ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION
JANUARY 11, 2024

2113-15 Kittredge Street

Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.

I. Background

A. Land Use Designations:

- General Plan: DT – Downtown; Downtown Area Plan
- Zoning: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-area

B. Zoning Permits Required:

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits

- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

C. Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- Concession to reduce Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
- Concession to reduce landscaped Usable Open Space requirement – to provide 5 percent where 40 percent is required
- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
- Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Table 4: Development Standards)
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to five feet, four inches, where five feet maximum is required, at 0-20 feet building height
- Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required
- Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

D. CEQA Recommendation: It is staff's recommendation that the project is categorically exempt pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines. The determination is made by ZAB. See section V.A for an analysis of the recommendation.

E. Parties Involved:

- Applicant — Christian Cerria, 2115 Kittredge Street LLC, 629 Mission Street, 5th Floor, San Francisco, CA 94105
- Property Owner — Robin Lent, 426 Sandhill Circle, Menlo Park, CA 94025

F. Application Materials, Staff Reports and Correspondence are available on the City's website:
https://aca.cityofberkeley.info/citizenaccess/Default.aspx
https://cityofberkeley.info/your-government/boards-commissions/zoning-adjustments-board

Figure 1: Zoning Map

Legend

	AC Transit Bus Route
C-DMU:	Downtown Mixed-Use District
Core:	C-DMU Core Sub-Area
Buffer:	C-DMU Buffer Sub-Area
Corridor:	C-DMU Corridor Sub-Area
Outer Core:	C-DMU Outer Core Sub-Area
R-5:	High Density Residential District
R-SMU:	Residential Southside Mixed Use District

Figure 2: Aerial View of Site

Figure 3: Kittredge Street (Front/South) and Right Side (East) Elevations

Figure 4: Rear (North) and Left Side (West) Elevations

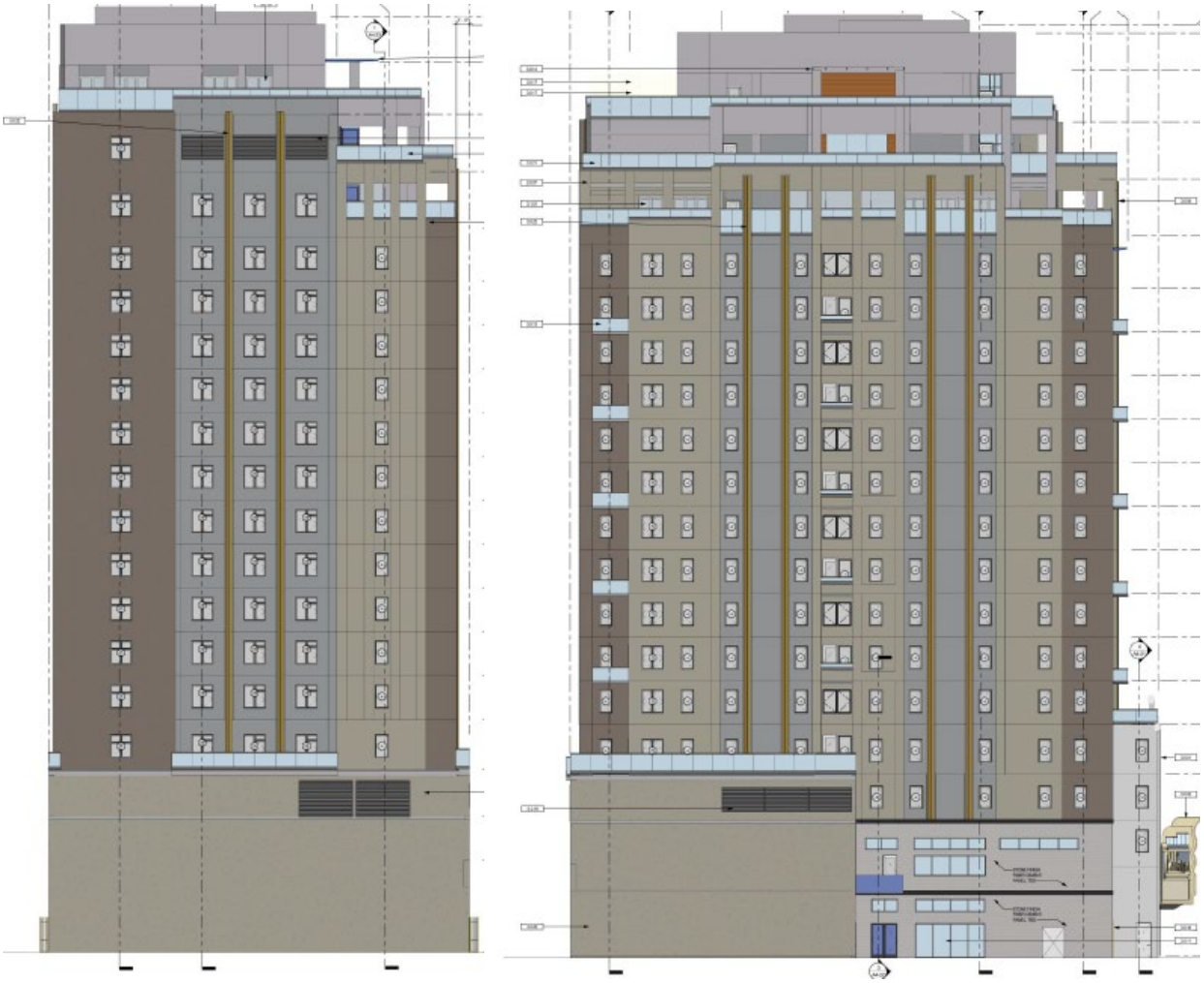


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		California Theater (closed)	C-DMU Core Sub-Area	DT
Surrounding Adjacent Properties	North	Retail / Mixed-use - Art Center and Multi-family Residential		
	East	Restaurant/ Mixed-use Commercial, Residential / Public Parking Garage / Event Center (Brower Center)		
	West	Retail / Restaurant		
	South	Personal Service / Multi-family Residential	C-DMU Outer Core Sub-Area	

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee & Affordable Housing Fee for qualifying non-residential projects (Per Resolutions 66,618-N.S. & 66,617-N.S.)	Yes	These fees apply to projects with more than 7,500 square feet of net new non-residential gross floor area. The project provides 13,393 square feet of net new non-residential gross floor area. Therefore, the project is subject to these fees.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable Housing Mitigations for rental housing projects (Per BMC 22.20.065)	Yes	The project vested policies in place at the time of submittal of an SB 330 Preliminary Application on October 26, 2022 and is therefore subject to the Affordable Housing Mitigation Fee provisions in BMC 22.20.065 (repealed on April 1, 2023). It is not subject to the Inclusionary Housing provisions of BMC Chapter 23.328. (See below.)
Inclusionary Housing provisions (Per BMC Chapter 23.328)	No	The project vested with an SB 330 Preliminary Application on October 26, 2022. It is not subject to this section.
Alcohol Sales/Service	Yes	The project is proposing distilled spirits, beer and wine service with food in the live theater concessions.
Coast Live Oaks	No	There are no oak trees on the project site.
Creeks	No	The project site is not within a creek buffer.

Characteristic	Applies to Project?	Explanation
Density Bonus	Yes	The project would provide 22 Very Low-Income units, or 15 percent of the 141 Base Project units, and qualifies for a 50 percent density bonus, or 71 bonus units (70 taken). See Section III.B for discussion.
Green Building Score	Yes	The project is designed to achieve a Leadership in Energy and Environmental Design (LEED) - Gold (or equivalent) rating.
Historic Resources	Yes	The project would involve the demolition of all but the marquee of the California Theater, a designated City Landmark and historic resource. The project is subject to a Structural Alteration Permit (LMSAP2022-0011). See discussion of the Structural Alteration Permit in Section IV.B.
Housing Accountability Act (Govt. Code 65589.5(j))	Yes	The project is a "housing development project" consisting of a mixed-use building, and requests no modifications to development standards beyond waivers and concessions requested under density bonus law. Therefore, the HAA findings apply to this project, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section III.C for discussion.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2). See Section V.B of this report for additional discussion on the sections of SB 330 that apply to the project.
Natural Gas Prohibition (BMC Chapter 12.80)	Yes	This project is an application for new construction and was submitted after January 1, 2020, and is therefore subject to the Natural Gas Prohibition.
Public Art on Private Projects (BMC Chapter 23C.23)	Yes	The project is subject to the Percentage for Public Art on Private Projects Ordinance. The applicant is electing to provide pay the in-lieu fee (equal to 8% of total building permit valuation) to comply.
Rent Controlled Units	No	The project involves the demolition of non-residential structures and no rent-controlled units would be demolished.
Residential Preferred Parking (RPP)	No	The site is located in RPP zone "I". However, newly constructed dwellings would not be eligible to participate in the RPP program.
Seismic Hazards	No	The project site is not located in an area susceptible to seismic hazards, as defined by the State Seismic Hazards Mapping Act (SHMA). No further study is required.

Characteristic	Applies to Project?	Explanation
Soil/Groundwater Contamination	Yes	The project site is located within the City's Environmental Management Area. The project site is not listed on the Cortese List. The applicant submitted Phase I and Phase II reports which indicated Recognized Environmental Conditions on the site, and exceedances of residential environmental screen levels. A Condition of Approval will be included in the permit requiring oversight of this site condition by the San Francisco Bay Regional Water Quality Control Board. In addition, standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, one-half block west of the site and is one block away from the Downtown Berkeley Bay Area Rapid Transit (BART) Station.

Table 3: Project Chronology

Date	Action
October 26, 2022	SB 330 Preliminary Application complete
October 31, 2022	SB 330 Use Permit Application submitted
March 31, 2023	Application deemed complete
April 28, 2023	Level of CEQA review determined by staff – CEQA Exempt
July 6, 2023	Structural Alteration Permit Hearing #1 at LPC
October 5, 2023	Structural Alteration Permit Hearing #2 at LPC
December 21, 2023	Public hearing notices mailed/posted
January 11, 2024	ZAB Hearing

Table 4: Development Standards

C-DMU Standards, Core Sub-Area			Existing	Change	Proposed	Permitted/Required
Lot Area (sq. ft.)			13,500	--	13,500	n/a
Gross Floor Area (s.f.)			10,880	+149,854	160,734	n/a
Commercial Floor Area			10,880	+13,393	24,273	n/a
FAR			0.8	+11.2	12	n/a
Dwelling Units			n/a	+211	211	n/a
Bedrooms			n/a	+313	313	n/a
Building Height[1]	Maximum		60'-0"	+143'	203' (roof) 211'-4" (parapet)	50' min./60' max. (75' max. w/use permit, 180' max. w/use permit, 5' max. parapet by right)
	Stories		2	+16	18	n/a
Building Setbacks[2]	Front (Kittredge)[3]		0' 0' n/a	-- -- --	0' to 5'-4" 0' to 8'-8" 8'-8" to 32'-3"	0'–5' (bldg. ht.≤20') 0' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Rear		2'-8" 2'-8" n/a	-1'-10" -1'-10" n/a	0'-10" 0'-10" 3'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior Left Side (west)	0'-65' from frontage	11'-9" 11'-9" n/a	-6'-9" -9'-9" n/a	5' 2' 5'	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bldg. ht.>120')
		>65' from frontage	11'-9" 11'-9" n/a	-9'-9" -6'-9" n/a	2' 5' 5'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior Right Side (east)	0'-65' from frontage	8'-5" 8'-5" n/a	-6'-5" -5'-5" n/a	2' 3' 3'	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bld1g. ht.>120')
		>65' from frontage	8'-5" 8'-5" n/a	-6'-5" -6'-5" n/a	2' 2' 3'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Diagonal Dimension (above 120' height)		n/a	n/a	152'-3"	120' max. (bldg. ht.>120')
Lot Coverage (%)			64	+25	89	n/a
Usable Open Space (s.f.)			n/a	+13,533	12,539[4]	16,880 min. (80 s.f./d.u.)
Privately Owned Public Open Space (s.f.)			n/a	n/a	0	489 min. (1 s.f./50 s.f. of commercial)

[1] A use permit to allow height up to 75 feet is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Additional height beyond 75' is being requested as a waiver.

[2] The use permit to allow reduced setbacks up to 75' building height is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Setback reductions above 75' are being requested as waivers.

[3] The existing theater marquee overhangs approximately 17' into the right-of-way.

[4] A Concession is also requested to provide to provide 5% landscaped UOS where 40% is required.

= Waiver requested to modify the district standard.

= Concession, pursuant to State Density Bonus Law, requested to modify the district standard.

Abbreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height

Table 4: Development Standards (Continued)

C-DMU Standards, Core Sub-Area		Existing	Change	Proposed	Permitted/Required
Parking	Commercial (24,273 sq. ft.)	0	--	0	0 min.*
	Residential	n/a	--	0	0 min./106 max. (0.5 spaces/du max.)
	Carshare	n/a	--	n/a	n/a
	Total	0	--	0	0 min./106 max.
Bicycle Parking	Commercial - Short Term (24,273 sq. ft.)	0	--	0	12 (1 space/2,000 s.f. commercial)
	Residential - Long Term (313 bedrooms)	n/a	+105	105	105 (1 space/3 bedrooms)
	Residential - Short Term (313 bedrooms)	n/a	+8	8	8 (1 space/40 bedrooms, or 2)
	Total	0	+105/8	105/8 (long term/short term)	105/20 (long term/short term)

* Pursuant to Assembly Bill 2097, no parking is required for residential or commercial uses on a site located within ½-mile of public transit.
= Waiver requested to modify the district standard.
Abbreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height

II. Project Setting

A. Neighborhood/Area Description: The project site is located on the north side of Kittredge Street, within the Downtown Mixed-Use District (C-DMU), Core Sub-Area, as identified in the City's Downtown Area Plan (DAP). The project site is surrounded by commercial, institutional and mixed-use commercial/residential buildings ranging in height from one to seven stories. Along Shattuck Avenue to the west are one- and two- story retail and restaurant uses; a mixed-use, three-story apartment building with ground floor restaurant is directly west. Immediately north is the seven-story, Gaia Building art center and apartments. To the northeast are a one-story restaurant and the four-story Brower Center event space with a ground-floor restaurant. To the east is a one-story restaurant. Further east is a six-story, mixed-use apartment building with ground floor commercial and an underground public parking garage. To the southeast, at 2176 Kittredge, a seven-story, mixed use building with 169 units is under construction. (See Figure 1: Zoning Map and Figure 2: Aerial View.)

The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, one-half block west of the site, and is one block away from the Downtown Berkeley Bay Area Rapid Transit (BART) Station. The site is two blocks away from the University of California at Berkeley Shuttle, and a bike share station at the Shattuck Avenue and Center Street intersection.

B. Site Conditions/Background: The project site is associated with addresses 2113 and 2115 Kittredge Street and Assessor's Parcel Number 57-2030-9. The 13,500-square-foot (0.31-acre) project site is a rectangular parcel that is occupied by an approximately 10,880-square-foot, movie theater (California Theater) that was originally constructed in 1914 as a live performance venue, but operated primarily as a movie theater until it closed in the fall of 2021.

III. Project Description

A. The project proposes to demolish the commercial building on the landmarked site (preserving the front façade), and construct a mixed-use building that utilizes the State Density Bonus with the following main components:

- 18 stories, 203 feet in height, with 8-foot, 4-inch parapet (see Figures 3 and 4: Elevations)
- 211 dwelling units – 133 studios, 66 two-bedroom, 12 four-bedroom
- 313 bedrooms total
- 22 Very Low Income (VLI) units
- 24,273-square-foot live theater space
- 12,539 square feet of usable open space – two private balconies; marquee balcony on level 2; roof decks on levels 16, 17 and 18
- Two parklets, approximately 75 square feet each – in public right-of-way on Kittredge
- 105-space basement bike room and 8 short-term bike parking spaces

B. Base Project and Density Bonus: By committing to provide 22 VLI units, the project is eligible for a density bonus under Government Code Section 65915. Under the City's density bonus procedures, the Base Project was calculated to have 141 units, as the maximum allowable density for the site.[1] The Base Project has an average unit size of 646 square feet in an 8-story building. Twenty-two VLI units, or 15.6 percent of the Base Project, qualifies the project for a 50 percent density bonus or 71 bonus units, of which the project would utilize 70. The resulting proposed project would be an 18-story building with 211 units (out of 212 units maximum), with an average unit size of 646 square feet (see Table 5: Density Bonus).

[1] Per the City's Density Bonus Procedures (DBP), the Base Project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the Proposed Project, which is the number of Base Project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, §65915(f).

Table 5: Density Bonus – Government Code 65915

Base Project Units*	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units*	Proposed Project Units
141	22 VLI (15.6 percent of BP)	50 percent	70 (71 max.) (50 percent x 141)	211 (212 max.)
*Per Government Code 65915(q), all unit calculations are rounded up to the nearest whole number.				

C. Housing Accountability Act: The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1) The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and
2) There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The Base Project complies with applicable, objective general plan and zoning standards. Further, Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above. Staff is aware of no specific adverse impacts that could occur with the construction of the Base Project or the density bonus units. Therefore, Section 65589.5(j) ***does apply*** to the proposed project. All findings discussed in Sections VI and VII are subject to the requirements of Government Code Section 65589.5.

IV. Community Discussion

A. Neighbor/Community Concerns: Prior to submitting the application to the City on October 31, 2022, the applicant installed yellow Proposed Development Project signs at the project site.

On September 26, 2022 a virtual neighborhood outreach meeting was held by the applicant. One member of the public attended and discussed questions about the lack of parking in the project, electric scooters blocking the sidewalk, traffic impact on Kittredge, and noise levels during sensitive hours.

Numerous letters and emails were received by staff during the application review period from neighbors and organizations with concerns for:

- the loss of the California Theater building as a cultural and historic resource
- the lack of room on the sidewalk to accommodate the addition of pedestrian traffic from the project, scooter use of the sidewalk, and impact to access for the disabled
- proper fire department access and safe evacuation for nearby residents with the addition of new residents and theater patrons
- too much student housing and not enough for under-resourced and vulnerable people
- impacts from multiple construction projects in the area, such as reduced safety for disabled people using sidewalks, obstruction of deliveries, dust, gas and water disruptions, noise pollution, adverse health effects, obstruction of nearby resident vehicles
- the loss of use of the "alleyway" on the site by businesses fronting Shattuck

On December 21, 2023, the City mailed public hearing notices to property owners and occupants, and to interested neighborhood organizations, and posted notices within the neighborhood in three locations.

On January 2, 2024, staff received a public comment letter expressing concerns over the excessive density of the proposed building, the exposure of toxic substances from demolition of the existing building, the project's impact on water, electricity and commercial services, and the project's impact on adjacent buildings and their access to the existing alley area on the west property line.

No further communications regarding the project were received as of the writing of this staff report.

B. Landmarks Preservation Commission: In accordance with BMC Section 3.24.200 of the Landmarks Preservation Ordinance and BMC Section 23.406.070 of the Zoning Ordinance, the Landmarks Preservation Commission (LPC) must grant approval of the proposed demolition and complete design review for the new development under a Structural Alteration Permit, because the new construction shares the site with landmarked structures. The project proposes to demolish the existing California Theater building, with the exception of the front façade and marquee.

The property was designated a City Landmark site in 2022, due to its architectural merit, the property's association with historical events (namely the development of Berkeley's Downtown), and its value as contributor to the potential Historic Downtown district. In the designation, the City listed only the building's south-facing façade as the feature to be preserved.

The project was reviewed by the LPC under the Structural Alteration Permit (LMSAP 2022-0011) on July 6, 2023 and October 5, 2023. At the October 5 meeting, the LPC approved the SAP (Vote: 5-1-2-0) with a categorical exemption from CEQA pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") due to the project's consistency with the Secretary of Interior Standards for Rehabilitation, for the demolition of the building while preserving the front façade and the construction of the proposed 18-story building. The LPC conditioned the permit approval with further refinements to be presented at Final Design Review before the LPC. The SAP Findings and Conditions can

be found at this link. (Also see Attachment 3, LMSAP2022-0011 Findings Conditions, October 5, 2023.) Further revisions to the project were made prior to this ZAB hearing based on comments received from the LPC at the October 5 meeting, including revisions to the massing of the top building levels, the relocation of two dwelling units to the top floor, revisions to the unit size distribution and resulting floor area adjustments, and other minor revisions. (See Attachment 2, Plans.) The revisions did not affect staff's recommendation for CEQA exemption.

V. Issues and Analysis

A. CEQA Exemption: The project site is located within the City's Environmental Management Area; however, it is not listed on a Cortese List. Consistent with guidelines published by the Bay Area Air Quality Management District,[2] the City requires development project that includes both demolition and construction to substantiate a categorical exemption by providing an air quality assessment that indicates compliance with criteria air pollutant screening thresholds. An air quality assessment report was prepared by the project consultant anticipating no significant air quality impact from with project construction pollutants, in support of the categorical exemption. (See Attachment 4 – Air Quality Assessment.)

In addition, Phase I and Phase II reports were submitted by the applicant which indicate Recognized Environmental Conditions on the site and exceedances of residential environmental screen levels. Staff is including a Condition of Approval that requires oversight of this site condition by the San Francisco Bay Regional Water Quality Control Board (RWQCB) (See Attachment 1 – Findings and Conditions). The applicant has entered into an Oversight Agreement with the San Francisco Bay RWQCB to oversee further study of potential water contamination at the project site, to determine the project's impact to groundwater. (See Attachment 5 – San Francisco Bay RWQCB Oversight Agreement.) Also, standard Conditions of Approval related to hazardous materials would apply.

The LPC approved the Structural Alteration Permit (LMSAP 2022-0011) on October 5, 2023 with an exemption from CEQA under Section 15331 ("Historical Resource Restoration/Rehabilitation"), because it meets the requirements for rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The project is also categorically exempt from CEQA under Section 15332 ("Infill Development Projects"). The project meets all of the requirements of this exemption, as follows:

[2] Bay Area Air Quality Management District. 2022. California Environmental Quality Act Air Quality Guidelines. Available: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines

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

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

Therefore, Staff recommends a determination that the project is categorically exempt from CEQA, pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects").

B. Senate Bill 330 – Housing Crisis Act of 2019: The Housing Crisis Act, also known as Senate Bill (SB) 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development projects. A "housing development project" means a use that is: all residential; mixed use with at least two-thirds of the square footage as residential; or transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. Government Code Section 65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act [Chapter 4.5 (commencing with Section 65920)].

   The January 11, 2024 ZAB Hearing represents the third public hearing for the proposed project since the project was deemed complete. The City can hold two additional public hearings on this project, if needed. One hearing must be reserved for a potential appeal to the City Council.

2. Government Code Section 65913.10(a) requires that the City determine whether the proposed development project site is an historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is an historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

   As discussed in Section IV.B, at the time the project was deemed complete, the structure proposed to be demolished was designated a City landmark, and an historic resource. The proposed project was approved by the LPC on October 5, 2023 with conditions of approval for historic resource preservation and requiring further refinements at Final Design Review before the LPC. The project is also required to comply with the City's standard conditions of approval, which instruct construction workers to halt work if any unanticipated discovery of archeological, paleontological, or tribal cultural resources are uncovered on the project site during ground disturbing activities.

3. Government Code §65950(a)(5) requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the California Environmental Quality Act. The project was deemed complete on March 31, 2023. If the ZAB determines the application is categorically exempt from CEQA at the January 11, 2024 public hearing, the application must be approved or disapproved by March 11, 2024.

4. Government Code Section 66300(d) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as will be demolished. The project does not propose the demolition of housing units. Therefore, Section 66300(d) does not apply to the project.

C. Density Bonus Waivers and Concessions: The project is entitled to three concessions (or incentives), under Government Code Section 65915(d) for providing at least 15 percent of total units to very low-income households, and an unlimited number of waivers, under Section 65915(e).

Concession. A concession or incentive is a modification of a zoning code requirement that results in identifiable and actual cost reductions to provide for affordable housing costs. The applicant is requesting two concessions: 1) to provide less than the minimum required usable open space, which would eliminate the cost of providing more balconies and roof deck area; and 2) to provide less than the minimum required landscaped usable open space, which would eliminate the cost of providing landscaping, irrigation, and structural reinforcement for the extra weight on the roof deck locations.

The City may only deny the concessions if it finds that the concessions would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact

without rendering the development unaffordable to low income, very low income, and moderate-income households, or if the concession would be contrary to State or Federal law.[3] Staff has identified no basis for making such a finding.

Waiver. A waiver is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. Waivers for height (maximum height and rooftop projections), setbacks, diagonal width, and short-term bike parking are requested because they are necessary to physically accommodate the full density bonus project on the site.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low income, very low income, and moderate income households, or if the waiver would be contrary to State or Federal law. Staff has not identified any evidence that would support such a finding.

D. Use Permit for Demolition of Commercial Structures: Pursuant to BMC Section 23.326.070(A), in order to approve a Use Permit to demolish a commercial structure, the Board must make the findings in BMC Section 23.326.070(D)(2), including the finding that the demolition would not be materially detrimental to the commercial needs and public interest of any affected neighborhood of the City, and if demolishing a building more than forty years old, the LPC, upon review, does not recommend against granting the permit.

The proposed demolition of the existing landmarked movie theater building would not be materially detrimental to the commercial needs and public interest of the neighborhood because the proposed project would replace the eliminated commercial floor area with a mixed-use building that has more commercial space than the existing building, and would provide a significant amount of new dwelling units, to bring more diversity of services to residents and workers in the vicinity and new housing to the neighborhood and the City at large. The existing structure to be demolished is a 10,880-square-foot movie theater. This commercial use would be replaced by a 24,273-square-foot live theater facility, 211 new residential units, and two new parklets, directly in front of the building in the public right-of-way on Kittredge Street. The demolition is required in order to allow the proposed mixed-use project to be built.

Further, as discussed in Section IV.B., the proposed demolition referral and SAP were approved by the LPC on October 5, 2023.

E. Use Permits to Commence Alcohol Sales and Service (Distilled Spirits): The applicant intends to apply for a Type 47 (On-Sale General-Eating Place) license from

[3] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

the Alcohol Control Board (ABC) to allow beer, wine, and distilled spirts to be served from the theater concessions. Pursuant to BMC Sections 23.310.020(B) (General Requirements Excluding Incidental Beer and Wine Service) and 23.310.030(A) (Alcoholic Beverage Service When Incidental to Food Service), the ZAB may approve use permits to commence distilled spirits alcoholic beverage sales or service. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, ZAB must make the required Findings of Public Convenience or Necessity. The project would also be subject to alcohol service standards included in the Conditions of Approval, and must operate as a bona fide eating place, as defined by the ABC. There are 40 existing Alcoholic Beverage Control (ABC) Type 47 (On-Sale General-Eating Place) licenses issued to establishments within 1000 feet of the project site.

Findings of Public Convenience or Necessity:

1. *The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.*
2. *The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.*
3. *If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.*
4. *If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.*
5. *The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.*

The allowance of distilled spirits sales and service with theater concessions in the project would provide a wider range of alcoholic menu options to theater patrons that are customarily available to live theatrical venues. Such expanded menu choices would contribute to the economic success of the theater over a concessions menu that only offers beer and wine. The addition of distilled spirits to the concessions offerings would also increase business revenue, resulting in increased tax revenue for the City.

The project site is within 1,000 feet of Berkeley High School, at Allston Way and Milvia Street, and Constitution Square, on Shattuck Avenue between Center Street and Allston Way, which is well-used by the public and patrons of the nearby food establishments for gathering and eating. There are 40 existing ABC Type 47 licenses issued to establishments within 1,000 feet of the project site. The Berkeley Police Department has reviewed the proposal and noted that there are no alcoholic beverage violations against the property owner, that the proposed mixed-use project appears to fit within the general character of the existing uses in the neighborhood,

and that the project would not likely increase crime or calls for service in the area. (See Attachment 6, Berkeley Police Department Alcohol License Recommendation)

Therefore, staff recommends approval of this permit. Alcohol service standards are included in the Conditions of Approval for the permit, and the applicant would be required to meet applicable ABC standards for the license type.

VI. Other Considerations

The analyses of conformance with district purposes, use permit findings for non-detriment, and the Downtown Area Plan (adopted 2012) goals and policies are provided for Board consideration. The proposed project is HAA-compliant. The following permits have been determined by the City to be included in the Base Project of the proposal, and are subject to findings in Section 65589.5(j) of the HAA in order to deny or reduce the density of the project. See section III.D for discussion of the HAA. The C-DMU District permit findings and General Non-Detriment findings discussed in sections VI.A and VI.B are provided for all permits, in addition to specific findings other permits.

A. Findings for Use Permits in C-DMU District: Pursuant to BMC Section 23.204.130(I), in order to approve any Use Permit in the district, the Board must make the findings that the proposed use or structure:

6. *Is compatible with the purposes of the district:*

   The project would include 211 dwelling units, 22 affordable units, 313 bedrooms, a 24,273-square-foot live theater facility, 22,539 square feet of usable open space, no vehicular parking, and 113 bike parking spaces. The project is located in Downtown Berkeley, is within walking distance of the University of California, Berkeley campus, and is well served by transit – the Downtown Berkeley BART station is located one block away from the site, and multiple Alameda County Transit lines run along Shattuck Avenue (approximately 100 feet away).

   The purpose of the C-DMU Downtown Mixed-Use District is to implement the vision and goals of the Downtown Area Plan (DAP). Summarized below are the principal goals of the DAP that are applicable to the project, in each of the main areas of concentration: Environmental Sustainability and Access, Land Use, Housing and Community Health and Services, Economic Development, Historic Preservation and Urban Design, and Streets and Open Space.

   - Environmental Sustainability and Access. *DAP goals: Integrate environmentally sustainable development and sustainability best practices; encourage high density, highly livable development to utilize regional transit and improve the availability of diverse walk-to destinations; promote "green" buildings; promote ecologically beneficial landscaping and stormwater features; minimize waste generated Downtown; improve options that increase access to Downtown on foot, by bicycle, and via transit; provide parking to meet the needs of Downtown,*

while discouraging commuter parking; promote transit as an efficient, attractive choice and as a primary mode of travel.

The project would be a high-density development with no vehicular parking, in proximity to regional transit, shops and amenities, and would provide more housing in the Downtown to increase access to local services and amenities by foot, by bicycle and via transit, while promoting public transit as an efficient and attractive choice through its location and through its Transportation Demand Management measures and other associated Conditions of Approval. The project is designed to achieve a LEED Platinum rating. The project would comply with the State's Model Water Efficient Landscape Ordinance (MWELO), and would feature a number of native plant species in its landscape palette.

- Land Use. *DAP goals: Encourage a thriving, livable Downtown that is a focal point for the city and a major destination for the region, with a unique concentration of housing, jobs and cultural destinations near transit, shops and amenities; new development contributes fair share toward Downtown improvements; cultivate Downtown as an attractive residential neighborhood with a range of housing opportunities, with an emphasis on affordable housing and family housing; new development enhances Downtown's vitality, livability, sustainability, and character through appropriate land use and design; enhance Downtown as a center for employment and innovative businesses.*

- Housing and Community Health and Services: *DAP Goals: Encourage Downtown as a thriving, livable, diverse residential neighborhood with a mix of supportive uses; offer diverse housing opportunities for persons of different ages and incomes, households of varying size, and persons of varying abilities; preserve existing affordable housing Downtown, and expand the supply of affordable housing to low-income, very low-income and working-class households in Downtown.*

- Economic Development: *DAP Goals: Make Downtown a more attractive regional destination, by building on Downtown's unique blend of cultural, historic, entertainment and by promoting successful retail businesses and other attractions with daytime and nighttime populations to support them; make Downtown more attractive and economically successful, encourage place-making through the preservation of historic buildings, street and open space improvements, and high-quality new construction; Invest in civic improvements (such as streets, open spaces, and community facilities) to enhance Downtown as a place to live, work, and visit; Increase the number of Downtown jobs that go to Berkeley residents, and support the development of job skills for Berkeley residents – especially Berkeley's youth; serve the housing needs of all income groups and provide a growing base of residents who support a broad range of Downtown retail and other business.*

  The project would introduce 211 new residential units, in a mix of unit sizes – studio, two-bedroom and four-bedroom units – and 22 very low-income units to

the neighborhood, to help broaden the range of household incomes in the area and contribute to diversifying housing opportunities for households of different ages, incomes, varying sizes, and abilities in the Downtown.

The project features a 24,273-square-foot live theater facility that would contribute to the Downtown's appeal as a major destination for the region, with a unique concentration of housing, jobs and cultural destinations near transit, shops and amenities, enhancing the area's vitality, livability, sustainability, and character while preserving the character of the Downtown Historic neighborhood.

- Historic Preservation and Urban Design: *DAP goals: Conserve Downtown's historic resources and unique character and sense of place; enhance areas of special character in Downtown, such as clusters of historic resources; provide continuity and harmony between the old and the new in the built environment; improve the visual and environmental quality of Downtown, with an emphasis on pedestrian environments that are active, safe and visually engaging.*

  The LPC evaluated the project design's consistency with DAP Design Guidelines and its impact to the Shattuck Avenue Downtown Historic District resource, and conditioned the project approval to provide further design refinements and to implement site/historic preservation measures, in order to enhance compatibility of building design with the Historic District.

- Streets and Open Space: *DAP Goals: Enhance public open spaces and streets to benefit pedestrians, improve Downtown's livability, and foster an exceptional sense of place; promote watershed health through the use of ecologically beneficial landscaping and other features; adequately fund Streets and open space improvements, maintenance, and cleaning; new development contributes to greenery and open space*.

  The project's 24,273-square-foot live theater facility, 211 residential units, and two public parklets on Kittredge Street would increase the number of residents in the neighborhood and would provide a new destination for both local and non-local patrons, helping to improve the Downtown neighborhood's livability and to foster an exceptional sense of place. The project would provide 12,539 square feet of private open space for residents that would comply with the State's MWELO requirements. In addition, the project would be required to contribute to the Streets and Open Space Improvement Plan (SOSIP) fund via Condition of Approval.

7. *Is compatible with surrounding uses and buildings.*

   The project site currently contains a movie theater that ceased operations in 2021. Uses on the surrounding properties include retail, an art center, an event venue public parking, restaurant, and multi-family residential. The project features a live theater facility and multi-family residential units, a similar mixture of uses that already exists on the site and in the vicinity. Thus, the project would not introduce new land

uses that do not already exist in the Downtown, and would further the vision and goals of the DAP. The LPC approved the project with conditions for further design refinement and historic preservation requirements, and deemed the project consistent with DAP design guidelines.

B. General Non-Detriment Finding: BMC Section 23.406.040 states that before the ZAB approves an application for a Use Permit, it must find that the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Shadows: According to the shadow studies submitted for the project (See Attachment 2, Project Plans – Sheets G008 through G010). New shadow impacts would occur 1) in the summer months and fall months around noon and in the hours before sunset on the mixed-use residential building at 2134 Allston Way to the north and the mixed-use residential buildings at 2220-40 Oxford and 2165-77 Kittredge Streets to the east; and 2) in the winter months in the hours before sunset on the mixed-use residential buildings at 2161 Allston Way and 2173-75 Allston Way to the northeast. All other new shadows would impact commercial buildings in the vicinity. The extent of the new shadow impact from the project on the site's adjacent areas would not be unreasonable for a development in the dense, downtown district that allows building heights up to 60-foot, with zero to five-foot setbacks from property lines, by right.

Non-Detriment: The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring that the project meets the non-detriment finding.

C. Administrative Use Permit for Architectural Projections to Exceed Height Limit: Pursuant to BMC Section 23.304.050(A) an Administrative Use Permit for architectural elements, such as mechanical penthouses, elevator equipment rooms or stair towers, that would exceed the maximum height limit. Such projections are limited to no more than 15 percent of the average floor area of all of the building's floors and cannot be used as habitable space or for commercial purposes. The project proposes stair and elevator elements on the roof of the Base Project that represent less than the 15 percent threshold, as shown in the Base Project diagrams on sheet G002.A.

D. Use Permit to Reduce Setbacks: Pursuant to BMC Section 23.204.130(E)(3), the ZAB may approve a permit to modify setbacks upon finding that the modifications will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

The project requests reduced front, side and rear setbacks above 20 feet in building height in the Base Project. The findings in this section are not applicable to reduced setbacks above 75 feet building height that are requested waivers in the Proposed

Density Bonus Project. The setback encroachment in the Base Project would result in a minimal contribution to new shadow impact relative to the increase in shadow impact from the Density Bonus project height and reduced setbacks that are requested as waivers. See section VI.C for shadow study analysis. Thus, the setback reduction the Base Project would not unreasonably limit solar access.

A wind study was not provided to satisfy this finding. However, wind studies have been prepared for projects in the vicinity that are much taller and have similar setback reductions, and which can be used for reference analysis. A Wind and Comfort Impact Analysis was prepared in March, 2022 for an approved use permit at 2190 Shattuck, a site that is one block to the east of the subject site, for a 25-story building proposal with zero to five-foot setbacks up to 268 feet in height, that concluded that the building would not cause significant additional wind impact on the street level at Shattuck Avenue and Allston Way. Staff believes that the proposal at 2113-15 Kittredge for an 18-story building with similar setback reductions up to 203 feet in height, would also result in insignificant changes to wind patterns on the sidewalk at the site along Kittredge Street.

VII. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board **APPROVE** Use Permit #ZP2022-0144, pursuant to BMC Section 23.406.040.

Attachments:
1. Findings and Conditions
2. Project Plans, received November 8, 2023
3. Findings and Conditions for Landmark application #LMIN2022-0001, October 5, 2023 LPC hearing
4. Air Quality Assessment, dated November, 2023
5. San Francisco Bay RWQCB Oversight Agreement, dated November 16, 2023
6. Berkeley Police Department Alcohol License Recommendation, dated September 29, 2023
7. Downtown Area Plan MMRP
8. Notice of Public Hearing
9. Comment Letter – Everone, received January 2, 2024

Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

2113-15 Kittredge Street

Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.

PERMITS REQUIRED

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits
- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits, when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Concession to reduce Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
- Concession to reduce landscaped Usable Open Space requirement – to provide 5 percent, where 40 percent is required
- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
- Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Attachment 2, Plan Set)
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to five feet, four inches, where five feet maximum is required, at 0-20 feet building height
- Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required

- Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

The project meets the requirements under CEQA Guidelines Section 15331 for rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The project meets the requirements under CEQA Guidelines Section 15332, as follows:

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

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

II. DENSITY BONUS FINDINGS

1. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

A. Under the City's methodology for implementing density bonuses, the "base project" consists of 141 units;
B. The project will provide at least 22 Very Low-Income (VLI) qualifying units in the 141-unit "base project";
C. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus two concessions or incentives. This equates to a density bonus of 70 units (71 units maximum) above the Base Project, for a total of 211 units (212 units maximum).

2. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:
   A. Concession to Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
   B. Concession to reduce the landscaped Usable Open Space requirement – to provide 5 percent, where 40 percent is required

3. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concession is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession will result in identifiable and actual cost reduction; 2) approval of the concession will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) will not be contrary to State or Federal law.

4. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
   A. Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
   B. Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Attachment 2, Plan Set)
   C. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum, where five feet maximum is required, at 0-20 feet building height
   D. Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required
   E. Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

   These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

5. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds approval of waivers is required 1) construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

III. FINDINGS FOR APPROVAL

6. The Housing Accountability Act §65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local

agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:

A. The development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and
B. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

The project includes construction of 211 dwelling units. Because the base project would comply with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified by staff.

7. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

A. The project is consistent with all applicable C-DMU District standards and qualifies for waivers and concessions for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;
B. New shadow impacts will occur 1) in the summer months and fall months around noon and in the hours before sunset on the mixed-use residential building at 2134 Allston Way to the north and the mixed-use residential buildings at 2220-40 Oxford and 2165-77 Kittredge Streets to the east; and 2) in the winter months in the hours before sunset on the mixed-use residential buildings at 2161 Allston Way and 2173-75 Allston Way to the northeast. All other new shadows will impact commercial buildings in the vicinity. The extent of the new shadow impact from the project on the site's adjacent areas is not unreasonable for a development in the dense, downtown district that allows building heights up to 60-foot, with zero to five-foot setbacks from property lines, by right.
C. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring that the project meets the non-detriment finding.

IV. OTHER FINDINGS FOR APPROVAL

8. As required by BMC Section 23.326.070(A), in order to approve a Use Permit to demolish a commercial structure, the Zoning Adjustments Board finds that:

A. The proposed demolition of the existing landmarked movie theater building will not be materially detrimental to the commercial needs and public interest of the neighborhood because the proposed project will replace the eliminated commercial floor area with a mixed-use building that has more commercial space than the existing building, and will provide a significant amount of new dwelling units, to bring more diversity of services to residents and workers in the vicinity and new housing to the neighborhood and the City at large.
B. The existing structure to be demolished is a 10,880-square-foot movie theater. This commercial use will be replaced by a 24,273-square-foot live theater facility, 211 units of new residential units, and two new parklets directly in front of the building, in the public

right-of-way on Kittredge Street. The demolition is required in order to allow the proposed mixed-use project to be built.

C. The proposed demolition referral and Structural Alteration Permit were approved by the Landmarks Preservation Commission (LPC) on October 5, 2023.

9. As required by BMC Sections 23.310.020(B) and 23.310.030(A), in order to approve permits to commence distilled spirits alcoholic beverage sales or service when incidental to food service, the Zoning Adjustments Board finds that:

A. There are 40 existing Alcoholic Beverage Control (ABC) Type 47 (On-Sale General-Eating Place) licenses issued to establishments within 1000 feet of the project site.

B. The Findings of Public Convenience or Necessity can be made because:

1. The allowance of distilled spirits sales and service with theater concessions in the project will provide a wider range of alcoholic menu options to theater patrons that are customarily available to live theatrical venues. Such expanded menu choices will contribute to the economic success of the theater over a concessions menu that only offers beer and wine. The addition of distilled spirits to the concessions offerings will also increase business revenue, resulting in increased tax revenue for the City.
2. The project site is within 1,000 feet of Berkeley High School, at Allston Way and Milvia Street, and Constitution Square, on Shattuck Avenue between Center Street and Allston Way, which is well-used by the public and patrons of the nearby food establishments for gathering and eating. The Berkeley Police Department has reviewed the proposal and noted that there are no alcoholic beverage violations against the property owner, that the proposed mixed-use project appears to fit within the general character of the existing uses in the neighborhood, and that the project will not likely increase crime or calls for service in the area.

C. The project will be subject to alcohol service standards included in the Conditions of Approval, and must operate as a bona fide eating place, as defined by the ABC.

10. As required by Section 23.204.130(I) of the BMC, the Zoning Adjustments Board finds that the proposed use or structure:

A. *Is compatible with the purposes of the district to implement the vision and goals of the Downtown Area Plan (DAP)*:

1. Environmental Sustainability and Access: The project will be a high-density development with no vehicular parking, in proximity to regional transit, shops and amenities, and will provide more housing in the Downtown to increase access to local services and amenities by foot, by bicycle and via transit, while promoting public transit as an efficient and attractive choice through its location and through its Transportation Demand Management measures and other associated Conditions of Approval. The project is designed to achieve a LEED Platinum rating. The project will comply with the State's Model Water Efficient Landscape Ordinance (MWELO), and will feature a number of native plant species in its landscape palette.
2. Land Use, Housing and Community Health and Services, Economic Development: The project will introduce 211 new residential units, in a mix of unit sizes – studio, two-bedroom and four-bedroom units – and 22 very low-income units to the neighborhood, to help broaden the range of household incomes in the area and contribute to diversifying housing opportunities for households of different ages, incomes, varying sizes, and abilities in the Downtown.

The project features a 24,273-square-foot live theater facility that will contribute to the Downtown's appeal as a major destination for the region, with a unique concentration of housing, jobs and cultural destinations near transit, shops and amenities, enhancing the area's vitality, livability, sustainability, and character while preserving the character of the Downtown Historic neighborhood.

3. Historic Preservation and Urban Design: The LPC evaluated the project design's consistency with DAP Design Guidelines and its impact to the Shattuck Avenue Downtown Historic District resource, and conditioned the project approval to provide further design refinements and to implement site/historic preservation measures, in order to enhance compatibility of building design with the Historic District.
   Streets and Open Space: The project's 24,273-square-foot live theater facility, 211 residential units, and two public parklets on Kittredge Street will increase the number of residents in the neighborhood and will provide a new destination for both local and non-local patrons, helping to improve the Downtown neighborhood's livability and to foster an exceptional sense of place. The project will provide 12,539 square feet of private open space for residents that will comply with the State's MWELO requirements. In addition, the project would be required to contribute to the Streets and Open Space Improvement Plan (SOSIP) fund via Condition of Approval.

B. *Is compatible with surrounding uses and buildings:* The project site currently contains a movie theater that ceased operations in 2021. Uses on the surrounding properties include retail, an art center, an event venue public parking, restaurant, and multi-family residential. The project features a live theater facility and multi-family residential units, a similar mixture of uses that already exists on the site and in the vicinity. Thus, the project will not introduce new land uses that do not already exist in the Downtown, and will further the vision and goals of the DAP. The LPC approved the project with conditions for further design refinement and historic preservation requirements, and deemed the project consistent with DAP design guidelines.

11. As required by Section 23.304.050(A) of the BMC, the Zoning Adjustments Board finds that:

A. The project proposes stair and elevator elements (non-habitable, by definition) on the roof of the Base Project that represent less than the 15 percent threshold, as shown in the base project diagrams on sheet G002.A.

B. A Wind and Comfort Impact Analysis was prepared in March, 2022 for an approved use permit at 2190 Shattuck, a site that is one block to the east of the subject site, for a 25-story building proposal with zero to five-foot setbacks up to 268 feet in height, that concluded that the building will not cause significant additional wind impact on the street level at Shattuck Avenue and Allston Way. The Project, which consists of an 18-story building with similar setback reductions up to 203 feet in height, will similarly not result in significant changes to wind patterns on the sidewalk at the site along Kittredge Street.

V. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. Conditions Shall be Printed on Plans

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

2. Compliance Required (BMC Section 23.102.050)

All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.

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

A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

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

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

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

A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)
Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)
No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)
The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

VI. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.406.040.E, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:**

☐ **Project Liaison** _____
Name Phone #

11. Final Design Review at Landmarks Preservation Commission (LPC). The Project requires approval of a Final Design Review application by the LPC.

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

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

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

irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

14. 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.

15. Compliance with Conditions of Approval and Environmental Mitigations. The building permit application is subject to verification of compliance of these Conditions of Approval and the Downtown Area Plan Mitigation Monitoring and Reporting Program (Attachment 7). The applicant shall be responsible for demonstrating compliance with all conditions of approval 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.

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

16. 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.

17. 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.

18. 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.

19. 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.

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

A. Environmental Site Assessments:

1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
   - All new commercial, industrial and mixed use developments and all large improvement projects.
   - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
   - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf

2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.

3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

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

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

Prior to Issuance of Any Building (Construction) Permit

21. Percent for Public Art: Consistent with Chapter 23.316, 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.

22. Affordable Housing Mitigation Fee: Consistent with BMC 22.20.065 and fee resolution No. 68,074-N.S., 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, or provide an alternative to the fee payment as permitted by the BMC. Payment of the AHMF may be reduced if paid prior to the building permit per resolution No. 68,074-N.S., and shall be paid no later than prior to the issuance of a certificate of occupancy for the project.

23. 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.

24. Interior Noise Levels. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.

25. Streets and Open Space Improvement Plan: Street Frontage Improvements. Streets and Open Space Improvement Plan: Street Frontage Improvements. Consistent with the Downtown Streets and Open Space Improvement Plan (SOSIP) (or subsequent iterations as adopted by the City), the developer shall construct improvements along Kittredge Street, to the centerline. Such improvements shall be included with the building permit submittal, designed and constructed as directed by the Public Works and Fire Departments, and constructed prior to certificate of occupancy.

26. Streets and Open Space Improvement Plan: Impact Fee: As required by BMC Section 23.204.130.F, the project shall pay an impact fee to implement the Streets and Open Space Improvement Plan (SOSIP) per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund (SOSIF), or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the project's "Gross Floor Area" as defined in BMC Section 23.502, less any existing Gross Floor Area removed as part of the project.

27. Green Building Certification. The applicant shall submit 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 shall include proof of payment of the registration/application fee to the organization administering the green building certification system (e.g. USGBC/GBCI for LEED, Build It Green for GreenPoint Rated, etc.), a copy of the updated green building checklist that reflects anticipated points, and a statement from the appropriate project team professional (e.g. LEED Accredited Professional, GreenPoint Rater, etc.) verifying that the project is on track for certification at the required level or above. The submitted green building checklist must be a type that is appropriate for the project and a version that is being accepted by the organization granting the green building certification at the time of building permit application. Whenever applicable, measures from the green building checklist shall be incorporated and noted on site plans.

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

USE	AFFORDABLE UNITS or FEE	
Office, Research + Development, Restaurant/Retail, Hotel	1 unit per 52,859 gross square feet	$6.06 per gross square foot
Industrial/Manufacturing, Warehouse/Storage (except "self-storage"	1 unit per 105,719 gross square feet	$3.03 per gross square foot
Self-Storage	1 unit per 54,432 gross square feet	$5.88 per gross square foot

The requirement may be satisfied by:

Housing Production - Applicant shall cause to be constructed in the City of Berkeley no less than 0 additional housing affordable to households with income at 30 percent of the SMSA median income. Applicant must have site control and Use Permit approval for the required Affordable Housing project prior to receipt of the building permit for this non-residential project, and must secure an Occupancy Permit for the required Affordable Housing project no later than 18 months from the receipt of the Occupancy Permit for this non-residential project.

-OR-

In-Lieu Fee - Applicant shall pay an equivalent in-lieu impact fee in the amounts and according to the schedule listed below (13,393 net gross square feet x $6.06 = $81,161.58 total fee):

Prior to Building Permit	$27,054
Prior to Occupancy Permit	$27,054
1 Year from Occupancy Permit	$27,054

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

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

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

USE	FEE
Office, Restaurant/Retail	$1.68 per gross square foot
Industrial/Manufacturing	$1.01 per gross square foot
Hotel/lodging	$2.02 per gross square foot
Warehouse/Storage	$0.83 per gross square foot
Research & Development	$1.08 per gross square foot

In-Lieu Fee. Applicant shall pay a fee into the City's Child Care Operating Subsidy account in the amounts and according to the schedule listed below (13,393 net gross square feet x $1.68 = $22,500.24 total fee:

Prior to Building Permit	$7,500
Prior to Occupancy Permit	$7,500
1 Year from Occupancy Permit	$7,500

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

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

30. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS). 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. (Project required to meet applicable code at time of building permit application, if different from above.).

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 (ETo) for Berkeley is 41.8.

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). The building permit plan set submission shall include a cover sheet declaration: "Natural Gas-Free Design as required by BMC Chapter 12.80."

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).

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

Prior to Demolition or Start of Construction:

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

During Construction:

36. 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.

37. 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.

38. 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.

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

A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

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

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

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
B. Consistent with the assumptions included in the *Air Quality Assessment* prepared by ESA on November 2023 (Refer to Appendix X), all off road equipment shall be equipped with Tier 4 engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction consistent with equipment list included in the *Air Quality Assessment*, 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.

41. Soil/Groundwater Contamination. The project proponent shall provide documentation of from compliance from the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) with the SFBRWQCB Oversight Agreement, dated November 16, 2023, prior to the commencement of any ground disturbing activity. (See Attachment 5.)

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.

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.

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.

45. Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

46. 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.

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

A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

48. 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.

49. 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.

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.

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:

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the

property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).

H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.

I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

J. 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.

K. 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.

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.

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.

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.

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.

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.

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.

Prior to Final Inspection or Issuance of Occupancy Permit:

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

59. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit, subject to any minor reductions in unit count and net square footage that may be required to ensure building code compliance, as approved by the Building and Safety Division. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **November 8, 2023**, except as modified by conditions of approval.

60. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Section 23.322.060 have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Section 23.322.060 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in this section:

A. New construction that results in an off-street total of more than 25 publicly available parking spaces shall install dynamic signage to Transportation Division specifications, including real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System; or equivalent, as determined by the Land Use Division in consultation with the Transportation Division. The information panels shall be shown in the construction drawings and shall be installed prior to occupancy.

B. For any new building with residential units or structures converted to a residential use, required parking spaces shall be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents 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 Certificate of Occupancy or final inspection.

C. For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one unlimited local bus transit service pass for units with one to two bedrooms, and two unlimited local bus transit service passes for units with three bedrooms or more; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents.

D. For residential structures constructed or converted from a non-residential use that provide off-street parking, vehicle sharing spaces shall be provided in the amounts shown in BMC Table 23.322-6, to be offered to vehicle sharing service providers at no cost, for as long as providers request the spaces, and otherwise consistent with BMC Section 23.322.060(D).

61. 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 it 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.

BELOW MARKET RATE UNITS

62. Number of Below Market Rate Units. The project shall provide **22 Very Low-Income** rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915) as well as to comply with the Affordable Housing Mitigation Fee, BMC Section 22.20.065.D. The BMR Units shall be designated in the Regulatory Agreement and 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 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.

63. 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 maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low-income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged

for comparable units in the development. 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.

64. Affordable Housing: Below Market Rate Program. In addition, affordable units must adhere to the administrative guidelines for the City's Below Market Rate program. These guidelines can be found online at https://berkeleyca.gov/community-recreation/affordable-housing-berkeley/below-market-rate-rental-information-owners-and.The guidelines are updated annually by HHCS and posted online. Please note the following key provisions from the guidelines:

A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).
B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
C. BMR units will be provided for the life of the project under Section 22.20.065.

65. 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

66. 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.

67. Affordable Housing. Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023. (A) Residential housing projects for the construction of five or more Dwelling Units; (B) Residential housing projects for the construction of one to four new Dwelling Units, when such Units are added to an existing one to

four-unit property, which has been developed after August 14, 1986, and the resulting number of units totals five or more. All Units in such a property are subject to the requirements of this chapter; (C) Residential housing projects proposed on lots whose size and zoning designation is such to allow construction of five or more Dwelling Units.

68. Affordable Housing – Density Bonus. 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.

At All Times:

69. Transportation Demand Management Compliance. A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).

70. 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.

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

72. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Landmarks Preservation Commission approval.

73. 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.

74. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.

75. 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.

76. 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.

77. 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.

78. Transit Subsidy Condition. If 10 or more employees, the business operator 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.

ALCOHOLIC BEVERAGE SERVICE CONDITIONS (on-site)

79. The Food Service Establishment shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control (ABC).

80. Alcoholic beverage service shall be "incidental" to the primary food service use, as defined in Zoning Ordinance 23.502. An incidental use shall not exceed twenty-five percent (25%) of the floor area of the primary use, and if it consists of the commercial sales of a different line of products or services than the primary use, such incidental use may not generate gross receipts in excess of 33 percent of the gross receipts generated by the primary use.

81. Alcohol beverage service shall be only be allowed as part of a "bona fide eating place" making "actual and substantial sales of meals," and stringently enforces this requirement as determined and required by the ABC.

82. The service of alcohol shall be limited to normal meal hours (per ABC) during the restaurant's hours of operation. Patrons may only purchase food or finish drinks already purchased within the approved service hours. The Zoning Adjustments Board shall approve any change in the hours of restaurant operations and/or alcohol service (except decreased hours in compliance with applicable ABC regulations). Hours of operation are subject to review and amendment by the Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.

83. During operating hours, 100 percent of the service area shall be designed and used for and must possess the necessary utensils, and condiment dispensers with which to serve meals to the public.

84. The sale of alcoholic beverages for consumption off the premises is prohibited.

85. There shall be no service or consumption of alcohol on the public right-of-way, unless authorized by a Public Works sidewalk seating permit.

86. All alcoholic beverages served to patrons must be served in durable restaurant tableware (i.e. cups or glasses). No beer or wine may be distributed in its original bottle or can, or in any other potentially disposable container.

87. There shall be no bar or lounge area upon the licensed premises maintained for the sole purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.

88. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Neither alcohol-dispensing facilities nor sign(s) advertising alcoholic beverages shall be visible from the public right-of-way. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

89. A Berkeley Police Department Crime Prevention Through Environmental Design (CPTED) survey shall be completed prior to commencing alcohol service.

90. All employees selling and/or serving alcohol, or directly supervising such sales and/or service, shall complete the Licensee Education on Alcohol and Drugs (LEAD) program, or another equivalent program offered or certified by the California Department of Alcoholic Beverage Control within 6 months of employment at the establishment. Employees who have completed the course within the last five (5) years shall be exempt from this requirement.

91. Employees shall not serve alcohol to patrons who appear to be inebriated or otherwise unable to behave in an orderly manner upon consuming alcohol.

92. Any operator of the licensed establishment shall not have had a prior licensed establishment that was the subject of verified complaints or violations regarding alcohol, public safety or nuisance statutes or regulations to be confirmed by the Zoning Officer prior to issuance or transfer of a business license at this location.

93. Fortified alcohol products (e.g., malt liquor), shall not be sold on the premises.

94. The applicant shall establish cash handling procedures to reduce the likelihood of robberies and theft.

95. At no time shall the operator rent the restaurant space to a third-party promoter.

96. The owner or operator of the establishment shall take reasonable measures to prevent disturbances by patrons in the immediate vicinity. Such measures shall include signs reminding patrons of nearby residences and requests not to congregate or loiter near such residences nor operate vehicles in a noisy manner on residential streets. The operator shall give surveillance to public areas near the establishment, keep such areas free of trash and litter, provide lighting, and otherwise attempt to prevent conduct that might disturb the peace and quiet of residences in the vicinity. Furthermore, the operator shall assume reasonable responsibility for ensuring that patrons do not block the entrance or interfere with pedestrian activity on the adjacent public sidewalk.

97. This Use Permit, including these and all other required conditions, shall be posted in conspicuous location, available for viewing by any interested party.

98. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health,

safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

2115 KITTREDGE ST

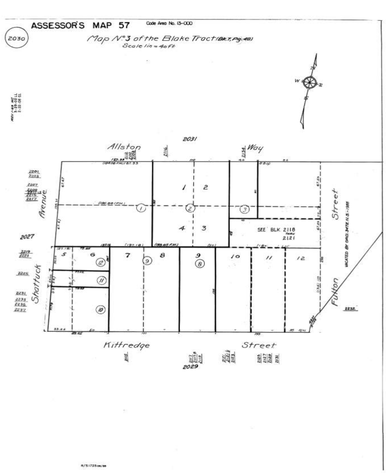
PROJECT LOCATION

5 G000 LOCATION MAP
NOT TO SCALE

PROJECT LOCATION

4 G000 VICINITY MAP
NOT TO SCALE

For Assessment Use Only



3 G000 ASSESSOR'S PARCEL MAP
12" = 1'-0"

ZONING CODE INFORMATION

SITE INFORMATION				
ADDRESS	2115 KITTREDGE ST BERKELEY, CA			
APN	057-2030-009			
ZONING DISTRICT	C-DMU			
OVERLAY / SPECIAL DISTRICT				
SEISMIC SAFETY				
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO	
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO	
HISTORIC INFO				
HISTORIC PRESERVATION				
LANDMARK / STRUCTURE OF MERIT	YES			
ENVIRONMENTAL SAFETY				
CREEK BUFFER	NONE	FIRE ZONE	1	
ENVIRONMENTAL MGMT AREA	YES	FLOOD ZONE	NO	

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW BASE PROJECT CALCULATION	NEW PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	13,500 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	8,680 SF	-	12,972 SF	12,016	
LOT COVERAGE	64%	-	96%	89%	
AREAS					
COMMERCIAL FLOOR AREA	10,880 SF		20,591 SF	24,273 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	91,100 SF	136,461 SF	
GROSS FLOOR AREA	10,880 SF	-	111,691 SF	160,734 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-	1 SQ.FT / 50 SF
		24,473 SF / 50 SF = 489 SF	-	712 SF	BMC TABLE 23.204-40
RESIDENTIAL USABLE OPEN SPACE	0 SF	146 UNITS X 80 SF = 11,680 SF	11,680 SF	-	80 SF/UNIT
		211 UNITS X 80 SF = 16,880 SF	-	12,539 SF	BMC TABLE 23.204-40
					DENSITY BONUS CONCESSION REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 16,880 = 6,752 SF		5% OF 17,369 = 910 SF	***DENSITY BONUS CONCESSION REQUESTED***
IMPERVIOUS SURFACE AREA	100%	-	100%	100%	
HEIGHT					
# STORIES	2	-	8	18	
MAX BLDG HEIGHT	60'-0" +	75'-0"	75'-0"	211'-04"	BMC:23.204-38: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= NO MIN.	0'	MIN 0' VARIES	
INTERIOR EAST	8'-4.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
INTERIOR WEST	11'-8.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0'- 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
REAR YARD SETBACK	2'-8"	0 - 20'-0" BLDG HT= NO MIN	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	0	-	-	133	
2-BEDROOM	0	-	-	66	
4-BEDROOM	0	-	-	12	
TOTAL	0	-	-	211	
BELOW MARKET RATE UNITS	0			22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-1
COMMERCIAL CAR PARKING	0	0	-	0	***NONE REQUIRED PER AB 2097***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	24,273 SF / 2,000 SF = 12	-	0	***DENSITY BONUS WAIVER REQUESTED***
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	313 / 40 = 8	-	8	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	2	313 / 3 = 105	-	105	1/3 BEDROOMS, BMC TABLE 23.322-90

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 141 (BASE UNITS) = 21.15 = 22

	MR	BMR	TOTAL
STUDIO:	119	14	133
2-BEDROOM:	59	7	66
4-BEDROOM:	11	1	12

6 G000 UNIT MIX
NOT TO SCALE

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

GDC01 - USE PERMIT - 11/08/23

1 G000 PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENTS. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 24,000 SF AT THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS SB330 DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 16TH, 17TH, AND 18TH FLOORS.

2 G000 PROJECT TEAM

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ktgy Project Number GDC01
Contact Elwin Wong
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Principal Jessica Musick
Designer

Gilbane
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2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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NOT FOR CONSTRUCTION

PROJECT INFORMATION

G000

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ABBREVIATIONS

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

ABBREVIATIONS

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

ABBREVIATIONS

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

ABBREVIATIONS

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

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWING INDEX, SYMBOLS & ABBREVIATIONS	•
G002.A	DENSITY BONUS CALCS - BASE	•
G002.B	DENSITY BONUS CALCS - PROPOSED	•
G003	LOT COVERAGE, USABLE OPEN SPACE CALCS	•
G004	EXISTING SITE PHOTOS	•
G005	THEATER FACADE PRESERVATION	•
G006	THEATER FACADE LIGHTING PROPOSAL	•
G007	STREET STRIP ELEVATION	•
G008	SHADOW STUDIES - DEC 22	•
G009	SHADOW STUDIES - JUNE 21	•
G010	SHADOW STUDIES - SEPT 22	•
G011	GREENPOINT RATED CHECKLIST	•
G012	TERRACE VIEWS AND PERSPECTIVES	•
G013	PERSPECTIVE CONTEXT RENDERINGS	•
G014	NIGHT RENDERING	•
CIVIL		
C000	NOTES, LEGEND, & ABBREVIATIONS	•
C001	TOPOGRAPHIC SURVEY	•
C100	DEMOLITION PLAN	•
C200	SITE AND GRADING PLAN	•
C201	ROUGH GRADING PLAN	•
C300	UTILITY PLAN	•
C400	STORMWATER MANAGEMENT PLAN	•
C500	CONSTRUCTION DETAILS	•
C501	CONSTRUCTION DETAILS	•
C502	CONSTRUCTION DETAILS	•
C503	CONSTRUCTION DETAILS	•
C600	WATER POLLUTION CONTROL DRAWINGS	•
C601	WATER POLLUTION CONTROL DETAILS	•
LANDSCAPE		
L100	CALGREEN CHECKLIST	•
L101	GROUND FLOOR MATERIALS PLAN	•
L101.1	FEATURE ALTERNATIVE DESIGN OPTIONS	•
L102	2ND FLOOR PLANS	•
L103	16TH FLOOR PLAN	•
L104	17TH FLOOR PLAN	•
L105	18TH FLOOR PLAN	•
L200	PLANTING SCHEDULE	•
L202	2ND FLOOR PLANTING PLAN	•
L203	16TH FLOOR PLANTING PLAN	•
L204	17TH FLOOR PLANTING PLAN	•

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
L205	18TH FLOOR PLANTING PLAN	•
L300	IRRIGATION SCHEDULE AND CALCULATIONS	•
L301	GROUND FLOOR IRRIGATION PLAN	•
L302	2ND FLOOR IRRIGATION PLAN	•
L303	16TH FLOOR IRRIGATION PLAN	•
L304	17TH FLOOR IRRIGATION PLAN	•
L305	18TH FLOOR IRRIGATION PLAN	•
L306	IRRIGATION DETAILS	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	BASEMENT 2 FLOOR PLAN	•
A102	BASEMENT 1 FLOOR PLAN	•
A103	GROUND FLOOR PLAN	•
A104	LEVEL 2 FLOOR PLAN	•
A105	LEVEL 3 FLOOR PLAN	•
A106	LEVEL 4 FLOOR PLAN	•
A107	LEVEL 5,7,9,11,13 FLOOR PLAN	•
A108	LEVEL 6,8,10,12,14 FLOOR PLAN	•
A109	LEVEL 15 FLOOR PLAN	•
A110	LEVEL 16 FLOOR PLAN	•
A111	LEVEL 17 FLOOR PLAN	•
A112	LEVEL 18 FLOOR PLAN	•
A113	ROOF FLOOR PLAN	•
A201	SOUTH EXTERIOR ELEVATION	•
A202	EAST EXTERIOR ELEVATION	•
A203	WEST EXTERIOR ELEVATION	•
A204	NORTH EXTERIOR ELEVATION	•
A205	EXTERIOR ELEVATION MATERIALS	•
A211	SOUTH FACADE LIGHTING & SIGNAGE	•
A212	EAST FACADE LIGHTING & SIGNAGE	•
A213	WEST FACADE LIGHTING & SIGNAGE	•
A214	NORTH FACADE LIGHTING SIGNAGE	•
A215	SOUTH FACADE SIGNAGE	•
A310	BUILDING SECTIONS	•

VIEW NO. ON SHEET / SHEET NO. — VIEW REFERENCE

SECTION REFERENCE

DETAIL SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH / TRUE NORTH — NORTH ARROW

REVISION CLOUD

KEY NOTE: SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE

WALL, FLR/CLG, AND ROOF TYPE

DOOR SYMBOL

WINDOW SYMBOL

PLUMBING FIXTURE / APPLIANCE SYMBOL

FINISH REFERENCE

DIMENSION TO FACE OF STUD, UNO

DIMENSON TO CENTERLINE

DIMENSON TO FACE OF FINISH

ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

SPOT ELEVATION

GRAPHIC SYMBOLS

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DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

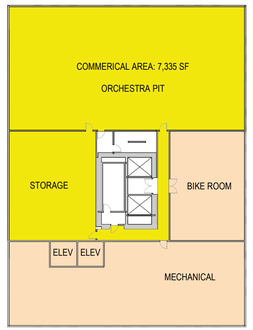
LEGEND:

COMMERCIAL AREA

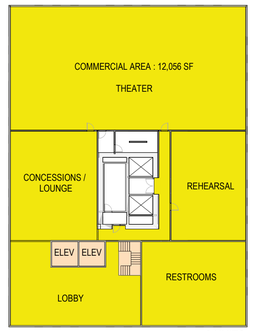
RESIDENTIAL AREA (BASE)

NON-QUALIFYING RESIDENTIAL AREA (BASE)

COMMERCIAL USABLE OPEN SPACE

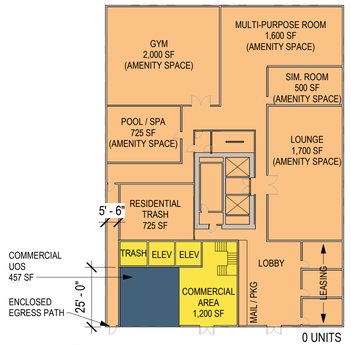


B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



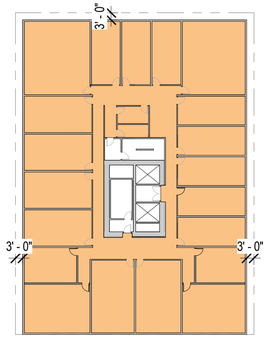
0 UNITS

B1 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



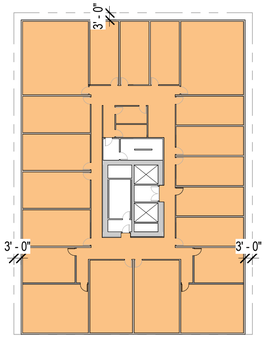
0 UNITS

1 1ST FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



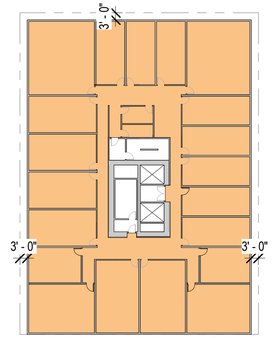
20 UNITS

2 2ND FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



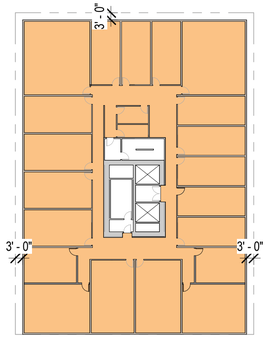
20 UNITS

3 3RD FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



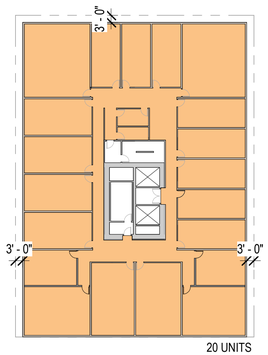
20 UNITS

4 4TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

5 5TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

6 6TH FLOOR
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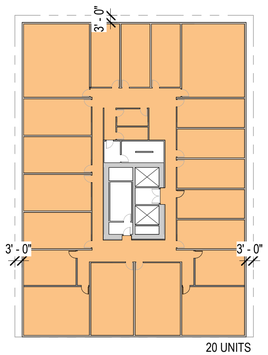

20 UNITS

7 7TH FLOOR
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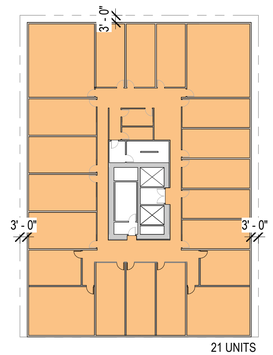

21 UNITS

8 8TH FLOOR
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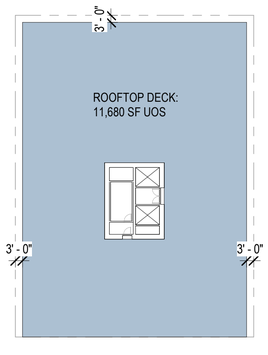

9 ROOFTOP DECK
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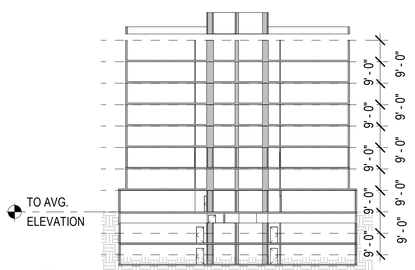

10 Density Bonus Base
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

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DENSITY BONUS CALCS - BASE

G002.A

DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

LEGEND:

- COMMERCIAL AREA
- COMMERCIAL UOS
- RESIDENTIAL AREA CONFORMING
- RESIDENTIAL AREA NON-QUALIFYING
- PRIVATE UOS
- RESIDENTIAL UOS

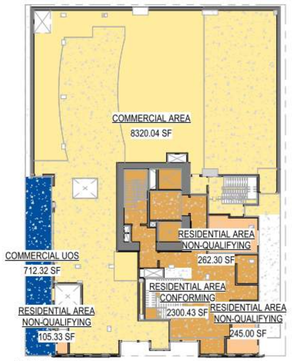
Base Project Square Footage	Floor	Residential Sq. Footage Proposed
0	basement 2	1345
0	basement 1	1798
11,664	first	2301
11,348	second	3417
11,348	third	4707
11,348	fourth	9733
11,348	fifth	9279
11,348	sixth	9269
11,348	seventh	9270
11,348	eighth	9269
	nineth	9270
	tenth	9269
	eleventh	9270
	twelfth	9269
	thirteenth	9270
	fourteenth	9269
	fifteenth	9270
	sixteenth	5363
	seventeenth	3473
	eighteenth	2353
91,100	TOTAL	136,461

Total Square Footage: 136,461

Proposed Units: 211

Average Unit Size: 647

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%



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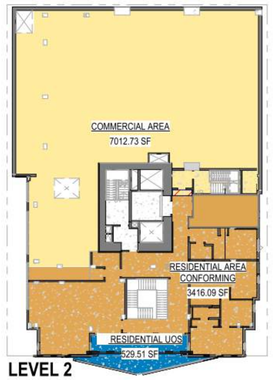

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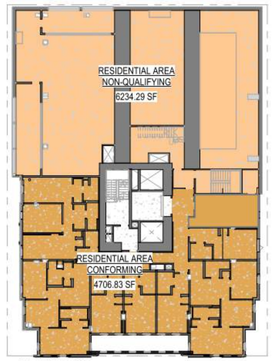

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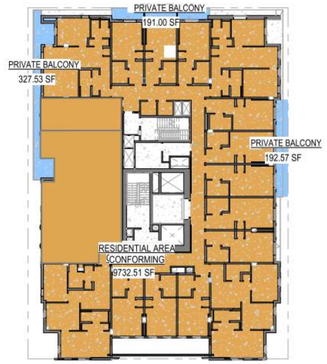

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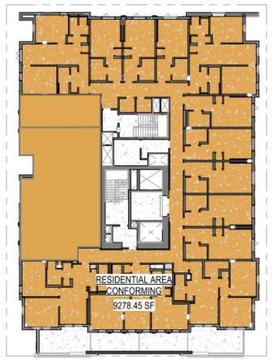

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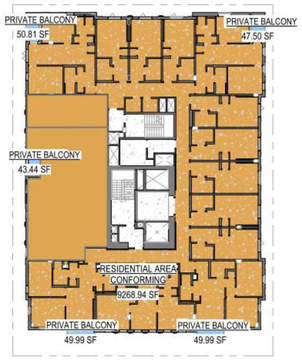

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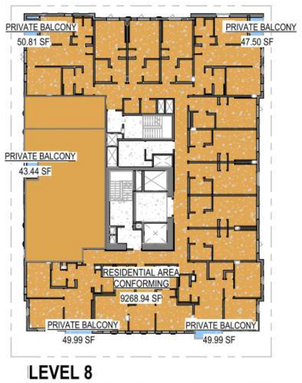

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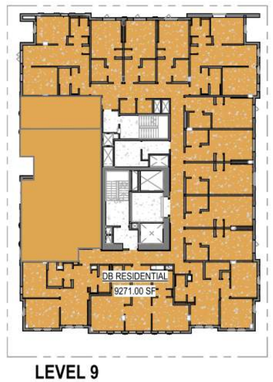

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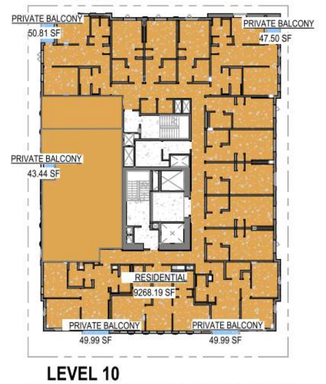

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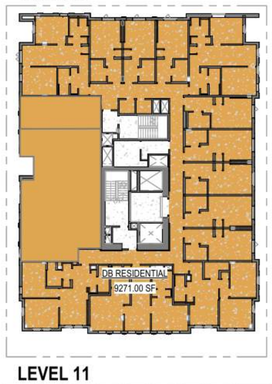

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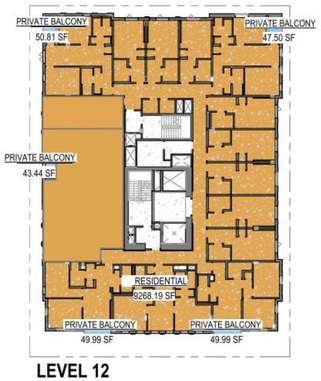

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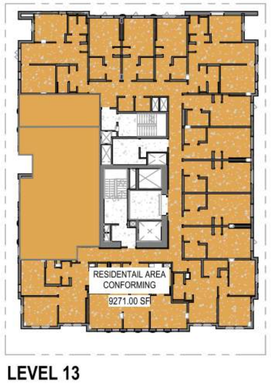

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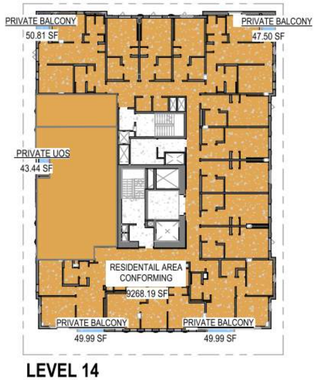

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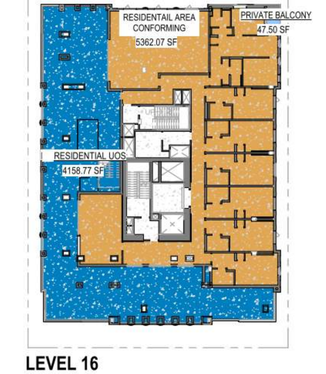

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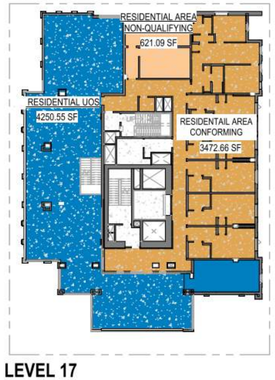

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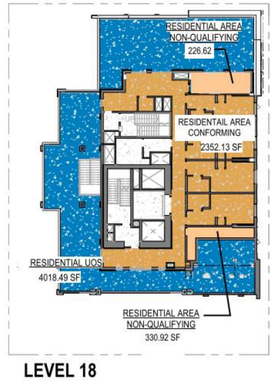

LEVEL 18

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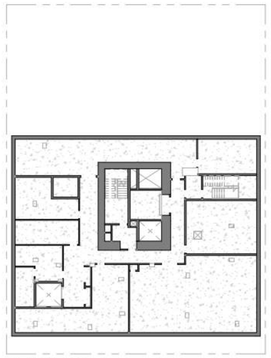
DENSITY BONUS CALCS - PROPOSED

G002.B



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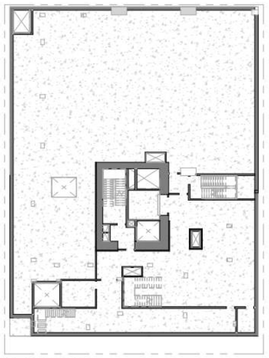

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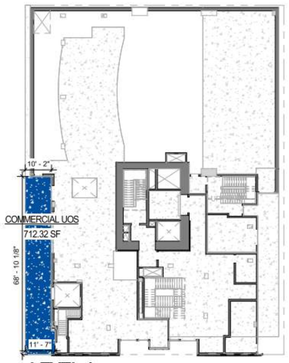

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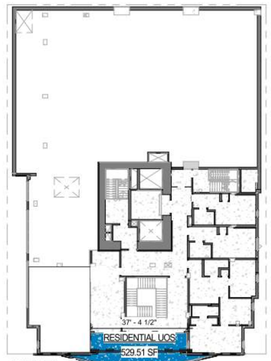

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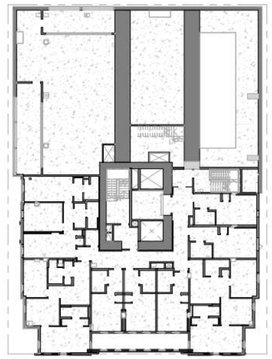

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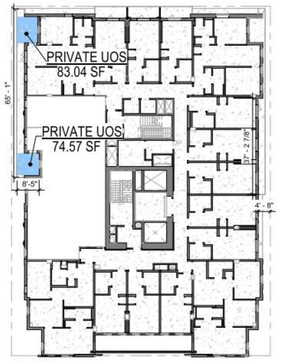

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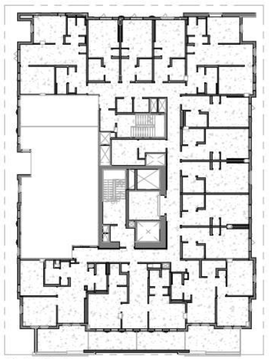

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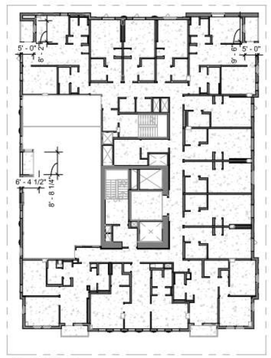

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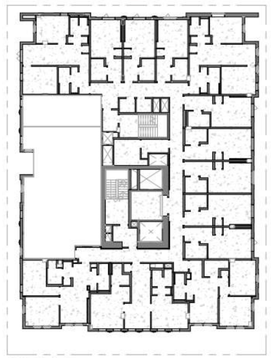

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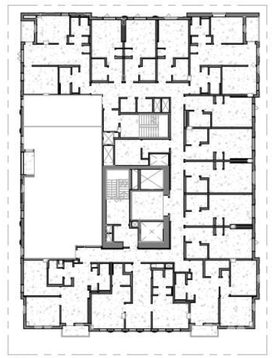

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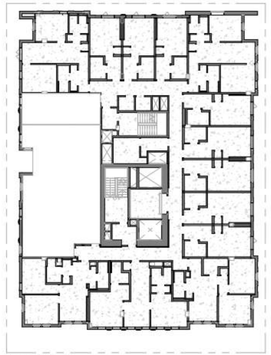

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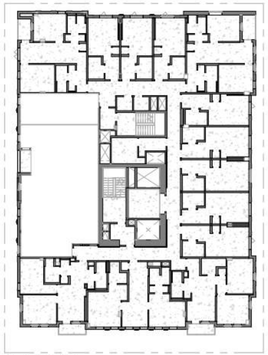

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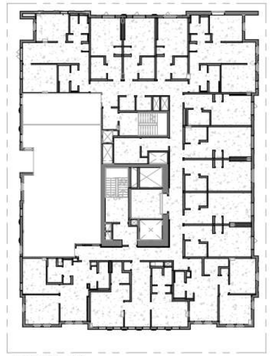

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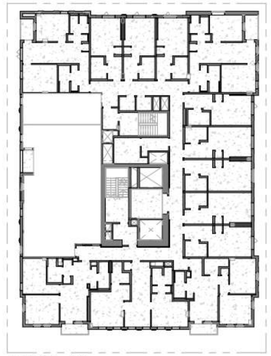

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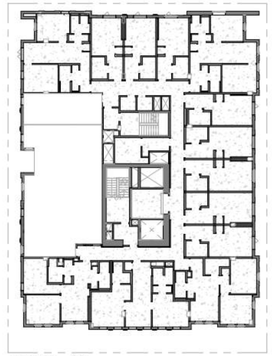

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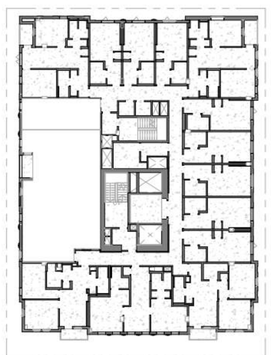

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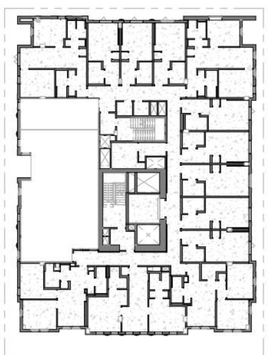

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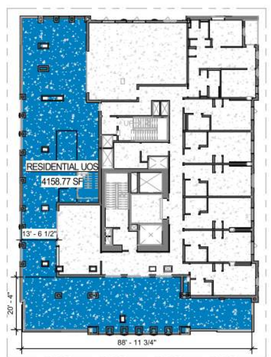
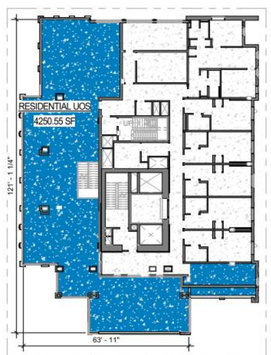


LEVEL 16 LANDSCAPE 163 SF



LEVEL 17 LANDSCAPE 441 SF

LEVEL 18 LANDSCAPE 278 SF

PROJECT DENSITY CALCULATIONS

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 sq. ft. of privately-owned public open space per 50 sq. ft. of commercial floor area.
*Each square foot of usable open space provided as privately-owned public open space is counted as two square feet of required on-site open space.

RESIDENTIAL:
80 FT PER UNIT
NOTE: PRIVATE BALCONIES LESS THAN 6FT IN WIDTH OR DEPTH NOT INCLUDED IN USABLE OPEN SPACE

UOS CALCS

NON-RESIDENTIAL USES
PROPOSED COMMERCIAL = 712 SF

RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 12,362 SF
PROPOSED PRIVATE = 157 SF
RESIDENTIAL TOTAL = 12,539 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 12,539 (COMMON) = 5,015 SF
PROPOSED: 7% OF 12,539 (COMMON) = 877 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only

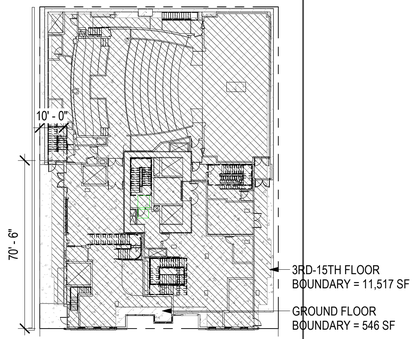
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF
COMMERCIAL UOS TOTAL		712.32 SF

Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only

Level	Name	Area
LEVEL 2	RESIDENTIAL UOS	529.51 SF
LEVEL 4	PRIVATE UOS	157.61 SF
LEVEL 16	RESIDENTIAL UOS	4158.77 SF
LEVEL 17	RESIDENTIAL UOS	4250.55 SF
LEVEL 18	RESIDENTIAL UOS	3443.31 SF
		12539.74 SF

LOT COVERAGE CALCUALTIONS

MAX. BLDG. BOUNDRY AREA	
11,517 SF + 546 SF	=12,063 SF
LOT SIZE	= 13,500 SF
LOT COVERAGE =12,063/13,500	**= 89%**



1 G003 GROUND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

BUILDING PROGRAM LEGEND:
- COMMERCIAL UOS
- DB RESIDENTIAL UOS

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510.272.2910

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Contact	Elwin Wong
Email	ewong@ktgy.com
Principal Designer	Jessica Musick

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA 94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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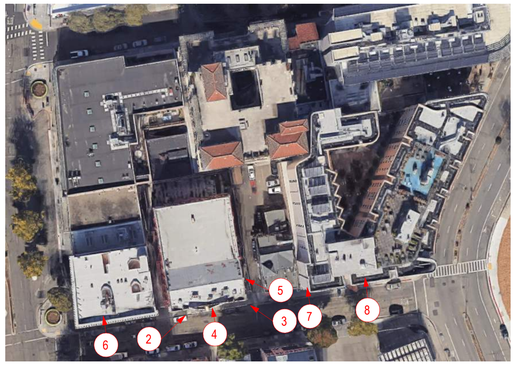
NOT FOR CONSTRUCTION

LOT COVERAGE, USABLE OPEN SPACE CALCS

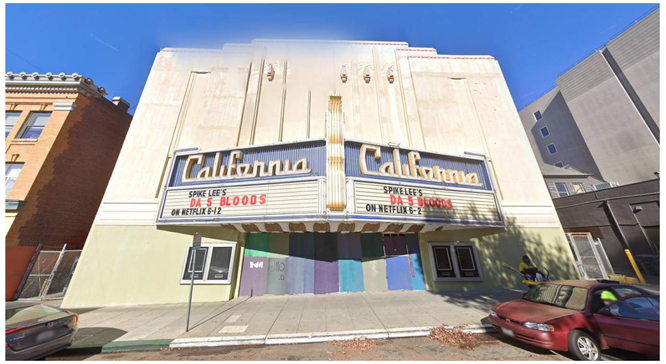
G003



1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"

2 STREET VIEW LOOKING NORTH

3 STREET VIEW LOOKING WEST

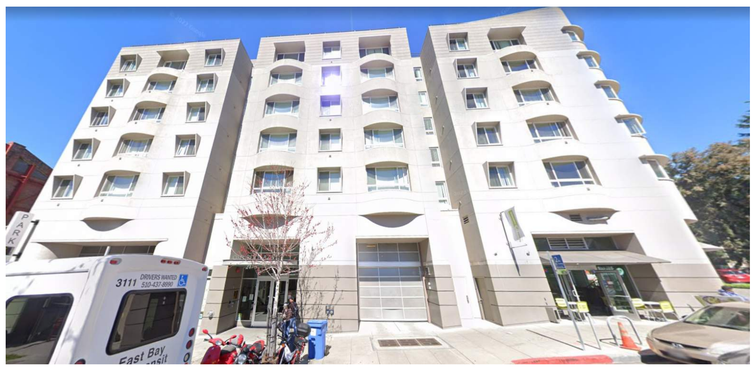


4 STREET VIEW LOOKING NORTHWEST

5 EAST SIDEYARD LOOKING WEST

6 2231 SHATTUCK

7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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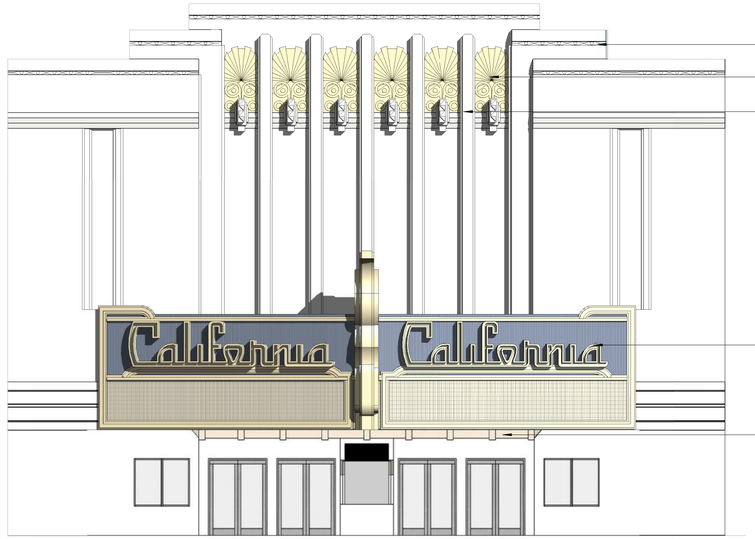
EXISTING SITE PHOTOS

G004

EXISTING THEATER FACADE

HISTORICAL THEATER FACADE



PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS

PRESERVE AND RESTORE EXISTING DECORATIVE COINS

PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS

PRESERVE AND RESTORE EXISTING THEATER MARQUEE

REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 G005 EXISTING THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

ALTERNATIVE RAIL OPTION AT MARQUEE BALCONY

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE

PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.

REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH

RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 G005 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE PRESERVATION

G005

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EXISTING THEATER FACADE

HISTORICAL THEATER FACADE

NEW LED WASH LIGHTING AT TOP OF EXISTING FACADE

NEW LED WASH LIGHTING ABOVE EXISTING RECESSED PANEL

RESTORE EXISTING MARQUEE NEON WITH ORIGINAL NEON LIGHTING

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

NEW LED BLADE SIGN LIGHTING

RETAIN EXISTING MARQUEE LETTERING WITH ORIGINAL NEON LIGHTING

NEW LED STRIP LIGHTING AT EXISTING HORIZONTAL BAND

1 G006 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE
LIGHTING PROPOSAL

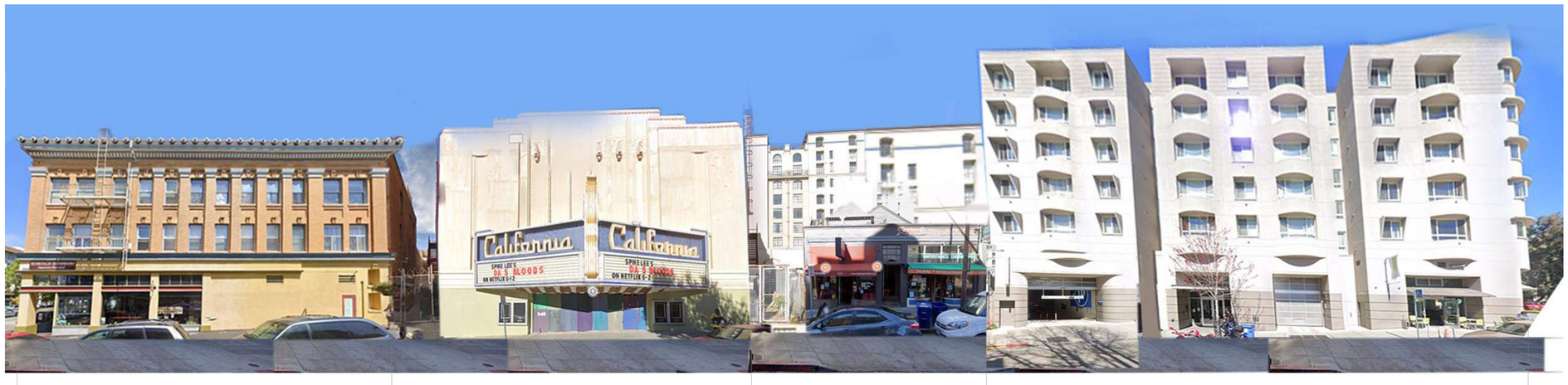
G006

2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

2 G007 (N) STREET STRIP ELEVATIONS

3/4" = 1'-0"



2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

1 G007 (E) STREET STRIP ELEVATIONS

NOT TO SCALE

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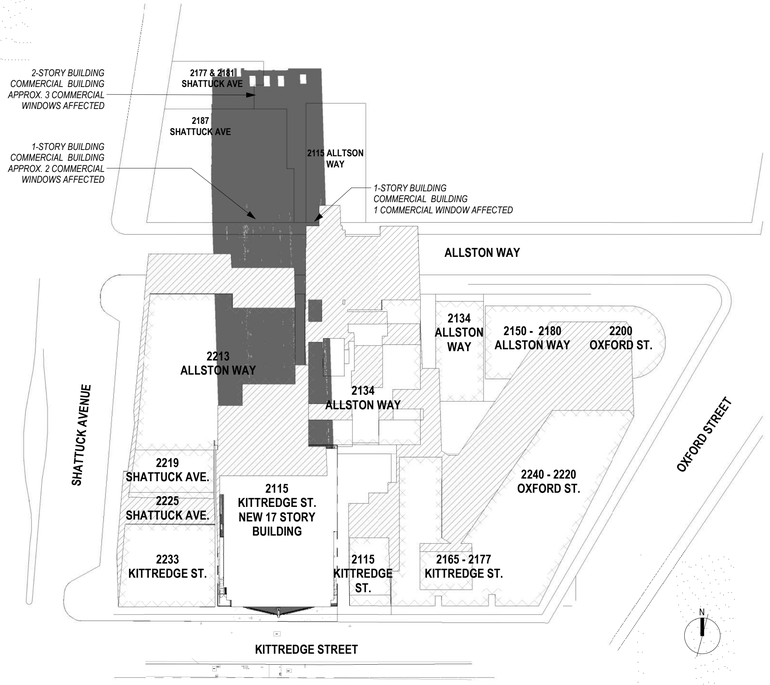
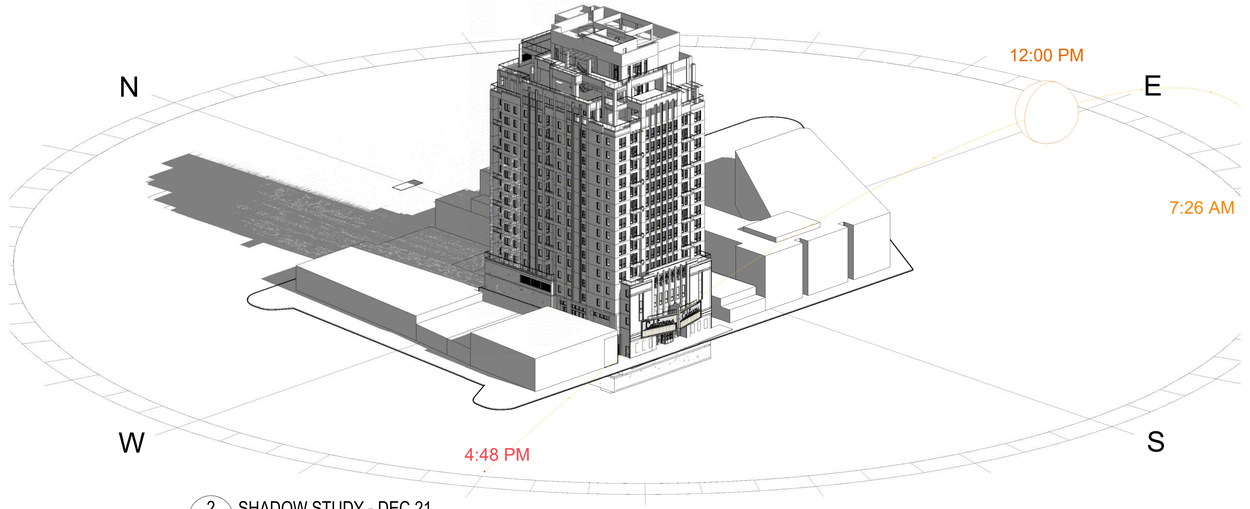
STREET STRIP ELEVATION

G007



1 G008 12/21 PROPOSED NOON

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

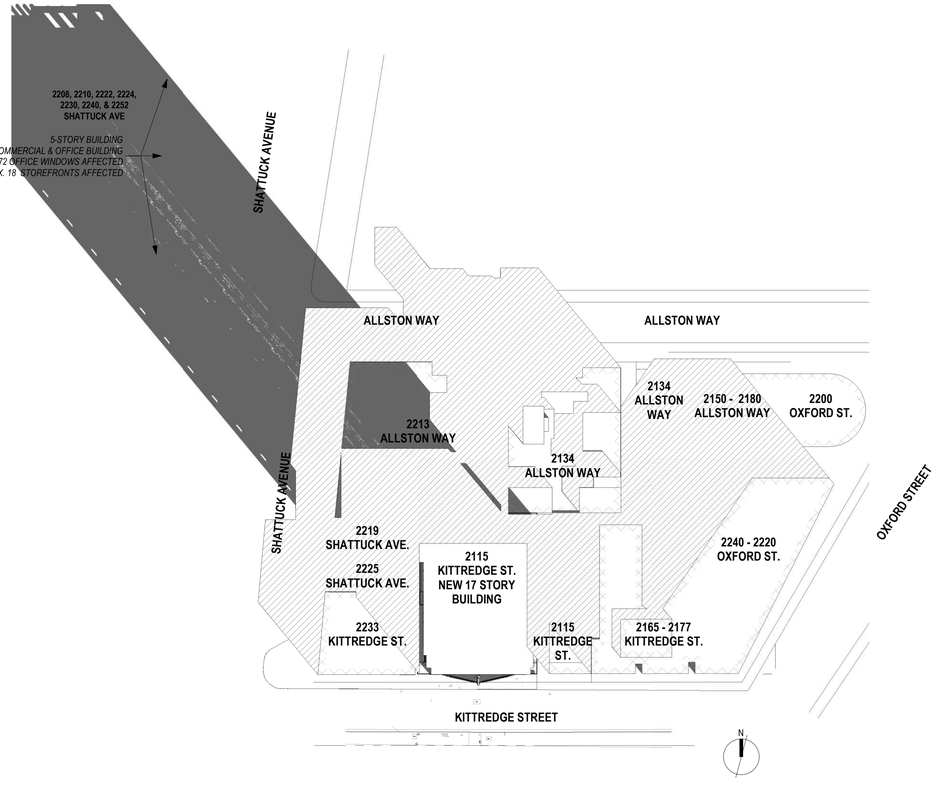


2 G008 SHADOW STUDY - DEC 21

SHADOW LEGEND:

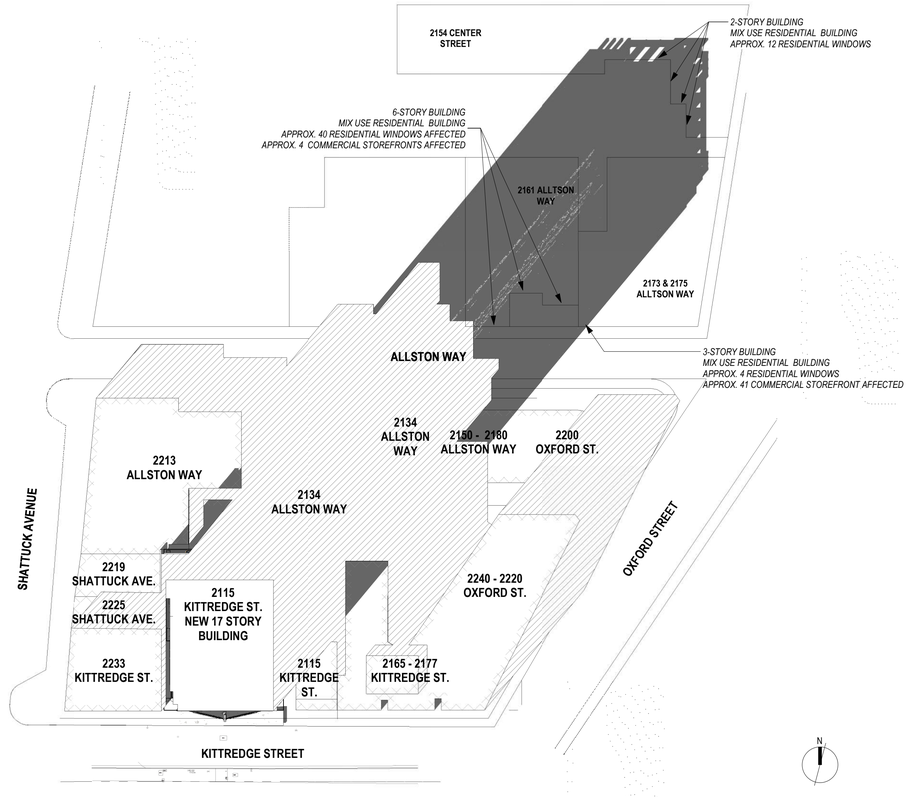
EXISTING SHADOW

NEW SHADOW



3 G008 12/21 PROPOSED 9 21 AM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



4 G008 12/21 PROPOSED 2 54 PM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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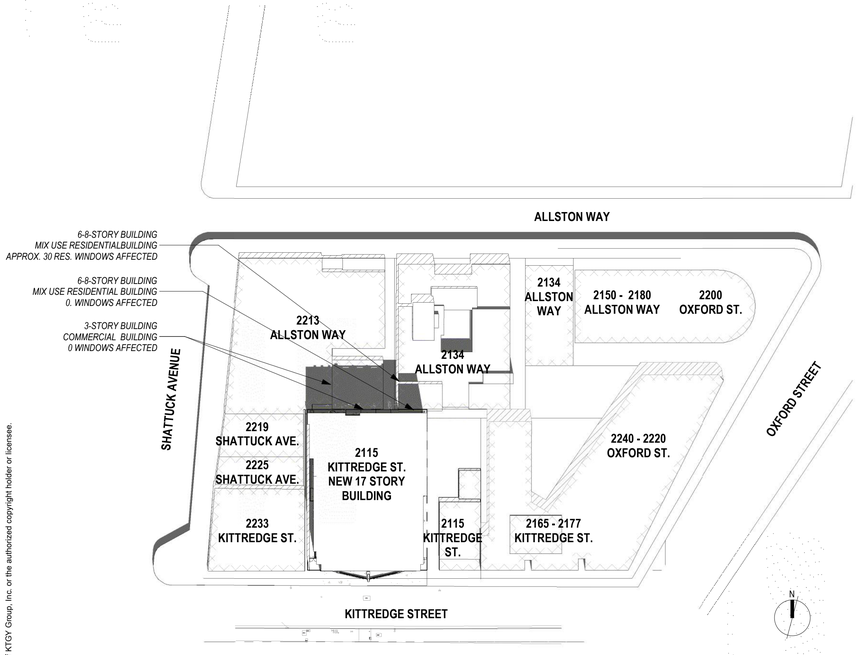
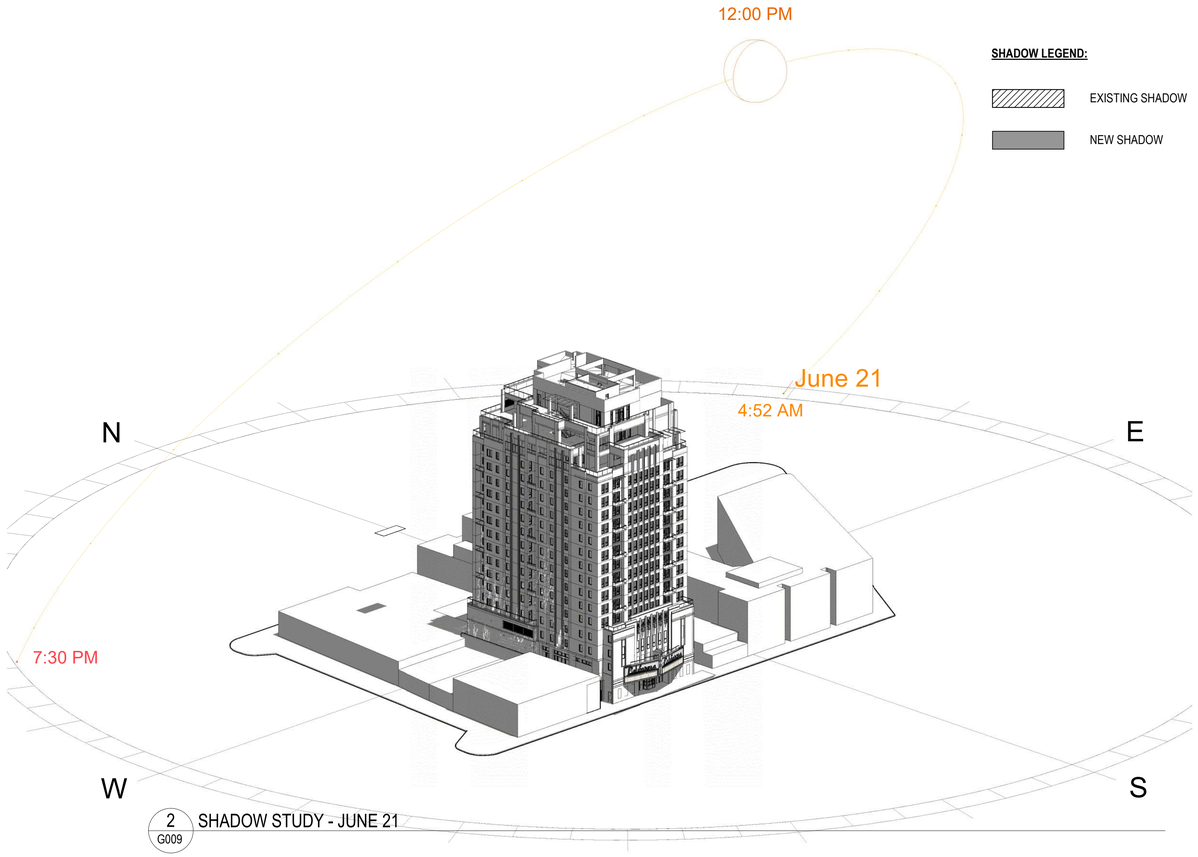
SHADOW STUDIES - DEC 22

G008

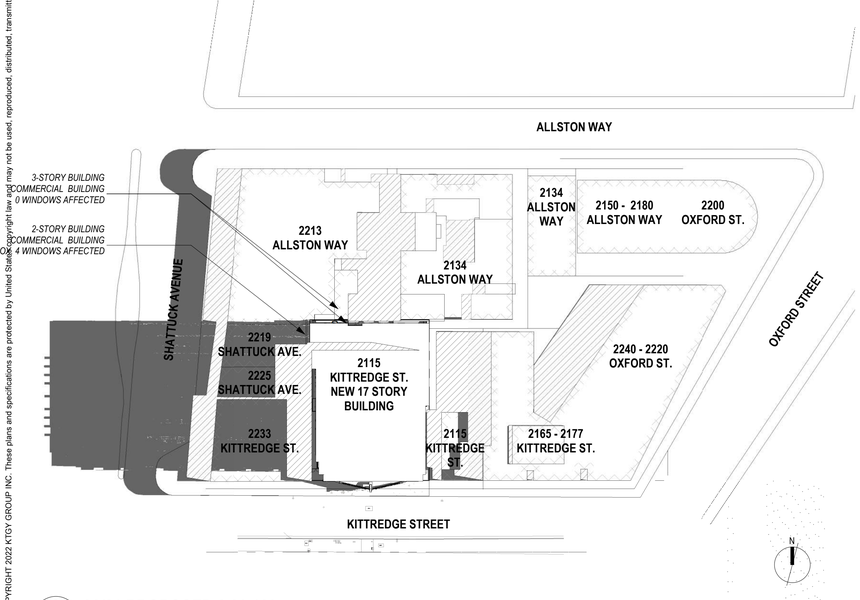


1 G009 06/21 PROPOSED NOON

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

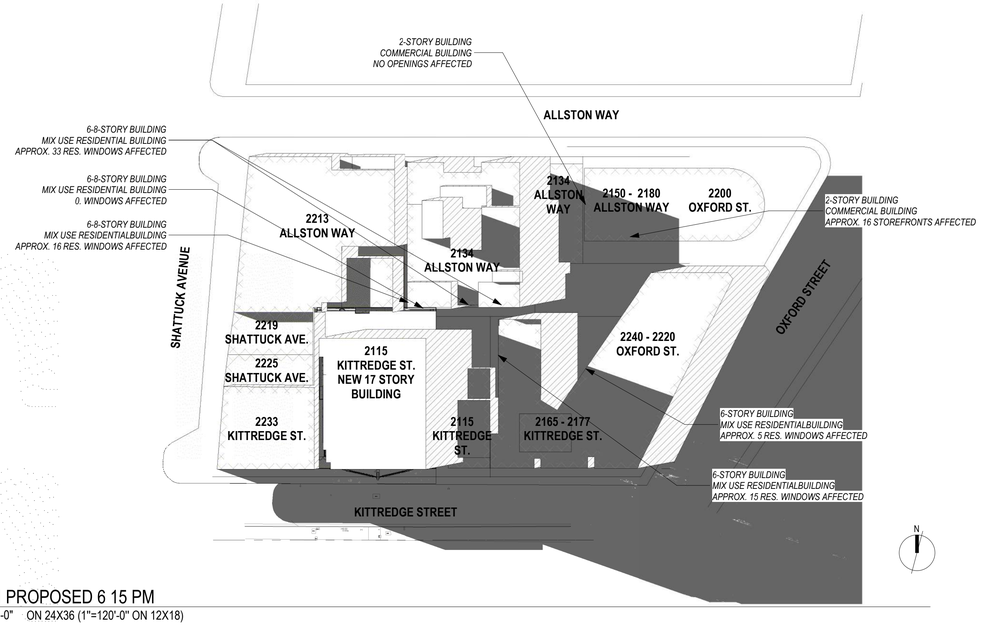


2 G009 SHADOW STUDY - JUNE 21



3 G009 06/21 PROPOSED 8 30 AM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



4 G009 06/21 PROPOSED 6 15 PM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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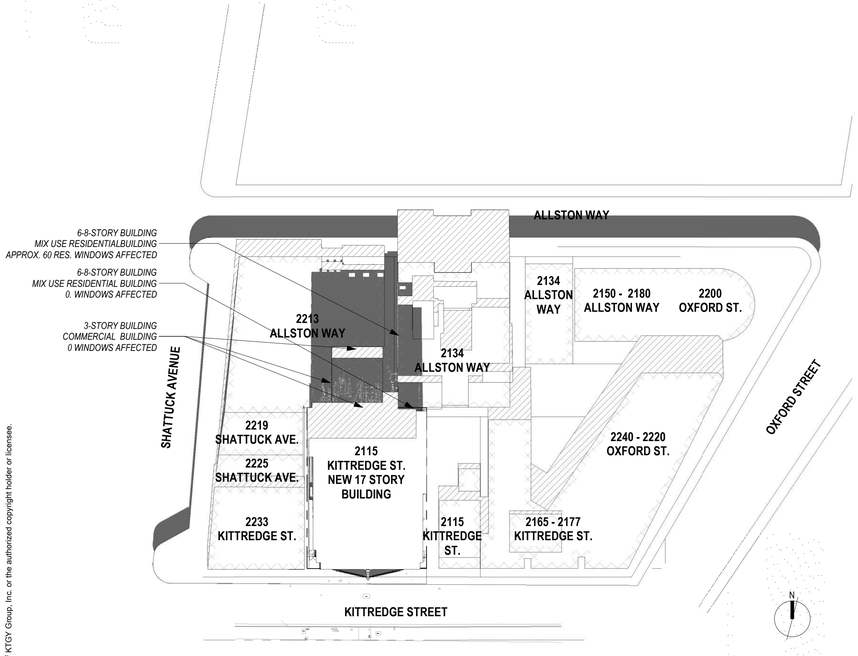
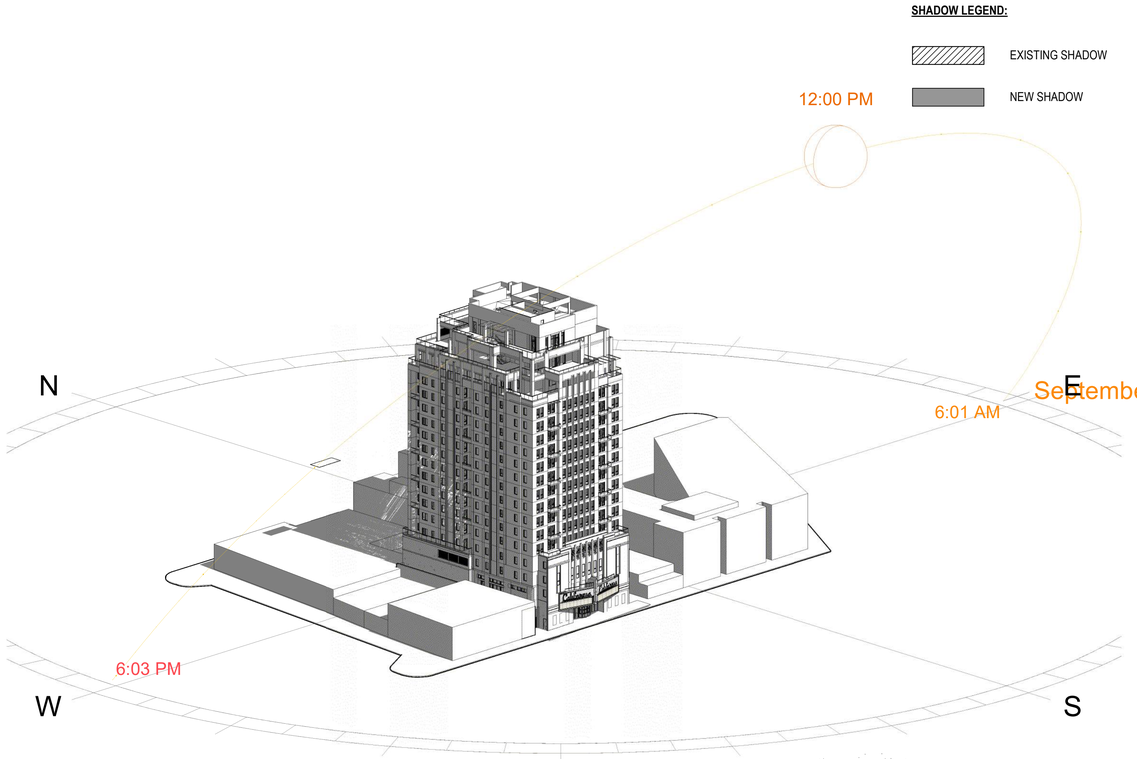
SHADOW STUDIES - JUNE 21

G009

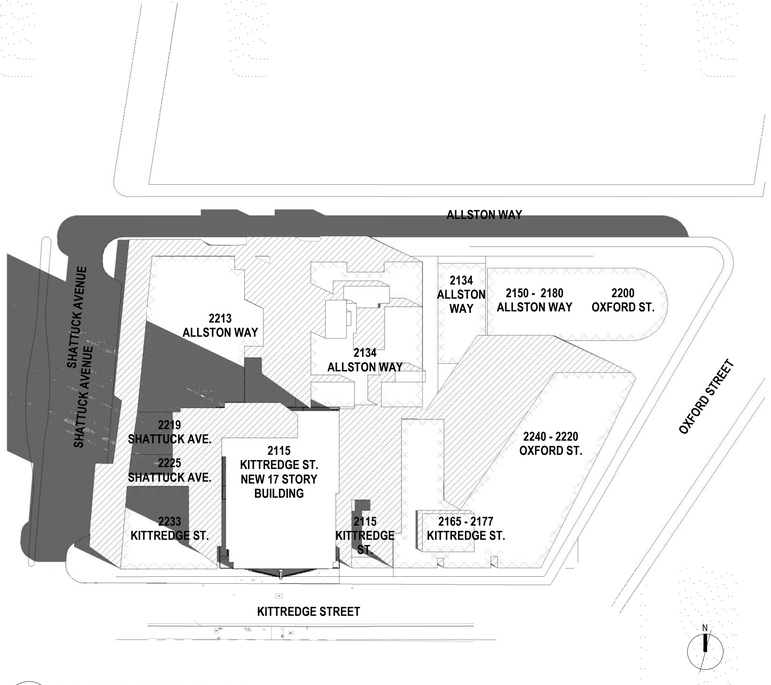


1 G010 09/22 PROPOSED NOON

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

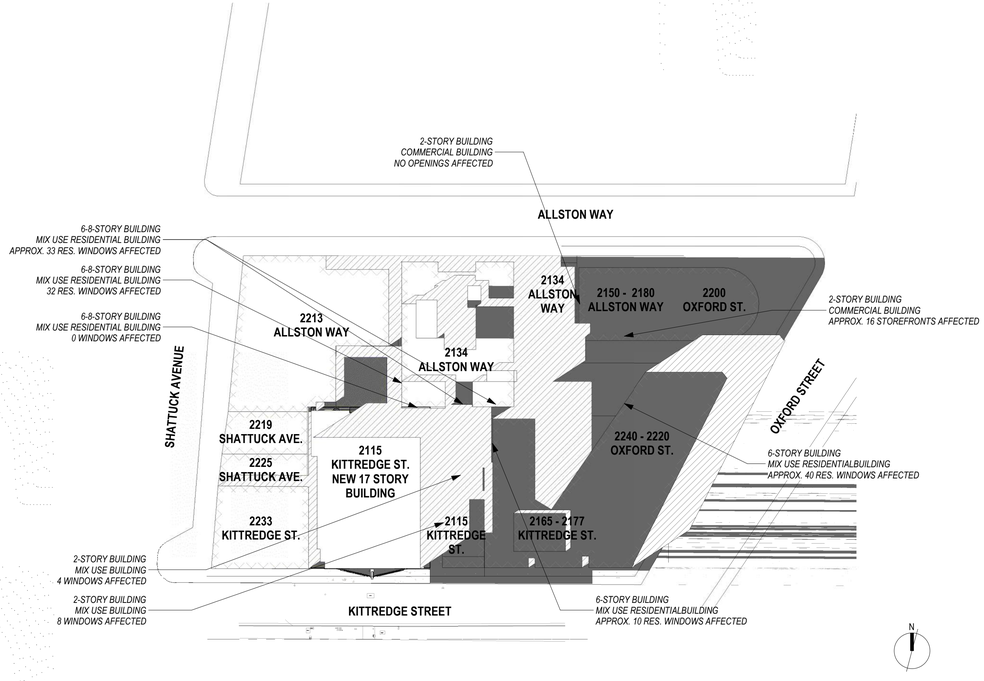


2 G010 SHADOW STUDY - SEPT 22



3 G010 09/22 PROPOSED 8 35 AM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



4x G010 09/22 PROPOSED 6 15 PM

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SHADOW STUDIES - SEPT 22

G010

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

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

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES-3 , HE-1, JE-1, OT-1, OT-2

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

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual.
For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

New Home Multifamily Version 8

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
		Possible Points					
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4	-	1	1	1	
A. SITE							
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance (OR 40% of Site Undeveloped and Undisturbed)	0			1		
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 70% C&D Waste Diversion **(including** Alternative Daily Cover)	2			2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1			1		
No	**A3. Recycled Content Base Material** (Minimum 20% Post-Consumer Content)	0			1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0	1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0		1			
	A6. Stormwater Control: Prescriptive Path						
No	A6.1 Permeable Paving Material	0				1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1				1	
Yes	A6.3 Non-Leaching Roofing Materials	1				1	
No	A6.4 Smart Stormwater Street Design	0	1				
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	0				3	
B. FOUNDATION							
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1	
Yes	**B2. Radon-Resistant Construction**	2			2		
Yes	**B3. Foundation Drainage System**	2				2	
No	**B4. Moisture Controlled Crawlspace**	0			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1	
C. LANDSCAPE							
6.70%	Enter the landscape area percentage. Points capped at 5 for less than 15%.						
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0				1	
No	**C2. Three Inches of Mulch in Planting Beds**	0				1	
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1			1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1			1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1				3	
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0				2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0	1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0				2	
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	0				2	
No	**C8. Rainwater Harvesting System**	0				3	

Project Name: GDC01
Project Street: 2115 Kittredge
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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 75% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
TBD	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)		1					
No	**C14. Large Stature Tree(s)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional or Equiv.)	0					1	
No	**C17. Community Garden**	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1				1		
Yes	D6.2 At Least 90% of Exterior Walls	2		1		1		
Yes	D6.3 At Least 90% of Roofs	2		1		1		
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2			No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Made with Recycled Fiber	0				1		
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	0			1	1		
E. EXTERIOR								
Yes	**E1. Environmentally Preferable Decking**	1				1		
No	**E2. Flashing Installation Third-Party Verified**	0				2		
Yes	**E3. Rain Screen Wall System**	2				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5				0.5		
Yes	F1.2 Ceilings	0.5				0.5		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
Yes	F3.3 Interior and Exterior Insulation	1			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1				1		increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2		
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2		
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1				1		
≤1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	2				2		
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf					1		possible
No	**G3. Pre-Plumbing for Graywater System**	0				1		
No	**G4. Operational Graywater System**	0				3		
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**					1		confirm costs w/ rep
Yes	**G6. Submeter Water for Tenants**	2				2		
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				testing at each unit (sealed windows & doors)
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0	1					
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 90% of Units	0	1					
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0		2				
No	H6.3 Outdoor Air is Filtered and Tempered	0		1				
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			min. merv 13
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.80%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	2		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	I2.2 Low Carbon Home (meet the CO2e/sq.ft. threshold)	0		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
≥80% of common area	**I5. Photovoltaic System for Multifamily Projects**	4		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	**J1. Third-Party Verification of Quality of Insulation Installation**	1			1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			
All Electric High-Rise	**J5. Building Energy Performance**							**Option 1: Mixed Fuel** - High Rise: Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp, PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not allowed.
3	Climate Zone Input							
0	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				savings by design
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**				2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units** (Minimum uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Goldenrod hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Goldenrod hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0			2			
No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
Yes	**K9. Durable Cabinets** (Required for casework and items, wall-hung shower slides, drywall niches, resin threshold solid fingers)	2				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	3				3		

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring** (all flooring is hard surfaces)	1				1		
No	**L4. Thermal Mass Flooring**	0		1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1		
No	M4.2 Built-In Composting Center	0				1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2				
No	**M7. Central Laundry**	0					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	9				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
No	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
Yes	**O11. Smokefree Housing**	1			2			
No	**O12. Integrated Pest Management Plan**	0				1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	1		0	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		
	Summary							

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	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	46	110	69	91	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	157.5	11.0	66.0	29.0	36.0	15.5

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Gilbane

Developer
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San Francisco, CA 94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

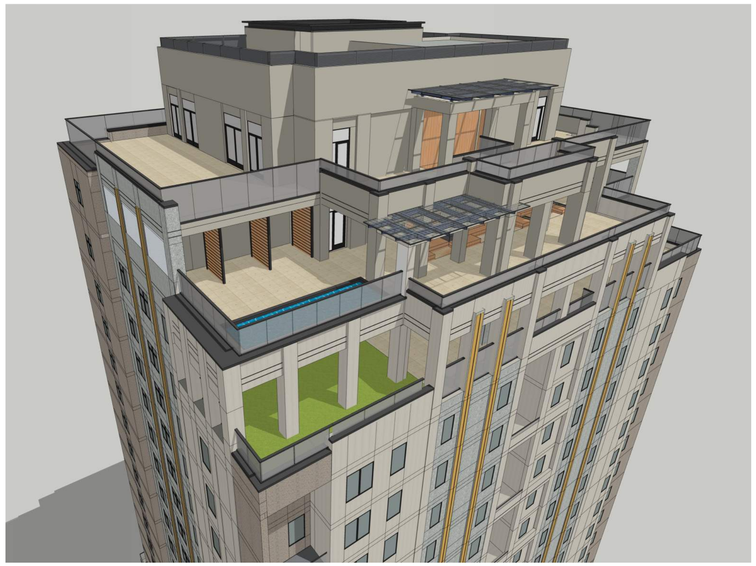
No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

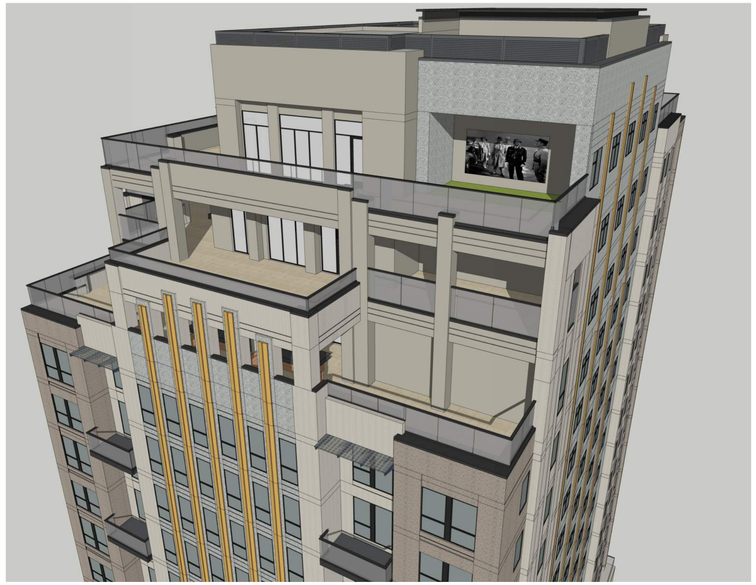
NOT FOR CONSTRUCTION

GREENPOINT RATED CHECKLIST

G011



5 NW TERRACE PERSPECTIVE
G012 NOT TO SCALE



4 SE TERRACE PERSPECTIVE
G012 NOT TO SCALE

3 SW TERRACE PERSPECTIVE
G012 NOT TO SCALE

2 SOUTH TERRACE ELEVATION
G012 NOT TO SCALE

1 WEST TERRACE ELEVATION
G012 NOT TO SCALE

NOTE: THE DESIGN INTENT OF THE TERRACE PERSPECTIVES AND ELEVATIONS IS TO SEE THE TERRACE MASSING AND STEPPING BACK OF THE FACADE AS ONE MOVES UP THE BUILDING. FOR EXTERIOR COLOR AND MATERIALS, PLEASE REFER TO SHEETS G013 AND A205.

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Principal	Jessica Musick
Designer	

Gilbane

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2115 KITTREDGE ST

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BERKELEY, CA

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NOT FOR CONSTRUCTION

TERRACE VIEWS AND PERSPECTIVES

G012

6 G013 NW CONTEXT VIEW
NOT TO SCALE

5 G013 SE CONTEXT VIEW
NOT TO SCALE

4 G013 PEDESTRIAN LEVEL PERSPECTIVE
NOT TO SCALE

3 G013 SW CONTEXT VIEW
NOT TO SCALE

2 G013 NE CONTEXT VIEW
NOT TO SCALE

1 G013 CONTEXT VIEW MAP
NOT TO SCALE

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Principal	Jessica Musick
Designer	

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Developer

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NOT FOR CONSTRUCTION

PERSPECTIVE CONTEXT RENDERINGS

G013

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

NIGHT RENDERING

G014

2115 KITTREDGE STREET

BERKELEY, CA 94704

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE	5.0%	2:1 1%
GAS METER	GM	GM
GAS VALVE	GV	GV
WATER METER	WM	WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION	FDC	FDC
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15/C5.2 DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDG	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	COMBINATION INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
COI	–	CURB OPENING INLET
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MP.VC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF BERKELEY STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF BERKELEY POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF BERKELEY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2020 EDITION NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2021 EDITION UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2021 EDITION UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL FIRE CODE)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT ±5 PSI FOR 2 HOURS.

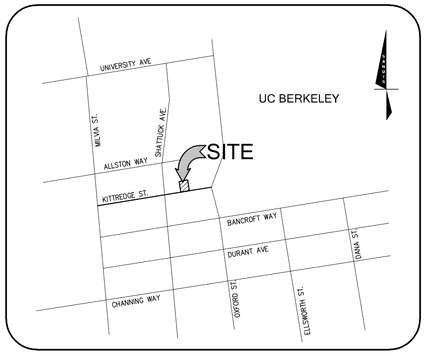
NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DUST CONTROL NOTES

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.



VICINITY MAP

N.T.S.

PROJECT DESCRIPTION

THE PROJECT ENTAILS AN EIGHTEEN LEVEL (AND TWO BASEMENT LEVELS) APARTMENT TOWER WITH A THEATER INCLUDED IN THE LOWER LEVELS. THE CIVIL SCOPE OF WORK INCLUDES: SITE DEMOLITION, SANITARY SEWER BUILDING LATERAL, STORMWATER MEDIA FILTER AND PUMP, AREA DRAINS AND TRENCH DRAIN, FIRE AND DOMESTIC WATER SERVICE LATERALS, CURB AND GUTTER, AND SIDEWALK.

CIVIL SHEET INDEX

C000	NOTES, LEGEND, & ABBREVIATIONS
C001	TOPOGRAPHIC SURVEY
C100	DEMOLITION PLAN
C200	SITE AND GRADING PLAN
C300	UTILITY PLAN
C400	STORMWATER MANAGEMENT PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

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No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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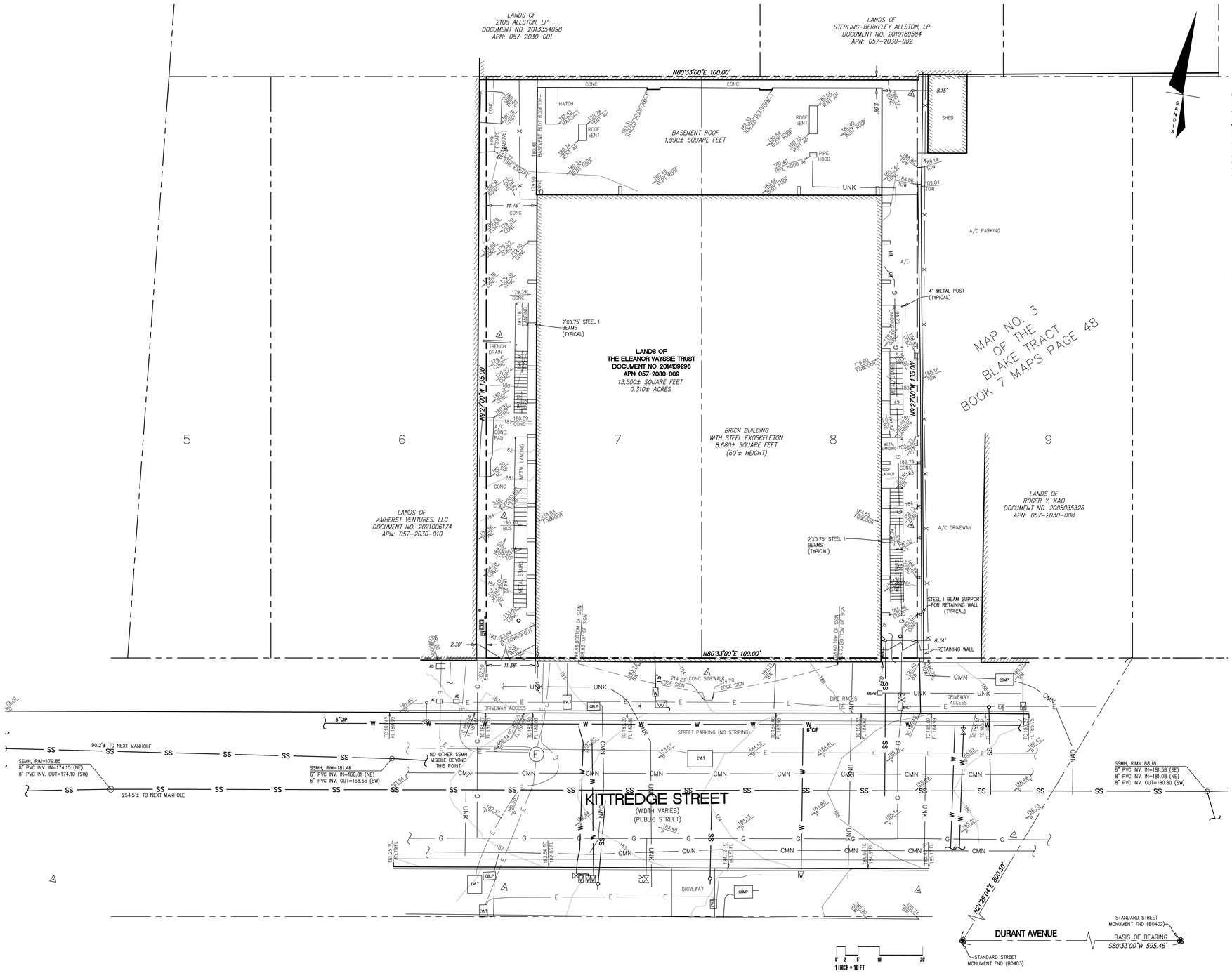
NOTES, LEGEND, & ABBREVIATIONS

C000



LEGEND

- BUILDING LINE
- BUILDING OVERHANG
- CURB LINE
- FENCE LINE
- PROPERTY LINE
- CONTOUR LINES
- COMMUNICATION LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- UNKNOWN LINE
- WATER LINE

SYMBOLS & ABBREVIATIONS

- AD — AREA DRAIN
- BOL — BOLLARD
- BOS — BOTTOM OF STAIRS
- BW — BACK OF WALK
- CBPB — CABLE PULL BOX
- COMP — COMMUNICATION PULL BOX
- CONC — CONCRETE
- DS — DOWN SPOUT
- E — ELECTRIC MANHOLE
- EVLT — ELECTRIC VAULT
- FL — FLOW LINE
- GM — GAS METER
- GV — GAS VALVE
- MSPB — MISCELLANEOUS PULL BOX
- SIGNS
- SSCO — SANITARY CLEANOUT
- SANITARY MANHOLE
- STREET LIGHT SINGLE ARM
- TC — TOP OF CURB
- TOS — TOP OF STAIRS
- WM — WATER METER
- WV — WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1¼" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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TOPOGRAPHIC SURVEY

C001

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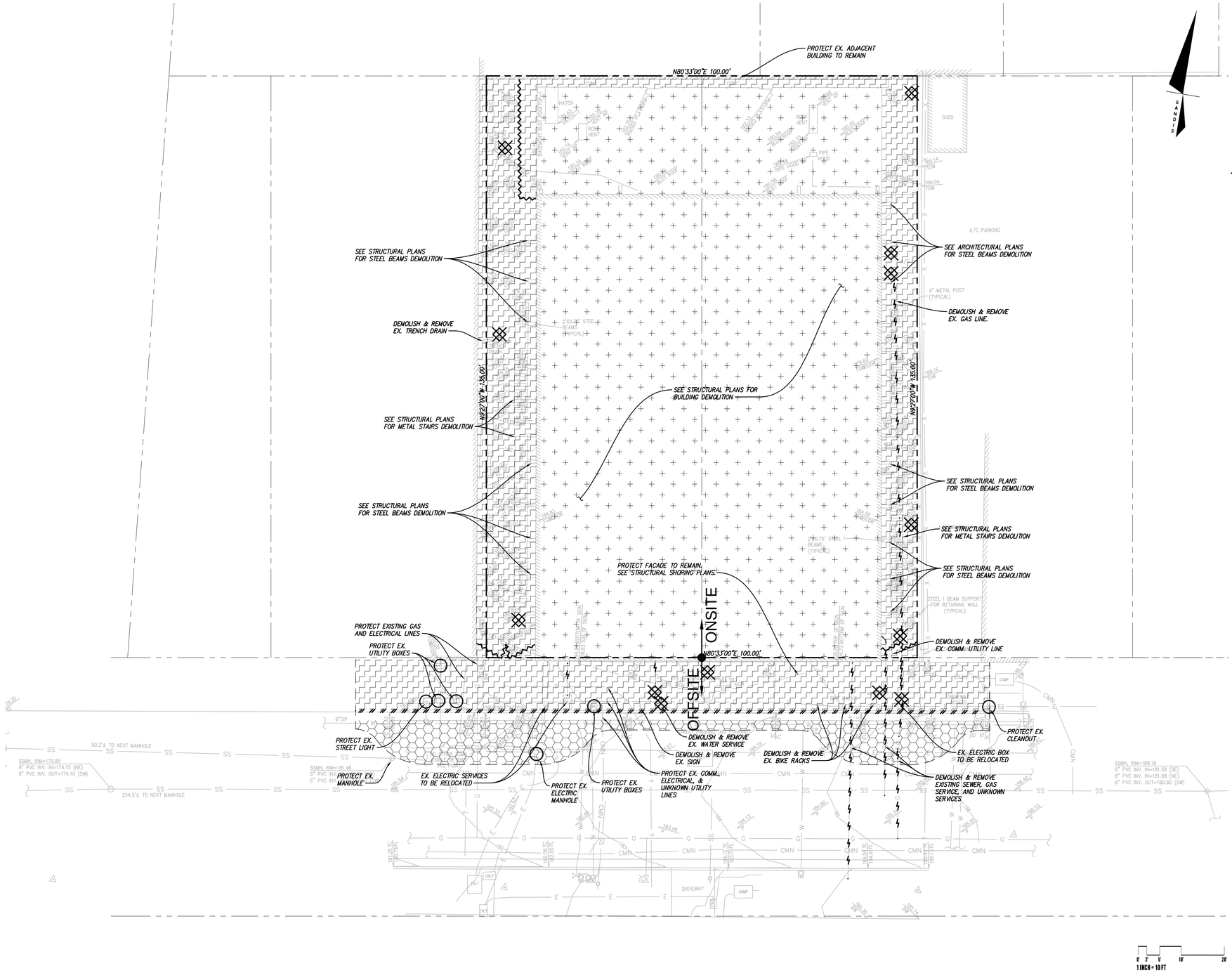

LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE, DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- PROTECT EXISTING UTILITY TO REMAIN

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

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Designer	Nicholas Chandler

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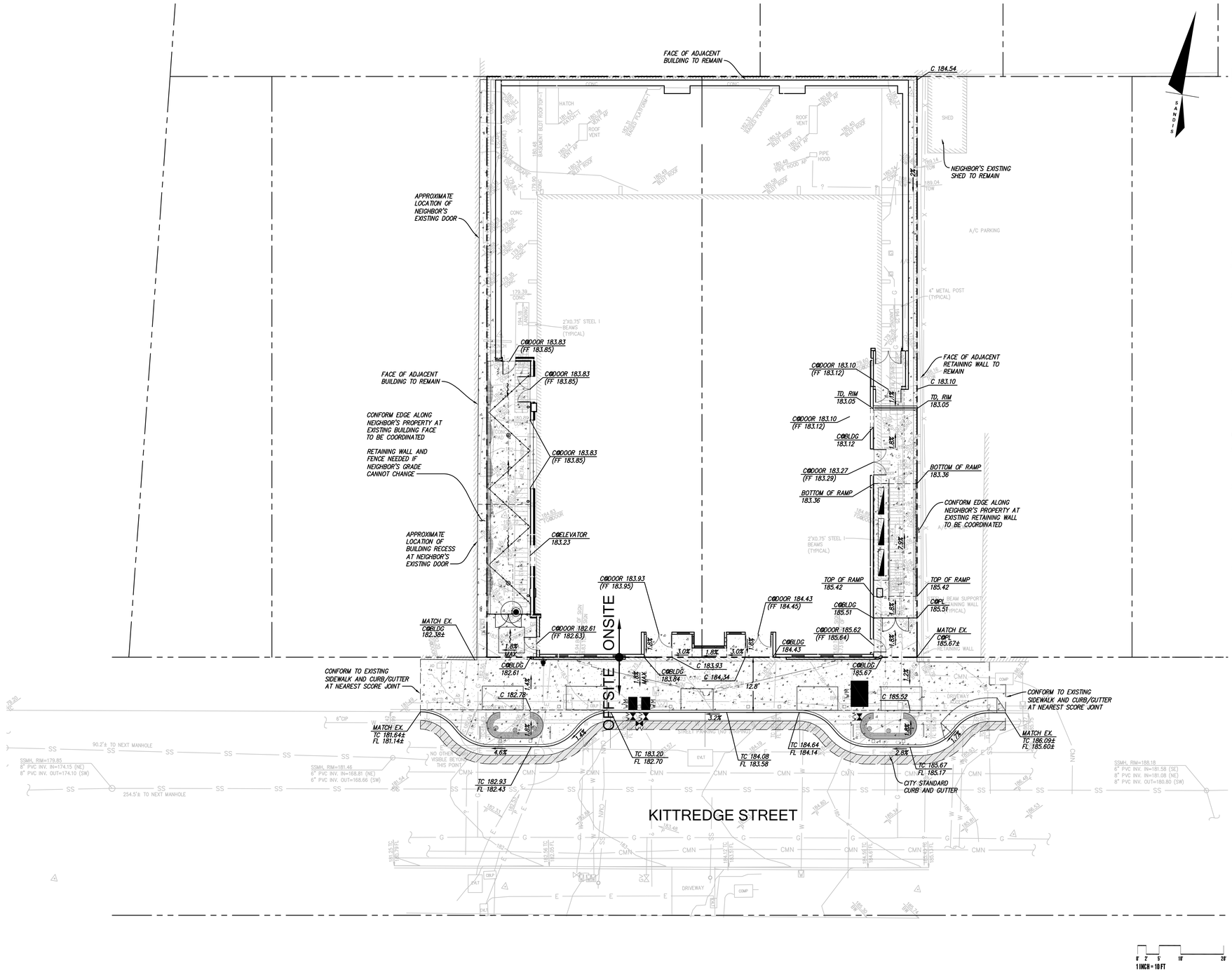
DEMOLITION PLAN

C100



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE, SLD FOR FINISH DETAILS
- LANDSCAPING

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

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SITE AND GRADING PLAN

C200

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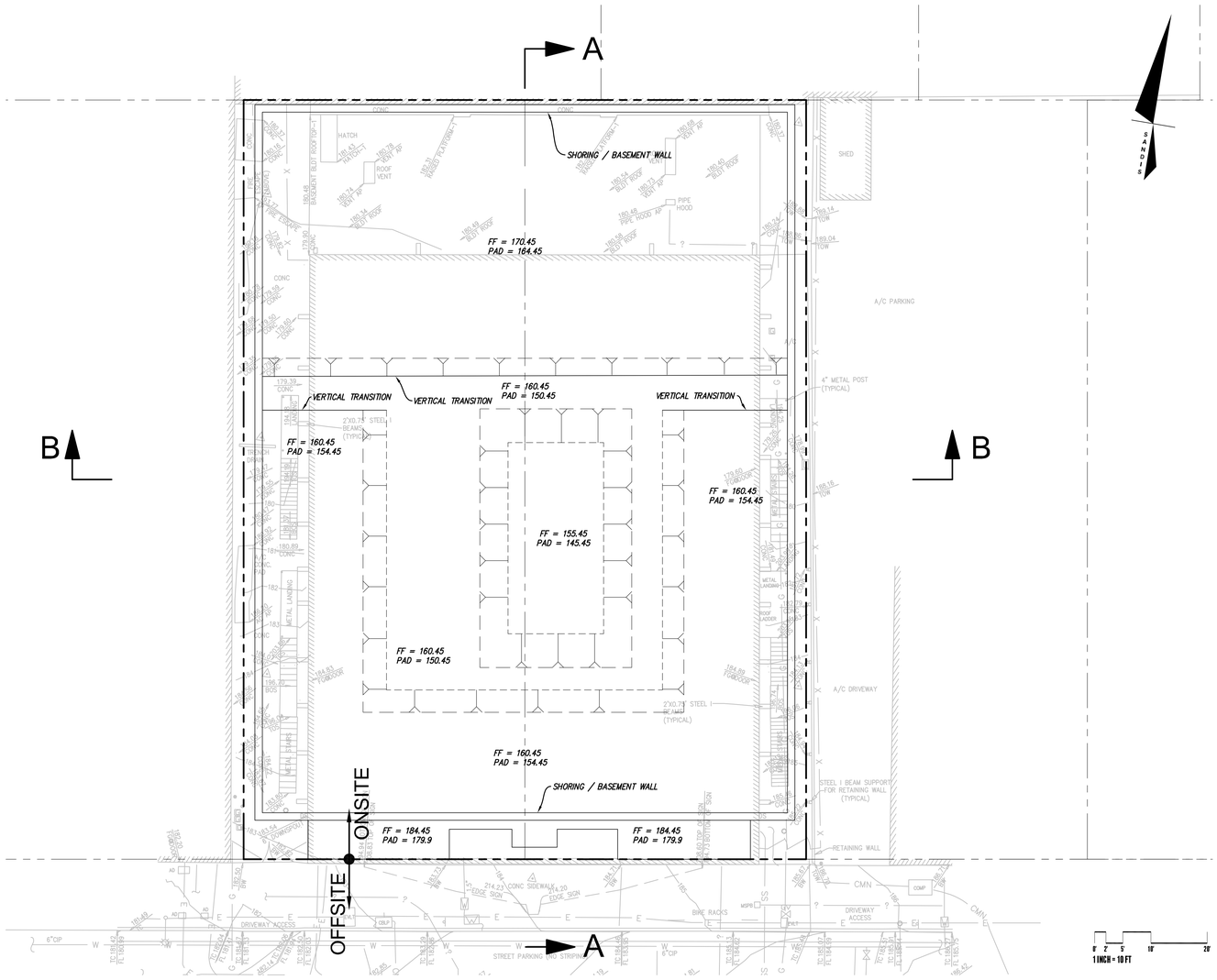
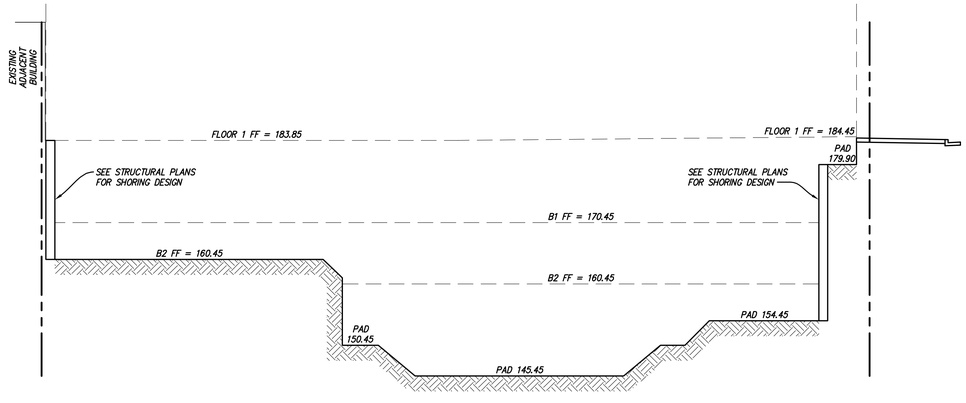


LEGEND

- DIRECTION OF STEEP SLOPE
- FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 194 / 195 CONTOURS

COORDINATION NOTES

1. WORK WITH STRUCTURAL ENGINEER ON SHORING DESIGN AND LOCATION TO FINALIZE ROUGH GRADING PLAN.
2. WORK WITH ARCHITECT AND STRUCTURAL ENGINEER TO FINALIZE PAD ELEVATIONS.



SECTION A–A
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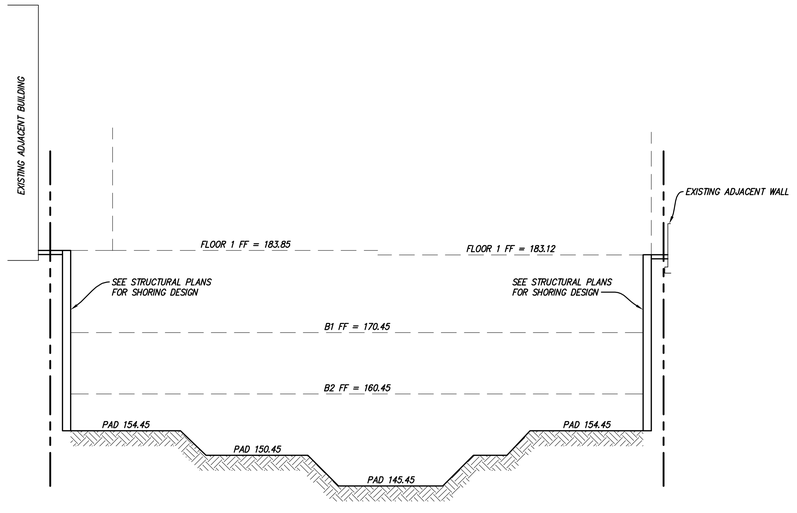

SECTION B–B
1"=10'

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ROUGH GRADNG PLAN

C201

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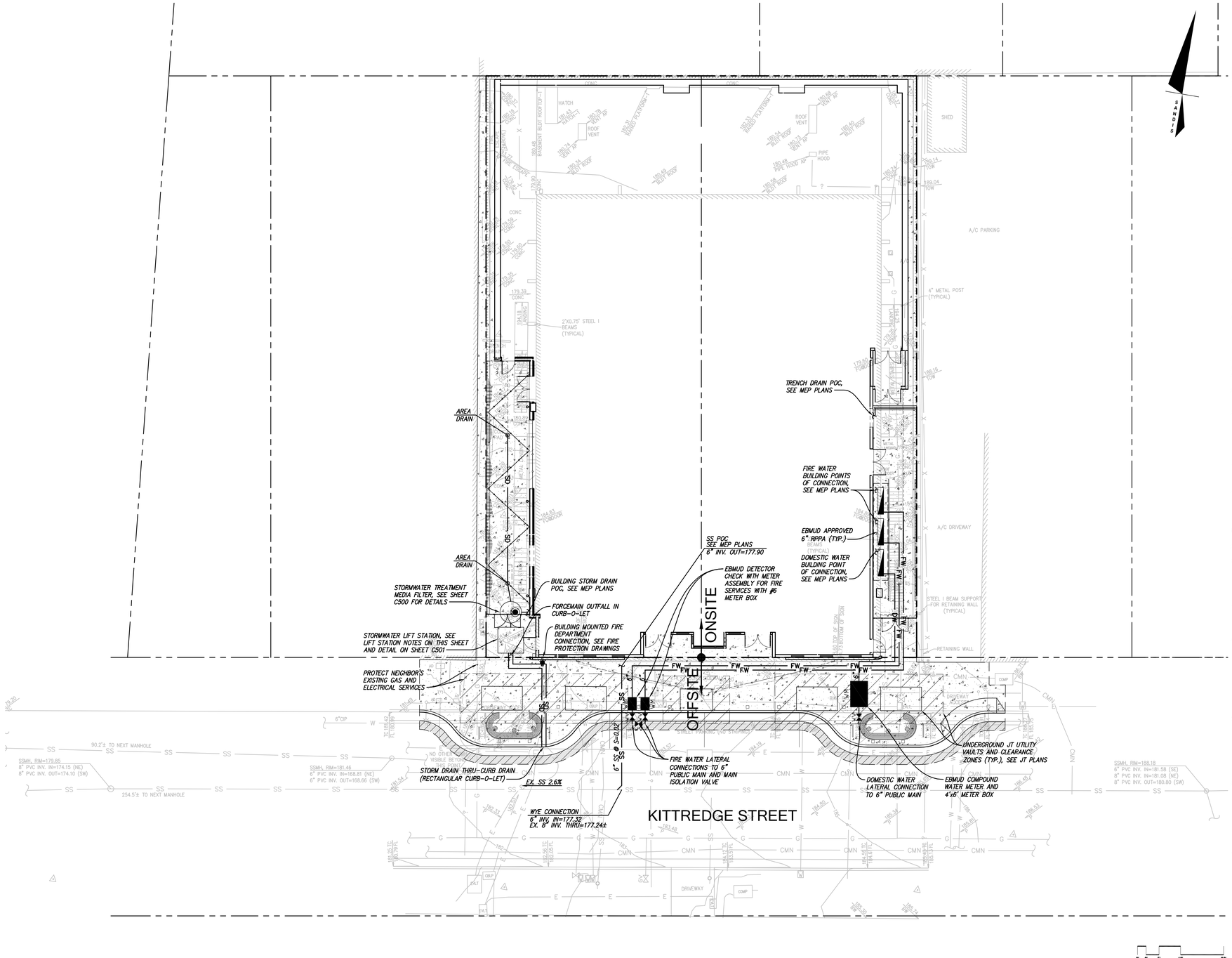

LEGEND

PROPERTY LINE

SAWCUT LINE

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

LIFT STATION NOTES

STORMWATER TREATMENT MEDIA FILTER AND PUMP. THE STORMWATER TREATMENT DESIGN STRATEGY ENTAILS:

1. ALL ROOF AND PAVEMENT RUNOFF IS CAPTURED VIA AREA/ROOF DRAINS AND PIPED TO MEDIA FILTER VAULT.
2. STORMWATER IS TREATED THROUGH THE MEDIA FILTERS DURING A WATER QUALITY RAIN EVENT (IE. 0.2 IN/HR RAINFALL INTENSITY). THE WATER SUBSEQUENTLY HEADS TOWARDS THE OUTLET.
   - 2.1. LARGER STORM EVENTS WILL BYPASS THE MEDIA FILTERS AND HEAD DIRECTLY TO THE OUTLET.
3. STORMWATER LEAVES THE VAULT THROUGH THE OUTLET AND INTO A LIFT STATION SIZED FOR A 100 YEAR STORM EVENT WITH N+1 PUMP REDUNDANCY.
4. THE LIFT STATION FINALLY DISCHARGES INTO A THROUGH-CURB DRAIN WHICH THEN OUTFALLS INTO THE STREET GUTTER PAN.

GENERAL NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER DETAIL **X**, SHEET **XXX**.
2. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
3. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
4. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
6. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
7. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
9. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
10. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

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Sandis Project Number 622032

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BERKELEY, CA 94704

No.	DATE	DESCRIPTION
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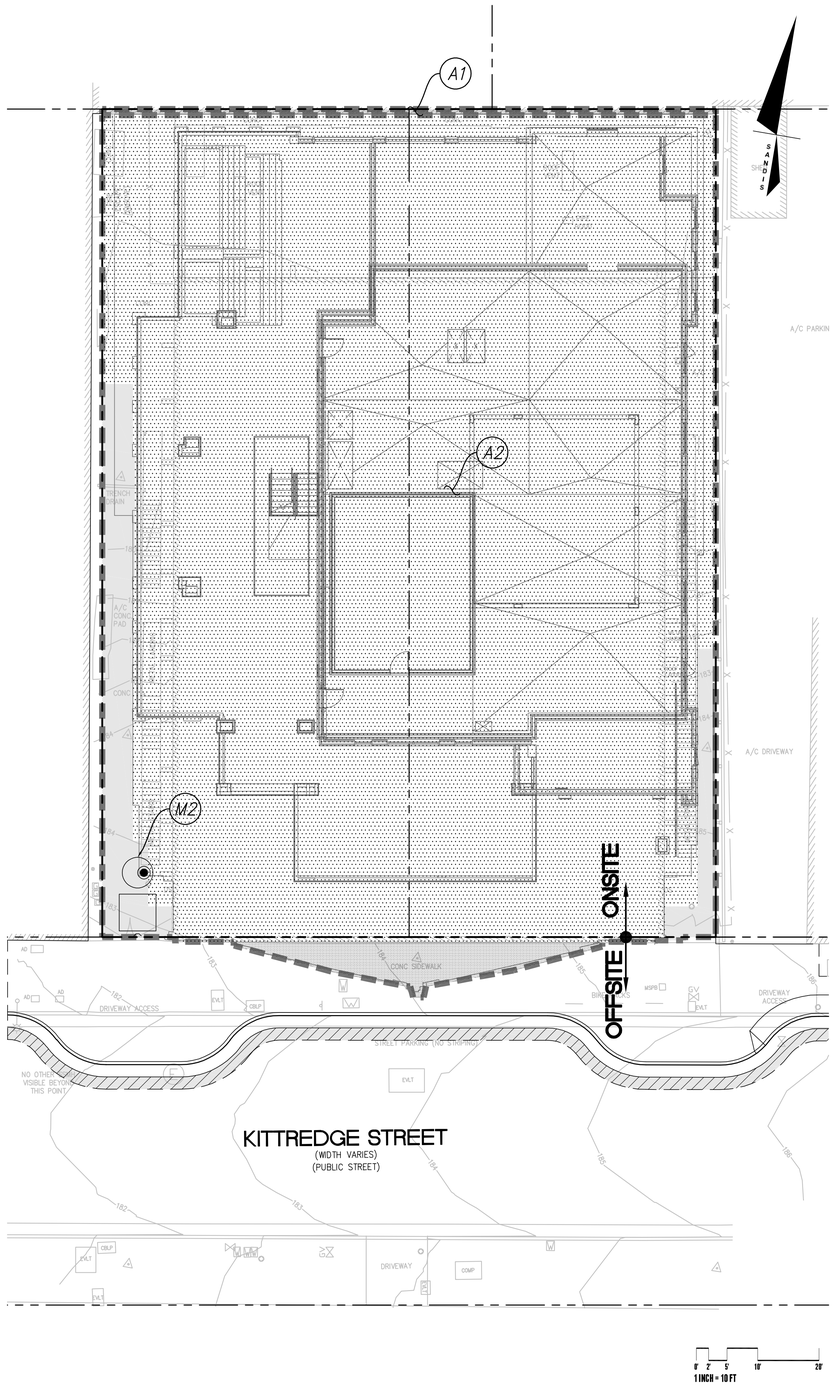
UTILITY PLAN

C300



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET.

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CIA):

C=0.85 (ROOF/HARDSCAPE)
I_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
I_{base}=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
A=0.32 ACRES
Q_{treat}=0.05 CFS
Q_{base}=0.56 CFS

FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, 'OTHER AREAS' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

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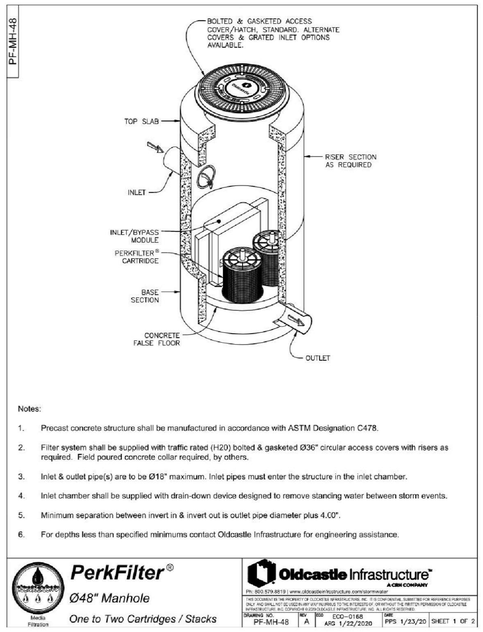
STORMWATER MANAGEMENT PLAN

C400



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks

Oldcastle Infrastructure
A CRH COMPANY
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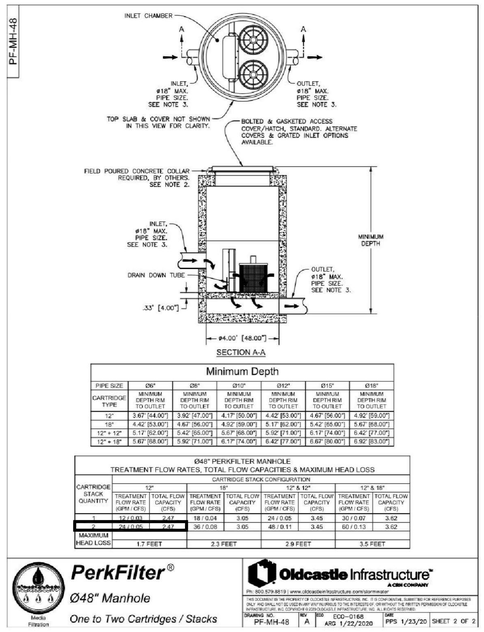

SECTION A-A

Minimum Depth

PIPE SIZE:	Ø6"	Ø8"	Ø10"	Ø12"	Ø15"	Ø18"
CARTRIDGE TYPE:	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET
12"	3.67" [44.00"]	3.92" [47.00"]	4.17" [50.00"]	4.42" [53.00"]	4.67" [56.00"]	4.92" [59.00"]
18"	4.42" [53.00"]	4.67" [56.00"]	4.92" [59.00"]	5.17" [62.00"]	5.42" [65.00"]	5.67" [68.00"]
12" + 12"	5.17" [62.00"]	5.42" [65.00"]	5.67" [68.00"]	5.92" [71.00"]	6.17" [74.00"]	6.42" [77.00"]
12" + 18"	5.67" [68.00"]	5.92" [71.00"]	6.17" [74.00"]	6.42" [77.00"]	6.67" [80.00"]	6.92" [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION							
	12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.95	24 / 0.05	3.45	30 / 0.07	3.62
2	24 / 0.05	2.47	36 / 0.08	3.95	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS:	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

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Ø48" Manhole
One to Two Cartridges / Stacks

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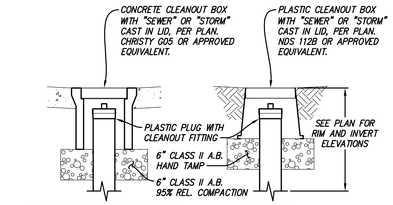
PF-MH-48	A	ECO-0168	ARS 1/22/2020	PPS 1/23/20 SHEET 2 OF 2

MEDIA FILTER 1
N.T.S.



NOTES:

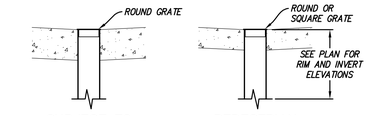
1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT 2
1"=1'

PIPE SIZE	NDS MODEL NUMBER*		
	PEDESTRIAN		VEHICULAR
	ROUND GRATE (BLACK PLASTIC)	SQUARE GRATE	ROUND GRATE (DUCTILE IRON)
4"	11	4 (BLACK PLASTIC)	N/A
6"	40	970 (BLACK PLASTIC)	D6
8"	10	12DH-WO** (CAST IRON)	D8

*OR APPROVED EQUIVALENT

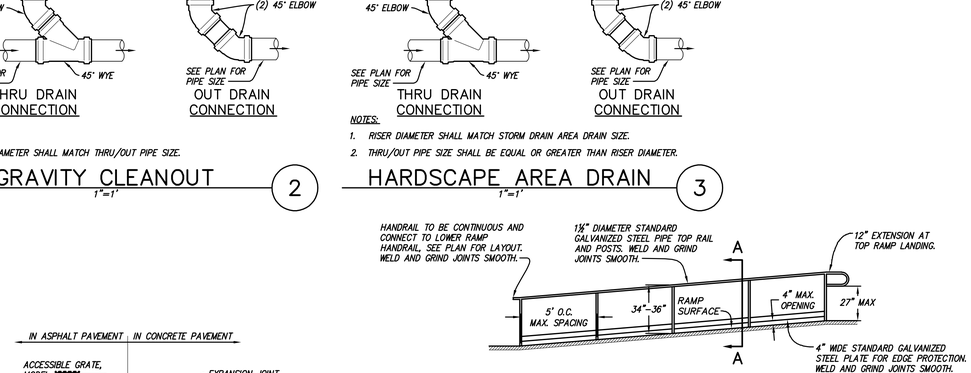
**12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE



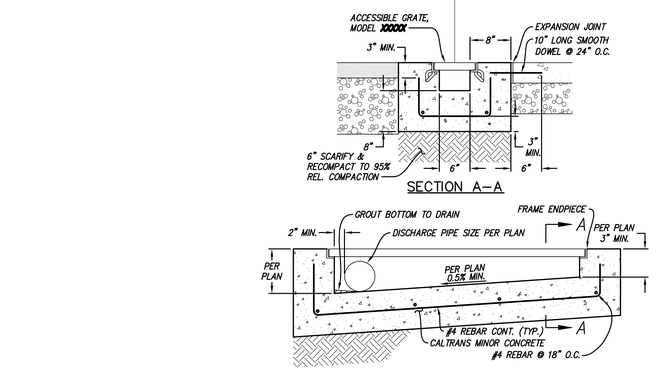
NOTES:

1. RISER DIAMETER SHALL MATCH STORM DRAIN AREA DRAIN SIZE.
2. THRU/OUT PIPE SIZE SHALL BE EQUAL OR GREATER THAN RISER DIAMETER.

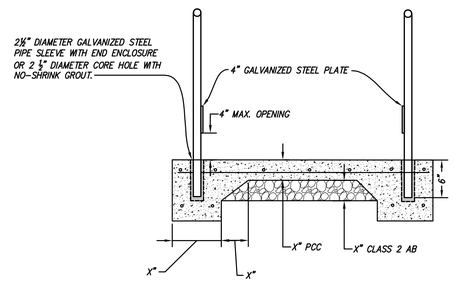
HARDSCAPE AREA DRAIN 3
1"=1'



ELEVATION



CAST–IN–PLACE TRENCH DRAIN 4
1"=1'



NOTE:
PAINT RAILING WITH PRIMER COAT AND COLOR PER OWNER DIRECTION.

SECTION A–A

ACCESSIBLE RAMP AND HANDRAIL 5
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C500

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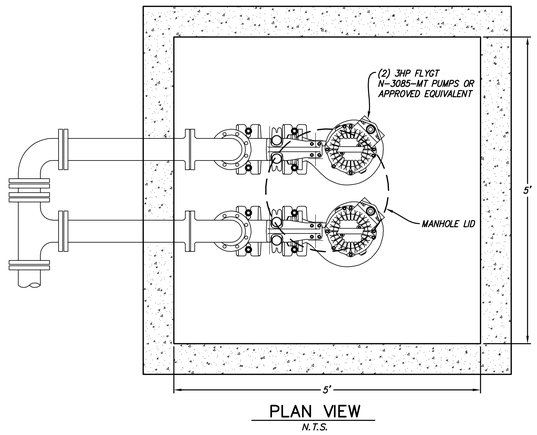
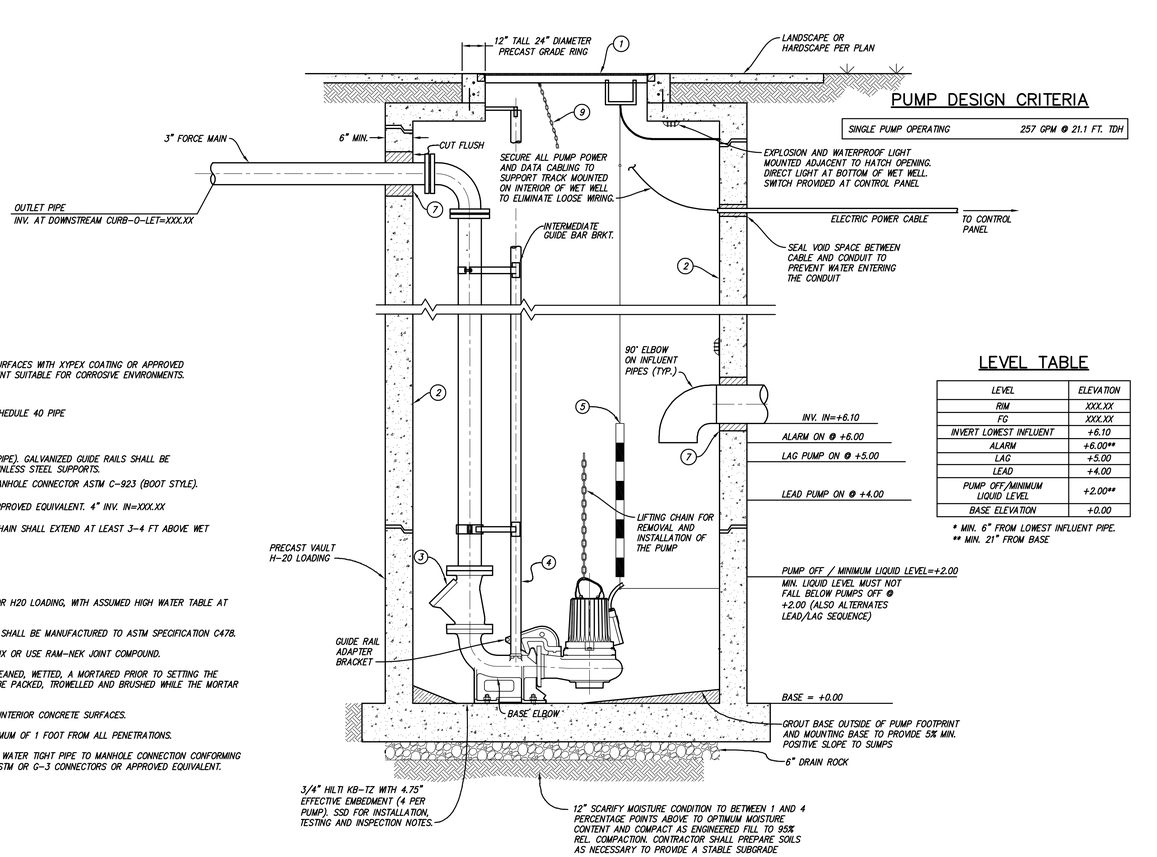


PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

PUMP DESIGN CRITERIA

SINGLE PUMP OPERATING	257 GPM @ 21.1 FT. TDH

LEVEL TABLE

LEVEL	ELEVATION
RIM	XXX.XX
FG	XXX.XX
INVERT LOWEST INFLUENT	+6.10
ALARM	+6.00**
LAG	+5.00
LEAD	+4.00
PUMP OFF/MINIMUM LIQUID LEVEL	+2.00**
BASE ELEVATION	+0.00

* MIN. 6" FROM LOWEST INFLUENT PIPE.
** MIN. 21" FROM BASE

NOTES:

1. H-20 RATED MANHOLE LID..
2. COAT INTERIOR OF LIFT STATION SURFACES WITH XYPEX COATING OR APPROVED EQUIVALENT. PAINT WITH WHITE PAINT SUITABLE FOR CORROSIVE ENVIRONMENTS.
3. BALL CHECK VALVE.
4. (4) 2" GUIDE BAR, GALVANIZED SCHEDULE 40 PIPE
5. LEVEL PROBE (SEE LEVEL TABLE)
6. (4) 2" GUIDE BAR (SCHEDULE 40 PIPE). GALVANIZED GUIDE RAILS SHALL BE SUPPORTED EVERY 5-FT WITH STAINLESS STEEL SUPPORTS.
7. WATER TIGHT RESILIENT PIPE TO MANHOLE CONNECTOR ASTM C-923 (BOOT STYLE).
8. JOSAM 67724 SWING CHECK OR APPROVED EQUIVALENT. 4" INV. IN=XXX.XX
9. STAINLESS STEEL LIFTING CHAIN. CHAIN SHALL EXTEND AT LEAST 3-4 FT ABOVE WET WELL.

NOTES:

A. PUMP STATION TO BE DESIGNED FOR H20 LOADING, WITH ASSUMED HIGH WATER TABLE AT ELEVATION AT XXX.XX

B. PRECAST PUMP STATION MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.

C. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.

D. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TROWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.

E. XYPEX CONCENTRATE COATING ON INTERIOR CONCRETE SURFACES.

F. JOINT LOCATIONS SHALL BE A MINIMUM OF 1 FOOT FROM ALL PENETRATIONS.

G. ALL PIPE PENETRATIONS SHALL BE WATER TIGHT PIPE TO MANHOLE CONNECTION CONFORMING TO ASTM C-923. A-LOK'S Z-LOK STM OR G-3 CONNECTORS OR APPROVED EQUIVALENT.

LIFT STATION 1
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C501

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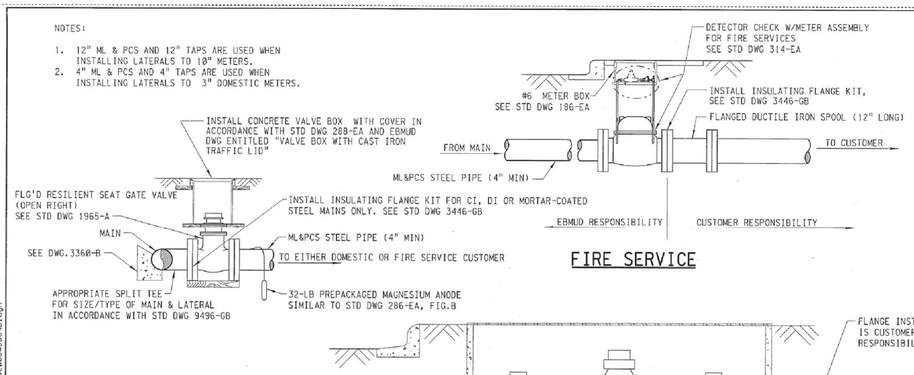
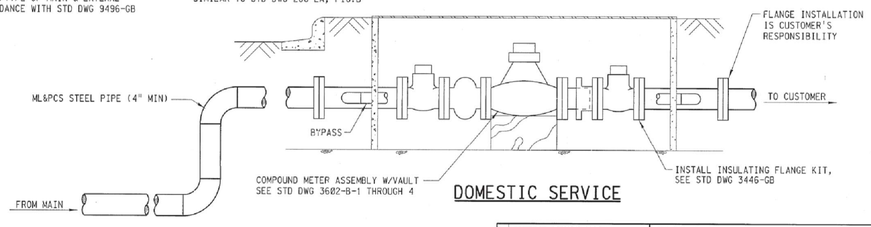
NOTES:

1. 12" ML & PCS AND 12" TAPS ARE USED WHEN INSTALLING LATERALS TO 10" METERS.
2. 4" ML & PCS AND 4" TAPS ARE USED WHEN INSTALLING LATERALS TO 3" DOMESTIC METERS.



FIRE SERVICE

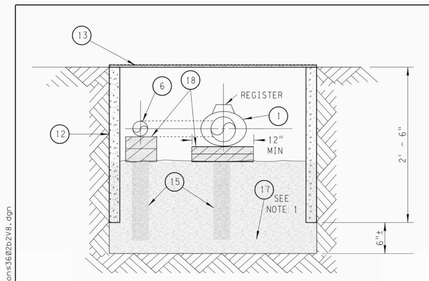


DOMESTIC SERVICE

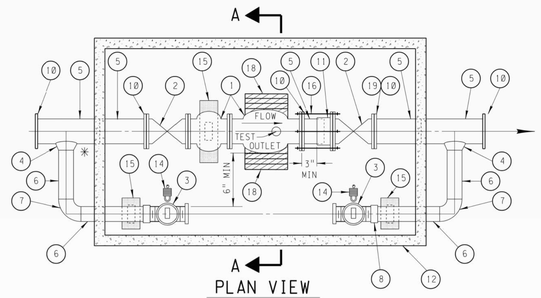
DESIGNED BY	D MCINTIRE	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	R STANTON	STANDARD DRAWING	
DRAWN BY	TOM LEE	MAIN CONNECTION FOR FIRE SERVICES OR 3" AND LARGER DOMESTIC SERVICES	
STRUCTURE OR ZONE DESIGNATION	ALL	SCALE	NONE
DATE			3684-B

NO.	DATE	REVISION	BY	REC.	APP.
1	3/24/08	REVISED			

RECOMMENDED: SENIOR CIVIL ENGINEER R.P.E. NO. C 44055
APPROVED: MGR. OF DESIGN R.C.E. NO. C 39051



SECTION A-A



PLAN VIEW

ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	COMPOUND METER, 4", PLATE STRAINER, ATTACHED	
2	2	GATE VALVE, 4", 125 LB, FLG'D, NRS, NUT OPERATOR, OPEN RIGHT	
3	2	CURB STOP, 2", 300 PSI WP, NO LEAD BRASS, W/LOCK WING & PLUG	
4	2	WELDOLET, 2" X 4", RUN	
5	4'±	PIPE, 4" DIA, SCH 40, ML&PCS	SEE NOTE 10
6	9'±	PIPE, 2" DIA, SCH 40, TAPE WRAPPED STEEL	
7	2	90° ELBOW, 2", SCH 40, TAPE WRAPPED STEEL	
8	1	INSULATING UNION	
9	-	-	
10	5	SLIP ON FLANGE, 4" AWWA CLASS D, 150 LB DRILLING	SEE NOTE 10
11	1	FLANGED COUPLING ADAPTER, 4", ROCKWELL STYLE 912	SEE NOTE 10
12	1	METER BOX, PANEL VAULT, 5' X 3' X 2.5' DEEP	
13	1	STEEL DIAMOND PATTERN LID OR QUASITE COVER, AS REQ'D	
14	2	DISTRICT SECURITY LOCK (DFAA2)	
15	AS REQD	REDWOOD BLOCK PIPE SUPPORT, SEE ITEM 18	
16	4	TIE RODS	SEE NOTE 10
17	1/4CY±D±	1/4± CUBIC YD ROCK FILL FOR DRAINAGE	
18	AS REQD	2" x 4" REDWOOD BLOCKS TAPEWRAPPED	
19	1	INSULATING FLANGE KIT, 4"	

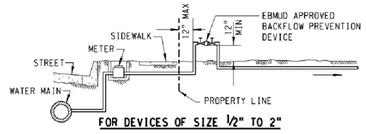
NOTES

1. MINIMUM 3/4" DRAIN ROCK FILL LEVEL TO BE BOTTOM OF BOX.
2. TAPE WRAP ALL BURIED BARE STEEL AND BYPASS PIPING.
3. METER VAULTS FOR 3" AND 4" COMPOUND METERS TO BE 3'X 5'X 2.5' DEEP.
4. BYPASS VALVES MUST BE ACCESSIBLE AND OPERABLE FROM INSIDE VAULT.
5. NO VEHICLE TRAFFIC ON VAULTS.
6. REMOTE READERS SHALL BE INSTALLED ON METERS.
7. ✱ WHEN POSSIBLE, WELDOLETS TO BYPASS PIPING SHOULD BE POSITIONED INSIDE VAULT.
8. IF THE DEVICE LAYOUT AS SHOWN CANNOT FIT IN THE EXISTING METER BOX, THEN CONTACT THE METER SHOP FOR A REVISED LAYOUT.
9. COAT ALL UNCOATED METALLIC SURFACES OF PIPE, FITTINGS, BOLTS AND NUTS WITH PETROLATUM WAX TAPE PER EBMUD STANDARD, SPECIFICATION 09961.1.
10. ITEMS 5,10,11 AND 16 ARE AVAILABLE AS A COMPLETE DISMANTLING JOINT ASSEMBLY.

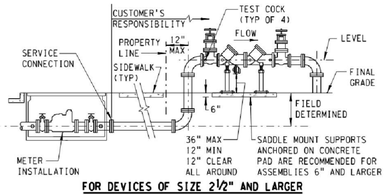
REVISED JUNE 5, 2020 DJB
REVISED JULY 26, 2005 RES

DESIGNED BY	P.A. JOHNSON	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	E.J. CARVILLE	STANDARD DRAWING	
DRAWN BY	W. MCALEER TOM LEE	4" COMPOUND METER SETTING WITH 2" BYPASS	
		AUTOMATIC METER READING COMPATIBILITY	
RECOMMENDED: SENIOR CIVIL ENGINEER P.E. NO. C 36285	P.A.C.	STRUCTURE OR ZONE DESIGNATION	ALL
APPROVED: MGR. OF DESIGN R.C.E. NO. C 39051	D.L.P.	SCALE	NONE
		DATE	04 DEC 89
			3602-B-2

MECHANICAL BACKFLOW PREVENTION INSTALLATION



FOR DEVICES OF SIZE 1/2" TO 2"



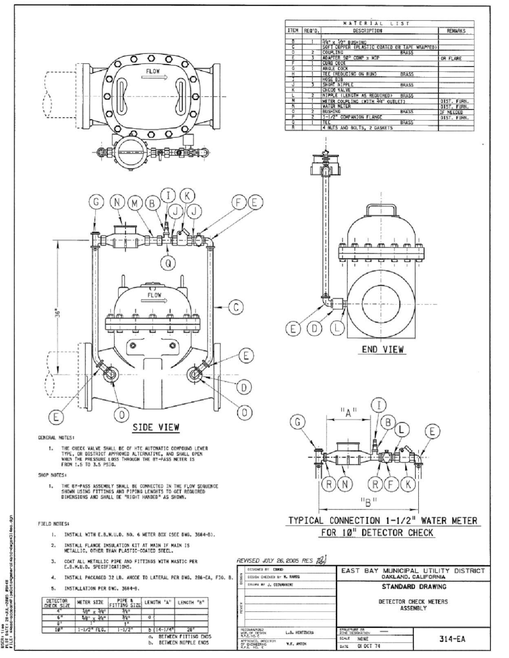
FOR DEVICES OF SIZE 2 1/2" AND LARGER

NOTES:

1. USE ONLY BACKFLOW ASSEMBLIES THAT ARE APPROVED BY THE EBMUD BACKFLOW SECTION.
2. THE SUPPLY SHALL SURFACE AT A DISTANCE OF NO MORE THAT 12 INCHES FROM THE PROPERTY LINE.
3. REDUCED PRESSURE PRINCIPLE (RPs) ASSEMBLIES SHALL BE INSTALLED IN AREAS WITH ADEQUATE DRAINAGE.
4. NO CONNECTIONS WILL BE ALLOWED BETWEEN THE SERVICE CONNECTION (WATER METER) AND THE BACKFLOW ASSEMBLY.
5. HEIGHT OF THE BACKFLOW ASSEMBLY SHALL BE AT LEAST 12" ABOVE GRADE TO THE BOTTOM OF THE ASSEMBLY (A MAXIMUM OF 36" ABOVE GRADE) AND A 12" PERIMETER AROUND THE ASSEMBLY.
6. ALL SERVICES WITH A BACKFLOW ASSEMBLY REQUIRE A PRESSURE RELIEF VALVE (PRV) ON WATER HEATERS.
7. PROTECTION FROM FREEZE DAMAGE OR THEFT MIGHT BE NECESSARY IN EXPOSED AREAS.
8. VAULT INSTALLATION OF DOUBLE-CHECK VALVES (DC) MAY BE USED IN CERTAIN LOCATIONS AND ONLY WITH PRIOR APPROVAL OF THE DISTRICT. SEE STANDARD DRAWINGS 1928-A AND 1930-A.
9. INSTALL DIRECTLY AFTER THE SERVICE CONNECTION AS SHOWN ABOVE. OBTAIN APPROVAL PRIOR TO INSTALLATION IF THERE IS ANY DEVIATION.

DESIGNED BY	EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY		STANDARD DRAWING	
DRAWN BY	BK	MECHANICAL BACKFLOW PREVENTION INSTALLATION METHODS FOR WATER SERVICES	
CORROSION CIRCUIT BY		STRUCTURE OR ZONE DESIGNATION	ALL
DESIGN MECHANICAL ENGINEER		SCALE	NONE
RECOMMENDED: MGR. PIPELINE INFRASTRUCTURE		DATE	25 SEP 14
APPROVED: MGR. OF ENGINEERING			1931-A-1

NO.	DATE	REVISION	BY	REC.	APP.



ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	BODY, CAST IRON	
2	1	DISC, BUNA-N RUBBER COATED ASB TYPE 'WOMPERS'	
3	1	SEAT RING, BRONZE	
4	1	RETAINER, DISC COVER, 18 NPS	DR FLANGE
5	1	SPRING, DISC	
6	1	SEAT, BRONZE	
7	1	NUT, RETAINER, ON BOLTS, BRASS	
8	1	COVER, DISC	
9	1	SCREW, CAPTIVE, BRASS	
10	1	PLUG, 1/4" NPT	
11	1	STRAINER, Y, 1-1/2" NPS, RR THREADED, BRONZE	
12	1	VALVE, GATE, 1-1/2" NPS, RR THREADED, BRONZE	125 LB, FLANGED
13	1	UNION, BRONZE	125 LB, FLANGED
14	1	BUSHING, BRASS	1" THREADED
15	1	GASKET, COMPRESSION, FLANGE	125 LB, FLANGED
16	8	STUDS AND NUTS, 2 GASKETS	

GENERAL NOTES:

1. THE CHECK VALVE SHALL BE OF HTE AUTOMATIC COMPOUND (OVER UNDER) TYPE, SPRING ASSISTED ALTERNATELY, AND SHALL OPEN UNDER THE PRESSURE AND FLOW THROUGH THE BY-PASS METER IS FROM 1/2 TO 3.5 PSIG.

SHOP NOTES:

1. THE BY-PASS ASSEMBLY SHALL BE CONNECTED IN THE FLOW SEQUENCE SHOWN USING FITTINGS AND PIPING LENGTHS TO SUIT REQUIRED DIMENSIONS AND SHALL BE "RIGHT HANDED" AS SHOWN.

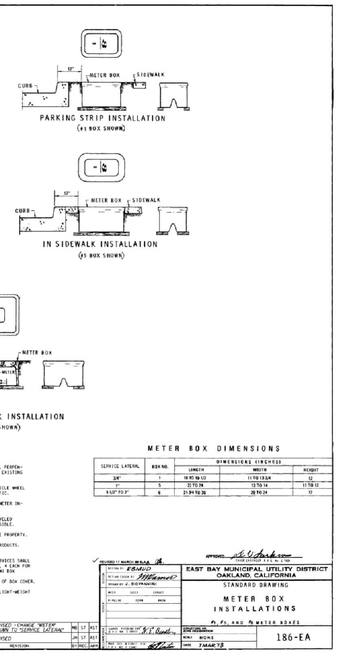
FIELD NOTES:

1. INSTALL WITH E.B.M.U.D. STD. 6 METER BOX CODE DWG. 3684-01.
2. INSTALL FLANGE INSULATION KIT AT MAIN IF MAIN IS METALLIC, OTHER THAN PLASTIC-COATED STEEL.
3. COAT ALL METALLIC PIPE AND FITTINGS WITH MASTIC PER E.B.M.U.D. SPECIFICATIONS.
4. INSTALL PACKAGED 32 LB. ANODE TO LATERAL PER ENG. 286-EA, FIG. B.
5. INSTALLATION PER ENG. 3684-0.

DETECTOR CHECK SIZE	METER SIZE	PIPE & FITTING SIZE	LENGTH "A"	LENGTH "B"
6"	5/8" x 3/4"	3/4"	0	
6"	1"	1"		
10"	1-1/2" FLG.	1-1/2"	a. BETWEEN FITTING ENDS	28"
			b. BETWEEN FITTING ENDS	
			c. BETWEEN RUBBLE ENDS	

REVISED JULY 26, 2005 RES

DESIGNED BY	EMMA	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	R. RAMOS	STANDARD DRAWING	
DRAWN BY	J.L. DOMINICK	DETECTOR CHECK METERS ASSEMBLY	
RECOMMENDED: SENIOR CIVIL ENGINEER R.P.E. NO. C 44055	L.A. MONTEMAYOR	STRUCTURE OR ZONE DESIGNATION	
APPROVED: MGR. OF ENGINEERING R.C.E. NO. C 39051	R.K. ARORA	SCALE	NONE
		DATE	09 OCT 74
			314-EA



NOTES:

1. ALL METER BOXES MUST BE SET TRUE, PERPENDICULAR TO STREET AND FLUSH WITH EXISTING SURFACE.
2. METER BOXES WILL NOT SUPPORT VEHICLE WHEEL LOAD, UNLESS RATED FOR H 20 TRAFFIC.
3. SPACE BETWEEN BOXES IN MULTIPLE METER INSTALLATION SHALL BE 2".
4. RAISED SETTING METER BOXES IN TRAVELED WAYS AND SIDEWALKS, WHENEVER POSSIBLE.
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. ALL METER BOXES ARE COMMERCIAL PRODUCTS. DIMENSIONS AND DESIGNS MAY VARY.
7. METER BOXES FOR 1-1/2" AND 2" SERVICES SHALL BE SET LEVEL WITH THE TOP OF THE CURB FOR #3 AND #4 BOXES, AND 3" BACK FOR #1 BOX.
8. READING LIDS SHOULD BE WITHIN 4" OF BOX COVER.
9. BOXES AVAILABLE IN CONCRETE AND LIGHT-WEIGHT POLYMERIC CONCRETE.

METER BOX DIMENSIONS

SERVICE LATERAL	BOX NO.	DIMENSIONS (INCHES) LENGTH	WIDTH	HEIGHT
3/4"	1	14 W 19 1/2	11 7/8	12
1"	3	17 1/2	13 1/2	17 7/8
1-1/2" TO 2"	4	21 3/4 TO 26	20 TO 24	12

NO.	DATE	REVISION	BY	REC.	APP.
3	3 MAY 77	REVISED "CHANGE METER" TO "COLUMN TO "SERVICE LATERAL"	MC	LT	ALT
2	30JUN1970	REVISED		LT	ALT

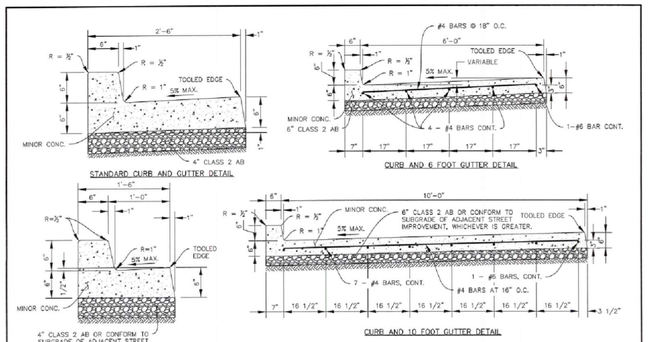
DESIGNED BY		EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY		STANDARD DRAWING	
DRAWN BY	MCINES	METER BOX INSTALLATIONS	
CORROSION CIRCUIT BY		FOR #1, #3 AND #4 METER BOXES	
RECOMMENDED: SENIOR CIVIL ENGINEER		STRUCTURE OR ZONE DESIGNATION	
APPROVED: MGR. OF ENGINEERING		SCALE	NONE
		DATE	MARCH 73
			186-EA

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

CONSTRUCTION DETAILS

C502



STANDARD CURB AND GUTTER DETAIL

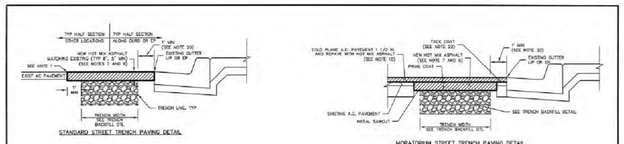
CURB AND 6 FOOT GUTTER DETAIL

CURB AND 1 FOOT GUTTER DETAIL

CURB AND 10 FOOT GUTTER DETAIL

NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL CURB AND GUTTER	SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 2/27/17, R.C.E. 64582	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
	APPROVED: MANAGER OF ENGINEERING — DATE: 2/28/17, R.C.E. 66014	DESIGN: HEI, DRAWN: HEI, CHECK: MS	DATE: 01/26/17, SCALE: N.T.S., BOOK:	PLAN: 8146, FILE: 208-157	SHEET: 1 OF 1



STANDARD STREET TRENCH PAVING DETAIL

MORATORIUM STREET TRENCH PAVING DETAIL
(SEE NOTE 13 AND 14 FOR MORATORIUM STREETS)

TRENCH BACKFILL DETAIL
TYPICAL HALF SECTION

STANDARD DETAIL TRENCH EXCAVATION AND SURFACE RESTORATION	SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 7/6/16, R.C.E. 64582	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
	APPROVED: MANAGER OF ENGINEERING — DATE: 7/6/16, R.C.E. 66014	DESIGN: HEI, DRAWN: HEI, CHECK:	DATE: 06/2016, SCALE: , BOOK:	PLAN: 8136, FILE: 20-8-155	SHEET: 1 OF 2

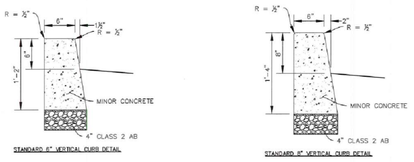
NOTES:

1. TRENCH EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF BERKELEY GENERAL REGULATIONS FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY. CUT THROUGH THE FULL DEPTH OF EXISTING SURFACING TO A NEAT STRAIGHT LINE AT LEAST 1.0 FOOT OUTSIDE THE TRENCH LINE. RECUT PAVEMENT EDGES DAMAGED DURING CONSTRUCTION TO NEAT LINES PRIOR TO PAVING. APPLY PAINT BINDER (TACK COAT) TO ALL VERTICAL SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
2. MINIMUM WIDTH OF TRENCH SHALL BE IN ACCORDANCE WITH THE DIMENSION SHOWN ON THE TRENCH BACKFILL DETAIL. DIMENSIONS "X" IS SHOWN BELOW FOR THE UTILITY "O.D."

UTILITY O.D.	"X" MIN
UNDER 1.0'	0.5'
1.0' TO 4.5'	1.0'
OVER 4.5'	2.0'

3. CLASS 2 AGGREGATE BASE (AB) SHALL BE INSTALLED IMMEDIATELY BELOW THE PAVEMENT SECTION TO BE REPLACED. THE AB QUALITY, GRADATION AND THE METHOD OF INSTALLATION SHALL BE IN CONFORMANCE WITH SECTION 26 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION. THE DEPTH OF THE AB SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL. 95% RELATIVE COMPACTION IS REQUIRED.
4. RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TEST NUMBER 231 (NUCLEAR GAUGE) OR APPROVED EQUAL. PERMITTEE SHALL ARRANGE AND PAY FOR THE TEST FOR RELATIVE COMPACTION WHEN ORDERED BY THE ENGINEER. THE TEST SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING LABORATORY AND TEST RESULTS BE SUBMITTED TO ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE OF PERMANENT PAVING OPERATION.
5. PERMITTEE SHALL PLACE TEMPORARY BITUMINOUS RESURFACING TWO (2) INCHES IN THICKNESS OVER THE COMPACTED BACKFILL AREAS. GREATER THICKNESS MAY BE REQUIRED FOR MAJOR INTERSECTIONS AND OTHER CRITICAL AREAS BY THE ENGINEER AS NECESSARY. STEEL PLATES MAY BE USED AS AN ALTERNATIVE IF APPROVED BY ENGINEER.
6. TEMPORARY BITUMINOUS RESURFACING (CUT-BACK) SHALL BE MECHANICALLY COMPACTED IN PLACE TO A UNIFORM, EVEN SURFACE AND SHALL BE TRUE TO STREET GRADE AND CROSS SECTION. THE PERMITTEE SHALL REGULARLY INSPECT AND MAINTAIN THE TEMPORARY BITUMINOUS RESURFACING UNTIL THE EXCAVATION IS PERMANENTLY PAVED. THE TEMPORARY SURFACE SHALL NOT VARY MORE THEN 1/2" FROM THE EDGE OF A 10 FOOT STRAIGHT EDGE. UPON NOTIFICATION, THE PERMITTEE SHALL CORRECT ANY SURFACE DEFECTS WITHIN 48 HOURS. LOOSE ROCKS AND OTHER DEBRIS GENERATED FROM TEMPORARY RESURFACING OPERATIONS SHALL BE IMMEDIATELY REMOVED FROM THE WORKSITE.
7. TEMPORARY BITUMINOUS RESURFACING SHALL BE REMOVED BEFORE PLACEMENT OF FINAL PAVING. FINAL PAVING SHALL BE MINIMUM FIVE (5) INCHES THICK OR SAME AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. THE PAVEMENT SHALL BE PLACED ON UNDISTURBED PREVIOUSLY COMPACTED BACKFILL AREAS.
8. PAVEMENT OUTSIDE OF SAW CUT LINE DAMAGED BY THE PERMITTEE'S OPERATIONS SHALL BE REMOVED BY SAW-CUTTING IN LINES PERPENDICULAR OR PARALLEL TO THE ORIGINAL TRENCH LINES. NO DIAGONAL CUTS WILL BE PERMITTED.
9. HOT MIX ASPHALT (HMA) SHALL BE TYPE A IN CONFORMANCE WITH SECTION 39 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS, UNLESS OTHER WISE SPECIFIED IN THE ENCROACHMENT PERMIT CONDITIONS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. HMA SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
10. THE TOP 1 1/2" OF HMA SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1/2" UNLESS OTHERWISE SPECIFIED. THE HMA BENEATH THE TOP LAYER SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4".
11. UPON COMPLETION OF PAVING OPERATIONS THE PERMITTEE SHALL IMMEDIATELY REPLACE ALL PAVEMENT MARKING AND TRAFFIC STRIPING DAMAGED OR REMOVED BY HIS OPERATIONS. PAVEMENT MARKINGS AND TRAFFIC STRIPINGS SHALL BE REPLACED IN KIND OR WITH SUBSTRATE MATERIAL APPROVED BY THE ENGINEER.
12. WHEN ANY PORTION OF THE CURB AT A LEGAL PEDESTRIAN CROSSWALK OR ANY PORTION OF THE SIDEWALK IN IMMEDIATE CONTACT WITH SUCH CURB IS REMOVED BY THE PERMITTEE OPERATIONS, THE PERMITTEE SHALL CONSTRUCT, AS PART OF HIS REPLACEMENT OPERATIONS, A CURB RAMP AS SHOWN IN CITY OF BERKELEY STANDARD DETAIL NO. R7B0.
13. EXCAVATION ON STREETS RECONSTRUCTED OR RESURFACED WITHIN THE LAST 5 YEARS WILL NOT BE PERMITTED EXCEPT FOR CONDITIONS ENUMERATED IN THE CITY OF BERKELEY GENERAL REGULATIONS AND FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY.
14. MINIMUM COVER OVER UTILITIES IS GOVERNED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION. UTILITY OWNERS SHALL CONSIDER PLACING THEIR UTILITY LINE AT A GREATER DEPTH TO AVOID FUTURE RELOCATION DUE TO STREET/ROAD RECONSTRUCTION. THE INCREASED DEPTH SHOULD INCLUDE SUFFICIENT CLEARANCE BETWEEN THE UTILITY AND PAVEMENT STRUCTURAL SECTION UPGRADE TO PREVENT DAMAGE BY CONSTRUCTION EQUIPMENT. THE PUBLIC WORKS DEPARTMENT RECOMMENDS A MINIMUM OF 36 INCHES OF COVER BELOW THE PAVEMENT SURFACE IN ROADWAYS AND 24 INCHES BELOW FINISH GRADE IN SIDEWALKS AND OTHER PUBLIC RIGHT OF WAY.
15. RESTORATION OF THE TRENCH EXCAVATION ON CALTRANS RIGHT OF WAY (SAN PABLO AVE., ASHBY AVE., AND TUNNEL RD.) SHALL BE IN ACCORDANCE WITH CALTRANS ENCROACHMENT PERMIT.
16. RESTORE PAVEMENT AS FOLLOWS: FOR TRENCHES PARALLEL WITH THE CENTERLINE OF THE STREET, COLD PLANE AND REPAVE THE LANE IN WHICH THE TRENCH LIES. FOR TRANSVERSE TRENCHES, COLD PLANE AND REPAVE 1/2 LANE WIDTH ON EACH SIDE OF THE TRENCH. FOR DELL HOLES, COLD GRIND AND PAVE 1 LANE WIDTH ON EACH SIDE OF THE EXCAVATION. PRIOR TO COLD PLANING, THE TRENCH SHALL BE PAVED IN 3 INCH MAXIMUM LIFTS TO THE ORIGINAL SURFACE GRADES, TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. THE FINAL LIFT SHALL BE PLACED TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. THE REMAINING 1 1/2 INCHES MUST BE PAVED WITH HOT MIX ASPHALT (HMA) ON THE SAME DAY THE SURFACE IS PLANED. FINAL PAVING SHALL COMMENCE WITHIN 3 DAYS AFTER COLD GRINDING. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE AREA TO BE REPAVED PRIOR TO REPAVING.
17. BEDDING MATERIAL SHALL BE CLASS 2 AB OR CRUSHED ROCK PER 2015 GREENBOOK, TABLE 200-1.2.1(A), 3/4" SIEVE SIZE. ALTERNATIVE MATERIALS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN NO CASE SHALL "PEA" GRAVEL BE ALLOWED. A MAXIMUM OF 6 INCHES OF SAND MAY BE USED AS A BEDDING MATERIAL FOR COMMUNICATION, GAS AND ELECTRIC CONDUITS ONLY.
18. FOR GAS, ELECTRIC AND COMMUNICATION CONDUITS WITH AN OUTSIDE DIAMETER EQUAL TO OR LESS THAN 4 INCHES, THE TRENCH WIDTH MAY BE REDUCED TO NO LESS THAN 12 INCHES.
19. UNSUITABLE NATIVE MATERIAL SHALL BE EXCAVATED BELOW THE LIMIT OF EXCAVATION AND REPLACED WITH SUITABLE BACKFILL MATERIAL WHEN DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
20. WHERE THE TRENCH PARALLELS CURB AND THE NEAREST TRENCH LINE IS LESS THAN 3 FEET FROM THE GUTTER LIP, ALL EXISTING HMA SHALL BE REPLACED TO THE GUTTER LIP.
21. SLURRY CEMENT BACKFILL SHALL COMPLY WITH SECTION 19-3.02E OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
22. APPLY PAINT BINDER (TACK COAT) TO ALL EXISTING AC AND CONCRETE SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.

CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS	SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 7/6/16, R.C.E. 64582	STANDARD DETAIL TRENCH EXCAVATION AND SURFACE RESTORATION			
	APPROVED: MANAGER OF ENGINEERING — DATE: 7/6/16, R.C.E. 66014	DESIGN: HEI, DRAWN: HEI, CHECK:	DATE: 06/2016, SCALE: , BOOK:	PLAN: 8136, FILE: 20-8-155	SHEET: 2 OF 2

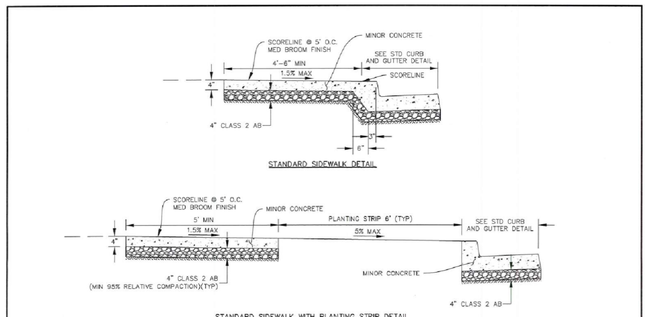


STANDARD 6" VERTICAL CURB DETAIL

STANDARD 8" VERTICAL CURB DETAIL

NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL VERTICAL CONCRETE CURB	SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 2/27/17, R.C.E. 64582	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
	APPROVED: MANAGER OF ENGINEERING — DATE: 2/28/17, R.C.E. 66014	DESIGN: HEI, DRAWN: HEI, CHECK: MS	DATE: 01/26/17, SCALE: N.T.S., BOOK:	PLAN: 8146, FILE: 208-158	SHEET: 1 OF 1



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL SIDEWALK	SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 2/27/17, R.C.E. 64582	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
	APPROVED: MANAGER OF ENGINEERING — DATE: 2/28/17, R.C.E. 66014	DESIGN: HEI, DRAWN: HEI, CHECK: MS	DATE: 01/26/17, SCALE: N.T.S., BOOK:	PLAN: 8153, FILE: 208-165	SHEET: 1 OF 1

File: Pattadonk Date: //2115 kittredge/20230223_KITTREDGE
Printed: SEP 07, 2023 8:30:01
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Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
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649 Mission Street
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San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.

BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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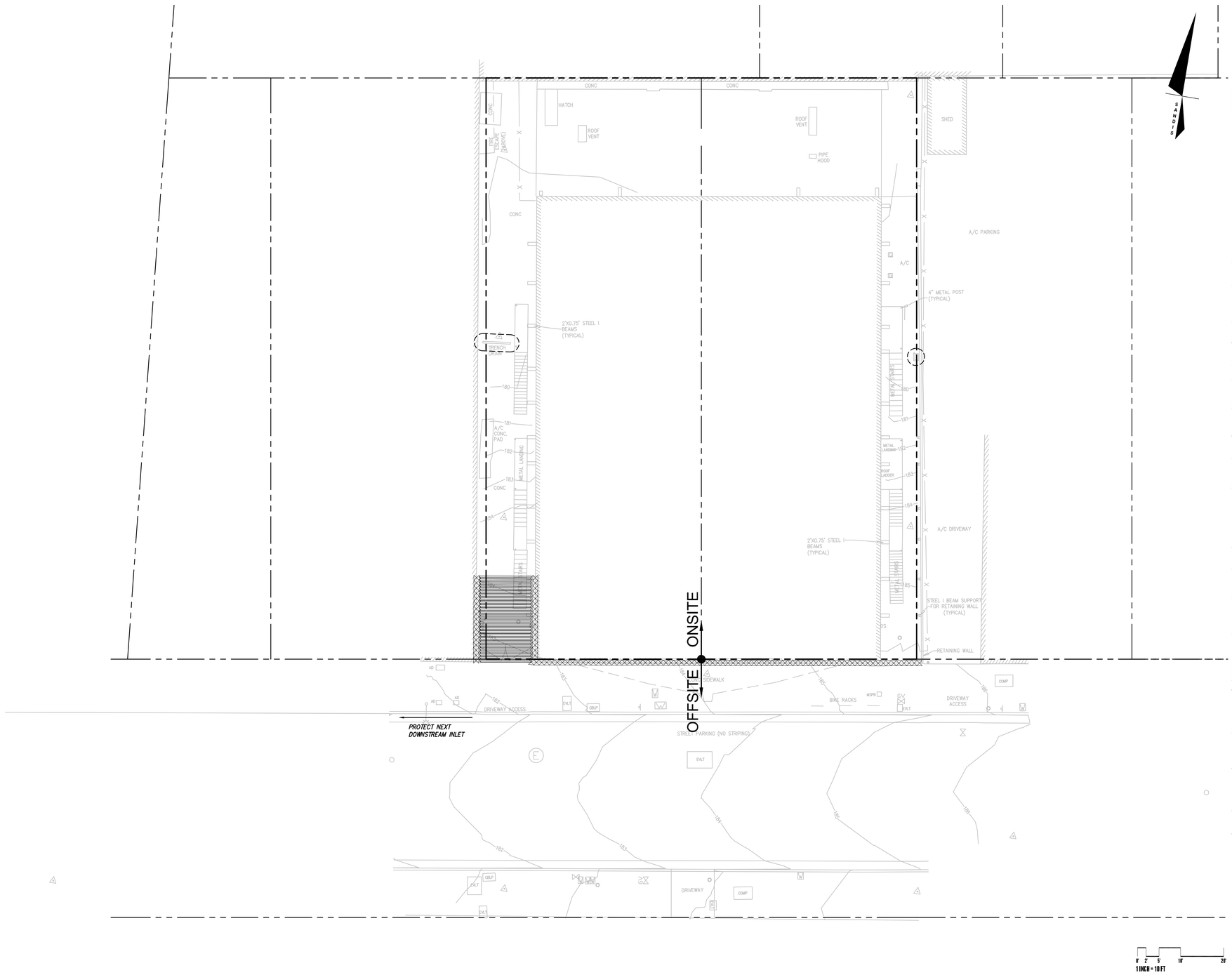
CONSTRUCTION DETAILS

C503



LEGEND

STABILIZED EXIT (4)

FIBER ROLL (3)

INLET PROTECTION (1) (2)

WATER POLLUTION CONTROL NOTES:

A. *THIS PLAN IS FOR STORMWATER POLLUTION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.*

B. *TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.*

C. *THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.*

D. *EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.*

E. *GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.*

F. *CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.*

G. *ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.*

H. *CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.*

I. *CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.*

J. *STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.*

K. *ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.*

L. *STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.*

M. *RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.*

PROJECT SITE MAINTENANCE

1. *REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.*
2. *SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.*
3. *CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.*
4. *NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.*
5. *ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.*

0' 2' 5' 10' 20'
1 INCH = 10 FT

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Contact	Michael Kuykendall
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Principal	Michael Kuykendall
Designer	Nicholas Chandler

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WATER POLLUTION CONTROL DRAWING

C600

File Path\Autodesk Docs_/2113 Kittredge/20230223_KITTREDGE
Plotted: Sep 07, 2023 3:10:00 PM
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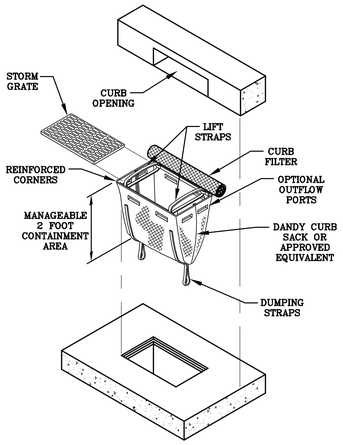


NOTES:

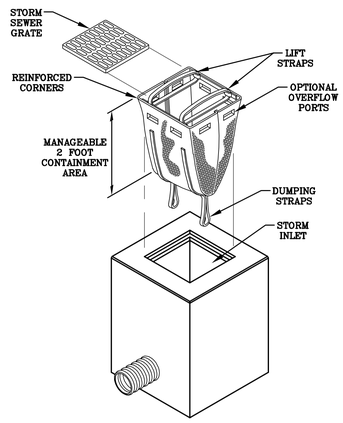
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DETAIL 1

CURB INLET SEDIMENT SACK

© DANDY CURB SACK

DANDY SACK™



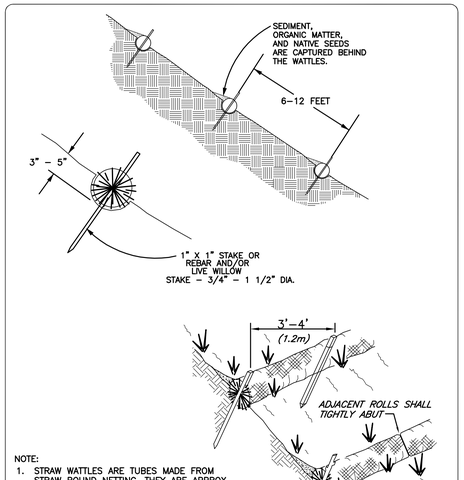
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY– PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

DETAIL 2

DROP INLET SEDIMENT BARRIER

© DANDY CURB SACK



NOTE:

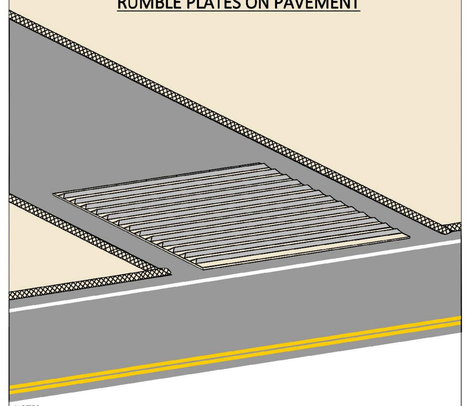
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

DETAIL 3

STRAW WATTLES

© 1991 JOHN WOOLLAM

RUMBLE PLATES ON PAVEMENT



NOTES:

1. USE CORRUGATED STEEL PLATES ON PAVEMENT TO PROVIDE A STABILIZED ENTRANCE AND EXIT FOR VEHICLES.
2. CLEAN PLATES REGULARLY TO MAINTAIN EFFECTIVENESS.
3. MAINTAIN DUST CONTROL AND IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED.

DETAIL 4

RUMBLE PLATES ON PAVEMENT

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Plotted by: Michael Kuykendall
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WATER POLLUTION CONTROL DETAILS

C601

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2115 Kittredge Street

Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes

Materials

☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.

Planting

☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☒	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.

Irrigation

☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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GWO

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BERKELEY, CA

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ENTITLEMENTS PHASE

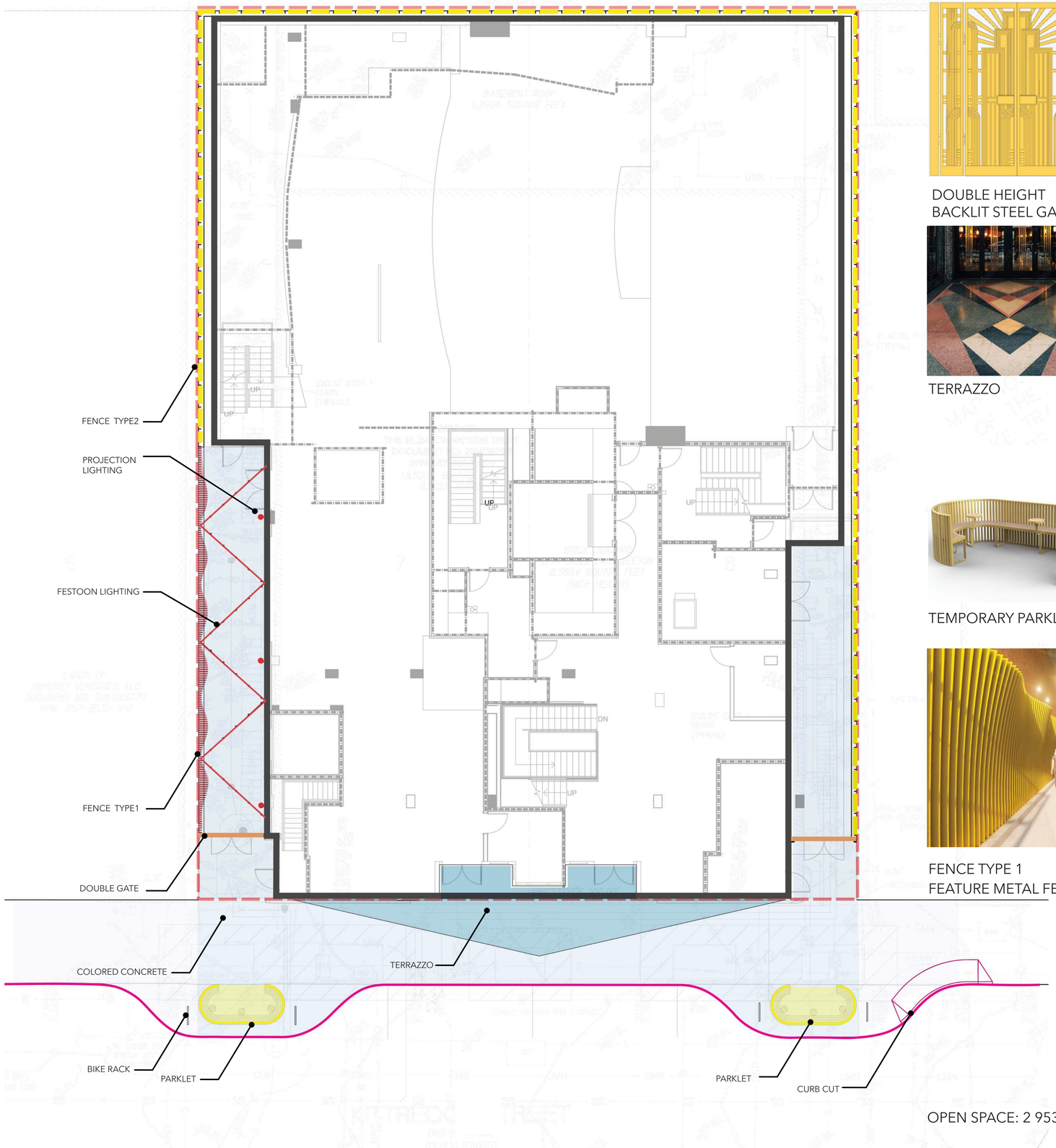
△ PROJECT ISSUE RECORD:

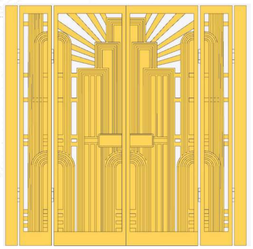
PROJECT #: GDC01

ISSUE DATE: 10/18/23

CAL GREEN CHECKLIST

L100



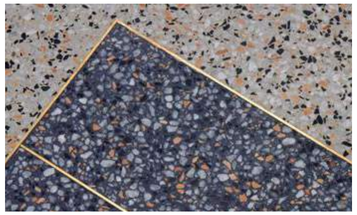


DOUBLE HEIGHT
BACKLIT STEEL GATE

FESTOON LIGHTING

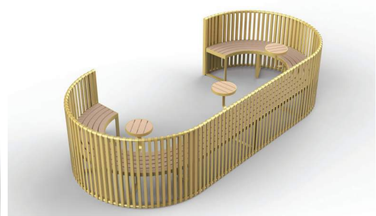
PROJECTION LIGHTING

TERRAZZO



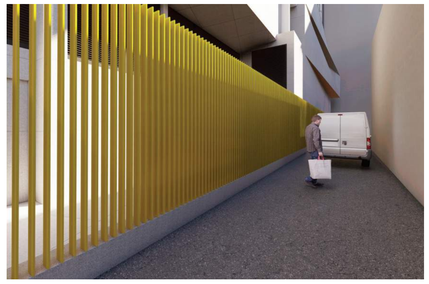
TERRAZZO BRASS JOINT

COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



TEMPORARY PARKLET WITH WOOD SEATING

FENCE TYPE 1
FEATURE METAL FENCE " THE CURTAIN"



FENCE TYPE 2
STANDARD METAL FENCE

NOTES:

MAX. 1.5% CROSS SLOPE AT ALL PAVED AREAS.

OPEN SPACE: 2 953 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GWD

2115 KITTREDGE ST.

BERKELEY, CA

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ENTITLEMENTS PHASE

PROJECT ISSUE RECORD:

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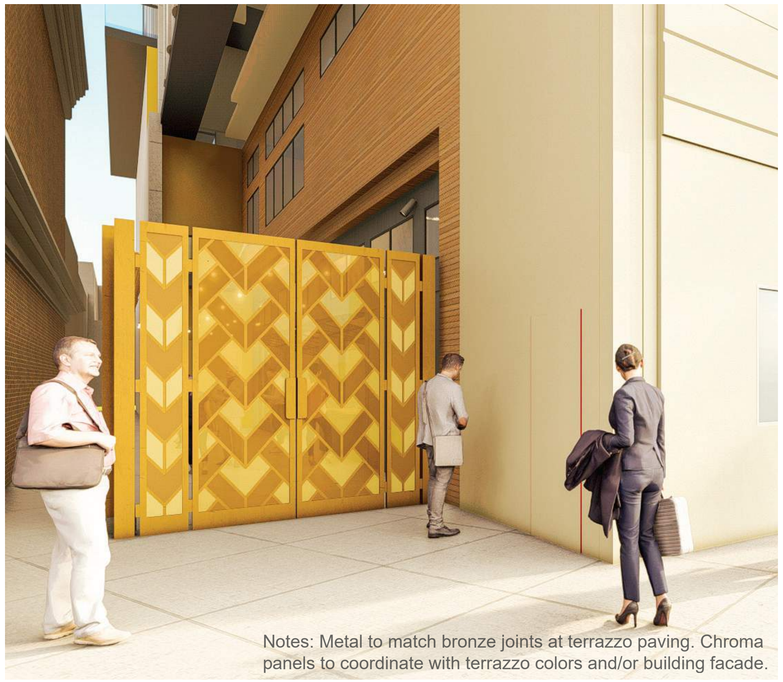
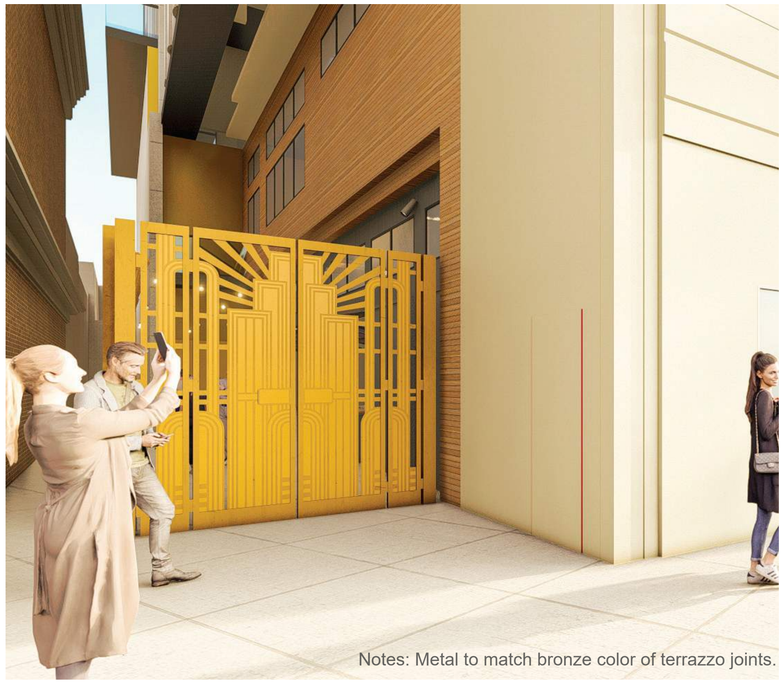
ISSUE DATE: 10/18/23

GROUND FLOOR PLANS

L101



GATE ALTERNATIVE DESIGN
METAL FRAME + COLOR PRINT CHROMA



GATE ALTERNATIVE DESIGN
METAL FRAME +LASER CUT METAL SHEET

PARKLET ALTERNATIVE DESIGN
METAL TUBE FRAME + METAL DECORATIVE PANEL

PARKLET ALTERNATIVE DESIGN
METAL FRAME + WOOD

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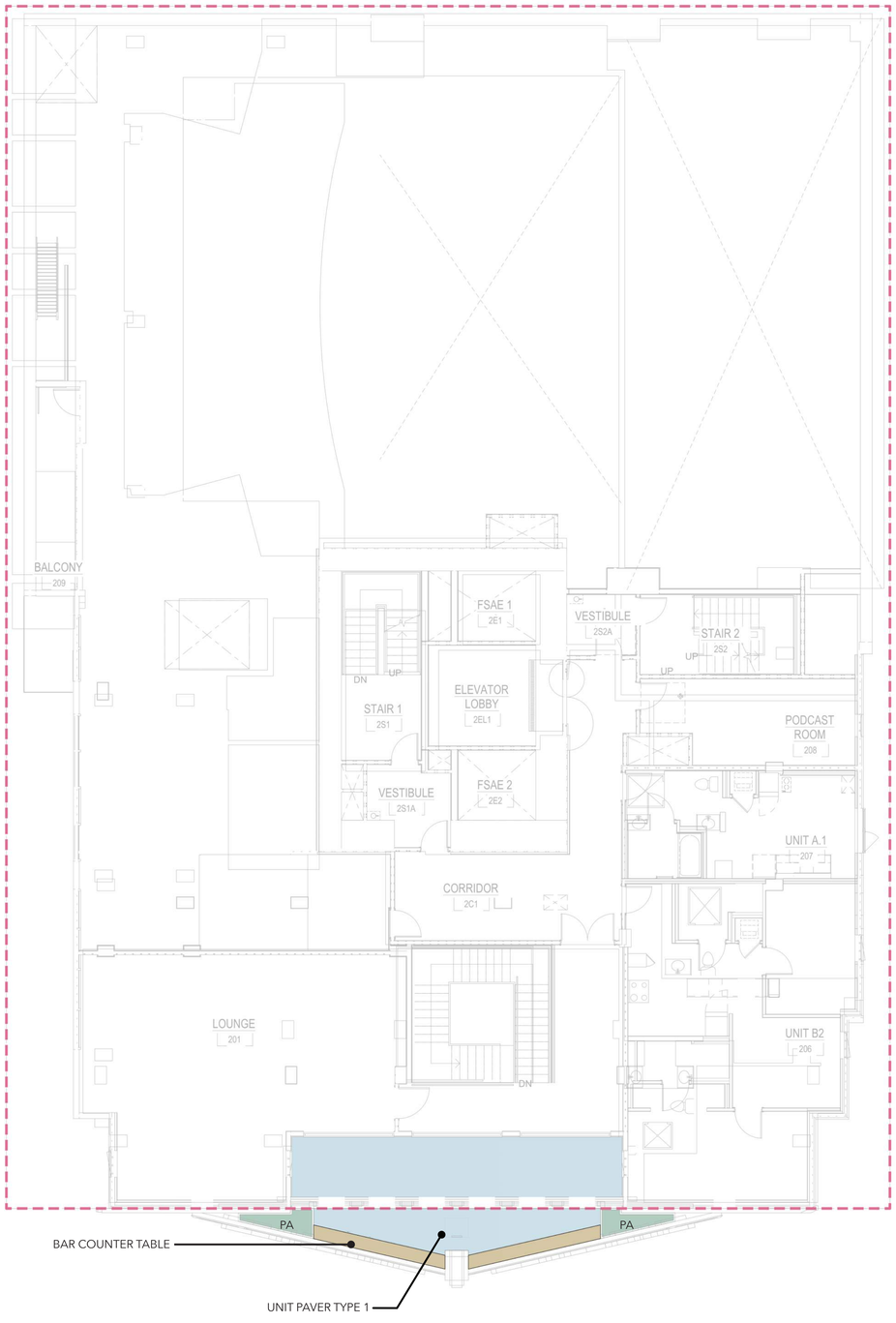
ISSUE DATE: 10/18/23

FEATURE ALTERNATIVE DESIGN OPTIONS

L101.1



TERRAZZO BAR TABLE

UNIT PAVER

OPEN SPACE: 360 SQUARE FEET
PLANTING AREA: 28 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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GWO

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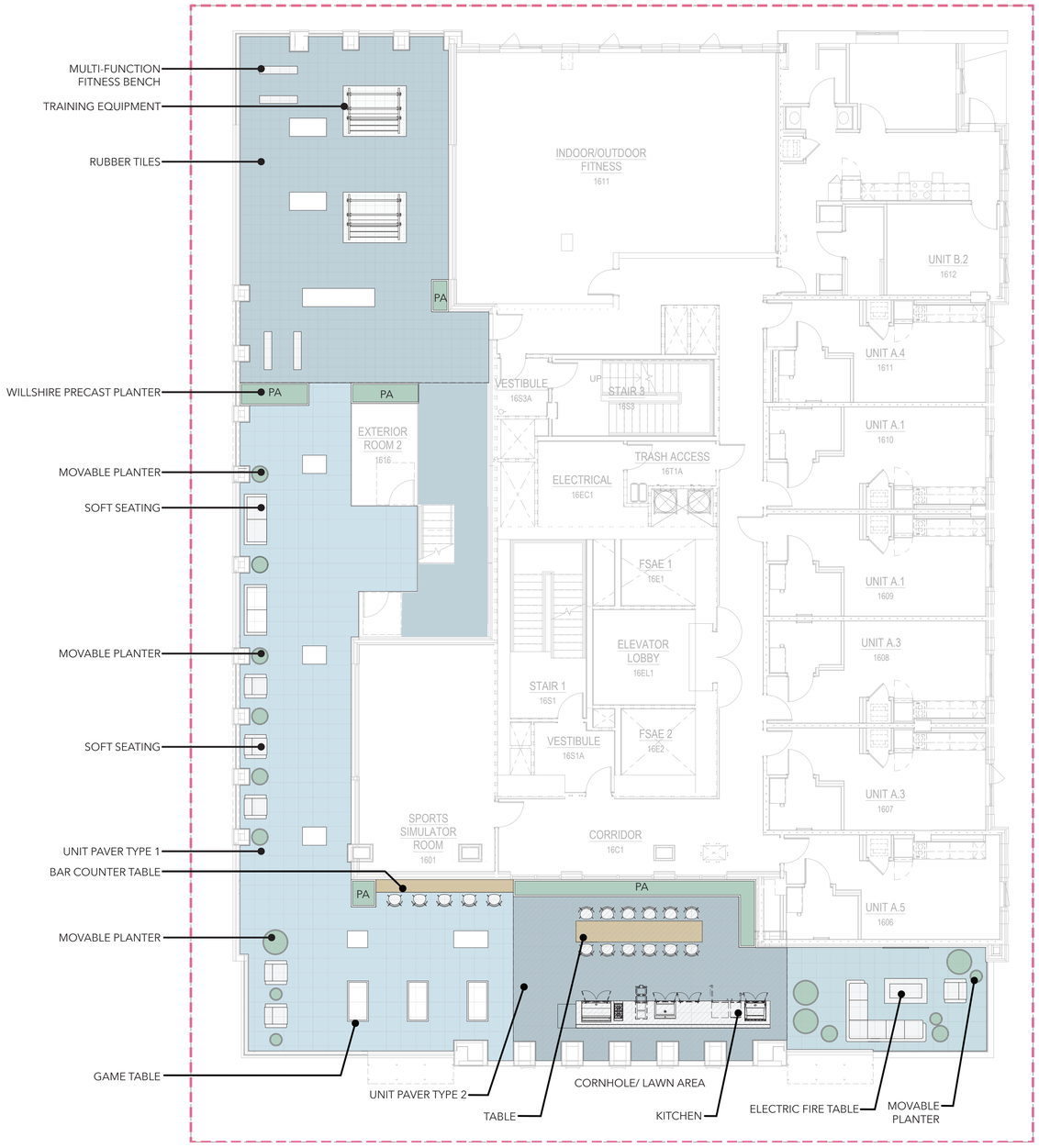
2ND FLOOR PLANS

L102



OPEN SPACE: 3 568 SQUARE FEET
PLANTING AREA: 163 SQUARE FEET

HIIT

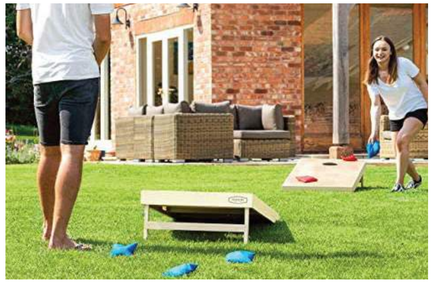
CROSSFIT

FOOS BALL

FIRE PIT

KITCHEN ISLAND

UNIT PAVER



CORNHOLE

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GW

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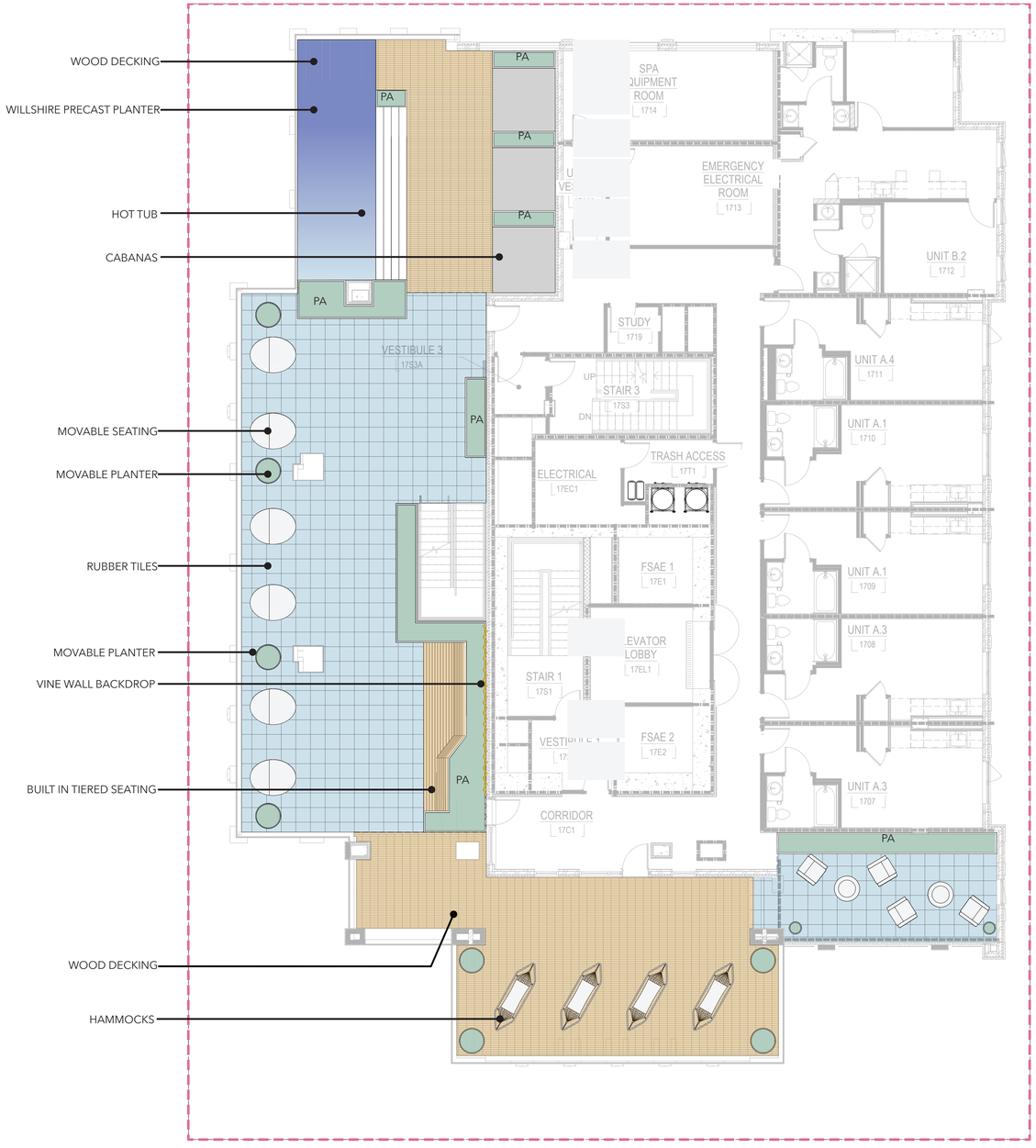
16 TH FLOOR PLANS

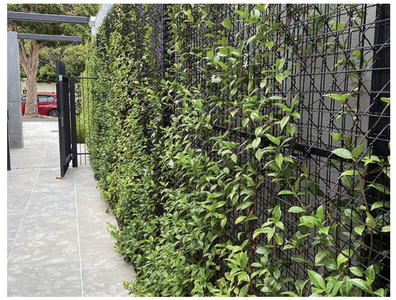
L103



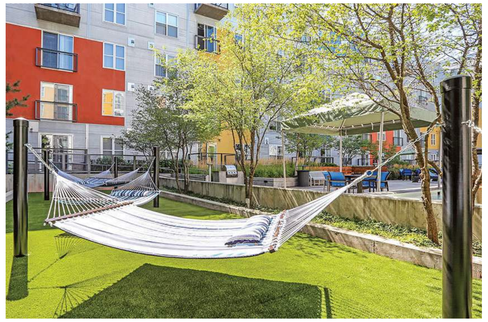
OPEN SPACE: 3437 SQUARE FEET
PLANTING AREA: 441 SQUARE FEET

POOL WITH VIEW

SHADED LOUNGE AREAS



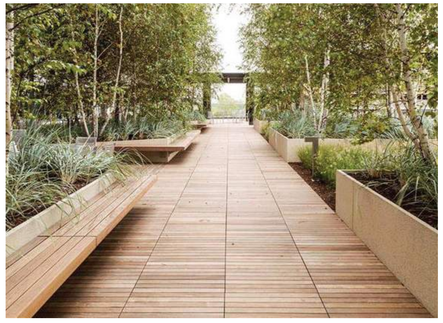
VINE WALL



HAMMOCKS

MOVEABLE SEATING

BUILT IN TIERED SEATING



WOOD DECK ON PEDESTAL

N

SCALE 1/8"=1'-0"

0 4 8 12

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GWD

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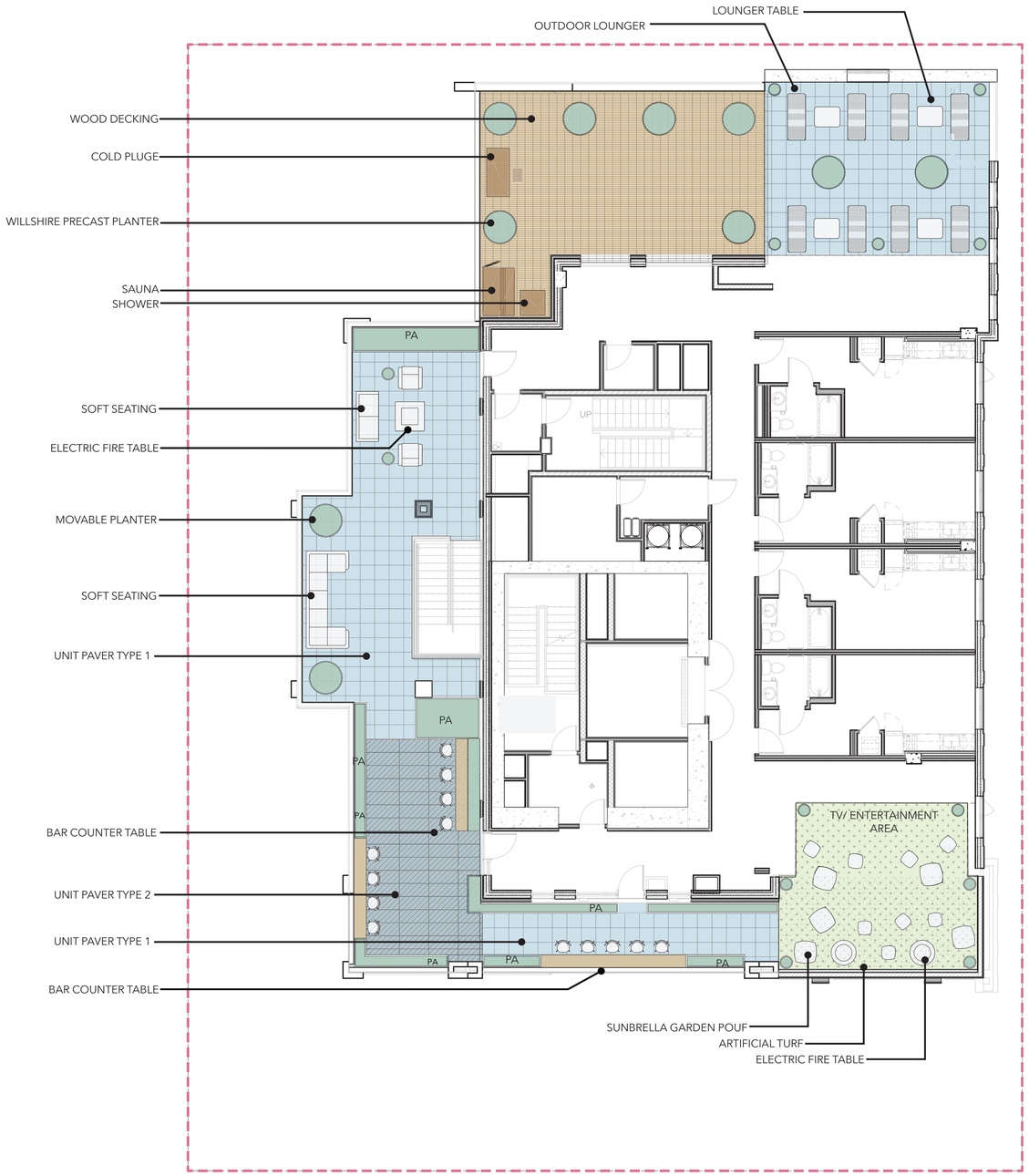
ISSUE DATE: 10/18/23

17 TH FLOOR PLANS

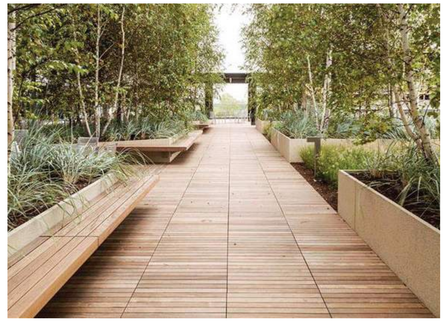
L104



OPEN SPACE: 2 213 SQUARE FEET
PLANTING AREA: 278 SQUARE FEET

TV/ ENTERTAINMENT AREA

MOVEABLE SEATING

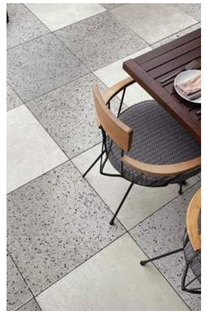


WOOD DECK ON PEDESTAL

OUTDOOR SHOWER

SAUNA

FIRE PIT



UNIT PAVER

OUTDOOR LOUNGER

COLD PLUGE

LOUNGER TABLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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ENTITLEMENTS PHASE

△ PROJECT ISSUE RECORD:

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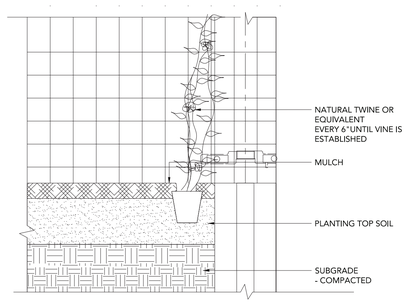
ISSUE DATE: 10/18/23

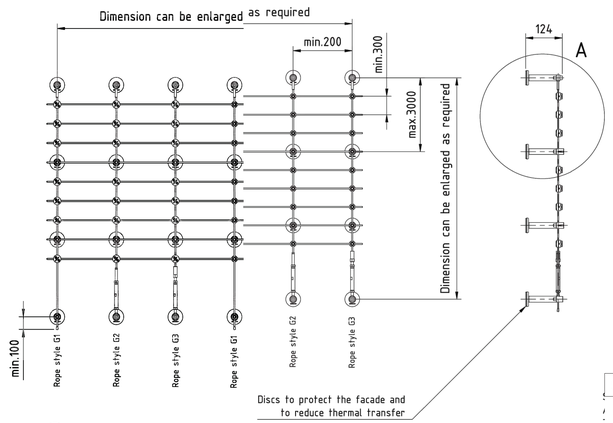
18 TH FLOOR PLANS

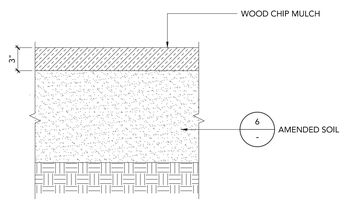
L105

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	9	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1'-0" O.C.	144 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	28 SF	VERY LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	10'-0" O.C.	119 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	62 SF	VERY LOW - LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, BEES	SPRING, WINTER, SUMMER, FALL
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	113 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	36 SF	MEDIUM	YES	ATTRACTS BUTTERFLIES	SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3'-0" O.C.	43 SF	VERY LOW	YES	ATTRACTS HUMMINGBIRDS, BEES, BUTTERFLIES	WINTER, SPRING, SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	18" O.C.	146 SF	VERY LOW - LOW	YES	ATTRACTS BUTTERFLIES, BIRDS	SPRING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	2'-0" O.C.	65 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER

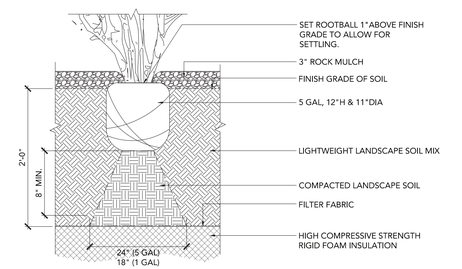


3 VINE PLANTING @ WALL — SCALE: 2"=1' TYPICAL SECTION 0 6" 12" 18"

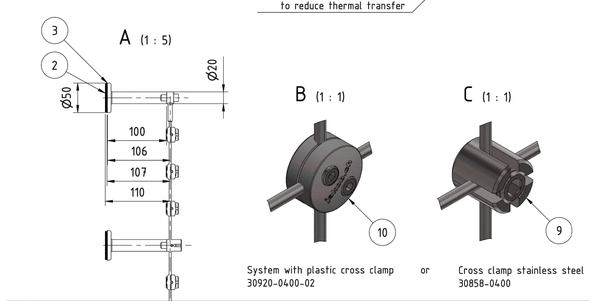




5 WOOD CHIP MULCH — SCALE: 2"=1' TYPICAL SECTION 0 1" 5" 12"

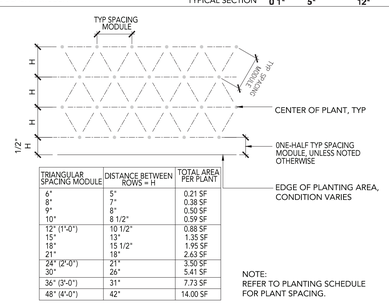


2 SHRUB PLANTING — SCALE: 1 1/2"=1' TYPICAL SECTION 0 1" 1' 2'



System with plastic cross clamp 30920-0400-02 or Cross clamp stainless steel 30858-0400

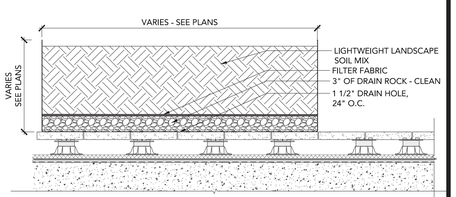
6 JAKOB VINE SISTEM — SCALE: NTS



TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE: REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

4 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



1 TOURNESOL STEEL PLANTER — SCALE: 1"=1'-0" TYPICAL SECTION 0 1' 2' 3'

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GW

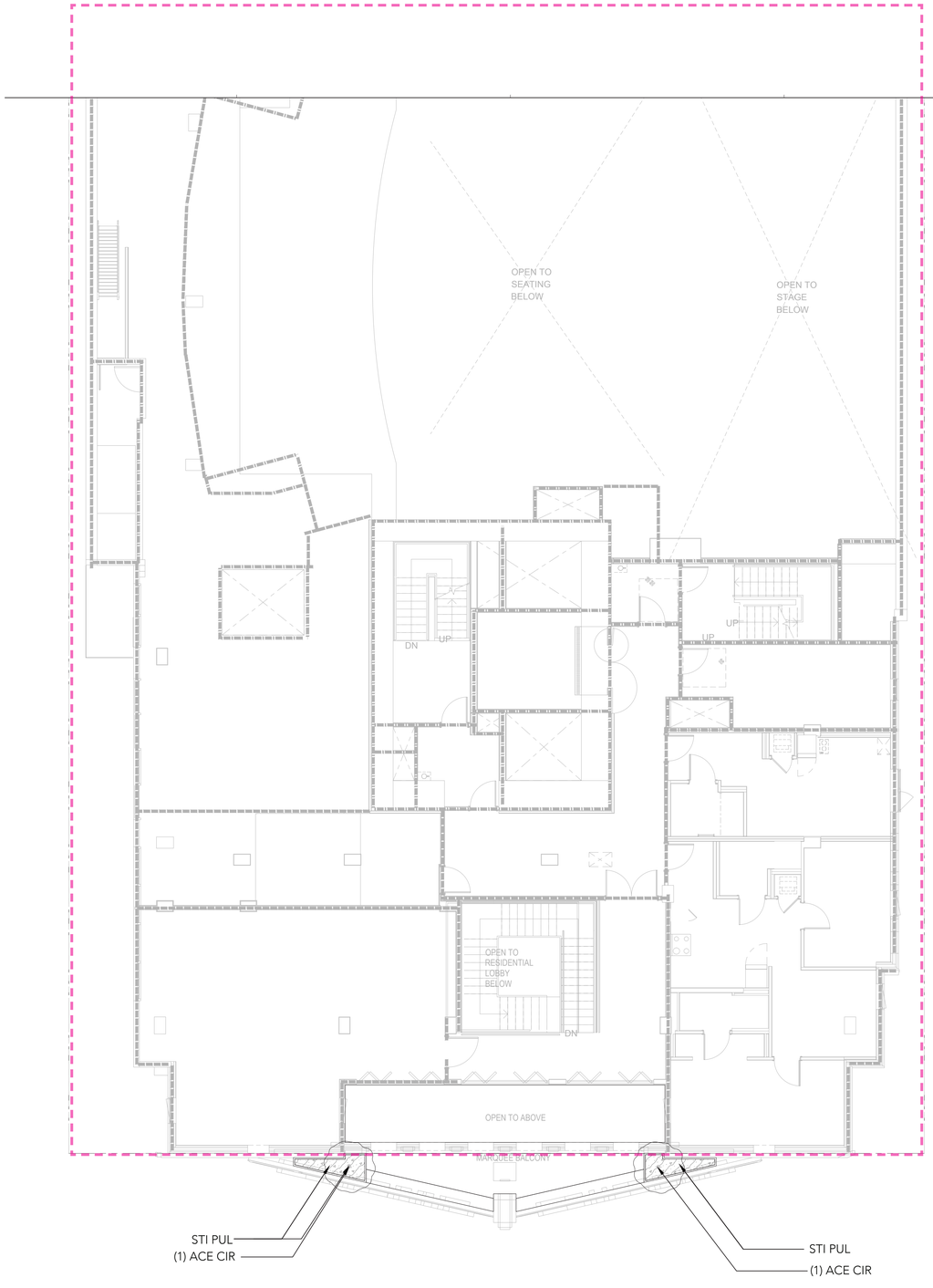
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

PLANTING SCHEDULE

L200



ACER CIRCINATUM

STIPA PULCHRA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	5 GAL.	28 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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GW

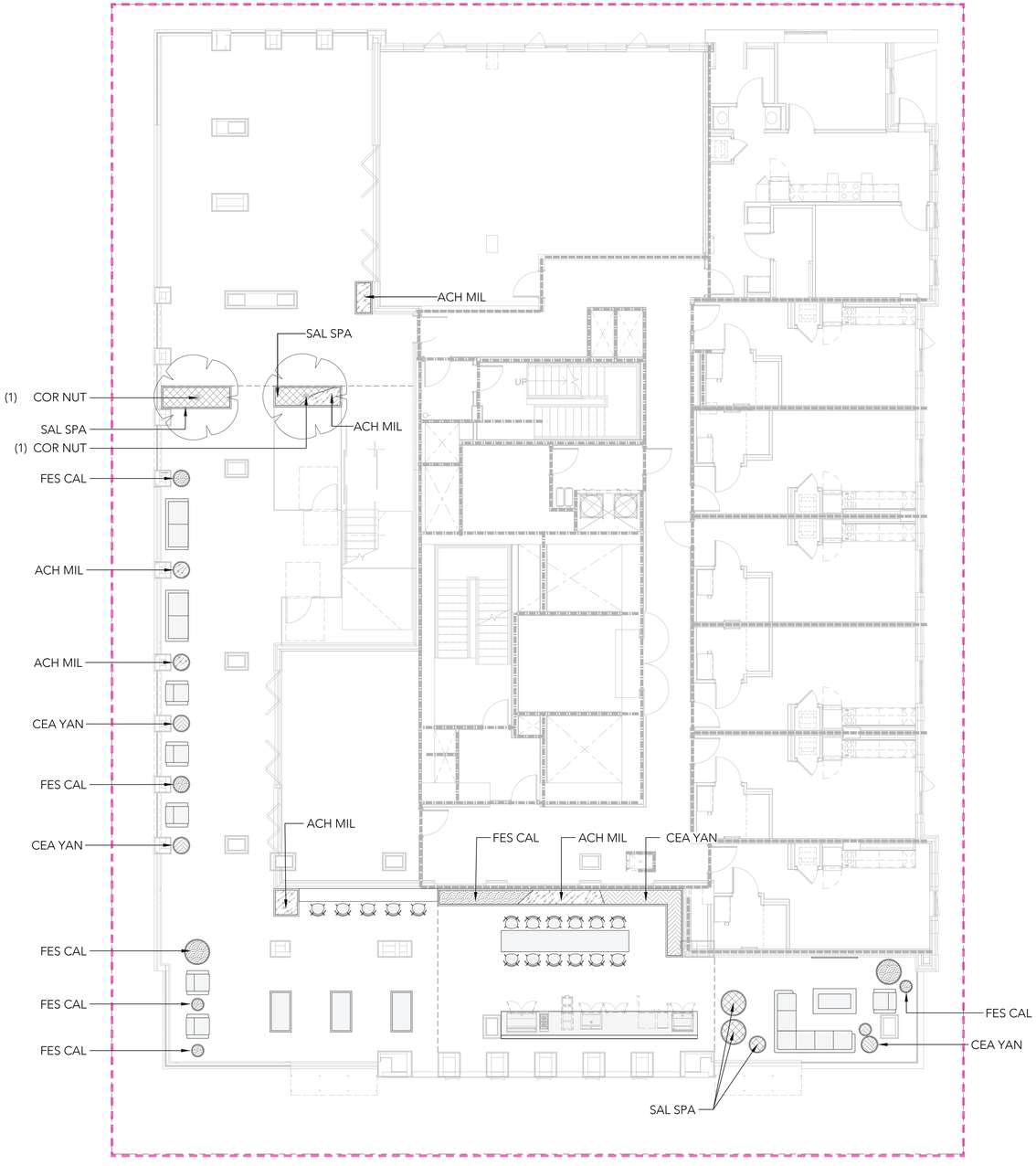
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

2ND FLOOR
PLANTING PLAN

L202



CORNUS NUTTALLII

ACHILLEA MILLEFOLIUM

CEANOTHUS GRISEUS 'YANKEE POINT'

FESTUCA CALIFORNICA

SALVIA SPATHACEA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	48 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	44 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	38 SF
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	43 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

studioKDA

GW

△ PROJECT ISSUE RECORD:

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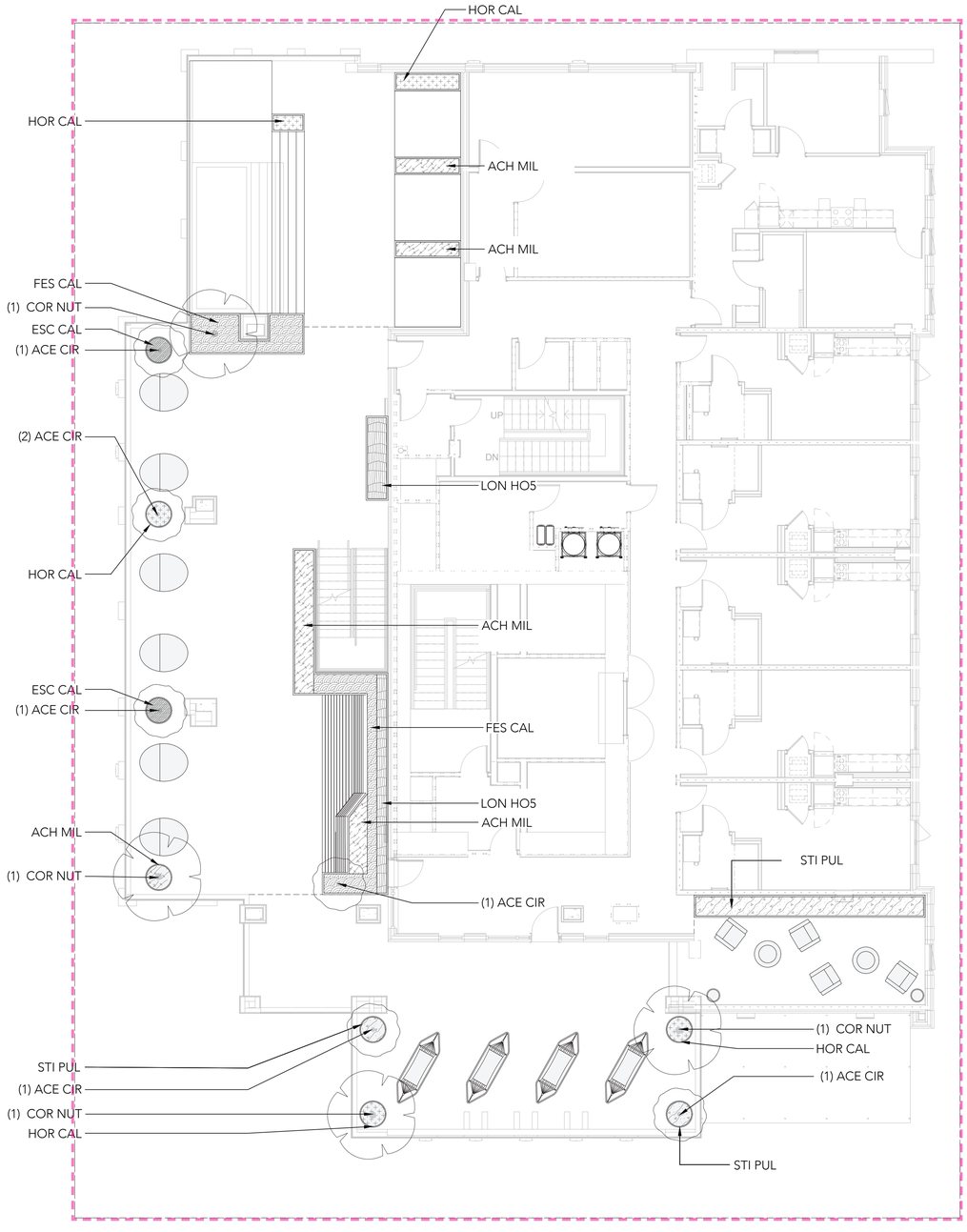
ISSUE DATE: 10/18/23

16 TH FLOOR
PLANTING PLAN

L203



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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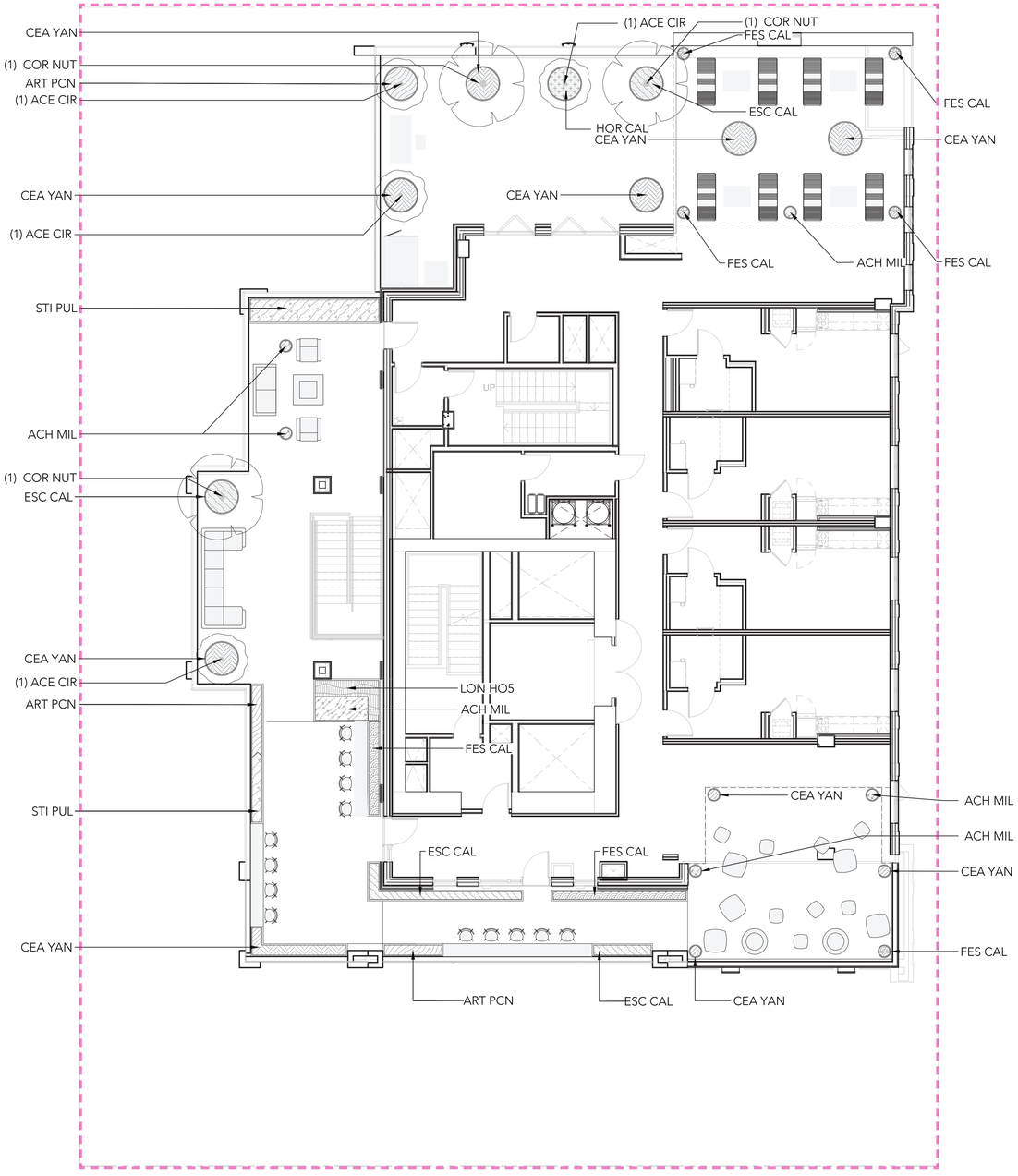
ISSUE DATE: 10/18/23

17 TH FLOOR
PLANTING PLAN

L204



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

studioKDA

GWD

PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

18 TH FLOOR
PLANTING PLAN

L205

IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	

sta
gpm
size

CONTROLLER STATION NUMBER
GALLONS PER MINUTE THROUGH VALVE
CONTROL VALVE SIZE

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For ETo, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	2023.09.08
Project Name:	KITTREDGE - BERKELEY
Project Contact:	Sara Peschel
Project Contact Email:	sara@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	39.6	0.45	241	1,131	**15,750**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	39.6	227	241	**11,482**	ETWU =(ETo) * (0.62) *((PF*SF/IE) + SLA]

Difference between MAWA and ETWU **4,268** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Second Lvl	Drip	28	0.30	0.81	10
	2	16th Lvl	Drip	173	0.30	0.81	64
	3	17th Lvl	Drip	411	0.30	0.81	-
	4	18th Lvl	Drip	278	0.30	0.81	152
							-
							-
	Landscape area (not including SLA)			**890**			**227**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
	Total SLA	**241**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,131**

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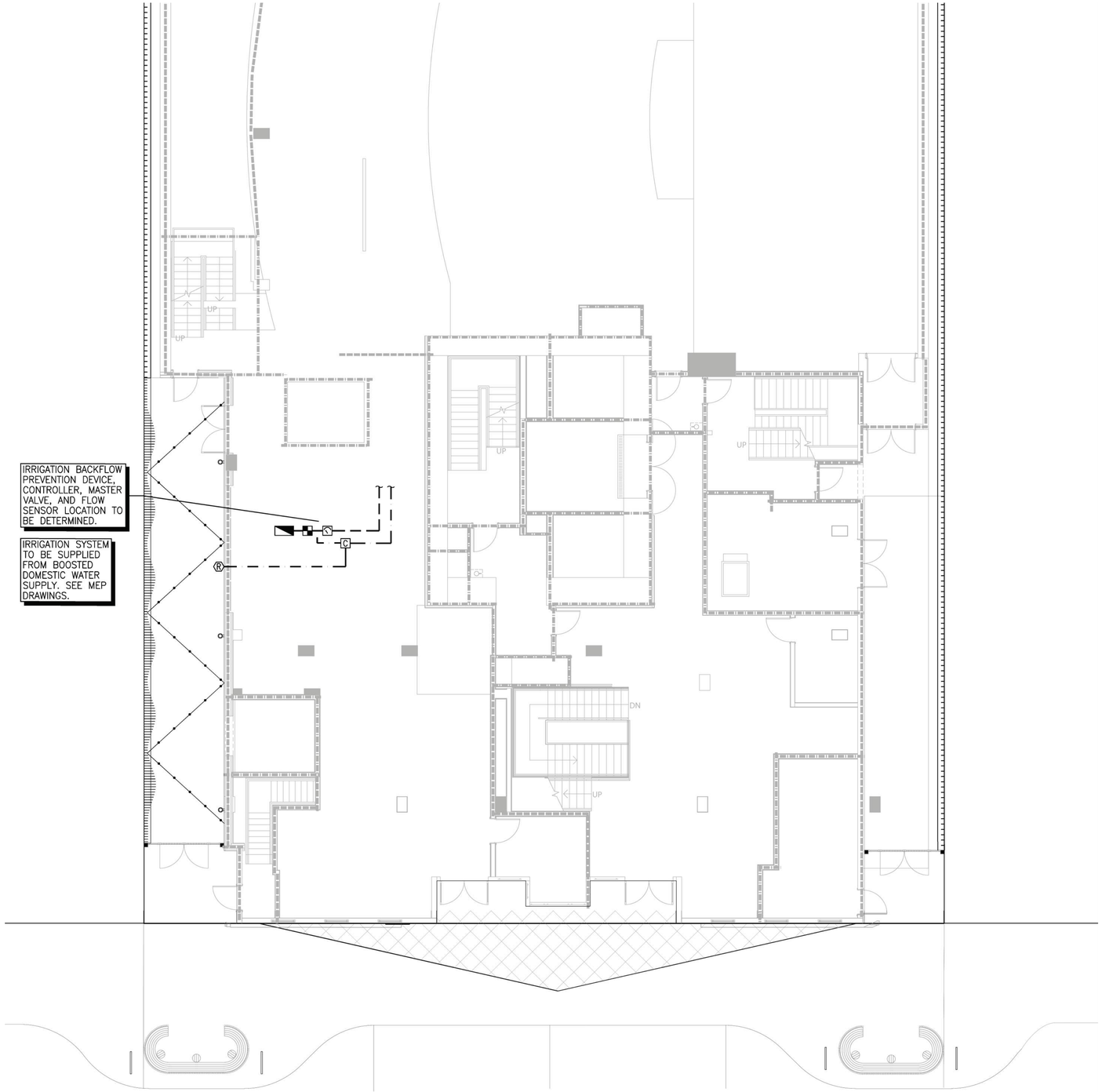
IRRIGATION SCHEDULE AND CALCULATIONS

L300



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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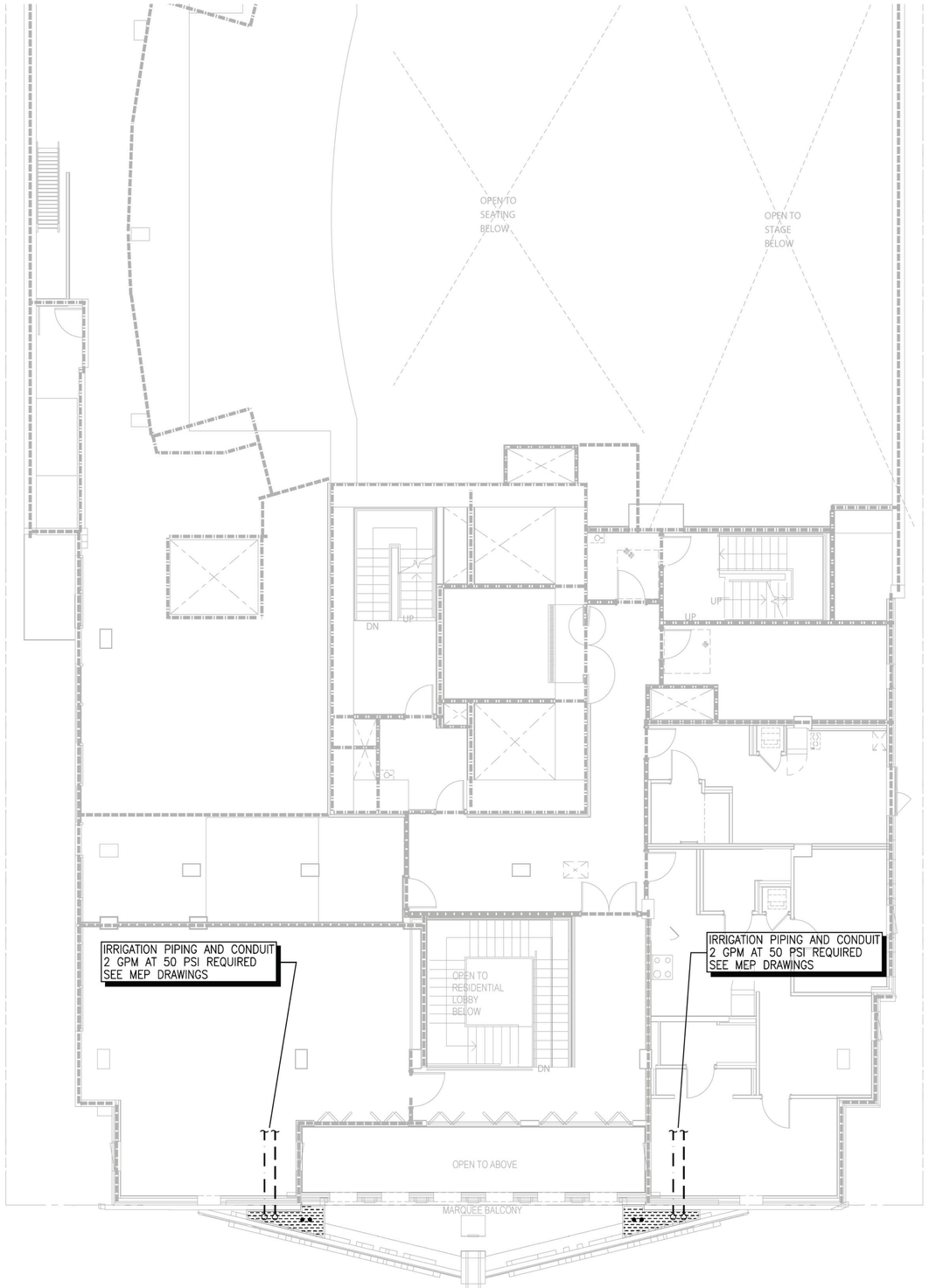
GROUND FLOOR
IRRIGATION PLANS

L301



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
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PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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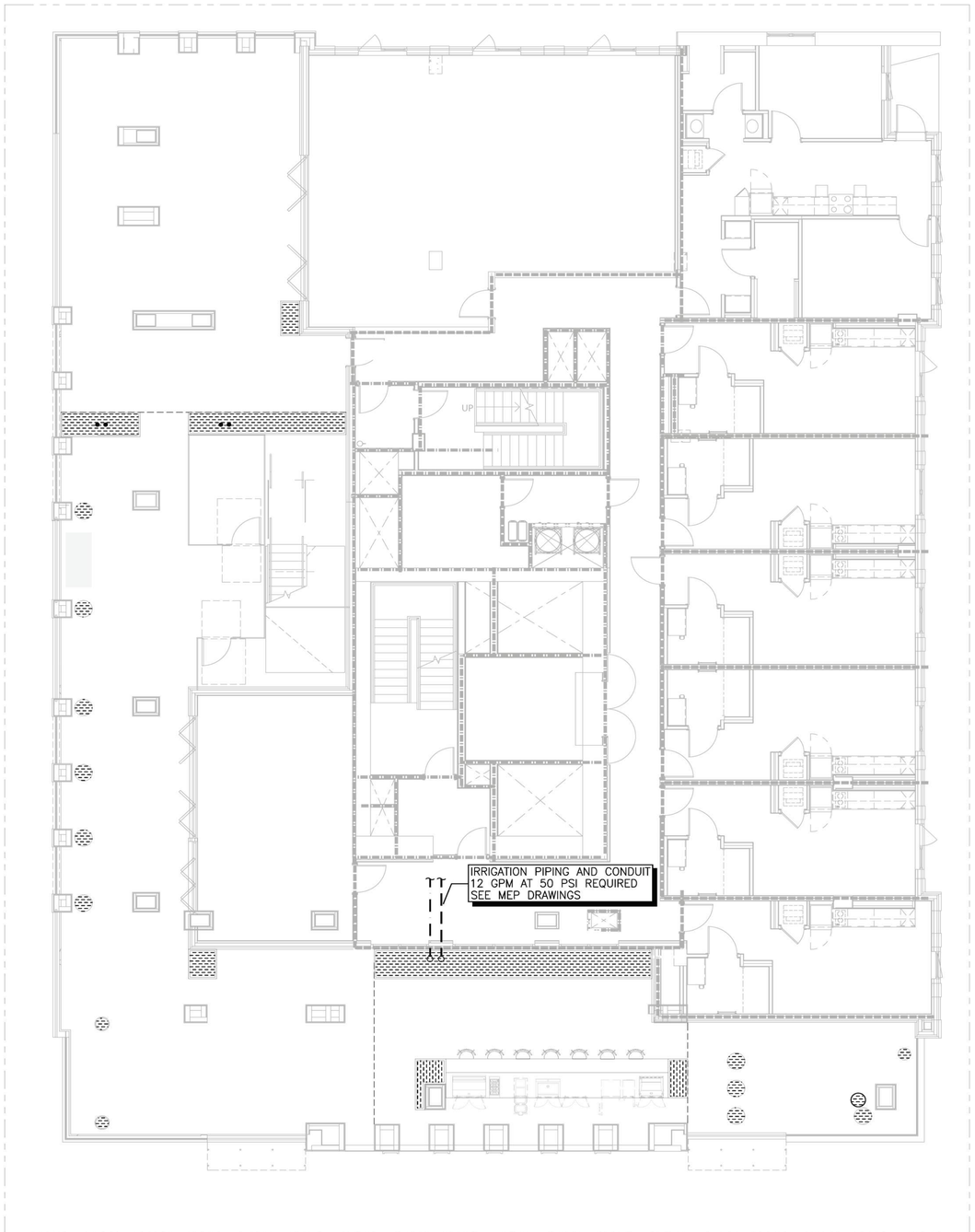
SECOND FLOOR
IRRIGATION PLANS

L302



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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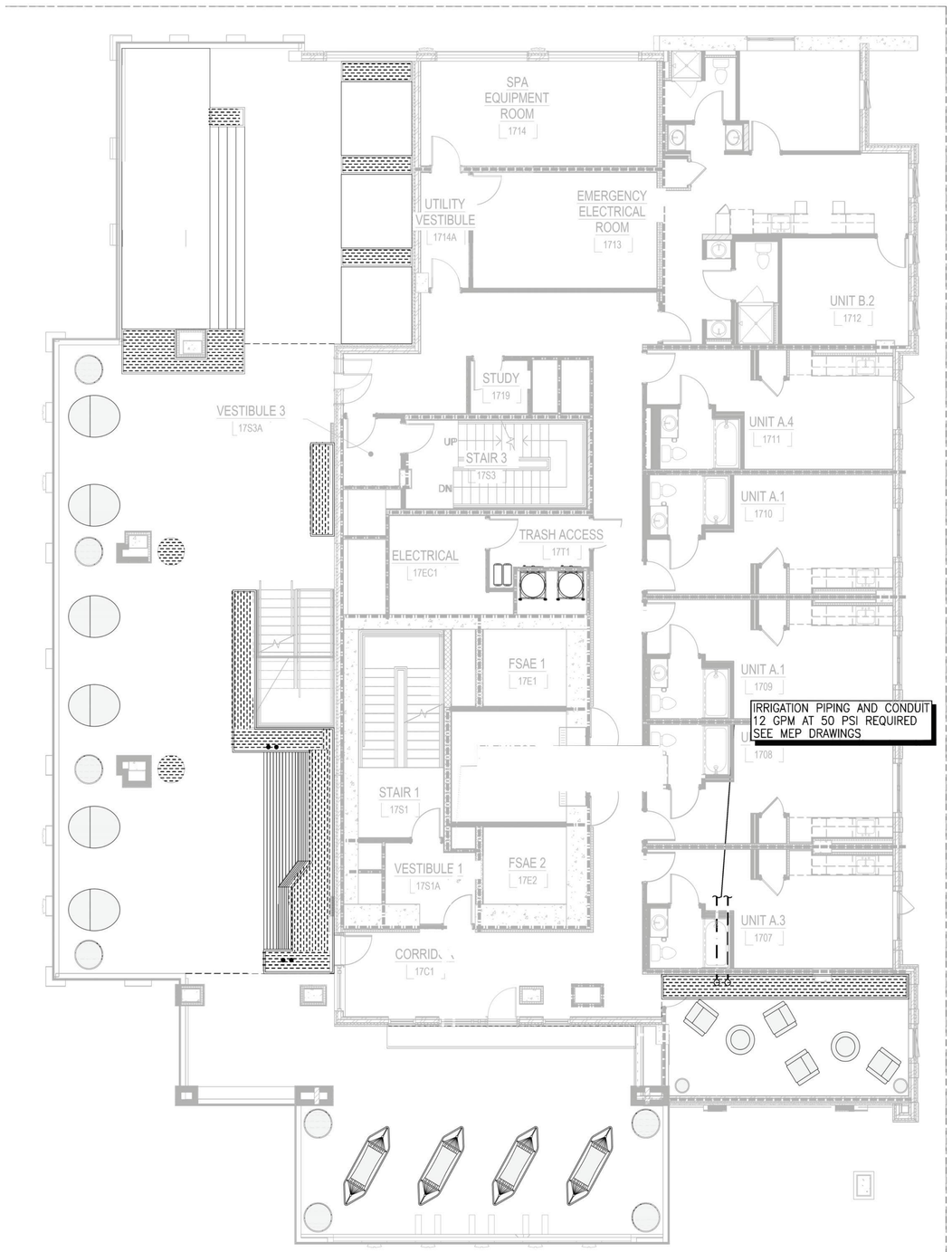
16TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
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TREE BUBBLER	–RAINBIRD–1401	
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PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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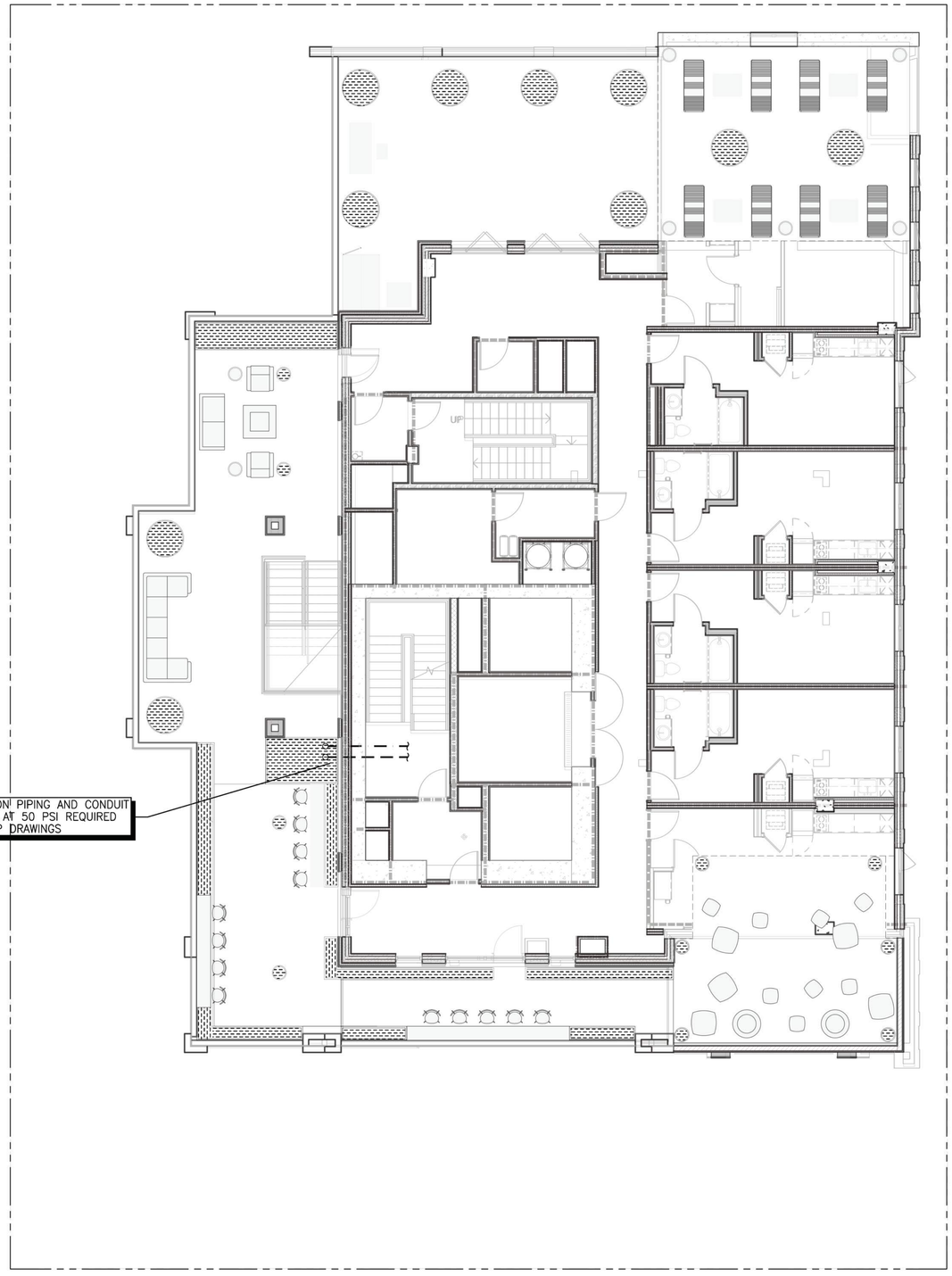
17 TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
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sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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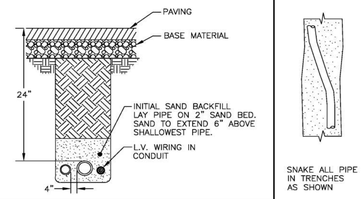
18 TH FLOOR
IRRIGATION PLANS

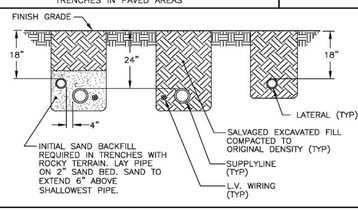
L305

NOTE: ALL PIPING UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVING.



SNAKE ALL PIPE IN TRENCHES AS SHOWN

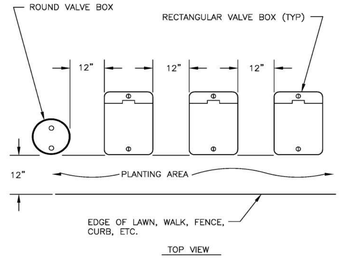
TRENCHES IN PAVED AREAS



TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS
NTS

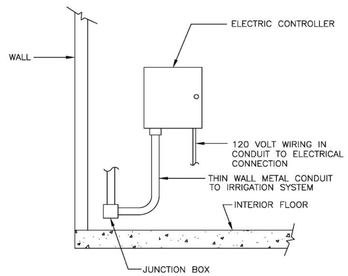
NOTES:
1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



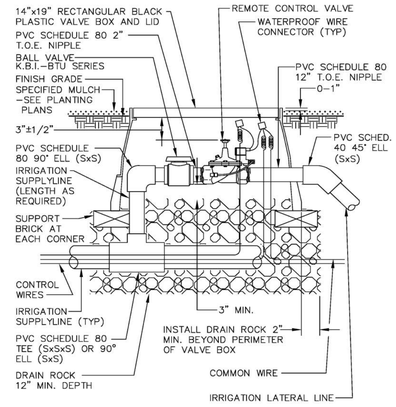
TOP VIEW

B VALVE BOX INSTALLATION DETAIL
NTS

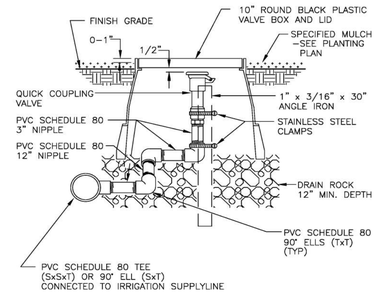
NOTE: ALL CONDUIT SHALL BE RIGID METAL–SIZE AS REQUIRED



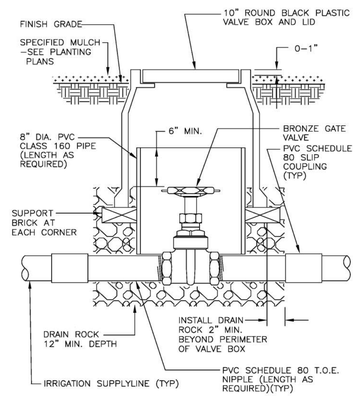
B WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



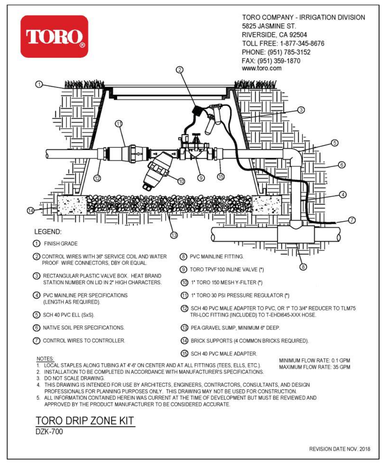
C REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS

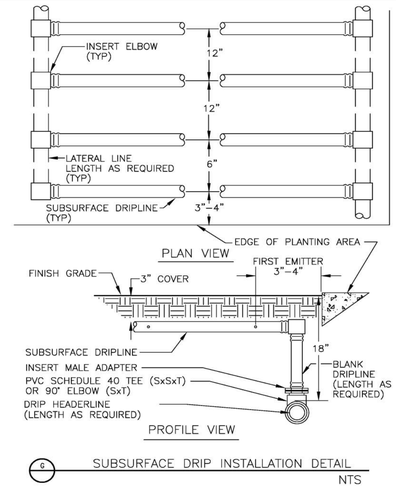


D QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS

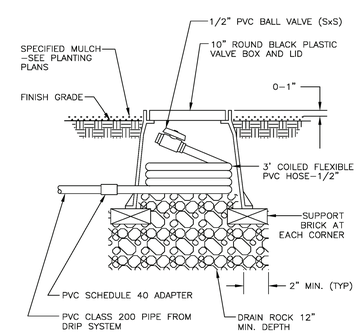


E GATE VALVE INSTALLATION DETAIL
NTS



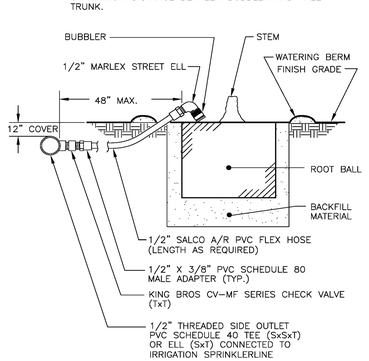


G SUBSURFACE DRIP INSTALLATION DETAIL
NTS



H FLUSH VALVE INSTALLATION DETAIL
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



I BUBBLER INSTALLATION DETAIL FOR TREES
NTS

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IRRIGATION DETAILS

L306

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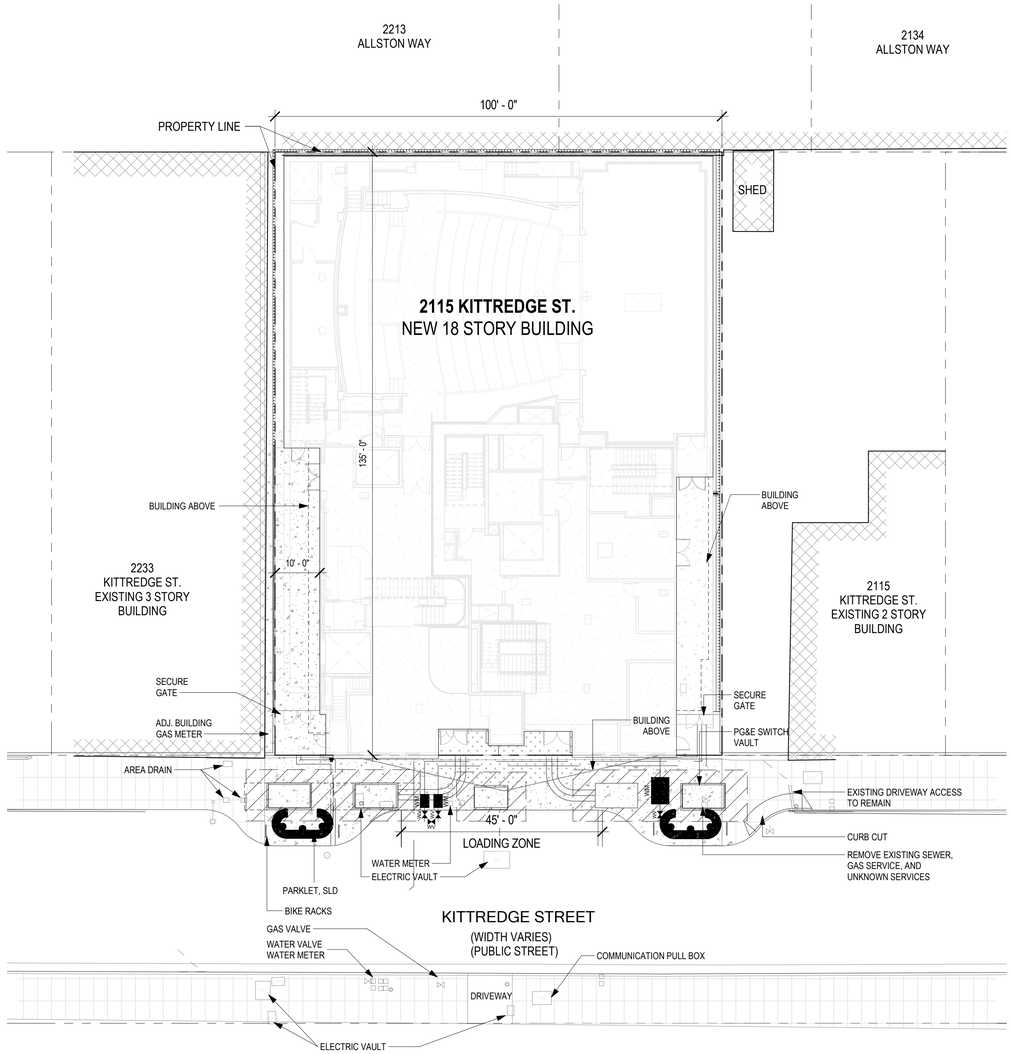
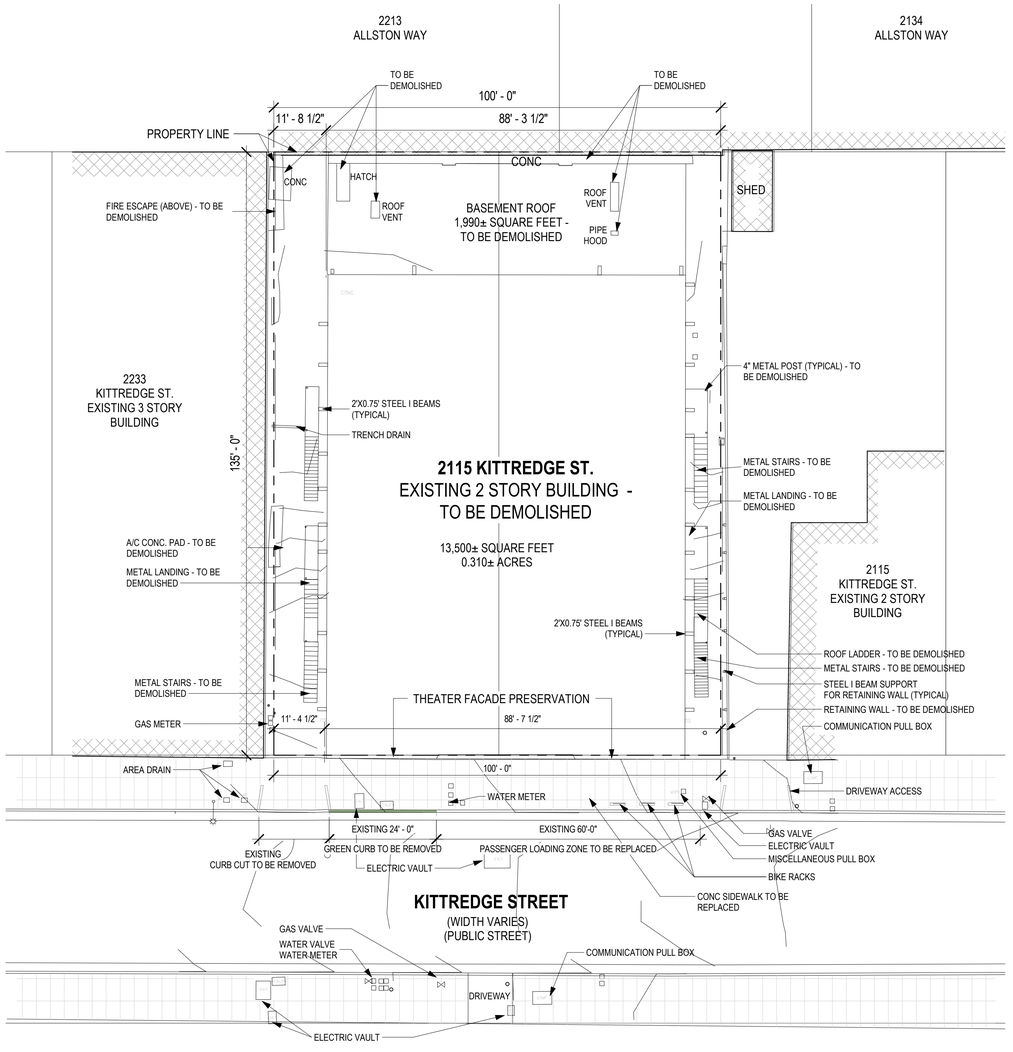


2 PROPOSED SITE PLAN
A100 1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

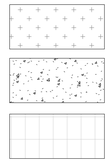


1 EXISTING SITE PLAN
A100 1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:



ktgy
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ktgy Project Number	GDC01
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Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

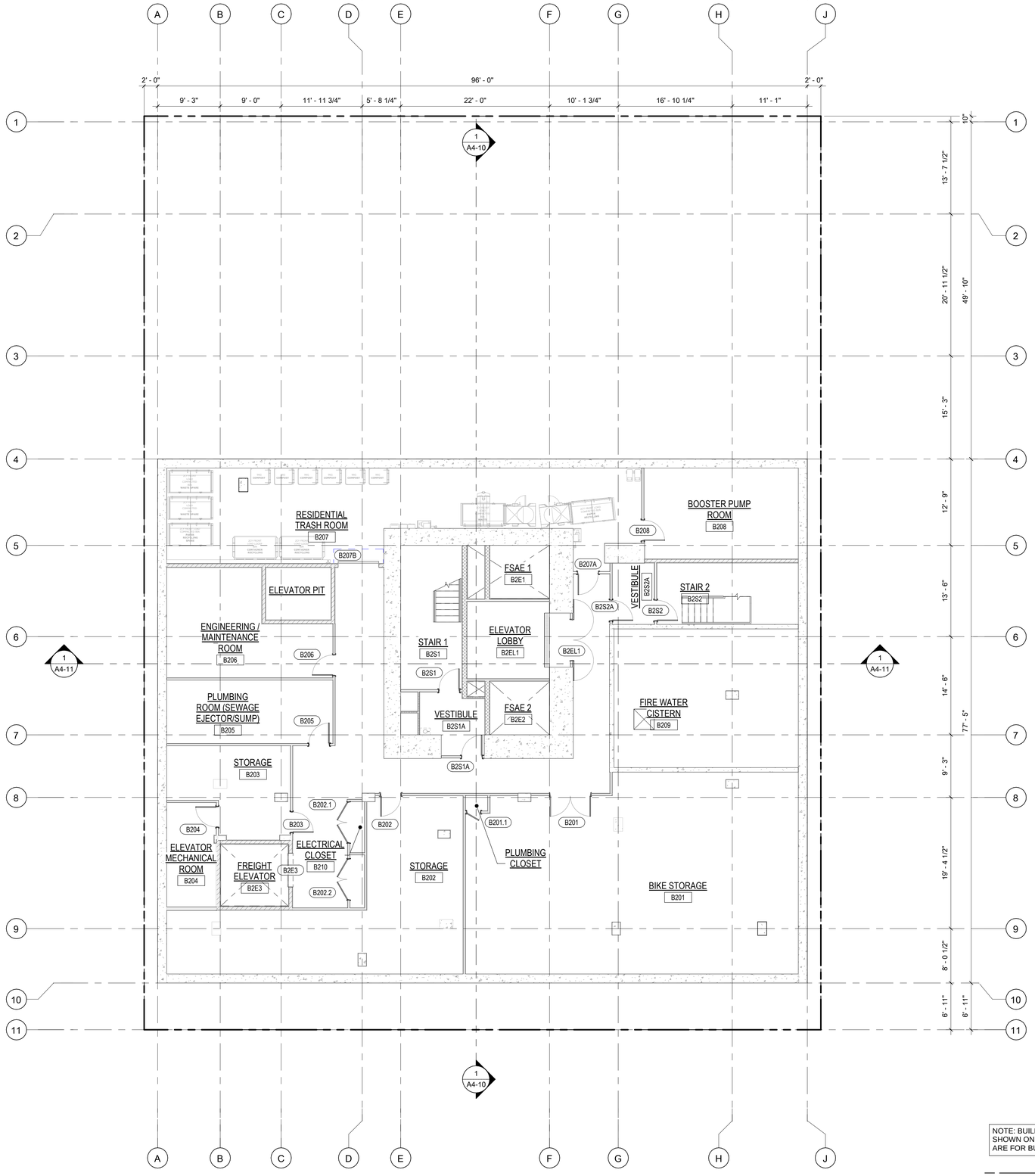
No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

SITE PLAN

A100



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

BASEMENT LEVEL B2 | 1/8" = 1'-0" | **1**

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

ktgy

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510.272.2910

ktgy Project Number 20230223

Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer

Gilbane

Developer/Owner

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Christian Cerria
7 Jackson Walkway
Providence, RI 02903
571-212-1733

2115 KITTREDGE ST.

BERKELEY, CA 94704

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	11/08/2023	ZAB SUBMITTAL

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BASEMENT 2 FLOOR PLAN

A101

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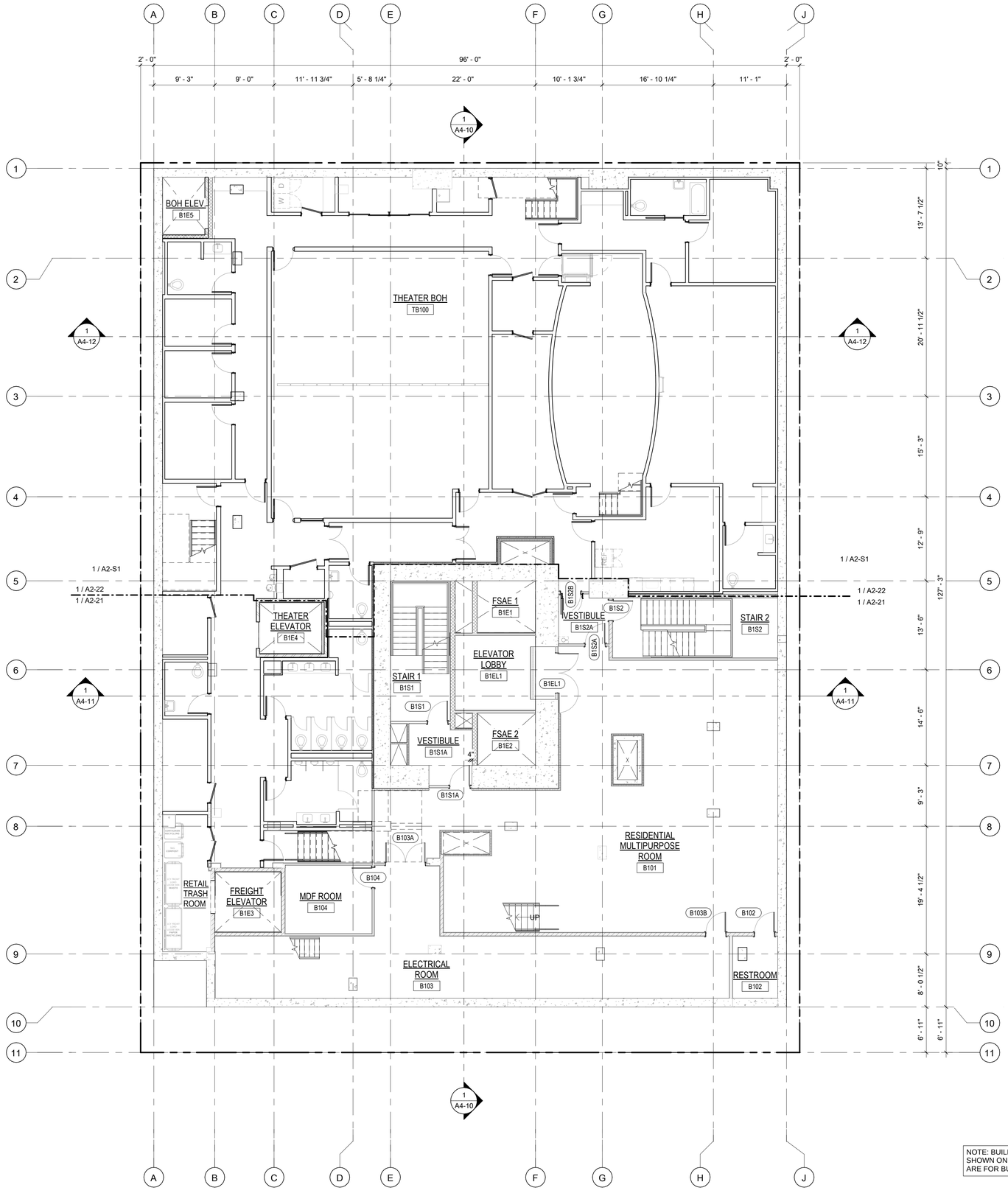

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

BASEMENT LEVEL B1 | 1/8" = 1'-0" | 1

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

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BASEMENT 1 FLOOR PLAN

A102

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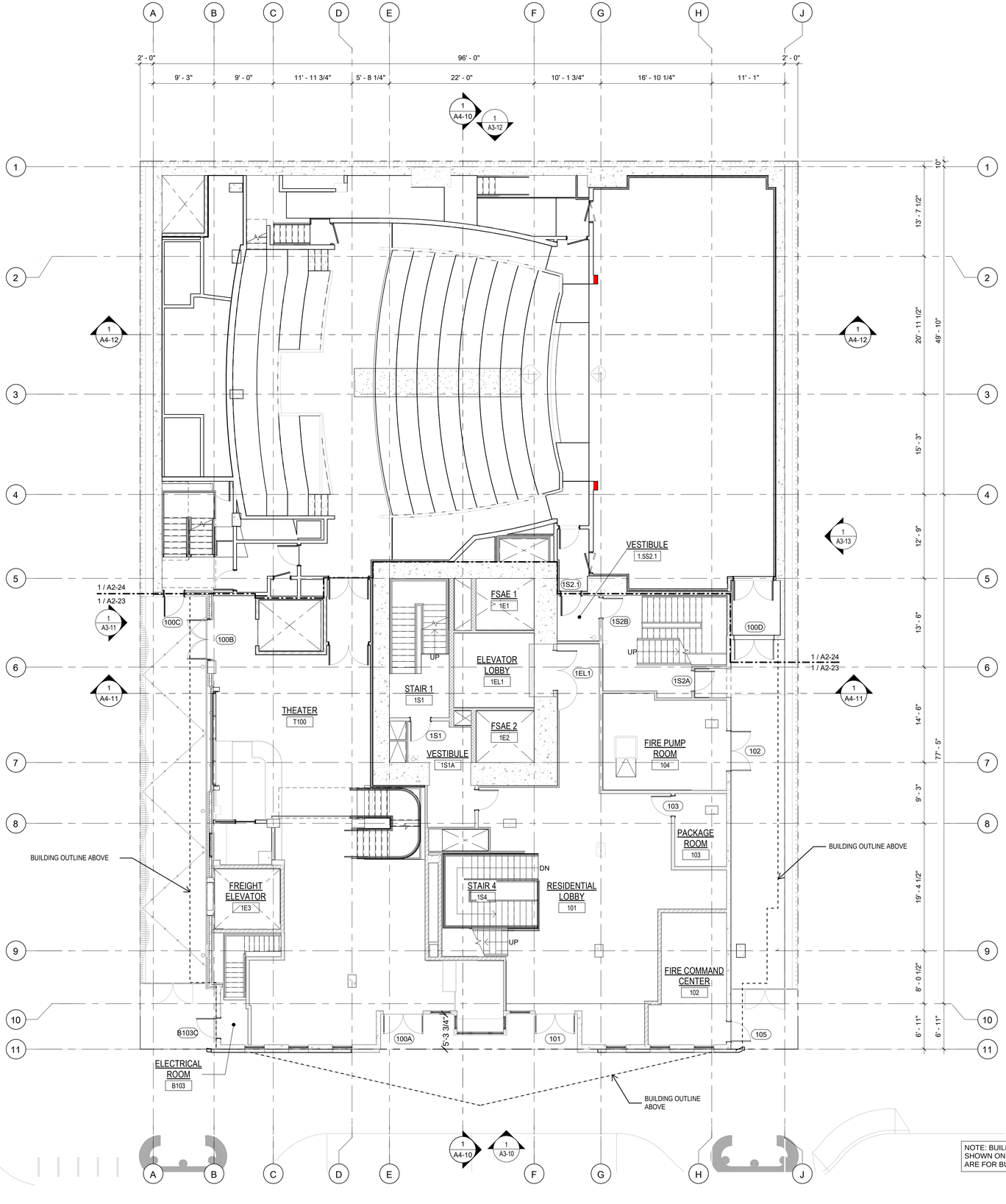

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PLAN NORTH

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

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GROUND FLOOR PLAN

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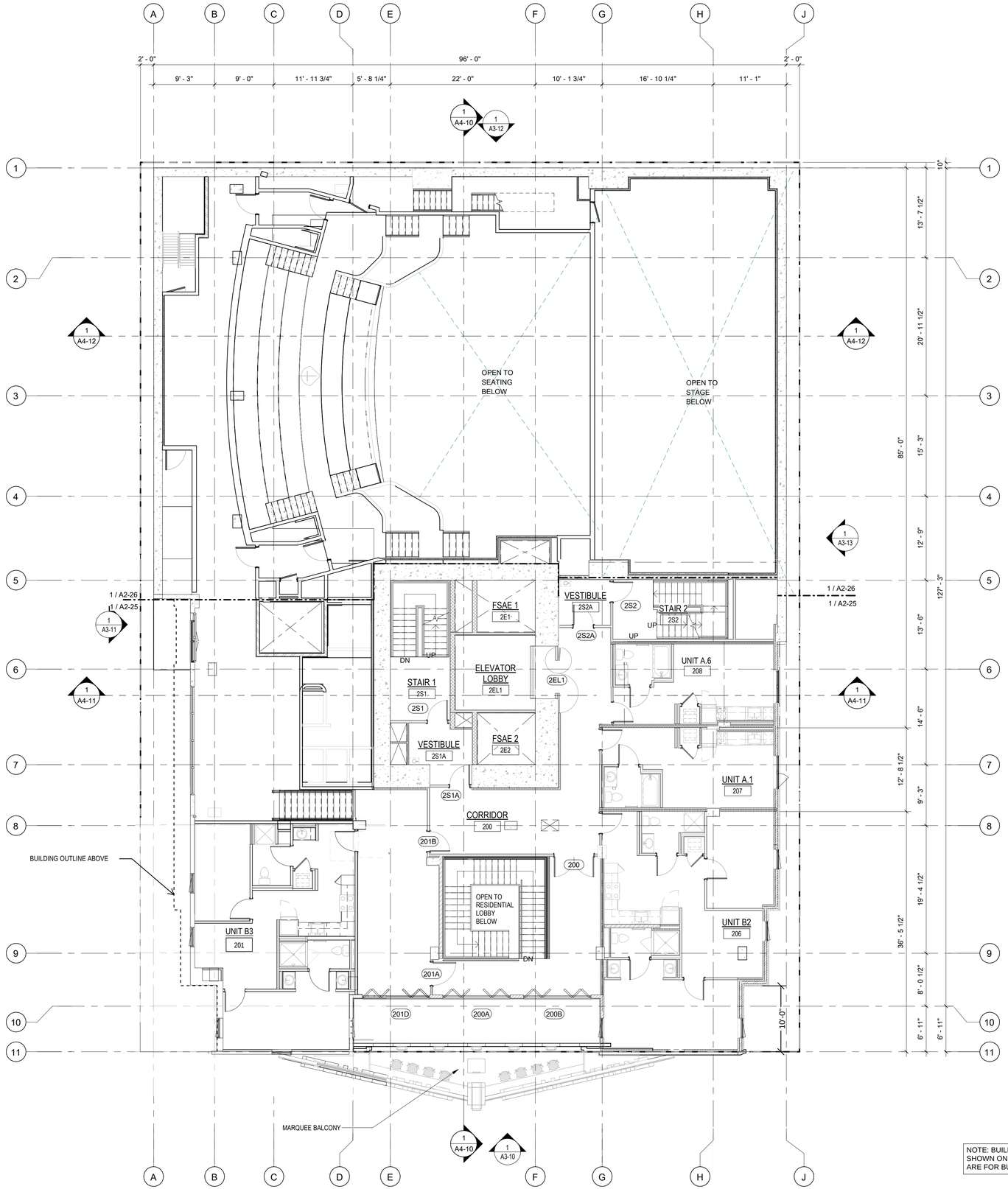

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NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 2 | 1/8" = 1'-0" | **1**

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LEVEL 2 FLOOR PLAN

A104

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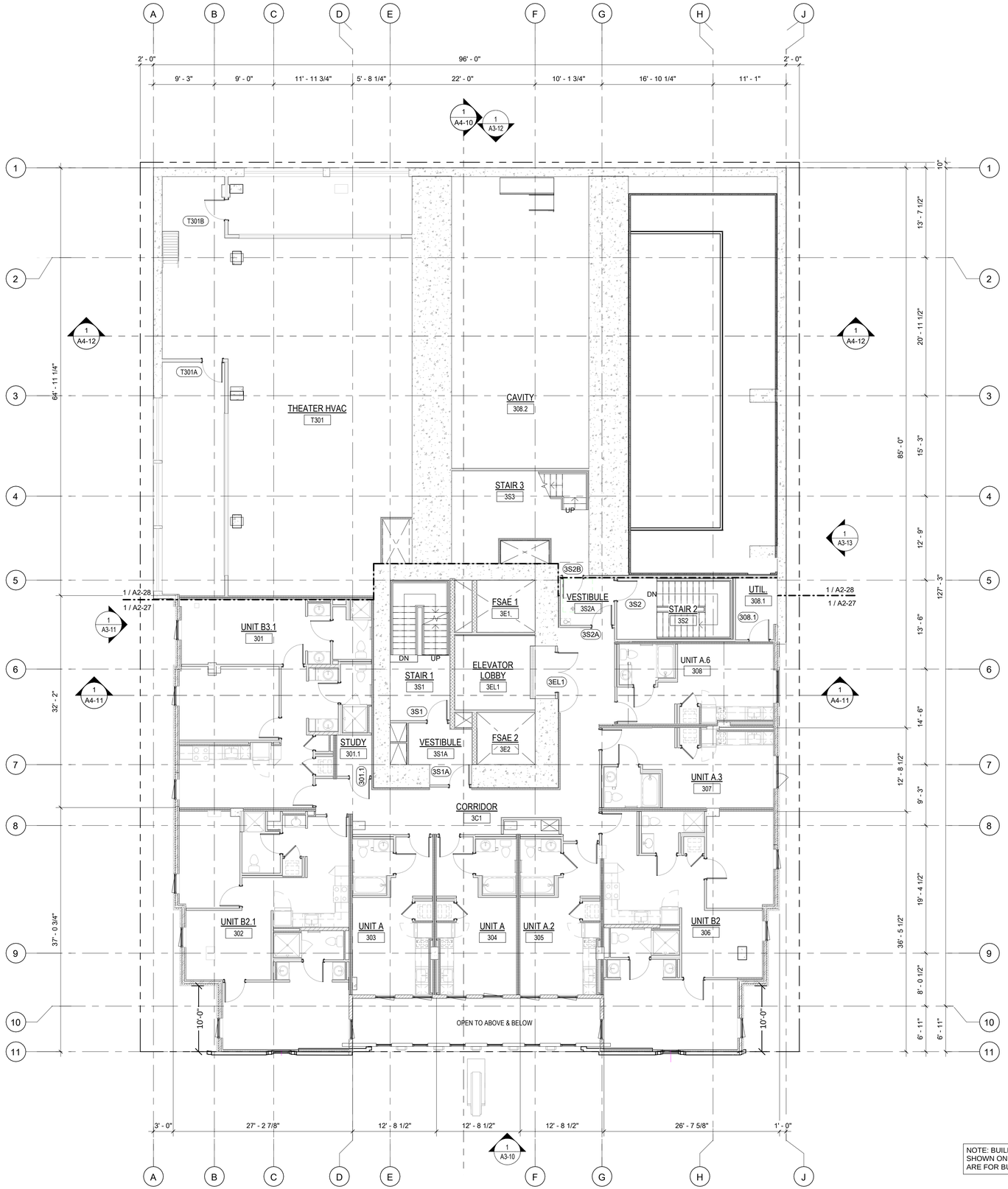

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 3 | 1/8" = 1'-0" | **1**

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LEVEL 3 FLOOR PLAN

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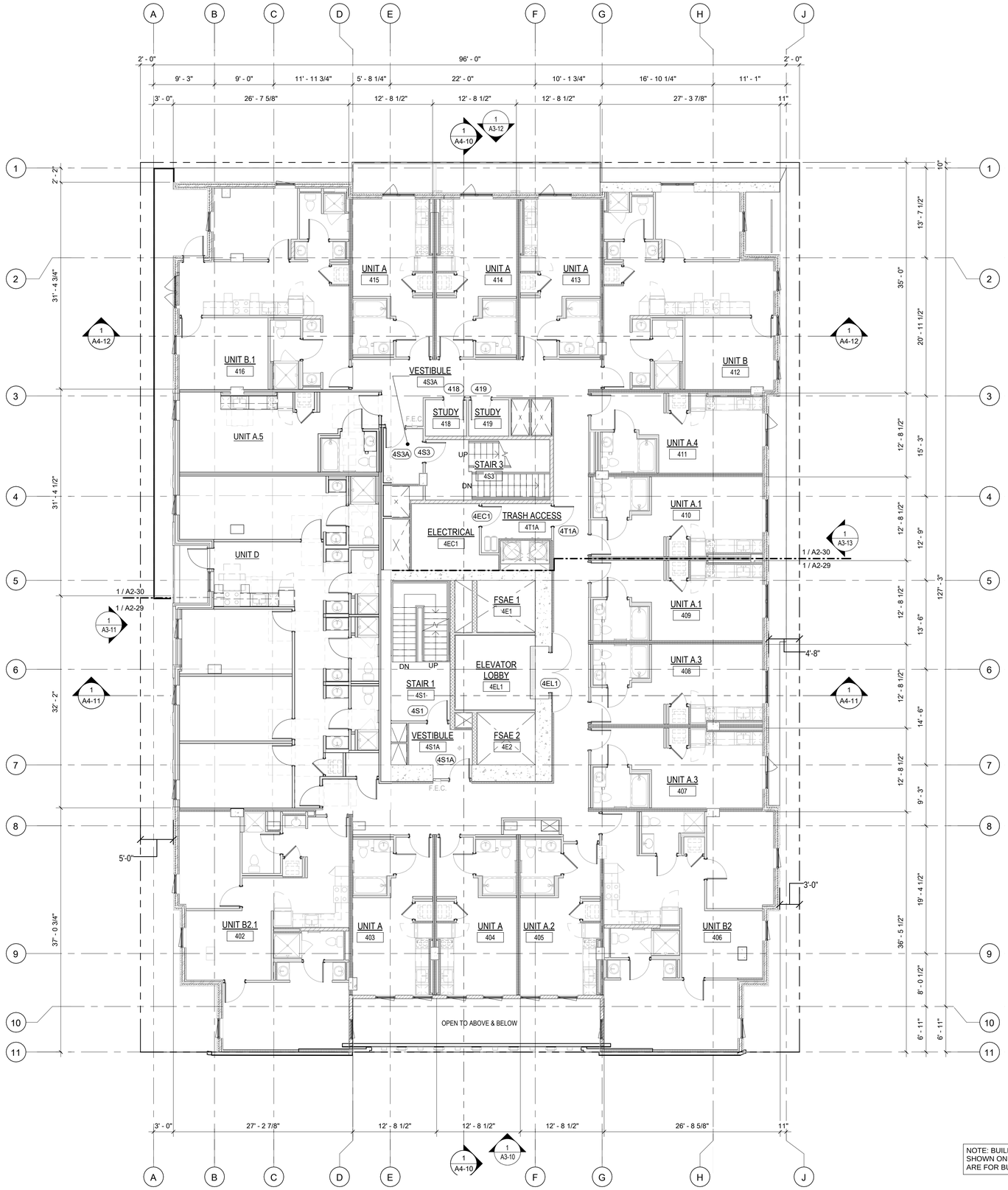

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 4 | 1/8" = 1'-0" | **1**

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LEVEL 4 FLOOR PLAN

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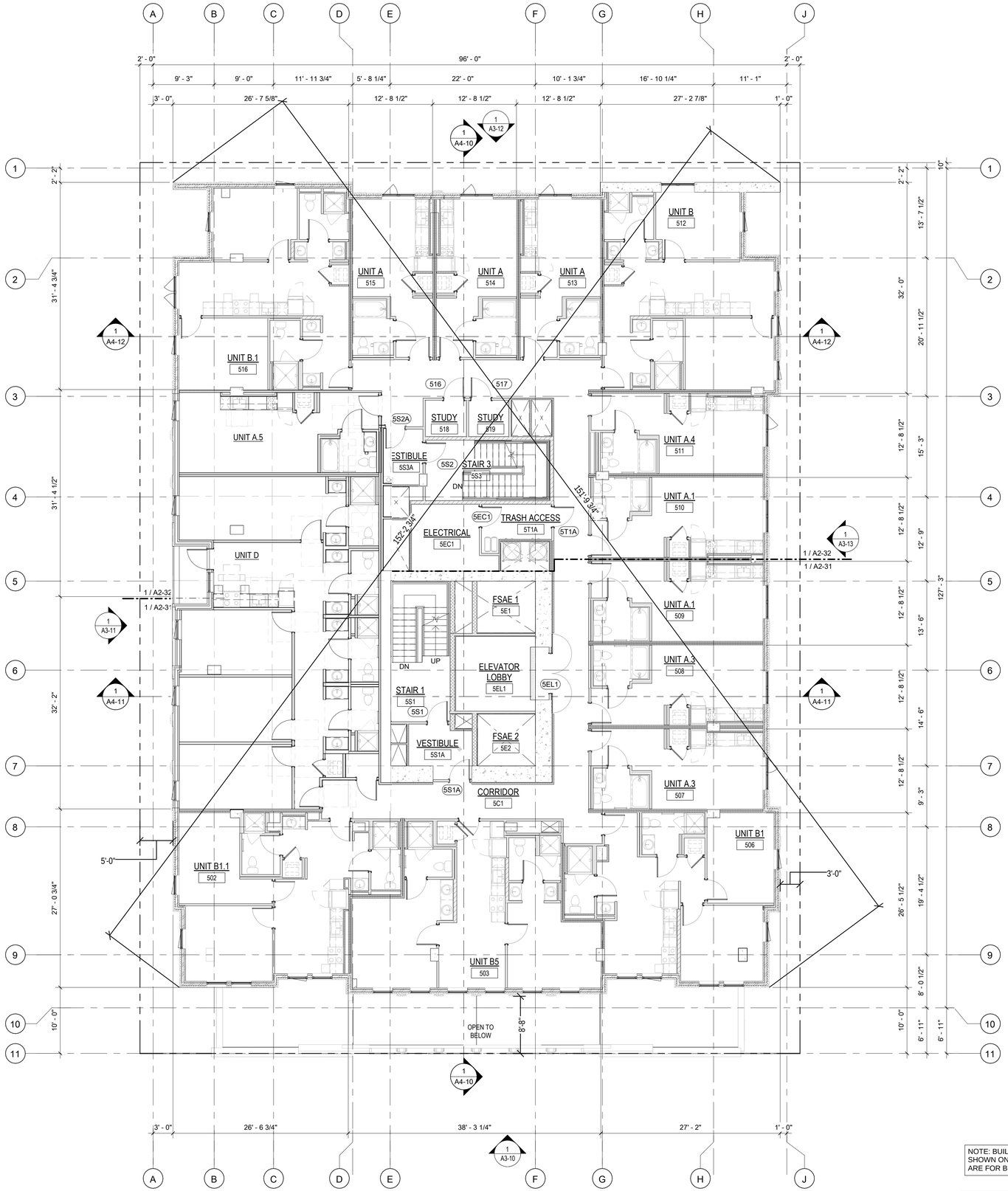

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8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 5, 7, 9, 11, 13 | 1/8" = 1'-0" | **1**

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510.272.2910

ktgy Project Number 20230223

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2115 KITTREDGE ST.

BERKELEY, CA 94704

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	11/08/2023	ZAB SUBMITTAL

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LEVEL 5, 7, 9, 11, 13
FLOOR PLAN

A107

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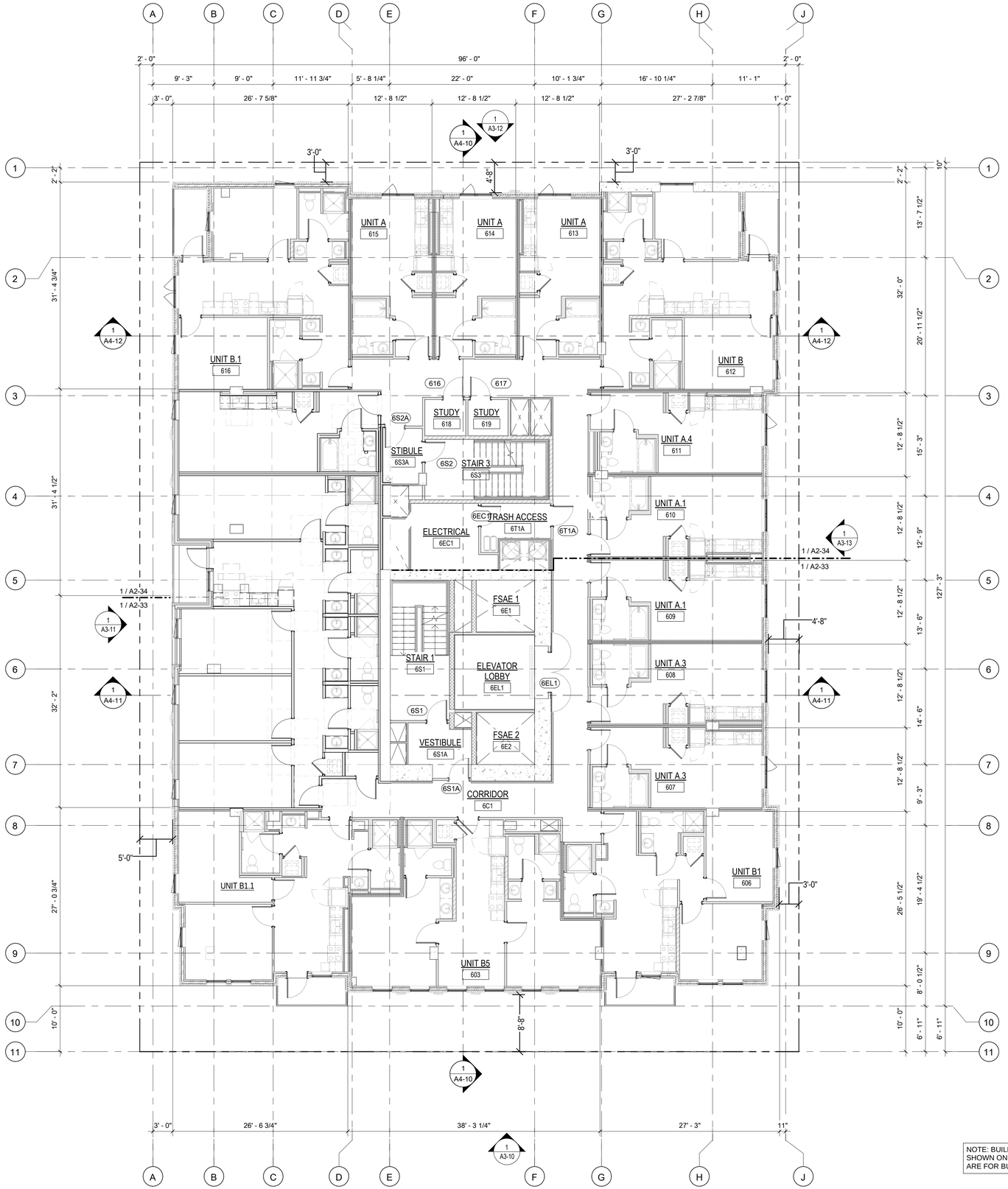
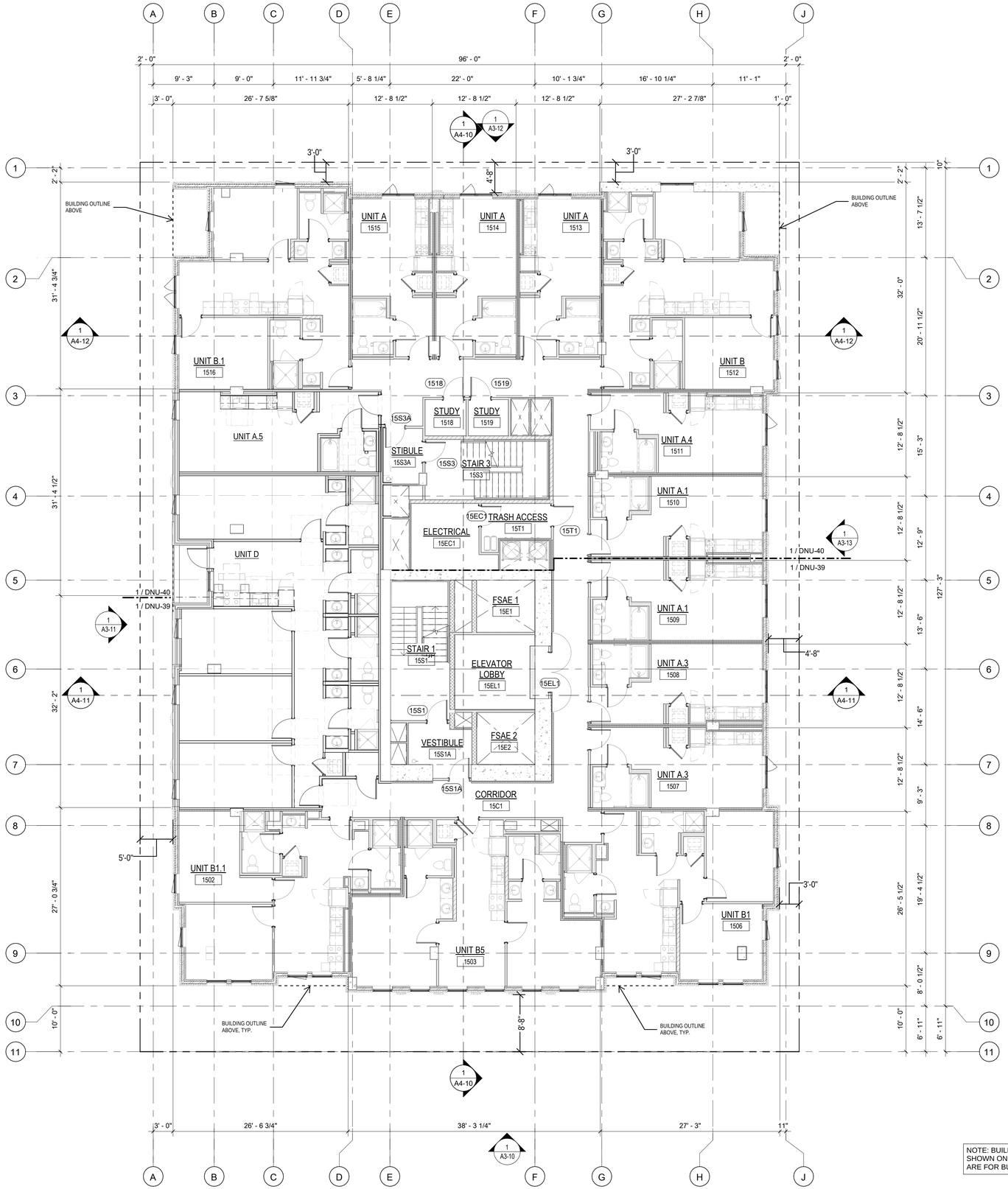

A
B
C
D
E
F
G
H
J
2' - 0"
96' - 0"
2' - 0"
9' - 3"
9' - 0"
11' - 11 3/4"
5' - 8 1/4"
22' - 0"
10' - 1 3/4"
16' - 10 1/4"
11' - 1"
3' - 0"
26' - 7 5/8"
12' - 8 1/2"
12' - 8 1/2"
12' - 8 1/2"
27' - 2 7/8"
1' - 0"
1 A3-12
1 A4-10
3'-0"
3'-0"
4'-8"
UNIT A 615
UNIT A 614
UNIT A 613
UNIT B.1 616
UNIT B 612
616
617
STUDY 618
STUDY 619
6S2A
STIBULE 6S3A
6S2
STAIR 3 6S3
UNIT A.4 611
6EC
TRASH ACCESS 6T1A
6T1A
ELECTRICAL 6EC1
UNIT A.1 610
1 A3-13
1 / A2-34
1 / A2-33
FSAE 1 6E1
UNIT A.1 609
4'-8"
STAIR 1 6S1
ELEVATOR LOBBY 6EL1
6EL1
UNIT A.3 608
6S1
VESTIBULE 6S1A
FSAE 2 6E2
UNIT A.3 607
6S1A
CORRIDOR 6C1
5'-0"
UNIT B1.1
UNIT B1 606
3'-0"
UNIT B5 603
8'-8"
1 A4-12
1 A4-11
1 A4-10
1 A3-11
1 A3-10
2' - 2"
31' - 4 3/4"
31' - 4 1/2"
32' - 2"
27' - 0 3/4"
10' - 0"
10"
13' - 7 1/2"
32' - 0"
20' - 11 1/2"
15' - 3"
12' - 8 1/2"
12' - 9"
12' - 8 1/2"
12' - 8 1/2"
12' - 8 1/2



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 15 | 1/8" = 1'-0" | **1**

SHEET NOTES

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KEY NOTES

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LEVEL 15 FLOOR PLAN

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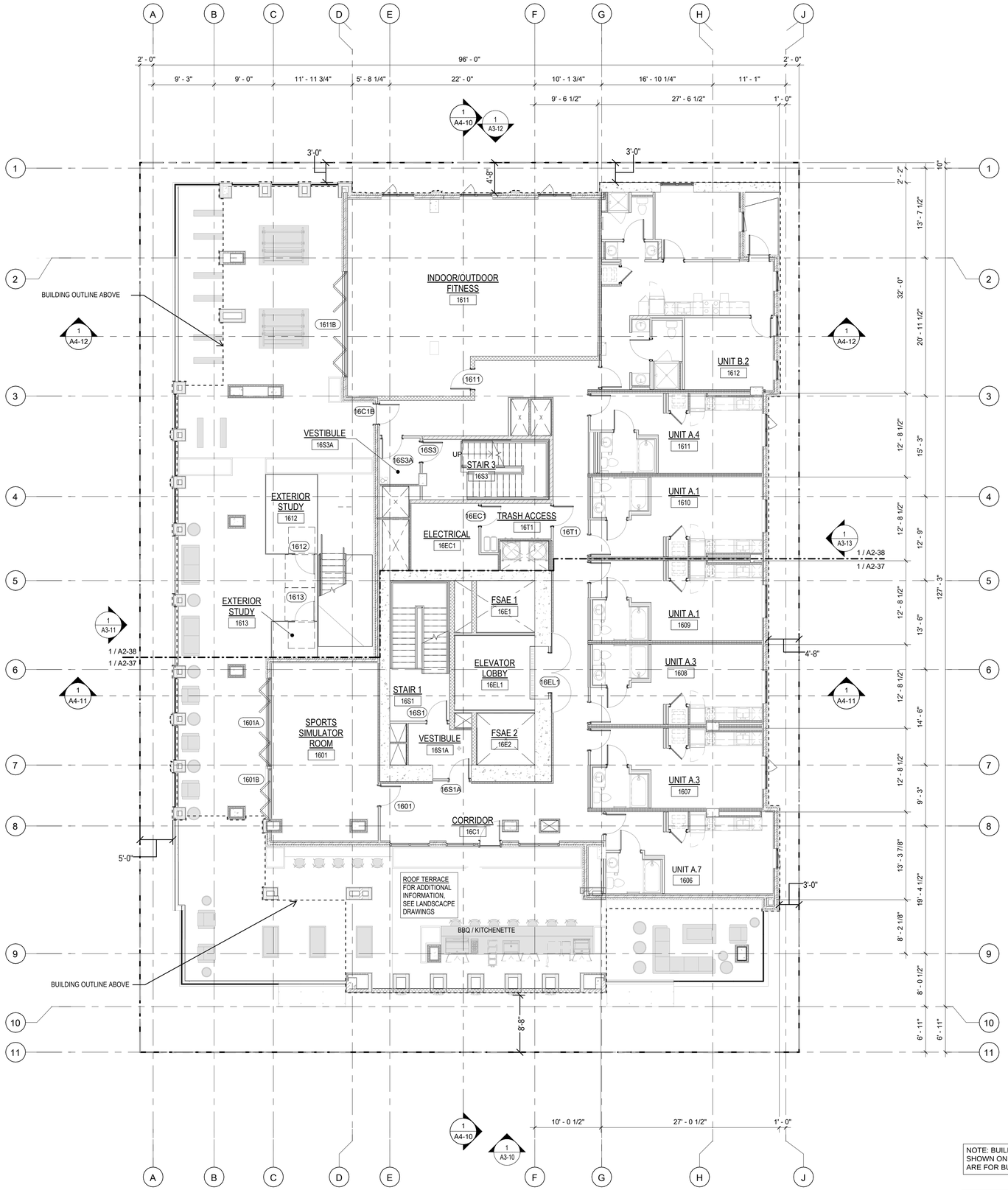

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KEY NOTES

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- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 16 | 1/8" = 1'-0" | **1**

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LEVEL 16 FLOOR PLAN

A110

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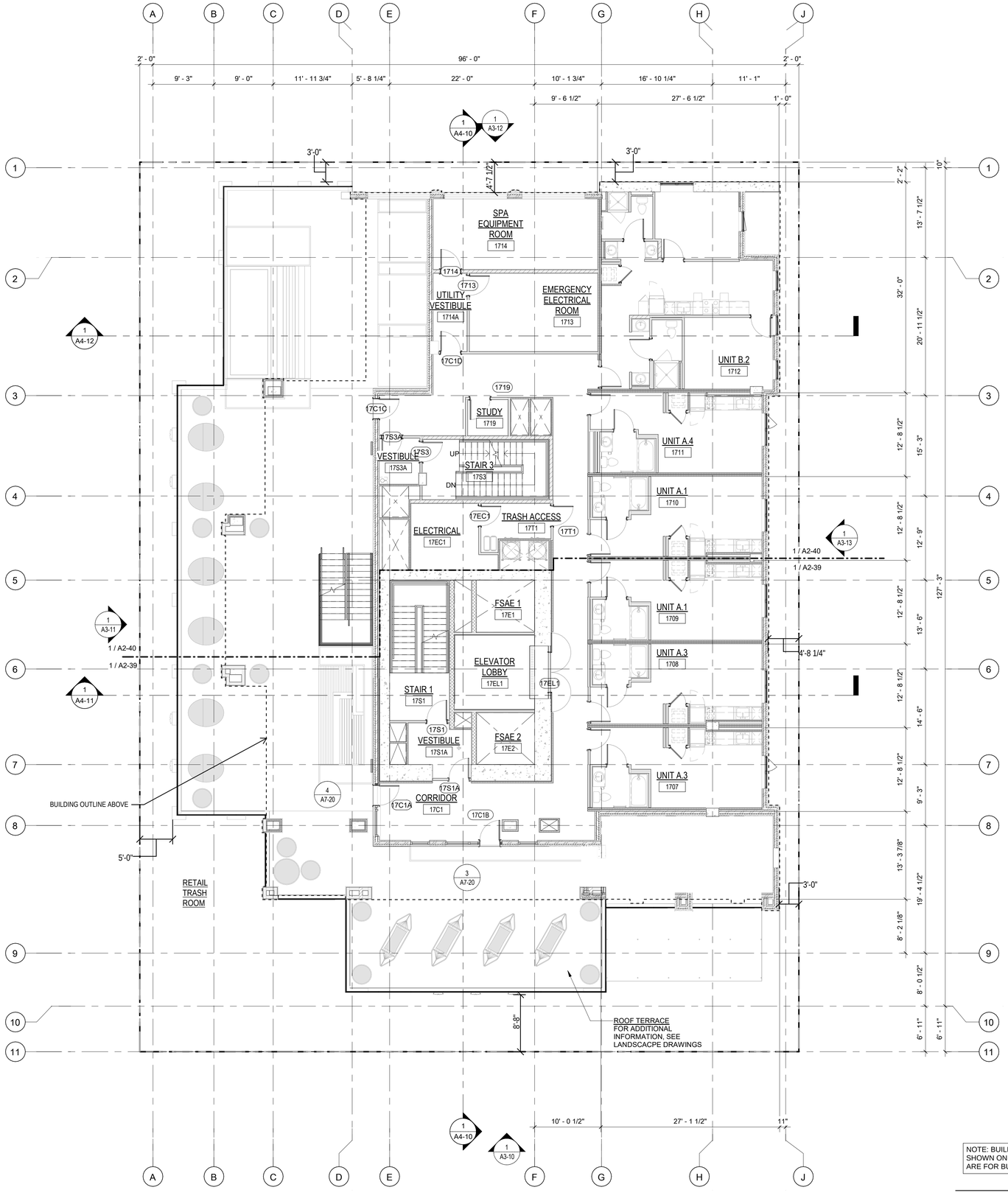

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 17 | 1/8" = 1'-0" | **1**

SHEET NOTES

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KEY NOTES

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LEVEL 17 FLOOR PLAN

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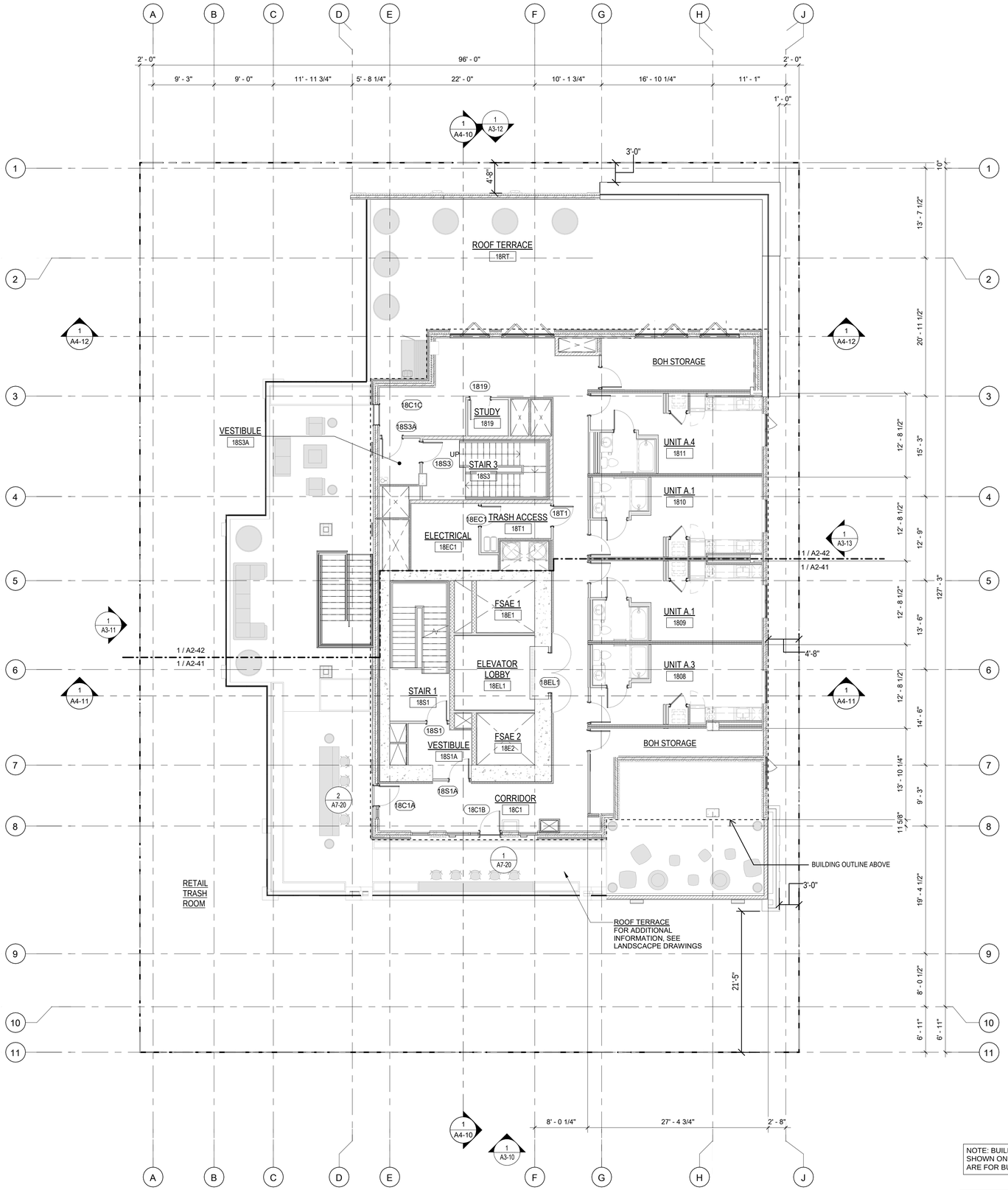

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 18 | 1/8" = 1'-0" | **1**

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LEVEL 18 FLOOR PLAN

A112

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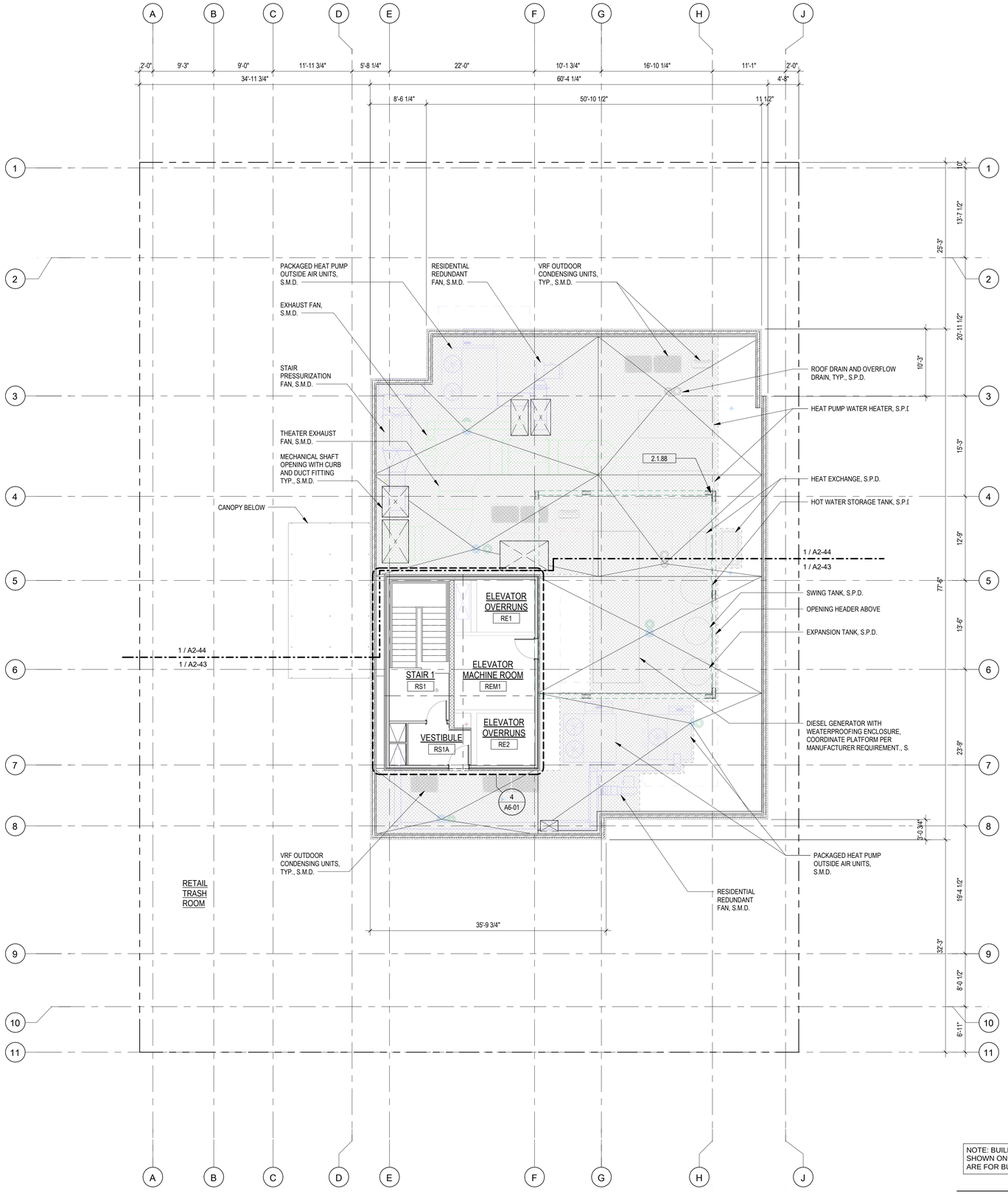

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

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

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2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- ROOF ELEMENT AREA - 2804 SF

ROOFTOP ELEMENTS CALCULATION

BUILDING AVERAGE FLOOR PLATE = 9882 SF
BUILDING ROOF AREA = 4,530 SF

9882 SF X 15% = 1,482 SF PERMITTED AREA OF ROOF TOP ELEMENT.

TOTAL ROOFTOP ELEMENTS AREA: 2,804 SF (28% OF AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA NOT COMPLIANT WITH BMC 23.304.050 REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF THE BUILDING'S STOREIS. WAIVER REQUESTED.

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BERKELEY, CA 94704

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	11/08/2023	ZAB SUBMITTAL

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ROOF PLAN

A113

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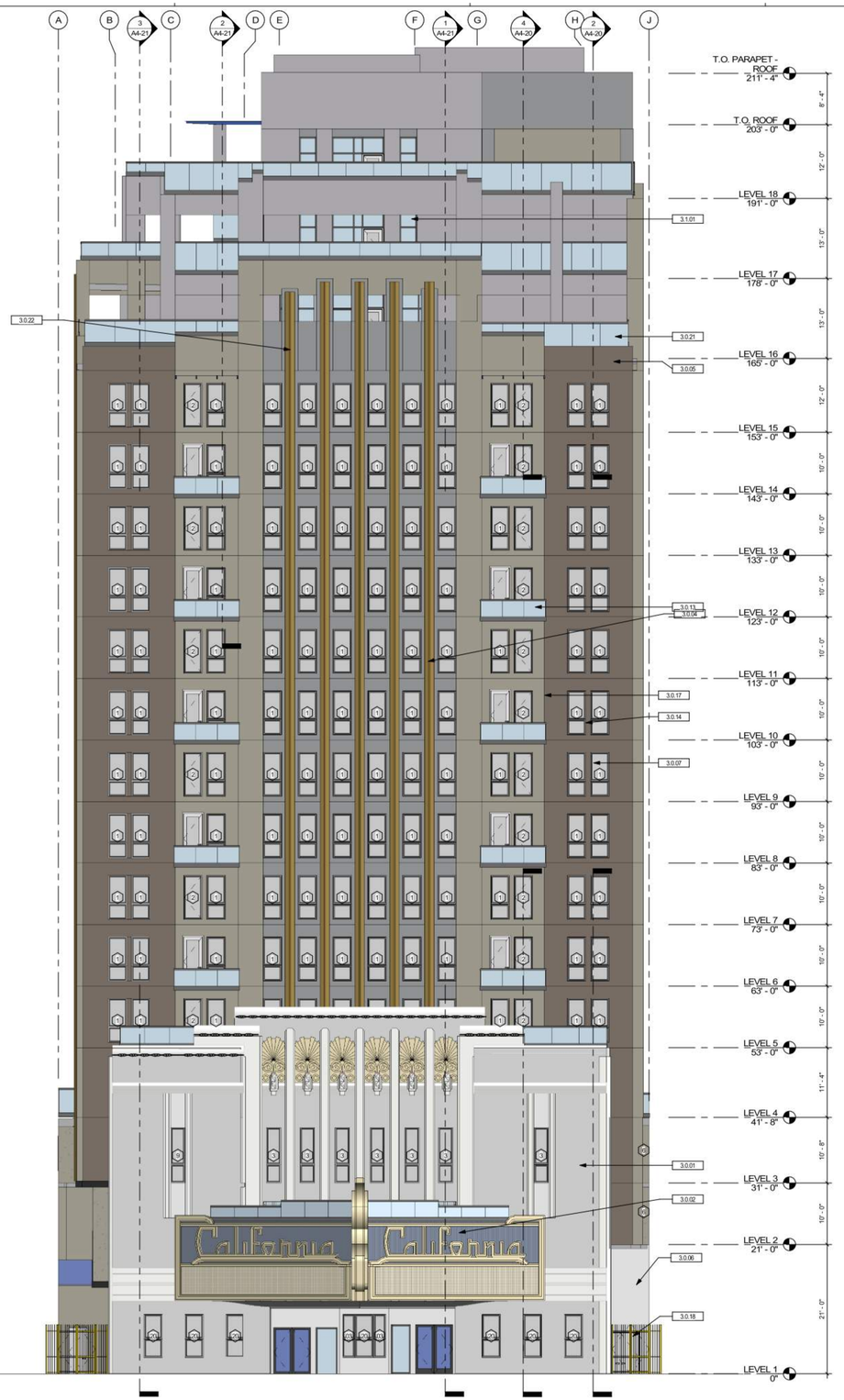
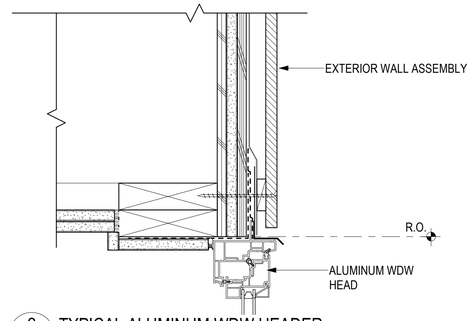


SOUTH ELEVATION 1/8" = 1'-0" **1**



2 A201 TYPICAL ALUMINUM WDW HEADER

3" = 1'-0"

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.05	CEMENT PLASTER, SMOOTH FINISH
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE. SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

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.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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	11/08/2023	ZAB SUBMITTAL

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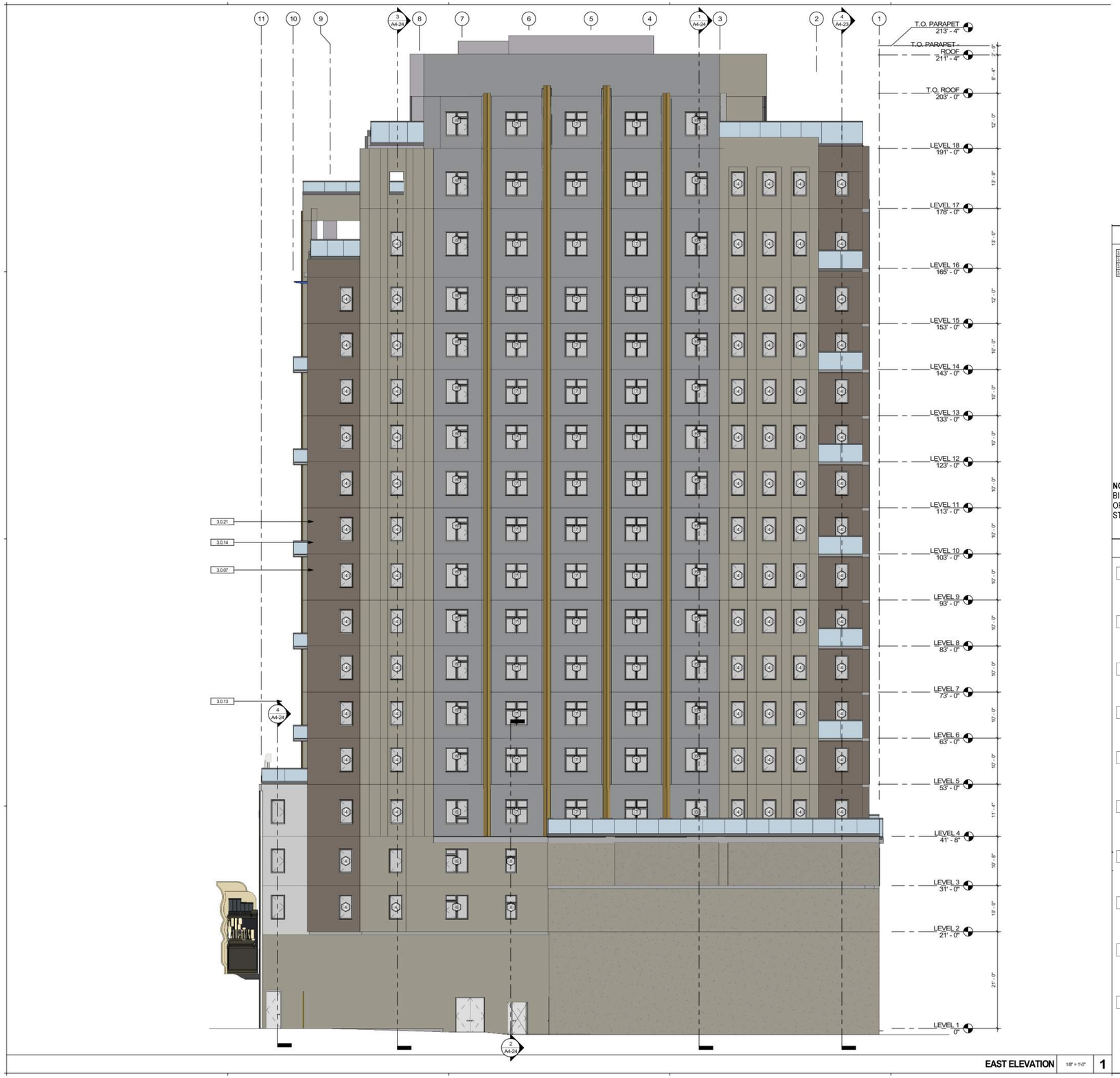
SOUTH EXTERIOR ELEVATION

A201



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

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

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.

FINISH LEGEND

01 **MTL-01**
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT

02 **MTL-02**
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM

03 **MTL-03**
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT

04 **MTL-04**
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY

05 **MTL-05**
DARK ALUMINUM WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE

06 **MTL-06**
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W

07 **MTL-07**
STONE LOOK / FIBER CEMENT PANEL
CLARK PACIFIC

08 **MTL-08**
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE

09 **MTL-09**
LIGHT ALUMINUM WINDOW FRAME
MARVIN
COCONUT CREAM

10 **MTL-10**
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

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EAST EXTERIOR ELEVATION

A202

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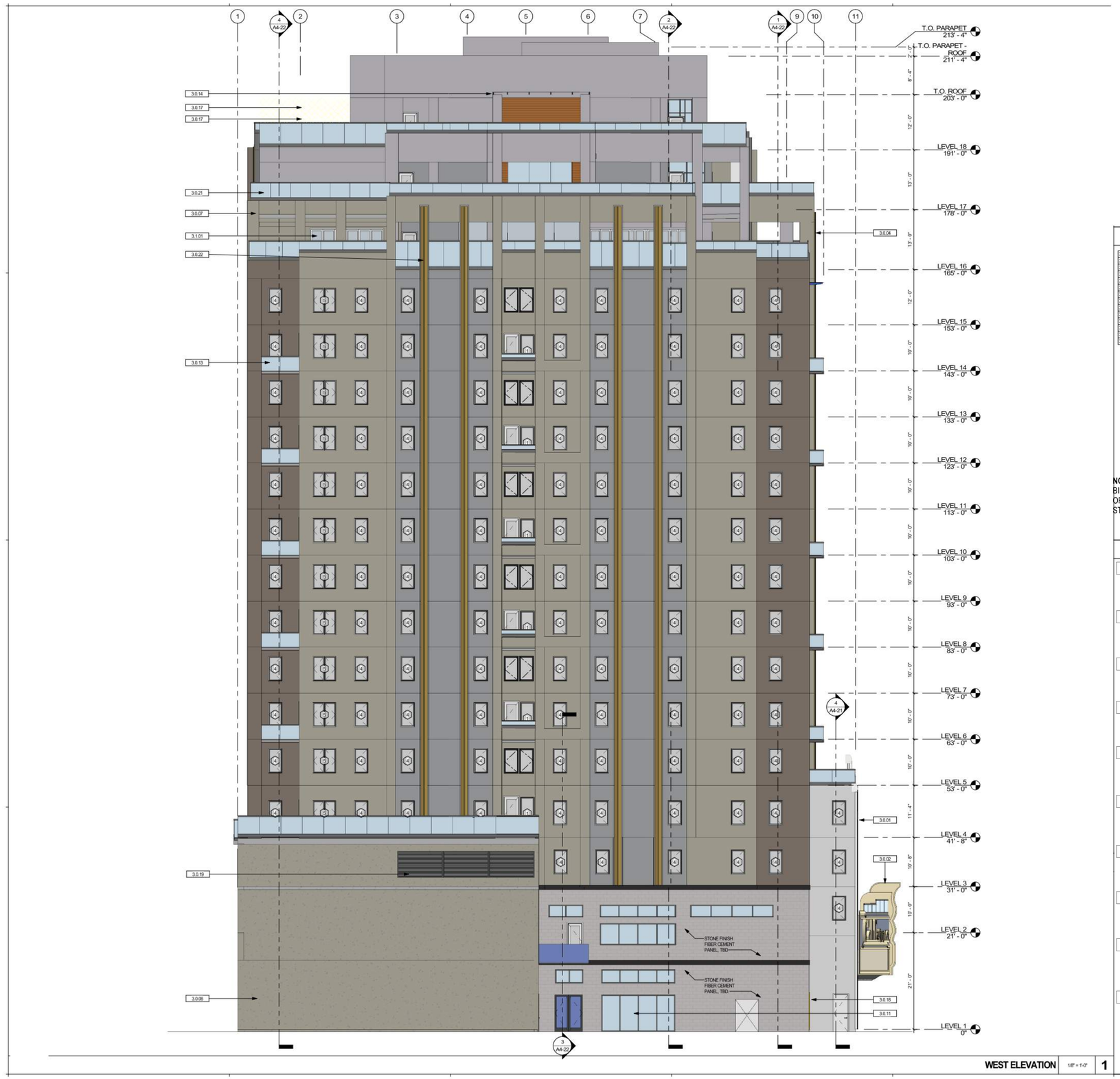

WEST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR, SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL XXX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL XXX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL XXX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE, SEE DETAIL XXX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL XXX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

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.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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WEST EXTERIOR ELEVATION

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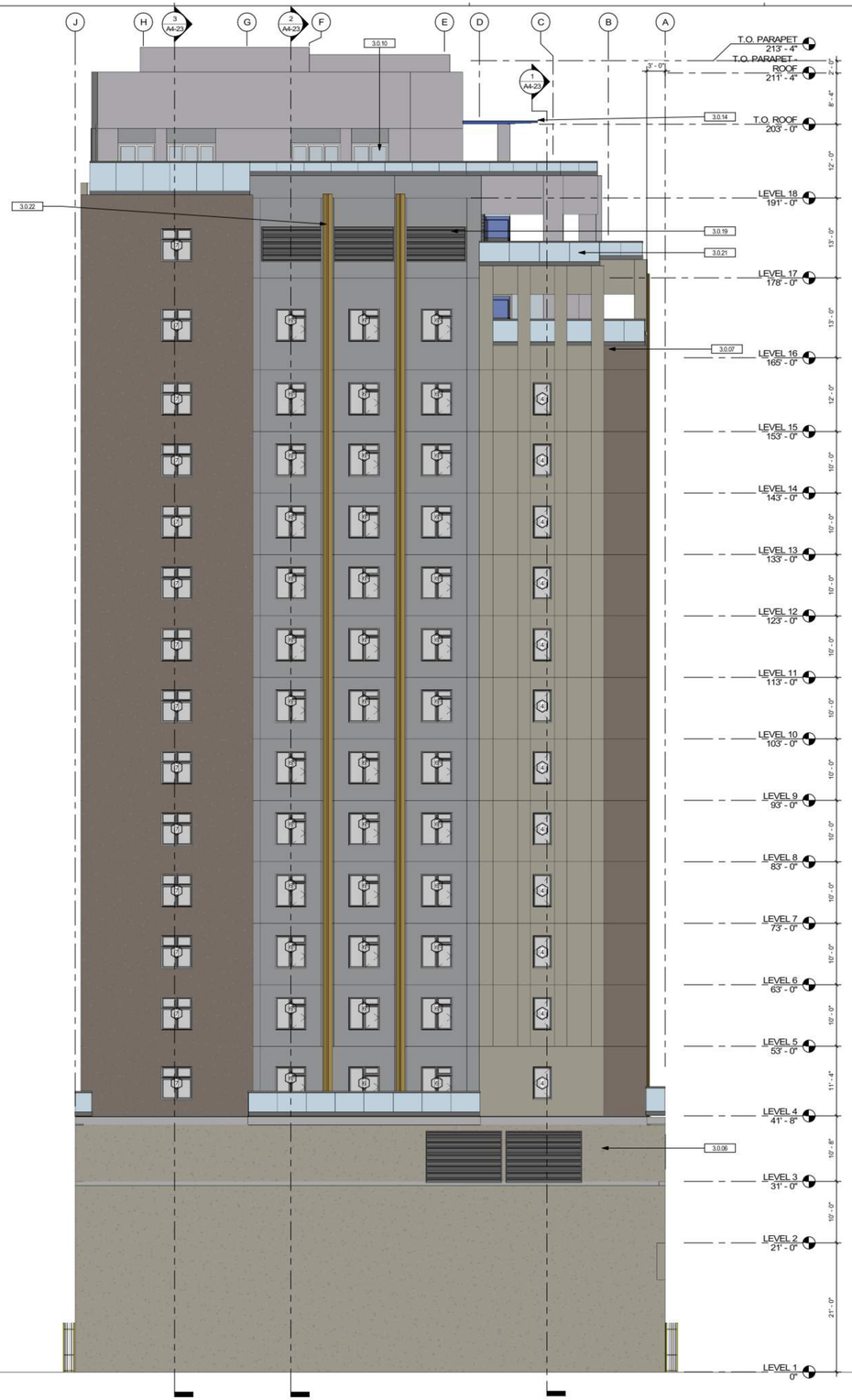

NORTH ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.

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FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
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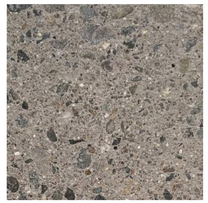
NORTH EXTERIOR ELEVATION

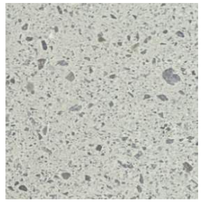
A204

MTL-01
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT

MTL-02
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM



MTL-03
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT



MTL-04
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY

MTL-05
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE

MTL-06
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W

MTL-07
STONE LOOK /
FIBER CEMENT PANEL

MTL-08
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE

MTL-09
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM

MTL-10
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

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EXTERIOR ELEVATION MATERIALS

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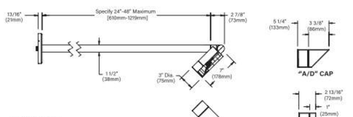
EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR

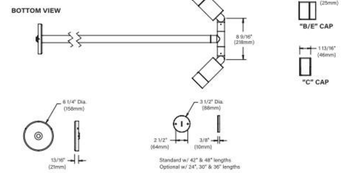
DENALI - TWIN SIGN STAR STYLE "C" LED (INTEGRAL) — IP66 RATED

DATE | PROJECT | TYPE

SIDE VIEW



BOTTOM VIEW

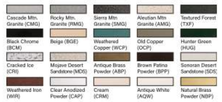


COVER DETAIL — SAFETY CABLE W/MOUNTING CANOPY

STANDARD FINISHES

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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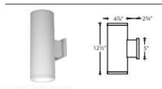
04/19/2023 SKU: 1380
SUB-2834-00

EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"

TUBE ARCHITECTURAL DS-WE05 — WAC LIGHTING

LED Wall Mounts



Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall-wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- Single light extended body high-performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV): 100% - 5%
0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 3.2 rated. Title 24 JA8-2016 Compliant
Operating Temp: 13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

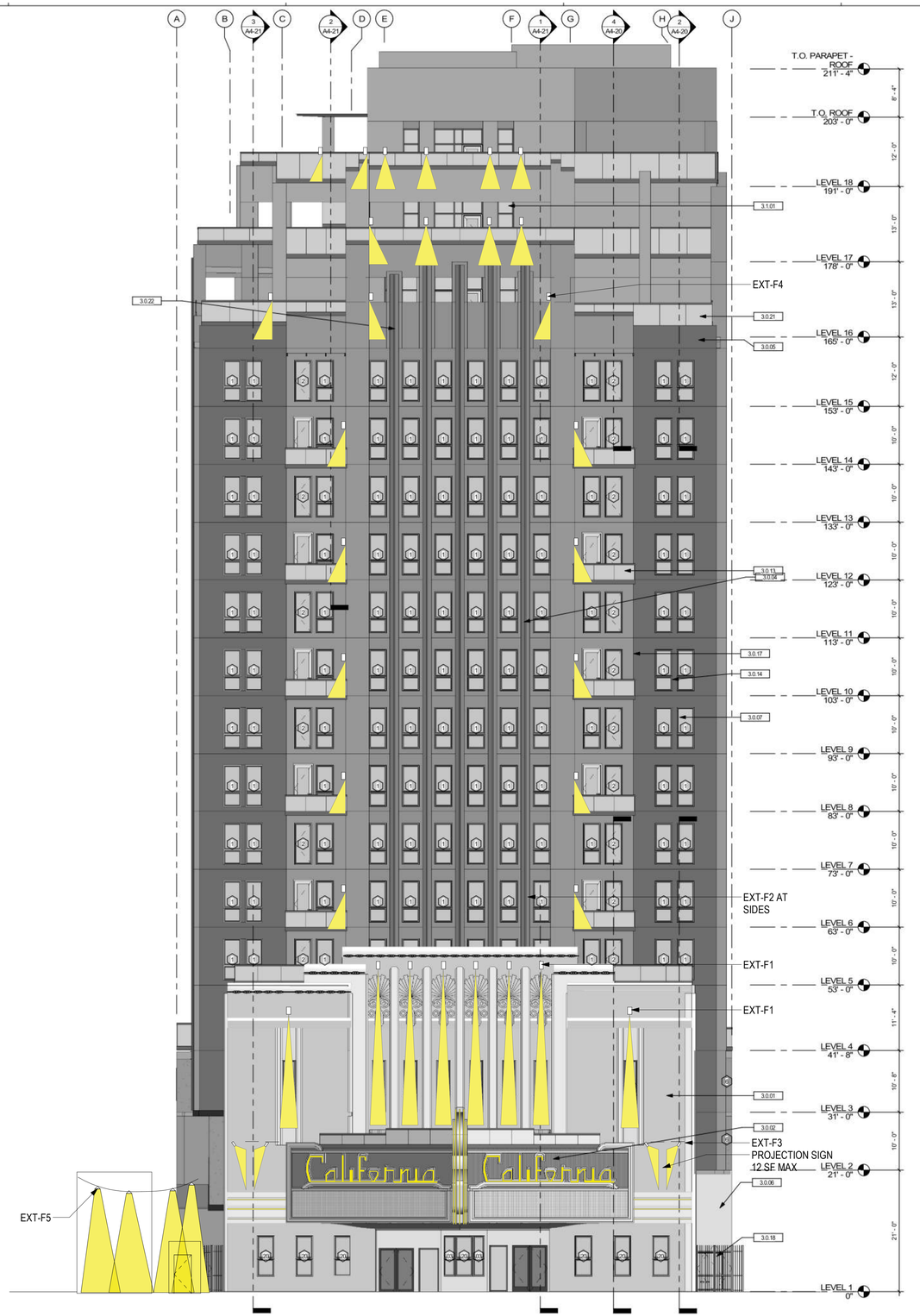
Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output Lumens	Efficacy CBCP	Efficacy lm/w	Light Distribution	Finish
DS-WE05	5" 25W	S Straight up or down	16°	927 2700K	90	1625	10050	73		BK Black
				927S 2700K	85	2180	12057	88		WT White
				930S 3000K	90	1891	10427	76		BZ Bronze
				30S 3000K	85	2300	12644	92		GH Graphite
				35S 3500K	85	2350	12937	94		
				40S 4000K	85	2375	13062	95		
		N Straight up or down	25°	927S 2700K	90	1850	5280	72		
				27S 2700K	85	2170	6335	87		
				930S 3000K	90	1880	5478	75		
				30S 3000K	85	2275	6643	91		
				35S 3500K	85	2330	6797	93		
				40S 4000K	85	2350	6863	94		
DS-WE0517	5" 17W	F Straight up or down	33°	927S 2700K	90	1300	4515	76		
				27S 2700K	85	2280	5417	91		
				930S 3000K	90	1970	4685	79		
				30S 3000K	85	2390	5681	96		
				35S 3500K	85	2445	5812	98		
				40S 4000K	85	2450	5870	99		
		F Away from the wall	N/A	927A 2700K	90	2000		80		
				27A 2700K	85	2400		96		
				930A 3000K	90	2075	N/A	83		
				30A 3000K	85	2520		101		
				35A 3500K	85	2575		103		
				40A 4000K	85	2600		104		
		F Towards the wall	N/A	927B 2700K	90	2000		80		
				27B 2700K	85	2400		96		
				930B 3000K	90	2075	N/A	83		
				30B 3000K	85	2520		101		
				35B 3500K	85	2575		103		
				40B 4000K	85	2600		104		

DS-WE05-_____-_____ *Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-WE05-F930A-WT**

waclighting.com	Headquarters/Eastern Distribution Center	Central Distribution Center	Western Distribution Center
Phone (800) 526.2588	44 Harbor Park Drive	1600 Distribution Ct	1750 Archibald Avenue
Fax (800) 526.2585	Port Washington, NY 11050	Lithia Springs, GA 30122	Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Sept 2019



EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-WT

9/22/22, 2:06 PM — Ultra Narrow Beam Wall Mount | WAC Lighting Co.

Tube Architectural - Ultra Narrow Beam Wall Mount
High performance facade LED wall mount light

- IP65 rated, ETL & cETL wet location listed
- Solid aluminum construction
- Universal driver (120V-220V-277V)
- **Power:** 11W
  Delivered Lumens: Up to 155
  CRI: 85
  Dimming : (0-10V) 100% - 20%, (ELV) 100%-10%
  Rated Life : 80,000 hours

Finishes

BK BZ GH WT

Where to buy?

Distribution	Model	Beam	Color Temp	CRI	Light Direction	Finish	Order Number
Single	**DS-WS05** 5", 11W	**U** 6°	**27** 2700K	85	**B** Towards the wall	**BK** - Black	DS-WS05-U27B-BK
	DS-WS06 6", 11W		**30** 3000K	85		**WT** - White	Add to Wish List
			35 3500K	85		**BZ** - Bronze	
			40 4000K	85		**GH** - Graphite	
Double	**DS-WD05** Double, 5", 11x2W	**U** 6°	**27** 2700K	85	**B** Towards the wall	**BK** - Black	DS-WD05-U27B-BK
	DS-WD06 Double, 6", 11x2W		**30** 3000K	85		**WT** - White	Add to Wish List
			35 3500K	85		**BZ** - Bronze	
			40 4000K	85		**GH** - Graphite	

launch.waclighting.com/product/3210 — 1/1

EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED

diodeled — **NEON BLAZE™** Diffused LED Lighting
Specification Sheet

NEON BLAZE™ 24V
Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date
Project Notes

FEATURES

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

ORDERING CODES

Order spools, and components for field assembly

Diode LED	Voltage	Form	Model	CCT	Length
EX	24V	Top Bending: TB Flex Bending: FB	NBL1 NBL2	27: 2700K 30: 3000K 35: 3500K 40: 4000K	Cut-to-Length: CTL Spool: SPL

OPTIONAL ORDERING CODES

Mounting, drivers, and assembly preference

Channels	Finish	Mounting	Driver	Delivery
Blank: No Channel CHA: Fleco Slim Bend CHB: Fleco Slim Bend - Wide Flange	Blank: Unfinished WH: White BL: Black	MC: Mounting Clips CC: U-Clip MAG: Magnetic Mounting Clips	24V: 24V Driver DIM: Dimmable MAG: Magnetic CAB: Cabinet	FIELD: Field Assembly FACTORY: Factory Delivery Options

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
2700K	650lft.	1540lft.	2860lft.	910lft.	1720lft.	3360lft.
3000K	650lft.	1460lft.	1980lft.	910lft.	2360lft.	3550lft.
3500K	460lft.	1360lft.	1840lft.	660lft.	1860lft.	3360lft.
4200K	-	1350lft.	-	-	-	-
Lumens 4000K	580lft.	1460lft.	1710lft.	860lft.	1450lft.	3350lft.
Amber	60lft.	120lft.	360lft.	70lft.	260lft.	310lft.
Blue	260lft.	410lft.	840lft.	310lft.	1010lft.	1660lft.
Green	350lft.	-	750lft.	860lft.	1460lft.	1910lft.
Pink	110lft.	320lft.	630lft.	280lft.	860lft.	1450lft.
Red	110lft.	250lft.	340lft.	310lft.	810lft.	840lft.
CLO Points	2 lft.	2 lft.	3 lft.	2 lft.	2 lft.	3 lft.
Max Run (ft.)	89 ft.	32 ft.	16 ft.	89 ft.	32 ft.	16 ft.
CRI	80+	80+	80+	80+	80+	80+
Dimensions	0.275 in. x 0.75 in. x ∞ (W x H x L)	0.275 in. x 0.75 in. x ∞ (W x H x L)	0.275 in. x 0.75 in. x ∞ (W x H x L)	0.65 in. x 0.55 in. x ∞ (W x H x L)	0.65 in. x 0.55 in. x ∞ (W x H x L)	0.65 in. x 0.55 in. x ∞ (W x H x L)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)
Operating Temperature	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

Specification Sheet | NEON BLAZE™ Diffused LED Lighting | SS082022 | V3.1
1 of 8

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

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Email ewong@ktgy.com
Principal Jessica Musick
Designer

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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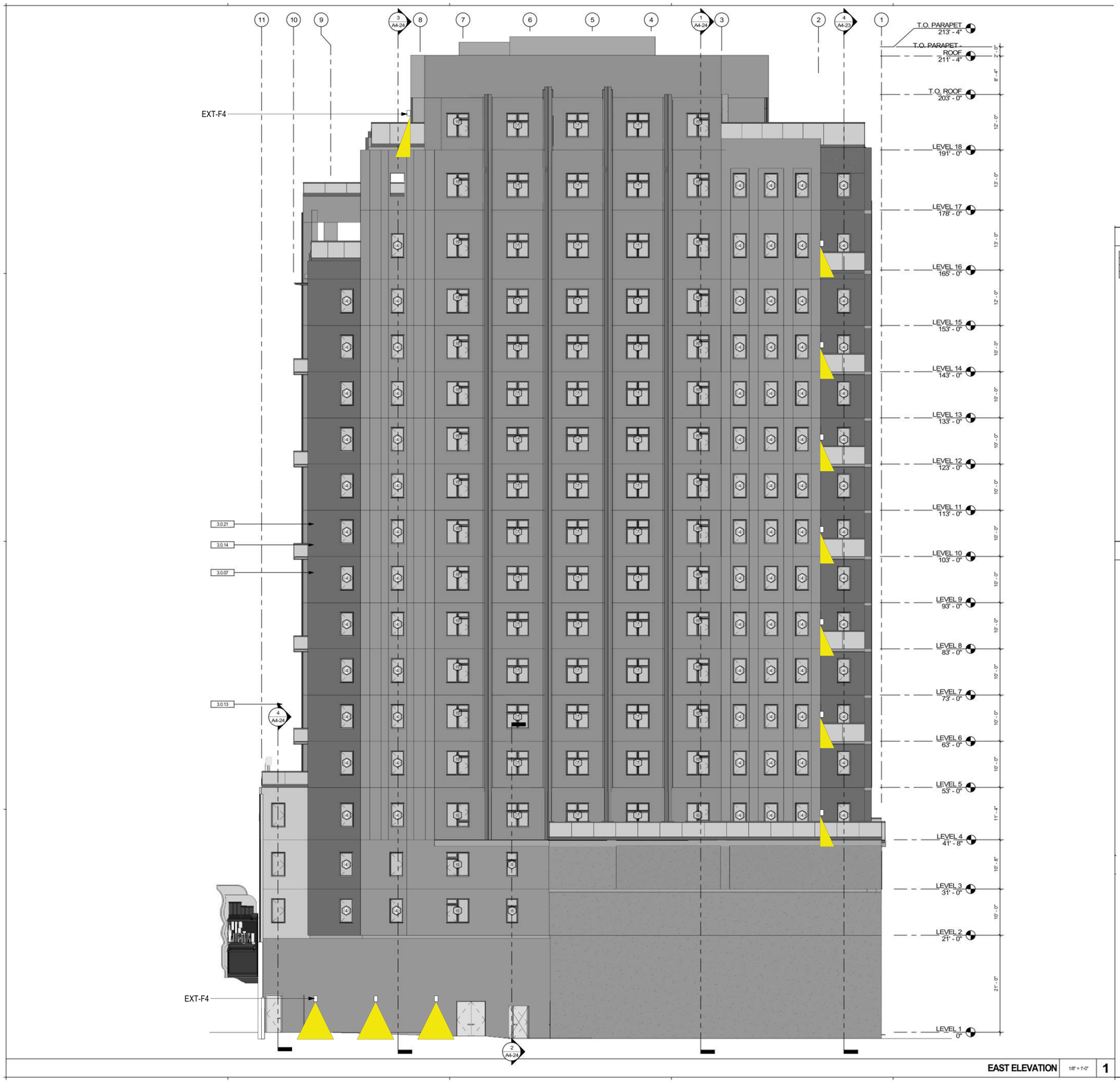
SOUTH FACADE
LIGHTING & SIGNAGE

A211



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

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

FINISH LEGEND

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EAST FACADE LIGHTING & SIGNAGE

A212

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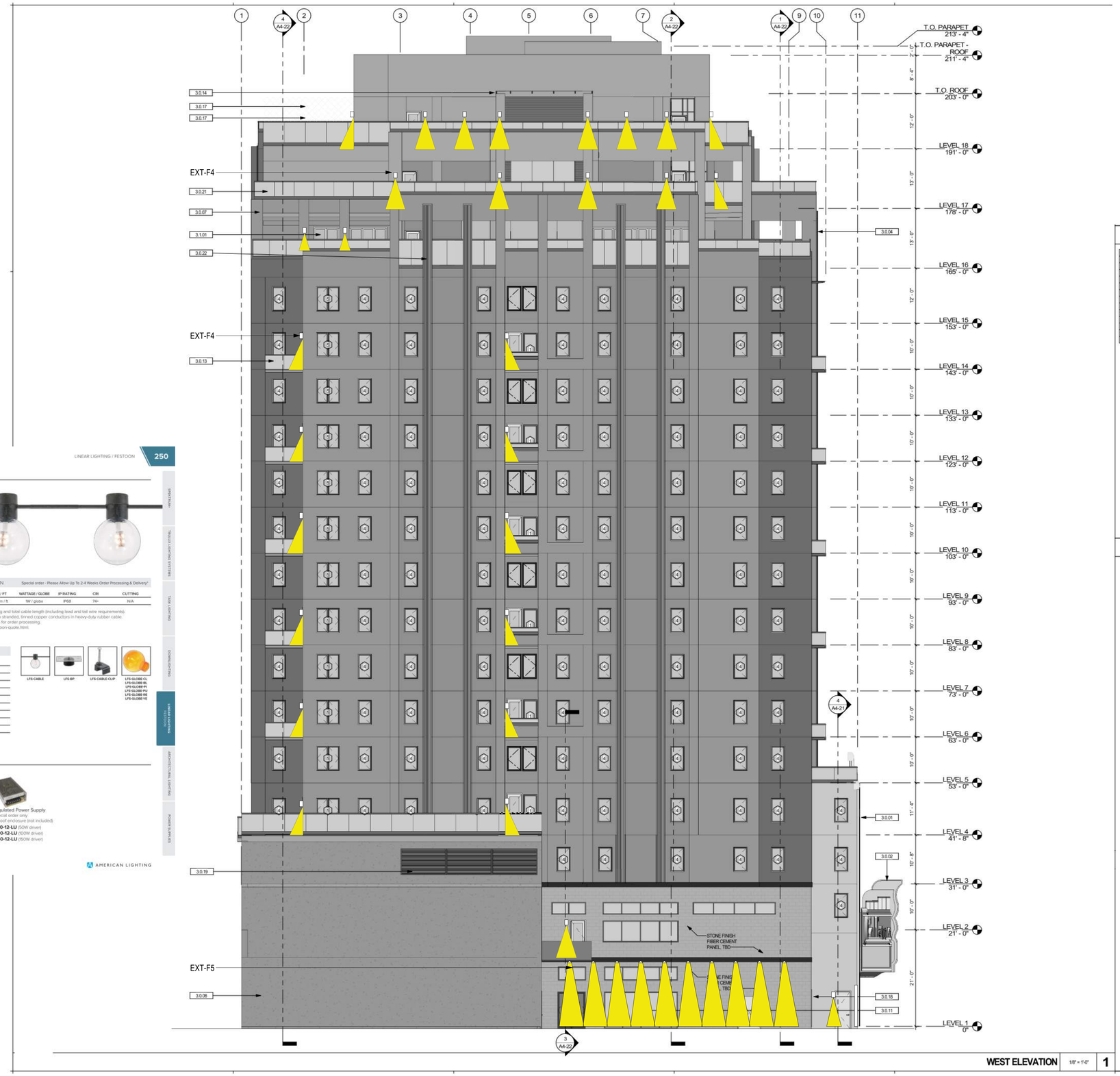


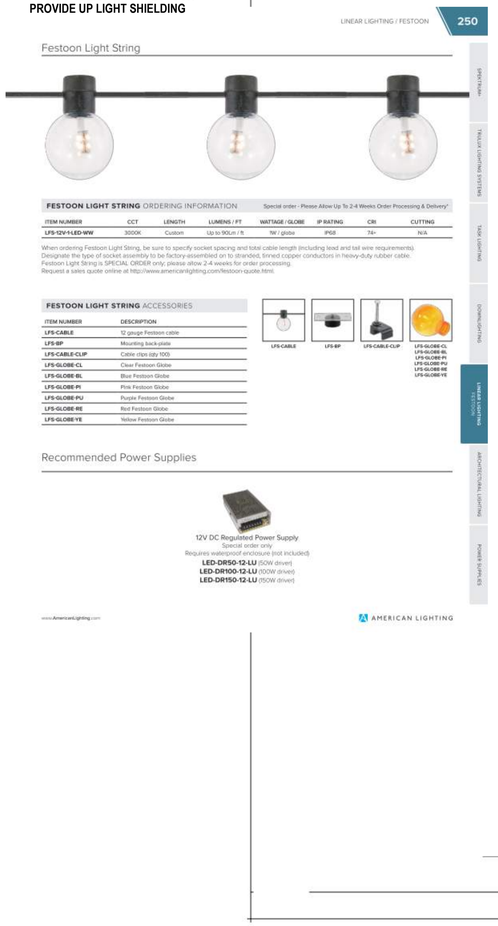
WEST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR, SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

FINISH LEGEND

EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING



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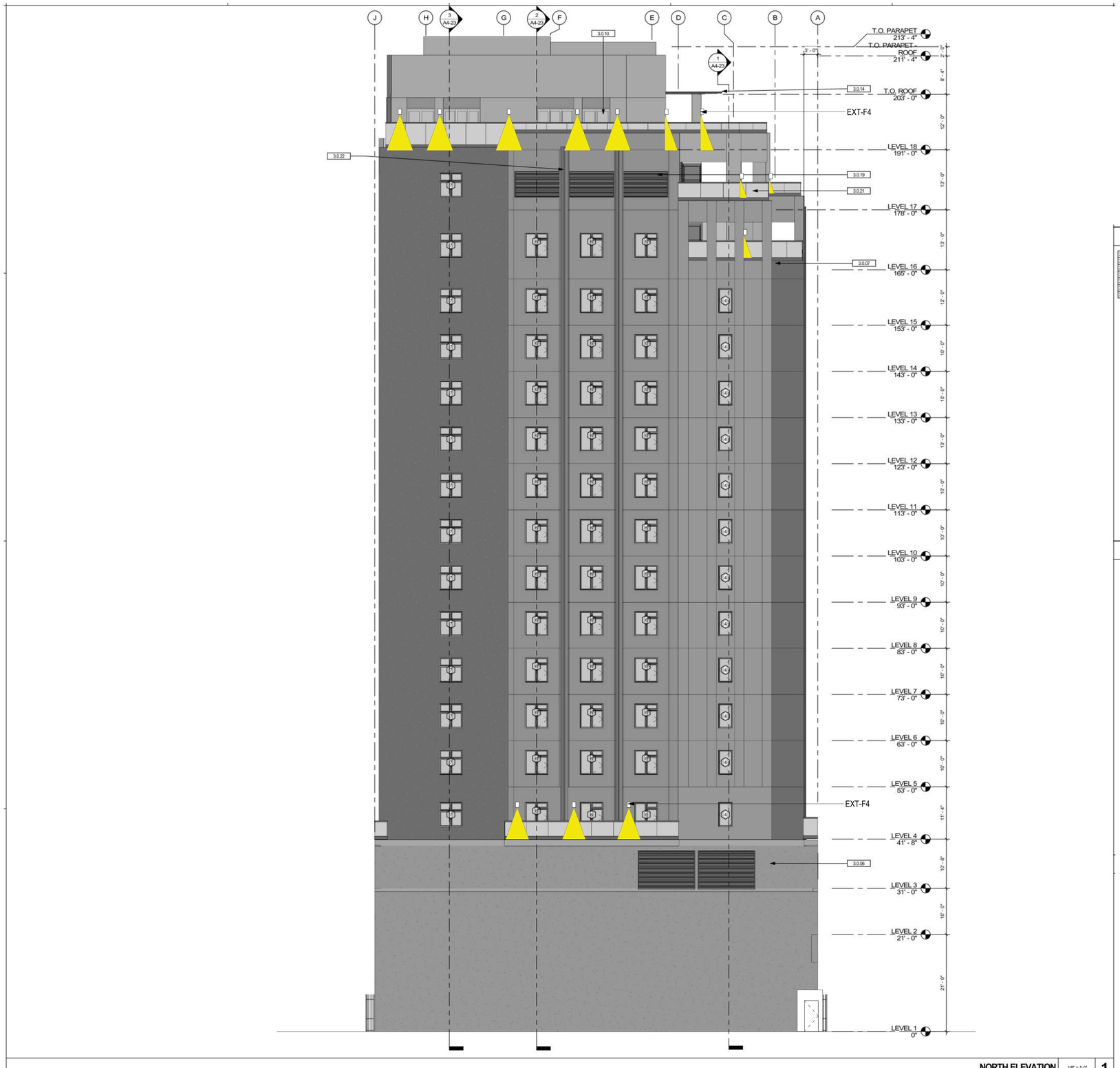
WEST FACADE LIGHTING & SIGNAGE

A213



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

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.

FINISH LEGEND

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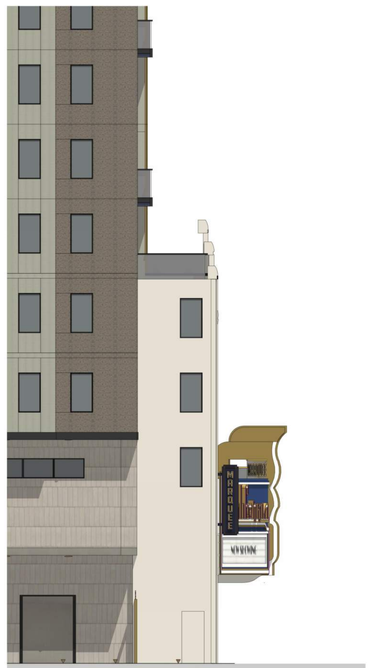
NORTH FACADE
LIGHTING SIGNAGE

A214

1 Partial Illustrated View
Scale: NTS

2 Illustrated View
Scale: NTS



1 Side View
Scale: 1" = 10' (1:120)
@tabloid

2 Front View
Scale: 1" = 10' (1:120)
@tabloid

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SOUTH FACADE SIGNAGE

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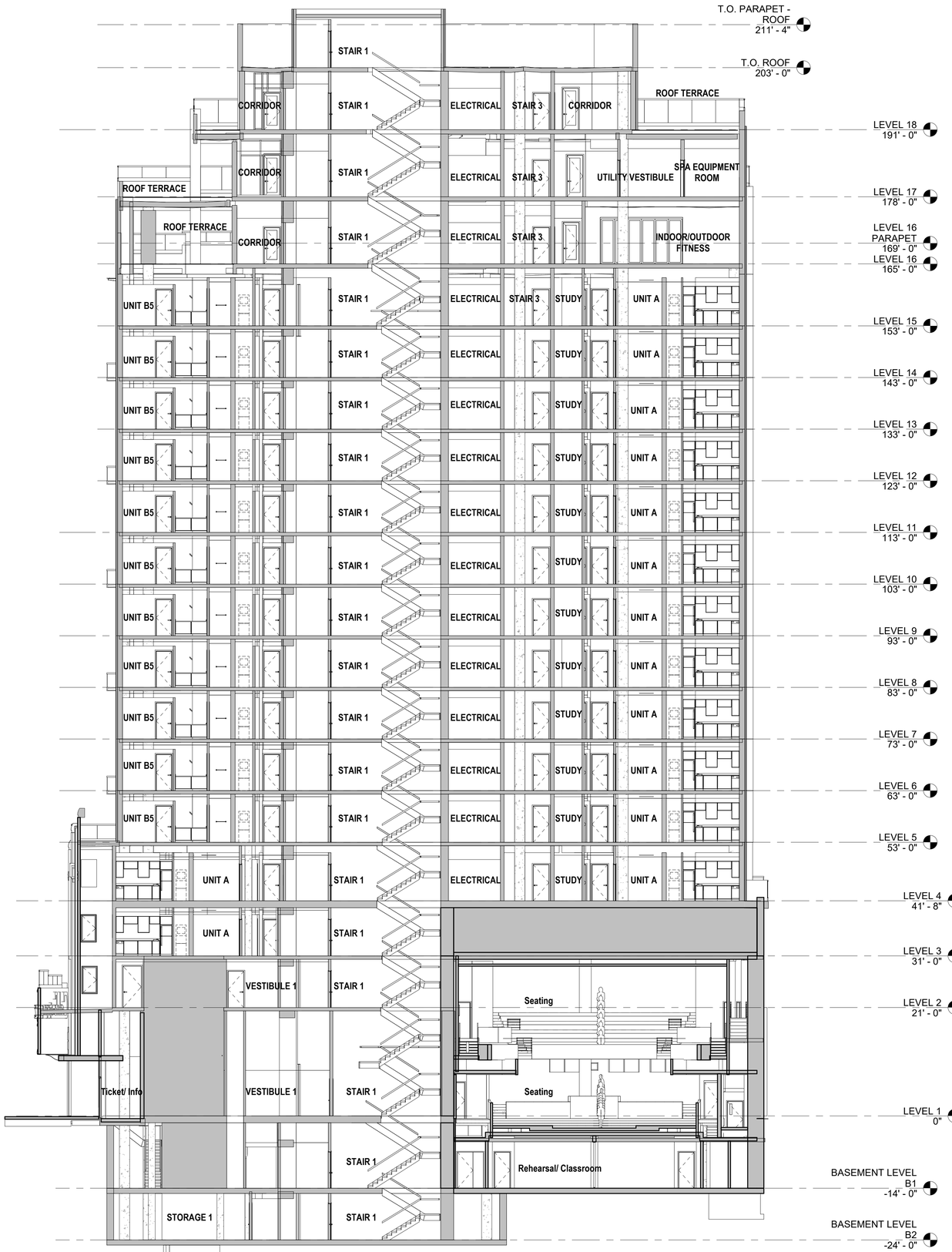
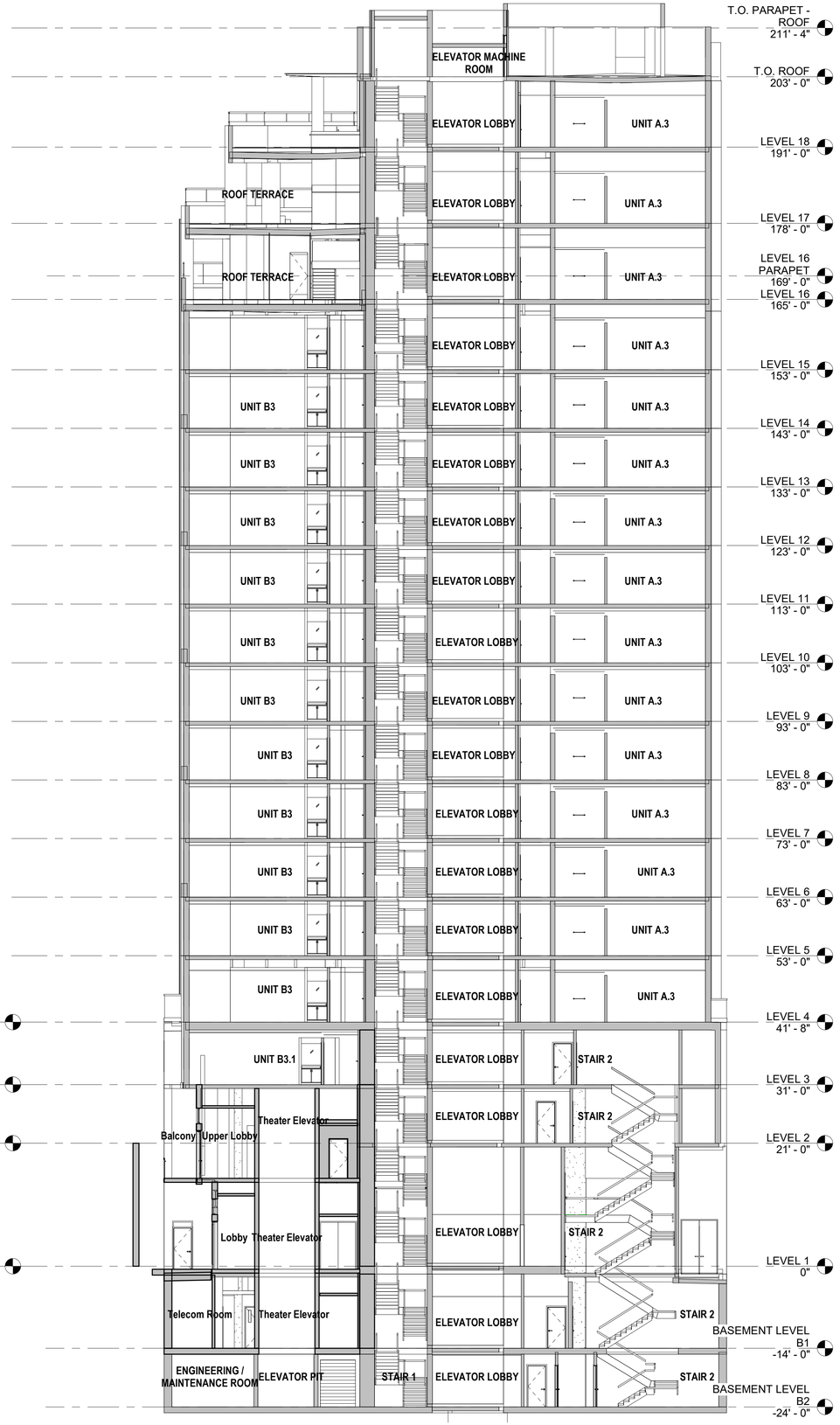


2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 A310 E-W SECTION
3/32" = 1'-0"

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BUILDING SECTIONS

A310

ATTACHMENT 1

FINDINGS AND CONDITIONS

OCTOBER 5, 2023

2113-2115 Kittredge Street

Structural Alteration Permit #LMSAP2022-0011

PROJECT DESCRIPTION

The applicant proposes to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

CEQA FINDINGS REQUIRED UNDER CEQA

1. The discretionary design review for this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

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

1. The historic use of this City Landmark property as a performing arts venue will be retained in part, while accommodating new construction and expansion which are necessary to ensure higher and better use of the property. The new residential use and expanded development will alter the spatial relationships within property. The proposed retention and rehabilitation of the historic Art Deco street façade will retain the distinctive materials of the City Landmark, and the new construction has been designed with compatible elements.

2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the City Landmark's historic architectural design through rehabilitation of the Art Deco building façade.

3. The design of proposed residential tower does not resemble or replicate designs from the property's historic period. These new features are contemporary and will not result in a false sense of historical development.

4. Distinguishing features of the City Landmark, such as the mid-century marquee, have acquired significance in their own right; these features will be retained and restored as conditioned herein, and would not be adversely impacted by this project.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this City Landmark property, such as finishes and decorative detailing of the Art Deco period, will be substantially retained and preserved (as conditioned herein) with this expansion and façade rehabilitation project.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items, as substantiated by documentary and physical evidence.

7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required.

9. The proposed new work is designed with complementary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the Art Deco building facade. Owing to these aspects, the proposed new work will be sufficiently differentiated from the historic design. Further, the design is complimentary in is organization elements, verticality and preliminary color palette. Further refinements will occur during the requisite Final Design Review with the Landmarks Preservation Commission.

10. If the proposed tower expansion were removed in the future and the façade was once again preserved, then this proposal would not permanently impair the integrity or essential character-defining features of the City Landmark California Theater.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Berkeley Municipal Code (BMC) Section 3.24.260.C(1)(a) of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:

    A. The proposed project will alter the scale of this Downtown development but it will not adversely affect the Art Deco design of the City Landmark California Theater. Its architectural style and the historical identity of the property would be retained and it will continue to lend value to the historic fabric of the Downtown neighborhood.
    B. The special character, interest and historic value of this City Landmark property lay in its ability to convey its early 20th century identity and connection to a formative period of Downtown development. This identity is most strongly exhibited in the Art Deco architectural design of the primary building façade. The project would alter the spatial relationship of the property to its setting, where it is currently among the tallest structures on the 2100-block of Kittredge Street. However, as designed, the height and scale of the original façade would remain clearly delignated in the new tower.

2. As required by BMC Section 3.24.260.C(2), the Commission finds that the City Landmark California Theater is a masonry structure and, in its current condition, is not suitable for expansion or conversion to higher or better uses; therefore, it is not feasible to preserve this building in its entirety and allow for its adaptive re-use as proposed. The request to demolish the building – including the north, east and west walls and roof – while preserving and re-habilitating the south wall, is found to ensure the public interest in preserving California Theater's Art Deco architectural design because this proposal retains the building's distinctive and character-defining Features to be Preserved.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits

A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

B. 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.

5. 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.

6. 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.

7. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*)

Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

8. **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 CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

9. **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.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.

11. **CITY PERMITS**. This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.

12. **PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans received September 26, 2023.

13. **FINAL DESIGN REVIEW**. Pursuant to BMC Section 23.406.070, prior to submittal of any building permit for this project, the project proponent shall obtain Final Design Review approval from the Landmarks Preservation Commission.

14. **SITE-SPECIFIC PRESERVATION TREATMENT PLAN.** A site-specific historic preservation plan for the retained portion of the City Landmark California Theater shall be prepared and implemented by or under the direct supervision of a Preservation

Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architect and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements and procedures to be implemented during demolition of the historic building and restoration of the retained portion of the building. The treatment plan shall describe procedures to be undertaken for the documentation, evaluation, and treatment of previously unrecorded architectural features that are uncovered during demolition and rehabilitation activities. Such features may include artwork, decorative plaster or metalwork, or other building elements currently obscured by the renovation work. All procedures should be defined to avoid inadvertent damage to historic Art Deco building façade that will be retained for incorporation into the proposed development during project construction and shall include consideration of site security and fencing; avoidance and physical protection of historic surfaces and materials; and storage of temporarily removed or salvaged historic materials and building components. The treatment plan shall be submitted to the City of Berkeley Planning and Development Department prior to construction for review and approval.

15. **HABS PHOTOGRAPHY**. Documentation of the City Landmark building shall be completed in accordance with the standards of the Historical American Building HAB) Survey Level II, s described in the Guidelines for Architectural and Engineering Documentation (68 FR 43159), to include the following:

a) Drawings: select existing drawings, where available, may be photographed with large-format negatives or photographically reproduced on Mylar in accordance with the U.S. Copyright Act, as amended
b) Photographs: photographs with large-format negatives of exterior and interior views, or historic views where available and produced in accordance with the U.S. Copyright Act, as amended
c) Written data: history and description.

Upon completion, copies of all drawings, photographs, and the report shall be provided to the following repositories for archival information on Berkeley's historical resources and Northern California architectural history:

- NWIC
- Berkeley Architectural Heritage Association
- Berkeley Historical Society
- Berkeley History Room of the Berkeley Public Library
- University of California, Berkeley Environmental Design Library
- The Art Deco Society of California
- California State Library

16. **HISTORIC PLAQUE**. A permanent, high-quality on-site plaque or interpretive display shall be installed within a publicly-accessible location of the retained portion of the California Theater. The primary goal of the exhibit shall be to inform the public about the history of the building, including its City Landmark status and acknowledge the alterations made. If deemed appropriate by staff and the Landmarks Preservation Commission Chair, the plaque may be designed consistent with the Berkeley Historical Plaque Project (berkeleyplaques.org). The placement, size, and appearance of the plaque shall be designed so as not to interfere with the ability of the building's character-defining features to convey their significance consistent with the Secretary of the Interior Standards. A draft of the plaque or display shall be submitted with the

building permit for review by staff in coordination with the Landmarks Preservation Commission Chair. The final plaque or display shall be in place prior to the issuance of a certificate of occupancy.

17. **SALVAGE**. Where possible, the project proponent shall salvage interior building features and decorative elements and offer them to local re-use operations and/or interested parties. No materials shall be salvaged or removed until HABS documentation is completed.

18. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

19. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

20. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

21. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.

22. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.

23. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. The signs shall conform to all applicable standards of the City's Sign Ordnance, BMC Chapter 20, including the maximum number of signs permitted. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.

24. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

25. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or

provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.

26. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)

27. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

28. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.

29. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.

30. 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.

2115 KITTREDGE STREET

Air Quality Assessment

Prepared for
Gilbane Development Company

November 2023

ESA

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Air Quality Assessment

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Gilbane Development Company

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Services provided pursuant to this Agreement are intended solely for the use and benefit of the Gilbane Development Company

No other person or entity shall be entitled to rely on the services, opinions, recommendations, plans or specifications provided pursuant to this agreement without the express written consent of ESA, 180 Grand Avenue Suite 1050, Oakland, CA 94612

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1. AIR QUALITY ASSESSMENT

Executive Summary

This air quality assessment (AQ Assessment) was conducted for the 2115 Kittredge Street Project to support the project's approval as a categorical exemption. Construction-related criteria air pollutant emissions were modeled and compared to the Bay Area Air Quality Management District (BAAQMD) thresholds of significance. All construction criteria pollutant emissions would be below their respective thresholds. Therefore, the project would not result in a significant air quality impact associated with construction criteria pollutants.

Introduction

This AQ Assessment evaluates the potential for construction of the 2115 Kittredge Street Project (Project) to result in significant criteria pollutant air quality impacts. ESA has prepared this report for the Gilbane Development Company (the Project Applicant). The Project includes construction of a high-rise student housing building in Berkely, California. This AQ Assessment is required by the City of Berkeley to support the project's approval as a categorical exemption under CEQA Guidelines Sections 15300 to 15332.[1] The AQ Assessment will quantify construction-related criteria air pollutant emissions associated with the project and compare these emissions to the Bay Area Air Quality Management District (BAAQMD) thresholds of significance for CEQA impacts.[2] Criteria air pollutants estimated include reactive organic gases (ROG), nitrogen oxides (NO_X), particulate matter from vehicle exhaust with an aerodynamic diameter equal to or less than 10 microns (PM_{10}), and particulate matter with an aerodynamic diameter equal to or less than 2.5 microns ($PM_{2.5}$). Fugitive emissions of PM_{10} and $PM_{2.5}$ during construction (i.e., dust from construction) are not estimated because ESA assumes the project would implement best management practices (BMPs) from the BAAQMD to reduce dust from construction activities as part of the City's Standard Conditions of Approval.

The analysis includes a summary of the existing air quality conditions in the project area, the applicable regulatory framework for air quality, and the potential for the Project to exceed Bay Area Air Quality Management District (BAAQMD) thresholds of significance for criteria air pollutants during construction. The AQ Assessment addresses both regional and local construction activities that emit criteria pollutants. It also analyzes the types and quantities of these emissions that would be generated on a temporary basis due to proposed construction

1 Specifically, CEQA Guidelines Section 15300.2(c) states that a project which has a potentially significant impact may not quality for a categorical exemption: "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

2 Bay Area Air Quality Management District, 2023. *2022 CEQA Air Quality Guidelines, Chapter 3 Thresholds of Significance*. Available at https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed November 2023.

activities. The analysis determines whether construction-related criteria air pollutant emissions exceed the BAAQMD's thresholds significance.

Environmental Setting

The Project is located in the San Francisco Bay Air Basin (SFBAB), which is under the jurisdiction of the BAAQMD. The SFBAB comprises the counties of Alameda, Santa Clara, San Mateo, Contra Costa, and Marin, and parts of Sonoma, Napa, and Solano counties.

Under amendments to the federal Clean Air Act (CAA), the United States Environmental Protection Agency (U.S EPA) has classified air basins or portions thereof as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether the National Ambient Air Quality Standards (NAAQS) have been achieved. The California CAA, which is patterned after the federal CAA, also requires areas to be designated as "attainment" or "non-attainment" for the California Ambient Air Quality Standards (CAAQS). Thus, areas in California have two sets of attainment designations: one set with respect to the NAAQS and one set with respect to the CAAQS. In many cases, the CAAQS are lower than the NAAQS.

The SFBAB is designated non-attainment for federal one-hour ozone, federal $PM_{2.5}$, state one-hour ozone, state 8-hour ozone, state PM_{10}, and state $PM_{2.5}$ standards. The BAAQMD is the primary agency responsible for assuring both sets of ambient air quality standards are attained and maintained in the SFBAB.

TABLE 1 ALAMEDA COUNTY ATTAINMENT STATUS

Pollutant and Averaging Time	Designation/Classification	
	State Standards	Federal Standards
Ozone (1-hour)	Non-attainment	No Federal Standard
Ozone (8-hour)		Non-attainment
Carbon Monoxide (CO)	Attainment/Unclassified	Unclassified/Attainment
Nitrogen Dioxide (NO_2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Attainment	Unclassified/Attainment
Respirable Particulate Matter (PM_{10})	Non-attainment	Unclassified
Fine Particulate Matter ($PM_{2.5}$)	Non-attainment	Non-attainment

ABBREVIATIONS: CO = carbon monoxide; NO_2 = nitrogen dioxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: Bay Area Air Quality Management District, 2017. *Air Quality Standards and Attainment Status*. Available at https://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status. Accessed November 2023.

Climate and Topography

The climate of the SFBAB is determined largely by a high-pressure system that is often present over the eastern Pacific Ocean off the West Coast of North America. During winter, the Pacific high-pressure system shifts southward, allowing an increased number of storm systems to pass through the region. During summer and early fall, when fewer storms pass through, emissions generated in the SFBAB accumulate as a result of the more stable conditions. The combination of

abundant sunshine and the restraining influences of topography and subsidence inversions creates conditions conducive to the formation of photochemical pollutants, such as ground-level ozone and secondary particulates, including nitrates and sulfates.

Air Pollutants of Concern

Criteria Air Pollutants

Air pollutants of concern for this analysis are criteria air pollutants. Criteria air pollutants are a group of six common air pollutants for which the U.S. EPA has set ambient air quality standards. Criteria air pollutants include ground level ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter (PM), and lead. PM is classified by particle size—PM_{10} consists of particulate matter that is 10 microns or less in diameter, while $PM_{2.5}$ refers to the subset of PM_{10} that is less than 2.5 microns or less in diameter.[3] Most of the criteria air pollutants are directly emitted; however, ozone is a secondary pollutant that is formed in the atmosphere by chemical reactions between nitrogen oxides (NO_x), and reactive organic gases (ROG) in the presence of sunlight.

Regulatory Setting

The following regulatory setting is provided to describe how existing air quality in the SFBAB is regulated and to provide background information used to analyze air quality emissions of the Project.

Federal

Clean Air Act and National Ambient Air Quality Standards

The CAA requires the U.S. EPA to establish national ambient air quality standards to protect public health and the environment. The U.S. EPA has set NAAQS for several criteria air pollutants: ozone, NO_2, SO_2, CO, PM (PM_{10} and $PM_{2.5}$), and lead. The U.S. EPA classifies geographic areas as either attainment or non-attainment for each criteria air pollutant, based on whether the NAAQS have been achieved. Air districts in areas that are designated non-attainment must prepare regional air quality plans, discussed in further detail below, to be included in the overall State Implementation Plan. Areas that have a "maintenance" designation have been non-attainment for a certain criteria pollutant but have been re-designated as attainment.

State

California Clean Air Act and California Ambient Air Quality Standards

At the state level, the California Air Resources Board (CARB) oversees California air quality policies and regulations. California has adopted its own air quality standards, known as the CAAQS, which are at least as protective as the NAAQS and are often more stringent. The California CAA calls for the designation of areas as attainment or non-attainment based on state ambient air quality standards (i.e., the CAAQS), rather than the federal standards. The California CAA requires each air district in which CAAQS are exceeded to prepare a plan that documents reasonable progress toward attainment. If an air basin (or portion thereof) exceeds the CAAQS

[3] A micron is one-millionth of a meter.

for a particular criteria air pollutant, it is considered to be in non-attainment for that criteria air pollutant until the area can demonstrate compliance.

Regional

BAAQMD 2017 Clean Air Plan

As discussed above, the SFBAB is designated as a non-attainment area for the state one-hour ozone, 8-hour ozone, PM_{10}, and $PM_{2.5}$ standards. As a result, the BAAQMD is required to prepare air quality plans under the federal and California CAA to meet the federal and state air quality standards for these pollutants. Maintenance plans are required for attainment areas that had previously been designated non-attainment to ensure continued attainment of the standards.

The current air quality plan for the SFBAB is the 2017 Clean Air Plan, adopted by the BAAQMD on April 19, 2017.[4] The 2017 Clean Air Plan addresses the following four categories of pollutants: ground-level ozone and its key precursors, ROG and NO_X; particulate matter, primarily $PM_{2.5}$, and precursors to secondary $PM_{2.5}$; TACs; and GHG emissions. The control measures are categorized based on the economic sector framework including stationary sources, transportation, energy, buildings, agriculture, natural and working lands, waste management, and water measures.

Air Quality Assessment

Approach to Analysis

The analysis presented below follows the guidelines and recommendations for the BAAQMD in its 2022 CEQA Guidelines. Potential air quality impacts are assessed by modeling the estimated average daily emissions generated by Project construction using the California Emissions Estimator Model (CalEEMod), version 2022.1 and comparing them to the BAAQMD's project-level thresholds of significance. CalEEMod was developed in collaboration with California air districts and is recommended by BAAQMD for use in air quality analyses. BAAQMD construction-related thresholds are based on average daily emissions in pounds per day. **Table 2** identifies significance thresholds for criteria air pollutants adopted by BAAQMD for both construction and operations, although for the purpose of this analyses operational thresholds are purely informational. The table is followed by a discussion of the Project's sources of criteria air pollutants and analysis methods. Projects with criteria air pollutant emissions below these significance thresholds would not obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase in non-attainment criteria air pollutants within the SFBAB.

[4] Bay Area Air Quality Management District, 2023. *Final 2017 Clean Air Plan*. Available at https://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf. Accessed November 2023.

TABLE 2
SIGNIFICANCE THRESHOLDS FOR CRITERIA AIR POLLUTANT EMISSIONS

Pollutant	Construction Thresholds Average Daily (lbs/day)	Operational Thresholds	
		Average Daily (lbs/day)	Maximum Annual (tons/year)
ROG	54	54	10
NO_X	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
$PM_{10}/PM_{2.5}$ (fugitive dust)	Best Management Practices	Not Applicable	

ABBREVIATIONS: lbs = pounds; ROG = reactive organic gases; NO_X = nitrogen oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: Bay Area Air Quality Management District, 2023. *2022 CEQA Air Quality Guidelines, Chapter 3 Thresholds of Significance*. Available at https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed November 2023.

Modeling Assumptions

Construction is proposed to take place from September 2024 until October 2027 (37 months). Durations for each construction phase were provided by the Project Applicant and are shown in **Table 3 below**. The Project Applicant also provided types and number of off-road construction equipment associated with each phase, shown in **Table 4** below. Additional information provided by the Project Applicant is listed below:

- Square footage of area and buildings to be demolished.
- Number of days off-road equipment will be used in each phase.
- Hours per day of equipment use.
- Specific equipment horsepower and engine tier (assumed Tier 4 Interim engines for all off-road equipment).
- Number of daily worker trips, vendor trips, and haul truck trips.
- Amount of material exported from the site.

TABLE 3
ANTICIPATED CONSTRUCTION SCHEDULE

Project Phase	Anticipated Start	Anticipated Finish	Workdays
Demolition	September 1, 2024	December 1, 2024	65
Site Preparation	September 1, 2024	January 1, 2025	88
Grading	December 1, 2024	February 1, 2025	45
Trenching	December 1, 2024	February 1, 2025	45
Building Construction	February 1, 2025	March 1, 2027	541
Paving	February 1, 2027	March 1, 2027	21
Architectural Coating	April 1, 2026	October 1, 2027	393

Total – All Construction	**September 1, 2024**	**October 1, 2027**	**805**

SOURCE: Project Applicant

TABLE 4
ANTICIPATED CONSTRUCTION EQUIPMENT

Phase	Construction Equipment	Number	Horsepower
Demolition	Excavators	2	318
	Skid Steer Loaders	2	60
	Aerial Lifts	2	36
	Concrete/Industrial Saws	1	74
	Crushing/Proc. Equipment	1	125
Site Preparation	Rough Terrain Forklifts	1	74
	Graders	2	185
	Skid Steer Loaders	1	60
	Excavators	1	500
	Bore/Drill Rigs	1	1000
Grading	Excavators	1	318
	Graders	1	185
	Tractors/Loaders/Backhoes	1	100
Trenching	Trenchers	1	50
	Excavators	1	46
Building Construction	Forklifts	1	25
	Cement and Mortar Mixers	4	250
	Cranes	1	155
	Rubber Tired Loaders	1	110
	Generator Sets	1	400
	Pumps	1	100
Paving	Excavators	1	46
	Pavers	1	144
	Cement and Mortar Mixers	1	250
	Rollers	1	100
Architectural Coating	Air Compressors	2	5

SOURCE: Project Applicant

Analysis Results

Criteria pollutant emissions from construction of the Project would be generated primarily from heavy duty, diesel-powered equipment such as graders, excavators, and forklifts. Criteria air pollutant emissions from off-road equipment and on-road vehicle exhaust were estimated using CalEEMod; modeling output files are included in **Appendix A**. Construction is assumed to take place over a 37-month period. Project-specific data for construction phasing schedule provided by the project applicant were used in the model to estimate emissions for the construction period. Units for emission thresholds in the BAAQMD are set in average pounds per day for all

construction workdays on an annual basis. Emissions from equipment and vehicle exhaust are presented in **Table 5 below**. As shown in the table, emissions of ROG, NO_X, exhaust PM_{10}, and exhaust $PM_{2.5}$, would all be below their respective significance thresholds.

TABLE 5
AVERAGE DAILY CONSTRUCTION-RELATED CRITERIA POLLUTANT EMISSIONS

Project Construction Year	Average Daily Emissions (pounds per day)			
	ROG	NO_X	Exhaust PM_{10}	Exhaust $PM_{2.5}$
2024	1.6	41.1	0.7	0.7
2025	1.0	7.4	0.1	0.1
2026	6.1	7.8	0.1	0.1
2027	7.1	3.0	0.1	0.1
BAAQMD Thresholds of Significance	*54*	*54*	*82*	*54*
Threshold Exceeded?	No	No	No	No

ABBREVIATIONS: lbs = pounds; ROG = reactive organic gases; NO_X = nitrogen oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: ESA 2023.

Appendix A.
CalEEMod Modeling Output

Data Needs for AQ Analysis

This RFI is based on data needed to run CalEEMod to estimate construction and operational emissions. Refer to the user guide here:https://www.caleemod.com/user-guide
Please fill out each table to the best of your ability. Only enter data in shaded cells.
*Cells shaded **RED** are REQUIRED information.*
*Cells shaded **GREEN** have CalEEMod defaults available that will be used in the event no project specific information is available.*

PROJECT CHARACTERISTICS

Please provide a brief project description below:

Construction

Start year of construction	2024

LAND USE

Please provide details on proposed land uses. Add more rows if necessary.

Proposed Land Uses (i.e. residential, commercial office/retail, parking, event space, etc.)	Size	Unit	Area (square feet)	Site Area (acres)
Residential	174455.67	Square feet	174455.67	0.385674931
Commerical	23206.92	Square feet	23206.92	0.385674931

What is the total site area that would be disturbed during construction?	16800	Square Feet

CONSTRUCTION

CONSTRUCTION PHASING

*This assumes construction will take place in one single phase. If it will be divided up, please add more information about it.**
Please add rows to the table below for each anticipated Construction Phase and subphase of the project.
CalEEMod defaults are available to generate a construction schedule if project specific information is unavailable, as long as a project start date is provided.

Construction Phase	Start Date	End Date	
Demolition	9/1/2024	12/1/2024	65
Site Preparation	9/1/2024	1/1/2025	88
Grading	12/1/2024	2/1/2025	45
Trenching	12/1/2024	2/1/2025	45
Building Construction	2/1/2025	3/1/2027	541
Paving	2/1/2027	3/1/2027	21
Architectural Coating	4/1/2026	10/1/2027	393
			805

Construction workdays per week - 5, 6, or 7?	5 days
Weekday construction hours	7:00AM - 6:00PM
Weekend construction hours (if applicable)	9:00AM - 4:00PM

Add more rows for other Construction Phases if necessary.

CONSTRUCTION EQUIPMENT

Please list the types of construction equipment that would be used for each subphase of each Construction Phase by selecting from the drop down menu in each cell.
Add more rows for other Contruction Phases if necessary. CalEEMod defaults are available in the absence of project specific information.

Construction Phase

Demolition

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	Adjusted hours per day used
Excavators	2	65	8	318	8
Skid Steer Loaders	2	65	8	60	8
Aerial Lifts	2	65	8	36	8
Concrete/Industrial Saws	1	20	8	74	2.461538462
Crushing/Proc. Equipment	1	20	8	125	2.461538462

Site Preparation

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Rough Terrain Forklifts	1	88	8	74	8
Graders	2	88	8	185	8
Skid Steer Loaders	1	88	8	60	8
Excavators	1	88	8	500	8
Bore/Drill Rigs	1	88	8	1000	8

Grading

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Excavators	1	45	8	318	8
Graders	1	45	8	185	8
Tractors/Loaders/Backhoes	1	45	8	100	8

Trenching

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Trenchers	1	15	8	50	2.666666667
Excavators	1	15	8	45.7	2.666666667

Building Construction

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Forklifts	1	360	8	25	5.323475046
Cement and Mortar Mixers	4	40	8	250	0.591497227
Cranes	1	260	8	155	3.844731978
Rubber Tired Loaders	1	90	8	110	1.330868762
Generator Sets	1	260	8	400	3.844731978
Pumps	1	40	8	100	0.591497227

Paving Phase

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Excavators	1	5	8	45.7	1.904761905
Pavers	1	5	8	144	1.904761905
Cement and Mortar Mixers	1	10	8	250	3.80952381
Rollers	1	5	8	100	1.904761905

Architectural Coating

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Air Compressors	2	393	8	5	8

DUST FROM MATERIAL MOVEMENT

Only applicable for site preparation and grading subphases. Skip if there are no site preparation or grading subphases throughout the project.

Construction Phase

Sub-phase	Volume of Material Imported (cubic yards)	Volume of Material Exported (cubic yards)	
Site Preparation	0	2000	cubic yards
Grading	0	11000	cubic yards

What is the capacity of haul trucks that would be importing/exporting material?	Default	cubic yards

DEMOLITION

Only applicable if demolition is proposed as part of the project.

Construction Phase

Sub-phase	Area	Units (building square footage or tons of debris)
Building area to be demolished	10639	Square Feet
Concrete/asphalt area to be demolished	6161	Square Feet

CONSTRUCTION TRIPS AND VEHICLE MILES TRAVELED

*Please provide the number of **one-way vehicle trips** and trip lengths associated with workers, material delivery, and hauling during each construction sub-phase.*
CalEEMod defaults can be generated for worker and vendor trips estimating # of haul trips. If demolition data and in-fill and off-haul volumes are provided, haul trips can be estimated.

Construction Phase

Sub-phase	Average # of workers/day	# of worker trips/day	# vendor trips/day	# haul trips (trips per day)
Demolition	4	8	0	2
Site Prep	8	16	0	2
Grading	10	20	0	8
Trenching	10	20	0	2
Building Construction	80	160	4	0
Paving	8	16	2	0
Architectural Coating	12	24	2	0

Construction Trips	Average one-way trip length (miles)
Worker	45.5
Vendor	5
Haul	55.8

ARCHITECTURAL COATINGS

Please indicate if using Low VOC paints and architectutal coatings.

Construction Phase

Sub-phase	VOC of interior building paint	VOC of exterior building paint
Architectural Coating	*Default*	*Default*

MITIGATION MEASURES

WATER EXPOSED AREA

How many times per day would the site be watered? 2 or 3?	2

REPLACE GROUND COVER

Would the project replace ground cover of exposed areas?	Yes

LIMIT VEHICLE SPEED

Would the project limit vehicle speeds to less than 15mph onsite?	Yes

USE TIER 4 CONSTRUCTION EQUIPMENT?

Would construction equipment have Tier 4 rated engines?	Yes

CLEAN PAVED ROAD

Would the project use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day?	No

2115 Kittredge v2 Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2115 Kittredge v2
Construction Start Date	9/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.90
Precipitation (days)	44.2
Location	37.86848053915142, -122.269071474712
County	Alameda
City	Berkeley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1529
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments High Rise	1.00	Dwelling Unit	0.38	174,455	0.00	—	3.00	—

User Defined Commercial	1.00	User Defined Unit	0.00	23,207	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.56	7.78	41.3	62.3	0.07	0.83	5.55	5.63	0.80	1.30	1.38	—	8,166	8,166	0.31	0.22	21.6	8,240
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.14	7.91	50.8	79.1	0.10	0.94	7.18	7.33	0.91	1.68	1.83	—	13,628	13,628	0.50	0.58	0.81	13,812
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.76	4.32	9.80	19.7	0.02	0.19	3.79	3.84	0.19	0.89	0.93	—	5,365	5,365	0.09	0.16	6.41	5,419
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.14	0.79	1.79	3.59	< 0.005	0.03	0.69	0.70	0.03	0.16	0.17	—	888	888	0.02	0.03	1.06	897

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.56	1.50	41.3	62.3	0.07	0.83	1.55	2.38	0.80	0.31	1.11	—	8,166	8,166	0.31	0.20	5.27	8,240
2025	1.04	1.03	6.78	31.5	0.03	0.04	5.16	5.21	0.04	1.21	1.25	—	7,546	7,546	0.12	0.20	21.6	7,629
2026	1.10	7.78	7.96	32.7	0.03	0.08	5.55	5.63	0.07	1.30	1.38	—	8,024	8,024	0.13	0.22	21.1	8,113
2027	0.08	6.93	1.18	2.35	< 0.005	0.03	0.39	0.43	0.03	0.09	0.12	—	572	572	0.01	0.02	1.39	580
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	2.14	2.00	50.8	79.1	0.10	0.94	3.57	4.50	0.91	0.77	1.68	—	13,628	13,628	0.50	0.58	0.40	13,812
2025	1.68	1.56	40.0	60.9	0.07	0.72	7.18	7.33	0.70	1.68	1.83	—	12,614	12,614	0.37	0.57	0.81	12,794
2026	1.09	7.76	8.34	28.0	0.03	0.08	5.55	5.63	0.07	1.30	1.38	—	7,610	7,610	0.13	0.22	0.55	7,680
2027	1.25	7.91	11.1	33.3	0.04	0.10	6.08	6.18	0.10	1.43	1.52	—	8,948	8,948	0.18	0.25	0.54	9,028
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.37	0.36	9.80	14.7	0.02	0.19	0.46	0.65	0.19	0.09	0.28	—	2,058	2,058	0.08	0.07	0.76	2,080
2025	0.71	0.69	5.29	18.8	0.02	0.04	3.40	3.44	0.04	0.80	0.83	—	5,049	5,049	0.09	0.16	6.36	5,104
2026	0.76	4.32	5.61	19.7	0.02	0.05	3.79	3.84	0.05	0.89	0.93	—	5,365	5,365	0.09	0.15	6.41	5,419
2027	0.17	3.82	1.60	4.41	0.01	0.02	0.82	0.85	0.02	0.19	0.21	—	1,198	1,198	0.02	0.04	1.27	1,210
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.07	0.07	1.79	2.68	< 0.005	0.03	0.08	0.12	0.03	0.02	0.05	—	341	341	0.01	0.01	0.13	344
2025	0.13	0.13	0.97	3.43	< 0.005	0.01	0.62	0.63	0.01	0.15	0.15	—	836	836	0.02	0.03	1.05	845
2026	0.14	0.79	1.02	3.59	< 0.005	0.01	0.69	0.70	0.01	0.16	0.17	—	888	888	0.02	0.03	1.06	897
2027	0.03	0.70	0.29	0.80	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	198	198	< 0.005	0.01	0.21	200

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	0.39	10.3	16.7	0.03	0.21	—	0.21	0.20	—	0.20	—	2,891	2,891	0.12	0.02	—	2,901
Demolition	—	—	—	—	—	—	0.11	0.11	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	0.39	10.3	16.7	0.03	0.21	—	0.21	0.20	—	0.20	—	2,891	2,891	0.12	0.02	—	2,901
Demolition	—	—	—	—	—	—	0.11	0.11	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.07	1.83	2.97	< 0.005	0.04	—	0.04	0.04	—	0.04	—	515	515	0.02	< 0.005	—	517
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.33	0.54	< 0.005	0.01	—	0.01	0.01	—	0.01	—	85.2	85.2	< 0.005	< 0.005	—	85.5
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.06	1.12	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	271	271	< 0.005	0.01	1.17	274
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.44	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.88	412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.08	0.87	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	251	251	< 0.005	0.01	0.03	253
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	44.9	44.9	< 0.005	< 0.005	0.09	45.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	69.8	69.8	< 0.005	0.01	0.07	73.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	12.1

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	0.97	30.0	42.0	0.03	0.60	—	0.60	0.59	—	0.59	—	3,679	3,679	0.15	0.03	—	3,691
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	0.97	30.0	42.0	0.03	0.60	—	0.60	0.59	—	0.59	—	3,679	3,679	0.15	0.03	—	3,691
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	0.23	7.17	10.0	0.01	0.14	—	0.14	0.14	—	0.14	—	878	878	0.04	0.01	—	881
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.01	0.01	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	1.31	1.83	< 0.005	0.03	—	0.03	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.08	0.12	2.24	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	541	541	< 0.005	0.02	2.34	549
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.44	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.88	412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.16	1.74	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	501	501	< 0.005	0.02	0.06	507
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.04	0.42	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.24	122
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	93.6	93.6	< 0.005	0.01	0.09	98.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.01	0.08	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.0	20.0	< 0.005	< 0.005	0.04	20.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.5	15.5	< 0.005	< 0.005	0.02	16.3

3.5. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	0.97	30.0	42.0	0.03	0.60	—	0.60	0.59	—	0.59	—	3,661	3,661	0.15	0.03	—	3,674
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.17	7.17	< 0.005	< 0.005	—	7.19
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.19	1.19	< 0.005	< 0.005	—	1.19
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.16	1.62	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	492	492	< 0.005	0.02	0.06	497
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.45	0.15	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	385	385	0.02	0.06	0.02	404
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.97	0.97	< 0.005	< 0.005	< 0.005	0.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.16

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.13

3.7. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	0.26	5.88	11.4	0.02	0.04	—	0.04	0.04	—	0.04	—	2,173	2,173	0.09	0.02	—	2,180
Dust From Material Movement	—	—	—	—	—	—	0.22	0.22	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.36	0.69	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	132	132	0.01	< 0.005	—	132
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.07	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.8	21.8	< 0.005	< 0.005	—	21.9
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.20	2.18	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	627	627	< 0.005	0.02	0.08	633
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.10	0.02	1.84	0.63	0.01	0.03	0.41	0.44	0.03	0.11	0.14	—	1,569	1,569	0.07	0.25	0.09	1,645
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.08	38.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	95.2	95.2	< 0.005	0.02	0.09	99.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.34	6.34	< 0.005	< 0.005	0.01	6.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.8	15.8	< 0.005	< 0.005	0.02	16.5

3.9. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	0.26	5.88	11.4	0.02	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,180
Dust From Material Movement	—	—	—	—	—	—	0.22	0.22	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.37	0.72	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	136	136	0.01	< 0.005	—	137
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.07	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.20	2.02	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	614	614	< 0.005	0.02	0.07	621
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.10	0.02	1.78	0.61	0.01	0.03	0.41	0.44	0.03	0.11	0.14	—	1,541	1,541	0.07	0.25	0.09	1,617
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.7	38.7	< 0.005	< 0.005	0.07	39.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	96.5	96.5	< 0.005	0.02	0.09	101
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16.0	16.0	< 0.005	< 0.005	0.02	16.8

3.11. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.16	3.67	7.01	0.02	0.03	—	0.03	0.03	—	0.03	—	1,420	1,420	0.06	0.01	—	1,425
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.67	1.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	235	235	0.01	< 0.005	—	236
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.79	0.78	1.07	20.7	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	5,308	5,308	0.02	0.17	21.4	5,381
Vendor	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.1	65.1	< 0.005	0.01	0.17	68.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.78	0.76	1.57	16.2	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,915	4,915	0.04	0.17	0.56	4,969
Vendor	0.01	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.2	65.2	< 0.005	0.01	< 0.005	68.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.50	0.50	0.92	10.6	0.00	0.00	3.27	3.27	0.00	0.76	0.76	—	3,236	3,236	0.02	0.11	6.05	3,276
Vendor	< 0.005	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	42.6	42.6	< 0.005	0.01	0.05	44.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	0.17	1.94	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	536	536	< 0.005	0.02	1.00	542
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.05	7.05	< 0.005	< 0.005	0.01	7.38
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.17	4.01	7.66	0.02	0.03	—	0.03	0.03	—	0.03	—	1,551	1,551	0.06	0.01	—	1,557

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.73	1.40	< 0.005	0.01	—	0.01	0.01	—	0.01	—	257	257	0.01	< 0.005	—	258
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.77	0.60	1.06	19.5	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	5,208	5,208	0.02	0.17	19.4	5,279
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.0	64.0	< 0.005	0.01	0.16	67.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.75	0.58	1.40	15.1	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,823	4,823	0.03	0.17	0.50	4,876
Vendor	0.01	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.1	64.1	< 0.005	0.01	< 0.005	67.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.41	0.88	10.8	0.00	0.00	3.57	3.57	0.00	0.84	0.84	—	3,469	3,469	0.02	0.12	6.00	3,512
Vendor	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.8	45.8	< 0.005	0.01	0.05	47.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.08	0.16	1.98	0.00	0.00	0.65	0.65	0.00	0.15	0.15	—	574	574	< 0.005	0.02	0.99	582
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.58	7.58	< 0.005	< 0.005	0.01	7.93
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,180
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.66	1.26	< 0.005	0.01	—	0.01	0.01	—	0.01	—	255	255	0.01	< 0.005	—	256
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.12	0.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	42.2	42.2	< 0.005	< 0.005	—	42.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.74	0.56	1.24	14.2	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,734	4,734	0.03	0.17	0.46	4,787
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	62.9	62.9	< 0.005	0.01	< 0.005	65.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.07	0.13	1.68	0.00	0.00	0.59	0.59	0.00	0.14	0.14	—	560	560	< 0.005	0.02	0.89	567
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.38	7.38	< 0.005	< 0.005	0.01	7.73
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.02	0.31	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	92.7	92.7	< 0.005	< 0.005	0.15	93.8
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.22	1.22	< 0.005	< 0.005	< 0.005	1.28
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.11	2.73	4.88	0.01	0.03	—	0.03	0.02	—	0.02	—	930	930	0.04	0.01	—	933
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.01	0.16	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.5	53.5	< 0.005	< 0.005	—	53.7
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.86	8.86	< 0.005	< 0.005	—	8.89
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.12	1.42	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	473	473	< 0.005	0.02	0.05	479
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	< 0.005	32.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.08	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.4	27.4	< 0.005	< 0.005	0.04	27.8
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.81	1.81	< 0.005	< 0.005	< 0.005	1.89
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.54	4.54	< 0.005	< 0.005	0.01	4.60
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.30	0.30	< 0.005	< 0.005	< 0.005	0.31
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.58	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	84.8	84.8	< 0.005	< 0.005	—	85.1
Architectural Coatings	—	3.70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.10	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.0	14.0	< 0.005	< 0.005	—	14.1
Architectural Coatings	—	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.08	1.46	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	391	391	< 0.005	0.01	1.46	396
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.0	32.0	< 0.005	< 0.005	0.08	33.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.11	1.13	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	362	362	< 0.005	0.01	0.04	366
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.1	32.1	< 0.005	< 0.005	< 0.005	33.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.05	0.61	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	196	196	< 0.005	0.01	0.34	198
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.2	17.2	< 0.005	< 0.005	0.02	18.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.11	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	32.5	32.5	< 0.005	< 0.005	0.06	32.9
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.85	2.85	< 0.005	< 0.005	< 0.005	2.99
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.21. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.57	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	84.5	84.5	< 0.005	< 0.005	—	84.8
Architectural Coatings	—	3.68	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.10	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.0	14.0	< 0.005	< 0.005	—	14.0
Architectural Coatings	—	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.07	1.36	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	383	383	< 0.005	0.01	1.32	389
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	0.08	32.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.09	1.07	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	355	355	< 0.005	0.01	0.03	359
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	< 0.005	32.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.04	0.58	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	192	192	< 0.005	0.01	0.31	194
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16.8	16.8	< 0.005	< 0.005	0.02	17.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.10	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	31.7	31.7	< 0.005	< 0.005	0.05	32.1
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.79	2.79	< 0.005	< 0.005	< 0.005	2.92
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.23. Trenching (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.85	0.94	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	135
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.16	8.16	< 0.005	< 0.005	—	8.18
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.35
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.10	0.10	0.20	2.18	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	627	627	< 0.005	0.02	0.08	633
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.08	38.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.8	23.8	< 0.005	< 0.005	0.02	25.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.34	6.34	< 0.005	< 0.005	0.01	6.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.94	3.94	< 0.005	< 0.005	< 0.005	4.13

3.25. Trenching (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.85	0.94	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.37	8.37	< 0.005	< 0.005	—	8.40
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.39	1.39	< 0.005	< 0.005	—	1.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.20	2.02	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	614	614	< 0.005	0.02	0.07	621
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.45	0.15	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	385	385	0.02	0.06	0.02	404
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.7	38.7	< 0.005	< 0.005	0.07	39.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	24.1	24.1	< 0.005	< 0.005	0.02	25.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.99	3.99	< 0.005	< 0.005	< 0.005	4.20

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	9/1/2024	12/1/2024	5.00	65.0	—
Site Preparation	Site Preparation	9/1/2024	1/1/2025	5.00	88.0	—
Grading	Grading	12/1/2024	2/1/2025	5.00	45.0	—
Building Construction	Building Construction	2/1/2025	3/1/2027	5.00	541	—
Paving	Paving	2/1/2027	3/1/2027	5.00	21.0	—
Architectural Coating	Architectural Coating	4/1/2026	10/1/2027	5.00	393	—
Trenching	Trenching	12/1/2024	2/1/2025	5.00	45.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Excavators	Diesel	Tier 4 Interim	2.00	8.00	318	0.38
Demolition	Skid Steer Loaders	Diesel	Tier 4 Interim	2.00	8.00	60.0	0.37
Demolition	Aerial Lifts	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.31

Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	1.00	2.50	74.0	0.73
Demolition	Crushing/Proc. Equipment	Gasoline	Average	1.00	2.50	125	0.85
Site Preparation	Rough Terrain Forklifts	Diesel	Tier 4 Interim	1.00	8.00	74.0	0.40
Site Preparation	Graders	Diesel	Tier 4 Interim	2.00	8.00	185	0.41
Site Preparation	Skid Steer Loaders	Diesel	Tier 4 Interim	1.00	8.00	60.0	0.37
Site Preparation	Excavators	Diesel	Tier 4 Interim	1.00	8.00	500	0.38
Site Preparation	Bore/Drill Rigs	Diesel	Tier 4 Interim	1.00	8.00	999	0.50
Grading	Excavators	Diesel	Tier 4 Interim	1.00	8.00	318	0.38
Grading	Graders	Diesel	Tier 4 Interim	1.00	8.00	185	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	100	0.37
Building Construction	Forklifts	Diesel	Tier 4 Interim	1.00	4.00	25.0	0.20
Building Construction	Cement and Mortar Mixers	Diesel	Tier 4 Interim	4.00	0.60	250	0.56
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	3.80	155	0.29
Building Construction	Rubber Tired Loaders	Diesel	Tier 4 Interim	1.00	1.30	110	0.36
Building Construction	Generator Sets	Diesel	Tier 4 Interim	1.00	3.80	400	0.74
Building Construction	Pumps	Diesel	Tier 4 Interim	1.00	0.60	100	0.74
Paving	Excavators	Diesel	Tier 4 Interim	1.00	1.90	46.0	0.38
Paving	Pavers	Diesel	Tier 4 Interim	1.00	1.90	144	0.42
Paving	Cement and Mortar Mixers	Diesel	Tier 4 Interim	1.00	3.80	250	0.56
Paving	Rollers	Diesel	Tier 4 Interim	1.00	1.90	100	0.38
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	8.00	5.00	0.48
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	6.00	37.0	0.48
Trenching	Trenchers	Diesel	Tier 4 Interim	1.00	2.60	50.0	0.50
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	2.60	46.0	0.38

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	8.00	45.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	5.00	HHDT,MHDT
Demolition	Hauling	2.00	55.8	HHDT
Demolition	Onsite truck	0.00	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	16.0	45.5	LDA,LDT1,LDT2
Site Preparation	Vendor	0.00	5.00	HHDT,MHDT
Site Preparation	Hauling	2.00	55.8	HHDT
Site Preparation	Onsite truck	0.00	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	45.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	5.00	HHDT,MHDT
Grading	Hauling	8.00	55.8	HHDT
Grading	Onsite truck	0.00	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	160	45.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.00	5.00	HHDT,MHDT
Building Construction	Hauling	0.00	55.8	HHDT
Building Construction	Onsite truck	0.00	—	HHDT
Paving	—	—	—	—
Paving	Worker	16.0	45.5	LDA,LDT1,LDT2
Paving	Vendor	2.00	5.00	HHDT,MHDT

Paving	Hauling	0.00	55.8	HHDT
Paving	Onsite truck	0.00	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	12.0	45.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	2.00	5.00	HHDT,MHDT
Architectural Coating	Hauling	0.00	55.8	HHDT
Architectural Coating	Onsite truck	0.00	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	20.0	45.5	LDA,LDT1,LDT2
Trenching	Vendor	0.00	5.00	HHDT,MHDT
Trenching	Hauling	2.00	55.8	HHDT
Trenching	Onsite truck	0.00	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	353,271	117,757	34,810	11,603	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	10,639	—
Site Preparation	0.00	2,000	88.0	6,161	—
Grading	0.00	11,000	22.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments High Rise	—	0%
User Defined Commercial	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	204	0.03	< 0.005
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.10	annual days of extreme heat
Extreme Precipitation	7.50	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	3.12
AQ-PM	40.2
AQ-DPM	61.6
Drinking Water	4.21
Lead Risk Housing	17.6
Pesticides	0.00
Toxic Releases	58.5
Traffic	12.3
Effect Indicators	—
CleanUp Sites	25.9

Groundwater	80.3
Haz Waste Facilities/Generators	95.9
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	5.50
Cardio-vascular	29.6
Low Birth Weights	90.2
Socioeconomic Factor Indicators	—
Education	29.7
Housing	99.4
Linguistic	42.8
Poverty	91.5
Unemployment	33.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	12.61388426
Employed	4.042089054
Median HI	2.335429231
Education	—
Bachelor's or higher	94.63621199
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—

Auto Access	0.346464776
Active commuting	99.67919928
Social	—
2-parent households	0.230976517
Voting	21.98126524
Neighborhood	—
Alcohol availability	21.44232003
Park access	81.35506224
Retail density	99.80751957
Supermarket access	94.25125112
Tree canopy	34.80046195
Housing	—
Homeownership	0.757089696
Housing habitability	30.50173232
Low-inc homeowner severe housing cost burden	99.12742205
Low-inc renter severe housing cost burden	17.1435904
Uncrowded housing	46.38778391
Health Outcomes	—
Insured adults	87.86090081
Arthritis	99.0
Asthma ER Admissions	93.2
High Blood Pressure	99.1
Cancer (excluding skin)	98.9
Asthma	37.3
Coronary Heart Disease	98.5
Chronic Obstructive Pulmonary Disease	93.7
Diagnosed Diabetes	98.4

Life Expectancy at Birth	31.7
Cognitively Disabled	62.4
Physically Disabled	68.4
Heart Attack ER Admissions	90.9
Mental Health Not Good	47.3
Chronic Kidney Disease	99.0
Obesity	92.5
Pedestrian Injuries	90.9
Physical Health Not Good	89.8
Stroke	97.8
Health Risk Behaviors	—
Binge Drinking	35.4
Current Smoker	58.7
No Leisure Time for Physical Activity	70.6
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	97.0
Elderly	95.0
English Speaking	28.9
Foreign-born	67.8
Outdoor Workers	87.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	2.6
Traffic Density	52.1
Traffic Access	87.4
Other Indices	—

Hardship	47.8
Other Decision Support	—
2016 Voting	30.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	36.0
Healthy Places Index Score for Project Location (b)	31.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Project specific information
Construction: Construction Phases	Project specific information
Construction: Off-Road Equipment	Project specific information
Construction: Demolition	Project specific information

Construction: Trips and VMT	Project specific information
Construction: Off-Road Equipment EF	Change bore/drill rig HP from 1000 to 999 to fit into modeled HP bin.
Construction: Dust From Material Movement	Project specific information

San Francisco Bay Regional Water Quality Control Board

November 16, 2023 (hh)
GeoTracker ID: T10000021433

Gilbane Development Company
Attn: Christian Cerria
7 Jackson Walkway
Providence, RI 02903
ccerria@gilbaneco.com

Subject: Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County

Dear Christian Cerria:

Regional Water Board staff has reviewed the data regarding the contamination found at the subject site. As discussed with you and your consultant, the site has not been adequately characterized at this time. Based on the available data, it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health. These beneficial uses include municipal supply, agricultural supply, and industrial service and process supply.

Water Code section 13304 allows the Regional Water Board to recover reasonable expenses for overseeing the investigation and cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely affecting or threatening to adversely affect the State's waters. The Regional Water Board intends to recover such costs for regulatory oversight work conducted in accordance with this section. To ensure that sufficient Regional Water Board staff resources are available to conduct the necessary reviews and approvals, we intend to include this site in the Region's Site Cleanup Cost Recovery Program, more fully described in the attached Reimbursement Process for Regulatory Oversight (Attachment 1).

Estimate of Work to be Performed and Expected Outcome

Regional Water Board staff will be actively overseeing the investigation and cleanup of this site. Given this, Regional Water Board staff estimate that the following work will be performed through the remainder of Fiscal Year (FY) 2023/2024: 1) Perform site inspections as needed; 2) Attend or conduct meetings related to site characterization and case closure; and 3) Discuss issues related to the site and prepare written correspondence between the Regional Water Board and interested parties.

In accordance with Water Code section 13365, we will identify more detailed, specific outcomes in the future as work progresses and more site-specific data become available.

Billing Rates

Attachment 1 provides a detailed description of the billing procedure. Attachment 2 lists the billing rates for employees expected to engage in the work or services for your site/facility. We estimate that 60 hours will be required in the oversight of the site for (select one of the options and delete other) through the remainder of FY 2023/2024, ending June 30, 2024. This is merely an estimate. The actual time needed will depend on the nature and extent of the necessary oversight. The name and classification of employees making charges will be listed on invoices. The average billing rate is approximately $215 per hour. An estimate for any necessary work after June 30, 2024, will be provided in late spring. No payment is required up front. Invoices for hours charged to your site will be provided by the State Water Board on a quarterly basis. You will only be billed for the hours actually charged by Regional Water Board staff plus operating expenses as described in Attachments 1 and 2.

Please acknowledge in writing your intent to reimburse the State for cleanup oversight work as described in this letter and Attachment 1. Please return Attachment 3, or its equivalent, by November 30, 2023.

If you have any questions concerning this letter, please contact Helen Hild of my staff at (510) 622- 2419 or helen.hild@waterboards.ca.gov.

Sincerely,

Katie Kulha, PE
Senior Water Resource Control Engineer

Attachment 1 - Reimbursement Process for Regulatory Oversight

Attachment 2 - Billing Rates

Attachment 3 - Acknowledgment Letter

ATTACHMENT 1 - REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT

We have identified your facility or property as requiring regulatory cleanup oversight. Pursuant to the Porter-Cologne Water Quality Control Act, reasonable costs for such oversight can be recovered by the Regional Water Quality Control Board (Regional Water Board) from the responsible party. The purpose of this enclosure is to explain the oversight billing process structure.

For the purposes of the billing process, the responsible party who signs the agreement as the “authorized representative” becomes the legally responsible billing party. The “authorized representative” is assuming responsibility for receiving and paying the invoices. In short, State Water Board will pursue collection efforts on the “authorized representative.” For sites with multiple parties who are legally named as responsible parties for the environmental liability, invoices are typically only sent to one person and this person is the legally responsible billing party. Conversely, a developer or other third party may voluntarily enroll in cost recovery without environmental liability.

Introduction

The Porter-Cologne Water Quality Control Act authorizes the State Water Resources Control Board (State Water Board) to set up Cost Recovery Programs. The Budget Act of 1993 authorized the State Water Board to establish a Cost Recovery Program for the Site Cleanup Program (SCP). The program is set up so that reasonable expenses incurred by the State Water Board and Regional Water Boards in overseeing cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the State's waters can be reimbursed by the responsible party. Reasonable expenses will be billed to responsible parties and collected by the Fee Coordinator at the State Water Board in the Division of Financial Assistance.

The Billing System

Each cost recovery account has a unique charge number assigned to it. Whenever any oversight work is done, the hours worked are charged to the account number on the employee's time sheet. The cost of the hours worked is calculated by the State Accounting System based on the employee's salary and benefit rate and the State Water Board overhead rate.

State Water Board and Regional Water Board administrative charges for work such as accounting, billing preparation, general program meetings and program specific training cannot be charged directly to an account. This work will be charged to administrative accounting codes. The Accounting Office totals these administrative charges for the billing period and distributes them back to all of the accounts based on the number of hours charged to each account during that billing period. These charges show as State Water Board Program Administrative Charges and Regional Water Board Program Administrative Charges on the Invoice.

The Overhead Charges are based on the number of labor hours charged to the account. The overhead charges consist of rent, utilities, travel, supplies, training, and personnel services. If there is no labor charged to the account during the billing period,

there will be no overhead charges for that billing period with the exception of the last month of each fiscal year. This is due to the fact that the labor charges end June 30 for the current fiscal year. However, several kinds of overhead charges such as supply orders and travel expenses are paid after the fiscal year ends. The State Water Board Accounting Office keeps track of these charges and distributes them back to all of the accounts based on the number of hours charged to each account for the whole fiscal year that has just ended.

Therefore, the quarterly statements for the last month of the fiscal year could show no labor hours charged for the billing period, but some overhead charges could be charged to the account.

Invoices are issued quarterly, one quarter in arrears. If a balance is owed, a check is to be remitted to the State Water Board with the invoice remittance stub within 30 days after receipt of the invoice. The Accounting Office sends a report of payments to the Fee Coordinator on a quarterly basis.

Copies of the invoices are sent to the appropriate Regional Water Boards so that they are aware of the oversight work invoiced. Questions regarding the work performed should be directed toward your Regional Water Board project manager. If the responsible party becomes delinquent in its quarterly payments, oversight work may cease immediately.

Work will not begin again unless the payments are brought up to date.

Daily Logs
A detailed description (daily log) of the actual work being done at each specific site is kept by each employee in the Regional Water Board who works on cleanup oversight at the property. This information is provided on the quarterly invoice using standardized work activity codes to describe the work performed. Upon request, a more detailed description of the work performed is available from the Regional Water Board staff.

Agreement
If this site is subject to a 13304 Order, the responsible party of the property is required to acknowledge that he/she understands the reimbursement process and billing procedures for appropriate cleanup oversight costs. If the site is not under a 13304 Order, no cleanup oversight will be performed until this acknowledgement is received. You may wish to consult an attorney in this matter.

As soon as the acknowledgment is received, the account will be added to the active SCP Cost Recovery billing list and oversight work will begin. If the site is subject to an order, you may receive an invoice for the costs incurred preparing the Order.

Removal from the Billing System
After the cleanup is complete, the Regional Water Board will submit a closure form to the State Water Board to close the account. If a balance is due, the Fee Coordinator will

send a final billing for the balance owed. The responsible party should then submit a check to the State Water Board to close the account.

If the site is not subject to an Order, a responsible party may request to discontinue their regulatory oversight. Please submit a request in writing explaining the reason that you request to terminate oversight and the effective date. You will be billed for all charges incurred until this request is made in writing or the effective date, whichever is later. If the request is due to a change in ownership, please provide contact information for the new owner and describe any agreement with them regarding payment for cleanup and oversight costs.

Regional Water Board Dispute Resolution

The Regional Water Board staff provides each responsible party (upon request) with daily logs of actual oversight work done and supporting accounting information for the responsible party's site. If, upon the receipt of the billing statement, the responsible party disputes the amount due, the responsible party may follow the dispute resolution procedure described below. If the responsible party follows the procedure, the Regional Water Board will not initiate, except as noted, enforcement action for failure to reimburse the State Water Board. During this procedure, the responsible party is encouraged to confer with Regional Water Board staff at any time to discuss the areas in question and attempt to resolve the dispute.

1. The responsible party must notify the Regional Water Board in writing within 30 calendar days of receipt of the billing statement to indicate that it disputes the billing statement and requests a meeting with the Regional Water Board Assistant Executive Officer. This notification must indicate the specific areas of dispute and provide all appropriate support documentation. Upon completion of the meeting, the Assistant Executive Officer will provide a recommendation to the Regional Water Board Executive Officer on the dispute and recommend an amount due, based on documentation provided by both the responsible party and the Regional Water Board staff at the meeting. The Executive Officer will submit a written decision and resultant amount due to the responsible party and specify the new due date by which the resultant amount due must be paid to avoid enforcement action. This due date will be not less than ten working days from the date of the Executive Officer's written decision.

2. If, upon receipt of the Executive Officer's written decision, the responsible party still disputes the amount due and so notifies the Executive Officer by the new due date, the Executive Officer will schedule an appeal hearing of the decision before the Regional Water Board at the next appropriate monthly meeting. The Executive Officer may also consider recommending that the Regional Water Board take enforcement action for the responsible party's failure to pay the resultant amount due by the new due date if the Regional Water Board finds the responsible party's appeal without basis. Any amount due and not appealed to the Regional Water Board will be considered a violation of the Regional Water Board's order.

California Code of Regulations - Dispute Resolution
If a dispute regarding oversight charges cannot be resolved with the Regional Water Board, section 13320 of the California Water Code provides an appeal process to Regional Water Board decisions. Regulations implementing Water Code section 13320 are found in Title 23 of the California Code of Regulations, section 2050.

Electronic Reporting
Code of Regulations, Title 23, Division 3, Chapter 30 and Title 27, Division 3, Subdivisions 1 and 2, require you or your consultants to electronically submit analytical laboratory data in electronic deliverable format for soil, vapor, and water samples, site map (i.e., GEO_MAP), boring/well survey information, depth to groundwater, boring logs and well screen intervals, location data (i.e., GEO_XY file), elevation data (i.e., GEO_Z file), and technical reports (e.g., work plans, assessment, and monitoring reports) in portable data format (PDF) to the State Water Resources Control Board (State Water Board) GeoTracker database at:
http://www.waterboards.ca.gov/ust/electronic_submittal/index.shtml

STATE WATER RESOURCES CONTROL BOARD
SITE CLEANUP PROGRAM (SCP)
BILLING COST EXPLANATION
Fiscal Year 2023-2024

Employee Salary and Benefit by Classification [1]	Salary/Benefits Range	
AEO - Assistant Executive Officer CEA	$ 13,563	$ 28,008
ADMOFFII - Admin Officer II	$ 8,550	$ 10,623
AGPA - Associate Governmental Program Analyst	$ 7,902	$ 10,191
AFCNSL - Staff Counsel (Attorney)	$ 10,244	$ 15,518
SFCNSLIII - Staff Counsel III (Attorney)	$ 14,643	$ 18,786
SFCNSLIV - Staff Counsel IV (Attorney)	$ 16,177	$ 20,770
BSA - Business Serv Asst	$ 4,482	$ 7,063
EG - Engineering Geologist	$ 8,585	$ 16,164
EPMI - Environmental Program Manager I	$ 16,609	$ 20,648
EPMII - Environmental Program Manager II	$ 19,276	$ 21,898
ES - Environmental Scientist	$ 5,936	$ 11,351
EOI - Exec Officer I	$ 22,167	$ 25,182
EOII - Exec Officer II	$ 22,709	$ 25,794
OA - Office Assistant	$ 4,124	$ 5,767
OT - Office Technician	$ 4,825	$ 6,220
PWRCE - Principal Water Resources Control Engineer	$ 20,198	$ 22,942
PPS - Public Participation Specialist	$ 7,902	$ 9,892
SEA - Sanitary Engineering Associate	$ 8,908	$ 11,152
SET - Sanitary Engineering Technician	$ 6,137	$ 8,815
SEG - Senior Engineering Geologist	$ 15,136	$ 18,944
SRES - Senior Environmental Scientist	$ 14,364	$ 17,857
SRES - Senior Environmental Scientist (Spec)	$ 10,506	$ 13,069
SWRCE - Senior Water Resources Control Engineer	$ 15,136	$ 18,944
SSA - Staff Services Analyst	$ 5,061	$ 8,472
SUEG - Supervising Engineering Geologist	$ 16,625	$ 20,810
SUWRCE - Supervising Water Resources Control Engineer	$ 16,625	$ 20,810
WRCE - Water Resources Control Engineer	$ 8,585	$ 16,082

Intermittent Employees:

SA - Scientific Aid	$16.07/hour	$19.07/hour

Note: The State is currently in negotiations with the unions so the upper limits of these ranges may be subject to change.

Operating Expenses and Equipment [2] (both State and Regional Board offices)
Indirect Costs (Overhead + Admin = cost of doing business)

		140%
Billing Example for One Month Salary		
WRCE - Water Resources Control Engineer		
Total Direct Labor Charges [3] (per month):	$	16,082
Contract Charges (if applicable):	$	-
Direct Labor Overhead:	$	12,062
State Board Program Admin and Overhead:	$	2,414
Regional Board Program Admin and Overhead:	$	8,041
Total Cost (per month):	$	38,600
Divided by 176 hours per month equals per hour:	$	219

(Due to the various classifications that expend SCP resources an average of **$215.00** per hour can be used for projection purposes.)

[1] The name and classification of employees performing oversight work will be listed on invoices you receive.
[2] The examples are estimates based on recent billings. Actual charges may be higher or lower.
[3] Total Direct Labor Charges = Salary and Benefits

Attachment 3

ACKNOWLEDGMENT OF RECEIPT OF OVERSIGHT COST REIMBURSEMENT ACCOUNT LETTER

I, Christian Cerria, acting within the authority vested in me as an authorized representative of Gilbane Development Company, a corporation, acknowledge that I have received and read a copy of the attached *REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT* and the cover letter dated November 16, 2023, concerning cost reimbursement for Regional Water Board staff costs involved with oversight of cleanup and abatement efforts at 2115 Kittredge Street, Berkeley.

I understand the reimbursement process and billing procedures as explained in the letter. Our company is willing to participate in the cost recovery program and pay all subsequent billings in accordance with the terms in your letter and its attachments, *and to the extent required by law*. I also understand that signing this form does not constitute any admission of environmental liability, but rather only an intent to pay for costs associated with oversight, *as set forth above, and to the extent required by law*. Billings for payment of oversight costs should be mailed to the following individual and address:

BILLING CONTACT Hayden Gordon

BILLING ADDRESS 7 Jackson Walkway,

Providence, RI 02903

TELEPHONE NO. (571) 212-1733

EMAIL ccerria@gilbaneco.com

RESPONSIBLE PARTY/ AUTHORIZED REPRESENTATIVE

(Signature)

Development Director

(Title)

DATE: 11/20/23

Staff: (hh)

Internal

Police Department

September 29th, 2023

TO: Russell Roe, Associate Planner
City of Berkeley, Department of Planning and Development
1947 Center Street
Berkeley, CA 94704

Re: Robin Lent, 2115 Kittredge Street, Berkeley CA 94704.

Dear Mr. Roe,

This letter is in response to your request to review a proposed change to the above business as outlined in the attached Zoning Project Application. The owner (Robin Lent) of the proposed construction at 2115 Kittredge St, Berkeley CA 94704, is requesting a spirits/ beer/wine and a general eating place license at the location. The applicant/owner indicates they will obtain an Alcohol Beverage Control License Type 47 (On Sale General Eating Place and Beer and Wine Sales).

Based on the information from the Applicant's statement and research of our records, Berkeley Police Department supports approval of this application.

2115 Kittredge St is a proposed new construction of a 15- story, mixed-use commercial/ residential property, that is preserving the preexisting façade of the landmarked California Theater, which will support 211 dwelling units and live performances at the Theater on the ground and basement floors; we believe this addition will not cause a radical change to the neighborhood. The neighborhood is very active with businesses, restaurants, bars, nightlife and patrons visiting the area.

2115 Kittredge St, formally the California Theater, has been closed since March of 2020, due to the Covid-19 pandemic. An analysis of 2023 police service data at 2115 Kittredge St. from March 2020 to current revealed and one misdemeanor.theft, one commercial burglary, one stolen vehicle, two auto burglaries, one misdemeanor assault, and one robbery.

2100 Martin Luther King Jr. Way, Berkeley, CA 94704 Tel: 510.981.5900 TDD: 510.981.5799 Fax: 510.981.5704 E-mail: police@cityofberkeley.info Website: http://www.CityofBerkeley.info/Police

The general calls for services in proximity 2115 Kittredge St were alarms calls, general disturbance calls and general noise disturbance calls; based on this cumulative information, we believe the proposed mixed-use commercial/ residential property at 2115 Kittredge St is likely to experience average amounts of crime or disorder in the district, likely in line with other commercial/ residential areas in similar size and density.

The mixed-use property at 2115 Kittredge St, which includes the Theater, will not significantly alter vehicular or pedestrian traffic, and should not differ from what was previously experienced in the area when the theater was open to the public. The space is an existing landmarked property that is located on the north side of Kittredge St, mid-block between Fulton St and Shattuck Ave. As stated previously, the area in proximity to 2115 Kittredge St. is a very active district, due to pre-existing residential housing units, restaurants, and other commercial businesses in the area. The mixed-use commercial/ residential property 2115 Kittredge St appears to easily fit within the general character of this neighborhood.

A search of the California ABC public data portal shows there are no alcoholic beverage violations reported against Robin Lent or 2115 Kittredge St, Berkeley CA 94704.

In conclusion, we see no reason to believe this business would increase crime or calls for service in the neighborhood, and see no reason it would have an adverse effect on the health, safety, or morals of the people in the area. We believe it will in fact be a net positive as more businesses open in the neighborhood after the long closures due to the pandemic.

Sincerely,

Jennifer Louis

Chief of Police

JL./gs

2100 Martin Luther King Jr. Way, Berkeley, CA 94704 Tel: 510.981.5900 TDD: 510.981.5799 Fax: 510.981.5704 E-mail: police@cityofberkeley.info Website: http://www.CityofBerkeley.info/Police

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
Aesthetics & Visual Quality			
DAP MM AES-1: Conduct Site-Specific Visual Analysis for Buildings Proposed Between Shattuck Avenue and Oxford Street. In order to reduce development-related impacts on existing views of the Berkeley Hills for observers traveling east along east-west streets in the Downtown Area, the City should require site-specific visual analysis for proposed buildings that have the potential to affect existing view corridors to determine the extent to which such structures may interfere with existing views of the Berkeley Hills, and should consider whether stepping back such buildings is feasible and would result in a substantial reduction in impact.	a) Has the project conducted site-specific visual analysis for buildings proposed between Shattuck Avenue and Oxford Street. In order to reduce development-related impacts on existing views of the Berkeley Hills for observers traveling east along east-west streets in the Downtown Area? b) Has the project considered whether stepping back such buildings is feasible and would result in a substantial reduction in impact?	CoB	P
DAP MM AES-2: Evaluate Shadow Effects for Proposed Structures near the Eastern Edge of the Downtown Area. The extent of the impact on the Crescent will depend on the location, height and bulk of structures to the southwest. While the impact may be significant, it is not possible to determine with any certainty the level of impact. Accordingly, all structures with a proposed height of 85 feet or more to be located within an area bounded by Addison Street on the north, Oxford Street on the east, Allston Way on the south, and Shattuck Avenue/Shattuck Square on the west shall be evaluated in a site-specific basis to determine the extent to which such buildings may cast shadows within the Crescent. Modifications to building heights, bulk or location should be considered as a way to reduce such shadowing.	a.) Has the proposed structure with a proposed height of 85 feet or more, located within an area bounded by Addison Street on the north, Oxford Street on the east, Allston Way on the south, and Shattuck Avenue/Shattuck Square on the west shall been evaluated in a site-specific basis to determine the extent to which such buildings may cast shadows within the Crescent? b) Have modifications to building heights, bulk or location been considered as a way to reduce such shadowing?	CoB	P
Air Quality			
DAP MM AIR-1: None listed in draft DAP	a) N/A	CoB	O
DAP MM AIR-2: Buffer Toxics Air Contaminants (TAC) and Odor Emission Sources and Sensitive Land Uses. Consider potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land users in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, restaurants, and other similar uses). Buffer sensitive receptors from TACs whenever possible, and if buffering is not feasible, apply appropriate mitigation to reduce impacts to a less than significant level, such as air filtration systems or other technologies.	a) Has the project considered potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating air pollution sources?. b) Has the project considered potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating residential and other pollution-sensitive land users in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, estaurants, and other similar uses)? c) If buffering is not feasible, have appropriate mitigation measures been incorporated into the project to reduce the impact on sensitive receptors?	CoB	P

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM AIR-3: Implement BAAQMD Recommended Measures to Control PM10 Emissions during Construction. Measures to reduce diesel particulate matter and PM10 from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided. Dust (PM10) Control Measures: • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 mph. • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities that cause visible dust plumes to extend beyond the construction site. Measures to Reduce Diesel Particulate Matter and PM2.5: • Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site. • Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). • Properly tune and maintain equipment for low emissions.	a) Have the following BAAQMD recommended measures to control particulate matter PM (10) and diesel emissions during construction been implemented? (Indicate each measure implemented in questions b - l) b) Have all active construction areas been watered at least twice daily and more often during windy periods? c) Have active areas adjacent to residences been kept damp at all times? d) Has the project hydroseeded or applied (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more)? e) Have exposed stockpiles been enclosed covered, watered twice daily, or applied with (non-toxic) soil binders? f) Has traffic speeds on any unpaved roads been limited to 15 mph? g) Has vegetation been replanted in disturbed areas as quickly as possible? h) Have construction activities been suspended if and when visible dust plumes extended beyond the construction site? i) Has clear signage been posted to limit unnecessary diesel idling exceeding 5 minutes? j) Has the project ensured that exhaust from all construction diesel powered equipment used on the project site does not exceed 40 percent opacity for more than three minutes in any one hour AND that any equipment found to exceed 40 percent opacity was repaired immediately? k) Has temporary electrical service been installed whenever possible to avoid the need for independently powered equipment (e.g. compressors)? l) Has all equipment been properly tuned and maintained to ensure emission standards are not exceeded?	CoB	C W

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MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
Cultural & Historic Resources			
DAP MM CUL-1: None listed in draft DAP	a) N/A	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM CUL-2: Establish Parameters for Compatible Infill Development in the Downtown Area within Updated Design Guidelines. Using the Secretary of the Interior's "Standards" as a starting point (in compliance with DAP Policy HD-1-1a), the Design Guidelines for future development in the Downtown Area should be updated to ensure that new construction respects the authentic character, significance and integrity of the existing building stock in areas that may have the potential for designation as historic districts. Specific guidelines that could be added for this purpose include, but are not limited to, the following: • Consider the difference in character of individual blocks. The scale of buildings change within the potential historic district(s) and new construction should reflect the appropriate scale per block. • Priorities for new construction and additions include: build-to-the-street, particularly at corners; construct infill buildings at vacant or underutilized sites along major streets; and modify non-historic buildings so that they contribute visual interest and quality. • Construct new buildings, of compatible design with the surrounding neighborhood. • Encourage creative and innovative contemporary designs for new buildings in the downtown. • Streetscape plays an important role in drawing individuals to a particular area of the city. Use signage, lighting, and paving to improve the pedestrian experience. • Build consistently with the street wall, particularly at corner sites. Continue dominant rhythms for structural bays, bay windows, large pilasters, and other repeating vertical elements. Also, continue dominant cornice lines, such as between ground floors and upper stories, and at the top of facades that meet a street. • Design new buildings to respond to the existing building context within a block, and provide continuity to the overall streetscape. Frequently, a new building will be inserted on a site between two existing buildings of disparate scale and design. • Set back upper floors where taller buildings are permitted, so that dominant roof and cornice lines remain generally consistent in the Downtown, as seen from the street. • Explore options for multi-use buildings, combining residential, commercial, and other compatible uses where appropriate. • Provide multi-tenant retail space and other active publicly-accessible uses at the street level. These should be accessible directly from the sidewalk,	a) Have design guidelines for future development in the Downtown Area been updated to ensure that new construction respects the authentic character, significance and integrity of the existing building stock in areas that may have the potential for designation as historic districts, and is the proposed project consistent with the design guidelines? b) If revised design guidelines have not been adopted, is the proposed project consistent with the guidelines contained within the mitigation measure?	CoB	P

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
rather than through common interior lobbies. • Provide easy-to-locate building entrances on all street-facing facades. Where a building extends through an entire block or is located at a corner, connect its entrances with a suitably scaled public lobby. Highlight entrances with signage and lighting to distinguish them from storefronts. • Use vertically-proportioned windows. Group such windows in sets where a horizontally proportioned window opening is desired, especially for the expression of structural bays.			
DAP MM CUL-3: Halt Work/ Archaeological Evaluation/Site-Specific Mitigation. If archaeological resources are uncovered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposit cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeologist's assessment, a report should be prepared documenting the methods, findings and recommendations. The report should be submitted to the City, the project proponent and the NWIC.	a) Have archaeological resources been uncovered during construction activities? b) If the answer to (a) is yes, has all work within 50 feet of the discovery been redirected until a qualified archaeologist could be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations? c) If the answer to (a) is yes AND if the deposit does qualify as an archaeological resource, have impacts to the deposit been avoided or mitigated by project activities? d) If the answer to (a) is yes, was the archaeologist's assessment or report documenting the methods, findings and recommendations been prepared and submitted to the City, the project proponent and the NWIC?	CoB	C W
DAP MM CUL-4: Halt Work/ Paleontological Evaluation/Site-Specific Mitigation. Should paleontological resources be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.	a) Was work halted if paleontological resources were discovered during construction? b) If answer to (a) is yes, was a qualified paleontologist contacted to evaluate the find and determine if further mitigation is necessary? c) If mitigations were deemed necessary by the paleontologist, were all feasible measures implemented?	CoB	C W

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MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM CUL-5: Halt Work/Coroner's Evaluation/Native American Heritage Consultation/ Compliance with Most Likely Descendent Recommendations. If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent and the NWIC.	a) Was work halted if any human remains were found at the construction site? b) If the answer to (a) is yes, was the county coroner notified immediately and an archaeologist contacted to assess the situation? c) If the answer to (a) is yes, and the human remains were of Native American origin, was an archaeologist's report prepared and submitted to the City, the Project Proponent amd the NWIC?	CoB	C W

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MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) | **Dept:** CoB | **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
Noise			
DAP MM NOI-1: Site-Specific Noise Studies/Site Planning/Noise Control Treatments. Future residential units proposed under the DAP would be exposed to outdoor noise levels in excess of 60 Ldn and indoor levels in excess of 45 Ldn, which would exceed the City's and state's established land use compatibility thresholds. In areas where residential development would be exposed to an Ldn of greater than 60 dBA, site-specific noise studies should be conducted to determine the area of impact and to present appropriate mitigation measures, which may include the following: • Utilize site planning to minimize noise in shared residential outdoor activity areas by locating these areas behind the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. • The California Building Code and the City of Berkeley require project specific acoustical analyses to achieve interior noise levels of 45 dBA Ldn or lower in residential units exposed to exterior noise levels greater than 60 dBA Ldn. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation in noise environments.exceeding 70 dBA Ldn so that windows could be kept closed at the occupant's discretion to control noise. Special building construction techniques (e.g., sound-rated windows and building façade treatments) may be required where exterior noise levels exceed 65 dBA Ldn. These treatments include, but are not limited to, sound rated windows and doors, sound rated exterior wall assemblies, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis during project design. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Feasible construction techniques such as these would adequately reduce interior noise levels to 45 dBA Ldn or lower.	a) In areas where residential development would be exposed to L (dn) exceeding 60 dBA, were site specific noise studies conducted to determine the area of impact and to present mitigation measures, and were appropriate mitigation measures incorporated into the proposed project?	CoB	P W

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Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-2: Site-Specific Noise Studies/Activities Scheduling. The following measures should be implemented to reduce noise exposure of Downtown Area residents to noise associated with nearby commercial activities: • Noise levels at residential property lines from commercial development should be maintained not in excess of the Berkeley Municipal Code Limits. The approvals of the commercial development should require a noise study demonstrating how the business (including loading docks, refuse areas, and ventilation systems) would meet, and be consistent with, the City's noise standards. • Ensure that noise-generating activities, such as maintenance activities and loading and unloading activities are limited to the hours of 7:00 AM to 9:00 PM.	a) Have studies been provided to demonstrate how a proposed business would comply with the City's noise standards to ensure that noise levels at residential property lines from commmercial development will not exceed Berkeley Municipal Code limits? b) Have noise generating activities, such as maintenance, refuse collection and loading dock functions been limited to the hours of 7:00 AM to 9:00 PM?	CoB	O P
DAP MM NOI-3: Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications/Traffic Calming/Sound Insulation. Where anticipated noise levels would exceed City of Berkeley standards for interior noise, methods available to mitigate DAP-related noise level increases would need to be studied on a case-by-case basis as individual development projects are proposed at receivers that would be considered noise impacted along Shattuck Avenue between University Avenue and Allston Way, and along Allston Way between Shattuck Avenue and Oxford Street. Since these increases in noise levels are related to the closure of Center Street and the elimination of travel lanes on Shattuck Avenue assumed under the DAP, retaining existing travel lane configurations in the Downtown Area street network would reduce this impact to a level of less than significant. With the proposed DAP street network modifications in place, however, noise reduction methods could include the following: • Installing traffic calming measures to slow traffic. Typically, each 5 mph reduction in travel speeds equates to 1 dBA of noise reduction. • Affected residences could be provided building sound insulation such as sound-rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces.	a) In projects where noise levels will exceed COB standards for interior noise, have impacts and mitigations been studied?	CoB	P

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-4: Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications/Traffic Calming/Sound Insulation. Where anticipated noise levels would exceed City of Berkeley standards for interior noise, methods available to mitigate DAP-related noise level increases would need to be studied on a case-by-case basis as individual development projects are proposed at receivers that would be considered noise impacted along Shattuck Avenue between University Avenue and Allston Way, along Allston Way between Shattuck Avenue and Oxford Street, and along Durant Avenue between Milvia Street and Shattuck Avenue. Since these increases in noise levels are related to the closure of Center Street and the elimination of travel lanes on Shattuck Avenue assumed under the DAP, retaining existing travel lane configurations in the Downtown Area street network would reduce this impact to a level of less than significant. With the proposed DAP street network modifications in place, however, noise reduction methods could include the following: • Installing traffic calming measures to slow traffic. Typically, each 5 mph reduction in travel speeds equates to 1 dBA of noise reduction. • Affected residences could be provided building sound insulation such as sound-rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces.	a) In projects where noise levels will exceed COB standards for interior noise, have impacts and mitigations been studied?	CoB	P

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Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-5: Develop Site-Specific Noise Reduction Programs and Implement Noise Abatement Measures during Construction. Prior to the issuance of building permits, 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 appropriate time limits for construction (7:00 AM to 7:00 PM on weekdays and between the hours of 9:00 AM and 8:00 PM on weekends or holidays) as well as technically and economically feasible controls to meet the requirements of the Berkeley Municipal Code. 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: • Construction equipment should be well maintained and used judiciously to be as quiet as practical. • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. • 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. • 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. • Prohibit unnecessary idling of internal combustion engines. • If impact pile driving is required, predrill foundation pile holes to minimize the number of impacts required to seat the pile. • 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. • 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	a) Has a site specific noise reduction program been prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible? b) Has a construction liaison been identified to address local complaints?	CoB	C W

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
blanket barriers can be rented and quickly erected. • Route construction related traffic along major roadways and away from sensitive receptors where feasible. • Businesses, residences or other noisesensitive land uses within 500 fect of construction sites should be notified of the construction schedule in writing prior to the beginning of construction. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.			

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-6: Avoidance of Pile- Driving/Site-Specific Vibration Studies/ Monitoring/Contingency Planning. The following measures are recommended to reduce vibration from construction activities: • Avoid impact pile-driving where possible. Drilled piles causes lower vibration levels where geological conditions permit their use. • Avoid using vibratory rollers and tampers near sensitive areas. • In areas where project construction is anticipated to include vibration generating activities, such as piledriving in close proximity to existing above ground and below ground structures, site-specific vibration studies should be conducted to determine the area of impact and to present appropriate mitigation measures that may include the following: • Identification of sites that would include vibration compaction activities such as pile-driving and that have the potential to generate groundborne vibration, and the sensitivity of nearby above ground and below ground structures to groundborne vibration. Vibration limits should be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task. • Development of a vibration monitoring and construction contingency plan to identify above ground and below ground structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. • Construction contingencies would be identified for when vibration levels approached the limits. • At a minimum, vibration monitoring should be conducted during initial demolition activities and during pile driving activities. Monitoring results may indicate the need for more or less intensive measurements. • When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. • Conduct post-survey on above ground and below ground structures where either monitoring has indicated high levels or complaints of damage has been	a) Does the project avoid the use of pile driving? b) Does the project avoid the use of vibratory rollers and tampers near sensitive areas? c) In ares where vibration inducing activities cannot be avoided, has a site specific vibration study been conducted to present appropriate mitigation measures?	CoB	C W

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.			
Transportation & Traffic			
DAP MM TRA-1: Modify Lane Configuration at Martin Luther King Jr. Way/Hearst Avenue Intersection. A lane should be added for left turns in the westbound direction, changing the right lane to throughright. Implementation of this mitigation would still result in LOS F in the PM peak hour, but delay would be reduced to 131.2s, eliminating the significant DAP-related impact. The implementation of this mitigation measure requires re-striping of Hearst Avenue east of Martin Luther King Jr. Way to accommodate the new lane, eliminating the bike lane in part of the block; or the acquisition of additional right-of-way on this segment of Hearst Avenue to accommodate the new lane and maintain the bike lane. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at MLK and Hearst Ave intersection?	CoB	O
DAP MM TRA-10: Modify Lane Configurations at Oxford Street/University Avenue Intersection. The existing eastbound lane configuration should be maintained. This mitigation measure will result in change of LOS to D in the AM peak hour, with delay of 40.2s. Proposed lane reduction on University could be maintained west of the intersection. The implementation of this mitigation measure requires the maintenance of the eastbound lane configuration. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has the lane configuration been maintained at University Ave. and Oxford St. intersection?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-11: Modify Lane Configurations at Oxford Street/Allston Way Intersection and Alter Signal Cycle Timing. One lane should be added in the southbound direction, changing the lane configuration to two through and one right turn lane. One lane should be added to the northbound direction, changing the configuration to one left turn and two through lanes. One lane should be added in the eastbound direction, changing the configuration to one left turn lane and one right turn lane. Cycle length should beincreased to 25s and to provide a protected left turn signal phase in the northbound direction. This mitigation measure would result in change of LOS to C in the PM peak hour, with delay of 33.6s. On Oxford Street, the implementation of this mitigation measure would require the removal of 5 of the parking spaces in the southbound direction and the restriping of the segment in the block north of Allston Way. In the northbound direction there is the need to use the median space, as well as re-stripe the roadway. On Allston Way, the addition of the extra lane would require the loss of 4 on-street parking spaces on the south side of the street, as well as re-striping. This measure is not anticipated to cause significant impacts to pedestrian traffic. The loss of onstreet parking spaces on Oxford Street and Allston Way is not anticipated to generate significant impacts.	a) Has lane reconfiguration been implemented at Oxford St. and Allston Way intersection? b) Has signal cycle timing been altered to meet LOS level standards?	CoB	O
DAP MM TRA-13: Incorporate Emergency Access Lane in Design for Center Street Pedestrian Corridor. In order to maintain adequate emergency access to buildings located along Center Street between Shattuck Avenue and Oxford Street, the design of the proposed Center Street pedestrian corridor shall be required to incorporate a clear area, a minimum of 20 feet in width, where permanent and temporary structures, landscaping, and other physical features are prohibited. This area shall be designated as an emergency access lane, and must be accessible from both Shattuck Avenue and Oxford Street.	a) Have emergency access lanes been incorporated in the design for the Center St. pedestrian corridor?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-14a: Install Class 2 Bike Lanes on Milvia Street between University Avenue and Allston Way. This mitigation measure may result in the loss of on-street parking stalls along Milvia Street in order to accommodate the bike lanes. Up to 35 on-street parking stalls could be impacted by this mitigation measure. As noted in the parking demand discussion, sufficient public parking capacity is anticipated in the Year 2030 With Project condition, so the loss of these parking stalls would not be anticipated to cause a Install Class 2 Bike Lanes on Milvia Street between University Avenue and Allston Way. This mitigation measure may result in the loss of on-street significant impact. This mitigation measure would also not preclude the implementation of the traffic mitigation measures at the University Avenue/Milvia Street intersection and the Center Street/Milvia Street intersection.	a) Have Class 2 bike lanes been installed on Milvia St between University Ave. and Allston Way?	CoB	O
DAP MM TRA-14b: Install Traffic Calming Devices. Traffic calming devices should be installed on Milvia Street either between University Avenue and Allston Way or immediately north and south of this segment to discourage through vehicle traffic from traveling on this section of the roadway. Traffic calming devices could include speed humps, turn restrictions/prohibitions, or other measures determined by the City of Berkeley.	a) Have traffic calming devices been installed on Milvia St. between University Ave and Allston Way to discourage through traffic?	CoB	O
DAP MM TRA-2: Modify Lane Configuration at Martin Luther King Jr. Way/Allston Way Intersection. The eastbound lane configuration should be changed, turning the existing through-left lane to left turn only and the right lane to a throughright. A right turn lane to Martin Luther King Jr. Way in the southbound direction should be added, changing the through-right lane to through only. This mitigation measure would result in changing the LOS to D, with delay of 49.8s. The implementation of this mitigation measure requires re-striping of Allston Way west of Martin Luther King Jr. Way to accommodate the lane changes, and the acquisition of right-of-way north of Allston Way to accommodate the southbound right turn lane. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at MLK and Allston Way Intersection?	CoB	O

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MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-3: Modify Lane Configuration at Milvia Street/University Avenue Intersection. A right turn lane should be added to University Avenue to the eastbound direction and one left turn lane should be added to University Avenue in the westbound direction. In the eastbound direction, the configuration of lanes would be one through-left lane, one through and one right turn lane. In the westbound direction, the configuration of lanes would be one left turn lane, one through lane and one through-right lane. This mitigation measure would change LOS to B, with delay of 14.9s in the AM peak hour, and to LOS C with delay of 25.8s in the PM peak hour. The implementation of this mitigation measure requires the removal of the median east of the intersection in order to accommodate the extra lane, and the restriping of University Avenue on both sides of Milvia Street. This measure is not anticipated to cause significant impacts to pedestrian traffic, but a right turn on green only with an advance stop bar can be implemented on University Avenue to avoid conflicts with pedestrians crossing Milvia Street. This measure would increase pedestrian safety and does not change the LOS of the intersection. The implementation of a bicycle waiting area placed ahead of the cars waiting to turn right can reduce the conflicts through bicycle flows and right-turn vehicle movements on Milvia Street in the southbound direction. This measure requires re-striping of Milvia Street.	a) Has lane reconfiguration been implemented at Milvia St. and University Ave. intersection?	CoB	O
DAP MM TRA-4: Modify Lane Configuration at Milvia Street/Center Street Intersection. One left turn lane should be added to Milvia Street in the northbound and southbound directions, changing the lane configuration to one through-right and one left turn lane. This mitigation measure would result in change of LOS to C, with delay of 24.0s in the PM peak hour. The implementation of this mitigation measure requires the removal of onstreet parking spaces in the northbound and southbound directions to accommodate the left turn, and the re-striping of Milvia Street on both sides of Center Street. This measure is not anticipated to cause significant impacts to pedestrian traffic. Milvia Street would remain a Bicycle Boulevard and sufficient traffic lane width would be provided for bicycles and vehicles to make through movements at this intersection. This improvement would result in the loss of about eight on-street parking spaces, but is not anticipated to generate significant impact with regard to parking.	a) Has lane reconfiguration been implemented at Milvia St. and Center St. intersection?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-5: Modify Lane Configuration at Shattuck Avenue/Center Street. The significant impact at this intersection is mitigated by maintaining at least two traffic through lanes in the northbound direction on Shattuck Avenue along with a left turn lane, as provided by the DAP under consideration for adoption (dated July 6, 2009). No further mitigation is needed.	a) Have at least two traffic through lanes in the northbound direction on Shattuck Avenue been maintained along with a left turn lane?	CoB	O
DAP MM TRA-6: Modify Lane Configurations at Shattuck Avenue/Allston Way Intersection. The existing number of lanes in the northbound and southbound directions (i.e. three in each direction) should be configured to have a minimum one left turn lane, one through lane and one right turn lane, as provided by the DAP under consideration for adoption. Furthermore, a right turn land will be added in the westbound direction of Allston Way.	a) Has lane reconfiguration been implemented at Shattuck Ave and Allston Way intersection?	CoB	O
DAP MM TRA-7: Modify Lane Configurations at Shattuck Avenue/ Bancroft Way Intersection. The existing number of lanes in the southbound direction should be maintained, changing lane configuration to one through lane and one through-right lane. This mitigation measure would result in change of LOS to D, with delay of 37.6s in the PM peak hour. The proposed mitigation measure would not maintain the single through concept of the Shattuck Boulevard plan. On Shattuck Avenue, the implementation of this mitigation measure would require the reconfiguration of the parking spaces and sidewalk in the southbound direction and the re-striping of the segment of the block north of Bancroft Way. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at Shattuck Ave and Bancroft Way intersection?	CoB	O
DAP MM TRA-8: Modify Lane Configurations at Shattuck Avenue/Durant Avenue Intersection. The existing number of lanes in the northbound direction should be maintained, changing the lane configuration to one left turn lane, one through and one right turn lane. This mitigation measure will result in change of LOS to B in the AM peak hour (17.8s delay). LOS C is achieved in the PM peak hour (21.6s delay) applying the mitigation measures described above plus a 20s increase in cycle time. On Shattuck Avenue, the implementation of this mitigation measure would require the reconfiguration of the parking spaces and sidewalk in the northbound direction and the re-striping of the segment in the block south of Durant Avenue. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at Shattuck Ave. and Durant Ave intersection?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-9: Maintain Existing Lane Geometry in the Westbound Direction. The DAP-proposed lane reduction on Hearst Avenue would be maintained to the west of the intersection, with the lane reduction occurring in a transition to the west of the intersection. Add one lane in southbound direction, changing lane configuration to one left-turn, one through and one through-right lane. Change the eastbound direction lane configuration to one through-left lane one through-right lane. Maintain split signal phasing for eastbound and westbound directions. Add a right turn only lane to the northbound direction and provide right turn overlap signal phasing for this movement. The right turn only lane would not be a free-right turn, but a striped, exclusive right turn lane adjacent to the northbound through lanes. Change northbound and southbound signal phasing to protected + permitted for left turns. This mitigation measure would change LOS to D in the AM peak hour (54.9 seconds delay). In the PM peak hour, the 2030 LOS is improved to LOS D, with delay reduced from 166.4 seconds With Project to 54.4 seconds. On Oxford Street, the implementation of this mitigation measure requires the removal of seven parking spaces in the southbound direction and the re-striping of the segment in the block north of Hearst Avenue. On Hearst Avenue, existing configuration should be maintained in both directions. This measure is not anticipated to cause significant impacts to pedestrian traffic. The loss of on-street parking spaces on Oxford is not anticipated to generate significant impacts.	a) Has lane reconfiguration been implemented at Oxford St. and Hearst Ave. intersection? b) Has signal cycle timing been adjusted to meet LOS AM and PM peak hour targets?	CoB	O
Utilities & Service Systems			
DAP MM USS-1: Site-Specific Analysis of Project-Related Effects on the Sanitary Sewer conveyance System/Project-Related Contribution to Necessary Capacity Expansion. As individual development projects are proposed in the Downtown Area, each project will be subject to site-specific analysis by the City of Berkeley to determine whether the development proposed would exceed the capacity of the sanitary sewer conveyance system that directly serves the project. In the event that existing sanitary sewer modeling demonstrates that sanitary sewer conveyance system capacity would be exceeded by the proposed project, then the project proponents and the City shall enter into negotiations to determine the financial contribution required from the project proponents to enable the City to expand sanitary sewer conveyance capacity as necessary to accommodate the project as proposed.	a) Has a project/site specific analysis been conducted to determine whether the project would exceed the sanitary sewer system capacity that directly serves the project? b) If modeling demonstrates that sewer capacity will be exceeded, have negotiations between the project proponents and city been held to determine the financial contribution necessary to expand the sewer system to accommodate the project, and have contributions been required?	CoB	P W

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ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2113-15 Kittredge Street

Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, January 11, 2024, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY*: *THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

A. Land Use Designations:

- General Plan: Downtown; Downtown Area Plan
- Zoning: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-area

B. Zoning Permits Required:

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service
- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

C. CEQA Recommendation: Categorically exempt pursuant to Section 15331 (“Historical Resource Restoration/Rehabilitation”) and Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.

D. Parties Involved:

- Applicant — Christian Cerria, 2115 Kittredge Street LLC, 629 Mission Street, 5th Floor, San Francisco, CA 94105
- Property Owner — Robin Lent, 426 Sandhill Circle, Menlo Park, CA 94025

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

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

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@berkeleyca.gov.

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

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

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

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

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

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

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

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

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

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

2023-12-31-Planning-Commission

Received
JAN 02 2024
Land Use Planning

AMHERST VENTURES, LLC

2231 SHATTUCH, BERKELEY, CALIFORNIA 94704

December 31, 2023

Robert Jeon, Owner
Chadd Everone, Manager
510-486-1314

Land Use Division
Attention: ZAB Secretary
1947 Center Street,
Second Floor
Berkeley California 94704
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Regarding "Project 2113-15 Kittredge St Permit #ZP2022-01-0144" and a Hearing of Thursday, January 11, 2024 at 7:00 p.m. Berkeley Unified School District Board; Room 1231 Addison Street, Bekeley

Robert Jeon (as Amherst Ventures LLC) has owned the Amherst building, which is adjacent to the above project, since 1985. We have the following questions about this project.

The project will be an 18 storey building said to be a forerunner of much larger buildings in the area. The down-town already seems over built with such new buildings. Has the City done an economic feasibility study of such developments and if so is that available and where? What about stress of resources such as water (will eventually be is short supply), electricity, and commercials services. Also, we are informed that these types of developments will have units "subdivided" to house 4 tenants with a shared kitchen and toilet and yield an income of about $5,000+ per month. Is that the case of this building and would not such density be inhumane and be taking advantage of lower income people which includes students?

Has a study been done to assess the collateral damage to our adjacent property.?

Of particular concern is that we have an on-going dispute with the owners of the new building about the right-of-access to the alley on the Western side of the new building. For the Amherst, that serves as a fire exit, location of utilities, and the removal of trash and was used by the theater as a fire exit. That alley has been a shared right-of-way between the Amherst and the theater

since the construction of the theater in 1914. How can this dispute be resolved without litigation?
Is there an impact study on the toxic substances from the old theater during the construction of the new building? What about damage to surrounding buildings and the stress on utilities in general caused by the new development.

Please give a schedule of planned events related to the development.

Thank you,

Chadd Everone