LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

ACTION
DECEMBER 4, 2025

2276 Shattuck Avenue – Morse Block (Donogh Arms)

Structural Alteration Permit #LMSAP2024-0005 to rehabilitate street-facing elevations and construct a 15-story addition at a City Landmark property.

I. Application Basics

A. Land Use Designations: Downtown Mixed Use (C-DMU)

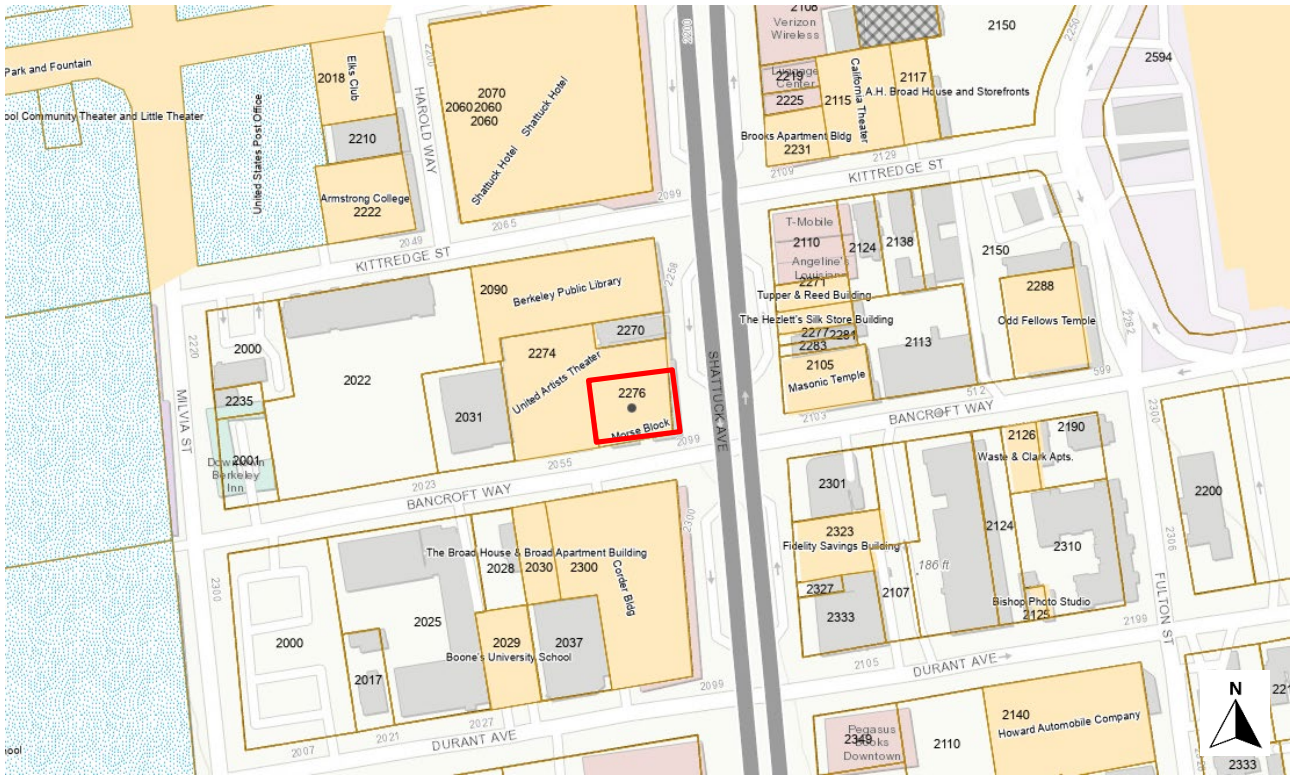
B. CEQA Determination: Categorically exempt from the provisions of CEQA (Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation").

C. Parties Involved

- **Applicant:** Rhoades Planning Group
  2140 Shattuck Ave., Suite705
  Berkeley, CA
- **Architect:** Studio KDA
  1810 Sixth Street
  Berkeley, CA
- **Historic Consultant:** Mark Hulbert/Preservation Architecture
  446 17th Street, #302
  Oakland, CA
- **Property Owner:** Pasand Courtyard, LLC
  2804 Gateway Oaks Dr., #100
  Sacramento, CA

Staff Recommendation: Resume and conclude the hearing; take favorable action.

Figure 1 Vicinity Map – highlighting nearby City Landmarks and Structures of Merit



Districts
Features
Landmarks / Structure of Merit
Partially Demolished
Demolished

Subject Property

Figure 2 November 2024 version of south elevation (Bancroft Way)

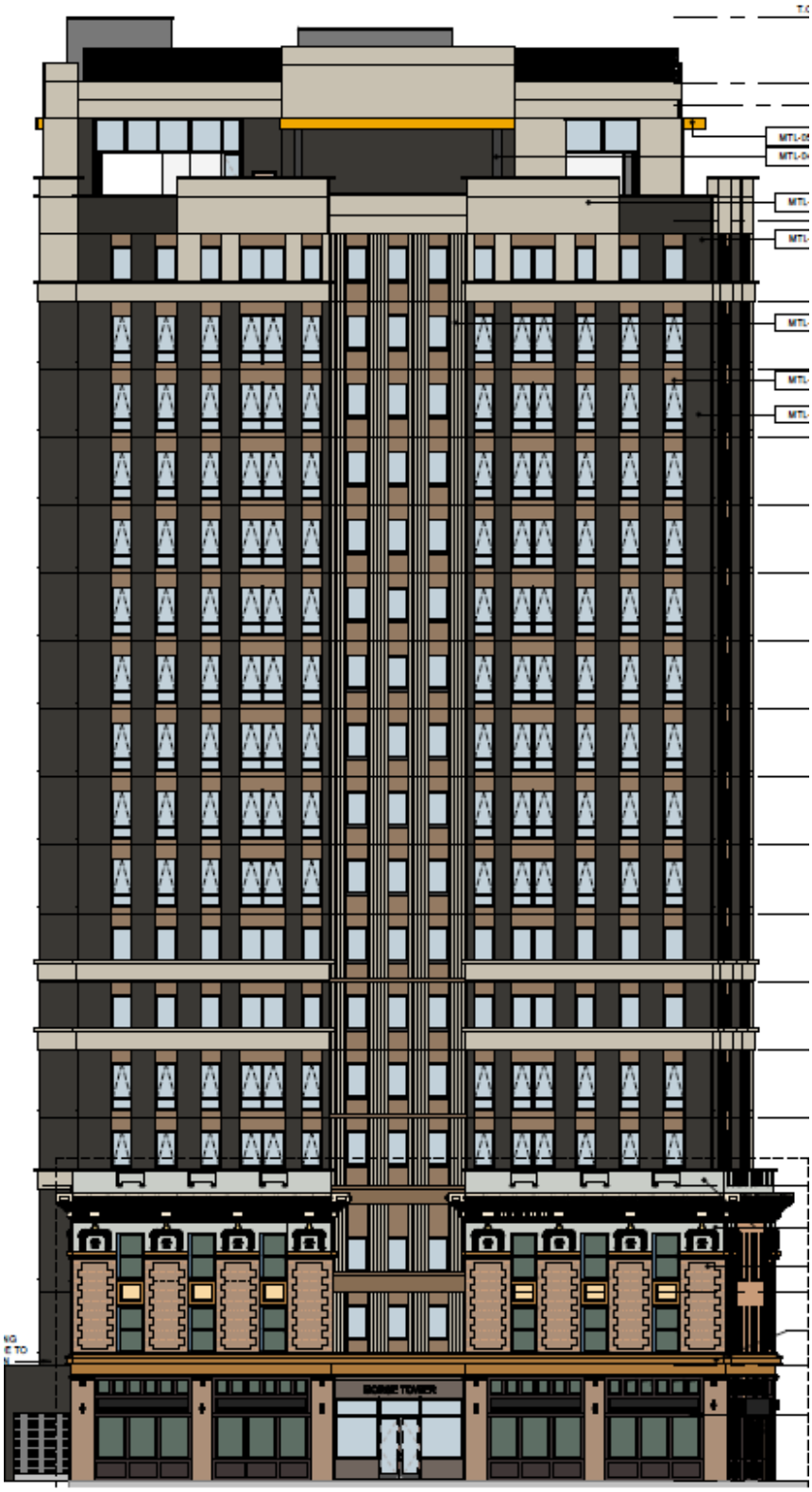


Figure 3 October 2025 version of south elevation (Bancroft Way)

Figure 4 November 2024 version of east elevation (Shattuck Avenue)

Figure 5 October 2025 version of east elevation (Shattuck Avenue)

II. Background

The subject property is a 10,948 square-foot corner lot at the intersection of Shattuck Avenue and Bancroft Way. The lot features a three-story over basement commercial building. It features prominent massing along Shattuck Avenue and has a U-shaped plan and two vertical blocks fronting Bancroft Way.

It is a two-part commercial block building with storefronts at grade level that are separated from the upper levels by a piano noble. It includes elements of Renaissance Revival ornamentation on its upper floors. The upper floors are capped with an imposing cornice and flat roof behind a parapet with elaborate classical ornamentation. At the rear, there is a narrow alleyway facing the neighboring building. At the grade level of the primary east facade, there are four storefront systems separated into bays. The upper floors retain original ornamentation and feature 10 bays of windows. The building is capped by an elaborate cornice and parapet that continues across the east and south facades and features festoons at the outer bays, a dentil course, egg and dart, reed and ribbon with caps and patera molding, and other foliate running patterns.

The south façade is separated into two vertical blocks rising from a horizontal section at the grade level. At the grade level, there is a non-original storefront system with two bays and three windows each. The upper floors of each vertical block feature three bays of typical windows with vertical quoining and stucco band courses between each floor. The ornate classical cornice is a continuation from the east, Shattuck Avenue façade. The rear (west) façade is partially obscured from view and faces a rear alleyway that is shared with the neighboring building at 2274 Shattuck Avenue.

Alterations

The building has been altered numerous times over its history to accommodate changing tenant needs, beginning shortly after its initial construction in 1906. The earliest alterations included the addition of partitions and interior alterations for ground floor commercial uses. During the 1920s, the building was further altered for new doorways, storefronts, and construction of a new marquee for the Hotel Donogh entrance in 1926. In the 1930s, the building underwent several larger remodeling projects that further changed the storefront systems at ground level. In the 1950s, the storefronts were altered again, responding to postwar designs. In 1954, the interior and exterior were redesigned to transform the former dry goods store for a grocery store, and the skylights in the central U-shaped section were infilled. By the 1970s, the building had a new owner and was extensively altered. The storefront along Bancroft Way was resurfaced with mosaic cladding. Additional alterations in the late 1970s, 1980s, and 1990s attempted to restore the storefront system.

In 1979, Berkeley Architectural Heritage Association (BAHA) was selected for a $2,000 façade restoration grant from the National Trust for Historic Preservation to be implemented on select historic commercial buildings along Shattuck Avenue. In partnership with the building owners, BAHA hired Bruce Judd of Charles Hall Page

and Associates as the preservation architect to undertake restoration work including removal of aluminum screens, replacement of awnings, and paint treatment.

At some point in the mid-1980s, a new postmodern entrance and elevator shaft were constructed on the south façade on Bancroft Way. Other alterations during this period included removing existing non-original windows at the storefront level, covering the area with masonry, installing a new door, and building a new large central entryway with arched windows and an elevator shaft connecting the upper floors.

Landmark Designation

The building was designated a City of Berkeley Landmark on June 18, 1979.

It is also listed in the California Register of Historical Resources, as the result of a consensus finding through the Section 106 process on March 15, 2006. 2276 Shattuck Avenue was identified as eligible for the National Register of Historic Places under Criterion A within the context of commercial development in Berkeley and for its association with the early twentieth century successful dry goods store “Donogh’s.” It was found eligible under Criterion C as a distinguished example of the Neoclassical commercial architecture and also as a rare example of the work of architect of merit Charles W. Dickey in Berkeley.

The building was identified as a contributor to the potential local Shattuck Avenue Commercial Corridor Historic District in 2015.

The building was most recently evaluated in July 2024 by Page & Turnbull who found that the building retains its eligibility for continued designation as a City of Berkeley Landmark, and for listing in the California Register based on eligibility for listing in the National Register.

Character-defining features of 2276 Shattuck Avenue which convey its significance as an early 20th-century two-part commercial block designed with Neoclassical stylistic elements include:

- Prominent corner location
- Three-story height with flat roof and parapet
- U-shaped footprint of upper stories, providing the appearance of two volumes separated by a deep light court at the Bancroft Way façade
- Flat, symmetrical façades with tripartite composition
- Expression of the piano nobile, with visual prominence placed on the upper floors
- Prominent cornice with elaborate classical ornamentation including festoons, dentil course, egg and dart, reed and ribbon with caps and patera molding, and other foliate running patterns
- Upper story vertical bays defined by brick pilasters with a decorative quoin pattern

- Spandrel panels at upper story windows
- String course between first and second stories
- Common bond buff brick coursework at the upper stories
- Wood one-over-one double-hung windows with ogee lugs on the upper stories
- Presence of ground-floor storefronts with transom at Shattuck Avenue (current materials and configuration are not original)

Application Chronology

On June 11, 2024, the applicant submitted the subject Structural Alteration Permit (SAP) application requesting permission to construct a 15-story addition to the subject building, for an 18-story mixed use building. The proposed project also includes retaining and rehabilitating the street-facing elevations. The project has a pending use permit application (ZP2024-0067) and is vested by a preliminary housing development pre-application under Senate Bill (SB) 330. SB 330 streamlines the entitlement review process and imposes a limit on the total number of required public meetings.

BMC Section 23.406.070(D)(3) "**Review Authority"** of the Zoning Ordinance requires the LPC to conduct Design Review for projects involving new construction on City Landmark sites. This SAP review will serve as Design Review and a favorable outcome is required for the Zoning Adjustments Board's pending consideration of the Use Permit project.

On August 7, 2025, LPC opened the hearing on the project, provided feedback on the proposed design, and continued the hearing to allow the applicant to make changes to the plans. The applicant submitted revised plans on October 17, 2025.

On November 24, 2025, staff mailed and posted advance notice of tonight's public hearing, in accordance with Berkeley Municipal Code (BMC) Section 3.24.230.

III. Project Description

The proposed project involves exterior changes, inclusive of an expansion of the volume of the building with a 15-story addition. The full scope of work is detailed in Table 1 below. The response to LPC comments, applicant statement, and project plans are provided in Attachments 2, 3, and 4.

Scope of Work Location	Scope of Proposed Work	Project Sheet Plans
South Elevation (Bancroft Way)	• Demolition of existing non-historic southwest storefront, infilled bays, and entry at first floor • ~~Replace non-historic southwest storefront with new window, clerestory, bulkhead, and header at rehabilitated storefront to match historic~~ • **(revision) At the southwest storefront, the stucco will be removed to reveal the original brick underneath, and the wall will be patched and repaired as needed** • Retain and repair existing southeast storefront windows and surrounding brick exterior • Retain and rehabilitate existing buff brick exterior, decorative elements at upper façade, and decorative cornice elements • Install new storefront for residential entry • Replace existing second and third story wood-frame windows with aluminum windows • Install new signage and lighting	G0-08, G0-09, G0-10, A2-02
East Elevation (Shattuck Avenue)	• Retain and repair existing storefront windows and surrounding brick exterior • Retain and rehabilitate existing buff brick exterior, spandrel panels, decorative elements at upper façade, and decorative cornice elements • **(revision) Where possible, retain existing wood-frame windows at the second and third story. When retention is not possible replace existing with aluminum windows that match existing.** • Reconfigure storefront entry doors • Install new signage and lighting	G0-08, G0-09, G0-10, A2-02
North Elevation (side)	• Demolition of approximately 51’ of elevation	G0-08, A2-01
West Elevation (rear)	• Demolition of approximately 73’ of elevation	G0-08, A2-01
Roof	• Demolition of existing roof • Construction of a 15-story tower addition for 134 dwelling units	G0-08, AD1-15, A2-01, A2-02

IV. Issues & Analysis

Staff identified several discussion topics and relevant criteria pertinent to this project from Secretary of the Interior's Standards for the Treatment of Historic Properties (1977), Landmarks Preservation Ordinance (BMC Section 3.24), and the City's Downtown Design Guidelines (2012). An analysis of each was provided with the August 7, 2025 staff report.

The findings with respect to the applicable regulatory standards are presented in Attachment 1 of this report.

Table 2. Summary of LPC Comments from August 7, 2025

Topic	LPC Comments	Response	
Bancroft Way storefronts	Differentiate the non-original façade from the original facade	Revised	Plan sheets G0-08-09, A2-02
Existing residential windows	Retain the historic residential windows	Will retain where feasible, and if not feasible will replace with aluminum windows	G0-08-09, A2-02
Ground floor programming along Bancroft	Swap location of FCC room and leasing office	Revised	A1-12
Massing and Architectural Details	Remove notch from Shattuck façade	Removed	A2-02
	Remove horizontal bands on tower	Removed	
Rooftop	Large footprint for maintenance room on 18th floor	Maintenance room removed	A1-18
	Simplify the rooftop area and roofline	Revised	A2-00- A2-02

For tonight's discussion, staff suggests the following topics:

- Whether sufficient design improvements have occurred;
- The project's potential to adversely affect the architectural merit of the City Landmark Morse Block's façade;

Per the City's practice, a site or structure-specific preservation treatment plan would be required as a Condition of Approval.

If LPC approves this application, the SAP would be subject to a Condition for Final Design Review (FDR) by the LPC during construction. The Commission may specify and defer particular building details for approval during FDR. In these cases, staff suggests that direction is provided in order to guide the applicant's preparation and responses.

V. Recommendation

In accordance with BMC Section 3.24.200 and Section 23.406.070 "**Design Review,**" staff recommends that the Commission:

- Resume and conclude the public hearing on this SAP application.
- Consider the proposed design of the new building and require improvements as needed.
- Take favorable action on the SAP application and adopt the Draft Findings & Conditions for Approval.

Attachments:
1. Draft Findings and Conditions for Approval
2. Response to LPC Comments, received October 17, 2025
3. Revised Applicant Statement, received October 17, 2025
4. Project Plans, received October 17, 2025

Prepared by: Allison Riemer, Senior Planner; ariemer@berkeleyca.gov; 510-981-7433

Exhibit A

Conditions of Approval
December 4, 2025

2276 Shattuck Avenue – Morse Block (Donogh Arms)

Structural Alteration Permit #LMSAP2024-0005 to rehabilitate street-facing elevations and construct a 15-story addition at a City Landmark property.

FINDINGS REQUIRED UNDER CEQA

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

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   Evidence: The property will retain its historic mixed-use, including commercial and residential uses.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   Evidence: The proposed project would rehabilitate the building's street-facing elevations. The proposed overall retention of extant storefronts and selective addition of an entrance front and a storefront on Bancroft Way would not affect any historic forms, spaces or features of the historic building façades while adding compatibly designed features. The proposed scope of work retains all the building's character-defining features, aside from its three-story roof with flat roof and parapet.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   Evidence: The proposed residential entry and storefront entry at the lounge along Bancroft Way will be differentiated from the existing historic storefronts.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   Evidence: The subject property does not feature changes that have acquired significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

   Evidence: The proposed project will retain all of the identified character-defining forms, features and materials of the historic building façades along with the construction techniques and craftsmanship embodied therein, without change or loss.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Evidence: The proposed project would retain and repair deteriorated historic features including existing storefront windows and surrounding brick exterior, spandrel panels, decorative elements at the upper façade, and decorative cornice elements. Deteriorated wood windows at the second and third floors will be replaced with aluminum windows when retention is not feasible.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   Evidence: The proposed historic building façade work will include cleaning and repairing identified historic exterior elements and materials, consistent with the Standards.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   Evidence: The project does not have the potential to affect any archaeological resources because the project does not require any excavation or substantial ground disturbance.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   Evidence: The proposed project includes constructing a 15-story addition above the historic, three-story building, of which the street-facing elevations will be rehabilitated. The project will retain and reuse the architecture of a turn-of-the-20th century, downtown mixed-use building within its historic urban setting. The proposed design establishes a clear separation between the old building and the new addition by setting the addition back. The proposed new addition is a contemporary design and employs

contemporary details and materials. The proposed use of color to subtly differentiate between the historic base and tower addition further distinguishes the old and the new. While relatively large, the proposed addition enables reuse as well as the retention and protection of the historic building façades.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    Evidence: If the proposed new addition were to be removed in the future, the historic building façades would remain and continue to retain most of its character-defining features and continue to convey its historic significance as an early 20th century mixed-use building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

(a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The character-defining exterior features of this Neoclassical mixed-use building include its prominent corner location, three-story height, U-shaped footprint with light court, tripartite composition, expression of the piano nobile, prominent decorative cornice, brick pilasters and quoins, spandrel panels, buff brick exterior, wood one-over-one windows at second and third stories, and ground floor storefronts. Overall, most of the character-defining features will be retained under the proposed project.

(b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The site is a designated City Landmark Park and not in a Historic District.

(c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City Landmark Park and not a Structure of Merit.

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Project Approval**. This Structural Alteration Permit approval is for 2276 Shattuck Avenue, as substantially shown and described on the project plans received October 17, 2025, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on December 4, 2025 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project.** This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	**Conformance to Approved Plans.** All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060. B.4	On-Going	Land Use Planning
5.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
6.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) "Time Limits"	On-Going	Land Use Planning
7.	**Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active	City of Berkeley	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Conditions of Approval on Building Permit Plan Submittal** **Structural Alteration Permit.** The Conditions of Approval for this Structural Alteration Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title 'Structural Alteration Permit Conditions.'	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
3.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division

III. During Construction A. Building & Safety Division		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	**Construction Hours- Exceptions**. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	**Construction / No Parking Permits**. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.	City of Berkeley	During Construction	Building & Safety

IV. During Construction B. Land Use Planning	Regulation Source	Timing/Implementation	Enforcement/Monitoring

1.	**Paleontological Resources (Ongoing throughout demolition, grading, and/or construction)**. In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning
2.	**Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,** all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	**Archaeological Resources (Ongoing throughout demolition, grading, and/or construction**). Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Construction	Land Use Planning

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

IV. During Construction **C. During Construction: Public Works**		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Site Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works

2.	**Street & Sidewalk Damages.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works
3.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	**Hauling of Debris.** Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

V. Structural Alteration Permit Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Repair and replacement of character-defining features**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.	City of Berkeley	On-Going	Land Use Planning
2.	**Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning
3.	**Equipment.** Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning

4.	**Glass.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
5.	**Exterior Lighting.** Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.	City of Berkeley	On-Going	Land Use Planning
6.	**Landscaping.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
7.	**Other Permits.** The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.	City of Berkeley	On-Going	Land Use Planning
8.	**Final Design Review.** Pursuant to BMC Section 23.406.070, prior to issuance of any building permit for this project, the project proponent shall obtain Final Design Review (FDR) approval from the Landmarks Preservation Commission.	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning
9.	**Site-Specific Preservation Treatment Plan.** A site-specific historic preservation plan for the retained portion of the City Landmark Morse Block shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architect and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements and procedures to be implemented during demolition of the historic building and restoration of the retained portion of the building. The treatment plan shall describe procedures to be undertaken for the documentation, evaluation, and treatment of previously unrecorded architectural features that are uncovered during demolition and rehabilitation activities. All procedures should be defined to avoid inadvertent damage to historic building façades that will be retained for incorporation into the proposed development during project construction and shall include consideration of site security and fencing; avoidance and physical protection of historic surfaces and materials; and storage of temporarily removed or salvaged historic materials and building components. The treatment	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning

	plan shall be submitted to the City of Berkeley Planning and Development Department prior to construction for review and approval.			

RHOADES PLANNING GROUP

Memorandum

To: **City of Berkeley**
From: Rhoades Planning Group
Date: October 17, 2025
Re: **#LMSAP2024-0005: 2276 SHATTUCK AVENUE – Responses to LPC Comments**

The table below reports plan set changes made in response to comments by the Landmarks Preservation Committee (LPC) on July 7, 2025. These changes resulted in the following changes to the project data: modest increases in gross floor area, retail area, and usable open space; and modest decreases in building height, setbacks, and tower width. No other changes to the plan set are proposed.

LPC Comment	Applicant Response
1. Ground Floor Storefronts & Materials LPC recommended guiding ground floor restoration by historic documentation, retaining key features, and avoiding replication of undocumented elements.	• Revised commercial windows to maximize transparency and match existing profiles. • Revised to retain residential windows at lower levels, where feasible; if not feasible, they will be replaced with aluminum windows. • Refined storefront materials to respect original brick and detailing.
2. Ground Floor Layout & Activation LPC suggested relocating service spaces to improve storefront transparency and corner activation.	• Swapped Fire Control Room (FCC) and leasing office to take advantage of the storefront corner. • Consolidated service areas and enhanced ground-floor Bancroft /Shattuck corner activation.
3. Massing & Architectural Expression LPC raised concerns about the Shattuck-side notch, vertical continuity, and overall tower expression; they recommended strengthening the corner at Bancroft/Shattuck.	• Removed the notch along the Shattuck frontage and created a flush wall. • Emphasized corner treatment at Bancroft/Shattuck through architectural detailing.
4. Roofline & Integration LPC noted the roof felt visually separate from the tower, recommended simplifying the number of planes, and flagged potential impacts from adjacent development.	• Simplified rooftop area and roofline to integrate better with the tower. • Removed horizontal bands partway up the tower to improve visual continuity.
5. Plan Set Consistency LPC requested consistency across all plan set documentation, including labeling and street names.	• Reviewed and refined all plan set labels and documentation for accuracy and consistency.

RhoadesPlanningGroup

2276 SHATTUCK AVENUE PROJECT
REVISED APPLICANT STATEMENT

OVERVIEW AND PROJECT INTRODUCTION

The applicant team is pleased to submit this application package for a new 134-unit multifamily residential infill project at 2276 Shattuck Avenue in the City of Berkeley.

Figure 1. Proposed Project Rendering

This applicant statement includes:

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Project Design
6. Structural Alteration Permit Requirements
7. CEQA Analysis and Legislative Context
8. Use Permits Required Findings
9. Project Team Contact Information

1. PROJECT DESCRIPTION

1.1 Overview

The proposed project includes the construction of an 18-story mixed-use building and the retention of existing Morse Block façades fronting Shattuck Avenue and Bancroft Way. This project will retain and rehabilitate the historic façade of the existing Morse Block building while adding much needed transit-oriented housing to Downtown Berkeley. This modification retains over 50% of walls and avoids a technical demolition. Moreover, it retains and rehabilitates a historic resource for the next era of Downtown Berkeley's evolution while providing economic investment, and much needed housing for the community.

Figure 2. Aerial Map of Project Site

The proposed housing development project includes 134 dwelling units in an approximately 137,000 square foot mixed-use building, with 4,855 square feet of active ground-floor commercial space. The project site is a 10,948 square foot lot that is zoned Downtown Mixed-Use Corridor (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses.

The project will provide 11 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI) and 11 units for Moderate-Income (MI) households earning between 80% to 120% of the AMI. The inclusion of 11 VLI units and 11 MI units entitles the project to a 100% density bonus, unlimited waivers, and three concessions, which together allow for the project's proposed 134 dwelling units. The project is subject to the modifications and protections of State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5).

Figure 3. Along Shattuck Avenue – Commercial

A preliminary application (PLN2023-0093) was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on December 14, 2023, and the proposed development project is consistent with all the provisions of SB 330. A Use Permit Application (ZP2024-0067) was submitted on June 6, 2024 and a Structural Alteration Permit Application (LMSAP2024-0005) was submitted on June 11, 2024. This revised applicant statement along with the attached revised documents address the comments received by City staff in the Use Permit Application Review letter sent on October 30, 2024.

1.2 Ground Floor & Basement

The ground floor plan is separated into a residential entry area along Bancroft Way and non-residential entrance space for commercial use along Shattuck Avenue. The ground floor residential area includes a lobby, lounge area, mail and package room, and a leasing office. Associated utility rooms and trash rooms (separate for residential and commercial tenants) are also located on the ground floor. Fronting Shattuck Avenue, there are three proposed retail spaces for commercial tenants, retaining and repairing the pedestrian-scale active retail uses along Shattuck Avenue. The basement level is composed of the bicycle and electric scooter storage rooms and additional utility rooms.

Figure 4. Along Bancroft Way – Residential Entry

1.3 Residential Tower

Levels 2 to 17 are composed of residential units. Level 18 offers a spacious rooftop deck and residential amenities, including a fitness room and lounge. The outdoor rooftop deck provides approximately 3,500 square feet of open space for residents to enjoy 360-degree views of downtown Berkeley and even views of San Francisco. The project is proposing to landscape 10% of all usable open space areas.

2. PROJECT BACKGROUND

2.1 Property Information

Table 2: Policy Context	
APN	057-2028-04
General Plan Designation	Downtown

Downtown Area Plan	Corridor
Zoning District	Downtown Mixed-Use District (C-DMU Corridor)
Historic Designation	Morse Block (1979)

2.2 Existing Conditions

Known as the Morse Block, the existing three-story building at 2276 Shattuck was built in 1906 by Architects Dickey and Reed. There are two decorative street-facing facades made up of exposed painted brick. The ground level is composed of storefronts. The two other exterior walls (northern and western side) of the buildings are composed of exposed clay brick with no decorative elements. The street-facing facades will be retained and rehabilitated, with an 18-story mixed-use building constructed behind it. The project site is located within a walkable area of downtown with full access to downtown amenities and services, including the UC Berkeley Campus and Downtown Berkeley BART station within 0.2 miles from the project site.

Table 3: Surrounding Uses

Direction	Uses	Zoning
Project Site	Existing 3-story commercial building	C-DMU Corridor
North	Commercial (Regal UA Berkeley)	C-DMU Corridor
East	Commercial – Restaurants & Retail	C-DMU Outer Core
South	Commercial – Office	C-DMU Corridor
West	Commercial (Regal UA Berkeley)	C-DMU Corridor

The project would replace ground-floor retail spaces in kind and replace upper-level office space with residential units. Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase the density of housing onsite by providing 134 units on a 0.25-acre parcel that is an effective density of 536 dwelling units per acre.

2.3 History of Property

2276 Shattuck Avenue is a three-story commercial building built in 1906 and designed by architect Charles W. Dickey in the Renaissance Revival Style. The building is also identified under its historic name, Morse Block (Donogh Arms). The building is listed in the California Register of Historical Resources (California Register) and was deemed eligible for the National Register of Historic Places.[1] It is a City of Berkeley Landmark (#30) and is identified in the 2015 Shattuck Avenue Commercial Corridor Historic Context and Survey report as a contributor to a potential Shattuck Avenue Downtown Historic District.[2]

Figure 5. 2276 Shattuck Avenue, 1920

A complete and revised DPR Form, updated by Page and Turnbull, Inc. in 2024 is attached to this application package, with a summary provided below.

[1] California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated September 2022.
[2] Archives & Architecture, LLC, "Shattuck Avenue Commercial Corridor Historic Context and Survey," 2015

2.4 Renovations & Remodels

The original owner was Ellen S. Morse, who commissioned the building for use as a post office and shops on the ground floor and apartments on the upper floors. Under the subsequent owner A.O. Donough, the building was used as a dry goods store and apartment hotel known as the "Donough Arms."

Figure 6. 2276 Shattuck Avenue, 1932

By the 1950s, the storefront units along Bancroft Way and Shattuck Avenue were further altered to accommodate changing postwar economic patterns and stylistic influences. In 1954, builder John Whalen remodeled the interior and exterior storefront system of the former dry goods store for occupancy of a grocery store.

In the 1970s, ownership of the building transferred from the Donogh family to the Lakireddy family, and the building subsequently underwent numerous alterations to both primary facades along with interior reconfigurations. At some point in the mid-1980s, a new postmodern entrance and elevator shaft were constructed on the south façade on Bancroft Way. The alterations during this time period removed existing non-original windows at the storefront level, covered the area with masonry, installed a new door, and built a new large central entryway with arched windows and an elevator shaft connecting the upper floors.

The project proposes to retain all the character-defining features of the building, which are limited to building exteriors. It also proposes to rehabilitate key features to ensure that this historic building can viably remain for the next era of Downtown Berkeley's evolution. In response to Landmarks Preservation Commission comments, the project has revised the ground-floor to enhance transparency, restore key historic elements, and improve overall compatibility with the building's historic character.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

3.1 General Plan

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use (*see Figure 3),* a designation characterized by "high density commercial, office, arts, culture, and entertainment and residential development." (City of Berkeley General Plan). The Downtown is also intended to "encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit."[3] (BGP) This site is subject to the City of Berkeley's Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan. The proposed project will be subject to objective standards listed under the Public Serving Frontages section in the Downtown Berkeley Design Guidelines document.

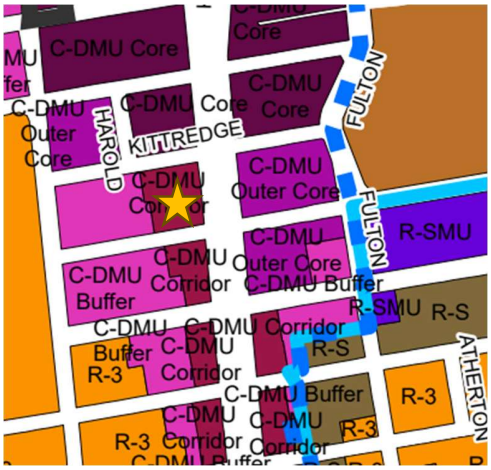


Figure 7. General Plan Map

[3] City of Berkeley General Plan (https://berkeleyca.gov/your-government/our-work/adopted-plans/general-plan)

3.2 Zoning

The proposed project site is zoned as Commercial-Downtown Mixed-Use (C-DMU) and is located in the "Corridor" area of the downtown (*see Figure 4*). This zoning designation is intended to implement the vision and goals of the Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

Figure 8. Zoning Map

3.3 Downtown Area Plan

The project is located in the Downtown Area plan with the land use designation of "Corridor" with a Street Frontage overlay and within the Shattuck Central subarea. The Street Frontage overlay requires street-level public-serving uses.

3.4 Objective Standards

The project will meet all the objective development standards for the C-DMU zoning district, including those as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them.

Additionally, the project will comply with the objective design standards listed under Public Serving Frontages in the Downtown Berkeley Design Guidelines.

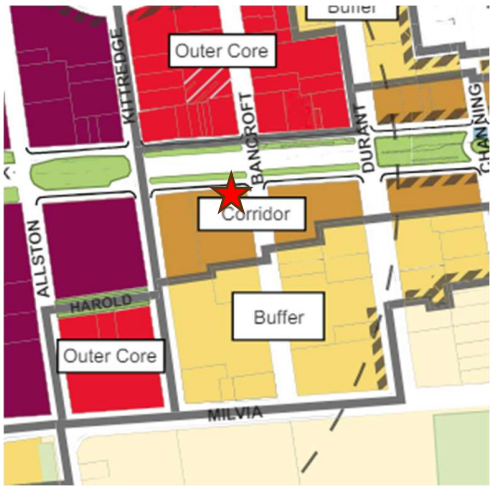


Figure 9. Downtown Area Plan Land Use Designation

3.5 Applicable Major Development Standards

Table 4. Major Development Standards				
Development Standard	**Zoning** C-DMU Corridor	**Required**	**Proposed**	**Compliance**
Building Height & Density (BMC 23.204.E.2)				
Height	75' w/ Use Permit		205’	Compliant with SDBL Waiver
Open Space (BMC 23.204.130.E.1)				
Residential Usable Open Space	**80 SF / unit** 134 units x 80 SF	10,720SF	4,197 SF	Compliant with SDBL Waiver
Commercial Usable Open Space	**1 SF per 50 SF of Com. SF** 4,855 SF / 50 SF	98 SF	0 SF	Fee in-lieu of POPOS
Landscaped Open Space	40% of 10,720 SF	4,288 SF	1,080 SF	Compliant with SDBL Waiver
Setbacks (BMC 23.204.130.E.3)				
Front	0' to 20'	5' max	0'	Compliant
	21' to 75'	-	0' to 9'-9”	Compliant
	76' to 120'	15' min.	0’ to 9’-9”	Compliant
	120' +	15' min.	0’ to 9’-9”	Compliant
East	0' to 20'	-	0'	Compliant
	21' to 75'	5' min.	0' to 2’-0”	Compliant
	76' to 120'	15' min.	2’ to 12’-9”	Compliant
	120' +	15' min.	2’ to 12’-9”	Compliant
Interior West	0' to 20'	-	0’-10'-5”	Compliant
	21' to 75'	5' min.	6’ to 10’-5”	Compliant
	76' to 120'	15' min.	6’ to 10’-5”	Compliant
	120' +	15' min.	6’ 5’ to 10’-5”	Compliant
Rear	0' to 20'	-	0'	Compliant
	21' to 75'	5' min.	3' to 9’-7”	Compliant
	76' to 120'	15' min.	3' to 9’-7”	Compliant
	120' +	15’ min	3' to 9’-7”	Compliant
Additional Standards (BMC 23.204.130.E.3.d)	Buildings over 120’, the portion of over 120’ must be less than 120’ in width when measured at the widest point on the diagonal in plan view		134”-11”	Compliant with SDBL Waiver
Bicycle Parking (BMC 23.322.090)				
Bicycle Parking Non-Residential	**1 per 2,000 SF** 4,855 SF/2,000 SF	3 spaces	4 spaces	Compliant
Bicycle Parking Long Term (Residential)	**1 Space per 3 Bedroom** 305 / 3	102 spaces	105 spaces	Compliant

Table 4. Major Development Standards				
Development Standard	**Zoning** C-DMU Corridor	**Required**	**Proposed**	**Compliance**
Bicycle Parking Short Term (Residential)	**1 Space per 40 Bedrooms** 305 / 40	8 spaces	8 spaces	Compliant
Vehicular Parking (BMC 23.322.030)				
Parking Spaces (Residential)	None Required		0 spaces	Compliant
Parking Spaces (Commercial)	**1.5 per 1,000 SF** 4,750 SF / 1000 x 1.5	8 spaces	0 spaces	AB 2097 Parking Exemption

4. PROJECT ANALYSIS

4.1 Density Bonus Statement

The proposed project is eligible for the State Density Bonus because it provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards would generate 67 dwelling units. For the proposed density bonus project, 15% of the base project (or 11 units) are designated as affordable for Very Low-Income households earning less than 50% AMI and another 15% of the base project (or 11 units) are designated as affordable for Moderate-Income households earning between 80% to 120% AMI. Per State Density Bonus Law Govt. Code § 65915(b)(1)(A) and Govt. Code § 65915(v)(1)(B), that makes this project eligible for a 100% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers from regulations that physically preclude the development of the project and up to three concessions from regulations that result in actual cost reductions. Sections 4.2 and 4.3 below identify the concessions and waivers that are being requested by the project. Without these modifications, the proposed project could not be constructed as designed.

4.2 Concessions Requested

1. **BMC 6.13.020 Public Art Fund Allocation**
   The applicant requests a concession for the Public Art on Private Development requirement (BMC Section 6.3.020). The in-lieu option for the public art fee is estimated to be $235,608 or 0.8% of construction costs. In order to accommodate 22 affordable dwelling units, the proposed project would render infeasible if the applicant must take into account this additional cost. Granting the concession would result in a significant identifiable and actual cost reduction for the project. The historic building is located at the property lines, which prevents public art from being located on the project site. Moreover, the project proposes to retain and rehabilitate the existing facades, at substantial expense, which effectively preserves the architectural history of Downtown Berkeley.

4.3 Waivers Requested

The project requests the waivers listed below to accommodate the density bonus provided to the project through State Density Bonus Law (SDBL). By waiving the development standards for building height, parapet wall height, setbacks, and usable open space, the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

1. **BMC 23.204.130.E.1 Height**
   (a) Height Limits

Permitted:	(Table 23.204-36) Maximum with Use Permit: 75 ft.
Proposed:	205 feet
	The project will go beyond the 75 ft maximum height limit in order to increase supply of housing in Berkeley. To the top of the roof, the building is 201' and to the parapet height is 205'. The housing units could not be constructed without this height increase.

2. **BMC 23.204.130.E.3 Setbacks**
   (d) Additional Standards

Required:	For buildings over 120 feet in height, that portion of the building over 120 feet must be less than 120 feet in width when measured at the widest point on the diagonal in plan view.
Proposed:	In order to accommodate the proposed units in 18 floors, the project will need to exceed 120 ft in width when measured at the widest point on the diagonal for the portions of the building over 120 ft. The proposed project's diagonal dimension in plan view of the portion of the building over 120' exceeds by over 17 feet at 134"-11", measured from the northwest corner to the southeast corner of the building. The repetitive floor plate will help with maximizing building efficiency, so changing or decreasing the width as the building exceeds 120' will reduce efficiency and decrease the number of units proposed.

3. **BMC 23.204.130.E.4 Usable Open Space**
   Table 23.204-39

Required:	80 sf / unit (134 units x 80 sf = 10,720 SF)
Proposed:	4,197 SF
	In order to meet the open space requirement, the project would need to reduce the number of units proposed.

4. **BMC 23.304.090 Usable Open Space**
   (B) Standards (7)(a) Landscaping

Required:	At least 40 percent of the total required usable open space area, exclusive of balconies above the ground floor, shall be landscaped. (40% of 10,720 = 4,288 SF)
Proposed:	9.9% (1,080 SF)
	Accommodating the required 40% of total required usable open space will decrease the occupancy available at shared residential spaces. To reach a 40% landscaped open space, there will need to be more usable open space in the project, which would eliminate residential units' square footage. This would physically preclude the project if the project were to accommodate 40% landscaped usable open space as units may be replaced for more usable open space.

4.4 Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 22.238 that requires the project to provide at least 20% of the base project dwelling units as inclusionary units at 80% AMI with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.238.030(B).

No dwelling units are being demolished in the proposed project, so replacement units are not a factor.

This project proposes to provide 15% of the base project units onsite, 11 units, for very low-income households and meet the remainder of the inclusionary requirement through the in-lieu fee of $817,257. The project will enter in a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for the life of the project.

5. PROJECT DESIGN

5.1 Architectural Design

The project proposes a thoughtfully designed high-rise addition to the existing historic three-story building, preserving and highlighting its character-defining features. The two retained historical façades along Bancroft Way and Shattuck Avenue form a strong, grounded base for the new tower, maintaining the original horizontal emphasis, and punched window patterning. The combination of the preservation and restoration of the building base and the addition of a new tower will continue to contribute to and serve as part of the unique character and sense of place embodied in the Downtown area while the proposed new tower addition will provide much needed housing which in turn enhances the vitality and engagement of a prominent downtown street corner.

Figure 10. View from Shattuck Avenue

The existing 3-story building tri-partite composition features a strong horizontal band above the commercial clerestory window band, punched widow patterning on floors two and three, and an elaborate classically ornamented cornice. There is also a secondary tri-partite pattern reinforced on the upper two levels with decorative brick detailing on the ends and corner of the building while the central section of the brick façade along Shattuck Avenue is largely devoid of any detailing. On Bancroft Way,

the central section of the upper floors is a courtyard that is currently visually obstructed from the street view by a non-historic elevator addition.

On the ground floor, the design of the storefront infill between brick pilasters along Shattuck and wrapping around the corner onto Bancroft will largely remain unchanged from the existing proportions and materials with minor reconfigurations to the Shattuck Avenue-facing commercial entries to allow for improved accessibility. New storefront glazing is proposed to the left of the residential lobby entrance. This contemporary glazing treatment and differentiation helps strengthen the existing storefront corner character at Bancroft Way and Shattuck Avenue. The existing buff-colored brick and brick detailing will be retained and remain in place on floors two and three of the historical façade along with the highly decorative cornice with its gold accents.

Figure 11. Night Rendering

The tower massing and orderly window composition provides a vertical emphasis and balance to the strong horizontal language of the base. The overall tower massing features stacked punched window opening pattern which is complementary to and references the existing building context with the façade expression of load-bearing walls and frames. The south façade is slightly more decorated to emphasize the residential entry axis, with additional horizontal bands and gold window spandrel panels complementing the gold ornamentation in the cornice below. Similar to the base, the tower is capped with a simple visual termination for the building massing.

The 18th floor provides an amenity-only floor with a variety of indoor and outdoor amenity spaces for future residents. The four corners of the amenity floor plan have been left open to allow for expansive views in all directions, including prominent views of San Francisco Bay, the downtown area and campus.. The mechanical rooftop space is fully screened and further stepped back to limit visibility from the street level. The architectural projections and material changes in our proposed project add dynamic elements to the overall building design. The light, brown color palette of the precast concrete facade was selected to complement the base, allowing the tall tower to visually recede from street view vantage point. Overall, we are pleased to present a design that highlights the original building design and character-defining features and provides a complimentary and distinct tower as part of an emergent high-density building background.

5.2 Community Meeting

On May 6, 2024, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom.

There were three attendees that joined the meeting, where two of the three shared comments and questions regarding the project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The main concerns from the two attendees include the lack of

vehicular parking provided in the project, the unit types provided, attempts at filling the existing commercial spaces, and the proposed adjacent project at the UA Theater site.

There is a Community Meeting Packet attached as part of this application which provides more detail.

5.3 Statement Regarding Berkeley Energy Code and Berkeley Green Code

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 the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures. The building will be solar ready and accommodate solar PV as is physically and financially feasible for the project.

6. STRUCTURAL ALTERATION PERMIT REQUIREMENTS

6.1 SAP Requirements

The project is applying for a Structural Alteration Permit pursuant to BMC 3.24 of the City of Berkeley's Landmarks Preservation Commission ordinance. As shown on Sheet G0-08, the project is not a "demolition" according to the City of Berkeley definitions, since although the project proposes to remove and replace the existing roof in its entirety, it proposes to retain more than 50% of existing walls. There is no "partial" demolition definition in the BMC nor in the Secretary of Interior Standards. The project is to retain and rehabilitate the historic street-facing facades, and add a 15-story mixed use addition to the landmark building (Morse Block) for a total of 18 stories. The existing façade will be kept intact, with some rehabilitations, and incorporated into the design of the proposed development project. All of the character-defining features and decorative elements of the historic building will be retained – see the attached Project Impact Analysis provided by Preservation Architecture, a qualified architectural historian. Key features are summarized below and detailed in Sheet G0-09:

<u>South Elevation (Bancroft Way):</u>

- Demolish non-historic entry doors, windows, walls, and ornamentation; remove added gate and security bars; retain existing brick pilaster to match existing brick in finish, shape, color, and pattern (ground-floor);
- Retain and repair existing windows and brick (ground-floor); patch and paint, as required
- Provide new storefront at residential entry along Bancroft Way
- Retain and rehabilitate brick detailing and spandrel panels (levels 2 and 3)
- At new building, provide aluminum windows and concrete façade at existing façade recess (level 2 and above)
- Retain and rehabilitate decorative cornice and other decorative elements and upper façade (level 3)

<u>East Elevation (Shattuck Avenue):</u>

- Retain and repair existing windows, brick, and infill paneling (ground-floor)
- Replace existing lighting (ground-floor)
- Retain and rehabilitate brick detailing and spandrel panels (levels 2 and 3)
- Retain and rehabilitate decorative cornice and other decorative elements and upper façade (level 3)

6.2 Project Benefits

In addition to the in-lieu and mitigation fees, and community benefits, the following benefits of the proposed project. The proposed project requires a Structural Alteration Permit to modify the existing landmarked building. The proposed project will offer the following benefits to the City of Berkeley:

- Redevelop an underutilized parcel in the downtown area, and retain and rehabilitate the historic street-facing facades.
- Provide 134 dwelling units of dense, transit-oriented housing.
- Provide 22 affordable dwelling units:11 Very Low-Income Households (at <50% AMI) and 11 Moderate-Income Households (at 80% to 120% AMI).
- Encourage alternative modes of transportation – 0 vehicular parking spaces & 105 bicycle parking spaces.
- LEED Gold or equivalent, with a rooftop that is solar-ready.
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan.
- Compliant with Bird Safe Glass requirements as per BMC 23.304.150.
- Pay in-lieu fees, mitigation fees, and impact fees such as the Affordable Housing Mitigation Fee of $631,583, Berkeley Unified School District Fee (Residential) of $364,926, Downtown Street and Open Space Improvement Plan (SOSIP) Fee of $233,846, Privately Owned Public Open Space Fee $17,651, and Transit Pass fee of $33,549 (annually)

6.3 DPR Forms & Character Defining Features

Based on recent site visits and evaluation of the property, Page & Turnbull finds that the subject building retains its eligibility for continued designation as a City of Berkeley Landmark, and for listing in the California Register based on eligibility for listing in the National Register. The following character-defining features were identified in the DPR Form prepared by Page & Turnbull. All of these features are located on the building exterior and are proposed for retention:

1. Prominent corner location
2. Three-story height with flat roof and parapet
3. U-shaped footprint of upper stories, providing the appearance of two volumes separated by a deep light court at the
4. Bancroft Way façade
5. Flat, symmetrical façades with tripartite composition
6. Expression of the piano nobile, with visual prominence placed on the upper floors
7. Prominent cornice with elaborate classical ornamentation including festoons, dentil course, egg and dart, reed and ribbon with caps and patera molding, and other foliate running patterns
8. Upper story vertical bays defined by brick pilasters with a decorative quoin pattern
9. Spandrel panels at upper story windows
10. String course between first and second stories
11. Common bond buff brick coursework at the upper stories
12. Wood one-over-one double-hung windows with ogee lugs on the upper stories
13. Presence of ground-floor storefronts with transom at Shattuck Avenue (current materials and configuration are not original)

Please find the DPR Forms attached with the application package.

6.4 Project Impact Analysis (PIA)

This application includes a Project Impact Analysis (PIA) using the *Secretary of Interior's Standards for the Treatment of Historic Properties*. This PIA establishes that the proposed project will not conflict with the SOI Standards. The facades to be retained and rehabilitated will not conflict with the Secretary of Interior Standards, and as such, does not create a significant and unavoidable impact, per CEQA requirements.

The PIA finds that the proposed addition in the project via intentional measures of exterior design combability, is informed by and belongs to the subject historic building. Its contemporary treatments also clearly differentiate the new addition. Under *Standard 9*, historical planning and design concerns include relative scale and proportion. In this case, the proposed project would add a large building behind and above the retained historic building façades. The face of the new addition will be setback at the Shattuck front (which existing front is angled) 2' and across the Bancroft front 9'-9" The tall 3-story historic facades will form the architectural base of the overall project. The new building will be clad with materials that generally relate to those of the historic façades. The proposed project design presents a building addition that is directly informed by the architecture of the historic building's character-defining features. While necessarily differentiated, the proposed architectural design is modestly compatible, avoids both historic architectural mimicry and bold differentiation, and is thus respectful of the identified historic materials, features, and spatial relationships that characterize the property.

Additionally, absolute scale is a consideration but not primary. Were that so, numerous relatively large-scale additions to historic buildings would not be an established example. Such prior examples are precedent setting and, from a rehabilitation planning perspective, irrevocable. A range of recent local examples in Berkeley include:

- 2115 Kittredge Ave.
- 2580 Bancroft Ave.
- Acheson Commons
- 2600-2620 Shattuck Ave.

Based on Preservation Architecture's evaluation, the applicable standards are fulling met for *Standard 8* and *9*, with partial exception of *Standard 9*, which is nonetheless substantially met. Of the nine applicable rehabilitation standards, eight and two-thirds (96.3%) are fully and affirmatively met while one-third of one standard is partially met. Therefore, the project exceeds 97.5% compliance, which by any measure succeeds, as the Standards are not prescriptive so 100% compliance is not requisite.

Please find the revised PIA attached with the application package.

6.5 Streetscape and Landscape Concept

The ground level streetscape will respond to surrounding Shattuck Avenue and to greater downtown Berkeley. Existing street trees in good health will be retained where possible. New street trees are proposed along Shattuck Avenue to extend the street tree canopy along the avenue and contribute to a greater urban forest. Enlarged at-grade planting areas will enhance the pedestrian experience as well as allow for healthier street trees. City-standard bike racks are to be located on both Shattuck Avenue and Bancroft Way. The main building entry on Bancroft Way is demarcated with precast concrete pavers that will respond to the existing historic façade in color and in pattern.

The 18th floor roof terraces are programmed to be community social spaces. The primary terrace extends from the northeast to southwest corners. Planting is located at the perimeter for visibility at the street level and from nearby buildings. Stormwater treatment planters are located on this level as well. Lounge, kitchen and outdoor socialization space will be provided. An outdoor area is planned for the northwest corner adjacent to the fitness center to take advantage of the views and the California indoor/outdoor lifestyle.

All proposed plants are California natives. Where appropriate, low water use and/or drought tolerant species are proposed. Plants have been selected to attract pollinators and wildlife.

6.6 Stormwater Management Narrative / LID Infeasibility Special Projects Narrative

The project's stormwater management strategy remains consistent with the previous proposal. The existing historic building already occupies 95% of the lot, and the new 18-story structure will maintain a similar footprint built to the property lines along Shattuck Avenue, Bancroft Way, and the north boundary. Flow-through planters cannot be located along these sides because the building is constructed directly up to the property lines. The 18th-floor roof deck runoff will be partially treated in flow-through planters located on that level. It is not feasible to treat this roof area at grade because the limited 10-foot setback along the west property line must accommodate both an egress path and access to the trash room along Bancroft Avenue, leaving no space for planters. As a result, approximately 47% of the site's new impervious area, primarily from the 18th-floor roof deck, will be treated through a filter vault at the ground level.

6.7 SAP Required Findings

Required findings that do not conflict with BMC Section 3.24.260.B and Section 3.24.260.C

B. In all instances, the proposed work shall be as appropriate for and as consistent with the purposes of this chapter as is possible within the peculiar circumstances of the owner of the property and preservation or enhancement of the characteristics and particular features specified in the designation.

C. Approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1. and 2. below:

1. For permit applications for construction, alteration or repair:
(a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

(b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic

district.

(c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Response: The project proposes to retain the historic building façades, including retention of the compatibly designed storefronts. No changes to identified distinctive forms, features, materials or associated spatial relationships are proposed. Rather, the project will retain all of the identified character-defining forms, features and materials of the historic building façades along with the construction techniques and craftsmanship embodied therein, without change or loss. At the ground floor exterior, the proposed overall retention of extant storefronts and selective addition of an entrance front and 2 storefronts would not affect any historic forms, spaces or features of the historic building façades while adding compatibly designed features.

The addition of a 15-story structure to a 3-story building in Berkeley's Downtown is compatible with the visual character and form of the district and does not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure and its neighboring structures and surroundings, including façade, setback and height. The face of the new addition will be setback at the Shattuck front (which existing front is angled) 2' and across the Bancroft front 9'-9". The tall 3-story historic facades will form the architectural base of the overall project. The new addition will be clad with materials that generally relate to those of the historic façades. The addition has stacked vertical massing with string courses and cornice lines that relate and defer to the historic façades. The project design presents a building addition that is directly informed by the architecture of the retained historic building façades. While necessarily differentiated, the proposed architectural design is modestly compatible, avoids both historic architectural mimicry and bold differentiation, and is thus respectful of the identified historic materials, features, and spatial relationships that characterize the property.

7. CEQA ANALYSIS AND LEGISLATIVE CONTEXT

7.1 Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis, and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. The following pieces of legislation are applicable to the proposed project.

7.2 CEQA (California Environmental Quality Act)

Under State CEQA Guidelines Gov Code Section 15332, a project, characterized as infill development, qualifies for an exemption under CEQA if the project (1) is consistent with the general plan and zoning ordinance; (2) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (3) is located on a site that does not have value as habitat for endangered, rare, or threatened species; (4) would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required utilities and services. The proposed project meets all of these thresholds.

There were no potentially significant impacts identified in the Historic Resource evaluation. The proposed project will be retaining more than 50% of the historic resource's wall, which would not constitute a demolition of a historic resource. The project will retain the historic commercial and residential uses, and all of the character-defining features of the historic resource. Therefore, this project is eligible for a categorical exemption from CEQA.

The proposed project is an infill development project, so the CEQA Class 32 "Infill" Categorical Exemption applies. The project is not located on an environmentally sensitive site, and it is not subject to certain environmental hazards. Additionally, the project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. There were no potentially significant impacts identified in the Phase I report and the site does not appear on the California EPA's Cortese List. The project is located on a legal parcel, in an urbanized area that is also a transit priority area and amenity-rich area. The proposed infill project exceeds 15 units/acre and is consistent with the City of Berkeley's objective design and development standards with the use of State Density Bonus Law. In summary, there is substantial evidence in the record, based on the SB330 preliminary application and the Phase I, PIA, and other submittals included in this submittal package that this project qualifies for a Class 32 categorical exemption under CEQA.

Please find the Phase I report & Project Impact Analysis attached.

7.3 Housing Crisis Act / SB 330 & Housing Accountability Act

The Housing Crisis Act (Gov. Code § 66300) & Housing Accountability Act (Gov. Code § 65589.5) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing unless the housing development project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7.4 AB 2097 Parking Requirements

AB 2097 (Gov Code § 65585) prohibits a public agency from imposing any minimum automobile parking requirement on most development projects within ½ mile of public transit unless the city makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the project development would have a substantially negative impact, supported by a preponderance of the evidence in the record.

Since the proposed project site is located within ½ mile of public transit (Downtown Berkeley BART Station and intersecting AC Transit services), the project is not subject to minimum parking requirements. The existing site does not include any parking spaces. Introducing parking in the proposed project will physically preclude the housing development project and the retention and rehabilitation of the existing street-facing facades.

8. USE PERMIT REQUIRED FINDINGS

8.1 Use Permits

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.020(A)(1) Table 23.204-1 to allow a new mixed-use residential building in the C-DMU zone.

2. Use Permit, under BMC § 23.204.020(A) to construct dwelling units

3. Use Permit, under BMC § 23.204.030(A)(1) Table 23.204-2 to allow new floor area over 10,000 sq. ft. or more.

4. Use Permit, under BMC § 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right) in the "Corridor" sub-area.

5. Use Permit, under BMC § 23.204.130(E)(3)(b) Table 23.204-38 to modify the C-DMU front, sides, and rear setback standards.

6. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in-lieu of providing privately owned public open space.

7. Administrative Use Permit, under BMC § 23.304.050 (A) Table 23.304-5 to allow rooftop equipment projections.

8. Zoning Certificate, under BMC § 23.310.030 (A) for Alcoholic Beverage Service of beer and wine incidental to seated food service, in each retail space.

8.2 Use Permit Required Findings

The project is designed as a housing development project and is only subject to objective general plan and zoning standards and criteria, as per Gov Code § 65589.5(4). To the extent that required findings are objective, they are specified below. Use Permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021 *Memo re: Housing Accountability Act & Density Bonus – Objective Standards*.[4]

1. **Use Permit, under BMC § 23.204.020(A)(1) Table 23.204-1 to allow a new mixed-use residential building in the C-DMU zone.**

   A. Allowed Land Use Table. Table 23.204-1: Allowed Uses in the Commercial Districts identifies allowed land uses and required permits in the Commercial Districts. All land uses are defined in

[4] As noted in the City's August 2, 2021 Memo re: Housing Accountability Act & Density Bonus – Objective Standards: "the Zoning Officer, ZAB, DRC and LPC should refrain from applying subjective findings (e.g., nondetrimental) to any application to construct a qualifying housing development project (including remodeling or reconfiguration of housing) if that project satisfies objective standards for permit issuance, unless specific findings or denial under the Housing Accountability Act can be made. While decision-makers retain discretion in the overall land use and design review process, i.e., whether the use is properly located or the building and site improvements are compatibly designed, the ultimate decision on density and development intensity is protected by the HAA."

Chapter 23.502 (Glossary). Permit requirements are described in Chapter 23.406 (Specific Permit Requirements). Permits required for land uses shown in Table 23.204-1 apply to both:

1. The initial establishment of a land use in a new building; and

2. The change of use in an existing building or portion of a building.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

The project is designed as a Housing Development Project and is only subject to objective zoning standards and findings. Use Permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021, Memo re: Housing Accountability Act & Density Bonus – Objective Standards. This finding is not an objective requirement.

2. Use Permit, under BMC § 23.204.020(A) to construct dwelling units

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

The project is designed as a Housing Development Project and is only subject to objective zoning standards and findings. Use Permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021, Memo re: Housing Accountability Act & Density Bonus – Objective Standards. This finding is not an objective requirement.

3. Use Permit, under BMC § 23.204.030(A)(1) Table 23.204-2 to allow new floor area over 10,000 sq. ft. or more.

2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:

(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition.

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow

construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project unless it meets all applicable objective standards. The addition of an 18-story building to Berkeley's Downtown is compatible with the visual character and form of the district.

4. **Use Permit, under BMC § 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right) in the "Corridor" sub-area.**

   (1) (a) Height Limits. Table 23.204-36: C-DMU Height Limits shows height limits in the C-DMU district, except as otherwise allowed by Paragraph 2 below. See Figure 23.204-5: C-DMU Sub-Areas for district sub-area boundaries.

   [Sub Area] Corridor, [Maximum with Use Permit] 75 ft.

   Response: Because this Use Permit does not have any required objective findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet.

5. **Use Permit, under BMC § 23.204.130(E)(3)(b) Table 23.204-38 to modify the C-DMU front, sides, and rear setback standards.**

   (b) Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-38 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2276 Shattuck Avenue. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. Therefore, these subjective standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the otherwise allowable maximum residential density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

6. **Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in-lieu of providing privately owned public open space.**

   (b) Payment of a fee in lieu of providing publicly accessible open space requires a Use Permit. To allow payment of an in-lieu fee, the ZAB must find that the payment will support timely development of open space improvements that will serve the needs of project residents and other people living in and using the downtown.

   Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay an in-lieu fee F instead of providing a privately owned public open space. Providing POPOS on-site would preclude the retention and rehabilitation of the historic facades. Future residents of 2276 Shattuck Avenue will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.

7. **Administrative Use Permit, under BMC § 23.304.050 (A) Table 23.304-5 to allow rooftop equipment projections.**

A. Projections Above Height Limits. Table 23.304 5 shows features that may project above allowed height limits. For rules that apply to wireless telecommunication facilities, see Chapter 23.332 (Wireless Telecommunication Facilities)

Note [1] May exceed allowed height and width with an AUP.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

8. **Zoning Certificate, under BMC § 23.310.030 (A) for Alcoholic Beverage Service of beer and wine incidental to seated food service, in each retail space.**

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.

5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area. (Ord. 7787-NS § 2 (Exh. A), 2021)

Response: Existing uses at the project site have operated licensed establishments. However, the applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Like many restaurant uses in Downtown Berkeley with beer and wine licenses, the project site is located within 1,000 feet of Berkeley High School. However, this project is not expected to have adverse effects on sensitive public uses nor to add crime in the area.

9. PROJECT TEAM CONTACT INFORMATION

DEVELOPER / OWNER / APPLICANT
Pasand Courtyard, LLC Attn: Laksh Lakireddy 2855 Telegraph Ave. Ste 310 Berkeley, CA 94705 laksh@vindiumrealestate.com 510.898.1580
ARCHITECT
StudioKDA Attn: Darshan Amrit & Nishka Maheshwary 1810 6th Street Berkeley, CA darshan@studiokda.com & nishka@studiokda.com 510.841.3555
PLANNING CONSULTANT
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HISTORIC CONSULTANT
Preservation Architecture Attn: Mark Hulbert 446 17th Street, #302 Oakland, CA 94612 mhulbert@earthlink.net 510.418.0285
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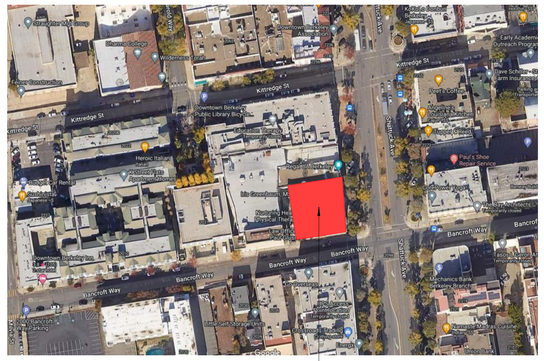
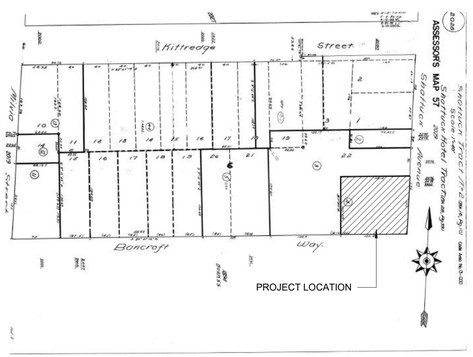
Greenwood & Moore, Inc. Attn: Jeff Moore 3111 Castro Valley Blvd. Ste 200 Castro Valley, CA jmoore@greenwoodmoore.com 510.410.5920
LANDSCAPE ARCHITECT
Groundworks Office Attn: Sara Peschel 1792 5th Street Berkeley, CA 94710 sara@groundworksoffice.com 510.833.2111

2276 SHATTUCK AVENUE
ENTITLEMENT APPLICATION 11/22/24, LPC REVISIONS 10/15/25



5 LOCATION MAP

4 VICINITY MAP



3 ASSESSOR'S PARCEL MAP

ZONING CODE INFORMATION

SITE INFORMATION			
ADDRESS	**2276 SHATTUCK AVENUE BERKELEY, CA**		
APN	**057 2028-04**		
ZONING DISTRICT	**C-DMU CORRIDOR**		
SEISMIC SAFETY			
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO
HISTORIC INFO			
LANDMARK / STRUCTURE OF MERIT	YES		
ENVIRONMENTAL SAFETY			
CREEK BUFFER	NONE	FIRE ZONE	**1**
REDEVELOPMENT AREA	NO	FLOOD ZONE	NO

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW: BASE PROJECT CALCULATION	NEW: PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	10,948 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	10,230 SF	-	10,948 SF	10,308 SF	
LOT COVERAGE	93%	-	100%	94%	
AREAS					
COMMERCIAL FLOOR AREA	32,350 SF		7,403 SF	4,855 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	67,891 SF	132,153 SF	
GROSS FLOOR AREA	32,350 SF	-	75,294 SF	137,008 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	7,403 SF / 50 SF = 149 SF	0 SF	0 SF	1 SQ.FT / 50 SF BMC TABLE 23.204-39
		4,855 SF / 50 SF = 98 SF	-	0	***FEE IN-LIEU OF POPOS***
RESIDENTIAL USABLE OPEN SPACE	0 SF	67 UNITS X 80 SF = 5,360 SF	8,296 SF	-	80 SF/UNIT
		134 UNITS X 80 SF = 10,720 SF	-	4,197 SF	BMC TABLE 23.204-40
					DENSITY BONUS WAIVER REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 10,720 = 4,288 SF	-	11% OF 10,720 = 1,164 SF	***DENSITY BONUS WAIVER REQUESTED***
IMPERVIOUS SURFACE AREA	10,909 SF	-		9,673 SF	
HEIGHT					
# STORIES	3	-	8	18	
MAX BLDG HEIGHT	+/- 46'-0"	75'-0"	75'-0"	205'-0"	BMC:23.204-36: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'-0"	0'	BMC: TABLE 23.204-38
		21' - 75' BLDG HT= NO MIN.	0'-0"	0' TO 9'-9"	
		76' - 120'0 + BLDG HT= 15'-0" MIN.	-		
EAST SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'-0"	0'-0"	
		21' - 75' BLDG HT= 0' - 5'-0"	0'-0"	0' TO 2'-0"	
		76'-120' + BLDG HT = 5' - 15'	-	2' TO 12'-9"	
INTERIOR WEST SETBACK	5'-6"	0 - 20'-0" BLDG HT= NO MIN.	0' TO 5'	0' TO 10'-5"	
		21' - 75' BLDG HT= 0'- 5'-0"	5'-0"	6' TO 10'-5"	
		76'-120' + BLDG HT = 5' - 15'	-	6' TO 10'-5"	
REAR YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN	0' TO 5'	0'-0"	
		21' - 75' BLDG HT= 5'-0"	5'-0"	3' TO 9'-7"	
		76'-120'+ BLDG HT = 15'-0"	-	3' TO 9'-7"	
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
STUDIO	0	-	6	15	
1-BEDROOM	0	-	7	16	
2-BEDROOM	0	-	19	31	
3-BEDROOM	0	-	35	72	
TOTAL	0	-	67	134	
BELOW MARKET RATE UNITS	0		-	11	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE SHEET G0-02)
MODERATE INCOME UNITS	0		-	11	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR MI = ELIGIBLE 50% DENSITY BONUS (SEE SHEET G0-02)
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-2
COMMERCIAL CAR PARKING	0	4,855 SF / 1000 SF X 1.5 = 8	-	0	***AB2097 PARKING EXEMPTION***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	7,403 / 2000 = 4 4,855 SF / 2,000 SF = 3	4	4	
BIKE PARKING (SHORT TERM RESIDENTIAL)	0	156 / 40 = 4 309 / 40 = 8	4	8	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	0	156 / 3 = 52 309/ 3 = 103	52	105	1/3 BEDROOMS, BMC TABLE 23.322-90

UNIT MIX:

15% VLI + 15% MI FOR 100% DENSITY BONUS =
15% OF 67 (BASE UNITS) = 10.05 = 11

	MR	BMR	MI	TOTAL
STUDIO:	**13**	**1**	**1**	**15**
1-BEDROOM:	**12**	**2**	**2**	**16**
2-BEDROOM:	**25**	**3**	**3**	**31**
3-BEDROOM:	**62**	**5**	**5**	**72**
	112	**11**	**11**	**134**

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2 PROJECT TEAM

THE PROPOSED PROJECT AT 2276 SHATTUCK AVE WILL RETAIN THE ORIGINAL PRIMARY SOUTH AND EAST FACADES OF THE BUILDING AND CONSTRUCT AN 18-STORY MIXED-USE BUILDING WITH APPROX. 137,008 SF. THE PROPOSED BUILDING WILL INCLUDE COMMERICAL (RETAIL) AT THE GROUND FLOOR, AND (134) DWELLING UNITS ACROSS THE 2ND-17TH FLOORS. THIS DENSITY BONUS PROJECT WILL HAVE 11 VLI UNITS AND 11 MI UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE 18TH FLOOR. THERE IS NO PARKING EXISTING OR PROPOSED.

1 PROJECT DESCRIPTION

10/16/2025 1:06:45 PM Autodesk Docs://23075 - 2276 Shattuck Ave/23075 - 2276 Shattuck.rvt
For Assessment Use Only

GENERAL NOTES

PERFORMANCE OF THE WORK

1. ALL PARTIES PERFORMING WORK OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL CODES, STANDARDS, AND ORDINANCES.
2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
3. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
4. INVESTIGATE EXISTING CONDITIONS; VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT. NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITIONS CONTRARY TO THE CONTRACT DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
5. ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE A CONDITION OF THE FULFILLMENT OF THE CONTRACT.
6. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND THE ARCHITECT.

BIDDING AND CONTRACT DOCUMENTS

1. INCLUDED AS PART OF THE BIDDING AND CONTRACT DOCUMENTS ARE THE DRAWINGS AND THE PROJECT MANUAL, THAT INCLUDES WHETHER BOUND IN THE PROJECT MANUAL OR FOUND ON THE DRAWINGS, BUT IS NOT LIMITED TO, AIA DOCUMENT A201-MOST RECENT EDITION-GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (WHETHER OR NOT BOUND IN THE BIDDING AND CONTRACT DOCUMENTS), DIVISION 1 GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR REQUIREMENTS OF THE WORK.
2. THE DRAWINGS AND PROJECT MANUAL SHALL BE ISSUED TOGETHER AND COMPLETELY AS A DOCUMENT SET FOR BIDDING AND CONSTRUCTION.
3. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, EACH TO THE OTHER, AND WHAT IS CALLED FOR BY ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. FOR MATERIALS IDENTIFIED ON THE DRAWINGS, SEE THE SPECIFICATIONS FOR GENERAL, PRODUCT AND EXECUTION INFORMATION.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE EVERYTHING REQUISITE AND NECESSARY TO COMPLETE THE WORK EVEN IF EVERYTHING REQUIRED FOR SUCH WORK IS NOT SPECIFICALLY MENTIONED OR INDICATED.
5. NOTES AND REFERENCES RELATIVE TO DIFFERENT CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS APPEAR ON VARIOUS SHEETS. SUCH NOTES AND REFERENCES ON ANY ONE SHEET ARE APPLICABLE TO RELATED DRAWINGS THROUGHOUT THE SET.
6. SHOULD A DISCREPANCY BETWEEN NOTES, DRAWINGS AND/OR TECHNICAL SPECIFICATIONS BE DISCOVERED, SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF THE DISCREPANCY.
7. KEYNOTES TAGGED TO THE DRAWINGS WITH NUMBERED OR LETTERED SYMBOLS ARE TYPICAL FOR ALL SIMILAR CONDITIONS WHETHER TAGGED OR NOT.
8. DETAILS SHOWN ARE INDICATIVE OF PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK.
9. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILS SHOWN.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. PRINTED DRAWINGS MAY BE REPRODUCED AT A SCALE DIFFERENT THAN INTENDED BY THE ORIGINAL DRAWING. SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF ANY DIMENSIONAL DISCREPANCIES.
11. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
12. VERIFY ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO EXISTING CONDITIONS, LAYOUT OF THE WORK, AND WORK ALREADY INSTALLED BEFORE PROCEEDING WITH NEW WORK.

COORDINATION AND SUBSTITUTION

1. COORDINATE WORK OF ALL TRADES WITH ONE ANOTHER IN ORDER TO AVOID INTERFERENCES, TO PRESERVE MAXIMUM HEAD ROOM AND TO AVOID OMISSIONS.
2. ALL ADDITIONAL COSTS, INCLUDING ALTERATION COSTS OF WORK ALREADY INSTALLED, RESULTING FROM SUBMITTALS AND SHOP DRAWINGS NOT SUBMITTED IN A TIMELY MANNER, AND NOT ALLOWING RELATED WORK TO BE INSTALLED FOR THE PROPER INSTALLATION OF THE SUBJECT WORK, SHALL BE THE SUBMITTING CONTRACTOR'S RESPONSIBILITY.
3. PROPOSED CHANGES TO ANY CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS, ETC. SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT IN ACCORDANCE WITH THE PROJECT MANUAL.
4. ACCEPTED SUBSTITUTIONS REQUIRE THAT THE CONTRACTOR RESPONSIBLE FOR THE PROPOSED CHANGE TO FULLY COORDINATE WITH ALL TRADES AFFECTED BY THE SUBSTITUTION WITH RESPECT TO, BUT NOT LIMITED TO, DIMENSIONS, CLEARANCES, CONNECTIONS, ETC., REQUIRED FOR A FULLY FUNCTIONAL INSTALLATION. SUBSTITUTING CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL RELATED COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING RELATED COSTS OF OTHER TRADES OR ALTERATION COSTS TO ADAPT ANOTHER'S INSTALLED WORK.

CONSTRUCTION PREMISES

1. PROVIDE TEMPORARY FENCING AND PROTECTIONS AS REQUIRED BY THE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION.
2. PROTECT ALL EXISTING SITE ELEMENTS TO REMAIN FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. REPAIR OR REPLACE TO THE SATISFACTION OF THE OWNER, ALL ELEMENTS DAMAGED DURING THE PROJECT.
3. KEEP PREMISES IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR DEBRIS AND WASTE MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM SWEPT FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE WORK.
4. CLEAN AND WASH ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILES UPON COMPLETION OF THE PROJECT.

MISCELLANEOUS

1. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
2. REFER TO DRAWINGS OF ALL DISCIPLINES FOR EQUIPMENT REQUIRING CONCRETE EQUIPMENT PADS. PROVIDE SUCH PADS, COORDINATING THEIR SIZES AND LOCATIONS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. COMPLETELY CONNECT ALL EQUIPMENT AND PROVIDE ALL NECESSARY APPENDAGES. COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONER	LPT	LOW POINT
AD	AREA DRAIN	LV	LOW VOLTAGE
AFF	ABOVE FINISHED FLOOR	MASY	MASONRY
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MC	MEDICINE CABINET
ASF	ABOVE STRUCTURAL FLOOR	MECH	MECHANICAL
B/ or BO	BOTTOM OF	MFR	MANUFACTURER(S)
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BSMT	BASEMENT	MO	MASONRY OPENING
CAB	CABINET	MTL	METAL
CFM	CUBIC FEET PER MINUTE	MW	MICROWAVE
CL	CENTER LINE	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COD	CO DETECTOR	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CPT	CARPET	ORNI	ORNAMENTAL IRON
CT	CERAMIC TILE	OSD	OPEN SITE DRAIN
D	DEEP	PAN	PANTRY
DEMG	DEMISING	PL	PLATE
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DL	DEAD LOAD	PT	PAINT
DN	DOWN	QT	QUARRY TILE
DS	DOWNSPOUT	R	RADIUS
DW	DISHWASHER	REF	REFRIGERATOR
EL	ELEVATION	REQD	REQUIRED
ELEC	ELECTRIC(AL)	REV	REVISION
ELEV	ELEVATOR	RNG	RANGE
EQ	EQUAL	RO	ROUGH OPENING
EXIST	EXISTING	S&R	SHELF AND ROD
FD	FLOOR DRAIN	SC	SOLID CORE
FDTN	FOUNDATION	SD	SMOKE DETECTOR
FP	FIRE PLACE	SF	SQUARE FEET
FPHB	FROST PROOF HOSE BIBB	SH	SHELF
FRT	FIRE RETARDANT TREATED	SST	STAINLESS STEEL
FURN	FURNACE	STD	STANDARD
G DISP	GARBAGE DISPOSAL	STL	STEEL
GA	GAGE or GAUGE	T&G	TONGUE AND GROOVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	T/ or TO	TOP OF
		THK	THICK(NESS)
GYP BD	GYPSUM BOARD	TYP	TYPICAL
HC	HOLLOW CORE	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HPT	HIGH POINT	VIF	VERIFY IN FIELD
HT	HEIGHT	W	WIDE
INCL	INCLUDE(D) (ING)	W/D	WASHER / DRYER
INSUL	INSULATION	WC	WATER CLOSET
JT	JOINT	WD	WOOD
KS	KITCHEN SINK	WH	WATER HEATER
L CL	LINEN CLOSET	WIC	WALK IN CLOSET
LAM	LAMINATE	WP	WATER PROOF
LAV	LAVATORY	WWF	WELDED WIRE FABRIC
LL	LIVE LOAD		

MATERIAL LEGEND

- EARTHWORK
- GRAVEL
- CONCRETE
- BRICK
- CLAY TILE
- TERRA COTTA
- CONCRETE MASONRY
- GLAZED BLOCK
- STONE
- STEEL
- WOOD
- BOARD INSULATION
- SPRAY INSULATION
- BATT INSULATION
- GYPSUM BOARD
- ACOUSTIC SOUND MAT

SYMBOL LEGEND

- X / AX- — DETAIL, SHEET NUMBER
- DETAIL CALLOUT
- X / X / AX- / X / X — ELEVATION TAG
- X / AX- — SECTION, SHEET NUMBER
- X — WINDOW TAG - SEE WINDOW SCHEDULE
- X / XX — DOOR TAG - SEE DOOR SCHEDULE, DOOR NUMBER, ROOM NUMBER
- XX — KEYNOTE TAG
- XXX — ROOM NUMBER
- X — PARTITION TAG - SEE PARTITION SCHEDULE
- X — REVISION TAG

SHEET LIST

Sheet Group	SHEET #	SHEET NAME	SB330 ZONING SUBMITTAL	ENTITLEMENT SUBMITTAL
02 GENERAL				
02 GENERAL	A002	RENDERINGS		X
02 GENERAL	G0-00	PROJECT INFORMATION	X	X
02 GENERAL	G0-01	SHEET LIST, GENERAL NOTES, ABBREVIATIONS, AND LEGENDS		X
02 GENERAL	G0-02	DENSITY BONUS CALCULATIONS - BASE PROJECT	X	X
02 GENERAL	G0-03	DENSITY BONUS CALCULATIONS - PROPOSED PROJECT	X	X
02 GENERAL	G0-04	AFFORDABLE HOUSING COMPLIANCE PLAN		X
02 GENERAL	G0-05	LOT COVERAGE, USABLE OPEN SPACE, & TRASH CALCULATIONS		X
02 GENERAL	G0-06	EXISTING SITE PHOTOS		X
02 GENERAL	G0-07	EXISTING BUILDING FACADE PHOTOS		X
02 GENERAL	G0-08	EXISTING BUILDING FACADE PRESERVATION CALCULATION		X
02 GENERAL	G0-09	EXISTING BUILDING FACADE PRESERVATION		X
02 GENERAL	G0-10	EXISTING BUILDING FACADE LIGHTING		X
02 GENERAL	G0-11	EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS		X
02 GENERAL	G0-12	STREET STRIP ELEVATION - BANCROFT WAY		X
02 GENERAL	G0-13	STREET STRIP ELEVATION - SHATTUCK AVE		X
02 GENERAL	G0-14	SHADOW STUDIES - DEC 21		X
02 GENERAL	G0-15	SHADOW STUDIES - JUNE 21		X
02 GENERAL	G0-16	SHADOW STUDIES - OCTOBER 1		X
02 GENERAL	G0-17	SUSTAINABILITY / LEED CHECKLIST		X
02 GENERAL	G0-18	PERSPECTIVE CONTEXT RENDERINGS		X
02 GENERAL	G0-19	NIGHT-TIME & RESIDENTIAL ENTRY RENDERING		X
04 CIVIL				
04 CIVIL	C0.0	COVER SHEET		X
04 CIVIL	C1.0	TOPOGRAPHIC SURVEY AND DEMO PLAN		X
04 CIVIL	C2.0	SITE PLAN		X
04 CIVIL	C3.0	UTILITY PLAN		X
04 CIVIL	C4.0	GRADING PLAN		X
04 CIVIL	C4.1	SECTIONS		X
04 CIVIL	C5.0	STORMWATER CONTROL PLAN		X
04 CIVIL	C7.0	DETAILS		X
04 CIVIL	C7.1	DRAINAGE DETAILS		X
04 CIVIL	C7.2	CITY OF BERKELEY STANDARD DETAILS		X
04 CIVIL	C7.3	CITY OF BERKELEY POLLUTION PREVENTION PLAN		X
04 CIVIL	C7.4	EROSION CONTROL DETAILS		X
05 LANDSCAPE				
05 LANDSCAPE	L1-00	CAL GREEN CHECKLIST		X
05 LANDSCAPE	L1-01	MATERIAL PLANS LEVEL 1		X
05 LANDSCAPE	L1-02	MATERIALS PLANS LEVEL 18		X
05 LANDSCAPE	L2-00	IRRIGATION CALCULATIONS		X
05 LANDSCAPE	L2-01	IRRIGATION WATER USE PLANS LEVEL 1		X
05 LANDSCAPE	L2-02	IRRIGATION WATER USE PLANS LEVEL 18		X
05 LANDSCAPE	L3-00	PLANTING SCHEDULE		X
05 LANDSCAPE	L3-01	PLANTING PLAN LEVEL 1		X
05 LANDSCAPE	L3-02	PLANTING PLANS LEVEL 1		X
05 LANDSCAPE	L3-03	PLANTING PLANS LEVEL 18		X
05 LANDSCAPE	L3-04	PLANTING DETAILS		X
08 ARCHITECTURAL DEMOLITION				
08 ARCHITECTURAL DEMOLITION	AD1-11	EXISTING BASEMENT DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-12	EXISTING FIRST FLOOR DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-13	EXISTING SECOND FLOOR DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-14	EXISTING THIRD FLOOR DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-15	EXISTING ROOF DEMOLITION PLAN		X
09 ARCHITECTURE				
09 ARCHITECTURE	A0-01	EXISTING SITE PLAN	X	X
09 ARCHITECTURE	A0-02	PROPOSED SITE PLAN	X	X
09 ARCHITECTURE	A1-11	FLOOR PLAN - BASEMENT	X	X
09 ARCHITECTURE	A1-12	FLOOR PLAN - LEVEL 01	X	X
09 ARCHITECTURE	A1-13	FLOOR PLAN - LEVEL 02		X
09 ARCHITECTURE	A1-14	FLOOR PLAN - LEVEL 03	X	X
09 ARCHITECTURE	A1-15	FLOOR PLAN - LEVEL 04	X	X
09 ARCHITECTURE	A1-16	FLOOR PLAN - LEVEL 05-10	X	X
09 ARCHITECTURE	A1-17	FLOOR PLAN - LEVEL 11-17	X	X
09 ARCHITECTURE	A1-18	FLOOR PLAN - LEVEL 18		X
09 ARCHITECTURE	A1-19	ROOF PLAN		X
09 ARCHITECTURE	A2-00	BUILDING AXONS	X	X
09 ARCHITECTURE	A2-01	EXTERIOR ELEVATIONS	X	X
09 ARCHITECTURE	A2-02	EXTERIOR ELEVATIONS	X	X
09 ARCHITECTURE	A2-03	EXTERIOR ELEVATION MATERIALS		X
09 ARCHITECTURE	A2-04	EXTERIOR ELEVATIONS - LIGHTING		X
09 ARCHITECTURE	A2-05	EXTERIOR ELEVATIONS - LIGHTING		X
09 ARCHITECTURE	A2-06	EXTERIOR ELEVATIONS - BIRD SAFE GLAZING		X
09 ARCHITECTURE	A2-07	EXTERIOR ELEVATIONS - BIRD SAFE GLAZING		X
09 ARCHITECTURE	A3-01	OVERALL BUILDING SECTIONS		X

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ENTITLEMENT SUBMITTAL	11/22/24

#	DESCRIPTION	DATE

SHEET LIST, GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

G0-01

Base Project	Base # Units	Base # Units	Avg. Unit Size	% VLI units	# VLI Units	#VLI Units	% MI units	#MI Units	#MI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	Base SF / Base Units (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units		MI = Moderate Income	% MI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
67,891	67.00	67.00	1014	15%	10.05	11.00	15%	10.05	11.00	100.0%	67.00	67.00	134

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	Studio	1B	2B	3B
0	basement**	0	0	0	0	0
7,670	first**	4,439	0	0	0	0
8,603	second**	8,264	0	1	2	4
8,603	third**	8,195	1	1	1	5
8,603	fourth	7,731	1	0	2	5
8,603	fifth	7,731	1	0	2	5
8,603	sixth	7,731	1	0	2	5
8,603	seventh	7,731	1	0	2	5
8,603	eighth	7,731	1	0	2	5
	ninth	7,731	1	0	2	5
	tenth	7,731	1	0	2	5
	eleventh	7,731	1	2	2	4
	twelfth	7,731	1	2	2	4
	thirteenth	7,731	1	2	2	4
	fourteenth	7,731	1	2	2	4
	fifteenth	7,731	1	2	2	4
	sixteenth	7,731	1	2	2	4
	seventeenth	7,731	1	2	2	4
	eighteenth	3,021	0	0	0	0
67,891	TOTAL	132,153				
		Units	15	16	31	72	134
		Bedrooms	15	16	62	216	309
	Commercial SF	4,855					
	TOTAL GFA	137,008	Target Square Footage				135,782

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
14%	46.3%
15%	50.0%
%MI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
14%	46.3%
15%	50.0%

Total Square Footage: 132,153

Proposed Units: 134

Average Unit Size (SF): 1,014

**Existing structure

LEGEND:

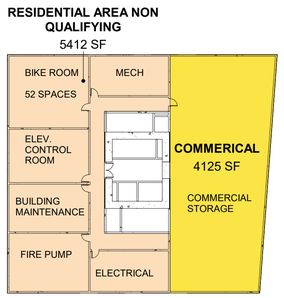
- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

BASE PROJECT UNIT MATRIX:

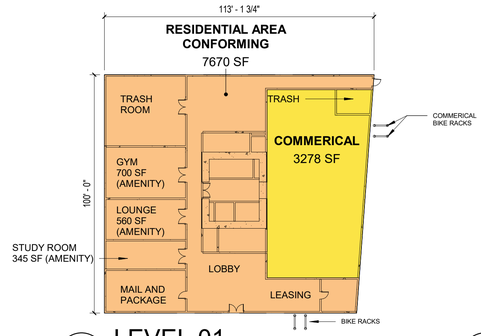
(6) STUDIO UNITS
(7) 1-BEDROOM UNITS
(19) 2-BEDROOM UNITS
(35) 3-BEDROOM UNITS

TOTAL UNITS: 67 UNITS

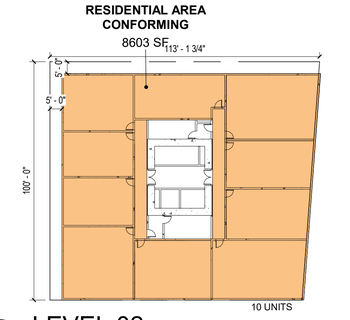
TOTAL NUMBER OF BEDROOMS: 156 BEDROOMS



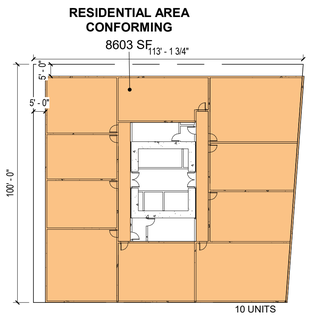
E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



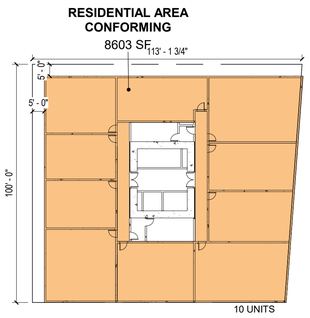
E5 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



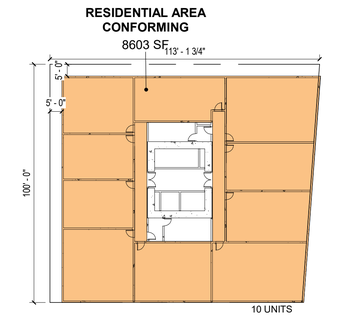
E6 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)



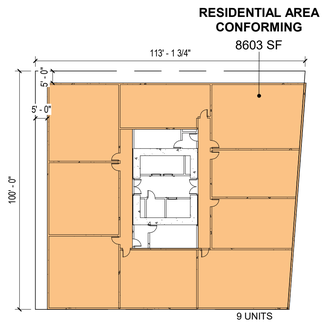
C3 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



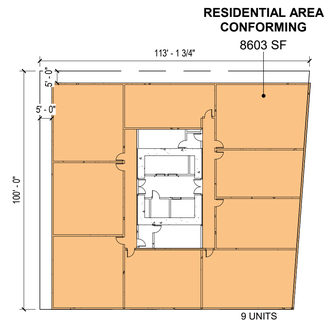
C5 LEVEL 04
1" = 30'-0" (1" = 60'-0" ON 12X18)



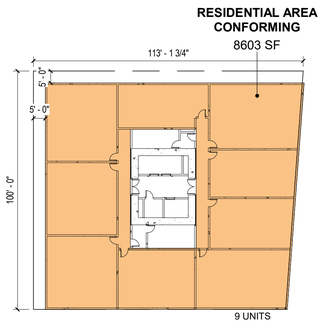
C6 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)



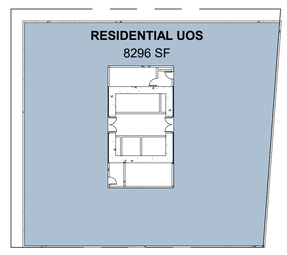
A1 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)



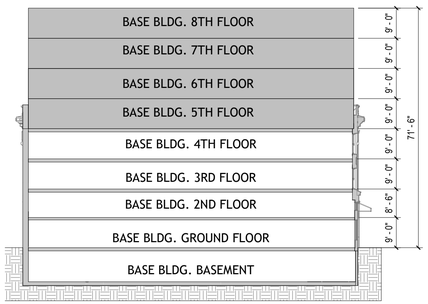
A2 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)



A3 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)



A5 ROOFTOP
1" = 30'-0" (1" = 60'-0" ON 12X18)



A6 BASE PROJECT SECTION
3/64" = 1'-0"

0 15' 30' 60'

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2855 TELEGRAPH AVE. SUITE 310. BERKELEY, CA 94705

ENTITLEMENT SUBMITTAL	11/22/24
SB 330 APPLICATION SUBMITTAL	12/14/23

#	DESCRIPTION	DATE

DENSITY BONUS CALCULATIONS - BASE PROJECT

G0-02

Base Project	Base # Units	Base # Units	Avg. Unit Size	% VLI units	# VLI Units	#VLI Units	% MI units	#MI Units	#MI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	Base SF / Base Units (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units		MI = Moderate Income	% MI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
67,891	67.00	67.00	1014	15%	10.05	11.00	15%	10.05	11.00	100.0%	67.00	67.00	134

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	Studio	1B	2B	3B	%VLI	%DB
							5%	20.0%
0	basement**	0	0	0	0	0	6%	22.5%
7,670	first**	4,439	0	0	0	0	7%	25.0%
8,603	second**	8,264	0	1	2	4	8%	27.5%
8,603	third**	8,195	1	1	1	5	9%	30.0%
8,603	fourth	7,731	1	0	2	5	10%	32.5%
8,603	fifth	7,731	1	0	2	5	11%	35.0%
8,603	sixth	7,731	1	0	2	5	12%	38.7%
8,603	seventh	7,731	1	0	2	5	14%	46.3%
8,603	eighth	7,731	1	0	2	5	15%	50.0%
	ninth	7,731	1	0	2	5	%MI	%DB
	tenth	7,731	1	0	2	5	5%	20.0%
	eleventh	7,731	1	2	2	4	6%	22.5%
	twelfth	7,731	1	2	2	4	7%	25.0%
	thirteenth	7,731	1	2	2	4	8%	27.5%
	fourteenth	7,731	1	2	2	4	9%	30.0%
	fifteenth	7,731	1	2	2	4	10%	32.5%
	sixteenth	7,731	1	2	2	4	11%	35.0%
	seventeenth	7,731	1	2	2	4	12%	38.7%
	eighteenth	3,021	0	0	0	0	14%	46.3%
67,891	TOTAL	132,153					15%	50.0%
		Units	15	16	31	72	Total	134
		Bedrooms	15	16	62	216		309
	Commercial SF	4,855						
	TOTAL GFA	137,008	Target Square Footage					135,782

Total Square Footage: 132,153

Proposed Units: 134

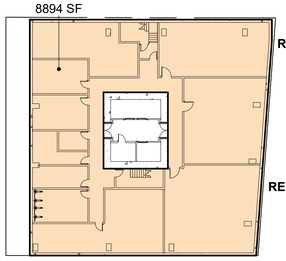
Average Unit Size (SF): 1,014

**Existing structure

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

RESIDENTIAL AREA NON QUALIFYING
8894 SF



E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)

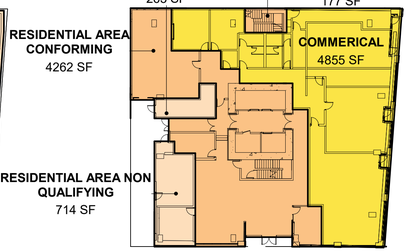
RESIDENTIAL AREA NON QUALIFYING
263 SF

RESIDENTIAL AREA CONFORMING
177 SF

RESIDENTIAL AREA CONFORMING
4262 SF

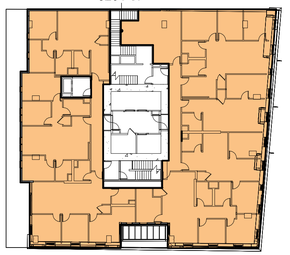
COMMERICAL
4855 SF

RESIDENTIAL AREA NON QUALIFYING
714 SF



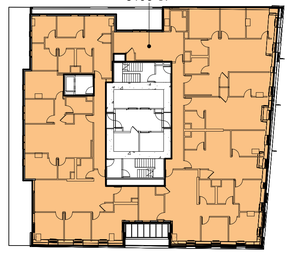
E4 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
8264 SF



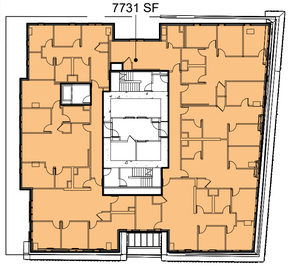
E5 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
8195 SF



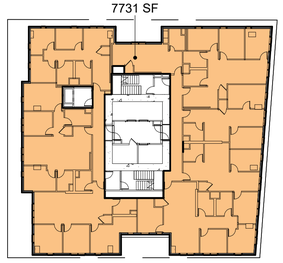
E6 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



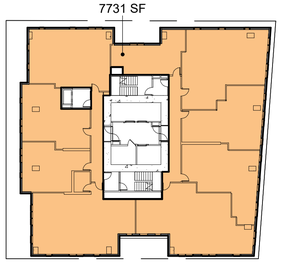
D3 LEVEL 04
1" = 30'-0"(1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



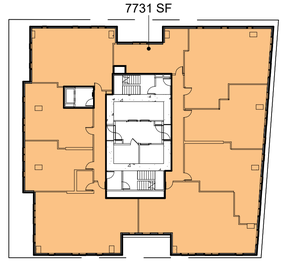
D4 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



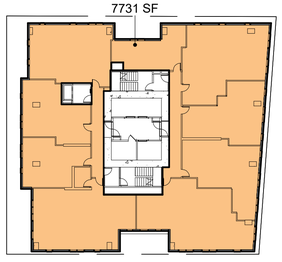
D5 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



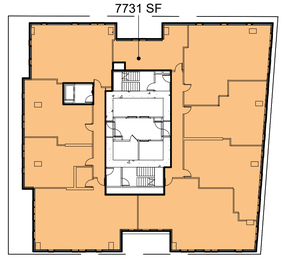
D6 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



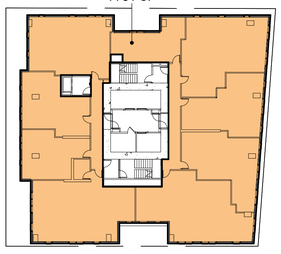
B1 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



B2 LEVEL 09
1" = 30'-0"(1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

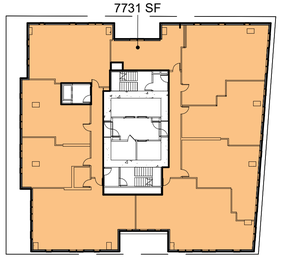


B3 LEVEL 10
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

B4 LEVEL 11
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



B5 LEVEL 12
1" = 30'-0"(1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

B6 LEVEL 13
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

A1 LEVEL 14
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

A2 LEVEL 15
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

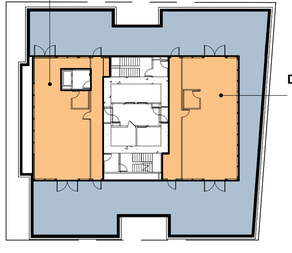
A3 LEVEL 16
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF

A4 LEVEL 17
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
1454 SF

DENSITY BONUS RESIDENTIAL
1567 SF



A5 LEVEL 18
1" = 30'-0" (1" = 60'-0" ON 12X18)

0 15' 30' 60'

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CLIENT:
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2855 TELEGRAPH AVE. SUITE 310. BERKELEY, CA 94705

#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24
	SB 330 APPLICATION SUBMITTAL	12/14/23

DENSITY BONUS CALCULATIONS - PROPOSED PROJECT

G0-03

Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
basement	0	0
first	0	0
second	7,486	10
third	7,486	10
fourth	7,486	10
fifth	7,486	10
sixth	7,508	9
seventh	7,508	9
eighth	7,508	9
rooftop	0	0
TOTAL	**52,468**	**67**

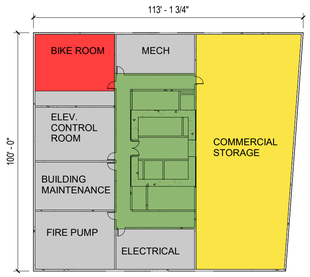
LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL UNIT FLOOR AREA
- UTILITY
- COMMERCIAL USABLE OPEN SPACE
- RESIDENTIAL USABLE OPEN SPACE
- CIRCULATION
- AMENITY

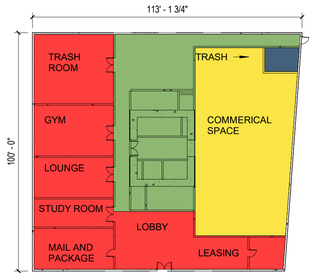
BMC 23.328.030 AFFORDABLE HOUSING REQUIREMENTS

OPTION III. PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
((REQUIRED BMRS - NUMBER OF BMRS PROVIDED)/TOTAL NUMBER OF BMRS REQUIRED) = X%
X% X (TOTAL RUFA SQ. FT.) = Y SQ. FT.
Y SQ. FT. X $56.25 = $Z (TOTAL IN-LIEU FEE REQUIRED)

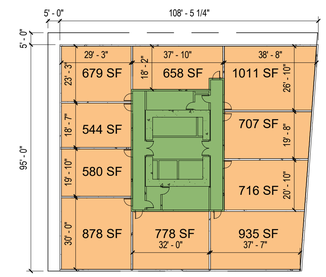
((14-11)/14)) = 21.4%
21.4% X 52,486 SF X $56.25 = $631,583.55



E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



E5 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



E6 LEVEL 02
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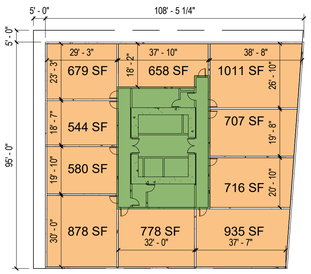
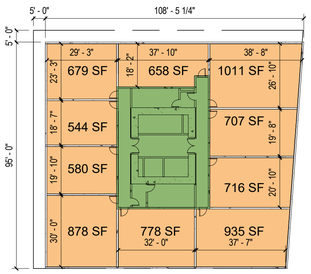
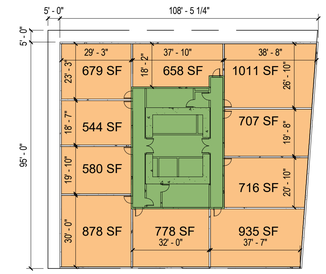


C3 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



C5 LEVEL 04
1" = 30'-0"(1" = 60'-0" ON 12X18)



C6 LEVEL 05
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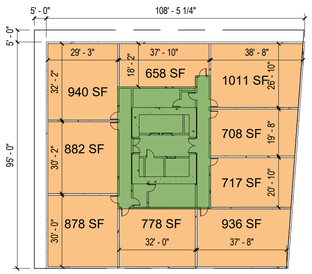
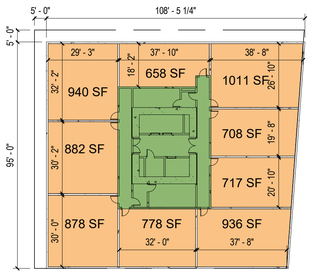
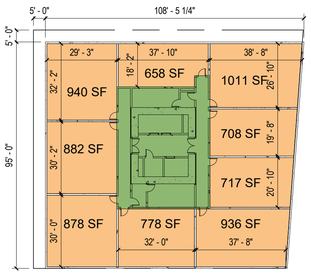


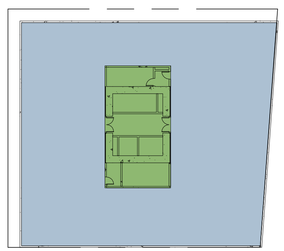
A1 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)



A2 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)



A3 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)



A5 ROOFTOP
1" = 30'-0" (1" = 60'-0" ON 12X18)

0 15' 30' 60'

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CLIENT:
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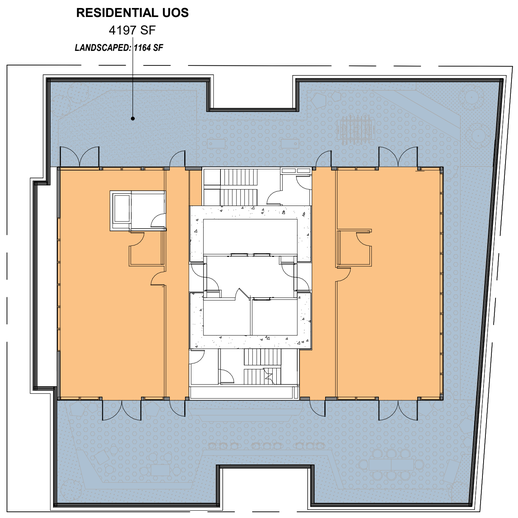
94705

#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24

AFFORDABLE HOUSING COMPLIANCE PLAN

G0-04

USABLE OPEN SPACE CALCULATIONS



D3 UOS - LEVEL 18

1/16" = 1'-0" (1/32" = 1'-0" ON 12X18)

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 SQ. FT. OF PRIVATELY-OWNED PUBLIC OPEN SPACE PER 50 SQ. FT. OF COMMERCIAL FLOOR AREA.
*EACH SQUARE FOOT OF USABLE OPEN SPACE PROVIDED AS PRIVATELY-OWNED PUBLIC OPEN SPACE IS COUNTED AS TWO SQUARE FEET OF REQUIRED ON-SITE OPEN SPACE.

RESIDENTIAL:
80 SF PER UNIT

UOS CALCS:

NON-RESIDENTIAL USES:
4,750 SF / 50 = 95 SF UOS
PROPOSED COMMERCIAL = **0 SF**
FEE IN-LIEU OF POPOS

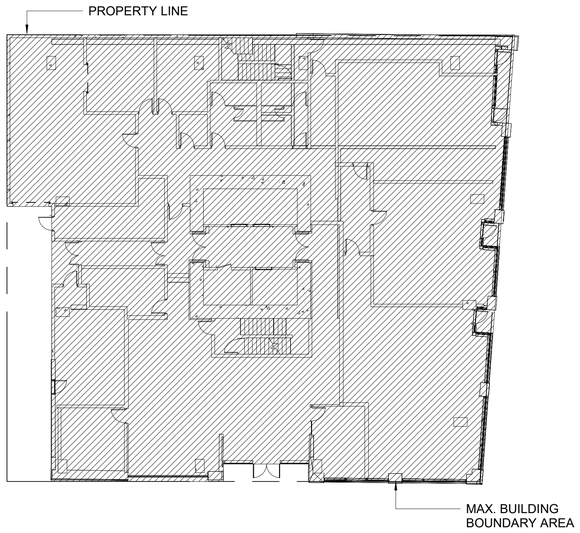
RESIDENTIAL:
134 UNITS x 80 SF = 10,720 SF
PROPOSED COMMON = 4,197 SF
RESIDENTIAL TOTAL = 4,197 SF
DENSITY BONUS WAIVER REQUESTED

LANDSCAPED UOS (RESIDENTIAL):
40% OF COMMON UOS
REQUIRED: 40% OF 10,720 (COMMON) = 4,288 SF
PROPOSED: 11% OF 10,720 (COMMON) = 1,164 SF
DENSITY BONUS WAIVER REQUESTED

LOT COVERAGE CALCULATIONS

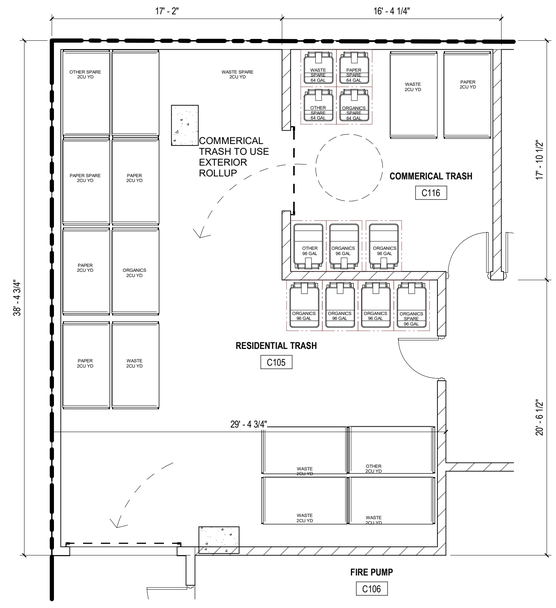
LOT COVERAGE CALCUALTIONS

MAX. BLDG. BOUNDRY AREA	
BUILDING FOOTPRINT	= 10,308 SF
LOT SIZE	= 10,948 SF
LOT COVERAGE = 10,308/10,948	**= 94%**



A1 LEVEL 01 - LOT COVERAGE CALCULATIONS

1/16" = 1'-0" (1/32" = 1'-0" ON 12X18)



Residential Container Calculation

Container Info		Quantities				Space		
			Recycling					
Type	Gal.	Waste	Paper	Other	Organics	QTY.	Factor	Footprint
2 cu yd Bin	404	4	3	1	1	9	45	405 sf
1 cu yd Bin	202					0	38	0 sf
96 gal cart	96				3	3	14	42 sf
64 gal cart	64					0	12	0 sf
Total Capacity Provided		**1616**	**1212**	**404**	**692**			**447 sf**
Collection x2		**3232**	**2424**	**808**	**1384**			
Total Capacity Req'd (Gal)		2550	1912.5	638	1275			

Notes: Requires 2x week collection

Commercial Container...

Container Info		Quantities				Space		
			Recycling					
Type	Gal.	Waste	Paper	Other	Organics	QTY.	Factor	Footprint
2 cu yd Bin	404	1	1			2	45	90 sf
1 cu yd Bin	202					0	38	0 sf
96 gal cart	96			1	2	3	14	42 sf
64 gal cart	64					0	12	0 sf
Total Capacity Provided		**404**	**404**	**96**	**192**			**132 sf**
Collection x2		**808**	**808**	**192**	**384**			
Total Capacity Req'd (Gal)		633	475	158	317			

Notes: Requires 2x week collection

A3 ENLARGED TRASH ROOM PLAN AND CALCS

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 8' 16' 32'

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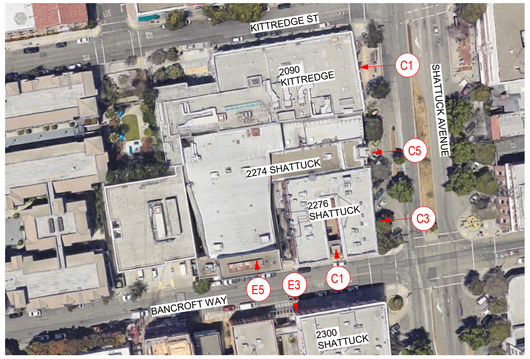
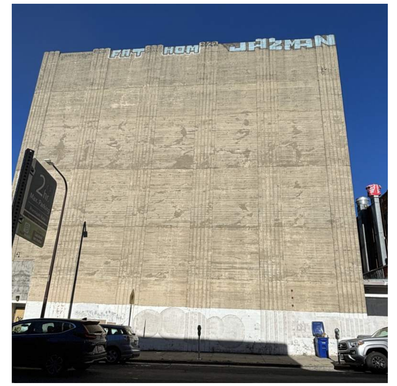
LOT COVERAGE, USABLE OPEN SPACE, & TRASH CALCULATIONS

G0-05



E1 2276 SHATTUCK AVE SITE CONTEXT KEY

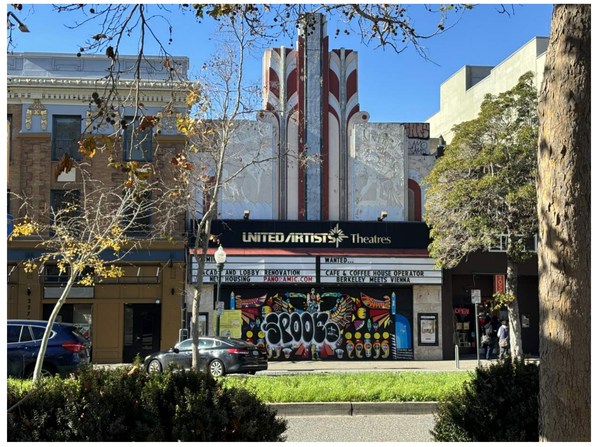
E3 2300 SHATTUCK LOOKING SOUTH



E5 2274 SHATTUCK AVE LOOKING NORTH

C1 2276 SHATTUCK AVE LOOKING NORTH

C3 2276 SHATTUCK AVE LOOKING WEST



C5 2274 SHATTUCK AVE LOOKING WEST

A1 2090 KITTREDGE ST LOOKING WEST

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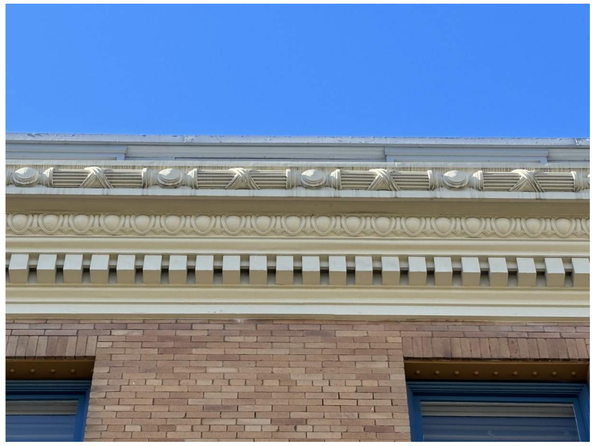
EXISTING SITE PHOTOS

G0-06

C1 UPPER FACADE DETAILING



C3 CORNICE DETAILING

C5 CORNICE ORNAMENTATION

A1 EXISTING WINDOWS AND TRIM

A3 EXISTING AWNINGS

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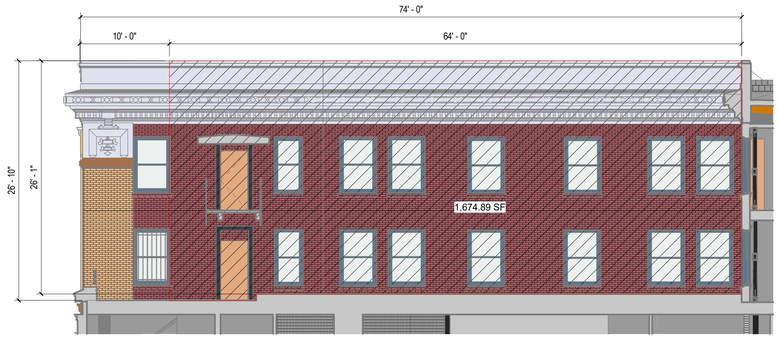
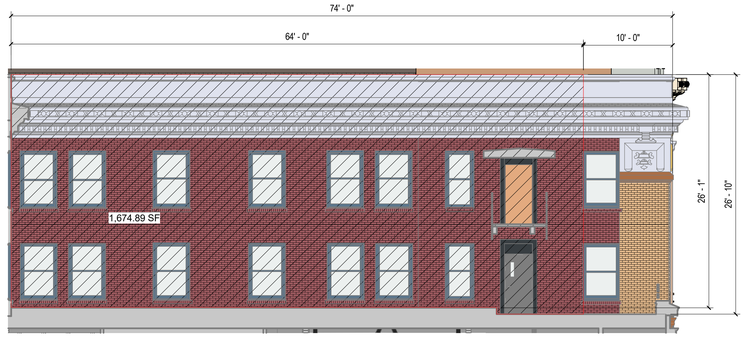
EXISTING BUILDING FACADE PHOTOS

G0-07



EAST LIGHTWELL ELEVATION



WEST LIGHTWELL ELEVATION

E1 EXISTING FACADE LIGHTWELL ELEVATION

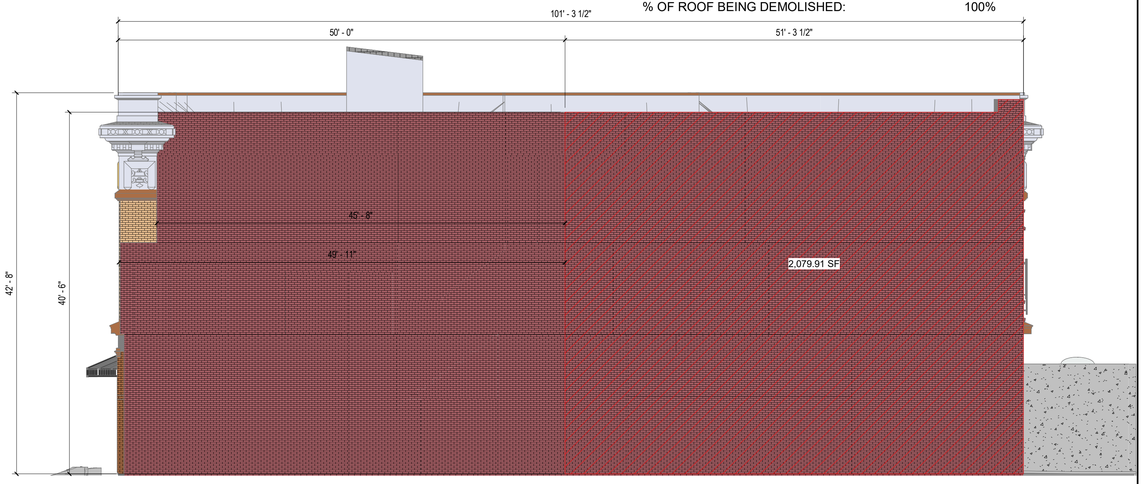
1/8" = 1'-0"

EXISTING WALL AND ROOF AREA (SF) CALCULATION

SOUTH ELEVATION WALL AREA (SF):	4195.95
SOUTH ELEVATION DEMO AREA (SF):	1,215.12
% DEMOLISHED:	36%
EAST ELEVATION WALL AREA (SF):	4,330.58
EAST ELEVATION DEMO AREA (SF):	0
% DEMOLISHED:	0
NORTH ELEVATION WALL AREA (SF):	4,109.99
NORTH ELEVATION DEMO AREA (SF):	2,079.91
% DEMOLISHED:	51%
WEST ELEVATION WALL AREA (SF):	4,075.65
WEST ELEVATION DEMO AREA (SF):	3,107.97
% DEMOLISHED:	76%
EAST LIGHTWELL ELEVATION WALL AREA (SF):	1,941.75
EAST LIGHTWELL ELEVATION DEMO AREA (SF):	1,674.89
% DEMOLISHED:	86%
WEST LIGHTWELL ELEVATION WALL AREA (SF):	1,941.75
WEST LIGHTWELL ELEVATION DEMO AREA (SF):	1,674.89
% DEMOLISHED:	86%
TOTAL WALL AREA (SF):	20,595.67
TOTAL DEMO AREA (SF):	9,752.78
% DEMOLISHED:	47%
EXISTING ROOF:	8,310 SF
ROOF BEING DEMOLISHED:	8,310 SF
% OF ROOF BEING DEMOLISHED:	100%

D3 EXISTING FACADE EAST ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)



D5 EXISTING FACADE NORTH ELEVATION

1/8" = 1'-0"(1/16" = 1'-0" ON 12X18)

D1 EXISTING FACADE SOUTH ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)

D6 EXISTING FACADE WEST ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18) (1/16" = 1'-0" ON 12X18)

0' 4' 8' 16'

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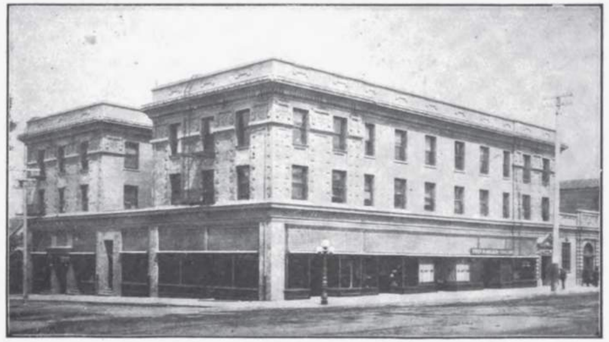
EXISTING BUILDING FACADE PRESERVATION CALCULATION

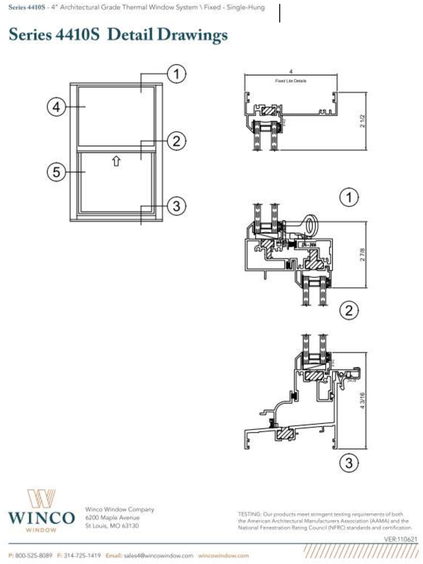
G0-08

MODIFIED HISTORICAL EXTERIOR

ORIGINAL HISTORICAL EXTERIOR



Morse Apartment House and Post Office, Berkeley *C. W. Dickey, Architect*



*ANY REMOVAL OF "RETAIN AND REHABILITATE" NOTED ELEMENTS DURING DEMOLITION AND CONSTRUCTION SHALL BE DOCUMENTED AND REPLACED IN KIND.

C1 EXISTING FACADE SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

C4 PROPOSED FACADE SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

*ANY REMOVAL OF "RETAIN AND REHABILITATE" NOTED ELEMENTS DURING DEMOLITION AND CONSTRUCTION SHALL BE DOCUMENTED AND REPLACED IN KIND.

A1 EXISTING FACADE EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

A4 PROPOSED FACADE EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

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EXISTING BUILDING FACADE PRESERVATION

G0-09

C3 PROPOSED FACADE SOUTH ELEV. LIGHTING

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)

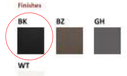
EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-BK

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

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

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

Finishes



Where to buy?

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

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

A3 PROPOSED FACADE EAST ELEV. LIGHTING

1/8" = 1'-0"(1/16" = 1'-0" ON 12X18)

0' 4' 8' 16'

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EXISTING BUILDING FACADE LIGHTING

G0-10

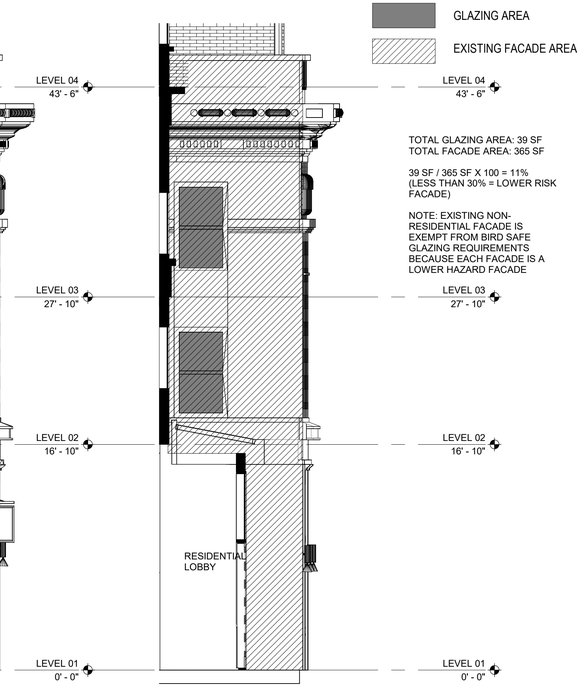
TOTAL GLAZING AREA: 484SF
TOTAL FACADE AREA: 3208 SF

484 SF / 3208 SF X 100 = 15%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

D1 SOUTH FACADE - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)



LEGEND:

GLAZING AREA

EXISTING FACADE AREA

TOTAL GLAZING AREA: 39 SF
TOTAL FACADE AREA: 365 SF

39 SF / 365 SF X 100 = 11%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

D6 ENTRY RECESS BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

TOTAL GLAZING AREA: 957 SF
TOTAL FACADE AREA: 4620 SF

1043 SF / 4620 SF X 100 = 22%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

DOWNTOWN BERKELEY DESIGN GUIDELINES:

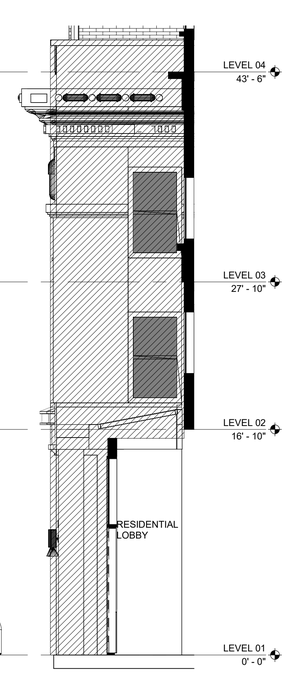
STREET FACING FACADE AREA: 1727 SF
CLEAR GLASS AREA: 480 SF

690 SF / 1727 SF X 100% = 40%

WAIVER REQUESTED

A1 EAST FACADE - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)



TOTAL GLAZING AREA: 39 SF
TOTAL FACADE AREA: 365 SF

39 SF / 365 SF X 100 = 11%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

A6 ENTRY RECESS - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

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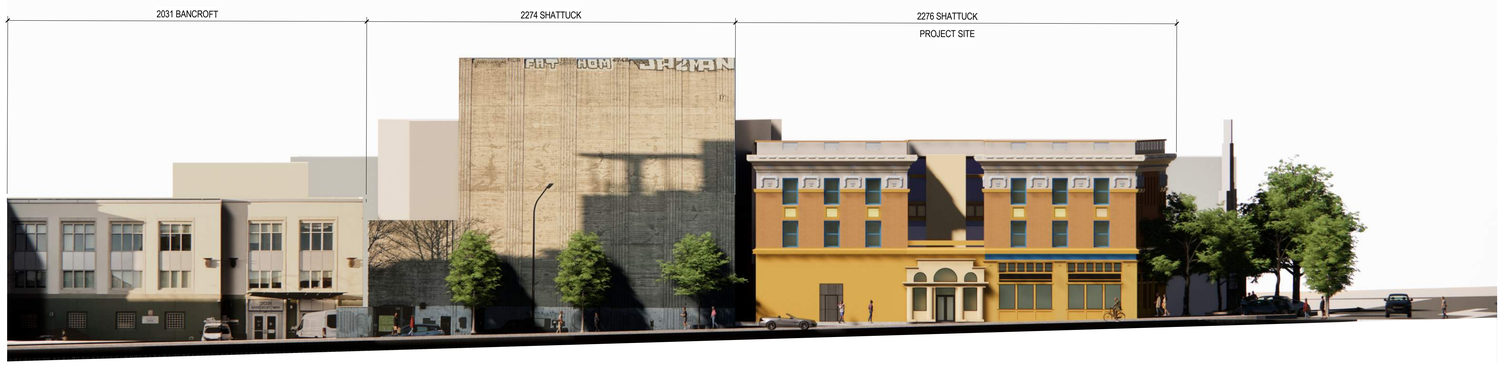
EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS

G0-11

C1 PROPOSED BANCROFT WAY STREET STRIP ELEVATION



A1 (E) BANCROFT WAY STREET STRIP ELEVATION

0 1'-4" 2'-8" 5'-4"

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STREET STRIP ELEVATION - BANCROFT WAY

G0-12

C1 PROPOSED SHATTUCK AVE STREET STRIP ELEVATION

A1 (E) SHATTUCK AVE STREET STRIP ELEVATION

0 1'-4" 2'-8" 5'-4"

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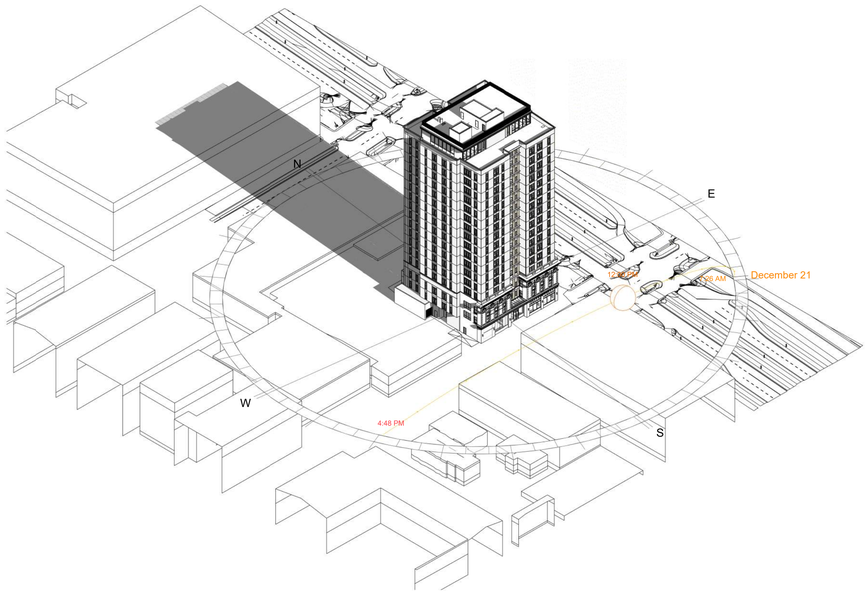
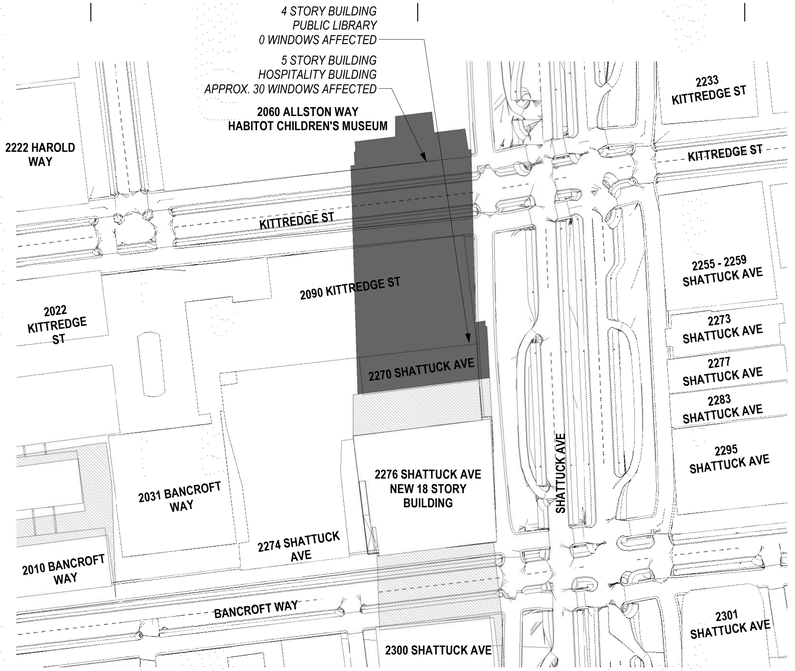
STREET STRIP ELEVATION - SHATTUCK AVE

G0-13



D1 SHADOW STUDY - DEC 21



D4 DEC 21 PROPOSED - NOON

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

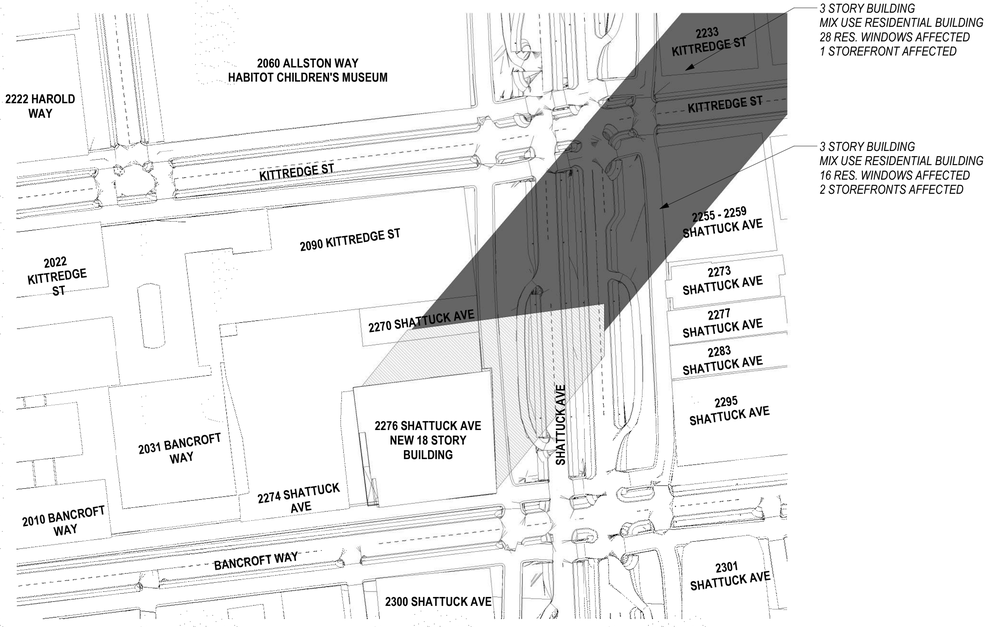
SHADOW LEGEND:

EXISTING SHADOW

NEW SHADOW

A1 DEC 21 PROPOSED - 9 21 AM

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



A4 DEC 21 PROPOSED - 2 54 PM

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

0' 4' 8' 16'

N

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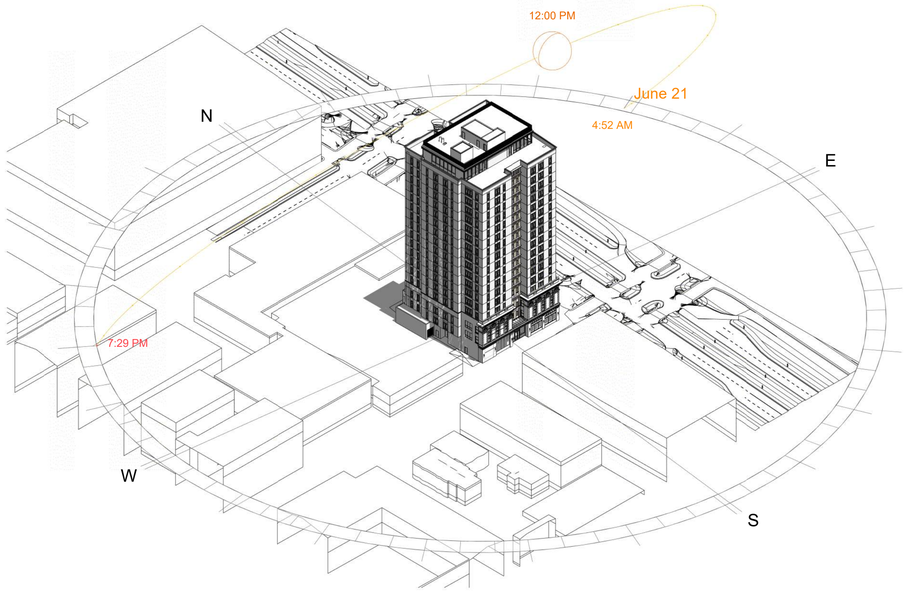
94704

CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

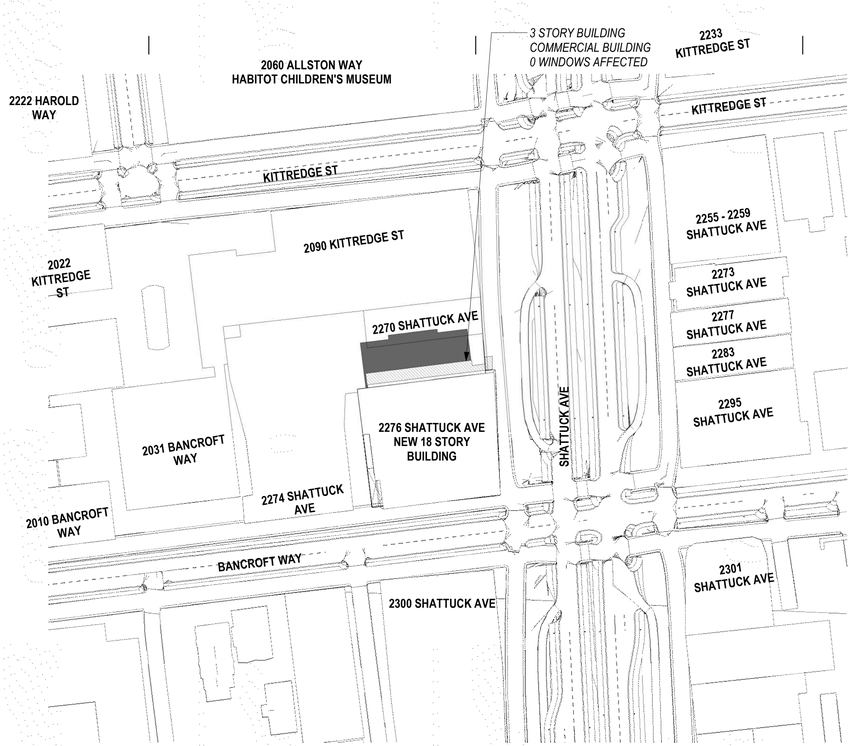
#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24

SHADOW STUDIES - DEC 21

G0-14



D1 SHADOW STUDY - JUNE 21

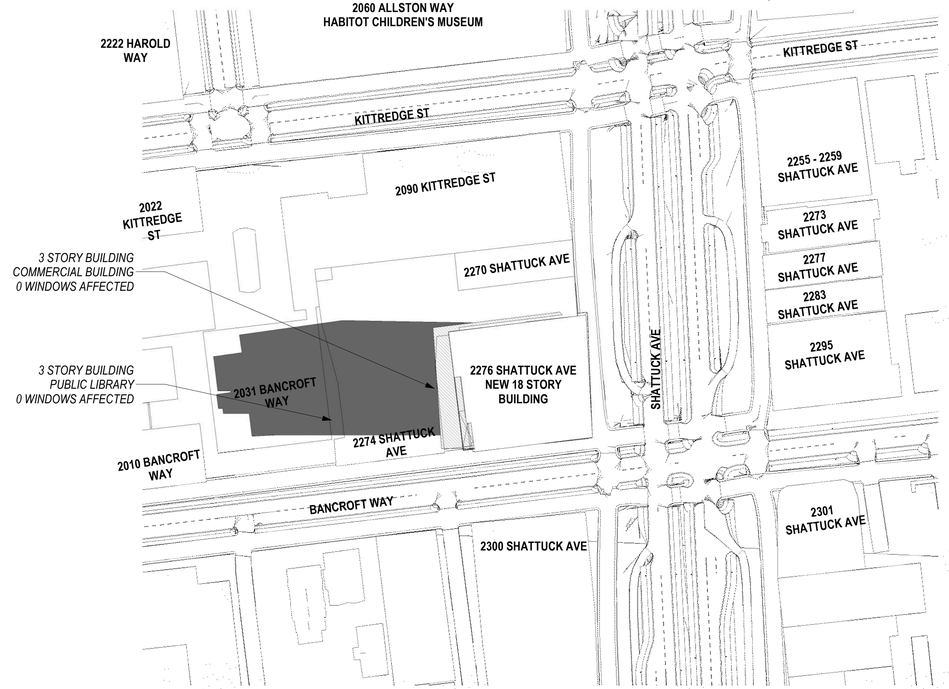


SHADOW LEGEND:

- EXISTING SHADOW
- NEW SHADOW

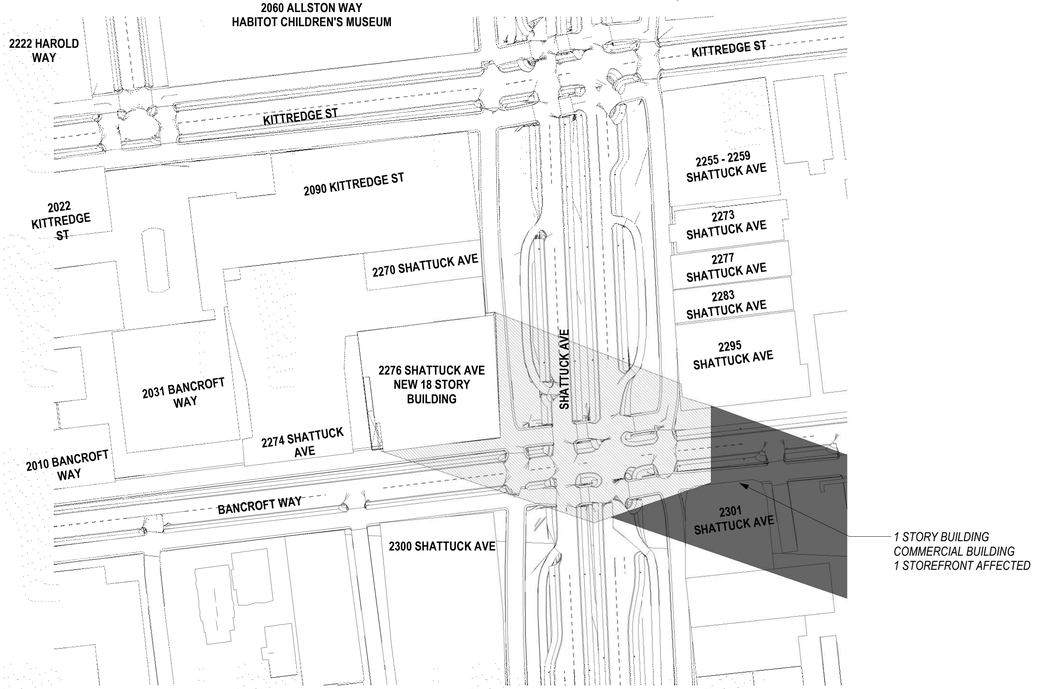
D4 JUNE 21 PROPOSED - NOON

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



A1 JUNE 21 PROPOSED - 8 30 AM

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



A4 JUNE 21 PROPOSED - 6 15 PM

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

0' 4' 8' 16'

N

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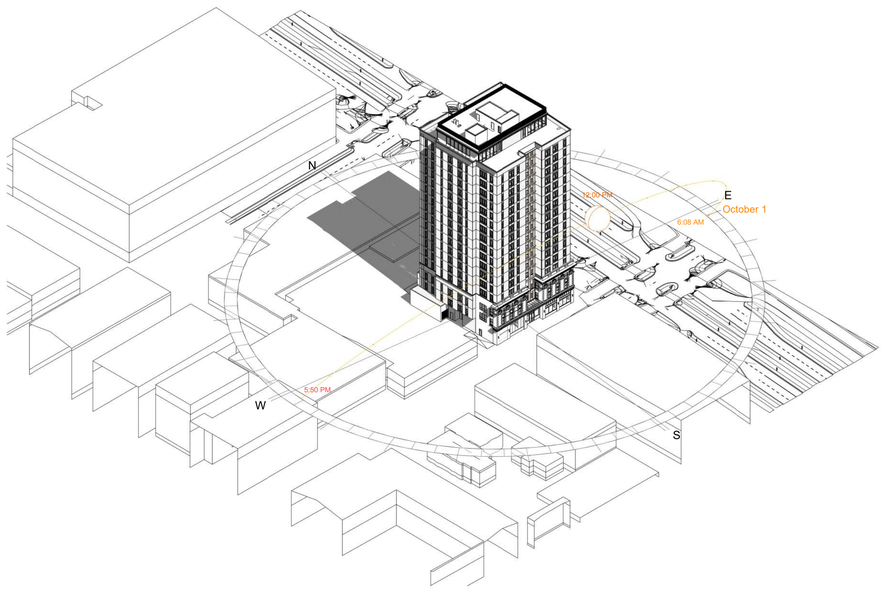
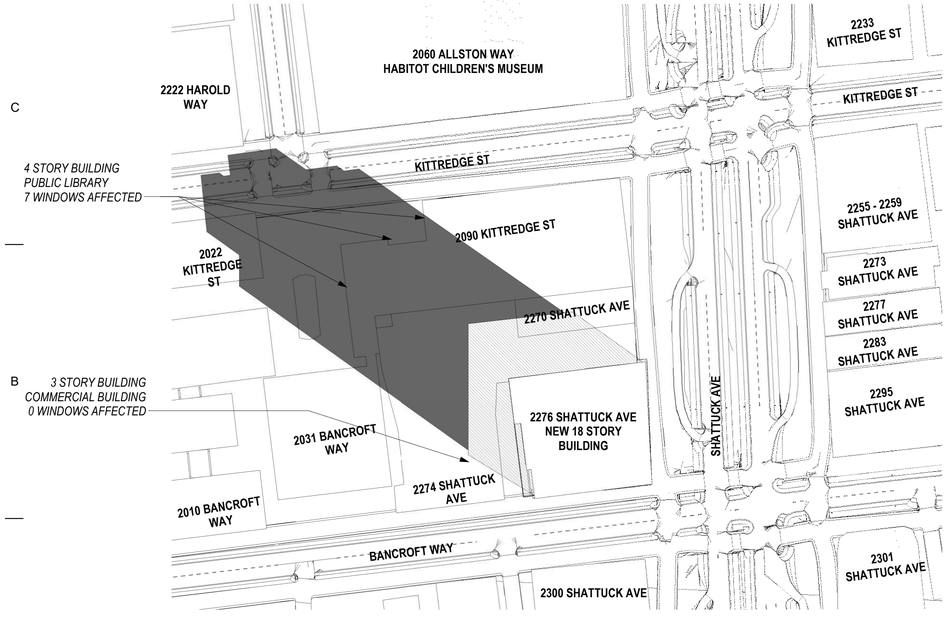
SHADOW STUDIES - JUNE 21

G0-15

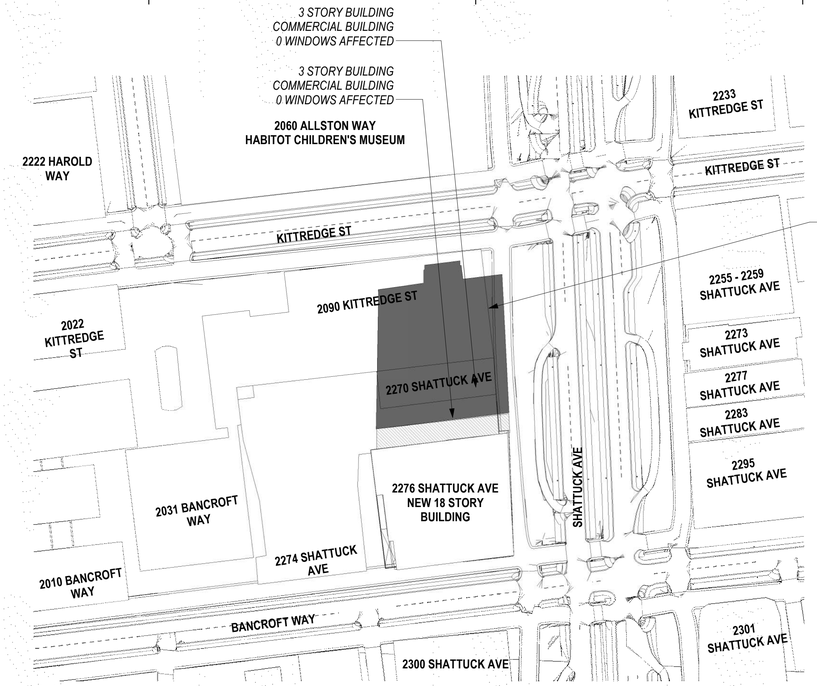


D1 SHADOW STUDY - OCTOBER 1



A1 OCTOBER 1 PROPOSED - 9 04 AM

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



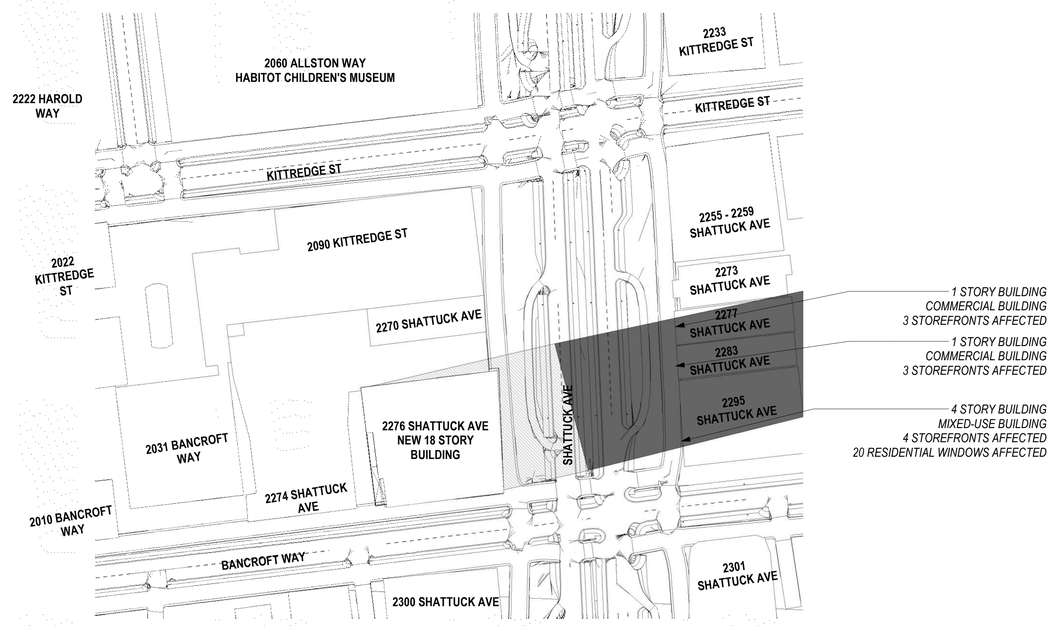
D4 JUNE 1 PROPOSED - NOON

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

SHADOW LEGEND:

EXISTING SHADOW

NEW SHADOW



A4 OCTOBER 1 PROPOSED - 4 50 PM

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

0' 4' 8' 16'

N

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#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24

SHADOW STUDIES - OCTOBER 1

G0-16

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 2276 Shattuck Berkeley, CA
Date: Concept Design-01/2024

Y	?	N			
1			Credit	Integrative Process	1

14	0	2	**Location and Transportation**		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

5	0	5	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
1		2	Credit	Rainwater Management	3
1		1	Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1

7	0	4	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
4		2	Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

15	5	13	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5		1	Credit	Enhanced Commissioning	6
10		8	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

8	0	5	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		2	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

4	1	11	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1		1	Credit	Enhanced Indoor Air Quality Strategies	2
2		1	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
		1	Credit	Thermal Comfort	1
		2	Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

2	0	4	**Innovation**		6
1		4	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4	0	0	**Regional Priority**		4
1			Credit	Optimize Energy Performance (>24%)	1
1			Credit	Indoor Water Use Reduction (>40%)	1
1			Credit	Access to Quality Transit	1
1			Credit	BPDO - Sourcing of Raw Materials	1

60	6	44	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Optimize Energy Performance-min. 10 pts.
Building Life-Cycle Impact Reduction-min. 3 pts.
Indoor Water Use Reduction-min. 4 pts.
Access to Quality Transit-min. 5 pts.
BPDO - Sourcing of Raw Materials-min. 1 pt.
Rainwater Management-min. 3 pts.

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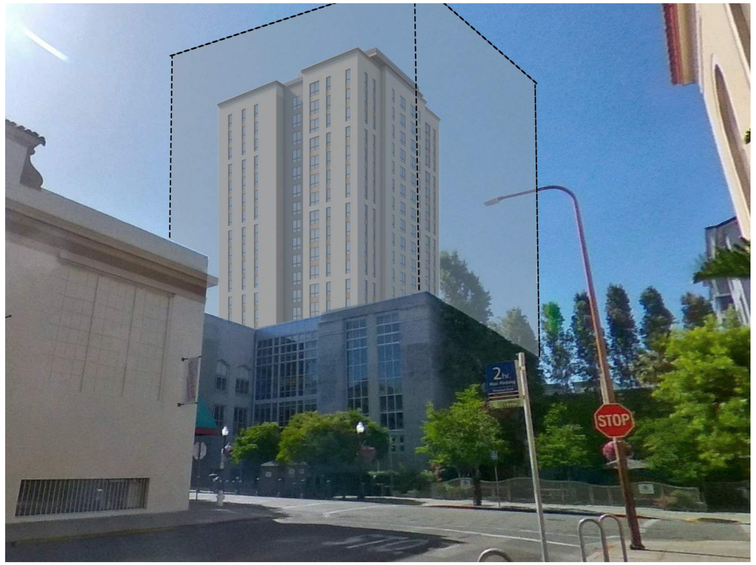
SUSTAINABILITY / LEED CHECKLIST

G0-17



D1 NW CONTEXT VIEW

D3 NE CONTEXT VIEW

A1 SW CONTEXT VIEW

A3 SE CONTEXT VIEW

A6 CONTEXT VIEW MAP

0' 4' 8' 16'

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PERSPECTIVE CONTEXT RENDERINGS

G0-18

A1 RESIDENTIAL ENTRY SW RENDERING

A5 NIGHT-TIME SE RENDERING

0' 4' 8' 16'

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#	DESCRIPTION	DATE

NIGHT-TIME & RESIDENTIAL ENTRY RENDERING

G0-19

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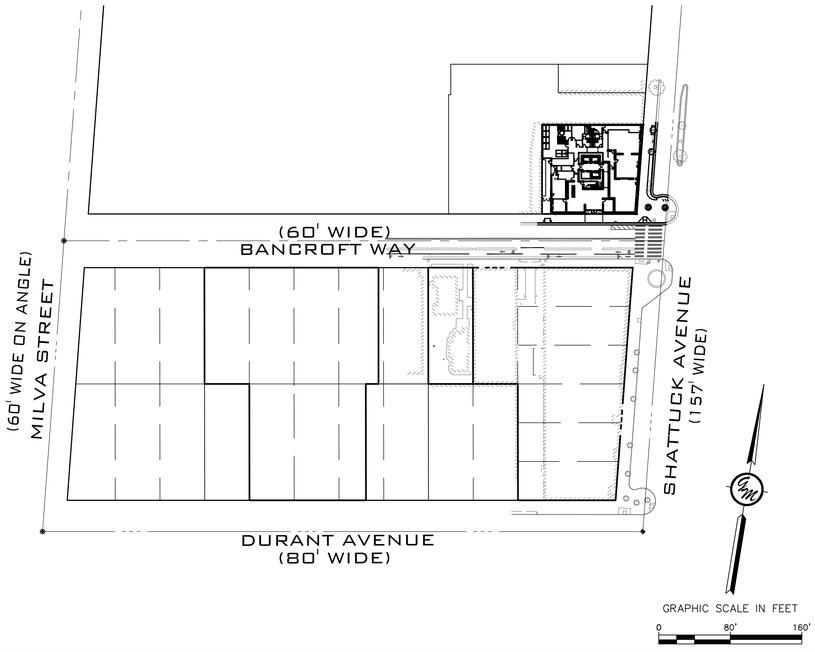
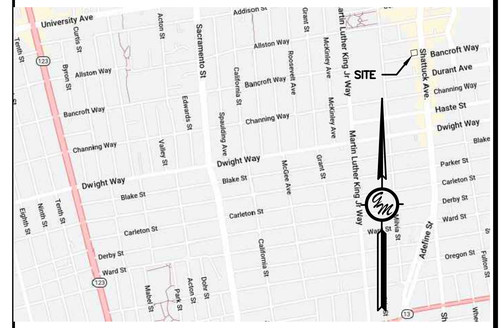
PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4




University Ave
Addison St
Bancroft Way
Durant Ave
Channing Way
Haste St
Dwight Way
Blake
Parker St
Carleton St
Derby St
Ward St
Oregon St
Fulton St
SITE
Martin Luther King Jr Way
Shattuck Ave
Adeline St
Sacramento St
Allston Way
Bancroft Way
Channing Way
Dwight Way
Blake St
Carleton St
Derby St
Ward St
Grant St
McKinley Ave
Roosevelt Ave
Spaulding Ave
Edwards St
Acton St
Milvia St
Dana St
Bowditch St
California St
Fulton St
Tenth St
Ninth St
Eighth St
Byron St
Durant Ave
Haste St
Parker St
Oregon St
Addison St
Hearst Ave
Virginia St
Channing Way
Dwight Way
Blake St
Carleton St
Derby St
Ward St
Oregon St
Fulton St
Dana St
Bowditch St
Milvia St
Acton St
Grant St
McKinley Ave
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Tenth St
Ninth St
Eighth St
Byron St
Allston Way
Bancroft Way

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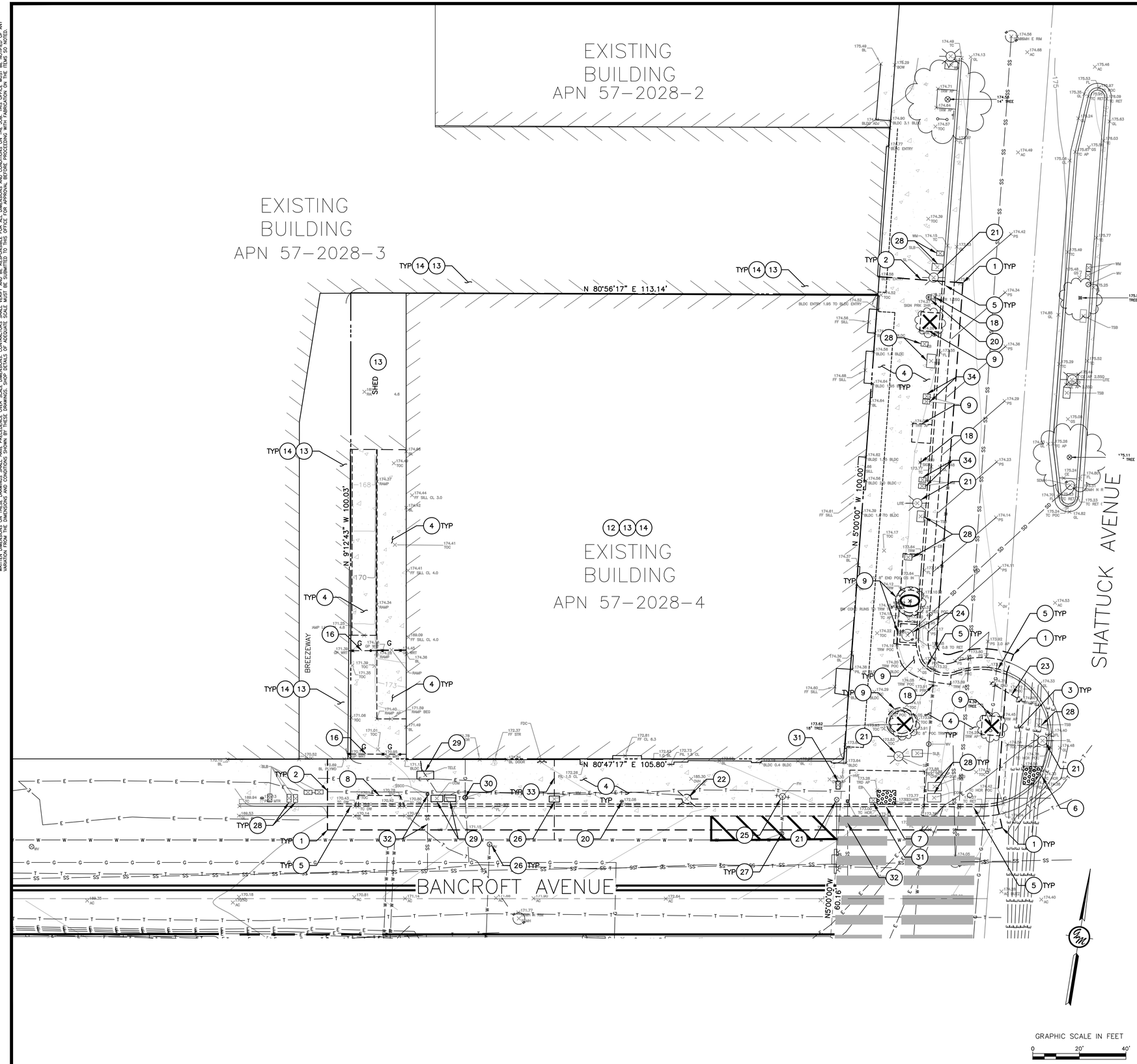

KEYNOTES: (#)

1. SAWCUT
2. LIMIT OF REMOVAL
3. (E) CONCRETE TO REMAIN
4. (E) CONCRETE/ASPHALT TO BE REMOVED
5. REMOVE (E) SIDEWALK, CURB, & GUTTER
6. (E) CURB RAMP TO REMAIN
7. (E) CURB RAMP TO BE REMOVED
8. (E) DRIVEWAY TO BE REMOVED
9. (E) CONCRETE CURB/PLANTER AREA TO BE REMOVED
10. (E) PLANTER AREA TO REMAIN
11. REMOVE (E) RETAINING WALL. COORDINATE WALL REMOVAL WITH ADJACENT PROPERTY OWNER. PROVIDE TEMPORARY 1 TO 1 MAXIMUM SLOPE TO GRADE ON PROJECT PROPERTY (NOT ADJACENT PROPERTY).
12. (E) BUILDING & FOUNDATION TO BE MODIFIED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO RETROFITTING AND/OR DEMOLITION OF THE (E) BUILDING.
13. USE CAUTION REMOVING BUILDING/FOUNDATION ADJACENT TO EXISTING BUILDING ON ADJACENT PROPERTY. PRIOR TO REMOVAL OF EXISTING FOUNDATION, CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING FOUNDATION TO DETERMINE WHETHER THE REMOVAL OF THE FOUNDATION WILL IMPACT THE FOUNDATION OF EXISTING BUILDING ON ADJACENT PROPERTY. CONSULT STRUCTURAL ENGINEER TO DETERMINE IMPACT, IF ANY.
14. CONTRACTOR TO PROTECT EXISTING BUILDINGS ON ADJACENT PROPERTY DURING DEMOLITION OF EXISTING BUILDING.
15. NOT USED
16. REMOVE (E) FENCE AND GATE
17. (E) SIGN TO BE RELOACTED
18. (E) SIGN TO REMAIN
19. NOT USED
20. (E) PARKING METER TO REMAIN
21. (E) LIGHT POLE TO REMAIN
22. (E) LIGHT POLE TO BE RELOCATED (BY OTHERS)
23. (E) BIKE RACK TO BE REMOVED OR RELOCATED. REFER TO LANDSCAPE PLAN
24. (E) STORM DRAINAGE STRUCTURE AND ASSOCIATED UTILITY LINE TO REMAIN.
25. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES
26. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
27. (E) WATER VALVE AND ASSOCIATED UTILITY LINE TO REMAIN
28. (E) UTILITY BOX TO REMAIN
29. (E) UTILITY BOX TO BE RELOCATED. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
30. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
31. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
32. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
    A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
    B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
    C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
    D. REMOVE (E) CLEANOUT FRAME & COVER.
33. (E) FIRE SERVICE LATERAL TO BE DEMOLISHED AND CAPPED PER EBMUD STANDARDS AND SPECIFICATIONS
34. COORDINATE REMOVAL/PRESERVATION OF (E) WATER METERS/SERVICES WITH OWNER & EBMUD

(E) TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

REMOVE (E) TREE AND/OR (E) STUMP

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-7613 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C082628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=20'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C1.0

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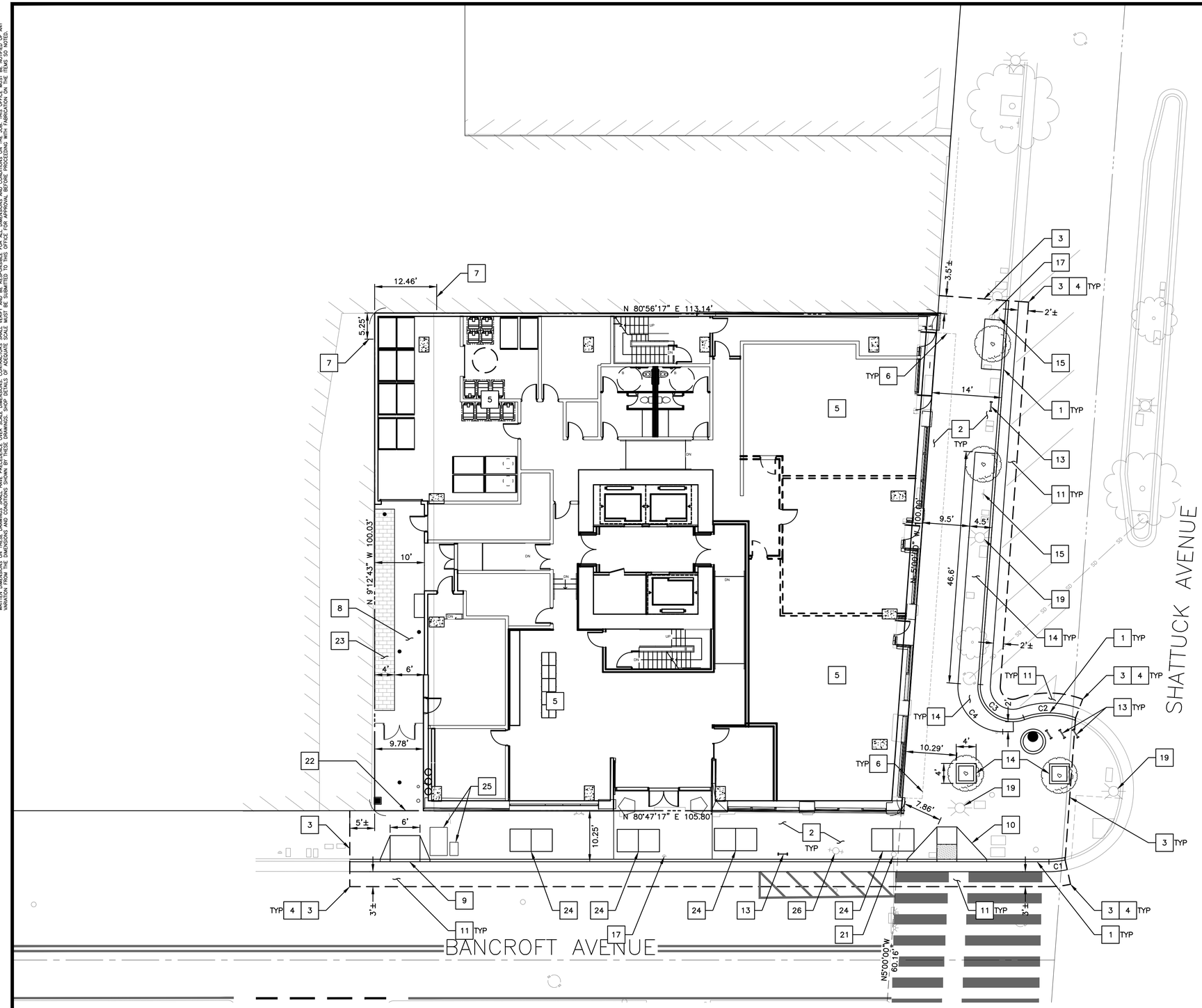

KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.2
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.2
3. CONFORM TO EXISTING
4. SAWCUT LINE PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. LINE OF BUILDING ABOVE
7. DIMENSION TO GRIDLINE. REFER TO ARCHITECTURAL PLAN FOR GRIDLINE NUMBER/LETTER
8. (N) CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
9. 6' WIDE DRIVEWAY APRON FOR TRASH/RECYCLE BINS PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.2.
10. (N) CONCRETE CURB RAMP WITH DETECTABLE WARNING SURFACE
11. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
12. (E) BIKE RACK TO REMAIN
13. (N) BIKE RACK. SEE LANDSCAPE PLANS FOR MORE INFORMATION
14. LANDSCAPE PLANTER AREA/TREE WELL. REFER TO LANDSCAPE PLANS (BY OTHERS)
15. (E) SIGN TO REMAIN
16. RELOCATED 2-HOUR MAX PARKING SIGN. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
17. (E) PARKING METER TO REMAIN
18. LOCATION OF RELOCATED PARKING METER. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
19. (E) STREET LIGHT TO REMAIN
20. LOCATION OF RELOCATED STREET LIGHT. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
21. (E) TRAFFIC SIGNAL TO REMAIN
22. (N) GATE BY OTHERS
23. PERMEABLE PAVERS
24. TRANSFORMER/ELECTRICAL BOX
25. (N) WATER METER
26. (E) FIRE HYDRANT

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	3.28	15.00	Δ12°31'53"
C2	10.65	15.00	Δ40°40'30"
C3	12.93	6.50	Δ113°57'38"
C4	14.80	9.00	Δ94°12'43"

GRAPHIC SCALE IN FEET
0 10' 20'

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C073628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

SITE PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C2.0

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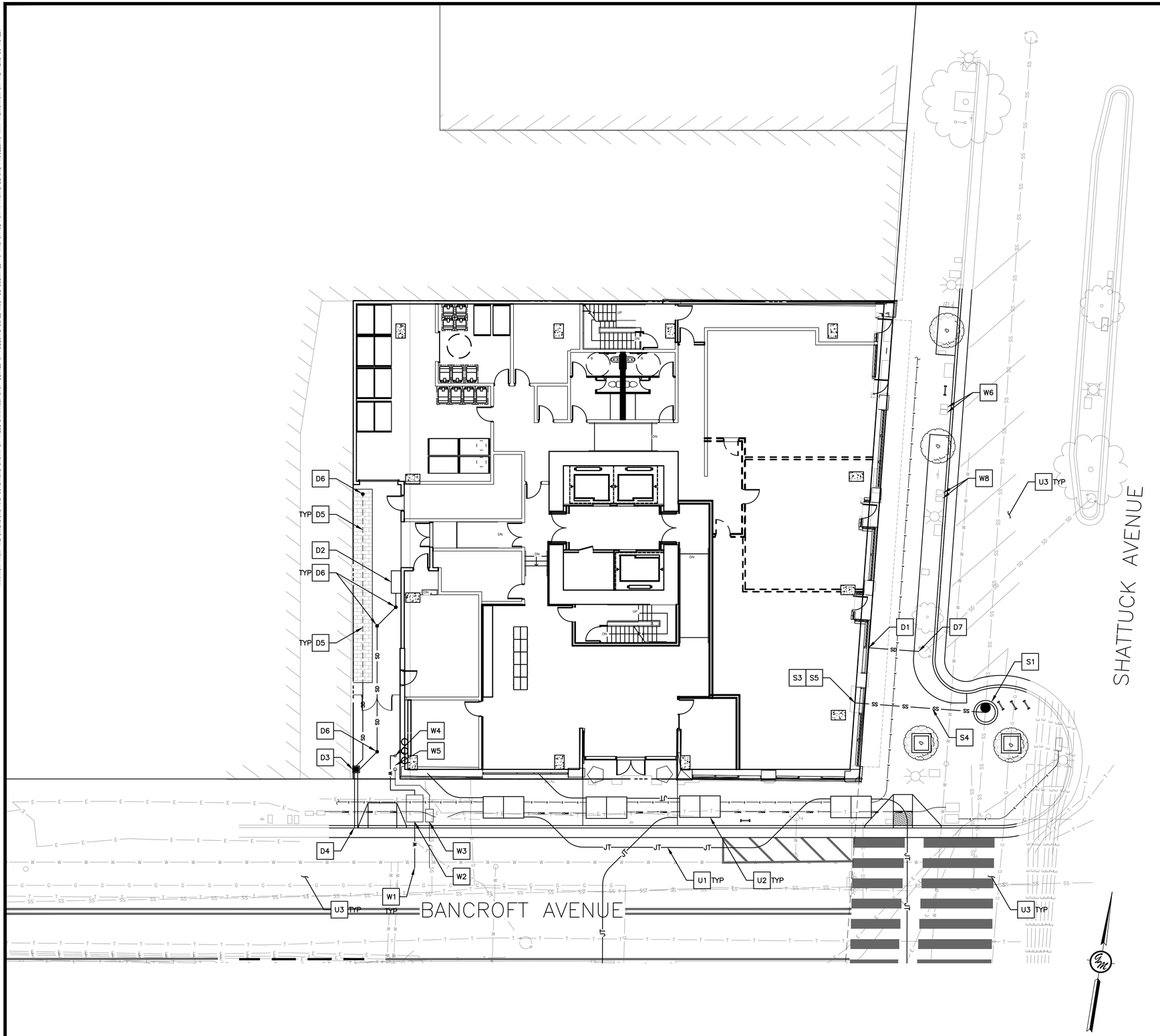

GRAPHIC SCALE IN FEET
0 10' 20'

STORM DRAINAGE KEYNOTES D#

1. STORM DRAIN STUB TO BUILDING. COORDINATE SIZE & LOCATION WITH PLUMING PLANS
2. ABOVE GROUND CONTECT FILTER VAULT PER SHEET 3/C7.1. DOWNSPOUTS FROM (N) BUILDING TO OUTFALL INTO FILTER VAULT. REFER TO STORM WATER CONTROL PLAN, SHEET C5.0 FOR ADDITION INFORMATION
3. DRAINAGE INLET
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 11/C7.0. USE 3"X8" METAL DUCT WITH AN 18" GALVANIZED STAINLESS STEEL CHECKERPLATE
5. SUBDRAIN UNDER PERMEABLE PAVERS
6. STORM WATER CLEANOUT
7. CONNECT TO (E) STORM DRAIN

SEWER KEYNOTES S#

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.4 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
3. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. HDPE SDR 17 S=0.02 MINIMUM SLOPE
5. 2-WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) COMMERCIAL 1" WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS. FINAL NUMBER OF TENANTS & METERS TO BE DETERMINED AT A LATER DATE
7. WATER SERVICE TO RETAIL SPACE. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
8. COMMERCIAL (E) 3/4".

UTILITY KEYNOTES U#

1. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
2. UTILITY VAULT BY OTHERS. SEE JOINT TRENCH PLANS
3. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.4
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF

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PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

UTILITY PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C3.0

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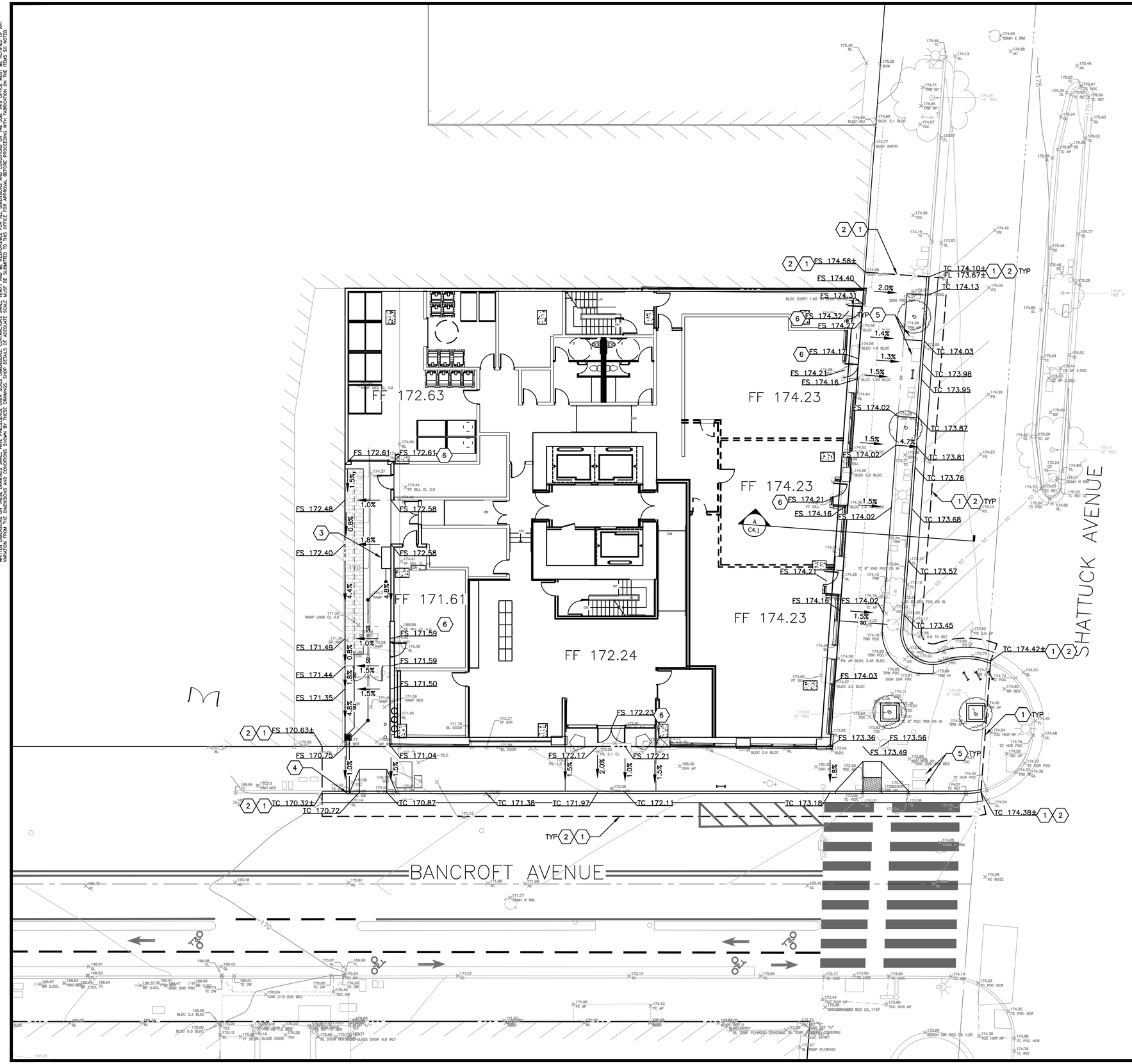
FF 172.63
FF 174.23
FF 174.23
FF 171.61
FF 172.24
FF 174.23
BANCROFT AVENUE
SHATTUCK AVENUE
FS 174.58±
FS 174.40
FS 174.31
FS 174.32
FS 174.27
FS 174.17
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FS 171.44
FS 171.50
FS 171.35
FS 172.23
FS 170.63±
FS 170.75
FS 171.04
FS 172.17
FS 172.21
TC 174.10±
FL 173.67±
TC 174.13
TC 174.03
TC 173.98
TC 173.95
TC 173.87
TC 173.81
TC 173.76
TC 173.68
TC 173.57
TC 173.45
TC 174.42±
TC 170.32±
TC 170.72
TC 170.87
TC 171.38
TC 171.97
TC 172.11
TC 173.18
TC 174.38±
TYP
2.0%
1.4%
1.3%
1.5%
4.7%
1.0%
1.8%
4.4%
4.8%
0.8%
1.5%
2.0%
1.8%
TRW AP
TRW POC
TRW POC OS IN
TRW AP
TRW POC
SIGN 2HR PRK
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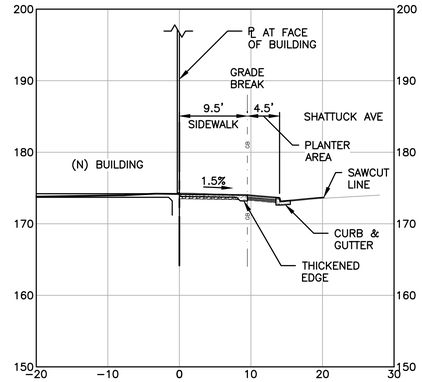

SECTION A

SCALE: 1"=10'

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REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LOWE
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Exp. 03/31/2026
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STATE OF CALIFORNIA

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2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

SECTIONS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	AS SHOWN
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C4.1

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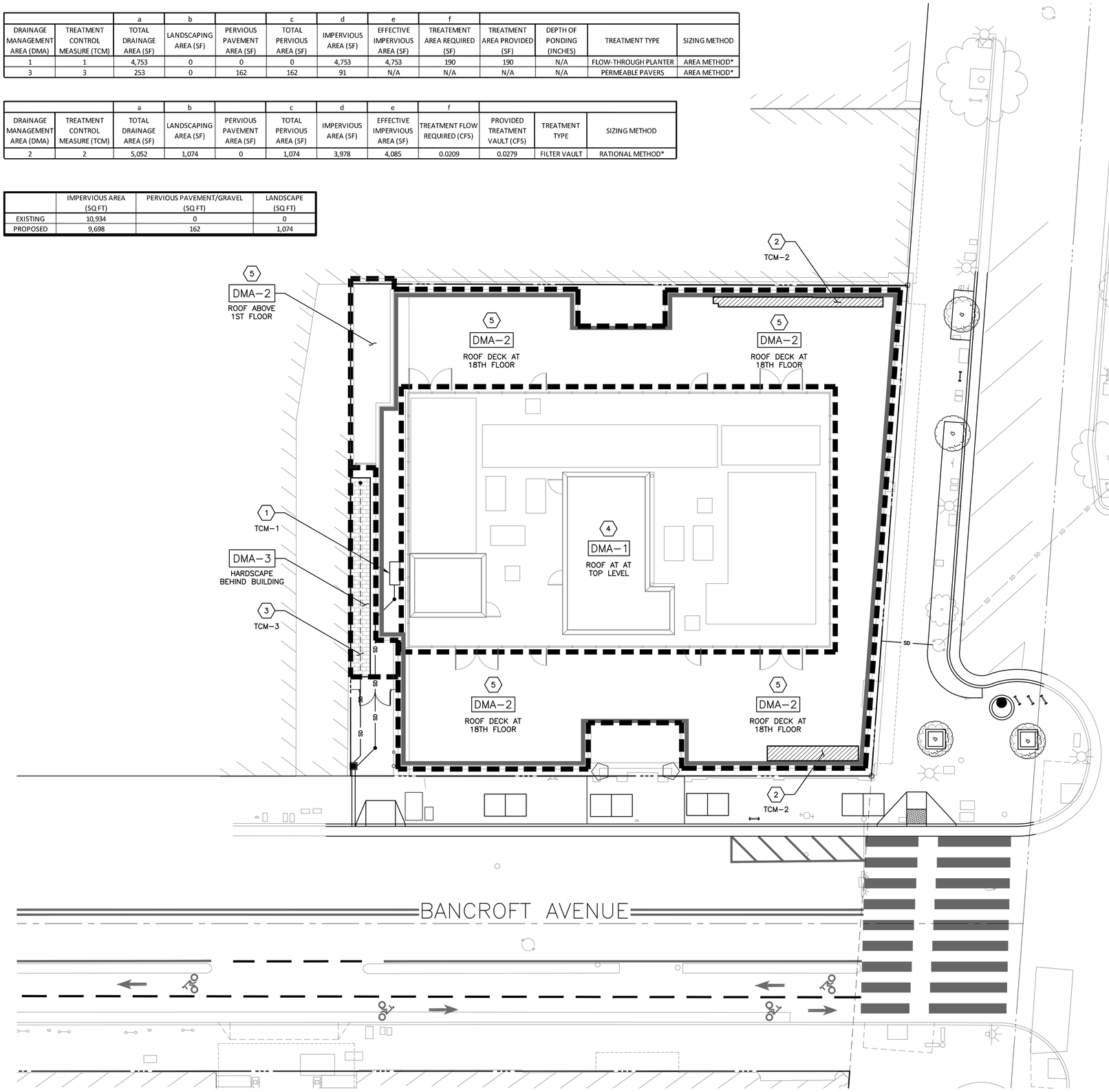
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATEMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
1	1	4,753	0	0	0	4,753	4,753	190	190	N/A	FLOW-THROUGH PLANTER	AREA METHOD*
3	3	253	0	162	162	91	N/A	N/A	N/A	N/A	PERMEABLE PAVERS	AREA METHOD*

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
2	2	5,052	1,074	0	1,074	3,978	4,085	0.0209	0.0279	FILTER VAULT	RATIONAL METHOD*

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT/GRAVEL (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	10,934	0	0
PROPOSED	9,698	162	1,074



KEYNOTES

1. CONTECH FILTER VAULT TO RUNOFF FROM TREAT ROOF DECK. SEE GRADING PLAN FOR MORE INFORMATION.
2. FLOWTHROUGH PLANTER (BY OTHER).
3. PERMEABLE PAVERS
4. DMA–1 TO BE TREATED IN FLOWTHROUGH PLANTER AT 18TH FLOOR ROOF DECK
5. DMA–2 TO BE TREATED IN ABOVE GROUND FILTER VAULT AT GROUND LEVEL

ABBREVIATIONS

DMA – DRAINAGE MANAGEMENT AREA

TCM – TREATMENT CONTROL MEASURE

LEGEND

- DMA BOUNDARY
- PERVIOUS PAVERS
- FLOW THROUGH PLANTER

GRAPHIC SCALE IN FEET
0 10' 20'

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Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57–2028–4

STORMWATER CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10–15–2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C5.0

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BIORETENTION TREATMENT SOIL SPECIFICATIONS

1. BIORETENTION TREATMENT SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE BETWEEN 5 IN/HR AND 10 IN/HR, CAPABLE OF SUPPORTING VIGOROUS PLAN GROWTH AND CONSIST OF 60%-70% SAND AND 30%-40% COMPOST.
   - 1.1. THE APPLICANT TO SUBMIT TO THE MUNICIPALITY FOR APPROVAL:
   - 1.1.a. A SAMPLE OF MIXED BIORETENTION SOIL.
   - 1.1.b. CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
   - 1.1.c. GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   - 1.1.d. QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED SECTION 1.4.
   - 1.1.e. ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH TESTING METHODS FOR EXAMINATION OF COMPOST AND COMPOSTING (TMECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD.
   - 1.1.f. GRAIN SIZE ANALYSIS RESULTS OF THE COMPOST COMPONENT IN ACCORDANCE WITH ASTM D422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   - 1.1.g. A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.
   - 1.1.h. PROVIDE THE FOLLOWING INFORMATION ABOUT THE TESTING LABORATORY(IES): CONTACT PERSON(S), ADDRESS(ES), PHONE CONTACTS(S), EMAIL ADDRESS(ES) AND QUALIFICATIONS OF LABORATORY(IES) AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.
   - 1.2. SAND FOR BIORETENTION SOIL:
   - 1.2.a. SAND SHALL BE FREE OF WOOD, WASTE COATING SUCH AS CLAY, STONE, DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SHALL BE NON-PLASTIC.
   - 1.2.b. SAND FOR BIORETENTION AREA SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30 #8, #4, AND 3/8" SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT) MIN	MAX.
3/8"	100	100
NO. 4	90	100
NO. 8	70	100
NO. 16	40	95
NO. 30	15	70
NO. 40	5	55
NO. 100	0	15
NO. 200	0	5

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

1.3 COMPOSTED MATERIAL

COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

A. COMPOST QUALITY ANALYSIS: BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:

1. FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS AND AGRICULTURE CROP RESIDUES.
2. ORGANIC MATTER CONTENT: 35%-75% BY DRY WEIGHT.
3. CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
4. MATURITY AND STABILITY SHALL HAVE A DARK BROWN COLOR AND A SOIL LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120F) UPON DELIVERY IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
   - 4.a. OXYGEN TEST < 1.3 02/UNIT TS/HR
   - 4.b. SPECIFIC OXY. TEST < 1.5 02/UNIT BVS/
   - 4.c. RESPIRATION TEST < 8 C/UNIT VS/DAY
   - 4.d. DEWAR TEST < 20 TEMP. RISE (DEGREES C) E.
   - 4.e. SOLVITA > 5 INDEX VALUE
5. TOXICITY: ANY OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
   - 5.a. NH4- :NO3 < 3
   - 5.b. AMMONIUM < 500PPM, DRY BASIS
   - 5.c. SEED GERMINATION > 80% OF CONTROL
   - 5.d. PLANT TRIALS > 80% OF CONTROL
   - 5.e. SOLVITA > 5 INDEX VALUE
6. NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, CA, NA, MG AND B.
   - 6.a. TOTAL NITROGEN CONTENT 0.9% OR ABOVE PREFERRED
   - 6.b. BORON: TOTAL SHALL BE < 80PPM: SOLUBLE SHALL BE < 2.5 PPM
7. SALINITY: MUST BE REPORTED: < 6.0 MMHOS/CM
8. PH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.

B. COMPOST FOR BIORETENTION SOIL TEXTURE

COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4", 1/2" AND 1" SIEVES (ASTM D422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT) MIN	MAX.
1"	99	100
1/2"	90	100
1/4"	40	90
NO. 200	2	10

C. BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD

D. MOISTURE CONTENT SHALL BE BETWEEN 30%-55% OF DRY SOLIDS.

E. INERTS: COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, <1% BY WEIGHT OR VOLUME.

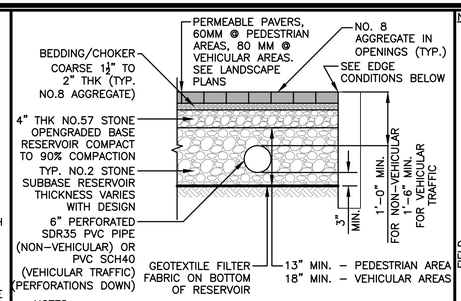
F. WEED SEED/PATHOGEN DESTRUCTION: PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PFRP). FOR EXAMPLE, TURNED WINDROWS MUCH REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNINGS DURING THAT PERIOD.

G. SELECT PATHOGENS: SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 1000MPN/GRAM

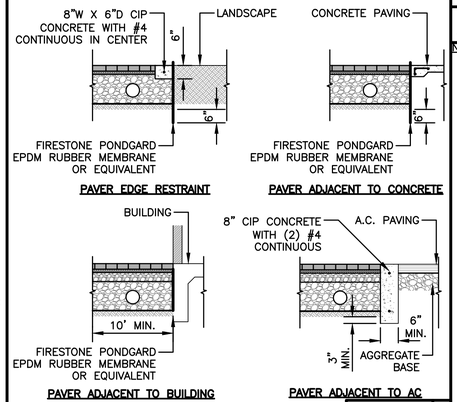
H. TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.

I. COMPOST TESTING: THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROCESS PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741 PHONE: 631-737-4931, (WWW.COMPOSTINGCOUNCIL.ORG) THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOR THE TEST.

TREATMENT SOIL NOTES 14



NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



1 1/2"=1'-0"

PERVIOUS GRAVEL 12

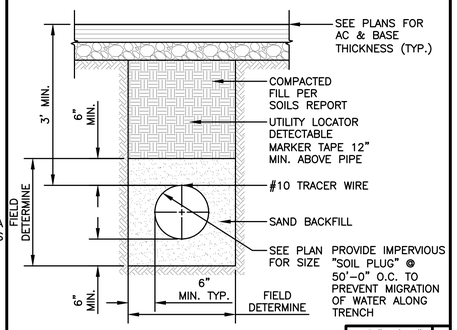
1/2"=1'-0"

NOT USED 13

1/2"=1'-0"

TREATMENT SOIL NOTES 14

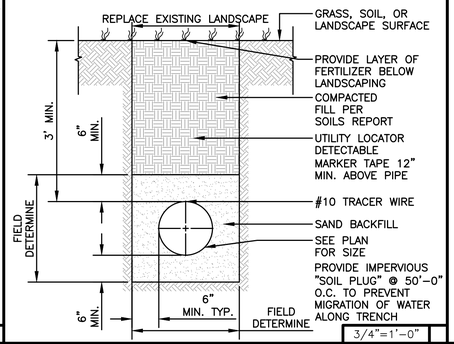
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



3/4"=1'-0"

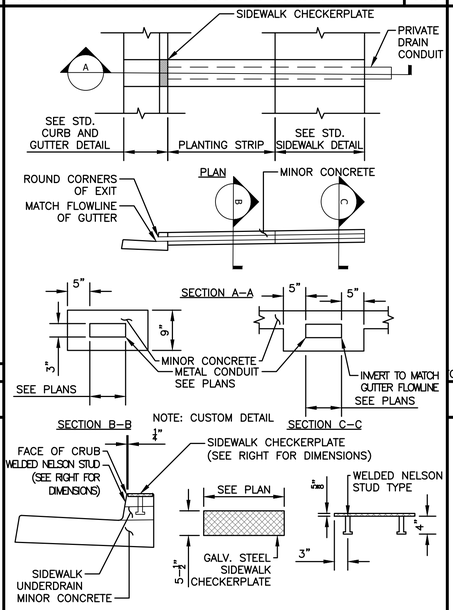
ASPHALT TRENCH 9

NOTES
1. SEE 1/8.1 FOR TRENCH DETAIL AT ALL SANITARY SEWERS.



3/4"=1'-0"

TRENCH & LANDSCAPE 10



SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

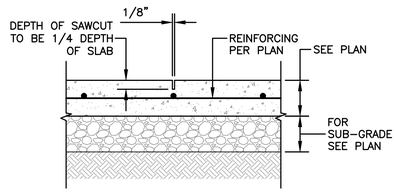
NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

SIDEWALK DRAIN CONDUIT 11

1/2"=1'-0"

NOT USED

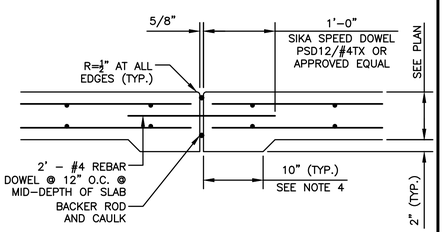
DEPTH OF SAWCUT TO BE 1/4 DEPTH OF SLAB



NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON-STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'-0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.

1 1/2"=1'-0"

CRACK CONTROL JOINT 6



NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE 5/C5.0 FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 30 DAYS AFTER CONCRETE PLACEMENT
4. AT 6" & 4" SLAB, THICKEN SLAB AS SHOWN OR

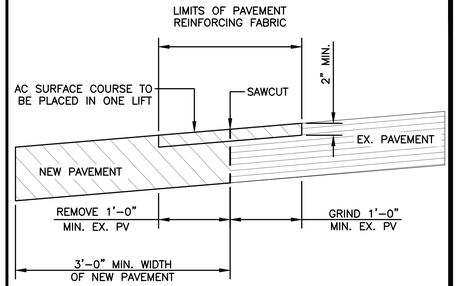
1 1/2"=1'-0"

EXPANSION JOINT 7

1/2"=1'-0"

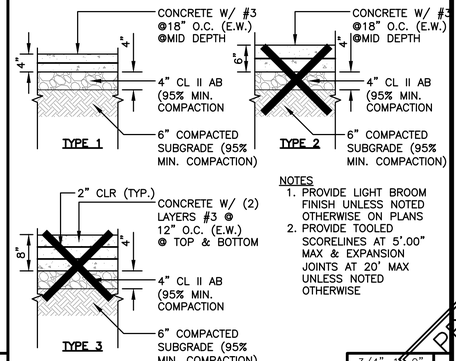
NOT USED 8

LIMITS OF PAVEMENT REINFORCING FABRIC



1"=1'-0"

SAWCUT 1



NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

3/4"=1'-0"

CONCRETE SLAB 2

1/2"=1'-0"

NOT USED 3

1/2"=1'-0"

NOT USED 4

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-7813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER BRIAN D. MOORE No. C043628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

DETAILS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	AS SHOWN
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C7.0

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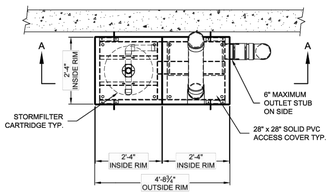
ROOF DRAIN STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE NUMBER OF CARTRIDGES. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

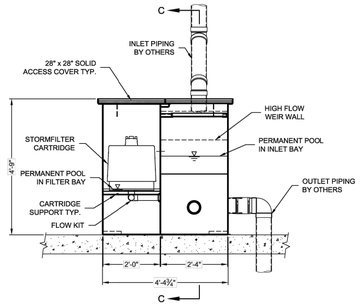
CARTRIDGE HEIGHT	18"
REQUIRED HYDRAULIC DROP	2.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	15
PEAK HYDRAULIC CAPACITY (cfs)	1.8
OVERALL STRUCTURE HEIGHT	4'-9"

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER STEEL ROOF DRAIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUB FOR OUTLET PIPING. STANDARD OUTLET STUB IS 6 INCHES IN DIAMETER MAXIMUM. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

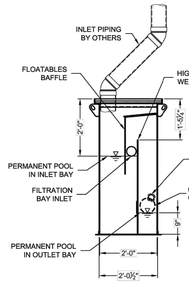
INSTALLATION NOTES
A. ANY ATTACHMENT OR ANCHORING PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING EYES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED RUNOFF.



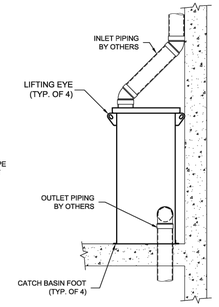
PLAN VIEW



SECTION A-A



SECTION C-C



ROOF DRAIN CONNECTION DETAIL

1-CARTRIDGE DEEP ROOF DRAIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1.8 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE FLOW RATE (gpm)	15
MEDIA TYPE	ZPG
RIM ELEVATION	XXX.XX'

PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	6"
OUTLET STUB	XXX.XX'	6"

CONFIGURATIONS

NOTES/SPECIAL REQUIREMENTS:

StormFilter™ is a trademark of CONTECH ENGINEERED SOLUTIONS LLC
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NOS. 5,322,629; 5,707,527; 5,759,415; 6,027,639; 6,350,374; 6,406,218; 6,649,048; 6,991,724; 7,186,333; 7,296,692; 7,297,266; 7,390,408; 7,425,262; 7,470,366; 7,563,363; 7,625,484; 7,686,951; 7,708,888; 7,905,367; 7,959,795; 8,002,981; 8,034,245; 8,057,675; 8,066,877; 8,071,063; 8,080,153; 8,083,938; 8,088,283; 8,147,691; 8,182,687; 8,268,171; 8,293,101; 8,293,102; 8,303,811; 8,318,014; 8,333,885; 8,349,173; 8,357,292; 8,361,321; 8,431,016; 8,431,017; 8,444,848; 8,454,832; 8,475,648; 8,506,806; 8,512,562; 8,524,078; 8,529,761; 8,540,873; 8,545,701; 8,551,329; 8,562,824; 8,562,825; 8,568,597; 8,574,429; 8,580,114; 8,585,892; 8,585,893; 8,585,894; 8,585,895; 8,585,896; 8,585,897; 8,585,898; 8,585,899; 8,585,900; 8,585,901; 8,585,902; 8,585,903; 8,585,904; 8,585,905; 8,585,906; 8,585,907; 8,585,908; 8,585,909; 8,585,910; 8,585,911; 8,585,912; 8,585,913; 8,585,914; 8,585,915; 8,585,916; 8,585,917; 8,585,918; 8,585,919; 8,585,920; 8,585,921; 8,585,922; 8,585,923; 8,585,924; 8,585,925; 8,585,926; 8,585,927; 8,585,928; 8,585,929; 8,585,930; 8,585,931;

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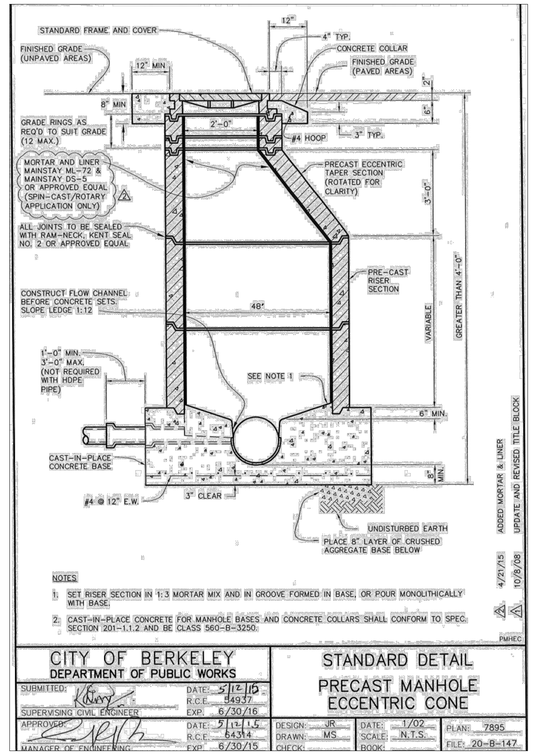
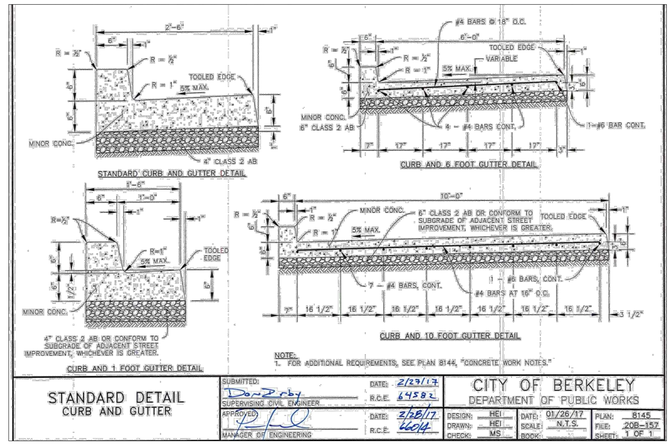


NOTES:
1. SET RISER SECTION IN 1:3 MORTAR MIX AND IN GROOVE FORMED IN BASE, OR POUR MONOLITHICALLY WITH BASE.
2. CAST-IN-PLACE CONCRETE FOR MANHOLE BASES AND CONCRETE COLLARS SHALL CONFORM TO SPEC. SECTION 201-1.1.2 AND BE CLASS 560-B-3250.

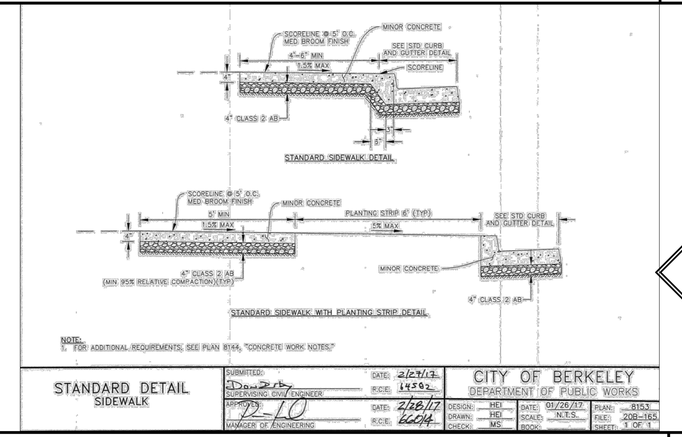
CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
STANDARD DETAIL PRECAST MANHOLE ECCENTRIC CONE					
SUBMITTED:	DATE: 5/12/16	DESIGN: JR	DATE: 1/02	PLAN: 7895	
SUPERVISING CIVIL ENGINEER	R.C.E. 54937 EXP. 6/30/16	DRAWN: MS	SCALE: N.T.S.	FILE: 20-B-147	
APPROVED:	DATE: 5/12/16	CHECK:	BOOK:		
MANAGER OF ENGINEERING	R.C.E. 54314 EXP. 6/30/15				

COB PRECAST MANHOLE **4**



STANDARD DETAIL CURB AND GUTTER					
SUBMITTED:	DATE: 2/27/17	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 2/28/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8145	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-157	
		CHECK: MS	BOOK:	SHEET: 1 OF 1	

COB STANDARD CURB & GUTTER **1**



STANDARD DETAIL SIDEWALK					
SUBMITTED:	DATE: 2/27/17	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 2/28/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8153	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-165	
		CHECK: MS	BOOK:	SHEET: 1 OF 1	

COB STANDARD SIDEWALK **2**

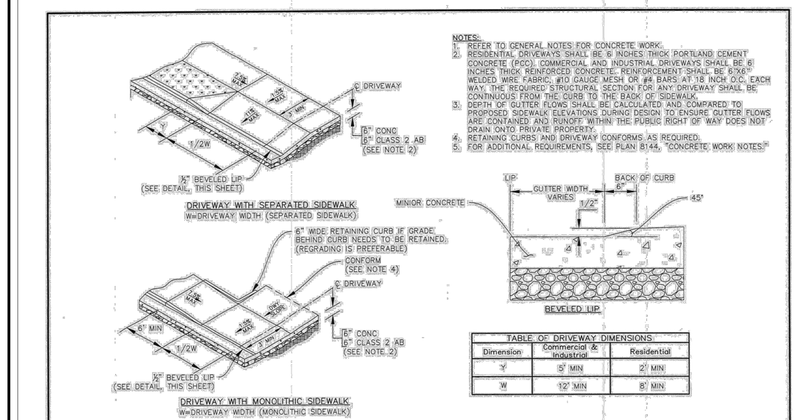
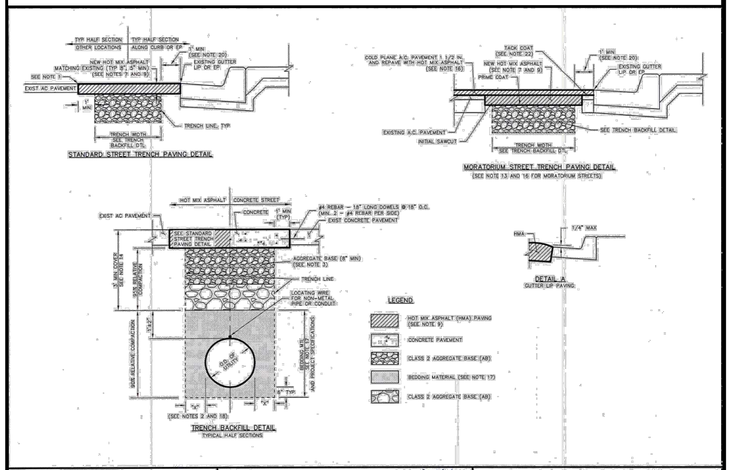


TABLE OF DRIVEWAY DIMENSIONS:		
Dimension	Commercial & Industrial	Residential
'd'	5' MIN	2' MIN
'W'	12' MIN	8' MIN

STANDARD DETAIL DRIVEWAY					
SUBMITTED:	DATE: 2/27/17	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 2/28/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8151	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-163	
		CHECK: MS	BOOK:	SHEET: 1 OF 1	

COB DRIVEWAY **5**



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

COB TRENCH EXCAVATION **3**

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-7813 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. C047628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

CITY OF BERKELEY STANDARD DETAILS

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=10'
DATE: 10-15-2025
PROJECT NO. 2023.058
PHASE NO. XX
SHEET NO. C7.2

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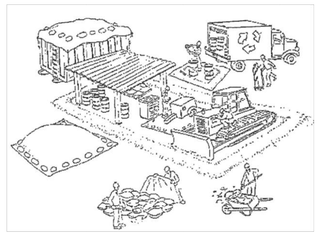
City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

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

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

GREENWOOD & MOORE, INC
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Land Surveyors • Planners
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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN D. MOORE
No. C062628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	NO SCALE
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C7.3

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON , AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AND MUST GIVE APPROVAL BEFORE WORK IN QUESTION IS EXECUTED. SUBMITTED SHOP DRAWINGS MUST BE APPROVED IN WRITING BY THIS OFFICE BEFORE CONSTRUCTION.

EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON — OCTOBER 1 TO APRIL 30

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL PLACE 3"–4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
6. A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
7. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
8. THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:

   CONTACT PERSON'S NAME: XXXXX
   TELEPHONE NUMBER: XXXXX

9. STAND–BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
13. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
14. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
15. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
17. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

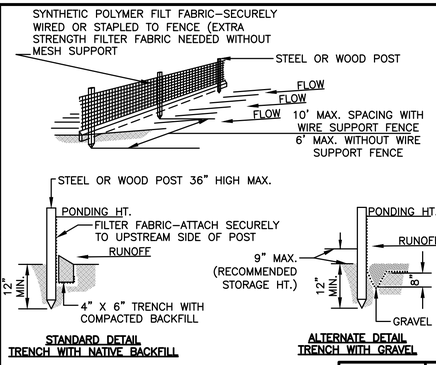
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
26. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
28. SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
29. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
30. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
31. INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

EROSION CONTROL NOTES | 10

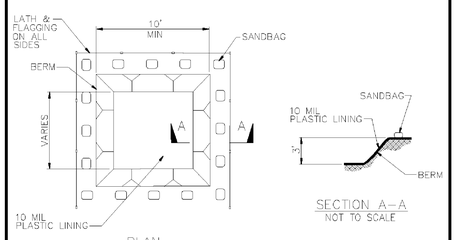


STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

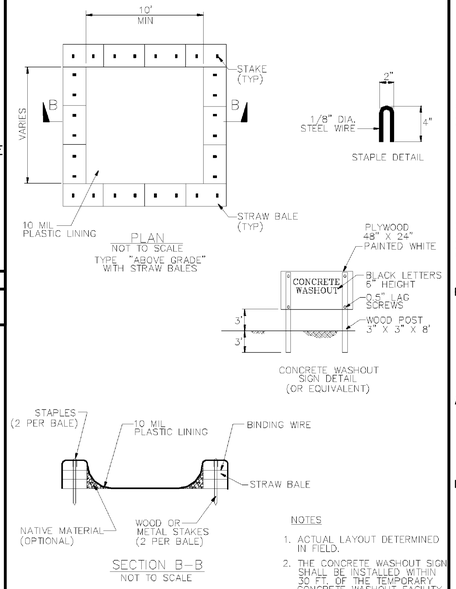
1/2"=1'–0"

SILT FENCE | 9



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WM–8 CONCRETE WASTE MANAGEMENT | 7



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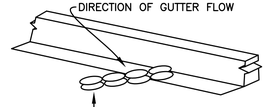
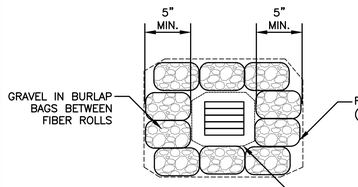
CONCRETE WASTE MANAGEMENT WM–8 | 8



NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4

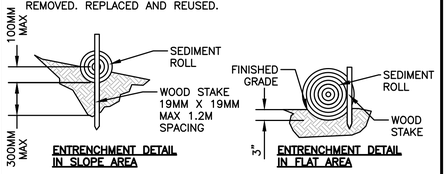


1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5

LIMITATIONS:
–DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
–DESIGNED FOR SHORT SLOPED OR SLOPES FLATTER THAN 3:1
– PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

INSPECTION AND MAINTENANCE:
– REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
–INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
–IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOTE EXCESSIVELY SOILED, ROLLS MAY BE REMOVED. REPLACED AND REUSED.



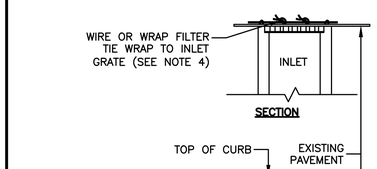
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS AND TRAP SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF AND REDUCE SHEET AND HILL EROSION. WATTLES ALSO CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

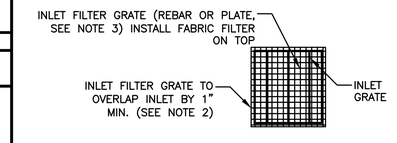
APPLICATION:
–ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH.
–AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE
–IN DRAINAGE SWALES TO SLOW FLOWS
–ALONG STREAMBANKS TO ASSIST STABILIZATION AND REVEGETATION

INSPECTION AND MAINTENANCE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOWS:
–FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
–PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
–SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
–PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX INCHES WITH 1" X 2" X 23" STAKES.
–STAKE ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1/2"=1'–0"

STRAW WATTLE | 6

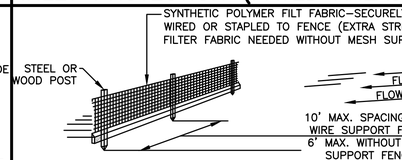




NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

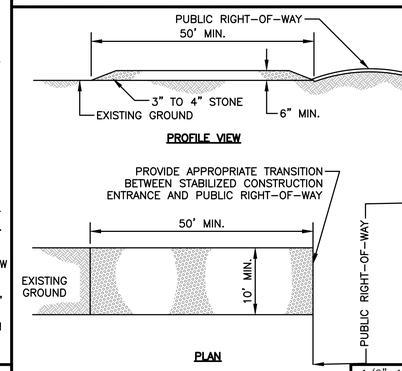
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

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Tel: 510-581-7272 Fax: 510-581-6813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER — BRIAN DOUGLAS DEVINE — No. C062628 — Exp. 03/31/2026 — CIVIL — STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57–2028–4

EROSION CONTROL DETAILS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10–15–2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C7.4

Bay-Friendly Basics Landscape Checklist

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

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	■	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	Signed statement to be provided upon completion of construction.

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

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

Bay-Friendly Basics Landscape Checklist

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

Project: 2276 Shattuck

Address: 2276 Shattuck Ave **Date:** 9/20/2024

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Earthwork & Soil Health		
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L3-00 for SF of plantings areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

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PASAND COURTYARD, LLC

2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

#	DESCRIPTION	DATE

OCT 15, 2025

CAL GREEN CHECKLIST

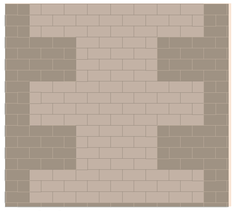
L1-00

Level 1 Materials

PRECAST CONCRETE POTS

BIKE RACK

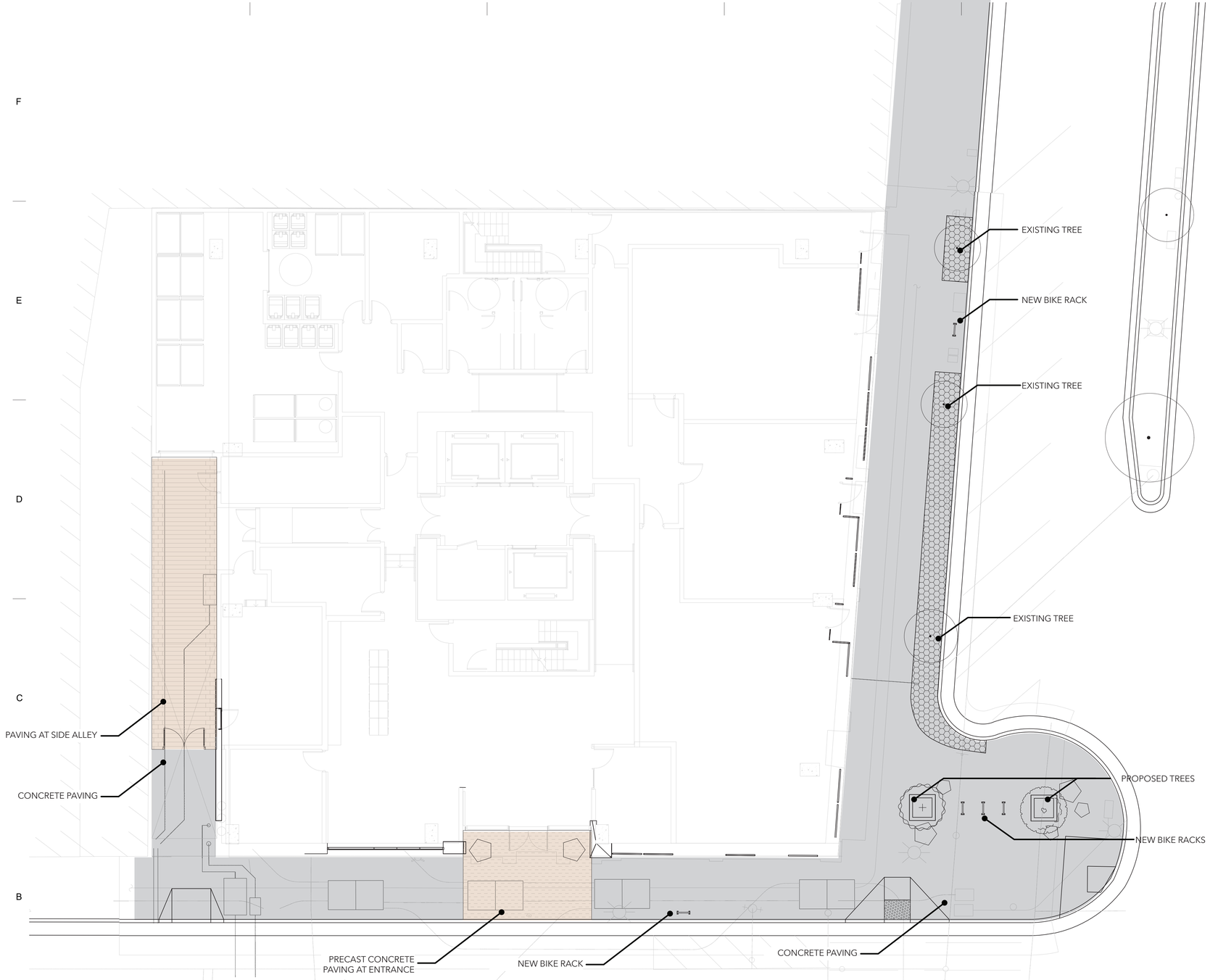
PRECAST PAVER PATTERN OPTION 1


PRECAST PAVER PATTERN OPTION 2

ALLEY PAVERS

BUILDING FACADE

PAVER COLOR



0' 5' 10' 20'

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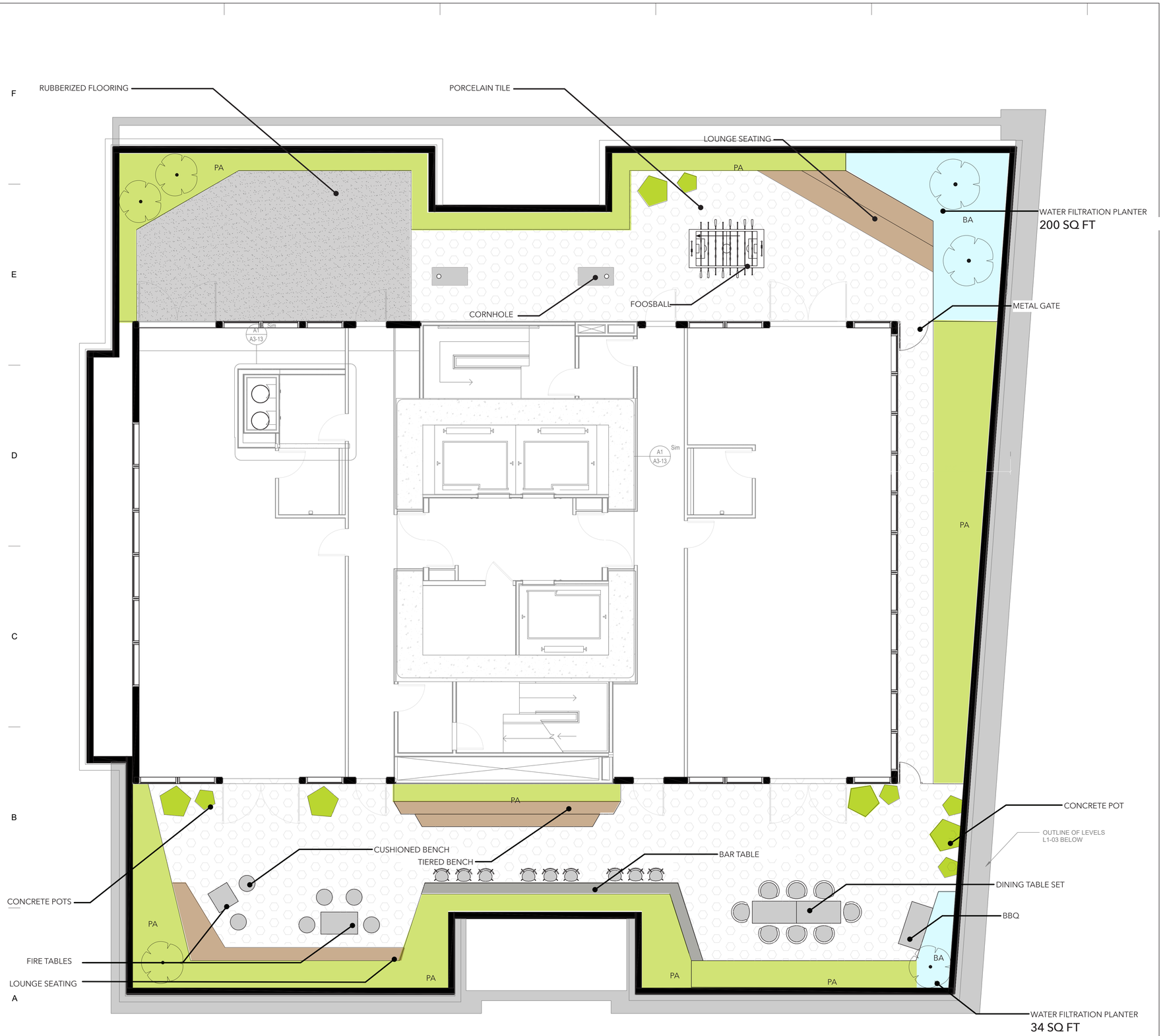
#	DESCRIPTION	DATE
		OCT 15, 2025

MATERIAL PLAN LEVEL 1

L1-01



Level 18 Materials

METAL PLANTERS

BAR TABLE

MOVABLE FURNITURE

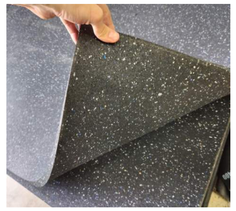
FOOSBALL

BUILT IN CUSHION BENCH

BUILT IN WOOD BENCHES

FIRE TABLE (ETHANOL)

ELECTRIC BBQ


RUBBERIZED FLOORING

PORCELAIN PAVERS

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#	DESCRIPTION	DATE

OCT 15, 2025

MATERIAL PLAN
LEVEL 18

L1-02

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

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

Date:	2025.10.15
Project Name:	2276 Shattuck
Project Contact:	CHRISTINE SPINDLER
Project Contact Email:	christine@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)		MAWA (gal/yr)	
	Resider	41.8	0.55	-	1,473	**20,996**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	41.8	581	-	**15,047**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	**5,949**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	ation Efficiency	(SF * PF) / IE
	1	Perennials	Drip	1,183	0.30	0.81	438
	2	Planter (grass)	Drip	19	0.50	0.81	12
	3	Planter (perennial)	Drip	50	0.30	0.81	19
	4	Bioretention	Drip	234	0.35	0.81	101
	5	Street/Bldg trees	Bubbler	18	0.50	0.81	11
							-
							-
		Landscape area (not including SLA)		**1,504**			**581**

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

Total Landscape Area (including SLA) from ETWU Calculation	**1,504**

RAIN SENSOR AND MASTER CONTROL VALVE SPECIFIED, SEE SHEETS L2-01 AND L2-02.

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#	DESCRIPTION	DATE

OCTOBER 15, 2025

IRRIGATION CALCULATIONS

L2-00

LEGEND

- LOW WATER NEED
- MODERATE WATER NEED
- LOW WATER NEED TREE
- MODERATE WATER NEED TREE

SHATTUCK AVE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUBBLER

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SUPERIOR-3000-1" MASTER CONTROL VALVE
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 PROFESSIONAL LANDSCAPE DRIPLINE. 0.6 GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 17MM INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO-TPV-F-100-MM REMOTE CONTROL VALVE
HB	HOSE BIBB
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.
C	HUNTER-IC-600-M/ICM-600 ELECTRIC CONTROLLER (12) STATION
	IRRIGATION BACKFLOW PREVENTION DEVICE
RG	HUNTER -WSS-SEN WIRELESS WEATHER SENSOR
POC HT	POINT OF CONNECTION WITH MANUAL SHUTOFF VALVE
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

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0' 5' 10' 20'

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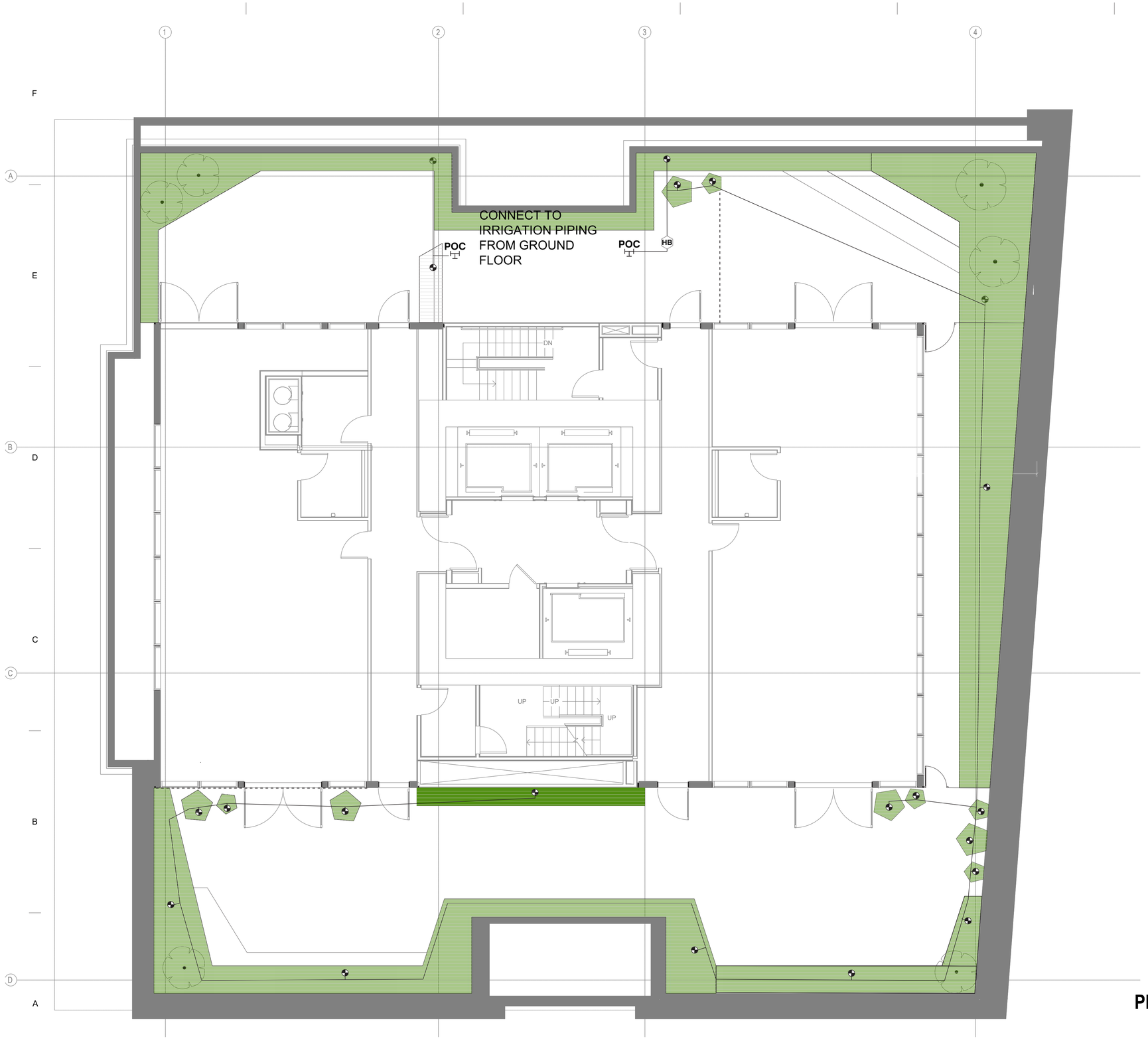
#	DESCRIPTION	DATE

OCT 15, 2025

IRRIGATION WATER USE PLAN LEVEL 1

L2-01



LEGEND

LOW WATER NEED

LOW WATER NEED TREE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUBBLER
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SUPERIOR-3000-1" MASTER CONTROL VALVE
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 PROFESSIONAL LANDSCAPE DRIPLINE. 0.6 GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 17MM INSERT FITTINGS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO-TPV-F-100-MM REMOTE CONTROL VALVE
HB	HOSE BIBB
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.
C	HUNTER-IC-600-M/ICM-600 ELECTRIC CONTROLLER (12) STATION
	IRRIGATION BACKFLOW PREVENTION DEVICE
RG	HUNTER -WSS-SEN WIRELESS WEATHER SENSOR
POC	POINT OF CONNECTION WITH MANUAL SHUTOFF VALVE
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

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0' 2' 4' 8' 16'

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#	DESCRIPTION	DATE

OCT 15, 2025

IRRIGATION WATER USE PLAN LEVEL 18

L2-02

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	WATER USE	SUN EXPOSURE	WILDLIFE	SEASON OF BLOOM
	QUERCUS HYPOLEUCOIDES	SILVER LEAF OAK	36" BOX	N	LOW	PART SHADE, FULL SUN	ATTRACTS HUMMINGBIRDS	SPRING
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE 'OCTOBER GLORY'	36" BOX	N	MODERATE	PART SHADE, FULL SUN	ATTRACTS BIRDS	SPRING
SHRUBS & BUSHES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	WATER USE	SUN EXPOSURE	WILDLIFE	SEASON OF BLOOM
	ARCTOSTAPHYLOS MANZANITA 'ST. HELENA'	ST. HELENA MANZANITA	24" BOX	Y	VERY LOW	FULL SUN	ATTRACTS CATERPILLARS, BUTTERFLIES	SPRING
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	WATER USE	SUN EXPOSURE	WILDLIFE	SEASON OF BLOOM
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	Y	VERY LOW	FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER, FALL
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, SUMMER
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	LATE SUMMER, FALL
	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL.	Y	VERY LOW	FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	LATE WINTER, EARLY SPRING
	JUNCUS PATENS	COMMON RUSH	1 GAL.	Y	LOW	FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, FALL
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	Y	LOW	SHADE, PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, EARLY SUMMER
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING
	CEANOTHUS THYRSIFLORUS 'COOL BLUE'	CEANOTHUS THYRSIFLORUS 'COOL BLUE'	1 GAL.	Y	LOW	PART SHADE	ATTRACTS CATERPILLARS, BUTTERFLIES	WINTER, SPRING
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	Y	VERY LOW	FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER, FALL
	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL.	Y	LOW	SHADE, PART SHADE, FULL SUN	ATTRACTS BIRDS, BUTTERFLIES , MOTHS	LATE SPRING, EARLY SUMMER
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, SUMMER
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	Y	LOW	SHADE, PART SHADE, FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, EARLY SUMMER
	CALAMAGROSTIS × ACUTIFLORA	FEATHER REED-GRASS	1 GAL.	Y	MODERATE	FULL SUN, PART SHADE	ATTRACTS BIRDS, BUTTERFLIES, BEES	EARLY SUMMER, LATE FALL
	MIMULUS JELLY BEAN	JELLY BEAN MONKEYFLOWER	1 GAL.	Y	LOW	FULL SUN, PART SHADE	ATTRACTS HUMMINGBIRDS	SPRING
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	Y	LOW	FULL SUN	ATTRACTS BIRDS, CATERPILLARS, BUTTERFLIES	SPRING
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	Y	LOW	FULL SUN, PART SHADE	ATTRACTS HUMMINGBIRDS	WINTER, SPRING, SUMMER, FALL

Notes:
11.69 CY of mulch (3" minimum depth of mulch in all planting areas).

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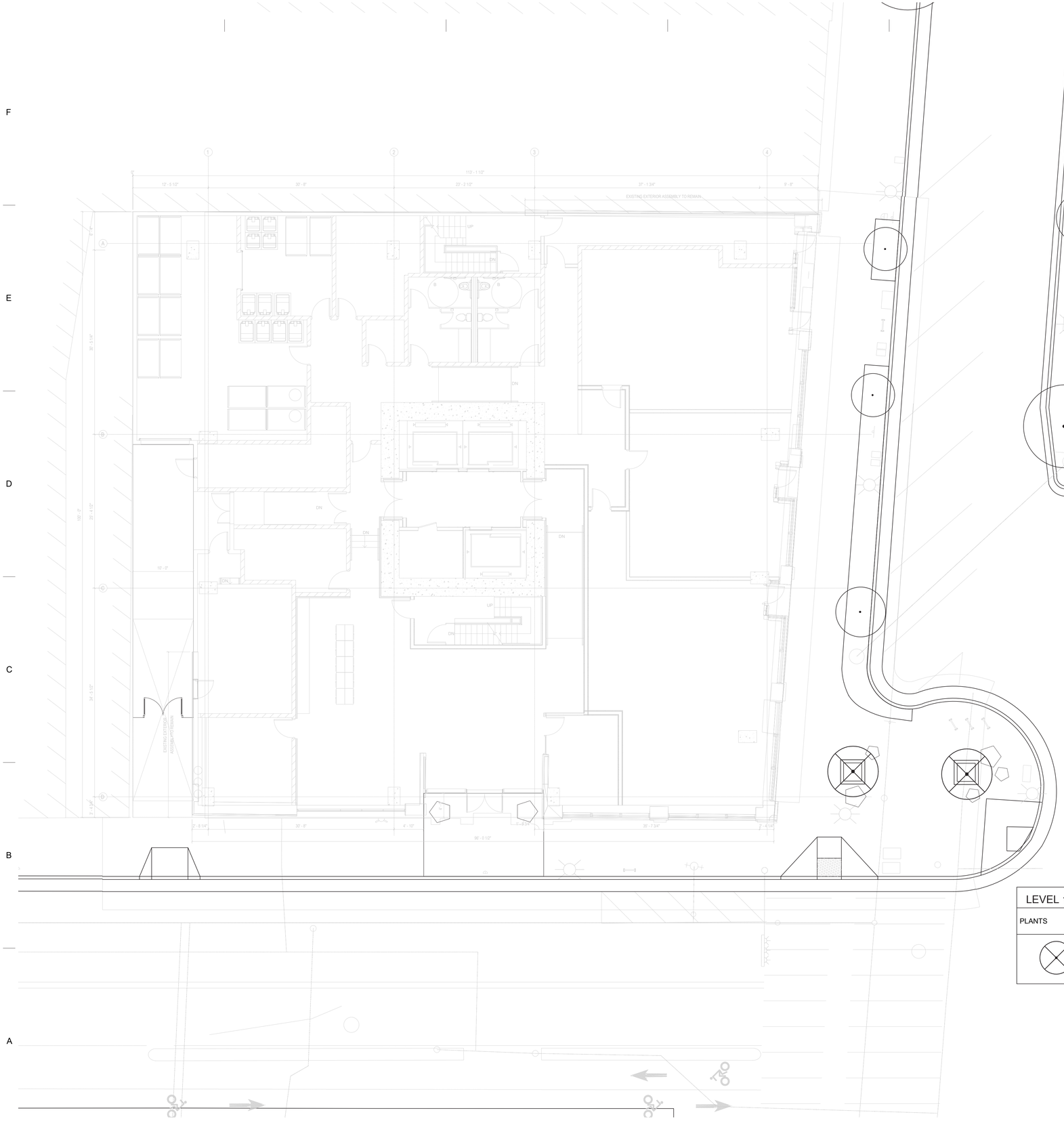
OCT 15, 2025

PLANTING SCHEDULE

L3-00



LEVEL 1 TREE REMOVAL				
PLANTS	BOTANICAL NAME	COMMON NAME	CONDITION	QUANTITY
⊗	PITTOSPORUM UNDULATUM	VICTORIAN BOX	APHIDS, DYING BRANCHES	2

0' 5' 10' 20'

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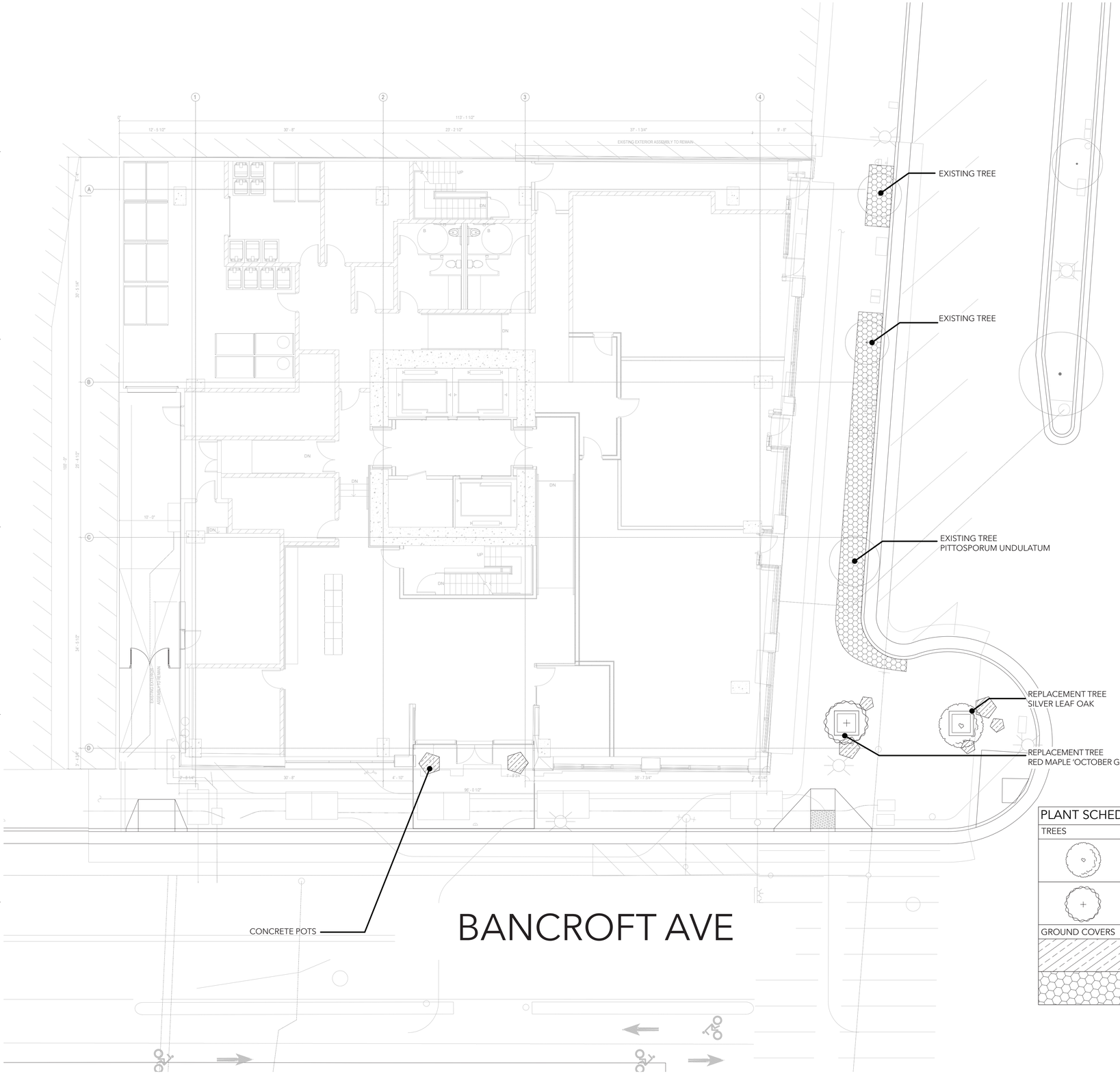
TREE REMOVAL PLAN
LEVEL 1

L3-01

Level 1 Planting



RED MAPLE

CALIFORNIA POPPY

SILVER LEAF OAK

CALIFORNIA FESCUE

BRISBANE BOX

CALIFORNIA FUCHSIA

PURPLE NEEDLEGRASS

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	QUERCUS HYPOLEUCOIDES	SILVER LEAF OAK	36" BOX	LOW
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE 'OCTOBER GLORY'	36" BOX	MODERATE
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL.	VERY LOW
	ESCHSCHOLZIA CALIFORNICA, EPILOBIUM CANUM, FESTUCA GLAUCA	CALIFORNIA POPPY, CALIFORNIA FUCHSIA, BLUE FESCUE	1. GAL	LOW

0' 5' 10' 20'

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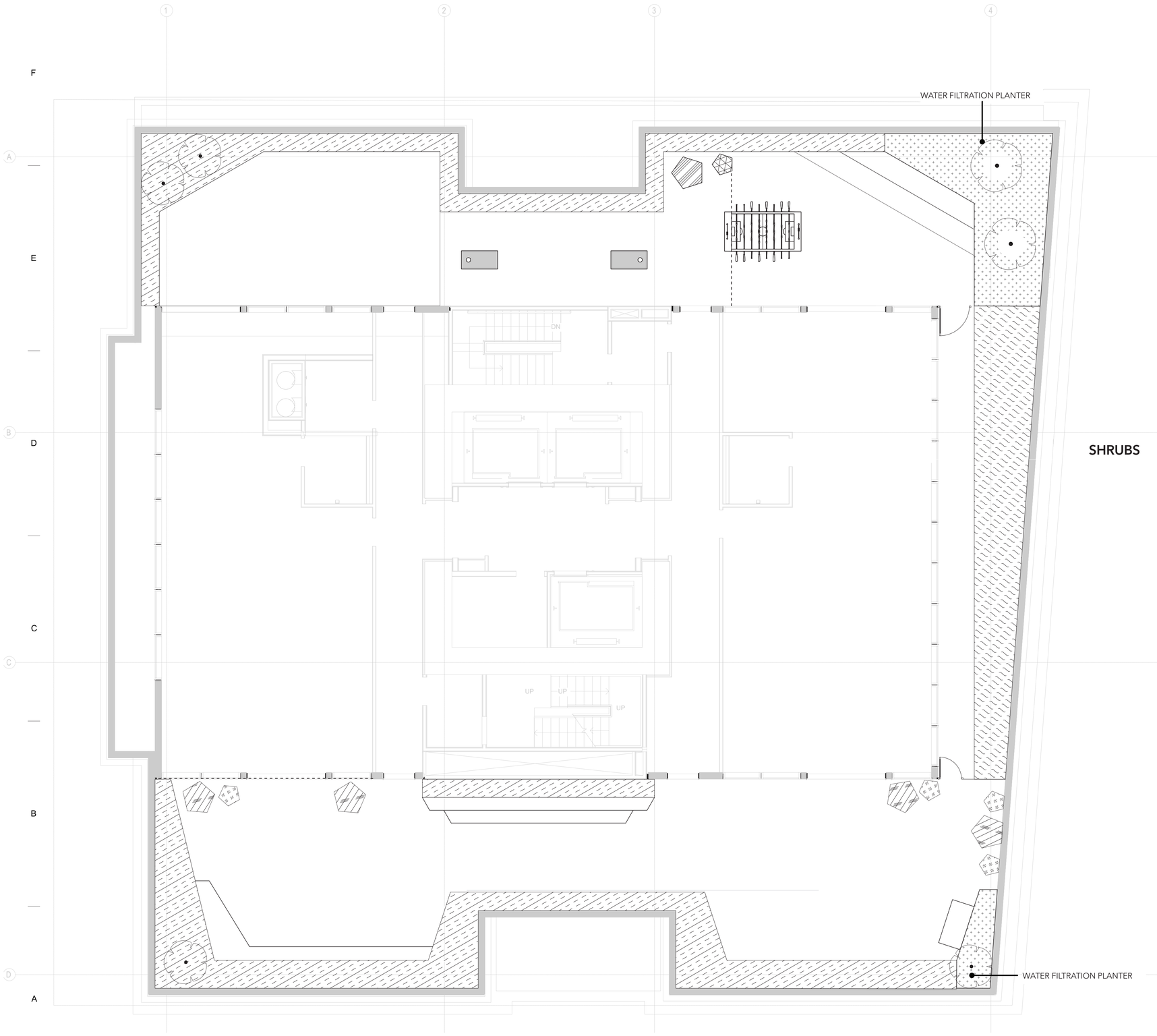
PLANTING PLAN
LEVEL 1

L3-02



Level 18 Planting

PERENNIALS AND GRASSES

JELLY BEAN MONKEYFLOWER

CALIFORNIA FESCUE

CALIFORNIA HONEYSUCKLE

FEATHER REED-GRASS

HUMMINGBIRD SAGE

WESTERN COLUMBINE

DEER GRASS

CALIFORNIA POPPY

COOL BLUE CEANOTHUS

SHRUBS

PACIFIC MIST MANZANITA

COMMON YARROW

AUSTIN GRIFFITHS MANZANITA

DOUGLAS IRIS

COMMON RUSH

BERKELEY SEDGE

LEVEL 18 PLANT SCHEDULE

PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
	JUNCUS PATENS, IRIS DOUGLASIANA, CAREX TUMULICOLA	COMMON RUSH, DOUGLAS IRIS, BERKELEY SEDGE	1 GAL	LOW	234 SQ FT
	ARCTOSTAPHYLOS 'AUSTIN GRIFFITHS'	AUSTIN GRIFFITHS MANZANITA	5 GAL	LOW	6
	CEANOTHUS THYRSIFLORUS 'COOL BLUE', ESCHSCHOLZIA CALIFORNICA	COOL BLUE CALIFORNIA LILAC, CALIFORNIA POPPY	1 GAL	LOW	574 SQ FT
	AQUILEGIA FORMOSA, FESTUCA CALIFORNICA, SALVIA SPATHACEA	WESTERN COLUMBINE, CALIFORNIA FESCUE, CALIFORNIA HUMMINGBIRD SAGE	1 GAL	LOW	279 SQ FT
	CALAMAGROSTIS × ACUTIFLORA	FEATHER REED-GRASS	1 GAL	MODERATE	32 SQ FT
	MIMULUS 'JELLY BEAN'	JELLY BEAN MONKEYFLOWER	1 GAL	LOW	14 SQ FT
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	8 SQ FT
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	LOW	3.5 SQ FT

0' 2' 4' 8' 16'

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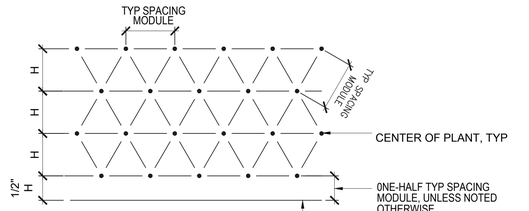
PLANTING PLAN
LEVEL 18

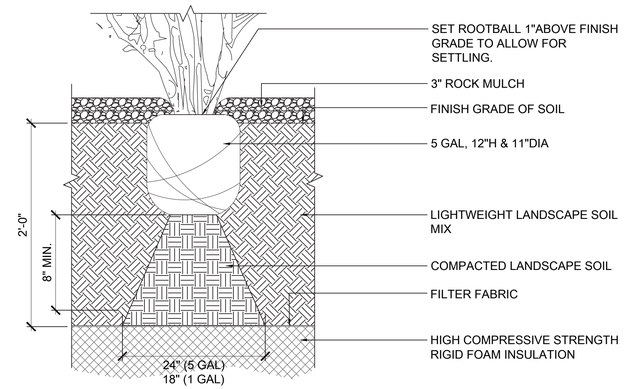
L3-03



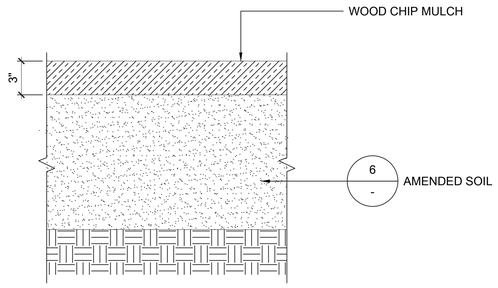
TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE:
REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

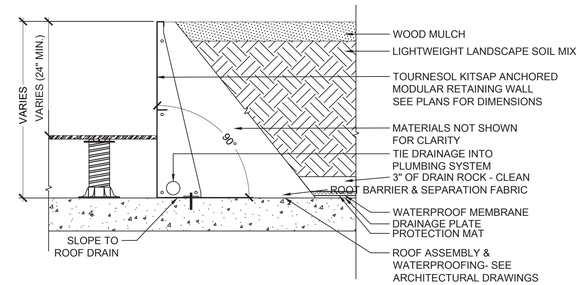
3 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



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



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



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

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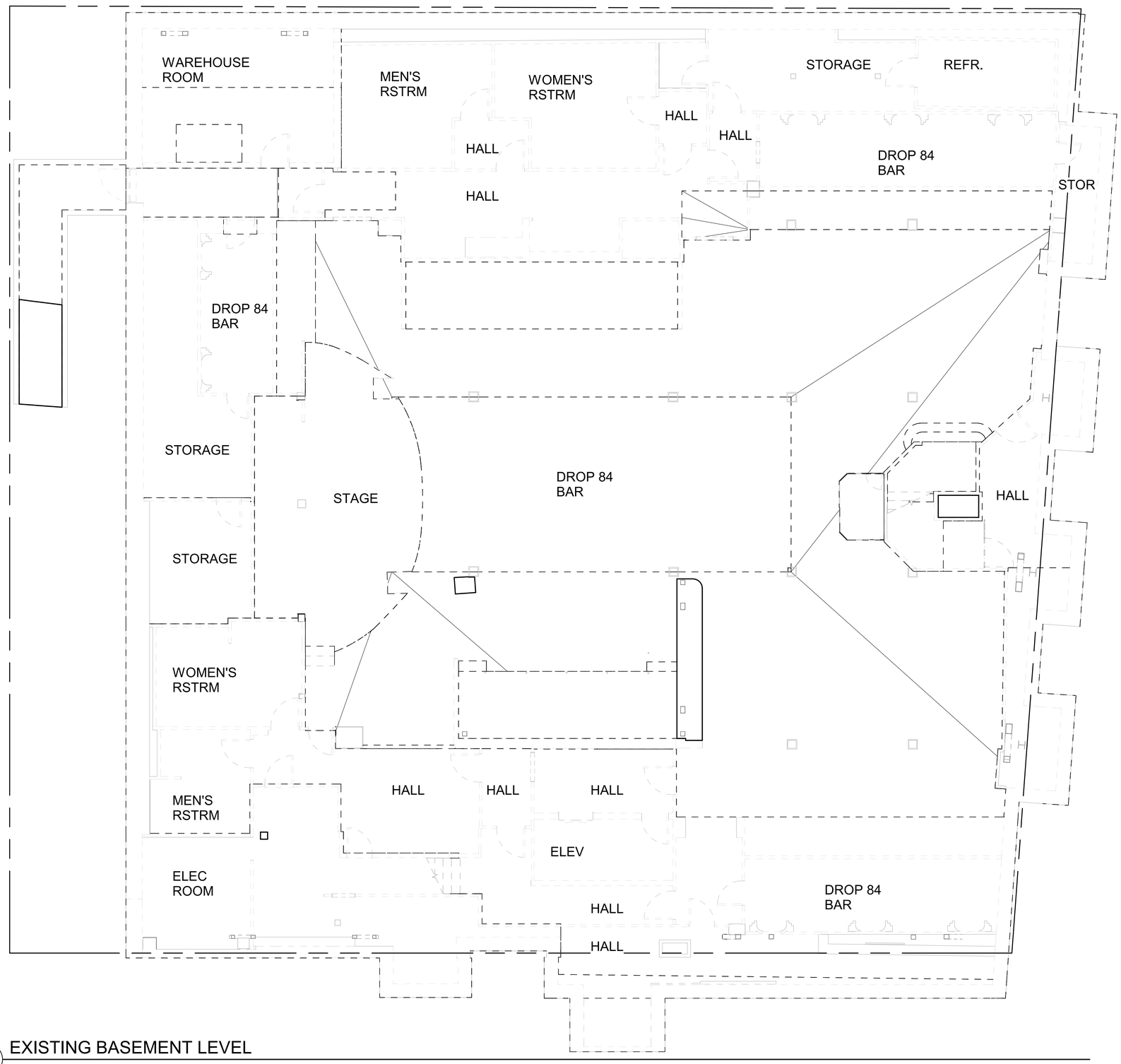
PLANTING DETAILS

L3-04



A2 EXISTING BASEMENT LEVEL

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

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3. MAINTAIN MINIMUM TWO MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

4. CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

5. REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF THE WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.

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10. REMOVE ALL HEATING AND COOLING SYSTEMS, INCLUDING RADIATORS AND SYSTEM PIPING, AIR HANDLERS, EXHAUST FANS, WINDOW UNITS, LOUVERS AND DUCTS. BOARD UP EXTERIOR OPENINGS AS NECESSARY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

11. REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING CONDUIT, OUTLETS, FIXTURES, FEEDER BOXES, BREAKER PANELS AND MISCELLANEOUS ATTACHMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

KEYNOTES

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

0' 4' 8' 16'

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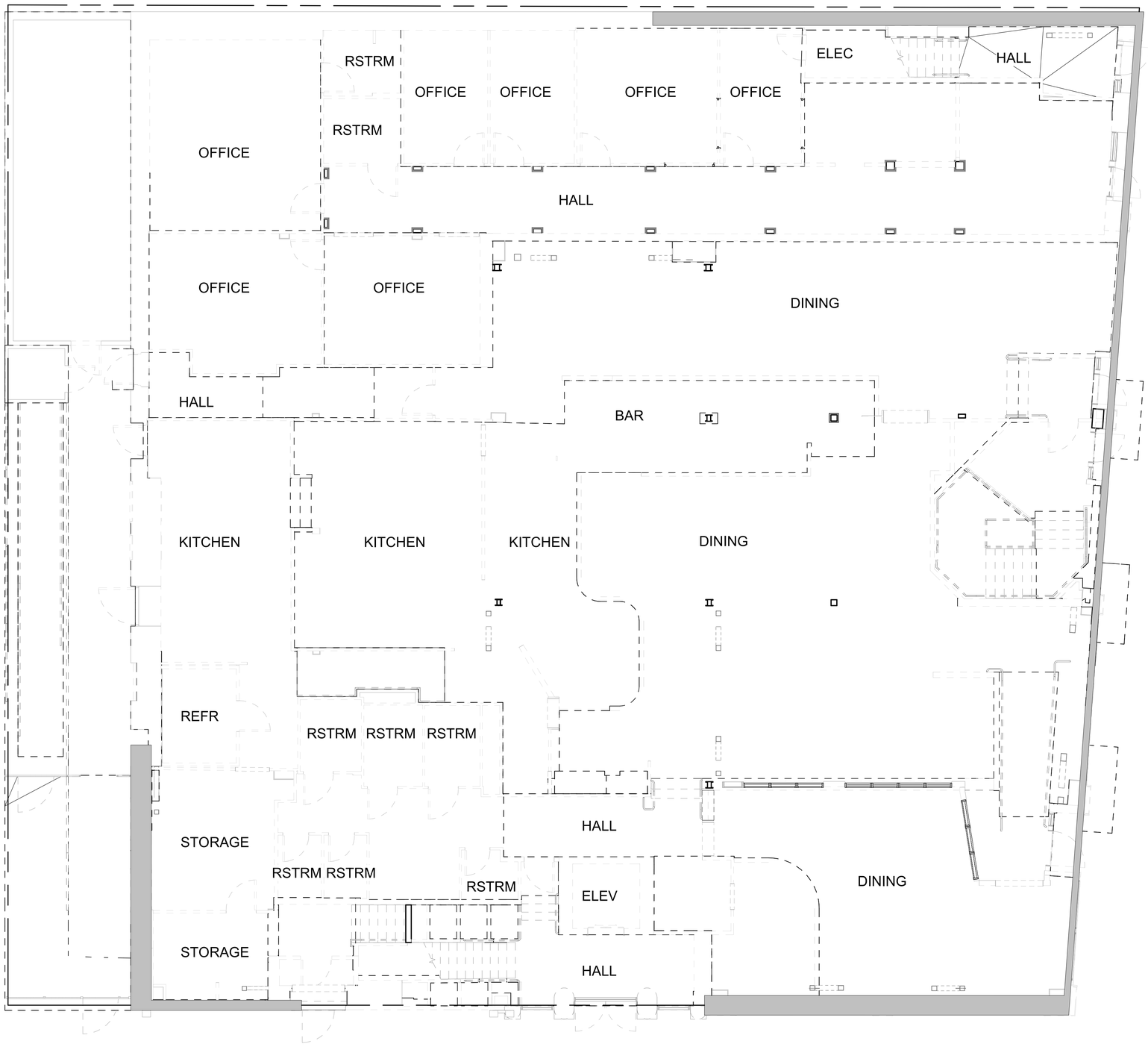
EXISTING BASEMENT DEMOLITION PLAN

AD1-11



A2 EXISTING LEVEL 01

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- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
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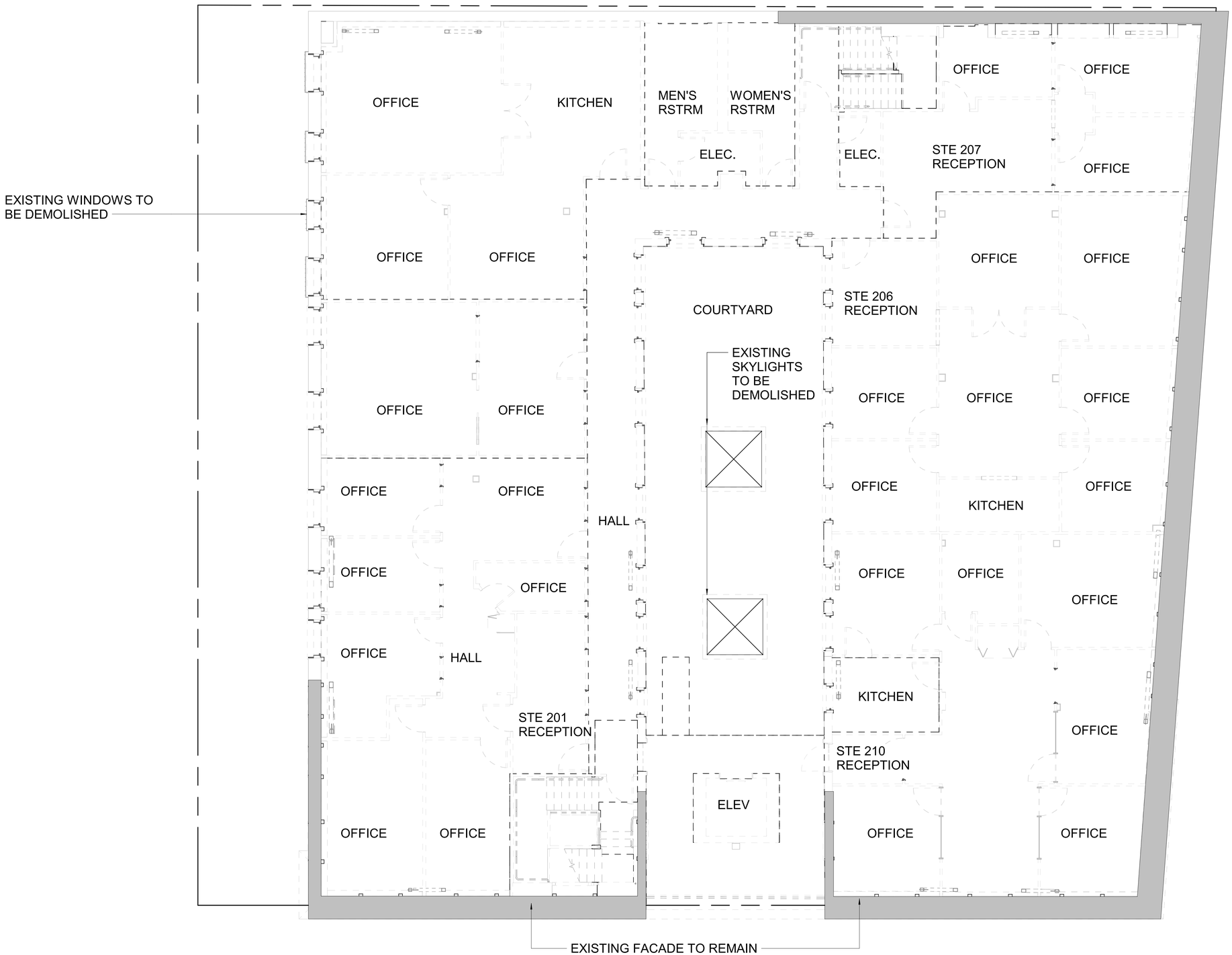
EXISTING FIRST FLOOR DEMOLITION PLAN

AD1-12

1 2 3 4 5 6 7



A2 EXISTING LEVEL 02

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#	DESCRIPTION	DATE

EXISTING SECOND FLOOR DEMOLITION PLAN

AD1-13

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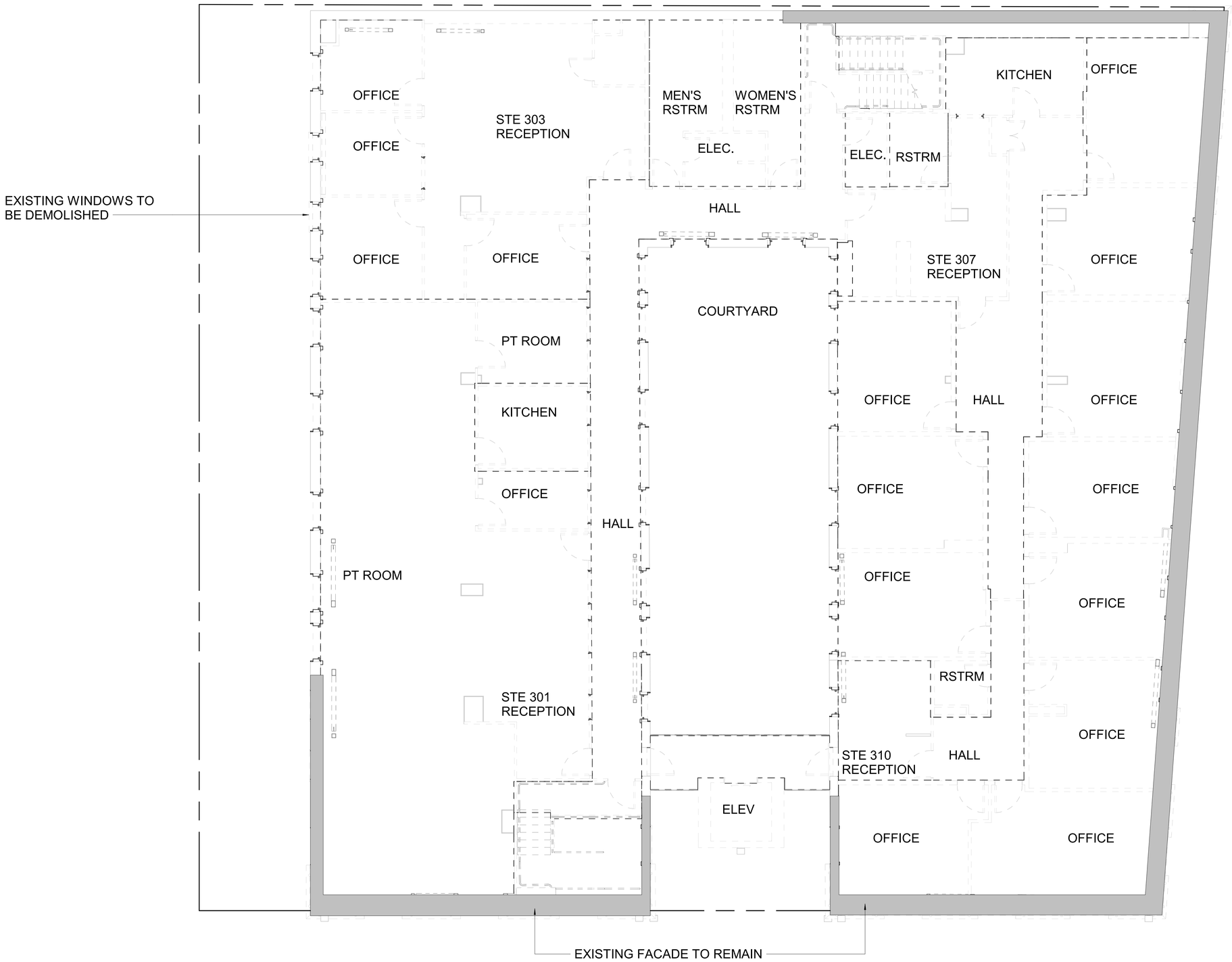

A2 EXISTING LEVEL 03

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

1 2 3 4 5 6 7

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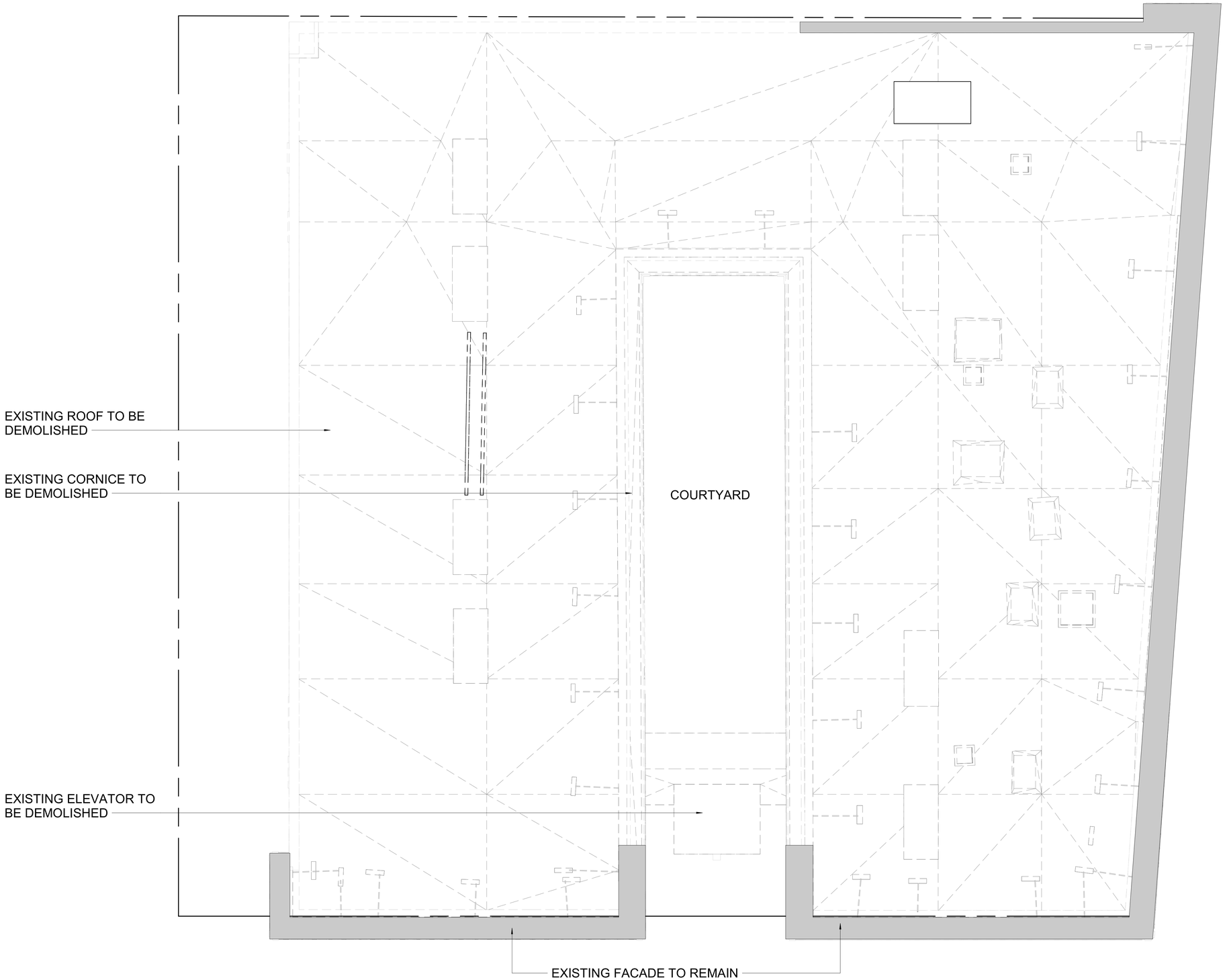
EXISTING THIRD FLOOR DEMOLITION PLAN

AD1-14



A2 EXISTING ROOF PLAN

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

1 2 3 4 5 6 7

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DISCONNECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.

3. MAINTAIN MINIMUM TWO MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

4. CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

5. REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF THE WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.

6. PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) THAT MAY PRESENT A HAZARD.

7. BOARD UP EXTERIOR OPENINGS AS REQUIRED.

8. REMOVE ALL MISCELLANEOUS ITEMS PROTRUDING FROM COLUMNS, WALLS, FLOORS AND CEILINGS.

9. REMOVE ALL PLUMBING EQUIPMENT, INCLUDING WATER SUPPLY, WASTE AND VENT PIPING, MISCELLANEOUS ATTACHMENTS, BRACKETS AND PLUMBING FIXTURES. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

10. REMOVE ALL HEATING AND COOLING SYSTEMS, INCLUDING RADIATORS AND SYSTEM PIPING, AIR HANDLERS, EXHAUST FANS, WINDOW UNITS, LOUVERS AND DUCTS. BOARD UP EXTERIOR OPENINGS AS NECESSARY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

11. REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING CONDUIT, OUTLETS, FIXTURES, FEEDER BOXES, BREAKER PANELS AND MISCELLANEOUS ATTACHMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

KEYNOTES

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

0' 4' 8' 16'

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EXISTING ROOF DEMOLITION PLAN

AD1-15

SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

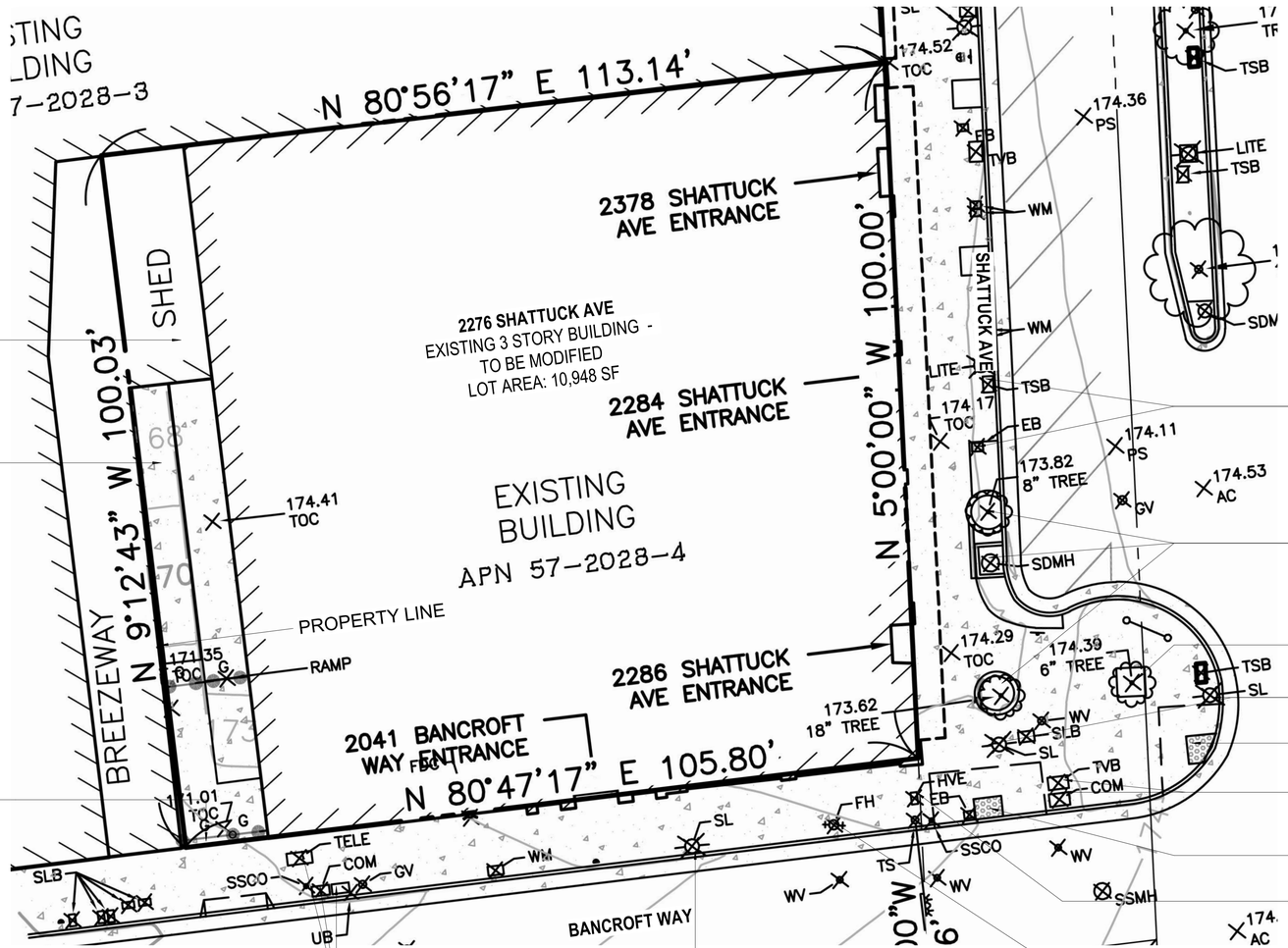
2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON

4. COORDINATE ALL INCOMING UTILITIES.

LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECHABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION



EXISTING SHED TO BE DEMOLISHED

EXISTING CONCRETE TO BE REMOVED

EXISTING FENCE AND GATE TO BE REMOVED

EXISTING PHONE VAULT, COM & UTILITY BOX TO BE RELOCATED

EXISTING STREET LIGHT TO BE RELOCATED

EXISTING UTILITY BOX TO REMAIN

EXISTING CONC. CURB AND PLANTER AREA TO BE REMOVED AND REPLACED

EXISTING PLANTER AREA AND TREE TO BE REMOVED AND REPLACED

EXISTING STREET LIGHT TO REMAIN

EXISTING CURB RAMP TO REMAIN

EXISTING UTILITY BOXES TO REMAIN

EXISTING CURB RAMP TO BE DEMOLISHED

EXISTING UTILITY BOX TO BE RELOCATED

EXISTING FIRE HYDRANT TO REMAIN

A2 EXISTING SITE PLAN

1" = 10'-0" (1" = 20'-0" ON 12X18)

0 5' 10' 20'

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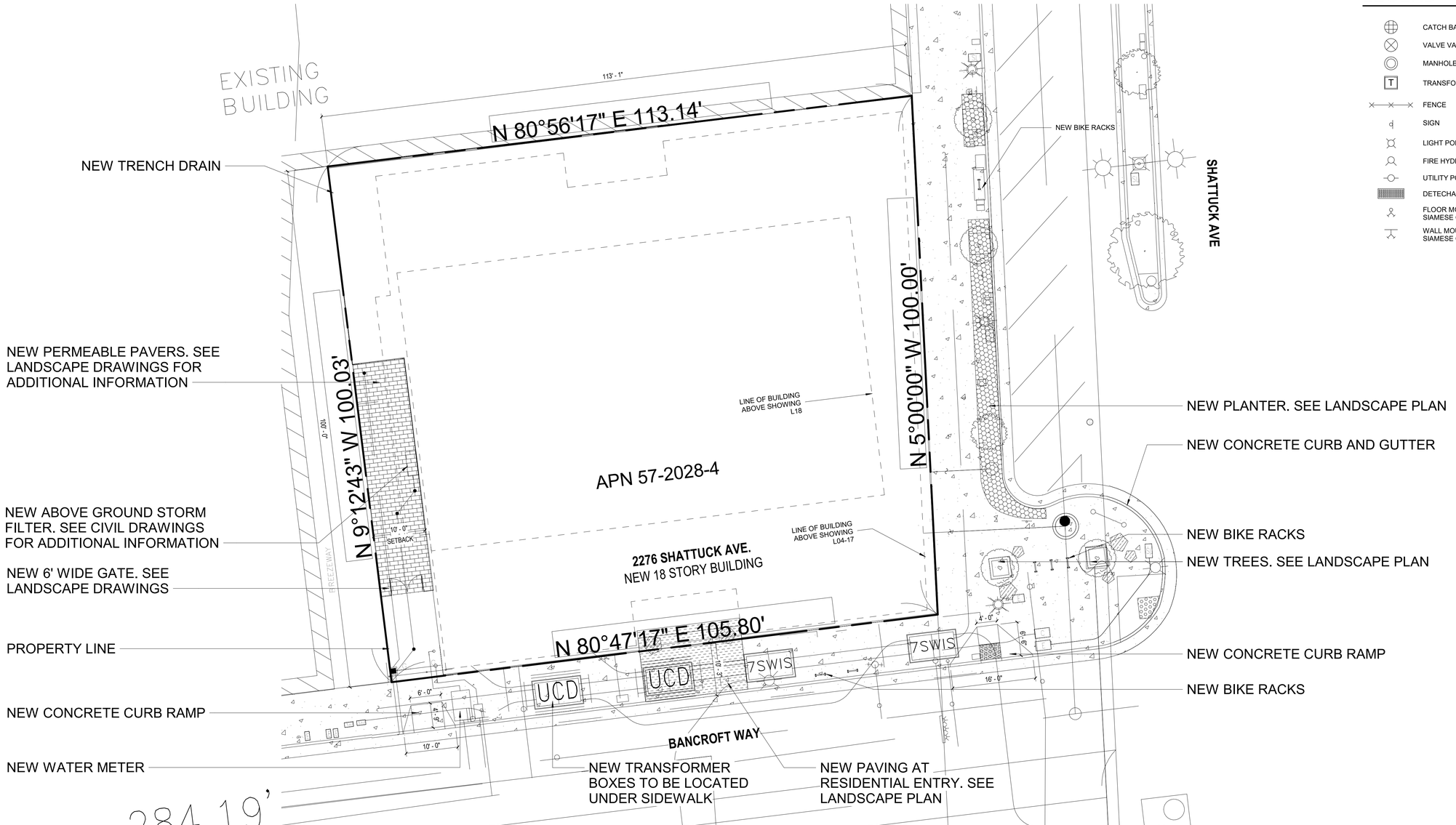
#	DESCRIPTION	DATE

EXISTING SITE PLAN

A0-01



A2 PROPOSED SITE PLAN

1" = 10'-0" (1" = 20'-0" ON 12X18)

SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON

4. COORDINATE ALL INCOMING UTILITIES.

LEGEND

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- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECHABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION

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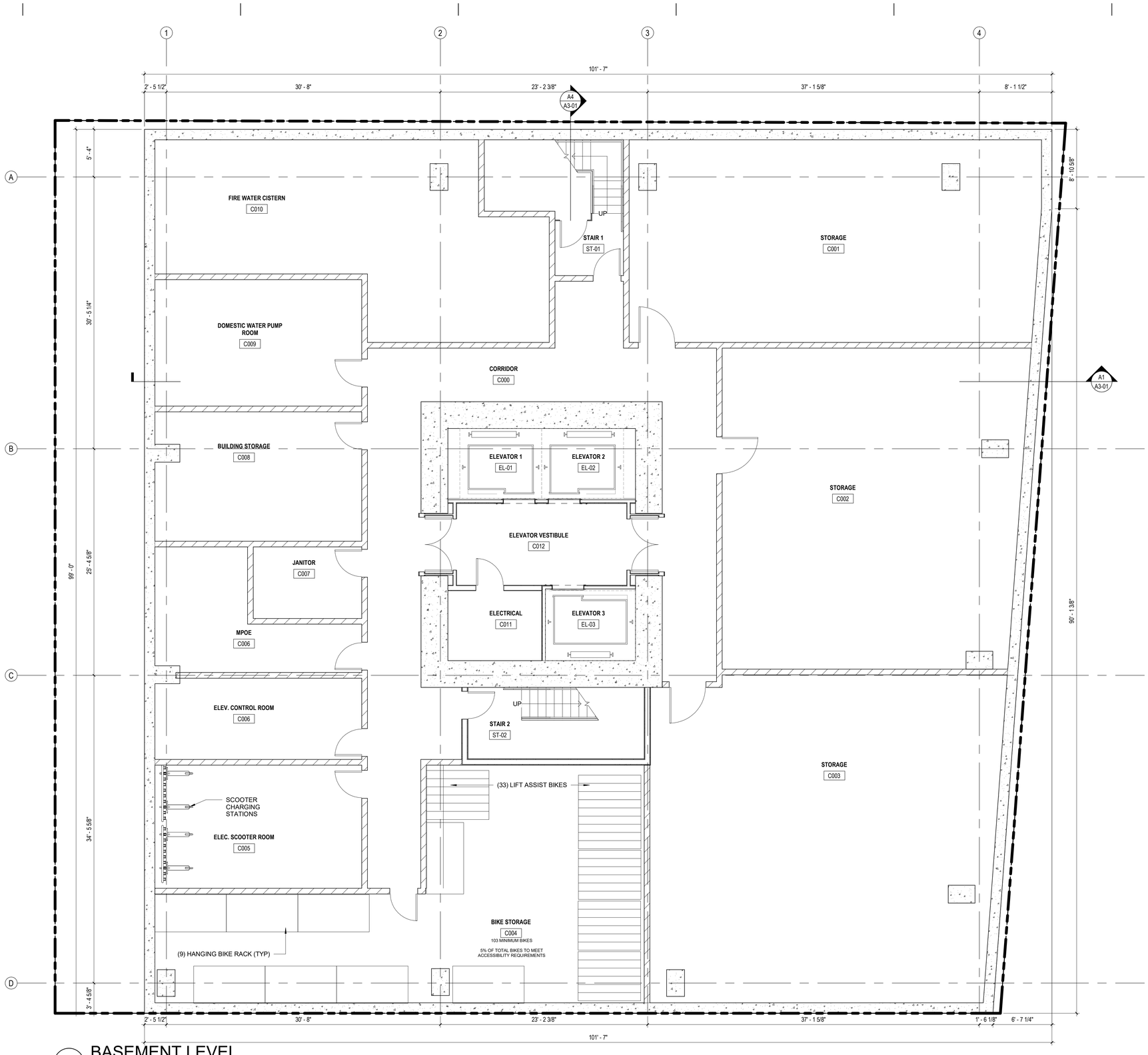
PROPOSED SITE PLAN

A0-02

0 5' 10' 20'



A2 BASEMENT LEVEL

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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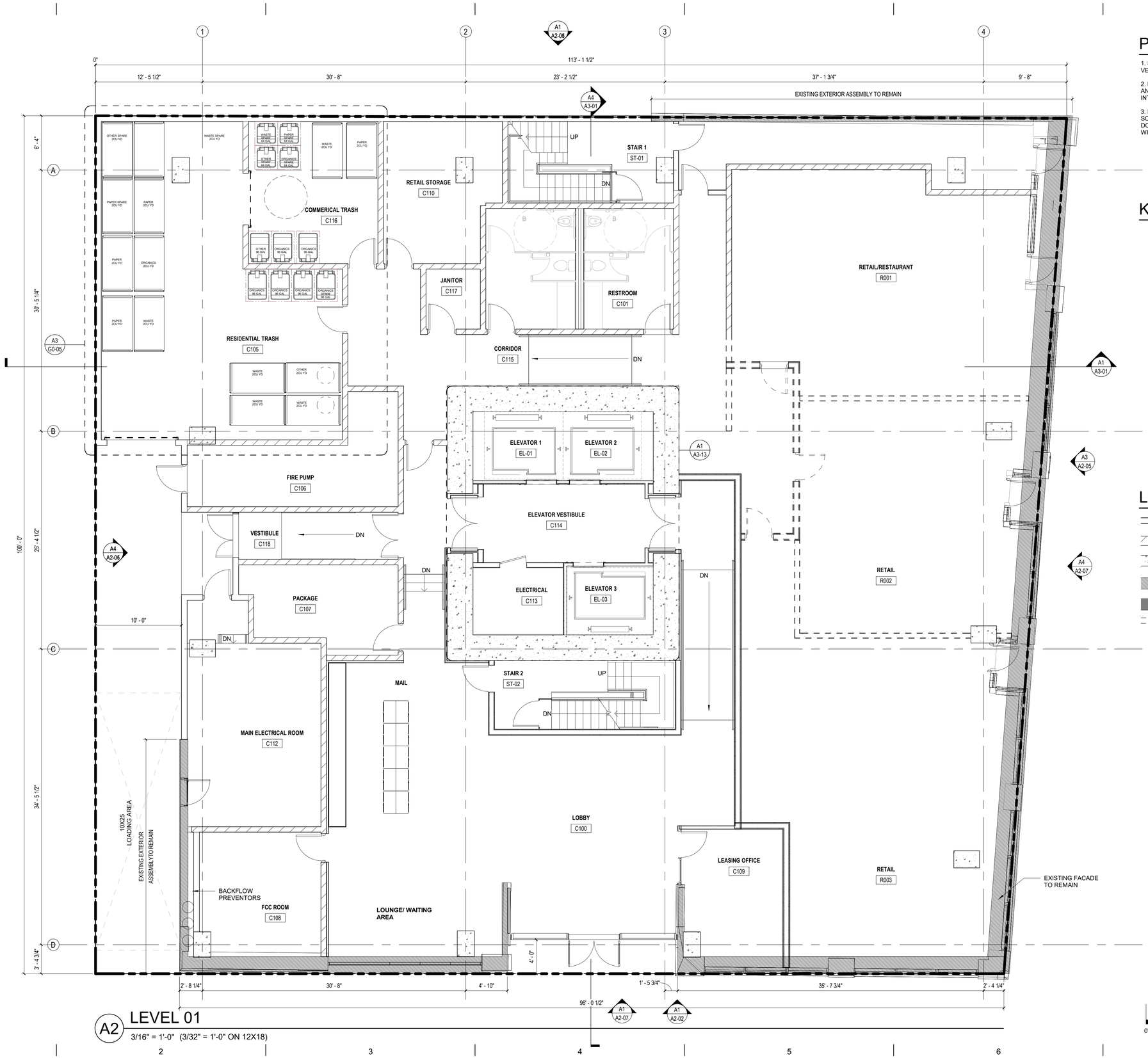
FLOOR PLAN - BASEMENT

A1-11



A2 LEVEL 01

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

PLAN NOTES

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KEYNOTES

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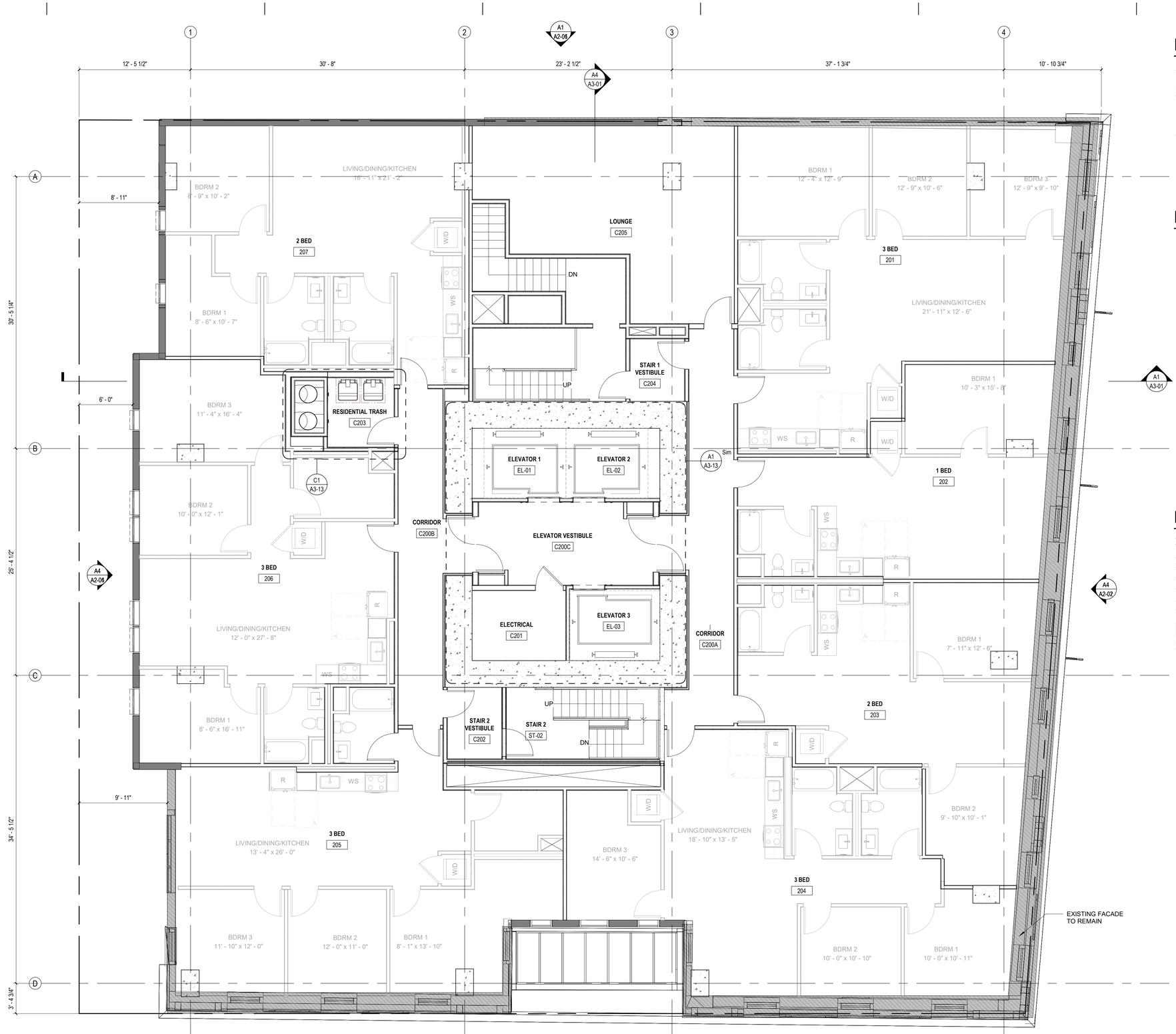
FLOOR PLAN - LEVEL 01

A1-12



A2 LEVEL 2

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

LEGEND

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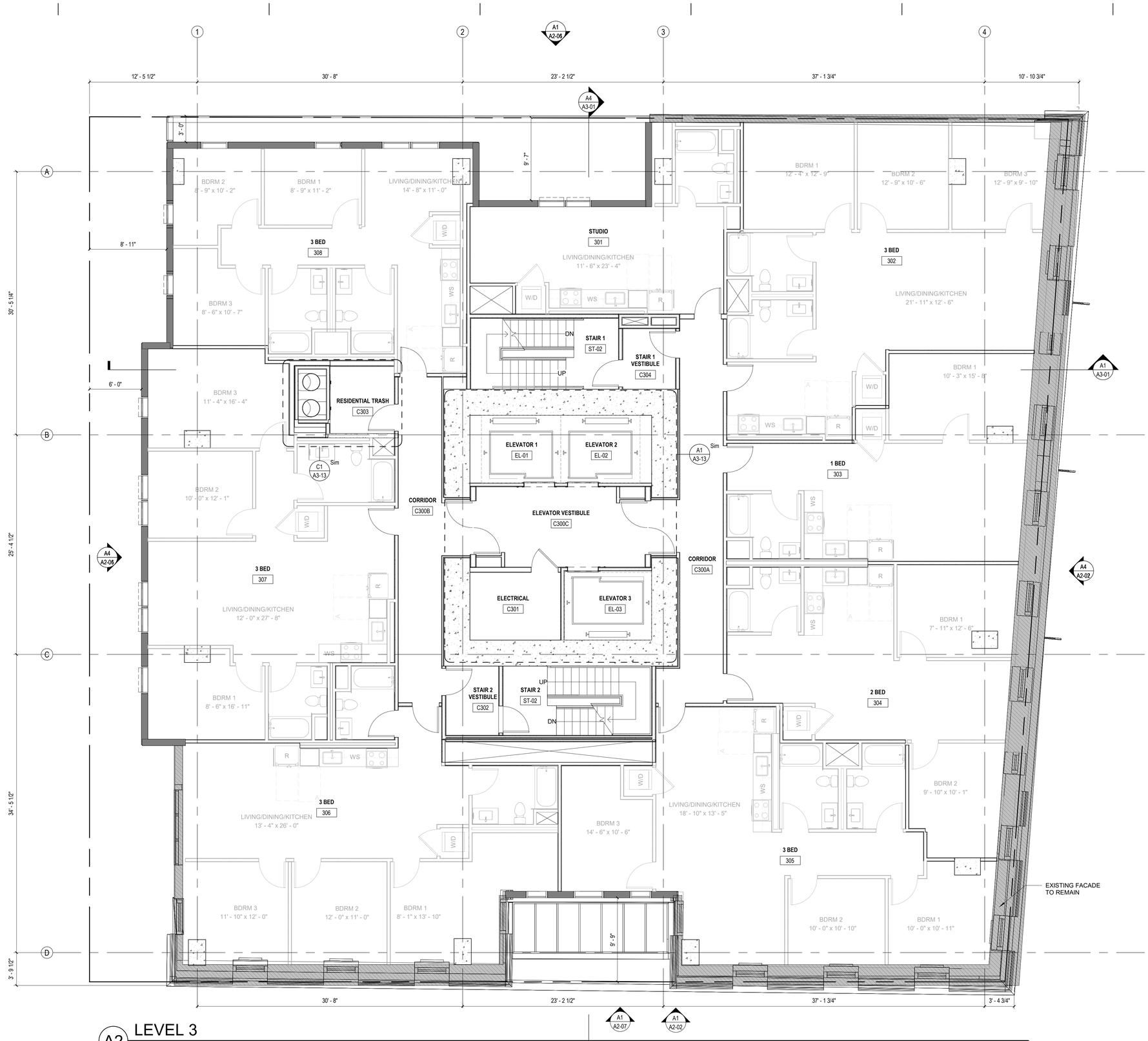
FLOOR PLAN - LEVEL 02

A1-13



A2 LEVEL 3

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

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3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

LEGEND

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- CMU WALL
- CONCRETE WALL
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- PREFABRICATED WALL SYSTEM
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0 2'-8" 5'-4" 10'-8"

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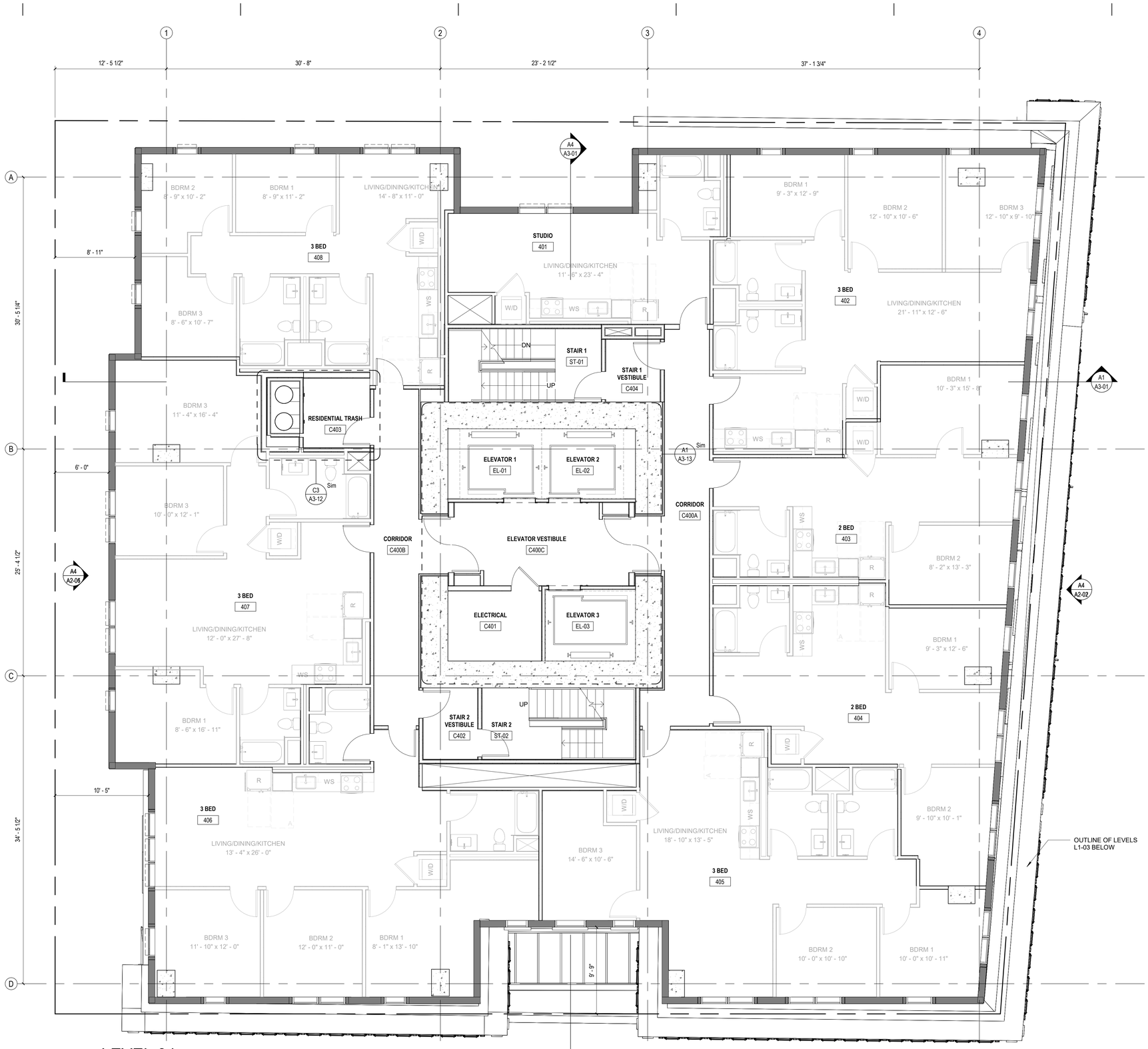
FLOOR PLAN - LEVEL 03

A1-14



A2 LEVEL 04

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

LEGEND

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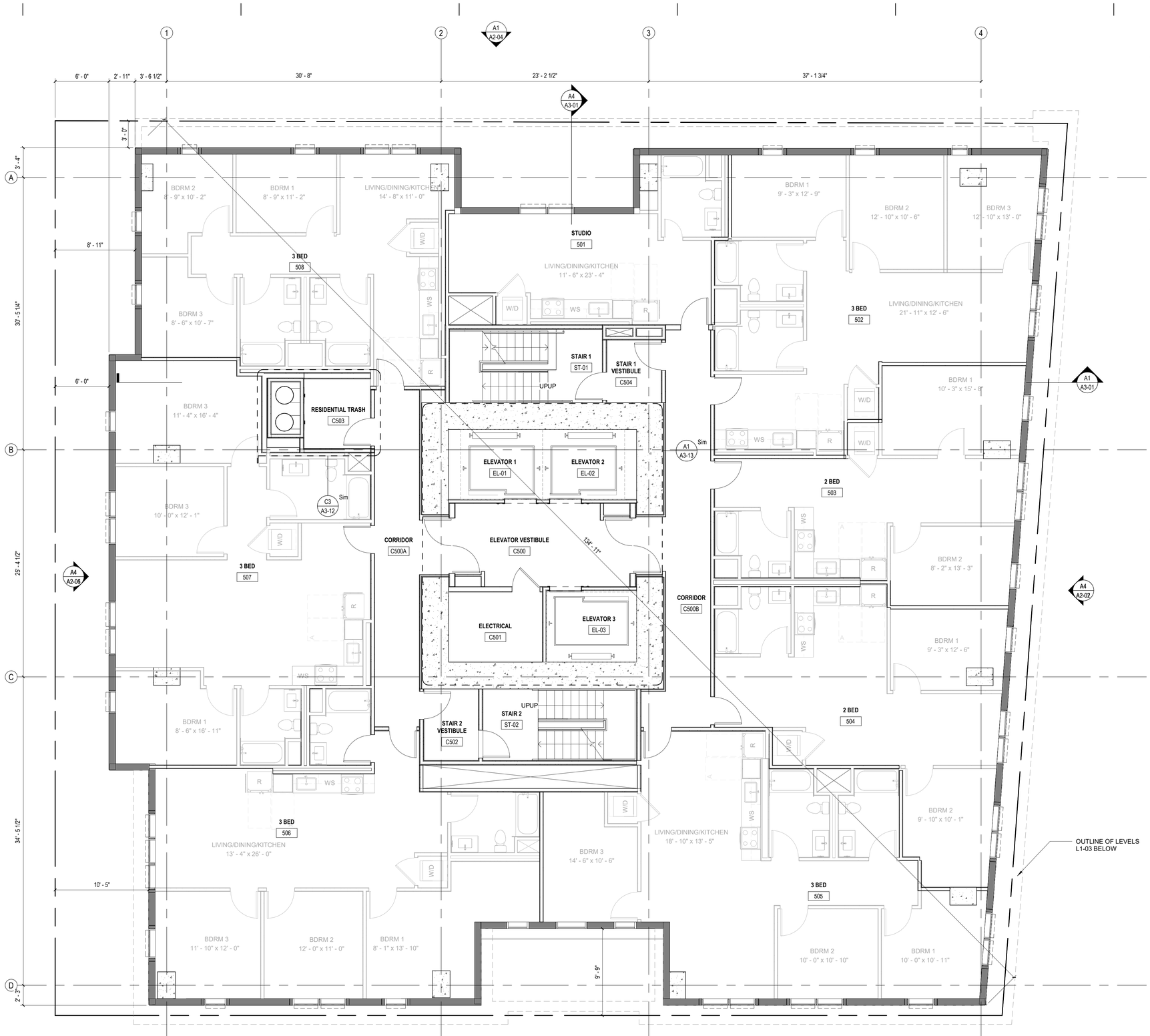
FLOOR PLAN - LEVEL 04

A1-15



A2 TYPICAL FLOOR PLAN (LEVEL 5-10)

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

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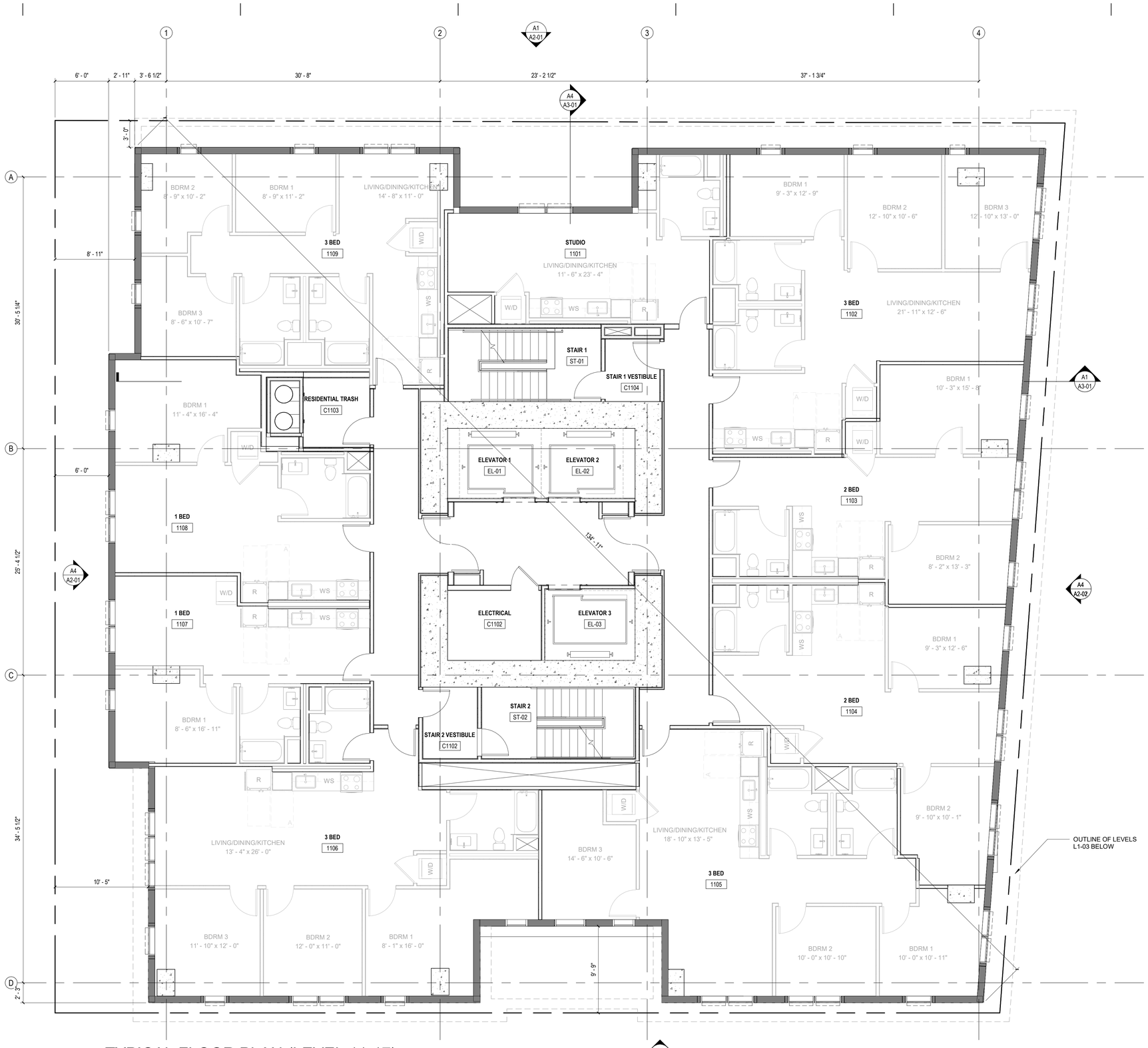
FLOOR PLAN - LEVEL 05-10

A1-16



1 TYPICAL FLOOR PLAN (LEVEL 11-17)

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

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0 2'-8" 5'-4" 10'-8"

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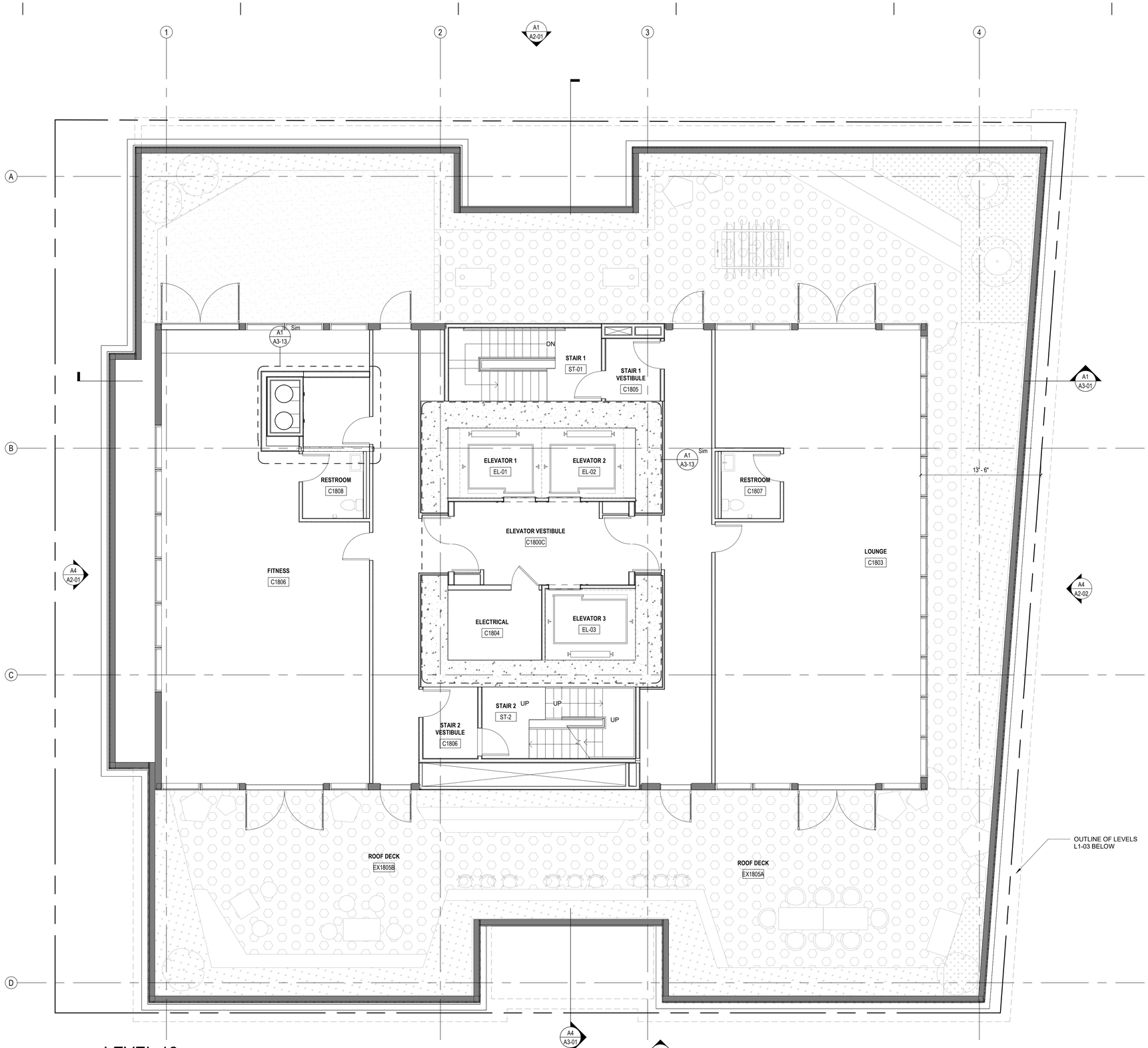
#	DESCRIPTION	DATE

FLOOR PLAN - LEVEL 11-17

A1-17



A2 LEVEL 18

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

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KEYNOTES

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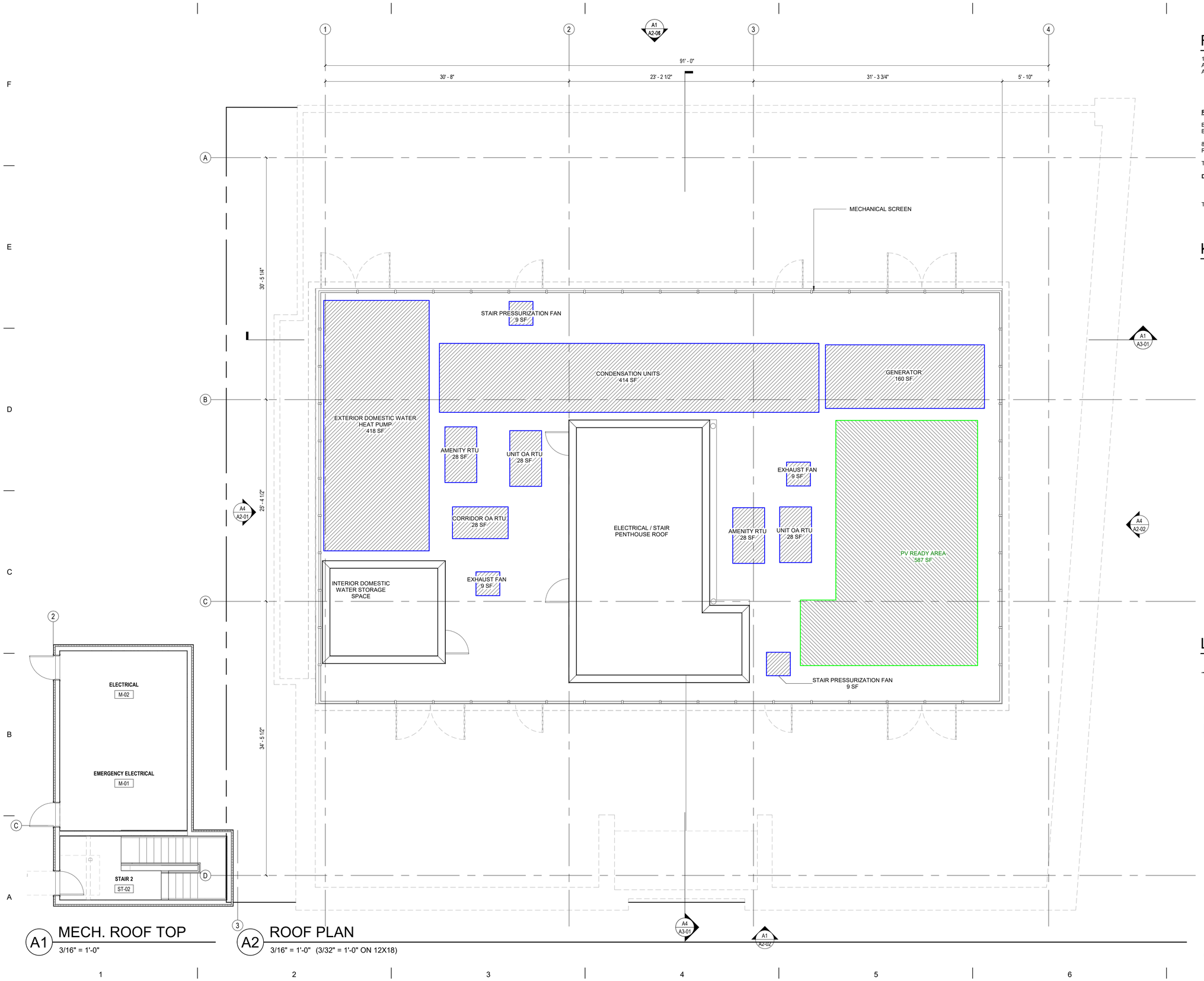
FLOOR PLAN - LEVEL 18

A1-18



A1 MECH. ROOF TOP
3/16" = 1'-0"

A2 ROOF PLAN
3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

ROOF NOTES

1. SEE DRAWINGS OF OTHER DISCIPLINES FOR ADDITIONAL INFORMATION ON ROOF EQUIPMENT AND ROOF PENETRATIONS.

ROOFTOP ELEMENTS CALCULATION:

BUILDING AVERAGE FLOOR PLATE: 8,763 SF
BUILDING ROOF AREA: 4313 SF

8,763 SF X 15% = 1,314 SF PERMITTED AREA OF ROOF TOP ELEMENT

TOTAL ROOFTOP ELEMENTS AREA: 1,439 SF (17%)

DENSITY BONUS WAIVER REQUESTED

TOTAL PV READY AREA PROVIDED: 587 SF

KEYNOTES

LEGEND

- 1/4" / 12" — ROOF SLOPE
- ROOF DRAIN
- PV READY AREA
- ROOFTOP ELEMENTS

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Berkeley, California
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CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

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ROOF PLAN

A1-19

A1 BUILDING AXON - S/W

A4 BUILDING AXON - N/E

0' 4' 8' 16'

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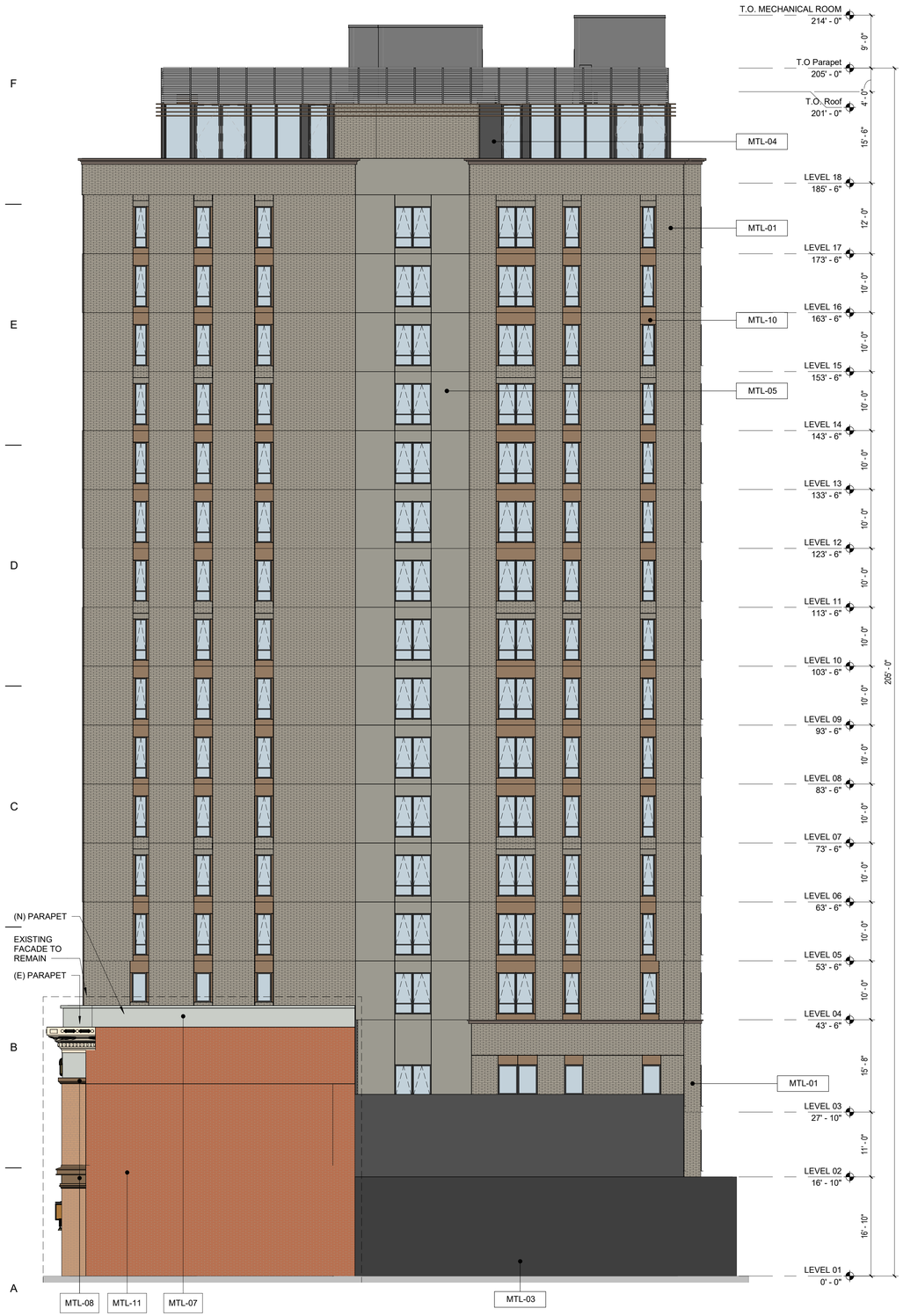
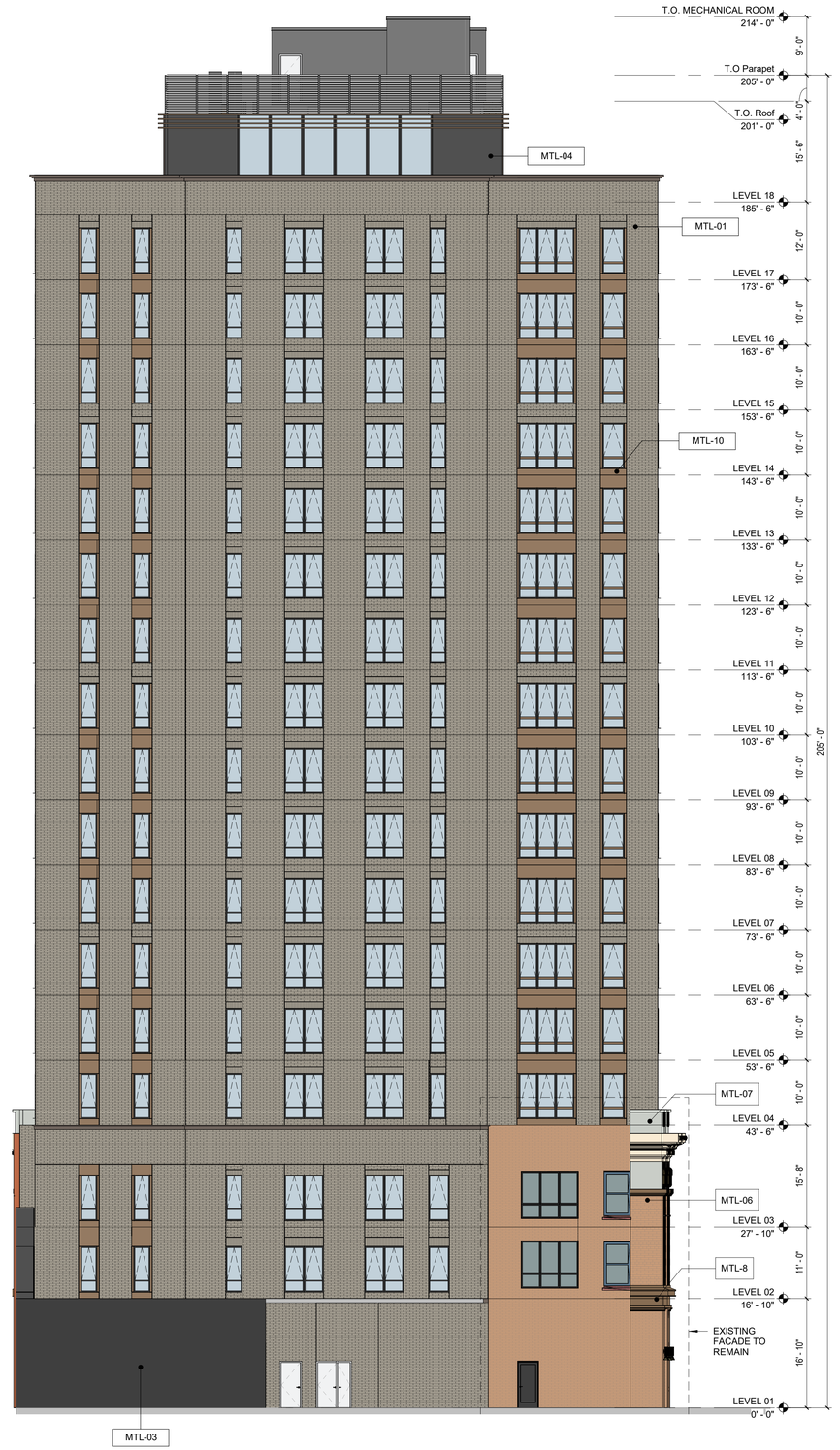
BUILDING AXONS

A2-00



A1 NORTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 WEST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

ELEVATION NOTES

REFER TO G0-10 FOR SIGNAGE INFORMATION.

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

MATERIAL LEGEND

MATERIAL 1
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST

MATERIAL 2
BEIGE CONCRETE
CLARK PACIFIC FORMLINER
LIGHT SANDBLAST

MATERIAL 3
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 4
GRAY ALUMINUM ACCENT
ALPOLIC

MATERIAL 5
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 6
EXISTING WARM TONED BRICK ON HISTORIC FACADE TO REMAIN.

MATERIAL 7
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND

MATERIAL 8
EXISTING GOLD STUCCO TO REMAIN

MATERIAL 9
TILE ACCENTS AT EXISTING FACADE STOREFRONTS

MATERIAL 10
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 PORTABELLO

MATERIAL 11
EXISTING UTILITARIAN BRICK TO REMAIN

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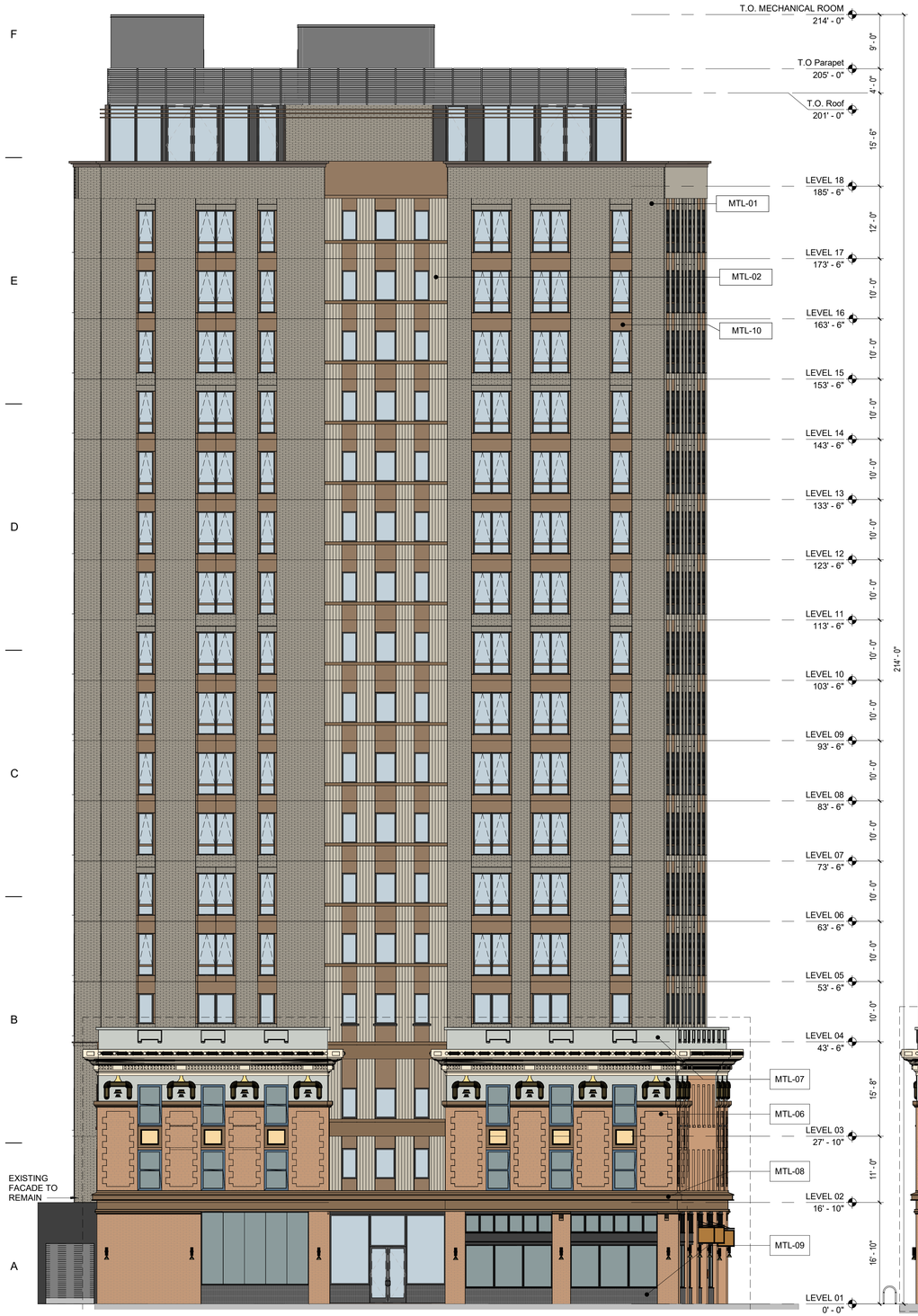
SB 330 APPLICATION SUBMITTAL		12/14/23
#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A2-01



A1 SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

A4 EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

ELEVATION NOTES

REFER TO G0-10 FOR SIGNAGE INFORMATION.

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

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NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

MATERIAL LEGEND

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CLARK PACIFIC
2.30
LIGHT SANDBLAST

MATERIAL 2
BEIGE CONCRETE
CLARK PACIFIC FORMLINER
LIGHT SANDBLAST

MATERIAL 3
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 4
GRAY ALUMINUM ACCENT
ALPOLIC

MATERIAL 5
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 6
EXISTING WARM TONED BRICK ON HISTORIC FACADE TO REMAIN.

MATERIAL 7
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND

MATERIAL 8
EXISTING GOLD STUCCO TO REMAIN

MATERIAL 9
TILE ACCENTS AT EXISTING FACADE STOREFRONTS

MATERIAL 10
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 PORTABELLO

MATERIAL 11
EXISTING UTILITARIAN BRICK TO REMAIN

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SB 330 APPLICATION SUBMITTAL	12/14/23

#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A2-02

MATERIAL 1
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST

MATERIAL 2
BEIGE CONCRETE
CLARK PACIFIC
FORMLINER
LIGHT SANDBLAST

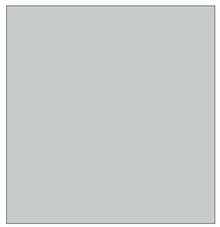
MATERIAL 3
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 4
GRAY ALUMINUM ACCENT
ALPOLIC

MATERIAL 5
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 6
EXISTING WARM TONED
BRICK ON HISTORIC
FACADE TO REMAIN.

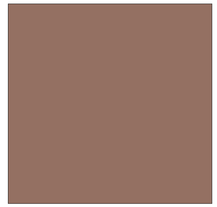
MATERIAL 7
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND



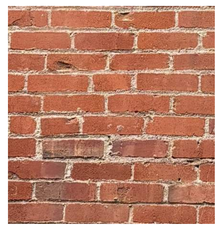
MATERIAL 8
EXISTING GOLD STUCCO TO REMAIN

MATERIAL 9
TILE ACCENTS AT EXISTING
FACADE STOREFRONTS

MATERIAL 10
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 TEA CHEST



MATERIAL 11
EXISTING UTILITARIAN BRICK
TO REMAIN



A1 Exterior Elevation Materials Enlarged

0' 4' 8' 16'

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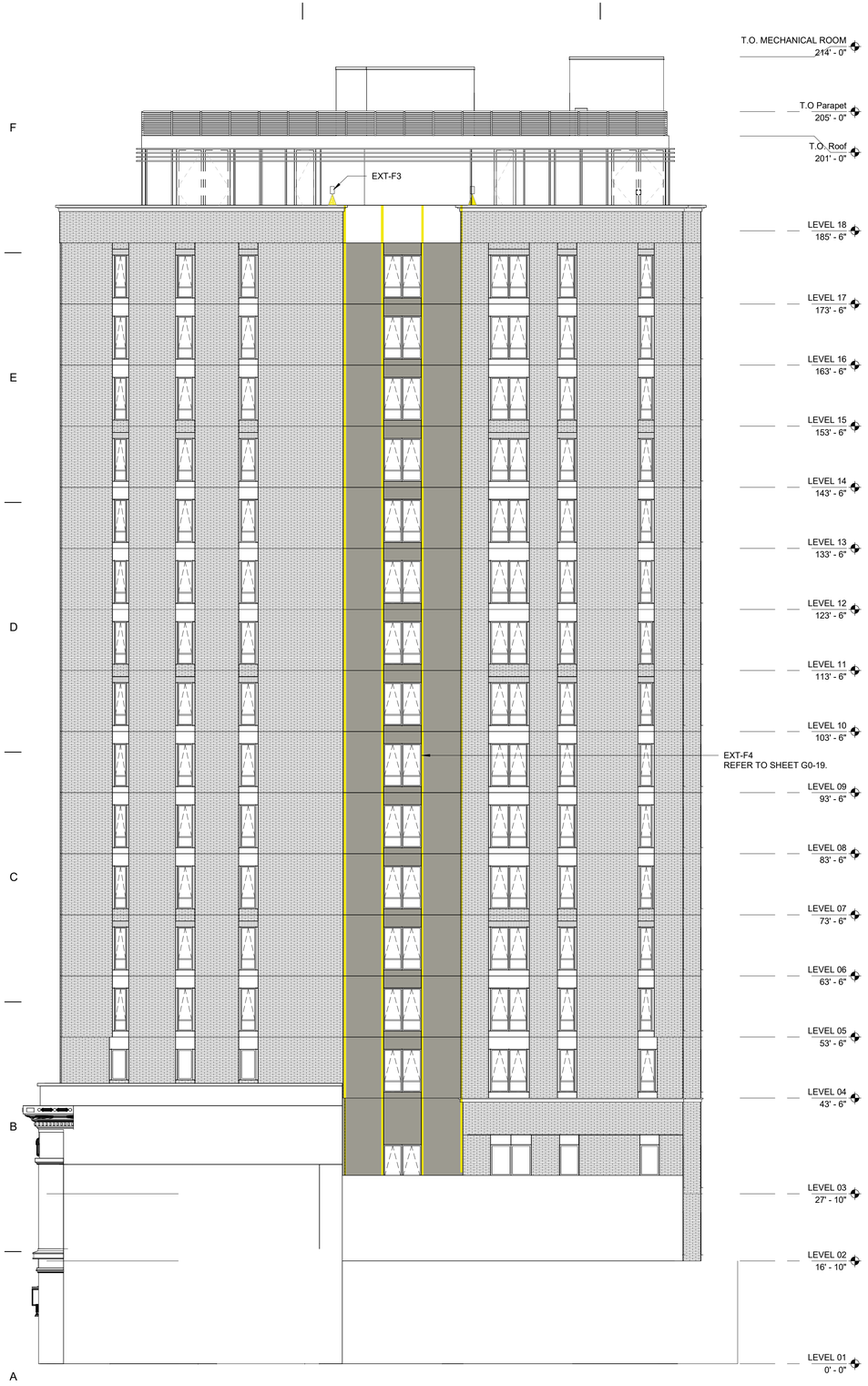
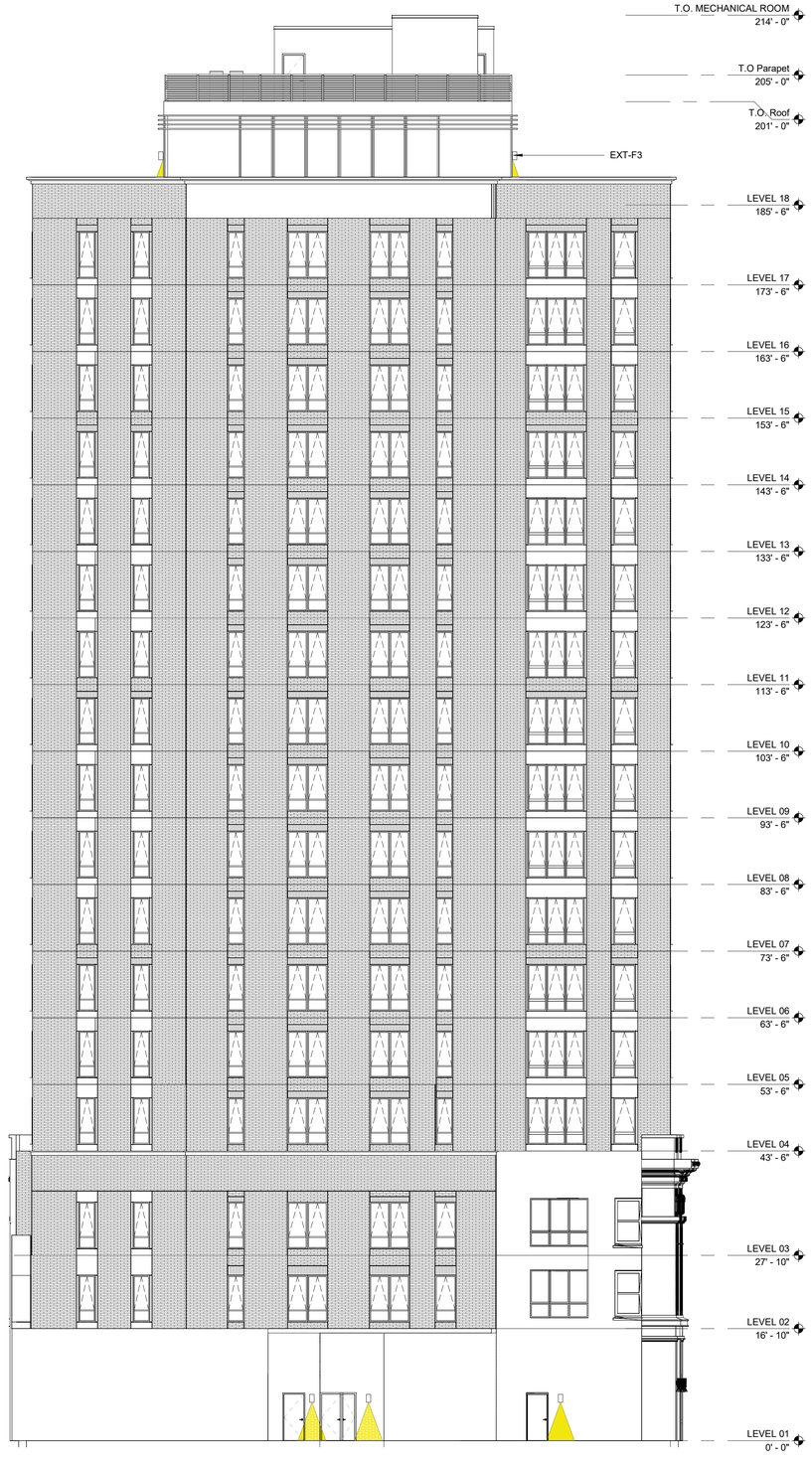
EXTERIOR
ELEVATION
MATERIALS

A2-03



A1 NORTH ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 WEST ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

1 2 3 4 5 6 7

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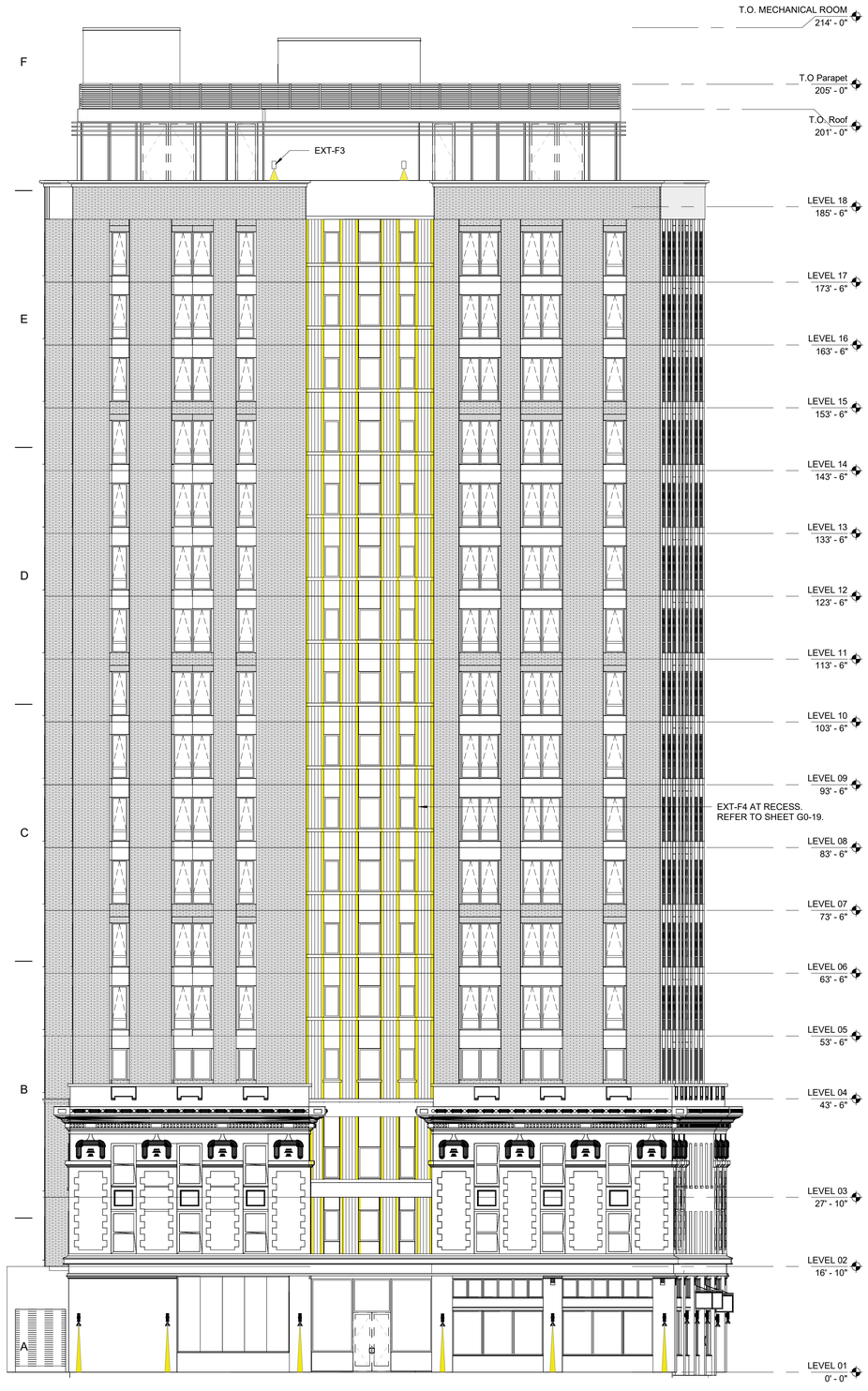
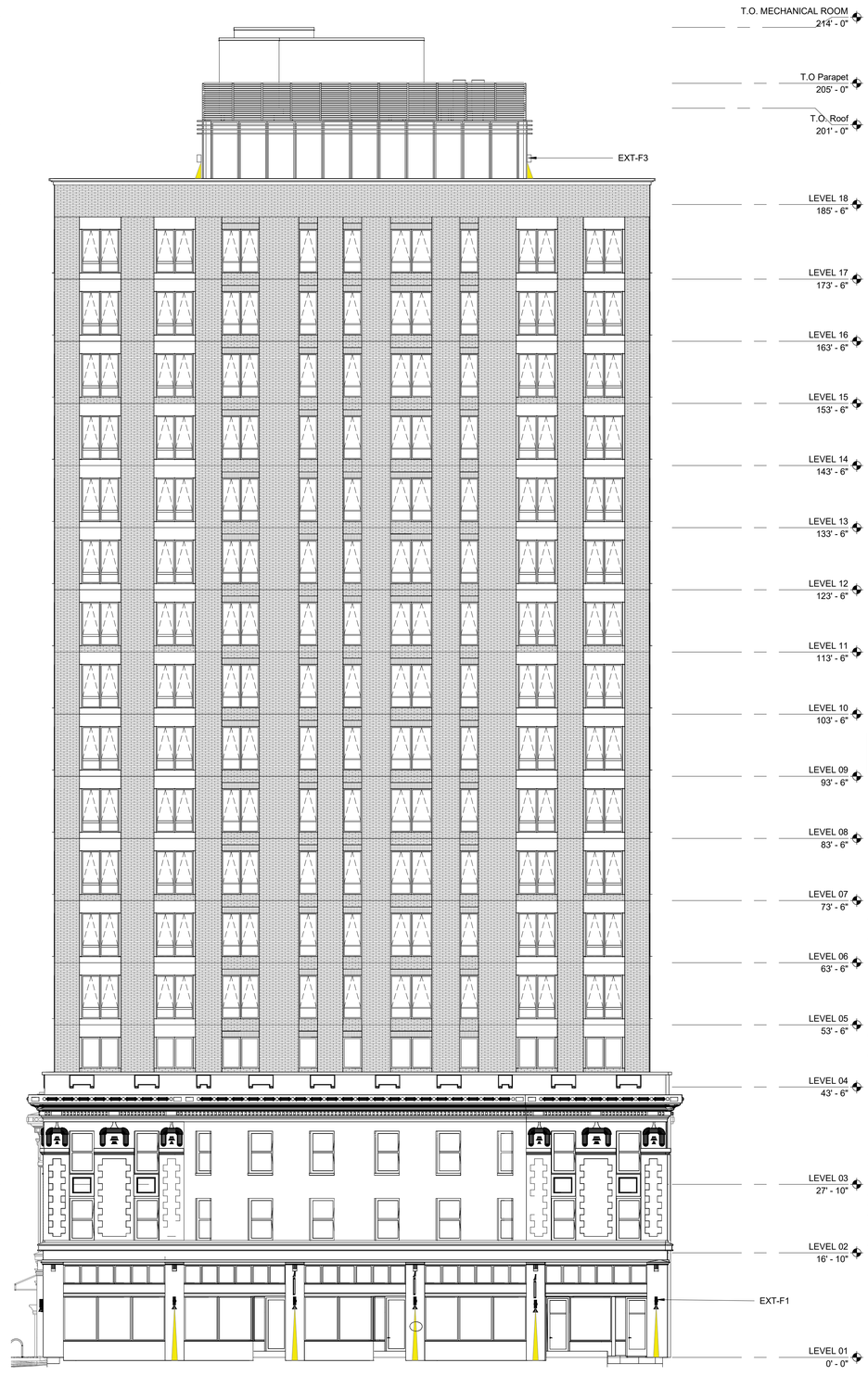
EXTERIOR ELEVATIONS - LIGHTING

A2-04



A1 SOUTH ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A3 EAST ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

EXT-F3

TUBE ARCHITECTURAL DS-WE05 — WAC LIGHTING

LED Wall Mounts

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

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

FEATURES

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

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV): 100% - 5%
0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp: 13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output † Lumens	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WE05	5" 25W	S Straight up or down	18°	927	90	1625	10050	73		BK Black
				927	85	2190	12037	88		WT White
				930S	90	1885	10427	76		BZ Bronze
				30S	85	2300	12644	92		GH Graphite
				35S	85	2650	12937	94		
				40S	85	2375	13062	95		
		N Straight up or down	25°	927	90	1810	5280	72		
				927	85	2170	8335	87		
				930S	90	1880	5478	75		
				30S	85	2275	6643	91		
				35S	85	2330	6797	93		
				40S	85	2350	6863	94		
		F Straight up or down	33°	927	90	1900	4515	76		
				927	85	2280	5417	91		
				930S	90	1970	4685	79		
				30S	85	2390	5681	96		
				35S	85	2445	5812	98		
				40S	85	2470	5870	99		
DS-WE0517	3" 17W	F Away from the wall	N/A	927A	90	2000	N/A	80		
				27A	85	2400		96		
				930A	90	2075		83		
				30A	85	2520		101		
				35A	85	2575		103		
				40A	85	2600		104		
		F Towards the wall	N/A	927B	90	2000	N/A	80		
				27B	85	2400		96		
				930B	90	2075		83		
				30B	85	2520		101		
				35B	85	2575		103		
				40B	85	2600		104		

DS-WE05-_____-_____

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

†Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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

EXT-F4

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

Date

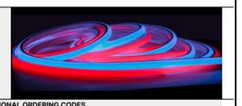
Project Notes

NEON BLAZE™ 24V
Diffused LED Lighting

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

FEATURES

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



ORDERING CODES
Order spools, and components for field assembly

OPTIONAL ORDERING CODES
Mounting, drivers, and assembly preference

Diode LED	Voltage	Form	Model	CCT	Length	Channels	Finish	Mounting	Driver	Delivery
DI	24V	10 Deka (Recessed) 11 Flex (Bending)	NBL1 NBL2 NBL4	30 (3000K) 35 (3500K) 40 (4000K) 27 (2700K) 930 (3000K 90+CRI)	16' (4.88m) 32' (9.75m)	10N (10mm Non-Tapered) 10W (10mm Tapered) 15N (15mm Non-Tapered) 15W (15mm Tapered)	00 (Unfinished) 01 (White)	00 (No Mounting) MC (Mounting Clip) MAC (Hanging Hardware) NC (Mounting Clip)	00 (Unfinished) 01 (Black) 02 (White) 03 (Gold) 04 (Unfinished)	00 (No Driver) 12T (12V Class 2 Driver) 24T (24V Class 2 Driver)	FIELD (Field Assembly) FACTORY (Time Delivery Options)

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage:	24V	24V	24V	24V	24V	24V
Wattage:	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
2700K	62lm	140lm	256lm	66lm	115lm	230lm
3000K	65lm	146lm	269lm	102lm	230lm	211lm
3500K	66lm	150lm	194lm	46lm	104lm	226lm
4200K	-	150lm	-	-	-	-
Lumens 6500K	58lm	116lm	172lm	46lm	140lm	220lm
Amber	42lm	52lm	92lm	16lm	36lm	21lm
Blue	21lm	41lm	84lm	31lm	102lm	164lm
Green	31lm	-	76lm	86lm	146lm	151lm
Red	11lm	61lm	51lm	26lm	61lm	142lm
RGB	11lm	21lm	34lm	31lm	41lm	34lm
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run (ft.)	16 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	80+	80+	80+	80+	80+	80+
Dimensions	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.85 in. x 0.59 in. x in. (W x H x L)	0.85 in. x 0.59 in. x in. (W x H x L)	0.85 in. x 0.59 in. x in. (W x H x L)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)
Operating Temperature	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

0 5'-4" 10'-8" 21'-4"

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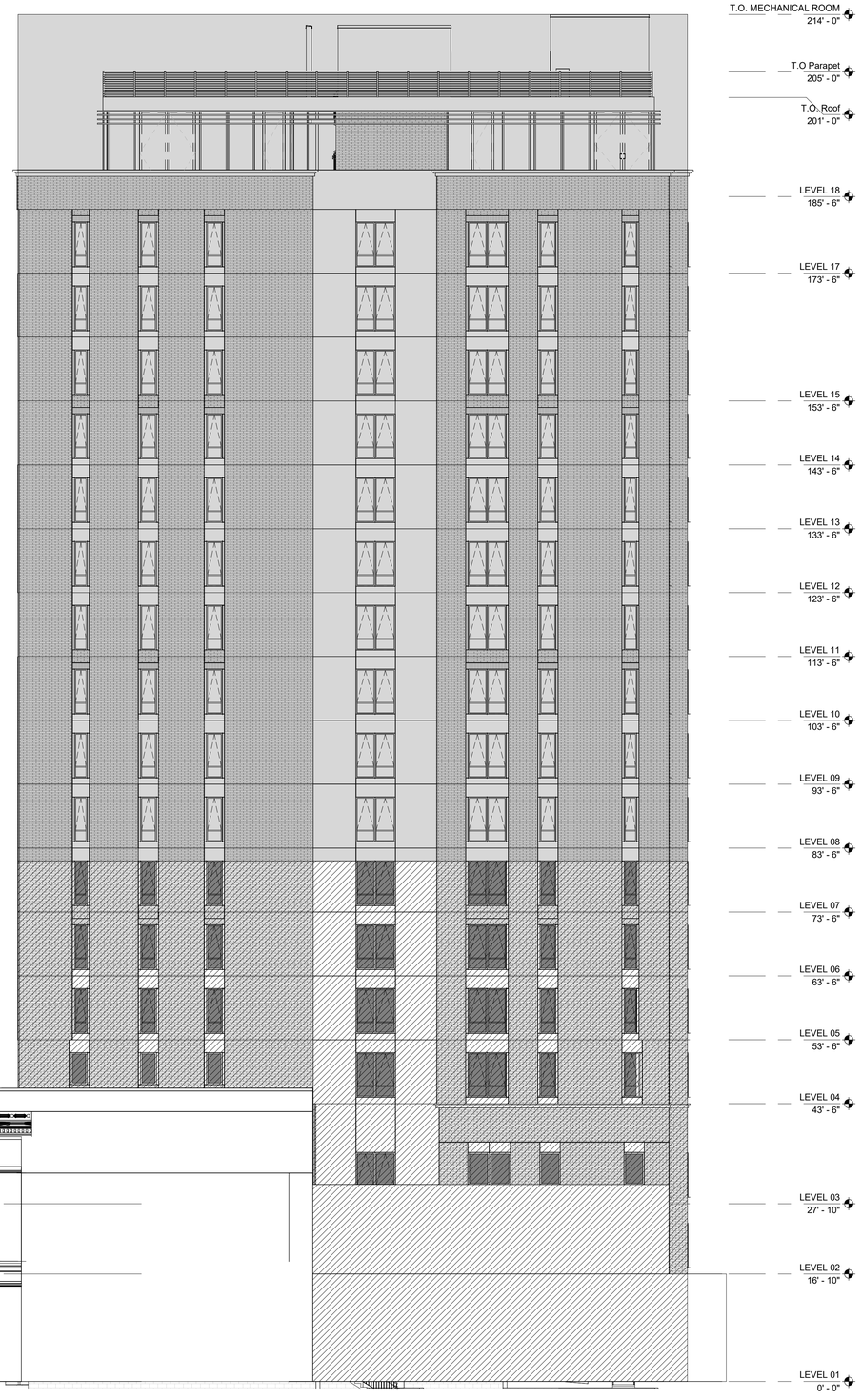
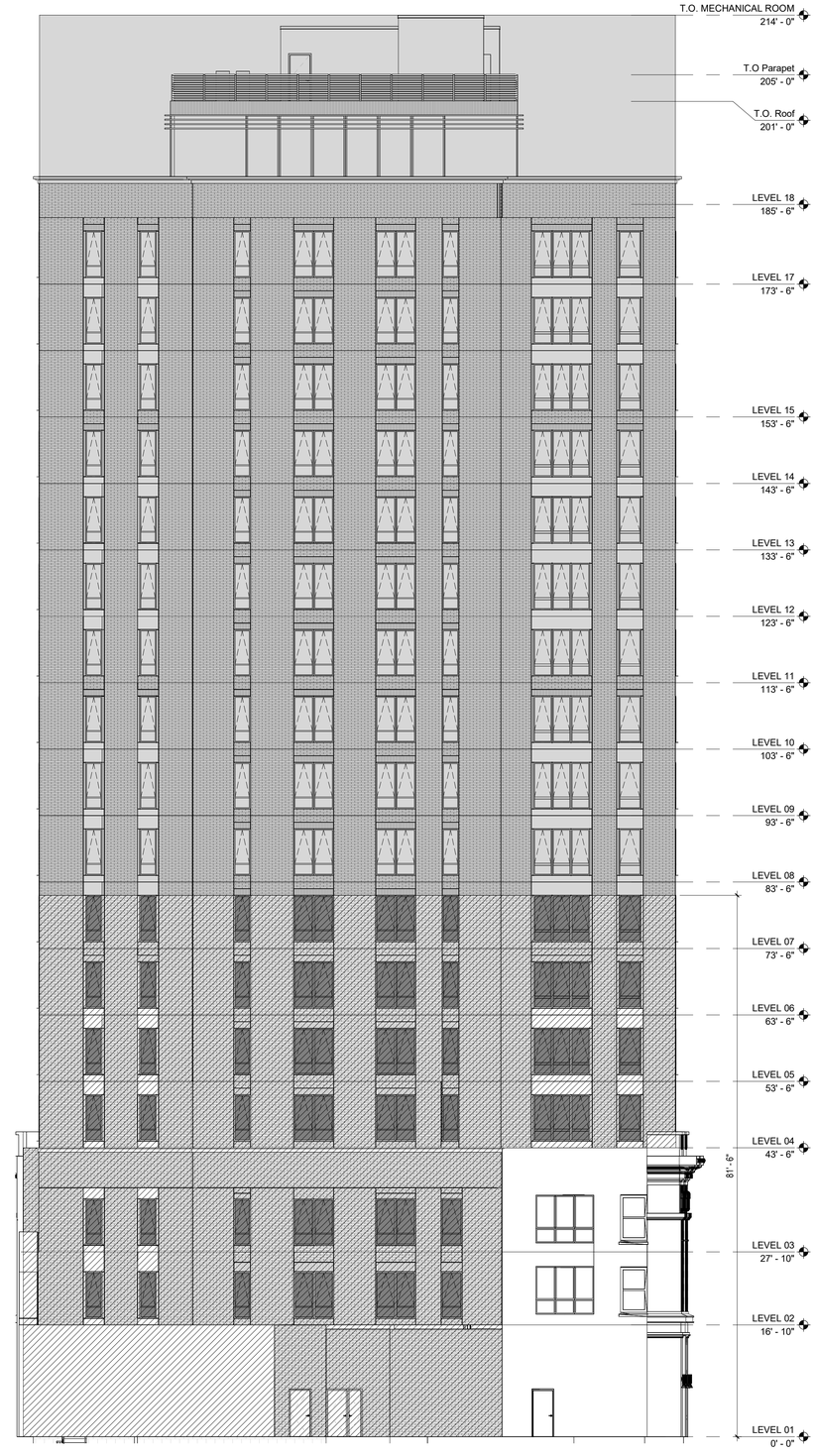
EXTERIOR ELEVATIONS - LIGHTING

A2-05



A1 NORTH ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 WEST ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

ELEVATION NOTES

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

LEGEND

- BIRD SAFE GLAZING AREA
- NEW FACADE AREA
- EXISTING FACADE AREA
- BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIREMENT

WEST ELEVATION:
TOTAL GLAZING AREA: 1050 SF
TOTAL FACADE AREA: 6772 SF

1050 SF / 6772 SF X 100 = 16%

NORTH ELEVATION:
TOTAL GLAZING AREA: 619 SF
TOTAL FACADE AREA: 6425 SF

619 SF / 6425 SF X 100 = 10%

0 5'-4" 10'-8" 21'-4"

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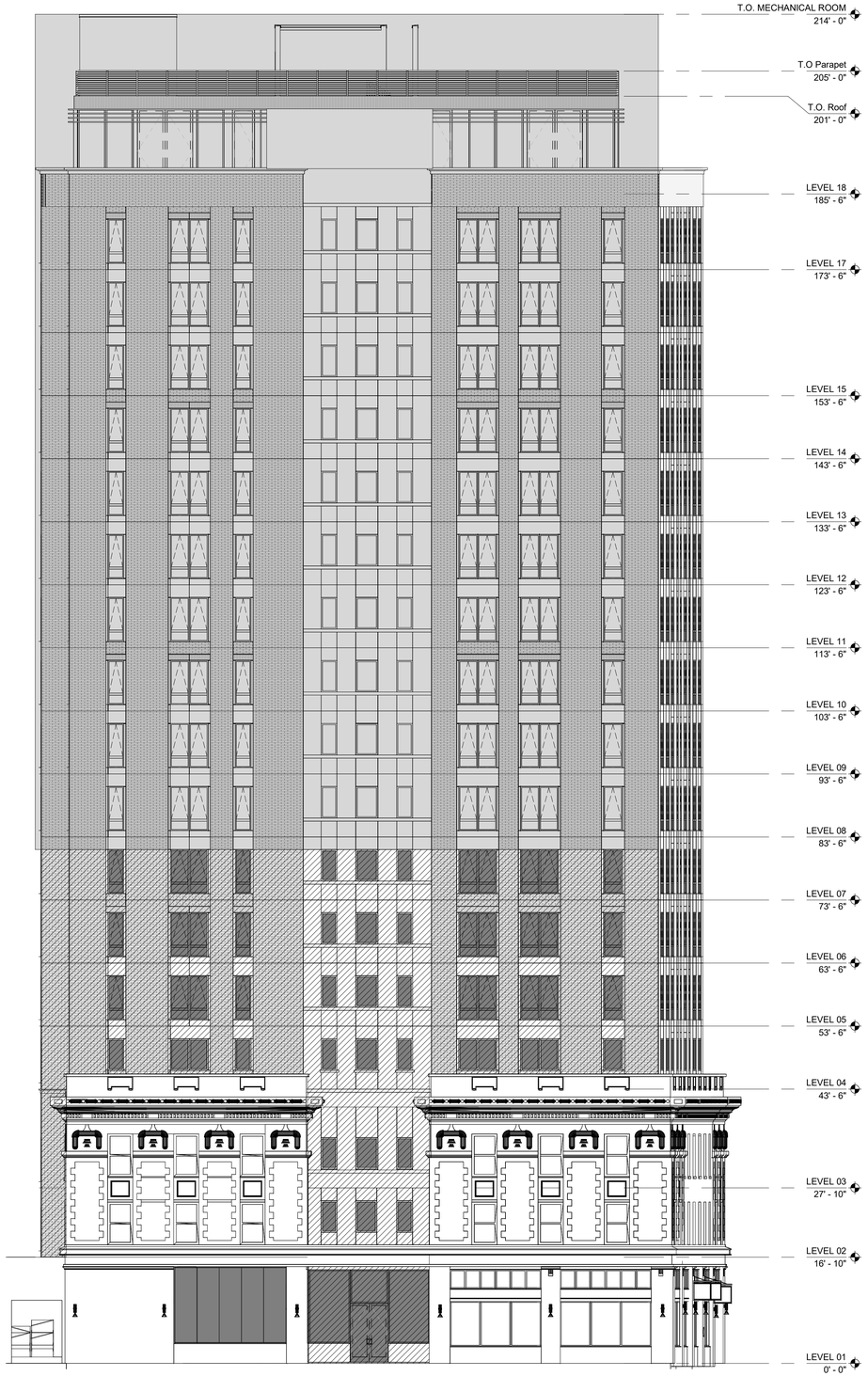
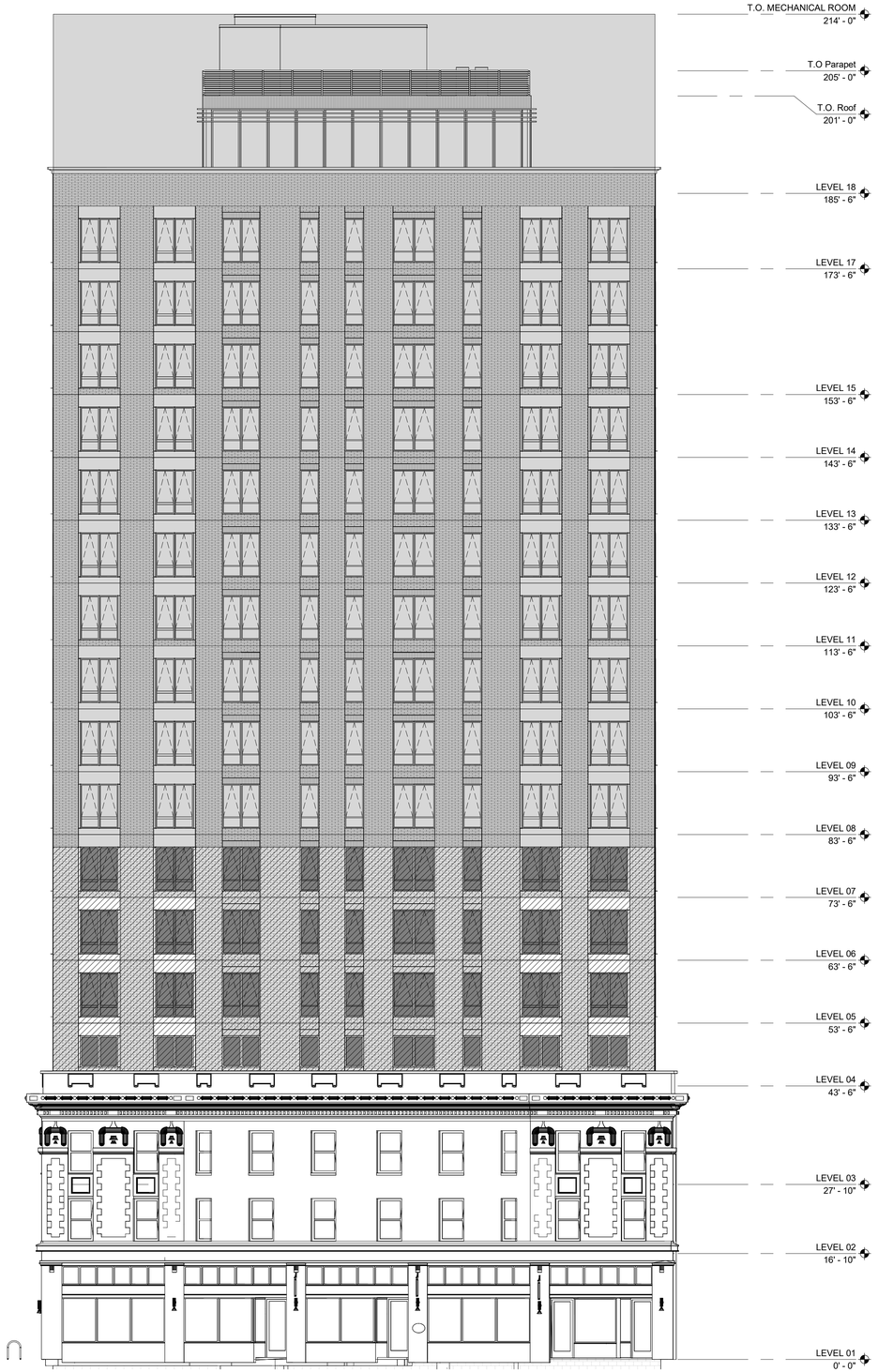
EXTERIOR ELEVATIONS - BIRD SAFE GLAZING

A2-06



A1 SOUTH ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 EAST ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

ELEVATION NOTES

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

LEGEND

- BIRD SAFE GLAZING AREA
- NEW FACADE AREA
- EXISTING FACADE AREA
- BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIREMENT

EAST ELEVATION:
TOTAL GLAZING AREA: 987 SF
TOTAL FACADE AREA: 3410 SF

987 SF / 3410 SF X 100 = 29%

SOUTH ELEVATION:
TOTAL GLAZING AREA: 1216 SF
TOTAL FACADE AREA: 4416 SF

1216 SF / 4416 SF X 100 = 28%

0 5'-4" 10'-8" 21'-4"

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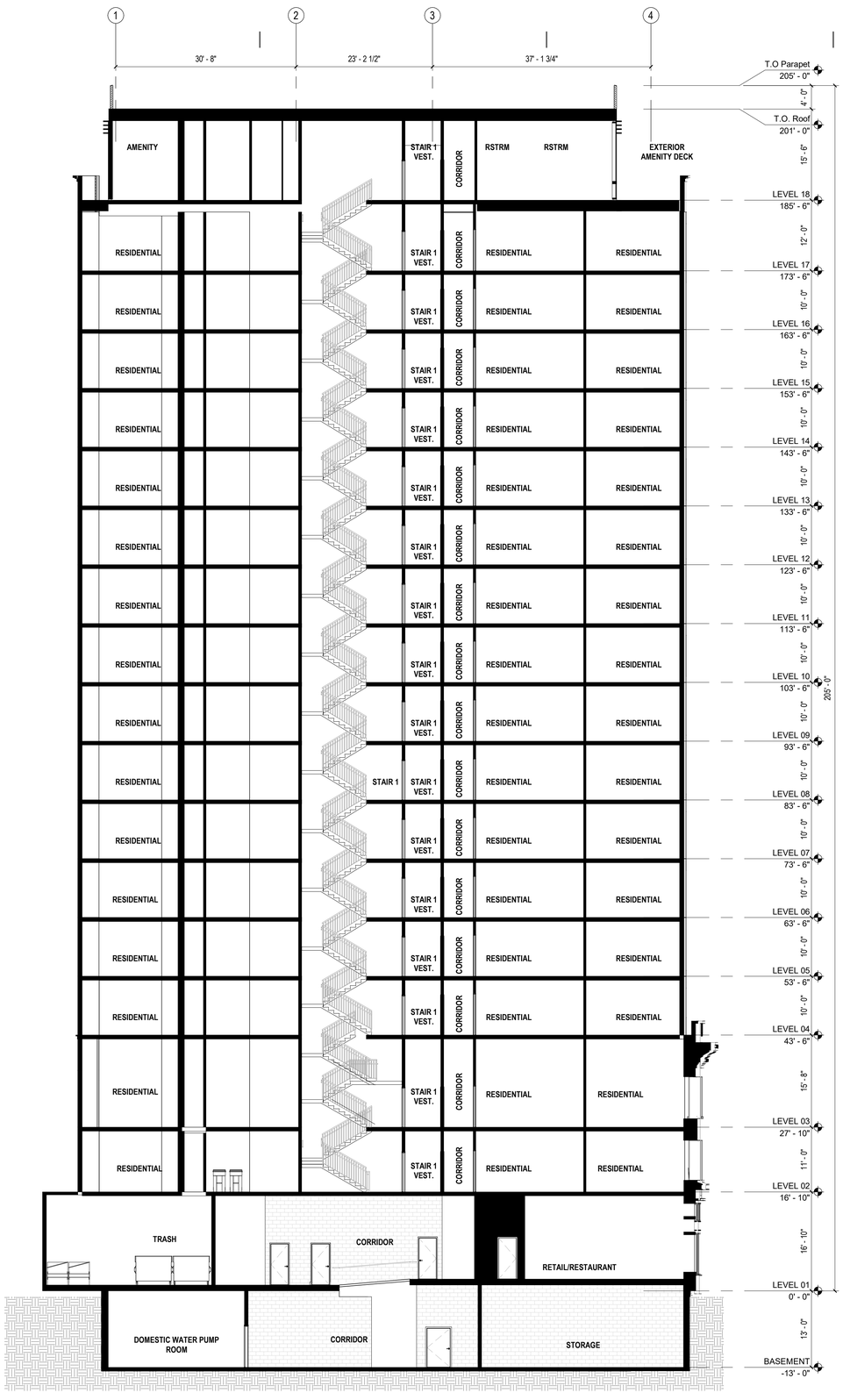
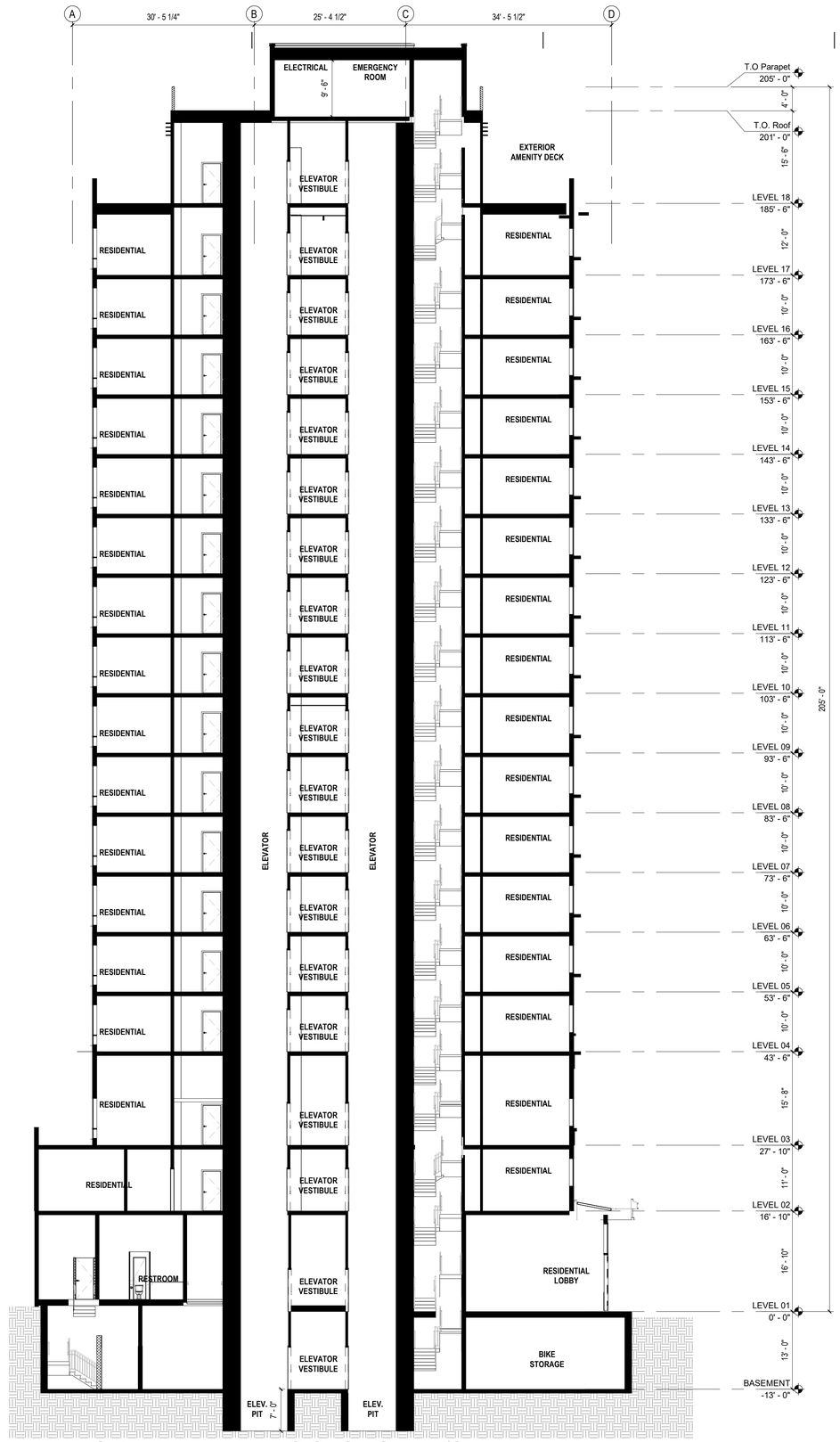
EXTERIOR ELEVATIONS - BIRD SAFE GLAZING

A2-07



A1 OVERALL BUILDING SECTION - E/W

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 OVERALL BUILDING SECTION - N/S

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

1 2 3 4 5 6 7

SECTION NOTES

1. PROJECT LEVELS REPRESENT THE TOP OF STRUCTURAL FLOORS OR SUBFLOORS.

2. SEE SHEET A5-00 FOR EXTERIOR WALL, FLOOR, AND ROOF CONSTRUCTION TYPES

KEYNOTES

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OVERALL BUILDING SECTIONS

A3-01