

COMMUNITY OUTREACH: I HAVE REVIEWED THE PLANS FOR A CHANGE OF USE FOR AN EXISTING 1-STORY BUILDING FOR A BOOKSHOP AND WINE CAFE AT 2945 COLLEGE AVE, BERKELEY, CA, 94705. DIGITAL PLANS AVAILABLE AT <https://tinyurl.com/BookSocietyOutreach>

NAME	SIGNATURE	ADDRESS	RENTER OR OWNER?	DATE	HAVE NO OBJECTIONS	HAVE OBJECTIONS (PLEASE STATE BRIEFLY)	HAVE NO COMMENT
		2723 ASHBY PL. (PRIM. UNIT)					
		2723 ASHBY PL. (UNIT A)					
		2723 ASHBY PL. (UNIT B)					
		2723 ASHBY PL. (UNIT C)					
		2723 ASHBY PL. (UNIT D)					
		2723 ASHBY PL. (UNIT E)					
		2723 ASHBY PL. (UNIT F)					
		2721 ASHBY PL.					

GENERAL NOTES

1. SITE PLAN IS FOR REFERENCE ONLY. NO SITE WORK PROPOSED IN CURRENT SCOPE

PROJECT INFO

ARCHITECT
BUNTON MOUSAVI ARCHITECTURE,
d.b.a. "Studio BANAA"

DANE BUNTON, RA
PRINCIPAL ARCHITECT
dane@studiobanaa.com
415.610.8100

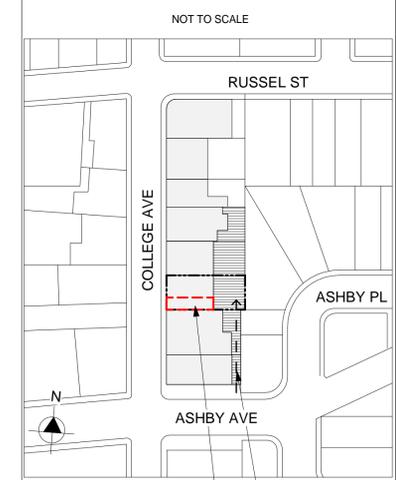
TENANT
BOOK SOCIETY LLC
CONTACT: LAURA GUZMAN
lguz1202@gmail.com
415.602.4169

PROJECT ADDRESS: 2945 COLLEGE AVE, BERKELEY, CA 94705
APN: 52-1567-19
ZONING: C-E (ELMWOOD COMMERCIAL)

BUILDING USE (EXISTING): COMMERCIAL/RETAIL
BUILDING USE (PROPOSED): COMMERCIAL/RETAIL/RESTAURANT/BAR

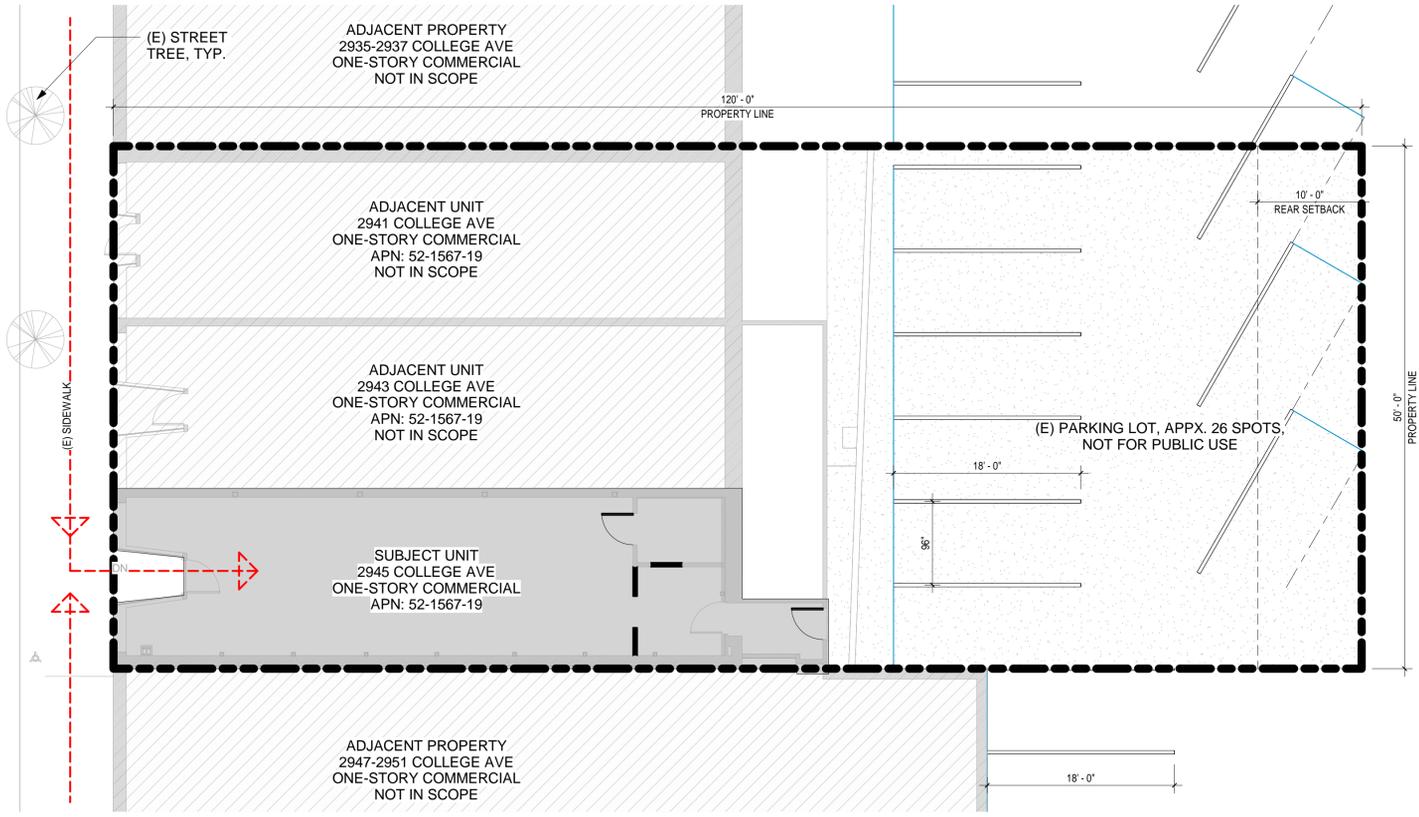
TOTAL # STORIES: 1
OCCUPANCY TYPE (EXISTING): B
OCCUPANCY TYPE (PROPOSED): B
BUILDING AREA (EXISTING): 1077 GROSS SF
BUILDING AREA (PROPOSED): 1077 GROSS SF (NO CHANGE)
CONSTRUCTION TYPE: V-B
SPRINKLED(EXISTING): NO
SPRINKLED(PROPOSED): NO (NO CHANGE)
PARKING SPACES (EXISTING): NONE
PARKING SPACES(PROPOSED): NONE (NO CHANGE)

VICINITY MAP



LEGEND - SITE PLAN

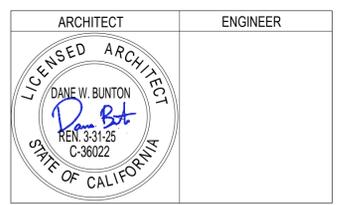
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	NOT IN SCOPE
	ADJACENT LOT
	SUBJECT PROPERTY
	PARKING LOT/DRIVEWAY



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

Studio BANAA
architecture
planning
interiors

2169 FOLSOM STREET, #S106
SAN FRANCISCO, CA 94110
[T] (415) 610-8100
www.studiobanaa.com



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 - Copyright Burton Mousavi Architecture Inc. 2023

NO.	REMARKS	DATE

KEY

ZONING APPLICATION

BOOK SOCIETY

2945 COLLEGE AVE

BERKELEY, CA

94705

PROJECT INFORMATION AND SITE PLAN

Date 11/27/2023	Drawing Number A1.0
Scale As indicated	Project Number 23017

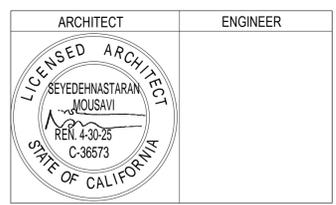
GENERAL NOTES

KEYNOTES

Studio | BANAA

architecture
planning
interiors

2169 Folsom St, #S106
San Francisco, CA 94110
[T] 415.314.7386
[T] 510.612.7758
www.studiobanaa.com



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KEY

ZONING APPLICATION
BOOK SOCIETY

2945 COLLEGE AVE

BERKELEY, CA

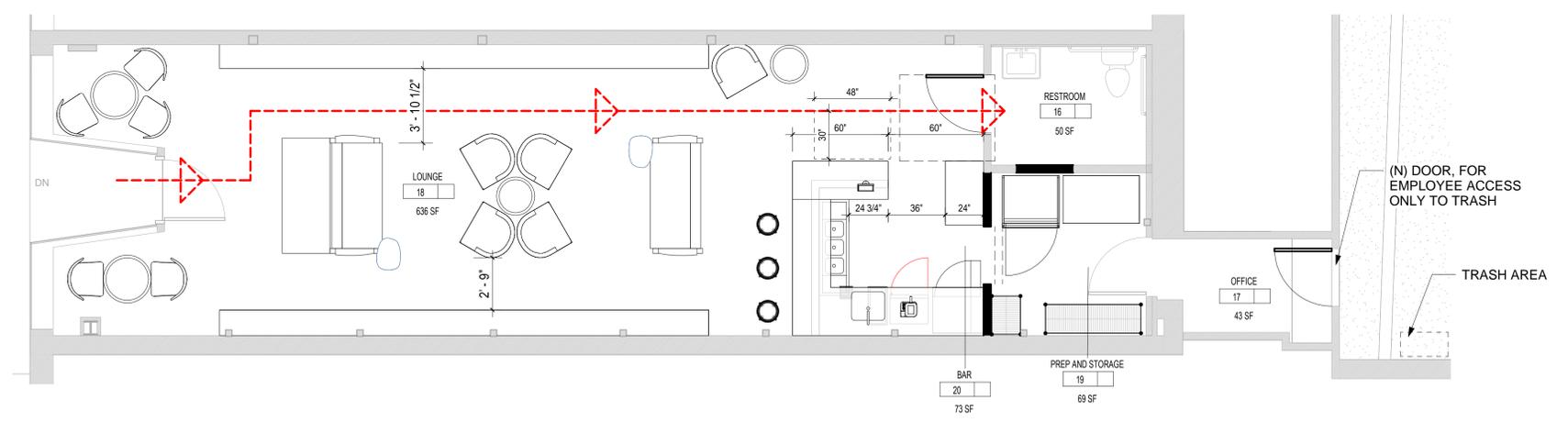
94705

FLOOR PLANS

Date	11/27/2023	Drawing Number	A2.0
Scale	As indicated	Project Number	23017



FLOOR PLAN - EXISTING + DEMOLITION 3
1/4" = 1'-0"



FLOOR PLAN - PROPOSED 4
1/4" = 1'-0"



LEGEND - FLOOR PLAN

- NOT IN SCOPE
- DEMOLITION ELEMENTS
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING ELEMENTS TO REMAIN
- NEW ELEMENTS
- ACCESSIBLE PATH OF TRAVEL TO RESTROOM
- DUPLEX OUTLET, STANDARD HEIGHT A.F.F.
- FOURPLEX OUTLET, STANDARD HEIGHT A.F.F.
- DUPLEX OUTLET, 40" A.F.F. TO CENTERLINE
- FOURPLEX OUTLET, STANDARD HEIGHT A.F.F. TO CENTERLINE
- EQUIPMENT TAG
- LIGHT FIXTURE TAG
- PLUMBING TAG
- ACCESSORY TAG
- FURNITURE TAG
- FINISH TAG