



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Decision
SEPTEMBER 18, 2025

2449 Dwight Way PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0003 to partially demolish (maintaining more than 50% of the exterior of the façade) a mixed use building at 2449 Dwight Way, and to construct a 49,454 square foot, 8-story (85 feet) mixed-used building with 2,627 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The project applicant seeks a 20 percent Density Bonus (11 units) by providing five (5) percent of the base project units as affordable to Very Low-Income households (3 units).

I. Introduction

This 8-story mixed-use project is proposed in the C-T Telegraph Commercial District on the northwest corner of Dwight Way and Telegraph Avenue.

This project is applying under the Housing Crisis Act, SB 330, which 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 and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

Berkeley Municipal Code (BMC) 23.406.070(F)(1)(A) "Mandatory Referrals," requires applications for design review of projects which involve a building or structure listed on the State Historic Resources Inventory (SHRI), or on the List of Structures or Sites adopted by the Landmarks Preservation Commission (LPC) under Chapter 3.24, be referred to the LPC for comment, prior to approval of the application. This property is on the list of Potential Initiations (item R), which appears at the end of every LPC agenda. This project was included in the LPC August 7, 2025 Agenda. The LPC was supportive of the overall design, but did offer some recommendations for further design refinement. These are located further on in this report.

The project is scheduled for the Zoning Adjustments Board later in the Fall. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project at 2449 Dwight Way includes the redevelopment of a commercial parcel with the preservation of the existing façade along Dwight Way and Telegraph Avenue. The project involves the partial demolition of the existing structure, retaining more than 50% of the exterior façade, and the construction of a new 8-story, 49,454 square foot mixed-use building. The building will include 2,627 square feet of commercial space at the ground level and 63 residential units above.

During construction, the façade will be supported by a cast-in-place concrete frame and temporary steel channels. These structural measures are designed to hold the façade in place at existing support points and maintain character-defining elements. Once the new floor slabs are installed, the temporary supports will be removed, and the concrete frame will integrate into the permanent structure.

The retention of the façade is a key component of the project. The building design respects the site's historical context while meeting modern accessibility, housing, and commercial needs.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is located at 2449 Dwight Way, on the north side of Dwight Way and west side of Telegraph Avenue, in the Telegraph Commercial District (Assessor's Parcel Number [APN] 055-1881-00400). The site is a square lot, approximately 100 feet by 103 feet, and fully developed. The area is characterized by primarily commercial and residential or mixed-use buildings that are one to three stories tall. Surrounding commercial uses include restaurants, various local shops (Amoeba Music, Moe's Books), tattoo and piercing shops, and offices. The site is near to several City Landmarks, including the James Edgar House (directly to the west of the site), the Hutchinson Flats Building (to the northwest), People's Bicentennial Mural (to the northeast), and King Building, Soda Works Building and the Woolley House (to the southeast). The People's Park is located approximately 225 feet to the east of the project site. There are existing on-street metered parking spaces along the frontage of Dwight Way.

Transit in the Project vicinity includes extensive bus transit service provided by Alameda-Contra Costa County Transit (AC Transit); the closest bus stops are located less than two blocks from the Project site along Telegraph Avenue in both directions. The Channing Way Bicycle Boulevard, which runs from Fourth Street to Piedmont Avenue, is located approximately two blocks north of the Project site. The Downtown Berkeley Bay Area Rapid Transit (BART) Station is located approximately 0.8 miles northwest of the Project site.

B. Site Conditions:

The 10,300 square-foot (0.24-acre) lot is currently occupied by a four-story, 27,456 square-foot mixed-use structure with a 6,755 square-foot basement and ground floor retail space and 24 rent-controlled apartments. The building was damaged by a fire in November 2015 and the residential units have been vacant due to fire damage. The commercial tenants were able to re-to open for a time but have since closed or relocated and the storefronts are boarded up.

The subject building, which is referred to as “The Chandler Building” was initially built in 1909 as a one-story, six-storefront commercial building. In 1921, the one-story commercial building was enlarged and took on its current form as a three to-four-story mixed-use building; apartments over shops.

Figure 1: Vicinity Map Highlighting nearby City Landmarks

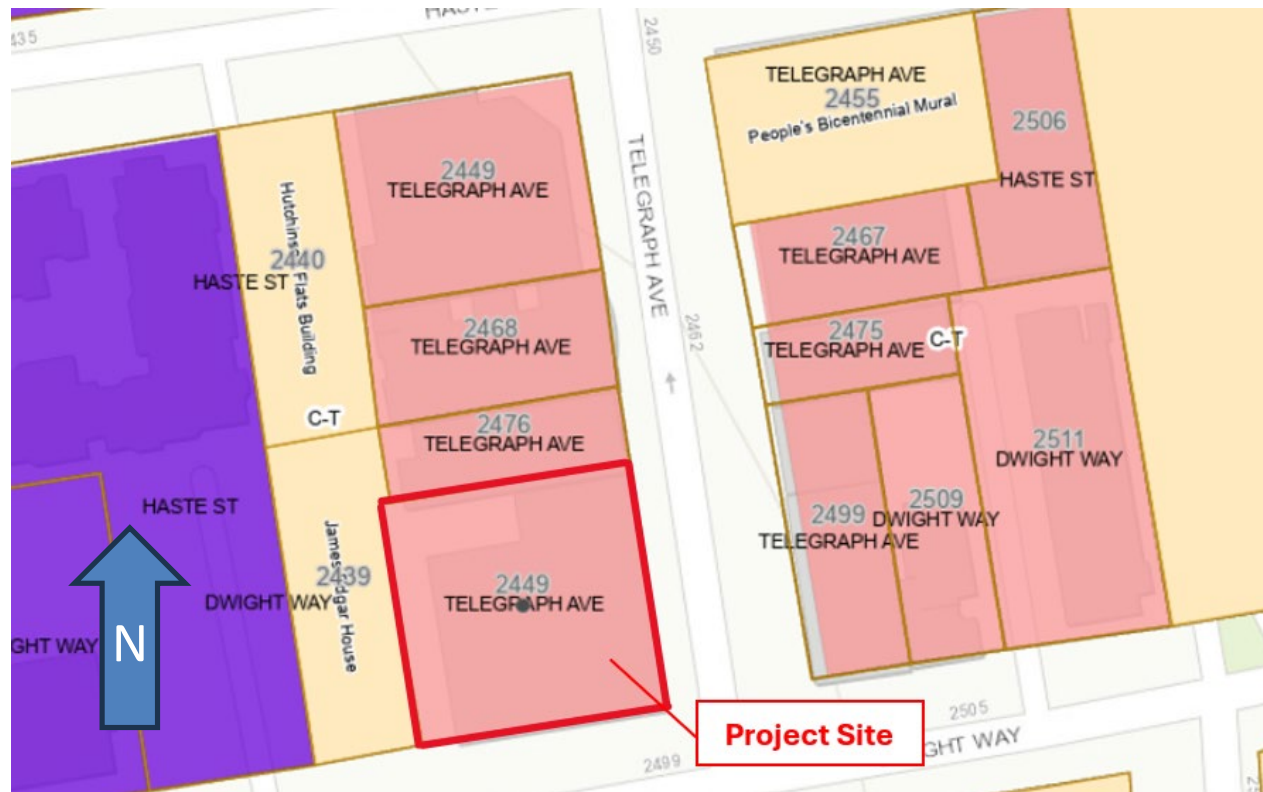


Table 1: Land Use Information

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Avenue Commercial	Telegraph Commercial (C-T)	Commercial and Office uses
South			Commercial uses and Mixed-Use
East			Commercial Uses
West	Avenue Commercial and Residential Mixed Use	C-T, R-SMU	Residential uses and Preschool

Table 2: Development Standards

Telegraph Commercial (C-T) Development Standards BMC Sections 23.204.130 and 23.322 Parking and Loading.

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		10,300	10,300	n/a
Gross Floor Area (sq. ft.)		27,987	49,454	n/a
Floor Area Ratio		2.72	4.8	6
Commercial Floor Area		6,755	2,627	n/a
Dwelling Units	Total	24	63	n/a
	Bedrooms	25	100	
Building Height (ft. - in.)	Maximum	44	84'5"	75
Building Setbacks (ft. - in.)	Front (East) (Telegraph)	3	3	0
	North Interior Side	0	0	0
	South Street Side (Dwight)	0	0	0
	Rear (West)	10	10	10
Usable Open Space (sq. ft.)		0	477	2,520
Usable OS Landscaping		0	115	1,008
Automobile Parking		0	0	0
Bicycle Parking	Commercial (2,627 sq. ft.)	0	0	0
	Residential Long Term	0	34	34
	Residential Short Term	0	8	3

IV. Project Description

A. Requested Use Permits

- Use Permit to demolish dwelling units, under BMC Section 23.326.030(A);
- Use Permit to construct a mixed-use residential development, under BMC Section 23.204.020;
- Use Permit to construct 1,500 square feet or more of new gross floor area, under BMC Section 23.204.030(A)(1);
- Use Permit to increase maximum height, under BMC Section 23.204.110(D)(4);
- Use Permit to increase Floor Area Ratio, under BMC Section 23.204.110(D)(4); and
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for rooftop equipment projections above the height limit.

B. CEQA Determination

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 ("Infill Development Project") of the CEQA Guidelines. The determination is made by ZAB.

C. Waivers / Concession Requested

- Concession from BMC Section 23.204.110(D)(1) to reduce the required the useable open space to 477 square feet, where 2,520 square feet is required;
- Waiver from BMC Section 23.304.090(B)(7) to reduce the amount of landscaping required in open space areas to zero, where 1,008 square feet is required; and
- Waiver from BMC Section 23.204.110(D)(1) to allow for an increase in the building height up to 85 feet and 8 stories, where 75 feet and 6 stories is the limit (with a Use Permit).

V. Summary Recommendations from August 7, 2025 LPC Meeting

The LPC was supportive of the overall design, but did offer the following recommendations for further design refinement:

- Keeping historic storefronts on Telegraph are important; the parcel is a very important vantage point from further south on Telegraph.
- Important to keep clear glass on commercial storefronts.
- Not in favor of keeping mural on exterior walls since mural is so recent, but if any temporary murals could be salvaged for the lobby, that could be nice.
- Consider a public art component that celebrates the previous tenant.

- Consider some accent colors with proposed palette; Telegraph is a vibrant commercial district.
- Recommend minimizing the cornice on top so that the design will not get too busy and dark.
- Make sure that context photosims are accurate.

VI. Design Review Guidelines

The project is located within the Telegraph Commercial subarea of the Berkeley South Side plan. Our Southside Design Guidelines – Mixed Use Subarea applies to this project and can be found on the City's website.

The following are several key guidelines from our commercial subarea guidelines which relate closely to this project.

Building Mass and Height

- Building heights should respect the general heights in the Commercial Subareas.
- New construction in the Telegraph Commercial Subarea should reflect the scale and massing established by the older three to five story buildings in the subarea.
- During the design phase of project development in the Commercial Subareas, evaluate impacts of proposed buildings exceeding three stories to determine wind corridor and shadow impacts on the shadow impacts on the public sidewalk.
- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space.

Building Design and Facades

- The proportions, rhythm, and attention to detailing established by the facades of older historic buildings should be reflected and reinforced in new construction.
- Street facades in general and the ground-floor level in particular should include elements of pedestrian scale and interest.
- Architecturally distinguish the floors to form a defined hierarchy of base, middle, and top. Architecturally distinguish the top of the building to provide a visual termination.

Storefronts

- Reflect the traditional storefront rhythm and proportion found throughout the Commercial Subareas. Emulate traditional elements such as large display windows of clear glass, bulkheads below the storefront windows and clerestory windows above, recessed front entries, and appropriate locations for signs and awnings.
- Clearly distinguish entrances to upper floors from storefront entrances through differentiated architectural treatment and materials.

Roof Shape and Lines

- On new buildings, there should be some form of articulation or detailing where the roof meets the wall.

Materials

- Utilize materials that provide a sense of continuity with the existing area structures, such as brick, smooth-faced cement plaster, finished concrete, tile and stone.
- Use high quality durable materials that convey a sense of permanence, are easily cleaned, and cannot be permanently damaged by graffiti or heavy cleaning.

The complete Southside Design Guidelines can be found online at:

[http://www.ci.berkeley.ca.us/uploadedFiles/Planning_\(new_site_map_walk-through\)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf](http://www.ci.berkeley.ca.us/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf)

VII. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project site is on a vibrant corner in the C-T Telegraph Commercial district. The area is characterized by primarily commercial and residential or mixed-use buildings that are one to three stories tall. Surrounding commercial uses include restaurants, various local shops (Amoeba Music, Moe's Books), tattoo and piercing shops, and offices.

Massing This proposed eight-story mixed use project will add four additional residential floors to the existing four-story structure. Massing and façade design has been proposed that works with the existing structure.

Setbacks The project sets back three feet from the Telegraph Avenue side (east) and sets back ten feet on the west. It meets the property line on the other two sides of the project sides – the north and south (Dwight).

Ground Floor Design The project's main commercial frontage is on Telegraph and the first two bays on Dwight as the storefront wraps the corner. Residential lobby, lounge, and mail area is accessed from Dwight, and bike storage and building utilities are also located on that western portion of the ground floor.

Open Space/Landscape An 8th floor outdoor patio located in the southwest corner is proposed for usable open space for the residents. There is also a concrete flow-thru planter located on the west side of the ground floor. Three new street trees are proposed on Telegraph.

Colors and Materials Building materials include cement plaster in both field and accent colors, ceramic tile rainscreen proposed in conjunction with window bays, and horizontal fiberglass elements. See Sheets A211 and 212 for rendered elevations and material legends.

B. Issues for Discussion:

- Massing/Building Design
- Ground Floor Design/ Streetscape
- Façade Design
- Open Space Design/ Landscape
- Colors and Materials

VIII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with specific direction for Final Design Review.

Attachments:

1. Project Plans, received August 8, 2025
2. Applicant Statement, received March 25, 2025

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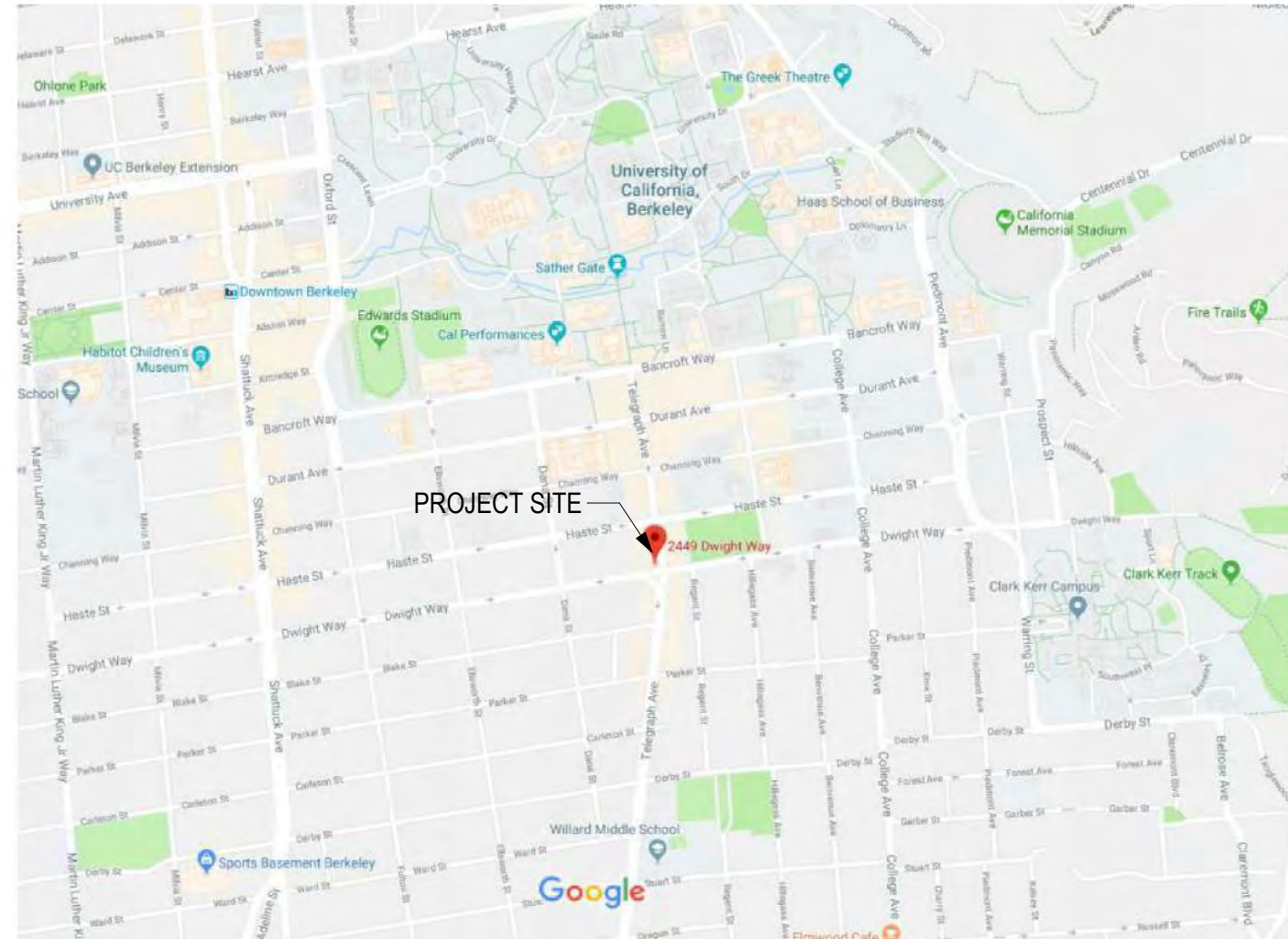
CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

EPC07 - DESIGN REVIEW / USE PERMIT - 09/08/25

CHANDLER
BLDG. ADDITION

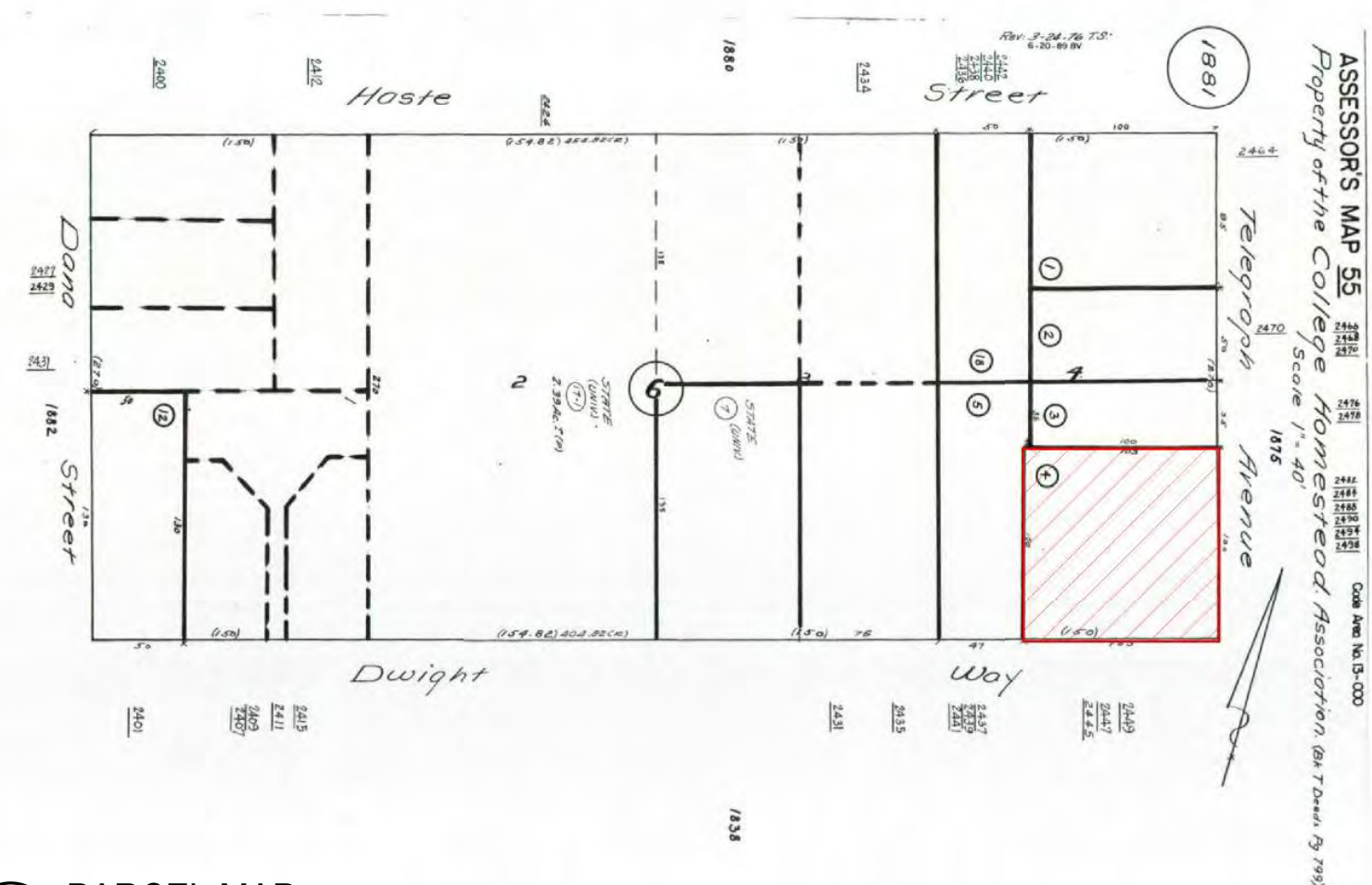
2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

DESIGN REVIEW
/ USE PERMIT

5 VICINITY MAP



4 LOCATION MAP



3 PARCEL MAP
NTS

SHEET LIST	
SHEET #	SHEET NAME
GENERAL	
G001	COVER SHEET
G002	ZONING & PROJECT INFORMATION
G005	USABLE OPEN SPACE DIAGRAMS
G006	LOT COVERAGE DIAGRAM
G007	SITE PHOTOS & STREET ELEVATIONS
G008	STREET ELEVATIONS
G009A	PHOTO RENDERINGS
G009B	PHOTO RENDERINGS
G010	SHADOW STUDIES - JUNE 21
G011	SHADOW STUDIES - DECEMBER 21
G013	AFFORDABLE HOUSING COMPLIANCE DIAGRAMS
G015	DENSITY BONUS CALCULATIONS BASE PROJECT
G016	DENSITY BONUS CALCULATIONS PROPOSED PROJECT
G021	GREEN BUILDING REQUIREMENTS
CIVIL SHEETS	
C001	TOPO SURVEY
C1.1	SITE & GRADING PLAN
LANDSCAPE	
L001	LANDSCAPE SITE PLAN
L002	LANDSCAPE PLANS & SCHEDULE
L003	PLANTS & PLANTERS
L004	LANDSCAPE - ENTRY GATE
ARCHITECTURAL	
A010	EXISTING 1ST & 2ND FLOOR PLANS
A011	EXISTING 3RD & 4TH FLOOR PLAN
A012	EXISTING ROOF PLAN
A100	PROPOSED SITE PLAN
A101	PROPOSED SITE LIGHTING PLAN
A111	PROPOSED BASEMENT & 1ST FLOOR PLANS
A112	PROPOSED 2ND & 3RD FLOOR PLANS
A113	PROPOSED 4TH & 5TH FLOOR PLANS
A114	PROPOSED 6TH & 7TH FLOOR PLANS
A115	PROPOSED 8th FLOOR & ROOF PLAN
A200	EXISTING ELEVATIONS
A211	PROPOSED BUILDING ELEVATIONS
A212	PROPOSED BUILDING ELEVATIONS
A310	PROPOSED BUILDING SECTIONS
A350	PROPOSED WALL SECTIONS
A351	PROPOSED WALL SECTIONS
A352	PROPOSED ENLARGED SECTIONS
A550	MISC SPECIFICATIONS & DETAILS



2 TELEGRAPH AVENUE FACADE
NTS

APPLICABLE BUILDING CODE REGULATIONS

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

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

APPLICABLE PLANNING CODE REGULATIONS

BERKELEY ZONING & PLANNING CODE (2022)
BERKELEY ENERGY CODE (2022)
BERKELEY GREEN CODE (2022)

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PROJECT #: EPC07

ISSUE DATE: 09/08/2025

COVER SHEET

G001



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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
/ USE PERMIT

CITY OF BERKELEY ZONING TABULATIONS						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOWED OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
ZONING	C-T	C-T	C-T	C-T	C-T	N/A
LOT AREA	10,300	10,300	10,300	10,300	-	N/A
LOT AREA (ACRES)	0.24	0.24	0.24	0.24	-	N/A
NUMBER OF DWELLING UNITS	24	52	52	63	-	COMPLIES
GROUND LEVEL UNITS	0	0	0	0	-	COMPLIES
BEDROOMS	25	N/A	N/A	100	-	N/A
RESIDENTIAL GFA	21,232	41,444	41,444	46,827	-	N/A
COMMERCIAL GFA	6,755	2,627	2,627	2,627	-	N/A
GROSS FLOOR AREA	27,987	44,071	44,071	49,454	-	COMPLIES
PROJECT F.A.R. (SEE TABLE)	2.72	4.28	4.28	4.80	6.00	COMPLIES
PARKING	0	0	0	0	0	COMPLIES
BIKE PARKING - LONG TERM (SEE...	0	N/A	N/A	34	34	COMPLIES
BIKE PARKING- SHORT TERM (SEE...	0	N/A	N/A	8	3	COMPLIES
FRONT YARD SETBACK...	3'	3'	3'	3'	0'	COMPLIES
SIDE YARD SETBACK (NORTH)	0'	0'	0'	0'	0'	COMPLIES
STREET SIDE SIDEBACK (DWIGHT)	0'	0'	0'	0'	0'	COMPLIES
REAR YARD SETBACK (WEST)	10'	10'	10'	10'	10'	COMPLIES
BUILDING HEIGHT (AVG. ROOF HT...	44'	65'	75**	84'-5"	75'	COMPLIES W/ WAVIER
BUILDING STORIES	4	6	7	8	7	COMPLIES W/ WAVIER
BUILDING FOOTPRINT	9,000	9,000	9,000	9,000	-	COMPLIES
LOT COVERAGE	88%	88%	88%	88%	100%	COMPLIES
USEABLE OPEN SPACE (SEE TABLE)	0	2,080	2,080	477	2,520 sqft	COMPLIES W/ WAVIER
U.O.S. - LANDSCAPING (SEE TABLE)	0	832	832	115	1,008 sqft	COMPLIES W/ WAVIER

FAR CALCULATIONS						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
LOT AREA	10,300	10,300	10,300	10,300	-	N/A
GROSS FLOOR AREA (RES + COMM...	27,987	44,071	44,071	49,454	-	N/A
FAR (GFA / LOT AREA)	2.72	4.28	4.28	4.80	6.00	COMPLIES

BIKE PARKING						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/	PROPOSED	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP	DENSITY BONUS	(ALLOW OR REQUIRED) **	
LONG TERM: (1 SPACE / 3 BEDROOMS)						
BEDROOMS	24	N/A	N/A	100	-	N/A
LONG TERM BIKE PARKING:	0	N/A	N/A	34	34	COMPLIES
SHORT TERM: (1 SPACE / 40 BEDROOMS)						
BEDROOMS	24	N/A	N/A	100	-	COMPLIES
COMMERCIAL AREA	6755 SF	N/A	N/A	2,627 SF	0	COMPLIES
SHORT TERM BIKE PARKING:	0	N/A	N/A	8	3	COMPLIES

USEABLE OPEN SPACE						
	EXISTING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	PROPOSED (ALLOW OR REQUIRED) **	COMPLIANCE
		BASE ZONING	ALLOWABLE W/ UP			
USEABLE OPEN SPACE: (40 SF x UNIT)						
UNITS	N/A	52	52	63	63	N/A
USEABLE OPEN SPACE	N/A	2,080	2,080	477	2,520 SF	COMPLIES W/ WAVIER
LANDSCAPED U.O.S.						
40% OF REQ'D USEABLE OPEN...	N/A	832	832	115	1,008 SF	COMPLIES W/ WAVIER
** WITH USE PERMIT, PER DEVELOPMENT STANDARDS AT TIME OF APPLICATION SUBMITTAL						

** WITH USE PERMIT, PER DEVELOPMENT STANDARDS AT TIME OF APPLICATION SUBMITTAL

III. BERKELEY ZONING COMPLIANCE TABLE

RENT CONTROL: EXISTING & RECONSTRUCTED UNITS TABLE**									
EXISTING UNITS					RENOVATED UNITS				
	STUDIO	1 BEDRM	2 BEDRM	4 BEDRM		STUDIO	1 BEDRM	2 BEDRM	3 BEDRM 4 BEDRM
LEVEL 1	-	-	-	-	LEVEL 1	-	-	-	-
LEVEL 2	3	0	1	0	LEVEL 2	1	1	-	-
LEVEL 3	6	4	0	0	LEVEL 3	3	1	-	-
LEVEL 4	6	4	0	0	LEVEL 4	2	1	1	-
	-	-	-	-	LEVEL 5	2	2	-	-
	-	-	-	-	LEVEL 6	3	1	-	-
	-	-	-	-	LEVEL 7	2	1	-	-
	-	-	-	-	LEVEL 8	2	1	-	-
TOTAL UNITS:	15	8	1	0	TOTAL UNITS	15	8	1	0
TOTAL BEDROOMS:	15	8	2	0	TOTAL BEDROOMS	15	8	2	0
				TOTAL UNITS: 24					TOTAL UNITS: 24
				TOTAL BEDROOMS 25					TOTAL BEDROOMS 25

**PER BMC 23.328350 (F)(2) A RESIDENTIAL UNIT THAT REPLACES AN EXISTING UNIT DESTROYED BY FIRE SHALL BE EXEMPT FROM BMC CHAPTER 23.328. ALL EXISTING RENT CONTROLLED UNITS SHALL BE RECONSTRUCTED AS UNITS OF SIMILAR SIZE (BEDROOMS) AND MAINTAIN EXISTING STATUS AS RENT CONTROLLED UNITS AS DEFINED IN BMC CHAPTER 13.26 & STATE DENSITY BONUS LAW CA GOV'T CODE 65915, ETC.

II. RENT CONTROL: EXISTING & RECONSTRUCTED UNITS TABLE

ZONING CODE INFORMATION					
SITE INFORMATION		PROJECT ADDRESS: 2449 DWIGHT WAY -2482 TELEGRAPH AVENUE			
		APN: 055 188100400			
SEISMIC SAFTY					
EARTHQUATE FAULT RUPTURE ZONE:		NO			
LANDSLIDE ZONE:		NO			
LIQUEFACTION ZONE:		NO			
UN-REINFORCED MASONRY BLDG INVENTORY:		YES			
HISTORICAL PRESERVATION					
LANDMARK OR STRUCTURE OF MERIT:		NO			
STRUCTURE GREATER THAN 40 YEARS OLD:		YES			
ENVIROMENTAL SAFETY					
CREEK BUFFER:		NO			
ENVIRONMENTAL AREA:		NO			
FIRE ZONE:		1			
FLOOD ZONE (100-YEAR OR 1%):		NO			
PARCEL CONDITIONS					
ZONING DISTRICT:		C-T TELEGRAPH AVE COMMERCIAL DISTRICT			
GENERAL PLAN AREA:		BC			
SPECIAL ZONING OVERLAYS:		N/A			
ZONING ADJACENCIES:		NORTH	EAST	SOUTH	WEST
		C-T	C-T	C-T	C-T
		EXISTING	PROPOSED (DENSITY PROJECT)	PERMITTED / REQUIRED	W/ USE PERMIT*
HEIGHT	TOTAL LOT AREA (SQ.FT.):	10,300	10,300	N/A	N/A
	MIN. BUILDING HEIGHT(FT.):			35'	
	MAX. BUILDING HEIGHT(FT.):	44'	84'-5"	65**	75**
	# STORIES:	4	8	6**	7
SETBACKS	FRONT (TELEPGRAPH):	3'-0"	3'-0"	0'	N/A
	REAR (WEST):	10'-0"	10'-0"	10'	N/A
	STREET SIDE (DWIGHT):	0'-0"	0'-0"	0'	N/A
	(NORTH) INTERIOR SIDE:	0'-0"	0'-0"	0'	N/A
DENSITY	FLOOR AREA RATIO (FAR):	2.72	4.80	5**	6**

BUILDING AREA INFORMATION:				
		EXISTING	PROPOSED (DENSITY PROJECT)	PERMITTED / REQUIRED
COMMERCIAL (RETAIL):		6,755	2,627	N/A
RESIDENTIAL:		21,232	46,827	N/A
PARKING:		0	0	0
TOTAL GSF:		27,987	49,454	49,454
EXISTING BUILDING:				
	UNITS	RESIDENTIAL USE	COMMERCIAL USE	PARKING USE
LEVEL 1	0	3,072	6,755	0
LEVEL 2	4	2,936		
LEVEL 3	10	7,612		
LEVEL 4	10	7,612		
TOTAL:	24	21,232	6,755	0
PROPOSED BUILDING:				
	UNITS	RESIDENTIAL USE	COMMERCIAL USE	PARKING USE
LEVEL 1	0	2,482	2,627	0
LEVEL 2	4	3,465		
LEVEL 3	10	7,167		
LEVEL 4	10	7,167		
LEVEL 5	10	6,760		
LEVEL 6	10	6,760		
LEVEL 7	10	6,760		
LEVEL 8	9	6,266		
TOTAL:	63	46,827	2,627	0
OPEN SPACE CALCULATIONS**:				
U.O.S.-8th FLOOR ROOF DECK		UNITS	SF PER UNIT	U.O.S. REQUIRED U.O.S. PROVIDED
RESIDENTIAL AREA:		63	40	2,520
TOTAL:		63		2,520
LANDSCAPED AREA**:			40% OF U.O.S.	1,008
PARKING REQUIREMENTS:				
OFF-STREET VEHICLE PARKING:		SQ. FT.	RATIO	SPACES REQ'D SPACES PROVIDED
GROSS FLOOR AREA (RESIDENTIAL)		46,827	NOT REQUIRED	0
GROSS FLOOR AREA (COMMERCIAL)		2,627	NOT REQUIRED	0
			TOTAL SPACES	0
LOADING SPACES:				0
BICYCLE PARKING:				0
RESIDENTIAL BEDROOMS			RATIO	REQUIRED PROVIDED
SHORT TERM		100	1 BIKE / 40 BEDROOMS	2
LONG TERM		100	1 BIKE / 3 BEDROOMS	34
			TOTAL:	34
COMMERCIAL		SQ. FT.	RATIO	REQUIRED PROVIDED
SHORT TERM		2,627	NOT REQUIRED	0
LONG TERM		2,627	NOT REQUIRED	0
			TOTAL:	

NOTES:

** PER DEVELOPMENT STANDARDS AT TIME OF PRE-APPLICATION SUBMITTAL

NOTES:

NOTES:

SEE DENSITY BONUS FOR EXISTING UNIT INFO

NOTES:

SEE DENSITY BONUS FOR UNIT MIX AND MORE UNIT INFO

PER BMC 23.304.090 B.
PER BMC 23.304.090 A.1(a)

*MIN. 40% OF TOTAL REQUIRED OPEN SPACE TO BE LANDSCAPED

*WHEN MORE THAN 10 UNITS

5 EXISTING (TELEGRAPH) + 3 PROPOSED (DWIGHT)

PROJECT ISSUE RECORD:			
1	1/14/22	ZAB SUBMITTAL	
2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

ZONING & PROJECT
INFORMATION

G002

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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
/ USE PERMIT

USEABLE OPEN SPACE AREA TABLE										
LEVEL:	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	ROOF	TOTAL PROVIDED
OPEN SPACE AREA 8TH FLOOR PATIO								477		477 SF
TOTAL										477 SF
TOTAL REQUIRED 40 SF X UNIT = 63 UNITS X 40 SF = 2,520 SF										477 SF

LANDSCAPED U.O.S. AREA TABLE										
LANDSCAPE AREA GROUND FLOOR	0									0 SF
LANDSCAPE AREA 8TH FLOOR PATIO								115		115 SF
TOTAL										115 SF
TOTAL REQUIRED 40% OF U.O.S. = 2,520 SF x 40% = 1,008 SF										115 SF

- USEABLE OPEN SPACE
- U.O.S. LANDSCAPING
- NON-U.O.S. LANDSCAPING



8 8TH FLOOR - UOS
NOT TO SCALE



6 6TH FLOOR - UOS
NOT TO SCALE



4 4TH FLOOR - UOS
NOT TO SCALE



2 2ND FLOOR - UOS
NOT TO SCALE



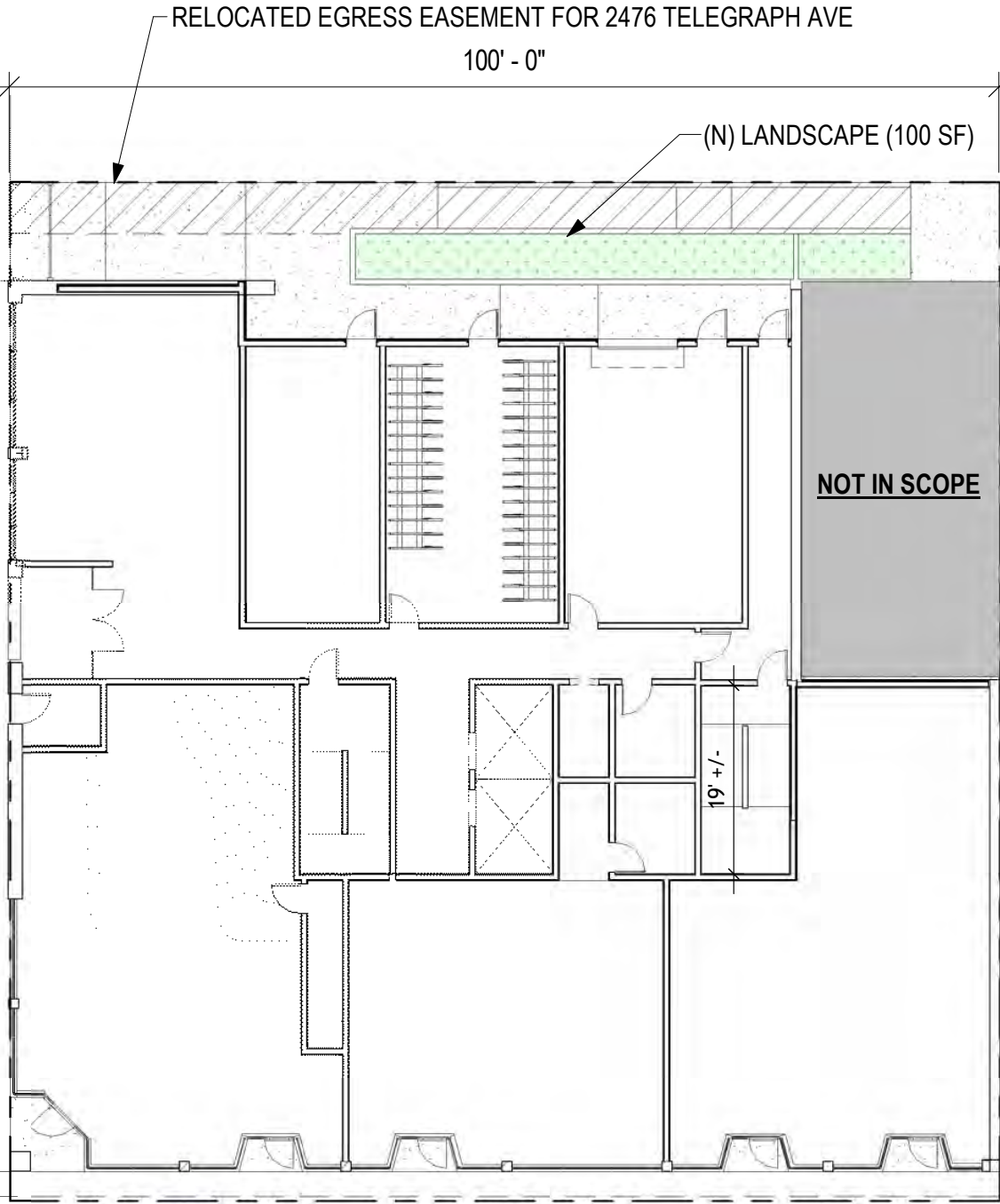
7 7TH FLOOR - UOS
NOT TO SCALE



5 5TH FLOOR - UOS
NOT TO SCALE



3 3RD FLOOR - UOS
NOT TO SCALE



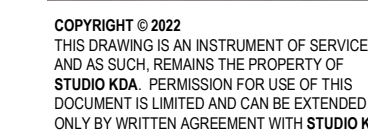
1 1ST FLOOR - UOS
NOT TO SCALE

Δ	PROJECT ISSUE RECORD:		
1	1/14/22	ZAB SUBMITTAL	
2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

PROJECT #: EPC07
ISSUE DATE: 09/08/2025

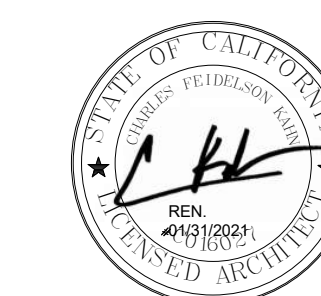
USABLE OPEN SPACE
DIAGRAMS

G005



**CHANDLER
BLDG. ADDITION**

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA



**DESIGN REVIEW
/ USE PERMIT**

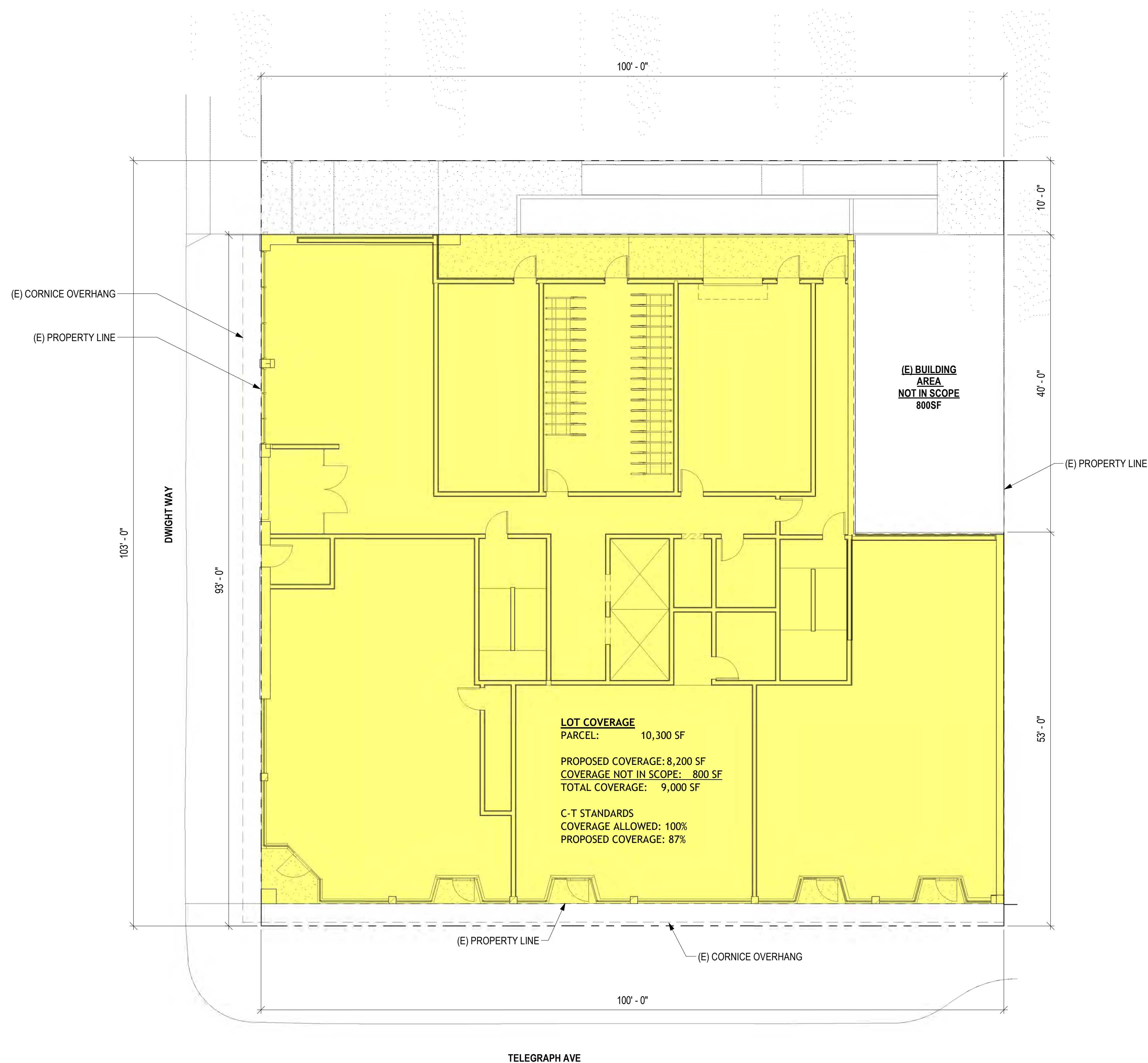
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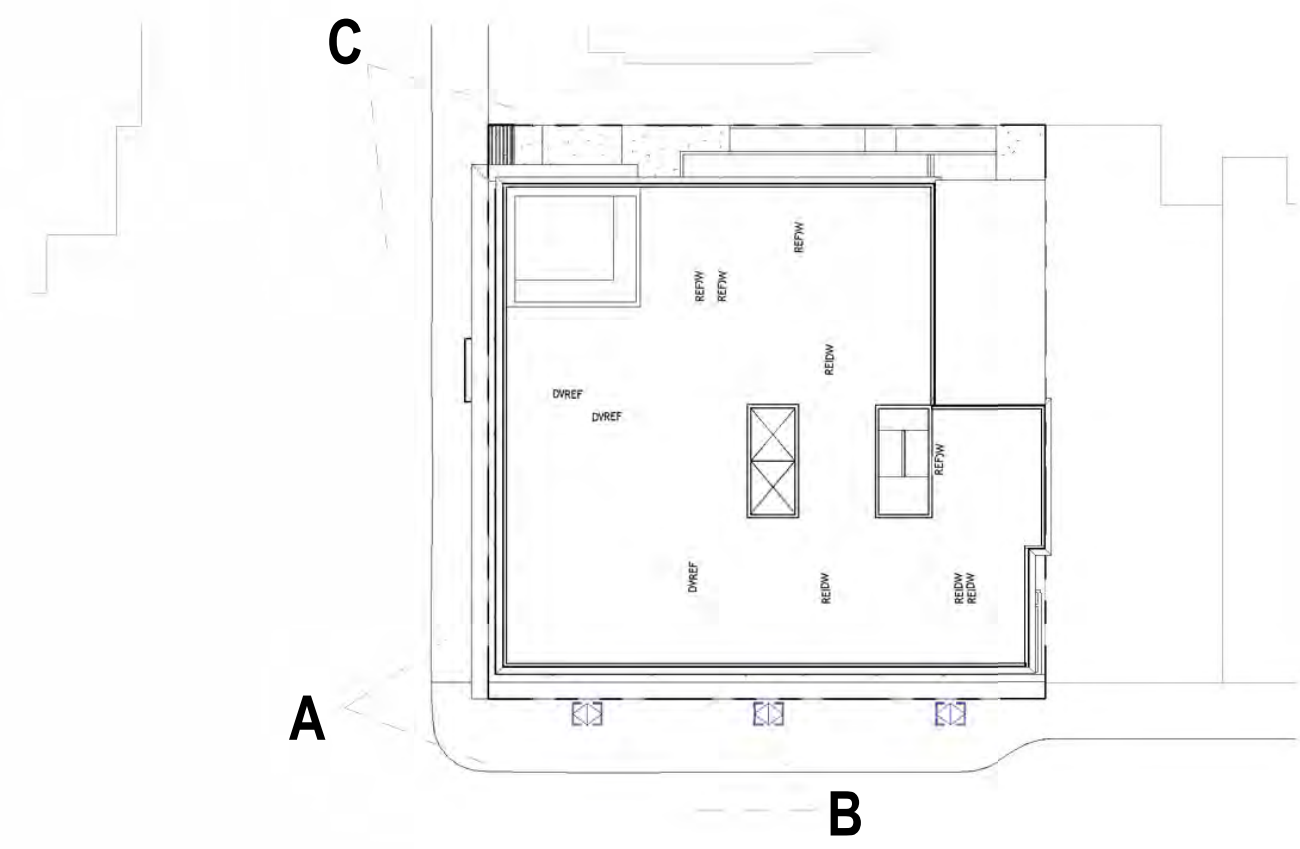
PROJECT #: EPC07

ISSUE DATE: 09/08/2025

LOT COVERAGE
DIAGRAM

G006

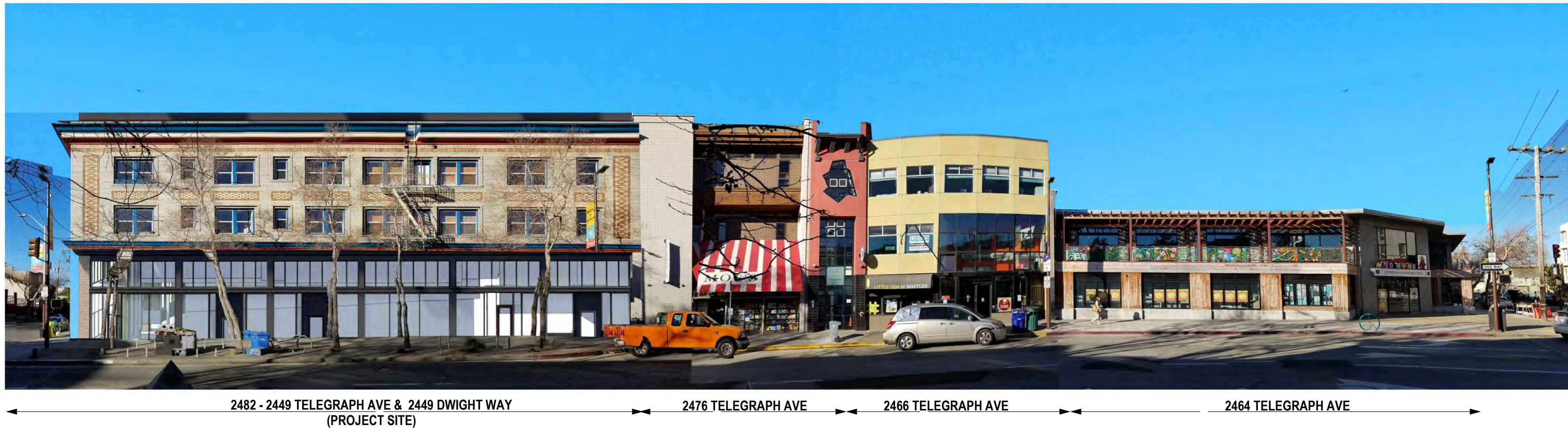




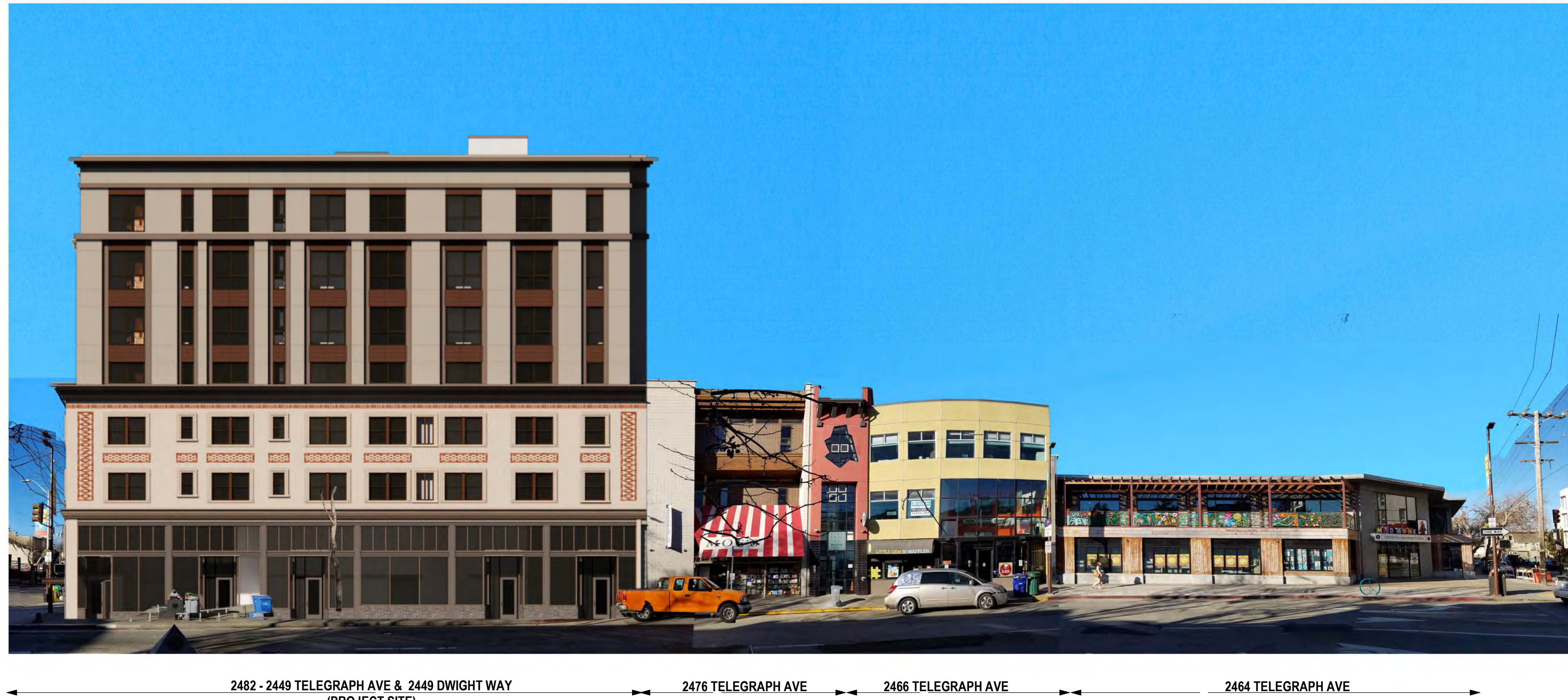
4 KEY PLAN



3 SITE PHOTOS
NTS



2 EXISTING TELEGRAPH STREET ELEVATION1
NTS



1 PROPOSED TELEGRAPH STREET ELEVATION1
NTS

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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2462-2468 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
/ USE PERMIT

PROJECT ISSUE RECORD:			
1	1/14/22	ZAB SUBMITTAL	
2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

SITE PHOTOS & STREET
ELEVATIONS

G007



1 PROPOSED DWIGHT STREET ELEVATION1
NTS

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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2402-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
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1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER

PROJECT #: EPC07
ISSUE DATE: 09/08/2025

STREET ELEVATIONS

G008



1 DWIGHT & TELEGRAPH VIEW - LOOKING NORTHWEST
NTS



2 DWIGHT WAY VIEW - LOOKING EAST
NTS

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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
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2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

PROJECT #: EPC07
ISSUE DATE: 3/25/2025

PHOTO RENDERINGS

G009A



2 TELEGRAPH VIEW - LOOKING NORTH
NTS



1 TELEGRAPH VIEW - LOOKING SOUTH
NTS



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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA



**DESIGN REVIEW
/ USE PERMIT**

[illegible]

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

PHOTO RENDERINGS

G009B



CHANDLER BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW / USE PERMIT

PROJECT ISSUE RECORD:			
1	1/14/22	ZAB SUBMITTAL	
2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

SHADOW STUDIES - JUNE 21

G010



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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
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PROJECT ISSUE RECORD:		
1	1/14/22	ZAB SUBMITTAL
2	6/4/22	RESP. TO INC. LETTER
3	8/29/22	RESP. TO INC. LETTER

PROJECT #: EPC07
ISSUE DATE: 09/08/2025

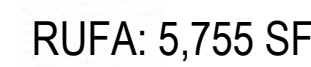
SHADOW STUDIES -
DECEMBER 21

G011

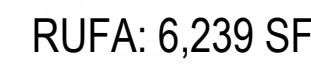
CHANDLER
BLDG. ADDITION

<u>Inclusionary Unit Table</u>		RES. UNIT FLOOR AREA SF	Replacement BMR Unit Per BMR 2,326,000	Extremely Low Income (ELI) < 30% AMI	Very Low Income (VLI) < 50% AMI	Low Income (LI) < 65% AMI	Moderate Income (MI) < 100% AMI	Market Rate (Mkt) > 100% AMI	Density Bonus Unit	Inclusionary Unit	Very Low Income (VLI) < 50% AMI
UNIT No.	TYPE										
510	STUDIO	426			X				X	X	X
406	1-BEDROOM	510			X				X	X	X
302	2-BEDROOM	622			X				X	X	X

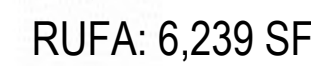
THE BUILDING OWNERS WILL FILE A PETITION OR INITIAL RENT DETERMINATION (IRD) WITH THE RENT CONTROL BOARD TO ADJUST THE MAXIMUM AMOUNT OF RENT BASED ON THE NEW UNIT AREAS, IMPROVEMENTS TO UNIT NEW AMENITIES/SERVICES, AND TO ACCOUNT FOR UNITS BEING INDIVIDUALLY METERED FOR ELECTRICAL AND DOMESTIC WATER UTILITIES.



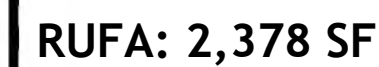
5 AFFORDABILITY COMPLIANCE - 5TH FLOOR



4 AFFORDABILITY COMPLIANCE - 4TH FLOOR



3 AFFORDABILITY COMPLIANCE - 3RD FLOOR



2 AFFORDABILITY COMPLIANCE - 2ND FLOOR



1 AFFORDABILITY COMPLIANCE - 1ST FLOOR



B AFFORDABILITY COMPLIANCE - BASEMENT

ISSUE DATE: 09/08/2025

G013

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.75%
13%	42.50%
14%	46.25%
15%	50.00%

LANDSCAPED USEABLE OPEN SPACE (PER BMC 23.304.090 B. 7.)
 2,080 SF U.O.S. X 40% = 832 SF OF LANDSCAPED U.O.S.
 LANDSCAPING PROVIDED = 832 SF



DENSITY BONUS
CALCULATIONS BASE
PROJECT

G015

**CHANDLER
BLDG. ADDITION**

Project Address:		2449 Dwight Way							
Base Project	Base Project Units	Base Project Units	% VLI units	% VLI Units	#VLI Units	% Bonus	# Bonus Units	# Bonus Units	Total Units
sq. ft. - see calculation below	base project/avg unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
38,944	749	52.00	5%	2.60	3.00	20.00%	10.40	11.00	63

Base & Proposed Project Area		
Base Project (SF)	Floor Level	Proposed Project (SF)
N/A	<i>Basement</i>	N/A
2,208	<i>1st</i>	2,482
3,025	<i>2nd</i>	3,465
6,517	<i>3rd</i>	7,167
6,517	<i>4th</i>	7,167
6,517	<i>5th</i>	6,760
6,517	<i>6th</i>	6,760
	<i>7th</i>	6,760
	<i>8th</i>	6,266
38,944	TOTAL	46,827

Base & Proposed Project Area		
Base Project (SF)	Floor Level	Proposed Project (SF)
N/A	<i>Basement</i>	N/A
0	<i>1st</i>	0
4	<i>2nd</i>	4
10	<i>3rd</i>	10
10	<i>4th</i>	10
10	<i>5th</i>	10
10	<i>6th</i>	10
	<i>7th</i>	10
	<i>8th</i>	10
44	TOTAL	63

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.75%
13%	42.50%
14%	46.25%
15%	50.00%

PROPOSED RESIDENTIAL AREA	46,827
PROPOSED UNITS	63
AVERAGE UNIT SIZE	743

DENSITY BONUS BMR (VLI) UNIT MIX
5% VLI FOR 20.0% DENSITY BONUS
5% VLI UNITS OF 52 UNIT BASE UNITS = 2.6 = 3 VLI UNITS

	MKT. RATE	VLI	TOTAL
STUDIO:	25	1	26
1B:	11	1	12
2B:	12	1	13
3B:	12	0	<u>12</u>
TOTAL:	60	3	63

DENSITY PROJECT - USEABLE OPEN SPACE (PER BMC 23.304.090 A.1(a))
40 SF OF USEABLE OPEN SPACE PER UNIT
DENSITY BONUS PROJECT UNITS: 63

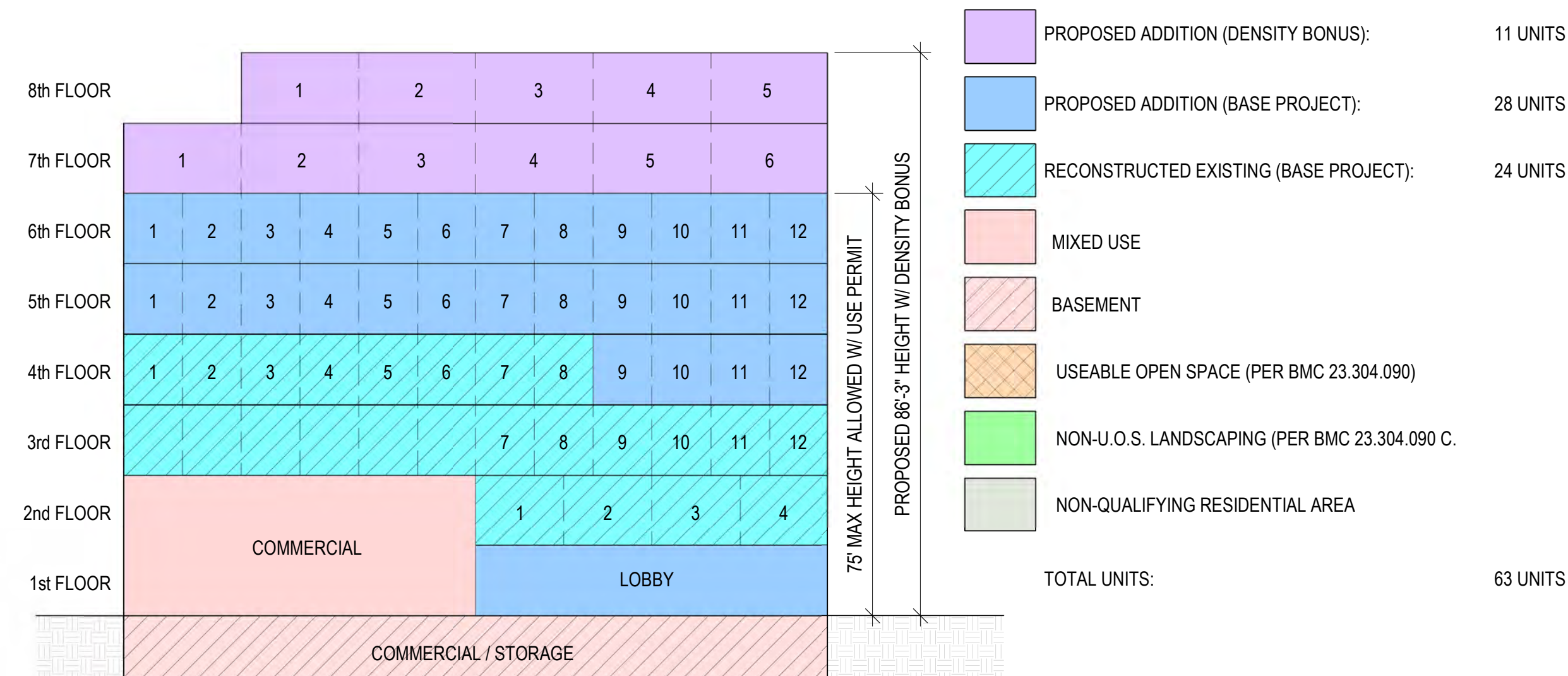
63 UNITS X 40 SQFT = 2,520 SF U.O.S. REQUIRED

8th FLOOR ROOF DECK:	477 SF
<u>TOTAL REGULAR U.O.S. PROVIDED:</u>	<u>477 SF</u>
TOTAL U.O.S. PROVIDED:	477 SF

LANDSCAPED USEABLE OPEN SPACE
2,520 SF REQ'D U.O.S. X 40% = 1,008 SF OF LANDSCAPED U.O.S.
LANDSCAPING PROVIDED = 115 SF

- i. INCREASE BUILDING HEIGHT TO 8 STORIES & 84'-5" TO TOP OF ROOF (T.O. PARAPET @ 87'- 11")
- ii. DECREASE REQUIRED USEABLE OPEN SPACE TO 447 SF
- iii. DECREASE REQUIRED LANDSCAPED USEABLE OPEN SPACE TO 115 SF.

- i. REQUEST EXEMPTION FROM BMC 23.316, PERCENTAGE FOR PUBLIC ART ON PRIVATE PROJECTS

[illegible]

DENSITY BONUS
CALCULATIONS
PROPOSED PROJECT

G016



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CHANDLER BLDG RENOVATION & ADDITION

**2449 DWIGHT WAY
BERKELEY, CA**

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattre158@gmail.com
DATE: 5/27/25 - DWG. X-2416

100% DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

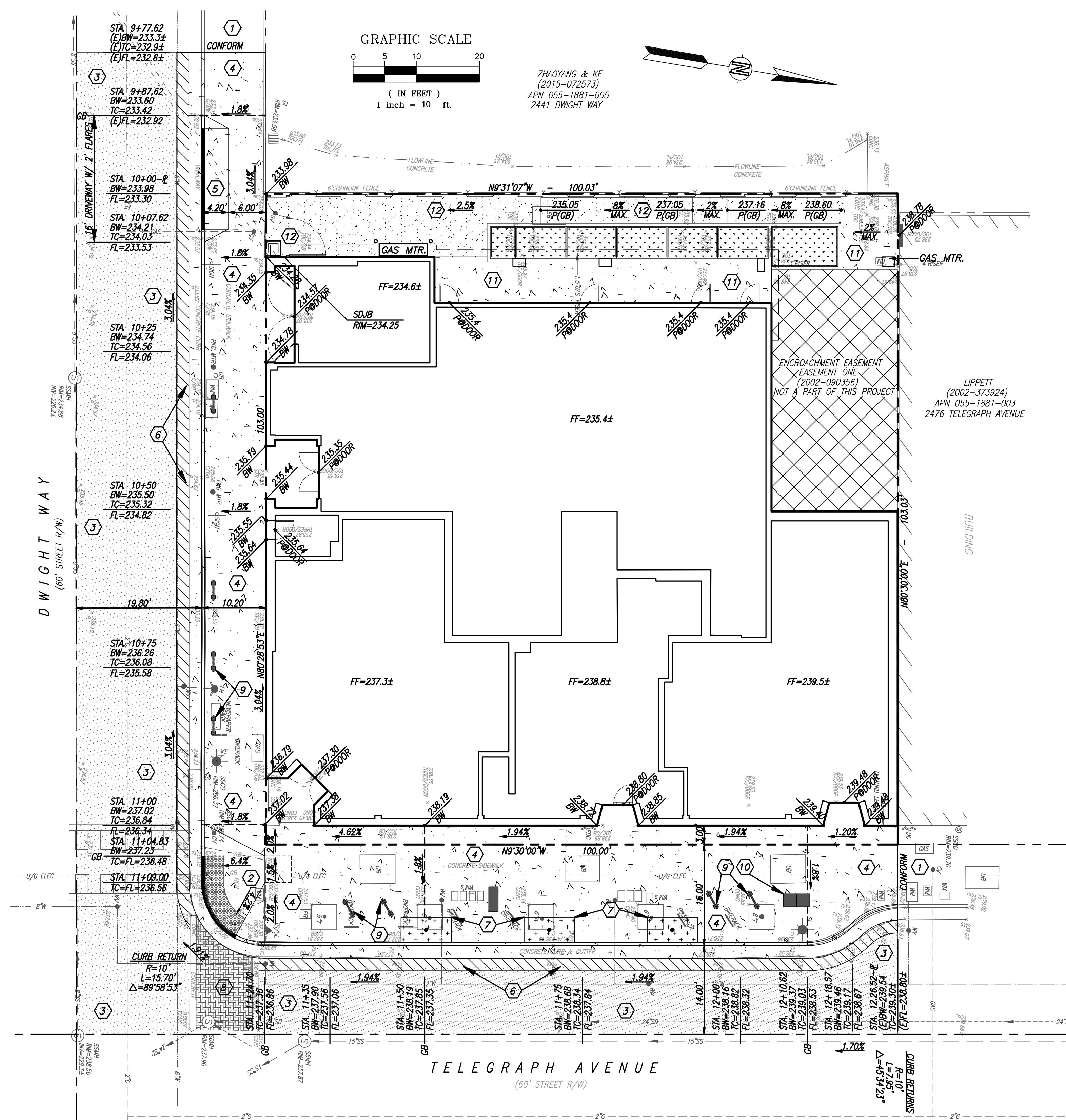
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PROJECT NO: EPC07

ISSUE DATE: 05/28/25

**100% DESIGN DEVELOPMENT
CIVIL ENGINEERING SITE
GRADING & DRAINAGE PLAN**

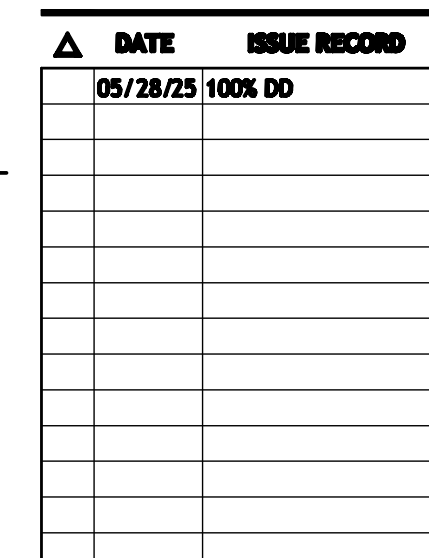
C101



CHANDLER BLDG RENOVATION & ADDITION

KSR CIVIL ENGINEERING
P.O. BOX 6794
MORAGA, CA 94570-6794
PHONE: (510) 774-5471
EMAIL: mattre159@gmail.com
DATE: 5/27/25 - DWG. X-241

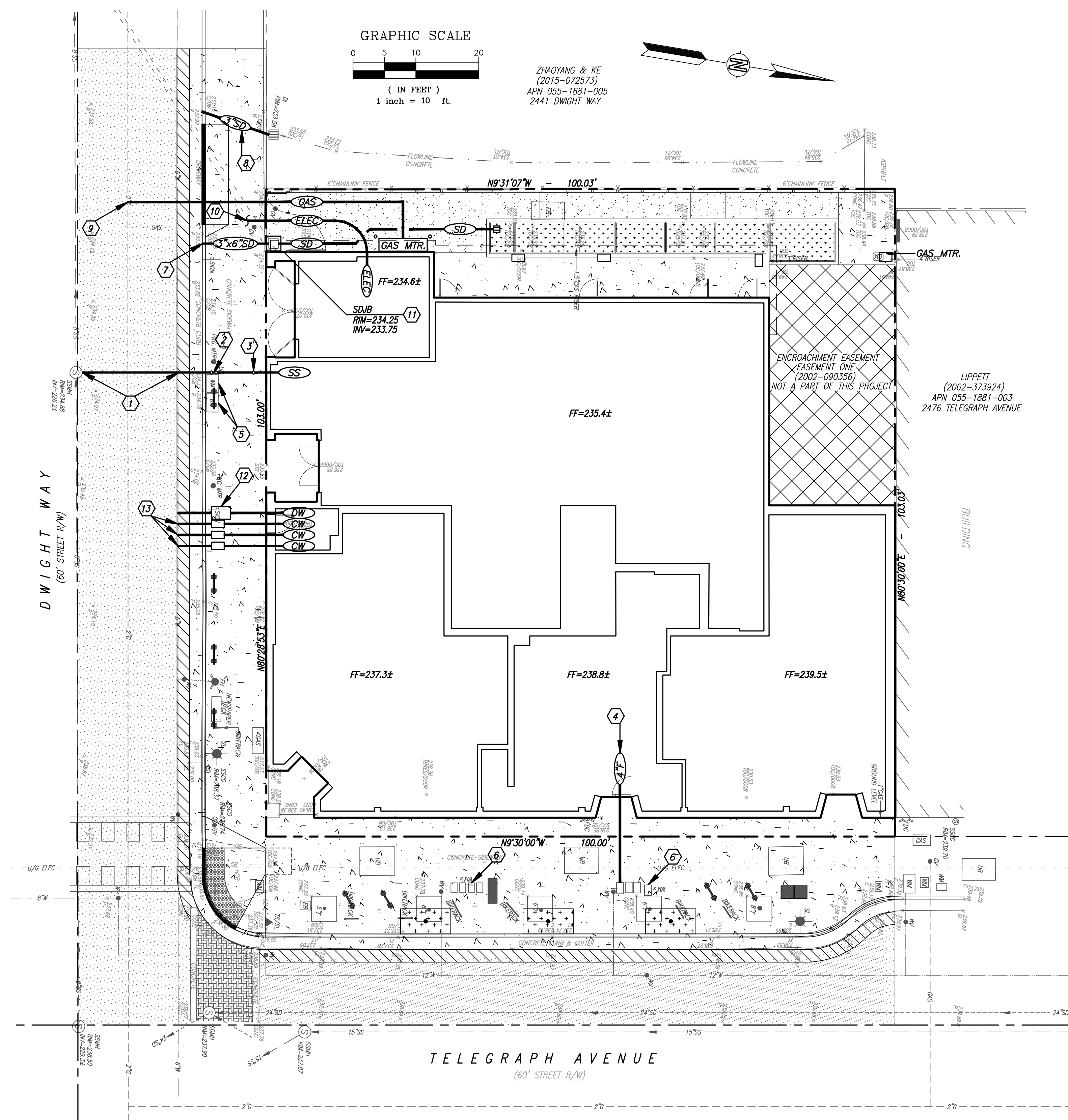
NOT FOR CONSTRUCTION



ISSUE DATE: 05/28/2014

**100% DESIGN DEVELOPMENT
CIVIL ENGINEERING SITE
UTILITY PLAN**

C102



AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF WAY, INCLUDING BUT NOT LIMIT TO CONSTRUCTION STAGING RESERVED CONSTRUCTION PARKING, SIDEWALK, UTILITY, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

STORM DRAIN & SANITARY SEWER WORK IN THE RIGHT-OF-WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR STORM DRAIN & SANITARY SEWER LINES BELOW THE SIDEWALK IN THE PUBLIC RIGHT OF WAY, APPROVED PIPE MATERIALS CONSIST OF HIGH DENSITY POLYETHYLENE (HDPE) SDR-17, MINIMUM FOR PIPELINE BELOW THE ROADWAY, THE CITY REQUIRES HDPE SDR-17, MINIMUM. SEE CITY OF BERKELEY STANDARD PLAN 8136 FOR TRENCH EXCAVATION, BACKFILL AND SURFACE RESTORATION. AFTER LATERALS HAVE BEEN INSTALLED AND INSPECTED, THE SEWER CONTRACTOR SHALL OBTAIN A PSL CERTIFICATE. THE PSL CERTIFICATE IS REQUIRED PRIOR TO THE CERTIFICATE OF OCCUPANCY

	- 2" ASPHALT CONCRETE GRIND & OVERLAY
	- 4' x 4' TREE WELL
	- BIORETENTION FACILITY
	- ON-SITE PERMEABLE PAVEMENT
	- CONCRETE CURB, GUTTER & SIDEWALK
	- FULL DEPTH ASPHALT CONCRETE
	- COMMERCIAL WATER SERVICE, SIZE AS SHOWN
	- DOMESTIC WATER SERVICE, SIZE AS SHOWN
	- ELECTRICAL SERVICE LINE(S)
	- EXISTING 4" FIRE SERVICE
	- PG&E NATURAL GAS LINE
	- STORM DRAIN
	- SANITARY SEWER

- ① POINT OF CONNECTION OF NEW 6" SANITARY SEWER LATERAL INTO EXISTING 8" SANITARY SEWER MANHOLE IN DWIGHT WAY PER CITY OF BERKELEY STANDARDS.
- ② INSTALL NEW DOUBLE 6" SANITARY SEWER CLEANOUT AT BACK OF CURB. SEE DETAIL ON SHEET C1.2A.
- ③ INSTALL NEW SANITARY SEWER BUILDING CLEANOUT. SEE PLUMBING PLANS FOR MORE INFORMATION AND FOR SANITARY SEWER DESIGN WITHIN BUILDING FOOTPRINT.
- ④ EXISTING 4" FIRE SERVICE. FIRE PROTECTION CONSULTANT TO DETERMINE IF EXISTING FIRE SERVICE IS SUFFICIENT FOR PROPOSED PROJECT. IF NEW FIRE SYSTEM IS TO BE DESIGNED, IT WILL BE DESIGN BUILD BASED ON THE FOLLOWING PRESSURE AND FLOW INFORMATION FROM EBMUD CONNECTION POINT STATIC PRESSURE IN TELEGRAPH AVENUE = 108 PSI; RESIDUAL PRESSURE AT 750 GPM = 107 PSI AND RESIDUAL PRESSURE AT 1500 GPM = 106 PSI.
- ⑤ EXISTING 1-1/2" DOMESTIC WATER METER(S) TO BE REMOVED BY EBMUD.
- ⑥ FOUR EXISTING 5/8" COMMERCIAL WATER METERS, EBMUD TO CONFIRM, TO BE REMOVED BY EBMUD.
- ⑦ INSTALL 3"x6" RECTANGULAR STORM DRAIN CONDUIT FOR PROJECT STORM DRAINAGE.
- ⑧ REMOVE AND REPLACE EXISTING 3" STORM DRAIN PER CITY OF BERKELEY SIDEWALK UNDERDRAIN STANDARD DETAIL.
- ⑨ POINT OF CONNECTION OF NEW GAS LINE. REFER TO PROJECT MEP DRAWINGS FOR MORE INFORMATION.
- ⑩ APPROXIMATE LOCATION OF NEW PROJECT ELECTRIC LINE(S). REFER TO PROJECT MEP DRAWINGS FOR MORE INFORMATION.
- ⑪ INSTALL 18"x18" US CONCRETE/OLDCASTLE CB1818 STORM DRAIN JUNCTION BOX WITH TRAFFIC RATED, REINFORCED CHECKER PLATED COVER, OR EQUAL.
- ⑫ NEW 1-1/2" DOMESTIC, MULTI-FAMILY WATER METER. TOTAL DEMAND IS 33 GPM, PER PLUMBING CONSULTANT. REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING.
- ⑬ 3 NEW NEW 1" COMMERCIAL WATER METERS. REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTERS TO BE LOCATED INSIDE THE BUILDING.



STORMWATER MANAGEMENT NOTES

1) * - BIORETENTION REQUIRED AREA BASED ON 4% METHOD
((IMPERVIOUS AREA + 0.1(PERVIOUS AREA)) x 0.04)

2) NOTE: ON-SITE AREA DRAINS TO BE MARKED
WITH "NO DUMPING - DRAINS TO BAY"



C103

Storm drain polluters may be liable for fines of \$10,000 or more per day!

CHANDLER BLDG.
RENOVATION & ADDITION

NOT FOR CONSTRUCTION

PROJECT NO:	EPC07
ISSUE DATE:	8/25/25

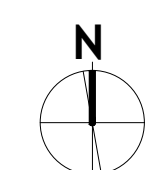
L2.1

CHANDLER BLDG.
RENOVATION & ADDITION

NOT FOR CONSTRUCTION

PROJECT NO: EPC07LANDSCAPE SITE PLAN
8th FLOOR

L2.2



CHANDLER BLDG.
RENOVATION & ADDITION

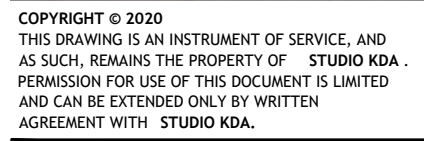
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PROJECT NO: EPC07

ISSUE DATE: 8/25/25

L3.1





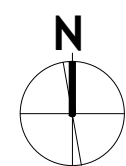
2449 DWIGHT WAY
BERKELEY, CA

DESIGN DEVELOPMENT

[illegible]

ISSUE DATE: 8/25/25

L2.2

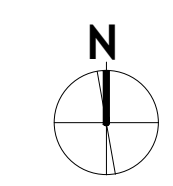


CHANDLER BLDG.
RENOVATION & ADDITION

NOT FOR CONSTRUCTION

PROJECT NO:	EPC07
ISSUE DATE:	8/25/25

L6.1

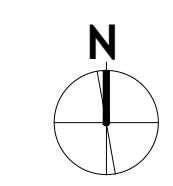


CHANDLER BLDG.
RENOVATION & ADDITION

NOT FOR CONSTRUCTION

ISSUE DATE: 8/25/25

L6.2

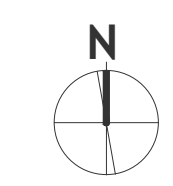


CHANDLER BLDG.
RENOVATION & ADDITION

NOT FOR CONSTRUCTION

PROJECT NO:	EPC07
ISSUE DATE:	8/25/25

L7.1



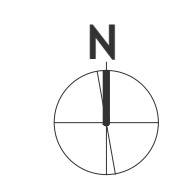
CHANDLER BLDG.
RENOVATION & ADDITION

NOT FOR CONSTRUCTION

PROJECT NO: EPC07

ISSUE DATE: 8/25/25

L7.2



3

2

1

A-1	← VALVE NUMBER
12	← GALLONS PER MINUTE (U.O.N.)
1"	← VALVE SIZE

MWELO CALCULATIONS:

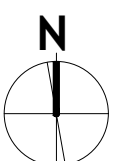


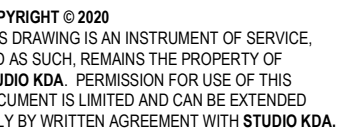
NOT FOR CONSTRUCTION

PROJECT NO: EPC07

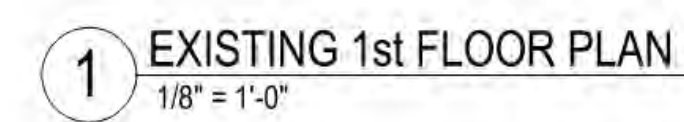
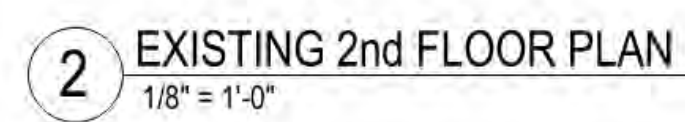
IRRIGATION LEGEND, NOTES AND DETAILS

L7.3



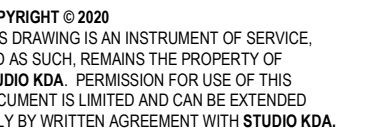


2449 DWIGHT WAY
BERKELEY, CA

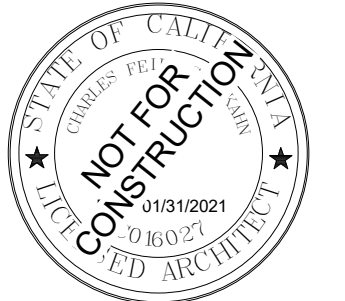


EXISTING BUILDING 1ST & 2ND FLOOR PLANS

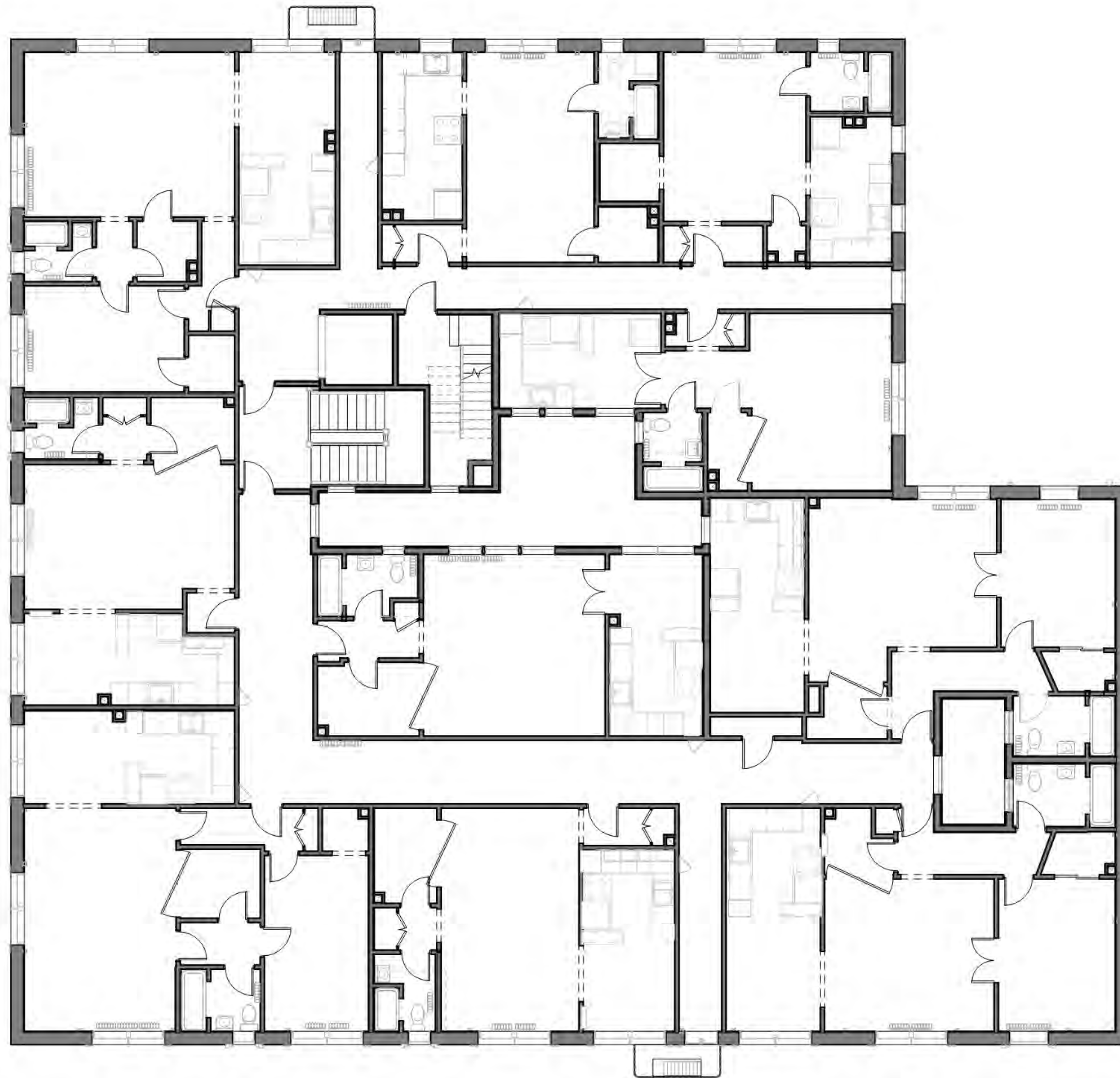
A010

**BLDG. ADDITION**

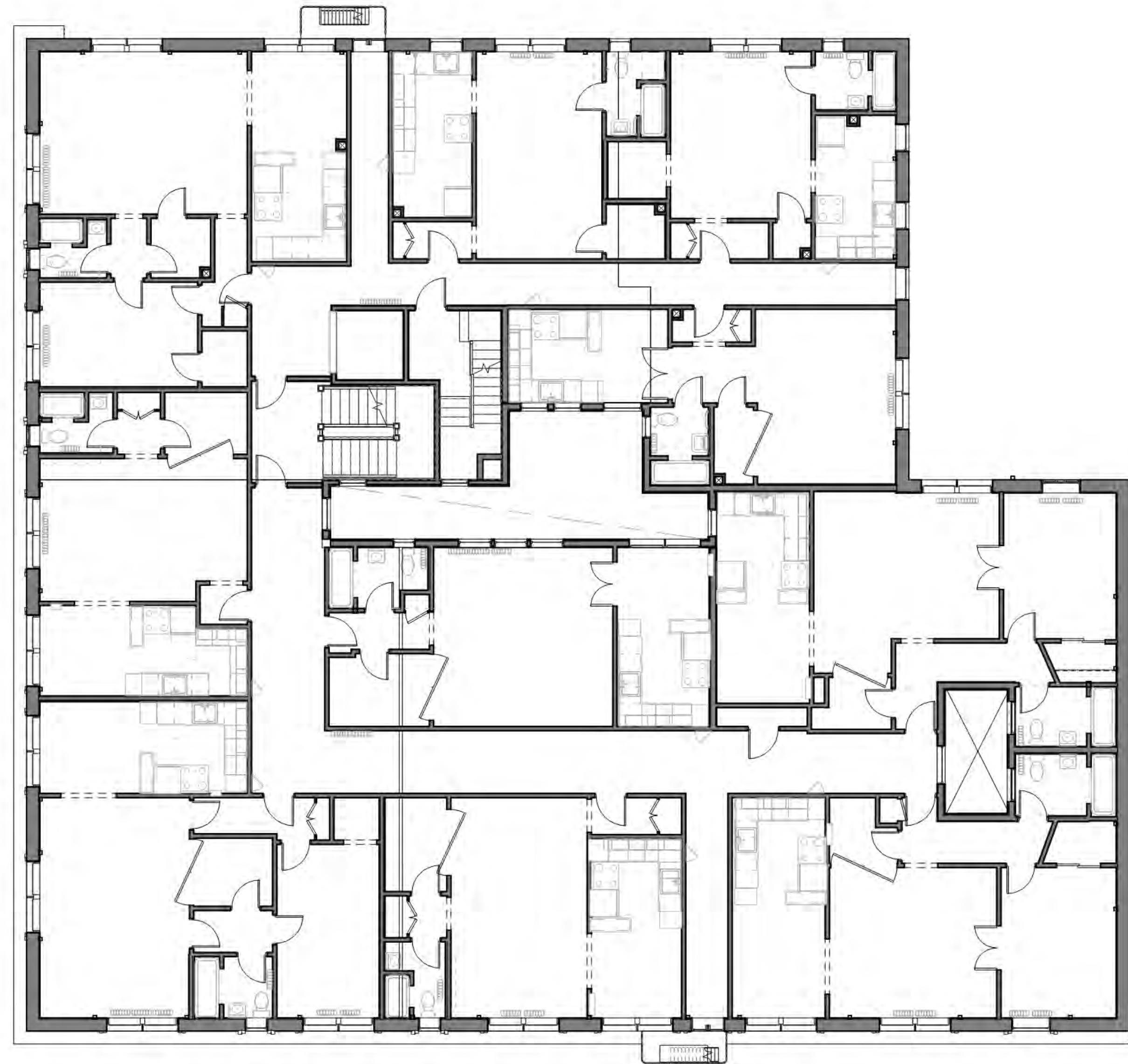
449 DWIGHT WAY
BERKELEY, CA



/ USE PERMIT



4 EXISTING 4TH FLOOR



3 EXISTING THIRD FLOOR

[illegible]

PROJECT #: EPC07

EXPIRATION DATE: 09/08/2025

EXISTING 3RD & 4TH FLOOR PLANS

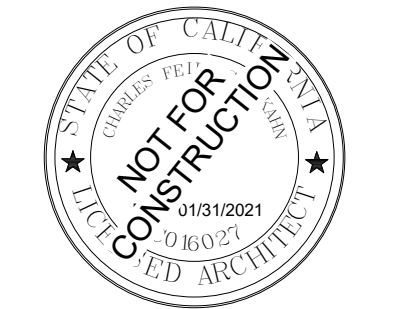
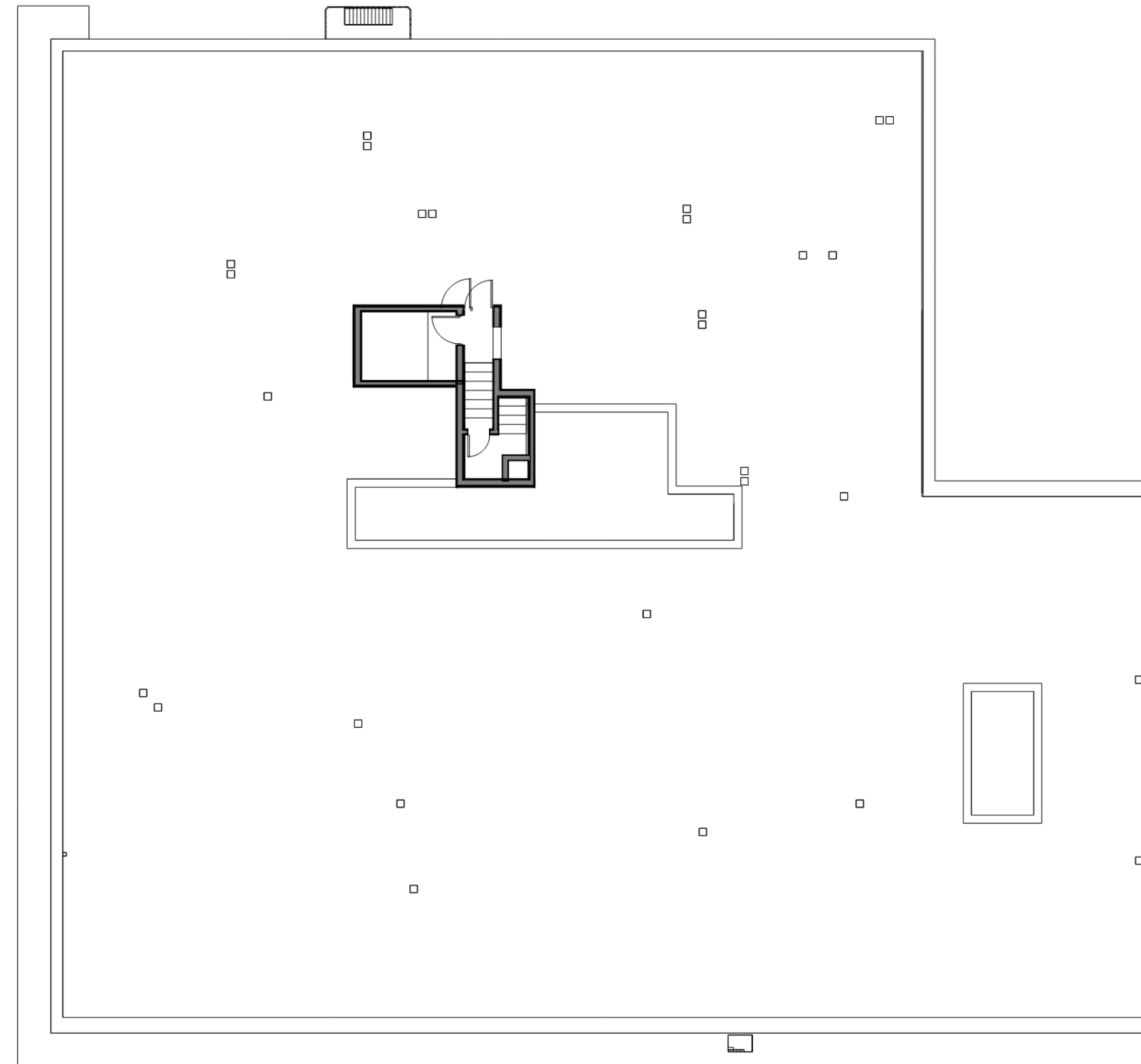
A011



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**CHANDLER
BLDG. ADDITION**

2449 DWIGHT WAY
BERKELEY, CA

DESIGN REVIEW
/ USE PERMIT

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

[illegible]

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

EXISTING ROOF PLAN

A012

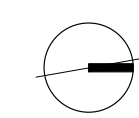
CHANDLER
BLDG. ADDITION

DESIGN REVIEW
/ USE PERMIT

PROJECT #:	EPC07
ISSUE DATE:	09/08/2025

PROPOSED SITE PLAN

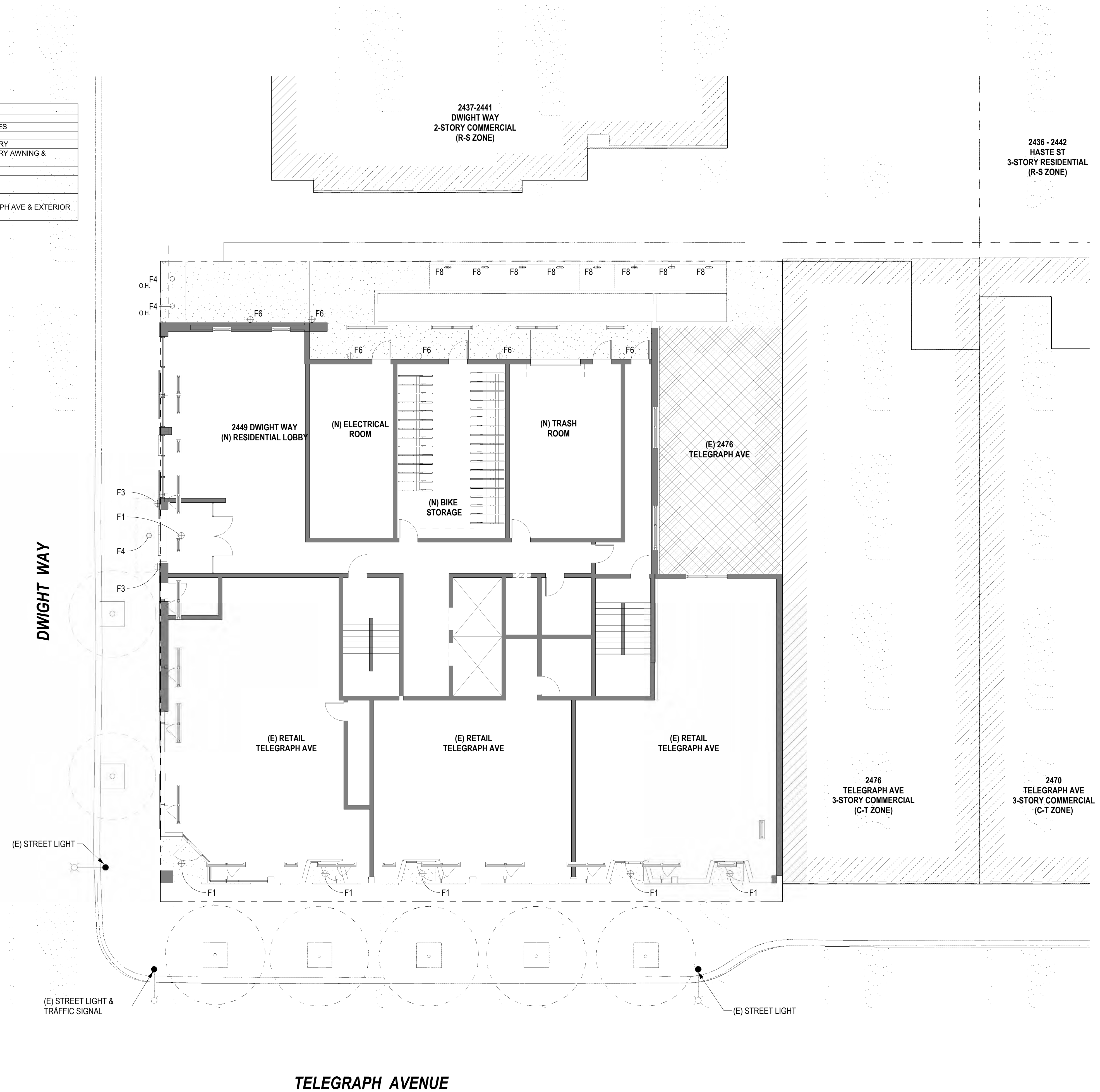
A100



PROPOSED LIGHTING SCHEDULE		
FIXTURE #	DESCRIPTION	LOCATION
F1	LED - RECESSED DOWNLIGHT, 6"	EXTERIOR RETAIL & RESIDENTIAL ENTRIES
F2	NOT USED	
F3	LED - DECORATIVE WALL SCONCE (LG)	EXISTING DWIGHT WAY HISTORICAL ENTRY
F4	LED - RECESSED DOWNLIGHT, 8"	EXISTING DWIGHT WAY HISTORICAL ENTRY AWNING & PROPOSED RESIDENTIAL ENTRY GATE
F5	LED - DECORATIVE WALL SCONCE (SM)	PROPOSED RESIDENTIAL ENTRY GATE
F6	LED - DECORATIVE WALL SCONCE W/ DOWNLIGHT (MD)	RESIDENTIAL OPEN SPACE AREA
F7	NOT USED	NOT USED
F8	LED - RECESSED WALL MTD. EGRESS LIGHTING	REAR EGRESS RAMP FOR 2476 TELEGRAPH AVE & EXTERIOR UTILITY AREA

LIGHTING NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
 - A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
 - B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.



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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

DESIGN REVIEW
/ USE PERMIT[illegible]

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

PROPOSED SITE LIGHTING PLAN

CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

DESIGN REVIEW
/ USE PERMIT[illegible]

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

PROPOSED 2ND & 3RD
FLOOR PLANS

A112



② THIRD FLOOR PLAN
1/8" = 1'-0"



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

CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

DESIGN REVIEW
/ USE PERMIT[illegible]

PROJECT #:	EPC07
ISSUE DATE:	09/08/2025

PROPOSED 4TH & 5TH
FLOOR PLANS

A113



CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

DESIGN REVIEW
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PROJECT #: EPC07

ISSUE DATE: 09/08/2025

PROPOSED 6TH & 7TH FLOOR PLANS

A114



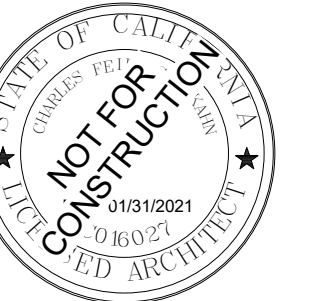
2 SEVENTH FLOOR PLAN
1/8" = 1'-0"



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

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19 DWIGHT WAY
BERKELEY, CA



ADJACENT BUILDING AT PROPERTY LINE

T.O. PARAPET
43' - 0"

T.O. PARAPET
43'-0"

(E)
NEIGHBORING
BUILDING W/IN
EASEMENT

T.O. PARAPET
43'-0"

T.O. PARAPET
43'-0"

PROJECT ISSUE RECORD:

[illegible]

PROJECT #: EPC07

DATE: 09/08/2025

EXISTING ELEVATIONS

A200

9/8/2025 11:10:20 AM



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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



DESIGN REVIEW
/ USE PERMIT

GENERAL BUILDING ELEVATION & SECTION LEGEND:

- FINISH TAG.
- KEYNOTE TAG, SEE LEGEND.

ELEVATION NOTES:

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT
- A. LIGHTING SHALL NOT HAVE A COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN
- B. ALL NON-EXEMPT LIGHTING SHALL BE SHIELDED AND DIRECTED WITH A FULL CUT OFF FIXTURE OF NO MORE THAN 2.5% OF LAMP LUMENS AT OR ABOVE 90°, AND NO MORE THAN 10% OF LAMP LUMENS AT OR ABOVE 80°.
2. 90% OF ALL GLAZING SHALL BE BIRD FRIENDLY GLAZING; SEE 3/A550 FOR UV-COATED GLAZING SPECIFICATION

(CP-1) CEMENT PLASTER (FIELD)
MFR: BENJAMIN MOORE
COLOR: AF-150 COTSWOLD
FINISH: SMOOTH TROWEL

(CP-2) CEMENT PLASTER (ACCENT)
MFR: BENJAMIN MOORE
COLOR: CC-516 FLAGSTONE
FINISH: SMOOTH TROWEL

(CP-3) CEMENT PLASTER (SECONDARY ACCENT)
MFR: BENJAMIN MOORE
COLOR: 980 WOODCLIFF LAKE
FINISH: SMOOTH TROWEL

(CP-4) CEMENT PLASTER (PARGE COAT O/ BRICK)
MFR: BENJAMIN MOORE
COLOR: 1080 KING ARTHUR'S COURT
FINISH: SMOOTH TROWEL

(RS-1) RAIN SCREEN
MFR: FIRECLAY OR SIMILAR
MATERIAL: LARGE FORMAT, CERAMIC TILE
COLOR: ANTIQUE
FINISH: MATTE

(T-1) TILE
MATERIAL: GLAZED THIN BRICK
MFR: FIRE-CLAY, COLOR: 'ABSAROKA'
PATTERN: SOLDIER COURSE

(T-2) TILE
MATERIAL: CLAY BODY TILE
MFR: FIRE-CLAY, COLOR: 'ANTIQUE'
PATTERN: SOLDIER COURSE, STACKED BOND

(MB-1) BRICK (EXISTING)
COLOR: TAN, RUNNING BOND

(MB-2) BRICK (EXISTING)
COLOR: BROWN, RUNNING BOND

(SF-1) STOREFRONT, STEEL & GLASS (EXISTING), PAINTED
MFR: HOPES WINDOWS OR SIM.
STYLE: ARROW-SHAPED PROFILE
COLOR: CHARCOAL GRAY, POWDER COAT

(AC-1) GFRG CORNICE
MATERIAL: FIBERGLASS, GFRP OR POLYURETHANE
HEIGHT: 4'-5", DEPTH: 3'-0"

(AC-4) GFRG CORNICE
MATERIAL: FIBERGLASS, GFRP OR POLYURETHANE
HEIGHT: 3'-0", DEPTH: 2'-0"

(AC-2) PLASTER COATED FOAM CORNICE
MATERIAL: CEMENT PLASTER COATED FOAM
HEIGHT: 1'-0"

(AC-3) PLASTER COATED FOAM CORNICE
MATERIAL: CEMENT PLASTER COATED FOAM
HEIGHT: 0'-9"

(PT-1) PAINT
MFR: BENJAMIN MOORE
COLOR: AF-150 COTSWOLD

(PT-2) PAINT
MFR: BENJAMIN MOORE
COLOR: CC-516 FLAGSTONE

(PT-3) PAINT
MFR: BENJAMIN MOORE
COLOR: 980 WOODCLIFF LAKE

(PT-4) PAINT
MFR: BENJAMIN MOORE
COLOR: 1080 KING ARTHUR'S COURT

(PT-5) PAINT
MFR: BENJAMIN MOORE OR SIM.
COLOR: MATCH FIRECLAY 'ANTIQUE'

(W-1) WINDOW FRAME (RETROFIT REPLACEMENT)
MATERIAL: VINYL
MFR: QUAKER OR SIM.
COLOR: MED BRONZE OR SIM.
NOTE: REPLACEMENT WINDOWS TO MATCH (E) WINDOW & TRIM PROFILES

(W-2) WINDOW FRAME
MATERIAL: uPVC OR VINYL
MFR: INTUS
COLOR: DARK BRONZE

(G-1) BIRD SAFE GLAZING
MATERIAL: GLASS
MFR: GUARDIAN
MODEL: TBD

(M-1) METAL, POWDER COATED
MATERIAL: STEEL, COLOR: DARK BRONZE/BLACK

(M-2) METAL & GLASS GUADRAILING
MATERIAL: ALUMINUM, COLOR ANODIZED DK. BRONZE

(WD-1) WOOD FENCING
SPECIES: REDWOOD OR CEDAR



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



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

Δ	PROJECT ISSUE RECORD:
1	1/14/22 ZAB SUBMITTAL
2	6/4/22 RESP. TO INC. LETTER
3	8/29/22 RESP. TO INC. LETTER

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

PROPOSED BUILDING
ELEVATIONS

A212

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CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



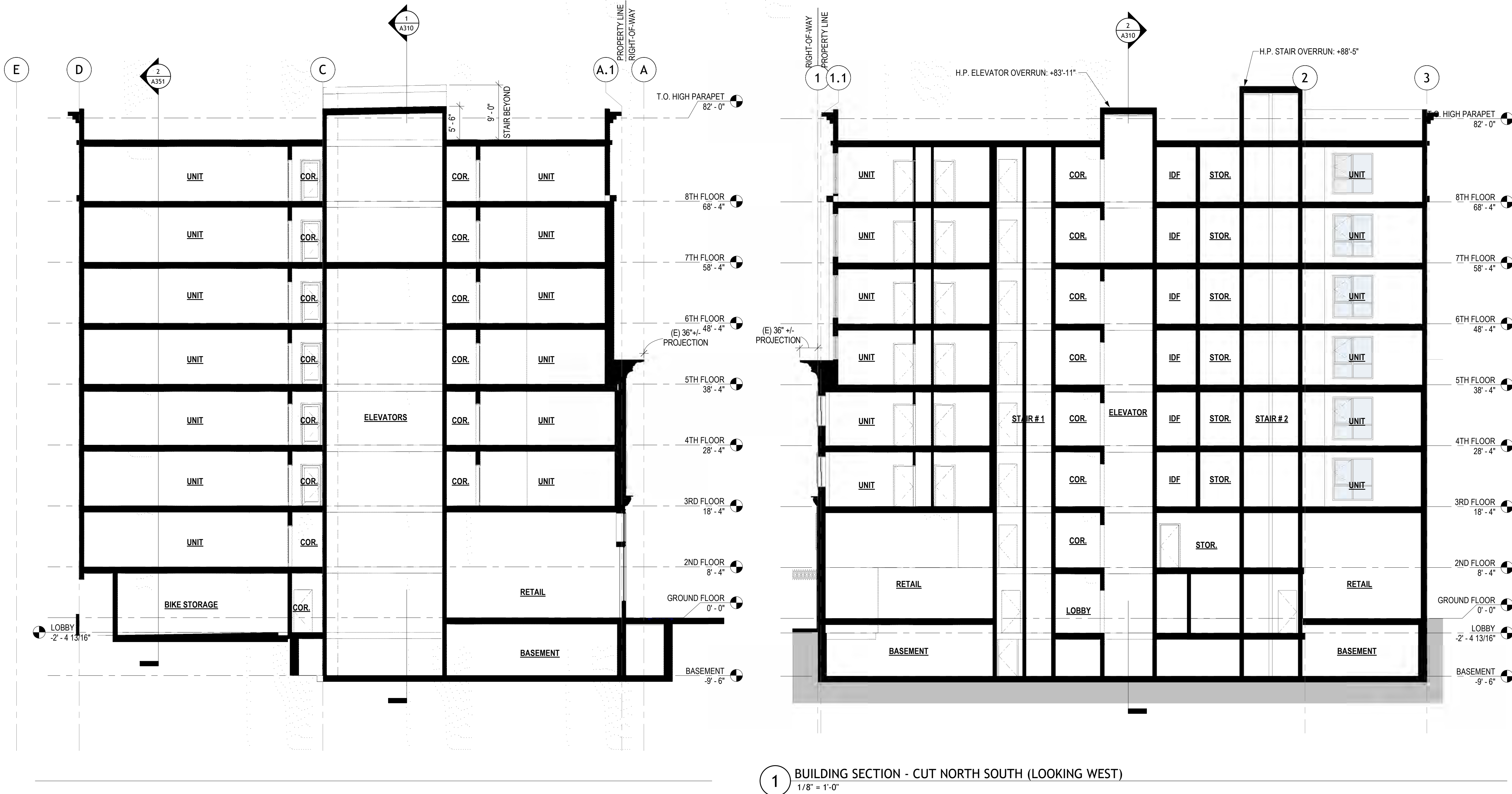
DESIGN REVIEW
/ USE PERMIT

PROJECT ISSUE RECORD:			
1	1/14/22	ZAB SUBMITTAL	
2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

PROJECT #: EPC07
ISSUE DATE: 09/08/2025

PROPOSED BUILDING
SECTIONS

A310



1 BUILDING SECTION - CUT NORTH SOUTH (LOOKING WEST)
1/8" = 1'-0"

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**CHANDLER
BLDG. ADDITION**

2445-2449 DWIGHT WAY
2492-2498 TELEGRAPH AVE
BERKELEY, CA



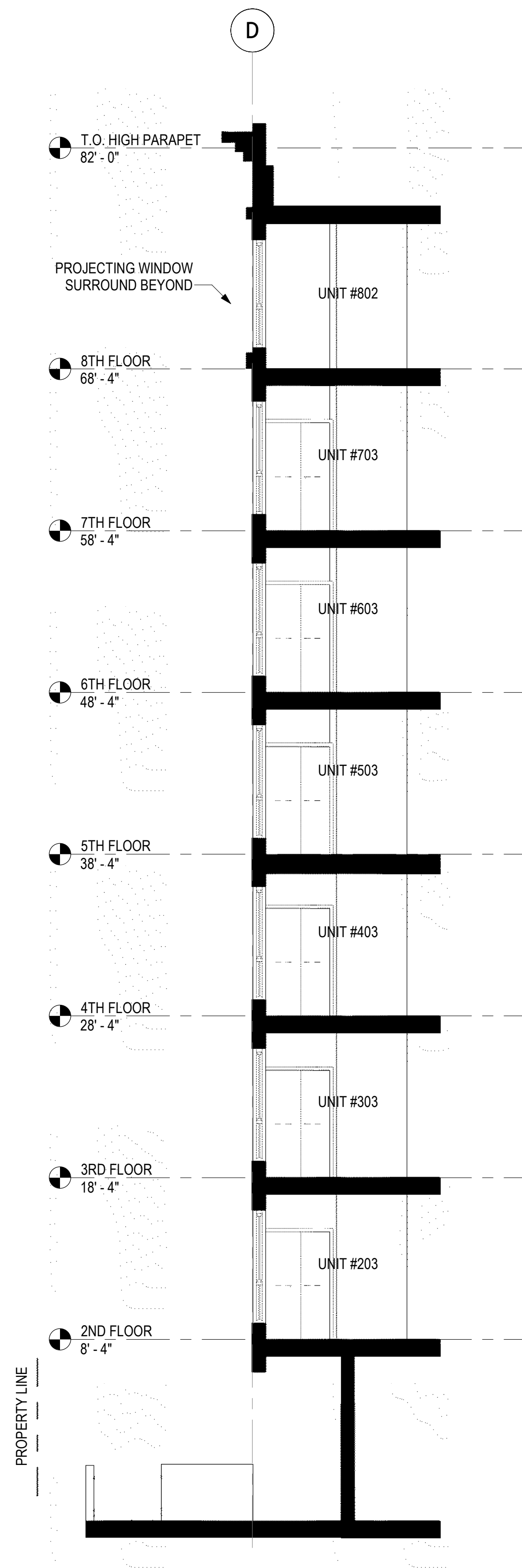
**DESIGN REVIEW
/ USE PERMIT**

PROJECT ISSUE RECORD:			
2	6/4/22	RESP. TO INC. LETTER	
3	8/29/22	RESP. TO INC. LETTER	

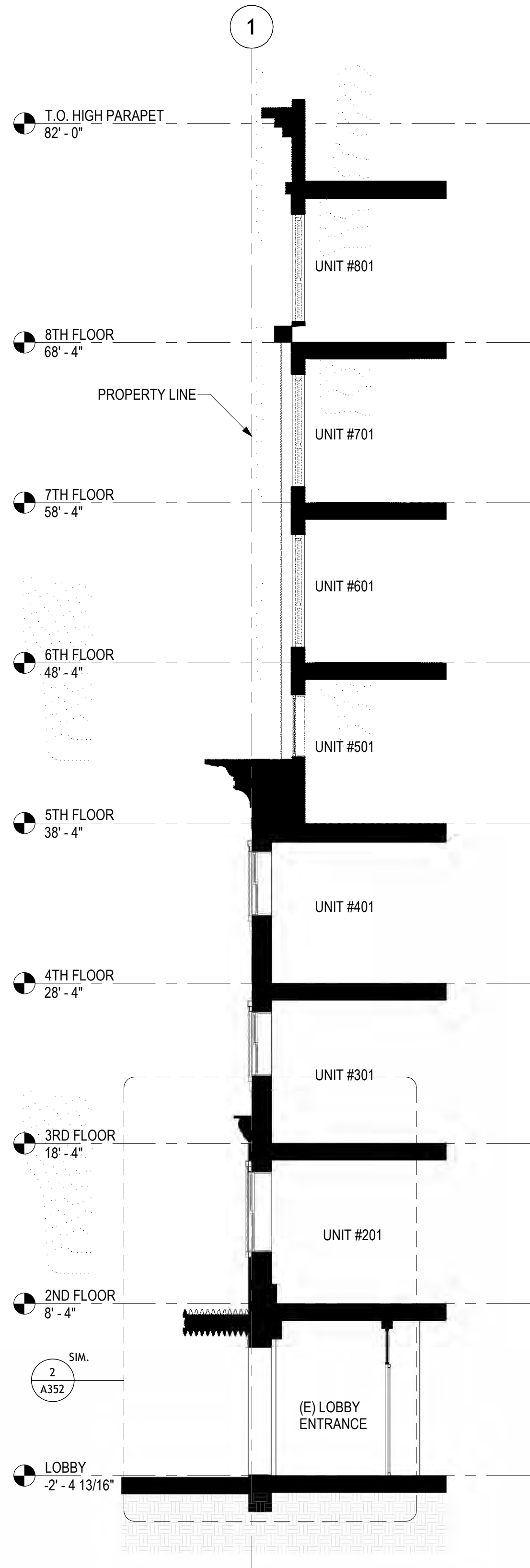
PROJECT #: EPC07
ISSUE DATE: 09/08/2025

PROPOSED WALL
SECTIONS

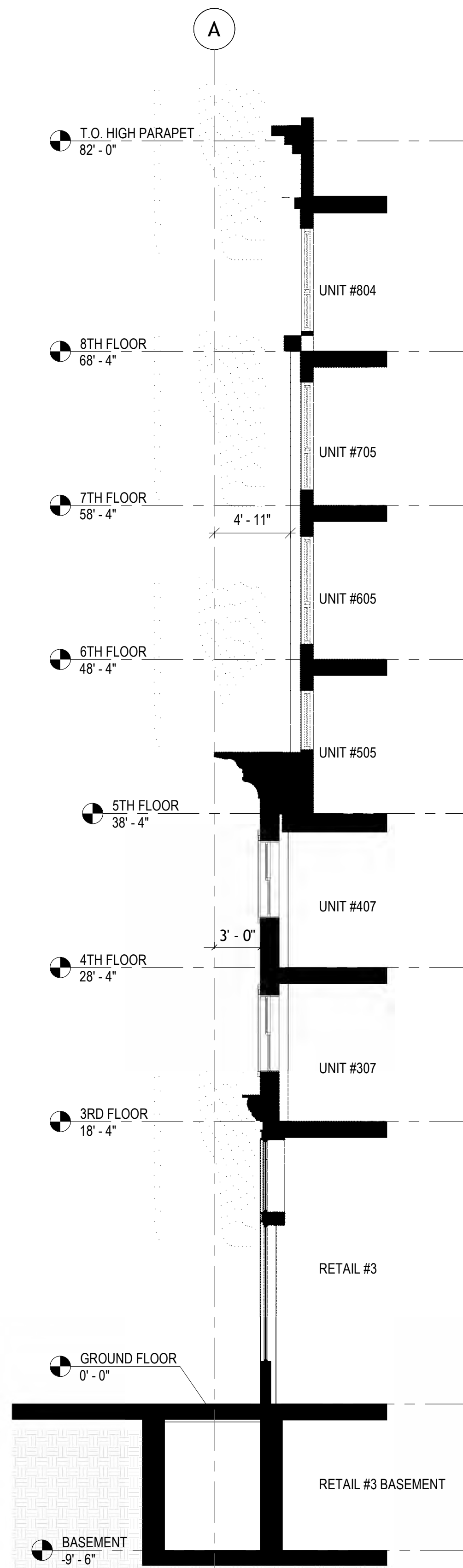
A350



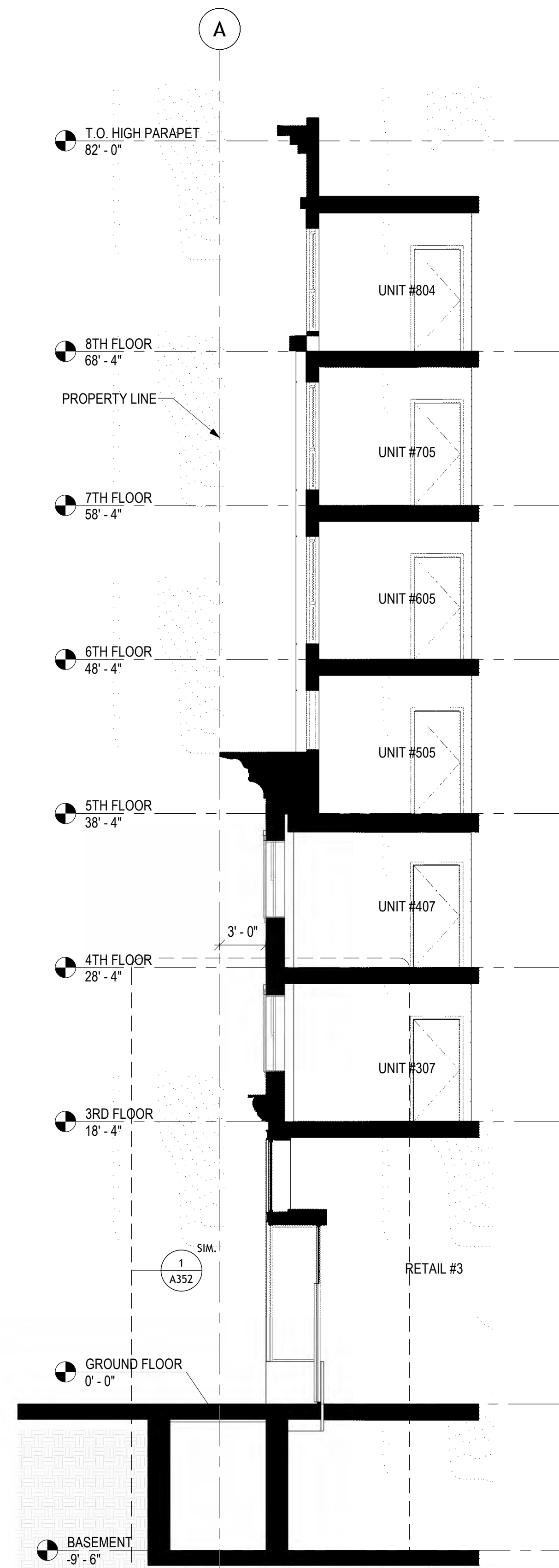
4 SECTION @ MAIN LOBBY ENTRY
3/16" = 1'-0"



3 SECTION @ DWIGHT WAY LOBBY ENTRY
3/16" = 1'-0"



2 SECTION @ TELEGRAPH AVE (TYP. FACADE)
3/16" = 1'-0"



1 SECTION @ TELEGRAPH AVE (WINDOW SURROUND)
3/16" = 1'-0"

CHANDLER
BLDG. ADDITION

[illegible]

ISSUE DATE: 09/08/2025

A351



CHANDLER
BLDG. ADDITION

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

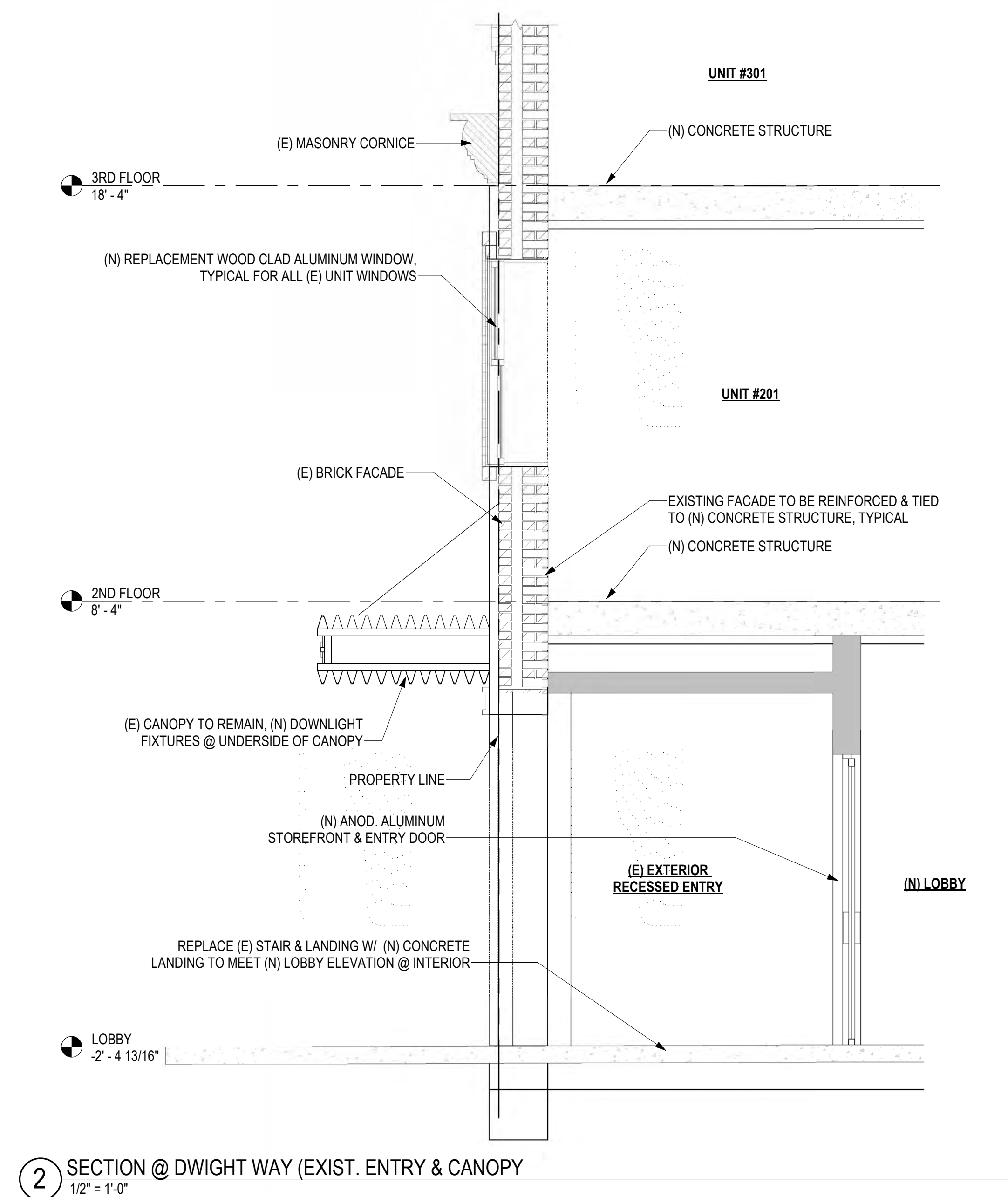
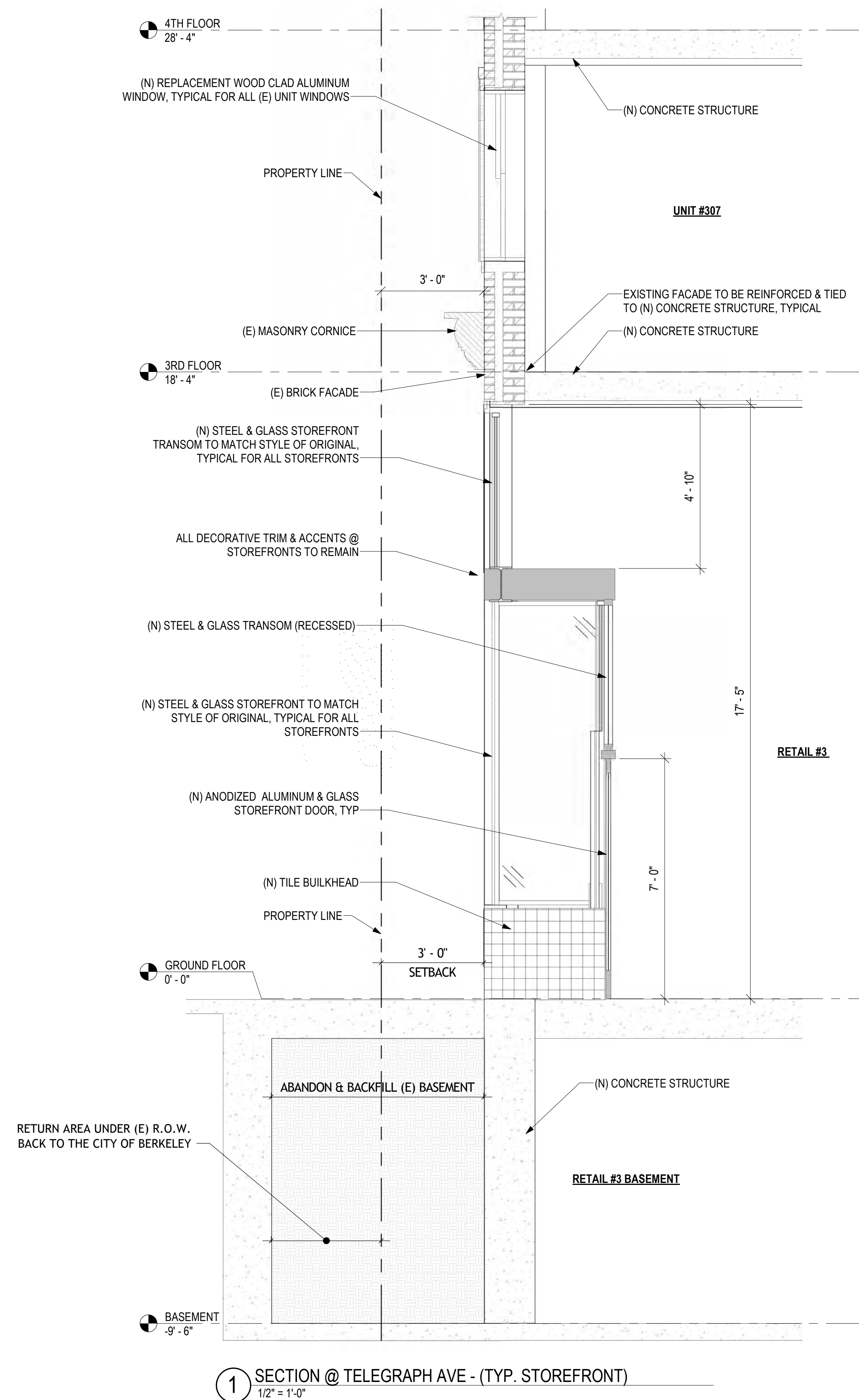
DESIGN REVIEW
/ USE PERMIT[illegible]

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

PROPOSED ENLARGED
SECTIONS

A352



**CHANDLER
BLDG. ADDITION**

2445-2449 DWIGHT WAY
2482-2498 TELEGRAPH AVE
BERKELEY, CA

DESIGN REVIEW
/ USE PERMIT

Help save energy, help save birds

Guardian® Bird1st™ UV glass helps reach energy goals when paired with Guardian SunGuard® low-E coatings.

SunGuard low-E Product	Threat Factor	Visible Light				UV		Solar Heat Gain Coefficient	U-Value		Light to Solar Gain
		Trans mittance %	Reflection		Color Rendering Index	Trans mittance	Winter Night		Air	Argon	
			Out	In							
*SunGuard coating on surface indicated											
Birdst UV with NU 735/65 (#5)	N/A*	76	12	13	95.5	0	0.58	0.30	0.26	1.30	
Birdst1st UV with SN 68 (#4)	30*	66	11	12	94.1	0	0.36	0.29	0.24	1.83	
Birdst1st UV with SN65 / 62/34 (#5)	25*	63	12	12	93.2	0	0.38	0.28	0.24	1.65	
Birdst1st UV with SNX 62/34 (#4)	25*	60	11	12	91.7	0	0.27	0.28	0.23	2.20	

- * Figures may vary due to manufacturing tolerances. All tabulated data is based on NFRC methodology using Guardian's Performance Calculator.
 * Values are for indication purposes only and are subject to variation according to conditions of measurement, manufacture and/or application.
- † Bird's (#1) with NU 78/65 has not been tested by ABC or a third-party. This configuration is allowed by Guardian's Science & Technology Center as suitable for bird deterrent applications where a third-party Threat Factor is not required. NU 78/65 (#1) is also similarly permitted.
- † Bird's (#1) with SNX 68 (#4) has been tested by ABC and has received a Threat Factor rating of 30.
- † Bird's (#1) with SNX 62/34 (#4) has been tested by ABC and has received a Threat Factor rating of 25. The use of SNX-62/34 (#3) and SNX-62/34 (#2) has also been tested and approved by ABC and has received a Threat Factor rating of 25.
- † Bird's (#1) with SNX 62/27 (#4) has been tested by ABC and has received a Threat Factor rating of 25. The use of SNX 62/27 on any other surface has not been approved by ABC.

Bird1st UV product details and availability

- *Four SunGuard coatings:* Neutral 78/65, SN 68, SNX-L 62/34 and SNX 62/27
- *Two substrates:* Guardian UltraClear® low-iron glass and standard clear glass
- *Size:* 102" x 144" (maximum)
- *Thickness:* 6mm
- *Safety:* Heat-treating, lamination required



To the human eye, the Guardian Bird1st UV coating looks transparent in most viewing conditions

For more information on Guardian Glass bird-friendly products, visit GuardianGlass.com/Bird1st.

www.guardianglass.com

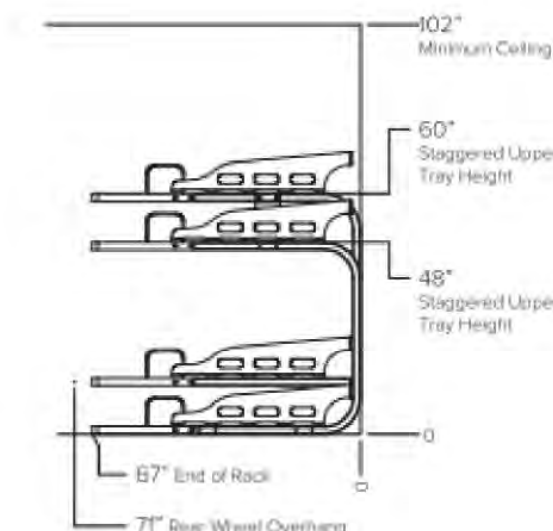
Phone: 1.866.482.7374

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Guardian, Bird1st, SunGuard, and Guardian UltraClear are trademarks of Guardian Industries Corp.



The products in this publication are sold subject to Guardian's standard terms and conditions of sale and any applicable written warranties. It is the responsibility of the purchaser to confirm that the products are suitable for their intended application in compliance with the applicable laws and regulations. Please contact your local Guardian representative to obtain any applicable handling and fabrication guides and for the most current product information.

DERO
 Dero Duplex**Submittal Sheet**

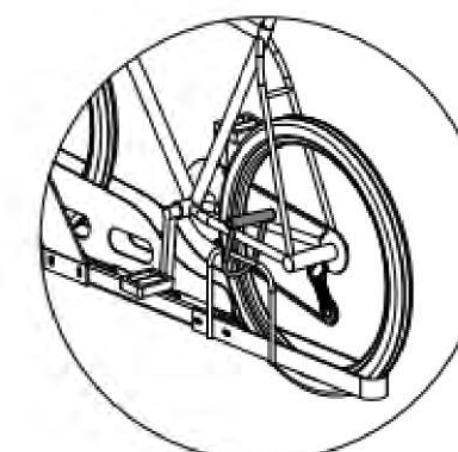
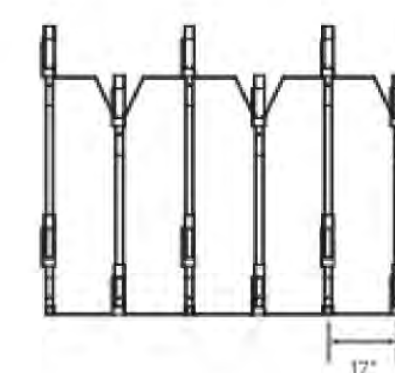
CAPACITY Varies per configuration
Minimum 6 bike system required for stability

MATERIALS Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

FINISHES

- ☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
 1. Sandblast
 2. Epoxy primer electrostatically applied
 3. Final thick TGIC polyester powder coat
- ☐ **Stainless**
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS	Surface only Each connector plate accepts 3/8" wedge anchors.
--------------------------	---



U-lock compatible

[illegible]

PROJECT #: EPC07

ISSUE DATE: 09/08/2025

MISC SPECIFICATIONS & DETAILS

2449 Dwight Way Berkeley, CA 94704

Applicant Statement (Revised 3/14/2025)

January 25, 2022

Project Overview

We are pleased to submit this application to revitalize and expand the housing capacity at the Chandler Building (2449 Dwight Way), a mixed-use building that has remained unoccupied since it was severely damaged by a fire in November 2015. Located in the C-T District, this project is designed to support the area's commercial and retail fabric while addressing the critical need for housing. In addition to reconstructing the existing rent-controlled units lost in the fire, the project will reintegrate the building into the community, once again activating the ground floor with commercial spaces along Telegraph Avenue and providing much-needed residential space.

The 8-story project will add 4 additional floors of residential area to the existing 4-story structure, ultimately providing 63 total units - 24 reconstructed rent-controlled units and 39 new units, including 3 affordable units. An 8th floor outdoor patio will provide useable open space for the residential occupants.

Zoning Information

Building Information:

The current 4 story, 10,300 square foot lot at 2449 Dwight Way is located in the C-T district. The existing ground floor is comprised of 6 commercial tenant suites that occupy a total of 6,755 square feet with 4 facing Telegraph Avenue and 2 smaller spaces facing Dwight Way. The existing 21,232 square feet of residential floor area includes the existing ground floor lobby and existing 2nd, 3rd and 4th floors.

The proposed project will preserve 54% of the existing masonry facades, including the Dwight Way and Telegraph Avenue facades, as well as a small portion of the existing west-facing facade. The proposed project will contain 2,627 square feet of ground floor commercial tenant space facing Telegraph Avenue and 46,827 square feet of residential floor area on floors 1 through 8.

Building Height:

The existing four-story building has an average height of 44 feet, while the C-T District allows a maximum height of 75 feet and up to seven stories for a given use.

The proposed project seeks a density bonus waiver to exceed this limit, resulting in an eight-story building with an average height (roof) of 86 feet, 10 inches.

Setbacks and yards:

The C-T District has no setback or yard requirements. The proposed project will maintain the existing 8,200-square-foot building footprint, including a 10-foot rear setback from the western property line, a 3-foot front setback at the east (Telegraph Ave) property line, and a zero-foot setback along the south and north property lines.

Additionally, the site includes an existing one-story, 800-square-foot building that is connected to the adjacent property at 2476 Telegraph Avenue and occupies an established encroachment easement. This structure is not part of the proposed project and will remain unchanged.

Off-street Parking, Loading & Bicycle Parking:

The C-T District does not require off-street parking or loading spaces for residential or commercial uses. The existing building has no off-street parking or loading spaces, and the proposed project will maintain this condition.

The proposed project will provide a minimum of 34 bike parking spaces. With 100 total bedrooms in the project, one long-term parking space is required per every three bedrooms, thus $100 \text{ bedrooms} / 3 = 34 \text{ bike parking spaces required}$.

The proposed project also provides 8 short-term bike parking spaces, although only three spaces are required. With 100 total bedrooms in the project, one short-term parking space is required per every forty bedrooms, thus $100 \text{ bedrooms} / 40 = 3 \text{ bike parking spaces required}$.

NO bike parking is required for commercial areas in the C-T district.

Usable Open Space (UOS):

The C-T District requires 40 square feet of usable open space (UOS) per unit, requiring the proposed 63-unit project to provide 2,520 square feet of UOS. As part of the Density Bonus application, a waiver will be requested to reduce the required UOS and associated landscaping. The proposed project contains 477 square feet of UOS at an outdoor patio located on the 8th floor. Regulations require that at least 40% (1,008 square feet) of the required UOS be landscaped; however, the project only provides 115 square feet of landscaped UOS, located at the 8th-floor outdoor patio.

Project Benefits:

This project brings significant benefits to the C-T District. The existing building has remained unoccupied since the 2015 fire, and this proposal will help restore the neighborhood fabric by reactivating a key corner of the Telegraph Avenue commercial district. The redesigned commercial space offers flexibility to accommodate a range of tenants, including restaurants, cafés, and retail shops, ensuring adaptability to market demands.

Located just a few blocks from the UC Berkeley campus, the project is ideally positioned to serve students and young professionals. It will reconstruct the 24 rent-controlled apartments lost in the 2015 fire while adding four new floors and 39 new units, including three designated as affordable, below market-rate units.

With a diverse mix of multi-bedroom units, one-bedrooms, and studios, the development will offer a variety of housing options to meet different needs.

By maintaining vibrant ground-floor commercial space along Telegraph Avenue and increasing housing density within walking and biking distance of campus, this project will strengthen both the neighborhood and the broader C-T District.

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