



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Decision
AUGUST 17, 2023

2538 Durant Avenue FINAL DESIGN REVIEW

Design Review #DRCP2022-0007 to demolish an existing 4-story residential building including 12 dwelling units and construct an 80,829 square foot, 8-story mixed-use building with 1,641 square feet of ground floor commercial space and 83 dwellings, including 5 Very Low-Income units.

I. Introduction

This mixed-use building is proposed on the South side of Durant Avenue between Bowditch and Telegraph in the C-T Telegraph Commercial District.

The project went before the Zoning Adjustments Board (ZAB) on April 27, 2023 where it was awarded its Use Permit. It was last before the Design Review Committee (DRC) for Preliminary Design Review (PDR) on March 16, 2023 where the Committee forwarded a favorable recommendation to ZAB with direction for Final Design Review (FDR). A summary from that meeting is provided below for reference.

It is before the Design Review Committee this month for Final Design Review where the Committee will discuss the façade details, building details, and the final color and material palette.

II. Background

The project proposes to construct an 80,829 square foot, 8-story mixed-use building that includes a ground commercial space.

The major components of the new building include:

- 83 dwellings, including 5 Very Low-Income units;
- 1,641 square feet ground floor commercial space;
- Dwelling units consist of: 8 one-bedroom, 15 two-bedroom, 14 three-bedroom, 6 four-bedroom and 14 five-bedroom;
- 2,109 square feet of useable open space provided on a roof deck; and

- 1,641 square feet of ground level commercial space.

Consistent with the Southside Plan objectives, the project proposes to formally eliminate the five off-street automobile parking spaces that serve the existing apartment building and proposes no new automobile parking for the new dwellings. This would allow the removal of the two existing curb cuts in front of the project site. The existing driveway area near the western property line of the site would be used as secure bicycle parking for a minimum of 32 bicycles.

III. Project Setting

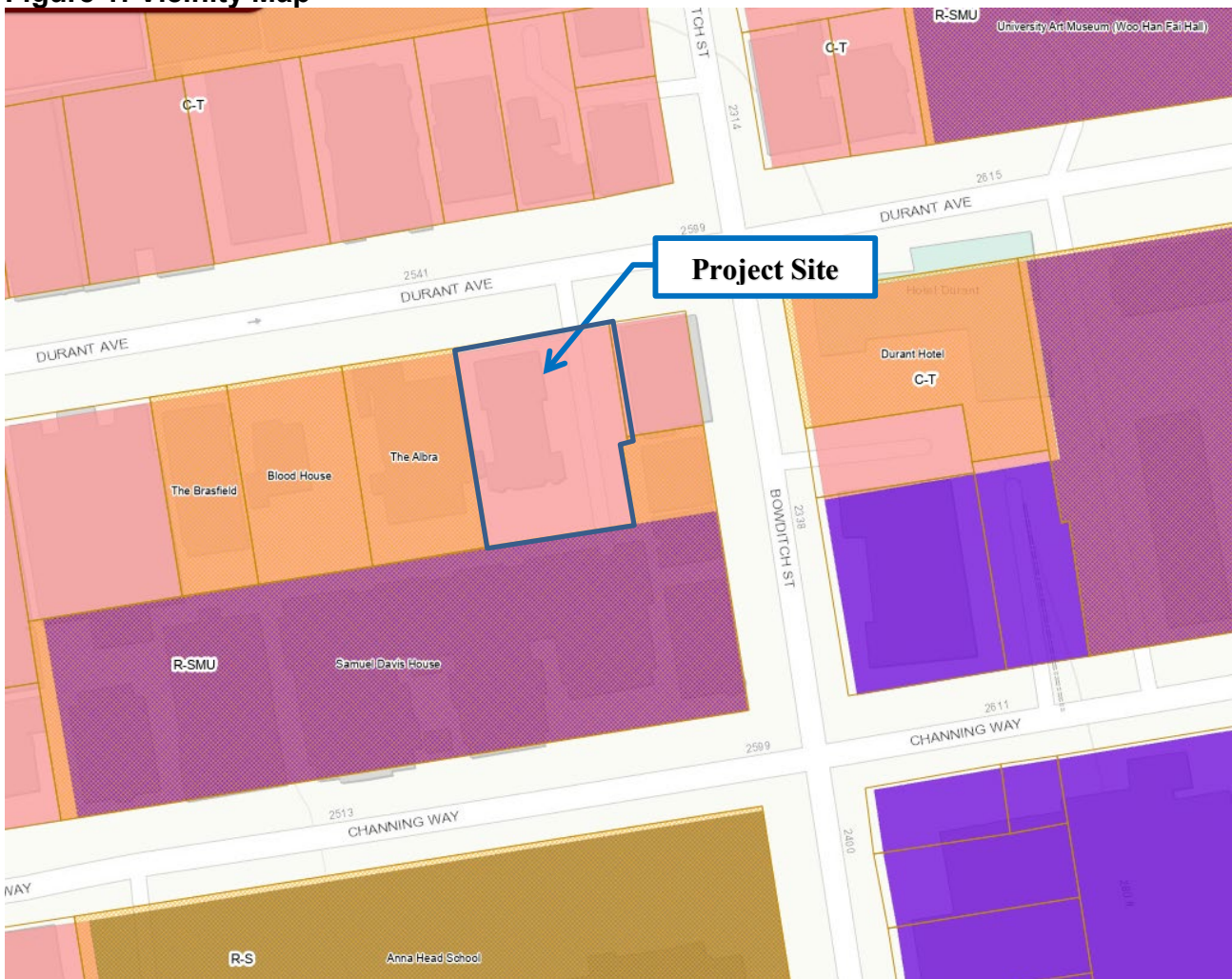
A. Neighborhood/Area Description:

The property is located one block to the east of the Telegraph Commercial Corridor, one block west of College Avenue and one block south of UC Berkeley campus and Bancroft Way. The neighborhood is campus oriented, with a mix of commercial uses located along Telegraph Avenue, Durant Avenue and Bancroft Way, predominantly located in lower one- to two-story buildings. Numerous four- to six-story multi-unit apartment buildings, dormitories (GLAs), and institutional buildings are spread out throughout the neighborhood. On-street parking is limited, and pedestrian traffic is heavy, especially during the school year.

B. Site Conditions:

The subject site is located on the south side of Durant Avenue, one parcel to the west of Bowditch Street. This parcel is flat, 130' deep lots with 100' frontages. The subject lot is the result of merging a commercial surface parking lot formerly known as 2542 Durant Avenue on the east side and a parcel including a three-story, 12-unit apartment building on the west side (2538 Durant Avenue). There are 30 existing commercial spaces on the surface parking lot with an approximately 18-foot wide curb cut on the eastern parcel. An approximately 8-foot wide curb cut and covered driveway are located near the west side of the parcel. The driveway runs through the building to the rear of the lot that and serves as off-street parking for five vehicles on record. However, at 6.6 feet in width at its narrowest, the access way is too narrow for most automobile passage; it is currently not used as off-street parking.

Figure 1: Vicinity Map



Legend

C-T: Telegraph Avenue Commercial District
R-SMU: Residential Southside Mixed-Use District
R-S: Residential Southside District

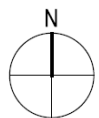


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Multi-Family Residential & Parking Lot	C-T	Avenue Commercial
Surrounding Properties	North	Multi-Family Residential & Church	C-T	Avenue Commercial
	South	UC Berkeley Student Housing	R-SMU	High Density Residential
	East	Food Service	C-T	Avenue Commercial
	West	Mixed Use Building	C-T	Avenue Commercial

IV. Summary From March 16, 2023 DRC Meeting

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Woo, Tam) VOTE (5-1-0-1) Finacom – no; Kahn - absent.

Conditions

- Simplify color pattern, and façade design in general.
- Provide clearer drawings at FDR that better show the façade details, color changes, and window surrounds.

Recommendation

- Façade details and color changes should be better integrated.
- Consider long-term maintenance with material joints.
- Rear and side facades need more detail and attention as well.
- Recommend bird safe glass.

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

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

B. Current Submittal includes:

- Plans, elevations, sections, and renderings
 - Color and materials palette has been simplified per Committee recommendation;

- South façade design has been further developed with more design detail at the upper floors.
- Construction details, wall and window sections;
 - Section and wall detail provided through stacked amenity spaces
- Landscape plans, plant palette and roof deck details.

C. Issues for Discussion:

- Neighborhood Context
- Massing/Building Design
- Streetscape
- Open space
- Colors and Materials

VI. Recommendation

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

Attachments:

1. Project Plans, received August 3, 2023
2. Approved Use Permit Plans, approved April 27, 2023

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410



2538 DURANT MULTIFAMILY STUDENT HOUSING
BERKELEY CALIFORNIA

DESIGN REVIEW COMMITTEE PUBLIC HEARING

AUGUST 17, 2023





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BERKELEY, CA
AUGUST 17, 2023

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DRC Design Presentation

Design Issues for Discussion:

- 01 Neighborhood Context
- 02 Massing/Building Design
- 03 Streetscape
- 04 Open space
- 05 Colors and Materials

Proposed Project:

- Demolition of existing building and adjacent parking lot
- 83 dwelling units, for rent
- 80,514 total square feet
- 1,460 sq. ft. ground floor commercial space
- 8 stories
- 0 vehicle parking spaces
- 52 bike parking spaces
- 12 replacement units at current income levels
- 5 below market rate units for very low income

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AUGUST 17, 2023

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- SOUTHWEST OF DURANT AVE. AND BOWDITCH ST.
- ONE BLOCK SOUTH OF CAMPUS

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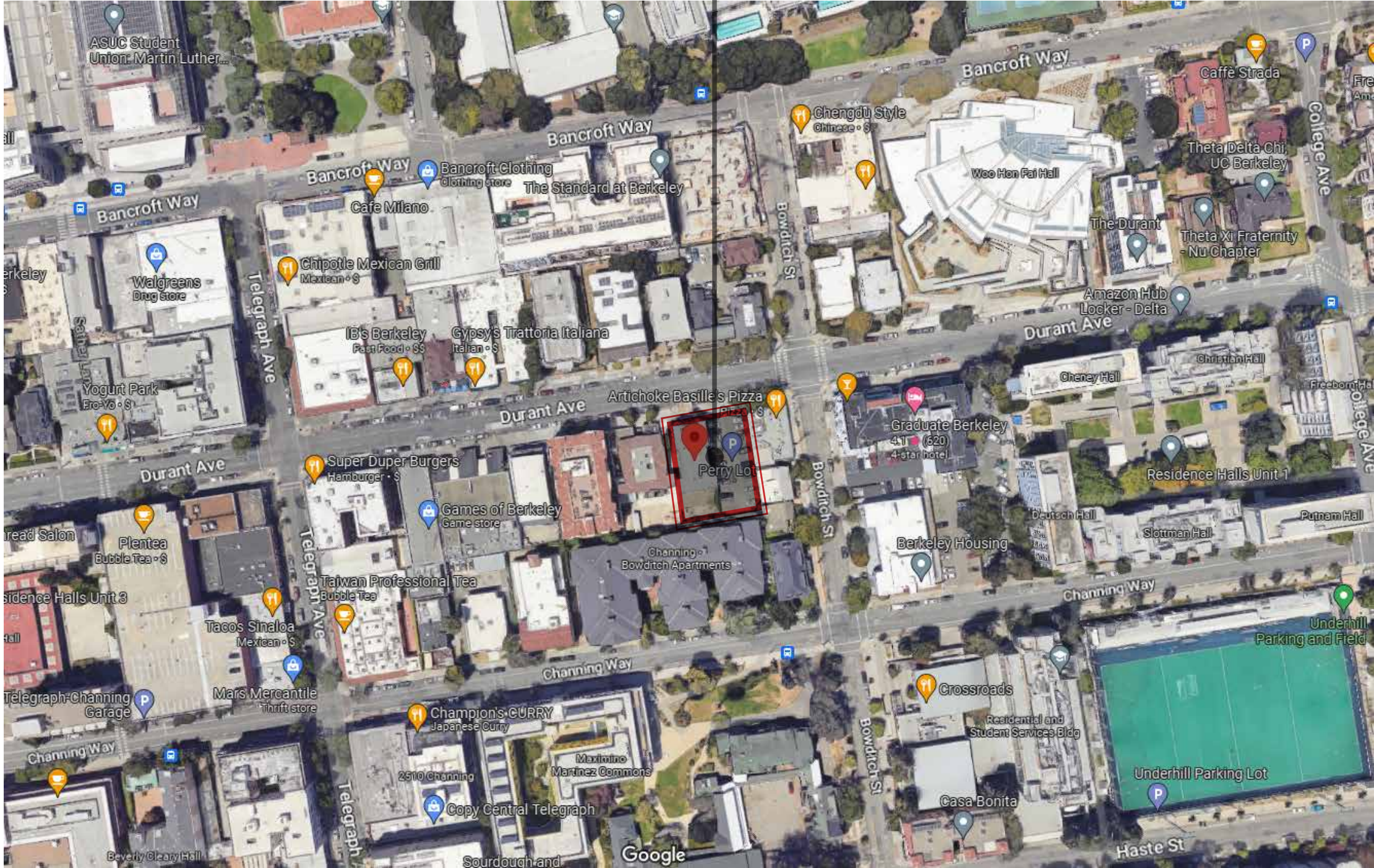
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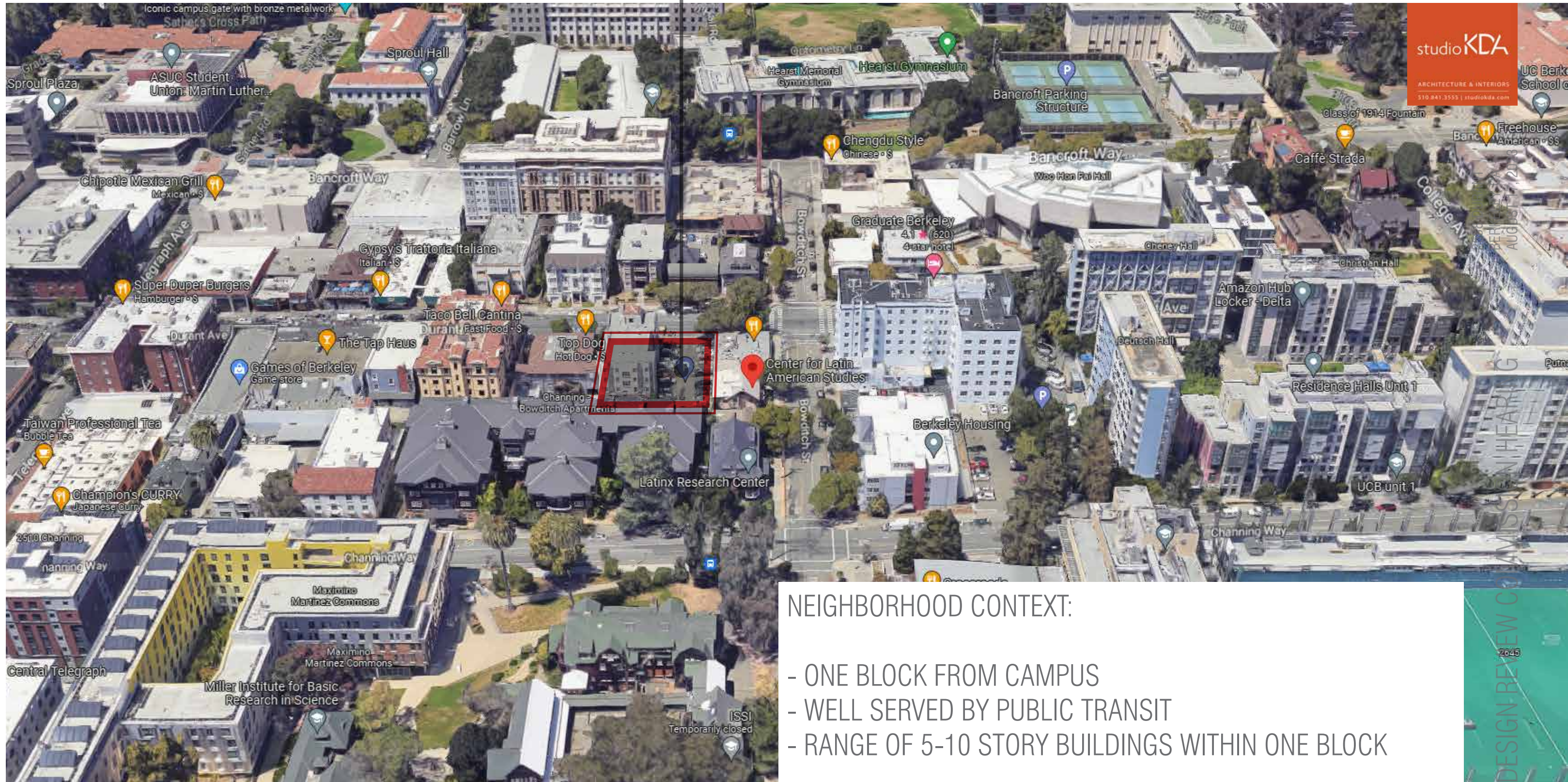
2538 DURANT AVENUE



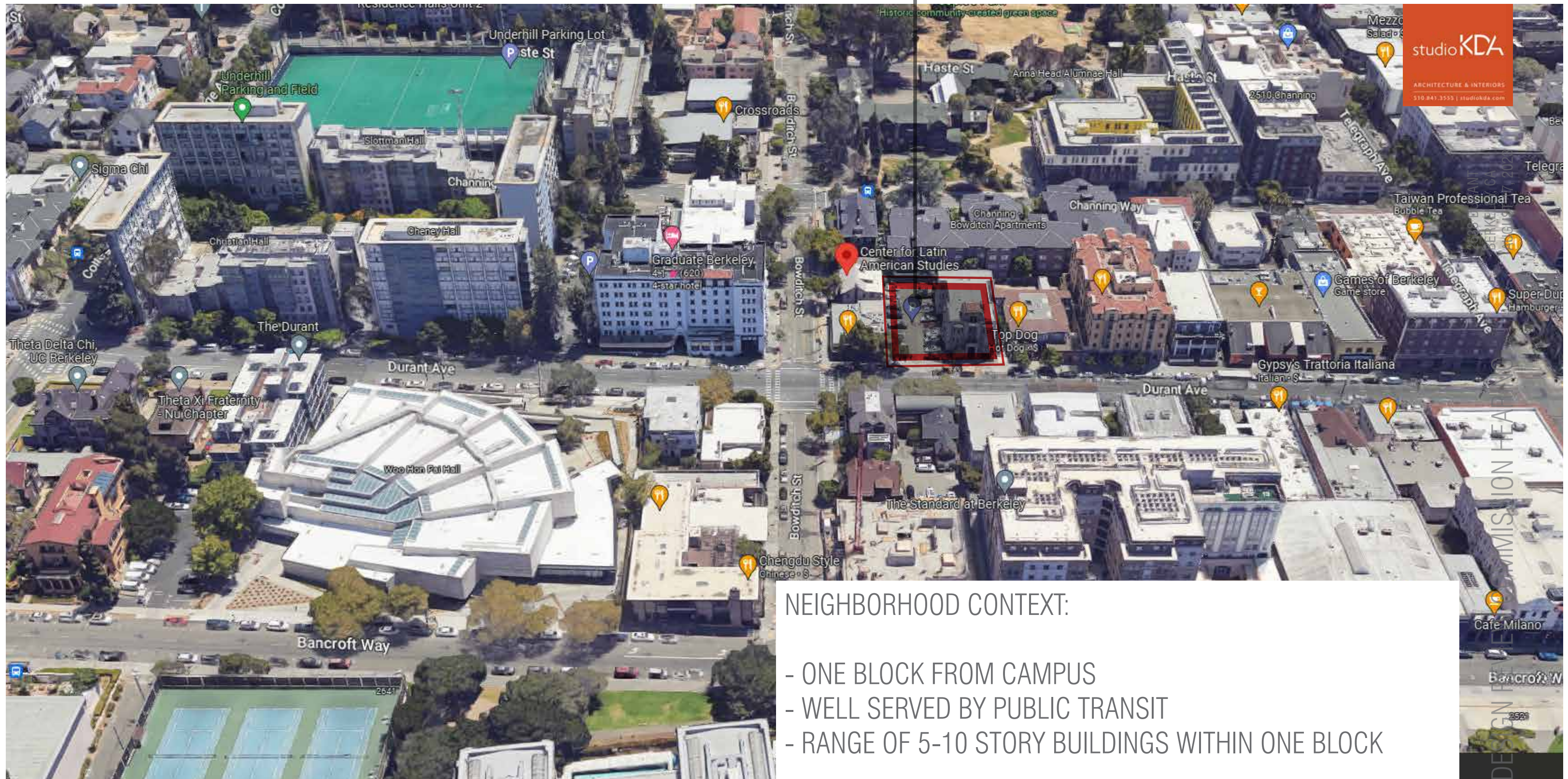
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2538 DURANT AVENUE



2538 DURANT AVENUE



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MASSING / BUILDING DESIGN:

- Balanced proportions
- Classic facade arrangement: base, middle + decorative top
- Focused interest at the middle of the elevation



2525 DURANT



2533 DURANT



2539 DURANT



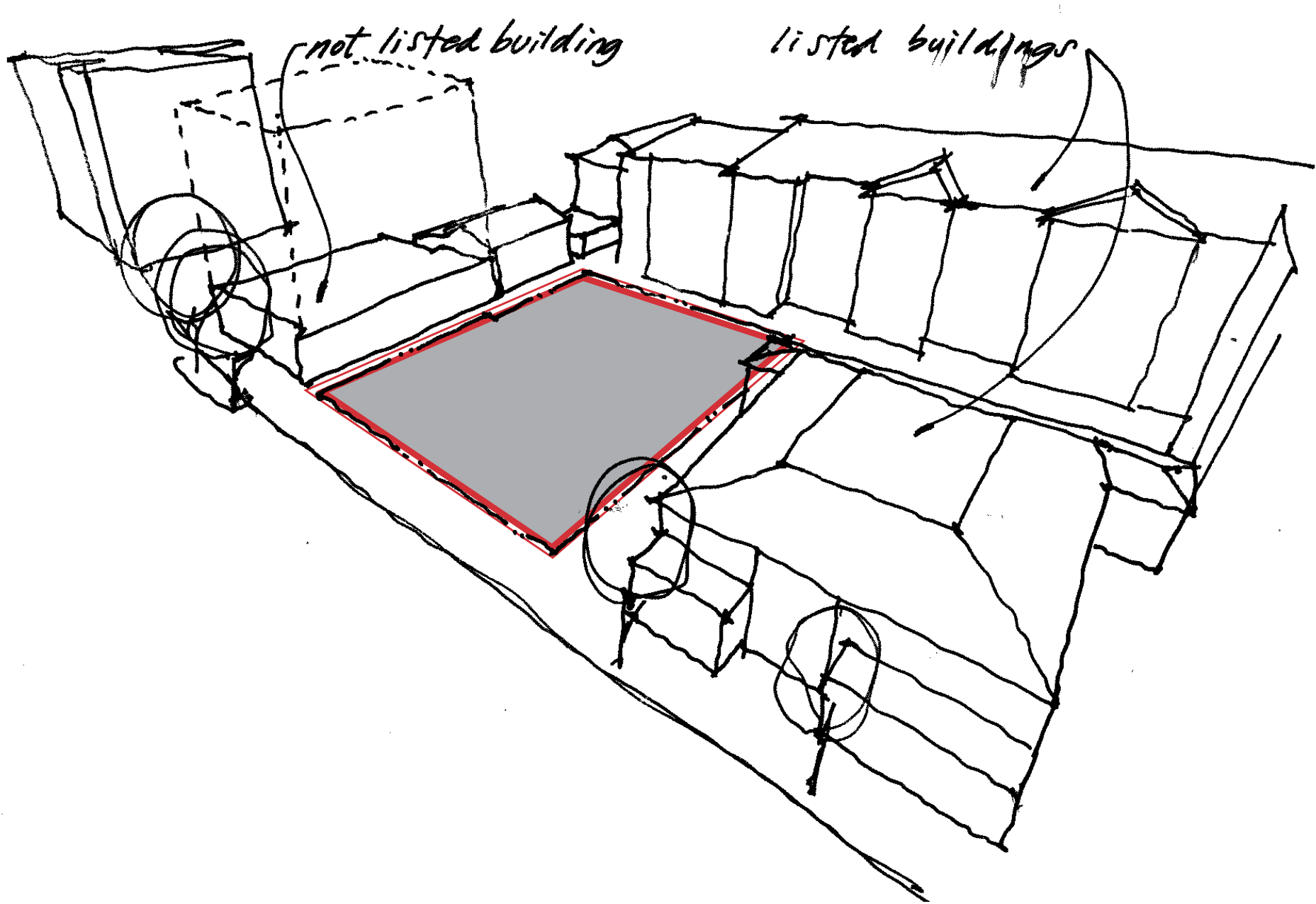
2526 DURANT



2520 DURANT

2538 DURANT
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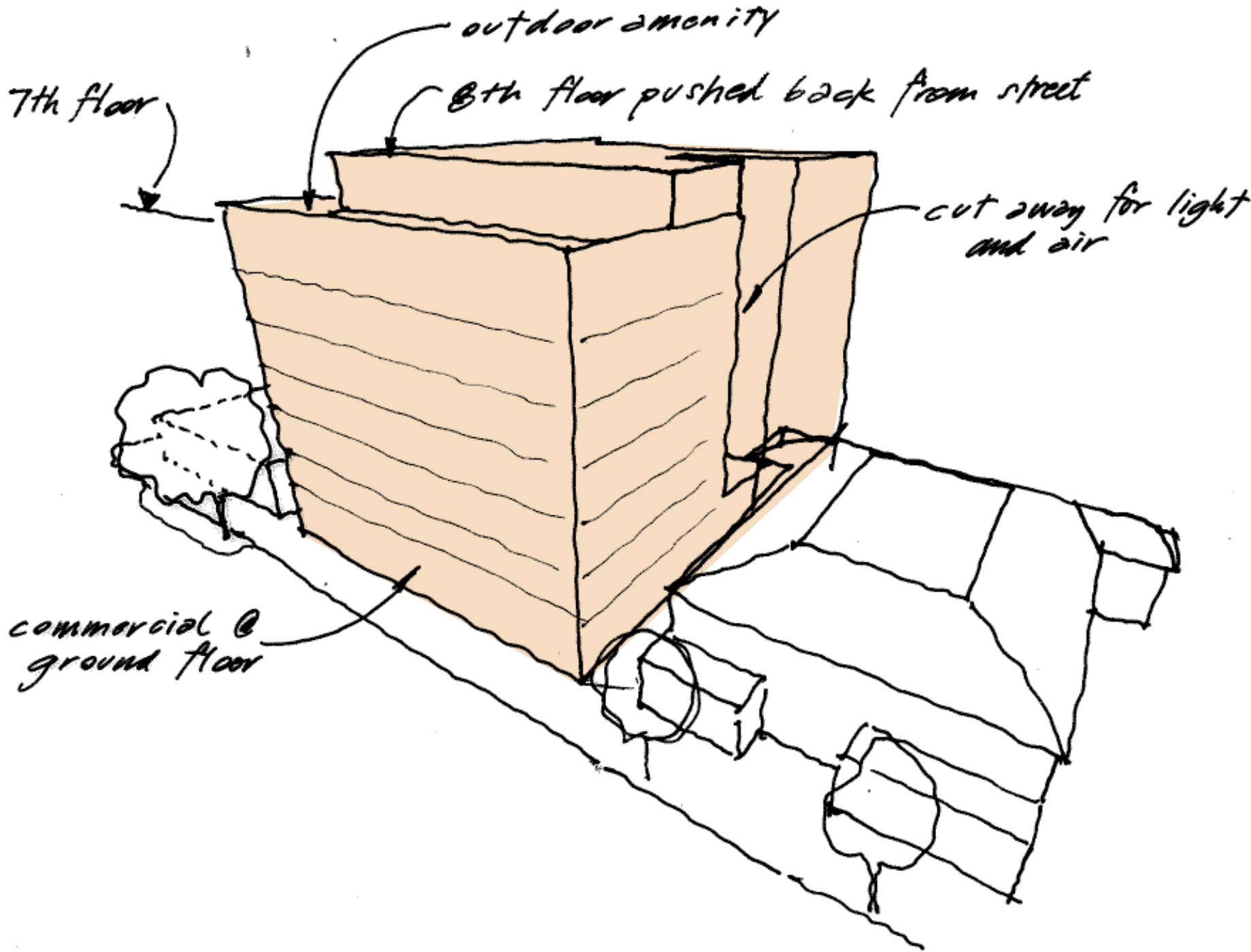
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DRC Staff Report, page 7
VI. Issues and Analysis
A. Design Review Issues:
Massing/Building Design

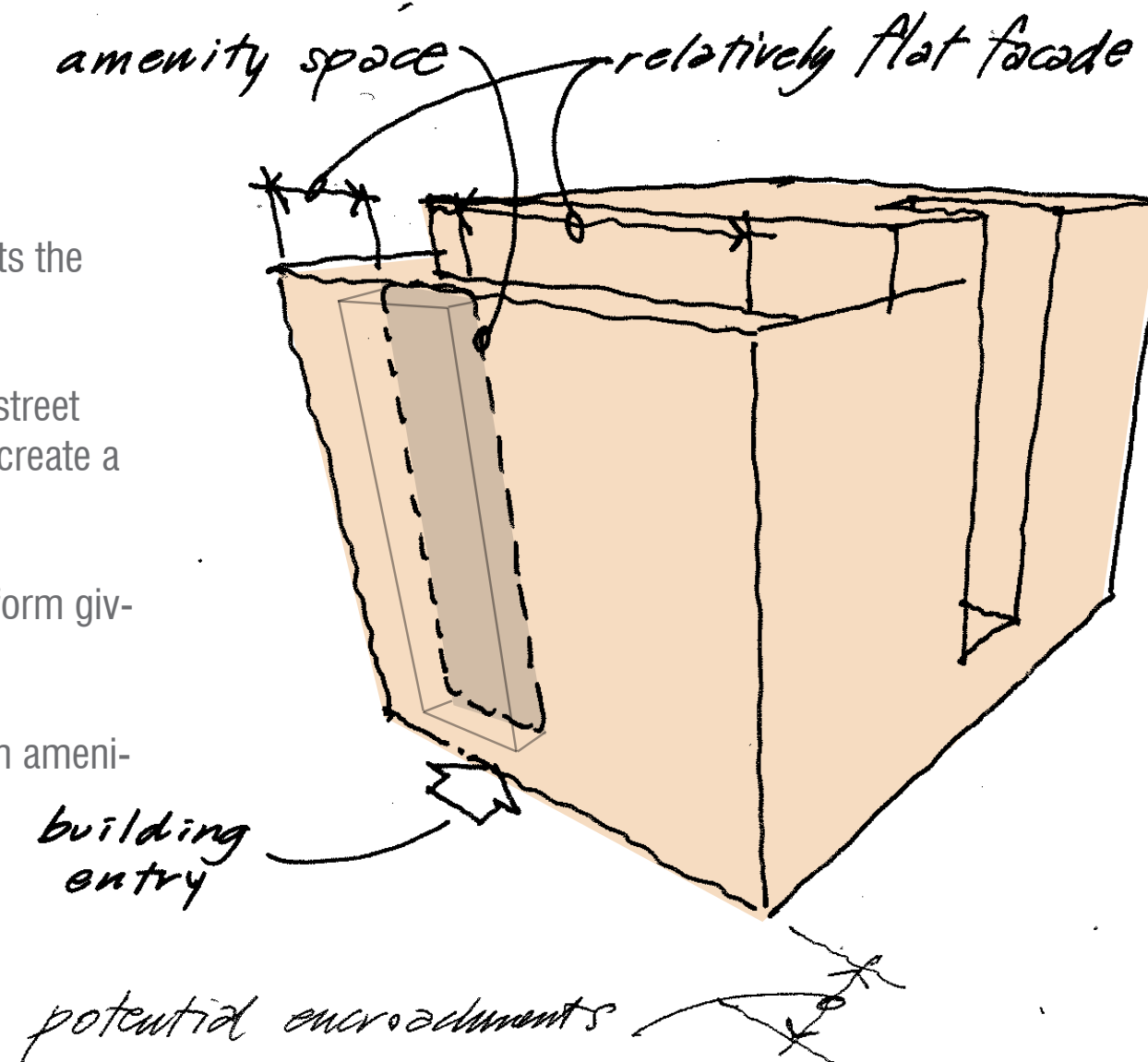
"A classic facade arrangement..

The overall scale and orderly window composition reinforces the scale and rhythm of the existing Graduate Berkeley Hotel across the street.

The vertical frame element centered on the front facade was used to break up the facade plane and create a visual play of light and shadow.."

Contemporary design that respects the historical context:

- 8th floor pushed back from the street
- Cut out west side of building to create a courtyard for light and air
- Add decorative top
- Use amenity zones for primary form giving element
- Commercial at ground floor
- 2 story entry area set in line with amenities above





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Contemporary design that respects the historical context:

- Balanced proportions
- Classic facade arrangement with a base, middle and decorative top
- Focused interest at the middle of the front elevation is used to break up the facade plane and create a visual play of light and shadow.

02 MASSING / BUILDING DESIGN: PREVIOUS DURANT STREET ELEVATION



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AUGUST 17, 2023

DESIGN REVIEW COMMISSION HEARING

02 MASSING / BUILDING DESIGN: PREVIOUS DESIGN LOOKING WEST



02 MASSING / BUILDING DESIGN: PREVIOUS DESIGN LOOKING EAST



DRC SUMMARY – March 16, 2023

2538 DURANT AVENUE [between Telegraph and Bowditch] (DRCP2022-0007): Preliminary Design Review to demolish an existing 4-story residential building including 12 dwelling units and construct an 80,829 square foot, 8-story mixed-use building with 1,641 square feet of ground floor commercial space and 83 dwellings, including 5 Very Low-Income units. (Project Plans, received March 2, 2023)

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02 MASSING / BUILDING DESIGN: NEW DURANT STREET ELEVATION



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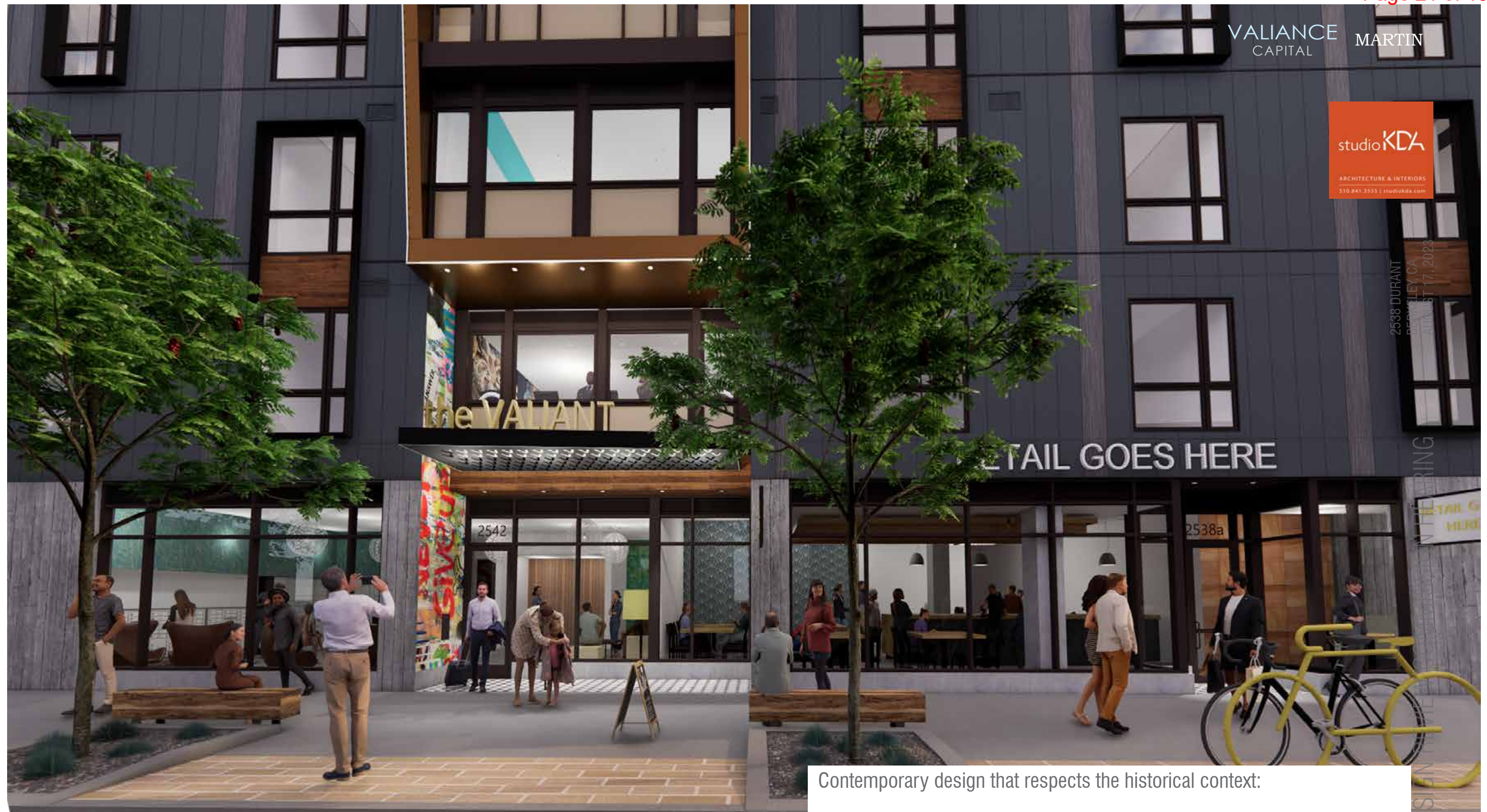
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02 MASSING / BUILDING DESIGN: NEW DESIGN LOOKING WEST



02 MASSING / BUILDING DESIGN: NEW DESIGN LOOKING EAST



Contemporary design that respects the historical context:

- Traditional storefront elements (large glass, recessed entries)
- Pedestrian scale and interest
- Make the apartment entrance different from the retail
- Zero front setbacks
- Recessed entries for both apartments and retail spaces

GROUND LEVEL - ABRIDGED PLANT PALETTE



Trident Maple (AB)
Acer buergerianum

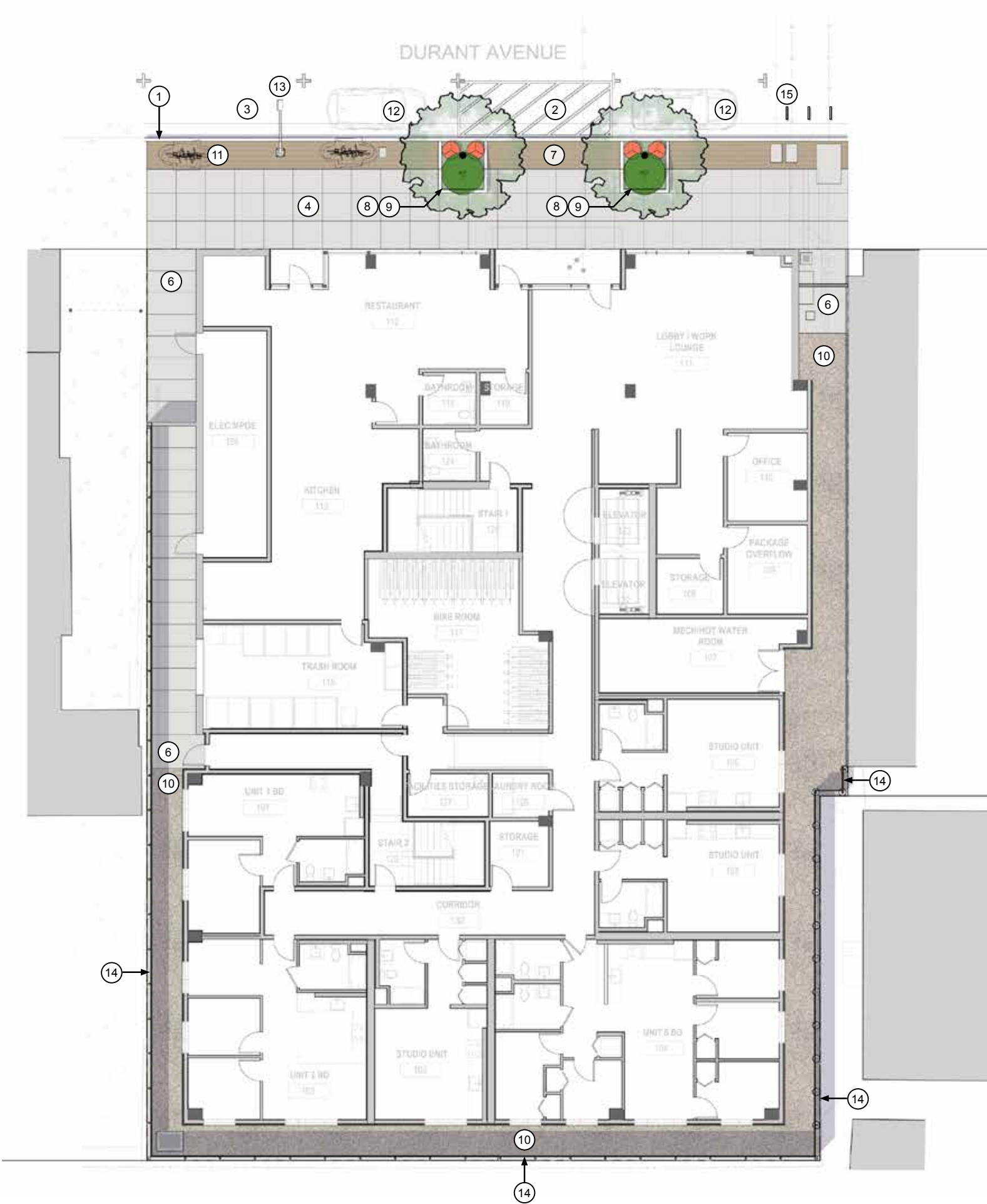


California Fuchsia (EC)
Epilobium canum



Seaview Coffeeberry (RC)
Rhamnus californica 'Seaview'

Indicates native plant species



KEY NOTES	
1	NEW CONCRETE CURB AND GUTTER
2	PICK-UP/DROP OFF ZONE
3	FUTURE PARKLET SITE
4	CONCRETE SIDEWALK PAVING
6	CONCRETE WALK
7	CONCRETE UNIT PAVERS ON GRADE
8	AT GRADE PLANTING AREA
9	RAISED CURB
10	GRAVEL SURFACE
11	NEW BICYCLE RACK
12	RECONFIGURED PARKING SPACES
13	EXISTING STREET LIGHT TO REMAIN
14	LOT LINE SCREEN; 6' H. SOLID FENCE
15	EXISTING BICYCLE RACKS TO REMAIN

Ground floor plan includes 1,460 SF of commercial space (cafe or restaurant) and a large resident lobby with a work lounge.

Streetscape includes two at-grade planting areas with bench seating and two new street trees with concrete pavers adjacent to the curb.

A loading zone is proposed in front of the lobby entrance.

ROOF DECK (2,100 SF)

COMMON AMENITY SPACES
(STUDY LOUNGES) @
2ND, 4TH, AND 6TH FLOORS

PRIVATE BALCONY @ 2nd FLOOR



04 OPEN SPACE / AMENITY SPACES

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ROOF DECK (2,100 SF)

COMMON AMENITY SPACES
(STUDY LOUNGES) @
2ND, 4TH, AND 6TH FLOORS

RECESSED ENTRIES

04 OPEN SPACE / AMENITY SPACES



SECOND LEVEL - PLANT PALETTE



Small Flowered Melica
Melica imperfecta



Coyote Mint
Monardella villosa



Deer Grass
Muhlenbergia rigens



Seaview Coffeeberry
Rhamnus californica 'Seaview'



Dr. Hurd Manzanita
Arctostaphylos manzanita 'Dr. Hurd'



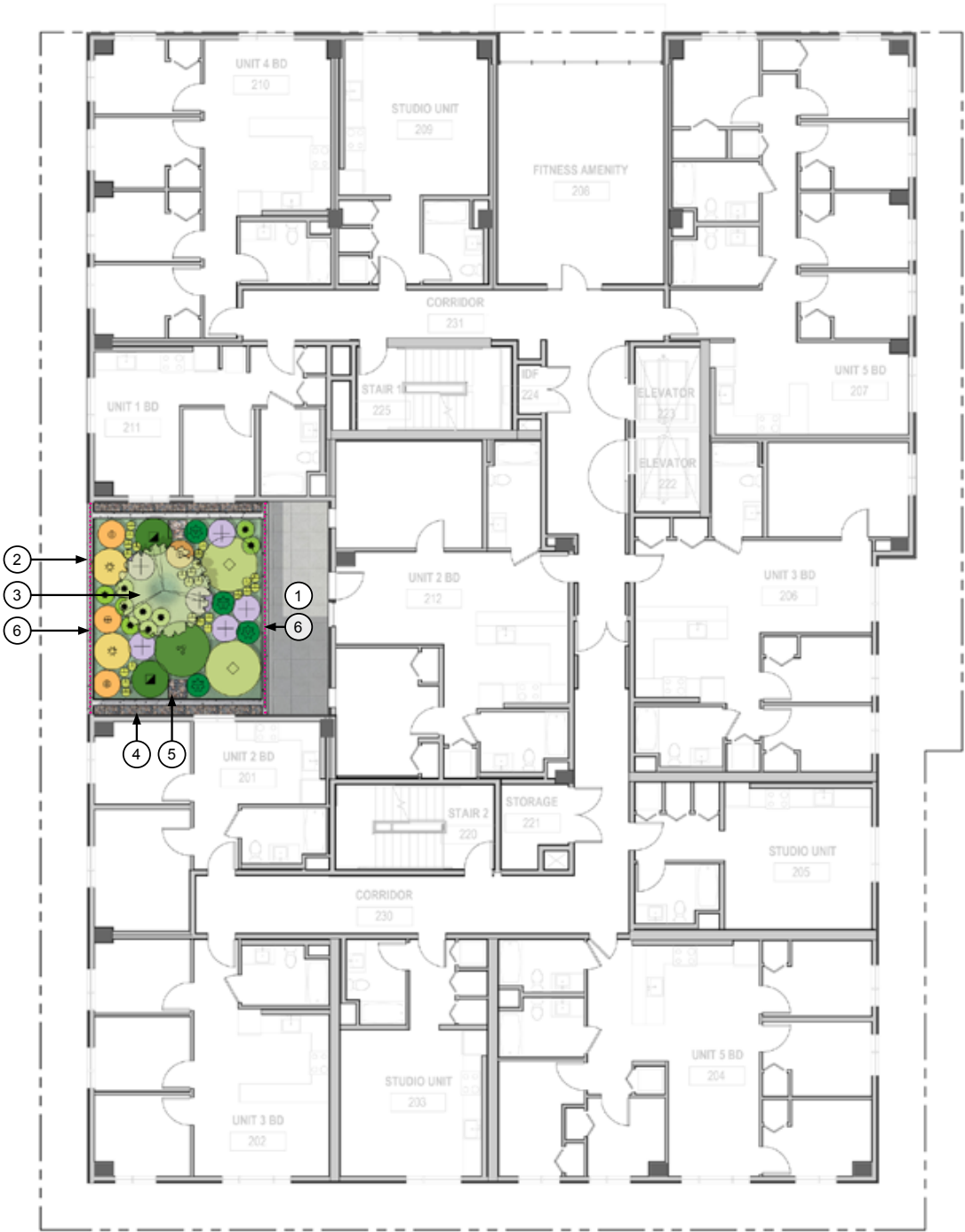
Berkeley Sedge
Carex tumulicola



Douglas Iris
Iris douglasiana



Elk Blue Spreading Rush
Juncus patens 'Elk Blue'



KEY NOTES	
1	CONCRETE UNIT PAVING
2	34" HIGH CONCRETE PLANTER WALL
3	FLOW THROUGH PLANTER
4	COBBLE SURFACE
5	COBBLE SPLASH BLOCK
6	GUARDRAIL

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EIGHTH LEVEL - PLANT PALETTE



Native Turf Mix
Various Fescue spp.



One Leaf Onion
Allium unifolium



Seaview Coffeeberry
Rhamnus californica 'Seaview'



Blue Grama
Bouteloua gracilis



Bee's Bliss Sage
Salvia 'Bee's Bliss'



Carmel Ceanothus
Ceanothus thyrsifolius var. griseus



Bee Plant
Scrophularia californica



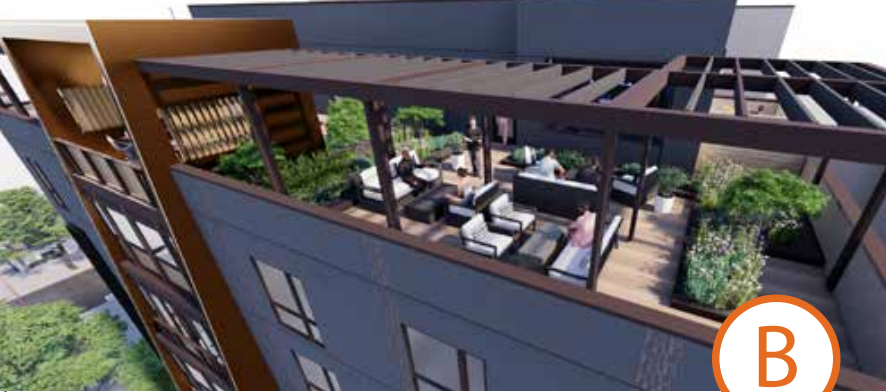
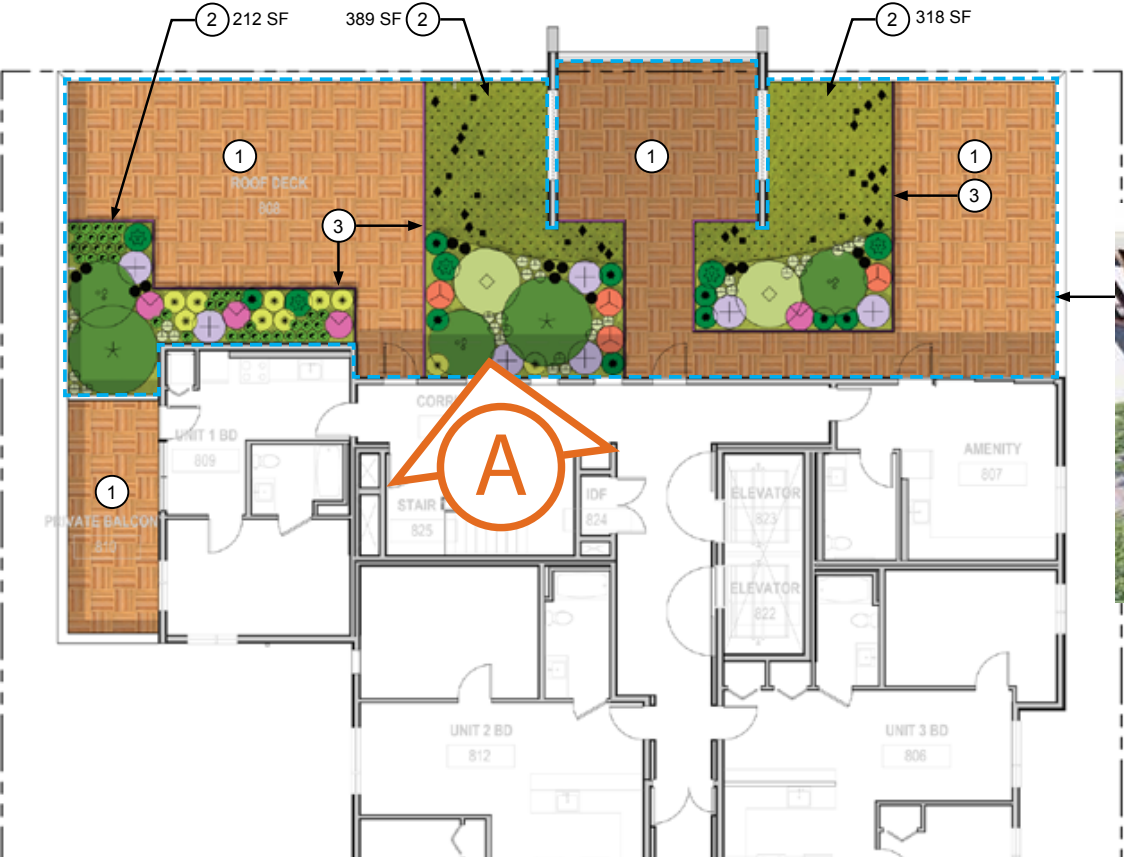
Berkeley Sedge
Carex tumulicola



Blue-Eyed Grass
Sisyrinchium bellum



Coyote Mint (MV)
Monardella villosa



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AUGUST 17, 2023

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FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR. SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINUM TRELLIS MEMBERS, COLOR: BURNT CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI



- Board-formed concrete base along Durant with aluminum storefront
- Cement panels on the north side of the project, cement and plaster finishes on the east and west side of the project, plaster finish on the south elevation and aluminum frame at the center bay, with resin panels at select balconies
- high quality durable materials that provide a sense of permanence and continuity with the existing area structures

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14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI



2538 DURANT
BERKELEY, CA
AUGUST 17, 2023

DESIGN REVIEW COMMISSION HEARING



Architect:

Studio KDA
(510) 841-3555
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till@studiokda.com
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Landscape Architect:

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mia@rhoadesplanninggroup.com

2538 DURANT
BERKELEY, CA
AUGUST 17, 2023

DESIGN REVIEW COMMISSION HEARING

02 Architectural Construction Documents

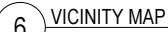
Architectural rendering of a modern multi-story building. The building features a dark, textured facade with large windows and a prominent vertical glass section on the left side. The ground floor has large glass windows and doors, with the text "RETAIL GOES HERE" visible. The building is surrounded by trees and a street with a white car. The sky is overcast.

UNIT COUNT			
UNIT TYPE	UNIT COUNT	Nº OF BEDROOMS	BEDROOMS COUNT
UNIT A1	1	UNIT 1 BD	1
UNIT A2	2	UNIT 2 BD	4
UNIT A3	5	UNIT 2 BD	10
UNIT B1	1	UNIT 2 BD	2
UNIT B2	2	UNIT 3 BD	6
UNIT B3	5	UNIT 3 BD	15
UNIT C1	7	STUDIO UNIT	7
UNIT C2	2	STUDIO UNIT	2
UNIT C3	10	STUDIO UNIT	10
UNIT C4	4	STUDIO UNIT	4
UNIT D1	3	UNIT 5 BD	15
UNIT D2	5	UNIT 5 BD	25
UNIT E1	2	UNIT 2 BD	6
UNIT E2	2	UNIT 2 BD	4
UNIT E3	5	UNIT 3 BD	15
UNIT E4	5	UNIT 2 BD	10
UNIT F1	2	UNIT 5 BD	10
UNIT F2	4	UNIT 5 BD	20
UNIT G1	2	UNIT 4 BD	8
UNIT G2	4	UNIT 4 BD	16
UNIT H1	2	UNIT 1 BD	2
UNIT H2	4	UNIT 1 BD	4
UNIT I1	1	STUDIO UNIT	1
UNIT I2	1	STUDIO UNIT	1
UNIT I3	1	STUDIO UNIT	1
UNIT J	1	UNIT 1 BD	1
Grand total: 83	83		200

PROJECT DESCRIPTION

PROJECT #:	VLC05
ISSUE DATE:	08/17/23
PROJECT INFORMATION	

G000



ZONING CODE INFORMATION						
SITE INFORMATION						
ADDRESS		2538 DURANT AVE. BERKELEY, CA				
APN		055187602101				
ZONING DISTRICT		C-T				
GENERAL PLAN		AC				
COMMERCIAL DISTRICT W/ QUOTAS		YES				
SEISMIC SAFETY						
ALQUIST PRIOLO		LIQUEFACTION ZONE				
LANDSLIDE ZONE		UNREINFORCED MASONRY				
ENVIRONMENTAL SAFETY						
CREEK BUFFER		FIRE ZONE				
ENVIRONMENTAL MGMT AREA		FLOOD ZONE				
BUILDING DATA PER PLANNING CODE						
	EXISTING	NEW		PERMITTED / REQUIRED	NOTES / CODE REFERENCE	
		BASE	PROPOSED			
BUILDING / LOT INFO						
LOT AREA	12,792 SF	NO CHANGE	NO CHANGE	-		
BUILDING FOOTPRINT	3,907 SF	10,539 SF	10,935 SF	-		
LOT COVERAGE	30.5%	82%	86%	100%	BMC TABLE 23.204-32	
MAX FLOOR AREA RATIO	1.2	5.5	6.3	6.0	BMC TABLE 23.204-33	
DENSITY BONUS WAIVER REQUESTED						
AREAS						
COMMERCIAL FLOOR AREA	N/A	5592 SF	1461 SF			
RESIDENTIAL FLOOR AREA	14,780 SF	64,551 SF	79,054 SF			
GROSS FLOOR AREA	14,780 SF	70,143 SF	80,515 SF			
USABLE OPEN SPACE	--	3,753 SF	2,285 SF	40 SF/UNIT	BMC TABLE 23.204-32	
IMPERVIOUS SURFACE AREA	1,655 SF	1,384 SF	889 SF		DENSITY BONUS WAIVER REQUESTED	
HEIGHT						
# STORIES	4	7	8	6	BMC TABLE 23.204-32	
AVERAGE BLDG HEIGHT	38'	73'-11"	87'-5"		BMC TABLE 23.204-32	
MAX BLDG HEIGHT	52'	75'	88'-8"	75'-0"	DENSITY BONUS WAIVER REQUESTED	
SETBACKS						
FRONT YARD SETBACK	0'-0"	0'-0"	0'-0"	0'-0"	BMC TABLE 23.204-32	
SIDE YARD SETBACKS						
INTERIOR WEST	0'-0"	5'-0"	5'-0"	0'-0"	BMC TABLE 23.204-32	
INTERIOR EAST	50'-4"	5'-0"	5'-0"	0'-0"	BMC TABLE 23.204-32	
REAR YARD SETBACK	37'-11"	10'-0"	5'-0"	10'-0" OR 10% OF LOT DEPTH, WHICHEVER IS LESS	BMC TABLE 23.304-3	
DENSITY BONUS WAIVER REQUESTED						
UNITS						
RESIDENTIAL DENSITY (UNIT COUNT)						
UNIT COUNT						
STUDIO	2	30	26			
1-BEDROOM	8	-	8			
2-BEDROOM	2	25	15			
3-BEDROOM	-	6	14			
4-BEDROOM	-	6	6			
5-BEDROOM	-	-	14			
TOTAL	12	68	83			
BELOW MARKET RATE UNITS	-	5	5	6% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 22.5% DENSITY BONUS (SEE SHEET G001)		
PARKING						
CAR PARKING	35	-	-	0	BMC 23.322.30	
ADA PARKING	-	-	-	0		
NON-RESIDENTIAL BIKE PARKING	-	-	-	0	BMC TABLE 23.322-10	
BIKE PARKING (SHORT TERM)	6	3	4	5 REQUIRED (1 PER 40 BEDROOMS)	PROVIDED 10 (6 EXISTING + 4 PROPOSED)	
BIKE PARKING (LONG TERM)	-	41	52	67	BIKE PARKING CONCESSION REQUESTED	

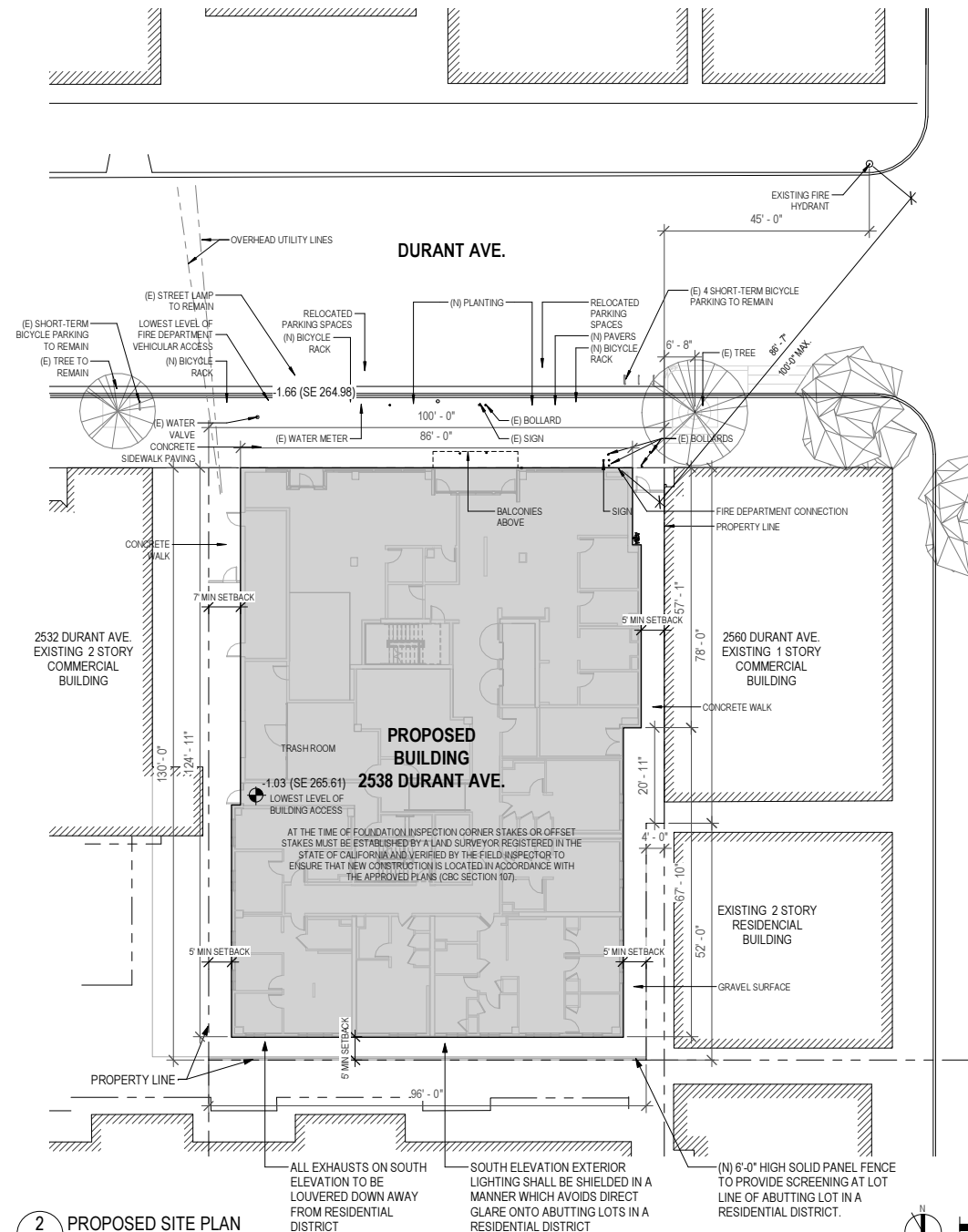
MIA PERKINS
mia@rhoadesplanninggroup.com

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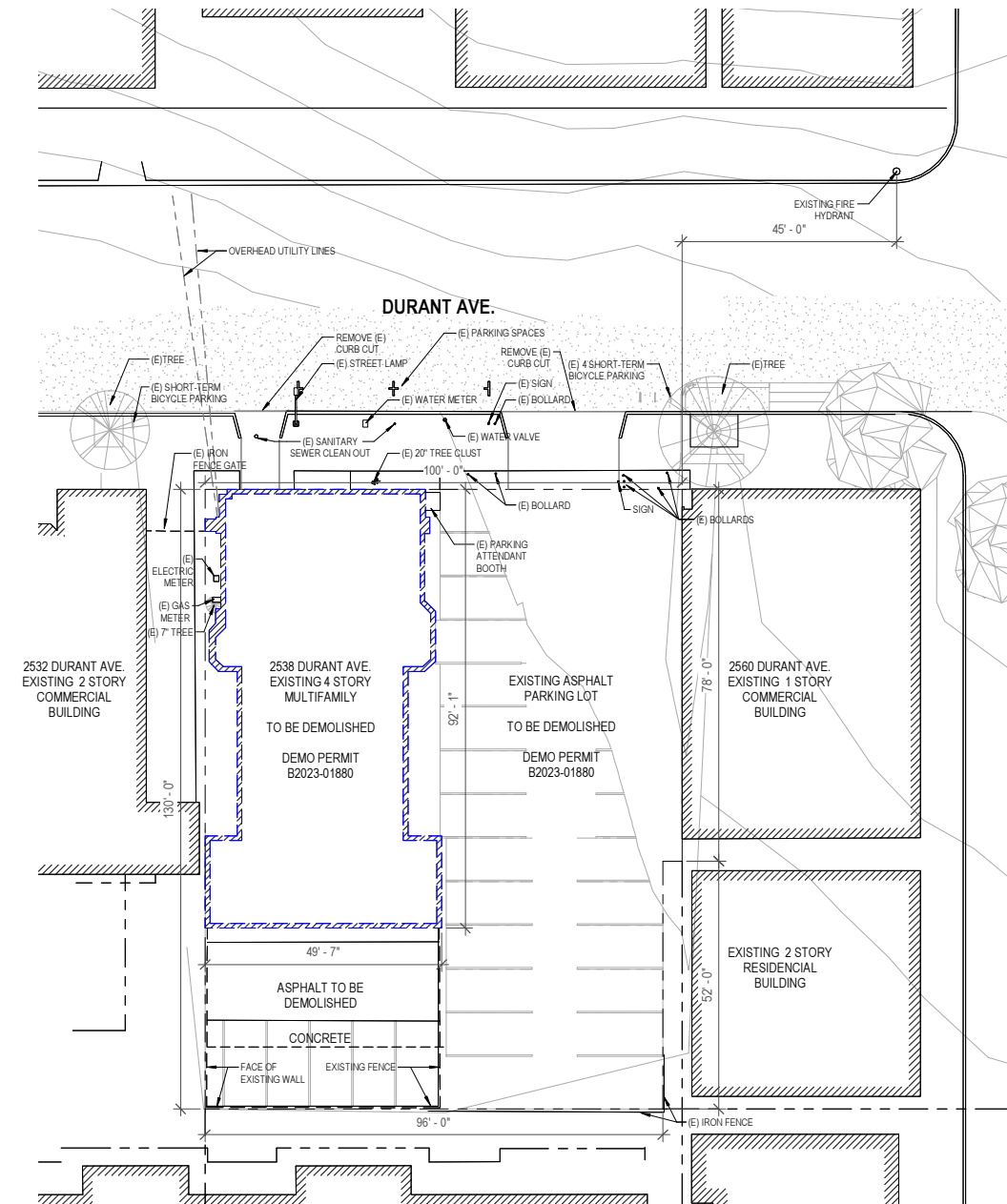
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PROJECT #: VLC05
ISSUE DATE: 08/17/23
SITE PLAN

A100



2 PROPOSED SITE PLAN
A100 1/16" = 1'-0" ON 24X36 (1/32" = 1'-0" ON 12X18)



1 EXISTING SITE PLAN
A100 1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

2538 DURANT AVE
BERKELEY, CA 94704



DOOR PLAN LEGEND:

	WALL TAG. SEE A500 & A502.				
1/A401	ENLARGED PLAN W.O.				
<table border="1"><tr><td>FLOOR</td><td>BASE</td></tr><tr><td>WALL</td><td>CLG</td></tr></table>	FLOOR	BASE	WALL	CLG	ROOM FINISH TAG.
FLOOR	BASE				
WALL	CLG				
	DOOR TAG. SEE A600				
	WINDOW TAG. SEE A605				
	STOREFRONT TAG. SEE A606				
	KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE				
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.				
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.				

KEYNOTE LEGEND	
##	NOTE
10 12	KNOX BOX. CONFIRM LOCATIONS WITH FD.
10 62	ELECTRICAL ROOM DOOR SIGNAGE STATING "ELECTRICAL ROOM."
21 02	FIRE DEPARTMENT CONNECTION. MAINTAIN 36" X 36" CLR IN FRONT OF CONNECTION FOR FD ACCESS. FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.

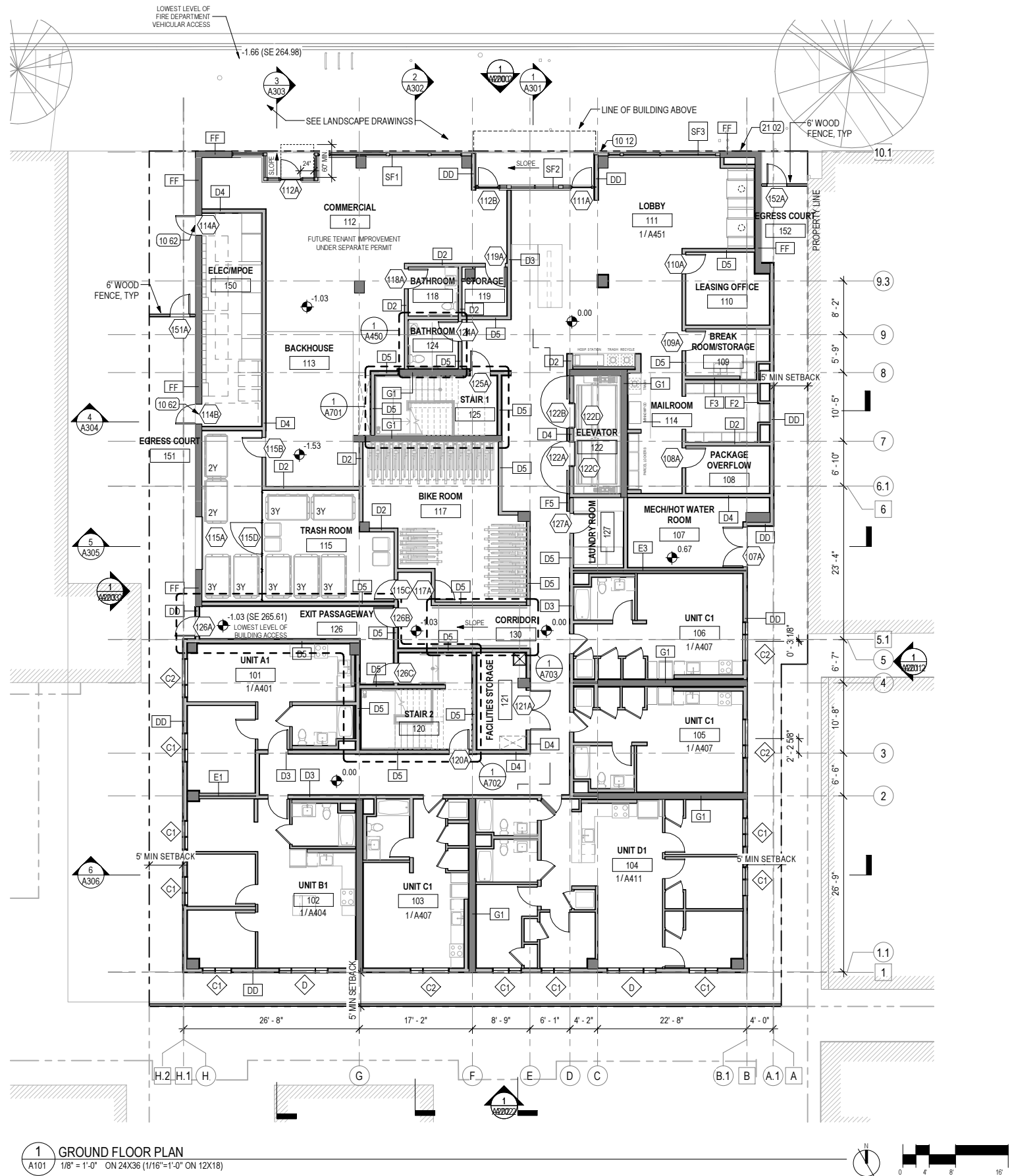
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PROJECT #: VLC05

ISSUE DATE: 08/17/23

GROUND FLOOR PLAN

A101



1 GROUND FLOOR PLAN
A101 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

##	NOTE
10 31	GREASE EXHAUST DUCT ACCESS PANEL, SMD. 90-MIN FIRE RATED, SAME MATERIAL AND THICKNESS AS DUCT. SHALL HAVE A GASKET OR SEALANT RATED FOR 1500°F AND SHALL BE GREASE TIGHT. FASTENERS SHALL BE CARBON OR STAINLESS STEEL AND SHALL NOT PENETRATE DUCT WALLS. A SIGN STATING: 'ACCESS PANEL - DO NOT OBSTRUCT' SHALL BE PLACED.

A103

A104



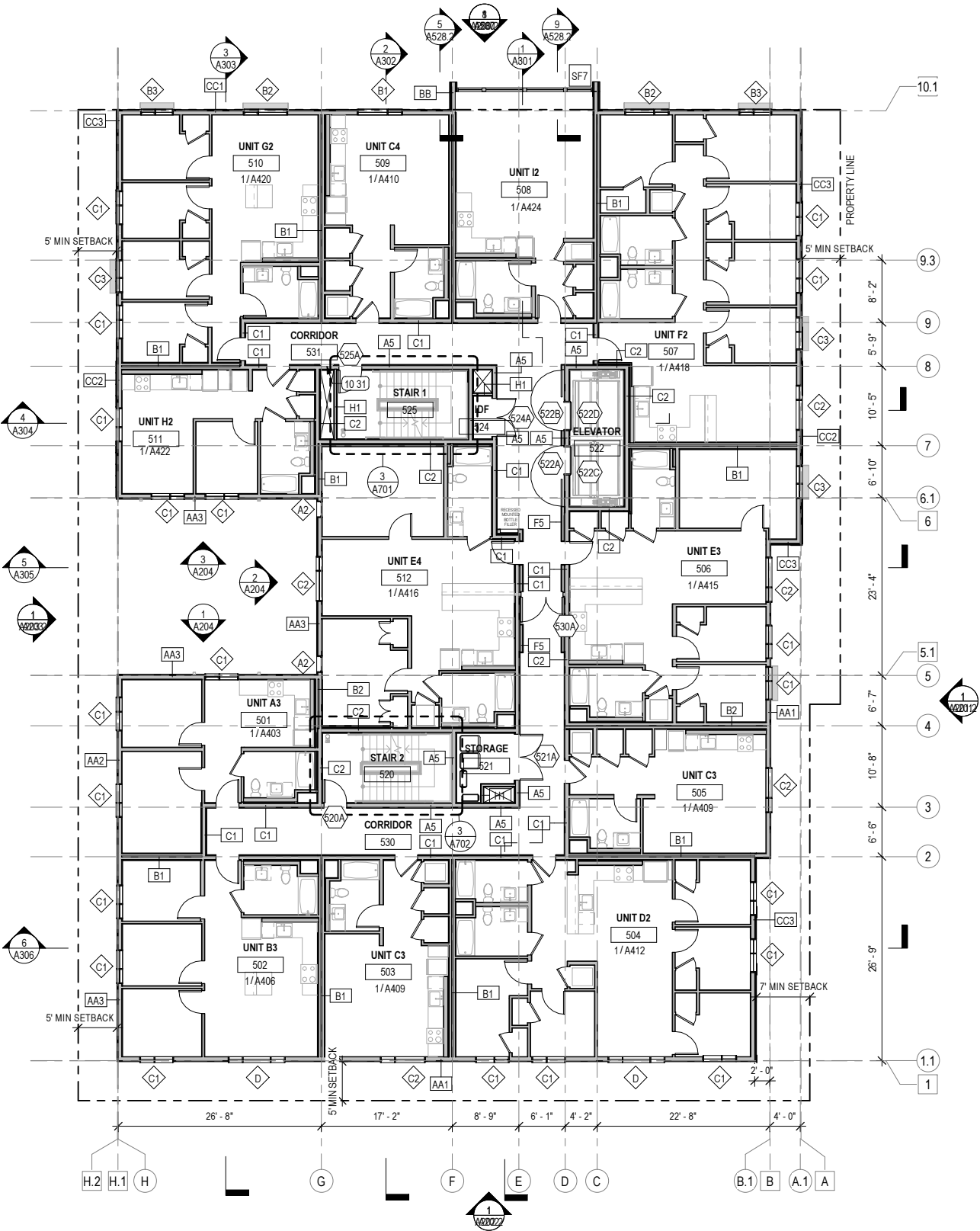
2538 DURANT
AVE
2538 DURANT AVE
BERKELEY, CA 94704



- GENERAL PLAN NOTES:
1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
 2. SEE A010 FOR GRIDLINE DIMENSIONS.
 3. SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
 4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING

- FLOOR PLAN LEGEND:
- | | |
|------------------------|--|
| 11 | WALL TAG. SEE A500 & A502. |
| 1/A401 | ENLARGED PLAN W.O. |
| FLOOR BASE
WALL CLG | ROOM FINISH TAG. |
| ###A | DOOR TAG. SEE A600 |
| ◇B◇ | WINDOW TAG. SEE A605 |
| SF# | STOREFRONT TAG. SEE A606 |
| ? | KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE |
| ○ | GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O. |
| □ | EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O. |

KEYNOTE LEGEND	
##	NOTE
10 31	GREASE EXHAUST DUCT ACCESS PANEL. SMD. 90-MIN FIRE RATED. SAME MATERIAL AND THICKNESS AS DUCT. SHALL HAVE A GASKET OR SEALANT RATED FOR 1500°F AND SHALL BE GREASE TIGHT. FASTENERS SHALL BE CARBON OR STAINLESS STEEL AND SHALL NOT PENETRATE DUCT WALLS. A SIGN STATING: 'ACCESS PANEL - DO NOT OBSTRUCT' SHALL BE PLACED.



1 LEVEL 5 FLOOR PLAN
A105 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



PROJECT ISSUE RECORD	
0	05/05/23 PERMIT SUBMITTAL
1	08/04/23 PLAN CHECK RESPONSE 1
2	08/17/23 FINAL DESIGN REVIEW

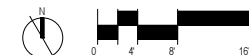
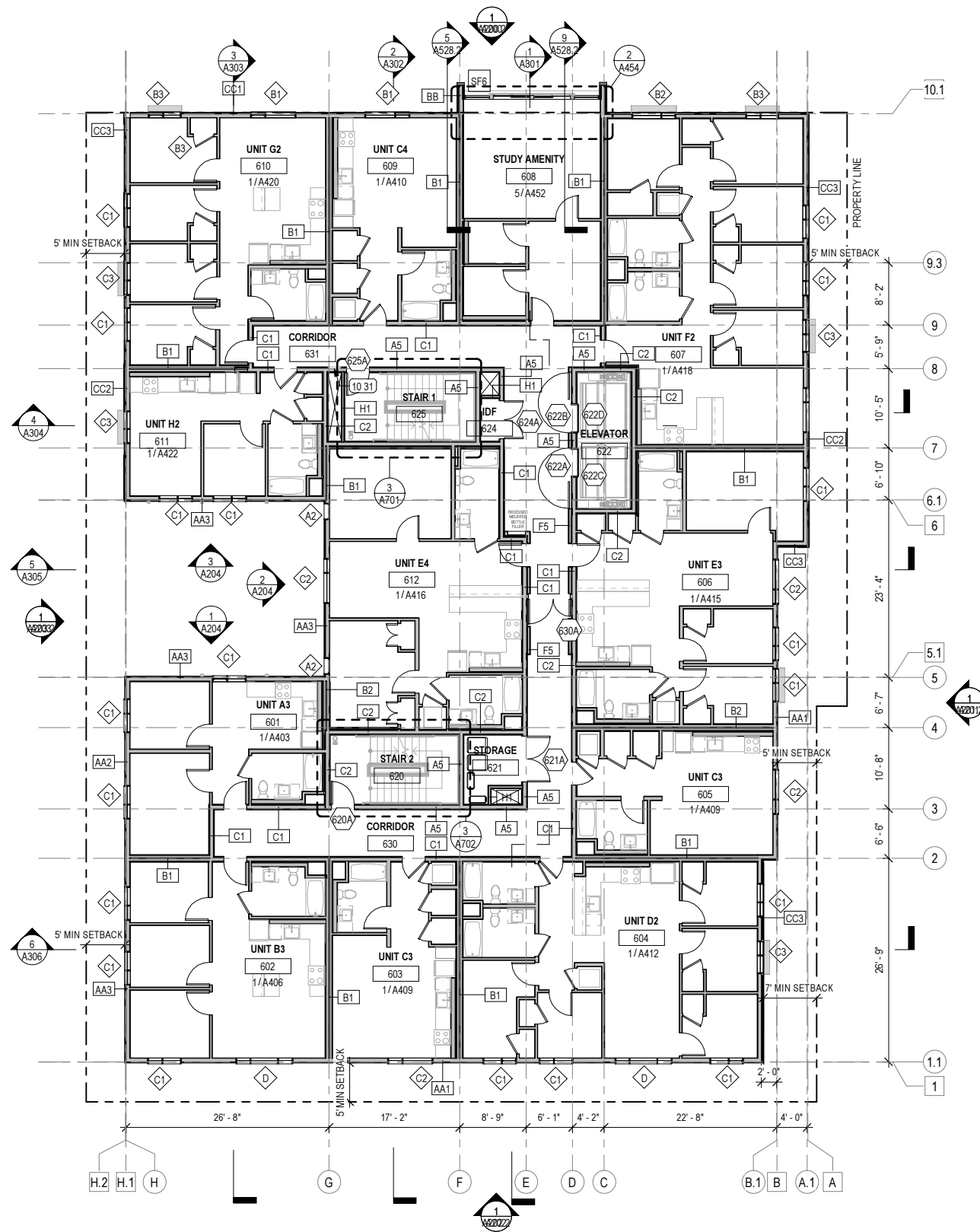
PROJECT #: VLC05
ISSUE DATE: 08/17/23
LEVEL 5 FLOOR PLAN

A105

##	NOTE
10 31	GREASE EXHAUST DUCT ACCESS PANEL, SMD. 90-MIN FIRE RATED, SAME MATERIAL AND THICKNESS AS DUCT. SHALL HAVE A GASKET OR SEALANT RATED FOR 1500°F AND SHALL BE GREASE TIGHT. FASTENERS SHALL BE CARBON OR STAINLESS STEEL AND SHALL NOT PENETRATE DUCT WALLS. A SIGN STATING: 'ACCESS PANEL - DO NOT OBSTRUCT' SHALL BE PLACED.

LEVEL 6 FLOOR PLAN

1 LEVEL 6 FLOOR PLAN
A106 1/8" = 1'-0" ON 24X36 (1/16" = 1'-0" ON 12X18)



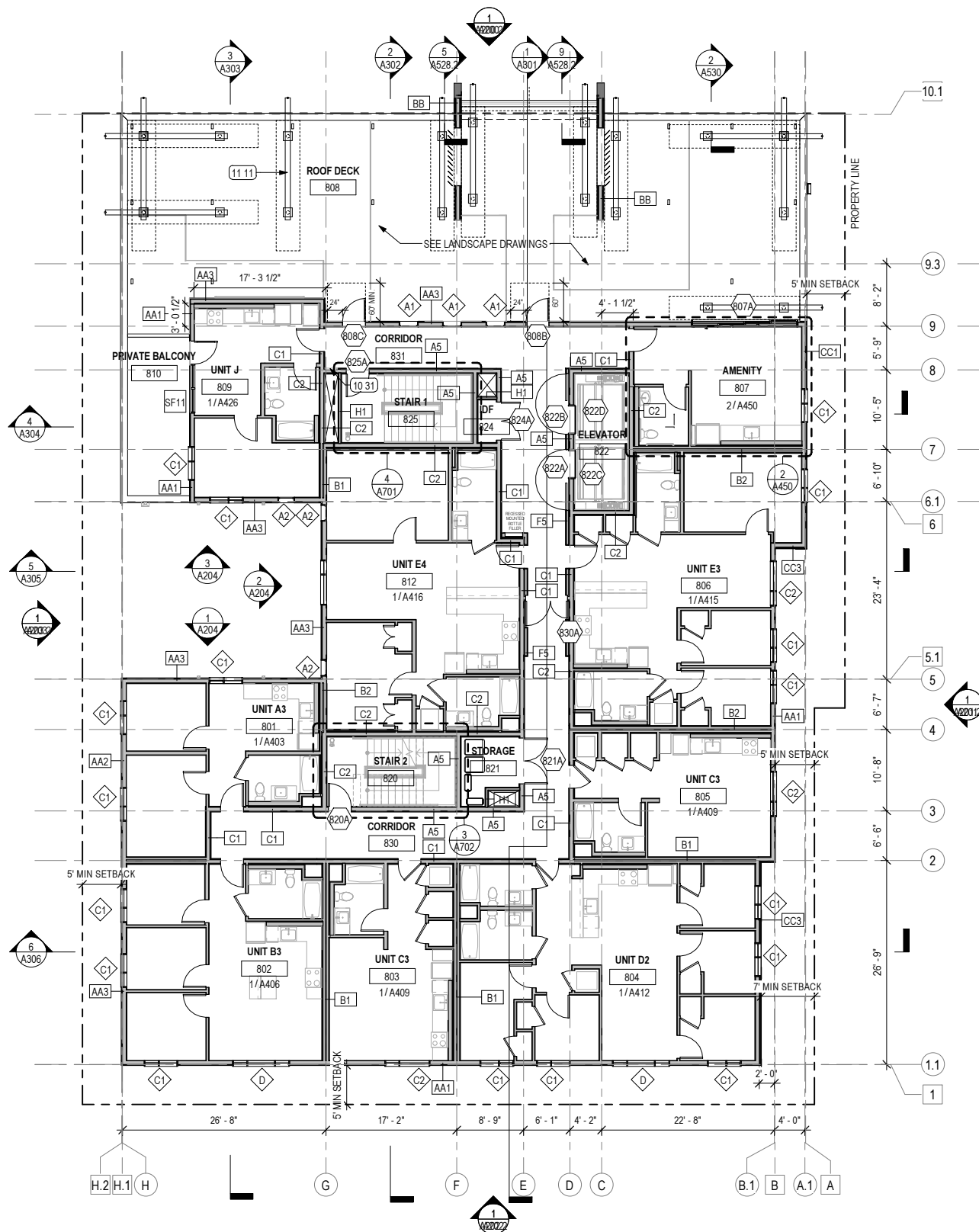
A107



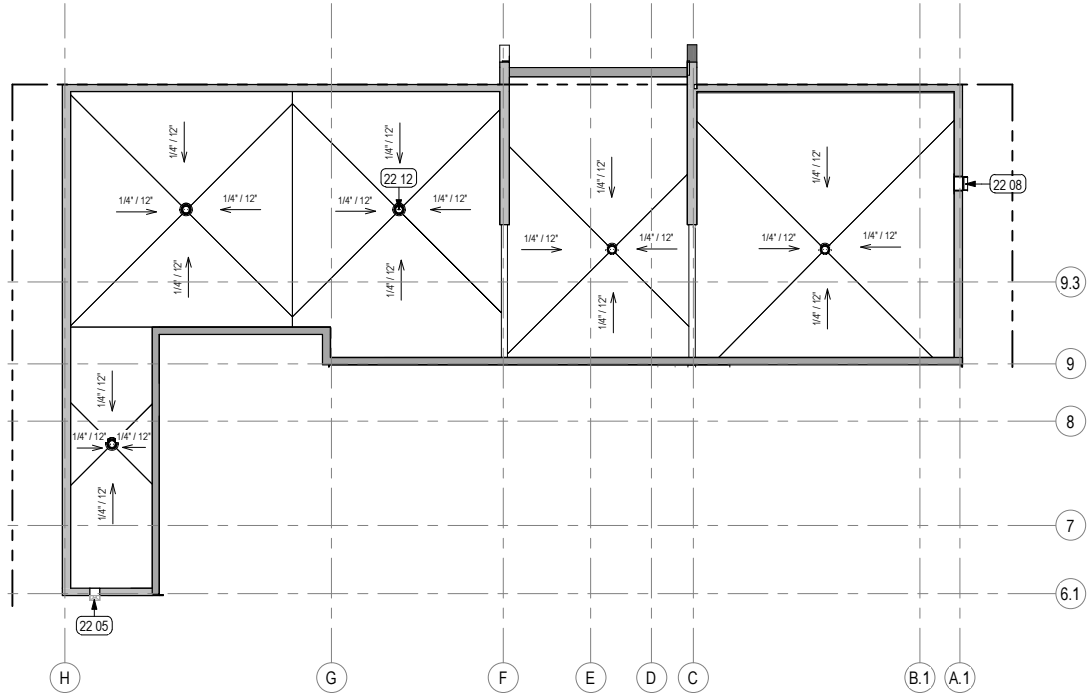
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2538 DURANT
AVE
2538 DURANT AVE
BERKELEY, CA 94704



1 EIGHTH FLOOR PLAN
A108 1/8" = 1'-0" ON 24X36 (1/16" = 1'-0" ON 12X18)



2 DECK TAPERED INSULATION PLAN
A108 1/8" = 1'-0"

KEYNOTE LEGEND	
#	NOTE
10 31	GREASE EXHAUST DUCT ACCESS PANEL. SMD. 90-MIN FIRE RATED, SAME MATERIAL AND THICKNESS AS DUCT. SHALL HAVE A GASKET OR SEALANT RATED FOR 1500°F AND SHALL BE GREASE TIGHT. FASTENERS SHALL BE CARBON OR STAINLESS STEEL AND SHALL NOT PENETRATE DUCT WALLS. A SIGN STATING: 'ACCESS PANEL - DO NOT OBSTRUCT' SHALL BE PLACED.
11 11	OUTRIGGER BEAM, SEE EBM DRAWINGS
22 05	SCUPPER, OVERFLOW DRAIN, AND DOWNSPOUT, S.P.D.
22 08	SCUPPER THROUGH PARAPET WALL TO BE PAINTED TYP.
22 12	ROOF DRAIN

GENERAL PLAN NOTES:

- DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
- SEE A010 FOR GRIDLINE DIMENSIONS.
- SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
- SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING

FLOOR PLAN LEGEND:

- 11 WALL TAG. SEE A500 & A502.
- 1/A401 ENLARGED PLAN W.O.
- FLOOR BASE ROOM FINISH TAG.
WALL CLG
- DOOR TAG. SEE A600
- WINDOW TAG. SEE A605
- SF# STOREFRONT TAG. SEE A606
- ? KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE

- GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
- EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING, U.N.O.

PROJECT ISSUE RECORD:	
0	05/05/23 PERMIT SUBMITTAL
1	08/04/23 PLAN CHECK RESPONSE 1
2	08/17/23 FINAL DESIGN REVIEW

PROJECT # VLG05
ISSUE DATE 08/17/23

LEVEL 8 FLOOR PLAN

A108

 GRIDLINE ALIGNED TO FACE OR CENTERLINE OF FRAMING

PROJECT #:	VLC05
ISSUE DATE:	08/17/23
ROOF PLAN	

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##	NOTE
05 01	STRUCTURAL COLUMNS
07 98	ALUMINUM COPING TYP. AT PARAPET
09 01	ALUMINUM PANELS AT EXTERIOR CEILING
09 02	WOODEN FENCE
09 03	ALUMINUM PANELS
09 06	REVEAL @ CEMENT PANEL FINISH
10 12	KNOX BOX. CONFIRM LOCATIONS WITH FD.
10 30	RETAIL BLADE SIGN
21 02	FIRE DEPARTMENT CONNECTION. MAINTAIN 36" X 36" CLR IN FRONT OF CONNECTION FOR FD ACCESS. FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN
23 29	ALUMINUM WALL VENT HOOD TO BE PAINTED TYP.
26 02	EXTERIOR VERTICAL LED STRIPS IN ALUMINUM PROFILE, MOUNTED WITH CEMENT SIDING, TYP.
26 14	EXTERIOR GRADE LED STRIP LIGHTS IN ALUMINUM PROFILE, MOUNTED TO FACE OF ALUMINUM PANELS
26 15	EXTERIOR GALV. PTD. MTL. SIGNAGE WITH INTEGRATED LED LIGHTENING. SEE A531.



FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR.SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINIUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINIUM TRELLIS MEMBERS. COLOR: BURNT CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI



NORTH ELEVATION

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PROJECT #: VLC05

ISSUE DATE: 08/17/23

EAST ELEVATION

A201

GENERAL BUILDING ELEVATION & SECTION LEGEND:

☐ FINISH TAG.

 KEYNOTE TAG, SEE LEGEND.

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 & A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE FINISH SCHEDULE.
4. SEE A531 FOR WINDOW DETAILS.

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR. SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINUM TRELLIS MEMBERS, COLOR: BURN'T CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI

KEYNOTE LEGEND

##	NOTE
07 97	WINDOW CAP FLASHING TYP.
07 98	ALUMINUM COPING TYP. AT PARAPET
09 105	PLASTER CONTROL JOINT AS PER ASTM C1063 EVERY 25'
22 01	BACKFLOW PREVENTER, SPD
23 29	ALUMINUM WALL VENT HOOD TO BE PAINTED TYP.



FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR. SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINIUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINIUM TRELLIS MEMBERS, COLOR: BURNT CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI



1 EAST ELEVATION
A201.2 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

[illegible]

EAST ELEVATION

A201.2

8/3/2023 4:09:23 PM

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR.SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINIUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINIUM TRELLIS MEMBERS. COLOR: BURNT CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI



SOUTH ELEVATION

A202.2

[illegible]

PROJECT #: VLC05

ISSUE DATE: 08/17/23

WEST ELEVATION

A203

GENERAL BUILDING ELEVATION & SECTION LEGEND:

☐ FINISH TAG.

 KEYNOTE TAG, SEE LEGEND.

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 & A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE FINISH SCHEDULE.
4. SEE A531 FOR WINDOW DETAILS.

FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR.SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINIUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINIUM TRELLIS MEMBERS. COLOR: BURNT CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI

KEYNOTE LEGEND

##	NOTE
07 98	ALUMINUM COPING TYP. AT PARAPET
09 104	ALUMINUM METAL PANEL SYSTEM WITH STRUCTURAL SUPPORT
23 28	EXHAUST VENT, SMD.



FINISH MATERIALS - EXTERIOR			
MATERIAL	DESCRIPTION	LOCATION	NOTES
00	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	GENERAL EXTERIOR. SEE ELEVATIONS.	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	PODIUM EXTERIOR.SEE ELEVATIONS.	
03	ALUMINUM STOREFRONT SYSTEM	SEE ELEVATIONS.	DARK BRONZE FINISH
04	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	GENERAL EXTERIOR. SEE ELEVATIONS.	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	SEE ELEVATIONS.	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	SEE ELEVATIONS.	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	SEE ELEVATIONS.	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	SEE ELEVATIONS.	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	SEE ELEVATIONS.	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	SEE ELEVATIONS.	
12	GALV. PAINTED METAL	TRELLIS STRUCTURE.	COLOR: DARK BRONZE
13	ALUMINIUM TRELLIS FIN	SEE ELEVATIONS.	LONGBOARD 8" LINK & LOCK ALUMINIUM TRELLIS MEMBERS. COLOR: BURNT CHERRY
14	5/16" HARDIE BD	INTERIOR FACE OF PARAPETS.	COLOR: SW 9170 ACIER
15	3FORM PANEL	BALCONY RAILINGS. SEE ELEVATIONS.	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI

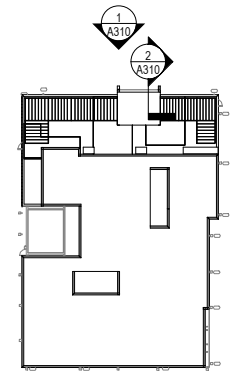


1 WEST ELEVATION
A203.2 1/8" = 1'-0" ON 24X36 (1/16" = 1'-0" ON 12X18)

[illegible]

WEST ELEVATION

A203.2

WALL SECTIONS

A311



FINISH TAG.

?

KEYNOTE TAG, SEE LEGEND.

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600, A601 & A602 FOR DOOR AND WINDOW SCHEDULES.
3. SEE FINISH SCHEDULE.
4. SEE A531 FOR WINDOW DETAILS.

FINISH MATERIALS		
MATERIAL	DESCRIPTION	NOTES
00	CEMENT PLASTER	COLOR: SW 7076 CYBERSPACE
01	CEMENT PLASTER	COLOR: SW 9170 ACIER
02	VERTICAL BOARD FORMED CONCRETE	
03	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE FINISH
04	CEMENT PANEL	HARDIE ARCHITECTURAL PANEL - FINE SAND-GROOVED COLOR: SW 7076 CYBERSPACE
05	CEMENT PANEL	HARDIE ARCHITECTURAL PANEL - SEAGRASS COLOR: SW 7068 GRIZZLE GRAY
06	HIGH PRESSURE LAMINATE (HPL) RAINSCREEN PANEL	HIGH PRESSURE LAMINATE
07	DECORATIVE WINDOW FRAME	1/4" ALUMINUM WINDOW SURROUND-WELD CORNERS AND GRIND SMOOTH GALVANIZED & PTD TYP. - RAL COLOR: DARK BLACK POWDER COAT
08	SPANDREL GLASS	COLOR TO MATCH 3FORM PANEL (MATERIAL #15)
09	VINYL WINDOW	VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE
10	ALUMINUM PANELS	ALPOLIC COLOR: LBR LT BRONZE ANODIZED
11	ARCHITECTURAL FINISH CONCRETE	
12	GALV. PAINTED METAL	COLOR: DARK BRONZE
13	ALUMINUM TRELLIS FIN	LONGBOARD 8" LINK & LOCK ALUMINUM TRELLIS MEMBERS, COLOR: BURNT CHERRY
14	5/16" HARDIE BD	COLOR: SW 9170 ACIER
15	3FORM PANEL	EXTERIOR GRADE CHROMA - COLOR N07 BISCOTTI

KEYNOTE LEGEND

##	NOTE
07 98	ALUMINUM COPING TYP. AT PARAPET
09 101	ALUMINUM PANELS AT EXTERIOR CEILING
23 28	EXHAUST VENT, SMD.
23 29	ALUMINUM WALL VENT HOOD TO BE PAINTED TYP.

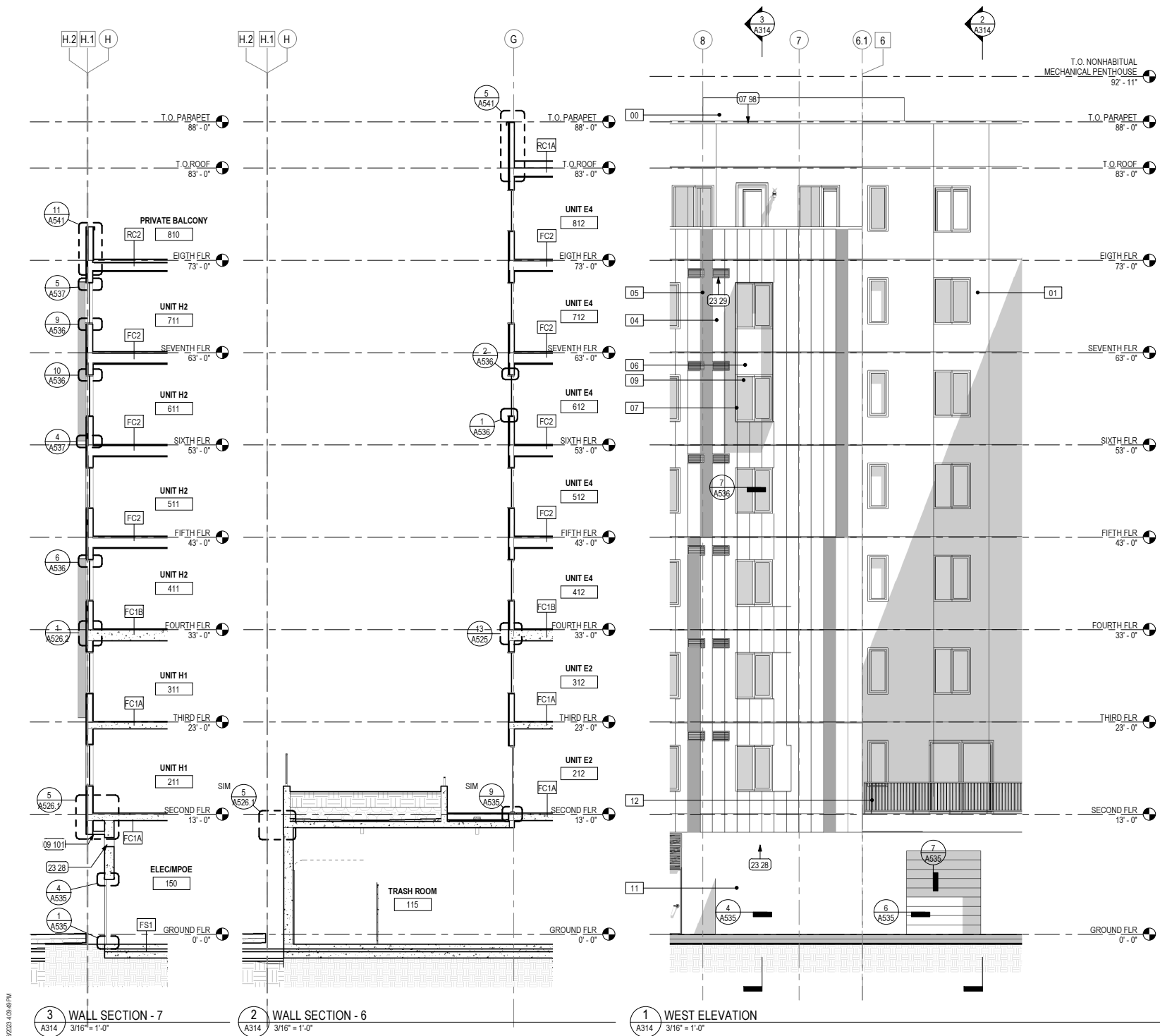
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PROJECT #: VLC05

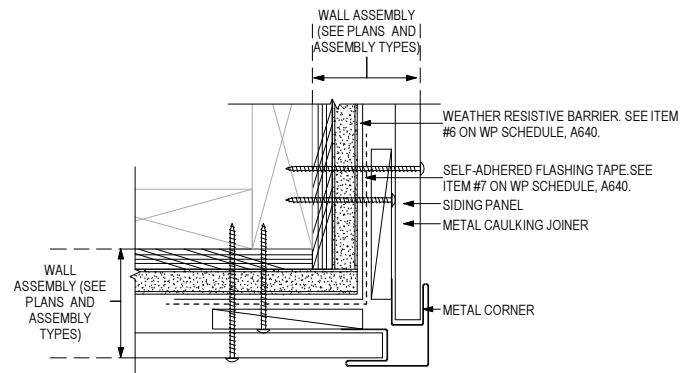
ISSUE DATE: 08/17/23

WALL SECTIONS

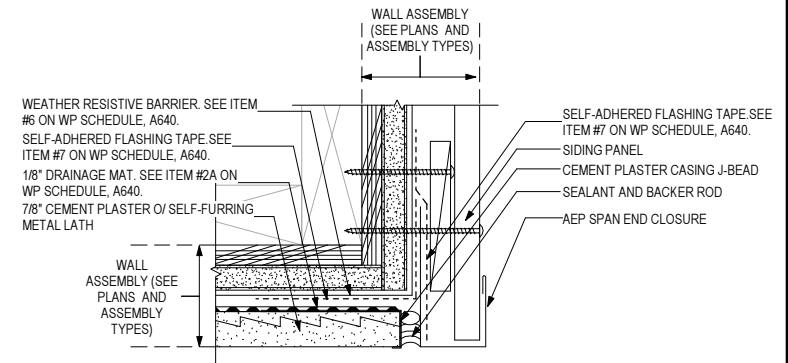
A314



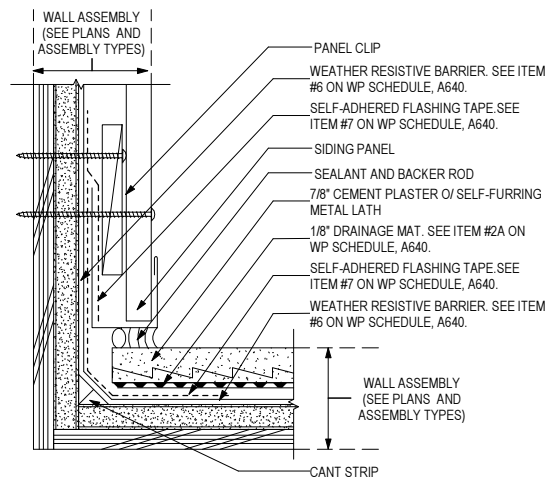
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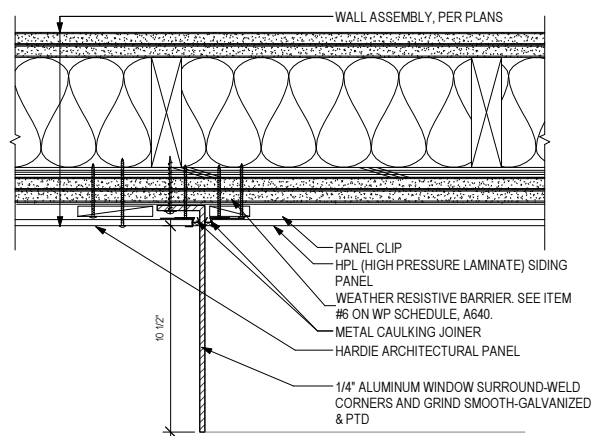
7 CEMENT PANEL AT OUTSIDE CORNER
A526.1 6" = 1'-0"



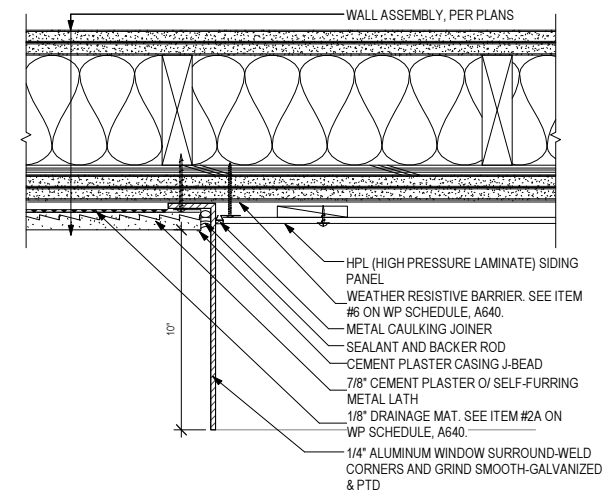
3 CEMENT PANEL TO CEMENT PLASTER - OUTSIDE CORNER
A526.1 6" = 1'-0"



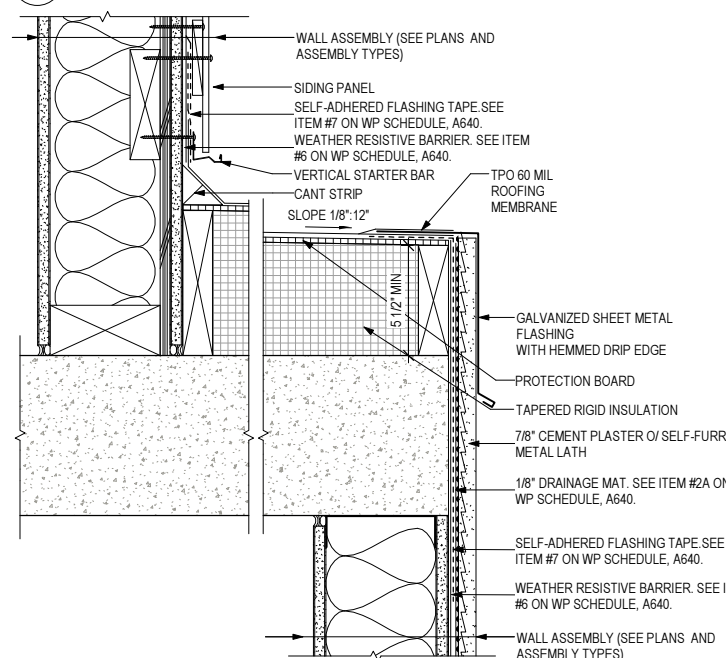
9	CEMENT PANEL TO CEMENT PLASTER - INSIDE CORNER
A526.1	6" = 1'-0"



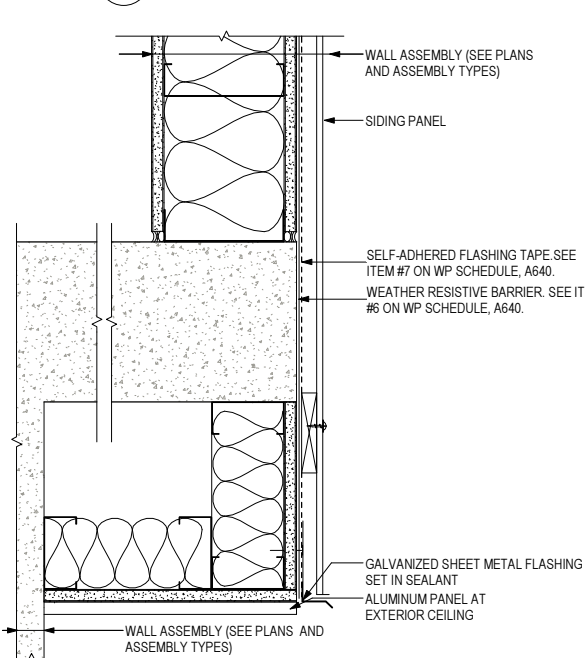
6 ALUMINUM FRAME @ HPL/HARDIE ARCHITECTURAL PANEL FINISH - PLAN (MTL FRAME SIM)
A526.1 3" = 1'-0"



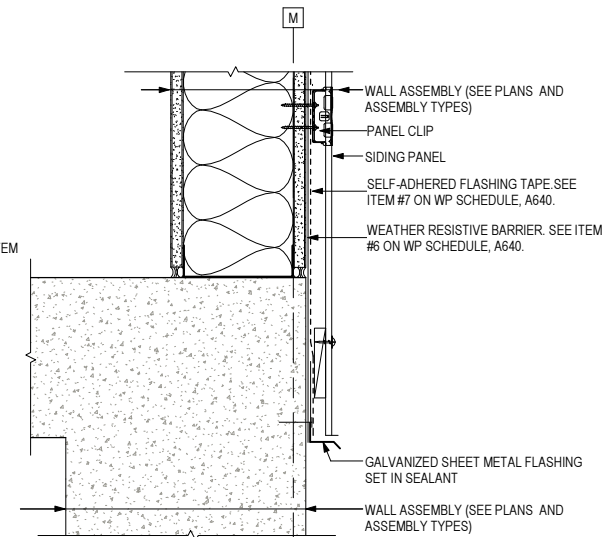
2 ALUMINUM FRAME @ HPL FINISH (MTL FRAME SIM)
A526.1 3" = 1'-0"



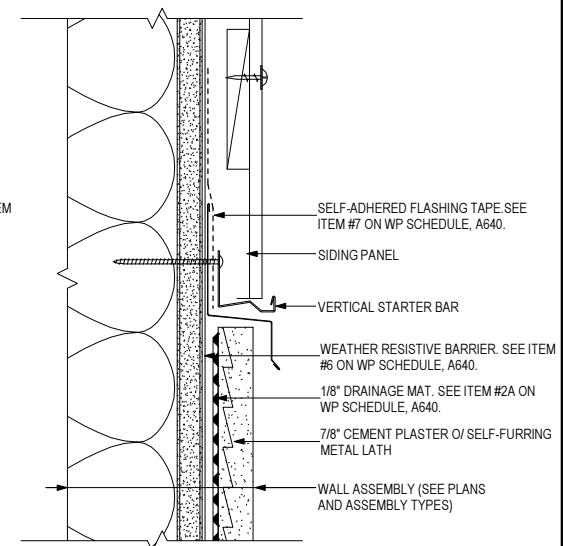
8 SETBACK FROM CEMENT PANEL TO PLASTER WALL
A526.1 3" = 1'-0"



5 EXTERIOR SOFFIT FROM CEMENT PANEL TO CONCRETE WALL
A526.1 3" = 1'-0"



4 CEMENT PANEL TO CONCRETE WALL HORIZONTAL JOINT
 A526.1 3" = 1'-0"



1 CEMENT PANEL TO CEMENT PLASTER HORIZONTAL JOINT
A526.1 6" = 1'-0"

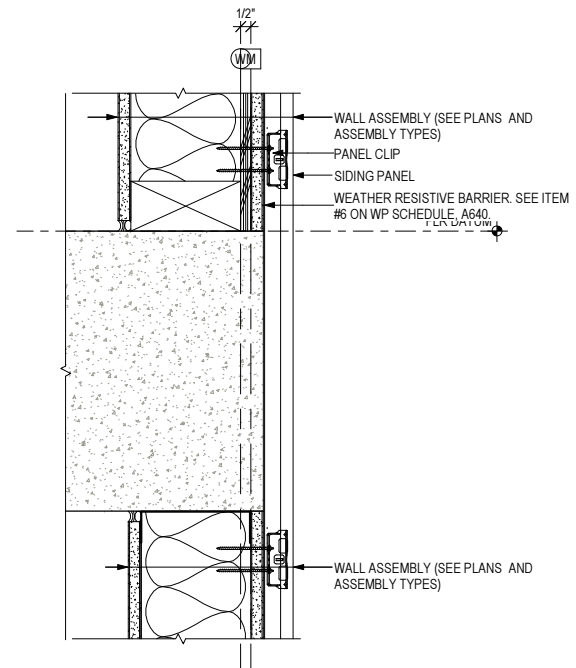
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PROJECT # VI C05

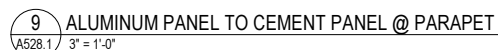
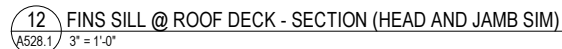
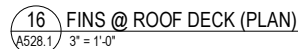
ISSUE DATE: 08/17/23

EXTERIOR FINISH
DETAILS - CEMENT
PANEL

A526.1



1 CEMENT PANEL AT METAL / WOOD FRAME WALL (1-HR TO 1-HR)
A526.2 3" = 1'-0"

[illegible]

PROJECT #:	VLC05
ISSUE DATE:	08/17/23

EXTERIOR FINISH
DETAILS - ALUMINUM
PANEL

A528.1

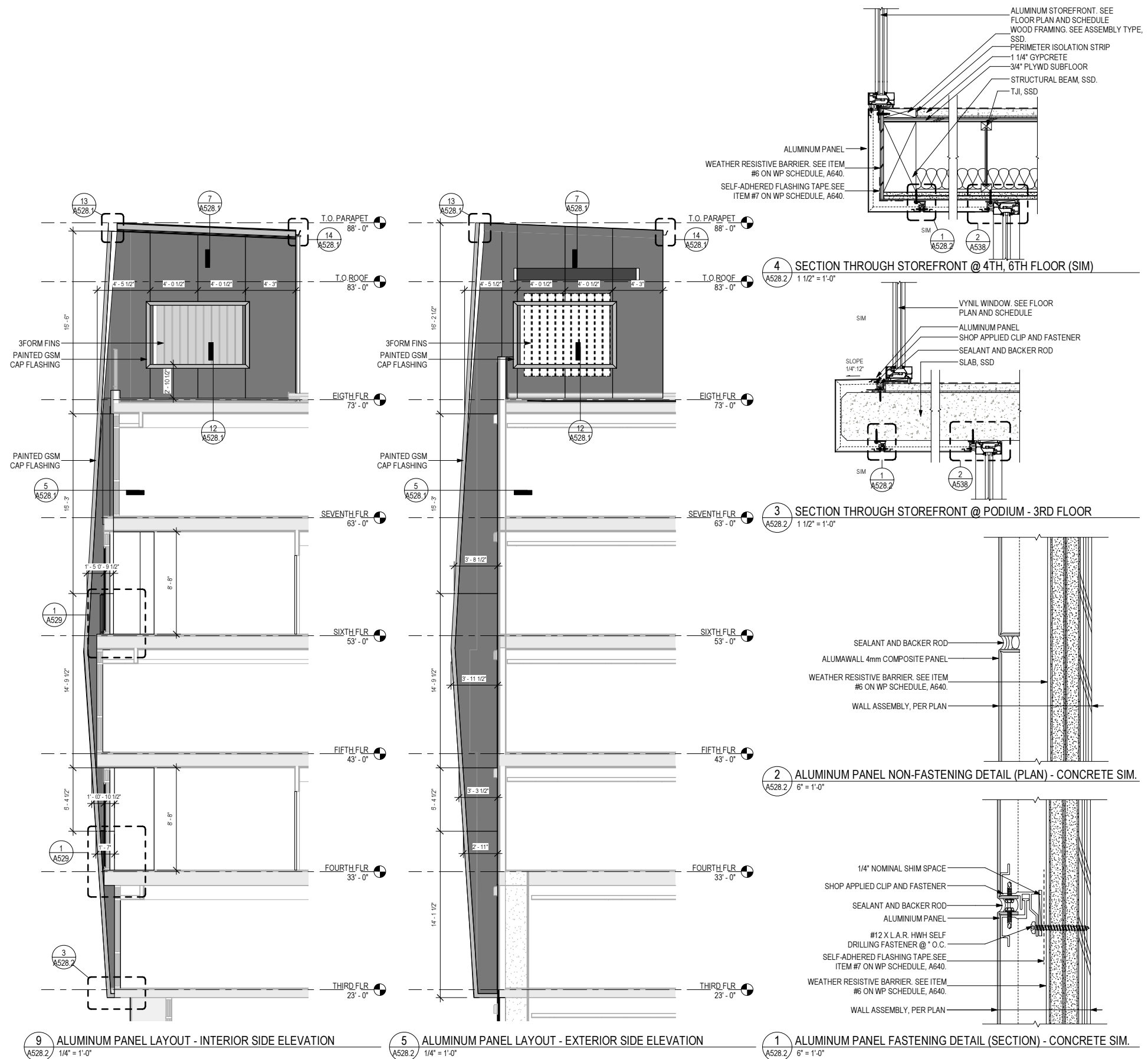
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PROJECT #: VLC05

ISSUE DATE: 08/17/23

EXTERIOR FINISH
DETAILS - ALUMINUM
PANEL

A528.2

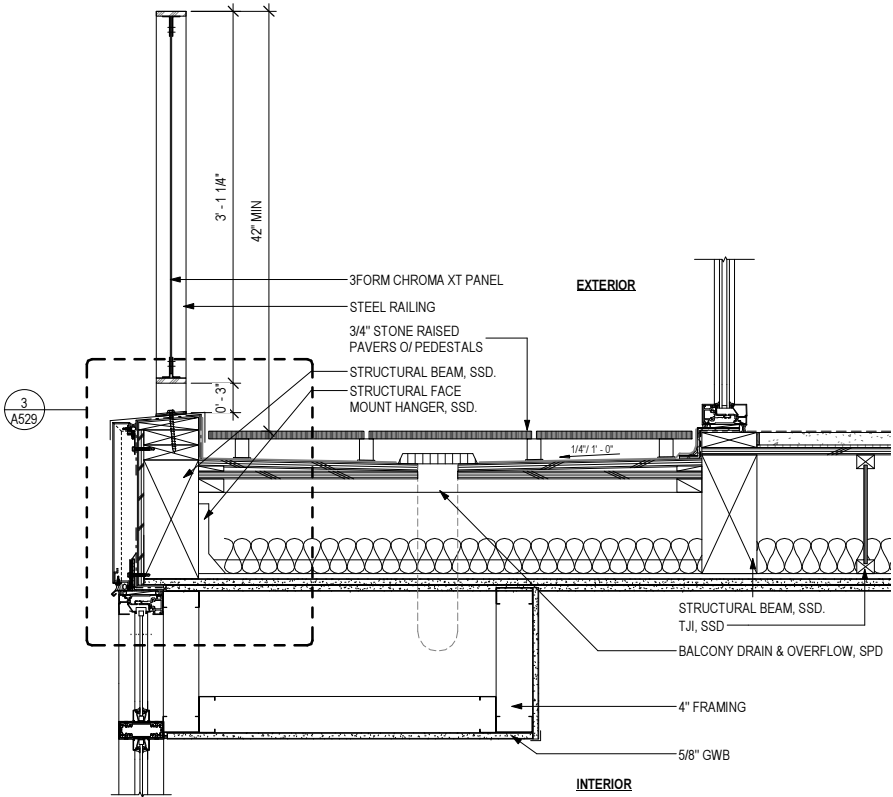


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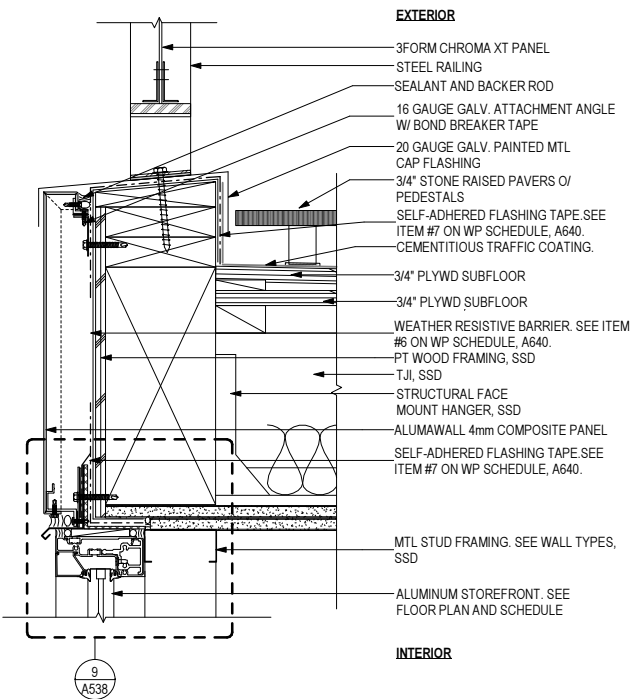
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2538 DURANT
AVE

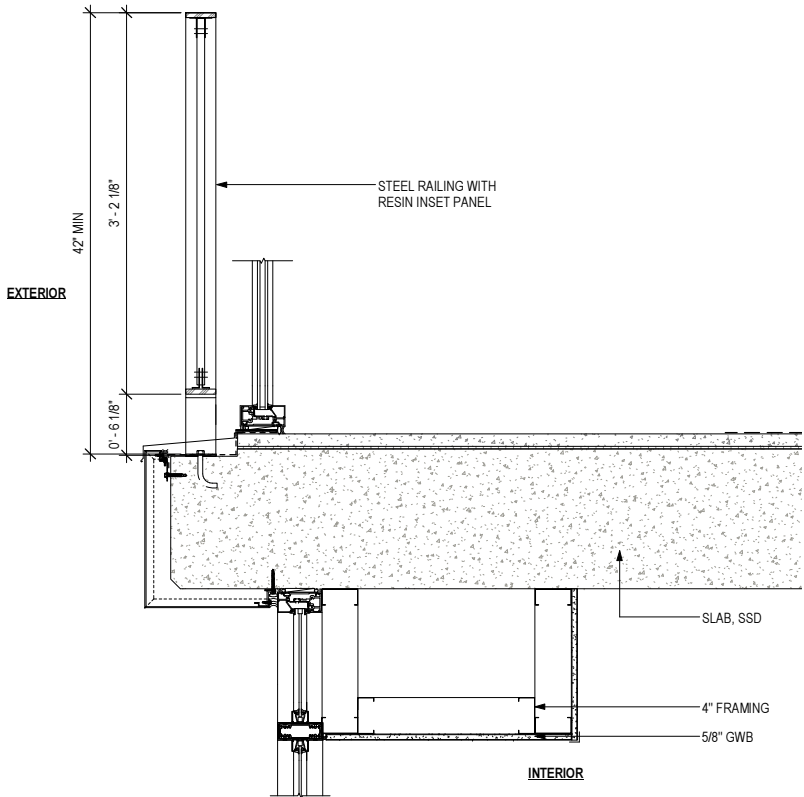
2538 DURANT AVE
BERKELEY, CA 94704



2 SECTION THROUGH BALCONY @ 8TH FLOOR
A529 1 1/2" = 1'-0"



3 BALCONY RAILING ATTACHMENT
A529 3\"/>



1 SECTION THROUGH JULIETTE BALCONY @ PODIUM - 4TH, 6TH FLOOR
A529 1 1/2" = 1'-0"

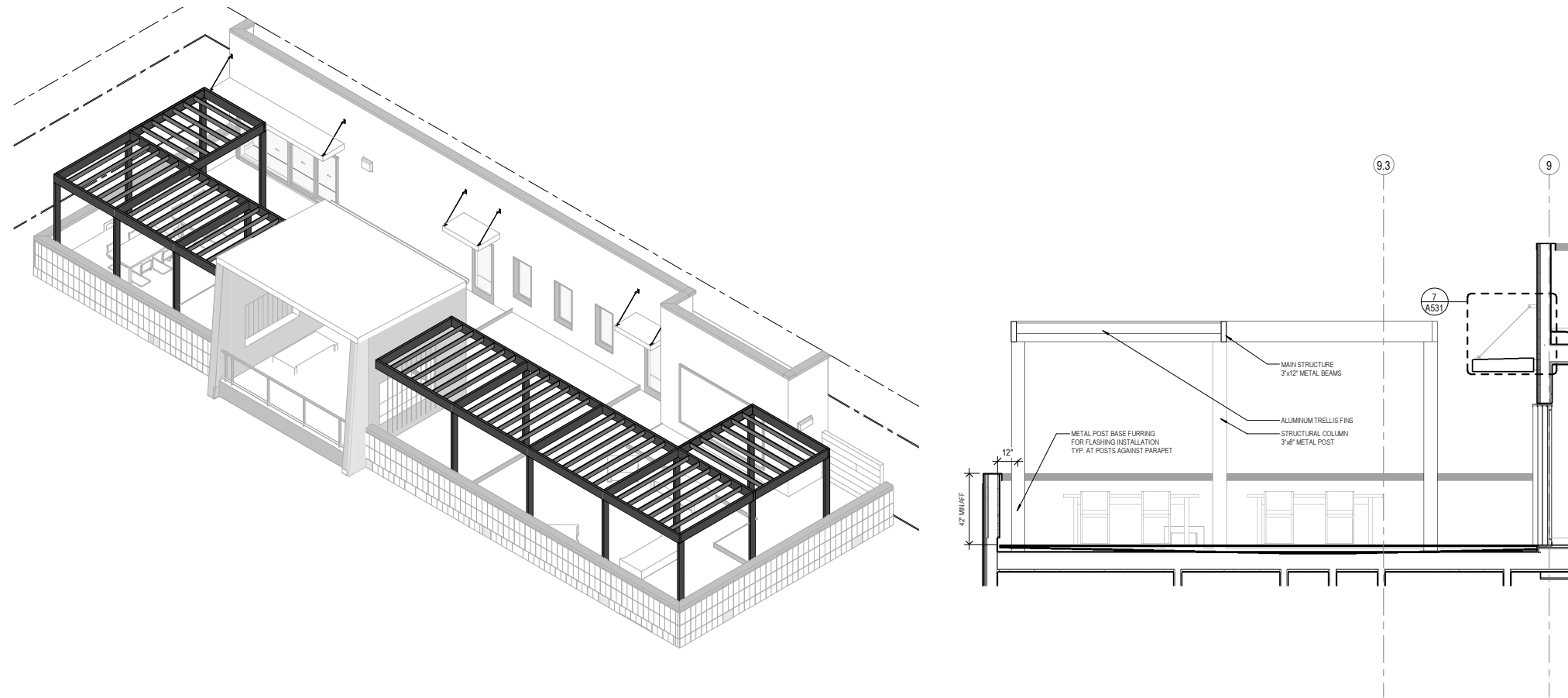
PROJECT ISSUE RECORD	
0	05/05/23 PERMIT SUBMITTAL
1	08/04/23 PLAN CHECK RESPONSE 1
2	08/17/23 FINAL DESIGN REVIEW

PROJECT # VLG05

ISSUE DATE 08/17/23

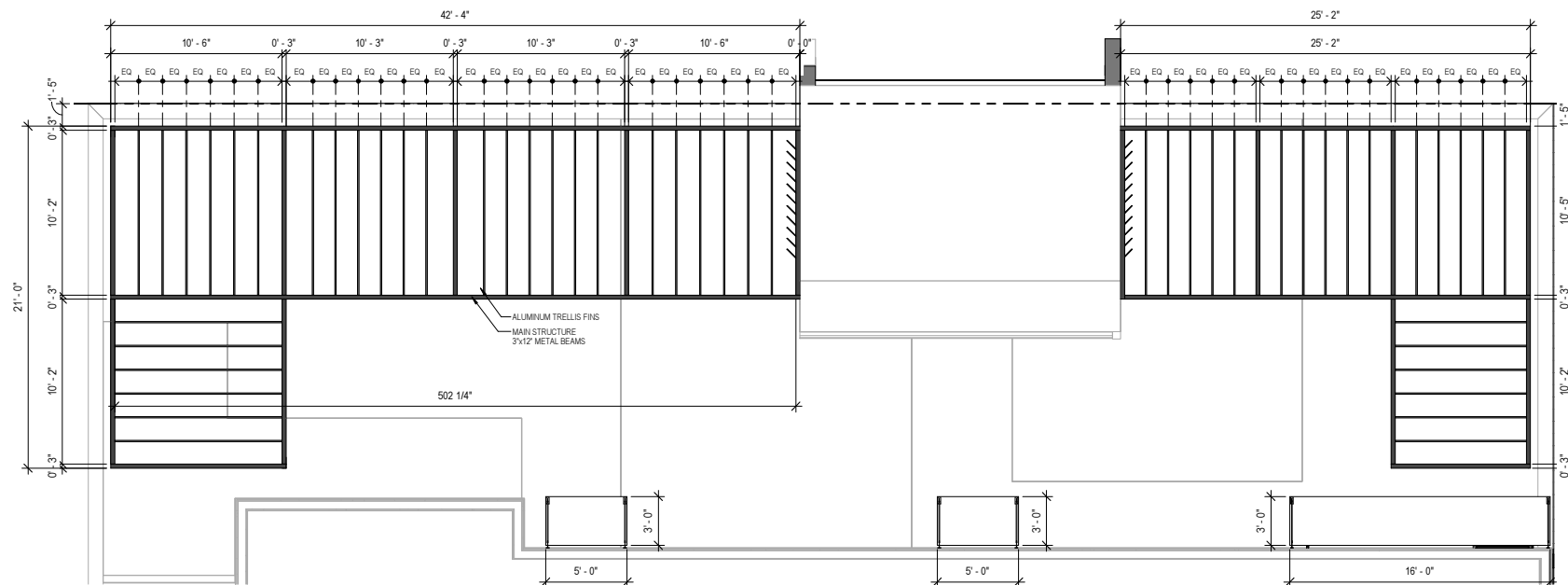
EXTERIOR DETAILS -
BALCONIES

A529



3 ROOF DECK TRELLIS - AXONOMETRIC
A530

2 ROOF DECK TRELLIS - SECTION
A530 3/8" = 1'-0"



1 ROOF DECK TRELLIS - PLAN
A530 1/4" = 1'-0"

8/3/2023 4:10:06 PM



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2538 DURANT
AVE

2538 DURANT AVE
BERKELEY, CA 94704

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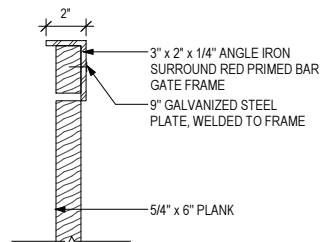
PROJECT #: VLC05

ISSUE DATE: 08/17/23

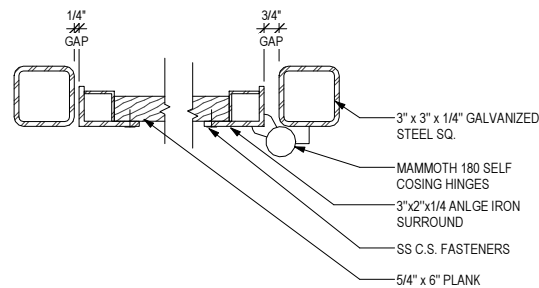
EXTERIOR DETAILS -
TRELLIS

A530

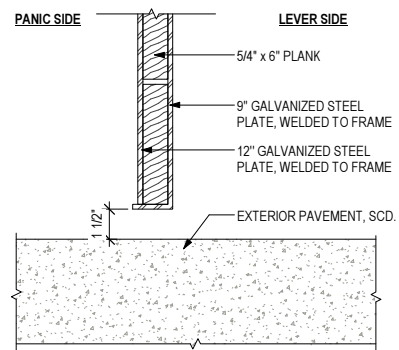




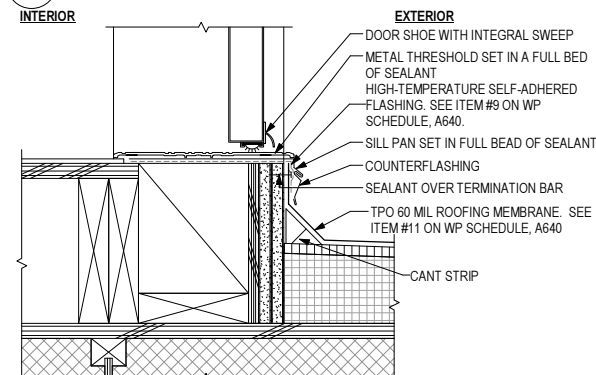
16 WOOD GATE DOOR HEAD
A535 3" = 1'-0"



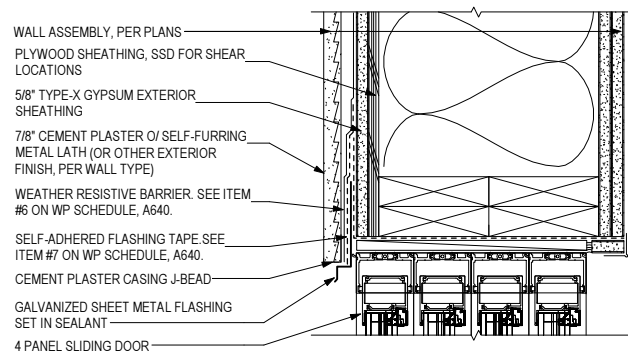
15 WOOD GATE DOOR JAMB
A535 3" = 1'-0"



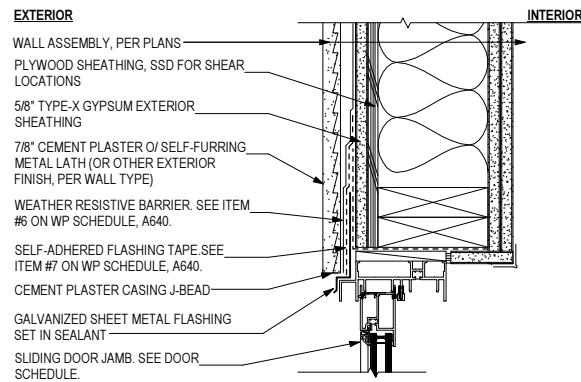
14 WOOD GATE DOOR SILL
A535 3" = 1'-0"



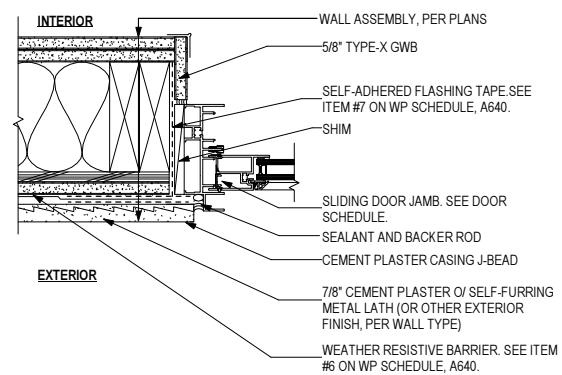
13 STAIR DOOR AT ROOF
A535 3" = 1'-0"



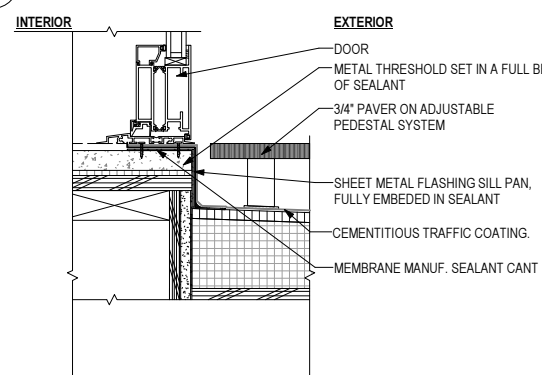
12 EXTERIOR 4 PANEL SLIDING DOOR HEAD
A535 3" = 1'-0"



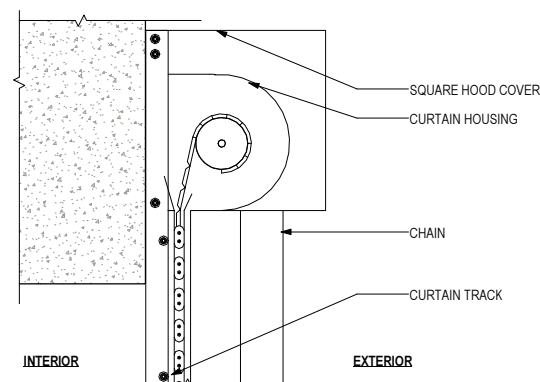
11 EXTERIOR SLIDING DOOR HEAD (SWINGING SIM.)
A535 3" = 1'-0"



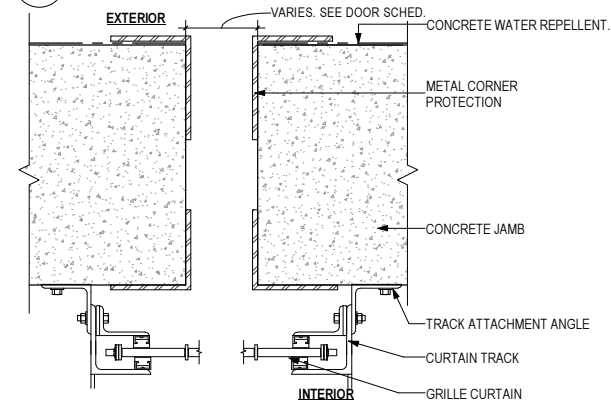
10 EXTERIOR SLIDING DOOR JAMB (SWINGING SIM.)
A535 3" = 1'-0"



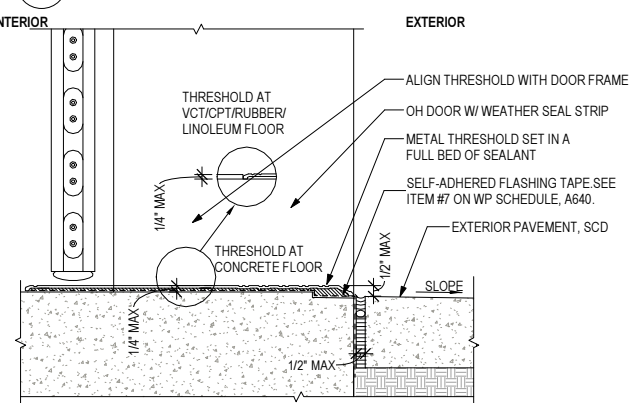
9 EXTERIOR SLIDING DOOR SILL AT ROOF DECK (SWINGING SIM.)
A535 3" = 1'-0"



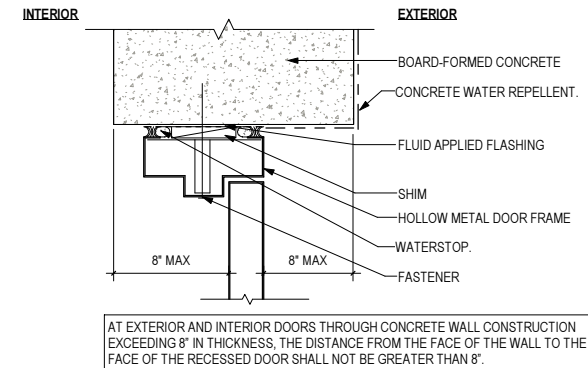
7 OVERHEAD DOOR HEAD
A535 1 1/2" = 1'-0"



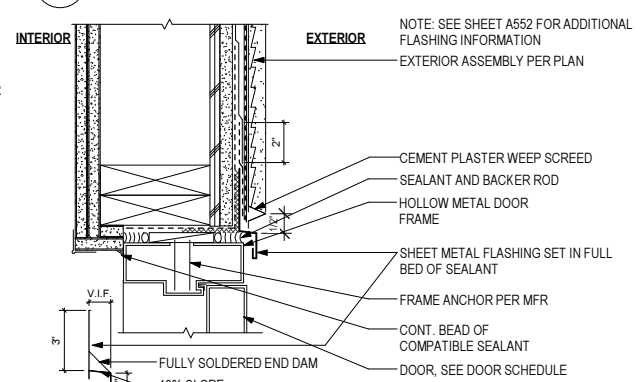
6 OVERHEAD DOOR JAMB
A535 3" = 1'-0"



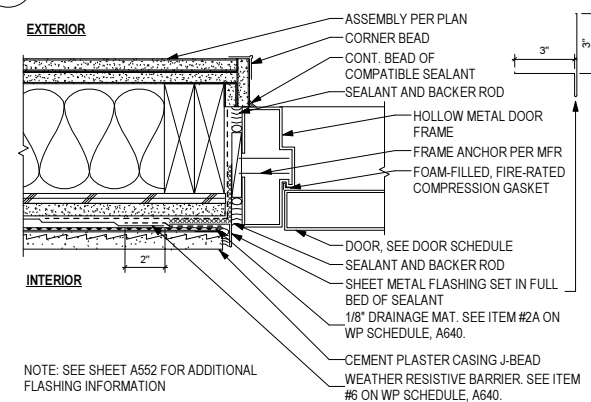
5 OVERHEAD DOOR SILL
A535 3" = 1'-0"



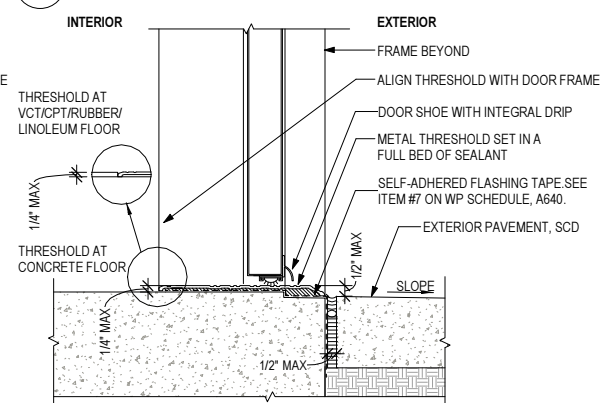
4 H. M. DOOR HEAD @ CONCRETE (JAMB SIM)
A535 3" = 1'-0"



3 EXT. HOLLOW METAL DOOR HEAD (MTL FRAME SIM)
A535 3" = 1'-0"



2 EXT. HOLLOW METAL DOOR JAMB (MTL FRAME SIM)
A535 3" = 1'-0"



1 H.M. DOOR THRESHOLD - EXTERIOR
A535 3" = 1'-0"

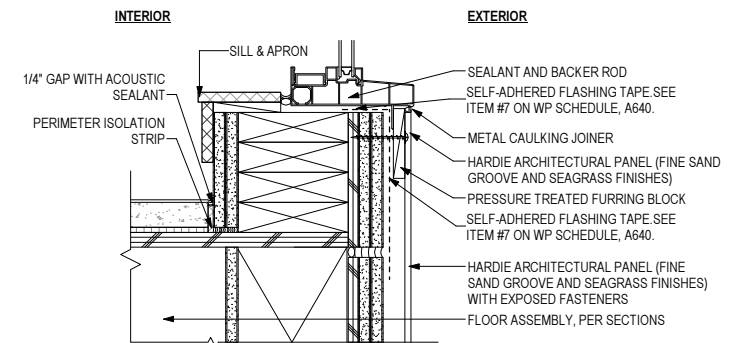
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PROJECT # VI 006

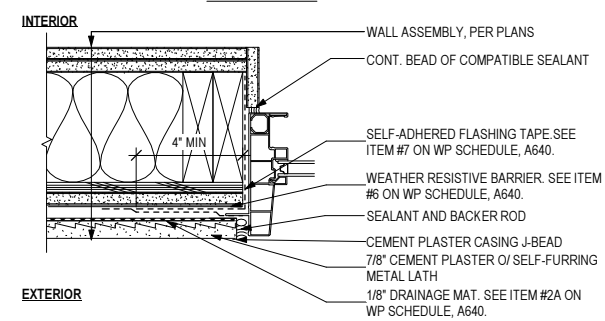
ISSUE DATE: 08/17/23

EXTERIOR DOORS DETAILS

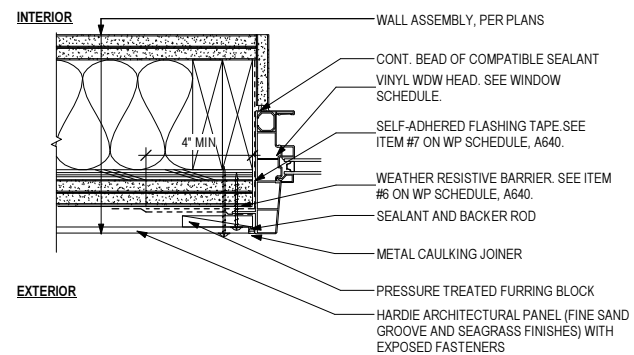
A535



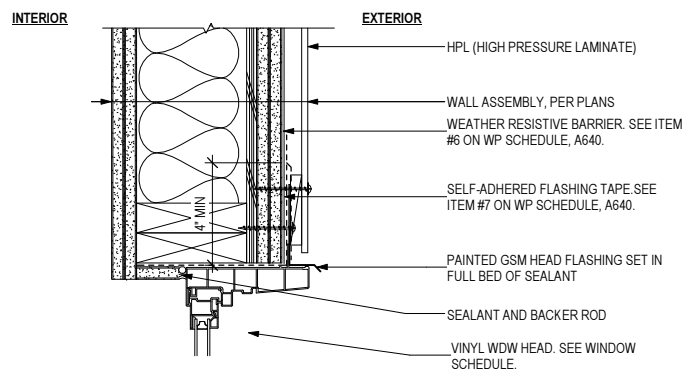
4 WDW LOW SILL@ HARDIE ARCHITECTURAL (MTL FRAME SIM)
A536 3" = 1'-0"



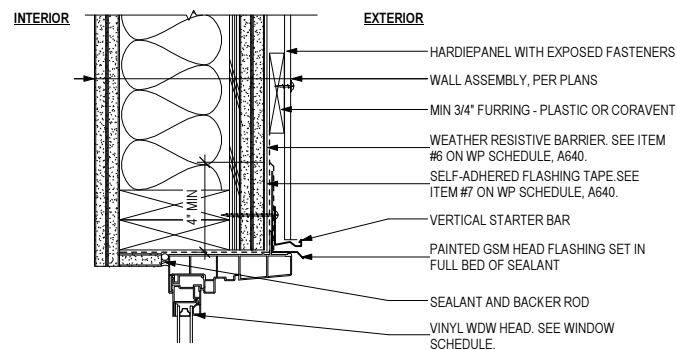
3 WDW JAMB @ CEMENT PLASTER (METAL FRAME SIM)
A536 3" = 1'-0"



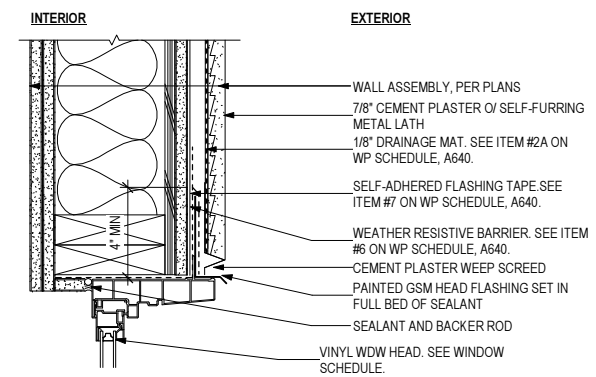
7 WDW JAMB @ HARDIE ARCHITECTURAL SIDING PANEL (METAL FRAME SIM)
A536 3" = 1'-0"



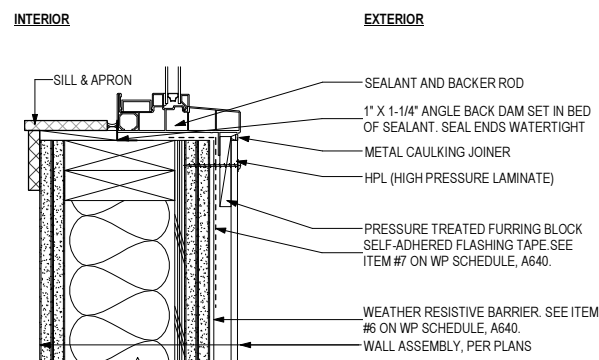
10 WDW HEAD @ HPL (METAL FRAME SIM)
A536 3" = 1'-0"



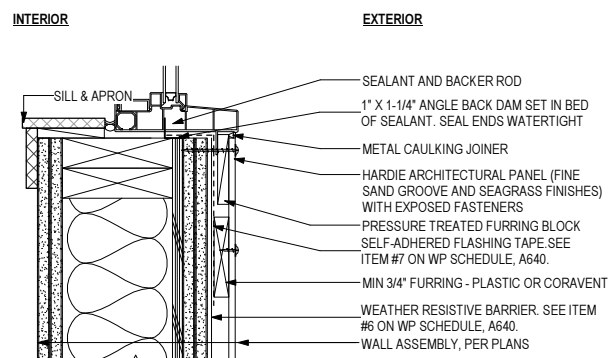
6 WDW HEAD @ HARDIE ARCHITECTURAL PANEL (METAL FRAME SIM)
A536 3" = 1'-0"



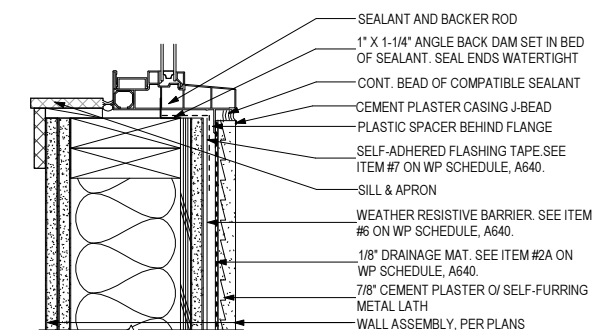
2 WDW HEAD @ CEMENT PLASTER (METAL FRAME SIM)
A536 3" = 1'-0"



9 WDW SILL@ HPL (METAL FRAME SIM)
A536 3" = 1'-0"



5 WDW SILL@ HARDIE ARCHITECTURAL PANEL VERTICAL APP. (METAL FRAME SIM)
A536 3" = 1'-0"



1 WDW SILL@ CEMENT PLASTER (METAL FRAME SIM)
A536 3" = 1'-0"

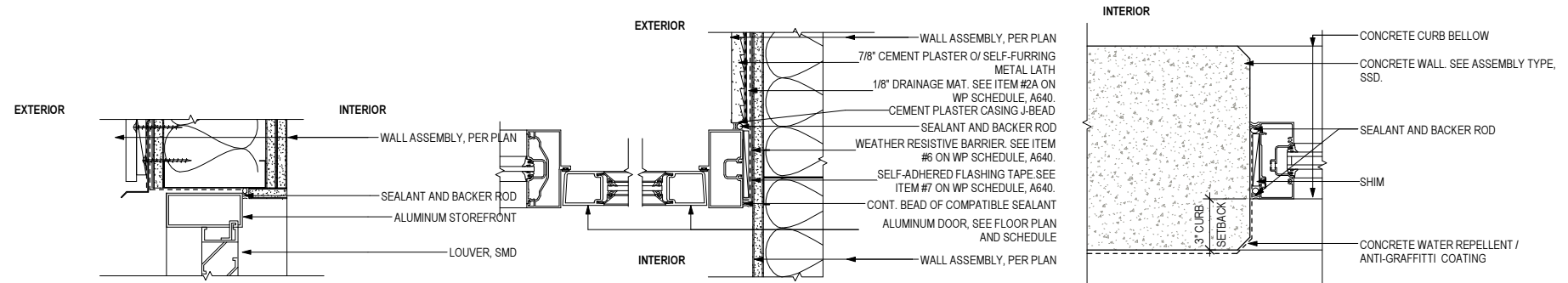
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PROJECT # VI 000

ISSUE DATE: 08/17/23

WINDOW DETAILS

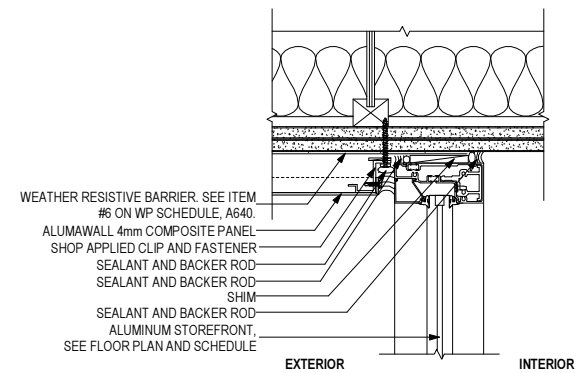
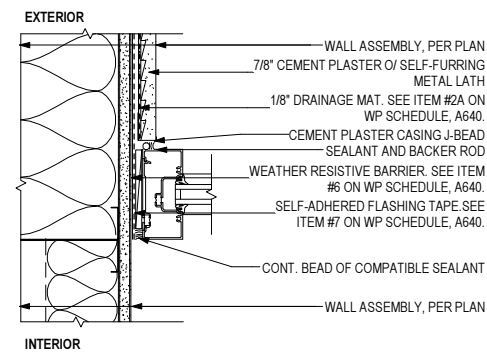
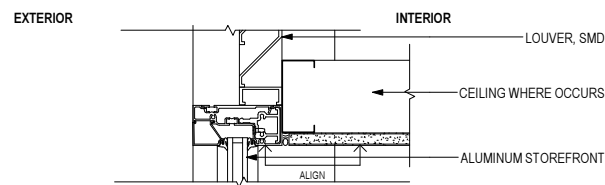
A536



12 STOREFRONT LOUVER HEAD
A538 3" = 1'-0"

8 SF DOOR JAMB AT CEMENT PLASTER (PERPENDICULAR TO WALL)
A538 3" = 1'-0"

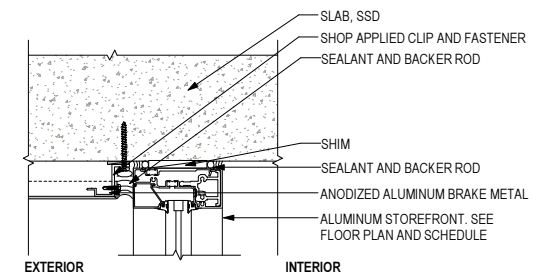
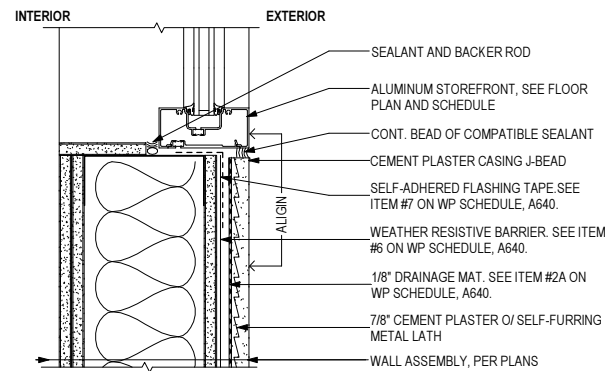
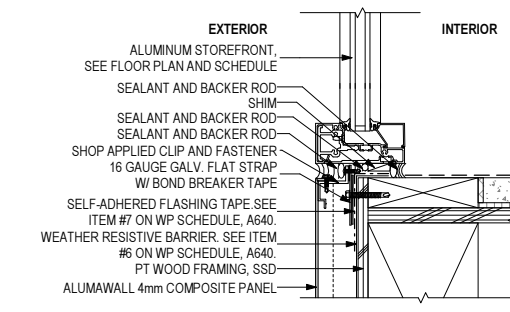
4 STOREFRONT JAMB AT CONCRETE WALL AT GROUND FLOOR
A538 3" = 1'-0"



11 STOREFRONT LOUVER
A538 3" = 1'-0"

7 SF JAMB AT CEMENT PLASTER (PERPENDICULAR TO WALL)
A538 3" = 1'-0"

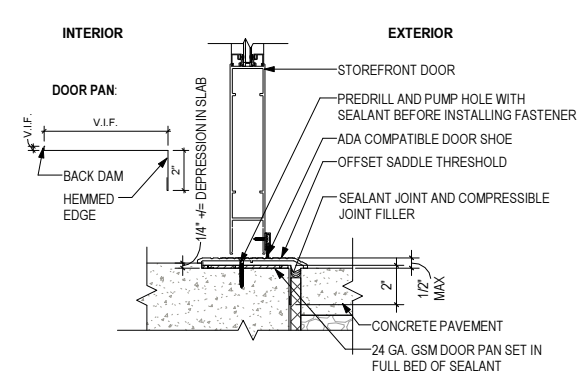
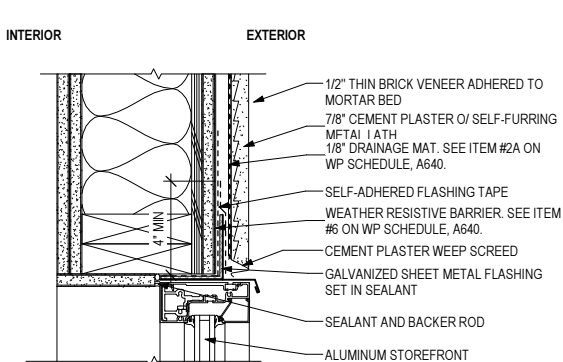
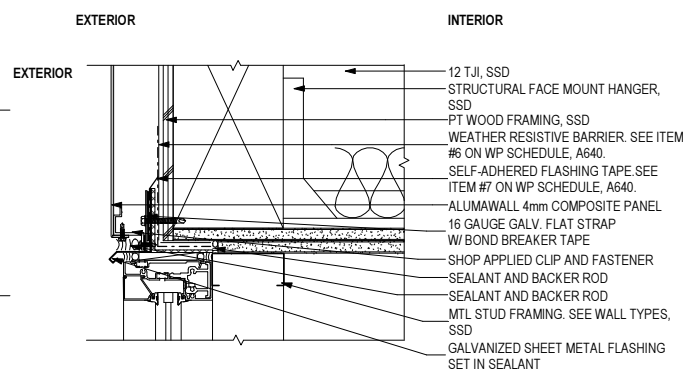
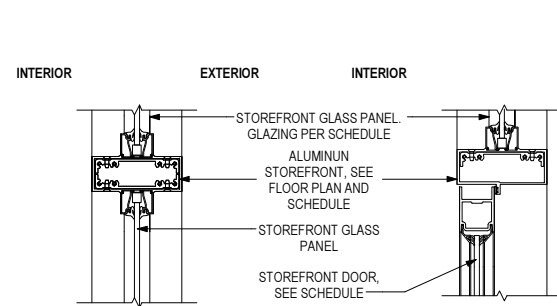
3 STOREFRONT HEAD AT ALUMINUM PANEL FINISH
A538 3" = 1'-0"



10 STOREFRONT SILL AT ALUMINUM PANEL FINISH
A538 3" = 1'-0"

6 SF JAMB AT CEMENT PLASTER - METAL FRAME (ALIGNED WITH WALL)
A538 3" = 1'-0"

2 STOREFRONT HEAD AT CONCRETE SLAB
A538 3" = 1'-0"



13 STOREFRONT INTERMEDIATE DETAILS - SECTION
A538 3" = 1'-0"

9 STOREFRONT HEAD BELOW BALCONY
A538 3" = 1'-0"

5 SF HEAD AT CEMENT PLASTER - WOOD FRAME (SF DOOR SIM) (MTL FRAME SIM)
A538 3" = 1'-0"

1 STOREFRONT DOOR THRESHOLD AT GRADE
A538 3" = 1'-0"

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PROJECT # _____ VOLUME _____

ISSUE DATE: 08/17/20

STOREFRONT DETAILS

A538

03 Landscape Architect Construction Documents

**2538 DURANT
AVE**

AL	ALIGN
CL	CENTER LINE
EJ	EXPANSION JOINT
EQ	EQUAL
PA	PLANTING AREA
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.J.D.	SEE JOINT TRENCH DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
SJ	SCORE JOINT
TBD	TO BE DETERMINED
TYP.	TYPICAL

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. SEE CIVIL DRAWINGS FOR SIDEWALK AND ONSITE GRADING.
4. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES, BELOW GRADE STRUCTURES, APPURTENANCES, AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ITEMS TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT. ANY DISRUPTION OR DAMAGE TO UTILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
6. CONTRACTOR REMOVE FROM THE SITE IN A TIMELY MANNER ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY THE CONTRACTOR'S OPERATIONS.
7. ALL WORK SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS.
8. CONTRACTOR SHALL HIRE AN IRRIGATION ASSOCIATION CERTIFIED IRRIGATION AUDITOR. IRRIGATION AUDIT SHALL BE PERFORMED BY THE AUDITOR FOR FINAL INSPECTION. INSPECTOR'S AUDIT REPORT SHALL BE SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT. ANY INCOMPLETE IRRIGATION INSTALLATION IDENTIFIED IN INITIAL AUDIT REPORT SHALL BE RECTIFIED FOR FINAL APPROVAL.
9. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
10. REFER TO ELECTRICAL DRAWINGS FOR WIRING AND TRANSFORMER LOCATIONS FOR OUTDOOR LIGHTING. FOR RECESSED PLANTER LIGHT FIXTURE, CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR CUSTOMIZED LIGHT FIXTURE HOUSING. SEE SCHEDULE OF LIGHTING FOR RECESSED PLANTER LIGHT.
11. DIMENSIONS ARE TAKEN OFF FACE OF EXISTING CURB, EXISTING STRUCTURE, OR AS SHOWN ON PLANS.
12. REFER TO DEMOLITION PLANS FOR EXISTING TREE TO BE REMOVED.
13. ALIGN BUILDING COLUMNS, PAVING BANDS, TREE WELL, AND SIDEWALK SCORING THROUGHOUT STREET LEVEL DESIGN.

1. SEE CIVIL DRAWINGS FOR EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION, AND FOR FINISH GRADE AT PUBLIC SIDEWALK
2. SEE CIVIL DRAWINGS FOR GRADING OF AREA DRAIN, OVERFLOW DRAIN, CLEANOUT AND SAND TRAP INFORMATION.
3. FINISH GRADES OF PLANTING AREAS SHALL BE 3" BELOW FINISHED GRADES OF ADJACENT PAVING TO ALLOW FOR MULCH PLANTING, UNLESS OTHERWISE NOTED.
4. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, FOUNDATIONS, AND WALLS.
5. SLOPE PLANTING AREAS 2% MINIMUM UNLESS OTHERWISE INDICATED ON DRAWINGS.
6. ALL FINISH GRADES SHALL BE SMOOTH AND CONTINUOUS WITH NO ABRUPT CHANGES.

1. ALL NEW PLANTING AREAS SHALL HAVE A NEW IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK. INSTALL ALL PLANTING AFTER IRRIGATION SYSTEM IS COMPLETED, FULLY OPERATIONAL, AND HAS BEEN REVIEWED BY THE LANDSCAPE ARCHITECT.
2. THE LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH EBMUD WATER EFFICIENT LANDSCAPE REQUIREMENTS.
3. THE IRRIGATION SHALL BE FULLY AUTOMATED WITH A SMART CONTROLLER, WEATHER SENSOR, AND WILL IRRIGATE ALL PLANTING AREAS. A SEPARATE WATER SUB-METER SHALL BE INSTALLED THAT SERVES ONLY THE IRRIGATION SYSTEM.
4. REFER TO IRRIGATION PLANS AND DETAILS FOR INFORMATION ON POINT OF CONNECTION AND ALL COMPONENTS.
5. CONTRACTOR TO HIRE A CERTIFIED IRRIGATION AUDITOR AFTER COMPLETING THE INSTALLATION OF THE IRRIGATION SYSTEM. ADJUST ANY IRRIGATION COMPONENTS PER IRRIGATION AUDITOR'S CORRECTIONS UNTIL PROJECT PASSES THE AUDIT. PROVIDE LANDSCAPE ARCHITECT WITH THE IRRIGATION AUDIT REPORT ONCE THE CORRECTIONS ARE COMPLETE. FINAL CERTIFICATION SHALL BE SUBMITTED TO EBMUD BY CONTRACTOR OR OWNER'S REPRESENTATIVE.

1. INSTALL LAYERED INTENSIVE VEGETATED GREEN ROOF ASSEMBLY ("GREEN ROOF") IN AREAS SHOWN ON PLANS.
2. ALL VEGETATED ROOF ASSEMBLY COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/SPRI VF-1 EXTERNAL FIRE DESIGN STANDARD FOR VEGETATED ROOFS.
3. A PRE-INSTALLATION MEETING ATTENDED BY LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND LANDSCAPE SUBCONTRACTOR SHALL BE SCHEDULED PRIOR TO INSTALLATION OF VEGETATED ROOF.
4. REVIEW REQUIREMENTS OF SECTION 32 97 00 "VEGETATED ROOF ASSEMBLIES" PRIOR TO INSTALLATION OF GREEN ROOF.
5. INSTALLATION OF ALL GREEN ROOF ASSEMBLY COMPONENTS SHALL BE PERFORMED BY ONE SUBCONTRACTOR WHO IS CERTIFIED BY THE VEGETATED ROOFING MANUFACTURER AS QUALIFIED TO PERFORM THE WORK.
6. INSTALL GREEN ROOF PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. OBTAIN GREEN ROOF ASSEMBLY COMPONENTS, GROWING MEDIUM, DRAINAGE LAYERS, AND ACCESSORIES FROM SINGLE SOURCE FROM COLUMBIA GREEN TECHNOLOGIES, COLUMBIA-GREEN.COM.
8. REFER TO PLANTING PLANS AND SCHEDULE FOR PLANT MATERIAL SPECIES, SIZES, AND LOCATIONS.
9. CONTRACTOR SHALL SUBMIT PRODUCT DATA AND PHYSICAL SAMPLES FOR ALL COMPONENTS OF GREEN ROOF ASSEMBLY TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PLANS, SECTIONS, AND EDGER LOCATIONS, INDICATING DIMENSIONS, WEIGHTS AND LOADS. SHOP DRAWINGS SHALL DETAIL FIELD ASSEMBLY OF COMPONENTS, DEPTH OF GROWING MEDIA, METAL EDGER CONNECTIONS AND ATTACHMENTS TO OTHER WORK.
11. GREEN ROOF SYSTEM INCLUDES:
 - 11.1. WATER RETENTION MAT: 0.5 INCHES THICK
 - 11.2. DRAINAGE LAYER: 0.75 INCHES THICK
 - 11.3. GROWING MEDIUM: MANUFACTURER'S LIGHTWEIGHT, MANUFACTURED SEMI-INTENSIVE GROWING MEDIUM.
 - 11.4. ROOT BARRIER: THICKNESS 15-20 MIL
 - 11.5. METAL EDGER: LIGHTWEIGHT DURABLE ALUMINUM "L" SHAPED EDGER WITH SLOTTED WALL.
 - 11.5.1. PROVIDE EDGER HEIGHTS AS REQUIRED TO ACHIEVE SYSTEM AS SHOWN IN ARCHITECTURAL DETAILS; 0.125 INCHES THICK.
 - 11.5.2. EDGER COLOR: MILL FINISH. CONNECT ADJACENT SECTIONS WITH MANUFACTURER'S STANDARD SLIDING CONNECTOR.
 - 11.6. SEPARATION FABRIC: WOVEN GEOTEXTILE FABRIC AS RECOMMENDED BY GREEN ROOF MANUFACTURER.

1. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL BULK-SUPPLIED SOIL AND MULCH PRODUCTS. SUBMIT PRODUCT DATA AND PHYSICAL SAMPLES IN A SEALED 1-QUART CONTAINER FOR EACH BULK-SUPPLIED MATERIAL NOTED ON SCHEDULES AND PLANS.
2. A QUALIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM ANALYSIS ON EXISTING SITE SOIL AND IMPORTED SOILS BEFORE INSTALLATION OF PLANT MATERIALS AS SPECIFIED HEREIN:
3. THREE REPRESENTATIVE SOIL SAMPLES SHALL BE COLLECTED FROM PROPOSED AT GRADE PLANTING AREAS FOR TESTING. COLLECT SAMPLES PER SOIL TESTING LABORATORY STANDARDS.
4. REPRESENTATIVE SAMPLES OF IMPORTED BULK SOILS USED AS BACKFILL FOR ALL RAISED PLANTERS AT GRADE AND ROOF LEVEL SHALL BE SUBMITTED FOR TESTING.
5. TESTING OF INTENSIVE SOIL MIX TO BE INSTALLED AT VEGETATED ROOF AREAS IS NOT REQUIRED.
6. SOIL TESTING SHALL ENCOMPASS PHYSICAL AND CHEMICAL PROPERTIES, AND ORGANIC MATTER CONTENT.
7. THE TESTING AGENCY SHALL BE NOTIFIED OF PROPOSED PLANT MATERIAL AND PROVIDE RECOMMENDATIONS FOR APPLICATION OF COMPOST IN SUFFICIENT AMOUNTS TO SUPPORT THE HEALTH OF THE PROPOSED PLANT PALETTE.
8. SUBMIT TESTING REPORTS, AMENDMENT RECOMMENDATIONS AND PRODUCT DATA FOR EACH AMENDMENT TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
9. PLACE SOIL AS NOTED IN PLANS AND DETAILS. VERIFY NO FOREIGN OR DELETERIOUS MATERIALS ARE PRESENT. PROCEED WITH SOIL PLACEMENT AND PLANTING ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
10. PREPARE SOIL AND DECOMPACT AS NOTED IN PLANS AND DETAILS.
11. PREPARE SOIL FOR PLANTING AS DISCUSSED IN LABORATORY REPORTS. LEACH AS RECOMMENDED TO REMOVE EXCESS SALTS OR OTHER MINERALS, APPLY COMPOST AND OTHER AMENDMENTS AS RECOMMENDED AND TILL TO SPECIFIED DEPTH BEFORE INSTALLATION OF PLANTING.

1. ALL TREES SHALL BE OF UNIFORM HEIGHT AND FORM FOR THE SPECIES AND CONTAINER SIZE.
2. FINAL PLACEMENT OF PLANTS SHALL BE REVIEWED AT THE SITE BY THE LANDSCAPE ARCHITECT.
3. INSTALL ALL PLANTING AFTER IRRIGATION SYSTEM IS COMPLETED, FULLY OPERATIONAL, AND HAS BEEN REVIEWED BY THE LANDSCAPE ARCHITECT.
4. MULCH ALL NEWLY PLANTED AREAS WITH 3" OF WOOD MULCH. REFER TO MATERIALS SCHEDULE FOR MULCH SPECIFICATION.
5. REMOVE NURSERY STAKES AND TAGS FROM TREES AND SHRUBS AT TIME OF PLANTING.
6. THE CONTRACTOR IS RESPONSIBLE FOR TAKING SOIL SAMPLES OF THE TOPSOIL TO BE USED AS PLANTING MEDIUM FOR THE PROJECT. THIS INCLUDES SITE SOIL AND IMPORTED TOPSOILS. LAB TEST RESULTS AND RECOMMENDATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SOIL DELIVERY TO SITE. THE LANDSCAPE ARCHITECT MAY REQUEST RE-TESTING OF DELIVERED IMPORT TOPSOIL TO VERIFY ITS CONFORMANCE TO THE APPROVED SAMPLE. REFER TO SPECIFICATIONS FOR SOIL TESTING METHODOLOGY.
7. PLANT SCHEDULE IS SUBJECT TO CHANGE BASED ON PLANT AVAILABILITY AND EXISTING SOIL CONDITIONS.
8. NOTED EVAPOTRANSPIRATION FACTORS ARE BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, EDITION 4.
9. PLANT MATERIAL HAS BEEN SELECTED AND LOCATED TO GROW TO NATURAL SIZE AND SHAPE. THE FOLLOWING RESOURCES WERE CONSULTED TO ESTABLISH MATURE HEIGHT AND SPREAD OF PLANT MATERIAL:
SUNSET WESTERN GARDEN BOOK, EIGHTH EDITION
CALSCAPE.ORG
SELECTTREE TREE SELECTION GUIDE, SELECTTREE.CALPOLY.EDU
SAN MARCOS GROWERS, SMSGROWERS.COM
10. DROUGHT TOLERANT PLANT MATERIAL HAS BEEN SELECTED WHEREVER POSSIBLE TO MINIMIZE WATER USE ONCE ESTABLISHED. SPECIES OCCURRING WITHIN THE CALIFORNIA CLIMATE REGION ARE EMPHASIZED WITH SOME MATERIAL ORIGINATING FROM SIMILAR MEDITERRANEAN CLIMATIC REGIONS PER THE KOPPEN-GEIGER CLIMATE CLASSIFICATION SYSTEM. SPECIES WITH KNOWN ADAPTATIONS TO SUMMER DRY CONDITIONS AND AN ET FACTOR OF "LOW" OR "VERY LOW HAVE BEEN DEFINED AS DROUGHT TOLERANT IN THE TABLE BELOW.
11. THE PLANTING DESIGN ADDRESSES THE ISSUE OF INSECT POPULATION COLLAPSE BY EMPHASIZING NATIVE PLANTS TO INCREASE VIABLE HABITAT.

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L102	MATERIALS PLAN - SECOND FLOOR
L103	MATERIALS PLAN - EIGHTH FLOOR
L201	LAYOUT PLAN - GROUND FLOOR
L202	LAYOUT PLAN - SECOND FLOOR & EIGHTH FLOOR
L300	IRRIGATION NOTES & LEGEND
L301	IRRIGATION PLAN - GROUND FLOOR & SECOND FLOOR
L302	IRRIGATION PLAN - EIGHTH FLOOR
L303	IRRIGATION DETAILS
L304	IRRIGATION DETAILS
L305	IRRIGATION DETAILS
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L601	LANDSCAPE DETAILS
L602	LANDSCAPE DETAILS
L603	LANDSCAPE DETAILS
L604	LANDSCAPE DETAILS
L700	PLANTING DETAILS

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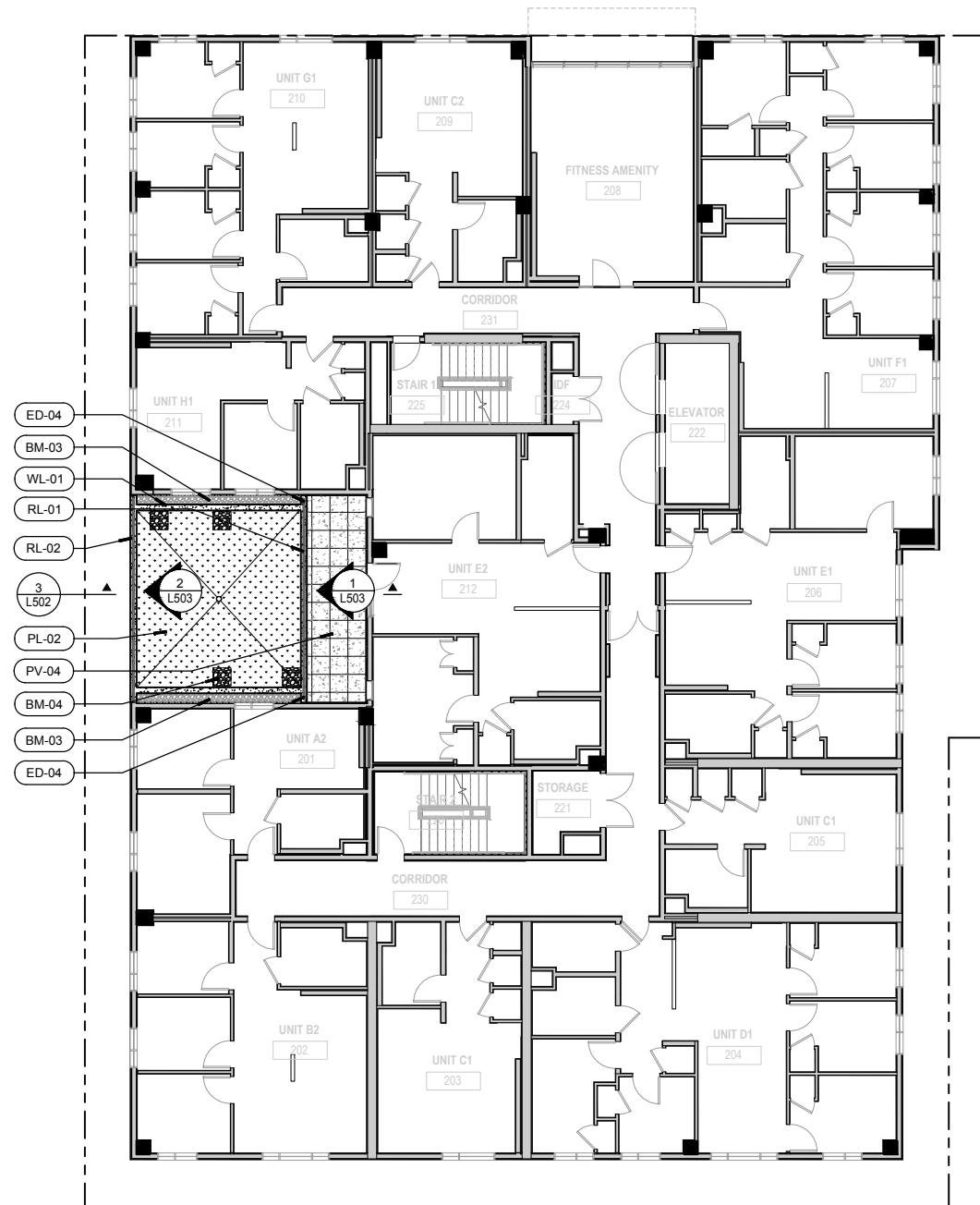
ISSUE DATE: 08/04/23

NOTES, INDEX & LEGENDS



SYMBOL	KEY	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL	COLOR	FINISH	DETAIL	NOTES
HARDSCAPE AND LANDSCAPE									
	PV-01A	OFF-SITE CONCRETE PAVING S.C.D. SEE LANDSCAPE LAYOUT PLAN L201 FOR JOINT LAYOUT	033000 CAST-IN-PLACE CONCRETE	CAST-IN-PLACE CONCRETE	PORTLAND CEMENT	NATURAL	TOPCAST SURFACE RETARDER 05 LIGHT BLUE SANDBLAST FINISH	SCD	REFER TO 1/L600 FOR EDGE TRANSITION
	PV-01B	PEDESTRIAN CONCRETE PAVING ON GRADE	033000 CAST-IN-PLACE CONCRETE	CAST-IN-PLACE CONCRETE	PORTLAND CEMENT	NATURAL	TOPCAST SURFACE RETARDER 05 LIGHT BLUE SANDBLAST FINISH	SCD	REFER TO 1/L600 FOR EDGE TRANSITION
	PV-02	CONCRETE UNIT PAVERS ON GRADE	STEPSTONE	LARGE SCALE PAVER 6"W X 36"L X 2" THICK (NOMINAL)	PRE-CAST CONCRETE	COLOR TBD, TO BE SELECTED BY LANDSCAPE ARCHITECT	SAND BLAST	SGD	
	PV-03	GRAVEL SURFACE	SBI MATERIALS (877) 413-0465 SBIMATERIALS.COM	SIERRA TAN GRAVEL	3/8" CRUSHED GRAVEL	NATURAL	NA	9/L600	INSTALLATION: 3" OF 3/8" CRUSHED SIERRA TAN GRAVEL OVER AGGREGATE RESERVOIR. SCD FOR AGGREGATE RESERVOIR
	PV-05	CONCRETE UNIT PAVERS ON PEDESTALS	STEPSTONE	CALARC PAVERS 24" X 24" X 2"	PRE-CAST CONCRETE	COLOR TBD, TO BE SELECTED BY LANDSCAPE ARCHITECT		2/L601	
	PV-06	WOOD DECK TILES ON PEDESTALS	BISON INNOVATIVE PRODUCTS	WTCUMARU24 CUMARU WOOD TILES 24" X 24"	CUMARU	NATURAL	NA	1/L601	
	PL-01	PLANTING AREA ON GRADE		SEE SOIL PREPARATION NOTES ON L001	SITE SOIL AMENDED IN PLACE	NA	NA	1-6/L700	3" DEEP ORGANIC MULCH, SEE BULK MATERIALS BELOW
	PL-02	BIORETENTION AREA		SCD FOR SOIL AND ROCK SPECIFICATION, REFER TO L001 SOIL PREPARATION NOTES	BULK SOIL AMENDED IN PLACE	NA	NA	L601	3" GRAVEL MULCH, SEE BULK MATERIALS BELOW. S.C.D. FOR BIORETENTION COMPONENTS, SOIL, AND AGGREGATE LAYERS
	PL-03	INTENSIVE VEGETATED ROOF	COLUMBIA GREEN TECHNOLOGIES	LAYERED INTENSIVE GREEN ROOF SYSTEM SEE NOTES ON SHEET L001	VARIES	NA	NA	7/L700	SOIL: INTENSIVE GROWING MEDIA #GM3000-INT MULCH: 1" GRAVEL MULCH, SEE BULK MATERIALS BELOW
CURBS & WALLS									
	ED-01	RAISED CONCRETE CURB	033000 CAST-IN-PLACE CONCRETE	CAST-IN-PLACE CONCRETE	PORTLAND CEMENT	NATURAL	ROUGH FORMED FINISH	4/L600	
	ED-02	CONCRETE CURB AT PROPERTY LINE						7/L600	
	WL-01	CONCRETE PLANTER WALL						3/L601	
	WL-02	CONCRETE RETAINING WALL						5/L600	COORDINATE WITH STRUCTURAL CONCRETE NOTES, S.C.D.
METAL RAILINGS AND LANDSCAPE EDGES									
	RL-01	PATIO RAILING	055000 METAL FABRICATION	PROVIDE STEEL MEMBERS AS NOTED IN DETAIL. SEE SECTION 05 50 00 FOR MORE INFORMATION. STEEL PLATES, SHAPES, AND BARS: ASTM A 36/A 36 M STEEL TUBING: ASTM A 500/A 500M, COLD-FORMED STEEL TUBING	GALVANIZED STEEL	PAINTED. COLOR TBD		1/L503 3/L602	
	RL-02	PLANTER RAILING						2/L503 1-2/L602	
	ED-03	VEGETATED ROOF EDGE						4/L601	6" HIGH METAL CURB AT VEGETATED ROOF TRANSITION
FENCES, GATES & SCREENS									
	FC-01	PROPERTY LINE FENCE 6' H SOLID FENCE	055000 METAL FABRICATION 061000 ROUGH CARPENTRY	PROVIDE MEMBERS AS NOTED IN DETAIL. SEE SECTIONS 061000 AND 055000 FOR MORE INFORMATION. STEEL PLATES, SHAPES, AND BARS: ASTM A 36/A 36 M STEEL TUBING: ASTM A 500/A 500M, COLD-FORMED STEEL TUBING	2X6 WESTERN RED CEDAR S4S ON 2X4 HSS	STEEL: TBD WOOD: NATURAL	STEEL: PAINTED WOOD: PENOFIN OIL	7-8/L600 4-7/L602 1-7/L603	
	GT-01	SECONDARY EGRESS GATE	055000 METAL FABRICATION		METAL	TBD	GALVANIZED AND PAINTED	1, 4, 6/L604	PROVIDE DOOR HARDWARE AND HINGES AS NOTED. COORDINATE WITH ARCHITECTURAL HARDWARE PACKAGE.
	GT-02	ACCESS GATE			METAL	TBD	GALVANIZED AND PAINTED	7, 8, 9/L604	
SITE FURNISHING									
	SF-01	BIKE RACK	COLUMBIA CASCADE	CYCLOOPS CIRCULO 2170-3-04-E	2" SQ GALV STEEL TUBE	NA	GALVANIZED	6/L600	CUSTOM EMBEDMENT LENGTH
	SF-02	TIMBER BENCH	CUSTOM		REDWOOD AND GALVANIZED STEEL	REDWOOD: NATURAL STEEL: PAINTED, COLOR TBD		8-9/L602	
BULK MATERIALS									
	BM-01	ORGANIC MULCH	LYNGSO GARDEN 650.364.1730	SMALL FIR BARK MULCH	FIR BARK	NATURAL		2-3/L700	3" DEEP ORGANIC MULCH SHALL BE INSTALLED AT ALL PLANTING AREAS UNLESS NOTED OTHERWISE
	BM-02	GRAVEL MULCH	SBI MATERIALS (877) 413-0465 SBIMATERIALS.COM	SIERRA TAN GRAVEL	3/8" CRUSHED GRAVEL	NATURAL	NA		AT BIORETENTION AND VEGETATED ROOF
	BM-03	DECORATIVE COBBLES		NOYO COBBLES	3"-4" ROUNDED RIVER ROCK COBBLES			5,7/L601	
	BM-04	SPLASH BLOCK COBBLES			6"-8" ROUNDED RIVER ROCK COBBLES			9/L601	
		ADJUSTABLE PEDESTALS	BISON INNOVATIVE PRODUCTS	VERSADJUST ADJUSTABLE PEDESTALS	MINERAL FILLED HIGH DENSITY COPOLYMER POLYPROPYLENE			1-2/L601	UTILIZE MANUFACTURER'S ACCESSORIES INCLUDING SPACER TABS, SHIMS, LEVELERS ETC

L101



KEY NOTES

HARDSCAPE & LANDSCAPE

KEY	DESCRIPTION
PV-05	CONCRETE UNIT PAVERS ON PEDESTALS
PL-02	BIORETENTION AREA
WALLS & EDGES	
WL-01	CONCRETE PLANTER WALL
RAILINGS	
RL-01	PATIO RAILING
RL-02	PLANTER RAILING
BULK MATERIALS	
BM-02	GRAVEL MULCH
BM-03	DECORATIVE COBBLES
BM-04	SPLASH BLOCK COBBLES

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2538 DURANT
AVE

2538 DURANT AVE
BERKELEY, CA 94704

[illegible]

PROJECT #: VLC05

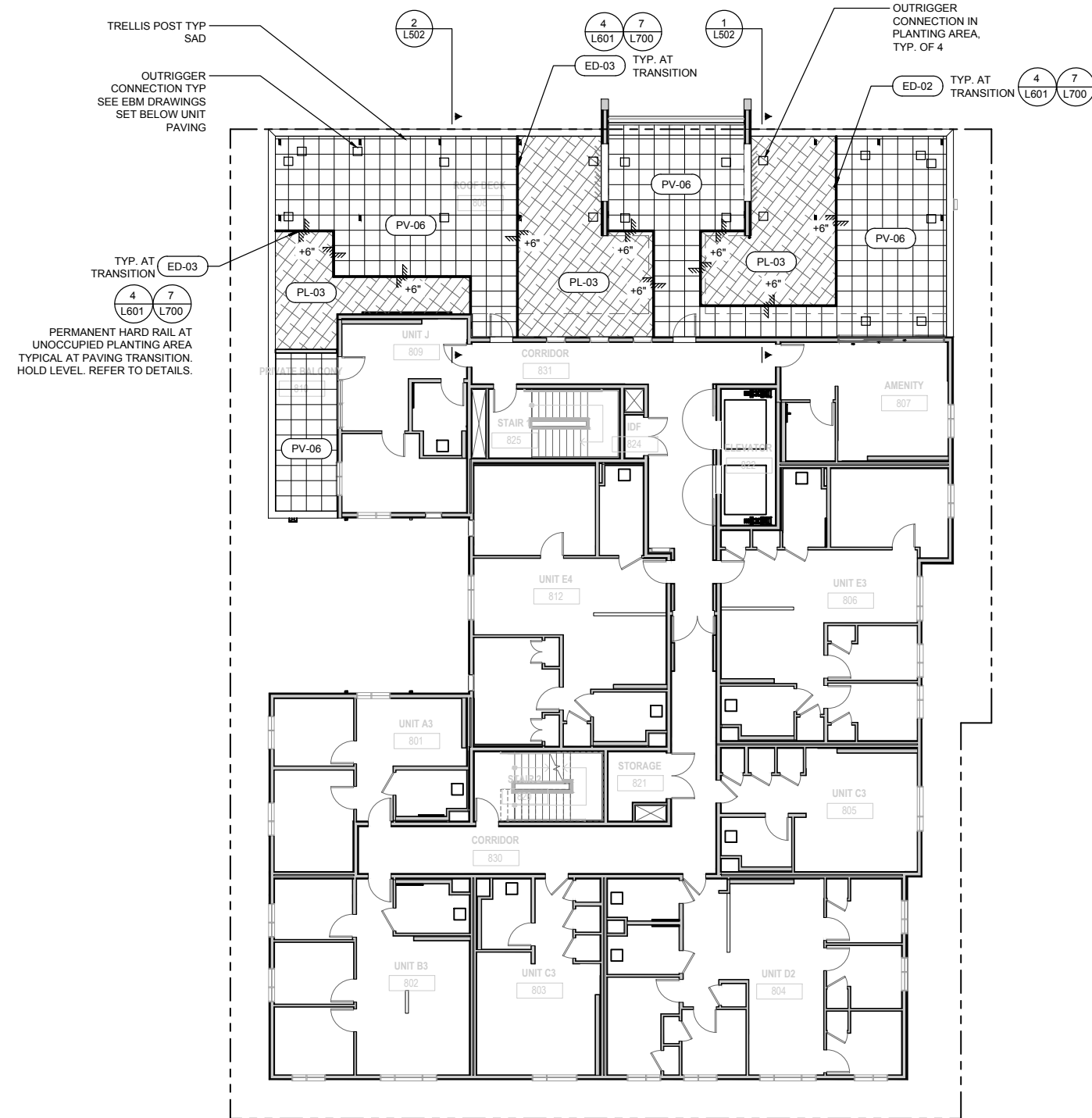
ISSUE DATE: 08/04/23

MATERIALS PLAN
SECOND FLOOR

L102

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





KEY NOTES

HARDSCAPE & LANDSCAPE	
KEY	DESCRIPTION
PV-06	WOOD DECK TILES ON PEDESTALS
PL-03	INTENSIVE VEGETATED ROOF
LANDSCAPE EDGES	
ED-03	VEGETATED ROOF EDGE
BULK MATERIALS	
BM-02	GRAVEL MULCH

INDICATES PERMANENT METAL
"HARDRAIL", SEE ITEM ED-03.
REFER TO MATERIALS SCHEDULE AND
DETAILS FOR MORE INFORMATION



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2538 DURANT
AVE

2538 DURANT AVE
BERKELEY, CA 94704

[illegible]

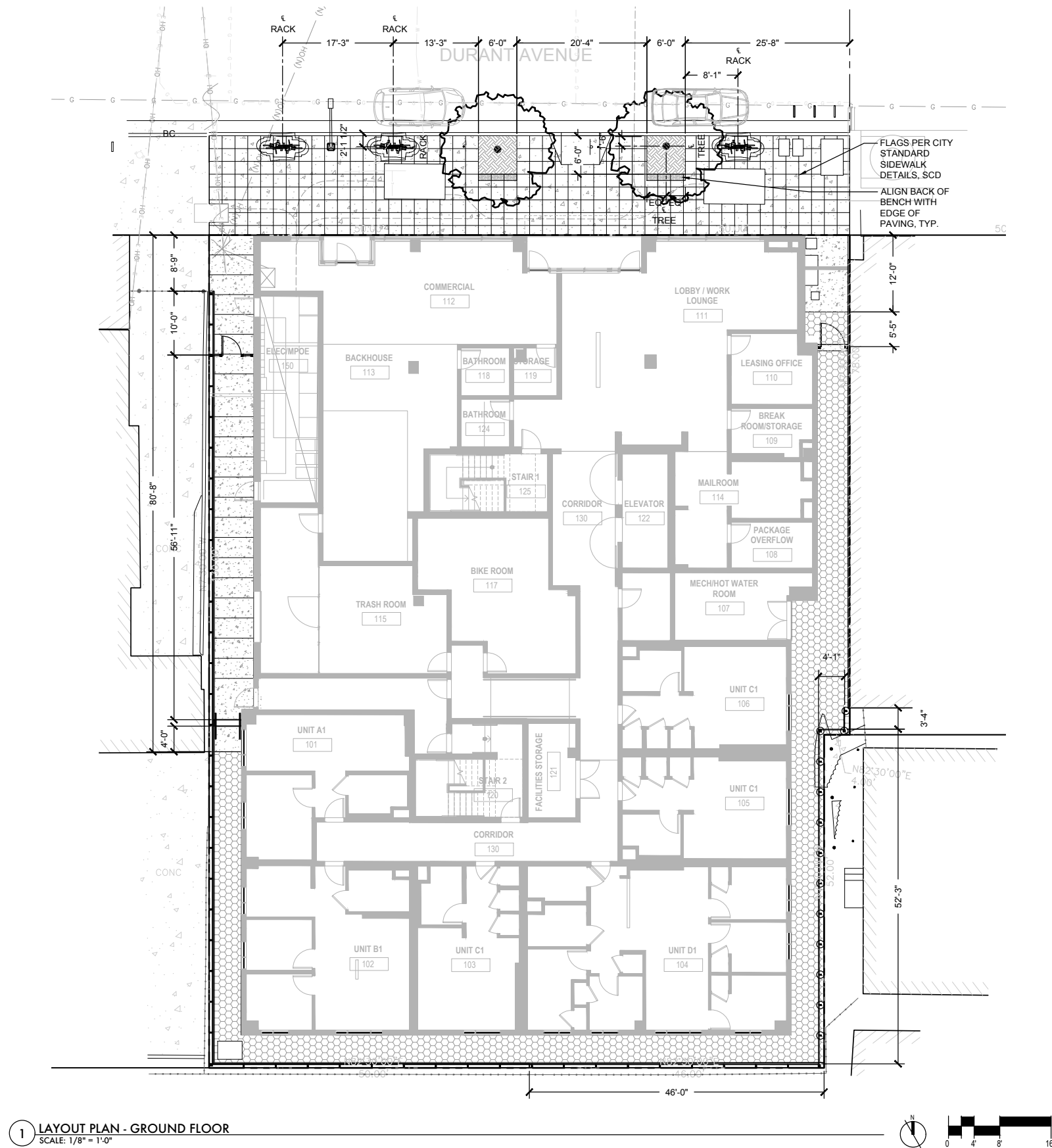
PROJECT #: VLC05

ISSUE DATE: 08/04/23

MATERIALS PLAN
EIGHTH FLOOR

L103





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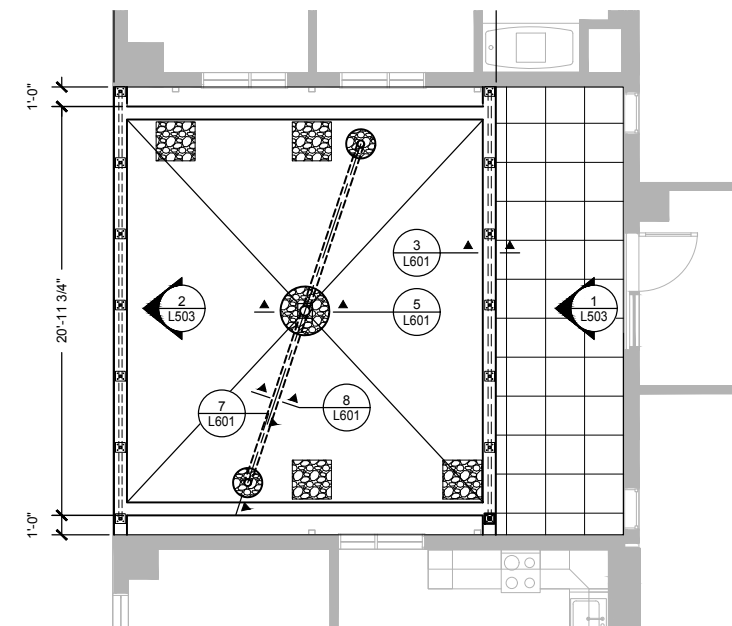
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PROJECT #: VLC05

ISSUE DATE: 08/04/23

LAYOUT PLAN
GROUND FLOOR

L201



L202

WATER USAGE CALCULATIONS

WATER DEMAND & EFFICIENCY - OUTDOOR & IRRIGATION.						
2538 DURANT AVE BERKELEY, CA						
I R R I G A T I O N						
STATION	FLOW RATE (GPM)	IRRIGATION CODE	ZONE SQ FT	SUN CODE	ZONE CODE	BOTANICAL NAME OF HIGHEST WATER DEMAND PLANT
C-1	2	DI	64	SH	L	ZAUSCHNERIA CALIFORNICA
C-2	1	B	150	SH	M	ACER BUERGERIANUM
C-3	4	DI	316	SH	L	MELICA IMPERFECTA
C-4	1	B	75	SH	L	ARCTOSTAPHYLOS MANZANITA
C-5	5	DI	487	FS	L	AGROSTIS PALLENS
C-6	4	DI	341	FS	L	FRESTUCA OCCIDENTALIS
Total:			1433			

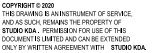
Irrigation codes		Zone codes			
S	Fixed spray sprinkler	TC	Cool season turf	Z	No supplemental irrigation
R	Rotary sprinkler, single nozzle	TWR	Warm turf used for recreation		Establishment - no
RM	Rotary sprinkler, multiple nozzle	TW	Warm turf used for recreation		permanent irrigation system
MT	Mulch trajectory, multi stream	TCR	Cool turf used for recreation	E	Establish - vegetable or orchard
W	Water feature	H	Peak ¹ supplemental irrigation requirement ≥ 3 days/week	O	Open - no plants, no irrigation
DP	Drip, point source	M	Peak ¹ supplemental irrigation requirement 2 days/week	A	Annals in ground
DI	Drip, inline	L	Peak ¹ supplemental irrigation requirement ≤ 1 day/week	AT	Artificial turf
B	Bubbler, 0.25 GPM	VL	Peak ¹ supplemental irrigation requirement ≤ 1 day/month	CS	Small planted containers or baskets
MS	Micro-spray, gals per hour			C	Clay planted containers
				P	Pool or spa, uncovered
				PC	Pool or spa, covered
				W	Water feature - ornamental
Sun codes					
FS	Full sun, all day				
SH	Shade, filtered sun ≤ 6 hrs/day	*Supplemental irrigation for July			

OTHER USE	
TYPE	SQ. FT
Swimming Pool	
Spa / Hot Tub	
Water Feature	
Total:	0

		EBMUD USE	
FIXTURE	QTY	FUD	TD
Hoseibbb	0		
		<u>Total outdoor FUD</u>	

Abbreviations

QTY	quantity
FUD	fixture unit demand
TD	total demand
GPM	gallons per minute

[illegible]

**2538 DURANT
AVE**
2538 DURANT AVE
BERKELEY, CA 94704

[illegible]

PROJECT #:	VLC05
ISSUE DATE:	07/28/23

IRRIGATION WATER USAGE CALCULATIONS

1 L307

2538 DURANT AVE
BERKELEY, CA 94704

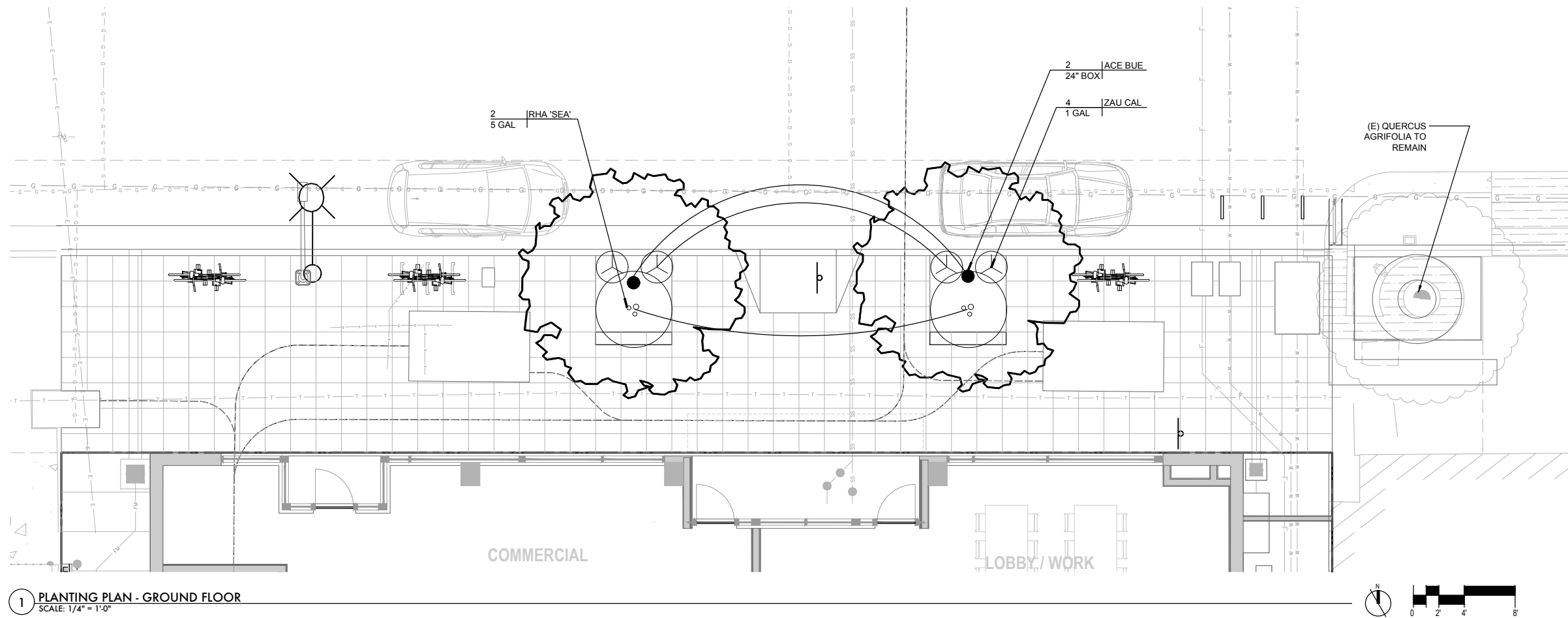
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ISSUE DATE: 08/04/23

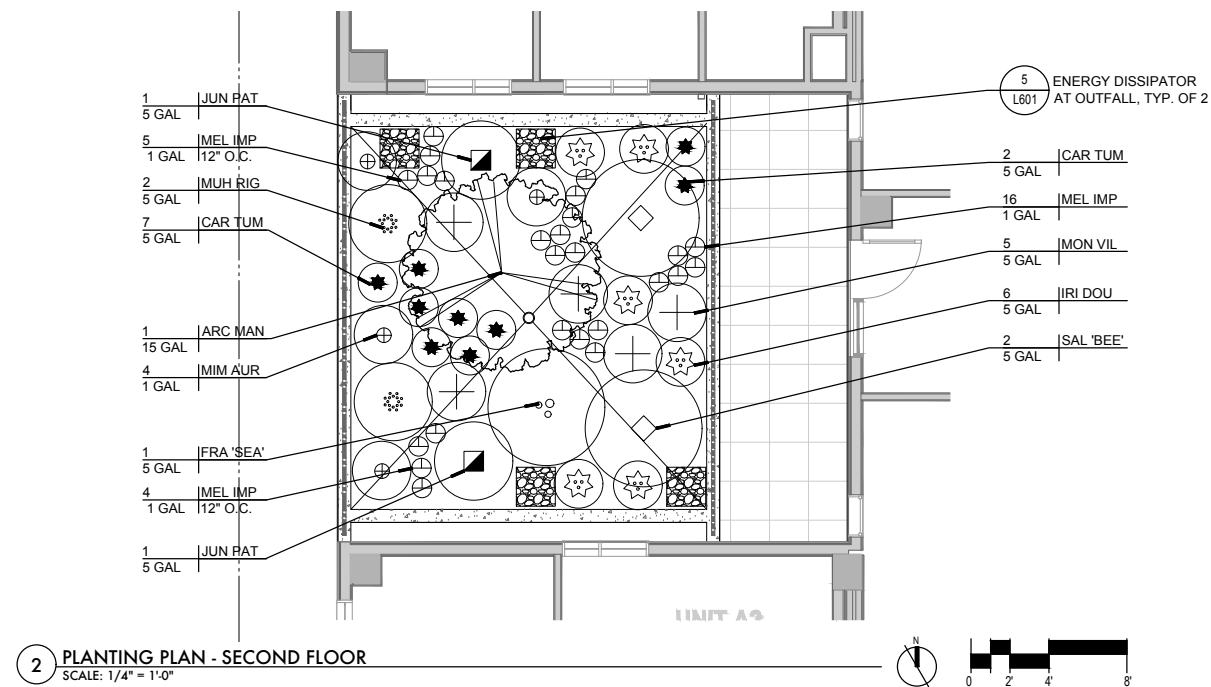
PLANT SCHEDULE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION
IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT
USE OF WATER IN THE LANDSCAPE DESIGN PLANS.





1 PLANTING PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"



2 PLANTING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



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[illegible]

PROJECT #: VLC05

ISSUE DATE: 08/04/23

PLANTING PLAN
GROUND FLOOR &
SECOND FLOOR

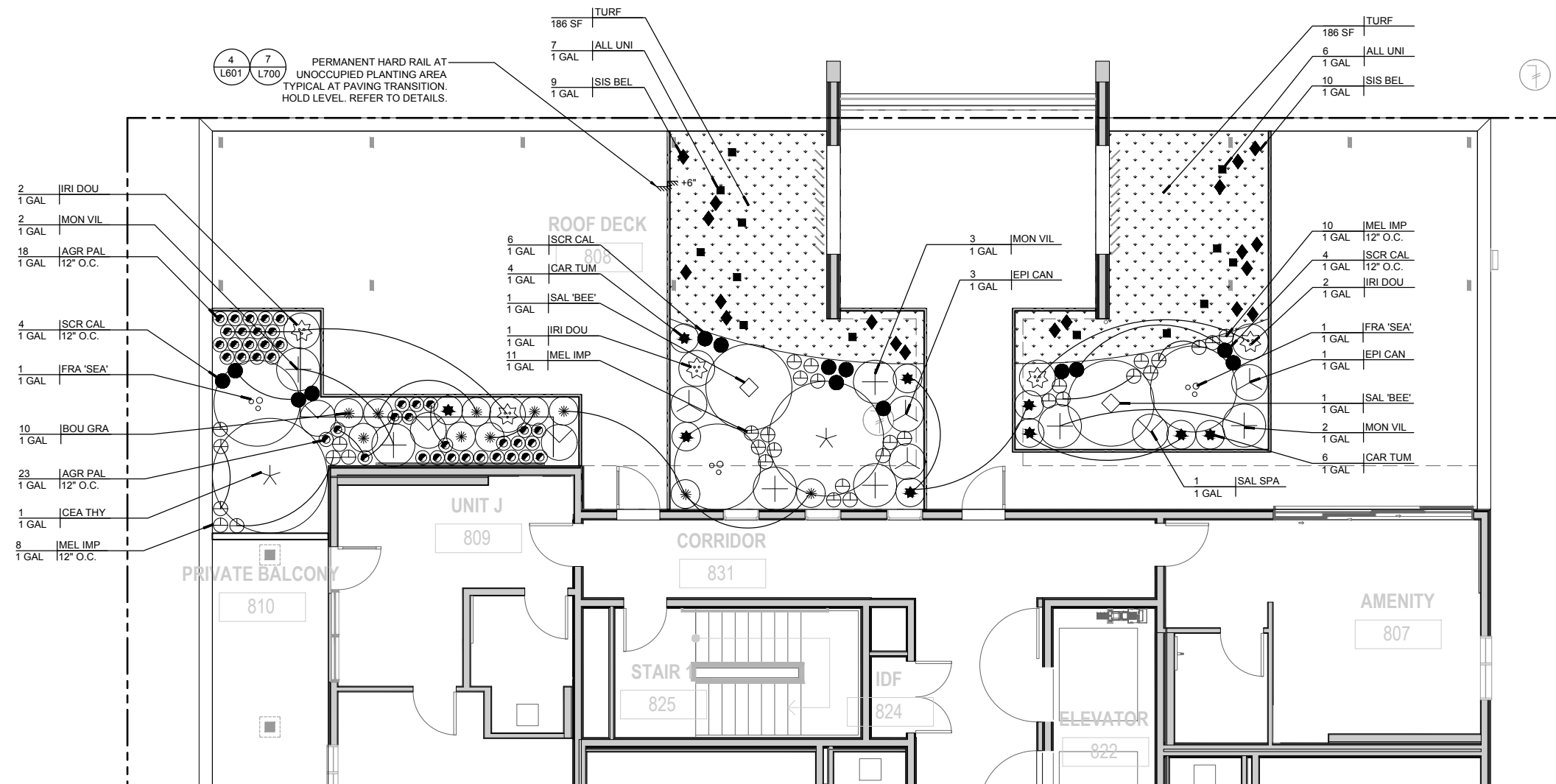
L401



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1 PLANTING PLAN - EIGHTH FLOOR
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT #:	VLC05
ISSUE DATE:	08/04/23

PLANTING PLAN
EIGHTH FLOOR

L402

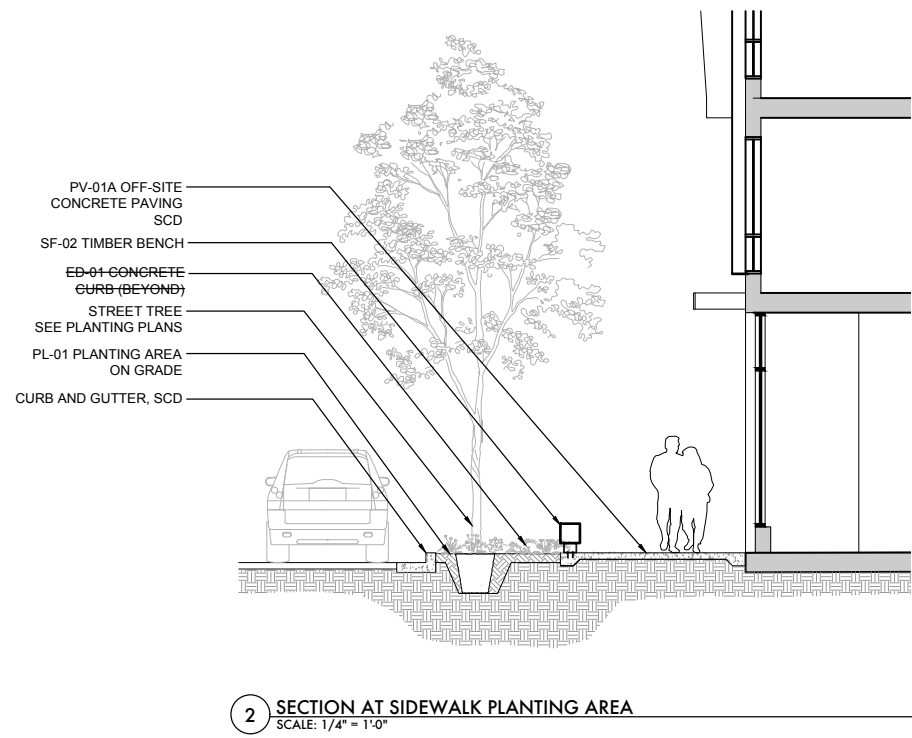
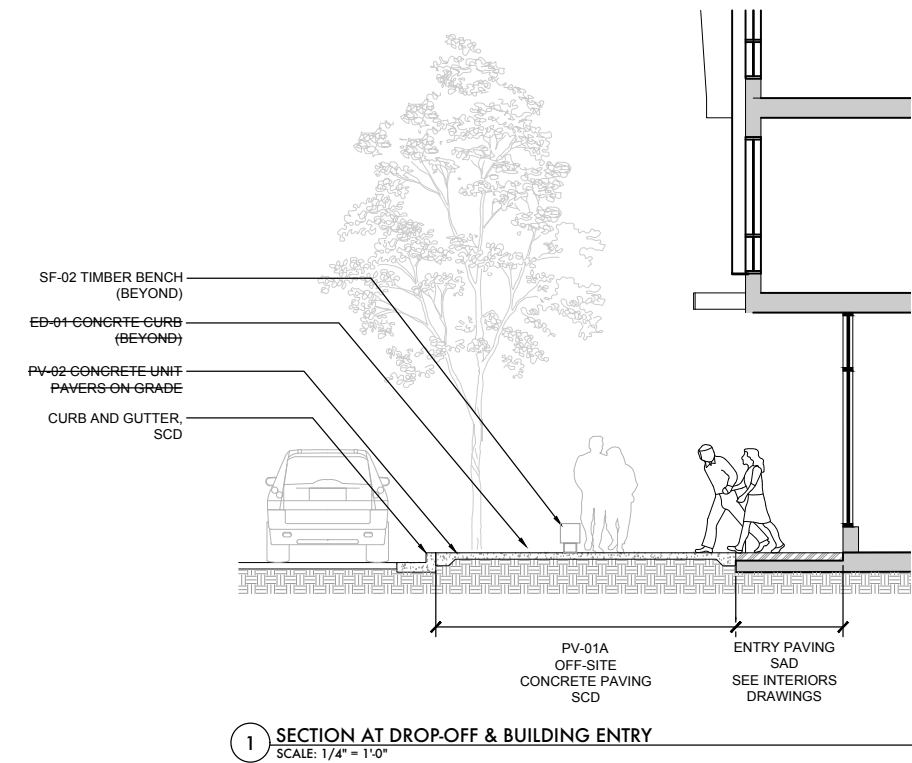


[illegible]

PROJECT #:	VLC05
ISSUE DATE:	08/04/23

SECTIONS - GROUND
FLOOR

L501

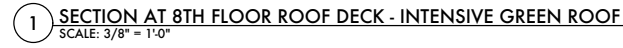


2538 DURANT AVE
BERKELEY, CA 94704

[illegible]

SECTIONS

L502



2538 DURANT AVE
BERKELEY, CA 94704

[illegible]

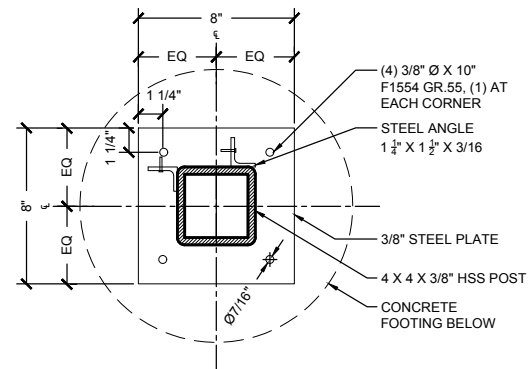
ISSUE DATE: 08/04/23

RAILING ELEVATIONS

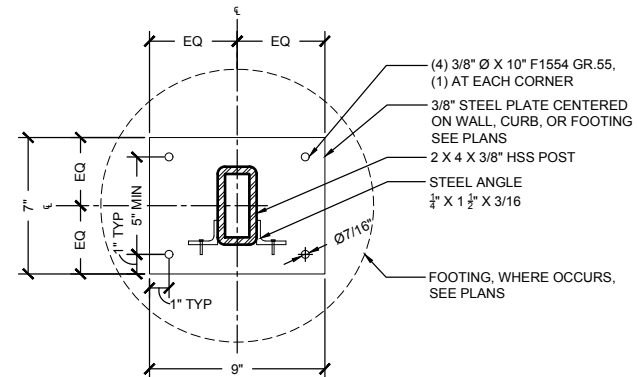
L503

L600

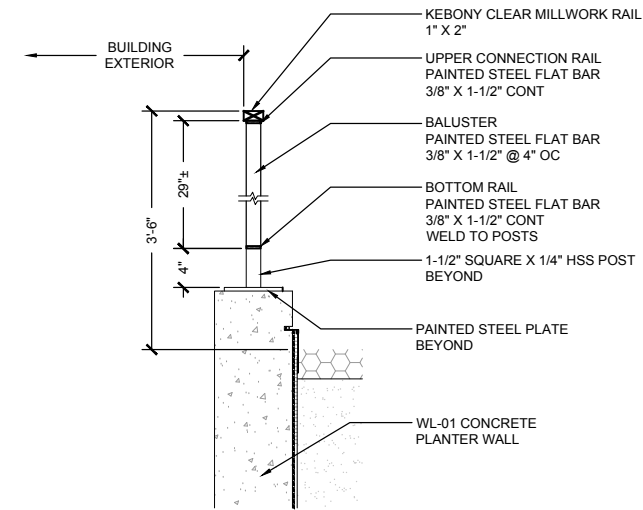




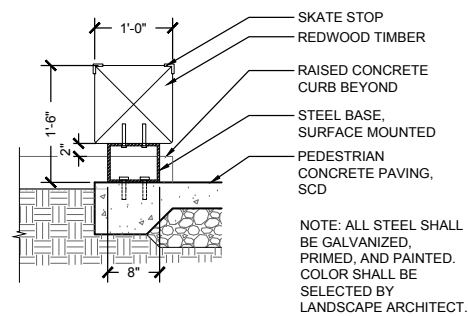
7 SURFACE MOUNT PLATE AT FENCE CORNER - TYPE C
SCALE: 3" = 1'-0"



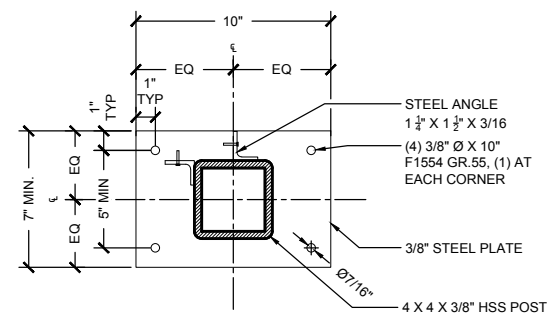
4 SURFACE MOUNT PLATE AT INTERMEDIATE FENCE POSTS



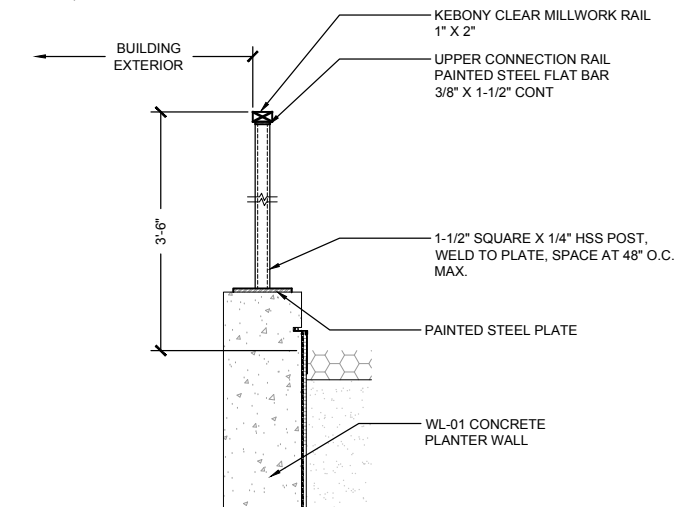
1 **PLANTER RAILING - SECTION AT BALUSTER**
SCALE: 1-1/2" = 1'-0"



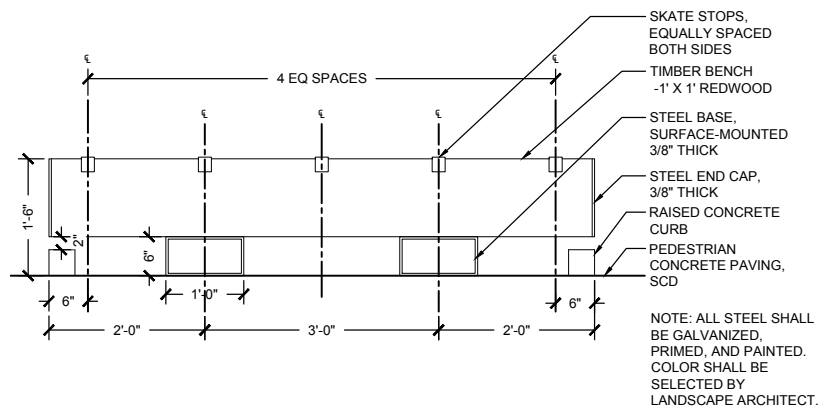
8 **TIMBER BENCH - SECTION**
SCALE: 1" = 1'-0"



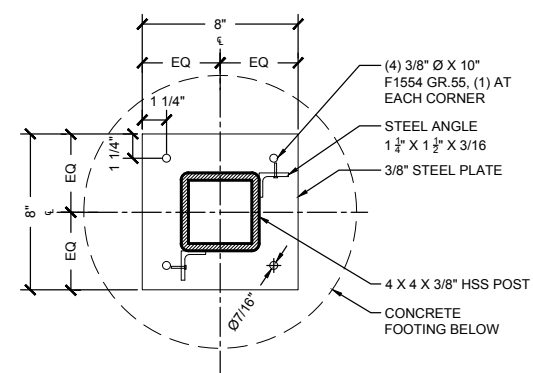
5 SURFACE MOUNT PLATE AT FENCE CORNER - TYPE A
SCALE: 3" = 1'-0"



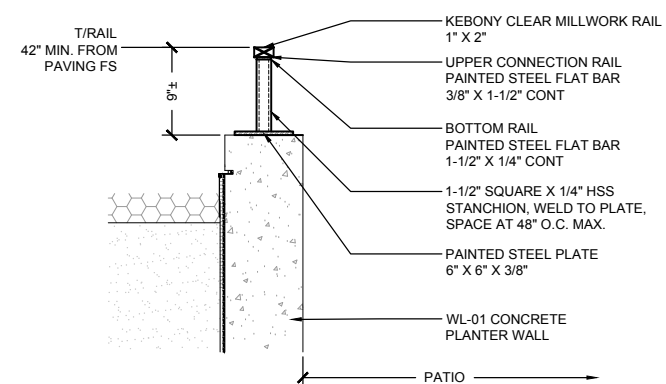
2 PLANTER RAILING - SECTION AT POST
SCALE: 1-1/2" = 1'-0"



9 TIMBER BENCH - ELEVATION
SCALE: 1"=1'-0"



6 SURFACE MOUNT PLATE AT FENCE CORNER - TYPE B
SCALE: 3" = 1'-0"



3 PATIO RAILING
SCALE: 1-1/2" = 1'-0"

[illegible]

PROJECT #: VLC05

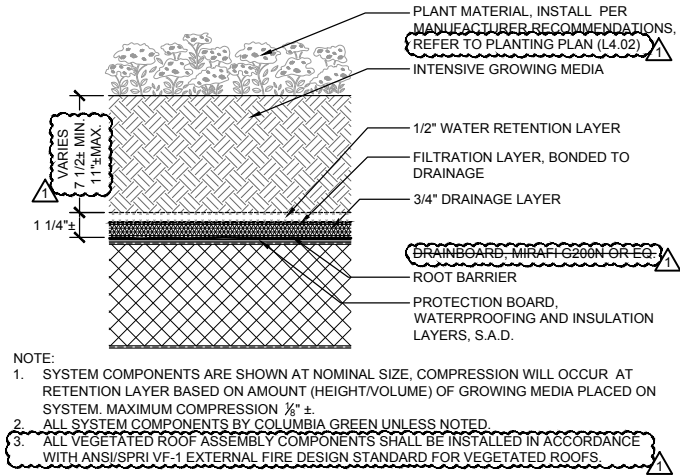
ISSUE DATE: 08/04/23

LANDSCAPE DETAILS

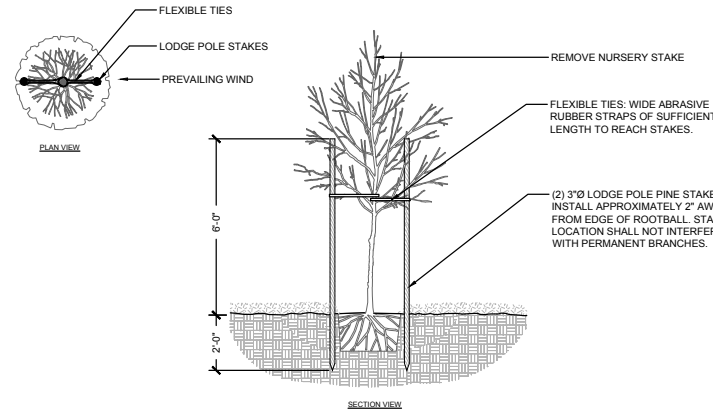
L602



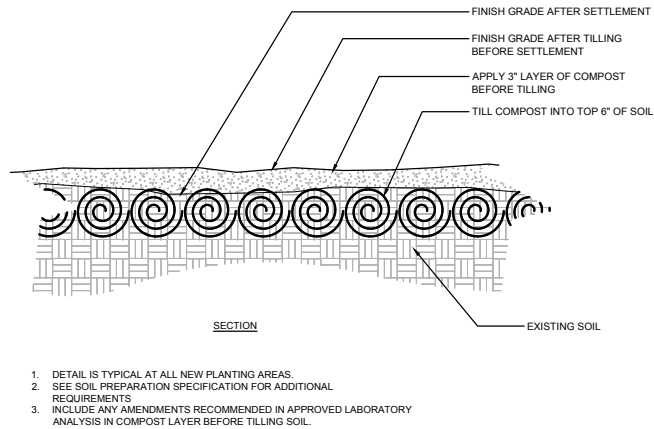




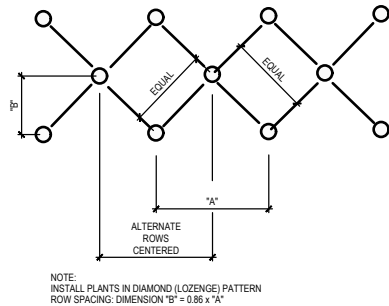
7 INTENSIVE VEGETATED ROOF
SCALE: 3" = 1'-0"



4 TREE STAKING
SCALE: 3/8" = 1'-0"

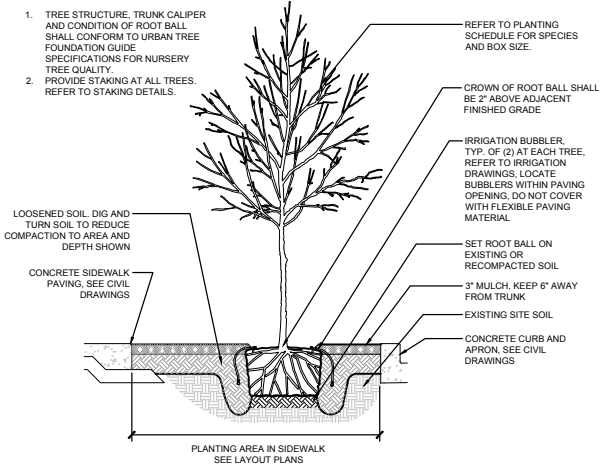


5 SOIL PREPARATION
SCALE: 3/4" = 1'-0"

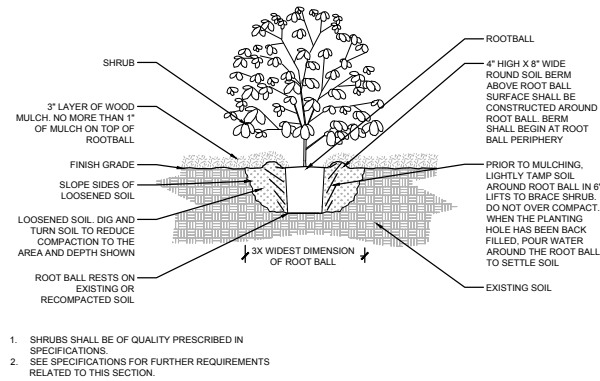


6 PLANT SPACING
SCALE: 3/8" = 1'-0"

1 NOT USED
SCALE:



2 TREE PLANTING IN PLANTED TREE WELL
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING
SCALE: 1/2" = 1'-0"

9 NOT USED
SCALE: 1" = 1'-0"



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2538 DURANT AVE

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BERKELEY, CA 94704



PROJECT ISSUE RECORD:		
0	05/05/23	PERMIT SUBMITTAL
1	08/04/23	PLAN CHECK RESPONSE 1

PROJECT #: VL005

ISSUE DATE: 08/04/23

PLANTING DETAILS

L700

04 Conditions of Approval and Mitigation Measures Checklist

2538 DURANT AVENUE
Berkeley, CA

Assumed date of Permit Issuance: September 30

#B2023-02332
Use Permit #ZP2022-0097

KEY		
PBS		Prior to Building Permit submittal
PBI		Prior to Issuance of Building Permit
PDC		Prior to Demolition or Construction
DC		During Construction
O		(Ongoing throughout demolition, grading, and/or construction).
PCO		Prior to Certificate of Occupancy issued

Conditions of Approval and Mitigation Measures Checklist

Updated 7/19/2023

Anticipated start of construction 2/1/2024

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
STANDARD CONDITIONS OF APPROVAL						
1	Conditions and Mitigation Monitoring and Reporting Program for the Southside Plan Shall be Printed on Plans	The conditions of this Permit shall be printed on the second sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title ‘Use Permit Conditions.’ Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2” by 11” sheets are not acceptable.	PBI	KDA	8/3/2023	Conditions of approval were included on G010 - G014
2	Compliance Required (BMC Section 23.102.050)	All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	O	KDA	8/3/2023	Noted
3A	Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)	A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	O	Owner	8/3/2023	Noted
3B	Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)	B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.	PDC	KDA	8/3/2023	Noted
4	Conformance to Approved Plans (BMC Section 23.404.060.B.4)	All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.	O	Contractor	8/3/2023	Noted
5A	Plans and Representations Become Conditions (Section 23B.56.030)	A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.	O	Owner	8/3/2023	Noted
5B		A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.	PDC	Contractor	8/3/2023	Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
5C		The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).	0	Owner	8/3/2023	Noted
5D		A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	0	Owner	8/3/2023	Noted
6	Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)	Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.	0	Owner	8/3/2023	Noted
7	Permit Modifications (BMC Section 23.404.070)	No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.	PBI	KDA	8/3/2023	Noted
8	Permit Revocation (BMC Section 23.404.080)	The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.	0	Owner	8/3/2023	Noted
9	Pay Transparency Acknowledgement (BMC Section 13.104.030)	Prior to the issuance of a building permit for any Project subject to this Chapter:	PBI		8/3/2023	Noted
9A		A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.	PBI	KDA	8/3/2023	Noted
9B		B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	PBI		8/3/2023	Noted
10	10. Pay Transparency Attestations Following Project Completion (BMC Section 13.104.040)	Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City.	PBS	Contractor	8/3/2023	Noted
11	Posting of Ordinance (BMC Section 13.104.050)	C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.	0	Contractor	8/3/2023	Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
12	Conditions of Approval (BMC Section 13.104.060)	The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under Chapter 23B.60.	0		8/3/2023	Noted
13	Indemnification Agreement	The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.	0	Owner	8/3/2023	Noted
ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD						
14	Project Liaison	The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Steve Kolos Vice President of Development Valiance Capital 2425 Channing Way, Suite B, PMB #820, Berkeley, CA 94704 Cell: (415) 518-2458 www.valiancecap.com	PBI	Owner	8/3/2023	Added on drawings set
15	Removal of existing curb cuts	The plan set submitted for Building Permit submittal shall show District compliant uses on the ground floor and shall show removal of both curb cuts and driveways over the public right-of-way.	PBS	Civil	8/3/2023	See civil drawings Demo drawing demo.
16	Final Design Review	The Project requires approval of a Final Design Review application by the Design Review Committee.	PBi	KDA	8/3/2023	Final design review on August 17
17	Address Assignment Request Application	The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City's database prior to the applicant's submittal of a building permit application.	PBI	Owner	-	Address will be provided, prior to building issuing.
18	Construction Noise Reduction Program	The applicant shall develop a site specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical.	PBI	Contractor	-	We have added the report on this submission
18A		Construction equipment should be well maintained and used judiciously to be as quiet as practical.	DC	Contractor	-	Noted.

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
18B		Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.	DC	Contractor	-	Noted.
18C		Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.	DC	Contractor	-	Noted.
18D		Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.	DC	Contractor	-	Noted.
18E		Prohibit unnecessary idling of internal combustion engines.	DC	Contractor	-	Noted.
18F		If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.	NA	Contractor	-	Noted.
18G		Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.	DC	Contractor	-	Noted.
18H		Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.	DC	Contractor	-	Noted.
18I		Route construction related traffic along major roadways and away from sensitive receptors where feasible.	PDS	Contractor	-	Noted.
19	Damage Due to Construction Vibration	The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall • establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and • include written descriptions and photographs. The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.	PDS	Contractor	8/3/2023	The noise construction analysis was submitted under demo application #B2023-01880 a copy have been added to this submission

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
20	Compliance with Conditions and Environmental Mitigations	The building permit application is subject to verification of compliance to the adopted Southside Plan Mitigation Monitoring and Reporting Program (Staff Report Attachment 4). The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance- monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.	PBI	Contractor		Noted
Prior to Issuance of Any Building & Safety Permit (Demo or Construction)						
21A	Occupying Tenant Protections	A.Pursuant to BMC 23.326.030(A)(5)(c), (i) the applicant shall provide qualified tenants assistance with moving expenses equivalent to those in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households), and (ii) shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City. The applicant shall submit proof of implementation of the preceding prior to submittal for building permits.	PBI	KDA GPA		Noted
21B		B. Pursuant to Government Code Section 66300(d)(2)(C), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice.	PBI			Noted
21C		C.Pursuant to BMC 23.326.030(A)(5)(d), (i) sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building, and (ii) tenants of units that are demolished shall have the right of first refusal to rent new below market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues. (iii) Income restrictions do not apply to displaced tenants.	PBI			Noted
21D		D.The maximum rent for such tenancies shall increase on January first of each year by no more than 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve-month period ending the previous June 30.	PBI			Noted
21E		E.Prior to issuance of the building permit, the applicant shall enter into a Regulatory Agreement to be reviewed, approved, and implemented by the Health, Housing and Community Services Department (HHCS), which will oversee and monitor the income qualification of returning tenants. The Regulatory Agreement will include the following provision for returning tenants: tenants who do not income-qualify for a below-market-rate unit in the new building shall occupy a unit per the terms in Condition of Approval (58-61); at the end of their tenancy, the unit shall assume the affordability level specified in the Regulatory Agreement.	PBI			Noted
22	Construction Noise Management - Public Notice Required.	At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.	PDI	COnttractor	7/22/2020	Two weeks prior to the anticipated start of construction

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
23	Construction Phases	The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.	PBI		8/4/2020	Construction schedule will be submitted prior to start of construction
24	Demolition	Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.	PBI			See demoltion permit
25	Construction and Demolition Diversion.	Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	PBD	Contractor	-	Contractor will submit at buildindg issuance
26	Toxics	The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:	PBI	Contractor	-	Phase one have been submitted
26A	A. Environmental Site Assessments:	A. Environmental Site Assessments: 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old*) shall be submitted to TMD for developments for: • All new commercial, industrial and mixed use developments and all large improvement projects. • All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA). • EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks. 3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.	PBI	Contractor	-	Noted. Will contact toxics Management Division
26B	B. Soil and Groundwater Management Plan:	B. Soil and Groundwater Management Plan: 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all nonresidential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements. 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints. 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit	PBI	Contractor	-	Water management plan ill be submitted prior to building permit issuance

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
26C	C. Building Materials Survey:	C. Building Materials Survey: 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.	PBI	Contractor	-	Noted
26D	D. Hazardous Materials Business Plan:	D. Hazardous Materials Business Plan: 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/	PBI		-	Noted.
Prior to Issuance of Any Building (Construction) Permit						
27	Percentage for Public Art	Percent for Public Art: Consistent with BMC §23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.	PBI	Owner		Noted
28	Affordable Housing Mitigation Fee:	Consistent with BMC §22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF and provision of Below Market Rate units, and they shall pay this fee.	PBI			Noted
29	HVAC Noise Reduction	Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.	PBI	Acoustical		The noise construction analysis was submitted under demo application #B2023-01880 a copy have been added to this submission
30	Solar Photovoltaic (Solar PV)	A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans.	PBI			Solar PV roof layout have been provided, ESS is not require
31	Water Efficient Landscaping.	Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET _o) for Berkeley is 41.8.	PBI	Landscape Architect	-	Noted Please see updated landscape drawings
32	Prohibition of Natural Gas Infrastructure in New Buildings	The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).	PBI			No gas is been provide for this project

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
33	Recycling and Organics Collection.	Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).	PBI		-	Recycling and Organic collection comply with project requirements See sheet A101
34	PublicWorks ADA.	Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.	PBI		-	Noted
35	Required Parking Spaces for Persons with Disabilities	Per BMC Section 23.322.040.H of the Zoning Ordinance, "If the number of required off-street parking spaces in a non-residential district is reduced as allowed by this chapter, the number of required parking spaces for persons with disabilities shall be calculated as if there had been no reduction in required spaces."	PBI			N/A There is no parking requirement on this project
Prior to Demolition or Start of Construction:						
36	Construction Meeting	The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.	PTD			Noted
During Construction			DC		-	Noted
37	Construction Hours	Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	DC	Contractor	-	Noted
38	Construction Hours-Exceptions.	It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	DC	Contractor	-	Noted
39	Project Construction Website	The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: •Contact information (i.e. "hotline" phone number, and email address) for the project construction manager •Calendar and schedule of daily/weekly/monthly construction activities •The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	DC	Contractor		Under Development
40	Public Works - Implement BAAQMD-Recommended Measures during Construction.	For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:	DC	Contractor	-	Noted
40A		A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	DC	Contractor	-	Noted
40B		B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	DC	Contractor	-	Noted
40C		C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	DC	Contractor	-	Noted
40D		D. All vehicle speeds on unpaved roads shall be limited to 15 mph	DC	Contractor	-	Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
40E		E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	DC	Contractor	-	Noted
40F		F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	DC	Contractor	-	Noted
40G		G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator	DC	Contractor	-	Noted
40H		H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	DC	Contractor	-	Noted
41	Air Quality - Diesel Particulate Matter Controls during Construction	All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:	DC	Contractor		Noted
41A		A.The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or	DC	Contractor		Noted
41B		B.All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.	DC	Contractor		Noted
41	Additional comments	In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: •An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. •A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.	DC	Contractor		Noted
42	Construction and Demolition Diversion	Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	DC	Contractor		Noted
43	Low-Carbon Concrete	The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.	DC	Contractor		Please see structural drawings

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44	Transportation Construction Plan	The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities: •Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); •Storage of building materials, dumpsters, debris anywhere in the public ROW; •Provision of exclusive contractor parking on-street; or •Significant truck activity. The applicant shall secure the City Traffic Engineer’s approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase. Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.	DC	COnttractor		Noted TPC in progress
45	Avoid Disturbance of Nesting Birds	Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors)shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	DC	COnttractor	-	Noted
46	Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).	Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	DC	COnttractor	-	Noted
46A		A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.	DC	COnttractor	-	Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
46B		B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.	DC	COnttractor	-	Noted
46C		C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.	DC	COnttractor	-	Noted
46D		D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.	DC	COnttractor	-	Noted
46E		E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.	DC	COnttractor	-	Noted
47	Human Remains (Ongoing throughout demolition, grading, and/or construction)	In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.	DC	COnttractor	-	Noted
48	Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).	In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	DC	COnttractor	-	Noted
49A	Paleontological Resources (Ongoing throughout demolition, grading, and/or construction)	A.Qualified Paleontologist. The project applicant shall retain a Qualified Paleontologist prior to excavations or ground disturbance that will exceed three feet in depth. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).	DC	COnttractor		Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
49B		B.Paleontological Worker Environmental Awareness Program (WEAP). Prior to ground disturbance, the applicant shall incorporate information on paleontological resources into the Project's Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the Department of Planning and Development at the City of Berkeley. The Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work.	DC	COnttractor		Noted
49C		C.Paleontological Monitoring. The extent of required paleontological monitoring for the project shall be determined by the Qualified Paleontologist based on an evaluation of the previously undisturbed geologic units exposed during ground disturbing activity. The Qualified Paleontologist shall conduct an initial spot check and evaluation of geologic conditions for ground disturbing activity for excavations between 5-10 feet below ground surface (BGS). The evaluation shall be based on field evidence including lithology of geologic units and results of microscreening or other inspections for fossil resources. If the paleontologist determines that geologic units exposed between 5-10 feet BGS have high paleontological sensitivity, then full-time monitoring shall be conducted for the duration of ground disturbing activity. If sediments between 5-10 feet BGS are determined to not be paleontological sensitive, spot checks should be conducted again for ground disturbance between 10-15 feet BGS and again for ground disturbance between 15-20 feet BGS, and again to the full depth of ground disturbance. If spot checks indicate low or no paleontological sensitivity, or if full time monitoring results in no fossil discoveries once the full depth of ground disturbance has been reached, paleontological monitoring can be discontinued for the remainder of project activity. Monitoring shall be reinstated if any new ground disturbances are required to depths exceeding previous depths of previous work, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.	DC	COnttractor		Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
49D		D.In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources: 1)Salvage of Fossils. If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the Construction Contractor may be requested to supply heavy equipment and an operator to assist in the rapid removal of a large fossil specimen(s) or sediment sample(s). Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically- sensitive Quaternary old alluvial deposits. 2)Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.	DC	Contractor		Noted
49E		E.Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the Department of Planning and Development at the City of Berkeley. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.	DC	Contractor		Noted
50	Halt Work/Unanticipated Discovery of Tribal Cultural Resources	In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	DC	Contractor	-	Noted
51	Stormwater Requirements.	The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:	DC	Contractor	-	Noted
51A		A.The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.	DC	Contractor	-	Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
51B		B.Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.	O	Contractor	-	Noted
51C		C.Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.	DC	Contractor	-	C6.0
51D		D.Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.	DC	Contractor	-	C6.0
51E		E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants	DC		-	Noted
51F		F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.	DC		-	Noted
51G		G.All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).	DC		-	Noted
51H		H.All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.	DC		-	Noted
51I		I.Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.	DC		-	Noted
51J		J.All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.	DC		-	Noted

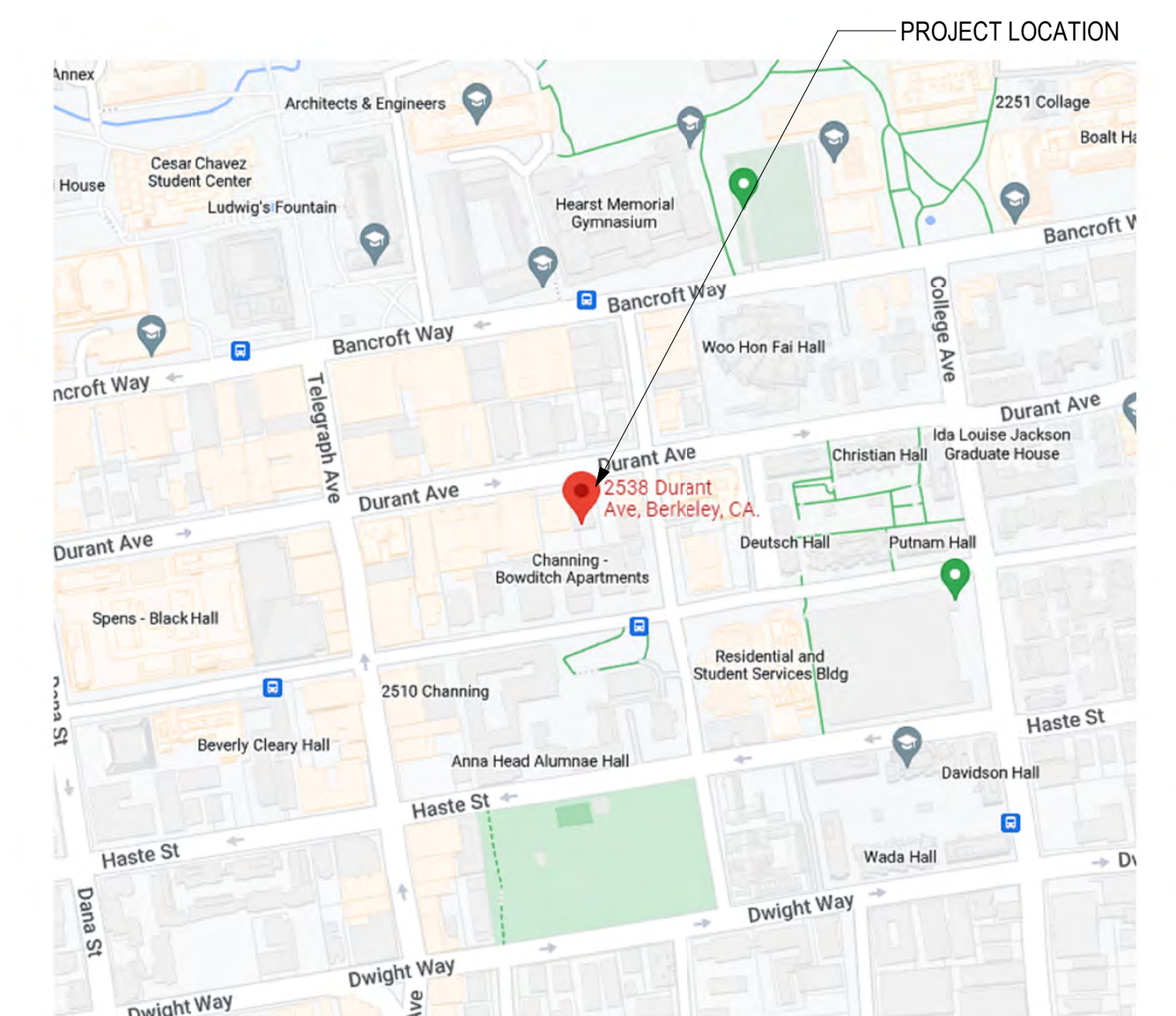
#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
51K		K.Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.	DC			Noted
51L		L.Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.	DC			Noted
51M		M.The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.	DC			Noted
52	Public Works.	All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	DC		-	Noted
53	Public Works.	The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	DC		-	Noted
54	Public Works.	The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading	DC		-	Noted
55	Public Works.	Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	DC		-	Noted
56	Public Works.	The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	DC		-	Noted
57	Public Works.	If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	DC			Noted
BELOW MARKET RATE UNITS			DC		-	Noted
58	Number of Below Market Rate Units	The project has elected to provide six (6) Very Low Income Below Market Rate rental dwelling units ("BMR Units") pursuant the State Density Bonus Law (Government Code Section 65915) in exchange for certain concessions, incentives and bonuses as described in Section II, above. These BMR units shall also count towards the City's Affordable Housing Mitigation Fee ordinance provided they meet the requirements outlined in BMC Section 22.20.065 in addition to those requirements outlined in the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement; shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and shall be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.	PBI	Owner		Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
59	Regulatory Agreement	Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915, and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The Regulatory Agreement will secure the property’s obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 22.20.065. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.	PBI	Owner		Noted
60	Determination of Area Median Income (AMI).	•The “AMI” (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income. •The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table: Unit Size AMI Standard Studio unit AMI for a one person household One-bedroom unit AMI for a two person household Two-bedroom unit AMI for a three person household Three-bedroom unit AMI for a four person household	PBI	Owner		Noted
61		61.Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions. If a density bonus was granted for the project, the regulatory agreement shall reflect the number of qualifying units set forth in Section 65915(f)(4) that are needed to support the bonus that was granted.	PBI	Owner		Noted
Prior to Final Inspection or Issuance of Occupancy Permit			DC		-	Noted
62	Compliance with Conditions and Environmental Mitigations	The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program for the Southside Plan.	PCO			Noted
63	Compliance with Approved Plan	The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated March 15, 2023, except as modified by conditions of approval.	PCO		-	Noted
64	Transportation Demand Management	Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that the physical improvements required in Section 23.334.030(C) and 23.322.090 (bike parking) have been installed. Consistent with Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes. Property owners may be required to pay administrative fees associated with compliance with this Condition.	PCO			Noted we have on the elevator lobby

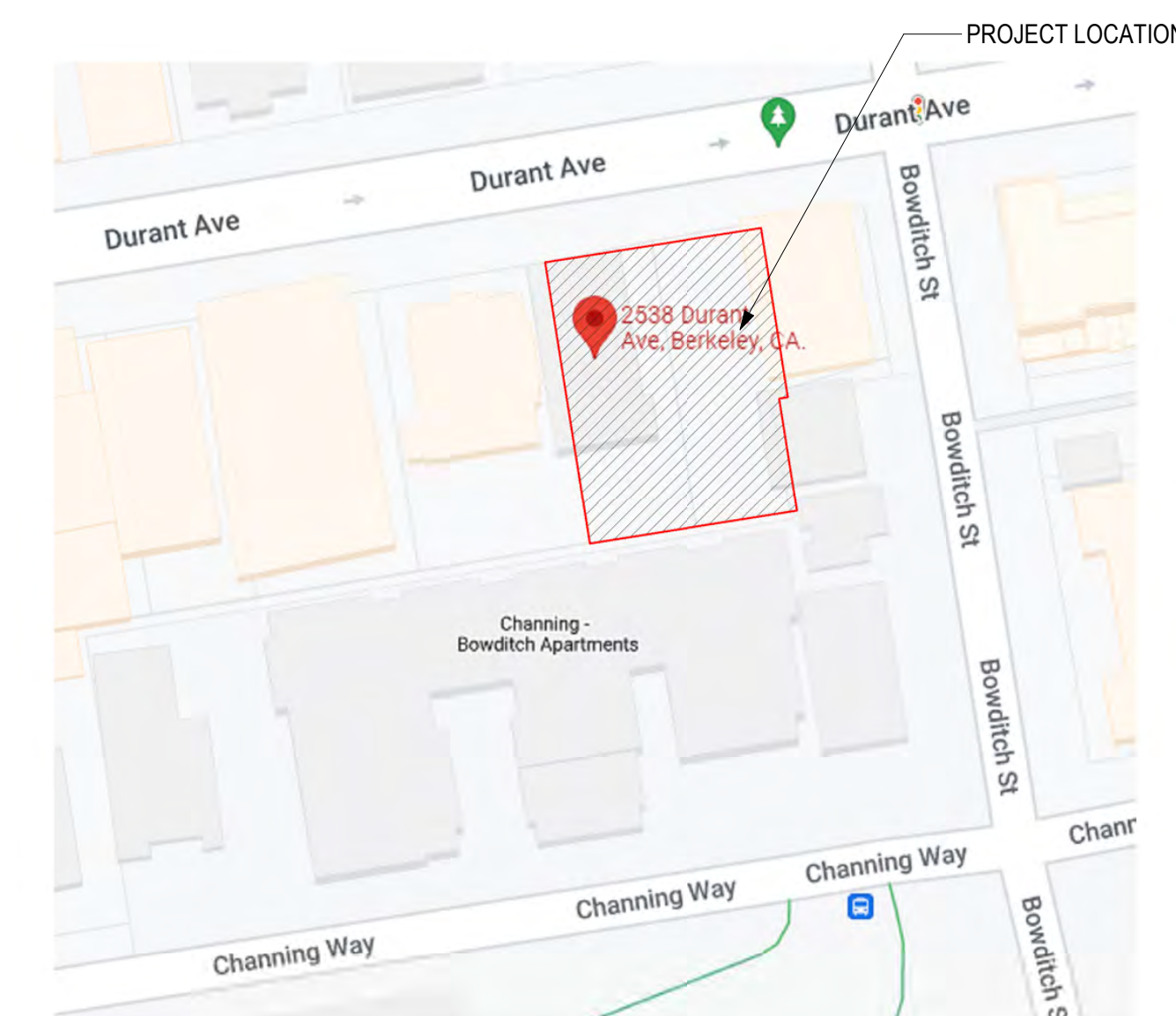
#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
65	Green Building Certification	The applicant shall submit updated documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation expected at this stage includes proof of submission of the final application materials and payment of the certification fee. If this submission has not yet occurred, a detailed explanation and timeline indicating when it will happen must be submitted to the Zoning Officer for review and approval. Once awarded by the organization administering the green building certification system, the applicant shall forward a copy of the certification award to the Zoning Officer.				LEED Gold will not be require, because we are not in the downtown area
At All Times			O		-	
66	Transportation Demand Management Compliance	The property owner shall submit to the Planning Department periodic TDM Compliance Reports in accordance with Administrative Regulations, subject to the review and oversight of the Zoning Officer.				Noted
67	Exterior Lighting.	All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	O		-	Noted
68	Rooftop Projections	No additional rooftop, elevator equipment, or roof screens, shall be added without submission of an application for a Use Permit Modification, subject to Board review and approval.	O		-	Noted
69	Design Review	Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.				Noted
70	Drainage Patterns	The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.	O		-	Noted
71	Electrical Meter	Only one electrical meter fixture may be installed per dwelling unit.	O			Noted
72	Loading	All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.	O			Noted
73	Residential Permit Parking	No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The project planner shall notify the Finance Department, Customer Service Center, to add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.	O		-	Noted
74	Bike Parking	Secure and on-site bike parking for at least 21 bicycles shall be provided for the life of the building.	O			Noted
75	Tenant Notification	The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.	O			Noted
76	Transportation Demand Management	A Transportation Demand Management compliance report shall be submitted to the Transportation Division Manager, on a form acceptable to the City, prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is in compliance with the applicable requirements. For a food service operation, if qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the "Guarantee Ride Home" program to reduce employee single occupant vehicle trips by providing alternate means of leaving work in an emergency. Enrollment shall be encouraged by providing Guarantee Ride Home information to all employees. An affidavit/statement indicating number of participating employees shall be provided annually to the Transportation Division Manager	O			Noted
77	Transit Subsidy Condition	For an employer with 10+ employees, the applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.	O			Noted

#	Title	Description of Condition or Measure	Milestone	Responsible	Date	Status / notes
78	Periodic Review and Reporting	The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.	O			Noted

End of Document

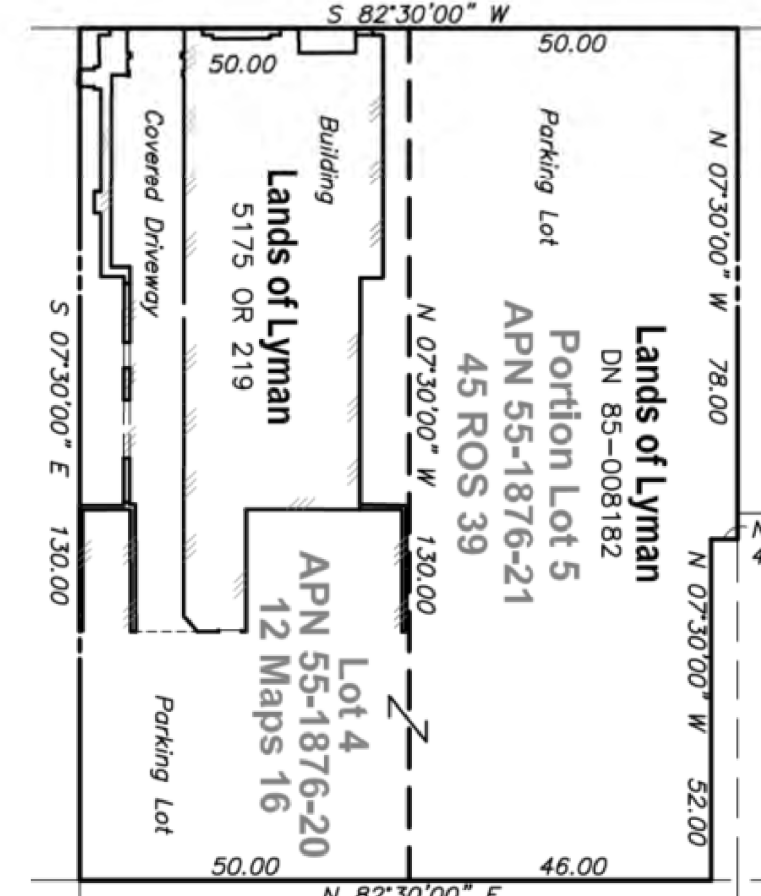


5 VICINITY MAP



4 LOCATION MAP

Durant Avenue
(80 FEET WIDE)



3 ASSESSOR'S PARCEL MAP

OWNER:
2538 DURANT LP
2425 CHANNING WAY
SUITE B, PMB #820
BERKELEY, CA 94704
TEL: (916) 224-3715
NHAN NGUYEN LE
nhan@valiancecap.com

LANDSCAPE:
MILLER COMPANY
LANDSCAPE ARCHITECTS,
INC.
1585 FOLSOM ST. SAN
FRANCISCO, CA 94103
TEL: (415) 52-7288
CELL: (415) 559-1914
JEFFREY MILLER
jmiller@millercomp.com

2 PROJECT TEAM

ARCHITECT:
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ABRAMS ASSOCIATES TRAFFIC
ENGINEERING
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94596
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94596
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MARK HULBERT
mhulbert@earthlink.net

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RHOADES PLANNING GROUP
2140 SHATTUCK AVENUE,
SUITE 705
BERKELEY, CA 94704
TEL: (510) 545-4341
info@rhoadesplanninggroup.com

ZONING CODE INFORMATION					
SITE INFORMATION					
ADDRESS		2538 DURANT AVE. BERKELEY, CA			
APN		055187602101			
ZONING DISTRICT		C-T			
GENERAL PLAN		AC			
COMMERCIAL DISTRICT W/ QUOTAS		YES			
SEISMIC SAFETY					
ALQUIST PRIOLO				LIQUEFACTION ZONE	NO
LANDSLIDE ZONE		NO		UNREINFORCED MASONRY	NO
ENVIRONMENTAL SAFETY					
CREEK BUFFER		NONE		FIRE ZONE	1
ENVIRONMENTAL MGMT AREA				FLOOD ZONE	NO
BUILDING DATA PER PLANNING CODE					
	EXISTING	NEW		PERMITTED / REQUIRED	NOTES / COMMENTS
		BASE	PROPOSED		
BUILDING / LOT INFO					
LOT AREA		12,792 SF	NO CHANGE	NO CHANGE	-
BUILDING FOOTPRINT		3,907 SF	10,539 SF	10,935 SF	-
LOT COVERAGE		30.5%	82%	86%	100%
MAX FLOOR AREA RATIO		1.2	5.5	6.3	6.0
					BMC TABLE 23.204-32
					BMC TABLE 23.204-33
					DENSITY BONUS WAIVER REQUESTED
AREAS					
COMMERCIAL FLOOR AREA		N/A	5592 SF	1460 SF	2
RESIDENTIAL FLOOR AREA		14,780 SF	64,551 SF	75,054 SF	
GROSS FLOOR AREA		14,780 SF	70,143 SF	80,514 SF	
USABLE OPEN SPACE		--	3,753 SF	2,285 SF	40 SF/UNIT
IMPERVIOUS SURFACE AREA		1,655 SF	1,384 SF	889 SF	
					BMC TABLE 23.204-32
					DENSITY BONUS WAIVER REQUESTED
HEIGHT					
# STORIES		4	7	8	6
AVERAGE BLDG HEIGHT		38'	73'-11"	87'-5"	
MAX BLDG HEIGHT		52'	75'	88'-8"	75'-0"
					BMC TABLE 23.204-32
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK		0'-0"	0'-0"	0'-0"	0'-0"
SIDE YARD SETBACKS					
INTERIOR WEST		0'-0"	5'-0"	5'-0"	0'-0"
INTERIOR EAST		50'-4"	5'-0"	5'-0"	0'-0"
REAR YARD SETBACK		37'-11"	10'-0"	5'-0"	10'-0" OR 10% OF LOT DEPTH, WHICHEVER IS LESS
					BMC TABLE 23.304-3
					DENSITY BONUS WAIVER REQUESTED
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO		2	30	26	
1-BEDROOM		8	-	8	
2-BEDROOM		2	25	15	
3-BEDROOM		-	6	14	
4-BEDROOM		-	6	6	
5-BEDROOM		-	-	14	
TOTAL		12	68	83	
BELOW MARKET RATE UNITS		-	5	5	6% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 22.5% DENSITY BONUS (SEE SHEET G001)
PARKING					
CAR PARKING		35	-	-	0
ADA PARKING		-	-	-	0
					BMC 23.322.30
NON-RESIDENTIAL BIKE PARKING					
BIKE PARKING (SHORT TERM)		6	3	4	5 REQUIRED (1 PER 40 BEDROOMS)
BIKE PARKING (LONG TERM)		-	41	52	67
					PROVIDED 10 (6 EXISTING + 4 PROPOSED)
					BIKE PARKING CONCESSION REQUESTED

UNIT COUNT		
UNIT DESC.	UNIT COUNT	Nº OF BEDROOMS
STUDIO UNIT	26	26
UNIT 1 BD	8	8
UNIT 2 BD	15	30
UNIT 3 BD	14	42
UNIT 4 BD	6	24
UNIT 5 BD	14	70
	83	200

RESIDENTIAL FLOOR AREA	
FLOOR	GROSS FLR AREA
GROUND LEVEL	9118 SF
SECOND FLR	10317 SF
THIRD FLR	10400 SF
FOURTH FLR	10403 SF
FIFTH FLR	10374 SF
SIXTH FLR	10382 SF
SEVENTH FLR	10352 SF
EIGHTH FLR	7708 SF
	79054 SF

2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

PLANNING RESUBMITTAL - 03/10/2023

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Signature: *Claudia* April 27, 2023

SIGNATURE DATE

* Findings and Conditions Attached



SHEET LIST		
SHEET #	SHEET NAME	USE PERMIT
GENERAL		
G000	PROJECT INFORMATION	.
G001	DENSITY BONUS CALC	.
G002	LOT COVERAGE, USABLE OPEN SPACE DIAGRAMS & VICINITY MAP	.
G003	STREET STRIP ELEVATIONS	.
G004	PERSPECTIVE RENDERERS	.
G005	SHADOW STUDIES- DEC 22	.
G006	SHADOW STUDIES- JUN 22	.
G007	SHADOW STUDIES- JUL 22	.
G008	SHADOW STUDIES- ELEVATIONS	.
G009	CALGreen CHECKLIST	.
CIVIL SHEETS		
C0.0	COVER SHEET	.
C1.0	TOPOGRAPHIC SURVEY	.
C2.0	SITE PLAN	.
C2.1	SITE PLAN	.
C3.0	UTILITY PLAN	.
C4.0	GRADING PLAN	.
C4.1	GRADING PLAN	.
C4.2	SECTIONS	.
C5.0	STORMWATER CONTROL PLAN	.
C6.0	EROSION CONTROL PLAN	.
C7.0	DETAILS	.
C7.1	DETAILS	.
C7.2	DETAILS	.
C7.3	EROSION CONTROL PLAN	.

SHEET LIST		
SHEET #	SHEET NAME	USE PERMIT
LANDSCAPE		
L100	NOTES AND SCHEMATIC IRRIGATION PLAN	.
L101	GROUND FLOOR LANDSCAPE PLAN	.
L102	SECOND FLOOR LANDSCAPE PLAN	.
L108	EIGHT FLOOR LANDSCAPE PLAN	.
ARCHITECTURAL		
A100	SITE PLAN	.
A101	GROUND FLOOR PLAN	.
A102	LEVEL 2 FLOOR PLAN	.
A103	LEVEL 3 FLOOR PLAN	.
A104	LEVEL 4 FLOOR PLAN	.
A105	LEVEL 5 FLOOR PLAN	.
A106	LEVEL 6 FLOOR PLAN	.
A107	LEVEL 7 FLOOR PLAN	.
A108	LEVEL 8 FLOOR PLAN	.
A109	ROOF PLAN	.
A200	NORTH ELEVATION	.
A201	EAST ELEVATION	.
A202	SOUTH ELEVATION	.
A203	WEST ELEVATION	.
A204	NORTH ELEVATION	.
A205	EAST ELEVATION	.
A206	SOUTH ELEVATION	.
A207	WEST ELEVATION	.
A210	FACADE LIGHTING AND SIGNAGE	.
A301	BUILDING SECTIONS	.
A302	BUILDING SECTIONS	.

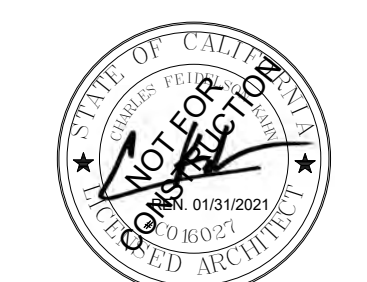
THE PROPOSED PROJECT WILL REPLACE AN EXISTING 4-STORY RESIDENTIAL BUILDING AT 2538 DURANT AVE WITH A 8-STORY MIXED USE APARTMENT BUILDING. THE PROPOSED BUILDING WILL INCLUDE GROUND FLOOR RETAIL SPACE, (83) DWELLING UNITS AND AMENITY SPACES FOR THE RESIDENTS WITH 8TH FLOOR / ROOF TOP USABLE OPEN SPACE.

1 PROJECT DESCRIPTION



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

2538 DURANT AVE
2538 DURANT AVE
BERKELEY, CA 94704



ZONING
RESUBMITTAL

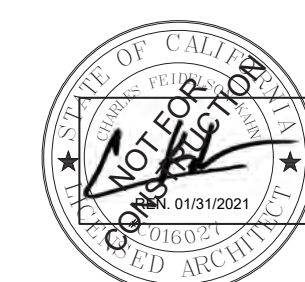
PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
12/28/22	PLANNING REVISION	
03/10/23	ZONING RESUBMITTAL	

PROJECT #:
ISSUE DATE: 03/10/23
PROJECT INFORMATION

G000

VLC05

2538 DURANT AVE
BERKELEY, CA 94704



SB330 & USE
PERMIT

MILLER COMPANY
landscape architects

[illegible]

PROJECT # VI C05

ISSUE DATE: 03/15/23

GROUND FLOOR
LANDSCAPE PLAN

L101

GROUND LEVEL - ABRIDGED PLANT PALETTE



Trident Maple (AB)
Acer buergerianum



California Fuchsia (EC)
Epilobium canum



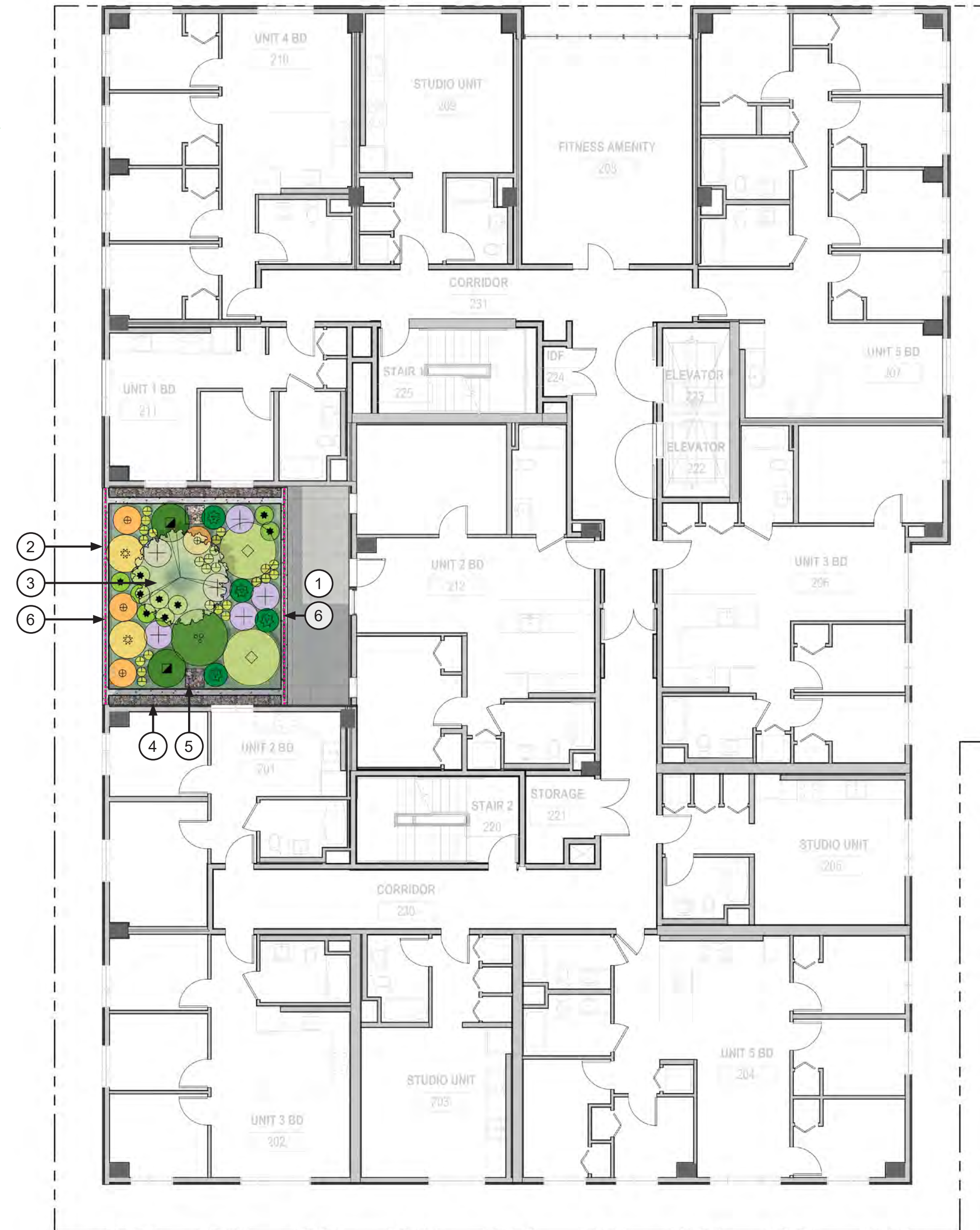
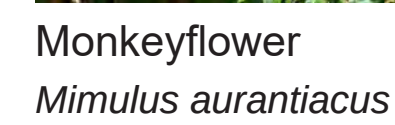
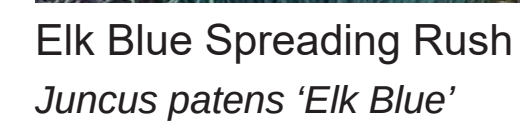
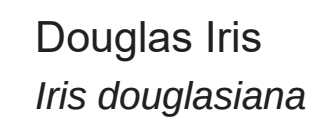
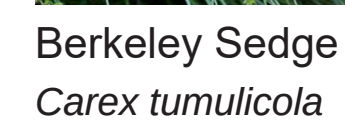
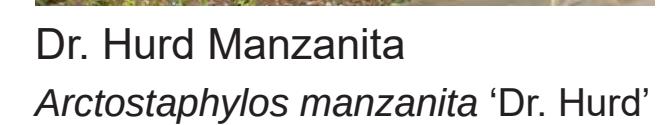
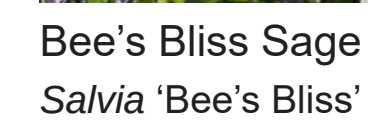
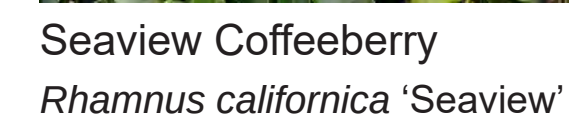
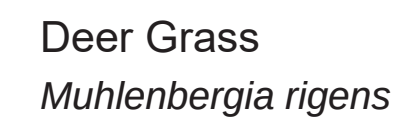
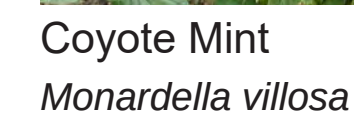
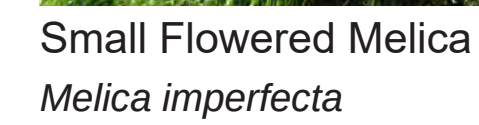
Seaview Coffeeberry (RC)
Rhamnus californica 'Seaview'

 Indicates native plant species



KEY NOTES	
1	NEW CONCRETE CURB AND GUTTER
2	PICK-UP/DROP OFF ZONE
3	FUTURE PARKLET SITE
4	CONCRETE SIDEWALK PAVING
6	CONCRETE WALK
7	CONCRETE UNIT PAVERS ON GRADE
8	AT GRADE PLANTING AREA
9	RAISED CURB
10	GRAVEL SURFACE
11	NEW BICYCLE RACK
12	RECONFIGURED PARKING SPACES
13	EXISTING STREET LIGHT TO REMAIN
14	LOT LINE SCREEN; 6' H. SOLID FENCE
15	EXISTING BICYCLE RACKS TO REMAIN

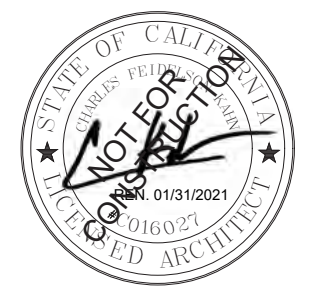
1 GROUND FLOOR LANDSCAPE PLAN
L101 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



KEY NOTES	
1	CONCRETE UNIT PAVING
2	34" HIGH CONCRETE PLANTER WALL
3	FLOW THROUGH PLANTER
4	COBBLE SURFACE
5	COBBLE SPLASH BLOCK
6	GUARDRAIL

VLC05

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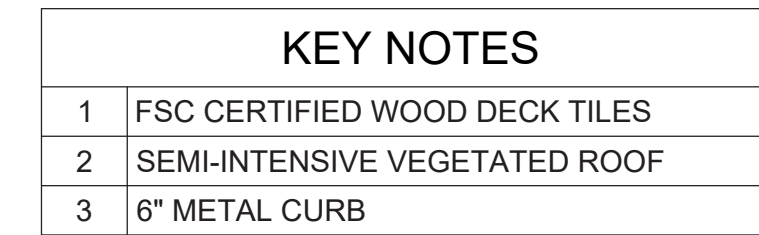
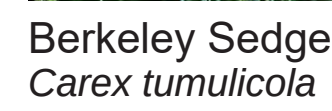
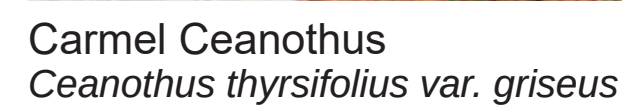
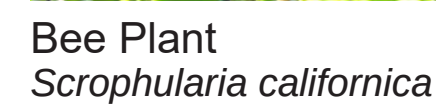
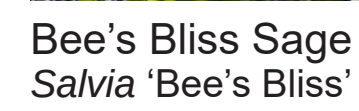
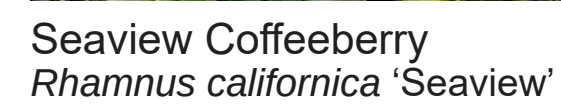
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PROJECT #: VLC05

ISSUE DATE: 03/15/23

SECOND FLOOR
LANDSCAPE PLAN

L102



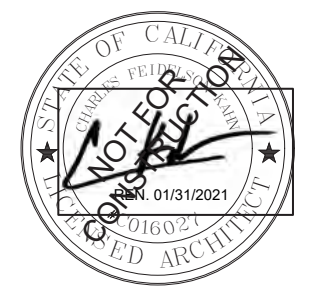
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PROJECT #: VLC05

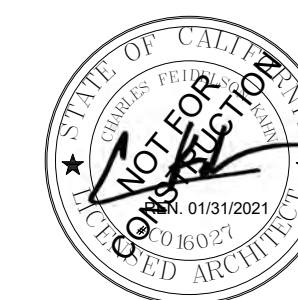
ISSUE DATE: 03/15/23

SECOND FLOOR
LANDSCAPE PLAN

L108

2538 DURANT
AVE

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PLANNING
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[illegible]

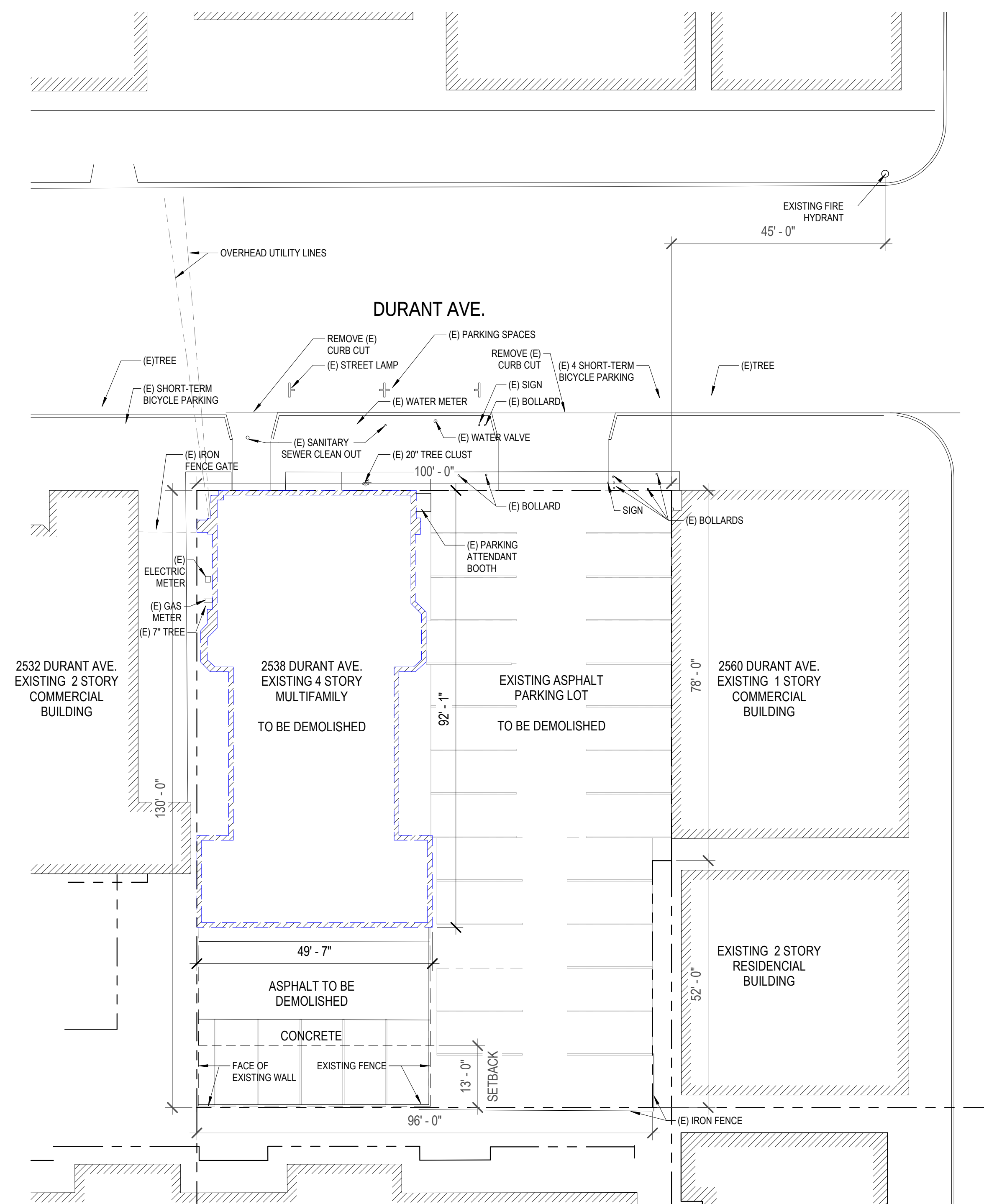
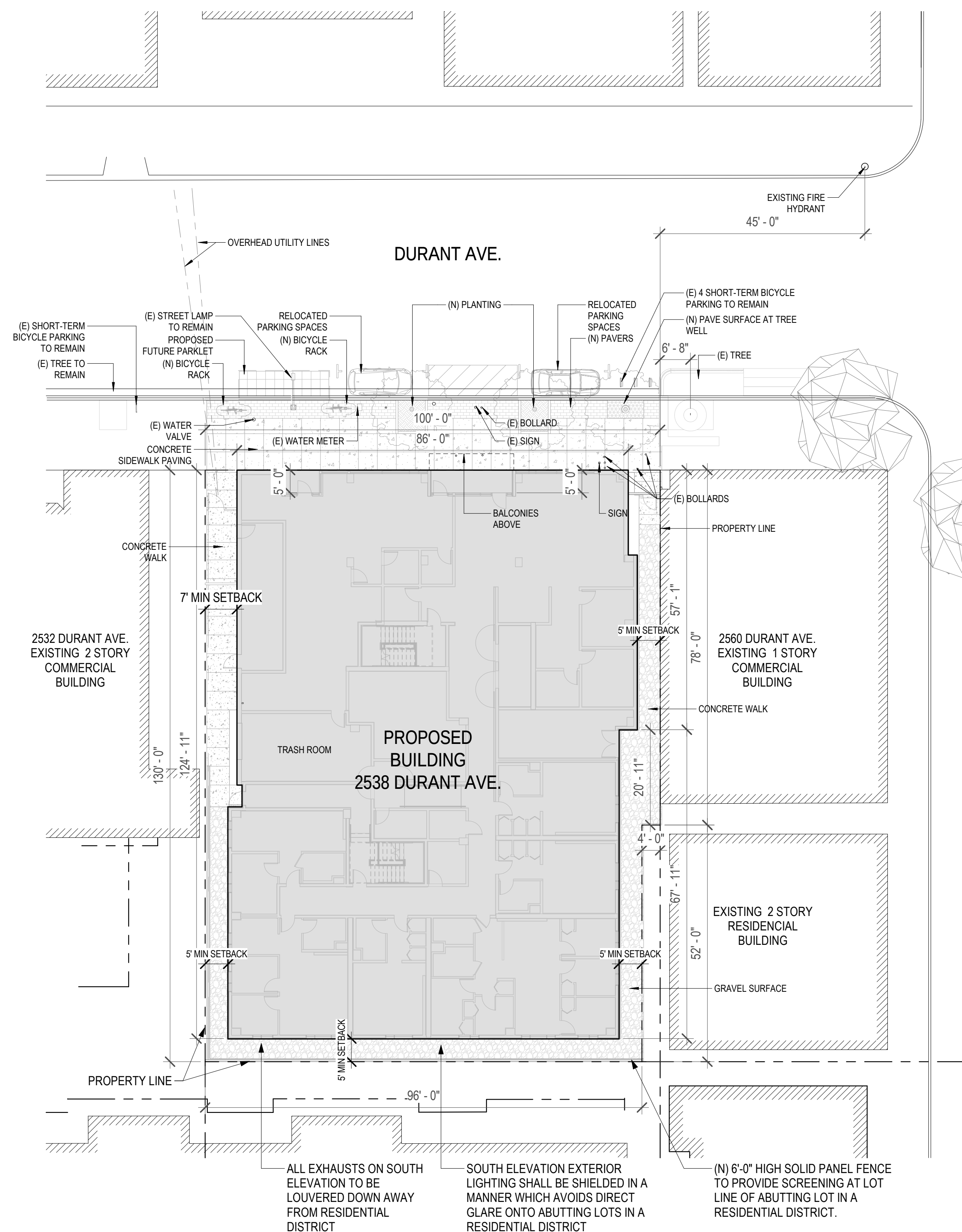
PROJECT #:

ISSUE DATE: 02/28/23

SITE PLAN

1

A100

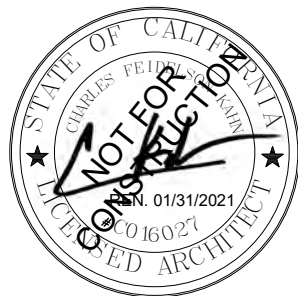


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REVISION

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i WALL TAG. SEE A500 & A502.

FLOOR BASE ROOM FINISH TAG. SEE A____
WALL CLG

###A DOOR TAG. SEE A____

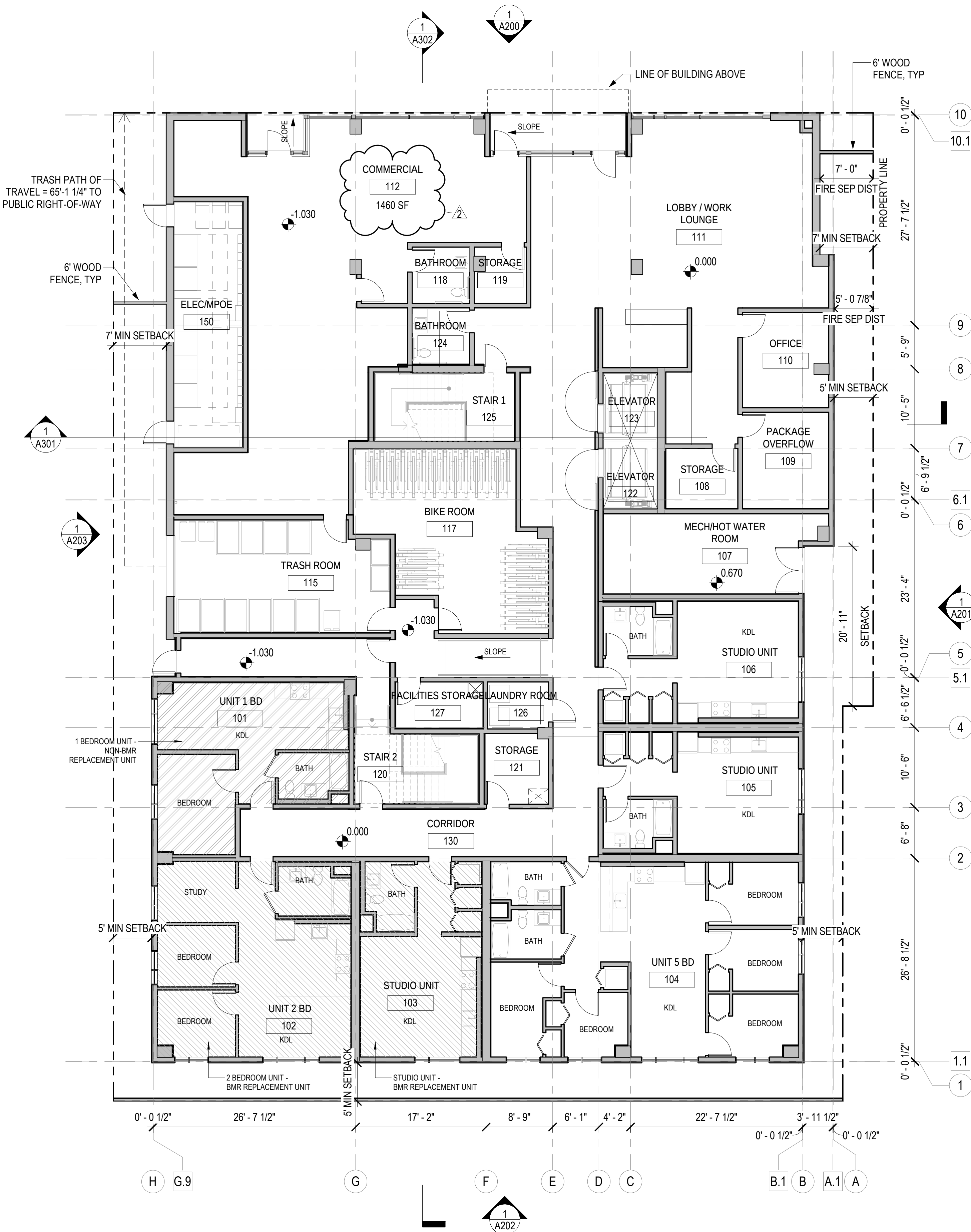
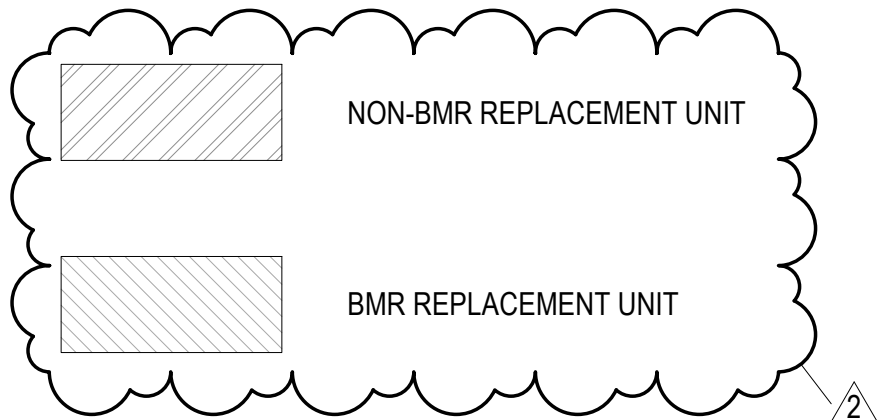
BB WINDOW TAG. SEE A____

? KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE

--- CHANGE IN CEILING OVERHEAD, SEE RCPs.

GRIDLINE ALIGNED TO FACE OF METAL FRAMING

GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 GROUND FLOOR PLAN
A101 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

ISSUE DATE: 03/10/23

GROUND FLOOR PLAN

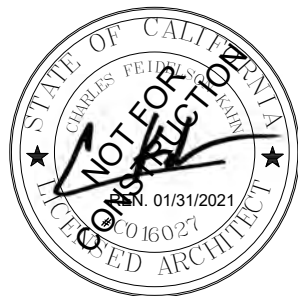
A101

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09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 2 FLOOR PLAN

A102

GENERAL PLAN NOTES:

- DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
- SEE _____ FOR GRIDLINE DIMENSIONS.
- SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i WALL TAG. SEE A500 & A502.

FLOOR BASE ROOM FINISH TAG. SEE A____
WALL CLG

###A DOOR TAG. SEE A____

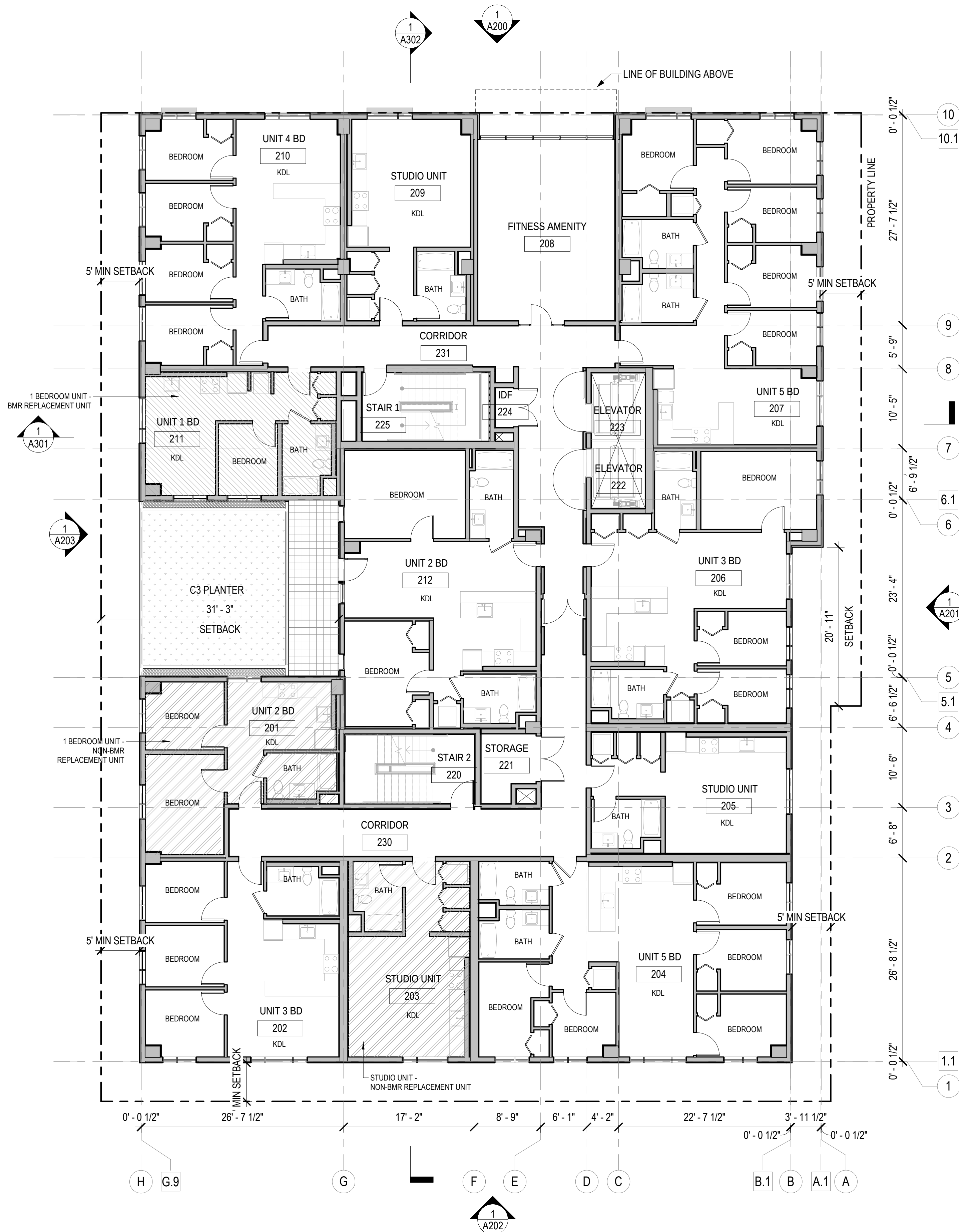
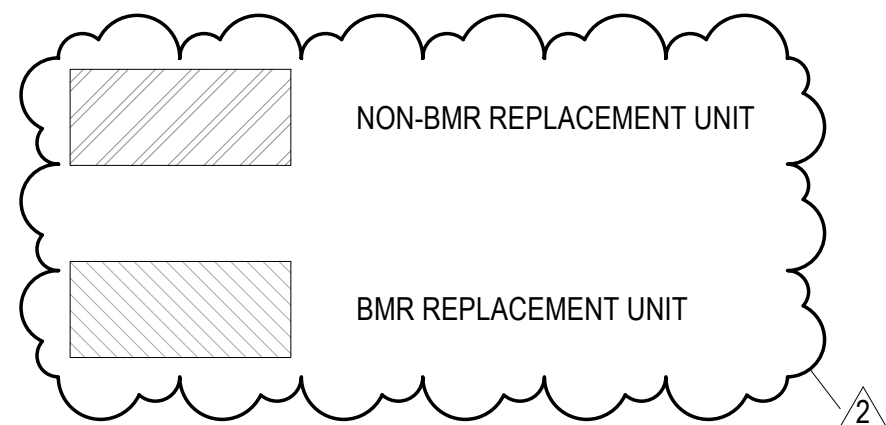
BB WINDOW TAG. SEE A____

? KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE

--- CHANGE IN CEILING OVERHEAD, SEE RCPs.

GRIDLINE ALIGNED TO FACE OF METAL FRAMING

GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



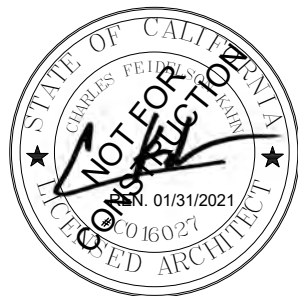
1 LEVEL 2 FLOOR PLAN
A102 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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- GENERAL PLAN NOTES:**
- DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
 - SEE _____ FOR GRIDLINE DIMENSIONS.
 - SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i WALL TAG. SEE A500 & A502.

FLOOR BASE ROOM FINISH TAG. SEE A____
WALL CLG

###A DOOR TAG. SEE A____

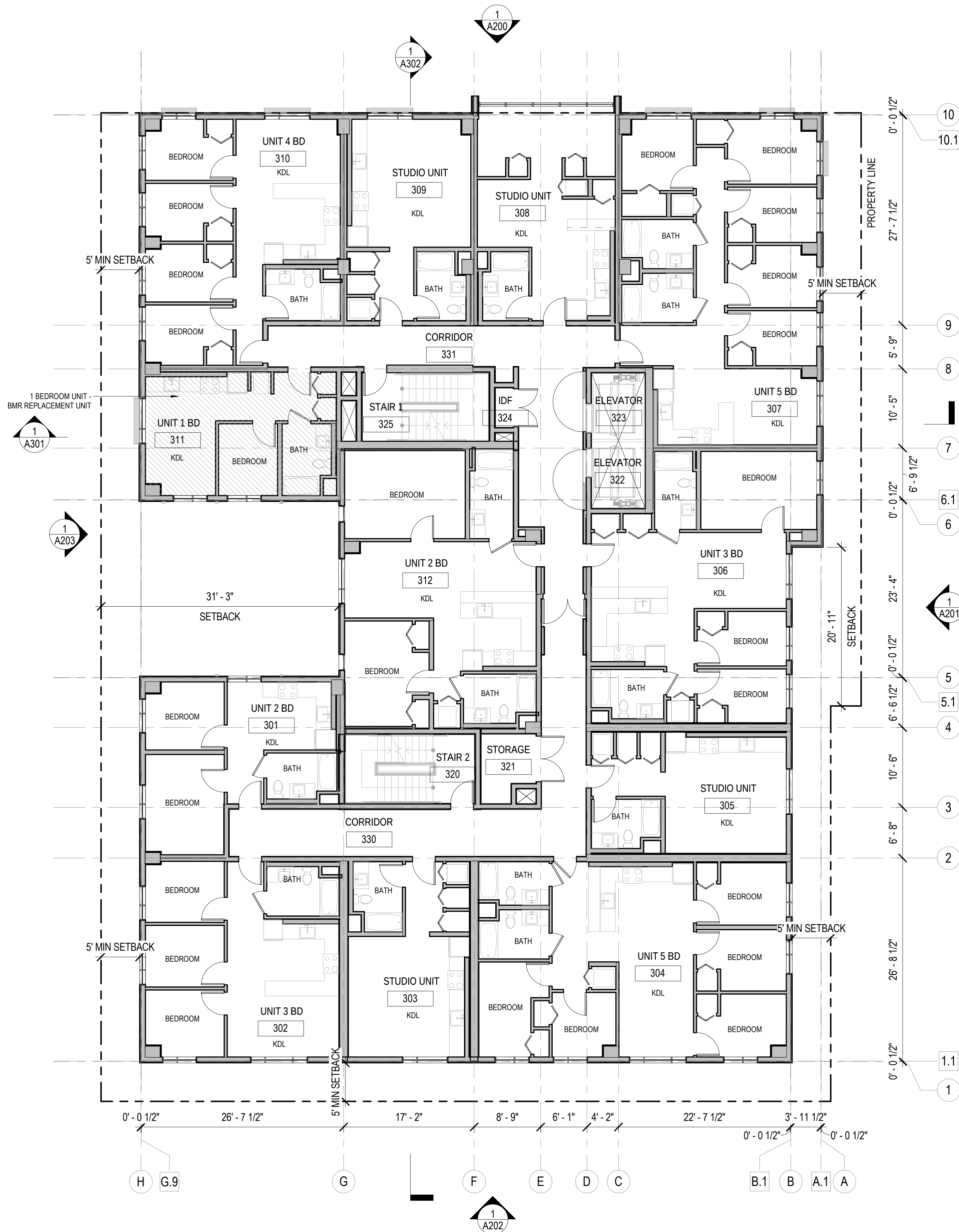
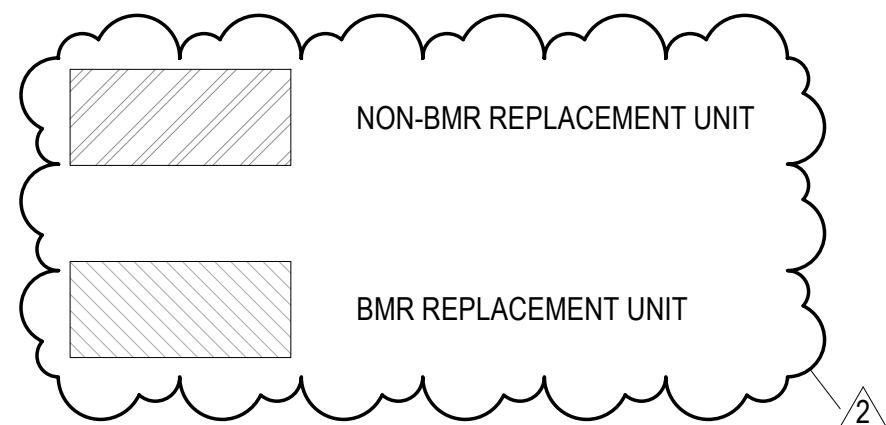
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? KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE

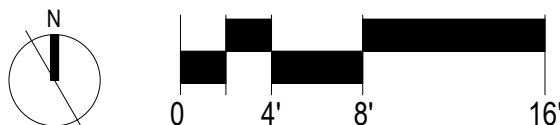
--- CHANGE IN CEILING OVERHEAD, SEE RCPs.

GRIDLINE ALIGNED TO FACE OF METAL FRAMING

GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 LEVEL 3 FLOOR PLAN
A103 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

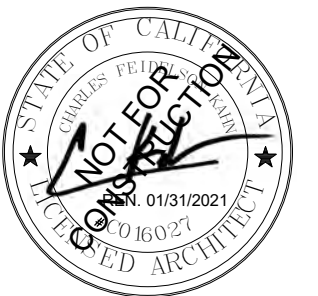
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LEVEL 3 FLOOR PLAN

A103

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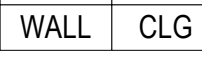
2538 DURANT AVE
BERKELEY, CA 94704



GENERAL PLAN NOTES:

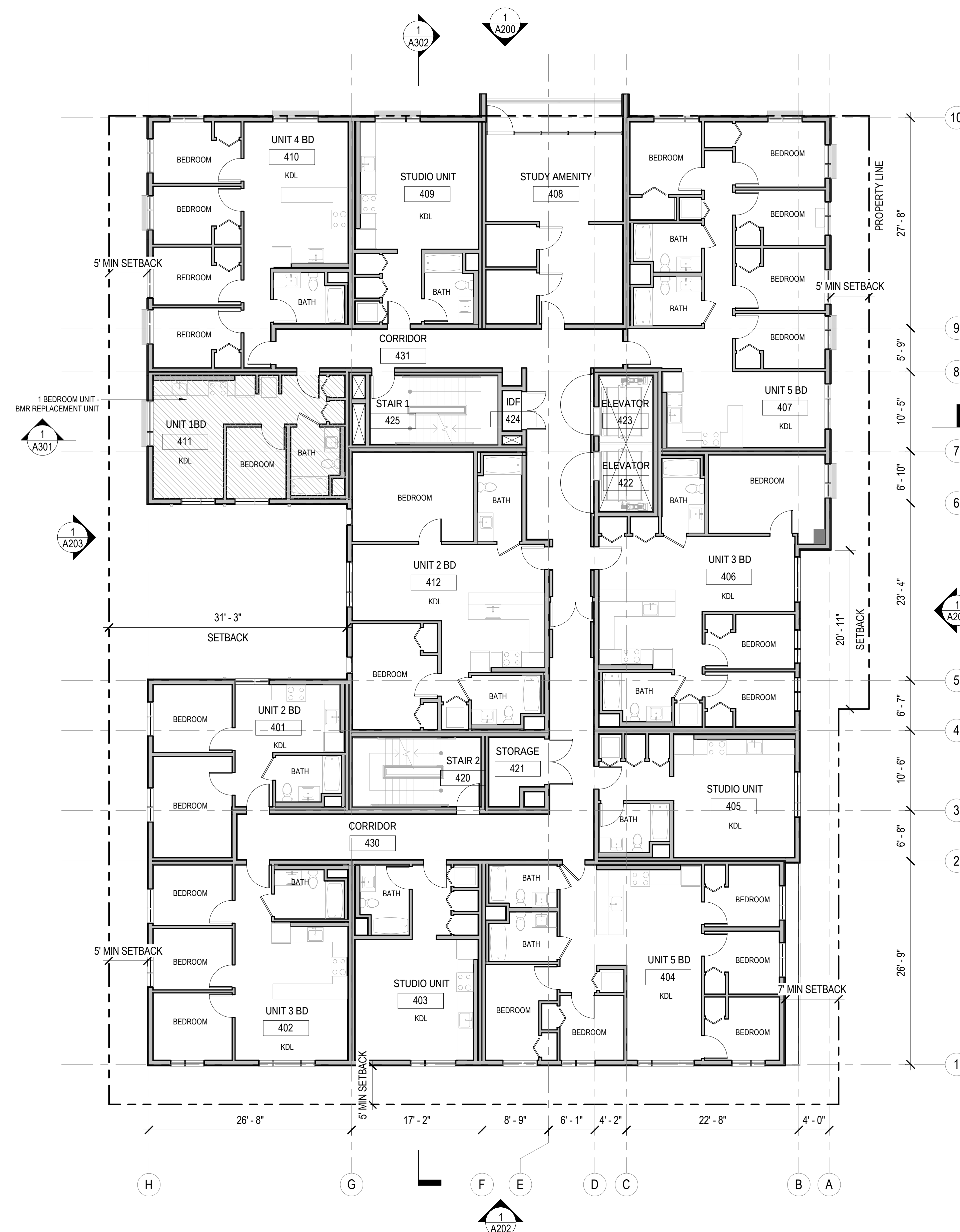
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2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

	WALL TAG. SEE A500 & A502.
	ROOM FINISH TAG. SEE A_____
	DOOR TAG. SEE A_____
	WINDOW TAG. SEE A_____
	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING

NON-BMR REPLACEMENT UNIT

BMR REPLACEMENT UNIT



1 LEVEL 4 FLOOR PLAN
 A104 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

[illegible]

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 4 FLOOR PLAN

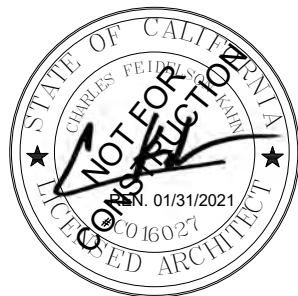
A104

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PLANNING
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GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i WALL TAG. SEE A500 & A502.

FLOOR BASE ROOM FINISH TAG. SEE A____
WALL CLG

###A DOOR TAG. SEE A____

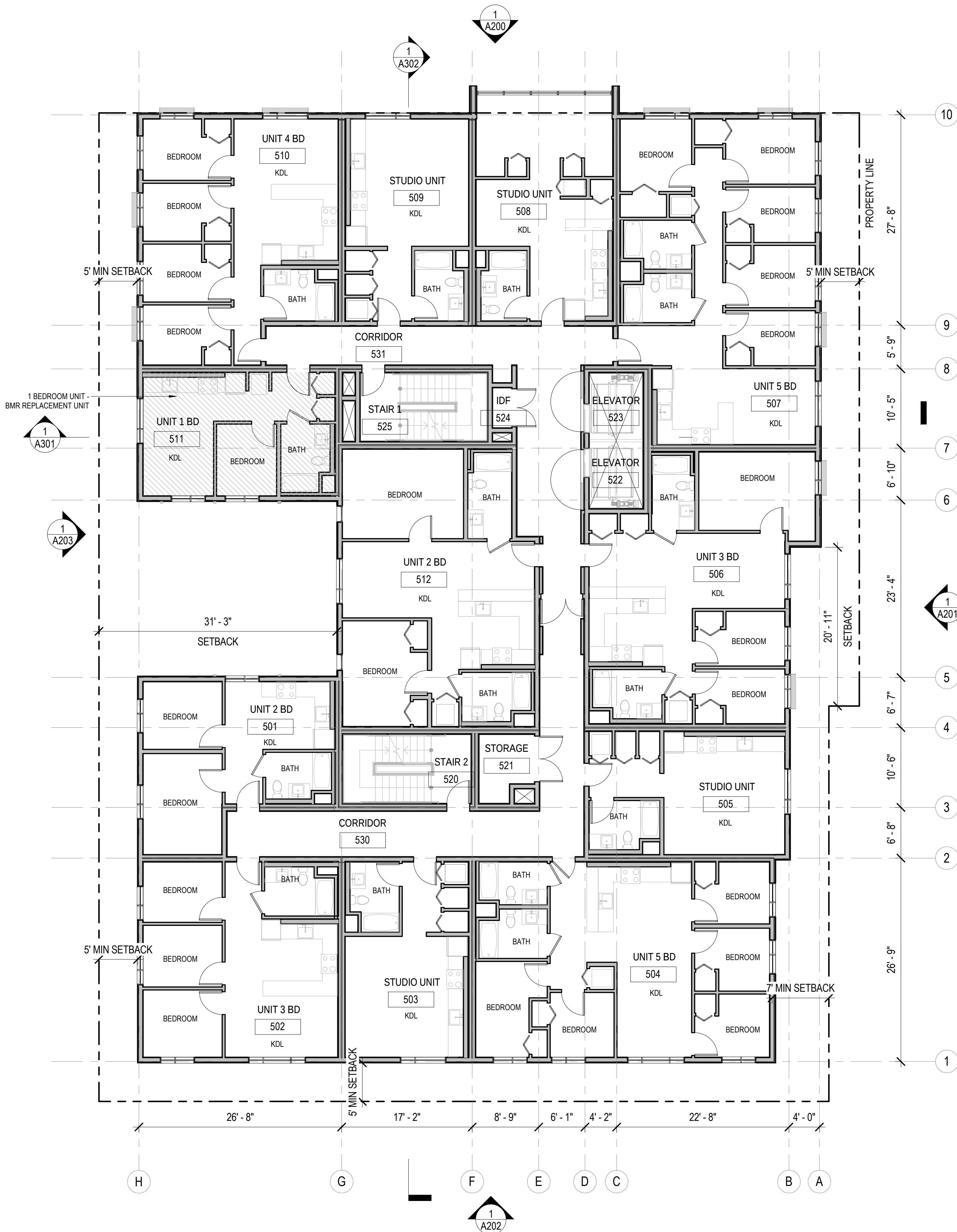
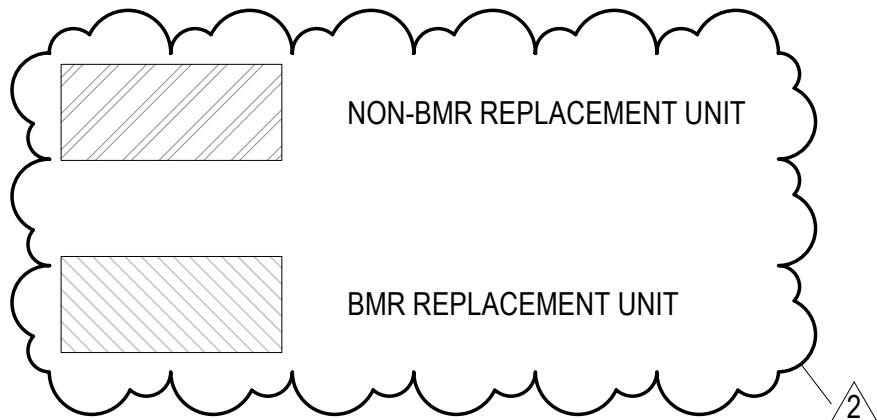
BB WINDOW TAG. SEE A____

? KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE

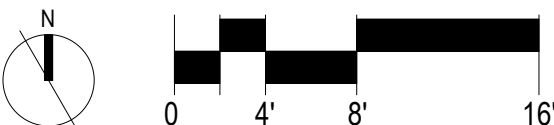
--- CHANGE IN CEILING OVERHEAD, SEE RCPs.

GRIDLINE ALIGNED TO FACE OF METAL FRAMING

GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 LEVEL 5 FLOOR PLAN
A105 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 5 FLOOR PLAN

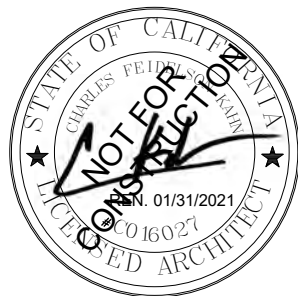
A105

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PLANNING
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GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i WALL TAG. SEE A500 & A502.

FLOOR BASE ROOM FINISH TAG. SEE A____
WALL CLG

###A DOOR TAG. SEE A____

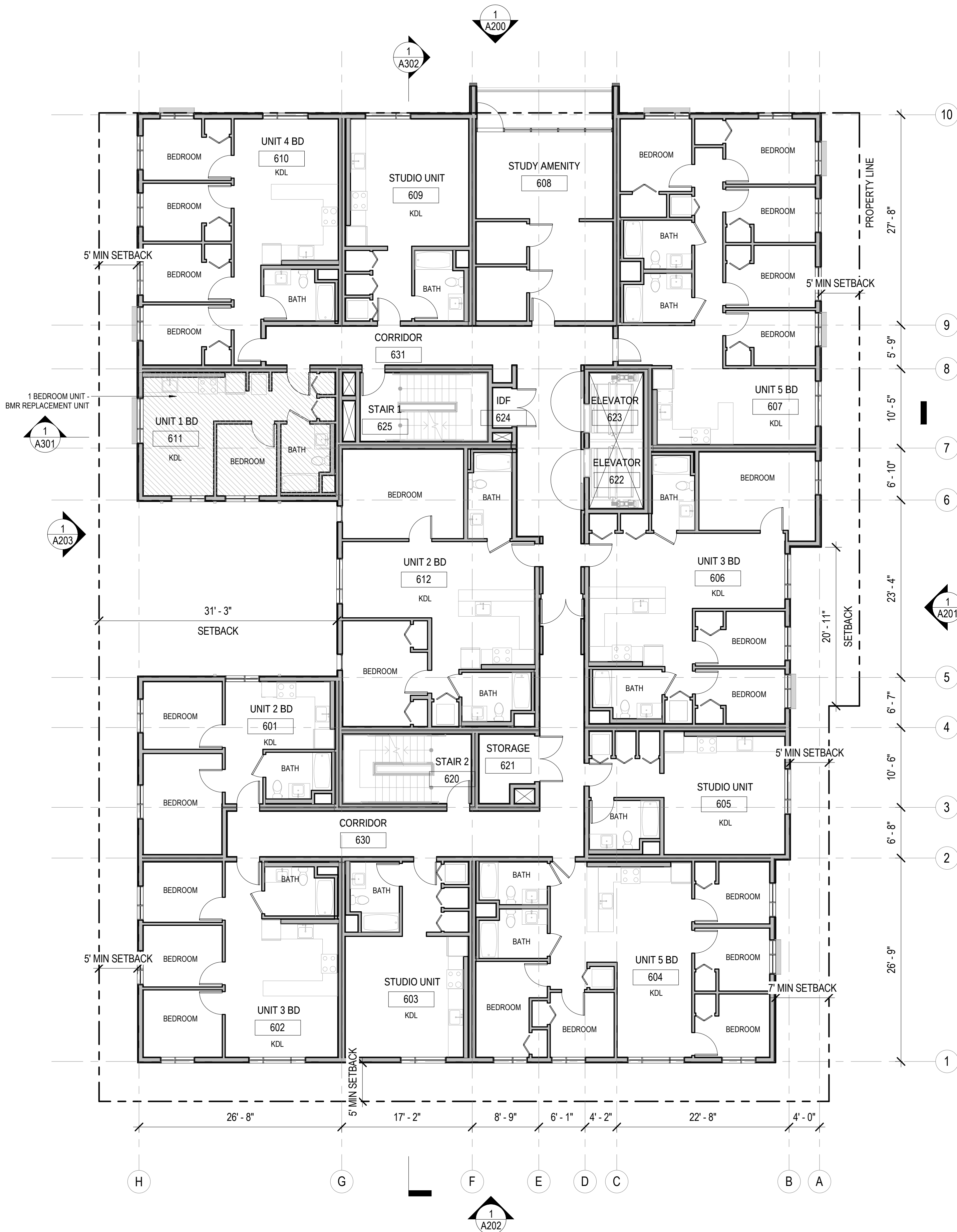
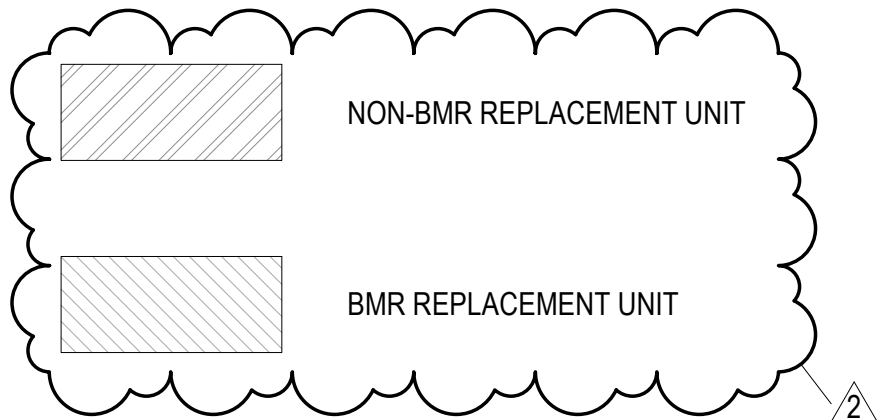
BB WINDOW TAG. SEE A____

? KEYNOTE TAG. SEE LEGEND FOR RELATED NOTE

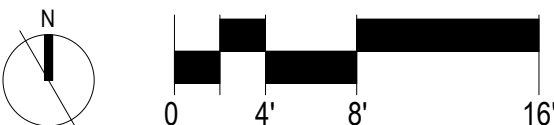
--- CHANGE IN CEILING OVERHEAD, SEE RCPs.

GRIDLINE ALIGNED TO FACE OF METAL FRAMING

GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 LEVEL 6 FLOOR PLAN
A106 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

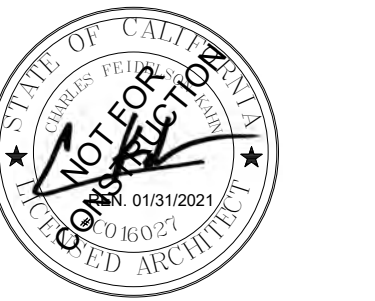
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LEVEL 6 FLOOR PLAN

A106

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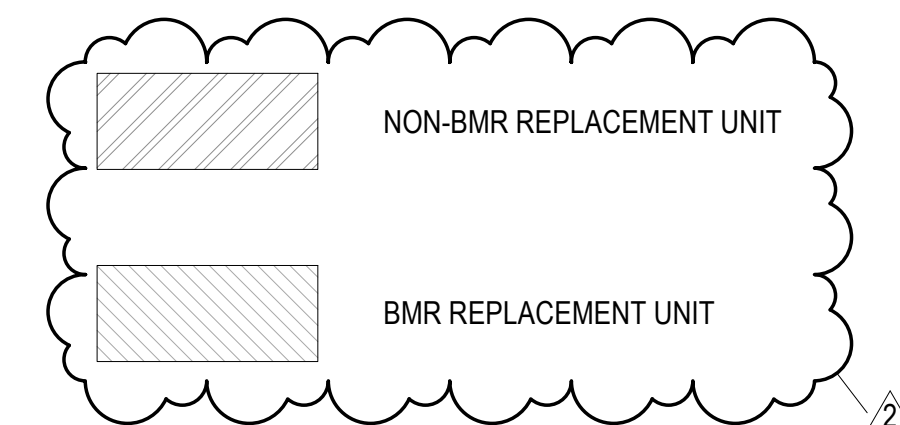


GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i		WALL TAG. SEE A500 & A502.
FLOOR WALL	BASE CLG	ROOM FINISH TAG. SEE A ____
		DOOR TAG. SEE A ____
		WINDOW TAG. SEE A ____
		KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
_ _ _ _ _		CHANGE IN CEILING OVERHEAD, SEE RCPs.
		GRIDLINE ALIGNED TO FACE OF METAL FRAMING
		GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING

[illegible]

PROJECT #:

ISSUE DATE: 03/10/23

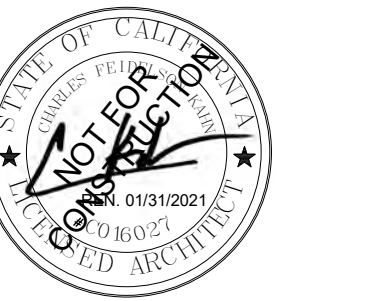
LEVEL 7 FLOOR PLAN

A107

1 LEVEL 7 FLOOR PLAN
A107 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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A diagram showing a cloud-like container with two rectangular replacement units inside. The top unit is labeled "NON-BMR REPLACEMENT UNIT" and the bottom unit is labeled "BMR REPLACEMENT UNIT". Both units are filled with diagonal hatching. A small arrow points to the bottom right corner of the cloud.

[illegible]

A108



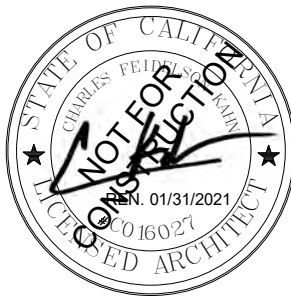
1 EIGHTH FLOOR PLAN
A108 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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PLANNING
REVISION

PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT	
	SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	

PROJECT #:

ISSUE DATE: 02/28/23

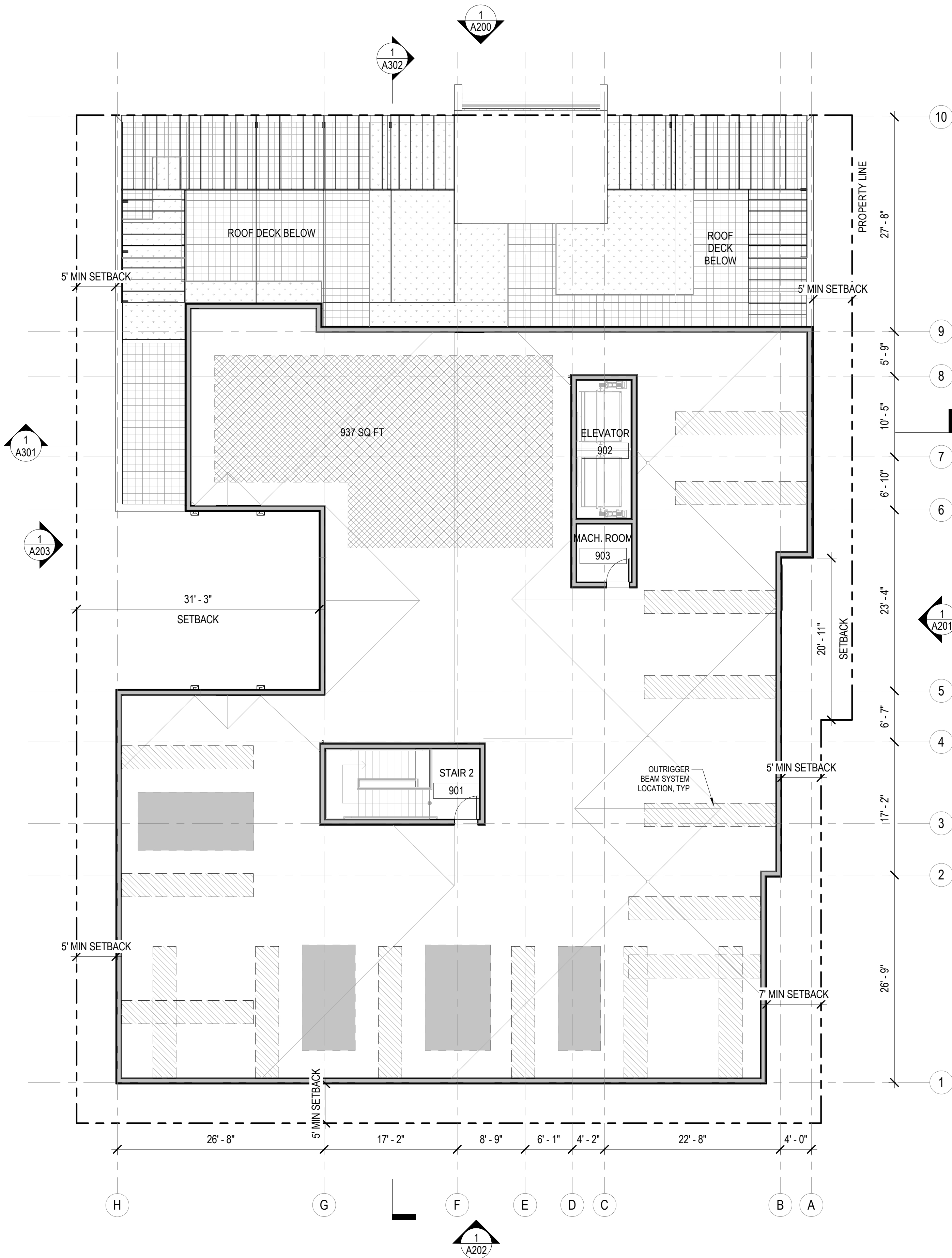
ROOF PLAN

GENERAL PLAN NOTES:

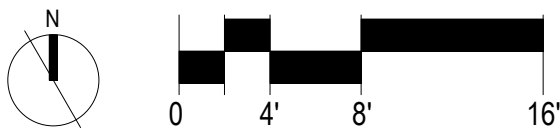
- DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
- SEE _____ FOR GRIDLINE DIMENSIONS.
- SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

- 1i WALL TAG. SEE A500 & A502.
- | | |
|-------|------|
| FLOOR | BASE |
| WALL | CLG |
- ROOM FINISH TAG. SEE A_____
- ###A DOOR TAG. SEE A_____
- BB WINDOW TAG. SEE A_____
- ? KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
- CHANGE IN CEILING OVERHEAD, SEE RCPs.
- GRIDLINE ALIGNED TO FACE OF METAL FRAMING
- GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 T.O.ROOF
A109 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



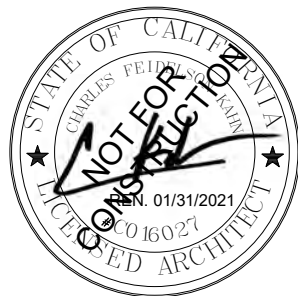
A109

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PLANNING
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1 NORTH ELEVATION
A200 / 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT	
09/09/22	SUBMITTAL	
11/04/22	PLANNING RESPONSE 1	
02/28/23	PLANNING RESPONSE 2	
03/10/23	PLANNING REVISION	
03/10/23	ZONING RESUBMITTAL	

PROJECT #:

ISSUE DATE: 02/28/23

NORTH ELEVATION

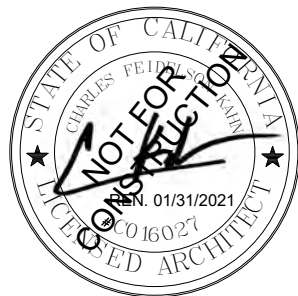
A200

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PLANNING
REVISION



1 EAST ELEVATION
A201 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

PROJECT ISSUE RECORD:	
07/13/22	ENTITLEMENT SUBMITTAL
09/09/22	PLANNING RESPONSE 1
11/04/22	PLANNING RESPONSE 2
1 02/28/23	PLANNING REVISION
2 03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 02/28/23

EAST ELEVATION

A201

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PLANNING
REVISION

[illegible]

WEST ELEVATION

A203



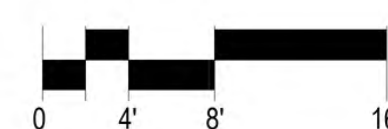
1 WEST ELEVATION
A203 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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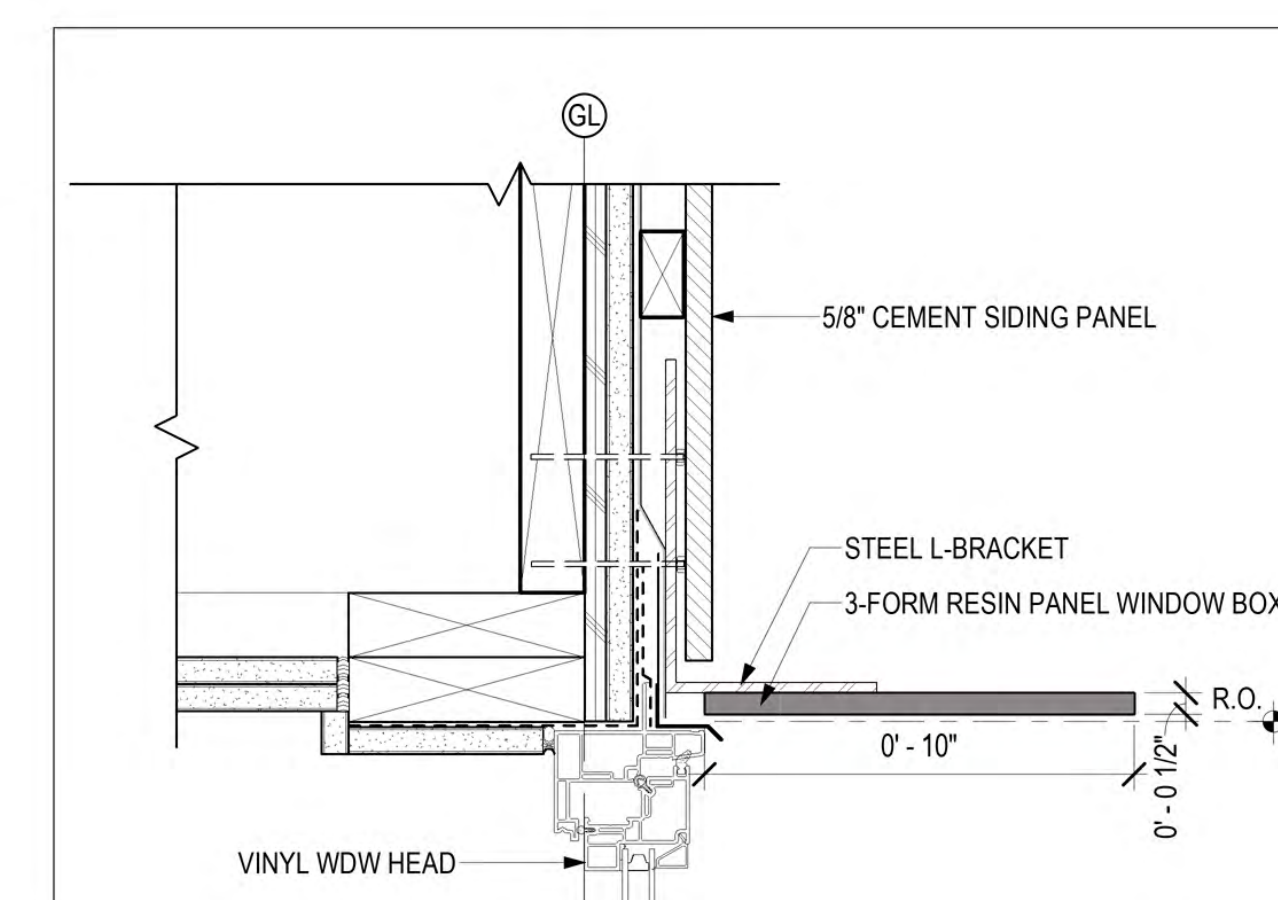
PLANNING RESPONSE



- | | | |
|----|--|---|
| 01 | CONCRETE
ARCHITECTURAL FINISH |  |
| 02 | VERTICAL BOARD-
FORMED CONCRETE |  |
| 03 | ALUMINUM STOREFRONT
DARK BRONZE FINISH |  |
| 04 | CEMENT PANEL
CERACLAD, SMOOTH
COLOR: SLATE |  |
| 05 | CEMENT PANEL
CERACLAD 8 REVEAL
COLOR: SLATE |  |
| 06 | CEMENT PANEL
CERACLAD, SMOOTH
COLOR: MID GRAY |  |
| 07 | CEMENT PANEL
CERACLAD, RUSTIC WOOD
COLOR: COFFEE |  |
| 08 | WINDOW FRAME AND
GUARDRAIL PANEL
3-FORM CHROMA RESIN
COLOR: CIDER Y25, FINISH:
RENEWABLE MAT |  |
| 09 | WINDOW METAL INFILL
COLOR: DARK BRONZE |  |
| 10 | VINYL WINDOWS
VPI QUALITY WINDOWS
COLOR: ARCHITECTURAL BRONZE |  |
| 11 | ALUMINIUM PANELS
ALPOLIC ANODIZED
COLOR: MBR MEDIUM BRONZE |  |
| 12 | CEMENT PLASTER
WARM GREY
BM #1466 SMOKE EMBERS |  |
| 13 | CEMENT PLASTER
DARK GREY
BM #CSP-45 STREET CHIC |  |
| 14 | PAINTED STUCCO
MOTTLED
COLOR: MID GRAY |  |
| 15 | GALV. PTD. MTL.
COLOR: BLACK |  |

MATERIAL KEY

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.



2 VINYL WDW HEADER @ WINDOW BOX
A204 3" = 1'-0"

[illegible]

PROJECT #:

ISSUE DATE: 09/09/22

NORTH ELEVATION

A204

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PLANNING RESPONSE

[illegible]

EAST ELEVATION

A205



1 EAST ELEVATION
A205 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

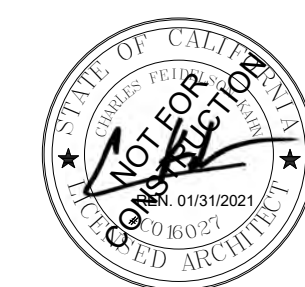
MATERIAL KEY

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.



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PLANNING RESPONSE

[illegible]

PROJECT #:

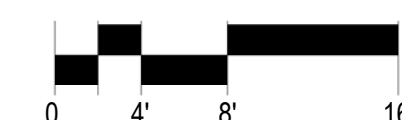
ISSUE DATE: 09/09/22

SOUTH ELEVATION

A206



1 SOUTH ELEVATION
A206 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



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PLANNING RESPONSE



NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

[illegible]

PROJECT #:

ISSUE DATE: 09/09/22

WEST ELEVATION

1 WEST ELEVATION
A207 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

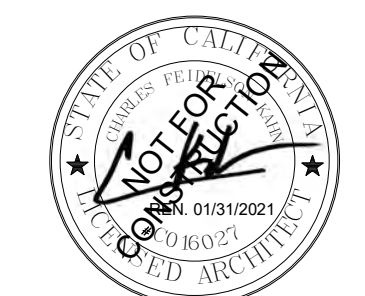


11/4/2022 4:09:59 PM

A207

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PLANNING RESPONSE



Specifications

Details			
Manufacturer Part Number:	LTP-OD-20-4000K	UPC:	7598297030
Manufacturer:	NSL	Lumens Per Watt:	69.77
Wattage:	86 Watts	Input Voltage:	24V
Dimmable:	120V	Color Temperature:	4000K
Rated Hours:	50,000	CRI:	80+
Special Features:	IP65 Rated, Wet Location Rated	Warranty:	3 Years

Dimensions

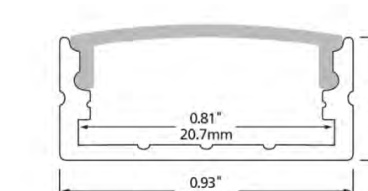
Length:	20'	Width:	.39"
Height:	.08"		

LV-ALP2208
Surface mount aluminum extrusion and frosted PC cover



End Caps
LV-ALP2208-EC (2/bag)
LV-ALP2208-EC-WF (2/bag)

Mounting Clips
LV-ALP2208-MC (2/bag)

[illegible]

PROJECT #:

ISSUE DATE: 09/09/2010

FACADE LIGHTING AND SIGNAGE

A210



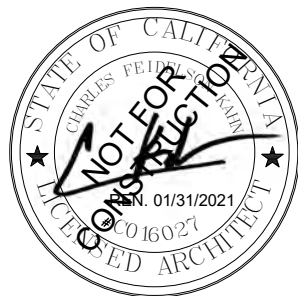
1 NORTH ELEVATION / LIGHTING & SIGNAGE
A210 1/8" = 1'-0"

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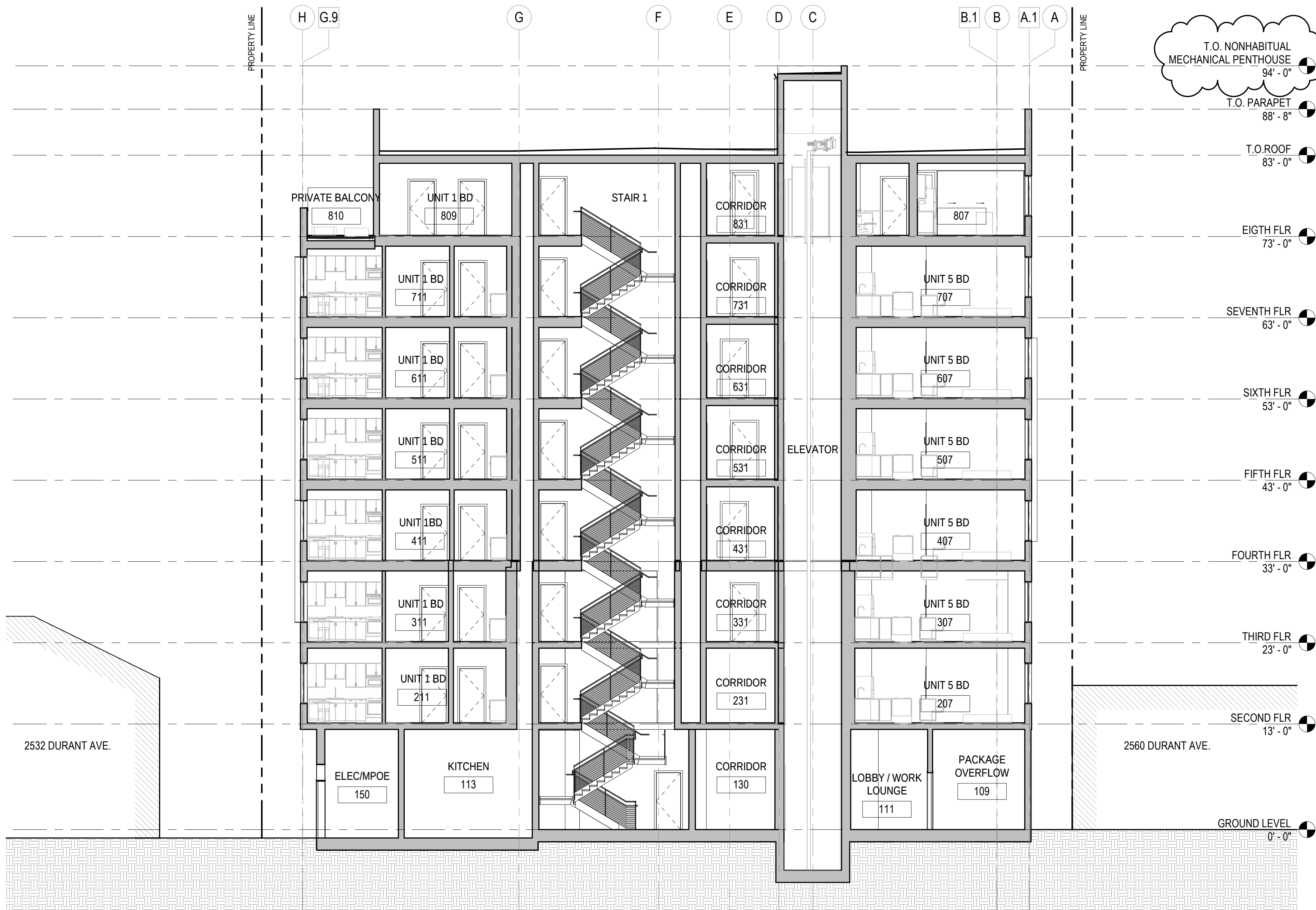
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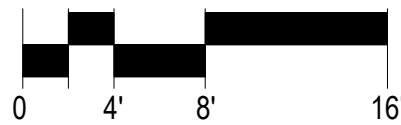
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PLANNING
REVISION



1 WEST / EAST SECTION
A301 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

ISSUE DATE: 03/10/23

BUILDING SECTIONS

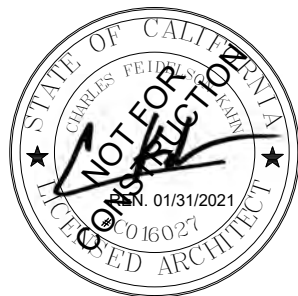
A301

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PLANNING
REVISION



1 NORTH / SOUTH SECTION
A302 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

PROJECT ISSUE RECORD:		
07/13/22	ENTITLEMENT SUBMITTAL	
09/09/22	PLANNING RESPONSE 1	
11/04/22	PLANNING RESPONSE 2	
1 02/28/23	PLANNING REVISION	
2 03/10/23	ZONING RESUBMITTAL	

PROJECT #:

ISSUE DATE: 03/10/23

BUILDING SECTIONS

A302