DESIGN REVIEW COMMITTEE

STAFF REPORT

For Committee Decision
NOVEMBER 20, 2025

2614 Telegraph Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2024-0002 to demolish a residential building (2614 Telegraph) and a commercial office (2417 Carleton), and construct a 5-story mixed-use building with 32 dwelling units (3 Very Low-Income, 2 Low-Income), and 605 sq. ft. of commercial space, using a State Density Bonus.

I. Introduction

This four-story mixed use project is located on the West side of Telegraph Avenue between Derby and Ward, as well as on Carleton to the west of Telegraph. The project site is located in the C-C Commercial District.

A demolition referral for the existing structure facing Carleton was reviewed at the October 6, 2025 Landmarks Preservation Commission (LPC) Meeting where the LPC took no action. Demolition of the existing residential structure facing Telegraph will be reviewed at the Use Permit hearing.

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.

The project is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project would demolish two existing structures and merge two lots to construct a 5-story mixed use building featuring:

- 32 dwelling units (8 one-bedroom units, 8 three-bedroom units,10 four-bedroom units, and 6 five-bedroom units) including 3 very low-income units and 2 low-income units;
- 605 square feet of commercial space on the ground floor fronting onto Telegraph Avenue;
- Bike storage room with space for 34 bicycles located off the lobby;
- Residential lobby, including mail/ package area;
- 795 square feet for a common study room on the fifth floor; and
- 6 new short-term bicycle parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is located on the West side of Telegraph Avenue between Parker and Carleton in the C-C Corridor Commercial District and abuts R-2 and R-2A districts to the West and North. A gas station is adjacent to the north, and a four-story mixed use structure is adjacent to the South. To the East, across Telegraph, are mixed-use and commercial structures.

B. Site Conditions:

The parcel facing Carleton, with a 35 foot frontage and 134.5 foot depth, is located on the north side of Carleton St. between Telegraph Avenue (east) and Dana Street (west). This parcel houses a former residential, now commercial, building. The parcel facing Telegraph, with a 64 foot frontage and 108.5 foot depth, is located on the west side of Telegraph between Parker Street (north) and Carleton Street (south). This parcel houses a residential structure.

Figure 1: Vicinity and Zoning Districts Map

Table 1: Land Use Information

Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
North	Avenue Commercial / Medium Density Residential	Commercial Corridor / R2A Restricted Multiple-Family Residential District	Commercial / Residential
South	Avenue Commercial	CC Commercial Corridor	Commercial / Mixed-Use Residential
East	Avenue Commercial	CC Commercial Corridor	Commercial / Mixed-Use Residential
West	Low Medium Density Residential	R2 Restricted Two-Family Residential District	Residential

Table 2: Development Standards

Standard BMC Sections 23.204.050		**Existing**	**Proposed Total**	**Permitted/ Required**
Lot Area (sq. ft.)		9,793 (5,085+4,708)	No change	N/A
Gross Floor Area (sq. ft.)		4,320 (2,360+1,960)	38,151	N/A
Floor Area Ratio		0.5, 0.4	4	3 max
Dwelling Units	Total	1 (2614 Telegraph)	32	N/A
	Affordable	0	5	0 min
Building Height	Maximum (ft.)	30/32	57	50 max (with approval of a Use Permit)
	Stories	2	5	4 max (with approval of a Use Permit)
Building Setbacks (ft.)	Front	21/7.25	0	No min
	Rear	44.06/64.41	5	10 min (may be reduced with a Use Permit per BMC Section 23.304.030(C)(2)(b))
	Left Side	15.3/9.21	0	0 min
	Right Side	2.9/3	5	0 min
Lot Coverage (%)		23/21	79	100 max
Usable Open Space (sq. ft.)		1,000 (2614 Telegraph)	0	200 sq. ft. per dwelling min., (may be reduced with a Use Permit per BMC Section 23.204.050(D)(3)(a))
Parking	Automobile	0	0	0
	Bicycle	0	40	38 min

= Waiver or Concession requested to modify the district standard
Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent

IV. Project Description

A. Requested Use Permits

- **Use Permit** per Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish one non-residential building;
- **Use Permit** BMC Section 23.204.020 to establish a mixed-use residential building in the C-C District;
- **Use Permit** per BMC Section 23.204.020 to add a multi-family use in the C-

C District;

- **Use Permit** per BMC Section 23.204.030(A)(1) to add more than 5,000 square feet in the C-C District;
- **Use Permit** per BMC Section 23.204.050(D)(1) to increase the maximum height to 50 feet and four stories for a mixed-use project;
- **Use Permit** per BMC Section 23.204.050(D)(3) to reduce the minimum useable open space**;**
- **Use Permit** per BMC Section 23.326.070(A) to demolish a non-residential building; and
- **Zoning Certificate** per BMC Section 23.326.030(B)(2) to demolish a single-family dwelling without sitting tenants if the project would result in a net increase in residential density.

B. CEQA Determination

Staff's recommendation is that this project is eligible for a **Class 32 Infill Exemption** (CEQA Guidelines Section 15332). However, the final determination is made by the ZAB.

C. Density Bonus Information

- **Waiver** to increase the FAR to 4, where the maximum is 3 under BMC Section 23.204.050(D)(1);
- **Waiver** to increase the building height to 57 feet and 5 stories, where the maximum height is 50 feet and 4 stories for a mixed-use building under BMC Section 23.204.050(D)(1); and
- **Concession** for the public art fee.

V. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

- **Setbacks:** The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
- **Harmony with Surroundings:** The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.
- **Articulation:** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Lighting:** Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or artwork should be maximized if large expanses of wall must be left devoid of openings.
- **Landscape and Open Space:** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.
- **Building Entrances:** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The subject parcel is located on the West side of Telegraph Avenue between Parker and Carleton in the C-C Corridor Commercial District and abuts the R-2A district to the North. A gas station is adjacent to the north, and a four-story mixed use structure is adjacent to the South. To the East, across Telegraph, are mixed-use and commercial structures.

Massing/Building Design This five-story project is designed as two segments connected with a bridge on each floor at the south interior face. The project has its main frontage on Telegraph Avenue with the lobby and commercial space, but also has a street presence on the Carleton frontage with a direct entrance to the street for one ground floor unit and a door to the main corridor as well.

Setbacks Upper stories are stepped back on Telegraph since the property line is angled. The exterior wall on Carleton at the ground floor entrance and residential units above do meet that property line. Although the project does meet the side property lines, there is also a significant amount of setback proposed for ground floor landscape areas.

Encroachments Some balcony and unit space encroach over the public right of way on Carleton. The applicant will work with Public Works for approval of an Encroachment permit for these elements.

Landscape/ Open Space Although there is no open space proposed that meets the minimum size requirements required, there are landscaped areas proposed on the ground floor. Refer to the Proposed Site Plan on Sheet A2.0 for more specific information about the proposed landscape.

Colors and Materials The project proposes high pressure laminate panels, as well as stucco, glazed brick, and natural wood siding. Refer to rendered exterior elevations on Sheets A3.1 and A3.2 for a legend of proposed materials.

B. Issues for Discussion:

- Neighborhood Context
- Building Design
- Ground floor Design
- Open Space

VII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with any conditions necessary and specific direction for Final Design Review.

Attachments:

1. Project Plans, received October 30, 2025

Staff Planner: Anne Burns, Aburns@Berkeleyca.gov, (510) 981-7410

ZONING ANALYSIS

Proposed Program	Commercial and Residential (32 units utilizing density bonus)	
Property Address	2614 Telegraph Ave, Berkeley, CA 94704 2417 Carleton St, Berkeley, CA 94704	
Assessor's Parcel Number (APN) / Parcel Number	55-1836-8-2, 55-1836-19, 55-1836-20, 55-1836-21, 55-1836-22, 55-1836-23, 55-1836-24	
Lot Size	5085 sf + 4708 sf = 9793 sf (0.22 acres)	
Zoning District	C-C Corridor Commercial District (23.204.050)	
General Plan Land Area	Avenue Commercial	
Earthquake Fault Rupture (Alquist-Priolo) Zone	No	
Landslide (Seismic Hazards Mapping Act)	No	
Liquefaction (Seismic Hazards Mapping Act)	No	
Fire Zone	1	
Creek Buffer	None	
Flood Zone (100-year or 1%)	No	
Residentila Net Area	28,299 SF	
Residential Floor Area	6,809 + 7,918 x 4 (-1,332) = 37,149 GSF	
Commercial Floor Area	605 GSF	
Bike Parking	397 GFS	
Gross Floor Area	7,811 + 7,918 x 4 (-1,332 Stairs) = 38,151 GSF	
	ZONING REQUIRMENTS	PROPOSED
Floor Area Ratio, Max	3	38,151/ 9,793 = 4*
Main Building Height, Max	50' / 4 Stories	57' MAX / 5 Stories *
Lot Line Setbacks, Min (Abutting/Confronting a Non-residential District)	0	Front 0', Side 0'/5', Rear 0'/5'
Lot Coverage, Maximum	100%	79%
Usable Open Space Per Dwelling Unit, Min	200 sf (50% max may be satisfied by balconies)	0 sf Minimum open space for mixed use projects can be reduced with a UP(PH). See 23.204.050.D.3.
Off-Street Parking Mixed-Use Residential (residential use only)	None required	
Off-Street Parking All non-residential uses except uses listed on Table 23.322-2	None required	
Non-Residential Bicycle Parking All Commercial Districts except for C-E and C-T	1 per 2000 sf	1 (537 sf commercial space)
Residential Bicycle Parking Dwelling Units (5 units or more)	Long-term: 1 space per 3 bedrooms Short-term: 2, or 1 space per 40 bedrooms, which ever is greater	(102 bedrooms) long-term: 34 / Short-term: 6

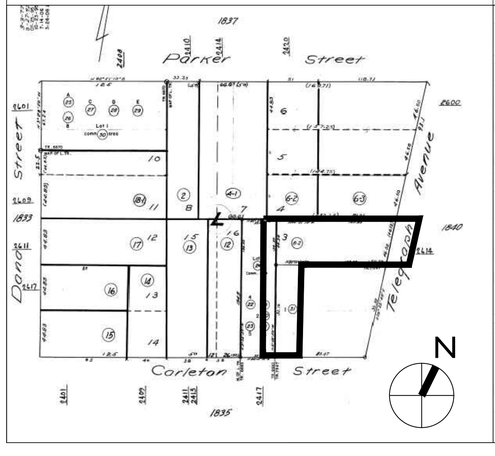
NOTES

* Proposed Density Bonus Incentive.

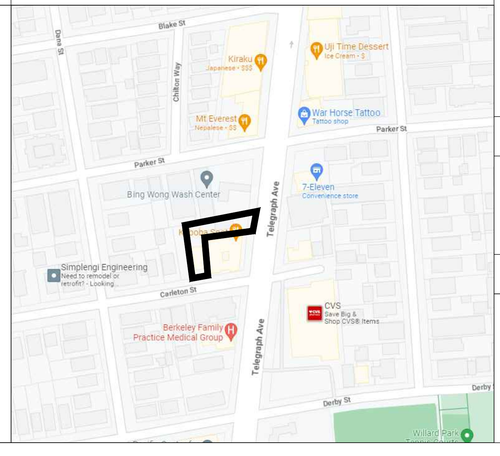
PROJECT TEAM

OWNER	ARCHITECT	SURVEYOR
AVENUE T PROPERTY, LLC 2804 GATEWAY OAKS DR STE 100 SACRAMENTO, CA 95833 (510)-898-1573	GUNKEL ARCHITECTURE 1295 59TH STREET EMERYVILLE, CA 94608 (510)-984-1112	BLS MAPPING AND SURVEYING BRIAN L. STOCKINGER BOX 24 1531 GRANDVIEW AVE, MARTINEZ, CA 94553 (925)228-4949 GOODSURVEYS6995@PACBELL.NET

ASSESSOR'S MAP



VICINITY MAP



2614 TELEGRAPH AVENUE AND 2417 CARLETON STREET BERKELEY, CA 94704

DESCRIPTION OF WORK

DEMOLITION OF COMMERCIAL BUILDINGS.
PROPOSED NEW MIXED-USE DEVELOPMENT WITH 4 STORIES OF RESIDENTIAL OVER GROUND FLOOR COMMERCIAL & RESIDENTIAL.

PROJECT INFORMATION

APN: 55-1836-8-2, 55-1836-19, 55-1836-20, 55-1836-21, 55-1836-22,55-1836-23, 55-1836-24
LOT SIZE: 5,085 SF + 4,708 SF = 9,793 SF (0.22 ACRES)
BUILDING OCCUPANCY: R-2, B,
CONSTRUCTION TYPE: V-B OVER TYPE I

SHEET INDEX

SHEET NUMBER	SHEET NAME	DESIGN REVIEW	REV 1
A0.0	COVER SHEET	●	●
A0.2	TELEGRAPH RENDERING	●	●
A0.3	CARLETON RENDERING	●	●
A0.4	LOT COVERAGE & OPEN SPACE DIAGRAM	●	●
A0.5	STREET STRIP	●	●
A0.6	STREET STRIP	●	●
A0.7a-b	SHADOW STUDY	—	●
A0.8a-c	DENSITY BONUS DIAGRAMS	—	●
A0.9a-b	AFFORDABLE HOUSING COMPLIANCE PLAN	—	●
1	SURVEY	●	●
A1.1	EXISTING/DEMO FIRST FLOOR AND SITE PLANS	—	●
A1.2	EXISTING/DEMO SECOND FLOOR PLANS	—	●
A1.3	EXISTING/DEMO ROOF PLAN	—	●
A2.0	PROPOSED SITE PLAN	●	●
A2.1	PROPOSED FIRST FLOOR PLAN	●	●
A2.2	PROPOSED SECOND FLOOR PLAN	●	●
A2.3	PROPOSED THIRD FLOOR PLAN	●	●
A2.4	PROPOSED FOURTH FLOOR PLAN	—	●
A2.5	PROPOSED FIFTH FLOOR PLAN	—	●
A2.6	PROPOSED ROOF PLAN	—	●

SHEET INDEX

SHEET NUMBER	SHEET NAME	DESIGN REVIEW	REV 1
A3.1	PROPOSED - ELEVATIONS	●	●
A3.2	PROPOSED - ELEVATIONS	●	●
A4.1	PROPOSED - SECTION	●	●
A5.1	DETAILS	—	●
A5.2	DETAILS	—	●

SYMBOLS

HEIGHT — +0'-0" A.F.F.
DETAIL — I / AX.XX
SECTION — I / AX.XX
ROOM TAG — RoomName / A101
EXTERIOR ELEVATION — I / AX.XX

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PHONE: (510) 984 - 1112

2614 Telegraph Avenue &
2417 Carleton Street
Berkeley, CA 94704

COVER SHEET

DESIGN REVIEW SUBMITTAL
DATE 11/08/2024
REV 1 DATE 10/27/2025

A0.0

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Berkeley, CA 94704

TELEGRAPH
RENDERING

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV ⚠ DATE 10/27/2025

A0.2

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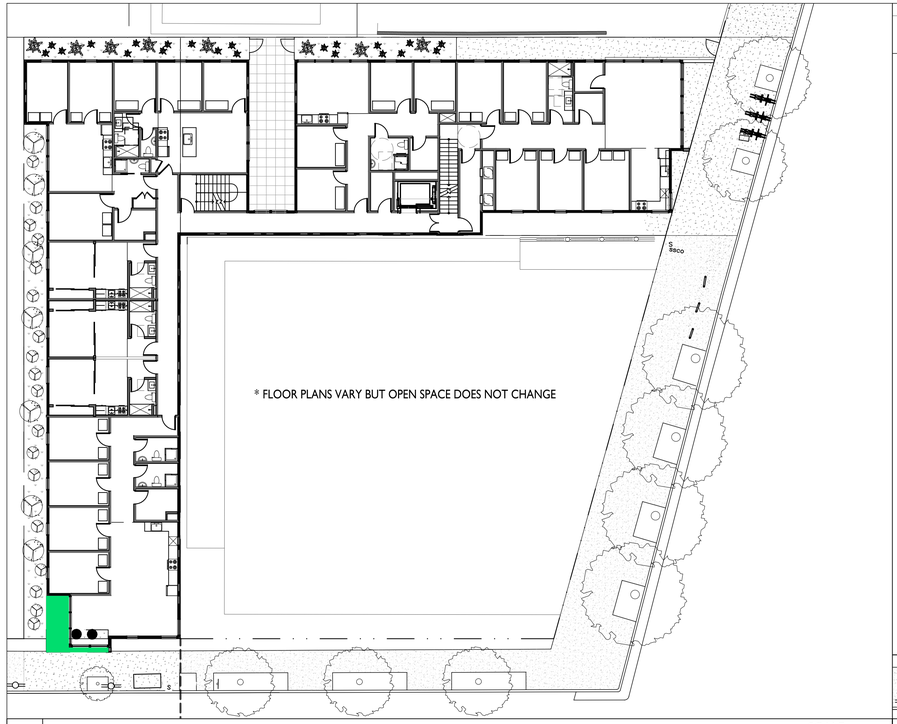
CARLETON
RENDERING

DESIGN REVIEW SUBMITTAL

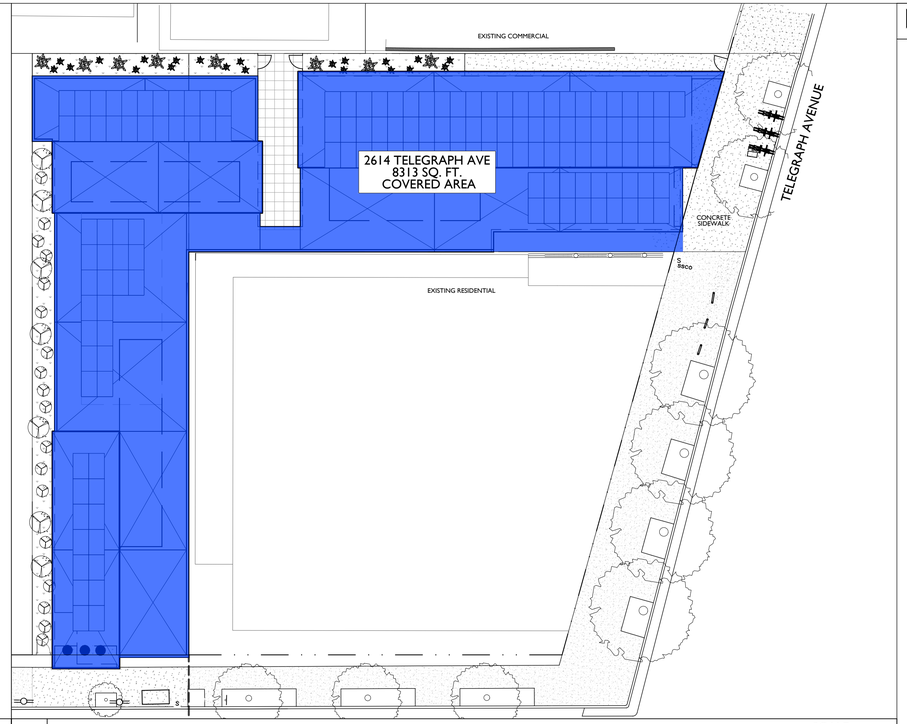
DATE 11/08/2024

REV 1 DATE 10/27/2025

A0.3



4 OPEN SPACE - SECOND TO FIFTH FLOOR
SCALE 1/16" = 1'-0"



2 LOT COVERAGE - IMPROVEMENT
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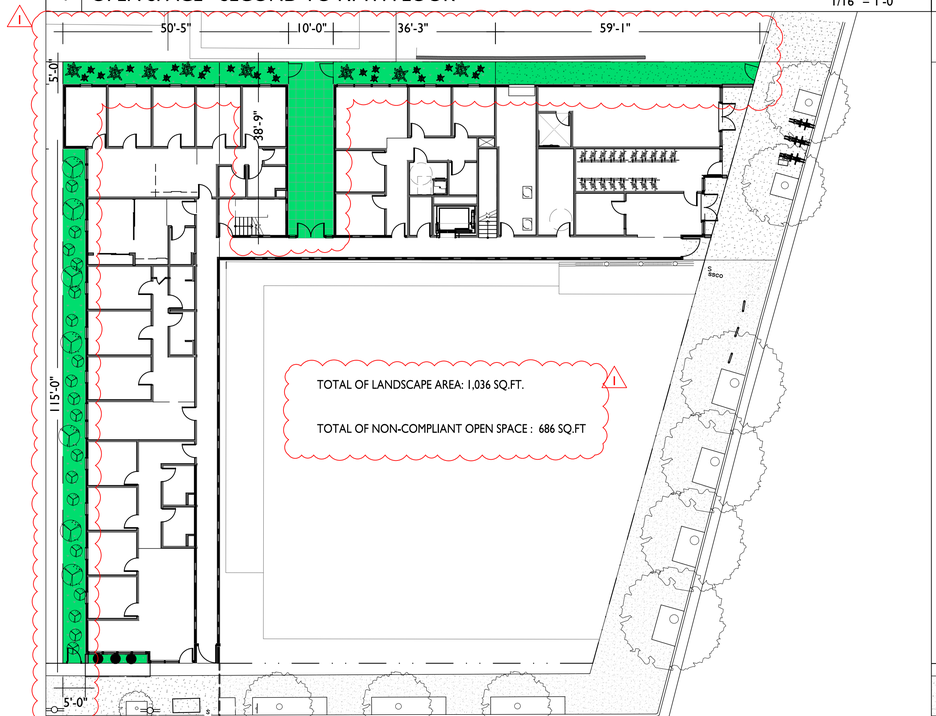

3 OPEN SPACE - SITE/FIRST FLOOR
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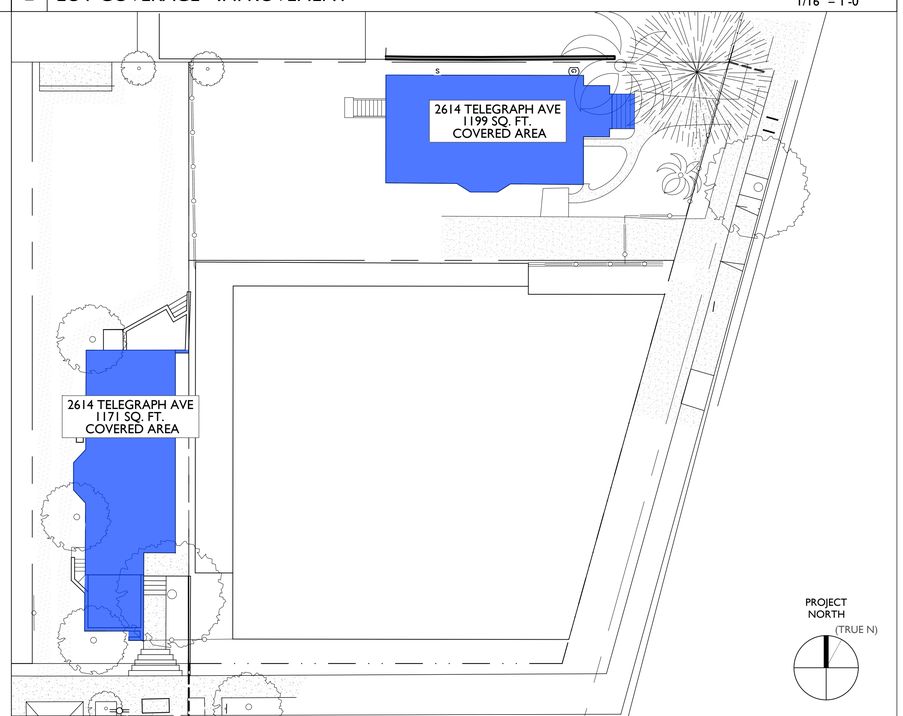

1 LOT COVERAGE - EXISTING
SCALE 1/16" = 1'-0"

KEY

- LOT COVERAGE
- * NON-COMPLIANT OPEN SPACE

* USE PERMIT FOR REDUCTION IN MIXED-USE PROJECT

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LOT COVERAGE & OPEN SPACE DIAGRAM

DESIGN REVIEW SUBMITTAL
DATE 11/08/2024
REV 1 DATE 10/27/2025

A0.4

2 PROPOSED STREET STRIP - EAST ELEVATION (TELEGRAPH AVE)

1 EXISTING STREET STRIP - EAST ELEVATION (TELEGRAPH AVE)

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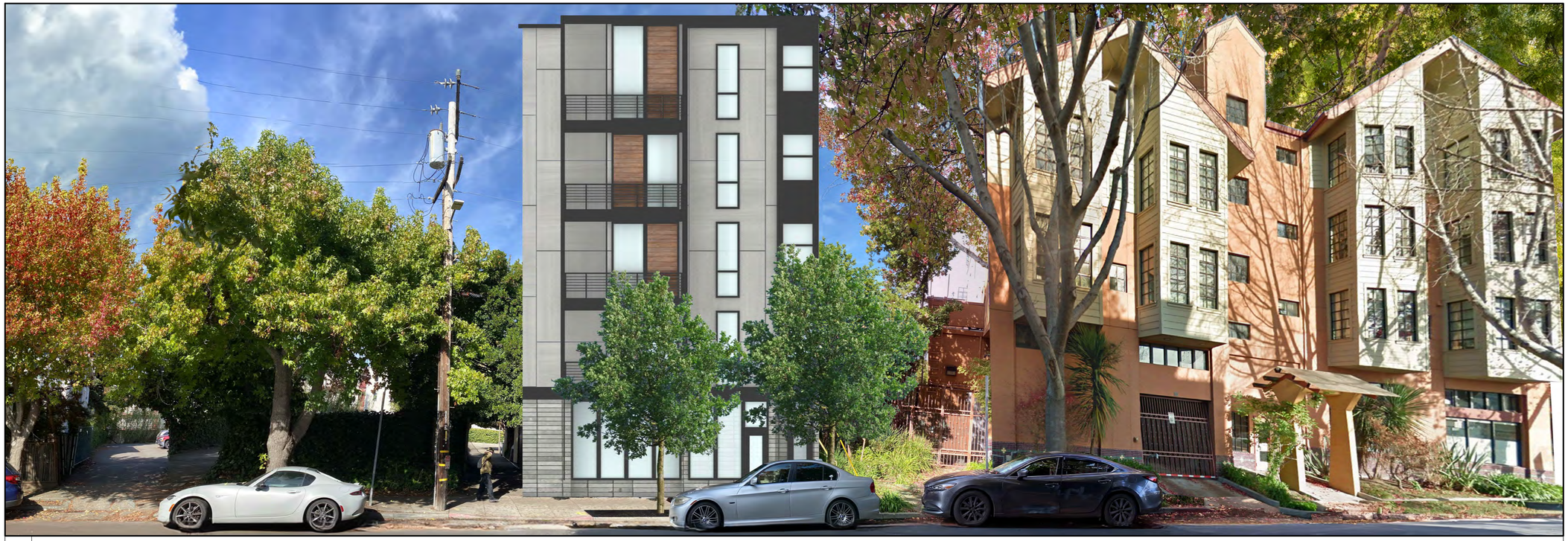
STREET STRIP

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

A0.5



2 PROPOSED STREET STRIP - SOUTH ELEVATION (CARLETON ST)

1 EXISTING STREET STRIP - SOUTH ELEVATION (CARLETON ST)

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Berkeley, CA 94704

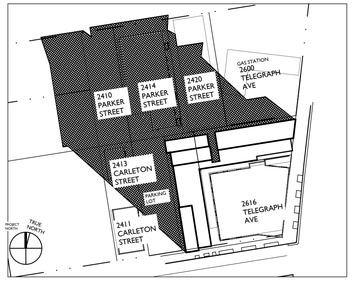
STREET STRIP

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV ⚠ DATE 10/27/2025

A0.6



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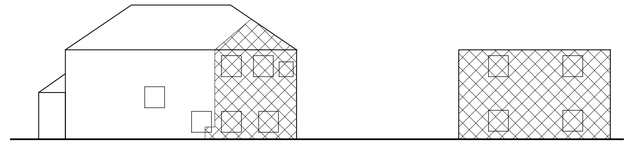
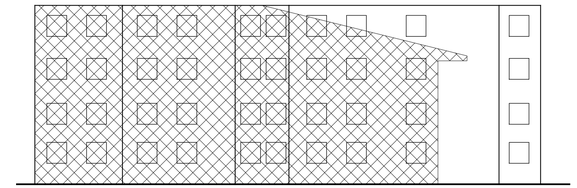


2411 CARLETON ST
EAST ELEVATION



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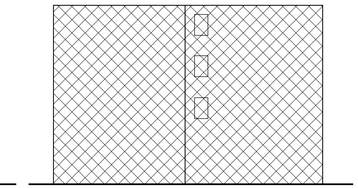

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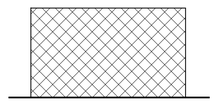
SOUTH ELEVATION



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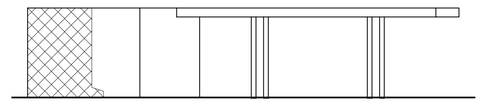
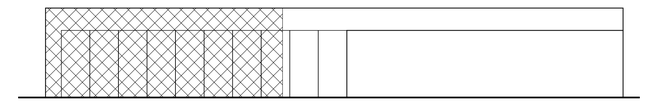
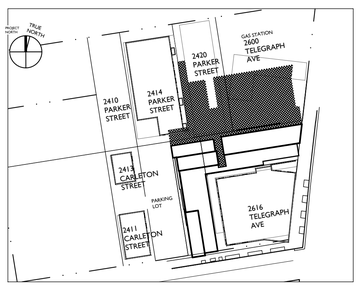


2600 TELEGRAPH AVE
EAST ELEVATION



2420 PARKER ST
EAST ELEVATION



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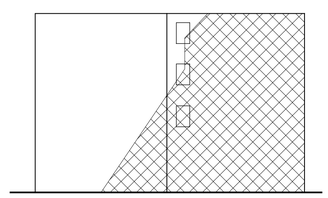
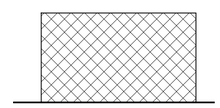
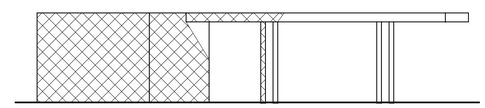


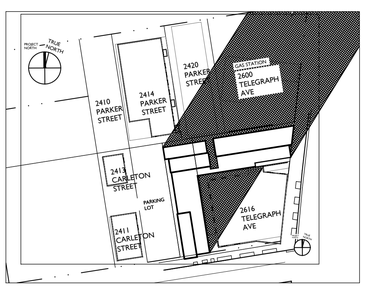
2414 PARKER ST
SOUTH ELEVATION



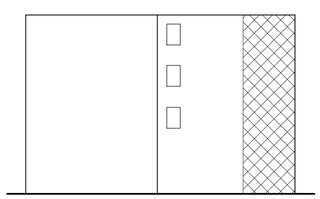
2420 PARKER ST
SOUTH ELEVATION



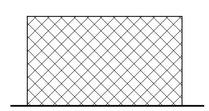
2600 TELEGRAPH AVE
SOUTH ELEVATION



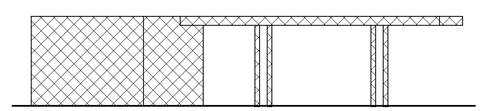
DECEMBER 21TH 2 HR BEFORE SUNSET (2:54 PM PST)



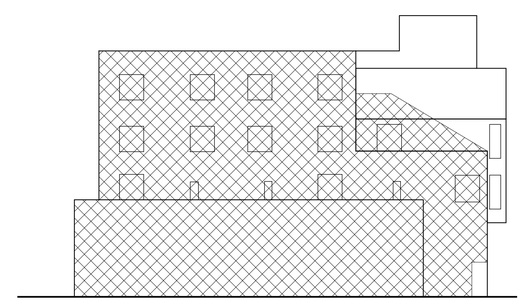
2414 PARKER ST
SOUTH ELEVATION



2420 PARKER ST
SOUTH ELEVATION



2600 TELEGRAPH AVE
SOUTH ELEVATION



2620 TELEGRAPH AVE
WEST ELEVATION

1 WINTER SOLSTICE

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2417 Carleton Street
Berkeley, CA 94704

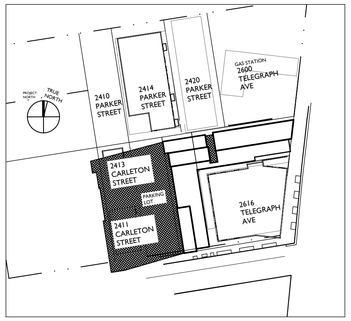
SHADOW STUDY

DESIGN REVIEW SUBMITTAL

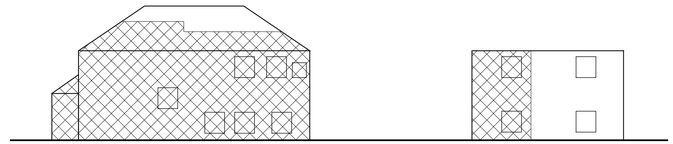
DATE 11/08/2024

REV 1 DATE 10/27/2025

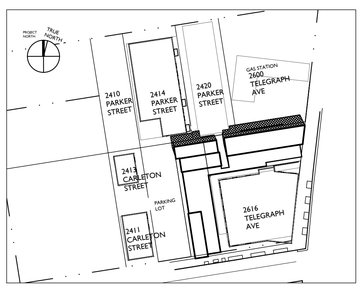
A0.7a



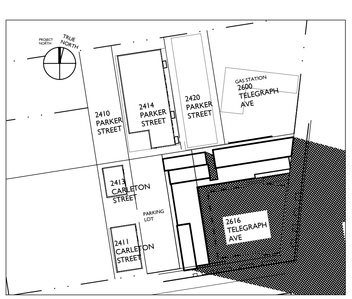
JUNE 20TH 2 HR AFTER SUNRISE (7:47 AM PDT)



2411 CARLETON ST
EAST ELEVATION



JUNE 20TH NOON (12:00 PM PDT)



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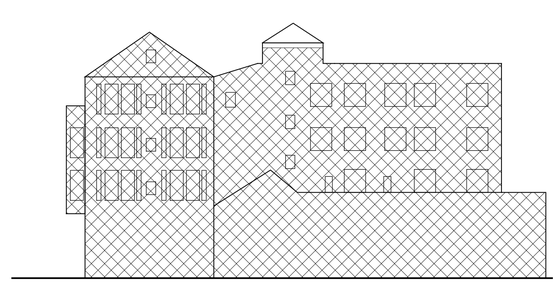
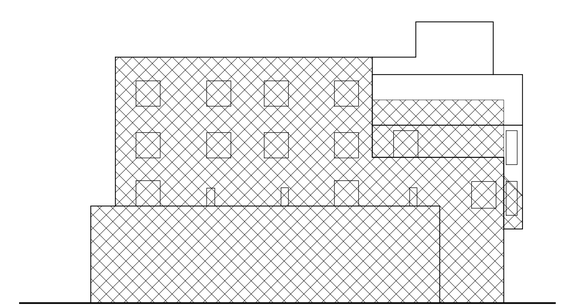
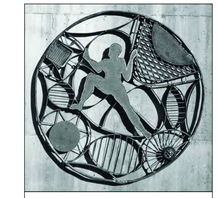


2620 TELEGRAPH AVE
NORTH ELEVATION



2620 TELEGRAPH AVE
WEST ELEVATION

1 SUMMER SOLSTICE



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SHADOW STUDY

DESIGN REVIEW SUBMITTAL

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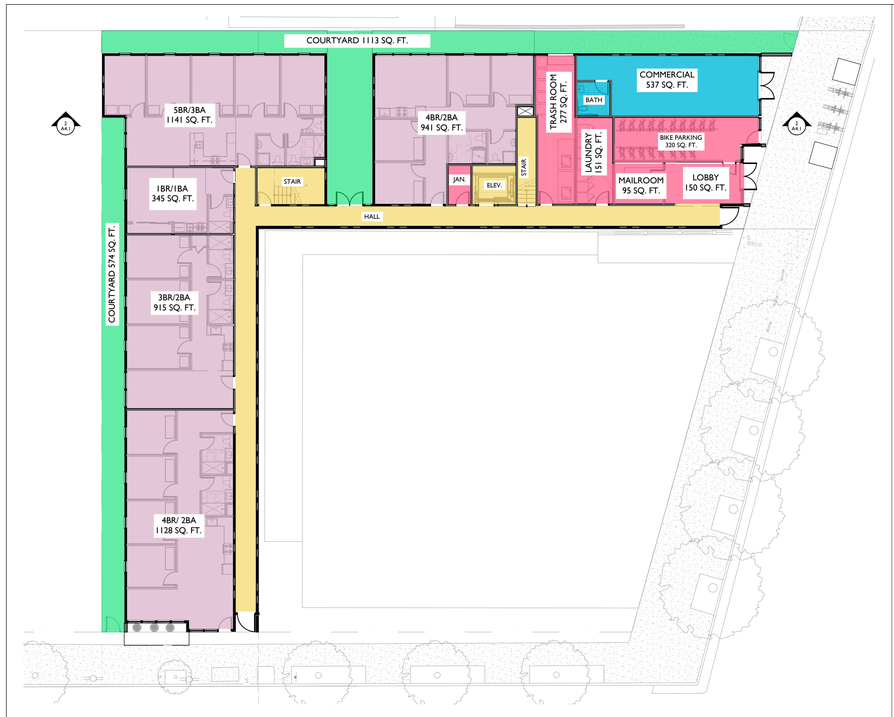
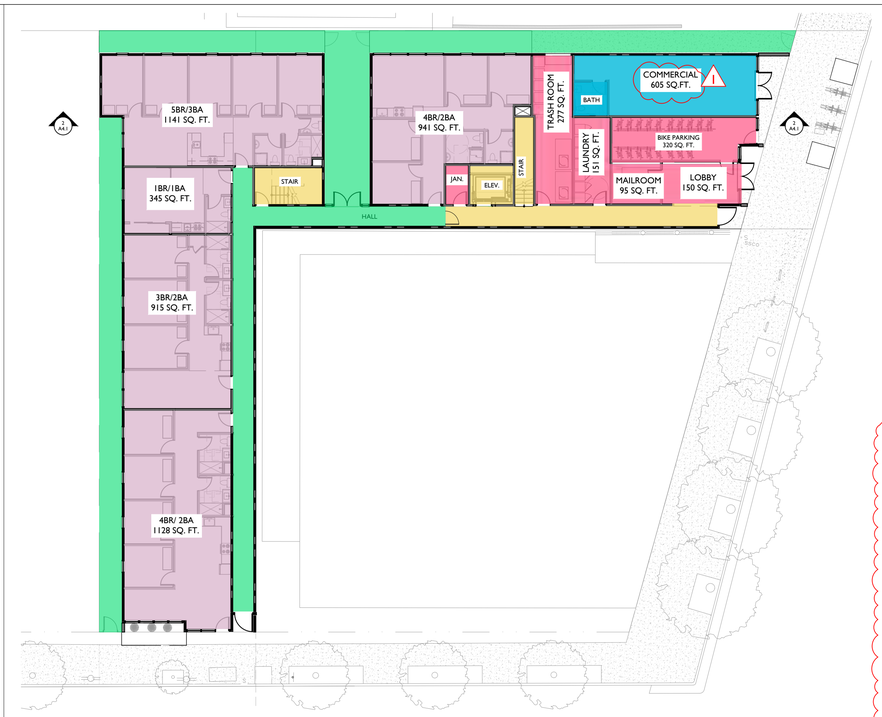
A0.7b



1 PROPOSED PROJECT - FIRST FLOOR PLAN

SCALE
1/16" = 1'-0"



2 BASE PROJECT - FIRST FLOOR PLAN

SCALE
1/16" = 1'-0"

KEY

- RESIDENTIAL UNIT FLOOR AREA (RUFA) - BASE UNITS ONLY
- DENSITY BONUS UNITS
- AMENITIES, PARKING, UTILITIES
- COMMERCIAL
- CIRCULATION
- OPEN SPACES (NON-COMPLIANT)

INCENTIVES

1. WAIVE PUBLIC ART IN-LIEU FEE

WAIVERS

1. WAIVE FLOOR AREA RATIO LIMIT – ALLOW FAR OF 4.0 WHERE 3.0 IS THE MAXIMUM.
2. WAIVE BUILDING HEIGHT LIMIT – ALLOW BUILDING HEIGHT OF 57'-0" / 5 STORIES WHERE 50'-0" / 4 STORIES IS THE MAXIMUM.

3 PROPOSED PROJECT - SECOND FLOOR PLAN

SCALE
1/16" = 1'-0"

4 BASE PROJECT - SECOND FLOOR PLAN

SCALE
1/16" = 1'-0"

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DENSITY
BONUS
DIAGRAMS

DESIGN REVIEW SUBMITTAL
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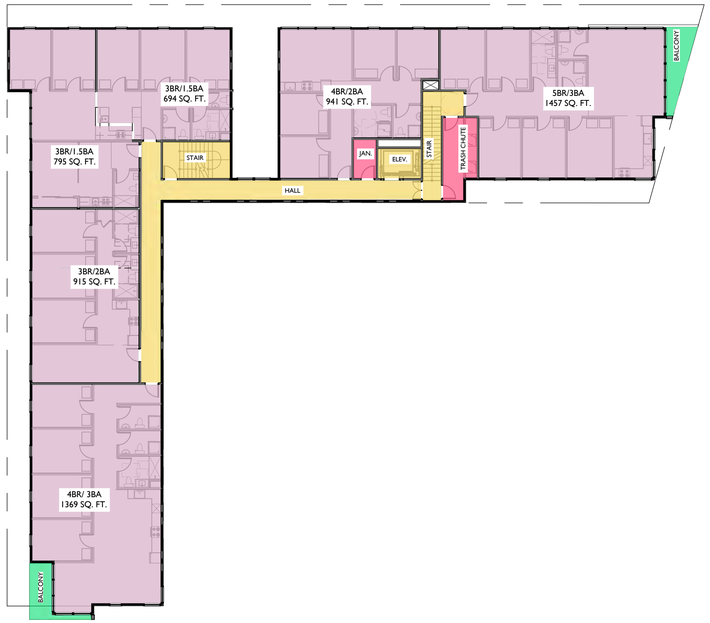
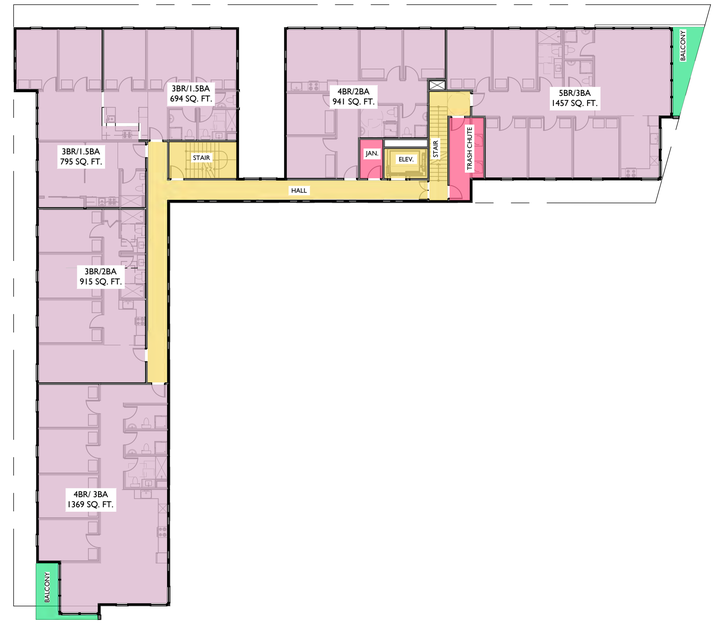


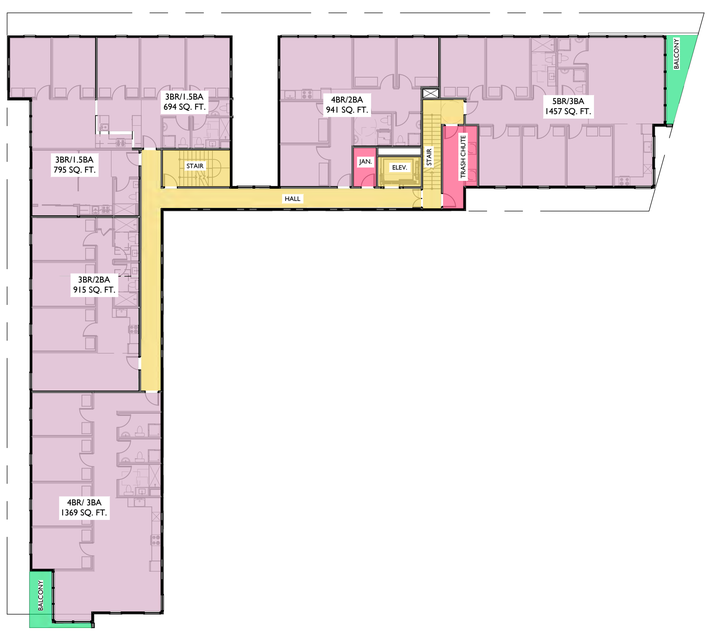
1 PROPOSED PROJECT - THIRD FLOOR PLAN

SCALE
1/16" = 1'-0"



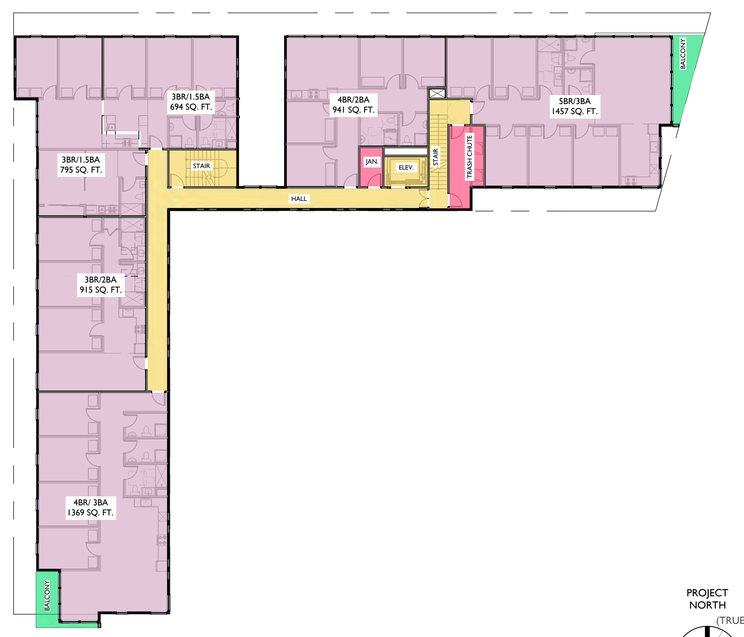
2 BASE PROJECT - THIRD FLOOR PLAN

SCALE
1/16" = 1'-0"



3 PROPOSED PROJECT - FOURTH FLOOR PLAN

SCALE
1/16" = 1'-0"



PROJECT
NORTH
(TRUE N)

4 BASE PROJECT - FOURTH FLOOR PLAN

SCALE
1/16" = 1'-0"

KEY

- RESIDENTIAL UNIT FLOOR AREA (RUFA) - BASE UNITS ONLY
- DENSITY BONUS UNITS
- AMENITIES, PARKING, UTILITIES
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DENSITY
BONUS
DIAGRAMS

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

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PLANNING & DEVELOPMENT SUMMARY TABLE

UNIT TABLE

	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL
LEVEL 5	3	-	1	2	1	7
LEVEL 4	-	-	3	2	1	6
LEVEL 3	1	-	1	2	2	6
LEVEL 2	3	-	2	2	1	8
LEVEL 1	1	-	1	2	1	5
TOTAL	8	0	8	10	6	32
UNIT MIX	25%	0%	25%	31%	19%	100%

CITY OF BERKELY ZONING TABULATION

	ZONING REQUIREMENT	BASE PROJECT	PROPOSED W/ DENSITY BONUS
ZONING	C-C		
NUMBER OF DWELLING UNITS	NA	25	32
PARKING (CALCULATIONS TABLE ON THE RIGHT)	2 FOR EVERY 1000 SF COMMECIAL SPACE	0	0
LONG TERM BIKE PARKING (CALCULATIONS TABLE ON THE	1 SPACE PER 3 BEDROOMS	34	34
SHORT TERM BIKE PARKING (CALCULATIONS TABLE ON THE RIGHT)	2, OR 1 SPACE PER 40 BEDROOMS, WHICH EVER IS GREATER	TOTAL OF 6 (1 FOR COMERCIAL AND 5 FOR RESIDENTIAL)	TOTAL OF 6 (1 FOR COMERCIAL AND 5 FOR RESIDENTIAL)
FRONT, SIDE AND REAR YARD SETBACK	0' / 5' ABUTTING R	0' / 5' ABUTTING R	FRONT 0', SIDE 0'/5' REAR 0'/5'
BUILDING HEIGHT	50' MAX	47'	57'
BUILDING STORIES	4 MAX	4	5*
LOT AREA	9,793 SF		
RESIDENTILA FLOOR AREA	NA	22,950	28,299
BUILDING FOOTPRINT	NA	7,221 SF	7,811 SF
OPEN SPACE (CALCULATIONS	0	0	0
FAR	3	2.94	3.9*

*PROPOSED DENSITY BONUS INCENTIVE
**PROPOSED DENSITY BONUS CONCESSION

FLOOR AREA TABLE (PER UNITS)

	BASE PROJECT (SF)	PROPOSED W/ DENSITY BONUS (SF)
LEVEL 5	-	5,349
LEVEL 4	6,168	6,168
LEVEL 3	6,168	6,168
LEVEL 2	6,144	6,144
LEVEL 1	4,470	4,470
TOTAL	22,950	28,299

DENSITY BONUS CALCULATIONS

BASE PROJECT	BASE	BASE # UNITS	% VLI & LI UNITS	# VLI &LI UNITS	# VLI UNITS	# LI UNITS	BONUS %	# LI UNITS	MAXIMUM DB PROJECT	PROPOSED # DB UNITS	PROPOSED DB PROJECT
SQFT - SEE CALC. BELOW	BASE PROJECT AREA / AVG. UNIT SIZE	BASE UNITS / MAX. RESIDENTIAL DENSITY	VLI = VERY LOW INCOME < 50% AMI LI= LOW INCOME < 80% AMI	% VLI & LI X BASE # UNITS		% BONUS X BASE # UNITS		% BONUS X BASE # UNITS	% BONUS X BASE # UNITS (ROUNDED UP)		
29,564 SF	837 SF	25	20	5*	3	2	35	2	9	7	32

* DENSITY BONUS CALC. BASED ON ALL LI UNITS. VLI UNITS PROVIDED TO AVOID IN-LIEU FEE.

RESIDENTIAL FLOOR AREA

	BASE PROJECT	DENSITY BONUS	PROPOSED PROJECT
LEVEL 5	–	7,585 SF	7,585 SF
LEVEL 4	7,585 SF	-	6,168 SF
LEVEL 3	7,585 SF	-	6,168 SF
LEVEL 2	7,585 SF	-	6,144 SF
LEVEL 1	6,809 SF	-	4,470 SF
TOTAL	29,564 SF	7,585 SF	37,149 SF

UNITS

	BASE PROJECT	DENSITY BONUS	PROPOSED PROJECTS
LEVEL 5	-	+7	7
LEVEL 4	6	-	6
LEVEL 3	6	-	6
LEVEL 2	8	-	8
LEVEL 1	5	-	5
TOTAL	25	+7	32

OPEN SPACE

	BASE PROJECT	PROPOSED PROJECTS
DWELLING UNITS #	25	32
REQUIRED OPEN SPACE PER UNIT	0 SF	0 SF
TOTAL OPEN SPACE REQUIRED	0 SF	0 SF
TOTAL PROVIDED	0 SF	0 SF

PARKING

	BASE PROJECT	PROPOSED PROJECTS
RESIDENTAIL SPACES REQUIRED	0	0
COMMERCIAL SPACES REQUIRED	0	0
TOTAL REQUIRED	0	0
TOTAL PROVIDED	0	0

BIKE PARKING

	BASE PROJECT	PROPOSED PROJECTS
RESIDENTAIL SPACES REQUIRED - LONG TERM	83 BEDROOMS / 3 = 28	102 BEDROOMS / 3 = 34
RESIDENTAIL SPACES PROVIDED - LONG TERM	34	34
RESIDENTAIL SPACES REQUIRED - SHORT TERM	83 BEDROOMS / 40 = 3	102 BEDROOMS / 40 = 3
RESIDENTAIL SPACES PROVIDED - SHORT TERM	5	5
COMMERCIAL SPACES PROVIDED - SHORT TERM	1	1

KEY

- RESIDENTIAL UNIT FLOOR AREA (RUFA) - BASE UNITS ONLY
- DENSITY BONUS UNITS
- AMENITIES, PARKING, UTILITIES
- COMMERCIAL
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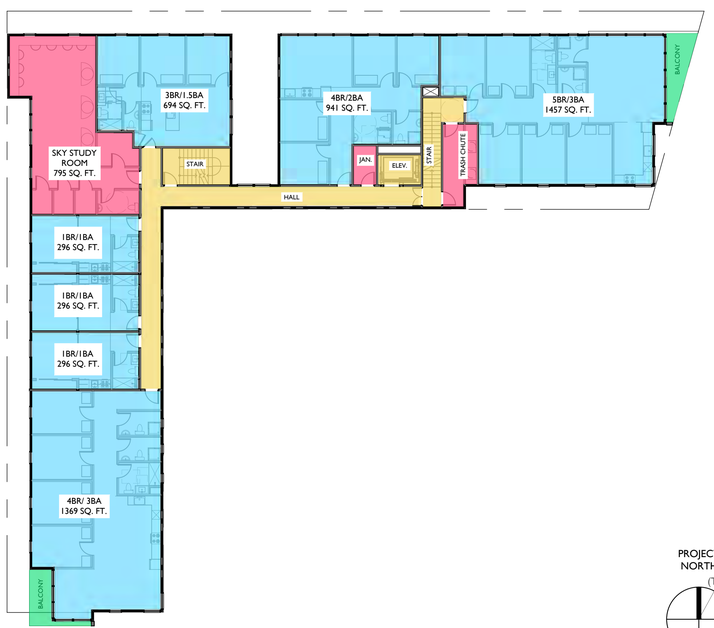

1 PROPOSED PROJECT - FIFTH FLOOR PLAN

SCALE 1/16" = 1'-0"

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Berkeley, CA 94704

DENSITY BONUS DIAGRAMS

DESIGN REVIEW SUBMITTAL
DATE 11/08/2024
REV 1 DATE 10/27/2025

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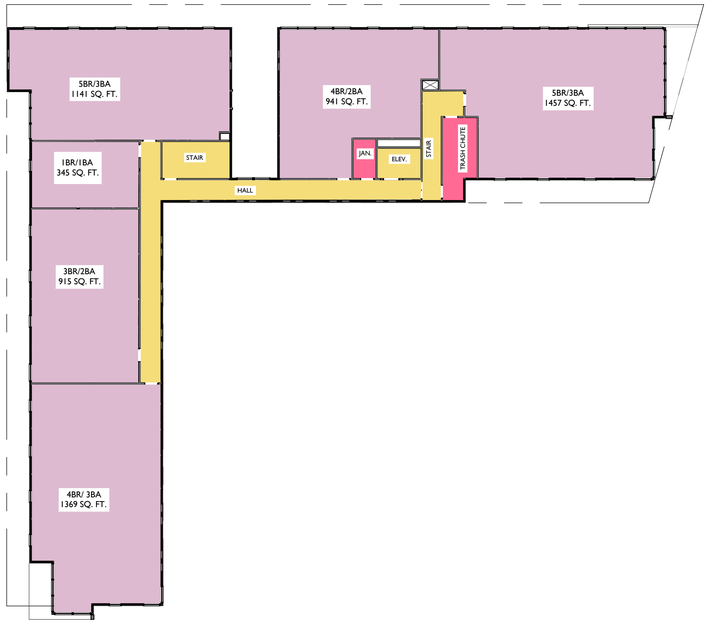
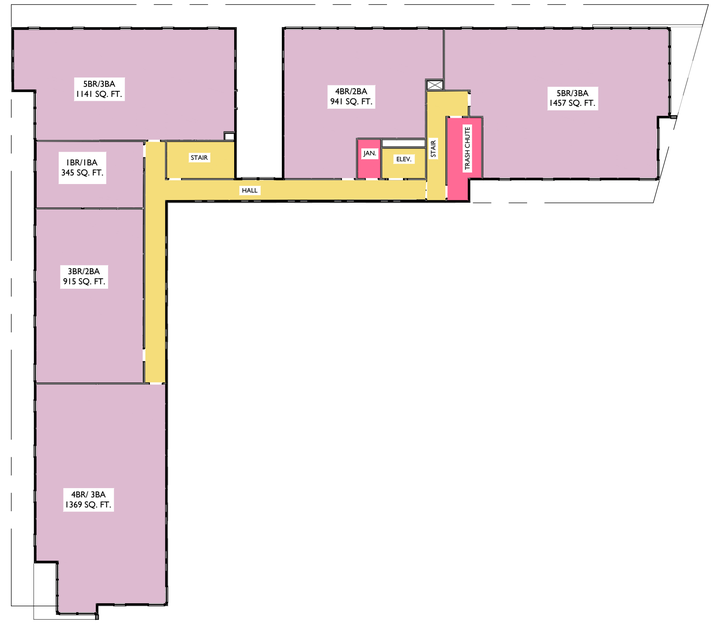


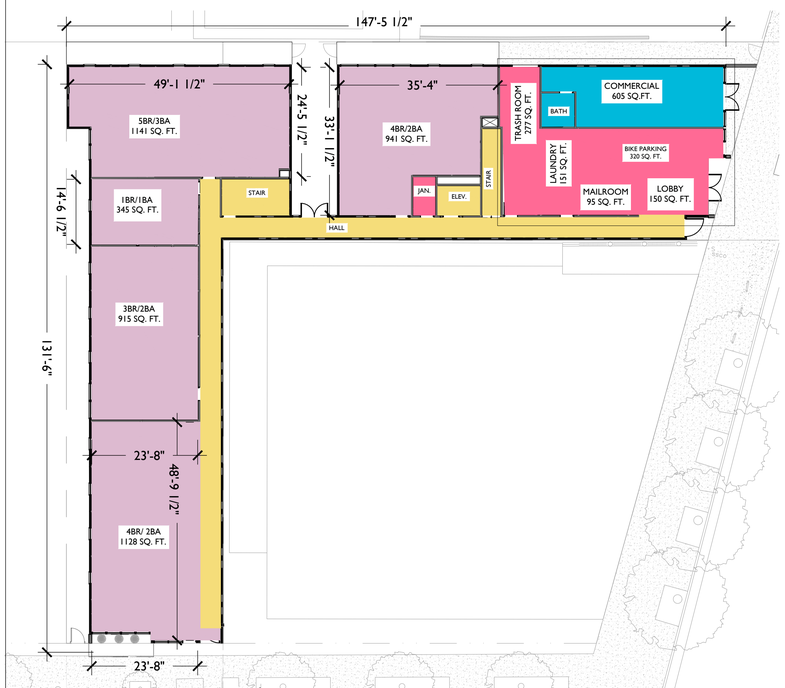
3 PROPOSED THIRD FLOOR PLAN

SCALE
1/16" = 1'-0"



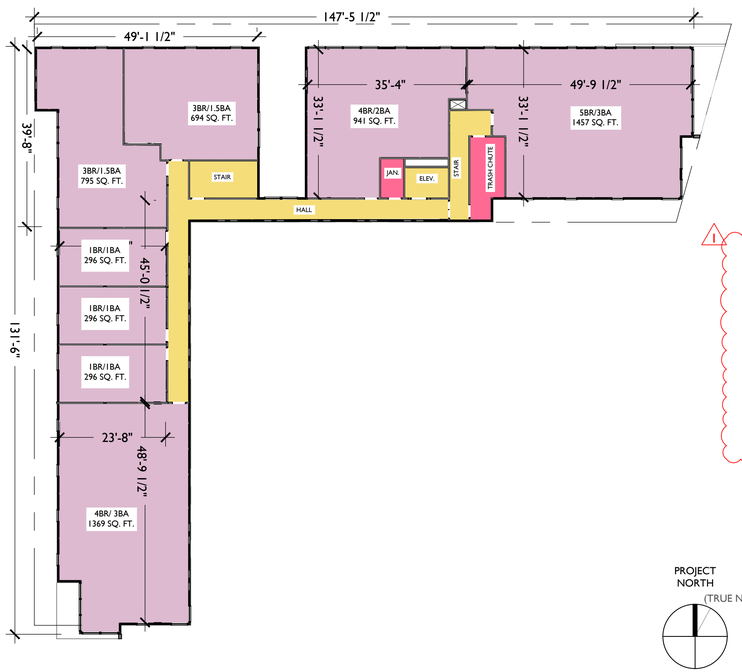
4 PROPOSED FOURTH FLOOR PLAN

SCALE
1/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN

SCALE
1/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLANS

SCALE
1/16" = 1'-0"

PROJECT NORTH
(TRUE N)

LEGEND

- RESIDENTIAL UNIT FLOOR AREA (RUFA) - BASE UNITS ONLY
- DENSITY BONUS UNITS
- AMENITIES
- COMMERCIAL
- CIRCULATION/ UTILITIES

IN-LIEU FEE CALCULATION (FOR REFERENCE ONLY)

- 100% IN-LIEU PAYMENT: 22,950 S.F. X $ 56.25 = $ 1,290,937.5

NOTE: 20% OF THE UNITS WILL BE DESIGNATED AS INCLUSIONARY (AFFORDABLE) UNITS, WITH NO IN-LIEU FEE TO BE ASSESSED.

TOTAL RUFA

FLOOR	NUMBER OF UNITS	RESIDENTIAL UNIT FLOOR AREA (MEASURED TO THE INTERIOR WALLS OF EACH UNIT PER BMC DEFINITION 23.328.020.J)	TOTAL RESIDENTIAL
1ST	5	1128+915+345+1141+941	4,470 SQ.FT.
2ND	8	1369+296+296+296+795+694+941+1457	6,144 SQ.FT.
3RD	6	1369+915+345+1141+941+1457	6,168 SQ.FT.
4TH	6	1369+915+345+1141+941+1457	6,168 SQ.FT.
TOTAL	25		22,950 SQ.FT.

NOTE: 20% IN-LIEU (ONLY UNITS) PROVIDED : 20% * $ 1,290,534.75= $ 258,108.75

- REQUIRED NUMBER OF BMR UNITS: 5 (MULTIPLIER = 1)

TOTAL IN-LIEU FEE: $ 258,108.75

DENSITY BONUS UNITS

FLOOR	NUMBER OF UNITS	RESIDENTIAL FLOOR AREA (MEASURED TO THE INTERIOR WALLS OF EACH UNIT)	TOTAL RESIDENTIAL
5TH	7	1369+296+296+296+694+941+1457	5,349 SQ.FT.

1

HALLWAYS AND STAIRS

(MEASURED TO THE INTERIOR WALLS OF EACH UNIT)

	STAIRS	ELEVATOR	VERTICAL CIRCULATION	HALLWAYS	AMENITIES	TOTAL
1ST TO 4TH FLOOR	271	62	333	512	161	1,339
	5TH FLOOR		SKY STUDY ROOM		795	

ON SITE UNITS (INCLUDING BMR)

FLOOR	1 BR	2 BR	3 BR	4 BR	5 BR
1ST	1 BMR	-	1	2	1
2ND	2 +1 BMR	-	1 + 1 BMR	2	1
3RD	1 BMR	-	1	2	2
4TH	-	-	2 + 1BMR	2	1
5TH	3	-	1	2	1
TOTAL	8	-	8	10	6

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AFFORDABLE HOUSING COMPLIANCE PLAN

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

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1 PROPOSED FIFTH FLOOR PLAN

SCALE
1/16" = 1'-0"

LEGEND

- RESIDENTIAL UNIT FLOOR AREA (RUFA) - BASE UNITS ONLY
- DENSITY BONUS UNITS
- AMENITIES
- COMMERCIAL
- CIRCULATION/ UTILITIES

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DENSITY BONUS UNITS

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1

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(MEASURED TO THE INTERIOR WALLS OF EACH UNIT)

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	5TH FLOOR		SKY STUDY ROOM		795	

ON SITE UNITS (INCLUDING BMR)

FLOOR	1 BR	2 BR	3 BR	4 BR	5 BR
1ST	1 BMR	-	1	2	1
2ND	2 +1 BMR	-	1 + 1 BMR	2	1
3RD	1 BMR	-	1	2	2
4TH	-	-	2 + 1BMR	2	1
5TH	3	-	1	2	1
TOTAL	8	-	8	10	6

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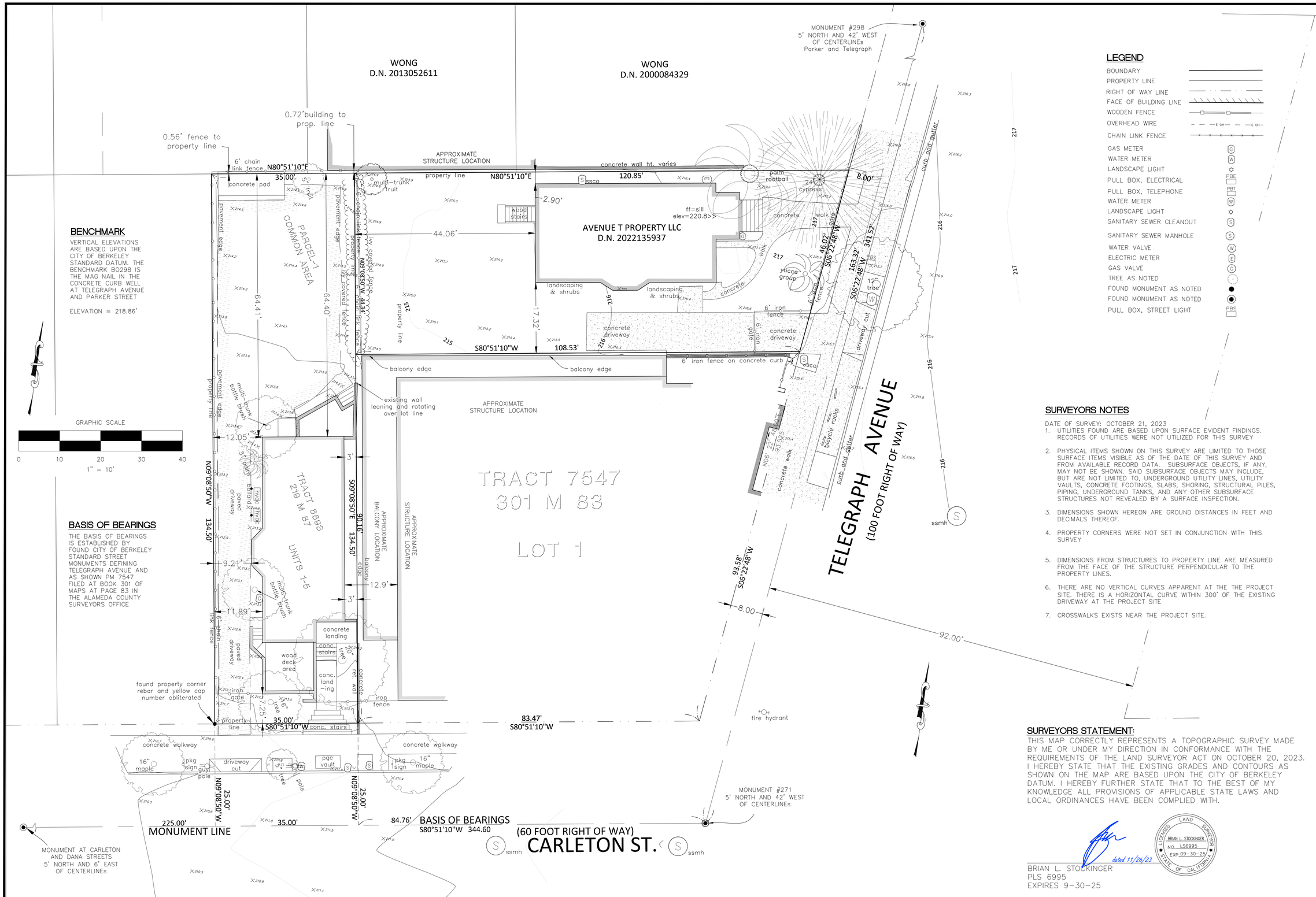
AFFORDABLE HOUSING COMPLIANCE PLAN

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

A0.9b



BENCHMARK

VERTICAL ELEVATIONS ARE BASED UPON THE CITY OF BERKELEY STANDARD DATUM. THE BENCHMARK B0298 IS THE MAG NAIL IN THE CONCRETE CURB WELL AT TELEGRAPH AVENUE AND PARKER STREET

ELEVATION = 218.86'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED BY FOUND CITY OF BERKELEY STANDARD STREET MONUMENTS DEFINING TELEGRAPH AVENUE AND AS SHOWN PM 7547 FILED AT BOOK 301 OF MAPS AT PAGE 83 IN THE ALAMEDA COUNTY SURVEYORS OFFICE

LEGEND

BOUNDARY
PROPERTY LINE
RIGHT OF WAY LINE
FACE OF BUILDING LINE
WOODEN FENCE
OVERHEAD WIRE
CHAIN LINK FENCE
GAS METER
WATER METER
LANDSCAPE LIGHT
PULL BOX, ELECTRICAL
PULL BOX, TELEPHONE
WATER METER
LANDSCAPE LIGHT
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
WATER VALVE
ELECTRIC METER
GAS VALVE
TREE AS NOTED
FOUND MONUMENT AS NOTED
FOUND MONUMENT AS NOTED
PULL BOX, STREET LIGHT

SURVEYORS NOTES

DATE OF SURVEY: OCTOBER 21, 2023

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
3. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
4. PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY
5. DIMENSIONS FROM STRUCTURES TO PROPERTY LINE ARE MEASURED FROM THE FACE OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINES.
6. THERE ARE NO VERTICAL CURVES APPARENT AT THE THE PROJECT SITE. THERE IS A HORIZONTAL CURVE WITHIN 300' OF THE EXISTING DRIVEWAY AT THE PROJECT SITE
7. CROSSWALKS EXISTS NEAR THE PROJECT SITE.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT ON OCTOBER 20, 2023. I HEREBY STATE THAT THE EXISTING GRADES AND CONTOURS AS SHOWN ON THE MAP ARE BASED UPON THE CITY OF BERKELEY DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

dated 11/26/23

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-25

LICENSED LAND SURVEYOR
BRIAN L. STOCKINGER
NO. LS6995
EXP. 09-30-25
STATE OF CALIFORNIA

BLS Mapping and Surveying
BRIAN L. STOCKINGER PLS 6995
BOX 24 (1551 GRANDVIEW AVE.), MARTINEZ CA 94553
(925)451-1644(C) (925)228-4949(H)
goodsurveys6995@pacbell.net

TOPOGRAPHICAL + BOUNDARY SURVEY

2417 Carleton Street + 2614 Telegraph Avenue

BERKELEY ALAMEDACOUNTY CALIFORNIA

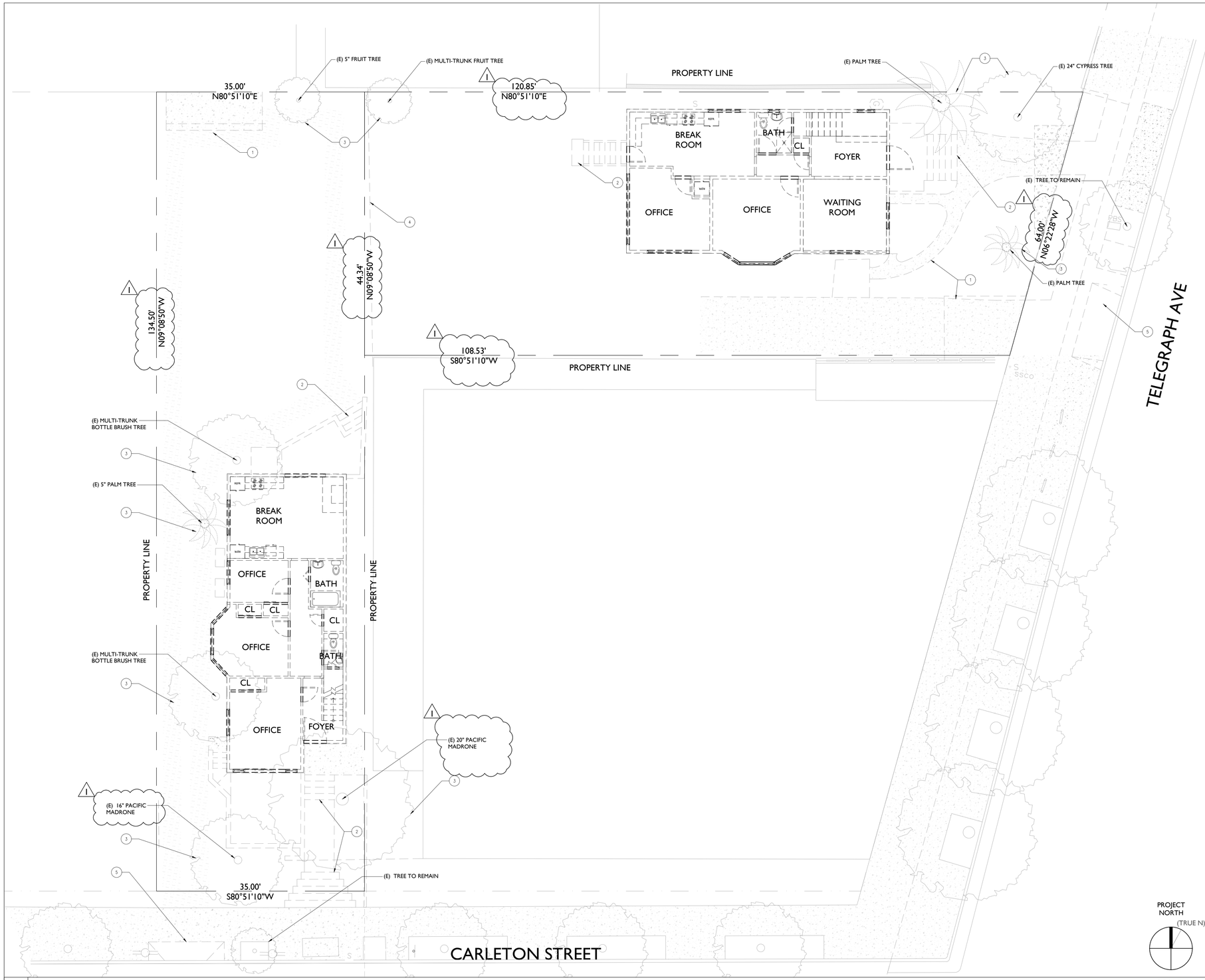
SCALE: AS SHOWN	DATE	DRAWN BLS	CHECKED B. STOCKINGER	PROJ. MGR. BLS

SHEET REVISIONS: DATE | MK | BY | CK

SHEET NO. 1 OF 1 SHEETS

JOB NO. Carleton & Telegraph

CAD FILE: 2614 Telegraph St.DWG



1 EXISTING/DEMO FIRST FLOOR PLAN

SCALE
1/8" = 1'-0"

LEGEND

(E) WALL TO BE REMOVED

(E) DOOR TO BE REMOVED

(E) WINDOW TO BE REMOVED

KEY NOTES

1. REMOVE (E) PAVEMENT
2. REMOVE (E) STAIRS
3. REMOVE (E) TREE
4. REMOVE (E) FENCE
5. CURB CUT

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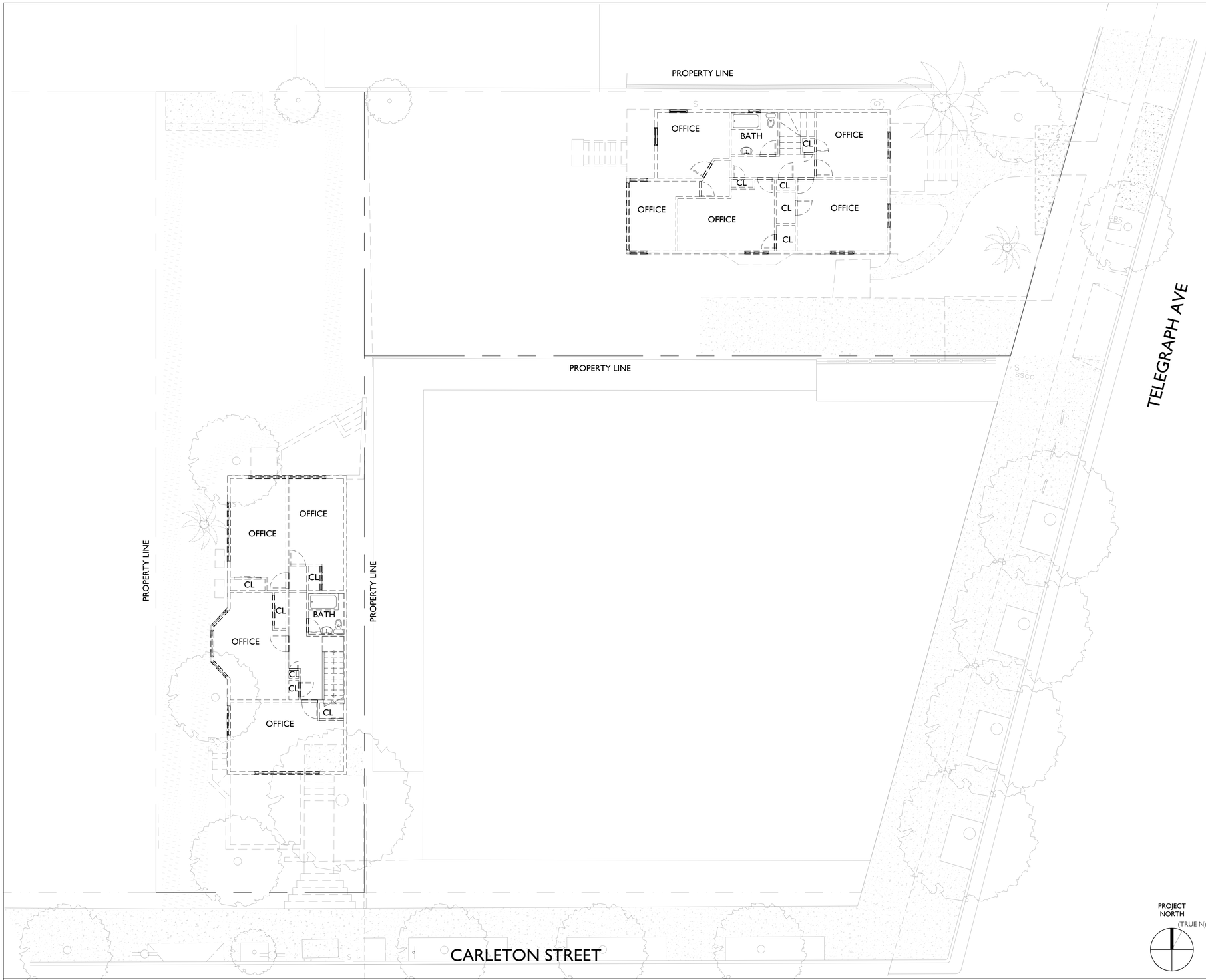
EXISTING/DEMO FIRST FLOOR AND SITE PLANS

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

A1.1



1 EXISTING/DEMO SECOND FLOOR PLANS

SCALE
1/8" = 1'-0"

LEGEND

(E) WALL TO BE REMOVED

(E) DOOR TO BE REMOVED

(E) WINDOW TO BE REMOVED

KEY NOTES

1. REMOVE (E) PAVEMENT
2. REMOVE (E) STAIRS
3. REMOVE (E) TREE
4. REMOVE (E) FENCE
5. CURB CUT

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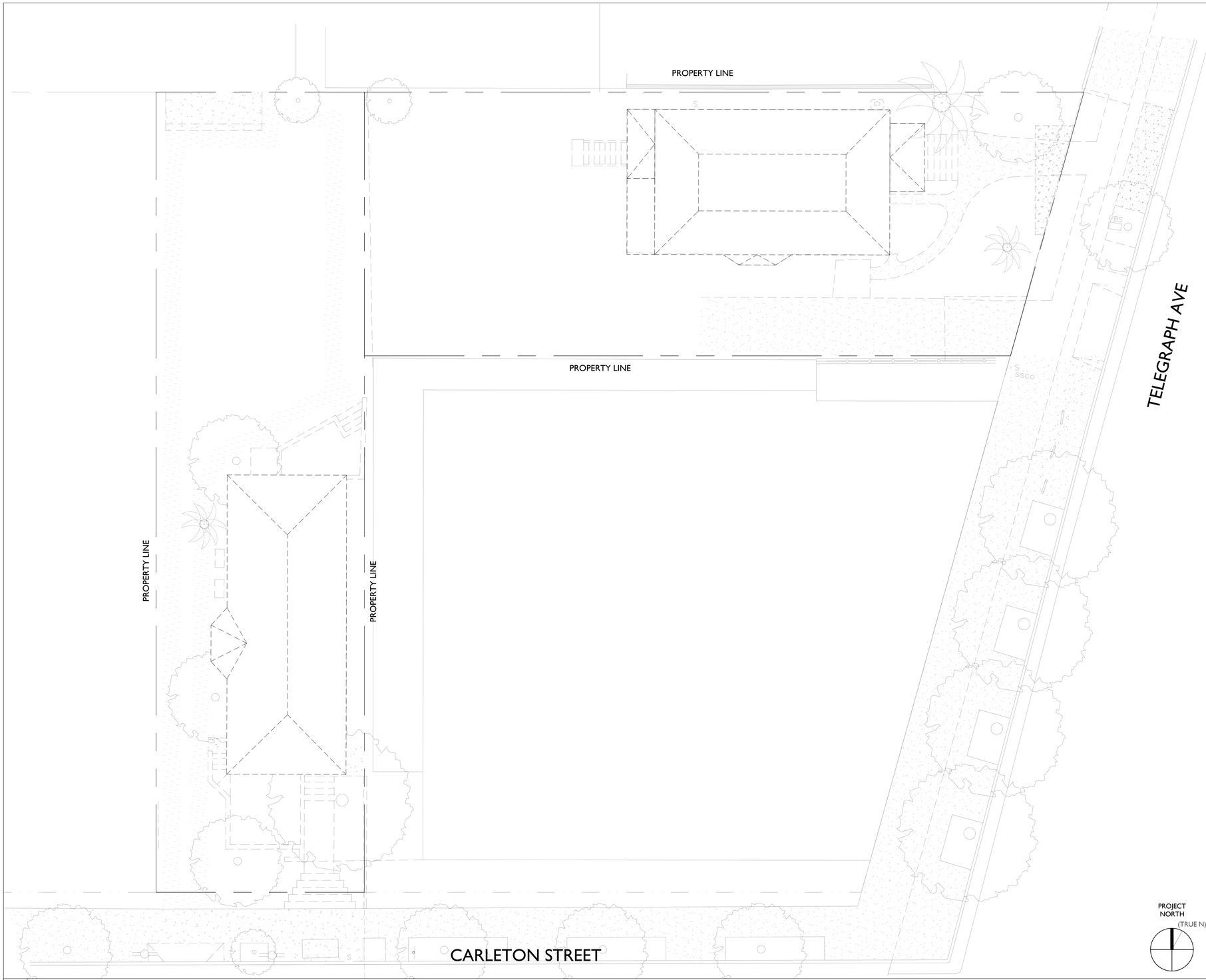
EXISTING/DEMO
SECOND
FLOOR PLANS

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

A1.2



1 EXISTING/DEMO ROOF PLAN

SCALE
1/8" = 1'-0"

LEGEND

(E) WALL TO BE REMOVED

(E) DOOR TO BE REMOVED

(E) WINDOW TO BE REMOVED

KEY NOTES

1. REMOVE (E) PAVEMENT
2. REMOVE (E) STAIRS
3. REMOVE (E) TREE
4. REMOVE (E) FENCE
5. CURB CUT

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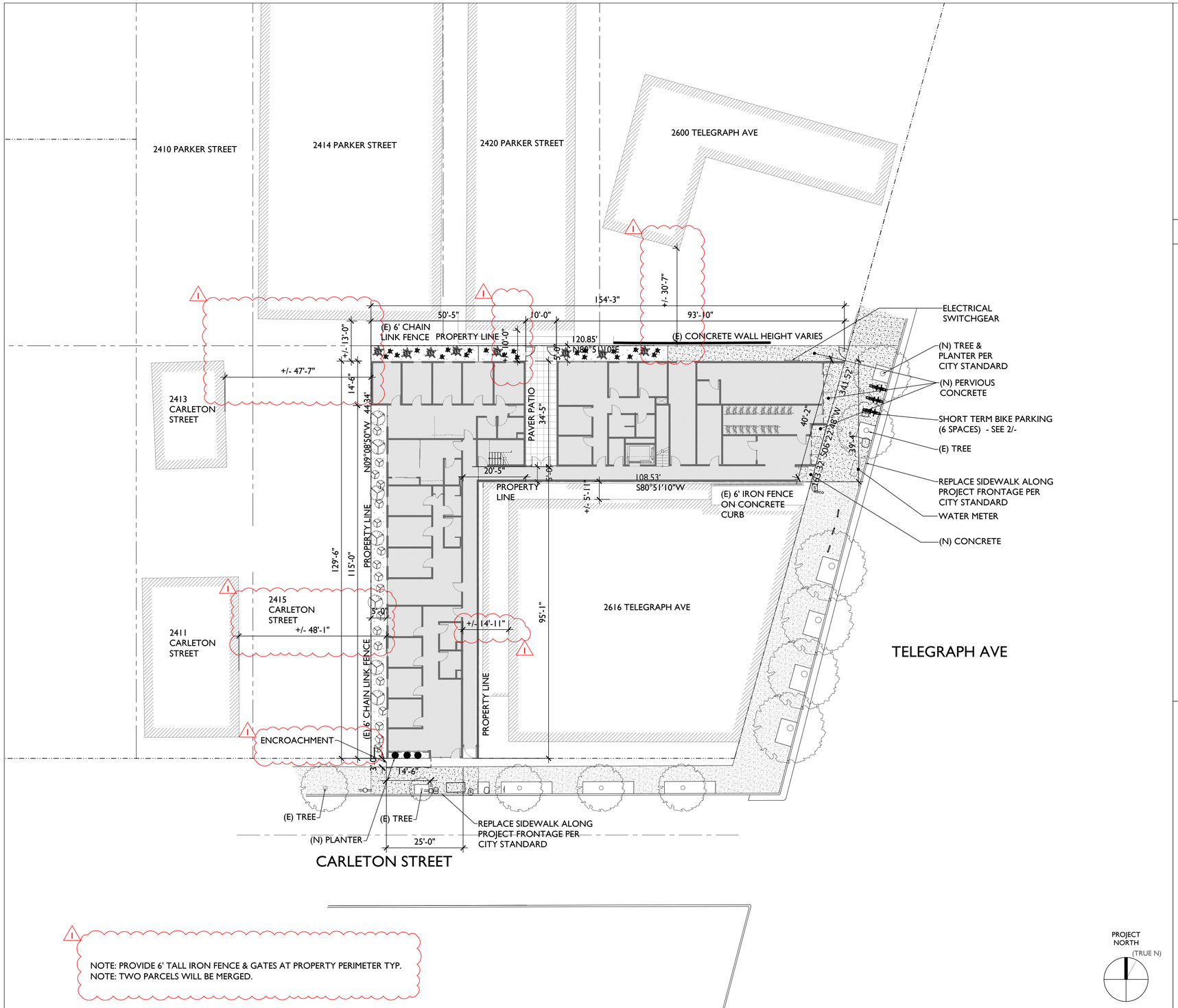
EXISTING/DEMO
ROOF & SITE
PLAN

DESIGN REVIEW SUBMITTAL

DATE 11/08/2024

REV 1 DATE 10/27/2025

A1.3



NOTE: PROVIDE 6' TALL IRON FENCE & GATES AT PROPERTY PERIMETER TYP.
NOTE: TWO PARCELS WILL BE MERGED.

1 SITE PLAN

SCALE
1/16" = 1'-0"

LANDSCAPE SCHEDULE

TOTAL AREA: +/- 1,034 SQFT

SHRUB: CEANOTHUS JULIA PHELPS (JULIA PHELPS) (PF: LOW)
SHRUB: ABUTILON PALMERI (INDIAN MALLOW) (PF: LOW)
SHRUB: CEANOTHUS 'BLUE JEANS' (PF: LOW)

MIX INTERSTITIAL SPACES BETWEEN SHRUBS W/ PLANTINGS OF GROUND COVER:
GROUND COVER/ WILD CALIFORNIA NATIVE FLOWER (PF: LOW)

TOTAL OF 432 SQFT : 41% OF LANDSCAPE

SHRUB: SALVIA LEUCANTHA (MEXICAN BUSH SAGE) (PF: LOW)

MIX INTERSTITIAL SPACES BETWEEN SHRUBS W/ PLANTLINGS OF GROUND COVER:
CONVOLVULUS MAURITANICUS (GROUND MORNING GLORY) (PF: LOW)
DICHONDRA SERICEA (SILVERLEAF PONYSFOOT) (PF: LOW)

TOTAL OF 576 SQFT : 55% OF LANDSCAPE

PETUNIA (PETUNIA AXILLARIS) (PF: MEDIUM)

TOTAL OF 26 SQFT : 2% OF LANDSCAPE

SHEET NOTES

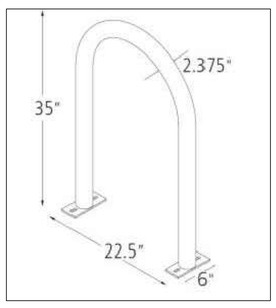
1. THE TOTAL ROOF TOP STRUCTURE AREA WILL NOT EXCEED 15% OF THE AVERAGE FLOOR AREA OF ALL OF THE BUILDING'S FLOORS:

2. THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

3. THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019. BUILDING DESIGN WILL INCORPORATE ALL-ELECTRIC SYSTEMS UNLESS AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IS GRANTED.

4. PER BMC 19.36.040 SUBCHAPTER 5 (b)1, PROPOSED BUILDING IS TO HAVE A SOLAR ZONE WITH SOLAR PV SYSTEM INSTALLED, TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA:
10,749 X 15% = 1,613 SF

AMERICAN BICYCLE SECURITY COMPANY (www.ameribike.com)
- HOOP RACK HEAVY DUTY - INVERTED-U RACK



2 SHORT TERM BIKE RACK CUT SHEET

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PROPOSED SITE PLAN

DESIGN REVIEW SUBMITTAL
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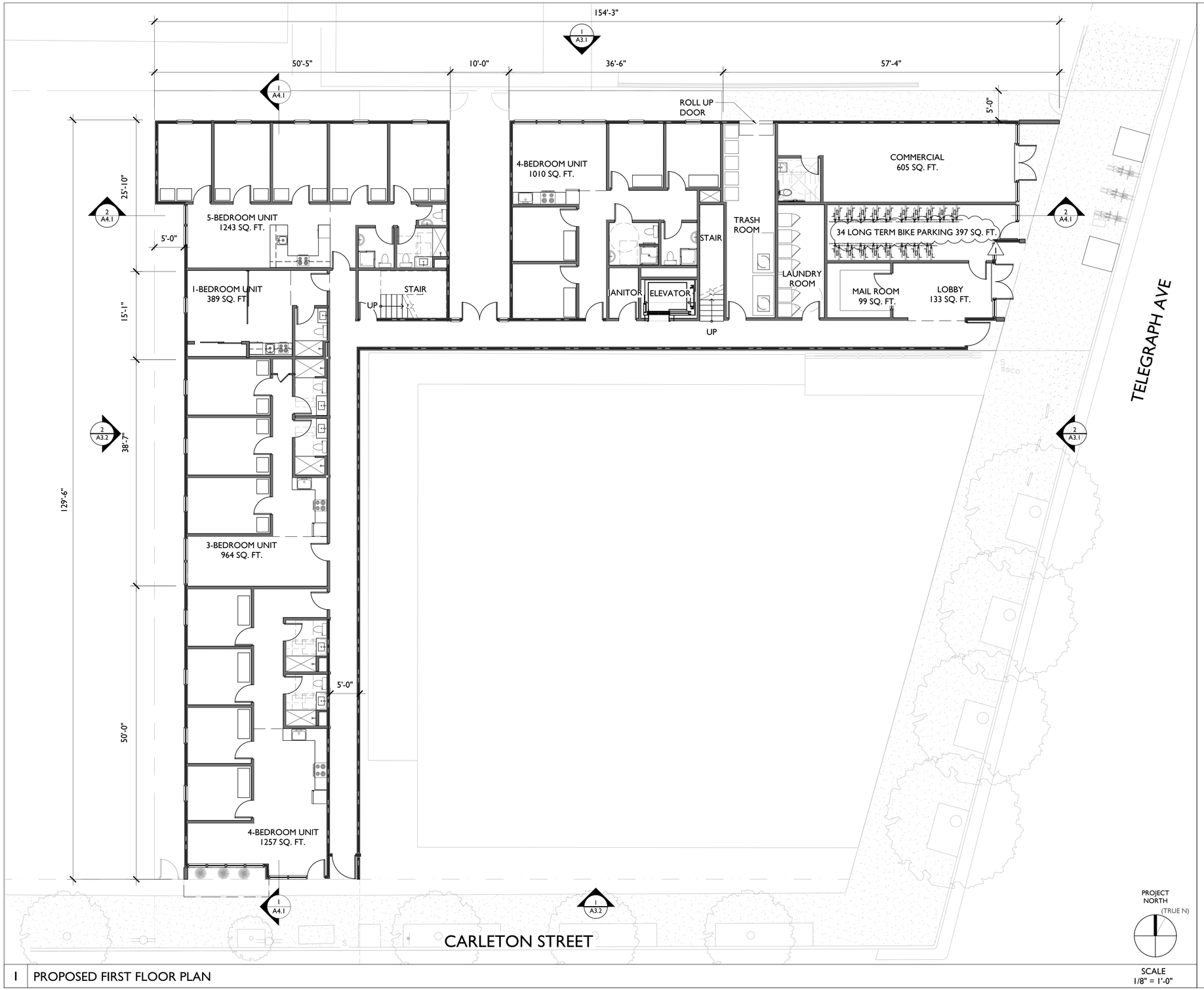
A2.0



1 PROPOSED FIRST FLOOR PLAN

SCALE
1/8" = 1'-0"

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PROPOSED
FIRST FLOOR
PLAN

DESIGN REVIEW SUBMITTAL

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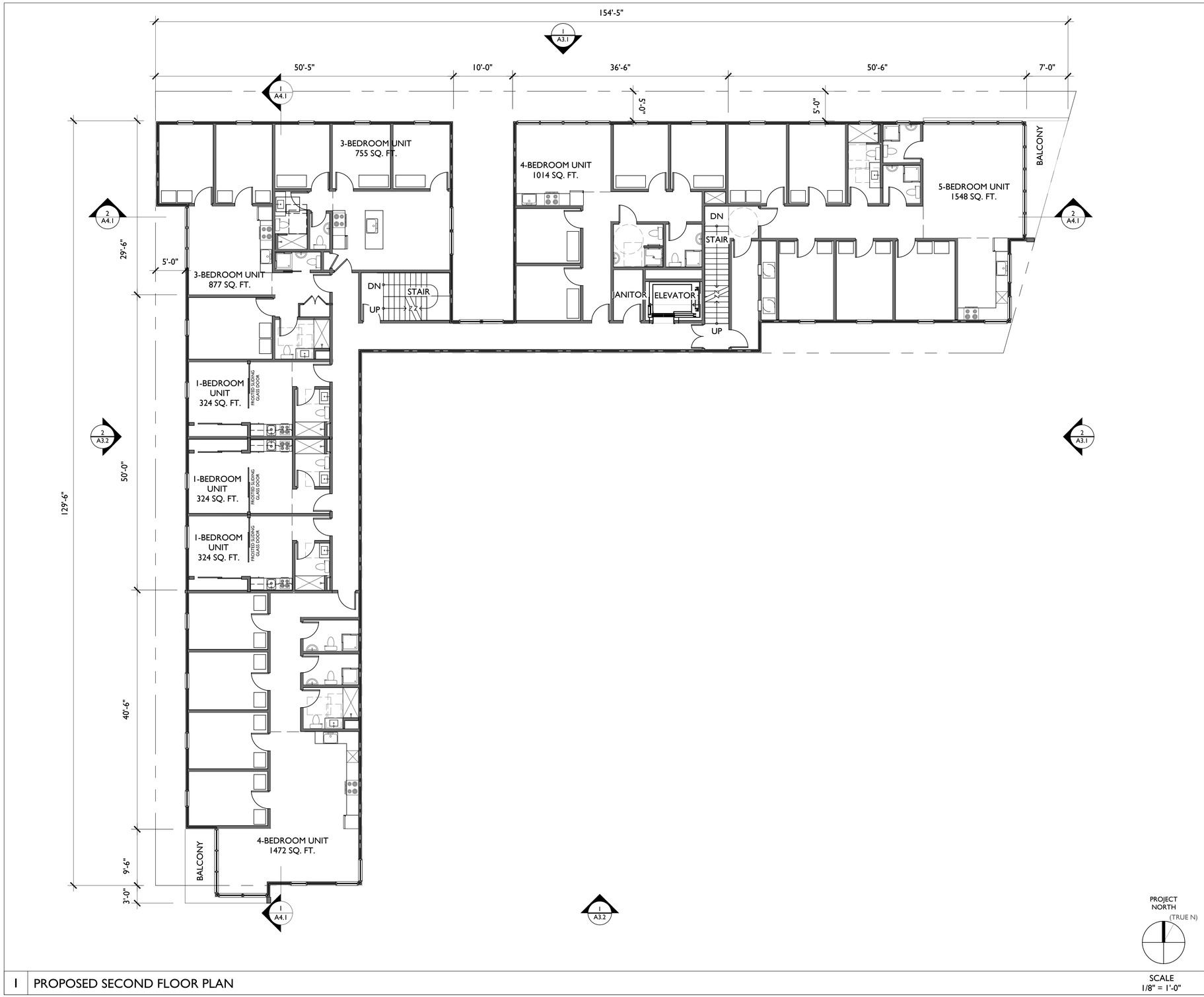
A2.1



1 PROPOSED SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"

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PROPOSED
SECOND
FLOOR PLAN

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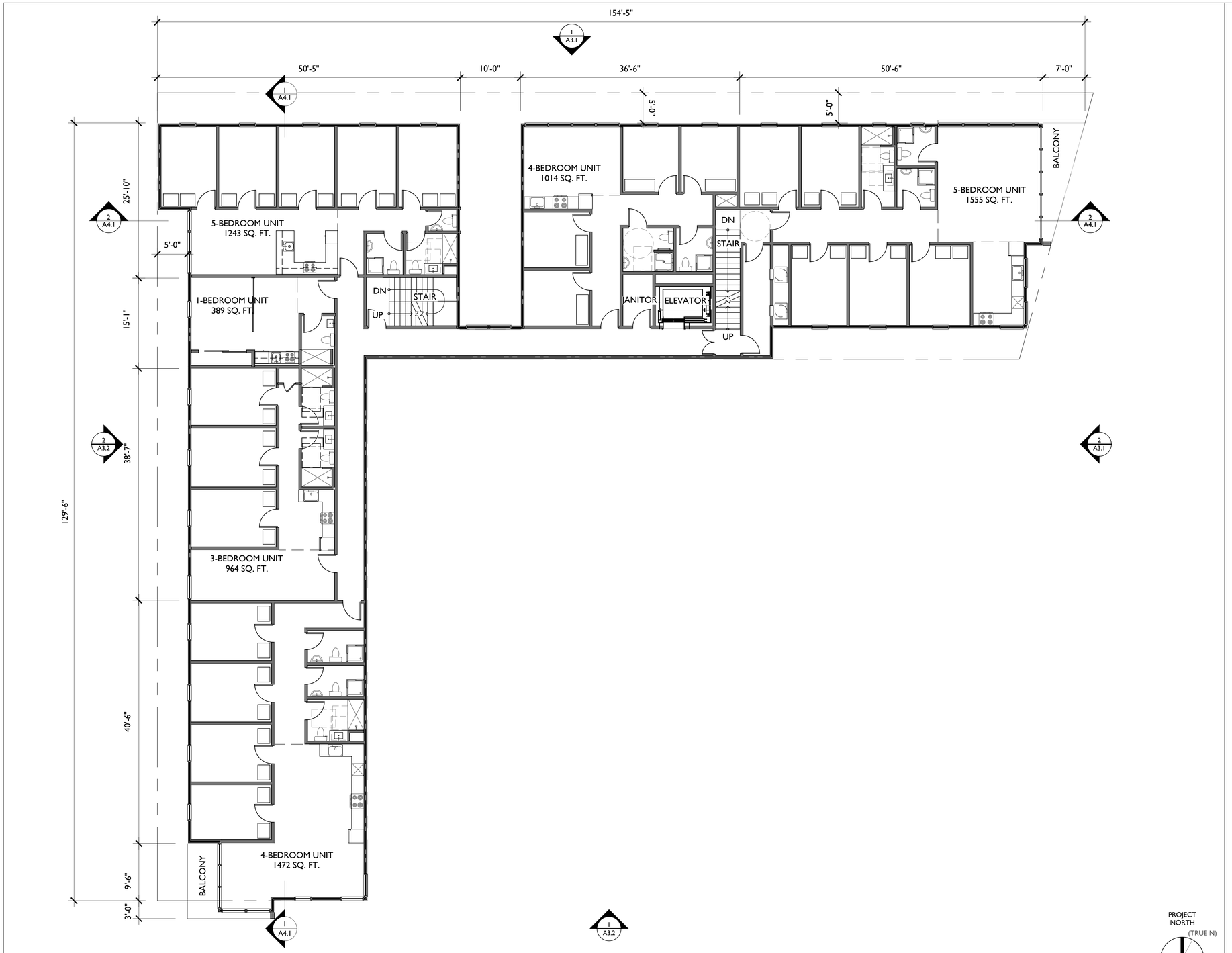
A2.2



1 PROPOSED THIRD FLOOR PLANS

SCALE
1/8" = 1'-0"

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PROPOSED
THIRD FLOOR
PLAN

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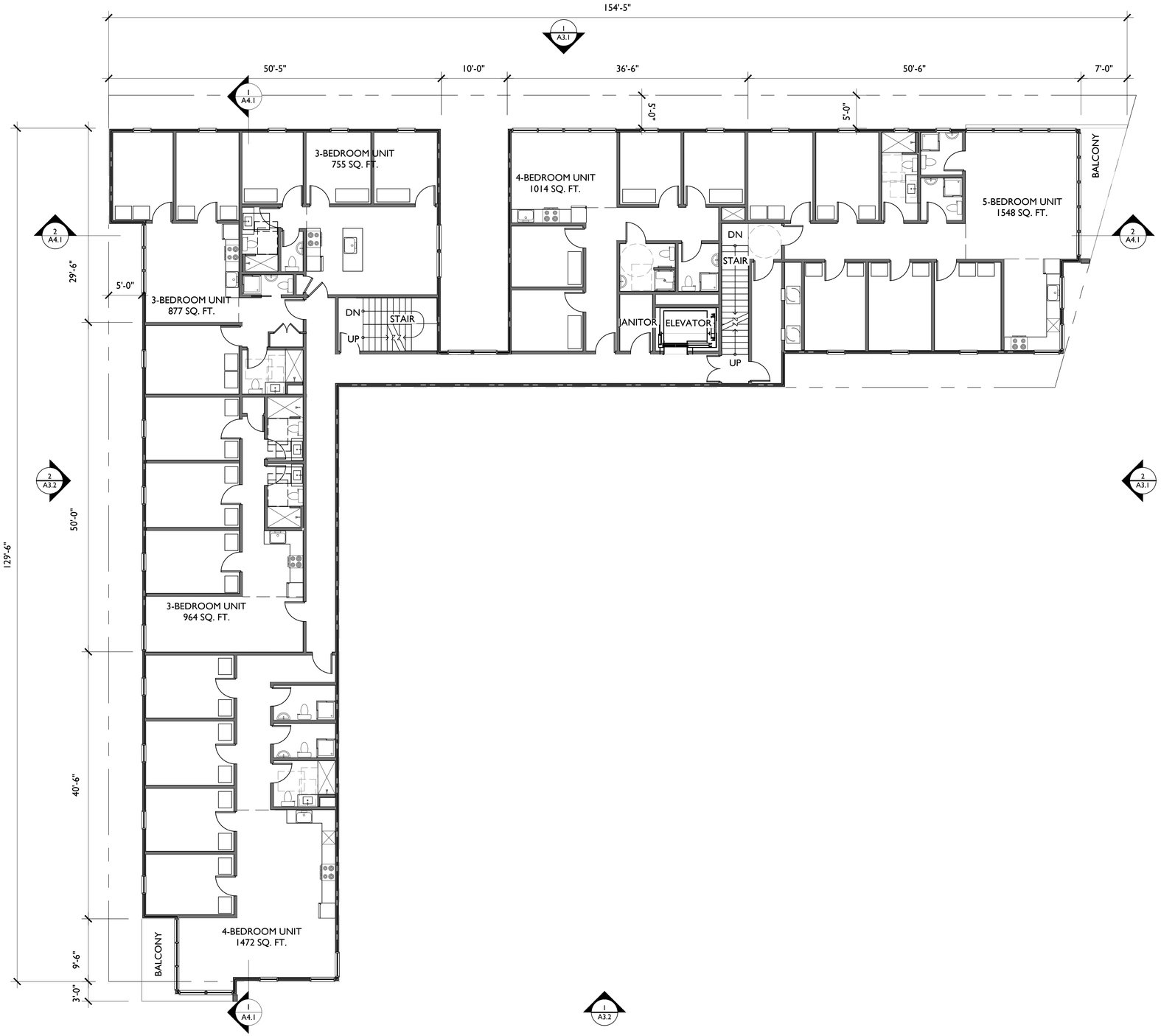
A2.3



1 PROPOSED FOURTH FLOOR PLAN

SCALE
1/8" = 1'-0"

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PROPOSED
FOURTH FLOOR
PLAN

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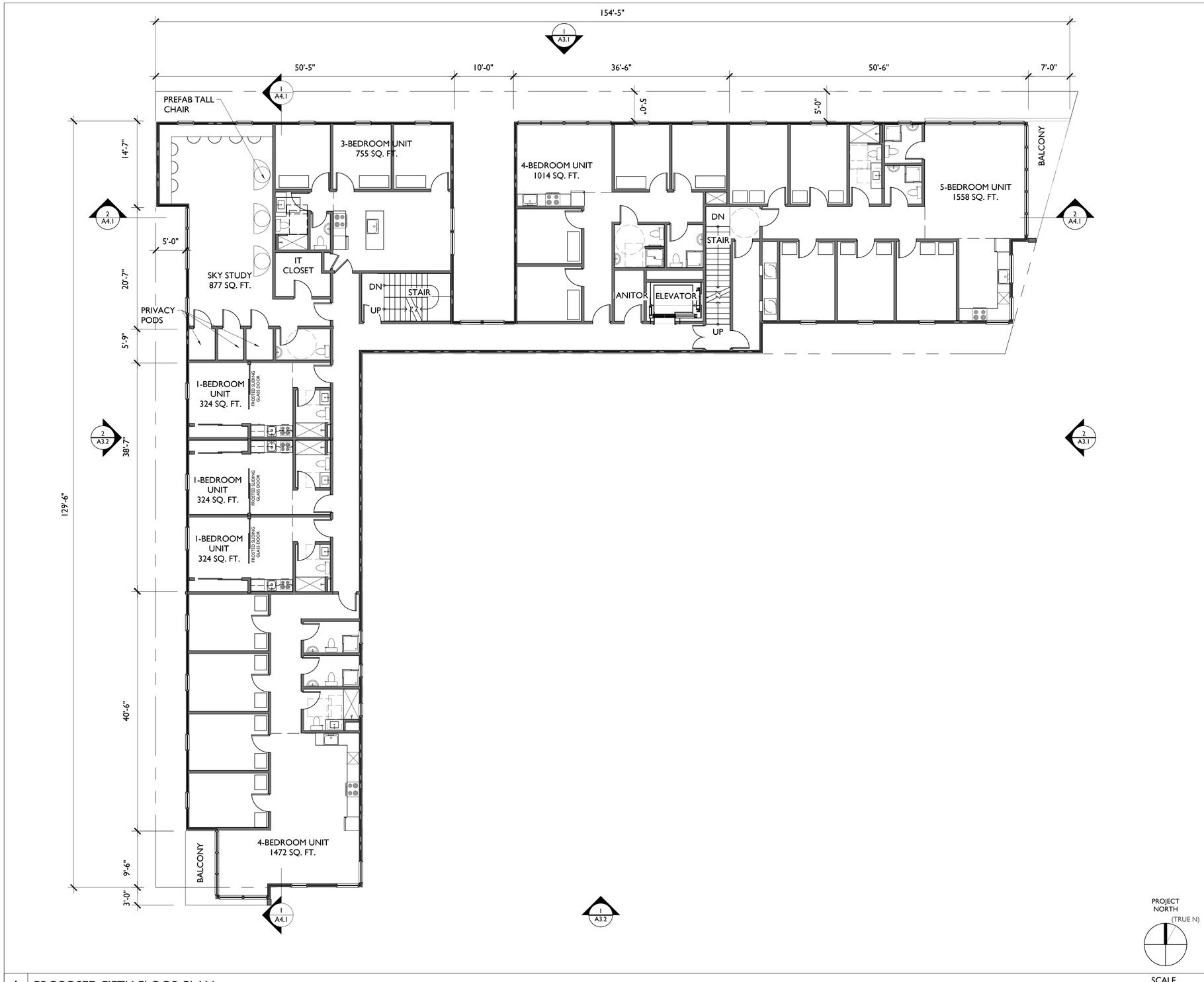
A2.4



1 PROPOSED FIFTH FLOOR PLAN

SCALE
1/8" = 1'-0"

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PROPOSED
FIFTH FLOOR
PLAN

DESIGN REVIEW SUBMITTAL
DATE 11/08/2024
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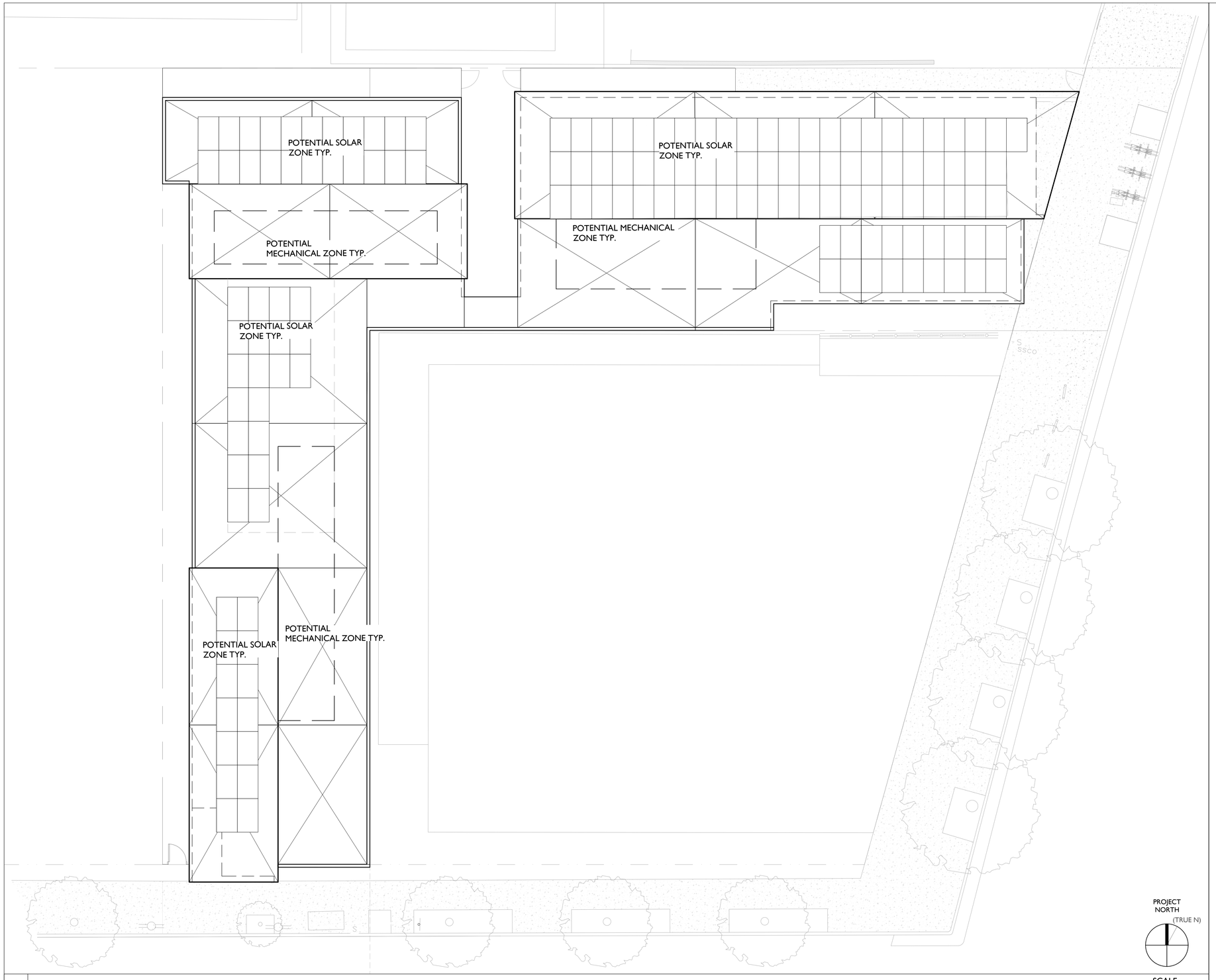
A2.5



1 PROPOSED ROOF PLAN

SCALE
1/8" = 1'-0"

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PROPOSED
ROOF PLAN

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A2.6

2 EAST ELEVATION

SCALE
1/8" = 1'-0"

1 NORTH ELEVATION

SCALE
1/8" = 1'-0"

MATERIAL LEGEND

1 BLACK ANODIZED ALUMINUM DOORS & WINDOWS, TRIM, RAILS TYP. U.O.N.

2 PHENOLIC PANELS (COLOR: OLYMPIC MOUNTAIN)

3 CHARCOAL GRAY STUCCO

4 STACK BOND GLAZED BRICK (COLOR: GRAY)

5 NATURAL WOOD SIDING

6 PHENOLIC PANELS (COLOR: BLACK)

NOTE: ALL EXTERIOR LIGHTING TO BE DOWN-LIGHTING (2700K)

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ELEVATIONS

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A3.1

2 WEST ELEVATION

SCALE
1/8" = 1'-0"

1 SOUTH ELEVATION

SCALE
1/8" = 1'-0"

MATERIAL LEGEND

1 BLACK ANODIZED ALUMINUM DOORS & WINDOWS, TRIM, RAILS TYP. U.O.N.

2 PHENOLIC PANELS (COLOR: OLYMPIC MOUNTAIN)

3 CHARCOAL GRAY STUCCO

4 STACK BOND GLAZED BRICK (COLOR: GRAY)

5 NATURAL WOOD SIDING

6 PHENOLIC PANELS (COLOR: BLACK)

NOTE: ALL EXTERIOR LIGHTING TO BE DOWN-LIGHTING (2700K)

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ELEVATIONS

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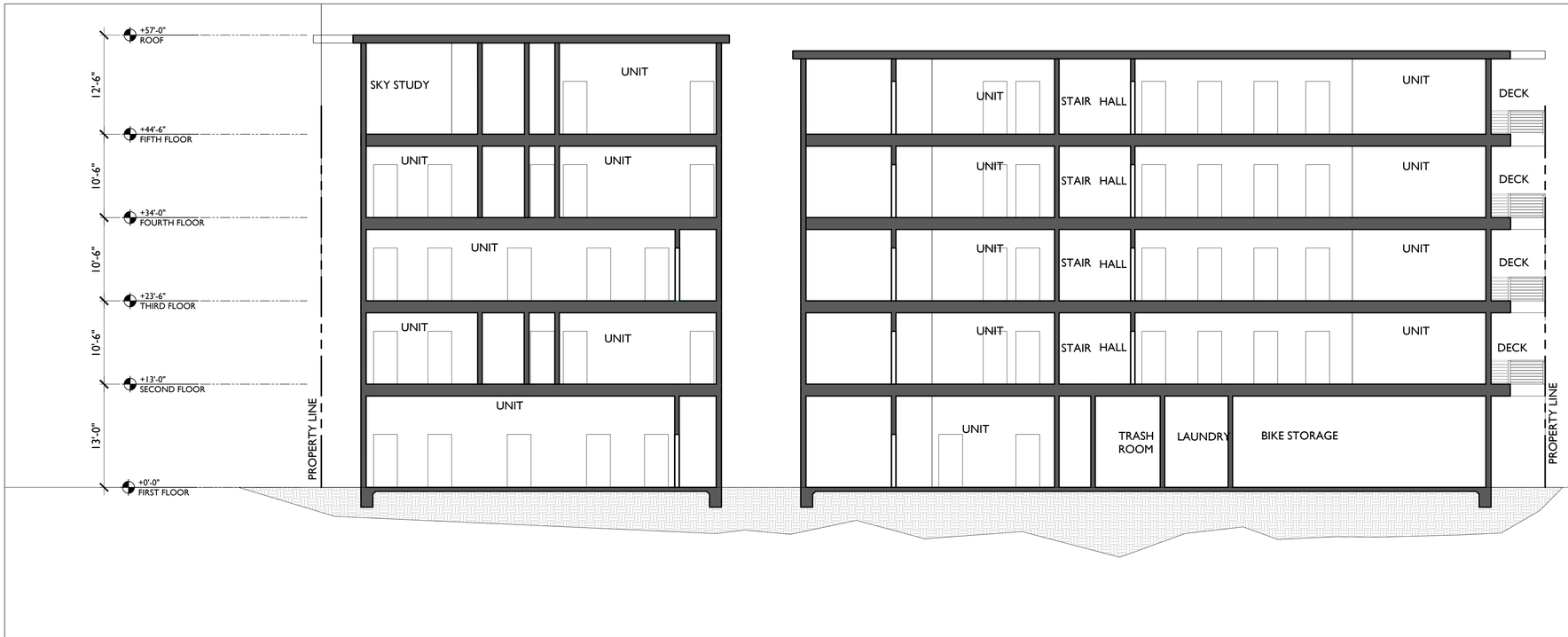
A3.2



2 SECTION

SCALE
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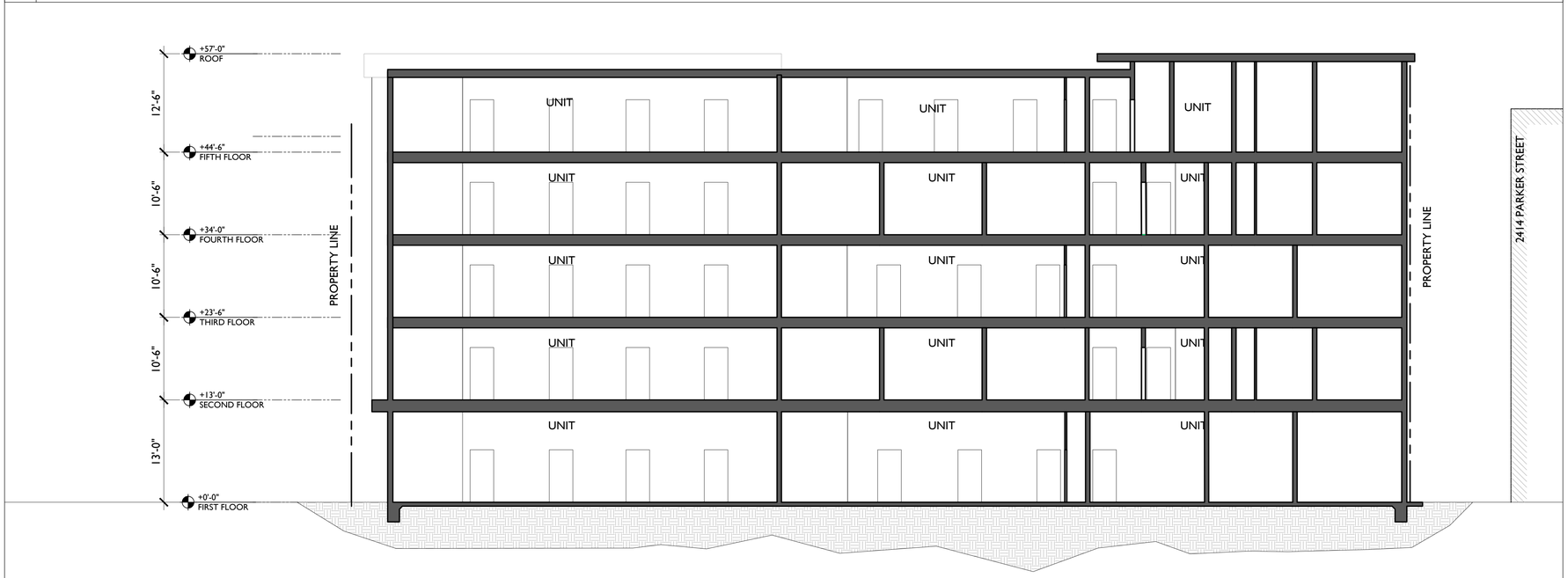

1 SECTION

SCALE
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SECTIONS

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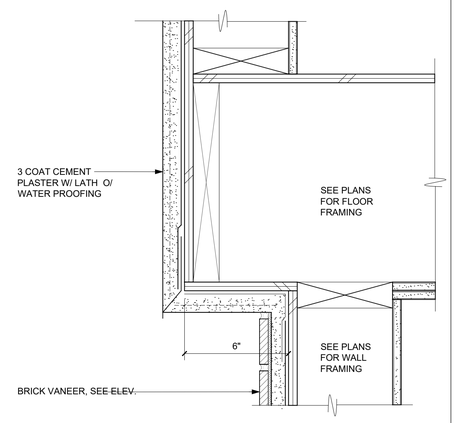
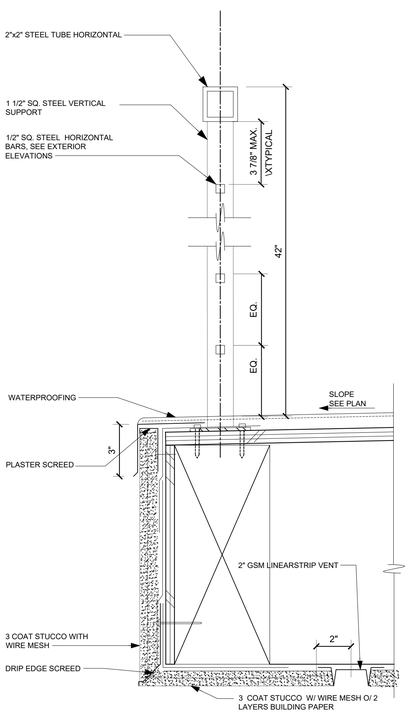
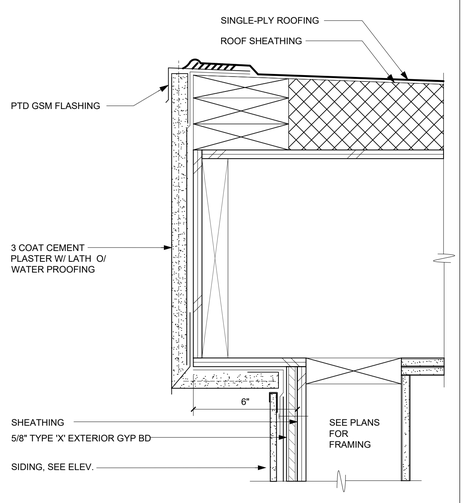
A4.1



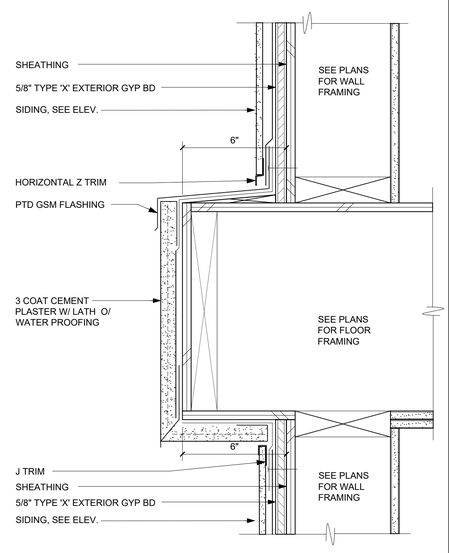
3 WALL MATERIAL TRANSITION — SCALE 3" = 1'-0"



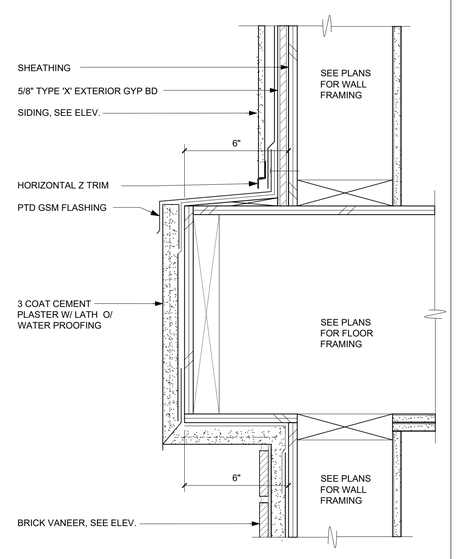
10 DECK EDGE — SCALE 3" = 1'-0"



7 ROOF EAVE — SCALE 3" = 1'-0"



4 WALL MATERIAL TRANSITION — SCALE 3" = 1'-0"



1 WALL MATERIAL TRANSITION — SCALE 3" = 1'-0"

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DETAILS

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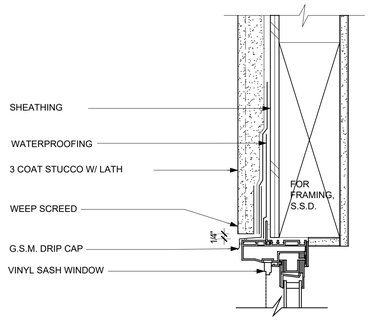
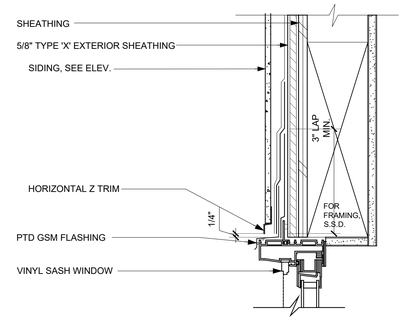
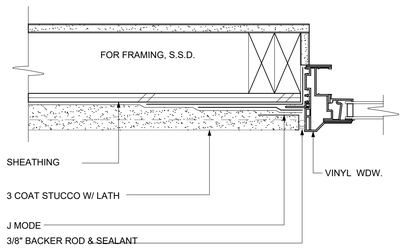
A5.1



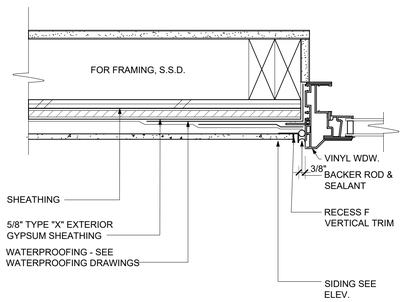
9 WINDOW HEAD @ STUCCO SCALE 3" = 1'-0"



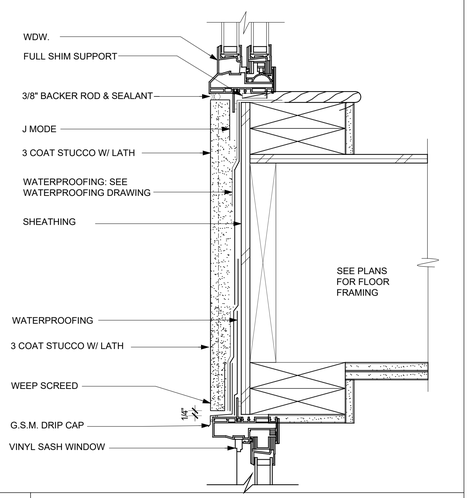
6 WINDOW HEAD @ SIDING SCALE 3" = 1'-0"



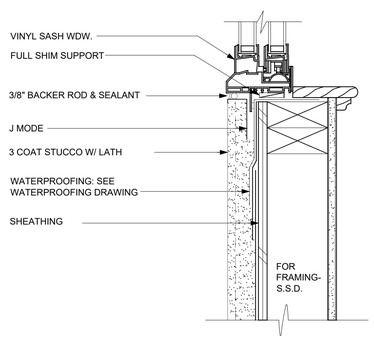
8 WINDOW JAMB @ STUCCO SCALE 3" = 1'-0"



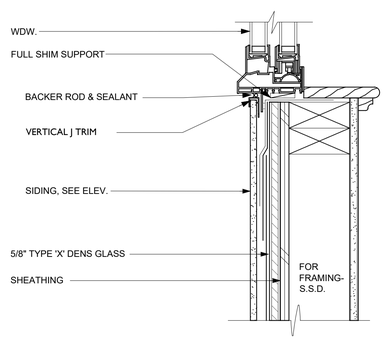
5 WINDOW JAMB @ SIDING SCALE 3" = 1'-0"



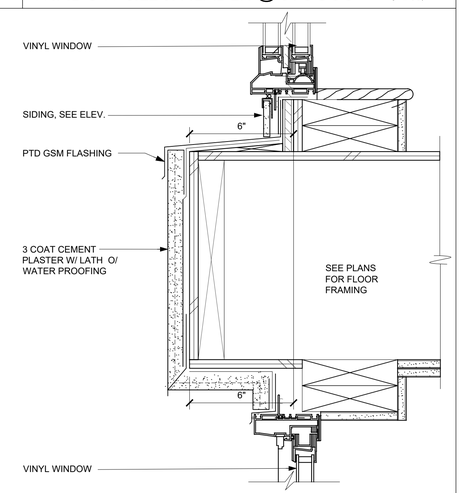
2 WINDOW SILL & HEADER @ STUCCO SCALE 3" = 1'-0"



7 WINDOW SILL @ STUCCO SCALE 3" = 1'-0"



4 WINDOW SILL @ SIDING SCALE 3" = 1'-0"



1 WINDOW SILL AND HEAD SCALE 3" = 1'-0"

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DETAILS

DESIGN REVIEW SUBMITTAL
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A5.2