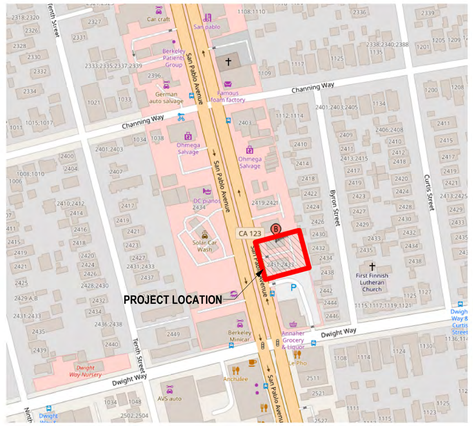
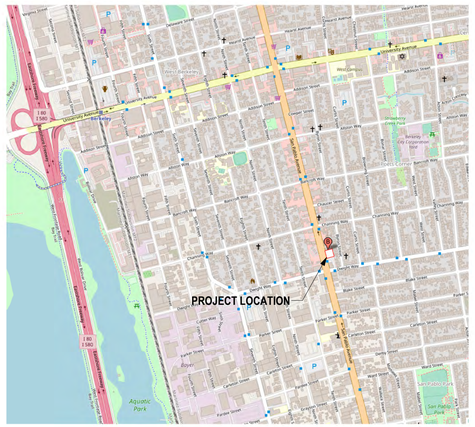
SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

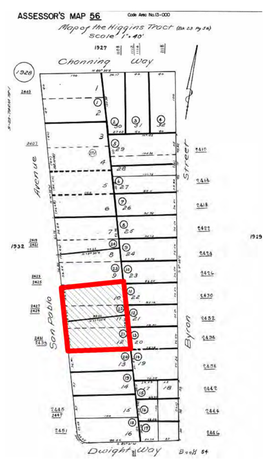
ARN01 - ZONING & DESIGN REVIEW APPLICATION - 12/1/2022



5 G000 LOCATION MAP — SCALE TO INCLUDE MAJOR STREETS BY PROJECTS — NOT TO SCALE



4 G000 VICINITY MAP — SCALE TO INCLUDE FREEWAY EXIT & ACCESS TO SITE — NOT TO SCALE



3 G000 PARCEL MAP — 12" = 1'-0"

ZONING PROJECT SUBMITTAL SHEET LIST	
SHEET #	**SHEET NAME**
GENERAL	
G000	PROJECT INFORMATION
G001	SYMBOLS & ABBREVIATIONS
G002	ZONING CODE INFORMATION
G006	LOT COVERAGE DIAGRAM
G007	BASE PROJECT PLANS & CALCS
G008	DENSITY BONUS BONUS PROJECT DIAGRAMS & CALCS
G042	PROPOSED STREET STRIP ELEVATIONS
G101	BASE BUILDING PLANS - 1ST FLOOR & MEZZANINE
G102	BASE BUILDING PLANS - 2ND - 4TH FLOORS & ROOF PLANS
ARCHITECTURAL - EXISTING	
AD100	EXISTING & DEMOLITION SITE PLAN
ARCHITECTURAL	
A100	SITE PLAN
A101	FLOOR PLAN - 1st FLOOR & MEZZANINE
A102	2nd & 3rd FLOOR PLANS
A103	4th & 5th FLOOR PLANS
A105	ROOF PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A202	SAN PABLO AVE RENDERS
A302	SITE & PROPOSED BUILDING SECTIONS
A401	ENLARGED UNIT PLAN TYPICAL GLA
A402	ENLARGED UNIT PLAN TYPICAL GROUND FL UNIT
CIVIL	
C1.0	COVER SHEET
C1.1	NOTES
C1.2	TOPOGRAPHIC SURVEY PLAN
C2.0	DEMOLITION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	PAVEMENT PLAN
C3.2	STORM WATER TREATMENT PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	DETAILS
LANDSCAPE	
L1.1	LANDSCAPE SITE PLAN 1st FLOOR
L1.2	LANDSCAPE SITE PLAN 2nd FLOOR
L1.3	LANDSCAPE SITE PLAN 4th FLOOR
L1.4	LANDSCAPE SITE PLAN 5th FLOOR
L1.5	LANDSCAPE SITE PLAN ROOF
L4.1	PLANTING PLAN 1st FLOOR
L4.2	PLANTING PLAN 2nd FLOOR
L4.3	PLANTING PLAN 4th FLOOR
L4.4	PLANTING PLAN 5th FLOOR
L4.5	PLANTING PLAN ROOF
L4.6	PLANTING PALETTE PLANTING LIST & MWELO CALCULATIONS

APPLICABLE BUILDING CODE REQULATIONS

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

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

APPLICABLE ZONING CODE REQULATIONS
2022 BERKELEY MUNICIPAL CODE

OWNER:
ARON HOMES, LLC.
125 BURLWOOD LN
LOS GATOS, CA 95033
TEL: (408) 755-6745

ADAM OBACK
aronhomesllc@gmail.com
ROALD NILSEN
aronhomesllc@gmail.com

CIVIL / SURVEYOR:
HOHBACH-LEWIN
260 SHERIDAN AVE, STE 150
PALO ALTO, CA 94306
TEL: (650) 617-5930

BILL HENN, P.E.
bhenn@hohbach-lewin.com

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

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

THE SCOPE OF THE WORK FOR THIS PROPOSED MIXED-USE MULTI-FAMILY PROJECT INCLUDES:

1. DEMOLITION OF (2) EXISTING MULTI-FAMILY BUILDINGS

2. CONSTRUCT A NEW 5-STORY, MIXED-USE BUILDING, INCLUDING (1) RETAIL SPACE, (8) REPLACEMENT APARTMENT UNITS, & (77) RESIDENTIAL HOTEL (GROUP LIVING ACCOMODATION) ROOMS. COMMON AREAS (INCLUDING KITCHENS, LAUNDRY FACILITIES, LOUNGES);A ROOF TOP PATIO, RESIDENTIAL LOBBY & A 17-SPACE PARKING GARAGE W/ AUTOMATED CAR STACKERS

DEFERRED APPROVALS:
1. SIGNAGE UNDER SEPARATE T.I. PERMIT.

2 G000 PROJECT TEAM — 1" = 1'-0"

1 G000 PROJECT DESCRIPTION — 1" = 1'-0"

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STATE OF CALIFORNIA — REGISTERED ARCHITECT — REN. 4/31/2023

ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #: ARN01
ISSUE DATE: 12/1/2022

PROJECT INFORMATION

G000

12/5/2022 3:38:02 AM

ABBREVIATIONS

&	AND
@	AT
Ø	DIAMETER OR ROUND
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICAN W/ DISABILITIES ACT
ADDM	ADDENDUM
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL or ALUM	ALUMINUM
ALT	ALTERNATE
L or <	ANGLE
A.P.	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BB	BULLETIN BOARD
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILIDNG
BLK	BLOCK
BLKG	BLOCKING
BLKHD	BULKHEAD
BM	BEAM
BN	BULLNOSE
BO	BOTTOM OF
BOH	BACK OF HOUSE
BOT	BOTTOM
BS	BOTTOM OF STAIR
BUR	BUILT-UP ROOF
BW	BOTTOM OF WALL
BDRY	BOUNDARY
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIC
CBU	CEMENTITIOUS BACKER UNIT
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
C	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
C.T.	COLLAR TIE
CTRL	CONTROL
CU FT	CUBIC FOOT (FEET)
CU YD	CUBIC YARD(S)
CW	COLD WATER
D	DRYER
d	DEGREE
DBH	DIAMETER AT BREAST HEIGHT
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENDER
DIV	DIVISION
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST

ABBREVIATIONS

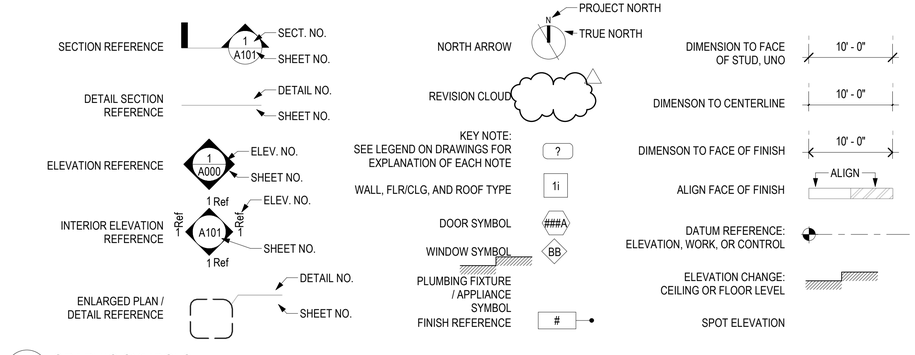
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF MASONRY
FR	FACE OF STUD
FRPF	FIRE RATED
FRP	FIRE PROOF
FRT	FIBERGLASS REINFORCED STEEL
FS	FINISH SLAB
FSEC	FOOD SERVICE QUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARD RAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED METAL SHEET
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER

ABBREVIATIONS

ID	INSIDE DIAMETER or DIMESNION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG. ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED
O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOWN DRAIN
OH	OPPOSITE HAND
OPNG	OPPOSITE
OPP	OPENING
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCTRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN

ABBREVIATIONS

REC	RECESSED
REF	REFERENCE
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TOUNGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFROM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN



GRAPHIC SYMBOLS
1/8" = 1'-0"

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STATE OF CALIFORNIA — REGISTERED ARCHITECT
REN. 4/30/2023

ZONING & DESIGN REVIEW APPLICATION

△	PROJECT ISSUE RECORD:

PROJECT #: ARN01
ISSUE DATE: 12/1/22

SYMBOLS & ABBREVIATIONS

G001

ZONING CODE INFORMATION

SITE INFORMATION				
ADDRESS	**2427-2433 SAN PABLO AVENUE, BERKELEY, CA**			
APN	**56-1928-21 & 56-1928-22**			
ZONING DISTRICT	**C-W**			
OVERLAY / SPECIAL DISTRICT				
SEISMIC SAFETY				
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO	
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO	
HISTORIC INFO				
HISTORIC PRESERVATION	NONE			
LANDMARK / STRUCTURE OF MERIT	NONE			
ENVIRONMENTAL SAFETY				
CREEK BUFFER	N/A	FIRE ZONE	N/A	
ENVIRONMENTAL MGMT AREA	N/A	FLOOD ZONE	N/A	

BUILDING DATA PER PLANNING CODE

	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
BUILDING / LOT INFO				
LOT AREA	10,818 SF	10,818 SF	NO MINIMUM	
BUILDING FOOTPRINT	2,400 SF	9,047 SF	N/A	
LOT COVERAGE	22%	84%	100%	
MAX FLOOR AREA RATIO	0.4	3.5	3.0	DENSITY BONUS WAIVER REQUESTED
AREAS				
COMMERCIAL FLOOR AREA	0 SF	500 SF		INCL. 100 SF MEZZANINE
RESIDENTIAL FLOOR AREA	4,800 SF	37,393 SF		INCL. 800 SF APARTMENT MEZZANINES
GROSS FLOOR AREA	4,800 SF	39,940 SF		
USABLE OPEN SPACE - DENSITY BONUS PROJECT	1,350 SF	3,280 SF	3,240 SF	SEE G005 & G008 FOR DENSITY PROJECT CALCS.
USEABLE OPEN SPACE - BASE PROJECT	1,350 SF	3,280 SF		SEE G007 FOR BASE PROJECT CALCULATIONS
IMPERVIOUS SURFACE AREA	8,850 SF	8,827 SF		
HEIGHT				
# STORIES	2	5	4	DENSITY BONUS WAIVER REQUESTED
AVERAGE BLDG HEIGHT	20 FT	70'-8"	50'	DENSITY BONUS WAIVER REQUESTED
MAX BLDG HEIGHT	20 FT	70'-8"	50'	DENSITY BONUS WAIVER REQUESTED
SETBACKS				
FRONT YARD SETBACK	0'	0'	0'	
SIDE YARD SETBACKS				
INTERIOR	0'	0'	0'	
STREET				
REAR YARD SETBACK	10'	10'	10'	10' OR 10%
UNITS				
RESIDENTIAL DENSITY (UNIT COUNT)				
RESIDENTIAL HOTEL ROOM	0	77		
1-BEDROOM	8	8		REPLACEMENT 1-BEDROOM UNITS
2-BEDROOM	0	0		
3-BEDROOM	0	0		
TOTAL	8	85		
PARKING				
CAR PARKING (MULTI FAMILY)	6	12	6	6 REQUIRED REPLACEMENT PARKING SPACES
CAR PARKING (COMMERCIAL)	0	2	2	INCL. 1 VAN ACCESSIBLE SPACE FOR COMMERCIAL & MULTIFAMILY USE
BIKE PARKING (BMC 23.322.090)				
BIKE PARKING (LONG TERM) - GLA	0	31	31	1 SPACE / 2.5 GLA ROOMS (77 ÷ 2.5 = 31 SPACES)
BIKE PARKING (LONG TERM) - RESIDENTIAL	0	3	3	1 SPACE / 3 BEDROOMS (8 BEDROOMS ÷ 3 = 3 SPACES)
TOTAL LONG TERM BIKE PARKING REQUIRED			34	
TOTAL LONG TERM BIKE PARKING PROVIDED			34	2-TIER BIKE STORAGE RACK (17 RACKS x 2)
BIKE PARKING (SHORT TERM) - GLA	0	4	4	1 SPACE / 20 BEDROOMS (77 ÷ 20 = 4 SPACES)
BIKE PARKING (SHORT TERM) - RESIDENTIAL	0	1	1	1 SPACE / 40 BEDROOMS (8 ÷ 40 = 1 SPACE)
BIKE PARKING (SHORT TERM) - COMMERCIAL	0	1	1	1 SPACE / 2000 SF (500 SF / 2000 SF = 1 SPACE)
TOTAL SHORT TERM BIKE PARKING REQUIRED			6	
TOTAL SHORT TERM BIKE PARKING PROVIDED			6	2-BIKE STREET RACKS
GARBAGE / RECYCLING				
RESIDENTIAL GARBAGE	YES	YES	YES	
COMMERCIAL GARBAGE	NO	YES	YES	
RESIDENTIAL RECYCLING	YES	YES	YES	
COMMERCIAL RECYCLING	NO	YES	YES	

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ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

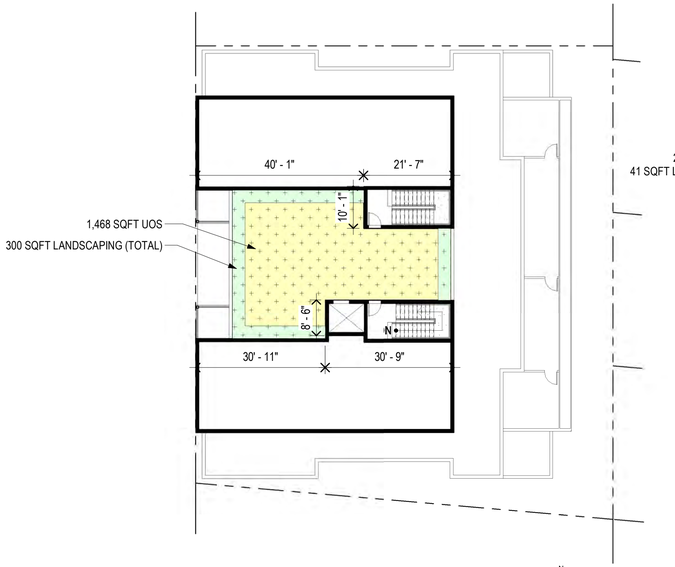
PROJECT #: ARN01

ISSUE DATE: 12/1/22

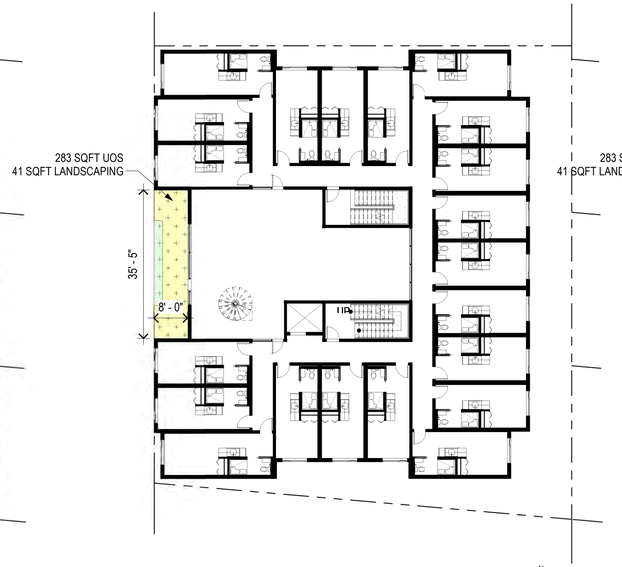
ZONING CODE INFORMATION

G002

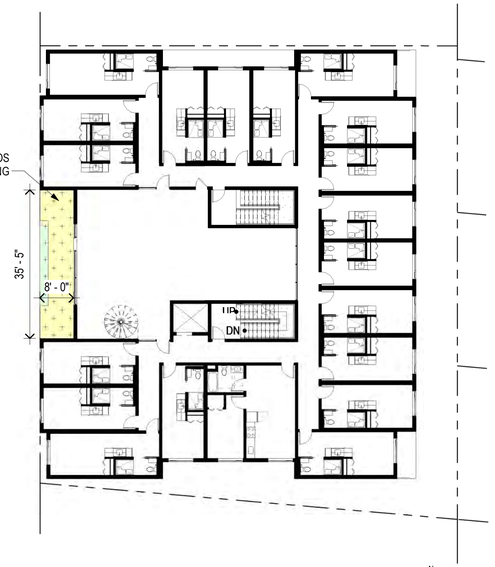
12/5/2022 3:38:06 AM



6 U.O.S. PLAN - ROOF DECK & ROOF
SCALE: 1/16" = 1'-0"



4 U.O.S. PLAN - 4TH FLOOR
SCALE: 1/16" = 1'-0"



2 U.O.S. PLAN - 2ND FLOOR
SCALE: 1/16" = 1'-0"

USEABLE OPEN SPACE CALCULATION TABLE

DENSITY BONUS PROJECT

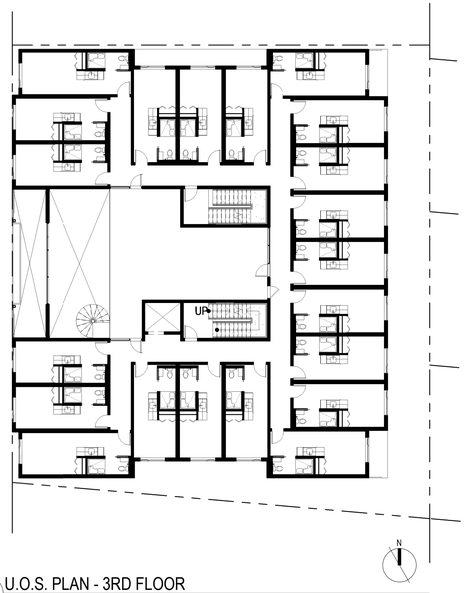
Apartment...	8
GLA Units:	77
SUBTOTAL	85
UNITS W/ PVT. BALCONY	4*
TOTAL UNITS	**69 UNITS**
U.O.S. / UNIT	**40 SF**
TOTAL U.O.S. REQUIRED	**3,240 SF**
TOTAL U.O.S. PROVIDED	**3,280 SF**

USABLE OPEN SPACE

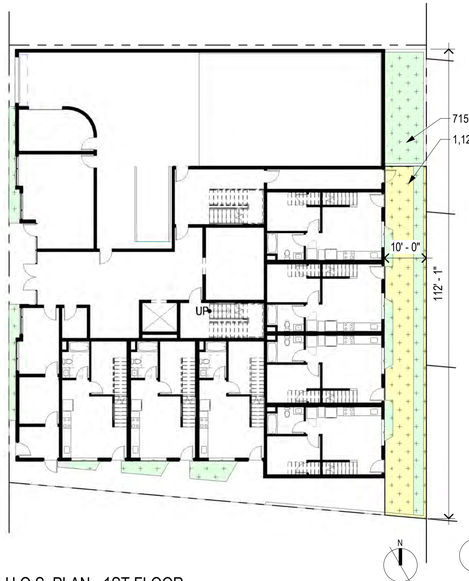
U.O.S. Plan Floor # OR Unit #	Balcony SQ.FT	Minimum Dimension Required in all directions (ft)
ROOF	1,468	10'
5	126	6'
507*	208*	6'
508*	300*	6'
509*	231*	6'
510*	208*	6'
4	283	6'
3	N/A	N/A
2	283	6'
1	1,120	10'
TOTAL	3,280	

* Private Balconies not incl. in U.O.S. calculation

5 U.O.S. PLAN - 5TH FLOOR
SCALE: 1/16" = 1'-0"



3 U.O.S. PLAN - 3RD FLOOR
SCALE: 1/16" = 1'-0"



1 U.O.S. PLAN - 1ST FLOOR
SCALE: 1/16" = 1'-0"

SITE PLAN LEGEND:

- USABLE OPEN SPACE PER B.M.C. 23.304.090
- USABLE OPEN SPACE - PUBLIC BALCONY PER B.M.C. 23.304.090
- USABLE OPEN SPACE - UNIT BALCONY PER B.M.C. 23.304.090
- PERMEABLE WALKWAY, SLD
- LANDSCAPE, SLD

U.O.S. LEGEND
SCALE: 1/8" = 1'-0"

12/5/2022 3:38:14 AM

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SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT
REN. 4/30/2023

ZONING & DESIGN REVIEW APPLICATION

PROJECT ISSUE RECORD:

PROJECT #: ARN01
ISSUE DATE: 12/1/22

USABLE OPEN SPACE DIAGRAMS

G005

1 LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

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SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

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

ZONING & DESIGN REVIEW APPLICATION

PROJECT ISSUE RECORD:

PROJECT #: ARN01
ISSUE DATE: 12/1/22

LOT COVERAGE DIAGRAM

G006

12/5/2022 3:38:16 AM

Project Address:	2427-2433 San Pablo Avenue								
Base Project	**Base Project Units**	**Base Project Units**	**% VLI units**	**# VLI Units**	**#VLI Units**	**% Bonus**	**# Bonus Units**	**# Bonus Units**	**Total Units**
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
30,431	441	69.00	6%	4.14	5.00	22.5%	15.53	16.00	85

Base & Proposed Density Bnous Project Areas

Base Project Residentail Area (SF)	Floor Level	Proposed Project Residential Area (SF)
-	*BASEMENT*	N/A
7,022	*1st*	**5,283**
N/A	*1st (mezzanine)*	**1,365**
7,803	*2nd*	**7,809**
7,803	*3rd*	**7,109**
7,803	*4th*	**7,809**
N/A	*5th*	**5,933**
30,431	**TOTAL**	**35,308**

Base & Proposed Density Bnous Project Areas

Base Project # of Units	Floor Level	Proposed Project # of Units
0	*BASEMENT*	**N/A**
8	*1st*	**7**
19	*2nd*	**20**
21	*3rd*	**21**
21	*4th*	**21**
N/A	*5th*	**16**
69	**TOTAL**	**85**

Proposed Area:	**35,308**
Proposed Units:	**85**
Average Unit Size:	**415**

DENSITY BONUS CHART

AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
15%	50.0%

USEABLE OPEN SPACE CALCULATION TABLE

BASE PROJECT

Apartment...	8
GLA Units:	61
SUBTOTAL	69
UNITS W/ PVT. BALCONY	0
TOTAL UNITS	**69 UNITS**
U.O.S. / UNIT	**40 SF**
TOTAL U.O.S. REQUIRED	**2,760 SF**
TOTAL U.O.S. PROVIDED	**3,450 SF**

USABLE OPEN SPACE

U.O.S. Plan Floor # OR Unit #	Balcony SQ.FT	Minimum Dimension Required in all directions (ft)
ROOF	3,450	10'
4	0	6'
3	0	N/A
2	0	6'
1	0	10'
TOTAL	3,450	

* Private Balconies not incl. in U.O.S. calculation

BASE PROJECT ZONING CODE COMPLIANCE

BASE PROJECT - FAR

	RES. AREA	COMMERCIAL	TOTAL
GROSS FLOOR AREA	30431	2000	32431
SITE AREA			10818
FAR			**3.00**

BASE PROJECT - USEABLE OPEN SPACE

	UNITS	SF / UNIT	TOTAL AREA
TOTAL RES. UNITS	69	40	2,760
TOTAL U.O.S. AREA PROVIDED			**3,450**
GROUND FLOOR LANDSCAPE AREAS			350
ROOF LEVEL LANDSCAPED AREAS			1,032
TOTAL LANDSCAPED AREA			**1,372**

BASE PROJECT - PARKING

	UNITS	SPACES	RATIO	TOTAL
BASE UNITS - GLA	61		0	0
BASE UNITS - REPLACEMENT	8		1	8
COMMERCIAL	2000	2	1000	2
TOTAL PARKING REQ.				10
TOTAL PARKING PROVIDED				15

BASE PROJECT - DWELLING UNIT TABLE

UNIT TYPE	GLA / SRO	1-BED	TOTAL
LEVEL 4	21	0	21
LEVEL 3	21	0	21
LEVEL 2	19	0	19
LEVEL 1	0	8	8
TOTAL	61	8	69
PERCENTAGE OF TOTAL	88%	12%	100%

BASE PROJECT - BEDROOM CALCULATION

	GLA / SRO	1-BED	TOTAL
NUMBER OF UNITS	61	8	
BEDROOM PER UNIT	1	1	
TOTAL BEDROOMS	61	8	69

BASE PROJECT - LONG TERM BIKE PARKING

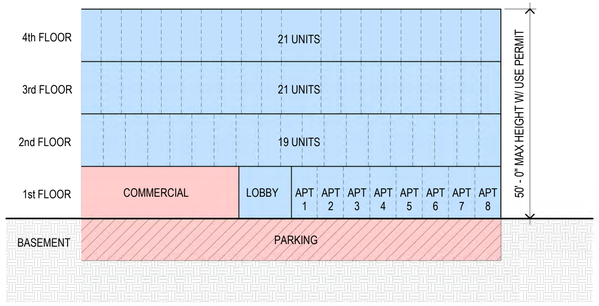
	COUNT / BEDROOM	SPACES	RATIO	TOTAL
BASE GLA ROOMS	61	1	2.5	24
BASE BEDROOMS	8	1	3.0	3
TOTAL LONG TERM BIKE SPACES REQ.				27
TOTAL LONG TERM BIKE SPACES PROVIDED				32

BASE PROJECT - SHORT TERM BIKE PARKING

	COUNT / BEDROOM	SPACES	RATIO	TOTAL
COMMERCIAL	2000	1	2000	1
GLA / SRO	61	1	20	4
RES. UNITS	8	1	40	1
TOTAL SHORT TERM BIKE SPACES REQ.				6
TOTAL SHORT TERM BIKE SPACES PROVIDED: 2-BIKE STREET RACKS				6

BASE PROJECT - STORMWATER

	ROOF AREA	%	REQUIRED
BASE UNITS	8984	4	359



A BASE PROJECT DIAGRAM
SCALE: 1/16" = 1'-0"

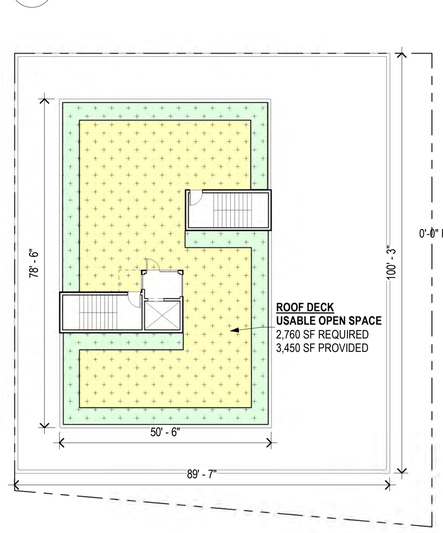
SHEET NOTES

1. SEE G002 FOR FULL ZONING CODE INFORMATION TABLE
2. SEE SHEET G005 FOR USEABLE OPENSPACE AND LANDSCAPING DIAGRAMS / CALCULATIONS
3. SEE G008 FOR DENSITY BONUS PROJECT DIAGRAMS AND ZONING COMPLIANCE INFO

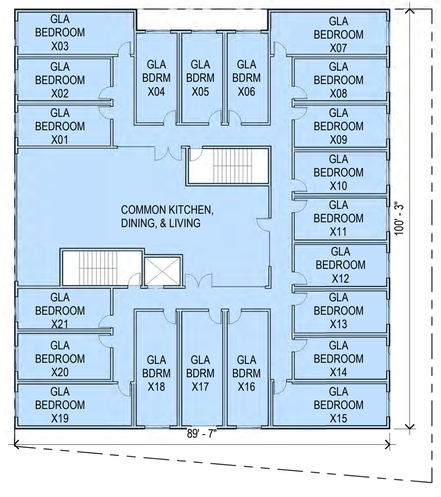
COMMERCIAL | RESIDENTIAL | DENSITY BONUS | GARAGE

USEABLE OPEN SPACE | USABLE OPEN SPACE - PRIVATE | USABLE OPEN SPACE - BALCONY | LANDSCAPE

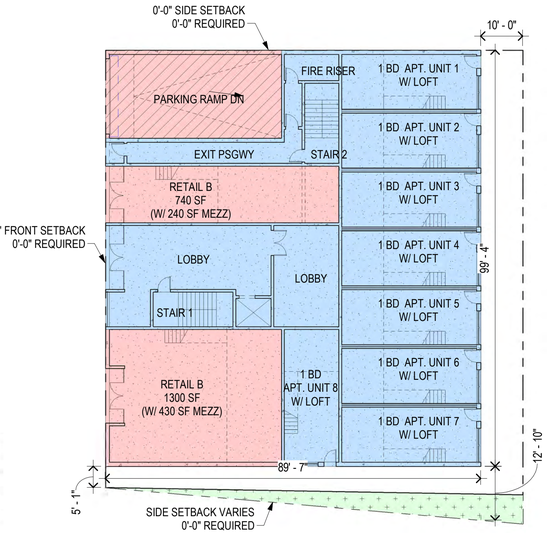
DENSITY BONUS AREA LEGEND



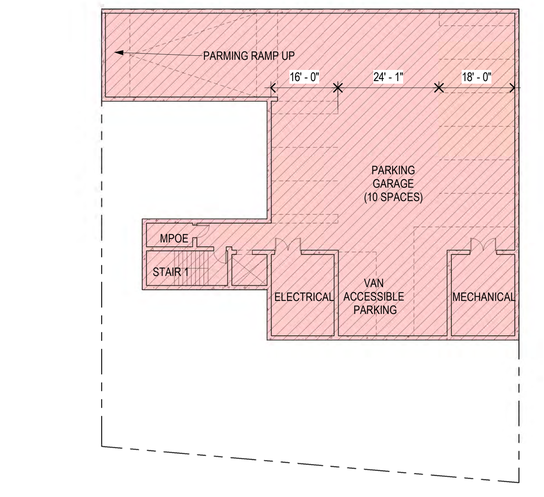
4 BASE PROJECT DIAGRAM - ROOF
SCALE: 1/16" = 1'-0"



3 BASE PROJECT DIAGRAM - 2nd THRU 4th FLOORS
SCALE: 1/16" = 1'-0"



2 BASE PROJECT DIAGRAM - 1ST FLOOR
SCALE: 1/16" = 1'-0"



1 BASE PROJECT DIAGRAM - GARAGE
SCALE: 1/16" = 1'-0"

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SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT — REN. 4/30/2023

ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #: ARN01

ISSUE DATE: 12/1/22

BASE PROJECT PLANS & CALCS

G007

12/5/2022 3:38:20 AM

Project Address:		2427-2433 San Pablo Avenue							
Base Project	**Base Project Units**	**Base Project Units**	**% VLI units**	**# VLI Units**	**#VLI Units**	**% Bonus**	**# Bonus Units**	**# Bonus Units**	**Total Units**
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
30,431	441	69.00	6%	4.14	5.00	22.5%	15.53	16.00	85

Base & Proposed Density Bnous Project Areas

Base Project Residentail Area (SF)	Floor Level	Proposed Project Residential Area (SF)
-	*BASEMENT*	N/A
7,022	*1st*	5,283
N/A	*1st (mezzanine)*	1,365
7,803	*2nd*	7,809
7,803	*3rd*	7,109
7,803	*4th*	7,809
N/A	*5th*	5,933
30,431	TOTAL	35,308

Base & Proposed Density Bnous Project Areas

Base Project # of Units	Floor Level	Proposed Project # of Units
0	*BASEMENT*	N/A
8	*1st*	7
19	*2nd*	20
21	*3rd*	21
21	*4th*	21
N/A	*5th*	16
69	TOTAL	85

Proposed Area:	**35,308**
Proposed Units:	**85**
Average Unit Size:	**415**

DENSITY BONUS CHART

AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
15%	50.0%

DENSITY PROJECT ZONING CODE COMPLIANCE

DENSITY PROJECT - FAR

	RES. AREA	COMMERCIAL	TOTAL
GROSS FLOOR AREA	37393	500	37893
SITE AREA			10818
FAR			**3.50**

DENSITY PROJECT - USEABLE OPEN SPACE

	UNITS	SF / UNIT	TOTAL AREA
TOTAL RES. UNITS	85		
RES. UNIT W/ PVT. U.O.S.	4		
TOTAL U.O.S. UNITS	81	40	3,240
TOTAL U.O.S. AREA PROVIDED			**3,280**
GROUND FLOOR LANDSCAPE AREAS			715
COMMON AREA BALCONY LANDSCAPE AREAS			208
ROOF LEVEL LANDSCAPED AREAS			300
TOTAL LANDSCAPED AREA			**1,223**

DENSITY PROJECT - PARKING

	UNITS	SPACES	RATIO	TOTAL
BASE UNITS - GLA	61		0	0
BASE UNITS - REPLACEMENT	8	1		8
COMMERCIAL	500	2	1000	2
TOTAL PARKING REQ.				10
TOTAL PARKING PROVIDED				15

DENSITY PROJECT - DWELLING UNIT TABLE

UNIT TYPE	GLA / SRO	1-BED	TOTAL
LEVEL 5	16	0	21
LEVEL 4	21	0	21
LEVEL 3	21	0	21
LEVEL 2	19	1	19
LEVEL 1	0	7	8
TOTAL	77	8	85
PERCENTAGE OF TOTAL	91%	9%	100%

DENSITY PROJECT - BEDROOM CALCULATION

	GLA / SRO	1-BED	TOTAL
NUMBER OF UNITS	77	8	
BEDROOM PER UNIT	1	1	
TOTAL BEDROOMS	77	8	85

DENSITY PROJECT - LONG TERM BIKE PARKING

	COUNT / BEDROOM	SPACES	RATIO	TOTAL
BASE GLA ROOMS	77	1	2.5	31
BASE BEDROOMS	8	1	3.0	3
TOTAL LONG TERM BIKE SPACES REQ.				33
TOTAL LONG TERM BIKE SPACES PROVIDED				34

DENSITY PROJECT - SHORT TERM BIKE PARKING

	COUNT / BEDROOM	SPACES	RATIO	TOTAL
COMMERCIAL	500	1	2000	1
GLA / SRO	77	1	20	4
RES. UNITS	8	1	40	1
TOTAL SHORT TERM BIKE SPACES REQ.				6
TOTAL SHORT TERM BIKE SPACES PROVIDED: 2-BIKE STREET RACKS				6

DENSITY PROJECT - STORMWATER

	ROOF AREA	%	REQUIRED
BASE UNITS	8925	4	357
PROVIDED			357

WAIVERS & CONCESSIONS

WAIVERS & DEVELOPMENT STANDARDS REDUCTIONS

i. INCREASE ALLOWABLE BUILDING STORIES TO 5 (4 ALLOWED)
ii. INCREASE OVERALL BUILDING HEIGHT TO 70'-8" (50' ALLOWED)

REQUESTED CONCESSIONS

COMMERCIAL
RESIDENTIAL
DENSITY BONUS
GARAGE
USEABLE OPEN SPACE
USABLE OPEN SPACE - PRIVATE
USABLE OPEN SPACE - BALCONY
LANDSCAPE

DENSITY BONUS AREA LEGEND

SHEET NOTES

1. SEE G002 FOR FULL ZONING CODE INFORMATION TABLE
2. SEE G007 FOR BASE PROJECT DIAGRAMS AND ZONING COMPLIANCE INFO
3. SEE LANDSCAPE PLANS AND A100 - SITE PLAN FOR LANDSCAPE LOCATIONS AND AREAS

DENISTY BONUS VLI UNITS & BMR REPLACEMENT UNITS

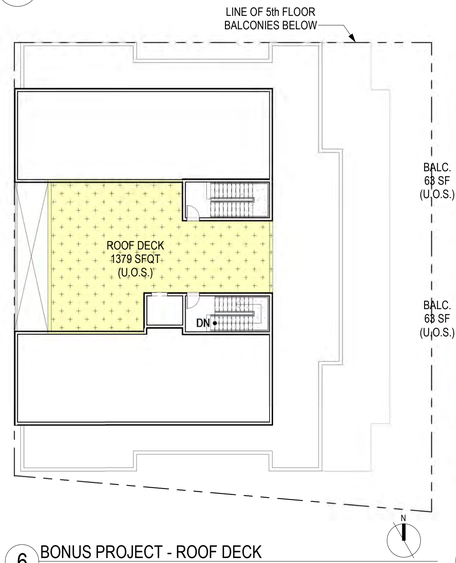
**** DENSITY BONUS VERY LOW INCOME (VLI) UNITS:**

GROUND FLOOR:	101**
2nd FLOOR GLA:	ROOM 208**
3rd FLOOR GLA:	ROOM 320**
4th FLOOR GLA:	ROOM 418**
5th FLOOR GLA:	ROOM 510**

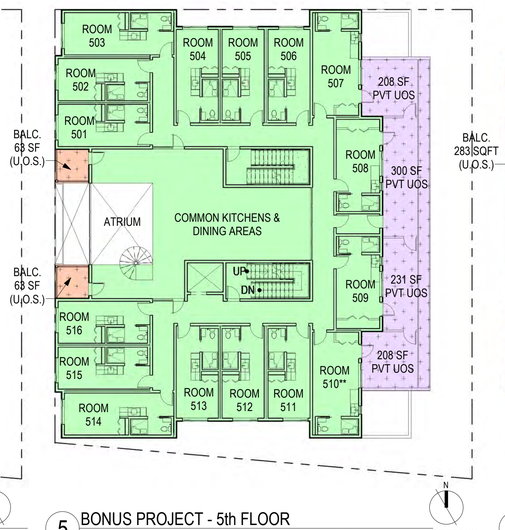
*** BELOW MARKET RATE (BMR) UNITS:**

GROUND FLOOR:	102*, 103*, 104*, 105*, 106*, 107*
2nd FLOOR: MANAGERS UNIT:	216*

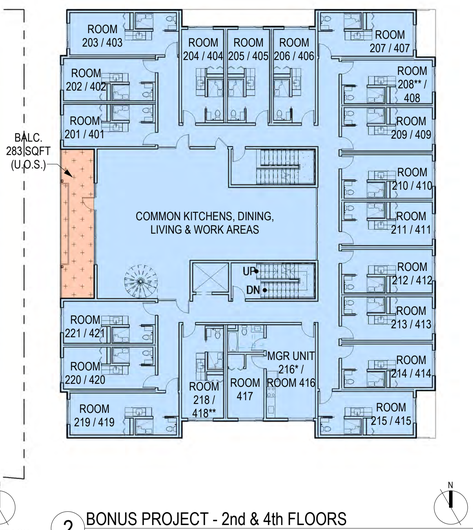
AFFORDABILITY OF PROPOSED BMR UNITS BASED ON AFFORDABLILTY OF EXISTING UNITS
50% AMI - 1 UNIT(S): 102*
80& AMI - 7 UNIT(S) 103*, 104*, 105*, 106*, 107* & MANAGAER'S UNIT 216*



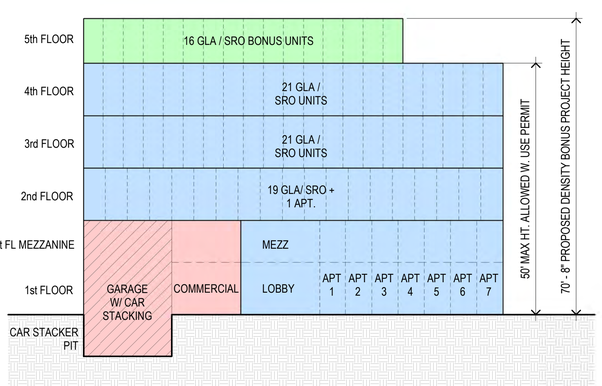
6 BONUS PROJECT - ROOF DECK
SCALE: 1/16" = 1'-0"



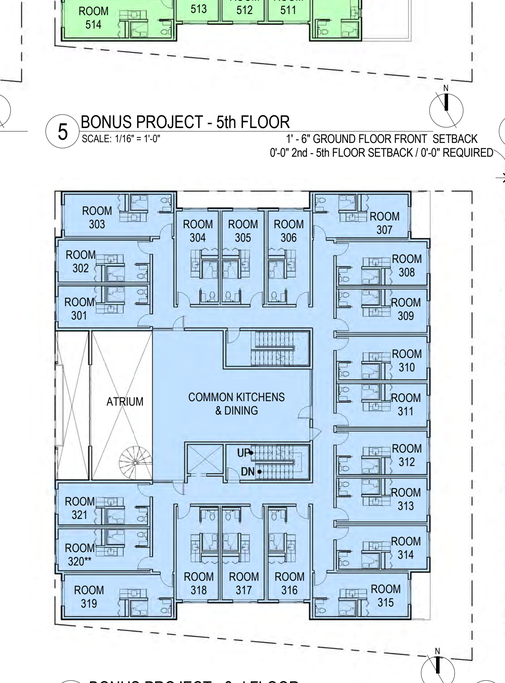
5 BONUS PROJECT - 5th FLOOR
SCALE: 1/16" = 1'-0"



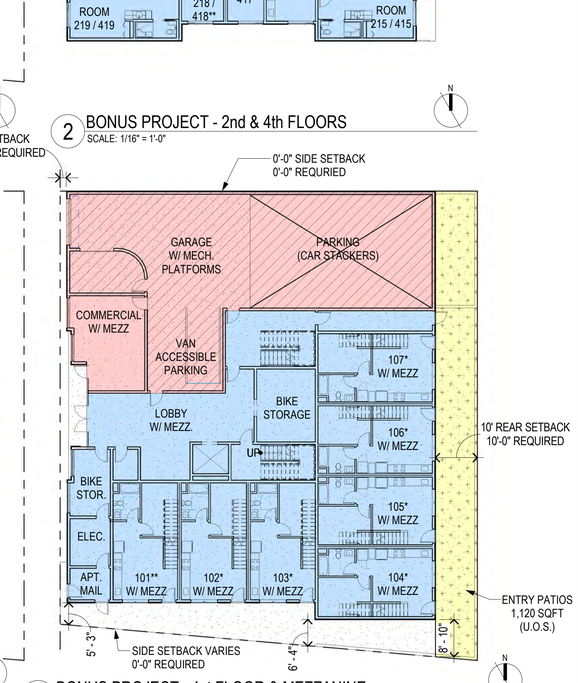
2 BONUS PROJECT - 2nd & 4th FLOORS
SCALE: 1/16" = 1'-0"



7 BONUS PROJECT DIAGRAM



3 BONUS PROJECT - 3rd FLOOR
SCALE: 1/16" = 1'-0"



1 BONUS PROJECT - 1st FLOOR & MEZZANINE
SCALE: 1/16" = 1'-0"

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BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT — REN. 4/31/2023

ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #:	ARN01
ISSUE DATE:	12/1/22

DENSITY BONUS BONUS PROJECT DIAGRAMS & CALCS

G008

12/5/2022 3:38:29 AM

GreenPoint Rated — NEW HOME RATING SYSTEM, VERSION 9.0

MULTIFAMILY CHECKLIST

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

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (5), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES-2 , HE-1, JS-1, O1, O7.

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

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual.
Visit www.greenpointrated.org for the most current version of the rating system and GreenPoint Rated.
Build It Green is not a code enforcement agency.

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

New Home Multifamily Version 9

Project Name: 2427-2433 San Pablo Ave GLA
Project Street: 2427-2433 San Pablo Ave
Project City: Berkeley
Project Zip: 94702

Points Targeted: 78
Certification Level Targeted: Certified
Compliance Pathway Targeted: None

POINTS REQUIRED (Minimum Points + Accepted Points)

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
		Possible Points					
CALGreen							
No	**CALGreen Res** (REQUIRED)	N	-1	-1	-1	-1	
A. SITE							
No	**A1. Construction Footprint** (Site Preservation Plan beyond Local Ordinance (SF ACS, SF Site Undisturbed and Undisturbed)	0				1	
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 70% C&D Waste Diversion (including Alternative Daily Cover)	2			2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1			1		
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	0			1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0	1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0		1			
	A6. Stormwater Control: Prescriptive Path						
Yes	A6.1 Permeable Paving Material	1				1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1				1	
Yes	A6.3 Non-Leaching Roofing Materials	1				1	
No	A6.4 Smart Stormwater Street Design	0	1				
Yes	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	2				2	
B. FOUNDATION							
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1	
Yes	**B2. Radon-Resistant Construction**	2			2		
Yes	**B3. Foundation Drainage System**	2				2	
N/A	**B4. Moisture Controlled Crawlspace**	N			1		
	B5. Structural Pest Controls						
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1	
C. LANDSCAPE							
8.09%	Enter the landscape area percentage. Points capped at 3 for less than 10%						
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1				1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1				1	
	C3. Resource Efficient Landscapes						
TBD	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3				3	
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0	1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	2				2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	2				2	
No	**C8. Rainwater Harvesting System**	0				3	
No	**C9. Recycled Wastewater Irrigation System**	0				1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2				2	

Project Name: 2427-2433 San Pablo Ave GLA Project Street: 2427-2433 San Pablo Ave Project City: Berkeley Project Zip: 94702	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	**C11. Landscape Meets Water Budget**					1	
	C12. Environmentally Preferable Materials for Site						
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1	
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%					1	
TBD	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and shortest in downward)		1				
TBD	**C14. Large Stature Tree(s)**		1				
TBD	**C15. Third Party Landscape Program Certification**					1	
TBD	**C16. Maintenance Contract with Certified Professional** (SpS Formerly Qualified Professional) or Equiv.)					1	
TBD	**C17. Community Garden**		2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
Yes	D1.2 Non-Load-Bearing Door and Window Headers Sized for Load	1				1	
No	D1.3 Advanced Framing Measures	0				2	
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 50% of project)	0				1	
	D3. Engineered Lumber						
Yes	D3.1 Engineered Beams and Headers	1				1	
No	D3.2 OSB for Subfloor	0				0.5	
No	D3.3 OSB for Wall and Roof Sheathing	0				0.5	
No	**D4. Insulated Headers**	0	1				
	D5. FSC-Certified Wood						
No	D5.1 Dimensional Lumber, Studs, and Timber	0				4	
No	D5.2 Panel Products	0				3	
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
TBD	**D7. Energy Heels on Roof Trusses**			1			
No	**D8. Overhangs and Gutters**	0		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached Garage	0			2		
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1		
	D10. Structural Pest and Rot Controls						
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	1			1		
E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	0				1	
No	**E2. Flashing Installation Third-Party Verified**	0				2	
Yes	**E3. Rain Screen Wall System**	2				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	Y				1	
TBD	E5.2 Roofing Warranty for Shingle Roofing (REQUIRED)	R	R	R	R	R	R
No	**E6. Vegetated Roof**	0	2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	0.5				0.5	
Yes	F1.2 Ceilings	0.5				0.5	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors.	0.5			0.5		

Project Name: 2427-2433 San Pablo Ave GLA Project Street: 2427-2433 San Pablo Ave Project City: Berkeley Project Zip: 94702	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
Yes	F2.2 Ceilings	0.5			0.5		
	F3. Low GWP Insulation That Does Not Contain Fire Retardants						
Yes	F3.1 Cavity Walls and Floors	1			1		
No	F3.2 Ceilings	0			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1	1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
	G2. Install Water-Efficient Fixtures						
TBD	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1				1	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	1				2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf					1	
No	**G3. Pre-Plumbing for Graywater System**	0				1	
No	**G4. Operational Graywater System**	0				3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**					1	
Yes	**G6. Submeter Water for Tenants**	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1			
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic or Duct Joints and Seams	1		1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1		
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards (PREQUIRED)	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards			2			
TBD	H6.3 Outdoor Air is Filtered and Tempered			1			
	H7. Effective Range Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1		1			
TBD	H7.2 Automatic Range Hood Control			1			
TBD	**H8. High Efficiency HVAC Filter (MERV 16+)**			1			
TBD	**H9. Advanced Refrigerants** (Low-global warming potential refrigerants)			1			
I. RENEWABLE ENERGY							
0.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		35			
	I2. Low Carbon Homes						
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2			
No	I2.2 Low Carbon Home (must be CGreen, 5 Arrowleaf)	0		4			
No	**I3. Energy Storage**	0		1			
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4			
≥50% of common area	**I5. Photovoltaic System for Multifamily Projects**	N		6			
J. BUILDING PERFORMANCE AND TESTING							
No	**J1. Third Party Verification of Quality of Insulation Installation**	2			1		
No	**J2. Supply and Return Air Flow Testing**	0		1	1		

Project Name: 2427-2433 San Pablo Ave GLA Project Street: 2427-2433 San Pablo Ave Project City: Berkeley Project Zip: 94702	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	N9.2 Community Location (Disadvantaged Community)		1		1		
	N10. Affordability						
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2				
No	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1				
No	N10.3 At Least 25% of Units at 120% AMI or Less are For Sale	2	1				
	N11. Mixed-Use Development						
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1				
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services	0	1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints** (REQUIRED)	Y	R	R	R	R	R
No	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5
	O5. Home System Monitors						
No	O5.1 Energy Home System Monitors	0		2			
Yes	O5.2. Water Home System Monitors	1				1	
	O6. Green Building Education						
No	O6.1 Marketing Green Building	0	2				
No	O6.2 Green Building Signage	2		0.5		0.5	
No	**O7. Green Appraisal Addendum** (REQUIRED)	R	R	R	R	R	R
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**	2					
TBA	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**				1		
TBD	**O11. Smokefree Housing**			2			
TBD	**O12. Integrated Pest Management Plan**				1		
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control	1	1		1		
4	Enter the number of Tier 1 practices						
0	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	2			1		
No	P2.3 Separate Mechanical and Plumbing Systems	1			1		
	P3. Commissioning						
No	P3.1 Design Phase	2		1	1		
No	P3.2 Construction Phase	0		2	1		
No	P3.3 Post-Construction Phase	0		2	1		
No	**P4. Building Enclosure Testing**	0		1	1	1	

Summary							
Total Available Points in Specific Categories	307	48	145	69	86	62	
Minimum Points Required In Specific Categories	30	2	25	5	6	6	
Total Points Achieved	78.0	14.5	19.5	15.5	12.5	9.5	

Project Name: 2427-2433 San Pablo Ave GLA Project Street: 2427-2433 San Pablo Ave Project City: Berkeley Project Zip: 94702	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	J3. Mechanical Ventilation Testing	0			1		
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1		
Select Compliance Pathway for JS 1	**JS. Building Energy Performance**						**Option 3: Mixed Fuel** - High Rise (Compliance margin is 33% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-33 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (3-15). PV and Storage credit allowed. High-Rise: meet T24 **Option 3: Annual Energy Use** - Minimum 20% reduction based on annual energy use. PV credit not allowed.
Select Climate Zone							Climate Zone Input
	JS.1 Home Meets or Exceeds Energy Compliance Pathway (REQUIRED)				Dir		
5.00%	JS.2 Non-Residential Spaces Outperform Title 24	10			10		
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst** (REQUIRED)	Y			Y		
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**	1			1		
TBD	**J8. ENERGY STAR® for Homes**	1			1		
No	**J9. EPA Indoor air Plus Certification**	0				3	
No	**J10. Blower Door Testing**	N				2	
Yes	**J11. Compartmentalization of Units** (Minimize any uncontrolled pathways for mixing' air (ACH) between units)	2		1	1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-in Contaminants						
No	K1.1 Entryways by Individual Units (Entryways from surface at entrances and (sentinent) assembly for shoe storage)	0			1		
No	K1.2 Entryways to Buildings (Entryways from surface at entrances and built-in, sentinent, walk-off mat, or grill)	N			1		
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	3			3		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	**K6. Products That Comply With the Health Product Declaration Oper Standard**				2		
Yes	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	3			2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1		
Yes	**K9. Durable Cabinets** (Plywood for cupboards and doors, self-bearing (heavy) rollas, (drafts) (with, two directional metal hinges)	2				2	
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1	
L. FLOORING							
TBD	**L1. Environmentally Preferable Flooring**					3	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3		
Yes	**L3. Durable Flooring** (at flooring is hard surface)	1				1	
No	**L4. Thermal Mass Flooring**	0	1				
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	Y					1
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1 CEE-Rated Clothes Washer		1				2
Yes	M2.2 ENERGY STAR® Dryer	1	1				

Project Name: 2427-2433 San Pablo Ave GLA Project Street: 2427-2433 San Pablo Ave Project City: Berkeley Project Zip: 94702	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	M2.3 Solar Dryer/ Laundry Lines	0	0.5				
TBD	**M3. Size-Efficient ENERGY STAR® Refrigerator**		2				
	M4. Permanent Centers for Waste Reduction Strategies						
No	M4.1 Built-In Recycling Center	0				1	
No	M4.2 Built-In Composting Center	0				1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2			
Tier 2	**M6. Electric Vehicle Charging Stations and Infrastructure**	2		2			
Yes	**M7. Central Laundry**	1				1	
Yes	**M8. Gearless Elevator**	1	1				
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
Yes	N1.2 Designated Brownfield Site	2	1			1	
135	N1.3 Conserve Resources by Increasing Density	4		2		2	
Per	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					3	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)Development Located Near Major Transit Stop						
TBD	N2.1 Within 1 Mile of a Major Transit Stop	2	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
10	Enter the number of Tier 1 services						
25	Enter the number of Tier 2 services						
No	N3.2 Connection to Pedestrian Pathways	0	1				
80	N3.3 Traffic Calming Strategies	0	2				
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
No	N3.6 Bicycle Storage for Non-Residents	0	1				
1 space per unit	N3.7 Reduced Parking Capacity	4	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
Per	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
	N5. Social Interaction						
No	N5.1 Residence Entries with Views to Callers	0	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
No	N5.3 Porches Oriented to Street and Public Space	2	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
	N7. Adaptable Building						
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
	N8. Resiliency						
No	N8.1 Climate Impact Assessment (CA Adac - Fortified Standard: HAZUS, FEMA P58, or Dowson Evaluation)	2	1		1	1	
Yes	N8.2 Strategies to Address Assessment Findings	0	1		1	1	
	N9. Social Equity						
Yes	N9.1 Diverse Workforce (Supplier Diversity or Local Hires)	2	1			1	

Project Name: 2427-2433 San Pablo Ave GLA Project Street: 2427-2433 San Pablo Ave Project City: Berkeley Project Zip: 94702	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	N9.2 Community Location (Disadvantaged Community)		1		1		
	N10. Affordability						
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2				
No	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1				
No	N10.3 At Least 25% of Units at 120% AMI or Less are For Sale	2	1				
	N11. Mixed-Use Development						
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1				
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services	0	1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints** (REQUIRED)	Y	R	R	R	R	R
No	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5
	O5. Home System Monitors						
No	O5.1 Energy Home System Monitors	0		2			
Yes	O5.2. Water Home System Monitors	1				1	
	O6. Green Building Education						
No	O6.1 Marketing Green Building	0	2				
No	O6.2 Green Building Signage	2		0.5		0.5	
No	**O7. Green Appraisal Addendum** (REQUIRED)	R	R	R	R	R	R
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**	2					
TBA	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**				1		
TBD	**O11. Smokefree Housing**			2			
TBD	**O12. Integrated Pest Management Plan**				1		
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control	1	1		1		
4	Enter the number of Tier 1 practices						
0	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	2			1		
No	P2.3 Separate Mechanical and Plumbing Systems	1			1		
	P3. Commissioning						
No	P3.1 Design Phase	2		1	1		
No	P3.2 Construction Phase	0		2	1		
No	P3.3 Post-Construction Phase	0		2	1		
No	**P4. Building Enclosure Testing**	0		1	1	1	

Summary							
Total Available Points in Specific Categories	307	48	145	69	86	62	
Minimum Points Required In Specific Categories	30	2	25	5	6	6	
Total Points Achieved	78.0	14.5	19.5	15.5	12.5	9.5	

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SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER — REN. 6/30/2023 — LICENSED ARCHITECT

ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #: ARN01

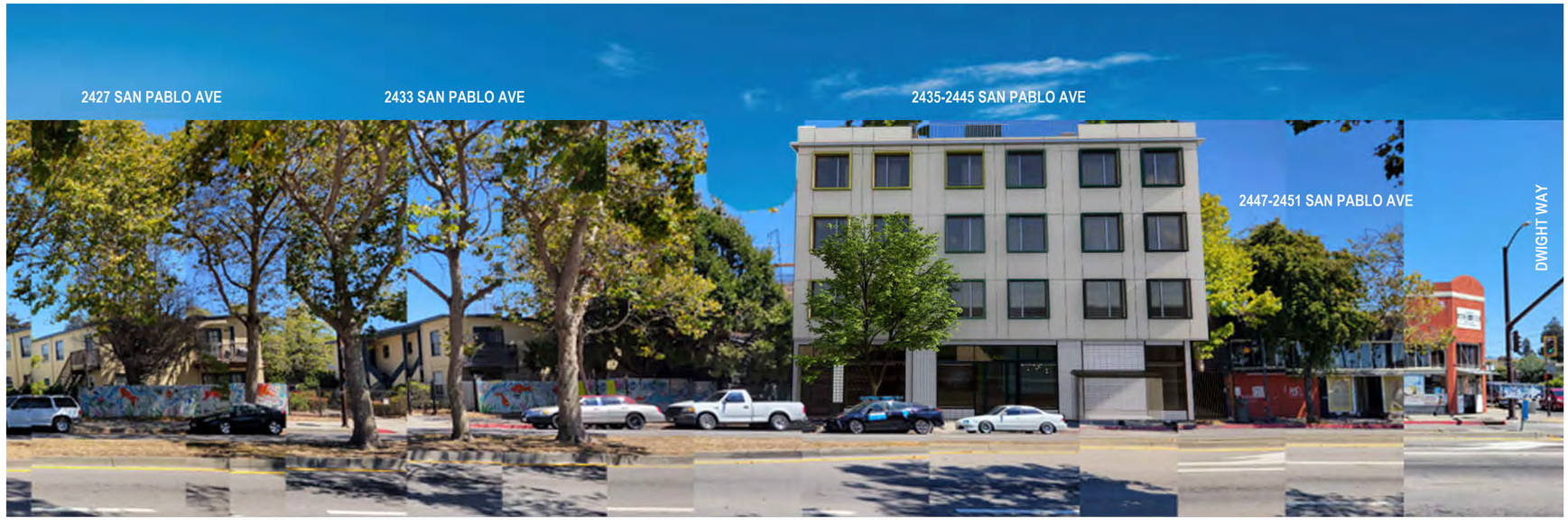
ISSUE DATE: 12/1/22

GREEN BUILDING CHECKLIST

G010

12/5/2022 3:38:32 AM

2 EXISTING STREET STIP (2 PARCELS NORTH)
SCALE: 1" = 10'-0"



1 EXISTING STREET STRIP (2 PARCELS SOUTH)
SCALE: 1" = 10'-0"

9/1/2022 5:45:22 PM

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SAN PABLO AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED PROFESSIONAL — LICENSED ARCHITECT
REN
04/31/2021

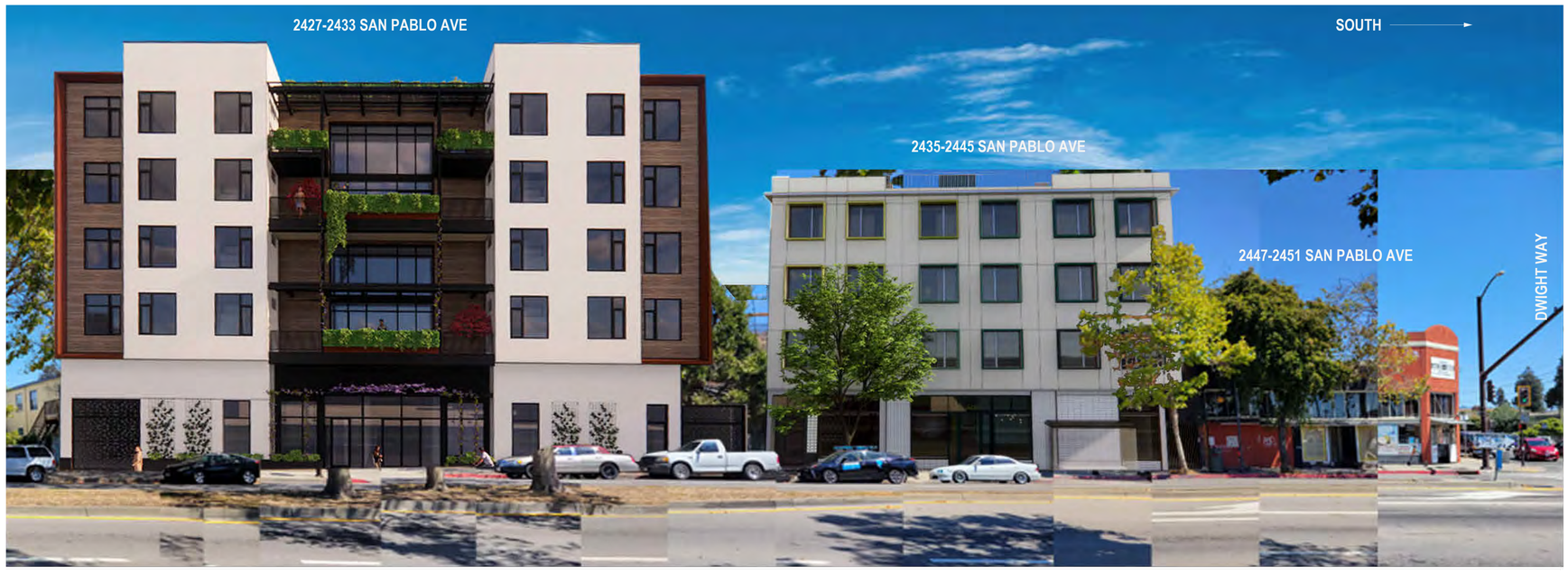
ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #: ARN01
ISSUE DATE: 09/15/21

EXISTING STREET STRIP ELEVATIONS

G041



1 PROPOSED STREET STRIP (2 PARCELS SOUTH)
SCALE: 1" = 10'-0"

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2427-2433
SAN PABLO AVE
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED PROFESSIONAL — LICENSED ARCHITECT
REN
04/31/2021

ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #: ARN01

ISSUE DATE: 09/01/22

PROPOSED STREET STRIP ELEVATIONS

G042

9/1/2022 5:45:23 PM

2 G043 STREET PERSPECTIVE - SOUTHBOUND SAN PABLO AVE
1" = 1'-0"

3 G043 STREET PERSPECTIVE - SAN PABLO AVENUE (LOOKING EAST)
1" = 1'-0"

1 G043 STREET PERSPECTIVE - NORTHBOUND SAN PABLO AVE
1" = 1'-0"

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BERKELEY, CA

STATE OF CALIFORNIA
JOSEPH PETERSON KDA
LICENSED ARCHITECT
REN. 4/30/2021

ZONING & DESIGN REVIEW APPLICATION

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PROJECT #: ARN01
ISSUE DATE: 09/07/21

PERSPECTIVES

G043

9/1/2022 5:45:24 PM

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BERKELEY, CA

STATE OF CALIFORNIA — DAVID TEDERICK KIM — REGISTERED ARCHITECT
REN. 4/31/2023

ZONING & DESIGN REVIEW APPLICATION

1 / G044 STREET PERSPECTIVE - BYRON STREET (LOOKING WEST)
1" = 1'-0"

△ PROJECT ISSUE RECORD:

PROJECT #: ARN01
ISSUE DATE: 12/1/22

PERSPEECTIVES

G044

12/5/2022 3:38:44 AM

RS-1
RAINSCREEN
MFR: CERACLAD
SERIES: WOOD, URBAN CEDAR
COLOR: ESPRESSO

M-1
PAINTED METAL
LOCATION: FACADE BREAK METAL, METAL RAILINGS & COPINGS
COLOR: SHERWIN WILLIAMS 6991"BLACK MAGIC"

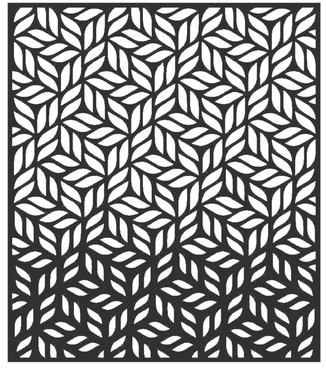
SF-1
STOREFRONT
ANODIZED ALUMINUM
COLOR: DARK BRONZE ANODIZED

CP-1
CEMENT PLASTER
TEXTURE: FINE TROWEL FINISH - SMOOTH
COLOR: TBD

M-2
PAINTED METAL
LOCATION: FACADE ACCENTS & PLANTERS
COLOR: TBD

W-1
WINDOW FRAME
VYNIL OR CLAD ALUMINUM
COLOR: DARK BRONZE

C-1
CAST-IN-PLACE CONCRETE
TEXTURE: BOARD FORMED
COLOR: NATURAL



M-3
LASER CUT METAL, POWER COATED
MFR: BOK MODERN
LOCATION: GATE & GARAGE DOOR
COLOR: SHERWIN WILLIAMS 6991 "BLACK MAGIC"

12/5/2022 3:38:45 AM

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SAN PABLO AVE G.L.A.

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

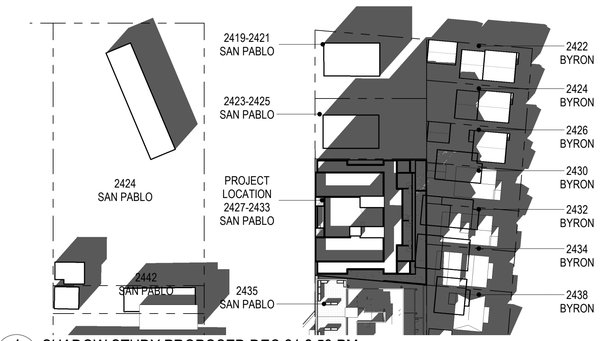
ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

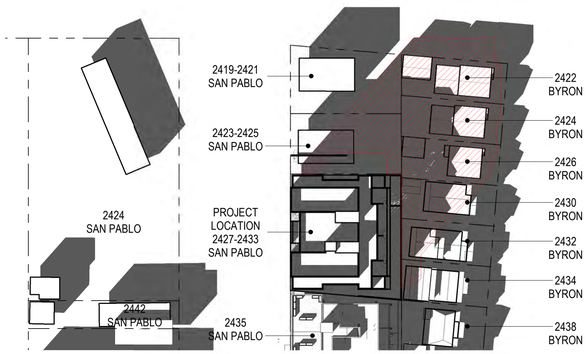
PROJECT #: ARN01
ISSUE DATE: 12/1/22

MATERIAL BOARD

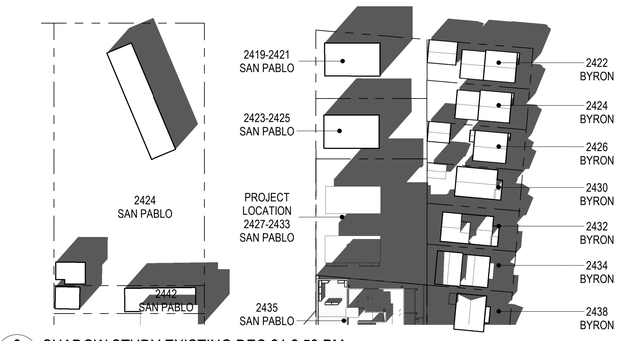
G048



4 G051 SHADOW STUDY PROPOSED DEC 21 2.53 PM
1" = 60'-0"

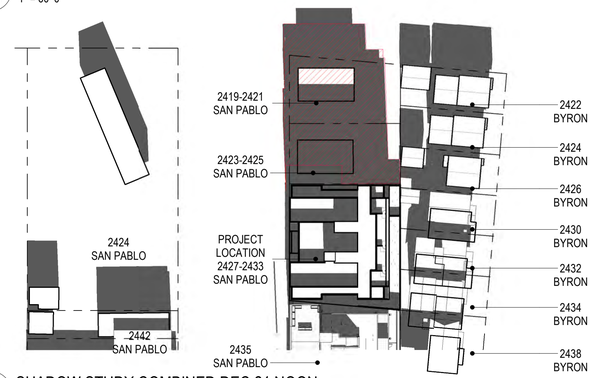


9 G051 SHADOW STUDY COMBINED DEC 21 2.53 PM
1" = 60'-0"



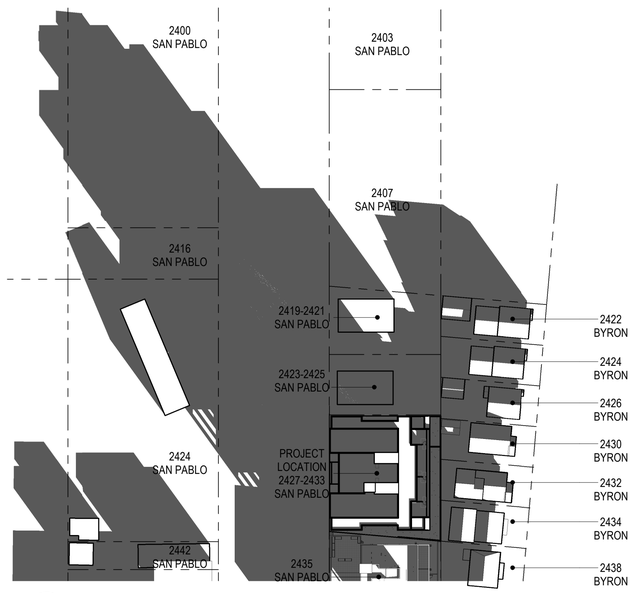
6 G051 SHADOW STUDY EXISTING DEC 21 2.53 PM
1" = 60'-0"

2 G051 SHADOW STUDY PROPOSED DEC 21 NOON
1" = 60'-0"



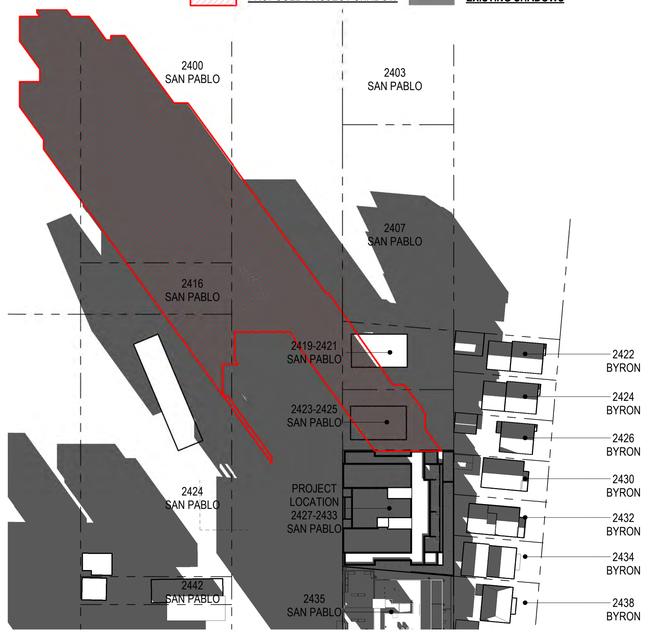
8 G051 SHADOW STUDY COMBINED DEC 21 NOON
1" = 60'-0"

3 G051 SHADOW STUDY EXISTING DEC 21 NOON
1" = 60'-0"



1 G051 SHADOW STUDY PROPOSED DEC 21 9.21 AM
1" = 60'-0"

PROPOSED PROJECT SHADOW EXISTING SHADOWS



7 G051 SHADOW STUDY COMBINED DEC 21 9.21 AM
1" = 60'-0"

5 G051 SHADOW STUDY EXISTING DEC 21 9.21 AM
1" = 60'-0"

12/5/2022 3:39:13 AM

SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

STATE OF CALIFORNIA · ARIELLE PETERSON · LICENSED ARCHITECT
REN: 4/1/31/2023

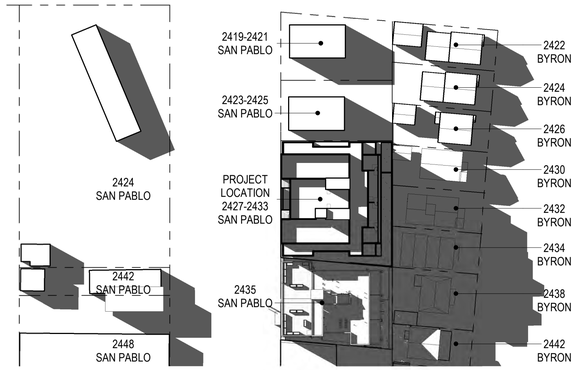
ZONING & DESIGN REVIEW APPLICATION

△ PROJECT ISSUE RECORD:

PROJECT #:	ARN01
ISSUE DATE:	12/1/22

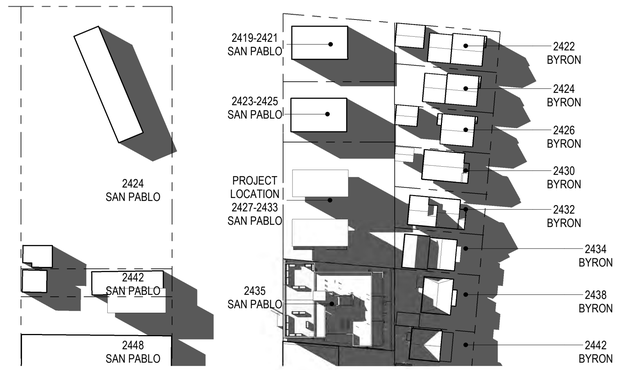
SHADOW STUDIES - DECEMBER 21

G051



6 G052 SHADOW STUDY PROPOSED JUNE 21 SUNSET
1" = 60'-0"

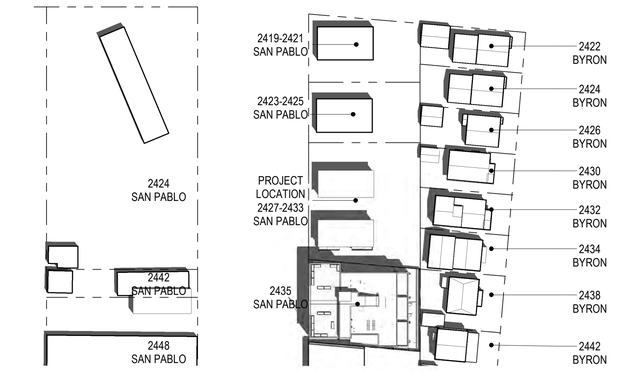
9 G052 SHADOW STUDY COMBINED JUNE 21 SUNSET
1" = 60'-0"



3 G052 SHADOW STUDY EXISTING JUNE 21 SUNSET
1" = 60'-0"

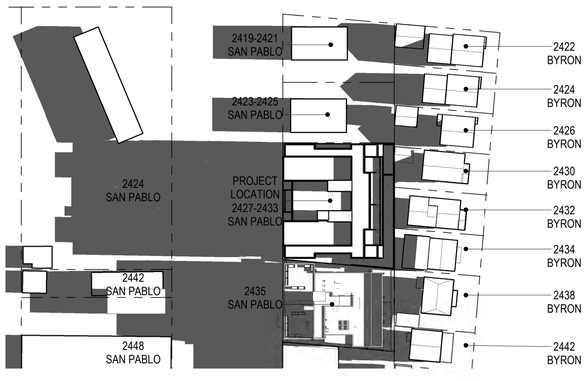
5 G052 SHADOW STUDY PROPOSED JUNE 21 NOON
1" = 60'-0"

8 G052 SHADOW STUDY COMBINED JUNE 21 NOON
1" = 60'-0"

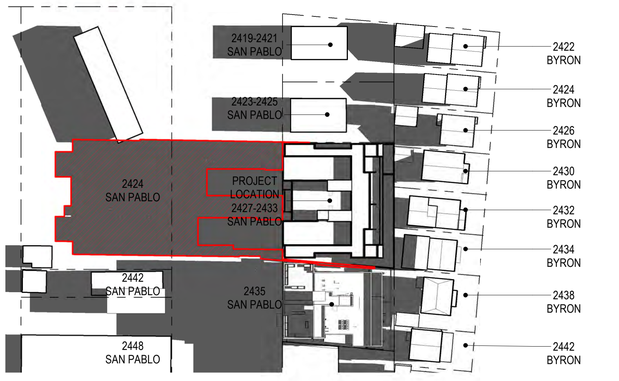


2 G052 SHADOW STUDY EXISTING JUNE 21 NOON
1" = 60'-0"

PROPOSED PROJECT SHADOW EXISTING SHADOWS



4 G052 SHADOW STUDY PROPOSED JUNE 21 7.47 AM
1" = 60'-0"



7 G052 SHADOW STUDY COMBINED JUNE 21 7.47 AM
1" = 60'-0"

1 G052 SHADOW STUDY EXISTING JUNE 21 7.47 AM
1" = 60'-0"

12/5/2022 3:39:39 AM

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SHADOW STUDIES - JUNE 21

G052

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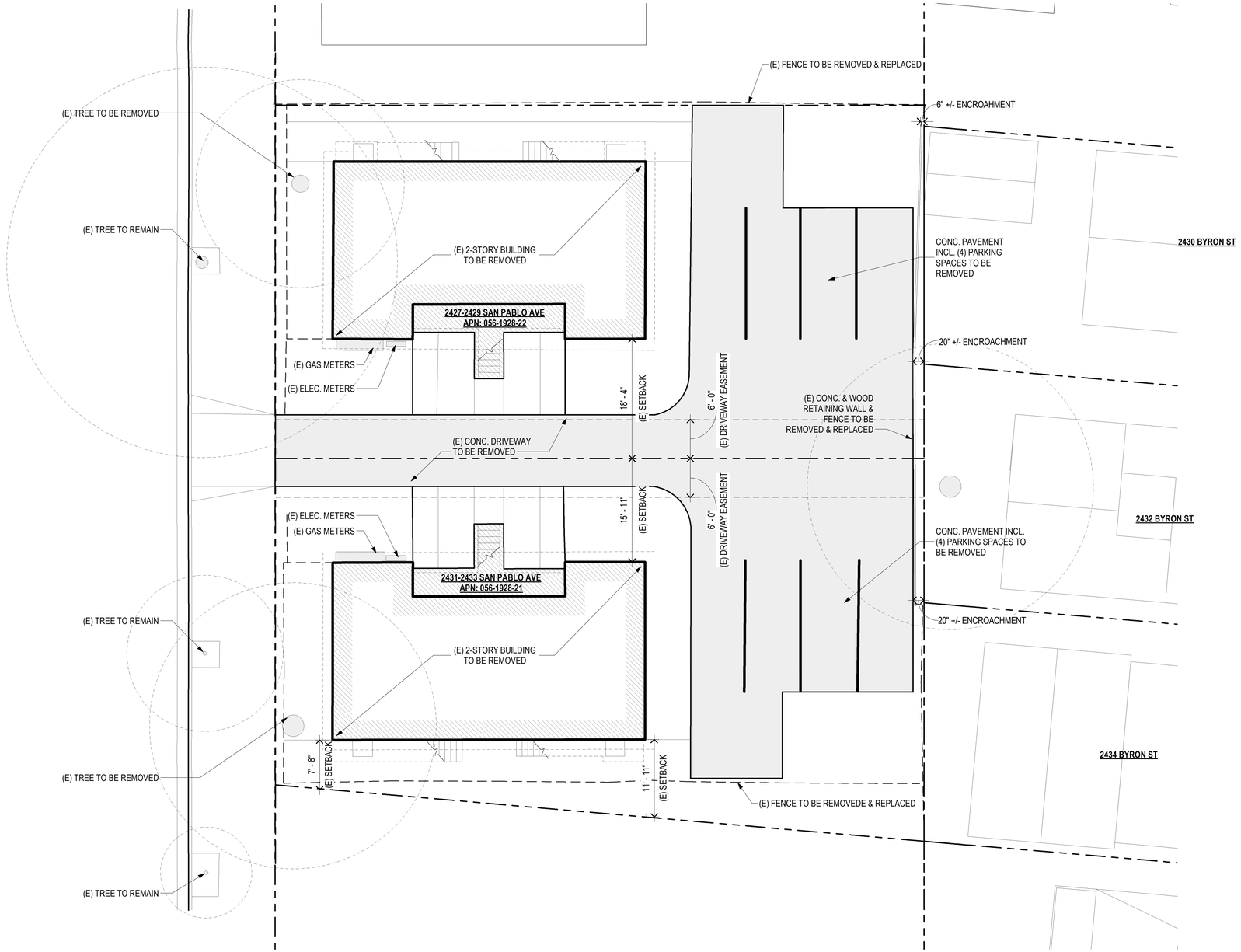
PROJECT #: ARN01

ISSUE DATE: 09/15/21

SHADOW STUDIES - DECEMBER 30

G053

12/5/2022 3:39:40 AM



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

12/5/2022 3:38:00 AM

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EXISTING & DEMOLITION SITE PLAN

AD100

1 SITE PLAN
SCALE: 1/8" = 1'-0"

12/5/2022 3:37:26 AM

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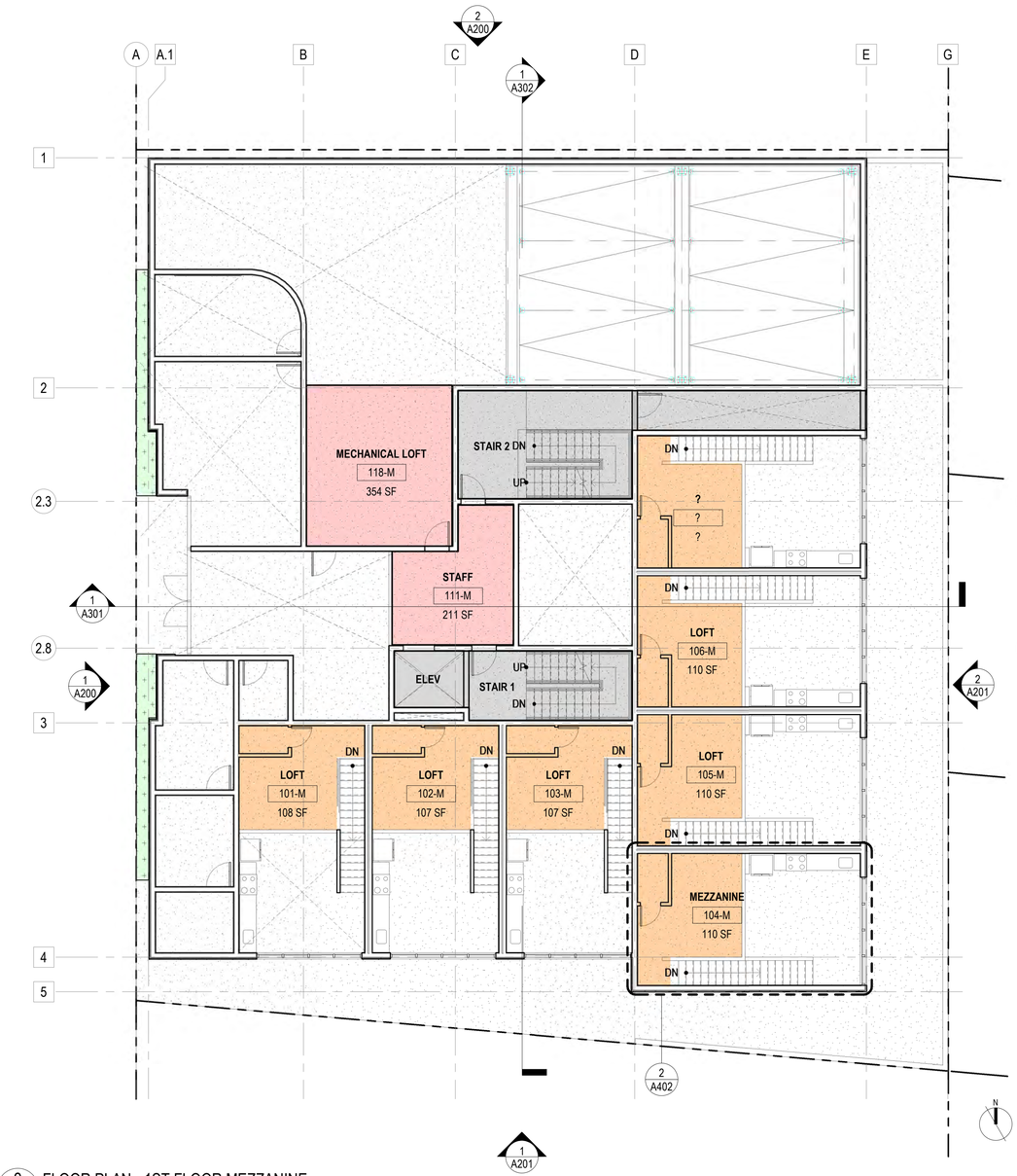
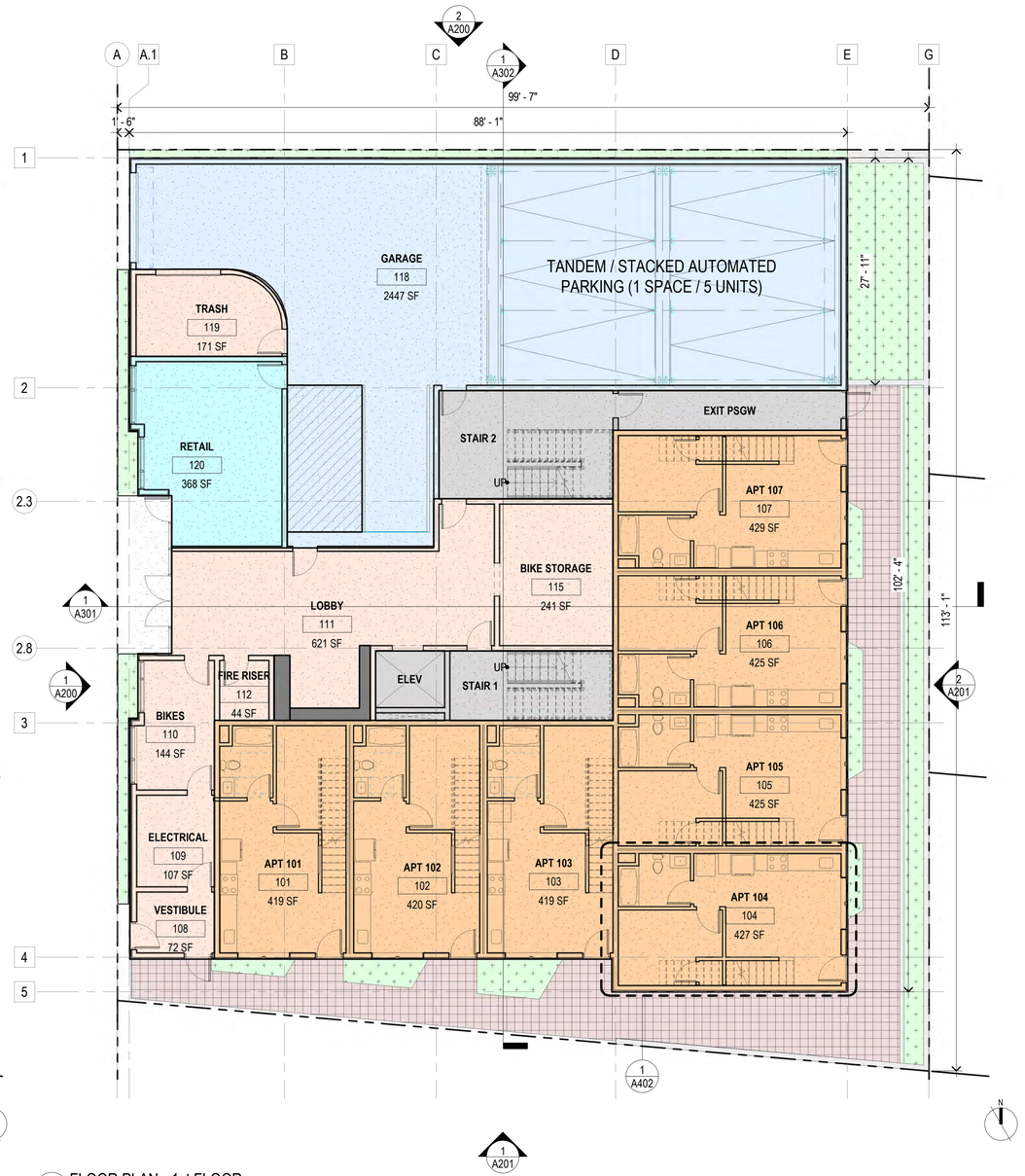
PROJECT #: ARN01
ISSUE DATE: 2/16/2022

SITE PLAN

A100



2 A101 FLOOR PLAN - 1ST FLOOR MEZZANINE
1/8" = 1'-0"



1 FLOOR PLAN - 1st FLOOR
SCALE: 1/8" = 1'-0"

12/5/2022 3:37:29 AM

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REN. 4/30/2023

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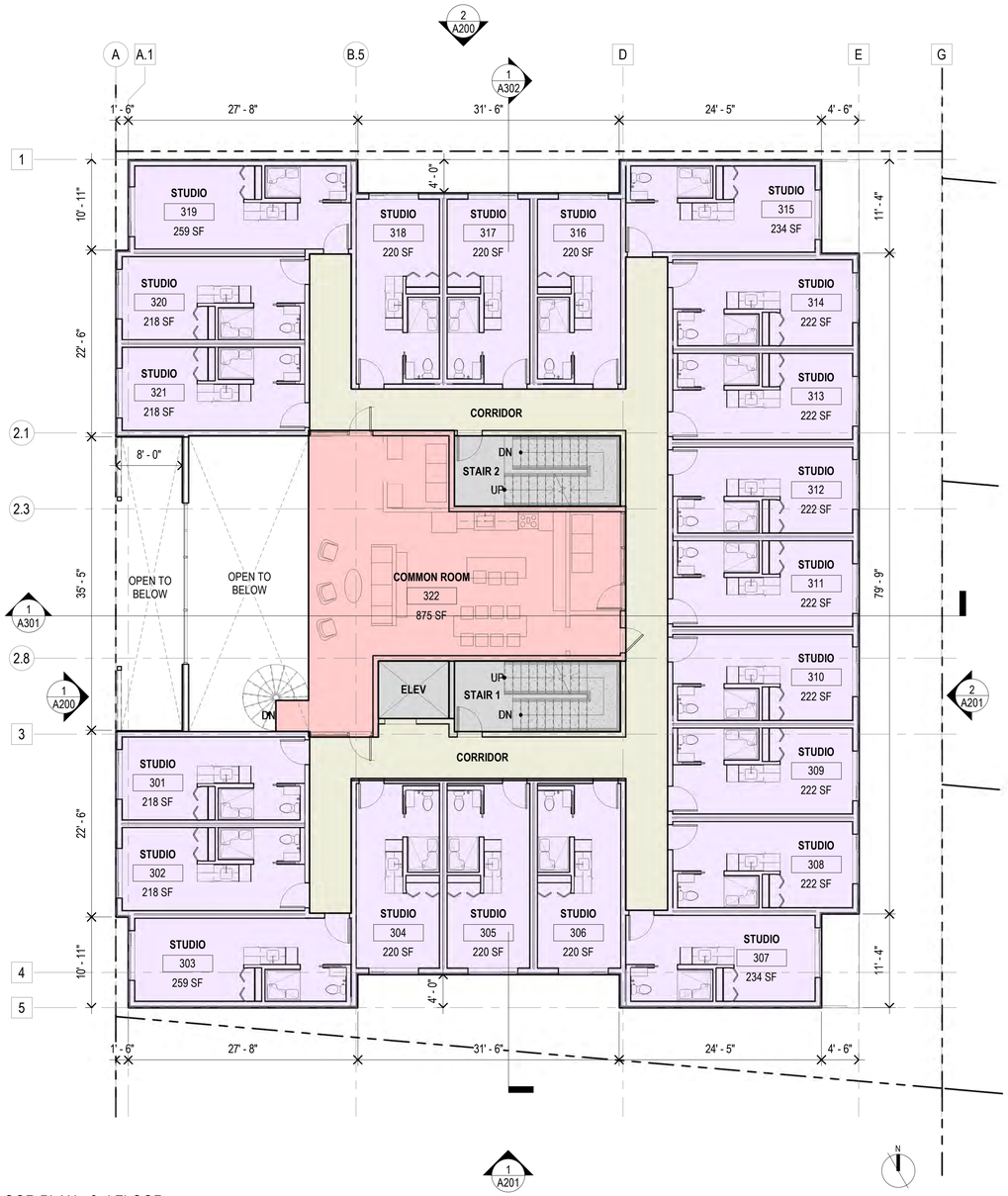
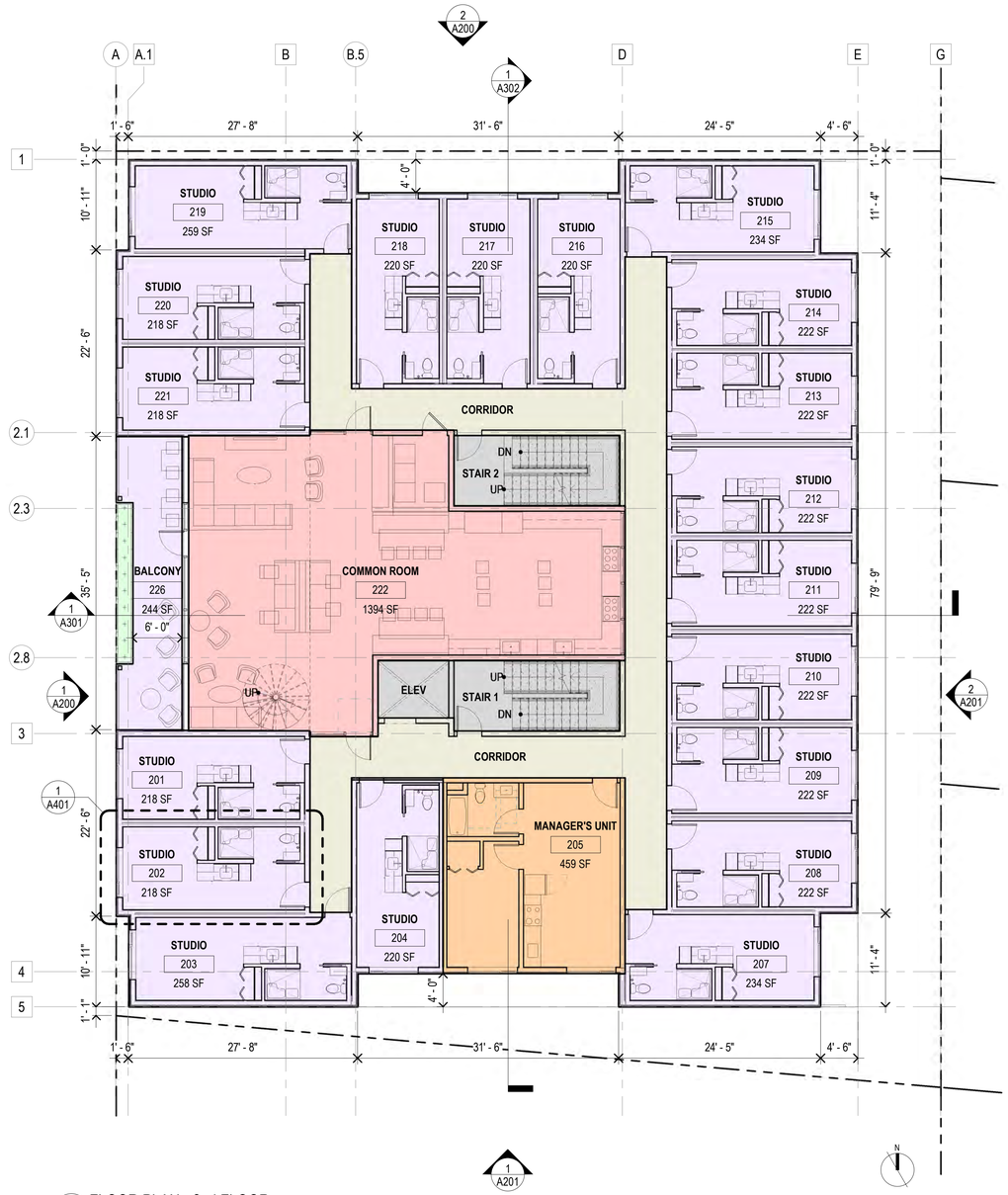
ISSUE DATE:	12/1/22

FLOOR PLAN - 1st FLOOR & MEZZANINE

A101



3 FLOOR PLAN - 3rd FLOOR
SCALE: 1/8" = 1'-0"



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

12/5/2022 3:37:33 AM

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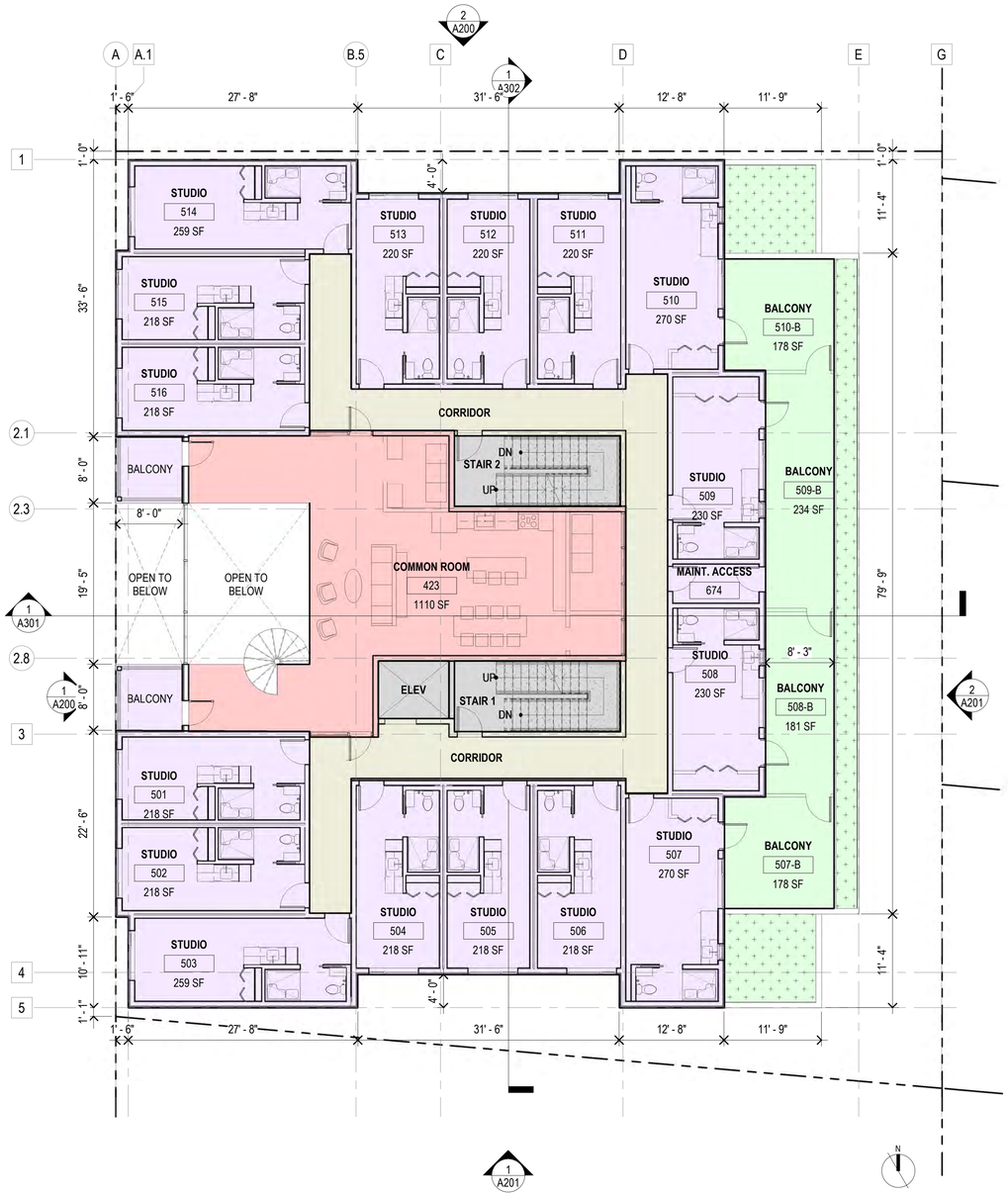
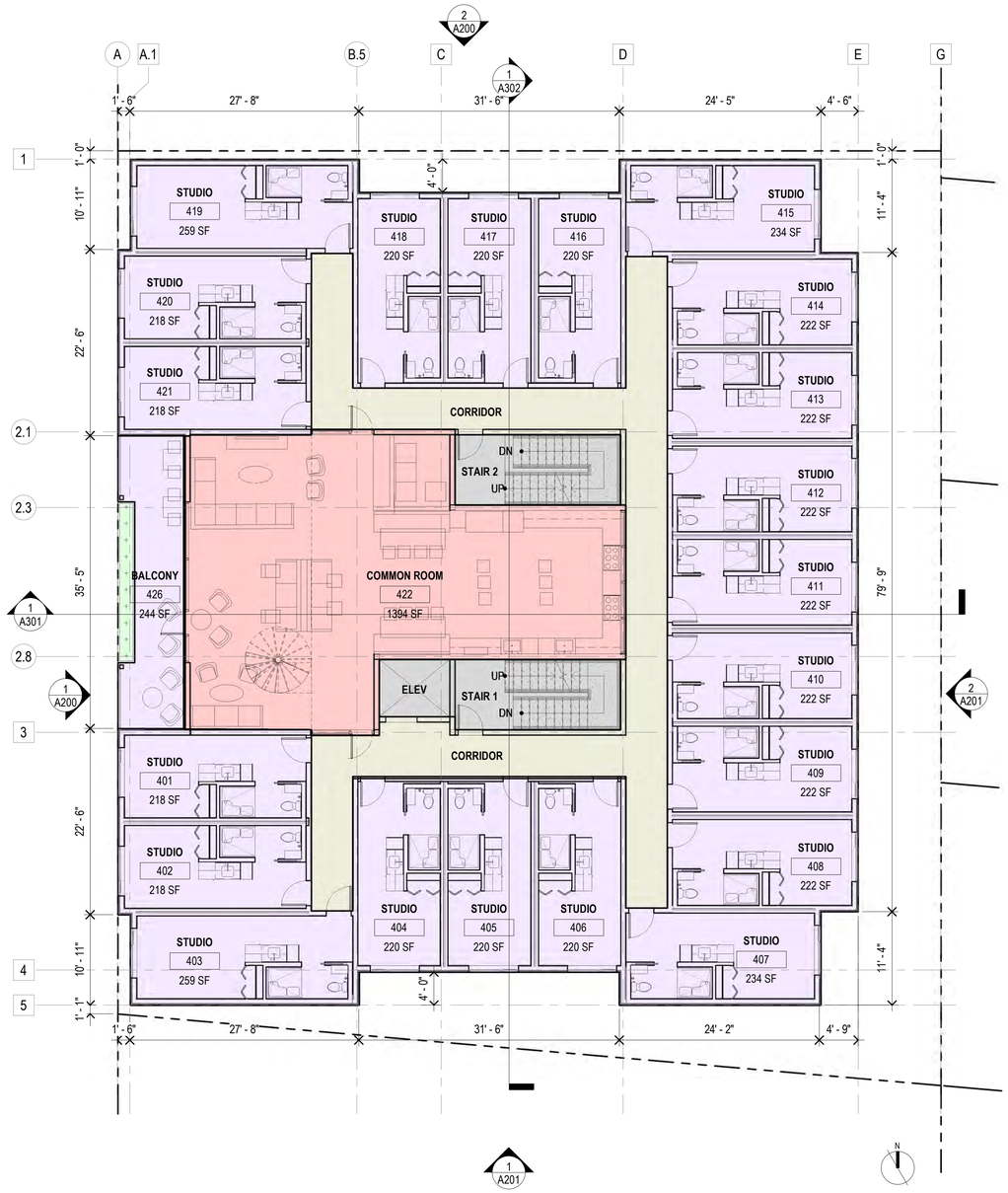
ISSUE DATE:	12/1/22

2nd & 3rd FLOOR PLANS

A102



5 FLOOR PLAN - 5th FLOOR
SCALE: 1/8" = 1'-0"



4 FLOOR PLAN - 4th FLOOR
SCALE: 1/8" = 1'-0"

12/5/2022 3:37:37 AM

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REN. 4/30/2023

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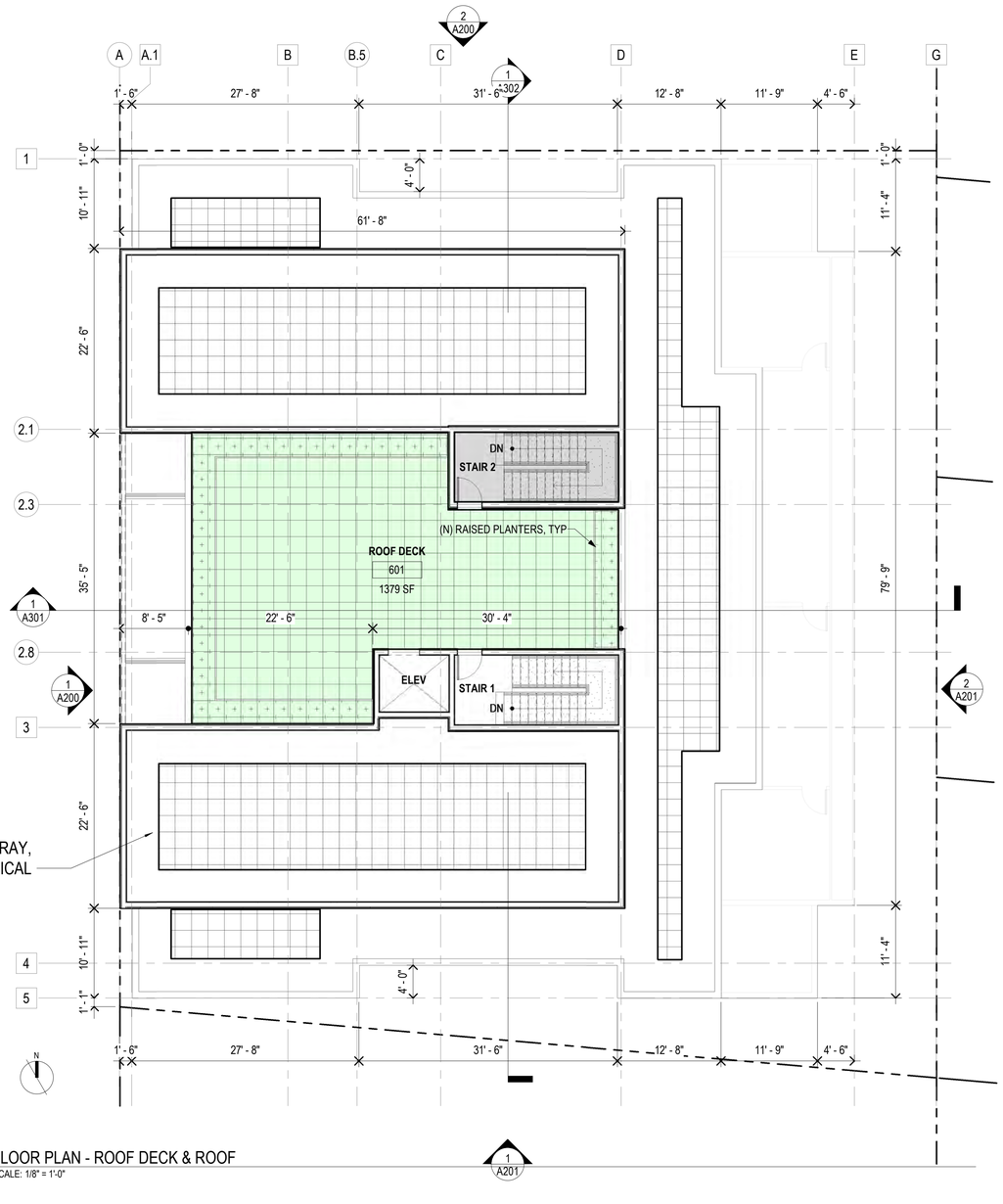
ISSUE DATE:	12/1/22

4th & 5th FLOOR PLANS

A103



R FLOOR PLAN - ROOF DECK & ROOF
SCALE: 1/8" = 1'-0"

1
A201

12/5/2022 3:37:39 AM

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REN. 04/31/2023

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ISSUE DATE: 12/1/22

ROOF PLAN

A105

2 A200 NORTH ELEVATION
1/8" = 1'-0"

1 A200 WEST ELEVATION (SAN PABLO AVE)
1/8" = 1'-0"

12/5/2022 3:37:42 AM

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ISSUE DATE: 12/1/22

BUILDING ELEVATIONS

A200

1 A201 SOUTH ELEVATION
1/8" = 1'-0"

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

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BUILDING ELEVATIONS

A201

12/5/2022 1:37:44 AM

3 REAR FACADE - LOOKING WEST
SCALE: 1" = 1'-0"

1 SAN PABLO AVENUE - LOOKING NORTHEAST
SCALE: 1" = 1'-0"

4 REAR FACADE - LOOKING NORTH WEST
SCALE: 1" = 1'-0"

2 SAN PABLO AVENUE - LOOKING EAST
SCALE: 1" = 1'-0"

12/5/2022 3:37:47 AM

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REN. 4/30/2023

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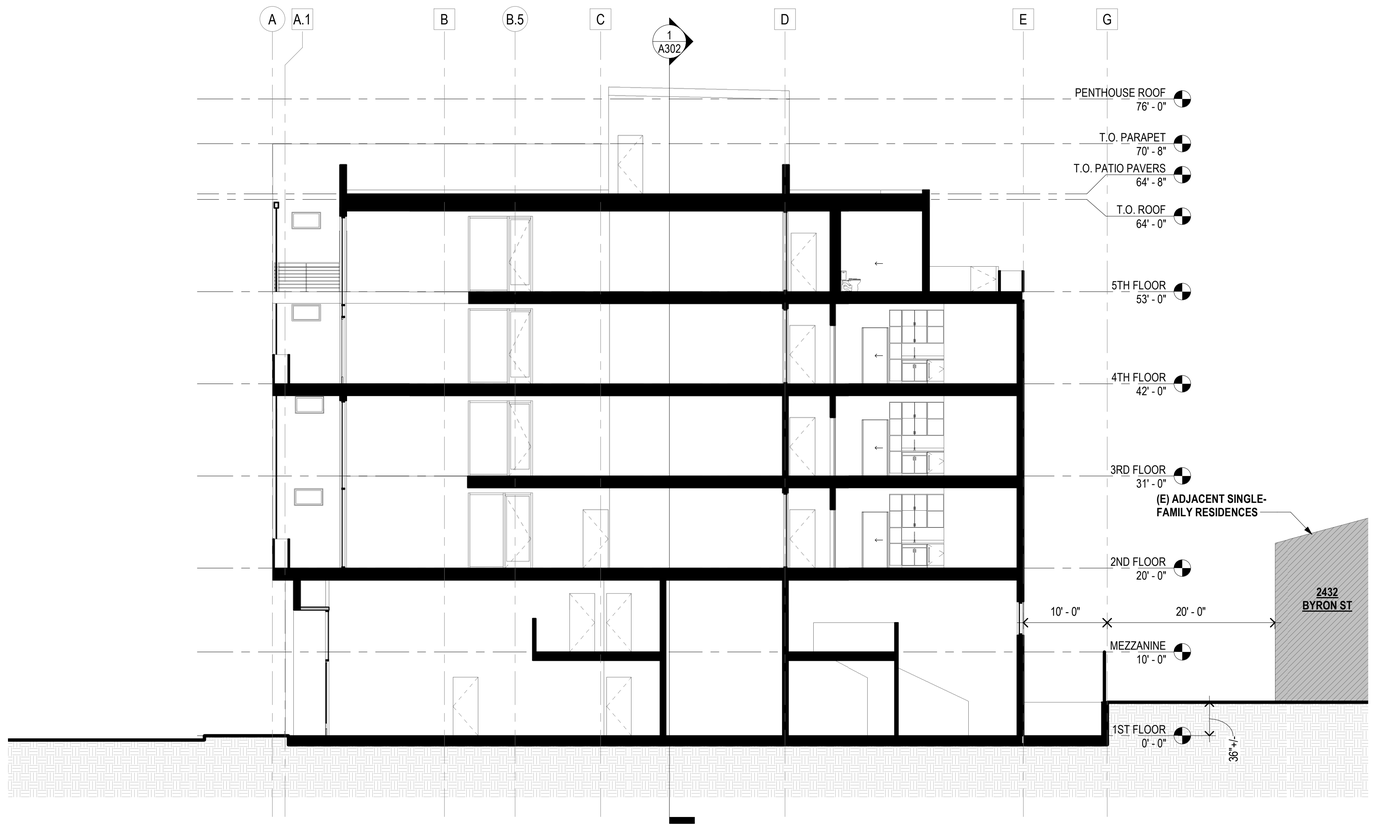
ISSUE DATE: 2/16/2022

SAN PABLO AVE RENDERS

A202



1 A301 E/W BUILDING SECTION
1/8" = 1'-0"

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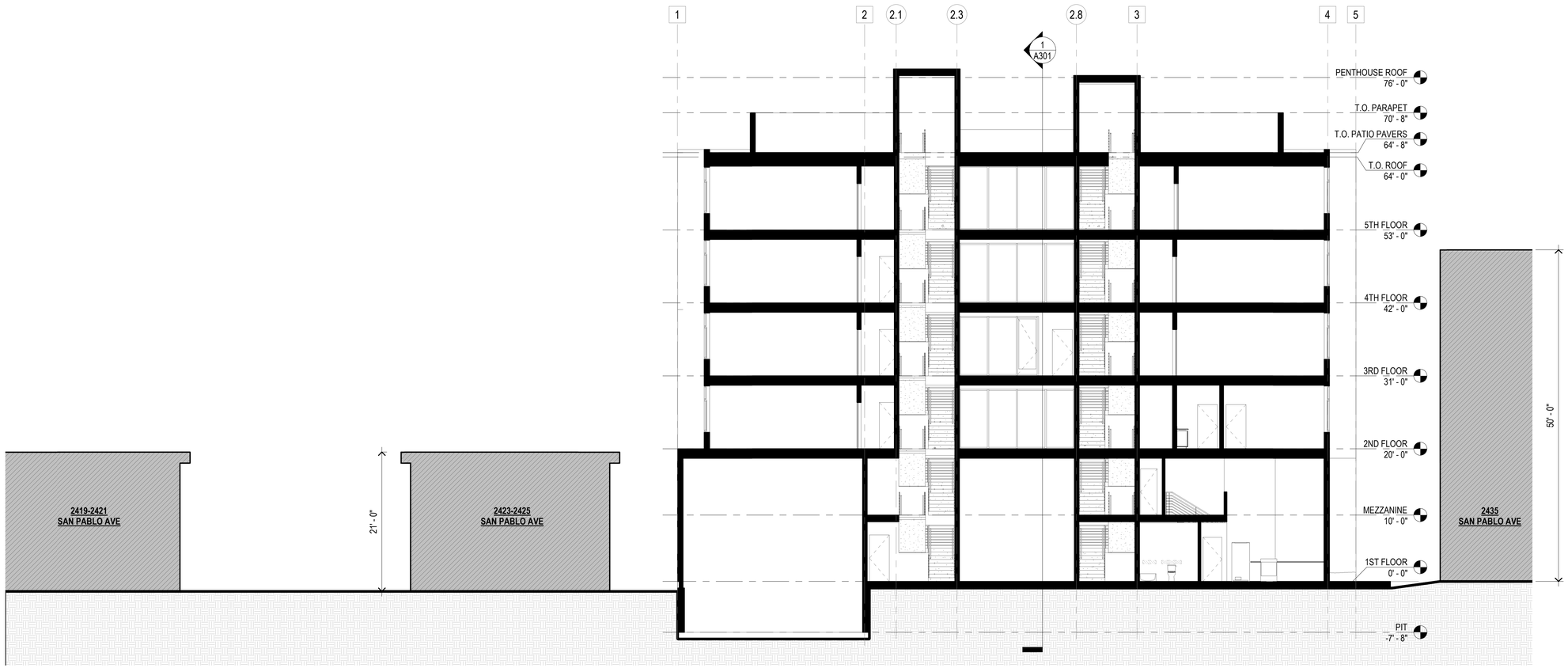
SITE & PROPOSED BUILDING SECTIONS

A301

12/5/2022 3:37:49 AM



1 A302 N/S BUILDING SECTION
1/8" = 1'-0"

12/5/2022 3:37:53 AM

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REN. 6/30/2023

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ISSUE DATE: 12/1/22

SITE & PROPOSED BUILDING SECTIONS

A302

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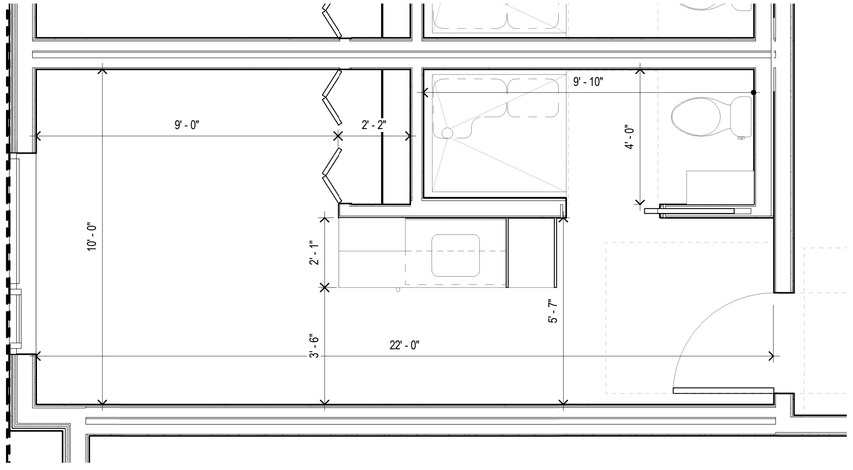


1 A401 ENLARGED TYPICAL UNIT PLAN
1/2" = 1'-0"

GENERAL ENLARGED PLAN & ELEVATION NOTES:

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

ENLARGED UNIT PLAN & ELEVATION NOTES:

1. PER 1128A, ALL UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT, AS PROVIDED BY CBC CHAPTER 11 AND ADA DIVISION 4.
2. TYPICAL UNIT PLANS SHOWN HERE MAY BE MIRRORED, FLIPPED, OR ROTATED ON ACTUAL BUILDING PLAN. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
3. CENTER ALL CLOSET AND PANTRY DOORS TO INSIDE OF CLOSET.
4. PROVIDE METAL CLOSET ROD WITH FIXED WOOD SHELF ABOVE AT ALL UNIT CLOSETS.
5. PLACE DOOR BELL AT EACH UNIT ENTRY DOOR, MOUNTED AT A MAXIMUM HT OF 48" AFF, SED.
6. SEE ____ FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS.
7. SEE ____ FOR REQUIRED DOOR CLEARANCES. CONFIRM CLEARANCES IN FIELD AND NOTIFY ARCHITECT OF ANY NON-COMPLIANT CONDITIONS.

ENLARGED PLAN & ELEVATION LEGEND:

1i	WALL TAG. SEE A___
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
	FINISH TAG. SEE A___
	PLUMBING FIXTURE TAG. SEE A___
	APPLIANCE TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
ALIGN	ALIGN FACE OF FINISH
FL#	FLOOR TRANSITION. SEE ___

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

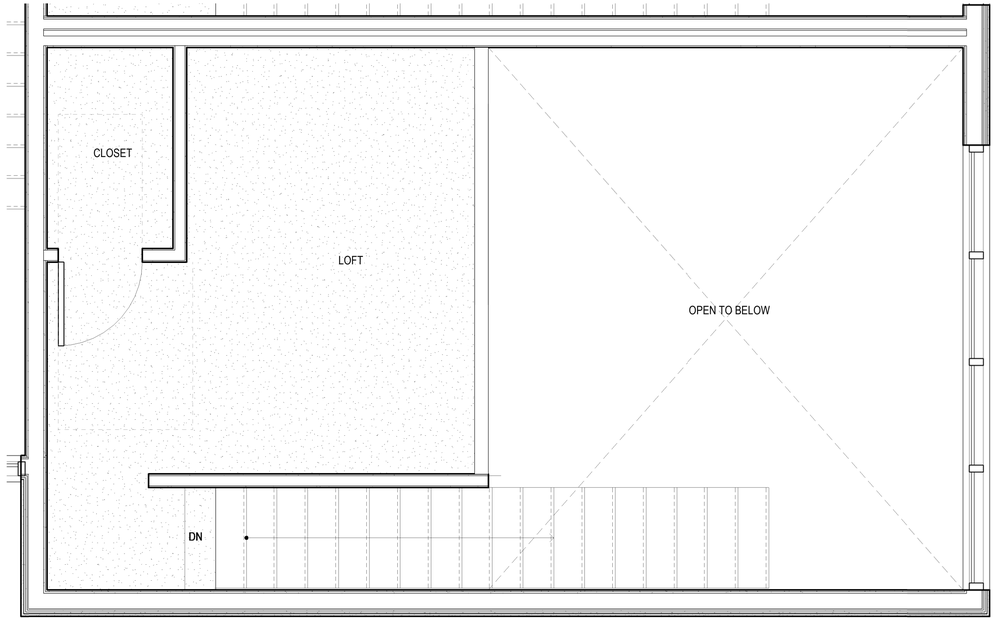
△ PROJECT ISSUE RECORD:

PROJECT #:	ARN01
ISSUE DATE:	12/1/22

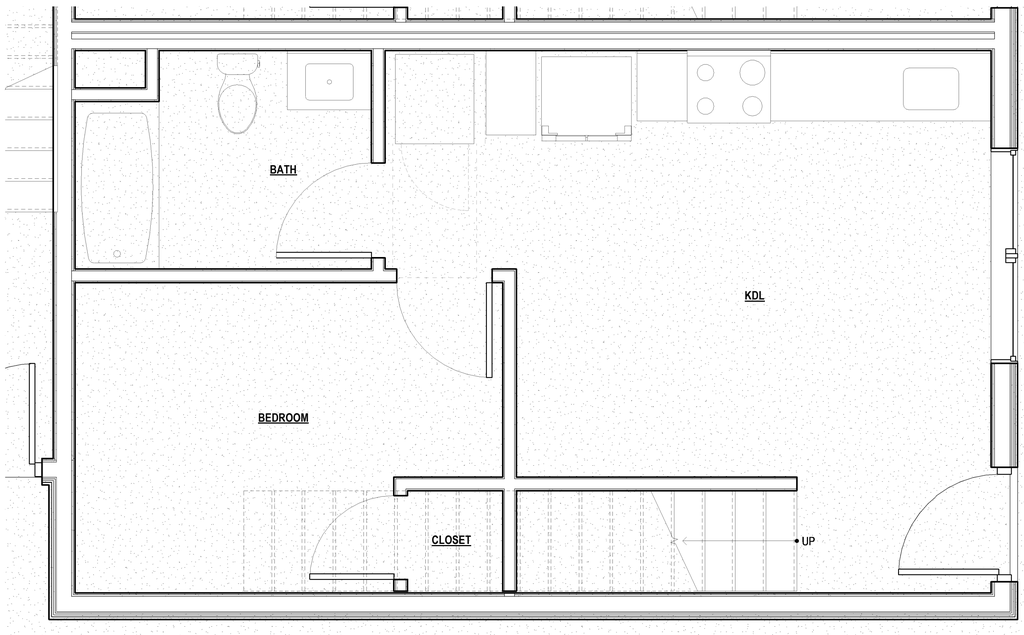
ENLARGED UNIT PLAN
TYPICAL GLA

A401

12/5/2022 3:37:55 AM



2 ENLARGE UNIT PLAN - TYPICAL APT. LOFT
SCALE: 1/2" = 1'-0"



1 ENLARGED UNIT PLAN - TYPICAL APT. GROUND FLOOR
SCALE: 1/2" = 1'-0"

GENERAL ENLARGED PLAN & ELEVATION NOTES:

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

ENLARGED UNIT PLAN & ELEVATION NOTES:

1. PER 1128A, ALL UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT, AS PROVIDED BY CBC CHAPTER 11 AND ADA DIVISION 4.
2. TYPICAL UNIT PLANS SHOWN HERE MAY BE MIRRORED, FLIPPED, OR ROTATED ON ACTUAL BUILDING PLAN. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
3. CENTER ALL CLOSET AND PANTRY DOORS TO INSIDE OF CLOSET.
4. PROVIDE METAL CLOSET ROD WITH FIXED WOOD SHELF ABOVE AT ALL UNIT CLOSETS.
5. PLACE DOOR BELL AT EACH UNIT ENTRY DOOR, MOUNTED AT A MAXIMUM HT OF 48" AFF, SED.
6. SEE ____ FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS.
7. SEE ____ FOR REQUIRED DOOR CLEARANCES. CONFIRM CLEARANCES IN FIELD AND NOTIFY ARCHITECT OF ANY NON-COMPLIANT CONDITIONS.

ENLARGED PLAN & ELEVATION LEGEND:

1i	WALL TAG. SEE A___
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
	FINISH TAG. SEE A___
	PLUMBING FIXTURE TAG. SEE A___
	APPLIANCE TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
ALIGN	ALIGN FACE OF FINISH
FL#	FLOOR TRANSITION. SEE ___

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

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SAN PABLO AVE
BERKELEY, CA

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

ZONING & DESIGN REVIEW APPLICATION

PROJECT ISSUE RECORD:

△		

PROJECT #: ARN01
ISSUE DATE: 12/1/22

ENLARGED UNIT PLAN
TYPICAL GROUND FL UNIT

A402

12/5/2022 3:37:57 AM

GENERAL CIVIL NOTES

GENERAL:

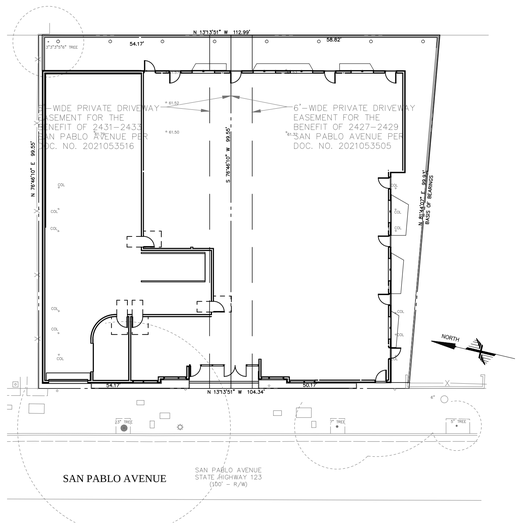
1. ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
3. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
4. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE POLICE, FIRE AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
5. LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
6. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM AT THEIR EXPENSE A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING ELEVATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
7. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
8. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPES SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
9. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
10. CONTRACTOR TO TAKE NECESSARY PRECAUTIONARY MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION. EXISTING AND PROPOSED DRAINAGE STRUCTURES TO BE TEMPORARILY COVERED WITH FILTER FABRIC OR EQUAL UNTIL SURROUNDING PAVEMENT IS INSTALLED.
11. ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS. PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS, AND FILE THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON- SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR (MATERIALS AND INSTALLATION).
12. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
13. THESE PLANS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURES. DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS, OR EQUIPMENT. NOTIFY OWNER WHEN DISCOVERING ASBESTOS MATERIALS. REFER TO SPECIFICATION 'HAZARDOUS MATERIALS PROCEDURES AND CONTROL' AND 'HAZARDOUS MATERIALS ABATEMENT AND CONTROL.'
14. THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
15. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
16. CONTRACTOR SHALL ARRANGE, INSTALL, AND PAY FOR ANY TEMPORARY UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, SEWER, WATER, ETC.. THE CONTRACTOR IS TO COORDINATE ANY SUCH UTILITY NEEDS WITH THE OWNER.
17. ALL SITE AREAS SHALL BE GRADED AT 1% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
18. ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES, HOHBACH-LEWIN ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
19. WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, I.E. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
20. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2600.
21. THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS, TO WITHIN 1" OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
22. ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
23. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
24. STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC. (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP, IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
25. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
26. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
27. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
28. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
29. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

IMPROVEMENT PLANS

FOR

SAN PABLO AVE G.L.A.

2427-2433 SAN PABLO AVENUE
BERKELEY, CA 94702



GENERAL NOTES CONTINUATION

GRADING NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
2. IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
3. ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

1. THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, SIZES OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
2. IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
3. UTILITY ABANDONMENT/REMOVAL: DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DISPOSE OF OFF-SITE. OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
4. NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER, AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
6. PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION 6. & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
7. EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
8. ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
9. ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR H20 VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA GRATE.

VICINITY MAP

LEGEND

BOUNDARY LINES

- CENTER LINE
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE

MISCELLANEOUS LINES

- SIDEWALK
- LIP OF GUTTER
- FENCE-WIRE
- BIORETENTION AREA

UTILITY LINES

- E — ELECTRIC
- FO — FIBER OPTIC
- FS — FIRE SERVICE
- G — GAS LINE
- IRR — IRRIGATION LINE
- JT — JOINT TRENCH
- NG — NITROGEN GAS
- OH — OVERHEAD
- RW — RECYCLED WATER
- STORM DRAIN
- SS — SANITARY SEWER
- T — TELEPHONE
- W — WATER

UTILITY LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- BACKFLOW PREVENTER
- CATCH BASIN
- AREA DRAIN
- CLEANOUT TO GRADE
- FIRE DEPARTMENT CONNECTION

ADA COMPLIANCE:

1. ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ANY LOCAL OR STATE AMENDMENTS THEREOF.
2. ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
3. ALL NEW ENTRANCE WALKS TO THE BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL PLANS FOR RAILING REQUIREMENTS.
4. LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
5. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30" VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AND LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
6. MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALL SHALL BE 2%.

GEOTECHNICAL CRITERIA:

1. ALL WORK INCLUDING GRADING, TRENCHING, COMPACTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
2. ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ATT	AT&T
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BOW	BACK OF WALK
BW	BOTTOM OF WALL
BW/FS	BOTTOM OF WALL/FINISHED SURFACE
C	CONCRETE
CATV	CABLE TV
CB	CATCH BASIN
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DI	DRAIN INLET
DS	DOWN SPOUT
E	ELECTRIC OR EAST
EW	EACH WAY
EX.	EXISTING
(E)	EXISTING
ELEC	ELECTRIC
ESMT	EASEMENT
G	GAS
GB	GRADE BREAK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FM	FORCE MAIN
FNC	FENCE
FS	FINISHED SURFACE
GRN	GROUND
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LT	LIGHT
M	MAPS
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OR	OF RECORD
PERF	PERFORATED PIPE
PGE	PACIFIC GAS & ELECTRIC
POC	POINT OF CONNECTION
PV	PAVEMENT
RC	RELATIVE COMPACTION
RW	RECYCLED WATER
RIM	RIM OF UTILITY OBJECT
S	SOUTH
SD	STORMDRAIN
SE	SOUTHEAST
SJWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SOUTHWEST
T	TREE
TC	TOP OF CURB
TW	TOP OF WALL
TW/FS	TOP OF WALL/FINISHED SURFACE
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
W	WATER/WEST/WITH
WM	WATER METER
WTR	WATER
WV	WATER VALVE

SHEET INDEX

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SAN PABLO AVE G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

REGISTERED PROFESSIONAL ENGINEER — DANIEL G. LEWIN — NO. C38406 — CIVIL — STATE OF CALIFORNIA

FEASIBILITY STUDY

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

△ PROJECT ISSUE RECORD:

PROJECT #: ABC12

ISSUE DATE: 12/2/2016

COVER SHEET

C1.0

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION-PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS, METHODS OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED. CONTRACTOR MUST NOTIFY THE OWNER'S PROJECT MANAGER IMMEDIATELY IF ANY SOILS ARE EVEN SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE IN POSSESSION AND FAMILIAR WITH THE GEOTECHNICAL REPORT BY: YISHA CONSULTANTS, INC. DATED: 4/15/2021, JOB NO. P21-0206.
4. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER.
5. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
6. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC,., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
7. CONTRACTOR SHALL MAINTAIN THE EXISTING SITE IN A SAFE AND USABLE MANNER SUCH THAT EMERGENCY VEHICLE ACCESS IS AVAILABLE AT ALL TIMES. CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL NECESSARY FENCING, GATES, SIGNAGE, TEMPORARY WALKWAYS, AND PROVISIONS FOR ENSURING THE PROJECT'S SECURITY AND SAFE PASSAGEWAY AROUND IT BY CAMPUS STAFF, STUDENTS AND VISITORS AT ALL TIMES.
8. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY & REQUIRED PERMITS FOR THIS WORK.
9. NOTIFICATION PRIOR TO THE START OF THE WORK MUST BE GIVEN TO THE UNDERGROUND SERVICE ALERT (USA).
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING APPROVAL FROM DISTRICT PERSONNEL AND PROJECT ARCHITECT FOR THE LOCATION OF ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAY DOWN AREAS.
11. CONSTRUCTION HOURS TO BE VERIFIED AND APPROVED BY DISTRICT AND LOCAL AGENCIES.
12. CONTRACTOR MUST HAVE OWNER'S REPRESENTATIVE OR ENGINEER/ARCHITECT FIELD REVIEW AND APPROVE FORMWORK PRIOR TO PLACING SITE CONCRETE FOR CURBS, RAMPS, STAIRS, WALKS, DRIVEWAYS AND RELATED FLATWORK.
13. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER ON-SITE EXCAVATION, ALL WORK ON THE SITE SHALL BE STOPPED AND THE CITY IMMEDIATELY NOTIFIED. THE COUNTY CORONER & THE NATIVE AMERICAN HERITAGE COMMISSION SHALL ALSO BE NOTIFIED AND PROCEDURES FOLLOWED AS REQUIRED IN APPENDIX 'K' OF THE CALIFORNIA ENVIRONMENTAL ACT.
14. CONTRACTOR TO COORDINATE WITH SCHOOL PERSONNEL AND ENSURE HIS/HER WORK DOES NOT IMPACT SCHOOL OPERATION AND TRAFFIC CIRCULATION OF BUSSES, EMERGENCY VEHICLES, STAFF AND STUDENT VEHICLES.

SITE MAINTENANCE:

1. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
3. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
4. IF THE STREETS, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASH WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
8. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
9. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
10. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THIS SHEET.

DUST CONTROL:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
3. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE OWNER'S ENGINEER/INSPECTOR, TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
4. WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
5. ON-SITE PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS SHALL BE SWEPT DAILY WITH A WATER SWEEPER.
6. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
7. THE SPEED OF ALL VEHICLES DRIVING ON UNPAVED ROADS OR PORTIONS OF THE SITE SHALL BE LIMITED TO 10 MPH.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT AND DEBRIS FROM ENTERING THE CITY, COUNTY STORM DRAIN SYSTEM, SANITARY SEWER SYSTEM OR FROM LEAVING THE SITE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN THE FIELD TO MAKE SURE THAT THIS CONCEPT IS CARRIED OUT.
2. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE BY OCTOBER 1st AND SHALL CONTINUE IN EFFECT UNTIL DISTURBED AREAS ARE STABILIZED OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
3. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, CS.1, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE, AND IS APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
4. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
5. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
6. PROVISION SHALL BE MADE TO ASSURE THAT BORROW AREAS AND STOCK PILED SOILS ARE PROTECTED FROM EROSION WITH EROSION CONTROL MEASURES SATISFACTORY TO THE APPROPRIATE GOVERNMENTAL AGENCIES.
7. ALL STOCKPILE MATERIALS SHALL BE COVERED AND PROTECTED FROM THE ELEMENTS WITH A NON-PERMEABLE PLASTIC MEMBRANE SO AS TO PREVENT SOIL EROSION FROM OCCURRING. THIS COVER SHALL BE SECURED WITH ANCHORS OR WEIGHTS OF SUFFICIENT SIZE AND FREQUENCY TO PREVENT DISRUPTION OR REMOVAL BY WIND OR RAIN. ANCHORAGE AT THE BASE OF THE SLOPE SHALL BE AS INDICATED BY DETAIL ON THIS SHEET. ALL MEMBRANE AND COVERINGS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR OR HIS REPRESENTATIVE ON A FREQUENT AND REGULAR BASIS. SPECIFICALLY BEFORE AND AFTER ANY INCLEMENT WEATHER, WITH ANY NECESSARY REPAIRS BEING IMMEDIATELY PERFORMED. COVERINGS SHALL REMAIN IN PLACE UNTIL THE STOCKPILE(S) IS READY TO BE REMOVED FROM THE SITE, AT WHICH TIME THEY MAY BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. EARTHEN BERMS, STRAW-FIBER FILLED TUBES AND/OR GEOTEXTILE FABRIC BARRIER (SILT FENCING) SHALL BE CONSTRUCTED AS SHOWN TO PREVENT OFF-FLOW OF SEDIMENT-LADEN RUNOFF, OR THE EROSION OF BANKS OR ROADWAYS. ALL SUCH TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR AS SOON AS CONSTRUCTION IS COMPLETED AND VEGETATION IS ESTABLISHED. HAY BALES SHALL NOT BE USED.
9. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS, SWEPT ON A REGULAR BASIS, TO THE SATISFACTION OF THE ON-SITE INSPECTORS.
10. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS OR AS REQUIRED BY THE CITY. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
11. PERSON RESPONSIBLE FOR EROSION CONTROL IMPLEMENTATION, TO BE DETERMINED.
12. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRE OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJUROUS MATERIAL AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
9. CONSULT WITH LANDSCAPE ARCHITECT SHOULD SPECIAL CIRCUMSTANCES ARISE OR QUESTIONS ARISE REGARDING THESE PROCEDURES.

DEMOLITION NOTES :

1. DEMOLITION AND CONSTRUCTION WORK MAY BE PERFORMED OVER THE TOP OF AND AROUND TELEPHONE AND POWER SERVICES. CONTRACTOR SHALL WORK BY HAND IN ALL AREAS WHERE THESE SERVICES MIGHT BE HARMED BY LARGER LESS PRECISE EQUIPMENT.
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC, AS INDICATED ON THE DRAWINGS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. ABANDONED UTILITIES WITHIN 6 FEET OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED IN THEIR ENTIRETY. UTILITIES OUTSIDE THE BUILDING AREA SHOULD BE REMOVED OR ABANDONED IN-PLACE BY LOCATING AND PLUGGING ALL LATERALS AND ENDS OF PIPES WITH CONCRETE, AND THEN FILLING THE ENTIRE PIPE WITH GROUT. REMOVAL OF ANY UTILITIES WILL REQUIRE THAT ALL TRENCHES BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

SITE FENCING NOTES :

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING DONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE, AT THE DISCRETION AND APPROVAL OF THE DISTRICT STAFF. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS TO MEET MINIMUM SEPARATION REQUIREMENTS FROM CONSTRUCTION SITE AND THE CAMPUS. CONTRACTOR IS REQUIRED TO INSTALL ANY ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES NEEDED TO KEEP THE SITE SECURE & SAFE AT ALL TIMES.
4. ALL FENCING SHALL BE INSTALLED AT ONLY LOCATIONS DESIGNATED AND APPROVED BY DISTRICT PERSONNEL, WITH PARTICULAR CARE GIVEN SUCH THAT THE FENCING DOES NOT CREATE A TRAFFIC HAZARD OR NUISANCE, OR RESTRICT CAMPUS CIRCULATION & FIRE EXITING.

GRADING & EARTHWORK NOTES:

1. ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 1%. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ANY DIRECTION AND ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 8.33%, WITH A MAXIMUM CROSS-SLOPE OF 2%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THE BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS.
5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ARCHITECT & ENGINEER.
7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.
8. TOP OF CONCRETE CURBS ARE 0.50' ABOVE TOP OF PAVING ELEVATIONS, U.N.O.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'.
10. SUBGRADES SHALL BE PROOF ROLLED, OR AS INSTRUCTED PER THE CONSTRUCTION SPECIFICATIONS.
11. CONTRACTOR TO GRADE LANDSCAPED (NON PAVED) AREAS TO A FINISH GRADE OF 8' BELOW PROPOSED FINISH GRADE SHOWN ON THE GRADING PLANS. DISTRICT WILL INSTALL TOP 8 INCHES OF TOPSOIL AND PERFORM FINISH GRADING. CONTRACTOR TO GRADE PLANTER & LANDSCAPED AREAS (NON-PAVED AREAS ADJACENT TO BUILDINGS) TO FINISH GRADE 24" BELOW FINISH FLOOR OF BUILDING. DISTRICT TO INSTALL FINAL FILL MATERIAL, AND INSTALL IRRIGATION SYSTEMS.
12. AFTER STAKING FOR HORIZONTAL CONTROL CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO ARCH/ENGR.
13. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.
14. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.

EARTHWORK QUANTITY NOTES:

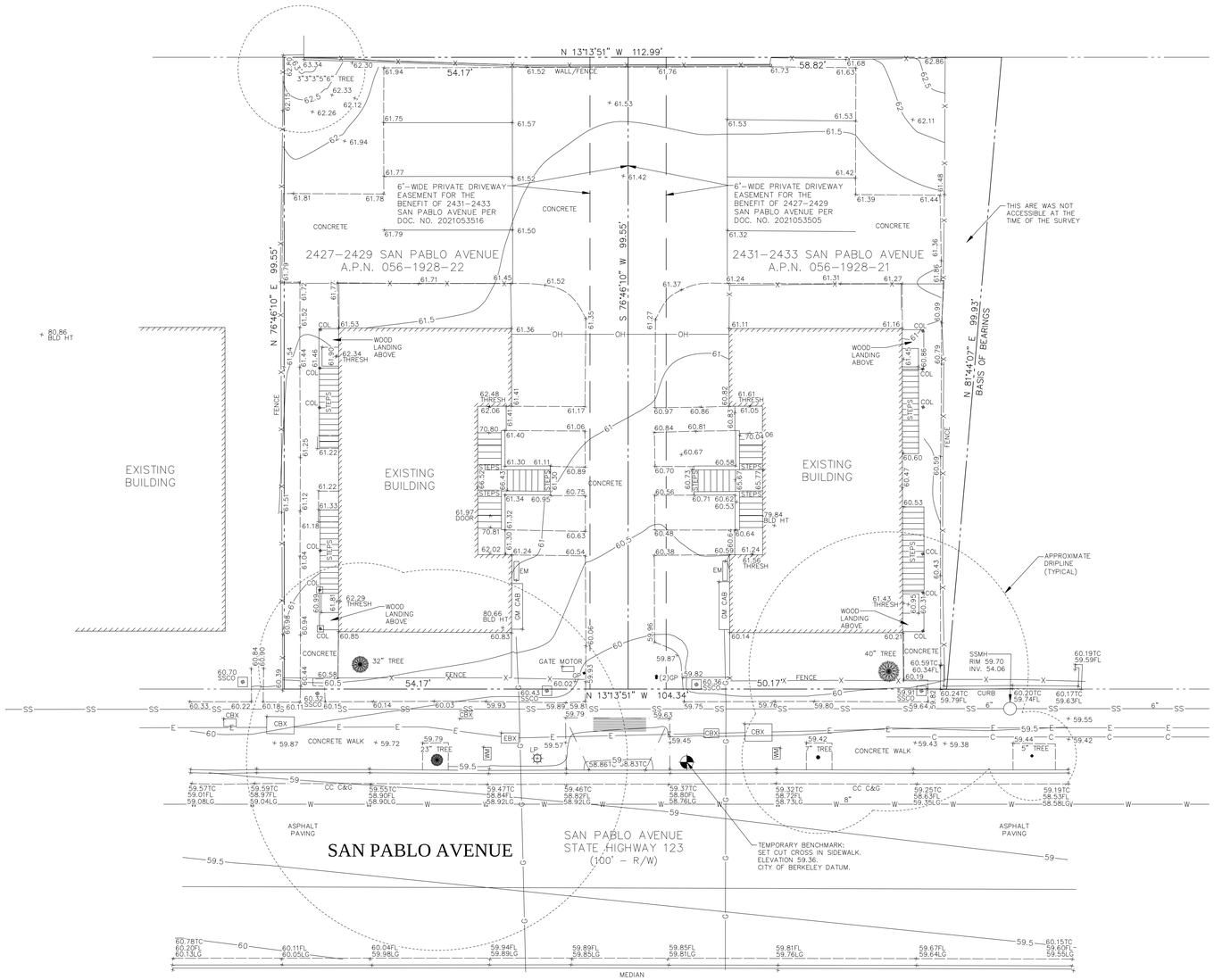
1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES - INCLUDING ENGINEERING - AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT, THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY.
3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADES SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.
4. THE EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT HAVE SPECIFIC REQUIREMENTS FOR BRINGING FILL MATERIAL ONTO THE SITE (IMPORT) SINCE THE EXISTING SOILS ARE NOT SUITABLE FOR FILL MATERIAL IN CERTAIN AREAS. THE EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT MAY IDENTIFY ALTERNATIVES THAT ALLOW TREATMENT OF EXISTING SOILS TO MINIMIZE IMPORT, HOWEVER MEETING THE GRADES SHOWN ON THESE DRAWINGS MUST ALSO BE CONSIDERED WHEN DETERMINING THE METHOD.
5. AFTER THE BID IS AWARDED THE CONTRACTOR SHALL SUBMIT A DETAILED EARTHWORK HANDLING PLAN THAT SHOWS THE INTENT AND LOCATIONS OF EARTH MOVEMENT AND QUANTITIES OF CUT, FILL, IMPORT AND EXPORT AS THE PROJECT WAS BID. PROPOSING ALTERNATIVE PLANS THAT MAY IDENTIFY GRADE ADJUSTMENTS TO MINIMIZE THE DISTANCE SOIL IS MOVED OR TO MINIMIZE IMPORT OR EXPORT WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PREPARING AN EARTHWORK PLAN AS BID.

GENERAL UTILITY SYSTEM NOTES :

1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
2. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (HYDRANTS, TRANSFORMERS, ETC.) AND MEET WITH THE APPROPRIATE GOVERNMENTAL AUTHORITY AND PROPER UTILITY AUTHORITY TO REVIEW LOCATION PRIOR TO INSTALLATION. THE APPROPRIATE GOVERNMENTAL AUTHORITY AND PROPER UTILITY AUTHORITY MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
3. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL. CONTRACTOR IS RESPONSIBLE FOR FULLY ENGINEERING AND INSTALLING THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S ENGINEER. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL CORROSION PROTECTION REQUIREMENTS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.
6. ALL DRAINAGE STRUCTURES LOCATED IN VEHICULAR TRAFFIC AREAS SHALL HAVE TRAFFIC RATED COVERS AND BOLT-DOWN GRATES. ALL DRAINAGE STRUCTURES IN PEDESTRIAN ACCESSIBLE AREAS SHALL HAVE ADA APPROVED BOLT-DOWN GRATES.
7. ALL UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND FIELD INVESTIGATION.
8. SEE LANDSCAPE LAYOUT PLANS FOR IRRIGATION SLEEVE LOCATIONS.
9. ALL EXISTING UTILITY STRUCTURES (CLEANOUTS, VALVES, BOXES, MANHOLES, CB'S, ETC.) SHALL BE RAISED TO FINAL FINISH GRADE AND COMPLETED WITH THE NECESSARY LABOR AND MATERIALS TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THESE PLANS.
10. CLEANOUTS, CATCH BASINS, MANHOLES AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, BUILDING UTILITIES, AND/OR CURB LAYOUT. NOT BY THE LENGTH OF PIPE SPECIFIED ON THE DRAWINGS. (WHICH IS APPROXIMATE)

GENERAL UTILITY SYSTEM NOTES (Cont.) :

11. SEE ELECTRICAL PLANS FOR SITE ELECTRICAL WORK. ADVISE ENGINEER OF ANY CONFLICTS WITH OTHER UTILITIES PRIOR TO BEGINNING WORK.
12. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES & WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
13. SEE SPECIFICATION SECTION 01300 FOR SUBMITTAL REQUIREMENTS OF UTILITY CO



LEGEND

——— - - ———	PROPERTY LINE
CBX	COMMUNICATION BOX
CC C&G	CONCRETE CURB & GUTTER
COL	COLUMN
EBX	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
GP	GATE POLE
INV.	INVERT
LG	LIP OF GUTTER
LP	LIGHT POLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
THRESH	THRESHOLD
WM	WATER METER
WV	WATER VALVE
●12" TREE	TREE W/ SIZE
——X——X——	FENCE
———C———	COMMUNICATION LINE
———E———	ELECTRIC LINE
———G———	GAS LINE
———OH———	OVERHEAD LINE
———SS———	SANITARY SEWER LINE
———W———	WATER LINE

LOT AREA:

A.P.N. 056-1928-21
= 5,425 SQ. FT. ñ
= 0.125 ACRES ñ

A.P.N. 056-1928-22
= 5,393 SQ. FT. ñ
= 0.124 ACRES ñ

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF DOC. NO.'S 2021053505 AND 2021053516, ALAMEDA COUNTY RECORDS. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

BASIS OF BEARINGS:

THE BEARING OF NORTH 81í44'07" EAST, TAKEN ON THE SOUTHERLY LINE OF THE SUBJECT PARCEL, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FEBRUARY 25, 2021 IN BOOK 47 OF RECORD OF SURVEY MAPS AT PAGE 37, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 06001C0056H, DATED DECEMBER 21, 2018.

TEMPORARY BENCHMARK:

THE TEMPORARY BENCHMARK USED FOR THIS SURVEY IS A CUT CROSS IN SIDEWALK (SEE PLAN FOR LOCATION), ELEVATION 59.36, CITY OF BERKELEY DATUM.

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

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G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
NO. C38406
CIVIL
STATE OF CALIFORNIA

FEASIBILITY STUDY

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

△ PROJECT ISSUE RECORD:

PROJECT #: ABC12

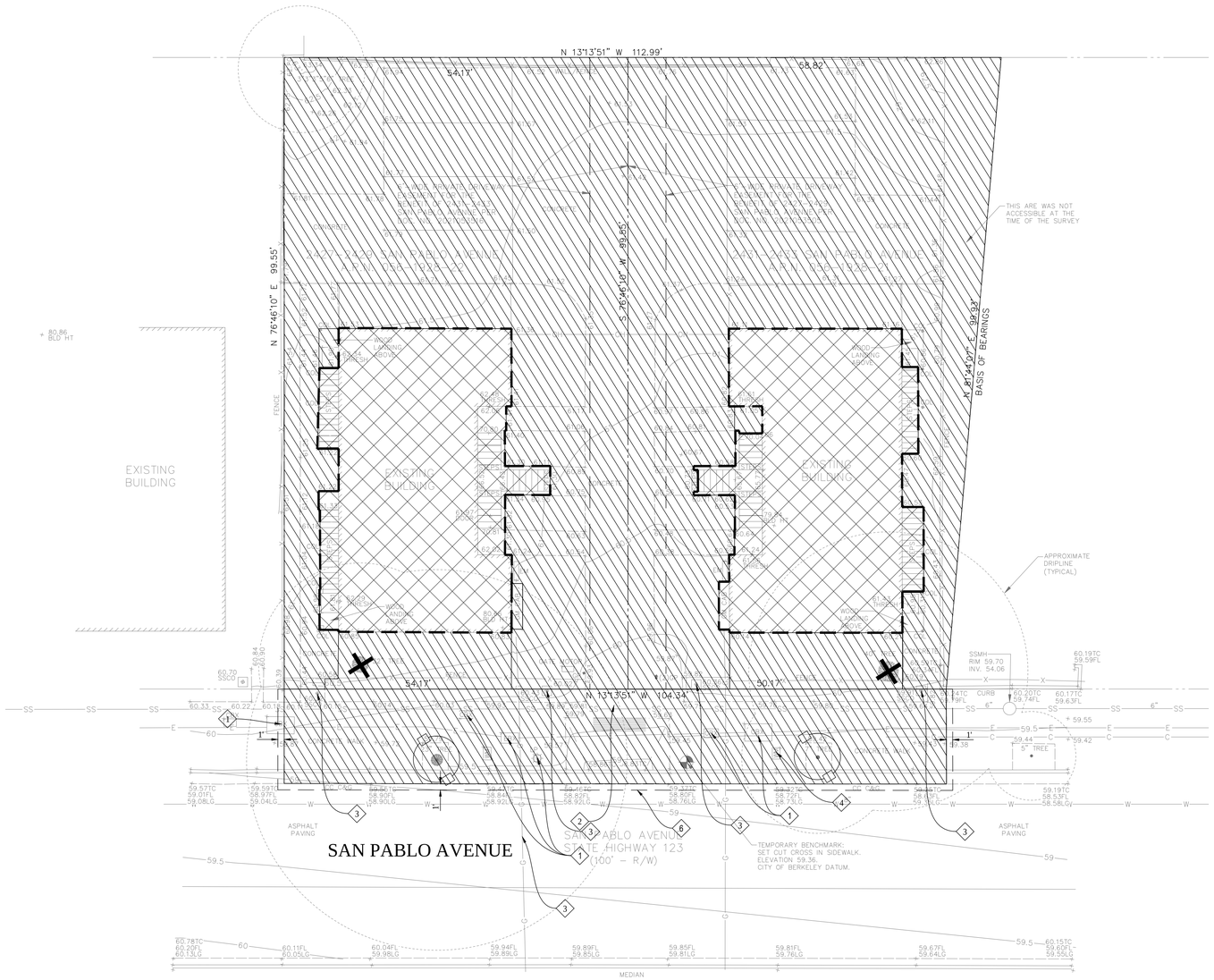
ISSUE DATE: 12/2/2016

TOPOGRAPHIC SURVEY PLAN

C1.2

HOHBACH-LEWIN #15641.31

Plot Date: Sep 6, 2022 - 10:29 AM



DEMOLITION LEGEND

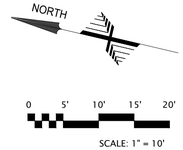
- TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
- DEMOLITION AREA - ALL SITE FEATURES WITHIN THIS AREA ARE TO BE REMOVED, UNLESS NOTED TO REMAIN.
- EXISTING BUILDING STRUCTURE TO BE DEMOLISHED
- TREE PROTECTION TREES TO REMAIN

DEMOLITION KEYNOTES

1. MAINTAIN ELECTRICAL STRUCTURES
2. MAINTAIN SEWER LINE
3. REMOVE SEWER CLEAN OUT
4. REMOVE WATER METER
5. REMOVE GAS LINE
6. SAW CUT AND CONFORM

DEMOLITION NOTES

1. SEE ELECTRICAL PLANS FOR REMOVAL OR RELOCATION OF ALL ELEC/COMM CONDUITS, BOXES, LINE ETC.
2. SEE UTILITY PLAN FOR ALL NEW TIE-IN LOCATIONS AND ANY INSTANCES OF STORM, SANITARY SEWER, OR WATER BEING RELOCATED. ANY EXISTING UTILITIES NOT BEING USED ARE TO BE REMOVED.
3. ALL EXISTING SERVICES AND UTILITIES THAT ARE WITHIN THE LIMITS OF DEMOLITION AND ARE TO REMAIN OPERATIONAL SHALL BE RELOCATED AS NECESSARY.
4. ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.



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△ PROJECT ISSUE RECORD:

PROJECT #: ABC12

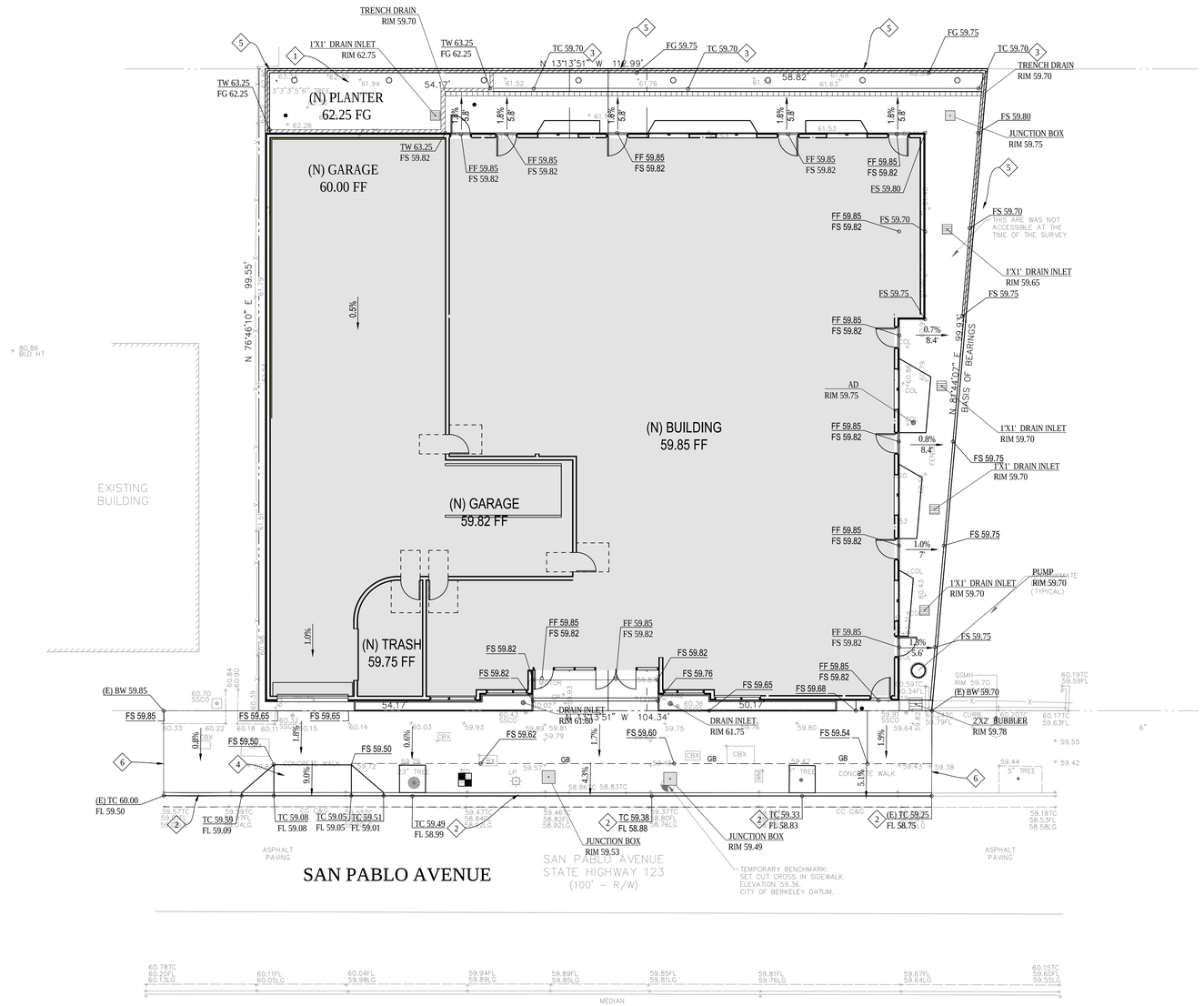
ISSUE DATE: 12/2/2016

DEMOLITION PLAN

C2.0

HOHBACH-LEWIN #15641.31

Plot Date: Sep 6, 2022 - 10:30 AM



GRADING LEGEND

XX.XX — GRADE ELEVATION

X% — SLOPE AND DIRECTION

GRADING KEYNOTES

1. RAISED BIO RENTENTION PLANTER
2. INSTALL NEW CURB & GUTTER PER CITY STANDARDS
3. INSTALL NEW FLUSH CURB
4. NEW DRIVEWAY PER CITY STANDARDS
5. RETAINING SOUNDWALL, SEE ARCHITECTURAL PLANS
6. SAWCUT AND CONFORM

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

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G.L.A.

2427-2433
SAN PABLO AVE
BERKELEY, CA

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
NO. C38406
CIVIL
STATE OF CALIFORNIA

FEASIBILITY
STUDY

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

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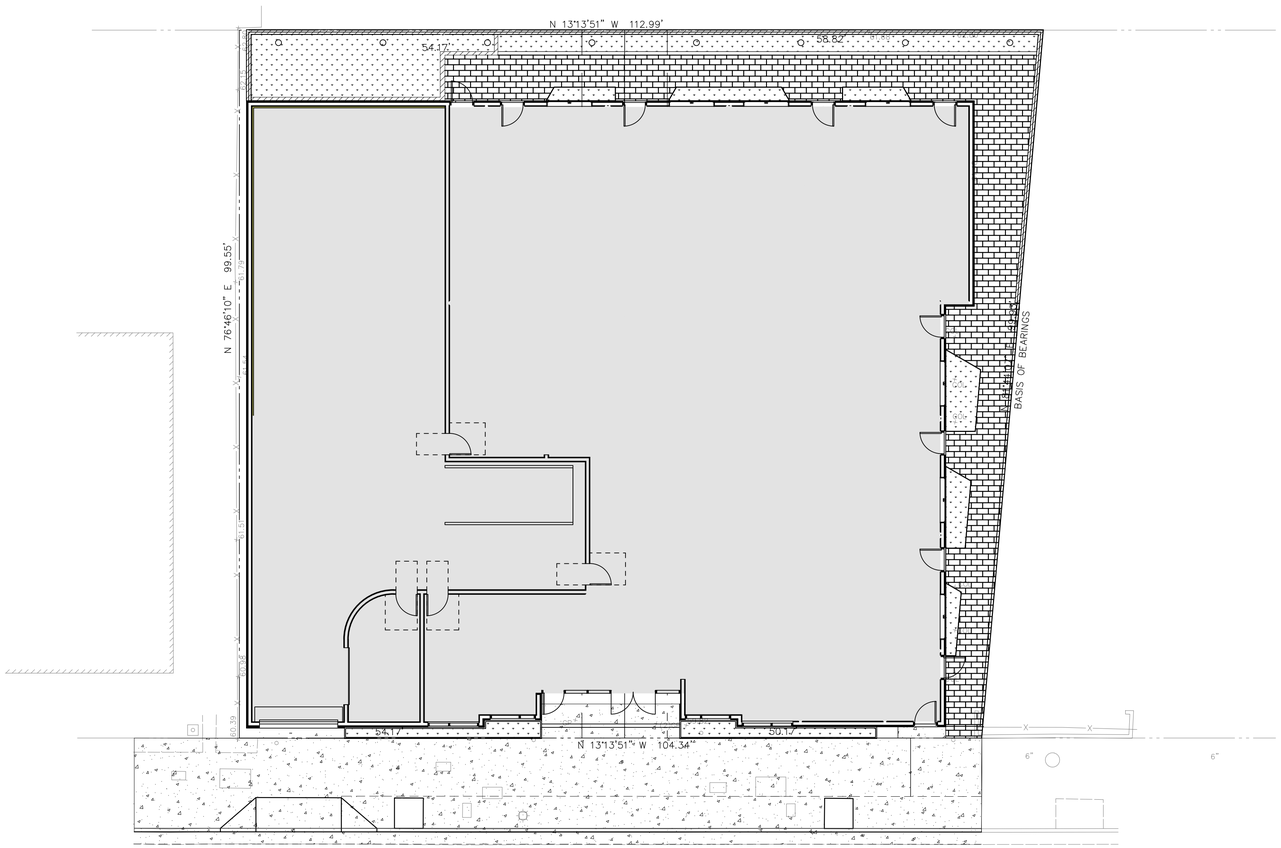
GRADING AND
DRAINAGE PLAN

C3.0

HOHBACH-LEWIN #15641.31

Plot Date: Sep 6, 2022 - 10:30 AM



SAN PABLO AVENUE

SAN PABLO AVENUE
STATE HIGHWAY 123
(100' - R/W)

PAVEMENT LEGEND

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

CONCRETE PAVEMENT SURFACES TO HAVE 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 3,200 PSI. CONCRETE PAVING IN VEHICULAR TRAVEL AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.

SIDEWALK CONCRETE	5" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 4" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.
PERMEABLE PAVERS	SEE ARCHITECTURAL PLANS
LANDSCAPE AREA	

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

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△ PROJECT ISSUE RECORD:

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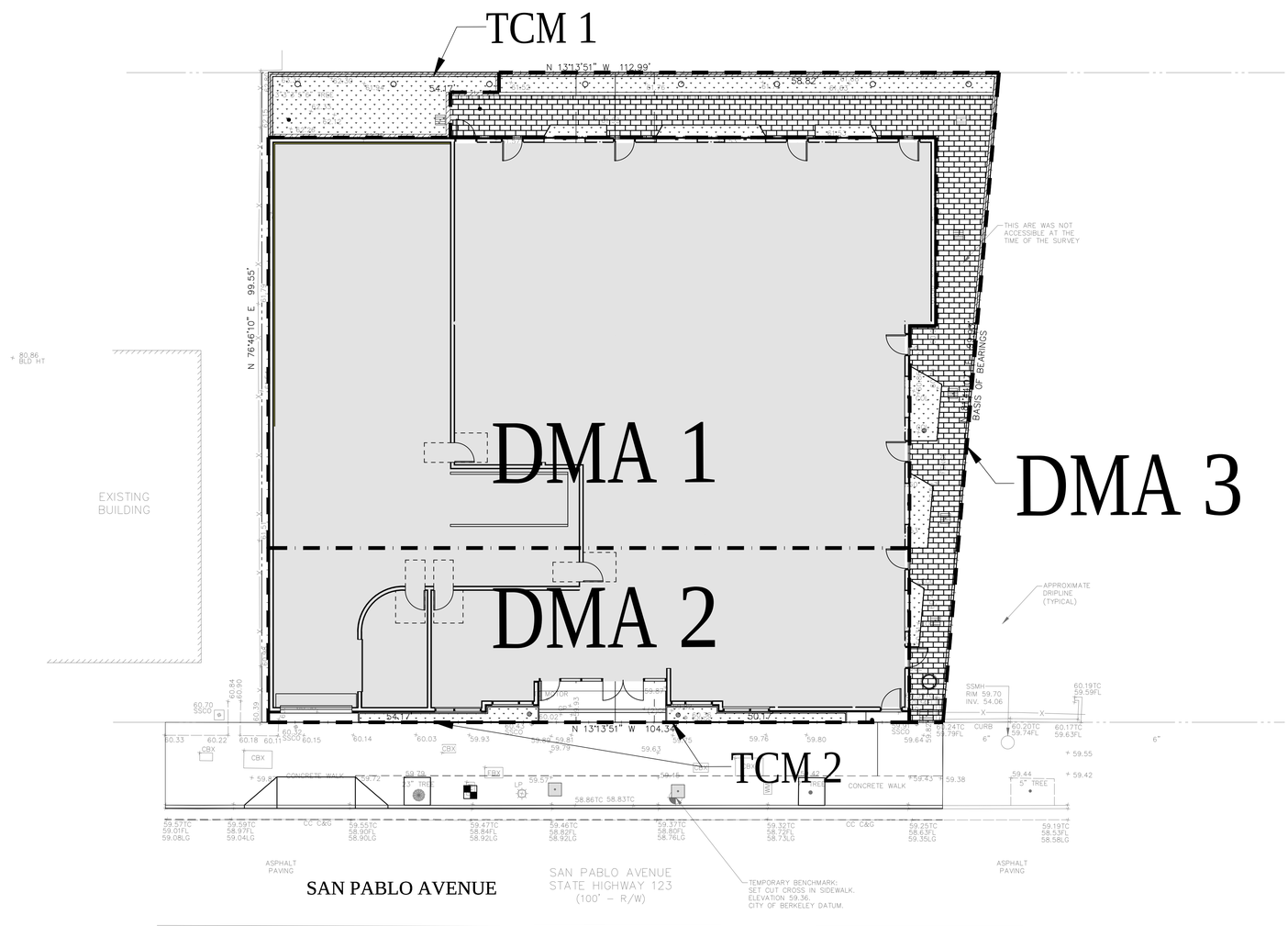
PAVEMENT PLAN

C3.1

HOHBACH-LEWIN #15641.31

Plot Date: Sep 6, 2022 - 10:30 AM



TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	6,300	6,300	0	0	62.23%	252	252	6	0.5	0.5
2	2	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	2,624	2,624	0	0	25.92%	105	105	6	0.5	0.5
3	3	Onsite	Pervious pavement w/o underdrain	LID	3. Flow-Volume Combo	1,199	0	1,037	162	11.85%	0	0	0	0.0	0.0
					Totals:	10,124	8,925	1,037	162	100.00%					

NORTH
0 5' 10' 15' 20'
SCALE: 1" = 10'

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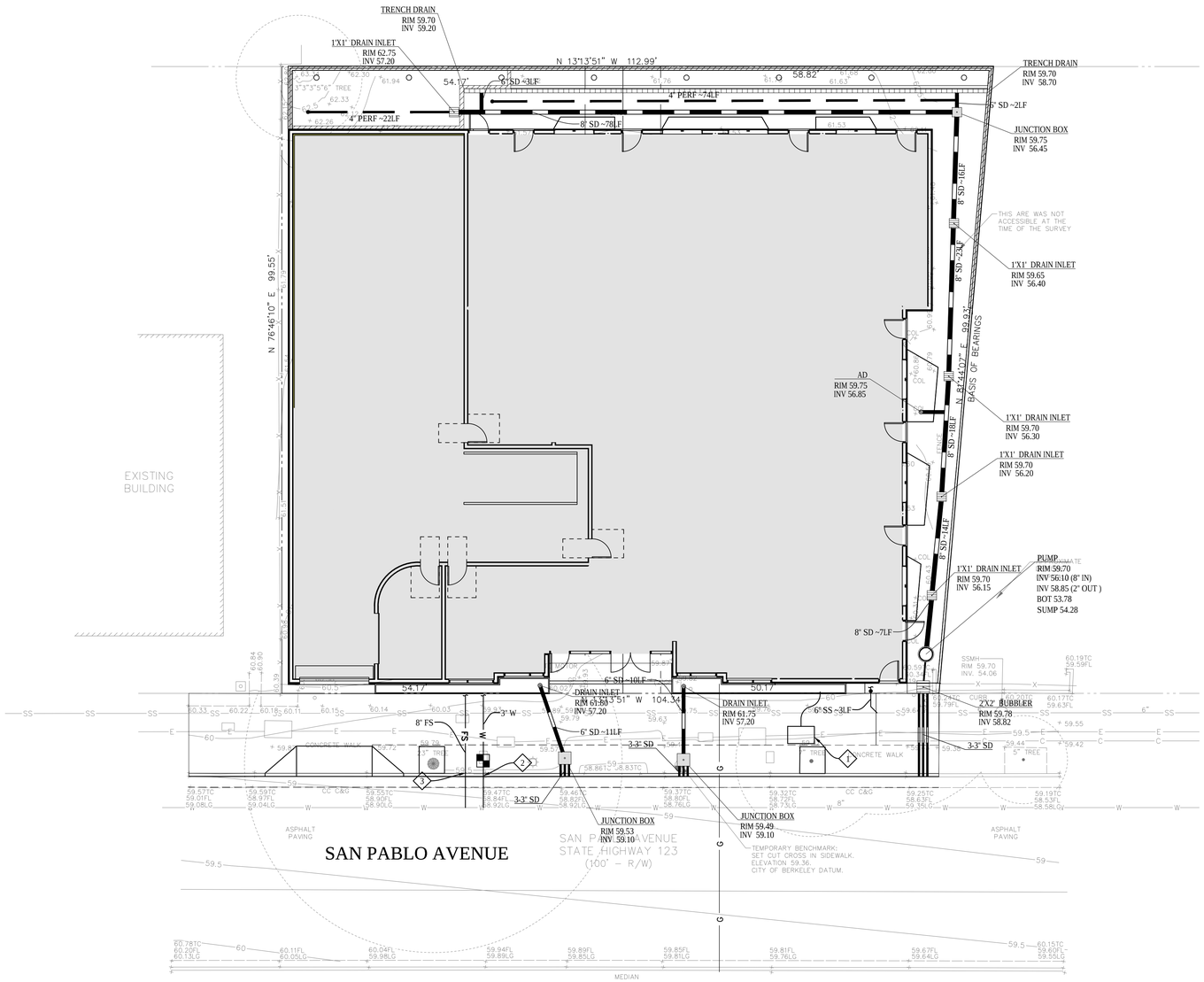
STORM WATER TREATMENT PLAN

C3.2

Plot Date: Sep 6, 2022 - 10:30 AM
HOHBACH-LEWIN #1564131



UTILITY LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- BACKFLOW PREVENTER
- CATCH BASIN
- AREA DRAIN
- CLEANOUT TO GRADE
- FIRE DEPARTMENT CONNECTION

UTILITY KEYNOTES

1. NEW ELECTRICAL UTILITY CONDUIT
2. NEW 3" DOMESTIC WATER SERVICE
3. NEW 8" FIRE SERVICE

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

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UTILITY PLAN

C4.0

HOHBACH-LEWIN #15641.31

Plot Date: Sep 6, 2022 - 10:30 AM

LEGEND

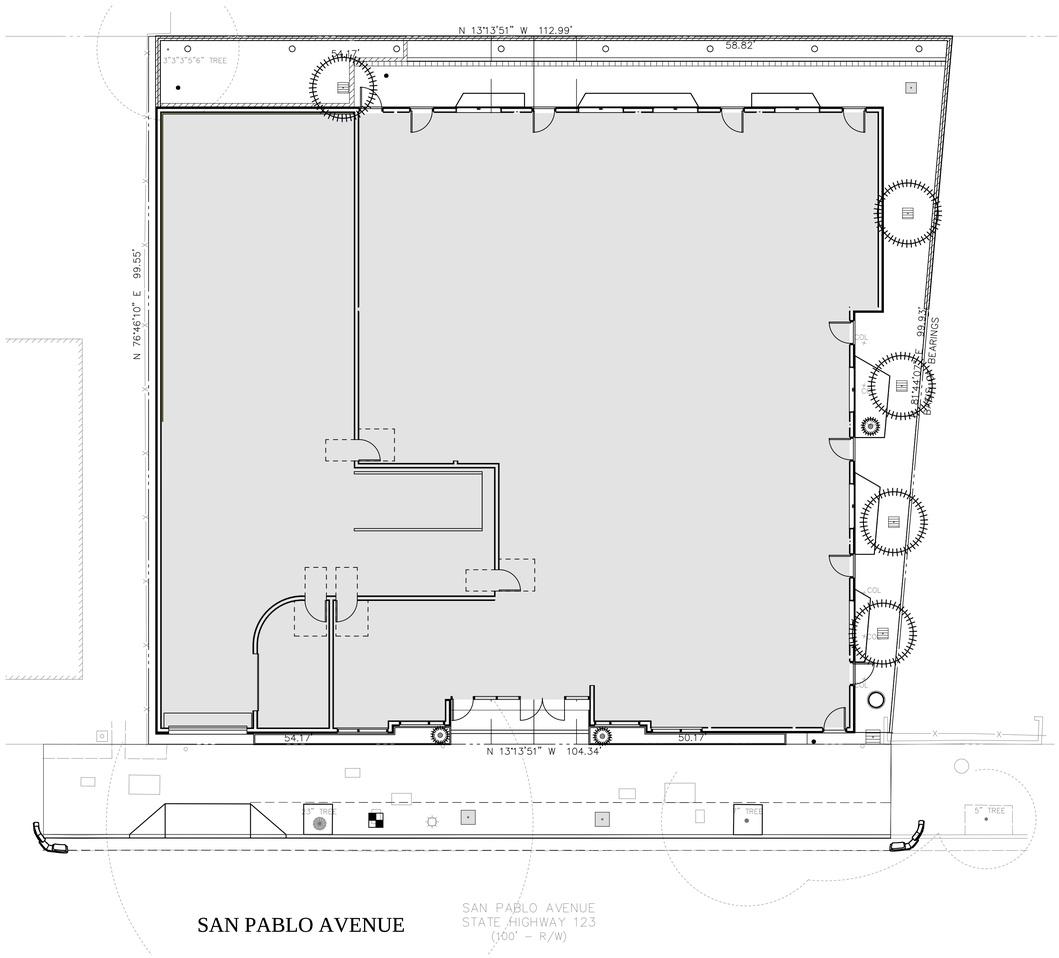
CONCRETE WASHOUT, SEE DETAIL 1/-

CATCH BASIN PROTECTION, SEE DETAIL 2/-

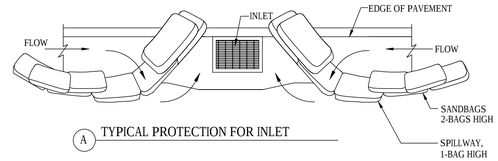
FIBER ROLL, SEE DETAIL 3/-

CATCH BASIN PROTECTION ALONG GUTTERS SEE DETAIL 4/-

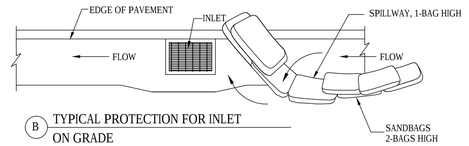
STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL 5/-



SAN PABLO AVENUE



A TYPICAL PROTECTION FOR INLET

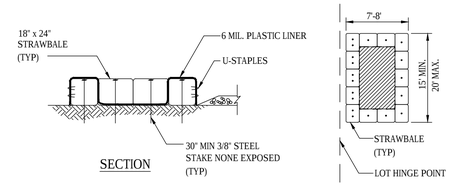


B TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:

1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 CATCH BASIN PROTECTION ALONG GUTTERS

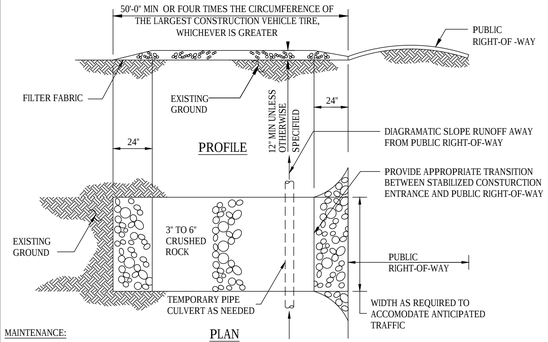


SECTION

NOTES:

1. WHEN WASHING ON-SITE, USE DESIGNATED, BERMED WASH AREAS TO PREVENT WASHWATER CONTACT WITH STORM WATER, CREEKS, RIVERS, AND OTHER WATER BODIES. THE WASH AREA CAN BE SLOPED FOR WASH WATER COLLECTION AND SUBSEQUENT INFILTRATION INTO THE GROUND.
2. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
3. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

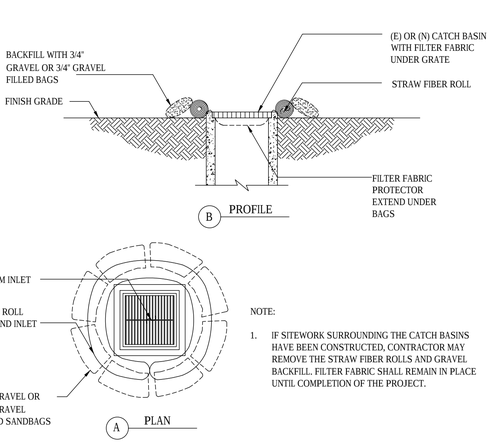
1 CONCRETE WASH AREA



MAINTENANCE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AND REPAIR OR CLEAN OUT OF TRAPPED SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APRROVED SEDIMENT TRAP OR SEDIMENT BASIN.

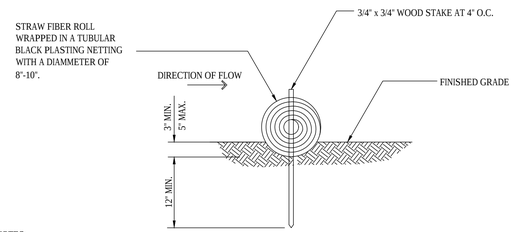
5 STABILIZED CONTRUCTION ENTRANCE



NOTE:

1. IF SITEWORK SURROUNDING THE CATCH BASINS HAVE BEEN CONSTRUCTED, CONTRACTOR MAY REMOVE THE STRAW FIBER ROLLS AND GRAVEL BACKFILL. FILTER FABRIC SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT.

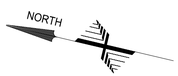
2 CATCH BASIN PROTECTION (TYP.)



NOTES:

1. FIBER ROLL COMPOSED OF BIO-DEGRADEABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSIONS BY REDUCING SLOPE GRADIENT. IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR , RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3 FIBER ROLL



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ISSUE DATE: 12/2/2016

EROSION CONTROL PLAN

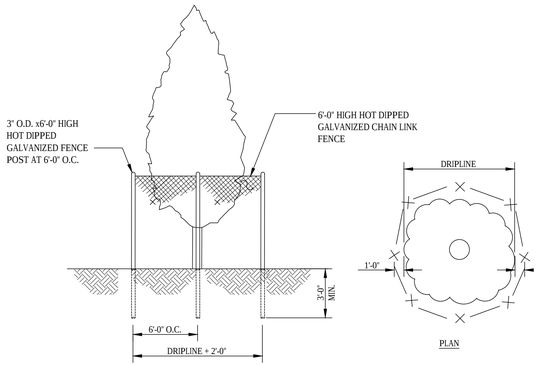
C5.0

HOHBACH-LEWIN #15641.31

Plot Date: Sep 6, 2022 - 10:31 AM

10

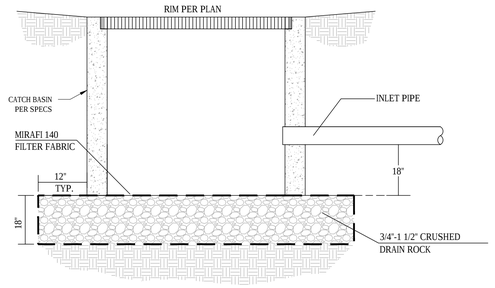
7 TREE PROTECTION



NOTES:

1. TREE AND SHRUB PROTECTION IS TO BE PERFORMED BY CONTRACTOR.
2. EXCAVATION AND TRENCHING WORK THAT IS REQUIRED WITHIN THE DRIPLINE SHALL BE DONE USING HAND TOOLS ONLY.
3. REFER TO CIVIL AND LANDSCAPE SPECIFICATIONS FOR FURTHER TREE

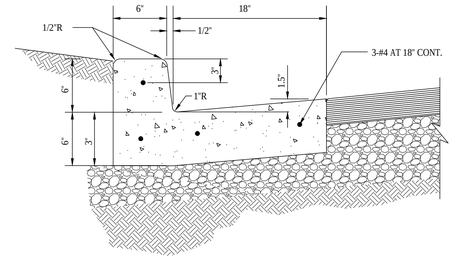
4 BUBBLER BOX



NOTES:

1. CONTRACTOR SHALL NOTIFY OWNER THAT PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE IS REQUIRED.

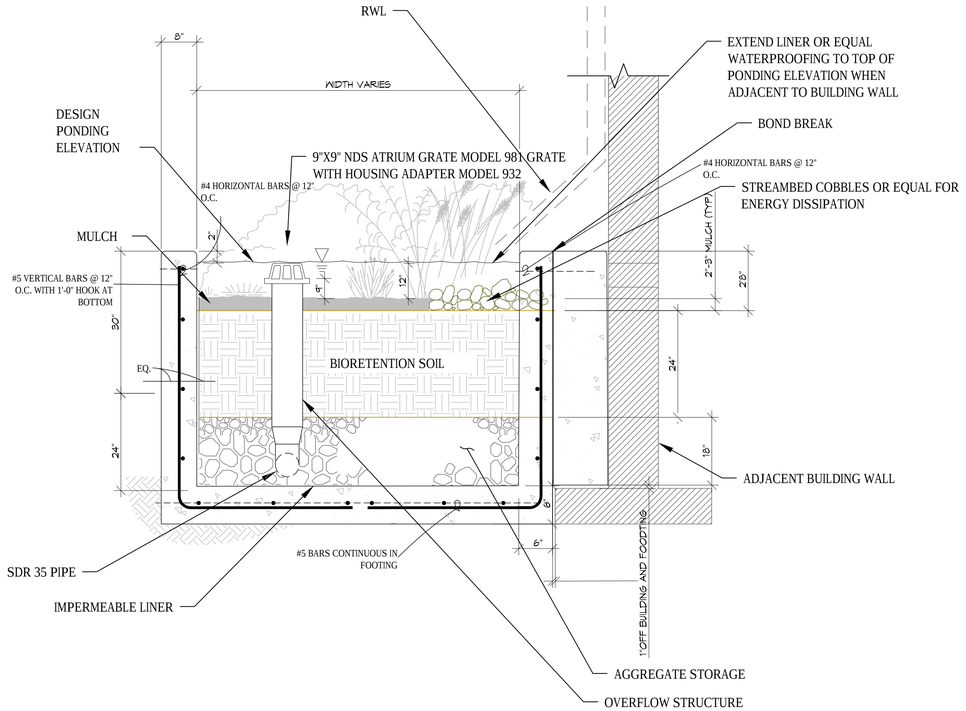
1 CURB & GUTTER DETAIL



NOTES:

1. PROVIDE 1/2" CONSTRUCTION JOINT AT 15' O.C.
2. WHERE PAVEMENT SLOPES AWAY FROM CURB, MATCH GUTTER SLOPE TO PAVEMENT SLOPE.

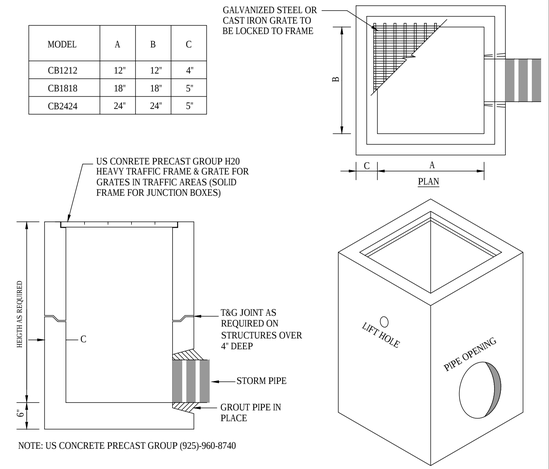
12 BIORETENTION PLANTER (SECTION VIEW)



NOT TO SCALE

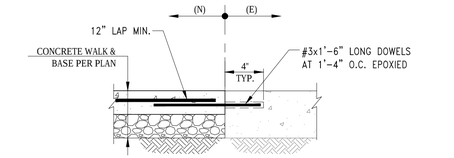
5 DRAIN INLET

MODEL	A	B	C
CB1212	12"	12"	4"
CB1818	18"	18"	5"
CB2424	24"	24"	5"



NOTE: US CONCRETE PRECAST GROUP (925)-960-8740

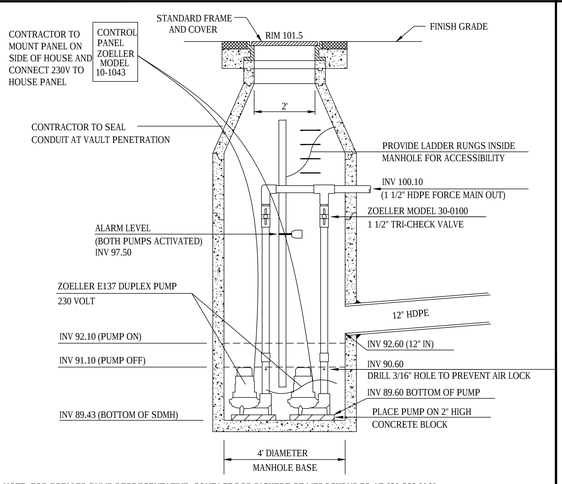
2 NEW CONCRETE TO EXISTING CONCRETE CONNECTION



NOTES

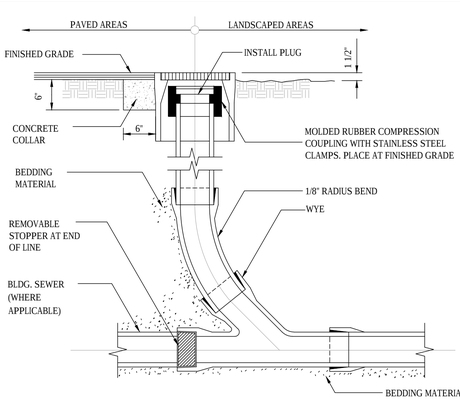
1. SEE PLANS FOR CONCRETE OR BASE ROCK THICKNESS.
2. SEE SOILS REPORT FOR COMPACTION REQUIREMENTS.
3. ALL COMPACTION SHALL BE PERFORMED UNDER THE DIRECTION OF THE SOILS ENGINEER.
4. SEE SOILS REPORT FOR SUBGRADE REQUIREMENTS.
5. ROUGH EXISTING CONCRETE SURFACE AT JOINT.

6 PUMP VAULT (CASE A)



NOTE: FOR ZOELLER PUMP REPRESENTATIVE, CONTACT BOB RICHERT OF MERSCHBUDCO AT 650-566-9260.

3 CLEANOUT TO GRADE



NOTES:

1. FOR PAVED AREAS, INSTALL ROUND, CAST IRON FRAME AND COVER, MARKED "SEWER" OR "STORM" AS APPLICABLE.
2. FOR LANDSCAPED AREAS, INSTALL ROUND, CONCRETE VALVE BOX WITH CAST IRON FACE AND COVER, MARKER "SEWER" OR "STORM" AS APPLICABLE.

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DETAILS

C6.0

Plot Date: Sep 6, 2022 - 10:31 AM
HOBBACH-LEWIN #15641.31

1 L1.1 1ST FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / SAND PLANNERS

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Berkeley, CA 94703

(510) 843-3666
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PROJECT TITLE

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2427-2433 San Pablo Ave
Berkeley, CA

APN xxx-xxx

Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

LANDSCAPE SITE PLAN
1st FLOOR

SCALE
AS NOTED. SCALE IN FEET.

DRAWN	PROJECT NUMBER
DPC	436

SHEET NUMBER

L1.1

1 OF 11

1 / L1.2 2ND FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

John Northmore Roberts & Associates
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2427-2433 San Pablo Ave
Berkeley, CA

APN xxx-xxx

Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

LANDSCAPE SITE PLAN
2nd FLOOR

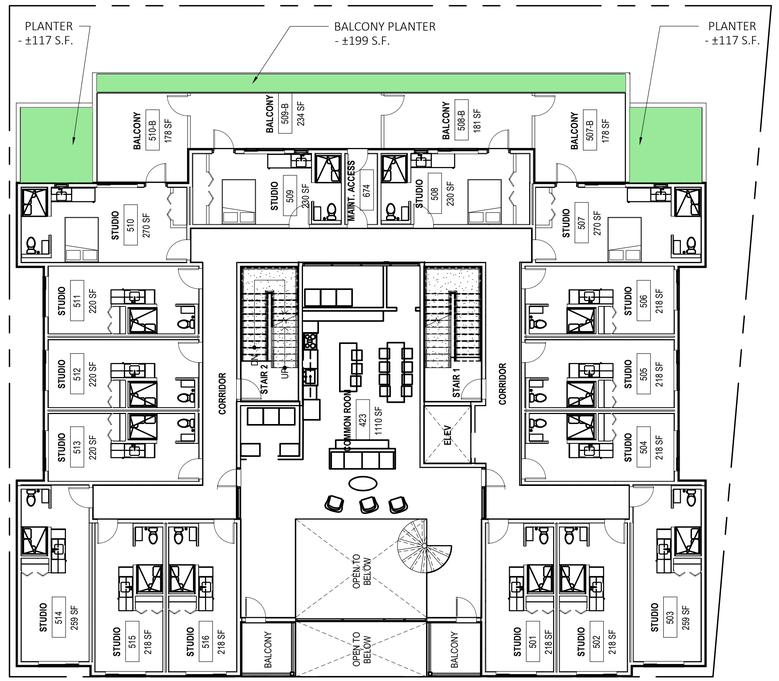
SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC
PROJECT NUMBER: 436

SHEET NUMBER

L1.2

2 OF 11



1 L1.4 4TH FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

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SHEET TITLE

LANDSCAPE SITE PLAN
4th FLOOR

SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC

PROJECT NUMBER: 436

SHEET NUMBER

L1.3

3 OF 11

- ±30.5 S.F.

1 / L1.5 5TH FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

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Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

LANDSCAPE SITE PLAN
5th FLOOR

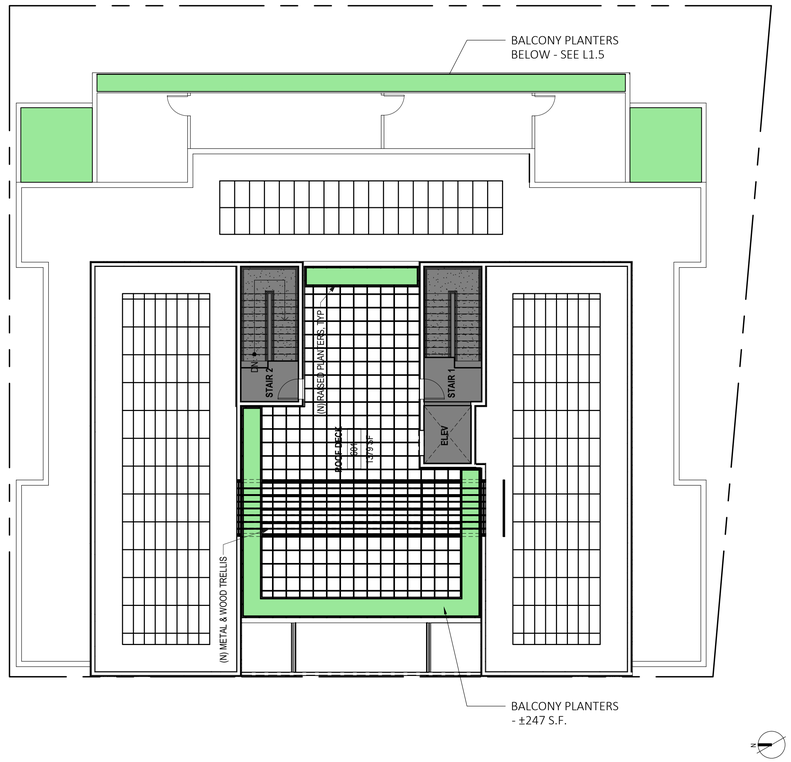
SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC
PROJECT NUMBER: 436

SHEET NUMBER

L1.4

4 OF 11



1 L1.6 ROOF SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

2927 Newbury Street, Suite B
Berkeley, CA 94703

(510) 843-3666
www.JohnNorthmoreRoberts.com

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PROJECT TITLE

SAN PABLO AVE G.L.A.

2427-2433 San Pablo Ave
Berkeley, CA

APN xxx-xxx

Design Development

DATE	DESCRIPTION	REV
02/08/22	50% PROGRESS	

SHEET TITLE

LANDSCAPE SITE PLAN
ROOF

SCALE
AS NOTED. SCALE IN FEET.

DRAWN	PROJECT NUMBER
DPC	436

SHEET NUMBER

L1.5

5 OF 11

PLANT SYMBOL CALLOUT:

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

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

spacing, if relevant — container size

1 / L4.1 1ST FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

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2427-2433 San Pablo Ave
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APN xxx-xxx

Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

PLANTING PLAN
1st FLOOR

SCALE
AS NOTED. SCALE IN FEET.

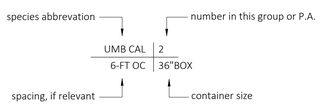
DRAWN: DPC
PROJECT NUMBER: 436

SHEET NUMBER

L4.1

6 OF 11

PLANT SYMBOL CALLOUT:



1 / L4.2 2ND FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

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APN xxx-xxx

Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

PLANTING PLAN
2nd FLOOR

SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC
PROJECT NUMBER: 436

SHEET NUMBER

L4.2

7 OF 11

PLANT SYMBOL CALLOUT:

LON SEM	1	PAS CAE	2	CAL FES	3	SCA AEM	3	LON SEM	1
5 GAL		5 GAL		1' OC	1 GAL	3' OC	1 GAL	5 GAL	

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

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

spacing, if relevant — container size

1 / L4.4 4TH FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

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Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

PLANTING PLAN
4th FLOOR

SCALE
AS NOTED. SCALE IN FEET.

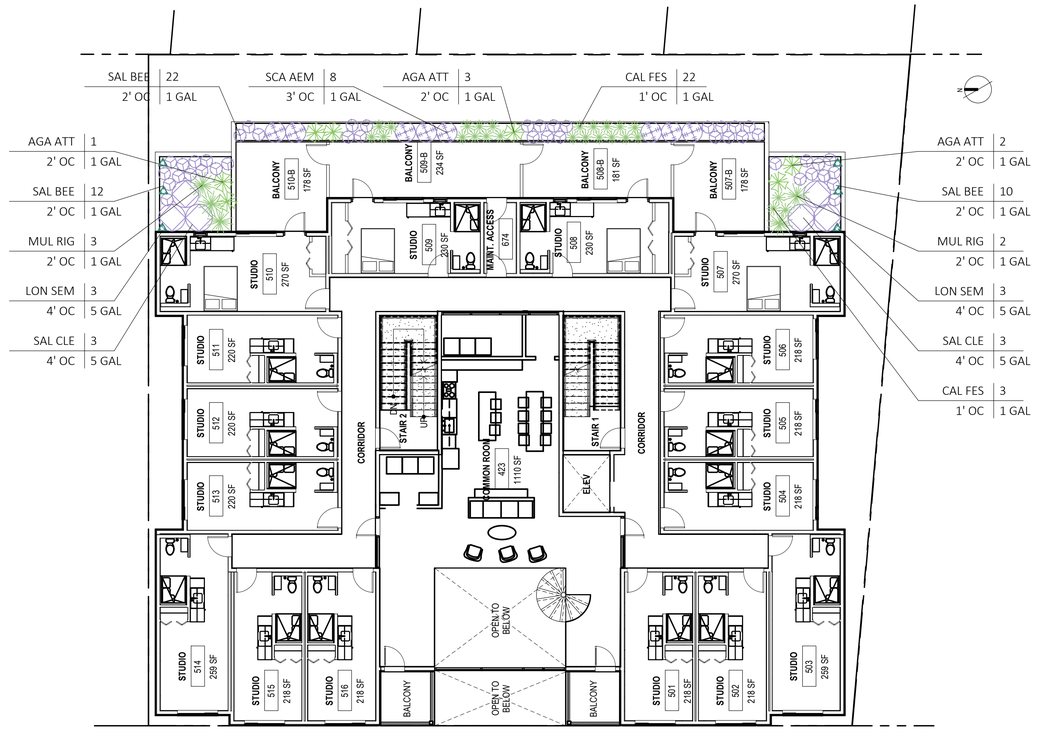
DRAWN
DPC

PROJECT NUMBER
436

SHEET NUMBER

L4.3

8 OF 11



PLANT SYMBOL CALLOUT:

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

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

spacing, if relevant — container size

1 / L4.5 5TH FLOOR SITE PLAN

0 10 20 30 40 ft
1"=10'-0" (24"X36")

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Design Development

DATE	DESCRIPTION	REV
02/09/22	DD PROGRESS	

SHEET TITLE

PLANTING PLAN
5th FLOOR

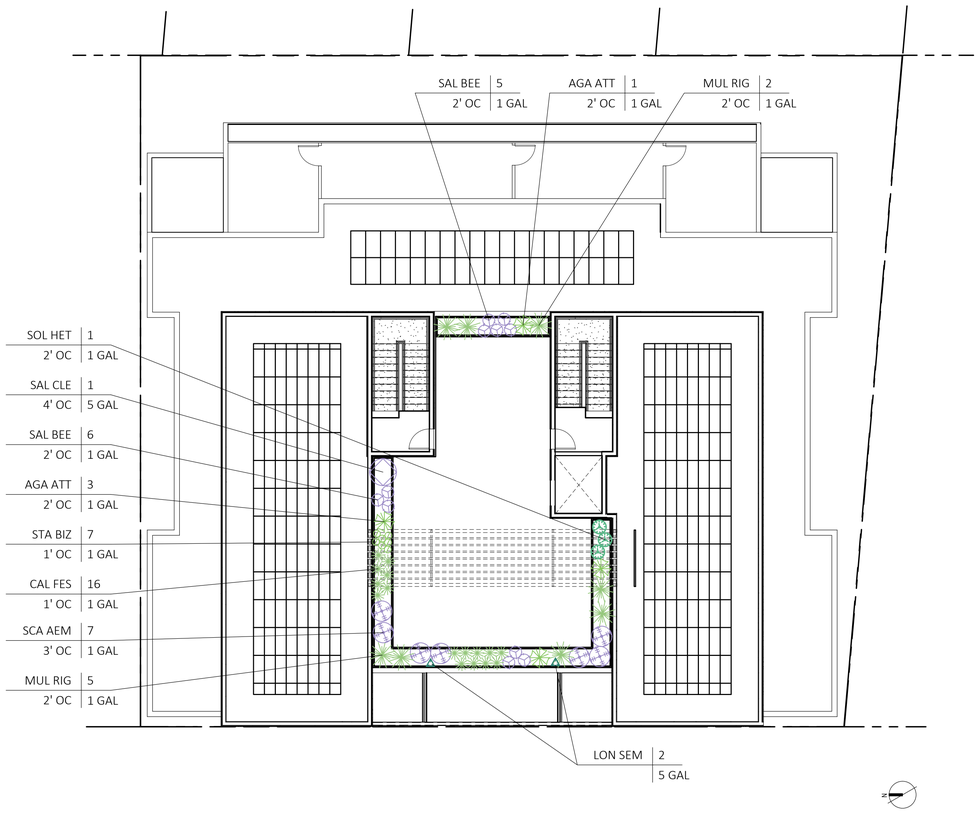
SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC
PROJECT NUMBER: 436

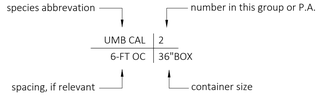
SHEET NUMBER

L4.4

9 OF 11



PLANT SYMBOL CALLOUT:



1 / L4.6 ROOF SITE PLAN

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PLANTING PLAN
ROOF

SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC
PROJECT NUMBER: 436

SHEET NUMBER

L4.5

10 OF 11

TREES

GLE TRI
GLEDITSIA TRICANTHOS 'MORAINE'
MORAINE HONEYLOCUST

PLANT LIST

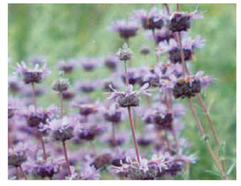
SYMBOL	SCIENTIFIC NAME	COMMON NAME	FORM	MAX HT	MAX SP	SUN	PS	SHD	WATER	36"	24"	#15	#5	#1
TREES														
GLE TRI	GLEDITSIA TRICANTHOS 'MORAINE'	MORAINE HONEYLOCUST	TREE	50'	50'	X			Low			6		
SHRUB														
MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	SHRUB	2-3'	2-3'	X	X	X	V. Low				33	
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	SHRUB	3-10'	3-10'	X	X	X	Low				3	
SAL BEE	SALVIA 'BEE'S BLISS'	CREEPING SAGE	SHRUB	8"	1'-3'	X			Low					55
SAL CLE	SALVIA CLEVELANDII	BLUE SAGE	SHRUB	4-5'	4-5'	X			Low				13	
SOL HET	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	SHRUB	3-6'	3-6'	X	X		Low					6
PERENNIALS														
BEG BOL	BEGONIA BOLIVIENSIS 'SANTA CRUZ'	TRAILING BEGONIA	PERENNIAL	1-2'	1-2'	X	X	X	Med					5
SCA AEM	SCAEVOLA AEMULA	FAN FLOWER	PERENNIAL	2'	2-3'	X			Low					24
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	PERENNIAL	1-2'	1-2'	X	X	X	Low					7
SUCCULENTS														
AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	SUCCULENT	2-3	2-3	X	X		Low					25
GRASSES AND SEDGES														
CAL FES	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	GRASS	2-3	1-2	X	X		Low				62	
MUL RIG	MUHLENBEGIA RIGENS	DEER GRASS	GRASS	4	4	X	X		Low				19	
VINES														
LON SEM	LONICERA SEMPERVIRENS 'MAGNIFICA'	TRUMPET HONEYSUCKLE	VINE	8-15'	3-6'	X	X		Med				10	
PAS CAE	PASSIFLORA CAERULEA	PASSION VINE	VINE	10-25'	3-6'	X	X		Med				4	
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	VINE	3-6'	3-6'	X	X	X	Med				15	

SHRUBS

MIM AUR
MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

ROS CAL
ROSA CALIFORNICA
CALIFORNIA ROSE

SAL BEE
SALVIA 'BEE'S BLISS'
CREEPING SAGE



SAL CLE
SALVIA CLEVANDII
BLUE SAGE

SOL HET
SOLLYA HETEROPHYLLA
AUSTRALIAN BLUEBELL CREEPER

PERENNIALS

BEG BOL
BEGONIA BOLIVIENSIS 'SANTA CRUZ'
TRAILING BEGONIA

SCA AEM
SCAEVOLA AEMULA
FAN FLOWER

STA BYZ
STACHYS BYZANTINA
LAMB'S EARS

SUCCULENTS

AGA ATT
AGAVE ATTENUATA
FOX TAIL AGAVE

GRASSES

FES CAL
FESTUCA CALIFORNICA
CALIFORNIA FESCUE

MUH RIG
MUHLENBERGIA RIGENS
DEER GRASS

VINES

LON SEM
LOCINERA SEMPERVIRENS 'MAGNIFICA
TRUMPET HONEYSUCKLE

PAS CAE
PASSIFLORA CAERULEA
PASSION VINE

TRA JAS
TRACHELOSPERMMUM JASMINOUDES
STAR JASMINE

MWELO CALCULATIONS:

Flow-Through Planter Areas:
Area: 450 s.f. = 4.5 gpm

Low Water Use On-grade Planting Areas:

Area: 362 s.f. = 1 gpm

Tree/Vine Planting (@25 s.f/tree & 4 s.f./vine)
Area: 190 s.f. = 4 gpm*

On-Structure Planting (Light-Weight Soil Mix)
Area: 1,143 s.f. = 11.5 gpm

Total area of planting: 2,688 s.f.

Max. Applied Water Allowance
= ETo x 0.62 x [0.7 x Landscape Area]
MAWA = 41.8 x 0.62 x [0.7 x 2,145]
= 38,913 gals/year

Est .Total Water Use
= ETo x 0.62 x Plant Factor x Landscape Area

Irrigation Efficiency
ETWU = 41.8 x 0.62 x [(0.2 x 450)/0.75] = 3,110 gals/year +
41.8 x 0.62 x [0.2 x 362/0.85] = 1,595 gals/year +
41.8 x 0.62 x [0.2 x 190/.0.65] = 1,515 gals/year +
41.8 x 0.62 x [0.2 x 1143/0.5] = 11,848 gals/year
= 18,065 gals/year

*during establishment period only

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SHEET TITLE

PLANTING PALETTE
PLANTING LIST
& MWELO CALCULATIONS

SCALE
AS NOTED. SCALE IN FEET.

DRAWN: DPC
PROJECT NUMBER: 436

SHEET NUMBER
L4.6
11 OF 11