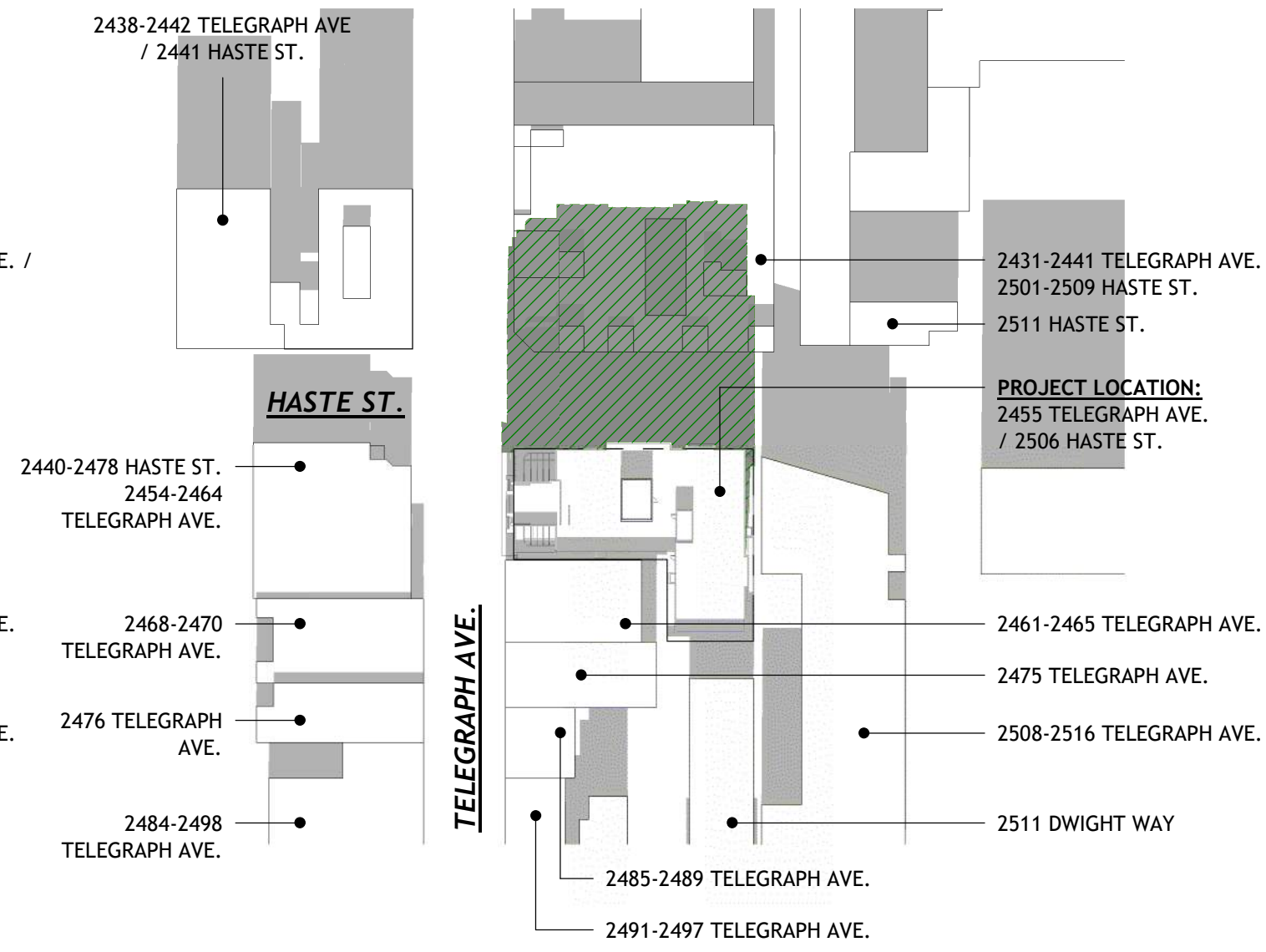
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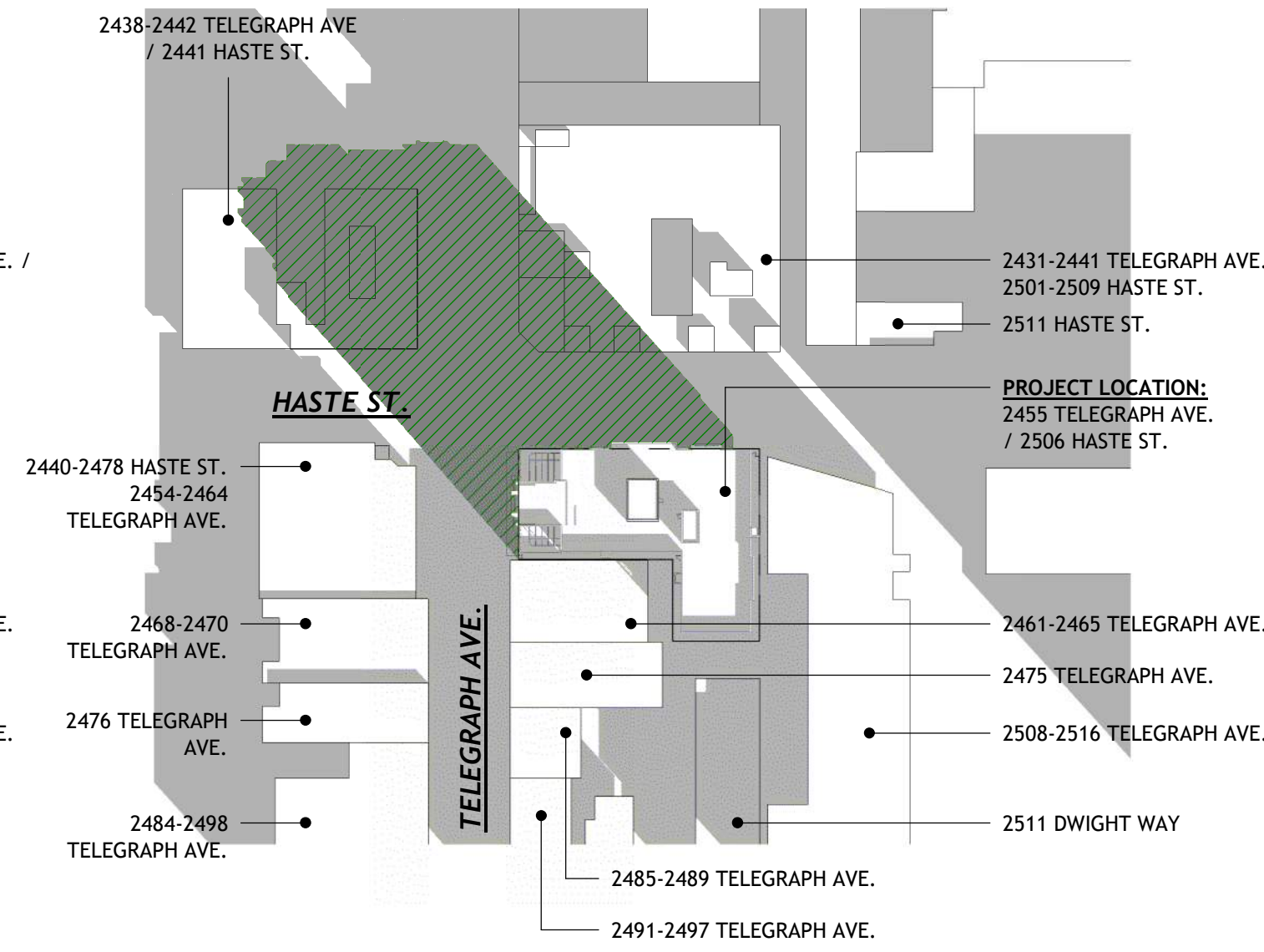
8 02/01 - 9:13 AM - OVERLAY
2 HOURS AFTER SUNRISE



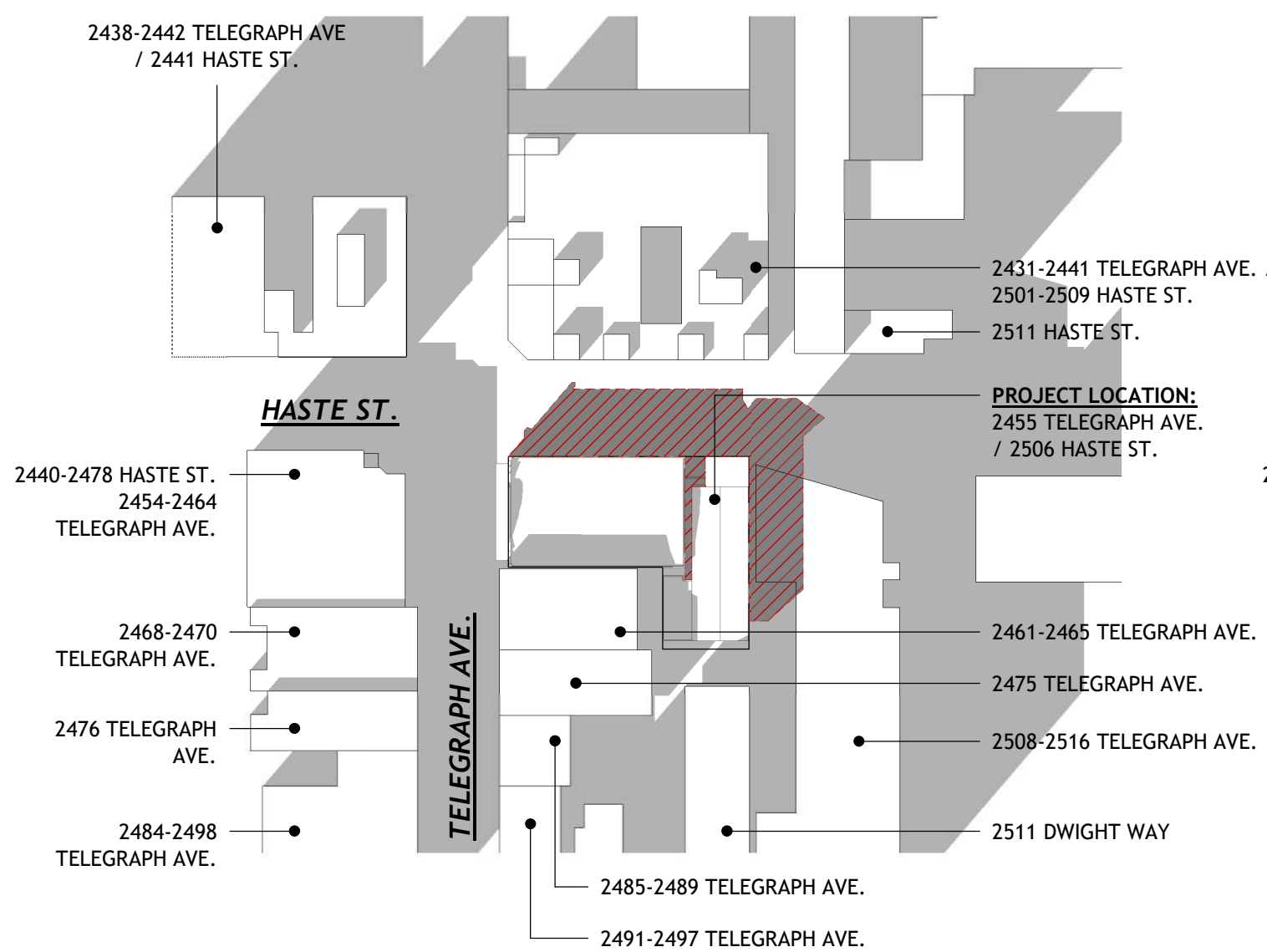
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2 HOURS BEFORE SUNSET



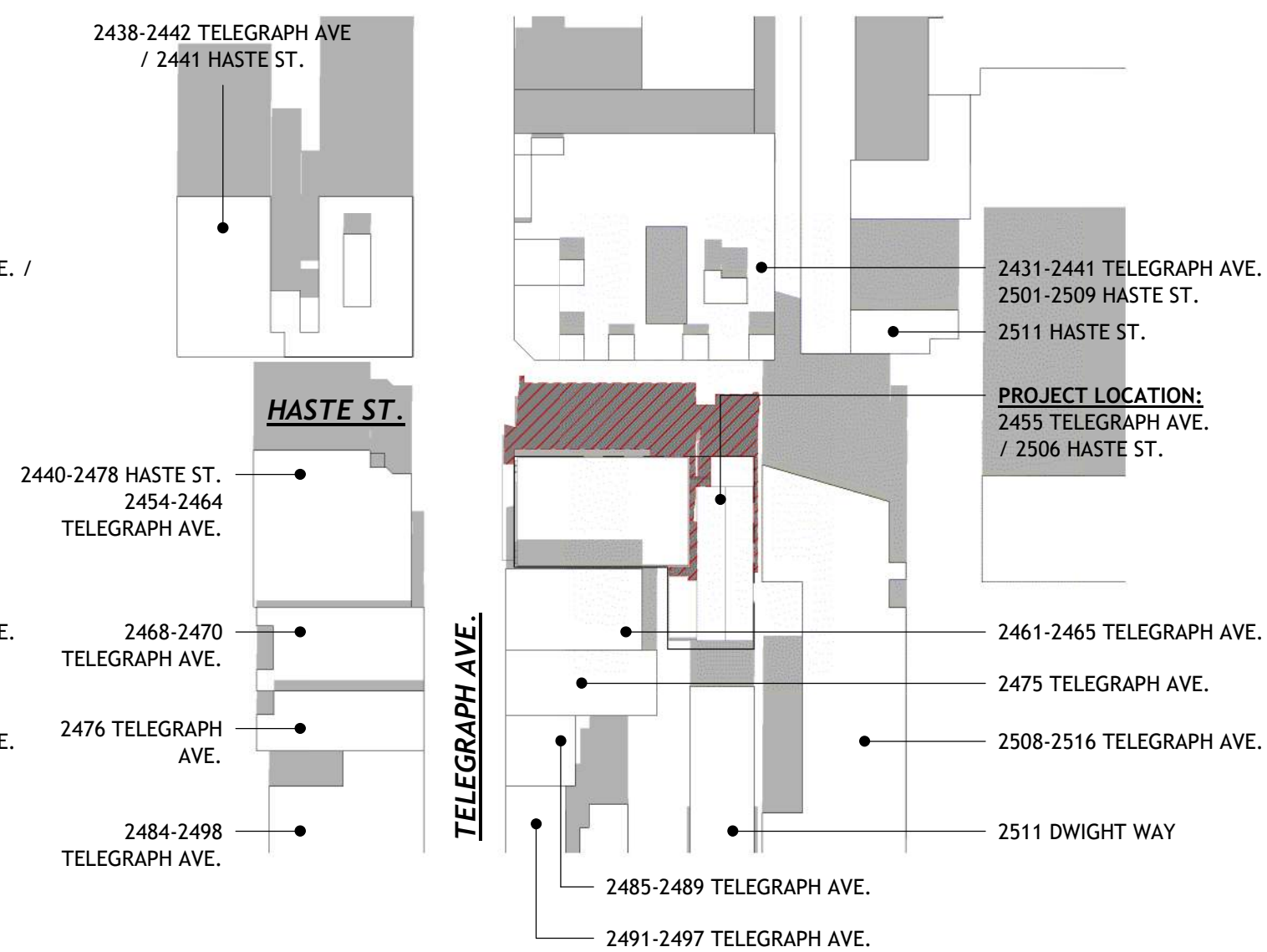
6 02/01 - 12:00 PM - PROPOSED



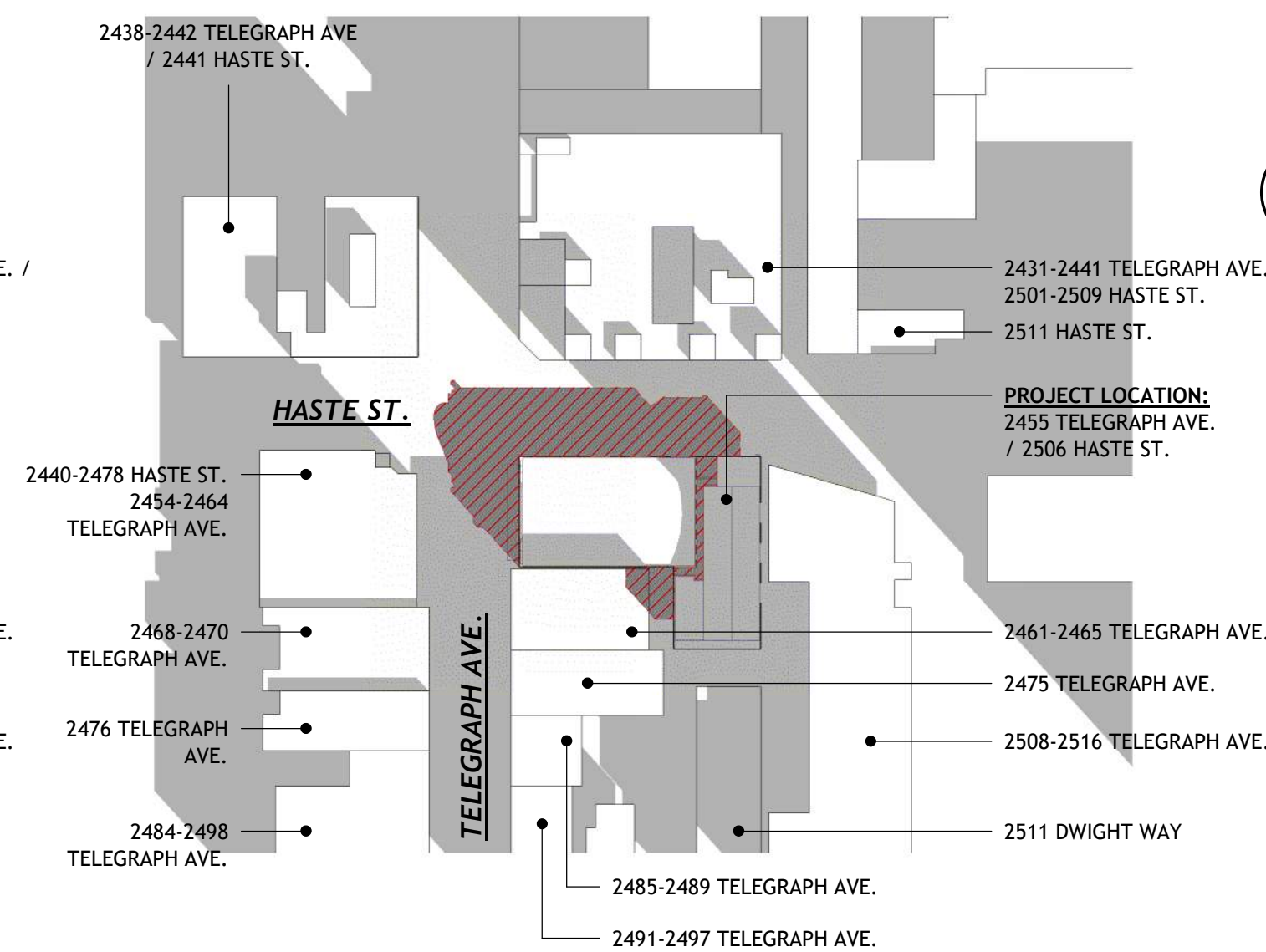
5 02/01 - 9:13 AM - PROPOSED
2 HOURS AFTER SUNRISE



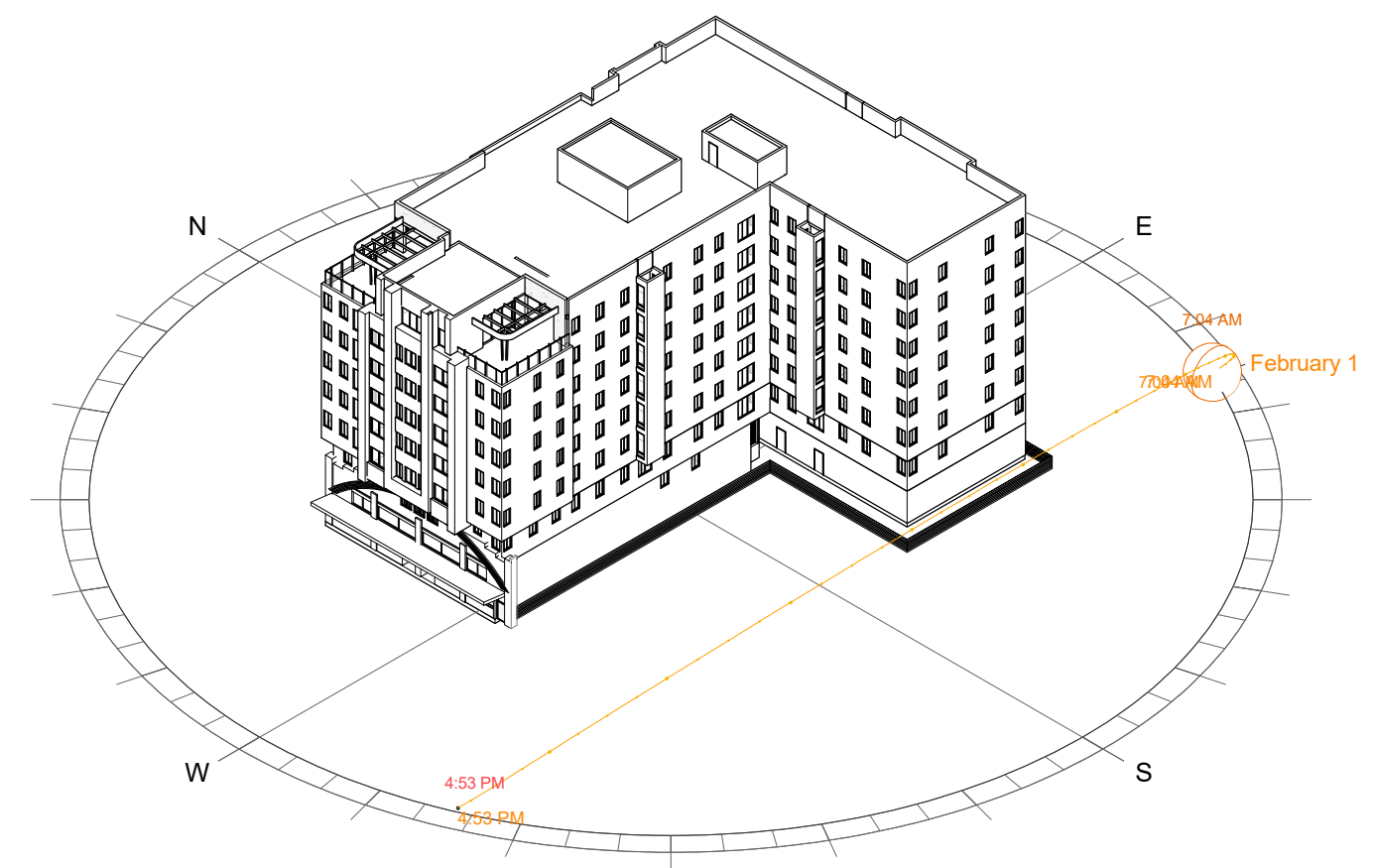
4 02/01 - 2:33 PM - EXISTING
2 HOURS BEFORE SUNSET



3 02/01 - 12:00 PM - EXISTING



2 02/01 - 9:13 AM - EXISTING
2 HOURS AFTER SUNRISE



1 FEBRUARY 1 - SUN PATH
SUNRISE - SUNSET



1 SHADOW STUDY LEGEND

△	DATE	ISSUE RECORD

PROJECT NO:

ISSUE DATE: 2/01/26

SHADOW STUDIES -
FEBRUARY 1ST

Blueprint Scoresheet

2455 Telegraph		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen	Yes	CALGreen (REQUIRED)	4	1	1	1	1	Arch	
A. SITE		A2. Job Site Construction Waste Diversion							
	Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2			2		GC	
B. FOUNDATION									
	≥30%	B1. Low Carbon Concrete	1			3		Struc, Civil, Land	
C. LANDSCAPE									
	7.63%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
		C4. Minimal Turf in Landscape							
	Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2	Landscape	
	Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0				2	Irrigation, Civil, Plumb	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	Yes	D9. Reduced Pollution Entering the Home from the Garage							
		D9.1 Detached or No Garage	2		2			Arch	A102
	Yes	D10. Structural Pest and Rot Controls				1		Arch	
	Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1					Arch	
	Yes	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1			1		Arch,GC	
E. EXTERIOR									
	Yes	E2. Flashing Installation Third-Party Verified	2			2		Owner, arch	
	Yes	E4. Durable and Non-Combustible Cladding Materials	1			1		Arch	
	Yes	E5. Durable and Fire Resistant Roofing Materials or Assembly	1			1		Arch	
	Yes	E7. Cool Roof	1	1				Arch	
F. INSULATION									
		F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
	Yes	F1.1 Walls and Floors	0.5			0.5		Arch	
	Yes	F1.2 Ceilings	0.5			0.5		Arch	
	Yes	F2. Low-Emitting Insulation							
	Yes	F2.1 Walls and Floors	0.5		0.5			Arch	
	Yes	F2.2 Ceilings	0.5		0.5			Arch	
	Yes	F3. Insulation That Does Not Contain Fire Retardants							
	Yes	F3.1 Cavity Walls and Floors	1		1			Arch	
	Yes	F3.2 Ceilings	1		1			Arch	
G. PLUMBING									
		G2. Install Water-Efficient Fixtures							
	Yes	G2.1 WaterSense Showerheads ≤ 1.75 gpm	2				2	Plumb	
	Yes	G2.2 WaterSense Bathroom Faucets ≤ 1.0 gpm	1				1	Plumb	
	1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	2				2	Plumb	
	Yes	G6. Submeter Water for Tenants	2				2	Plumb/Owner	
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	Yes	H1. All Electric or Sealed Combustion Units							
	Yes	H1.1 Sealed Combustion Furnace or Heat Pump	1		1			Mech	
	Yes	H1.2 Sealed Combustion or Heat Pump Water Heater	2		2			Plumb	
	Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
	Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	Mech, HERS	
	Yes	H9. Advanced Refrigerants	1		1			Mech	
I. RENEWABLE ENERGY									
	20.00%	I1. Onsite Renewable Generation (PV, Micro Hydro and Wind)	5	25				Solar	
		I3. Energy Storage and Thermal Load Shifting							
	Yes	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water	1	1				Plumb	
	Yes	I3.3 Pre-Cooling Equipment for AC	1	1				Mech,GC	
J. BUILDING PERFORMANCE AND TESTING									
	Yes	J3. Compartmentalization of Units	2	1	1			Arch,HERS	
	Yes	J4. All Electric or Combustion Appliance Safety Testing	1		1			HERS	
		J5. Building Energy Performance							
	Option 1: All Electric Compliance	J5.1 All Electric Home Outperforms Title 24	27	25+				T24	
	Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1	1				T24	
K. FINISHES									
		K1. Entryways Designed to Reduce Tracked-In Contaminants							
	Yes	K1.2 Entryways to Buildings	1		1			Arch	
		K2. Low-VOC Interior Wall and Ceiling Paints							
	Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2		2			Arch	
L. FLOORING									
	Yes	L3. Durable Flooring	2		1	1		Arch	
M. APPLIANCES AND LIGHTING									
	Yes	M1. ENERGY STAR® Dishwasher	1				1	owner, Arch	
	<25								

NOT FOR CONSTRUCTION

ENTITLEMENT APPLICATION

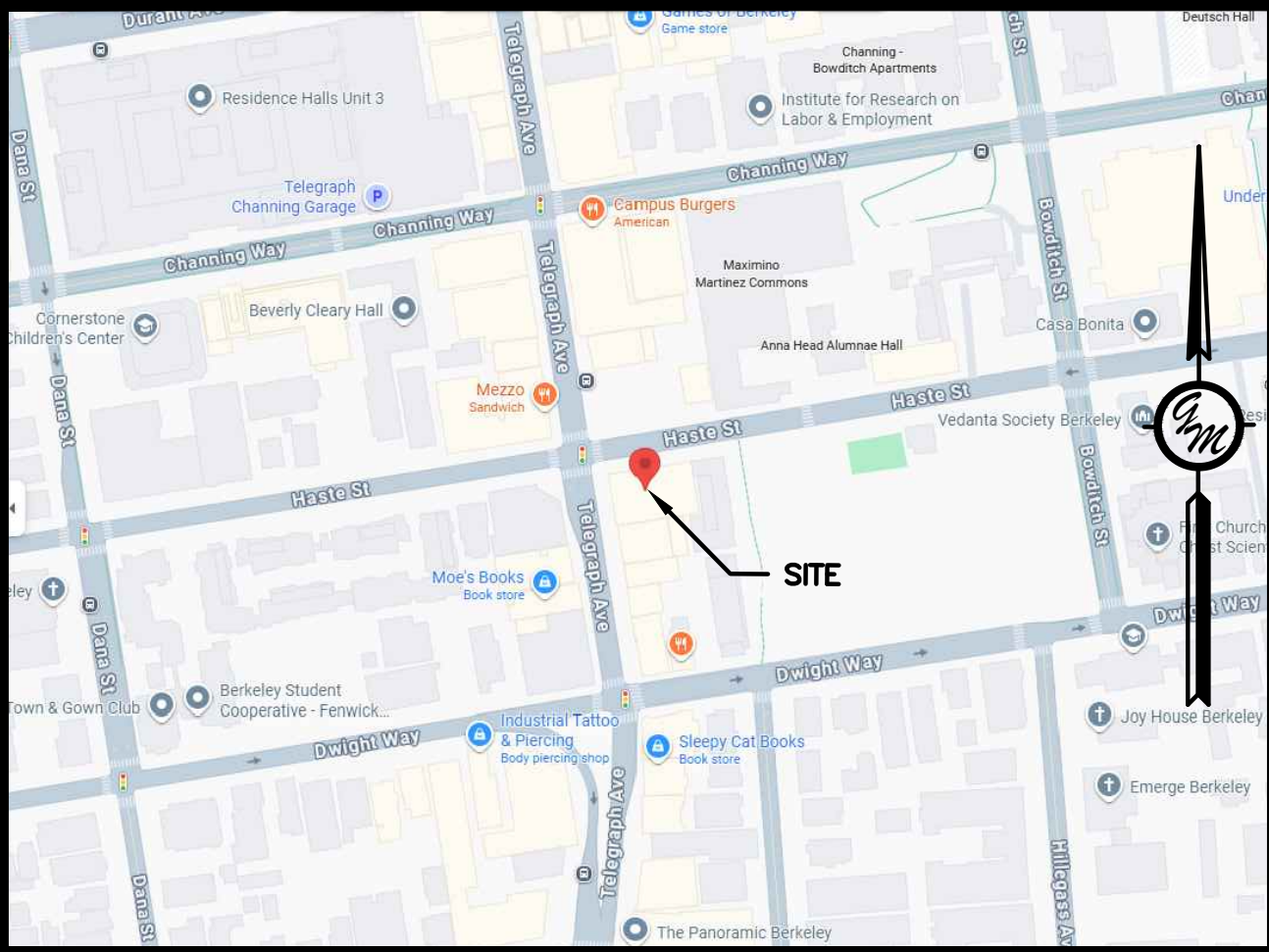
[illegible]

ISSUE DATE: 2/01/26

GREENPOINT RATED CHECKLIST

G031

PRELIMINARY IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 055-1875-029 & 055-1875-030-1



VICINITY MAP

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY FOR BERKELEY MONUMENT FOUND AT ELLSWORTH STREET AND THE INTERSECTION OF THE REFERENCE POINTS AT FULTON STREET WAS TAKEN AS N83°00'00"E, PROJECTED AS SHOWN ON PARCEL MAP NO. 10100, FILED IN BOOK 320 OF MAPS, AT PAGES 96 THROUGH 100, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY ESTABLISHED BY HOLDING THE ELEVATION OF 211.60' ON THE TOP OF A 3/8" INCH BRASS PIN IN A MONUMENT WELL FOUND AT THE INTERSECTION OF ELLSWORTH STREET AND DURANT AVENUE, AS SHOWN ON THIS MAP. THIS MONUMENT WAS TAKEN AS CITY OF BERKELEY MONUMENT B0401, HELD PER CORNER RECORD 7052 AND CITY SURVEYOR'S NOTES AS CITY OF BERKELEY DATUM.
ELEVATION = 211.60' COB DATUM

TITLE REPORT NOTE:

THE INFORMATION REGARDING EXISTING EASEMENTS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS PROVIDED TO THE SURVEYOR, THE FIRST HAVING ORDER NUMBER NCS-1183023-CC, DATED MAY 31, 2023, AND THE SECOND HAVING ORDER NUMBER NCS-1177886, AMENDED, DATED APRIL 11, 2023. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT EXIST BUT ARE NOT DELINEATED HEREON.

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

- (1) --- PARCEL MAP 10100, FILED BOOK 320 OF MAPS AT PAGES 96-100 ON OCTOBER 8TH, 2012, ALAMEDA COUNTY RECORDS (ACR).
- (2) --- PARCEL MAP 9152, FILED BOOK 300 OF MAPS AT PAGES 25-26 ON JULY 18TH, 2007, ACR.
- (3) --- CORNER RECORD 7052, FILED BOOK 67 OF CORNER RECORDS AT PAGE 20 ON MAY 8TH, 2015, ACR.
- (4) --- CORNER RECORD 10921, FILED BOOK 105 OF CORNER RECORDS AT PAGE 22 ON NOVEMBER 7TH, 2017, ACR.
- (5) --- CORNER RECORD 12003, FILED BOOK 114 OF CORNER RECORDS AT PAGE 5 ON SEPTEMBER 24TH, 2018, ACR.
- (6) --- CORNER RECORD 7857, FILED BOOK 75 OF CORNER RECORDS AT PAGE 24 ON DECEMBER 23RD, 2015, ACR.
- (7) --- MAP OF COLLEGE HOMESTEAD, FILED LIBER - "T" OF DEEDS AT PAGE 799 ON MAY 15, 1866, ACR.
- (8) --- GRANT DEED INSTRUMENT NO. 2024000008, RECORDED JANUARY 2ND, 2024.
- (9) --- GRANT DEED INSTRUMENT NO. 2013122970, RECORDED APRIL 5TH, 2013.

BOUNDARY NOTE:

ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON RECORDS OF ALAMEDA COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT FINAL SURVEYED VALUES.

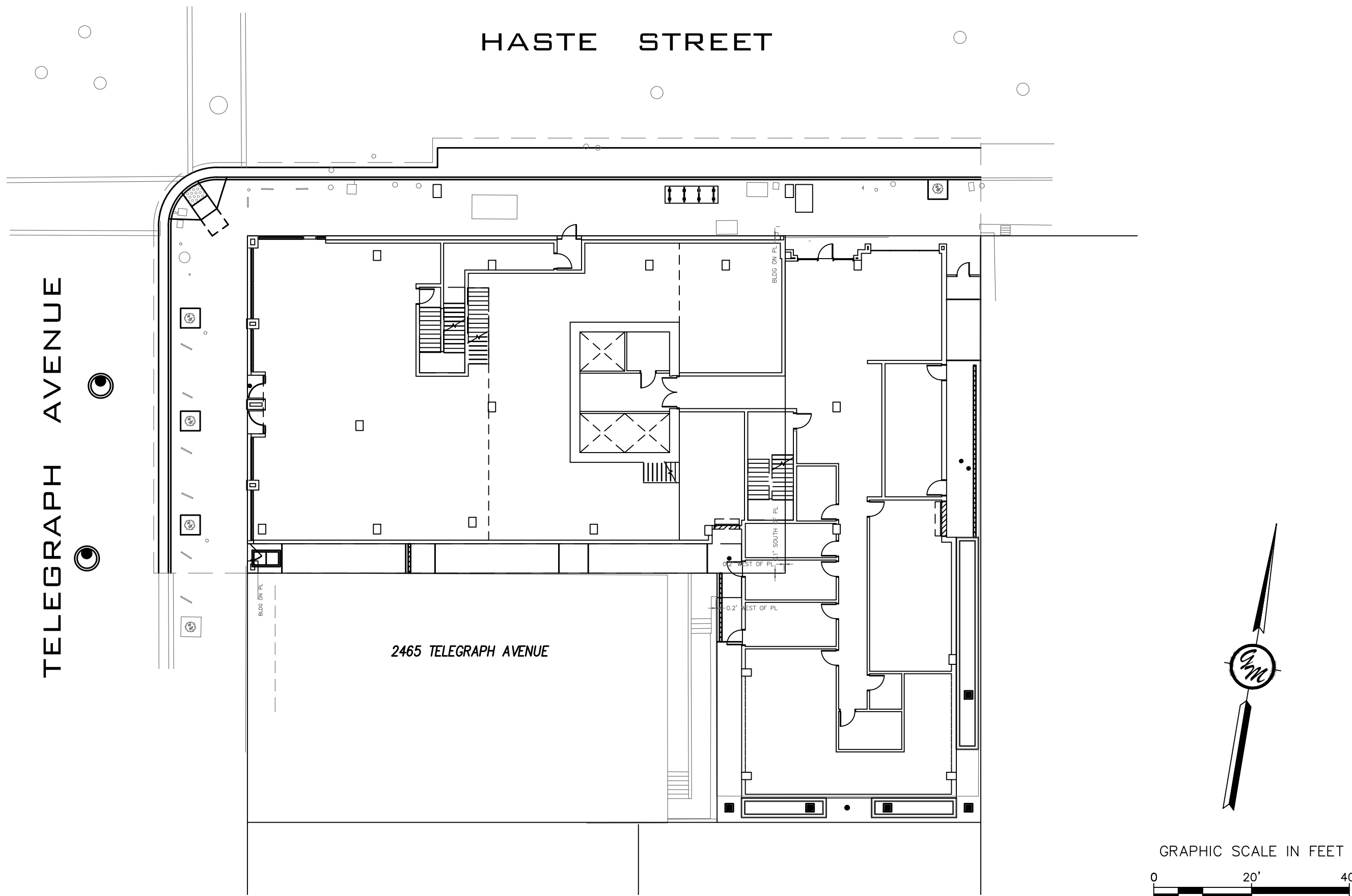
SURVEY NOTE:

TOPOGRAPHIC SURVEY PREPARED BY:
MORAN ENGINEERING, INC.

ADDRESS: 1930 SHATTUCK AVE, SUITE A,
BERKELEY, CA 94704



TOPOGRAPHIC SURVEY &
BENCHMARK INFORMATION



SITE

MUNICIPALITY STAMPS

ENGINEER:
GREENWOOD & MOORE, INC.
JEFFERY MOORE
3111 CASTRO VALLEY BLVD,
CASTRO VALLEY, CA 94546
(510) 581-2772

OWNER/APPLICANT:
DAVID PRINZ
P.O. BOX #391
POINT REYES STATION, CA 94956

PROPERTY ADDRESS:
2455 TELEGRAPH AVE.
BERKELEY, CA 94704

ASSESSOR'S PARCEL NO.:
APN: 055-1875-055 &
055-1875-030-1

SANITARY SEWER BY:
CITY OF BERKELEY

WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
BERKELEY FIRE DEPARTMENT

EXISTING ZONING:
C-T (COMMERCIAL - TELEGRAPH AVE)

TOTAL AREA TO BE DIVIDED:
±13,100 SQ.FT.

TOPOGRAPHIC SURVEY PREPARED BY:
MORAN ENGINEERING, INC.
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CA 94704

PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGENDS, SYMBOLS & ABBREVIATIONS
C1.0	TOPOGRAPHIC SURVEY (BY - MORAN ENGINEERING, INC.)
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	STORMWATER CONTROL PLAN
C5.1	CITY OF BERKELEY - POLLUTION PREVENTION PLAN

IMPROVEMENT PLANS

2455 TELEGRAPH AVE
BERKELEY, CA 94704

APN: 55-1875-29 & 55-1875-30-1

COVER SHEET

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=20'
DATE	11/13/2025
PROJECT NO.	2024.080
PHASE NO.	XX
SHEET NO.	C0.0

SHEET INDEX

C0.0



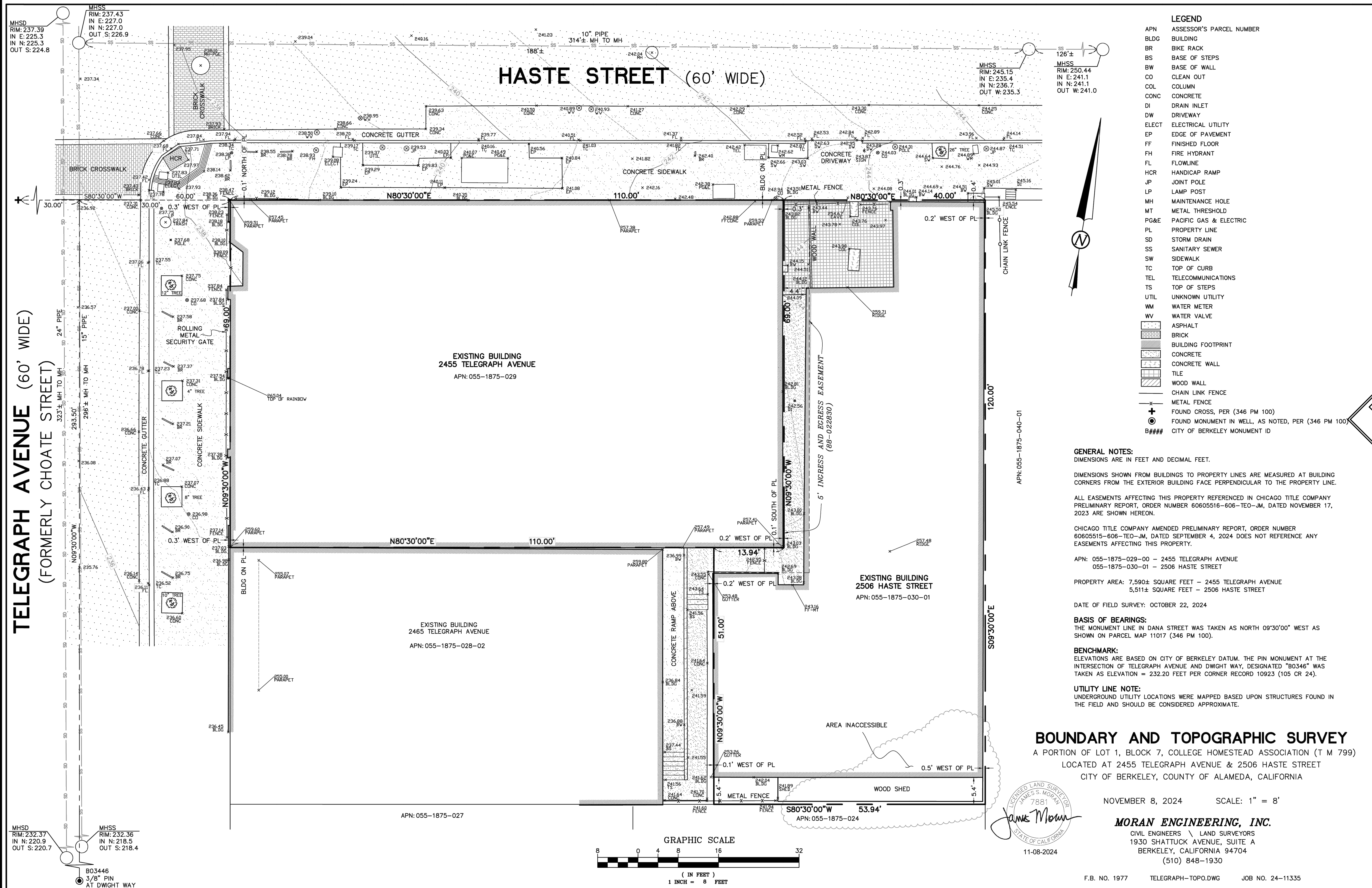
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

ABBREVIATIONS

LEGEND

CO.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHIP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmore.com



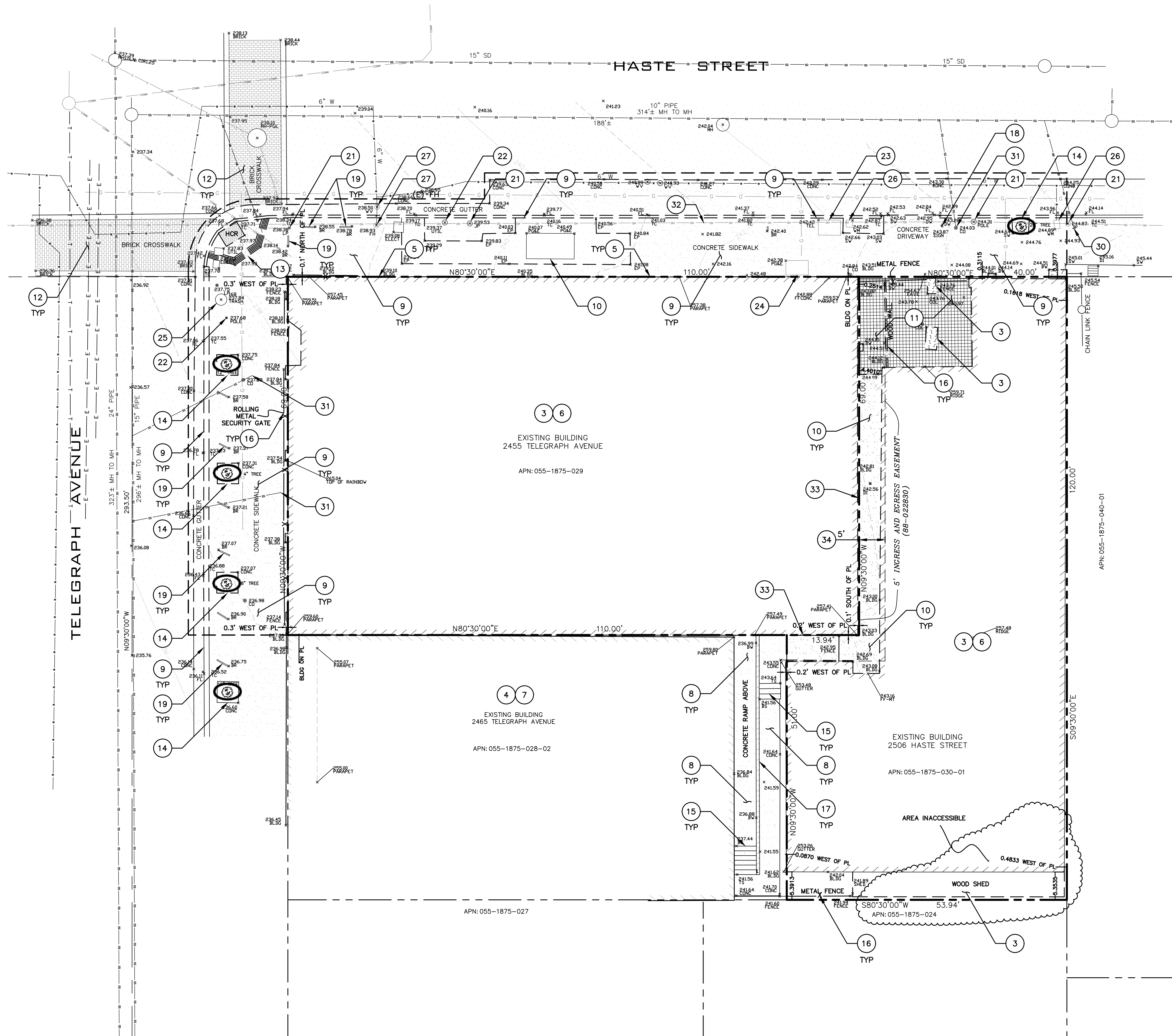
IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

TOPOGRAPHIC SURVEY
BY: (MORAN ENGINEERING INC.)

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=10'
DATE: 11/13/2025
PROJECT NO.: 2024.080
PHASE NO.: XX
SHEET NO.:

C1.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DRAINED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ALL FABRICATIONS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



KEYNOTES:

1. SAWCUT LINE
2. LIMIT OF REMOVAL
3. (E) BUILDING TO BE DEMOLISHED
4. (E) BUILDING TO REMAIN
5. (E) HISTORIC MURAL ON NORTH WALL OF (E) BUILDING TO REMAIN, REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
6. USE CAUTION REMOVING BUILDING/FOUNDATION ADJACENT TO EXISTING BUILDING ON ADJACENT PROPERTY. PRIOR TO REMOVAL OF EXISTING FOUNDATION, CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING FOUNDATION TO DETERMINE WHETHER THE REMOVAL OF THE FOUNDATION WILL IMPACT THE FOUNDATION OF EXISTING BUILDING ON ADJACENT PROPERTY. CONSULT STRUCTURAL ENGINEER TO DETERMINE IMPACT, IF ANY.
7. CONTRACTOR TO PROTECT EXISTING BUILDINGS ON ADJACENT PROPERTY DURING DEMOLITION OF EXISTING BUILDING.
8. (E) CONCRETE WALKWAY TO REMAIN
9. REMOVE (E) SIDEWALK, CURB, & GUTTER
10. (E) CONCRETE/ASPHALT TO BE REMOVED
11. (E) BRICK SURFACING TO BE REMOVED
12. (E) BRICK CROSSWALK TO REMAIN
13. (E) CURB RAMP TO BE REMOVED
14. (E) TREE WELL/PLANTER AREA TO BE REMAIN AND BE PROTECTED DURING CONSTRUCTION
15. (E) CONCRETE STAIRCASE TO BE REMAIN
16. (E) METAL FENCE TO BE REMOVED
17. (E) WALL TO REMAIN
18. (E) SIGN TO REMAIN
19. (E) BIKE RACK TO BE REMOVED AND/OR RELOCATED
20. (E) OVERHEAD UTILITY LINE TO BE REMOVED PER PG&E STANDARDS
21. (E) JOINT POLE AND ASSOCIATED OVERHEAD UTILITY LINE TO REMAIN
22. (E) LIGHTPOLE TO REMAIN
23. (E) ELECTRIC AND/OR COMMUNICATION UTILITY BOX TO REMAIN
24. (E) UTILITY VAULT TO REMAIN
25. (E) TRASH CAN TO REMAIN.
26. COORDINATE REMOVAL/PRESERVATION OF (E) WATER METERS/SERVICES WITH OWNER & EDMUD
27. (E) FIRE HYDRANT AND ASSOCIATED WATER UTILITY BOX TO REMAIN
28. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD, CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS
29. (E) SANITARY SEWER STRUCTURE AND ASSOCIATED UTILITY LINE TO REMAIN
30. (E) ABANDONED SEWER LATERAL TO REMAIN

UTILITY NOTE:

CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION

31. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
- 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 ALL 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 INCHES 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 CONCRETE AND BACKFILL OF THE TRENCH.
- 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.
- D. REMOVE (E) CLEANOUT FRAME & COVER.
32. (E) OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND.
33. (E) PROPERTY LINE BETWEEN 2 PROPERTIES TO BE REMOVED COMBINING THE 2 PROPERTIES INTO A PROPERTY.
34. (E) ACCESS EASEMENT TO BE RELOCATED. SEE SHEET C2.0. FOR MORE INFORMATION.

- (E) TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners

REGISTERED PROFESSIONAL ENGINEER
No. 0042628
Exp. 03/15/26
STATE OF CALIFORNIA

IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704

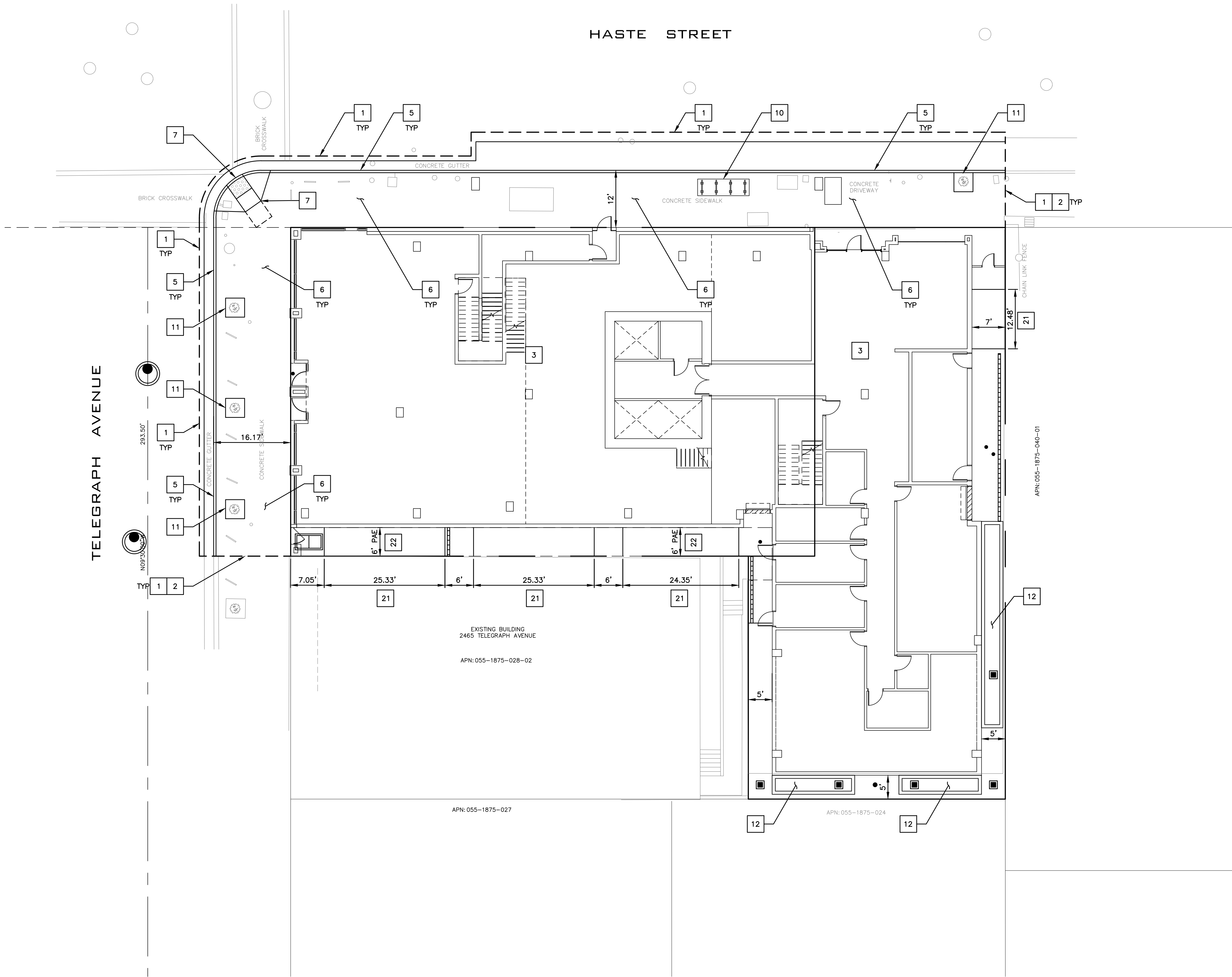
APN: 55-1875-29 & 55-1875-30-1

DEMOLITION PLAN

CHECKED BY: **BD**
DRAWN BY: **TRL**
SCALE: **1"=10'**
DATE: **11/13/2025**
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SHEET NO.: **C1.1**

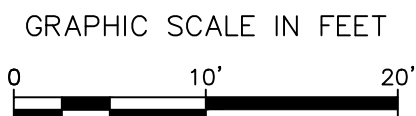
GRAPHIC SCALE IN FEET
0 10' 20'

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SITE KEYNOTES: #

1. SAWCUT LINE. CONFORM TO (E) AC
2. CONFORM TO EXISTING AT SAWCUT LINE
3. (N) MULTI-STORY MIXED-USE BUILDING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
4. (E) BUILDING TO REMAIN
5. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145.
6. (N) CONCRETE SIDEWALK PER CITY OF BERKELEY STANDARD DETAIL 8153
7. (N) ADA CURB RAMP PER CALTRANS STANDARDS
8. (N) CONCRETE WALKWAY
9. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
10. (N) BIKE RACK
11. (N) TREE WELL
12. FLOW THROUGH PLANTER
13. (N) WATER METER
14. TRANSFORMER/ELECTRICAL BOX
15. (E) SIGN TO REMAIN
16. (N) RETAINING WALL
17. (E) ACCESSIBLE RAMP TO REMAIN
18. (E) FIRE HYDRANT TO REMAIN
19. (N) 6' DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151 FOR TRASH CONTAINERS.
20. (N) TREE WELL
21. RAMP WITH HANDRAIL
22. RELOCATED ACCESS EASEMENT



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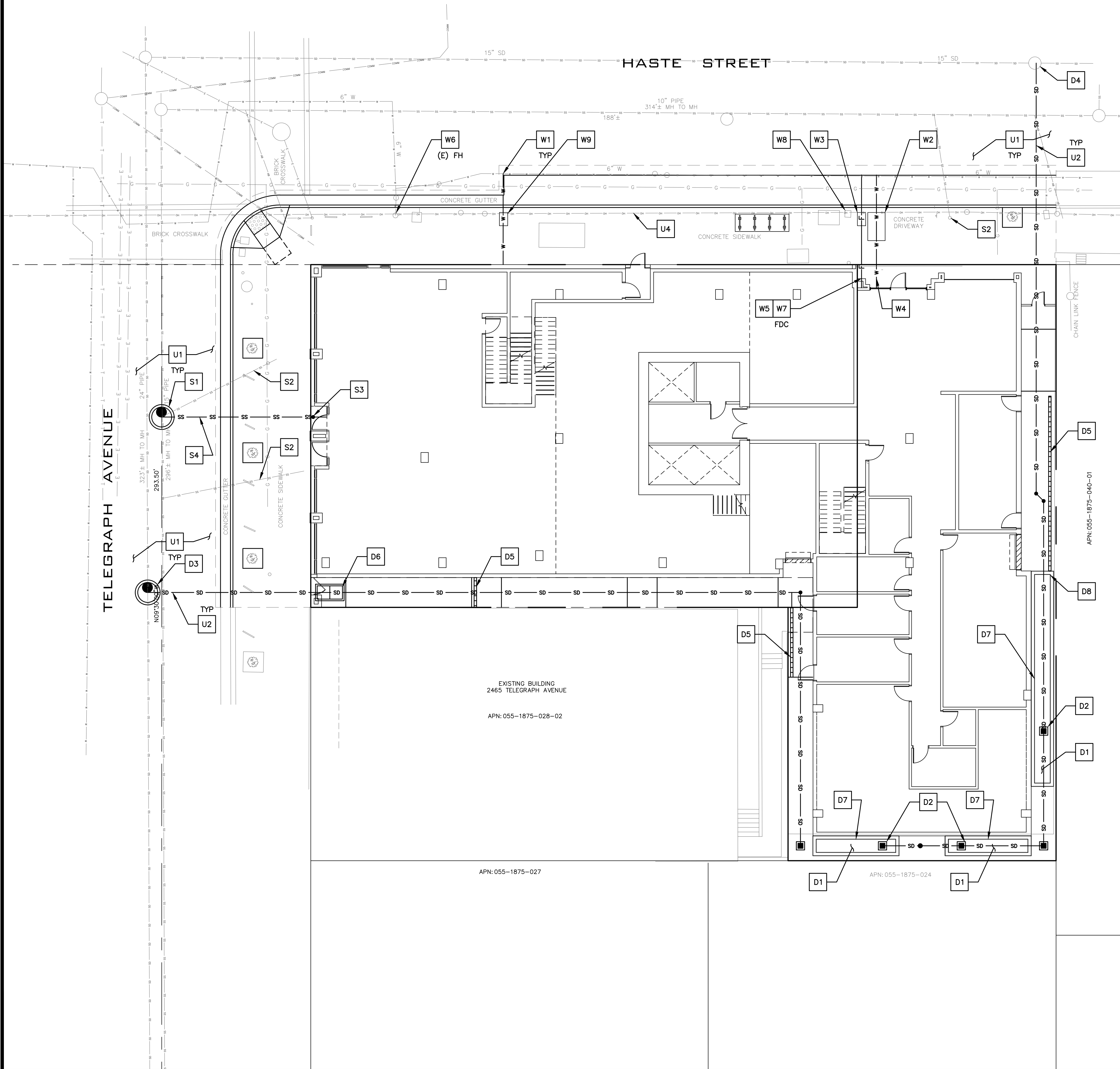
IMPROVEMENT PLANS
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SITE PLAN

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STORM DRAINAGE KEYNOTES **D#**

1. FLOW THROUGH PLANTER
2. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE
3. (N) STORM DRAIN MANHOLE ON (E) STORM DRAIN. FIELD VERIFY LOCATION AND ELEVATION.
4. CONNECT TO (E) SDMH
5. TRENCH DRAIN.
6. STORMWATER TREATMENT FILTER VAULT
7. DISCHARGE DOWNSPOUT TO FLOWTHROUGH PLANTER AT COBBLE DISSIPATOR.
8. DISCHARGE TRENCH DRAIN TO FLOWTHROUGH PLANTER AT COBBLE DISSIPATOR.

SEWER KEYNOTES **S#**

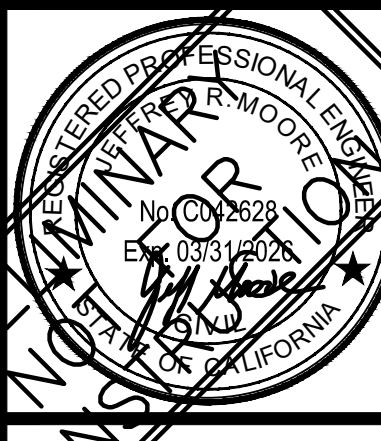
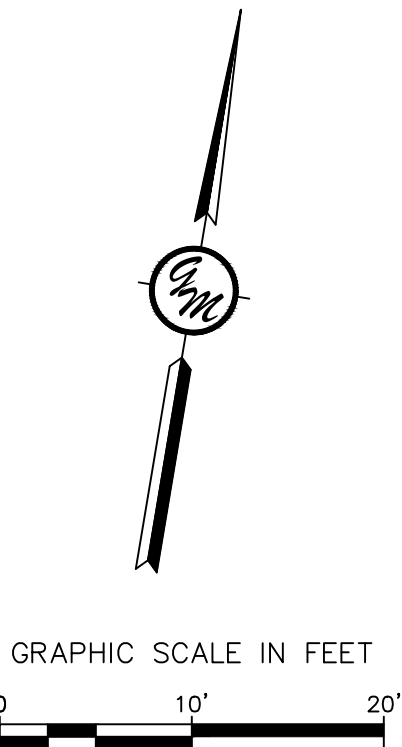
1. SS MANHOLE PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
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- 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.
- D. REMOVE (E) CLEANOUT FRAME & COVER.
3. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. 8" HDPE SDR 17 SS S=0.01 MINIMUM SLOPE

WATER KEYNOTES **W#**

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) FIRE HYDRANT
7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
 - 7.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3- FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
 - 7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
8. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
9. COMMERCIAL WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.

UTILITY KEYNOTES **U#**

1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
2. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136.
3. REMOVE (E) JOINT POLE AND UNDERGROUND EXISTING OVERHEAD UTILITIES (BY OTHERS)
4. (E) OVERHEAD LINES TO BE RELOCATED UNDERGROUND.



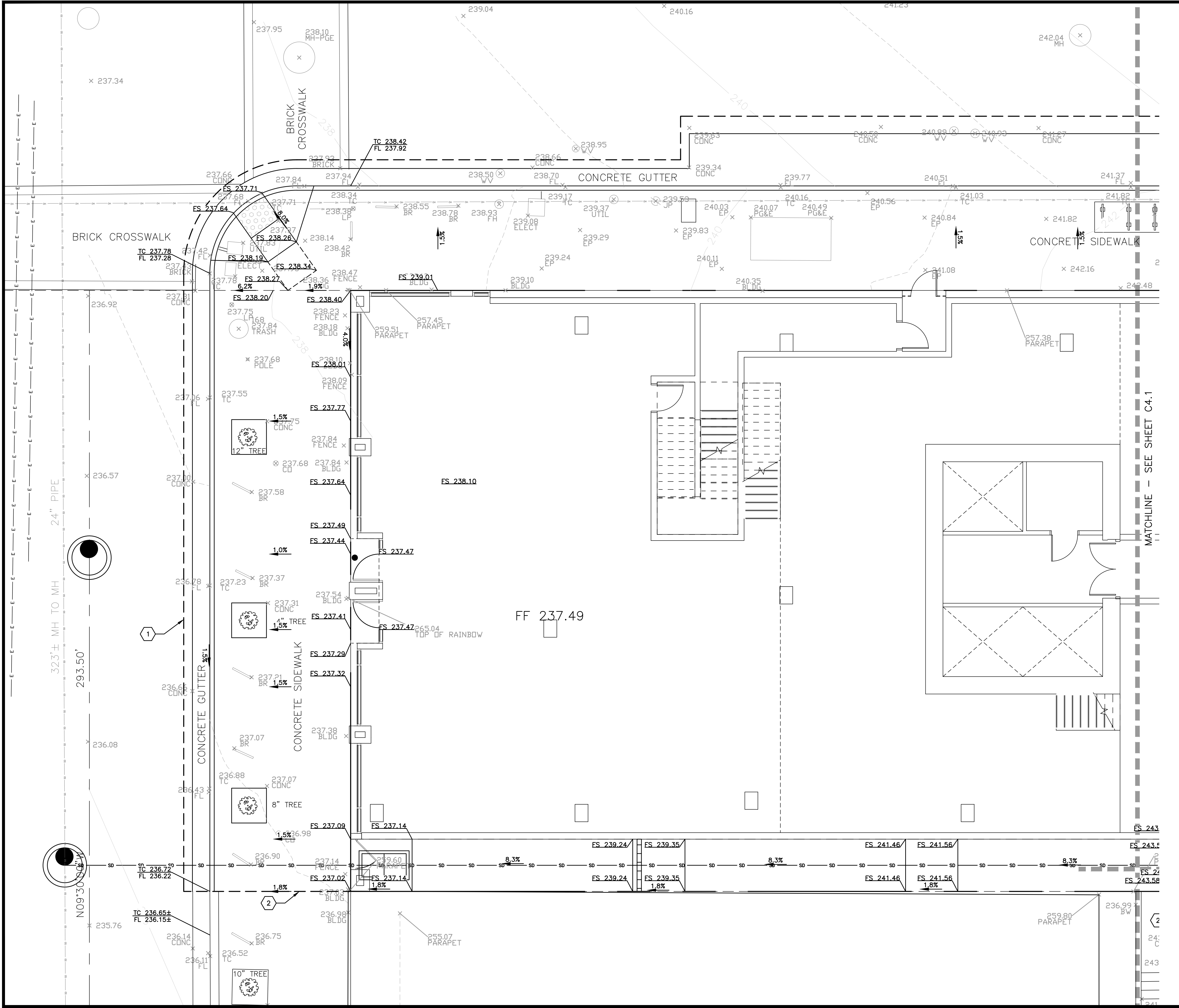
IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

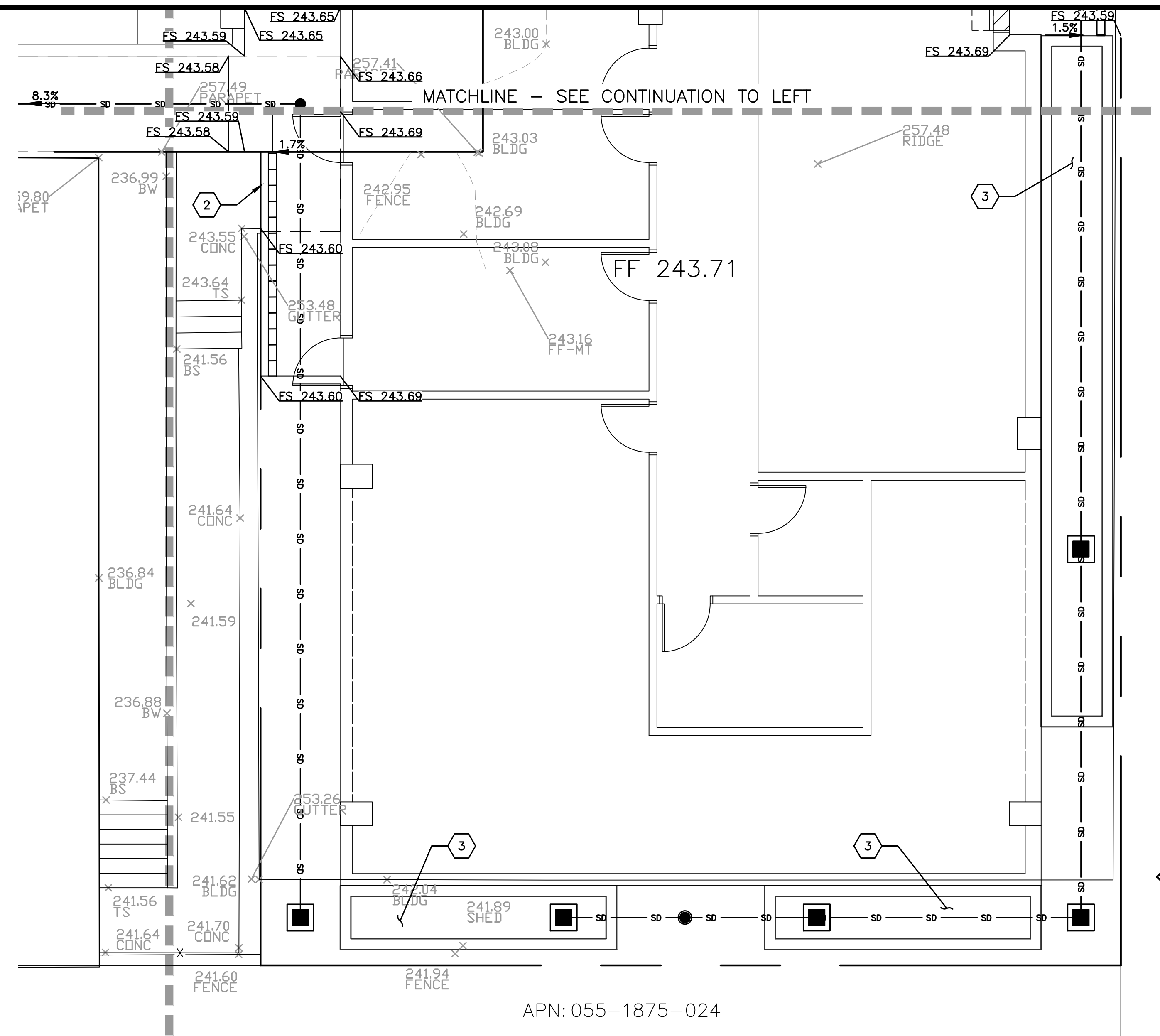
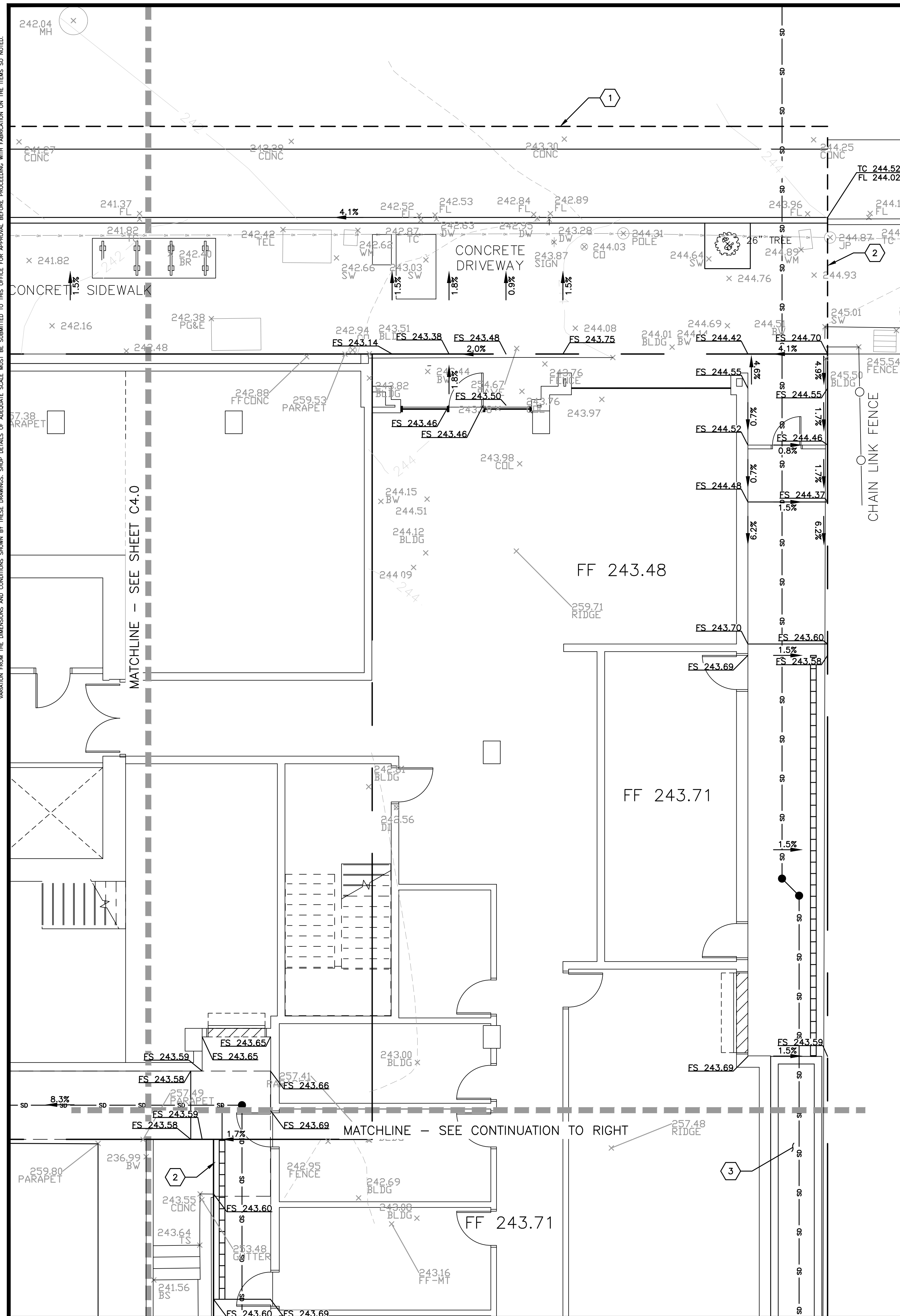
UTILITY PLAN

CHECKED BY: **BD**
DRAWN BY: **TRL**
SCALE: **1"=10'**
DATE: **11/13/2025**
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PHASE NO.: **XX**
SHEET NO.:

C3.0

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GRADING KEYNOTES: 

1. SAWCUT LINE. CONFORM TO (E) AC
2. CONFORM TO (E) ELEVATION
3. FLOW THROUGH PLANTER



GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 5, and 10 feet. The segment between 0 and 5 is shaded black, and the segment between 5 and 10 is white.



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IMPROVEMENT PLANS
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BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

GRADING PLAN

CHECKED BY: **BD**
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SCALE: **1"=5'**
DATE **11/13/2025**
PROJECT NO. **2024.080**
PHASE NO. **XX**
SHEET NO.

C4.1

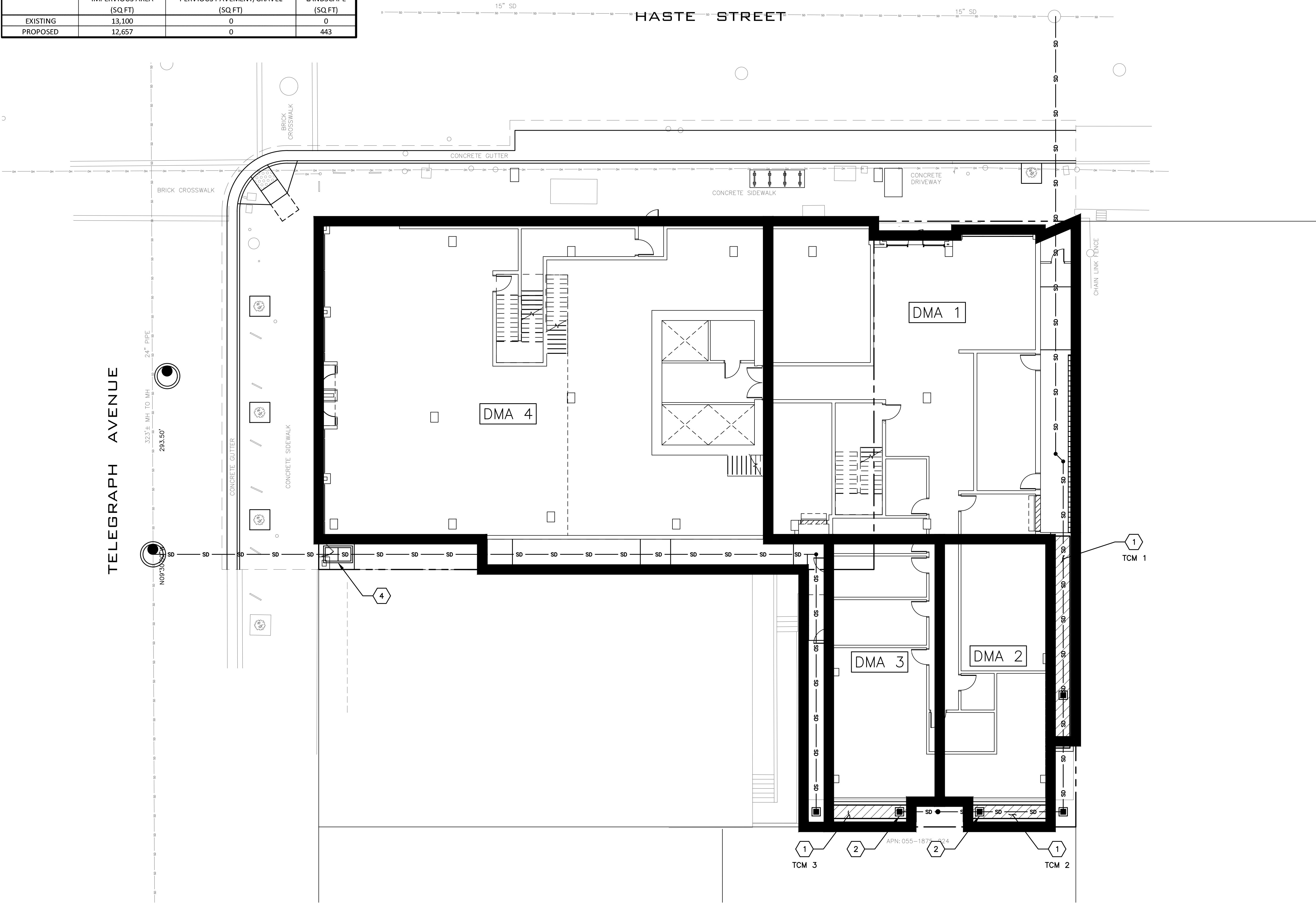
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DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
1	2	3,955	133	0	133	3,822	3,835	130	133	6	FLOW-THROUGH PLANTER	COMBO CALC*
2	2	1,224	43	0	43	1,181	1,185	40	43	6	FLOW-THROUGH PLANTER	COMBO CALC*
3	2	1,224	43	0	43	1,181	1,185	40	43	6	FLOW-THROUGH PLANTER	COMBO CALC*

*REQUIRED TREATMENT AREA WAS DETERMINED USING ALAMEDA COUNTY C3 COMBINATION FLOW AND VOLUME METHOD FOR LID SIZING

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
4	1	6,278	181	0	181	6,097	6,115	0.0253	0.0279	FILTER VAULT	FLOW BASED*

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT/GRAVEL (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	13,100	0	0
PROPOSED	12,657	0	443



SWCP KEYNOTES:

1. FLOWTHROUGH PLANTER
2. DRAIN INLET GRATE ELEVATION TO BE 6" ABOVE FLOW THROUGH PLANTER ELEVATION.
3. DISCHARGE ROOF DOWNSPOUT TO FLOWTHROUGH PLANTER AT COBBLE DISSIPATOR.
4. FILTER VAULT

ABBREVIATIONS

DMA - DRAINAGE MANAGEMENT AREA
TCM - TREATMENT CONTROL MEASURE

LEGEND

- DMA BOUNDARY
- FLOW THROUGH PLANTER

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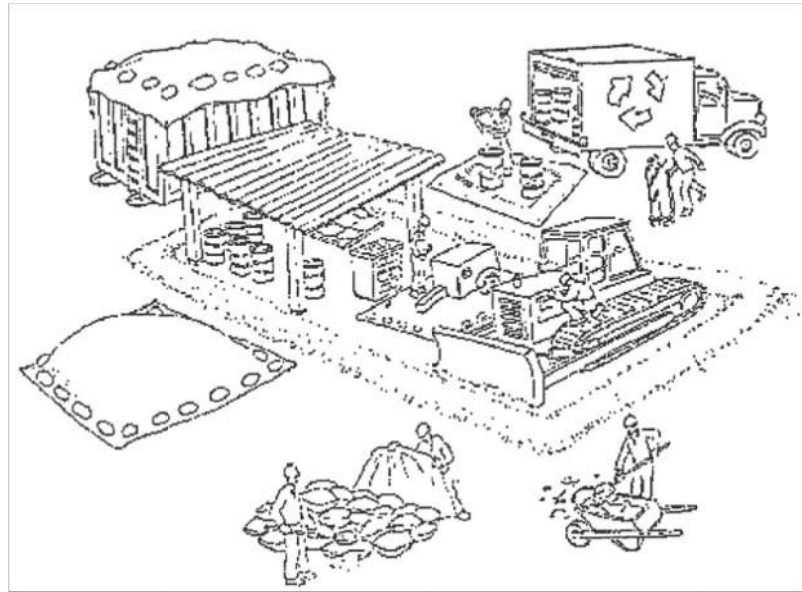
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STORMWATER CONTROL PLAN

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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

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmore.com

IMPROVEMENT PLANS

2455 TELEGRAPH AVE
BERKELEY, CA 94704

APN: 55-1875-29 & 55-1875-30-1

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

CHECKED BY: BD

DRAWN BY: TRL

SCALE: AS SHOWN

DATE: 11/13/2025

PROJECT NO. 2024.080

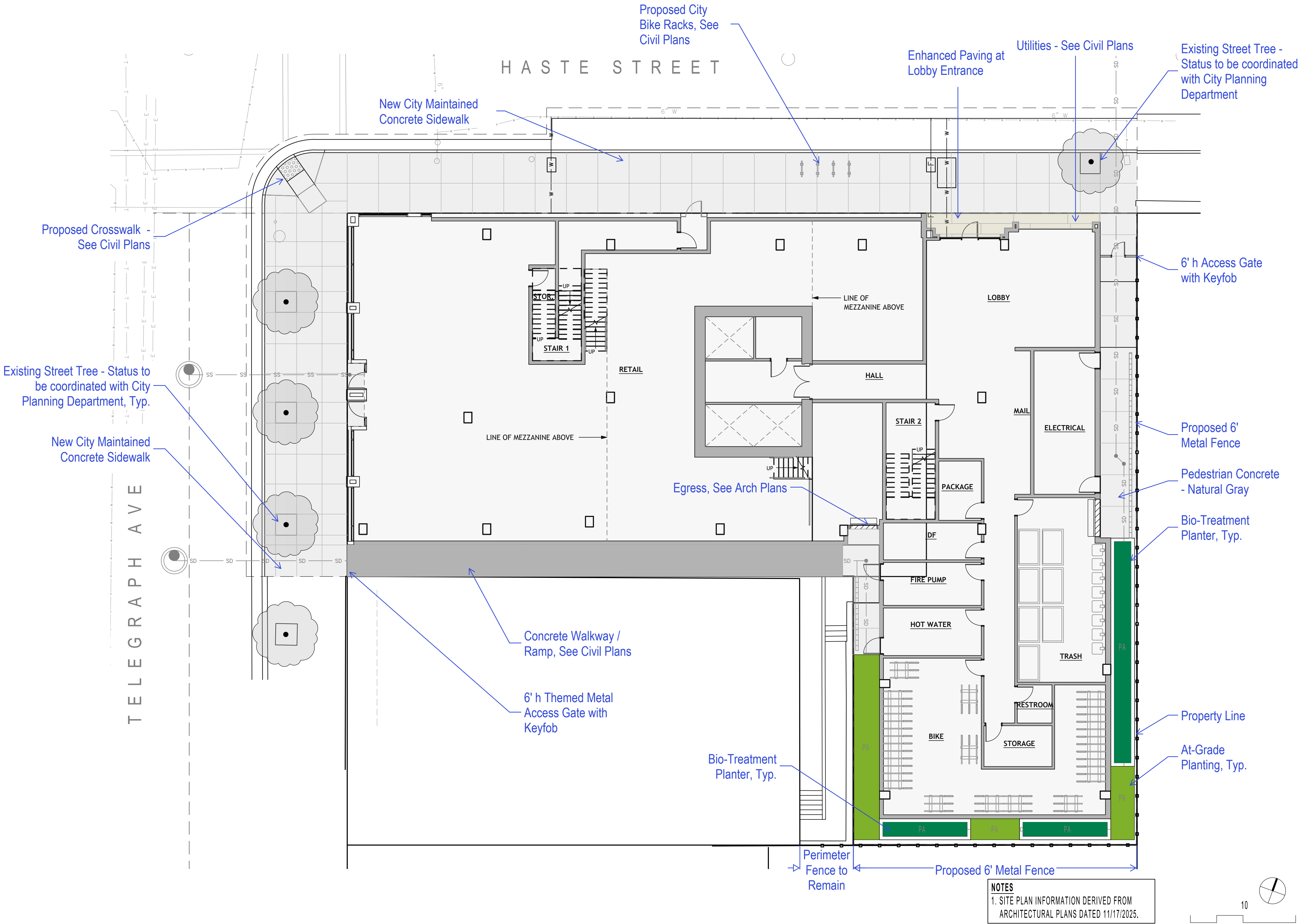
PHASE NO. XX

SHEET NO.

C5.1

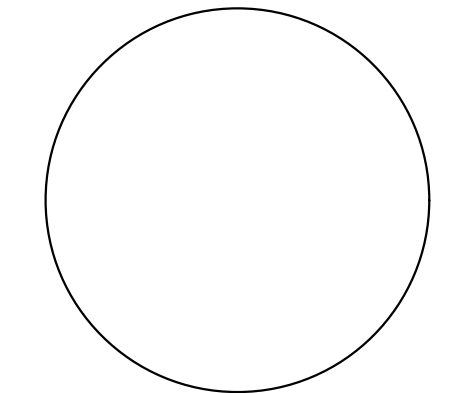
SHEET INDEX

L-1.0	SCHEMATIC LANDSCAPE PLAN - GROUND FLOOR
L-1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK
L-2.0	LANDSCAPE CONCEPT IMAGERY
L-4.0	IRRIGATION PLAN - GROUND FLOOR
L-4.1	IRRIGATION PLAN - ROOF DECK
L-4.2	IRRIGATION EQUIPMENT, NOTES, WELO
L-5.0A	PLANTING SCHEDULE
L-5.0	PLANTING CONCEPT PLAN - GROUND FLOOR
L-5.1	PLANTING CONCEPT PLAN - ROOF DECK
L-5.2	PLANTING CONCEPT IMAGERY



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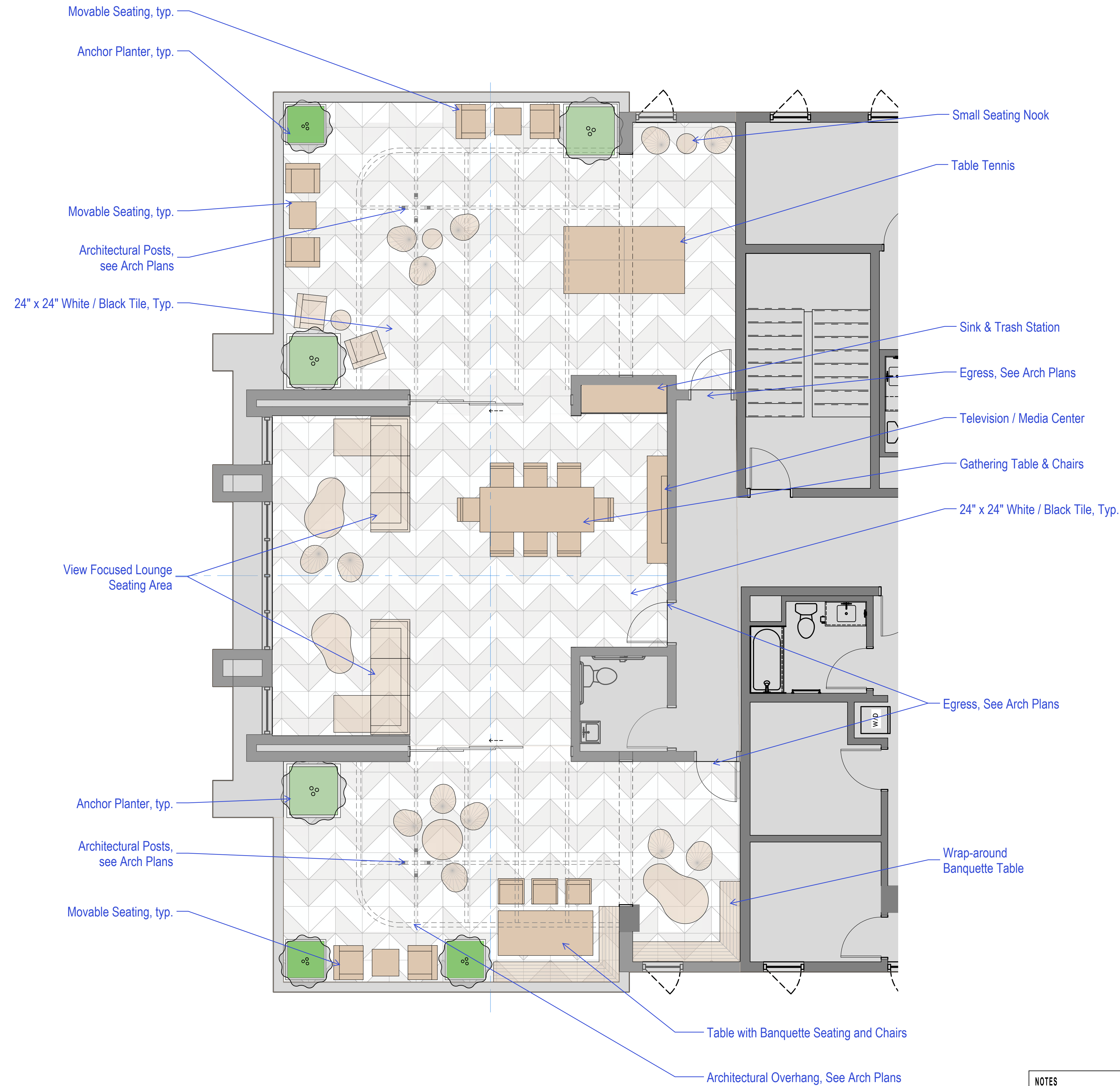
2455 TELEGRAPH
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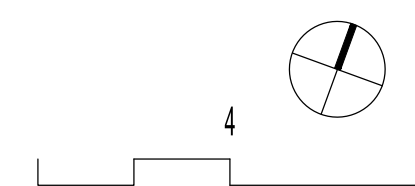
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LANDSCAPE
SCHEMATIC PLAN -
GROUND FLOOR

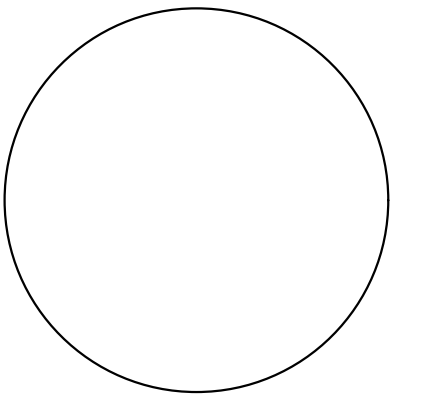
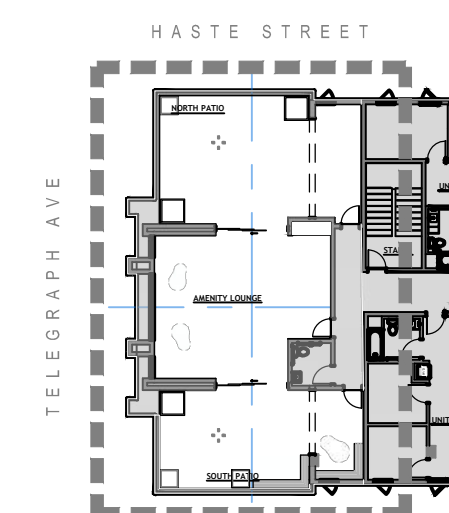
L-1.0



NOTES
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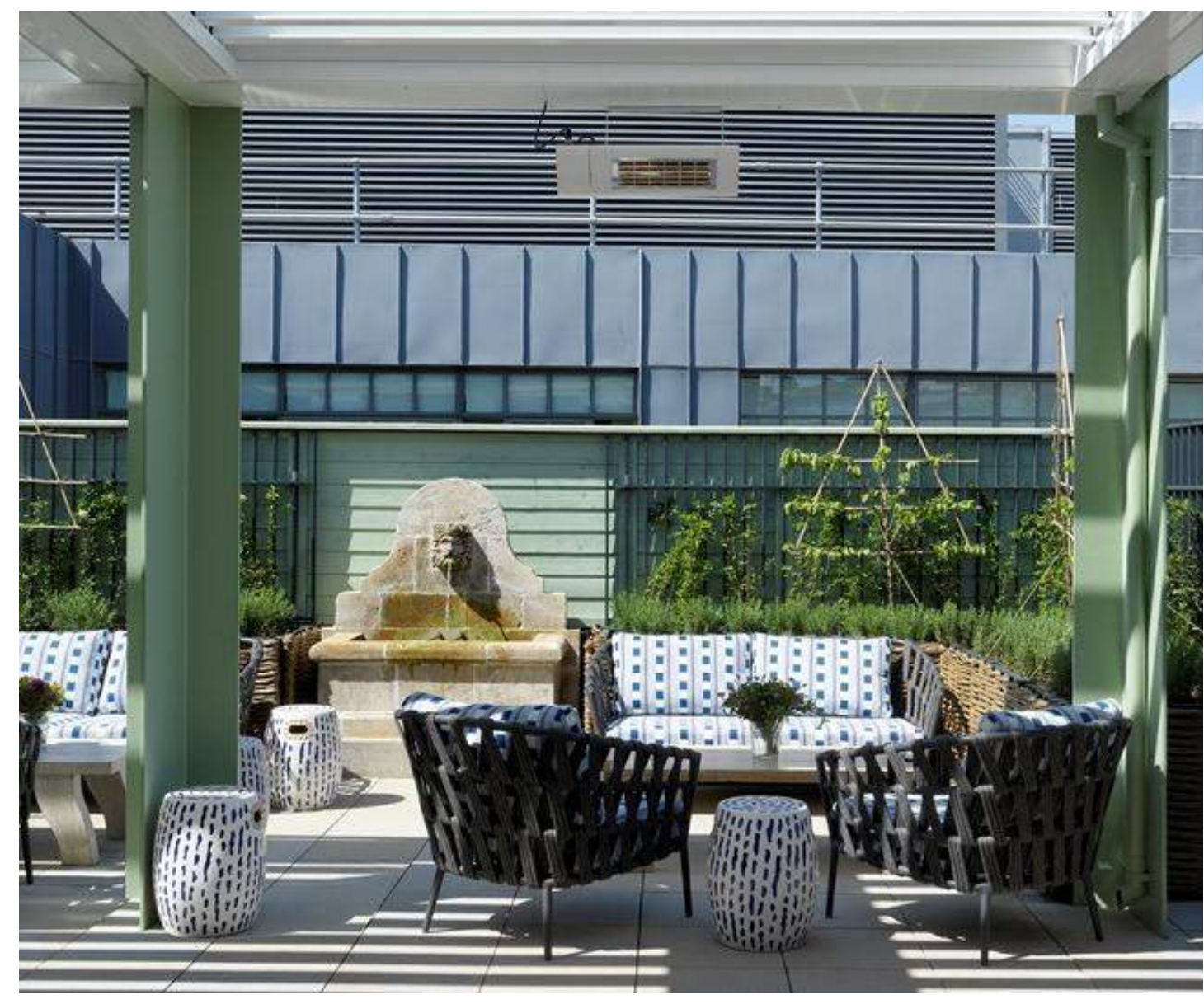
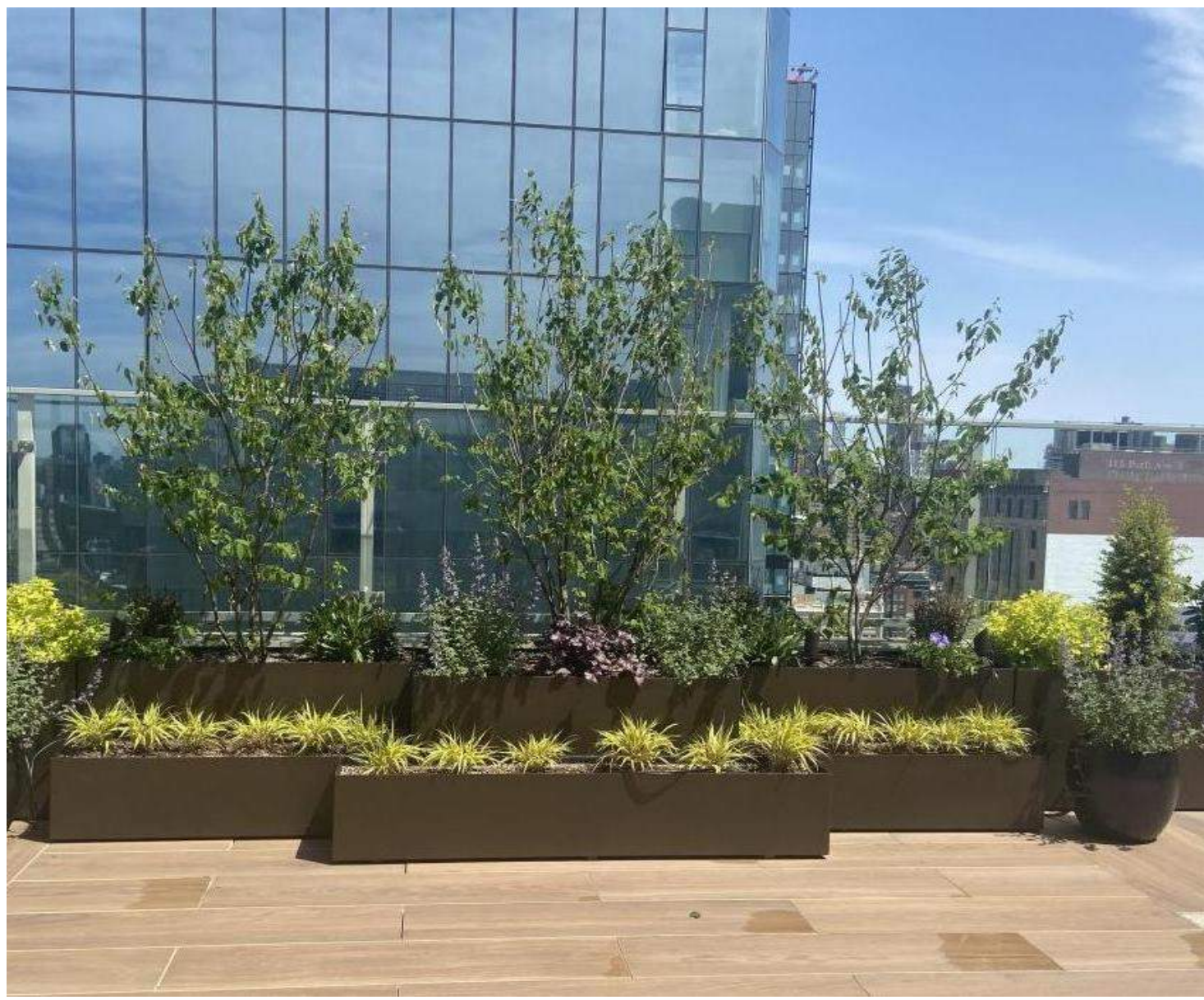
KEY MAP



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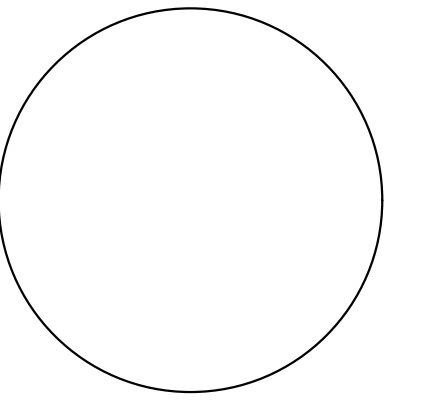
LANDSCAPE
SCHEMATIC PLAN -
ROOF DECK



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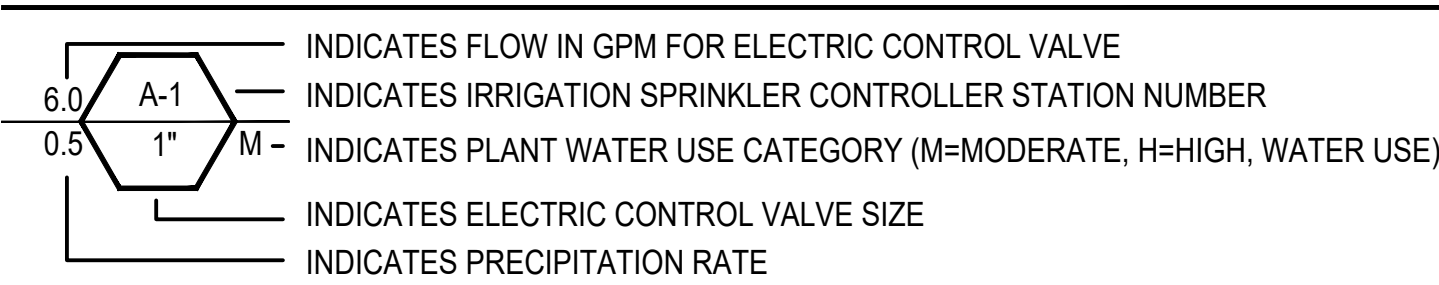
ROOF DECK -
CONCEPT IMAGERY

L-2.0

IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET. SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY-REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
FLOW SENSOR CABLE		FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150
PIPING SLEEVE UNDER PAVED AREA		SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE. SIZE AS REQUIRED		

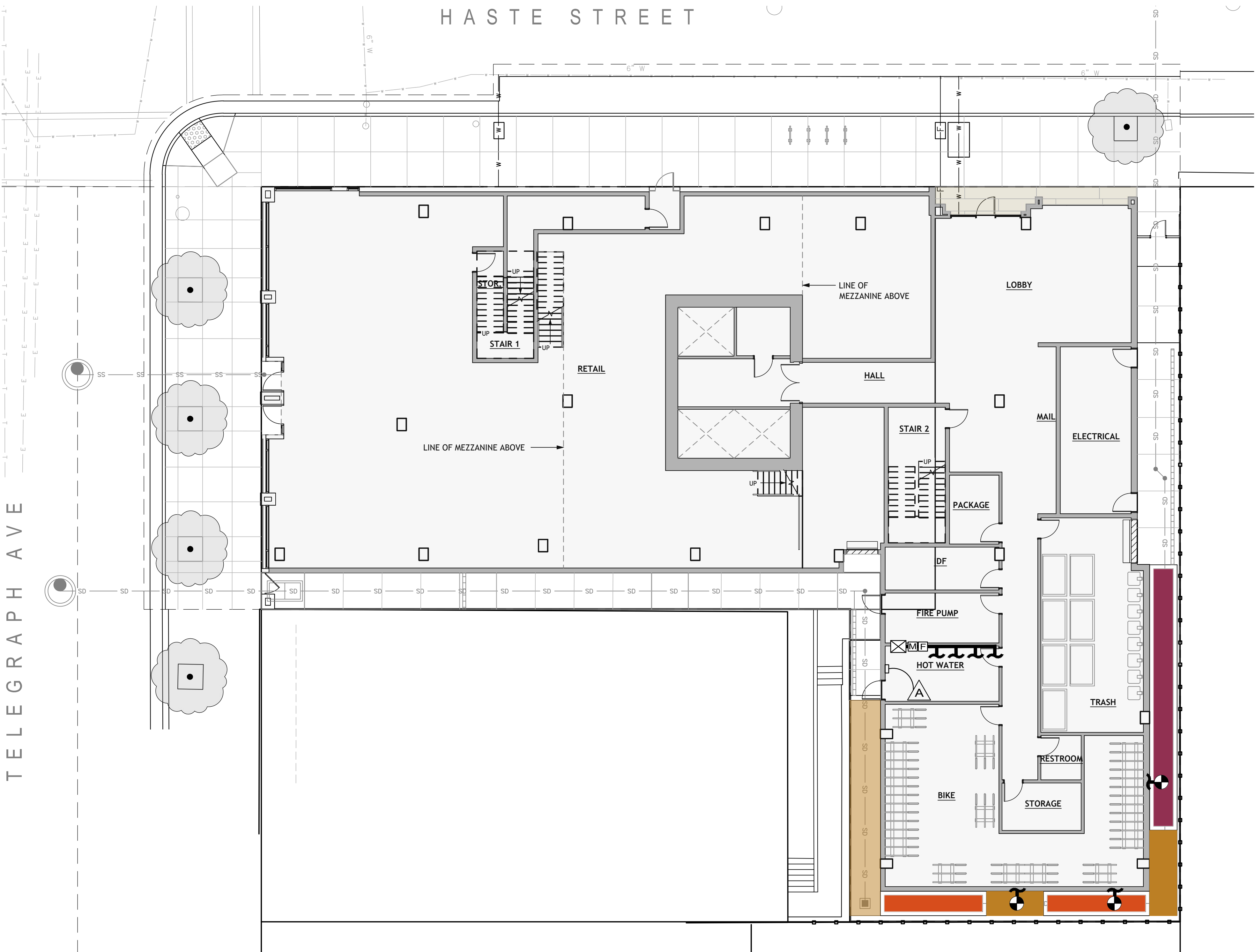
VALVE CALLOUT LEGEND



HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	EAST BIOTREATMENT PLANTERS - LOW	133 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2
	SOUTH BIOTREATMENT PLANTERS - LOW	86 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2
	AT-GRADE PLANTING - LOW	276 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2

PROJECT TOTAL: 556 SF 5

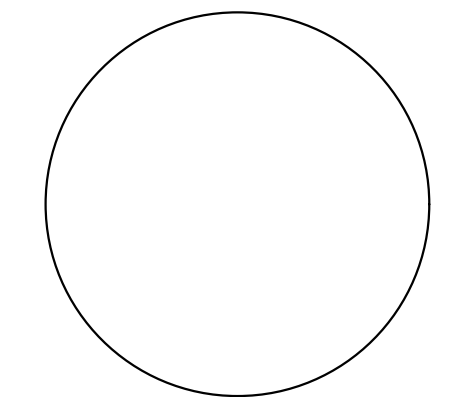


NOTES
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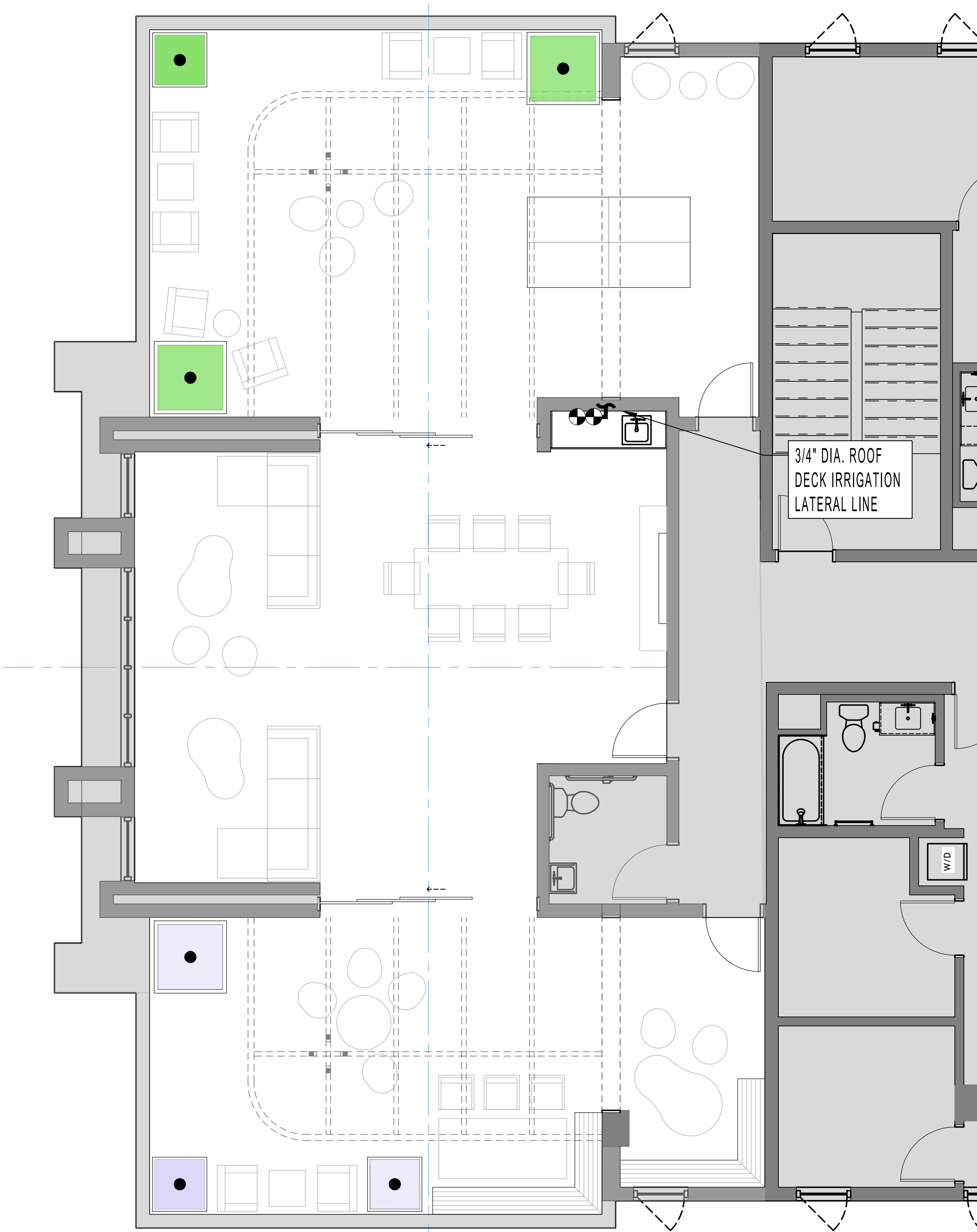
IRRIGATION PLAN -
GROUND FLOOR

L-4.0

HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	NORTHERN ROOF DECK - MOD	33 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2
	SOUTHERN ROOF DECK - MOD	28 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2

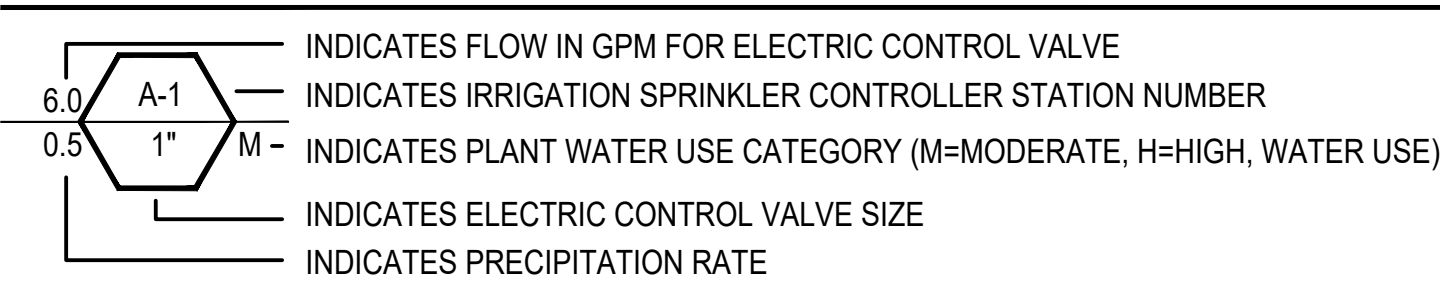
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IRRIGATION EQUIPMENT

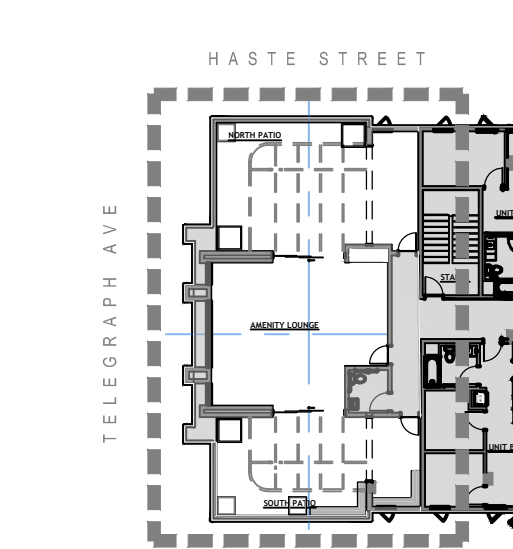
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PIPING SLEEVE UNDER PAVED AREA		SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE, SIZE AS REQUIRED		

VALVE CALLOUT LEGEND



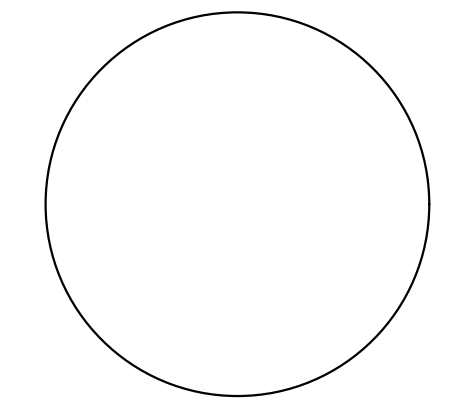
NOTES
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KEY MAP



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IRRIGATION PLAN
- ROOF DECK

L-4.1

HYDROZONES

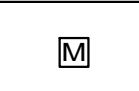
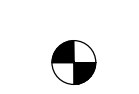
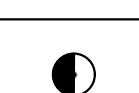
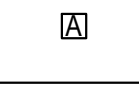
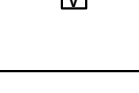
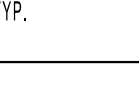
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PROJECT TOTAL: 556 SF 5

* **NOTE:** MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION EQUIPMENT

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LATERAL LINE	 INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
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WELO Water Budget and Water Use Calculator						
INSTRUCTIONS: 1. Enable macros. 2. Enter values in blue cells. Gray cells will automatically fill. 3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency . 4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.						
Date: 11/17/2025 Project Name: 2455 Telegraph Ave Project Contact: Christian Macke Project Contact Email: macke@122westdesign.com PRINT						
Maximum Applied Water Allowance (MAWA)	Project Type Non-residential	Eto 41.8	ETAF 0.45	Special Landscape Area (SLA) -	Total Landscape Area including SLA 556	MAWA (gall/yr) 6,484
Estimated Total Water Use (ETWU)		Eto 41.8	(SF * PF) / IE 221	SLA -	ETWU (gall/yr) 5,727	
Difference between MAWA and ETWU						757
Project meets water budget.						
ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)
	1	East Biotreatment Planters	Drip	133	0.30	0.81
	2	South Biotreatment Planters	Drip	86	0.30	0.81
	3	At-Grade Planting	Drip	276	0.30	0.81
	4	Northern Roof Deck	Drip	33	0.50	0.81
	5	Southern Roof Deck	Drip	28	0.50	0.81
Landscape area (not including SLA)				556	221	
ETWU Calculation Special Landscape Areas (SLA)	Description		Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)		(SF * PF) / IE
	Edible planting area		0	1.0		-
	Multi-use and sports field turf area			1.0		-
	Area irrigated with recycled water			1.0		-
	Pool			1.0		-
	Total SLA		0			0
Total Landscape Area (including SLA) from ETWU Calculation				556		

IRRIGATION NOTES

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:

2. **IN-LINE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.

3. **MP ROTATORS** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

CONTAINER SIZE IN-LINE DRIP TUBING PLACEMENT (FROM CENTER OF PLANT)

#1 3"
#5 4"
#15 5"
24" BOX 5" AND 10" (2 LOOPS)

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

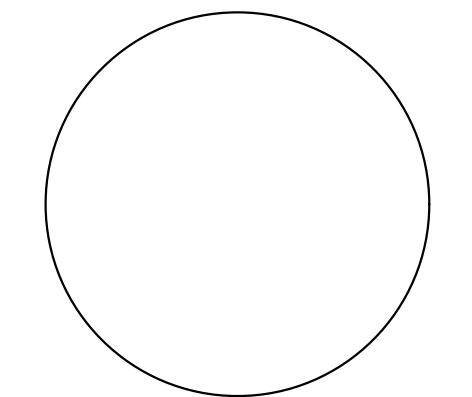
IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).

PEAK IRRIGATION DEMAND: TBD G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 556 SF



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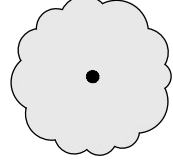
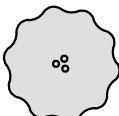


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2455 Telegraph Ave, Berkeley, CA 94704

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IRRIGATION NOTES,
CALCULATIONS & WELO

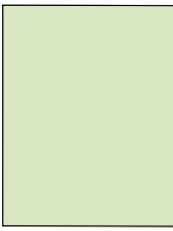
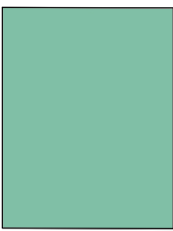
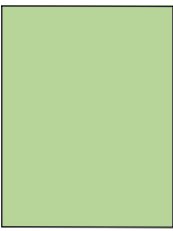
PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
	City-Approved Street Tree					
	Status of Existing Species to be coordinated with City of Berkeley Planning Department					
	Roof Deck Specimen Accent / Fruit Tree					
	Black Elderberry	<i>Sambucus nigra</i>		24" Box	M / L	
	Pineapple Guava	<i>Feijoa sellowiana</i> var.		Min.		
	California Lilac	<i>Ceanothus</i> var.				
	Orchard Fruit Tree	<i>Apple, Peach, Pear, Apricot, Plum Hybrids</i>				
	Fig	<i>Ficus</i> spp.				
	Persimmon	<i>Diospyros</i> spp.				
	Pomegranate	<i>Punica granatum</i>				

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL WITH SOIL TESTING.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 75% OF THE PROPOSED PLANTS OFFER SOURCES OF FOOD / NECTAR FOR AN ARRAY OF NATIVE POLLINATOR AND WILDLIFE SPECIES (BEES, HUMMINGBIRDS, BUTTERFLIES, INSECTS, ETC.)
6. APPROXIMATELY 50% OF THE PROPOSED PLANTS ARE CALIFORNIA NATIVE SPECIES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.

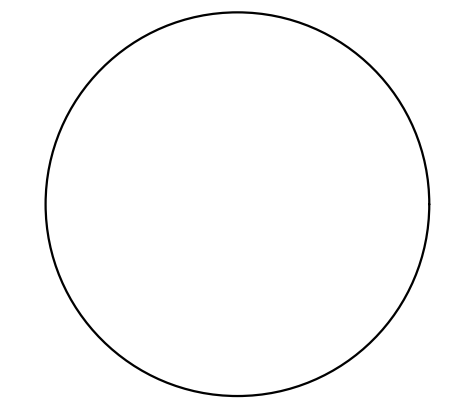
PLANT SCHEDULE (cont.)

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Mixed Shrubs, Perennials, Grasses & Groundcover by Zone (All species to be size #1 minimum.)						
Ground Level Planters						
	Dwarf Yeddo Hawthorn	<i>Raphiolepis umbellata</i> 'Minor'		#1	L	Pollinator
	Cleveland sage	<i>Salvia clevelandii</i> *				Native Pollinator
	Wall Germander	<i>Teucrium chamaedrys</i>				Pollinator
	Pine Muhly	<i>Muhlenbergia dubia</i> *				Native
	Deer Grass	<i>Muhlenbergia rigens</i> *				Native
	Groundcover Rosemary	<i>Rosmarinus</i> p. 'Huntington Carpet'				Pollinator
	Magenta Rockrose	<i>Cistus</i> 'Sunset'				Pollinator
	Upright Rosemary	<i>Rosmarinus</i> o. 'Tuscan Blue'				Pollinator
	Groundcover Manzanita	<i>Arctostaphylos</i> 'Emerald Carpet'				Native Pollinator
Bio Treatment Planters						
	Pacific Wax Myrtle	<i>Myrica californica</i> *		#1	L	Native Pollinator
	Red Flowering Currant	<i>Ribes sanguineum</i> *				Native Pollinator
	Berkeley Sedge	<i>Carex tumulicola</i> *				Native
	California Gray Rush	<i>Juncus patens</i> *				Native
	Large Cape Rush	<i>Chondropetalum elephantinum</i>				
Roof Deck Planters						
	Dwarf Yeddo Hawthorn	<i>Raphiolepis umbellata</i> 'Minor'		#1	L	Pollinator
	Cleveland sage	<i>Salvia clevelandii</i> *				Native Pollinator
	Wall Germander	<i>Teucrium chamaedrys</i>				Pollinator
	Pine Muhly	<i>Muhlenbergia dubia</i> *				Native
	Deer Grass	<i>Muhlenbergia rigens</i> *				Native
	Groundcover Rosemary	<i>Rosmarinus</i> p. 'Huntington Carpet'				Pollinator
	Magenta Rockrose	<i>Cistus</i> 'Sunset'				Pollinator
	Upright Rosemary	<i>Rosmarinus</i> o. 'Tuscan Blue'				Pollinator
	Groundcover Manzanita	<i>Arctostaphylos</i> 'Emerald Carpet'				Native Pollinator
	California Fescue	<i>Festuca californica</i> *				Native
	'Terracotta' Yarrow	<i>Achillea millefolium</i> 'Terracotta'				Native
	Whales Tongue Agave	<i>Agave ovatifolia</i>				Native
	California Grey Rush	<i>Juncus patens</i>				
	Sticky Monkey Flower	<i>Mimulus auranticus</i> 'Cherry'				Native
	Berkeley Sedge	<i>Carex divulsa</i>				
	'Platinum Beauty'	<i>Lomandra</i> 'Platinum Beauty'				Native
	Lomandra					



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PLANTING SCHEDULES

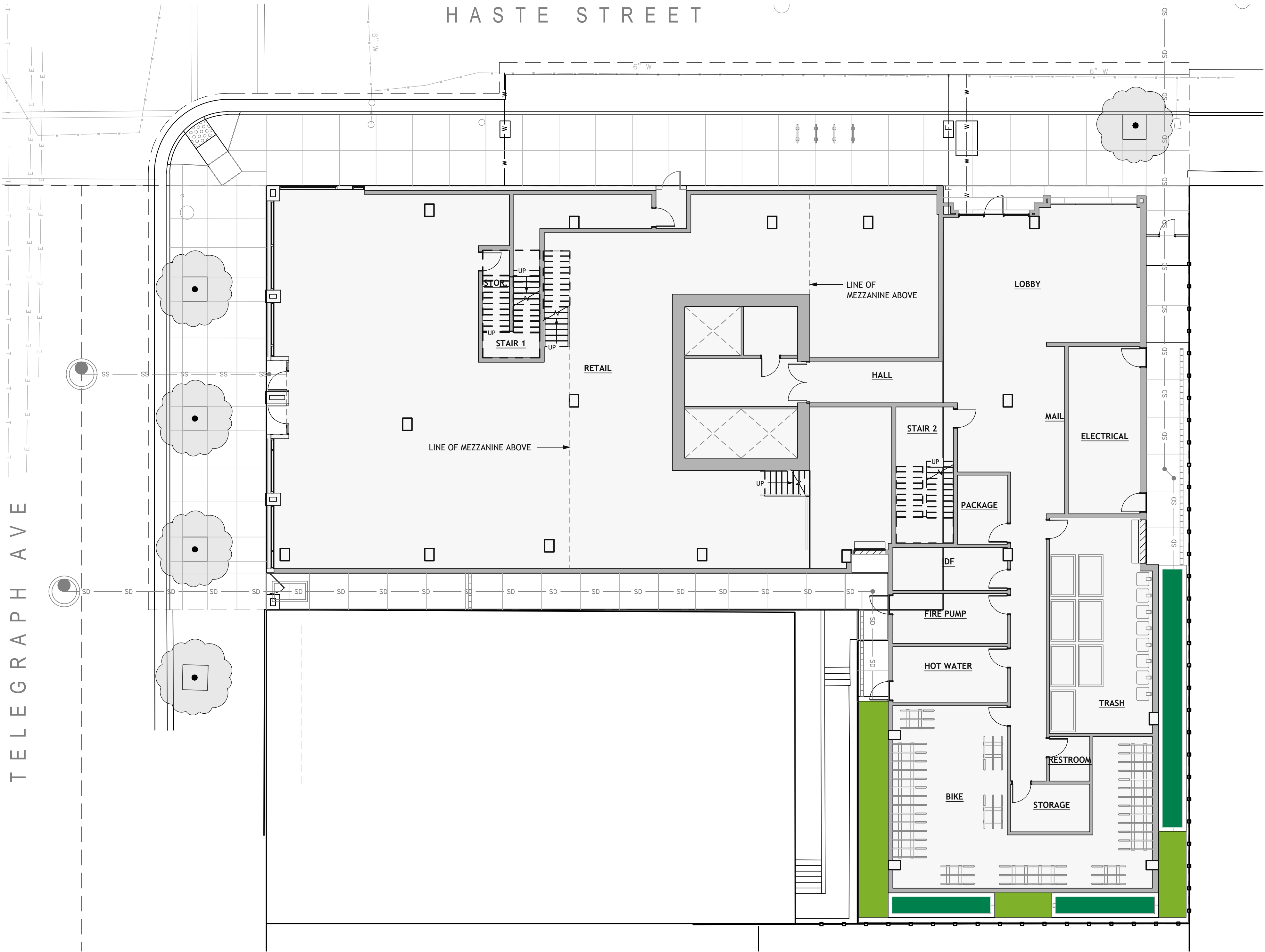
L-5.0A

PLANTING REFERENCE NOTE

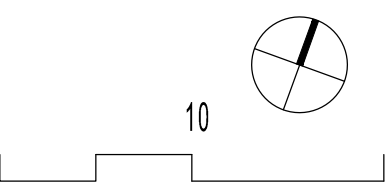
SEE SHEET L-5.0A FOR PLANTING SCHEDULE

PLANTING NOTES

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5. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
6. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.
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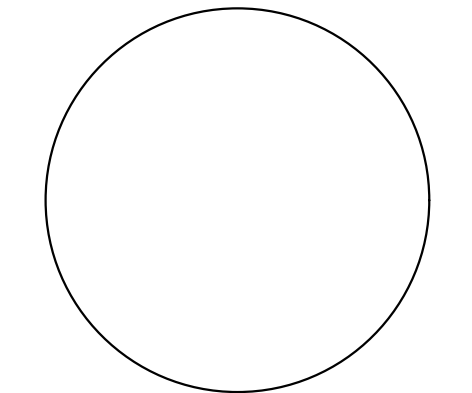


NOTES
1. SITE PLAN INFORMATION DERIVED FROM
ARCHITECTURAL PLANS DATED 11/17/2025.



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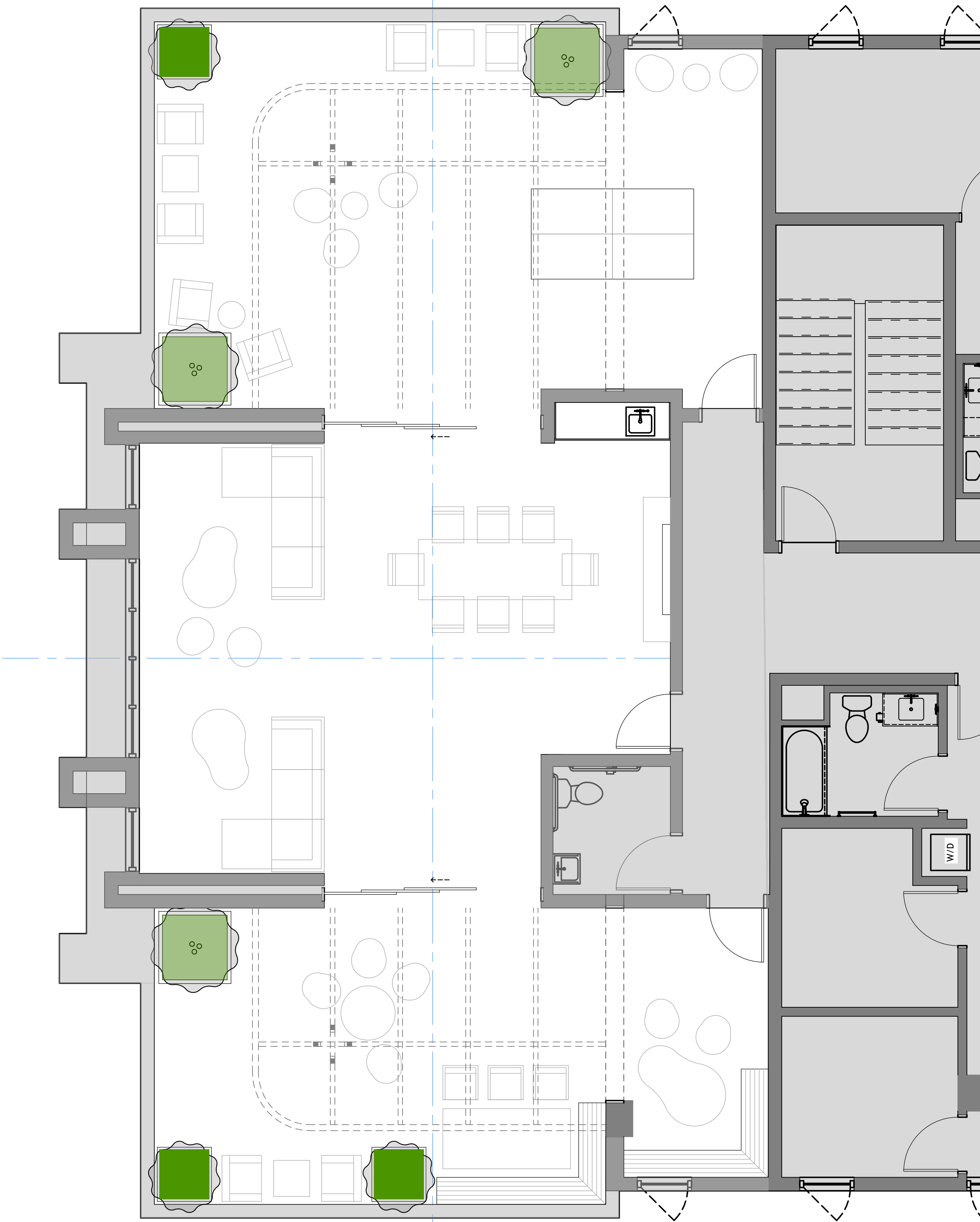
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DATE 11/17/25		
REVISIONS		
No.	Description	Date

PLANTING PLAN -
GROUND FLOOR

L-5.0

PLANTING REFERENCE NOTE

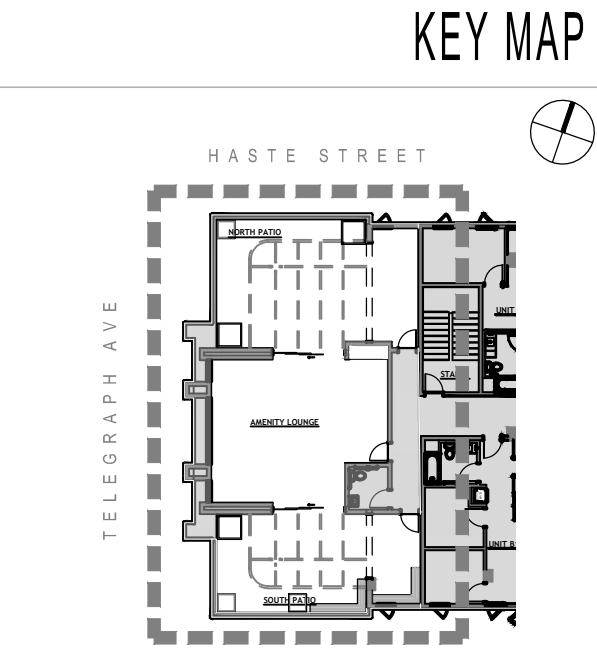
SEE SHEET L-5.0A FOR PLANTING SCHEDULE



PLANTING NOTES

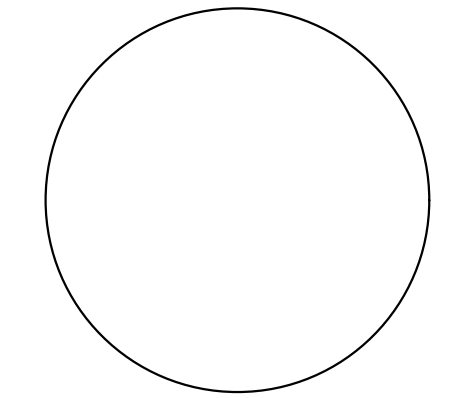
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NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURE PLANS, DATED 11-17-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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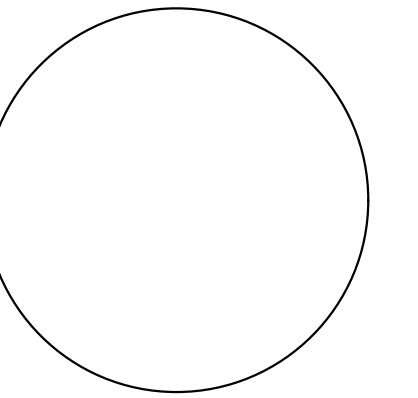
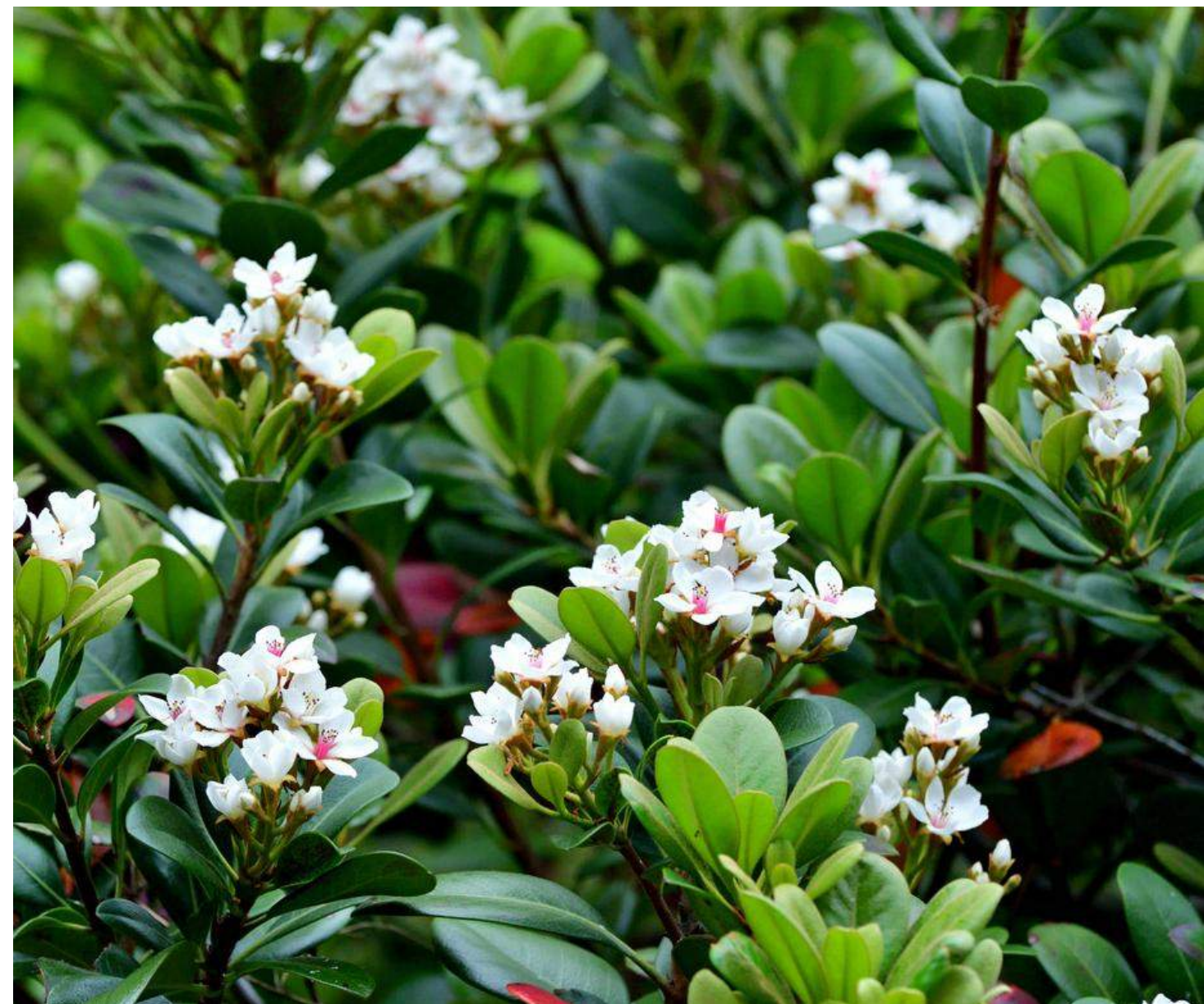


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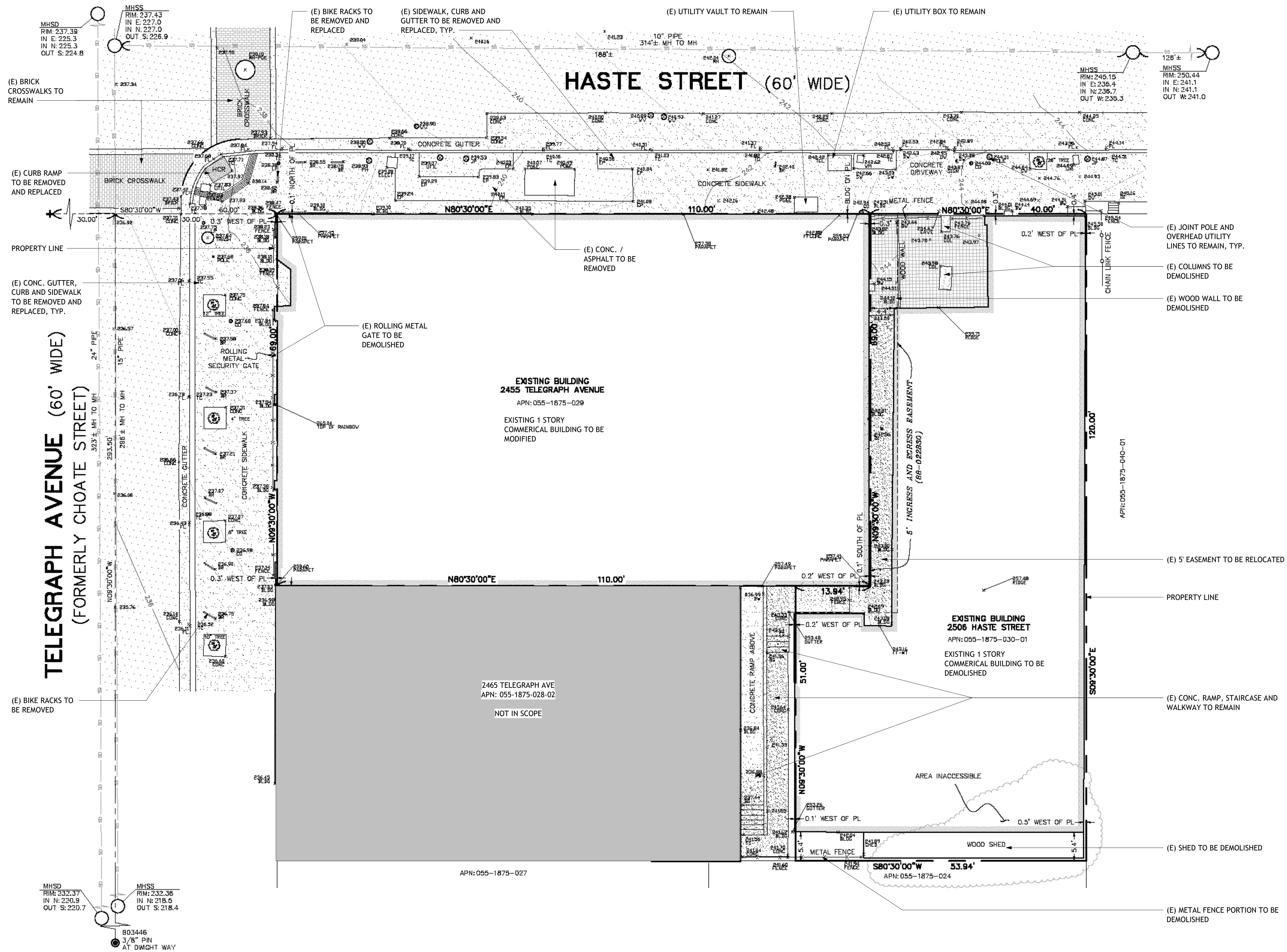
PHASE ENTITLEMENT		
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No.	Description	Date

PLANTING PLAN -
ROOF DECK

L-5.1



No.	Description	Date



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

△	DATE	ISSUE RECORD

PROJECT NO:

ISSUE DATE: 2/01/26

EXISTING SITE PLAN / SITE
SURVEY



A101

RI02

NOT FOR CONSTRUCTION

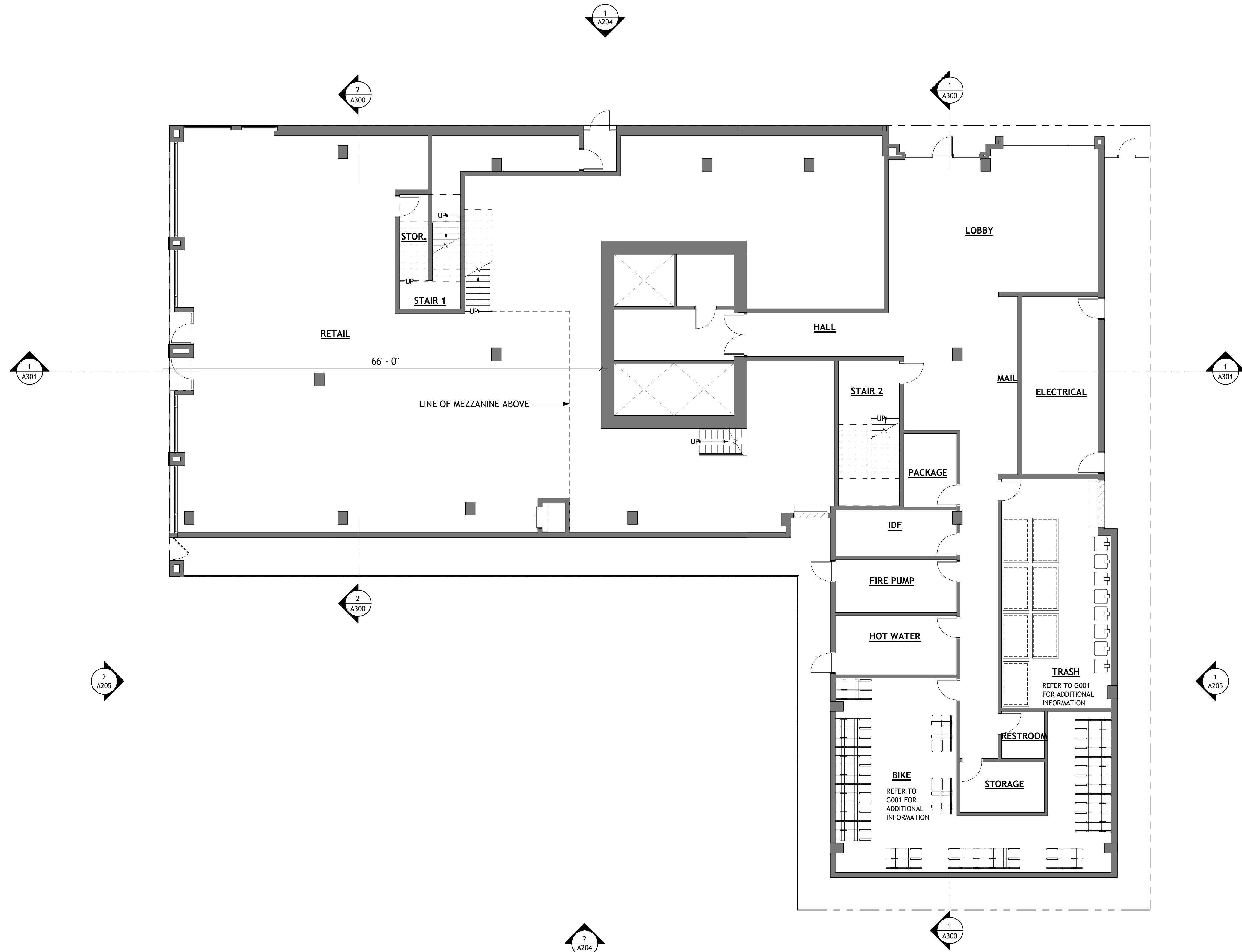
ENTITLEMENT APPLICATION

[illegible]

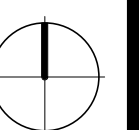
ISSUE DATE: 2/01/26

PROPOSED GROUND FLOOR PLAN

A102



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





1 RETAIL MEZZANINE FLOOR PLAN
1/8" = 1'-0"

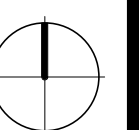
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ENTITLEMENT APPLICATION

[illegible]

**PROPOSED RETAIL
MEZZANINE FLOOR PLAN**

A103



ENTITLEMENT APPLICATION

[illegible]

PROJECT NO:

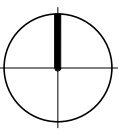
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PROPOSED LEVEL 2 FLOOR PLAN

A104



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



PRI02

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[illegible]

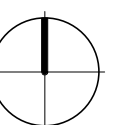
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PROPOSED LEVEL 3 FLOOR PLAN

A105



1 PROPOSED LEVEL 3 PLAN
1/8" = 1'-0"



PRI02

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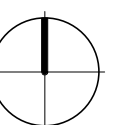
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PROPOSED LEVEL 4-7 FLOOR PLAN

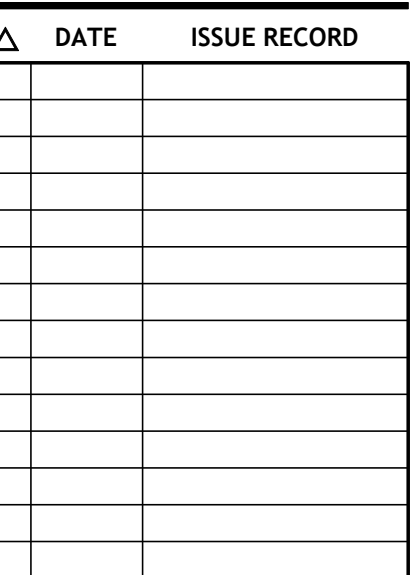
A106



1 PROPOSED LEVEL 4-7 PLAN
1/8" = 1'-0"



ENTITLEMENT APPLICATION



PROPOSED LEVEL 8 FLOOR PLAN

A107

PRI02

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ENTITLEMENT APPLICATION

[illegible]

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PROPOSED ROOF PLAN

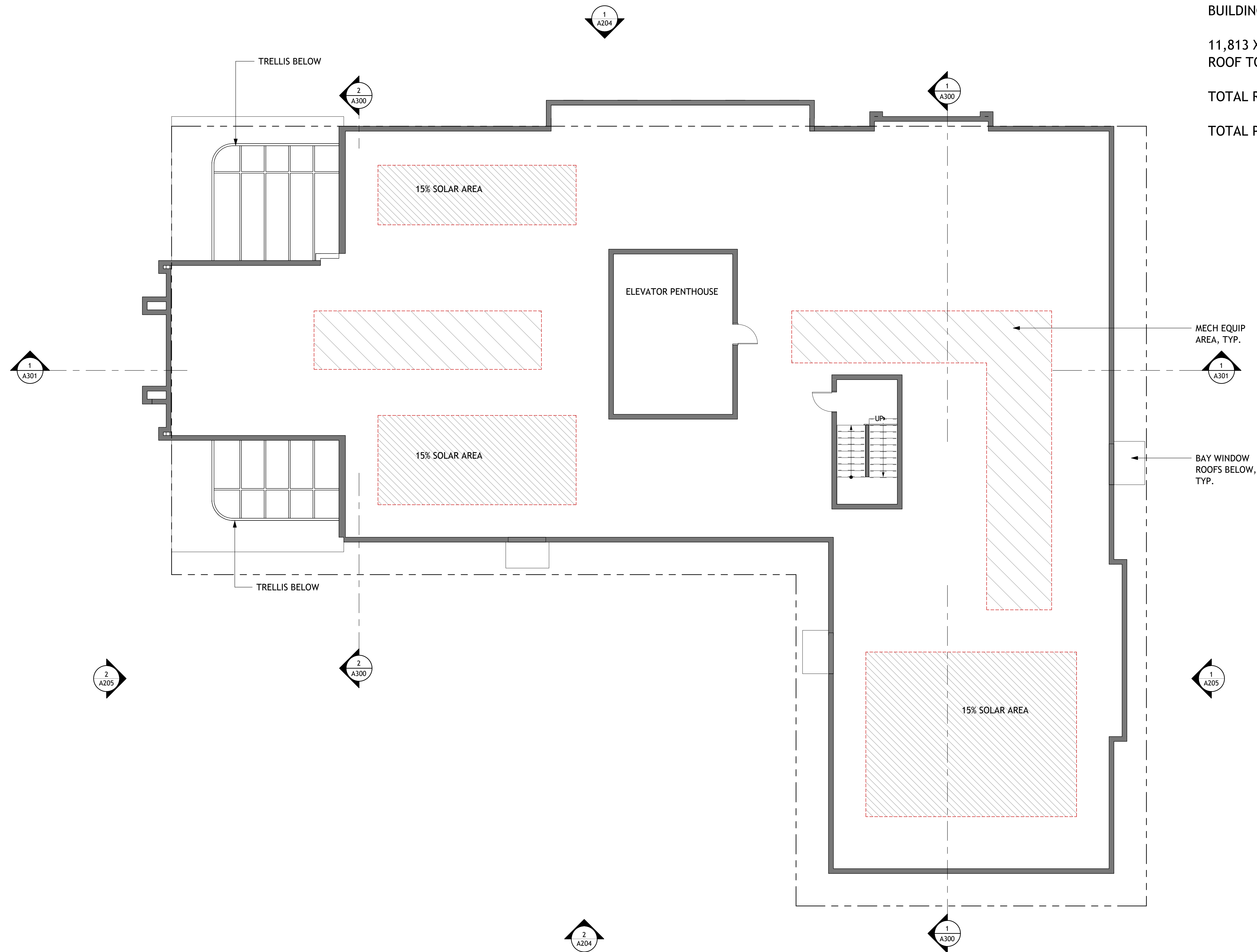
A109

BUILDING AVERAGE FLOOR PLATE:11,813
BUILDING ROOF AREA: 10,071 SF

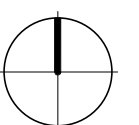
11,813 X 15% = 1,771 SF PERMITTED AREA OF
ROOF TOP ELEMENT

TOTAL ROOFTOP ELEMENTS AREA:1,758 SF (15%)

TOTAL PV READY AREA PROVIDED: 1,511 SF



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





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

EXISTING MURAL TO REMAIN

MATERIAL LEGEND

Keynote	Description
A	2455 TELEGRAPH AVE. PROPERTY IS A DESIGNATED HISTORIC RESOURCE DUE TO THE PEOPLE'S BICENTENNIAL MURAL. THIS MURAL IS PROPOSED TO BE PRESERVED AND RESTORED.
C1	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: GRAPHITE
C2	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: AMBER
C3	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: PARCHMENT
C4	GFRP PANEL CLARK PACIFIC COLOR: MEDICI IVORY
C5	CONCRETE CONCRETE CURB, SMOOTH FINISH COLOR: NATURAL
M1	METAL TRELLIS CUSTOM FABRICATOR MUSTARD COLOR CURVED BAND WITH BLACK INFILL AND COLUMNS
M2	ALUMINUM STOREFRONT KAWNEER STOREFRONT COLOR: BLACK ANODIZED
M3	PERFORATED MTL BOK MODERN CUSTOM PERFORATED PANEL WITH LED BACKLIGHT
W1	WINDOW VPI ENDURANCE VINYL WINDOW 3-7/8" DEEP BACKSET COLOR: BLACK SUPERCAP
W2	TAN TIMBER THERMOWOOD ASH CLADDING ARYA COLOR: NATURAL



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△	DATE	ISSUE RECORD

PROJECT NO:
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PROPOSED NORTH
EXTERIOR ELEVATION

A200



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

MATERIAL LEGEND

Keynote	Description
A	2455 TELEGRAPH AVE. PROPERTY IS A DESIGNATED HISTORIC RESOURCE DUE TO THE PEOPLE'S BICENTENNIAL MURAL. THIS MURAL IS PROPOSED TO BE PRESERVED AND RESTORED.
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TELEGRAPH AVE.
Berkeley, CA 94704

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ENTITLEMENT APPLICATION

[illegible]

PROJECT NO: _____

ISSUE DATE: 2/01/26

PROPOSED EAST
EXTERIOR ELEVATION

A201

Keynote	Description
A	2455 TELEGRAPH AVE. PROPERTY IS A DESIGNATED HISTORIC RESOURCE DUE TO THE PEOPLE'S BICENTENNIAL MURAL. THIS MURAL IS PROPOSED TO BE PRESERVED AND RESTORED.
C1	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: GRAPHITE
C2	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: AMBER
C3	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: PARCHMENT
C4	GFRC PANEL CLARK PACIFIC COLOR: MEDICI IVORY
C5	CONCRETE CONCRETE CURB, SMOOTH FINISH COLOR: NATURAL
M1	METAL TRELLIS CUSTOM FABRICATOR MUSTARD COLOR CURVED BAND WITH BLACK INFILL AND COLUMNS
M2	ALUMINUM STOREFRONT KAWNEER STOREFRONT COLOR: BLACK ANODIZED
M3	PERFORATED MTL BOK MODERN CUSTOM PERFORATED PANEL WITH LED BACKLIGHT
W1	WINDOW VPI ENDURANCE VINYL WINDOW 3-7/8" DEEP BACKSET COLOR: BLACK SUPERCAP
W2	TAN TIMBER THERMOWOOD ASH CLADDING ARYA COLOR: NATURAL



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

△	DATE	ISSUE RECORD

PROJECT NO:
ISSUE DATE: 2/01/26
PROPOSED SOUTH
EXTERIOR ELEVATION



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

MATERIAL LEGEND

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PRI02

2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

NOT FOR CONSTRUCTION

ENTITLEMENT
APPLICATION

△	DATE	ISSUE RECORD

PROJECT NO:
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PROPOSED WEST
EXTERIOR ELEVATION

A203

PRI02

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ENTITLEMENT APPLICATION



PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

EXISTING FACADE AREA - EXEMPT FROM BIRD
SAFE GLAZING REQUIREMENTS DUE TO LOW
HAZARD FACADE. SEE SHEET G008

BIRD SAFE GLAZING

[illegible]

**EXTERIOR ELEVATIONS -
BIRD SAFE GLAZING**

A204



2 WEST ELEVATION - BIRD SAFE GLAZING
3/32" = 1'-0"



1 EAST ELEVATION - BIRD SAFE GLAZING
3/32" = 1'-0"

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

LEGEND

- The diagram illustrates four categories of facade glazing based on building height and existing status:

 - BIRD SAFE GLAZING AREA:** Represented by a solid grey rectangle.
 - NEW FACADE AREA:** Represented by a rectangle with diagonal hatching and a dashed red border.
 - BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIRED:** Represented by a solid orange rectangle.
 - EXISTING FACADE AREA - EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS DUE TO LOW HAZARD FACADE. SEE SHEET G008:** Represented by a white rectangle with a dashed red border.

 BIRD SAFE GLAZING[illegible]

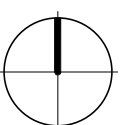
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A300

[illegible]

NORTH-SOUTH BUILDING SECTION



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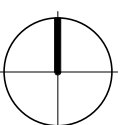
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[illegible]

EAST - WEST BUILDING
SECTION

A301

1 EAST-WEST BUILDING SECTION
3/32" = 1'-0"

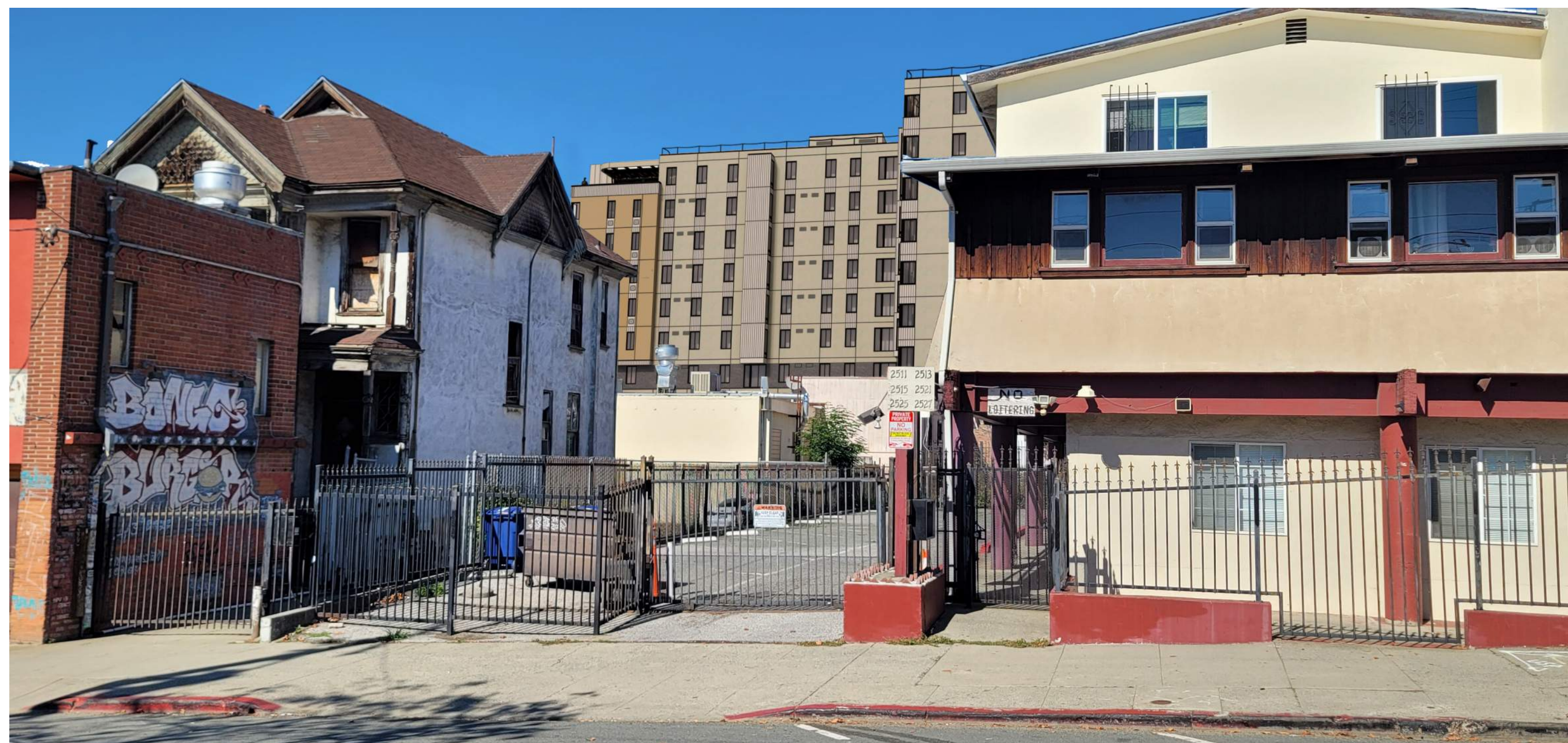




4 PERSPECTIVE RENDERING LOOKING SOUTHWEST



2 PERSPECTIVE RENDERING LOOKING NORTHEAST



3 PERSPECTIVE RENDERING LOOKING NORTHWEST



1 PERSPECTIVE RENDERING LOOKING SOUTHEAST

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PERSPECTIVE CONTEXT
RENDERING

1 PEDESTRIAN VIEW OF RESIDENTIAL ENTRY



1 NIGHT-TIME RENDERING

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NIGHT-TIME RENDERING

A403