Planning and Development Department
Land Use Planning Division

SENT VIA E-MAIL

October 17, 2025

North Berkeley PSH Partners, LP
350 California Street, Suite 1600
San Francisco, CA 94104
rgigi@insighthousing.org

RE: North Berkeley BART Transit-Oriented Development Letter of Compliance with Assembly Bill 2011 (AB 2011) (Government Code Section 65912) for the Modification of a Mixed-Use Development (50 percent affordable housing) at 1750 Sacramento, Permanent Supportive Housing Building (PSH) (Insight Building), Application #PLN2025-0054

Dear North Berkeley PSH Partners, LP:

Under Government Code Section 65912.114(k) any proposed modifications to a development project approved pursuant to this section shall be undertaken pursuant to subdivision (g) of Section 65913.4. Under subdivision 65913.4(g) the development proponent may request a modification to a development that has been approved under the streamlined ministerial approval process provided by AB 2011 if that request is submitted to the local government before the issuance of the final building permit required for construction of the development. On August 8, 2025, you submitted materials to demonstrate compliance, as set forth in the attachments to this letter, for modifications to development project PLN2024-0010 at North Berkeley BART - 1750 Sacramento Street, which was previously approved pursuant to AB 2011 on December 11, 2024.

City staff has completed its review of the modification application and has found it to be consistent with all applicable objective zoning standards in effect at the time of submitting the original application on December 11, 2024.

The project is subject to the City's Standard Conditions of Approval (Attachment B), that have been revised for the AB 2011 Modification.

Please be sure to read these documents thoroughly to better understand the project requirements, moving forward into the building permit phase, which is the next step.

If you have any questions, please contact me at (510) 981-7422 or via email at vschlepp@berkeleyca.gov

Sincerely,



Vicky Schlepp
Associate Planner
Planning & Development Department

Attachments:

Attachment A: Statement of Modifications and Objective Standards Compliance Table
Attachment B: AB 2011 Modification Standard Conditions of Approval
Attachment C: Modified Project Plan Sheets

Web Link: Project Plans approved under PLN2024-0010, Link to Permits Online

PYATOK

July 11, 2025

Sharon Gong
Senior Planner
Planning and Development, Land Use Division
1947 Center St., Berkeley, CA 94704
SGong@berkeleyca.gov

RE: North Berkeley BART Permanent Supportive Housing (NBB PSH) / 1750 Sacramento Street – Summary of Modifications
PLN2024-0010

Dear Sharon,

Thank you for reviewing the modified plans for North Berkeley BART Permanent Supportive Housing 'the Project' and noting that everything looks consistent with what was discussed with PYATOK as well as part of the developer team Insight Housing, on April 14th, 2025. Per your request, we are providing this letter as formal documentation summarizing the modifications proposed to the existing entitled project that were made, and how it is still compliant with affected standards. This includes minor changes to the unit mix, updates to the building façade, and ground floor programmatic adjustments. As discussed, none of these changes affect the eligibility or status of the entitlement.

Overview of Modifications

1. The ground floor design has been reworked to better fit the unique Ownership's programmatic needs for a 100% PSH building.
    a. The main building entry has moved from the corner of Virginia St. & Sacramento St. to now be off of Sacramento St., shifting approximately 22'-0" to the south.
    b. Moving the building entry to Sacramento allows additional resident service and property management offices. All offices are still located along Virginia St. on the ground floor.
    c. The trash room has moved south to now be on the southeast corner of the building. Trash pick-up will still be on Sacramento St., closer to the loading zone (staging area) and consistent with the entitlements.
    d. The bike room location has moved from the southern edge of the site to the north edge of the courtyard, to allow a better secured bike room with access and better view lines from the lobby.
    e. The number of bikes in the bike room has been reduced from 64 to 52. While the size of the room is similar to the entitlements, the inclusion of accessible bike parking spaces (required by CBC Table 11B-208.2) has reduced the total capacity of the room. This results in no change to the previously approved waiver.
    f. The utility rooms in the northwest corner along Virginia St. have increased in size, resulting in the building growing to the north towards Virginia by 3'-0". The building is still compliant with FAR and setback requirements.

2. The unit mix was adjusted to replace three studio units per floor in the south wing of the residential levels with one-bedroom units. This results in the upper floor building footprint extending by approximately 5'-0" to the south. This change remains compliant with FAR and setback requirements. The overall unit count remains unchanged at 85 units. This change is to better address the needs of supportive housing residents, who in the Ownership's experience often request 1br units.
    a. Entitlement Unit Mix:
        i. Studios: 70
        ii. One-bedroom: 15
        iii. Total units: 85
    b. Current Unit Mix:
        i. Studios: 55 *(loss of 15)*
        ii. One-bedrooms: 30 *(gain of 15)*
        iii. Total units: 85 *(no change)*
    c. The overall unit affordability mix has adjusted to the updated unit mix. Similar to the entitlement, all units will be provided at under 30% AMI.

3. While the overall building footprint has increased slightly due to the unit mix update and minor ground floor programmatic updates, the overall residential square footage and FAR have a negligible change (~100 SF difference). This is due to more precise area measurements as the project has developed, and following the Berkeley Municipal Code's rules for measurement. (BMC 23.202-21). See 1/G2.20 for diagrams showing how the FAR has been measured.
    a. This footprint change has also decreased the provided private open space by 49 SF. The total amount of open space provided still complies through the use of private open space on site and public open space provided at a master plan level.

4. The exterior design has been developed in coordination with our engineering team and general contractor and feedback from ownership with consideration for long term maintenance as well as aesthetics and neighborhood context. The façade massing and design still complies with the ODS, with portions of the façade having changed their compliance method. See the tables below for more information.
    a. Minor ground floor glazing changes were made to adjust to ground floor program re-arrangement (see item #1 above). As the ground floor is all residential uses, it is not subject to the transparency requirements of BMC 23.202.150.F.10.
    b. The ground floor design along Virginia St. & Sacramento St. has been updated to be more integrated with ground floor planting and to feel more connected to the design of the residential floors. Ornamental metal panels have been added and some of the ground floor façade materials have been updated. The building still complies with the material requirements (ODS 2.3.2).
    c. Residential window heights have been reduced from 8'-0" to 5'-9" to allow for heat pump heating & cooling units to be placed below the windows.
    d. The staggered window design has been removed to allow for mechanical venting to work properly.
    e. The metal façade has been updated in color and design. The extents of the façade remain unchanged on the Sacramento St. & Virginia St. facades. Metal facades have been added to the courtyard to create a more cohesive building design and the premium

materials also addressing the BART station, rather than just Sacramento. The building still complies with the material requirements (ODS 2.3.2).

f. The ornamental façade alternative (ODS 2.2.5) is still applied to the north façade on Virginia St. in lieu of minor massing breaks, consistent with the entitlement. However, the ornamentation is now provided utilizing "banding" and "ornamental metal panels" in lieu of a screen on the secondary stair, shown previously.

g. The east façade on Sacramento St. now uses the ornamental façade alternative (ODS 2.2.5) instead of complying with minor massing breaks (ODS 2.2.4). This change is associated with the one-bedroom unit change (see item #2 above), along with developer feedback to create a more cohesive building façade design. The ornamentation is provided with banding and ornamental metal panels.

The following table summarizes the project's statistics that have changed since entitlement.

Item	Original	Current Design	Change
Unit Mix	Studio: 70 One-bedroom: 15 Total: 85	Studio: ~~60~~ 55 One-bedroom: ~~25~~ 30 Total: 85	Studio: -15 One-bedroom: +15 Total: No change
Long-Term Bike Parking	64 spaces	52 spaces	-12 spaces
Private Open Space	2,410 SF	2,361 SF	-49 SF
Lot Coverage	8,916 SF	9,073 SF	+157 SF

The following table summarizes how the modifications of the current design relate the Berkeley regulations (both zoning & ODS), and confirms that all modifications as discussed and reviewed by planning are consistent with the objective standards.

Changes to Current Design	Applicable Standard	Compliance
The amount of private open space has been reduced from 2,410 SF to 2,361 SF. The amount of public open space allocated has been increased from 990 SF to 1,039 SF, further utilizing the public open space allocation. 3,400 SF of total open space is still provided. The public open space is provided site wide.	BMC Table 23.202-21 40 SF/DU private usable open space, 35 SF/DU of public open space. 50% of private usable open space requirement may be fulfilled through the provision of an equal amount of additional public open space. 40 SF x 85 DU = 3,400 SF required	The modification for the current design is still compliant with the objective standard.
The amount of long-term residential bike parking has been reduced from 64 spaces to 52 spaces.	BMC Table 23.322-11 1 space / DU required 85 DU = 85 spaces required, unless waiver granted. Previous waiver granted	Both the entitled and current design are under the required 85 bike spaces. As with the original application, the project is compliant with the objective standard through use of a waiver.

The projection into the right-of-way (on Sacramento St.) remains at 3 ft. deep. The amount of projection has increased from 22% to 24.6%.	ODS Section 1.3.3 Buildings fronting Sacramento St. may project into the public right-of-way a max. of 3 ft. Total projections shall not exceed 25% of the façade length.	The modification for the current design is still compliant with the objective standard.
The entitled design did not project over the interior lot line on the west. The current design projects a max. depth of 0.39 ft. for 19.6% of the façade length in order to accommodate sufficient unit width for accessibility.	ODS Section 1.3.4 Building projections are allowed across the lot line up to 3 ft. in depth and may not exceed 30% façade area for the length of building wall to which they are attached.	The modification for the current design is still compliant with the objective standard.
The Virginia St. and Internal Street façade lengths remain unchanged. The Sacramento St. façade length has increase from 89 ft. to ~95 ft.	ODS Section 2.2.2 Sacramento St.: 250 ft. Virginia St.: 250 ft. Internal Street: 270 ft.	The modification for the current design is still compliant with the objective standard.
The north façade (Virginia St.) still complies with the ornamental façade alternative (ODS 2.2.5). The internal street façade still provides minor breaks (ODS 2.2.4). The east façade (Sacramento St.) now complies with the ornamental façade alternative instead of providing minor breaks.	ODS Section 2.2.4 / ODS Section 2.2.5 Vertical recess or projection to occur at an average of one per 40 ft. of façade length with no façade length greater than 50 ft. without minor break. In lieu of meeting the minor break requirements, ornamentation must be provided such that it covers 5% of the area of the building façade.	The modification for the current design is still compliant with the objective standard.
The materiality of the building has been updated as the design has developed. Current material percentages: Metal Façade: 33% Stucco Color 1: 42% Stucco Color 2: 16% Concrete: 4% Metal Spandrel Panel: 3% Ornamental Metal Panel: 2%	ODS Section 2.3.2 No single material shall cover more than 80% of the cumulative façade area of a building. Brick, stone, metals, wood, fiber-cement panels, or other composite panels may exceed the 80%.	The modification for the current design is still compliant with the objective standard.

The landscaped area in the private open space has increased from 38% to 65%.	BMC 23.304.090(B)(7) At least 40% of the total required usable open space area, exclusive of balconies above the ground floor, shall be landscaped.	The modification for the current design is now compliant with the objective standard.

The NBB PSH project is a key component of the overall North Berkeley BART redevelopment, providing 100% PSH units for the most vulnerable members of the Berkeley Community. The project Ownership has continued to review and refine the overall building design for constructability, long-term maintenance and overall quality. These changes, detailed here represent overall improvements to the project which will better serve the tenants, management and overall community. We appreciate your understanding and if you would like to discuss any specific items in further detail, we would look forward to meeting and discussing.

Thank you,



Kevin Markarian, AIA
Principal
PYATOK architecture + urban design

ATTACHMENT 1

CONDITIONS

MODIFIED OCTOBER 17, 2025 (APPROVED DECEMBER 11, 2024)
Changes appear in strike-through and red font.

North Berkeley BART Transit-Oriented Development

1750 Sacramento Street

Modification PLN2025-0054 of AB 2011 Zoning Certificate (#PLN2024-0010)

Application to modify the Permanent Supportive Housing Building (Insight) for the approved project to develop thirteen residential and mixed-use residential buildings at the North Berkeley BART station.

PROJECT DESCRIPTION

The North Berkeley BART project is a transit-oriented in-fill development that overall includes:

- Removal of existing parking and parking lots
- 13 mixed-use and multi-family residential buildings totaling 871,727 square feet ranging in height from 3 to 8 stories (772,153 square feet without parking)
- 739 dwelling units
- 1,122 total bedrooms
- 102,395 square foot garage structure with 298 parking spaces located within the Avalon building
- 4,224 square feet of ground floor commercial uses
- 2,939 square foot childcare use in Bridge 2 building
- ~~57,424~~ 57,473 (+49) square feet of publicly accessible open space, including the greenway and pedestrian connection between the BART station and Acton Street
- ~~31,967~~ 31,918 (-49) square feet of private open space for residents
- Bike Parking
  - Short-term Residential: 36
  - Long-term Residential: ~~728~~ 716 (-12)
  - Commercial: 6
- Improvements to the Ohlone Greenway
  - New multi-purpose trail, ranging in width from 12 to 16 feet connecting the Ohlone greenway from the southeast corner of the site to the northwest corner of the site
  - Amenities and landscaping within the public space, such as:
    - Seating
    - Bike lockers
    - Trellis

Project Affordability: The anticipated affordability of the Project is set forth below.

Building	Extremely-Low Income (ELI) Units	Very-Low Income (VLI) Units	Low Income (LI) Units	Total Dwelling Units	Percent Affordable
EBALDC	15	0	45	60	100%
Bridge 1	24	60	36	120	100%
Insight	17	68	0	85	100%
Bridge 2	29	35	52	116	100%
Avalon	0	0	0	358	0%
Total Units	85	163	133	739	
Percentage of Project Total Affordability	12%	22%	18%	0%	52%

Specific Building/Site Descriptions: The following are the anticipated specific building and site descriptions; provided that the final building and site descriptions must meet the City, Requirements and City Affordability Requirements set forth in the conditions of approval.

EBALDC (East Bay Asian Local Development Corporation)

The EBALDC Building is a six-story (71 feet), 61,024 square foot mixed-use residential building with 60 dwelling units, including 15 ELI units and 45 LI units, and 819 square feet of ground floor commercial space on a 14,769 square foot site located at the northwest corner of Sacramento Street and Delaware Street. Other project components include:

- 105 total bedrooms
  - 17 Studios
  - 13 One-Bedrooms Units
  - 15 Two-Bedroom Units
  - 15 Three-Bedroom Units
- Bike Parking
  - Short-term: 4 (3 required)
  - Long-term: 60
  - Commercial: 1
- 2,538 square feet of private open space

Bridge 1

The Bridge 1 Building is an eight-story (86 feet, 2 inches), 121,932 square foot mixed-use residential building with 120 dwelling units, including 24 ELI units, 60 VLI units, and 36 LI units, and 1,218 square feet of ground floor commercial space, located on a 19,992 square foot site on

the west side of Sacramento Street and north of the proposed greenway. Other project components include:

- 219 total bedrooms
  - 28 Studios
  - 28 One-Bedroom Units
  - 29 Two-Bedroom Units
  - 35 Three-Bedroom Units
- Bike Parking
  - Short-term: 6
  - Long-term: 172 (120 required)
  - Commercial: 2
- 2,659 square feet of private open space

Insight

The Insight Building is a six-story (70 feet), ~~49,133~~ 48,193 square foot residential building with 85 dwelling units for supportive housing, including 17 ELI units and 68 VLI units, located on a 12,079 square foot site at the intersection of Sacramento Street and Virgina Street. Other project components include:

- 85 total bedrooms
  - ~~70~~ 55 Studios
  - ~~15~~ 30 One-Bedroom Units
- Bike Parking
  - Short-term: 4 (3 required)
  - Long-term: ~~64~~ 52 (85 required - waiver requested)
- ~~2,410~~ 2,361 square feet of private open space including a plaza with seating (deficit to be provided by public open space)

Bridge 2

The Bridge 2 consists of four buildings, including three, three-story (48 feet), 4,734 square foot walk-up multi-family residential buildings with 18 dwelling units, six dwelling units in each building. The fourth is an eight-story (85 feet), 106,045 square foot mixed-use residential building with 98 dwelling units, including 29 ELI units, 35 VLI units, and 52 LI units, and 2,187 square feet of ground floor commercial space, located on a 19,412 square foot site on the south side of Virgina Street and west of the proposed Internal Street. Other project components include:

- 120,247 square feet total (all four buildings)
- 209 total bedrooms
  - 28 Studios (mixed-use residential building)
  - 30 One-Bedroom Units (21 in mixed-use residential building, and 9 in residential walk-ups)
  - 23 Two-Bedroom Units (14 in mixed-use residential building, and 9 in residential walk-ups)
  - 35 Three-Bedroom Units (mixed-use residential building)
- Bike Parking
  - Short-term: 8 (6 required)

  - Long-term: 64 (116 required – waiver requested)
  - Commercial: 3
  - BART: 2,187 square feet for BART bike parking area located in the mixed-use residential building adjacent to greenway
- 2,939 square feet for a childcare center
- 4,471 square feet of private open space

Avalon Building

The Avalon Buildings consist of six buildings, including five, three-story (34 feet, 5inches), approximately 6,000 square foot walk-up multi-family residential buildings with 30 dwelling units, six dwelling units in each building, and a six- to seven-story (75 feet), 490,335 square foot multi-family residential building with 328 dwelling units, located on a 144,541 square foot site on the north side of Delaware Street and east of Acton Street. Other project components include:

- 520,490 square feet total (all six buildings)
- 504 total bedrooms
  - 65 Studios (six- to seven-story building)
  - 147 One-Bedroom Units (123 in six- to seven-story building, and 24 in residential walk-ups)
  - 146 Two-Bedroom Units (140 in six- to seven-story building, and 6 in residential walk-ups)
- 102,395 square foot parking structure with 298 parking spaces
  - 178 spaces for Avalon residents
    - Includes 9 Electric Vehicle (EV), 45 EV Ready and 36 EV Capable
  - Up to 120 BART parking spaces
    - Includes 6 EV and 25 EV Capable
- Bike Parking
  - Short-term: 14 (13 required)
  - Long-term: 368 (358 required)
- 19,889 square feet of private open space (plaza with seating and walking paths)

Project Phasing: The anticipated phasing of the Project is set forth below, provided that the Project and improvements may be built on a parcel-by-parcel and building-by-building basis.

- **Phase 1 –** Insight, Bridge 1 and EBALDC buildings, internal street (both sides), greenway between internal street and Sacramento Street, and adjacent parkway and public right-of-way improvements.

- **Phase 2 –** Bridge 2 and Avalon, greenway and adjacent parkway and public right-of-way improvements.

Tentative Tract Map #8713

- Tentative Tract Map #8713 was filed with Public Works on February 20, 2024, for the subdivision of 7.88 acres into 12 parcels for residential, open space, public access, and Bay Area Rapid Transit (BART) facilities. See Table 1: Proposed Lots for the size and use of each lot.

TABLE 1: PROPOSED LOTS			
LOT	DESCRIPTION	AREA (AC)	PROPOSED USE
A	BUILDING B - INSIGHT HOUSING (INSIGHT)	0.28	RESIDENTIAL
B	BUILDING 1 - BRIDGE HOUSING CORPORATION (BRIDGE)	0.46	RESIDENTIAL
C	NORTH BERKELEY HOUSING PARTNERS ASSOCIATION (NBHP)	0.39	PUBLIC ACCESS/ OPEN SPACE
D	BUILDING C - EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION (EBALDC)	0.34	RESIDENTIAL
E	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.98	PUBLIC ACCESS
F	BUILDING 2 - BRIDGE HOUSING CORPORATION (BRIDGE)	0.69	RESIDENTIAL
G	NORTH BERKELEY HOUSING PARTNERS ASSOCIATION (NBHP)	0.75	PUBLIC ACCESS/ OPEN SPACE
H	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.18	PUBLIC ACCESS
I	BUILDING A - AVALONBAY COMMUNITIES (AVALON)	3.31	RESIDENTIAL
J	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.49	BART FACILITIES
K	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.01	BART FACILITIES
L*	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	-	BART FACILITIES
TOTALS 12		7.88	

*: A SUBSURFACE DESIGNATED REMAINDER PARCEL WILL BE CREATED FOR THE BAY AREA RAPID TRANSIT INFRASTRUCTURE BELOW THE PLANNED DEVELOPMENT. IT SHALL BE VERTICALLY AND HORIZONTALLY DEFINED BY THE TUNNEL STRUCTURE FROM SACRAMENTO STREET TO THE INTERSECTION OF VIRGINIA AND ACTON STREETS.

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

The following concessions are being requested:

- Concession from Berkeley Municipal Code (BMC) 23.304.150 for an exemption to the Bird Safe Building requirements.

The following waivers are being requested based on the conceptual plans; however, deviations in the waiver details described below may occur during the development of construction documents:

- Waiver from BMC 21.40.060 to allow for private streets or ways (Primary BART Internal Drive) where private streets, alleys or ways are prohibited.
- Waiver from BMC 21.40.080 to allow for the primary internal street intersections to be angled at less than 90 degrees (provided that no intersection of streets at angles less than sixty degrees shall be approved unless necessitated by topographical conditions.)

- Waiver from BMC 21.40.180 to allow side lot lines to not run at right angles or radially to the street upon which the lot faces.
- Waiver from BMC 21.40.190 to allow the BART Station parcel to not have frontage on a public street where lots without frontage on an improved public street from which access is provided is not permitted.
- Waiver from BMC 21.40.210 to allow the BART Station lots to have an average width of less than fifty feet.
- Waiver from BMC 21.40.280 to allow lots with no easements on the side or rear lot lines where easements of between 5 feet and 10 feet, or as determined by the City Engineer are required.
- Waiver from BMC 23.202.150(F)(2) to allow the building height and parapet height of following buildings to exceed the height limit (80 feet to the roof and 85 feet to top of parapet).
    - Bridge 1
    - Bridge 2
- Waiver from BMC 23.202.150(F)(2) to allow Bridge 1 and Bridge 2 to exceed the parapet height of 5.5 feet above the roof line:
    - Bridge 1
    - Bridge 2
- Waiver from BMC 23.202.150(F)(2) to allow the Bridge 1 building and Bridge 2 building to be up to 8 stories
- Waiver from BMC 23.202.150(F)(2) which requires a floor area ratio of 4.2 for Bridge 1.
- Waiver from BMC 23.202.150(F)(4) to allow the project to reduce the setback to zero along the primary internal drive.
    - The project is consistent with the setbacks in the Objective Design Standards.
- Waiver from BMC 23.202.150(F)(5) to allow the EBALDC and Insight building to reduce the stepback required from 10 feet above the fourth floor to a stepback of zero.
    - Allowed under the North Berkeley BART Objective Design Standards.
- Waiver from BMC 23.202.150(F)(10)(b) to reduce the transparency of non-residential ground-floor uses facing a front lot line, publicly accessible pathway or Public Open Space, to less than 50 percent of the building wall area located between three and seven feet above ground level, and to reduce the visible light transmittance less than 80 percent.
- Waiver from BMC 23.202.150(F)(11)(b) to allow the EBALDC building to not include entries to the street for two 2 ground floor residential units.
- Waiver from BMC 23.202.150(F)(12) to reduce the minimum ground floor height for non-residential uses for the Bridge 1 and Bridge 2 buildings.
- Waiver from BMC 23.202.150(F)(13)(d) to increase the width of the parking garage vehicular entrance facing the street for the Avalon building to accommodate two 12-foot vehicle lanes, 8 foot median, 6 foot sidewalk/pedestrian entry and 2 feet of landscaping,
- Waiver from BMC 23.304.050(A) to allow for chimneys, water tanks, heating and air conditioning equipment, vents, pipes and necessary mechanical roof appurtenances above the height limit to exceed the maximum width of 3 feet.
- Waiver from BMC 23.304.080 to allow for a fence on the property line with height of ~~7 feet, 6 inches~~ 8 feet, 6 inches (minimum) to 9 feet (maximum), when the allowed height is 6 feet at the lot line and/or in a setback for Insight building.
- Waiver from BMC 23.304.090 Usable Open Space Landscaping to reduce the landscaping requirement for useable open space.

- Waiver from BMC 23.322.090 (A)(2) to reduce the required long-term bicycle parking requirement for the Insight building to not less than ~~64~~ 52 spaces and for the Bridge 2 building to not less than 64 spaces

Each of the below conditions shall be met independently for each building permit (or demolition permit or grading permit, as applicable).

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. **Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings. **(At Building Permit Submittal)**
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property. **(On-Going)**
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
   A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
   B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use. **(On-Going)**
4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).** All work performed under an approved permit shall comply with the approved plans and any conditions of approval. **(On-Going)**
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)) and Government Code Section 65912 and 65913:**
   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. Notwithstanding the permit expiration standards of BMC Section 23.404.060(C), this permit shall never expire, due to its approval pursuant to the AB 2011 Mixed-Income Housing Development statute, since (A) the project is a public investment in housing affordability, beyond tax credits and (B) at least 50 percent of the units are affordable to households making at or below 80 percent of the area median income (California Government Code Section 65912.124(j). The specific regulations regarding the expiration of an AB 2011 application are included within California Government Code Section 65913.4.

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

7. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

   Prior to Building Permit issuance and during project construction, the applicant shall comply with the following sections:

   - BMC 13.107.040 "Apprenticeship Requirements" (a-d)
   - BMC 13.107.050 "Health Care Expenditures" (a-e)
     - Contractor Prequalification Questionnaire

   At the time Building Permit Issuance, the applicant shall comply with the following section:

   - BMC 13.107.060 "Required Applicant and Contractor Statements"
     - Applicant Declaration
     - Statement of Compliance – 7 days before contractor starts work

   Within 30 Days of completing each contractor's respective work
   - BMC 13.107.060 Contractor Satisfaction Statement

   Prior to Issuance of Certificate of Occupancy (on alterations, additions or demolition projects that do not change the occupancy class of the structure or space the approved final inspection allows occupancy and the projects do not receive a Certificate of Occupancy therefore the Applicant Certification of Compliance shall be provided to the City prior to approved final inspection)
   - BMC 13.107.060 Applicant Certification of Compliance

   During Project Construction, the applicant shall comply with the following sections:

   - BMC 13.107.070 "Notice and Posting" (a-b)
   - BMC 13.107.080 "Retaliation Prohibited"

On-Going and at least three 3 years after receiving approved Final Inspection, the applicant shall comply with the following section:

- BMC 13.107.090 “Retention of Records”

8. **Pay Transparency Acknowledgement (BMC Section 13.104.030).** Prior to the issuance of a building permit for any Project subject to this Chapter:

   A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.

   B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project. **(Prior to Issuance Building Permit)**

9. **Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. **(Within 10 days of Approved Final Inspection)**

10. **Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the Berkeley Municipal Code; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California. **(During Project Construction)**

11. **Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404. **(On-Going)**

12. **AB 2011 Mixed-Income Housing Development Prevailing Wage and Apprenticeship Standards.** The project has been approved with the streamlined ministerial approval process pursuant to California Government Code Section 65912.120. Therefore, the Applicant is required to comply with the labor standards set forth in California Government Code Sections 65912.130 and 65912.131. The HARD HATS requirements per BMC Chapter 13.107 have significant overlap with these labor standards. The following apprenticeship and health care expenditure compliance methods for the Project shall fulfill both requirements as follows:

    - Apprenticeship. Compliance with BMC Chapter 13.107.040.a.ii also fulfills compliance with California Government Code Section 65912.131(b).
    - Health Care Expenditures. The project contractor shall make health care expenditures for each construction worker in an amount per hour worked on the development at the higher of the amounts required by BMC Chapter 13.107.050.b and California Government Code Section 65912.131(c).

    All other standards of California Government Code Sections 65912.130 and.131 shall continue to apply. At building permit issuance, the Applicant will provide a labor standards statement. **(On-Going)**

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

Prior to Submittal of Any Building Permit:

14. **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 #

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

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

A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.

B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.

C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.

D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.

E. Prohibit unnecessary idling of internal combustion engines.

F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.

G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.

H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

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

17. **Damage Due to Construction Vibration.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall consider project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer and BART. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake study of existing conditions (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage.

    This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

    The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer and BART prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer and BART for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair. **(Prior to Grading Permit Submittal)**

18. **Deposit for Compliance with Conditions of Approval and Environmental Mitigations.** The individual building permit applications are subject to verification of compliance of these Conditions of Approval and the adopted Mitigation Monitoring and Reporting Program (Attachment 3- Exhibit A), as applicable to the respective building, demolition or grading permit. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit $10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant. **(Prior to Submittal of Building Permit)**

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

19. **Demolition.** Demolition of the existing parking lot cannot commence until a complete building permit application is submitted for a new building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions. **(Prior to Demolition Permit Issuance)**

20. **Construction Noise Management -** Public Notice Required. At least two weeks prior to initiating any construction activities at the site, each permit applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. **(Prior to Construction Commencement)**

21. **Compliance with Art Milestone Work Plan.** Civic Arts Staff shall verify that the applicant has complied with the Public Art “Milestone Work Plan (Plan).” The Plan contains milestones for the completion of the Conceptual Art Plan (Phase 1 & 2), Preliminary Art Plan and Final Art Plan. The Conceptual Art Plan and Preliminary Art Plan submittal and approvals are tied to a date certain (January 10, 2025 for Concept Phase 1; March 2025 for Concept Phase 2, and September 25, 2025 for the Preliminary Art Plan). The developer shall comply with the Art Milestone deadlines, which may be modified by Civic Arts Staff. However, the Conceptual Art Plan and Preliminary Art Plan must be reviewed and approved prior to issuance of a demolition permit and/or prior to submittal of the Final Art Plan whichever occurs first. **(Prior to Demolition Permit Issuance or submittal of the Final Art Plan)**

22. **Final Public Art Plan Submittal.** The applicant shall submit a Final Public Art Plan to the City of Berkeley Office of Economic Development (Civic Arts Program). The plan may be emailed to civicarts@cityofberkeley.info. The plan shall be prepared consistent with the Conceptual Art Plan, Preliminary Public Art Plan and the Guidelines for Public Art in Private Development Program (available here: Public Art Guidelines). The submittal shall include all items on the Program Checklist: Public Art Program Checklist. For projects with phased development, staff may make the determination that initial permits (e.g. a demolition permit) be issued prior to completion of the Final Public Art Plan. **(Prior to Demolition Permit Issuance)**

23. **Schedule of Construction Phases.** The project is proposed to be constructed in phases and a preliminary zoning phasing plan was approved (see Sheet G009, Attachment 4).

    The sequencing of each building and associated transportation and open space within each phase is subject to availability of financing for the housing and for the improvements.

    The applicant shall provide the Zoning Officer and BART with a final schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions.

    The phasing of the development is anticipated to occur as described in the approved preliminary plans; however, should that change, the applicant shall notify the Zoning Officer and BART of any changes to this schedule as soon as possible. Changes to the phasing will be approved provided that any changes to the phasing that would delay the construction and/or completion of the Ohlone Greenway Phase 1 or 2 to a later time would require additional review by Zoning Officer and BART and shall only be approved by Zoning Officer if the developer can demonstrate certainty in the construction and/or completion of the Greenway(s), or as otherwise approved by the Zoning Officer. (**Prior to Any Permit Issuance)**

24. **Construction and Demolition Diversion.** Each permit applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste. **(Prior to Any Permit Issuance)**

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

    A. **Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division, with each building permit application for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)

    B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval. (**At the time of Building Permit Submittal)**

D. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

E. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: http://cers.calepa.ca.gov/ for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

F. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: http://cers.calepa.ca.gov/. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

26. Hard Hats (BMC Section 13.107). Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

A. Prior to Building Permit issuance, the applicant shall comply with the following sections:

- BMC 13.107.040 "Apprenticeship Requirements" (a-d)
- BMC 13.107.050 "Health Care Expenditures" (a-e)
  - Contractor Prequalification Questionnaire

B. At the time Building Permit Issuance, the applicant shall comply with the following

section:

- BMC 13.107.060 "Required Applicant and Contractor Statements"
  - Applicant Declaration
  - Statement of Compliance – 7 days before contractor starts work

Prior to Issuance of Any Building (Construction) Permit

27. **Subdivision Map.** The applicant shall secure recordation of the subdivision map associated with this Use Permit prior to issuance of any building permit. **(Prior to Issuance of Building Permit)**

28. **BART Parking.** Prior to issuance a building permit for the Avalon Building (or market rate building), the design of BART rider parking shall be reviewed and approved by BART. The applicant shall submit documentation from BART that the BART rider parking plan has been approved. **(Prior to Issuance of Building Permit)**

29. **Final Public Art Plan Approval.** Prior to issuance of a building permit, the Final Public Art Plan shall be reviewed and approved by the Civic Arts Commission. **(Prior to Issuance of Building Permit)**

30. **Percent for Public Art.** The applicant shall comply with the requirements in the Final Public Art Plan, which shall be consistent with BMC 23.316. The public art fee only applies to the hard cost valuation of the market-rate buildings and not the entire project, as documented in the Allocation Declaration; however, the public art will be required to be installed throughout the entire project site. **(Prior to Issuance of Building Permit)**

31. **Public Art Construction Documents**. Prior to construction and installation of the On-Site Publicly Accessible Art, signed engineering and construction documents must be reviewed as part of the overall building permit review for the Development Project.**(Prior to Issuance of Building Permit)**

32. **HVAC Noise Reduction.** Prior to issuance of each building permit, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards. **(Prior to Issuance of Building Permit)**

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

34. **Street Improvements.** All changes to the public right-of-way as part of this project will receive final design review by and be subject to approval of Public Works staff per the established City development review process. Street Frontage Improvements, including signing and striping, shall be included with the building permit submittal, designed and constructed as directed by the Public Works Engineering, Public Works Transportation, and Fire Departments in their approval of the building permit sets, and constructed by the building permit holder prior to certificate of occupancy. **(Prior to Issuance of Building Permit)**

35. **Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)

36. **Residential Electric Vehicle (EV) Charging.** At least 10 percent of the project parking spaces for residential parking shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations, and at least 40 percent shall have installed low power Level 2 EV charging receptacles (20 amp), or any more stringent EV charging requirements as specified by the Berkeley Green Code (BMC Chapter 19.37). Required Level 2 charging stations and low power Level 2 EV charging receptacles shall be installed, maintained, and made available for building resident use. EV charging station installations, EV charging receptacles, and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)

37. **Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 20 percent shall be “EV Capable” equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)

38. **Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State’s Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8. **(At the Time of Building Permit Submittal)**

39. **Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division’s Recycling Program at RecyclingProgram@berkeleyca.gov. **(At the Time of Building Permit Submittal)**

40. **Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility. **(At the Time of Building Permit Submittal)**

41. **BART Comment Response Form.** BART must provide written confirmation that the plans submitted for building permit have addressed all applicable BART comments which relate to that building or Lot. **(At the Time of Building Permit Submittal)**

OHLONE GREENWAY

42. **Phase 1 Ohlone Greenway.** Prior to issuance of a building permit for any building in Phase 1 (Bridge 1, Insight or EBALDC building), the applicant shall submit the final landscaping and irrigation plan for Phase 1 of the Ohlone Greenway for review and approval. The plans shall be consistent with the approved conceptual plans and contain a comparable level of amenities, such as outdoor furniture, , bike lockers, etc. **(Prior to Issuance of Building Permit Phase 1)**

43. **Phase 2 Ohlone Greenway.** Prior to issuance of a building permit for any building in Phase 2 (Bridge 2 or the Avalon Building), the applicant shall submit the final landscaping and irrigation plan for the Phase 2 of the Ohlone Greenway for review and approval. The plans shall be consistent with the approved conceptual plans and contain a comparable level of amenities, such as outdoor furniture, play areas, bike lockers, etc. **(Prior to Issuance of Building Permit Phase 2)**

44. **Performance Securities.** Prior to issuance of a building permit for the "Avalon Building" or for a market rate residential unit within the site, performance securities, in amounts to be determined by the Planning and Development Director, to guarantee the installation of plantings, irrigation system, amenities, walls and/or fences, in accordance with the approved Ohlone Greenway plans, shall be filed with the Planning and Development Department. Securities may require review by the City Attorney and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released after an inspection report, confirms that the Ohlone Greenway has been adequately installed and is open for public use. **(Prior to Issuance of Building Permit)**

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

45. **Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be certified by the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit. **(Prior to Issuance of Building Permit)**

46. **Below Market Rate Units.** The project will provide 133 Low Income, 163 Very-Low Income, and 85 Extremely-Low Income Below Market Rate rental dwelling units ("BMR Units") (381 total) consistent with the City Council approved Affordable Housing Compliance Plan. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915), AB 2011 Affordability Requirements and BMC Section 23.328.030.

47. **Developer Contribution to Affordable Housing.** Consistent with the City Council approved Affordable Housing Compliance Plan, Prior to issuance of a building permit for the "Avalon Building" or for a market rate residential unit within the site, the developer of the Avalon Building (AvalonBay Communities - AVB), or subsequent market rate developer, will make an affordable housing contribution (the minimum developer contribution) as prescribed by the North Berkeley BART Affordable Housing Framework (adopted by Council in July 2023) for the North Berkeley BART site to the City of Berkeley to be used to fund affordable housing projects located within the North Berkeley BART TOD site and no more than the affordable housing developments' pro rata share of on-site infrastructure. The Funds shall be disbursed generally consistent with the terms of the Housing Trust Fund Guidelines. The contributions are anticipated to equal to $200,000 per on-site affordable unit, or $14,400,000, and this $14,400,000 is anticipated to be available to fund the affordable housing projects within the North Berkeley BART TOD site and associated on-site and off-site infrastructure or required reserves. These funds will be contributed prior to the City's issuance of a building permit for the AVB building. **(Prior to Issuance of Building Permit for a Market Rate Unit)**

48. **Regulatory Agreement.** If BMR units are provided, the building owner shall enter into a Regulatory Agreement that implements Government Code Section 65915, BMC Section 23.328.030, and other provisions for BMR units included in this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance for such building or commonly owned buildings on a parcel. The Regulatory Agreement will secure the property's obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit, unless otherwise approved by the Zoning Officer or Director of Health, Housing and Community Services. **(Prior to Issuance of a building permit for a residential building with BMR Units.)**

Prior to Demolition or Start of Construction:

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

50. **Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities:

A. Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);

B. Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;

C. Provision of exclusive contractor parking on-street; or

D. Significant truck activity.

The applicant shall coordinate with the Office of Transportation at (510) 981-7010, or 1947 Center Street and with BART. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of this Plan shall be available at all times at the construction site for review by City Staff. **(Prior to Demolition)**

51. **Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 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. **(On-Going)**

52. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

C. Prior to Building Permit issuance and during project construction, the applicant shall comply with the following sections:

- BMC 13.107.040 "Apprenticeship Requirements" (a-d)
- BMC 13.107.050 "Health Care Expenditures" (a-e)
  - Contractor Prequalification Questionnaire

D. At the time Building Permit Issuance, the applicant shall comply with the following section:

- BMC 13.107.060 "Required Applicant and Contractor Statements"
  - Applicant Declaration
  - Statement of Compliance – 7 days before contractor starts work

During Construction:

53. **Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday. **(On-Going)**

54. **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. **(On-Going)**

55. **Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant. **(Prior to Construction Commencement)**

A. Contact information (i.e. "hotline" phone number, and email address) for the project construction manager

B. Calendar and schedule of daily/weekly/monthly construction activities

C. The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

56. **Public Works - Implement Bay Area Air Quality Management District (BAAQMD)-** Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

D. All vehicle speeds on unpaved roads shall be limited to 15 mph.

E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.

H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. **(During Project Construction)**

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

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or

B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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

i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits. **(Prior to Issuance of Building Permit)**

58. **Public Works - Construction.** Construction must comply with the State-wide general permit requiring owner to (1) notify the State; (2) prepare and implement a Stormwater Pollution Prevention Plan (SWPPP); and (3) monitor the effectiveness of the plan. Additional information may be found online at http://www.swrcb.ca.gov. As part of the permit submittal, the Public Works Department will need a) a copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; b) the Waste Discharger Identification (WDID) number issued by the SWRCB for the project; c) a copy of the SWWPP prepared for each phase of the project; and d) the name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. **(On-Going During Construction)**

59. **Construction and Demolition Diversion.** Divert debris according to the approved plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. **(Prior to Final Inspection)**

60. **Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.) **(On-Going)**

61. **Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31. **(On-Going During Construction)**

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

    A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to analysis, professional museum curation, or reburial, and/or a report prepared by the qualified professional according to current professional standards. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains (invasive procedures include photography of cultural materials).

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.

(Ongoing throughout demolition, grading, and/or construction).

63. **Human Remains** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously. **(Ongoing throughout demolition, grading, and/or construction).**

64. **Paleontological Resources.** 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. **(Ongoing throughout demolition, grading, and/or construction).**

65. **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. **(Ongoing throughout demolition, grading, and/or construction).**

66. **Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) permit. The applicant shall comply with the applicable storm water requirements, which would either be the requirements of the City's C.3 permit or BART's Phase II MS4 permit in effect at the time of entitlement approval. The following conditions apply:

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to BART and/or the Department of Public Works for review with respect to meeting permit requirements and/or the reasonable adequacy of the controls. With the submittal of a Building Permit application for each building, the Applicant must submit a draft Stormwater Facilities Operations & Maintenance Plan for review and approval by BART and/or the City Public Works Department, as applicable. This review shall be conducted prior to the issuance of a Building Permit. If City review of the plan is not required, the Applicant must submit documentation to the City demonstrating that BART considers the Plan approved and the condition met. Unless otherwise required or superseded by BART's Phase II MS4 permitting requirements, under the City's C-3 permit the applicant shall be responsible for providing at their sole costs all labor and material for operating, maintaining, and repairing stormwater quality treatment facilities and shall indemnify, defend, protect, and hold harmless the City its officials, employees, and agents.

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

F. Unless otherwise required or superseded by BART's Phase II MS4 permitting requirements, under the City's C.3 permit all on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The applicant shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning, unrelated to the Stormwater Management Agreement between BART and applicant, may be required by City of Berkeley Public Works Engineering Dept.

G. If BART's Phase II MS4 permit is the applicable stormwater permit for the project, prior to issuance of a Certificate of Occupancy for any building, the Applicant shall finalize and execute a Stormwater Management Agreement (SMA) with BART that assigns responsibility for operations & maintenance to Applicant. Applicant will record the SMA with the County and provide the City with a recorded copy.

H. If the City's C.3 permit is the applicable stormwater permit for select Lots within the project site, prior to issuance of any Certificate of Occupancy, the Applicant shall finalize and execute to the City's sole satisfaction sufficient C.3 Stormwater Facilities Operations & Maintenance Plans for full coverage of all the applicable disturbed land (using the templates provided by the Alameda County Public Works Agency (ACPWA) Clean Water Program (as described here: https://cleanwaterprogram.org/resources/).

I. All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)

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

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

L. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

M. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.

N. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

O. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

67. **Public Works: Damage to Public Right of Way.** 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.

68. **Public Works: 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.

69. **Public Works: Excavation.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

70. **Public Works: Sandbags.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.

71. **Public Works: Soil Disturbance.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

72. **Public Works: Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

73. **Public Works / Building and Safety.** 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.

74. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

A. During Project Construction, the applicant shall comply with the following sections:

- BMC 13.107.040 "Apprenticeship Requirements" (a-d)
  - Compliance with BMC Chapter 13.107.040.a.ii also fulfills compliance with California Government Code Section 65912.131(b).
- BMC 13.107.050 "Health Care Expenditures" (a-e)
  - Contractor Prequalification Questionnaire
  - Health Care Expenditures. The project contractor shall make health care expenditures for each construction worker in an amount per hour worked on the development at the higher of the amounts required by BMC Chapter 13.107.050.b and California Government Code Section 65912.131(c).
- BMC 13.107.070 "Notice and Posting" (a-b)
- BMC 13.107.080 "Retaliation Prohibited"

Prior to Final Inspection or Issuance of Occupancy Permit:

75. **Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Zoning Certificate. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Zoning Certificate. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program. **(On-Going and Prior to Occupancy Permit)**

76. **Street Frontage Improvements.** Street Frontage Improvements, including signing and striping, shall be constructed as directed by the Public Works Engineering, Public Works Transportation, and Fire Departments, prior to certificate of occupancy.**(Prior to Occupancy Permit)**

77. **Public Art.** The Civic Art Staff shall verify that Public Art has been installed and completed consistent with the Final Public Art Plan prior to issuance of occupancy permits for each building. Prior to inspections, the administrative fee equal to 5% of the 1.75% will be paid directly to the City of Berkeley's Private Percent Art Fund prior to completion of Inspection by Civic Art Staff of the Completed Artwork. **(Prior to Occupancy Permit)**

78. **Compliance with Approved Plans.** All landscape, site and architectural improvements shall be completed per the attached modification plans dated July 11, 2025 as part of the approved drawings dated July 30, 2024.

79. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

    A. **Prior to Issuance of Certificate of Occupancy** (on alterations, additions or demolition projects that do not change the occupancy class of the structure or space the approved final inspection allows occupancy and the projects do not receive a Certificate of Occupancy therefore the Applicant Certification of Compliance shall be provided to the City prior to approved final inspection), the applicant shall comply with the following section:
        - 13.107.060 Applicant Certification of Compliance

At All Times:

80. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the AB 2011 application.

81. **Exterior Lighting.** All exterior lighting must be maintained in good working order, especially near BART station entrances. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

82. **Rooftop Projections.** Rooftop projections not complying with BMC 23.304.050(A) or not addressed by a waiver require submission of an application for a modification to this AB 2011 Zoning Certificate, subject to Staff review and approval.

83. **Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

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

85. **Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

86. **Midblock Connection.** The midblock connection located between the Avalon Buildings and connecting from Acton Street to the BART station is used for emergency access to meet Fire Department requirements. The midblock connection shall remain available and accessible for Fire Department emergency access throughout the life of the permit.

87. **Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.

88. **Residential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and low power Level 2 EV charging receptacles, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in good working condition and made available for building resident use. **(Project required to meet applicable code at time of building permit application, if different from above.)**

89. **Nonresidential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. **(Project required to meet applicable code at time of building permit application, if different from above.)**

90. **Tenant Notification.** The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service, and entertainment uses, and that each occupant shall not seek to impede their lawful operation.

91. **Guaranteed Ride Home.** If qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the "Guarantee Ride Home" program to reduce employee single occupant vehicle trips by providing alternate means of leaving work in an emergency. Enrollment shall be encouraged by providing Guarantee Ride Home information to all employees. An affidavit/statement indicating number of participating employees shall be provided annually to the Transportation Division Manager.

92. **Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

93. **Performance Standards.** The construction and ongoing operation of the Project shall comply with all performance standards in the Berkeley Municipal Code, unless otherwise superseded by the rights and privileges granted to BART as a special district and transit agency.

94. **Cross Default.** A violation of a condition under one building permit will not result in a violation of a condition under any other building permit.

TENTATIVE TRACT MAP - STANDARD CONDITIONS

1. The Final Map shall be submitted for certification and shall be recorded in compliance with the Berkeley Municipal Code, Title 21, and with the Subdivision Map Act of the State of California.

2. A copy of the Conditions, Covenants, and Restrictions or other agreement acceptable to the Zoning Officer, shall be filed with the Planning and Development Department prior to approval of the Final Map.

3. Prior to approval of the Final Tract Map, an Affordable Housing Agreement shall be entered into with the City's Housing Department that specifies the number, location, and pricing of units that will be affordable in order to remain compliant with Berkeley Municipal Code, 23.328 Inclusionary

Housing Requirements, and California Government Code 65915-65918 [Density Bonuses and Other Incentives] regulations applied when project Use Permits were issued.

4. Prior to approval of the Final Tract Map, the applicant must delineate a 12th parcel, subsurface, for BART infrastructure below the planned development.

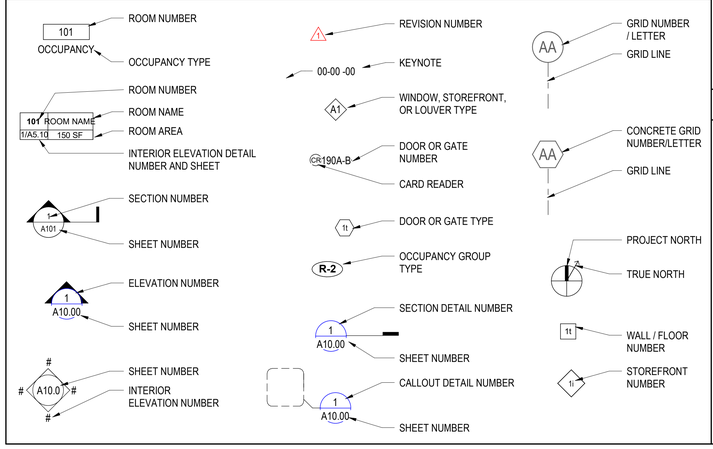
5. The standard conditions of approval for all subdivisions, new condominiums and commercial condominium conversions within the City of Berkeley, dated January 1994, applies and shall be satisfied prior to approval of the Final Map. (Attachment 2, Exhibit A)

ATTACHMENT C - CURRENT DRAWINGS

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACP	ACOUSTIC CEILING PANEL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISED FLOOR
ALUM	ALUMINUM
ALT	ALTERNATIVE
AMT	AMOUNT
ANOD	ANODIZED
AP	ACCESS PANEL
APL	ASSUMED PROPERTY LINE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASSY	ASSEMBLY
A/V	AUDIO VISUAL
AUTO	AUTOMATIC
BATT	BATTING
BALC	BALCONY
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOC	BOTTOM OF CURB
BOD	BASIS OF DESIGN
BOT	BOTTOM
BOW	BACK OF SIDEWALK
BRKT	BRACKET
BTW, B/W	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CEM	CEMENT
CEM PLAS	CEMENT PLASTER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLO	CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CSMT	CASEMENT
CT	CERAMIC TILE
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLD
EJ	EXPANSION JOINT
ELEV	ELEVATION OR ELEVATOR
ELEC	ELECTRIC
ENCL	ENCLOSURE, ENCLOSED
EP	ELECTRIC PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FACP	FAIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FCB	FIBER CEMENT BOARD
FCP	FIBER CEMENT PANEL
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIN	FINISH OR FINISHED
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FR	FIRE RESISTANCE
FRTW	FIRE RETARDANT TREATED WOOD
FRP	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
GA	GUAGE
GALV	GALVINIZED
GAR	GARAGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLAZ	GLAZING
GSM	GALVINIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HD	HOLD-DOWN
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H PLAM	HIGH PRESSURE LAMINATE
HR	HOUR OR HANDRAIL
HSS	TUBE STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR-CONDITIONING
HYD	HYDRANT
IIC	IMPACT INSULATION CLASS
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KD	KILN DRIED
KIT	KITCHEN
KPL	KICK PLATE
L	ANGLE
LAU	LAUNDRY
LAV	LAVATORY
LIN	LINOLEUM
LVT	LUXURY VINYL TILE
LVL	LEVEL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFC	OFFICE
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
OPP	OPPOSITE
OPP HD, OPH	OPPOSITE HAND
OPNG	OPENING
PCC	PRECAST CONCRETE
PERF	PERFORATED
PLT	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PR	PAIR
PT	PRESSURE TREATED OR POST TENSIONED
PTD	PAINTED
PLYWD, PLY	PLYWOOD
PREFAB	PREFABRICATED
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE (RIGID)
QTY	QUANTITY
R	RISER
RCP	REFLECTED CEILING PLAN
REF	REFER(ENCE) OR REFRIGERATOR
REINF	REINFORCE(D) (ING) (MENT)
REQ	REQUIRED
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SAF	SELF-ADHERED FLASHING
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
SD	STORM DRAIN
SHV	SHELVES (ING)
SQ IN	SQUARE INCH
SSD	SEE STRUCTURAL DRAWINGS
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR SUBFLOOR
SG	SAFETY GLAZING
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT, STR'L	STRUCTURAL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SV	SHEET VINYL
SYS	SYSTEM
T	TEMPERED
T&G	TONGUE AND GROOVE
TDS	TIE DOWN SYSTEM
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPERATURE
TEMP GL	TEMPERED GLASS
THK	THICK(NESS)
TO	TOP OF
TOC	TOP OF CONCRETE
TOPL	TOP OF PLATE
TOS	TOP OF SLAB
TOSF	TOP OF SUBFLOOR
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
W	WASHER
W/	WITH
WC	WATER CLOSET
W/D	STACKED WASHER AND DRYER
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WO	WHERE OCCURS
WP	WATERPROOF
WRB	WATER RESISTIVE BARRIER
WS	WHEELSTOP
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS



PROJECT TEAM

DEVELOPER	STRUCTURAL ENGINEER	ACOUSTICAL CONSULTANT
NORTH BERKELEY PSH BRIDGE 350 CALIFORNIA ST, 16TH FLOOR SAN FRANCISCO, CA 94104 CONTACT: REBECCA GIGI P: 415.989.1111 E: RGIGI@INSIGHTHOUSING.COM	TIPPING 1906 SHATTUCK AVE. BERKELEY, CA 94704 CONTACT: MARC STEYER P: 510.549.1906 E: M.STEYER@TIPPINGSTRUCTURAL.COM	WILSON IHRIG 5900 HOLLIS STREET, SUITE T1 EMMERYVILLE, CA 94608 CONTACT: NICOLE KOLAK P: 510.658.6719 x118 E: NKOLAK@WILSONIHRIG.COM
ARCHITECT	**MECHANICAL / ELECTRICAL / PLUMBING ENGINEER**	**ENVELOPE / WATERPROOFING**
PYATOK ARCHITECTS 360 22nd STREET, SUITE 600 OAKLAND, CA 94612 **REGISTERED DESIGN PROFESSIONAL IN CHARGE CONTACT: KEVIN MARKARIAN** P: 510.465.7010 E: KMARKARIAN@PYATOK.COM	EMERALD CITY ENGINEERS 21705 HIGHWAY 99 LYNNWOOD, WA 98036 CONTACT: ADAM FRENCH P: 425741.1200 x 103 E: AFRENCH@EMERALDCITYENG.COM MECHANICAL / PLUMBING CONTACT: MATT BROOKS P: 425.741.1200 x E: MBROOKS@EMERALDCITYENG.COM ELECTRICAL CONTACT: SHAWN DOI P: 425.741.1200 x 122 E: SDOI@EMERALDCITYENG.COM	STEELHEAD ENGINEERS, INC. 2708 WASATCH DRIVE MOUNTAIN VIEW, CA 94040 CONTACT: ALAN BURNETT P: 650.941.1112 E: AEB@STEELHEADENGINEERS.COM
CIVIL ENGINEER		**EBM**
BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: BRIAN SCOTT P: 650-482-6300 EMAIL: BScott@BKF.com		SCAFFOLD INSPECTION AND TESTING CO. 183A BEACON STREET SAN FRANCISCO, CA 94080 CONTACT: RONALD SHARMA P: 650-588-4626 E: RONALD@SIT-CO.COM
LANDSCAPE ARCHITECT	**LIGHTING DESIGNER**	**GENERAL CONTRACTOR**
PGA DESIGN 444 17TH ST. OAKLAND, CA 94612 CONTACT: CHRIS KENT P: 510.550.8851 E: KENT@PGADESIGN.COM	LUMENWORKS, INC. 3410 LAKESHORE AVE., SUITE 201 OAKLAND, CA 94610 CONTACT: THOMAS SKRADSKI P: 510.816.7600 E: TSKRADSKI@LUMENWORKS.COM	J.H. FITZMAURICE, INC. 2857 HANNAH STREET OAKLAND, CA 94608 CONTACT: MO HAKIMI P: 510-444-7651 E: mh@jhfoak.com
JOINT TRENCH / DRY UTILITIES	**SUSTAINABILITY & T24 ENERGY CONSULTANT**	**LOW VOLTAGE**
GIACALONE 555 MASON ST., SUITE 150 VACAVILLE, CA. 95688 CONTACT: ROSA OLIVARES P: 925-467-1740 X302 E: ROSAO@DRYUTILITYDESIGN.COM	STREAMLINE GREEN 1355 FRANCISCO ST. BERKELEY, CA 94702 CONTACT: JENNIFER LOVE P: 510.387.1532 E: JEN@STREAMLINE-GREEN.COM	EDESIGNC 212 9TH ST, SUITE 203, OAKLAND, CA 94607 CONTACT: MATT GILLESPIE P: (415) 963-4303 E: MATT@EDESIGNC.COM
WASTE	**GEOTECHNICAL ENGINEER**	**SPECIFICATIONS**
AMERICAN TRASH MANAGEMENT 1900 POWELL ST., SUITE 220 EMERYVILLE, CA 94608 CONTACT: DAISY URBINA P: 415.292.5400 E: DAISYURBINA@TRASHMANAGE.COM	ROCKRIDGE GEOTECHNICAL 1350 OCEAN AVENUE EMERYVILLE, CA 94608 CONTACT: CRAIG SHIELDS P: 510.420.5378 E: CSSHIELDS@ROCKRIDGEGEO.COM	VIVIAN VOLTZ ARCHITECTURAL SPECIFICATIONS 1010 B ST., SUITE 421 SAN RAFAEL, CA 94901 CONTACT: VIVIAN VOLTZ P: 415.432.8788 E: VIVIAN@VVASINC.COM
KITCHEN		
NGASSOCIATES 11135 SAN PABLO AVENUE #1782 EL CERRITO, CA 94530 CONTACT: NAHUM GOLDBERG P: 510.255.9684 E: NAHUM@NG-ASSOCIATES.COM		

PROJECT INFORMATION & ZONING CODE SUMMARY

ADDRESS:	1700 SACRAMENTO ST., BERKELEY, CA 94702 (PROPOSED) * SINCE 1750 SACRAMENTO IS MASTER PLAN / BART PARKING LOT	BIKE PARKING:
APN / LOT NUMBER:	58-2149-19-4	SHORT TERM REQUIRED: 3 SPACES
LOT SIZE / SITE AREA:	12,079 GROSS SQUARE FEET (~0.28 ACRES)	SHORT TERM PROVIDED: 4 SPACES
PLANNING ARRPOVAL #:	PLN 2024-0010	
BUILDING PERMIT #:	TBD	LONG TERM REQUIRED: 85 SPACES
ZONING CLASSIFICATION:	R-BMU (RESIDENTIAL BART MIXED USE DISTRICT)	LONG TERM PROVIDED: 54 SPACES (WAIVER REQUESTED)
LOT COVERAGE		
MAX. STORIES:	6 (PROPOSED)	
MAX. HEIGHT:	70' - 0" (PROPOSED)	
SETBACKS:	SEE PLANS	
EASEMENTS:	NONE	
OPEN SPACE CALCULATIONS:	40 SF PER UNIT REQUIRED PRIVATE x 85 UNITS = 3,400 SF TOTAL OPEN SPACE REQUIRED PRIVATE OPEN SPACE PROVIDED: 1929 SF (WAIVER REQUESTED)	

UNIT MIX SUMMARY

UNIT ACCESSIBILITY SUMMARY

Name	Beds/Baths	Accessibility Type	Count	% Mix
0 BED / 1 BATH				
S1	0 BED / 1 BATH	ADAPTABLE	25	30%
S1	0 BED / 1 BATH	HEARING & VISUALLY IMPAIRED	6	7%
S1-A	0 BED / 1 BATH	MOBILITY ACCESSIBLE	8	10%
S1-A	0 BED / 1 BATH	MOBILITY ACCESSIBLE + COMMUNICATION	1	1%
S1.1	0 BED / 1 BATH	ADAPTABLE	5	6%
S1.1-A	0 BED / 1 BATH	MOBILITY ACCESSIBLE	5	6%
S1.2	0 BED / 1 BATH	ADAPTABLE	5	6%
			55	65%
1 BED / 1 BATH				
A1	1 BED / 1 BATH	ADAPTABLE	9	11%
A1	1 BED / 1 BATH	HEARING & VISUALLY IMPAIRED	3	4%
A1-A	1 BED / 1 BATH	MOBILITY ACCESSIBLE	7	8%
A1-A	1 BED / 1 BATH	MOBILITY ACCESSIBLE + COMMUNICATION	1	1%
A1.1	1 BED / 1 BATH	ADAPTABLE	5	6%
A2	1 BED / 1 BATH	ADAPTABLE	5	5%
			30	35%
TOTAL			85	100%

NOTES:
CBC CHAPTER 11B REQUIRES **2%** HEARING & VISUALLY IMPAIRED AND **5%** MOBILITY ACCESSIBLE UNITS;
CALIFORNIA TAX CREDIT REQUIREMENTS EXCEED THE CBC WITH **10%** HEARING & VISUALLY IMPAIRED AND **25%** MOBILITY ACCESSIBLE UNITS REQUIRED. ALL REMAINING UNITS ARE ADAPTABLE FLATS FOR AN ELEVATOR SERVED BUILDING. SEE SHEET A4.00 FOR ADDITIONAL INFORMATION

DEFERRED OR PHASED / CONCURRENT SUBMITTALS

1. FIRE PROTECTION:
   - A. FIRE HYDRANT (@ SACRAMENTO & VIRGINIA)
   - B. UNDERGROUND FIRE SERVICE
   - C. FIRE PUMP
   - D. STANDPIPES
   - E. FIRE SPRINKLERS
   - F. AUTOMATIC FIRE EXTINGUISHING SYSTEM FOR TYPE 1 COMMERCIAL KITCHEN COOKING EQUIPMENT
2. ELECTRICAL:
   - A. FIRE ALARM SYSTEM
   - B. TWO-WAY COMMUNICATION SYSTEM
   - C. ERRCS (EMERGENCY RESPONDER RADIO COVERAGE SYSTEM)
3. MANUFACTURED ITEMS:
   - A. STOREFRONTS
   - B. ELEVATOR CUTSHEETS AND BRACKETING
   - C. SOLAR PHOTOVOLTAICS
   - D. TBD: HVAC EQUIPMENT (SUPPORTS / ANCHORING)
4. BUILDING IDENTITY / MARQUEE SIGNAGE / EXTERIOR SIGNAGE
5. TBD: SHEAR WALL TIE-DOWN SHOP DRAWINGS
6. TBD: EXCAVATION, SHORING, UNDERPINNING AND/OR EARTHWORK

NOTES:

1. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO ARCHITECT OR ENGINEER OF RECORD AND REVIEWED PRIOR TO CONTRACTOR'S SUBMITTAL TO AHJ FOR PERMIT. THE DOCUMENTS LISTED ARE NOT UNDER PYATOK ARCHITECTS, INC. CONTRACT AND NOT INCLUDED IN THIS SET. THEY WILL REQUIRE SEPARATE APPLICATION AND/OR BY CONTRACTOR.

2. SEE GENERAL AND FIRE & LIFE SAFETY NOTES (SHEETS G0.10 AND G5.04)

NORTH BERKELEY BART (NBB) PSH
100% DD SET | 7/11/2025



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A PUBLICLY FUNDED PERMANENT SUPPORTIVE HOUSING DEVELOPMENT. THE EXISTING 0.28 ACRE SITE, LOCATED AT 1750 (1700) SACRAMENTO ST., IS BOUNDED BY VIRGINIA ST. TO THE NORTH, SACRAMENTO ST. TO THE EAST, AN INTERIOR LOT LEASE LINES TO SOUTH AND STATION DRIVEWAY TO THE WEST, AND IS CURRENTLY OCCUPIED BY THE EXISTING ON-GRADE BART PARKING LOT. THE PROJECT WAS ENTITLED AS PART OF THE LARGER NORTH BERKELEY BART MASTER PLAN. NO ON-SITE PARKING WILL BE PROVIDED, AND OFF-SITE LOADING ZONES WILL OCCUR ON SACRAMENTO ST.

THE BUILDING WILL BE FIVE STORIES OF LIGHT GUAGE STEEL FRAME (TYPE III-A) CONSTRUCTION, ON TOP OF A 1-STORY CONCRETE (TYPE I-A) PODIUM WITH AN ON-GRADE LANDSCAPED COURTYARD. THE UPPER FLOOR CONSTAINS 85 PUBLICLY FUNDED AFFORDABLE PSH RENTAL DWELLING UNITS, ALL EITHER STUDIOS OR ONE BEDROOM FLATS. THE GROUND FLOOR WILL CONTAIN A LOBBY, OFFICES, BICYCLE STORAGE, COMMUNITY ROOM, COMMERCIAL KITCHEN, MAIL AREA, LAUNDRY AND SERVICE AREAS.

THE PROJECT IS AN ALL-ELECTRIC BUILDING AND IS SEEKING GREENPOINT RATED CERTIFICATION. IT COMPLIES WITH BERKELEY GREEN BUILDING REQUIREMENTS FOR SOLAR PV, LOW CARBON CONCRETE, WASTE DIVERSION AND WELO REQUIREMENTS.

THE PROPOSED PROJECT SITE IS NOT WITHIN THE ZONE OF INFLUENCE (ZOI) OF BELOW GRADE BART TUNNELS OR STATION AREAS.

CONDITIONS OF APPROVAL

FINAL CONDITIONS OF APPROVAL PROVIDED ON GENERAL SHEETS FOR REFERENCE. COMPLIANCE WITH ALL ITEMS IS DOCUMENTED IN SEPARATE NARRATIVE / MARK-UP.

BUILDING CODE SUMMARY

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) AND CITY OF BERKELEY AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (TITLE 24 ENERGY)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE
NFPA 13 - SPRINKLER SYSTEMS
NFPA 14 - STANDPIPE AND HOSE SYSTEMS
NFPA 24 - PRIVATE FIRE SERVICE MAINS
NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE
2010 AMERICANS WITH DISABILITIES ACT GUIDELINES (ADA)
FAIR HOUSING DESIGN MANUAL (FHADM) W/2009 ICC AS TECHNICAL STANDARD

BUILDING HEIGHT AND AREA PER CBC CHAPTER 5
(SEE BUILDING CODE DIAGRAM SHEETS FOR MORE INFO)

CONSTRUCTION TYPES:	TYPE III-A: 5-STORIES LIGHT-GAUGE METAL FRAME OVER TYPE I-A: 1-STORY CONCRETE PODIUM
OCCUPANCY:	A-2 (ASSEMBLY) B (BUSINESS) R-2 (RESIDENTIAL) S-2 (STORAGE)
SPRINKLERED:	YES, NFPA 13, 14, 24, 72

ENERGY STANDARDS

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED AND DATED COPIES OF THE APPROPRIATE CF-1R, CF-2R AND CF-3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

GROSS BUILDING AREA SUMMARY

NOTES:
1) FLOOR AREA PER 2022 CBC SECTION DEFINITIONS; SEE BUILDING CODE DIAGRAM SHEETS FOR ADDITIONAL INFORMATION.
2) SEE ZONING CODE SUMMARY AND PLANNING DIAGRAMS FOR AREAS AND CALCULATIONS PER PLANNING CODE DEINITIONS.

CBC - BUILDING AREA - BY CONST. TYPE & OCCUPANCY

OCC. GROUP	CONSTRUCTION TYPE	% FLOOR AREA	AREA
I-A			
A-2	I-A	27%	2065 SF
B	I-A	19%	1485 SF
R-2	I-A	26%	2026 SF
R-2*	I-A	3%	263 SF
S-2	I-A	24%	1839 SF
			7678 SF
III-A			
R-2	III-A	100%	40515 SF
			40515 SF
Grand total			48193 SF

VICINITY MAP



JURISDICTION PROJECT APPROVALS

PYATOK
360 22NDST, SUITE 600
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

NORTH BERKELEY PSH PARTNERS, LP
350 CALIFORNIA ST, 16TH FLOOR
SAN FRANCISCO, CA 94104

NORTH BERKELEY BART PSH
1750 (1700) SACRAMENTO ST.
BERKELEY, CA 94702

STAMP:
LICENSED ARCHITECT
KEVIN MARKARIAN
C-32390
RENEWAL DATE 6/30/2027
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
TITLE SHEET

SHEET:
G0.00

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ATTACHMENT C - CURRENT DRAWINGS

SHEET NUMBER	SHEET NAME	MINOR MODIFICATION
GENERAL		
G0.00	TITLE SHEET	●
G0.01	DRAWING INDEX	●
G1.01	3D VIEWS	●
G2.01	ZONING & ODS - SUMMARY	●
G2.10	ZONING & ODS - WAIVER DIAGRAMS	●
G2.20	ZONING COMPLIANCE DIAGRAMS	●
G2.21	ZONING COMPLIANCE DIAGRAMS	●
G2.30	ODS COMPLIANCE DIAGRAMS	●
G2.31	ODS COMPLIANCE DIAGRAMS	●
G2.40	PHOTO SIMULATIONS & STRIP ELEVATIONS	●
G3.01	CONDITIONS OF APPROVAL	●
G3.02	CONDITIONS OF APPROVAL	●
G6.00	SUSTAINABILITY - GPR CHECKLIST	●
G6.10	CALGREEN CHECKLIST	●
G6.11	CALGREEN CHECKLIST	●
15		
ALTA SURVEY		
TOPO 6	TOPOGRAPHIC SURVEY	●
1		
CIVIL		
C1.00	EXISTING CONDITIONS	●
C2.00	DEMOLITION PLAN	●
C3.00	HORIZONTAL CONTROL PLAN	●
C4.00	GRADING AND DRAINAGE PLAN	●
C5.00	UTILITY PLAN	●
5		
LANDSCAPE		
L1.01	LANDSCAPE ARCHITECTURAL PLAN	●
L3.00	PLANTING PALETTE AND NOTES	●
L3.01	PLANTING PLAN	●
L7.01	SECTIONS	●
L8.01	VIRGINIA ST STORMWATER TREATMENT PLANTERS	●
L9.01	LANDSCAPE ARCHITECTURAL DETAILS	●
L9.02	LANDSCAPE ARCHITECTURAL DETAILS	●
L9.04	PLANTING DETAILS	●
8		
ARCHITECTURE		
A1.00	SITE PLAN	●
A2.11	BUILDING PLAN - LEVEL 1	●
A2.12	BUILDING PLAN - LEVEL 2	●
A2.13	BUILDING PLAN - LEVEL 3	●
A2.14	BUILDING PLAN - LEVEL 4	●
A2.15	BUILDING PLAN - LEVEL 5	●
A2.16	BUILDING PLAN - LEVEL 6	●
A2.17	BUILDING PLAN - ROOF	●
A3.11	BUILDING ELEVATIONS	●
A3.12	BUILDING ELEVATIONS	●
A3.20	EXTERIOR COLORS & MATERIALS	●
A3.30	BUILDING SECTIONS	●
A3.31	BUILDING SECTIONS	●
A4.00	UNIT PLAN NOTES	●
A4.10	UNIT PLANS - STUDIO - S1	●
A4.11	UNIT PLANS - 1 BEDROOM - A1	●
A4.14	UNIT PLANS - 1 BEDROOM - A2	●
17		

TOTAL SHEETS: 46

PYATOK
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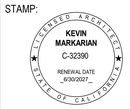
NORTH BERKELEY
PSH PARTNERS, LP

350 CALIFORNIA ST,
16TH FLOOR
SAN FRANCISCO, CA
94104

NORTH BERKELEY BART PSH

1750 (1700) SACRAMENTO ST.
BERKELEY, CA 94702

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	07/11/2025

SCALE:

TITLE:

SHEET INDEX

SHEET:

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ATTACHMENT C - CURRENT DRAWINGS



VIEW FROM SACRAMENTO AND VIRGINIA
VIEW FROM SACRAMENTO ST AND VIRGINIA ST



VIEW FROM NORTHWEST, ALONG VIRGINIA
VIEW FROM NORTHWEST, ALONG VIRGINIA ST



STREET LEVEL VIEW FROM VIRGINIA ST



VIEW FROM SACRAMENTO, FROM BART INTERNAL ST

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KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027_

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	

TITLE:
3D VIEWS

SHEET:
G1.01

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ATTACHMENT C - CURRENT DRAWINGS

ZONING & ODS COMPLIANCE

ITEM	CODE REFERENCE	REQUIREMENT	CURRENT DESIGN	COMPLIANCE	DRAWING REFERENCE
PERMITTED USES	BMC TABLE 23.202-1	MULTI-FAMILY, MIXED-USE RESIDENTIAL, CHILDCARE, RETAIL, GENERAL PARKING LOT/STRUCTURE	MULTI-FAMILY	COMPLIES	
MAIN BUILDING HEIGHT, MAXIMUM	BMC TABLE 23.202-21	80 FEET MAX	68' - 6"	COMPLIES	A3.11 - A3.13
NUMBER OF STORIES	BMC TABLE 23.202-21	7 STORIES MAX	6 STORIES	COMPLIES	A3.11 - A3.13
DENSITY	BMC TABLE 23.202-21	4.2 FAR MAX	4.06 FAR	COMPLIES	1 / G2.20
RESIDENTIAL DENSITY, MINIMUM	BMC TABLE 23.202-21	75 DU/ACRE MIN	85 DU / 0.28 ACRE = 307 DU/ACRE	COMPLIES	
PRIVATE USABLE OPEN SPACE, MINIMUM	BMC TABLE 23.202-21	40 SF/UNIT MIN 85 UNITS X 40 SF = 3,400 SF MIN REQUIRED	2,361 SF PROVIDED THROUGH PRIVATE OPEN SPACE, DEFICIT TO BE PROVIDED BY PUBLIC OPEN SPACE	COMPLIES	1 / G2.21
REQUIRED FRONT SETBACKS	BMC 23.202.150.F.4(b)	VIRGINIA ST (NORTH): 0' - 0" SACRAMENTO ST (EAST): 0' - 0"	VIRGINIA ST (NORTH): 5' - 0" SACRAMENTO ST (EAST): 0' - 0"	COMPLIES	2 / G2.20
REQUIRED FRONT SETBACKS ALONG INTERNAL STREETS	ODS SECTION 1.3.1.1 ODS SECTION 1.3.1.2	INTERNAL STREET (WEST): 0' - 0"	INTERNAL STREET (WEST): 0' - 0"	COMPLIES	2 / G2.20
REQUIRED SETBACKS ALONG INTERNAL PUBLICLY ACCESSIBLE PATHWAYS	BMC 23.202.150.F.4(b)	SETBACKS ALONG ALL OTHER FRONTAGES ALONG INTERNAL PUBLICY ACCESSIBLE PATHWAYS SHALL RANGE FROM 5 FT (MIN) TO 15 FT (MAX) FOR AT LEAST 50% OF ANY BUILDING'S LINEAR STREET FRONTAGE INCLUDING ALL FRONTAGES WITHIN 50 LINEAL FEET OF AN INTERSECTING CORNER	INTERNAL STREET (WEST): 0' - 0"	WAIVER REQUESTED	4 / G2.10
UPPER STORY SETBACK	BMC 23.202.150.F.5	ANY STREET-FACING BUILDING FRONTAGE ABOVE FOUR STORIES IN HEIGHT THAT IS NOT WITHIN 100 LINEAR FEET OF SACRAMENTO STREET SHALL STEP BACK FROM THE PROPERTY LINE FOR PORTIONS OF THE BUILDING ABOVE FOUR STORIES	NO UPPER STORY SETBACKS PROVIDED	COMPLES WITH ODS STANDARD IN LIEU OF ZONING STANDARD WAIVER REQUESTED	1 / G2.10
PARKING	BMC 23.322.070 BMC TABLE 23.322-1	RESIDENTIAL PARKING WITHIN 1/4 MILE OF MAJOR TRANSIT STOP: 0.5 SPACES / DU MAX NON-RESIDENTIAL USES: 1.5 SPACES / 1000 SF MAX	RESIDENTIAL PARKING: 0 SPACES NON-RESIDENTIAL PARKING: 0 SPACES	COMPLIES	A2.11
LONG-TERM RESIDENTIAL BIKE PARKING	BMC TABLE 23.332-11	1 SPACE / DU REQUIRED 85 DU X 1 = 85 SPACES REQUIRED	52 SPACES PROVIDED	WAIVER REQUESTED	2 / G2.10
SHORT-TERM RESIDENTIAL BIKE PARKING	BMC TABLE 23.322-11	1 SPACE / 40 BEDROOMS 85 BR / 40 = 3 SPACES REQUIRED	4 SPACES PROVIDED	COMPLIES	
NON-RESIDENTIAL BIKE PARKING	BMC 23.322.090.A.1 BMC TABLE 23.322-10	1 SPACE / 1000 SF OF NEW COMMERCIAL	NO COMMERCIAL PROVIDED	COMPLIES	
BUILDING LOBBY ENTRANCES	BMC 23.202.150.F.11(a)	AT LEAST ONE BUILDING LOBBY ENTRANCE REQUIRED FOR EVERY 200 FEET OF GROUND FLOOR RESIDENTIAL BUILDING FRONTAGE	ALL GROUND FLOOR RESIDENTIAL FRONTAGES LESS THAN 200 FT.	COMPLIES	3 / G2.20
NON-RESIDENTIAL ENTRANCES	BMC SECTION 23.202.150.F.11(a)	AT LEAST ONE BUILDING ENTRANCE AT AN AVERAGE DISTANCE OF 50 LINEAR FEET OF GROUND FLOOR NON-RESIDENTIAL BUILDING FRONTAGE	ALL RESIDENTIAL USES	COMPLIES	
GROUND FLOOR HEIGHT	BMC SECTION 23.202.150.F.12	GROUND FLOOR NON--RESIDENTIAL MINIMUM GROUND FLOOR HEIGHT IS 15 FEET. AS MEASURED FROM THE GROUND LEVEL FLOOR TO THE FIRST FLOOR ABOVE	ALL RESIDENTIAL USES	COMPLIES	A3.11 - A3.13
GARAGE VEHICULAR ENTRY	BMC SECTION 23.202.150.F.13(d)	PARKING GARAGE VEHICULAR ENTRANCES FACING THE STREET SHALL BE NO MORE THAN 20 FEET WIDE	NO PARKING PROVIDED	COMPLIES	
UPPER STORY STEPBACKS	ODS SECTION 2.2.1 ODS TABLE 1	SACRAMENTO ST: NONE REQUIRED VIRGINIA ST: 6 STORY BUILDINGS EXEMPT ON VIRGINIA ST BETWEEN INTERNAL ST & SACRAMENTO ST	SARCRAMENTO ST: NONE VIRGINIA ST: NONE	COMPLIES	
PROJECTIONS IN THE RIGHT OF WAY	ODS SECTION 1.3.3	SACRAMENTO ST: MAX OF 3 FT AND MAY NOT EXCEED 25% OF THE FAÇADE LENGTH OF THE BUILDING WALL TO WHICH IT IS ATTACHED VIRGINIA ST: NONE PERMITTED	SACRAMENTO ST: MAX OF 2.93' DEEP FOR 24.6% OF FAÇADE LENGTH VIRGINIA ST: NONE	COMPLIES	2 / G2.30
PROJECTIONS OVER INTERIOR LOT LINES	ODS SECTION 1.3.4	UP TO 3 FT IN DEPTH AND MAY NOT EXCEED 30% OF FAÇADE AREA FOR THE LENGTH OF THE BUILDING WALL TO WHICH IT IS ATTACHED	NONE PROVIDED	COMPLIES	3 / G2.30
PROJECTIONS WITHIN SETBACKS	ODS SECTION 1.3.2	STOOPS, PORCHES, UNCOVERED DECKS, LANDINGS, AND STAIRS LESS THAN 3 FT IN HEIGHT MAY PROJECT WITHIN THE SETBACK AREA. BUILDING FEATURES INCLUDING EAVES, AWNINGS, AND OTHER WEATHER PROTECTION FEATURES LIKE SUN-SHADES MAY PROJECT A MAX OF 2.5 FT INTO A REQUIRED MIN SETBACK. VIRGINIA ST: HABITABLE BUILDING FEATURES SUCH AS BAY WINDOWS OR BALCONIES MAY PROJECT WITHIN THE 5 FT MIN SETBACK FOR A MAX OF 3 FT, TOTAL PROJECTIONS SHALL NOT EXCEED 25% OF THE FAÇADE LENGTH OF THE BUILDING WALL TO WHICH IT IS ATTACHED	VIRGINIA ST: MAX OF 3'-0" DEEP FOR 23.0% OF FAÇADE LENGTH	COMPLIES	1 / G2.30
BUILDING SETBACK LANDSCAPING	ODS SECTION 1.3.5	A MIN OF 60% OF THE FIRST 5 FT OF BUILDING SETBACK AREA FROM PROPERTY LINE SHALL BE LANDSCAPED. A MIN OF 40% OF THE REMAINING REQUIRED SETBACK AREA SHALL BE LANDSCAPED	FIRST 5' OF BUILDING SETBACK: 88% LANDSCAPED REMAINING SETBACK AREA: 66% LANDSCAPED	COMPLIES	4 / G2.30

ITEM	CODE REFERENCE	REQUIREMENT	CURRENT DESIGN	COMPLIANCE	DRAWING REFERENCE
MAXIMUM FAÇADE LENGTH	ODS SECTION 2.2.2 ODS TABLE 1	SACRAMENTO ST: 250 FT VIRGINIA ST: 250 FT INTERNAL ST: 270 FT	SACRAMENTO ST: 95.46' VIRGINIA ST: 111.96' INTERNAL ST: 62.49'	COMPLIES	5 / G2.30
MAJOR BREAKS	ODS SECTION 2.2.3	REQURED FOR PRIMARY FACADES GREATER THAN 200 FT FACING PUBLIC STREETS AND PUBLICLY ACCESSIBLE WALKWAYS AND PUBLICLY ACCESSIBLE OPEN SPACES	ALL BUILDING FACADES ARE UNDER 200 FT, DOES NOT APPLY	COMPLIES	
MINOR BREAKS	ODS SECTION 2.2.4 ODS SECTION 2.2.5	REQUIRED FOR PRIMARY AND SECONDARY FACADES. VERTICAL RECESS OF PROJECTION TO OCCUR AT AN AVG MIN OF ONE PER 40 FT OF LINEAR FAÇADE LENGTH WITH NO FAÇADE LENGTH GREATER THAN 50 FT IN WIDTH WITHOUT MINOR BREAK. MIN 2 FT X 2 FT WIDTH AND DEPTH. **OR** CONTINUOUS BUILDING FACADES MAY UTILIZE THE ORNAMENTAL FACADE ALTERNATIVE	SACRAMENTO ST: ORNAMENTAL FAÇADE ALTERNATIVE VIRGINIA ST: ORNAMENTAL FAÇADE ALTERNATIVE INTERNAL ST: COMPLIES	COMPLIES	1 / G2.31
GROUND FLOOR STREET-FACING USES	BMC TABLE 23.202-28	ALONG INTERIOR PUBLIC SPACES: RESIDENTIAL OR NON-RESIDENTIAL ALONG SACRAMENTO OR WITHIN 50 FT OF ANY STREET CORNER: RESIDENTIAL OR NON-RESIDENTIAL ALONG VIRGINIA: RESIDENTIAL USES	INTERNAL ST: RESDIENTIAL USES SACRAMENTO ST: RESIDENTIAL USES VIRGINIA ST: RESIDENTIAL USES	COMPLIES	
EXPOSED PARKING STRUCTURES	ODS SECTION 2.2.6	REQUIRED TO BE FULLY SCREENED, ARTICULATED AT MIN INTERVALS OF 3 FT & DEPTH OF 18 INCHES. MATURE TREE W/ CROWN HEIGHT OF 25 FT REQUIRED 1 PER 25 FT OF EXPOSED STRUCTURE	NO PARKING PROVIDED	COMPLIES	
WINDOW DEPTH	ODS SECTION 2.3.1	WINDOWS SHALL BE PUNCHED WITH A MIN RECESS OF TWO INCHES FROM THE FAÇADE	WINDOW RECESSES TO BE PROVIDED	COMPLIES	
MATERIALS	ODS SECTION 2.3.2	NO SINGLE MATERIAL SHALL COVER MORE THAN 80% OF CUMULATIVE FAÇADE AREA OF A BUILDING	METAL FACADE: 33% STUCCO COLOR 1: 42% STUCCO COLOR 2: 16% CONCRETE: 4% METAL SPANDREL PANEL: 3% 1ST FLR METAL PANEL: 2%	COMPLIES	2 / G2.31
TRANSPARENCY	BMC 23.202.150.F.10	FOR NON-RESIDENTIAL GROUND-FLOOR USES FACING A FRONT LOT LINE, PUBLICLY ACCESSIBLE PATHWAY OR PUBLIC OPEN SPACE, A MINIMUM OF 50% OF THE BUILDING WALL AREA LOCATED BETWEEN THREE AND SEVEN FEET ABOVE GROUND LEVEL SHALL BE STRANSPARENT WITH A VISIBLE LIGHT TRANSMITTANCE OF NOT LESS THAN 80%	ALL GROUND FLOOR USES ARE RESIDENTIAL	COMPLIES	
GROUND FLOOR OPENINGS	BMC 23.202.150.F.10(a)	GROUND LEVEL EXTERIOR WALLS FACING AND WITHIN 20 FT OF A FRONT LOT LINE OR PUBLICLY ACCESSIBLE PATHWAY OR PUBLIC OPEN SPACE SHALL RUN IN A CONTINUOUS PLANE FOR NO MORE THAN 30 FT WITHOUT A WINDOW, DOOR, OR OTHER SIMILAR BUILDING OPENING.	MAX WALL LENGTH ON INTERNAL ST: 12.71' MAX WALL LENGTH ON VIRGINIA ST: 17.63' MAX WALL LENGTH ON SACRAMENTO ST: 17.73'	COMPLIES	3 / G2.20
PARAPET HEIGHT	BMC TABLE 23.202-21[3]	BUILDING HEIGHT MEASUREMENT: IN THE CASE OF A ROOF WITH A PARAPET WALL, BUILDING HEIGHT SHALL BE MEASURED TO THE TOP OF THE ROOF AND PARAPETS MAY EXCEED THE HEIGHT LIMITS BY UP TO FIVE FEET BY RIGHT.	PARAPETS WITHIN 5 FT OF HEIGHT LIMIT	COMPLIES	A3.11 - A3.13
ROOF TOP MECHANICAL	BMC TABLE 23.304-5	CHIMNEYS, WATER TANKS, HEATING AND AIR CONDITIONING EQUIPMENT, VENTS, PIPES, AND NECESSARY MECHANICAL ROOF APPURTANCES: MAX PROJECTION ABOVE HEIGHT LIMIT = 4 FT OR MIN HEIGHT REQUIRED BY BUILDING CODE. MAX 3 FT WIDE.	MECHANICAL DOES NOT EXCEED HEIGHT LIMIT	COMPLIES	
40% LANDSCAPING REQUIREMENT - PRIVATE OPEN SPACE	BMC 23.304.090(B)(7)	(A) AT LEAST 40% OF TOTAL REQUIRED USABLE OPEN SPACE AREA, EXCLUSIVE OF BALCONIES ABOVE THE GROUND FLOOR, SHALL BE LANDSCAPED	PRIVATE OPEN SPACE: 65% LANDSCAPED	COMPLIES	2 / G2.21
FENCE HEIGHT	BMC 23.304.080 BMC TABLE 23.304-8	FENCES OVER 6 FT HIGH IN ALL DISTRICTS REQUIRE A PERMIT.	FENCE MEASURES 8'-6" TO 9'-0" FROM LOWEST POINT.	WAIVER REQUESTED	3 / G2.10
GROUND FLOOR UNIT ENTRIES	BMC 23.202.150.F.11(b)	ALL GROUND FLOOR RESIDENTIAL UNITS SHALL PROVIDE ENTRIES TO THE STREET IN THE FORM OF STOOPS OR OTHER EXTERIOR ENTRIES, OR BALCONY OR PATIO WITHOUT ENTRANCE TO THE STREET, WITH A MIN AREA OF 20 SF.	NO RESIDENTIAL UNITS AT THE GROUND FLOOR	COMPLIES	

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1750 (1700) SACRAMENTO ST.
BERKELEY, CA 94702

STAMP:

LICENSED ARCHITECT
KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 2421
DRAWN BY: TK, SN
CHECKED BY: KM, ARK
ISSUE DATE: 07/11/2025

SCALE:

TITLE:
ZONING & ODS - SUMMARY

SHEET:
G2.01

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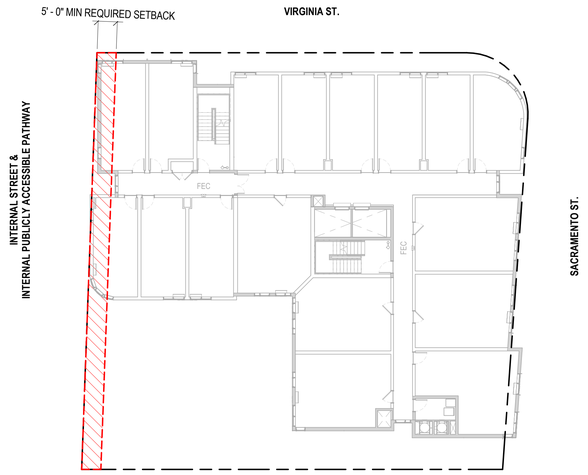
ATTACHMENT C - CURRENT DRAWINGS

4 REQUIRED FRONT SETBACKS ON INTERNAL DRIVE BMC SECTION 23.202.150.F.4(b)

REQUIRED: SETBACKS ALONG ALL OTHER FRONTAGES ALONG PUBLIC RIGHTS-OF-WAY AND INTERNAL PUBLICLY ACCESSIBLE PATHWAYS SHALL RANGE FROM 5 FEET (MINIMUM) TO 15 FEET (MAXIMUM) FOR AT LEAST 50 PERCENT OF ANY BUILDING'S LINEAR STREET FRONTAGE, INCLUDING ALL FRONTAGES WITHIN 50 LINEAL FEET OF AN INTERSECTING CORNER.

PROVIDED: 0 FT FRONT SETBACK ALONG INTERNAL PUBLICLY ACCESSIBLE PATHWAYS.

WAIVER IS REQUESTED FOR A 0 FT FRONT SETBACK ALONG ALL INTERNAL PUBLICLY ACCESSIBLE PATHWAYS.



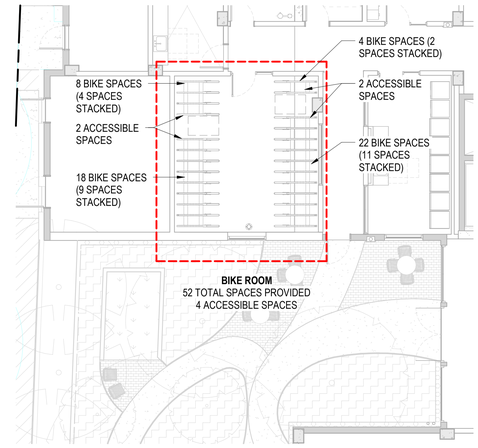
PROJECTIONS WITHIN SETBACK 4
1/16" = 1'-0"

2 WAIVER REQUEST: LONG-TERM RESIDENTIAL BIKE PARKING BMC TABLE 23.322-11

REQUIRED: 1 SPACE / DWELLING UNIT REQUIREDED

PROVIDED: 52 TOTAL SPACES PROVIDED FOR 85 DWELLING UNITS

WAIVER IS REQUESTED. THE GROUND FLOOR IS NEEDED FOR RESIDENT SERVICES, WITH BIKE PARKING BEING A LESS DESIRABLE FEATURE FOR ITS PERMANENT SUPPORTIVE RESIDENTS.



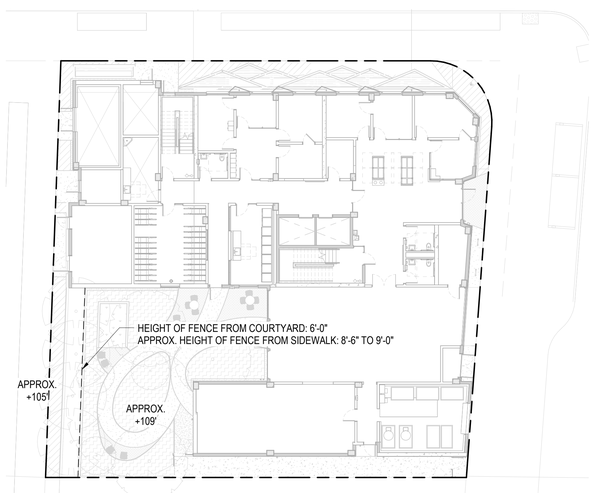
WAIVER DIAGRAM - BIKE ROOM 2
1/8" = 1'-0"

3 WAIVER REQUEST: FENCES OVER 6 FEET BMC SECTION 23.304.080, TABLE 23.304-8

REQUIRED: FENCES OVER 6 FEET HIGH IN ALL DISTRICTS REQUIRE A PERMIT.

PROVIDED: THE FENCE ALONG THE COURTYARD IS 6'-0" HIGH MEASURED FROM INSIDE THE COURTYARD. THE FENCE WHEN MEASURED FROM THE LOWER GRADE OF THE ACCESS DRIVE EXCEEDS 6'-0".

WAIVER IS REQUESTED FOR A FENCE THAT EXCEEDS 6 FEET AS MEASURED FROM THE ACCESS DRIVE FOR SECURITY/PRIVACY OF COURTYARD USERS.



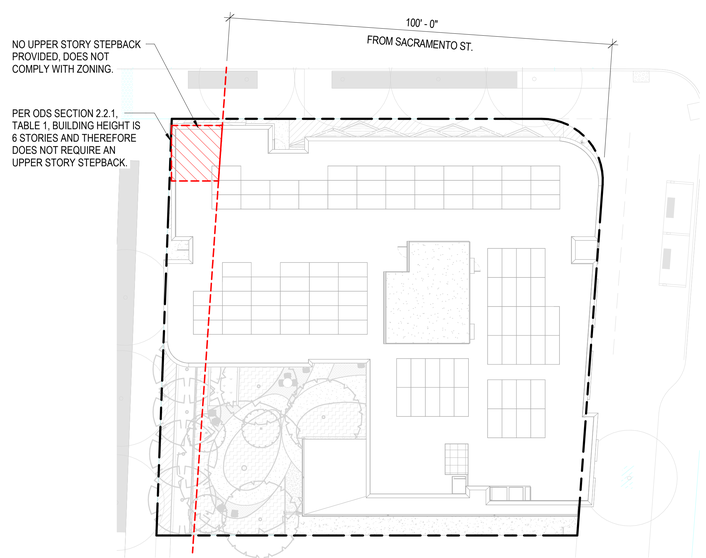
WAIVER DIAGRAM - FENCE HEIGHT 3
1/16" = 1'-0"

1 WAIVER REQUEST: ZONING UPPER STORY STEPBACKS BMC SECTION 23.202.150.F.5

REQUIRED: ANY STREET-FACING BUILDING FRONTAGE ABOVE FOUR STORIES IN HEIGHT THAT IS NOT WITHIN 100 LINEAR FEET OF SACRAMENTO STREET SHALL STEP BACK FROM THE PROPERTY LINE FOR PORTIONS OF THE BUILDING ABOVE FOUR STORIES.

PROVIDED: THE NORTHWEST CORNER OF THE BUILDING AT 6 STORIES DOES NOT STEPBACK WHEN OVER 100 LINEAR FEET FROM SACRAMENTO STREET.

WAIVER IS SOUGHT FOR THE UPPER STORY STEPBACK. PARCEL COMPLIES WITH THE ODS STANDARD REGARDING UPPER STORY STEPBACKS, WHICH CONFLICT WITH THE ZONING REGULATION. AN UPPER STORY STEPBACK WOULD INCUR A LOSS OF UNITS.



WAIVER DIAGRAM - UPPER STORY STEPBACK 1
1/16" = 1'-0"

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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
ZONING & ODS - WAIVER DIAGRAMS

SHEET:
G2.10

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ATTACHMENT C - CURRENT DRAWINGS

3 REQUIRED GROUND FLOOR OPENINGS BMC 23.202.150 (F)(10)(a)

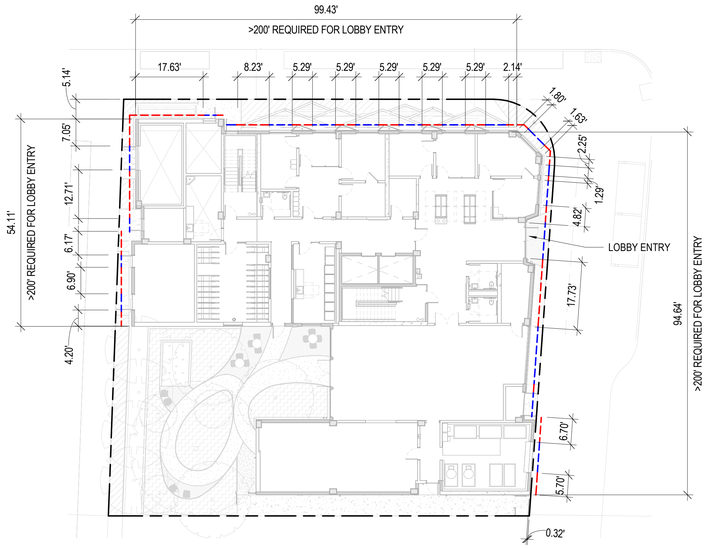
REQUIRED: GROUND-LEVEL EXTERIOR WALLS FACING AND WITHIN 20 FEET OF A FRONT LOT LINE OR PUBLICLY ACCESSIBLE PATHWAY OR PUBLIC OPEN SPACE SHALL RUN IN A CONTINUOUS PLANE FOR NO MORE THAT 30 FEET WITHOUT A WINDOW, DOOR, OR OTHER SIMILAR BUILDING OPENING.

PROVIDED: COMPLIES. SEE DIAGRAM BELOW FOR CONTINUOUS PLANE LENGTHS.

BUILDING LOBBY ENTRANCES BMC SECTION 23.202.150.F.11(a)

REQUIRED: AT LEAST ONE BUILDING LOBBY ENTRANCE REQUIRED FOR EVERY 200 FEET OF GROUND-FLOOR RESIDENTIAL BUILDING FRONTAGE.

PROVIDED: COMPLIES. ALL GROUND FLOOR RESIDENTIAL FRONTAGES ARE LESS THAN 200'. THEREFORE, NO LOBBY ENTRANCES ARE REQUIRED. HOWEVER, ONE LOBBY ENTRANCE IS PROVIDED.



GROUND FLOOR OPENINGS & LOBBY ENTRANCES 3
1/16" = 1'-0"

KEY

= CONTINUOUS GROUND FLOOR WALL PLANE

= BUILDING OPENING - WINDOW, STOREFRONT, OR DOOR

2 REQUIRED FRONT SETBACKS BMC SECTION 23.202.150.F.4(b)

REQUIRED SETBACKS ALONG INTERNAL STREET ODS SECTION 1.3.1

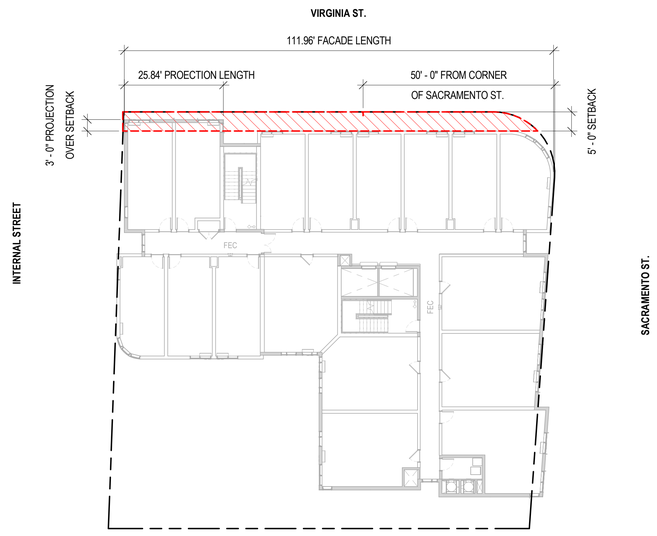
REQUIRED: 0' SETBACK ALONG SACRAMENTO. SETBACKS ALONG ALL OTHER FRONTAGES ALONG PUBLIC RIGHTS-OF-WAY AND INTERNAL PUBLICLY ACCESSIBLE PATHWAYS SHALL RANGE FROM 5 FEET (MINIMUM) TO 15 FEET (MAXIMUM) FOR AT LEAST 50 PERCENT OF ANY BUILDING'S LINEAR STREET FRONTAGE, INCLUDING ALL FRONTAGES WITHIN 50 LINEAL FEET OF AN INTERSECTING CORNER.

PROVIDED: PROJECT COMPLIES WITH A 5 FT TO 15 FT SETBACK ON VIRGINIA FOR 77% OF THE BUILDING'S LINEAR STREET FRONTAGE, AND A 0 FT SETBACK ON SACRAMENTO. SEE WAIVER REQUEST FOR FRONT SETBACK EXEMPTION FOR INTERNAL PUBLICLY ACCESSIBLE PATHWAY ON 4/G2.10.

REQUIRED: BUILDING SETBACKS ARE NOT REQUIRED FOR INTERNAL STREETS. GROUND FLOOR RESIDENTIAL UNITS SHALL HAVE 3 FEET MINIMUM FRONT SETBACK FOR ALL FRONTAGES WHERE NO BUILDING SETBACK IS REQUIRED IN THE R-BMU ZONING.

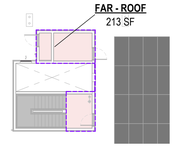
PROVIDED: 0' SETBACK PROVIDED ON INTERNAL STREET. NO GROUND FLOOR RESIDENTIAL UNITS PROVIDED.

VIRGINIA ST. TOTAL FACADE LENGTH: 111.96'
PROJECTION LENGTH: 25.84'
(25.84') / (111.96') = 23.0% OF FACADE LENGTH AS PROJECTION, 77.0% OF FACADE LENGTH WITHIN 5'-15' SETBACK.



PROJECTIONS WITHIN SETBACK 2
1/16" = 1'-0"

1 FAR BMC TABLE 23.202-21



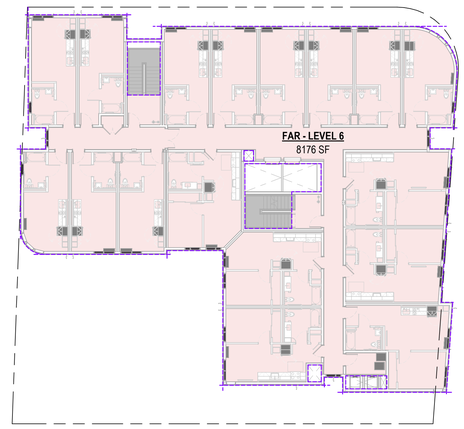
Area Schedule (FAR)	
NAME	AREA
FAR - LEVEL 1	8,014 SF
FAR - LEVEL 2	8,158 SF
FAR - LEVEL 3	8,176 SF
FAR - LEVEL 4	8,176 SF
FAR - LEVEL 5	8,175 SF
FAR - LEVEL 6	8,176 SF
FAR - ROOF	213 SF
	49,088 SF

LOT AREA: 12,079 SF

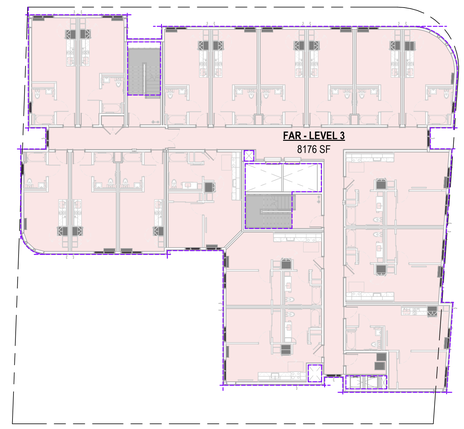
49,088 SF / 12,079 SF = 4.06 FAR

MAX FAR: 4.20

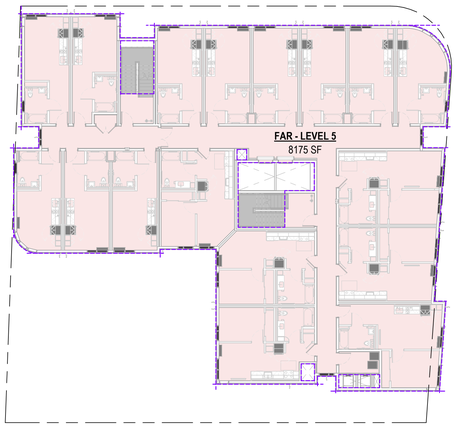
FAR - ROOF 1G
1/16" = 1'-0"



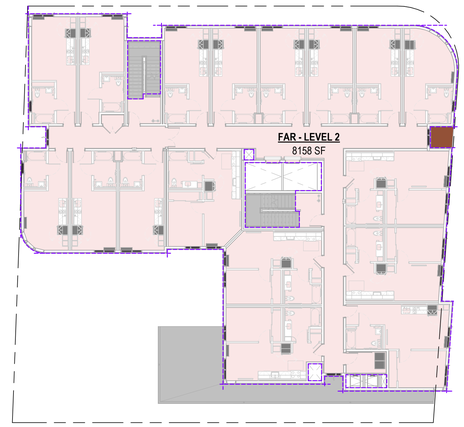
FAR - LEVEL 6 1F
1/16" = 1'-0"



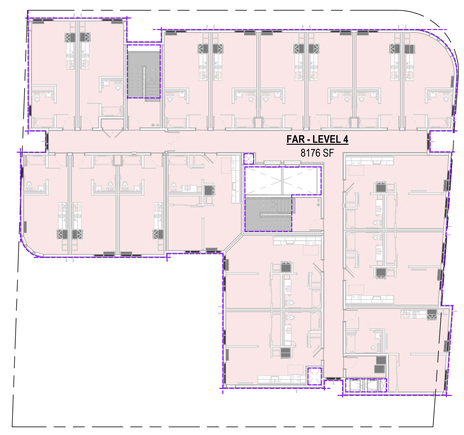
FAR - LEVEL 3 1C
1/16" = 1'-0"



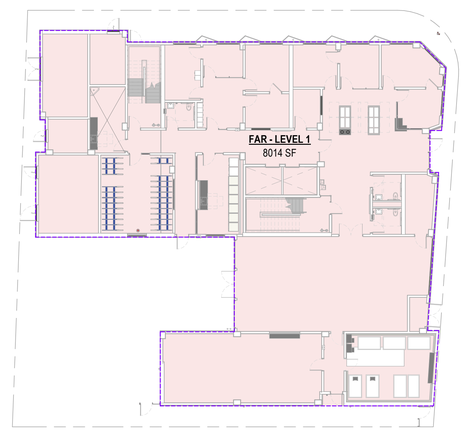
FAR - LEVEL 5 1E
1/16" = 1'-0"



FAR - LEVEL 2 1B
1/16" = 1'-0"



FAR - LEVEL 4 1D
1/16" = 1'-0"



FAR - LEVEL 1 1A
1/16" = 1'-0"

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C-32390
RENEWAL DATE
6/30/2027

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	1/16" = 1'-0"

TITLE:

ZONING COMPLIANCE DIAGRAMS

SHEET:

G2.20

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ATTACHMENT C - CURRENT DRAWINGS

2 USABLE OPEN SPACE LANDSCAPING BMC 23.304.090(B)(7)

REQUIRED:
(A) AT LEAST 40 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE AREA, EXCLUSIVE OF BALCONIES ABOVE THE GROUND FLOOR, SHALL BE LANDSCAPED.
(B) A LANDSCAPED AREA MAY NOT INCLUDE OFF-STREET PARKING SPACES, DRIVEWAYS, PAVED WALKWAYS AND PATHS, PATIOS, AND OTHER SURFACES COVERED BY CONCRETE OR ASPHALT.
(C) FOR MULTIPLE DWELLING USES, REQUIRED LANDSCAPED AREAS SHALL INCORPORATE AUTOMATIC IRRIGATION AND DRAINAGE FACILITIES ADEQUATE TO ASSURE HEALTHY GROWING CONDITIONS FOR PLANTS.

PROVIDED:
USABLE OPEN SPACE: 2,361 SF
LANDSCAPED USABLE OPEN SPACE: 1,536 SF
1,536 SF / 2,361 SF = **65% LANDSCAPED, COMPLIES**



PRIVATE OPEN SPACE DIAGRAM (2)
1/16" = 1'-0"

1 USABLE OPEN SPACE BMC 23.202.150.F.2, TABLE 23.202-29

REQUIRED:
40 SF / DU PRIVATE USABLE OPEN SPACE
35 SF / DU PUBLIC OPEN SPACE

40 SF X 85 DU = **3,400 SF PRIVATE USABLE OPEN SPACE REQUIRED**

[1] PRIVATE USABLE OPEN SPACE MAY BE PROVIDED AS ANY COMBINATION OF PERSONAL AND COMMON PRIVATE SPACE.
[2] 50% OF PRIVATE USABLE OPEN SPACE REQUIREMENT MAY BE FULFILLED THROUGH THE PROVISION OF AN EQUAL AMOUNT OF ADDITIONAL PUBLIC OPEN SPACE.

PROVIDED:
PRIVATE OPEN SPACE PROVIDED: 2,361 SF
PRIVATE OPEN SPACE DEFICIT TO BE PROVIDED BY PUBLIC OPEN SPACE: 1,039 SF

NOTES:
- ALL OPEN SPACES COMPLY WITH MIN 10' DIMENSION OF BMC 23.304.090 (B)(3)
- USABLE OPEN SPACES COMPLY WITH BMC 23.304.090 (B) ITEMS 1-9.
- AN AREA WHICH IS ACCESSIBLE AND/OR USABLE ONLY BY THE OCCUPANTS OF A PARTICULAR DWELLING UNIT MAY SATISFY THE USABLE OPEN SPACE AREA REQUIREMENTS ONLY FOR THAT PARTICULAR DWELLING UNIT.
- PARKING/LOADED, SERVICE, DRIVEWAY AREAS ARE NOT INCLUDED IN OPEN SPACES. REQUIRED WALKWAYS FOR BUILDING ACCESS HAVE BEEN EXEMPTED FROM USABLE OPEN SPACE CALCULATIONS.



USABLE OPEN SPACE DIAGRAM (1)
1/16" = 1'-0"

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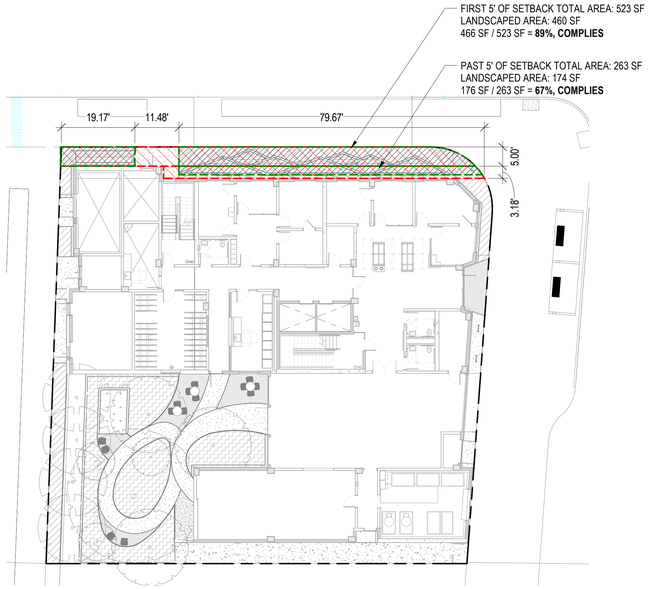
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ATTACHMENT C - CURRENT DRAWINGS

4 LANDSCAPE SETBACK REQUIREMENT ODS SECTION 1.3.5

REQUIRED: A MINIMUM OF 60% OF THE FIRST FIVE FEET OF BUILDING SETBACK AREA AS MEASURED FROM THE PROPERTY LINE SHALL BE LANDSCAPED. A MINIMUM OF 40% OF THE REMAINING BUILDING SETBACK AREA SHALL BE LANDSCAPED. THE AREA USED FOR MID-BLOCK BREAKS, INTERNAL PATHWAYS, AND VEHICLE ENTRIES SHALL BE EXCLUDED FROM THIS CALCULATION.

PROVIDED:
FIRST FIVE FEET OF BUILDING SETBACK AREA: **89% LANDSCAPED, COMPLIES**
REMAINING SETBACK AREA: **67%, COMPLIES**



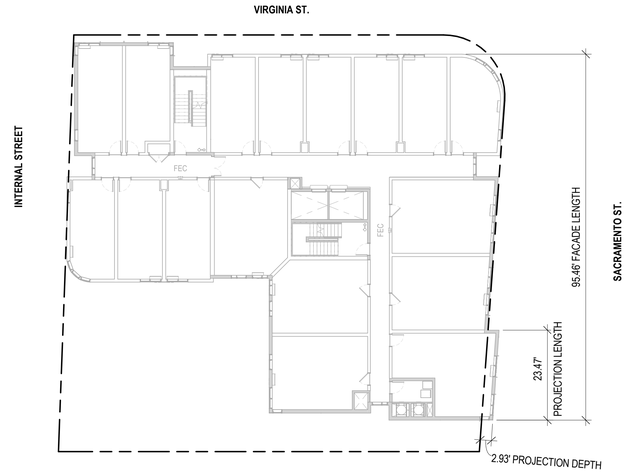
LANDSCAPE SETBACK 4
1/16" = 1'-0"

2 PROJECTIONS IN RIGHT OF WAY COMPLIANCE ODS SECTION 1.3.3

REQUIRED: BUILDINGS FRONTING SACRAMENTO STREET MAY PROJECT INTO THE PUBLIC RIGHT-OF-WAY A MAXIMUM OF 3 FEET. TOTAL PROJECTIONS SHALL NOT EXCEED 25% OF THE FACADE LENGTH OF THE BUILDING WALL TO WHICH IT IS ATTACHED. PROJECTIONS OVER THE RIGHT-OF-WAY REQUIRE A MINOR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

PROVIDED:
TOTAL FACADE LENGTH: 95.46'
PROJECTION LENGTH: 23.47'
(23.47') / (95.46') = **24.6% OF FACADE LENGTH, COMPLIES**

DEPTH OF PROJECTION: **2.93', COMPLIES**

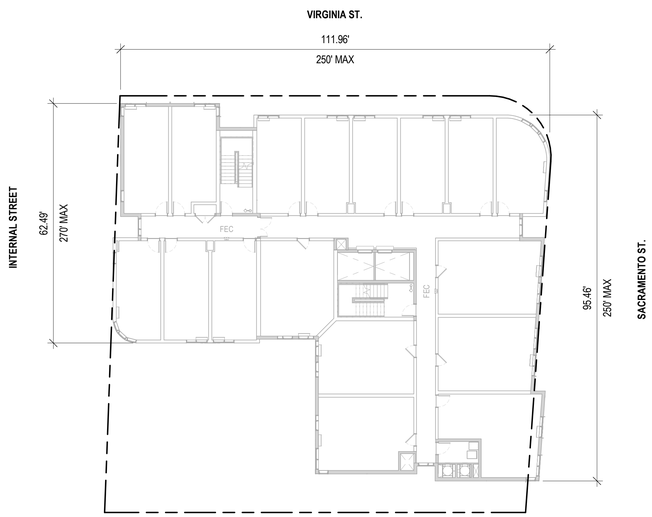


PROJECTIONS IN RIGHT OF WAY 2
1/16" = 1'-0"

5 MAXIMUM FACADE LENGTH COMPLIANCE ODS SECTION 2.2.2

REQUIRED:
SACRAMENTO & VIRGINIA STREETS: 250 FT
PUBLICLY ACCESSIBLE PATHWAYS: 300 FT
INTERNAL STREET: 270 FT

PROVIDED:
SACRAMENTO STREET: 95.46 FT, COMPLIES
VIRGINIA STREET: 111.96 FT, COMPLIES
INTERNAL STREET: 62.49 FT, COMPLIES



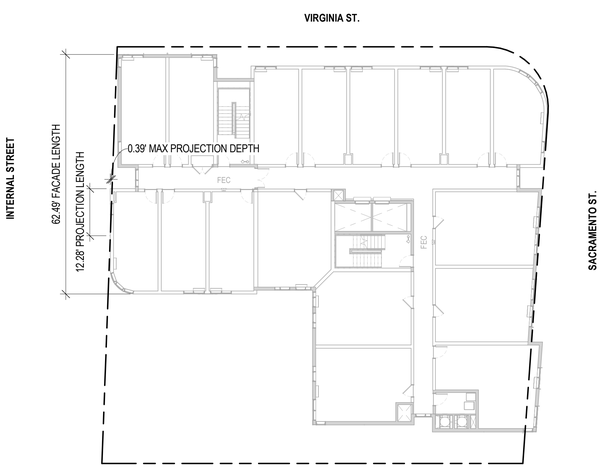
MAXIMUM FACADE LENGTH 5
1/16" = 1'-0"

3 PROJECTIONS OVER INTERIOR LOT LINES COMPLIANCE ODS SECTION 1.3.4

REQUIRED: BUILDING PROJECTIONS INCLUDING BALCONIES AND BAY WINDOWS ARE ALLOWED ACROSS THE LOT LINE UP TO THREE FEET IN DEPTH AND MAY NOT EXCEED 30% FACADE AREA FOR THE LENGTH OF BUILDING WALL TO WHICH THEY ARE ATTACHED.

PROVIDED:
TOTAL FACADE LENGTH: 62.49'
PROJECTION LENGTH: 12.28'
(12.28') / (62.49') = **19.6% OF FACADE LENGTH, COMPLIES**

DEPTH OF PROJECTION: **0.39' MAX, COMPLIES**



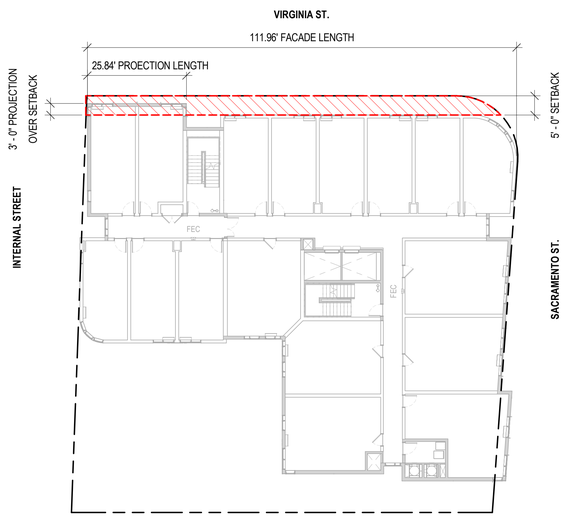
PROJECTIONS IN RIGHT OF WAY 3
1/16" = 1'-0"

1 PROJECTIONS WITHIN SETBACK COMPLIANCE ODS SECTION 1.3.2

REQUIRED: PROJECTIONS MAY PROJECT WITHIN THE REQUIRED BUILDING SETBACK FOR A MAXIMUM OF 3 FEET. TOTAL PROJECTIONS SHALL NOT EXCEED 25% OF FACADE LENGTH.
BUILDING FEATURES LIKE SUN-SHADES AND AWNINGS MAY PROJECT A MAXIMUM OF 2.5 FEET WITHIN THE REQUIRED SETBACK.

PROVIDED:
TOTAL FACADE LENGTH: 111.96'
PROJECTION LENGTH: 25.84'
(25.84') / (111.96') = **23.0% OF FACADE LENGTH, COMPLIES**

DEPTH OF PROJECTION: **3' - 0", COMPLIES**



PROJECTIONS WITHIN SETBACK 1
1/16" = 1'-0"

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ATTACHMENT C - CURRENT DRAWINGS

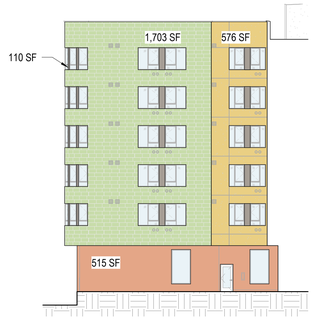
2 MATERIALS ODS SECTION 2.3.2

REQUIRED:
1. NO SINGLE MATERIAL SHALL COVER MORE THAN 80% OF THE CUMULATIVE FACADE AREA OF A BUILDING (EXCLUDING WINDOWS, DOORS, GARAGE DOORS, AND BUILDING TRIM).
2. BRICK, STONE, METALS, WOOD, FIBER-CEMENT PANELS, OR OTHER COMPOSITE PANEL SYSTEMS MAY EXCEED THE 80% MAXIMUM IN 2.3.2.

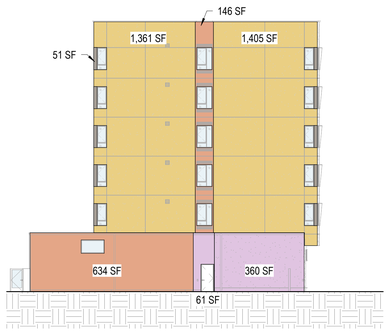
PROVIDED: COMPLIES. NO MATERIAL COVERS MORE THAN 80% OF THE CUMULATIVE FACADE AREA.

A. METAL FACADE	7,904 SF	33%
B. STUCCO, COLOR 1	10,112 SF	42%
C. STUCCO, COLOR 2	3,905 SF	16%
D. CONCRETE	942 SF	4%
E. METAL SPANDREL PANEL	592 SF	3%
F. ORNAMENTAL METAL PANEL	521 SF	2%
TOTAL (NOT INCLUDING GLAZING)	23,976 SF	100%

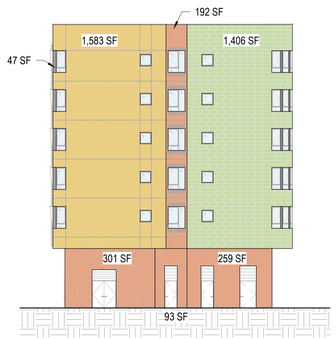
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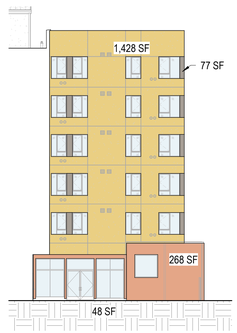
NORTH COURTYARD ELEVATION - MATERIALS 2F
1/16" = 1'-0"



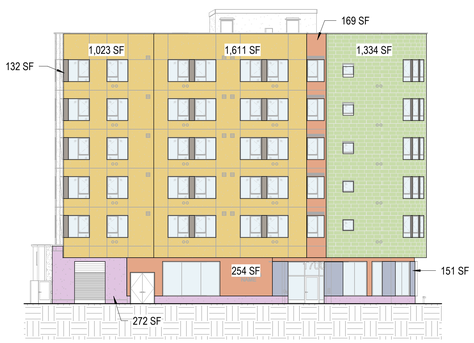
SOUTH ELEVATION - MATERIALS 2E
1/16" = 1'-0"



WEST ELEVATION - MATERIALS 2D
1/16" = 1'-0"



EAST COURTYARD ELEVATION - MATERIALS 2C
1/16" = 1'-0"



EAST ELEVATION - MATERIALS 2B
1/16" = 1'-0"



NORTH ELEVATION - MATERIALS 2A
1/16" = 1'-0"

1 MINOR BREAKS & MODULATION ODS 2.2.4

REQUIRED: VERTICAL RECESS OR PROJECTION TO OCCUR AT AN AVERAGE MINIMUM OF ONE PER 40 FEET OF LINEAR FACADE LENGTH WITH NO FACADE LENGTH GREATER THAN 50 FEET IN WIDTH WITHOUT MINOR BREAK. MIN 2 FT X 2 FT WIDTH AND DEPTH.

PROVIDED:
SACRAMENTO ST: COMPLIES USING ORNAMENTAL FACADE ALTERNATIVE
VIRGINIA ST: COMPLIES USING ORNAMENTAL FACADE ALTERNATIVE
INTERNAL ST:
MAX FACADE LENGTH: 29.49'
MINOR BREAK SIZE: 5.52' X 4.57'

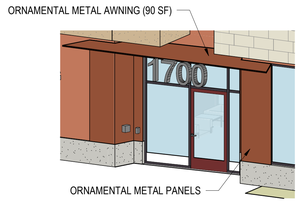
EAST FACADE (SACRAMENTO ST.) AREA: 6,700 SF

BANDING AREA = 132 SF

GROUND FLOOR ORNAMENTAL METAL PANEL = 151 SF
ENTRY AWNING = 90 SF

373 SF / 6,700 SF = 5.6% OF FACADE AREA
> 5% ORNAMENTATION MINIMUM

COMPLIES



ENTRY 3D VIEW 1D

ORNAMENTAL FACADE ALTERNATIVE ODS 2.2.5

REQUIRED: IN LIEU OF MEETING THE MAJOR OR MINOR BREAK REQUIREMENTS ORNAMENTATION MUST BE PROVIDED SUCH THAT IT COVERS 5% OF THE AREA OF THE BUILDING FACADE. ORNAMENTATION IS DEFINED AS ANY EXTERIOR ARTICULATION SUCH AS PROJECTIONS, RECESSES, COLUMNS, BANDING, FINS, DECORATIVE MOLDING, TRIM,

PROVIDED:
SACRAMENTO ST: COMPLIES, ORNAMENTATION COVERS 6.6% OF FACADE
VIRGINIA ST: COMPLIES, ORNAMENTATION COVERS 5.6% OF FACADE
INTERNAL ST: COMPLIES USING MINOR BREAKS & MODULATION



EAST ELEVATION - ORNAMENTAL FACADE 1C
1/16" = 1'-0"

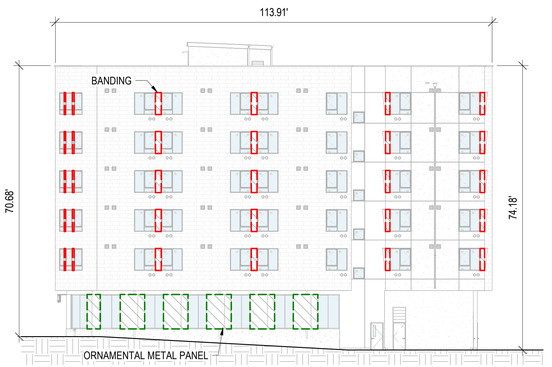
NORTH FACADE (VIRGINIA ST.) AREA: 8,213 SF

BANDING AREA = 175 SF

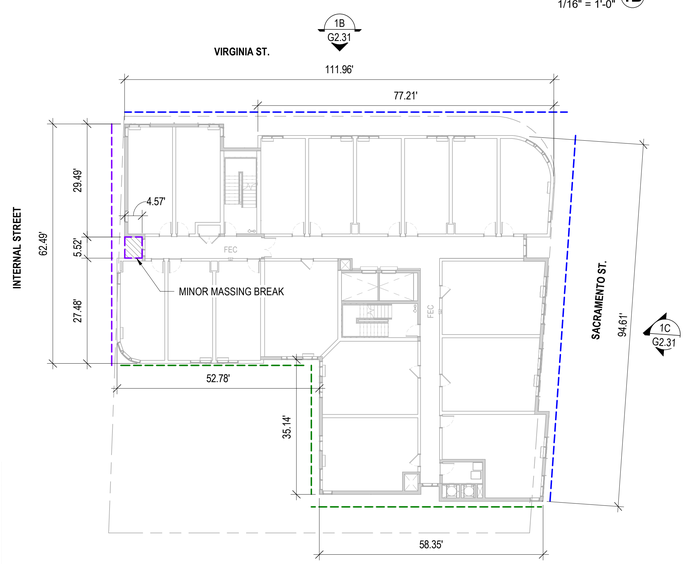
GROUND FLOOR ORNAMENTAL METAL PANEL = 370 SF

545 SF / 8,213 SF = 6.6% OF FACADE AREA
> 5% ORNAMENTATION MINIMUM

COMPLIES



NORTH ELEVATION - ORNAMENTAL FACADE 1B
1/16" = 1'-0"



FACADE MINOR BREAKS DIAGRAM 1A
1/16" = 1'-0"

PLAN KEY

= STANDARD NOT APPLICABLE (NOT PRIMARY OR SECONDARY FACADE)

= COMPLIES USING ORNAMENTAL FACADE ALTERNATIVE (ODS 2.2.5)

= COMPLIES USING MINOR BREAKS (ODS 2.2.4)

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ATTACHMENT C - CURRENT DRAWINGS



SACRAMENTO STREET LOOKING SOUTH - AFTER 4
NTS



SACRAMENTO STREET LOOKING SOUTH - BEFORE 3
NTS



SITE ELEVATION - NORTH (VIRGINIA STREET) 2
1" = 40'-0"



SITE ELEVATION - EAST (SACRAMENTO STREET) 1
1" = 40'-0"

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PHOTO SIMULATIONS & STRIP ELEVATIONS

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Each of the below conditions shall be met independently for each building permit (or demolition permit grading permit, as applicable).

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. **Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings. **(At Building Permit Submittal)**
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property. **(On-Going)**
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
   - **A.** This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
   - **B.** When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use. **(On-Going)**
4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).** All work performed under an approved permit shall comply with the approved plans and any conditions of approval. **(On-Going)**
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)) and Government Code Section 65912 and 65913:**
   - **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.** Notwithstanding the permit expiration standards of BMC Section 23.404.060(C), this permit shall never expire, due to its approval pursuant to the AB 2011 Mixed-Income Housing Development statute, since (A) the project is a public investment in housing affordability, beyond tax credits and (B) at least 50 percent of the units are affordable to households making at or below 80 percent of the area median income (California Government Code Section 65912.124(j). The specific regulations regarding the expiration of an AB 2011 application are included within California Government Code Section 65913.4.
6. **Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above. (On-Going)
7. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

   Prior to Building Permit issuance and during project construction, the applicant shall comply with the following sections:

   - BMC 13.107.040 "Apprenticeship Requirements" (a-d)
   - BMC 13.107.050 "Health Care Expenditures" (a-e)
     - Contractor Prequalification Questionnaire

   At the time Building Permit Issuance, the applicant shall comply with the following section:

   - BMC 13.107.060 "Required Applicant and Contractor Statements"
     - Applicant Declaration
     - Statement of Compliance – 7 days before contractor starts work

   Within 30 Days of completing each contractor's respective work
   - BMC 13.107.060 Contractor Satisfaction Statement

   Prior to Issuance of Certificate of Occupancy (on alterations, additions or demolition projects that do not change the occupancy class of the structure or space the approved final inspection allows occupancy and the projects do not receive a Certificate of Occupancy therefore the Applicant Certification of Compliance shall be provided to the City prior to approved final inspection)
   - BMC 13.107.060 Applicant Certification of Compliance

   During Project Construction, the applicant shall comply with the following sections:

   - BMC 13.107.070 "Notice and Posting" (a-b)
   - BMC 13.107.080 "Retaliation Prohibited"

   On-Going and at least three 3 years after receiving approved Final Inspection, the applicant shall comply with the following section:

   - BMC 13.107.090 "Retention of Records"
8. **Pay Transparency Acknowledgement (BMC Section 13.104.030).** Prior to the issuance of a building permit for any Project subject to this Chapter:
   - **A.** A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.
   - **B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project. **(Prior to Issuance Building Permit)**
9. **Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. **(Within 10 days of Approved Final Inspection)**
10. **Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the Berkeley Municipal Code; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California. **(During Project Construction)**

11. **Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404. **(On-Going)**
12. **AB 2011 Mixed-Income Housing Development Prevailing Wage and Apprenticeship Standards.** The project has been approved with the streamlined ministerial approval process pursuant to California Government Code Section 65912.120. Therefore, the Applicant is required to comply with the labor standards set forth in California Government Code Sections 65912.130 and 65912.131. The HARD HATS requirements per BMC Chapter 13.107 have significant overlap with these labor standards. The following apprenticeship and health care expenditure compliance methods for the Project shall fulfill both requirements as follows:
    - Apprenticeship. Compliance with BMC Chapter 13.107.040.a.ii also fulfills compliance with California Government Code Section 65912.131(b).
    - Health Care Expenditures. The project contractor shall make health care expenditures for each construction worker in an amount per hour worked on the development at the higher of the amounts required by BMC Chapter 13.107.050.b and California Government Code Section 65912.131(c).

    All other standards of California Government Code Sections 65912.130 and.131 shall continue to apply. At building permit issuance, the Applicant will provide a labor standards statement. **(On-Going)**
13. **Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. **(On-Going)**

Prior to Submittal of Any Building Permit:

14. **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 #
15. **Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and, except for new buildings on vacant lots, entered into the City's database after the building permit is issued but prior to final inspection. **(Prior to Building Permit Issuance)**
16. **Construction Noise Reduction Program.** The applicant for each individual building permit shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:
    - **A.** Construction equipment should be well maintained and used judiciously to be as quiet as practical.
    - **B.** Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
    - **C.** Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
    - **D.** Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.
    - **E.** Prohibit unnecessary idling of internal combustion engines.
    - **F.** If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
    - **G.** Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.

   - **H.** Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
   - **I.** Route construction related traffic along major roadways and away from sensitive receptors where feasible.
17. **Damage Due to Construction Vibration.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall consider project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer and BART. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake study of existing conditions (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage.

    This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

    The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer and BART prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer and BART for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair. **(Prior to Grading Permit Submittal)**

18. **Deposit for Compliance with Conditions of Approval and Environmental Mitigations.** The individual building permit applications are subject to verification of compliance of these Conditions of Approval and the adopted Mitigation Monitoring and Reporting Program (Attachment 3- Exhibit A), as applicable to the respective building, demolition or grading permit. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit $10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant. **(Prior to Submittal of Building Permit)**

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

19. **Demolition.** Demolition of the existing parking lot cannot commence until a complete building permit application is submitted for a new building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions. **(Prior to Demolition Permit Issuance)**
20. **Construction Noise Management -** Public Notice Required. At least two weeks prior to initiating any construction activities at the site, each permit applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall, at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. **(Prior to Construction Commencement)**
21. **Compliance with Art Milestone Work Plan.** Civic Arts Staff shall verify that the applicant has complied with the Public Art "Milestone Work Plan (Plan)." The Plan contains milestones for the completion of the Conceptual Art Plan (Phase 1 & 2), Preliminary Art Plan and Final Art Plan. The Conceptual Art Plan and Preliminary Art Plan submittal and approvals are tied to a date certain (January 10, 2025 for Concept Phase 1; March 2025 for Concept Phase 2, and September 25, 2025 for the Preliminary Art Plan). The developer shall comply with the Art Milestone deadlines, which may be modified by Civic Arts Staff. However, the Conceptual Art Plan and Preliminary Art Plan must be reviewed and approved prior to issuance of a demolition permit and/or prior to submittal of the Final Art Plan whichever occurs first. **(Prior to Demolition Permit Issuance or submittal of the Final Art Plan)**

22. **Final Public Art Plan Submittal.** The applicant shall submit a Final Public Art Plan to the City of Berkeley Office of Economic Development (Civic Arts Program). The plan may be emailed to civicarts@cityofberkeley.info. The plan shall be prepared consistent with the Conceptual Art Plan, Preliminary Public Art Plan and the Guidelines for Public Art in Private Development Program (available here: Public Art Guidelines). The submittal shall include all items on the Program Checklist: Public Art Program Checklist. For projects with phased development, staff may make the determination that initial permits (e.g. a demolition permit) be issued prior to completion of the Final Public Art Plan. **(Prior to Demolition Permit Issuance)**
23. **Schedule of Construction Phases.** The project is proposed to be constructed in phases and a preliminary zoning phasing plan was approved (see Sheet G009, Attachment 4).

    The sequencing of each building and associated transportation and open space within each phase is subject to availability of financing for the housing and for the improvements.

    The applicant shall provide the Zoning Officer and BART with a final schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions.

    The phasing of the development is anticipated to occur as described in the approved preliminary plans; however, should that change, the applicant shall notify the Zoning Officer and BART of any changes to this schedule as soon as possible. Changes to the phasing will be approved provided that any changes to the phasing that would delay the construction and/or completion of the Ohlone Greenway Phase 1 or 2 to a later time would require additional review by Zoning Officer and BART and shall only be approved by Zoning Officer if the developer can demonstrate certainty in the construction and/or completion of the Greenway(s), or as otherwise approved by the Zoning Officer. **(Prior to Any Permit Issuance)**
24. **Construction and Demolition Diversion.** Each permit applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste. **(Prior to Any Permit Issuance)**
25. **Toxics.** Each building permit applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
    - **A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division, with each building permit application for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)
    - **B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

   - **C. Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

     The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

     i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

     ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

     iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

     iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

     TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval. **(At the time of Building Permit Submittal)**
   - **D. Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

     i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

     ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

     iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

     iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

     Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.
   - **E. Hazardous Materials Business Plan.** A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: http://cers.calepa.ca.gov/ for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

     Additionally, the business occupant must submit an HMBP within 30 days of starting operations.
   - **F. Petroleum Storage.** An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

     i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

     ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/

     The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: http://cers.calepa.ca.gov/. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.
26. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

    A. Prior to Building Permit issuance, the applicant shall comply with the following sections:

    - BMC 13.107.040 "Apprenticeship Requirements" (a-d)
    - BMC 13.107.050 "Health Care Expenditures" (a-e)
      - Contractor Prequalification Questionnaire

    B. At the time Building Permit Issuance, the applicant shall comply with the following

section:

- BMC 13.107.060 "Required Applicant and Contractor Statements"
  - Applicant Declaration
  - Statement of Compliance – 7 days before contractor starts work

Prior to Issuance of Any Building (Construction) Permit

27. **Subdivision Map.** The applicant shall secure recordation of the subdivision map associated with this Use Permit prior to issuance of any building permit. **(Prior to Issuance of Building Permit)**
28. **BART Parking.** Prior to issuance a building permit for the Avalon Building (or market rate building), the design of BART rider parking shall be reviewed and approved by BART. The applicant shall submit documentation from BART that the BART rider parking plan has been approved. **(Prior to Issuance of Building Permit)**
29. **Final Public Art Plan Approval.** Prior to issuance of a building permit, the Final Public Art Plan shall be reviewed and approved by the Civic Arts Commission. **(Prior to Issuance of Building Permit)**
30. **Percent for Public Art.** The applicant shall comply with the requirements in the Final Public Art Plan, which shall be consistent with BMC 23.316. The public art fee only applies to the hard cost valuation of the market-rate buildings and not the entire project, as documented in the Allocation Declaration; however, the public art will be required to be installed throughout the entire project site. **(Prior to Issuance of Building Permit)**
31. **Public Art Construction Documents.** Prior to construction and installation of the On-Site Publicly Accessible Art, signed engineering and construction documents must be reviewed as part of the overall building permit review for the Development Project.**(Prior to Issuance of Building Permit)**
32. **HVAC Noise Reduction.** Prior to issuance of each building permit, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards. **(Prior to Issuance of Building Permit)**
33. **Interior Noise Levels.** Prior to issuance of each building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard. **(Prior to Issuance of Building Permit)**

34. **Street Improvements.** All changes to the public right-of-way as part of this project will receive final design review by and be subject to approval of Public Works staff per the established City development review process. Street Frontage Improvements, including signing and striping, shall be included with the building permit submittal, designed and constructed as directed by the Public Works Engineering, Public Works Transportation, and Fire Departments in their approval of the building permit sets, and constructed by the building permit holder prior to certificate of occupancy. **(Prior to Issuance of Building Permit)**
35. **Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
36. **Residential Electric Vehicle (EV) Charging.** At least 10 percent of the project parking spaces for residential parking shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations, and at least 40 percent shall have installed low power Level 2 EV charging receptacles (20 amp), or any more stringent EV charging requirements as specified by the Berkeley Green Code (BMC Chapter 19.37). Required Level 2 charging stations and low power Level 2 EV charging receptacles shall be installed, maintained, and made available for building resident use. EV charging station installations, EV charging receptacles, and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)
37. **Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 20 percent shall be "EV Capable" equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)
38. **Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8. **(At the Time of Building Permit Submittal)**
39. **Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division's Recycling Program at RecyclingProgram@berkeleyca.gov. **(At the Time of Building Permit Submittal)**

40. **Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility. **(At the Time of Building Permit Submittal)**
41. **BART Comment Response Form.** BART must provide written confirmation that the plans submitted for building permit have addressed all applicable BART comments which relate to that building or Lot. **(At the Time of Building Permit Submittal)**

OHLONE GREENWAY

42. **Phase 1 Ohlone Greenway.** Prior to issuance of a building permit for any building in Phase 1 (Bridge 1, Insight or EBALDC building), the applicant shall submit the final landscaping and irrigation plan for Phase 1 of the Ohlone Greenway for review and approval. The plans shall be consistent with the approved conceptual plans and contain a comparable level of amenities, such as outdoor furniture, , bike lockers, etc. **(Prior to Issuance of Building Permit Phase 1)**
43. **Phase 2 Ohlone Greenway.** Prior to issuance of a building permit for any building in Phase 2 (Bridge 2 or the Avalon Building), the applicant shall submit the final landscaping and irrigation plan for the Phase 2 of the Ohlone Greenway for review and approval. The plans shall be consistent with the approved conceptual plans and contain a comparable level of amenities, such as outdoor furniture, play areas, bike lockers, etc. **(Prior to Issuance of Building Permit Phase 2)**
44. **Performance Securities.** Prior to issuance of a building permit for the "Avalon Building" or for a market rate residential unit within the site, performance securities, in amounts to be determined by the Planning and Development Director, to guarantee the installation of plantings, irrigation system, amenities, walls and/or fences, in accordance with the approved Ohlone Greenway plans, shall be filed with the Planning and Development Department. Securities may require review by the City Attorney and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released after an inspection report, confirms that the Ohlone Greenway has been adequately installed and is open for public use. **(Prior to Issuance of Building Permit)**

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

45. **Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be certified by the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit. **(Prior to Issuance of Building Permit)**
46. **Below Market Rate Units.** The project will provide 133 Low Income, 163 Very-Low Income, and 85 Extremely-Low Income Below Market Rate rental dwelling units ("BMR Units") (381 total) consistent with the City Council approved Affordable Housing Compliance Plan. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915), AB 2011 Affordability Requirements and BMC Section 23.328.030.

47. **Developer Contribution to Affordable Housing.** Consistent with the City Council approved Affordable Housing Compliance Plan, Prior to issuance of a building permit for the "Avalon Building" or for a market rate residential unit within the site, the developer of the Avalon Building (AvalonBay Communities - AVB), or subsequent market rate developer, will make an affordable housing contribution (the minimum developer contribution) as prescribed by the North Berkeley BART Affordable Housing Framework (adopted by Council in July 2023) for the North Berkeley BART site to the City of Berkeley to be used to fund affordable housing projects located within the North Berkeley BART TOD site and no more than the affordable housing developments' pro rata share of on-site infrastructure. The Funds shall be disbursed generally consistent with the terms of the Housing Trust Fund Guidelines. The contributions are anticipated to equal to $200,000 per on-site affordable unit, or $14,400,000, and this $14,400,000 is anticipated to be available to fund the affordable housing projects within the North Berkeley BART TOD site and associated on-site and off-site infrastructure or required reserves. These funds will be contributed prior to the City's issuance of a building permit for the AVB building. **(Prior to Issuance of Building Permit for a Market Rate Unit)**
48. **Regulatory Agreement.** If BMR units are provided, the building owner shall enter into a Regulatory Agreement that implements Government Code Section 65915, BMC Section 23.328.030, and other provisions for BMR units included in this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance for such building or commonly owned buildings on a parcel. The Regulatory Agreement will secure the property's obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit, unless otherwise approved by the Zoning Officer or Director of Health, Housing and Community Services. **(Prior to Issuance of a building permit for a residential building with BMR Units.)**

Prior to Demolition or Start of Construction:

49. **Construction Meeting.** The applicant shall request of the Zoning Officer an

54. **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 96 hours 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. **(On-Going)**

55. **Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant. **(Prior to Construction Commencement)**

- **A.** Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
- **B.** Calendar and schedule of daily/weekly/monthly construction activities
- **C.** The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

56. **Public Works - Implement Bay Area Air Quality Management District (BAAQMD).** Recommended Measures during Construction For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

- **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph.
- **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.

- **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. **(During Project Construction)**

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

- **A.** The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- **B.** All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
  - **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
  - **ii.** A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits. **(Prior to Issuance of Building Permit)**

58. **Public Works - Construction.** Construction must comply with the State-wide general permit requiring owner to (1) notify the State; (2) prepare and implement a Stormwater Pollution Prevention Plan (SWPPP); and (3) monitor the effectiveness of the plan. Additional information may be found online at http://www.swrcb.ca.gov. As part of the permit submittal, the Public Works Department will need a) a copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; b) the Waste Discharger Identification (WDID) number issued by the SWRCB for the project; c) a copy of the SWPPP prepared for each phase of the project; and d) the name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. **(On-Going During Construction)**

59. **Construction and Demolition Diversion.** Divert debris according to the approved plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. **(Prior to Final Inspection)**

60. **Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.) **(On-Going)**

61. **Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31. **(On-Going During Construction)**

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

- **A.** In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

- **B.** If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to analysis, professional museum curation, or reburial, and/or a report prepared by the qualified professional according to current professional standards. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains (invasive procedures include photography of cultural materials).
- **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.

(Ongoing throughout demolition, grading, and/or construction).

63. **Human Remains** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously. **(Ongoing throughout demolition, grading, and/or construction).**

64. **Paleontological Resources.** 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. **(Ongoing throughout demolition, grading, and/or construction).**

65. **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. **(Ongoing throughout demolition, grading, and/or construction).**

66. **Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) permit. The applicant shall comply with the applicable storm water requirements, which would either be the requirements of the City's C.3 permit or BART's Phase II MS4 permit in effect at the time of entitlement approval. The following conditions apply:

- **A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
- **B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
- **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
- **D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to BART and/or the Department of Public Works for review with respect to meeting permit requirements and/or the reasonable adequacy of the controls. With the submittal of a Building Permit application for each building, the Applicant must submit a draft Stormwater Facilities Operations & Maintenance Plan for review and approval by BART and/or the City Public Works Department, as applicable. This review shall be conducted prior to the issuance of a Building Permit. If City review of the plan is not required, the Applicant must submit documentation to the City demonstrating that BART considers the Plan approved and the condition met. Unless otherwise required or superseded by BART's Phase II MS4 permitting requirements, under the City's C-3 permit the applicant shall be responsible for providing at their sole costs all labor and material for operating, maintaining, and repairing stormwater quality treatment facilities and shall indemnify, defend, protect, and hold harmless the City its officials, employees, and agents.
- **E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

- **F.** Unless otherwise required or superseded by BART's Phase II MS4 permitting requirements, under the City's C.3 permit all on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The applicant shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning, unrelated to the Stormwater Management Agreement between BART and applicant, may be required by City of Berkeley Public Works Engineering Dept.
- **G.** If BART's Phase II MS4 permit is the applicable stormwater permit for the project, prior to issuance of a Certificate of Occupancy for any building, the Applicant shall finalize and execute a Stormwater Management Agreement (SMA) with BART that assigns responsibility for operations & maintenance to Applicant. Applicant will record the SMA with the County and provide the City with a recorded copy.
- **H.** If the City's C.3 permit is the applicable stormwater permit for select Lots within the project site, prior to issuance of any Certificate of Occupancy, the Applicant shall finalize and execute to the City's sole satisfaction sufficient C.3 Stormwater Facilities Operations & Maintenance Plans for full coverage of all the applicable disturbed land (using the templates provided by the Alameda County Public Works Agency (ACPWA) Clean Water Program (as described here: https://cleanwaterprogram.org/resources/).
- **I.** All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)
- **J.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- **K.** Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- **L.** All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

- **M.** Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.
- **N.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- **O.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

67. **Public Works: Damage to Public Right of Way.** 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.

68. **Public Works: 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.

69. **Public Works: Excavation.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

70. **Public Works: Sandbags.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.

71. **Public Works: Soil Disturbance.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

72. **Public Works: Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

73. **Public Works / Building and Safety.** 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.

74. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

- **A. During Project Construction**, the applicant shall comply with the following sections:
  - BMC 13.107.040 "Apprenticeship Requirements" (a-d)
    - Compliance with BMC Chapter 13.107.040.a.ii also fulfills compliance with California Government Code Section 65912.131(b).
  - BMC 13.107.050 "Health Care Expenditures" (a-e)
    - Contractor Prequalification Questionnaire
    - Health Care Expenditures. The project contractor shall make health care expenditures for each construction worker in an amount per hour worked on the development at the higher of the amounts required by BMC Chapter 13.107.050.b and California Government Code Section 65912.131(c).
  - BMC 13.107.070 "Notice and Posting" (a-b)
  - BMC 13.107.080 "Retaliation Prohibited"

Prior to Final Inspection or Issuance of Occupancy Permit:

75. **Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Zoning Certificate. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Zoning Certificate. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program. **(On-Going and Prior to Occupancy Permit)**

76. **Street Frontage Improvements.** Street Frontage Improvements, including signing and striping, shall be constructed as directed by the Public Works Engineering, Public Works Transportation, and Fire Departments, prior to certificate of occupancy.**(Prior to Occupancy Permit)**

77. **Public Art.** The Civic Art Staff shall verify that Public Art has been installed and completed consistent with the Final Public Art Plan prior to issuance of occupancy permits for each building. Prior to inspections, the administrative fee equal to 5% of the 1.75% will be paid directly to the City of Berkeley's Private Percent Art Fund prior to completion of Inspection by Civic Art Staff of the Completed Artwork. **(Prior to Occupancy Permit)**

78. **Compliance with Approved Plans.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated July 30, 2024.

79. **Hard Hats (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "HARD HATS," private development projects within City limits consisting of construction, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter, unless superseded by AB 2011 requirements. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in §13.107.040 - 13.107.090.

- **A. Prior to Issuance of Certificate of Occupancy** (on alterations, additions or demolition projects that do not change the occupancy class of the structure or space the approved final inspection allows occupancy and the projects do not receive a Certificate of Occupancy therefore the Applicant Certification of Compliance shall be provided to the City prior to approved final inspection), the applicant shall comply with the following section:
  - 13.107.060 Applicant Certification of Compliance

At All Times:

80. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the AB 2011 application.

81. **Exterior Lighting.** All exterior lighting must be maintained in good working order, especially near BART station entrances. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

82. **Rooftop Projections.** Rooftop projections not complying with BMC 23.304.050(A) or not addressed by a waiver require submission of an application for a modification to this AB 2011 Zoning Certificate, subject to Staff review and approval.

83. **Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

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

85. **Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

86. **Midblock Connection.** The midblock connection located between the Avalon Buildings and connecting from Acton Street to the BART station is used for emergency access to meet Fire Department requirements. The midblock connection shall remain available and accessible for Fire Department emergency access throughout the life of the permit.

87. **Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.

88. **Residential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and low power Level 2 EV charging receptacles, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in good working condition and made available for building resident use. **(Project required to meet applicable code at time of building permit application, if different from above.)**

89. **Nonresidential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. **(Project required to meet applicable code at time of building permit application, if different from above.)**

90. **Tenant Notification.** The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service, and entertainment uses, and that each occupant shall not seek to impede their lawful operation.

91. **Guaranteed Ride Home.** If qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the "Guarantee Ride Home" program to reduce employee single occupant vehicle trips by providing alternate means of leaving work in an emergency. Enrollment shall be encouraged by providing Guarantee Ride Home information to all employees. An affidavit/statement indicating number of participating employees shall be provided annually to the Transportation Division Manager.

92. **Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

93. **Performance Standards.** The construction and ongoing operation of the Project shall comply with all performance standards in the Berkeley Municipal Code, unless otherwise superseded by the rights and privileges granted to BART as a special district and transit agency.

94. **Cross Default.** A violation of a condition under one building permit will not result in a violation of a condition under any other building permit.

TENTATIVE TRACT MAP - STANDARD CONDITIONS

1. The Final Map shall be submitted for certification and shall be recorded in compliance with the Berkeley Municipal Code, Title 21, and with the Subdivision Map Act of the State of California.
2. A copy of the Conditions, Covenants, and Restrictions or other agreement acceptable to the Zoning Officer, shall be filed with the Planning and Development Department prior to approval of the Final Map.
3. Prior to approval of the Final Tract Map, an Affordable Housing Agreement shall be entered into with the City's Housing Department that specifies the number, location, and pricing of units that will be affordable in order to remain compliant with Berkeley Municipal Code, 23.328 Inclusionary

Housing Requirements, and California Government Code 65915-65918 [Density Bonuses and Other Incentives] regulations applied when project Use Permits were issued.

4. Prior to approval of the Final Tract Map, the applicant must delineate a 12th parcel, subsurface, for BART infrastructure below the planned development.

5. The standard conditions of approval for all subdivisions, new condominiums and commercial condominium conversions within the City of Berkeley, dated January 1994, applies and shall be satisfied prior to approval of the Final Map. (Attachment 2, Exhibit A)

ATTACHMENT C - CURRENT DRAWINGS

7/11/2025 10:10:42 AM

PYATOK
360 22NDST, SUITE 600
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

NORTH BERKELEY
PSH PARTNERS, LP

350 CALIFORNIA ST,
16TH FLOOR
SAN FRANCISCO, CA
94104

NORTH BERKELEY BART PSH

1750 (1700) SACRAMENTO ST.
BERKELEY, CA 94702

STAMP:

LICENSED ARCHITECT
KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	
TITLE:	CONDITIONS OF APPROVAL

SHEET:

G3.02

PRELIMINARY - Not for Construction -

© 2025 PYATOK ARCHITECTURE + URBAN DESIGN

ATTACHMENT C - CURRENT DRAWINGS

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NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy Efficiency 10 points, Indoor Air Quality 5 points, Resources 5 points; Water Efficiency 5 points; Site 5 points; Earn points for Solar, For California: CHLGreen Mandatory HI5.1, 20.1, 45.1!!; Outside California: ECC 150 Mandatory Measures, HR 1, 2!!; 3.!!

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v9.0. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 9.1

Planning Scoresheet

Points Targeted:	127.0
Certification Level Targeted:	Gold
Compliance Pathway Targeted:	Option 1: All Electric Compliance
T24 Compliance Targeted:	1.0 %

Allowance Points
Points Targeted



North Berkeley BART PSH

Measures	Points Targeted	Community	Energy	IAQ/Health	Resource	Water	Notes
CALGreen							
Yes	4		1	1	1	1	Required gold target, Pt desired!
A. SITE							
No	0				1		NC: building is not less on pre
Yes	2				2		
No	0				1		figure out facility at CA phase
TBD	0				1		not enough applicable area to bother with this Also, foundational base material for walkways, driveways, deck materials with a minimum of 25% post-consumer recycled content
No	0			1	1		no parking. Offsite-1 landscape Green/ lined/ colored concrete pads and walkways. Most colored concrete does not meet the SRI of 29 for Pt credit. Pt for this credit is unlikely unless we can find a product that does.
No	0				1		reg. Use at least one (or a combination) of the listed cool site practices on 50% of the total site impervious area such as driveways, walkways, and patios (does not include the home). Can include shaded/cool paving
No	0				1		handy dune but they simplified the Finch out. Can discuss with Jeff Kaufman. Need to include in the Construction Waste Quality Management Plan AND on Roofing Sht's; spec windows/doors OR 7/2nd's exhaust!
A6. Construction Environmental Quality Management Plan Including Flash-Out	0				1		
A9. Stormwater Control: Prescriptive Path							
No	0					1	courtyard is concrete so permeable shown reg. permeable material on 25% of the total site hardscape
No	0					1	assume 4% rule as standard. Can ask Civil to using permeable pavers at Site Permits as referenced in measure
No	0					1	assume maintenance roof: does not qualify
No	0	1				1	ad this development with city sidewalk
A8. Stormwater Control: Performance Path	0					1	
B. FOUNDATION							
150%	1					1	need to meet city 25% Supplementary concentrate materials (SCMs). Typically standard is 15-20 or even 15% and they don't consist so this isn't over adjust and we should consider 30 if work with concrete supplier on long design
Yes	1					1	
B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	0			2			Berkeley is zone2
B3. Foundation Drainage System	0				2		NC: Slab on Grade, level site
No	0			1			NC: Slab on Grade
B6. Structural Pad Controls							
No	0				1		
B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
B5.2 Plant Trunks, Stems, or Stems at Least 36 Inches from the Foundation	0				1		No there are perimiter plantings
C. LANDSCAPE							
0.37%							Enter the landscape area percentage. Points capped at 1/3 if less than 10%.
TBD						1	**C4. Plants Grouped by Water Needs (Hydrozoning)**
No	0					1	**C5. Three Inches of Organic Mulch in Planting Beds**
							C3. Resource Efficient Landscape
Yes	1				1		C3.1 No Invasive Species According to Rogen
Yes	1				1		C3.2 Plants Chosen and Located to Grow to Natural Size
TBD						3	C3.3 Drought Tolerant, Native, or Other Appropriate Species
							C4. Minimal Turf in Landscape
Yes	1					2	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide
No Turf	1					2	small amount at artificial turf shown
No	0					2	C4.2 Turf as a Small Percentage of Landscaped Area
No	0		1			1	C5. Trees to Moderate Building Temperature Building too tall, just has street trees on west façade

North Berkeley BART PSH

Measures	Points Targeted	Community	Energy	IAQ/Health	Resource	Water	Notes
To discuss this is locally worked and could be doable. Can't find anything that is meeting for water heating we are hoping to provide heated water for demand after the run has cut or during peak. Can't find anything that is meeting for this. Can't find enhanced ap programmable water heating controls with or without additional auxiliary thermal storage tank. Documentation: Documentation from engineer, installer or designer defining the equipment installed and it's capacity.							
TBD							
0.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water			1				
Yes							
No							
0.3 Pre-Cooling Equipment for AC	1		1				
E. BUILDING PERFORMANCE AND TESTING	0						Note: Hot Water Systems to Pushed Domestic Hot Water
TBD				1	1		**J1. Third Party Verification of Quality of Insulation Installation**
No	0			1	1		**J2. Supply and Return Air Flow Testing**
Yes							NA notes will be a supply system with snowboxall or central TBD. SD plans show central with distributed down flow. Will this make compartmentalization boring to T24 requirements. Req. prescriptive - weather ship doors and windows. Includes central vents does 2 SUH/DU at 72% testing
							J3. Compartmentalization of Units
Yes	1			1			**J4. Air Electric or Combustion Appliance Safety Testing**
	1			1			all electric
							J5. Building Energy Performance
Option 1: All Electric Compliance	27		27				All Electric Compliance - High-Rise or Low-Rise mixed T24
0.0%	0.0		15				One Energy Point for Every 1%
Yes	1		1				Jennifer Love
TBD							
No	0		1				
J8. ENERGY STAR® for Homes	0		1				
J9. EPA Indoor airPlus Certification				2			
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	0			1			
TBD				1			
K2. Low VOC Interior Wall and Ceiling Paints							
Yes	2			2			
No	0			1			
K3. Low VOC Caulks and Adhesives							
K4. Environmentally Preferable Materials for Interior Finish							
No	0				2		
No	0				2		
No	0				2		
No	0				2		
K4.5 Countertops	0				1		
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	0				1		
Yes	2				2		
K5.3 Interior Trim and Shelving	0				2		
No	0				2		
K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0				2		
K8. Comprehensive Inclusion of Low Emitting Finishes					1		
K9. Durable Cabinets							
TBD						1	
TBD						1	
No	0					1	
K10. At Least 33% of Interior Furniture Has Environmentally Preferable Attributes							

North Berkeley BART PSH

Measures	Points Targeted	Community	Energy	IAQ/Health	Resource	Water	Notes
C6. High-Efficiency Irrigation System							
TBD						2	
No	0					2	cut extinct. current site is paved
C8. Rainwater Harvesting System							
No	0					1	
No	0					1	
C9. Recycled Wastewater Irrigation System	0					1	
Yes	0					2	code requirement
C11. Efficient Landscape Water Budget	0					1	
C12. Environmentally Preferable Materials for Site							
No	0				1		
No	0				1		TBD but family - no chickens
TBD							
TBD							need to see landscaping only need 1 for >10x2 reg. Use at least one (or a combination) of the listed cool site practices on 50% of the total site impervious area such as driveways, walkways, and patios (does not include the home). Can include shaded/cool paving
TBD							reg. Use at least one (or a combination) of the listed cool site practices on 50% of the total site impervious area such as driveways, walkways, and patios (does not include the home). Can include shaded/cool paving
C14. Large Mature Tree(s)							
No	0					1	
No	0					1	
C16. Third Party Landscape Program Certification	0					1	
No	0					1	
C14. Maintenance Contract with Certified Professional	0					1	
TBD							need TPHP or gardiner tools "Untitled" reg. Include, last storage, life cost
C17. Community Garden		1					
G. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							NC-Nonwalnut 3 spokes, LGS, Wood, Concrete TBD
TBD			1	2			looking at 24"oc framing for LGM studs and joist interval
TBD				1			
TBD				2			
D2. Construction Material Efficiencies							
TBD				2			Does this apply to this construction type
No	0			2			NO
Yes	0			1			steel framing qualifies
No							
D4. Insulated Headers							
D5. FSC-Certified Wood							
No	0			1			
No	0			1			
D6. Solid Wall Systems							
No	0			1			
No	0			1			
No	0			1			
No	0			1			MA, over 3stories
No	0			1			MA, over 3stories
D8. Overhangs and Gutters							
D9. Reduced Pollution Entering the Home from the Garage							
Yes	2		2				No parking included on site.
No	0		1				NA
D10. Structural Pad and Roof Controls							
Yes	1					1	level1, type 25, colorcoat and metal
Yes	1					1	Full building is type III will be concrete and light gauge metal framing
No							showers aren't able to meet assuming typical stand/tiled Cup based basket and shower surround laminating below shower head
D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0					1	

North Berkeley BART PSH

Measures	Points Targeted	Community	Energy	IAQ/Health	Resource	Water	Notes
I. FLOORING							
No	0				3		
Yes	2			1			assume no carpet
L3. Durable Flooring							
No		1					
L4. Thermal Mass Flooring							
M. APPLIANCES AND LIGHTING							
No	0				1		ND unit energtart plans not showing DW
M1. Efficient Clothes Washing and Drying							
M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2	1				2	central laundry 2nd floor. 3 front load washers shown
M2.2 ENERGY STAR® Dryer	0	2					no commercial products
M2.3 Solar Dryer/ Laundry Lines	0	0.5					
+25 code half	0	1					
M3. Size-Efficient ENERGY STAR® Refrigerator	2	2					assume yes
M4. Permanent Centers for Waste Reduction Strategies							
No	0				1		double no code
No	0				1		req. 2 built in bins
No	0				1		req. Built in bin with lid Consider adding food waste for exterior may lower/ can be composted at Caltrans, recycle, organic - trash chutes side by side
M5. Lighting Efficiency							
M5.1 High-Efficacy Lighting	0	2					
No	0	2					Overall CAy is Electrical - don't have this connected
No							no parking on site Current July 2024 CASGreen Mandatory: 10% level1 chargers, 10% level2 chargers Mid 130% LPC2 receptacles, 11% level2 chargers Mid 130% LPC2 receptacles, 20% level2 chargers req. based on etc CalGreen need to check how they want to explain this Tier 2: 10% / per power level 2 receptacle ? Tier 1: 10% / per power level 2 receptacle (see level 2 receptacle) 110% Level2 EVSE
Yes	0				1		level 1
Yes	1		1				assume tractor
No	0			1			NA
Yes	2						this is the preference of Insight but they need to get their EVSE to 110% of the Mandatory required T24 and TI DC fees work is out for all permits
M6. Gas Infrastructure Removed for Major Alterations							
M10. All-Electric Commercial Kitchen	4			4			
N. COMMUNITY							
N1. Smart Development							
Yes	2				1		infill plan
No	0	1			1		entitlements Phase 1 report did not find anything
>10	4		2		2		400 units per acre
No	0	1			1		
N1.4 Cluster Homes for Land Preservation	0	1			1		
N1.5 Home Size Efficiency	10			10			see calc
404							
1							
N3. Homeless/Unemployment Located Near Transit							
No	0	1					
Yes	2	2					on North Berkeley Bart
N5. Pedestrian and Bicycle Access							
N5.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
9							2 schools (Ruth acty, Crowden daycare/Athletic), park, pharmacy, 2 restaurants (Iman Zagahouz, Cohen Bakery), drug store(CVS), supermarket, mulitiple(s) mailing
Enter the number of Tier 1 services							
2							
Enter the number of Tier 2 services							
Yes	1	1					
N5.3 Traffic Calming Strategies	2	2					
Yes	1	1					
N5.4 Sidewalks Buffered from Roadways and 0.5-Foot Wide	1	1					Yes, with bdf3 sidewalk
150%	2	2					150 Residents (53 studio, 50 1bed, 50% 51 bdrm, 17% >2Bdrm, there 72 D Rent 1 bike room
No	0	2					Showing outdoor parking racks but not covered and secured. Assuming secured bike parking in basement only but programs any staff for supportive housing and food program
N5.6 Bicycle Storage for Non-Residents	0	1					
1 space per unit	2	2					no parking now points
N5.7 Preferred Parking Capacity	2	2					
N6. Outdoor Gathering Places							
Yes	1	1					all DD-kickoff: residential courtyard will have lots of seating and limited accessible area 750-750m2 to limit occupancy to 49 people and 7 point of egress. reg. 500 sqft per 50 units or fraction req. 50+ units per acre,at least 25 square feet per unit of usable outdoor gathering space. must also include natural elements
N6.2 Public Outdoor Gathering Places with Direct Access to Community Services	0	1					
N8. Social Interaction							
Yes	1	1					w/ windows vanity blue, limited use lower and low upper townhs, w/ elevated balconies. This achieves viewing
No	0	1					some single load corridor units

North Berkeley BART PSH

Measures	Points Targeted	Community	Energy	IAQ/Health	Resource	Water	Notes
C. EXTERIOR							
No	0				1		no decking portion courtyard will be pavers or similar
Yes	2				2		Overhead (Alan Burnett) is waterproofing consultant
No	0				2		
Yes	1				1		façade is stucco
Yes	1				1		assume flat roof with membrane
No	0	2	2				
Yes	1		1				reg. low slope SRI>= 82, sloped (2:12) SRI>=39
F. INSULATION							
							F1. Insulation with 50% Post-Consumer or 80% Post-Industrial Recycled Content
Yes	0.5				0.5		F1.1 Walls and Floors
Yes	0.5				0.5		F1.2 Ceilings
							F2. Low-Emitting Insulation
Yes	0.5				0.5		F2.1 Walls and Floors
Yes	0.5				0.5		F2.2 Ceilings
							F3. Insulation That Does Not Contain Fire Retardants
Yes	1		1				F3.1 Cavity Walls and Floors
Yes	1		1				F3.2 Ceilings
No	0		1				F3.3 Attics and Exterior Insulation assume foam at exterior roof and metal framed walls
G. PLUMBING							
							G1. Efficient Distribution of Domestic Hot Water
TBD						1	G1.2 Watersense Volume Limit for Hot Water Distribution
No	0					2	G1.3 Increased Efficiency in Hot Water Distribution
							G2. Install Water-Efficient Fixtures
Yes	2					2	G2.1 WaterSense Showerheads 1.7 GPM
TBD						2	G2.2 WaterSense Bathroom Faucets 1.5 gpm need to id residency faucets, probably can't get water sense but can meet flowrates
1.1 gpf						2	G2.3 WaterSense Toilets with a Maximum Performance (MAP) Threshold of No Less Than 500 Grams 1.1 gpf (dfl 1.1 gpf)
No	0					1	G2.4 Urinals with Flush Rate of 0.5 1 gpf
No	0					2	**G3. Pre-Plumbing for Greywater System**
No	0					4	**G4. Operational Greywater System**
No	0					1	**G5. Thermostatic Shower Shut-Off Valve**
No	0					2	**G6. Submeter Water for Tenants**
H. HEATING, VENTILATION, AND AIR CONDITIONING							
							H1. All Electric or Sealed Combustion Units
Yes	1			1			H1.1 Sealed Combustion Furnace or Heat Pump
Yes	2			2			H1.2 Sealed Combustion or Heat Pump Water Heater
No	0		1				**H2. High Performing Zoned Hydronic Radiant Heating System**
							H3. Effective Ductwork
No	0		1				H3.1 Duct Mastic on Duct Joints and Seams
No	0		1				H3.2 Pressure Balance the Ductwork System
							H5. Advanced Practices for Cooling
TBD				1			H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms
No	0		1				H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 90% of Units
							H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality
Yes	1			1			H6.1 Meet ASHRAE Standard 62.2-2013 Ventilation Residential Standards
No	0			2			H6.2 Advanced Ventilation Standards
No	0			1			H6.3 Outdoor Air is Filtered and Tempered
							H7. Effective Range Design and Installation
No	0			1			H7.1 Effective Range Hood Ducting and Design
No	0			1			H7.2 Automatic Range Hood Control
				1			**H8. High Efficiency HVAC Filter (MERV 13+)**
Yes	1			1			
							H9. Advanced Refrigerants
	1						
I. RENEWABLE ENERGY							
40.0%							
	10			20			**I4. Onsite Renewable Generation (PV, Micro Hydro and Wind)**
							I2. Low Carbon Homes
No	0		3				I2.1 Near Zero Energy Home
No	0		2				I2.2 Near Zero Energy Home with Feasibility Strategies
							I3. Energy Storage and Thermal Load Shifting
No	0		2				I3.1 Battery Energy Storage System (BESS)

North Berkeley BART PSH

Measures	Points Targeted	Community	Energy	IAQ/Health	Resource	Water	Notes
No	0	1					NA
							M8. Passive Solar Design
No	0		2				
No	0	2					
							M7. Adaptable Building
Yes	1			1			M7.1 Universal Design Principles in Units
No	0	2					M7.2 Full Function Independent Rental Unit
							M9. Resiliency
TBD			1		1	1	M9.1 Climate Impact Assessment
TBD			1		1	1	M9.2 Strategies to Address Assessment Findings
							N9. Social Equity
TBD		1			1		N9.1 Diverse Workforce
No	0	1					N9.2 Community Location
							N10. Affordability
>50%	2	2					N10.1 Dedicated Units for Households Making 60% of AMI or Less
No	0	1					N10.2 Units with Multiple Bedrooms for Households Making 60% of AMI or Less
No	0	1					N10.3-5 Lower 20% of Units at 120% AMI or Less and For Sale
							N11. Mixed-Use Developments
No	0	1					N11.1 Live/Work Units Include a Dedicated Commercial Entrance
No	0	1					N11.2 At Least 2% of Development Floor Space Supports Mixed Use
No	0	1					N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service
							O. OTHER
Yes	1					1	**O1. GreenPoint Rated Checklist in Blueprints**
Yes	2		0.5			0.5	**O2. Pre-Construction Kickoff Meeting with Raker and Subcontractors**
TBD			0.5	0.5	0.5	0.5	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**
No	0		0.5	0.5	0.5	0.5	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**
							O5. Home System Monitors
No	0	2					O5.1 Home Energy System Monitors
No	0				2		O5.2 Home Water System Monitors
No	0	2					O5.3 Home Indoor Air Quality System Monitors
No	0	1		1			O5.4 Home Outdoor Air Quality System Monitors
							O6. Green Building Education
No	0	2					O6.1 Marketing Green Building
TBD				0.5		0.5	O6.2 Green Building Signage maybe - ask if interested
No	0						**O7. Green Appraisal Addendum or Energy Efficiency Score**
TBD					1		**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**
TBD		2					**O9. Residents Are Offered Free or Discounted Transit Passes**
Yes	1	1					**O10. Vandalism Deterrence Practices and Vandalism Management Plan**
Yes	2			2			**O11. Smoketree Housing**
TBD				1			**O12. Integrated Pest Management Plan**
P. DESIGN CONSIDERATIONS							
							might want to explore this - since mentioned this unbuilded to much sound sensitive germans are higher. Talk to Lena Nelle at Wilson Bldg.
							P1. Acoustic: Noise and Vibration Control
							Enter the number of Tier 1 practices
							Enter the number of Tier 2 practices
							P2. Mixed-Use Design Strategies
No	0			1		1	P2.1 Tenant Improvement Requirements for Build-Outs
No	0			1			P2.2 Commercial Loading Area Separated for Residential Area
No	0			1			P2.3 Separate Mechanical and Plumbing Systems
							P3. Commissioning
TBD			1				P3.1 Design Phase
TBD			2				P3.2 Construction Phase
TBD			1				P3.3 Post-Construction Phase
TBD			1		1		**P4. Building Enclosure Testing**
Health Monitoring							
TBD				1			**Direct space conditioning equipment that used refrigerants with a GWP of 750 or less (per HR)**
TBD							**Enter Innovation 2 description here. Enter up to four points at right.**
TBD							**Enter Innovation 3 description here. Enter up to four points at right.**
TBD							**Enter Innovation 4 description here. Enter up to four points at right.**

Summary	Possible	Community	Energy	IAQ/Health	Resource	Water
Total Available Points in Category	427	25	55	48	168	81
Minimum Points Required in Specific Categories	NA	0	10	5	5	5
Total Points Targeted	**127.0**	**19.0**	**40.5**	**22.0**	**26.0**	**9.5**

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PSH PARTNERS, LP

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16TH FLOOR
SAN FRANCISCO, CA
94104

NORTH BERKELEY BART PSH

1750 (1700) SACRAMENTO ST.
BERKELEY, CA 94702

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	

TITLE:

SUSTAINABILITY - GPR CHECKLIST

SHEET:

G6.00

PRELIMINARY - Not for Construction -

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ATTACHMENT C - CURRENT DRAWINGS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
☐	☒	Civil S.C.D.
☒	☐	Civil S.C.D.
☒	☐	Civil S.C.D.
☒	☐	Elec/ Arch; S.E.D. S.A.D.
☐	☒	N/A

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

Y	N/A	RESPON. PARTY
☒	☐	Elec/ Arch; S.E.D. S.A.D.
☐	☒	N/A
☐	☒	N/A
☐	☒	N/A
☐	☒	N/A

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

Y	N/A	RESPON. PARTY
☒	☐	Plumb S.P.D.
☒	☐	Plumb S.P.D.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

Y	N/A	RESPON. PARTY
☐	☒	Plumb S.P.D.
☐	☒	Plumb S.P.D.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.
NOTE: PER CPC 601.2.1 EXC. #2, SUBMETERS NOT REQ'D FOR LOW-INCOME HOUSING, S.P.D.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y	N/A	RESPON. PARTY
☒	☐	Land S.L.D.
☒	☐	Arch/ GC S.A.D.
☒	☐	GC
☒	☐	GC
☒	☐	GC
☒	☐	GC
☒	☐	GC
☒	☐	Arch / Owner; S.A.D.

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. NOTE: CONTRACTOR SHALL COMPLETE A CONSTRUCTION WASTE MANAGEMENT PLAN FOR REVIEW & APPROVAL IN ACCORDANCE WITH CGBSC SECTION 4.408.2. PRIOR TO FINAL INSPECTION. CONTRACTOR SHALL PROVIDE DOCUMENTATION CONFIRMING COMPLIANCE WITH PLAN.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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94104

NORTH BERKELEY BART PSH

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STAMP:

KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027
LICENSED ARCHITECT
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	

TITLE:
CALGREEN CHECKLIST

SHEET:
G6.10

PRELIMINARY - Not for Construction -

© 2025 PYATOK ARCHITECTURE + URBAN DESIGN

ATTACHMENT C - CURRENT DRAWINGS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

☐ ☒ N/A **4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

☒ ☐ GC **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

☒ ☐ Arch **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

☒ ☐ Arch **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, *of California Code of Regulations*, Title 17, commencing with section 94507.

☒ ☐ Arch **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

☒ ☐ Arch **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

☒ ☐ Arch **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

☒ ☐ Arch **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☒ ☐ Arch **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☒ ☐ Arch **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

☒ ☐ Arch **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☒ ☐ Arch **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

☒ ☐ Arch **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

☒ ☐ Arch **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

☒ ☐ Arch **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

☒ ☐ GC **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

☒ ☐ Mech S.M.D. **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

☒ ☐ Mech S.M.D. **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

☒ ☐ GC **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

☒ ☐ Owner Sustain-ability **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

☒ ☐ All **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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KEVIN MARKARIAN
C-32390
RENEWAL DATE 6/30/2027
STATE OF CALIFORNIA

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NO.	ISSUE	DATE

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CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
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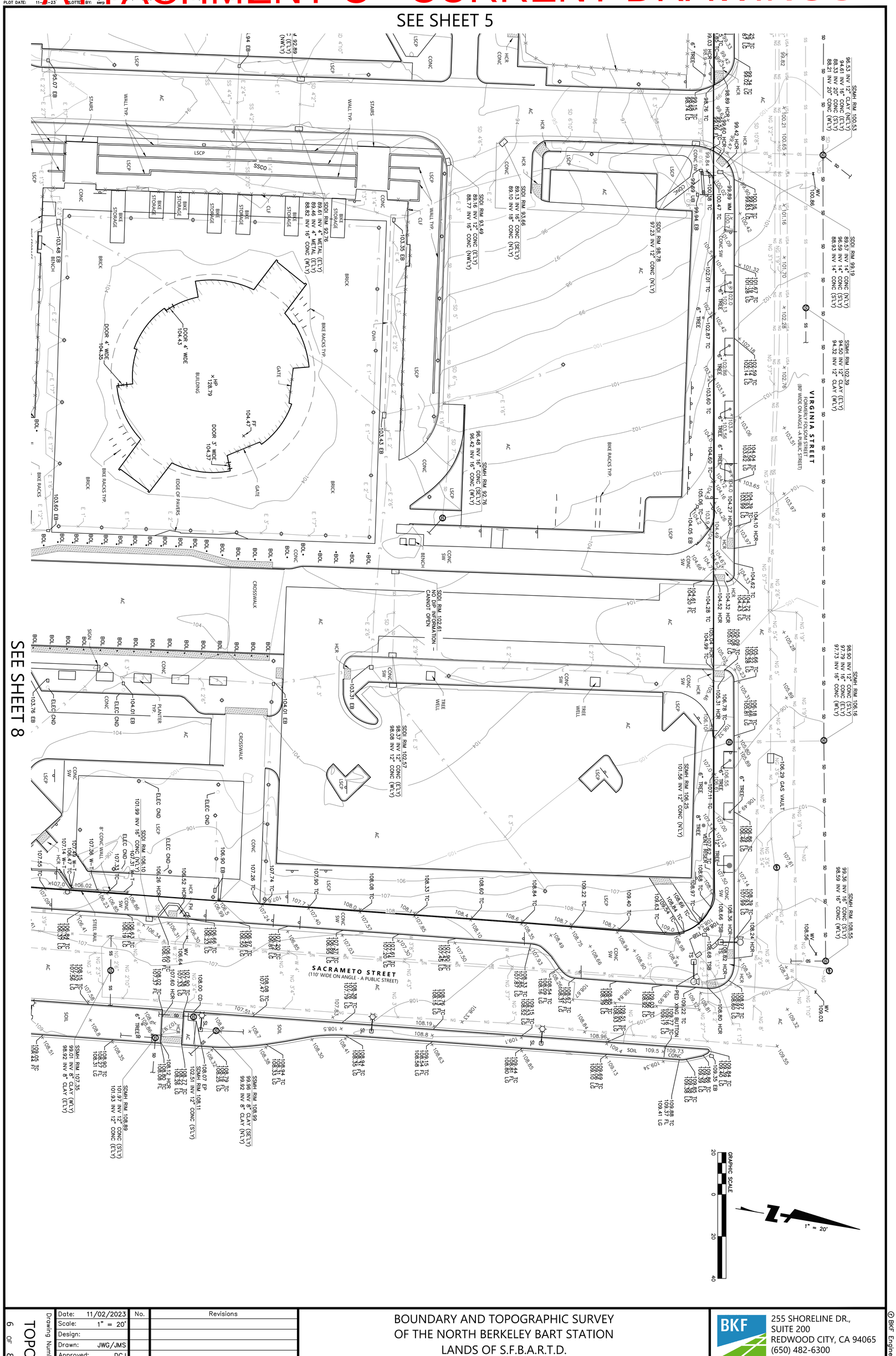
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ATTACHMENT C - CURRENT DRAWINGS



Drawing Number: TOPO	Date: 11/02/2023	No.	Revisions	BOUNDARY AND TOPOGRAPHIC SURVEY OF THE NORTH BERKELEY BART STATION LANDS OF S.F.B.A.R.T.D.	BKF 255 SHORELINE DR., SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com
6 OF 8	Scale: 1" = 20'				
	Design:				
	Drawn: JWG/JMS				
	Approved: DCJ				
	Job No: 20230975			CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA	

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SDMH RIM 106.16
98.90 INV 12" CONC (S'LY)
97.79 INV 16" CONC (E'LY)
97.73 INV 16" CONC (W'LY)

VIRGINIA STREET

EXISTING CITY R/W

EXISTING BART R/W

SDMH RIM 106.25
101.56 INV 12" CONC (N'LY)

SDDI RIM 102.61
NO DIP INFORMATION – CANNOT OPEN

SDDI RIM 102.57
98.37 INV 12" CONC (E'LY)
98.08 INV 12" CONC (W'LY)

PRELIMINARY TITLE REPORT TRACT F PARCEL #3

PRELIMINARY TITLE REPORT TRACT F PARCEL #20

PRELIMINARY TITLE REPORT TRACT F PARCEL #5

PRELIMINARY TITLE REPORT TRACT F PARCEL #19

PRELIMINARY TITLE REPORT TRACT F PARCEL #1

PRELIMINARY TITLE REPORT TRACT F PARCEL #9

PRELIMINARY TITLE REPORT TRACT F PARCEL #4

PRELIMINARY TITLE REPORT TRACT F PARCEL #11

PRELIMINARY TITLE REPORT TRACT F PARCEL #15

PRELIMINARY TITLE REPORT TRACT F PARCEL #17

SACRAMENTO STREET

FED XING BUTTON

TREE WELL

BENCH

BRICK

AC

CONC SW

LSCP

HCR

SOIL

7/18/2025 2:37:34 PM

EXISTING CONDITIONS LEGEND:

- CONTROL POINT AS NOTED
- SITE BENCHMARK
- AREA LIGHT
- ANTI-SIPHON VALVE/BACKFLOW PREVENTER
- BOLLARD
- ELECTRIC UTILITY HOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- UNIDENTIFIED UTILITY HOLE
- SANITARY SEWER UTILITY HOLE
- SIGN
- SITE LIGHT
- STORM DRAIN UTILITY HOLE
- STREET LIGHT
- TELEPHONE UTILITY HOLE
- TRAFFIC SIGNAL
- TREE SIZE AS NOTED
- VALVE AS NOTED

- SUBJECT BOUNDARY LINE
- BACK OF CURB
- BUILDING OVERHANG
- BUILDING STRUCTURE
- CONCRETE LINE
- EDGE OF PAVEMENT
- FENCE LINE
- LIP OF GUTTER
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TIE LINE
- TOP OF CURB
- WALL
- USA GENERIC
- USA LINE COMMUNICATION
- USA LINE DOMESTIC WATER
- USA LINE ELECTRIC
- USA LINE GAS
- USA LINE SANITARY SEWER
- USA LINE STORM DRAIN

EXISTING CONDITIONS NOTES:

GRAPHIC SCALE
10 0 10 20

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STATE OF CALIFORNIA

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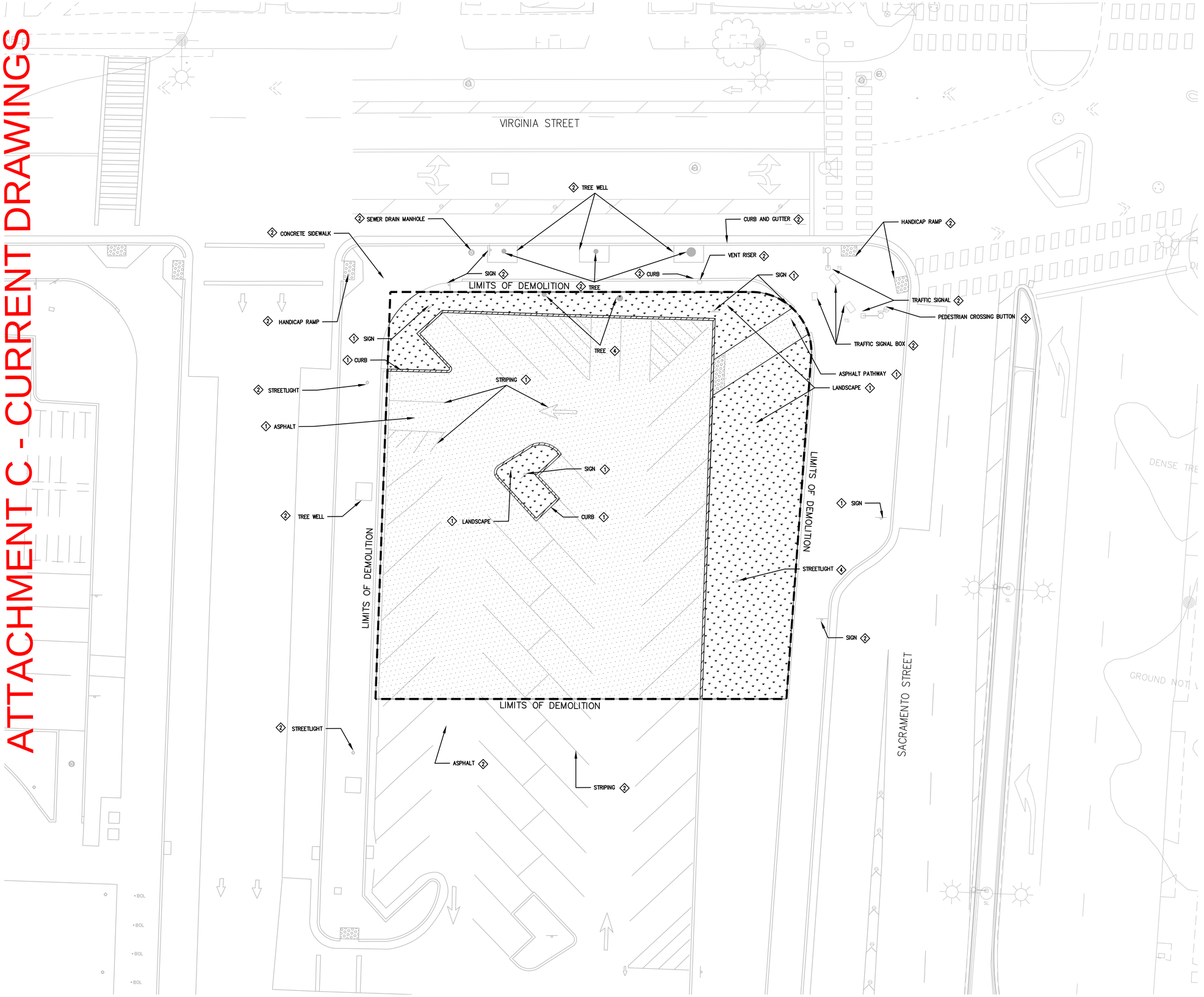
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DEMOLITION LEGEND:

LIMITS OF DEMOLITION

HARDSCAPE TO BE REMOVED

LANDSCAPE TO BE REMOVED

CURB TO BE REMOVED

1 TO BE REMOVED

2 TO REMAIN, PROTECT IN PLACE

3 TO REMAIN, ADJUST TO FINISH GRADE

4 REMOVE AND RELOCATE

DEMOLITION NOTES:

GRAPHIC SCALE
10 0 10 20

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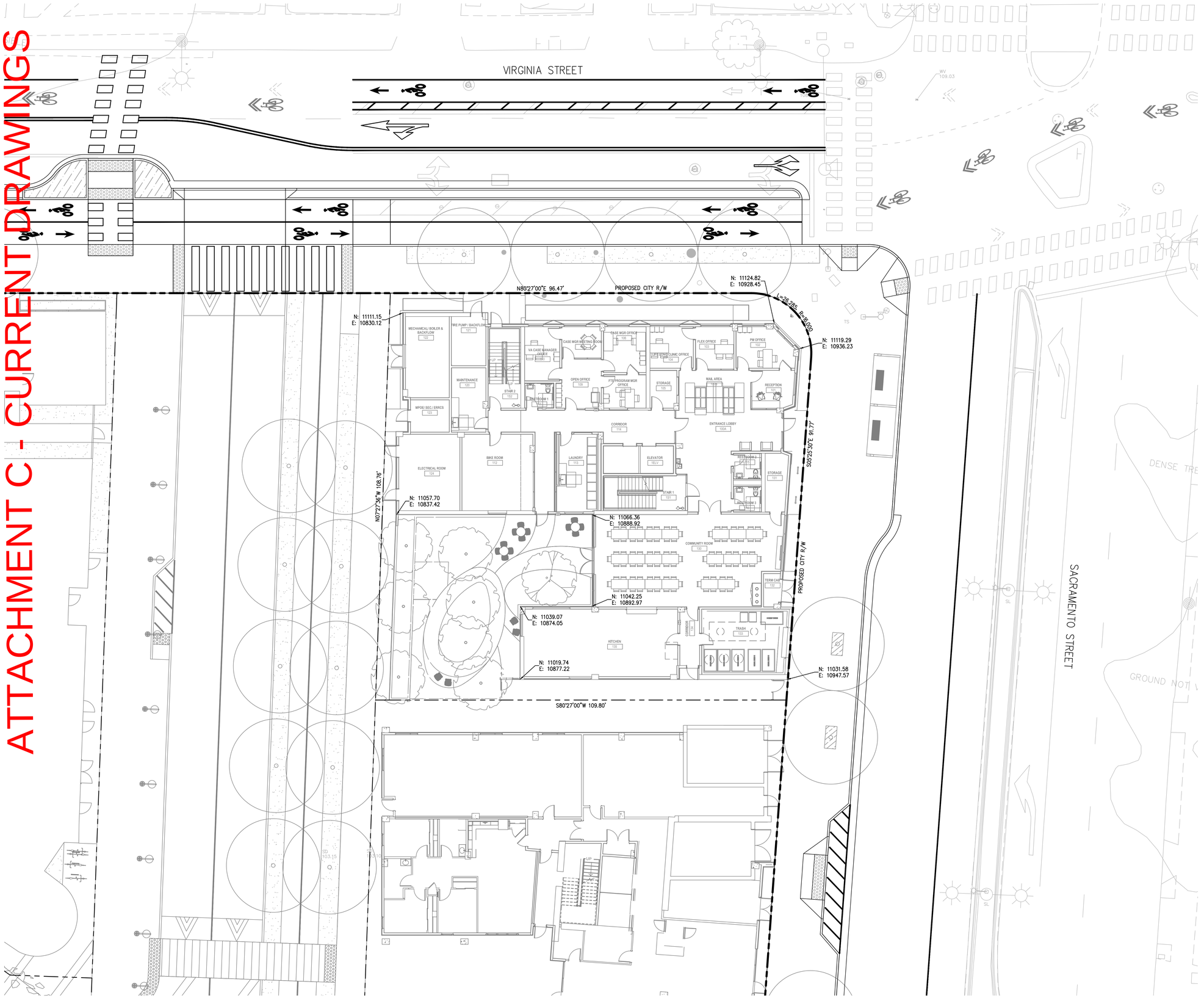
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HORIZONTAL CONTROL LEGEND:

HORIZONTAL CONTROL NOTES:

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HORIZONTAL CONTROL PLAN

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ATTACHMENT C - CURRENT DRAWINGS

VIRGINIA STREET

INTERNAL STREET

SACRAMENTO STREET

PROPERTY LINE

PROPERTY LINE

MECHANICAL/ BOILER & BACKFLOW 122

FIRE PUMP / BACKFLOW 121

MAINTENANCE 120

MPOE/ SEC./ ERRCS 123

ELECTRICAL ROOM 124

BIKE ROOM 112

LAUNDRY 113

CORRIDOR 114

ELEVATOR 1ELV

STAIR 1 1S1

STAIR 2 1S2

RESTROOM 1 111

RESTROOM 2 115

RESTROOM 3 116

STORAGE 131

VA CASE MANAGER OFFICE 110

CASE MGR MEETING ROOM 108

CASE MGR OFFICE 106

OPEN OFFICE 109

FTE PROGRAM MGR OFFICE 107

LIFE LONG CLINIC OFFICE 104

FLEX OFFICE 103

PM OFFICE 102

STORAGE 105

MAIL AREA 100B

RECEPTION 101

ENTRANCE LOBBY 100A

COMMUNITY ROOM 130

TERM CAB 132

CORRIDOR 134

TRASH 133

3 CUBIC YARDS

KITCHEN 135

FFE 106.2

FFE 109.7

FFE 109.7

FG 106.11 EG 105.55
FG 106.63 EG 105.97
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2.0%
2.1%
1.4%
2.0%
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1.5%
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5.4%

GRADING AND DRAINAGE LEGEND:

GRADING AND DRAINAGE NOTES:

GRAPHIC SCALE
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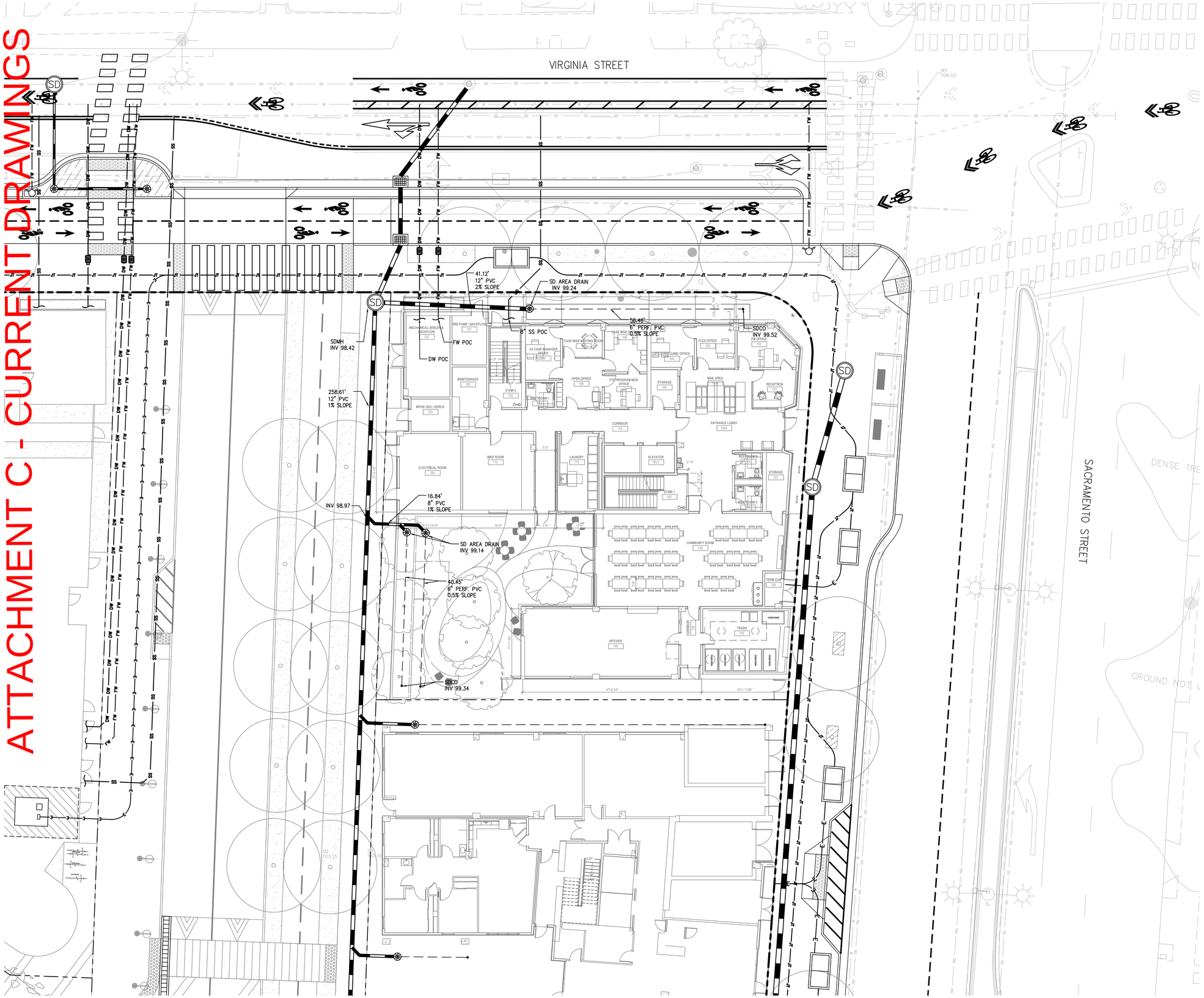
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UTILITY LEGEND:

UTILITY NOTES:

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UTILITY PLAN

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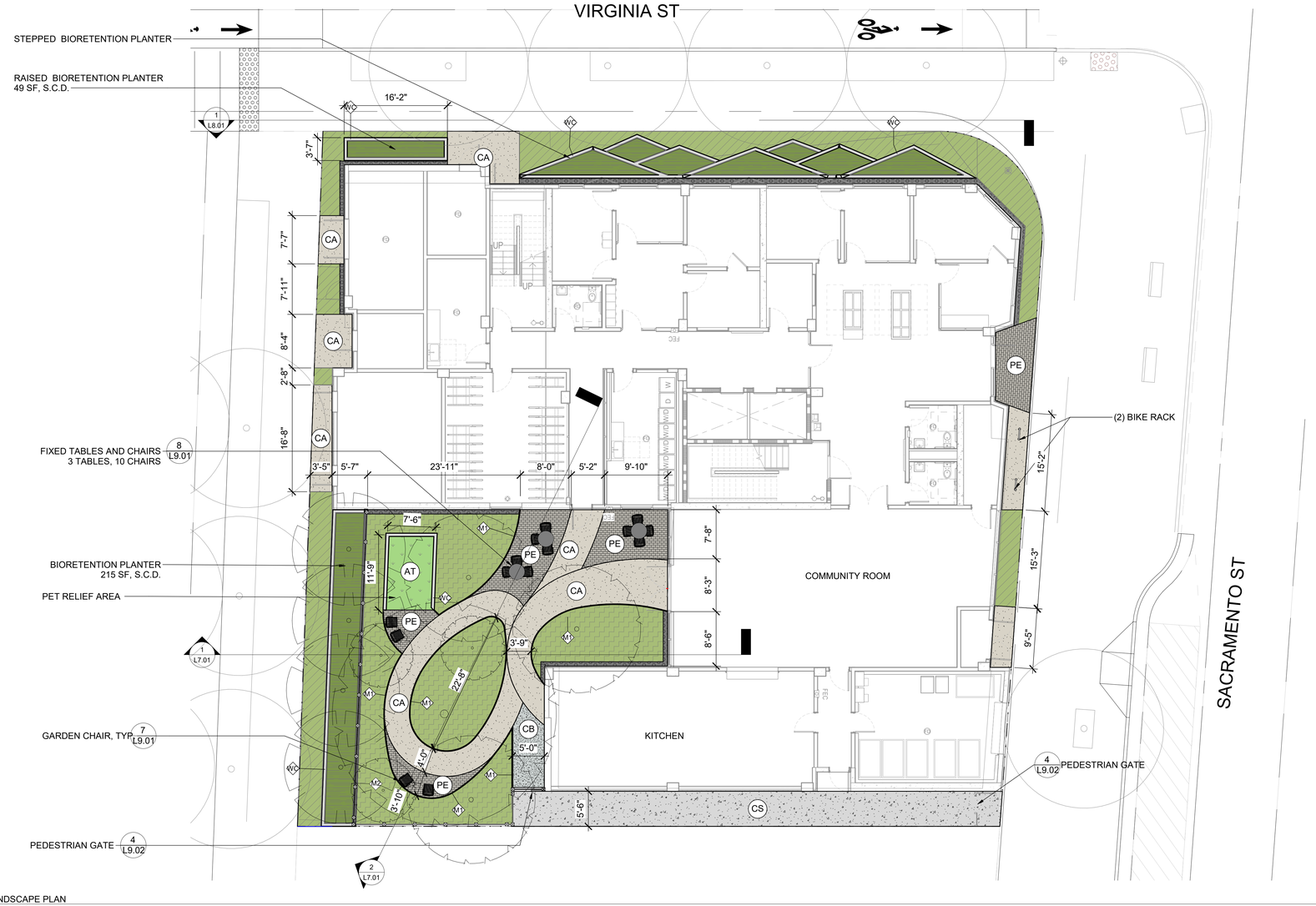
ATTACHMENT C - CURRENT DRAWINGS

LANDSCAPE HARDSCAPE MATERIAL LEGEND

CS	CITY STANDARD SIDEWALK/ PLAIN GRAY CONCRETE	1 L9.01
CA	COLORED CONCRETE, COLOR A	1 L9.01
CB	COLORED CONCRETE, COLOR B	1 L9.01
PE	UNIT PAVERS- 4" X 8 " CLAY BRICK	2 L9.01
GR	DECORATIVE GRAVEL	6 L9.01
AT	ARTIFICIAL TURF	3 L9.01

LANDSCAPE WALL TYPE LEGEND

M1	PATH EDGING	4 L9.01
M2	DECORATIVE METAL FENCE	2 L9.02
WC	CONCRETE WALL	1 L9.02



2 L1.01 LANDSCAPE PLAN
1/8" = 1'-0"

0 4 8 12 20ft

N

GENERAL SYMBOLS & ABBREVIATIONS

PROPERTY LINE
POINT OF BEGINNING
CENTERLINE

EQ.	EQUAL
O.C.	ON CENTER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
TYP.	TYPICAL
QTY.	QUANTITY
V.I.F.	VERIFY IN FIELD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.B.E.D.	SEE BUILDING ENVELOPE DRAWINGS

DETAIL CALLOUT

1 A101 SECTION CALLOUT

LANDSCAPE GENERAL NOTES

1. EXISTING SITE INFORMATION IS PROVIDED BY OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
3. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
4. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FORM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
5. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
6. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
7. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
8. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO INSTALLATION OF FORMS OR GRADING FOR LANDSCAPE WORK.
9. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
10. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SAND BED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS.
11. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.

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NO. | ISSUE | DATE

JOB NUMBER:	PYA-25-12539
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	Issue Date
SCALE:	As indicated

TITLE:
LANDSCAPE ARCHITECTURAL PLAN

SHEET:
L1.01

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ATTACHMENT C - CURRENT DRAWINGS

COURTYARD



KOELREUTERIA BIPINNATA
CHINESE FLAME TREE

MODERATE WATER
HEIGHT: 20-40' /// WIDTH: 15-30'
DECIDUOUS



QUERCUS GRAVESII
RED CHISOS OAK

LOW WATER
HEIGHT: 35-40' /// WIDTH: 30-35'
DECIDUOUS



MAGNOLIA VIRGINIA
SWEET BAY MAGNOLIA

MODERATE WATER
HEIGHT: 10-35' /// WIDTH: 10-35'
EVERGREEN



Azara microphylla
Box Leaf Azara
MODERATE WATER
HEIGHT: 18-25' /// WIDTH: 12'
EVERGREEN



TEUCRIUM CHAMAEDRYS
WALL GERMANDER

LOW WATER
HEIGHT: 6"-12" /// WIDTH: 2-3'
LOW



BOUTELOUA GRACILIS
BLUE GRAMA

LOW WATER (NOT WUCOL LISTED)
HEIGHT: 1-3' /// WIDTH: 1-3'
DECIDUOUS



IRIS GERMANICA 'JURASSIC PARK'
JURASSIC PARK BEARDED IRIS

LOW WATER
HEIGHT: 2-3' /// WIDTH: 2-3'
EVERGREEN



LAVANDULA STOECHAS 'ANOUK'
ANOUK SPANISH LAVENDER

LOW WATER
HEIGHT: 1-2' /// WIDTH: 2-3'
EVERGREEN



RIBES VIBURNIFOLIUM
CATALINA CURRANT

LOW WATER
HEIGHT: 2-3' /// WIDTH: 8'
DECIDUOUS



IRIS DOUGLASIANA
DOUGLAS IRIS

LOW WATER
HEIGHT: 2-4' /// WIDTH: 2-4'
EVERGREEN



HEUCHERA MAXIMA
ISLAND ALUM ROOT

MEDIUM WATER
HEIGHT: 1-2' /// WIDTH: 2'
EVERGREEN



PENSTEMON HETEROPHYLLUS
'MARGARITA BOP'
MARGARITA BOP PENSTEMON

MODERATE WATER
HEIGHT: 1-2' /// WIDTH: 2-3'
EVERGREEN



CALYCANTHUS OCCIDENTALIS
WESTERN SPICE BUSH

LOW WATER
HEIGHT: 5-12' /// WIDTH: 5-12'
DECIDUOUS



STACHYS BYZANTINA
LAMB'S EAR

LOW WATER
HEIGHT: 6-12" /// WIDTH: 1-2'
EVERGREEN

BIORETENTION



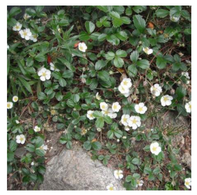
CERCIS OCCIDENTALIS
WESTERN REDBUD

MEDIUM WATER
HEIGHT: 10-20' /// WIDTH: 10-15'
DECIDUOUS



CHONDROPETALUM TECTORUM
CAPE RUSH

LOW WATER (NOT WUCOL LISTED)
HEIGHT: 3-5' /// WIDTH: 3-5'
EVERGREEN



FRAGARIA CHILOENSIS
BEACH STRAWBERRY

MEDIUM WATER
HEIGHT: 6" /// WIDTH: 2-4'
EVERGREEN



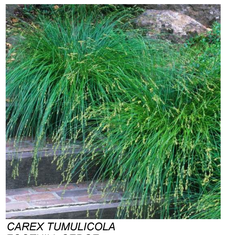
MIMULUS CARDINALIS
SCARLET MONKEY FLOWER

LOW WATER
HEIGHT: 1-3' /// WIDTH: 1-3'
SEMI-DECIDUOUS



JUNCUS PATENS 'ELK BLUE'
ELK BLUE COMMON RUSH

MEDIUM WATER (NOT WUCOL LISTED)
HEIGHT: 1-2' /// WIDTH: 3-5'
EVERGREEN



CAREX TUMULICOLA
FOOTHILL SEDGE

MEDIUM WATER
HEIGHT: 6-12" /// WIDTH: 2'
SUMMER DECIDUOUS

BUILDING PERIMETER



ECHEVERIA IMBRICATA 'BLUE ROSE'
BLUE ROSE ECHEVERIA

LOW WATER
HEIGHT: 4-8" /// WIDTH: 4-8"
EVERGREEN



DIANELLA TASMANICA 'SILVER STREAK'
SILVER STREAK TASMAN FLAX LILY

MEDIUM WATER
HEIGHT: 1-2' /// WIDTH: 3-5'
EVERGREEN



FRAGARIA VESCA
WOODLAND STRAWBERRY

MEDIUM WATER
HEIGHT: 6" /// WIDTH: 2-4'
EVERGREEN



ACHILLEA MILLEFOLIUM 'MOONSHINE'
MOONSHINE YARROW

LOW WATER
HEIGHT: 2' /// WIDTH: 2'
SUMMER DECIDUOUS



ARTEMISIA SCHMIDTIANA 'SILVER MOUND'
SILVER MOUND ARTEMISIA

LOW WATER
HEIGHT: 1-2' /// WIDTH: 3'-5'
SEMI-EVERGREEN

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JOB NUMBER:	PYA-25-12539
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	Issue Date
SCALE:	
TITLE:	**PLANTING PALETTE AND NOTES**

SHEET:

L3.00

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ATTACHMENT C - CURRENT DRAWINGS

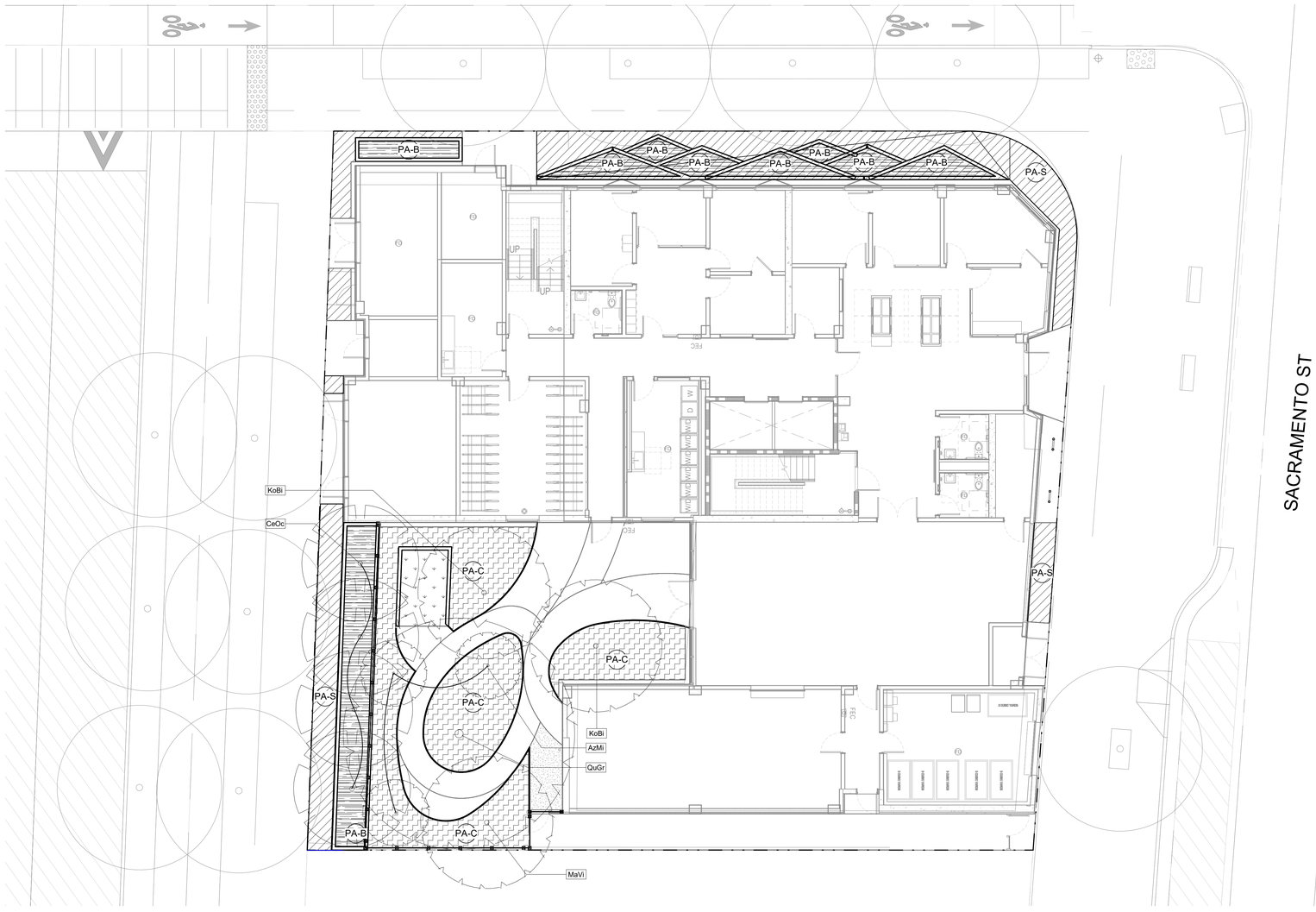
PLANT LIST-TREES ONLY

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE
TREE						
	ACER CIRCINATUM	VINE MAPLE	24" BOX	10'-0"	MODERATE	WUCOLS
AzMi	AZARA MICROPHYLLA	BOXLEAF AZARA	15 GAL	10'-0"	MODERATE	WUCOLS
CeOc	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'-0"	VERY LOW	WUCOLS
KoBi	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	20'-0"	MODERATE	WUCOLS
MaVi	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	15 GAL	20'-0"	MODERATE	WUCOLS
QuGr	QUERCUS GRAVESII	CHISOS RED OAK	24" BOX	35	LOW	WUCOLS

PLANT LIST-SHRUB ONLY

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE
SUCCULENT						
	ECHEVERIA IMBRICATA 'BLUE ROSE'	BLUE ROSE ECHEVERIA	1 GAL	9"	LOW	WUCOLS
SHRUB						
	CALYCANTHUS OCCIDENTALIS	SPICE BUSH	5 GAL	8 -0	MODERATE	WUCOLS
	LAVANDULA STOECHAS 'ANOUK'	ANOUK SPANISH LAVENDER	1 GAL	4'-0"	LOW	WUCOLS
	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	1 GAL	3'-0"	LOW	WUCOLS
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	5 GAL	7'-0"	LOW	WUCOLS
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	2'-6"	LOW	WUCOLS
PERENNIAL						
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL	2 0	LOW	WUCOLS
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	1'-0"	MODERATE	WUCOLS
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-0"	LOW	WUCOLS
	IRIS GERMANICA 'JURASSIC PARK'	JURASSIC PARK BEARDED IRIS	BARE ROOT	2'-0"	LOW	WUCOLS
	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MAGARITA BOP PENSTEMON	1 GAL	2'-6"	LOW	WUCOLS
GROUNDCOVER						
	FRAGERIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	2'-6"	MODERATE	WUCOLS
	FRAGERIA VESCA	WOODLAND STRAWBERRY	1 GAL	2'-6"	MODERATE	WUCOLS
	STACHYS BYZANTINA	LAMB'S EARS	1 GAL	3'-0"	LOW	WUCOLS
GRASS						
	BOUTELOUA GRACILIS	BLUE GRAMMA	1 GAL	1'-6"	LOW	SUNSET
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	2'-0"	LOW	WUCOLS
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-6"	LOW	WUCOLS
	DIANELLA TASMANICA 'SILVER STREAK'	SILVER STREAK TASMAN FLAX LILLY	1 GAL	2'-0"	MODERATE	WUCOLS
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW	WUCOLS

VIRGINIA ST



1 L3.01 PLANTING PLAN
1/8" = 1'-0"

0 4 8 12 20ft

N

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LANDSCAPE PLANTING MATERIAL LEGEND

XxXx — PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

PA-C — COURTYARD PLANTING PALETTE, NATIVE AND CLIMATE-ADAPTED SHRUBS AND GROUNDCOVER, SEE L3.00 FOR SPECIES

PA-S — BUILDING PERIMETER PLANTING, NATIVE AND CLIMATE-ADAPTED SHRUBS AND GROUNDCOVER, SEE L3.00 FOR SPECIES

PA-B — STORMWATER TREATMENT AREA, NATIVE AND CLIMATE-ADAPTED SHRUBS AND GROUNDCOVER, SEE L3.00 FOR SPECIES, SEE CIVIL PLAN FOR DESIGN

PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. WHEN PROPOSING SUBSTITUTIONS, ENSURE THAT THE PROPOSED VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRI' COULD SUB FOR 'RED ELF.' RHAPHIOLEPSIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PROTECT EXISTING TREES OFF SITE
11. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTOR TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
12. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
13. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
14. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
15. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
16. FOR BEST RESULTS, NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN, PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT, FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.
17. AREAS IDENTIFIED AS BIORETENTION PLANTING ARE FUNCTIONAL STORM WATER PLANTERS WITH AN ENGINEERED IMPORTED SOIL MIX DESIGNED FOR SPECIFIC PERFORMANCE CRITERIA. AMEND ONLY PLANTING PITS AND ASSOCIATED PLANTING BACKFILL PER THE PLANTING INSTRUCTIONS. SEE CIVIL DRAWINGS FOR BIOFILTRATION MIX AND DRAINAGE.

IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.

- COMPLIANT WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- COMPLIANT WITH LOCAL WATER EFFICIENT LANDSCAPE REQUIREMENTS.
- COMPLIANT WITH REQUIREMENTS OF APPLICABLE WATER PROVIDER.

FOR PROJECTS OF 500 SF UP TO 5,000 SF OF IRRIGATED LANDSCAPE, A PRIVATE SUB-METER WILL BE SPECIFIED. FOR PROJECTS LARGER THAN 5,000 SF, A DEDICATED IRRIGATION WATER METER FROM THE APPLICABLE LOCAL WATER PURVEYOR WILL BE REQUIRED.

THE SYSTEM ALSO INCLUDES THE FOLLOWING:

1. HIGH EFFICIENCY DRIP SYSTEMS FOR ALL SHRUB/GROUNDCOVER AREAS; HIGH EFFICIENCY SPRINKLERS OR DRIP FOR LAWNS.
2. SYSTEM MANAGEMENT BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME DATA FROM ON-SITE SOIL OR WEATHER SENSOR OR CLOUD-BASED WEATHER SERVICE.
3. ALL MATERIALS TO BE COMMERCIAL GRADE WITH PROVEN FIELD SUCCESS AND MINIMAL MAINTENANCE REQUIREMENT.
4. THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
5. IF RECYCLED WATER IS USED, DESIGN AND ALL EQUIPMENT TO COMPLY WITH INDUSTRY STANDARDS AND APPLICABLE LOCAL STANDARDS FOR ITS USE.

MWELO CONFORMANCE

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

PLANTS SELECTED WILL BE LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

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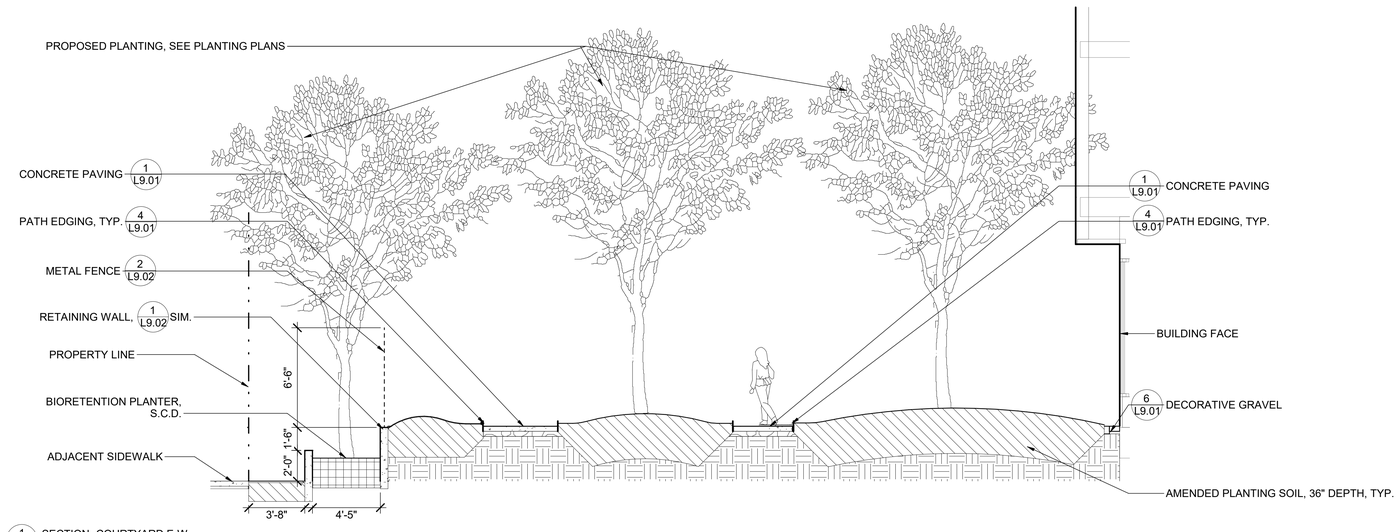
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SCALE: As indicated
TITLE:
PLANTING PLAN

SHEET:
L3.01

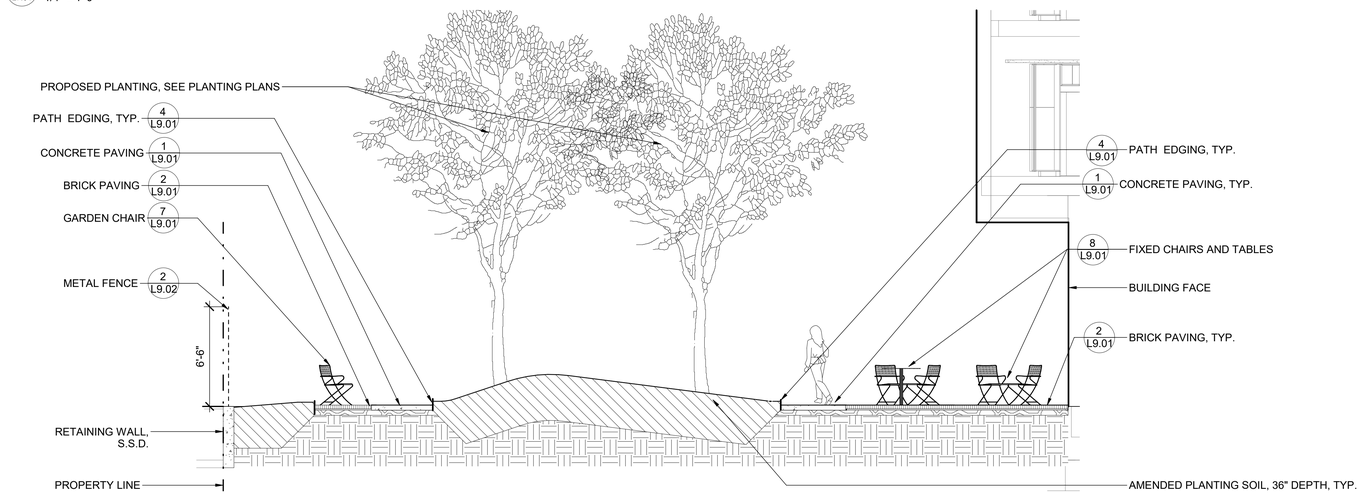
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ATTACHMENT C - CURRENT DRAWINGS



1 L7.01 SECTION- COURTYARD E-W
1/4" = 1'-0"



2 L7.01 SECTION- COURYARD SW-NE
1/4" = 1'-0"

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JOB NUMBER:	PYA-25-12539
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CHECKED BY:	Checker
ISSUE DATE:	Issue Date
SCALE:	1/4" = 1'-0"

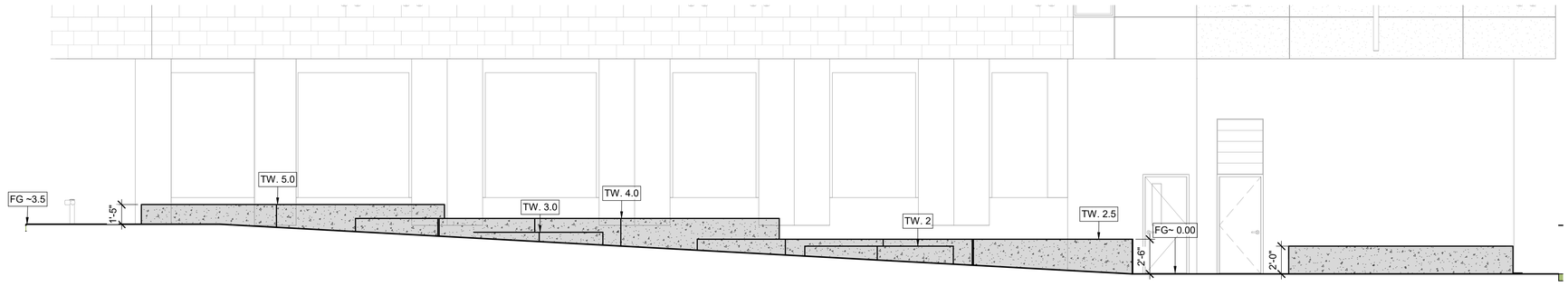
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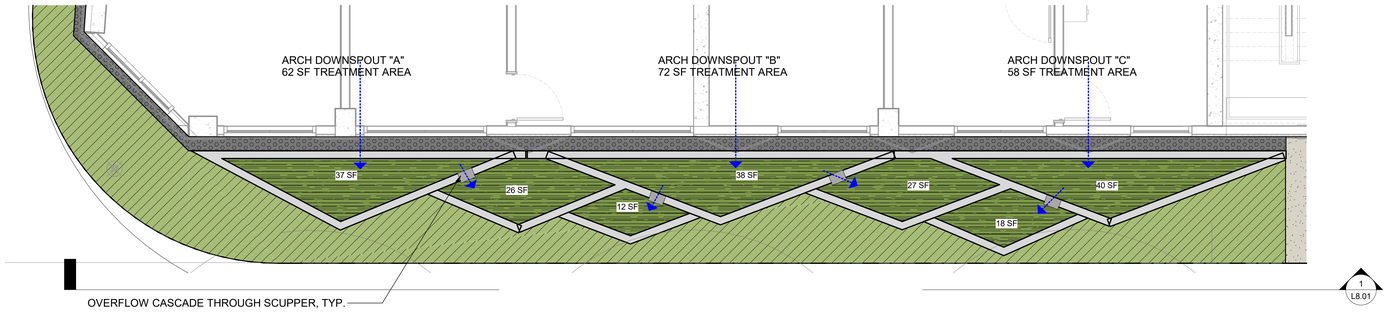
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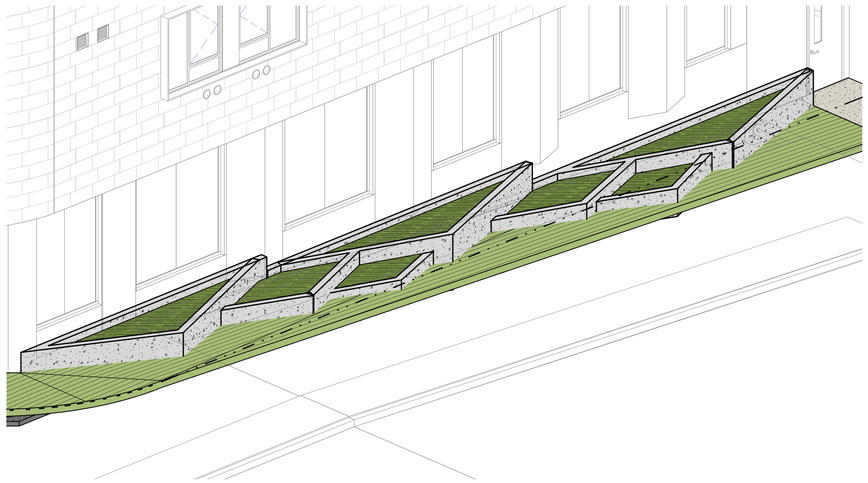
ATTACHMENT C - CURRENT DRAWINGS



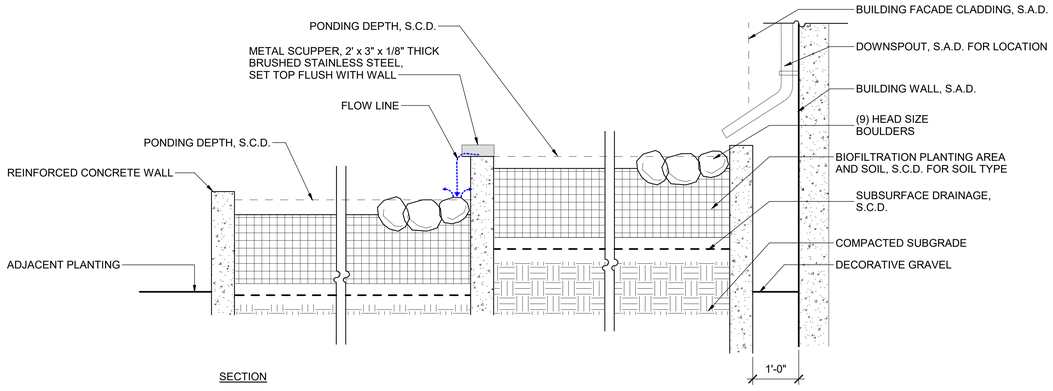
1 L8.01 VIRGINIA ST ELEVATION
1/4" = 1'-0"



2 L8.01 LANDSCAPE PLAN-STORM ENLG
1/4" = 1'-0"



3 L8.01 STORMWATER 3D



SECTION

4 L8.01 BIORETENTION CASCADE
3/4" = 1'-0"

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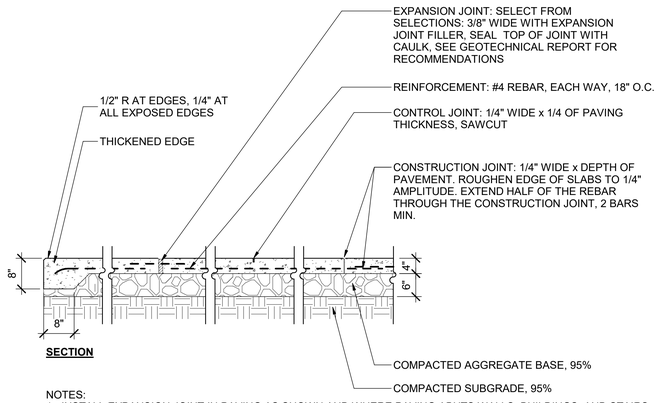
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VIRGINIA ST STORMWATER TREATMENT PLANTERS

SHEET:
L8.01

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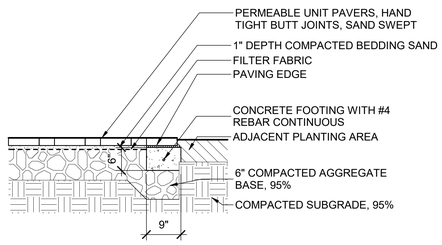
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SECTION

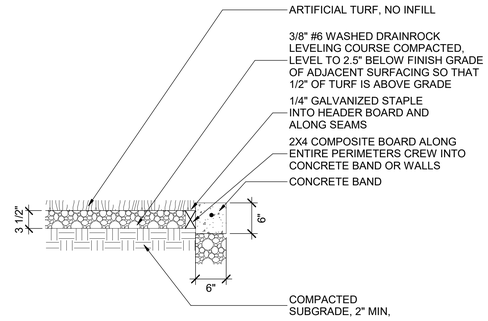
NOTES:
1. INSTALL EXPANSION JOINT IN PAVING AS SHOWN AND WHERE PAVING ABUTS WALLS, BUILDINGS, AND STAIRS.
2. CAULK/SEALANT TO MATCH COLOR OF ADJACENT PAVING, TOOL THE SEALANT.
3. INTEGRAL COLOR: TBD
4. LIQUID SANDBLAST FINISH

1 L9.01 CONCRETE PAVING (CA, CB, CS)
3/4" = 1'-0"



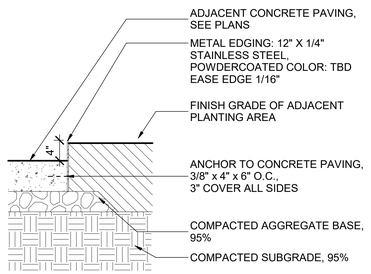
NOTES:
1. BRICK IS CLAY BRICK FROM H.C. MUDDOX, 4" X 2.5" X 8"
2. BASKETWEAVE PATTERN
3. INSTALL EXPANSION JOINT AT BUILDING, WALLS, CONCRETE STAIRS, AND AS SHOWN ON PLAN.
4. WHERE A BRICK PAVER LESS THAN 30% OF A FULL SIZE BRICK WOULD BE REQUIRED TO END A LINE OF BRICKS IN THE RUNNING BOND, PUT THE END TWO BRICKS IN THE LINE WITH NEITHER BRICK BEING LESS THAN 30%
5. FINISH GRADE: AT PLANTING AREA SET 1/2" BELOW PAVERS, AT CONCRETE PAVING SET FLUSH WITH PAVERS

2 L9.01 UNIT PAVERS (PE)
3/4" = 1'-0"

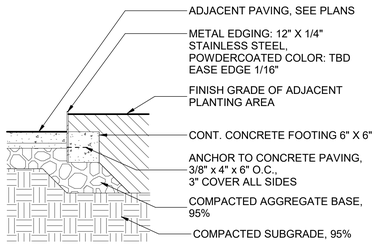


NOTE:
1. ARTIFICIAL TURF: SYNCANINE, AS MANUFACTURED BY: SYNLAWN, REPRESENTATIVE: SYN LAWN BAY AREA, 603 S. 8TH STREET, RICHMOND, CA 94804, TELEPHONE: 510-215-2000, WEB SITE: http://www.synlawn.com/
2. VERIFY SET DOWN OF TURF TO ADJACENT SURFACING PRIOR TO INSTALLATION.

3 L9.01 ARTIFICIAL TURF (AT)
1" = 1'-0"



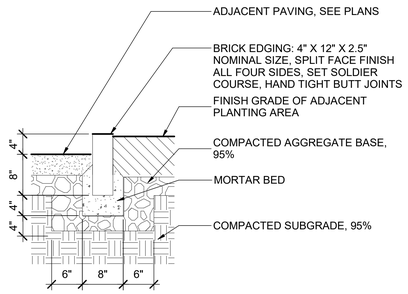
METAL EDGING AT CONCRETE PAVING



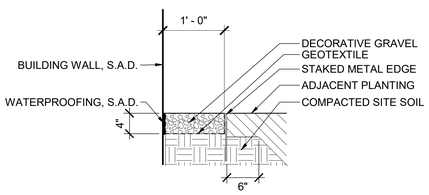
METAL EDGING AT BRICK PAVING

NOTES:
1) PAVER EDGING IS IN COURTYARD ONLY

4 L9.01 PATH EDGING (M1)
1" = 1'-0"



5 L9.01 BID ALT PATH EDGING (M1)
1" = 1'-0"



NOTES:
1. STAKED METAL EDGE IS 3/16" X 5.5" CLEANLINE EDGING WITH 12" STAKE MANUFACTURED BY PERMALOC, WEB: WWW.PERMALOC.COM
2. STAKED METAL EDGE COLOR: BLACK DURAFLEX
3. GRAVEL IS 1"-3" CRUSHED BLACK BASALT AS AVAILABLE FROM LYNGSO, WEB:WWW.LYNGSOGARDEN.COM, PH:650-364-1730

6 L9.01 DECORATIVE GRAVEL (GR)
1" = 1'-0"



NOTES:
1. CHAIR IS "HARPO LOUNGE CHAIR" AS MANUFACTURED BY LANDSCAPE FORMS, WEB: WWW.LANDSCAPE-FORMS.COM
2. FRAME IS POWDERCOATED, COLOR: TBD
3. SLATS ARE THERMALLY MODIFIED ASH
4. CHAIR IS ANCHORED TO PAVING

7 L9.01 GARDEN CHAIR
1/2" = 1'-0"



NOTES:
1. TABLE IS "PIATTO TABLE" WITH SOLID ALUMINUM TOP AS MANUFACTURED BY STREET FURNITURE AUSTRALIA, WEB: WWW.STREETFURNITURE.COM
2. FRAME IS POWDERCOATED, COLOR: TBD
3. TABLE IS EMBED MOUNTED
4. CHAIRS ARE "PIATTO STOOL" WITH ECO-CERTIFIED HARDWOOD BATTENS, AS MANUFACTURED BY STREET FURNITURE AUSTRALIA, WEB: WWW.STREETFURNITURE.COM
5. COLOR: TBD
6. CHAIRS ARE EMBED MOUNTED IN PAVING

8 L9.01 FIXED CHAIRS AND TABLE
1/2" = 1'-0"

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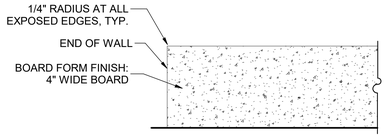
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LANDSCAPE ARCHITECTURAL DETAILS

SHEET:
L9.01

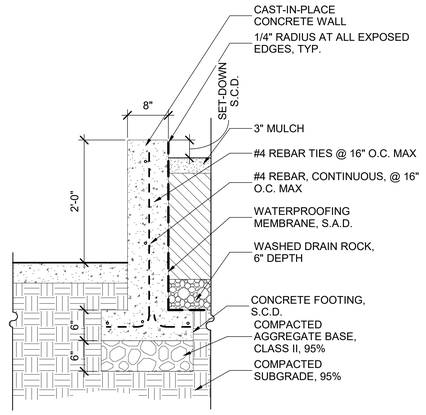
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ATTACHMENT C - CURRENT DRAWINGS



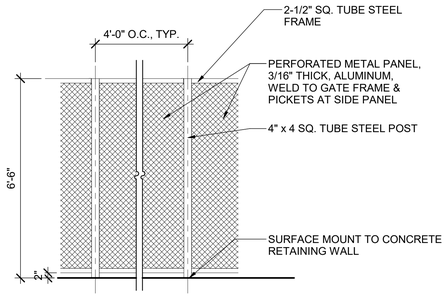
ELEVATION



SECTION-RETAINING

NOTES:
1. KEEP REBAR 3" CLEAR FROM EDGE OF CONCRETE WORK.
2. TOP OF WALL IS LEVEL.
3. BOARD FORM FINISH ALL EXPOSED SIDES AND EXTEND FINISH TO 3" BELOW FINISH GRADE AT PLANTING AREAS. SMOOTH TROWEL FINISH TOP OF WALLS.
4. PLANTER WALL, 1/4" RADIUS AT VERTICAL AND HORIZONTAL EDGES, TYP
5. SEE CIVIL DRAWINGS FOR DEPTH OF BIOFILTRATION MIX, OVERFLOW HEIGHT, DRAIN ROCK DEPTH AND CONNECTION TO DRAINAGE SYSTEM. QUANTITIES AND DIMENSIONS PROVIDED AS A COURTESY BY LANDSCAPE ARCHITECT.

1 L9.02 BIORETENTION PLANTER WALL
1" = 1'-0"

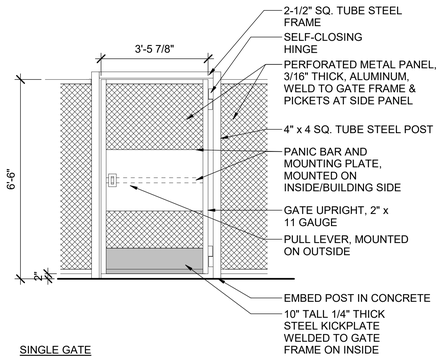




METAL PANEL FENCE, ELEVATION

NOTES:
1. PREP GATES TO RECEIVE STANDARD DOOR PANIC BAR, CLOSER, LOCK AT EXTERIOR AND SECURITY MESH AROUND LATCH.
2. PERFORATED METAL PANEL: BASIS OF DESIGN IS PARASOLEIL SCREEN SYSTEM, WEB: WWW.PARASOLEIL.COM
3. FINISH: POWDERCOAT, COLOR: TBD

2 L9.02 METAL PANEL FENCE
1/2" = 1'-0"



SINGLE GATE

NOTES:
1. PREP GATES TO RECEIVE STANDARD DOOR PANIC BAR, CLOSER, LOCK AT EXTERIOR AND SECURITY MESH AROUND LATCH.
2. PERFORATED METAL PANEL: BASIS OF DESIGN IS PARASOLEIL SCREEN SYSTEM, WEB: WWW.PARASOLEIL.COM
3. FINISH: POWDERCOAT, COLOR: TBD

4 L9.02 PEDESTRIAN GATE
1/2" = 1'-0"

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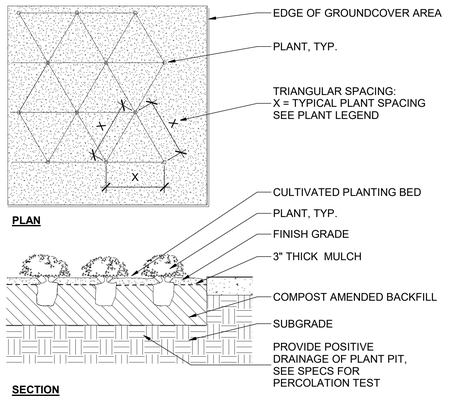
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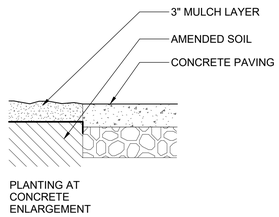
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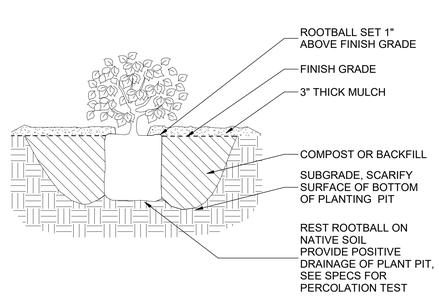
ATTACHMENT C - CURRENT DRAWINGS

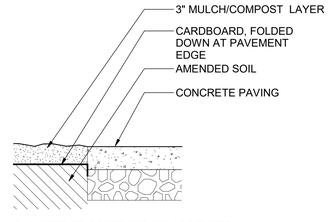




NOTES:
1. OVERLAP CARDBOARD PIECES - 8" MINIMUM.
2. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

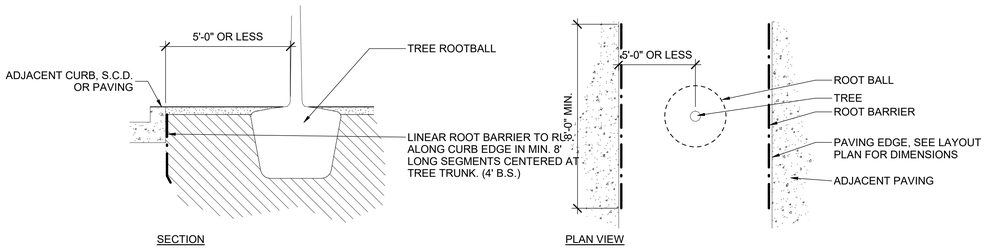
1 L9.04 PLANTING GROUNDCOVER
3/4" = 1'-0"





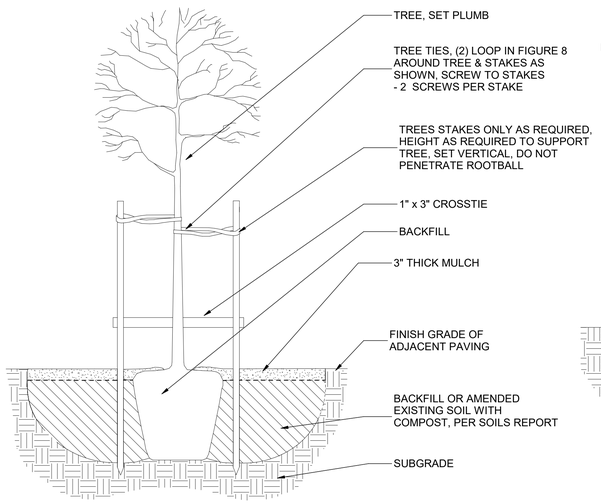
NOTES:
1. OVERLAP CARDBOARD PIECES - 8" MINIMUM.
2. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

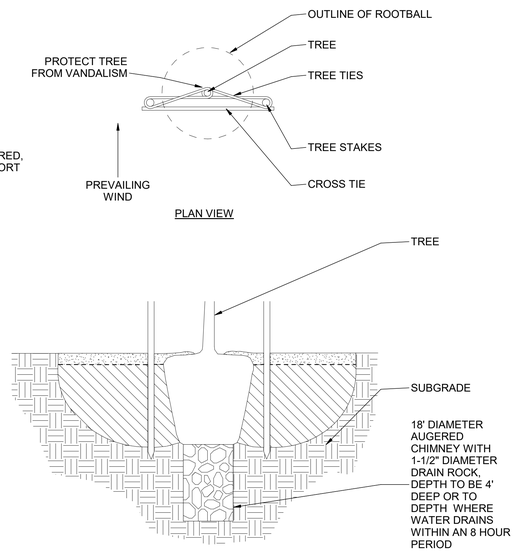
3 L9.04 PLANTING SHRUB
3/4" = 1'-0"



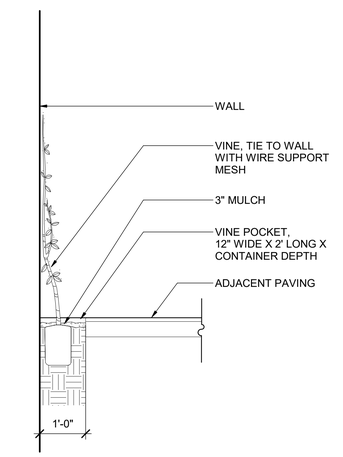
NOTES:
1. ROOT BARRIER: DEEP ROOT CORP, MODEL UB24-2 OR EQUAL WITH GROUND LOCKS. INSTALL FLUSH TO SOIL GRADE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. TOP OF ROOT CONTROL BARRIER MUST BE AT FINISHED GRADE OF SOIL (NEVER BELOW GRADE).
3. DURING CONSTRUCTION THE ROOT CONTROL BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE CONCRETE FORM WORK.
4. THE RAISED ROOT DEFLECTORS MUST BE FACING INWARD TOWARD THE TREE.
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

2 L9.04 PLANTING LINEAR ROOT BARRIER AT PAVING EDGE
1/2" = 1'-0"





4 L9.04 PLANTING TREE PLANTING
1/2" = 1'-0"



5 L9.04 PLANTING VINE
3/4" = 1'-0"

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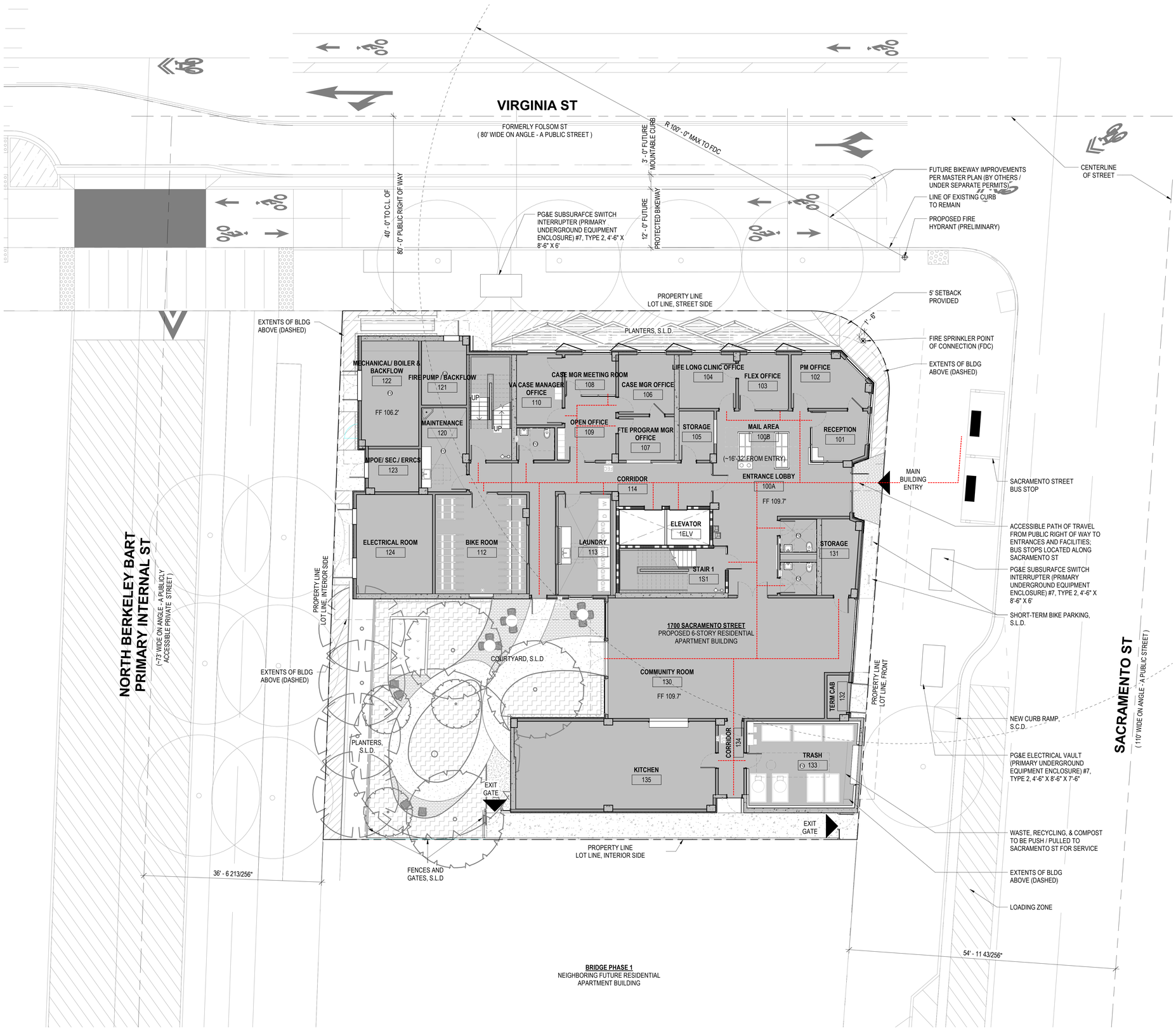
TITLE:
PLANTING DETAILS

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ATTACHMENT C - CURRENT DRAWINGS



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

SITE PLAN NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR APPLICABLE GENERAL NOTES.
2. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS.
3. SEE CIVIL AND LANDSCAPE DRAWINGS FOR LANDSCAPE AREAS, RETAINING WALLS, PLANTERS, WALKS, STEPS, FEATURES, AND OTHER SITE IMPROVEMENTS.
4. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
5. PROVIDE BARRIER-FREE ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER-FREE NOTES ON **G7.X** SERIES SHEETS, AND CBC **CHAPTER 11B.**
6. ALL ACCESSIBLE ROUTES AND RAMPS ARE REQUIRED TO HAVE THE FOLLOWING:
   1. WALKING SURFACE SHALL NOT EXCEED 4.9% SLOPE (1:20) IN THE DIRECTION OF TRAVEL.
   2. RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:12) IN THE DIRECTION OF TRAVEL, AND SHALL HAVE REQUIRED CURBS AND HANDRAILS.
   3. CONTRACTOR SHALL COORDINATE AND PLAN FOR CONSTRUCTION TOLERANCES AS REQUIRED TO ENSURE THAT MAXIMUM ALLOWABLE SLOPES ARE NOT EXCEEDED.
   4. ALL CROSS SLOPES AND LANDINGS SHALL NOT EXCEED 1.9% (1:50) SLOPE, EXCEPT WITHIN THE SAN PABLO AVENUE STATE HIGHWAY (OFF-SITE) CROSS SLOPE SHALL NOT EXCEED 1.5% PER CALTRANS REQUIREMENTS.
   5. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE.
   6. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DIMENSIONS AND DETAILS.
7. CURB RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:12) IN THE DIRECTION OF TRAVEL.
8. PARKING STALLS SHALL NOT EXCEED 1.9% (1:50) SLOPE IN ANY DIRECTION.
9. FOR WASTE MANAGEMENT STRATEGY, SEE SHEET SITE PLAN AND ENLARGED TRASH ROOM PLANS **A7.50 AND A7.55** FOR ADDITIONAL INFORMATION.
10. EXTERIOR LIGHTING SHALL BE BAFFLED AND/ OR DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS, WITH LIGHTING LEVELS DESIGNED TO REDUCE GLARE. SEE ELECTRICAL DRAWINGS.
11. CONTRACTOR SHALL PROVIDE AND INSTALL EV CHARGING STATIONS, OR REQUIRED RACEWAY(S) AND INFRASTRUCTURE FOR FUTURE STATIONS, AS SHOWN ON **G.00, A2.01 AND ELEC. DWGS**.
12. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING ELEVATIONS.
13. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
14. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

SITE PLAN LEGEND

- PROPOSED BUILDING
- NEIGHBORING PROPOSED BUILDING
- ACCESSIBLE PATH OF TRAVEL

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SITE PLAN

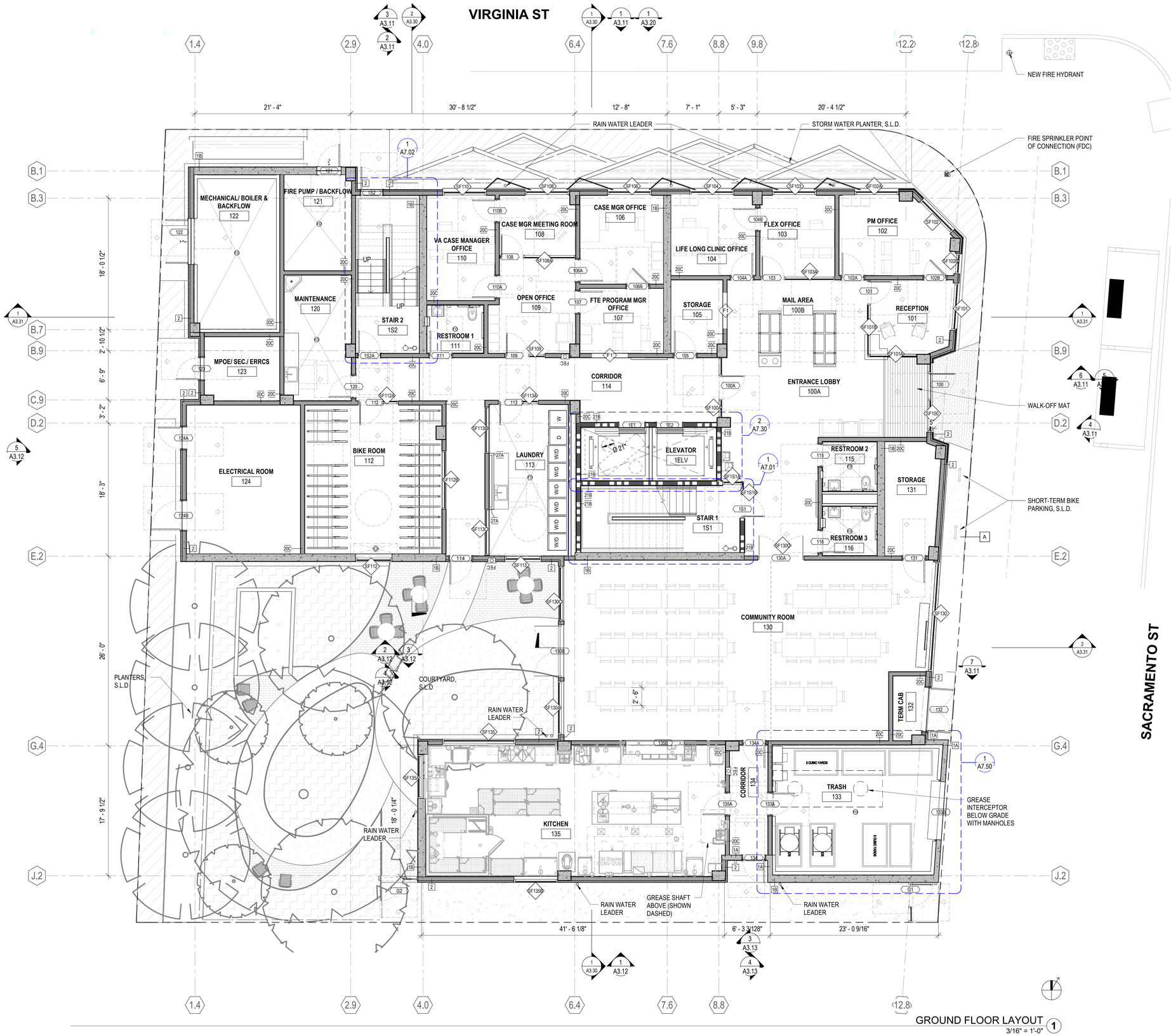
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ATTACHMENT C - CURRENT DRAWINGS



GROUND FLOOR LAYOUT 1
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
2. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR PROJECT GENERAL NOTES.
3. FOR PARKING TABULATION REFER TO SHEET **G0.00**.
4. SEE SHEET **A4.X** SERIES SHEETS FOR UNIT FLOOR PLANS.
5. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
6. REFERENCE ACCESSIBILITY CODE SHEETS, **G7.X** SERIES, FOR ACCESSIBILITY STANDARDS, REQUIREMENTS, AND DIAGRAMS.
7. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING.
8. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
9. ALL CONSTRUCTION SHALL BE FIRE-RATED PER THE PROJECT DATA ON THE **G5.X** BUILDING CODE DIAGRAM SHEETS, AND ASSEMBLIES ON THE **A9.X** SERIES SHEETS. UNIT DEMISING AND CORRIDOR WALLS ARE 1-HR RATED, TYPICAL.
10. ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS SHALL BE 2-HR RATED FIRE BARRIERS IF CONNECTING 4 STORIES OR MORE. IF CONNECTING FEWER THAN 4 STORIES, THESE SHALL BE NOT LESS THAN 1-HR RATED FIRE BARRIERS. SEE **A7.X** SHEETS.
11. FOR LOCATIONS OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, **A2.X** AND **A4.X** SERIES SHEETS. FOR WALL, FLOOR, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY TYPES, SEE **A9.01-A9.05** SHEETS.
12. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
13. ALL INTERIOR EXPOSED CONCRETE, WHERE VISIBLE WITHIN SPACES, SHALL BE ARCHITECTURAL FINISH, U.O.N.
14. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
15. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
16. SEE FIRE SPRINKLER DRAWINGS FOR STANDPIPE REQUIREMENTS.
17. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
18. ALL RESIDENTIAL UNITS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE INTERIOR DRAWINGS.
20. FOR DOOR, WINDOW, AND STOREFRONT SCHEDULES. SEE **A9.1X AND A9.2X** SHEETS.
21. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
22. ALL EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, **AND 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, U.O.N. EXIT STAIR RISERS TO BE 4-INCHES TO 7- INCHES HIGH, AND TREADS SHALL BE MINIMUM 11-INCHES DEEP.
23. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS INFORMATION.
24. SEE SIGNAGE PLANS AND DETAILS IN **A10.X** SERIES SHEETS FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, AND COMMON AREAS. CONNECT EXIT SIGNS TO EMERGENCY BACK-UP POWER.
25. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
26. WOOD FRAMED EXTERIOR WALLS ARE GENERALLY 2x6 STUDS, TYPICAL, U.O.N.; AND INTERIOR WALLS ARE GENERALLY 2x4 STUDS, TYPICAL, U.O.N., AS SHOWN AT PARTY, BEARING, SHEAR, AND PLUMBING WALLS. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL WALL ASSEMBLIES.
27. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

MATERIAL, SEE KEY — CPT, LIN
FEC — RECESSED FIRE EXTINGUISHER CABINET
FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
FS — FLOOR SINK - SEE PLUMBING DRAWINGS
FD — FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
2 HOUR RATED WALLS
VERTICAL RATED SHAFT
VERTICAL CHASE
SLOPE — SLOPE AT FLOOR OR RAMP DIRECTION

Keynote Legend	
Key Value	Keynote Text

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SAN FRANCISCO, CA 94104

NORTH BERKELEY BART PSH

1750 (1700) SACRAMENTO ST.
BERKELEY, CA 94702

STAMP:
KEVIN MARKARIAN
C-32390
RENEWAL DATE 6/30/2027

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 1

SHEET:
A2.11

PRELIMINARY - Not for Construction -

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ATTACHMENT C - CURRENT DRAWINGS



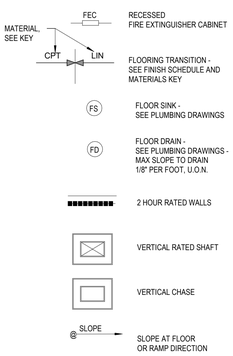
BUILDING PLAN - LEVEL 2 (1)
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
2. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR PROJECT GENERAL NOTES.
3. FOR PARKING TABULATION REFER TO SHEET **G0.00**.
4. SEE SHEET **A4.X** SERIES SHEETS FOR UNIT FLOOR PLANS.
5. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
6. REFERENCE ACCESSIBILITY CODE SHEETS, **G7.X** SERIES, FOR ACCESSIBILITY STANDARDS, REQUIREMENTS, AND DIAGRAMS.
7. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING.
8. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
9. ALL CONSTRUCTION SHALL BE FIRE-RATED PER THE PROJECT DATA ON THE **G5.X** BUILDING CODE DIAGRAM SHEETS, AND ASSEMBLIES ON THE **A9.X** SERIES SHEETS. UNIT DEMISING AND CORRIDOR WALLS ARE 1-HR RATED, TYPICAL.
10. ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS SHALL BE 2-HR RATED FIRE BARRIERS IF CONNECTING 4 STORIES OR MORE. IF CONNECTING FEWER THAN 4 STORIES, THESE SHALL BE NOT LESS THAN 1-HR RATED FIRE BARRIERS. SEE **A7.X** SHEETS.
11. FOR LOCATIONS OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, **A2.X** AND **A4.X** SERIES SHEETS. FOR WALL, FLOOR, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY TYPES, SEE **A9.01-A9.05** SHEETS.
12. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
13. ALL INTERIOR EXPOSED CONCRETE, WHERE VISIBLE WITHIN SPACES, SHALL BE ARCHITECTURAL FINISH, U.O.N.
14. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
15. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
16. SEE FIRE SPRINKLER DRAWINGS FOR STANDPIPE REQUIREMENTS.
17. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
18. ALL RESIDENTIAL UNITS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE INTERIOR DRAWINGS.
20. FOR DOOR, WINDOW, AND STOREFRONT SCHEDULES. SEE **A9.1X AND A9.2X** SHEETS.
21. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
22. ALL EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, **AND 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, U.O.N. EXIT STAIR RISERS TO BE 4-INCHES TO 7- INCHES HIGH, AND TREADS SHALL BE MINIMUM 11-INCHES DEEP.
23. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS INFORMATION.
24. SEE SIGNAGE PLANS AND DETAILS IN **A10.X** SERIES SHEETS FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, AND COMMON AREAS. CONNECT EXIT SIGNS TO EMERGENCY BACK-UP POWER.
25. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
26. WOOD FRAMED EXTERIOR WALLS ARE GENERALLY 2x6 STUDS, TYPICAL, U.O.N.; AND INTERIOR WALLS ARE GENERALLY 2x4 STUDS, TYPICAL, U.O.N., AS SHOWN AT PARTY, BEARING, SHEAR, AND PLUMBING WALLS. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL WALL ASSEMBLIES.
27. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.



Keynote Legend	
Key Value	Keynote Text
07-62C	DOWNSPOUT, ROUND

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STAMP:

LICENSED ARCHITECT
KEVIN MARKARIAN
C-32390
RENEWAL DATE 6/30/2027
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 2

SHEET:
A2.12

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ATTACHMENT C - CURRENT DRAWINGS



BUILDING PLAN - LEVEL 3
3/16" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

1. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
2. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR PROJECT GENERAL NOTES.
3. FOR PARKING TABULATION REFER TO SHEET **G0.00**.
4. SEE SHEET **A4.X** SERIES SHEETS FOR UNIT FLOOR PLANS.
5. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
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7. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING.
8. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
9. ALL CONSTRUCTION SHALL BE FIRE-RATED PER THE PROJECT DATA ON THE **G5.X** BUILDING CODE DIAGRAM SHEETS, AND ASSEMBLIES ON THE **A9.X** SERIES SHEETS. UNIT DEMISING AND CORRIDOR WALLS ARE 1-HR RATED, TYPICAL.
10. ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS SHALL BE 2-HR RATED FIRE BARRIERS IF CONNECTING 4 STORIES OR MORE. IF CONNECTING FEWER THAN 4 STORIES, THESE SHALL BE NOT LESS THAN 1-HR RATED FIRE BARRIERS. SEE **A7.X** SHEETS.
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16. SEE FIRE SPRINKLER DRAWINGS FOR STANDPIPE REQUIREMENTS.
17. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
18. ALL RESIDENTIAL UNITS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE INTERIOR DRAWINGS.
20. FOR DOOR, WINDOW, AND STOREFRONT SCHEDULES. SEE **A9.1X AND A9.2X** SHEETS.
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23. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS INFORMATION.
24. SEE SIGNAGE PLANS AND DETAILS IN **A10.X** SERIES SHEETS FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, AND COMMON AREAS. CONNECT EXIT SIGNS TO EMERGENCY BACK-UP POWER.
25. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
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27. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

MATERIAL SEE KEY — FEC — RECESSED FIRE EXTINGUISHER CABINET

CPT — LIN — FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY

FS — FLOOR SINK - SEE PLUMBING DRAWINGS

FD — FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.

2 HOUR RATED WALLS

VERTICAL RATED SHAFT

VERTICAL CHASE

SLOPE — SLOPE AT FLOOR OR RAMP DIRECTION

Keynote Legend	
Key Value	Keynote Text
07-62C	DOWNSPOUT, ROUND

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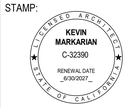
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94104

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BERKELEY, CA 94702

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 3

SHEET:
A2.13

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ATTACHMENT C - CURRENT DRAWINGS



BUILDING PLAN - LEVEL 4 (1)
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
2. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR PROJECT GENERAL NOTES.
3. FOR PARKING TABULATION REFER TO SHEET **G0.00**.
4. SEE SHEET **A4.X** SERIES SHEETS FOR UNIT FLOOR PLANS.
5. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
6. REFERENCE ACCESSIBILITY CODE SHEETS, **G7.X** SERIES, FOR ACCESSIBILITY STANDARDS, REQUIREMENTS, AND DIAGRAMS.
7. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING.
8. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
9. ALL CONSTRUCTION SHALL BE FIRE-RATED PER THE PROJECT DATA ON THE **G5.X** BUILDING CODE DIAGRAM SHEETS, AND ASSEMBLIES ON THE **A9.X** SERIES SHEETS. UNIT DEMISING AND CORRIDOR WALLS ARE 1-HR RATED, TYPICAL.
10. ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS SHALL BE 2-HR RATED FIRE BARRIERS IF CONNECTING 4 STORIES OR MORE. IF CONNECTING FEWER THAN 4 STORIES, THESE SHALL BE NOT LESS THAN 1-HR RATED FIRE BARRIERS. SEE **A7.X** SHEETS.
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17. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
18. ALL RESIDENTIAL UNITS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE INTERIOR DRAWINGS.
20. FOR DOOR, WINDOW, AND STOREFRONT SCHEDULES. SEE **A9.1X AND A9.2X** SHEETS.
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23. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS INFORMATION.
24. SEE SIGNAGE PLANS AND DETAILS IN **A10.X** SERIES SHEETS FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, AND COMMON AREAS. CONNECT EXIT SIGNS TO EMERGENCY BACK-UP POWER.
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26. WOOD FRAMED EXTERIOR WALLS ARE GENERALLY 2x6 STUDS, TYPICAL, U.O.N.; AND INTERIOR WALLS ARE GENERALLY 2x4 STUDS, TYPICAL, U.O.N., AS SHOWN AT PARTY, BEARING, SHEAR, AND PLUMBING WALLS. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL WALL ASSEMBLIES.
27. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

MATERIAL SEE KEY — CPT / LIN — FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY

FEC — RECESSED FIRE EXTINGUISHER CABINET

FS — FLOOR SINK - SEE PLUMBING DRAWINGS

FD — FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.

2 HOUR RATED WALLS

VERTICAL RATED SHAFT

VERTICAL CHASE

SLOPE — SLOPE AT FLOOR OR RAMP DIRECTION

Keynote Legend	
Key Value	Keynote Text
07-62C	DOWNSPOUT, ROUND

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STAMP:

KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027
LICENSED ARCHITECT
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 4

SHEET:
A2.14

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ATTACHMENT C - CURRENT DRAWINGS



BUILDING PLAN - LEVEL 5
3/16" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

1. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
2. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR PROJECT GENERAL NOTES.
3. FOR PARKING TABULATION REFER TO SHEET **G0.00**.
4. SEE SHEET **A4.X** SERIES SHEETS FOR UNIT FLOOR PLANS.
5. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
6. REFERENCE ACCESSIBILITY CODE SHEETS, **G7.X** SERIES, FOR ACCESSIBILITY STANDARDS, REQUIREMENTS, AND DIAGRAMS.
7. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING.
8. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
9. ALL CONSTRUCTION SHALL BE FIRE-RATED PER THE PROJECT DATA ON THE **G5.X** BUILDING CODE DIAGRAM SHEETS, AND ASSEMBLIES ON THE **A9.X** SERIES SHEETS. UNIT DEMISING AND CORRIDOR WALLS ARE 1-HR RATED, TYPICAL.
10. ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS SHALL BE 2-HR RATED FIRE BARRIERS IF CONNECTING 4 STORIES OR MORE. IF CONNECTING FEWER THAN 4 STORIES, THESE SHALL BE NOT LESS THAN 1-HR RATED FIRE BARRIERS. SEE **A7.X** SHEETS.
11. FOR LOCATIONS OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, **A2.X** AND **A4.X** SERIES SHEETS. FOR WALL, FLOOR, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY TYPES, SEE **A9.01-A9.05** SHEETS.
12. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
13. ALL INTERIOR EXPOSED CONCRETE, WHERE VISIBLE WITHIN SPACES, SHALL BE ARCHITECTURAL FINISH, U.O.N.
14. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
15. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
16. SEE FIRE SPRINKLER DRAWINGS FOR STANDPIPE REQUIREMENTS.
17. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
18. ALL RESIDENTIAL UNITS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE INTERIOR DRAWINGS.
20. FOR DOOR, WINDOW, AND STOREFRONT SCHEDULES. SEE **A9.1X AND A9.2X** SHEETS.
21. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
22. ALL EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, **AND 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, U.O.N. EXIT STAIR RISERS TO BE 4-INCHES TO 7- INCHES HIGH, AND TREADS SHALL BE MINIMUM 11-INCHES DEEP.
23. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS INFORMATION.
24. SEE SIGNAGE PLANS AND DETAILS IN **A10.X** SERIES SHEETS FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, AND COMMON AREAS. CONNECT EXIT SIGNS TO EMERGENCY BACK-UP POWER.
25. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
26. WOOD FRAMED EXTERIOR WALLS ARE GENERALLY 2x6 STUDS, TYPICAL, U.O.N.; AND INTERIOR WALLS ARE GENERALLY 2x4 STUDS, TYPICAL, U.O.N., AS SHOWN AT PARTY, BEARING, SHEAR, AND PLUMBING WALLS. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL WALL ASSEMBLIES.
27. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

MATERIAL SEE KEY — CPT — FEC — LIN

RECESSED FIRE EXTINGUISHER CABINET

FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY

FS — FLOOR SINK - SEE PLUMBING DRAWINGS

FD — FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.

2 HOUR RATED WALLS

VERTICAL RATED SHAFT

VERTICAL CHASE

SLOPE — SLOPE AT FLOOR OR RAMP DIRECTION

Keynote Legend	
Key Value	Keynote Text
07-62C	DOWNSPOUT, ROUND

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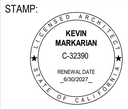
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PSH PARTNERS, LP

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16TH FLOOR
SAN FRANCISCO, CA
94104

NORTH BERKELEY BART PSH

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STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 5

SHEET:
A2.15

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ATTACHMENT C - CURRENT DRAWINGS



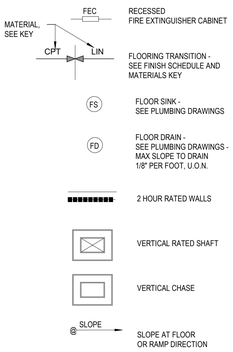
BUILDING PLAN - LEVEL 6
3/16" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

1. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
2. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR PROJECT GENERAL NOTES.
3. FOR PARKING TABULATION REFER TO SHEET **G0.00**.
4. SEE SHEET **A4.X** SERIES SHEETS FOR UNIT FLOOR PLANS.
5. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
6. REFERENCE ACCESSIBILITY CODE SHEETS, **G7.X** SERIES, FOR ACCESSIBILITY STANDARDS, REQUIREMENTS, AND DIAGRAMS.
7. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING.
8. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
9. ALL CONSTRUCTION SHALL BE FIRE-RATED PER THE PROJECT DATA ON THE **G5.X** BUILDING CODE DIAGRAM SHEETS, AND ASSEMBLIES ON THE **A9.X** SERIES SHEETS. UNIT DEMISING AND CORRIDOR WALLS ARE 1-HR RATED, TYPICAL.
10. ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS SHALL BE 2-HR RATED FIRE BARRIERS IF CONNECTING 4 STORIES OR MORE. IF CONNECTING FEWER THAN 4 STORIES, THESE SHALL BE NOT LESS THAN 1-HR RATED FIRE BARRIERS. SEE **A7.X** SHEETS.
11. FOR LOCATIONS OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, **A2.X** AND **A4.X** SERIES SHEETS. FOR WALL, FLOOR, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY TYPES, SEE **A9.01-A9.05** SHEETS.
12. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
13. ALL INTERIOR EXPOSED CONCRETE, WHERE VISIBLE WITHIN SPACES, SHALL BE ARCHITECTURAL FINISH, U.O.N.
14. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
15. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
16. SEE FIRE SPRINKLER DRAWINGS FOR STANDPIPE REQUIREMENTS.
17. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
18. ALL RESIDENTIAL UNITS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE INTERIOR DRAWINGS.
20. FOR DOOR, WINDOW, AND STOREFRONT SCHEDULES. SEE **A9.1X AND A9.2X** SHEETS.
21. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
22. ALL EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, **AND 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, U.O.N. EXIT STAIR RISERS TO BE 4-INCHES TO 7- INCHES HIGH, AND TREADS SHALL BE MINIMUM 11-INCHES DEEP.
23. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS INFORMATION.
24. SEE SIGNAGE PLANS AND DETAILS IN **A10.X** SERIES SHEETS FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, AND COMMON AREAS. CONNECT EXIT SIGNS TO EMERGENCY BACK-UP POWER.
25. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
26. WOOD FRAMED EXTERIOR WALLS ARE GENERALLY 2x6 STUDS, TYPICAL, U.O.N.; AND INTERIOR WALLS ARE GENERALLY 2x4 STUDS, TYPICAL, U.O.N., AS SHOWN AT PARTY, BEARING, SHEAR, AND PLUMBING WALLS. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL WALL ASSEMBLIES.
27. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.



Keynote Legend	
Key Value	Keynote Text
07-62C	DOWNSPOUT, ROUND

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NORTH BERKELEY BART PSH

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BERKELEY, CA 94702

STAMP:

LICENSED ARCHITECT
KEVIN MARKARIAN
C-32390
RENEWAL DATE _6/30/2027_
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 6

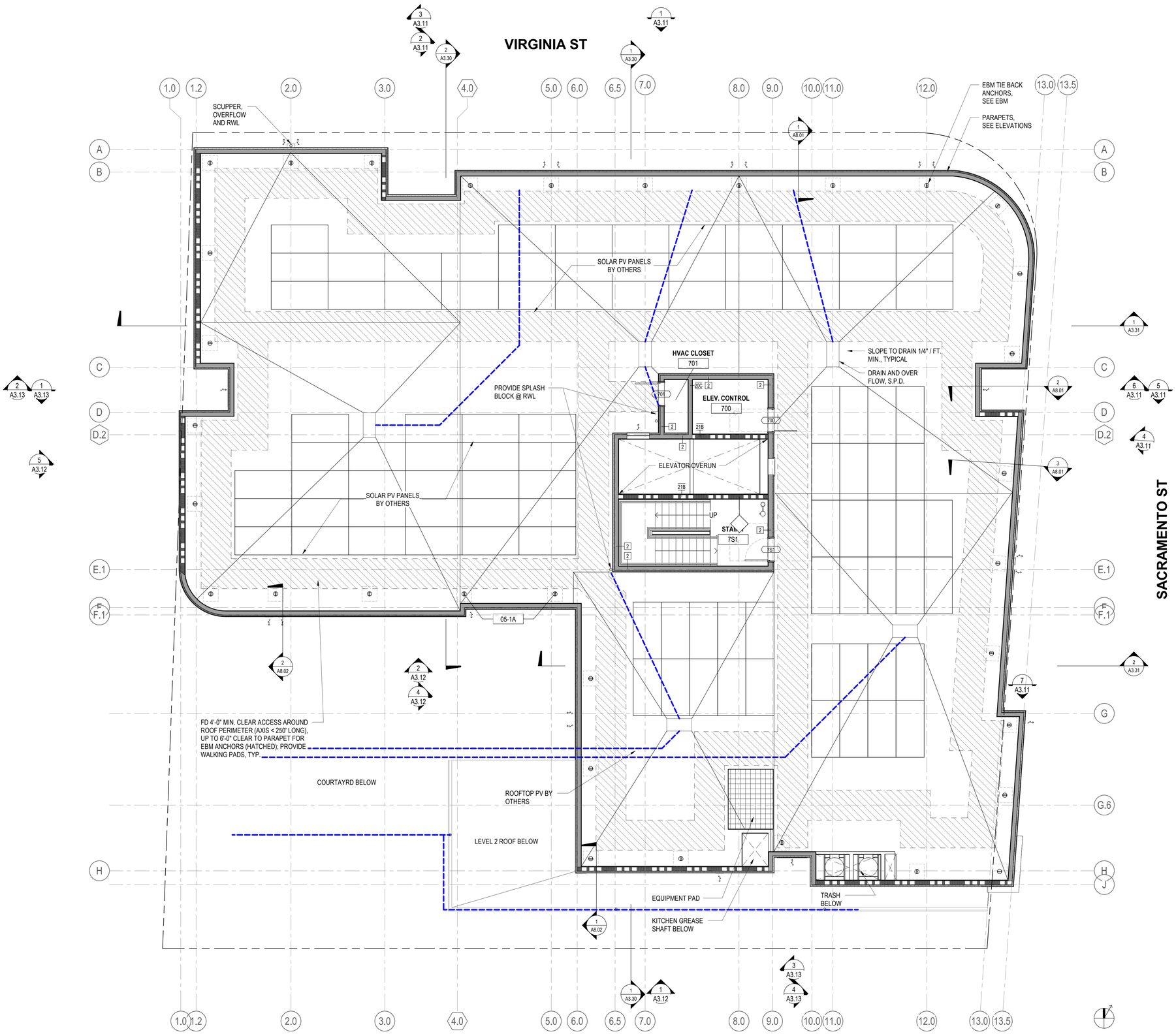
SHEET:
A2.16

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ATTACHMENT C - CURRENT DRAWINGS



210_BUILDING PLAN - ROOF 1
3/16" = 1'-0"

ROOF PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR APPLICABLE GENERAL NOTES.
2. ROOF PLAN DRAWINGS ARE DIAGRAMATIC AND MAY NOT SHOW ALL PENETRATIONS OF EQUIPMENT OR SLOPED AREAS. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. ROOF COVERING TO BE A MINIMUM CLASS 'B'. ALL OCCUPIED ROOF DECK EXTERIOR MATERIALS TO BE CLASS 'A'.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN AND/ OR PARTY WALL, TYPICAL, U.O.N.
5. ALL BEARING WALLS, EXTERIOR AND INTERIOR, TO BE **1-HR** RATED, MINIMUM, U.O.N. PERIMETER BEARING WALLS TO BE **2-HR** RATED AS REQUIRED FOR TYPE **III-A** CONSTRUCTION.
6. PARAPETS TO BE **1-HR** CONSTRUCTION MINIMUM, TYPICAL.
7. SEE STRUCTURAL DRAWINGS FOR :
   1. SIZES AND LOCATIONS OF FRAMING AND SHEATHING.
   2. SPECIAL BLOCKING AND NAILING REQUIREMENTS.
8. SEE FIRE SPRINKLER DRAWINGS FOR STANDPIPE REQUIREMENTS.
9. PRIOR TO COMMENCEMENT OF ROOFING WORK, CONTRACTOR SHALL INSPECT ROOF SUBSTRATE, AND REPORT AND CORRECT ALL DEFECTS OR UNACCEPTABLE CONDITIONS. CONTRACTOR SHALL CONFIRM THAT ALL SURFACES SLOPE AT LEAST 1/4": 1 FT. TO DRAIN LOCATIONS PRIOR TO APPLICATION OF ROOFING SYSTEMS, INCLUDING ROOF VALLEYS.
10. FLASH ALL ROOF EDGES AND PENETRATIONS PER CURRENT SMACNA MANUAL. FLASH AND SEAL WATER TIGHT ALL FLASHINGS, PENETRATIONS, AND MECHANICAL EQUIPMENT MOUNTINGS. FINISHED SYSTEM SHALL BE COMPLETE AND WATERTIGHT.
11. ROOF SPOT ELEVATIONS ARE FROM TOP OF ROOF ASSEMBLY SHEATHING, U.O.N.
12. ROOF SLOPES TO BE AS FOLLOWS:
13. LOW SLOPE: 3/8": 1 FT. VERIFY PER ROOF PLAN /ELEVATIONS.
14. HIGH SLOPE: VERIFY PER ROOF PLAN/ ELEVATIONS.
15. CRICKETS AND VALLEYS: 1/4": 1 FT. MIN.
16. TERRACES, BALCONIES, DECKS: 1/4": 1 FT., SLOPED TO DRAIN AWAY FROM DOORS.
17. CONTINUOUS ATTIC VENTILATION IS REQUIRED AT ALL ENCLOSED ROOF ATTIC OR RAFTER SPACES. NOTCH AND/ OR PROVIDE ROOF VENTILATORS, WALL TO ROOF VENTS, OR OTHER MEANS AS REQUIRED AND SHOWN ON THE **ATTIC VENTILATION CALCULATIONS CHART** AND DETAILS. PROVIDE CROSS VENTILATION AND MINIMUM NET FREE VENTING AREA: PER CBC SECTION **1202**.
18. PROVIDE ATTIC ACCESS OPENING(S) PER CBC SECTION **1208.2**. ATTIC ACCESS PANEL ASSEMBLIES SHALL BE LISTED AS REQUIRED FOR FIRE-RESISTANCE RATING. ATTIC ACCESS SHALL HAVE A MINIMUM CLEAR OPENING OF 20-INCHES BY 30-INCHES, WITH A MINIMUM HEAD CLEARANCE OF 30 INCHES ABOVE THE OPENING. PROVIDE INSULATION, INSULATION BAFFLE, AND WEATHER STRIPPING, AS REQUIRED.
19. WHERE REQUIRED, PROVIDE **ATTIC DRAFT STOPS** FOR SEPARATION AT ATTIC AND CONCEALED ROOF SPACES PER CBC SECTION **718.4**.
20. ALL ROOF DRAINAGE SHALL BE PLUMBED TO **STORM DRAIN SYSTEM OR C3 SYSTEM**, U.O.N. SEE GROUND FLOOR PLAN FOR DOWNSPOUT TERMINATIONS. SEE CIVIL AND PLUMBING DRAWINGS FOR CONNECTIONS TO STORM DRAIN SYSTEM, PIPE AND SCUPPER SIZING..
21. DOWNSPOUTS AND GUTTERS SHALL BE DESIGNED PER THE DRAWINGS.
22. PRIME AND PAINT ALL EXPOSED METAL, NOT FACTORY PRE-FINISHED, INCLUDING BUT NOT LIMITED TO FLASHING, COPINGS, **PIPING, DUCTWORK**, VENTS, AND **SUPPORT STRUCTURES**.
23. LEVEL SET ALL ROOF CURBS, FANS, CONDENSORS, MECHANICAL UNITS, AND ROOF HATCHES, ETC., U.O.N.
24. **AT LOW SLOPE ROOFS, SECONDARY AND OVERFLOW ROOF DRAINAGE IS PROVIDED FOR BY OVERSIZING SCUPPERS TO ACCOMODATE DOUBLE THE RAINFALL IN THE LOCAL AREA PER CPC 1101.11.2.2.2.**
25. BUILDING MAINTENANCE SAFETY TIE-OFFS, TYPE, AND LAYOUT SHALL BE PER DESIGN DRAWINGS BY EXTERIOR BUILDING MAINTENANCE CONSULTANT, AND SUBMITTED AS A DEFERRED SUBMITTAL. SEE STRUCTURAL DRAWINGS FOR RELATED FRAMING INFORMATION.
26. WHEN CUTTING OPENINGS IN ROOF SHEATHING, POWER TOOLS SHALL BE SET TO THE APPROPRIATE SHEATHING THICKNESS IN ORDER TO AVOID CUTTING INTO STRUCTURAL MEMBERS IN THE ROOF ASSEMBLY.
27. ROOF VENTS SHALL NOT BE PLACED WITHIN 10-FEET HORIZONTALLY, OR LESS THAN 3-FEET BELOW ANY PLUMBING VENT, PER CALIFORNIA PLUMBING CODE.
28. WHERE MECHANICAL EQUIPMENT IS LOCATED WITHIN 10-FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE, AND SUCH EDGE IS MORE THAN 30-INCHES ABOVE THE FLOOR, ROOF, OR GRADE BELOW, GUARDS SHALL BE PROVIDED. THE GUARD SHALL BE DESIGNED AND BUILT TO PREVENT PASSAGE OF A 19-INCH SPHERE, PER OSHA 1910.
29. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

ROOF PLAN KEY

- GRAVITY ROOF VENT
- SHAFT COVER
- 2 HOUR RATED ROOF PARAPET
- SCUPPER WITH CONDUCTOR HEAD AND DOWNSPOUT
- SPLASH BLOCK
- ROOF DRAIN ROUTING TO GROUND FLOOR & DOWNSPOUTS
- 6" APPROX. ELEVATION IN INCHES AS MEASURED FROM THE LOWEST ROOF SURFACE OF EACH ROOF
- CRICKET AREA - 1/4" PER FOOT MINIMUM SLOPE
- WALK PADS
- CONDENSING UNIT

Keynote Legend	
Key Value	Keynote Text
05-1A	TIE DOWN ROD ASSEMBLY, S.S.D.

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KEVIN MARKARIAN
C-32390
RENEWAL DATE 6/30/2027

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
BUILDING PLAN - ROOF

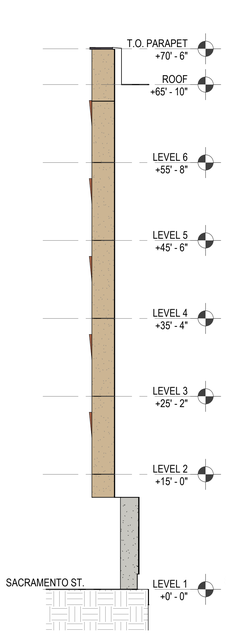
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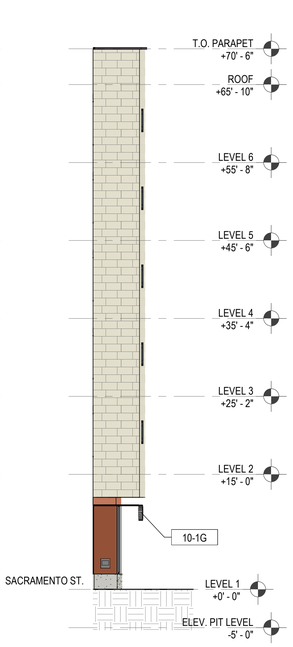
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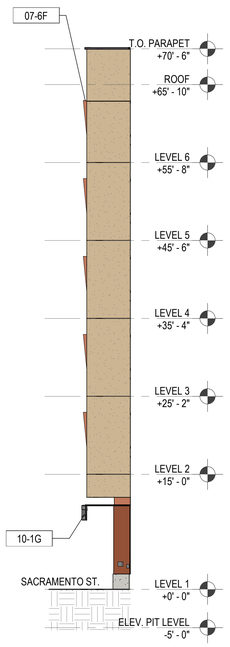
ATTACHMENT C - CURRENT DRAWINGS



COMMUNITY ROOM NORTH (7)
1/8" = 1'-0"



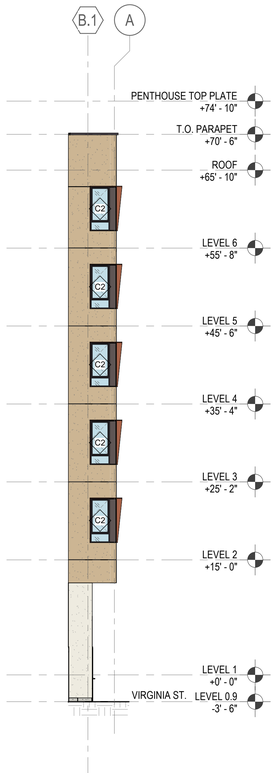
ENTRANCE LOBBY SOUTH (6)
1/8" = 1'-0"



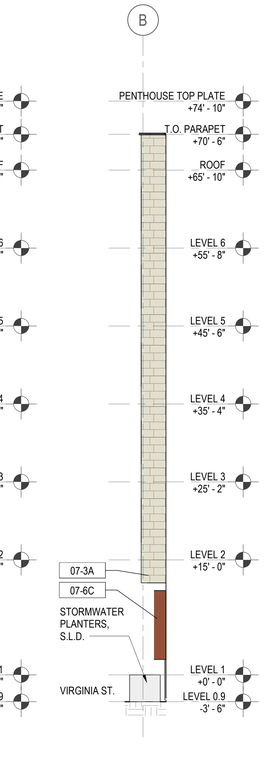
ENTRANCE LOBBY NORTH (5)
1/8" = 1'-0"



EAST ELEVATION (4)
1/8" = 1'-0"



STAIR 2 EAST ELEVATION (3)
1/8" = 1'-0"



STAIR 2 WEST ELEVATION (2)
1/8" = 1'-0"



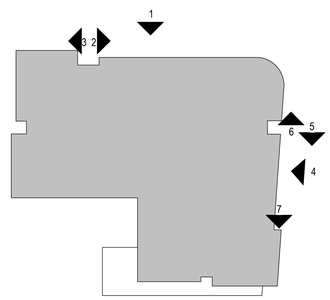
NORTH ELEVATION (1)
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION AND UNIT-TO-UNIT RELATIONSHIPS ONLY, SEE ENLARGED ELEVATIONS FOR INFORMATION NOT SHOWN.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT, UNLESS NOTED OTHERWISE. PER **ASTM C 1063** INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
4. PER **ASTM C 1063**, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
6. ALL WINDOW HEAD HEIGHTS TO BE **8'-1 1/2"** FROM TOP OF SHEATHING AT WOOD STRUCTURE AND **8'-0"** AT CONCRETE, TYPICAL, U.O.N.; SEE WINDOW SCHEDULE ON SHEET **A9.20**.
7. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
8. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
9. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
12. FACADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINT.
13. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
14. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.
15. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON **A9.10, A9.11 AND A9.20**.
16. SEE COLOR LEGEND ON SHEET **A3.24** FOR PAINT SCHEDULE AND COLOR ELEVATIONS ON **A3.2X** SERIES SHEETS.
17. FDC SHALL BE INSTALLED 3FT FROM FINISH GRADE & SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
18. THE FDC'S SHALL BE LOCATED NOT MORE THAN 100FT FROM THE NEAREST STREET FIRE HYDRANT, PER **CFC 507.5.1.1.**

Keynote Legend	
Key Value	Keynote Text
03-3E	C.I.P. ARCHITECTURAL CONCRETE WITH SMOOTH FINISH FORM LINERS. PROVIDE CLEAR SEALER FINISH.
05-7S	METAL PLATE AWNING OVER DOOR, PAINTED
07-3A	METAL SHINGLES
07-6A	METAL PANEL. BURNT SIENNA.
07-6B	METAL PANEL. DARK BRONZE ANODIZED FINISH.
07-6C	PERFORATED METAL PANEL. BURNT SIENNA
07-6F	METAL WINDOW FRAME, BURNT SIENNA.
07-6V	METAL PARAPET COPING, PAINTED
07-62C	DOWNSPOUT, ROUND
09-2A	STUCCO, PAINTED COLOR A
09-2B	STUCCO, PAINTED COLOR B
10-1G	BUILDING ADDRESS SIGNAGE,
21-1F	FIRE DEPARTMENT CONNECTION, FREE STANDING
22-5A	RAINWATER LEADER AND DOWNSPOUT, SEE ROOF PLANS
23-1A	WALL EXHAUST LOUVER, S.M.D.
26-05B	
27-1A	ENTRY TELEPHONE AND KEYPAD SYSTEM (BUTTERFLY MX OR SIM.)
28-13A	CARD READER

ELEVATION KEY PLAN



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TITLE:
BUILDING ELEVATIONS

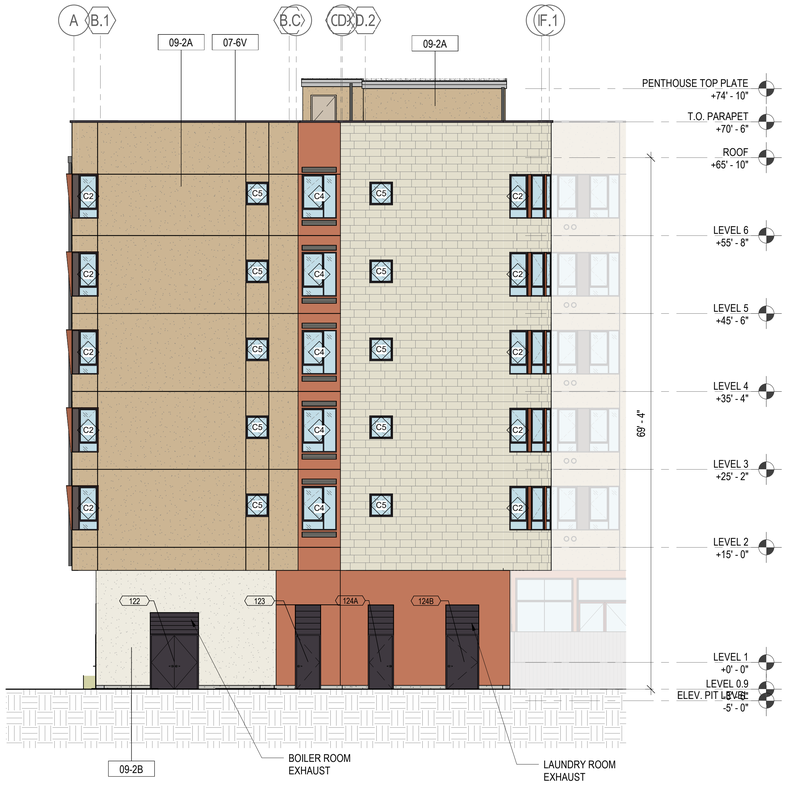
SHEET:
A3.11

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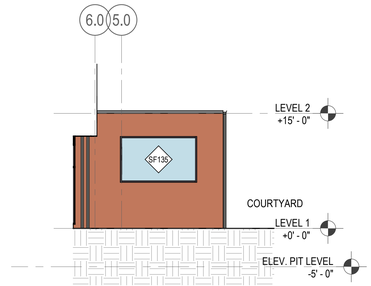
ATTACHMENT C - CURRENT DRAWINGS



WEST ELEVATION 5
1/8" = 1'-0"



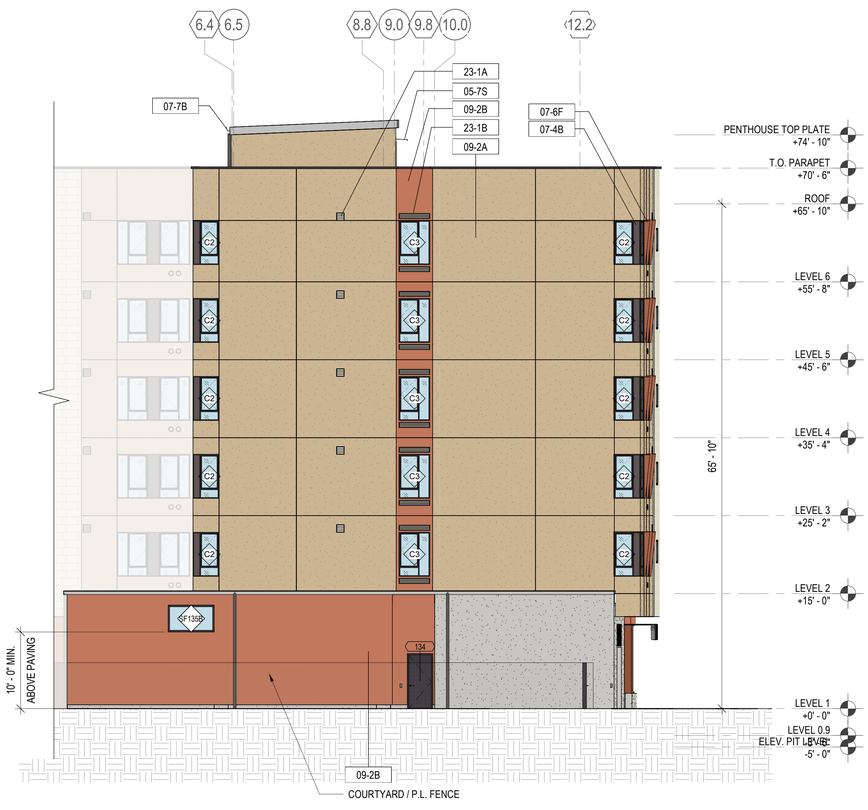
EAST COURTYARD ELEVATION 4
1/8" = 1'-0"



COMMERCIAL KITCHEN NORTH ELEVATION 3
1/8" = 1'-0"



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



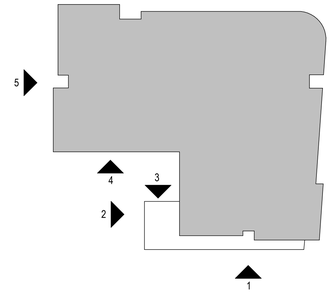
SOUTH ELEVATION 1
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION AND UNIT-TO-UNIT RELATIONSHIPS ONLY, SEE ENLARGED ELEVATIONS FOR INFORMATION NOT SHOWN.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT, UNLESS NOTED OTHERWISE. PER **ASTM C 1063** INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
4. PER **ASTM C 1063**, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
6. ALL WINDOW HEAD HEIGHTS TO BE **8'-1 1/2"** FROM TOP OF SHEATHING AT WOOD STRUCTURE AND **8'-0"** AT CONCRETE, TYPICAL, U.O.N.; SEE WINDOW SCHEDULE ON SHEET **A9.20**.
7. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
8. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
9. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
12. FACADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINT.
13. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
14. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.
15. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON **A9.10, A9.11 AND A9.20**.
16. SEE COLOR LEGEND ON SHEET **A3.24** FOR PAINT SCHEDULE AND COLOR ELEVATIONS ON **A3.2X** SERIES SHEETS
17. FDC SHALL BE INSTALLED 3FT FROM FINISH GRADE & SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
18. THE FDC'S SHALL BE LOCATED NOT MORE THAN 100FT FROM THE NEAREST STREET FIRE HYDRANT, PER **CFC 507.5.1.1.**

Keynote Legend	
Key Value	Keynote Text
03-3L	C.I.P. CONCRETE WALL, BOARD FORMED, PAINTED FINISH, COLOR B
05-7S	METAL PLATE AWNING OVER DOOR, PAINTED
07-3A	METAL SHINGLES
07-4B	FIBER CEMENT EXTERIOR PANEL SIDING, SMOOTH, PAINTED COLOR 2 - SW #7619 "LABRADORITE"
07-6B	METAL PANEL. DARK BRONZE ANODIZED FINISH.
07-6F	METAL WINDOW FRAME, BURNT SIENNA.
07-6V	METAL PARAPET COPING, PAINTED
07-7B	GSM GUTTER - GALVANIZED
08-4B	ALUMINUM STOREFRONT WITH INSULATED GLAZING. DARK ANODIZED FINISH.
09-2A	STUCCO, PAINTED COLOR A
09-2B	STUCCO, PAINTED COLOR B
10-4B	FIRE EXTINGUISHERS
23-1A	WALL EXHAUST LOUVER, S.M.D.
23-1B	WALL INTAKE LOUVER, S.M.D.

ELEVATION KEY PLAN



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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
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TITLE:
BUILDING ELEVATIONS

SHEET:
A3.12

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ATTACHMENT C - CURRENT DRAWINGS



BASIS OF DESIGN	MATERIAL : METAL SHINGLES MANUFACTURER : PAC-CLAD SPECS: PRECISION SERIES, FLAT TILE IN (3) STANDARD COLORS
ALT 1	MATERIAL : STANDING SEAM MANUFACTURER : PAC-CLAD SIZE: 18" x 132" PANELS, STAGGERED AT EACH LEVEL IN (3) STANDARD COLORS

BASIS OF DESIGN	MATERIAL : STUCCO (PRIMARY) COLOR : COLOR B/ SW 6116 TATAMI TAN

BASIS OF DESIGN	MATERIAL : STUCCO (SECONDARY) COLOR : COLOR B/ SW 7701 CAVERN CLAY



BASIS OF DESIGN	MATERIAL : VINYL WINDOWS MANUFACTURER: VPI WINDOWS FINISH : DARK BRONZE EXTERIOR COLOR
ALT 1	MATERIAL : ALUMINUM MANUFACTURER: ALL-WEATHER FINISH : DARK BRONZE EXTERIOR COLOR
ALT 2	MATERIAL : FIBER GLASS MANUFACTURER: ALPEN FINISH : DARK BRONZE EXTERIOR COLOR



BASIS OF DESIGN	MATERIAL : METAL WINDOW FRAMES FINISH : BURNT SIENNA



BASIS OF DESIGN	MATERIAL : EXPOSED CONCRETE STEM WALL



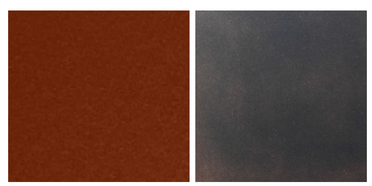
BASIS OF DESIGN	MATERIAL : CAP-LESS ALUMINUM STOREFRONT WITH INSULATED GLAZING FINISH : DARK BRONZE ANODIZED FINISH



BASIS OF DESIGN	MATERIAL : PARASOLEIL SCREEN SYSTEM 4'x10' PANELS FINISH : BURNT SIENNA



BASIS OF DESIGN	MATERIAL : METAL SPANDREL PANEL FINISH 1 : DARK BRONZE ANODIZED FINISH 2 : BURNT SIENNA



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KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
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CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	3/16" = 1'-0"

TITLE:

EXTERIOR COLORS & MATERIALS

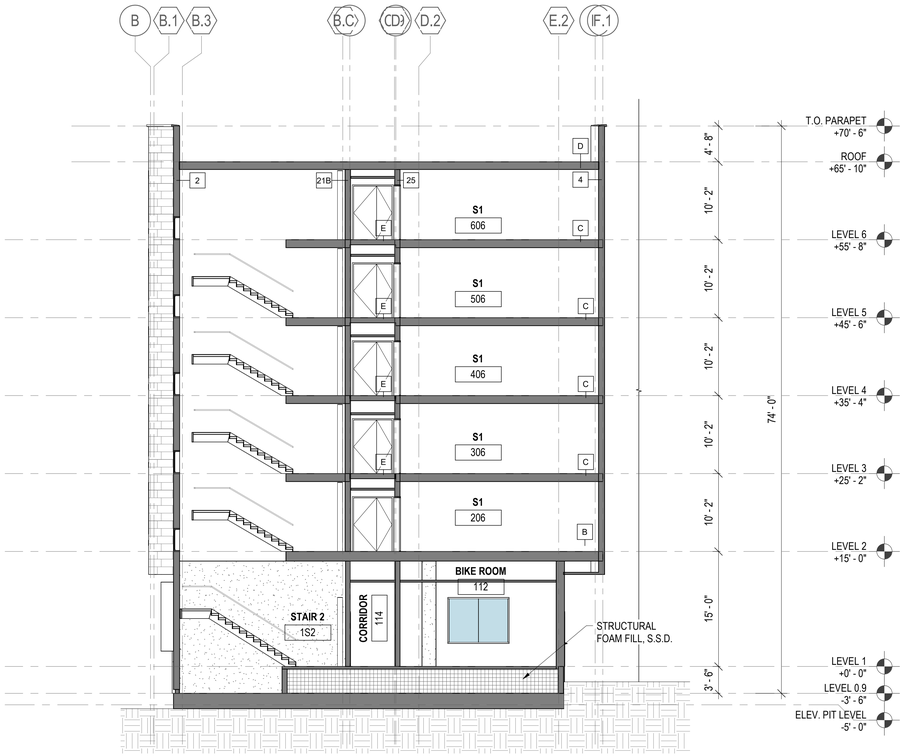
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A3.20

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ATTACHMENT C - CURRENT DRAWINGS



BUILDING SECTION LOOKING EAST 2 (2)
1/8" = 1'-0"



BUILDING SECTION LOOKING EAST (1)
1/8" = 1'-0"

BUILDING SECTION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.10** FOR APPLICABLE GENERAL NOTES.
2. SEE REFERENCED SECTIONS AND DETAILS FOR CONSTRUCTION ASSEMBLIES.
3. SEE DETAILS FOR WATERPROOFING INFORMATION.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

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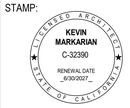
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TITLE:
BUILDING SECTIONS

SHEET:
A3.30

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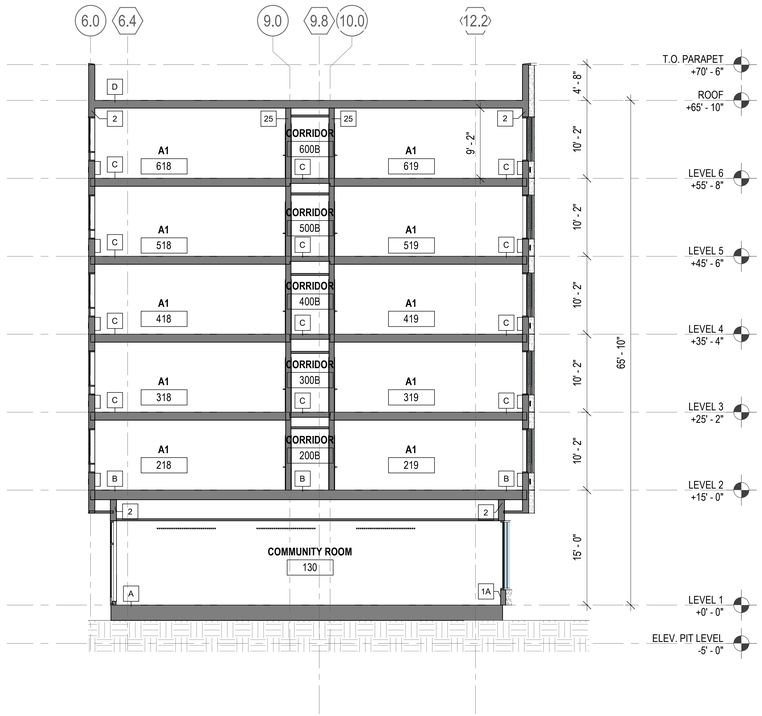
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ATTACHMENT C - CURRENT DRAWINGS

BUILDING SECTION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.10** FOR APPLICABLE GENERAL NOTES.
2. SEE REFERENCED SECTIONS AND DETAILS FOR CONSTRUCTION ASSEMBLIES.
3. SEE DETAILS FOR WATERPROOFING INFORMATION.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



BUILDING SECTION LOOKING NORTH 2
1/8" = 1'-0" (2)



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

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KEVIN MARKARIAN
C-32390
RENEWAL DATE 6/30/2027
STATE OF CALIFORNIA

REVISION SCHEDULE

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TITLE:
BUILDING SECTIONS

SHEET:
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ATTACHMENT C - CURRENT DRAWINGS



ACCESSIBILITY DIAGRAM_LEVEL 6 (5)
1/16" = 1'-0"



ACCESSIBILITY DIAGRAM_LEVEL 4 (3)
1/16" = 1'-0"



ACCESSIBILITY DIAGRAM_LEVEL 5 (4)
1/16" = 1'-0"



ACCESSIBILITY DIAGRAM_LEVEL 3 (2)
1/16" = 1'-0"

UNIT ACCESSIBILITY LEGEND

- ADAPTABLE
- HEARING & VISUALLY IMPAIRED
- MOBILITY ACCESSIBLE
- MOBILITY ACCESSIBLE + COMMUNICATION

UNIT ACCESSIBILITY SCHEDULE		
Accessibility Type	Count	Percentage
ADAPTABLE	54	63%
HEARING & VISUALLY IMPAIRED	9	11%
MOBILITY ACCESSIBLE	20	24%
MOBILITY ACCESSIBLE + COMMUNICATION	2	2%
	85	100%

26% MOBILITY ACCESSIBLE UNITS



ACCESSIBILITY DIAGRAM_LEVEL 2 (1)
1/16" = 1'-0"

UNIT SCHEDULE				
Number	Name	Accessibility Type	Net Area	Sheet Reference
201	S1.1-A	MOBILITY ACCESSIBLE	323 SF	1/A4.10
202	S1	ADAPTABLE	292 SF	1/A4.10
203	S1.1	ADAPTABLE	302 SF	1/A4.10
204	S1-A	MOBILITY ACCESSIBLE + COMMUNICATION	299 SF	1/A4.10
205	S1	ADAPTABLE	287 SF	1/A4.10
206	S1	ADAPTABLE	299 SF	1/A4.10
207	S1-A	MOBILITY ACCESSIBLE	288 SF	1/A4.10
208	A1-A	MOBILITY ACCESSIBLE + COMMUNICATION	464 SF	1/A4.11
209	S1	ADAPTABLE	288 SF	1/A4.10
211	S1	HEARING & VISUALLY IMPAIRED	288 SF	1/A4.10
213	S1	ADAPTABLE	288 SF	1/A4.10
215	S1.2	ADAPTABLE	296 SF	1/A4.10
217	A1-A	MOBILITY ACCESSIBLE	500 SF	1/A4.11
218	A1	HEARING & VISUALLY IMPAIRED	464 SF	1/A4.11
219	A1	ADAPTABLE	474 SF	1/A4.11
220	A1.1	ADAPTABLE	456 SF	1/A4.11
221	A2	ADAPTABLE	460 SF	1/A4.14
301	S1.1-A	MOBILITY ACCESSIBLE	323 SF	1/A4.10
302	S1	ADAPTABLE	292 SF	1/A4.10
303	S1.1	ADAPTABLE	302 SF	1/A4.10
304	S1-A	MOBILITY ACCESSIBLE	299 SF	1/A4.10
305	S1	ADAPTABLE	287 SF	1/A4.10
306	S1	ADAPTABLE	299 SF	1/A4.10
307	S1-A	MOBILITY ACCESSIBLE	288 SF	1/A4.10
308	A1-A	MOBILITY ACCESSIBLE	464 SF	1/A4.11
309	S1	ADAPTABLE	288 SF	1/A4.10
311	S1	HEARING & VISUALLY IMPAIRED	288 SF	1/A4.10
313	S1	ADAPTABLE	288 SF	1/A4.10
315	S1.2	ADAPTABLE	296 SF	1/A4.10
317	A1-A	MOBILITY ACCESSIBLE	500 SF	1/A4.11
318	A1	ADAPTABLE	464 SF	1/A4.11
319	A1	ADAPTABLE	474 SF	1/A4.11
320	A1.1	ADAPTABLE	456 SF	1/A4.11
321	A2	ADAPTABLE	460 SF	1/A4.14
401	S1.1-A	MOBILITY ACCESSIBLE	323 SF	1/A4.10
402	S1	ADAPTABLE	292 SF	1/A4.10
403	S1.1	ADAPTABLE	302 SF	1/A4.10
404	S1-A	MOBILITY ACCESSIBLE	299 SF	1/A4.10
405	S1	ADAPTABLE	287 SF	1/A4.10
406	S1	ADAPTABLE	299 SF	1/A4.10
407	S1-A	MOBILITY ACCESSIBLE	288 SF	1/A4.10
408	A1-A	MOBILITY ACCESSIBLE	464 SF	1/A4.11
409	S1	ADAPTABLE	288 SF	1/A4.10
411	S1	HEARING & VISUALLY IMPAIRED	288 SF	1/A4.10
413	S1	ADAPTABLE	288 SF	1/A4.10
415	S1.2	ADAPTABLE	296 SF	1/A4.10
417	A1-A	MOBILITY ACCESSIBLE	500 SF	1/A4.11
418	A1	ADAPTABLE	464 SF	1/A4.11
419	A1	ADAPTABLE	474 SF	1/A4.11
420	A1.1	ADAPTABLE	456 SF	1/A4.11
421	A2	ADAPTABLE	460 SF	1/A4.14
501	S1.1-A	MOBILITY ACCESSIBLE	323 SF	1/A4.10
502	S1	ADAPTABLE	292 SF	1/A4.10
503	S1.1	ADAPTABLE	302 SF	1/A4.10
504	S1-A	MOBILITY ACCESSIBLE	299 SF	1/A4.10
505	S1	ADAPTABLE	287 SF	1/A4.10
506	S1	ADAPTABLE	299 SF	1/A4.10
507	S1-A	MOBILITY ACCESSIBLE	288 SF	1/A4.10
508	A1	HEARING & VISUALLY IMPAIRED	464 SF	1/A4.11
509	S1	ADAPTABLE	288 SF	1/A4.10
511	S1	HEARING & VISUALLY IMPAIRED	288 SF	1/A4.10
513	S1	ADAPTABLE	288 SF	1/A4.10
515	S1.2	ADAPTABLE	296 SF	1/A4.10
517	A1-A	MOBILITY ACCESSIBLE	500 SF	1/A4.11
518	A1	ADAPTABLE	464 SF	1/A4.11
519	A1	ADAPTABLE	474 SF	1/A4.11
520	A1.1	ADAPTABLE	456 SF	1/A4.11
521	A2	ADAPTABLE	460 SF	1/A4.14
601	S1.1-A	MOBILITY ACCESSIBLE	323 SF	1/A4.10
602	S1	ADAPTABLE	292 SF	1/A4.10
603	S1.1	ADAPTABLE	302 SF	1/A4.10
604	S1-A	MOBILITY ACCESSIBLE	299 SF	1/A4.10
605	S1	ADAPTABLE	287 SF	1/A4.10
606	S1	ADAPTABLE	299 SF	1/A4.10
607	S1	HEARING & VISUALLY IMPAIRED	288 SF	1/A4.10
608	A1	HEARING & VISUALLY IMPAIRED	464 SF	1/A4.11
609	S1	ADAPTABLE	288 SF	1/A4.10
611	S1	HEARING & VISUALLY IMPAIRED	288 SF	1/A4.10
613	S1	ADAPTABLE	288 SF	1/A4.10
615	S1.2	ADAPTABLE	296 SF	1/A4.10
617	A1-A	MOBILITY ACCESSIBLE	500 SF	1/A4.11
618	A1	ADAPTABLE	464 SF	1/A4.11
619	A1	ADAPTABLE	474 SF	1/A4.11
620	A1.1	ADAPTABLE	456 SF	1/A4.11
621	A2	ADAPTABLE	460 SF	1/A4.14

UNIT PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.10** FOR APPLICABLE GENERAL NOTES.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FACE OF WALL BASE, U.O.N.
3. REFER TO **G7.X** SERIES SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS, INCLUDING KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES, U.O.N.
4. TYPICAL PASSAGE DOORS SHALL BE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
5. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, PER **G7.X** SERIES SHEETS.
6. CONTRACTOR TO VERIFY TUB/ SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
7. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS, WHERE OCCURS.
8. TYPICAL WALL ASSEMBLIES ARE REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON **A9.X** SERIES SHEETS FOR ADDITIONAL INFORMATION.
9. UNIT PLANS SHOWN ARE TYPICAL, U.O.N. REFER TO OVERALL BUILDING PLANS **A2.02- A2.06** FOR VARYING PERIMETER CONDITIONS, AND EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS, OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS **A6.02- A6.06** FOR CEILING SOFFITS.
10. SEE **A4.X SERIES** SHEETS FOR ENLARGED KITCHEN AND BATHROOM FLOOR PLANS.
11. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR, U.O.N., IN EACH BATHROOM, MOUNTED AT 40" MAXIMUM ABOVE FINISH FLOOR TO TOP OF TOWEL BAR. PROVIDE SOLID BLOCKING AT TOWEL BARS.
12. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE AN UNOBSTRUCTED 135-DEGREE REFRIGERATOR DOOR SWING.
13. PROVIDE CEILING AND/ OR WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
14. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. SEE ELECTRICAL DRAWINGS.
15. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS SHALL MEET THE FOLLOWING REQUIREMENTS:
    1. THE HEIGHT OF THE THERMOSTAT SHALL BE 48" MAXIMUM A.F.F. TO THE HIGHEST OPERABLE PART.
    2. HEIGHT OF TYPICAL WALL OUTLET SHALL BE 15" MINIMUM A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    3. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS SHALL BE 46" H. MAXIMUM MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX, AND SHALL BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS).
16. PROVIDE DATA BOX FOR WALL-MOUNTED TELEVISION IN LIVING ROOM. PROVIDE SOLID BACKING AT **48"** ABOVE FINISH FLOOR, CENTERED ON DATA BOX.
17. PROVIDE ACOUSTIC INSULATION AT WALLS AND CEILING OF WASHER/ DRYER LOCATIONS. ALL DRYER VENTS SHALL BE ISOLATED FROM FRAMING MEMBERS.
18. FOR SHAFT PLANS, SEE **A9.XX** SERIES SHEETS.
19. DOOR OPENINGS AND OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING, AND TO PROPERTY LINES.
20. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8. SEE SHEET **A10.00** FOR UNIT FINISH SCHEDULES.
21. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER NFPA 13.
22. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

UNIT - KITCHEN & BATH NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.10** FOR APPLICABLE GENERAL NOTES.
2. SEE **G7.X** SERIES SHEETS FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.
3. NOTE- DIMENSIONS, NOTES, ETC. ALSO APPLY TO MIRROR-IMAGE PLANS.
4. PROVIDE BLOCKING FOR ALL FLOOR-MOUNTED AND WALL-HUNG CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.
5. PROVIDE BLOCKING IN WALLS FOR LOCATING ALL OUTLETS AND SWITCHES WHERE SHOWN. DO NOT SIMPLY MOUNT TO NEAREST STUD.
6. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP. PROVIDE SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.
7. REFERENCE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS. KITCHEN SOFFITS TO EXTEND **2"** PAST FACE OF UPPER CABINETS, U.O.N.
8. REMOVABLE CABINETS: AT ALL ADAPTABLE UNITS, BASE CABINETS AT KITCHEN SINKS, WORK SURFACES, AND BATHROOM LAVATORIES, INCLUDING TOE BOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE 30" MIN. WIDE CLEARANCE. PROVIDE FINISHED CABINET SIDE PANELS, AND CONTINUOUS FLOORING AND WALL FINISHES UNDER AND BEHIND REMOVABLE BASE CABINETS.
9. KITCHEN COUNTERTOPS SHALL BE 24" MAX. DEPTH INCLUDING BACKSPLASH. CABINETS SHALL BE 23" MAX. DEPTH.
10. BATHROOM COUNTERTOPS SHALL BE 22" MAX. DEPTH INCLUDING BACKSPLASH. CABINETS SHALL BE 21" MAX. DEPTH.
11. AT ALL ADAPTABLE AND ACCESSIBLE UNITS, COUNTERTOPS SHALL INCLUDE A MIN. CLEAR 30" WIDTH AT KITCHEN SINK, AND 30" MIN. CLEAR WIDTH WORK SURFACE.
12. PIPES AT SINKS: HOT WATER AND DRAIN PIPES EXPOSED UNDER SINKS/ LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS/ LAVATORIES. SEE DETAILS ON SHEET **A10.10 AND A10.11.**
13. FAUCET CONTROLS: SINKS/ LAVATORIES SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND CAN BE USED WITH A SINGLE HAND.
14. AT ACCESSIBLE UNITS, THE DEPTH OF A KITCHEN SINK BOWL SHALL BE NO GREATER THAN 6-1/2".
15. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS SHALL BE MAXIMUM 46" A.F.F. TO THE TOP OF THE OUTLET BOX, AND SHALL BE LOCATED AT LEAST 36" FROM COUNTERTOP CORNER CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS). SEE ELECTRICAL DRAWINGS AND DETAIL **3/A10.10.**
16. AT **ADAPTABLE** UNITS, PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR FORWARD OR PARALLEL APPROACH CENTERED ON EACH SINK, DISHWASHER, REFRIGERATOR, AND WORK SURFACE. PROVIDE PARALLEL APPROACH AT RANGE.
17. AT **MOBILITY ACCESSIBLE** UNITS, PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR PARALLEL APPROACH AT REFRIGERATOR, OFFSET FROM CENTERLINE OF REFRIGERATOR 24" MAX. PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR FORWARD APPROACH CENTERED ON EACH SINK AND WORK SURFACE. PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR FORWARD OR PARALLEL APPROACH ADJACENT TO THE DISHWASHER DOOR. PROVIDE PARALLEL APPROACH AT RANGE. WORK SURFACE SHALL BE PROVIDED ADJACENT TO RANGE. DISHWASHER SHALL BE ADJACENT TO SINK CABINET.
18. PIPE CHASES BEHIND TUB BULKHEADS ARE NOT REQUIRED TO BE SPRINKLERED PER **NFPA 13: 5-13.1 EXCEPTION 12.** SUCH PIPE CHASES SHALL BE LESS THAN 10 SQUARE FEET IN AREA AND FORMED BY STUDS AND JOISTS. PIPE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION. PIPE PENETRATIONS AT EACH FLOOR SHALL BE PROPERLY FIRE SEALED. PIPE CHASES SHALL CONTAIN NO SOURCES OF IGNITION. DUCTS/ PIPING SHALL BE NON-COMBUSTIBLE.
19. PROVIDE GRAB BAR BLOCKING AT ALL DWELLING UNIT BATHROOM TOILETS, SHOWERS, AND TUBS. PROVIDE BLOCKING FOR FOLD-DOWN GRAB BARS AT ALL TOILETS WHEN ADJACENT TO TUBS. NOTE THAT NOT ALL BLOCKING IS SHOWN ON ALL INTERIOR ELEVATIONS. FOR GRAB BAR LOCATIONS AND BLOCKING REQUIRED IN ADAPTABLE AND ACCESSIBLE BATHROOMS, REFER TO **G7.X** SERIES SHEETS.
20. THE TOP OF THE LAVATORY COUNTER OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F.
21. BOTTOM SHELF OF MEDICINE CABINET SHALL BE 40" MAXIMUM A.F.F., AND LOCATED 3" MINIMUM FROM INSIDE BACK CORNER, TYPICAL. IF THERE ARE IN-WALL CONFLICTS AT A SINGLE-SINK LAVATORY, INSTALL A SURFACE-MOUNTED MEDICINE CABINET.
22. EXPOSED SIDES OF CABINETS, FILLERS, AND END PANELS TO MATCH FACE OF FINISH AT DOOR PANELS.
23. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CABINET FABRICATION.
24. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
25. AT ALL MOBILITY ACCESSIBLE UNITS, REFRIGERATORS/FREEZERS SHALL PROVIDE AT LEAST 50% OF THE FREEZER SPACE 54" MAXIMUM ABOVE THE FINISH FLOOR PER CBC SECTION 11B-804.6.6
26. AT ALL MOBILITY ACCESSIBLE UNITS, PER CBC SECTION 11B-607.6, SHOWER SPRAY UNITS SHALL BE PROVIDED WITH A 59" MIN. LONG HOSE THAT CAN BE USED AS A HAND-HELD SHOWER AND IN THE FIXED POSITION. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120 DEGREE F. MAX. AND SHALL HAVE ON/OFF CONTROLS WITH A NON-POSITIVE SHUT-OFF.

COMMUNICATION UNIT NOTES

1. BUILDING FIRE ALARM SYSTEM SHALL EXTEND INTO RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM. PROVIDE BOTH AUDIBLE & VISIBLE ALARMS FOR FIRE & SMOKE ALARM SYSTEMS. VISIBLE ALARM APPLIANCES USED TO INDICATE THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION OR BUILDING FIRE ALARM ACTIVATION SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHIN UNIT.
2. PROVIDE HARD-WIRED ELECTRIC DOORBELL AT PRIMARY ENTRANCE, WHICH WHEN ACTIVATED INITIATES AUDIBLE TONE & VISIBLE SIGNAL WITHIN UNIT. WHERE VISIBLE SIGNALS ARE LOCATED IN SLEEPING AREAS, PROVIDE CONTROLS TO DEACTIVATE THE SIGNAL. ADDITIONALLY, A MEANS OF VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE DOOR IS TO BE PROVIDED WHICH ALLOWS FOR A MIN. 180 DEGREE RANGE OF VIEW.
3. WHERE SYSTEM PERMITTING VOICE COMMUNICATION BETWEEN VISITOR & OCCUPANT OF RESIDENTIAL DWELLING UNIT IS PROVIDED (SUCH AS CALL BOX AT BUILDING ENTRANCE), SYSTEM INTERFACE AT PUBLIC/COMMON USE AREA SHALL INCLUDE CAPABILITY FOR SUPPORTING VOICE/TTY COMMUNICATION & AT RESIDENTIAL DWELLING UNIT MUST INCLUDE TELEPHONE JACK CAPABLE OF SUPPORTING VOICE/TTY COMMUNICATION.

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KEVIN MARKARIAN
C-32390
RENEWAL DATE _6/30/2027_
LICENSED ARCHITECT — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
UNIT PLAN NOTES

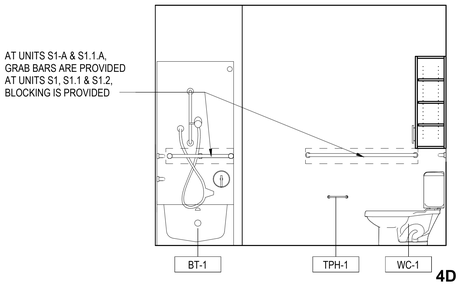
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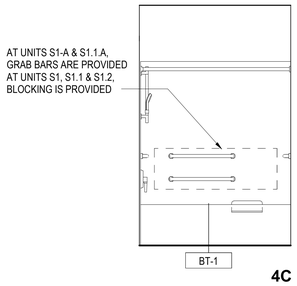
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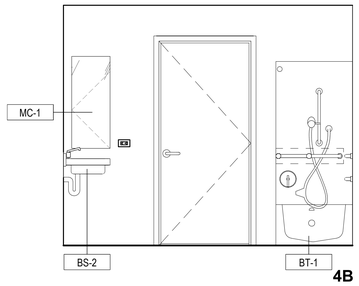
ATTACHMENT C - CURRENT DRAWINGS



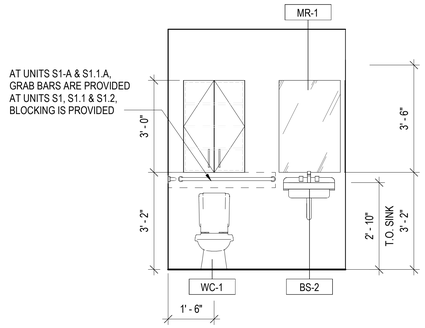
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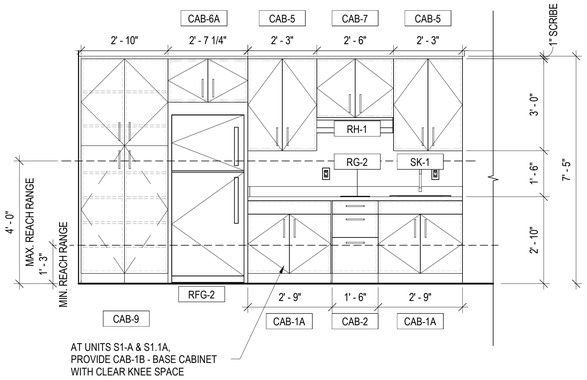
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UNIT BATHROOM ELEVATION - STUDIO 4A

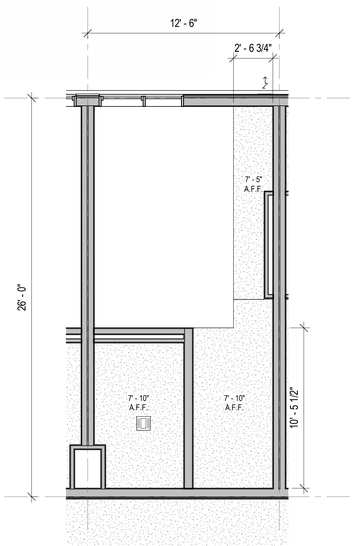
1/2" = 1'-0"

Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
CAB-1A	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
CAB-1A	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
CAB-3	2	0	18	23	5.8 SF	0.0 SF	5.8 SF
CAB-5	0	1	27	14	0.0 SF	2.6 SF	2.6 SF
CAB-5	0	1	27	14	0.0 SF	2.6 SF	2.6 SF
CAB-6A	0	1	31.25	18	0.0 SF	3.9 SF	3.9 SF
CAB-7	0	0	18	14	0.0 SF	0.0 SF	0.0 SF
CAB-9	4	2	34	18	17.0 SF	8.5 SF	25.5 SF
				TOTAL:	22.8 SF	17.7 SF	40.4 SF
				PERCENTAGE ACCESSIBLE:			56.3%



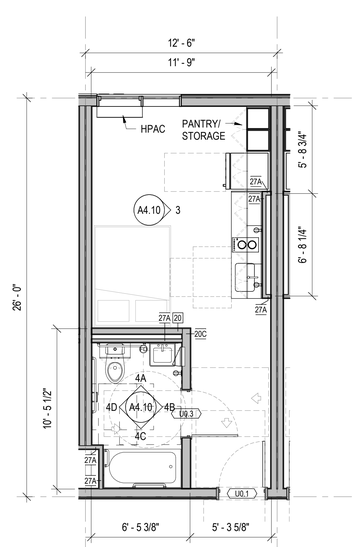
UNIT KITCHEN ELEVATION - STUDIO 3

1/2" = 1'-0"



TYPICAL UNIT RCP - STUDIO 2

1/4" = 1'-0"



287 NET SF UNIT PLAN - STUDIO - S1 1

1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
BS-2	BATHROOM SINK, WALL HUNG
BT-1	30"x60" BATHTUB WITH 3-PIECE FIBERGLASS SURROUND AND CURVED SHOWER ROD
CAB-1A	BASE CABINET, REMOVABLE, DOUBLE DOOR, 23" DEEP
CAB-2	BASE CABINET WITH THREE DRAWERS, 23" DEEP
CAB-5	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 12" DEEP
CAB-6A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 18" DEEP
CAB-7	UPPER CABINET, OVER RANGE HOOD, DOUBLE DOOR, 12" DEEP
CAB-9	PANTRY CABINET, DOUBLE DOOR, ADJUSTABLE SHELVES, 18" DEEP
MC-1	MEDICINE CABINET
MR-1	BATHROOM MIRROR
RFG-2	REFRIGERATOR WITH TOP FREEZER, 26" W
RG-2	ELECTRIC COOKTOP
RH-1	RANGE HOOD
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TPH-1	BATHROOM TOILET PAPER HOLDER
WC-1	WATER CLOSET

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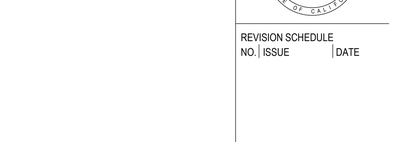
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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:

UNIT PLANS - STUDIO - S1

SHEET:

A4.10

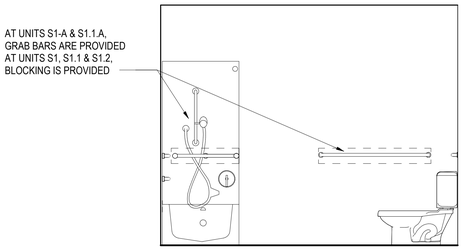
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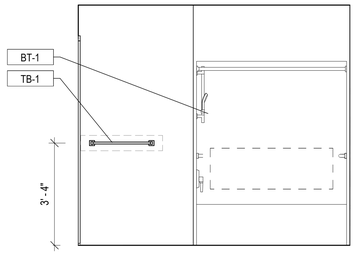
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ATTACHMENT C - CURRENT DRAWINGS

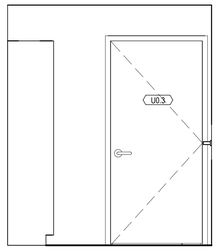
Keynote Legend	
Key Value	Keynote Text
BT-1	30"x60" BATHTUB WITH 3-PIECE FIBERGLASS SURROUND AND CURVED SHOWER ROD
CAB-1A	BASE CABINET, REMOVABLE, DOUBLE DOOR, 23" DEEP
CAB-2	BASE CABINET WITH THREE DRAWERS, 23" DEEP
CAB-4	UPPER CABINET, ADJUSTABLE SHELVES, SINGLE DOOR, 12" DEEP
CAB-5	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 12" DEEP
CAB-6B	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
CAB-7	UPPER CABINET, OVER RANGE HOOD, DOUBLE DOOR, 12" DEEP
CAB-8	PANTRY CABINET, SINGLE DOOR, ADJUSTABLE SHELVES, 18" DEEP
DW-1	DISHWASHER, 18" WIDE
MR-1	BATHROOM MIRROR
MW-1	MICROWAVE
RA	KITCHEN RANGE, 30 IN. WIDE
RFG-1	REFRIGERATOR WITH TOP FREEZER, 30" W
RH-1	RANGE HOOD
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	BATHROOM TOILET PAPER HOLDER
WC-1	WATER CLOSET



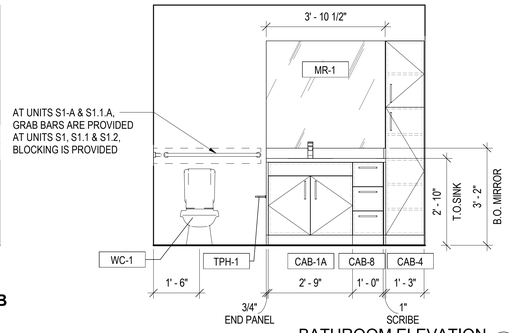
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4C

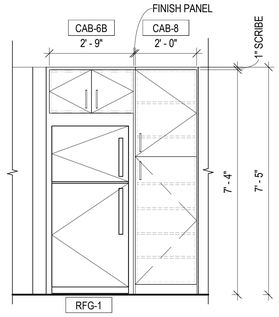


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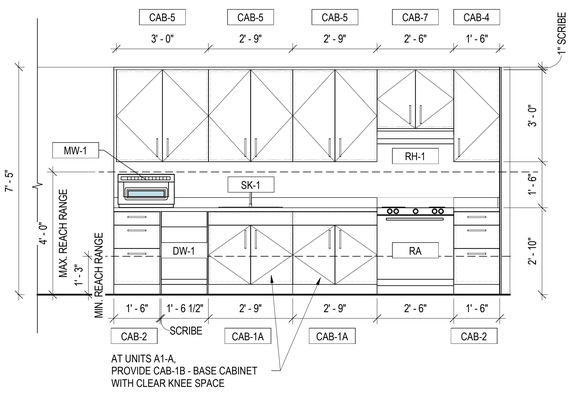


BATHROOM ELEVATION 4A
1/2" = 1'-0"

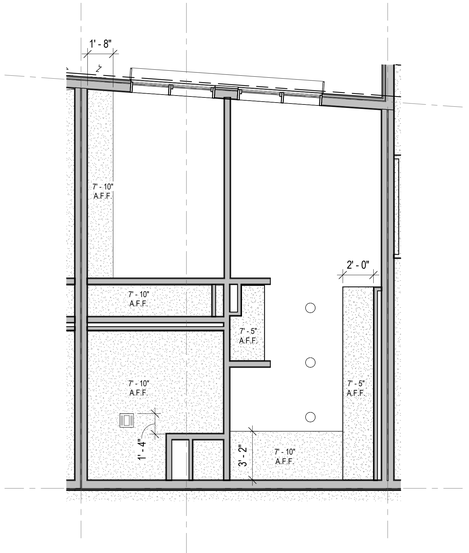
Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
CAB-1A	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
CAB-1A	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
CAB-2	3	0	18	23	8.6 SF	0.0 SF	8.6 SF
CAB-2	3	0	18	23	8.6 SF	0.0 SF	8.6 SF
CAB-4	0	1	18	12	0.0 SF	1.5 SF	1.5 SF
CAB-5	0	1	33	12	0.0 SF	2.8 SF	2.8 SF
CAB-5	0	1	33	12	0.0 SF	2.8 SF	2.8 SF
CAB-5	0	1	34	12	0.0 SF	2.8 SF	2.8 SF
CAB-6B	0	1	33	24	0.0 SF	5.5 SF	5.5 SF
CAB-7	0	0	30	12	0.0 SF	0.0 SF	0.0 SF
CAB-8	4	2	24	22	14.7 SF	7.3 SF	22.0 SF
				TOTAL:	31.9 SF	22.7 SF	54.6 SF
				PERCENTAGE ACCESSIBLE:			58.5%



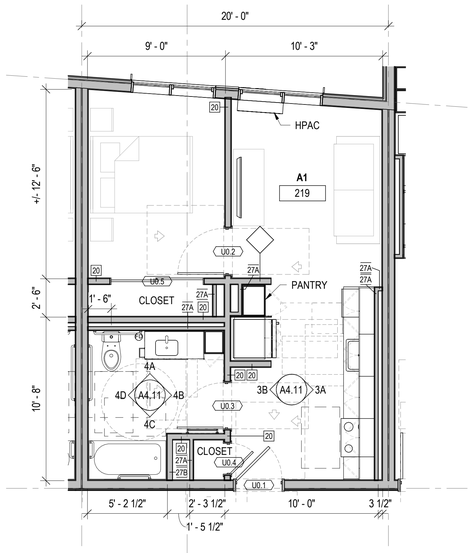
3B



KITCHEN ELEVATION 3A
1/2" = 1'-0"



TYPICAL UNIT RCP - 1 BEDROOM 2
1/4" = 1'-0"



472 NET SF TYPICAL UNIT PLAN - 1 BEDROOM - A1 1
1/4" = 1'-0"

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RENEWAL DATE
8/30/2027
LICENSED ARCHITECT
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:

UNIT PLANS - 1 BEDROOM - A1

SHEET:

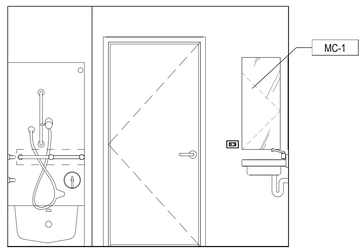
A4.11

PRELIMINARY - Not for Construction -

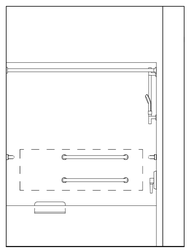
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ATTACHMENT C - CURRENT DRAWINGS

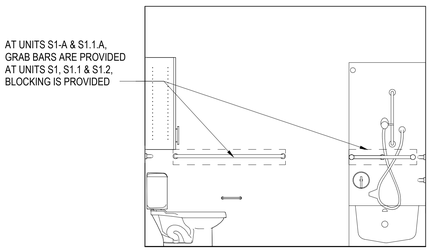
Keynote Legend	
Key Value	Keynote Text
BS-2	BATHROOM SINK, WALL HUNG
CAB-1A	BASE CABINET, REMOVABLE, DOUBLE DOOR, 23" DEEP
CAB-2	BASE CABINET WITH THREE DRAWERS, 23" DEEP
CAB-5	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 12" DEEP
CAB-6A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 18" DEEP
CAB-7	UPPER CABINET, OVER RANGE HOOD, DOUBLE DOOR, 12" DEEP
CAB-9	PANTRY CABINET, DOUBLE DOOR, ADJUSTABLE SHELVES, 18" DEEP
MC-1	MEDICINE CABINET
MR-1	BATHROOM MIRROR
RFG-1	REFRIGERATOR WITH TOP FREEZER, 30" W
RG-2	ELECTRIC COOKTOP
RH-1	RANGE HOOD
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TPH-1	BATHROOM TOILET PAPER HOLDER
WC-1	WATER CLOSET



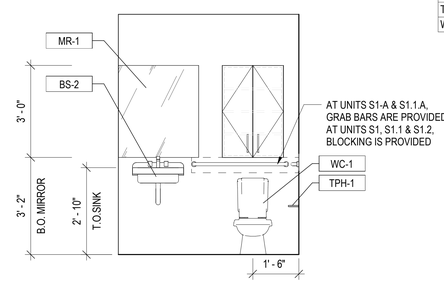
4D



4C

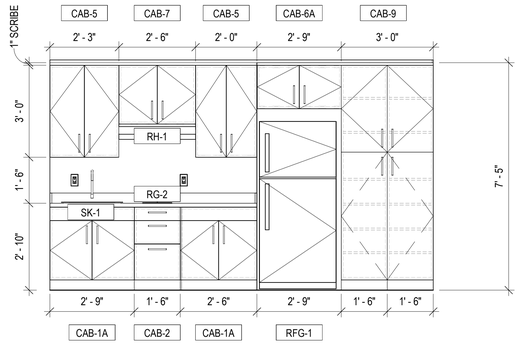


4B

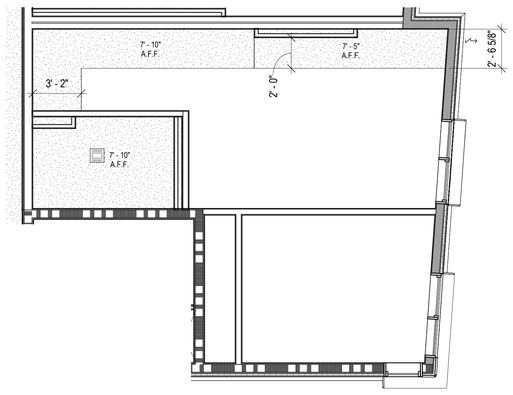


BATHROOM ELEVATIONS 4A
1/2" = 1'-0"

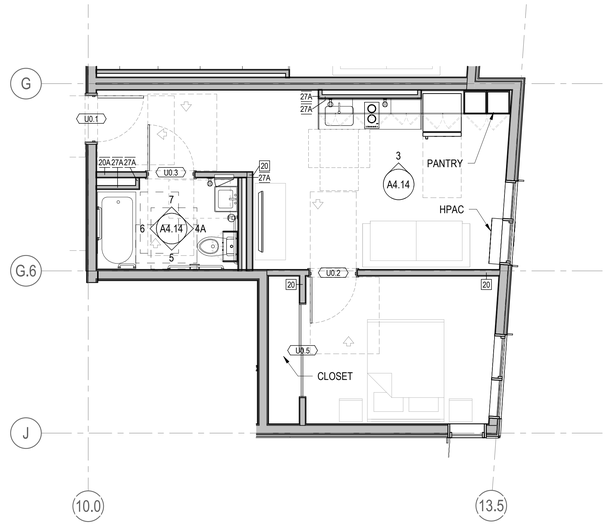
Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
CAB-1A	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
CAB-1A	0	0	30	23	0.0 SF	0.0 SF	0.0 SF
CAB-2	3	0	18	23	8.6 SF	0.0 SF	8.6 SF
CAB-5	0	1	27	12	0.0 SF	2.3 SF	2.3 SF
CAB-5	0	1	24	12	0.0 SF	2.0 SF	2.0 SF
CAB-6A	0	1	33	18	0.0 SF	4.1 SF	4.1 SF
CAB-7	0	0	30	12	0.0 SF	0.0 SF	0.0 SF
CAB-9	4	2	36	18	18.0 SF	9.0 SF	27.0 SF
TOTAL:					26.6 SF	17.4 SF	44.0 SF
PERCENTAGE ACCESSIBLE:							60.5%



KITCHEN ELEVATION 3
1/2" = 1'-0"



UNIT RCP - 1 BEDROOM - A2 2
1/4" = 1'-0"



287 NET SF UNIT PLAN - 1 BEDROOM - A2 1
1/4" = 1'-0"

7/11/2025 12:41:07 PM

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94104

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BERKELEY, CA 94702

STAMP:

LICENSED ARCHITECT
KEVIN MARKARIAN
C-32390
RENEWAL DATE
6/30/2027
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2421
DRAWN BY:	TK, SN
CHECKED BY:	KM, ARK
ISSUE DATE:	07/11/2025
SCALE:	As indicated

TITLE:
UNIT PLANS - 1 BEDROOM - A2

SHEET:
A4.14

PRELIMINARY - Not for Construction -

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