ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION
SEPTEMBER 8, 2022

# 742 Grayson Street

**Use Permit #ZP2021-0161 to demolish two non-residential buildings on a 2.5-acre industrial site and construct a research and development (R&D) and manufacturing building consisting of approximately 213,000 square feet of gross floor area and a parking garage that accommodates 325 parking spaces.**

## I. Background

### A. Land Use Designations:

- General Plan: Manufacturing
- West Berkeley Plan: Heavy Manufacturing
- Zoning: Mixed Manufacturing District (MM)

### B. Zoning Permits Required:

- Variance, under Berkeley Municipal Code (BMC) Section 23.406.050, from BMC Section 23.206.070(D) to allow a height of 74 feet for the main building and 62 feet 6 inches for the parking garage where 45 feet is the maximum allowed;
- Variance, under BMC Section 23.406.050, from BMC Section 23.322.030(C), to provide 325 off-street automobile parking spaces where 380 are required;
- Use Permit, under BMC Section 23.326.070(A), to demolish main buildings used for non-residential purposes;
- Use Permit, under BMC Section 23.206.050.A(2), to remove protected ground-level floor area used for manufacturing;
- Use Permit, under BMC Section 23.206.030(A), to construct 40,000 square feet or more of new gross floor area;
- Use Permit, under BMC Section 23.206.020(A), to re-establish more than 40,000 square feet of light manufacturing space;
- Use Permit, under BMC Section 23.322.050(A)(8), to designate up to 10 percent of the automobile parking required for a use for bicycle parking;
- Administrative Use Permit, under BMC Section 23.206.020(A) to establish more than 20,000 square feet of research and development use;
- Administrative Use Permit, under BMC Section 23.304.050(A), to allow architectural elements to exceed the height limit in a non-residential district;

- Administrative Use Permit, under BMC Section 23.322.100(C)(5), to reduce the number of on-site loading spaces from 9 to two; and
- Administrative Use Permit, under BMC Section 23.322.080(J)(2), to modify the driveway width in a non-residential district.

**C. CEQA Recommendation:** It is staff's recommendation that the project is categorically exempt pursuant to Section 15332-Class 32 Categorical Exemption of the CEQA Guidelines (Infill Development Projects). The determination is made by ZAB.

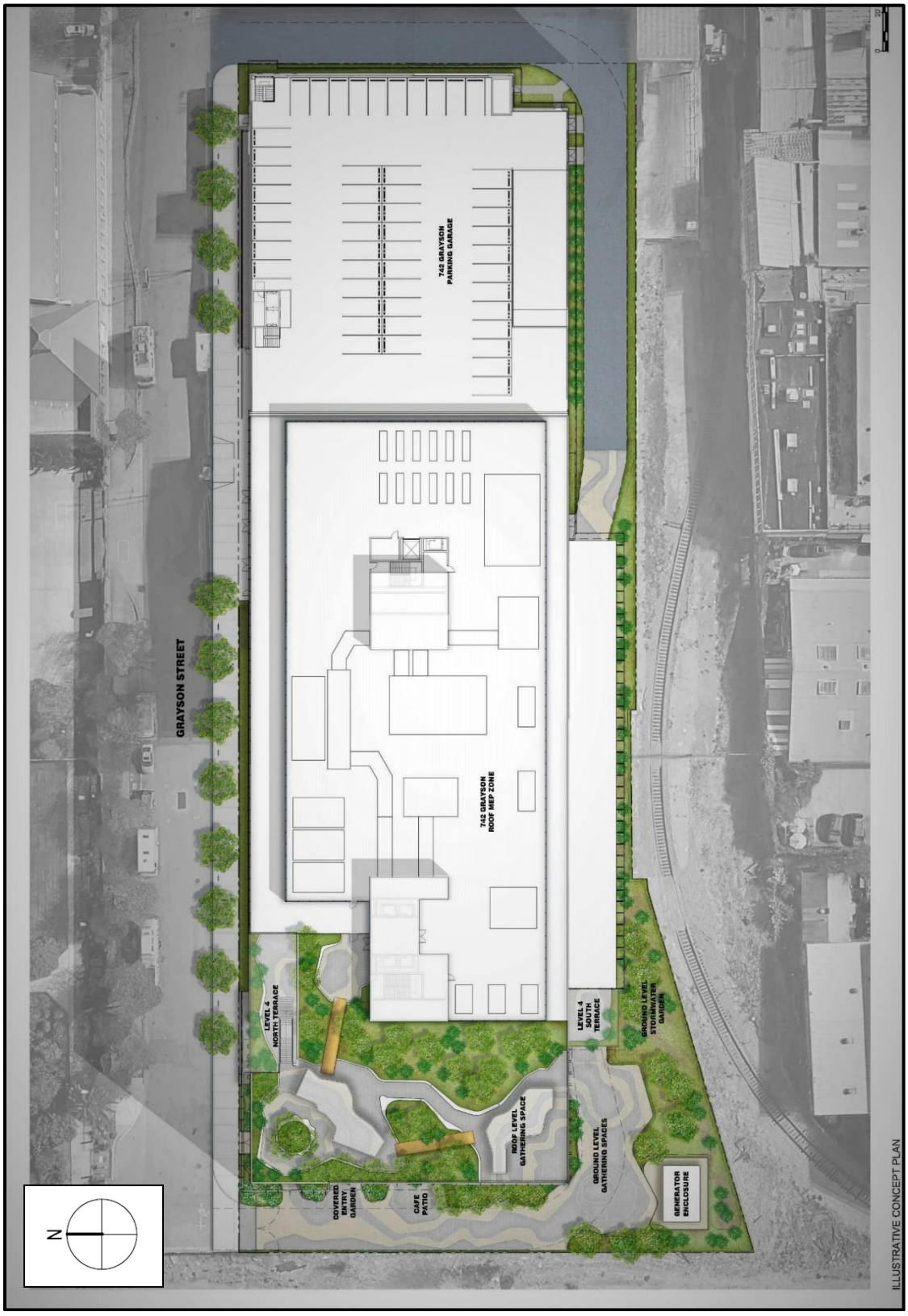
**D. Parties Involved:**

- Applicant — Rob Zirkle, Principal, Brick-Inc., 405 14th Street Suite 500 Oakland, CA 94612
- Property Owner — 742 Grayson Owner, LLC, c/o Redco Development 1 Montgomery Street, San Francisco, CA 94104

## Figure 1: Vicinity Map



## Figure 2: Site Plan



## Table 1: Land Use Information

| Location | | Existing Use | Zoning District | General Plan Designation |
|---|---|---|---|---|
| Subject Property | | Industrial, Manufacturing | Mixed Manufacturing (MM) | Manufacturing |
| Surrounding Properties | North | Pharmaceutical/ Manufacturing (Bayer) | Mixed Manufacturing (MM) | Manufacturing |
| | South | Professional Office/Warehouse | Mixed Manufacturing (MM) | Manufacturing |
| | East | Manufacturing (Henkel) | Mixed Manufacturing (MM) | Manufacturing |
| | West | UPRR rail corridor/ Aquatic Park | Unclassified (U) | Open Space |

## Table 2: Special Characteristics

| Characteristic | Applies to Project? | Explanation |
|---|---|---|
| Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.) | Yes | The proposed project includes construction of a building with a net increase of more than 7,500 square feet of non-residential space, and therefore this project is subject to these resolutions. |
| Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.) | Yes | |
| Affordable Housing Mitigations for rental housing projects (Per BMC 22.20.065) | No | This is not applicable to a commercial development. |
| Creeks | No | The project site is not near a mapped creek or creek culvert. Aquatic Park, which includes a lagoon, is located less than 100 feet from the western property line. |
| Natural Gas Prohibition (Per BMC 12.80.020) | Yes | The project complies and is not proposing natural gas use. |
| Historic Resources | No | The project would involve demolition of two existing buildings. A historic resources evaluation (Page & Turnbull, June 2021) of all buildings proposed for demolition concluded that the existing buildings do not meet the criteria for the California Register or a City of Berkeley Landmark. See Section IV.C. |
| Residential Preferred Parking (RPP) | No | The project site is not located within an RPP zone. |
| Seismic Hazards (SHMA) | Yes | The project site is located in a seismic hazard zone mapped for liquefaction activity. A geotechnical report was submitted and peer reviewed, and the City's consultant recommended approval, and attached two conditions (Conditions 14 and 41 in the Findings and Conditions, Attachment 1) |
| Soil/Groundwater Contamination | No | The site is located in an Environmental Management Area. Standard Conditions of Approval related to hazardous materials would apply. As confirmed in December 14, 2021 correspondence from Regional Water Quality Control Board staff, the site is not on a Cortese List (an annually updated list of hazardous materials sites). |
| Transit | Yes | The project site is served by multiple bus lines that operate along San Pablo Avenue, Seventh Street, Ashby Avenue, and Dwight Way and is approximately one mile south of the Berkeley Amtrak Station. |

## Table 3: Project Chronology

| Date | Action |
|---|---|
| September 1, 2021 | Application submitted |
| September 23, 2021 | Application deemed incomplete |
| January 18, 2022 | Resubmittal |
| February 16, 2022 | Application deemed incomplete |
| April 1, 2022 | Resubmittal |
| April 28, 2022 | Application deemed incomplete |
| May 12, 2022 | Resubmittal |
| June 2, 2022 | Landmarks Preservation Commission Meeting |
| June 10, 2022 | Application deemed complete |
| June 16, 2022 | DRC Preliminary Recommendation Meeting |
| August 25, 2022 | Public hearing notices mailed/posted |
| September 8, 2022 | ZAB hearing |

**Table 4: Development Standards**

| Standard BMC Sections 23.206.070 (MM) | | Existing | Proposed Total | Permitted/ Required |
|---|---|---|---|---|
| Lot Area (sq. ft.) | | 109,230 | | 20,000 min |
| Gross Floor Area (sq. ft.) | | 45,406 | 213,279 (Building)<br>159,128 (Parking) [1] | N/A |
| Floor Area Ratio | | .42 | 1.95 | 2.0 max |
| Building Height | Maximum (ft.) | 71 | 74 main building<br>62 feet 6 inches parking garage<br>(Variance Requested) | 45 |
| | Stories | 1 | 4 | N/A |
| Lot Line Setbacks (ft.) | Front | N/A | 4.5 | No minimum |
| | Rear | N/A | Varies-31' to 85' | No minimum |
| | Left Side | N/A | 4.5 | No minimum |
| | Right Side | N/A | 34.5 | No minimum |
| Lot Coverage (%) | | 42% | 69% | 100% max |
| Usable Open Space (sq. ft.) | | N/A | 60,706 | N/A |
| Parking | Automobile | | 325[2]<br>(Variance Requested) | 380[2] |
| | Bicycle | N/A | 148<br>(128 long term and 20 short term) | 145<br>(1: 20,00SF) =107<br>(10% Vehicle Parking Reduction) =38 |
| | Loading | | 2<br>(AUP Requested) | 9<br>(1:10,000 initial square feet and 1:25,000 square feet for additional) |

= Variance, UP or AUP to modify the standard.

1. Areas used for off-street parking is excluded from gross floor area calculations (BMC 23.106.030(D)(1)), "area" of the parking garage is provided for reference.
2. 325 spaces provided within 7-story parking. Required Parking (R&D) = Ratio: 2 spaces/1,000 sq.ft. Calculation: 177,923 sq.ft./500 sq.ft = 356 spaces required. Required Parking (Manufacturing) = Ratio: 1 space/1,500 sq.ft. Calculation: 35,356 sq.ft./1,500 sq.ft. = 24 spaces required. Total required spaces: 356 + 24 = 380. Subject to 23.322.050(8)(C), an AUP may be issued to designate up to 10% of automobile parking required for a use for bicycle parking, reducing parking to 342 required. Remaining 17 required spaces seeking a Variance.

# II. Project Setting

**A. Neighborhood/Area Description:** The project site is located west of the San Pablo Avenue commercial corridor at the western end of Grayson Street, adjacent to the City of

Berkeley's Aquatic Park and the Union Pacific Railroad (UPRR) tracks, in an area with a mix of industrial and commercial uses. Land uses in West Berkeley are characterized by a wider range of activities than other areas of Berkeley, and include manufacturing, wholesale, and industrial type uses along with commercial and residential uses. Building heights in West Berkeley range from one- and two-story residential buildings, generally east of Fifth Street, up to 6-story mixed-use residential buildings adjacent to the University Avenue overpass. Directly to the north at the Bayer campus, building heights up to 80 feet are allowed under an approved Development Agreement; one existing building at the Bayer site is 100 feet in height.

Regional vehicular access to the area is provided by Interstate 80 (I-80) and I-580, access to which is provided approximately three blocks south via Ashby Avenue. The area is served by multiple bus lines that operate along San Pablo Avenue, Seventh Street, Ashby Avenue and Dwight Way, as well as the Berkeley Amtrak Station on University Avenue. The project is also in proximity to the Bay Trail, the bike share station at Fourth Street and Addison Street, and the Channing Way Bicycle Boulevard.

**B. Site Conditions:** The generally rectangular, 2.5-acre project site is comprised of a single parcel of land. The site is currently developed with two functionally obsolete structures that are nearly 100 years old and are vacant. Site topography is generally flat, though grades slope up gradually from northwest to southeast with increased downslope on the west edge of the site. Beyond the down sloping west edge and the railroad tracks lies Aquatic Park and the Aquatic Park Lagoon. There is currently no drainage protection from Grayson Street, the site, or the railroad tracks into Aquatic Park. The site has not been redeveloped in many decades and as a result there are insufficient on-site storm water facilities to protect the Aquatic Park drainage. No oak trees exist on the site.

The site is currently being used temporarily by the City of Berkeley for the Horizon Transitional Village shelter for up to 50 unhoused individuals with the lease running through the end of 2022.

## III. Project Description

**A. Project Use and Buildings:** The project applicant is requesting Use Permit approval to allow for the demolition of two vacant non-residential structures totaling 45,406 square feet and redevelopment of the site with two new structures consisting of a new R&D/manufacturing building and an adjacent 7-story parking garage, both of which would front Grayson Street. The proposed project would include:

- New building with 177,923 square feet of R&D space and 35,356 square feet of manufacturing space, at four stories (74 feet) in height[1]; and
- New 159,128 square-foot, 7-story parking garage at 62 feet 6 inches in height with 325 vehicle spaces[2].

[1] Variance is requested for the proposed height
[2] Variance is requested for reduced parking

Approximately 80 percent (169,483 square feet) of the space would be R&D use, 13 percent (26,916 square feet) would be reserved for replacement manufacturing and warehouse uses, and the remaining approximately 7 percent (16,880 square feet) would be reserved for shared use which may include common areas such as lobbies, storage, trash, and utility spaces. The proposed project would accommodate an estimated maximum of 700 full time employees. Approximately 15 percent, or 105, of those jobs would not require advanced degrees.

The only point of vehicle ingress/egress to the project site would be located at the northeast end of the site along Grayson Street and provide access to the seven-story parking garage, which includes 325 parking spaces, and two loading spaces immediately west of the parking garage entrance. The project applicant is seeking a reduction to both the required vehicle parking and loading as well as a modification to the driveway width through the Variance and AUP process, which is further described in the Analysis portion of this report. The main pedestrian access point to the project site would be located from Grayson Street at the western end of the site via an entry gate. Additional access would be provided at the ground floor of the parking garage. Fire access to the project site would be provided via a fire access road located at the east end of the project site off Grayson Street and wrapping around the east and south side of the parking garage. A total of 148 bicycle parking spaces would also be provided throughout the project on the ground floor including 128 long-term and 20 short-term bicycle parking spaces. The long-term spaces would be located near the building entry within a storage room with showering facilities and would have two entrances, one from the outside of the building and the other from within at the main lobby entrance. The short-term spaces would be provided via bicycle racks located off Grayson Street near the main building entry.

While the BMC does not require Usable Open Space for the project, the project would include open space totaling 50,705 square feet with ground-level open space, outdoor terraces on levels two through four, and a roof deck. The majority of open space (31,000 square feet) would be located on the ground level on the western portion of the lot facing Aquatic Park and near the primary pedestrian entrance to the building and would include a covered entry garden, gathering spaces with seating areas, and a café patio. Levels two through four of the building would house tenant spaces, core spaces, and outdoor terraces. Each terrace would be located to offer outdoor space to all portions of the floor, accommodating multiple tenant leasing scenarios. Each terrace would also be linked to other terraces or to the roof deck by exterior walkways, creating a wrapping path of terraces around the building culminating at the roof deck. The 12,306 square foot roof deck would be located at the west end of the building and would provide covered outdoor space, landscaping and seating areas, and views towards the Bay. The project would also include installation of sidewalks and 12 street trees along the Grayson Street frontage and expanded landscaping and stormwater plantings and basins.

**B. Transportation Demand Management (TDM) Plan:** The Transportation Impact Analysis (TIA) prepared by Fehr & Peers (May 2022) for the project was reviewed and accepted by the City's Traffic Engineer and found that there would be a less-than-

significant impact on Vehicle Miles Traveled (VMT), as the project satisfies the Transit Priority Area screening criterion from the City's VMT Criteria and Thresholds. Additionally, as part of the TIA report, the City is requiring that the applicant install at least 10 feet of red curb on the south side of Grayson Street just west of the loading berth to accommodate truck turns in and out.

The project site is accessible by public transit. In addition to multiple bus stops located within walking distance of the project site, the Ashby BART Station is located approximately 1.4 miles southeast, North Berkeley BART Station is located approximately 1.5 miles to the northeast, and the Amtrak Station is located approximately 1.2 miles to the northwest. To harness these modes of mass transit and further reduce single-vehicle travel and promote alternative means of transportation, the project would implement a transportation demand management (TDM) plan that is intended to reduce the VMT, vehicular trips, and parking by at least 20 percent. The project includes the following multi-faceted TDM Plan prepared by Fehr & Peers:

- Provide bike lockers, showers, personal lockers, and a repair station on-site to encourage bicycling to the site.
- Provide shared bicycles that employees can use during the day for errands, and coordinate with City of Berkeley and/or other regional agencies to facilitate installation of a BayWheels bikeshare station along the project frontage.
- Dedicated on-site carshare parking spaces (ZIPcar, etc.).
- Offer carpool/ride-matching services, such as ZimRide, ComoVee, or 511.org RideShare, to pair employees interested in forming commute carpools.
- Provide preferential carpool parking for carpoolers if employees are charged for on-site parking.
- Require tenants to provide full or partial transit subsidy to project employees. Tenants may offer one of the following to employees that request it:
    1. A monthly commuter check (or alternatively Clipper Card, which is accepted by BART, AC Transit, and other major transit providers in the Bay Area).
    2. Subsidized AC Transit bus pass.
    3. Subsidized Capital Corridor monthly ticket.
- Require tenants to provide pre-tax commuter benefits for project employees.
- Provide less parking than demanded by project users and charge market-rate for all parking spaces.
- Regularly market and educate project tenants and employees information about various transportation options in the area and the TDM strategies provided by the project.
- Encourage tenants to allow employee to work remotely at least one day per week.

## IV. Community Discussion

**A. Neighbor/Community Concerns:** On November 3, 2021, a pre-application poster was erected, and the City mailed a notice of the project application to property owners and occupants, and to interested neighborhood organizations, per COVID protocols that were in place at the time. On August 25, 2022, the City mailed public hearing

notices to property owners and occupants, and to interested neighborhood organizations and the City posted notices within the neighborhood in three locations. At the time of writing report, staff has not received any communications regarding the project.

**B. Design Review Committee Review:** On June 16, 2022, the Design Review Committee (DRC) reviewed the current project design for 742 Grayson Street, gave a favorable recommendation on the design as presented, and provided the following conditions and direction for Final Design Review (FDR):

***Conditions***

- *Provide more design details on Grayson Street that enrich the pedestrian experience.*
- *Provide options for both fence and mesh design at FDR.*
- *Clearly show how solar equipment is integrated into the building design.*

***Recommendations***

- *Recommend developing mesh screen to be more integrated with the façade design. Recommendations included pattern and volumetric studies, rather than just a utilitarian screen.*
- *Expand bird safe glass to all floors where the glazing is not covered by the mesh; details should clearly show bird safety, even with the mesh layer.*
- *Recommend that the fence design be better integrated into the landscape.*
- *Recommend 75 percent native and/or wildlife-supporting plants in the plant palette.*

***ZAB / Public Works Recommendations***

- *Recommend that the west end of Grayson be addressed by Public Works and Traffic and included with any drop-off designs.*
- *Recommend working with Public Works to include permeable pavers between the tree wells and adjacent to the curb. Be prepared to discuss at FDR.*
- *Recommend gender neutral bathroom be included on each floor.*

The DRC conditions described above have been included as a condition of approval (COA #26 Attachment 1).

**C. Landmarks Preservation Commission Review:** The project involves demolition of two industrial buildings over 40 years in age. Pursuant to BMC Section 23.326.070(C)(1), the proposed demolitions were brought before the Landmarks Preservation Commission (LPC) for review. A historic resources evaluation of the property (Page & Turnbull June 30, 2021) concluded that the existing buildings do not meet the criteria for the California/National Register or a City of Berkeley Landmark. At the June 2, 2022, LPC Meeting, the LPC took no action to initiate these properties for local register consideration (i.e. Landmark or Structure of Merit designation).

# V. Issues and Analysis

**A. California Environmental Quality Act (CEQA)-Class 32 Categorical Exemption:** The project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project qualifies for a Class 32 Categorical Exemption (In-Fill Development Projects) in accordance with the requirements of Section 15332 of the State CEQA Guidelines. Specifically:

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

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

**B. Variance to Exceed the Maximum Allowed Height in MM Zone Findings:** Pursuant to BMC 23.206.070(D), Table 23.206-11, MM Development Standards, the maximum allowed main building height is 45 feet. The proposed main building would have a maximum height of 74 feet and the parking garage would have a maximum height of 62 feet 6 inches. The applicant considered several design iterations and feasibility alternatives and found it necessary to request a Variance to the strict application of 45-foot height limit.

Pursuant to BMC Section 23.406.050(F), the Board must make all required Variance Findings to approve a Variance. The applicant submitted their reasons for the variance request in support of the Findings; a summary of the Findings along with staff's recommended conclusions follows.

*Finding (a):* *"There are exceptional circumstances applying to the property which do not apply generally in the same district."*

The project site is unique in that it is located and isolated at the end of a dead-end street surrounded by rail lines and is "landlocked" on two sides by active railroad right of way and on another side by an abandoned rail spur. The project site is also more than 650 feet from the nearest intersection. Although other sites in West Berkeley are adjacent to the railroad, it appears that no other site is bound on three sides with limited vehicular access restricted to Grayson Street only. Due to the site's landlocked nature, the Fire Department requires a fire road to the east side of the property to allow for access to the back of the building. The fire access road reduces the potential building footprint, which warrants the increase in building height and would allow for larger floor plates throughout the building. This Finding can be made.

*Finding (b): "The Variance is necessary to preserve a substantial property right."*

Ground floor heights under the 45-foot height limit do not provide for the enjoyment of substantial property rights, because the nature of manufacturing space and R&D requires large pieces of machinery, deliveries, equipment, and ductwork that require taller ceiling heights and taller reinforced floors. Trains on the adjacent railroad track would produce vibrations that would disrupt sensitive electronic equipment that is often required for R&D.

Three to four feet of space above the ceiling is needed for:

- Sprinklers and fire proofing (6 to 8 inches)
- Large ductwork for laboratory air flow rates (24 to 36 inches)
- Lab equipment such as gases, vacuum, compressed air systems, additional plumbing including waste handling, and possibly multi-tenant metering systems
- Vibration mitigation due to the proximity of the railroad (4 inches of concrete over a 2-inch deck)

Allowing for a minimum of 16 feet floor-to floor-ceiling heights provides the spaces necessary to accommodate future tenant needs. To achieve the typical 16-foot floor-to-floor heights that are required for leasable research and development uses, the project would be limited to three stories. A variance is requested to achieve a fourth floor since the footprint is limited by the required fire road and required parking. The constraints on the site result in operational and financial limitations for the property owner. Collectively, these circumstances deprive the applicant of substantial property rights. This Finding can be made.

*Finding (c): "The Variance will not adversely affect the health or safety of persons residing or working near the property."*

The Variance would not adversely affect the health or safety of persons residing or working near the property since the new building would adhere to all requirements of the California Building Code, and all other applicable laws. The site will feature over 50,000 square feet of landscaping that will be largely native and drought tolerant. This Finding can be made.

*Finding (d): "The Variance will not be materially detrimental to the public welfare or injurious to nearby property or improvements"*

The subject site is 650 feet from the nearest intersection and sits across from the Bayer site, which includes taller buildings to the north, in addition to other existing buildings that exceed the 45-foot height limit, which include:

- 700 Heinz Avenue 60-foot laboratory building
- 725 Potter Street 4-story building
- 740 Heinz Avenue 74-foot 4-story building

The project would be compatible in terms of building height and the quality of materials with other buildings in the immediate neighborhood and therefore would not be materially detrimental to the neighborhood in terms of views, light, or air impacts. The project would provide an intensity of use at four stories that would be compatible with existing industrial structures in the nearby area. To the north, the Bayer property is separated by a 60-foot right-of-way. To the south, the project site is separated by approximately 90 feet, given the 50 to 80-foot railroad spur and the project's fire access lane and setback. To the east, the adjacent building has no windows on the confronting façade and therefore would not be impacted by the building height. To the west are the railroad tracks and Aquatic Park. The building would be visible from Aquatic Park but softened by the third-floor landscaped terrace. The four-story 74-foot tall building would be less tall than the existing 76-foot tall tower at the site. This Finding can be made.

*Finding (e): "The Variance will promote the municipal health, welfare, and safety and benefit the city as a whole."*

The subject site does not currently have stormwater management systems in place. Aquatic Park serves as a public recreation amenity, linear bike and pedestrian path, and habitat for waterfowl, and stormwater is not well treated under existing conditions before it enters Aquatic Park and the lagoon. The project would incorporate a stormwater management treatment area designed to capture and treat stormwater on-site. The applicant would install sidewalks and 12 street trees along the Grayson Street frontage and expanded landscaping and stormwater plantings and basins. As required by City ordinance, the applicant will be required to pay fees to support affordable housing and child care (Conditions of Approval 30 and 31). Since the fees vary based on the square footage, a larger project would generate larger fees, and thus greater benefits to the City. This Finding can be met.

*Finding (f): "Any other Variance findings required by Zoning Ordinance can be made."*

This Finding is not applicable to the Variance request.

**C. Variance to the Required Off-Street Automobile Parking Spaces Findings:** Pursuant to BMC 23.322.030(C), Table 23.322-4, the required number of parking spaces for the project based on the breakdown of permitted uses is 380 automobile spaces. The project would provide a total of 325 spaces within a seven-story parking garage. Pursuant to BMC 23.322.050(A)(8), the applicant is seeking a 10 percent parking reduction through a Use Permit by reducing 10 percent of the total vehicle parking requirement (38 spaces) and providing those spaces as additional bicycle parking spaces. The allocation of spaces results in 342 required parking spaces, therefore necessitating a Variance for the additional 17 spaces required. Additionally, the applicant provided a Transportation Impact Analysis (TIA) report as described above in Section III.B, which determined that implementation of a TDM plan would reduce the project parking demand by about 20 percent, therefore allowing the project to meet its anticipated parking demand.

Pursuant to BMC Section 23.406.050(F), the Board must make all required Variance Findings to approve a Variance. The applicant submitted their reasons for the variance request in support of the required findings; a summary of the Findings along with staff's recommended conclusions follows.

*Finding (a): "There are exceptional circumstances applying to the property which do not apply generally in the same district."*

The project site is located at the end of a dead-end street, surrounded by rail lines and limited vehicular access rights of way. The project site is also exceptional in that it is landlocked on two sides by an active railroad right of way and on a third by abandoned rail spur. Due to these circumstances the Fire Department requires a fire road easement to the east of the project site to allow for access to the back of the building, thus reducing the footprint and potential for additional parking spaces. This Finding can be made.

*Finding (b): "The Variance is necessary to preserve a substantial property right."*

In order to comply with the required parking, the project applicant would need to reduce the floor area below the floor area ratio allowed by the zoning district. Alternatively, the project could add another level of parking; however, this would result in increasing the building height further beyond the 74 feet proposed for the manufacturing and R&D/ portion of the building. As discussed in the TIA report, the reduction in parking from 380 to 325 spaces (including 38 spaces reduced with a Use Permit in exchange for additional bicycle parking spaces) closely matches the estimated parking demand with the proposed supply and allows the applicant to maximize the enjoyment of property rights by aligning the amount of floor area proposed with the parking necessary to serve it. This Finding can be met.

*Finding (c): "The Variance will not adversely affect the health or safety of persons residing or working near the property."*

The Variance would not adversely affect the health or safety of persons residing or working near the property; rather, it would create benefits to the persons residing or working near the property in the form of support for alternative travel modes that help reduce traffic, air quality impacts, greenhouse gas emissions, and number of vehicle trips required to and from the site. This Finding can be met.

*Finding (d): "The Variance will not be materially detrimental to the public welfare or injurious to nearby property or improvements"*

As discussed in the TIA report, the reduction in parking would more closely align with parking demand. The project would provide more bicycle parking than required, including secure bicycle parking abutting the proposed front lobby. This Finding can be met.

*Finding (e): "The Variance will promote the municipal health, welfare, and safety and benefit the city as a whole."*

The project applicant is proposing to implement a multi-faceted TDM plan that is intended to reduce the vehicle miles traveled (VMT), vehicular trips, and parking demand by at least 20 percent. By providing showers, lockers and a bicycle repair station, these amenities incentivize biking as a convenient option for commuting. Requiring strict compliance with the vehicle parking requirement would require an additional level of parking and additional height, or alternatively, less manufacturing and R&D and floor space. The reduction would allow more floor area to be devoted to manufacturing and R&D, which supports more employment opportunities at all income and education levels and less space devoted to storage and parking of vehicles. This Finding can be met.

*Finding (f): "Any other Variance findings required by Zoning Ordinance can be made."*

This Finding is not applicable to the Variance request.

**D. Demolition of Existing Non-Residential Buildings:** The proposed project includes the demolition of the two existing industrial buildings on the site. Pursuant to BMC Section 23.326.070, the demolition of a non-residential building requires ZAB approval of a demolition permit. In addition, pursuant to BMC Section 23.326.070(C), an application for a permit to demolish a non-residential building or structure which is 40 or more years old must be forwarded to the LPC for review prior to the consideration of the use permit.

Staff Analysis: As noted above in Section IV.C, at a duly noticed hearing, the LPC reviewed the demolition referrals for the two existing buildings over 40 years old and took no action to initiate a local historic designation.

Pursuant to BMC 23.326.070(D), the demolition of the non-residential buildings would not be materially detrimental to the commercial and public interest of any affected neighborhood in the city. The new R&D and manufacturing building and parking

garage at 742 Grayson Street would replace the existing 45,406 square feet of industrial floor area with a new 213,000 square-foot building for manufacturing and research and development space and would replace the required 35,352 square feet of protected space (COA #20, Attachment 1). Overall, demolition of the buildings would allow redevelopment of the project site which, as discussed in the Variance findings above, would complement and be compatible with surrounding uses.

Additionally, the removal of structures would facilitate reuse of the site in a manner that would be economically productive to the city and provide an appropriate transition to the eclectic mix of uses on the block and in the immediate vicinity. Therefore, staff believes that ZAB can make the required finding that demolition would be necessary to allow construction of the proposed manufacturing and R&D building and parking garage, subject to the condition of approval allowing demolition of the existing buildings only after complete construction plans are submitted to the City for the replacement building.

**E. Replacement of Protected Space:** The project site includes 35,352 square feet of ground floor protected manufacturing floor area that requires Use Permit approval to remove and/or replace pursuant to BMC 23.206.050(A). In order to approve the Use Permit to allow for the demolition of protected floor space the ZAB must make the finding below, pursuant to BMC 23.206.050(A)(3) and (4).

*Finding (a): To approve a permit required by Table 23.206-6 for changes to a protected industrial use in the MM and MU-LI districts, the review authority must find that replacement space is provided as required by Paragraph 4 (Replacement Space) below.*
*4. Replacement Space. Floor area occupied by a protected industrial use that is changed to a non-protected use must be replaced, in the West Berkeley Plan area, by a comparable space devoted to one or more of protected industrial uses*

Staff Analysis: The proposed project would involve demolition of the current ground level manufacturing floor area in order to make room for new construction. The project would include replacement of the 35,352 square feet of protected ground floor area pursuant to Zoning Ordinance requirements and as described in the application, with 35,356 square feet of manufacturing area (including shared use areas) within the project. The floor area would be taken out of use during construction, but it is currently vacant with the exception of the temporary unhoused persons facility.

**F. Use Permit to Designate up to 10 Percent for Use by Bicycles:** Pursuant to BMC 23.322.050(A)(8)(c), Allowed Reduction: Up to 10 percent of required off-street automobile spaces may be designated as bicycle and/or motorcycle parking. Bicycle parking must be in addition to bicycle parking required by 23.322.090 (Bicycle Parking). In order to approve the Use Permit to allow for the reduction, the ZAB must make the following findings pursuant to BMC 23.322.050(A)(8)(e):

*Finding (i): The substitution will not lead to an undue shortage of automobile parking spaces.*

*Finding (ii): It can be reasonably expected that there will be demand for the bicycle and/or motorcycle parking spaces*.

Staff Analysis: The proposed project includes 325 parking spaces where 380 are required. The project would provide 148 onsite bicycle parking spaces; 38 (10 percent of the total vehicle parking requirement) of those spaces would be additional bicycle spaces making it eligible for the 10 percent vehicle parking reduction. Further, as described above, the project's proposed implementation of various TDM plan strategies/measures is estimated to reduce the project parking demand by at least 20 percent, which would reduce the parking demand to below the proposed parking supply. Therefore, there are no foreseeable parking impacts that would occur as a result of the 10 percent reduction.

The proposed parking reduction and surplus of additional bicycle parking would result in a higher demand for, and would incentivize, the use of bicycling as a choice of transportation to the project site. Implementation of specific TDM strategies such as Bike Share and bicycle amenities would also increase the demand for bicycle parking spaces.

**G. Rooftop Projections:** Pursuant to BMC Section 23.304.050, domes, turrets, and other similar architectural projections as well as mechanical penthouses, elevator equipment rooms, and other non-habitable structures can exceed the district height limit, up to 15 percent of the average floor area of all of the building's floors. Fifteen percent of the average floor are of all of the buildings floors is 7,998 square feet. The project proposes a roof projection area of 7,202 square feet, which complies with the limit.

**H. Modification of Required Loading Space:** Pursuant to BMC Section 23.322.100(C)(5), in all manufacturing districts the on-site loading space standards can be modified in consultation with the City Traffic Engineer. The applicant is requesting an AUP to reduce the number of loading spaces required from nine to two, due to the use of the building being primarily research and development with some light manufacturing, which would demand fewer than the required nine spaces. The two proposed on-site loading spaces can accommodate large trucks (50 feet or larger). As a condition of approval, there should be at a minimum 10 feet of red curb on the south side of Grayson Street just west of the loading berth driveway to ensure adequate truck access to loading berths (COA #63 Attachment 1). Additionally, based on the TIA report it was also recommended that the applicant provide two additional on-street loading spaces (50 feet total) to accommodate smaller trucks, which would be located just west of the loading berth. The City Traffic Engineer concurs with the applicant's assessment of loading space demand.

**I. Modification of Required Driveway Width**: Pursuant to BMC Section 23.322.080(J)(2), in all non-residential districts the driveway width can be modified by the Zoning Officer in conjunction with an AUP. Pursuant to BMC 23.322.080(J)(1), a driveway may not exceed 20 feet in width at any lot line abutting a street or one-half of the width of the street frontage of the lot, whichever is less. The applicant is proposing to exceed the maximum driveway width by providing a 50.5-foot-wide curb-cut configuration that would serve both the garage and the loading entrance. This configuration would allow for a 24-foot-wide loading bay that could accommodate up to two delivery trucks and an approximate 28-foot-wide two-way ingress/egress parking garage entrance located off Grayson Street. The request for this driveway width modification would not have any foreseeable impacts to the curb, gutter and pedestrian sidewalk along Grayson Street.

**J. Use Permit Findings and Compatibility with District:** In order to approve any Use Permit in the MM District, the ZAB must make the findings, pursuant to Berkeley Municipal Code Section 23.206.100(A), and 23.206.100(B)(1)(a) and(b), that the proposed project is:

**1. Consistent with the purposes of the District**

Staff Analysis: There are eight purposes of the MM district listed in BMC Section 23.206.070(A). Several of the purposes focus on encouragement of a full range of industrial uses, a mixed use-light industrial area for a range of compatible uses, continued availability of manufacturing buildings, especially of larger spaces, creation of well-paying jobs which do not require advanced degrees, and laboratory development in appropriate locations. The project would establish manufacturing and R&D uses, and ancillary uses that meet the West Berkeley Plan's designation of a Manufacturing District; these would provide a range of job opportunities and wage ranges, including those that do not require advanced degrees.

Other purposes of the MM district are those that support the development of businesses which contribute to the maintenance and improvement of the West Berkeley environment. The project would improve the quality of the West Berkeley environment through improvements to the quality of building materials, bioretention systems to improve stormwater quality into Aquatic Park and the lagoon where currently none exists, and new sidewalks and landscaping, including street trees, which do not currently exist.

**2. Compatible with the surrounding uses and buildings**

Staff Analysis: Though the project is seeking a height variance to exceed the 45-foot height limit within the MM District, the proposed uses and R&D building and parking garage are compatible with nearby uses and buildings, which have also received height variances and include laboratories, co-working, furniture manufacturing, retail/restaurant, and art studios/production. Additionally, the combination of accessory laboratory and, office within the R&D use are inherently consistent with the district purpose to provide opportunities for office that will not interfere with light manufacturing uses or building stock. Notably, within two blocks

of the project site are a school and retail and commercial services, in addition to other large employers such as the Bayer Corporation. This project would further contribute to the economic and land use diversity described in the district purposes.

**3. Complies with the adopted West Berkeley Plan**

Staff Analysis: The project would be consistent with the West Berkeley Plan because, as discussed in the paragraphs above, the development would be of the scale and design that is appropriate for its surroundings and the proposed development would be compatible with the mix of uses in the area. The project would result in substantial investment on an underdeveloped project site, resulting in the creation of approximately 700 new jobs, thereby contributing to the economic vitality of West Berkeley. Many of those jobs would be filled by current Berkeley residents who are commuting to research jobs outside of Berkeley. Approximately 15 percent, or 105, of those jobs would not require advanced degrees, thus expanding job opportunities in line with the West Berkeley Plan goals. The proposed use of glass, metal, concrete, and deep-earth toned metal mesh express the industrial nature of the building while complementing the setting across from Aquatic Park and within West Berkeley's eclectic architecture.

**4. Meets any applicable performance standards for off-site impacts**

Staff Analysis: The project would meet applicable performance standards for off-site impacts with adherence to the Conditions of Approval. Additionally, the proposed use would not create substantial dust, glare, noise, odor, vibration, hazardous materials, or other potential off-site environmental impacts because it would be required to comply with performance standards applicable in West Berkeley. Landscaping, tree planting, and partially opaque metal mesh panels would reduce glare from the site.

**5. (MM District) Unlikely to induce a substantial change of use in buildings from manufacturing, wholesale trade, or warehousing uses**

Staff Analysis: The project applicant proposes to demolish a total of two buildings with protected floor area; however, as permissible pursuant to BMC Section 23.206.050(A)(3)(4), an equal amount of replacement space would be provided. Therefore, the project would replace protected floor area at the required ratios, consistent with the intent of the zoning district.

**6. (MM District) Designed to be supportive of the industrial character of the district.**

Staff Analysis: The project would include 35,352 square feet of protected use space and would retain light manufacturing space from existing conditions at the required ratios, as well as R&D and other share use space that is permissible in the District and would be both compatible with and supportive of the industrial character of the District.

**F. General Non-Detriment Finding:** Pursuant to Section 23.406.040(E)(1) of the Zoning Ordinance, the ZAB must find that the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements as well as any other project specific conditions. These standard conditions would ensure that the project would satisfy this finding.

**K. General Plan Consistency:** The 2002 General Plan contains several policies applicable to the project, including the following:

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

2. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.

   Staff Analysis: The project would add a bioretention system to slow and clean stormwater, improving the quality of water entering the Aquatic Park lagoon and Bay. Further, as discussed in Section V.I. above, though taller than existing buildings on the project site, the proposed 74-foot building and 62-foot 6-inch parking garage would be generally consistent with buildings within two blocks of the project site that are either taller buildings or have received height variances to exceed the height limit. Additionally, the surrounding uses are similar in nature and the project does not pose any shadowing impacts onto shadow-sensitive areas or uses. Public views to the west from the western end of Grayson Street would partially be maintained due to the proposed open space at the western edge of the site. The project would be compatible in terms of building height and the quality of materials and therefore would not be materially detrimental to the neighborhood in terms of views, light, or air impacts.

3. Policy UD-16–Context: The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.

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

   Staff Analysis: The design and scale of the building would be compatible with the built environment and would reinforce the design characteristics in the area by ensuring that the project makes meaningful connections to the area thorough its site, proposed uses, and architecture. The streetscape improvements would link the project to the immediate surrounding area, integrating with adjacent structures and campuses. The proposed uses also reflect existing uses found on Grayson Street, revitalizing a dormant site into an active compatible site adding to the industrial context.

5. Policy UD-30: Planting: Ensure that, where feasible, new developments respect and contribute to the urban landscape by retaining existing onsite trees and/or, if appropriate, planting suitable new ones onsite or in the street right-of-way.

   Staff Analysis: The project would install sidewalks and 12 street trees, where none currently exist, and expand landscaping and stormwater plantings and basins. The project would improve the public right of way along Grayson Street, including, as needed, the removal of abandoned railroad elements, and installation of curb/gutter/sidewalks where none exist.

6. Policy UD-33–Sustainable Design: Promote environmentally sensitive and sustainable design in new buildings.

   Staff Analysis: The project promotes sustainable design strategies including sun shading strategies that reduce energy use and glare while increasing comfort and are deployed based on solar orientation. For example, facades with less direct sun exposure would have increased amounts of clear glazed curtainwall, allowing for increased daylighting inside and increased visibility of active uses from the exterior. The rooftop mechanical screen would be detailed the same as the sun shading devices and/or the rain screen material to integrate with the expression of the facades. The garage roof would be partially covered by a photovoltaic panel array. Additionally, the project offers all native and drought tolerant planting to support stormwater management, low water-use, and to expand the habitat offered by Aquatic Park and the lagoon. Further, the building would have all-electric systems pursuant to Berkeley's REACH code.

7. Policy T-10–Trip Reduction: To reduce automobile traffic and congestion and increase transit use and alternative modes in Berkeley, support, and when appropriate require, programs to encourage Berkeley citizens and commuters to reduce automobile trips.

   Staff Analysis: As detailed in Section III. B. above, the project includes a multi-faceted TDM Plan that would promote alternative means of transportation.

**L. West Berkeley Plan Consistency:** The West Berkeley Area Plan, adopted in 1993, also contains several policies applicable to the project, including the following:

1. Land Use Goal 1: Over the economically active area of West Berkeley, provide for a continued economic and land use mix, incorporating manufacturing, other industrial, retail and office/laboratory uses, to benefit Berkeley residents and businesses economically, benefit the City government fiscally, and promote the varied and interesting character of the area.
    a. Providing space for, and designating appropriate locations for, office, service, and laboratory businesses, particularly growing Berkeley based businesses which are particularly suited to West Berkeley's physical environment.
2. Land Use Goal 2: Channel development – both new businesses and residences and the expansion of existing businesses – to districts which are appropriate for the various existing elements of the West Berkeley land use mix.
3. Land Use Goal 4: Assure that new development in any sector is of a scale and design that is appropriate to its surroundings, while respecting the genuine economic and physical needs of the development.
4. Economic Development Goal 4: Continue to support the growth of advanced technology manufacturing (such as biotechnology) and advanced technology services (such as research laboratories) in appropriate locations, under appropriate environmental safeguards.
5. Physical Form Goal 5: Development on major sites of one acre or more should be both internally cohesive and sensitively designed on the site's publicly used edges.

Staff Analysis: The proposed project would create space for a mixed-use manufacturing and R&D building with 35,352 square feet of protected floor area, which would expand the existing light manufacturing use in the area while creating new R&D space that is consistent with the District's purposes. The project would create a net gain of approximately 700 jobs, contributing to the economic vitality of West Berkeley.

## VI. Recommendation

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

A. APPROVE #ZP2021-0161 pursuant to Section 23.406.040.D and subject to the attached Findings and Conditions (see Attachment 1).

**Attachments:**
1. Findings and Conditions, 742 Grayson
2. Project Plans, received August 26, 2022

3. Notice of Public Hearing

**Staff Planner:**
Michael Rocque, Contract Planner, mrocque@rinconconsultants.com (510) 834-4455
Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433

# ATTACHMENT 1

## FINDINGS AND CONDITIONS

SEPTEMBER 8, 2022

# 742 Grayson Street

**Use Permit #ZP2021-0161 to demolish two non-residential buildings on a 2.5-acre industrial site and construct a research and development (R&D) and manufacturing building consisting of approximately 213,000 square feet of gross floor area and a parking garage that accommodates 325 parking spaces.**

## PERMITS REQUIRED

- Variance, under Berkeley Municipal Code (BMC) Section 23.406.050, from BMC Section 23.206.070(D) to allow a height of 74 feet for the main building and 62 feet 6 inches for the parking garage where 45 feet is the maximum allowed;
- Variance, under BMC Section 23.406.050, from BMC Section 23.322.030(C), to provide 325 off-street automobile parking spaces where 380 are required;
- Use Permit, under BMC Section 23.326.070(A), to demolish main buildings used for non-residential purposes;
- Use Permit, under BMC Section 23.206.050.A(2), to remove protected ground-level floor area used for manufacturing;
- Use Permit, under BMC Section 23.206.030(A), to construct 40,000 square feet or more of new gross floor area;
- Use Permit, under BMC Section 23.206.020(A), to re-establish more than 40,000 square feet of light manufacturing space;
- Use Permit, under BMC Section 23.322.050(A)(8), to designate up to 10 percent of the automobile parking required for a use for bicycle parking;
- Administrative Use Permit, under BMC Section 23.206.020(A) to establish more than 20,000 square feet of research and development use;
- Administrative Use Permit, under BMC Section 23.304.050(A), to allow architectural elements to exceed the height limit in a non-residential district;
- Administrative Use Permit, under BMC Section 23.322.100(C)(5), to reduce the number of on-site loading spaces from 9 to two; and
- Administrative Use Permit, under BMC Section 23.322.080(J)(2), to modify the driveway width in a non-residential district.

## I. CEQA FINDINGS

**1.** 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 15332-Class 32 of the CEQA Guidelines ("Infill Development Projects").

The project meets all of the requirements of this exemption, as follows:

A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.

B. The project occurs within the Berkeley City limits on a project site of no more than five acres and is surrounded by urban uses.
C. The project site has previously been developed and has no value as habitat for endangered, rare or threatened species.
D. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
E. The site can be adequately served by all required utilities and public services.

**2.** Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

## II. FINDINGS FOR APPROVAL

**1.** As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements as well as any other project specific conditions. These standard conditions will ensure the project will not be detrimental to adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

**2.** As required by Section 23.406.050(F) of the BMC, the, the Zoning Adjustments Board finds that the Variance from BMC Section 23.206.070(D) to exceed the maximum allowed height in the MM zone is permissible because:

A. <u>There are exceptional circumstances applying to the property which do not apply generally in the same district</u>: The project site is unique in that it is located and isolated at the end of a dead-end street surrounded by rail lines and is "landlocked" on two sides by active railroad right of way and on another side by an abandoned rail spur. The project site is also more than 650 feet from the nearest intersection. Although other sites in West Berkeley are adjacent to the railroad, it appears that no other site is bound on three sides with limited vehicular access restricted to Grayson Street only. Due to the site's landlocked nature, the Fire Department requires a fire road to the east side of the property to allow for access to the back of the building. The fire access road reduces the potential building footprint, which warrants the increase in building height and would allow for larger floor plates throughout the building.

B. <u>The Variance is necessary to preserve a substantial property right</u>: Ground floor heights under the 45-foot height limit do not provide for the enjoyment of substantial property

rights because the nature of manufacturing space and R&D requires large pieces of machinery, deliveries, equipment, and ductwork that require taller ceiling heights and taller reinforced floors. Trains on the adjacent railroad track would produce vibrations that would disrupt sensitive electronic equipment that is often required for R&D.

Three to four feet of space above the ceiling is needed for:

- Sprinklers and fire proofing (6 to 8 inches)
- Large ductwork for laboratory air flow rates (24 to 36 inches)
- Lab equipment such as gases, vacuum, compressed air systems, additional plumbing including waste handling, and possibly multi-tenant metering systems
- Vibration mitigation due to the proximity of the railroad (4 inches of concrete over a 2-inch deck)

Allowing for a minimum of 16 feet floor-to floor-ceiling heights provides the spaces necessary to accommodate future tenant needs. To achieve the typical 16-foot floor-to-floor heights that are required for leasable research and development, the project would be limited to three stories. A variance is requested to achieve a fourth floor since the footprint is limited by the required fire road and required parking. The constraints on the site result in operational and financial limitations for the property owner.

C. The Variance will not adversely affect the health or safety of persons residing or working near the property: The Variance would not adversely affect the health or safety of persons residing or working near the property since the new building would adhere to all requirements of the California Building Code, and all other applicable laws. The site will feature over 50,000 square feet of landscaping that will be largely native and drought tolerant.

D. The Variance will not be materially detrimental to the public welfare or injurious to nearby property or improvements: The subject site is 650 feet from the nearest intersection and sits across from the Bayer site, which includes taller buildings, to the north, in addition to other existing buildings that exceed the 45-foot height limit, which include:

- 700 Heinz Avenue 60-foot laboratory building
- 725 Potter Street 4-story building
- 740 Heinz Avenue 74-foot 4-story building

The project will be compatible in terms of building height and the quality of materials with other buildings in the immediate neighborhood and therefore will not be materially detrimental to the neighborhood in terms of views, light, or air impacts. The project will provide an intensity of use at four stories that will be compatible with existing industrial structures in the nearby area. To the north, the Bayer property is separated by a 60-foot right-of-way. To the south, the project site is separated by approximately 90 feet, given the 50 to 80-foot railroad spur and the project's fire access lane and setback. To the east, the adjacent building has no windows on the confronting façade and therefore will not be impacted by the building height. To the west are the railroad tracks and Aquatic Park. The building will be visible from Aquatic Park but softened by the third-floor landscaped terrace.

The four-story 74-foot tall building would be less tall than the existing 76-foot tall tower at the site.

E. The Variance will promote the municipal health, welfare, and safety and benefit the city as a whole: The subject site does not currently have stormwater management systems in place. Aquatic Park serves as a public recreation amenity, linear bike and pedestrian path, and habitat for waterfowl, and stormwater is not well treated under existing conditions before it enters Aquatic Park and the lagoon. The project would incorporate a stormwater management treatment area designed to capture and treat stormwater on-site. The applicant will install sidewalks and 12 street trees along the Grayson Street frontage and expanded landscaping and stormwater plantings and basins. As required by City ordinance, the applicant will be required to pay fees to support affordable housing and child care (Conditions of Approval 30 and 31). Since the fees vary based on the square footage, a larger project would generate larger fees, and thus greater benefits to the City.

**3.** As required by Section 23.406.050(F) of the BMC, the, the Zoning Adjustments Board finds that the Variance from BMC Section 23.322.030(C) to reduce the required off-street automobile parking spaces is permissible because:

A. There are exceptional circumstances applying to the property which do not apply generally in the same district: The project site is located at the end of a dead-end street, surrounded by rail lines and limited vehicular access rights of way. The project site is also exceptional in that it is landlocked on two sides by an active railroad right of way and on a third by abandoned rail spur. Due to these circumstances the Fire Department requires a fire road easement to the east of the project site to allow for access to the back of the building, thus reducing the footprint and potential for additional parking spaces.

B. The Variance is necessary to preserve a substantial property right: In order to comply with the required parking, the project applicant would need to reduce the floor area below the floor area ratio allowed by the zoning district. Alternatively, the project could add another level of parking; however, this would result in increasing the building height further beyond the 74 feet proposed for the manufacturing and R&D portion of the building. As discussed in the TIA report, the reduction in parking from 380 to 325 spaces (including 38 spaces reduced with a Use Permit in exchange for additional bicycle parking spaces) closely matches the estimated parking demand with the proposed supply and allows the applicant to maximize the enjoyment of property rights by aligning the amount of floor area proposed with the parking necessary to serve it.

C. The Variance will not adversely affect the health or safety of persons residing or working near the property: The Variance would not adversely affect the health or safety of persons residing or working near the property; rather, it would create benefits to the persons residing or working near the property in the form of support for alternative travel modes that help reduce traffic, air quality impacts, greenhouse gas emissions, and number of vehicle trips required to and from the site.

D. The Variance will not be materially detrimental to the public welfare or injurious to nearby property or improvements: As discussed in the TIA report, the reduction in parking will more

closely align with parking demand. The project will provide more bicycle parking than required, and secure bicycle parking abutting the proposed front lobby.

E. The Variance will promote the municipal health, welfare, and safety and benefit the city as a whole: The project applicant is proposing to implement a multi-faceted TDM plan that is intended to reduce the vehicle miles traveled (VMT), vehicular trips, and parking demand by at least 20 percent. By providing showers, lockers and a bicycle repair station, these amenities incentivize biking as a convenient option for commuting. Requiring strict compliance with the vehicle parking requirement would require an additional level of parking and additional height, or alternatively, less manufacturing and R&D floor space. The reduction would allow more floor area to be devoted to manufacturing and R&D, which supports more employment opportunities at all income and education levels and less space devoted to storage and parking of vehicles.

**4.** As required by Section 23.206.050(A)(3) and (4) of the BMC, the Zoning Adjustments Board finds that the Use Permit request to demolish the current 35,352 sf of protected ground-level manufacturing floor area in order to make room for new construction will be replaced with 35,356 sf of manufacturing area (including shared use areas) within the project. The floor area will be down during construction, but it is already currently vacant with the exception of the temporary unhoused persons facility.

**5.** As required by Section 23.206.100(A) and 23.206.100(B)(1)(a) and(b) of the BMC, the Zoning Adjustments Board finds that the proposed project is:

A. Consistent with the purposes of the District: There are eight purposes of the MM district listed in BMC Section 23.206.070(A). Several of the purposes focus on encouragement of a full range of industrial uses, a mixed use-light industrial area for a range of compatible uses, continued availability of manufacturing buildings, especially of larger spaces, creation of well-paying jobs which do not require advanced degrees, and laboratory development in appropriate locations. The project will establish manufacturing and R&D uses, and ancillary uses that meet the West Berkeley Plan's designation of a Manufacturing District; these will provide a range of job opportunities and wage ranges, including those that do not require advanced degrees.

Other purposes of the MM district are those that support the development of businesses which contribute to the maintenance and improvement of the West Berkeley environment. The project will improve the quality of the West Berkeley environment through improvements to the quality of building materials, bioretention systems to improve stormwater quality into Aquatic Park and the lagoon where currently none exists, and new sidewalks and landscaping, including street trees, which do not currently exist.

B. Compatible with the surrounding uses and buildings: Though the project is seeking a height variance to exceed the 45-foot height limit within the MM Zoning District, the proposed uses and R&D building and parking garage are compatible with nearby uses and buildings, which also have also received height variances and include laboratories, co-working/ furniture manufacturing, retail/restaurant, and art studios/production. Additionally, the combination of accessory laboratory and office within the R&D use are inherently consistent with the district

purpose to provide opportunities for office that will not interfere with light manufacturing uses or building stock. Notably, within two blocks of the project site are a school and retail and commercial services, in addition to other large employers such as the Bayer Corporation. This project will further contribute to the economic and land use diversity described in the district purposes.

C. Complies with the adopted West Berkeley Plan: The project will be consistent with the West Berkeley Plan because, as discussed in the paragraphs above, the development will be of the scale and design that is appropriate for its surroundings and the proposed development will be compatible with the mix of uses in the area. The project will result in substantial investment on an underdeveloped project site, resulting in the creation of approximately 700 new jobs, thereby contributing to the economic vitality of West Berkeley. Many of those jobs will be filled by current Berkeley residents who are commuting to research jobs outside of Berkeley. Approximately 15 percent, or 105, of those jobs will not require advanced degrees, thus expanding job opportunities in line with the West Berkeley Plan goals.

D. Meets any applicable performance standards for off-site impacts: The project will meet applicable performance standards for off-site impacts with adherence to the Conditions of Approval. Additionally, the proposed use will not create substantial dust, glare, noise, odor, vibration, hazardous materials, or other potential off-site environmental impacts because it will be required to comply with performance standards applicable in West Berkeley. Landscaping, tree planting, and partially opaque metal mesh panels will reduce glare from the site.

E. (MM District) Unlikely to induce a substantial change of use in buildings from manufacturing, wholesale trade, or warehousing uses: The project applicant proposes to demolish a total of two buildings with protected floor area; however, as permissible pursuant to BMC Section 23.206.050(A)(3)(4), replacement space will be provided. Therefore, the project will replace protected floor area at the required ratios, consistent with the intent of the zoning district.

F. (MM District) Designed to be supportive of the industrial character of the district: The project will include 35,352 square feet of protected use space and will retain light manufacturing space from existing conditions at the required ratios, as well as R&D and other share use space that is permissible in the District and will be both compatible with and supportive of the industrial character of the District.

**6.** As required by Section 23.326.070 and 23.326.070(C) of the BMC, the Zoning Adjustments Board finds that the proposed demolition of the non-residential buildings is permissible because:

A. At a duly noticed hearing, the Landmarks Preservation Commission (LPC) reviewed a demolition referral for the existing buildings and took no action to initiate a local historic designation.

B. The demolition of the commercial buildings is not materially detrimental to the commercialand public interest of any affected neighborhood in the City. The new building and parking garage will replace the existing 45,406 square feet of industrial floor area

with a new 213,000 square-foot building for manufacturing and research and development space and will replace the required 35,352 square feet of protected space (COA #20). Overall, demolition of the buildings will allow redevelopment of the project site which and will complement and be compatible with surrounding uses.

C. Demolition is necessary to allow construction of the proposed building given the inclusion of a condition of approval that allows demolition of the existing buildings only after complete construction plans are submitted to the City for the replacement building (COA #23).

**7.** As required by Section 23.304.050 of the BMC, the Zoning Adjustments Board finds that the proposed mechanical penthouses may exceed the District height limit as the project proposes a roof projection area of 7,202 square feet, which complies with the limit.

**8.** As required by BMC 23.322.050(A)(8)(e), the Zoning Adjustments Board finds that the Use Permit to allow for a reduction of up to 10 percent of required off-street automobile spaces may be designated as bicycle and/or motorcycle parking is permissible because:

A. The substitution will not lead to an undue shortage of automobile parking spaces: The proposed project includes 325 parking spaces where 380 are required. The project will provide 148 onsite bicycle parking spaces, 38 of those spaces will be (10 percent of the total automobile parking requirement) additional bicycle spaces making it eligible for the 10 percent vehicle parking reduction. Further, as described above, the project's proposed implementation of various TDM plan strategies/measures is estimated to reduce the project parking demand by at least 20 percent, which will reduce the parking demand to below the proposed parking supply. Therefore, there are no foreseeable parking impacts that will occur as a result of the 10 percent reduction.

B. It can be reasonably expected that there will be demand for the bicycle and/or motorcycle parking spaces: The parking reduction and surplus of additional bicycle parking will result in a higher demand for and will incentivize the use of bicycling as a choice of transportation to the project site. Implementation of specific TDM strategies such as Bike Share and bicycle amenities will also increase the demand for bicycle parking spaces.

## III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

**1. Conditions Shall be Printed on Plans**

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

**2. Compliance Required (BMC Section 23.102.050)**

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.

**3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)**

A. 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.

B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

**4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)**

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

**5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)**

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.

**6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)**

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

**7. Permit Modifications (BMC Section 23.404.070)**

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

**8. Permit Revocation (BMC Section 23.404.080)**

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 Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

**9. Pay Transparency Acknowledgement (BMC Section 13.104.030)**

Prior to the issuance of a building permit for any Project subject to this Chapter:

A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.
B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

**10. Pay Transparency Attestations Following Project Completion (BMC Section 13.104.040)**

Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City.

**11. Posting of Ordinance (BMC Section 13.104.050)**

Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the Berkeley Municipal Code; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.

**12. Conditions of Approval (BMC Section 13.104.060)**

The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under Chapter 23B.60.

**13. Indemnification Agreement**

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

## IV. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional conditions to this Permit:

### Prior to Submittal of Any Building Permit:

**14.** Geotechnical Plan Review. The project Geotechnical consultant shall review and approve all geotechnical aspects of the development plans (i.e. site preparation and grading, site surface and subsurface drainage improvements and design parameters for foundations, etc.) to ensure that their recommendations have been properly incorporated. The results shall be submitted to the City along with other documentation for building permit plan check prior to approval or issuance of any building permit.

**15.** Project Liaison. The applicant shall include in all building permit plans and post onsite 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 #

**16.** Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee.

**17.** Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.

**18.** Construction Noise Reduction Program. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.
B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.
E. Prohibit unnecessary idling of internal combustion engines.
F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

**19.** Damage Due to Construction Vibration**.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted

in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall:

- establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and
- include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.

**Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)**

**20.** Protected Floor Area. The applicant is required to replace the 35,352 sf of protected floor area pursuant to Zoning Ordinance requirements and as described in this application, with 35,356 sf of manufacturing area (including shared use areas) within the project consistent with BMC Section 23.206.050(A)(4):

a. Notice of Limitation. All owners of record of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" and provide a recorded copy thereof to the project planner. This Notice of Limitation shall stipulate the location of the protected floor area(s) and that the protected floor area shall not be changed to another use unless so authorized by changes to the underlying regulations of the ZoningOrdinance.

b. Verification of Replacement Space. The Zoning Officer shall verify the location within the building(s) where the required Protected Space is located in conformance with the recorded Notice of Limitation.

**21.** Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable

measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.

**22.** Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.

**23.** Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.

**24.** Construction and Demolition Diversion. 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.

**25.** Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Environmental Site Assessments:
   1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
      - All new commercial, industrial and mixed-use developments and all large improvement projects.
      - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
      - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
   2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
   3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
   1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants

and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.

2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:
1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:
1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

**Prior to Issuance of Any Building (Construction) Permit**

**26.** Final Design Review. The Project requires approval of a Final Design Review (FDR) application by the Design Review Committee. The applicant shall present plans at FDR that incorporate the following:
A. Provide more design details on Grayson Street that enrich the pedestrian experience
B. Provide options for both fence and mesh design at FDR
C. Clearly show how solar equipment is integrated into the building design

**27.** Percent for Public Art: Consistent with BMC Section 23.316.040., the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

**28.** Affordable Housing Mitigation Fee: Consistent with BMC Section 22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.

**29.** HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.

**30.** Affordable Housing. As required by Resolution No. 66,617-N.S., adopted June 3, 2014, Owner shall offset the estimated impacts of the project on affordable housing according to the following formulas:

| **USE** | **AFFORDABLE UNITS or FEE** | |
|---|---|---|
| Office, Research + Development, Restaurant/Retail, Hotel | 1 unit per 52,859 net new square feet | $5.54 per net new square foot |
| Industrial/Manufacturing, Warehouse/Storage (except "self-storage" | 1 unit per 105,719 net new square feet | $2.77 per net new square foot |
| Self-Storage | 1 unit per 54,432 net new square feet | $5.65 per net new square foot |

The requirement may be satisfied by:

**Housing Production** - Owner shall cause to be constructed in the City of Berkeley no less than 3 units of additional housing affordable to households with income at 30% of the SMSA median income. Owner must have site control and Use Permit approval for the required Affordable Housing project prior to receipt of the building permit for this non-residential project, and must secure an Occupancy Permit for the required Affordable Housing project no later than 18 months from the receipt of the Occupancy Permit for this non-residential project.

**-OR-**
**In-Lieu Fee** - Owner shall pay an equivalent in-lieu impact fee in the amounts and according to the schedule listed below

| | |
|---|---|
| Prior to Building Permit | $337,843.97 |
| Prior to Occupancy Permit | $337,843.97 |
| 1 Year from Occupancy Permit | $337,843.97 |

The final payment shall be appropriately secured by the City, e.g., by a letter of credit, bond, Promissory Note, Deed of Trust or another appropriate form of security. Some payments carry interest from the date they would normally be due. Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

**31.** Child Care. As required by Resolution No. 66,618-N.S., adopted June 3, 2014, Owner shall offset the estimated impacts of the project on affordable childcare according to the following formulas:

| USE | FEE |
|---|---|
| Office, Restaurant/Retail | $1.54 per net new square foot |
| Industrial/Manufacturing | $0.92 per net new square foot |
| Hotel/lodging | $1.85 per net new square foot |
| Warehouse/Storage | $0.76 per net new square foot |
| Research & Development | $0.98 per net new square foot |

**In-Lieu Fee.** Owner shall pay a fee into the City's Child Care Operating Subsidy account in the amounts and according to the schedule listed below.

| | |
|---|---|
| Prior to Building Permit | $61,203.51 |
| Prior to Occupancy Permit | $61,203.51 |
| 1 Year from Occupancy Permit | $61,203.51 |

The final payment shall be appropriately secured by the City, e.g., by a letter of credit, bond, Promissory Note, Deed of Trust or another appropriate form of security. Some payments carry interest from the date they would normally be due.

Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

**32.** Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.

**33.** Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

**34.** Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).

**35.** Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

**36.** Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

**37.** Required Parking Spaces for Persons with Disabilities. Per BMC Section 23.322.040.H of the Zoning Ordinance, "If the number of required off-street parking spaces in a non-residential district is reduced as allowed by this chapter, the number of required parking spaces for persons with disabilities shall be calculated as if there had been no reduction in required spaces."

**Prior to Demolition or Start of Construction:**

**38.** Construction Meeting. The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.

**During Construction:**

**39.** 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.

**40.** 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.

**41.** Geotechnical Field Inspections. The project Geotechnical Consultant should inspect, test (as needed) and approve all geotechnical aspects of the project construction. The inspections should include, but necessarily not be limited to: site preparation and grading, site surface and subsurface improvements and excavations for foundations prior to placement of steel and concrete. The results of these inspections and the as-built conditions of the project shall be described by the Consultant in a letter and submitted to the City Engineer for review prior to final (as-built) project approval.

**42.** Project Construction Website. The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:

- Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
- Calendar and schedule of daily/weekly/monthly construction activities
- The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

**43.** Public Works - Implement BAAQMD-Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

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

**44.** Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

- A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

**45.** Public Works - Construction. Construction must comply with the State-wide general permit requiring owner to (1) notify the State; (2) prepare and implement a Stormwater Pollution Prevention Plan (SWPPP); and (3) monitor the effectiveness of the plan. Additional information may be found online at http://www.swrcb.ca.gov. As part of the permit submittal, the Public Works Department will need a) a copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; b) the Waste Discharger Identification (WDID) number issued by the SWRCB for the project; c) a copy of the SWWPP prepared for each phase of the project; and d) the name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP.

**46.** Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

**47.** Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

**48.** Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 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. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

**49.** Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

**50.** Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

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.

**51.** Human Remains (*Ongoing throughout demolition, grading, and/or construction*). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities,

all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

**52.** Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*). 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.

**53.** Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the 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.

**54.** Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.
E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).
H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.
I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the

sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

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

**55.** Public Works. 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.

**56.** Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

**57.** Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.

**58.** Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

**59.** Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

**60.** Public Works. 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.

**Prior to Final Inspection or Issuance of Occupancy Permit:**

**61.** Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.

**62.** Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **May 12, 2022**, except as modified by conditions of approval.

**63.** Loading Condition. There should be at a minimum 10 feet of red curb on the south side of Grayson Street just west of the loading berth driveway to ensure adequate truck access to loading berths.

**64.** Transportation Demand Management Plan (TDM). The TDM plan shall be submitted to the City of Berkeley's TDM Manager prior to the issuance of the certificate of occupancy for the project.

**At All Times:**

**65.** Exterior Lighting. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

**66.** Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.

**67.** Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.

**68.** Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

**69.** Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

**70.** Transit Subsidy Condition. The applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

**71.** Periodic Review and Reporting. The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.



# 700 GRAYSON STREET
# BERKELEY, CA 94710

## ZONING PROJECT APPLICATION RESUBMITTAL - 05.12.2022

NOT FOR CONSTRUCTION

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file: BIM 360://742 grayson/18-221 742 Grayson Central.rvt

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CONSULTANT

| △ | date | revision description |
|---|---|---|

| # | date | issue description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

COVER

**G0.00**

| | |
|---|---|
| ℄ | CENTERLINE |
| ∠ | ANGLE |

| | |
|---|---|
| ACOUS. | ACOUSTICAL |
| ADJ. | ADJUSTABLE |
| AGG. | AGGREGATE |
| AL. | ALUMINUM |
| APPROX. | APPROXIMATE |
| ARCH. | ARCHITECTURAL |
| A.P.L. | ASSUMED PROPERTY LINE |
| A.F.F. | ABOVE FINISH FLOOR |
| ADD'L | ADDITIONAL |
| BD. | BOARD |
| BITUM. | BITUMINOUS |
| BLDG. | BUILDING |
| BLKG. | BLOCKING |
| BM. | BEAM |
| B.O. | BOTTOM OF |
| BOT. | BOTTOM |
| CAB. | CABINET |
| C.B. | CATCH BASIN |
| CBC | CALIFORNIA BUILDING CODE |
| C.T. | CERAMIC TILE |
| C.C.T. | CUBICLE CURTAIN TRACK |
| C.I. | CAST IRON |
| CLG. | CEILING |
| CLR. | CLEAR |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| CORR. | CORRIDOR |
| CTSK. | COUNTERSUNK |
| C.M.U. | CONCRETE MASONRY |
| C.D.U. | COMBINATION DISPENSING UNIT |
| C.W. | CURTAIN WALL |
| D.A. | DISABLED ACCESSIBILTY |
| DBL. | DOUBLE |
| DEPT. | DEPARTMENT |
| D.F. | DRINKING FOUNTAIN |
| DET. | DETAIL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DISP. | DISPENSER |
| DN. | DOWN |
| DR. | DOOR |
| DS. | DOWNSPOUT |
| DWG. | DRAWING |
| D.D. | DECK DRAIN |
| D.F. | DOUGLAS FIR |
| (E) | EXISTING |
| EA. | EACH |
| E.J. | EXPANSION JOINT |
| EL. | ELEVATION |
| ELEC. | ELECTRICAL |
| ELEV. | ELEVATOR |
| EMERG. | EMERGENCY |
| ENCL. | ENCLOSURE |
| EQ. | EQUAL |
| EQPT. | EQUIPMENT |
| ERRCS | EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM |
| E.W.C. | ELECTRIC WATER COOLER |
| EXP. | EXPANSION |
| EXT. | EXTERIOR |
| F.A. | FIRE ALARM |
| F.C.O. | FLOOR CLEAN OUT |
| F.D. | FLOOR DRAIN |
| FDN. | FOUNDATION |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CAB. |
| F.H.C. | FIRE HOSE CABINET |
| FIN. | FINISH |
| FL. | FLOOR |
| FLUOR. | FLUORESCENT |
| F.O.C. | FACE OF CONCRETE |
| F.O.F. | FACE OF FINISH |
| F.O.S. | FACE OF STUDS |
| F.S.S. | FOLDING SHOWER SEAT |
| FT. | FOOT OR FEET |
| FTG. | FOOTING |
| FURR. | FURRING |
| F.H.S. | FLAT HEAD SCREW |
| F.R. | FIRE RETARDANT |
| GA. | GAGE |
| GALV. | GALVANIZED |
| G.F.C.P. | GLASS FIBER CONCRETE PANEL |
| G.F.R.P. | GLASS FIBER REINFORCED CONCRETE |
| GL. | GLASS |
| GND. | GROUND |
| GYP. | GYPSUM |
| G.W.B. | GYPSUM WALL BOARD |
| GEN. | GENERAL |
| H.B. | HOSE BIBB |
| H.C. | HOLLOW CORE |
| H.M. | HOLLOW METAL |
| HORIZ. | HORIZONTAL |
| HR. | HOUR |
| H.S.S. | HOLLOW STRUCTURAL SECTION |
| I.D. | INSIDE DIAMETER |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| IVT. | INTRAVENOUS TRACK |
| JAN. | JANITOR |
| J.T. | JOINT |
| KIT. | KITCHEN |
| LAB. | LABORATORY |
| LAM. | LAMINATE |
| LAV. | LAVATORY |
| LT. | LIGHT |
| MAT. | MATERIAL |
| MAX. | MAXIMUM |
| M.C. | MEDICINE CABINET |
| MECH. | MECHANICAL |
| MEMB. | MEMBRANE |
| MET. | METAL |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| M | MIRROR (FRAMED) |
| MISC | MISCELLANEOUS |
| M.O. | MASONRY OPENING |
| MTD. | MOUNTED |
| MUL. | MULLION |
| MG | MEDICAL GAS PANEL |
| M.B. | MACHINE BOLT |
| MK | MARKER BOARD |
| MBH | MOP AND BROOM HOLDER |
| (N) | NEW |
| N.I.C. | NOT IN CONTRACT |
| NO. or # | NUMBER |
| NOM. | NOMINAL |
| N.T.S. | NOT TO SCALE |
| O/ | OVER |
| O.A. | OVERALL |
| O.C. | ON CENTER |
| OC. | OCCUPANCY |
| O.D. | OUTSIDE DIAMETER |
| OPP. | OPPOSITE |
| O.F.D. | OVERFLOW DRAIN |
| OFOI | OWNER FURNISHED, OWNER INSTALLED |
| OFCI | OWNER FURNISHED, CONTRACTOR INSTALLED |
| OL | OCCUPANT LOAD |
| OLF | OCCUPANT LOAD FACTOR |
| PEN. | PENETRATION(S) |
| PL. | PLATE |
| P.LAM. | PLASTIC LAMINATE |
| PLYWD. | PLYWOOD |
| PR. | PAIR |
| PTD. | PAINTED |
| P.A.D. | POWER ACTUATED DEVICE |
| P.I.P. | POURED-IN-PLACE |
| P.T. | PRESSURE TREATED |
| PV | PHOTOVOLTAIC |
| Q.T. | QUARRY TILE |
| R. | RISER |
| RAD. | RADIUS |
| R.D. | ROOF DRAIN |
| REF. | REFERENCE |
| REFR. | REFRIGERATOR |
| REINF. | REINFORCED |
| REQD. | REQUIRED |
| RESIL. | RESILIENT |
| R.H. | ROBE HOOK |
| RM. | ROOM |
| R.O. | ROUGH OPENING |
| RT | RESILIENT TILE |
| RWD. | REDWOOD |
| R.W.L. | RAIN WATER LEADER |
| S.C. | SOLID CORE |
| S.C.D. | SEE CIVIL DRAWINGS |
| SCHED. | SCHEDULE |
| SD | SOAP DISPENSER |
| SECT. | SECTION |
| SF. | STOREFRONT |
| SH. | SHELF |
| SHWR. | SHOWER |
| SHT. | SHEET |
| S.L.D. | SEE LANDSCAPE DRAWINGS |
| SIM. | SIMILAR |
| S.M.S. | SHEET METAL SCREW |
| SND | SANITARY NAPKIN DISPOSAL |
| SNV | SANITARY NAPKIN VENDOR |
| S.O.G. | SLAB ON GRADE |
| S.S. | STAINLESS STEEL |
| S.S.D. | SEE STRUCTURAL DRAWINGS |
| S.S.G. | STRUCTURAL SILICONE GLAZING |
| STD. | STANDARD |
| STL. | STEEL |
| STOR. | STORAGE |
| STRL. | STRUCTURAL |
| SUSP. | SUSPENDED |
| TCD | TOILET SEAT COVER DISPENSER |
| T.D. | TRENCH DRAIN |
| TRD. | TREAD |
| T.B. | TOWEL BAR |
| T.O.C. | TOP OF CURB/CONCRETE |
| TEL. | TELEPHONE |
| TER. | TERRAZZO |
| T.&G. | TONGUE AND GROOVE |
| THK. | THICK |
| TK.BD. | TACKBOARD |
| T.O. | TOP OF |
| T.P. | TOP OF PAVEMENT/TELEPHONE PANELBOARD |
| TPD | TOILET PAPER DISPENSER |
| T.V. | TELEVISION |
| TYP. | TYPICAL |
| T.O.S. | TOP OF STEEL |
| T.O.W. | TOP OF WALL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| VCT | VINYL COMPOSITION TILE |
| VDB | VISUAL DISPLAY BOARD |
| VERT. | VERTICAL |
| VEST. | VESTIBULE |
| W/ | WITH |
| W.C. | WATER CLOSET |
| WD. | WOOD |
| W/O | WITHOUT |
| WP. | WATERPROOF |
| WR. | WASTE RECEPTACLE |
| WT. | WEIGHT |

## 8 ABBREVIATIONS

## GRAPHIC SYMBOLS

1. GRAPHIC SYMBOLS REPRESENT OBJECTS, ELEMENTS, EQUIPMENT, INSTRUCTIONS, LOCATION, CONVENTIONS, ETC. THEY DO NOT REPRESENT THE SHAPE, SIZE, DIMENSION OF THE ACTUAL OBJECT.
2. EACH DRAWING GROUP (I.E. MECHANICAL, ELECTRICAL) HAS ITS OWN SYMBOLS, ABBREVIATIONS, LEGEND AND NOTES. THE INFORMATION AND SYMBOLS ON THIS DRAWING ARE GENERAL AND APPLY TO ALL DRAWINGS.

### GENERAL SYMBOLS

D201 — DOOR SYMBOL

*REFER TO FINISH SCHEDULE FOR FINISH SPECIFICATIONS*

Name — ROOM NAME

101 — ROOM NUMBER
CPT — FLOOR FINISH
RB — WALL BASE
PT — WALL FINISH

2' - 6" — DIMENSION LINES

ALIGN — ALIGN
FIN. FACE TO FIN. FACE

2 — REVISION

MATCH LINE
SHADED PORTION IS THE SIDE CONSIDERED.

12 / A3.01 — SECTIONS
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

1 / A3.01 / 2 — ELEVATIONS
(UNFOLD ELEVATIONS CLOCKWISE.)
DETAIL NUMBER INDICATES ELEVATION DRAWN
SHEET WHERE ELEVATION IS DRAWN

1 / A3.01 / 2 — INTERIOR ELEVATIONS
(UNFOLD ELEVATIONS CLOCKWISE.)
DETAIL NUMBER INDICATES ELEVATION DRAWN
SHEET WHERE ELEVATION IS DRAWN

12 / A3.01 — DETAILS
DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN

### ELECTRICAL SYMBOLS

SCONCE
RECESS WALL WASHER
RECESSED DOWNLIGHT, WET LOCATION
RECESSED DOWNLIGHT
PENDANT LIGHT FIXTURE
LED UNDER COUNTER LIGHT
LED LINEAR - FINELIGHT
ELECTRIC VEHICLE CHARGING STATION
J BOX
IN-SINK GARBAGE DISPOSAL
FLOOR DUPLEX OUTLET
HALF HOT FLOOR DUPLEX OUTLET
DUPLEX OUTLET
DOUBLE DUPLEX OUTLET
GFI — GROUND FAULT CIRCUIT INTERRUPTED OUTLET
GFI — EXTERIOR GFI DUPLEX OUTLET
SWITCH

### PARTITIONS

PARTITIONS - SEE WALL TYPES

DOORS
FLOOR FINISH TRANSITION WHERE INDICATED AT CENTER LINE OF DOOR, TYPICAL.

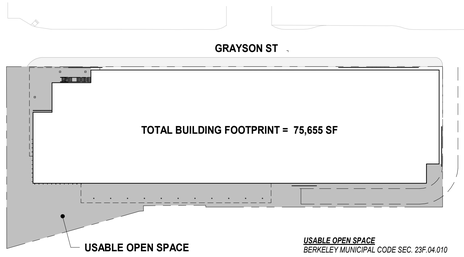
### CASEWORK

WALL HUNG CABINETS OR SHELVES
BASE CABINET COUNTER TOP

### EQUIPMENT

HANDRAIL / WALL PROTECTION
VISUAL DISPLAY BOARDS
CORNER GUARD
EDGE GUARD

## 7 GRAPHIC SYMBOLS




***USABLE OPEN SPACE***
*BERKELEY MUNICIPAL CODE SEC. 23F.04.010*

| LEVEL | AREA (SF) |
|---|---|
| GROUND LEVEL | 31,044 |
| LEVEL 2 TERRACES | 3,608 |
| LEVEL 3 TERRACES | 1,572 |
| LEVEL 4 TERRACES | 2,175 |
| ROOF DECK | 12,306 |
| **TOTAL USABLE OPEN SPACE:** | **50,705** |

TRUE

## 6 OPEN SPACE SUMMARY




## 5 VICINITY MAP

## SITE DATA

| | |
|---|---|
| ADDRESS: | 700 GRAYSON STREET<br>BERKELEY, CA 94710 |
| APN: | 053 170400102 |
| LOT AREA: | 109,230 SF |
| ZONING:<br>GENERAL PLAN AREA: | MM (MIXED MANUFACTURING)<br>M |
| OCCUPANCY GROUPS: | B (OFFICE & LAB)<br>A-3 (OUTDOOR TERRACES) |
| CONSTRUCTION TYPE: | TYPE II-B |
| FULLY SPRINKLERED: | YES |
| STORIES: | 4 STORIES ABOVE GRADE |

## ZONING COMPLIANCE

| STANDARD: | REQUIREMENT | PROPOSED PARKING | PROPOSED BUILDING | COMPLIANCE (Y/N) |
|---|---|---|---|---|
| MAX. HEIGHT: | 45' | 64'-8" | 71'-11"(1) | N |
| FRONT SETBACK: | N/A | N/A | N/A | Y |
| REAR SETBACK: | N/A | N/A | N/A | Y |
| SIDE SETBACK: | N/A | N/A | N/A | Y |
| LANDSCAPE COVERAGE: | N/A | | N/A | N/A |
| BUILDING COVERAGE: | N/A | | N/A | N/A |
| MAX. FAR: | 2.0 | | 2.0 | Y |
| MAX. ALLOWABLE AREA: | 218,460 GSF | | 213,279 GSF | Y |

NOTES:
*1. ELEVATOR PENTHOUSE +9'-0" (80'-11")*

## 4 PROJECT INFORMATION

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA ELEVATOR CODE

## 3 APPLICABLE CODES AND STANDARDS

***VEHICULAR PARKING CALCULATION SUMMARY***

TOTAL PARKING REQUIRED:
*BERKELEY MUNICIPAL CODE TABLE 23.322-4*
*SEE SHEET G3.01 FOR GROSS FLOOR AREA CALCULATION. USE AREA INCLUDES ALLOCATED SHARED SPACE.*

| USE | RATIO | AREA (GSF) | REQUIRED SPACES |
|---|---|---|---|
| MANUFACTURING | 1/1,500 GSF | 35,356 | 24 |
| RESEARCH & DEVELOPMENT | 2/1,000 GSF | 177,923 | 356 |
| *SUBTOTAL* | | | 380 |
| PARKING REDUCTION*: | | | -38 |
| **TOTAL REQUIRED PARKING:** | | | **342** |

| | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL ACCESSIBLE STALLS (INCLUDING VANS) | 8 | 8 |
| TOTAL STANDARD STALLS (INCLUDING CLEAN AIR VEHICLES) | 296 | 279 |
| TOTAL ACCESSIBLE EV STALLS (INCLUDING VANS) | 3 | 3 |
| TOTAL STANDARD EV STALLS | 35 | 35 |
| **TOTAL VEHICLE PARKING STALLS:** | **342** | **325** |

*SUBJECT TO THE FINDING IN SECTION 23.322.050(B)(C), AN ADMINISTRATIVE USE PERMIT MAY BE ISSUED TO DESIGNATE UP TO 10% OF AUTOMOBILE PARKING REQUIRED FOR A USE FOR BICYCLE AND/OR MOTORCYCLE PARKING, UNLESS A USE PERMIT FROM THE BOARD IS REQUIRED TO APPROVE ANY PART OF THE APPLICATION, IN WHICH CASE THE USE PERMIT SHALL BE APPROVED BY THE BOARD. ANY BICYCLE PARKING CREATED BY THIS DESIGNATION SHALL BE IN ADDITION TO OTHERWISE REQUIRED BICYCLE PARKING. **MAXIMUM ALLOWABLE BICYCLE SUBSTITUTION: 38 SPACES**

ACCESSIBLE PARKING REQUIRED (INCLUDING VANS):
*PER CBC.11B-208, TABLE11B-208.2*
FOR 301-400 TOTAL SPACES, **8 REQUIRED**

ACCESSIBLE VAN PARKING REQUIRED:
*PER CBC.11B-208.2.4*
FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE STALLS,
PROVIDE 1 ACCESSIBLE VAN STALL = **2 REQUIRED**

ELECTRICAL VEHICLE (EV) CHARGING SPACES REQUIRED (INCLUDING ACCESSIBLE SPACES)
*PER BERKELEY MUNICIPAL CODE SEC. 19.37.020*
10% OF TOTAL PARKING SPACES SHALL BE EVCS = **35 REQUIRED**

ACCESSIBLE EV VEHICLE CHARGING SPACES REQUIRED (INCLUDING VANS)
*PER CBC 11B-228.3, TABLE 11B-228.3.2.1*
FOR 26-50 EVCS, PROVIDE 1 EV ACCESSIBLE VAN, 1 EV ACCESSIBLE, 1 AMBULATORY = **3 REQUIRED**

CLEAN AIR VEHICLE PARKING REQUIRED
*PER CALGREEN, TABLE 5.106.5.2*
FOR 201 AND OVER STALLS, PROVIDE 8% CLEAN-AIR STALLS = **28 REQUIRED**

OFF-STREET LOADING REQUIRED
*PER BERKELEY MUNICIPAL CODE TABLE 23.322-13*

| RATIO | AREA (GSF) | REQUIRED SPACES | PROVIDED |
|---|---|---|---|
| 1 FOR FIRST 10,000 GSF | 10,000 | 1 | 1 |
| 1 FOR EACH ADDITIONAL 25,000 GSF | 203,279 | 8 | 1 |
| ***TOTAL:*** | **213,279** | **9** | **2** |

***BICYCLE PARKING CALCULATION SUMMARY***

BICYCLE PARKING REQUIRED:

*PER BERKELEY MUNICIPAL CODE TABLE 23.322-10*

| | |
|---|---|
| 1 SPACE / 2000 SF @ 213,279 GSF: | 107 SPACES |
| VEHICULAR PARKING REDUCTION*: | +38 SPACES |
| **REQUIRED BICYCLE PARKING:** | **145 SPACES** |

*PER CALGREEN 5.106.4*

| | |
|---|---|
| LONG TERM: | 20 SPACES |
| SHORT TERM: | 20 SPACES |
| LONG TERM (PROVIDED WITHIN BUILDING) | 128 SPACES |
| SHORT TERM (PROVIDED OUTSIDE) | 20 SPACES |
| **TOTAL BICYCLE PARKING PROVIDED** | **148 SPACES** |

## 2 PARKING CALCULATIONS

ASK
ASK-001 LEVEL 01 FLOOR PLAN - TRASH ROOM

GENERAL
G0.00 COVER
G0.01 PROJECT INFORMATION
G3.01 AREA CALCULATIONS (PER BERKELEY MUNI CODE)
G3.02 AREA CALCULATIONS (PER BERKELEY MUNI CODE)
G4.01 SITE PHOTOGRAPHS & BUILDING HEIGHT STUDY
G4.02 STREET STRIP ELEVATIONS & SHADOW STUDIES
G4.11 PROJECT RENDERINGS
G5.01 MATERIAL BOARD

CIVIL
C1.01 GRADING & SITE PLAN
C1.02 UTILITY PLAN
C1.03 EROSION CONTROL PLAN
C1.04 STORMWATER MANAGEMENT PLAN
C1.05 BOUNDARY & TOPOGRAPHIC SURVEY

LANDSCAPE
L0.01 ILLUSTRATIVE CONCEPT PLAN
L1.00 MATERIALS PLAN - GROUND LEVEL
L1.01 MATERIALS PLAN - TERRACE & ROOF LEVEL
L4.00 PLANTING PLAN - GROUND LEVEL
L4.01 PLANTING PLAN - TERRACE & ROOF LEVEL
L5.00 HYDROZONE PLAN - GROUND LEVEL
L5.01 HYDROZONE PLAN - TERRACE & ROOF LEVEL

DEMOLITION
D1.01 DEMO - SITE PLAN

ARCHITECTURE
A1.01 SITE PLAN
A1.01A SITE PLAN - ENLARGED - SEGMENT A
A1.01B SITE PLAN - ENLARGED - SEGMENT B
A2.01 LEVEL 1 - OVERALL
A2.01A LEVEL 1 - MAIN BUILDING A
A2.01B LEVEL 1 - MAIN BUILDING B
A2.02 LEVEL 2 - OVERALL
A2.02A LEVEL 2 - MAIN BUILDING A
A2.02B LEVEL 2 - MAIN BUILDING B
A2.03 LEVEL 3 - OVERALL
A2.03A LEVEL 3 - MAIN BUILDING A
A2.03B LEVEL 3 - MAIN BUILDING B
A2.04 LEVEL 4 - OVERALL
A2.04A LEVEL 4 - MAIN BUILDING A
A2.04B LEVEL 4 - MAIN BUILDING B
A2.05 ROOF PLAN - OVERALL
A2.05A ROOF - MAIN BUILDING A
A2.05B ROOF - MAIN BUILDING B
A2.11 LEVEL 1 - PARKING
A2.12 LEVEL 2 - PARKING
A2.13 LEVEL 3 - PARKING
A2.14 LEVEL 4 - PARKING
A2.15 LEVEL 5 - PARKING
A2.16 LEVEL 6 - PARKING
A2.17 LEVEL 7 - PARKING
A3.01 OVERALL ELEVATIONS
A3.02 EXTERIOR ELEVATIONS - MAIN BUILDING - SOUTH
A3.03 EXTERIOR ELEVATIONS - MAIN BUILDING - NORTH
A3.04 EXTERIOR ELEVATIONS - EAST & WEST
A3.05 EXTERIOR ELEVATIONS - GARAGE
A3.11 BUILDING SECTIONS - OVERALL
A3.12 BUILDING SECTIONS - MAIN BUILDING
A4.01 ENLARGED ELEVATION & WALL SECTION
A4.02 ENLARGED ELEVATION & WALL SECTION
A4.03 ENLARGED ELEVATION & WALL SECTION
A4.04 ENLARGED ELEVATION & WALL SECTION
TOTAL SHEETS: 58

## 1 SHEET INDEX

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| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

PROJECT INFORMATION

**G0.01**

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file: BIM 360://742 grayson/18-221 742 Grayson Central.rvt

NOT FOR CONSTRUCTION

| GROSS BUILDING AREA - R&D BUILDING | |
|---|---|
| Name | Area |
| LEVEL 1 | |
| SHARED USE | 16,880 SF |
| R&D | 6,042 SF |
| MANUFACTURING | 26,916 SF |
| | 49,838 SF |
| LEVEL 2 | |
| R&D | 52,128 SF |
| | 52,128 SF |
| LEVEL 3 | |
| R&D | 55,602 SF |
| | 55,602 SF |
| LEVEL 4 | |
| R&D | 55,710 SF |
| | 55,710 SF |

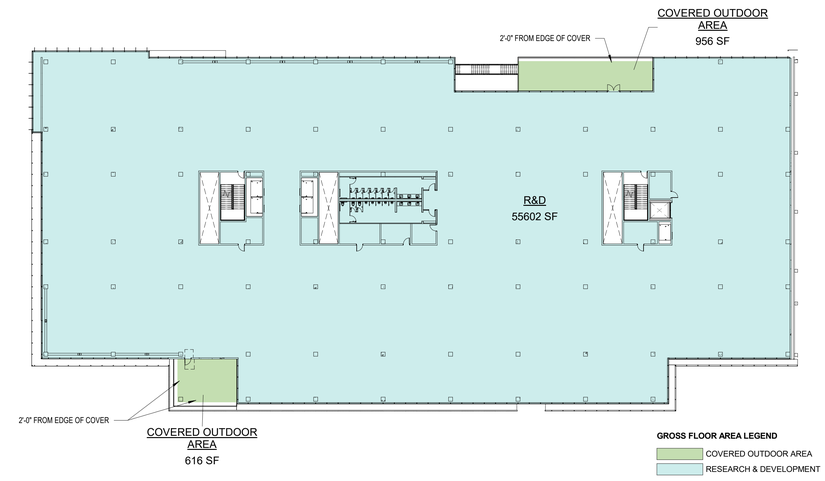
| SUBTOTALS BY USE | |
|---|---|
| Name | Area |
| MANUFACTURING | 26,916 SF |
| R&D | 169,483 SF |
| SHARED USE | 16,880 SF |
| TOTAL AREA | 213,279 SF |

| SHARED USE ALLOCATION (*see note 3*) | |
|---|---|
| MANUFACTURING | 35,356 SF |
| R&D | 177,923 SF |

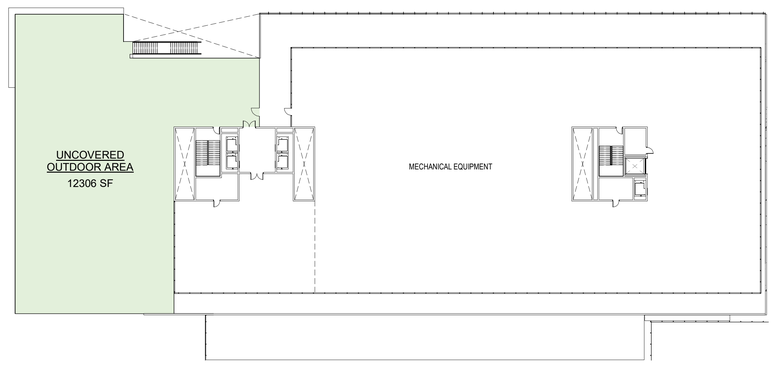
*NOTES:*

1. *UNCOVERED AND GROUND LEVEL USABLE OUTDOOR AREAS ARE NOT COUNTED AS GROSS FLOOR AREA. SEE G0.01 FOR USABLE AREA CALCULATION.*
2. *COVERED USABLE OUTDOOR AREAS NOT COUNTED AS GROSS FLOOR AREA PER CITY OF BERKELEY INCOMPLETE LETTER DATED 2/16/2022.*
3. *SHARED USES INCLUDE LOBBY SPACES, STORAGE, TRASH AND UTILITY SPACES THAT SERVE MANUFACTURING AND R&D USES. SHARED USE IS ALLOCATED 50/50.*

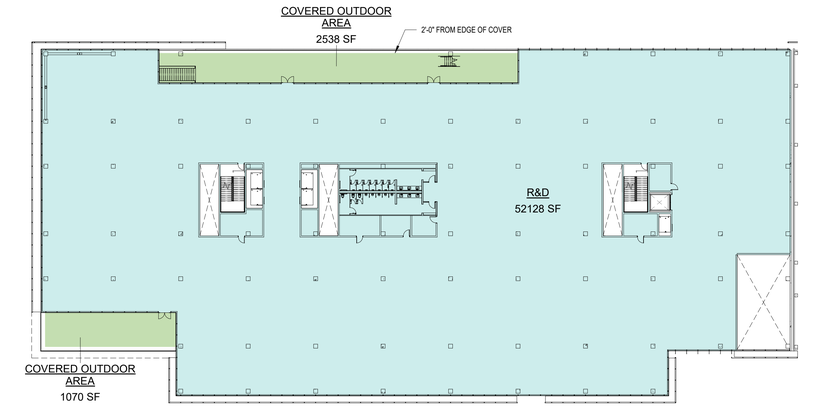
GROSS BUILDING AREA



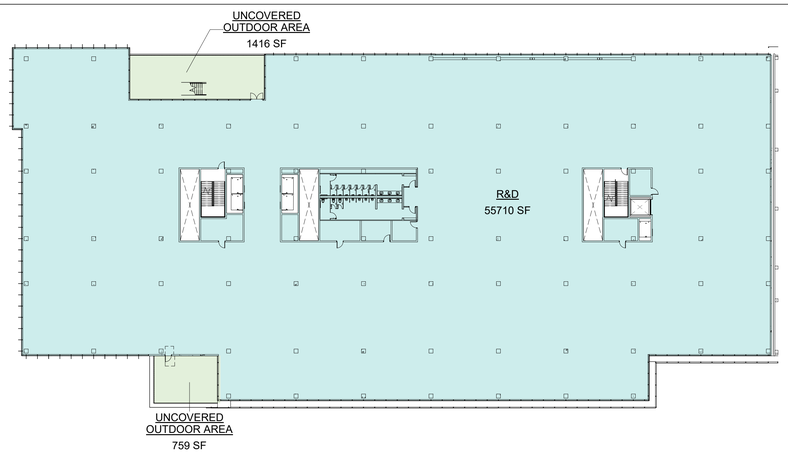

3 LEVEL 3 1" = 30'-0"



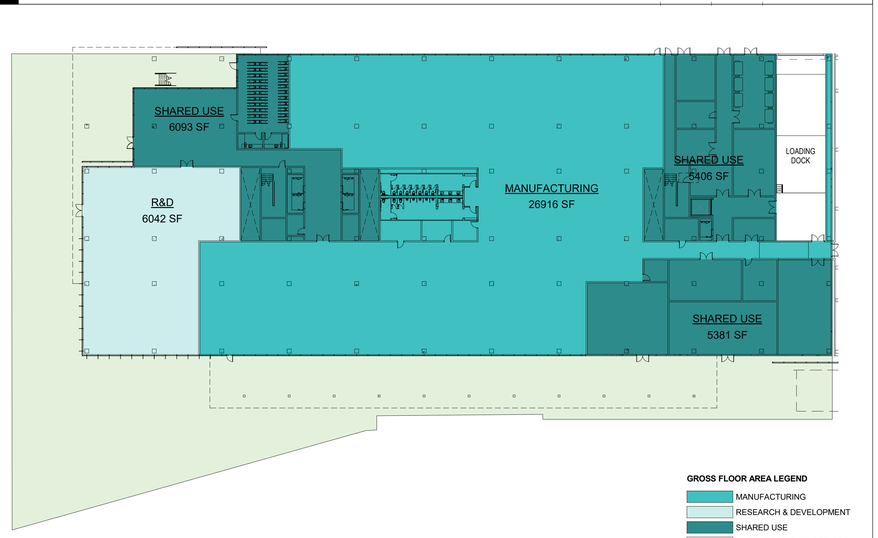

5 ROOF 1" = 30'-0"




2 LEVEL 2 1" = 30'-0"




4 LEVEL 4 1" = 30'-0"




1 LEVEL 1 1" = 30'-0"

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**700 Grayson Street**
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berkeley, ca 94710

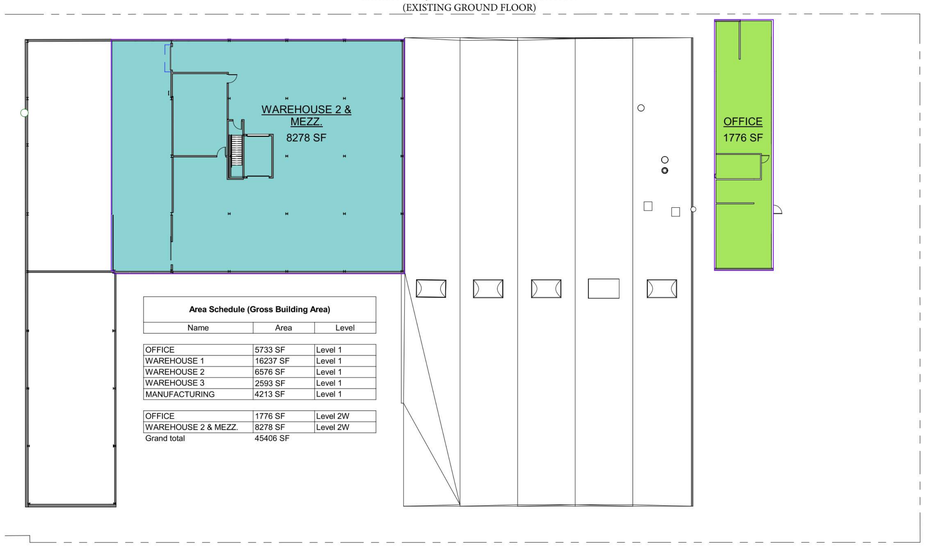
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

AREA CALCULATIONS (PER BERKELEY MUNI CODE)

**G3.01**

NOT FOR CONSTRUCTION

EXHIBIT A: SQUARE FOOTAGE CALCLUATION
(EXISTING GROUND FLOOR)




**Area Schedule (Gross Building Area)**

| Name | Area | Level |
|---|---|---|
| OFFICE | 5733 SF | Level 1 |
| WAREHOUSE 1 | 16237 SF | Level 1 |
| WAREHOUSE 2 | 6576 SF | Level 1 |
| WAREHOUSE 3 | 2593 SF | Level 1 |
| MANUFACTURING | 4213 SF | Level 1 |
| OFFICE | 1776 SF | Level 2W |
| WAREHOUSE 2 & MEZZ. | 8278 SF | Level 2W |
| Grand total | 45406 SF | |

742 Grayson Street

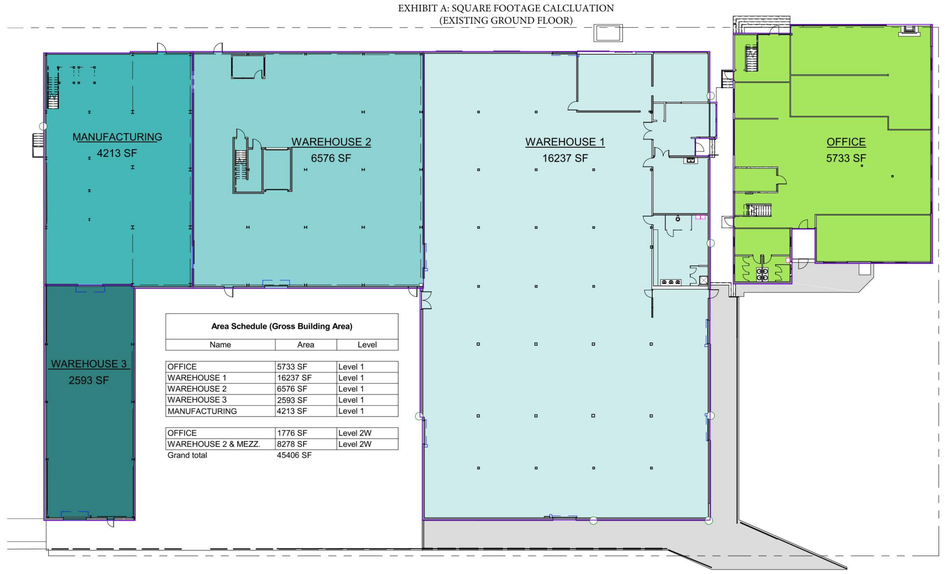
AREA PLAN LEVEL 2

3/64" = 1'-0"

10 EXISTING BUILDING AREA CALCULATION - MEZZANINE LEVEL

NOTE: SEE ZONING LETTER OF DETERMINATION DATED 3/20/2020

EXHIBIT A: SQUARE FOOTAGE CALCLUATION
(EXISTING GROUND FLOOR)




**Area Schedule (Gross Building Area)**

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| OFFICE | 5733 SF | Level 1 |
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742 Grayson Street

AREA PLAN LEVEL 1

3/64" = 1'-0"

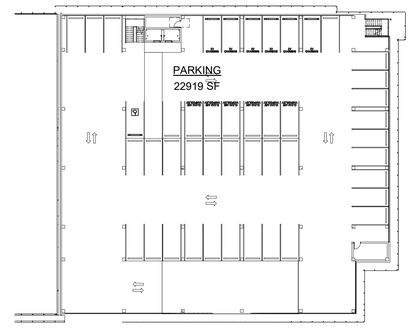
9 EXISTING BUILDING AREA CALCULATION - GROUND FLOOR

NOTE: SEE ZONING LETTER OF DETERMINATION DATED 3/20/2020

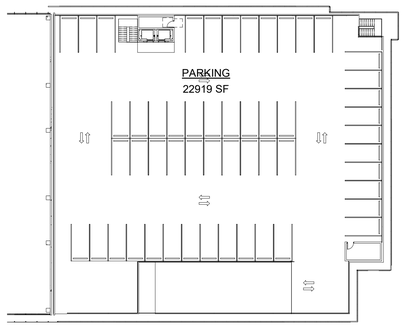
| PARKING GROSS AREAS | | |
|---|---|---|
| Level | Area | Occupancy |
| PARKING | | |
| LEVEL 1-P | 21613 SF | S-2 |
| LEVEL 2-P | 22919 SF | S-2 |
| LEVEL 3-P | 22919 SF | S-2 |
| LEVEL 4-P | 22919 SF | S-2 |
| LEVEL 5-P | 22919 SF | S-2 |
| LEVEL 6-P | 22919 SF | S-2 |
| LEVEL 7-P | 22919 SF | S-2 |
| | 159128 SF | |

*NOTE: PARKING IS NOT COUNTED AS GROSS FLOOR AREA*

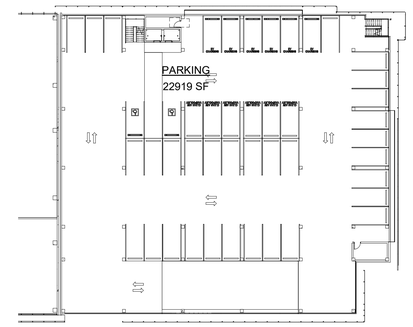
8 TOTAL AREAS



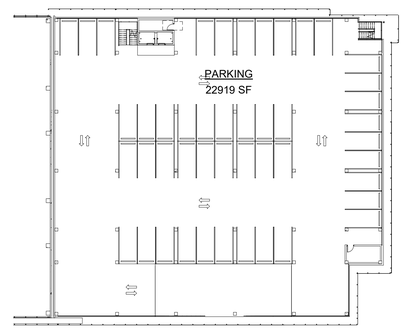

4 LEVEL 4-P 1" = 30'-0"



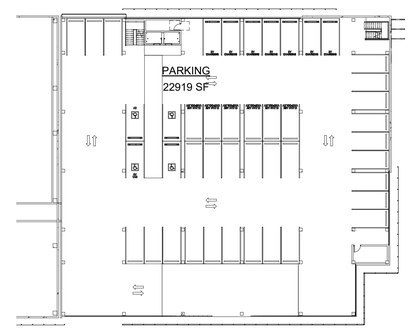

7 LEVEL 7-P 1" = 30'-0"



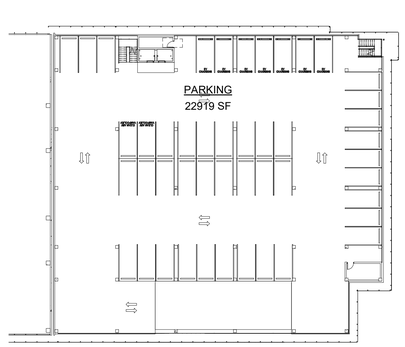

3 LEVEL 3-P 1" = 30'-0"



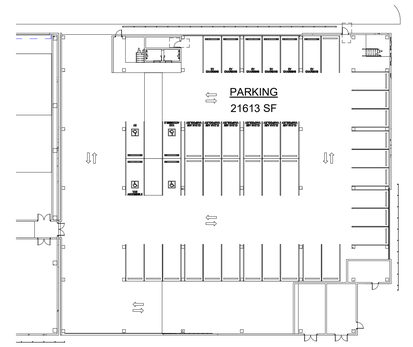

6 LEVEL 6-P 1" = 30'-0"




2 LEVEL 2-P 1" = 30'-0"




5 LEVEL 5-P 1" = 30'-0"




1 LEVEL 1-P 1" = 30'-0"

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| △ | date | revision description |
|---|---|---|

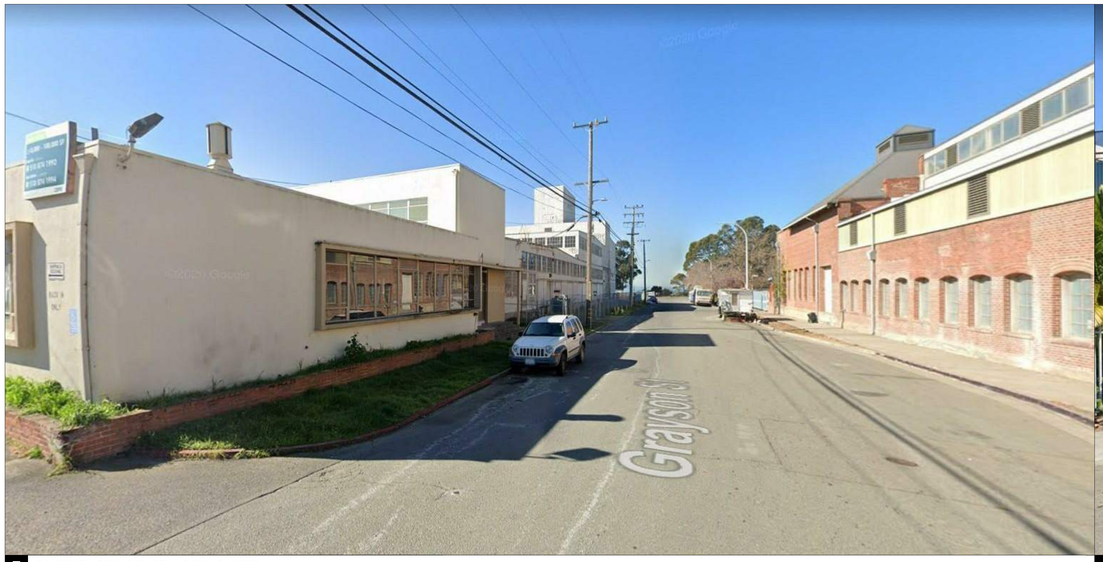
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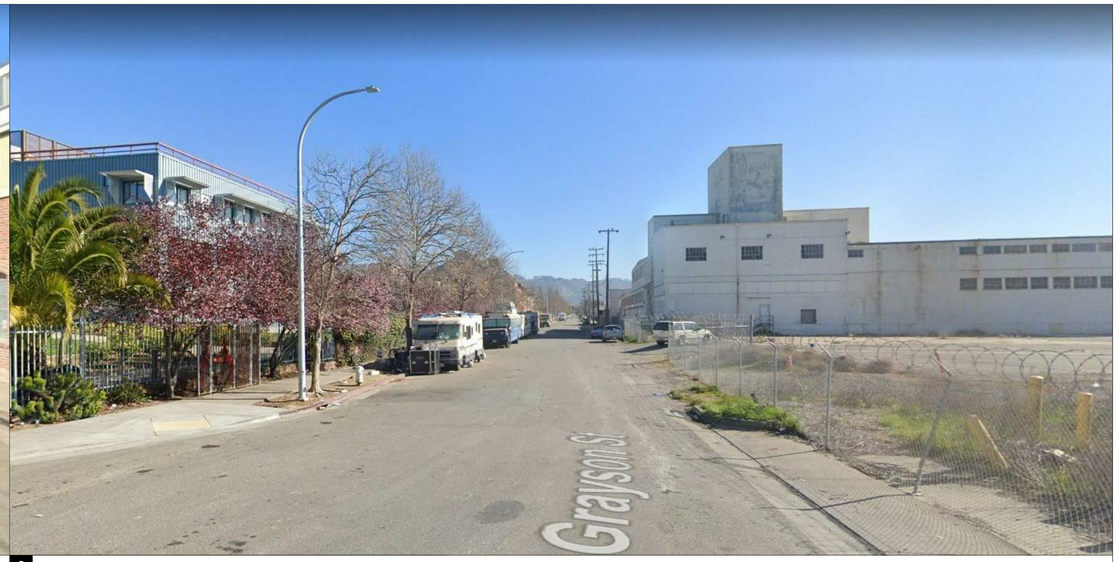
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

AREA CALCULATIONS (PER BERKELEY MUNI CODE)

**G3.02**




7 CONTEXT - GRAYSON ST - LOOKING WEST



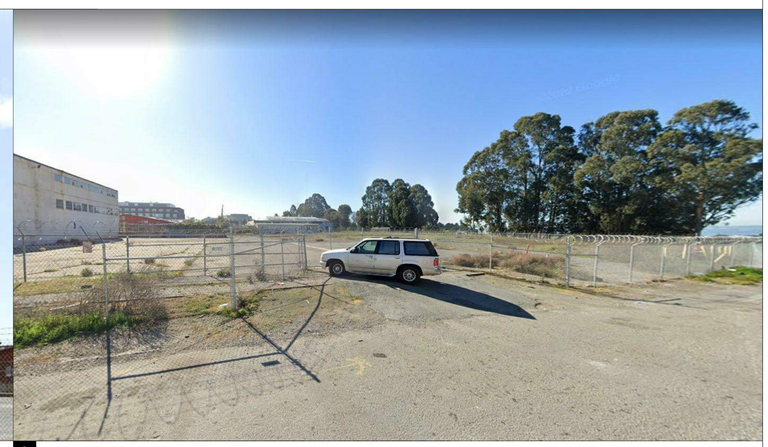

6 CONTEXT - GRAYSON ST - LOOKING EAST



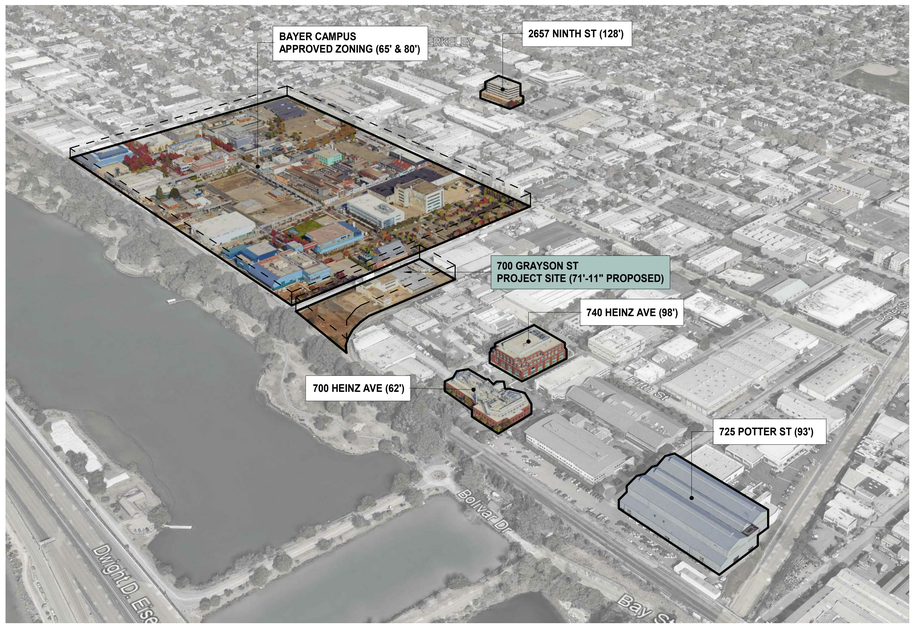
5 EXISTING OFFICE BUILDING



4 EXISTING WAREHOUSE



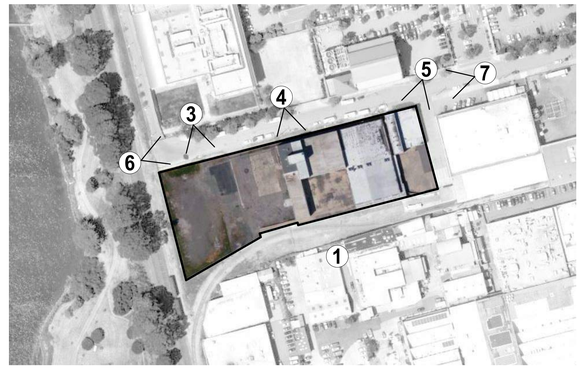
3 EXISTING PARKING LOT




2 BUILDING HEIGHT STUDY



1 CONTEXT - AERIAL VIEW




KEY PLAN

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| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

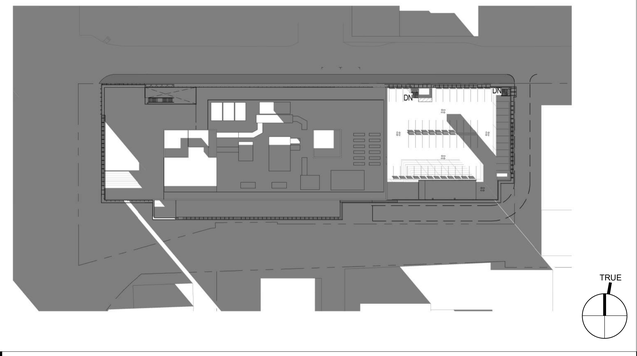
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berkeley, ca 94710

project number: 18-221
date: 2021.12.06
drawn by: ROBERT ZIRKLE

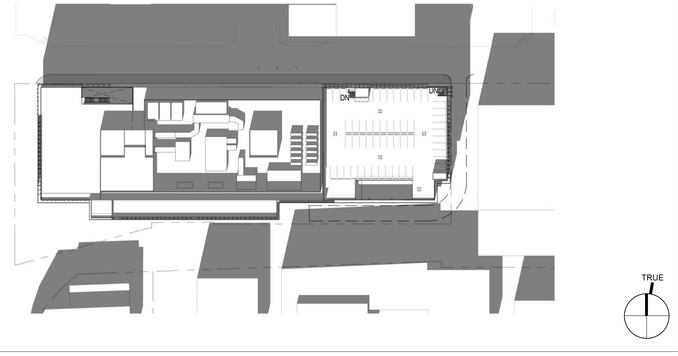
SITE PHOTOGRAPHS & BUILDING HEIGHT STUDY

**G4.01**

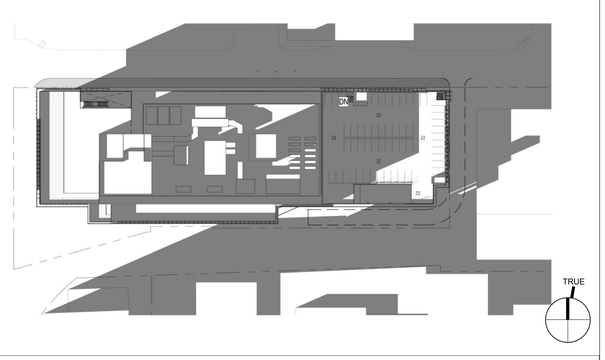
NOT FOR CONSTRUCTION



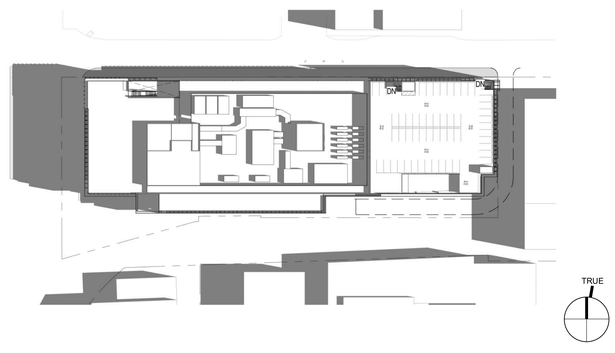

8 SHADOW STUDY - DECEMBER 21 - 8AM 1" = 80'-0"



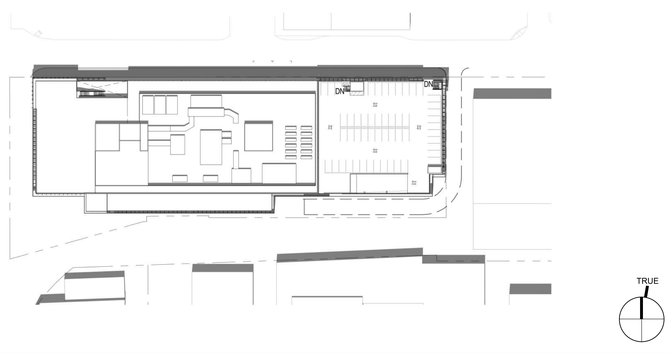

7 SHADOW STUDY - DECEMBER 21 - NOON 1" = 80'-0"



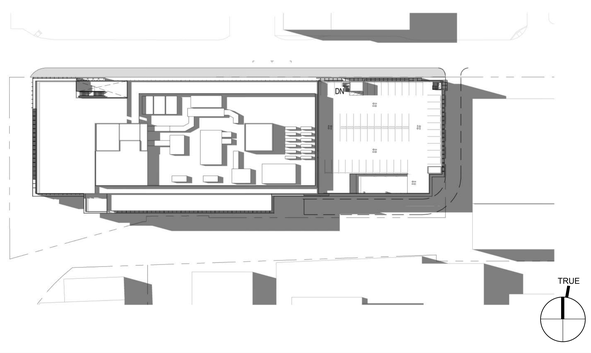

6 SHADOW STUDY - DECEMBER 21 - 4PM 1" = 80'-0"




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



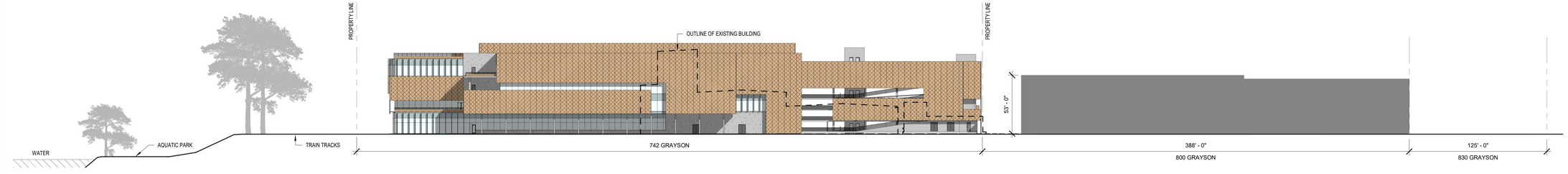

4 SHADOW STUDY - JUNE 21 - NOON 1" = 80'-0"




3 SHADOW STUDY - JUNE 21 - 4PM 1" = 80'-0"




2 STREET STRIP ELEVATION - NORTH 1" = 40'-0"




1 STREET STRIP ELEVATION - SOUTH 1" = 40'-0"

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| 1 | 2021.08.19 | ZONING APPLICATION |

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project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

STREET STRIP ELEVATIONS & SHADOW STUDIES

**G4.02**

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5B NORTHWEST CORNER - EVENING



5A NORTHWEST CORNER




4 NORTHEAST CORNER VIEW



3 ENTRY APPROACH

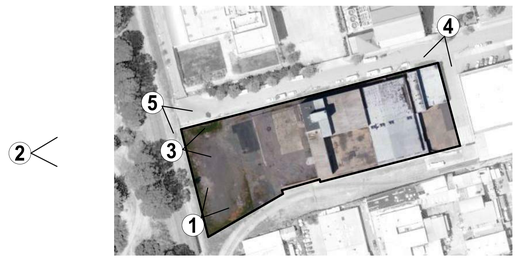


2 NORTHWEST CORNER VIEW - FROM ACROSS AQUATIC PARK



1 SOUTHWEST CORNER VIEW

KEY PLAN




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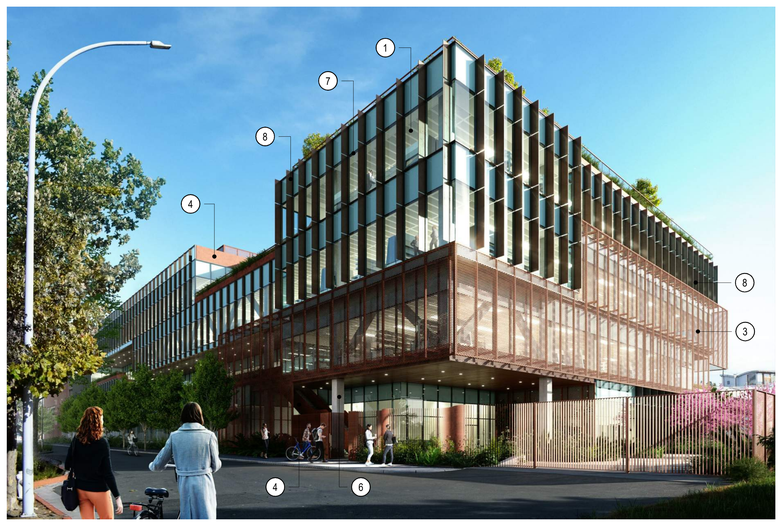
PROJECT
RENDERINGS

**G4.11**

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13 RENDERINGS






CUT SHEET CAN BE DOWNLOADED HERE: https://www.dero.com/submittals/dero-decker.pdf

12 BIKE RACK: LONG TERM



CUT SHEET CAN BE DOWNLOADED HERE: https://www.mmcite.com/us/zip-product-files/141/ts

11 BIKE RACK: SHORT TERM



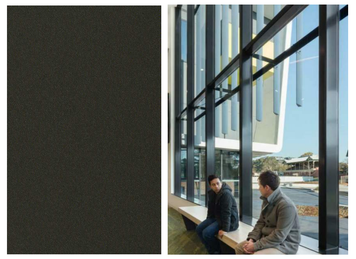

EMBOSSED CONCRETE SIGNAGE

10 SIGNAGE ON CONCRETE

9 -



8 MULLION & SUN SHADE FIN COLOR - EXTERIOR



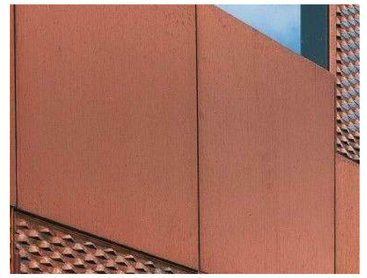
7 MULLION & FRAME FINISH COLOR - INTERIOR



6 CONCRETE



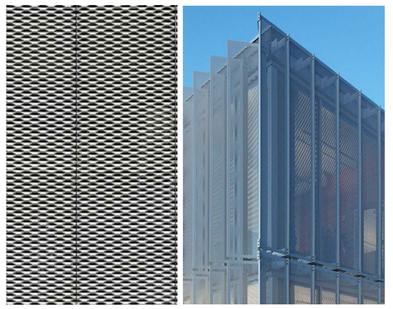
5 CONCRETE - BOARD FORMED



4 METAL PLANTER AND GUARD RAIL



3 METAL MESH SUNSCREEN



2 METAL MESH SUNSCREEN



1 CURTAIN WALL - SSG

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MATERIAL BOARD

**G5.01**

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## ABBREVIATION INDEX

| | |
|---|---|
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| BW | BOTTOM OF WALL (AT FINISHED GRADE) |
| CB | CATCH BASIN |
| CIPP | CAST IN PLACE PIPE |
| C/L | CENTER LINE |
| C&G | CURB AND GUTTER |
| CO | CLEAN OUT |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| DCV | DETECTOR CHECK VALVE |
| DI | DROP INLET |
| DET | DETAIL |
| DWY | DRIVEWAY |
| EB | ELECTRICAL BOX |
| EC | END OF CURB |
| ECR | END OF CURB RETURN |
| ELEV | ELEVATION |
| EP | EDGE OF PAVEMENT |
| EX., (E) | EXISTING |
| FC | FACE OF CURB |
| FF | FINISH FLOOR ELEVATION |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| G | GAS |
| GB | GRADE BREAK |
| GBL | GRADE BREAK LINE |
| GR | GRATE |
| GUT | GUTTER |
| G LIP | GUTTER LIP |
| HP | HIGH POINT |
| INV | INVERT |
| LP | LOW POINT |
| MH | MANHOLE |
| (N) | NEW |
| OE/OHE | OVERHEAD ELECTRIC |

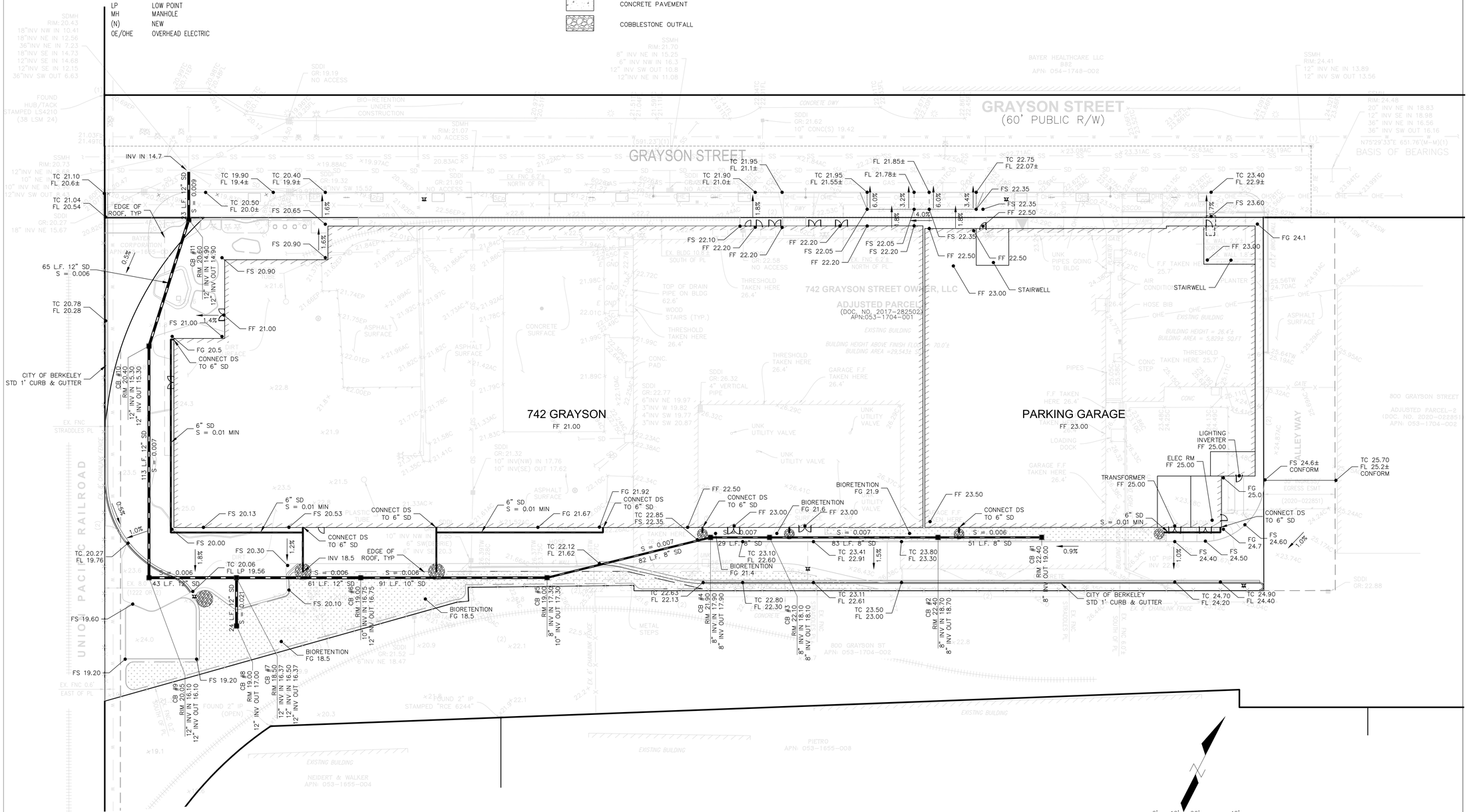
| | |
|---|---|
| P | PAVEMENT SHOTS |
| PAE | PRIVATE ACCESS EASEMENT |
| PFW | PERIMETER FENCE WALL |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PRC | POINT OF REVERSE CURVATURE |
| PR | PROPOSED |
| PT | POINT |
| PUE | PUBLIC UTILITY EASEMENT |
| RET | RETAINING |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN LINE |
| SDE | STORM DRAIN EASEMENT |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SS | SANITARY SEWER LINE |
| SSE | SANITARY SEWER EASEMENT |
| SSFM | SANITARY SEWER FORCE MAIN |
| SSMH | SANITARY SEWER MANHOLE |
| STR | STRUCTURE |
| SWK | SIDEWALK |
| TB | TOP OF BANK |
| TC | TOP OF VERTICAL CURB |
| TFC | TOP OF FLUSH CURB |
| T(PFW) | TOP OF PERIMETER FENCE WALL |
| TP | TOP OF PAVEMENT |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| W | WATER |
| WM | WATER METER |
| WV | WATER VALVE |

## LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- FW — FIRE WATER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PP — POWER POLE
- JP — JOINT POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTER
- BIORETENTION PLANTER
- CONCRETE PAVEMENT
- COBBLESTONE OUTFALL

## CUT AND FILL VOLUME

CUT: 7,600 CY OFFHAUL
FILL: 0 CY




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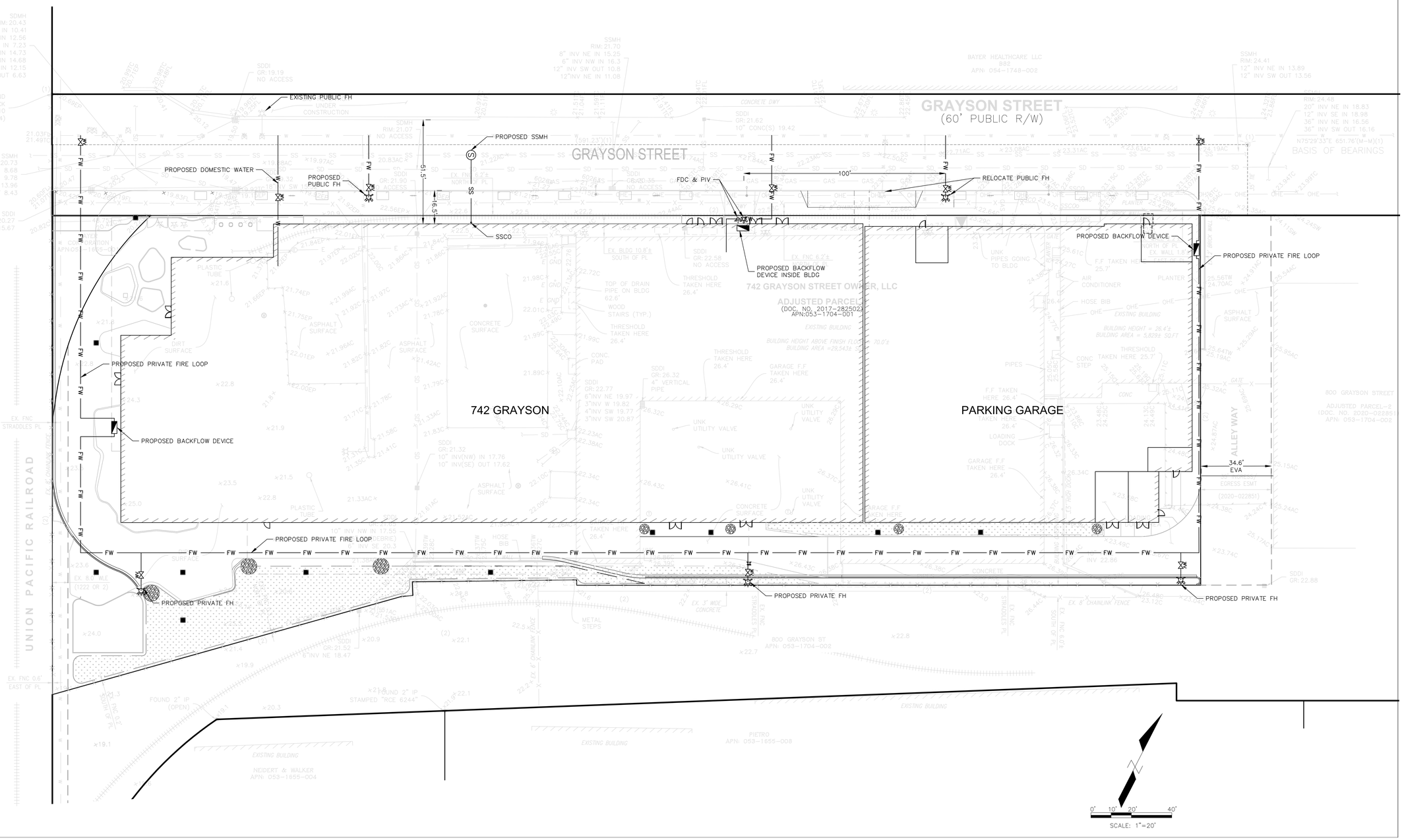
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|---|---|---|

REGISTERED PROFESSIONAL ENGINEER
ROBERT C. WONG
No. 43748
CIVIL
STATE OF CALIFORNIA

project number: 220112.01
date: 2022.08.26

grading & site plan

**C1.01**




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REGISTERED PROFESSIONAL ENGINEER JAMES R. MARKS No. 43748 CIVIL STATE OF CALIFORNIA

project number: 220112.01
date: 2022.08.26

utility plan

C1.02

# EROSION CONTROL GENERAL NOTES:

1. TEMPORARY EROSION CONTROL MEASURE DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE QSP SO DIRECTS AS THE WORK PROGRESSES.

2. ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED BY THE CONTRACTOR AT THE END OF EACH WORKING DAY.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "A MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" AND THE CASQA CALIFORNIA STORMWATER BMP HANDBOOK.

4. ALL LOOSE SOILS AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

5. THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE QSP.

6. ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES, STRAW WATTLES OR OTHER EROSION AND SEDIMENT CONTROL FACILITIES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.

7. ALL GRADED AREAS STEEPER THAN 6:1, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROMULCHED AND HYDROSEEDED PER CITY'S REQUIREMENT. HYDROMULCH SHOULD BE LOW-WATER, DEEP-ROOTED, FAST-GROWING VEGETATION. SUGGESTED HYDROSEED MIX DESIGN FOLLOWS:

| | |
|---|---|
| "BLANDO BROME" | 40 LBS./ACRE |
| ZORRO FESCUE | 10 LBS./ACRE |
| HYKON ROSE CLOVER | 5 LBS./ACRE |
| CALIFORNIA NATIVE WILDFLOWER | 8 LBS./ACRE |
| SUB-COVER | 9 LBS./ACRE |
| FERTILIZER | 100 LBS./ACRE |
| ORGANIC BINDER | 300 LBS./ACRE |
| STRAW MULCH | 4000 LBS./ACRE |

8. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

9. SANDBAGS OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER.

10. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL.

11. WHEN DIRECTED BY THE QSP, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.

12. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #14. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.

13. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

| GRADE OF CHANNEL | INTERVAL |
|---|---|
| LESS THAN 3% | 100 FEET |
| 3% TO 6% | 50 FEET |
| OVER 6% | 25 FEET |

14. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.

15. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

| GRADE OF STREET | INTERVAL |
|---|---|
| LESS THAN 2% | AS REQUIRED |
| 2% TO 6% | 100 FEET |
| 6% TO 10% | 50 FEET |
| OVER 10% | 25 FEET |

16. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.

17. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS OR IN EXTREME STORM CONDITIONS THE CONTRACTOR MAY USE STRAW WATTLES, SAND BAGS TO SECURE THESE EROSION CONTROL MEASURES AND VARIATIONS.

18. THE CONTRACTOR SHALL KEEP AN EMERGENCY PHONE NUMBER OF CREW CAPTAIN THAT WILL HANDLE EMERGENCIES.

19. THE CONTRACTOR SHALL ASSIGN STAND-BY CREWS 24 HOURS SEVEN DAYS PER WEEK TO BE CALLED TO WORK DURING EACH RAINSTORM EMERGENCY.

20. SEDIMENT TRAPS SHALL BE CLEANED OUT FREQUENTLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.

21. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS ROAD IS BEING INSTALLED.

22. STOCKPILES OF TRENCH SPOILS, DEBRIS, SOIL, SAND OR OTHER MATERIALS SHALL BE COVERED OR REMOVED AS SOON AS PRACTICAL.

23. TEMPORARY STOCKPILES OF SUPPLIES ON SITE NECESSARY TO HANDLE EMERGENCY FIELD CONDITION SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

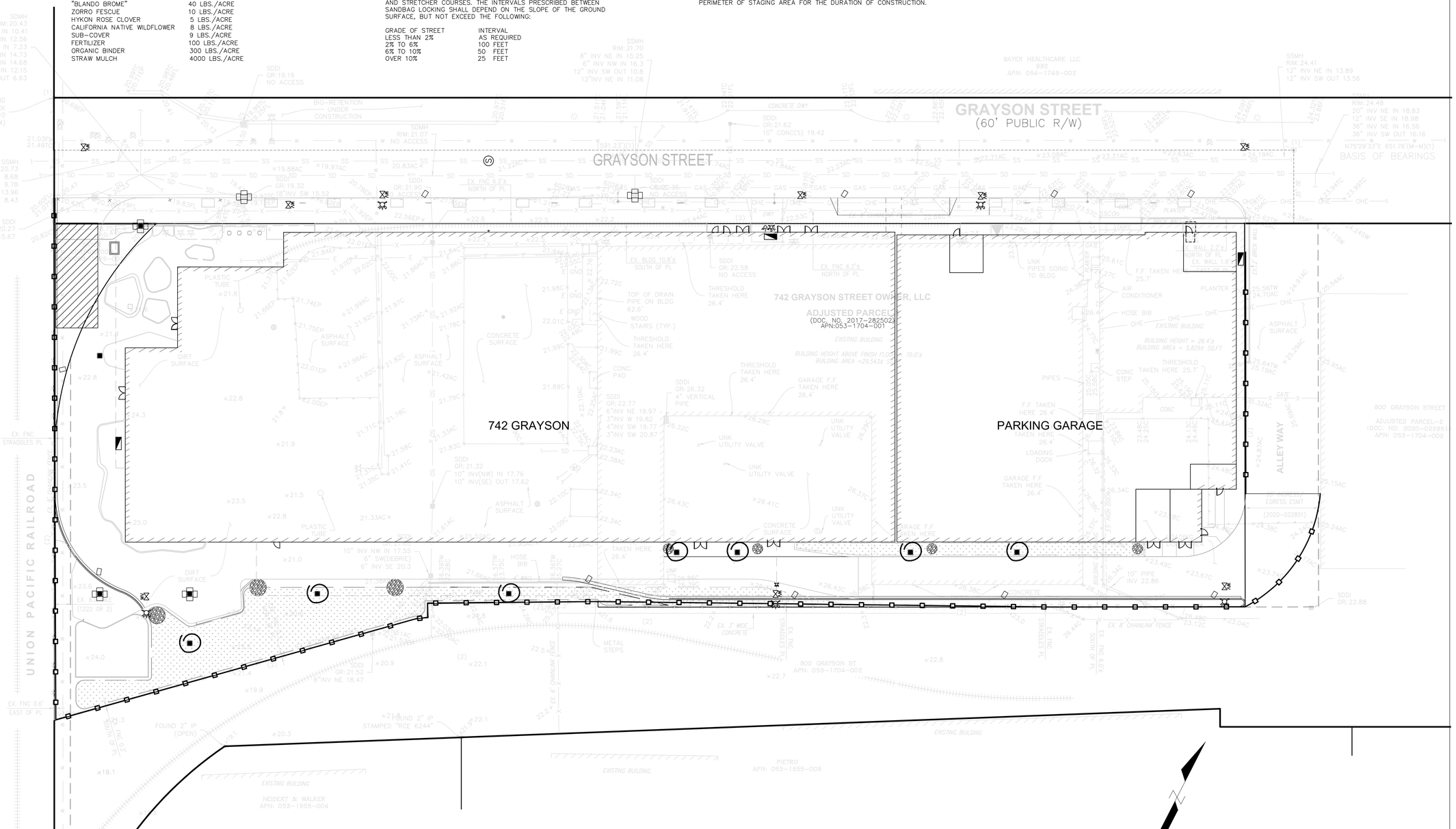
24. VEHICLE AND EQUIPMENT STORAGE AREA LOCATION MAY CHANGE DURING CONSTRUCTION STAGES.

25. STANDBY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.

26. A TEMPORARY DIRT BERM SHALL BE MAINTAINED ALONG THE PERIMETER OF STAGING AREA FOR THE DURATION OF CONSTRUCTION.

## LEGEND

- TEMPORARY SILT FENCE & FIBER ROLL
- SEDIMENTATION BASIN
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SEDIMENT WATTLE INLET PROTECTION
- GRAVEL BAGS
- CONCRETE WASHOUT




NOT FOR CONSTRUCTION

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**aliquot associates**
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walnut creek, ca 94596
925.476.2300
www.aliquot.com

| # | date | revision description |
|---|---|---|
| 4 | 2022.08.26 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

REGISTERED PROFESSIONAL ENGINEER
ROBERT C. NEIDERT
No. 43748
CIVIL
STATE OF CALIFORNIA

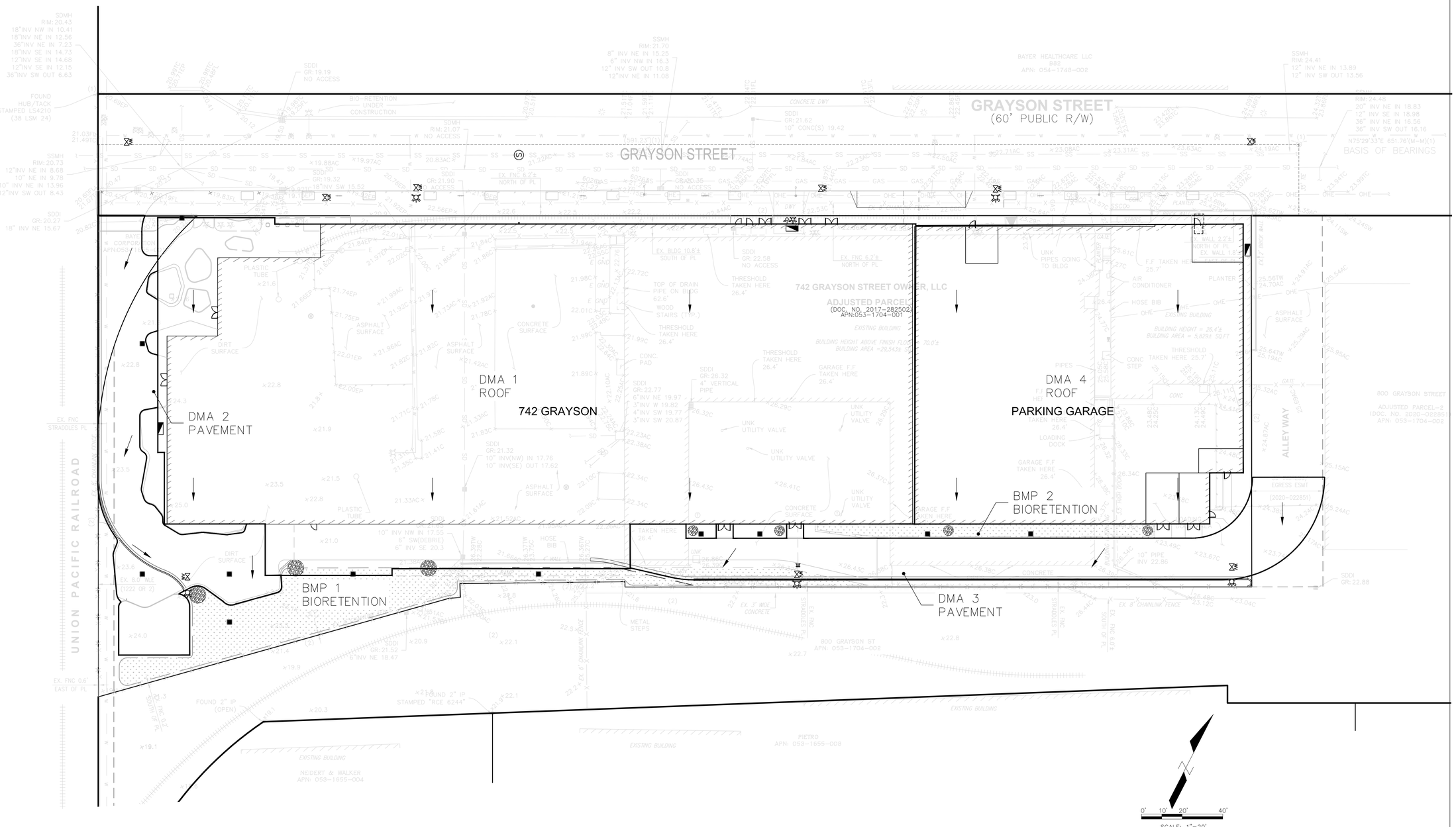
project number: 220112.01
date: 2022.08.26

erosion
control plan

**C1.03**

## STORMWATER MANAGEMENT TABLE

| DMA # | IMPERVIOUS AREA (SF) | BMP # | IMPERVIOUS AREA TO BE TREATED(SF) | TREATMENT MEASURE | TREATMENT REQUIRED (SF) | TREATMENT PROVIDED (SF) |
|---|---|---|---|---|---|---|
| 1 | 59,301 | 1 | 74,640 | BIORETENTION PLANTER | 2,986 | 4,357 |
| 2 | 7,390 | 1 | | | | |
| 3 | 7,949 | 1 | | | | |
| 4 | 23,371 | 2 | 23,371 | BIORETENTION PLANTER | 935 | 945 |




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| # | date | revision description |
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| 4 | 2022.08.26 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

REGISTERED PROFESSIONAL ENGINEER
JOHN C. KING
No. 43748
CIVIL
STATE OF CALIFORNIA

project number: 220112.01
date: 2022.08.26

stormwater management plan

**C1.04**

NOT FOR CONSTRUCTION

## BASIS OF BEARINGS:

THE BEARING OF NORTH 75°29'33" EAST AS DETERMINED BETWEEN TWO FOUND MONUMENTS ALONG THE MONUMENT LINE OF GRAYSON STREET, AS SHOWN UPON THAT CERTAIN RECORD MAP NO. 2510, FILED FOR RECORD IN BOOK 38 OF LAND SURVEYORS MAPS, AT PAGE 24, OFFICIAL RECORDS OF ALAMEDA COUNTY. WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## SURVEYOR'S NOTES:

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THE BOUNDARY AS SHOWN HEREON CONTAINS 2.45 ACRES, MORE OR LESS.
3. THIS TOPOGRAPHIC SURVEY REPRESENTS A FIELD SURVEY PERFORMED BY ALIQUOT ASSOCIATES, INC. ON SEPTEMBER 16, 2020.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT ON THE SUBJECT PROPERTY AS SHOWN HEREON. THE SURVEYOR DOES NOT GUARANTEE AGAINST THE EXISTENCE OF ANY FURTHER RECORDED OR UNRECORDED EASEMENTS, USES, RIGHTS OF WAYS, LIENS OR ENCUMBRANCES.
5. EASEMENTS SHOWN HEREON ARE BASED ON A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE CO., ORDER NO. NCS-996187-SD. THIS SURVEY WILL BE BASED ON THE LATEST VESTING DEED.

## BENCHMARK:

THE ELEVATION REFERENCE MARK FOR THIS SURVEY IS BASED UPON CITY OF BERKELEY SURVEY MONUMENT CARD, DESCRIBED AS A "MONUMENT B0209 3/8" ø BRASS PIN IN MONUMENT WELL", LOCATED NEAR THE MONUMENT LINE OF 7TH STREET AND GRAYSON STREET.

ELEV= 30.01 FEET CITY OF BERKELEY DATUM

## UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND RECORD DRAWINGS, THE LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

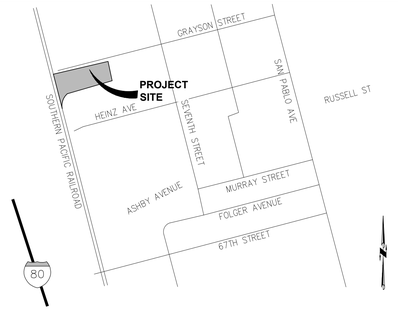
## REFERENCES:

1) RECORD OF SURVEY No. 2510 (38 LSM 24)
2) LOT LINE ADJUSTMENT / MERGER LOLA 326 (2017-282502)

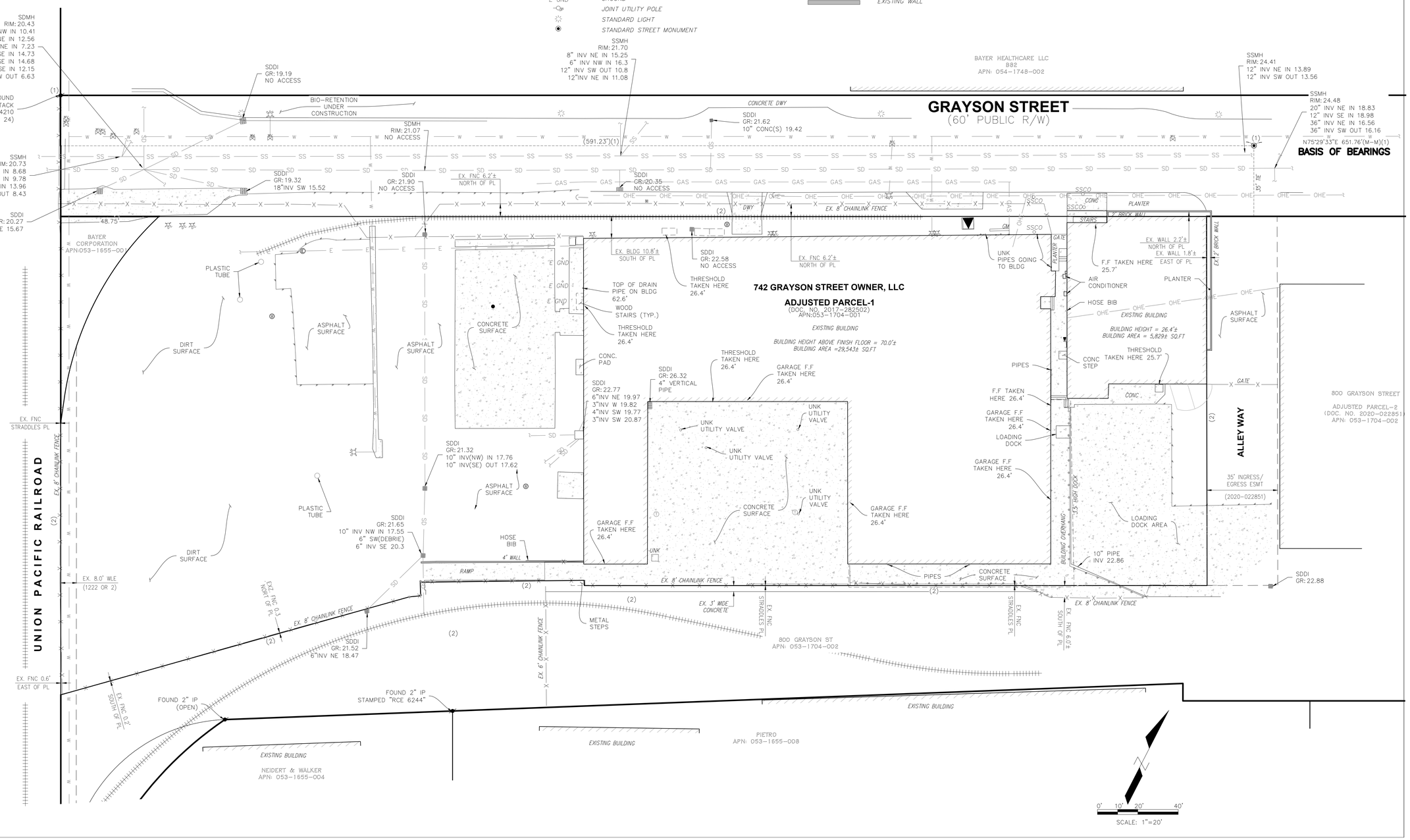
## LEGEND:

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| BLDG | BUILDING |
| BW | BOTTOM OF WALL |
| C/CONC | CONCRETE |
| DWY | DRIVEWAY |
| EP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| FL | FLOW LINE GUTTER |
| F.F | FINISH FLOOR |
| GR | GRATE |
| GM | GAS METER |
| (M-M) | MONUMENT TO MONUMENT |
| PVC | POLYVINYL CHLORIDE |
| STL | STEEL |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| TYP. | TYPICAL |
| UNK | UNKNOWN UTILITY |
| | ELECTRIC MANHOLE |
| | WATER MONITORING WELL |
| | WATER VALVE |
| | FENCE GATE POST |
| | FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| E GND | GROUND |
| | JOINT UTILITY POLE |
| | STANDARD LIGHT |
| | STANDARD STREET MONUMENT |

| | |
|---|---|
| | FOUND MONUMENT AS NOTED |
| | TRANSFORMER |
| | COMMUNICATION MANHOLE |
| | SIGN |
| | GUY WIRE |
| | SANITARY SEWER MANHOLE(SSMH) |
| SSCO | SANITARY SEWER CLEANOUT(SSCO) |
| | STORM DRAIN DROP INLET(SDDI) |
| | BOLLARD |
| | BOUNDARY LINE |
| | ADJACENT PROPERTY LINES |
| | MONUMENT LINE |
| | EASEMENT LINE (AS NOTED) |
| X X | EXISTING FENCE(AS NOTED) |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING RAIL ROAD TRACK |
| | EXISTING 4' GUARDRAIL |
| OHE | EXISTING OVERHEARD ELECTRIC LINE |
| W | EXISTING WATER LINE |
| SD | EXISTING STORM DRAIN LINE |
| SS | EXISTING SANITARY SEWER LINE |
| GAS | EXISTING GAS LINE(PER RECORD DRAWING) |
| | EXISTING BUILDING |
| | EXISTING CONCRETE SURFACE |
| | EXISTING WALL |




**VICINITY MAP**
NOT TO SCALE




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| 4 | 2022.08.26 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

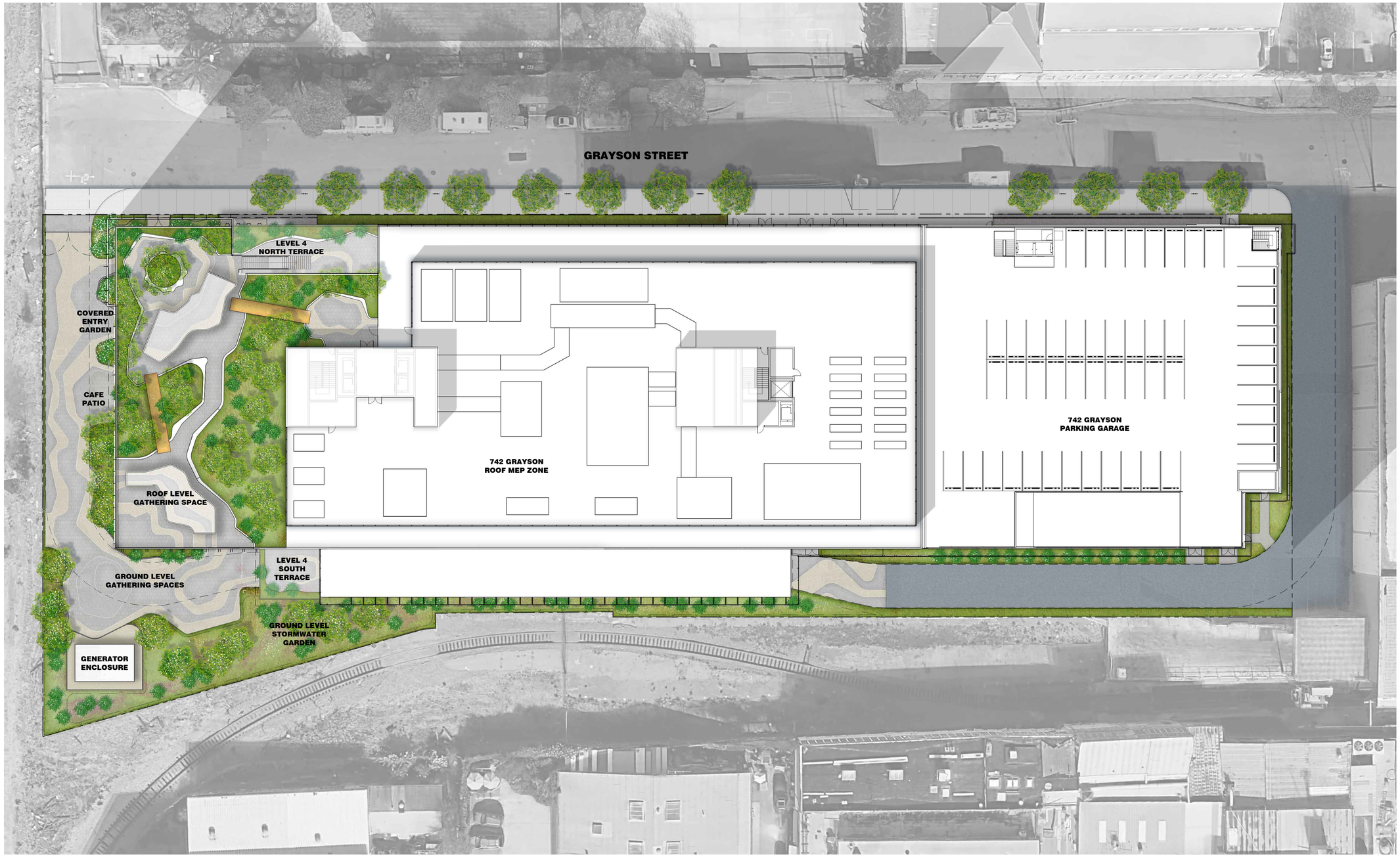
LICENCED LAND SURVEYOR
VINCENT D'ALO
No. 4210
STATE OF CALIFORNIA

project number: 220112.01
date: 2022.08.26

boundary & topographic survey

**C1.05**

NOT FOR CONSTRUCTION




ILLUSTRATIVE CONCEPT PLAN

1

PLAN

1" = 20' - 0"

**NOTES:**

1. For Building Details, See Arch Dwgs.
2. For Site Grading and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See L4.0 Landscape Planting Plan

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| △ | date | revision description |
|---|---|---|

| | | |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|



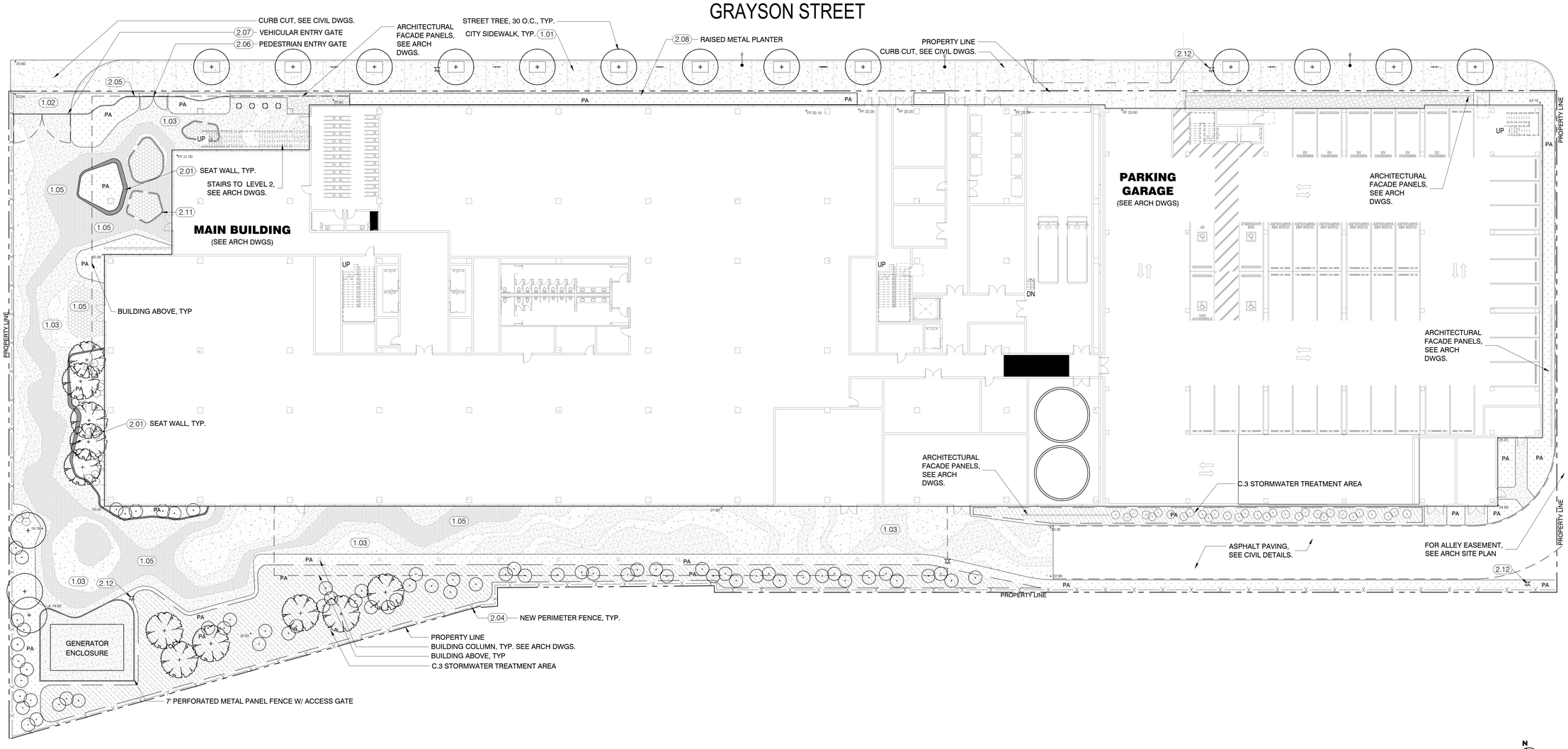

**742 Grayson Street**
742 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.07
drawn by: AS

ILLUSTRATIVE CONCEPT PLAN

**L0.01**

NOT FOR CONSTRUCTION




0 4' 8' 16' 32' N

## MATERIALS PLAN: GROUND LEVEL

1

PLAN

1/16" = 1' - 0"

## MATERIALS LEGEND

| NO. | SYMB. | ITEM | DESCRIPTION | DETAIL |
|---|---|---|---|---|
| 1.00 | PAVMENTS | | | |
| 1.01 | | CITY SIDEWALK A | Concrete Sidewalk with Tree Grates Per Streetscape Standard Details | See Off-site Package |
| 1.03 | A | CONCRETE PAVEMENT - VEHICULAR | 6" Concrete over 10" Compacted Aggregate base. Types A or B. See Layout Plan and Details | |
| | B | | | |
| 1.04 | A | CONCRETE PAVEMENT ON STRUCTURE | 4" Concrete over 4" Compacted Aggregate base. See Arch Dwgs for Pavement adjacent to vertical Building Surfaces. Type A or B. See Layout Plan and Details | |
| | B | | | |
| 1.05 | A | PAVER - ON GRADE | Precast Concrete Paver, Vehicular Grade, Type A of B. See Layout Plan and Details. | |
| | B | | | |
| 1.06 | A | PAVER - ON STRUCTURE | Precast Concrete Paver, Set over Aggregate Base or on Pedestal System. Type A or B. See Layout Plan and Details. | |
| | B | | | |
| 1.08 | | WOOD DECKING | 2 x 6 Wood Decking with Wheel Guides | |

| NO. | SYMB. | ITEM | DESCRIPTION | DETAIL |
|---|---|---|---|---|
| 1.07 | | DECORATIVE GRAVEL PAVING | | |
| 2.00 | WALLS, GATES, FENCES,MISC | | | |
| 2.01 | | SEATWALL PLANTER ON GRADE | 18" Tall CIP Concrete Seatwall w/ Integral Color, Skatestops 36" O.C. See Details. | |
| 2.02 | | STAIRS | See Arch Dwgs. | S.A.D. |
| 2.03 | | SEATWALL ON STRUCTURE | 18" Tall CIP Concrete Seatwall w/ Integral Color | |
| 2.04 | X | PERIMETER FENCE | 72" Tall Omega Architectural Fence w/ 2" Post | |
| 2.05 | | ENTRY FENCE | 72" Tall Weathered Steel 1 x 4 Slat Fence | |
| 2.06 | | ENTRY GATE | 72" High Pedestrian Gate | |
| 2.07 | | VEHICULAR GATE | 72" High Vehicular Swing Gate | |
| 2.08 | | RAISED METAL PLANTER | Custom Aluminum Raised Planter | |
| 2.09 | | GRAYSON AVE. BIKE RACK | Surface Mounted Single Circular Bike Rack | |
| 2.10 | | ENTRY BIKE RACKS | MMCite Elk 3 Bike Capacity Bike Rack, Aluminum Surface Mounted | |

| | | | | |
|---|---|---|---|---|
| 2.11 | | ENTRY SUSPENDED LUMINAIRE | | |
| 2.12 | | FIRE HYDRANT | New Fire Hydrant Location, See Civil Drawings C1.02 For Proposed Utility Locations & Layout | |

| PLANTING | | | |
|---|---|---|---|
| SYMBOL | ITEM | DESCRIPTION | DETAIL |
| | PROPOSED TREE | See Planting Plan and Planting Details | |
| PA | PLANTING AREA | See Planting Plan and Planting Details | |
| PA | STORM WATER PLANTING AREA | See Planting Plan and Planting Details | |

**NOTES:**

1. For Building Details, See Arch Dwgs.
2. For Site Grading and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See L4.0 Landscape Planting Plan

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san francisco, ca 94107
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| △ | date | revision description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

REGISTERED LANDSCAPE ARCHITECT
SCOTT MIHAIL AIHARA
11.30.2022
RENEWAL DATE
03.31.2022
STATE OF CALIFORNIA

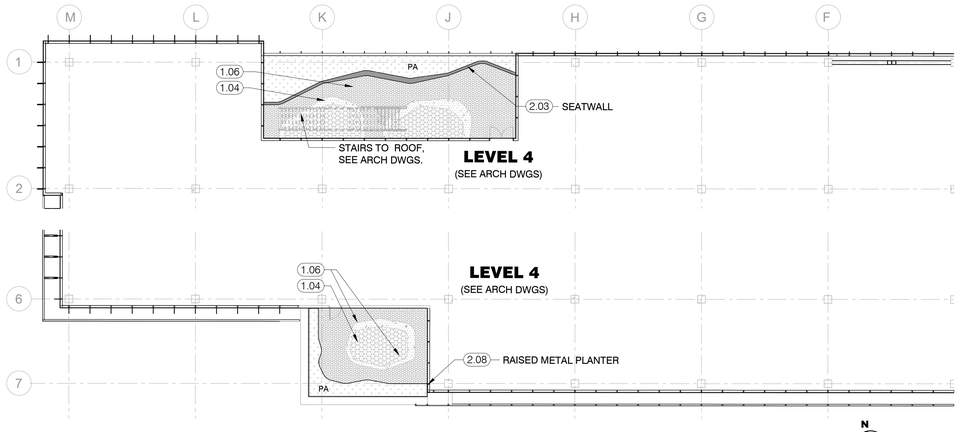
**742 Grayson Street**
742 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.07
drawn by: AS

MATERIALS PLAN: GROUND LEVEL

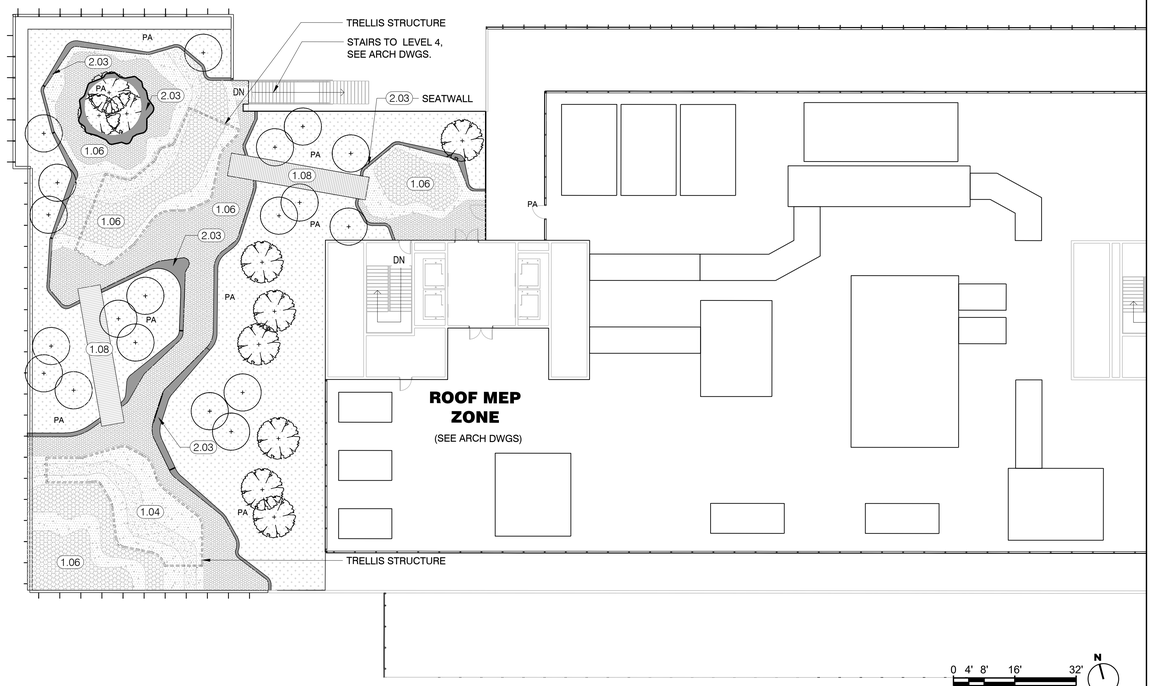
**L1.00**

NOT FOR CONSTRUCTION



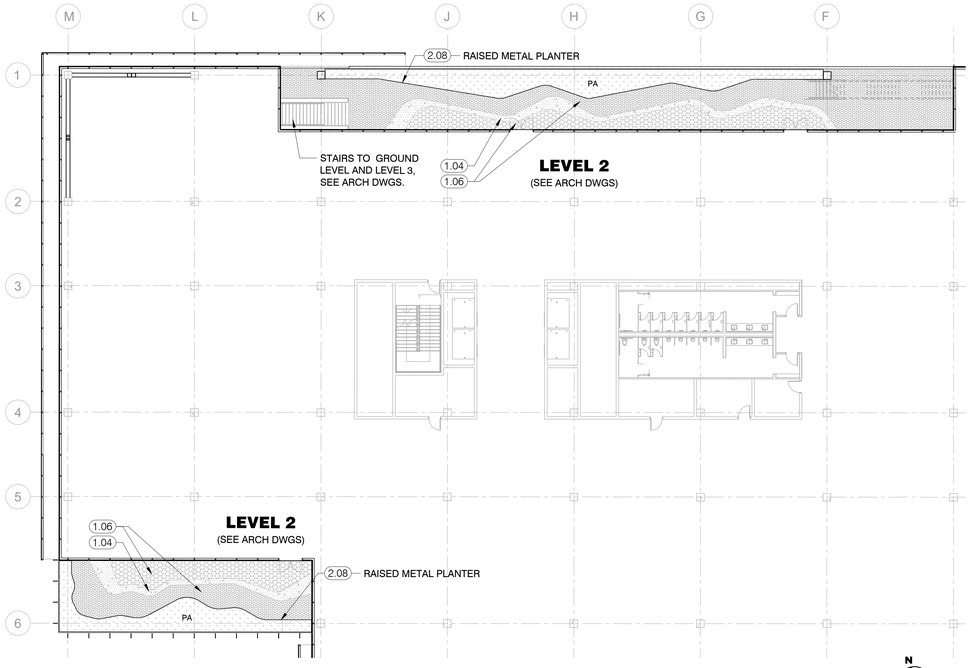

## MATERIALS PLAN: LEVEL FOUR TERRACE 3

PLAN 1/16" = 1' - 0"



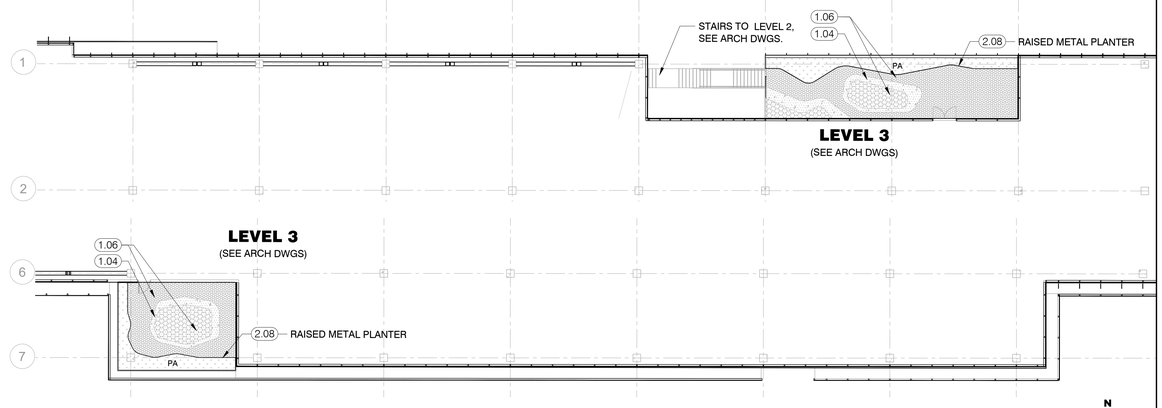

## MATERIALS PLAN: ROOF TOP TERRACE 4

PLAN 1/16" = 1' - 0"




## MATERIALS PLAN: LEVEL TWO TERRACE 1

PLAN 1/16" = 1' - 0"




## MATERIALS PLAN: LEVEL THREE TERRACE 2

PLAN 1/16" = 1' - 0"

## MATERIALS LEGEND

| NO. | SYMB. | ITEM | DESCRIPTION | DETAIL |
|---|---|---|---|---|
| 1.00 | | PAVMENTS | | |
| 1.01 | | CITY SIDEWALK A | Concrete Sidewalk with Tree Grates Per Streetscape Standard Details | See Off-site Package |
| 1.02 | A | CONCRETE PAVEMENT - VEHICULAR | 6" Concrete over 10" Compacted Aggregate base. Types A or B. See Layout Plan and Details | |
| | B | | | |
| 1.03 | A | CONCRETE PAVEMENT - PEDESTRIAN | 4" Concrete over 4" Compacted Aggregate base. Types A or B See Arch Dwgs for Pavement adjacent to Building. | |
| | B | | | |
| 1.04 | A | CONCRETE PAVEMENT ON STRUCTURE | 4" Concrete over 4" Compacted Aggregate base. See Arch Dwgs for Pavement adjacent to vertical Building Surfaces. Type A or B. See Layout Plan and Details | |
| | B | | | |
| 1.05 | A | PAVER - ON GRADE | Precast Concrete Paver, Vehicular Grade, Type A of B. See Layout Plan and Details. | |
| | B | | | |
| 1.06 | A | PAVER - ON STRUCTURE | Precast Concrete Paver, Set over Aggregate Base or on Pedestal System. Type A or B. See Layout Plan and Details. | |
| | B | | | |

| NO. | SYMB. | ITEM | DESCRIPTION | DETAIL |
|---|---|---|---|---|
| 1.08 | | WOOD DECKING | 2 x 6 Wood Decking with Wheel Guides | |
| 1.07 | | DECORATIVE GRAVEL PAVING | | |
| 2.00 | | WALLS, GATES, FENCES,MISC | | |
| 2.01 | | SEATWALL PLANTER ON GRADE | 18" Tall CIP Concrete Seatwall w/ Integral Color, Skatestops 36" O.C. See Details. | |
| 2.02 | | STAIRS | See Arch Dwgs. | S.A.D. |
| 2.03 | | SEATWALL ON STRUCTURE | 18" Tall CIP Concrete Seatwall w/ Integral Color | |
| 2.04 | X | PERIMETER FENCE | 72" Tall Omega Architectural Fence w/ 2" Post | |
| 2.05 | | ENTRY FENCE | 72" Tall Weathered Steel 1 x 4 Slat Fence | |
| 2.06 | | ENTRY GATE | 72" High Pedestrian Gate | |
| 2.07 | | VEHICULAR GATE | 72" High Vehicular Swing Gate | |
| 2.08 | | RAISED METAL PLANTER | Custom Aluminum Raised Planter | |
| 2.09 | | GRAYSON AVE. BIKE RACK | Surface Mounted Single Circular Bike Rack | |
| 2.10 | | ENTRY BIKE RACKS | MMCite Elk 3 Bike Capacity Bike Rack, Aluminum Surface Mounted | |
| 2.11 | | ENTRY SUSPENDED LUMINAIRE | | |
| 2.12 | | FIRE HYDRANT | New Fire Hydrant Location, See Civil Drawings C1.02 For Proposed Utility Locations & Layout | |

| PLANTING | | | |
|---|---|---|---|
| SYMBOL | ITEM | DESCRIPTION | DETAIL |
| | PROPOSED TREE | See Planting Plan and Planting Details | |
| PA | PLANTING AREA | See Planting Plan and Planting Details | |
| PA | STORM WATER PLANTING AREA | See Planting Plan and Planting Details | |

**NOTES:**

1. For Building Details, See Arch Dwgs.
2. For Site Grading and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See L4.0 Landscape Planting Plan

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www.s-a-works.com

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|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
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| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

MICHAEL LANDSCAPE ARCHITECT SPIEGEL AIHARA LICENSED
11.30.2022
Date
03.31.2022
Date
STATE OF CALIFORNIA

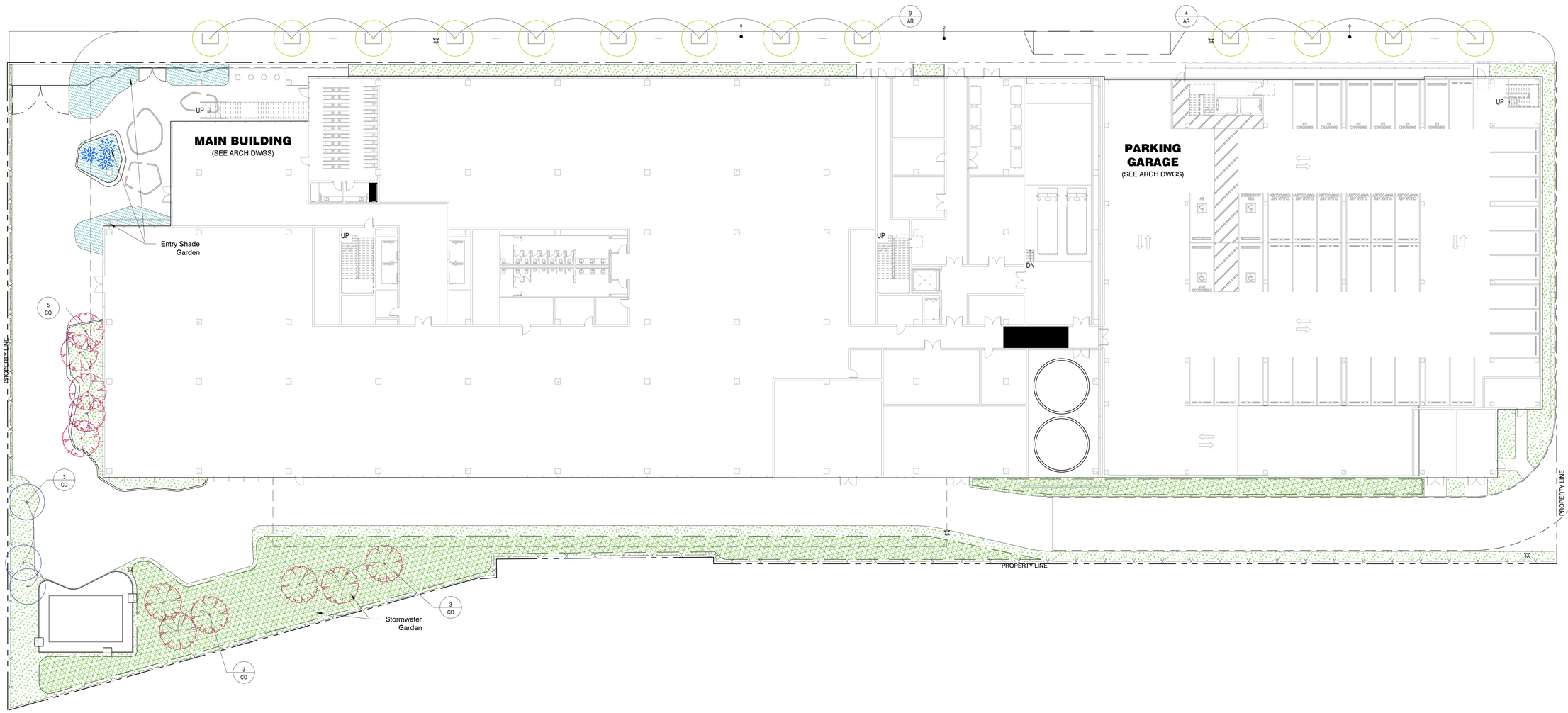
**742 Grayson Street**
742 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.07
drawn by: AS

MATERIALS PLAN: TERRACE AND ROOF LEVEL

**L1.01**

NOT FOR CONSTRUCTION




## PLANTING PLAN: GROUND LEVEL

PLAN

1

1/16"=1'-0"

| TREES | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USAGE | |
| | AR | *Acer rubrum (or Species Per City Arborist)*<br>Red Maple | | 36" Box | 30' O.C.<br>As Shown | LOW | STREET TREE PER CITY STANDARDS |
| | CD | *Calocedrus decurrens*<br>Incense Cedar | | 36" Box | 30' O.C.<br>As Shown | LOW | NATIVE |
| | CO | *Cercis occidentalis*<br>Western Redbud | | 36" Box | 15' O.C.<br>As Shown | LOW | NATIVE |

| GROUND LEVEL PLANTING | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | NOTES | |
| | RV | *Ribes viburnifolium*<br>Evergreen Currant | | 1 or 5 Gal | 12' O.C. | LOW | NATIVE |
| | AA | *Astilbe x arendsii 'Snowdrift'*<br>Astilbe Snowdrift | | 1 or 5 Gal | 24" O.C. | MEDIUM | ATTRACTS POLLINATORS |
| | AL | *Agertina lingustrina*<br>Snake Root | -- | 15 Gal | 12' O.C. | LOW / MEDIUM | ATTRACTS POLLINATORS & BIRDS |
| | HP | *Hebe pinguilfolia 'Sutherlandii'*<br>Sutherland Hebe | -- | 15 Gal | 30" O.C. | LOW / MEDIUM | ATTRACTS POLLINATORS & BIRDS |
| | RT | *Rhus typhina 'Dissecta'*<br>Cutleaf Staghorn Sumac | -- | 1 or 5 Gal | 30" O.C. | LOW | DROUGHT TOLERANT |
| | SA | *Senna artemisioides*<br>Feathery Cassia | -- | 15 Gal | 36" O.C. | LOW | ATTRACTS POLLINATORS & BIRDS |
| | BT | *Berberis thunbergii*<br>Japanese Barberry | | 15 Gal | 36" O.C. | MEDIUM | BIRD FRIENDLY |

| BUILDING ENTRY SHADE GARDEN | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USAGE | NOTES |
| | DA | *Dicksonia antarctica*<br>Tasmanian tree fern | -- | 15 Gal | 12' O.C. | MEDIUM-HIGH | - |
| | NE | *Nephrolepis cordifolia*<br>California Sword Fern | -- | 15 Gal | 30" O.C. | MEDIUM | NATIVE |
| | RI | *Ribes viburnifolium*<br>Evergreen Currant | -- | 1 or 5 Gal | 30" O.C. | LOW | NATIVE |
| | WO | *Woodwardia fimbriata*<br>Giant Chain Fern | -- | 15 Gal | 36" O.C. | MEDIUM | NATIVE |
| | AA | *Astilbe x arendsii 'Snowdrift'*<br>Astilbe Snowdrift | | 1 or 5 Gal | 24" O.C. | MEDIUM | ATTRACTS POLLINATORS |

| STORMWATER GARDEN | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USAGE | NOTES |
| | RV | *Iris virginica*<br>Blue Flag Iris | -- | 1 or 5 Gal | 12" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | AE | *Arcostaphylos 'Emerald Carpet'*<br>Emerald Carpet Manzanita | -- | 1 or 5 Gal | 18" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | MR | *Mahion repens*<br>Creeping Oregon Grape | -- | 1 or 5 Gal | 18" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | SS | *Santolina ssp.*<br>Lavender Cotton | -- | 1 or 5 Gal | 18" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | AL | *Nepeta 'Walker's Low'*<br>Catmint | -- | 15 Gal | 12' O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | LP | *Limonium perezii*<br>Sea Lavender | -- | 5 or 15 Gal | 30" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | KC | *Kniphofia citrina*<br>Red Hot Pokers | -- | 5 or 15 Gal | 30" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | HL | *Heriogonum latifolium*<br>Coastal Buckwheat | -- | 5 or 15 Gal | 30" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | HP | *Vaccinum ovatum*<br>Evergreen Huckleberry | -- | 15 Gal | 30" O.C. | MEDIUM | SPECIES PER C.3 REQUIREMENTS |
| | RI | *Sambucus mexicana*<br>Mexican Elderberry | -- | 15 Gal | 30" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |
| | HA | *Heteromeles arbutifolia*<br>Toyon | -- | 15 Gal | 30" O.C. | LOW | SPECIES PER C.3 REQUIREMENTS |

**NOTES:**

1. For Building Details, See Arch Dwgs.
2. For Street Improvement Details and Site Grading, See Civil Dwgs.
3. Compost to be incorpated at a rate of 4 cubic yards per 1,000 sf into the top 6 inches of soil or compost per horticultrual soil report.
4. Min. 3" of organic mulch on exposed soils.

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| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
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| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

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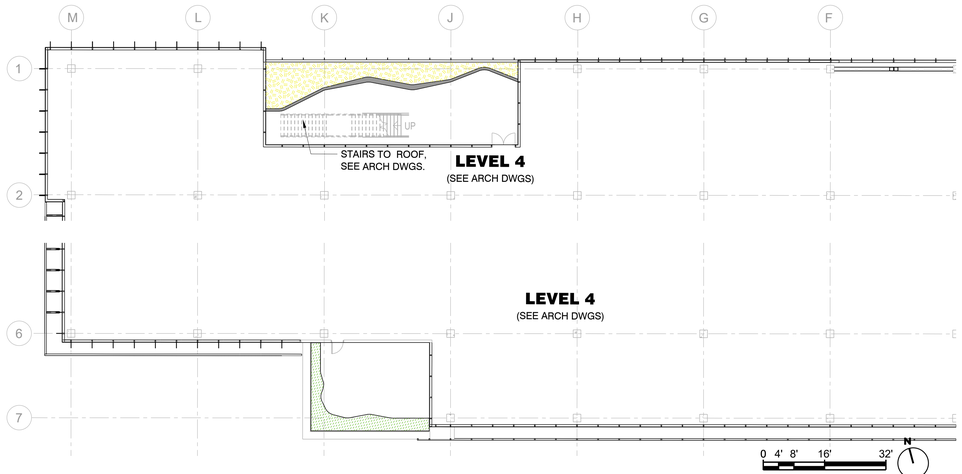
LICENSED LANDSCAPE ARCHITECT
MIDORI AMARA LAWRY
11-30-2022
Renewal Date
03.31.2022
STATE OF CALIFORNIA

**742 Grayson Street**
742 grayson street
berkeley, ca 94710

project number: 18-221
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drawn by: AS

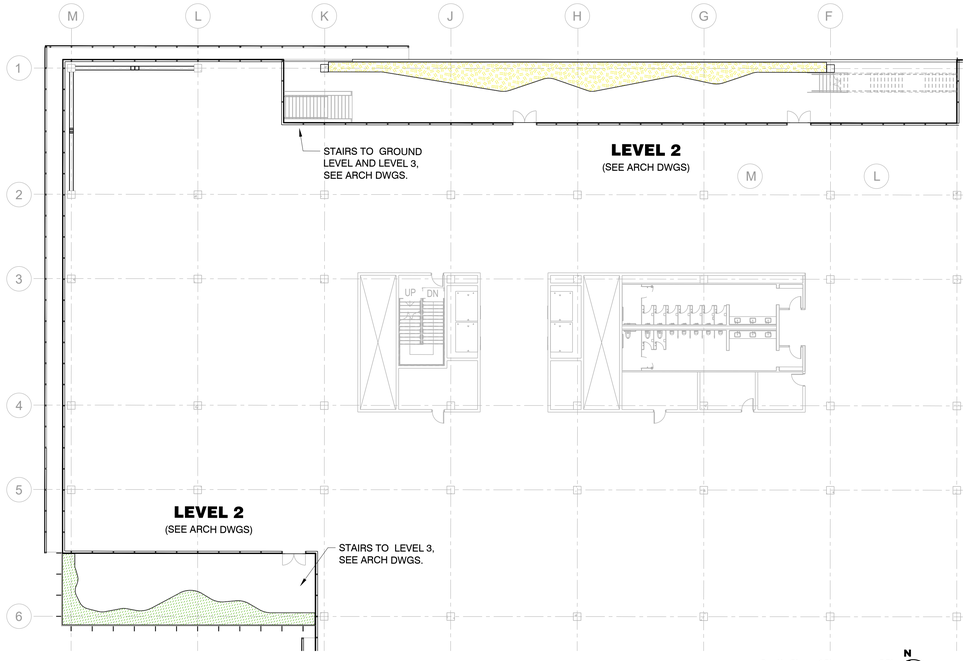
PLANTING PLAN: GROUND LEVEL

**L4.00**



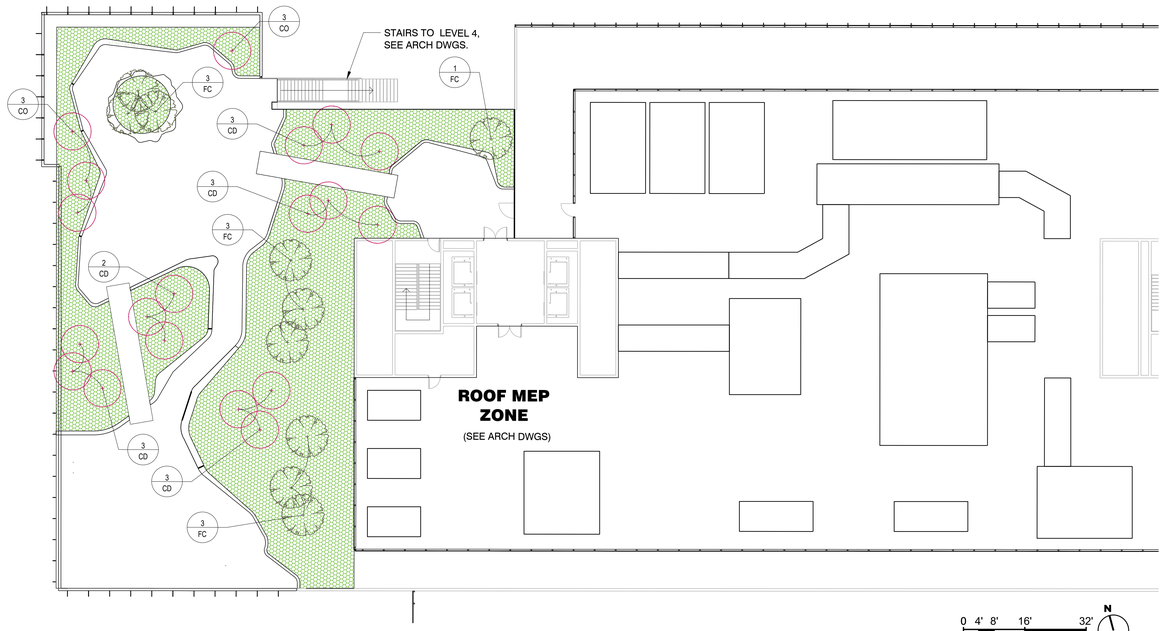

PLANTING PLAN: LEVEL FOUR 3

PLAN 1/16" = 1' - 0"



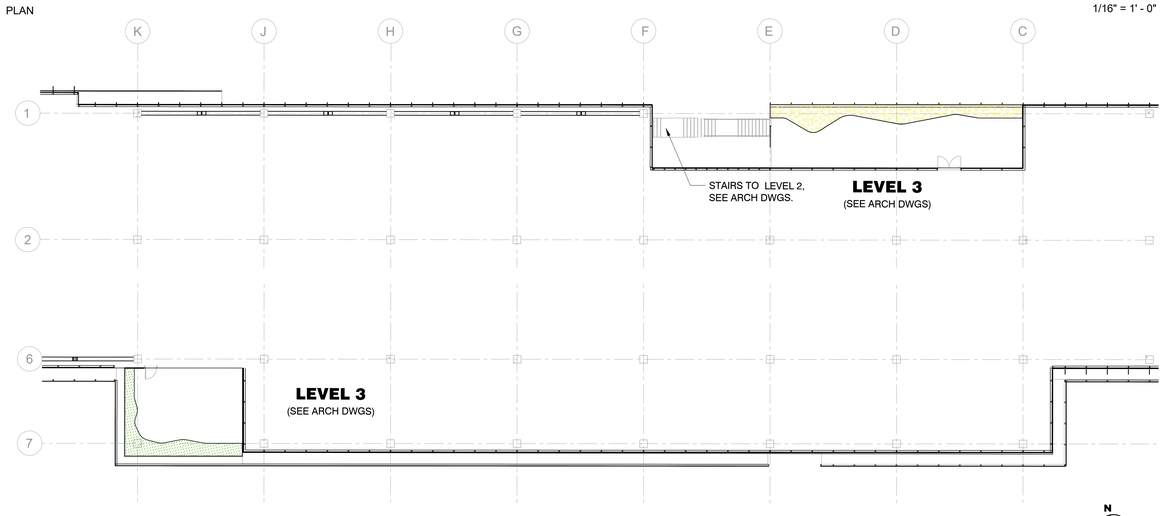

PLANTING PLAN: LEVEL TWO 1

PLAN 1/16"=1'-0"




PLANTING PLAN: ROOF LEVEL 4

PLAN 1/16" = 1' - 0"




PLANTING PLAN: LEVEL THREE 2

PLAN 1/16" = 1' - 0"

| NORTH TERRACE PLANTINGS - LEVELS 2, 3, & 4 - ON STRUCTURE | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USAGE | |
| | MC | *Myrica californica*<br>Pacific Wax Myrtle | -- | 5 or 15 Gal | 7' O.C. | LOW / MEDIUM | NATIVE |
| | HA | *Halimium atriplicifolium*<br>Rock Rose | -- | 5 or 15 Gal | 5' O.C. | LOW | DROUGHT TOLERANT |
| | PB | *Perovskia 'Blue Jean Baby'*<br>Russian Sage | -- | 5 or 15 Gal | 40" O.C. | LOW | ATTRACTS POLLINATORS |
| | FR | *Festuca rubra*<br>Red Fescue | -- | 1 or 5 Gal | 24" O.C. | LOW | NATIVE |
| | CA | *Calamagrostis x acutiflora 'Karl Foerster'*<br>Foerster's Feather Reed Grass | -- | 1 or 5 Gal | 24" O.C. | LOW | BIRD FRIENDLY |
| | PA | *Deschampsia*<br>Heavy Metal Blue Switch Grass | -- | 1 or 5 Gal | 30" O.C. | LOW / MEDIUM | NATIVE |
| | CB | *Ceanothus 'Blue Jeans'*<br>Blue Jean Ceanothus | -- | 5 or 15 Gal | 40" O.C. | LOW | NATIVE |

**NOTES:**

1. For Building Details, See Arch Dwgs.
2. For Street Improvement Details and Site Grading, See Civil Dwgs.
3. Compost to be incorpated at a rate of 4 cubic yards per 1,000 sf into the top 6 inches of soil or compost per horticultrual soil report.
4. Min. 3" of organic mulch on exposed soils.

| SOUTH TERRACE PLANTINGS - LEVELS 2, 3, & 4 - ON STRUCTURE | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USEAGE | NOTES |
| | MC | *Myrica californica*<br>Pacific Wax Myrtle | -- | 5 or 15 Gal | 7' O.C. | LOW / MEDIUM | NATIVE |
| | HA | *Halimium atriplicifolium*<br>Rock Rose | -- | 5 or 15 Gal | 5' O.C. | LOW | ATTRACTS POLLINATORS |
| | PB | *Perovskia 'Blue Jean Baby'*<br>Russian Sage | -- | 5 or 15 Gal | 40" O.C. | LOW | ATTRACTS POLLINATORS |
| | FR | *Festuca rubra*<br>Red Fescue | -- | 1 or 5 Gal | 24" O.C. | LOW | NATIVE |
| | CA | *Calamagrostis x acutiflora 'Karl Foerster'*<br>Foerster's Feather Reed Grass | -- | 1 or 5 Gal | 24" O.C. | LOW | BIRD FRIENDLY |
| | PA | *Deschampsia*<br>Heavy Metal Blue Switch Grass | -- | 1 or 5 Gal | 30" O.C. | LOW / MEDIUM | NATIVE |
| | AM | *Achillea millefolium*<br>Common Yarrow | -- | 1 or 5 Gal | 30" O.C. | LOW | ATTRACTS POLLINATORS |
| | LL | *Leucadendron laureloem*<br>Cone Bush | -- | 5 or 15 Gal | 5' O.C. | LOW | DROUGHT TOLERANT |

| ROOF LEVEL TREE PLANTING | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USAGE | |
| | CD | *Chilopsis linearis 'Hope'*<br>Hope White Desert Willow | | 24" Box | 30' O.C.<br>As Shown | LOW | ATTRACTS POLLINATORS & DROUGHT TOLERANT |
| | FC | *Fremontodendron 'California Glory'*<br>Flannel Bush | | 24" Box | 15' O.C.<br>As Shown | LOW | NATIVE |

| ROOF DECK PLANTINGS - ON STRUCTURE | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | KEY | SPECIES | QTY | SIZE | SPACING | WATER USAGE | NOTES |
| | FR | *Festuca rubra*<br>Red Fescue | -- | 1 or 5 Gal | 24" O.C. | LOW | NATIVE |
| | CA | *Calamagrostis x acutiflora 'Karl Foerster'*<br>Foerster's Feather Reed Grass | -- | 1 or 5 Gal | 24" O.C. | LOW | BIRD FRIENDLY |
| | PA | *Deschampsia*<br>Heavy Metal Blue Switch Grass | -- | 1 or 5 Gal | 30" O.C. | LOW / MEDIUM | NATIVE |
| | VB | *Verbena bonariensis*<br>Tall Verbena | -- | 5 or 15 Gal | 30" O.C. | VERY LOW | ATTRACTS POLLINATORS |
| | PB | *Perovskia 'Blue Jean Baby'*<br>Russian Sage | -- | 5 or 15 Gal | 40" O.C. | LOW | ATTRACTS POLLINATORS |
| | LSA | *Lanandula sp.*<br>Lavender | -- | 5 or 15 Gal | 30" O.C. | LOW | ATTRACTS POLLINATORS |
| | WF | *Westringia fruticosa 'Wynyabbie Gem'*<br>Coastal Rosemary | -- | 5 or 15 Gal | 40" O.C. | LOW | DROUGHT TOLERANT |
| | LL | *Leucophyllum langmaniae 'Rio Bravo'*<br>Texas Ranger | -- | 5 or 15 Gal | 30" O.C. | LOW | ATTRACTS POLLINATORS & BIRDS |
| | CH | *Cistus x hyridus*<br>White Rockrose | -- | 5 or 15 Gal | 30" O.C. | LOW | ATTRACTS POLLINATORS |
| | LS | *Leucadendron laureloem*<br>Cone Bush | -- | 5 or 15 Gal | 40" O.C. | LOW | DROUGHT TOLERANT |
| | SC | *Santolina chamaecyparissus*<br>Lavender Cotton | -- | 5 or 15 Gal | 30" O.C. | LOW | DROUGHT TOLERANT |

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MEGHAN AIHARA LICENSED LANDSCAPE ARCHITECT
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Expiration Date
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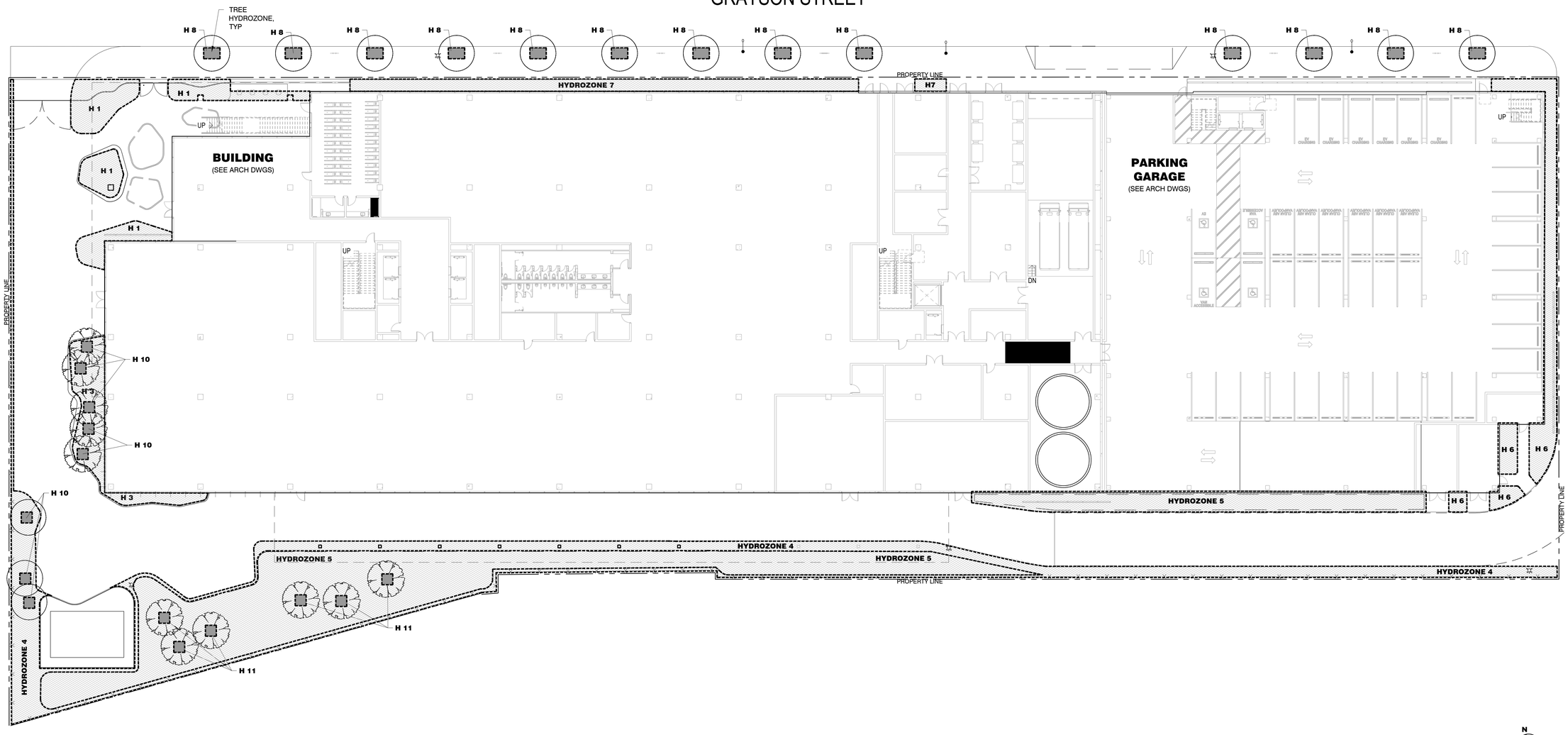
**742 Grayson Street**
742 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.07
drawn by: AS

PLANTING PLAN: TERRACE AND ROOF LEVEL

**L4.01**

NOT FOR CONSTRUCTION




HYDROZONE PLAN: GROUND LEVEL

1

PLAN

1/16" = 1' - 0"

**NOTES:**

1. For Building Details, See Arch Dwgs.
2. For Street Improvement Details, See Civil Dwgs.
3. For Landscape Materials, See L1.0 Landscape Concept Plan
4. For Planting Information, See L4.0 Landscape Planting Plan

**SECTION A: HYDROZONE INFORMATION TABLE**

| | Hydrozone | Select System From the Dropdown List click on cell below | Plant Water Use Type (s) (low, medium, high) | Plant Factor (PF) | Hydrozone Area (HA) (ft2) Without SLA | Irrigation Efficiency (IE) | (PF x HA (ft2))/IE |
|---|---|---|---|---|---|---|---|
| BUILDING ENTRY SHADE GARDEN | Zone 1 | Drip | Medium | 0.40 | 1,107 | 0.81 | **547** |
| GROUND LEVEL PLANTING | Zone 3 | Drip | Low | 0.40 | 624 | 0.81 | **308** |
| GROUND LEVEL PLANTING | Zone 4 | Drip | Medium | 0.40 | 3,407 | 0.81 | **1,682** |
| STORMWATER GARDEN | Zone 5 | Drip | Low | 0.20 | 6,292 | 0.81 | **1,554** |
| GROUND LEVEL PLANTING | Zone 6 | Drip | Medium | 0.40 | 1,105 | 0.81 | **546** |
| GROUND LEVEL PLANTING | Zone 7 | Drip | Medium | 0.40 | 845 | 0.81 | **417** |
| STREET TREES | Zone 8 | Drip | Low | 0.30 | 288 | 0.81 | **107** |
| GROUND LEVEL TREES | Zone 10 | Drip | Low | 0.30 | 80 | 0.81 | **30** |
| STORMWATER GARDEN TREES | Zone 11 | Drip | Low | 0.20 | 160 | 0.81 | **40** |
| LEVEL 2 NORTH TERRACE | Zone 12 | Drip | Medium | 0.40 | 588 | 0.81 | **290** |
| LEVEL 2 SOUTH TERRACE | Zone 13 | Drip | Low | 0.30 | 375 | 0.81 | **139** |
| LEVEL 3 NORTH TERRACE | Zone 14 | Drip | Medium | 0.40 | 260 | 0.81 | **128** |
| LEVEL 3 SOUTH TERRACE | Zone 15 | Drip | Low | 0.30 | 169 | 0.81 | **63** |
| LEVEL 4 NORTH TERRACE | Zone 16 | Drip | Medium | 0.40 | 413 | 0.81 | **204** |
| LEVEL 4 SOUTH TERRACE | Zone 17 | Drip | Low | 0.30 | 186 | 0.81 | **69** |
| ROOF LEVEL PLANTING | Zone 18 | Drip | Low | 0.30 | 5,321 | 0.81 | **1,971** |
| ROOF LEVEL TREE PLANTING | Zone 19 | Drip | Low | 0.30 | 435 | 0.81 | **161** |
| | | | | | | | **8,255** |
| | | | SLA | | 0 | | **0** |
| | | | | Sum | 21,655 | | |

**253,144** ETWU = **213,958 Gallons** — **ETWU complies with MAWA**

**28,602 Cubic Feet**
**286.02 HCF**
**0.66 Acre-feet**
**0.21 Millions of Gallons**

**SECTION B: WATER BUDGET CALCULATIONS**

**Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes**

| | | |
|---|---|---|
| Click on the blue cell on right to Pick City Name | Berkeley | **Name of City** |
| ETo of City from Appendix A | **41.80** | **ET**o (inches/year) |
| | 0 | Overhead Landscape Area (ft2) |
| | 21703 | Drip Landscape Area (ft2) |
| | 0 | SLA (ft2) |
| Total Landscape Area | **21,655** | |
| **Results:** | | |
| (ETo) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)] | **253,144** | Gallons |
| | **33,841** | Cubic Feet |
| | **338** | HCF |
| | **1** | Acre-feet |
| | **0** | Millions of Gallons |

**PROJECT MEETS WATER EFFICIENCY REQUIREMENTS:**

**ETWU IS LESS THAN MAWA**

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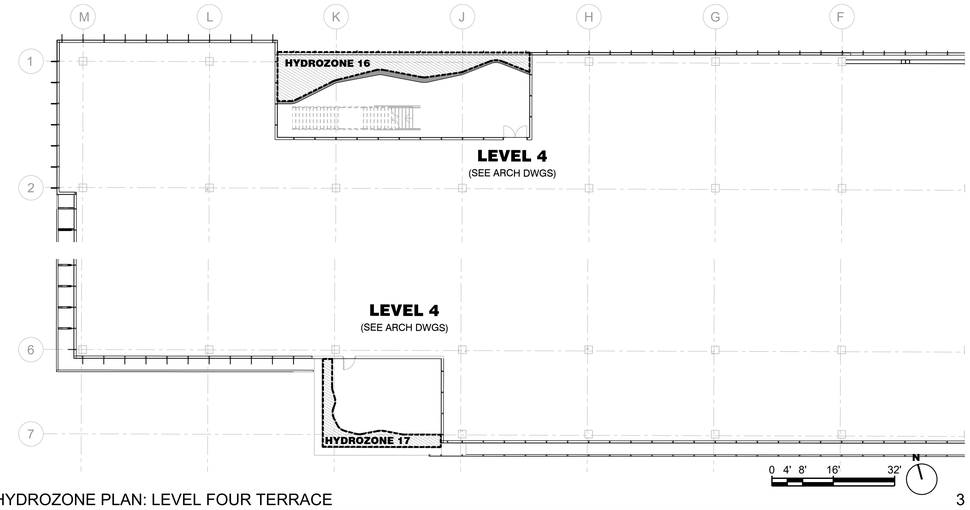
LICENSED LANDSCAPE ARCHITECT — MIRIAM AIHARA — No. 6486 — 11.30.2022 — RENEWAL DATE 03.31.2023 — STATE OF CALIFORNIA

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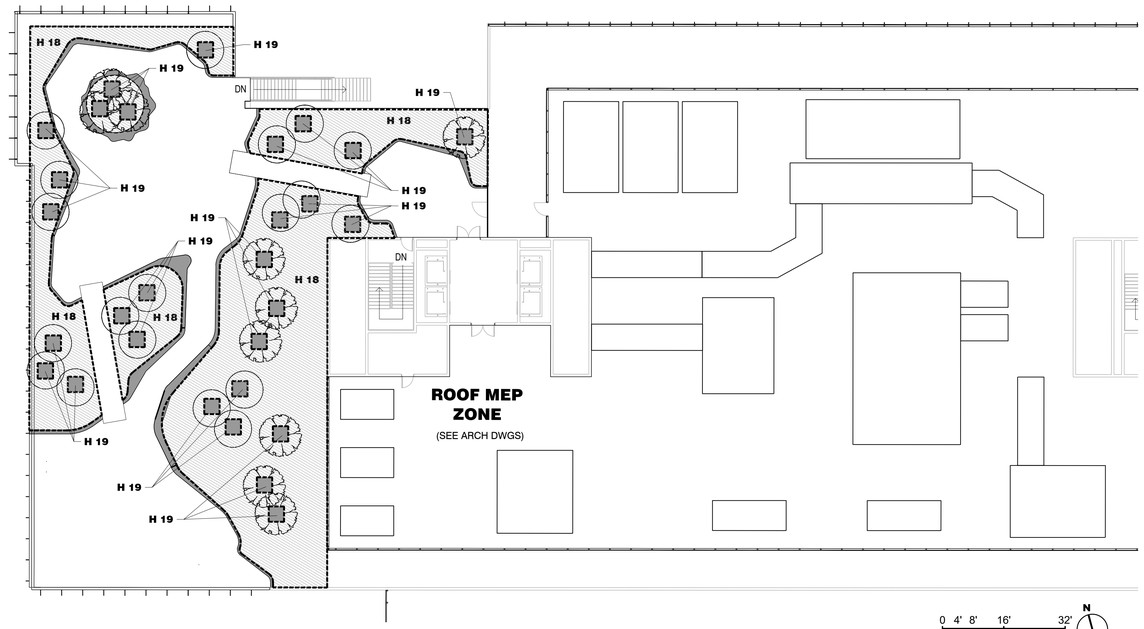
HYDROZONE PLAN: GROUND LEVEL

**L5.00**



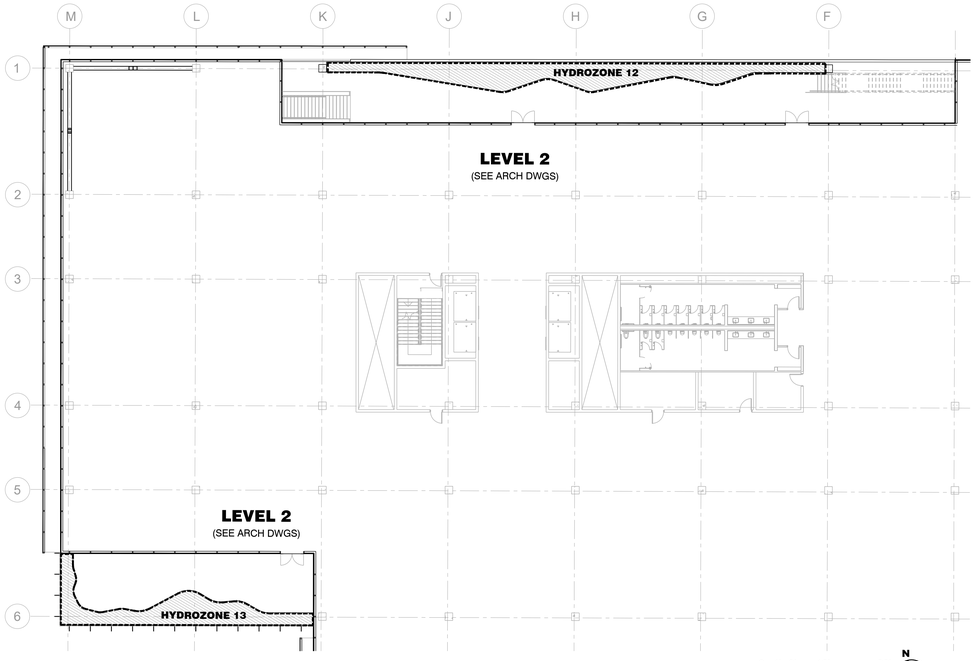

HYDROZONE PLAN: LEVEL FOUR TERRACE 3

PLAN 1/16" = 1' - 0"



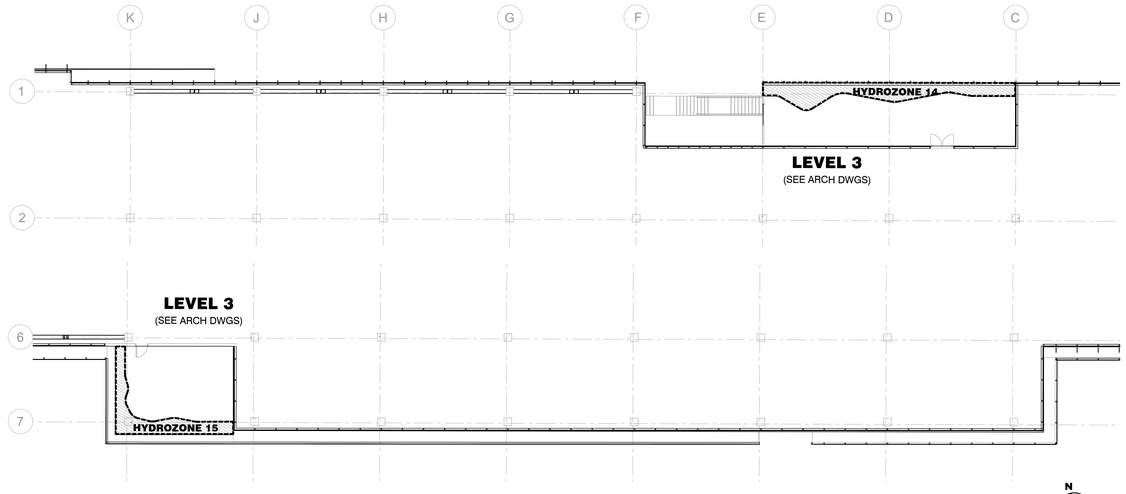

HYDROZONE PLAN: ROOF TOP TERRACE 4

PLAN 1/16" = 1' - 0"




HYDROZONE PLAN: LEVEL TWO TERRACE 1

PLAN 1/16" = 1' - 0"




HYDROZONE PLAN: LEVEL THREE TERRACE 2

PLAN 1/16" = 1' - 0"

**NOTES:**

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|---|---|---|
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| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

REGISTERED LANDSCAPE ARCHITECT
SHAWN AIHARA
CA #6498
11.30.2022
Renewal Date
03.31.2023
Date
STATE OF CALIFORNIA

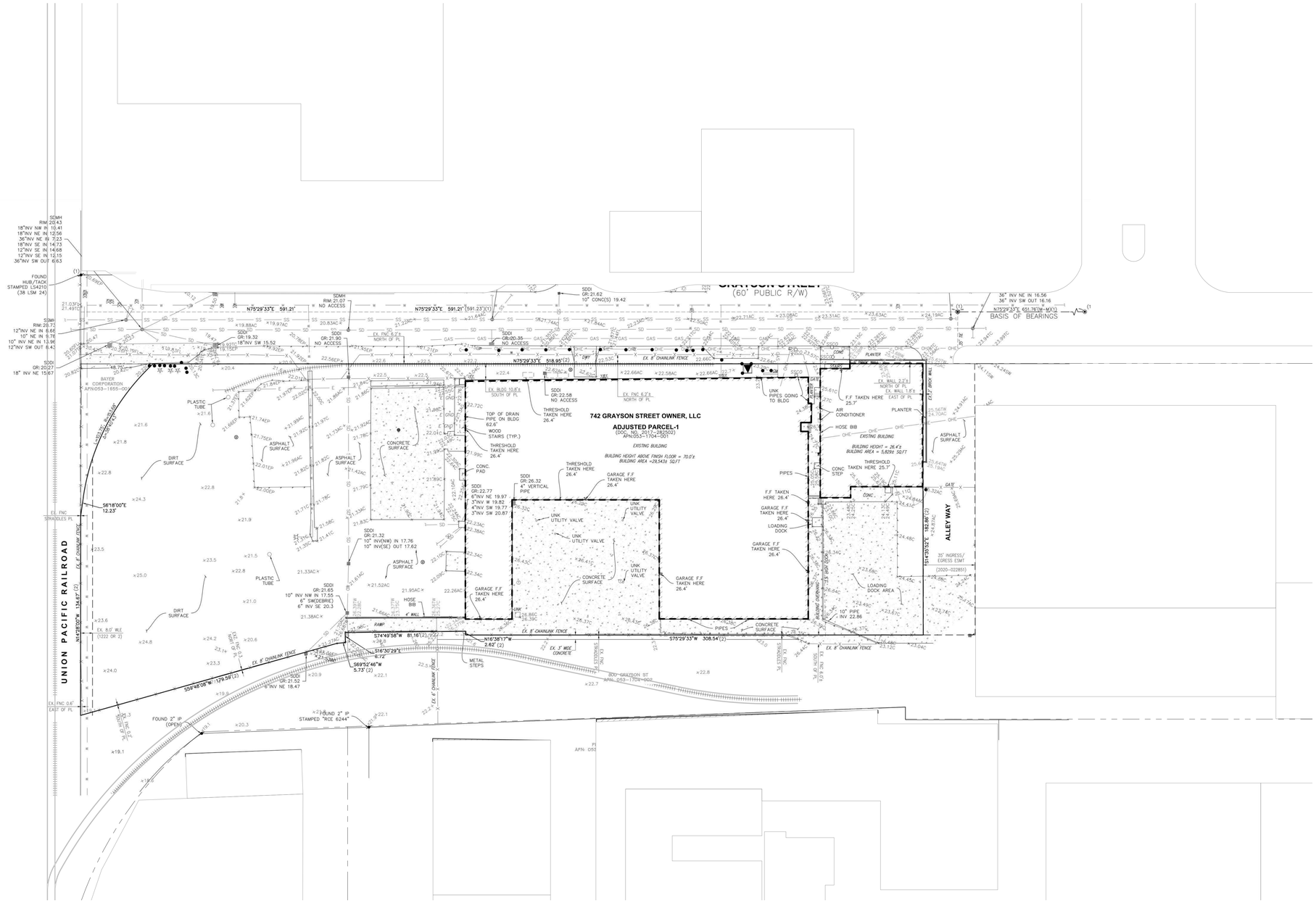
**742 Grayson Street**
742 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.07
drawn by: AS

HYDROZONE PLAN: TERRACE AND ROOF LEVEL

**L5.01**

NOT FOR CONSTRUCTION




1 DEMO - SITE PLAN 1" = 30'-0"

**DEMO SITE PLAN NOTES:**

1. SEE C1.01 FOR SITE SURVEY AND LEGEND.

PROPERTY LINE

DEMO BUILDING OUTLINE

DEMO SITE PLAN LEGEND

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| △ | date | revision description |
|---|---|---|

| # | date | issue description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
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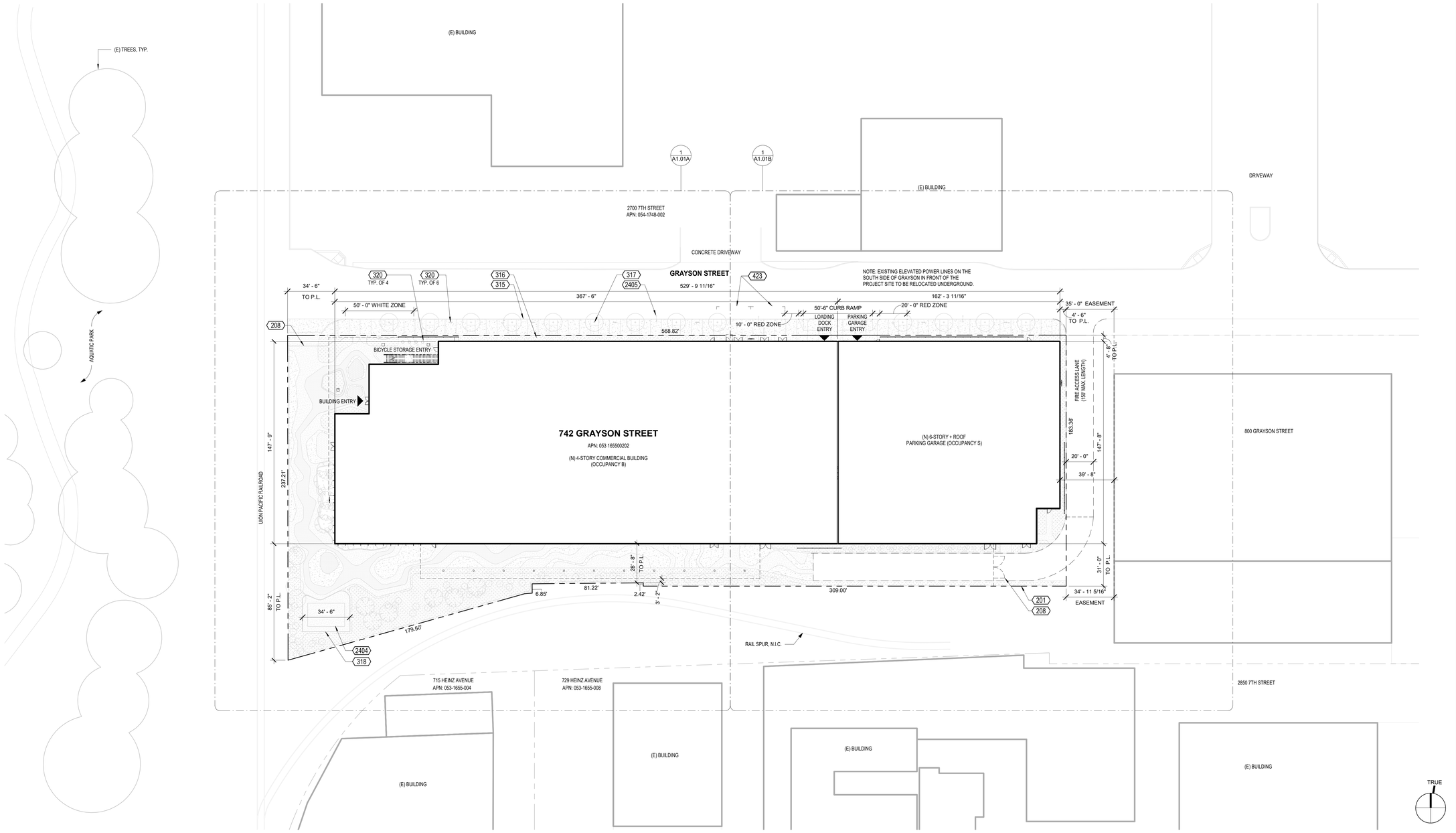
**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: RZ

DEMO - SITE PLAN

**D1.01**

NOT FOR CONSTRUCTION




1 SITE PLAN 1" = 30'-0"

KEYNOTES

| | |
|---|---|
| 201 | PROPERTY LINE |
| 208 | FENCE & GATE |
| 315 | CURB & GUTTER, S.C.D. |
| 316 | PLANTED AREA, S.L.D. |
| 317 | STREET TREE & GRATE, S.L.D. |
| 318 | GENERATOR ENCLOSURE, S.L.D. |
| 320 | |
| 423 | ON-STREET LOADING SPACE (25 FT. BOX TRUCK) |
| 2404 | GENERATOR, S.E.D. |
| 2405 | STREET LIGHT & POLE, S.E.D. |

KEYNOTE LEGEND

**SITE PLAN NOTES:**

1. SEE RCP & ELECTRICAL DRAWINGS FOR SITE LIGHTING
2. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:48. DIMENSION WIDTH OF ACCESSIBLE ROUTE. WALKS AND SIDEWALKS SHALL BE AT LEAST 48-INCHES WIDE PER CBC 11B-403H. S.C.D FOR ALL SLOPES.
3. SEE C1.05 FOR BOUNDARY & TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS.
4. SEE D1.01 FOR EXISTING CONDITIONS TO BE REMOVED.

PROPERTY LINE

BUILDING OVERHANG ABOVE

BLDG OUTLINE

SITE PLAN LEGEND

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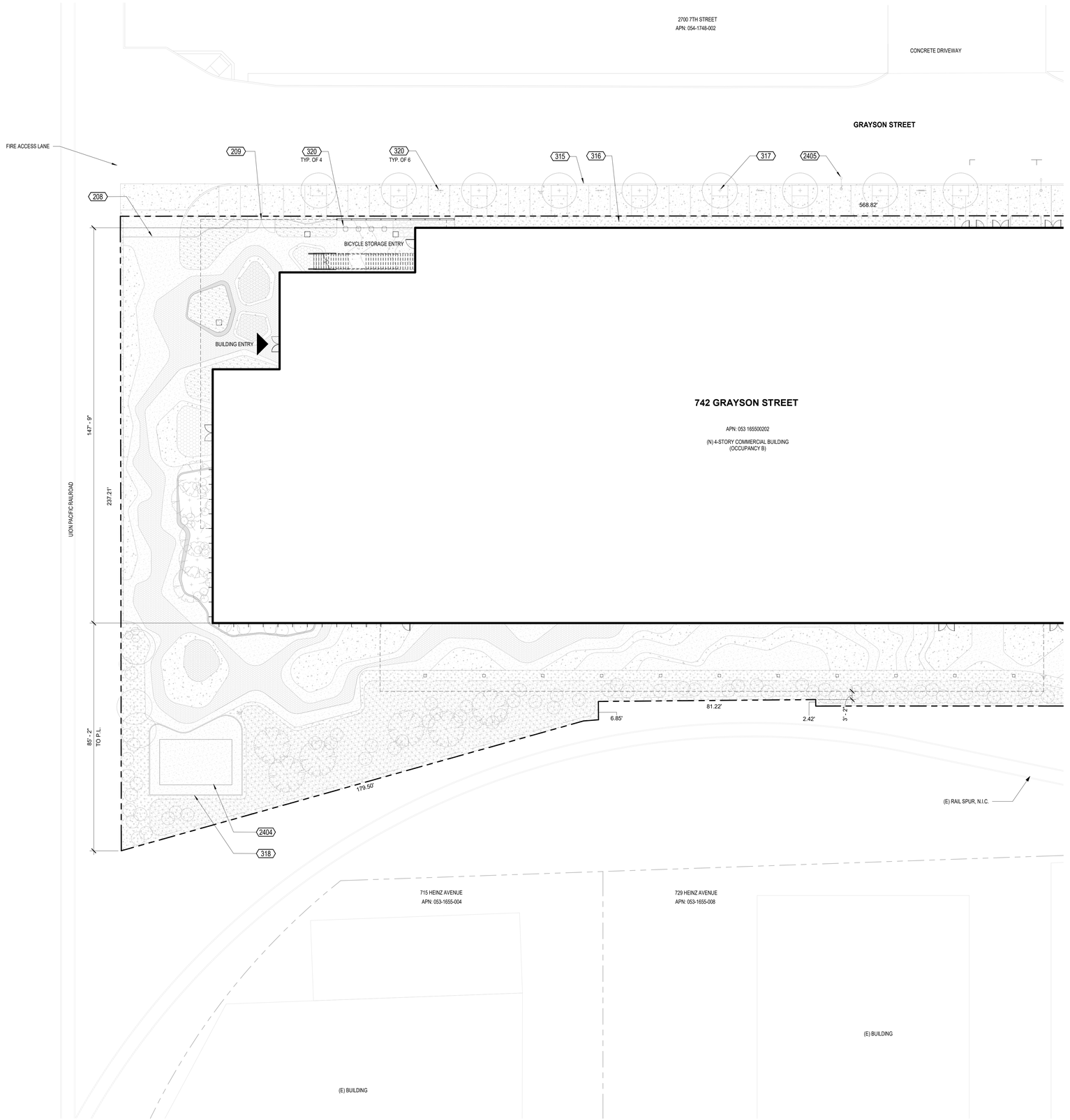
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| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

SITE PLAN

**A1.01**




1 SITE PLAN - PARTIAL - SEGMENT A

1/16" = 1'-0"

KEYNOTES

| | |
|---|---|
| 208 | FENCE & GATE |
| 209 | |
| 315 | CURB & GUTTER, S.C.D. |
| 316 | PLANTED AREA, S.L.D. |
| 317 | STREET TREE & GRATE, S.L.D. |
| 318 | GENERATOR ENCLOSURE, S.L.D. |
| 320 | |
| 2404 | GENERATOR, S.E.D. |
| 2405 | STREET LIGHT & POLE, S.E.D. |

KEYNOTE LEGEND

**SITE PLAN NOTES:**

1. SEE RCP & ELECTRICAL DRAWINGS FOR SITE LIGHTING
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4. SEE D1.01 FOR EXISTING CONDITIONS TO BE REMOVED.

PROPERTY LINE

BUILDING OVERHANG ABOVE

BLDG OUTLINE

SITE PLAN LEGEND

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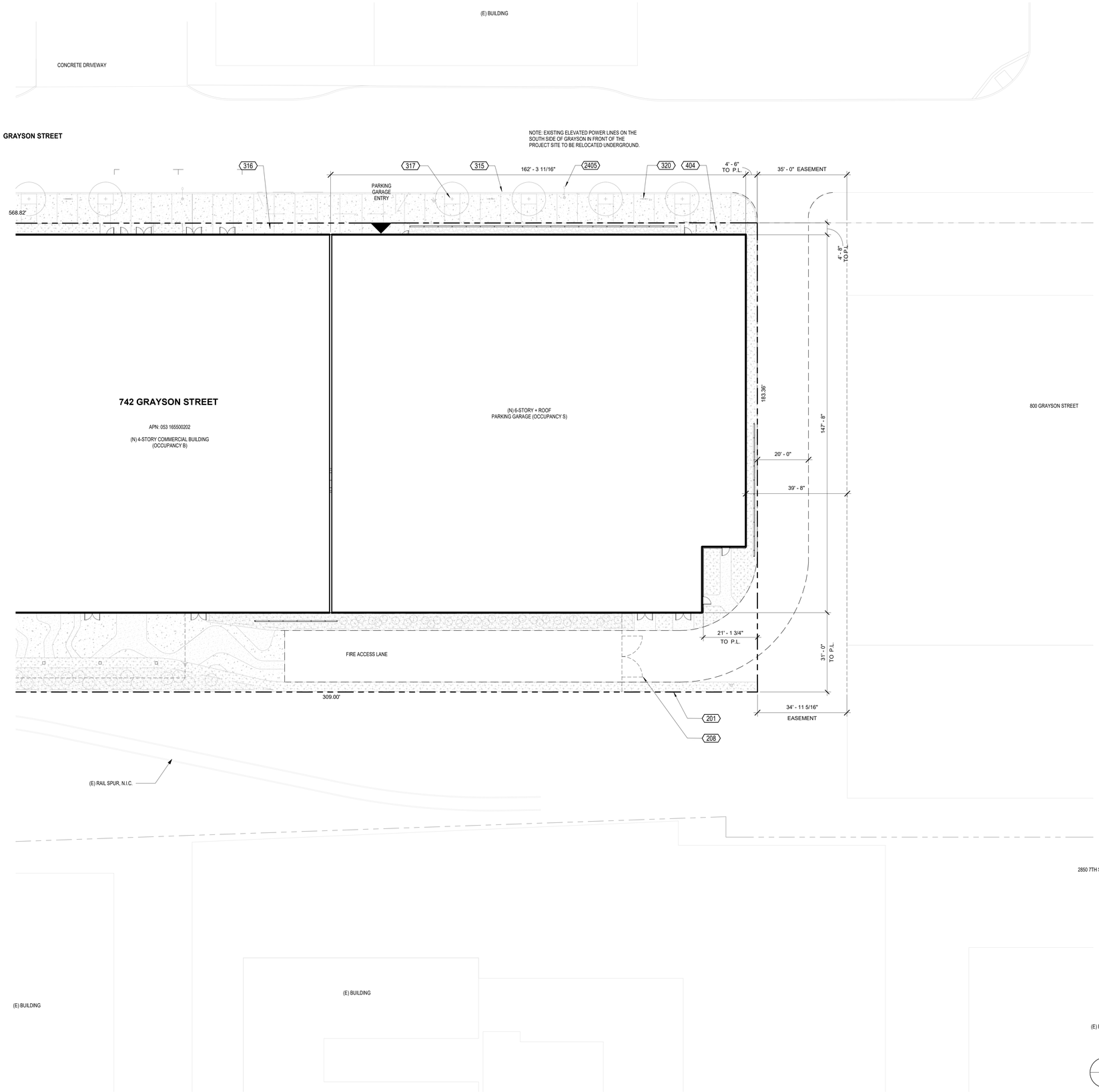
| # | date | issue description |
|---|---|---|

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berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

SITE PLAN - ENLARGED - SEGMENT A

**A1.01A**




1 SITE PLAN - PARTIAL - SEGMENT B 1/16" = 1'-0"

KEYNOTES

| | |
|---|---|
| 201 | PROPERTY LINE |
| 208 | FENCE & GATE |
| 315 | CURB & GUTTER, S.C.D. |
| 316 | PLANTED AREA, S.L.D. |
| 317 | STREET TREE & GRATE, S.L.D. |
| 320 | |
| 404 | LOADING DOCK |
| 2405 | STREET LIGHT & POLE, S.E.D. |

KEYNOTE LEGEND

**SITE PLAN NOTES:**

1. SEE RCP & ELECTRICAL DRAWINGS FOR SITE LIGHTING
2. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:48. DIMENSION WIDTH OF ACCESSIBLE ROUTE. WALKS AND SIDEWALKS SHALL BE AT LEAST 48-INCHES WIDE PER CBC 11B-403H. S.C.D FOR ALL SLOPES.
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4. SEE D1.01 FOR EXISTING CONDITIONS TO BE REMOVED.

PROPERTY LINE

BUILDING OVERHANG ABOVE

BLDG OUTLINE

SITE PLAN LEGEND

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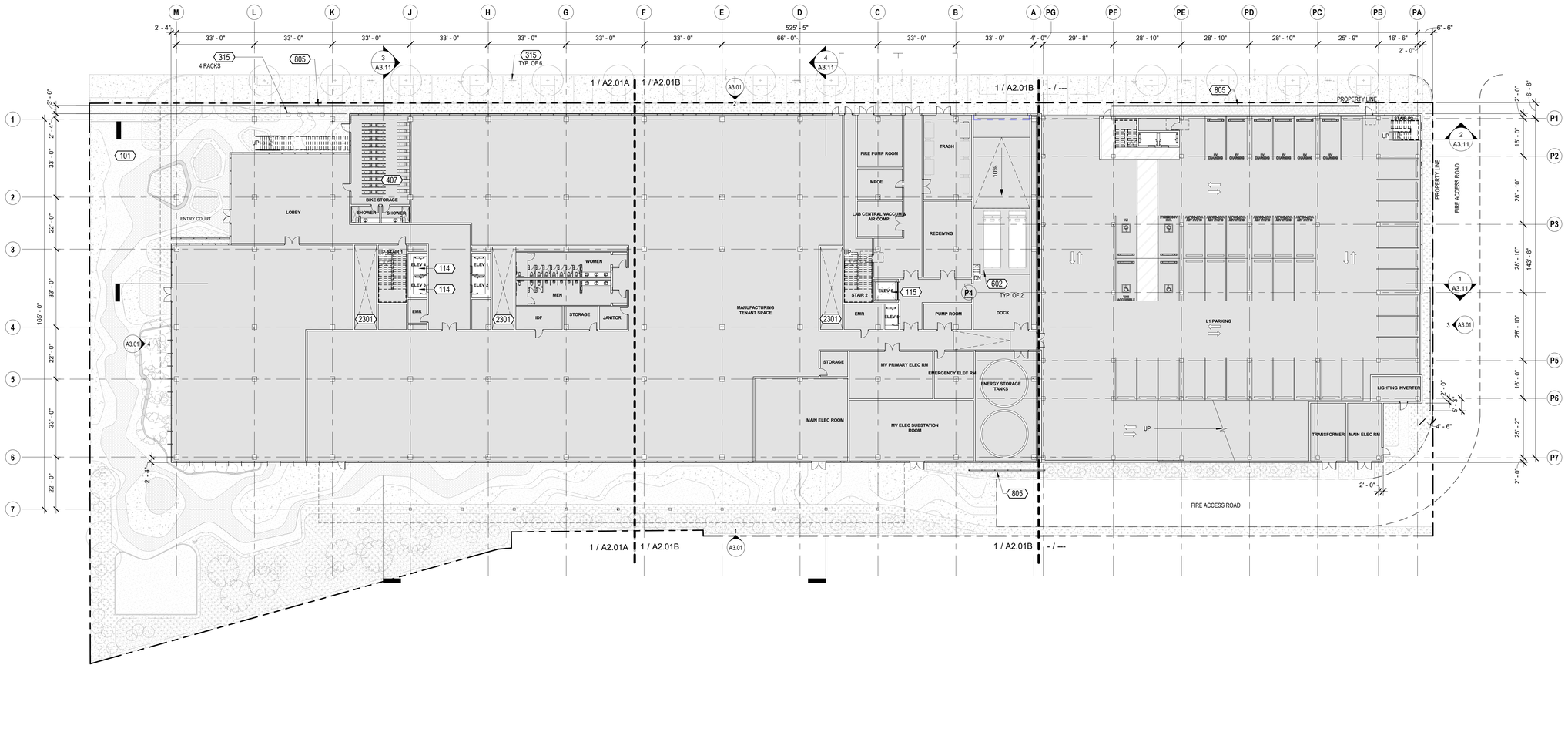
**700 Grayson Street**
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berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

SITE PLAN - ENLARGED - SEGMENT B

**A1.01B**

NOT FOR CONSTRUCTION




## 1 LEVEL 1 - FLOOR PLAN - OVERALL

1" = 20'-0"

KEYNOTES

| | |
|---|---|
| 101 | SEE LANDSCAPE DRAWINGS, S.L.D. |
| 114 | PASSENGER ELEVATOR |
| 115 | FREIGHT ELEVATOR |
| 315 | CURB & GUTTER, S.C.D. |
| 407 | LONG TERM BIKE PARKING |
| 602 | |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 2301 | MECHANICAL SHAFT ABOVE, S.M.D. |

### KEYNOTE LEGEND

| | |
|---|---|
| FEC | SURFACE MOUNTED FIRE EXTINGUISHING CABINET, PORTABLE FIRE EXTINGUISHER 2-A RATED, O.F.C.I. |
| | FLOOR DRAIN, S.P.D. |
| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

### FLOOR PLAN LEGEND

1. PROVIDE A CLEAR HORIZONTAL DIMENSION OF 1'-6" MINIMUM FROM STRIKE FACE OF DOOR JAMB TO THE NEAREST RETURNING PARTITION OR OBSTACLE AT THE PULL SIDE OF THE DOOR. LOCATE THE DOOR STOP TO ALLOW FOR A MINIMUM 90 DEGREE SWING.
2. PROVIDE THE REQUIRED BACKING, BRACING AND BLOCKING FOR ATTACHMENT OF CASEWORK, EQUIPMENT AND OTHER WORK.
3. CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH BUILDING OWNER.
4. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. PENETRATIONS AT RATED PARTITIONS SHALL BE FIRE SAFE TO MAINTAIN RATING.
5. CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYP.
6. VERIFY DIMENSIONS SHOWN WITH FIELD MEASUREMENTS. CHECK LEVELS AND LINES INDICATED PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR ADJUSTMENT OR CORRECTION. WORK SHALL PROCEED ONLY AFTER THE DISCREPANCY HAS BEEN RESOLVED.
7. WHERE CONFLICTS OCCUR, CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF PARTITIONS, DOORS, TELEPHONE, ELECTRICAL & COMMUNICATIONS OUTLETS AND SWITCHES WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. DIMENSIONS ARE F.O.F. OR CENTERLINE OF STUD, U.O.N.
9. SEE SHEET A8.41 FOR ALL TYPICAL ROOF DETAILS.

### FLOOR PLAN NOTES

1/8" = 1'-0"

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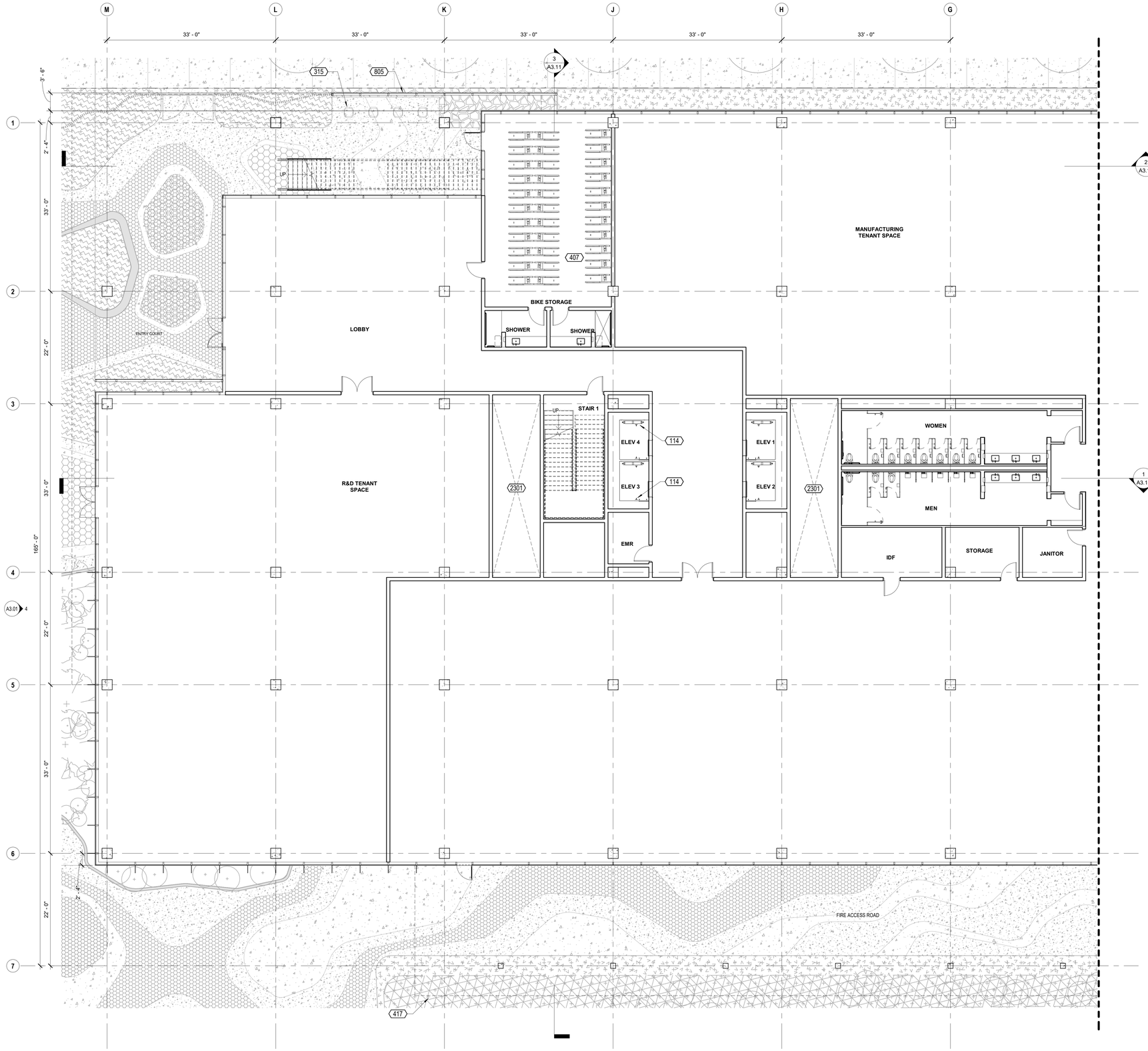
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| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 1 - OVERALL

**A2.01**




1 LEVEL 1 - SEGMENT FLOOR PLAN - A 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 114 | PASSENGER ELEVATOR |
| 315 | CURB & GUTTER, S.C.D. |
| 407 | LONG TERM BIKE PARKING |
| 417 | BUILDING OUTLINE ABOVE |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 2301 | MECHANICAL SHAFT ABOVE, S.M.D. |

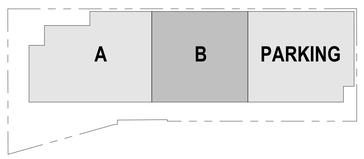
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## FLOOR PLAN NOTES 1/8" = 1'-0"

| | |
|---|---|
| FEC | SURFACE MOUNTED FIRE EXTINGUISHING CABINET, PORTABLE FIRE EXTINGUISHER 2-A RATED, O.F.C.I. |
| | FLOOR DRAIN, S.P.D. |
| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 1_A 1" = 100'-0"

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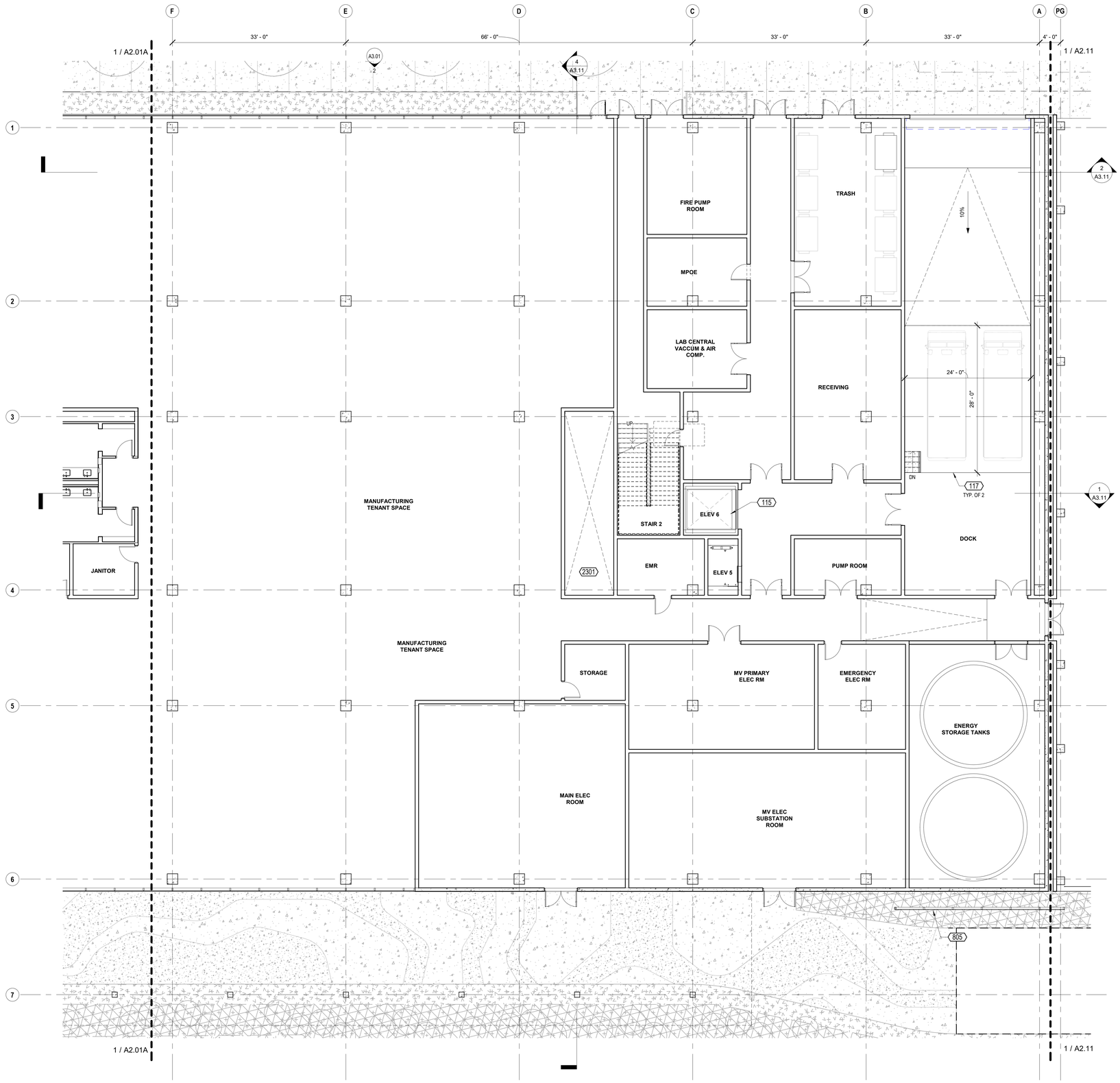
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 1 - MAIN
BUILDING A

**A2.01A**

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NOT FOR CONSTRUCTION




1 LEVEL 1 - SEGMENT FLOOR PLAN - B 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 115 | FREIGHT ELEVATOR |
| 117 | LOADING DOCK SPACE, 10'-6" X 28'-0" X 21'-11" HIGH |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 2301 | MECHANICAL SHAFT ABOVE, S.M.D. |

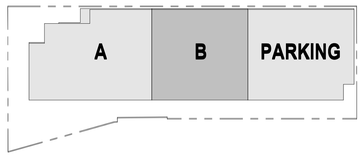
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## FLOOR PLAN NOTES 1/8" = 1'-0"

| | |
|---|---|
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| | FLOOR DRAIN, S.P.D. |
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| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 1_B 1" = 100'-0"

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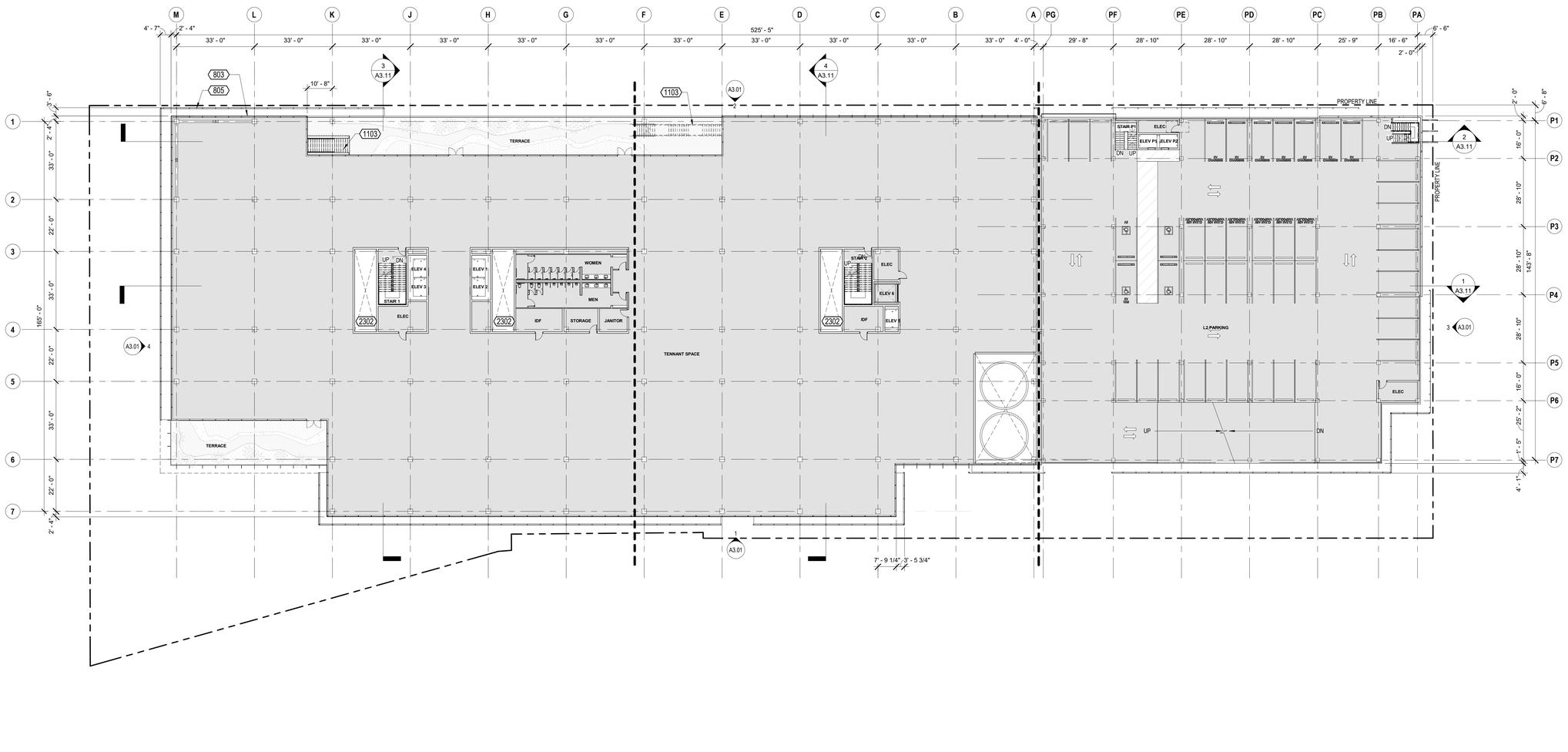
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 1 - MAIN
BUILDING B

**A2.01B**

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file: S:\BIM 360_I\742 grayson\18-221 742 Grayson Central.rvt

NOT FOR CONSTRUCTION




1 LEVEL 2 - FLOOR PLAN - OVERALL 1" = 20'-0"

KEYNOTES

| | |
|---|---|
| 803 | CURTAINWALL GLAZING SYSTEM AS SCHEDULED |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 1103 | METAL STAIR, PAINTED |
| 2302 | MECHANICAL SHAFT, S.M.D. |

KEYNOTE LEGEND

| | |
|---|---|
| FEC | SURFACE MOUNTED FIRE EXTINGUISHING CABINET, PORTABLE FIRE EXTINGUISHER 2-A RATED, O.F.C.I. |
| | FLOOR DRAIN, S.P.D. |
| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

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

1. PROVIDE A CLEAR HORIZONTAL DIMENSION OF 1'-6" MINIMUM FROM STRIKE FACE OF DOOR JAMB TO THE NEAREST RETURNING PARTITION OR OBSTACLE AT THE PULL SIDE OF THE DOOR. LOCATE THE DOOR STOP TO ALLOW FOR A MINIMUM 90 DEGREE SWING.
2. PROVIDE THE REQUIRED BACKING, BRACING AND BLOCKING FOR ATTACHMENT OF CASEWORK, EQUIPMENT AND OTHER WORK.
3. CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH BUILDING OWNER.
4. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. PENETRATIONS AT RATED PARTITIONS SHALL BE FIRE SAFE TO MAINTAIN RATING.
5. CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYP.
6. VERIFY DIMENSIONS SHOWN WITH FIELD MEASUREMENTS. CHECK LEVELS AND LINES INDICATED PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR ADJUSTMENT OR CORRECTION. WORK SHALL PROCEED ONLY AFTER THE DISCREPANCY HAS BEEN RESOLVED.
7. WHERE CONFLICTS OCCUR, CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF PARTITIONS, DOORS, TELEPHONE, ELECTRICAL & COMMUNICATIONS OUTLETS AND SWITCHES WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. DIMENSIONS ARE F.O.F. OR CENTERLINE OF STUD, U.O.N.
9. SEE SHEET A8.41 FOR ALL TYPICAL ROOF DETAILS.

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

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|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

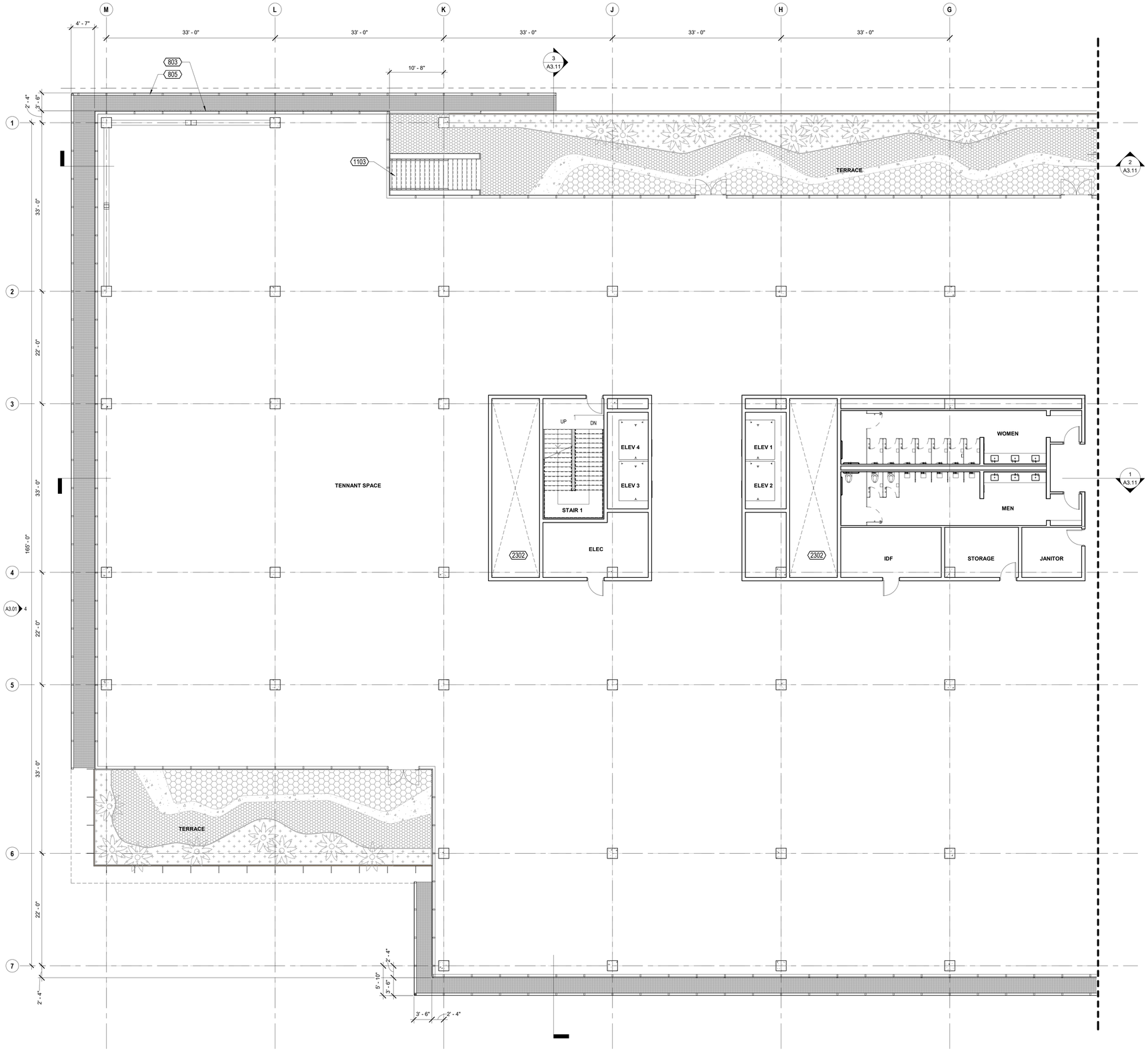
**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 2 - OVERALL

**A2.02**

NOT FOR CONSTRUCTION




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

KEYNOTES

| | |
|---|---|
| 803 | CURTAINWALL, GLAZING SYSTEM AS SCHEDULED |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 1103 | METAL STAIR, PAINTED |
| 2302 | MECHANICAL SHAFT, S.M.D. |

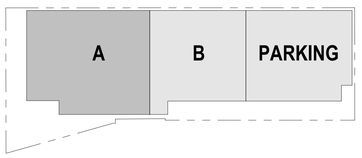
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## FLOOR PLAN NOTES 1/8" = 1'-0"

## FLOOR PLAN LEGEND

| | |
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| | ROOF DRAIN |
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| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |




KEY PLAN 2_A 1" = 100'-0"

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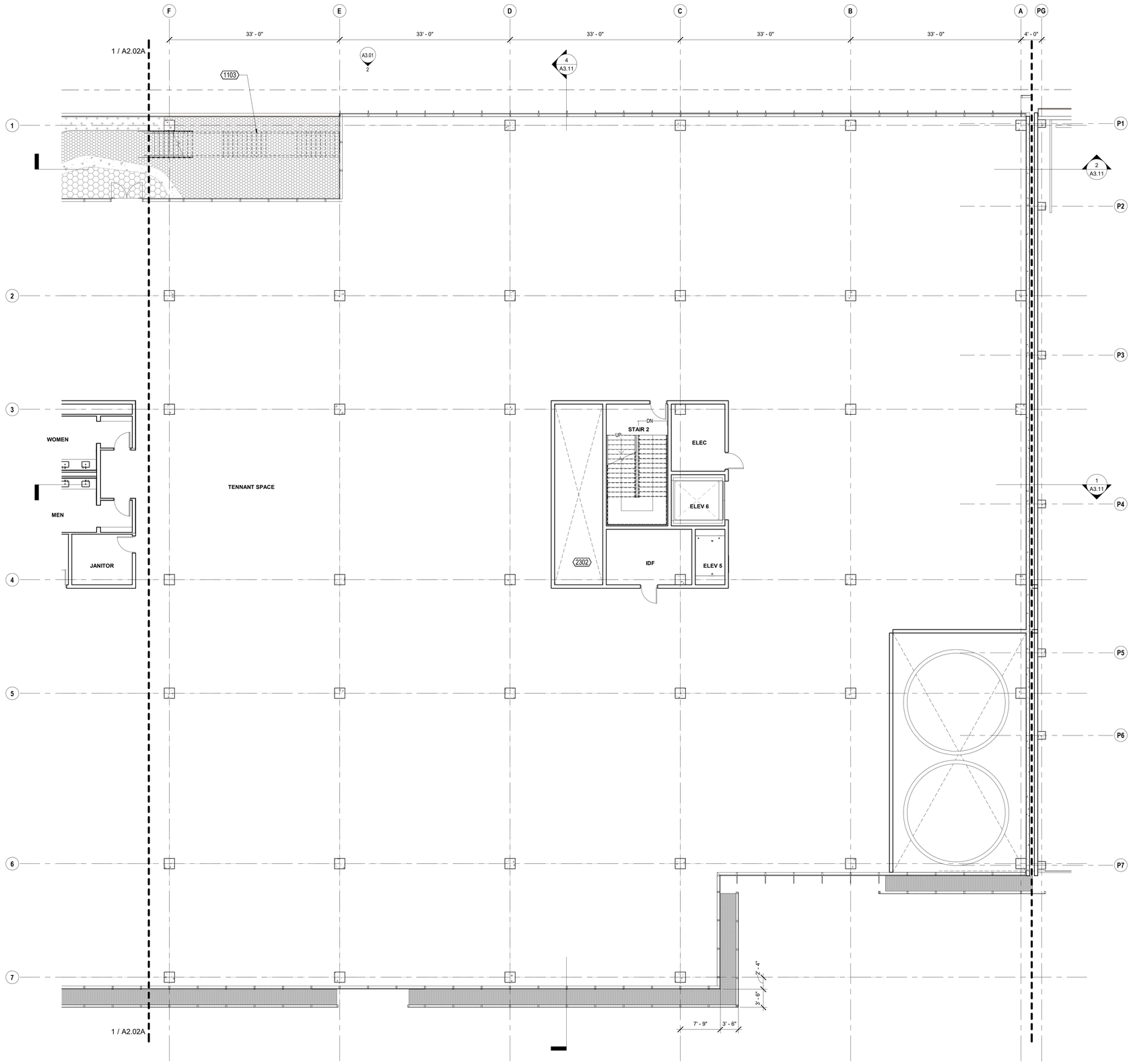
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date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 2 - MAIN BUILDING A

**A2.02A**

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NOT FOR CONSTRUCTION




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

KEYNOTES

| | |
|---|---|
| 1103 | METAL STAIR, PAINTED |
| 2302 | MECHANICAL SHAFT, S.M.D. |

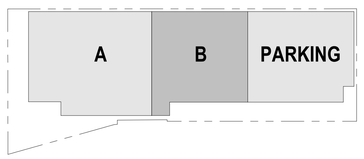
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## FLOOR PLAN NOTES 1/8" = 1'-0"

| | |
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| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 2_B 1" = 100'-0"

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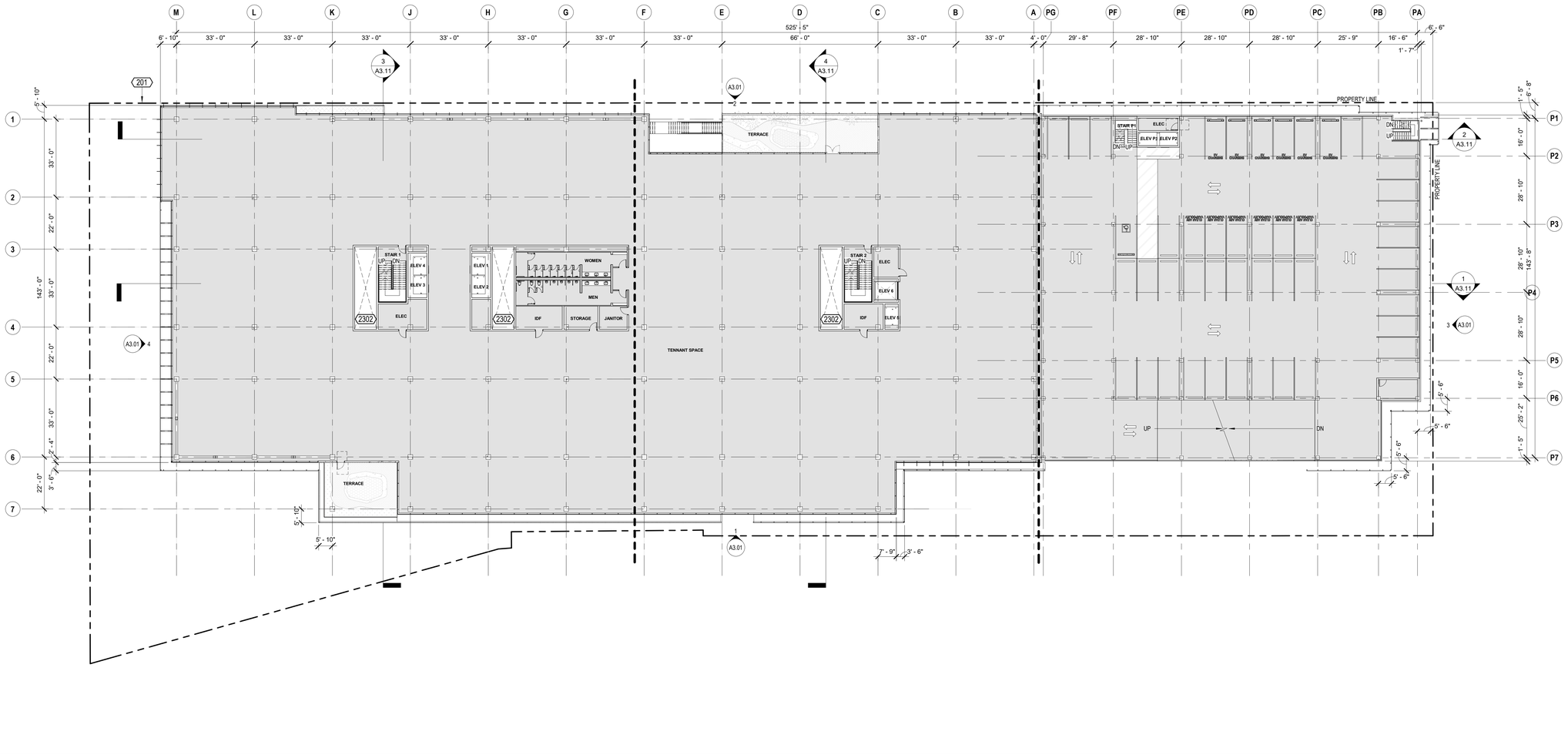
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project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 2 - MAIN
BUILDING B

**A2.02B**

NOT FOR CONSTRUCTION




1 LEVEL 3 - FLOOR PLAN - OVERALL 1" = 20'-0"

KEYNOTES

| | |
|---|---|
| 201 | PROPERTY LINE |
| 2302 | MECHANICAL SHAFT, S.M.D. |

KEYNOTE LEGEND

| | |
|---|---|
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| W01 | WINDOW TAG, SEE A10.01 |

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

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

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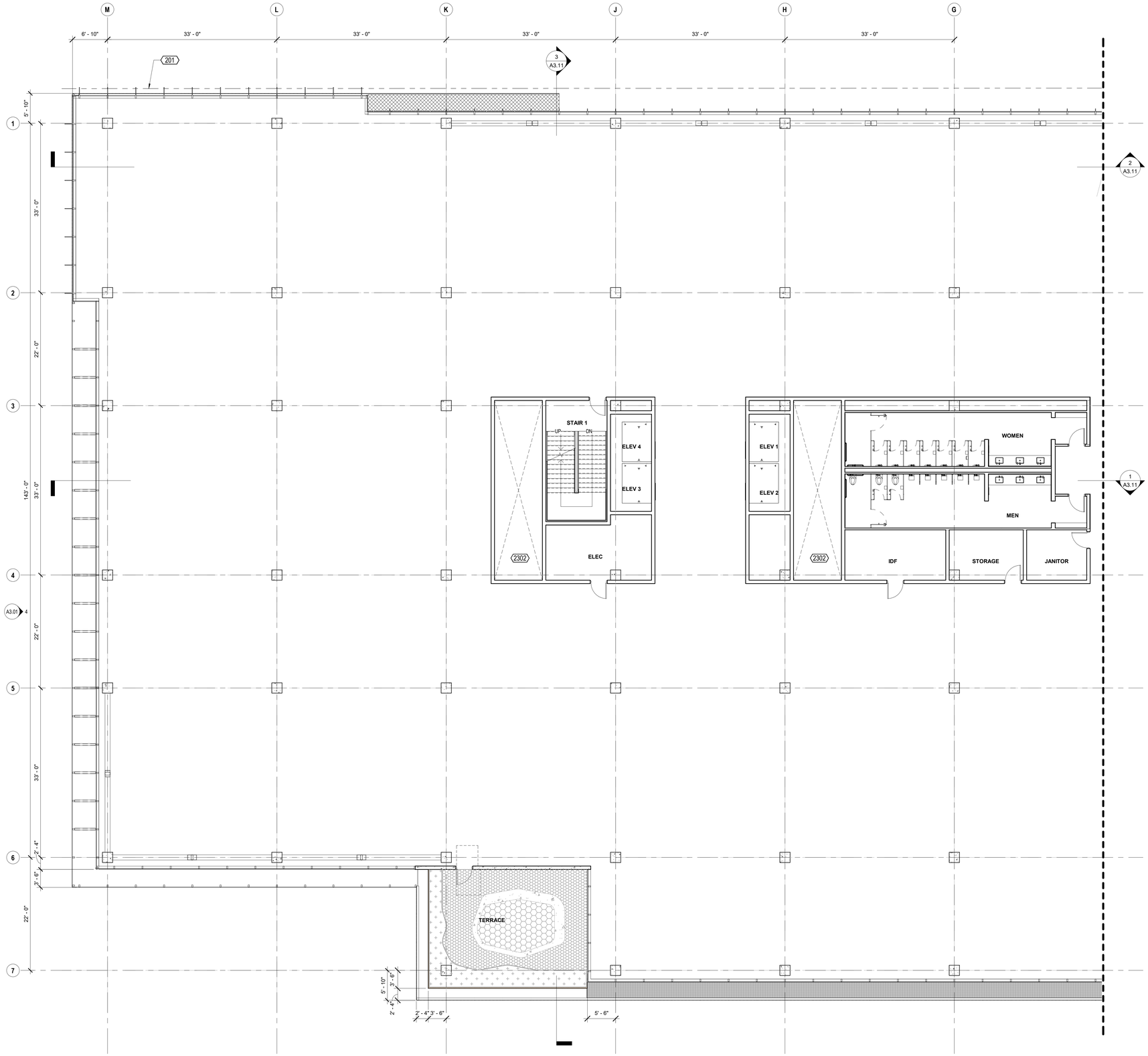
**700 Grayson Street**
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project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 3 - OVERALL

**A2.03**

NOT FOR CONSTRUCTION




1 LEVEL 3 - SEGMENT FLOOR PLAN - A 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 201 | PROPERTY LINE |
| 1103 | METAL STAIR, PAINTED |
| 2302 | MECHANICAL SHAFT, S.M.D. |

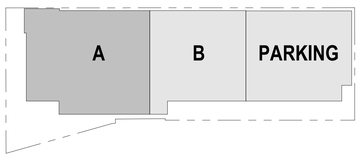
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## FLOOR PLAN NOTES 1/8" = 1'-0"

| | |
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## FLOOR PLAN LEGEND




KEY PLAN 3_A 1" = 100'-0"

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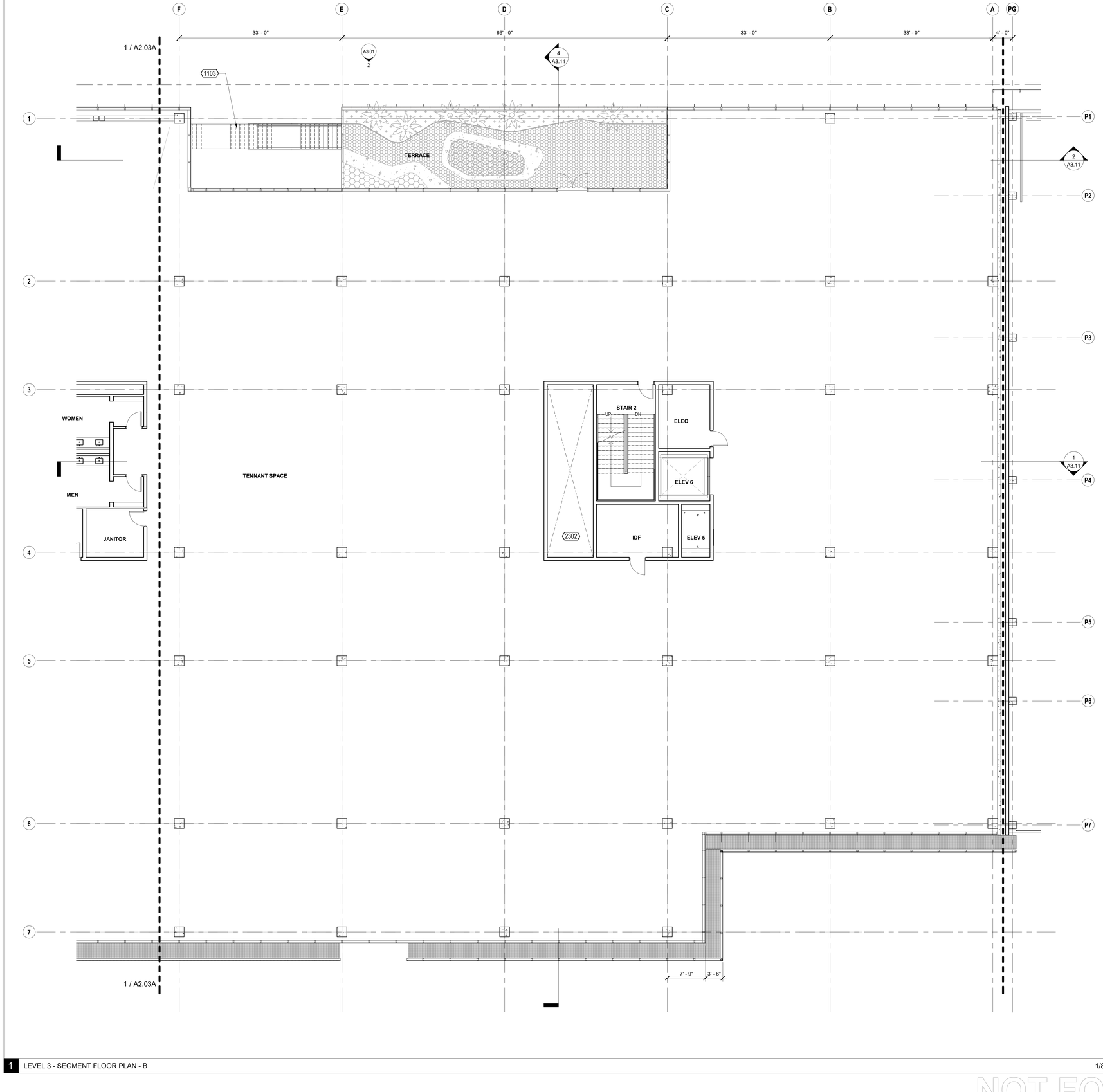
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700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 3 - MAIN
BUILDING A

**A2.03A**

NOT FOR CONSTRUCTION




1 LEVEL 3 - SEGMENT FLOOR PLAN - B 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
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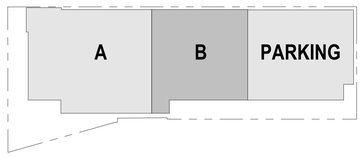
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| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 3_B 1" = 100'-0"

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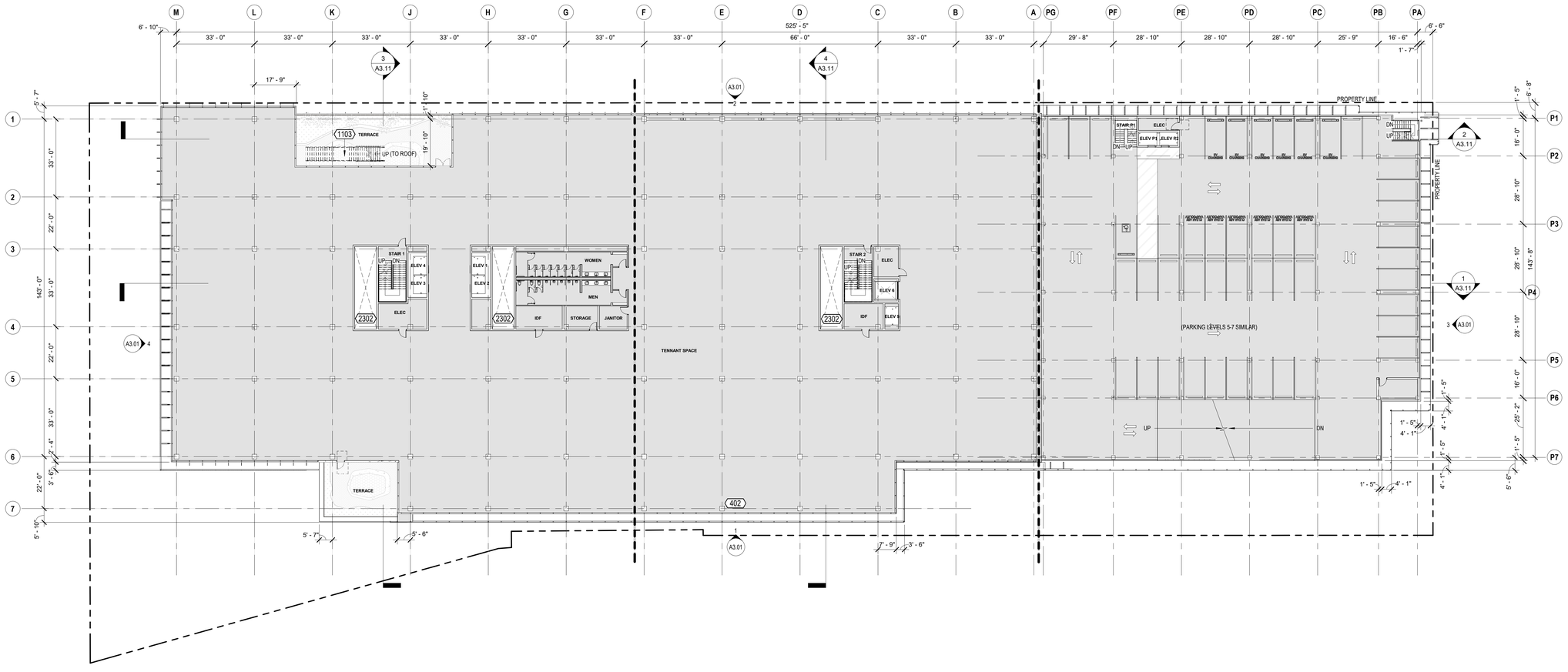
**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 3 - MAIN
BUILDING B

**A2.03B**

NOT FOR CONSTRUCTION




1 LEVEL 4 - FLOOR PLAN - OVERALL 1" = 20'-0"

KEYNOTES

| | |
|---|---|
| 402 | TERRACE |
| 1103 | METAL STAIR, PAINTED |
| 2302 | MECHANICAL SHAFT, S.M.D. |

KEYNOTE LEGEND

| | |
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FLOOR PLAN LEGEND 1/8" = 1'-0"

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

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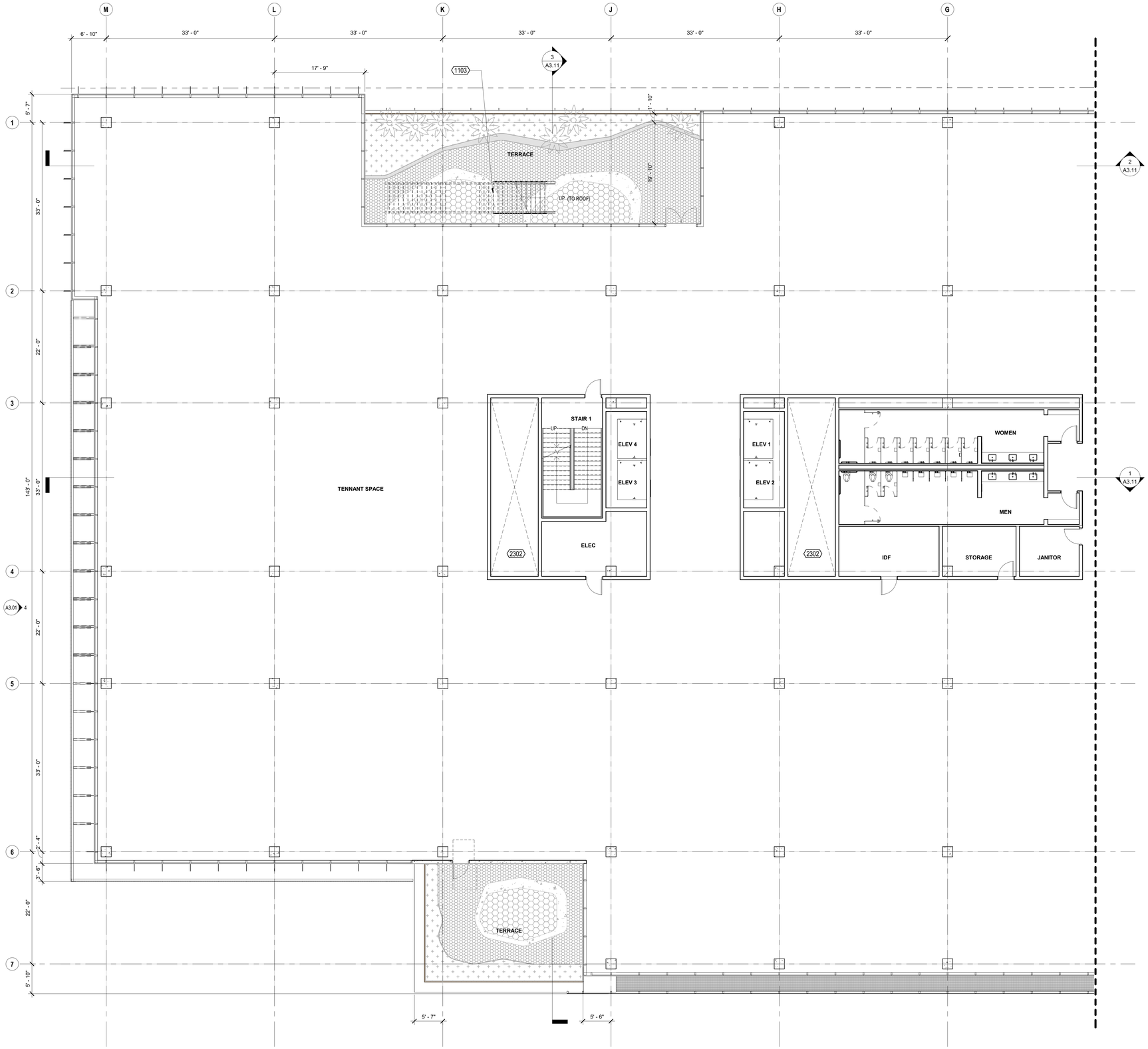
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|---|---|---|

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 4 - OVERALL

**A2.04**




1 LEVEL 4 - SEGMENT FLOOR PLAN - A 1/8" = 1'-0"

KEYNOTES

| | |
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| 2302 | MECHANICAL SHAFT, S.M.D. |

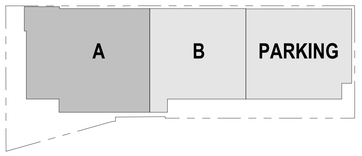
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## FLOOR PLAN NOTES 1/8" = 1'-0"

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| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 4_A 1" = 100'-0"

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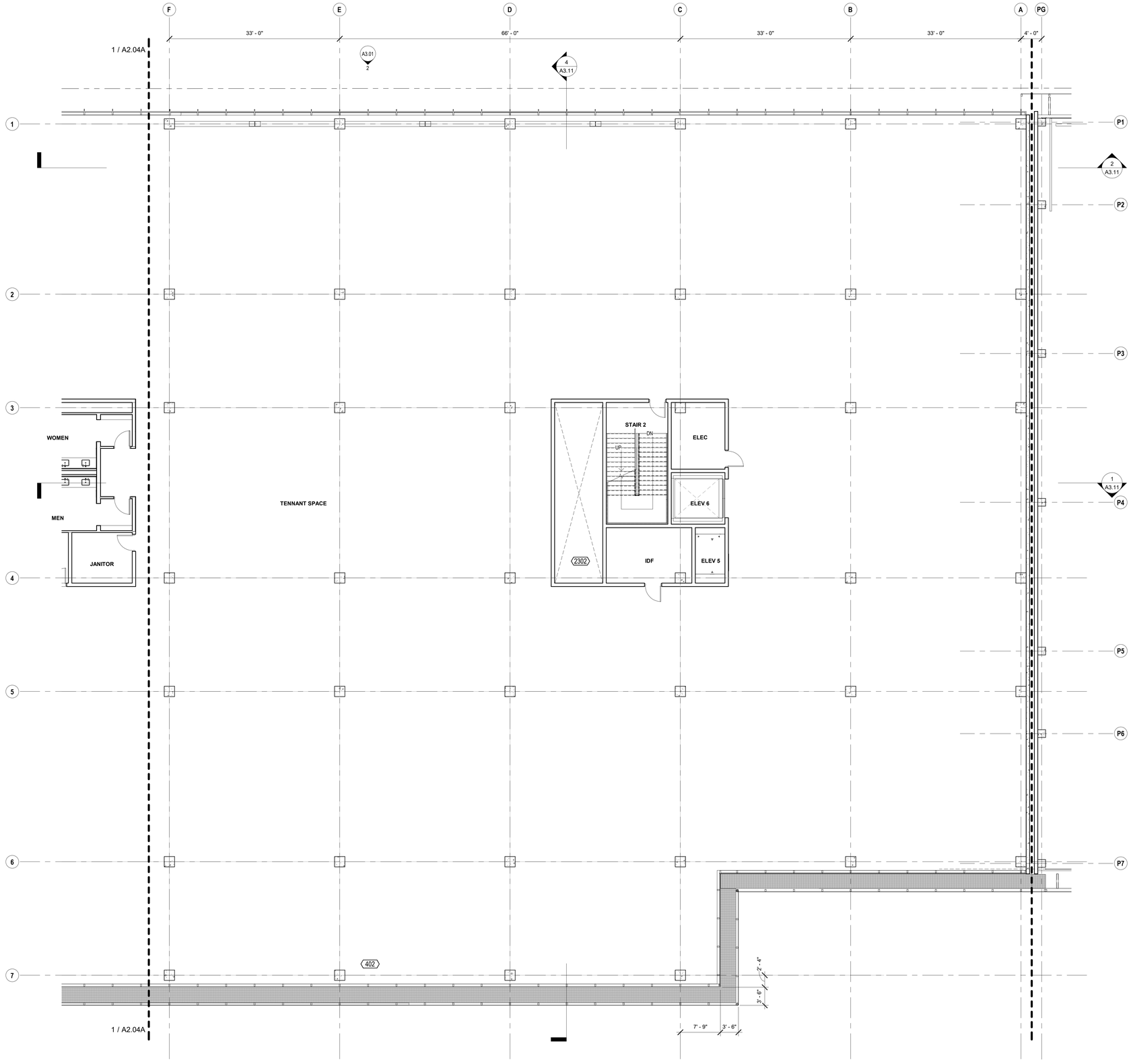
**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 4 - MAIN
BUILDING A

**A2.04A**

NOT FOR CONSTRUCTION




1 LEVEL 4 - SEGMENT FLOOR PLAN - B 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 402 | TERRACE |
| 2302 | MECHANICAL SHAFT, S.M.D. |

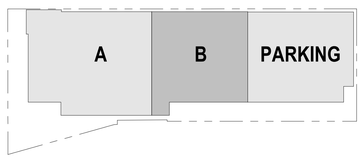
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## FLOOR PLAN NOTES 1/8" = 1'-0"

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| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 4_B 1" = 100'-0"

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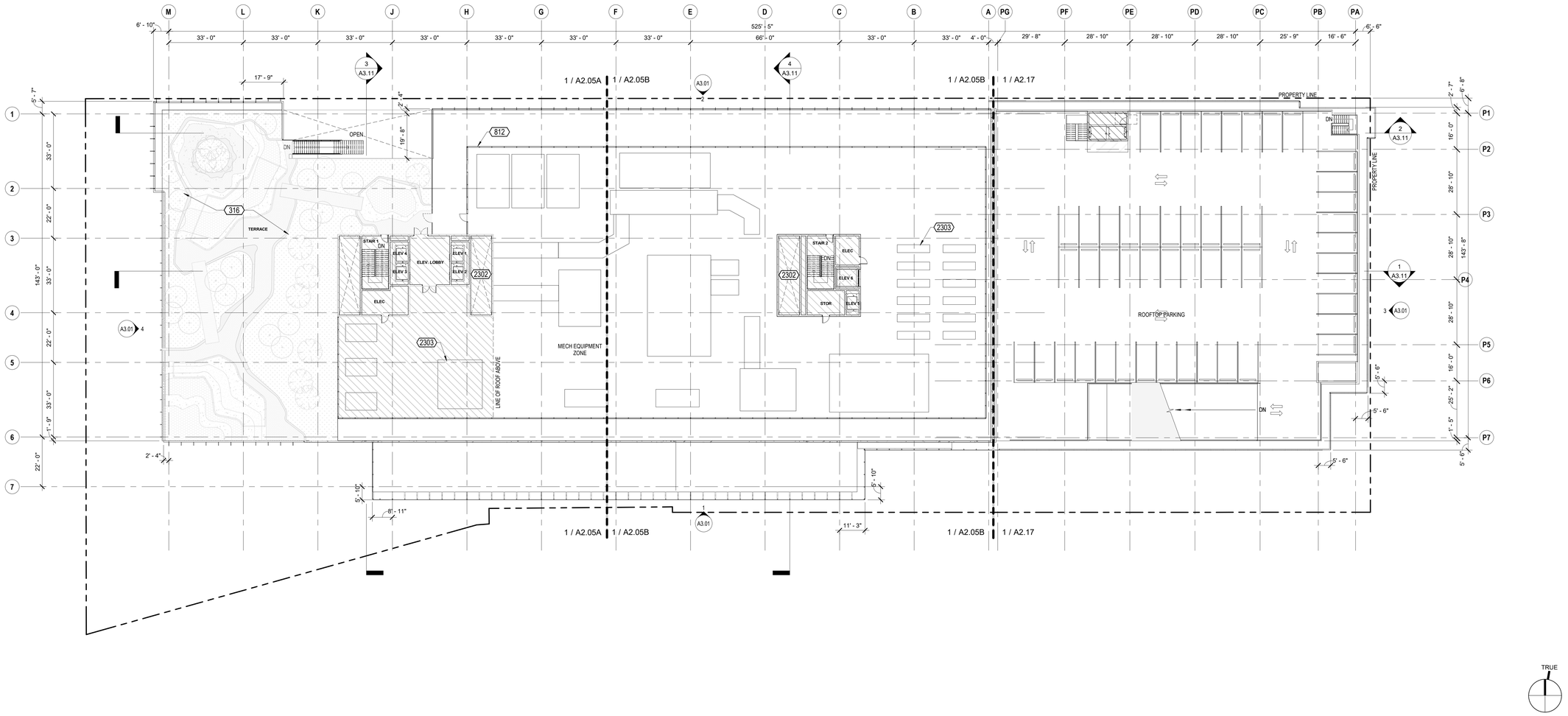
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 4 - MAIN
BUILDING B

**A2.04B**

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NOT FOR CONSTRUCTION




TRUE

1 ROOF PLAN - FLOOR PLAN - OVERALL 1" = 20'-0"

AREAS QUIALIFYING AS ALLOWABLE PROJECTIONS IN COMPLIANCE WITH BMC SECTION 23E.04.020.C

***ROOF PROJECTIONS CALCULATOIN***
*BERKELEY MUNICIPAL CODE SEC. 23E.04.020.C*

| LEVEL | AREA (SF) |
|---|---|
| ROOF AREA | 52,833 |
| ROOF PROJECTION AREA | 7,202 |
| **RATIO:** | **13.6%** |

ROOF PROJECTION CALCULATION

KEYNOTES

| | |
|---|---|
| 316 | PLANTED AREA, S.L.D. |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 2302 | MECHANICAL SHAFT, S.M.D. |
| 2303 | MECHANICAL EQUIPMENT, S.M.D. |

KEYNOTE LEGEND

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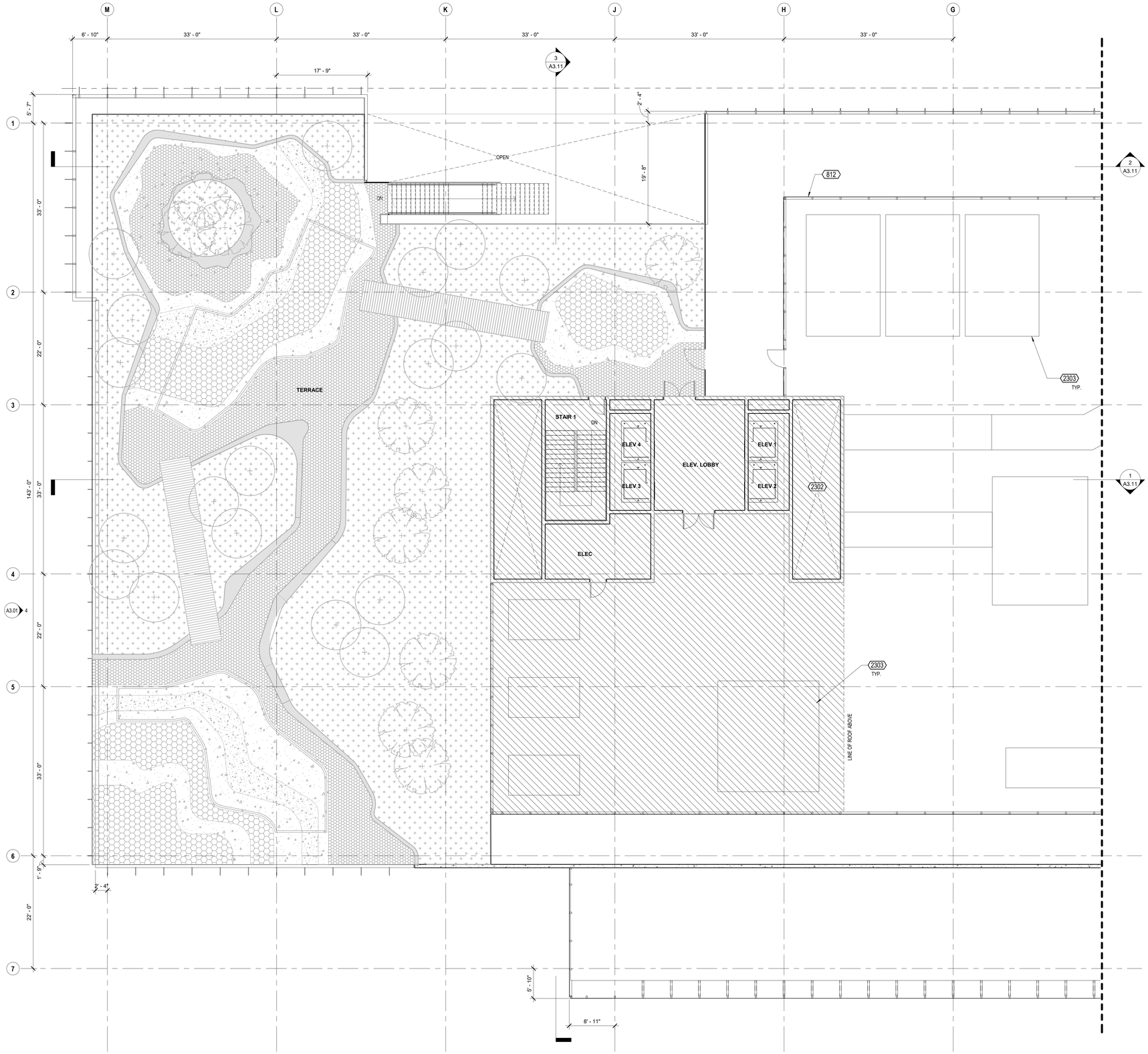
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project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

ROOF PLAN - OVERALL

**A2.05**




1 ROOF PLAN - SEGMENT FLOOR PLAN - A 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
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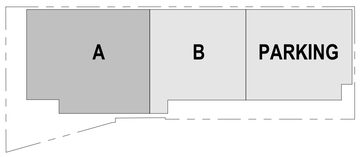
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## FLOOR PLAN LEGEND




KEY PLAN 2_A 1" = 100'-0"

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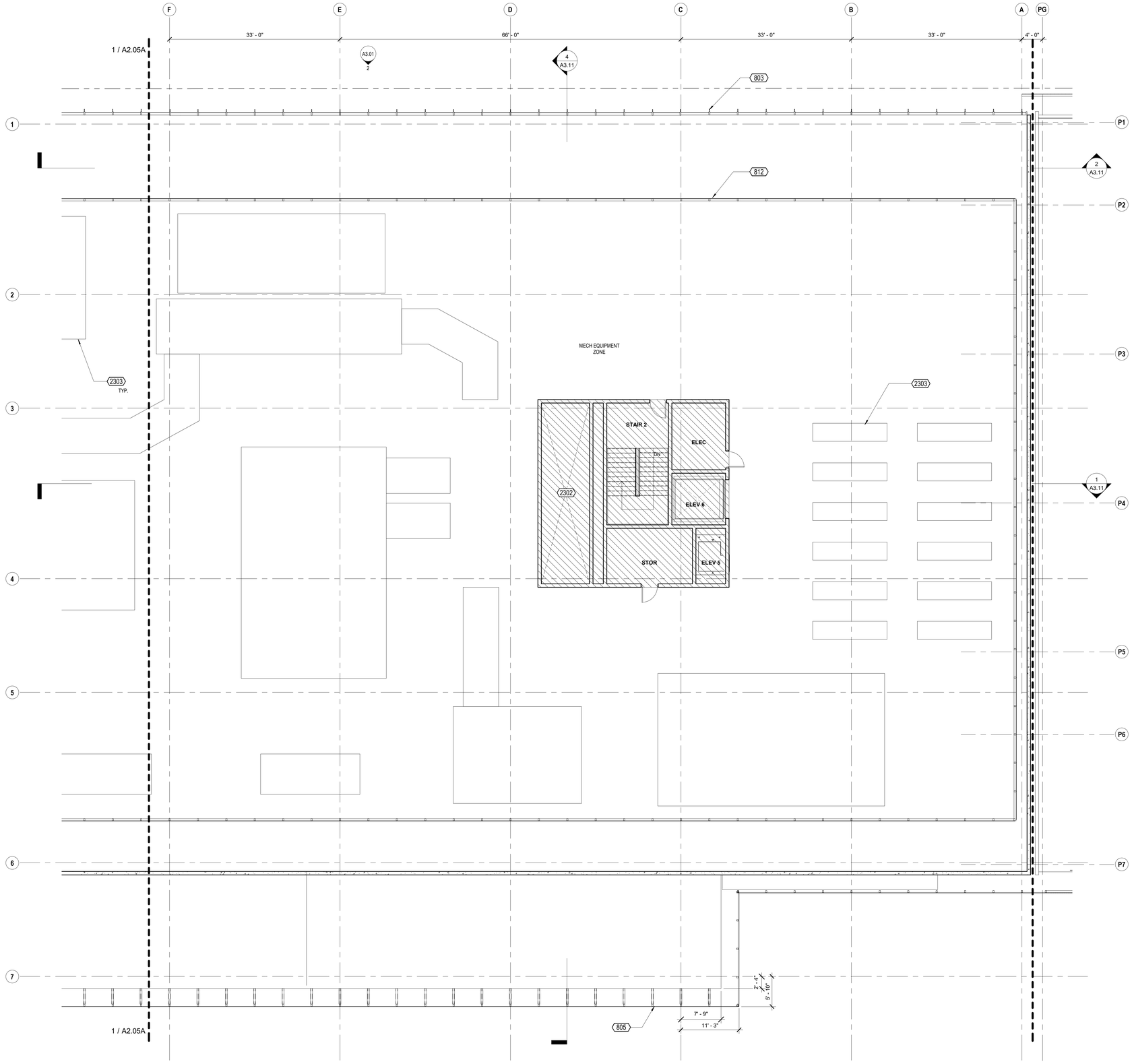
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drawn by: ROBERT ZIRKLE

ROOF - MAIN
BUILDING A

**A2.05A**

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NOT FOR CONSTRUCTION




1 ROOF PLAN - SEGMENT FLOOR PLAN - B 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 803 | CURTAINWALL, GLAZING SYSTEM AS SCHEDULED |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 2302 | MECHANICAL SHAFT, S.M.D. |
| 2303 | MECHANICAL EQUIPMENT, S.M.D. |

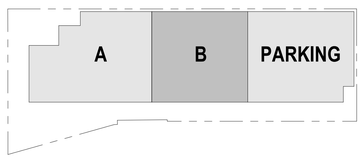
## KEYNOTE LEGEND

1. PROVIDE A CLEAR HORIZONTAL DIMENSION OF 1'-6" MINIMUM FROM STRIKE FACE OF DOOR JAMB TO THE NEAREST RETURNING PARTITION OR OBSTACLE AT THE PULL SIDE OF THE DOOR. LOCATE THE DOOR STOP TO ALLOW FOR A MINIMUM 90 DEGREE SWING.
2. PROVIDE THE REQUIRED BACKING, BRACING AND BLOCKING FOR ATTACHMENT OF CASEWORK, EQUIPMENT AND OTHER WORK.
3. CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH BUILDING OWNER.
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5. CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYP.
6. VERIFY DIMENSIONS SHOWN WITH FIELD MEASUREMENTS. CHECK LEVELS AND LINES INDICATED PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR ADJUSTMENT OR CORRECTION. WORK SHALL PROCEED ONLY AFTER THE DISCREPANCY HAS BEEN RESOLVED.
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8. DIMENSIONS ARE F.O.F. OR CENTERLINE OF STUD, U.O.N.
9. SEE SHEET A8.41 FOR ALL TYPICAL ROOF DETAILS.

## FLOOR PLAN NOTES 1/8" = 1'-0"

| | |
|---|---|
| FEC | SURFACE MOUNTED FIRE EXTINGUISHING CABINET, PORTABLE FIRE EXTINGUISHER 2-A RATED, O.F.C.I. |
| | FLOOR DRAIN, S.P.D. |
| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 1_B 1" = 100'-0"

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| # | date | revision description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

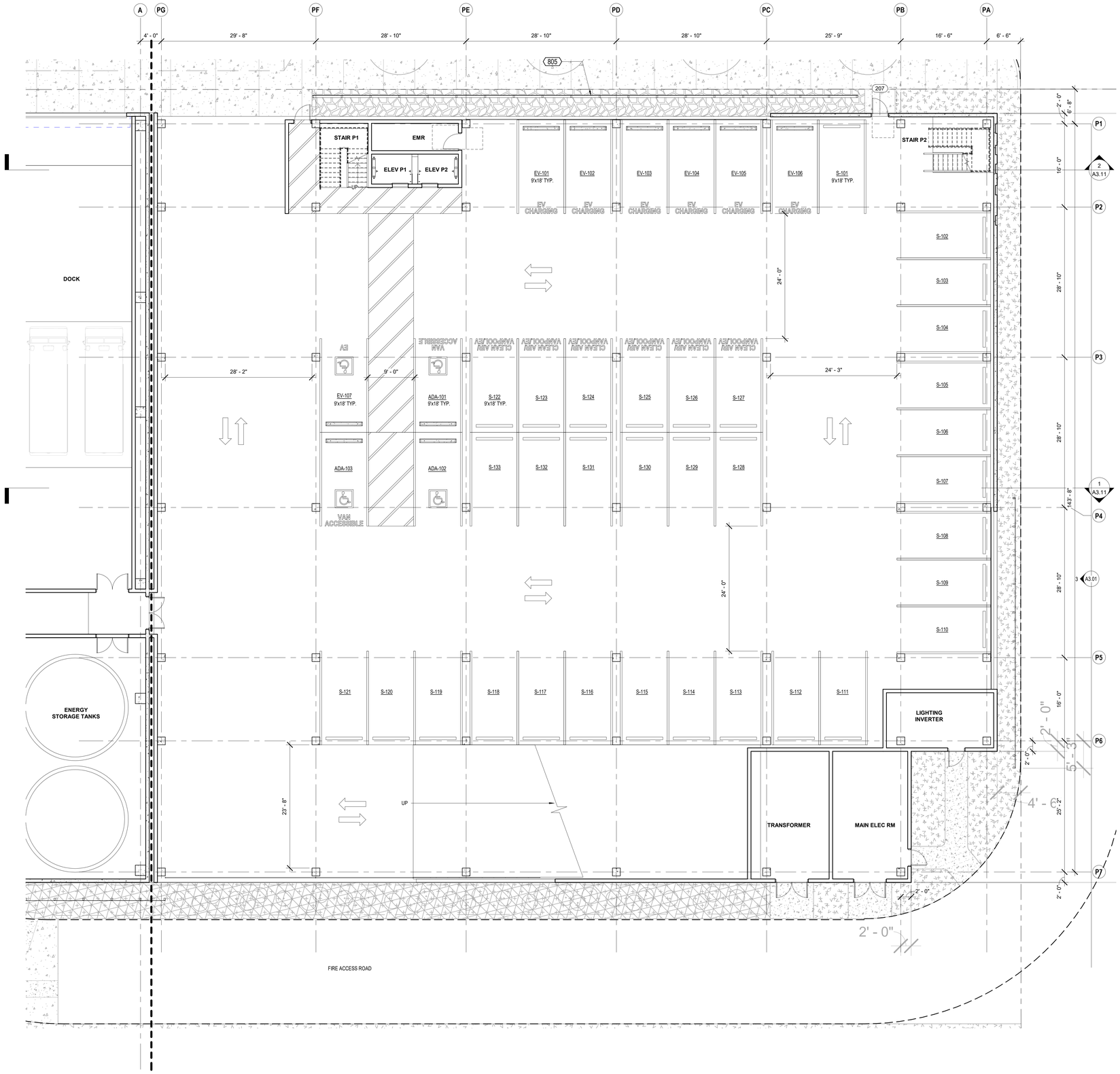
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

ROOF - MAIN
BUILDING B

**A2.05B**

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NOT FOR CONSTRUCTION




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

KEYNOTES

805 PTD EXPANDED METAL MESH PANEL

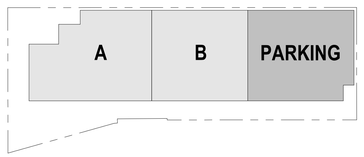
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## FLOOR PLAN NOTES 1/8" = 1'-0"

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FLOOR SINK, S.P.D.
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ROOF DRAIN
A1 — PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N
A1 10'-0" — ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED.
PROPERTY LINE
A-100 — DOOR TAG, SEE A10.11/A10.12
SF101 — CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03
W01 — WINDOW TAG, SEE A10.01

## FLOOR PLAN LEGEND




KEY PLAN 1_PARKING 1" = 100'-0"

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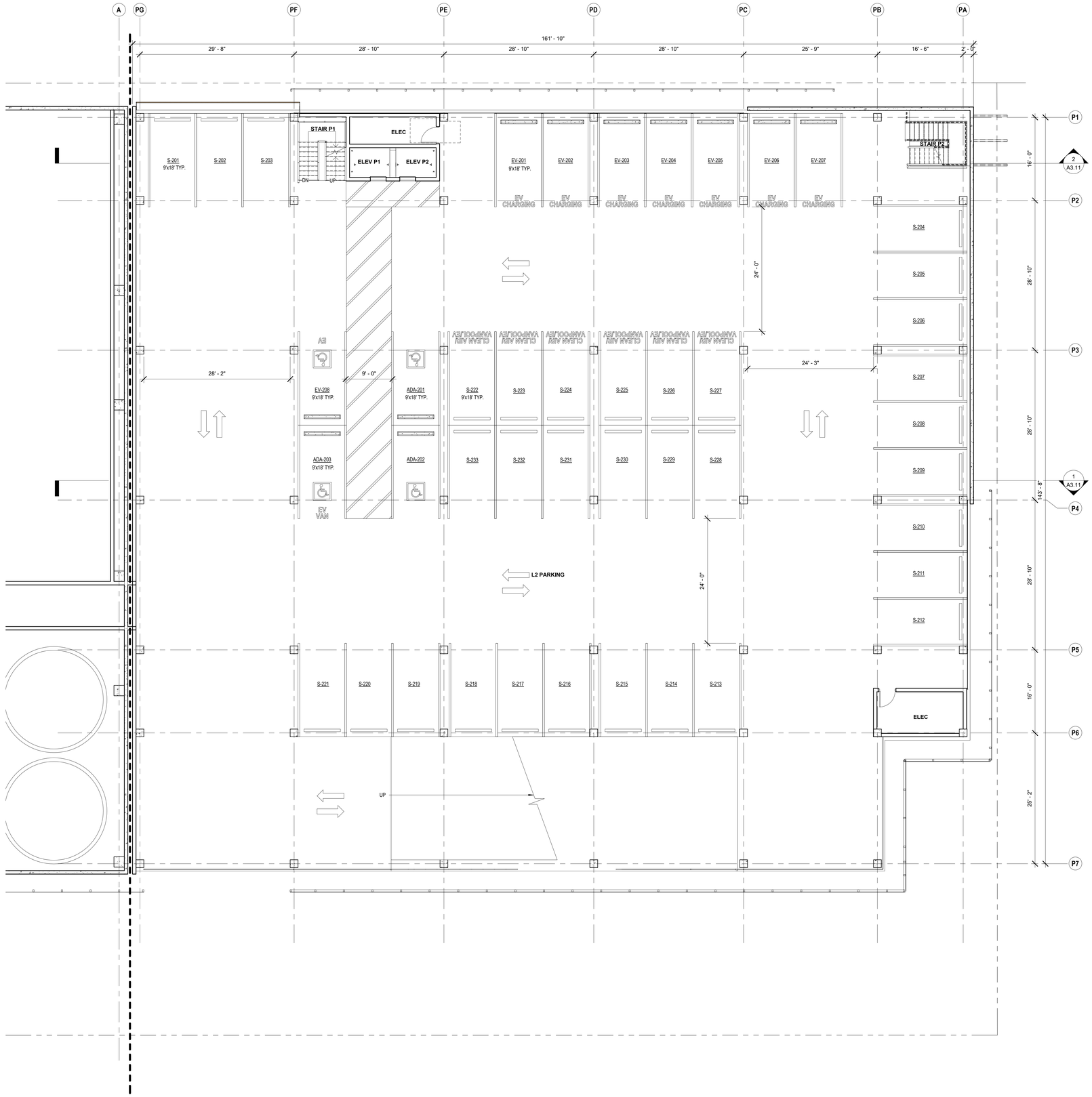
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700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 1 - PARKING

**A2.11**

NOT FOR CONSTRUCTION




1 LEVEL 2 - PARKING 1/8" = 1'-0"

KEYNOTES

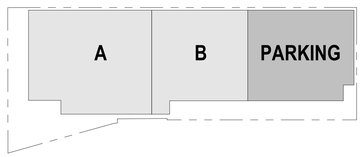
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## FLOOR PLAN NOTES 1/8" = 1'-0"

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| | ROOF DRAIN |
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| | PROPERTY LINE |
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| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 2_PARKING 1" = 100'-0"

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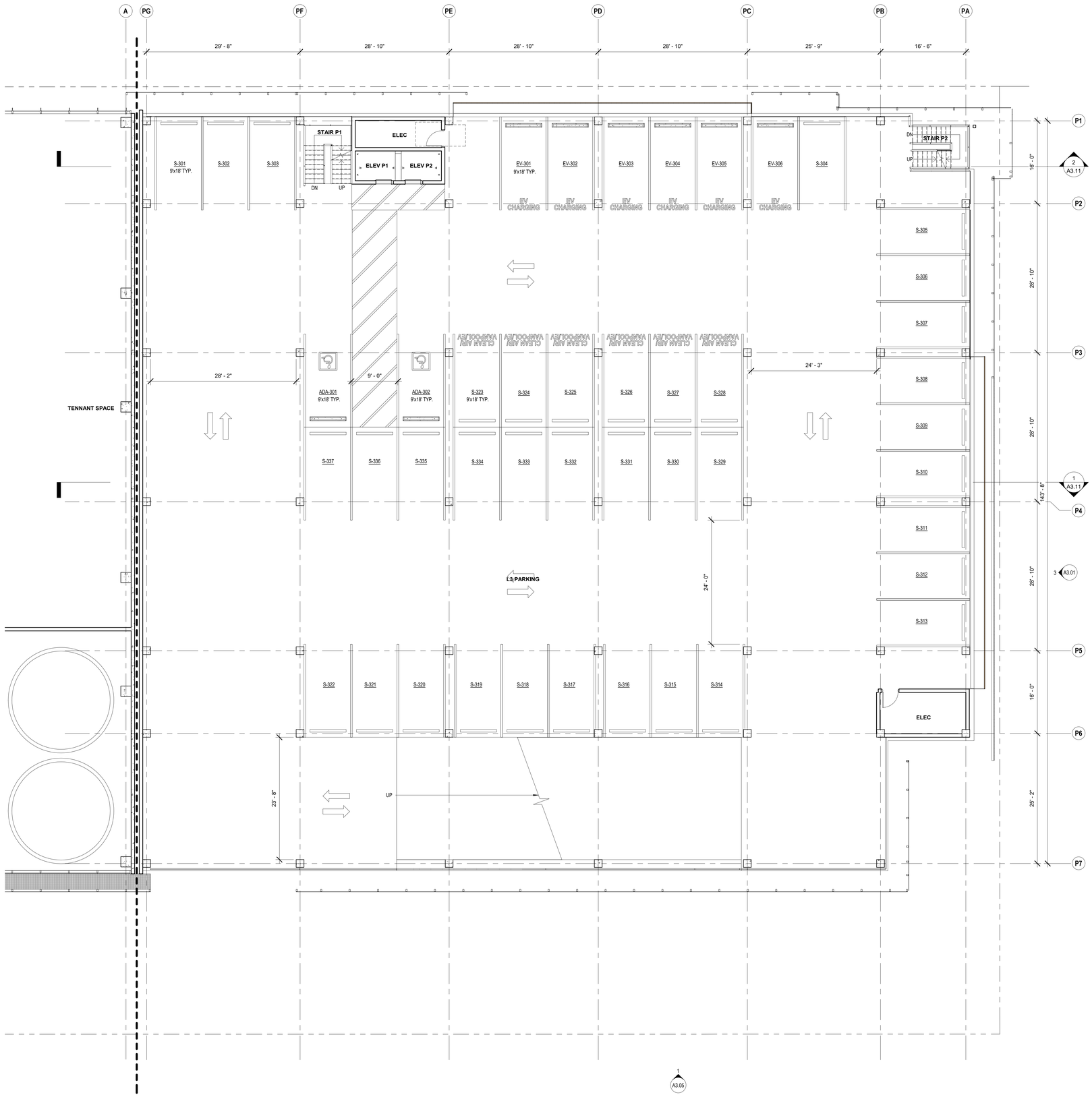
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LEVEL 2 - PARKING

**A2.12**

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NOT FOR CONSTRUCTION




1 LEVEL 3 - PARKING 1/8" = 1'-0"

KEYNOTES

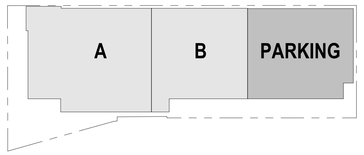
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| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 3_PARKING 1" = 100'-0"

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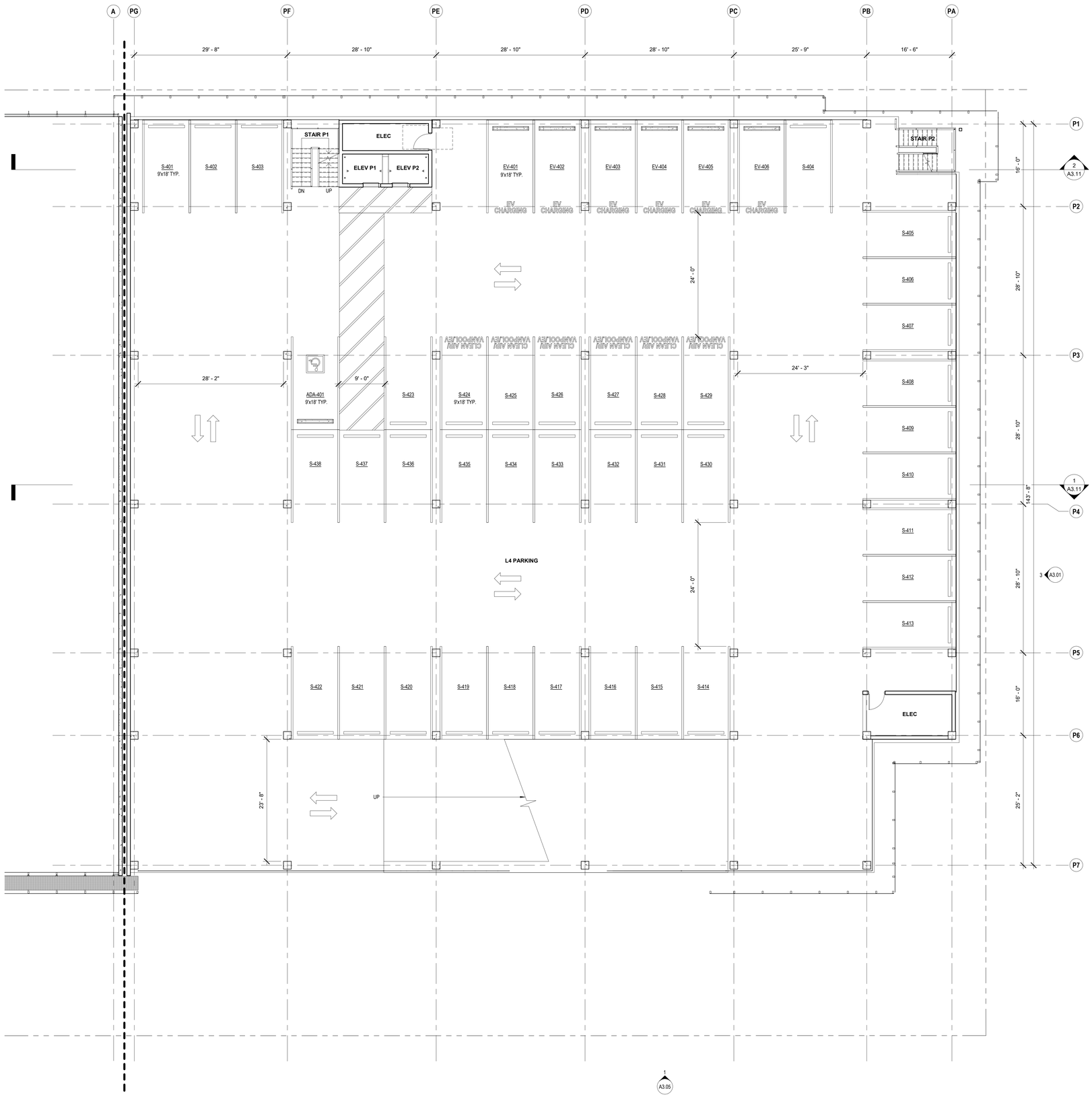
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drawn by: ROBERT ZIRKLE

LEVEL 3 - PARKING

**A2.13**

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1 LEVEL 4 - PARKING 1/8" = 1'-0"

KEYNOTES

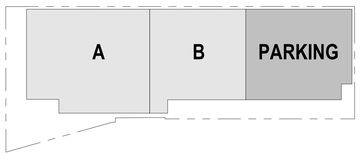
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## FLOOR PLAN LEGEND




KEY PLAN 2_PARKING 1" = 100'-0"

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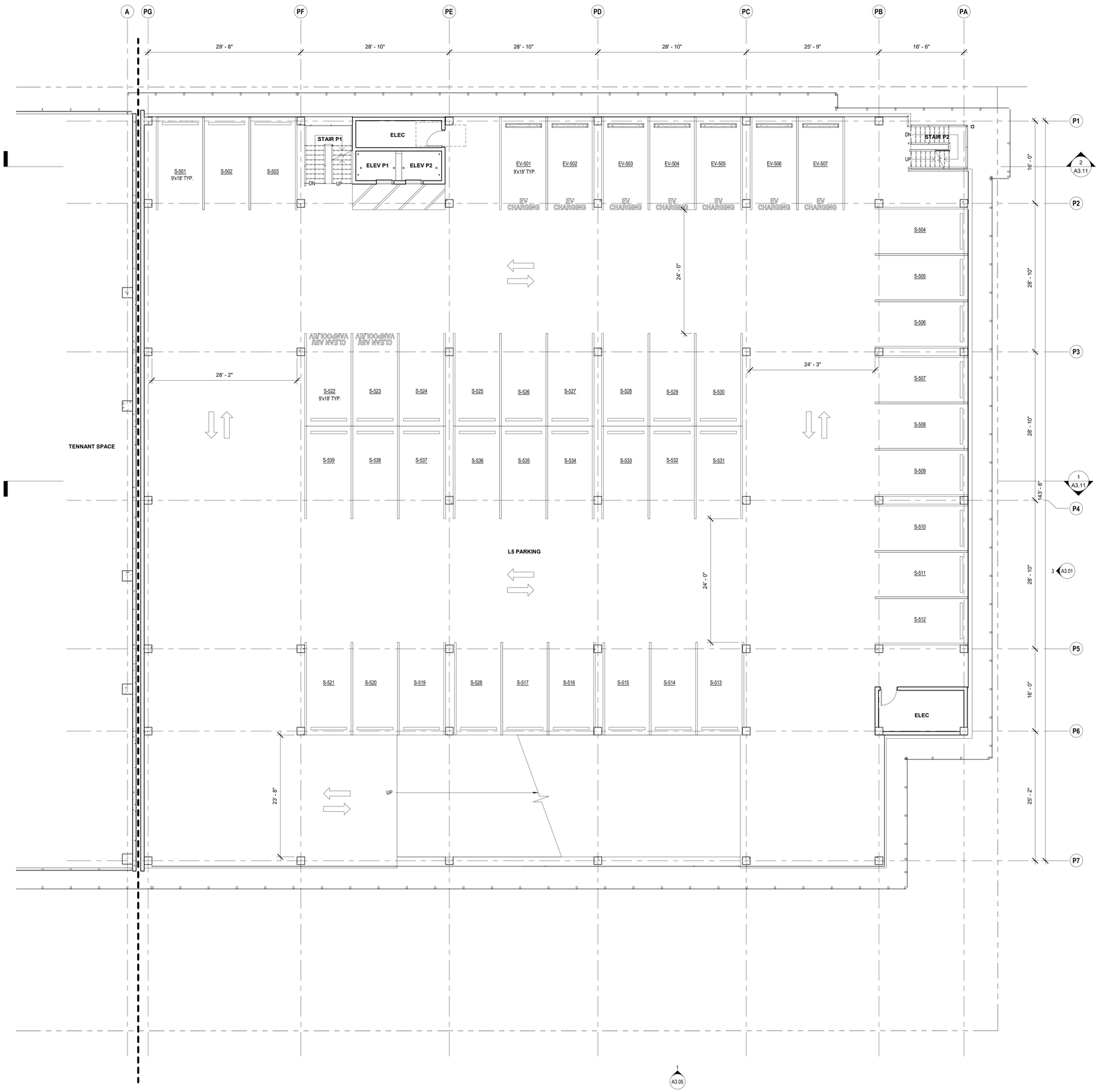
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drawn by: ROBERT ZIRKLE

LEVEL 4 - PARKING

**A2.14**

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1 LEVEL 5 - PARKING 1/8" = 1'-0"

KEYNOTES

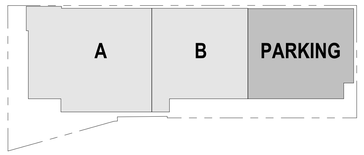
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| | |
|---|---|
| FEC | SURFACE MOUNTED FIRE EXTINGUISHING CABINET, PORTABLE FIRE EXTINGUISHER 2-A RATED, O.F.C.I. |
| | FLOOR DRAIN, S.P.D. |
| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 4-7_PARKING 1" = 100'-0"

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| △ | date | revision description |
|---|---|---|

| # | date | issue description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

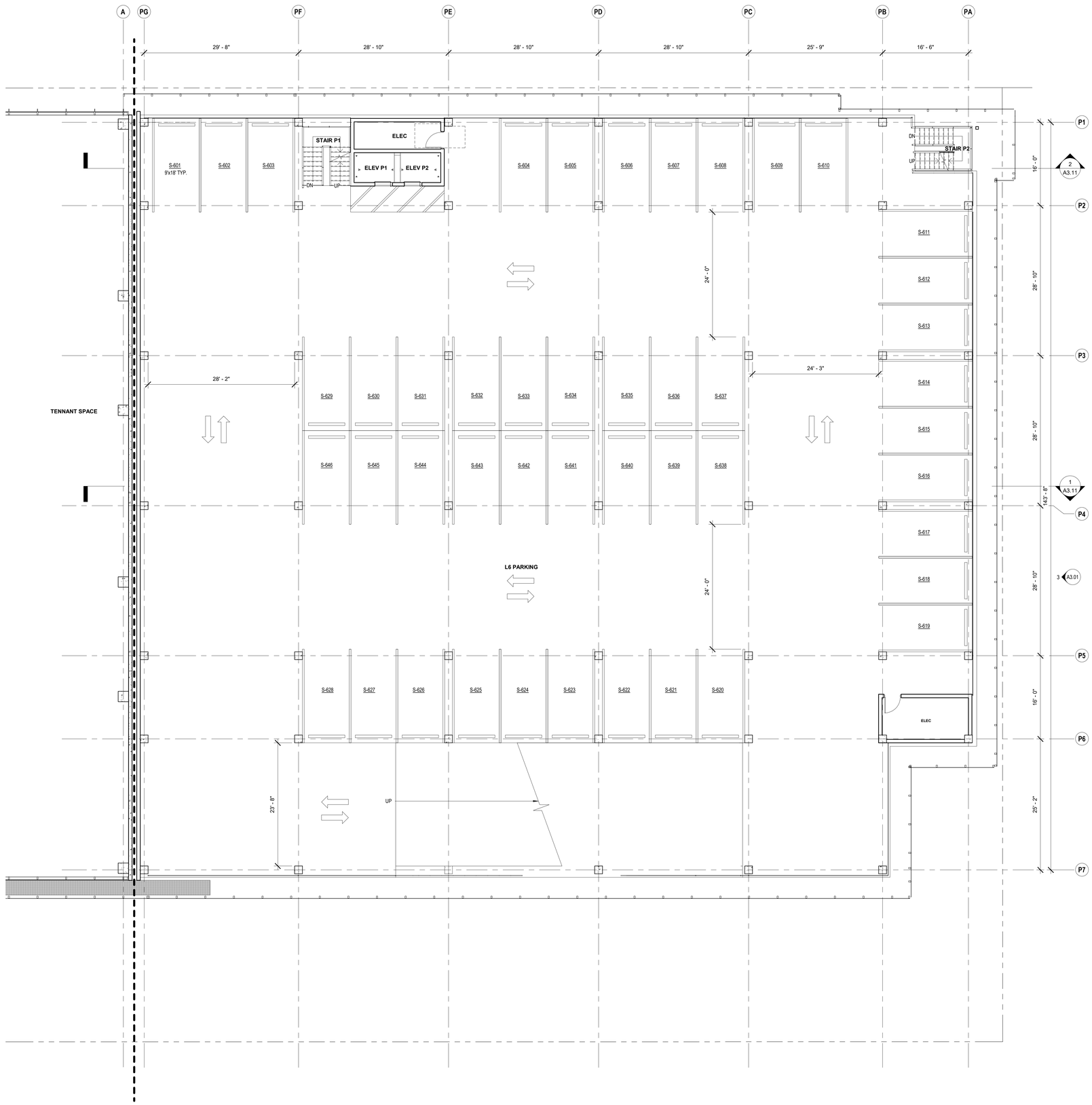
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date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 5 - PARKING

**A2.15**

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file: BIM 360://742 grayson/18-221 742 Grayson Central.rvt

NOT FOR CONSTRUCTION




1 LEVEL 6 - PARKING 1/8" = 1'-0"

KEYNOTES

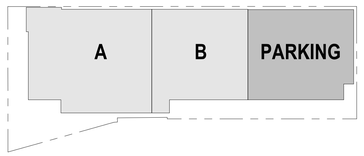
## KEYNOTE LEGEND

1. PROVIDE A CLEAR HORIZONTAL DIMENSION OF 1'-6" MINIMUM FROM STRIKE FACE OF DOOR JAMB TO THE NEAREST RETURNING PARTITION OR OBSTACLE AT THE PULL SIDE OF THE DOOR. LOCATE THE DOOR STOP TO ALLOW FOR A MINIMUM 90 DEGREE SWING.
2. PROVIDE THE REQUIRED BACKING, BRACING AND BLOCKING FOR ATTACHMENT OF CASEWORK, EQUIPMENT AND OTHER WORK.
3. CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH BUILDING OWNER.
4. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. PENETRATIONS AT RATED PARTITIONS SHALL BE FIRE SAFE TO MAINTAIN RATING.
5. CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYP.
6. VERIFY DIMENSIONS SHOWN WITH FIELD MEASUREMENTS. CHECK LEVELS AND LINES INDICATED PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR ADJUSTMENT OR CORRECTION. WORK SHALL PROCEED ONLY AFTER THE DISCREPANCY HAS BEEN RESOLVED.
7. WHERE CONFLICTS OCCUR, CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF PARTITIONS, DOORS, TELEPHONE, ELECTRICAL & COMMUNICATIONS OUTLETS AND SWITCHES WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. DIMENSIONS ARE F.O.F. OR CENTERLINE OF STUD, U.O.N.
9. SEE SHEET A8.41 FOR ALL TYPICAL ROOF DETAILS.

## FLOOR PLAN NOTES 1/8" = 1'-0"

| | |
|---|---|
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| | FLOOR SINK, S.P.D. |
| | FLOOR CLEANOUT, S.P.D. |
| | ROOF DRAIN |
| A1 | PARTITION AS SCHEDULED. HEIGHT PER PARTITION TYPE, U.O.N |
| A1 10'-0" | ATYPICAL-HEIGHT PARTITION, HEIGHT AS NOTED. |
| | PROPERTY LINE |
| A-100 | DOOR TAG, SEE A10.11/A10.12 |
| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| W01 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 4-7_PARKING 1" = 100'-0"

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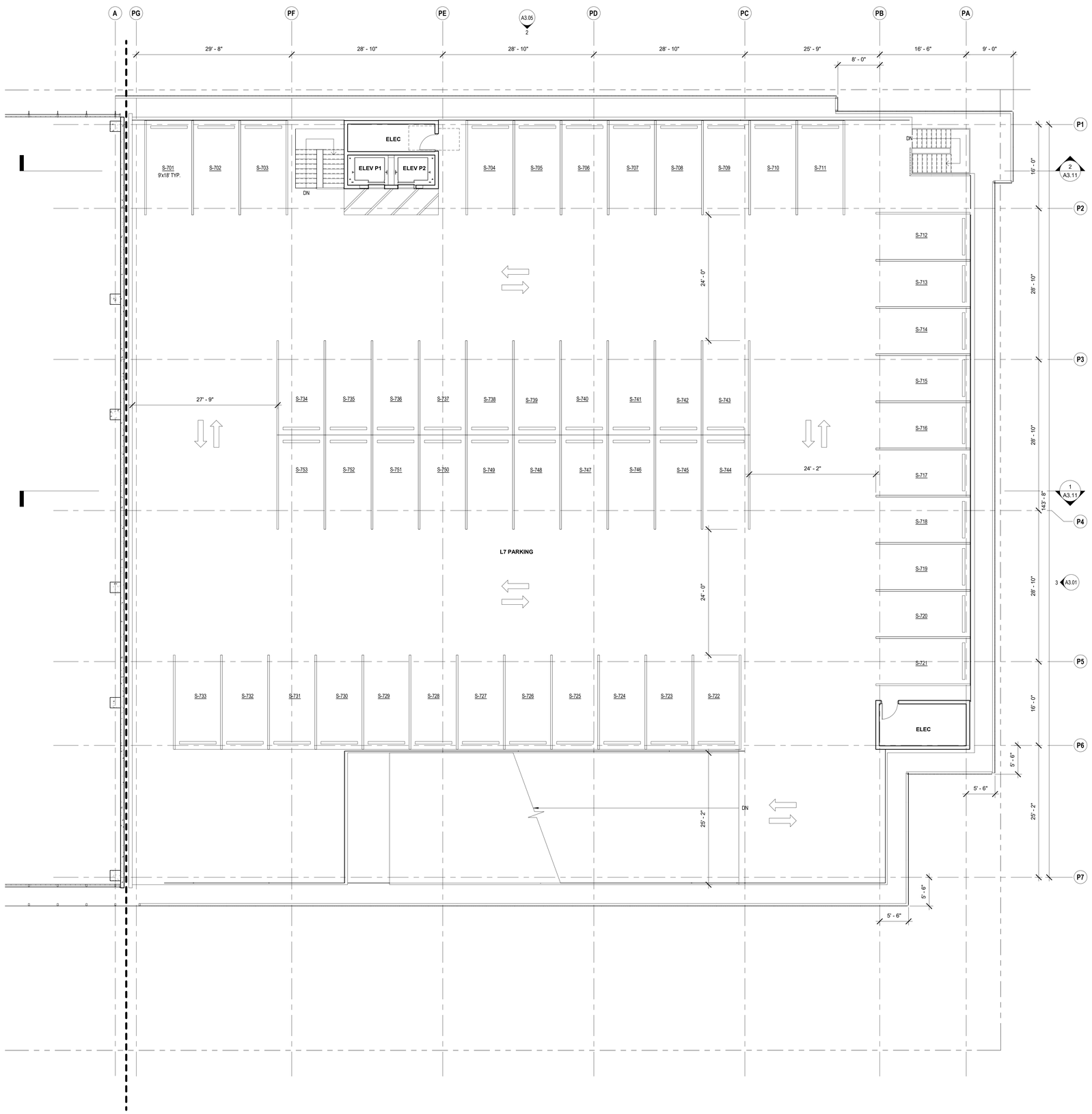
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drawn by: ROBERT ZIRKLE

LEVEL 6 - PARKING

**A2.16**

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NOT FOR CONSTRUCTION




1 LEVEL 7 - PARKING 1/8" = 1'-0"

KEYNOTES

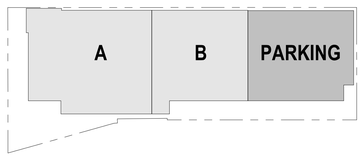
## KEYNOTE LEGEND

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8. DIMENSIONS ARE F.O.F. OR CENTERLINE OF STUD, U.O.N.
9. SEE SHEET A8.41 FOR ALL TYPICAL ROOF DETAILS.

## FLOOR PLAN NOTES 1/8" = 1'-0"

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| | PROPERTY LINE |
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| SF101 | CURTAIN WALL / STOREFRONT TAG, SEE A10.02/A10.03 |
| WO1 | WINDOW TAG, SEE A10.01 |

## FLOOR PLAN LEGEND




KEY PLAN 4-7_PARKING 1" = 100'-0"

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| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

LEVEL 7 - PARKING

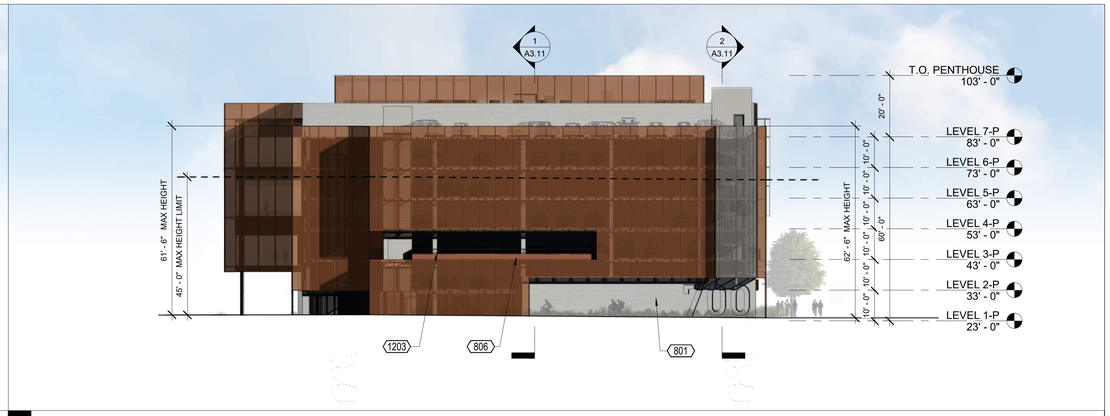
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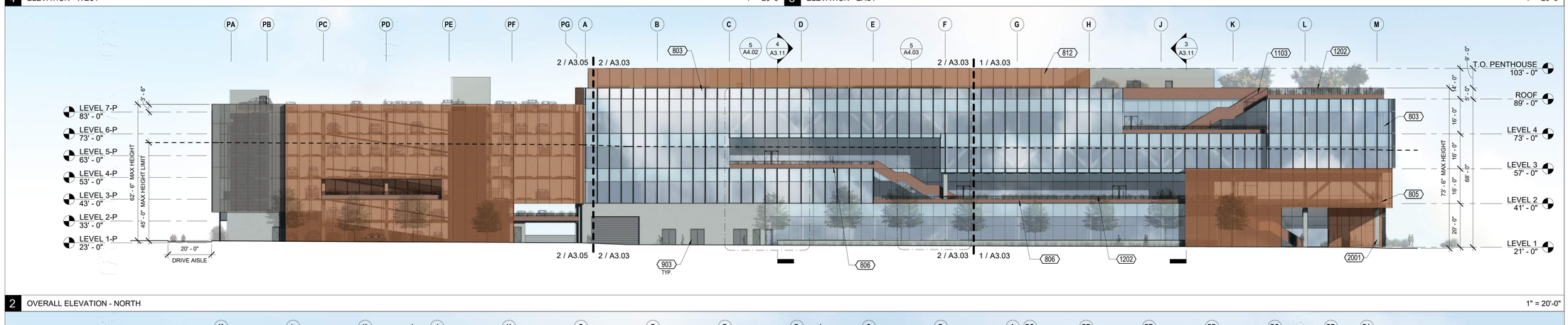
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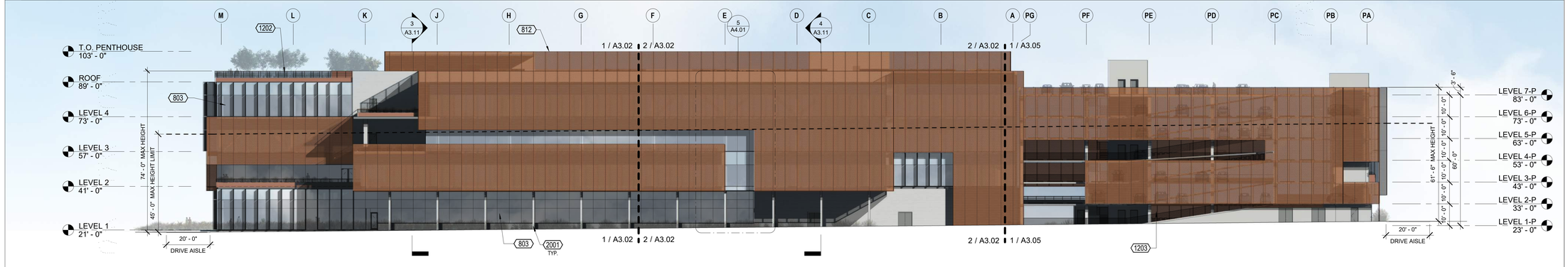

4 ELEVATION - WEST 1" = 20'-0"




3 ELEVATION - EAST 1" = 20'-0"




2 OVERALL ELEVATION - NORTH 1" = 20'-0"




1 OVERALL ELEVATION - SOUTH 1" = 20'-0"

KEYNOTES

| | |
|---|---|
| 801 | CONCRETE WALL |
| 803 | CURTAINWALL GLAZING SYSTEM AS SCHEDULED |
| 804 | GLAZING SYSTEM W/ CERAMIC FRIT |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 806 | PAINTED METAL |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 903 | EXTERIOR DOOR, SEE DOOR SCHEDULE |
| 1103 | METAL STAIR, PAINTED |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 1203 | |
| 2001 | CONCRETE COLUMN, S.S.D. |

KEYNOTE LEGEND

C-1 CONCRETE
AL-1 ALUMINUM - MULLION & FIN
M-1 EXPANDED METAL MESH - PAINTED
M-2 METAL - WEATHERING STEEL
M-3 METAL MESH - PAINTED
GL-1 GLASS - CLEAR (BIRD-SAFE)
GL-2 GLASS - SHADOW BOX SPANDREL

ELEVATION LEGEND

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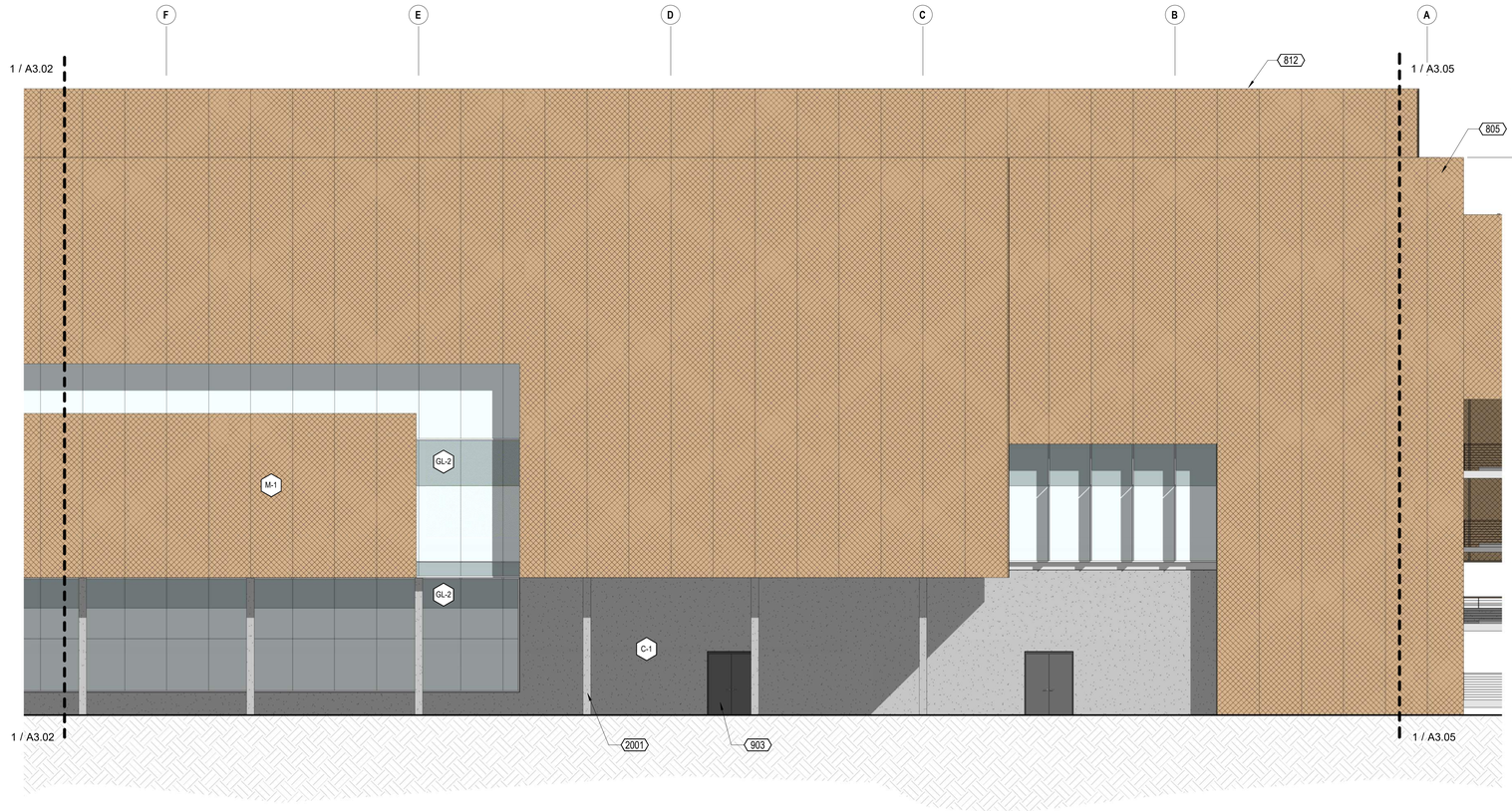
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| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

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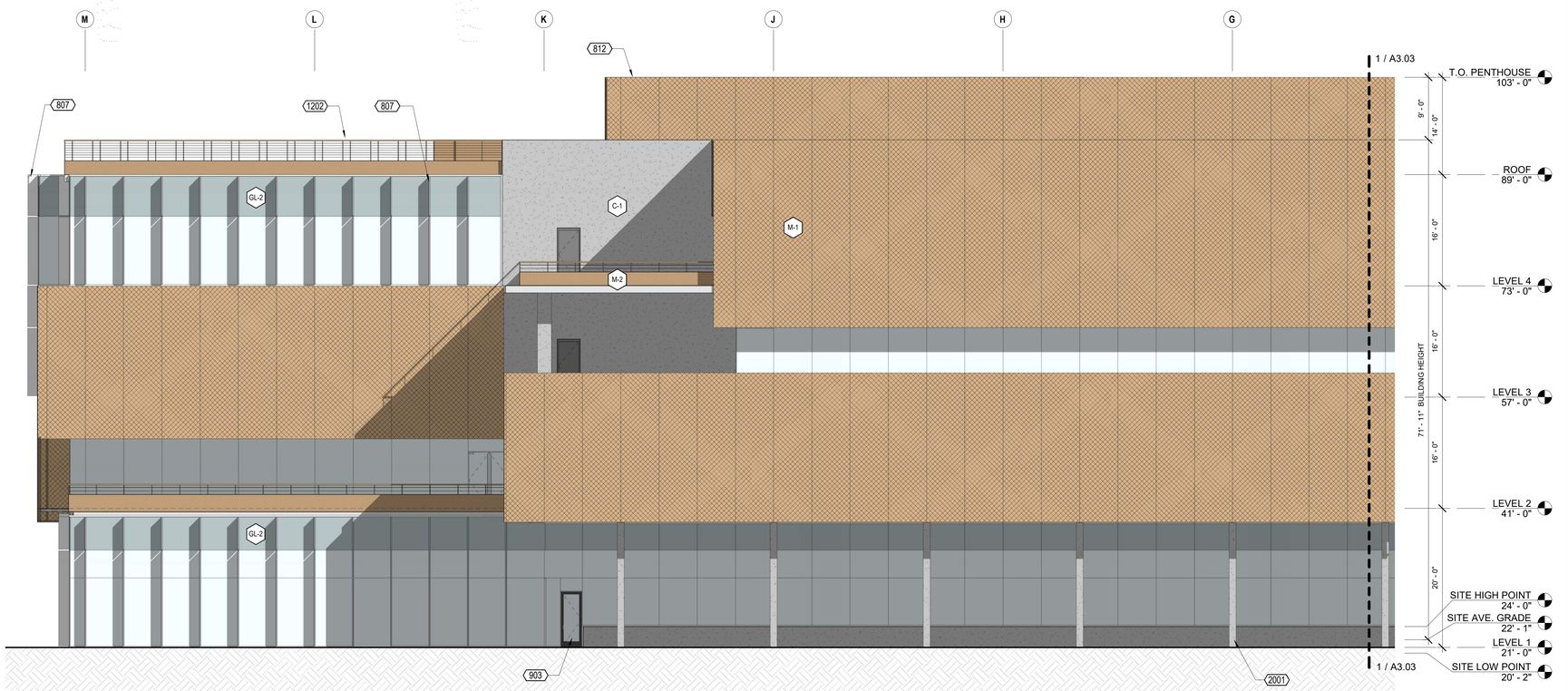
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

OVERALL ELEVATIONS

**A3.01**




2 MAIN BLDG ELEV - SOUTH B 1/8" = 1'-0"




1 MAIN BLDG ELEV - SOUTH A 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 805 | PTD EXPANDED METAL MESH PANEL |
| 807 | XXX |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 903 | EXTERIOR DOOR, SEE DOOR SCHEDULE |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 2001 | CONCRETE COLUMN, S.S.D. |

KEYNOTE LEGEND

ELEVATION LEGEND

- C-1 CONCRETE
- AL-1 ALUMINUM - MULLION & FIN
- M-1 EXPANDED METAL MESH - PAINTED
- M-2 METAL - WEATHERING STEEL
- M-3 METAL MESH - PAINTED
- GL-1 GLASS - CLEAR (BIRD-SAFE)
- GL-2 GLASS - SHADOW BOX SPANDREL

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| # | date | issue description |
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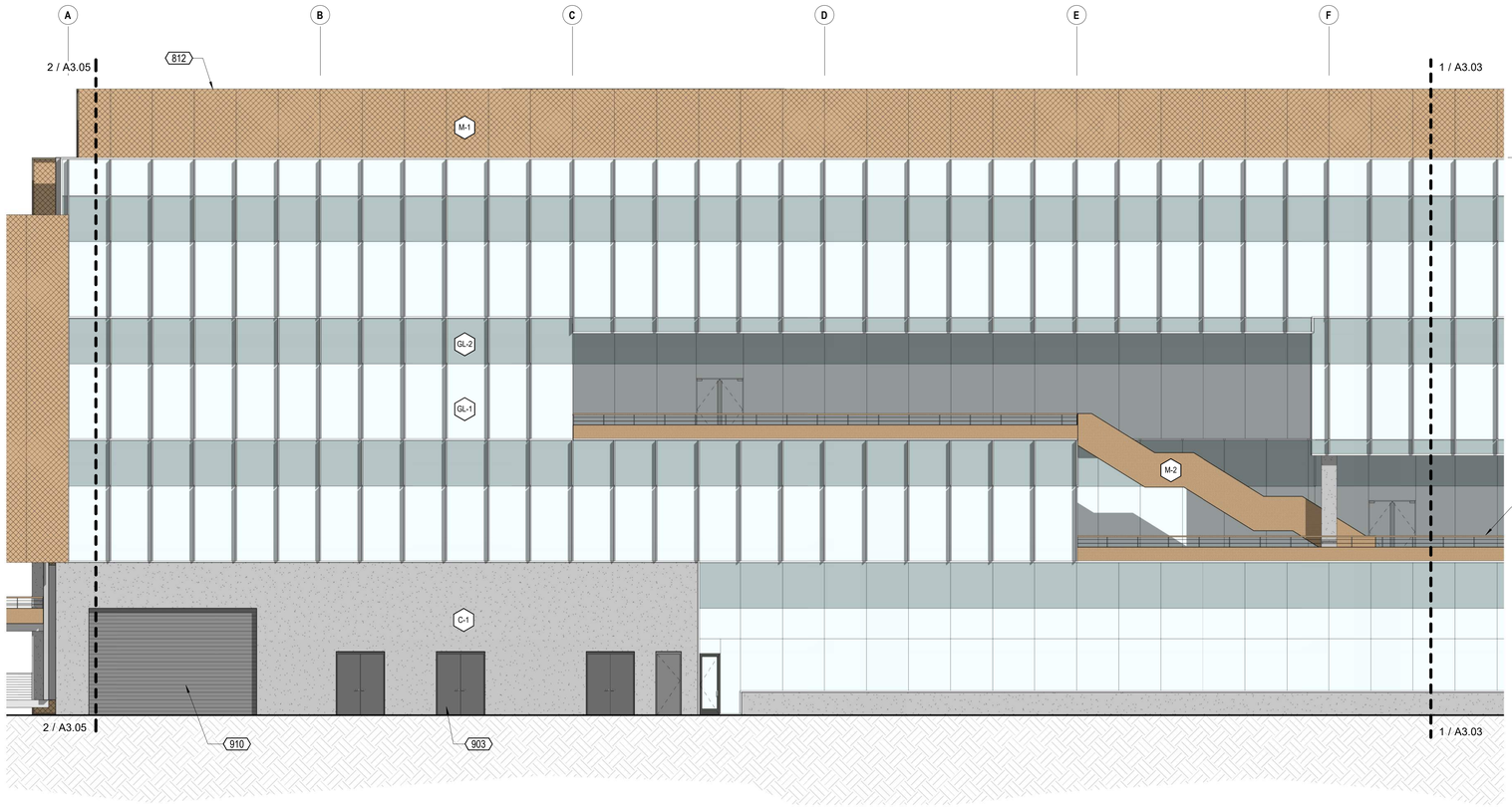
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

EXTERIOR ELEVATIONS - MAIN BUILDING - SOUTH

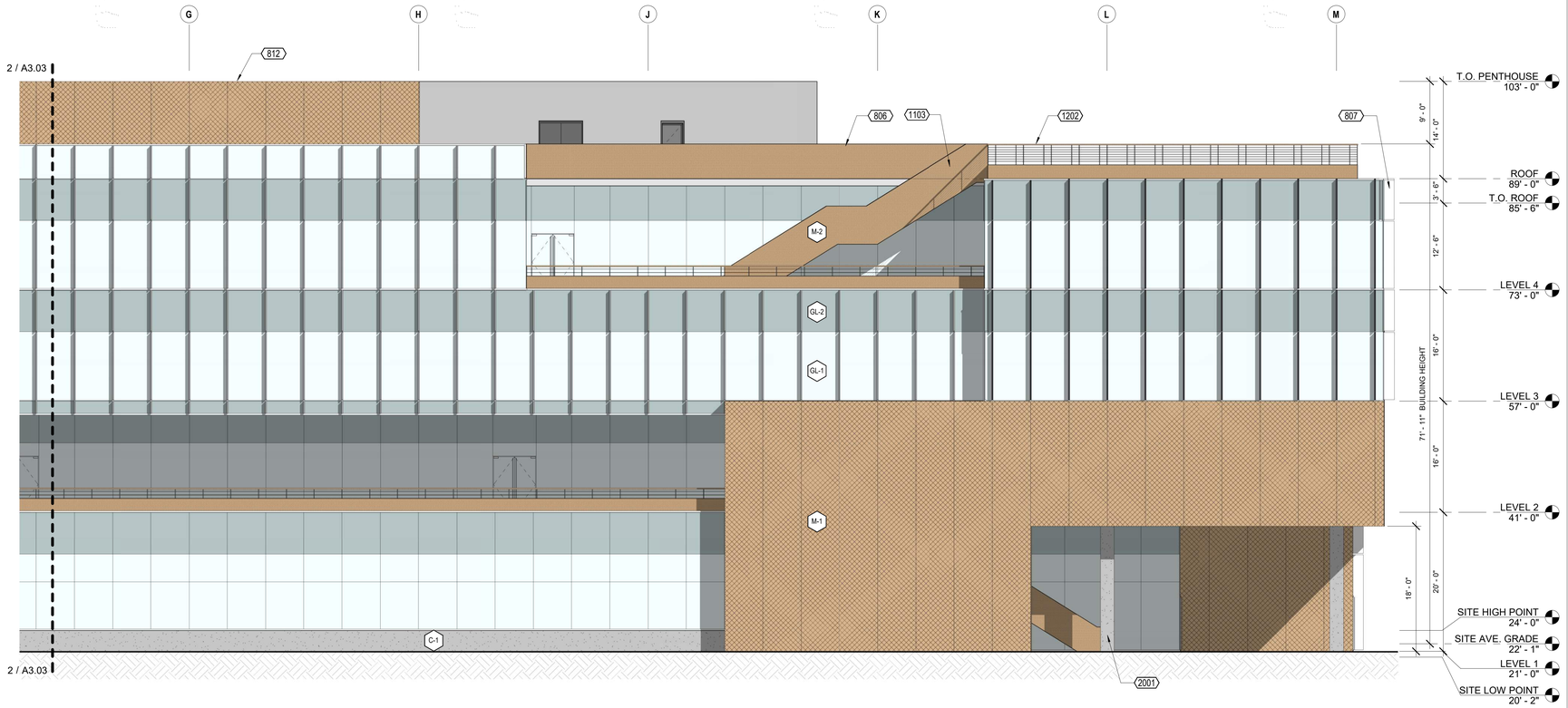
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NOT FOR CONSTRUCTION




2 MAIN BLDG ELEV - NORTH B 1/8" = 1'-0"




1 MAIN BLDG ELEV - NORTH A 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 806 | PAINTED METAL |
| 807 | XXX |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 903 | EXTERIOR DOOR, SEE DOOR SCHEDULE |
| 910 | |
| 1103 | METAL STAIR, PAINTED |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 2001 | CONCRETE COLUMN, S.S.D. |

KEYNOTE LEGEND

ELEVATION LEGEND

- C-1 CONCRETE
- AL-1 ALUMINUM - MULLION & FIN
- M-1 EXPANDED METAL MESH - PAINTED
- M-2 METAL - WEATHERING STEEL
- M-3 METAL MESH - PAINTED
- GL-1 GLASS - CLEAR (BIRD-SAFE)
- GL-2 GLASS - SHADOW BOX SPANDREL

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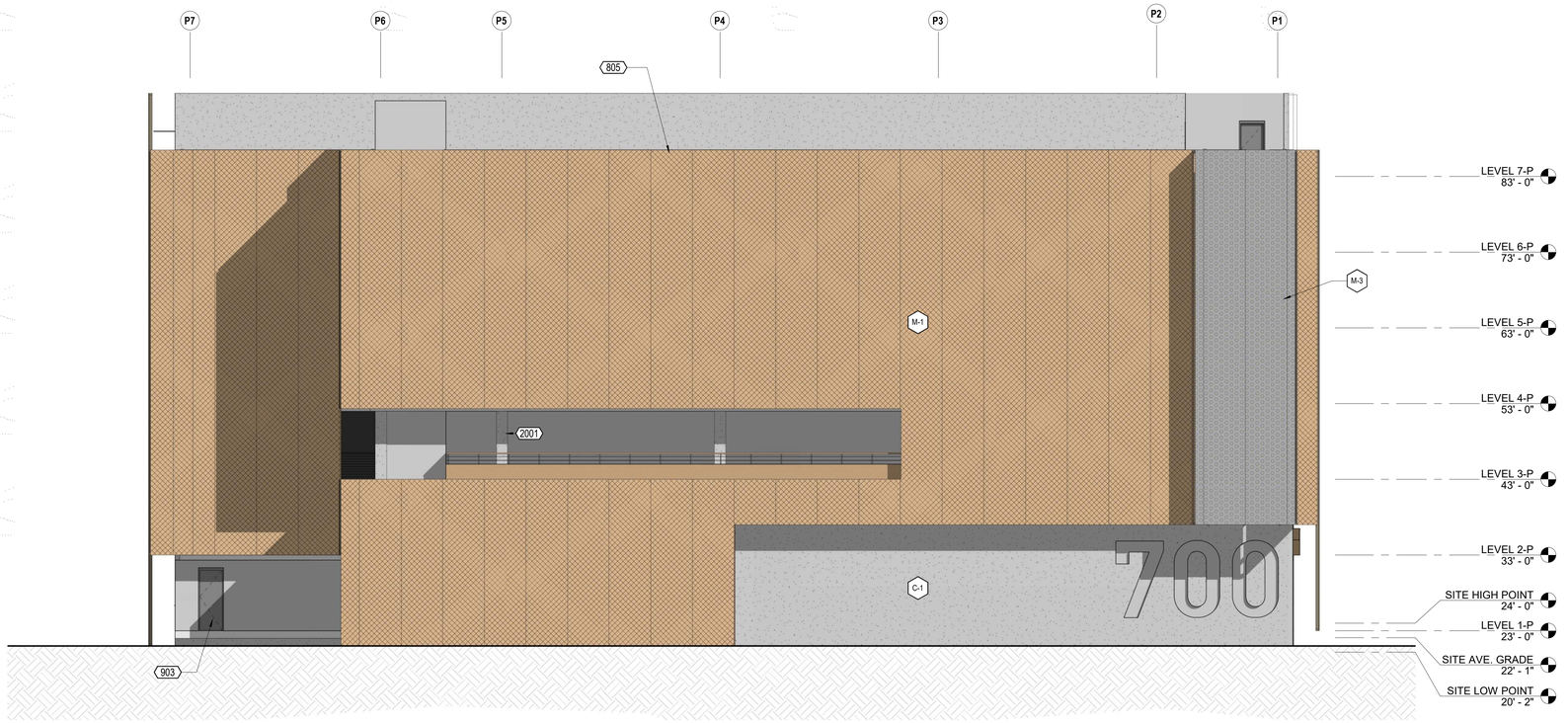
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

EXTERIOR ELEVATIONS - MAIN BUILDING - NORTH

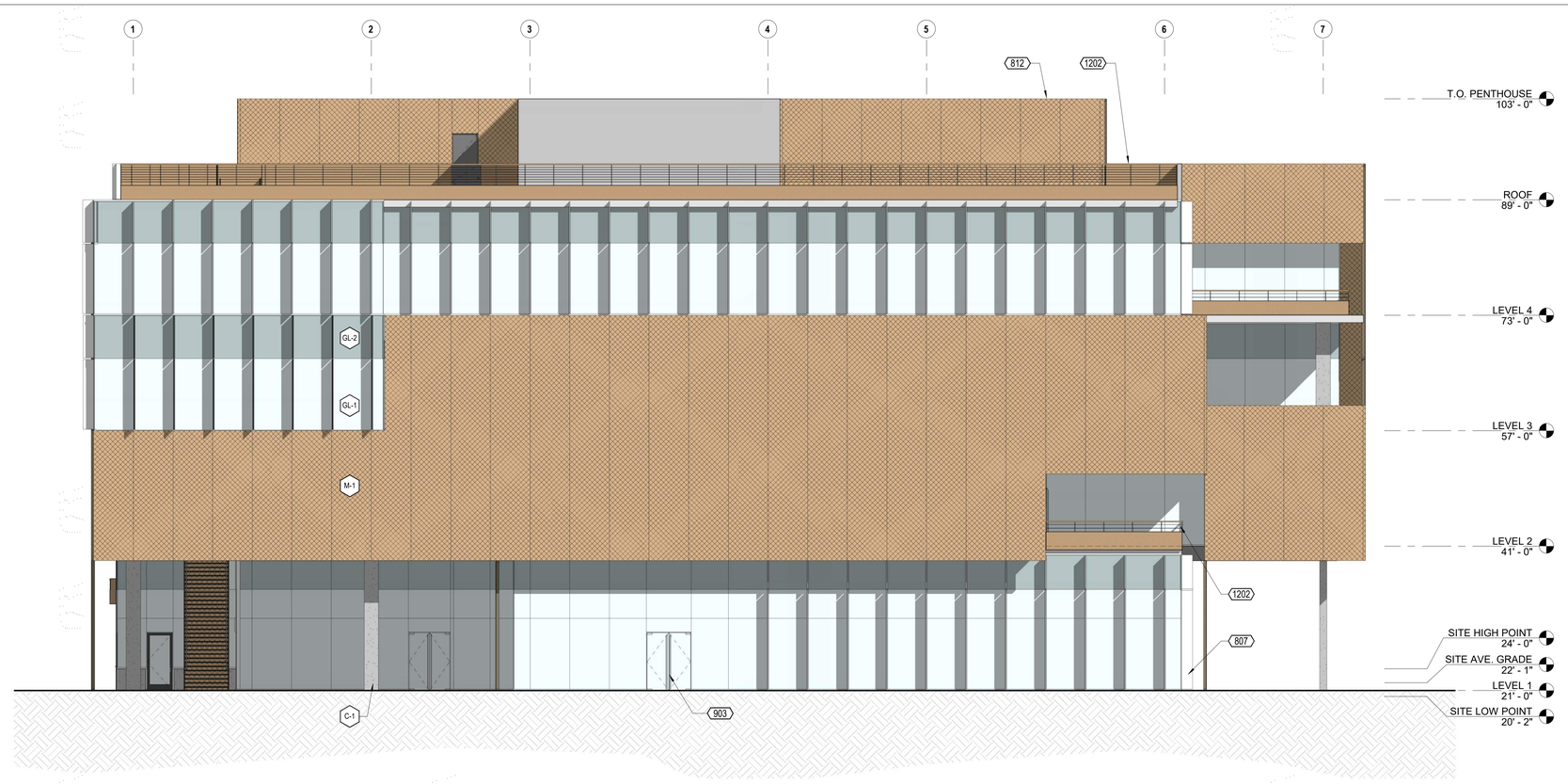
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2 GARAGE ELEV - EAST 1/8" = 1'-0"




1 MAIN BLDG ELEV - WEST 1/8" = 1'-0"

KEYNOTES

| | |
|---|---|
| 805 | PTD EXPANDED METAL MESH PANEL |
| 807 | XXX |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 903 | EXTERIOR DOOR, SEE DOOR SCHEDULE |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 2001 | CONCRETE COLUMN, S.S.D. |

KEYNOTE LEGEND

C-1 CONCRETE
AL-1 ALUMINUM - MULLION & FIN
M-1 EXPANDED METAL MESH - PAINTED
M-2 METAL - WEATHERING STEEL
M-3 METAL MESH - PAINTED
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ELEVATION LEGEND

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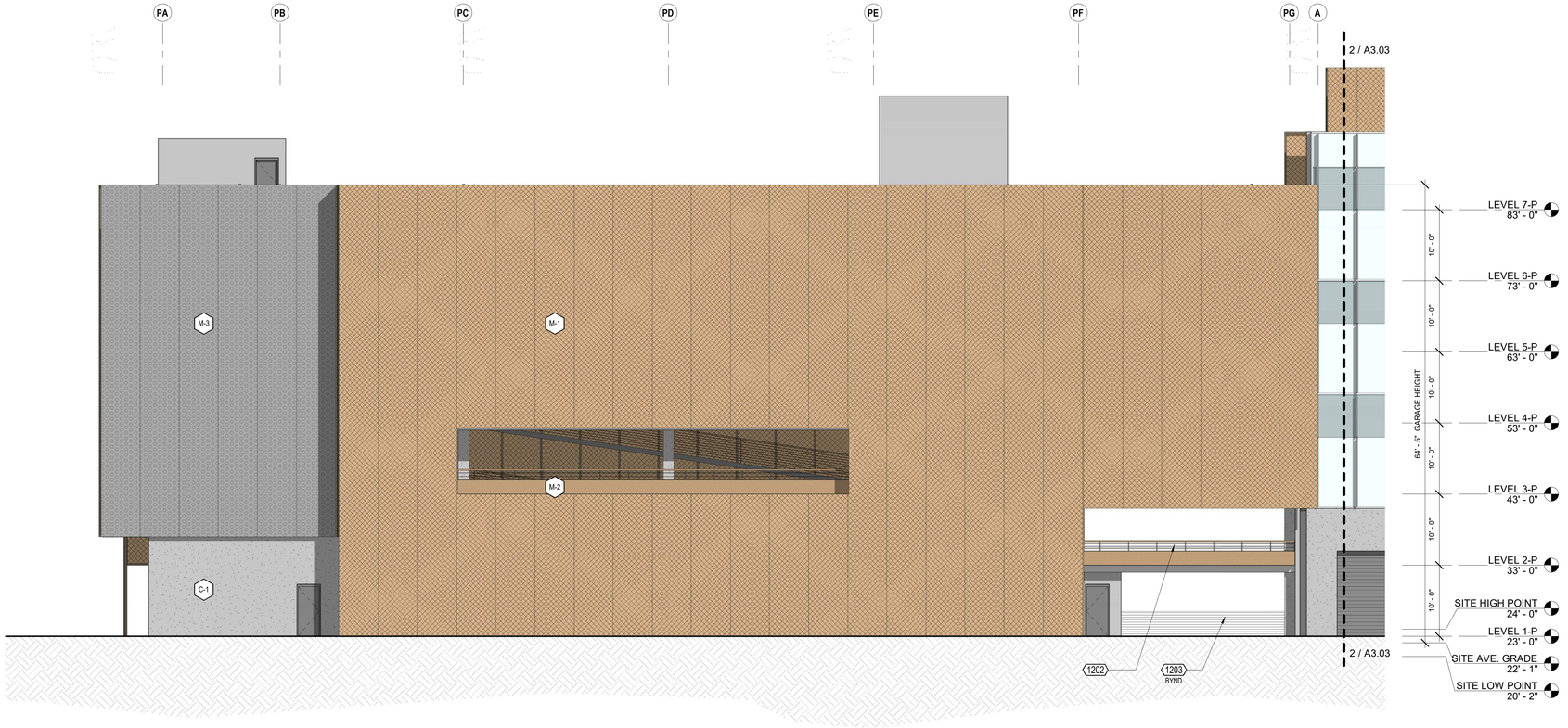
project number: 18-221
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drawn by: ROBERT ZIRKLE

EXTERIOR ELEVATIONS - EAST & WEST

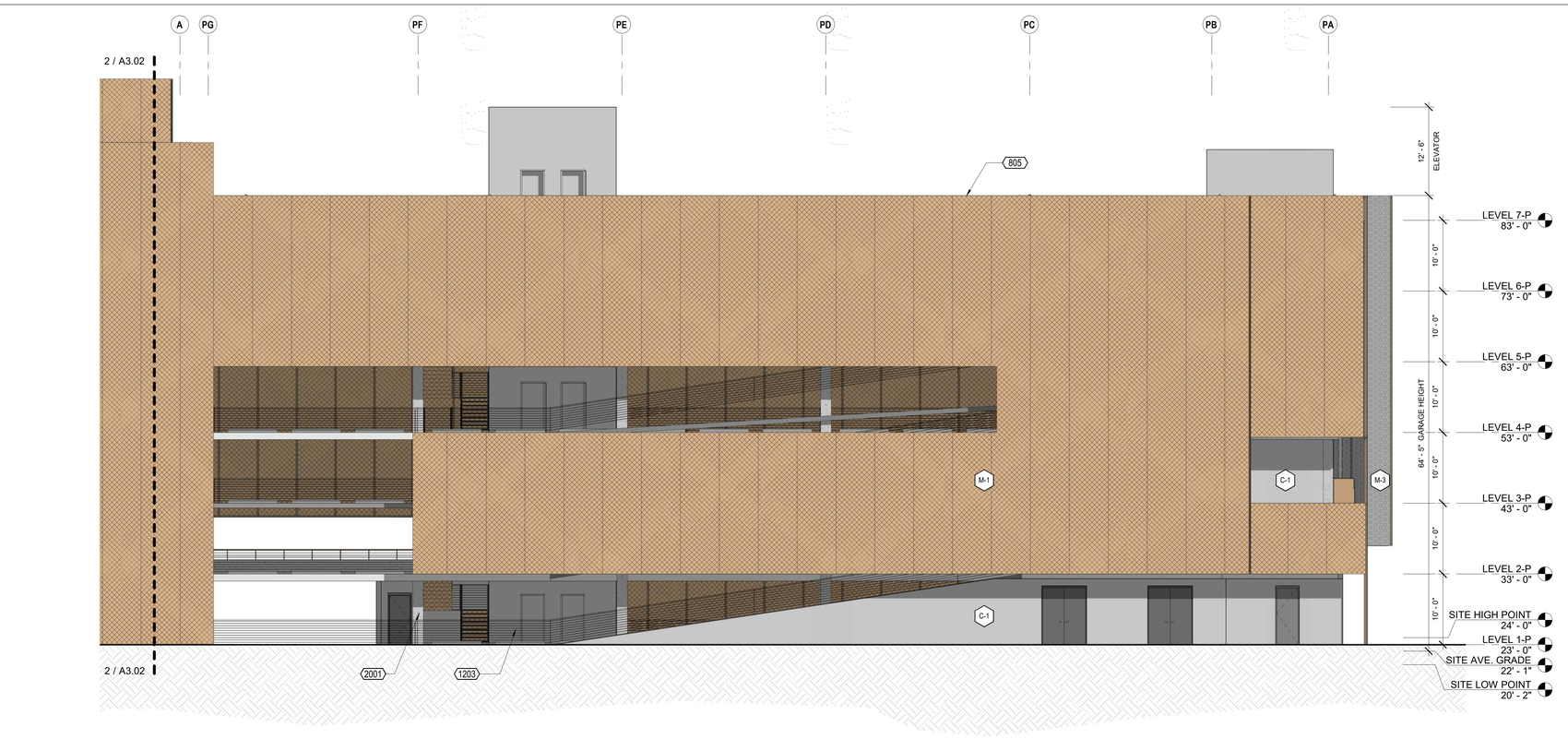
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2 GARAGE ELEV - NORTH 1/8" = 1'-0"




1 GARAGE ELEV - SOUTH 1/8" = 1'-0"

KEYNOTES

| | | |
|---|---|---|
| 805 | .. | PTD EXPANDED METAL MESH PANEL |
| 1202 | .. | CABLE GUARDRAIL SYSTEM |
| 1203 | .. | |
| 2001 | .. | CONCRETE COLUMN, S.S.D. |

KEYNOTE LEGEND

ELEVATION LEGEND

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- M-2 METAL - WEATHERING STEEL
- M-3 METAL MESH - PAINTED
- GL-1 GLASS - CLEAR (BIRD-SAFE)
- GL-2 GLASS - SHADOW BOX SPANDREL

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| | date | revision description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
|---|---|---|

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

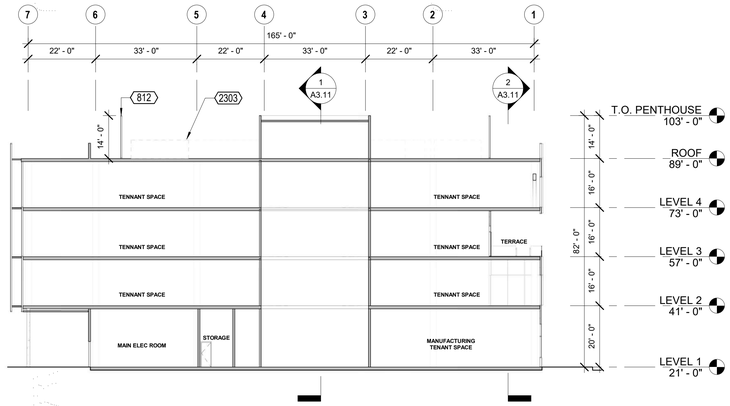
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

EXTERIOR ELEVATIONS - GARAGE

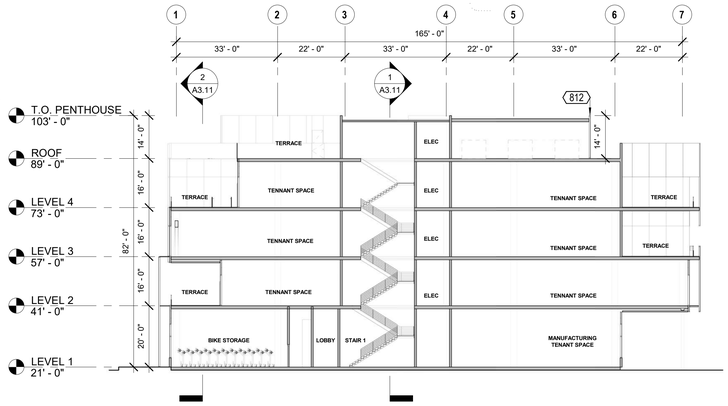
**A3.05**

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4 BUILDING SECTION N-S BETWEEN GRIDS C & D 1" = 20'-0"

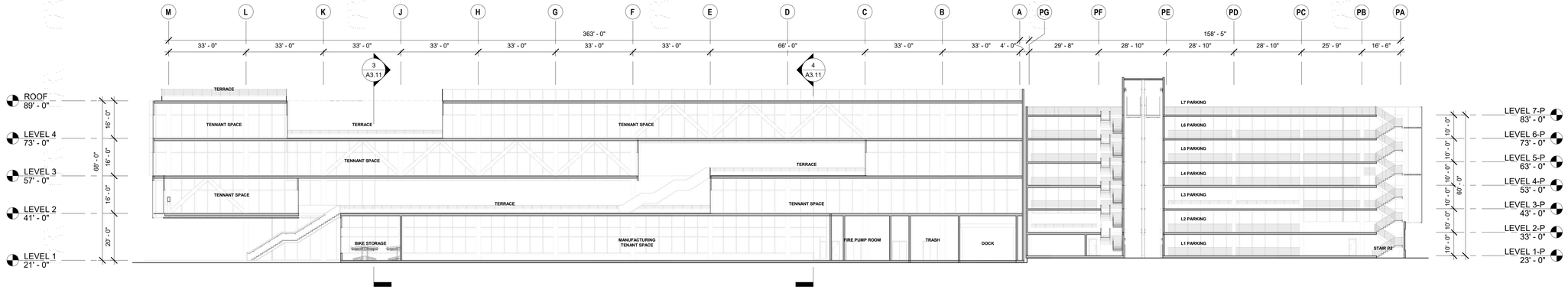



3 BUILDING SECTION N-S BETWEEN GRIDS J & K 1" = 20'-0"

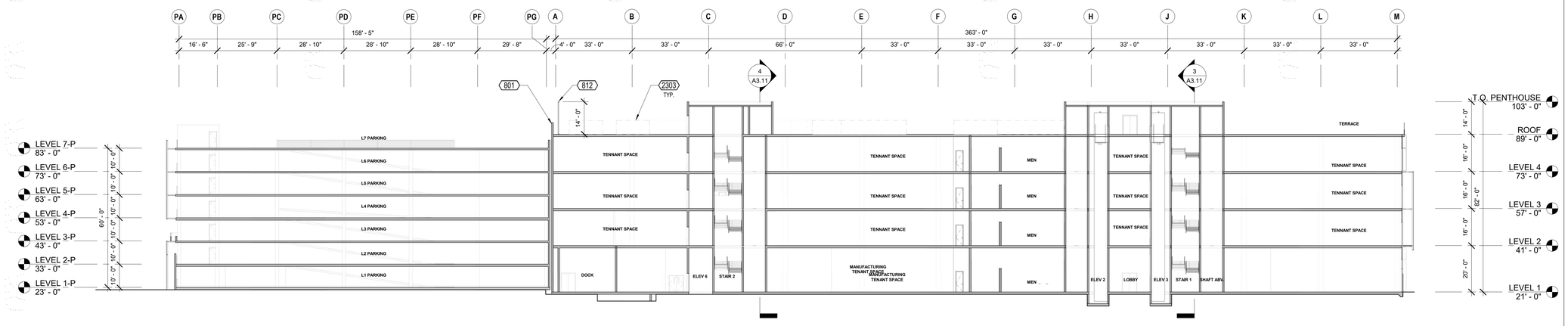
KEYNOTES

| | |
|---|---|
| 801 | CONCRETE WALL |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 2303 | MECHANICAL EQUIPMENT, S.M.D. |

KEYNOTE LEGEND




2 BUILDING SECTION E-W BETWEEN GRIDS 1 & 2 1" = 20'-0"




1 BUILDING SECTION E-W BETWEEN GRIDS P3 & P4 1" = 20'-0"

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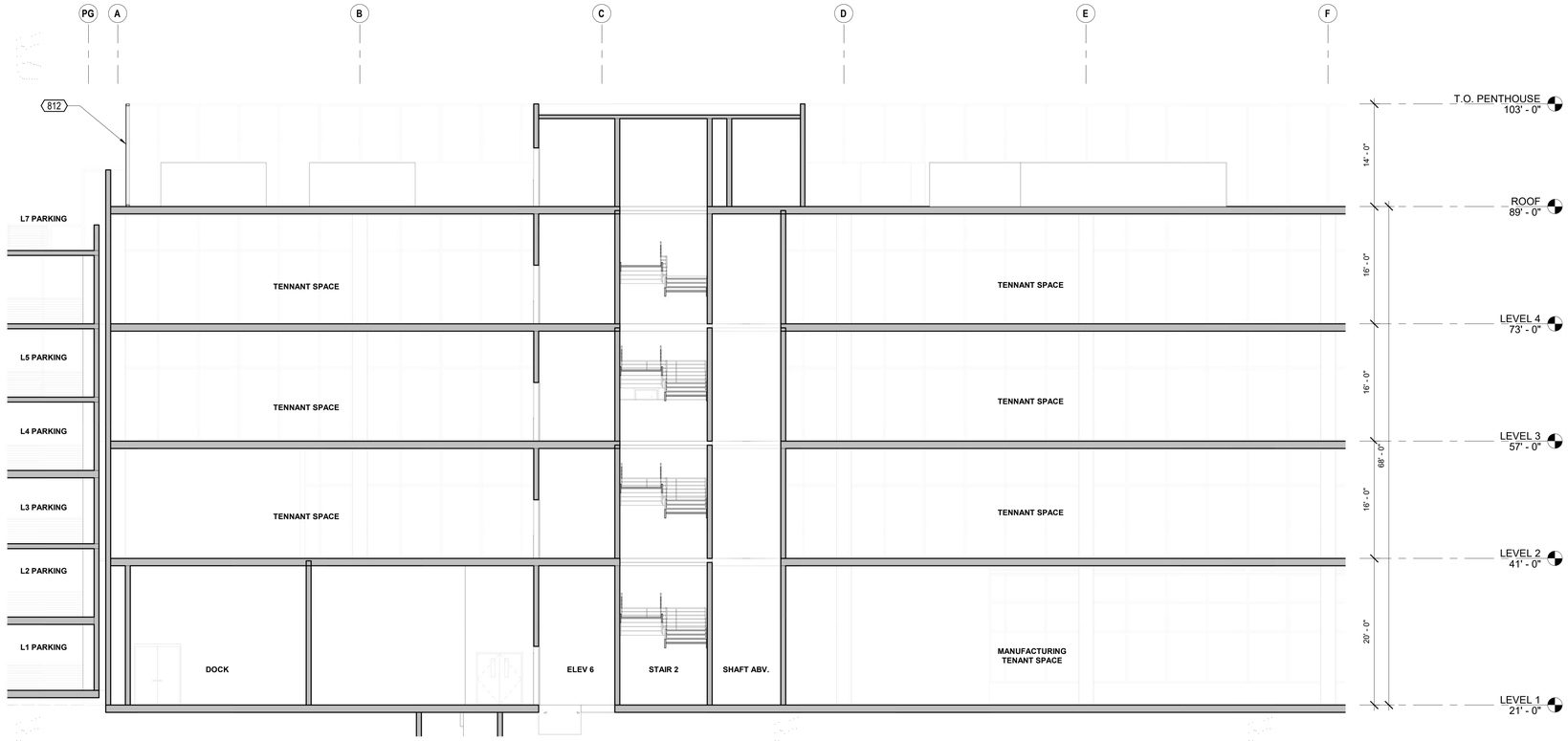
**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

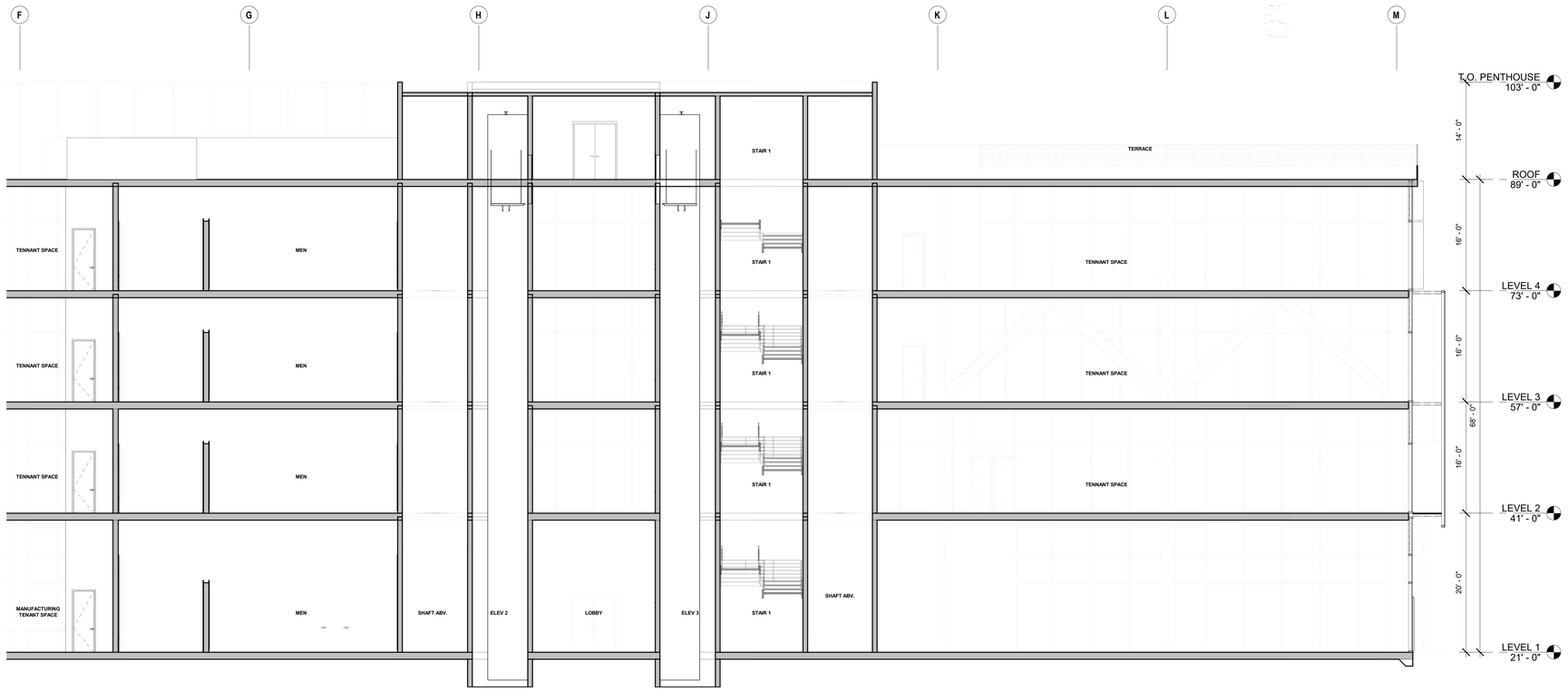
BUILDING SECTIONS - OVERALL

**A3.11**

NOT FOR CONSTRUCTION




2 SECTION A - EAST WEST 2 - MAIN BUILDING 1/8" = 1'-0"




1 SECTION A - EAST WEST 1 - MAIN BUILDING 1/8" = 1'-0"

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| 1 | 2021.08.19 | ZONING APPLICATION |

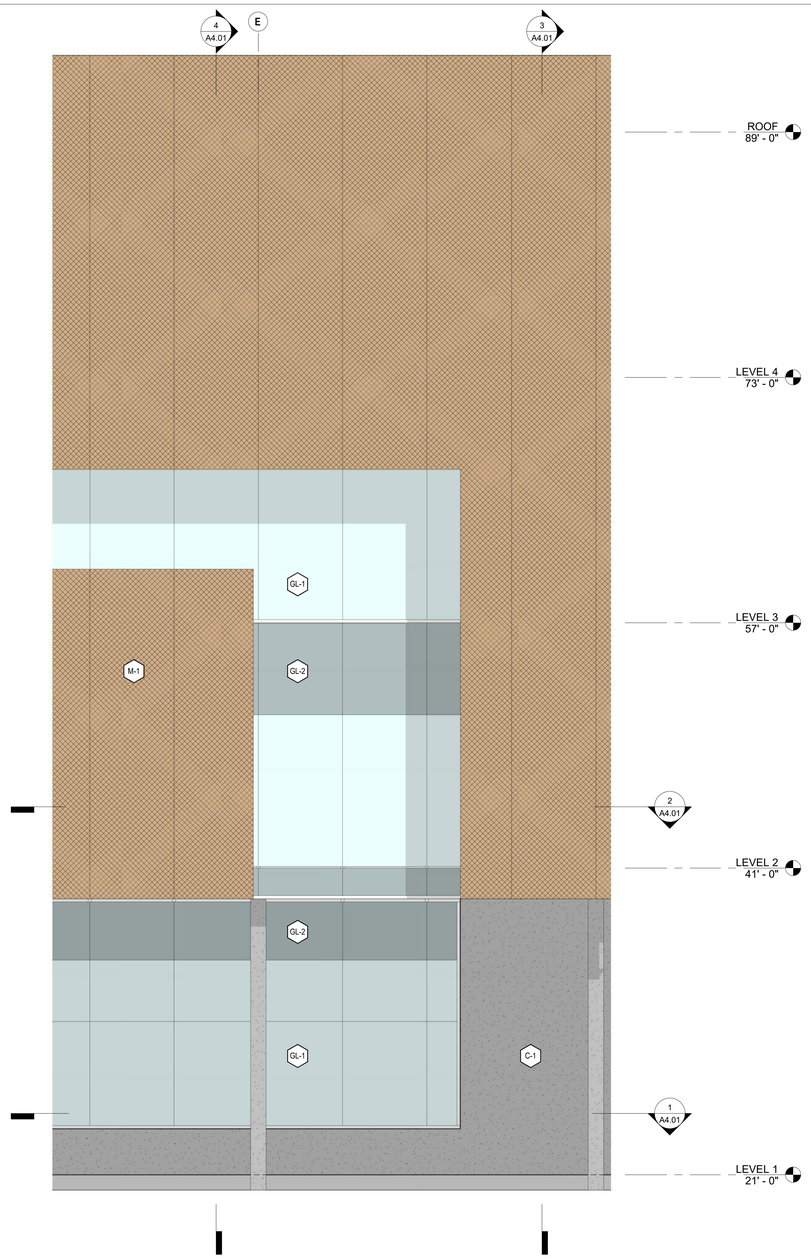
**700 Grayson Street**
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berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

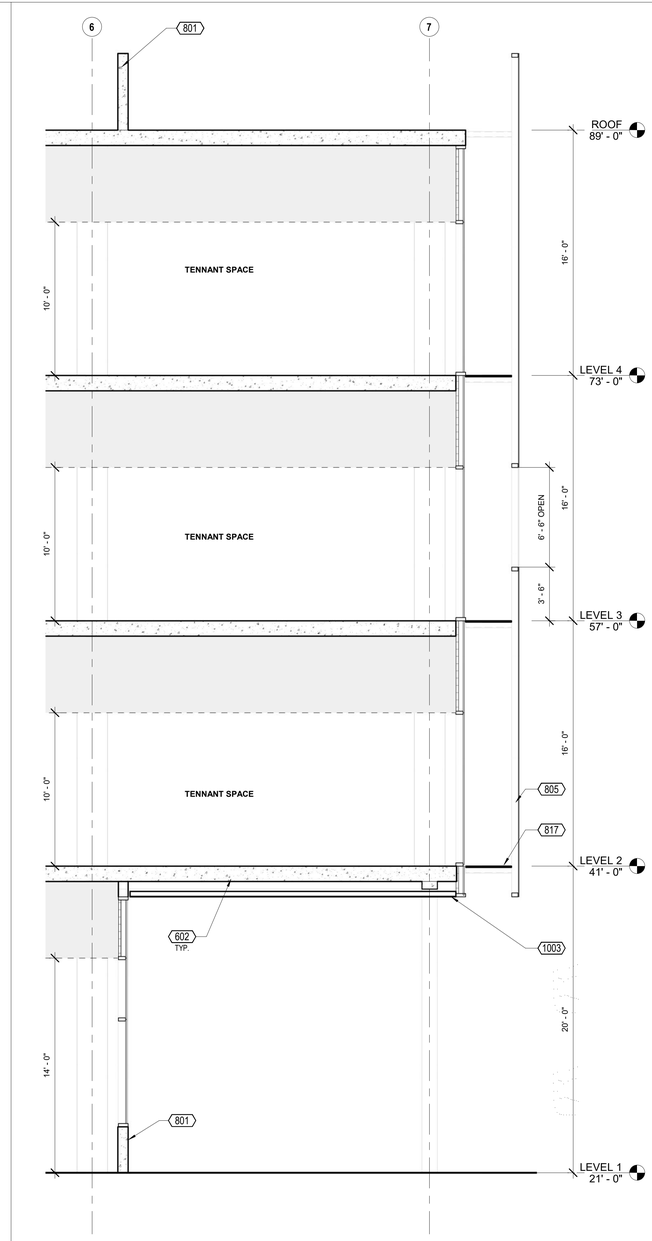
BUILDING SECTIONS - MAIN BUILDING

**A3.12**

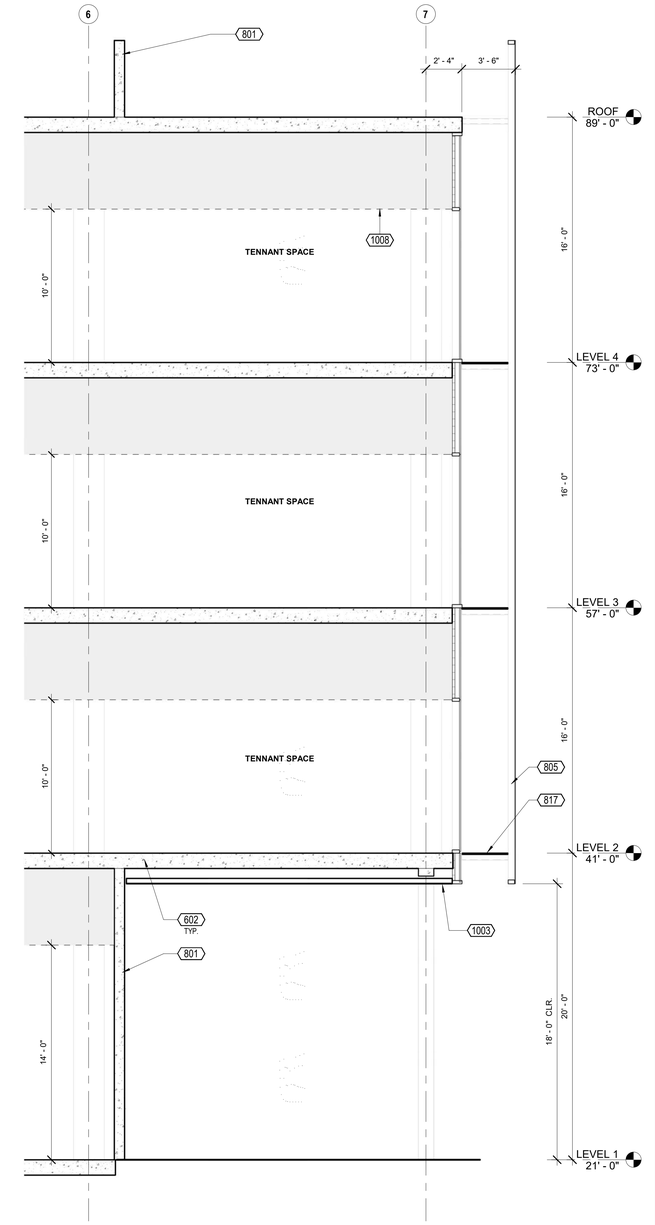
NOT FOR CONSTRUCTION



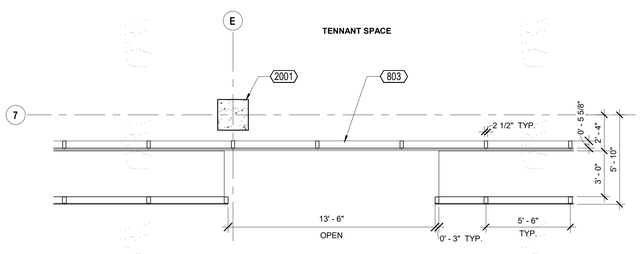

5 ENLARGED ELEVATION - SOUTH - BALCONY 1/4" = 1'-0"



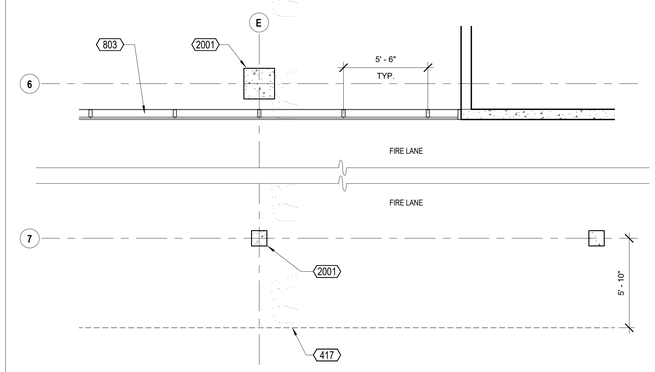

4 WALL SECTION - SOUTH - OVERHANG 1/4" = 1'-0"




3 WALL SECTION - SOUTH - OVERHANG




2 ENLARGED PLAN - LEVEL 2 1/4" = 1'-0"




1 ENLARGED PLAN - LEVEL 1 1/4" = 1'-0"

KEYNOTES

| | |
|---|---|
| 417 | BUILDING OUTLINE ABOVE |
| 602 | |
| 801 | CONCRETE WALL |
| 803 | CURTAINWALL GLAZING SYSTEM AS SCHEDULED |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 817 | |
| 1003 | METAL PANEL SOFFIT |
| 1008 | |
| 2001 | CONCRETE COLUMN, S.S.D. |

KEYNOTE LEGEND

| | |
|---|---|
| C-1 | CONCRETE |
| AL-1 | ALUMINUM - MULLION & FIN |
| M-1 | EXPANDED METAL MESH - PAINTED |
| M-2 | METAL - WEATHERING STEEL |
| M-3 | METAL MESH - PAINTED |
| GL-1 | GLASS - CLEAR (BIRD-SAFE) |
| GL-2 | GLASS - SHADOW BOX SPANDREL |

ELEVATION LEGEND



. KEY ELEVATION - SOUTH

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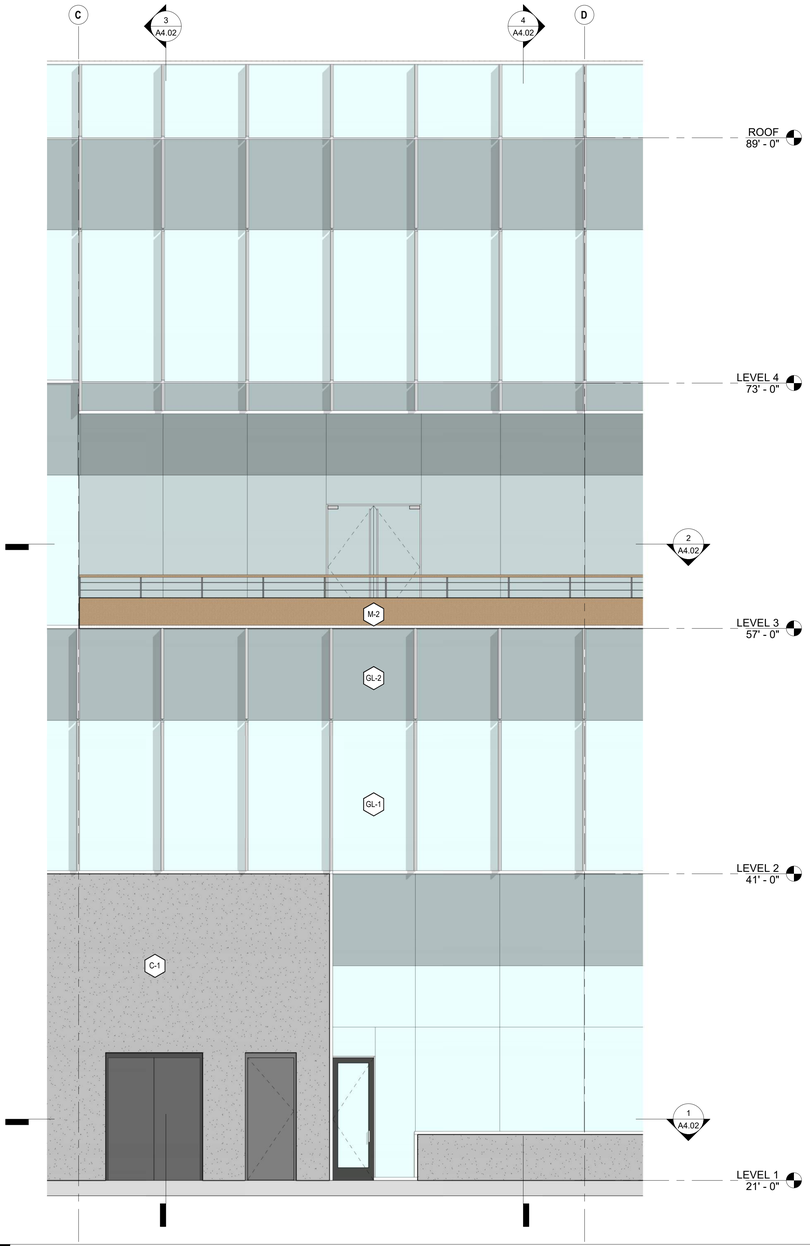
| # | date | issue description |
|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

**700 Grayson Street**
700 grayson street
berkeley, ca 94710

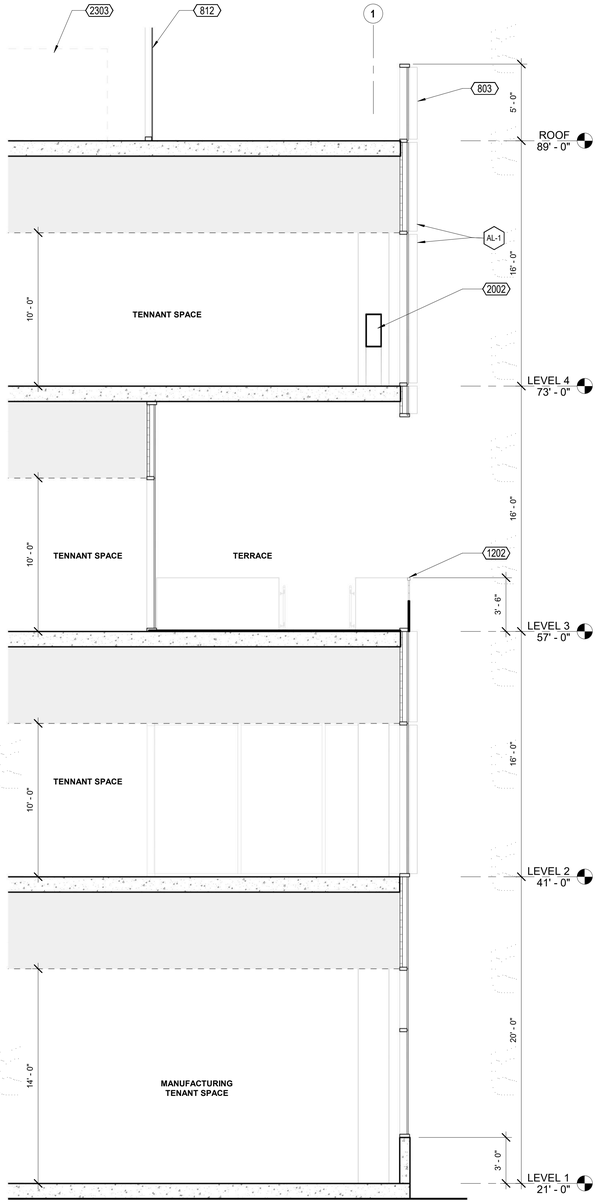
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

ENLARGED ELEVATION & WALL SECTION

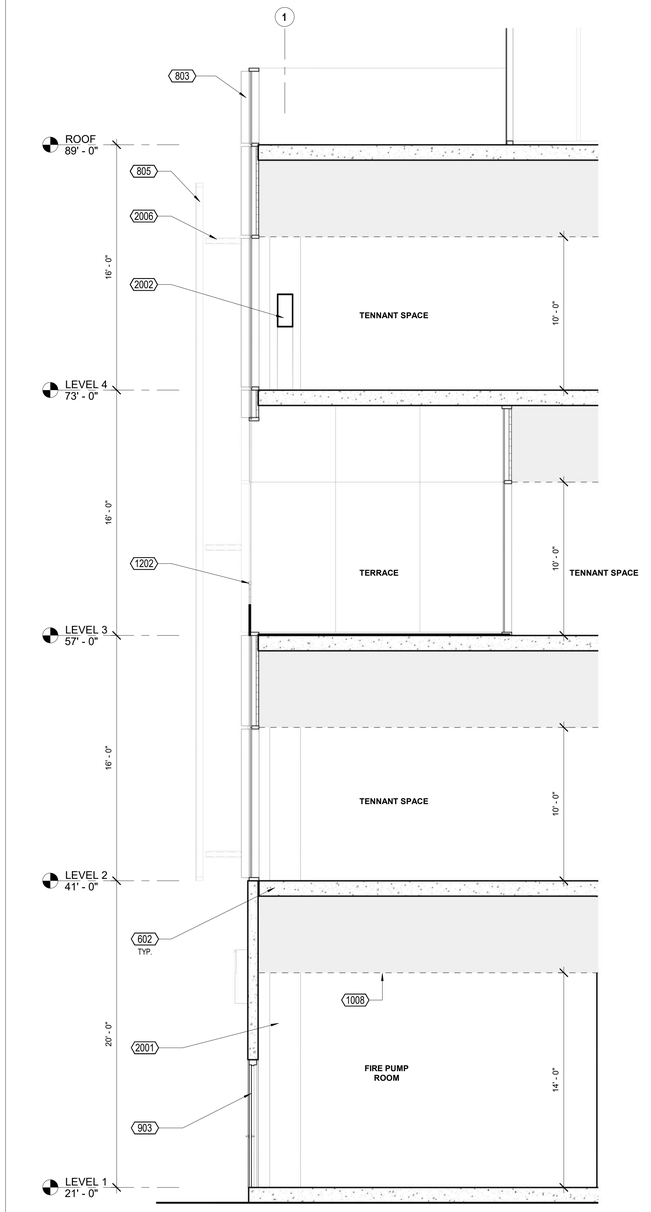
**A4.01**



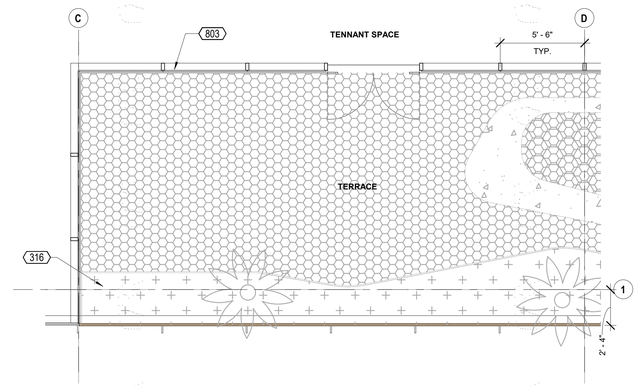

5 ENLARGED ELEVATION - NORTH 1/4" = 1'-0"



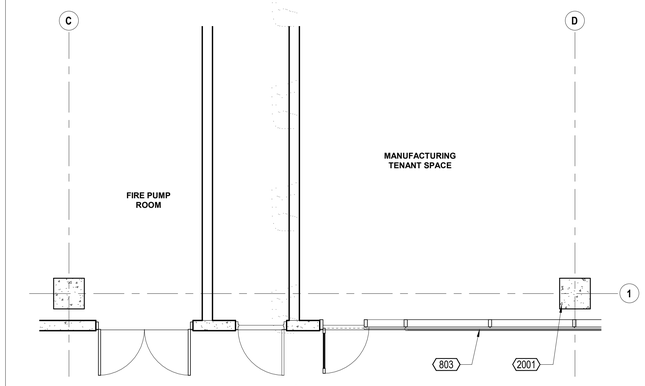

4 WALL SECTION - NORTH -TERRACE 1/4" = 1'-0"




3 WALL SECTION - NORTH - TERRACE 1/4" = 1'-0"




2 ENLARGED PLAN - LEVEL 3 1/4" = 1'-0"




1 ENLARGED PLAN - LEVEL 1 1/4" = 1'-0"

KEYNOTES

| | |
|---|---|
| 316 | PLANTED AREA, S.L.D. |
| 602 | |
| 803 | CURTAINWALL GLAZING SYSTEM AS SCHEDULED |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 903 | EXTERIOR DOOR, SEE DOOR SCHEDULE |
| 1008 | |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 2001 | CONCRETE COLUMN, S.S.D. |
| 2002 | STRUCTURAL BRACE, S.S.D. |
| 2006 | |
| 2303 | MECHANICAL EQUIPMENT, S.M.D. |

KEYNOTE LEGEND

| | |
|---|---|
| C-1 | CONCRETE |
| AL-1 | ALUMINUM - MULLION & FIN |
| M-1 | EXPANDED METAL MESH - PAINTED |
| M-2 | METAL - WEATHERING STEEL |
| M-3 | METAL MESH - PAINTED |
| GL-1 | GLASS - CLEAR (BIRD-SAFE) |
| GL-2 | GLASS - SHADOW BOX SPANDREL |

ELEVATION LEGEND



KEY ELEVATION

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|---|---|---|
| 4 | 2022.05.12 | ZONING APPLICATION RESUBMITTAL |
| 3 | 2022.04.01 | ZONING APPLICATION RESUBMITTAL |
| 2 | 2021.12.08 | ZONING APPLICATION RESUBMITTAL |
| 1 | 2021.08.19 | ZONING APPLICATION |

| # | date | issue description |
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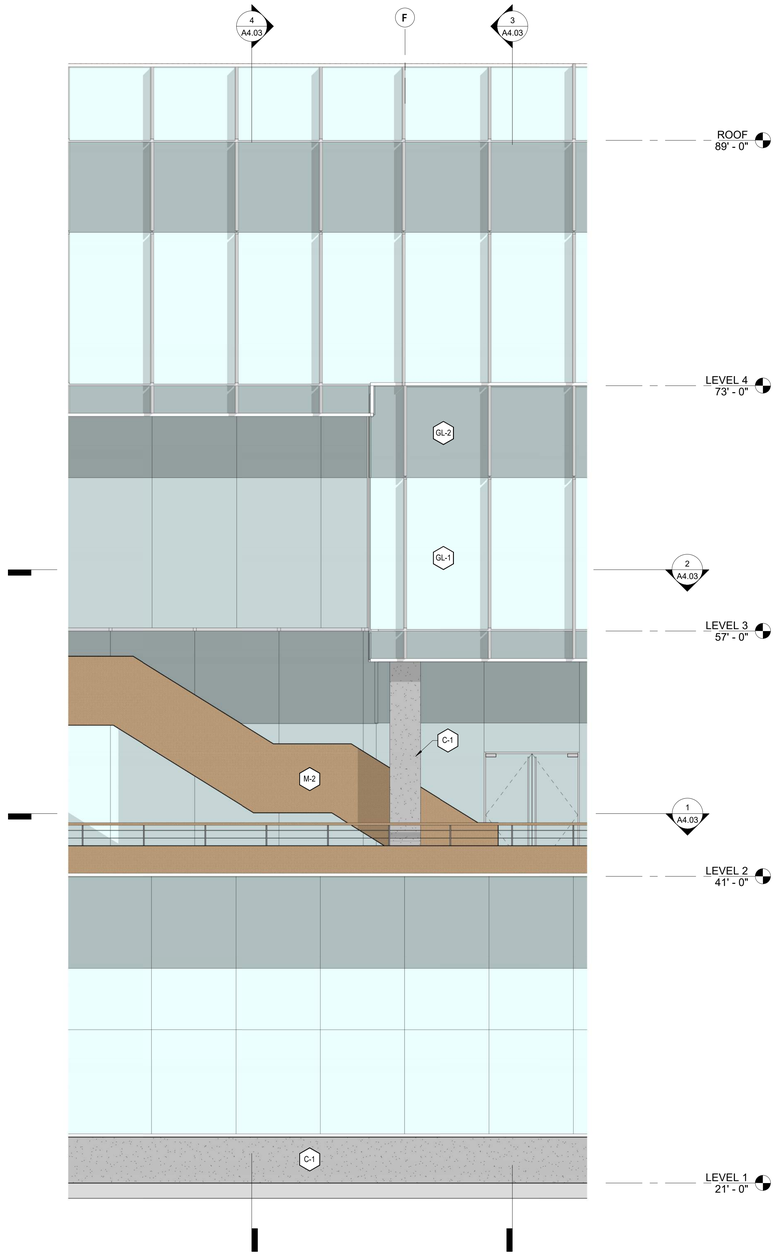
**700 Grayson Street**
700 grayson street
berkeley, ca 94710

project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

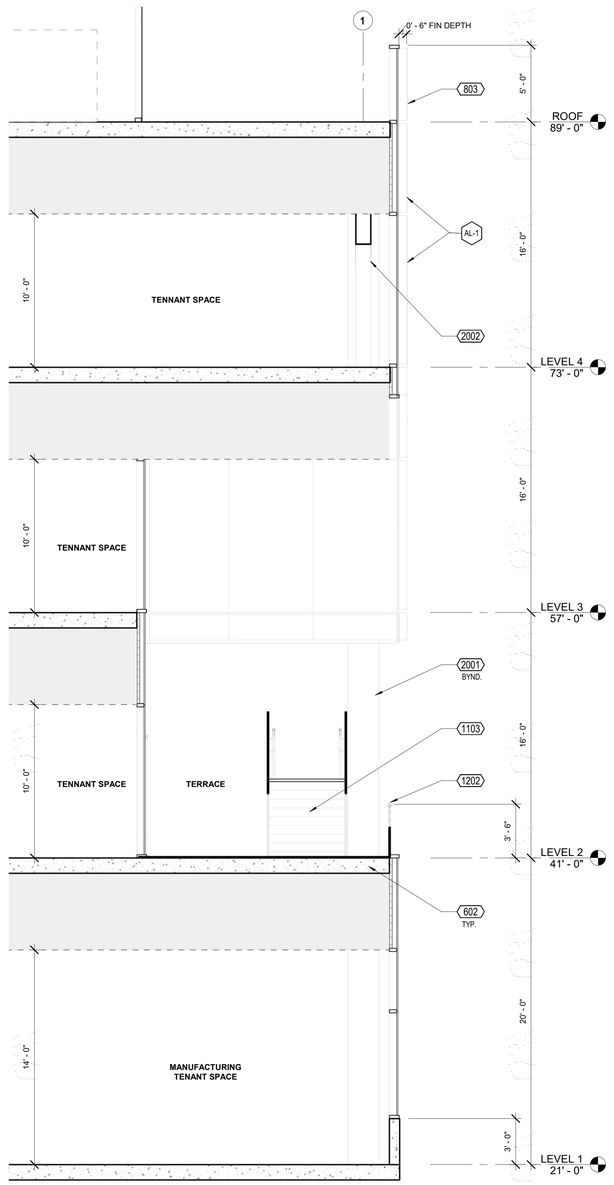
ENLARGED ELEVATION & WALL SECTION

**A4.02**

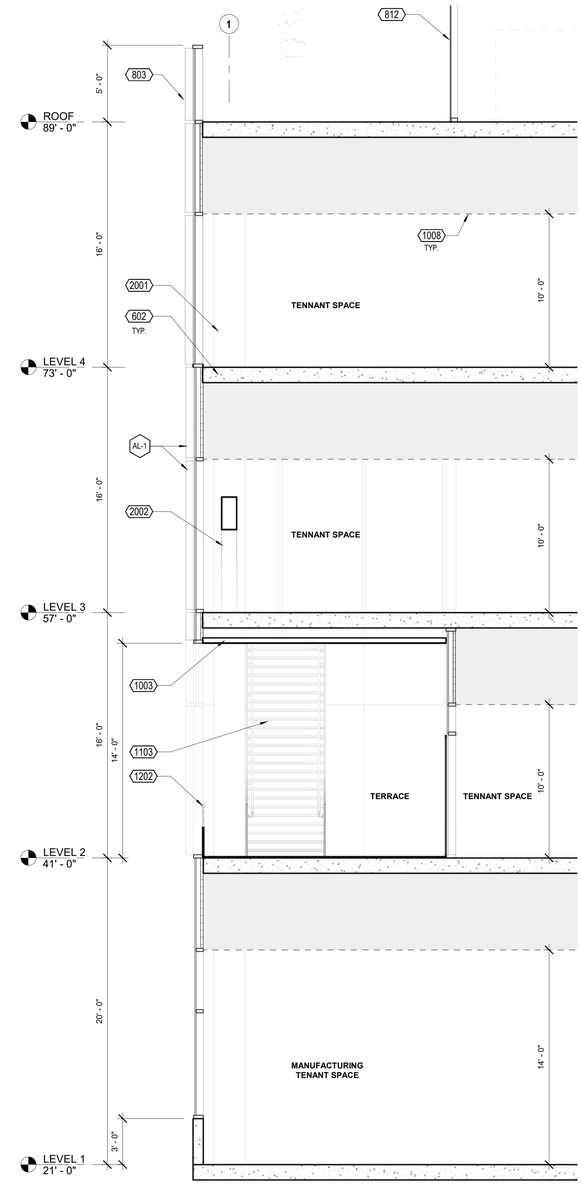
NOT FOR CONSTRUCTION



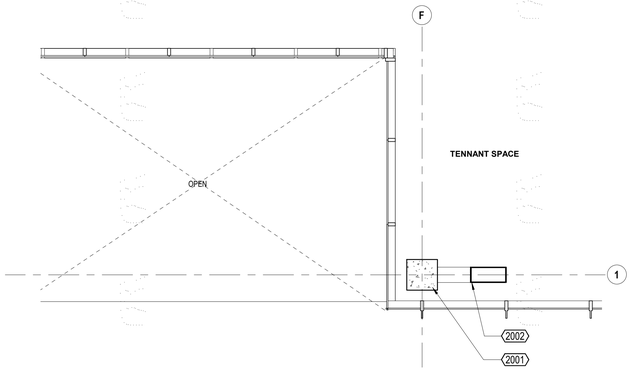

5 ENLARGED ELEVATION - NORTH - SCREEN WALL @ STAIR 1/4" = 1'-0"



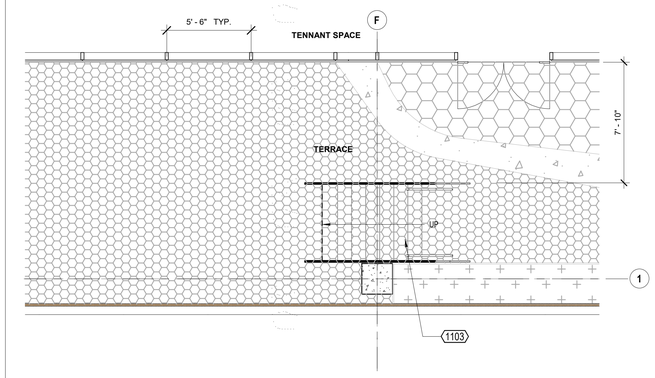

4 WALL SECTION - NORTH - TERRACE @ EXTERIOR STAIR 1/4" = 1'-0"




3 WALL SECTION - NORTH - EXTERIOR STAIR 1/4" = 1'-0"




2 ENLARGED PLAN - LEVEL 3 1/4" = 1'-0"




1 ENLARGED PLAN - LEVEL 2 1/4" = 1'-0"

KEYNOTES

| | |
|---|---|
| 602 | |
| 803 | CURTAINWALL GLAZING SYSTEM AS SCHEDULED |
| 812 | PERF. METAL MECHANICAL SCREEN |
| 1003 | METAL PANEL SOFFIT |
| 1008 | |
| 1103 | METAL STAIR, PAINTED |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 2001 | CONCRETE COLUMN, S.S.D. |
| 2002 | STRUCTURAL BRACE, S.S.D. |

KEYNOTE LEGEND

- C-1 CONCRETE
- AL-1 ALUMINUM - MULLION & FIN
- M-1 EXPANDED METAL MESH - PAINTED
- M-2 METAL - WEATHERING STEEL
- M-3 METAL MESH - PAINTED
- GL-1 GLASS - CLEAR (BIRD-SAFE)
- GL-2 GLASS - SHADOW BOX SPANDREL

ELEVATION LEGEND



KEY ELEVATION

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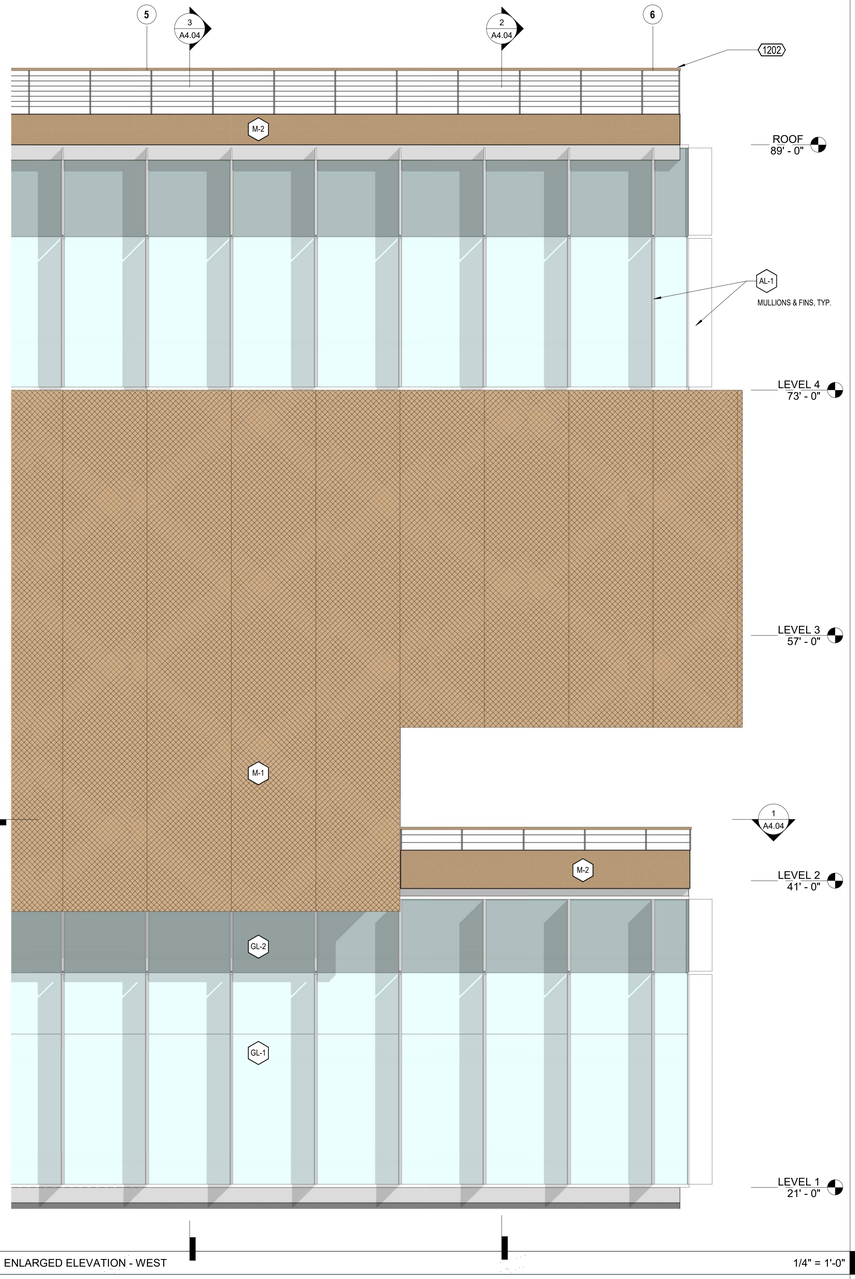
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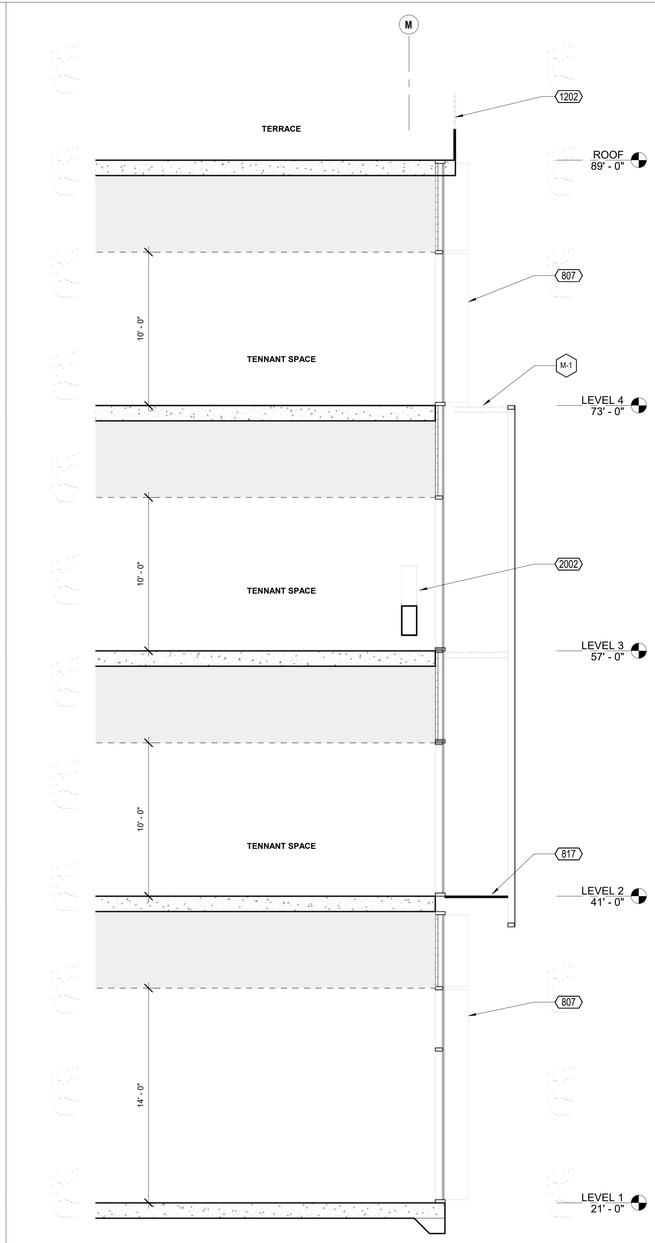
project number: 18-221
date: 2021.12.08
drawn by: ROBERT ZIRKLE

ENLARGED ELEVATION & WALL SECTION

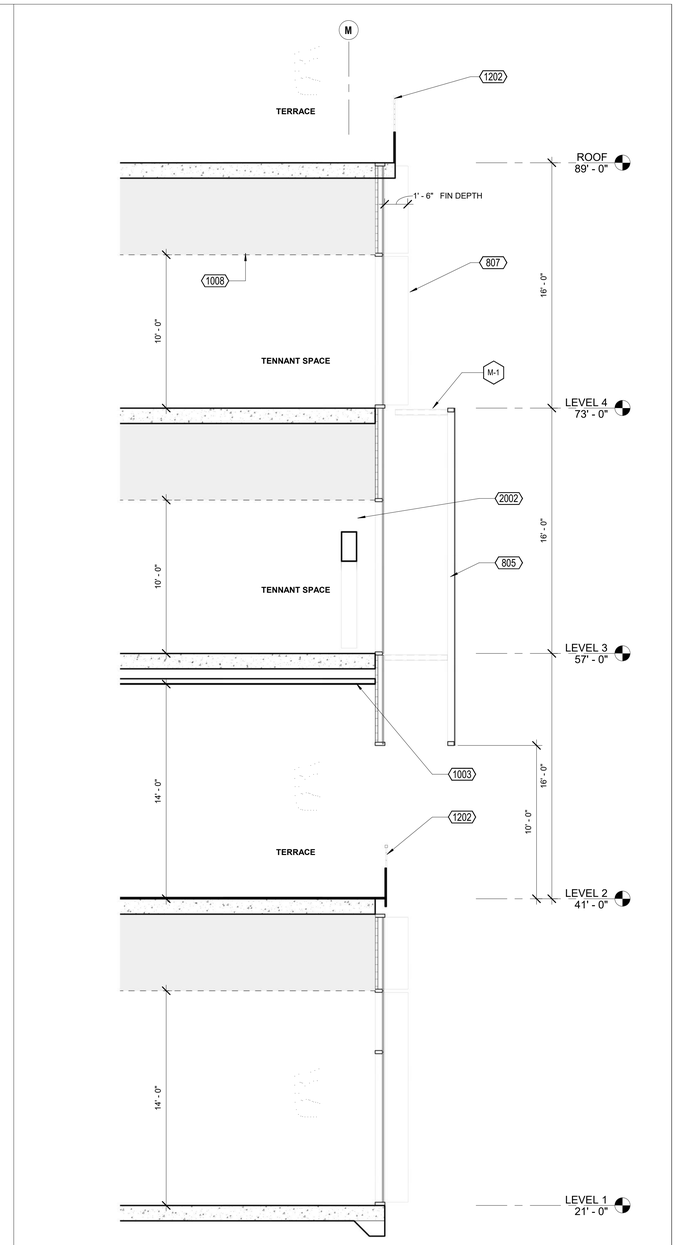
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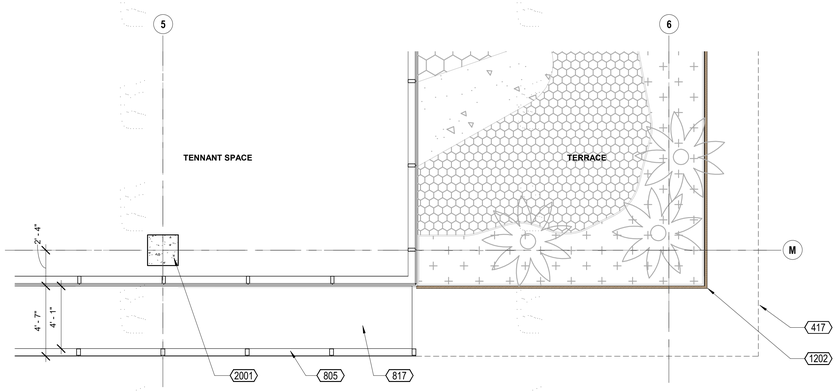

5 ENLARGED ELEVATION - WEST 1/4" = 1'-0"




3 WALL SECTION - WEST




2 WALL SECTION - WEST - TERRACE 1/4" = 1'-0"




1 ENLARGED PLAN - WEST - LEVEL 2 1/4" = 1'-0"

KEYNOTES

| | |
|---|---|
| 417 | BUILDING OUTLINE ABOVE |
| 805 | PTD EXPANDED METAL MESH PANEL |
| 807 | XXX |
| 817 | |
| 1003 | METAL PANEL SOFFIT |
| 1008 | |
| 1202 | CABLE GUARDRAIL SYSTEM |
| 2001 | CONCRETE COLUMN, S.S.D. |
| 2002 | STRUCTURAL BRACE, S.S.D. |

KEYNOTE LEGEND

- C-1 CONCRETE
- AL-1 ALUMINUM - MULLION & FIN
- M-1 EXPANDED METAL MESH - PAINTED
- M-2 METAL - WEATHERING STEEL
- M-3 METAL MESH - PAINTED
- GL-1 GLASS - CLEAR (BIRD-SAFE)
- GL-2 GLASS - SHADOW BOX SPANDREL

ELEVATION LEGEND



KEY ELEVATION

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| # | date | issue description |
|---|---|---|

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berkeley, ca 94710

project number: 18-221
date: 2021.12.06
drawn by: ROBERT ZIRKLE

ENLARGED ELEVATION & WALL SECTION

**A4.04**

NOT FOR CONSTRUCTION

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

# 742 Grayson Street

**Use Permit #ZP2021-0161 to demolish two non-residential buildings on a 2.5-acre industrial site and construct a research and development (R&D) and manufacturing building consisting of approximately 213,000 square feet of gross floor area and a parking garage that accommodates 325 parking spaces.**

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.406.040.D, on September 8, 2022, **conducted via Zoom, see the Agenda for details at:** *https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-09-08_ZAB_Agenda.pdf* The meeting starts at 7:00 p.m.

**PUBLIC ADVISORY: Pursuant to Government Code Section 54953(e) and the state declared emergency, this meeting of the Zoning Adjustments Board (ZAB) will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.**

**A. Land Use Designations:**

- General Plan: Manufacturing
- West Berkeley Plan: Heavy Manufacturing
- Zoning: MM – Mixed Manufacturing District

**B. Zoning Permits Required:**

- Variance, under Berkeley Municipal Code (BMC) Section 23.406.050, from BMC Section 23.206.070(D) to allow a height of 72 feet for the main building and 64 feet for the parking garage where 45 feet is the maximum allowed;
- Variance, under BMC Section 23.406.050, from BMC Section 23.322.030(C), to provide 325 off-street automobile parking spaces where 380 are required;
- Use Permit, under BMC Section 23.326.070(A), to demolish main buildings used for non-residential purposes;
- Use Permit, under BMC Section 23.206.050.A(2), to remove protected ground-level floor area used for manufacturing;
- Use Permit, under BMC Section 23.206.030(A), to construct 40,000 square feet or more of new gross floor area;
- Use Permit, under BMC Section 23.206.020(A), to re-establish more than 40,000 square feet of light manufacturing space;

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- Use Permit, under BMC Section 23.322.050(A)(8), to designate up to 10 percent of the automobile parking required for a use for bicycle parking;
- Administrative Use Permit, under BMC Section 23.206.020(A) to establish more than 20,000 square feet of research and development use;
- Administrative Use Permit, under BMC Section 23.304.050(A), to allow architectural elements to exceed the height limit in a non-residential district;
- Administrative Use Permit, under BMC Section 23.322.100(C)(5), to reduce the number of on-site loading spaces from 9 to two; and
- Administrative Use Permit, under BMC Section 23.322.080(J)(2), to modify the driveway width in a non-residential district.

**C. CEQA Recommendation:** Categorically exempt pursuant to Section 15332-Class 32 Categorical Exemption of the CEQA Guidelines (Infill Development Projects).

**D. Parties Involved:**

- Applicant — Rob Zirkle, Principal, Brick-Inc., 405 14th Street Suite 500 Oakland, CA 94612
- Property Owner — 742 Grayson Owner, LLC, c/o Redco Development 405 14th Street Suite 500, Oakland, CA 94612

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

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

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov.

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

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

**Communications and Reports:**

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

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

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

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

It will not be possible to submit written comments at the meeting.

**Accessibility Information / ADA Disclaimer:**

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

**SB 343 Disclaimer:**

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

**Notice Concerning Your Legal Rights:**

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

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 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, the following requirements apply:
   A. That this belief is a basis of your appeal.
   B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
   C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above.

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