INDEX TO ADMINISTRATIVE RECORD

2018 BLAKE STREET

Use Permit #ZP2021-0095

Prepared: September 14, 2022

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ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION
MAY 26, 2022

2018 Blake Street

Use Permit #ZP2021-0095 to construct a six-story, multi-family residential building with 12 units (including two Low-Income units).

I. Background

A. Land Use Designations:
- General Plan: High Density Residential (HDR)
- Zoning: Multi-Family Residential (R-4)

B. Zoning Permits Required:
- Use Permit under Berkeley Municipal Code (BMC) Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.110(E)(2) to construct a main building that exceeds 35 feet in average height and three stories, up to 65 feet and six stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts

C. Concessions/ Waivers Pursuant to State Density Bonus Law:
- No concessions
- Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
- Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

D. CEQA Recommendation: It is staff's recommendation to ZAB that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines. The determination is made by ZAB.

The project meets all of the requirements of this exemption, as follows:
- The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
- The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.

- The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
- The project would not result in any significant effects relating to traffic, noise, air quality or water quality. Standard Conditions of Approval would address potential impacts related to traffic, noise, air quality, and water quality.
- The site can be adequately served by all required utilities and public services.

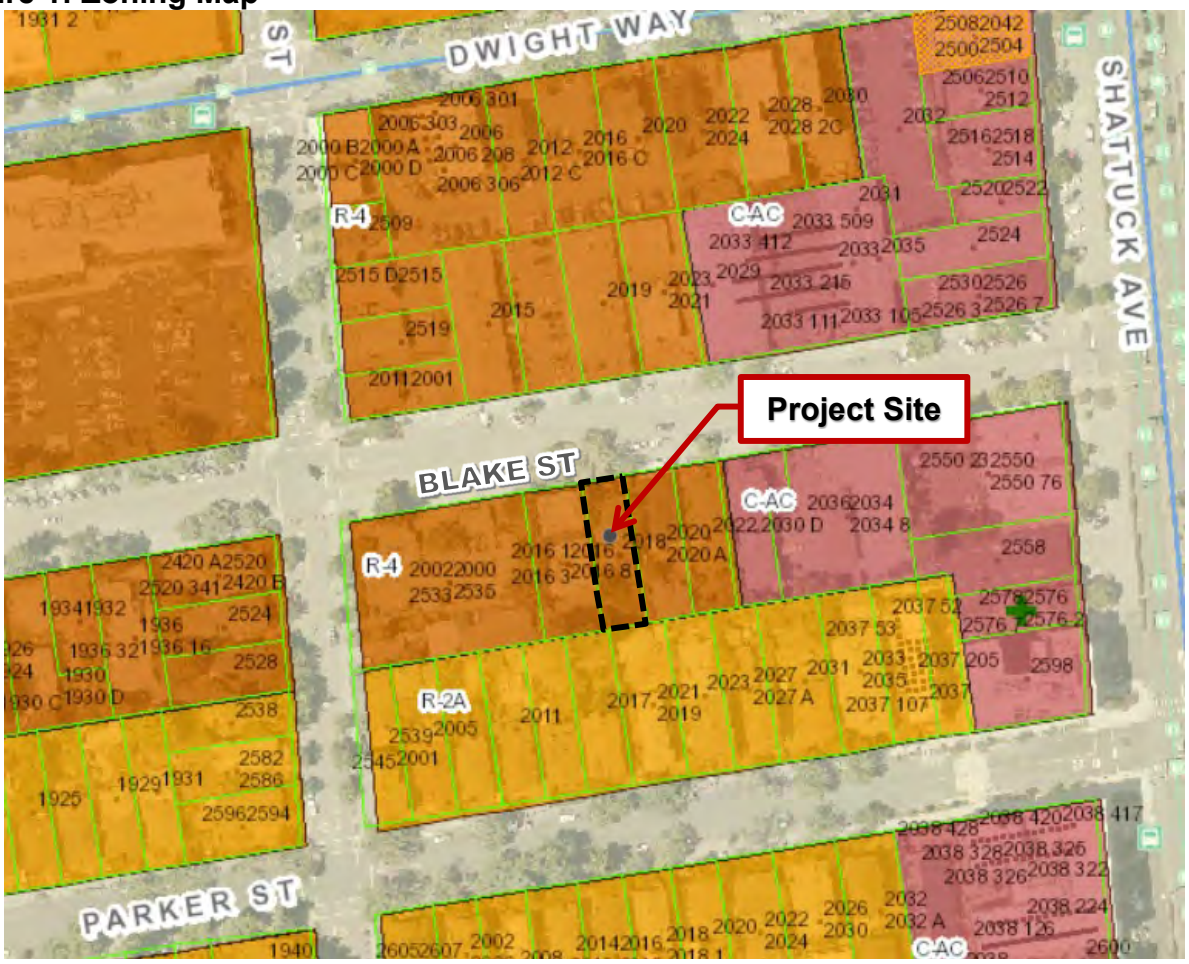
Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

E. Parties Involved:

- Applicant — Huan Fang, FIFTH ARCH, 200 Brannan Street, Apt 222, San Francisco CA 94107
- Property Owner — 2018 Blake Street LLC, 2905 South Vermont Avenue, Ste 204, Los Angeles, CA 90007

F. Application Materials, Staff Reports and Correspondence are available on the Internet:
https://aca.cityofberkeley.info/citizenaccess/Default.aspx
https://cityofberkeley.info/your-government/boards-commissions/zoning-adjustments-board

Figure 1: Zoning Map



Legend

	AC Transit Bus Route
R-4:	Multi-Family Residential District
C-AC:	Adeline Corridor Commercial District
R-2A:	Restricted Multi-Family Residential District

N

Figure 2: Site Plan

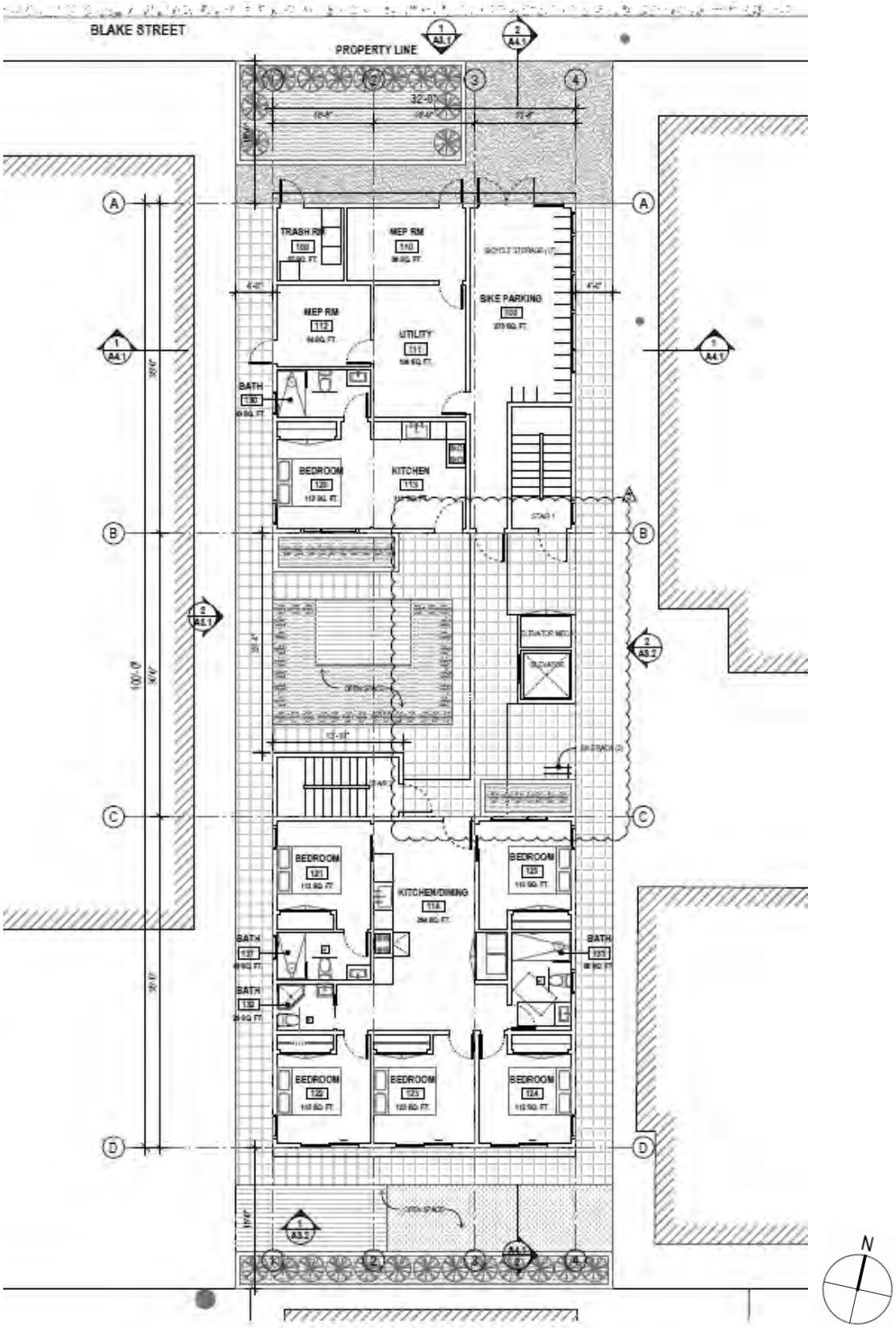


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant (remnants of fire-damaged Single-Family dwelling)	R-4	HDR
Surrounding Adjacent Properties	North	Skylight Manufacturing		
	East	Multi-Family Residential		
	South	Single / Multi-Family Residential	R-2A	MDR
	West	Multi-Family Residential	R-4	HDR

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee & Affordable Housing Fee for qualifying non-residential projects (Per Resolutions 66,618-N.S. & 66,617-N.S.)	No	These fees apply to projects with more than 7,500 square feet of net new non-residential gross floor area. The project contains no non-residential gross floor area. Therefore, the project would not be subject to these fees.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable Housing Mitigations for rental housing projects (Per BMC Section 22.20.065)	Yes	The project would include five or more market rate dwelling units and is therefore subject to the affordable housing provisions of BMC Section 22.20.065.
Coast Live Oaks	No	There are no oak trees on the project site.
Creeks	No	The project site is not within a creek buffer.
Density Bonus	Yes	The project would provide two Low-Income units, or 25% of the Base Project units, and qualifies for a 50% density bonus, or 4 bonus units. See Section III.B for discussion.
Green Building Score	No	The project is not located in the C-DMU, Downtown Mixed-Use District, and is not subject to this requirement.
Historic Resources	No	The project site is vacant (contains remnants of fire-damaged, demolished single-family dwelling), and does not contain any known historic resource.

Characteristic	Applies to Project?	Explanation
Housing Accountability Act (Govt. Code 65589.5(j))	Yes	The project is a "housing development project" and requests no modifications to development standards beyond waivers and concessions requested under density bonus law. Therefore, the HAA findings apply to this project, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section III.C for discussion.
Public Art on Private Projects (BMC Chapter 23.316)	Yes	The project is subject to the Percentage for Public Art on Private Projects Ordinance. The applicant is electing to pay the fee (0.8% of total building permit valuation) to comply.
Rent Controlled Units	No	No rent-controlled units are proposed to be demolished.
Residential Preferred Parking	No	The site is located in RPP Zone C. However, per BMC Section 14.72.080.C, no permits shall be issued to residents in the project.
Seismic Hazards (SHMA)	No	The project site is not located in a seismic hazard area, as defined by the State Seismic Hazards Mapping Act (SHMA). No further investigation is necessary.
Soil/Groundwater Contamination	No	The project site is not located within the City's Environmental Management Area. No further investigation is necessary. Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, and is approximately ½-mile from the Downtown Berkeley BART Station.

Table 3: Project Chronology

Date	Action
June 3, 2021	Application submitted
March 16, 2022	Application deemed complete; level of CEQA review determined by staff – Categorically Exempt
May 11, 2022	Public hearing notices mailed/posted
May 26, 2022	ZAB Hearing
July 25, 2022	CEQA Determination Deadline

Table 4: Development Standards

R-4 Standards, BMC Section 23.202.110(E)(1) to (2)		**Existing**	**Proposed**	**Permitted/Required**
Lot Area (sq. ft.)		5,189	5,189	n/a
Gross Floor Area (sq. ft.)		n/a[1]	13,427	n/a
Dwelling Units		n/a	12	n/a
Building Height	Average	n/a	64'-6" (top of railing)	35' max. (65' with Use Permit)[2]
	Maximum	n/a	64'-6" (top of railing)	n/a
	Stories	n/a	6	3 max. (6 with Use Permit)[2]
Building Setbacks	Front	n/a	15'	15' min.
	Rear (by floor, 1 through 6)	n/a	15'/15'/15'/15'/ 15'/15'	15' /15'/15'/17'/19'/21'min.
	Left Side (by floor, 1 through 6)	n/a	4'/4'/4'/4'/4'/4'	4'/4'/6'/8'/10/12' min.
	Right Side (by floor, 1 through 6)	n/a	4'/4'/4'/4'/4'/4'	4'/4'/6'/8'/10/12' min.
Lot Coverage (%)		n/a	49	35
Usable Open Space (sq. ft.)		n/a	2,430	2,400 min. (200 s.f./d.u.)
Parking		n/a	0	0 min./6 max. (0.5 spaces/du max.)
Bicycle Parking	Residential - Long Term	n/a	17	17 (1 space/3 bedrooms)
	Residential - Short Term	n/a	1	1 (1 space/40 bedrooms, or 2)
	Total	n/a	17/1 (long term/short term)	17/1 (long term/short term)

= Waiver requested to modify the district standard.

[1] The site is considered vacant, and contains remnants of the previously existing single-family dwelling that was damaged by fire and that was demolished in 2020 after the City deemed the building unsafe.

[2] The use permit to allow height up to 65 feet and six stories is included in the Base Project for the calculation of the density bonus, and is not a requested waiver.

II. Project Setting

A. Neighborhood/Area Description: The project site is located on the south side of Blake Street. Adjacent parcels to the north are occupied by one-story commercial/industrial buildings; parcels to the west, immediately east (R-4 Multi-Family Residential District) and to the south (R-2A, Restricted Multi-Family Residential District) are occupied by one- and two-story, single- and multi-family dwellings. Parcels beyond the R-4 district, further east of the site are occupied by one- and two-story commercial buildings (C-AC, Adeline Corridor Commercial District).[1] The parcel across the street and to the northeast at 2029 Blake Street (C-AC) is occupied by a recently-constructed, five-story, 82-unit, mixed-use building. Use permits for other large projects were approved within the past two years on the same block: a six-story, 113-unit, community care facility for seniors at 2000 Dwight Way, and a seven-story, 155-unit, multi-family building at 2015 Blake. (See Figure 1: Zoning Map.)

B. Site Conditions/Background: The project site is a rectangular parcel that is generally flat, with a frontage measuring 40 feet and length measuring 140 feet. The site is occupied by the remnants of a single-family dwelling and accessory structure that were damaged by fire in 2019. A Notice of Violation was issued on April 15, 2020, wherein the City Building Official deemed the building unstable, unsafe, and an immediate threat to health and safety. Hazardous portions of the building were demolished in response to the Notice shortly after. The dwelling is considered fully demolished.[2]

III. Project Description

A. The proposed project would involve the construction of a residential building with the following main components:

- Six stories and 64 feet, 6 inches in height (measured to the top of railing)
- 12 dwelling units – 1 one-bedroom, 5 four-bedroom and 6 five-bedroom
- 51 bedrooms in total
- Two Low-Income (LI) units
- 2,433 square feet of usable open space – ground-floor landscape and patio areas and two roof decks
- 17-space bike room and two outdoor bike racks

(See Figure 2: Site Plan.)

[1] Parcels west of the site now designated as C-AC, Adeline Corridor Commercial District, were rezoned in 2021 from previously R-4, Multi-Family Residential District.
[2] A full demolition of a building is defined in the BMC Section 23.502.020.D: "A building or enclosed structure shall be considered demolished for the purposes of this chapter when, within any continuous 12-month period, such building or enclosed structure is destroyed in whole or in part or is relocated from one lot to another. For purposes of this definition, destroyed in part means when 50 percent or more of the enclosing exterior walls and 50 percent or more of the roof are removed".

B. Base Project and Density Bonus: By committing to provide two LI units, the project is eligible for a density bonus under Government Code Section 65915. Under the City's density bonus procedures, the Base Project was calculated to have eight units as the maximum allowable density for the site.[3] The Base Project has an average unit size of 983 square feet in a five-story building. Two LI units, or 25 percent of the Base Project, qualifies the project for a 50 percent density bonus or four bonus units. The resulting Proposed Project would be a six-story building with 12 units, with an average unit size of 1,053 square feet. (See Table 5: Density Bonus.)

Table 5: Density Bonus – CA Gov't Code 65915

Base Project Units*	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units*	Proposed Project Units
8	2 LI (25% of BP)	50%	4 (50%x8)	12

*Per Gov't Code Section 65915(q), all unit calculations are rounded up to the nearest whole number.

C. Housing Accountability Act: The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1) The development would have a specific adverse impact[4] on public health or safety unless disapproved, or approved at a lower density; and
2) There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The Base Project, including the additional floors and rooftop elements allowed by use permits to extend the district height limit[5] complies with applicable, objective general plan and zoning standards. Further, Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an

[3] Per the City's Density Bonus Procedures (DBP), the Base Project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the Proposed Project, which is the number of Base Project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

[4] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete".

[5] The City has determined that the "protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits". Therefore, use permits to extend the district height limit to 65' and six stories and to allow rooftop elements to exceed height limits are included in the Base Project for the purpose of determining the applicability of Section 65589.5(j).

applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduced the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above. Staff is aware of no specific adverse impacts that could occur with the construction of the Base Project or the density bonus units. Therefore, Section 65589.5(j) *does apply* to the Proposed Project. All findings discussed below are subject to the requirements of Government Code Section 65589.5.

IV. Community Discussion

A. Neighbor/Community Concerns: After receiving the application on June 3, 2021, the City mailed a Notice of Received Application to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations.[6]

On June 23, 2021, staff received two letters from neighbors describing concerns over too much oversized development on the block; the building design exceeding the height limit; and the project's incompatibility with one- and two-story dwellings adjacent to the site.

On September 20, 2021, staff received a letter from neighbors describing concerns that the project would exacerbate the shortage of street parking in the area, and concerns over air pollution from the construction of too many new buildings and the impact of more demand on water and electricity systems.

On May 11, 2022, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations, and the City posted notices within the neighborhood in three locations. No further communications regarding the project were received as of the writing of this staff report.

B. Landmarks Preservation Commission: This application is not subject to review by the Landmarks Preservation Commission.

C. Design Review Committee: This application is not subject to review by the Design Review Committee.

V. Issues and Analysis

A. SB 330 – Housing Crisis Act of 2019: The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development projects. A "housing development project" means

[6] The Pre-Application Yellow Poster and Neighborhood Outreach components of the land use application submittal requirements were temporarily suspended at the time of the application submittal due to City emergency health orders. The suspension was lifted on July 1, 2021.

a use that is: all residential; mixed use with at least two-thirds of the square footage as residential; or transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. Government Code Section 65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act [Chapter 4.5 (commencing with Section 65920)].

   The May 26, 2022 ZAB Hearing represents the first public hearing for the proposed project since the project was deemed complete. The City can hold four additional public hearings on this project, if needed, provided that one hearing must be reserved for a potential appeal to the City Council.

2. Government Code Section 65913.10(a) requires that the City determine whether the proposed development project site is an historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is an historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

   The site is vacant, and there is no known cultural resource associated with the site. Therefore, it was determined that the site is not an historic resource. Standard conditions of approval have been included to halt work if any unanticipated discovery of archeological, paleontological, or tribal cultural resources.

3. Government Code Section 65950(a)(5) requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the California Environmental Quality Act. The project was deemed complete on March 16, 2022. Staff also determined on this date that the level of CEQA review was to be “Categorically Exempt”. If the ZAB determines the application is categorically exempt from CEQA at the May 26, 2022 public hearing, the application must be approved or disapproved by July 25, 2022.

4. Government Code Section 66300(d) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as will be demolished. The project does not propose the demolition of housing units, as the single-family dwelling that previously existed on the site was demolished after the City Building Official deemed the building unsafe and prior to the submittal of this permit application. Therefore, this section does not apply to the project.

B. Density Bonus Waivers and Concessions: The project is entitled to three concessions (or incentives), under Government Code Section 65915(d) for providing at least 24 percent of total units to lower-income households, and an unlimited number of waivers, under Section 65915(e). No concessions are requested.

Waiver. A waiver is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. Waivers of the side and rear yard setbacks minimums and the lot coverage maximum are requested because they are necessary to physically accommodate the full density bonus project on the site.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact[7] upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low income, very low income, and moderate income households, or if the waiver would be contrary to State or Federal law. Staff has not identified any evidence that would support such a finding.

VI. Other Considerations

The following analyses of conformance with district purposes, use permit findings for non-detriment, and the 2002 General Plan goals and policies are provided for informational purposes only, to provide context; they are not required because the proposed project is HAA-compliant.

A. Use Permits for Additional Height: BMC Section 23.406.040.E.1 states that before the ZAB approves an application for a Use Permit, it must find that the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

The project applicant proposes a 64-foot, 6-inch (maximum height), six-story building. Use Permits to exceed the height limit of 35 feet and three stories, up to 65 feet and six stories (the fourth through sixth floors), and for the rooftop elements to exceed the district height limits are included in the Base Project for the density bonus, and are subject to the findings in Section 65589.5(j) of the HAA. (See section III.C for discussion on the HAA.)

Non-Detriment: The six-story building would be taller than existing buildings on nearby properties on its block which are generally one- and two-story residential development to the west and south, and one- and two-story residential and commercial development

[7] See Footnote 5.

to the east. If approved, however, the project would follow a trend of increasing density in the neighborhood, including the recently-constructed, five-story, mixed-use building at 2029 Blake Street, the approved six-story, community care facility for seniors at 2000 Dwight Way, and the approved seven-story, multi-family building at 2015 Blake. The proposed project would provide new housing in a location with easy access to public transit and nearby commercial services and stores, and would fulfill the purpose of the R-4 Multi-Family Residential District by providing high-density residential development with sufficient usable open space at a convenient location for desirable services.

Also, the project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

Shadows: According to the shadow studies submitted for the project (See Attachment 1, Project Plans – Sheet A1.4) the project would cause new shadows to affect surrounding dwellings as follows:

- multi-family dwellings to the west of the site, during the hours after sunrise in the spring months and summer months
- the newly constructed mixed-use building to the northeast, during the hours before sunset in the winter months
- the single-family dwelling to the east of the site during the hours around noon in the winter months
- single- and multi-family dwellings to the east of the site, during the hours before sunset in the summer, winter and spring months

The use permits for additional height beyond the district height limits allow a 64-foot, 6-inch, six-story building. The additional height above the district limits would cast shadows in the affected directions further than if the project were limited to the base district height standards. However, the shadow impacts on any one adjacent property would occur during limited hours and times of the year. Furthermore, shadow impacts on adjacent dwellings are difficult to avoid given the lot widths, height and building-to-building separations permitted in the R-4 district. Staff therefore recommends that the ZAB find that shadow impacts would be non-detrimental.

B. General Plan Consistency: The following is an analysis of conformance with the 2002 General Plan goals and policies, provided for informational purposes only:

1. Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.

2. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. Policy LU-23–Transit-Oriented Development: Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.
4. Policy UD-16–Context: The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
5. Policy UD-24–Area Character: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.
6. Policy UD-32–Shadows: New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.
7. Policy UD-33–Sustainable Design: Promote environmentally sensitive and sustainable design in new buildings.
8. Policy H-19–Regional Housing Needs: Encourage housing production adequate to meet the housing production goals established by ABAG's Regional Housing Needs Determination for Berkeley.
9. Policy EM-5–"Green" Buildings: Promote and encourage compliance with "green" building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)

As discussed in section VI.A through VI.C, the project would improve the utilization of the site with infill development that is of appropriate intensity, that is compatible with the existing surrounding development. The project site is served by multiple bus lines, including local, rapid, and Transbay lines, that operate along Shattuck Avenue, and a nearby BART Station.

The project would help Berkeley meet its regional housing needs by adding 11 net new housing units, including two LI units. The project would be subject to standard conditions of approval that promote sustainable building design, including conditions for solar PV systems, water efficient landscaping, and natural gas prohibitions.

VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board **APPROVE** Use Permit #ZP2021-0095, pursuant to BMC Section 23.406.040 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:
1. Findings and Conditions
2. Project Plans, received March 23, 2022
3. Notice of Public Hearing

Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

ATTACHMENT 1

FINDINGS AND CONDITIONS
MAY 26, 2022

2018 Blake Street

Use Permit #ZP2021-0095 to construct a six-story, multi-family residential building with 12 units (including two Low-Income units).

PERMITS REQUIRED

- Use Permit under Berkeley Municipal Code (BMC) Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.110(E)(2) to construct a main building that exceeds 35 feet in average height and three stories, up to 65 feet and six stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts

CONCESSIONS/ WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- No concessions
- Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
- Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to §15332 ("In-Fill Development Projects").
The project meets all of the requirements of this exemption, as follows:
A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
D. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions would address potential impacts related to traffic, noise, air quality, and water quality.
E. The site can be adequately served by all required utilities and public services.

2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway,

(e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

II. DENSITY BONUS FINDINGS

1. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
   A. Under the City's methodology for implementing density bonuses, the "base project" consists of 8 units;
   B. The project will provide at least 2 Low-Income qualifying units in the eight-unit "base project", as more fully set forth in Conditions 47 to 51;
   C. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f). This equates to a density bonus of four units above the Base Project, for a total of 12 units.

2. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
   A. Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
   B. Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

   These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

3. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds approval of waivers is required 1) construct the proposed project at the density permitted under State law; 2) approval of requested waivers would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers would not be contrary to State or Federal law.

III. FINDINGS FOR APPROVAL

4. The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:
   A. The development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and
   B. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

   Because the Base Project would comply with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards,

polices, or conditions, have been identified by staff. The project includes construction of 12 dwelling units.

5. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

A. The project is consistent with all applicable R-4 District standards and qualifies for waivers of the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;

B. The project follows a trend of increasing density in the neighborhood, including the recently-constructed, five-story, mixed-use building at 2029 Blake Street, the approved use permit for a six-story, community care facility for seniors at 2000 Dwight Way, and the approved use permit for a seven-story, multi-family building at 2015 Blake. The proposed project will provide new housing in a location with easy access to public transit and nearby commercial services and stores, and will fulfill the purpose of the R-4 Multi-Family Residential District by providing high-density residential development with sufficient usable open space at a convenient location for desirable services.

C. Shadow impact on adjacent dwellings to the west, east, and northeast will result from the new building, especially from the additional height above the district limits, which will cast shadows in the affected directions further than if the project were limited to the base district height standards. However, the shadow impacts on any one adjacent property will occur during limited hours and times of the year. Furthermore, shadow impacts on adjacent dwellings are difficult to avoid given the lot widths, height and building-to-building separations permitted in the R-4 district. Therefore, the shadow impacts are found to be reasonable and non-detrimental.

D. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

IV. 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 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; 8-1/2" by 11" sheets are not acceptable.

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.

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 reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

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.

7. Permit Modifications (BMC Section 23.404.070)
No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)
The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. 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.

10. 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.

11. Posting of 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.

12. 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 Chapter 23B.60.

13. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional conditions to this Permit:

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 entered into the City's database after the building permit is issued but prior to final inspection.

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

16. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

17. Toxics. The 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. Environmental Site Assessments:
   1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
      - All new commercial, industrial and mixed use developments and all large improvement projects.
      - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
      - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
   2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
   3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
   1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
   2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
   3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:
   1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include,

but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. 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. 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.

D. Hazardous Materials Business Plan:
   1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

Prior to Issuance of Any Building (Construction) Permit

18. Percent for Public Art: Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

19. Affordable Housing Mitigation Fee: Consistent with BMC Section 22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.

20. HVAC Noise Reduction. Prior to the issuance of building permits, 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.

21. Interior Noise Levels. Prior to issuance of a 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.

22. Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.

23. 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.

24. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).

25. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

26. 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.

During Construction:

27. 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.

28. Public Works - Implement 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's 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.

29. Construction and Demolition Diversion. Divert debris according to your 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 second page of the original 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.

30. 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%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

31. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. 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 consistent with any other requirements of the construction phase.

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. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

32. 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.

33. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

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

34. Human Remains (*Ongoing throughout demolition, grading, and/or construction*). 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.

35. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards

[SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

36. 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.

37. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. 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 the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

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

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner 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 may be required by City of Berkeley Public Works Engineering Dept.

G. All private or public projects that create and/or replace 10,000 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).

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

I. 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.

J. 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.

K. 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.

38. Public Works. 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.

39. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

40. Public Works. 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.

41. Public Works. 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.

42. Public Works. 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.

43. Public Works. 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

44. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.

45. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **March 23, 2022**, except as modified by conditions of approval.

46. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that the physical improvements required in Section 23.334.030(C) and 23.322.090 (bike parking) have been installed. The property owner shall also provide documentation that the programmatic measures required in 23.334.030(A) and 23.334.030(B) will be implemented.

A. Consistent with Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units, such that potential renters or buyers shall have the option of renting or buying a dwelling unit at a price lower than would be the case if there were a single price for both the dwelling unit and the parking space(s).
B. Consistent with Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all employees.
    1. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.
    2. Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass.
C. Consistent with Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation

information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

Property owners may be required to pay administrative fees associated with compliance with this Condition.

BELOW MARKET RATE UNITS

47. Number of Below Market Rate Units. The project shall provide **two Low-Income**, below market rate rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.

48. Regulatory Agreement. Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low-income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged for comparable units in the development. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.

49. In addition, the following provisions shall apply:

A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).

B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.

C. BMR units will be provided for the life of the project under Section 22.20.065.

50. Determination of Area Median Income (AMI)

- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State

Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.

- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	AMI Standard
Studio unit	AMI for a one-person household
One-bedroom unit	AMI for a two-person household
Two-bedroom unit	AMI for a three-person household
Three-bedroom unit	AMI for a four-person household

51. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.

At All Times:

52. Transportation Demand Management Compliance. The property owner shall submit to the Planning Department periodic TDM Compliance Reports in accordance with Administrative Regulations, subject to the review and oversight of the Zoning Officer. Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).

53. Exterior Lighting. 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.

54. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.

55. 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.

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

57. 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 project planner shall notify the Finance Department, Customer Service Center, to 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, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.

58. 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.

59. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
424-644-5703
yuhui.li@tripalink.com

ARCHITECT
HUAN FANG
FIFTH ARCH
1177 ALABAMA ST.
SAN FRANCISCO, CA 94110
510-541-2398
fanghuan4616@gmail.com

SURVEYOR
LEA & BRAZE ENG., INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
510-887-4086

3

LANDSCAPE ARCHITECT
RW STOVER AND ASSOCIATES, INC.
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596

TRAFFIC CONSULTANT
W-TRANS
7901 OAKPORT STREET, SUITE 1500
OAKLAND, CA 94621
510-444-2600

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST
A0.7 CONSTRUCTION BMPS
A0.8 BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST
A0.9 SITE PHOTOS

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE AREA DIAGRAM
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

3

LANDSCAPE
L1.1 PRELIMINARY LANDSCAPE PLAN
L1.2 PLANT LIST, IMAGES AND WELO
L1.3 PRELIMINARY IRRIGATION PLAN
L1.4 IRRIGATION NOTES AND DETAILS

TRAFFIC STUDY
Draft Focused Traffic Study for the
2018 Blake Street Project_2021-08-31.pdf

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT:
PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

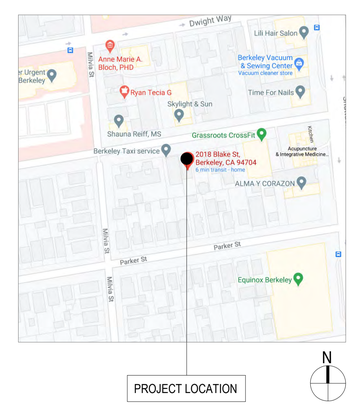
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



FIFTHARCH

LICENSED ARCHITECT
Peter Stone
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

TITLE SHEET

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

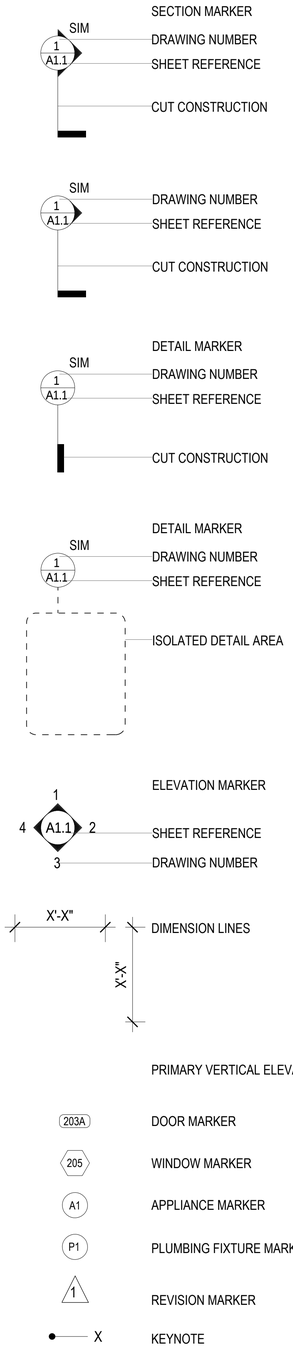
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

NATURAL GAS PROHIBITION, BERKELEY ENERGY & GREEN CODE
THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

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

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
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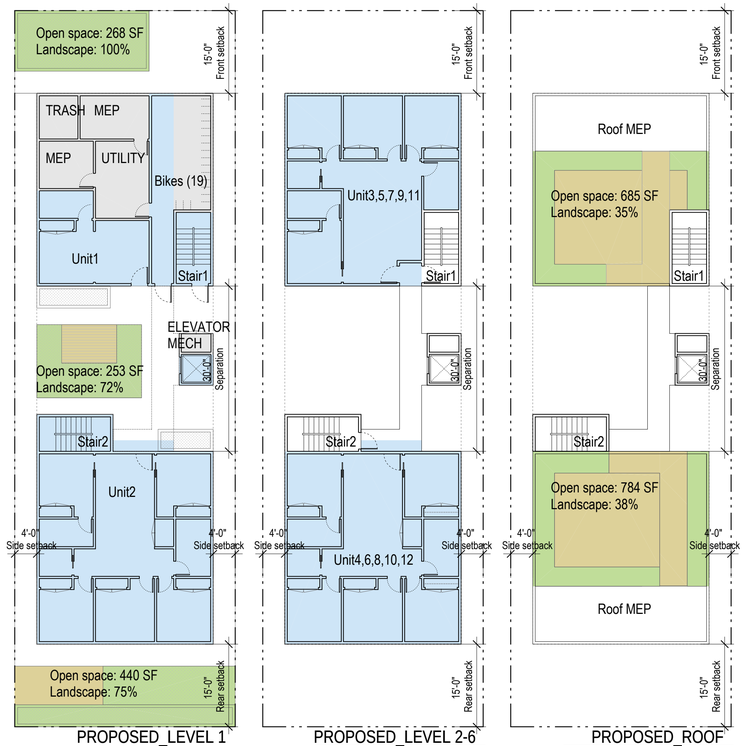
NOTES & LEGEND

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.2



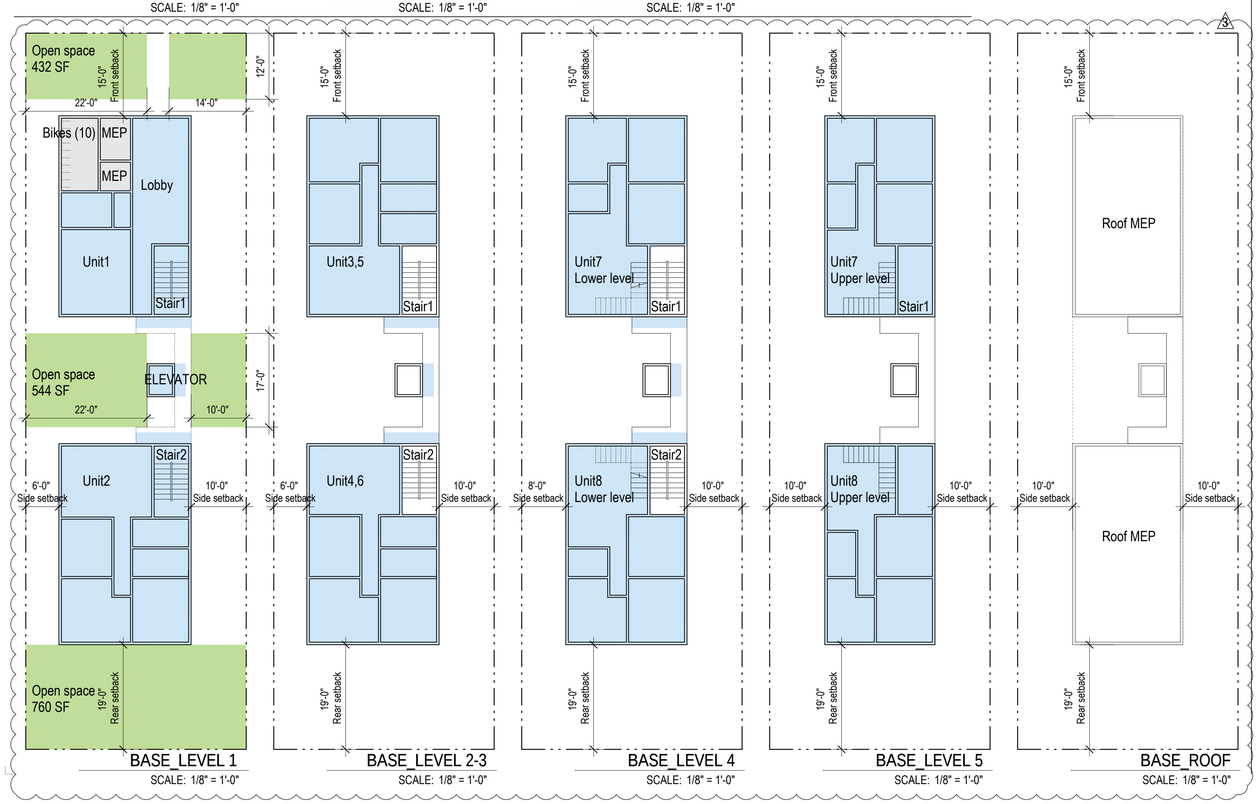
PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"

PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- RESIDENTIAL FLOOR AREA
- MEP/UTILITY



BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-3
SCALE: 1/8" = 1'-0"

BASE_LEVEL 4
SCALE: 1/8" = 1'-0"

BASE_LEVEL 5
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES

	MAXIMUM	BASE	PROPOSED W/ DB
STORIES (NUMBER)	3		
STORIES W/ USE PERMIT (NUMBER)	6	5	6
MAX. HEIGHT (FT.)	35		
MAX. HEIGHT W/ USE PERMIT (FT.)	65	51	61

FRONT SETBACK (BLAKE ST.)

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	15	15
Level 2	15	15	15
Level 3	15	15	15
Level 4	15	15	15
Level 5	15	15	15
Level 6	15		15

SIDE SETBACK

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	4	6	4
Level 2	4	6	4
Level 3	6	6	4
Level 4	8	8	4
Level 5	10	10	4
Level 6	12		4

REAR SETBACK

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	19	15
Level 2	15	19	15
Level 3	15	19	15
Level 4	17	19	15
Level 5	19	19	15
Level 6	21		15

LOT COVERAGE

	REQUIRED MAX. %	BASE	PROPOSED W/ DB
Level 1	45%	35%	49%
Level 2	45%	35%	49%
Level 3	40%	35%	49%
Level 4	35%	35%	49%
Level 5	35%	35%	49%
Level 6	35%		49%

OPEN SPACE

	REQUIRED	BASE	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,736	961
Roof Top		0	1,469
Total Open Space		1,736	2,430

BICYCLE PARKING

	REQUIRED	BASE	PROPOSED W/ DB
Total Bedrooms		26	51
Long Term Bicycle Parking	1 Space / 3 Bedrooms	9	17
Short Term Bicycle Parking	2, or 1 space / 40 Bedrooms	1	2
Total Bicycle Parking		10	19

GROSS FLOOR AREA_BASE CASE

	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	96.9	79.9	1,657.1	2
Level 2			1,631.3	2
Level 3			1,631.3	2
Level 4			1,485.3	2
Level 5			1,460.0	0
Total Residential Floor Area			7,865.0	
Total Floor Area			8,041.8	
Total Unit Count				8

GROSS FLOOR AREA_ PROPOSED W/ DB

	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	155.0	438.6	1,819.2	2
Level 2			2,162.9	2
Level 3			2,162.9	2
Level 4			2,162.9	2
Level 5			2,162.9	2
Level 6			2,162.9	2
Total Residential Floor Area			12,633.7	
Total Floor Area			13,227.3	
Total Unit Count				12

BASE DENSITY

LOT SIZE SQ. FT.	5,189.0	
BASE UNITS	8	
INCLUSIONARY HOUSING REQUIREMENTS		
PERCENT REQ'D. TO BE AFFORDABLE	20%	PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.6	
NUM OF INCLUSIONARY UNITS (round up)	2	

DENSITY BONUS OUTCOME

BASE UNITS	8
CITY REQ'D. AFFORDABLE UNITS	2
AFFORDABLE TYPE	LOW
TOTAL BONUS UNITS	4
TOTAL FINAL UNITS	12
TOTAL AFFORDABLE UNITS	2
TOTAL REGULAR UNITS	10
PROPOSED SQ. FT. / UNIT	1,052.8

STEP BY STEP CALCULATION METHOD

1.A Determine the Base Project Area		1.B Determine the Proposed Project Avg Unit		1.C Base Project Number of Units	
Level 1	1,657.1	Level 1	1,819.2		
Level 2	1,631.3	Level 2	2,162.9	1.A Base Project Residential Floor Area	7,865.0
Level 3	1,631.3	Level 3	2,162.9	1.B Proposed project Avg Unit Size	1,052.8
Level 4	1485.3	Level 4	2,162.9	1.C Base Project # of Units (Rounds Up)	8
Level 5	1460.0	Level 5	2,162.9	2.A Number of Affordable Units	2
Level 6		Level 6	2,162.9	% of Affordable Units	25%
1.A Base Project Residential Floor Area	7,865.0	Proposed Project Residential Floor Area	12,633.7	2.B % Granted of Density Bonus	50%
		Proposed Project # of Units	12	2.C # of Density Bonus Units (Rounds Up)	4
		1.B Proposed Project Avg Unit Size	1,052.8	2.D Density Bonus # of Units Proposed	4

DENSITY BONUS TABLE

BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = low income	% BMR x Base # Units		% Bonus x Base #	Base Units + DB Units
7,865.0	1,052.8	8	25%	2	50%	4	12

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

FIFTHARCH

LICENSED ARCHITECT
Peter Sutro
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

DENSITY BONUS STATEMENT

DATE: 1/15/2022
SCALE: AS NOTED
DRAWING BY: YZ
CHECKED BY: PS

A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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SITE PHOTOGRAPHS & VICINITY MAP

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.4

1

2

3

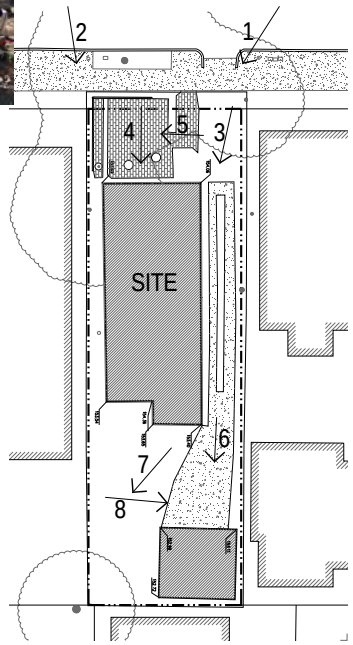
4

5

6

7

8



FIFTHARCH

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	1ST PLANNING COMMENTS

SITE PHOTO

DATE: 8/11/2021
DRAWING BY: HF
SCALE:
CHECKED BY: PS

A0.9

LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

EXISTING SITE PLAN 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

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2018 BLAKE STREET
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BERKELEY, CA 94704

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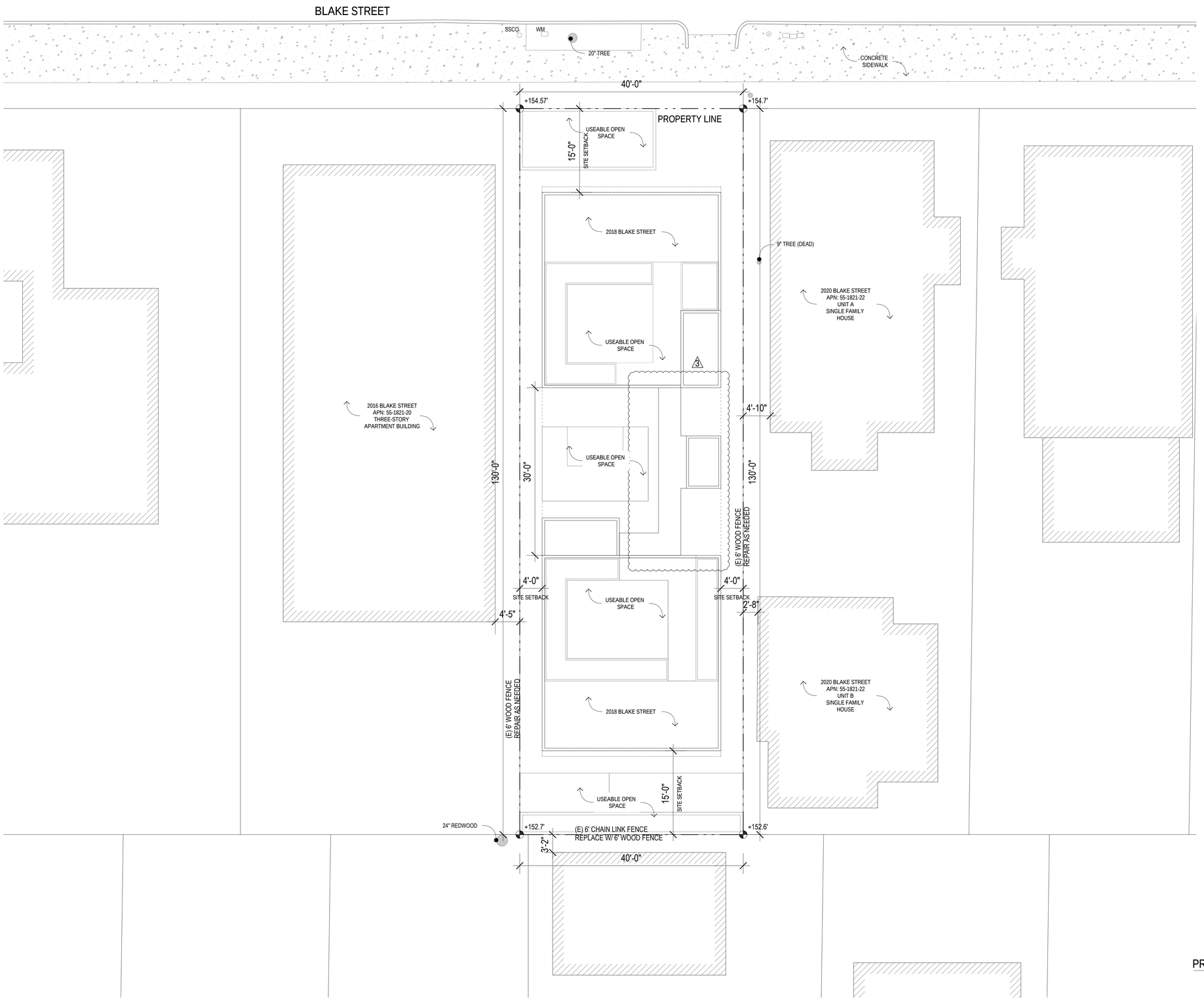
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

EXISTING SITE PLAN

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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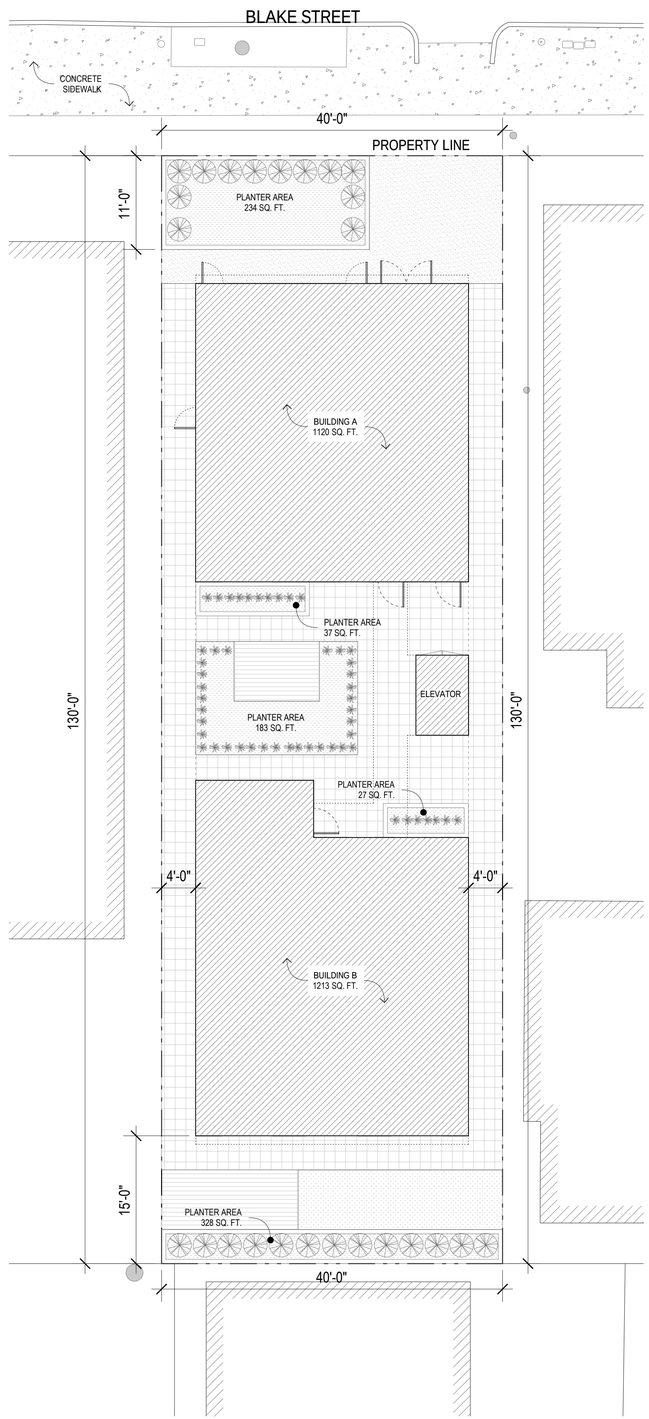
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

PROPOSED SITE PLAN

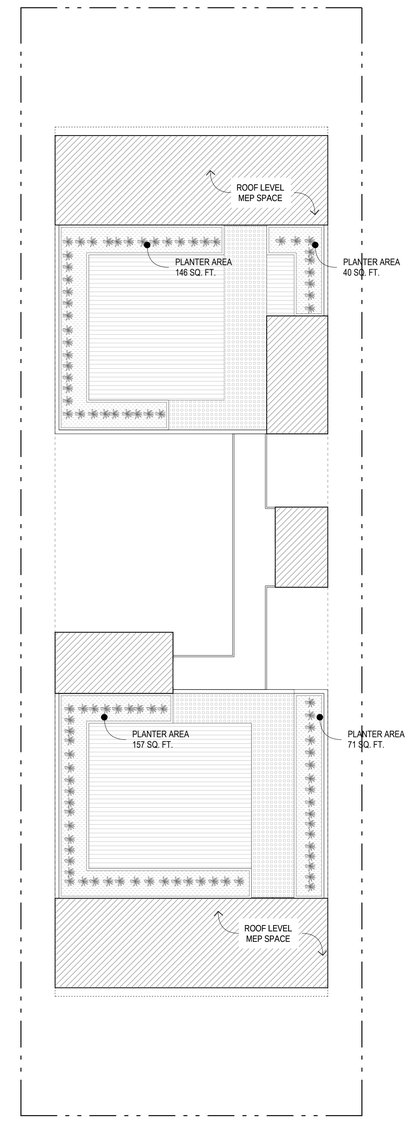
DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.2

OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE DIAGRAM 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE DIAGRAM 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL (N) PLANTER AREAS TO HAVE SOIL AMENDED W/ 1" COMPOST LAYER. ALL PLANTINGS ARE TO BE SUFFICIENTLY DEVELOPED AT TIME OF INSTALLATION TO ASSURE SURVIVAL AND GROWTH OF PLANTINGS.

2. ALL TREES TO HAVE SUFFICIENT CENTRAL LEADERS TO ASSURE GROWTH AND SURVIVABILITY.

3. (N) LAWNS & PLANTER BEDS SHALL BE IRIGATED W/ DRIP IRRIGATION SYSTEMS ON A DESIGN/BUILD BASIS. IRRIGATION SYSTEMS SHALL BE DESIGNED, INSTALLED AND OPERATED AT THE LOWEST PRACTICAL AMOUNT OF WATER NOT TO EXCEED 70% OF REFERENCE EVAPOTRANSPIRATIONFOR THE LANDSCAPED AREA.

4. IRRIGATION VALVES & CIRCUITS SHALL BE SEPARATED HYDROZONED BASED ON PLANT WATER REQUIREMENT (INCLUDING VARYING ROOT DEPTH), SUN EXPOSURE, TOP AND BOTTOM OF SLOPE, & IRRIGATION RATE AS APPLICABLE.

IMPERVIOUS COVERAGE CALCS:

BUILDING A:	1120 SQ. FT.
BUILDING B:	1213 SQ. FT.
ELEVATOR:	58 SQ. FT.
TOTAL:	2391 SQ. FT. (< 2500 SQ. FT.)

3

PLANTER AREA CALCS:

FRONT YARD PLANTER:	234 SQ. FT.
CENTRAL YARD PLANTER 1:	37 SQ. FT.
CENTRAL YARD PLANTER 2:	183 SQ. FT.
CENTRAL YARD PLANTER 3:	27 SQ. FT.
REAR YARD PLANTER:	328 SQ. FT.
ROOF PLANTER 1:	146 SQ. FT.
ROOF PLANTER 2:	40 SQ. FT.
ROOF PLANTER 3:	157 SQ. FT.
ROOF PLANTER 4:	71 SQ. FT.
TOTAL AREA:	1223 SQ. FT.
MIN. 3" MULCH LAYER:	37 CUBIC YARDS

OPEN SPACE LANSCAPE AREA PERCENTAGE

OPEN SPACE AREA TOTAL:	2430 SQ. FT.
LANDSCAPE AREA TOTAL:	1223 SQ. FT.
PERCENTAGE:	50.3% (> 40%)

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- COVERED SPACE

FIFTHARCH

LICENSED ARCHITECT
Peter Sinclair
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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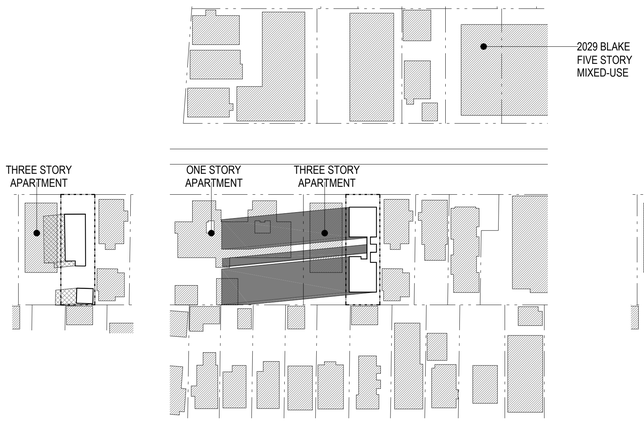
LANDSCAPE AREA DIAGRAM

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.3

JUNE

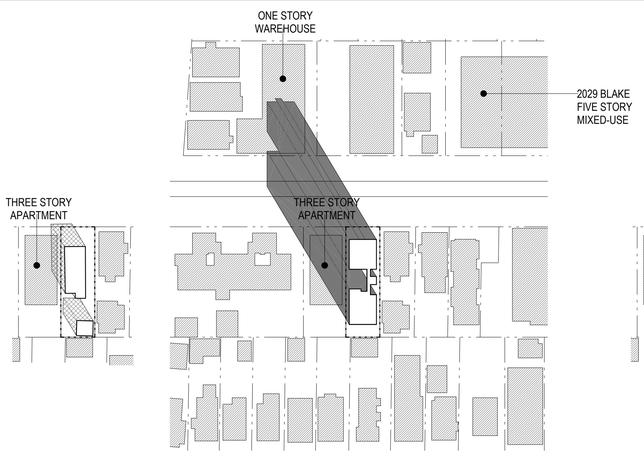


SHADOW STUDY (JUNE 8:00 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE 6:30 PM) 3
SCALE: 1/80" = 1'-0"

DECEMBER

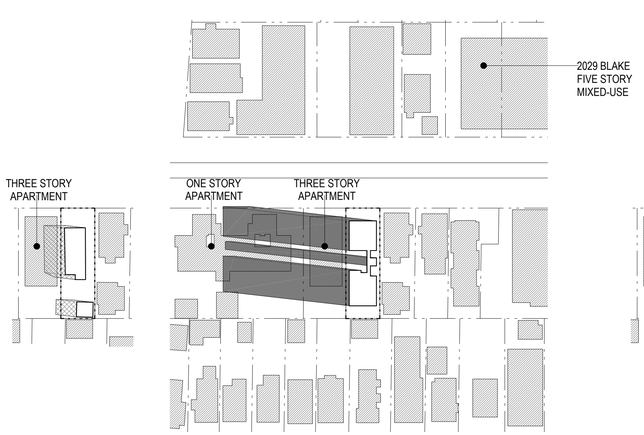


SHADOW STUDY (DEC 9:00 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (DEC NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (DEC 2:50 PM) 3
SCALE: 1/80" = 1'-0"

APRIL (SUBMITTED MONTH)



SHADOW STUDY (APR 8:45 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR 5:37 PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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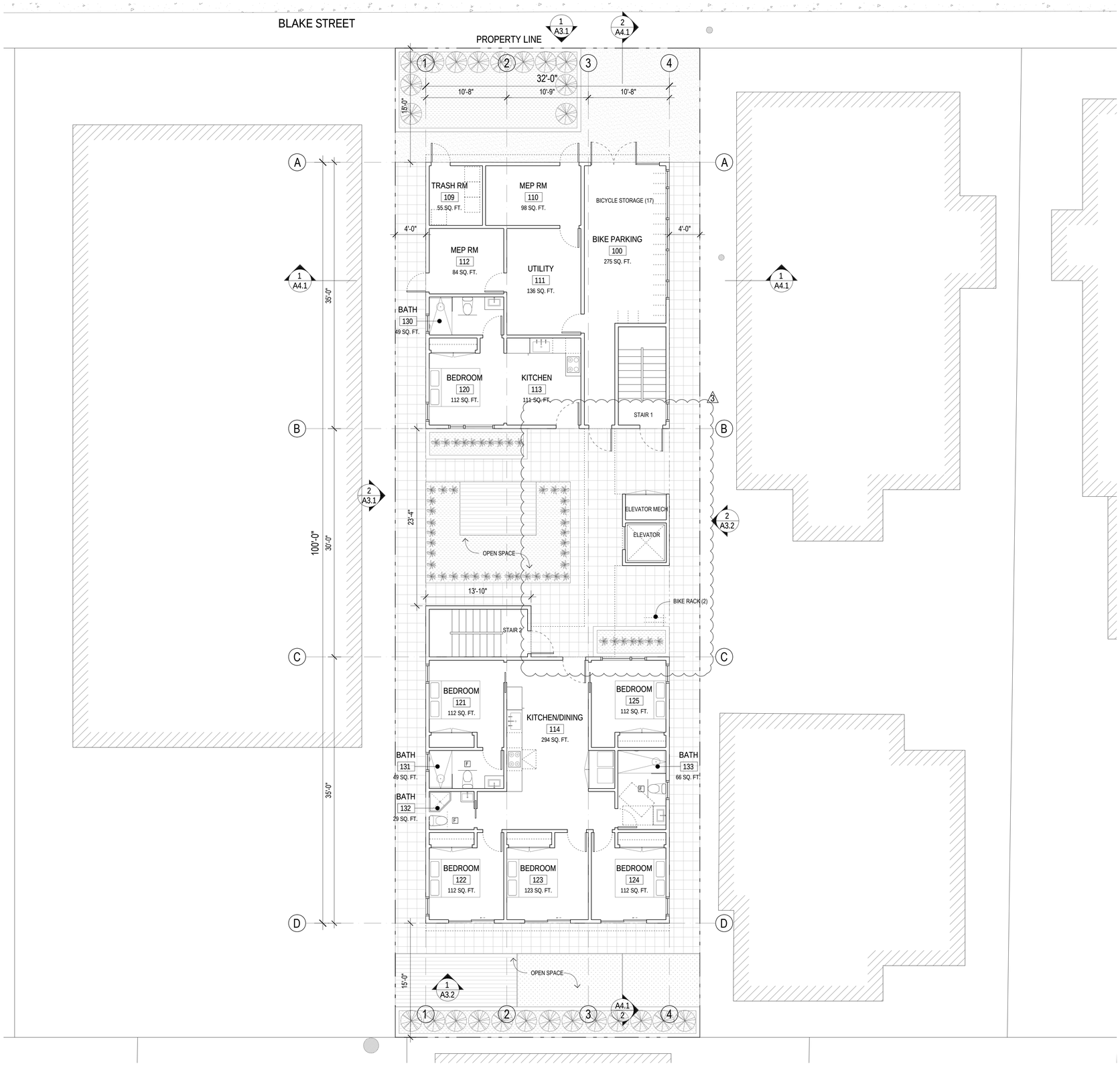
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

SHADOW STUDIES

DATE: 3/6/2022
DRAWING BY: YZ
SCALE: 1/80"=1'-0"
CHECKED BY: PS

2
A1.4



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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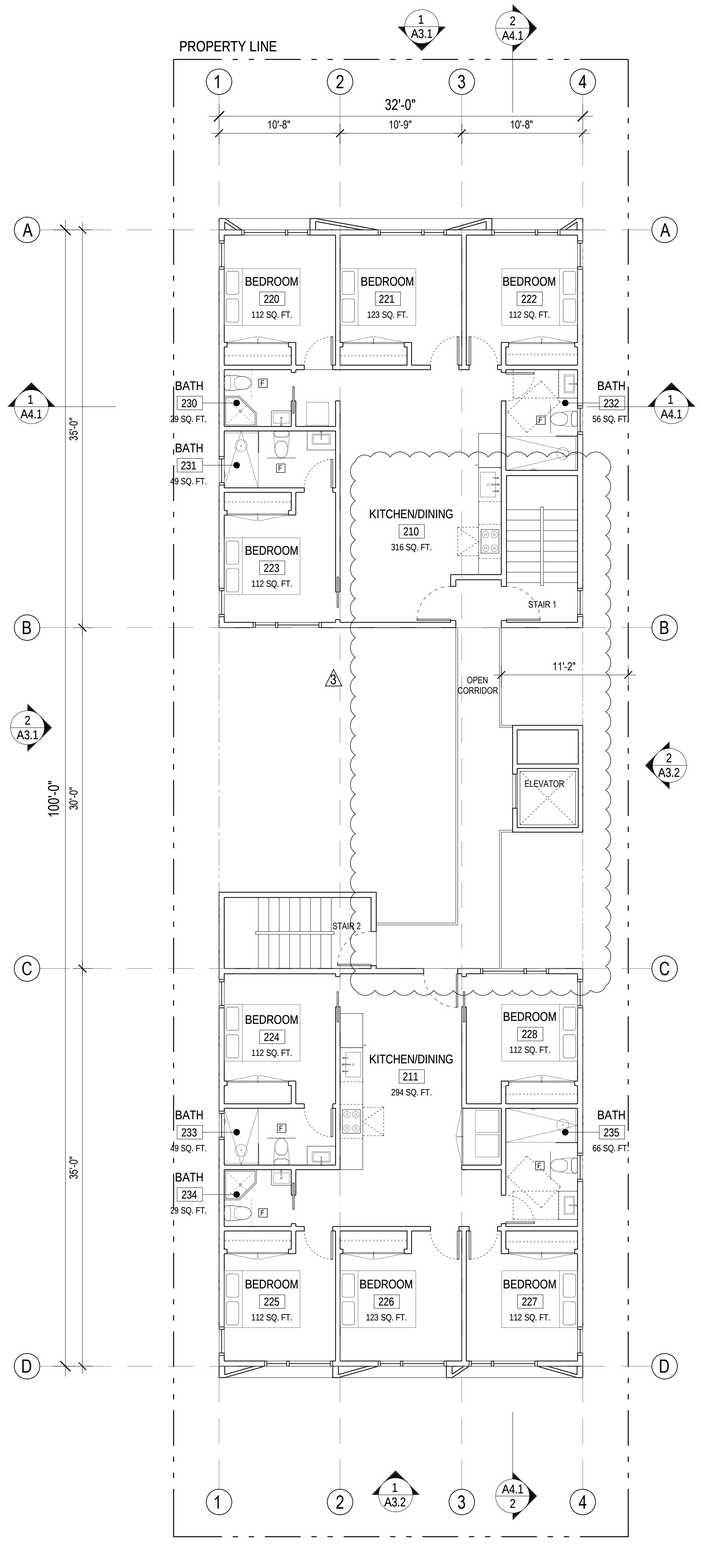
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

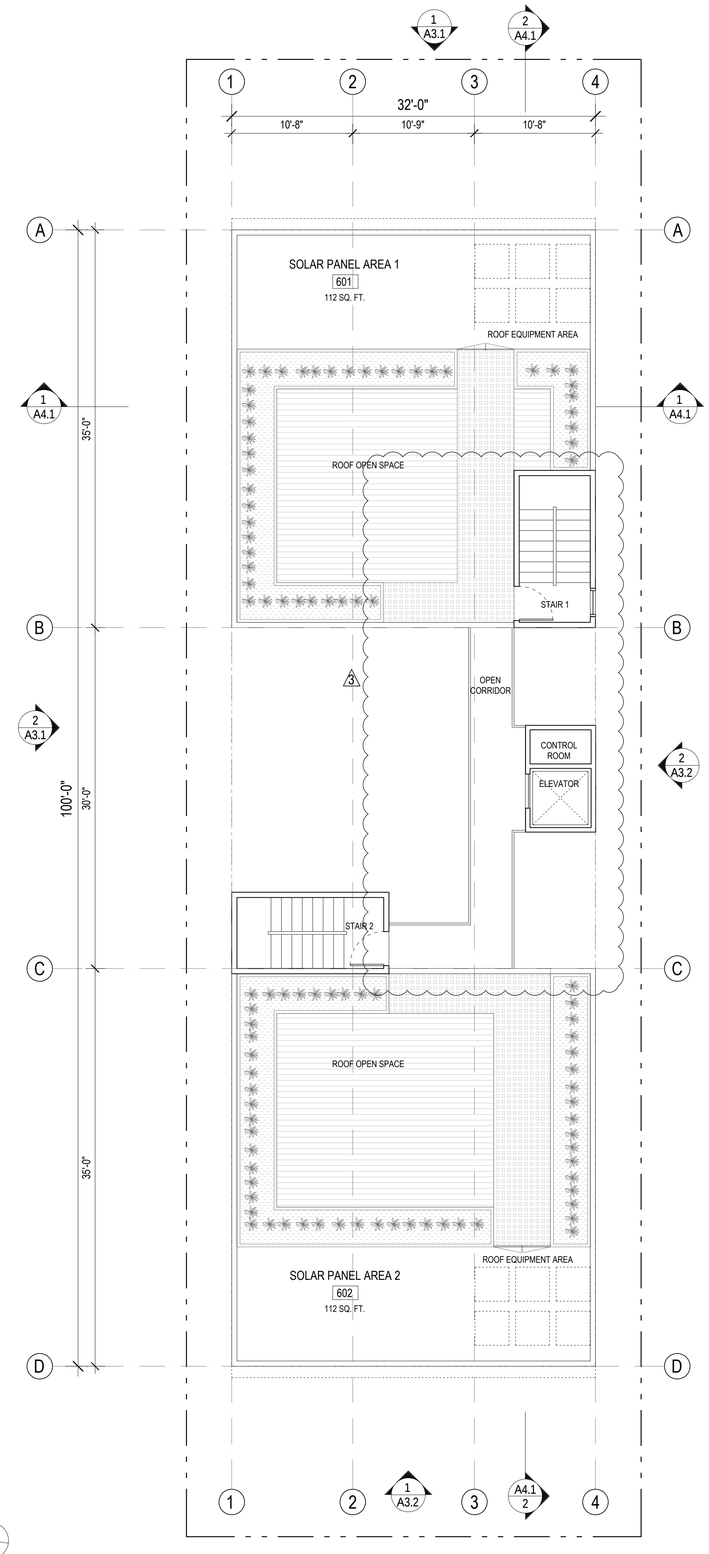
GROUND FLOOR PLAN

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DATE: 1/15/2022 DRAWING BY: YZ
SCALE: 1/4"=1'-0" CHECKED BY: PS

A2.2

MATERIAL

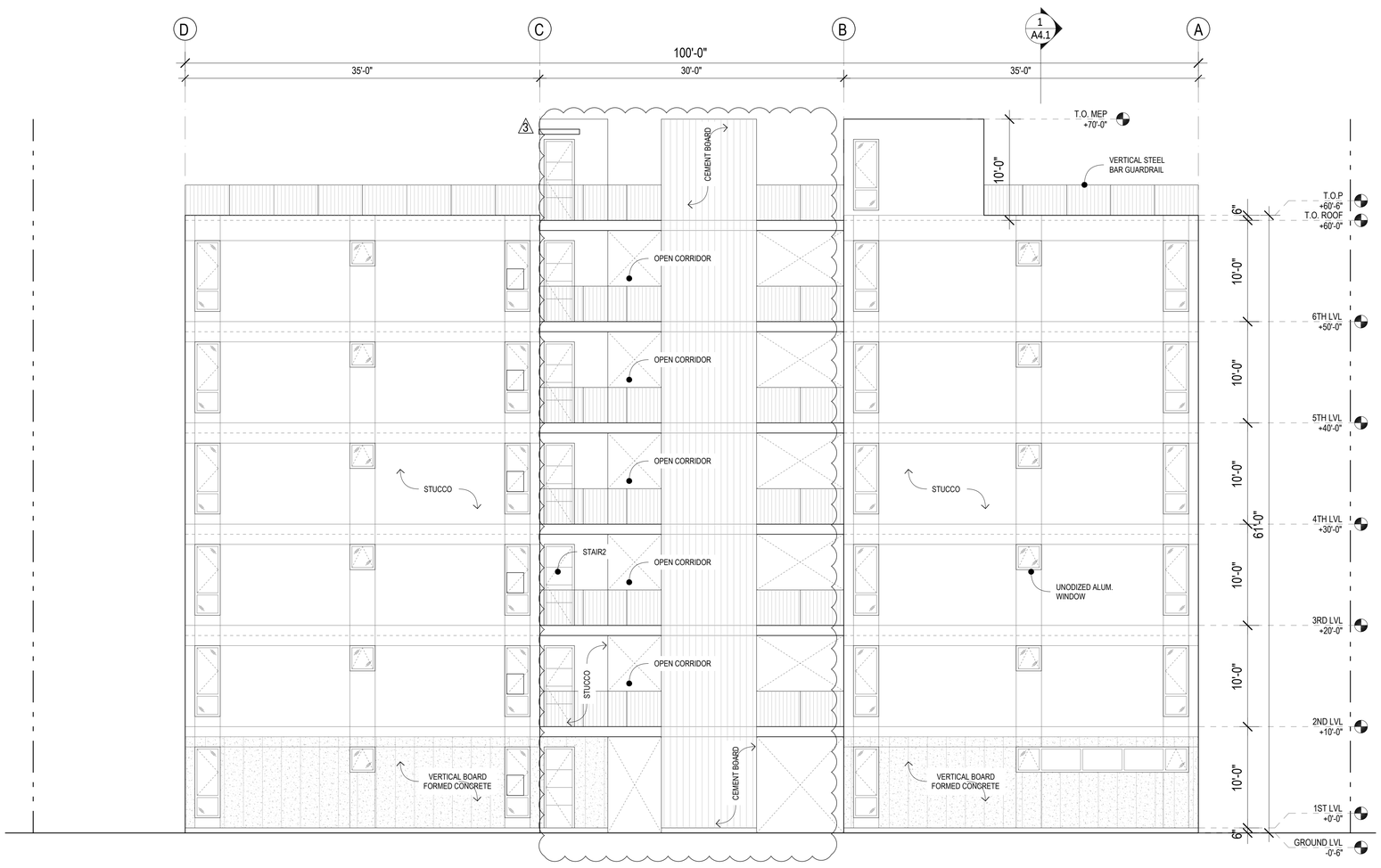
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

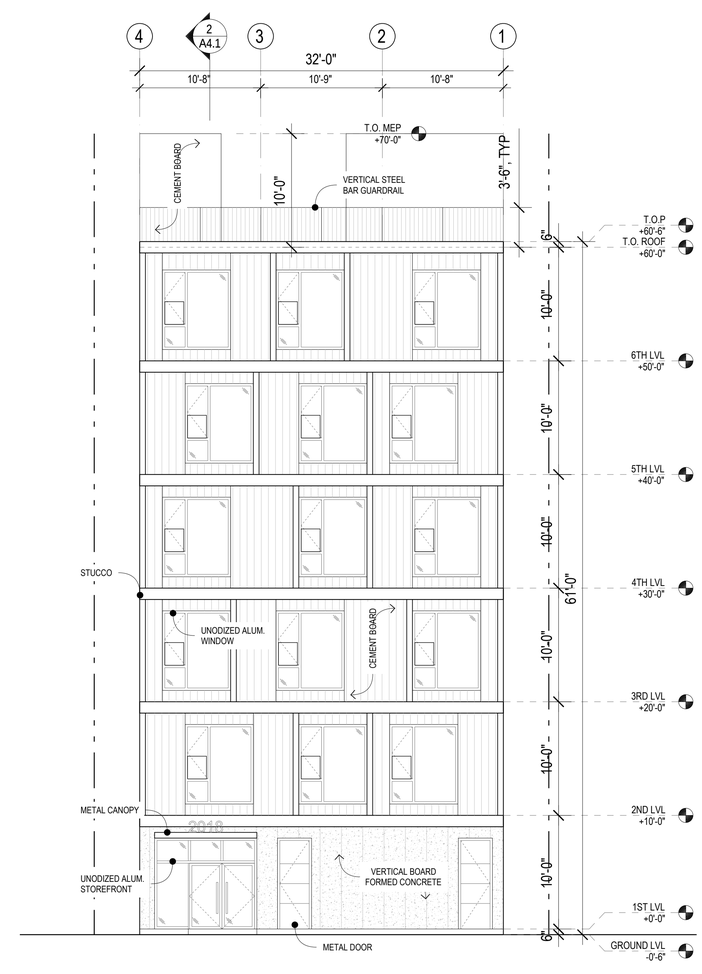
1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sullivan
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

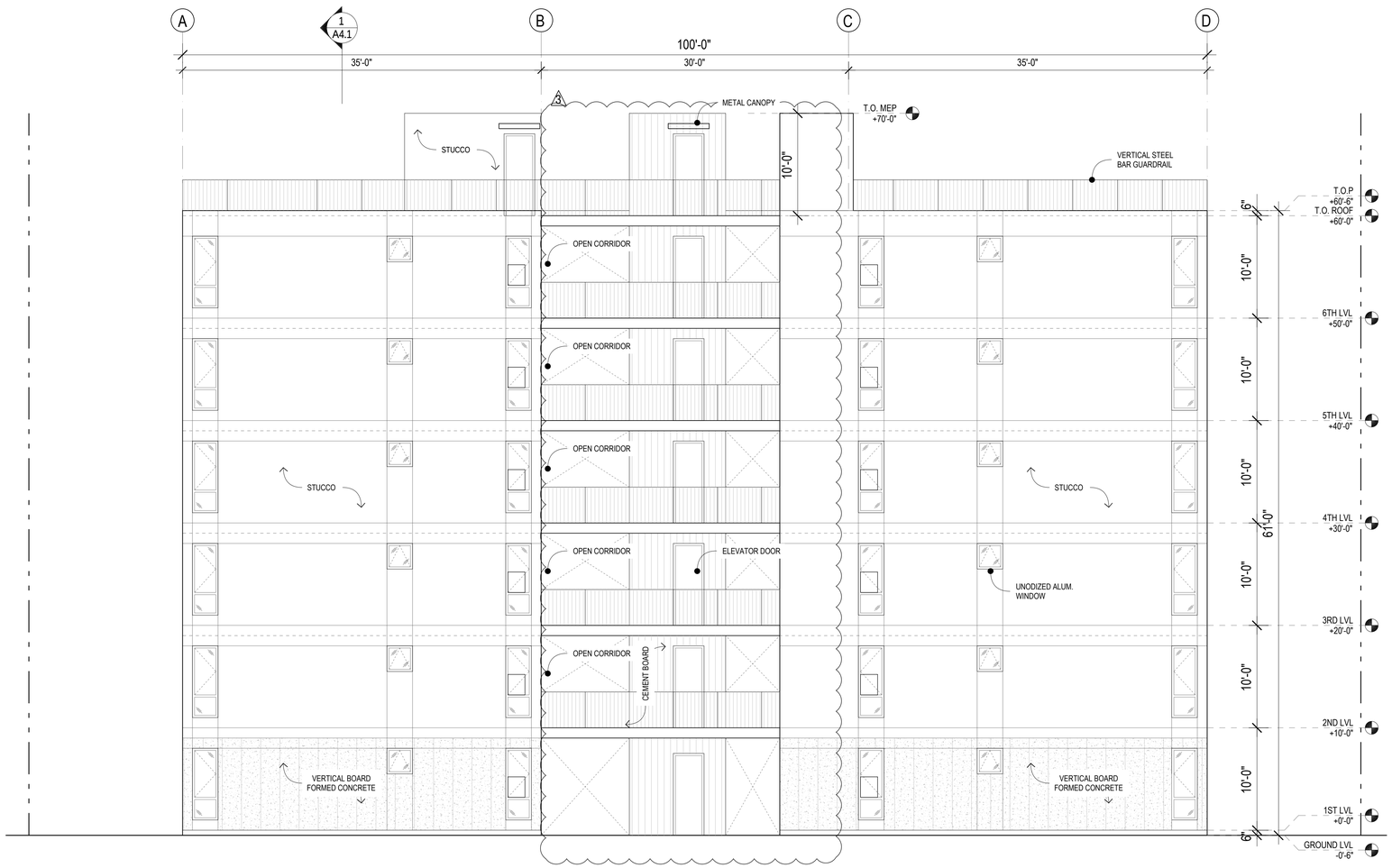
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

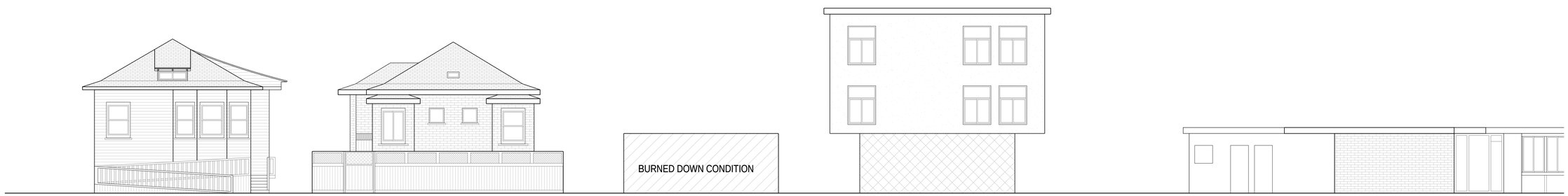
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
3	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.2



2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sinclair
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

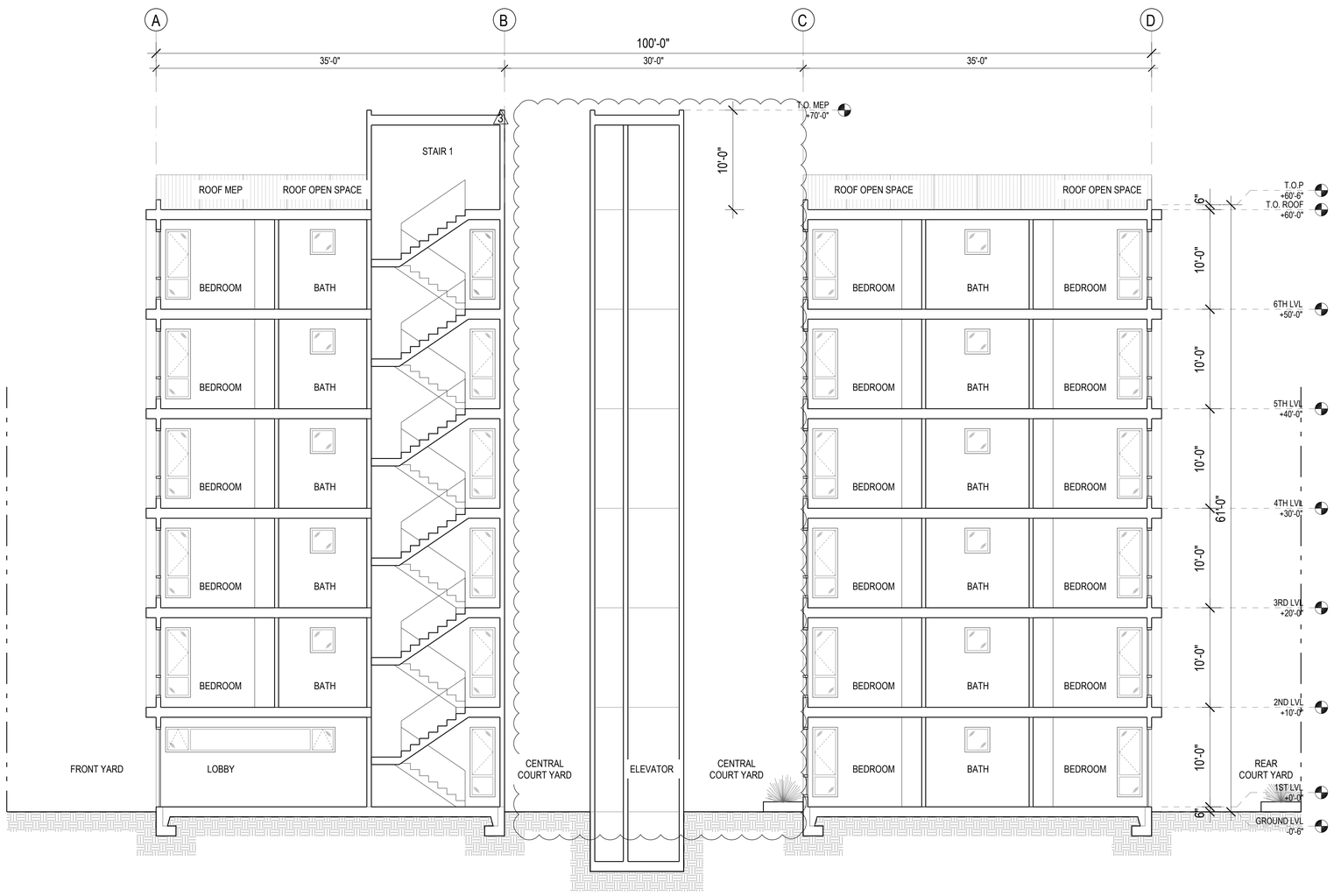
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

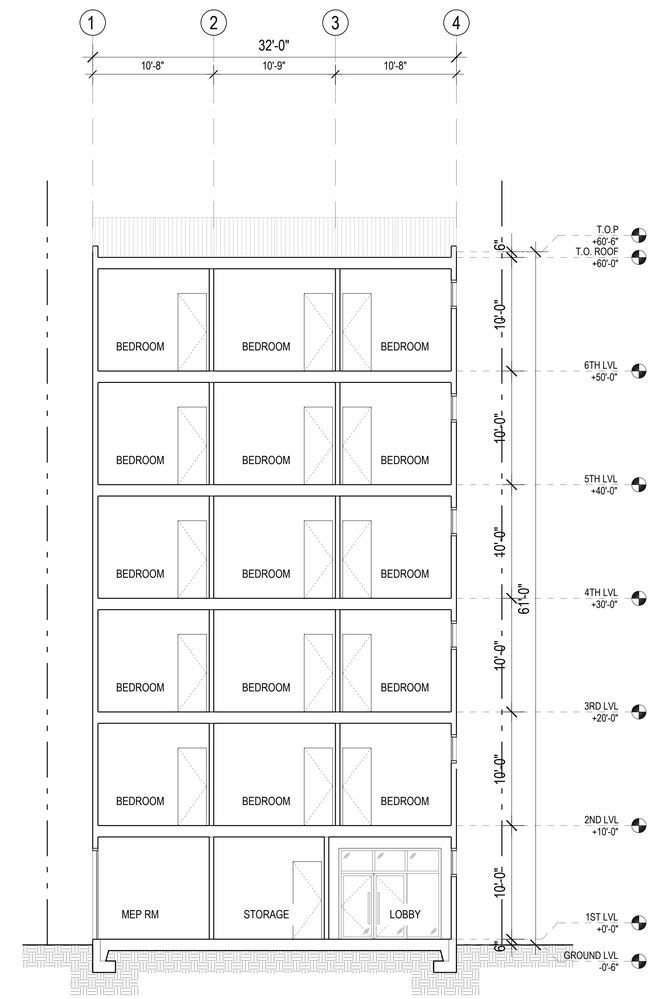
STREET ELEVATION

DATE: 11/5/2022 | DRAWING BY: YZ
SCALE: AS NOTED | CHECKED BY: PS

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"



PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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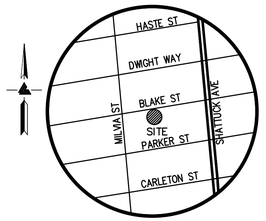
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

BUILDING SECTIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A4.1



VICINITY MAP
NO SCALE

FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE
THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

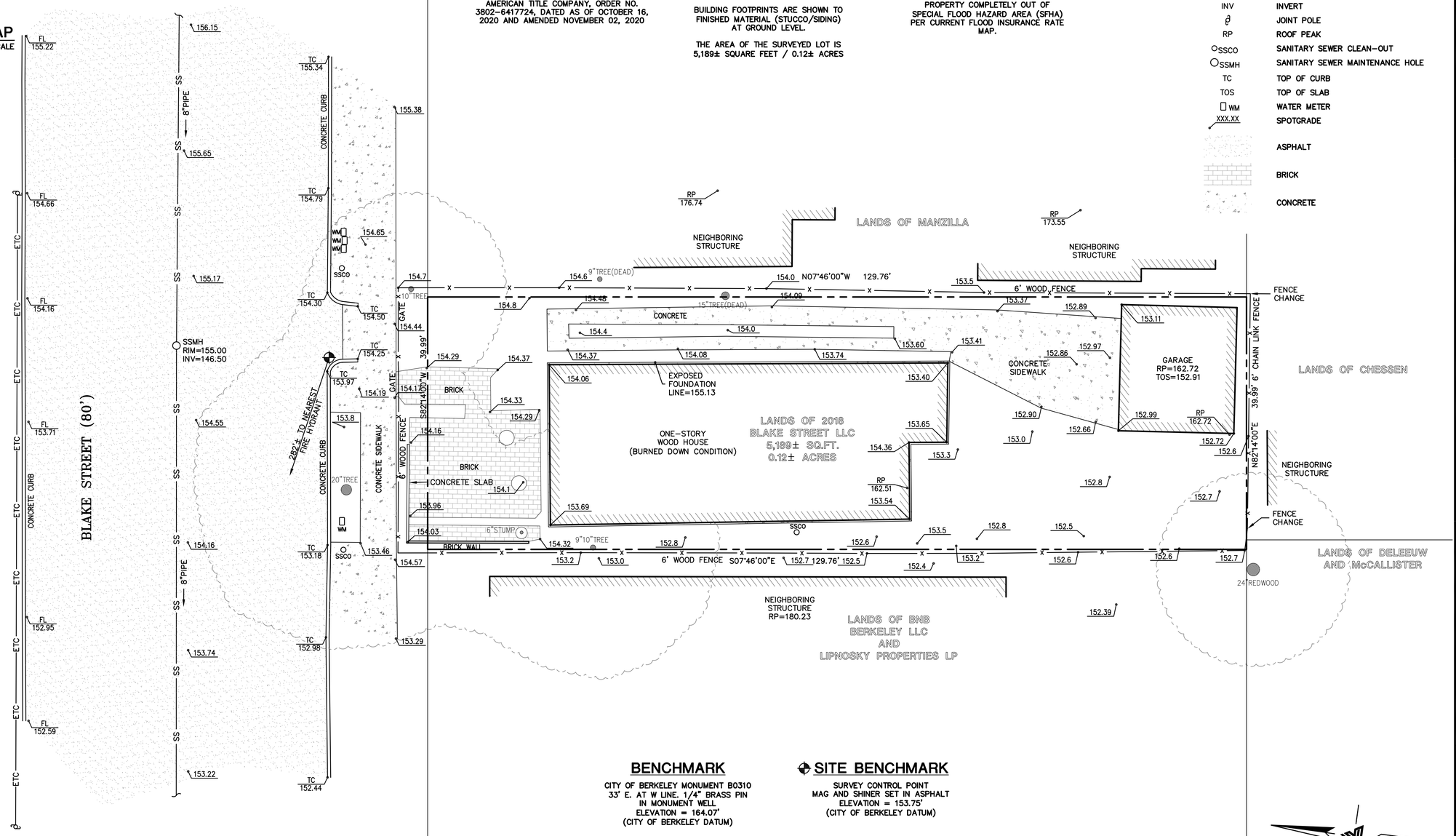
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES
- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK
CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE, 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16
SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

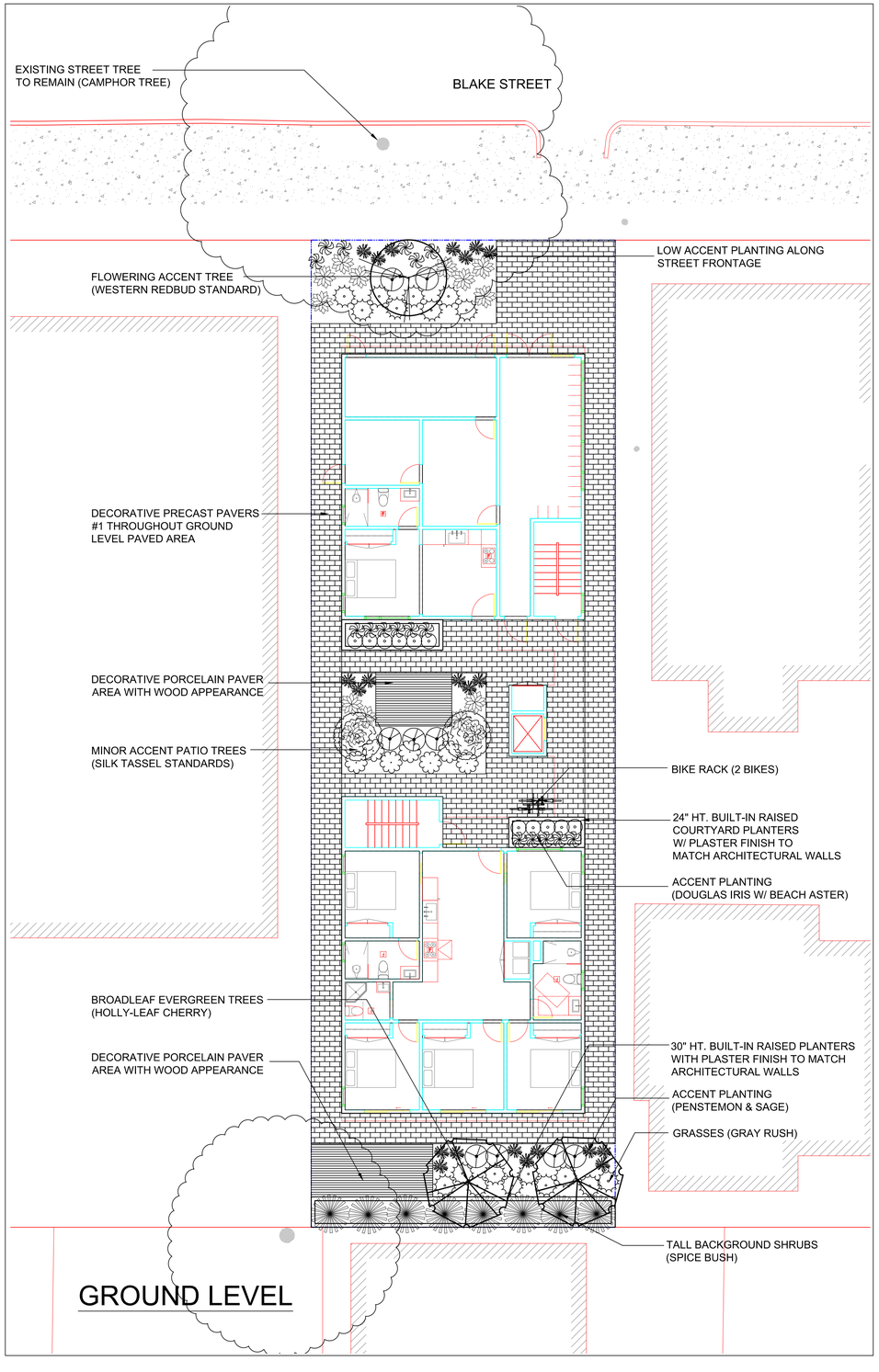
2018 BLAKE STREET BERKELEY CALIFORNIA
APN: 055-1821-021-00
ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

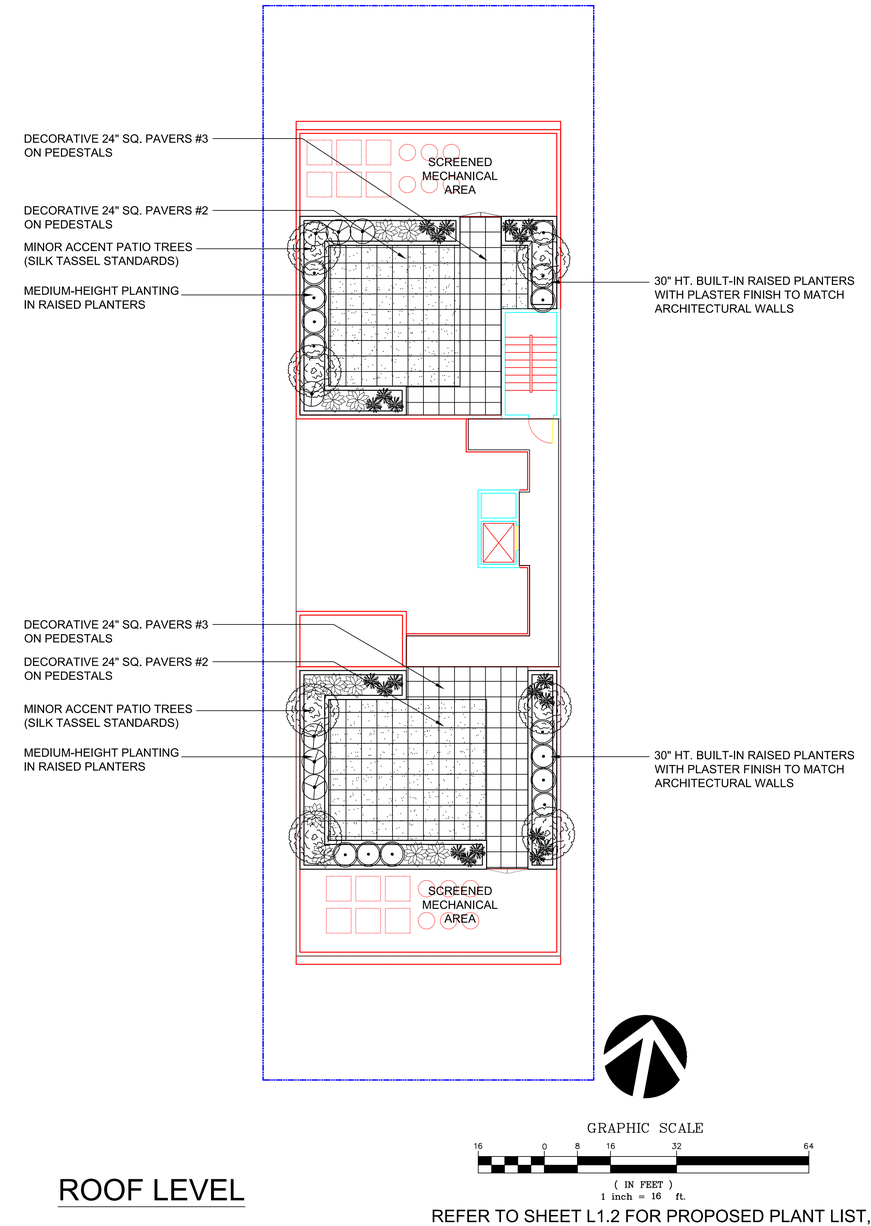
REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS



GROUND LEVEL



ROOF LEVEL

REFER TO SHEET L1.2 FOR PROPOSED PLANT LIST, PLANT AND AMENITY MAGES & WELO BUDGET

REVISIONS

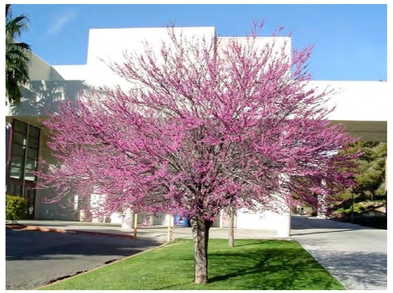
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

2018 BLAKE STREET
BERKELEY, CALIFORNIA

PRELIMINARY
LANDSCAPE PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.1
OF SHEETS



CERCIS OCCIDENTALIS (STANDARD FORM)
WESTERN REDBUD

GARRYA ELLIPTICA (STANDARD FORM)
SILKTASSEL

PRUNUS ILICIFOLIA (STANDARD FORM)
HOLLY-LEAF CHERRY

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS WATER USE	NATIVE
TREES:					
CERCIS OCCIDENTALIS (LOW-BRANCH)	WESTERN REDBUD	1	24" BOX	LOW	YES
GARRYA ELLIPTICA (STANDARD)	SILKTASSEL	9	24" BOX	LOW	YES
PRUNUS ILICIFOLIA (STANDARD)	HOLLY-LEAF CHERRY	2	24" BOX	LOW	YES
SHRUBS:					
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8	5 GA	LOW	YES
ERIOGONUM ARBORESCENS	BUCKWHEAT	25	5 GA	LOW	YES
SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	16	5 GA	LOW	YES
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	14	5 GA	LOW	NO
PERENNIALS / GRASSES:					
ERIGERON GLAUCUS	BEACH ASTER	11	1 GA	LOW	YES
IRIS DOUGLASII	PACIFIC COAST IRIS	11	1 GA	LOW	YES
JUNCUS PATENS	CALIFORNIA GRAY RUSH	18	1 GA	LOW	YES
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	7	5 GA	LOW	NO
PENSTEMON SPECTABILIS	BEARD TONGUE	43	1 GA	LOW	YES

POLLINATOR PLANTS NOTE: 75% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (114 OF 153 SPECIMENS)

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE

REFERENCE EVAPOTRANSPIRATION (ETo): 41.8

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1218	451.1111111	11691.0	92%
2	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	108	40	1036.6	8%
						TOTALS:	1326	491		100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	12,728	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	15,464	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
SITEWIDE ETAF	0.37

BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH

1 GROUND LEVEL PLAZA PLANK PAVERS
NICOLOCK PLANK PAVERS (6"x17")
COLORS: GRANITE CITY, RAVEN & PEWTER)

2 ACCENT PAVERS #2
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE PEARL' 24" SQ.

3 ACCENT PAVERS #3
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE LAGUNA' 24" SQ.

REVISIONS

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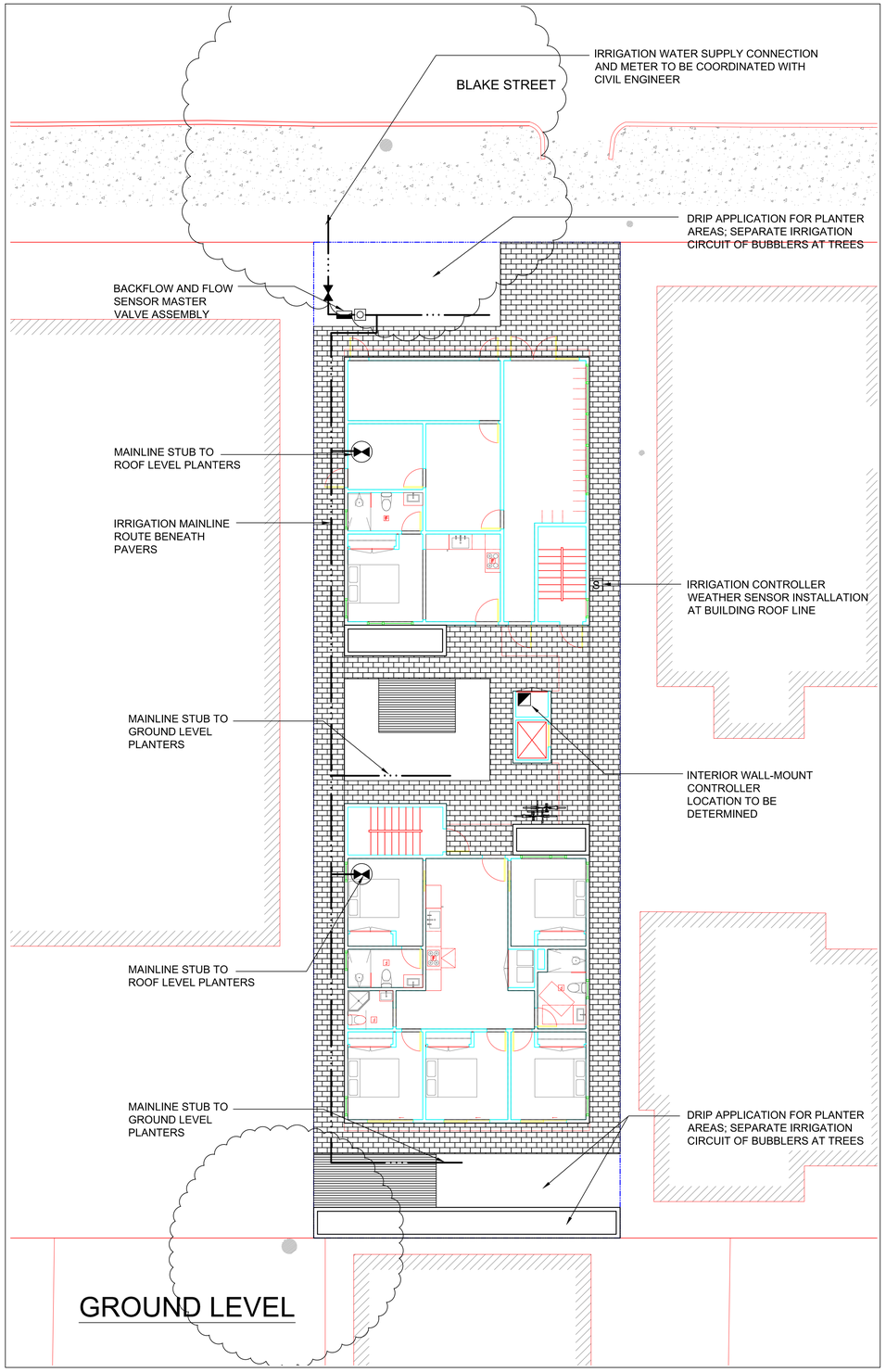
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

2018 BLAKE STREET
BERKELEY, CALIFORNIA

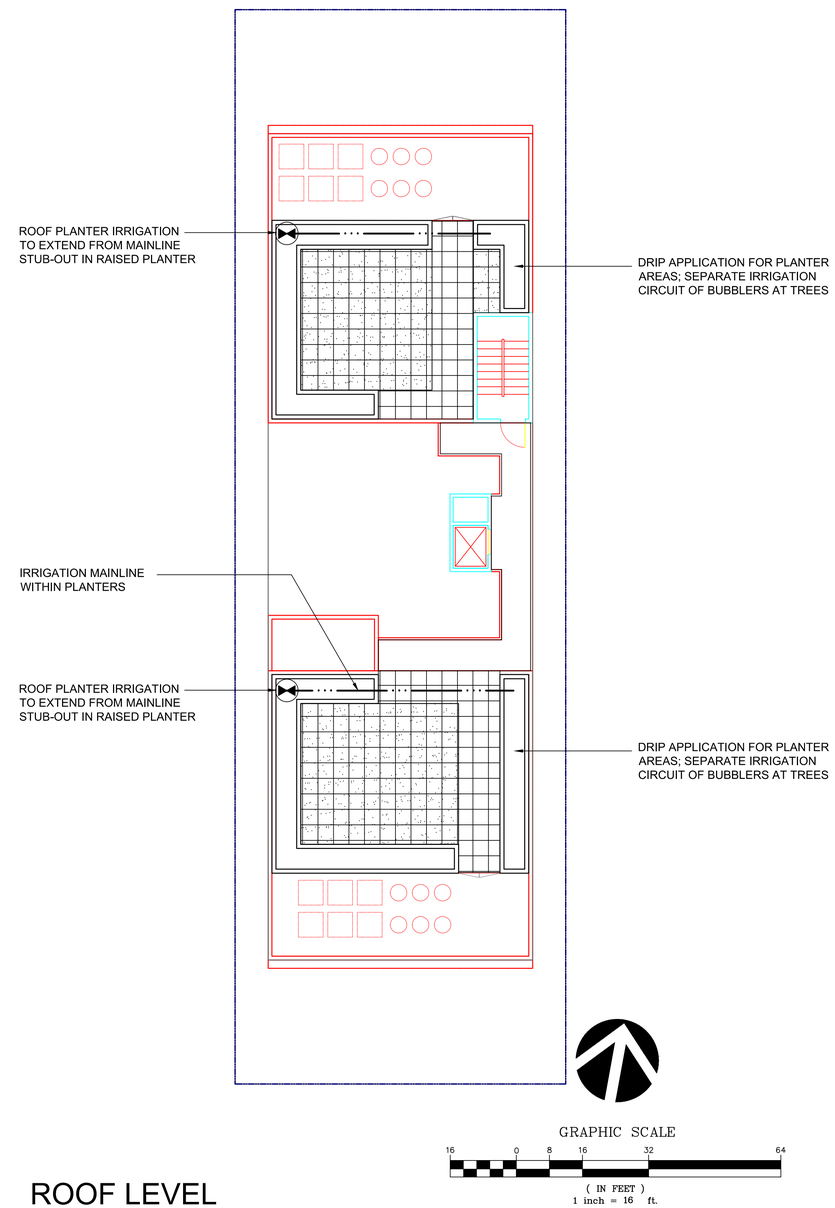
PLANT LIST, IMAGES AND WELO

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.2
OF SHEETS



GROUND LEVEL



ROOF LEVEL

REFER TO SHEET L1.4 FOR IRRIGATION NOTES AND DETAILS

REVISIONS

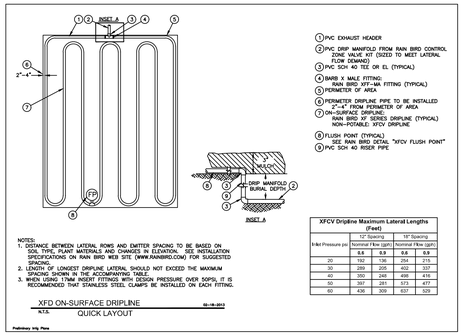
RW Stover & Associates, Inc.
Landscape Architecture
1820 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

2018 BLAKE STREET
BERKELEY, CALIFORNIA

PRELIMINARY IRRIGATION PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.3
OF SHEETS



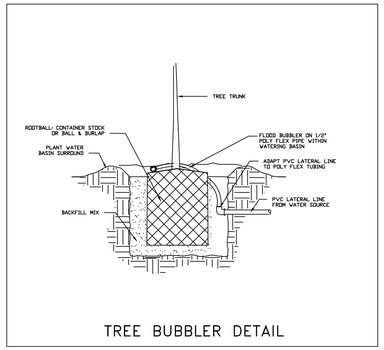
1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

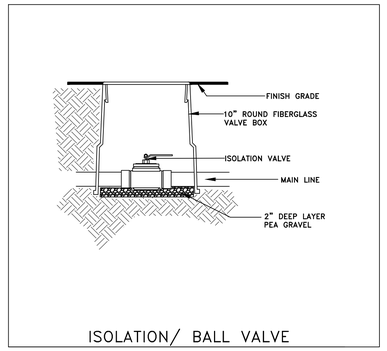
XFCV Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing	
Inlet Pressure (psi)	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	486	416
50	397	281	573	477
60	436	309	637	529

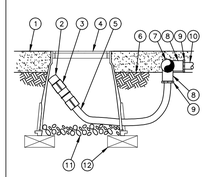
XFD ON-SURFACE DRIPLINE QUICK LAYOUT
N.T.S. 02-18-2013
Preliminary Irrig Plans



TREE BUBBLER DETAIL



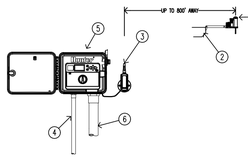
ISOLATION/ BALL VALVE



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: NON-POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON-POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

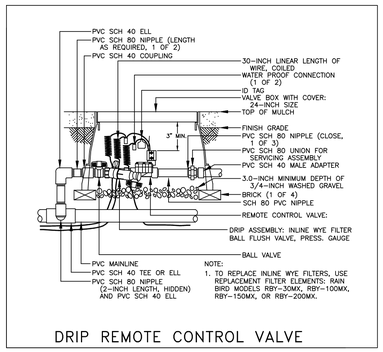
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS
N.T.S. 02-18-2013
Preliminary Irrig Plans



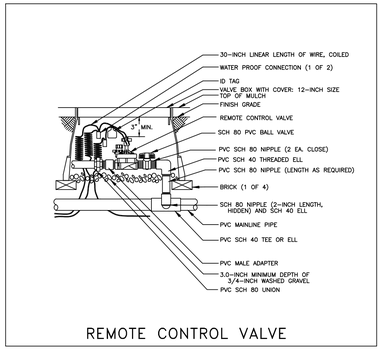
1. MODEL: WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
2. HOUSE EAVE LINE LOCATION; TO BE COORDINATED WITH SITE SUPERINTENDENT
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER CABINET
4. POWER SOURCE CONNECTION
5. HUNTER SERIES CONTROLLER
6. VALVE CONTROL WIRE CONDUIT

WIRELESS SOLAR SYNC SYSTEM
Hunter IRRIGATION DETAIL

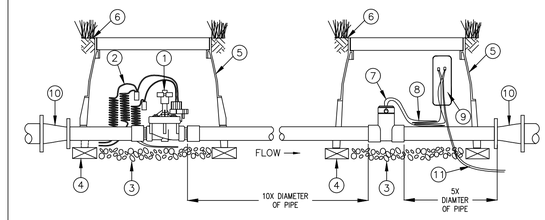


NOTE:
1. TO REPLACE INLINE WYE FILTERS, USE REPLACEMENT FILTER ELEMENTS: RAIN BIRD MODELS RBY-30MX, RBY-100MX, RBY-150MX, OR RBY-200MX.

DRIP REMOTE CONTROL VALVE

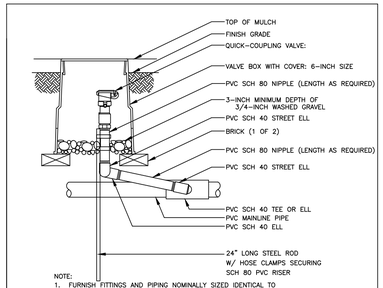


REMOTE CONTROL VALVE



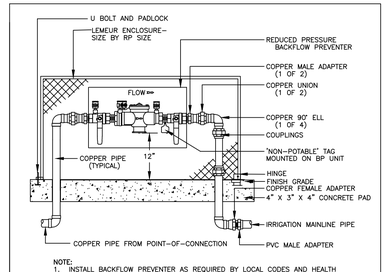
1. MASTER CONTROL VALVE
2. WIRE TO SATELLITE CONTROLLER SPARE STATION (36-INCH LOOP)
3. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER – 12-INCH SIZE
6. FINISH GRADE
7. FLOW SENSOR
8. FLOW SENSOR WIRES; LEAVE 36-INCHES OF WIRE IN VALVE BOX
9. PREFORMED SUPER SERVISEAL WATERPROOF WIRE SPLICE KIT
10. CONCENTRIC REDUCER
11. PE-CABLE TO CONTROLLER ASSEMBLY

MASTER CONTROL VALVE AND FLOW SENSOR



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK-COUPLING VALVE



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW PREVENTION DETAIL

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX INLINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1, COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIP LINE SYSTEM: ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XF DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE. SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN, THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.

REVISIONS
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RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2383

REGISTERED LANDSCAPE ARCHITECT RICHARD W. STOVER 3017 Signature DATE OF CALIFORNIA

2018 BLAKE STREET
BERKELEY, CALIFORNIA

IRRIGATION NOTES & DETAILS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET L1.4
OF SHEETS

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2018 Blake Street

Use Permit #ZP2021-0095 to construct a six-story, multi-family residential building with 12 units (including two Low-Income units).

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.406.040.D, on May 26, 2022, **conducted via Zoom, see the Agenda for details at:** *https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-05-26_ZAB_Agenda.pdf* The meeting starts at 7:00 p.m.

PUBLIC ADVISORY: Pursuant to Government Code Section 54953(e) and the state declared emergency, this meeting of the Zoning Adjustments Board (ZAB) will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.

A. Land Use Designations:
- General Plan: High Density Residential (HDR)
- Zoning: Multi-Family Residential (R-4)

B. Zoning Permits Required:
- Use Permit under Berkeley Municipal Code (BMC) Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.110(E)(2) to construct a main building that exceeds 35 feet in average height and three stories, up to 65 feet and six stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts

C. Concessions and Waivers and Pursuant to State Density Bonus Law:
- No concessions
- Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
- Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

C. CEQA Recommendation: Categorically exempt pursuant to §15332 ("In-Fill Development Projects") of the CEQA Guidelines.

D. Parties Involved:

- Applicant Dave Johnson, Johnson Lyman Architects, Walnut Creek
- Property Owner The Austin Group, LLC, Alamo

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Communications and Reports:
Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports, which is released around noon one day before the public hearing; or
- **Correspondence received after 5:00 PM two days before** this public hearing will be saved in the project administrative record.

It will not be possible to submit written comments at the meeting.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@cityofberkeley.info) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
   A. That this belief is a basis of your appeal.

B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

>> CHAIRPERSON KAHN: THANK YOU, BILL. ALL RIGHT. THEN WE HAVE OUR FINAL ITEM I BELIEVE TONIGHT WHICH IS ITEM 6, 2018 BLAKE STREET FOR A PUBLIC HEARING. I BELIEVE THAT HERE, THE MAIN ISSUES WERE AGAIN THE BIRD SAFE GLASS QUESTION AND CARRIE HAD A CONCERN ABOUT THE DESIGN OF THE BUILDING WHICH, YOU KNOW, CARRIE, I THINK GIVEN THAT THIS ISN'T SUBJECT TO DESIGN REVIEW COMMITTEE, IT DOES FALL ON THIS BOARD TO ADDRESS THOSE QUESTIONS. SO, WITH THAT, WHO IS THE PLANNER? IT'S ALLISON. NO, IT'S SHARON AGAIN.

>> THAT WOULD BE ME AGAIN.

>> CHAIRPERSON KAHN: THAT WOULD BE YOU AGAIN, SHARON.

>> OKAY. THANK YOU. SO I WILL TALK ABOUT 2018 BLAKE STREET A LITTLE BIT. USE PERMITS ZP2021-0095 TO CONSTRUCT A SIX-STORY MULTI-FAMILY, RESIDENTIAL BUILDING WITH 12 UNITS INCLUDING TWO LOW-INCOME UNITS. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF BLAKE STREET IN THE R-4 DISTRICT ADJACENT PARCELS TO THE NORTH ARE OCCUPIED BY ONE-STORY COMMERCIAL INDUSTRIAL BUILDINGS. PARCELS TO THE WEST IMMEDIATE EAST AND TO THE SOUTH ARE OCCUPIED BY ONE AND TWO-STORY SINGLE AND MULTI-FAMILY DWELLINGS. PARCELS BEYOND OUR DISTRICT ARE OCCUPIED BY ONE AND TWO-STORY COMMERCIAL BUILDINGS IN THE C.A.C. DISTRICT. THE PARCEL ACROSS THE STREET INTO THE NORTHEAST AT 2029 BLAKE STREET IS OCCUPIED BY A RECENTLY CONSTRUCTED 5-STORY 82-UNIT MIXED-USE BUILDING. USE

PERMITS FOR OTHER LARGE PROJECTS WERE APPROVED IN THE PAST TWO YEARS ON THE SAME BLOCK. A SIX-STORY UNIT FOR SENIORS AT 2000 DWIGHT WAY. AND A 7-STORY 155 UNIT MULTI-FAMILY BUILDING RIGHT ACROSS THE STREET AT 2015 BLAKE. THE SITE IS CURRENTLY OCCUPIED BY REMNANTS OF A SINGLE-FAMILY DWELLING THAT WAS BURNED DOWN IN 2019. THE BUILDING WAS DEEMED HAZARDOUS BY THE BUILDING OFFICIAL AND WAS TECHNICALLY COMPLETELY DEMOLISHED IN 2020. SO THE PROJECT INVOLVES THE CONSTRUCTION OF A RESIDENTIAL BUILDING WITH COMPONENTS OF 12 DWELLING UNITS, ONE BEDROOM, ONE ONE-BEDROOM. FIVE FOUR-BEDROOMS. 2,443 SQUARE FEET OF USABLE SPACE AT THE GROUND FLOOR LANDSCAPE AND TWO ROOF DECKS AND THIS IS A SIX-STORY BUILDING. THE PROJECT IS ALSO A DENSITY BONUS PROJECT. IT IS AN EIGHT-UNIT BASED PROJECT. IT HAS TWO LOW-INCOME UNITS. THAT'S RIGHT. NOT VERY LOW INCOME WHICH GIVES IT A 50% BONUS. IT'S 25% OF THE BASE PROJECT AND IT ACHIEVES 50% DENSITY BONUS WHICH EQUATES TO FOUR UNITS MAKING IT A 12-UNIT PROJECT. AND, THE PROJECT IS ALSO SUBJECTED TO SB330, AND SUBJECTED TO THE FIVE MEETING RULE. WE ONLY HAVE, THIS IS THE FIRST PUBLIC MEETING ACTUALLY. SO WE ARE ABLE TO HAVE FOUR ADDITIONAL MEETINGS. ONE OF THEM BEING ONE FOR THE CITY COUNCIL IN CASE THERE'S AN APPEAL ON THE PROJECT. AND, FINALLY, IT IS A PROJECT THAT'S COMPLIANT WITH THE HOUSING ACCOUNTABILITY ACT. IT IS COMPLIANT WITH ALL APPLICABLE OBJECTIVE ZONING PLAN AND STANDARDS AND THE CITY COULD NOT DENY OR REDUCE THE PROJECT

UNLESS MAKES SPECIFIC FINDINGS FOR SPECIFIC ADVERSE IMPACT TO PUBLIC HEALTH AND SAFETY AND THERE IS NO FEASIBLE METHOD TO MITIGATE THIS SPECIFIC ADVERSE IMPACT. AND, WITH THAT, I AM AVAILABLE FOR ANY QUESTIONS ON THE PROJECT.

>> CHAIRPERSON KAHN: THANK YOU, SHARON. I SEE IGOR HAS A QUESTION.

>> MEMBER TREGUB: THANK YOU, SHARON. GREAT PRESENTATION AS ALWAYS. OKAY. COULD YOU JUST CLARIFY, I AM VERY FIXATED ON TRANSIT PASSES TODAY. HOW MANY ARE THE MINIMUM REQUIREMENTS NOW IN THE R-4 ZONES ON A PER-UNIT BASIS AND IS IT ON A PER-UNIT BASIS OR IS IT ON A PER-BEDROOM BASIS HERE?

>> SO, IT IS PER BEDROOM IN EACH DWELLING UNIT. SO THESE ARE UNDER THE NEW TRANSPORTATION DEMAND MANAGEMENT REQUIREMENTS THAT WERE PASSED -- WERE APPROVED ALONG WITH THE PARKING REFORM ORDINANCE. SO WHAT'S REQUIRED IS ONE MONTHLY PASS FOR EVERY BEDROOM IN EACH DWELLING UNIT UP TO A MAXIMUM OF TWO PER DWELLING UNIT.

>> MEMBER TREGUB: OKAY. SO I'M SEEING YOU MENTIONED I THINK THAT THERE WERE SOME FOUR-BEDROOM UNITS, SO THEY WOULD RECEIVE A MAXIMUM OF TWO PASSES.

>> THAT'S RIGHT.

>> MEMBER TREGUB: OKAY. THANK YOU.

>> CHAIRPERSON KAHN: THANK YOU, IGOR. IF THERE ARE NO FURTHER QUESTIONS FOR SHARON, I'D LIKE TO INVITE THE APPLICANT TO JOIN US. SHARON, DO YOU KNOW WHO THAT IS?

>> YES. THAT IS THE ARCHITECT FUN WONG. IS HE HERE? HE SHOULD BE. BRIAN, DO YOU KNOW IF HE'S HERE? THERE HE IS.

>> HI.

>> CHAIRPERSON KAHN: THERE'S ALSO A FANG JUAN WHO.

>> HI, CAN YOU HEAR ME?

>> CHAIRPERSON KAHN: YES. WE CAN.

>> HI EVERYONE. MY NAME IS FANG AND I'M THE PROJECT ARCHITECT. CAN I ACTUALLY SHARE SCREEN. I'VE PREPARED.

>> CHAIRPERSON KAHN: YOU SHOULD BE ABLE TO SHARE SCREEN.

>> MEMBER TREGUB: I THINK HE NEEDS TO BE PROMOTED.

>> I CAN JUST PROMOTE YOU, YEAH. THAT'S FINE. TRY NOW.

>> OKAY. GOT IT. ALL RIGHT. THANK YOU. LET ME SHARE THE SCREEN VERY QUICKLY. ALL RIGHT. CAN YOU GUYS SEE THE SCREEN?

>> CHAIRPERSON KAHN: YEAH. WAIT A MINUTE. I CAN SEE THE SCREEN, YES.

>> OKAY. THANKS EVERYONE FOR COMING TODAY. I WILL PRESENT -- MY NAME IS FANG AND I'M THE ARCHITECT FOR THIS PROJECT. SO THANKS,

SHARON FOR THE INTRODUCTION. SO THIS PROJECT IS LOCATED AT 2018 BLAKE STREET. THAT'S THE NEIGHBORHOOD IT ACTUALLY CONSISTS WITH A COUPLE DIFFERENT VARIOUS TYPES OF DIFFERENT BUILDING TYPE AS A WAREHOUSE AND SO MULTI-FAMILY BUILDINGS ACTUALLY RIGHT ACROSS THE STREET. TO BLAKE STREET. SO THE PROJECT IT IS SO THE TOTAL SQUARE FOOTAGE IS 13. AGAIN, THIS BUILDING, THE LOT SIZE IS ABOUT 5,200 SQUARE FEET. IT'S ABOUT EQUAL TO 1.2 ACRES. RIGHT NOW, IT'S ONLY A PERMANENT WALL IS STILL STANDING THERE BUT IT'S UNSAFE CONDITIONS. YOU CAN SEE AN IMAGE I'VE PUT A GOOGLE STREET IMAGE I'VE PUT TOGETHER. THE CROSS STREETS AT 2015 BLAKE, AND 2019 BLAKE IT'S A WAREHOUSE AND THAT'S 2035 BLAKE IS ACTUALLY A NEW DEVELOPMENT FOR 82 UNITS. AT THE CORNER OF THIS STREET, THE 2034 BLAKE IS A MEDICAL SUPPLY RETAIL AND 2030 BLAKE AND 2016 ARE OLD APARTMENT BUILDINGS ACTUALLY AT THOSE TWO NEIGHBORS. SO WE ARE ACTUALLY DESIGNED THIS USING DENSITY BONUS, IT'S EIGHT BASED UNITS, TWO ACTUALLY LOW INCOME UNITS AND WE ACTUALLY TO PROPOSE TO DO THE REDUCTION. REDUCE THE REAR SETBACK TO 15' ON LEVEL ONE TO LEVEL SIX AND REDUCE SIZE SETBACK FROM 4' FROM 1' TO 6' AND INCREASE LOT COVERAGE TO 49% FROM LEVEL ONE TO LEVEL SIX. SO, AGAIN, THE SITE, YES, WE ACTUALLY -- THE EXISTING CONDITIONS BURNED DOWN. SO WE'RE ACTUALLY PROPOSING TWO SEPARATE STRUCTURES TOWARD THE FRONT AT BLAKE OF ONE STRUCTURE. SO ONE STRUCTURE'S HERE. THE SECOND PART IS ACTUALLY AT THE BACK. SO WE'RE USING OPEN AIR CORRIDOR TO CONNECT THESE TWO PARTS. SO THE

REASON TO DO THIS IS ACTUALLY TO MINIMIZE THE SHADOW IMPACT TO THE NEIGHBORS AND TO GIVE THEM MORE OPENS, OPEN AIR MAXIMIZE THE SUNLIGHT AND OPEN AIR EXPOSURE TO THE FRONT AND THE BACK STRUCTURES. SO AT THE FRONT PLAN, WE HAVE THE M.E.P. SPACE AND THOSE UTILITIES. THE LOBBY IS SITTING TO THE FRONT OF THE STRUCTURE AND AT THE BACK -- AT THE FRONT IS ALSO UNITS. AT THE BACK, THERE'S ANOTHER UNIT BETWEEN THEM ACTUALLY THERE IS A CENTRAL COURTYARD TYPE OF COMMUNAL SPACE.

>> CHAIRPERSON KAHN: YOU HAVE A MINUTE LEFT, FANG, JUST TO LET YOU KNOW.

>> OKAY. THEN FROM LEVEL TWO TO LEVEL SIX AS EACH OF THE LEVELS HAS TWO UNITS. SO FOR THE MATERIAL, WE ACTUALLY USING THE CONCRETE BOARD FORM VERTICAL BOARD FORMED CONCRETE ON LEVEL ONE THAT'S THE NEIGHBOR BUILDING USED FOR THE APARTMENT BUILDING. THAT'S LEVEL ONE. THEN STUCCO IS AT THE BACKGROUND AND THE CEMENT BOARD LOOKS DIFFERENT DIRECTIONS TO CREATE ASIA DOE FOR THE FACADE TO BREAK THE BOXNESS OF THE FEELINGS. ONE THING I WANT TO MENTION ABOUT THE LANDSCAPE WE DID THE CENTRAL COURTYARD IS A COMMUNAL SPACE AND ALSO A ROOF DECK. TWO PARTS OF THE ROOF DECK AT THE TOP. WE ACTUALLY CREATE A KIND OF OPEN SPACE AT THE TOP. YEAH. THEN AT THE ROOF, THERE'S PLANTING AREA, RAISED PLANTS AROUND THE PARAMETER OF THE WALL AND THERE WILL ALSO BE A

BARBECUE FACILITY ON THE ROOF TOP. I THINK THAT'S PRETTY MUCH IT.

>> CHAIRPERSON KAHN: GREAT. THANK YOU. THANK YOU VERY MUCH FOR THAT. QUESTIONS FROM THE COMMISSIONERS. CARRIE, I SEE YOUR HAND IS UP.

>> MEMBER OLSON: HI. I'D LIKE TO KNOW WHAT MATERIAL IS ON THE FLOOR OF THOSE EXTERNAL WALKWAYS.

>> YEAH. RIGHT NOW, WE ARE THINKING ABOUT USING -- ACTUALLY, IT WILL BE A METAL CORRIDOR, METAL PANELS.

>> CHAIRPERSON KAHN: ON THE GROUND FLOOR?

>> YEAH. ON THE OPEN CORRIDORS.

>> CHAIRPERSON KAHN: I THINK CARRIE'S ASKING ON THE SURFACE OF THE EARTH.

>> MEMBER OLSON: I'M TALKING ABOUT THE SURFACE OF THOSE WALKWAYS AND THE PICTURE ON THE RIGHT SIDE OF A0.1 MAKES IT SEEM AS IF THEY'RE GLASS.

>> YEAH. SO IT ACTUALLY WILL BE METAL PANELS, ACTUALLY.

>> MEMBER OLSON: OKAY. THANK YOU.

>> CHAIRPERSON KAHN: THANKS, CARRIE. WE HAVE -- I'D LIKE TO OPEN IT TO THE PUBLIC FOR COMMENT. I HAVE TWO PEOPLE WITH THEIR HANDS UP. IS ANYONE ELSE? I SEE JOHN AND ERIN AND KELLY. I SEE JOHN

AND ERIN AND GUY. IS ANYONE ELSE FROM THE PUBLIC WHO WOULD LIKE TO SPEAK ON THIS ITEM? OKAY. IN THAT CASE, I'LL RECOGNIZE JOHN, YOUR HAND WAS UP FIRST AND YOU HAVE THREE MINUTES, JOHN.

>> CAN YOU HEAR ME?

>> CHAIRPERSON KAHN: YES. WE CAN HEAR YOU.

>> YES. SO I JUST WANT TO OPPOSE THE PROJECT. I THINK IT'S OVERDONE. I THINK IT'S WAY OVERBUILT IF YOU WILL. AND I DON'T THINK IT SERVES ANY PURPOSE OTHER THAN TO MAKE HIM MONEY. I OPPOSE IT.

>> CAN I SAY SOMETHING? I HEARD YOU GUYS TALKING ABOUT THE BIRD, PROTECTING BIRD. WE ARE SENIORS LIVING HERE. WE HAVE NO ABILITY TO PROTEST OR ORGANIZE ANYTHING YOU GUYS CAN PROTECT BIRDS, WHY NOT PROTECTING SENIORS? WE'RE LIVING HERE FOR AGES AND WE CANNOT DO ANY PROTEST, AND THIS PROJECT DEFINITELY TODAY IS A RUN FOR MONEY. THEY SO-CALLED LOW INCOME. THERE IS NOTHING WHO CAN AFFORD? YOU KNOW, AND THEN HUGE BUILDING NEARBY WHERE WE PARK NOW? HOW CAN WE PARK? THE PROJECT SAID THEY'RE NOT BLOCKING SUN, OH, THAT'S A LIE. YOU CAN'T COME OVER HERE AND LOOK. AND THAT'S NOT A MATCH AT ALL. I MEAN, SIX-STORY BUILDING CANNOT BLOCK NEIGHBOR'S SUN, THAT'S ABSURD. I WOULD STRONGLY OPPOSE IT. YOU GUYS CAN PROTECT A BIRD, BUT WHY NOT CAN PROTECT SENIORS. WE'RE NOTHING? THAT'S MY THINKING. I'M NOT TALKING ABOUT LIKE NOISY POLLUTION, WHATEVER, AS A HUMAN BEING. WE'RE SENIORS, WE'RE

SUPPOSED TO BE PROTECTED AS WELL. AND THEN THESE PROJECT -- 100% IS FOR MONEY. WHY THE BUILD UP SO TALL. IF YOU BUILD THREE STORIES, I'M OKAY. BUT NOT SIX. WE DON'T HAVE SUNSHINE AT ALL AND WE ARE LIVING HERE 40 YEARS. COME ON. WE ARE JUST LIKE A BIRD AND NEED TO PROTECTION AS WELL. PLEASE, DON'T IGNORE US. HOW CAN WE PRONOUNCE OUR VOICE, NOBODY LISTENS. WE'RE JUST ADJACENT TO IT. IT'S REALLY NOISY AND THE CROSS STREET WILL BE A BIG PROJECT AS WELL. WHERE WE PARK? WE HAVE NOTHING LEFT OVER. WE'RE SQUEEZED. NO SUNSHINE. NO PARKING PLACE. EVEN IF THE FUTURE, THIS IS SUCH A TALL BUILDING, THEY HAVE TONS OF YOUNG GUYS LIVING INSIDE. U.C. BERKELEY STUDENTS AND THEY USE THE WATER IN THE FUTURE. WE CANNOT USE THE WATER EITHER.

>> CHAIRPERSON KAHN: THANK YOU FOR YOUR COMMENTS. THAT'S THREE MINUTES.

>> JUST REMEMBER WE ARE BOTH SENIORS.

>> CHAIRPERSON KAHN: YES. THANK YOU FOR YOUR COMMENTS. I'D LIKE TO RECOGNIZE THE NEXT PERSON, ERIN. DIEHM.

>> HI, CAN YOU HEAR ME?

>> CHAIRPERSON KAHN: YES.

>> THANK YOU FOR TAKING MY COMMENT. I ACTUALLY WANT TO SYMPATHIZE WITH THE PRIOR SPEAKER HAVING ALL THE SHADING AND PARTIES AND EVERYTHING COULD BE JUST VERY DETRIMENTAL TO THE

QUALITY OF LIFE AND I THINK THIS IS A REAL CHALLENGE AND I WANT TO ACKNOWLEDGE THAT AND I THINK IT'S A REAL CONCERN. I AM GOING TO SPEAK ABOUT BIRDS BECAUSE I ACTUALLY WOULD LIKE IF IT'S POSSIBLE TO PULL UP THE IMAGE, IT'S IN A0.1 AND I BELIEVE IN THIS OPEN AIR CORRIDOR THAT THEY HAVE GLASS GUARDRAILS ON THE RAISED WALKWAYS AND THERE WAS AN IMAGE FLASHED UP ALSO OF THE ROOF TOP AND THAT I BELIEVE THERE'S A GLASS WIND SCREEN AROUND THE ROOF DECK. THOSE ARE -- I ALMOST DON'T KNOW HOW TO SAY IT NICELY. THAT'S AN ABSOLUTE DEATH TRAP FOR BIRDS. SO THIS ABSOLUTELY -- SOMETHING HAS TO BE DONE SO THAT IF THERE'S A GLASS GUARDRAILS AND GLASS WIND SCREEN THAT THEY CANNOT BE TRANSPARENT TO BIRDS. I MEAN, THIS IS FROM THE TORONTO BEST PRACTICES AND, YOU KNOW, THE EARLIER DEVELOPER WAS SAYING LIKE THE SCIENCE IS UNKNOWN, I DON'T KNOW HOW TO SAY ANYTHING, WELL, I'M GOING TO BE KIND, BUT IT'S BEEN 11 YEARS THEY'VE BEEN WORKING ON THESE ORDINANCES AND THIS IS NOT SOMETHING NEW IT'S ALMOST A FORM OF DENIAL AND I JUST REJECT THAT. THERE ARE AUTHORITATIVE AND SO TO HAVE A DEVELOPER SAY WE DON'T KNOW WHAT TO DO, I REJECT THAT. SO TORONTO, GLASS SKY WALKS CONNECTING BUILDINGS, GLASS WALLS AROUND PLANTED ATRIA, WINDOWS THAT FORM GLASS CORNERS AND EXTERIOR GLASS GUARDRAILS OR WALKWAYS ARE DANGEROUS BECAUSE BIRDS PERCEIVE AN UNOBSTRUCTIVE ROUTE TO THE OTHER SIDE AND I WANT TO SAY WHAT WAS THE EMPHASIS ONE OF OUR OWN STAFF MEMBERS FOUND TWO DEAD BIRDS DOWNTOWN AND THEY HAD

FLOWN INTO A WINDOW AND THEY WERE LAYING THERE ON THE SIDEWALK AND SHE PICKED THEM UP AND SHE WAS ACTUALLY FACILITATING THE ENVIRONMENTAL COMMISSION AND THEN SHE WORKED WITH THE CHAIR OF THAT COMMISSION AND AUTO BONN SOCIETY. THIS WAS ALL STARTED WITH ONE OF OUR OWN COMMUNITY MEMBERS FINDING DEAD BIRDS ON THE SIDEWALK. JUST ABSOLUTELY THIS IS AND THE WINDOWS FACING SOUTH IS AN ENTIRE WALL OF WINDOWS, BUT THE GUARDRAIL, THE WIND SCREEN AND THOSE WINDOWS, OH, MY GOSH, PLEASE DO SOMETHING ABOUT THAT. PLEASE.

>> CHAIRPERSON KAHN: THANK YOU VERY MUCH FOR POINTING THAT OUT, ERIN. I THINK THOSE ARE VERY IMPORTANT POINTS FOR US TO HEAR AND FOR THE APPLICANT TO HEAR. GUY.

>> HI. THIS IS GUY BRENNER. CAN YOU HEAR ME? I APOLOGIZE BECAUSE I'M UNCLEAR ON HOW THE PROCESS WORKS, BUT I APPRECIATE THE CHANCE TO SPEAK. I SHOULD MENTION I RECEIVED NOTICE OF THIS HEARING FROM A MAILED POSTCARD, BUT ALL THE LINKS ON IT WERE DEAD. SO I THINK THAT MAYBE MORE PEOPLE MIGHT BE COMMENTING WHO WOULD LIKE TO BUT ARE UNABLE TO FIGURE OUT HOW. I DON'T UNDERSTAND WHY IT IS OKAY TO HAVE A PROJECT THAT IS SO OUT OF PROPORTION WITH THE HOUSES ON THAT SIDE OF BLAKE STREET. I WOULD REQUEST THAT IT BE REDUCED TO THE SIZE OF THE BIGGEST BUILDING THERE WHICH IS A THREE-STORY APARTMENT BUILDING NEXT DOOR. OTHER HOUSES ARE LIKE ONE STORY. IT'S ONE THING TO BUILD SIX STORY

APARTMENTS ALONG SHATTUCK OR MAJOR BOULEVARDS, BUT THIS IS A NEIGHBORHOOD. I USED TO BE ABLE TO SEE THE HILLS OUTSIDE AND NOW I CAN'T BECAUSE OF THE BUILDING THAT'S GOING ON THAT IS ALREADY BEING ADDED. ACROSS THE STREET FROM THIS PROJECT, THE ENTIRE BLOCK IS BEING RAISED TO MAKE ROOM FOR MORE APARTMENT BUILDINGS. WHAT WAS ONCE A NEIGHBORHOOD IS GONE. OR IT'S DISAPPEARING. IT HASN'T BEEN ALL BUILT YET AND EACH PROJECT HAD AN IMPACT REPORT AND APPROVAL PROCESS, BUT APPARENTLY, IT SEEMS LIKE NOBODY IS CONSIDERING ACCUMULATIVE EFFECT OF ALL THAT DEVELOPMENT. I JUST WANT TO REITERATE THAT THIS PROJECT IS OUT OF PROPORTION. IT'S TOO BIG. IT'S GOING TO SHADE THE POOR UNFORTUNATE PEOPLE WHO LIVE NEXT DOOR AND FRANKLY, WHEN YOU HAVE A BLOCK THAT'S FILLED WITH SIX-STORY BUILDINGS LIKE THIS, THEY APPEAR NEW, BUT THEY ARE BLEAK AND SOULLESS, THEY BECOME CULTURAL DESERT. THEY KWAUSH THE SPIRIT THEY ARE NOT THE BERKELEY I HAVE KNOWN AND LOVED.

>> CHAIRPERSON KAHN: THANK YOU FOR COMING AND SPEAKING YOUR MIND AND EXPRESSING YOUR THOUGHTS. IT'S 8:55. THAT'S OUR FINAL SPEAKER FROM THE ATTENDEES. BEFORE I CLOSE. I'LL GO AHEAD AND CLOSE THE PUBLIC HEARING, BUT BEFORE -- ACTUALLY, I WOULD LIKE TO GIVE THE APPLICANT A CHANCE TO RESPOND TO THOSE COMMENTS WHILE THEY'RE FRESH IN YOUR MIND AND THEN I WOULD LIKE TO TAKE A CAPTIONER'S BREAK. AND, IGOR, I THINK IT'S A 3-MINUTE RESPONSE. IS THAT RIGHT?

>> MEMBER TREGUB: IT IS; BUT, CHAIR, I JUST SAW A NEW HAND.

>> CHAIRPERSON KAHN: OKAY. YEAH. KELLY'S HAND JUST CAME UP. I'LL GIVE KELLY A CHANCE TO SPEAK AND THEN WE'LL PROBABLY TAKE A BREAK FOR THE CAPTIONER. KELLY.

>> THANK YOU. I THINK WHEN I SWITCHED FROM FULL SCREEN TO PARTIAL SCREEN, I LOST MY HAND UP SO I APPRECIATE YOU LET ME SPEAK.

>> CHAIRPERSON KAHN: SURE.

>> YOU KNOW, WAS THE BABY FALCON LUX IN 2017 THAT DIED BY CRASHING INTO A GLASS ENCLOSED BALCONY AND SO JUST AS ERIN HAS SAID ABOUT THE GLASS AND THESE RAILINGS AND AROUND THE BUILDING, WE LOST ONE OF OUR PRECIOUS FALCONS AND I DON'T KNOW IF ANY OF YOU WATCH THOSE BABY FALCONS, BUT I KIND OF LOOK AT THEM EVERY NOW AND THEN AND HOW THEY'RE GROWING UP AND NOW THEY'RE CRASHING INTO THE GLASS BALCONY. SINCE YOU HAD MORE TIME, I WOULD ASK THAT YOU BRING THIS BUILDING BACK. IT'S REALLY AN UNATTRACTIVE BUILDING AND WE SHOULD BE SURE THAT GLASS ENCLOSURE FOR THE WALKWAYS IS REPLACED WITH SOMETHING THAT'S FRIENDLY AND I ALSO FEEL FOR THE NEIGHBORS. I THINK THAT THAT'S REALLY UNFORTUNATE. AND AS FAR AS BIRD SAFE GLASS EVOLVING, I JUST MET A NEW NEIGHBOR WHO BUILDS HIGH-RISES IN OAKLAND. WE HAD A SHORT DISCUSSION. I HAVE TO GO BACK AND GET HIS BUSINESS CARD. I FORGOT TO ASK FOR IT AND HE WAS SHOCKED THAT WE DON'T HAVE BIRD

SAFE GLASS AS A REQUIREMENT HERE IN BERKELEY. HE DOESN'T IN OAKLAND. SO THIS IS NOT LIKE IT'S SOMETHING NEW THAT WE'RE TALKING ABOUT. SO IF ANYBODY BUILDS IN THE OTHER CITIES BESIDES BERKELEY, THEY HAVE TO HAVE BIRD SAFE GLASS. SO THOSE WERE REALLY MY MAIN COMMENTS. AND, THEN, LOOKING AT THE GROUND WITH ALL THIS BRICK WORK AND STUFF IS THAT ALL GOING TO BE PERMEABLE OR IS THAT OPEN SPACE BECAUSE THERE'S A LOT OF OPEN SPACE HERE AND THAT WOULD BE NICE TO MAKE THAT PERMEABLE PAVING. AND IT WOULD CERTAINLY HELP OUR DROUGHT THAT WE HAVE WATER SINKING INTO THE GROUND INSTEAD OF RUNNING OFF. WE'RE IN A VERY BAD SITUATION WITH THE DROUGHT AND WE'RE ALL GOING TO BE ON RATIONING SOON. SO WE SHOULD HAVE PERMEABLE PAVING AND THERE ARE TWO CITIES RIGHT NOW IN CALIFORNIA THAT HAVE BEEN TOLD NOT TO BUILD ANY WATER USE DEVELOPMENTS INCLUDING HOUSING BECAUSE OF SHORTAGE OF WATER. SO IT IS REALLY A CONSIDERATION. IT'S SOMETHING THAT WE'RE GOING TO HAVE TO BE DEALING WITH SOON. SO THOSE ARE MY COMMENTS. PLEASE BRING THIS BACK SO THAT WE CAN GO OVER THE DESIGN AGAIN. WE HAVE ENOUGH MEETINGS TO DO THAT.

>> CHAIRPERSON KAHN: THANKS, KELLY. WITH THAT, I WILL CLOSE THE -- WE HAVE -- NOPE. WE DO NOT HAVE ANYMORE HANDS UP. OKAY. WE HAVE A HAND UP, IT'S CHARA MONZILLA. I KNOW WE'RE SUPPOSED TO HAVE A CAPTIONER'S BREAK.

>> I THINK YOU NEED TO BREAK FIRST.

>> CHAIRPERSON KAHN: WE'LL HEAR YOU AFTER THE BREAK. AND THAT'S A 10-MINUTE BREAK, SAMANTHA.

>> CORRECT.

>> CHAIRPERSON KAHN: OKAY. SO WE'LL MEET BACK HERE AT 9:10 AND TRY TO GET THIS WRAPPED UP. THANK YOU. SEE YOU AT 9:10.

>> CHAIRPERSON KAHN: WELL, IT'S 9:10 AND EVERYONE APPEARS TO BE HERE ALTHOUGH THEIR SCREENS ARE NOT ON. I GUESS I'LL GIVE THE COMMISSIONERS ANOTHER MINUTE OR TWO TO MAKE THEIR APPEARANCE. HEY, YES. THANKS FOR SHOWING UP. YOU AND MICHAEL. YOU GUYS. THERE'S SHOSHANA. THEY JUST GRADUALLY EMERGE OUT OF THE MIST. OKAY. DEBBIE. WELL, WE HAVE A QUORUM. I'D LIKE TO MOVE THINGS ALONG HERE. SO I'M ASSUMING THAT IGOR AND CARRIE ARE OUT THERE. THERE'S JEFF. THAT'S GREAT. BRIAN, IF YOU COULD RECOGNIZE CHARO FOR HER THREE MINUTES OF SPEAKING TIME.

>> CAN YOU HEAR ME?

>> CHAIRPERSON KAHN: YES.

>> OKAY. MY HOUSE IS THE HOUSE NEXT DOOR. IF YOU CAN SEE THE BUILDING THAT YOU ARE PLANNING TO BUILD, IT'S A SIX-STORY BUILDING, IT'S TOO HIGH. YOU CAN SEE A TINY HOUSE NEXT DOOR. AND WE'RE SENIOR CITIZENS ALSO. AND MY CONCERN IS THAT BILLING THAT YOU'RE TRYING TO BUILD DOESN'T HAVE ANY PARKING STRUCTURESES, AND SO THERE'S GOING TO BE A LOT OF PEOPLE TRYING TO, PA. YOU

SAID THERE'S GOING TO BE TWELVE UNITS. FIVE PEOPLE. IT'S GOING TO BE AROUND 70 PEOPLE AND THERE'S NO PARKING AROUND. AND YOU KNOW THAT AREA ON BLAKE, THERE'S NO PARKING AT ALL. SO AND THEN IF THERE'S GOING TO BE SIX FLOORS, THERE'S GOING TO BE ANY SUN AT ALL, WE'RE GOING TO BE IN THE DARK AND IT'S GOING TO MONSTER BUILDING NEXT TO MY TINY HOUSE. SO WE ARE OPPOSING, ME AND MY HUSBAND, WE'RE OPPOSING TO THIS PROJECT. IT SHOULD BE OKAY IF IT'S THREE FLOORS, IT PROBABLY WOULD BE BETTER INSTEAD OF SIX FLOORS. EVEN ACROSS THE STREET FROM BLAKE, THE BUILDING IS ONLY FIVE FLOORS. SO I DON'T KNOW WHY THE CITY OF BERKELEY IS, YOU KNOW, DOING THIS TO INSTEAD OF HAVING THREE FLOORS, IT'S GOING TO BE SIX FLOORS. YOU'RE GOING TO SEE HOW DARK MY HOUSE IS GOING TO BE. WE WON'T HAVE ANY SUN AT ALL. IT'S GOING TO BE IN THE DARK. IT'S GOING TO BE AWFUL. I THOUGHT YOU HAVE TO PROTECT THE PEOPLE OF THE SENIOR CITIZENS TO LIVE IN BERKELEY. SO THAT'S THE THING THAT WE'RE OPPOSING. MY HUSBAND WALTER IS HERE TOO AND WE'RE BOTH OPPOSING TO THIS, WE'RE SENIOR CITIZENS AND I'M AGREEING WITH JOHN AND SHARON ABOUT THAT. IT'S GOING TO BE COMPLETE DARKNESS. NO PARKING. ESPECIALLY NO PARKING. RIGHT NOW THERE'S NO PARKING AT ALL. AND NOW THAT CONSTRUCTION, THAT BUILDING, IT'S NOT GOING TO HAVE ANY PARKING STRUCTURE, THAT'S THE WAY I UNDERSTAND THAT IT'S NOT GOING TO BE. SO WHERE ARE THOSE PEOPLE GOING TO PARK. THAT'S MY CONCERN. WE'RE BOTH OPPOSING TO THIS PROJECT THANK YOU.

>> CHAIRPERSON KAHN: THANK YOU FOR COMING IN.

>> HERE'S MY HUSBAND TOO.

>> YES. YOU KNOW, ALSO, WE'RE OLDER PEOPLE. WE'VE LIVED IN THIS HOUSE MORE THAN 50 YEARS. OKAY. SO WE WANT TO KNOW EXACTLY WHERE ARE WE GOING TO GO? YOU KNOW, THEY'RE GOING TO KEEP US IN THE DARKNESS. PLEASE, I CANNOT EVEN SLEEP THINKING EVERY NIGHT WHAT THIS IS GOING TO BE NEXT TO US. YOU KNOW, IT'S GOING TO BE CRIME. IT'S VERY BAD. IT'S VERY BAD. MENTALLY, I DON'T FEEL WELL ABOUT THIS THING. SO, PLEASE, I WANT YOU TO TAKE INTO CONSIDERATION OUR AGE, THE TIME, WE'VE BEEN PAYING TAXES FOR THE PROPERTY. WE NEVER EXPECTED THOSE BIG MONSTERS COMING UP. WHERE ARE WE GOING TO GO TO FIND THE SUN. I'M SORRY. THIS IS ALL I HAVE TO SAY. THANK YOU.

>> CHAIRPERSON KAHN: THANK YOU FOR COMING AND SPEAKING TONIGHT. THAT DOES COMPLETE OUR COMMENTS FROM THE ATTENDEES. AND, FANG, YOU HAVE I BELIEVE TWO MINUTES FOR A RESPONSE IF YOU WISH.

>> YES. SO ONE THING I WANT TO POINT OUT IS ACTUALLY ABOUT THE BIRD SAFETY GLASS. SO THIS IS MY FIRST TIME TO KNOW ABOUT THIS, BUT ACTUALLY, THE RENTER HAS MADE A MISTAKE. IF YOU LOOK AT THE DRAWING A3.2, THE ELEVATION DRAWING, SO FOR THE ROOF TOP, THE GALLERY OF THE ROOF TOP IN THE OPEN CORRIDOR IS ACTUALLY VIRTUAL BARSES, NOT GLASS SO THAT'S NOT OUR MISTAKE. THE RENDERING IS SHOWING GLASS, BUT IT'S NOT AND REGARDING THE WINDOWS ON THE

FACADE, WE ARE LOOKING INTO HOW TO ACCOMMODATE THIS TECHNOLOGY. WE DIDN'T KNOW THAT BEFORE. SO WE'RE WILLING TO DO SOME RESEARCH TO SEE WHAT'S KIND OF OTHER CITY WHAT OTHER CITIES ARE DOING ABOUT THIS OR IF IT'S KELLY OR ERIN TO INSTALL THE SCREEN FOR THE OUTSIDE OF THE GLASS TO ACTUALLY TO PROTECT IT. WE ARE GOING TO LOOK INTO THAT. SO I WANTED TO POINT OUT THIS ITEM.

>> CHAIRPERSON KAHN: THANK YOU. AND JUST FOR CLARIFYING, THE VERTICAL MIDDLE RAILING, IS THAT JUST ON THE ROOF OR THROUGHOUT THE PROJECT?

>> IT'S THROUGHOUT THE PROJECT FOR THE ROOF TOP AND THE OPEN CORRIDORS AND THE INTER. SO WE WILL REVISE THE RENDER FOR RIGHT NOW.

>> CHAIRPERSON KAHN: YEAH. I SAW IN THE ELEVATIONS IDENTIFIED AS THAT AND IF WE MAKE A MOTION, WE'LL UNDERSCORE THAT.

>> YEAH.

>> CHAIRPERSON KAHN: THAT THERE'S NO GLASS THERE. THANK YOU FOR THAT. SO I'D LIKE TO CLOSE THE PUBLIC HEARING THEN AND BRING THIS BACK TO THIS COMMITTEE AND BEFORE I HEAR THE COMMENTS OF THE COMMITTEE, I'D LIKE TO PERSONALLY ADDRESS THE CONCERNS OF THE NEIGHBORS.

>> CHARLES, THERE'S ONE MORE THING I WANT TO MENTION, DEBORAH HAS MENTIONED ABOUT THE LANDSCAPE. WE ACTUALLY -- YOU CAN SEE

WHAT LANDSCAPE PLAN. WE'RE TRYING TO PROVIDE A PERMEABLE PAVEMENT AND THEN WE'RE ACTUALLY TRYING TO MAXIMIZE AS MUCH OPEN SPACE AS POSSIBLE. THAT'S WHY WE HAVE THE GROUND FLOOR OPEN SPACE ALSO AT THE ROOF TOP.

>> CHAIRPERSON KAHN: SO YOU DO INTEND TO OPTIMIZE PERMEABLE PARAS ON THE GROUND.

>> YES. IF YOU CAN LOOK AT OUR CALCULATIONS AND ALSO THE BAY AREA, THE WATER CHECKLIST, WE'RE ACTUALLY FOR ALL THIS.

>> CHAIRPERSON KAHN: GREAT THANK YOU. THANKS FOR RAISING THAT. I APPRECIATE THAT, FANG. SO WE HEARD SOME REALLY IMPASSIONED TESTIMONY FROM NEIGHBORS AND I FULLY APPRECIATE AND UNDERSTAND HOW THIS FEELS. I LIVE IN A TWO-STORY HOME MYSELF AND I WOULD BE QUITE SHAKEN IF A SIX-STORY BUILDING LIKE THIS WERE GOING UP NEXT TO ME. THE PROBLEM THAT WE HAVE IS THE LAW AS WRITTEN BY THE PLANNING COMMISSION WHICH WRITES THE CODE AND THEN IT'S APPROVED BY THE COUNCIL IDENTIFIES YOUR NEIGHBORHOOD AS THEY R-4 DISTRICT AND THAT'S PROBABLY SOMETHING YOU'VE NEVER HEARD BEFORE, YOU PROBABLY NEVER HAD MUCH INTEREST IN BUT THAT'S THE DENSEST RESIDENTIAL DISTRICT IN THE CITY OF BERKELEY I THINK THERE MAY BE AN R-6. BUT R-4 IS EXTREMELY DENSE AND IT DOES ALLOW FOR 5-STORY BUILDING, THEN THERE'S A STATE DENSITY BONUS LAW THAT ALLOWS YOU TO GO ABOVE FIVE STORIES AND THAT'S INCLUDED. AND WE DON'T MAKE THE LAWS HERE. WE HAVE TO ENFORCE

THE LAWS. SO WHAT THAT MEANS IS THAT OUR HANDS ARE TIED IN TERMS OF APPROVING THIS PROJECT AS A 6-STORY BUILDING. WE CAN'T SAY, NO, WE'D RATHER IT BE THREE. IT WOULD BE MUCH NICER IF IT WERE THREE STORIES FOR THE NEIGHBORHOOD I AGREE, BUT WE CAN'T REQUIRE THAT TONIGHT. WE'RE OBLIGATED TO ENFORCE THE LAWS OF THE CITY WHICH CALL FOR SIGNIFICANT DENSITY NEAR OUR MAJOR COMMERCIAL CORRIDORS, NEAR SHATTUCK AVENUE, WE CAN'T PROVIDE YOU ANY RELIEF AND I'M REALLY SORRY ABOUT THAT. I DO WANT TO SAY THAT I FEEL THAT THE ARCHITECT AND HAVING THE SORT OF TWO TOWERS AND LEAVING THE MIDDLE OPEN IS ALLOWING LIGHT AND AREA WHERE THERE IS A YARD ADJACENT AND I DO APPRECIATE AS AN ARCHITECT THAT THAT EFFORT YOU MAY NOT RECOGNIZE AND REALIZE BUT YOU WILL ENJOY WHEN THERE'S A LIGHT IN THE AFTERNOON COMING THROUGH THAT COURTYARD AREA THAT'S PROVIDED. I THINK THAT'S A SENSITIVE MOMENT. AND I JUST WANTED YOU GUYS TO KNOW THAT IF WE DO, I DON'T KNOW IF WE'RE GOING TO VOTE TO APPROVE THIS TONIGHT, BUT IT WILL EVENTUALLY BE APPROVED AND PROBABLY IN A FORM VERY SIMILAR TO THIS, WE HAVE VERY LITTLE LATITUDE OVER WHAT WE CAN DEMAND AND REQUIRE OF THIS PROJECT. SO, IF WE DO VOTE FOR IT TONIGHT, WE'RE & WE VOTE FOR IT IN THE FUTURE, IT ISN'T BECAUSE WE DON'T CARE ABOUT YOUR FEELINGS OR YOUR LIVES, WE DO. WE'RE ALL CITIZENS OF THIS TOWN AND I REALLY HEARD THE PASSION AND THE CONCERN THAT YOU'VE VOICED. I KNOW THAT'S COLD COMFORT, BUT I JUST DIDN'T

WANT YOU TO THINK YOU WERE BEING IGNORED. IGOR, YOU HAVE YOUR HAND UP.

>> MEMBER TREGUB: YEAH. THANK YOU SO MUCH, CHAIR. YOU SAID MUCH OF WHAT I WAS GOING TO SAY AND MUCH MORE ELOQUENTLY.

>> CHAIRPERSON KAHN: I DON'T KNOW ABOUT THAT.

>> MEMBER TREGUB: I KIND OF ALWAYS AM REMINDED OF AN EXPERIENCE I HAD WHEN I WAS RUNNING FOR THE BERKELEY NOW EIGHT, SIX YEARS AGO AND I WAS ON CAMPUS JUST DOING LAST-MINUTE GET OUT THE VOTE ACTIVITIES AND IT WAS EVENING AND EVERY CLASSROOM WE WENT INTO HAD AT LEAST ONE STUDENT WHO CLEARLY [INDISCERNIBLE] IN A CLASSROOM BECAUSE THEY DID NOT HAVE ANY OTHER ROOF OVER THEIR HEAD AND SO I AM DEEPLY SYMPATHETIC TO THE CONCERNS OF CERTAINLY FOLKS WHO HAVE BEEN HERE FOR A LONG TIME AND THIS IS A BIG CHANGE. ONE OF THE REASONS THAT THE STATE LAWS HAVE COME IN ORDER TO INCREASE HOUSING PRODUCTION IS UNFORTUNATELY THERE STILL REMAINS TOO MANY FOLKS WHO CAN'T AFFORD HOUSING AT ALL. WILL THOSE FOLKS BE LIVING HERE? I DON'T KNOW. YOU KNOW, IT DOES PROVIDE TWO LOW-INCOME UNITS, BUT AND I FOR ONE DON'T BELIEVE THAT SUPPLY AND DEMAND IS THE SOLUTION TO EVERYTHING. WE ALSO NEED TO CONTINUE TO FURTHER POLICIES AROUND HOUSING PRESERVATION AND TENANT PROTECTION, BUT WE ALSO HAVE TO DEAL WITH PRODUCTION AS A STRATEGY TOWARDS HOUSING AFFORDABILITY. AND, I KNOW, YOU KNOW, PROBABLY EVERYTHING I AND OTHERS SAY HERE WILL BE COLD

COMFORT. I UNDERSTAND. I DID WANT TO POINT OUT AND STAFF, PLEASE CORRECT ME IF I'M WRONG, BUT I BELIEVE THIS IS AN R.P.P. AREA. CONDITION NUMBER 57. I'M GOING TO READ IT INTO THE RECORD. IT SAYS NO RESIDENTIAL PARKING PERMITS SHALL BE ISSUED TO USERS OF THE SITE. AND THEN IT DISCUSSES SOME SPECIFICS AROUND THAT, BUT BASICALLY THE TENANTS THAT LIVE HERE ARE NOT EXPECTED TO OWN THEIR OWN VEHICLES IF THEY DO THEY WILL NEED TO FIND A PLACE TO PARK THEM OUTSIDE OF THE NEIGHBORHOOD. IF I RECALL AND I DID LIVE NOT TOO FAR FROM THERE AT ONE POINT IN MY LIFE THE R.P.P. ZONES COVER A PRETTY SIGNIFICANT PART OF THAT NEIGHBORHOOD.

>> CHAIRPERSON KAHN: THANK YOU FOR THAT, IGOR. HOPEFULLY THAT DOES ADDRESS SOMEWHAT THE PARKING CONCERN VOICED BY SEVERAL NEIGHBORS. I DO WANT TO SAY THAT ON THE PARKING ISSUE THAT COUNCIL JUST I THINK IT WAS JANUARY OF THIS YEAR VOTED TO ELIMINATE THE PARKING REQUIREMENT SO WE CANNOT REQUIRE PARKING OF THIS PROJECT. IT FORMALLY WOULD HAVE BEEN REQUIRED TO HAVE SPACES BUT THAT'S NO LONGER THE LAW. SO I WANT TO OPEN IT UP NOW TO DISCUSSION AND CARRIE, I'M INTERESTED IN HEARING YOUR THOUGHTS. PLEASE SPEAK.

>> MEMBER OLSON: WELL, I'M NOT AN ARCHITECT AND SOME OF YOU ARE SO I'M GOING TO ASK YOU TO TRY AND HELP ME WITH THIS, BUT I'LL POINT OUT WHAT I'VE NOTICED. FIRST OF ALL, THE WINDOW WALLS ON THE NORTH AND THE SOUTH, THEY EACH ONLY GO TO A BEDROOM, EACH

WINDOW GOES TO A BEDROOM. THERE ARE MANY OTHER BEDROOMS IN THIS PROJECT THAT DON'T HAVE THESE LARGE WINDOWS. SO I DO NOT SEE ANY REASON FOR THOSE WINDOWS TO EXIST PARTICULARLY THE ONES ON THE SOUTH BECAUSE SOUTH-FACING WINDOWS ARE JUST HEAT, YOU KNOW, THAT'S ALL THEY DO. THEY'RE HEATERS. THEY HEAT THE SPACE. YOU CAN'T ENJOY THE SPACE BECAUSE YOU HAVE TO HAVE SOMETHING TO BLOCK THE HEAT FROM HEATING YOU UP. AND, I'VE JUST COME FROM THIS HORRIFIC FOUR MONTHS TAKING CARE OF MY DAD AND THIS IS WHAT I'VE BEEN FACED WITH EVERY DAY, SOUTH-FACING WINDOWS. NOT A GOOD IDEA. BUT EVEN THE ONES TO THE NORTH, WHEN I WAS A KID IN BERKELEY, THERE WERE CERTAIN NIGHTS WHEN THE AUTO DEALERS RIGHT UP THERE ON THAT CORNER OF BLAKE AND SHATTUCK WOULD TURN ON SEARCH LIGHTS THE WHOLE CITY WOULD SEE IT AND WE WOULD ALL GO THERE TO BUY NEW CARS. SO EVEN THE ONES FACING NORTH WILL JUST BE SEARCH LIGHTS TO THE NEIGHBORHOOD. THEY'LL JUST BE RADIATING THEIR LIGHT DOWN ON THE NEIGHBORHOOD. I WOULD LIKE THOSE TO BECOME SOMETHING DIFFERENT. AGAIN, I'M NOT AN ARCHITECT, BUT CERTAINLY YOU GUYS COULD THINK OF THIS. I'M PERFECTLY FINE WITH THE MATERIAL PRESENTED FOR THE FIRST FLOOR. CONCRETE, FINE, APPROPRIATE. BUT THE STUCCO ON THE WALLS IN WHITE IS JUST BORING. IT'S JUST NOTHING. AND THERE NEEDS TO BE EITHER COLOR OR SOMETHING TO ENLIVEN THOSE WALLS TO NOT JUST BE WHITE REFLECTIVE WALLS. I'M CONSCIOUS OF THE FACT THAT THE DEVELOPERS FROM L.A. AND PROBABLY THAT'S APPROPRIATE IN L.A. IT'S JUST NOT VERY

APPROPRIATE IN BERKELEY. THERE'S SO MANY OTHER OPTIONS. I'VE HEARD THE WALKWAYS ARE GOING TO BE SUPPOSEDLY BIRD SAFE AND THERE'S PERMEABLE PAVINGS SO WHOEVER MAKES THE MOTION AND IT WON'T BE ME AND, CHARLES, THANK YOU FOR READING OUT WHAT YOU DID FOR THE NEIGHBORS ABOUT OUR JOB IS. OUR JOB IS TO HELP MAKE SURE WE HAVE AS MUCH HOUSING BUILT IN BERKELEY AS POSSIBLE, BUT IT IS ALSO OUR JOB TO FOLLOW THE LAW. THIS IS THE LAW. AND EVEN THOUGH YOU MIGHT EXPECT THAT ONLY A THREE-STORY BUILDING TO BE BUILT THERE, THE HEIGHT IS 35', IN FACT, IT'S MORE THAN THAT BECAUSE THIS MEETS THE REQUIREMENTS TO BE THIS. SO THIS IS THE ENVELOPE WE EXPECT. IT'S JUST NOT WHAT THE NEIGHBORS EXPECT AND I'M REALLY SORRY FOR THAT. BUT, IGOR, THANK YOU FOR BRINGING UP PARKING BECAUSE I LOOKED IT UP, IT IS AN R.P.P. AREA. SO THEY DO HAVE RESIDENTIAL PERMIT PARKING THERE. AND, THIS BUILDING WILL NOT BE ELIGIBLE FOR RECEIVING THOSE PERMITS, CORRECT?

>> CORRECT.

>> MEMBER OLSON: SO THOSE PEOPLE WHO LIVE IN THIS BUILDING WILL NOT GET THOSE PERMITS. THEY NEED TO HAVE TENANTS WHO DO NOT NEED PARKING EITHER BECAUSE THEY'RE STUDENTS, THEY DON'T OWN CARS, THEY RIDE BICYCLES, WHATEVER. THAT IS THE INTENT FOR THIS BUILDING. RIGHT?

>> CHAIRPERSON KAHN: CARRIE, I THINK I'M -- I THINK I COULD SUPPORT A MOTION TO REMAND THIS TO DESIGN REVIEW. I THINK THAT'S

WITHIN OUR PURVIEW TO DO FOR A FINAL DESIGN REVIEW AND I PERSONALLY WOULD SUPPORT A MOTION, YOU KNOW, APPROVING IT TONIGHT WITH THAT CONDITION. IN PARTICULAR, FANG, BECAUSE YOU HAVE A 4' SETBACK ON THE SIDES. YOU COULD INTRODUCE MORE GLAZING INTO THOSE BIG BLANK WHITE WALLS OR PROVIDE OTHER VISUAL RELIEF TO THOSE WALLS, AND I THINK THAT GIVEN THAT WE DON'T KNOW WHEN OR IF IT WILL BE OTHER SIX-STORY BUILDINGS BUILT ADJACENT TO THIS ONE IN THE FUTURE, THOSE ARE JUST AS IMPORTANT TO YOU AS THE ARCHITECT AND TO YOUR CLIENT AS THE FACADE ON THE STREET. SO I'D LIKE TO GIVE YOU THE OPPORTUNITY TO CONSIDER CARRIE'S COMMENTS ON THOSE TWO FACADES AND BRING SOMETHING TO US, OPTIONS PERHAPS FOR HOW YOU MIGHT TREAT THOSE WALLS. THE OTHER CONCERN I HAVE SPEAKING AS AN ARCHITECT HEARING CARRIE'S COMMENTS, I NOTE THAT YOU DON'T HAVE ANY WINDOWS IN YOUR LIVING ROOM AND YOUR KDL AND I THINK YOU'LL HAVE A CODE ISSUE WITH THE BUILDING DEPARTMENT ON THAT, PLUS, OF COURSE, YOU KNOW, OBVIOUSLY YOU WANT TO GET ON AND YOU PRESENT YOUR DRAWINGS FOR THE ENTITLEMENTS, BUT THAT'S SOMETHING YOU'RE GOING TO NEED TO BE STUDYING AND DEVELOPING AND IF YOU CAN BRING THAT BACK TO DESIGN REVIEW, THAT WOULD ALSO BE A GOOD THING FOR US TO LOOK AT. AND, ANYTHING ELSE, CARRIE, THAT YOU THINK FANG SHOULD TAKE A LOOK AT IN A FINAL?

>> MEMBER OLSON: NO. AND I AM JUST PERFECT WITH THE IDEA OF GOING BACK TO FINAL DESIGN REVIEW. THEY WILL LOOK AT ALL THE ISSUES THAT FOLKS HAVE BROUGHT UP.

>> CHAIRPERSON KAHN: THANK YOU.

>> WELL, I HAVE A QUESTION IF WE RESERVE ONE HEARING FOR APPEAL. SO CAN WE SEND IT TO CONTINUE THE ITEM AND SEND IT TO MILLER DESIGN REVIEW AND THEN COME BACK TO THAT. EVEN THOUGH IT'S NOT REQUIRED, AT LEAST TEN YEARS AGO, THE STAFF COULD ALWAYS RECOMMEND IT TO DESIGN REVIEW EVEN THOUGH IT WAS NOT REQUIRED.

>> CHAIRPERSON KAHN: OKAY.

>> SO I'M WONDERING IF THE Z.A.B. RECOMMEND IT GO TO PRELIMINARY DESIGN REVIEW. I THINK IT'S MORE. I WOULD LIKE TO SEE THESE ISSUES ADDRESSED BEFORE WE VOTE ON IT BECAUSE I THINK THE INTERIOR LAYOUT MAY CHANGE. THE COLOR MAY CHANGE AND THAT'S A LOT TO DO AFTER Z.A.B.'S APPROVED IT. SO IF WE COULD TAKE ONE OF THE THREE OPTIONS ON HEARINGS AND YOU HAVE ONE GO TO PRELIMINARY DESIGN REVIEW AND THEN COME BACK TO Z.A.B. FOR A SECOND HEARING, I WOULD PREFER THAT OVER APPROVING IT AND EXPECTING SUBSTANTIAL CHANGES AT FINAL DESIGN REVIEW AND I DON'T KNOW IF THAT'S LEGALLY POSSIBLE, BUT I BELIEVE WE'VE DONE THAT AND YEARS AGO, WE DID THAT ON ONE OTHER OCCASION SO I DON'T KNOW.

>> CHAIRPERSON KAHN: WELL, IF STAFF HAS THE ABILITY TO RECOMMEND AN R-4 PROJECT FOR DESIGN REVIEW, IF THEY HAVE THAT DISCRETION I WOULD THINK -- YOU HAVE YOUR HAND UP.

>> VICE CHAIRPERSON O'KEEFE: YEAH. THANKS. YOU KNOW, THESE ISSUES AREN'T UNIMPORTANT, BUT I DON'T THINK THEY'RE IMPORTANT ENOUGH TO WARRANT ANY SIGNIFICANT DELAYS TO THIS PROJECT. THIS IS A HOUSING PROJECT. WE REALLY NEED HOUSING AS WE ALL KNOW. I DON'T NEED TO EXPLAIN THAT AND EVEN HAVING IT COME BACK TO FINAL DESIGN REVIEW, I WAS GOING TO ASK IF THAT PLAN WAS HOW MUCH OF A DELAY WE WOULD EXPECT THAT TO DELAY THIS PROJECT. IF IT WAS MINOR, I WOULD SUPPORT IT OTHERWISE I WOULDN'T. I THINK WHAT COMMISSIONER SANDERSON'S SUGGESTING SOUNDS LIKE IT WOULD BE A PRETTY BIG DELAY AND I DON'T SUPPORT THAT. I I DON'T WANT TO HOLD UP ANY HOUSING PROJECT IN THESE KINDS OF ISSUES.

>> CHAIRPERSON KAHN: THANK YOU FOR THAT THOUGHT, SHOSHANA. RATHER THAN DISCUSSING THIS IN THE ABSTRACT, I WOULD LIKE TO HAVE A MOTION PUT FORWARD BY A MEMBER OF THIS COMMISSION SO WE CAN THEN DISCUSS THE MOTION. DO WE HAVE SOMEONE PREPARED TO PROVIDE A MOTION? DEBBIE, YOUR HAND IS UP.

>> I'LL PROVIDE A MOTION BECAUSE I THINK IT'S I UNDERSTAND SHOSHANA'S CONCERN. ON THE OTHER HAND, THIS IS THE FIRST -- THIS IS A BIG BUILDING IN A LOW NEIGHBORHOOD AND SO I THINK THESE ISSUES, WE MAY NOT HAVE FACED THEM SO DIRECTLY BEFORE, BUT WE

WILL FACE THEM AGAIN. SO I GUESS I'M PARTLY CONCERNED ABOUT THE PRECEDENT. BUT I MAKE A MOTION THAT THIS PROJECT THE ZONING ADJUSTMENTS BOARD SEND THIS PROJECT TO PRELIMINARY DESIGN REVIEW AND THEN IT CAN COME BACK TO Z.A.B. FOR APPROVAL AND ORDER TO ADDRESS THE ISSUES OF THE COLOR, THE LOCATION OF THE WINDOWS, WHICH MAY DRIVE INTERIOR CHANGE ON THE LAYOUT OF THE UNITS WHICH MAY AFFECT THE COUNT. I THINK THEY'RE ALL LINKED. THAT'S MY MOTION.

>> CHAIRPERSON KAHN: THANK YOU FOR THE MOTION. DEBORAH. IGOR, YOUR HAND IS UP.

>> MEMBER TREGUB: YEAH. THANK YOU SO MUCH, COMMISSIONER AND, YOU KNOW, I REMEMBER WHEN, YOU KNOW, I WAS STILL AND YOU WERE STAFF AND I ALWAYS APPRECIATE YOUR WISE COUNCIL AND PERSPECTIVE. I THINK I WOULD BE COMFORTABLE SUPPORTING YOUR MOTION IF THERE WAS A UNSTATED UNDERSTANDING THAT WHEN THIS COMES BACK TO US, THE ISSUES THAT WE WOULD DISCUSS AND DEBATE WOULD BE LIMITED TO THE DESIGN CHARACTERISTICS OF THE PROJECT THAT YOU JUST MENTIONED. I KNOW IT'S GOING TO BE A DENOVO HEARING. I KNOW WE WOULD INVITE CERTAINLY MEMBERS OF THE PUBLIC TO SPEAK ON THIS AGAIN AND THAT'S IMPORTANT AND, OF COURSE, WE WOULD BE FREE TO KEEP EVERY ASPECT OF THIS, BUT I DON'T WANT TO DEBATE ISSUES WHERE THERE'S AGREEMENT AGAIN AND I THINK THAT DELAYS THAT COMMISSIONER O'KEEFE SPEAKS TO COULD BE AMELIORATED SOMEWHAT IF WE JUST HAVE

A VERY MANAGEABLE LIST OF THINGS OF CRITERIA TO DISCUSS WHEN THIS COMES BACK.

>> I'M OPEN TO THAT. I THINK THE ONLY CONCERNS THAT HAVE BEEN RAISED ARE THOSE THAT WE CAN'T LEGALLY ADDRESS WHICH IS THE HEIGHT IN THE NUMBER OF UNITS. UNFORTUNATELY, THAT'S NO LONGER OUR PURVIEW. BUT WE CAN DO BETTER ON THE DESIGN AND THIS IS THE FIRST HEARING. SO IT HAS NOT HAD THE NUMBER OF PUBLIC HEARINGS THAT ARE ALLOWED BY STATE LAW. SO WE HAVE SOME FLEXIBILITY EVEN THOUGH IT WOULD SLOW THE PROJECT DOWN. BUT, I WOULD BE HAPPY TO AMEND THE MOTION IF WE CAN. I THINK IT'S ONLY THE DESIGN ISSUES PARTICULARLY THE FINISTRATION AND THE COLOR THAT ARE THE ISSUES HERE. I THINK THE ARCHITECT DID A GOOD JOB BY HAVING TWO BUILDINGS WITH THIS BREAK IN THE MIDDLE. SO THERE IS A SUN WINDOW THAT CAN, YOU KNOW, MOVE ACROSS THE ADJACENT PROPERTIES. I THINK THAT'S VERY -- A VERY GOOD EFFORT, BUT I WOULD LIKE TO HAVE SOME OF THESE OTHER ISSUES ADDRESSED.

>> CHAIRPERSON KAHN: I WOULD SHOSHANA, WOULD YOU LIKE TO SPEAK?

>> VICE CHAIRPERSON O'KEEFE: YEAH. THANKS. THERE WAS A SECOND TO THAT MOTION?

>> CHAIRPERSON KAHN: I BELIEVE THAT WAS A SECOND, YES.

>> VICE CHAIRPERSON O'KEEFE: OKAY. I'D LIKE TO MAKE A SUBSTITUTE MOTION TO APPROVE AS IS WITH RECOMMENDATIONS THAT

THEY LOOK AT THE ISSUES THAT HAVE BEEN BROUGHT UP REGARDING THE WINDOWS AND THE COLOR, BUT THAT'S IT.

>> CHAIRPERSON KAHN: TO BE REVIEWED BY STAFF.

>> VICE CHAIRPERSON O'KEEFE: SURE.

>> HOW DO YOU DO THAT?

>> CHAIRPERSON KAHN: THAT'S AN ALTERNATE MOTION. I'D LIKE -- IS THERE A SECOND FOR SHOSHANA'S ALTERNATE MOTION?

>> MEMBER DUFFY: SECOND.

>> CHAIRPERSON KAHN: VERY GOOD. WE HAVE AN ALTERNATE MOTION. AND I SEE DEBBIE, YOUR HAND IS UP.

>> I JUST WANT TO UNDERSTAND HOW THIS WOULD WORK. WE WOULD APPROVE THE PROJECT AS PROPOSED AND THEN IT WOULD GO TO STAFF AND STAFF WOULD MAKE ADVICE ON CHANGING THE WINDOWS AND THE COLORING. DOES IT COME BACK TO US AFTER THAT OR IS IT THAT WE WILL GO ALONG WITH WHATEVER STAFF WORKS OUT? IT'S THE LATTER?

>> VICE CHAIRPERSON O'KEEFE: YEAH. IT'S UP TO STAFF. IT DOESN'T COME BACK TO US IS MY UNDERSTANDING.

>> CHAIRPERSON KAHN: OKAY. SO WE HAVE AN ALTERNATIVE MOTION TO APPROVE THIS AS SUBMITTED WITH STAFF REVIEW OF FINISTRATION OR COLOR CHANGES TO LIVEN THE EAST AND WEST FACADES, DISCUSSION ON

THE ALTERNATE MOTION BEFORE WE TAKE A VOTE ON THE ALTERNATE MOTION. DEB, YES. GO AHEAD.

>> MEMBER DUFFY: YOU KNOW, THIS PROJECT, WE DON'T WANT TO ADD ANY NEW DELAYS. I JUST WANT TO MENTION THERE ARE DELAYS THAT HAVE ALREADY HAPPENED. THIS PROJECT WAS PROPOSEDED OVER A YEAR AGO ALREADY AND THAT WAS JUST WHEN THE APPLICATION WAS DEEMED COMPLETE. SO WHEN YOU LOOK AT THE SCHEDULE OF SOME OF THESE PROJECTS AND URGENCY OF NEEDING TO GET BUILT AND DONE, IT'S ACTUALLY THIS PROCESS THAT'S HAPPENING RIGHT NOW. IT'S ALREADY A YEAR LONG OF THE PROCESS. SO WE'RE NOT JUST -- THIS ISN'T JUST AN ISSUE OF ADDING ON A SMALL DELAY, BUT IT'S SORT OF ADDING ON TO A SERIES OF DELAYS THAT HAVE ALREADY HAPPENED.

>> CHAIRPERSON KAHN: ANY OTHER COMMENTS BEFORE WE TAKE A VOTE ON THE ALTERNATE? MICHAEL, I SEE YOUR HAND'S UP AND SHOSHANA.

>> JUST CURIOUS, WHAT WOULD BE THE FIRST DELAY OF THE FIRST PROPOSAL VERSUS THE SECOND, WHAT TIMELINE ARE WE LOOKING AT?

>> CHAIRPERSON KAHN: THAT'S A GOOD QUESTION AND I THINK SAMANTHA'S BEST EQUIPPED TO ESTIMATE WHAT THAT MIGHT BE.

>> I ACTUALLY DON'T KNOW WHEN THIS WOULD BE ABLE TO GO TO DESIGN REVIEW. IT'S HARD TO SAY DEFINITIVELY. I DON'T KNOW, SHARON, IF YOU HAVE ANY SENSE OF HOW MUCH LEAD TIME MIGHT BE NEEDED.

>> I DON'T KNOW HOW BUSY THE D.R.C. IS RIGHT NOW. IT SEEMS LIKE THEY ARE FAIRLY BUSY. BUT STAFF REPORTS NEED TO BE PUT IN A FEW WEEKS IN ADVANCE AT LEAST.

>> CHAIRPERSON KAHN: I SEE YOU, DEBBIE.

>> DOES THAT MEAN I CAN TALK? NO.

>> I WAS JUST GOING TO SAY THAT I WOULD IMAGINE THAT IT WOULD BE TWO MONTHS AT A MINIMUM, YOU KNOW, BUT IT COULD BE LONGER BECAUSE WE DO NEED TO PREPARE STAFF REPORTS AND.

>> MAY I INTRODUCE AN ALTERNATIVE THAT COMBINES WHAT SHOSHANA SAID AND WHAT I SAID.

>> CHAIRPERSON KAHN: I WOULD LOVE A RESOLUTION TO THIS.

>> WHAT IF WE CONTINUED AND LET ME JUST PUT THE IDEA OUT THERE. IF WE CONTINUED IT FOUR MONTHS IN THE MEANTIME, IT WOULD GO TO STAFF FOR THE STAFF LEVEL DESIGN REVIEW AND THEN JUST COME BACK TO US THAT WE COULD SEE THE FINAL. I'M A LITTLE RELUCTANT TO APPROVE A PROJECT AND THEN HAVE SIGNIFICANT CHANGES MADE TO IT AFTER WE'VE APPROVED IT, BUT I DON'T WANT TO DELAY IT. WE COULD DO STAFF LEVEL DESIGN REVIEW AND COME BACK IN A MONTH TO SEE THERE WOULD BE A MONTH DELAY AND THAT WOULD BE THAT.

>> CHAIRPERSON KAHN: SO THIS IS A FRIENDLY AMENDMENT TO SHOSHANA'S MOTION?

>> YEAH.

>> VICE CHAIRPERSON O'KEEFE: YEAH. I APPRECIATE THE SPIRIT OF THAT. I THINK I'M GOING TO KEEP MY MOTION AS IS, BUT IF IT FAILS, COMMISSIONER SANDERSON, AND MADE THAT CHANGE TO YOURSES, I WOULD SUPPORT YOURS. BUT I PREFER TO JUST APPROVE THIS TONIGHT.

>> CHAIRPERSON KAHN: OKAY. THANK YOU. IGOR, YOUR HAND IS UP.

>> MEMBER TREGUB: YEAH. SO I WAS THINKING ALONG SIMILAR LINES AS COMMISSIONER SANDERSON. I JUST WANTED TO ASK STAFF WHAT IS YOUR WORKLOAD? CAN THIS FEASIBLY COME BACK NEXT MONTH GIVEN THE LARGE, I MEAN, WE'RE ONLY MEETING ONCE A MONTH RIGHT NOW WITH THE LARGE VOLUME OF PROJECTS YOU ALREADY HAVE. SO I JUST WANTED TO -- LIKE I WOULD FEEL COMFORTABLE SUPPORTING THAT CHANGE IF THE SUBSTITUTE DOESN'T PASS, BUT I WANTED TO ASK STAFF WHAT IS IS YOUR WORKLOAD RIGHT NOW? CAN THIS REASONABLY, DO YOU FEEL COMFORTABLE THAT ALL THE CHANGES BEING REQUESTED WILL BE MADE AHEAD OF A MONTH FROM NOW?

>> WELL, STAFF REPORTS ARE DUE ABOUT A MONTH AHEAD OF TIME. SO SOMETHING THAT WE WOULD WANT TO SCHEDULE FOR NEXT MONTH IS ALREADY DUE. IT ALREADY WAS DUE. SO WE'RE KIND OF PAST THAT. THE EARLIEST WOULD BE NOT NEXT MONTH, BUT THE FOLLOWING MONTH.

>> EVEN THAT MIGHT BE CHALLENGING BECAUSE WE'RE MEETING THE SECOND THURSDAY IN JULY.

>> CHAIRPERSON KAHN: YEAH. THANK YOU. I MEAN, SHOSHANA, I'D LIKE TO OFFER A FRIENDLY AMENDMENT OF A DIFFERENT NATURE WHICH IS ALONG THE LINES OF WHAT I ORIGINALLY PROPOSED TO WHAT CARRIE ORIGINALLY PROPOSED WHICH IS THAT WE APPROVE IT TONIGHT AS YOU'VE SUGGESTED TO KEEP THE BALL ROLLING AND THEN PRIOR TO RECEIPT OF THE FINAL BUILDING APPLICATION, THEY CAN GO FORWARD WITH PERMITS AND SO FORTH THAT THEY JUST COME BACK TO THE DESIGN REVIEW COMMITTEES AS ANY PROJECT WOULD DO IN A COMMERCIAL ZONE, FOR EXAMPLE TO SHOW THE DESIGN REVIEW COMMITTEE SOME OF THESE CHANGES AND I WOULD WELCOME WHEN THAT HAPPENS ANY MEMBER OF THIS COMMISSION TO COME TO THAT MEETING AND THAT WAY THERE WOULD BE NO DELAY IN THE PROCESS BECAUSE YOU JUST KEEP WORKING RIGHT THROUGH. YOU DON'T HAVE TO STOP AND WAIT FOR THE DESIGN REVIEW HEARING TO KEEP YOUR STUFF GOING FORWARD, YOU'VE GOT PLENTY OF WORK TO DO. SO WOULD YOU CONSIDER THAT BECAUSE I THINK THAT WOULD KIND OF MEND THE TWO IN A WAY WE CAN MAYBE GET SOME CONSENSUS AND GET A VOTE TONIGHT.

>> VICE CHAIRPERSON O'KEEFE: IT SOUNDS LIKE THAT WOULD IN THEORY NOT LEAD TO DELAYS AND SO I'M OPEN TO IT AND I SEE THE APPLICANT NODDING AND I'LL TAKE THAT AS HIS BLESSING WHICH IS NICE TO HAVE. I GUESS MY ONLY CONCERN IS WHAT IF DESIGN REVIEW DOESN'T

LIKE IT AND THEN IT GETS STUCK IN THAT PROCESS FOR A LONG TIME. WHAT IS THE PROBABILITY OF THAT OR WHAT WOULD THAT LOOK LIKE?

>> CHAIRPERSON KAHN: THAT'S A PRETTY REMOTE PROBABILITY ON THE SCOPE WITH WHAT WE'RE DESCRIBING. THE KIND OF CHANGES THAT DESIGN REVIEW MIGHT REQUIRE WOULD BE ASKING FOR AN ADDITIONAL COLOR STUDY OR AN ADDITIONAL, YOU KNOW, MATERIAL STUDY THAT WOULDN'T STOP THEM FROM MOVING FORWARD WITH CONSTRUCTION. THE DESIGN REVIEW COMMITTEE IS VERY AWARE OF SCHEDULE AND DOES A REALLY GOOD JOB OF KEEPING PROJECTS MOVING ALONG. SO I WOULD BE COMFORTABLE WITH THAT.

>> VICE CHAIRPERSON O'KEEFE: OKAY. YOU HAVE A LOT OF CREDIBILITY WITH ME, CHARLES, SO I WILL ACCEPT THAT AMENDMENT. WHO SECONDED? YES, WAS IT YOU? OKAY. GREAT. THAT'S FINE.

>> CHAIRPERSON KAHN: GREAT. THEN OUR AMENDED ALTERNATE MOTION WOULD BE FOR APPROVAL TONIGHT AS PRESENTED WITH A VISIT TO FINAL DESIGN REVIEW WHICH FANG, YOU'LL HAVE TO GET THROUGH FINAL DESIGN REVIEW TO ACTUALLY BUILD A PROJECT, BUT IT GIVES YOU AN OPPORTUNITY TO LOOK AT THE SPACE AND ELEVATIONS AND GIVE IT A LITTLE MORE CHARACTER AND QUALITY.

>> I THINK THAT'S A LITTLE QUESTION ABOUT THAT. WE WERE DEFINITELY LOOKING AT THE EAST AND WEST FACADE, THAT'S FOR SURE. I THINK THE COLORS, THAT'S NO PROBLEM, WE CAN STUDY THAT. ABOUT

THE SOUTH AND NORTH FINISTRATION. THAT'S A BEDROOM. THAT'S THE EGRESS REQUIREMENT BASICALLY AND THE LIVING ROOM.

>> CHAIRPERSON KAHN: I DON'T THINK THE NORTH AND SOUTH ELEVATION AND TO GIVE US SOMETHING NICER TO LOOK AT. OKAY. WELL, GREAT. DEBBIE, ARE YOU --

>> I JUST WANT TO SAY THAT I CAN SUPPORT THAT.

>> CHAIRPERSON KAHN: GREAT. THAT'S GREAT TO HEAR. THANK YOU. WONDERFUL. I THINK THAT WAS A WORTHWHILE DISCUSSION. AND THANKS FOR BRINGING THESE ISSUES UP, CARRIE. IN THAT CASE, I THINK WE'RE PREPARED TO TAKE A VOTE, SAMANTHA.

>> CLERK: OKAY. AND SO THE VOTE IS TO APPROVE THE PROJECT AS PRESENTED WITH A REFERRAL TO FINAL DESIGN REVIEW FOR FINISTRATION.

>> CHAIRPERSON KAHN: YEAH, FOR MORE VISUAL DELIGHT ON THE EAST AND WEST FACADES. CARRIE, YOUR HAND IS UP.

>> MEMBER OLSON: I JUST WANT TO BE CLEAR ABOUT THE NORTH AND SOUTH. THERE'S A REALLY PROMINENT BUILDING ON HUDBROOK GROVE IN LONDON AND IT'S ALL GLASS AND THE ORIGINAL WINDOW COVERINGS ARE LONG GONE AND EVERY WINDOW LOOKS DIFFERENT BECAUSE THE TENANTS JUST PUT UP THEIR OWN WINDOW COVERINGS. I THINK THESE WINDOWS, I'M TELLING YOU THIS, CHARLES, BECAUSE IT MATTERS IN FINAL DESIGN REVIEW, THE WINDOWS ON THE NORTH AND THE SOUTH HAVE TO

HAVE A WAY TO BLOCK THE LIGHT FROM HITTING THOSE NEIGHBORS AND IT HAS TO HAVE A WAY TO BLOCK THE LIGHT FROM OUTSIDE BEING TOO MUCH OF AN IMPACT FROM THE SOUTH. SO I'M JUST SAYING IT TO YOU, IT'S NOT PART OF THE MOTION.

>> CHAIRPERSON KAHN: I HEAR YOU AND FANG HEARS YOU TOO. THANKS. THAT'S A GOOD POINT, CARRIE. ALL RIGHT. SO WE'LL BE LOOKING AT THE NORTH AND SOUTH TOO, FANG, WHEN YOU COME BACK IN TERMS OF THOSE ISSUES. SO, GOOD. LET'S PROCEED WITH THE VOTE.

>> OKAY. [ROLL CALL] .

>> CHAIRPERSON KAHN: OKAY. SO IT PASSES. AND, SUBJECT TO APPEAL OF COUNCIL. MY ADVICE, FANG, ONE ARCHITECT TO ANOTHER IS THAT YOU GET IN FRONT OF DESIGN REVIEWS AS SOON AS YOU REASONABLY CAN SO THAT IT DOESN'T IMPACT YOUR SCHEDULE IF THERE IS SOME KIND OF A GLITCH, BUT YOU SHOULD BE ABLE TO PROCEED AFTER THE APPEAL PERIOD WITH ENGAGING YOUR CONSULTANTS, STRUCTURAL, ETC., AND GETTING THE BALL ROLLING ON THE MAJOR DESIGN ISSUES. OKAY. VERY GOOD. THAT WAS A GOOD MEETING, GUYS. I THINK WE CAN -- WE DID A GOOD AS JOB AS WE CAN GIVEN OUR LIMITATIONS AND ABILITIES. SO, I THANK YOU ALL. ANYTHING ELSE. SAMANTHA, YOU HAD SOMETHING IN THE STAFF COMMUNICATION.

>> I HAVE TWO NOTES. I SENT AN E-MAIL I THINK TO YOU ALL, BUT I WANTED TO COMMUNICATE IT DURING THE MEETING SO IT'S PART OF OUR RECORD AND SO THAT THE PUBLIC KNOWS IN ADVANCE. SO WE WILL BE

CONTINUING WITH ONE MEETING A MONTH THROUGH THE END OF THE SUMMER. SO WE HAD TONIGHT'S MEETING AND THEN WE'LL MEET THE FOURTH THURSDAY IN JUNE. SO JUNE 23RD, AND THEN SHIFT TO THE SECOND THURSDAY. SO JULY 14TH, AND AUGUST 13TH AND SO THAT'S WE CAN ACCOMMODATE THE SUMMER RECESS WITHOUT SKIPPING AN ENTIRE MONTH AND NOT HAVING ANY MEETINGS.

>> CHAIRPERSON KAHN: THAT'S JUNE 23RD, JULY 14TH, AND AUGUST 13TH.

>> WAS THAT A DATE THAT I MESSED UP?

>> CHAIRPERSON KAHN: I DON'T KNOW. I MESSED IT UP I THINK.

>> LET ME JUST DOUBLE CHECK THE CALENDAR REAL QUICK.

>> CHAIRPERSON KAHN: THE THURSDAY CLOSEST TO AUGUST 13TH AND 14TH.

>> IT'S THE SECOND THURSDAY IN AUGUST. 11TH. AUGUST 11TH. I'M SO SORRY.

>> CHAIRPERSON KAHN: VERY GOOD. SECOND THURSDAY. SO THE FOURTH THURSDAY IN JUNE, THE SECOND IN JULY AND THE SECOND IN AUGUST.

>> YES.

>> CHAIRPERSON KAHN: VERY GOOD.

>> I WILL ADD THAT TO THE MINUTES. FOR YOU GUYS. AND THEN, I DID -- SO MANY OF YOU HAVE PROBABLY -- I'M GOING TO SHARE MY SCREEN IF I'VE GIVEN MYSELF PERMISSION TO SHARE. I HAVE.

>> CHAIRPERSON KAHN: SAMANTHA, BEFORE YOU DO THAT, WHILE FANG IS STILL HERE WITH US, WE MADE OUR MOTION, BUT FANG, WE WOULD -- YOU WILL BE ASKED ABOUT BIRD SAFE GLASS AT THE DESIGN REVIEW, I CAN ASSURE YOU AS WELL AS THE NATIVE PLANTS. I JUST WANT TO MAKE A NOTE OF THAT FOR YOUR BENEFIT. GO AHEAD, SAMANTHA.

>> GREAT. THANK YOU. SO MANY OF YOU HAVE PROBABLY NOTICED THAT THE CITY OF BERKELEY WEBSITE HAS CHANGED. IT GOT A COMPLETE OVERHAUL ACROSS ALL THE DEPARTMENTS AND SO I JUST WANTED TO SHOW YOU SOMETHING THAT I FIND A LITTLE PECULIAR ON THE Z.A.B. PAGE AS YOU'RE LOOKING FOR INFORMATION IF YOU'RE ON YOUR COMMISSION PAGE. I HAVE IT BLOWN UP KIND OF BIG, BUT I'LL GO TO THIS WEEK'S MEETING. SO YOU CAN FIND THE DATE AND YOU CLICK ON THE P.D.F. AND IT AND SO THAT WILL PULL UP THE AGENDA AND ALL THE STAFF REPORTS WILL BE LINKED. SO YOU CAN GET THOSE ELECTRONIC COPIES. YOU HAVE TO CLICK ON THIS LITTLE CARROT TO GET THE SUPPLEMENTAL COMMUNICATIONS THAT COME IN AND THEN THIS IS ALSO WHERE OUR VIDEOS WILL BE POSTED. WILL BE UNDER THIS LITTLE CARROT. WE'RE WORKING ON GETTING THEM ALL UP. YEAH. WE DON'T HAVE ANY THAT ARE POSTED YET, BUT WE SHOULD GET THOSE IN THE NEXT COUPLE WEEKS, OUR VIDEOS BACK UP. THOSE WILL ALSO BE UNDER THAT LITTLE CARROT.

SO I JUST WANTED TO SHOW YOU ALL HOW TO FIND THOSE BECAUSE IT'S A LITTLE DIFFERENT THAN IT WAS IN THE PAST.

>> CHAIRPERSON KAHN: THANKS FOR THAT, SAMANTHA. THAT'S IMPORTANT WE HAVE ACCESS TO THOSE SUPPLEMENTAL COMMUNICATIONS AND IT'S NOT AT ALL OBVIOUS. SO WE NOW KNOW HOW TO DO THAT. THANKS FOR THE EDUCATION. IGOR, YOUR HAND IS UP.

>> MEMBER TREGUB: THANK YOU. THIS WAS REALLY HELPFUL. I HAVE A QUESTION OF A DIFFERENT SORT. LAST MONTH, WE HAD A PHENOMENALLY LONG MEETING AND WE DIDN'T GET TO THE LAST TWO ITEMS, AND MAYBE THIS IS A FIGMENT OF MY IMAGINATION, BUT I THOUGHT THOSE APPOINTMENTS WERE ON THERE AND I WAS CURIOUS ABOUT. SO CAN YOU JUST GIVE THE JUST AN UPDATE ON THE STATUS OF Z.O.R.P. AND DO WE NEED TO APPOINT MEMBERS AGAIN OR ARE ONGOING MEMBERS ON THAT SUB COMMITTEE STILL ON THAT SUBCOMMITTEE.

>> YOU'RE RIGHT. IT WAS ON THERE, BUT I BELIEVE THAT. RIGHT. IT WAS ON THE POSTED AGENDA, BUT I THINK THAT WE DO NOT NEED TO APPOINT MEMBERS AND IT DIDN'T GET PUT BACK ON. BUT I KNOW THERE'S A REASON FOR THAT AND I CAN'T RECALL IT.

>> MEMBER TREGUB: I'M SURE THERE'S A GOOD REASON FOR IT.

>> I KNOW THERE IS. SOMETHING ABOUT -- OH, BOY. I JUST CANNOT REMEMBER. I DON'T KNOW IF THERE'S LIKE A CHANGE TO THE STRUCTURE OR JUST TO THE WAY IT WAS MOVING FORWARD, BUT I DO KNOW WE'RE

NOT APPOINTING -- WE'RE NOT DOING THE APPOINTMENTS. CAN I FOLLOW UP WITH YOU. I'D BE HAPPY TO SEND AN E-MAIL TO EVERYONE AND DO A STAFF COMMUNICATION AT THE END OF OUR NEXT MEETING.

>> MEMBER TREGUB: SURE. I CAN ASSURE YOU THAT I PROBABLY WON'T REMEMBER NEXT MONTH.

>> I'LL REMEMBER. I'M MAKING A NOTE. I'LL REMEMBER.

>> CHAIRPERSON KAHN: GOOD. ANYTHING ELSE FROM THIS COMMISSION? WE DON'T HAVE ANY -- I HAVE NOTHING TO REPORT FROM DESIGN REVIEW AT THE MOMENT. SO, I THINK WE'RE DONE. AND, I WOULD GIVE A SPOILER TO THE LAST 44 SECONDS WHAT HAPPENED. FIND OUT FOR YOURSELF. ALL I CAN SAY IS GO WARRIORS.

>> DO YOU WANT ME TO SAY WHO WON SURVIVOR LAST NIGHT. SINCE WE'RE SPOILING. IT WAS REALLY GOOD. THAT'S ALL I'LL SAY. YOU SHOULD WATCH IT.

>> CHAIRPERSON KAHN: NO. I DON'T THINK YOU NEED TO TELL US. WE CAN LOOK IT UP ON INSTAGRAM. ANYWAY. YA'LL HAVE A GOOD WEEKEND AND A NICE LONG WEEKEND AND I'LL SEE YOU NEXT MONTH.

>> WE NEED TO VOTE TO ADJOURN.

>> CHAIRPERSON KAHN: I SECOND THAT MOTION. WHOLEHEARTEDLY.

>> OKAY. SOMETHING HAPPENED ON MY ORDER. SORRY. [ROLL CALL] THANK YOU EVERYONE.

>> CHAIRPERSON KAHN: UNANIMOUS. NOW HAVE A GREAT WEEKEND.

>> THANKS EVERYONE.

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CITY OF BERKELEY

Land Use / Zoning

Planning and Development

All new uses, structures, and modifications to structures in the City of Berkeley are required to be in conformance with the Zoning Ordinance.

Information on different types of permits can be found at the links below.

Overview of the Permitting Process
https://www.cityofberkeley.info/Planning_and_Development/Permit_Service_Center/Permitting_Process.aspx

Types of Permits
https://www.cityofberkeley.info/Planning_and_Development/Home/Types_of_Land_Use_Permits.aspx

Zoning Project Submittal Requirements
https://tinyurl.com/rahe8ld

Land Use / Zoning
1947 Center Street
2nd Floor
Berkeley, CA 94704
Phone: 510-981-7410
TDD: 510-981-7450
planning@cityofberkeley.info

Zoning Project Application

(This box for staff use only.)

ZP20___-_____

☐ Administrative Use Permit ☐ Variance
☐ Use Permit Modification of any of the Above

Zoning District(s):_____

Intake Planner:_____

DATE STAMP HERE

Project Information:

Project Address: 2018 Blake Street, Berkeley Unit/Suite #:_____

Assessor Parcel Number: 055 182102100

Project Description:

Proposed housing development project to replace the existing burned down ~~structure with a 6-story, in total of 12 units residential building including affordable~~ housing units and state density bonus units.

Expedited Services Requested? Yes / No ☑ ☐

Property Owner's Name: 2018 Blake Street LLC

Owner's Mailing Address: 2905 S Vermont ave suite 204, Los Angeles CA 90007

Phone #: 424 644 5703

Email: yuhui.li@tripalink.com

Applicant's Name (or enter "same"): Huan Fang

Applicant's Mailing Address: 200 Brannan Street Apt 222, San Francisco CA 94107

Phone #: 5105412398

Email: fanghuan4616@gmail.com

Under penalty of perjury, I certify that:
(1) the application materials are true and complete to the best of my knowledge;
(2) the attached paper and electronic copies of this application are the same; and
(3) I agree to pay all expenses associated with this application.
*(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)*

Applicant Signature:	Owner Signature:
DocuSigned by: Huan Fang 814DFA97372C4B6...	DocuSigned by: Donghao Li D8C9C483C0F7486...
Printed Name: HUAN FANG	Printed Name: Donghao Li
Date: 5/3/2021	Date: 4/26/2021

DocuSign Envelope ID: FC34A4C7-B222-4471-838F-C529F7EFE964

(This page is for staff use only)

Zoning District(s):	
Zoning Section	**Description**
1. 23__._____._____	UP/AUP to
2. 23__._____._____	UP/AUP to
3. 23__._____._____	UP/AUP to
4. 23__._____._____	UP/AUP to
5. 23__._____._____	UP/AUP to
6. 23__._____._____	UP/AUP to
7. 23__._____._____	UP/AUP to
8. 23__._____._____	UP/AUP to
9. 23__._____._____	UP/AUP to
10. 23__._____._____	UP/AUP to

CITY OF BERKELEY

Permit Service Center
1947 Center St, 3rd floor
Berkeley, CA 94704

R E C E I P T
ZP2021-0095

Receipt Date:

6/3/2021

Receipt Number:

660032

Applicant Information

Yuhui Li
2905 S VERMONT AVE STE 204
LOS ANGELES CA 90007-3053

Property Information

Parcel Number: 055 182102100

Project Information

Type:	Planning
Group:	Zoning Permit
Category:	NA
Sub-Category:	NA
Project:	
Work Description:	Demolish fire-damaged SFR and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit), under State Density Bonus.

Location

2018 BLAKE St
BERKELEY, CA 94704

Payor: Archie He	**Payment Status:** Paid	**Date Printed:** 6/3/2021
Cashier: YFERNANDEZ	**Payment Method:** Credit Card	**Auth:** 9933

Fees:	**Amount**
ADDCPF - Community Planning Fee (15%)	$840.00
AUP080 - AUP: Additional Administrative Use Permits	$400.00
RM - Records Management	$50.00
UPPH020 - UPPH: Base Tier 2 - Complex Projects (< 24 hrs staff time)	$4800.00
UPPH040 - UPPH: Base Fee Traffic Eng. Review (base fee for up to 4 hrs)	$640.00
UPPH060 - UPPH: Additional Use Permit (on same project)	$800.00
UPPH070 - UPPH: ZAB Public Hearing Fee	$1025.00
Total:	**$8555.00**

Property Address:
2018 BLAKE St
BERKELEY, CA 94704

Permit Service Center
Building and Safety Division
1947 Center St. 3rd Floor
Berkeley, CA 94704

INVOICE

Date: 06/02/21

Invoice #: 470119

Record #: ZP2021-0095

Address: 2018 BLAKE ST

Bill to:

Yuhui Li
2905 S VERMONT AVE STE 204
LOS ANGELES CA 90007-3053

Date Assessed	Invoiced Fee Item	Fee	Paid	Balance
6/2/2021	Records Management RM	$50.00	$0.00	$50.00
6/2/2021	AUP: Additional Administrative Use Permits AUP080	$400.00	$0.00	$400.00
6/2/2021	UPPH: Base Fee Traffic Eng. Review (base fee for up to 4 hrs) UPPH040	$640.00	$0.00	$640.00
6/2/2021	UPPH: Additional Use Permit (on same project) UPPH060	$800.00	$0.00	$800.00
6/2/2021	Community Planning Fee (15%) ADDCPF	$840.00	$0.00	$840.00
6/2/2021	UPPH: ZAB Public Hearing Fee UPPH070	$1,025.00	$0.00	$1,025.00
6/2/2021	UPPH: Base Tier 2 - Complex Projects (< 24 hrs staff time) UPPH020	$4,800.00	$0.00	$4,800.00
	Totals:	$8,555.00	$0.00	$8,555.00

FIFTHARCH

APPLICANT STATEMENT: 2018 BLAKE STREET BERKELEY

Huan Fang, 5105412398
FIFTH ARCH
200 Brannan St. Apt 222, San Francisco CA 94107
April 21, 2021

Dear Zoning Adjustment Board and Interested Parties:

Re: Applicant Statement for 2018 Blake Street Berkeley Project.

OVERVIEW AND PROJECT INTRODUCTION

The project team is pleased to present this proposal for a new multi-family residential infill development project located at 2018 Blake Street Berkeley.

The project will build on the character of the neighborhood which includes a couple of new multi-family residential development, such as 2029-2035 Blake Street, 2037 Parker Street, 2038 Parker Street, and etc.

The project is 6 stories, includes 12 residential units with a total of 14,023 square feet.

FIFTHARCH

1. PROJECT DESCRIPTION

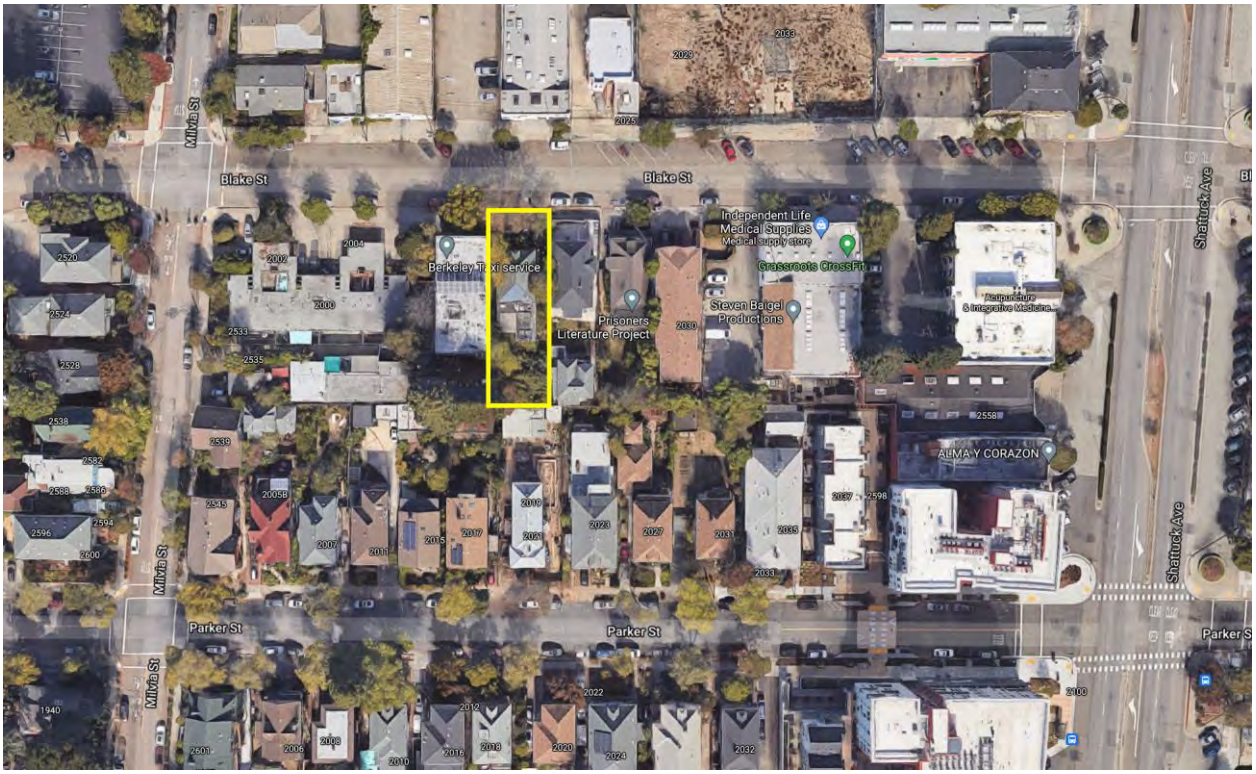
a) PROJECT BACKGROUND

The development site is at the mid-block on Blake Street, between Milvia Street and Shattuck Ave. This Site is surrounded by a diversity of uses including traditional two-story single-family homes, multi-family residential buildings, Warehouses, office buildings, and medical supplies retails.

Table 1: Surrounding Uses and Zoning

North	Industrial warehouses	R-4
East	Two units residence	R-4
South	Two units residence	R-2A
West	Three levels apartment complex	R-4

The project site is comprised of a single parcel measuring 5,189 sq. ft. or 0.12 acres. The existing one story single family house was burned down in 2019, with only perimeter walls standing in an unsafe condition. Driveway entrances are located on Blake Street. The site is zoned R-4.



b) DEVELOPMENT PROGRAM

The proposed building is designed to fit into the context of the surrounding neighborhood. The project includes 12 residential units with a total of 14,023 square feet, 17 bicycle parking spaces.

At the ground floor, MEP functional rooms, tenant storage and onsite property manager's office are all located at the north side of the building. Residential lobby faces to Blake Street with secured bike parking racks. Ground floor also includes one 1 bedroom unit and one 5 bedroom units with an open to air central courtyard sitting in between.

Through level 2 to level 6, each level has one 4 bedroom unit and one 5 bedroom unit.

Open space and amenity space are provided throughout the building including:

- Open to air central courtyard
- Rear yard open space
- Roof Deck open space

c) ARCHITECTURAL AND LANDSCAPE PROGRAM

The design of 2018 Blake builds on the diverse streetscape of Blake Street and the surrounding mixed-scale neighborhood. The lot is abutted by several different residential building types and also facing a newly developing multi-family residential project with 82 units. The design bridges various scales and building types by breaking down the massing into two structures which are tied together through open to air corridors. Between these structures, there is a central courtyard created to maximize sunlight and open air exposures.

On the street facing façade, the vertical fiber cement sidings have been oriented to different angles created a richness of shades and shadows, while the neutral cement plaster tones tie together the background of the building. At the ground floor, glass storefront provides prominence of the lobby entrance. And the vertical formed concrete is consistent with neighbor's ground floor stone veneer treatment. Horizontal division details have been perceived to break the "boxing" feeling.

The ground level landscape wraps around four sides of the property. Street trees and street level plantings are planted along the building facade. Private patios and a communal dog run area for the residents occupy the front and rear courtyard.

The central courtyard at the ground floor is the main communal gathering space. Raised planters define gathering areas and circulation. Built-in seating and table are provided on the wooden deck. Planting creates a green buffer between private residences and the social space. Moveable tables and chairs allow

residents to follow the path of the sun in the courtyard throughout the day. The courtyard formal design will be dynamic when viewed from the surrounding residences after dark with deliberate lighting along the built-in seating, and ground planters.

The roof deck is another communal gathering space for residents. Green roof planting and raised planters envelop the social space, leading users to two courtyards at north and south side. An outdoor BBQ facility and dining table adjacent to sofa seating at a fire feature are situated to take advantage of the view toward the Berkeley's cityscape.

The proposed landscape responds to the unique challenges of the site while implementing local and regional best practices. Planting area is maximized to provide permeable surface area where at grade. Raised planters are introduced at roof deck to allow for optimal planted area. Throughout the project the plant selection corresponds to Bay Friendly guidelines and is low water use where applicable. Where possible, hardscape material is selected to allow for permeability.

d) DEVELOPMENT STANDARDS

The project details and development standards are provided in the table below.

The project requests three waivers/ incentives under state density bonus law to reduce the standard requirements for the R-4 district. Residential bicycle parking is provided on the ground floor to accommodate residents' needs.

Table 2: R-4 Standards

Standard/Characteristic		Existing Burned down condition	Proposed	Permitted/Required
Residential Floor Area (sq. ft.)		N/A	13,290	See Density Bonus Statement for explanation
Gross Floor Area (sq. ft.)		N/A	14,023	N/A
Lot Coverage		N/A	45% *	35%
Building Height	Maximum (ft.)	N/A	61'	35' (or 65' with Use Permit)
	Stories	1	6	3 (or 6 with Use Permit)
Setback	Front (Blake St.)	19'-6"	15'	15'
	East Side	10'-5"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	West Side	3'-10"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	Rear	1'-5"	15' *	15'@level1-3, 17'@level4, 19'@level5, 21'@level6
Usable Open Space		N/A	2,500 sq. ft.	2,400 sq. ft. @ 200 sq.ft./unit
Vehicle Parking	Residential	1	0	N/A
Bicycle Parking	Residential	0	17	1 Bicycle parking/ three bedrooms

* Waiver requested, see section below.

2. HOUSING AFFORDABILITY/DENSITY BONUS STATEMENT

The proposed project is entitled to a density bonus pursuant to California Government Code Section 65915(b). The project will provide 1 dwelling units (15% of the 6 base project units) which will be affordable to households earning up to 50% Area Median Income ("Very Low Income"). These on-site units entitle the project to a 50% density bonus.

Per 23C.12.030, the balance of the project's housing mitigation will be provided as an in lieu fee to the City of Berkeley Housing Trust Fund.

The proposed 1 affordable unit is: Level 1: unit 1B (5 BD, 1,059 SF). The below market rate unit will share the same amenities as the market rate units.

a) WAIVERS/MODIFICATIONS

State Density Bonus Law permits projects to request waivers/modifications to development standards if they are needed to physically accommodate the additional floor area permitted by the density bonus.

To physically accommodate the additional floors, the project requests the following waivers and modifications:

- Lot Coverage: increase to 45% from level 1 to 6,
- Reduce Rear setback: reduce to 15’ from level1 to 6,
- Reduce side setback: reduce to 4’ from level1 to 6,

Stories-Increase to six stories where 3 stories are allowed in the base project (5 stories with Use Permit).

b) HOUSING AFFORDABILITY REQUIREMENTS

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code Section 23C.12.030. This ordinance requires the project to provide at least 20% of the total number of dwelling units as below-market rate units with the option of paying a fee in-lieu of providing the units on-site per Berkeley Municipal Code Section 22.20.065. With 1 Very-Low Income units (affordable to a household earning not more than 50% AMI) proposed on site, the remaining proportional Affordable Housing Mitigation Fee will be paid by ownership group. Use Permits Requested.

In addition to the Density Bonus waivers that are requested, the project is applying for a Use Permit to exceed the 35 feet and 3 stories height limits in the R-4 district to add additional units in a full fourth and Fifth floors. This additional use permit floor area allows for 3 more units and approximately 2,971 sq. ft. of residential floor area as shown on Sheet A0.2 of the plan set.

FIFTHARCH

The final project total with base project, use permit and density-bonus floor areas is shown in Table 3.

Table 3

	Residential Floor Area (sq. /t.)	Unit Count	Floors
Base Project	6,050	6	1-3
Use Permit	2,971	3	4-5
Density Bonus	4,269	3	6
Total	13,290	12	

Project Team	
Applicant/Project Sponsor 2018 Blake Street LLC Yuhui Li 424 644 5703 yuhui.li@tripalink.com	*Architect* Fifth Arch Huan Fang 510 541 2398 fanghuan4616@gmail.com

Regards,
Huan Fang

CC: Sharon Gong
Senior Planner
City of Berkeley

PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Email: Planning@cityofberkeley.info

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

http://www.calepa.ca.gov/SiteCleanup/CorteseList/

https://www.envirostor.dtsc.ca.gov/public/

Applicant's Information:

Name: Huan Fang/ Fifth Arch

Street Address: 200 Brannan Street, Apt 222

City, State, Zip Code: San Francisco CA 94107

Phone Number: 5105412398 Email: fanghuan4616@gmail.com

Project Information:

Address: 2018 Blake Street

City, State, Zip Code: Berkeley CA 94704

Assessor's book, page, and parcel number: 055 182102100

Specify any list that the site appears on:

_____

Regulatory identification number: _____

Date of list: _____

Site Use (if known):

Past: Single family house Present: Burned down condition

Proposed: 12 units residences

Submittals (check all that are available):

__Phase I Report __Phase II Report __Closure Letter __Other:_____

Applicant's verification:

Signature: Huan Fang Date: 4/20/2021

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2018 Blake Street Berkeley CA 94704 Date: 4/20/2021

Applicant's Name: Huan Fang/ Fifth Arch

Zoning District: R-4

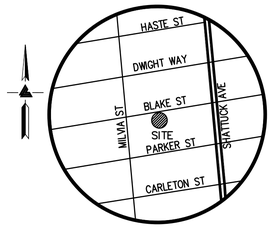
Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	12	Refer to sheet A0.3
Number of Parking Spaces (#)	1	0	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	N/A	N/A
Yards and Height			
Front Yard Setback (Feet)	19'-6"	15'-0"	Refer to sheet A0.3
Side Yard Setbacks: (facing property) Left: (Feet)	3'-10"	4'-0"	Refer to sheet A0.3
Right: (Feet)	10'-5"	4'-0"	Refer to sheet A0.3
Rear Yard Setback (Feet)	1'-5"	15'-0"	Refer to sheet A0.3
Building Height* (# Stories)	1	6	6 w/ use permit
Average* (Feet)	10'-0"	61'-0"	65' w/ use permit
Maximum* (Feet)	10'-0"	61'-0"	65' w/ use permit
Areas			
Lot Area (Square-Feet)	5,189	5,189	N/A
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	Burned down condition	14,023	N/A
Building Footprint* (Square-Feet) Total of All Structures	Burned down condition	2,329	N/A
Lot Coverage* (%) Residential only (Building Footprint/Lot Area)	N/A	45%	Refer to sheet A0.3
Useable Open Space* (Square-Feet)	N/A	2,500	200 sf/ unit
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	N/A	N/A

*See Definitions – Zoning Ordinance Title 23F.

Revised: 11/19

[1] See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

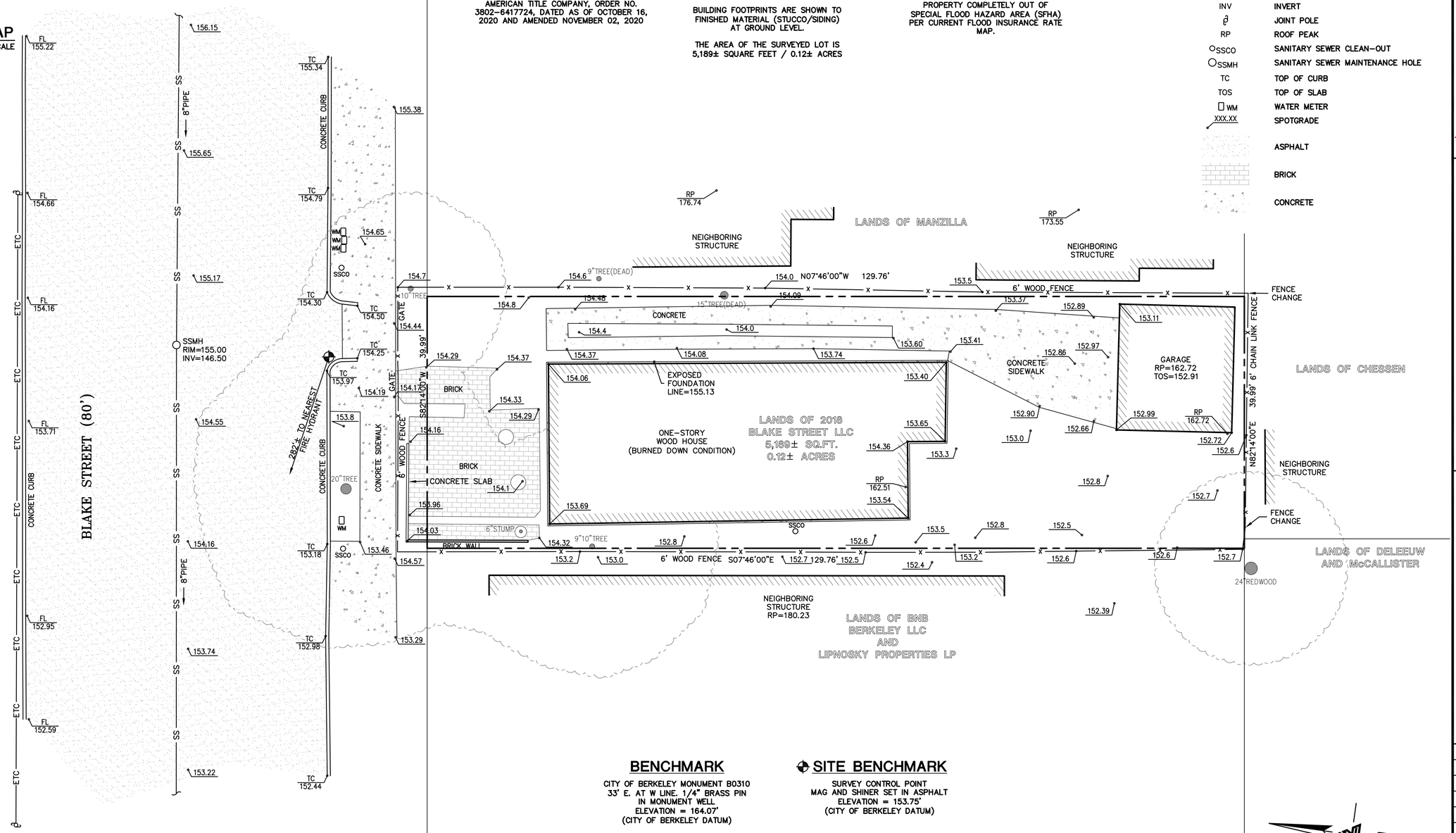
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE. 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET BERKELEY CALIFORNIA

APN: 055-1821-021-00

ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
(424)-644-5703
yuhui.li@tripalink.com

ARCHITECT
HUAN FANG
FIFTH ARCH
1177 ALABAMA ST.
SAN FRANCISCO, CA 94110
(510) 541-2398
fanghuan4616@gmail.com

SURVEYOR
LEA & BRAZE ENG., INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
(510) 887-4086

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE PLAN
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT:
PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

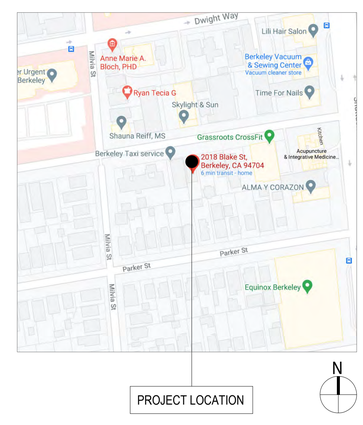
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



FIFTHARCH

LICENSED ARCHITECT
Peter Sidi
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

TITLE SHEET

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

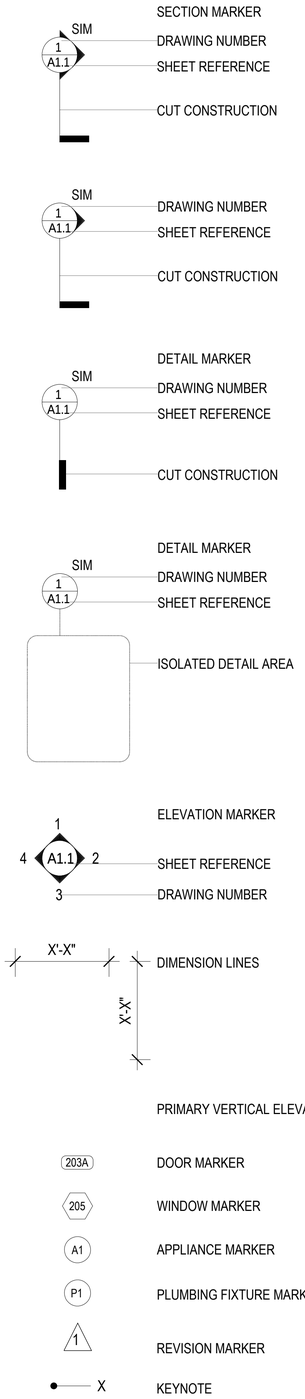
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

NOTES & LEGEND

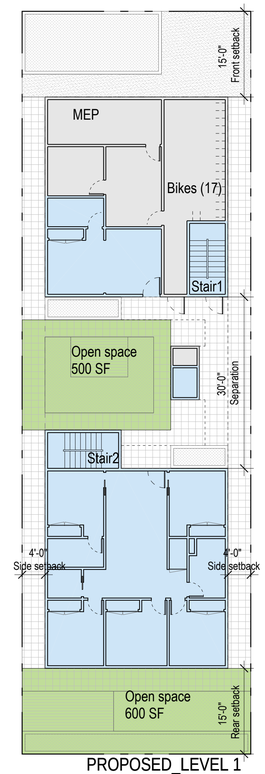
DATE: 5/3/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.2

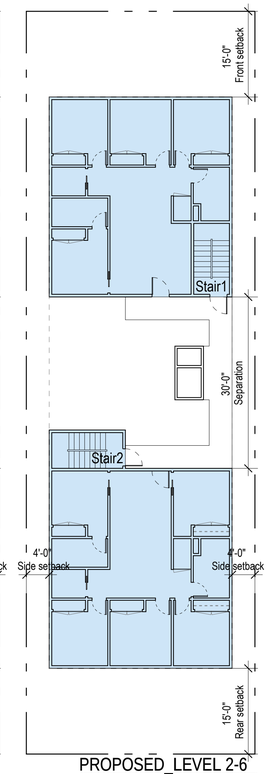
USE PERMIT_LEVEL 1
SCALE: 1/8" = 1'-0"

USE PERMIT_LEVEL 2-5
SCALE: 1/8" = 1'-0"

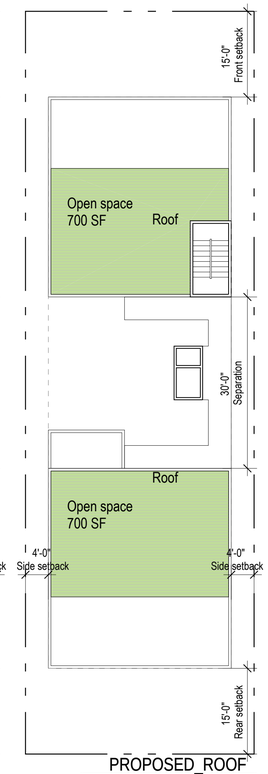
USE PERMIT_ROOF
SCALE: 1/8" = 1'-0"



PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"



PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"



PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-3
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES	MAXIMUM	BASE	USE PERMIT	PROPOSED W/ DB
STORIES (NUMBER)	3	3		
STORIES W/ USE PERMIT (NUMBER)	6		5	6
MAX. HEIGHT (FT.)	35	31		
MAX. HEIGHT W/ USE PERMIT (FT.)	65		51	61

FRONT SETBACK (BLAKE ST.)	REQUIRED MIN. FT	BASE	USE PERMIT	PROPOSED W/ DB
Level 1	15	15	15	15
Level 2	15	15	15	15
Level 3	15	15	15	15
Level 4	15		15	15
Level 5	15		15	15
Level 6	15			15

SIDE SETBACK	REQUIRED MIN. FT	BASE	USE PERMIT	PROPOSED W/ DB
Level 1	4	6	8	4
Level 2	4	6	8	4
Level 3	6	6	8	4
Level 4	8		8	4
Level 5	10		10	4
Level 6	12			4

REAR SETBACK	REQUIRED MIN. FT	BASE	USE PERMIT	PROPOSED W/ DB
Level 1	15	25	17	15
Level 2	15	25	17	15
Level 3	15	25	17	15
Level 4	17		17	15
Level 5	19		19	15
Level 6	21			15

BUILDING SEPARATION	REQUIRED MIN.	BASE	USE PERMIT	PROPOSED W/ DB
Level 1	8	16	22	30
Level 2	12	16	22	30
Level 3	16	16	22	30
Level 4	20		22	30
Level 5	24		24	30
Level 6	28			30

LOT COVERAGE	REQUIRED MAX. %	BASE	USE PERMIT	PROPOSED W/ DB
Level 1	45%	40%	35%	45%
Level 2	45%	40%	35%	45%
Level 3	40%	40%	35%	45%
Level 4	35%		35%	45%
Level 5	35%		35%	45%
Level 6	35%			45%

OPEN SPACE	REQUIRED	BASE	USE PERMIT	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,200	900	1,100
Roof Top			1,300	1,400
Total Open Space		1,200	2,200	2,500

BICYCLE PARKING	REQUIRED	BASE	USE PERMIT	PROPOSED W/ DB
Total Bicycle Parking:	1 Bike / 3 Bedrooms	7	10	17

GROSS FLOOR AREA_BASE CASE	BICYCLE PARKING	MECH	RESIDENTIAL
Level 1	61.6	104.4	1,906.0
Level 2			2,072.0
Level 3			2,072.0
Total Residential Floor Area			6,050.0
Total Floor Area			6,216.0

GROSS FLOOR AREA_USE PERMIT	BICYCLE PARKING	MECH	RESIDENTIAL
Level 1	114.0	135.3	1,604.8
Level 2			1,854.0
Level 3			1,854.0
Level 4			1,854.0
Level 5			1,854.0
Total Residential Floor Area			9,020.8
Total Floor Area			9,270.1

GROSS FLOOR AREA	BICYCLE PARKING	MECH	RESIDENTIAL
Level 1	311.3	422.0	1,643.1
Level 2			2,329.4
Level 3			2,329.4
Level 4			2,329.4
Level 5			2,329.4
Level 6			2,329.4
Total Residential Floor Area			13,290.1
Total Floor Area			14,023.4

RESIDENTIAL UNIT MIX	BASE	W/ USE PERMIT	PROPOSED W/ DB
Total Units	6	3	12

BASE DENSITY	
LOT SIZE SQ. FT.	5,189.0
BASE UNITS	6
INCLUSIONARY HOUSING REQUIREMENTS	
PERCENT REQ'D. TO BE AFFORDABLE	20% PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.2
NUM OF INCLUSIONARY UNITS	1
IN-LIEU FEE FOR FRACTIONAL UNITS	0.2

DENSITY BONUS OUTCOME	
BASE UNITS	6
CITY REQ'D. AFFORDABLE UNITS	1
IN-LIEU FEE UNITS	0.2
AFFORDABLE TYPE	VERY LOW
TOTAL BONUS UNITS	3
USE PERMIT UNITS	3
TOTAL FINAL UNITS	12
TOTAL AFFORDABLE UNITS	1
TOTAL REGULAR UNITS	11
PROPOSED SQ. FT. / UNIT	1,107.5

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

STEP BY STEP CALCULATION METHOD							
1.A Determine the Base Project Area			**1.B Determine the Proposed Project Avg Unit Size**		**1.C Determine the Use Permit Project Avg Unit**		
Level 1	1,906.0		Level 1	1,643.1	Level 1	1,604.8	1.D Base Project # of
Level 2	2,072.0		Level 2	2,329.4	Level 2	1,854.0	1.A Base Project 6,050.0
Level 3	2,072.0		Level 3	2,329.4	Level 3	1,854.0	1.B Proposed project Avg 1,107.5
Level 4	0.0		Level 4	2,329.4	Level 4	1,854.0	1.D Base Project # of 6
Level 5	0.0		Level 5	2,329.4	Level 5	1,854.0	2.A Number of Affordable 1
Level 6	0.0		Level 6	2,329.4	Level 6	0.0	% of Affordable Units 15%
1.A Base Project Residential Floor Area		6,050.0	Proposed Project Residential Floor Area		13,290.1	Use Permit Project 9,020.8	2.B % Granted of Density 50%
			Proposed Project # of Units	12	Use Permit Project # of Units	9	2.C # of Density Bonus Units (Rounds Up) 3
			1.B Proposed Project Avg Unit Size	1,107.5	1.C Use Permit Project Avg Unit Size	1,002.3	2.D Density Bonus # of Units Proposed 3

DENSITY BONUS TABLE										
BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	USE PERMIT UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = Very low income	% BMR x Base # Units			% Bonus x Base # Units (Round Up)		Base Units + Use Permit Units + DB Units
6,050.0	1,107.5	6	15%	0.9	1	50%	3	3	12

FIFTHARCH

LICENSED ARCHITECT
Peter Sussman
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

DENSITY BONUS STATEMENT

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

SITE PHOTOGRAPHS & VICINITY MAP

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A0.4

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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.

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.

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
DIVISION 4.1 PLANNING AND DESIGN
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.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

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 commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
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 minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

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.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV 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.
2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall 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 EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

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.

4.303.2 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

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.

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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

CALGREEN CHECKLIST

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A0.5

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y N/A RESPON. PARTY

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 O^3/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
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
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.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

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.

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.

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.

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)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet 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 1.1, February 2010 (also known as Specification 01350).

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

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.*

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.

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.

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
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
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
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.

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
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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

CALGREEN CHECKLIST

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A0.6

LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
1

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

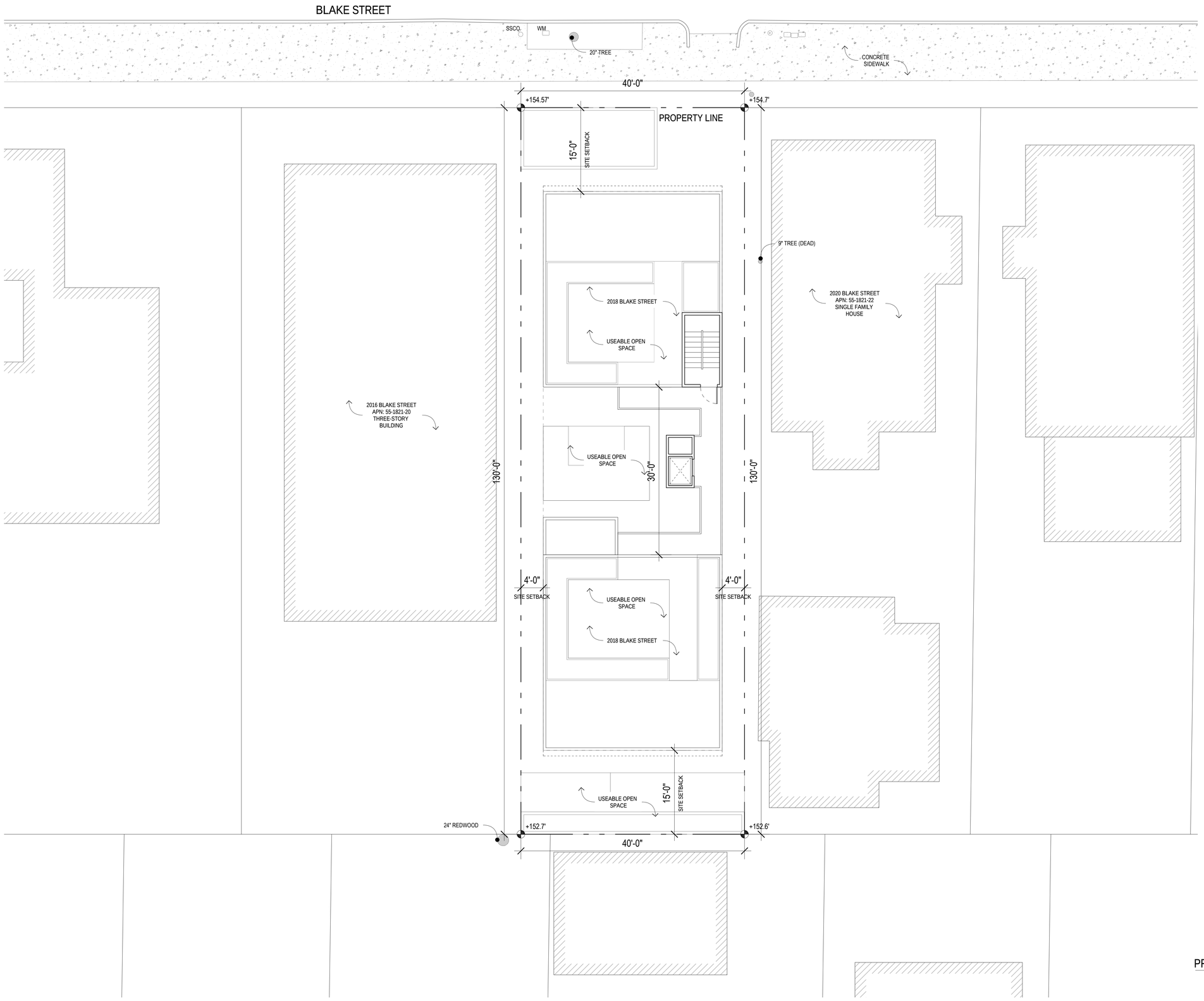
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

EXISTING SITE PLAN

DATE: 5/3/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.1



PROPOSED SITE PLAN 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sugimoto
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

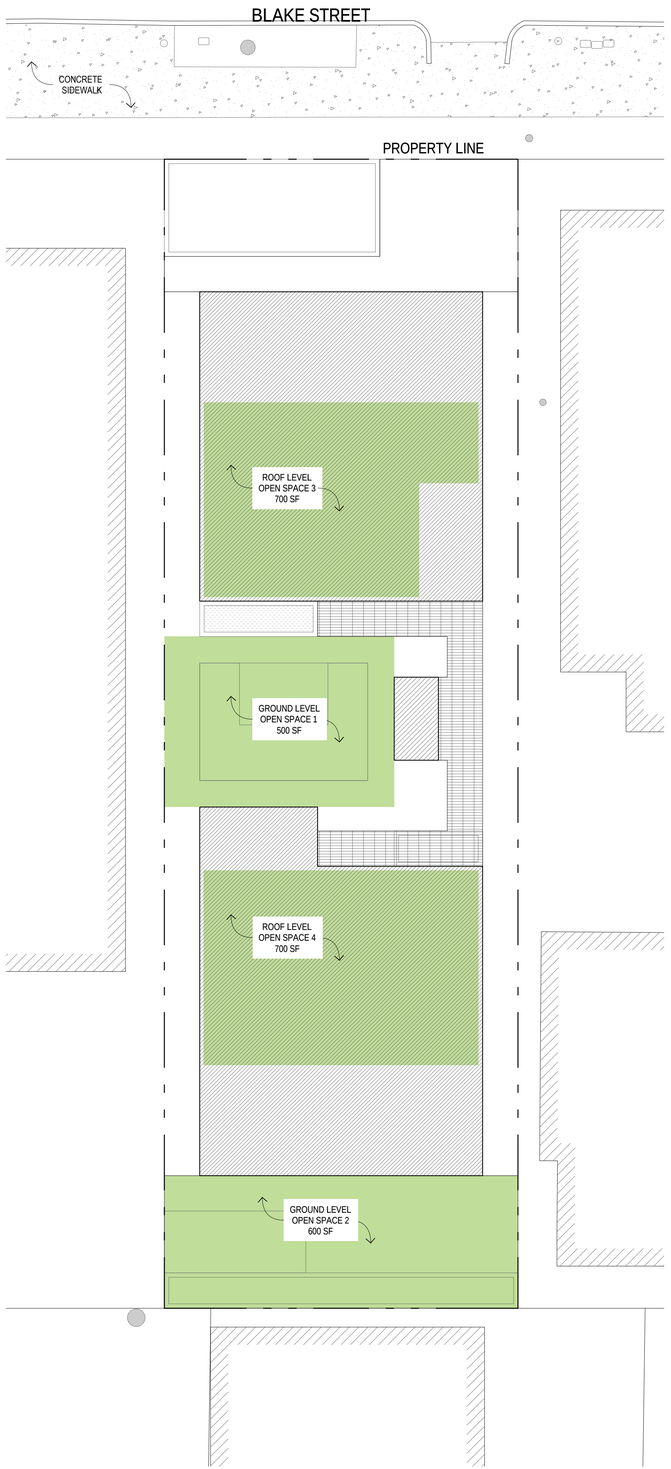
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

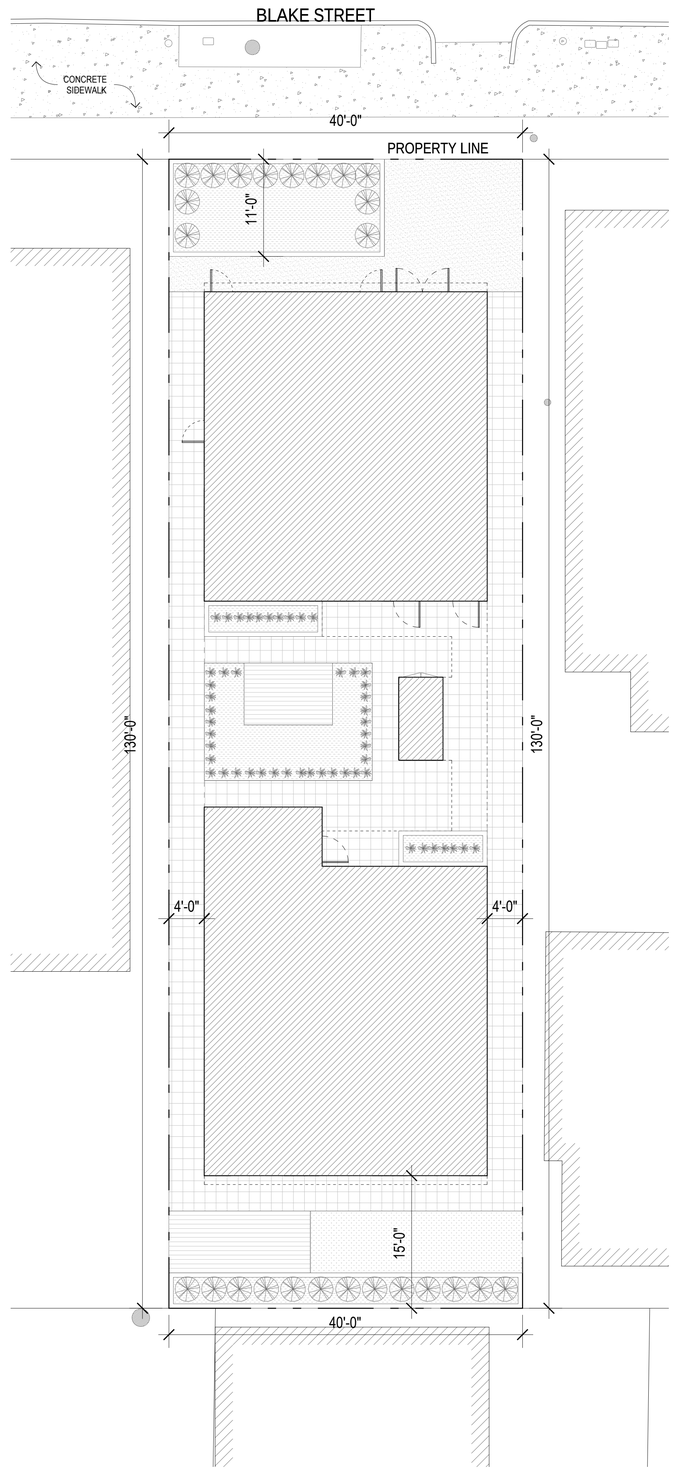
PROPOSED SITE PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: 1/8"=1'-0"

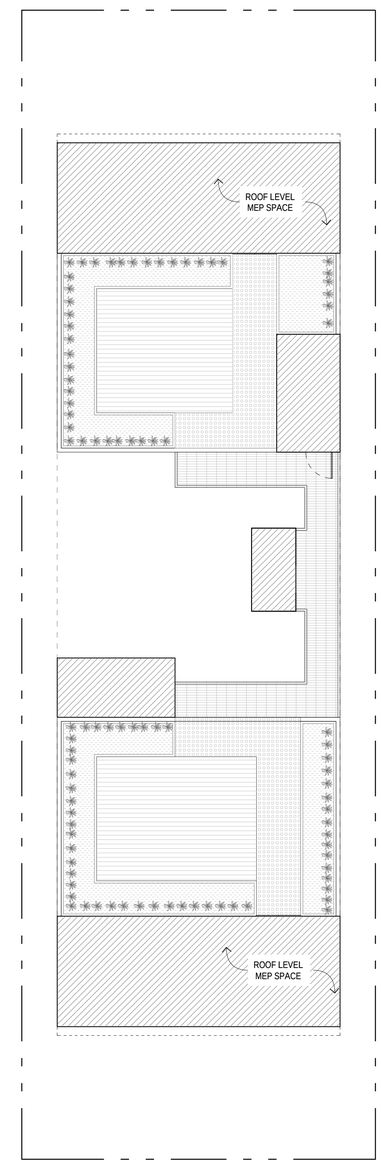
A1.2



OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE PLAN 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE PLAN 1
SCALE: 1/8" = 1'-0"

LINE TYPES:

- TOTAL USEABLE OPEN SPACE: 332SF + 943SF + 440sf = 1,715SF
- COVERED SPACE
- OPEN CORRIDOR, 50% PERFORATED STEEL PANEL

PLANTING TYPE:

CUPRESSUS SARGENTII SARGENT CYPRESS	5 GAL	145
CEANOTHUS "CALIFORNIA LILAC"	10 GAL	25

GROUNDCOVERS:

NO MOW GRASS LAWN	168 SF
PERMEABLE PAVERS ON GRASS	1,438 SF
MULCHED PLANTING BED	1056 SF
DECOMPOSED GRAVEL	332 SF
WOOD DECK	652 SF
ROOF DECK PAVER	290 SF

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
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BERKELEY, CA 94704

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NO.	DATE	DESCRIPTION
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LANDSCAPE PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: 1/8"=1'-0"

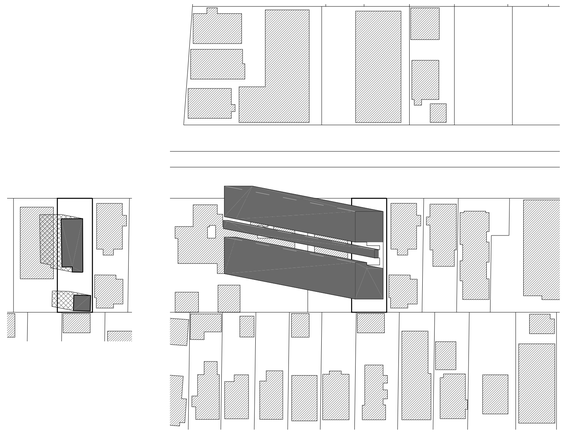
A1.3

LINE TYPES:

PROPOSED SHADOW

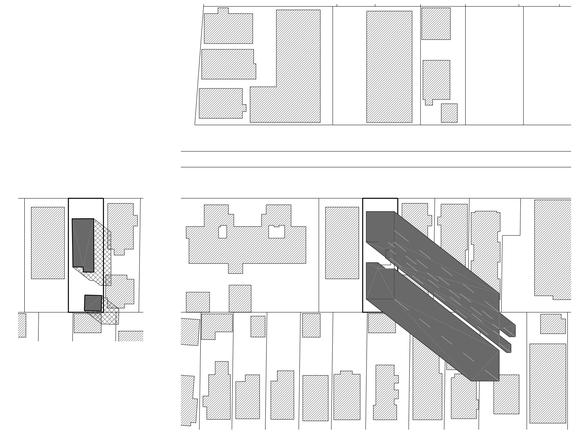
EXISTING SHADOW

JUNE



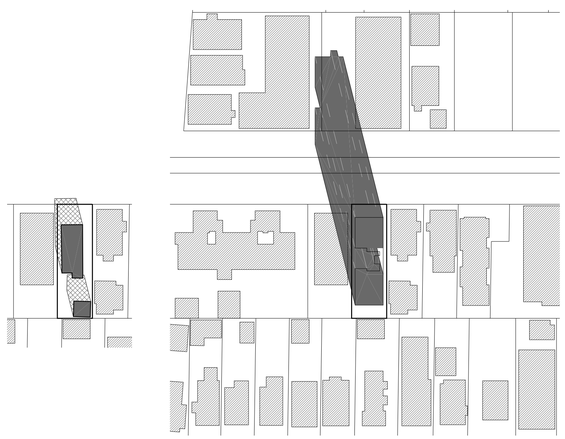
SHADOW STUDY (JUNE 8:00AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

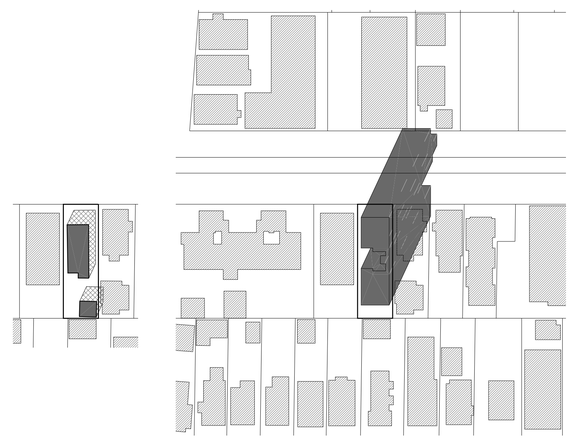


SHADOW STUDY (JUNE 6:30PM) 3
SCALE: 1/80" = 1'-0"

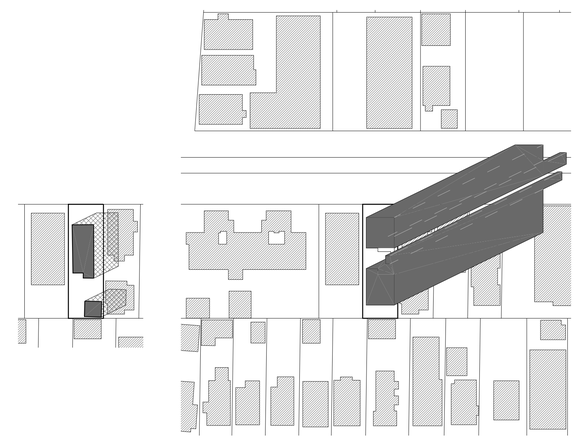
DECEMBER



SHADOW STUDY (JUNE 8:00AM) 1
SCALE: 1/80" = 1'-0"

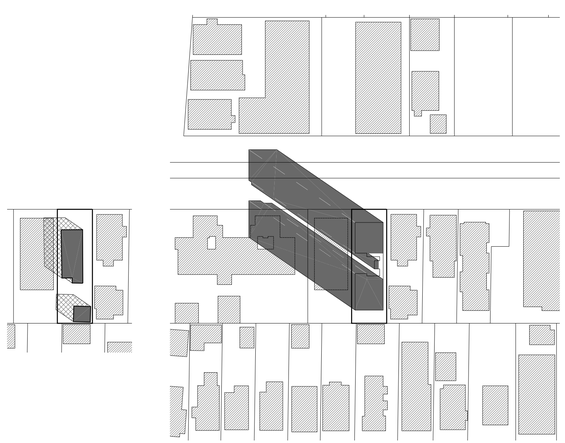


SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"



SHADOW STUDY (JUNE 6:30PM) 3
SCALE: 1/80" = 1'-0"

APRIL
(SUBMITTED MONTH)



SHADOW STUDY (JUNE 8:00AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE 6:30PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sullivan
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

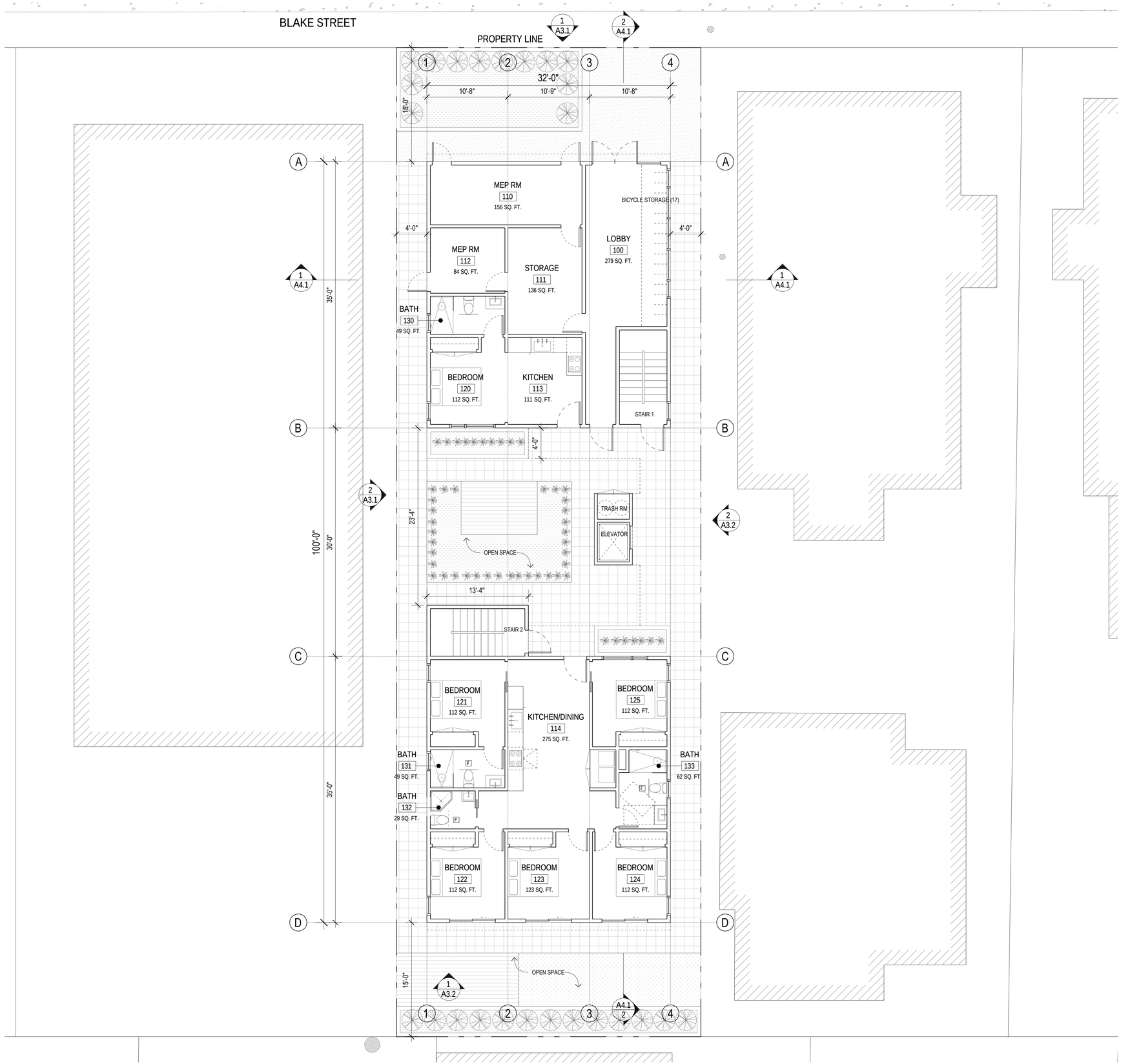
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

SHADOW STUDIES

DATE: 5/3/2021
DRAWING BY: YZ
SCALE: 1/80"=1'-0"
CHECKED BY: PS

A1.4



SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

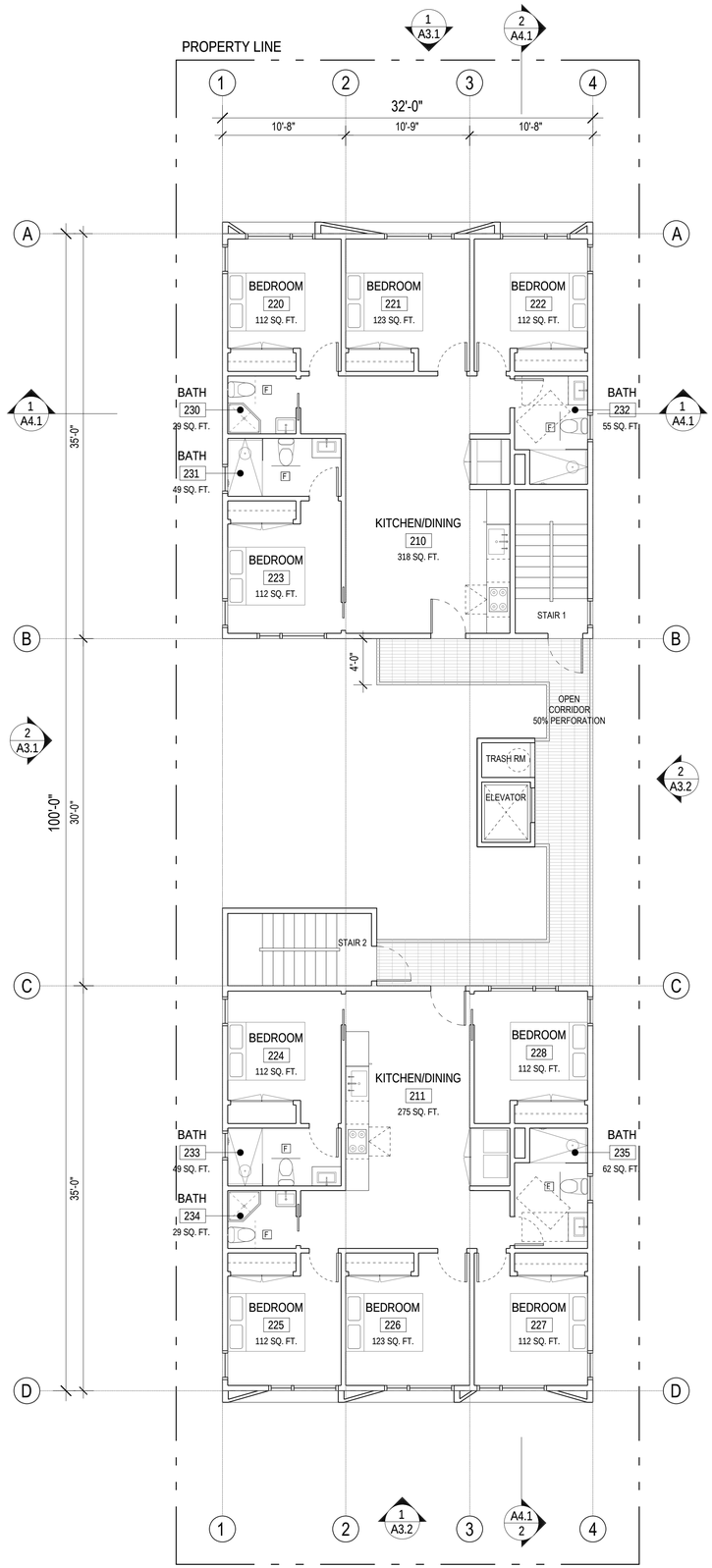
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

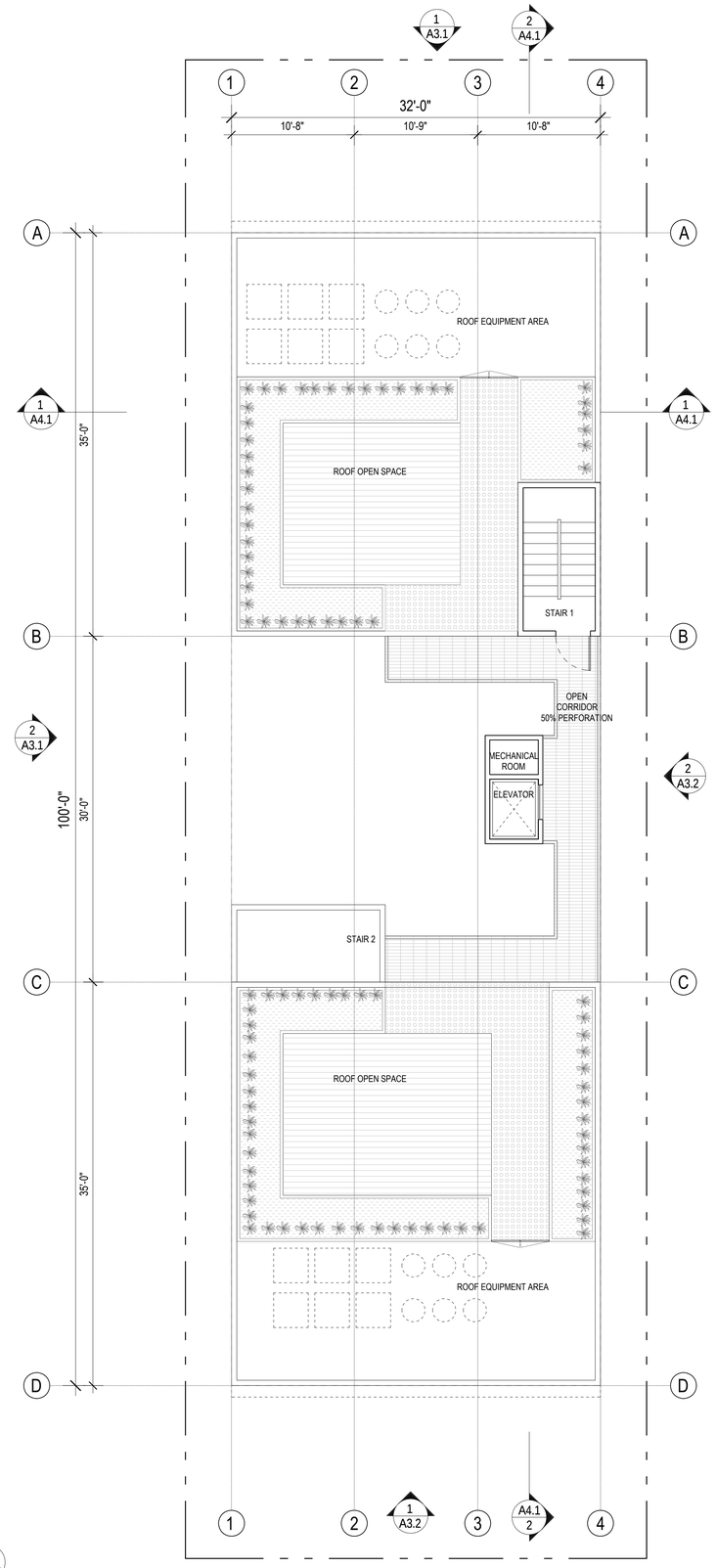
GROUND FLOOR PLAN

DATE: 5/3/2021
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DATE: 5/3/2021
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.2

MATERIAL

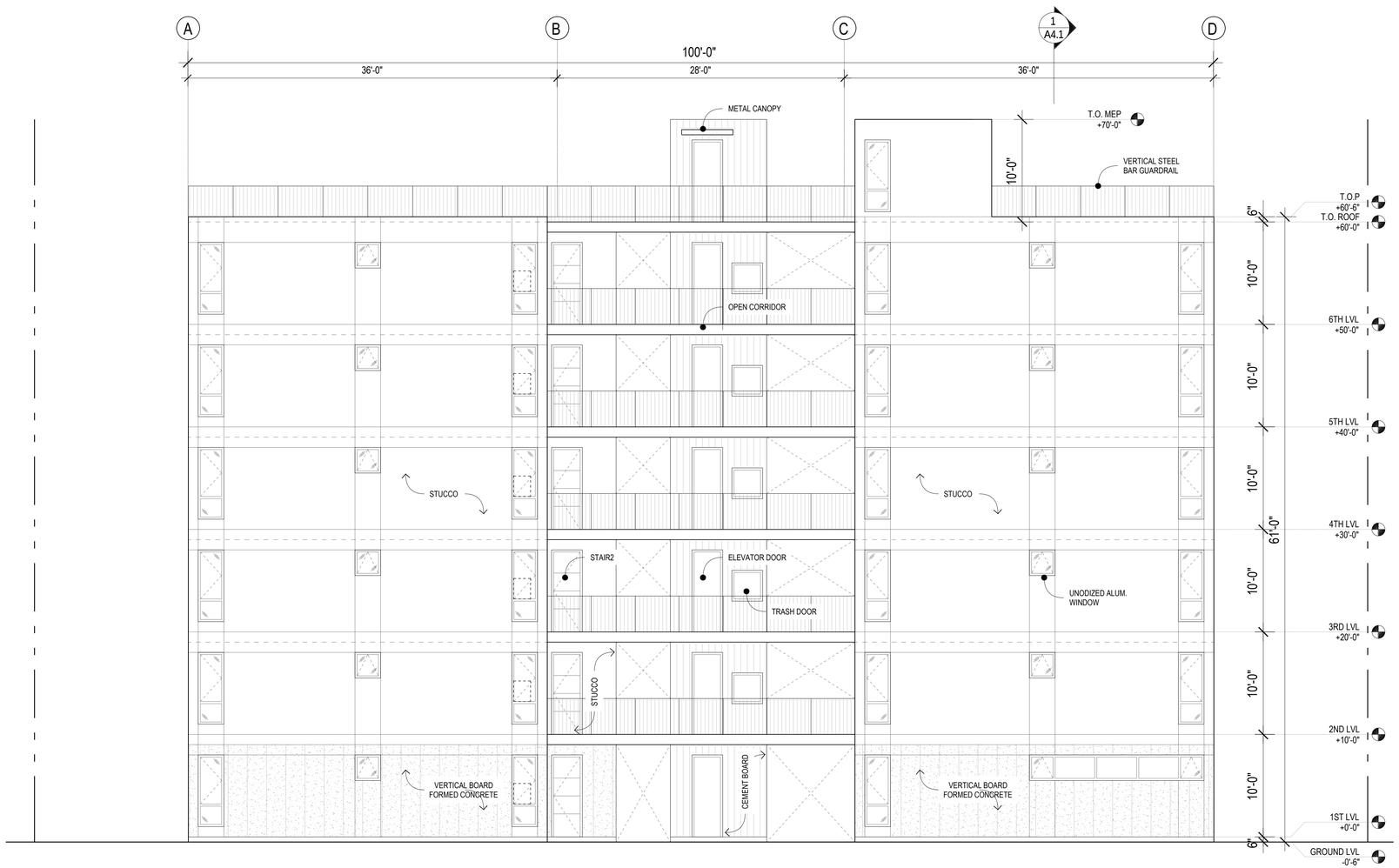
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

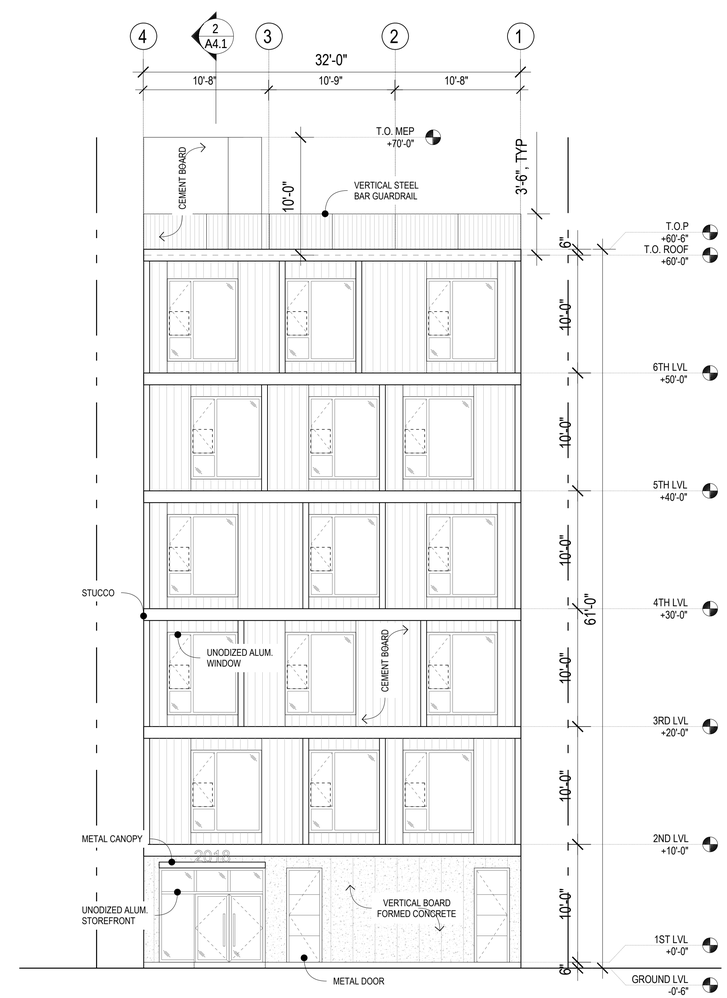
1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

PROPOSED BUILDING ELEVATIONS

DATE: 5/3/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

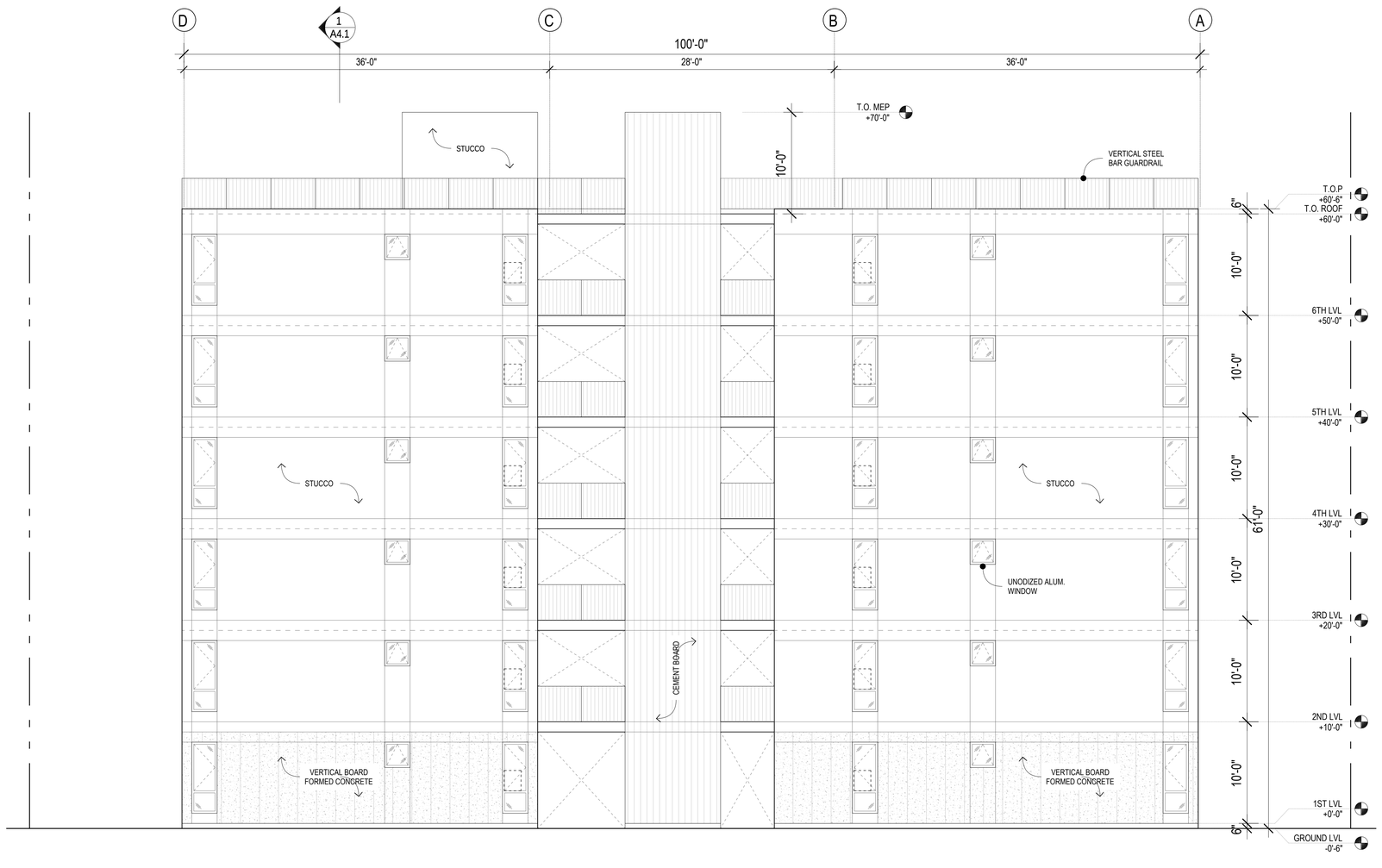
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

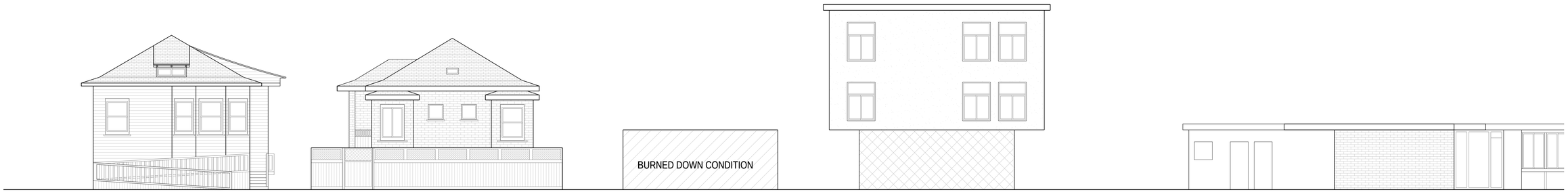
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

PROPOSED BUILDING ELEVATIONS

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A3.2



2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

BLAKE STREET

2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sayre
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

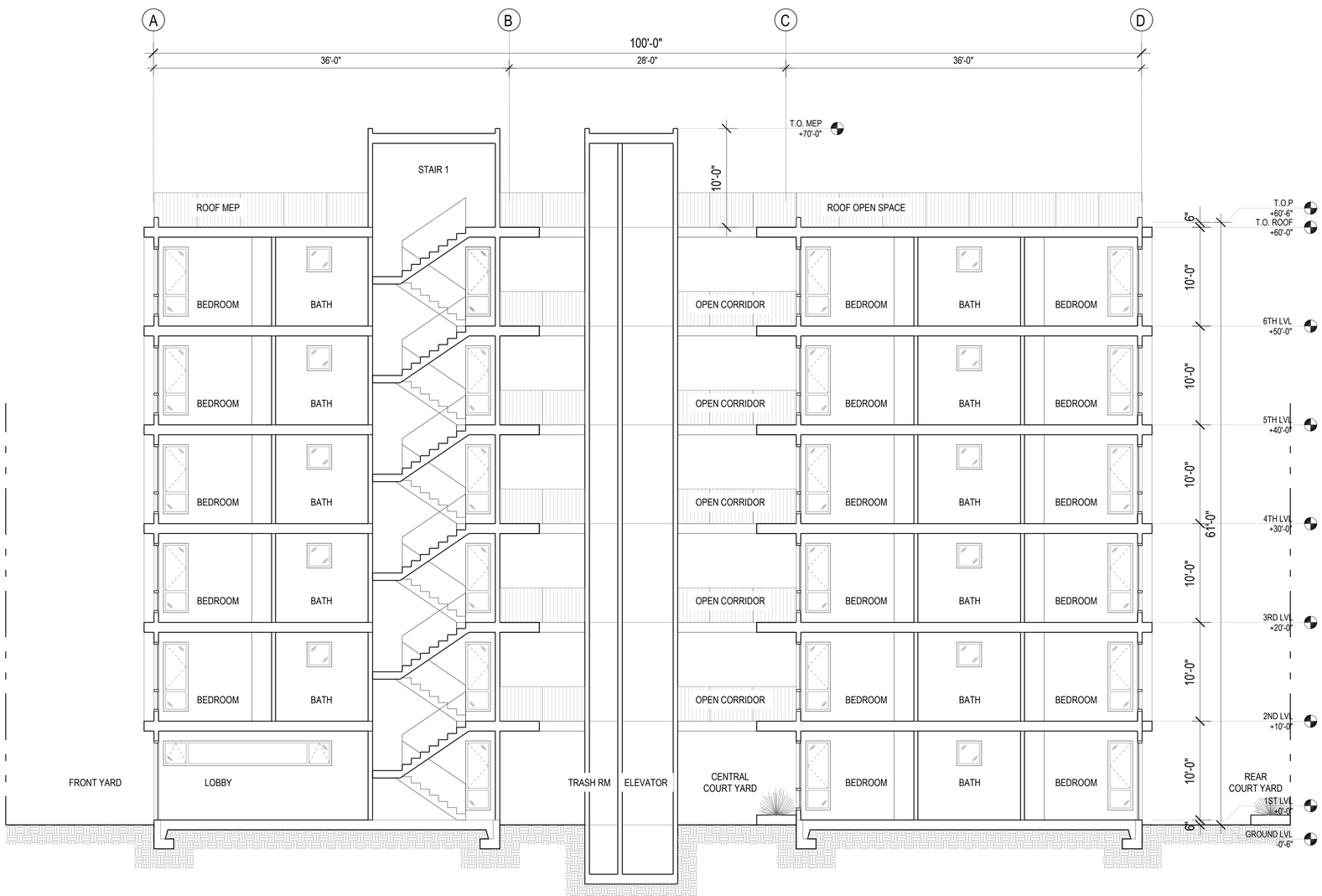
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL

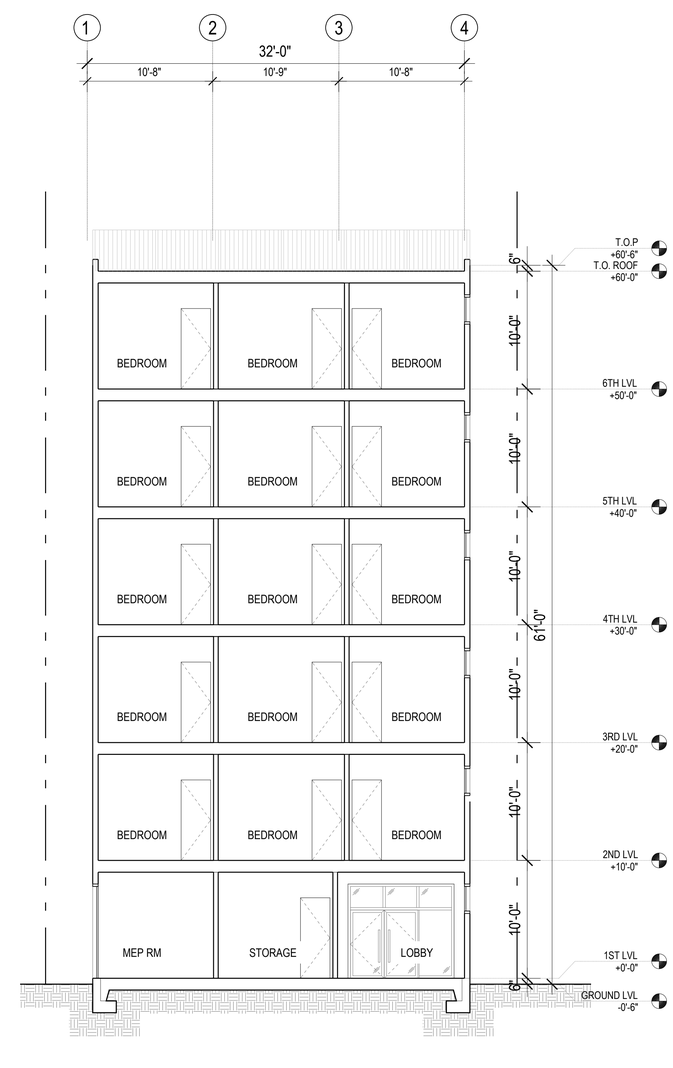
STREET ELEVATION

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"



PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sussman
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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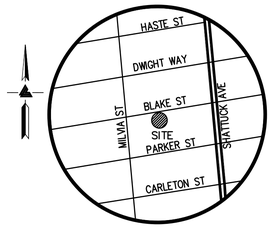
BUILDING SECTIONS

DRAWING BY: YZ
CHECKED BY: PS
DATE: 5/3/2021
SCALE: AS NOTED

A4.1



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

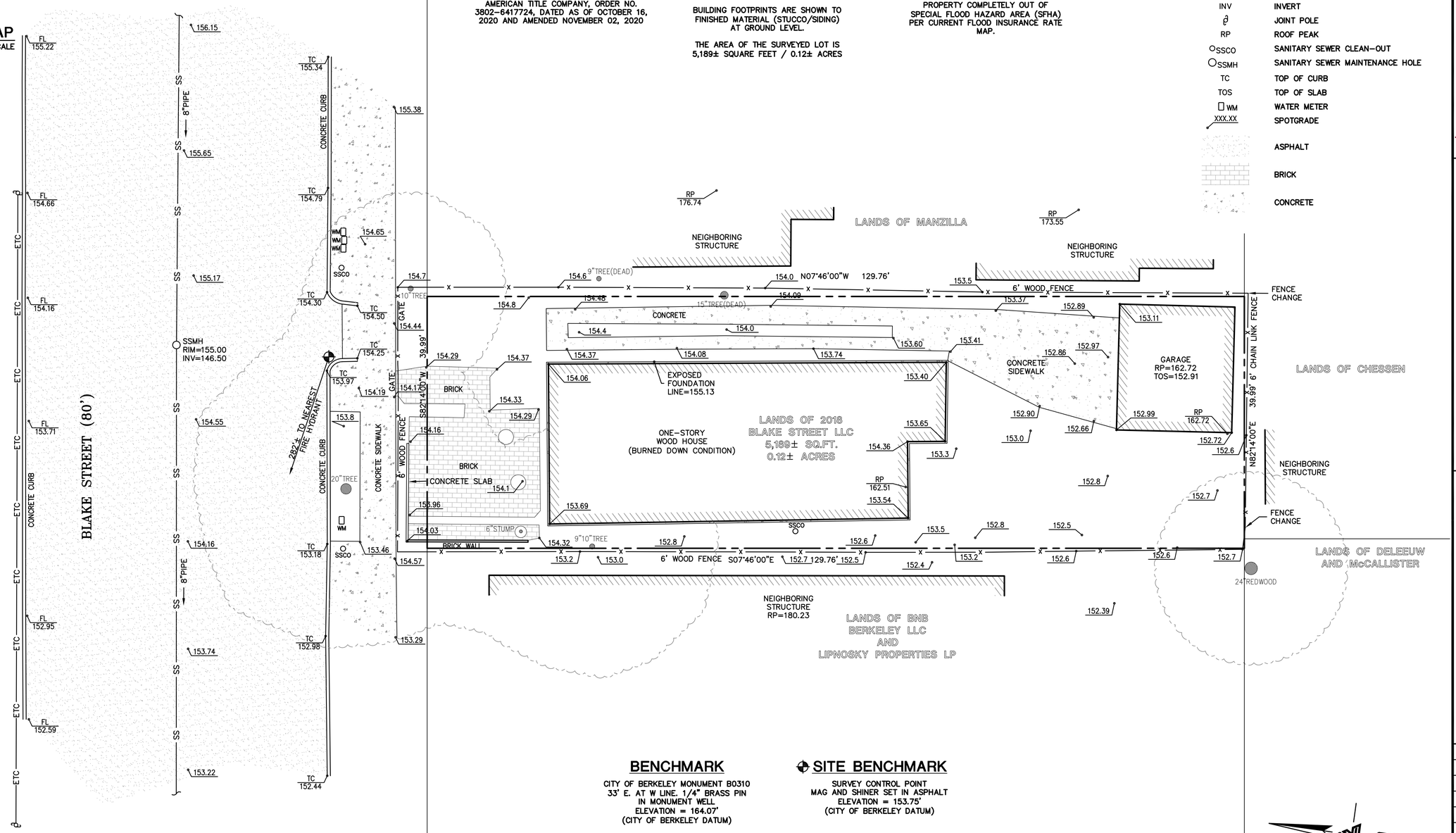
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE. 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET BERKELEY CALIFORNIA

APN: 055-1821-021-00

ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS

Planning & Development Department
Land Use Planning Division

June 4, 2021

Sent via email:
fanghuan4616@gmail.com

Huan Fang
200 Brannan Street, Apt. 222
San Francisco, CA 94107

RE: 2018 Blake Street, Application #ZP2021-0095

Use Permit to:

Demolish fire-damaged SFR and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit), under State Density Bonus.

Dear applicant:

On behalf of the City of Berkeley, I would like to introduce myself as the project planner for the above referenced application. Staff from various City departments will be reviewing your application, including the Building and Safety, Land Use Planning and Transportation divisions, as well as other interested parties, to ensure that the project application is complete. If any questions arise, City staff will either contact you in writing or by phone at the number supplied on your application. Unless you inform us otherwise, you will be the primary contact during the application process

You can expect site visits by various staff members in the next couple of weeks. These visits will be from the public right-of-way, unless staff makes an appointment with you in advance. I will be contacting you within 30 days of your application date to follow-up with the status of the project and to request any additional information needed for your application to be deemed complete. Answers to frequently asked questions related to Use Permits, including "what is the process" and "how long does it take" can be found by following the link below to the City of Berkeley's website at: http://www.ci.berkeley.ca.us/contentdisplay.aspx?id=820

Please note that due to staffing reductions and the level of permit activity, applicants should be prepared to expect longer processing times than in the past. The City has consultants available to expedite applications for an additional fee.

Please feel free to contact me if you are interested in using this service to expedite your application or if you have other questions or comments about your application. I can be reached by email at: sgong@cityofberkeley.info or by phone at (510) 981-7429.

Please know that this application is subject to the Permits Streamlining Act, Government Code Section 65921, which (1) sets forth various time limits within which state and local government agencies must either approve or disapprove permits and (2) providing that these time limits may be extended once (and only once) by agreement between the parties.

I look forward to working with you.

Sincerely,

Sharon Gong
Senior Planner

LAND USE PLANNING

NOTICE OF RECEIVED APPLICATION

2018 Blake Street

Use Permit #ZP2021-0095 to demolish a single-family dwelling and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit).

To comply with the Shelter In Place order issued by the County Health Official, the City of Berkeley's Land Use Division of the Planning Department has temporarily waived the Neighborhood Contact and Project Yellow Poster requirements for proposed Zoning Project applications. This notice serves as a notification that an application has been received by the City of Berkeley, proposing a development project on an adjacent property that requires a Zoning Permit. This application is currently under review.

A. Land Use Designations:

- Zoning: R-4, Multiple-Family Residential District

B. Zoning Permits Requested:

- Use Permit, under Berkeley Municipal Code (BMC) Section 23C.08.010.B to demolish dwelling unit
- Use Permit, under BMC Section 23D.40.030 to construct a multifamily residential building
- Use Permit, under BMC Section 23D.40.070.C to construct a main building that exceeds 35' in average height and three stories
- Administrative Use Permit, under BMC Section 23D.04.080.C to allow architectural elements to exceed the district's height limit

D. Parties Involved:

- Applicant: Huan Fang, 200 Brannan Street, Apt. 222, San Francisco, CA 94107
- Property Owner: 2018 Blake Street, LLC, 2905 S. Vermont Avenue, Ste 204, Los Angeles CA 90007

E. Project Planner

- Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

Further Information:

- All application materials are available online at: www.cityofberkeley.info/zoningapplications or at https://berkeley.buildingeye.com/

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Post and Mail Date:
June 10, 2021

NOTICE OF RECEIVED APPLICATION

Use Permit #ZP2021-0095– SUBMITTED on June 3, 2021
2018 Blake Street
To demolish a single-family dwelling and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit).

Contact information: (see reverse side)

All application materials may be viewed online:
www.cityofberkeley.info/zoningapplications, or at
https://berkeley.buildingeye.com

«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

NOTICE OF RECEIVED APPLICATION

To comply with the Shelter In Place order issued by the County Health Official, the City of Berkeley's Land Use Division of the Planning Department has temporarily waived the Neighborhood Contact and Project Yellow Poster requirements for proposed Zoning Project applications. This postcard serves as a notification that an application has been received by the City of Berkeley, proposing a development project on an adjacent property that requires a Zoning Permit. This application is currently under review.

Applicant Contact Information
Huan Fang
(510) 541-2398
Fanghuan4616@gmail.com

Project Planner Contact Information
Sharon Gong, Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

All application materials may be viewed online: www.cityofberkeley.info/zoningapplications, or at www.berkeley.buildingeye.com

If you have questions on this application, or would like to submit a comment, **please contact the above-listed Project Planner**.

2018 Blake St 499 notices mailed out 06-10-21

NAME1	NAME2	ADDRESS1	ADDRESS2
LEE REICHI & CHEN IMIN ETAL	111 HIGHLAND AVE	PIEDMONT CA	94611
BRIMHALL JAMES C	1131 HEARST AVE	BERKELEY CA	94702
MANZILLA WALTER & ROSARIO TRS & DEDOMENICO JOHN A	1132 NIMITZ DR	COLMA CA	94015
CHOI YOUNGJIN & SOOIM	1313 E SHOREVIEW DR	SAN RAMON CA	94582
HA YANGWON K	13703 67TH AVE W	EDMONDS WA	98026
BERKELEY RUBY WIP DEVELOPMENT LLC	1600 SHATTUCK AVE, #106	BERKELEY CA	94709
BRENNER GUY E TR	2001 PARKER ST	BERKELEY CA	94704
MISHLER BRENT	2003 PARKER ST	BERKELEY CA	94704
WONG KAM F & PATRICK T	2004 PARKER ST	BERKELEY CA	94704
EDMUNDS STEVEN M & STJOHN CORNELIA TRS	2005 PARKER ST A	BERKELEY CA	94704
TADLOCK SUSANNA L TR	2007 PARKER ST	BERKELEY CA	94704
RYKEN MARK	2008 PARKER ST	BERKELEY CA	94704
LAFORTEZA MODESTA I TR	2010 PARKER ST	BERKELEY CA	94704
DAVIS GREGORY D & SHANNON E TRS	2011 PARKER ST	BERKELEY CA	94704
HUANG ANN & LIANG GERALD ETAL	2015 PARKER ST	BERKELEY CA	94704
WAGNER MICHAEL & HOLLY TRS	2016 PARKER ST	BERKELEY CA	94704
DELEEUW DAVID & MCCALLISTER SUSAN	2017 PARKER ST	BERKELEY CA	94704
GHAFARI MEHDI S & GHAFARISARAVI SHAHAB A ETAL	2018 BLAKE ST	BERKELEY CA	94704
ALLEN THOMAS T & PICCOLO TERESA	2018 PARKER ST 1	BERKELEY CA	94704
DWIGHTMIL CO LLC	2019 BLAKE ST	BERKELEY CA	94704
CHESSEN ELI & JUNKO	2019 PARKER ST	BERKELEY CA	94704
NAKAHARA MARK A	2020 PARKER ST	BERKELEY CA	94704
GRASSROOTS HOUSE	2022 BLAKE ST	BERKELEY CA	94704
LIN SUCHING TR	2023 BLAKE ST	BERKELEY CA	94704
HECHIM MARK	2023 PARKER ST A	BERKELEY CA	94704
BELSER DMITRI & WHITE THOMAS E TRS	2024 PARKER ST	BERKELEY CA	94704
WANG BICHEN	2026 PARKER ST A	BERKELEY CA	94704
LEITA CAROLE TR	2027 PARKER ST	BERKELEY CA	94704
PINELLO CLAUDIO & NARDI ALESSANDRA TRS	2028 PARKER ST	BERKELEY CA	94704
COMMON AREA OF PM 5947 25 THRU 28	2030 BLAKE ST	BERKELEY CA	94704
BELKIND ELAINE H TR	2030 PARKER ST 4	BERKELEY CA	94704
SHUEN JOE & JENNIFER TRS	2031 PARKER ST	BERKELEY CA	94704
COMMON AREA OF PARCEL MAP 9961	2115 WEST ST	BERKELEY CA	94702
2524 SHATTUCK BLAKE LLC	2236 CHANNING WAY, #401	BERKELEY CA	94704
2028 DWIGHT WAY LLC	2278 SHATTUCK AVE	BERKELEY CA	94704
SHEN TSUI Y & WU YEU B	25 ARLMONT DR	KENSINGTON CA	94707
PARKERSHATTUCK OWNER LLC	25 ENTERPRISE, #305	ALISO VIEJO CA	92656
WALDMAN JED M TR	2528 MILVIA ST	BERKELEY CA	94704
SCHORER PETER J TRUST	2538 MILVIA ST	BERKELEY CA	94704
COMMON AREA OF PM 6634 30 THRU 32	2539 MILVIA ST	BERKELEY CA	94704
CYH COMPANY INC	257 CASTRO ST, #105	MOUNTAIN VIEW CA	94041
BENNY K KWONG TRUST	2588 MILVIA ST	BERKELEY CA	94704
LUTZKER ROBERT J & ELIZABETH A TRS	2594 MILVIA ST	BERKELEY CA	94704
JOHNSTON STEWART L	2801 SHATTUCK AVE	BERKELEY CA	94705
NATURAL GREEN CORPORATION	2821 CHELSEA DR	OAKLAND CA	94611
WILLIAMS HENRY M & PROVOST KAREN K TRS ETAL	2833 REGENT ST	BERKELEY CA	94705
SUTTER EAST BAY MEDICAL FOUNDATION	2880 GATEWAY OAKS DR, #220	SACRAMENTO CA	95833
GEMDALE 2035 BLAKE STREET LLC	303 TWIN DOLPHIN DR, #600	REDWOOD CITY CA	94065
BELGROVE ANGELA M & SWINDERMAN ERIC G	4310 NORTON AVE	OAKLAND CA	94602
AMPRI INVESTMENTS INC	470 ARLINGTON AVE	BERKELEY CA	94707
ROBIN CARA TR	6036 W 85TH PL	LOS ANGELES CA	90045
CHU SHEUNG & MAC MEGAN TRS	726 PRADERA WAY	SAN RAMON CA	94583
HELMS JOSEPH M & PAMELA S TRS	834 EUCLID AVE	BERKELEY CA	94708
HOSSEINI MAHDI & HOSSELNI MEHDI	922 CERRITO ST	ALBANY CA	94706
BNB BERKELEY LLC & LIPNOSKY PROPERTIES L P	PO BOX 21	LAFAYETTE CA	94549
KAWAKAMI ELAINE F TR	PO BOX 3479	BERKELEY CA	94703
Occupant(s)	1327 PARKER ST 1/2	BERKELEY CA	94702

2018 Blake St 499 notices mailed out 06-10-21

Occupant(s)	2000 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2000 DWIGHT WAY A	BERKELEY CA	94704
Occupant(s)	2000 DWIGHT WAY B	BERKELEY CA	94704
Occupant(s)	2000 DWIGHT WAY C	BERKELEY CA	94704
Occupant(s)	2000 DWIGHT WAY D	BERKELEY CA	94704
Occupant(s)	2000 PARKER ST	BERKELEY CA	94704
Occupant(s)	2001 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2002 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2002 PARKER ST	BERKELEY CA	94704
Occupant(s)	2003 PARKER ST COM	BERKELEY CA	94704
Occupant(s)	2004 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2005 PARKER ST B	BERKELEY CA	94704
Occupant(s)	2006 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 101	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 103	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 107	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 108	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 201	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 204	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 205	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 207	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 208	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 301	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 302	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 303	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 304	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 305	BERKELEY CA	94704
Occupant(s)	2006 DWIGHT WAY 306	BERKELEY CA	94704
Occupant(s)	2006 PARKER ST	BERKELEY CA	94704
Occupant(s)	2008 PARKER ST A	BERKELEY CA	94704
Occupant(s)	2011 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2011 PARKER ST A	BERKELEY CA	94704
Occupant(s)	2012 1/2 PARKER ST	BERKELEY CA	94704
Occupant(s)	2012 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2012 DWIGHT WAY A	BERKELEY CA	94704
Occupant(s)	2012 DWIGHT WAY B	BERKELEY CA	94704
Occupant(s)	2012 DWIGHT WAY C	BERKELEY CA	94704
Occupant(s)	2012 DWIGHT WAY D	BERKELEY CA	94704
Occupant(s)	2012 PARKER ST	BERKELEY CA	94704
Occupant(s)	2014 PARKER ST	BERKELEY CA	94704
Occupant(s)	2015 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2015 BLAKE ST PARKG	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 1	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 2	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 3	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 4	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 5	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 6	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 7	BERKELEY CA	94704
Occupant(s)	2016 BLAKE ST 8	BERKELEY CA	94704
Occupant(s)	2016 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2016 DWIGHT WAY A	BERKELEY CA	94704
Occupant(s)	2016 DWIGHT WAY B	BERKELEY CA	94704
Occupant(s)	2016 DWIGHT WAY C	BERKELEY CA	94704
Occupant(s)	2018 PARKER ST	BERKELEY CA	94704
Occupant(s)	2018 PARKER ST 2	BERKELEY CA	94704

2018 Blake St 499 notices mailed out 06-10-21

Occupant(s)	2020 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2020 BLAKE ST 2	BERKELEY CA	94704
Occupant(s)	2020 BLAKE ST A	BERKELEY CA	94704
Occupant(s)	2020 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2020 DWIGHT WAY A	BERKELEY CA	94704
Occupant(s)	2020 DWIGHT WAY B	BERKELEY CA	94704
Occupant(s)	2020 DWIGHT WAY C	BERKELEY CA	94704
Occupant(s)	2021 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2021 BLAKE ST A	BERKELEY CA	94704
Occupant(s)	2021 BLAKE ST B	BERKELEY CA	94704
Occupant(s)	2021 BLAKE ST C	BERKELEY CA	94704
Occupant(s)	2021 BLAKE ST D	BERKELEY CA	94704
Occupant(s)	2021 PARKER ST	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY 2	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY A	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY B	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY C	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY D	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY E	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY F	BERKELEY CA	94704
Occupant(s)	2022 DWIGHT WAY G	BERKELEY CA	94704
Occupant(s)	2022 PARKER ST	BERKELEY CA	94704
Occupant(s)	2023 PARKER ST	BERKELEY CA	94704
Occupant(s)	2023 PARKER ST B	BERKELEY CA	94704
Occupant(s)	2023 PARKER ST C	BERKELEY CA	94704
Occupant(s)	2023 PARKER ST D	BERKELEY CA	94704
Occupant(s)	2024 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2025 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2026 PARKER ST B	BERKELEY CA	94704
Occupant(s)	2027 1/2 PARKER ST	BERKELEY CA	94704
Occupant(s)	2027 PARKER ST A	BERKELEY CA	94704
Occupant(s)	2027 PARKER ST B	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 2A	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 2B	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 2C	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 2D	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 2-D	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 2E	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 3A	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 3B	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 3C	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 3D	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 3E	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 4A	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 4B	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 4C	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 4D	BERKELEY CA	94704
Occupant(s)	2028 DWIGHT WAY 4E	BERKELEY CA	94704
Occupant(s)	2029 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2030 BLAKE ST A	BERKELEY CA	94704
Occupant(s)	2030 BLAKE ST B	BERKELEY CA	94704
Occupant(s)	2030 BLAKE ST C	BERKELEY CA	94704
Occupant(s)	2030 BLAKE ST COM	BERKELEY CA	94704
Occupant(s)	2030 BLAKE ST D	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 101	BERKELEY CA	94704

Occupant(s)	2030 DWIGHT WAY 102	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 103	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 104	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 201	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 202	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 203	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 204	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 301	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 302	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 303	BERKELEY CA	94704
Occupant(s)	2030 DWIGHT WAY 304	BERKELEY CA	94704
Occupant(s)	2030 PARKER ST	BERKELEY CA	94704
Occupant(s)	2030 PARKER ST COM	BERKELEY CA	94704
Occupant(s)	2031 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2032 PARKER ST	BERKELEY CA	94704
Occupant(s)	2032 PARKER ST A	BERKELEY CA	94704
Occupant(s)	2032 PARKER ST B	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 105	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 106	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 107	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 108	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 109	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 110	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 111	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 112	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 113	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 114	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 115	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 201	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 202	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 203	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 204	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 205	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 206	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 207	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 208	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 209	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 210	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 211	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 212	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 213	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 214	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 215	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 216	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 217	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 218	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 219	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 220	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 301	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 302	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 303	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 304	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 305	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 306	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 307	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 308	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 309	BERKELEY CA	94704

Occupant(s)	2033 BLAKE ST 310	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 311	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 312	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 313	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 314	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 315	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 316	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 317	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 318	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 319	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 320	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 401	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 402	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 403	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 404	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 405	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 406	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 407	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 408	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 409	BERKELEY CA	94704
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Occupant(s)	2033 BLAKE ST 414	BERKELEY CA	94704
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Occupant(s)	2033 BLAKE ST 507	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 508	BERKELEY CA	94704
Occupant(s)	2033 BLAKE ST 509	BERKELEY CA	94704
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Occupant(s)	2033 PARKER ST B	BERKELEY CA	94704
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Occupant(s)	2034 BLAKE ST 7	BERKELEY CA	94704
Occupant(s)	2034 BLAKE ST 8	BERKELEY CA	94703
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Occupant(s)	2035 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2035 PARKER ST	BERKELEY CA	94704
Occupant(s)	2035 PARKER ST A	BERKELEY CA	94704

Occupant(s)	2035 PARKER ST B	BERKELEY CA	94704
Occupant(s)	2036 BLAKE ST	BERKELEY CA	94704
Occupant(s)	2037 PARKER ST	BERKELEY CA	94704
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Occupant(s)	2038 PARKER ST 120	BERKELEY CA	94704
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Occupant(s)	2038 PARKER ST 216	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 217	BERKELEY CA	947047
Occupant(s)	2038 PARKER ST 218	BERKELEY CA	94704
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Occupant(s)	2038 PARKER ST 311	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 312	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 313	BERKELEY CA	94704

Occupant(s)	2038 PARKER ST 314	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 315	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 316	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 317	BERKELEY CA	94704
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Occupant(s)	2038 PARKER ST 427	BERKELEY CA	94704
Occupant(s)	2038 PARKER ST 428	BERKELEY CA	94704
Occupant(s)	2500 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2505 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2509 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2515 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2515 MILVIA ST D	BERKELEY CA	94704
Occupant(s)	2519 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2520 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2520 MILVIA ST 341	BERKELEY CA	94704
Occupant(s)	2524 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2524 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2526 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2526 SHATTUCK AVE 3	BERKELEY CA	94704
Occupant(s)	2526 SHATTUCK AVE 5	BERKELEY CA	94704
Occupant(s)	2526 SHATTUCK AVE 6	BERKELEY CA	94704
Occupant(s)	2526 SHATTUCK AVE 7	BERKELEY CA	94704

2018 Blake St 499 notices mailed out 06-10-21

Occupant(s)	2526 SHATTUCK AVE G	BERKELEY CA	94704
Occupant(s)	2528 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2530 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2533 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2535 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2539 MILVIA ST COM	BERKELEY CA	94704
Occupant(s)	2545 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2550 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2550 SHATTUCK AVE 23	BERKELEY CA	94704
Occupant(s)	2550 SHATTUCK AVE 76	BERKELEY CA	94704
Occupant(s)	2558 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2576 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2576 SHATTUCK AVE 1	BERKELEY CA	94704
Occupant(s)	2576 SHATTUCK AVE 10	BERKELEY CA	94704
Occupant(s)	2576 SHATTUCK AVE 11	BERKELEY CA	94704
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Occupant(s)	2576 SHATTUCK AVE 14	BERKELEY CA	94704
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Occupant(s)	2576 SHATTUCK AVE 4	BERKELEY CA	94704
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Occupant(s)	2576 SHATTUCK AVE 7	BERKELEY CA	94704
Occupant(s)	2576 SHATTUCK AVE 8	BERKELEY CA	94704
Occupant(s)	2576 SHATTUCK AVE 9	BERKELEY CA	94704
Occupant(s)	2578 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2584 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2586 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2596 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2598 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2600 SHATTUCK AVE	BERKELEY CA	94704
Occupant(s)	2601 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2603 MILVIA ST	BERKELEY CA	94704
Occupant(s)	2605 MILVIA ST	BERKELEY CA	94709
Occupant(s)	2607 MILVIA ST	BERKELEY CA	94704

Gong, Sharon

From: Guy Brenner <higuy@outlook.com>
Sent: Wednesday, June 23, 2021 2:53 PM
To: Gong, Sharon
Subject: 2018 Blake Street #ZP2021-0095

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Sharon Gong,

In my opinion, it would be inappropriate to allow any more oversized development on this block of Blake Street, given the overload of new building already in the pipe-line. One neighborhood can only absorb so much, so fast. It is already too much. Let's draw the line.

Respectfully,
Guy Brenner

Gong, Sharon

From: Alison Huetter <alisonhuetter@gmail.com>
Sent: Wednesday, June 23, 2021 11:39 AM
To: Gong, Sharon
Cc: Guy Brenner
Subject: Stopping 2018 Blake Street #ZP2021-0095

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Sharon,

I'm curious what can be done to stop this monstrosity - 6 story Los Angeles LLC developer grab from being built next door to a craftsman home (in character with our District 3 neighborhood) and the 2-story apartment.

How are they getting around the district's height limit, besides taking advantage of the homeless problem, and paying off politicians to make exceptions?

Is there anything that realistically can be done to stop this from being built?

Stop 2018 Blake Street #ZP2021-0095

Feel free to call me at 510-982-9678.

Thanks much,
Alison

Huetter Communications
Marketing Coach for Social-Good Entrepreneurs

No one wants to say it, but running a social-good venture AND marketing is hard! But the world needs you and what you have to offer. I have a process to help clarify your big picture, messaging and communication platforms to best attract your tribe. And we have fun doing it!

Cell: 510-982-9678
Follow me @alisonhuetter (Instagram, Facebook, Twitter, ClubHouse)

Cell: 510-982-9678
Follow and DM @alisonhuetter

"Progress requires unlearning."

"What separates good content from great content is a willingness to take risks and push the envelope."

Planning and Development
Land Use Planning Division

June 24, 2021

Huan Fang
FIFTH ARCH
200 Brannan St. Apt 222
San Francisco CA 94107

Sent via email to:
fanghuan4616@gmail.com

RE: Application for Use Permit Modification #ZP2021-0095 for 2018 Blake Street

Dear Mr. Fang,

Thank you for submitting materials to support the proposal to demolish the remaining portion of a fire-damaged, single-family residence and construct a 6-story, residential building.

Application – Based upon a preliminary review, the application appears to include the following approval requests:

1. Use Permit under BMC §23D.40.030 to construct a multifamily residential building
2. Use Permit under BMC §23D.40.070.C to construct a main building that exceeds 35' in average height and three stories, but not exceeding 65 ft. and six stories
3. Administrative Use Permit under BMC §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts
4. Density Bonus with the following requested waivers and concessions:

   Waivers

   a. Waiver of BMC §23D.40.070.D to reduce minimum front and rear yard setbacks

   b. Waiver of BMC §23D.40.070.E to exceed lot coverage

   Concessions [Two concessions permitted, per Government Code §65915(d)(2)]: None.

Incomplete Items – Staff has determined that application is incomplete at this time. Please address the following items to continue with the application review:

1. Plans:

   a. Label all of the the buildings on adjacent parcels on the site plan with their uses. Sheets A1.1 and A1.2.

   b. Provide dimensions from the subject parcel to the adjacent buildings.

   c. Indicate any fences on the site plan and label with their heights.

2. Group Living Accommodation. The proposed floor plan resembles a Group Living Accommodation (GLA). Please confirm whether the proposal is meant to operate as a GLA, as these are evaluated against different development standards.

3. Usable Open Space.

   a. All UOS areas must comply with BMC 23D.04.050 definition of UOS to be included in the calculation. Please provide a transparent listing and calculation of all qualifying areas.

   b. Sheet A1.3: Walkways (minimum 3' wide) should be excluded from calculations. The front yard planter and roof decks appear to qualify and should be included with calculations.

   c. The UOS areas on the Proposed Project on sheet A0.3 do not appear to match those on sheet A1.3.

   d. Sheet A1.3: Provide a calculation showing how UOS meets the 40% minimum landscaped area requirement.

4. Density Bonus Diagrams/Calculations (Sheet A0.3). Base Project = BP; Proposed Project = PP, Residential Floor Area = RFA, DB=Density Bonus.

   a. Color code the areas included and excluded in the RFA on the diagrams.

   b. To calculate the density bonus, RFA should include indoor circulation hallways on every floor, and residential amenities such as common lounges, trash rooms, etc.. The RFA amount should exclude: stair and elevator area *except* for the area of these on the floor level of their greatest horizontal extent; mechanical rooms; and utility rooms.

      i. Include outdoor covered walkway area that is within lines drawn parallel to and two (2) feet within the roof line of any building or portion thereof without walls.

      ii. Include any portion of the ground floor storage area that is for residents' use.

   c. The Use Permit project is not necessary and is confusing because it has different average unit size and floor plans. You may exclude the diagrams and the UP column from the standards compliance table.

   d. The area under the open walkways should be included in lot coverage calculations.

   e. Provide short term in addition to the long term bike parking calculations and identify the corresponding amounts on the site plan and floor plans.

   f. You may eliminate the Building Separation table from the sheet. The walkways connect the two towers into one building.

   g. Please revise all calculations based on revisions in response to the above items.

5. Zoning Application Submittal Requirements (ZASR). The following required items were missing from the application submittal, and must be submitted for application completeness: [ZASR Link]

   a. Photos. Provide color photos of the existing condition on the site.

b. Shadow Studies. Guidelines for how to do Shadow Studies can be found here: https://tinyurl.com/sv8kkjo

   i. Shadow studies should show shadows for 2 hours after sunrise and 2 hours before sunset, for each date. The times shown in the studies do not reflect these.

   ii. Label the existing surrounding buildings with their uses.

   iii. Highlight/label where the new shadows would impact surrounding residential buildings.

   iv. Visually make a distinction between the building and the shadow it casts. It is difficult to tell one from the other.

   v. Correct the diagram labels – they are all June.

   vi. Check the shadow angles on the June 21 morning diagram for accuracy.

c. Traffic Impact Analysis Memorandum. Submit a Traffic Impact Analysis Memo. Please contact Ray Davis in the Traffic Engineering Division (RDavis@cityofberkeley.info) to determine the required scope.

d. Public Art Declaration. The project is subject to the provisions for One-Percent for Public Art on Private Projects, per BMC 23C.23. Provide a statement for how the project will comply with this ordinance. Submit a Public Art Allocation Declaration form: https://www.cityofberkeley.info/uploadedFiles/City_Manager/Level_3_-_Civic_Arts/Allocation%20declaration%2009-18-18.pdf.

e. Stormwater Requirements Checklist. Projects with 2,500 square feet or more of newly created or replaced impervious surface are required to submit a Stormwater Requirements Checklist. Indicate the area of new or replaced impervious surface, and submit the checklist if applicable. The checklist and guidelines on how to prepare it can be found here: https://tinyurl.com/yh5w8ena

f. Anti-Discriminatory Housing Policies Statement. Submit this statement. See the ZASR for details.

g. Water Efficiency. Projects with 500 square feet or more of new, or 2,500 square feet or more of renovated irrigated landscaping must comply with State water efficient landscaping provisions. Indicate how much landscaping is proposed. See the ZASR for more information and submittal details.

h. Natural Gas Prohibition. Submit two statements as detailed in the ZASR to ensure compliance with the City's Natural Gas Prohibition.

i. Tabulation Form. Please revise the Tabulation Form to reflect changes made in response to all other comments in this letter.

Advisory Comments

1. Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend.

2. Design Review. Given its size, location, and scope, and per BMC Section 23E.12.040, the Zoning Officer has determined that the City will refer this application to the Design Review Committee for Design Review. The DRC will be given a link to application materials and will provide comments for the ZAB's review.

Advisory Comments

6. Department Comments. This application may be routed to other city departments for comments. These comments will be forwarded to you when they are received. Please respond to all department comments, and include revisions and response with your next submittal to Planning. Further revisions to the application may be required based upon your response to these items.

Due to COVID-19, the Permit Service Center is closed to the public. Revised submittal items should be uploaded to the Box.com project folder link that was previously sent to you. Also, if possible, submit one 11x17 print of the plan set to my attention, to the Land Use Planning office at 1947 Center Street, 2nd floor to facilitate timely review of your submittal.

Please submit responses to all requested items at once, and not incrementally. Also, please be aware that if you do not take action on the above items within 60 days, the application may be deemed withdrawn and returned to you.

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,

Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

FIFTHARCH

APPLICANT STATEMENT: 2018 BLAKE STREET BERKELEY

Huan Fang, 5105412398
FIFTH ARCH
200 Brannan St. Apt 222, San Francisco CA 94107
August 10, 2021

Dear Zoning Adjustment Board and Interested Parties:

Re: Applicant Statement for 2018 Blake Street Berkeley Project.

OVERVIEW AND PROJECT INTRODUCTION

The project team is pleased to present this proposal for a new multi-family residential infill development project located at 2018 Blake Street Berkeley.

The project will build on the character of the neighborhood which includes a couple of new multi-family residential development, such as 2029-2035 Blake Street, 2037 Parker Street, 2038 Parker Street, and etc.

The project is 6 stories, includes 12 residential units with a total of 13,683 square feet.

FIFTHARCH

1. PROJECT DESCRIPTION

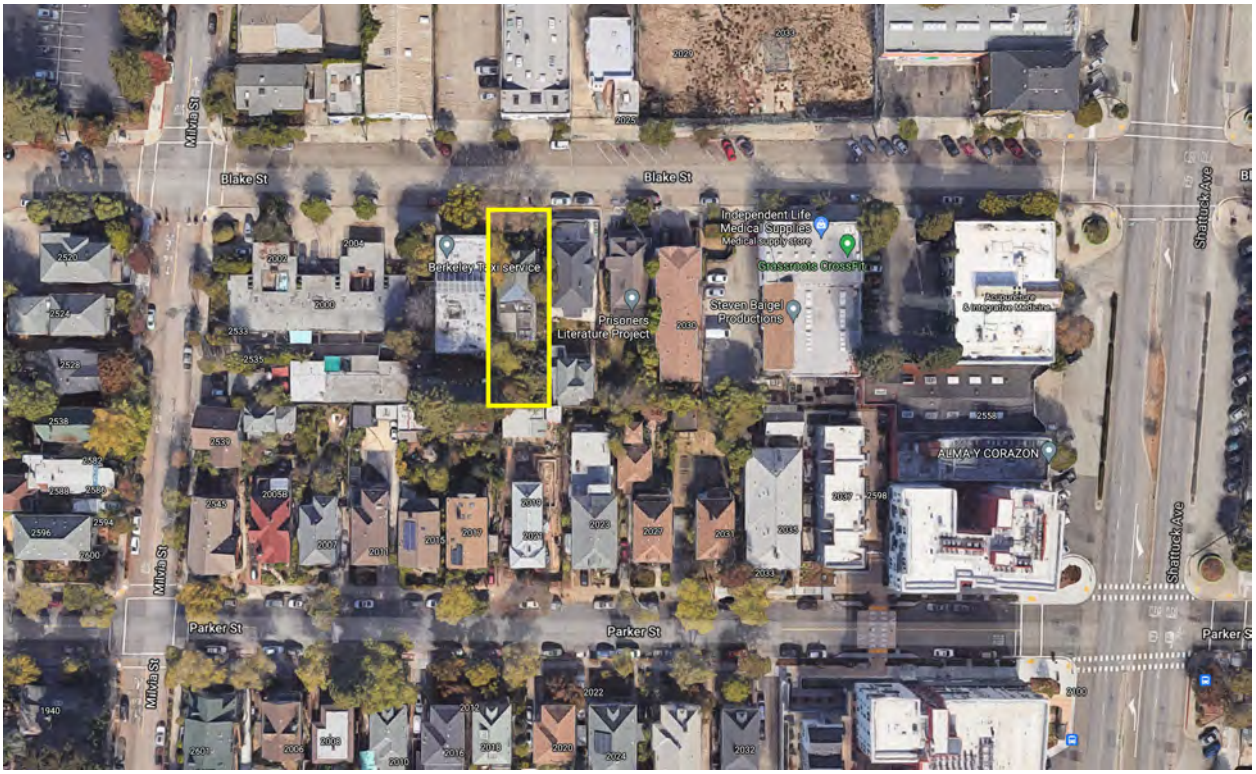
a) PROJECT BACKGROUND

The development site is at the mid-block on Blake Street, between Milvia Street and Shattuck Ave. This Site is surrounded by a diversity of uses including traditional two-story single-family homes, multi-family residential buildings, Warehouses, office buildings, and medical supplies retails.

Table 1: Surrounding Uses and Zoning

North	Industrial warehouses	R-4
East	Two units residence	R-4
South	Two units residence	R-2A
West	Three levels apartment complex	R-4

The project site is comprised of a single parcel measuring 5,189 sq. ft. or 0.12 acres. The existing one story single family house was burned down in 2019, with only perimeter walls standing in an unsafe condition. Driveway entrances are located on Blake Street. The site is zoned R-4.



b) DEVELOPMENT PROGRAM

The proposed building is designed to fit into the context of the surrounding neighborhood. The project includes 12 residential units with a total of 13,683 square feet, 19 bicycle parking spaces.

At the ground floor, MEP functional rooms, Bike storage, Utility rooms are all located at the north side of the building. Residential lobby faces to Blake Street with secured bike parking racks. Ground floor also includes one 1 bedroom unit and one 5 bedroom units with an open to air central courtyard sitting in between.

Through level 2 to level 6, each level has one 4 bedroom unit and one 5 bedroom unit.

Open space and amenity space are provided throughout the building including:

- Open to air central courtyard
- Rear yard open space
- Roof Deck open space

c) ARCHITECTURAL AND LANDSCAPE PROGRAM

The design of 2018 Blake builds on the diverse streetscape of Blake Street and the surrounding mixed-scale neighborhood. The lot is abutted by several different residential building types and also facing a newly developing multi-family residential project with 82 units. The design bridges various scales and building types by breaking down the massing into two structures which are tied together through open to air corridors. Between these structures, there is a central courtyard created to maximize sunlight and open air exposures.

On the street facing façade, the vertical fiber cement sidings have been oriented to different angles created a richness of shades and shadows, while the neutral cement plaster tones tie together the background of the building. At the ground floor, glass storefront provides prominence of the lobby entrance. And the vertical formed concrete is consistent with neighbor's ground floor stone veneer treatment. Horizontal division details have been perceived to break the "boxing" feeling.

The ground level landscape wraps around four sides of the property. Street trees and street level plantings are planted along the building facade. Private patios and a communal dog run area for the residents occupy the front and rear courtyard.

The central courtyard at the ground floor is the main communal gathering space. Raised planters define gathering areas and circulation. Built-in seating and table are provided on the wooden deck. Planting creates a green buffer between private residences and the social space. Moveable tables and chairs allow residents to follow the path of the sun in the courtyard throughout the day. The courtyard formal design will

be dynamic when viewed from the surrounding residences after dark with deliberate lighting along the built-in seating, and ground planters.

The roof deck is another communal gathering space for residents. Green roof planting and raised planters envelop the social space, leading users to two courtyards at north and south side. An outdoor BBQ facility and dining table adjacent to sofa seating at a fire feature are situated to take advantage of the view toward the Berkeley's cityscape.

The proposed landscape responds to the unique challenges of the site while implementing local and regional best practices. Planting area is maximized to provide permeable surface area where at grade. Raised planters are introduced at roof deck to allow for optimal planted area. Throughout the project the plant selection corresponds to Bay Friendly guidelines and is low water use where applicable. Where possible, hardscape material is selected to allow for permeability.

d) DEVELOPMENT STANDARDS

The project details and development standards are provided in the table below.

The project requests three waivers/ incentives under state density bonus law to reduce the standard requirements for the R-4 district. Residential bicycle parking is provided on the ground floor to accommodate residents' needs.

Table 2: R-4 Standards

Standard/Characteristic		Existing Burned down condition	Proposed	Permitted/Required
Residential Floor Area (sq. ft.)		N/A	13,123	See Density Bonus Statement for explanation
Gross Floor Area (sq. ft.)		N/A	13,683	N/A
Lot Coverage		N/A	50% *	See Density Bonus Statement for explanation
Building Height	Maximum (ft.)	N/A	61'	35' (or 65' with Use Permit)
	Stories	1	6	3 (or 6 with Use Permit)
Setback	Front (Blake St.)	19'-6"	15'	15'
	East Side	10'-5"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	West Side	3'-10"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	Rear	1'-5"	15' *	15'@level1-3, 17'@level4, 19'@level5, 21'@level6
Usable Open Space		N/A	2,433 sq. ft.	2,400 sq. ft. @ 200 sq.ft./unit
Vehicle Parking	Residential	1	0	N/A
Bicycle Parking	Residential	0	19	See Density Bonus Statement for explanation

* Waiver requested, see section below.

2. HOUSING AFFORDABILITY/DENSITY BONUS STATEMENT

The proposed project is entitled to a density bonus pursuant to California Government Code Section 65915(b). The project will provide 1 dwelling units (15% of the 6 base project units) which will be affordable to households earning up to 50% Area Median Income ("Very Low Income"). These on-site units entitle the project to a 50% density bonus.

Per 23C.12.030, the balance of the project's housing mitigation will be provided as an in lieu fee to the City of Berkeley Housing Trust Fund.

The proposed 1 affordable unit is: Level 1: unit 1B (5 BD, 1,059 SF). The below market rate unit will share the same amenities as the market rate units.

a) WAIVERS/MODIFICATIONS

State Density Bonus Law permits projects to request waivers/modifications to development standards if they are needed to physically accommodate the additional floor area permitted by the density bonus.

To physically accommodate the additional floors, the project requests the following waivers and modifications:

- Lot Coverage: increase to 50% from level 1 to 6,
- Reduce Rear setback: reduce to 15’ from level1 to 6,
- Reduce side setback: reduce to 4’ from level1 to 6,

Stories-Increase to six stories where 3 stories are allowed in the base project (5 stories with Use Permit).

b) HOUSING AFFORDABILITY REQUIREMENTS

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code Section 23C.12.030. This ordinance requires the project to provide at least 20% of the total number of dwelling units as below-market rate units with the option of paying a fee in-lieu of providing the units on-site per Berkeley Municipal Code Section 22.20.065. With 1 Very-Low Income units (affordable to a household earning not more than 50% AMI) proposed on site, the remaining proportional Affordable Housing Mitigation Fee will be paid by ownership group. Use Permits Requested.

In addition to the Density Bonus waivers that are requested, the project is applying for a Use Permit to exceed the 35 feet and 3 stories height limits in the R-4 district to add additional units in a full fourth and Fifth and Sixth floors, as shown on Sheet A0.3 of the plan set.

3. ANTI-DISCRIMINATION HOUSING POLICIES

Written statement answering the following questions and provide the requested documentation, if applicable:

- Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?
- If the answer to (1) is yes, which?
    - YES, the owner for this project is: 2018 Blake Street LLC, registered in California, which is in the business of developing real estate.
    - The parent company is: Tripalink, Corp., which is a property management company.
- If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?
    - Have no such policies
- If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?
    - Have no such policies
- If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of this application.

FIFTHARCH

Project Team	
Applicant/Project Sponsor 2018 Blake Street LLC Yuhui Li 424 644 5703 yuhui.li@tripalink.com	*Architect* Fifth Arch Huan Fang 510 541 2398 fanghuan4616@gmail.com

Regards,
Huan Fang

CC: Sharon Gong
Senior Planner
City of Berkeley

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
(424)-644-5703
yuhui.li@tripalink.com

ARCHITECT
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1177 ALABAMA ST.
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fanghuan4616@gmail.com

SURVEYOR
LEA & BRAZE ENG., INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
(510) 887-4086

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST
A0.7 CONSTRUCTION BMPS
A0.8 BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST
A0.9 SITE PHOTOS

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE PLAN
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT: PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

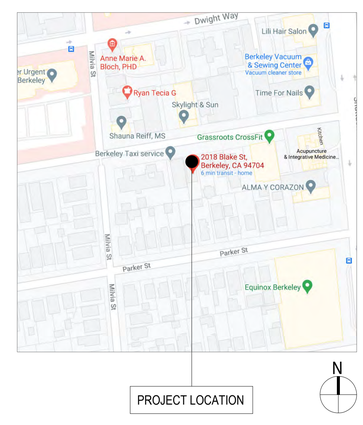
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



PROJECT LOCATION

FIFTHARCH

LICENSED ARCHITECT
Peter Sidell
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

TITLE SHEET

DRAWING BY: YZ
DATE: 8/11/2021
CHECKED BY: PS
SCALE: AS NOTED

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

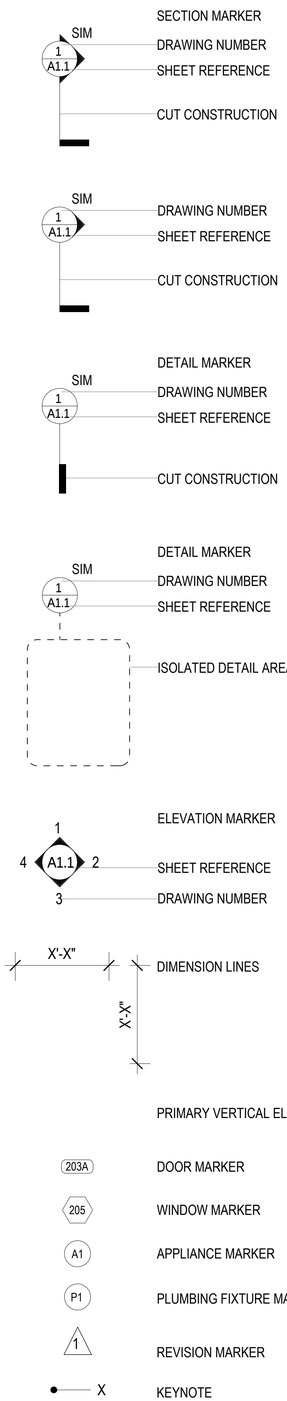
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

1

NATURAL GAS PROHIBITION, BERKELEY ENERGY & GREEN CODE
THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

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

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

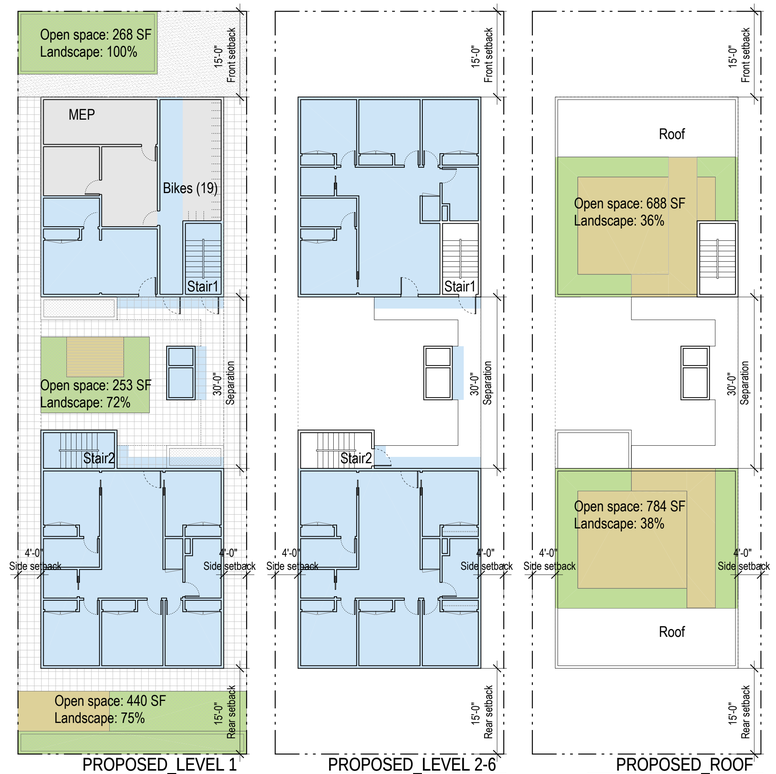
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

NOTES & LEGEND

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.2



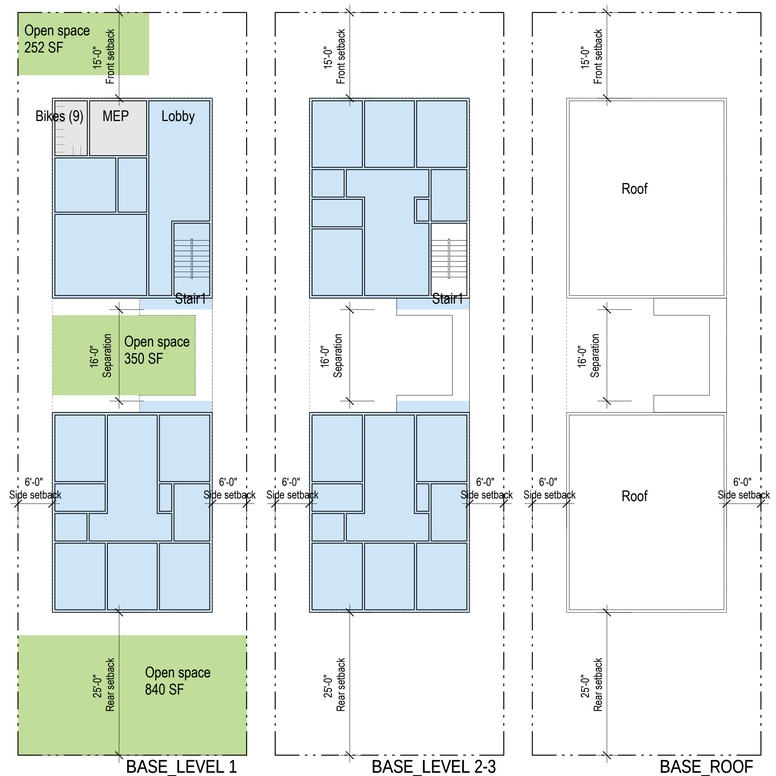
PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"

PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- RESIDENTIAL FLOOR AREA
- MEP/UTILITY



BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-3
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES	MAXIMUM	BASE	PROPOSED W/ DB
STORIES (NUMBER)	3	3	
STORIES W/ USE PERMIT (NUMBER)	6		6
MAX. HEIGHT (FT.)	35	31	
MAX. HEIGHT W/ USE PERMIT (FT.)	65		61

FRONT SETBACK (BLAKE ST.)	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	15	15
Level 2	15	15	15
Level 3	15	15	15
Level 4	15		15
Level 5	15		15
Level 6	15		15

SIDE SETBACK	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	4	6	4
Level 2	4	6	4
Level 3	6	6	4
Level 4	8		4
Level 5	10		4
Level 6	12		4

REAR SETBACK	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	25	15
Level 2	15	25	15
Level 3	15	25	15
Level 4	17		15
Level 5	19		15
Level 6	21		15

LOT COVERAGE	REQUIRED MAX. %	BASE	PROPOSED W/ DB
Level 1	45%	40%	50%
Level 2	45%	40%	50%
Level 3	40%	40%	50%
Level 4	35%		50%
Level 5	35%		50%
Level 6	35%		50%

OPEN SPACE	REQUIRED	BASE	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,442	961
Roof Top			1,472
Total Open Space		1,442	2,433

BICYCLE PARKING	REQUIRED	BASE	PROPOSED W/ DB
Long Term Bicycle Parking	1 Space / 3 Bedrooms	8	17
Short Term Bicycle Parking	2, or 1 space / 40 Bedrooms	1	2

GROSS FLOOR AREA_ BASE CASE	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL
Level 1	61.6	104.4	1,845.0
Level 2			1,923.1
Level 3			1,923.1
Total Residential Floor Area			5,691.2
Total Floor Area			5,857.2

GROSS FLOOR AREA_ PROPOSED W/ DB	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL
Level 1	155.3	405.0	1,913.6
Level 2			2,241.9
Level 3			2,241.9
Level 4			2,241.9
Level 5			2,241.9
Level 6			2,241.9
Total Residential Floor Area			13,123.1
Total Floor Area			13,683.4

BASE DENSITY		
LOT SIZE SQ. FT.	5,189.0	
BASE UNITS	6	
INCLUSIONARY HOUSING REQUIREMENTS		
PERCENT REQ'D. TO BE AFFORDABLE	20%	PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.2	
NUM OF INCLUSIONARY UNITS	1	
IN-LIEU FEE FOR FRACTIONAL UNITS	0.2	

DENSITY BONUS OUTCOME		
BASE UNITS	6	
CITY REQ'D. AFFORDABLE UNITS	1	
IN-LIEU FEE UNITS	0.2	
AFFORDABLE TYPE	VERY LOW	
TOTAL BONUS UNITS	3	
USE PERMIT UNITS	3	
TOTAL FINAL UNITS	12	
TOTAL AFFORDABLE UNITS	1	
TOTAL REGULAR UNITS	11	
PROPOSED SQ. FT. / UNIT	1,093.6	

STEP BY STEP CALCULATION METHOD					
1.A Determine the Base Project Area		**1.B Determine the Proposed Project Avg**		**1.C Base Project Number of Units**	
Level 1	1,845.0	Level 1	1,913.6		
Level 2	1,923.1	Level 2	2,241.9	1.A Base Project Residential Floor Area	5,691.2
Level 3	1,923.1	Level 3	2,241.9	1.B Proposed project Avg Unit Size	1,093.6
Level 4	0.0	Level 4	2,241.9	1.C Base Project # of Units (Rounds Up)	6
Level 5	0.0	Level 5	2,241.9	2.A Number of Affordable Units	1
Level 6	0.0	Level 6	2,241.9	% of Affordable Units	15%
1.A Base Project Residential Floor Area	5,691.2	Proposed Project Residential Floor Area	13,123.1	2.B % Granted of Density Bonus	50%
		Proposed Project # of Units	12	2.C # of Density Bonus Units (Rounds Up)	3
		1.B Proposed Project Avg Unit Size	1,093.6	2.D Density Bonus # of Units Proposed	3

DENSITY BONUS TABLE									
BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	USE PERMIT UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = Very low income	% BMR x Base # Units			% Bonus x Base # Units (Round Up)		Base Units + Use Permit Units + DB Units
5,691.2	1,093.6	6	15%	0.9	1	50%	3	3	12

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

FIFTHARCH

LICENSED ARCHITECT
Peter Sugiyama
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

DENSITY BONUS STATEMENT

DRAWING BY: YZ
CHECKED BY: PS
DATE: 8/11/2021
SCALE: AS NOTED

A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

SITE PHOTOGRAPHS & VICINITY MAP

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.4

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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.

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.

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
DIVISION 4.1 PLANNING AND DESIGN
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.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

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 commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
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 minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

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.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV 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.
2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall 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 EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

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.

4.303.2 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

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.

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.

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.

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FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

CALGREEN CHECKLIST

DRAWING BY: YZ
CHECKED BY: PS
DATE: 8/11/2021
SCALE: AS NOTED

A0.5

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y N/A RESPON. PARTY

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 O^3/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
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
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.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

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.

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.

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.

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)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet 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 1.1, February 2010 (also known as Specification 01350).

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

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.*

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.

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.

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
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
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
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.

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
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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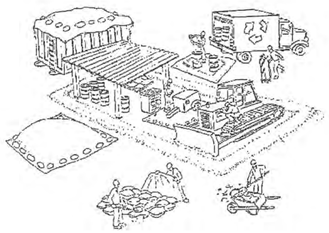
SCALE: AS NOTED
CHECKED BY: PS

A0.6

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



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

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

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

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

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

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

Landscape Materials

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

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

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

FIFTHARCH

LICENSED ARCHITECT
Peter Sutro
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

CONSTRUCTION BMPS

DRAWING BY: PS
CHECKED BY: PS
DATE: 8/11/2021
SCALE: AS NOTED

A0.7

Bay-Friendly Basics Landscape Checklist

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

Project: 2018 Blake Street

Address: 2018 Blake Street, Berkeley **Date:** 8/11/2021

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	SEE A1.3.
			2. Amend the Soil with Compost Before Planting **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • SubmitH35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	SEE NOTE ON A1.3.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			3. Reduce and Recycle Landscape Construction Waste **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	

Planting

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			4. Choose & Locate Plants to Grow to Natural Size **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirementis only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates*; Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

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

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			7. Minimize the lawn **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns*, *Low Maintenance Native Grasses for Gardeners Everywhere*.	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	
			9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	

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

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

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENT

BAY-FRIENDLY BASICS CHECKLIST

DRAWING BY: PS
CHECKED BY: PS
DATE: 8/11/2021
SCALE: AS NOTED

A0.8

1

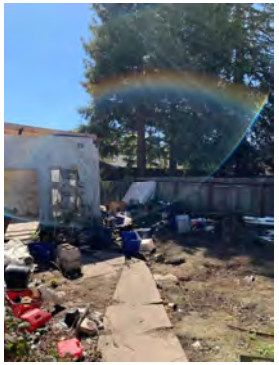
2

3

4

5

6



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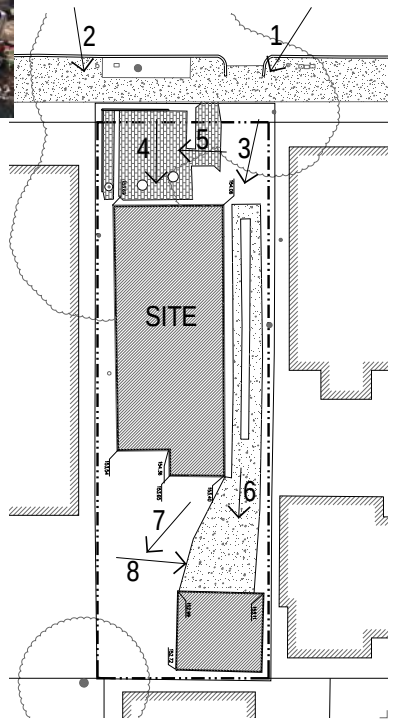


FIFTHARCH

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

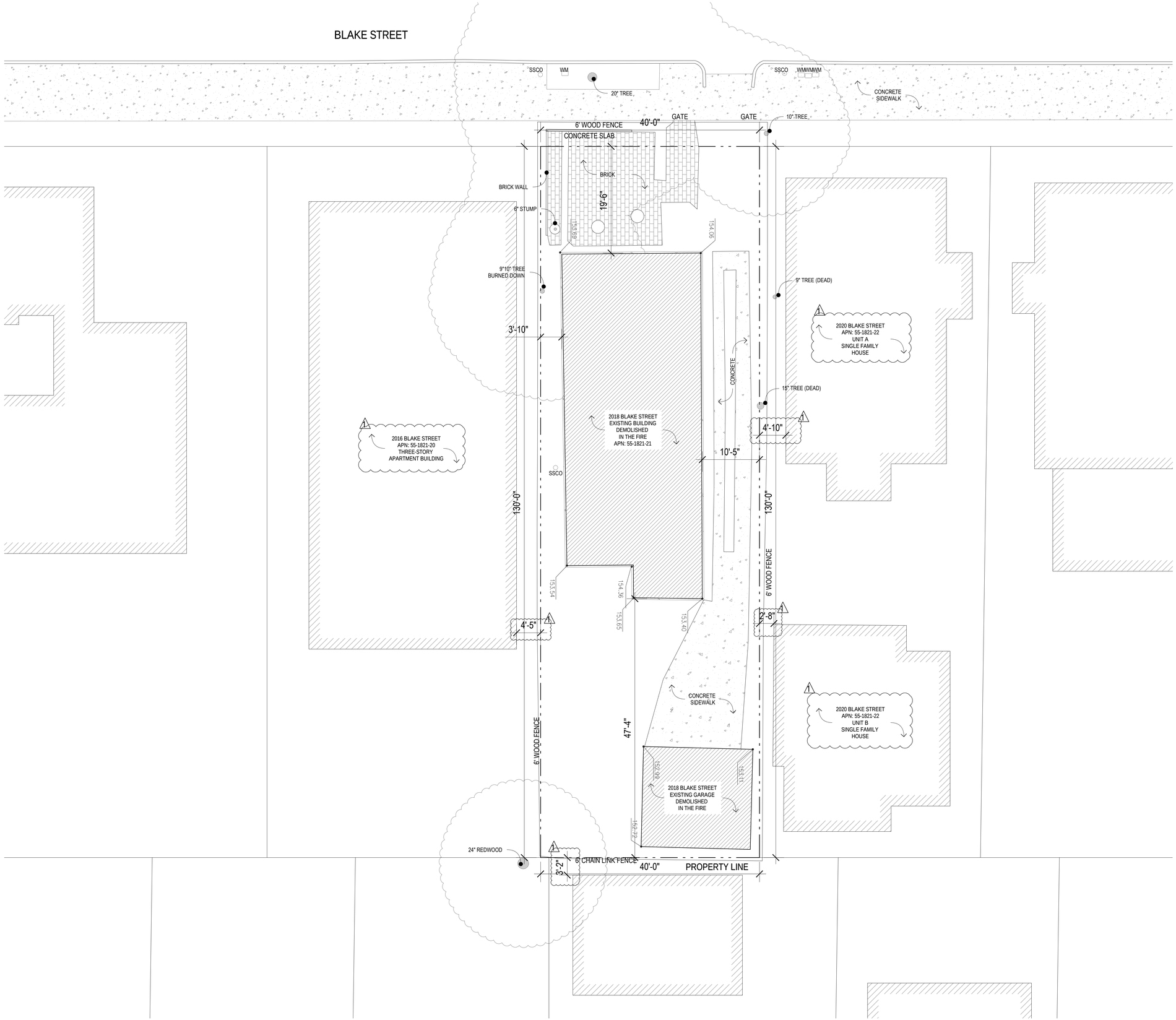
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	1ST PLANNING COMMENTS

SITE PHOTO

DATE: 8/11/2021
DRAWING BY: HF
SCALE:
CHECKED BY: PS

A0.9



LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

EXISTING SITE PLAN 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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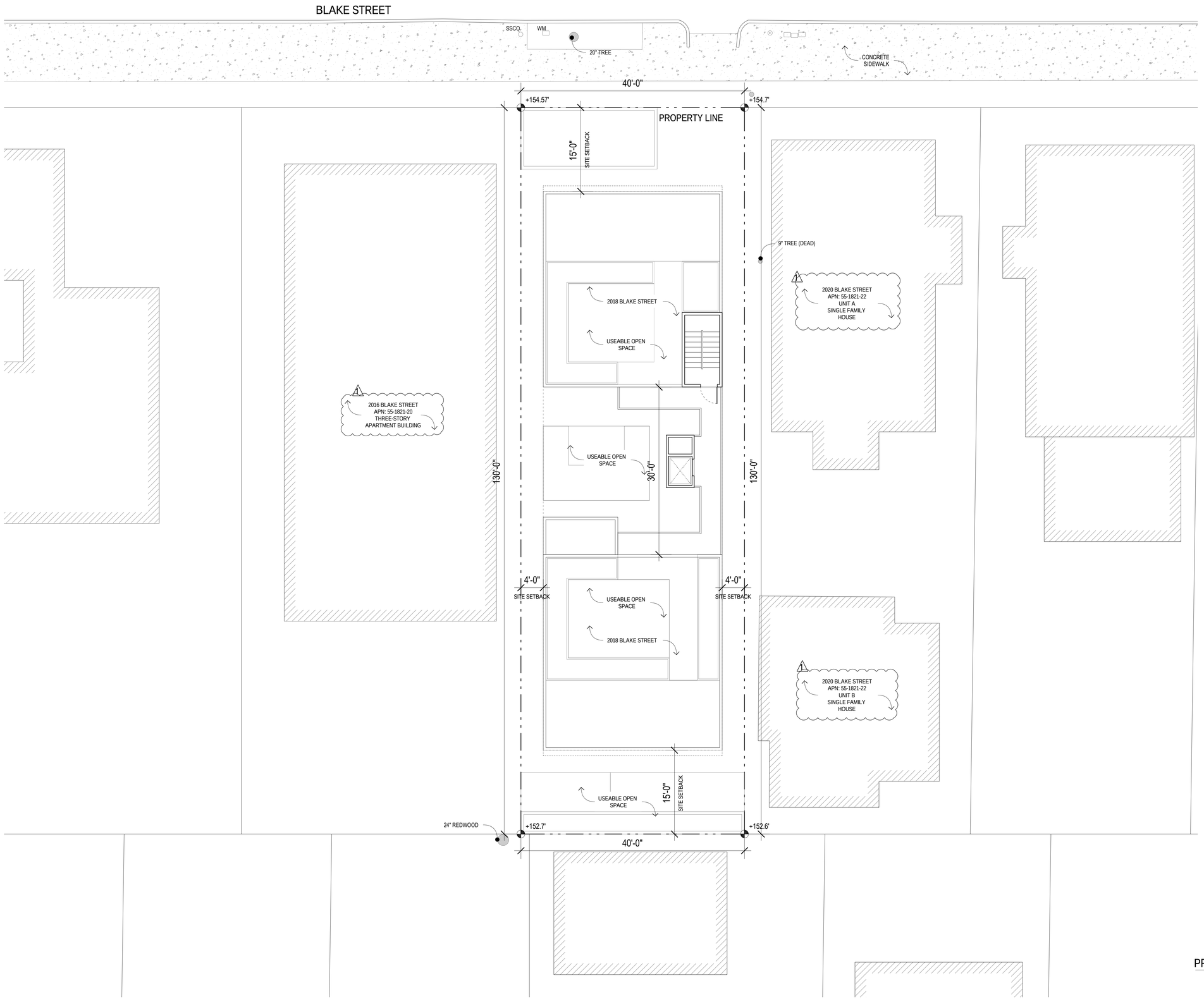
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

EXISTING SITE PLAN

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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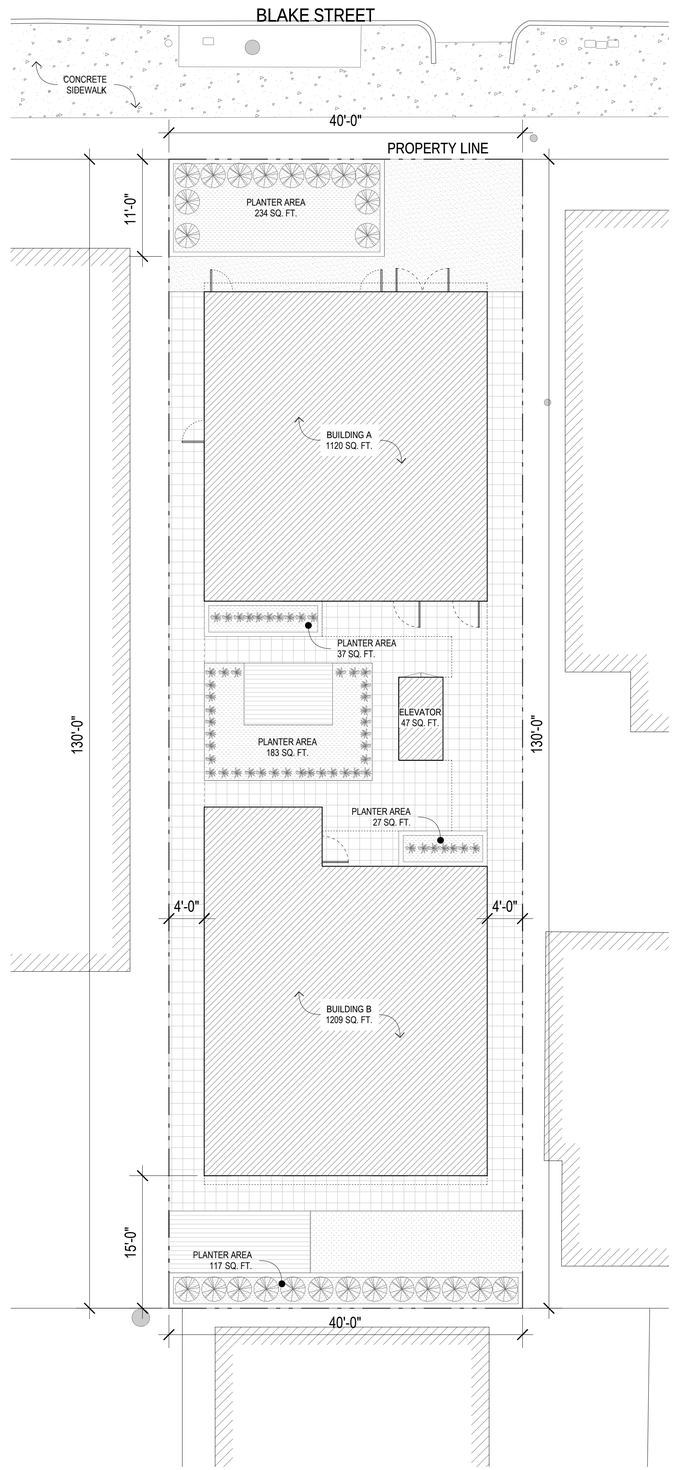
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

PROPOSED SITE PLAN

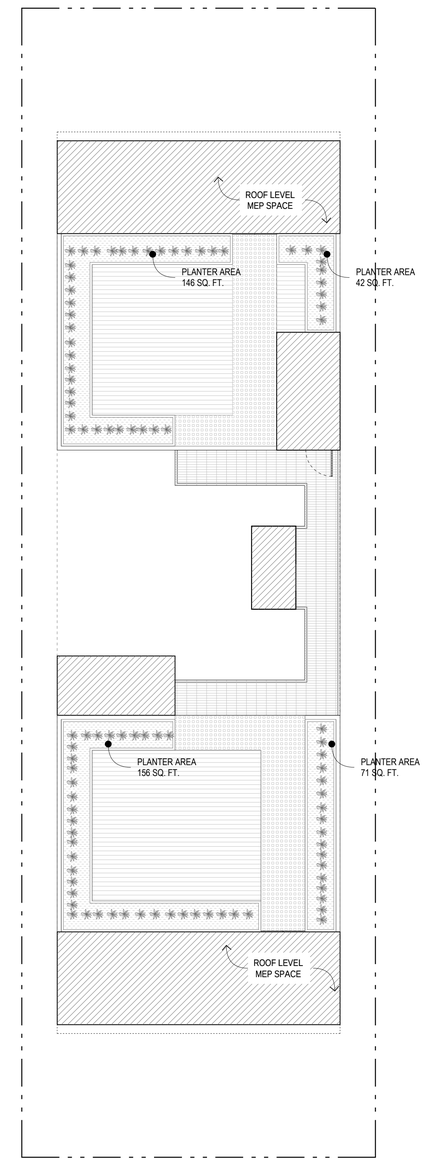
DATE: 8/11/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.2

OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE PLAN 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL (N) PLANTER AREAS TO HAVE SOIL AMENDED W/ 1" COMPOST LAYER. ALL PLANTINGS ARE TO BE SUFFICIENTLY DEVELOPED AT TIME OF INSTALLATION TO ASSURE SURVIVAL AND GROWTH OF PLANTINGS.

2. ALL TREES TO HAVE SUFFICIENT CENTRAL LEADERS TO ASSURE GROWTH AND SURVIVABILITY.

3. (N) LAWNS & PLANTER BEDS SHALL BE IRRIGATED W/ DRIP IRRIGATION SYSTEMS ON A DESIGN/BUILD BASIS. IRRIGATION SYSTEMS SHALL BE DESIGNED, INSTALLED AND OPERATED AT THE LOWEST PRACTICAL AMOUNT OF WATER NOT TO EXCEED 70% OF REFERENCE EVAPOTRANSPIRATIONFOR THE LANDSCAPED AREA.

4. IRRIGATION VALVES & CIRCUITS SHALL BE SEPARATED HYDROZONED BASED ON PLANT WATER REQUIREMENT (INCLUDING VARYING ROOT DEPTH), SUN EXPOSURE, TOP AND BOTTOM OF SLOPE, & IRRIGATION RATE AS APPLICABLE.

IMPERVIOUS COVERAGE CALCS:

BUILDING A:	1120 SQ. FT.
BUILDING B:	1209 SQ. FT.
ELEVATOR:	47 SQ. FT.
TOTAL:	2376 SQ. FT. (< 2500 SQ. FT.)

PLANTER AREA CALCS:

FRONT YARD PLANTER:	234 SQ. FT.
CENTRAL YARD PLANTER 1:	37 SQ. FT.
CENTRAL YARD PLANTER 2:	183 SQ. FT.
CENTRAL YARD PLANTER 3:	27 SQ. FT.
REAR YARD PLANTER:	117 SQ. FT.
ROOF PLANTER 1:	146 SQ. FT.
ROOF PLANTER 2:	42 SQ. FT.
ROOF PLANTER 3:	156 SQ. FT.
ROOF PLANTER 4:	71 SQ. FT.
TOTAL AREA:	1012 SQ. FT.
MIN. 3" MULCH LAYER:	37 CUBIC YARDS

OPEN SPACE LANSCAPE AREA PERCENTAGE

OPEN SPACE AREA TOTAL:	2433 SQ. FT.
LANDSCAPE AREA TOTAL:	1322 SQ. FT.
PERCENTAGE:	54% (> 40%)

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- COVERED SPACE
- OPEN CORRIDOR, METAL PANEL

PLANTING TYPE:

CUPRESSUS SARGENTII SARGENT CYPRESS	5 GAL	149
CEANOTHUS "CALIFORNIA LILAC"	10 GAL	25

GROUNDCOVERS:

NO MOW GRASS LAWN	168 SF
PERMEABLE PAVERS ON GRASS	1,438 SF
MULCHED PLANTING BED	1056 SF
DECOMPOSED GRAVEL	332 SF
WOOD DECK	652 SF
ROOF DECK PAVER	290 SF

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

LANDSCAPE PLAN

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

1
A1.3

LINE TYPES:

PROPOSED SHADOW

EXISTING SHADOW

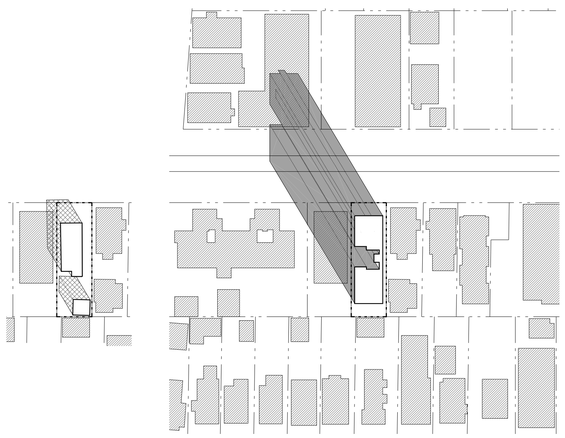
JUNE

SHADOW STUDY (JUNE 8:00 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE 6:30 PM) 3
SCALE: 1/80" = 1'-0"

DECEMBER



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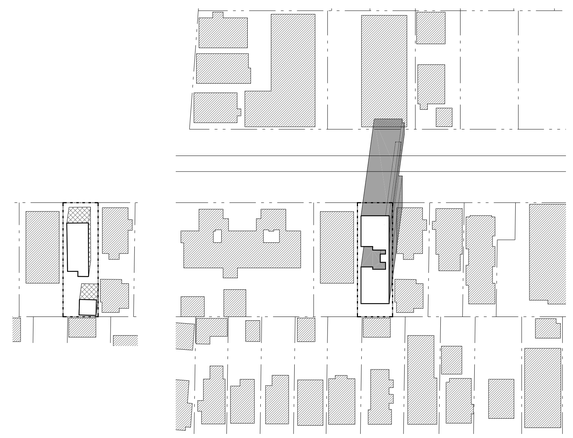
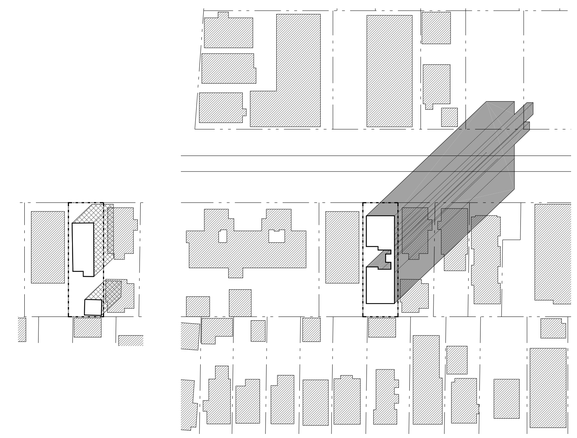


SHADOW STUDY (DEC NOON) 2
SCALE: 1/80" = 1'-0"



SHADOW STUDY (DEC 2:50 PM) 3
SCALE: 1/80" = 1'-0"

APRIL
(SUBMITTED MONTH)

SHADOW STUDY (APR 8:45 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR 5:37 PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sullivan
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

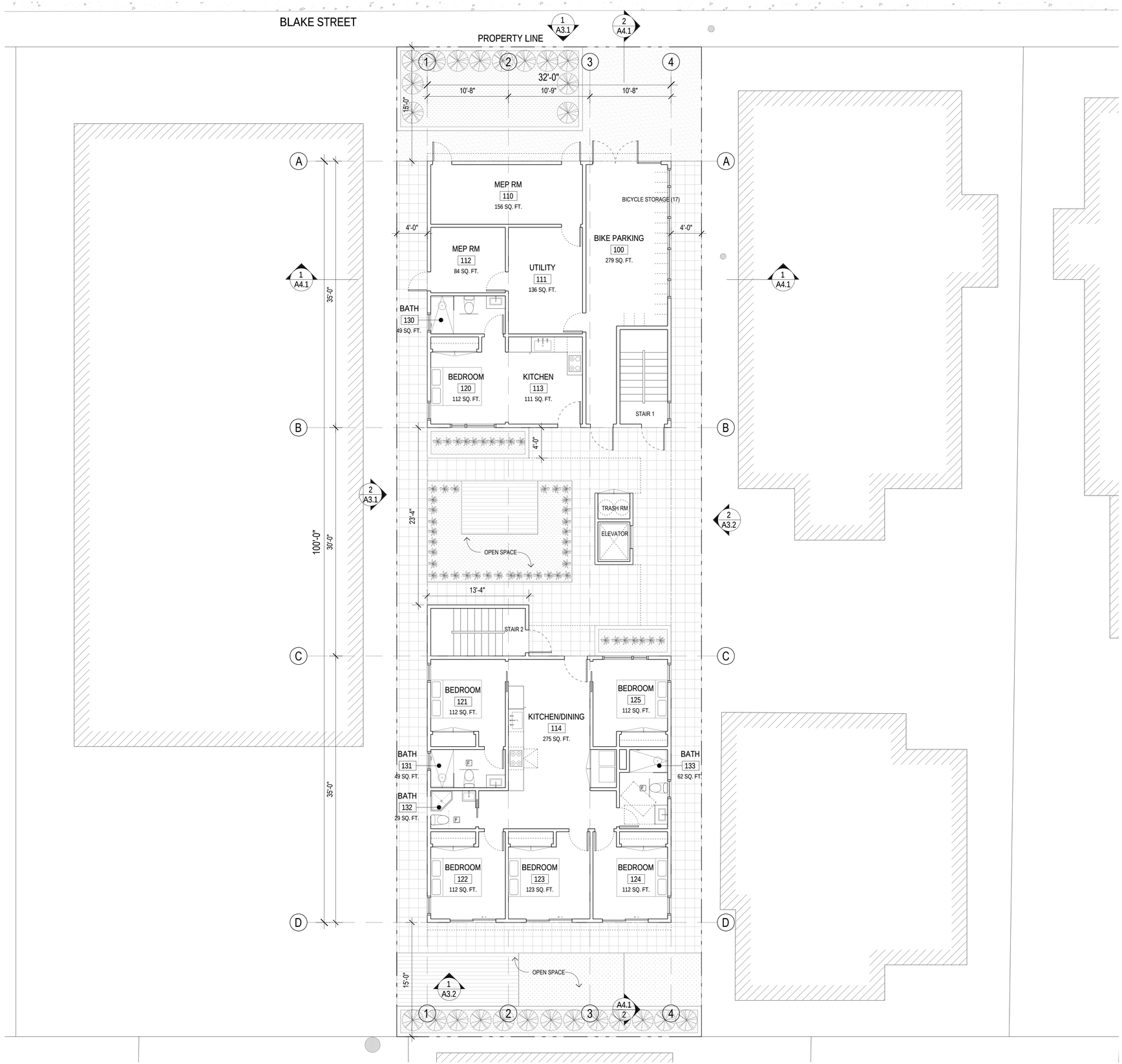
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

SHADOW STUDIES

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: 1/60"=1'-0"
CHECKED BY: PS

1
A1.4



GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

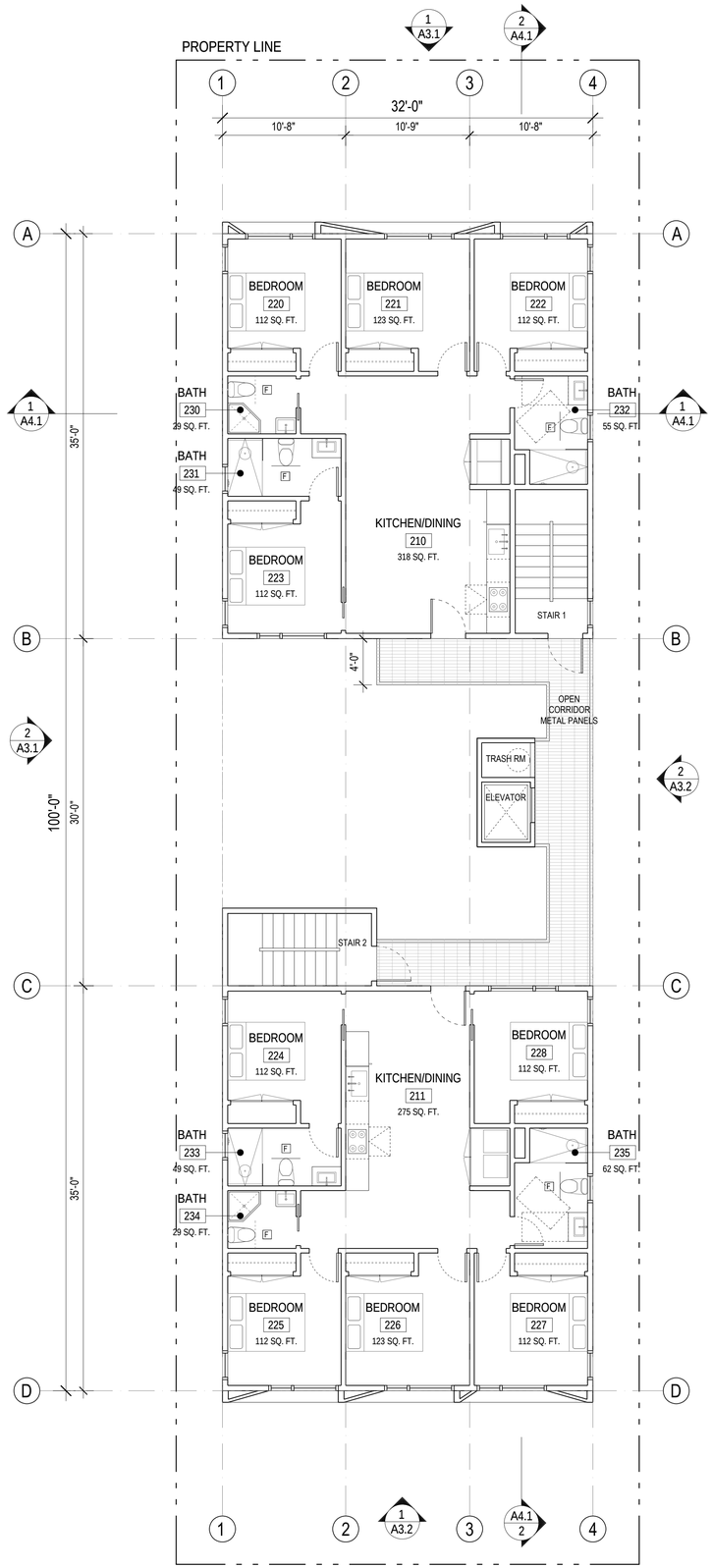
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

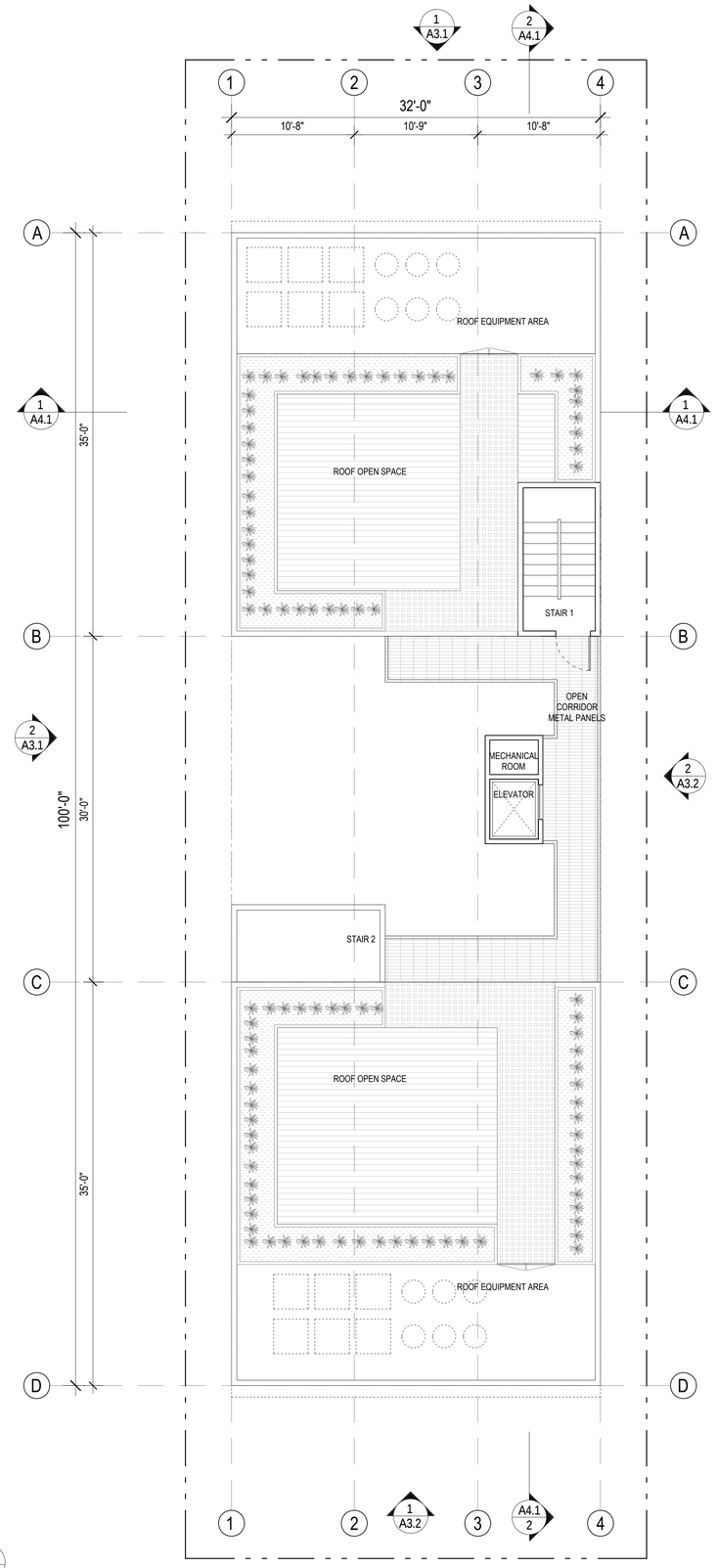
GROUND FLOOR PLAN

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 8/11/2021
SCALE: 1/4"=1'-0"

A2.2

MATERIAL

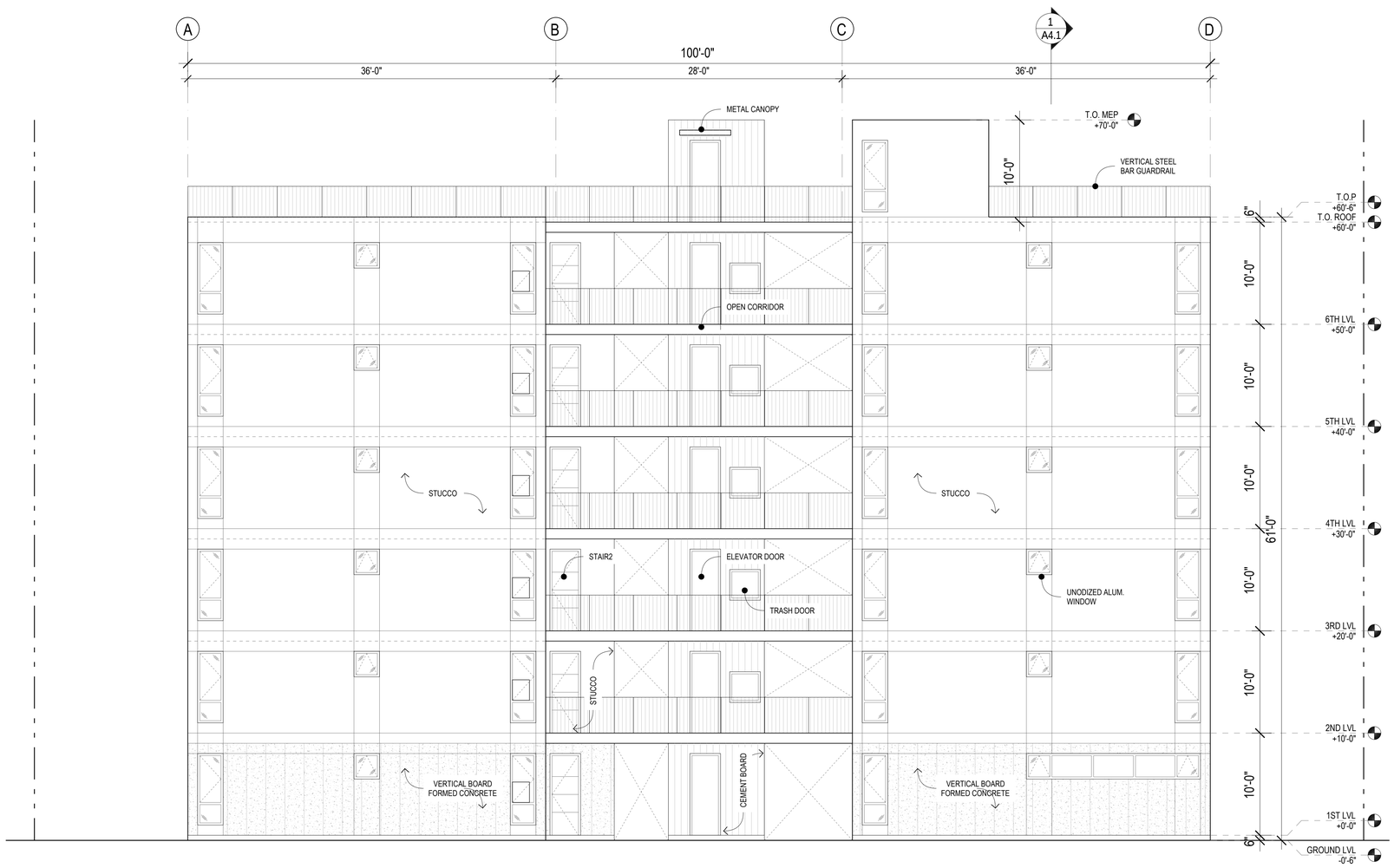
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

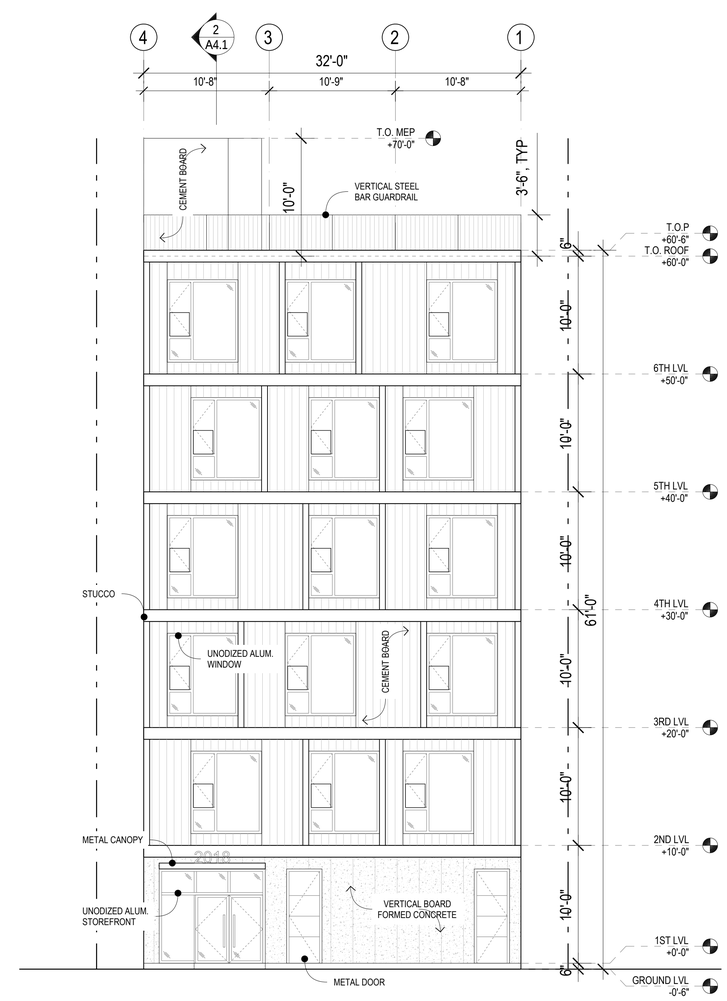
1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

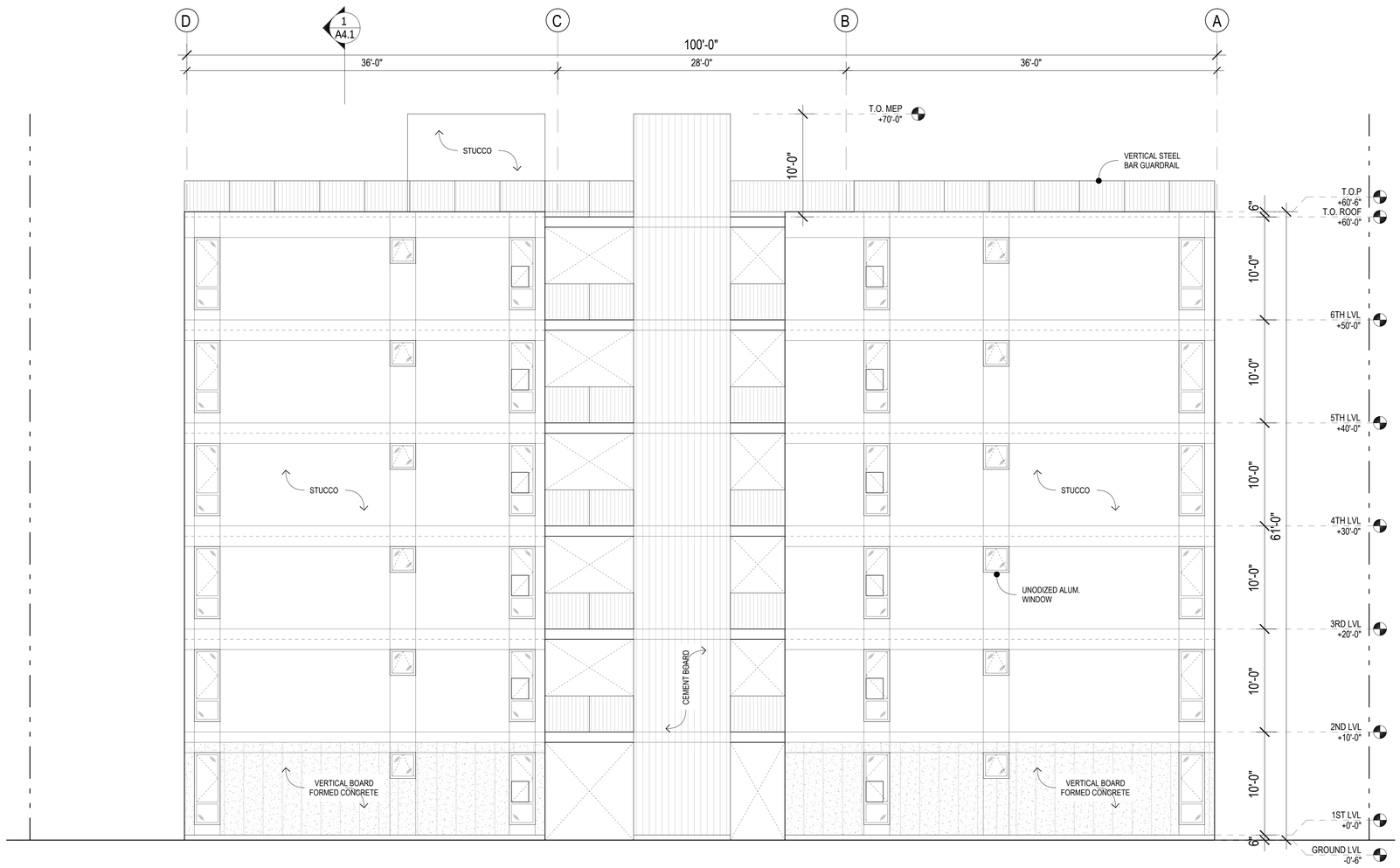
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

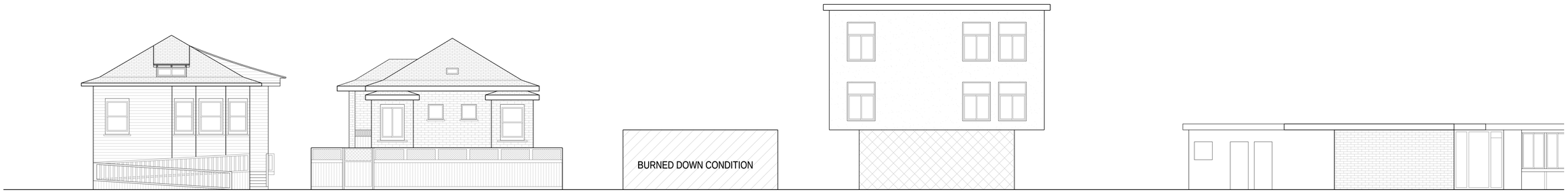
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.2



2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sayre
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

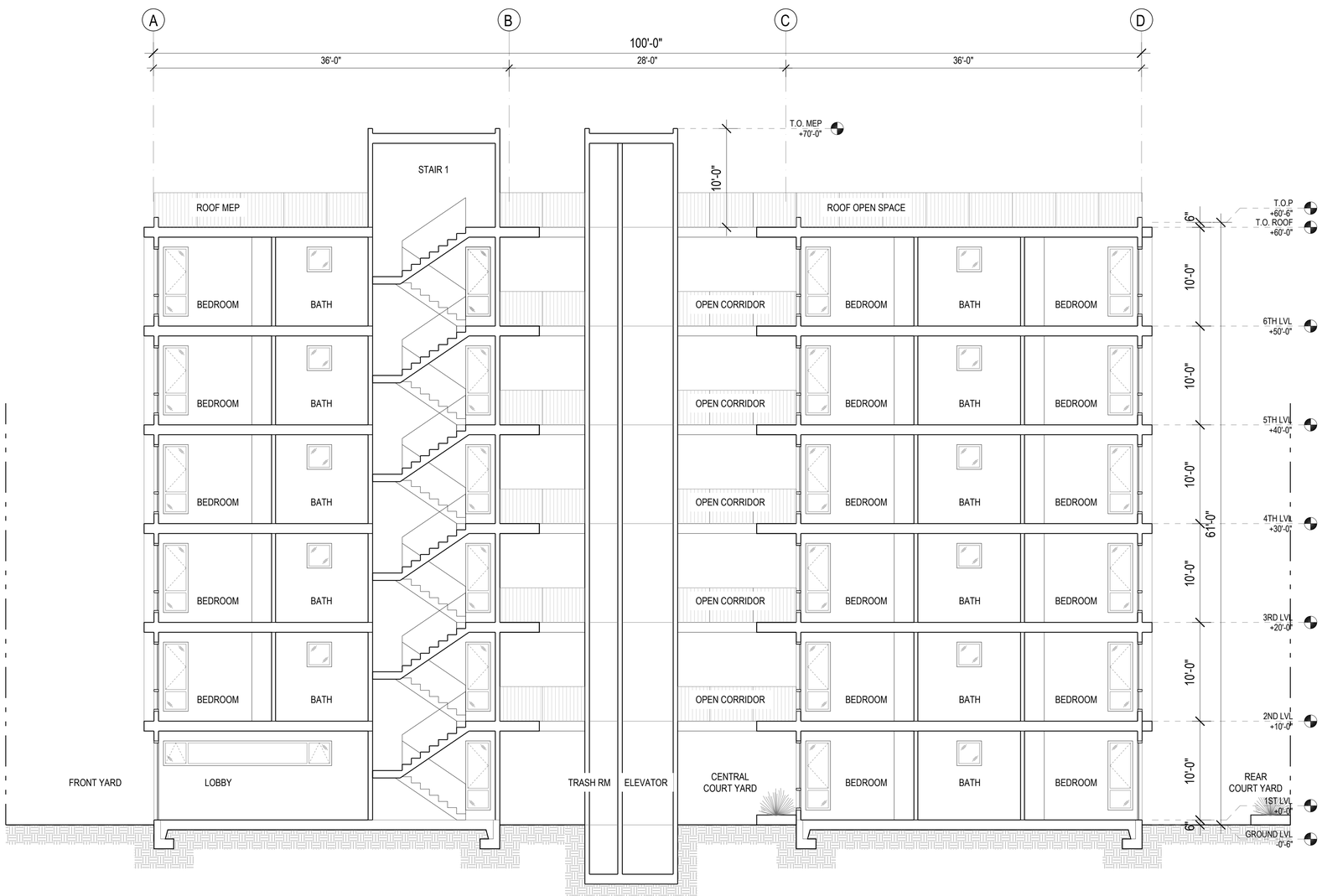
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

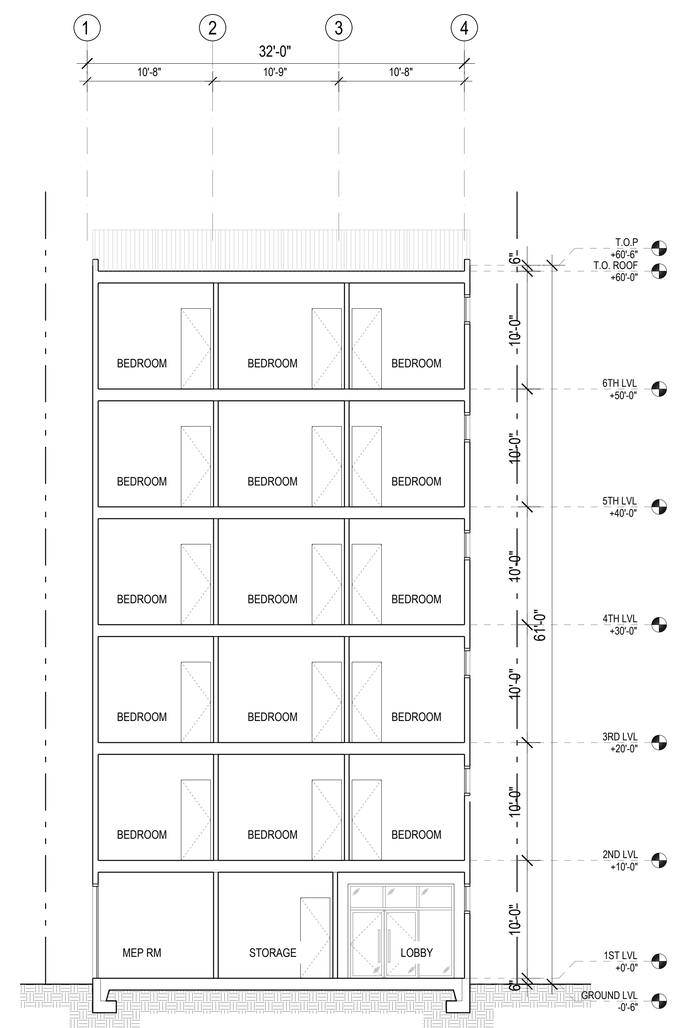
STREET ELEVATION

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"



PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

BUILDING SECTIONS

DATE: 8/11/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A4.1

DocuSign Envelope ID: 0D16F25F-FC96-43E7-BD1B-6061703959C8

Civic Arts Program
Office of Economic Development
City Manager's Office

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

(For Use by Applicant Only)

Project Address: 2018 Blake Street Berkeley CA 94704	Project Title: 2018 Blake Street
Description of Project: REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.	Total Building Permit Valuation:
Point of Contact (Name & Title): Huan Fang Project Architect	Organization Name & Mailing Address: FIFTH ARCH 200 Brannan Street Apt 222, San Francisco CA94107
Telephone: 510-541-2398	Email: fanghuan4616@gmail.com

Declaration

I certify that I am the property owner, authorized agent of the property owner or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this declaration. I declare that I shall comply with the requirements of City of Berkeley Municipal Code Section 23C.23.050 in the manner indicated below:

- ☐ Placement of artwork(s) on the premises valued at 1.75% of the total building permit valuation for the development. [1.75% = $_____]
- ☒ A combination: include on-site publicly accessible artwork valued at less than 1.75%, with an amount equal to 80% of the difference in value paid to the City as an in-lieu fee.
- ☐ Depositing into the City's Public Art Fund, payment of an in-lieu fee equal to 0.8% of the total building permit valuation for the development.[0.8% = _____]

Applicant Signature: DocuSigned by: Huan Fang 814DFA97372C4B0... **Date:** 8/12/2021

(*For Use by City of Berkeley Only*)

☐ Apply an in-lieu fee of 0.8% equaling $_____	Authorized Signature, Title, Date:
☐ Approved for Public Art Plan	Authorized Signature, Title, Date:
☐ Apply Administrative Fee (5%) for On-Site Publicly Accessible Art	Authorized Signature, Title, Date:

2180 Milvia Street, 5th Floor, Berkeley, CA 94704 | https://www.cityofberkeley.info/Public_Art_on_Private_Development_Program.aspx
TEL: 510-981-7533 | Email: civicarts@cityofberkeley.info

FIFTHARCH

August 1, 2021

City of Berkeley
Planning and Development
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Re: Application for Use Permit Modification #ZP2021-0095 for 2018 Blake Street

Dear Sharon Gong:

Thank you for your plan review comments dated June 24, 2021. The permit drawings have been revised accordingly and are marked as revision delta #1. Our responses and revisions are detailed below:

Incomplete Items

1. Plans:

a. Refer to A1.1, A1.2.
b. Refer to A1.1, A1.2.
c. Refer to A1.1.

2. Group Living Accommodation:

This proposal is a 12 units multi-family residential buildings. Not aiming for GLA.

3. Usable Open Space:

Refer to A0.3, A1.3.

4. Density Bonus Diagrams/ Calculation (Sheet A0.3):

Refer to A0.3.

5. Zoning Application Submittal Requirements (ZASR):

a. Photos.
Refer to A0.9

FIFTHARCH

b. Shadow Studies.
   Refer to A1.4

c. Traffic Impact Analysis Memorandum.
   Working on this item with City's Engineer Ray Davis

d. Public Art Declaration.
   Refer to 20210810_Public Art Allocation declaration

e. Stormwater Requirements Checklist.
   As requested, we have calculated the impervious surface areas, which are now shown on A1.3. Our total area is 2376 sq. ft., which is less than the 2500 sq. ft. threshold. Additionally, the Construction BMPs have been added as a new sheet on A0.7.

f. Anti-Discriminatory Housing Policies Statement.
   Refer to Applicant Statement, Item 3

g. Water Efficiency.
   Refer to A1.3

h. Natural Gas Prohibition.
   The required statements on natural gas and green building have been added to the drawing set; please see A0.2.

i. Tabulation Form.

   Revised

Two copies of the revised drawings set are submitted along with this written response. Please contact me if you have any questions regarding the above responses.

Kind regards,
Huan Fang

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2018 Blake Street Berkeley CA 94704 Date: 8/10/2021

Applicant's Name: Huan Fang/ Fifth Arch

Zoning District: R-4

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	12	Refer to sheet A0.3
Number of Parking Spaces (#)	1	0	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	N/A	N/A
Yards and Height			
Front Yard Setback (Feet)	19'-6"	15'-0"	Refer to sheet A0.3
Side Yard Setbacks: (facing property) Left: (Feet)	3'-10"	4'-0"	Refer to sheet A0.3
Right: (Feet)	10'-5"	4'-0"	Refer to sheet A0.3
Rear Yard Setback (Feet)	1'-5"	15'-0"	Refer to sheet A0.3
Building Height* (# Stories)	1	6	6 w/ use permit
Average* (Feet)	10'-0"	61'-0"	65' w/ use permit
Maximum* (Feet)	10'-0"	61'-0"	65' w/ use permit
Areas			
Lot Area (Square-Feet)	5,189	5,189	N/A
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	Burned down condition	13,683	N/A
Building Footprint* (Square-Feet) Total of All Structures	Burned down condition	2,623	N/A
Lot Coverage* (%) Residential only (Building Footprint/Lot Area)	N/A	50%	Refer to sheet A0.3
Useable Open Space* (Square-Feet)	N/A	2,433	200 sf/ unit
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	N/A	N/A

*See Definitions – Zoning Ordinance Title 23F.

Revised: 11/19

[1] See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E

Planning and Development
Land Use Planning Division

September 9, 2021

Huan Fang
FIFTH ARCH
200 Brannan St. Apt 222
San Francisco CA 94107

Sent via email to:
fanghuan4616@gmail.com

RE: Application for Use Permit Modification #ZP2021-0095 for 2018 Blake Street

Dear Mr. Fang,

Thank you for submitting materials to support the proposal to demolish the remaining portion of a fire-damaged, single-family residence and construct a 6-story, residential building.

Application – Based upon a preliminary review, the application appears to include the following approval requests:

1. Use Permit under BMC §23D.40.030 to construct a multifamily residential building
2. Use Permit under BMC §23D.40.070.C to construct a main building that exceeds 35' in average height and three stories, but not exceeding 65 ft. and six stories
3. Administrative Use Permit under BMC §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts
4. Administrative Use Permit under BMC §23D.04.020.D to construct railings, above a roof and exceeding the residential addition height limit of the district
5. Density Bonus with the following requested waivers and concessions:

   Waivers

   a. Waiver of BMC §23D.40.070.D to reduce minimum side and rear yard setbacks

   b. Waiver of BMC §23D.40.070.E to exceed lot coverage

   Concessions [Two concessions permitted, per Government Code §65915(d)(2)]: None.

Incomplete Items – Staff has determined that application is incomplete at this time. Please address the following items to continue with the application review:

1. Plans:

   a. Provide dimensions from the subject parcel to the adjacent buildings. ***Please put these on the proposed site plan as well.***

b. Indicate any fences on the site plan and label with their heights. ***Confirm that existing fences will be demolished and not replaced in the proposal.***

2. Density Bonus Diagrams/Calculations (Sheet A0.3). Base Project = BP; Proposed Project = PP, Residential Floor Area = RFA, DB=Density Bonus.

   a. Per the August 2, 2021, HAA and Density Bonus - Objective Standards Memo, the three use permit floors can be incorporated into the maximum allowable density for the site, and into the Base Project, making it larger. Consequently, you may be entitled to a larger density bonus, if you elect to provide the same percentage of affordable units in the Base Project. Please indicate if you would like to revise your density bonus calculations accordingly. Let me know if you would like to talk through this option.

   b. To calculate the density bonus, RFA should include indoor circulation hallways on every floor, and residential amenities such as common lounges, trash rooms, etc.. The RFA amount should exclude: stair and elevator area *except* for the area of these on the floor level of their greatest horizontal extent; mechanical rooms; parking (including bike rooms) and utility rooms. ***The calculated density bonus area (3 units x 1093.6 SF) appears to exceed the allowed amount of density bonus – 50%.***

   c. Provide short term in addition to the long term bike parking calculations and identify the corresponding amounts on the site plan and floor plans. ***Provide the total number of bedrooms in the calculations for clarity.***

   d. Please revise all calculations based on revisions in response to the above items.

3. Zoning Application Submittal Requirements (ZASR). The following required items were missing from the application submittal, and must be submitted for application completeness: [ZASR Link]

   a. Shadow Studies. Guidelines for how to do Shadow Studies can be found here: https://tinyurl.com/sv8kkjo

      i. Label the existing surrounding buildings with their uses***. Labels not found. Include labels for all buildings not abutting the site that are impacted by shadows as well. It is very helpful to the Board to have these labeled on the shadow studies so that they don't have to refer back to the site plan, or guess at to the uses of impacted buildings not abutting the site. If the studies need to be larger and take more sheets, please do so to provide this information.***

      ii. Highlight/label where the new shadows would impact surrounding residential buildings. ***Please label these impacted buildings with uses.***

      iii. Visually make a distinction between the building and the shadow it casts. It is difficult to tell one from the other. ***Perhaps use a color or distinct outline for the shadows – the shadows and the surrounding buildings are not distinguishable from each other on the pdf.***

   b. Traffic Impact Analysis Memorandum. Submit a Traffic Impact Analysis Memo. Please contact Ray Davis in the Traffic Engineering Division (RDavis@cityofberkeley.info) to determine the required scope. ***Not found. Please submit when ready.***

c. Public Art Declaration. The project is subject to the provisions for One-Percent for Public Art on Private Projects, per BMC 23C.23. Provide a statement for how the project will comply with this ordinance. Submit a Public Art Allocation Declaration form: https://www.cityofberkeley.info/uploadedFiles/City_Manager/Level_3_-_Civic_Arts/Allocation%20declaration%2009-18-18.pdf. ***Provide a description and indicate the location of the proposed on-site art on the site plan.***

d. Stormwater Requirements Checklist. Projects with 2,500 square feet or more of newly created or replaced impervious surface are required to submit a Stormwater Requirements Checklist. Indicate the area of new or replaced impervious surface, and submit the checklist if applicable. The checklist and guidelines on how to prepare it can be found here: https://tinyurl.com/yh5w8ena ***Not found. Please submit a completed checklist.***

e. Water Efficiency. Projects with 500 square feet or more of new, or 2,500 square feet or more of renovated irrigated landscaping must comply with State water efficient landscaping provisions. Indicate how much landscaping is proposed. See the ZASR for more information and submittal details. ***Please submit an irrigation plan.***

f. Tabulation Form. Please revise the Tabulation Form to reflect changes made in response to all other comments in this letter.

Advisory Comments

1. Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend.

2. Design Review. Given its size, location, and scope, and per BMC Section 23E.12.040, the Zoning Officer has determined that the City will refer this application to the Design Review Committee for Design Review. The DRC will be given a link to application materials and will provide comments for the ZAB's review.

Advisory Comments

4. Department Comments. This application may be routed to other city departments for comments. These comments will be forwarded to you when they are received. Please respond to all department comments, and include revisions and response with your next submittal to Planning. Further revisions to the application may be required based upon your response to these items.

Revised submittal items should be submitted in both paper (two 11x17 sets) and electronic (CD or flash drive) form, to my attention, to the Permit Service Center Zoning Counter at 1947 Center Street, 3rd floor, or it can be uploaded to the Box.com project folder link that was previously sent to you.

Please submit responses to all requested items at once, and not incrementally. Also, please be aware that if you do not take action on the above items within 60 days, the application may be deemed withdrawn and returned to you.

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,

Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

September 20, 2021

Sharon Gong, Senior Planner
City of Berkeley Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley CA 94704
sgong@cityofberkekey.info

Dear Ms. Gong,

I wish to put forth our objections to the City of Berkeley's planning department proposal for the construction of a 3 and 7 story, 165-unit apartment complex running east from 2001 to 2015 Blake Street. I have been a resident living on Blake Street since 1979 and I believe this 162-unit building would have a significant environmental impact if approved.

- **First**: **Parking** The impact on street parking will become a major factor during and after its construction. The proposed 93 vehicle parking, will help, however, city planners saw fit to the remove street parking along Milvia from Blake St. to Haste St which only serve to compound the parking problem on Blake Street.
- Long term residents will now have to compete with those renting apartments at 2035 Blake St. which also provides off-street parking but less than its total number of units available for lease. As City planners, do you have a solution for the shortage of parking space?

- **Second**: **Pollution!** Blake Street residents have already endured 3 years of Noise and Air pollution because of the construction at 2035. People are choking and coughing because they are breathing **in concrete dust and exhaust fumes** from the heavy equipment used to build these multistory eye sores. We don't want to live in this kind of environment for another 5 years while this and other construction projects, i.e., the proposed six story complex at 2018 Blake St, are completed. My wife and I have had enough!

- **Third: Impact on our Power Grid and Water!** All these 6 and 7 Story Apartment buildings sprouting up in South Berkeley will demand water and electricity to function. California is currently in 20-year drought, and in all likelihood, will only get worse. Hech-Hechy Dam is at historic low levels. Less than 40% as of June this year. That translate to major water shortages in the future. And that does HAVE an environmental impact on all the residents of Blake Street because of these construction proposals.

Respectfully Submitted,

John DeDomenico, M.S. & Xiao, Hong, PhD, MPH

FIFTHARCH

APPLICANT STATEMENT: 2018 BLAKE STREET BERKELEY

Huan Fang, 5105412398
FIFTH ARCH
200 Brannan St. Apt 222, San Francisco CA 94107
September 25, 2021

Dear Zoning Adjustment Board and Interested Parties:

Re: Applicant Statement for 2018 Blake Street Berkeley Project.

OVERVIEW AND PROJECT INTRODUCTION

The project team is pleased to present this proposal for a new multi-family residential infill development project located at 2018 Blake Street Berkeley.

The project will build on the character of the neighborhood which includes a couple of new multi-family residential development, such as 2029-2035 Blake Street, 2037 Parker Street, 2038 Parker Street, and etc.

The project is 6 stories, includes 12 residential units with a total of 13,427 square feet.

FIFTHARCH

1. PROJECT DESCRIPTION

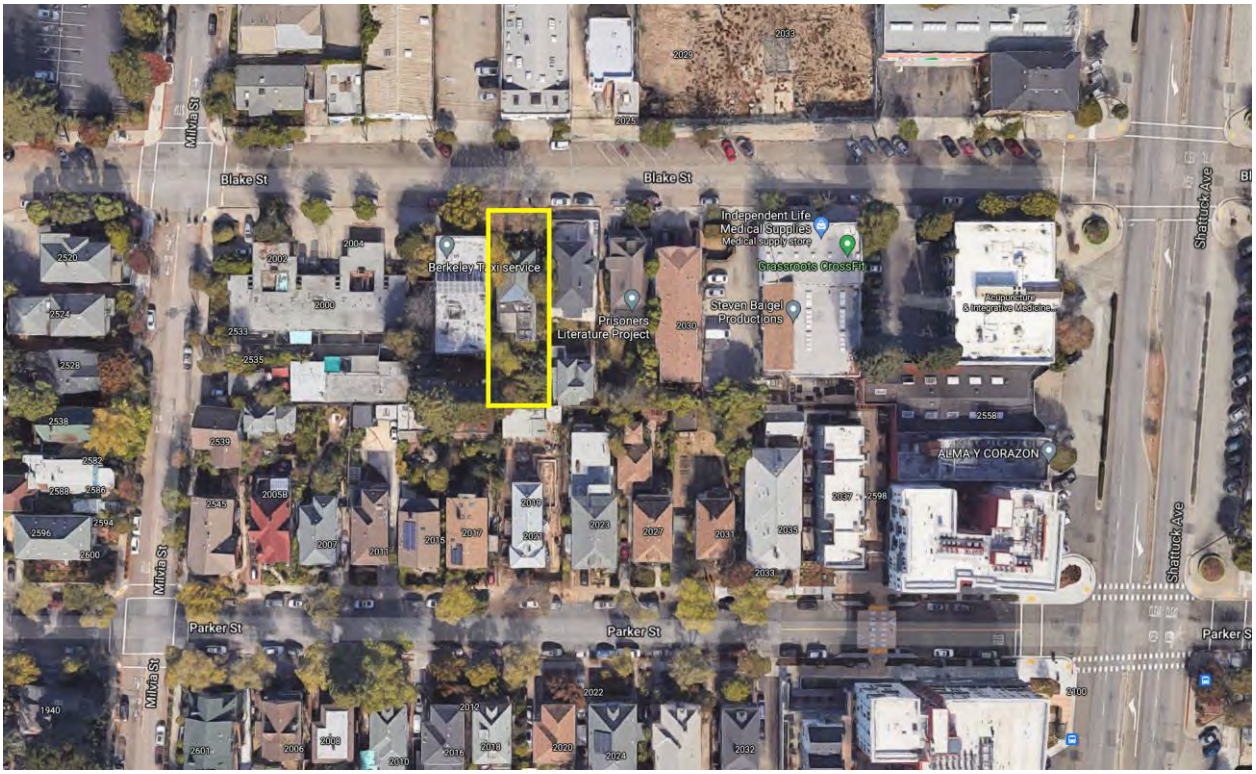
a) PROJECT BACKGROUND

The development site is at the mid-block on Blake Street, between Milvia Street and Shattuck Ave. This Site is surrounded by a diversity of uses including traditional two-story single-family homes, multi-family residential buildings, Warehouses, office buildings, and medical supplies retails.

Table 1: Surrounding Uses and Zoning

North	Industrial warehouses	R-4
East	Two units residence	R-4
South	Two units residence	R-2A
West	Three levels apartment complex	R-4

The project site is comprised of a single parcel measuring 5,189 sq. ft. or 0.12 acres. The existing one story single family house was burned down in 2019, with only perimeter walls standing in an unsafe condition. Driveway entrances are located on Blake Street. The site is zoned R-4.



b) DEVELOPMENT PROGRAM

The proposed building is designed to fit into the context of the surrounding neighborhood. The project includes 12 residential units with a total of 13,427 square feet, 19 bicycle parking spaces.

At the ground floor, MEP functional rooms, Bike storage, Utility rooms are all located at the north side of the building. Residential lobby faces to Blake Street with secured bike parking racks. Ground floor also includes one 1 bedroom unit and one 5 bedroom units with an open to air central courtyard sitting in between.

Through level 2 to level 6, each level has one 4 bedroom unit and one 5 bedroom unit.

Open space and amenity space are provided throughout the building including:

- Open to air central courtyard
- Rear yard open space
- Roof Deck open space

c) ARCHITECTURAL AND LANDSCAPE PROGRAM

The design of 2018 Blake builds on the diverse streetscape of Blake Street and the surrounding mixed-scale neighborhood. The lot is abutted by several different residential building types and also facing a newly developing multi-family residential project with 82 units. The design bridges various scales and building types by breaking down the massing into two structures which are tied together through open to air corridors. Between these structures, there is a central courtyard created to maximize sunlight and open air exposures.

On the street facing façade, the vertical fiber cement sidings have been oriented to different angles created a richness of shades and shadows, while the neutral cement plaster tones tie together the background of the building. At the ground floor, glass storefront provides prominence of the lobby entrance. And the vertical formed concrete is consistent with neighbor's ground floor stone veneer treatment. Horizontal division details have been perceived to break the "boxing" feeling.

The ground level landscape wraps around four sides of the property. Street trees and street level plantings are planted along the building facade. Private patios and a communal dog run area for the residents occupy the front and rear courtyard.

The central courtyard at the ground floor is the main communal gathering space. Raised planters define gathering areas and circulation. Built-in seating and table are provided on the wooden deck. Planting creates a green buffer between private residences and the social space. Moveable tables and chairs allow residents to follow the path of the sun in the courtyard throughout the day. The courtyard formal design will

be dynamic when viewed from the surrounding residences after dark with deliberate lighting along the built-in seating, and ground planters.

The roof deck is another communal gathering space for residents. Green roof planting and raised planters envelop the social space, leading users to two courtyards at north and south side. An outdoor BBQ facility and dining table adjacent to sofa seating at a fire feature are situated to take advantage of the view toward the Berkeley's cityscape.

The proposed landscape responds to the unique challenges of the site while implementing local and regional best practices. Planting area is maximized to provide permeable surface area where at grade. Raised planters are introduced at roof deck to allow for optimal planted area. Throughout the project the plant selection corresponds to Bay Friendly guidelines and is low water use where applicable. Where possible, hardscape material is selected to allow for permeability.

d) DEVELOPMENT STANDARDS

The project details and development standards are provided in the table below.

The project requests three waivers/ incentives under state density bonus law to reduce the standard requirements for the R-4 district. Residential bicycle parking is provided on the ground floor to accommodate residents' needs.

Table 2: R-4 Standards

Standard/Characteristic		Existing Burned down condition	Proposed	Permitted/Required
Residential Floor Area (sq. ft.)		N/A	12,836	See Density Bonus Statement for explanation
Gross Floor Area (sq. ft.)		N/A	13,427	N/A
Lot Coverage		N/A	50% *	See Density Bonus Statement for explanation
Building Height	Maximum (ft.)	N/A	61'	35' (or 65' with Use Permit)
	Stories	1	6	3 (or 6 with Use Permit)
Setback	Front (Blake St.)	19'-6"	15'	15'
	East Side	10'-5"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	West Side	3'-10"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	Rear	1'-5"	15' *	15'@level1-3, 17'@level4, 19'@level5, 21'@level6
Usable Open Space		N/A	2,433 sq. ft.	2,400 sq. ft. @ 200 sq.ft./unit
Vehicle Parking	Residential	1	0	N/A
Bicycle Parking	Residential	0	19	See Density Bonus Statement for explanation

* Waiver requested, see section below.

2. HOUSING AFFORDABILITY/DENSITY BONUS STATEMENT

The proposed project is entitled to a density bonus pursuant to California Government Code Section 65915(b). The project will provide 1 dwelling units (15% of the 8 base project units) which will be affordable to households earning up to 50% Area Median Income ("Very Low Income"). These on-site units entitle the project to a 50% density bonus.

Per 23C.12.030, the balance of the project's housing mitigation will be provided as an in lieu fee to the City of Berkeley Housing Trust Fund.

The proposed 1 affordable unit is: Level 1: unit 1B (5 BD, 1,059 SF). The below market rate unit will share the same amenities as the market rate units.

a) WAIVERS/MODIFICATIONS

State Density Bonus Law permits projects to request waivers/modifications to development standards if they are needed to physically accommodate the additional floor area permitted by the density bonus.

To physically accommodate the additional floors, the project requests the following waivers and modifications:

- Lot Coverage: increase to 50% from level 1 to 6,
- Reduce Rear setback: reduce to 15’ from level1 to 6,
- Reduce side setback: reduce to 4’ from level1 to 6,

Stories-Increase to six stories where 5 stories are allowed in the base project with Use Permit.

b) HOUSING AFFORDABILITY REQUIREMENTS

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code Section 23C.12.030. This ordinance requires the project to provide at least 20% of the total number of dwelling units as below-market rate units with the option of paying a fee in-lieu of providing the units on-site per Berkeley Municipal Code Section 22.20.065. With 1 Very-Low Income units (affordable to a household earning not more than 50% AMI) proposed on site, the remaining proportional Affordable Housing Mitigation Fee will be paid by ownership group. Use Permits Requested.

In addition to the Density Bonus waivers that are requested, the base project is applying for a Use Permit to exceed the 35 feet and 3 stories height limits in the R-4 district to add additional units in a full fourth and Fifth and Sixth floors, as shown on Sheet A0.3 of the plan set.

3. ANTI-DISCRIMINATION HOUSING POLICIES

Written statement answering the following questions and provide the requested documentation, if applicable:

- Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?
- If the answer to (1) is yes, which?
    - YES, the owner for this project is: 2018 Blake Street LLC, registered in California, which is in the business of developing real estate.
    - The parent company is: Tripalink, Corp., which is a property management company.
- If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?
    - Have no such policies
- If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?
    - Have no such policies
- If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of this application.

FIFTHARCH

Project Team	
Applicant/Project Sponsor 2018 Blake Street LLC Yuhui Li 424 644 5703 yuhui.li@tripalink.com	*Architect* Fifth Arch Huan Fang 510 541 2398 fanghuan4616@gmail.com

Regards,
Huan Fang

CC: Sharon Gong
Senior Planner
City of Berkeley

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
(424)-644-5703
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SURVEYOR
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HAYWARD, CA 94545
(510) 887-4086

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST
A0.7 CONSTRUCTION BMPS
A0.8 BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST
A0.9 SITE PHOTOS

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE PLAN
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT: PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

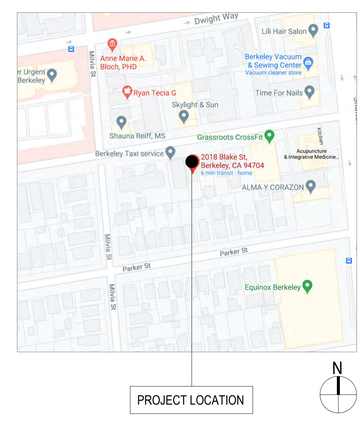
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



FIFTHARCH

LICENSED ARCHITECT
Peter Sidi
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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NO.	DATE	DESCRIPTION
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2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

TITLE SHEET

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

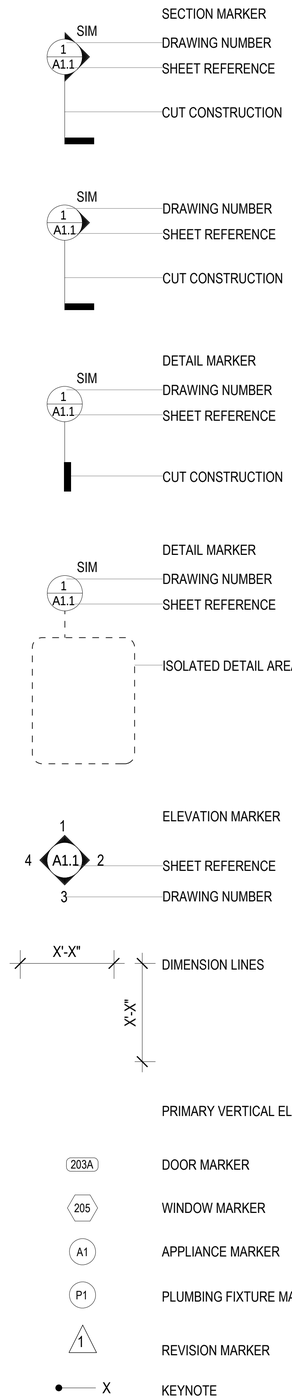
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

NATURAL GAS PROHIBITION, BERKELEY ENERGY & GREEN CODE
THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

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

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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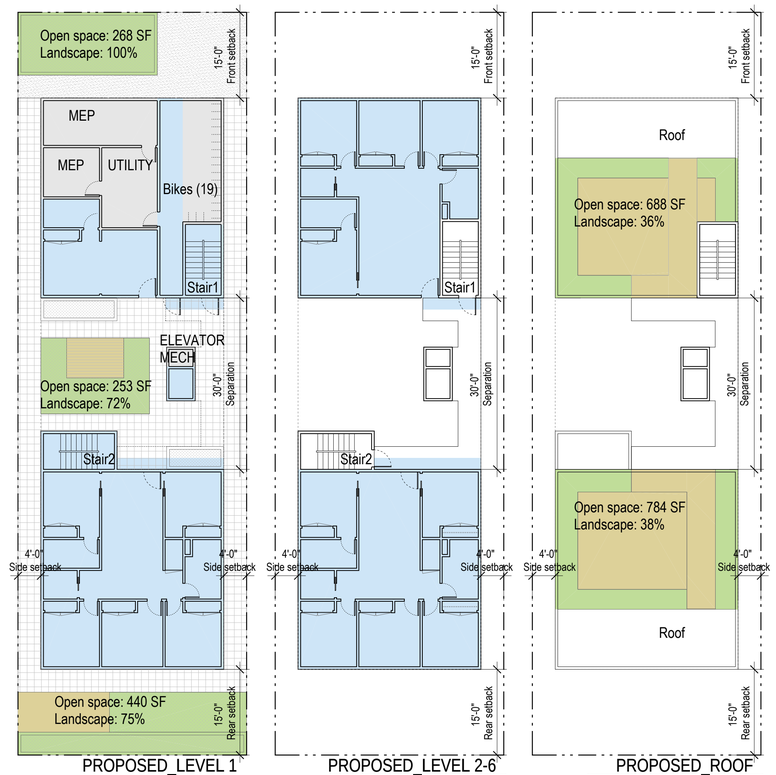
NOTES & LEGEND

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.2



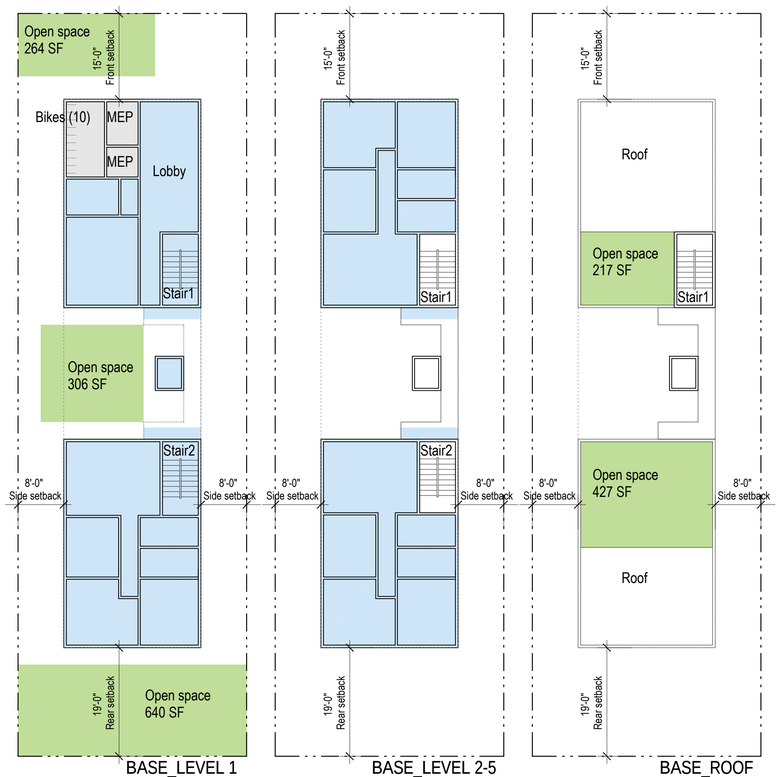
PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"

PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- RESIDENTIAL FLOOR AREA
- MEP/UTILITY



BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-5
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES	MAXIMUM	BASE	PROPOSED W/ DB
STORIES (NUMBER)	3		
STORIES W/ USE PERMIT (NUMBER)	6	5	6
MAX. HEIGHT (FT.)	35		
MAX. HEIGHT W/ USE PERMIT (FT.)	66	51	61

FRONT SETBACK (BLAKE ST.)	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	15	15
Level 2	15	15	15
Level 3	15	15	15
Level 4	15	15	15
Level 5	15	15	15
Level 6	15		15

SIDE SETBACK	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	4	8	4
Level 2	4	8	4
Level 3	6	8	4
Level 4	8	8	4
Level 5	10	10	4
Level 6	12		4

REAR SETBACK	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	19	15
Level 2	15	19	15
Level 3	15	19	15
Level 4	17	19	15
Level 5	19	19	15
Level 6	21		15

LOT COVERAGE	REQUIRED MAX. %	BASE	PROPOSED W/ DB
Level 1	45%	35%	50%
Level 2	45%	35%	50%
Level 3	40%	35%	50%
Level 4	35%	35%	50%
Level 5	35%	35%	50%
Level 6	35%		50%

OPEN SPACE	REQUIRED	BASE	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,210	961
Roof Top		637	1,472
Total Open Space		1,847	2,433

BICYCLE PARKING	REQUIRED	BASE	PROPOSED W/ DB
Total Bedrooms		24	51
Long Term Bicycle Parking	1 Space / 3 Bedrooms	8	17
Short Term Bicycle Parking	2, or 1 space / 40 Bedrooms	1	2
Total Bicycle Parking		9	19

GROSS FLOOR AREA_BASE CASE	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL
Level 1	96.9	79.9	1,657.1
Level 2			1,631.3
Level 3			1,631.3
Level 4			1,631.3
Level 5			1,631.3
Total Residential Floor Area			8,182.3
Total Floor Area			8,359.1

GROSS FLOOR AREA_ PROPOSED W/ DB	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL
Level 1	158.6	432.2	1,843.3
Level 2			2,198.5
Level 3			2,198.5
Level 4			2,198.5
Level 5			2,198.5
Level 6			2,198.5
Total Residential Floor Area			12,835.8
Total Floor Area			13,426.6

BASE DENSITY		
LOT SIZE SQ. FT.	5,189.0	
BASE UNITS	8	
INCLUSIONARY HOUSING REQUIREMENTS		
PERCENT REQ'D. TO BE AFFORDABLE	20%	PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.6	
NUM OF INCLUSIONARY UNITS	1	
IN-LIEU FEE FOR FRACTIONAL UNITS	0.6	

DENSITY BONUS OUTCOME		
BASE UNITS	8	
CITY REQ'D. AFFORDABLE UNITS	1	
IN-LIEU FEE UNITS	0.6	
AFFORDABLE TYPE	VERY LOW	
TOTAL BONUS UNITS	4	
TOTAL FINAL UNITS	12	
TOTAL AFFORDABLE UNITS	1	
TOTAL REGULAR UNITS	11	
PROPOSED SQ. FT. / UNIT	1,069.7	

STEP BY STEP CALCULATION METHOD					
1.A Determine the Base Project Area		**1.B Determine the Proposed Project Avg**		**1.C Base Project Number of Units**	
	Level 1	1,657.1	Level 1	1,843.3	
	Level 2	1,631.3	Level 2	2,198.5	1.A Base Project Residential Floor Area	8,182.3
	Level 3	1,631.3	Level 3	2,198.5	1.B Proposed project Avg Unit Size	1,069.7
	Level 4	1631.3	Level 4	2,198.5	1.C Base Project # of Units (Rounds Up)	8
	Level 5	1631.3	Level 5	2,198.5	2.A Number of Affordable Units	1
	Level 6		Level 6	2,198.5	% of Affordable Units	15%
1.A Base Project Residential Floor Area		8,182.3	Proposed Project Residential Floor Area	12,835.8	2.B % Granted of Density Bonus	50%
			Proposed Project # of Units	12	2.C # of Density Bonus Units (Rounds Up)	4
			1.B Proposed Project Avg Unit Size	1,069.7	2.D Density Bonus # of Units Proposed	4

DENSITY BONUS TABLE									
BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = Very low income	% BMR x Base # Units			% Bonus x Base # Units (Round Up)	Base Units + DB Units
8,182.3	1,069.7	8	15%	1	1	50%	4	12

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

FIFTHARCH

LICENSED ARCHITECT
Peter Sugimoto
C-37738
01-31-2021
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2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

DENSITY BONUS STATEMENT

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

2
A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

SITE PHOTOGRAPHS & VICINITY MAP

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.4

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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.

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.

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
DIVISION 4.1 PLANNING AND DESIGN
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.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

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 commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
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 minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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 purposes as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

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.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV 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.
2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall 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 EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

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.

4.303.2 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

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.

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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

CALGREEN CHECKLIST

DRAWING BY: YZ
DATE: 10/18/2021
CHECKED BY: PS
SCALE: AS NOTED

A0.5

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 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 O^3/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
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
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.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

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 tricloroethylene), 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.

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.

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.

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)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet 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 1.1, February 2010 (also known as Specification 01350).

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

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*.

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.

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.

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
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
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
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.

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
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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

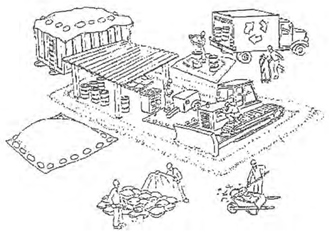
NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

CALGREEN CHECKLIST

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: AS NOTED

A0.6

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



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

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

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

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

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

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

Landscape Materials

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

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

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

FIFTHARCH

LICENSED ARCHITECT
Peter Sutro
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
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BERKELEY, CA 94704

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CONSTRUCTION BMPS

DATE: 10/18/2021
DRAWING BY: PS
SCALE: AS NOTED
CHECKED BY: PS

A0.7

Bay-Friendly Basics Landscape Checklist

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

Project: 2018 Blake Street
Address: 2018 Blake Street, Berkeley **Date:** 10/18/2021

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	SEE A1.3.
			2. Amend the Soil with Compost Before Planting **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	SEE NOTE ON A1.3.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			3. Reduce and Recycle Landscape Construction Waste **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.org	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	

Planting

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			4. Choose & Locate Plants to Grow to Natural Size **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirementis only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetlin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates*; Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

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

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			7. Minimize the lawn **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere*.	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a staterment about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	
			9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	

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

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

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

BAY-FRIENDLY BASICS CHECKLIST

DRAWING BY: PS
CHECKED BY: PS
DATE: 10/18/2021
SCALE: AS NOTED

A0.8

1

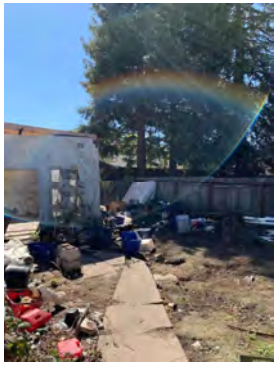
2

3

4

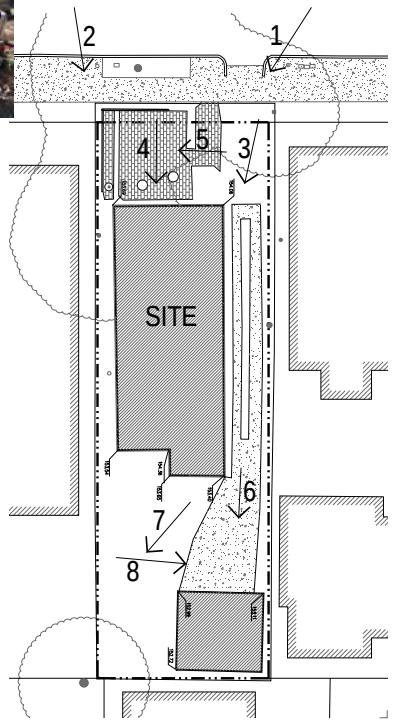
5

6



7

8



FIFTHARCH

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

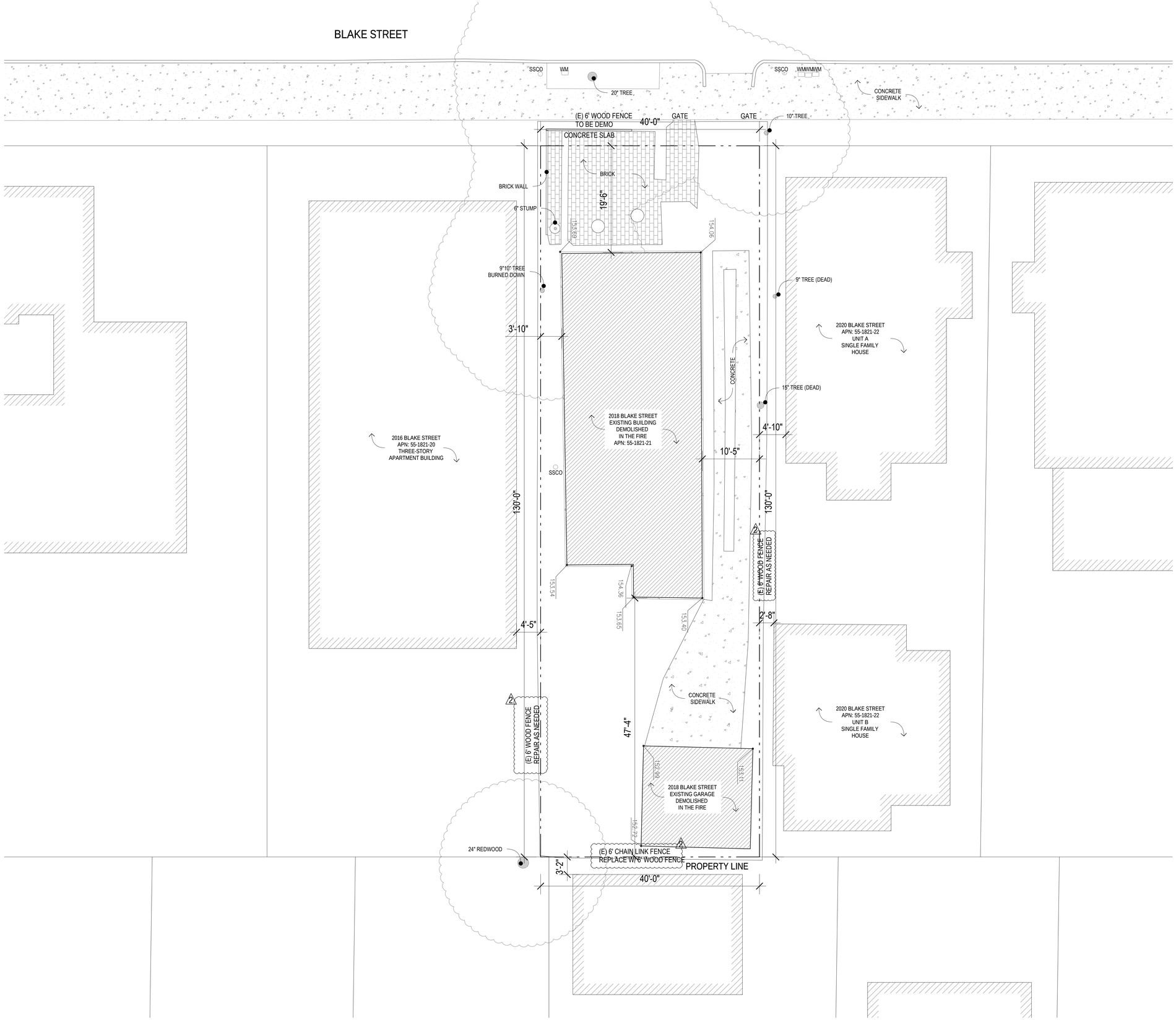
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	1ST PLANNING COMMENTS

SITE PHOTO

DATE: 8/11/2021
DRAWING BY: HF
SCALE:
CHECKED BY: PS

A0.9



EXISTING SITE PLAN 1
SCALE: 1/8" = 1'-0"

LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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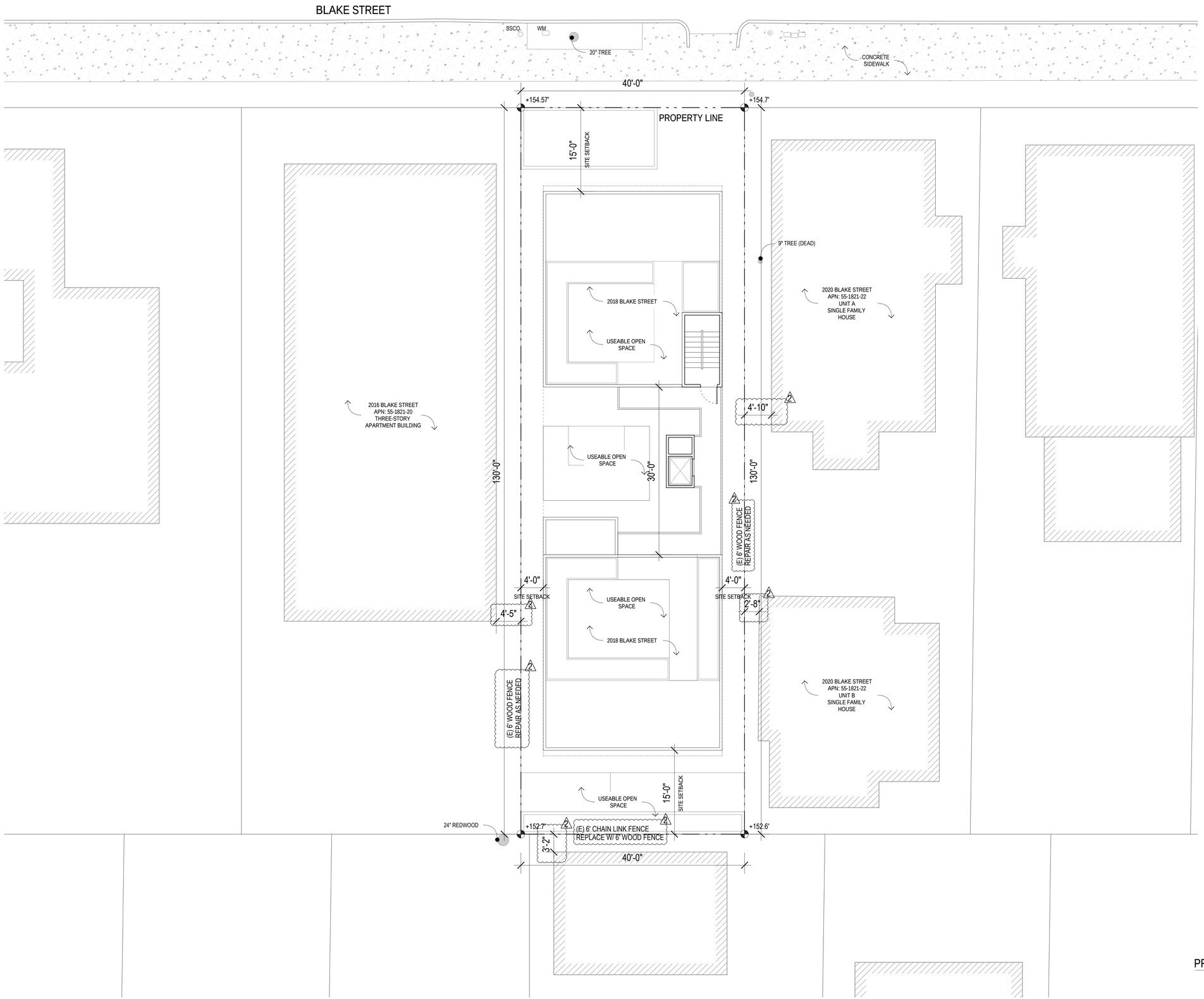
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

EXISTING SITE PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: 1/8"=1'-0"

A1.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

FIFTHARCH

LICENSED ARCHITECT
Peter Sugiyama
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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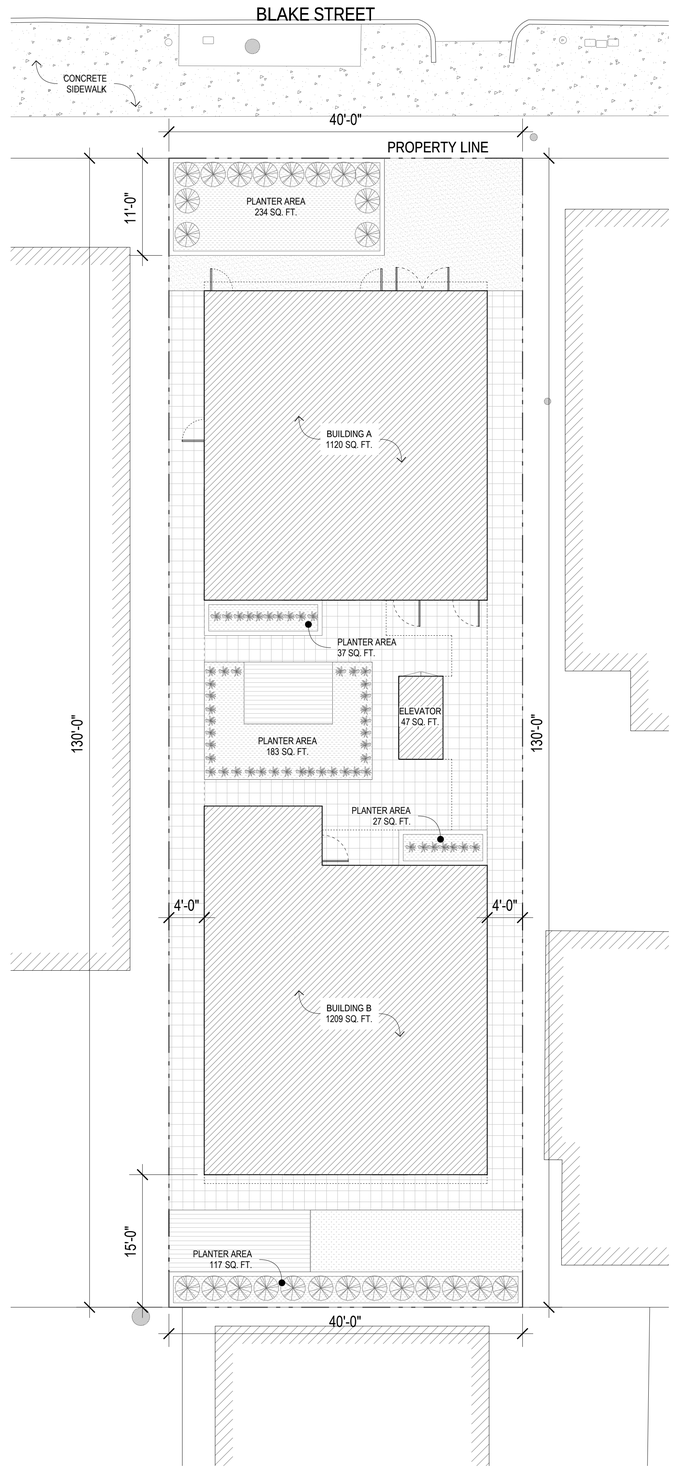
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

PROPOSED SITE PLAN

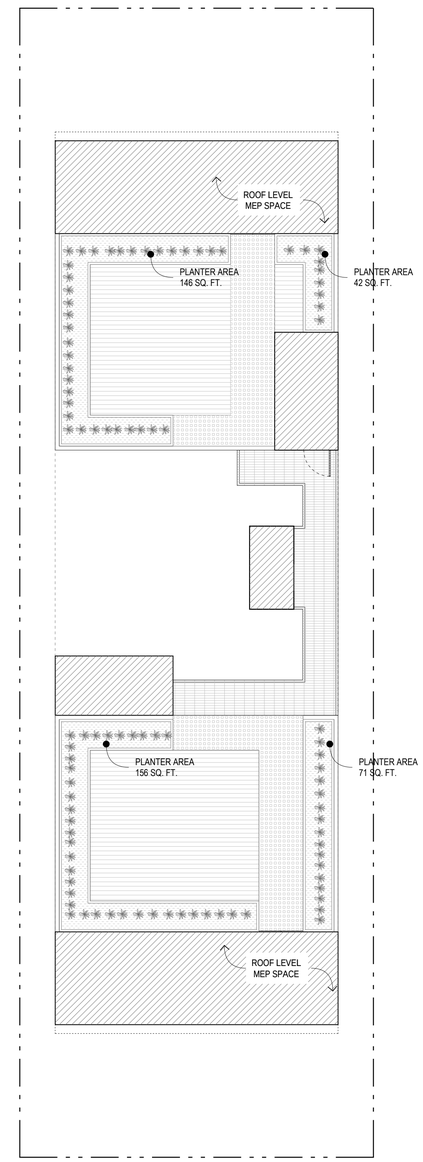
DATE: 10/18/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.2

OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE PLAN 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL (N) PLANTER AREAS TO HAVE SOIL AMENDED W/ 1" COMPOST LAYER. ALL PLANTINGS ARE TO BE SUFFICIENTLY DEVELOPED AT TIME OF INSTALLATION TO ASSURE SURVIVAL AND GROWTH OF PLANTINGS.

2. ALL TREES TO HAVE SUFFICIENT CENTRAL LEADERS TO ASSURE GROWTH AND SURVIVABILITY.

3. (N) LAWNS & PLANTER BEDS SHALL BE IRRIGATED W/ DRIP IRRIGATION SYSTEMS ON A DESIGN/BUILD BASIS. IRRIGATION SYSTEMS SHALL BE DESIGNED, INSTALLED AND OPERATED AT THE LOWEST PRACTICAL AMOUNT OF WATER NOT TO EXCEED 70% OF REFERENCE EVAPOTRANSPIRATIONFOR THE LANDSCAPED AREA.

4. IRRIGATION VALVES & CIRCUITS SHALL BE SEPARATED HYDROZONED BASED ON PLANT WATER REQUIREMENT (INCLUDING VARYING ROOT DEPTH), SUN EXPOSURE, TOP AND BOTTOM OF SLOPE, & IRRIGATION RATE AS APPLICABLE.

IMPERVIOUS COVERAGE CALCS:

BUILDING A:	1120 SQ. FT.
BUILDING B:	1209 SQ. FT.
ELEVATOR:	47 SQ. FT.
TOTAL:	2376 SQ. FT. (< 2500 SQ. FT.)

PLANTER AREA CALCS:

FRONT YARD PLANTER:	234 SQ. FT.
CENTRAL YARD PLANTER 1:	37 SQ. FT.
CENTRAL YARD PLANTER 2:	183 SQ. FT.
CENTRAL YARD PLANTER 3:	27 SQ. FT.
REAR YARD PLANTER:	117 SQ. FT.
ROOF PLANTER 1:	146 SQ. FT.
ROOF PLANTER 2:	42 SQ. FT.
ROOF PLANTER 3:	156 SQ. FT.
ROOF PLANTER 4:	71 SQ. FT.
TOTAL AREA:	1012 SQ. FT.
MIN. 3" MULCH LAYER:	37 CUBIC YARDS

OPEN SPACE LANSCAPE AREA PERCENTAGE

OPEN SPACE AREA TOTAL:	2433 SQ. FT.
LANDSCAPE AREA TOTAL:	1322 SQ. FT.
PERCENTAGE:	54% (> 40%)

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- COVERED SPACE
- OPEN CORRIDOR, METAL PANEL

PLANTING TYPE:

CUPRESSUS SARGENTII SARGENT CYPRESS	5 GAL	149
CEANOTHUS "CALIFORNIA LILAC"	10 GAL	25

GROUNDCOVERS:

NO MOW GRASS LAWN	168 SF
PERMEABLE PAVERS ON GRASS	1,438 SF
MULCHED PLANTING BED	1056 SF
DECOMPOSED GRAVEL	332 SF
WOOD DECK	652 SF
ROOF DECK PAVER	290 SF

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

LANDSCAPE PLAN

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

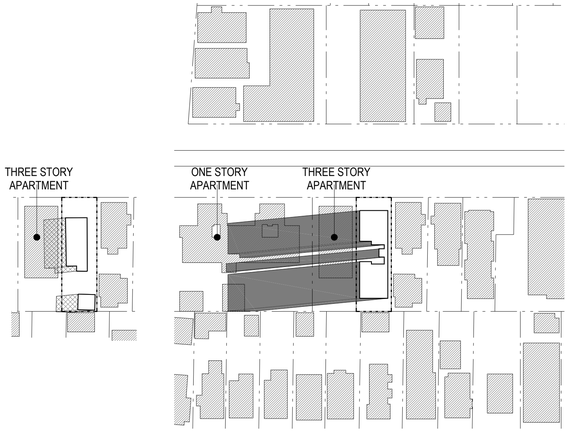
A1.3

LINE TYPES:

PROPOSED SHADOW

EXISTING SHADOW

JUNE

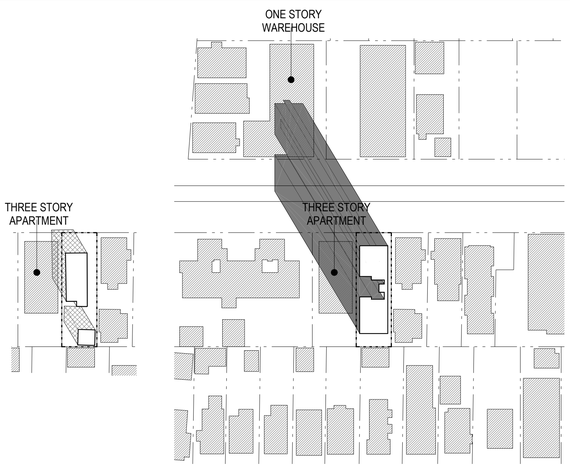


SHADOW STUDY (JUNE 8:00 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE 6:30 PM) 3
SCALE: 1/80" = 1'-0"

DECEMBER



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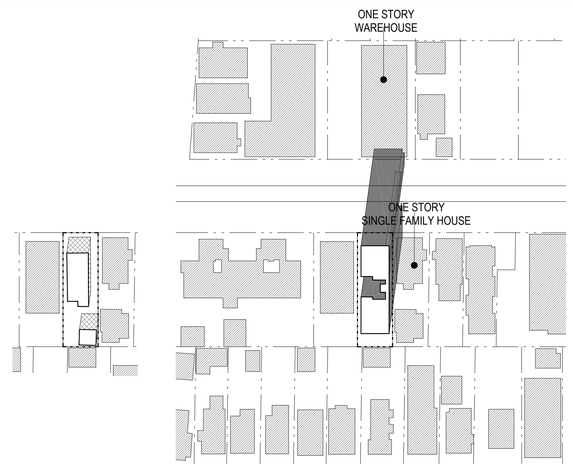
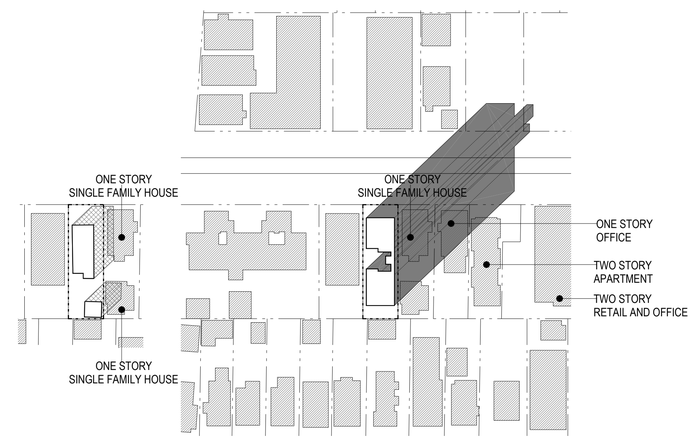
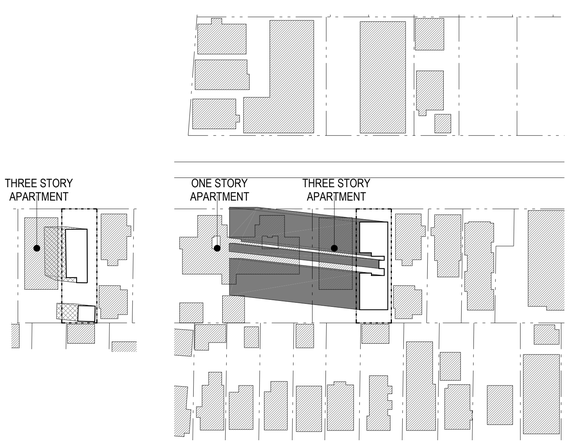


SHADOW STUDY (DEC NOON) 2
SCALE: 1/80" = 1'-0"



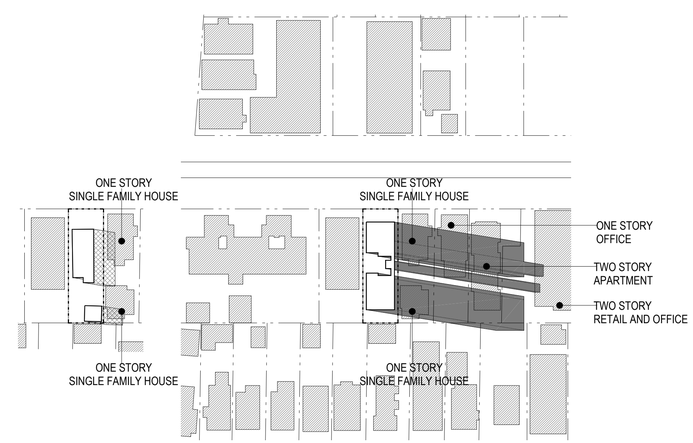
SHADOW STUDY (DEC 2:50 PM) 3
SCALE: 1/80" = 1'-0"

APRIL
(SUBMITTED MONTH)



SHADOW STUDY (APR 8:45 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR NOON) 2
SCALE: 1/80" = 1'-0"



SHADOW STUDY (APR 5:37 PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sutro
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

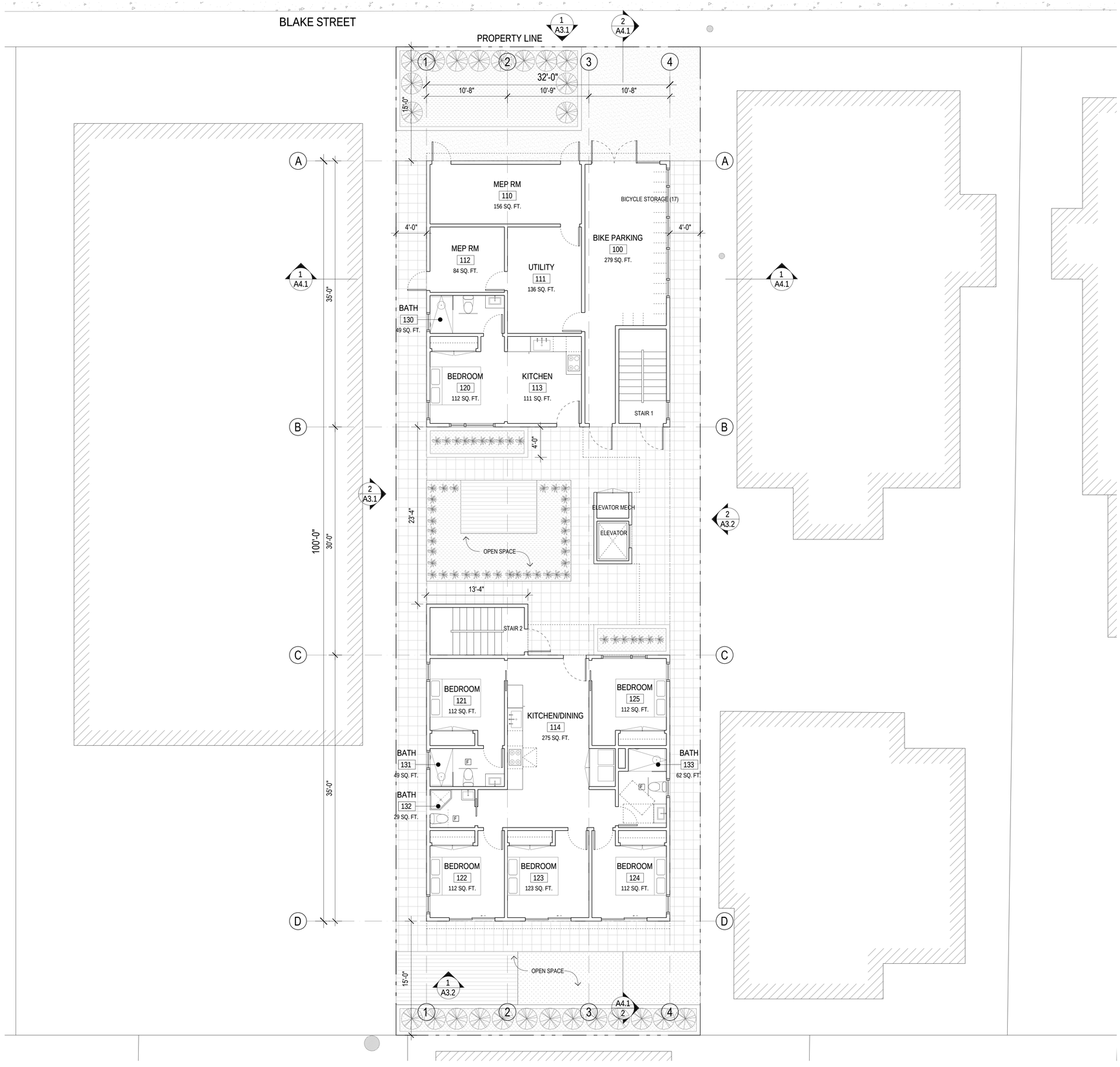
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

SHADOW STUDIES

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: 1/80"=1'-0"

2
A1.4



GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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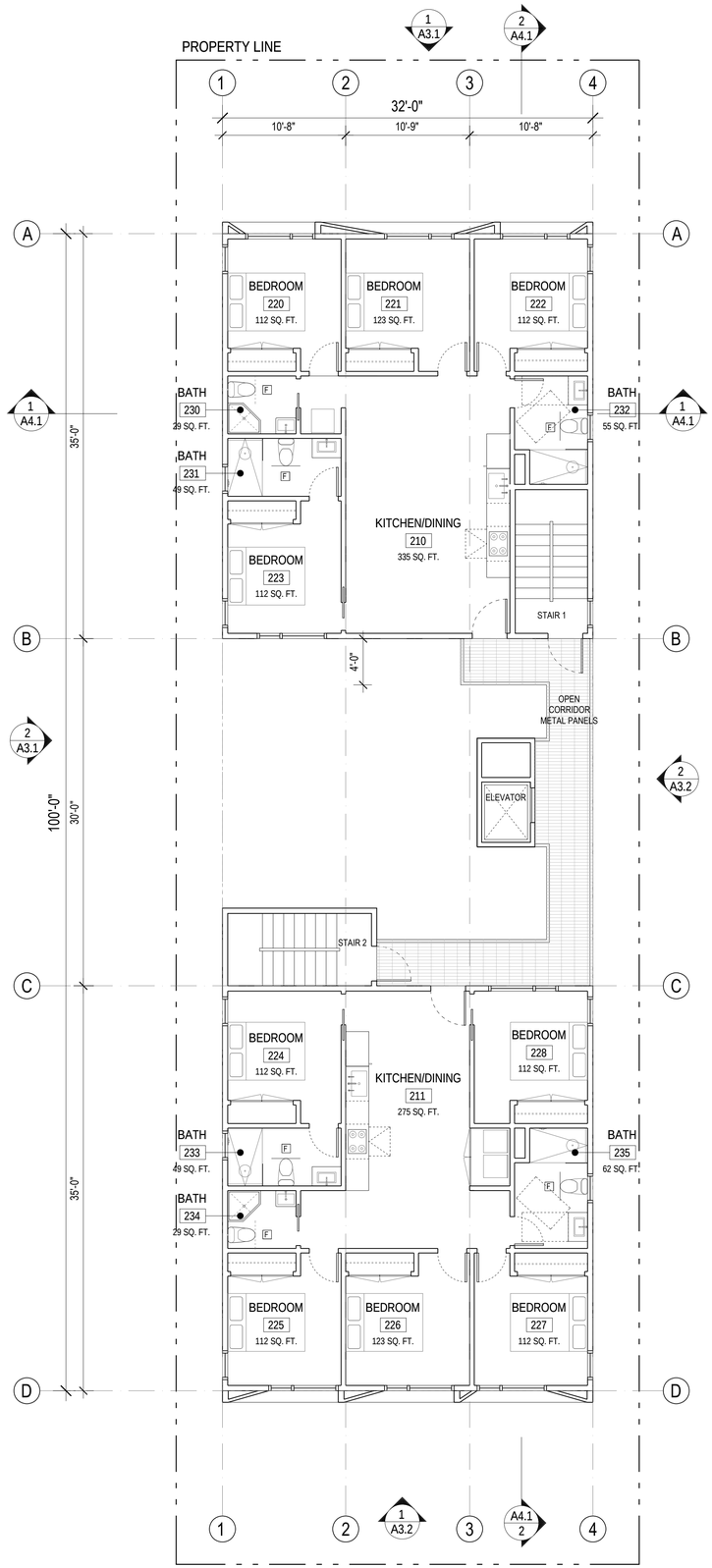
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

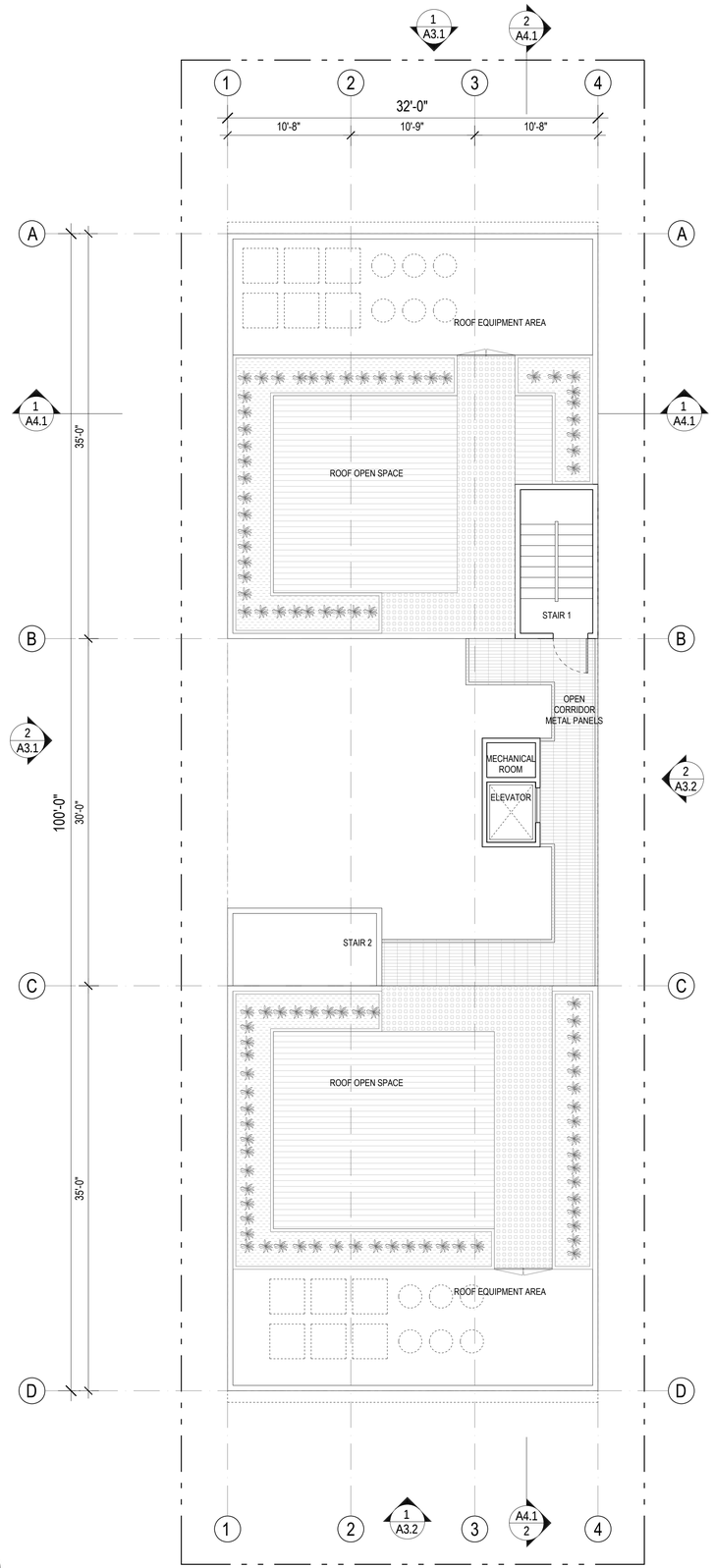
GROUND FLOOR PLAN

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: 1/4"=1'-0"

A2.2

MATERIAL

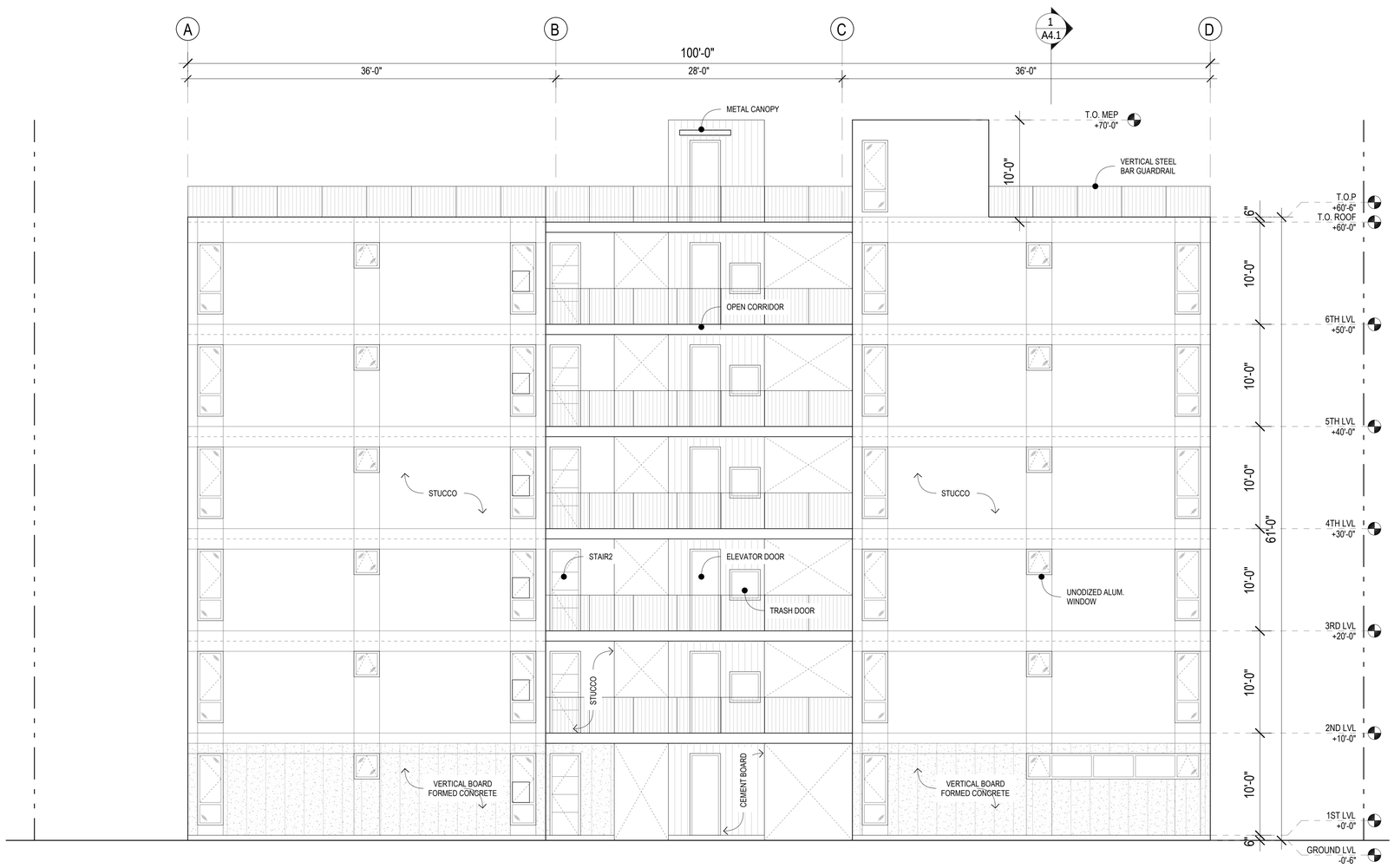
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
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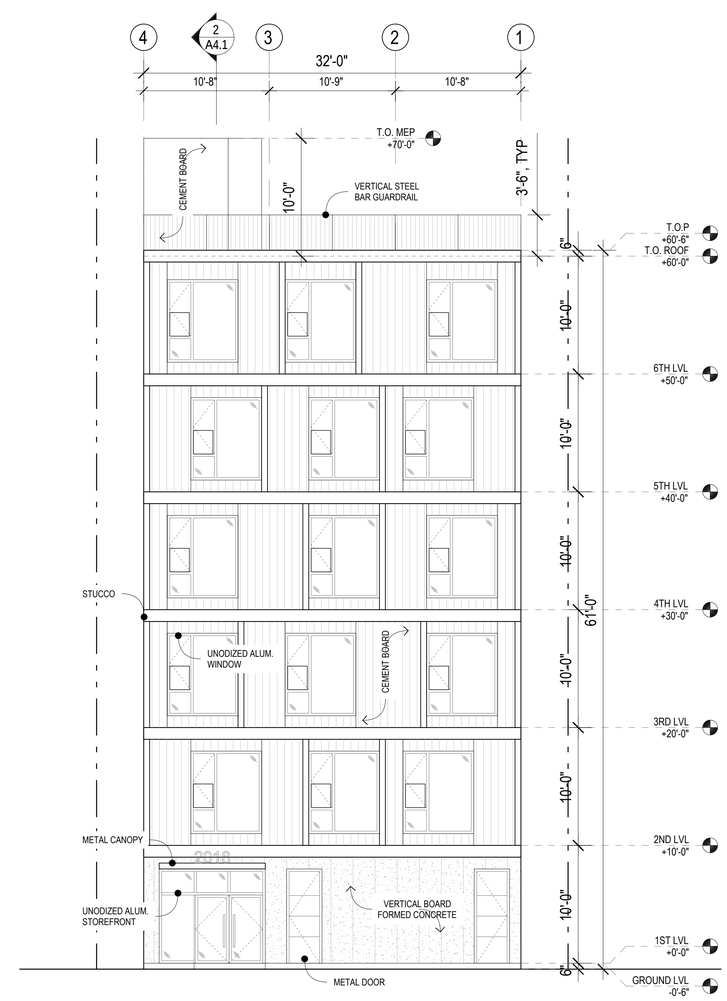

NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
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1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

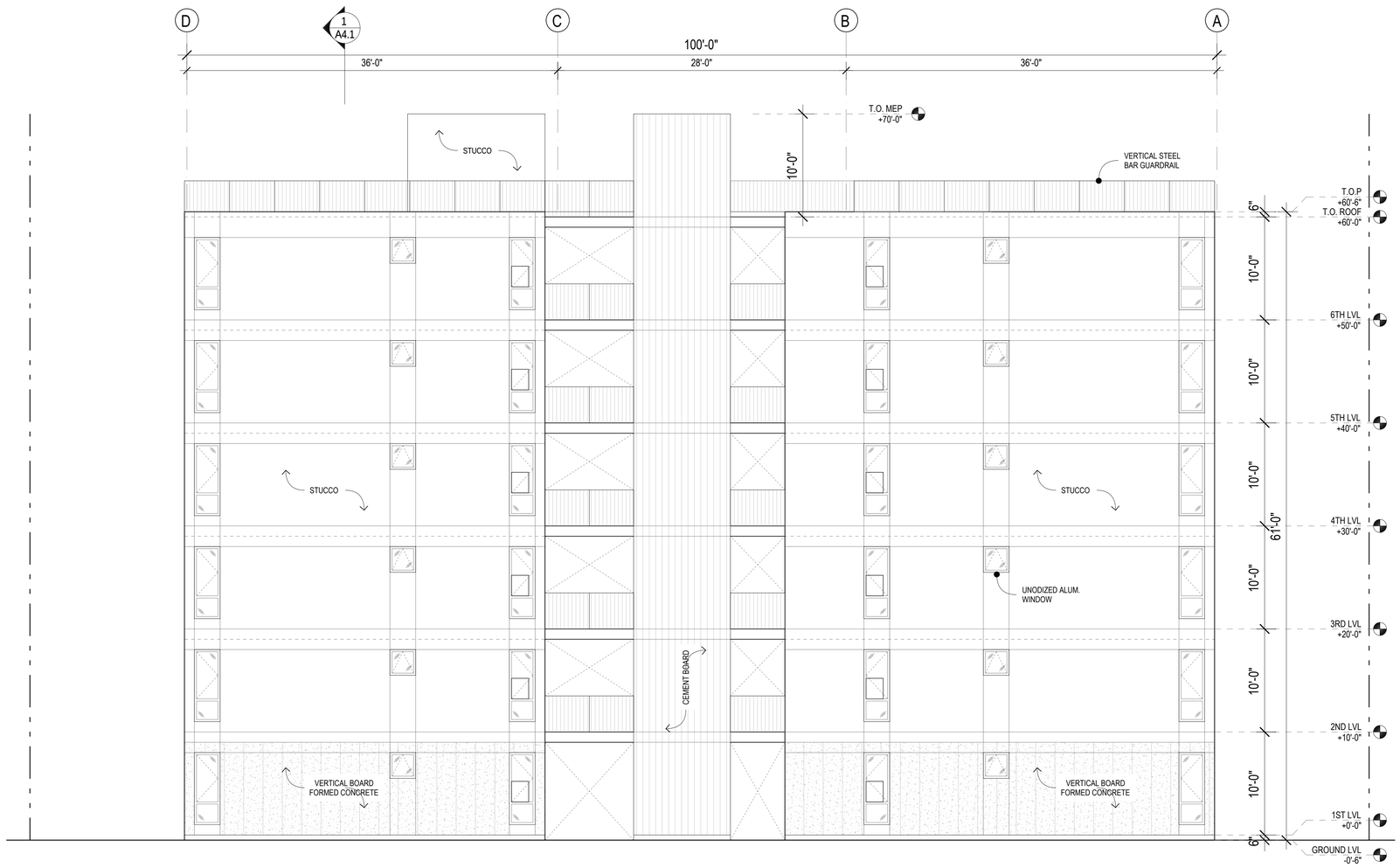
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

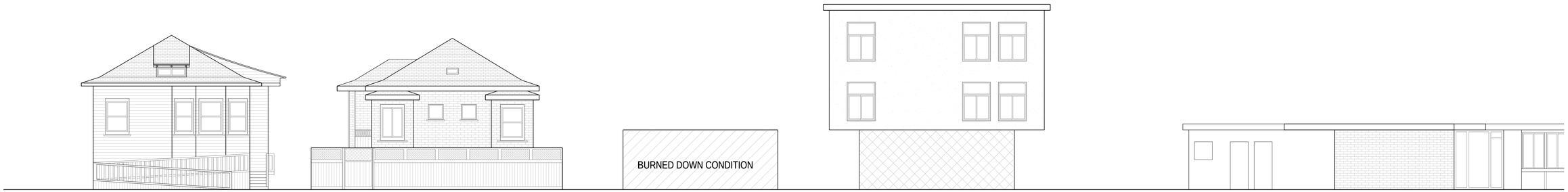
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.2



2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

BLAKE STREET

2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sayre
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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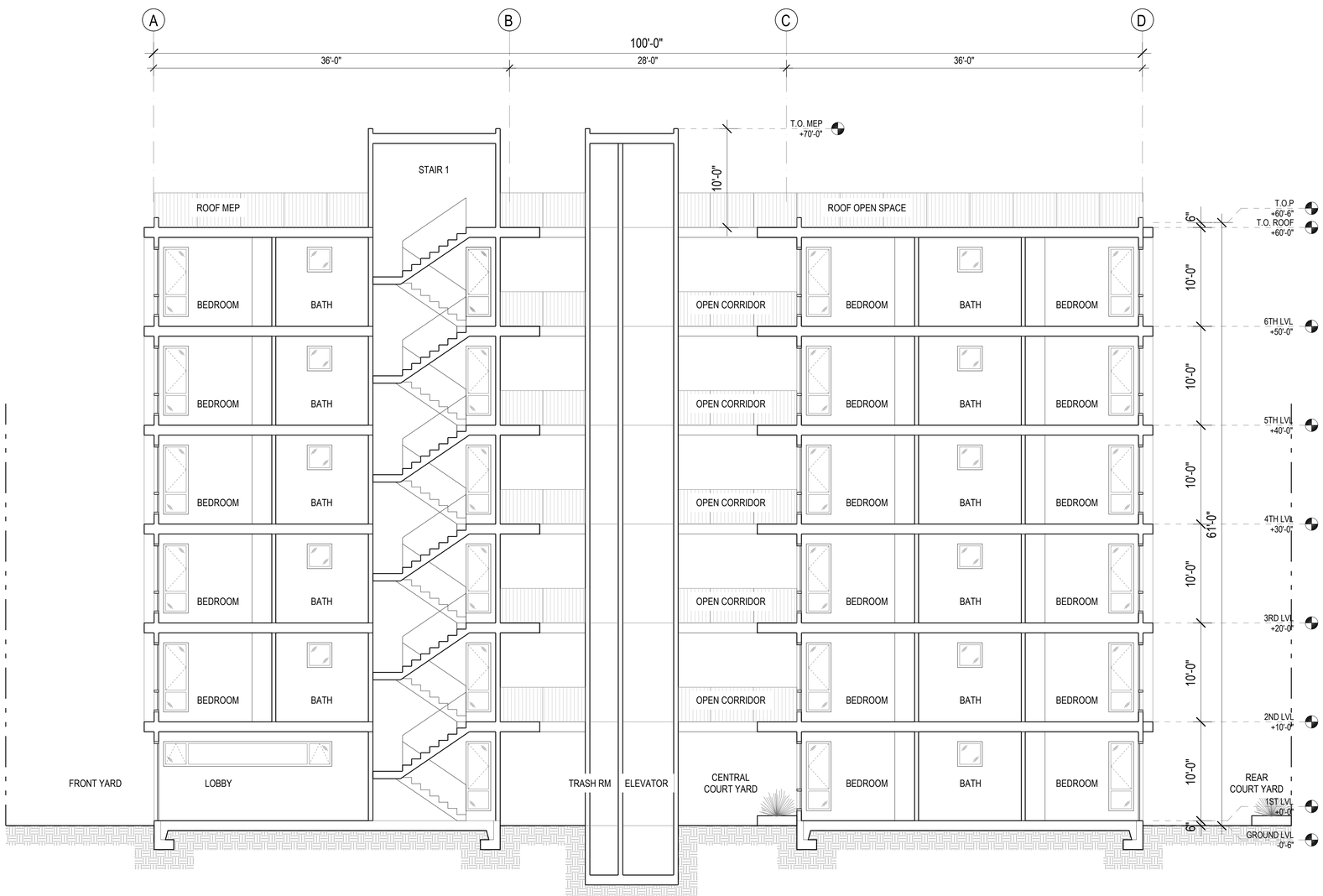
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

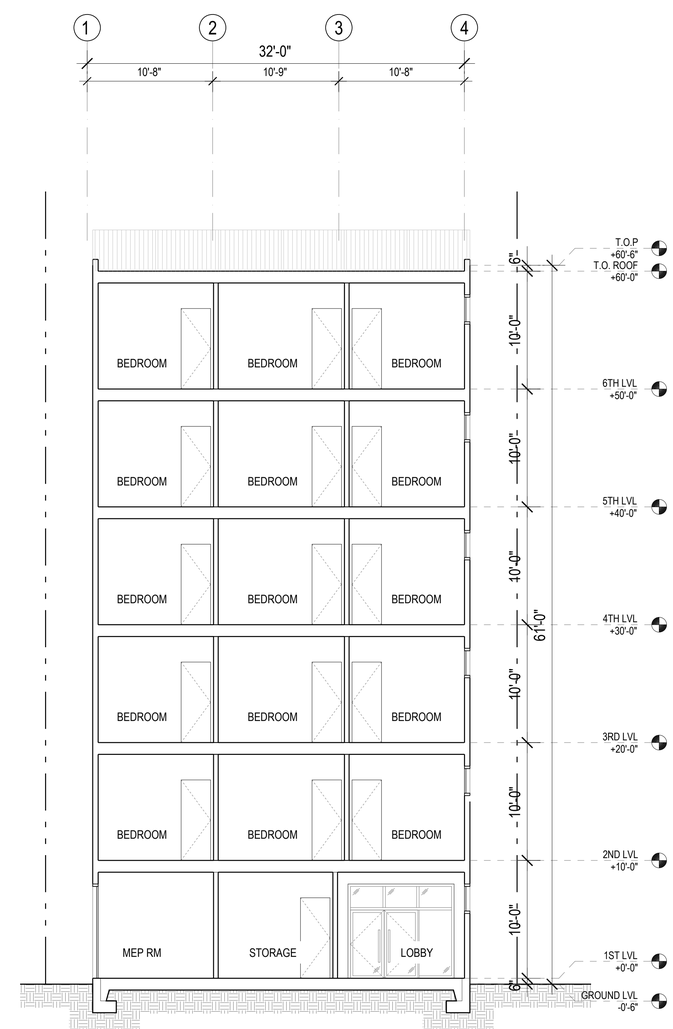
STREET ELEVATION

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"



PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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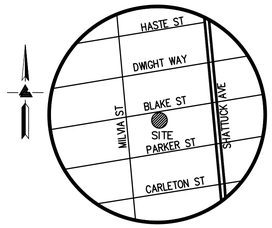
BUILDING SECTIONS

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A4.1



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

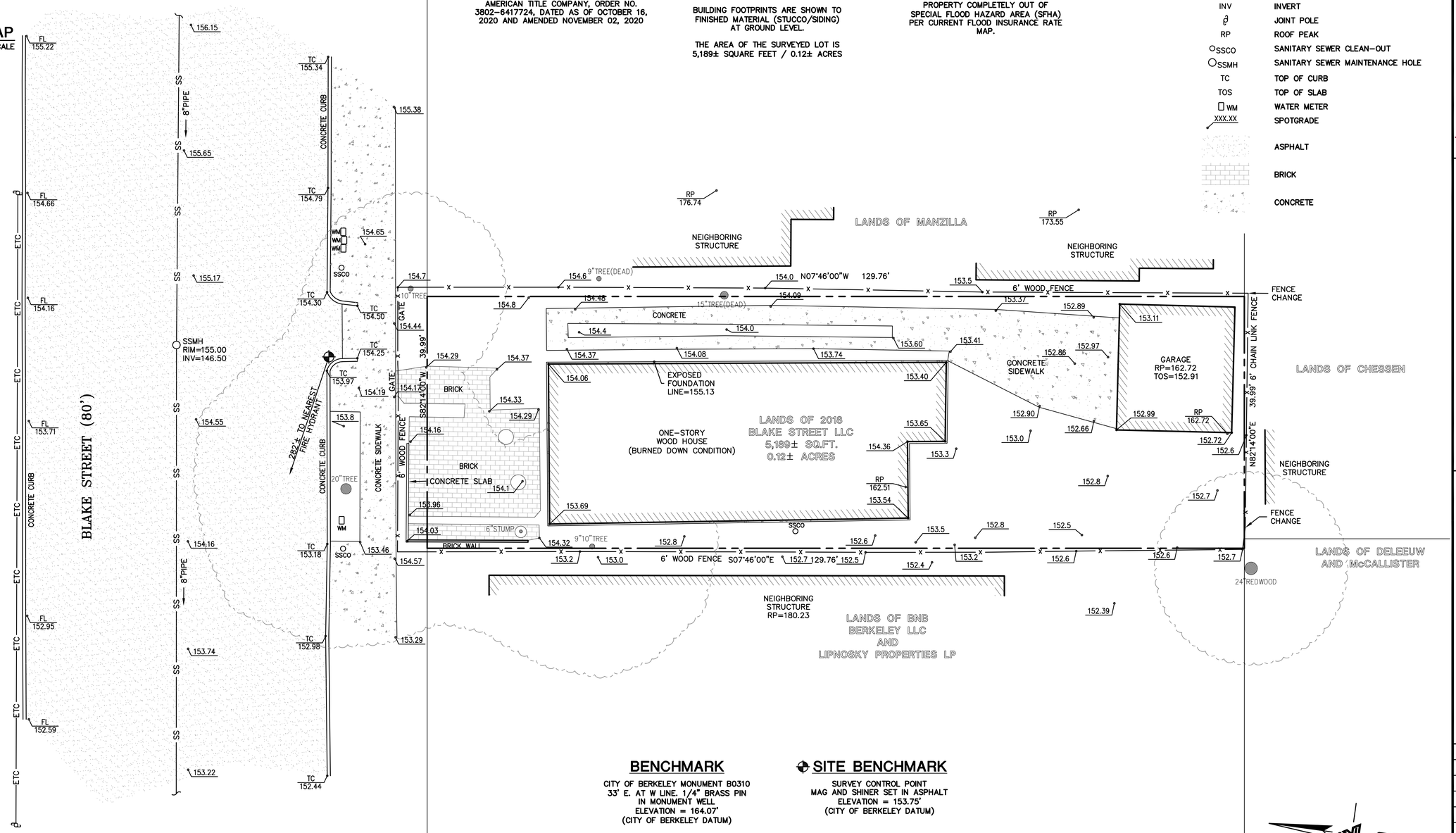
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE. 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET
BERKELEY
CALIFORNIA

APN: 055-1821-021-00

ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS

August 31, 2021

Mr. Yuhui Li
2018 Blake Street LLC
2905 South Vermont Avenue, Suite 204
Los Angeles, CA 90007

DRAFT Focused Traffic Study for the 2018 Blake Street Project

Dear Mr. Li;

As requested, W-Trans has prepared a focused traffic study relative to the proposed multi-family housing development to be located at 2018 Blake Street in the City of Berkeley. The purpose of this letter is to identify potential impacts associated with this proposed residential development.

Project Description

The proposed project would replace a single-family house that burned down with 12 multifamily dwelling units in a six-story building; one unit would be designated as affordable. Off-street vehicle parking would not be provided; however, 17 long-term and two short-term bicycle parking spaces are proposed to be included. A copy of the project site plan is enclosed.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 10th Edition, 2017 for "Multifamily Housing (Mid-Rise)" (ITE LU 221). Because the site was previously occupied by a house, the trip generation of the house was considered using the "Single Family Detached Housing" rates (ITE LU 210).

The site is located just over one half-mile from the Downtown Berkeley BART station, and within 700 feet of bus stops on the Shattuck Avenue transit corridor. As the site is located in a dense, mixed-use setting, a reduction in trip generation was calculated to account for walking, bicycling, and transit use, though it was considered that the ITE trip generation data also excluded non-auto trips. Data from the US Census Bureau's American Community Survey for 2019 shows that residents in the project site's census tract (Tract 4235) used private vehicles for 32 percent of trips, compared with 85 percent for the United States overall. Therefore, a reduction of 63 percent was estimated as residents of Tract 4235 use private vehicles 37 percent as often as the average US resident that is assumed to be represented in the ITE trip generation data. Copies of the US Census data are enclosed.

The expected trip generation potential for the proposed project is indicated in Table 1, with deductions taken for trips made to and from the house that existed at the site, as well as for walking, bicycling, and transit use. The proposed project is expected to generate an average of 24 trips per day, including one trip during the a.m. peak hour and two trips during the p.m. peak hour. With trips generated by the previous use removed, the project would be anticipated to generate the same peak hour volumes of one trip in the a.m. and two trips in the p.m. as well as 21 additional daily trips.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Previous											
House	1 du	9.44	9	0.74	1	0	1	0.99	1	1	0
Alt Mode Reduction		*-63%*	*-6*	*-63%*	*-1*	*0*	*-1*	*-63%*	*-1*	*-1*	*0*
Existing Subtotal			3		0	0	0		0	0	0
Proposed											
Multifamily Housing	12 du	5.44	65	0.36	4	1	3	0.44	5	3	2
Alt Mode Reduction		*-63%*	*-41*	*-63%*	*-3*	*-1*	*-2*	*-63%*	*-3*	*-2*	*-1*
Proposed Subtotal			24		1	0	1		2	1	1
Total (Proposed less Previous)			**21**		**1**	**0**	**1**		**2**	**1**	**1**

Note: du = dwelling unit

Non-Auto Transportation Modes

As noted in the trip generation discussion, since only 32 percent of trips for the area in which the project site is located are made in personal vehicles, it is anticipated that the remaining 68 percent of trips would be made by walking, bicycling, and/or using transit.

Pedestrian Facilities

Sidewalks exist along the project frontage on Blake Street and a complete network of sidewalks is provided in the vicinity of the site. The project would include a connection between the building and the adjacent sidewalk along the street.

Finding – Existing pedestrian facilities serving the project site are adequate. The proposed on-site pedestrian facilities would be adequate.

Bicycle Facilities

Existing bicycle facilities near the project site include the shared use of minor streets, as well as a bicycle boulevard on Milvia Street with barricades that allow cyclists to cut through but not drivers.

Finding –The existing off-site bicycle facilities serving the project are adequate.

Bicycle Storage

The project would include 17 long-term bicycle spaces in an interior space, in addition to two short-term bicycle parking spaces. The City of Berkeley Municipal Code Section 23E.28.070 *Bicycle Parking* specifies that a residential development with five units or more shall provide one long-term bicycle space per three bedrooms, and one short-term bicycle space per 40 bedrooms with a minimum of two short-term spaces. The 12 residential units would include one studio, five units with four bedrooms each, and six units with five bedrooms each. The total of 51 bedrooms would require 17 long-term and two short-term bicycle spaces, matching the proposed supply.

Finding – The proposed bicycle parking supply would meet the City's requirements.

DRAFT

Transit

Within a quarter-mile walking distance of the project site are bus stops for AC Transit Routes 12, 18, 36, 800, and F. Routes 12, 36, and F provide daytime service on half-hour headways, Route 18 provides daytime service at 20-minute headways, and Route 800 provides overnight service every 30 minutes. Existing transit routes are adequate to accommodate potential project-generated transit trips based on the number of routes and frequency of service. Existing stops on Shattuck Avenue, Dwight Way, and Martin Luther King Jr. Way are within an acceptable quarter-mile walking distance of the site. The volume of riders expected to be generated by the proposed project would be spread over several routes and times and is therefore not anticipated to exceed the carrying capacity of the existing bus service near the project site.

Finding – Transit service and facilities in the proximity of the project site are adequate.

Vehicles Miles Traveled Evaluation

Consideration was given to the project's potential generation of Vehicle Miles Traveled (VMT). Guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018, and *VMT Criteria and Thresholds*, City of Berkeley, June 2020, were used. Guidance provided in these documents recommends the use of screening thresholds to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The City's VMT policy includes a screening threshold for "small projects," which includes projects with 20 or fewer residential units. As this project proposes 12 residential units, this threshold applies.

The VMT policy also has a threshold for projects located within an area that has a VMT of at least 15 percent below the Bay Area average. The Household VMT Per Capita map provided in the policy document depicts areas of the City that fulfill this criterion, including the project site.

Finding – The project would be expected to have a less-than-significant transportation impact on vehicle miles traveled as the project would be considered to be a "small project" and is located in an area with VMT is at least 15 percent below the Bay Area average.

Emergency Response

The City of Berkeley Municipal Code Section 19.48 *Berkeley Fire Code* adopts the California Fire Code as the standard for the City of Berkeley with a few amendments that do not relate to site access. The California Fire Code Section 503.1.1 *Buildings and Facilities* requires fire access roads to be provided within 150 feet of all exterior building walls. Fire access roads include public streets that have at least 20 feet of unobstructed width, such as Blake Street adjacent to the project site. As the project site is approximately 145 feet deep from the curb on Blake Street to the back of the property, the entire proposed building would therefore be within the 150-foot fire access requirement.

The project is anticipated to generate 21 net new daily trips, including one trip during the a.m. peak hour and two trips during the p.m. peak hour. This minimal increase to area traffic is anticipated to have a negligible effect on operations of nearby intersections and therefore to emergency response times as well.

Finding – The project would be located entirely within the required fire access radius of 150 feet and would not have an adverse effect on emergency response times.

DRAFT

Off-Street Parking

Recently adopted requirements passed by the Berkeley City Council on February 9, 2021 stipulate that there are no off-street parking requirements for new residential projects of any size that receive a building permit after March 19, 2021. This new policy is further supported by the City of Berkeley Municipal Code Section 23E.64.080 *Off-Street Parking and Loading Requirements* which states that parking spaces are not required for dwelling units. The project does not include off-street vehicle parking.

Finding – Off-street parking is not required or proposed as part of the project, per City code requirements.

Conclusions and Recommendations

- The proposed 12 multifamily housing units would generate 24 daily trips, including one a.m. peak hour trip and two p.m. peak hour trips. This would represent an increase of 21 net new daily trips over the previous use, including one net new a.m. peak hour trip and two net new p.m. peak hour trips.

- The existing transit service and off-site pedestrian, bicycle, and transit facilities are adequate to serve the project's needs. The proposed on-site pedestrian facilities would be adequate to serve the proposed project's needs and the proposed bicycle parking would satisfy the City's requirements.

- The project is in an area with a VMT that is at least 15 percent below the Bay Area average and would be considered a "small project" by the City for VMT purposes. Therefore, a less-than-significant transportation impact on VMT would be expected.

- The entire project site is located within 150 feet of a fire access road, satisfying City and State requirements. The project would have a negligible effect on traffic volumes and therefore emergency response times.

- Off-street parking is not proposed to be included as part of this project, which is permitted by the City code.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

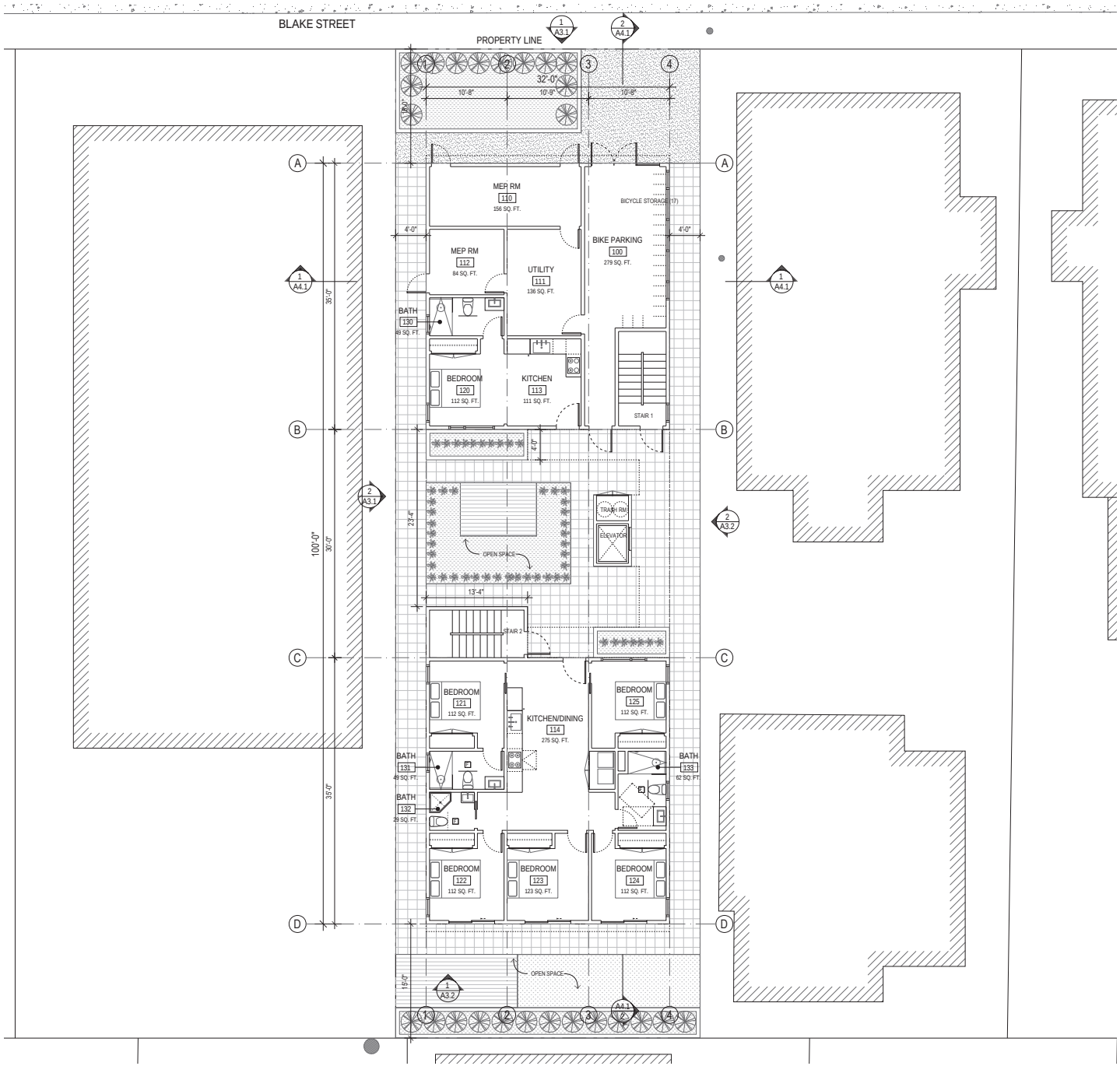
Kevin Carstens, PE, TE
Associate Engineer

Mark E. Spencer, PE
Senior Principal

MES/krc/BER030.L1

Enclosures: Site Plan, US Census Data

DRAFT



GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

PROJECT
2018 BLAKE STREET

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

GROUND FLOOR PLAN

A2.

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

United States Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 4235, Alameda County, California	
Label	Estimate	Margin of Error
Total:	1,869	±200
Car, truck, or van:	596	±138
Drove alone	472	±119
Carpooled:	124	±67
In 2-person carpool	116	±62
In 3-person carpool	8	±12
In 4-or-more-person carpool	0	±12
Public transportation (excluding taxicab):	600	±133
Bicycle	174	±70
Walked	271	±106
Taxicab, motorcycle, or other means	53	±37
Worked from home	175	±91
Male:	908	±153
Female:	961	±143

Table Notes

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

Survey/Program: American Community Survey
Universe: Workers 16 years and over
Year: 2019
Estimates: 5-Year
Table ID: B08006

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "**" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.
An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

United States Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	United States	
Label	Estimate	Margin of Error
Total:	152,735,781	±170,067
Car, truck, or van:	130,348,039	±190,030
Drove alone	116,584,507	±125,685
Carpooled:	13,763,532	±81,680
In 2-person carpool	10,425,272	±49,378
In 3-person carpool	1,955,317	±24,936
In 4-or-more-person carpool	1,382,943	±15,071
Public transportation (excluding taxicab):	7,641,160	±21,502
Bicycle	837,646	±7,242
Walked	4,073,891	±14,003
Taxicab, motorcycle, or other means	1,936,469	±13,300
Worked from home	7,898,576	±27,244
Male:	80,846,231	±85,937
Female:	71,889,550	±90,493

Table Notes

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

Survey/Program: American Community Survey
Universe: Workers 16 years and over
Year: 2019
Estimates: 5-Year
Table ID: B08006

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

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FIFTHARCH

SEPTEMBER 25, 2021

City of Berkeley
Planning and Development
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Re: Application for Use Permit Modification #ZP2021-0095 for 2018 Blake Street

Dear Sharon Gong:

Thank you for your plan review comments dated September 9th, 2021. The permit drawings have been revised accordingly and are marked as revision delta #2. Our responses and revisions are detailed below:

Incomplete Items

1. Plans:

a. Revised
b. Revised, existing wood fences at side and rear will be remain and repaired as needed. The existing wood fence at the front yard will be demo

2. Density bonus diagrams/Calculations:

a. Two use permit floors are used in the base project (BP) calculation.
b. Revised
    i. The calculated density bonus area: 4 units x 1,069.7 sf =4,278.8 sf
    ii. The base project residential floor area: 8,182.3 sf
    iii. 50% x 8,182.3 sf = 4,091.2 sf
    iv. The exceed residential floor area is within 4% of the proposed density bonus area
c. Provided
d. Revised

3. Zoning Application Submittal Requirements (ZASR).

a. Shadow Studies.
    i. Provided
    ii. Provided
    iii. Revised
b. Traffic Impact Analysis Memorandum.
    i. Provided

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c. Public Art Declaration.
    i. Zoom meeting with Jennifer Lovvorn and Scurry Donnarcia on Oct 15, 2021. Jennifer suggested that we should get in touch with her when we are getting closing to finish the planning approval stage to get a better ideas of the project budget.
d. Stormwater Requirements Checklist.
    i. As requested, we have calculated the impervious surface areas, which are now shown on A1.3. Our total area is 2376 sq. ft., which is less than the 2500 sq. ft. threshold. Additionally, the Construction BMPs have been added as a new sheet on A0.7.
e. Water Efficiency.
    i. Irrigation plan will be provided by licensed landscape architect. We will provide this item later.
f. Tabulation Form.

    i. Revised

Please contact me if you have any questions regarding the above responses.

Kind regards,
Fang Huan
5105412398
Fanghuan4616@gmail.com

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2018 Blake Street Berkeley CA 94704 Date: 9/25/2021

Applicant's Name: Huan Fang/ Fifth Arch

Zoning District: R-4

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	12	Refer to sheet A0.3
Number of Parking Spaces (#)	1	0	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	N/A	N/A
Yards and Height			
Front Yard Setback (Feet)	19'-6"	15'-0"	Refer to sheet A0.3
Side Yard Setbacks: (facing property) Left: (Feet)	3'-10"	4'-0"	Refer to sheet A0.3
Right: (Feet)	10'-5"	4'-0"	Refer to sheet A0.3
Rear Yard Setback (Feet)	1'-5"	15'-0"	Refer to sheet A0.3
Building Height* (# Stories)	1	6	6 w/ use permit
Average* (Feet)	10'-0"	61'-0"	65' w/ use permit
Maximum* (Feet)	10'-0"	61'-0"	65' w/ use permit
Areas			
Lot Area (Square-Feet)	5,189	5,189	N/A
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	Burned down condition	13,427	N/A
Building Footprint* (Square-Feet) Total of All Structures	Burned down condition	2,589	N/A
Lot Coverage* (%) Residential only (Building Footprint/Lot Area)	N/A	50%	Refer to sheet A0.3
Useable Open Space* (Square-Feet)	N/A	2,433	200 sf/ unit
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	N/A	N/A

*See Definitions – Zoning Ordinance Title 23F.

Revised: 11/19

[1] See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E

Planning and Development
Land Use Planning Division

November 15, 2021

Huan Fang
FIFTH ARCH
200 Brannan St. Apt 222
San Francisco CA 94107

Sent via email to:
fanghuan4616@gmail.com

RE: Application for Use Permit Modification #ZP2021-0095 for 2018 Blake Street

Dear Mr. Fang,

Thank you for submitting materials to support the proposal to demolish the remaining portion of a fire-damaged, single-family residence and construct a 6-story, residential building.

Application – Based upon a preliminary review, the application appears to include the following approval requests:

1. Use Permit under BMC §23D.40.030 to construct a multifamily residential building
2. Use Permit under BMC §23D.40.070.C to construct a main building that exceeds 35' in average height and three stories, but not exceeding 65 ft. and six stories
3. Administrative Use Permit under BMC §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts
4. Administrative Use Permit under BMC §23D.04.020.D to construct railings, above a roof and exceeding the residential addition height limit of the district
5. Density Bonus with the following requested waivers and concessions:

   Waivers

   a. Waiver of BMC §23D.40.070.D to reduce minimum side and rear yard setbacks

   b. Waiver of BMC §23D.40.070.E to exceed lot coverage

   Concessions [Two concessions permitted, per Government Code §65915(d)(2)]: None.

Incomplete Items – Staff has determined that application is incomplete at this time. Please address the following items to continue with the application review:

1. Density Bonus Diagrams/Calculations (Sheet A0.3). Base Project = BP; Proposed Project = PP, Residential Floor Area = RFA, DB=Density Bonus.

a. *Per the August 2, 2021, HAA and Density Bonus - Objective Standards Memo, the three use permit floors can be incorporated into the maximum allowable density for the site, and into the Base Project, making it larger. Consequently, you may be entitled to a larger density bonus, if you elect to provide the same percentage of affordable units in the Base Project. Please indicate if you would like to revise your density bonus calculations accordingly. Let me know if you would like to talk through this option.*

   The Base Project appears to have five floors, implying that there are 10 units (2 units per floor) in the BP. Please verify whether the BP has 8 or 10 units. If the BP has five floors, the setbacks don't appear compliant. Side setbacks at the fifth floor are 10'. Insert a column in the table that shows the number of units per floor in the BP and PP.

   The 1 VLI unit equates to only 12.5% of the BP. To qualify for the 50% density bonus, you must propose least 2 VLI units.

b. Please revise all calculations based on revisions in response to the above items.

2. Zoning Application Submittal Requirements (ZASR). The following required items were missing from the application submittal, and must be submitted for application completeness: [ZASR Link]

   a. Public Art Declaration. The project is subject to the provisions for One-Percent for Public Art on Private Projects, per BMC 23C.23. Provide a statement for how the project will comply with this ordinance. Submit a Public Art Allocation Declaration form: https://www.cityofberkeley.info/uploadedFiles/City_Manager/Level_3_-_Civic_Arts/Allocation%20declaration%2009-18-18.pdf. ***Provide a description and indicate the location of the proposed on-site art on the site plan. If the on-site art will be incorporated into the building, Design Review may have input.***

   b. Water Efficiency. Projects with 500 square feet or more of new, or 2,500 square feet or more of renovated irrigated landscaping must comply with State water efficient landscaping provisions. Indicate how much landscaping is proposed. See the ZASR for more information and submittal details. ***Please submit an irrigation plan.***

   c. Tabulation Form. Please revise the Tabulation Form to reflect changes made in response to all other comments in this letter.

Advisory Comments

1. Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend.

2. Design Review. Given its size, location, and scope, and per BMC Section 23E.12.040, the Zoning Officer has determined that the City will refer this application to the Design Review Committee for Design Review. The DRC will be given a link to application materials and will provide comments for the ZAB's review.

3. Department Comments. This application may be routed to other city departments for comments. These comments will be forwarded to you when they are received. Please respond to all department comments, and include revisions and response with your next

submittal to Planning. Further revisions to the application may be required based upon your response to these items.

Revised submittal items should be submitted in both paper (two 11x17 sets) and electronic (CD or flash drive) form, to my attention, to the Permit Service Center Zoning Counter at 1947 Center Street, 3rd floor, or it can be uploaded to the Box.com project folder link that was previously sent to you.

Please submit responses to all requested items at once, and not incrementally. Also, please be aware that if you do not take action on the above items within 60 days, the application may be deemed withdrawn and returned to you.

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,

Sharon Gong
Principal Planner
(510) 981-7429
sgong@cityofberkeley.info

PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Email: Planning@cityofberkeley.info

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

http://www.calepa.ca.gov/SiteCleanup/CorteseList/

https://www.envirostor.dtsc.ca.gov/public/

Applicant's Information:

Name: Huan Fang/ Fifth Arch

Street Address: 200 Brannan Street, Apt 222

City, State, Zip Code: San Francisco CA 94107

Phone Number: 5105412398 Email: fanghuan4616@gmail.com

Project Information:

Address: 2018 Blake Street

City, State, Zip Code: Berkeley CA 94704

Assessor's book, page, and parcel number: 055 182102100

Specify any list that the site appears on:

_____

Regulatory identification number: _____

Date of list: _____

Site Use (if known):

Past: Single family house Present: Burned down condition

Proposed: 12 units residences

Submittals (check all that are available):

__Phase I Report __Phase II Report __Closure Letter __Other:_____

Applicant's verification:

Signature: Huan Fang Date: 4/20/2021

DocuSign Envelope ID: 0D16F25F-FC96-43E7-BD1B-6061703959C8

Civic Arts Program
Office of Economic Development
City Manager's Office

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

(For Use by Applicant Only)

Project Address: 2018 Blake Street Berkeley CA 94704	Project Title: 2018 Blake Street
Description of Project: REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.	Total Building Permit Valuation:
Point of Contact (Name & Title): Huan Fang Project Architect	Organization Name & Mailing Address: FIFTH ARCH 200 Brannan Street Apt 222, San Francisco CA94107
Telephone: 510-541-2398	Email: fanghuan4616@gmail.com

Declaration

I certify that I am the property owner, authorized agent of the property owner or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this declaration. I declare that I shall comply with the requirements of City of Berkeley Municipal Code Section 23C.23.050 in the manner indicated below:

- ☐ Placement of artwork(s) on the premises valued at 1.75% of the total building permit valuation for the development. [1.75% = $_____]
- ☒ A combination: include on-site publicly accessible artwork valued at less than 1.75%, with an amount equal to 80% of the difference in value paid to the City as an in-lieu fee.
- ☐ Depositing into the City's Public Art Fund, payment of an in-lieu fee equal to 0.8% of the total building permit valuation for the development.[0.8% = _____]

Applicant Signature: DocuSigned by: Huan Fang 814DFA97372C4B6... **Date:** 8/12/2021

(*For Use by City of Berkeley Only*)

☐ Apply an in-lieu fee of 0.8% equaling $_____	Authorized Signature, Title, Date:
☐ Approved for Public Art Plan	Authorized Signature, Title, Date:
☐ Apply Administrative Fee (5%) for On-Site Publicly Accessible Art	Authorized Signature, Title, Date:

2180 Milvia Street, 5th Floor, Berkeley, CA 94704 | https://www.cityofberkeley.info/Public_Art_on_Private_Development_Program.aspx
TEL: 510-981-7533 | Email: civicarts@cityofberkeley.info

FIFTHARCH

APPLICANT STATEMENT: 2018 BLAKE STREET BERKELEY

Huan Fang, 5105412398
FIFTH ARCH
200 Brannan St. Apt 222, San Francisco CA 94107
September 25, 2021

Dear Zoning Adjustment Board and Interested Parties:

Re: Applicant Statement for 2018 Blake Street Berkeley Project.

OVERVIEW AND PROJECT INTRODUCTION

The project team is pleased to present this proposal for a new multi-family residential infill development project located at 2018 Blake Street Berkeley.

The project will build on the character of the neighborhood which includes a couple of new multi-family residential development, such as 2029-2035 Blake Street, 2037 Parker Street, 2038 Parker Street, and etc.

The project is 6 stories, includes 12 residential units with a total of 13,427 square feet.

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1. PROJECT DESCRIPTION

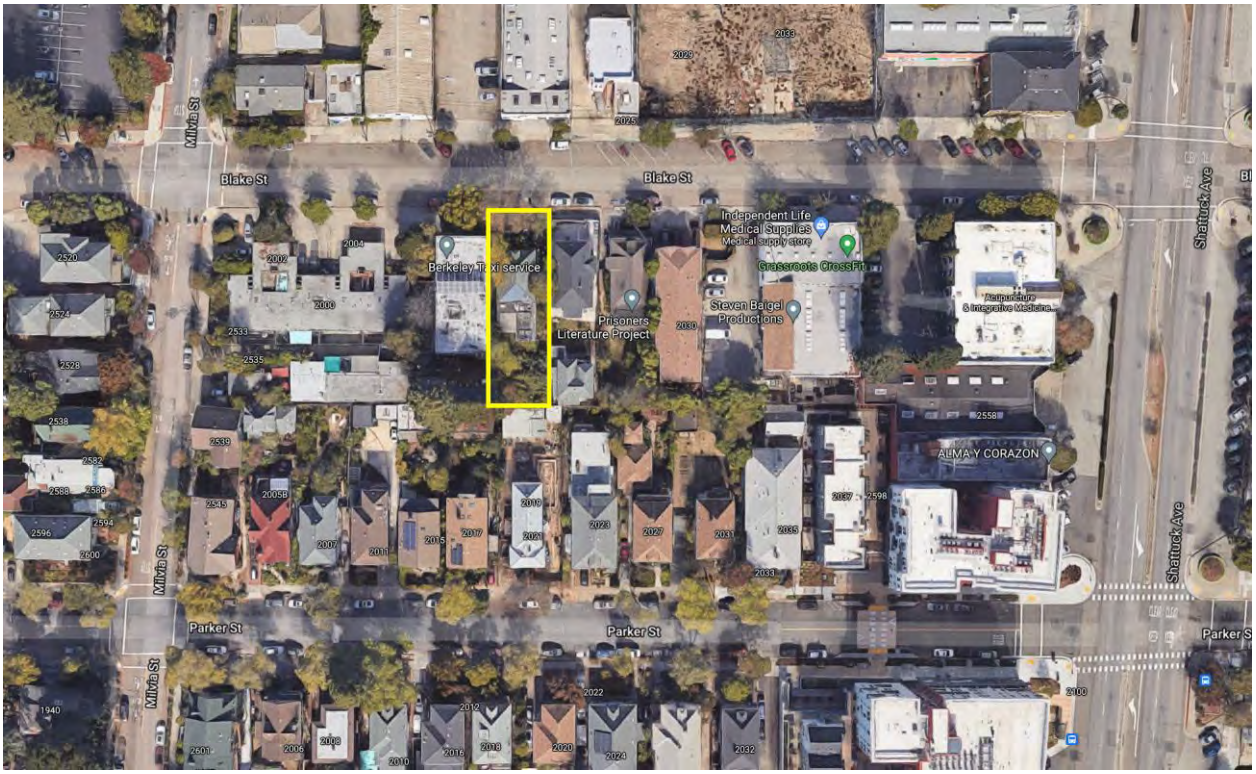
a) PROJECT BACKGROUND

The development site is at the mid-block on Blake Street, between Milvia Street and Shattuck Ave. This Site is surrounded by a diversity of uses including traditional two-story single-family homes, multi-family residential buildings, Warehouses, office buildings, and medical supplies retails.

Table 1: Surrounding Uses and Zoning

North	Industrial warehouses	R-4
East	Two units residence	R-4
South	Two units residence	R-2A
West	Three levels apartment complex	R-4

The project site is comprised of a single parcel measuring 5,189 sq. ft. or 0.12 acres. The existing one story single family house was burned down in 2019, with only perimeter walls standing in an unsafe condition. Driveway entrances are located on Blake Street. The site is zoned R-4.



b) DEVELOPMENT PROGRAM

The proposed building is designed to fit into the context of the surrounding neighborhood. The project includes 12 residential units with a total of 13,427 square feet, 19 bicycle parking spaces.

At the ground floor, MEP functional rooms, Bike storage, Utility rooms are all located at the north side of the building. Residential lobby faces to Blake Street with secured bike parking racks. Ground floor also includes one 1 bedroom unit and one 5 bedroom units with an open to air central courtyard sitting in between.

Through level 2 to level 6, each level has one 4 bedroom unit and one 5 bedroom unit.

Open space and amenity space are provided throughout the building including:

- Open to air central courtyard
- Rear yard open space
- Roof Deck open space

c) ARCHITECTURAL AND LANDSCAPE PROGRAM

The design of 2018 Blake builds on the diverse streetscape of Blake Street and the surrounding mixed-scale neighborhood. The lot is abutted by several different residential building types and also facing a newly developing multi-family residential project with 82 units. The design bridges various scales and building types by breaking down the massing into two structures which are tied together through open to air corridors. Between these structures, there is a central courtyard created to maximize sunlight and open air exposures.

On the street facing façade, the vertical fiber cement sidings have been oriented to different angles created a richness of shades and shadows, while the neutral cement plaster tones tie together the background of the building. At the ground floor, glass storefront provides prominence of the lobby entrance. And the vertical formed concrete is consistent with neighbor's ground floor stone veneer treatment. Horizontal division details have been perceived to break the "boxing" feeling.

The ground level landscape wraps around four sides of the property. Street trees and street level plantings are planted along the building facade. Private patios and a communal dog run area for the residents occupy the front and rear courtyard.

The central courtyard at the ground floor is the main communal gathering space. Raised planters define gathering areas and circulation. Built-in seating and table are provided on the wooden deck. Planting creates a green buffer between private residences and the social space. Moveable tables and chairs allow residents to follow the path of the sun in the courtyard throughout the day. The courtyard formal design will

be dynamic when viewed from the surrounding residences after dark with deliberate lighting along the built-in seating, and ground planters.

The roof deck is another communal gathering space for residents. Green roof planting and raised planters envelop the social space, leading users to two courtyards at north and south side. An outdoor BBQ facility and dining table adjacent to sofa seating at a fire feature are situated to take advantage of the view toward the Berkeley's cityscape.

The proposed landscape responds to the unique challenges of the site while implementing local and regional best practices. Planting area is maximized to provide permeable surface area where at grade. Raised planters are introduced at roof deck to allow for optimal planted area. Throughout the project the plant selection corresponds to Bay Friendly guidelines and is low water use where applicable. Where possible, hardscape material is selected to allow for permeability.

d) DEVELOPMENT STANDARDS

The project details and development standards are provided in the table below.

The project requests three waivers/ incentives under state density bonus law to reduce the standard requirements for the R-4 district. Residential bicycle parking is provided on the ground floor to accommodate residents' needs.

Table 2: R-4 Standards

Standard/Characteristic		Existing Burned down condition	Proposed	Permitted/Required
Residential Floor Area (sq. ft.)		N/A	12,836	See Density Bonus Statement for explanation
Gross Floor Area (sq. ft.)		N/A	13,427	N/A
Lot Coverage		N/A	50% *	See Density Bonus Statement for explanation
Building Height	Maximum (ft.)	N/A	61'	35' (or 65' with Use Permit)
	Stories	1	6	3 (or 6 with Use Permit)
Setback	Front (Blake St.)	19'-6"	15'	15'
	East Side	10'-5"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	West Side	3'-10"	4' *	4'@level1-2, 6'@level3, 8'@level4, 10'@level5, 12'@level6
	Rear	1'-5"	15' *	15'@level1-3, 17'@level4, 19'@level5, 21'@level6
Usable Open Space		N/A	2,433 sq. ft.	2,400 sq. ft. @ 200 sq.ft./unit
Vehicle Parking	Residential	1	0	N/A
Bicycle Parking	Residential	0	19	See Density Bonus Statement for explanation

* Waiver requested, see section below.

2. HOUSING AFFORDABILITY/DENSITY BONUS STATEMENT

The proposed project is entitled to a density bonus pursuant to California Government Code Section 65915(b). The project will provide 1 dwelling units (15% of the 8 base project units) which will be affordable to households earning up to 50% Area Median Income ("Very Low Income"). These on-site units entitle the project to a 50% density bonus.

Per 23C.12.030, the balance of the project's housing mitigation will be provided as an in lieu fee to the City of Berkeley Housing Trust Fund.

The proposed 1 affordable unit is: Level 1: unit 1B (5 BD, 1,059 SF). The below market rate unit will share the same amenities as the market rate units.

a) WAIVERS/MODIFICATIONS

State Density Bonus Law permits projects to request waivers/modifications to development standards if they are needed to physically accommodate the additional floor area permitted by the density bonus.

To physically accommodate the additional floors, the project requests the following waivers and modifications:

- Lot Coverage: increase to 50% from level 1 to 6,
- Reduce Rear setback: reduce to 15’ from level1 to 6,
- Reduce side setback: reduce to 4’ from level1 to 6,

Stories-Increase to six stories where 5 stories are allowed in the base project with Use Permit.

b) HOUSING AFFORDABILITY REQUIREMENTS

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code Section 23C.12.030. This ordinance requires the project to provide at least 20% of the total number of dwelling units as below-market rate units with the option of paying a fee in-lieu of providing the units on-site per Berkeley Municipal Code Section 22.20.065. With 1 Very-Low Income units (affordable to a household earning not more than 50% AMI) proposed on site, the remaining proportional Affordable Housing Mitigation Fee will be paid by ownership group. Use Permits Requested.

In addition to the Density Bonus waivers that are requested, the base project is applying for a Use Permit to exceed the 35 feet and 3 stories height limits in the R-4 district to add additional units in a full fourth and Fifth and Sixth floors, as shown on Sheet A0.3 of the plan set.

3. ANTI-DISCRIMINATION HOUSING POLICIES

Written statement answering the following questions and provide the requested documentation, if applicable:

- Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?
- If the answer to (1) is yes, which?
    - YES, the owner for this project is: 2018 Blake Street LLC, registered in California, which is in the business of developing real estate.
    - The parent company is: Tripalink, Corp., which is a property management company.
- If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?
    - Have no such policies
- If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?
    - Have no such policies
- If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of this application.

FIFTHARCH

Project Team	
Applicant/Project Sponsor 2018 Blake Street LLC Yuhui Li 424 644 5703 yuhui.li@tripalink.com	*Architect* Fifth Arch Huan Fang 510 541 2398 fanghuan4616@gmail.com

Regards,
Huan Fang

CC: Sharon Gong
Senior Planner
City of Berkeley

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
(424)-644-5703
yuhui.li@tripalink.com

ARCHITECT
HUAN FANG
FIFTH ARCH
1177 ALABAMA ST.
SAN FRANCISCO, CA 94110
(510) 541-2398
fanghuan4616@gmail.com

SURVEYOR
LEA & BRAZE ENG., INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
(510) 887-4086

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST
A0.7 CONSTRUCTION BMPS
A0.8 BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST
A0.9 SITE PHOTOS

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE PLAN
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT: PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

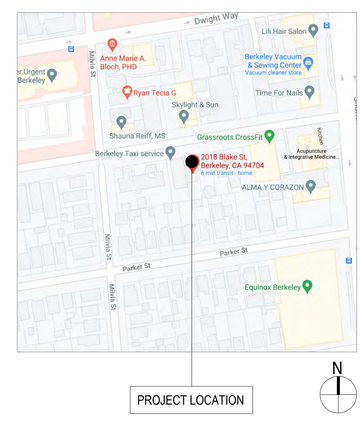
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

TITLE SHEET

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

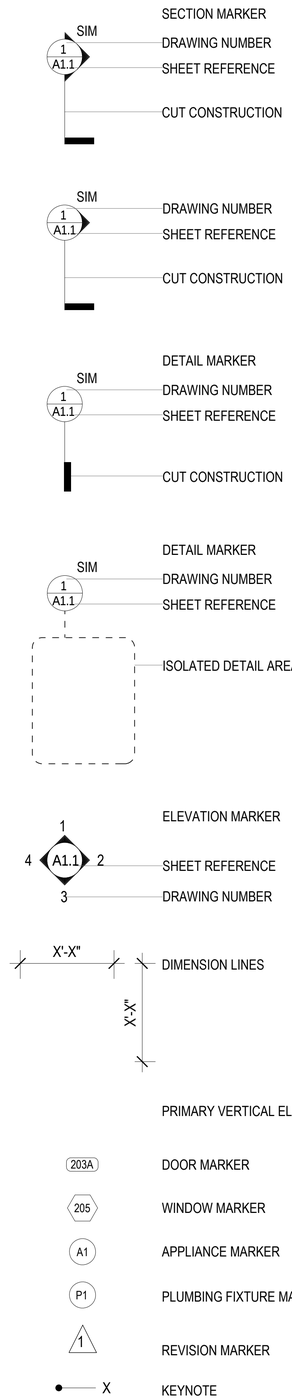
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

NATURAL GAS PROHIBITION, BERKELEY ENERGY & GREEN CODE
THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

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

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

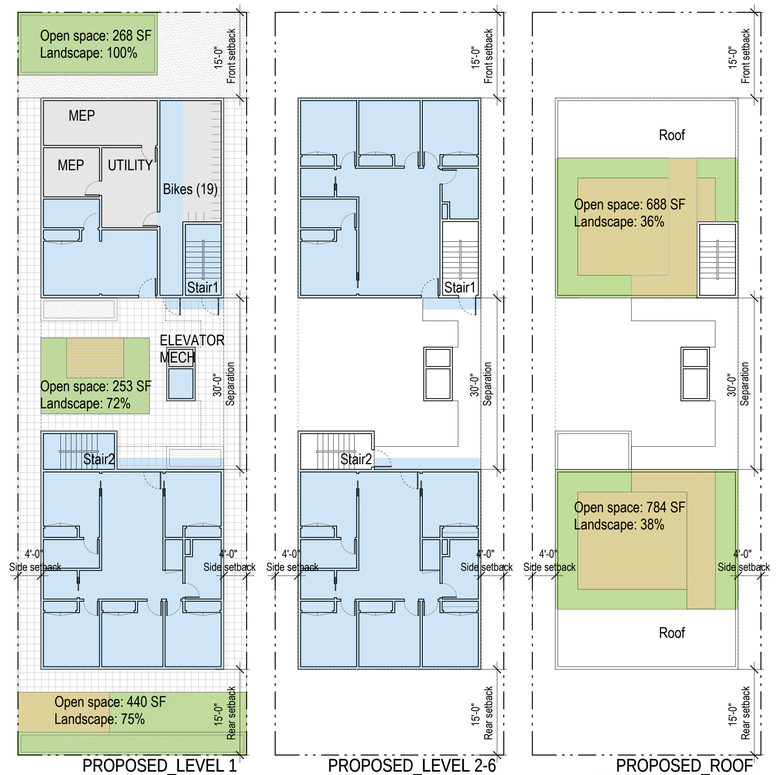
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

NOTES & LEGEND

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.2



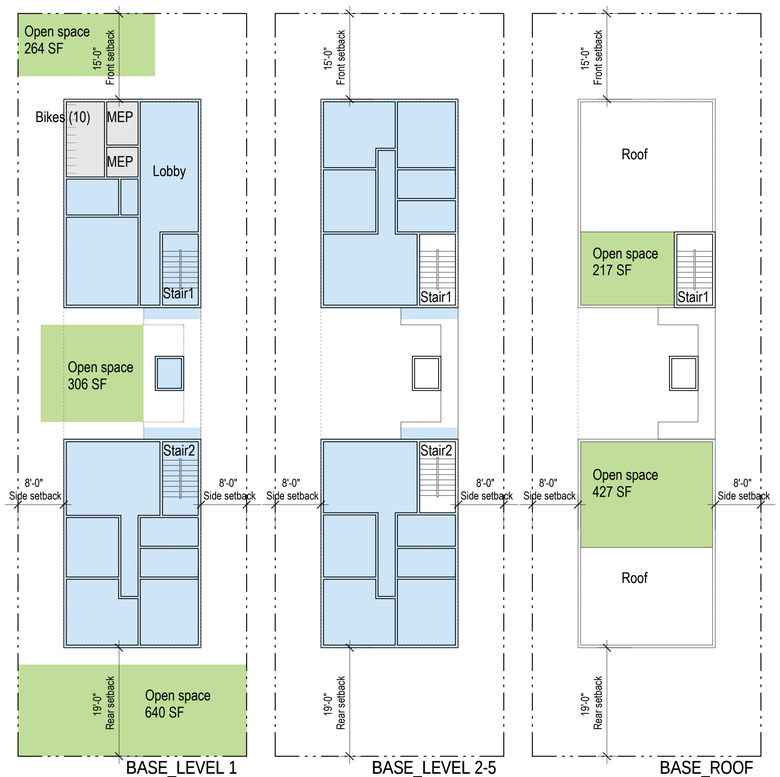
PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"

PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- RESIDENTIAL FLOOR AREA
- MEP/UTILITY



BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-5
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES	MAXIMUM	BASE	PROPOSED W/ DB
STORIES (NUMBER)	3		
STORIES W/ USE PERMIT (NUMBER)	6	5	6
MAX. HEIGHT (FT.)	35		
MAX. HEIGHT W/ USE PERMIT (FT.)	65	51	61

FRONT SETBACK (BLAKE ST.)	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	15	15
Level 2	15	15	15
Level 3	15	15	15
Level 4	15	15	15
Level 5	15	15	15
Level 6	15		15

SIDE SETBACK	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	4	8	4
Level 2	4	8	4
Level 3	6	8	4
Level 4	8	8	4
Level 5	10	10	4
Level 6	12		4

REAR SETBACK	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	19	15
Level 2	15	19	15
Level 3	15	19	15
Level 4	17	19	15
Level 5	19	19	15
Level 6	21		15

LOT COVERAGE	REQUIRED MAX. %	BASE	PROPOSED W/ DB
Level 1	45%	35%	50%
Level 2	45%	35%	50%
Level 3	40%	35%	50%
Level 4	35%	35%	50%
Level 5	35%	35%	50%
Level 6	35%		50%

OPEN SPACE	REQUIRED	BASE	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,210	961
Roof Top		637	1,472
Total Open Space		1,847	2,433

BICYCLE PARKING	REQUIRED	BASE	PROPOSED W/ DB
Total Bedrooms		24	51
Long Term Bicycle Parking	1 Space / 3 Bedrooms	8	17
Short Term Bicycle Parking	2, or 1 space / 40 Bedrooms	1	2
Total Bicycle Parking		9	19

GROSS FLOOR AREA_BASE CASE	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL
Level 1	96.9	79.9	1,657.1
Level 2			1,631.3
Level 3			1,631.3
Level 4			1,631.3
Level 5			1,631.3
Total Residential Floor Area			8,182.3
Total Floor Area			8,359.1

GROSS FLOOR AREA_ PROPOSED W/ DB	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL
Level 1	158.6	432.2	1,843.3
Level 2			2,198.5
Level 3			2,198.5
Level 4			2,198.5
Level 5			2,198.5
Level 6			2,198.5
Total Residential Floor Area			12,835.8
Total Floor Area			13,426.6

BASE DENSITY		
LOT SIZE SQ. FT.	5,189.0	
BASE UNITS	8	
INCLUSIONARY HOUSING REQUIREMENTS		
PERCENT REQ'D. TO BE AFFORDABLE	20%	PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.6	
NUM OF INCLUSIONARY UNITS	1	
IN-LIEU FEE FOR FRACTIONAL UNITS	0.6	

DENSITY BONUS OUTCOME		
BASE UNITS	8	
CITY REQ'D. AFFORDABLE UNITS	1	
IN-LIEU FEE UNITS	0.6	
AFFORDABLE TYPE	VERY LOW	
TOTAL BONUS UNITS	4	
TOTAL FINAL UNITS	12	
TOTAL AFFORDABLE UNITS	1	
TOTAL REGULAR UNITS	11	
PROPOSED SQ. FT. / UNIT	1,069.7	

STEP BY STEP CALCULATION METHOD					
1.A Determine the Base Project Area		**1.B Determine the Proposed Project Avg**		**1.C Base Project Number of Units**	
	Level 1	1,657.1	Level 1	1,843.3	
	Level 2	1,631.3	Level 2	2,198.5	1.A Base Project Residential Floor Area	8,182.3
	Level 3	1,631.3	Level 3	2,198.5	1.B Proposed project Avg Unit Size	1,069.7
	Level 4	1631.3	Level 4	2,198.5	1.C Base Project # of Units (Rounds Up)	8
	Level 5	1631.3	Level 5	2,198.5	2.A Number of Affordable Units	1
	Level 6		Level 6	2,198.5	% of Affordable Units	15%
1.A Base Project Residential Floor Area		8,182.3	Proposed Project Residential Floor Area	12,835.8	2.B % Granted of Density Bonus	50%
			Proposed Project # of Units	12	2.C # of Density Bonus Units (Rounds Up)	4
			1.B Proposed Project Avg Unit Size	1,069.7	2.D Density Bonus # of Units Proposed	4

DENSITY BONUS TABLE									
BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = Very low income	% BMR x Base # Units			% Bonus x Base # Units (Round Up)	Base Units + DB Units
8,182.3	1,069.7	8	15%	1	1	50%	4	12

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

FIFTHARCH

LICENSED ARCHITECT
Peter Sugiyama
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

DENSITY BONUS STATEMENT

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

2
A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
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SITE PHOTOGRAPHS & VICINITY MAP

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.4

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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.

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.

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
DIVISION 4.1 PLANNING AND DESIGN
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.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

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 commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
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 minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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 purposes as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

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.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV 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.
2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall 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 EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

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.

4.303.2 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

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.

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.

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.*

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

CALGREEN CHECKLIST

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.5

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y N/A RESPON. PARTY

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 O^3/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
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
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.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

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 tricloroethylene), 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.

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.

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.

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)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet 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 1.1, February 2010 (also known as Specification 01350).

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

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*.

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.

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.

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
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
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
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.

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
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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

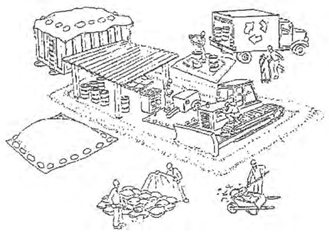
NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

CALGREEN CHECKLIST

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: AS NOTED

A0.6

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



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

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

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

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

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

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

Landscape Materials

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

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

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

FIFTHARCH

LICENSED ARCHITECT Peter Sutro C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

CONSTRUCTION BMPS

DATE: 10/18/2021
DRAWING BY: PS
SCALE: AS NOTED
CHECKED BY: PS

A0.7

Bay-Friendly Basics Landscape Checklist

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

Project: 2018 Blake Street

Address: 2018 Blake Street, Berkeley **Date:** 10/18/2021

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	SEE A1.3.
			2. Amend the Soil with Compost Before Planting **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • SubmitH35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	SEE NOTE ON A1.3.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			3. Reduce and Recycle Landscape Construction Waste **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.org	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	

Materials

Planting

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			4. Choose & Locate Plants to Grow to Natural Size **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirementis only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines*, Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates*; Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

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

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			7. Minimize the lawn **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere*.	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a staterment about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	
			9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	

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

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

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

BAY-FRIENDLY BASICS CHECKLIST

DRAWING BY: PS
CHECKED BY: PS
DATE: 10/18/2021
SCALE: AS NOTED

A0.8

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4

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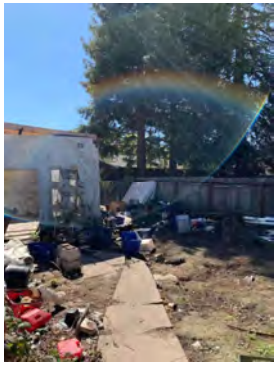

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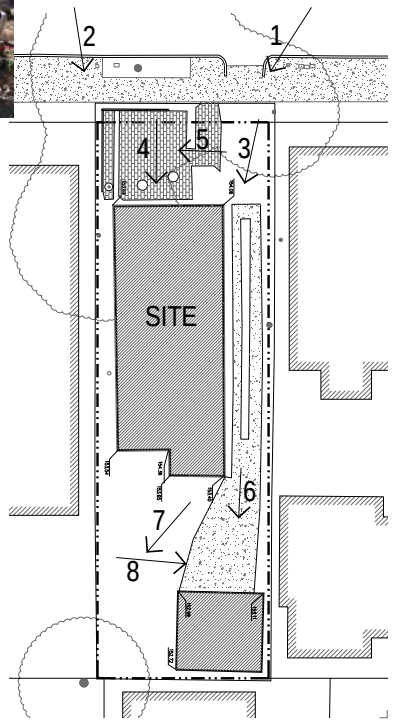


FIFTHARCH

PROJECT

2018 BLAKE STREET

2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

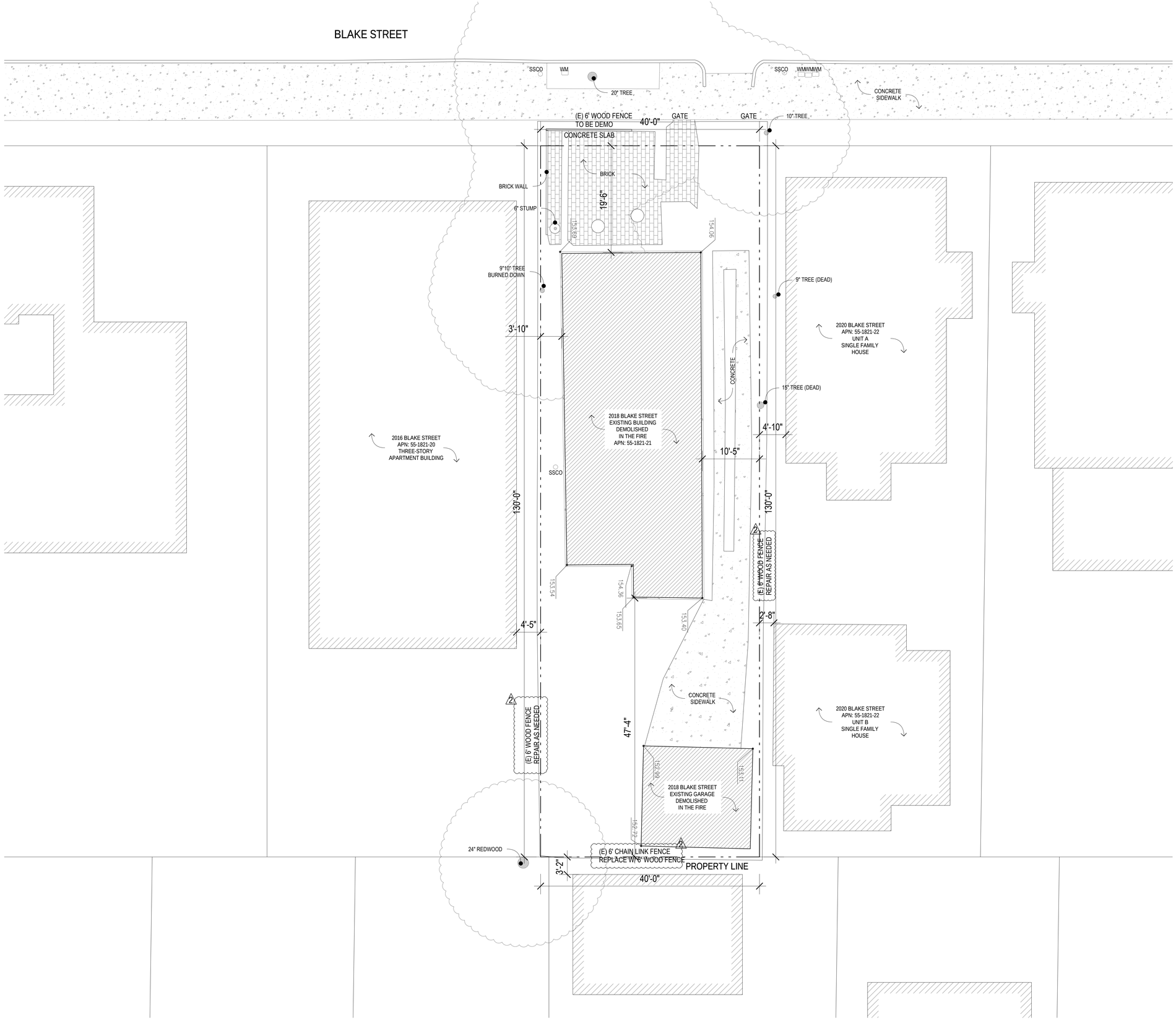
NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	1ST PLANNING COMMENTS

SITE PHOTO

DATE: 8/11/2021 DRAWING BY: HF

SCALE: CHECKED BY: PS

A0.9



LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

EXISTING SITE PLAN 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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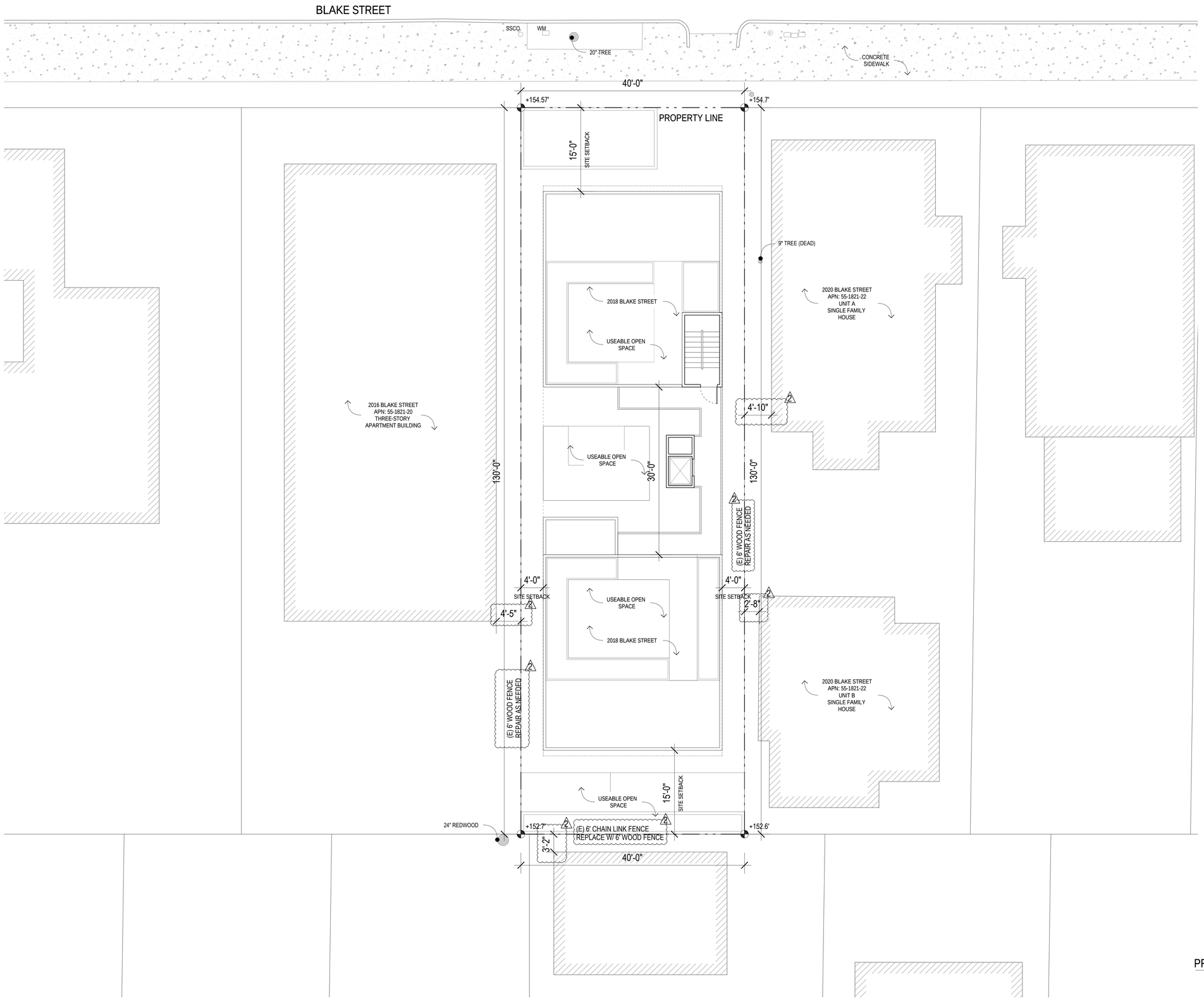
EXISTING SITE PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: 1/8"=1'-0"

A1.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

FIFTHARCH

LICENSED ARCHITECT
Peter Sugiyama
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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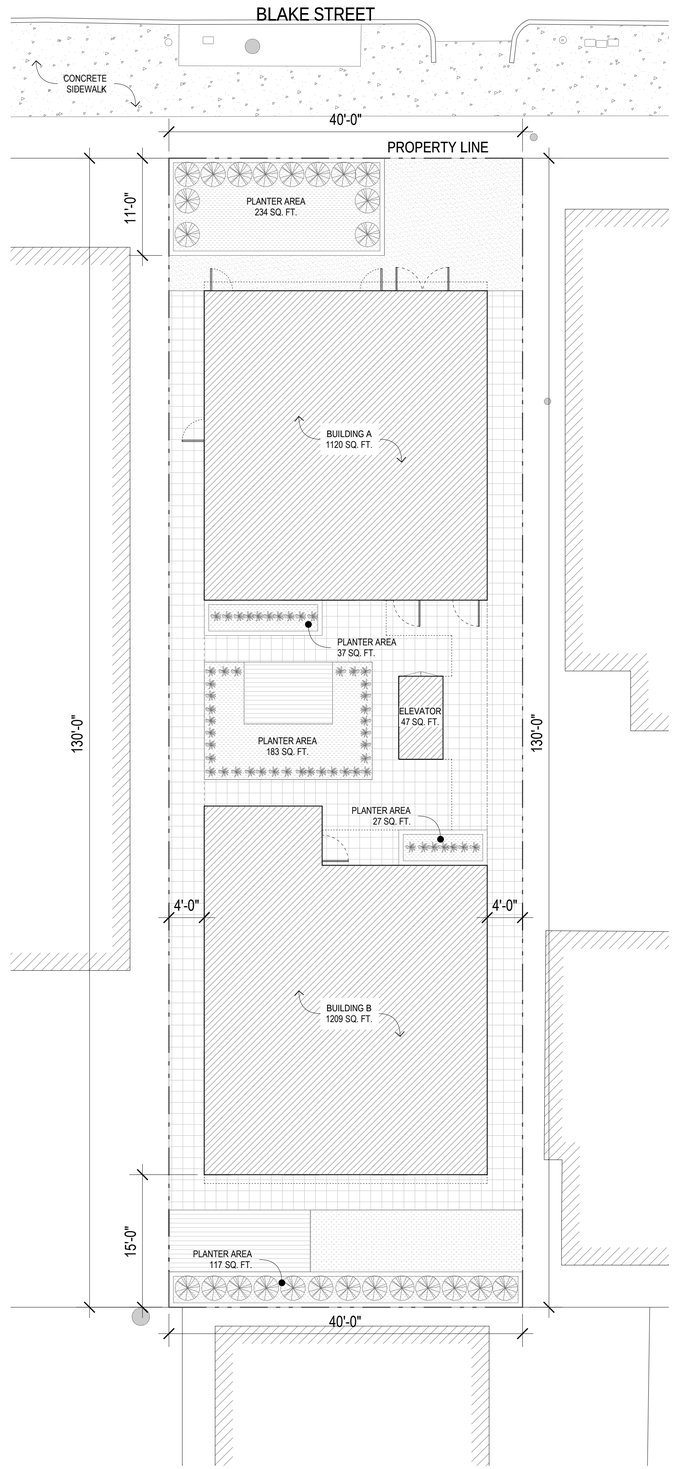
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

PROPOSED SITE PLAN

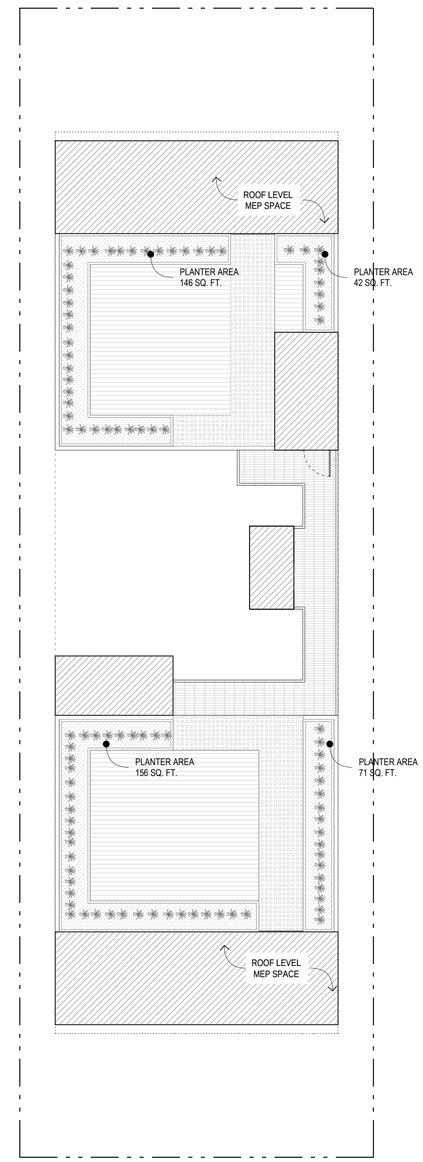
DATE: 10/18/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.2

OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE PLAN 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL (N) PLANTER AREAS TO HAVE SOIL AMENDED W/ 1" COMPOST LAYER. ALL PLANTINGS ARE TO BE SUFFICIENTLY DEVELOPED AT TIME OF INSTALLATION TO ASSURE SURVIVAL AND GROWTH OF PLANTINGS.

2. ALL TREES TO HAVE SUFFICIENT CENTRAL LEADERS TO ASSURE GROWTH AND SURVIVABILITY.

3. (N) LAWNS & PLANTER BEDS SHALL BE IRRIGATED W/ DRIP IRRIGATION SYSTEMS ON A DESIGN/BUILD BASIS. IRRIGATION SYSTEMS SHALL BE DESIGNED, INSTALLED AND OPERATED AT THE LOWEST PRACTICAL AMOUNT OF WATER NOT TO EXCEED 70% OF REFERENCE EVAPOTRANSPIRATIONFOR THE LANDSCAPED AREA.

4. IRRIGATION VALVES & CIRCUITS SHALL BE SEPARATED HYDROZONED BASED ON PLANT WATER REQUIREMENT (INCLUDING VARYING ROOT DEPTH), SUN EXPOSURE, TOP AND BOTTOM OF SLOPE, & IRRIGATION RATE AS APPLICABLE.

IMPERVIOUS COVERAGE CALCS:

BUILDING A:	1120 SQ. FT.
BUILDING B:	1209 SQ. FT.
ELEVATOR:	47 SQ. FT.
TOTAL:	2376 SQ. FT. (< 2500 SQ. FT.)

PLANTER AREA CALCS:

FRONT YARD PLANTER:	234 SQ. FT.
CENTRAL YARD PLANTER 1:	37 SQ. FT.
CENTRAL YARD PLANTER 2:	183 SQ. FT.
CENTRAL YARD PLANTER 3:	27 SQ. FT.
REAR YARD PLANTER:	117 SQ. FT.
ROOF PLANTER 1:	146 SQ. FT.
ROOF PLANTER 2:	42 SQ. FT.
ROOF PLANTER 3:	156 SQ. FT.
ROOF PLANTER 4:	71 SQ. FT.
TOTAL AREA:	1012 SQ. FT.
MIN. 3" MULCH LAYER:	37 CUBIC YARDS

OPEN SPACE LANSCAPE AREA PERCENTAGE

OPEN SPACE AREA TOTAL:	2433 SQ. FT.
LANDSCAPE AREA TOTAL:	1322 SQ. FT.
PERCENTAGE:	54% (> 40%)

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- COVERED SPACE
- OPEN CORRIDOR, METAL PANEL

PLANTING TYPE:

CUPRESSUS SARGENTII SARGENT CYPRESS	5 GAL	149
CEANOTHUS "CALIFORNIA LILAC"	10 GAL	25

GROUNDCOVERS:

NO MOW GRASS LAWN	168 SF
PERMEABLE PAVERS ON GRASS	1,438 SF
MULCHED PLANTING BED	1056 SF
DECOMPOSED GRAVEL	332 SF
WOOD DECK	652 SF
ROOF DECK PAVER	290 SF

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

LANDSCAPE PLAN

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

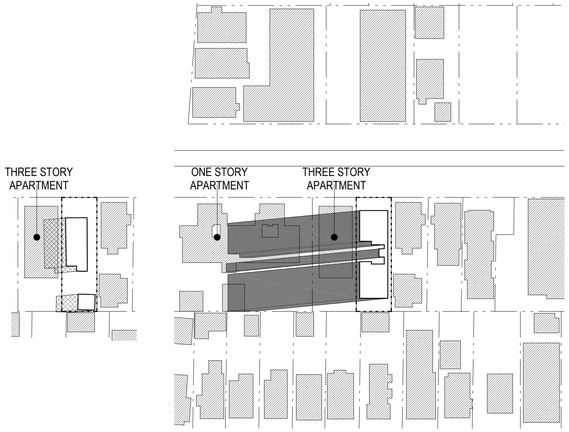
A1.3

LINE TYPES:

PROPOSED SHADOW

EXISTING SHADOW

JUNE

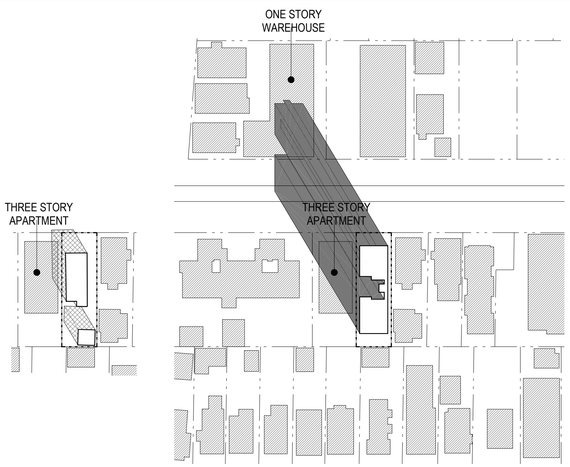


SHADOW STUDY (JUNE 8:00 AM) 1
SCALE: 1/80" = 1'-0"

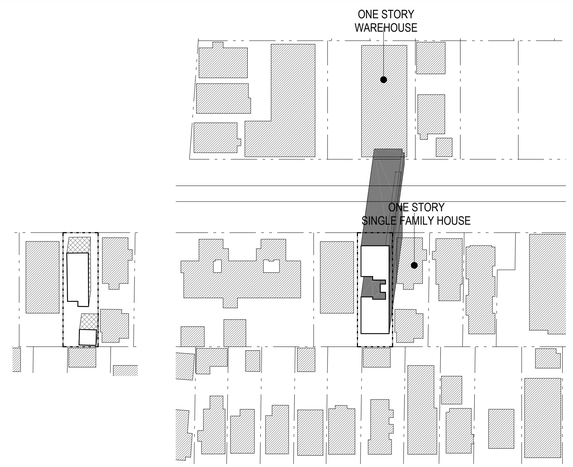
SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE 6:30 PM) 3
SCALE: 1/80" = 1'-0"

DECEMBER



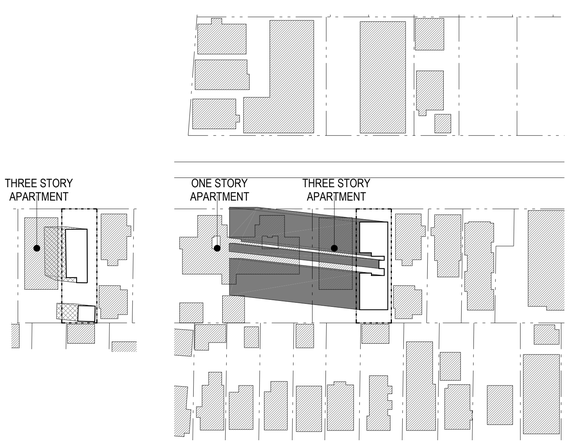
SHADOW STUDY (DEC 9:00 AM) 1
SCALE: 1/80" = 1'-0"



SHADOW STUDY (DEC NOON) 2
SCALE: 1/80" = 1'-0"

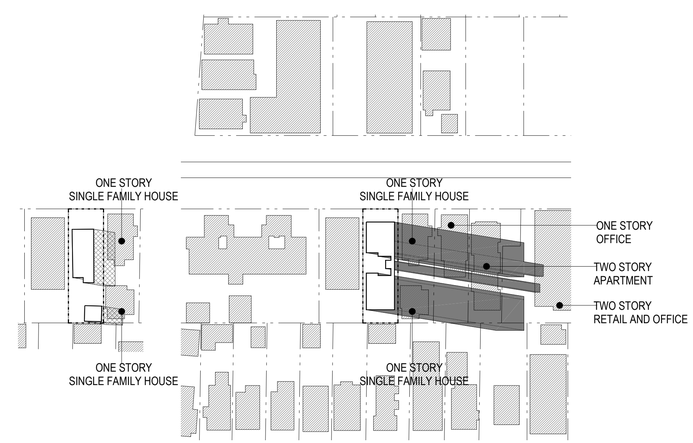
SHADOW STUDY (DEC 2:50 PM) 3
SCALE: 1/80" = 1'-0"

APRIL
(SUBMITTED MONTH)



SHADOW STUDY (APR 8:45 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR NOON) 2
SCALE: 1/80" = 1'-0"



SHADOW STUDY (APR 5:37 PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sutro
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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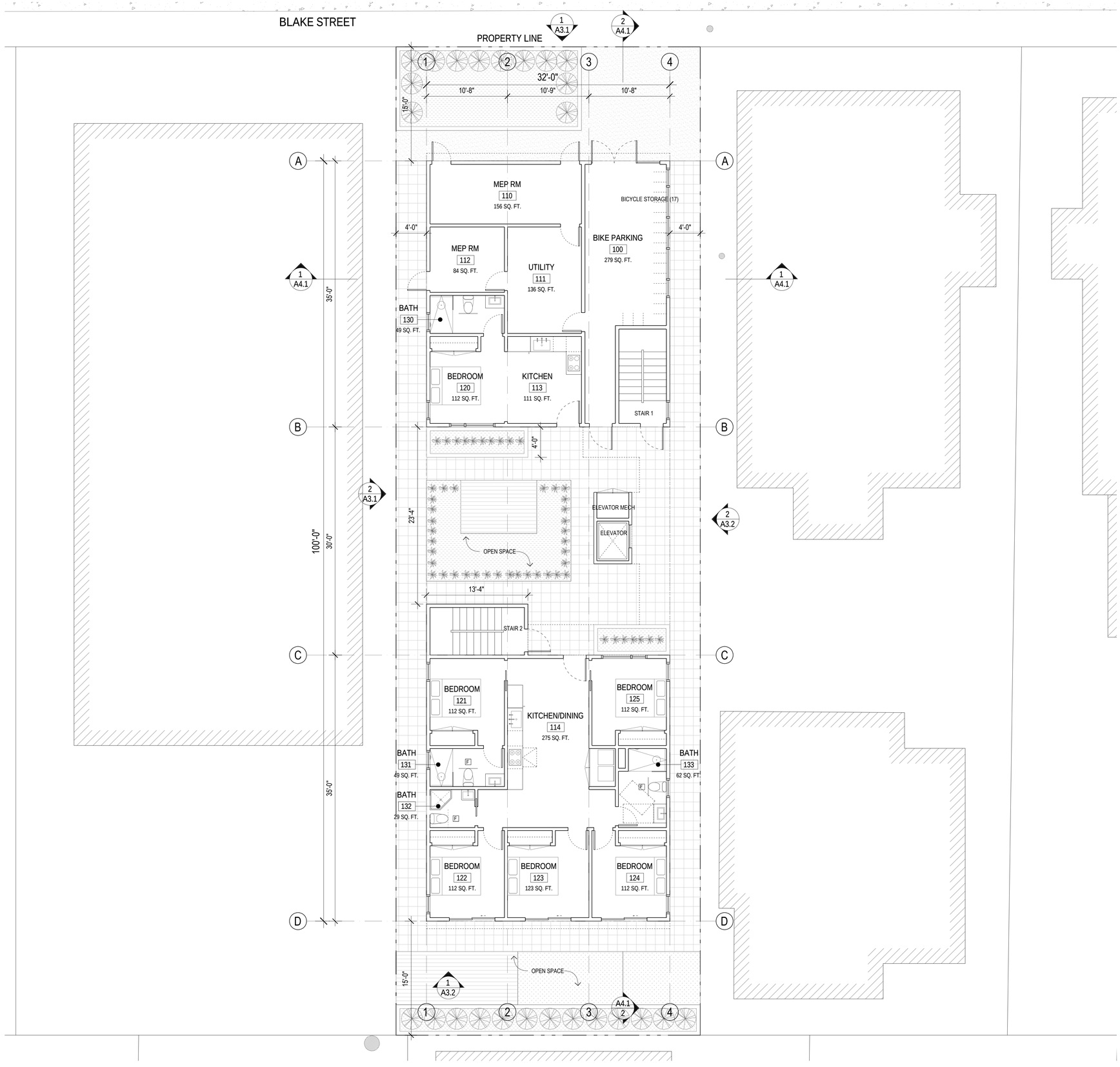
SHADOW STUDIES

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: 1/80"=1'-0"

2
A1.4



GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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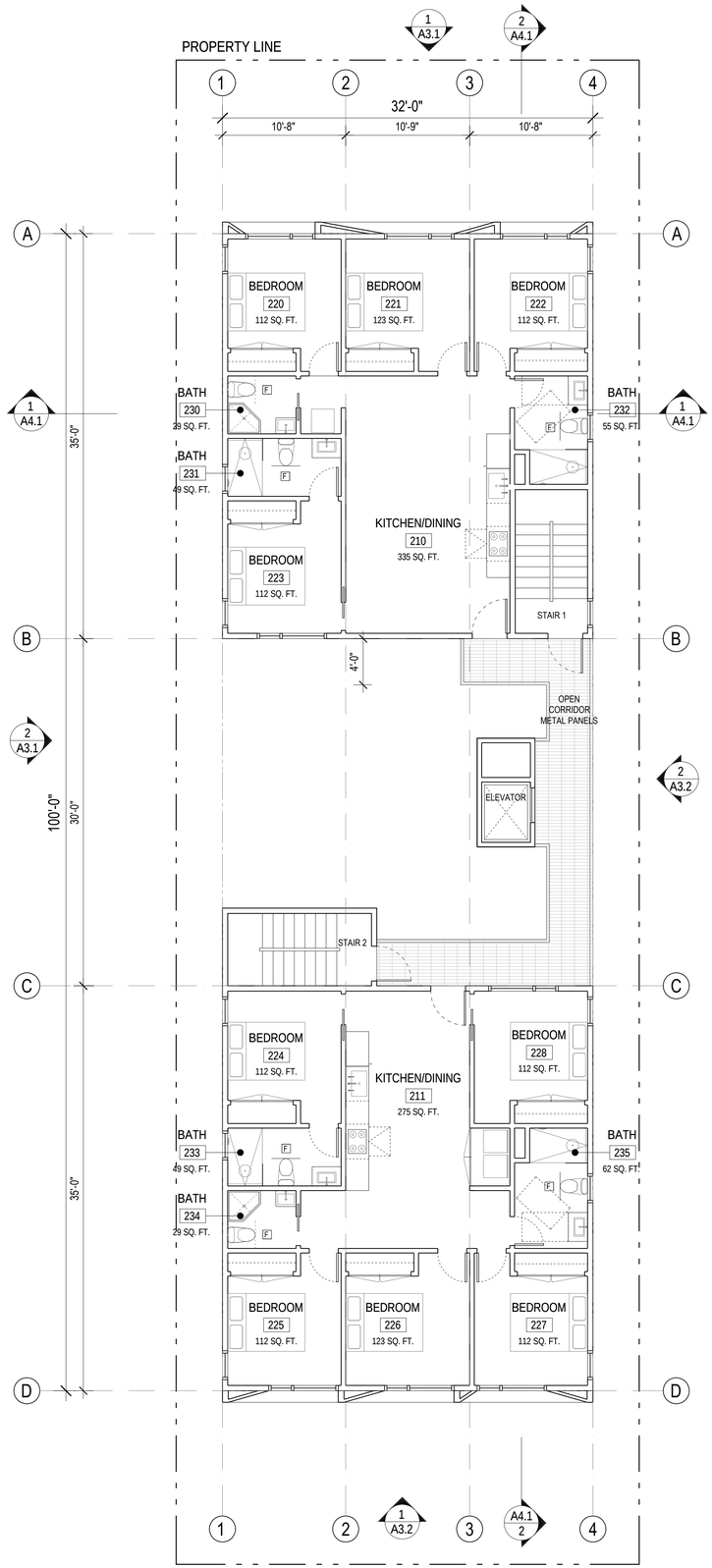
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

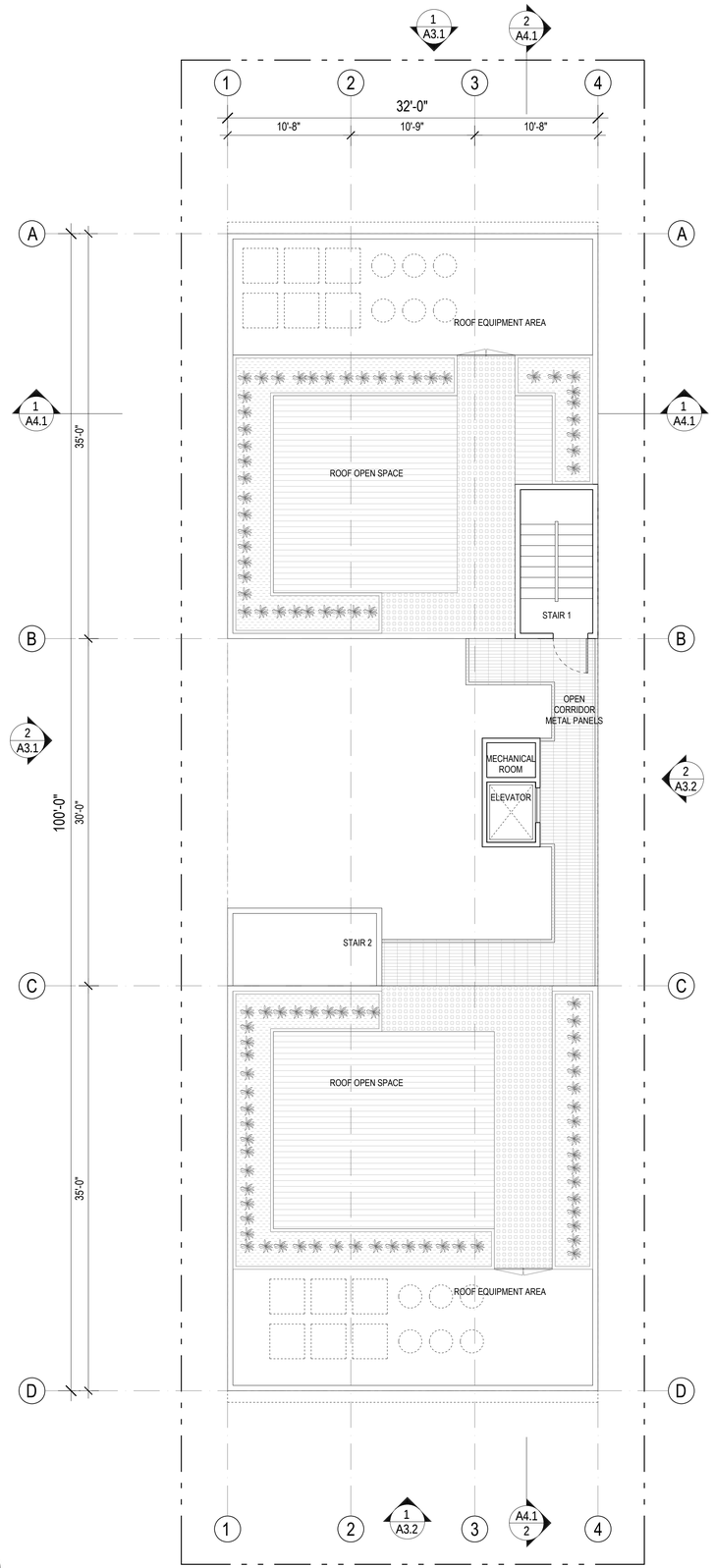
GROUND FLOOR PLAN

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
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2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 10/18/2021
SCALE: 1/4"=1'-0"

A2.2

MATERIAL

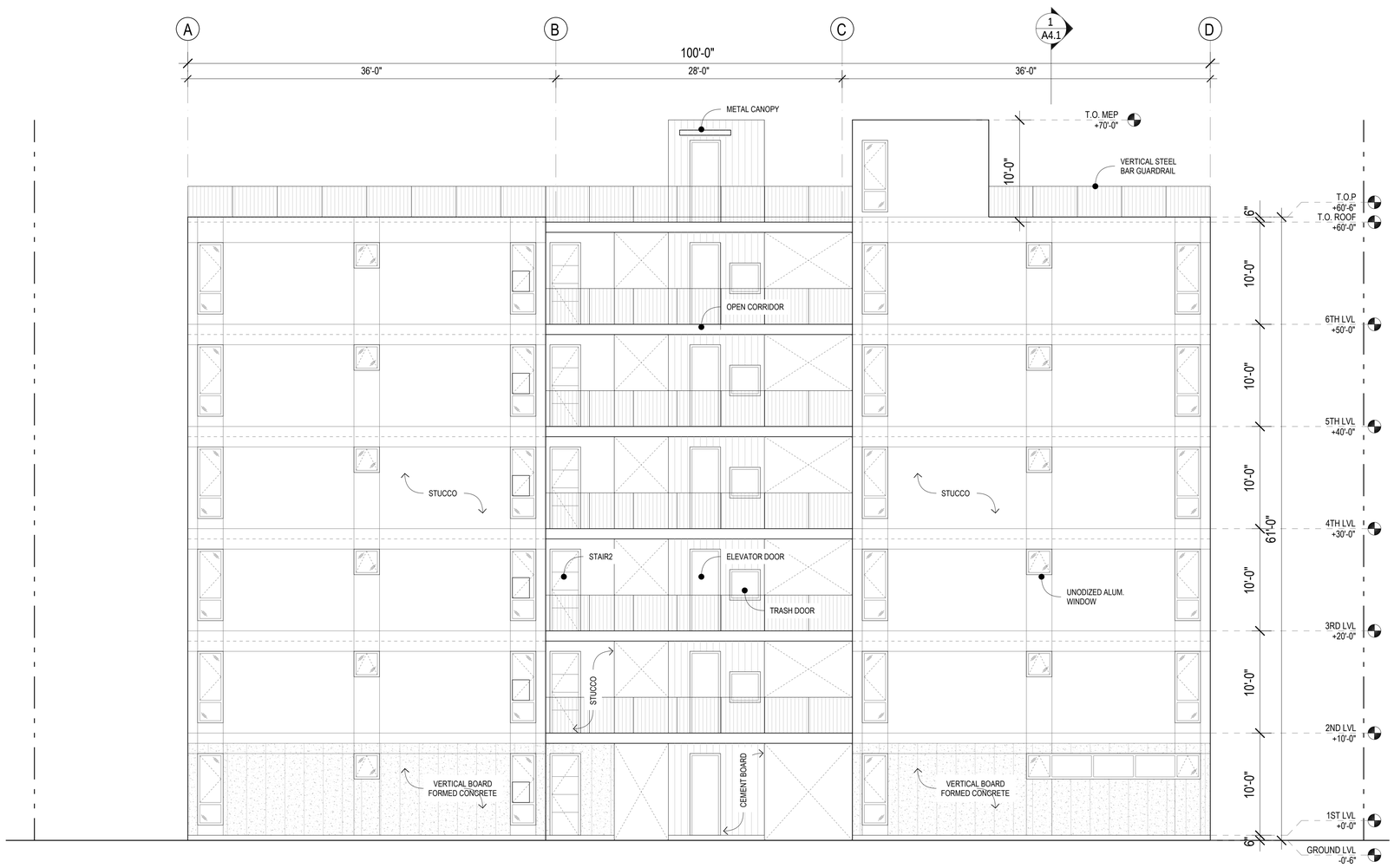
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

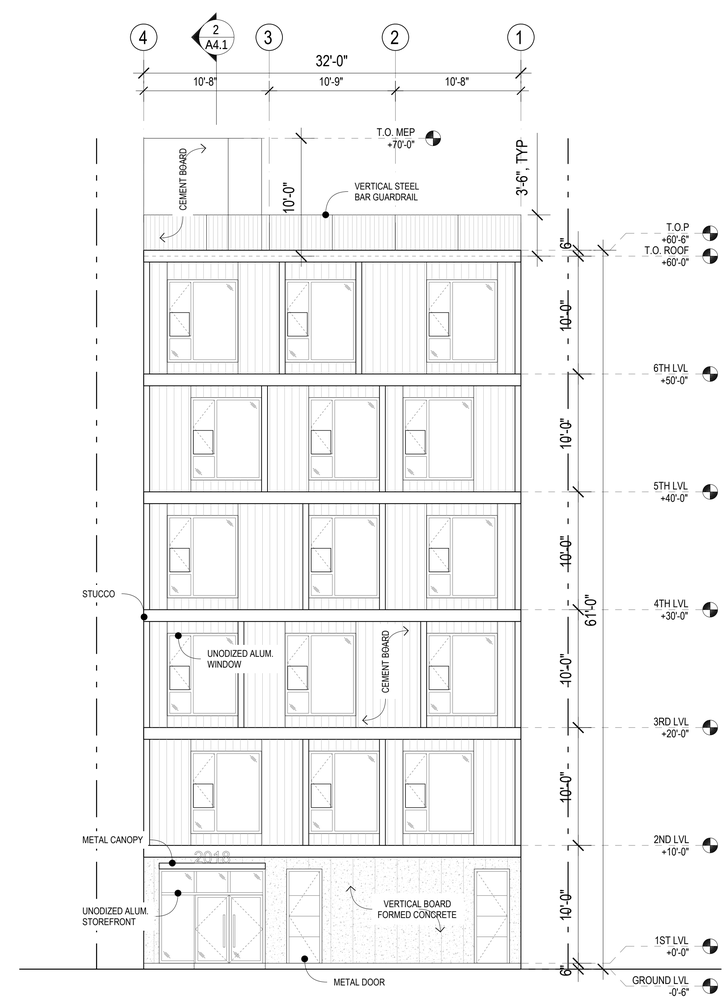
1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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PROPOSED BUILDING ELEVATIONS

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

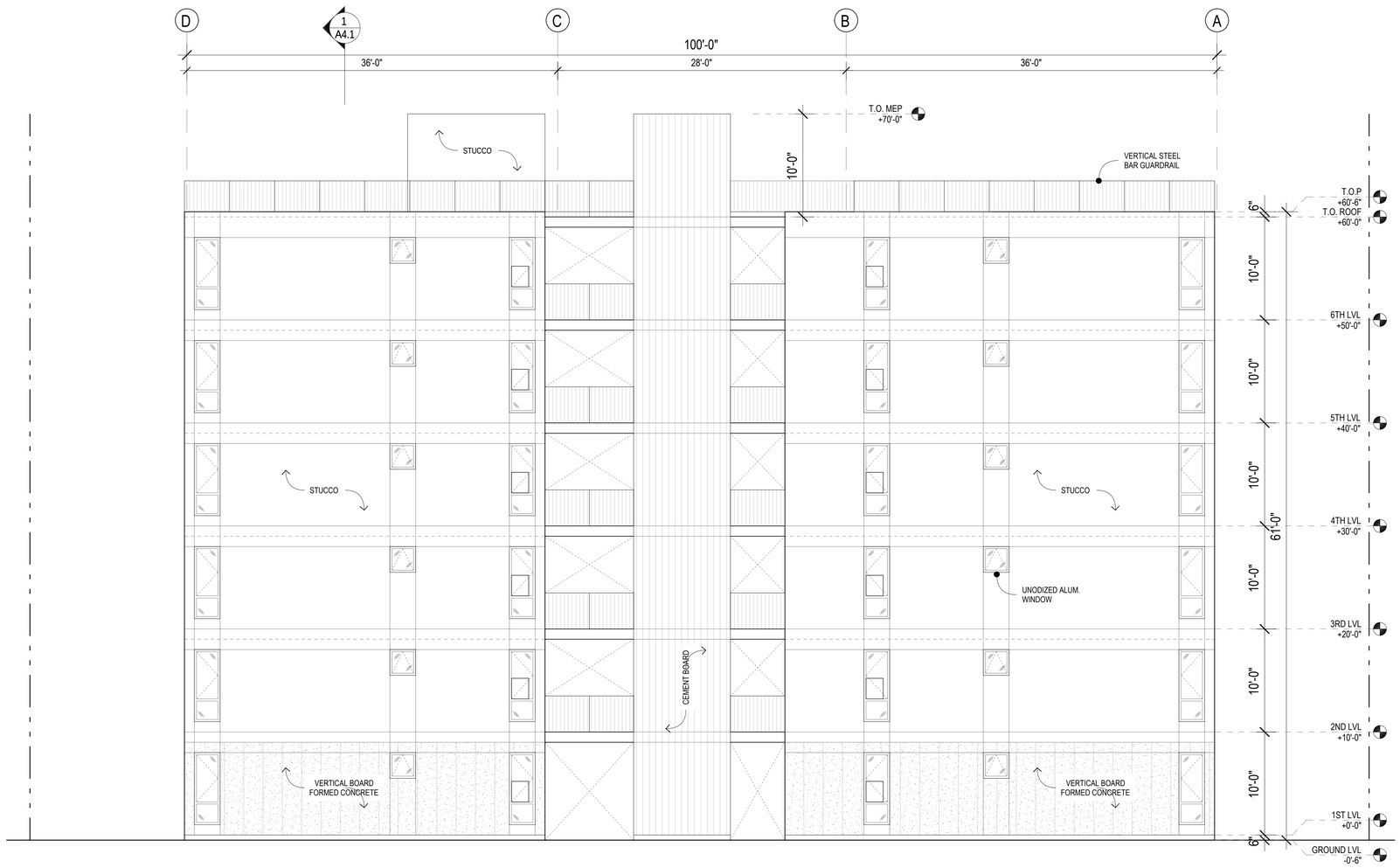
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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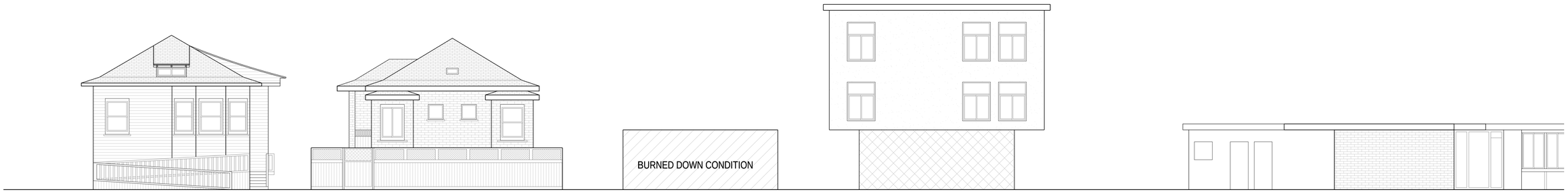
PROPOSED BUILDING ELEVATIONS

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.2



2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

BLAKE STREET

2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sayre
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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	04/28/2021	PLANNING APPROVAL SUBMITTAL
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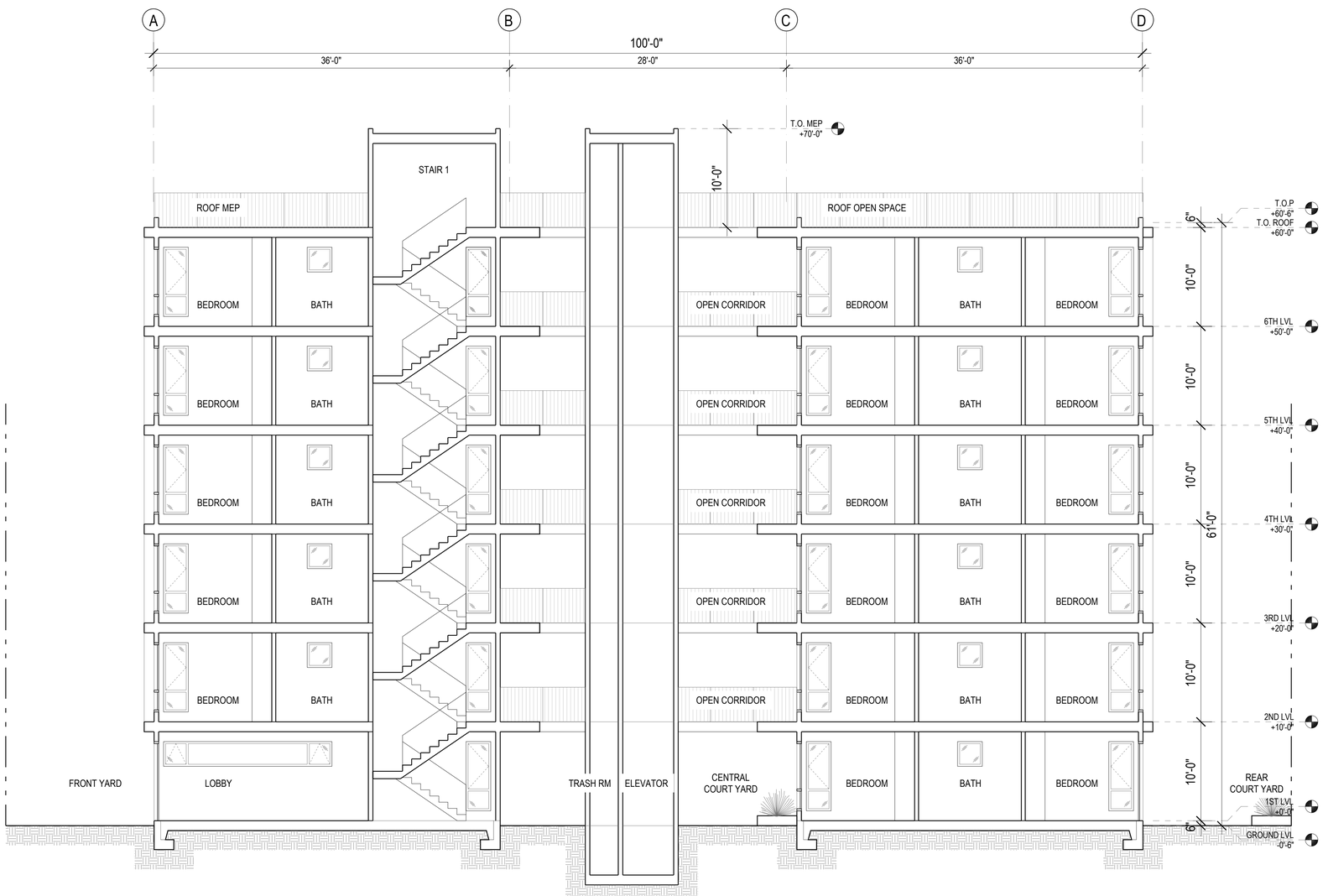
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS

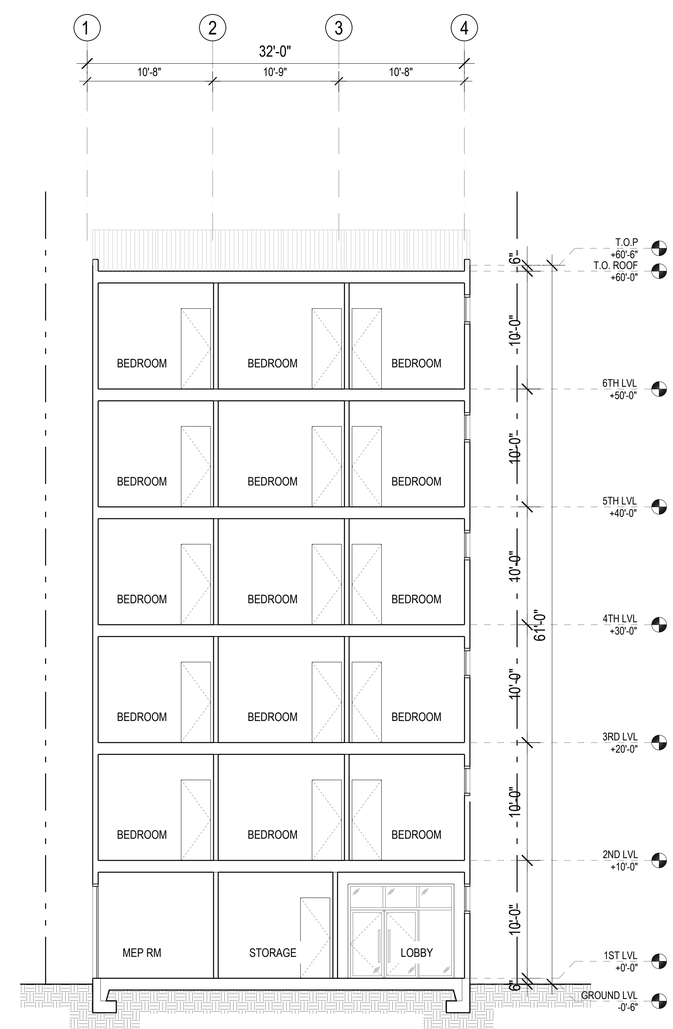
STREET ELEVATION

DATE: 10/18/2021 | DRAWING BY: YZ
SCALE: AS NOTED | CHECKED BY: PS

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"



PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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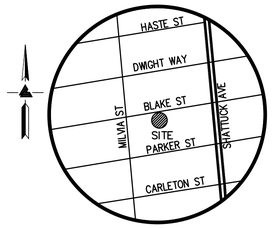
BUILDING SECTIONS

DATE: 10/18/2021
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A4.1



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

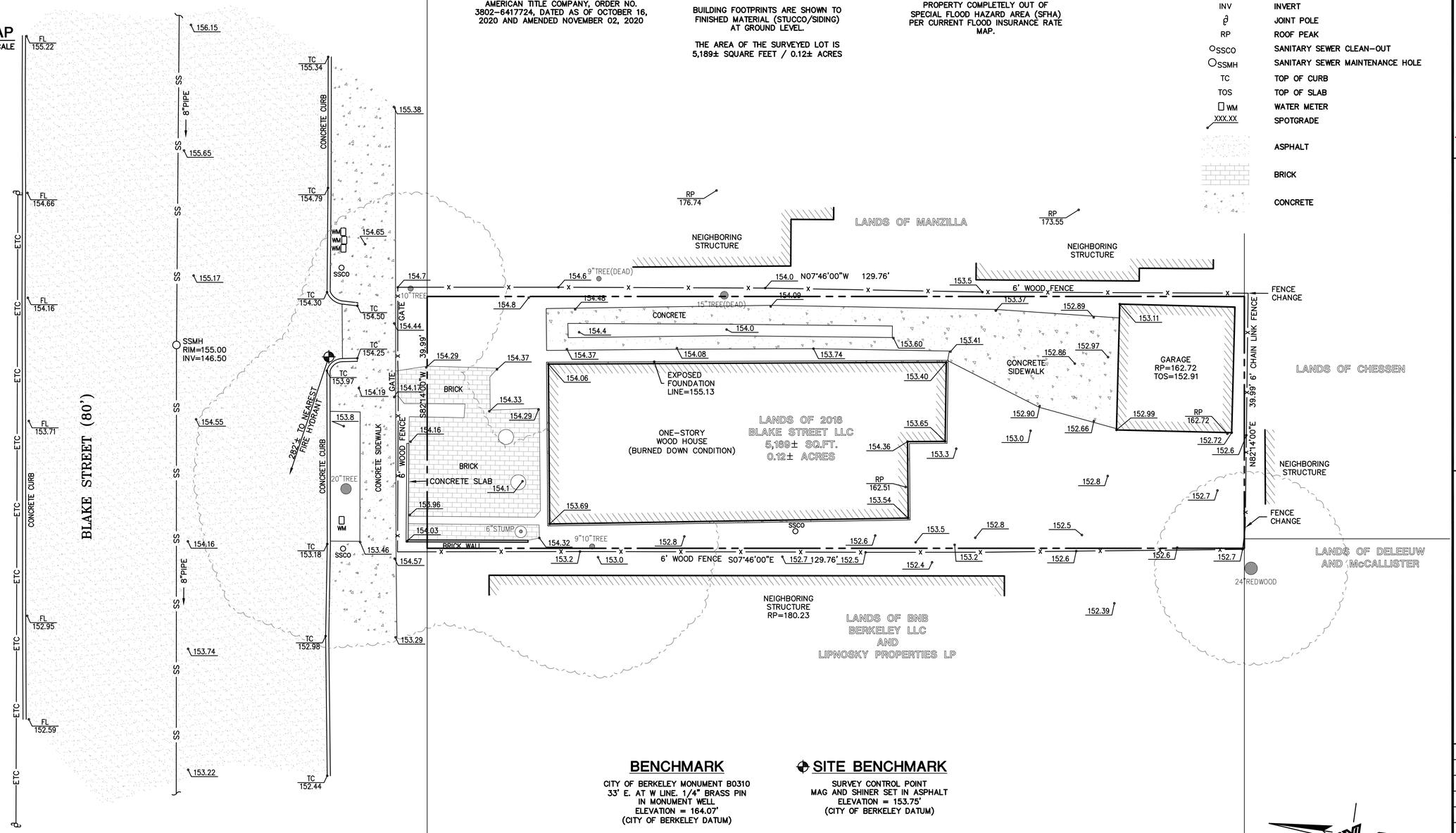
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE. 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET BERKELEY CALIFORNIA

APN: 055-1821-021-00

ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS

August 31, 2021

Mr. Yuhui Li
2018 Blake Street LLC
2905 South Vermont Avenue, Suite 204
Los Angeles, CA 90007

DRAFT Focused Traffic Study for the 2018 Blake Street Project

Dear Mr. Li;

As requested, W-Trans has prepared a focused traffic study relative to the proposed multi-family housing development to be located at 2018 Blake Street in the City of Berkeley. The purpose of this letter is to identify potential impacts associated with this proposed residential development.

Project Description

The proposed project would replace a single-family house that burned down with 12 multifamily dwelling units in a six-story building; one unit would be designated as affordable. Off-street vehicle parking would not be provided; however, 17 long-term and two short-term bicycle parking spaces are proposed to be included. A copy of the project site plan is enclosed.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 10th Edition, 2017 for "Multifamily Housing (Mid-Rise)" (ITE LU 221). Because the site was previously occupied by a house, the trip generation of the house was considered using the "Single Family Detached Housing" rates (ITE LU 210).

The site is located just over one half-mile from the Downtown Berkeley BART station, and within 700 feet of bus stops on the Shattuck Avenue transit corridor. As the site is located in a dense, mixed-use setting, a reduction in trip generation was calculated to account for walking, bicycling, and transit use, though it was considered that the ITE trip generation data also excluded non-auto trips. Data from the US Census Bureau's American Community Survey for 2019 shows that residents in the project site's census tract (Tract 4235) used private vehicles for 32 percent of trips, compared with 85 percent for the United States overall. Therefore, a reduction of 63 percent was estimated as residents of Tract 4235 use private vehicles 37 percent as often as the average US resident that is assumed to be represented in the ITE trip generation data. Copies of the US Census data are enclosed.

The expected trip generation potential for the proposed project is indicated in Table 1, with deductions taken for trips made to and from the house that existed at the site, as well as for walking, bicycling, and transit use. The proposed project is expected to generate an average of 24 trips per day, including one trip during the a.m. peak hour and two trips during the p.m. peak hour. With trips generated by the previous use removed, the project would be anticipated to generate the same peak hour volumes of one trip in the a.m. and two trips in the p.m. as well as 21 additional daily trips.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Previous											
House	1 du	9.44	9	0.74	1	0	1	0.99	1	1	0
Alt Mode Reduction		*-63%*	*-6*	*-63%*	*-1*	*0*	*-1*	*-63%*	*-1*	*-1*	*0*
Existing Subtotal			3		0	0	0		0	0	0
Proposed											
Multifamily Housing	12 du	5.44	65	0.36	4	1	3	0.44	5	3	2
Alt Mode Reduction		*-63%*	*-41*	*-63%*	*-3*	*-1*	*-2*	*-63%*	*-3*	*-2*	*-1*
Proposed Subtotal			24		1	0	1		2	1	1
Total (Proposed less Previous)			**21**		**1**	**0**	**1**		**2**	**1**	**1**

Note: du = dwelling unit

Non-Auto Transportation Modes

As noted in the trip generation discussion, since only 32 percent of trips for the area in which the project site is located are made in personal vehicles, it is anticipated that the remaining 68 percent of trips would be made by walking, bicycling, and/or using transit.

Pedestrian Facilities

Sidewalks exist along the project frontage on Blake Street and a complete network of sidewalks is provided in the vicinity of the site. The project would include a connection between the building and the adjacent sidewalk along the street.

Finding – Existing pedestrian facilities serving the project site are adequate. The proposed on-site pedestrian facilities would be adequate.

Bicycle Facilities

Existing bicycle facilities near the project site include the shared use of minor streets, as well as a bicycle boulevard on Milvia Street with barricades that allow cyclists to cut through but not drivers.

Finding –The existing off-site bicycle facilities serving the project are adequate.

Bicycle Storage

The project would include 17 long-term bicycle spaces in an interior space, in addition to two short-term bicycle parking spaces. The City of Berkeley Municipal Code Section 23E.28.070 *Bicycle Parking* specifies that a residential development with five units or more shall provide one long-term bicycle space per three bedrooms, and one short-term bicycle space per 40 bedrooms with a minimum of two short-term spaces. The 12 residential units would include one studio, five units with four bedrooms each, and six units with five bedrooms each. The total of 51 bedrooms would require 17 long-term and two short-term bicycle spaces, matching the proposed supply.

Finding – The proposed bicycle parking supply would meet the City's requirements.

DRAFT

Transit

Within a quarter-mile walking distance of the project site are bus stops for AC Transit Routes 12, 18, 36, 800, and F. Routes 12, 36, and F provide daytime service on half-hour headways, Route 18 provides daytime service at 20-minute headways, and Route 800 provides overnight service every 30 minutes. Existing transit routes are adequate to accommodate potential project-generated transit trips based on the number of routes and frequency of service. Existing stops on Shattuck Avenue, Dwight Way, and Martin Luther King Jr. Way are within an acceptable quarter-mile walking distance of the site. The volume of riders expected to be generated by the proposed project would be spread over several routes and times and is therefore not anticipated to exceed the carrying capacity of the existing bus service near the project site.

Finding – Transit service and facilities in the proximity of the project site are adequate.

Vehicles Miles Traveled Evaluation

Consideration was given to the project's potential generation of Vehicle Miles Traveled (VMT). Guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018, and *VMT Criteria and Thresholds*, City of Berkeley, June 2020, were used. Guidance provided in these documents recommends the use of screening thresholds to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The City's VMT policy includes a screening threshold for "small projects," which includes projects with 20 or fewer residential units. As this project proposes 12 residential units, this threshold applies.

The VMT policy also has a threshold for projects located within an area that has a VMT of at least 15 percent below the Bay Area average. The Household VMT Per Capita map provided in the policy document depicts areas of the City that fulfill this criterion, including the project site.

Finding – The project would be expected to have a less-than-significant transportation impact on vehicle miles traveled as the project would be considered to be a "small project" and is located in an area with VMT is at least 15 percent below the Bay Area average.

Emergency Response

The City of Berkeley Municipal Code Section 19.48 *Berkeley Fire Code* adopts the California Fire Code as the standard for the City of Berkeley with a few amendments that do not relate to site access. The California Fire Code Section 503.1.1 *Buildings and Facilities* requires fire access roads to be provided within 150 feet of all exterior building walls. Fire access roads include public streets that have at least 20 feet of unobstructed width, such as Blake Street adjacent to the project site. As the project site is approximately 145 feet deep from the curb on Blake Street to the back of the property, the entire proposed building would therefore be within the 150-foot fire access requirement.

The project is anticipated to generate 21 net new daily trips, including one trip during the a.m. peak hour and two trips during the p.m. peak hour. This minimal increase to area traffic is anticipated to have a negligible effect on operations of nearby intersections and therefore to emergency response times as well.

Finding – The project would be located entirely within the required fire access radius of 150 feet and would not have an adverse effect on emergency response times.

DRAFT

Off-Street Parking

Recently adopted requirements passed by the Berkeley City Council on February 9, 2021 stipulate that there are no off-street parking requirements for new residential projects of any size that receive a building permit after March 19, 2021. This new policy is further supported by the City of Berkeley Municipal Code Section 23E.64.080 *Off-Street Parking and Loading Requirements* which states that parking spaces are not required for dwelling units. The project does not include off-street vehicle parking.

Finding – Off-street parking is not required or proposed as part of the project, per City code requirements.

Conclusions and Recommendations

- The proposed 12 multifamily housing units would generate 24 daily trips, including one a.m. peak hour trip and two p.m. peak hour trips. This would represent an increase of 21 net new daily trips over the previous use, including one net new a.m. peak hour trip and two net new p.m. peak hour trips.

- The existing transit service and off-site pedestrian, bicycle, and transit facilities are adequate to serve the project's needs. The proposed on-site pedestrian facilities would be adequate to serve the proposed project's needs and the proposed bicycle parking would satisfy the City's requirements.

- The project is in an area with a VMT that is at least 15 percent below the Bay Area average and would be considered a "small project" by the City for VMT purposes. Therefore, a less-than-significant transportation impact on VMT would be expected.

- The entire project site is located within 150 feet of a fire access road, satisfying City and State requirements. The project would have a negligible effect on traffic volumes and therefore emergency response times.

- Off-street parking is not proposed to be included as part of this project, which is permitted by the City code.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

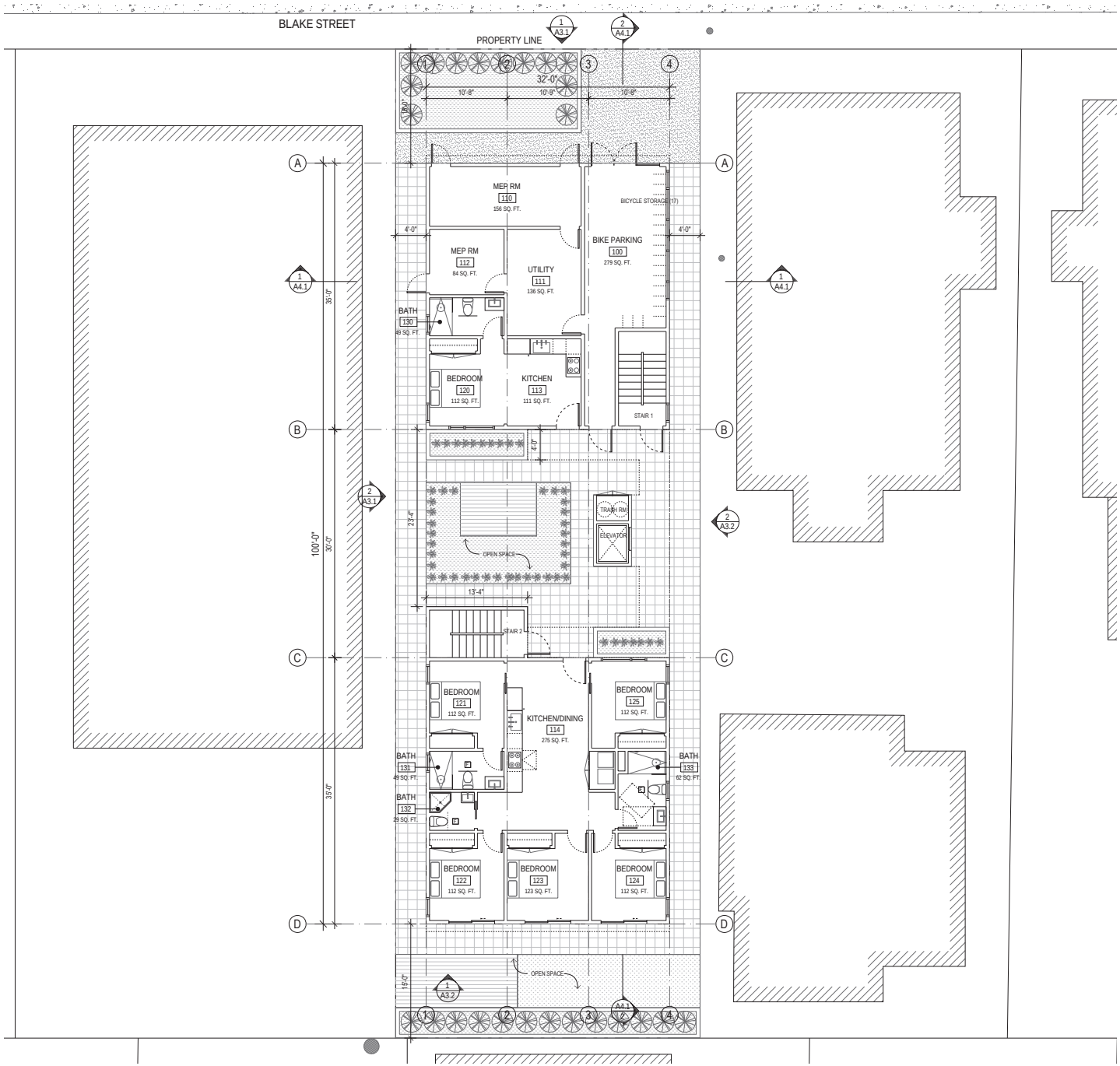
Kevin Carstens, PE, TE
Associate Engineer

Mark E. Spencer, PE
Senior Principal

MES/krc/BER030.L1

Enclosures: Site Plan, US Census Data

DRAFT



SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

PROJECT
2018 BLAKE STREET

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS

GROUND FLOOR PLAN

A2.

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

United States Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 4235, Alameda County, California	
Label	Estimate	Margin of Error
Total:	1,869	±200
Car, truck, or van:	596	±138
Drove alone	472	±119
Carpooled:	124	±67
In 2-person carpool	116	±62
In 3-person carpool	8	±12
In 4-or-more-person carpool	0	±12
Public transportation (excluding taxicab):	600	±133
Bicycle	174	±70
Walked	271	±106
Taxicab, motorcycle, or other means	53	±37
Worked from home	175	±91
Male:	908	±153
Female:	961	±143

Table Notes

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

Survey/Program: American Community Survey
Universe: Workers 16 years and over
Year: 2019
Estimates: 5-Year
Table ID: B08006

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "**" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.
An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

United States Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	United States	
Label	Estimate	Margin of Error
Total:	152,735,781	±170,067
Car, truck, or van:	130,348,039	±190,030
Drove alone	116,584,507	±125,685
Carpooled:	13,763,532	±81,680
In 2-person carpool	10,425,272	±49,378
In 3-person carpool	1,955,317	±24,936
In 4-or-more-person carpool	1,382,943	±15,071
Public transportation (excluding taxicab):	7,641,160	±21,502
Bicycle	837,646	±7,242
Walked	4,073,891	±14,003
Taxicab, motorcycle, or other means	1,936,469	±13,300
Worked from home	7,898,576	±27,244
Male:	80,846,231	±85,937
Female:	71,889,550	±90,493

Table Notes

SEX OF WORKERS BY MEANS OF TRANSPORTATION TO WORK

Survey/Program: American Community Survey
Universe: Workers 16 years and over
Year: 2019
Estimates: 5-Year
Table ID: B08006

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

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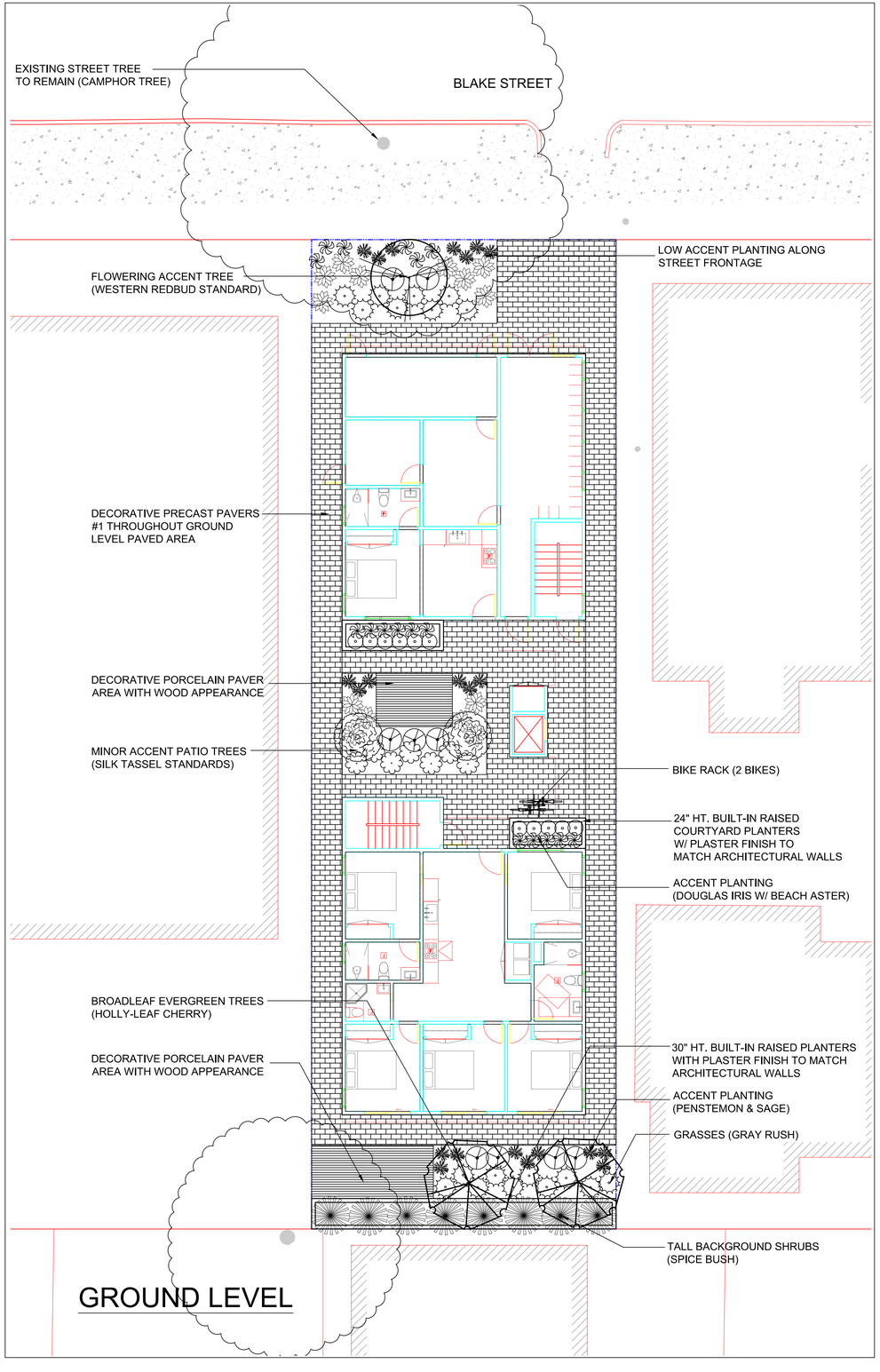
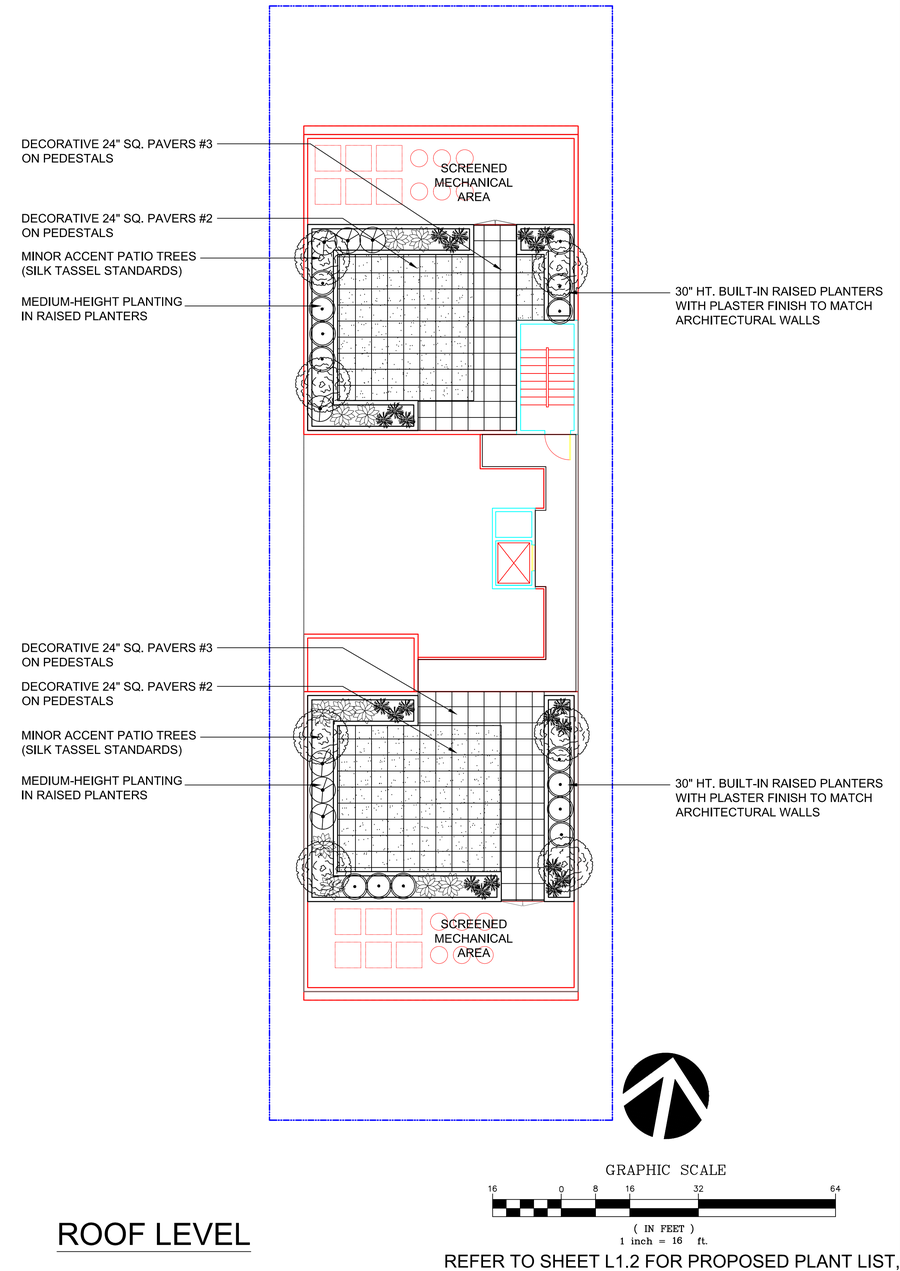


GROUND LEVEL



ROOF LEVEL

REFER TO SHEET L1.2 FOR PROPOSED PLANT LIST, PLANT AND AMENITY MAGES & WELO BUDGET

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1220 Oak Grove Road, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT
RICHARD WAYNE STOVER
3017
Signature
Date Signed 12-29-21
STATE OF CALIFORNIA

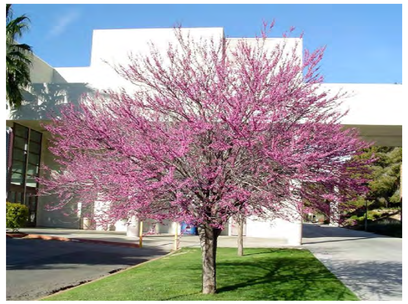
2018 BLAKE STREET

BERKELEY, CALIFORNIA

PRELIMINARY LANDSCAPE PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.1
OF SHEETS



CERCIS OCCIDENTALIS (STANDARD FORM)
WESTERN REDBUD

GARRYA ELLIPTICA (STANDARD FORM)
SILKTASSEL

PRUNUS ILICIFOLIA (STANDARD FORM)
HOLLY-LEAF CHERRY

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS WATER USE	NATIVE
TREES:					
CERCIS OCCIDENTALIS (LOW-BRANCH)	WESTERN REDBUD	1	24" BOX	LOW	YES
GARRYA ELLIPTICA (STANDARD)	SILKTASSEL	9	24" BOX	LOW	YES
PRUNUS ILICIFOLIA (STANDARD)	HOLLY-LEAF CHERRY	2	24" BOX	LOW	YES
SHRUBS:					
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8	5 GA	LOW	YES
ERIOGONUM ARBORESCENS	BUCKWHEAT	25	5 GA	LOW	YES
SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	16	5 GA	LOW	YES
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	14	5 GA	LOW	NO
PERENNIALS / GRASSES:					
ERIGERON GLAUCUS	BEACH ASTER	11	1 GA	LOW	YES
IRIS DOUGLASII	PACIFIC COAST IRIS	11	1 GA	LOW	YES
JUNCUS PATENS	CALIFORNIA GRAY RUSH	18	1 GA	LOW	YES
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	7	5 GA	LOW	NO
PENSTEMON SPECTABILIS	BEARD TONGUE	43	1 GA	LOW	YES

POLLINATOR PLANTS NOTE: 75% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (114 OF 153 SPECIMENS)

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE

REFERENCE EVAPOTRANSPIRATION (ETo): 41.8

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1218	451.1111111	11691.0	92%
2	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	108	40	1036.6	8%
						TOTALS:	1326	491		100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
						TOTALS:	0	0		
									ETWU TOTAL:	12,728
									MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	15,464

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
SITEWIDE ETAF	0.37

BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH

1 GROUND LEVEL PLAZA PLANK PAVERS
NICOLOCK PLANK PAVERS (6"x17")
COLORS: GRANITE CITY, RAVEN & PEWTER)

2 ACCENT PAVERS #2
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE PEARL' 24" SQ.

3 ACCENT PAVERS #3
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE LAGUNA' 24" SQ.

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1330 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

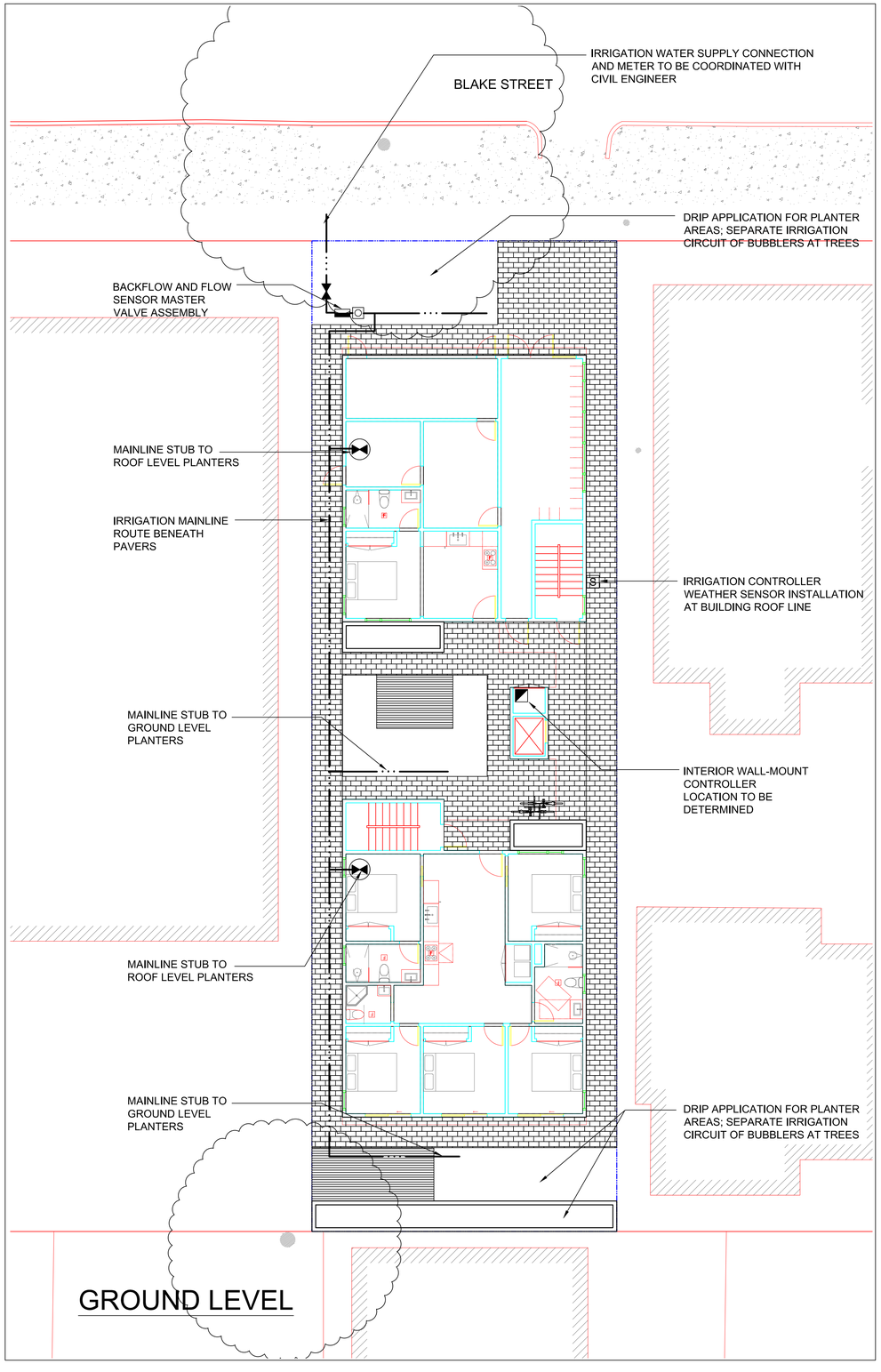
REGISTERED LANDSCAPE ARCHITECT
RICHARD STOVER
3017
Signature
Date
STATE OF CALIFORNIA

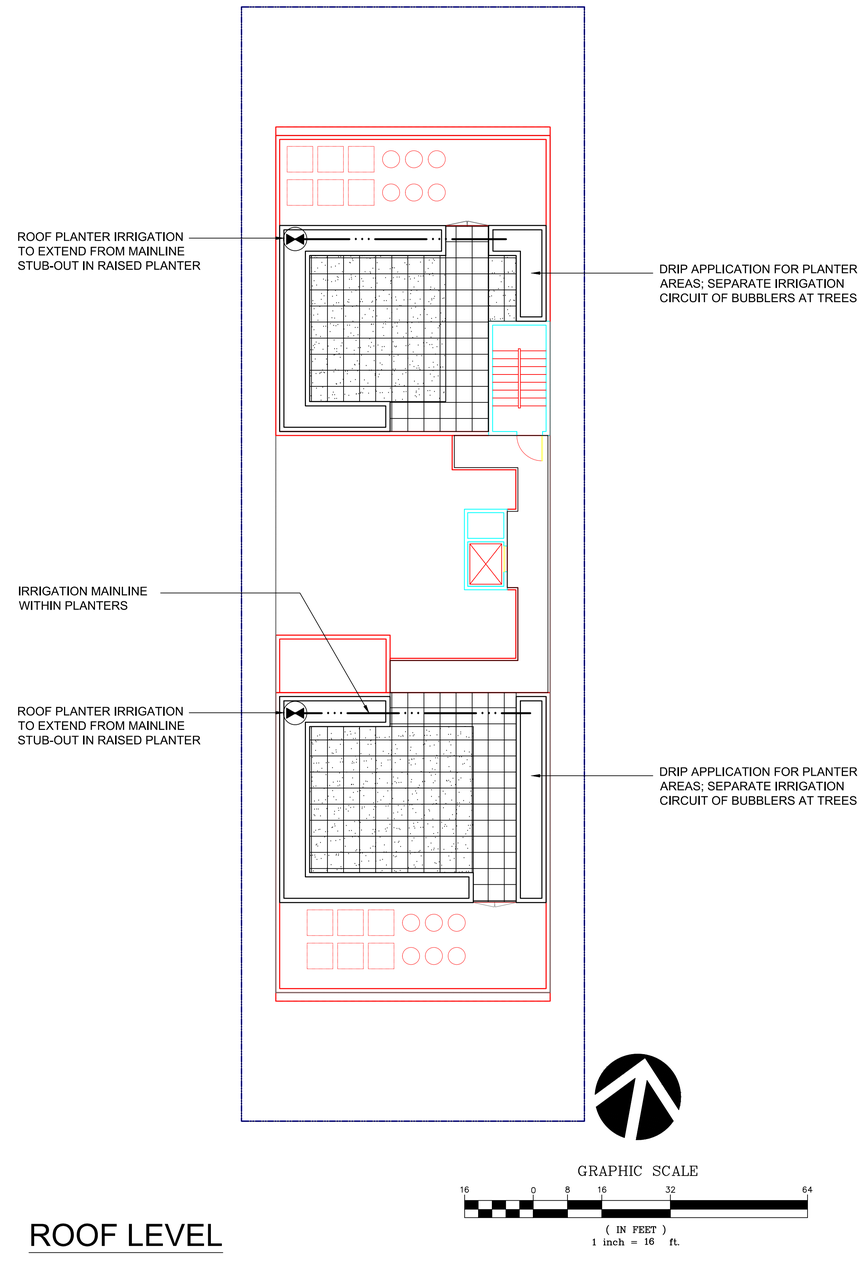
2018 BLAKE STREET
BERKELEY, CALIFORNIA

PLANT LIST,
IMAGES AND WELO

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.2
OF SHEETS





REFER TO SHEET L1.4 FOR IRRIGATION NOTES AND DETAILS

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1220 Oakland Blvd., Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT
RICHARD STOVER
3017
Signature
Date Revised
Date Signed
STATE OF CALIFORNIA

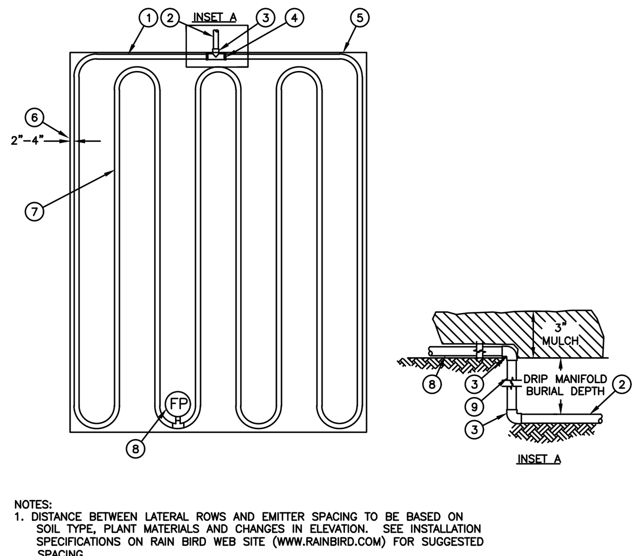
2018 BLAKE STREET

BERKELEY, CALIFORNIA

PRELIMINARY IRRIGATION PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.3
OF SHEETS



1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON–POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

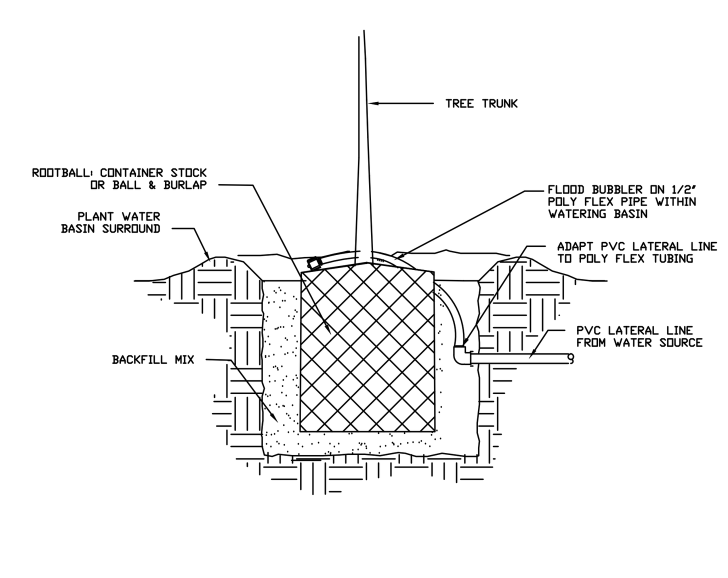
XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

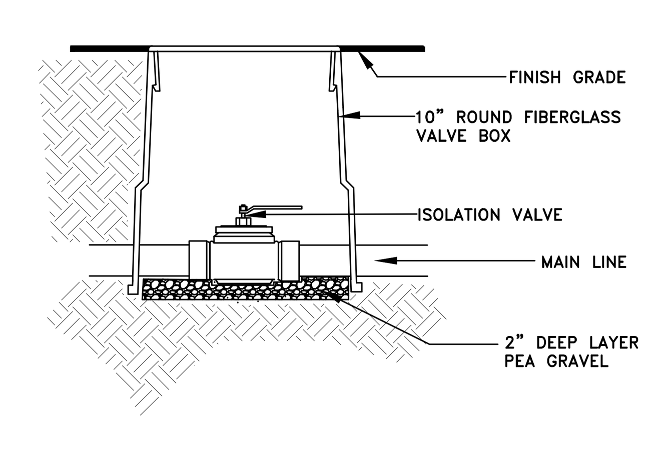
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD ON-SURFACE DRIPLINE 02–18–2013
N.T.S. QUICK LAYOUT

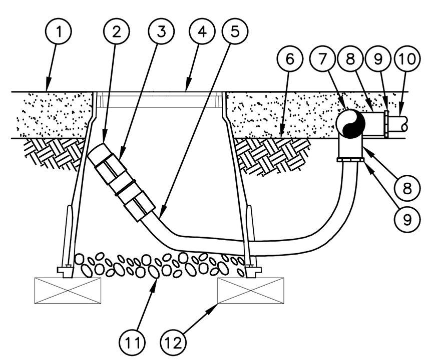
Preliminary Irrig Plans



TREE BUBBLER DETAIL



ISOLATION/ BALL VALVE

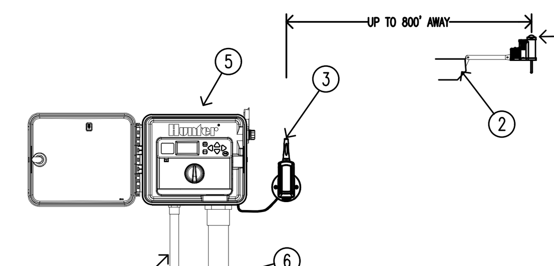


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: NON–POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
10. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON–POTABLE: XFCV DRIPLINE
11. 3–INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFD ON-SURFACE DRIPLINE FLUSH POINT 02–18–2013
N.T.S. WITH EASY FIT COMPRESSION FITTINGS

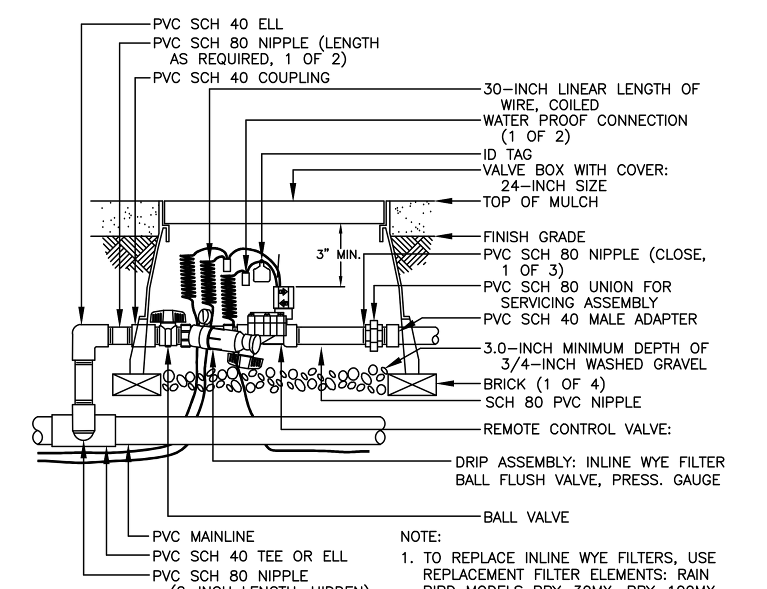
Preliminary Irrig Plans



1. MODEL: WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
2. HOUSE EAVE LINE LOCATION; TO BE COORDINATED WITH SITE SUPERINTENDENT
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER CABINET
4. POWER SOURCE CONNECTION
5. HUNTER SERIES CONTROLLER
6. VALVE CONTROL WIRE CONDUIT

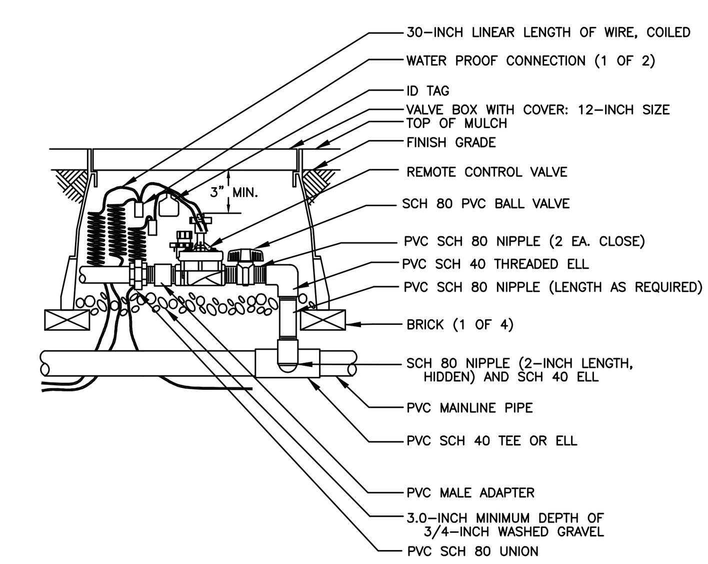
WIRELESS SOLAR SYNC SYSTEM

Hunter IRRIGATION DETAIL

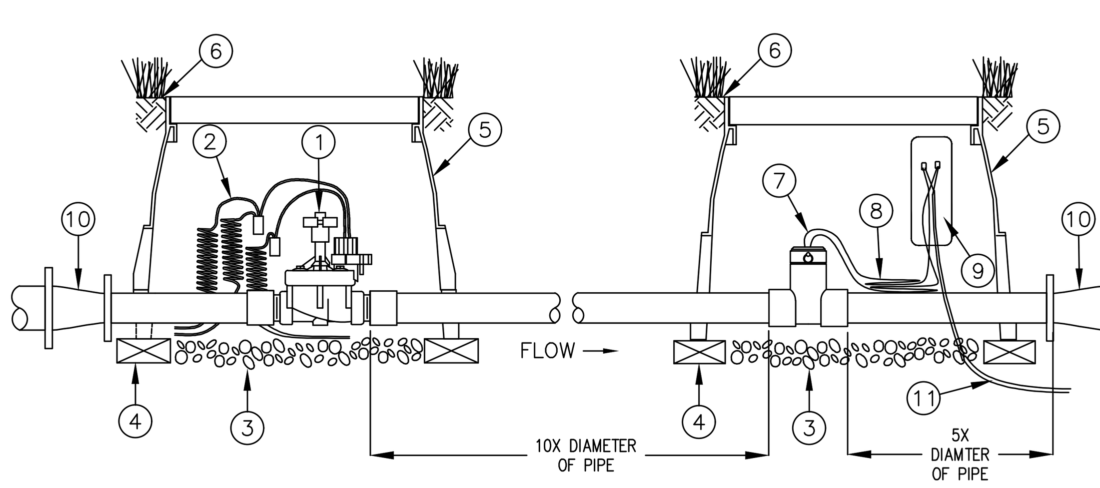


NOTE:
1. TO REPLACE INLINE WYE FILTERS, USE REPLACEMENT FILTER ELEMENTS: RAIN BIRD MODELS RBY–30MX, RBY–100MX, RBY–150MX, OR RBY–200MX.

DRIP REMOTE CONTROL VALVE

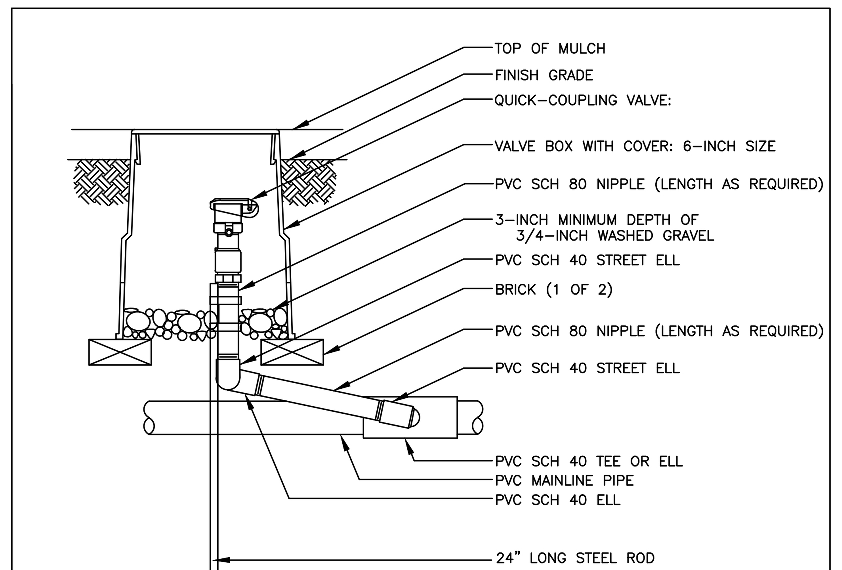


REMOTE CONTROL VALVE



1. MASTER CONTROL VALVE
2. WIRE TO SATELLITE CONTROLLER SPARE STATION (36–INCH LOOP)
3. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER – 12–INCH SIZE
6. FINISH GRADE
7. FLOW SENSOR
8. FLOW SENSOR WIRES; LEAVE 36–INCHES OF WIRE IN VALVE BOX
9. PREFORMED SUPER SERVISEAL WATERPROOF WIRE SPLICE KIT
10. CONCENTRIC REDUCER
11. PE–CABLE TO CONTROLLER ASSEMBLY

MASTER CONTROL VALVE AND FLOW SENSOR



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK–COUPLING VALVE

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX INLINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIP LINE SYSTEM: ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XF DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

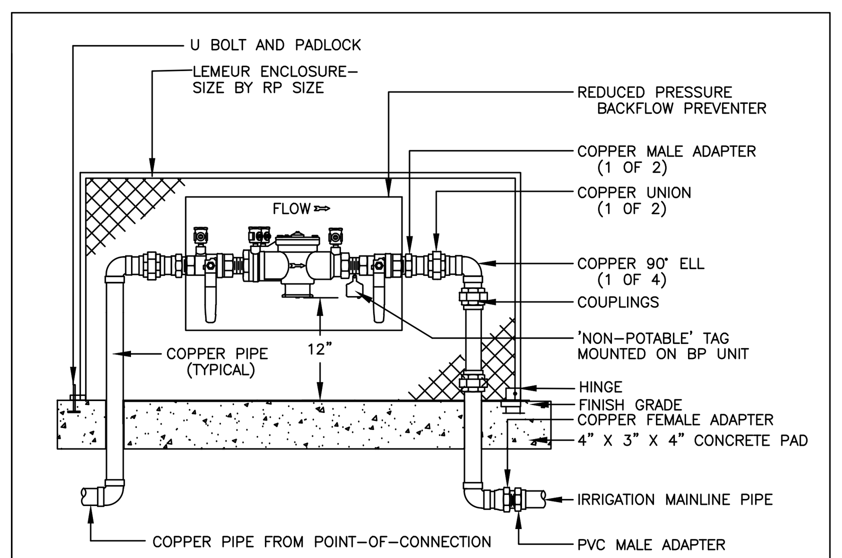
PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE, SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW PREVENTION DETAIL

REVISIONS

△	
△	
△	
△	
△	
△	
△	

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT ★ RICHARD STOVER 3017 Signature Date Expires 5/31/20 STATE OF CALIFORNIA ★

2018 BLAKE STREET
BERKELEY, CALIFORNIA

IRRIGATION NOTES & DETAILS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11–29–21	
SCALE NOTED	

SHEET
L1.4
OF SHEETS

FIFTHARCH

SEPTEMBER 25, 2021

City of Berkeley
Planning and Development
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Re: Application for Use Permit Modification #ZP2021-0095 for 2018 Blake Street

Dear Sharon Gong:

Thank you for your plan review comments dated September 9th, 2021. The permit drawings have been revised accordingly and are marked as revision delta #2. Our responses and revisions are detailed below:

Incomplete Items

1. Plans:

a. Revised
b. Revised, existing wood fences at side and rear will be remain and repaired as needed. The existing wood fence at the front yard will be demo

2. Density bonus diagrams/Calculations:

a. Two use permit floors are used in the base project (BP) calculation.
b. Revised
    i. The calculated density bonus area: 4 units x 1,069.7 sf =4,278.8 sf
    ii. The base project residential floor area: 8,182.3 sf
    iii. 50% x 8,182.3 sf = 4,091.2 sf
    iv. The exceed residential floor area is within 4% of the proposed density bonus area
c. Provided
d. Revised

3. Zoning Application Submittal Requirements (ZASR).

a. Shadow Studies.
    i. Provided
    ii. Provided
    iii. Revised
b. Traffic Impact Analysis Memorandum.
    i. Provided

FIFTHARCH

c. Public Art Declaration.
    i. Zoom meeting with Jennifer Lovvorn and Scurry Donnarcia on Oct 15, 2021. Jennifer suggested that we should get in touch with her when we are getting closing to finish the planning approval stage to get a better ideas of the project budget.
d. Stormwater Requirements Checklist.
    i. As requested, we have calculated the impervious surface areas, which are now shown on A1.3. Our total area is 2376 sq. ft., which is less than the 2500 sq. ft. threshold. Additionally, the Construction BMPs have been added as a new sheet on A0.7.
e. Water Efficiency.
    i. Irrigation plan will be provided by licensed landscape architect. We will provide this item later.
f. Tabulation Form.

    i. Revised

Please contact me if you have any questions regarding the above responses.

Kind regards,
Fang Huan
5105412398
Fanghuan4616@gmail.com

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2018 Blake Street Berkeley CA 94704 Date: 9/25/2021

Applicant's Name: Huan Fang/ Fifth Arch

Zoning District: R-4

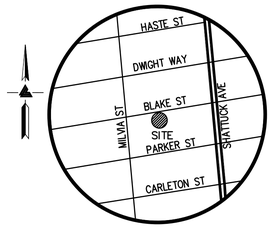
Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	12	Refer to sheet A0.3
Number of Parking Spaces (#)	1	0	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	N/A	N/A
Yards and Height			
Front Yard Setback (Feet)	19'-6"	15'-0"	Refer to sheet A0.3
Side Yard Setbacks: (facing property) Left: (Feet)	3'-10"	4'-0"	Refer to sheet A0.3
Right: (Feet)	10'-5"	4'-0"	Refer to sheet A0.3
Rear Yard Setback (Feet)	1'-5"	15'-0"	Refer to sheet A0.3
Building Height* (# Stories)	1	6	6 w/ use permit
Average* (Feet)	10'-0"	61'-0"	65' w/ use permit
Maximum* (Feet)	10'-0"	61'-0"	65' w/ use permit
Areas			
Lot Area (Square-Feet)	5,189	5,189	N/A
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	Burned down condition	13,427	N/A
Building Footprint* (Square-Feet) Total of All Structures	Burned down condition	2,589	N/A
Lot Coverage* (%) Residential only (Building Footprint/Lot Area)	N/A	50%	Refer to sheet A0.3
Useable Open Space* (Square-Feet)	N/A	2,433	200 sf/ unit
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	N/A	N/A

*See Definitions – Zoning Ordinance Title 23F.

Revised: 11/19

[1] See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

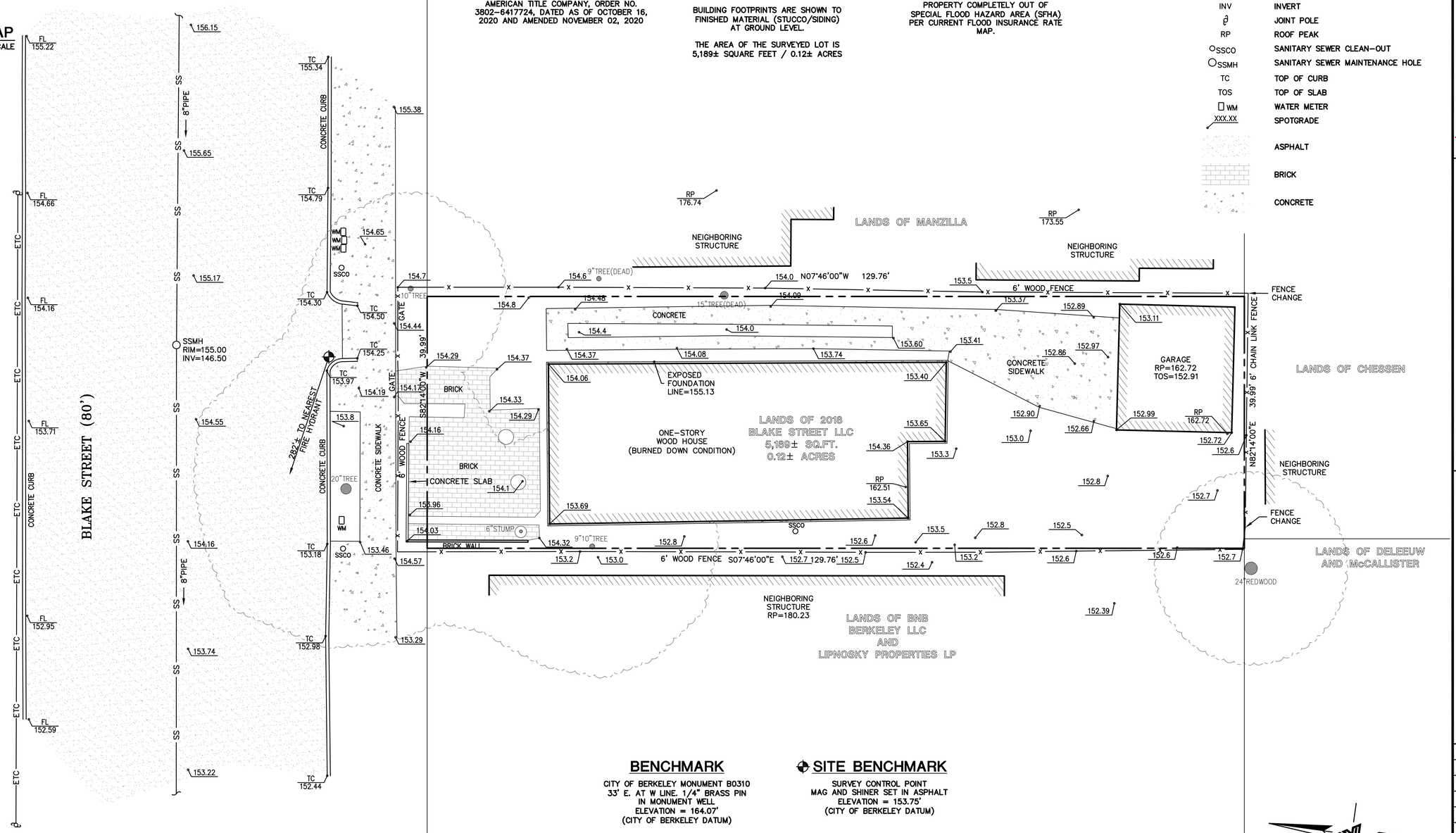
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE. 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET BERKELEY CALIFORNIA

APN: 055-1821-021-00

ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS

Gong, Sharon

From: Gong, Sharon
Sent: Tuesday, February 22, 2022 10:59 AM
To: Huan Fang
Cc: Peter Suen
Subject: RE: 2018 Blake St. # ZP2021-0095_3rd submission

Hi Fang,

I've reviewed your January submittal and still have a few comments:

1. You discussed with me the idea of having 8 units in the Base Project, with the top two floors having 2 units in a 2-story, internal stair configuration. This is fine; however, the side setbacks at the 5th floor are still 10', and the Base Project is still not compliant, per the diagrams. It would be useful to have a table or a note indicating the units per floor in the Base and Proposed Projects, so we can see how the units are distributed.
2. Also, per my second comment on the density bonus, to calculate qualifying units, 15% x 8 units = 1.2 units, and rounds up to 2 VLI units if you want to qualify for 50% bonus. You still have 1 VLI proposed.
3. You indicated that you spoke to Jennifer Lovvorn about the on-site art proposal. There is still no indication on the plans of any on-site art proposed. Please show or note on the plans what the current art proposal is.
4. Finally, a minor comment – please show/label the newly constructed 5-story, mixed use building at 2029 Blake in the shadow study diagrams.

Thanks,

Sharon

Sharon Gong (she/her/hers)
Principal Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704

From: Huan Fang <fanghuan4616@gmail.com>
Sent: Saturday, January 15, 2022 2:00 PM
To: Gong, Sharon <SGong@cityofberkeley.info>
Cc: Peter Suen <peter@fiftharch.com>
Subject: 2018 Blake St. # ZP2021-0095_3rd submission

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hey Sharon,

Happy New Year. Hope you had a great holiday.

For 2018 Blake St. # ZP2021-0095, we have revised and submitted online, into BOX_Jan 2022_Plan Check 3:

- 2018 Blake St_Plan Check 3_Applicant Statement.pdf

- 2018 Blake St_Plan Check 3_Drawing Set.pdf
- 2018 Blake St_Plan Check 3_Focused Traffic Study.pdf
- 2018 Blake St_Plan Check 3_Response.pdf
- 2018 Blake St_Plan Check 3_Tabulation Form.pdf

Please let me know if I missed anything.
So the next step will be a design review meeting right? Please advise.

Best,

Fang
5105412398

Gong, Sharon

From: Huan Fang <fanghuan4616@gmail.com>
Sent: Sunday, March 6, 2022 9:49 PM
To: Gong, Sharon
Cc: Peter Suen
Subject: Re: 2018 Blake St. # ZP2021-0095_3rd submission

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Sharon,

Sorry about my later response, please see below:

- You discussed with me the idea of having 8 units in the Base Project, with the top two floors having 2 units in a 2-story, internal stair configuration. This is fine; however, the side setbacks at the 5th floor are still 10', and the Base Project is still not compliant, per the diagrams. It would be useful to have a table or a note indicating the units per floor in the Base and Proposed Projects, so we can see how the units are distributed.

  -
  - at the base case, level 4 and level 5 in total will have two units.
  - Level 4, left side setback is 8', right side setback is 10'
  - Level 5, left side setback is 10', right side setback is 10'
  - Berkeley zoning code for R4, level 4 is 8' and level 5 is 10', I think we are compliant right?
  - and base case unit count is at A0.3:

GROSS FLOOR AREA_BASE CASE				
	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	96.9	79.9	1,657.1	2
Level 2			1,631.3	2
Level 3			1,631.3	2
Level 4			1,485.3	2
Level 5			1,460.0	0
Total Residential Floor Area			7,865.0	
Total Floor Area			8,041.8	
Total Unit Count				8

- Also, per my second comment on the density bonus, to calculate qualifying units, 15% x 8 units = 1.2 units, and rounds up to 2 VLI units if you want to qualify for 50% bonus. You still have 1 VLI proposed.

DENSITY BONUS TABLE							
BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR - low income	% BMR x Base # Units		% Bonus x Base #	Base Units + DB Units
7,865.0	1,052.8	8	25%	2	50%	4	12

  - Also A0.3, we are proposal 2, low-income units to get 50% bonus,
- You indicated that you spoke to Jennifer Lovvorn about the on-site art proposal. There is still no indication on the plans of any on-site art proposed. Please show or note on the plans what the current art proposal is.
  - after talking with Jennifer, the owner decided to donate to the city in a full amount, No on-site art
- Finally, a minor comment – please show/label the newly constructed 5-story, mixed use building at 2029 Blake in the shadow study diagrams.
  -
  - Revised

Let me know your comments, regarding the top four items. I have attached just the drawing set again, I think maybe you are looking at the old version?

_2018 Blake St_Plan Check 4_Drawing Set.pdf

and Sharon, we have been working on this for quite a while back and forth, when do you think we can move to the next step,
Please advise,

Best,

Fang
5105412398

On Tue, Feb 22, 2022 at 10:58 AM Gong, Sharon <SGong@cityofberkeley.info> wrote:

> Hi Fang,
>
> I've reviewed your January submittal and still have a few comments:

Gong, Sharon

From: Gong, Sharon
Sent: Wednesday, March 16, 2022 10:27 AM
To: Huan Fang
Cc: Peter Suen
Subject: RE: 2018 Blake St. # ZP2021-0095_3rd submission

Hi Fang,

I've reviewed the submittal, and your application appears to be complete. Also, please note that staff had determined that the level of environmental review is: CEQA exempt.

Looking at the ZAB calendar, potential upcoming dates are 5/12 and 6/9. ZAB dates are subject to adjustment due to staff shortages – I will keep you up to date on any changes.

Thanks,

Sharon

Sharon Gong (she/her/hers)
Senior Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704

From: Huan Fang <fanghuan4616@gmail.com>
Sent: Wednesday, March 9, 2022 8:53 PM
To: Gong, Sharon <SGong@cityofberkeley.info>
Cc: Peter Suen <peter@fiftharch.com>
Subject: Re: 2018 Blake St. # ZP2021-0095_3rd submission

Thanks, Sharon,

I have submitted both files to the BOX link you have provided. Please check that,
Let me know ZAB date,

Best,

Fang

On Wed, Mar 9, 2022 at 3:21 PM Gong, Sharon <SGong@cityofberkeley.info> wrote:

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
424-644-5703
yuhui.li@tripalink.com

ARCHITECT
HUAN FANG
FIFTH ARCH
1177 ALABAMA ST.
SAN FRANCISCO, CA 94110
510-541-2398
fanghuan4616@gmail.com

SURVEYOR
LEA & BRAZE ENG., INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
510-887-4086

3

LANDSCAPE ARCHITECT
RW STOVER AND ASSOCIATES, INC.
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596

TRAFFIC CONSULTANT
W-TRANS
7901 OAKPORT STREET, SUITE 1500
OAKLAND, CA 94621
510-444-2600

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST
A0.7 CONSTRUCTION BMPS
A0.8 BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST
A0.9 SITE PHOTOS

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE AREA DIAGRAM
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

3

LANDSCAPE
L1.1 PRELIMINARY LANDSCAPE PLAN
L1.2 PLANT LIST, IMAGES AND WELO
L1.3 PRELIMINARY IRRIGATION PLAN
L1.4 IRRIGATION NOTES AND DETAILS

TRAFFIC STUDY
Draft Focused Traffic Study for the
2018 Blake Street Project_2021-08-31.pdf

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT: PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

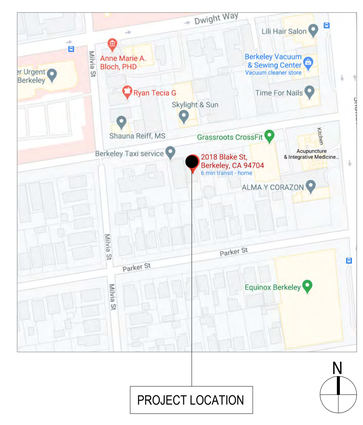
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



FIFTHARCH

LICENSED ARCHITECT
Peter Sidi
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
3	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

TITLE SHEET

DATE: 11/5/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

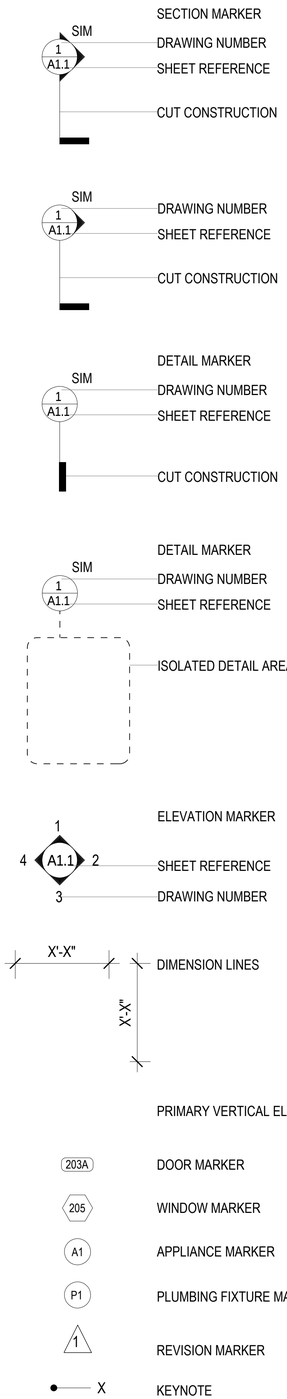
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

NATURAL GAS PROHIBITION, BERKELEY ENERGY & GREEN CODE
THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

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

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

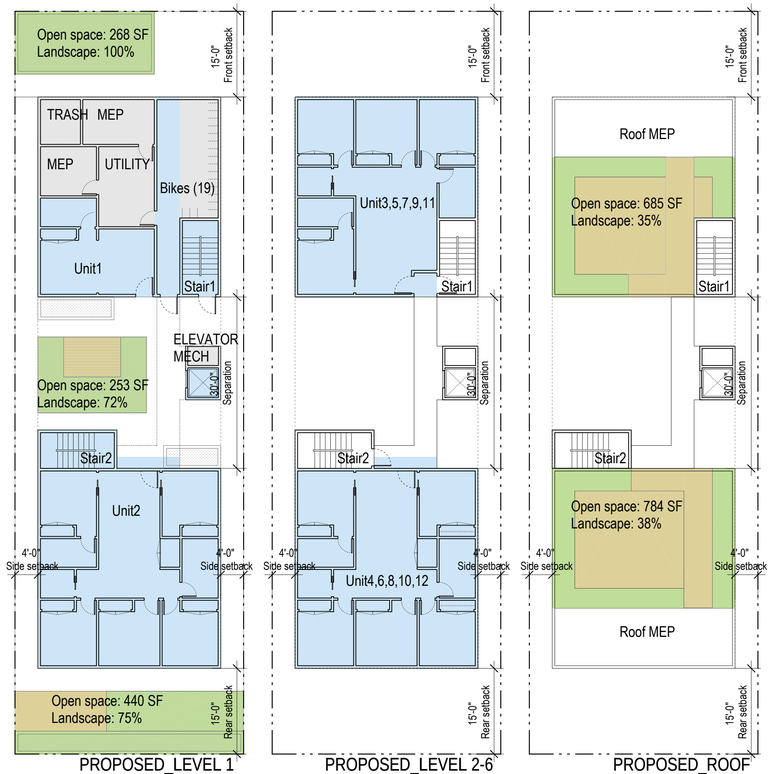
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

NOTES & LEGEND

DATE: 11/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.2



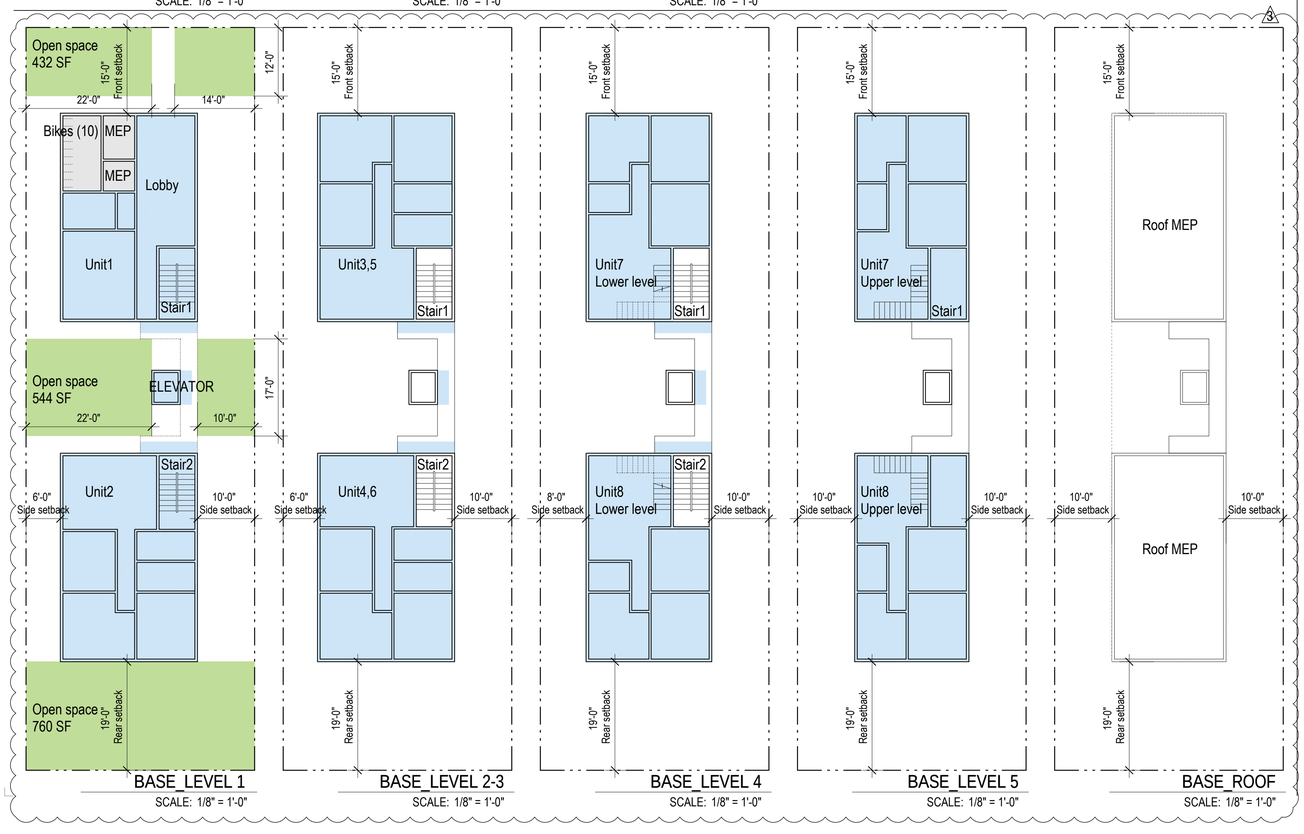
PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"

PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- RESIDENTIAL FLOOR AREA
- MEP/UTILITY



BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-3
SCALE: 1/8" = 1'-0"

BASE_LEVEL 4
SCALE: 1/8" = 1'-0"

BASE_LEVEL 5
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES

	MAXIMUM	BASE	PROPOSED W/ DB
STORIES (NUMBER)	3		
STORIES W/ USE PERMIT (NUMBER)	6	5	6
MAX. HEIGHT (FT.)	35		
MAX. HEIGHT W/ USE PERMIT (FT.)	65	51	61

FRONT SETBACK (BLAKE ST.)

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	15	15
Level 2	15	15	15
Level 3	15	15	15
Level 4	15	15	15
Level 5	15	15	15
Level 6	15		15

SIDE SETBACK

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	4	6	4
Level 2	4	6	4
Level 3	6	6	4
Level 4	8	8	4
Level 5	10	10	4
Level 6	12		4

REAR SETBACK

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	19	15
Level 2	15	19	15
Level 3	15	19	15
Level 4	17	19	15
Level 5	19	19	15
Level 6	21		15

LOT COVERAGE

	REQUIRED MAX. %	BASE	PROPOSED W/ DB
Level 1	45%	35%	49%
Level 2	45%	35%	49%
Level 3	40%	35%	49%
Level 4	35%	35%	49%
Level 5	35%	35%	49%
Level 6	35%		49%

OPEN SPACE

	REQUIRED	BASE	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,736	961
Roof Top		0	1,469
Total Open Space		1,736	2,430

BICYCLE PARKING

	REQUIRED	BASE	PROPOSED W/ DB
Total Bedrooms		26	51
Long Term Bicycle Parking	1 Space / 3 Bedrooms	9	17
Short Term Bicycle Parking	2, or 1 space / 40 Bedrooms	1	2
Total Bicycle Parking		10	19

GROSS FLOOR AREA_ BASE CASE

	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	96.9	79.9	1,657.1	2
Level 2			1,631.3	2
Level 3			1,631.3	2
Level 4			1,485.3	2
Level 5			1,460.0	0
Total Residential Floor Area			7,865.0	
Total Floor Area			8,041.8	
Total Unit Count				8

GROSS FLOOR AREA_ PROPOSED W/ DB

	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	155.0	438.6	1,819.2	2
Level 2			2,162.9	2
Level 3			2,162.9	2
Level 4			2,162.9	2
Level 5			2,162.9	2
Level 6			2,162.9	2
Total Residential Floor Area			12,633.7	
Total Floor Area			13,227.3	
Total Unit Count				12

BASE DENSITY

LOT SIZE SQ. FT.	5,189.0	
BASE UNITS	8	
INCLUSIONARY HOUSING REQUIREMENTS		
PERCENT REQ'D. TO BE AFFORDABLE	20%	PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.6	
NUM OF INCLUSIONARY UNITS (round up)	2	

DENSITY BONUS OUTCOME

BASE UNITS	8	
CITY REQ'D. AFFORDABLE UNITS	2	
AFFORDABLE TYPE	LOW	
TOTAL BONUS UNITS	4	
TOTAL FINAL UNITS	12	
TOTAL AFFORDABLE UNITS	2	
TOTAL REGULAR UNITS	10	
PROPOSED SQ. FT. / UNIT	1,052.8	

STEP BY STEP CALCULATION METHOD

1.A Determine the Base Project Area		1.B Determine the Proposed Project Avg Unit		1.C Base Project Number of Units	
Level 1	1,657.1	Level 1	1,819.2		
Level 2	1,631.3	Level 2	2,162.9	1.A Base Project Residential Floor Area	7,865.0
Level 3	1,631.3	Level 3	2,162.9	1.B Proposed project Avg Unit Size	1,052.8
Level 4	1485.3	Level 4	2,162.9	1.C Base Project # of Units (Rounds Up)	8
Level 5	1460.0	Level 5	2,162.9	2.A Number of Affordable Units	2
Level 6		Level 6	2,162.9	% of Affordable Units	25%
1.A Base Project Residential Floor Area	7,865.0	Proposed Project Residential Floor Area	12,633.7	2.B % Granted of Density Bonus	50%
		Proposed Project # of Units	12	2.C # of Density Bonus Units (Rounds Up)	4
		1.B Proposed Project Avg Unit Size	1,052.8	2.D Density Bonus # of Units Proposed	4

DENSITY BONUS TABLE

BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = low income	% BMR x Base # Units		% Bonus x Base #	Base Units + DB Units
7,865.0	1,052.8	8	25%	2	50%	4	12

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

FIFTHARCH

LICENSED ARCHITECT
Peter Sugiyama
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

DENSITY BONUS STATEMENT

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

3
A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

SITE PHOTOGRAPHS & VICINITY MAP

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.4

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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.

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.

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
DIVISION 4.1 PLANNING AND DESIGN
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.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

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 commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
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 minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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 purposes as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

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.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV 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.
2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall 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 EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

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.

4.303.2 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

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.

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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

CALGREEN CHECKLIST

DATE: 1/15/2022 DRAWING BY: YZ
SCALE: AS NOTED CHECKED BY: PS

A0.5

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 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 O^3/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
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
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.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

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 tricloroethylene), 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.

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.

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.

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)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet 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 1.1, February 2010 (also known as Specification 01350).

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

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*.

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.

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.

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
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
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
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.

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
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.

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.*

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

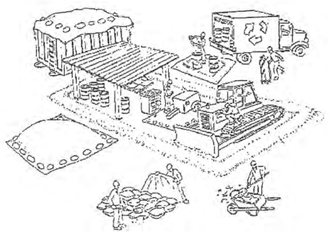
NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

CALGREEN CHECKLIST

DRAWING BY: YZ
CHECKED BY: PS
DATE: 1/15/2022
SCALE: AS NOTED

A0.6

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



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

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

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

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

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

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

Landscape Materials

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

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

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

FIFTHARCH

LICENSED ARCHITECT Peter Sutton C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
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CONSTRUCTION BMPS

DATE: 1/15/2022 | DRAWING BY: PS
SCALE: AS NOTED | CHECKED BY: PS

A0.7

Bay-Friendly Basics Landscape Checklist

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

Project: 2018 Blake Street

Address: 2018 Blake Street, Berkeley **Date:** 1/15/2022

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	SEE A1.3.
			2. Amend the Soil with Compost Before Planting **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • SubmitHS5 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	SEE NOTE ON A1.3.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			3. Reduce and Recycle Landscape Construction Waste **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	

Materials

Planting

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			4. Choose & Locate Plants to Grow to Natural Size **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirementis only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines*, Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates*; Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

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

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			7. Minimize the lawn **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere*.	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a staterment about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	
			9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	

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

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

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
3	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

BAY-FRIENDLY BASICS CHECKLIST

DRAWING BY: PS
CHECKED BY: PS
DATE: 1/15/2022
SCALE: AS NOTED

A0.8

1

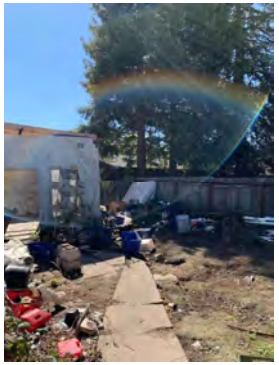
2

3

4

5

6



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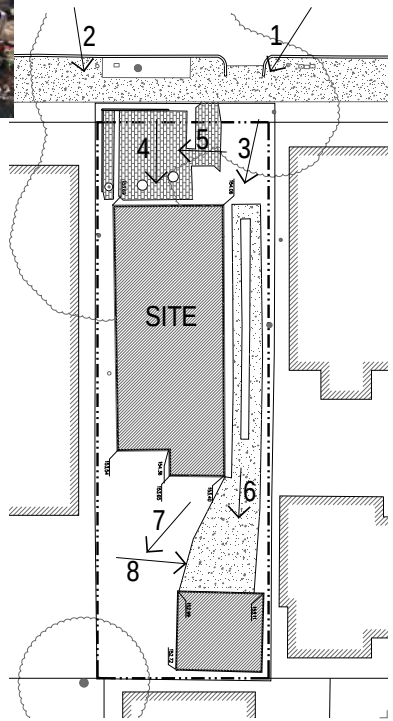


FIFTHARCH

PROJECT

2018 BLAKE STREET

2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

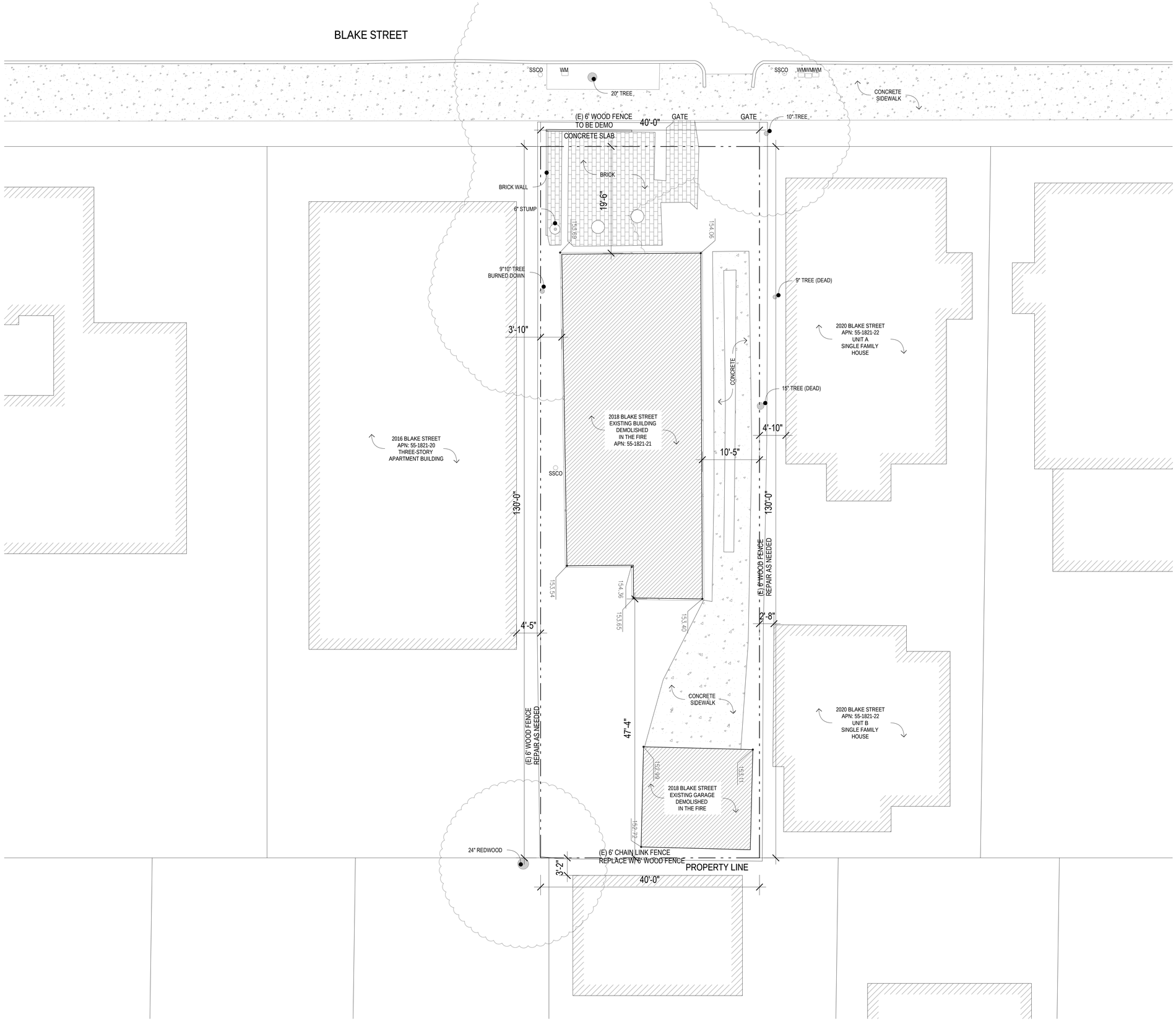
NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	1ST PLANNING COMMENTS

SITE PHOTO

DATE: 8/11/2021 | DRAWING BY: HF

SCALE: | CHECKED BY: PS

A0.9



LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

EXISTING SITE PLAN 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

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2018 BLAKE STREET
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BERKELEY, CA 94704

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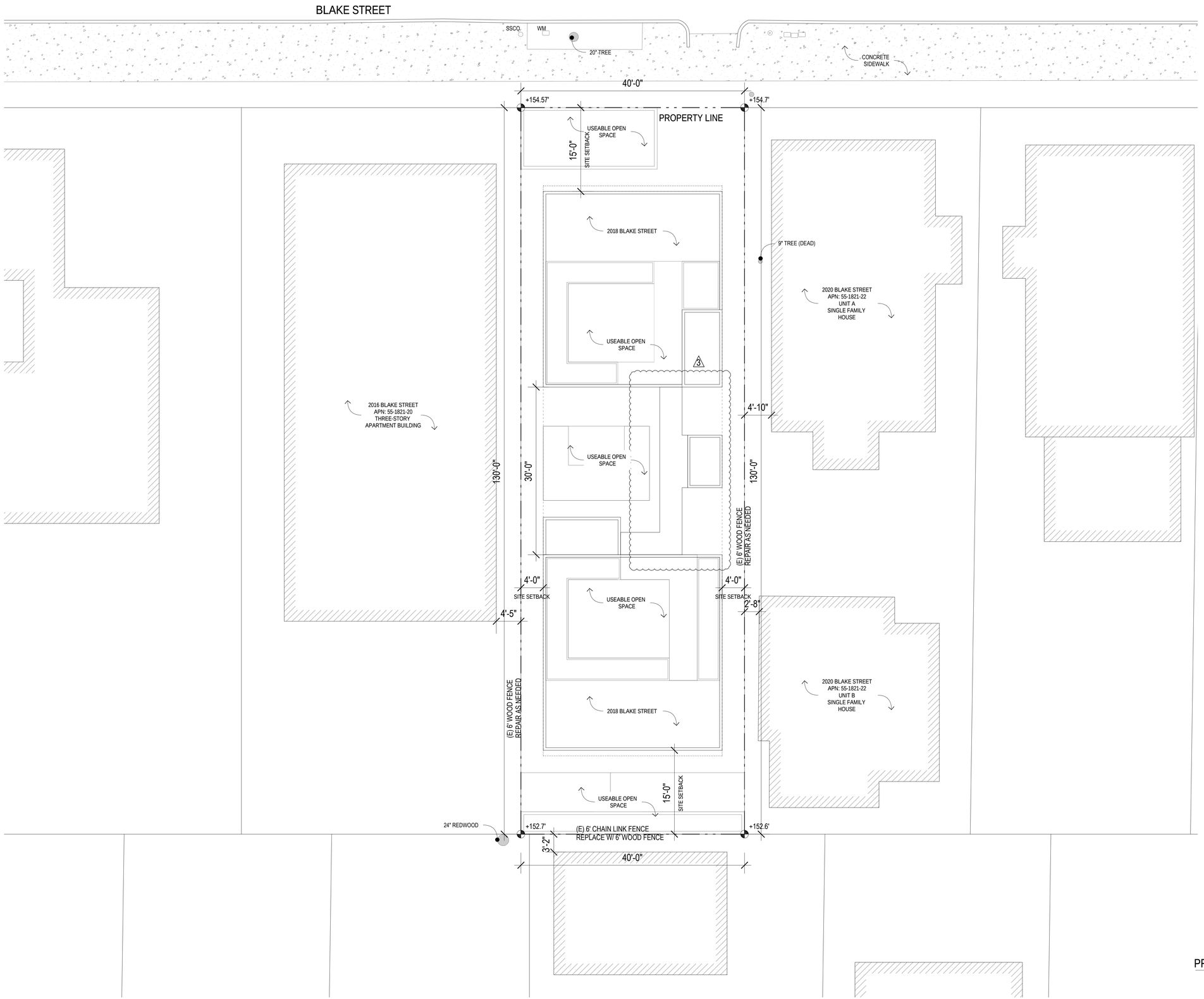
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

EXISTING SITE PLAN

DRAWING BY: YZ
CHECKED BY: PS
DATE: 1/15/2022
SCALE: 1/8"=1'-0"

A1.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
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STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
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BERKELEY, CA 94704

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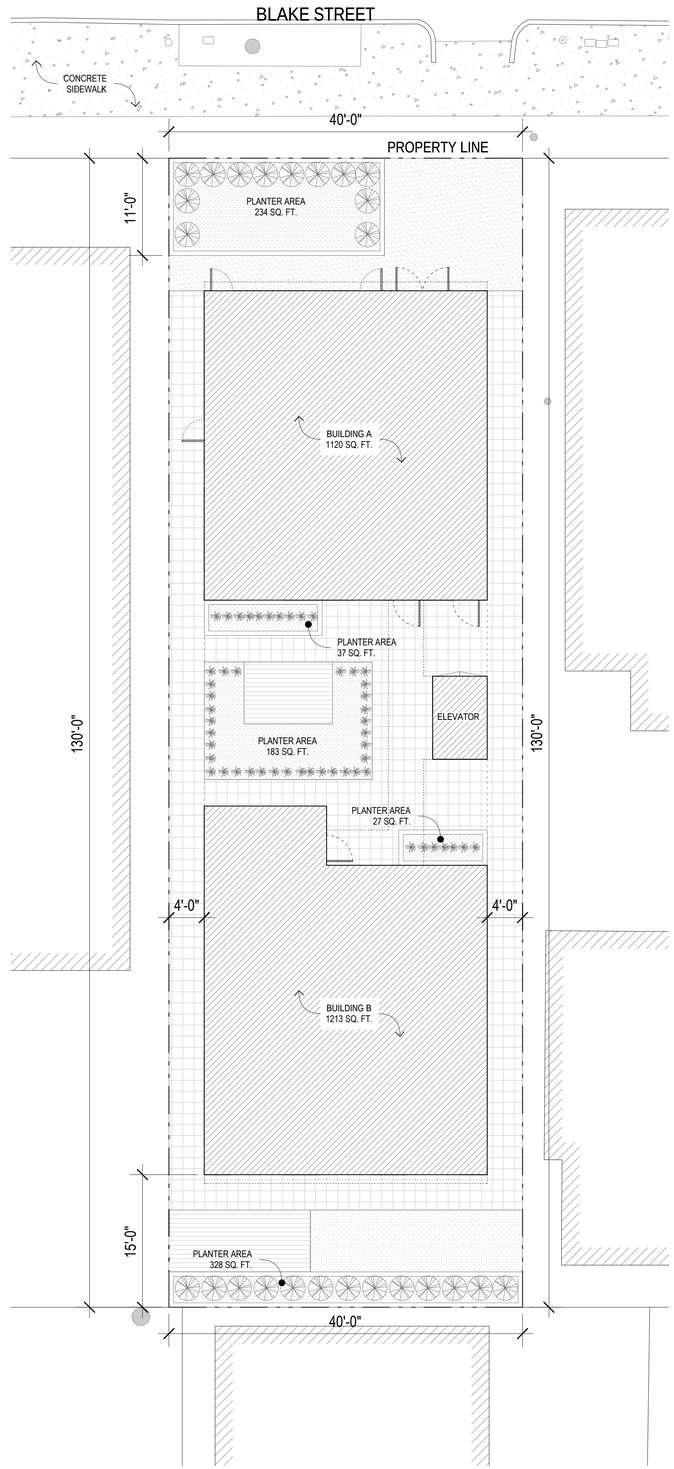
PROPOSED SITE PLAN

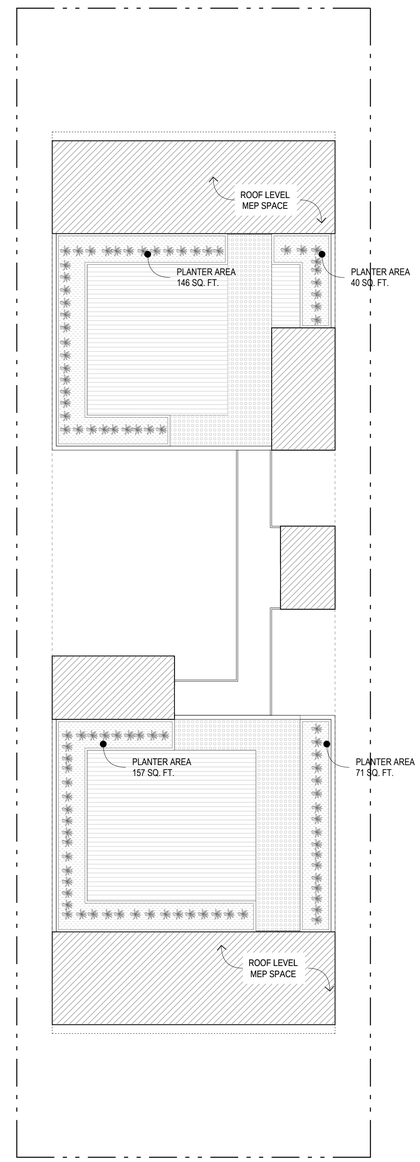
DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.2

OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE DIAGRAM 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE DIAGRAM 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL (N) PLANTER AREAS TO HAVE SOIL AMENDED W/ 1" COMPOST LAYER. ALL PLANTINGS ARE TO BE SUFFICIENTLY DEVELOPED AT TIME OF INSTALLATION TO ASSURE SURVIVAL AND GROWTH OF PLANTINGS.

2. ALL TREES TO HAVE SUFFICIENT CENTRAL LEADERS TO ASSURE GROWTH AND SURVIVABILITY.

3. (N) LAWNS & PLANTER BEDS SHALL BE IRRIGATED W/ DRIP IRRIGATION SYSTEMS ON A DESIGN/BUILD BASIS. IRRIGATION SYSTEMS SHALL BE DESIGNED, INSTALLED AND OPERATED AT THE LOWEST PRACTICAL AMOUNT OF WATER NOT TO EXCEED 70% OF REFERENCE EVAPOTRANSPIRATIONFOR THE LANDSCAPED AREA.

4. IRRIGATION VALVES & CIRCUITS SHALL BE SEPARATED HYDROZONED BASED ON PLANT WATER REQUIREMENT (INCLUDING VARYING ROOT DEPTH), SUN EXPOSURE, TOP AND BOTTOM OF SLOPE, & IRRIGATION RATE AS APPLICABLE.

IMPERVIOUS COVERAGE CALCS:

BUILDING A:	1120 SQ. FT.
BUILDING B:	1213 SQ. FT.
ELEVATOR:	58 SQ. FT.
TOTAL:	2391 SQ. FT. (< 2500 SQ. FT.)

3

PLANTER AREA CALCS:

FRONT YARD PLANTER:	234 SQ. FT.
CENTRAL YARD PLANTER 1:	37 SQ. FT.
CENTRAL YARD PLANTER 2:	183 SQ. FT.
CENTRAL YARD PLANTER 3:	27 SQ. FT.
REAR YARD PLANTER:	328 SQ. FT.
ROOF PLANTER 1:	146 SQ. FT.
ROOF PLANTER 2:	40 SQ. FT.
ROOF PLANTER 3:	157 SQ. FT.
ROOF PLANTER 4:	71 SQ. FT.
TOTAL AREA:	1223 SQ. FT.
MIN. 3" MULCH LAYER:	37 CUBIC YARDS

OPEN SPACE LANSCAPE AREA PERCENTAGE

OPEN SPACE AREA TOTAL:	2430 SQ. FT.
LANDSCAPE AREA TOTAL:	1223 SQ. FT.
PERCENTAGE:	50.3% (> 40%)

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- COVERED SPACE

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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LANDSCAPE AREA DIAGRAM

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

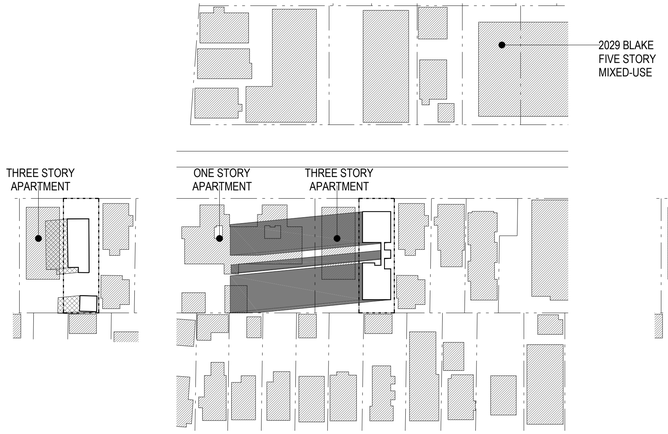
A1.3

LINE TYPES:

PROPOSED SHADOW

EXISTING SHADOW

JUNE



SHADOW STUDY (JUNE 8:00 AM) 1
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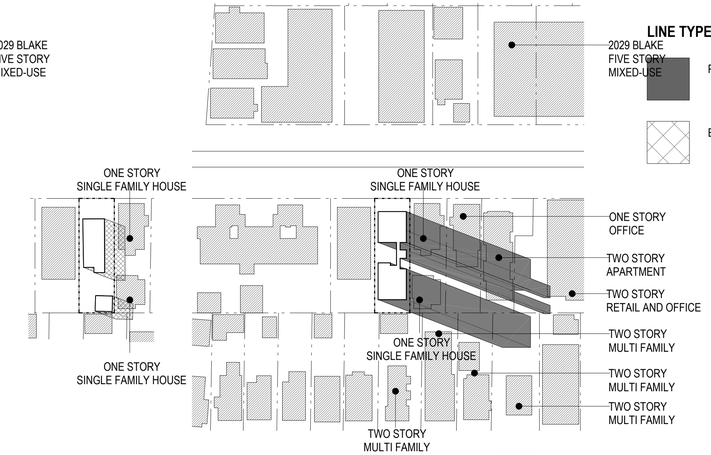
SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"



SHADOW STUDY (JUNE 6:30 PM) 3
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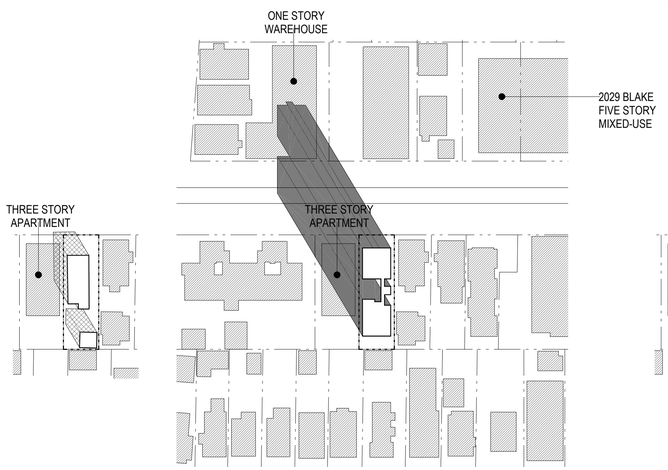
DECEMBER



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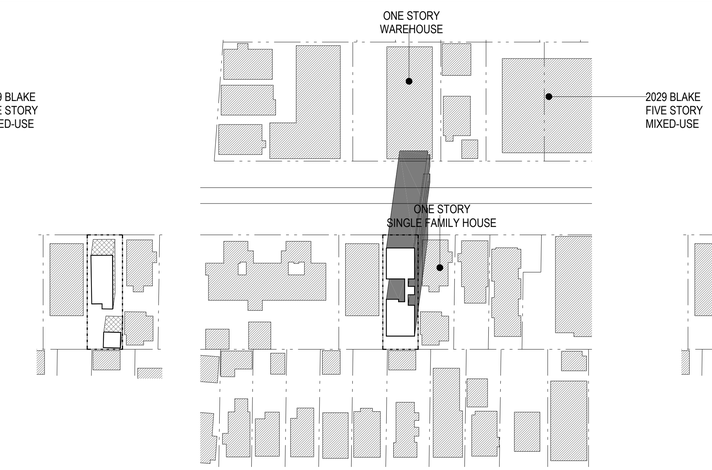

SHADOW STUDY (DEC NOON) 2
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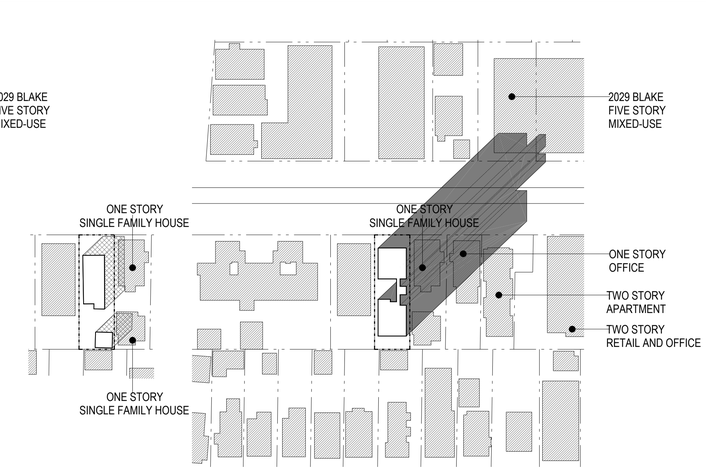

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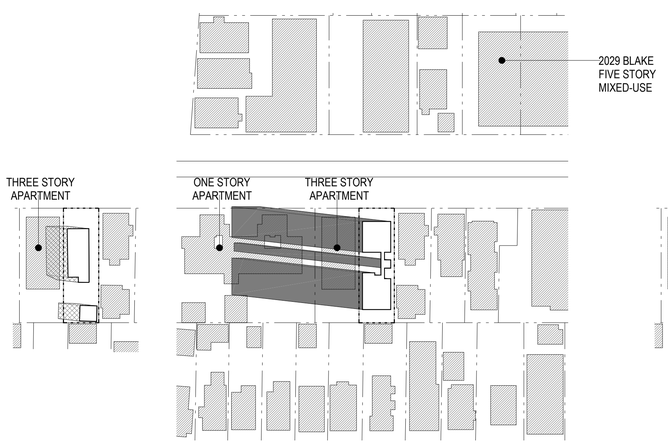
SCALE: 1/80" = 1'-0"

APRIL (SUBMITTED MONTH)



SHADOW STUDY (APR 8:45 AM) 1
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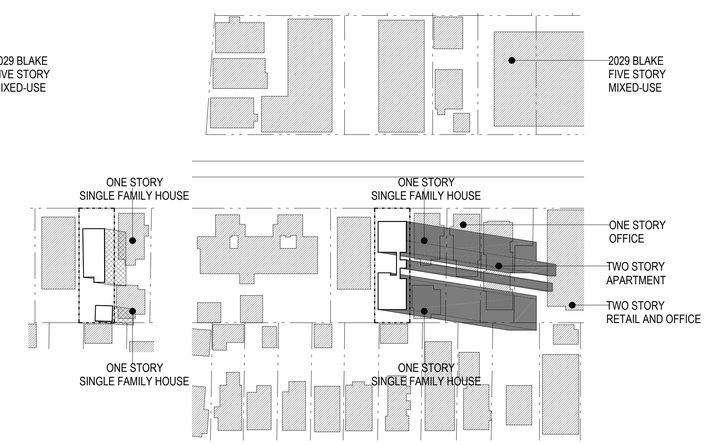
SHADOW STUDY (APR NOON) 2
SCALE: 1/80" = 1'-0"



SHADOW STUDY (APR 5:37 PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sussman
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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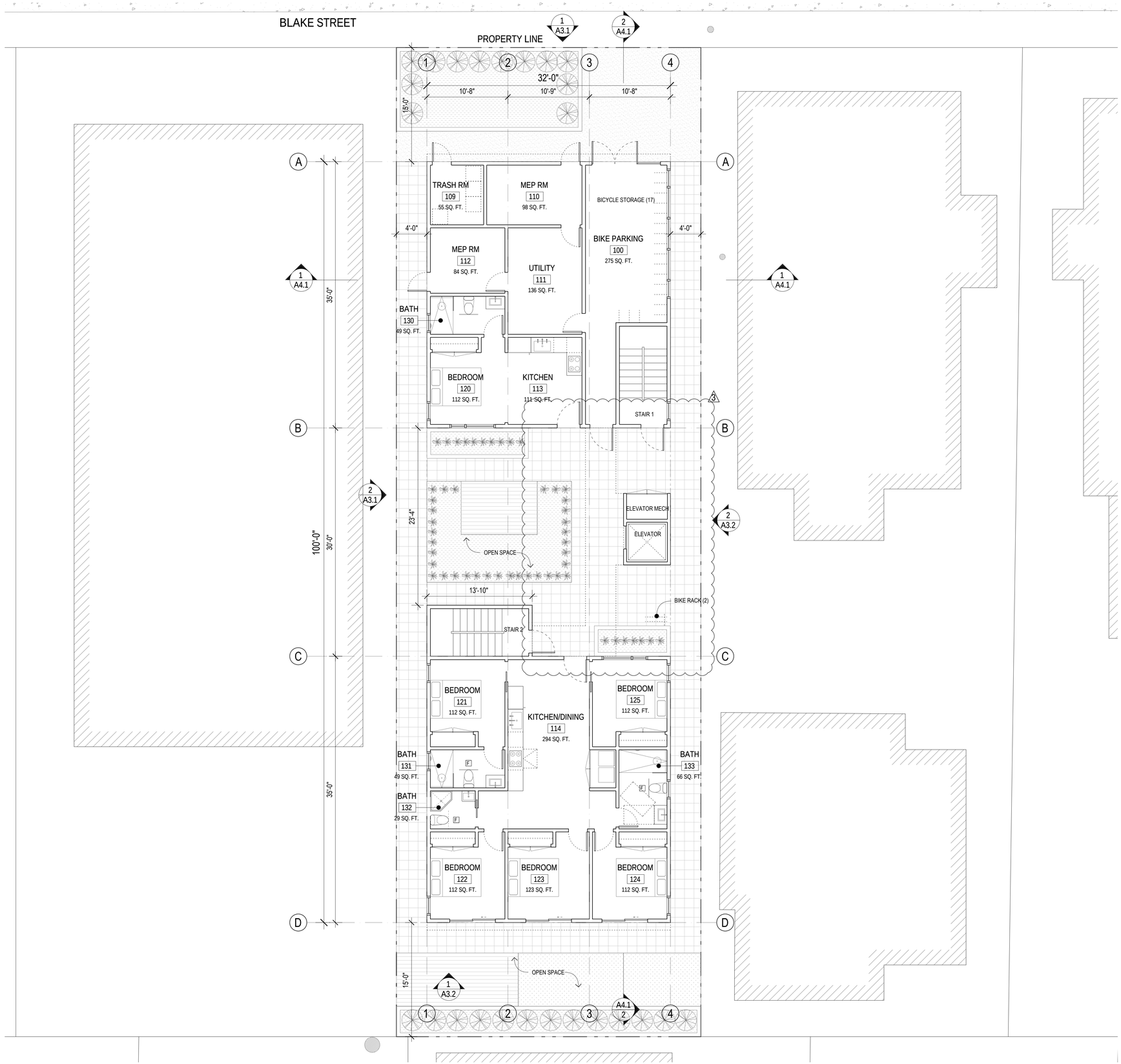
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

SHADOW STUDIES

DRAWING BY: YZ
CHECKED BY: PS
DATE: 3/6/2022
SCALE: 1/80"=1'-0"

2
A1.4



GROUND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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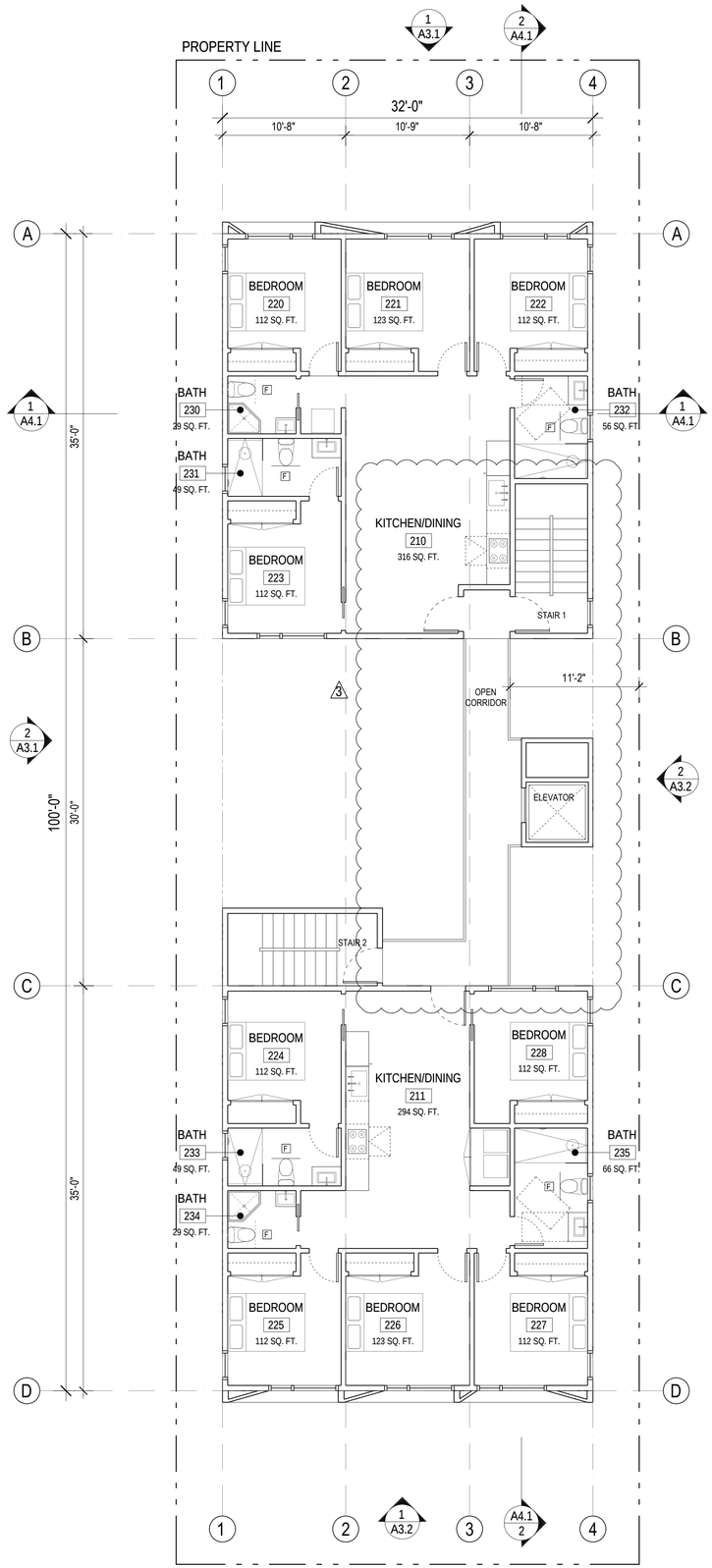
3	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

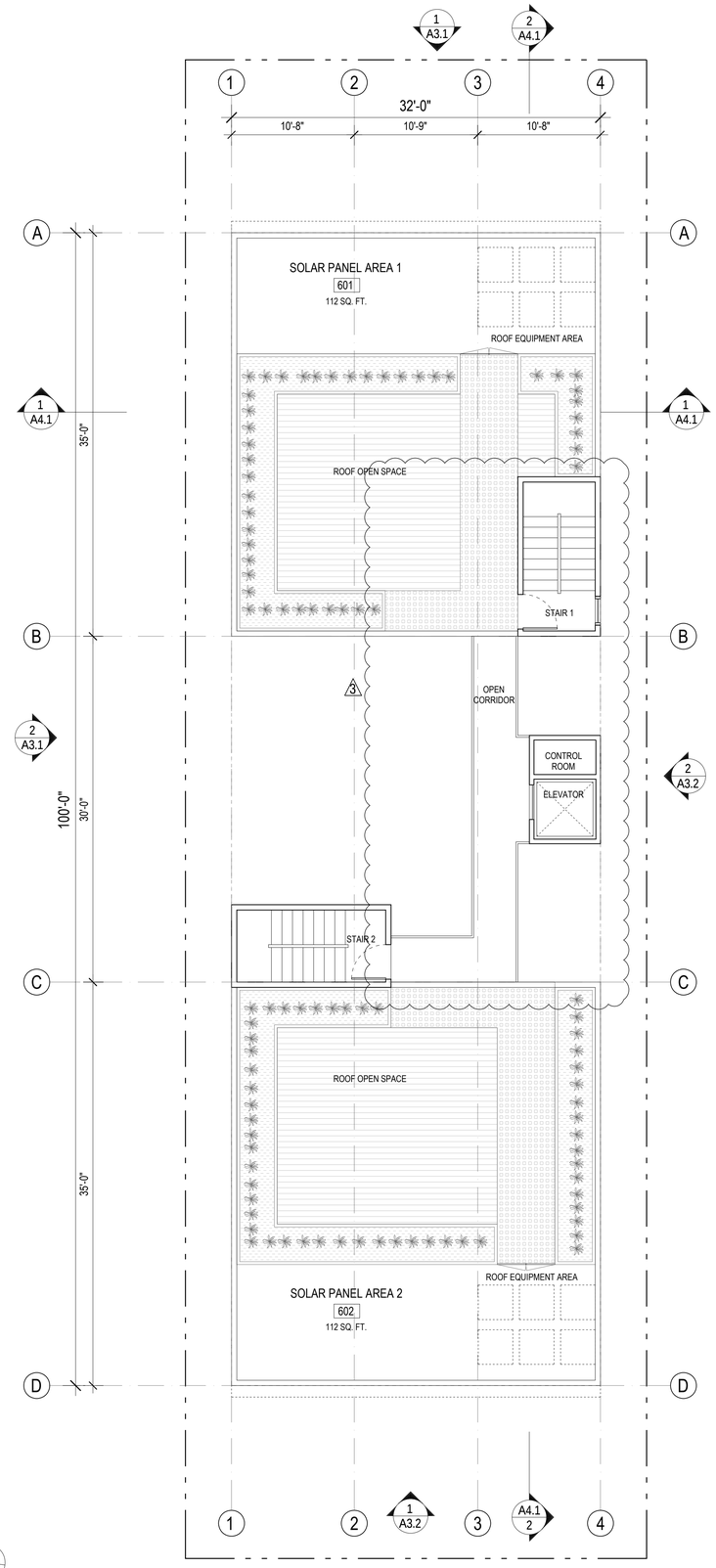
GROUND FLOOR PLAN

DATE: 11/15/2022
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

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2018 BLAKE STREET
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3	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DATE: 11/15/2022
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.2

MATERIAL

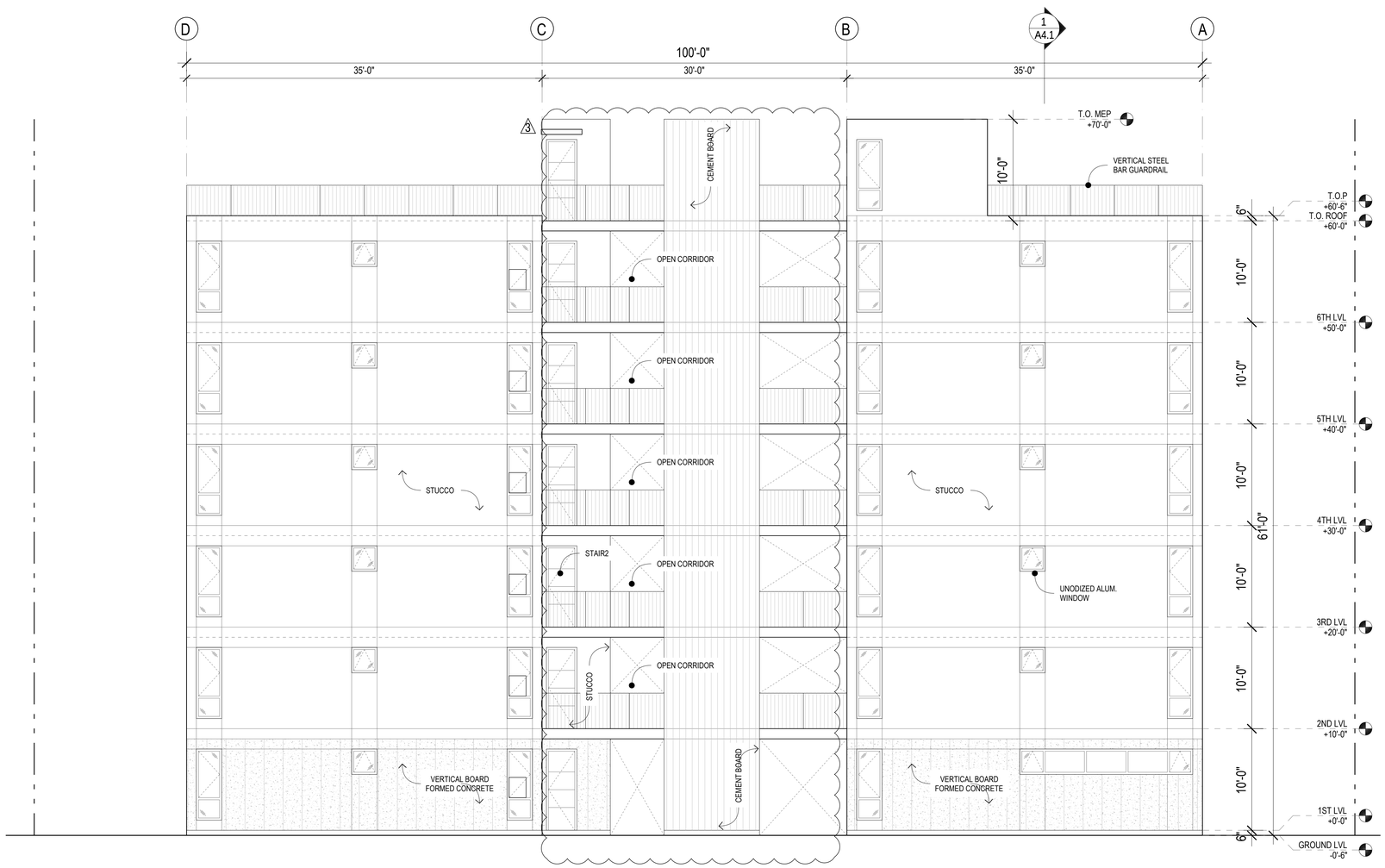
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

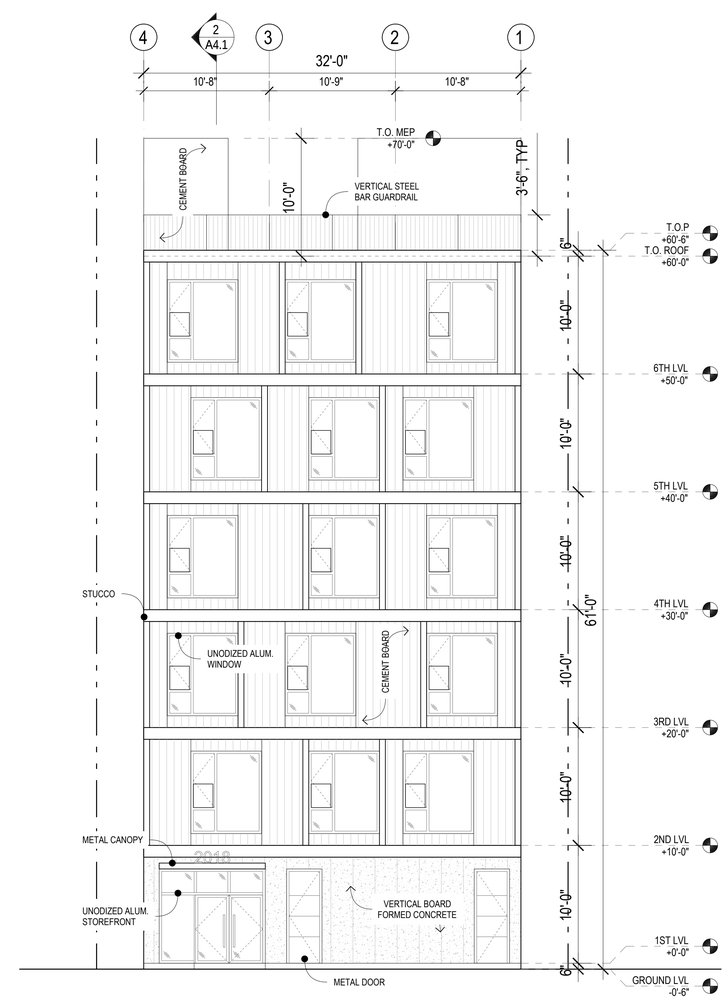
1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/2021	PLANNING APPROVAL SUBMITTAL
2	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
3	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
4	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

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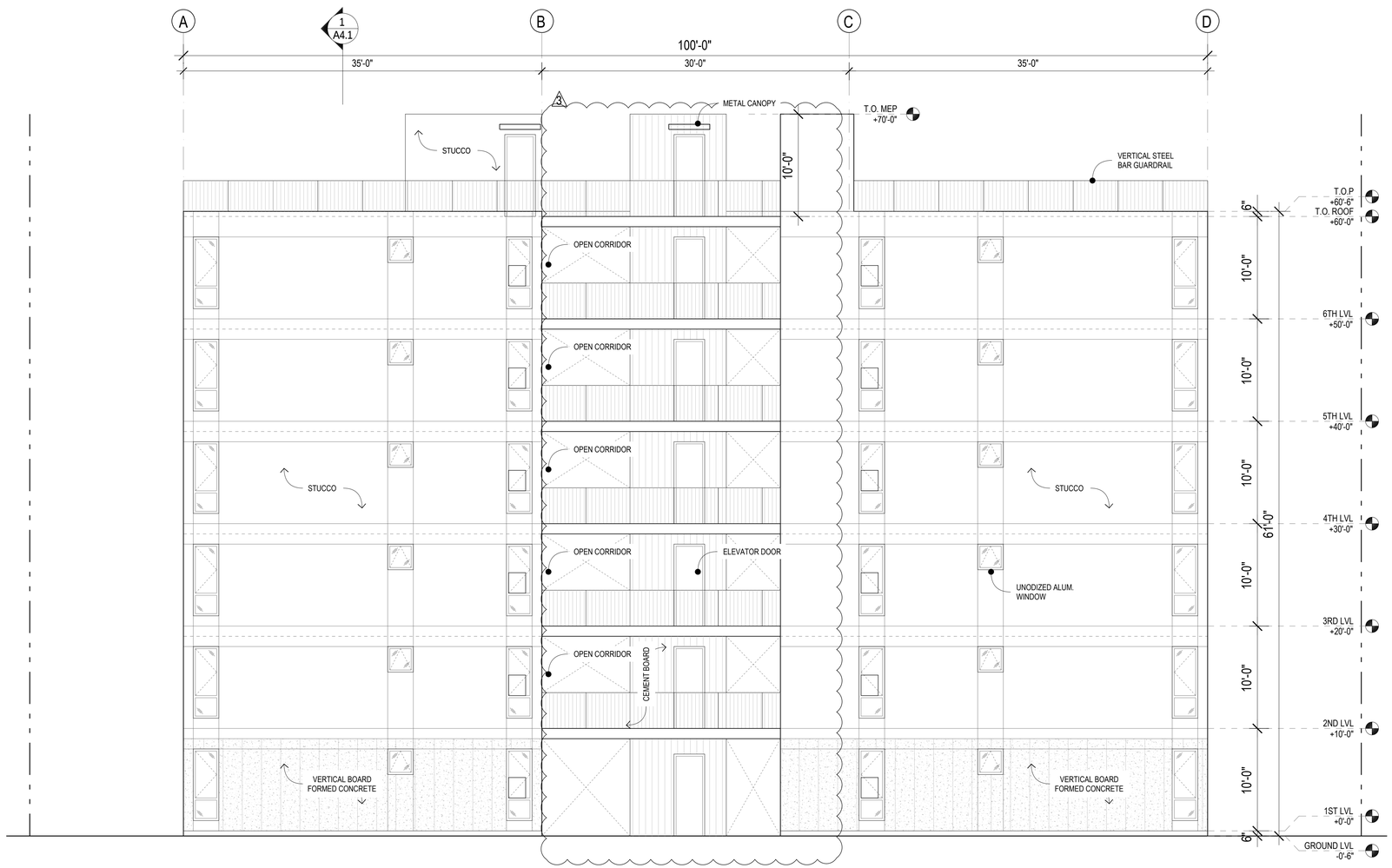
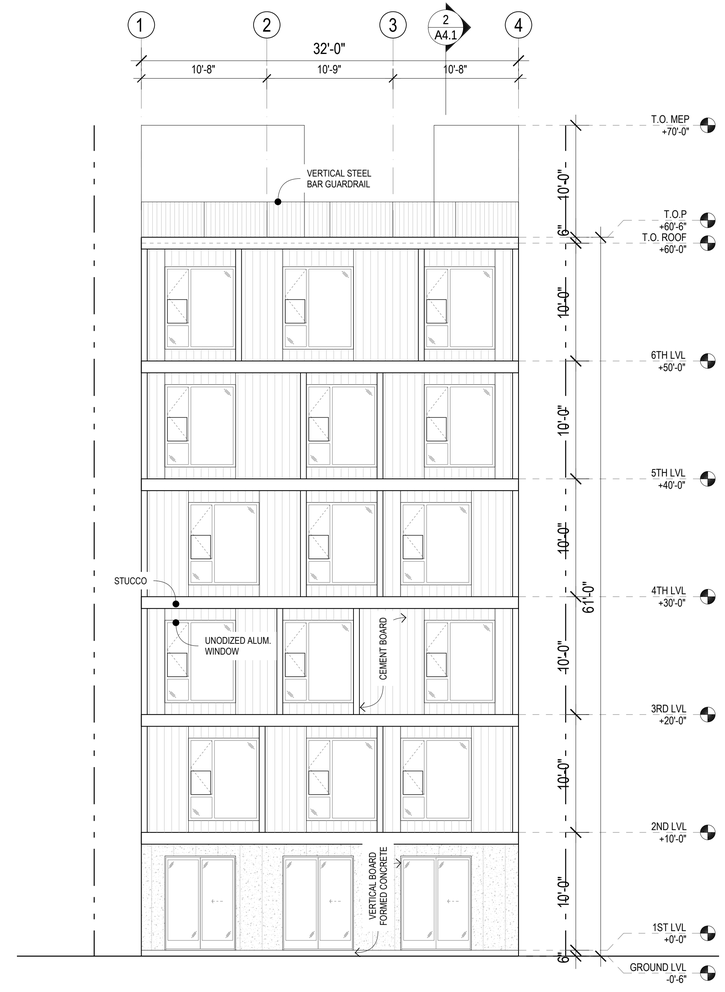


EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
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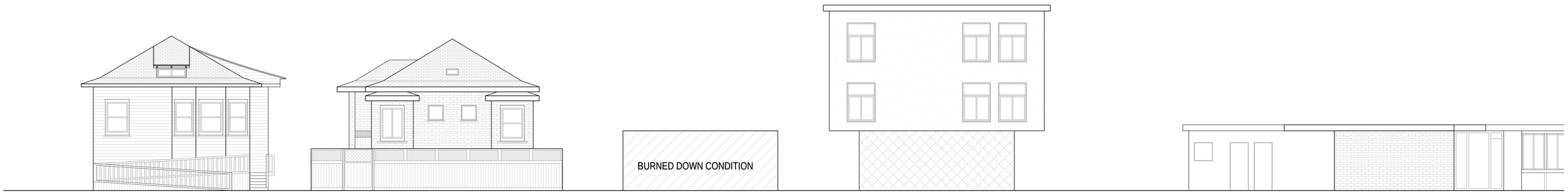
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

PROPOSED BUILDING ELEVATIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.2



2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

2022 BLAKE STREET | 2020 BLAKE STREET | 2018 BLAKE STREET | 2016 BLAKE STREET | 2006 BLAKE STREET

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sayre
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
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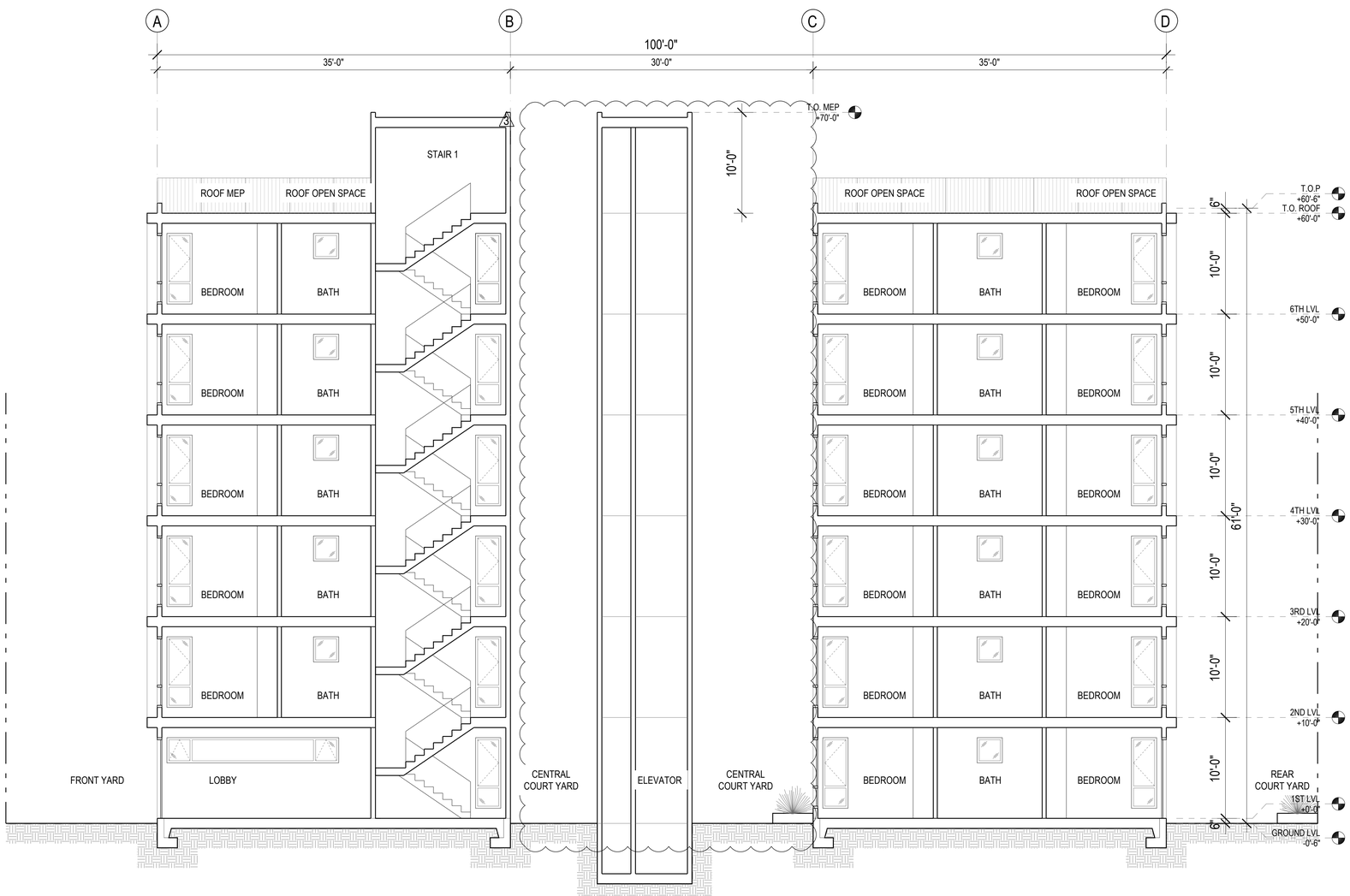
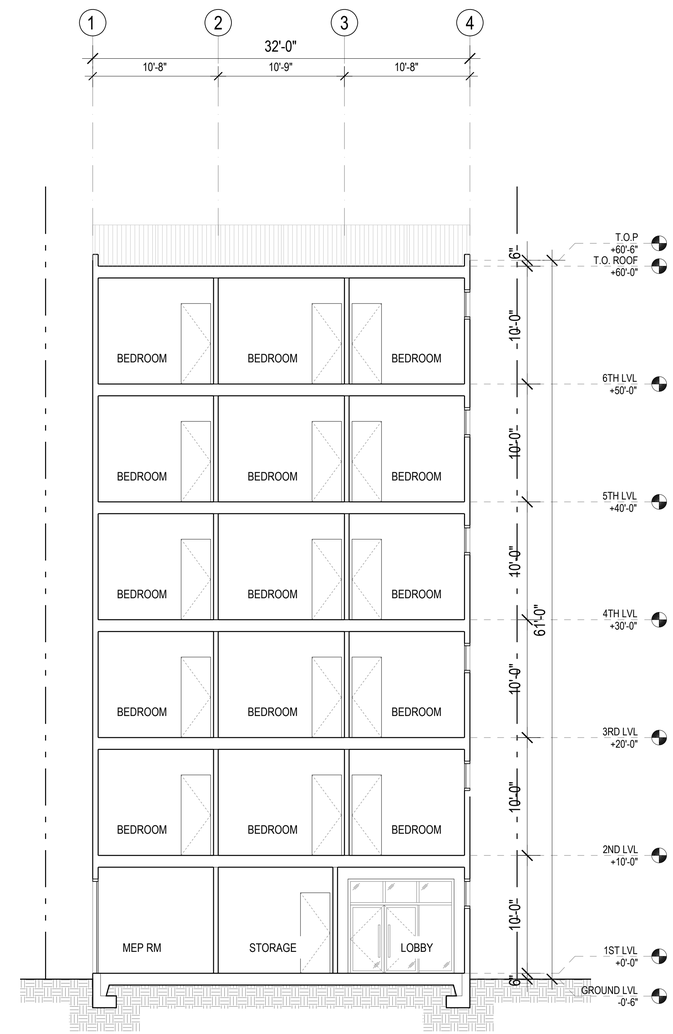
STREET ELEVATION

DATE: 1/15/2022 | DRAWING BY: YZ
SCALE: AS NOTED | CHECKED BY: PS

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"



PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
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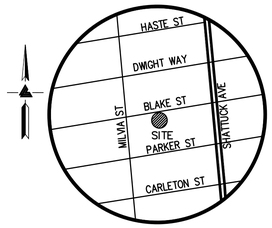
BUILDING SECTIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A4.1



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

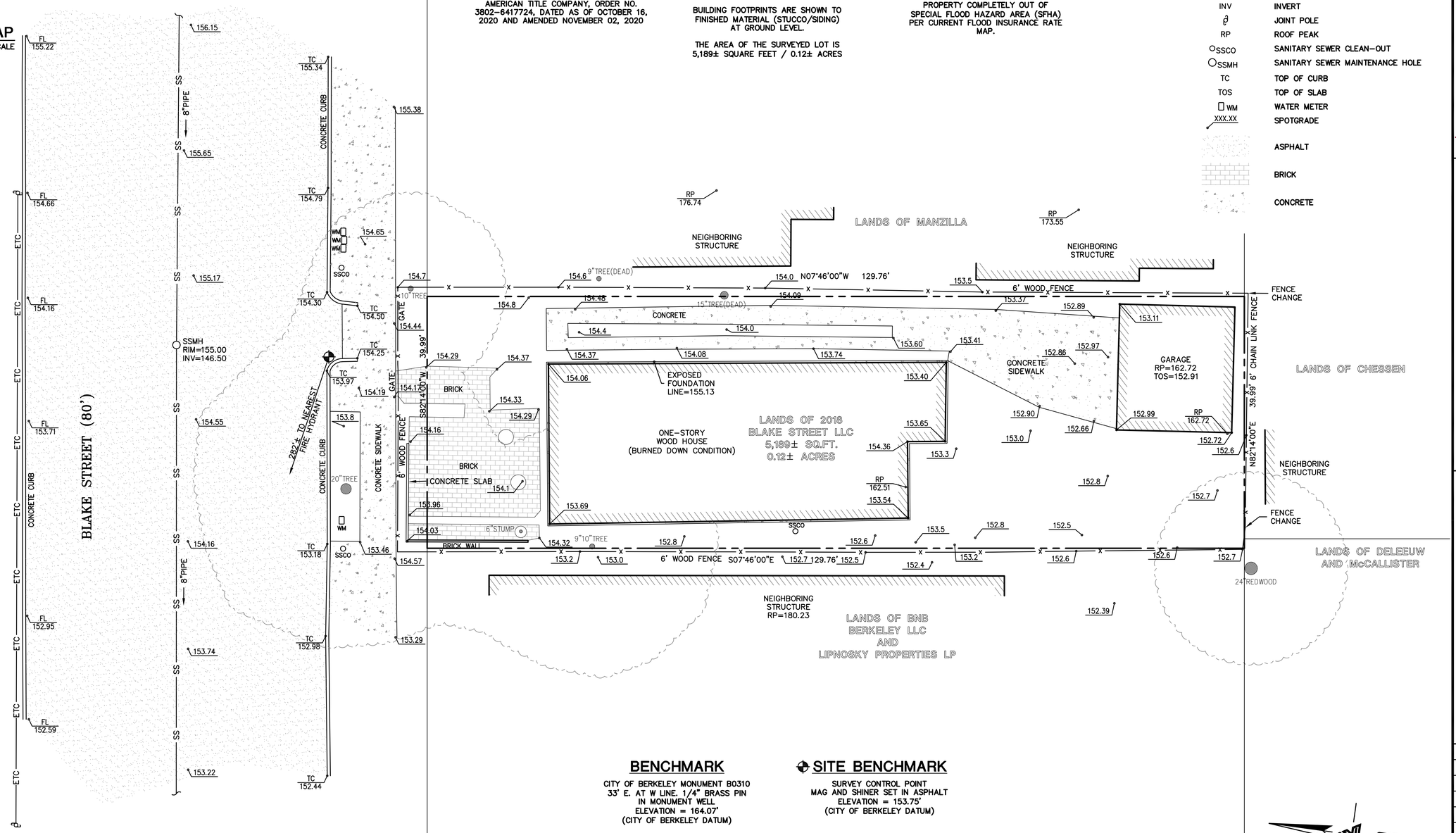
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE. 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET BERKELEY CALIFORNIA

APN: 055-1821-021-00

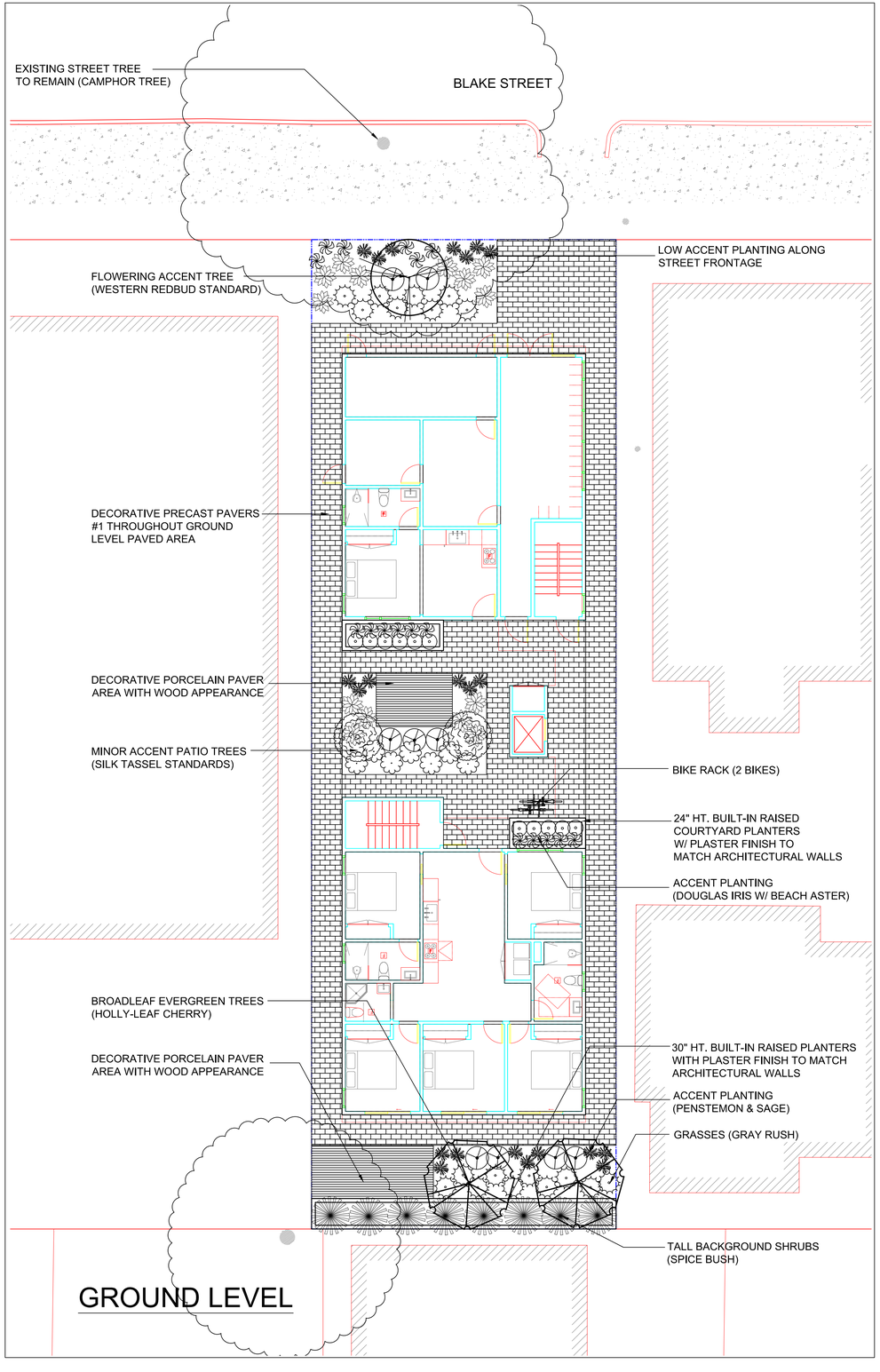
ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

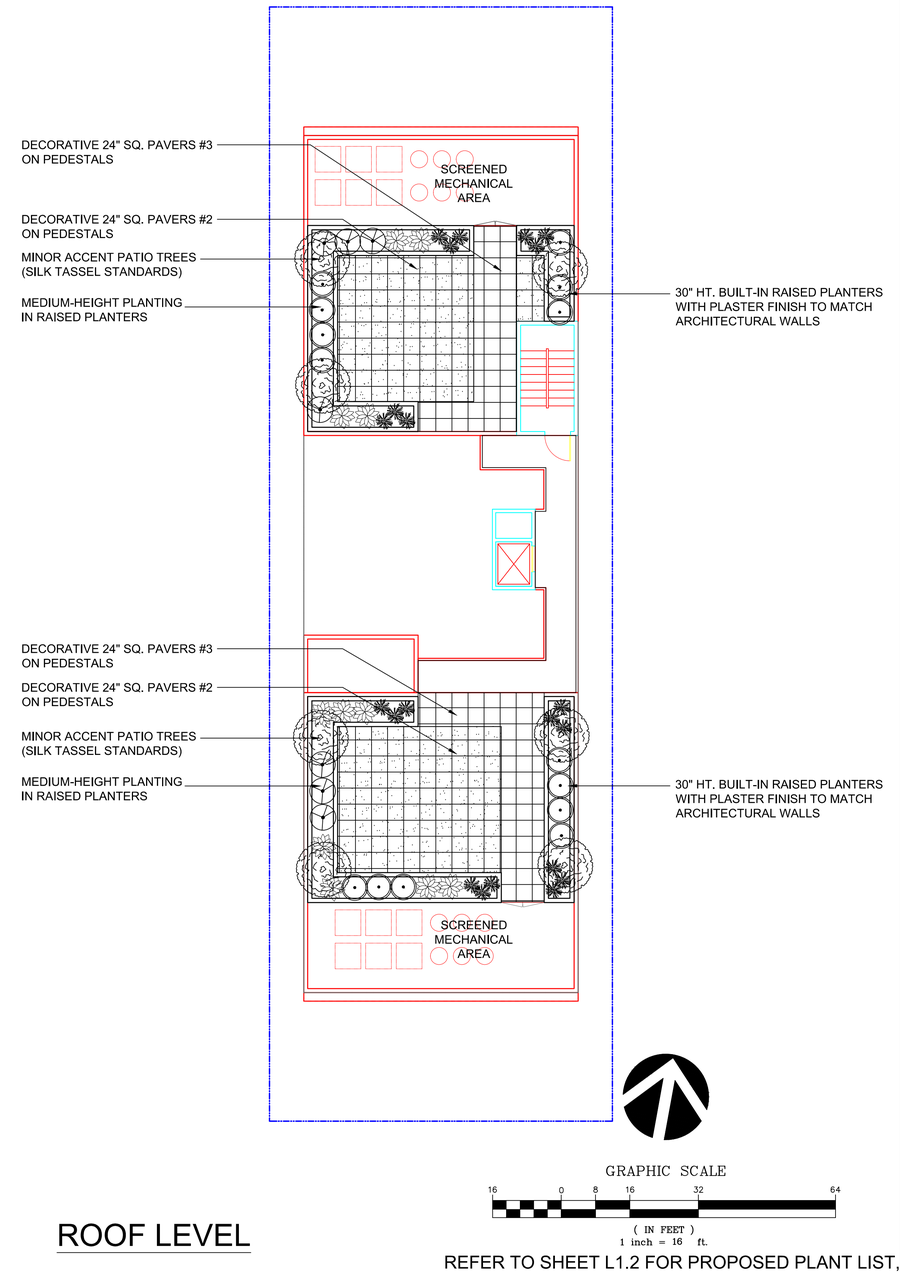
REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS



GROUND LEVEL



ROOF LEVEL

REFER TO SHEET L1.2 FOR PROPOSED PLANT LIST, PLANT AND AMENITY MAGES & WELO BUDGET

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1220 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT
RICHARD W. STOVER
3017
Signature
Date Signed
STATE OF CALIFORNIA

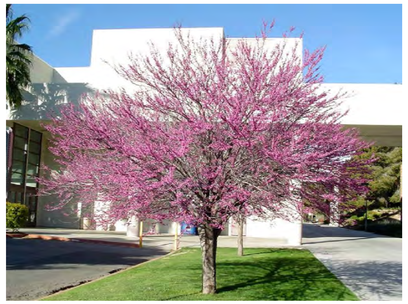
2018 BLAKE STREET

BERKELEY, CALIFORNIA

PRELIMINARY LANDSCAPE PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.1
OF SHEETS



CERCIS OCCIDENTALIS (STANDARD FORM)
WESTERN REDBUD

GARRYA ELLIPTICA (STANDARD FORM)
SILKTASSEL

PRUNUS ILICIFOLIA (STANDARD FORM)
HOLLY-LEAF CHERRY

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS WATER USE	NATIVE
TREES:					
CERCIS OCCIDENTALIS (LOW-BRANCH)	WESTERN REDBUD	1	24" BOX	LOW	YES
GARRYA ELLIPTICA (STANDARD)	SILKTASSEL	9	24" BOX	LOW	YES
PRUNUS ILICIFOLIA (STANDARD)	HOLLY-LEAF CHERRY	2	24" BOX	LOW	YES
SHRUBS:					
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8	5 GA	LOW	YES
ERIOGONUM ARBORESCENS	BUCKWHEAT	25	5 GA	LOW	YES
SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	16	5 GA	LOW	YES
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	14	5 GA	LOW	NO
PERENNIALS / GRASSES:					
ERIGERON GLAUCUS	BEACH ASTER	11	1 GA	LOW	YES
IRIS DOUGLASII	PACIFIC COAST IRIS	11	1 GA	LOW	YES
JUNCUS PATENS	CALIFORNIA GRAY RUSH	18	1 GA	LOW	YES
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	7	5 GA	LOW	NO
PENSTEMON SPECTABILIS	BEARD TONGUE	43	1 GA	LOW	YES

POLLINATOR PLANTS NOTE: 75% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (114 OF 153 SPECIMENS)

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE

REFERENCE EVAPOTRANSPIRATION (ETo): 41.8

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1218	451.1111111	11691.0	92%
2	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	108	40	1036.6	8%
						TOTALS:	1326	491		100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	12,728	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	15,464	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
SITEWIDE ETAF	0.37

BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH

1 GROUND LEVEL PLAZA PLANK PAVERS
NICOLOCK PLANK PAVERS (6"x17")
COLORS: GRANITE CITY, RAVEN & PEWTER)

2 ACCENT PAVERS #2
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE PEARL' 24" SQ.

3 ACCENT PAVERS #3
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE LAGUNA' 24" SQ.

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1330 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

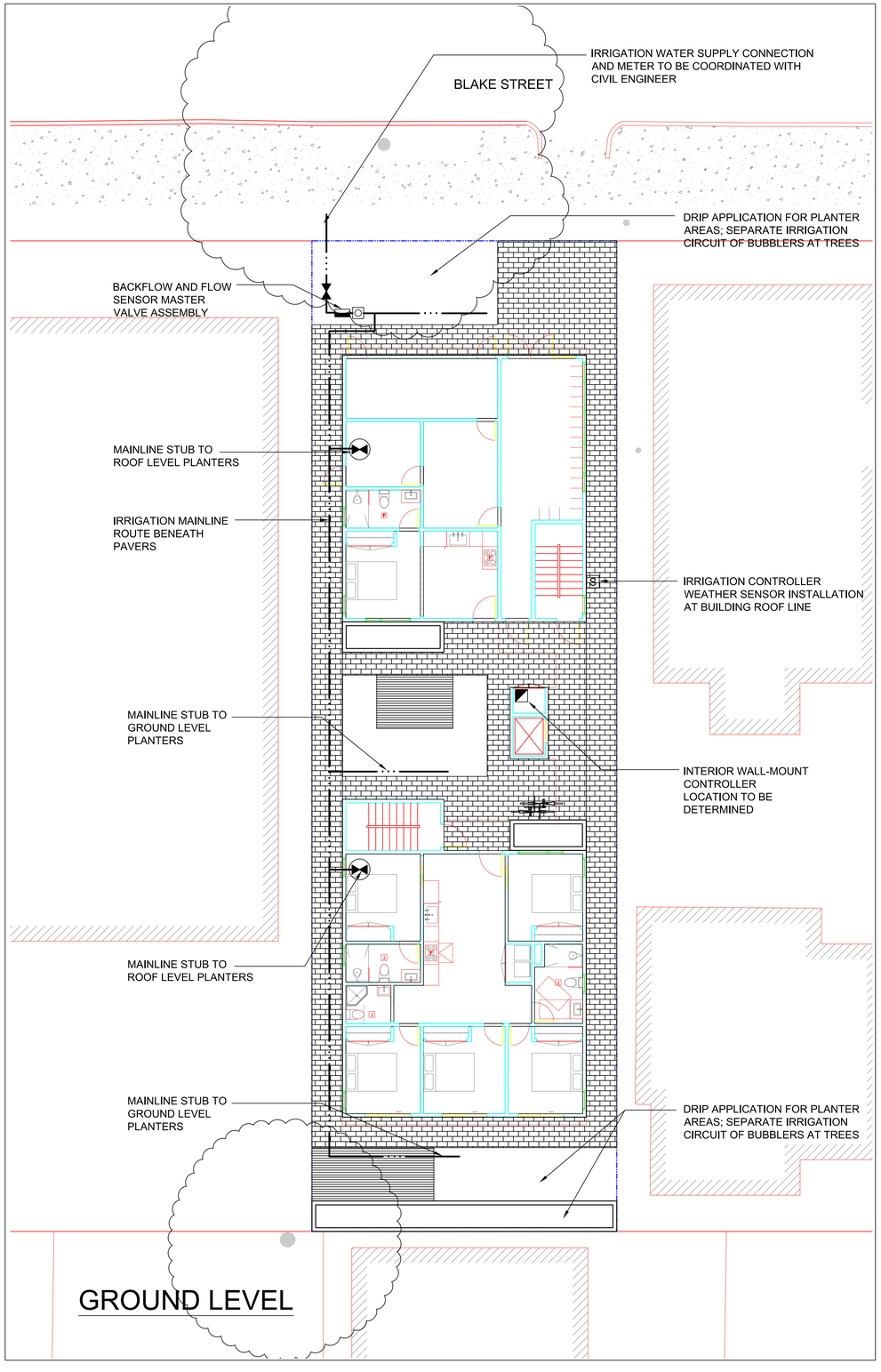
REGISTERED LANDSCAPE ARCHITECT RICHARD WAYNE STOVER 3017 STATE OF CALIFORNIA
Signature
Date 11-29-21

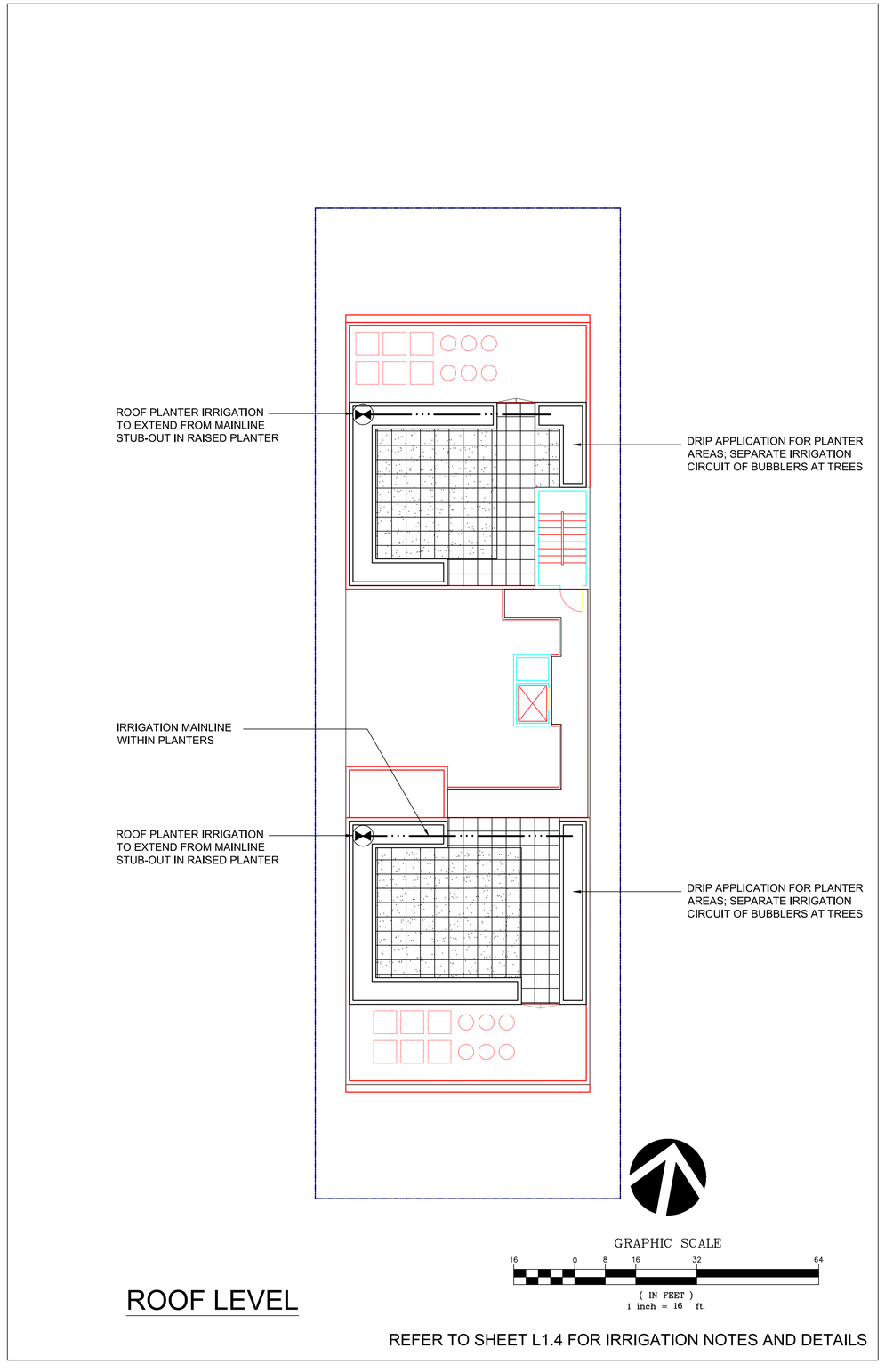
2018 BLAKE STREET
BERKELEY, CALIFORNIA

PLANT LIST, IMAGES AND WELO

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.2
OF SHEETS





REFER TO SHEET L1.4 FOR IRRIGATION NOTES AND DETAILS

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1220 Oakland Blvd., Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 STATE OF CALIFORNIA
Signature
Date

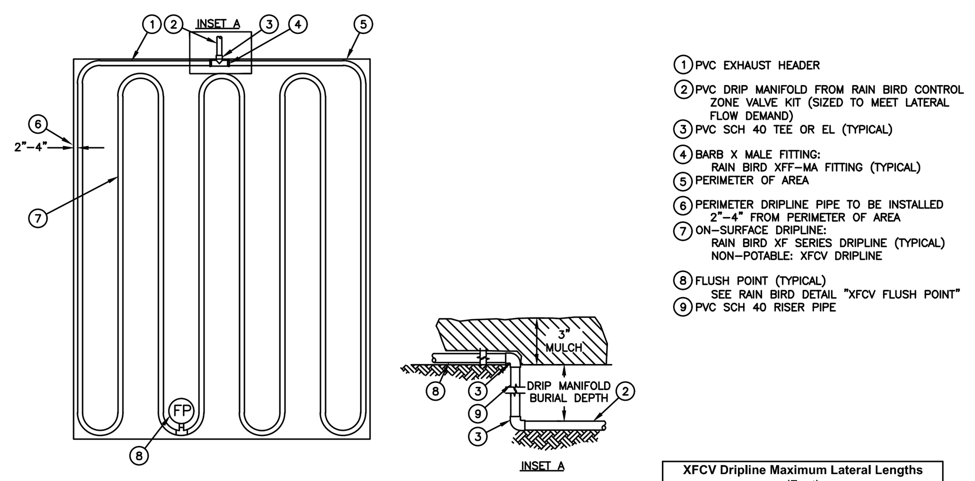
2018 BLAKE STREET

BERKELEY, CALIFORNIA

PRELIMINARY IRRIGATION PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET L1.3 OF SHEETS



1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON–POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

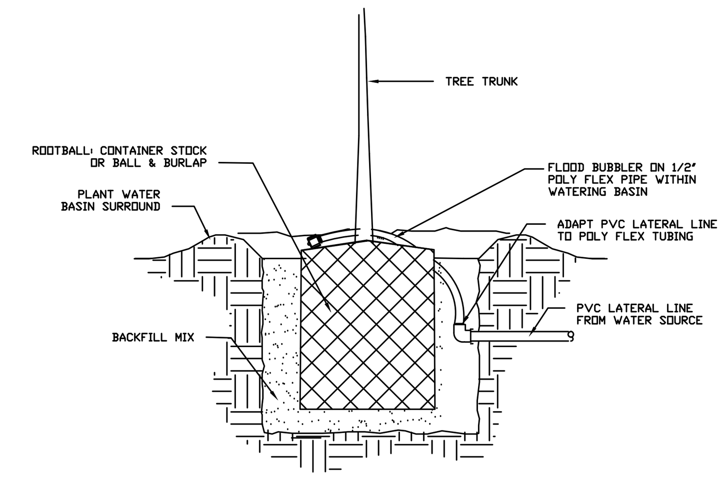
XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

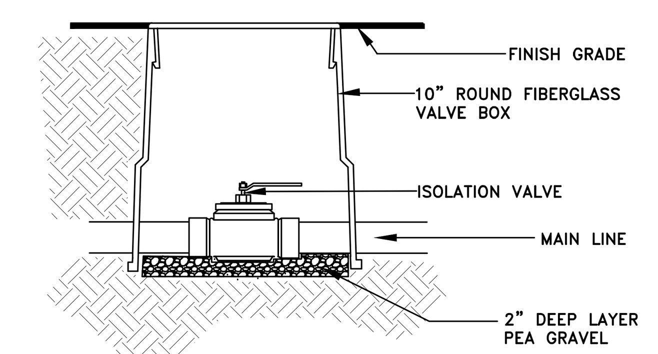
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD ON-SURFACE DRIPLINE 02–18–2013
N.T.S. QUICK LAYOUT

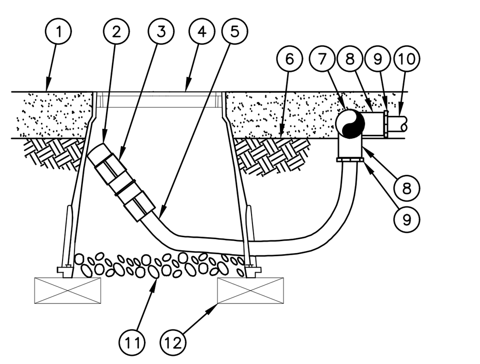
Preliminary Irrig Plans



TREE BUBBLER DETAIL



ISOLATION/ BALL VALVE

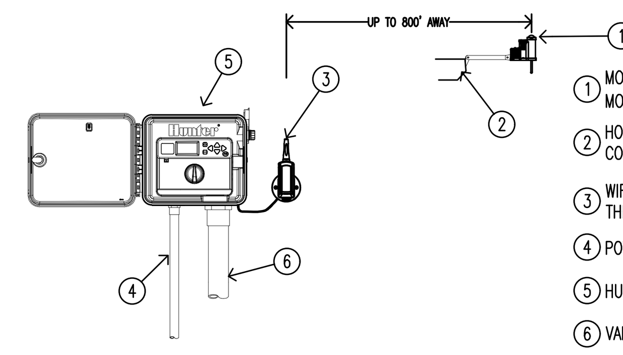


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: NON–POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
10. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON–POTABLE: XFCV DRIPLINE
11. 3–INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

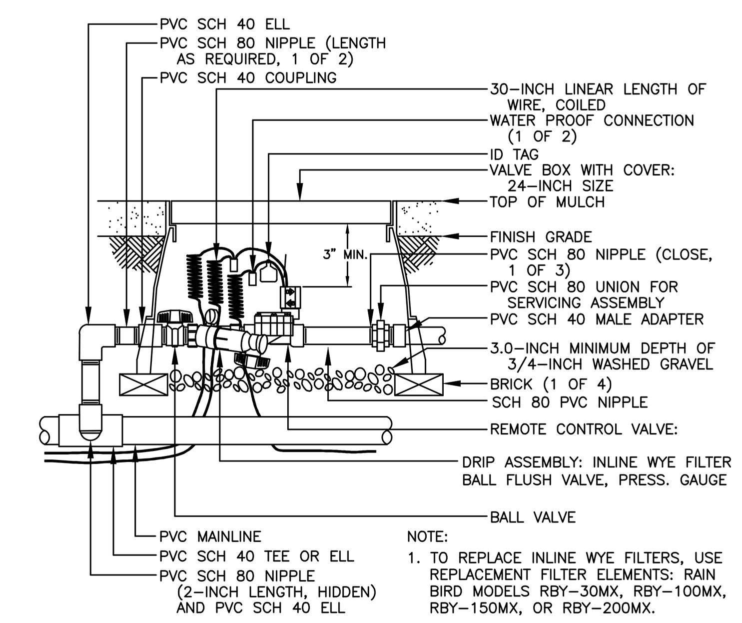
XFD ON-SURFACE DRIPLINE FLUSH POINT 02–18–2013
N.T.S. WITH EASY FIT COMPRESSION FITTINGS

Preliminary Irrig Plans



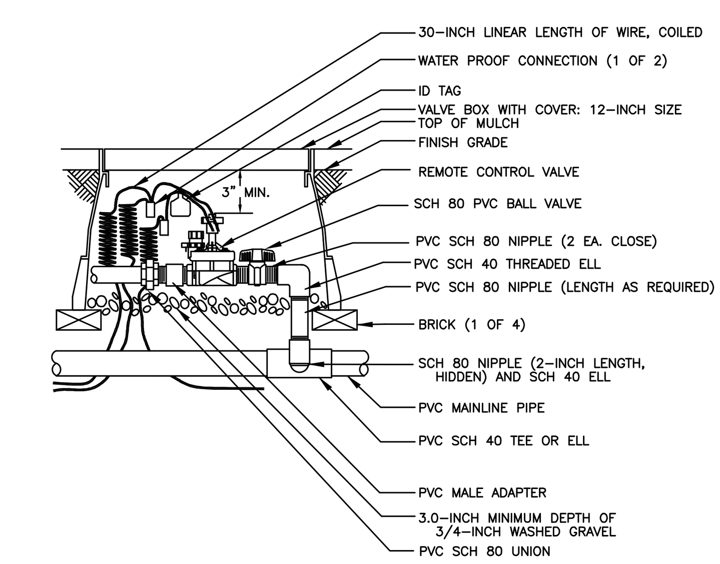
1. MODEL: WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
2. HOUSE EAVE LINE LOCATION; TO BE COORDINATED WITH SITE SUPERINTENDENT
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER CABINET
4. POWER SOURCE CONNECTION
5. HUNTER SERIES CONTROLLER
6. VALVE CONTROL WIRE CONDUIT

WIRELESS SOLAR SYNC SYSTEM
Hunter IRRIGATION DETAIL

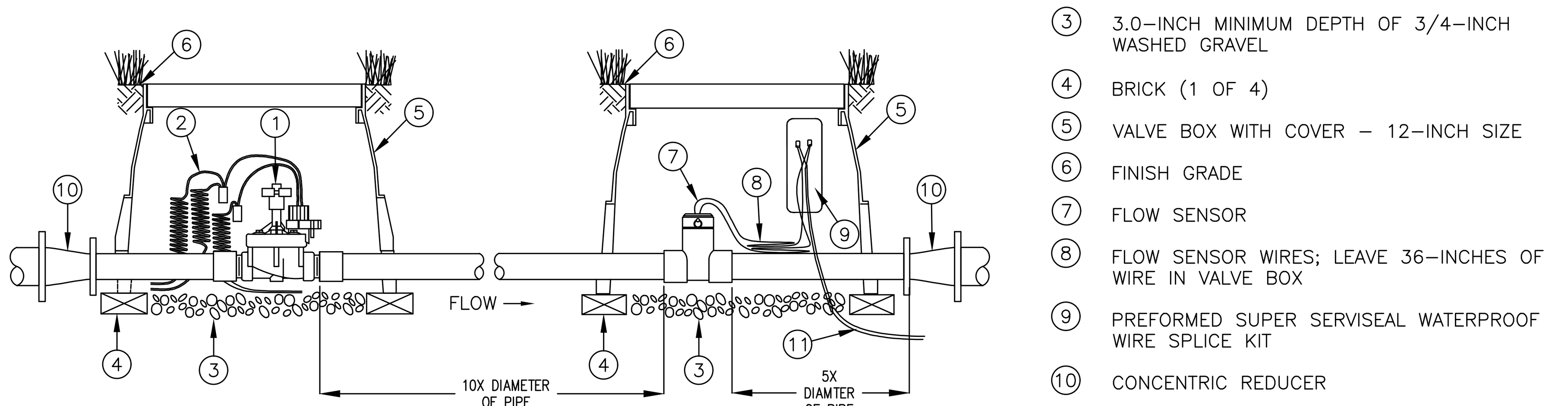


NOTE:
1. TO REPLACE INLINE WYE FILTERS, USE REPLACEMENT FILTER ELEMENTS: RAIN BIRD MODELS RBY–30MX, RBY–100MX, RBY–150MX, OR RBY–200MX.

DRIP REMOTE CONTROL VALVE

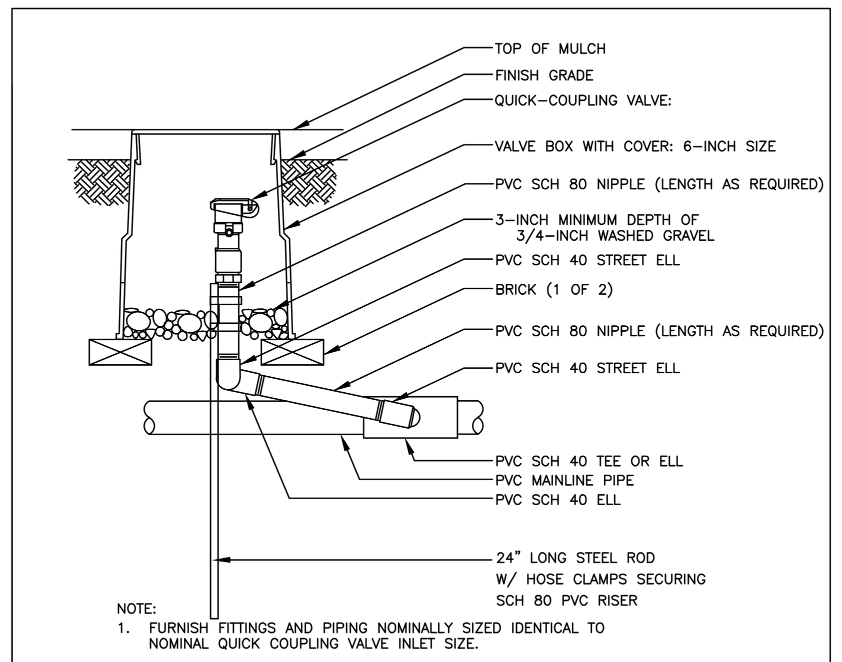


REMOTE CONTROL VALVE



1. MASTER CONTROL VALVE
2. WIRE TO SATELLITE CONTROLLER SPARE STATION (36–INCH LOOP)
3. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER – 12–INCH SIZE
6. FINISH GRADE
7. FLOW SENSOR
8. FLOW SENSOR WIRES; LEAVE 36–INCHES OF WIRE IN VALVE BOX
9. PREFORMED SUPER SERVISEAL WATERPROOF WIRE SPLICE KIT
10. CONCENTRIC REDUCER
11. PE–CABLE TO CONTROLLER ASSEMBLY

MASTER CONTROL VALVE AND FLOW SENSOR



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK–COUPLING VALVE

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX INLINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIP LINE SYSTEM: ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XF DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

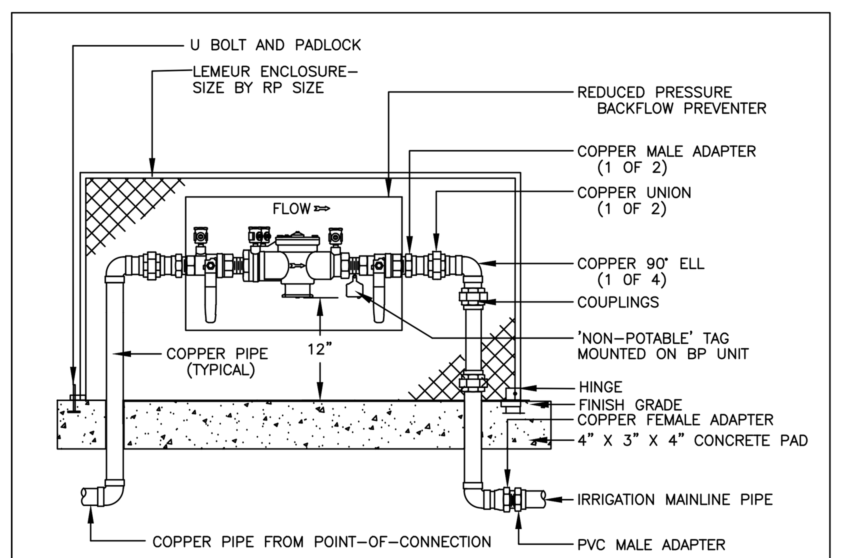
PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE, SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF-CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW PREVENTION DETAIL

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT ★ RICHARD STOVER 3017 Signature Date Expires 5/31/20 STATE OF CALIFORNIA

2018 BLAKE STREET
BERKELEY, CALIFORNIA

IRRIGATION NOTES & DETAILS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11–29–21	
SCALE NOTED	

SHEET
L1.4
OF SHEETS

DocuSign Envelope ID: 1E246589-7AD7-446A-9FAC-82E6D2E93A4E

Civic Arts Program
Office of Economic Development
City Manager's Office

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

(For Use by Applicant Only)

Project Address:	Project Title:
2018 Blake Street Berkeley CA 94704	2018 Blake Street
Description of Project: REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.	Total Building Permit Valuation: TBD
Point of Contact (Name & Title): Huan Fang, Project Architect	Organization Name & Mailing Address: FIFTH ARCH, 1177 Alabama Street, San Francisco CA94110
Telephone: 510-541-2398	Email: fanghuan4616@gmail.com

Declaration

I certify that I am the property owner, authorized agent of the property owner or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this declaration. I declare that I shall comply with the requirements of City of Berkeley Municipal Code Section 23C.23.050 in the manner indicated below:

- ☐ Placement of artwork(s) on the premises valued at 1.75% of the total building permit valuation for the development. [1.75% = $_____]
- ☐ A combination: include on-site publicly accessible artwork valued at less than 1.75%, with an amount equal to 80% of the difference in value paid to the City as an in-lieu fee.
- ☒ Depositing into the City's Public Art Fund, payment of an in-lieu fee equal to 0.8% of the total building permit valuation for the development.[0.8% = _____]

Applicant Signature: DocuSigned by: Huan Fang 814DFA97972C4B8... **Date:** 3/9/2022

(*For Use by City of Berkeley Only*)

☐ Apply an in-lieu fee of 0.8% equaling $_____	Authorized Signature, Title, Date:
☐ Approved for Public Art Plan	Authorized Signature, Title, Date:
☐ Apply Administrative Fee (5%) for On-Site Publicly Accessible Art	Authorized Signature, Title, Date:

2180 Milvia Street, 5th Floor, Berkeley, CA 94704 | https://www.cityofberkeley.info/Public_Art_on_Private_Development_Program.aspx
TEL: 510-981-7533 | Email: civicarts@cityofberkeley.info

Transportation Demand Management (TDM) Program Supplemental Application

Land Use / Zoning

Planning and Development

Development projects that will result in the creation of 10 or more new dwelling units may be required to include Transportation Demand Management (TDM) measures.

Information about the City of Berkeley's TDM requirements can be at the links below:

TDM Program Overview document
https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Land_Use_Division/00_TDM%20Program%20Process.pdf

Residential Parking and TDM Program webpage:
https://www.cityofberkeley.info/Planning_and_Development/Land_Use_Division/Parking_and_Transportaton_Demand_Management.aspx

Land Use / Zoning
1947 Center St. 2nd floor
Berkeley, CA 94704
510-981-7410;TDD x7450
planning@cityofberkeley.info

(This box for staff use only.)	DATE STAMP HERE
Zoning District(s):_____	
Intake Planner:_____	

Project Information:

Project Address: 2018 Blake Street, Berkeley, CA 94704

Assessor Parcel Number: 055182102100

Project Characteristics

Total Residential Units (provide maximum estimate, if not known): 12

Please check the option which applies to the proposed project:

- ☐ **The project located in the C-DMU zoning district**
  (If yes, STOP; see C-DMU TDM measures)
- ☐ **More than 50% of units are deed-restricted affordable housing**
  (If yes, STOP: TDM Not Required)
- ☐ **The project includes one to four new dwelling units**
  (If yes, STOP: TDM Not Required)
- ☐ **The project includes five to nine new dwelling units**
  (If yes, see TDM Measure 4 ONLY, below)
- ☐ **The project includes ten or more new dwelling units AND is located in the Southside Plan Area**
  (If yes, see TDM Measures 1, 3 and 4 ONLY, below)
- ☒ **The project includes ten or more new dwelling units**
  (See TDM Measures 1-4, below)

DRAFT

Transportation Demand Management Measures

TDM Measure 1: Real-Time Transportation Information Monitors

Pursuant to BMC Chapter 23C.18.030.C, projects that contain 10 or more units or Group Living Accommodation rooms are required to provide at least one operating Real-Time Transportation Monitor in a common area where it is readily viewable by residents and guests. Monitors that are viewable from the adjacent sidewalk by passing pedestrians are encouraged. The location of monitors must be indicated on submitted plans.

o I acknowledge this requirement (or N/A) YES

TDM Measure 2: Transit Passes

Pursuant to BMC Chapter 23C.18.030.B projects *not* located in the Southside Plan Area, or the C-DMU, which contain 10 or more units or Group Living Accommodation rooms are required to offer free monthly transit passes, or a Clipper Card credit equivalent, to project residents, for a period of ten years from the issuance of the project's First Certificate of Occupancy.

Rentals:
A tenant will be offered the option to receive a monthly transit pass at lease signing and at every lease renewal. A tenant may request to opt in to a previously-declined offer (per instructions provided by the landlord). The landlord will have 30-days from the request or lease signing to provide passes to tenants.

Ownership:
A unit owner will be offered a monthly transit pass by the building manager upon taking possession of their unit. An owner may request to opt in to a previously-declined offer of a free transit pass with at least 30 days' notice.

Number of Passes Required:

For projects of 10-99 units or Group Living Accommodation Rooms:
- Group Living Accommodation rooms will receive one pass
- Studios will receive one pass
- Units with one bedroom will receive one pass
- Units with two or more bedrooms will receive two passes

For projects of 100 or more units or Group Living Accommodation Rooms:
- Group Living Accommodation rooms will receive one pass
- Studios will receive one pass
- Units with one bedroom will receive one pass
- Units with two or more bedrooms will receive one pass per bedroom.

a. A "free monthly transit pass" is an AC Transit Adult Local 31 Day pass.

DRAFT

Transportation Demand Management Measures

b. "Clipper Card credit equivalent" equals the cost of the "free monthly transit pass" offered to the resident, pursuant to a), above, at the time the free monthly transit pass would be distributed.

o I acknowledge this requirement YES

TDM Measure 3: "Unbundled" Parking

Pursuant to BMC Chapter 23C.18.030.A, projects that contain 10 or more units or Group Living Accommodation rooms are required to "unbundle" their parking from the rental or sale of a residential unit. Unbundled parking is sold or rented separately from units to reduce the cost of housing for those who don't need or want parking.
For rental units, parking spaces must be rented through a Lease Addendum separate and distinct from the Lease for the residential unit. For ownership projects, parking spaces must be sold separately from residential units. In rental units or ownership units, parking spaces must be offered in a manner that the total cost of a housing unit and a parking space is more than a housing unit without a parking space. Parking spaces not rented or sold to residents may be rented or sold to nonresidents. All building residents must be offered an available space before it can be rented or sold to a nonresident. Building residents are not entitled to a parking space if all parking spaces are rented or sold.

o I acknowledge this requirement YES

TDM Measure 4: Bicycle Parking

Pursuant to BMC Chapter 23E.28.070.C projects that contain 5 or more units or Group Living Accommodation rooms are required to provide off-street bicycle parking spaces. The required spaces are indicated below:

- *Long-Term Bicycle Parking* (locked and secured for residents): 1 space for every 3 bedrooms
- *Short-Term Bicycle Parking* (curbside parking for guests): Two spaces, or one space per 40 bedrooms, whichever is greater.

The location of bicycle parking spaces, with each rack accounted for, must be indicated on submitted plans for plan review to be performed by City staff.

o I acknowledge this requirement YES

Transportation Demand Management Program Requirements

Pursuant to the Berkeley Municipal Code, the following additional requirements are included in the TDM Program:

- All applicable TDM Measures above will be included as Conditions of Approval for the proposed project.

DRAFT

Transportation Demand Management Measures

- The property owner shall allow at least two site visits by Land Use Planning staff to confirm compliance with Real-Time Transportation Information Monitors and Bicycle Parking TDM Measures. One visit will be before the issuance of the First Certificate of Occupancy and one visit will occur a year after the issuance of the First Certificate of Occupancy. The property shall allow additional site visits that may be required to verify compliance.

- The property owner shall submit an Ongoing Monitoring and Reporting Statement annually, starting one year after the issuance of the First Certificate of Occupancy. The City may agree to receive Ongoing Monitoring and Reporting Statements on a less frequent basis after three years of documented compliance.

- It is the responsibility of the property owner to ensure that any new property owner, or new property management company, be familiar with the requirements of the TDM program.

- The property owner will be subject to fines for failure to comply with the TDM program. Fines will be assessed on a per unit basis.

  - I acknowledge the above YES

Under penalty of perjury, I certify that:
(1) the application materials are true and complete to the best of my knowledge; and
(2) any paper and electronic copies of this application are the same.
*(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)*

Applicant Signature: fanghuan	**Owner Signature:**
Printed Name: Huan Fang	Printed Name: Donghao Li
Date: 4/21/2022	Date: 4/21/2022

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Zoning Adjustments Board
NOTICE OF PUBLIC HEARING

SUBJECT: **2018 Blake Street**
Use Permit #ZP2021-0095

WHEN: **Thursday, May 26, 2022.**
Meeting starts at 7:00 pm.

WHERE: *This meeting will be conducted exclusively through videoconference and teleconference; there will not be a physical meeting location available. Please see link to agenda at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-05-26_ZAB_Agenda.pdf for details.*

«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

CITY OF BERKELEY	**SUBJECT: 2018 Blake Street**, **Use Permit #ZP2021-0095** to construct a six-story, multi-family, residential building with 12 units (including two Low Income units). **CEQA RECOMMENDATION:** Categorically exempt pursuant to §15332 ("In-Fill Development Projects") of the CEQA Guidelines.
NOTICE CONCERNING YOUR LEGAL RIGHTS: If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing. **Post and Mail Date: May 11, 2022**	**All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.** Send written comments to the Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Second Floor, Berkeley, CA 94704 or via e-mail to: zab@berkeleyca.gov. For further information, see the Agenda at: *https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-05-26_ZAB_Agenda.pdf* or call the Land Use Planning division (510) 981-7410. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date. PLEASE NOTE: If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website.
All application materials are available at the Land Use Planning Division online at: https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx . The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board	

Internal

NAME1	NAME2	ADDRESS1	ADDRESS2
Daughters for Social / Economic Change	PO BOX 2203	BERKELEY CA 94701	
Dwight-Shattuck Association	1215 TENTH ST	BERKELEY CA 94710	
Milvia-King Alliance	1731 MILVIA ST	BERKELEY CA 94709	
Potter Creek Neighborhood Group	1705 PARKER ST	BERKELEY CA 94703	
Tyler-California-King Neighborhood Group	3012 KING STREET	BERKELEY CA 94703	
West Street (2300 Block) Association	2345 WEST ST	BERKELEY CA 94702	
South Shattuck Neighbors	2133 DERBY ST	BERKELEY CA 94705	
Berkeley High Neighbors	1908 CHANNING WAY	BERKELEY CA 94704	
Shattuck-Blake Merchants	2518 SHATTUCK AVE	BERKELEY CA 94704	
University of California, Facilities Services	A&E Building, Room 300 University of California Berkeley	Berkeley, CA 94720-1382	
Urban Creeks Council	861 REGAL RD	BERKELEY CA 94708	
Bananas Inc.	5232 CLAREMONT AVE	OAKLAND CA 94618	
Berkeley Central Library	2090 KITTREDGE STREET	BERKELEY CA 94704	
Adams Broadwell Joseph & Cardoza	601 GATEWAY BLVD. Su 1000	SOUTH SAN FRANCISCO CA 94080	
LEE REI C & CHEN IMIN A TRS & LEE REILING TR	111 HIGHLAND AVE	PIEDMONT CA	94611
BRIMHALL JAMES C	1131 HEARST AVE	BERKELEY CA	94702
MANZILLA WALTER & ROSARIO TRS & DEDOMENICO JOHN A	1132 NIMITZ DR	COLMA CA	94015
HA YANGWON K	13703 67TH AVE W	EDMONDS WA	98026
BNB BERKELEY LLC	1910 OLYMPIC BLVD, #315	WALNUT CREEK CA	94596
BRENNER GUY E TR	2001 PARKER ST	BERKELEY CA	94704
MISHLER BRENT	2003 PARKER ST	BERKELEY CA	94704
EDMUNDS STEVEN M & STJOHN CORNELIA TRS	2005 PARKER ST A	BERKELEY CA	94704
STJOHN MARIA S	2005 PARKER ST B	BERKELEY CA	94704
TADLOCK SUSANNA L TR	2007 PARKER ST	BERKELEY CA	94704
LAFORTEZA MODESTA I TR	2010 PARKER ST	BERKELEY CA	94704
DAVIS GREGORY D & SHANNON E TRS	2011 PARKER ST	BERKELEY CA	94704
HUANG ANN & LIANG GERALD ETAL	2015 PARKER ST	BERKELEY CA	94704
WAGNER MICHAEL & HOLLY TRS	2016 PARKER ST	BERKELEY CA	94704
DELEEUW DAVID & MCCALLISTER SUSAN	2017 PARKER ST	BERKELEY CA	94704
DWIGHTMIL CO LLC	2019 BLAKE ST	BERKELEY CA	94704
CHESSEN ELI & JUNKO	2019 PARKER ST	BERKELEY CA	94704
NAKAHARA MARK A	2020 PARKER ST	BERKELEY CA	94704
GRASSROOTS HOUSE	2022 BLAKE ST	BERKELEY CA	94704
LIN SUCHING TR	2023 BLAKE ST	BERKELEY CA	94704
HECHIM MARK	2023 PARKER ST A	BERKELEY CA	94704
BELSER DMITRI & WHITE THOMAS E TRS	2024 PARKER ST	BERKELEY CA	94704
WANG BICHEN	2026 PARKER ST A	BERKELEY CA	94704
CHOW MORRIS	2026 PARKER ST B	BERKELEY CA	94704
LEITA CAROLE TR	2027 PARKER ST	BERKELEY CA	94704

Internal

PINELLO CLAUDIO & NARDI ALESSANDRA TRS	2028 PARKER ST	BERKELEY CA	94704
COMMON AREA OF PM 5947 25 THRU 28	2030 BLAKE ST	BERKELEY CA	94704
BELGROVE ANGELA M & SWINDERMAN ERIC G	2030 BLAKE ST D	BERKELEY CA	94704
COMMON AREA OF PM 6780 25 THRU 28	2030 PARKER ST	BERKELEY CA	94704
BELKIND ELAINE H TR	2030 PARKER ST 4	BERKELEY CA	94704
SHUEN JOE & JENNIFER TRS	2031 PARKER ST	BERKELEY CA	94704
COMMON AREA OF PARCEL MAP 9961	2115 WEST ST	BERKELEY CA	94702
SHEN TSUI Y & WU YEU B	25 ARLMONT DR	KENSINGTON CA	94707
PARKERSHATTUCK OWNER LLC	25 ENTERPRISE, #305	ALISO VIEJO CA	92656
WALDMAN JED M TR	2528 MILVIA ST	BERKELEY CA	94704
ALLEN THOMAS T & ALLENPICCOLO TERESA TRS	253 MILITARY E	BENICIA CA	94510
SCHORER PETER J TRUST	2538 MILVIA ST	BERKELEY CA	94704
COMMON AREA OF PM 6634 30 THRU 32	2539 MILVIA ST	BERKELEY CA	94704
CYH COMPANY INC	257 CASTRO ST, #105	MOUNTAIN VIEW CA	94041
JOHNSTON STEWART L	2801 SHATTUCK AVE	BERKELEY CA	94705
NATURAL GREEN CORPORATION	2821 CHELSEA DR	OAKLAND CA	94611
PROVOST KAREN K	2833 REGENT ST	BERKELEY CA	94705
2018 BLAKE STREET LLC	2905 S VERMONT AVE, #204	LOS ANGELES CA	90007
AMPRI INVESTMENTS INC	470 ARLINGTON AVE	BERKELEY CA	94707
BERKELEY VQOF II SPE LLC	5973 AVENIDA ENCINAS, #300	CARLSBAD CA	92008
ROBIN CARA TR	6036 W 85TH PL	LOS ANGELES CA	90045
CHU SHEUNG & MAC MEGAN TRS	726 PRADERA WAY	SAN RAMON CA	94583
HELMS JOSEPH M & PAMELA S TRS	834 EUCLID AVE	BERKELEY CA	94708
KAWAKAMI ELAINE F TR	PO BOX 3479	BERKELEY CA	94703
SUTTER BAY MEDICAL FOUNDATION	PO BOX 619051	ROSEVILLE CA	95661
OCCUPANT(S)	2000 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2001 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2002 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2004 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2005 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2006 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2011 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2012 DWIGHT WY	BERKELEY CA	94704
OCCUPANT(S)	2012 DWIGHT WY A	BERKELEY CA	94704
OCCUPANT(S)	2012 DWIGHT WY B	BERKELEY CA	94704
OCCUPANT(S)	2012 DWIGHT WY C	BERKELEY CA	94704
OCCUPANT(S)	2012 DWIGHT WY D	BERKELEY CA	94704
OCCUPANT(S)	2012 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2014 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2015 BLAKE ST	BERKELEY CA	94704

Internal

OCCUPANT(S)	2016 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 1	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 2	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 3	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 4	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 5	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 6	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 7	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST 8	BERKELEY CA	94704
OCCUPANT(S)	2016 BLAKE ST B	BERKELEY CA	94704
OCCUPANT(S)	2016 DWIGHT WY	BERKELEY CA	94704
OCCUPANT(S)	2016 DWIGHT WY A	BERKELEY CA	94704
OCCUPANT(S)	2016 DWIGHT WY B	BERKELEY CA	94704
OCCUPANT(S)	2016 DWIGHT WY C	BERKELEY CA	94704
OCCUPANT(S)	2018 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2018 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2018 PARKER ST 1	BERKELEY CA	94704
OCCUPANT(S)	2018 PARKER ST 2	BERKELEY CA	94704
OCCUPANT(S)	2020 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2020 BLAKE ST 2	BERKELEY CA	94704
OCCUPANT(S)	2020 BLAKE ST A	BERKELEY CA	94704
OCCUPANT(S)	2020 DWIGHT WY	BERKELEY CA	94704
OCCUPANT(S)	2020 DWIGHT WY A	BERKELEY CA	94704
OCCUPANT(S)	2020 DWIGHT WY B	BERKELEY CA	94704
OCCUPANT(S)	2020 DWIGHT WY C	BERKELEY CA	94704
OCCUPANT(S)	2021 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2021 BLAKE ST A	BERKELEY CA	94704
OCCUPANT(S)	2021 BLAKE ST B	BERKELEY CA	94704
OCCUPANT(S)	2021 BLAKE ST C	BERKELEY CA	94704
OCCUPANT(S)	2021 BLAKE ST D	BERKELEY CA	94704
OCCUPANT(S)	2021 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY 2	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY A	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY B	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY C	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY D	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY E	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY F	BERKELEY CA	94704
OCCUPANT(S)	2022 DWIGHT WY G	BERKELEY CA	94704

Internal

OCCUPANT(S)	2022 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2023 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2023 PARKER ST B	BERKELEY CA	94704
OCCUPANT(S)	2023 PARKER ST C	BERKELEY CA	94704
OCCUPANT(S)	2023 PARKER ST D	BERKELEY CA	94704
OCCUPANT(S)	2024 DWIGHT WY	BERKELEY CA	94704
OCCUPANT(S)	2025 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2027 PARKER ST A	BERKELEY CA	94704
OCCUPANT(S)	2027 PARKER ST B	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 2A	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 2B	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 2C	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 2D	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 2-D	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 2E	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 3A	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 3B	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 3C	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 3D	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 3E	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 4A	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 4B	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 4C	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 4D	BERKELEY CA	94704
OCCUPANT(S)	2028 DWIGHT WY 4E	BERKELEY CA	94704
OCCUPANT(S)	2029 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2030 BLAKE ST A	BERKELEY CA	94704
OCCUPANT(S)	2030 BLAKE ST B	BERKELEY CA	94704
OCCUPANT(S)	2030 BLAKE ST C	BERKELEY CA	94704
OCCUPANT(S)	2031 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 105	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 106	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 107	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 108	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 109	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 110	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 111	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 112	BERKELEY CA	94704

Internal

OCCUPANT(S)	2033 BLAKE ST 113	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 114	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 115	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 201	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 202	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 203	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 204	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 205	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 206	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 207	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 208	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 209	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 210	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 211	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 212	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 213	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 214	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 215	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 216	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 217	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 218	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 219	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 220	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 301	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 302	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 303	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 304	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 305	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 306	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 307	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 308	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 309	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 310	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 311	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 312	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 313	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 314	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 315	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 316	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 317	BERKELEY CA	94704

Internal

OCCUPANT(S)	2033 BLAKE ST 318	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 319	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 320	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 401	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 402	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 403	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 404	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 405	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 406	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 407	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 408	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 409	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 410	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 411	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 412	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 413	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 414	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 415	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 416	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 417	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 501	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 502	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 503	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 504	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 505	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 506	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 507	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 508	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 509	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 510	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 511	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 512	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 513	BERKELEY CA	94704
OCCUPANT(S)	2033 BLAKE ST 514	BERKELEY CA	94704
OCCUPANT(S)	2033 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2033 PARKER ST A	BERKELEY CA	94704
OCCUPANT(S)	2033 PARKER ST B	BERKELEY CA	94704
OCCUPANT(S)	2034 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2034 BLAKE ST 8	BERKELEY CA	94704
OCCUPANT(S)	2035 BLAKE ST	BERKELEY CA	94704

Internal

OCCUPANT(S)	2035 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2035 PARKER ST A	BERKELEY CA	94704
OCCUPANT(S)	2035 PARKER ST B	BERKELEY CA	94704
OCCUPANT(S)	2036 BLAKE ST	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 101	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 102	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 103	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 104	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 105	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 106	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 107	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 201	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 202	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 203	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 204	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 205	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 206	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 207	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 301	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 302	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 303	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 304	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 305	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 306	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 307	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 401	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 402	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 403	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 404	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 405	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 406	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 407	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 51	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 52	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 53	BERKELEY CA	94704
OCCUPANT(S)	2037 PARKER ST 54	BERKELEY CA	94704
OCCUPANT(S)	2420 MILVIA ST A	BERKELEY CA	94704
OCCUPANT(S)	2420 MILVIA ST B	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST	BERKELEY CA	94704

Internal

OCCUPANT(S)	2500 MILVIA ST 102	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 104	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 114	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 116	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 120	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 124	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 128	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 130	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 202	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 204	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 208	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 214	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 216	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 218	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 222	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 224	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 226	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 228	BERKELEY CA	94704
OCCUPANT(S)	2500 MILVIA ST 230	BERKELEY CA	94704
OCCUPANT(S)	2520 MILVIA ST	BERKELEY CA	94704
OCCUPANT(S)	2520 MILVIA ST 341	BERKELEY CA	94704
OCCUPANT(S)	2524 MILVIA ST	BERKELEY CA	94704
OCCUPANT(S)	2526 SHATTUCK AV	BERKELEY CA	94704
OCCUPANT(S)	2526 SHATTUCK AV 3	BERKELEY CA	94704
OCCUPANT(S)	2526 SHATTUCK AV 5	BERKELEY CA	94704
OCCUPANT(S)	2526 SHATTUCK AV 6	BERKELEY CA	94704
OCCUPANT(S)	2526 SHATTUCK AV 7	BERKELEY CA	94704
OCCUPANT(S)	2526 SHATTUCK AV G	BERKELEY CA	94704
OCCUPANT(S)	2530 SHATTUCK AV	BERKELEY CA	94704
OCCUPANT(S)	2533 MILVIA ST	BERKELEY CA	94704
OCCUPANT(S)	2535 MILVIA ST	BERKELEY CA	94704
OCCUPANT(S)	2545 MILVIA ST	BERKELEY CA	94704
OCCUPANT(S)	2550 SHATTUCK AV	BERKELEY CA	94704
OCCUPANT(S)	2550 SHATTUCK AV 23	BERKELEY CA	94704
OCCUPANT(S)	2550 SHATTUCK AV 76	BERKELEY CA	94704
OCCUPANT(S)	2558 SHATTUCK AV	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 1	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 10	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 11	BERKELEY CA	94704

Internal

OCCUPANT(S)	2576 SHATTUCK AV 12	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 14	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 2	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 3	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 4	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 5	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 6	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 7	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 8	BERKELEY CA	94704
OCCUPANT(S)	2576 SHATTUCK AV 9	BERKELEY CA	94704
OCCUPANT(S)	2578 SHATTUCK AV	BERKELEY CA	94704
Huan Fang	200 Brannan Street, Apt. 222	San Francisco CA	94107

Gong, Sharon

From: Robert Chang <rtc257@gmail.com>
Sent: Tuesday, May 17, 2022 4:52 PM
To: Gong, Sharon
Subject: Support for 2018 Blake St Use Permit #ZP2021-0095

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Sharon,

I have an office close to 2018 Blake St. I have stayed here for more than 20 years. I would like to express my support for 2018 Blake St Use Permit #ZP2021-0095. The meeting of which will be held on Thursday, May 26, 2022 - 7:00 PM. This project is going to improve the neighborhood profoundly. I really hope this project can be realized.

Have a good day!

Best regards,
Robert Chang

Gong, Sharon

From: jean Lin <coconjl@yahoo.com>
Sent: Thursday, May 26, 2022 8:41 PM
To: Gong, Sharon
Subject: Fw: t 2018 Blake Street #ZP2021-0095, a proposed 6-story multi-family, 12 unit residential

Follow Up Flag: Follow up
Flag Status: Flagged

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City of Berkeley Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley CA 94704
sgong@cityofberkekey.info

Dear Berkeley Land Use Planning Division,

Please have some common sense for this situation, set aside the politics, the policy and the economy on this one block along it has three large construction projections(one just finished last fall-2033 Blake st., the 2015 Blake st-Laconia Development LLC.), and including this 2018 Blake st pretty sure less than 100 feet away from each other. I really want to understand how this can happen to my neighborhood where I have lived in since 1986.

We strongly protest and oppose the City of Berkeley's approval of construction at 2018 Blake Street #ZP2021-0095, a proposed 6-story multi-family, 12 unit residential building.

The original home at 2018 Blake was a one-story original wood craftsman that was in keeping with the charm and scale of our residential neighborhood.

Sadly the home was burnt down leaving the property to be sold to a Los Angeles LLC developer, seeming to take advantage of our complex homeless problem (15332 'in-fill development projects' CEQA guideline exemptions).

Possibly the developer is using negotiation tactics to propose a 6-story building, expecting some push-back, so settling with a 2-3 story structure?

Sadly, most neighbors here are too overwhelmed and distracted with current societal, political chaos to do anything. I'm afraid without enough opposition, this developer will be able to push through this project for his profit at the expense of our neighborhood.

Directly next door to 2018 Blake is a home similar to the original 1920s one-story craftsman that was burnt down. John DeDomenico and his wife Sharon live there. They are opposed to a 6-story building going up directly next door, yet are elderly and do not have the wherewithal to organize a protest.

Besides the obvious - how a 6-story building would block the sun, views, quality of life for the immediate neighbors (1 and 2 stories), there are adverse environmental, water, parking, and noise concerns.

Please stop this 6-story 'land grab' monstrosity from being built on this lot. It is NOT the place for it. Say NO to LA developers (or any for that matter) taking advantage of our neighborhood.

Thank you

Lin family
2023 Blake st., Berkeley.
Sent from Yahoo Mail on Android

Gong, Sharon

From: Joe Spitzley <joe@spitzley.com>
Sent: Monday, May 30, 2022 5:05 PM
To: Gong, Sharon
Subject: Approval of construction at 2018 Blake Street #ZP2021-0095

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

City of Berkeley Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley CA 94704
sgong@cityofberkekey.info

Dear Berkeley Land Use Planning Division,

We strongly protest and oppose the City of Berkeley's approval of construction at 2018 Blake Street #ZP2021-0095, a proposed 6-story multi-family, 12 unit residential building.

The original home at 2018 Blake was a one-story original wood craftsman that was in keeping with the charm and scale of our residential neighborhood.

Sadly the home was burnt down under suspicious circumstances leaving the property to be sold to a Los Angeles LLC developer, seeming to take advantage of our complex homeless problem (15332 'in-fill development projects' CEQA guideline exemptions).

Possibly the developer is using negotiation tactics to propose a 6-story building, expecting some push-back, so settling with a 2-3 story structure?

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Please stop this 6-story 'land grab' monstrosity from being built on this lot. It is NOT the place for it. Say NO to LA developers (or any for that matter) taking advantage of our neighborhood. Thank you.

Sincerely,

Joe Spitzley
1925 Parker St (a block from 2018 Blake)

Gong, Sharon

From: Gong, Sharon
Sent: Tuesday, May 31, 2022 2:50 PM
To: Gong, Sharon
Subject: Stop 2018 Blake Street 6-story land grab

---------- Forwarded message ----------
From: Alison Huetter <alisonhuetter@gmail.com>
To: sgong@cityofberkekey.info, zab@berkeleyca.gov
Cc:
Bcc:
Date: Thu, 26 May 2022 13:08:13 -0700
Subject: Stop 2018 Blake Street 6-story land grab

May 24, 2022

Sharon Gong, Senior Planner
City of Berkeley Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley CA 94704
sgong@cityofberkekey.info

Dear Ms. Gong and the Land Use Planning Division,

We strongly protest and oppose the City of Berkeley's approval of construction at 2018 Blake Street #ZP2021-0095, a proposed 6-story multi-family, 12 unit residential building.

The original home at 2018 Blake was a one-story original wood craftsman that was in keeping with the charm and scale of our residential neighborhood.

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Please stop this 6-story 'land grab' monstrosity from being built on this lot. It is NOT the place for it. Say NO to LA developers (or any for that matter) taking advantage of our neighborhood. Thank you.

Sincerely,

The Huetter Waldman Family
2528 Milvia (a half block from 2018 Blake)

Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: June 7, 2022

TO: Whom It May Concern

FROM: Melinda Jacob, OSII

SUBJECT: **USE PERMIT #ZP2021-0095 – 2018 BLAKE STREET**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age; that I am not a party to the within action; and that my business address is 1947 Center Street, Berkeley, California 94704. On this date, I served the following documents:

ZONING ADJUSTMENTS BOARD NOTICE OF DECISION

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

2018 Blake Street LLC 2905 S Vermont Ave., #204 Los Angeles CA 90007	Huan Fang 200 Brannan St., Apt. 222 San Francisco CA 94107

☒ By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.

☐ By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on June 7, 2022 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII

ZONING ADJUSTMENTS BOARD

NOTICE OF DECISION

DATE OF BOARD DECISION: May 26, 2022
DATE NOTICE MAILED: June 7, 2022
APPEAL PERIOD EXPIRATION: June 21, 2022
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)[1]: June 22, 2022

2018 Blake Street

Use Permit #ZP2021-0095 to construct a six-story, multi-family residential building with 12 units (including two Low-Income units).

The Zoning Adjustments Board of the City of Berkeley, upon conducting a public hearing, **APPROVED** the following permits:

PERMITS REQUIRED

- Use Permit under Berkeley Municipal Code (BMC) Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.110(E)(2) to construct a main building that exceeds 35 feet in average height and three stories, up to 65 feet and six stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts

CONCESSIONS/ WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- No concessions
- Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
- Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

ZONING: Multi-Family Residential (R-4)

APPLICANT: Huan Fang, FIFTH ARCH, 200 Brannan Street, Apt 222, San Francisco CA 94107

[1] Pursuant to BMC Section 23B.32.090, the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

PROPERTY OWNER: 2018 Blake Street LLC, 2905 South Vermont Avenue, Ste 204, Los Angeles, CA 90007

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
DUFFY	X				
KAHN	X				
KIM	X			X	
O'KEEFE	X				
OLSON	X				
SANDERSON	X				
THOMPSON	X				
VINCENT	X				
TREGUB	X				
BOARD VOTE:	**8**	**0**	**0**	**1**	**0**

ATTEST:
Samantha Updegrave, Zoning Adjustments Board Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23B.32.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@cityofberkeley.info. All project application materials, including full-size plans, may be viewed online at: https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.

TO APPEAL THIS DECISION (see Section 23B.32.050 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
   A. The fee for persons other than the applicant is $500. This fee may be reduced to $100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
   B. The fee for all appeals by Applicants is $2,500.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown on page 1 (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
   A. That this belief is a basis of your appeal.
   B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
   C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

ATTACHMENT 1

FINDINGS AND CONDITIONS

MAY 26, 2022

2018 Blake Street

Use Permit #ZP2021-0095 to construct a six-story, multi-family residential building with 12 units (including two Low-Income units).

PERMITS REQUIRED

- Use Permit under Berkeley Municipal Code (BMC) Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.110(E)(2) to construct a main building that exceeds 35 feet in average height and three stories, up to 65 feet and six stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts

CONCESSIONS/ WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- No concessions
- Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
- Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to §15332 ("In-Fill Development Projects").
The project meets all of the requirements of this exemption, as follows:

A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
D. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions would address potential impacts related to traffic, noise, air quality, and water quality.
E. The site can be adequately served by all required utilities and public services.

2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway,

(e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

II. DENSITY BONUS FINDINGS

1. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
   A. Under the City's methodology for implementing density bonuses, the "base project" consists of 8 units;
   B. The project will provide at least 2 Low-Income qualifying units in the eight-unit "base project", as more fully set forth in Conditions 48 to 52;
   C. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f). This equates to a density bonus of four units above the Base Project, for a total of 12 units.

2. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
   A. Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
   B. Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

   These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

3. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds approval of waivers is required 1) construct the proposed project at the density permitted under State law; 2) approval of requested waivers would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers would not be contrary to State or Federal law.

III. FINDINGS FOR APPROVAL

4. The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:
   A. The development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and
   B. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

   Because the Base Project would comply with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards,

polices, or conditions, have been identified by staff. The project includes construction of 12 dwelling units.

5. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

A. The project is consistent with all applicable R-4 District standards and qualifies for waivers of the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;

B. The project follows a trend of increasing density in the neighborhood, including the recently-constructed, five-story, mixed-use building at 2029 Blake Street, the approved use permit for a six-story, community care facility for seniors at 2000 Dwight Way, and the approved use permit for a seven-story, multi-family building at 2015 Blake. The proposed project will provide new housing in a location with easy access to public transit and nearby commercial services and stores, and will fulfill the purpose of the R-4 Multi-Family Residential District by providing high-density residential development with sufficient usable open space at a convenient location for desirable services.

C. Shadow impact on adjacent dwellings to the west, east, and northeast will result from the new building, especially from the additional height above the district limits, which will cast shadows in the affected directions further than if the project were limited to the base district height standards. However, the shadow impacts on any one adjacent property will occur during limited hours and times of the year. Furthermore, shadow impacts on adjacent dwellings are difficult to avoid given the lot widths, height and building-to-building separations permitted in the R-4 district. Therefore, the shadow impacts are found to be reasonable and non-detrimental.

D. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

IV. 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 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; 8-1/2" by 11" sheets are not acceptable.

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.

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 reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

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.

7. Permit Modifications (BMC Section 23.404.070)
No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)
The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. 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.

10. 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.

11. Posting of 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.

12. 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 Chapter 23B.60.

13. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional conditions to this Permit:

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. Final Design Review. The Project was referred by ZAB to the Design Review Committee (DRC) for design review. The applicant shall obtain approval of a Final Design Review (FDR) application by the DRC. The applicant shall present plans at FDR that incorporate visual enhancements to the east and west facades of the building, as discussed by the ZAB at the May 26th hearing.

16. 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 entered into the City's database after the building permit is issued but prior to final inspection.

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

17. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

18. Toxics. The 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. Environmental Site Assessments:
   1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
      - All new commercial, industrial and mixed use developments and all large improvement projects.
      - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
      - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
   2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
   3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
   1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
   2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors

during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.

3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:

1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. 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. 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.

D. Hazardous Materials Business Plan:

1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

Prior to Issuance of Any Building (Construction) Permit

19. Percent for Public Art: Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

20. Affordable Housing Mitigation Fee: Consistent with BMC Section 22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.

21. HVAC Noise Reduction. Prior to the issuance of building permits, 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.

22. Interior Noise Levels. Prior to issuance of a 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.

23. Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.

24. 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.

25. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).

26. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

27. 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.

During Construction:

28. 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.

29. Public Works - Implement 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's 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.

30. Construction and Demolition Diversion. Divert debris according to your 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 second page of the original 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.

31. 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%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

32. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. 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 consistent with any other requirements of the construction phase.

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. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

33. 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.

34. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

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

35. Human Remains (*Ongoing throughout demolition, grading, and/or construction*). 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.

36. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

37. 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.

38. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. 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 the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.
E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner 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 may be required by City of Berkeley Public Works Engineering Dept.
G. All private or public projects that create and/or replace 10,000 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).
H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.
I. 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.
J. 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.
K. 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.

39. Public Works. 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.

40. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

41. Public Works. 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.

42. Public Works. 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.

43. Public Works. 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.

44. Public Works. 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

45. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.

46. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **March 23, 2022**, except as modified by conditions of approval.

47. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that the physical improvements required in Section 23.334.030(C) and 23.322.090 (bike parking) have been installed. The property owner shall also provide documentation that the programmatic measures required in 23.334.030(A) and 23.334.030(B) will be implemented.

A. Consistent with Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units, such that potential renters or buyers shall have the option of renting or buying a dwelling unit at a price lower than would be the case if there were a single price for both the dwelling unit and the parking space(s).

B. Consistent with Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all employees.

1. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.
2. Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass.

C. Consistent with Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

Property owners may be required to pay administrative fees associated with compliance with this Condition.

BELOW MARKET RATE UNITS

48. Number of Below Market Rate Units. The project shall provide **two Low-Income**, below market rate rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.

49. Regulatory Agreement. Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low-income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged for comparable units in the development. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.

50. In addition, the following provisions shall apply:

A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).

B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.

C. BMR units will be provided for the life of the project under Section 22.20.065.

51. Determination of Area Median Income (AMI)

- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.
- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	**AMI Standard**
Studio unit	AMI for a one-person household
One-bedroom unit	AMI for a two-person household
Two-bedroom unit	AMI for a three-person household
Three-bedroom unit	AMI for a four-person household

52. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.

At All Times:

53. Transportation Demand Management Compliance. The property owner shall submit to the Planning Department periodic TDM Compliance Reports in accordance with Administrative Regulations, subject to the review and oversight of the Zoning Officer. Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).

54. Exterior Lighting. 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.

55. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.

56. 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.

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

58. 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 project planner shall notify the Finance Department, Customer Service

Center, to 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, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.

59. 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.

60. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

May 26, 2022

SIGNATURE DATE

* Findings and Conditions Attached

2018 BLAKE STREET

2018 BLAKE STREET, BERKELEY, CA 94704

PROJECT TEAM

OWNERS
2018 BLAKE STREET LLC
2905 S Vermont ave suite 204
Los Angeles CA 90007
424-644-5703
yuhui.li@tripalink.com

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HUAN FANG
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SURVEYOR
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2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
510-887-4086

3

LANDSCAPE ARCHITECT
RW STOVER AND ASSOCIATES, INC.
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596

TRAFFIC CONSULTANT
W-TRANS
7901 OAKPORT STREET, SUITE 1500
OAKLAND, CA 94621
510-444-2600

DRAWING LIST INDEX

ARCHITECTURAL
A0.1 TITLE SHEET
A0.2 NOTES & LEGEND
A0.3 DENSITY BONUS STATEMENT
A0.4 SITE PHOTOGRAPHS & VICINITY MAP
A0.5 CALGREEN CHECKLIST
A0.6 CALGREEN CHECKLIST
A0.7 CONSTRUCTION BMPS
A0.8 BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST
A0.9 SITE PHOTOS

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 LANDSCAPE AREA DIAGRAM
A1.4 SHADOW STUDIES

A2.1 GROUND FLOOR PLAN
A2.2 LEVEL 2-6 FLOOR PLAN & ROOF PLAN

A3.1 PROPOSED BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 STREET ELEVATION

A4.1 BUILDING SECTIONS

SURVEY
SU1 TOPOGRAPHIC SURVEY

3

LANDSCAPE
L1.1 PRELIMINARY LANDSCAPE PLAN
L1.2 PLANT LIST, IMAGES AND WELO
L1.3 PRELIMINARY IRRIGATION PLAN
L1.4 IRRIGATION NOTES AND DETAILS

TRAFFIC STUDY
Draft Focused Traffic Study for the
2018 Blake Street Project_2021-08-31.pdf

PROJECT SCOPE

THE SCOPE OF WORK UNDER THIS PERMIT:
PROPOSED HOUSING DEVELOPMENT PROJECT TO REPLACE THE EXISTING BURNED DOWN STRUCTURE WITH A SIX (6) STORIES, IN TOTAL OF TWELVE (12) UNITS RESIDENTIAL BUILDING, INCLUDING AFFORDABLE HOUSING UNITS AND STATE DENSITY BONUS UNITS.

APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD & COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES & STANDARDS LISTED BELOW & ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE (CFC)
BERKELEY MUNICIPAL CODE (BMC)

PROJECT DATA

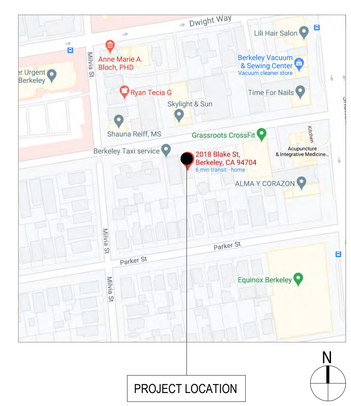
LEGAL
LOCATION: 2018 BLAKE STREET, BERKELEY, CA 94704
APN: 055182102100
ZONING: R-4
GENERAL PLAN AREA: HDR
FIRE ZONE: 1
FLOOD ZONE: NO

OCCUPANCY GROUP
R-2, MULTI-RESIDENTIAL

CONSTRUCTION TYPE
TBD

ACCESSIBILITY:
THIS IS A MULTI-LEVEL, ELEVATOR BUILDING.
IT IS FULL COMPLIANCE WITH CBC SECTION 11-B, ACCESSIBLE IN ALL COMMON AREA ACCESSED BY THE ELEVATOR AND ACCESSIBLE ADAPTABLE IN PRIVATE DWELLING UNITS ON ACCESSIBLE FLOORS

SITE LOCATION MAP



FIFTHARCH

LICENSED ARCHITECT
Peter Stone
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

TITLE SHEET

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A0.1

GENERAL NOTES & CONDITIONS

1. NOTIFY ARCHITECT PROMPTLY IF ANY CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.

2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION/ CONSTRUCTION.

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DOCUMENTS, INCLUDING DISCREPANCIES BETWEEN ENGINEERING DOCUMENTS AND CONSTRUCTION DOCUMENTS.

4. PROVISIONS SHALL BE MADE FOR THE UNDERGROUNDING OF ALL UTILITIES SERVING THE PROPERTY, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, AND CABLE TELEVISION, BY THE INSTALLATION OF APPROPRIATELY SIZED UNDERGROUND CONDUITS EXTENDING FROM THE STREET PROPERTY, AS PER BBC 705A.1.

5. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT WWW.CABMPHANDBOOKS.COM.

6. APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTY OR PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. IT SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS WHICH ARE PRIVATELY OWNED. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PERMITTEE SHALL NOTIFY PROPERTY OWNER OF INTENTIONS 72 HRS PRIOR TO ENTERING THE PROPERTY.

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.

3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.

5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."

6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

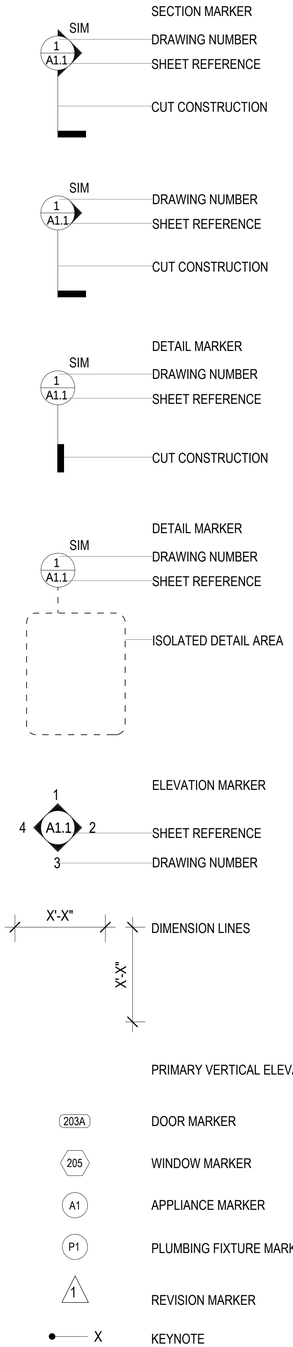
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
- STRUCTURAL OR DIMENSIONAL GRID LINES
- CENTERLINE OF STEEL
- CENTERLINE OF DOOR, WINDOW, OR CASED OPENING

8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	Acoustical Ceiling Tile	ID	Inside Diameter	SC	South
BLDG	Building	INCL	Include(ed), (ing)	SCH	Solid Core, Sealed Concrete
BLKG	Blocking	INSUL	Insulation	SE	Schedule
BOS	Bottom of Steel	INT	Interior	SECT	Southeast
BOT	Bottom	INV	Invert	SHT	Section
BRG	Bearing	JAN	Janitor	SHTG	Sheet
CAB	Cabinet	JT	Joint	SIM	Sheathing
CG	Corner Guard	KIT	Kitchen/Kitchenette	SPEC(S)	Similar
CJ	Control/Construction Joint	KO	Knockout	SPKLR	Specification(s)
CL	Centerline	LAV	Lavatory	SQ	Sprinlker
CEIL	Ceiling	LH	Left Hand	SS	Square
CLR	Clear/Clearance	MANF	Manufacture(r)	STD	Stainless Steel
CMU	Concrete Masonry Unit	MATL	Material(s)	STL	Standard
COL	Column	MAX	Maximum	STOR	Steel
CONC	Concrete	MECH	Mechanical	STRUCT	Storage
CONST	Construction	MED	Medium	SURF	Structural
CONT	Continuous	MEMBR	Membrane	SUSP	Surface
COORD	Coordinate/Coordination	MEZZ	Mezzanine	SW	Suspend(ed)
CPT	Carpet	MTL	Metal	SYS	Southwest
CSWK	Casework	MIN	Minimum	T&GT	System(s)
CP	Centerpoint	MIR	Mirror(ed)	TI	Tongue and Groove
CT	Ceramic Tile	MISC	Miscellaneous	TAN	Tread, Thermostat
DEMO	Demolition	MO	Masonry Opening	TBD	Tenant Improvement(s)
DF	Drinking Fountain	MTD	Mounted	TEL	Tangent
DIA	Diameter	MULL	Mullion	TEMP	To Be Determined
DIAG	Diagonal	N	North	THRU	Telephone
DIM	Dimension	NE	Northeast	TOB	Temperature/Temporary
DISP	Dispenser	NIC	Not in Contract	TOC	Through
DN	Down	NO,#	Number	TOF	Top of Beam
DR	Door	NOM	Nominal	TOFW	Top of Curb/Coping/Concrete
DTL	Detail	NTS	Not to Scale	TOP	Tof of Floor
DWG(S)	Drawing/Drawings	NW	Northwest	TOS	Top of Foundation Wall
E	East	OC	On Center(s)	TOW	Top of Parapet
EXIST	Existing	OD	Outside Diameter	TP	Top of Steel
EIFS	Exterior Insulation & Finish System	OF/CI	Owner Furnished/ Contractor Installed	TYP	Top of Wall
EL	Elevation	OF/OI	Owner Furnished/ Owner Installed	UNFIN	Toilet Partition
ELEC	Electric/Electrical	OFRD	Overflow Roof Drain	UNO	Typical
ELEV	Elevator	OFS	Overflow Scupper	V	Unfinished
EPDM	Elastomeric Membrane	OH	Overhead	VB	Unless Noted Otherwise
EQ	Equal	OPNG	Opening	VCT	Vinyl
EQUIP	Equipment	OPP	Opposite	VERT	Vinyl Base
EXP	Exposed/Expansion	PERM	Permanent	VEST	Vinyl Composition Tile
EJ	Expansion Joint	PERP	Perpendicular	VIF	Vertical
EXT	Exterior	PL	Plate	VNR	Vestibule
FAST	Fasten/Fastener	PLYWD	Plywood	VT	Verify in Field
FD	Floor Drain	PNL	Panel	VWC	Veneer
FE	Fire Extinguisher	PR	Pair	W/	Vinyl Tile
FEC	Fire Extinguisher Cabinet	PREFAB	Prefabricate(d)	W/O	Vinyl Wall Covering
FF	Finish Floor	PREFIN	Prefinish(ed)	W	With
FIN	Finish	PRKG	Parking	WC	Without
FIXT	Fixture	PROP	Property	WD	West
FL/FLR	Floor	PT	Paint(ed)	WDW	Water Closet
FOS	Face of Stud	QT	Quarry Tile	WH	Wood
FR	Frame(s), (ing)	QTY	Quantity	WFF	Window
FRP	Fiber Reinforced Polyester	R	Riser		Wall Hung
FTG	Footing	RAD/(R)	Radius(ed)		Welded Wire Fabric
FUR	Furr(ed), (ing)	RB	Rubber		
GA	Guage	RCP	Reflected Ceiling Plan		
GALV	Galvanized	RD	Roof Drain		
GBB	Gypsum Backing Board	REC	Recessed		
GC	General Contractor	RECPT	Receptical		
GEN	General	REF	Reference/Refrigerator		
GFRC	Glass Fiber Reinforced Concrete	REINF	Reinforce(d), (ing)		
GL	Glass/Glazing	REQD	Required		
GWB	Gypsum Wallboard	REV	Reverse		
GYP	Gypsum	RH	Right Hand		
HB	Hose Bibb	RM	Room		
HC	Hollow Core, Hose Cabinet	RO	Rough Opening		
HM	Hollow Metal	RT	Resilient Tile		
HOR	Horizontal	RVS	Roof Vent		
HT	Height				
HTG	Heating				
HVAC	Heating/Ventilation/AC				
HDW	Hardwood				

PROJECT SYMBOLS



PROJECT NOTES & CONDITIONS

NATURAL GAS PROHIBITION, BERKELEY ENERGY & GREEN CODE
THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.

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

SB 407
NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES PER SB 407.

CONSTRUCTION HOURS
WEEKDAYS: 7:00AM - 7:00PM
SATURDAYS: 9:00AM - 6:00PM
SUNDAYS AND HOLIDAYS: 10:00AM - 6:00PM

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00PM.

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
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NOTES & LEGEND

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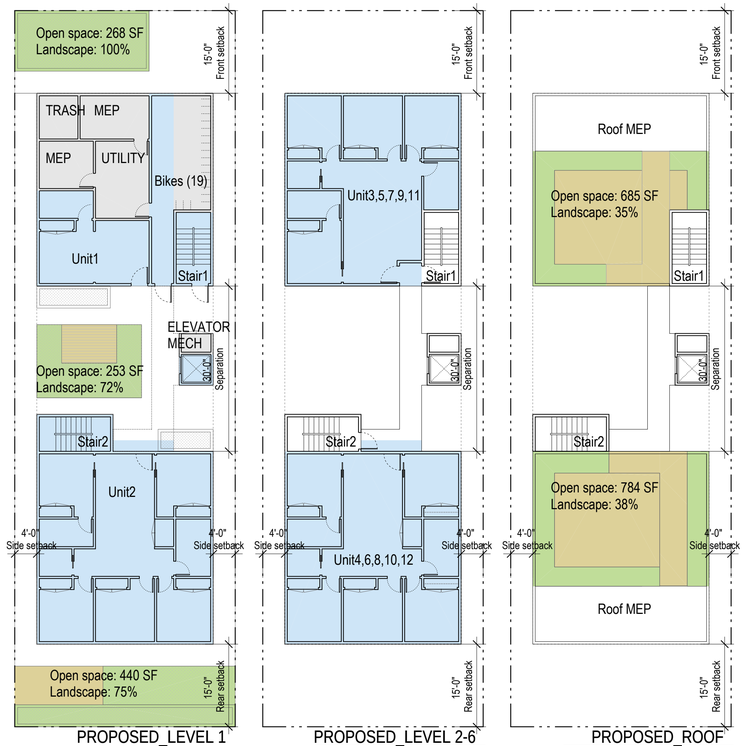


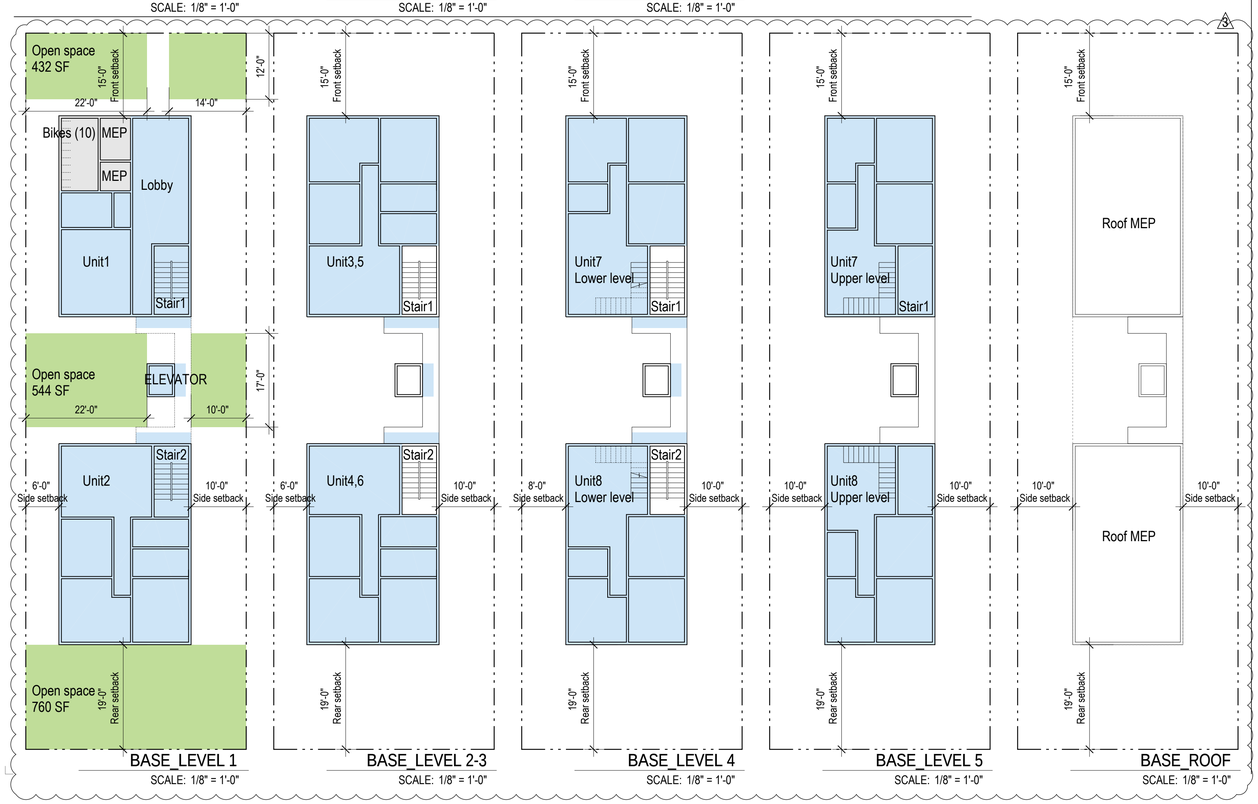
PROPOSED_LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED_LEVEL 2-6
SCALE: 1/8" = 1'-0"

PROPOSED_ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- RESIDENTIAL FLOOR AREA
- MEP/UTILITY



BASE_LEVEL 1
SCALE: 1/8" = 1'-0"

BASE_LEVEL 2-3
SCALE: 1/8" = 1'-0"

BASE_LEVEL 4
SCALE: 1/8" = 1'-0"

BASE_LEVEL 5
SCALE: 1/8" = 1'-0"

BASE_ROOF
SCALE: 1/8" = 1'-0"

HEIGHT & STORIES

	MAXIMUM	BASE	PROPOSED W/ DB
STORIES (NUMBER)	3		
STORIES W/ USE PERMIT (NUMBER)	6	5	6
MAX. HEIGHT (FT.)	35		
MAX. HEIGHT W/ USE PERMIT (FT.)	65	51	61

FRONT SETBACK (BLAKE ST.)

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	15	15
Level 2	15	15	15
Level 3	15	15	15
Level 4	15	15	15
Level 5	15	15	15
Level 6	15		15

SIDE SETBACK

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	4	6	4
Level 2	4	6	4
Level 3	6	6	4
Level 4	8	8	4
Level 5	10	10	4
Level 6	12		4

REAR SETBACK

	REQUIRED MIN. FT	BASE	PROPOSED W/ DB
Level 1	15	19	15
Level 2	15	19	15
Level 3	15	19	15
Level 4	17	19	15
Level 5	19	19	15
Level 6	21		15

LOT COVERAGE

	REQUIRED MAX. %	BASE	PROPOSED W/ DB
Level 1	45%	35%	49%
Level 2	45%	35%	49%
Level 3	40%	35%	49%
Level 4	35%	35%	49%
Level 5	35%	35%	49%
Level 6	35%		49%

OPEN SPACE

	REQUIRED	BASE	PROPOSED W/ DB
Level 1	200 SF/UNIT	1,736	961
Roof Top		0	1,469
Total Open Space		1,736	2,430

BICYCLE PARKING

	REQUIRED	BASE	PROPOSED W/ DB
Total Bedrooms		26	51
Long Term Bicycle Parking	1 Space / 3 Bedrooms	9	17
Short Term Bicycle Parking	2, or 1 space / 40 Bedrooms	1	2
Total Bicycle Parking		10	19

GROSS FLOOR AREA_BASE CASE

	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	96.9	79.9	1,657.1	2
Level 2			1,631.3	2
Level 3			1,631.3	2
Level 4			1,485.3	2
Level 5			1,460.0	0
Total Residential Floor Area			7,865.0	
Total Floor Area			8,041.8	
Total Unit Count				8

GROSS FLOOR AREA_ PROPOSED W/ DB

	BICYCLE PARKING	MECH/UTILITY	RESIDENTIAL	UNIT COUNT
Level 1	155.0	438.6	1,819.2	2
Level 2			2,162.9	2
Level 3			2,162.9	2
Level 4			2,162.9	2
Level 5			2,162.9	2
Level 6			2,162.9	2
Total Residential Floor Area			12,633.7	
Total Floor Area			13,227.3	
Total Unit Count				12

BASE DENSITY

LOT SIZE SQ. FT.	5,189.0	
BASE UNITS	8	
INCLUSIONARY HOUSING REQUIREMENTS		
PERCENT REQ'D. TO BE AFFORDABLE	20%	PER 23C.12.030
NUM OF AFFORDABLE UNITS CALC	1.6	
NUM OF INCLUSIONARY UNITS (round up)	2	

DENSITY BONUS OUTCOME

BASE UNITS	8
CITY REQ'D. AFFORDABLE UNITS	2
AFFORDABLE TYPE	LOW
TOTAL BONUS UNITS	4
TOTAL FINAL UNITS	12
TOTAL AFFORDABLE UNITS	2
TOTAL REGULAR UNITS	10
PROPOSED SQ. FT. / UNIT	1,052.8

STEP BY STEP CALCULATION METHOD

1.A Determine the Base Project Area		1.B Determine the Proposed Project Avg Unit		1.C Base Project Number of Units	
Level 1	1,657.1	Level 1	1,819.2		
Level 2	1,631.3	Level 2	2,162.9	1.A Base Project Residential Floor Area	7,865.0
Level 3	1,631.3	Level 3	2,162.9	1.B Proposed project Avg Unit Size	1,052.8
Level 4	1485.3	Level 4	2,162.9	1.C Base Project # of Units (Rounds Up)	8
Level 5	1460.0	Level 5	2,162.9	2.A Number of Affordable Units	2
Level 6		Level 6	2,162.9	% of Affordable Units	25%
1.A Base Project Residential Floor Area	7,865.0	Proposed Project Residential Floor Area	12,633.7	2.B % Granted of Density Bonus	50%
		Proposed Project # of Units	12	2.C # of Density Bonus Units (Rounds Up)	4
		1.B Proposed Project Avg Unit Size	1,052.8	2.D Density Bonus # of Units Proposed	4

DENSITY BONUS TABLE

BASE PROJECT	BASE # UNIS	BASE # UNITS	% BMR UNITS	# BMR UNITS	% BONUS	# DB UNITS	TOTAL UNITS
Residential Area (SF)	Avg Unit Size	Base Residential Area/Avg Units Size	BMR = low income	% BMR x Base # Units		% Bonus x Base #	Base Units + DB Units
7,865.0	1,052.8	8	25%	2	50%	4	12

WAIVERS / MODIFICATIONS
1. SIDE SETBACKS
2. REAR SETBACKS
3. LOT COVERAGE

FIFTHARCH

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Peter Sutro
C-37738
01-31-2021
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DENSITY BONUS STATEMENT

DATE: 1/15/2022
SCALE: AS NOTED
DRAWING BY: YZ
CHECKED BY: PS

A0.3

EXISTING SITE PLAN 1
SCALE: 1/30" = 1'-0"

2034 BLAKE 2030 BLAKE 2022 BLAKE 2020 BLAKE

2016 BLAKE 2006 BLAKE

2001 BLAKE 2015 BLAKE 2019 BLAKE

2023 BLAKE UNDER CONSTRUCTION 2524 SHATTUCK

2538 MILVIA 2528 MILVIA 2524 MILVIA 2520 MILVIA

2539 MILVIA

2509 MILVIA 2515 MILVIA 2519 MILVIA

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SITE PHOTOGRAPHS & VICINITY MAP

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

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1

2

3

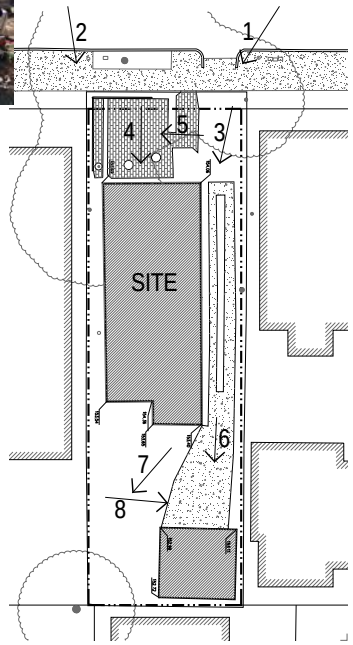
4

5

6

7

8



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SITE PHOTO

DATE: 8/11/2021
DRAWING BY: HF
SCALE:
CHECKED BY: PS

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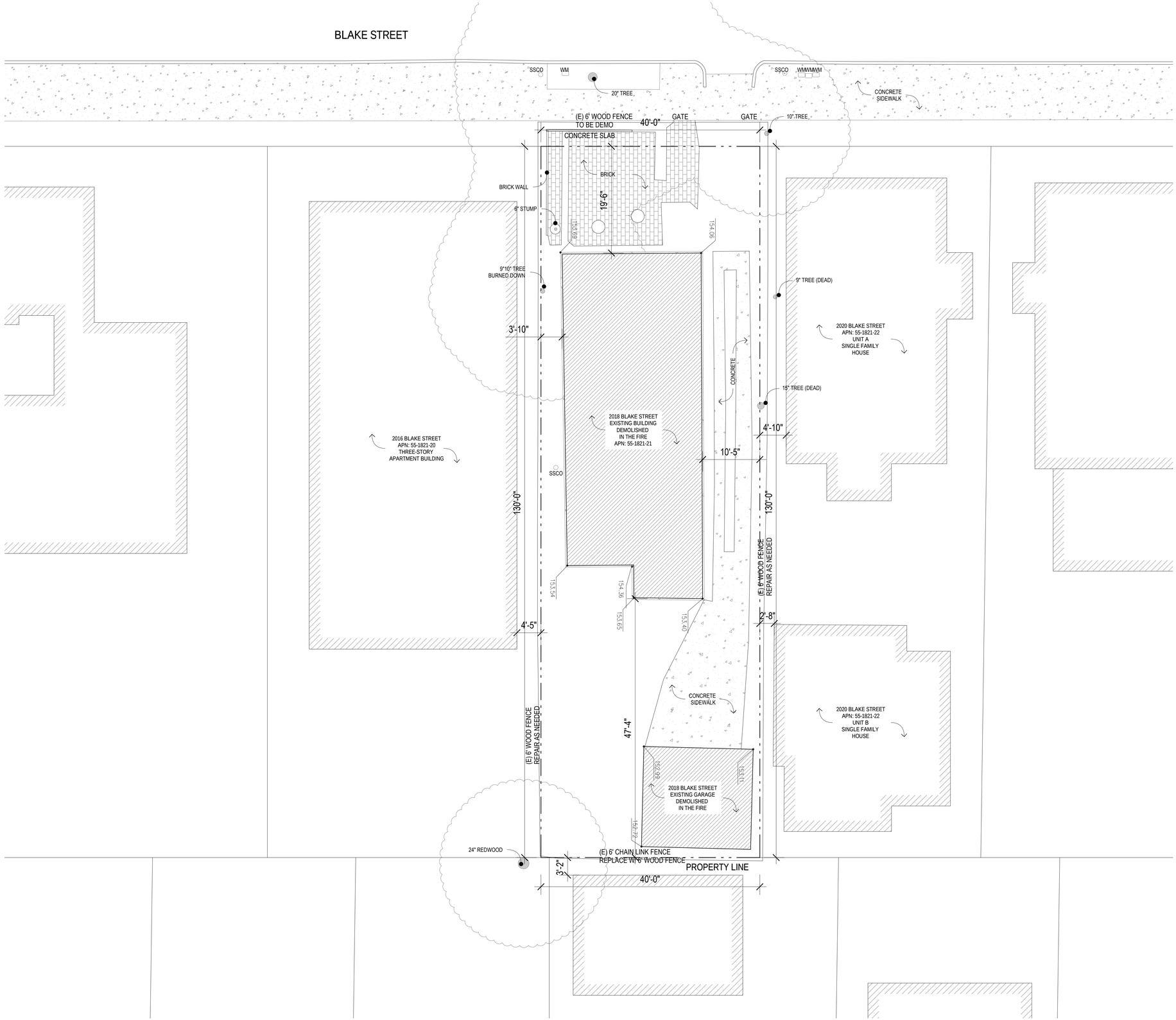

LINE TYPES:

EXISTING WALL / ELEMENT TO REMAIN

EXISTING WALL / ELEMENT TO REMOVE

EXISTING SITE PLAN 1
SCALE: 1/8" = 1'-0"

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EXISTING SITE PLAN

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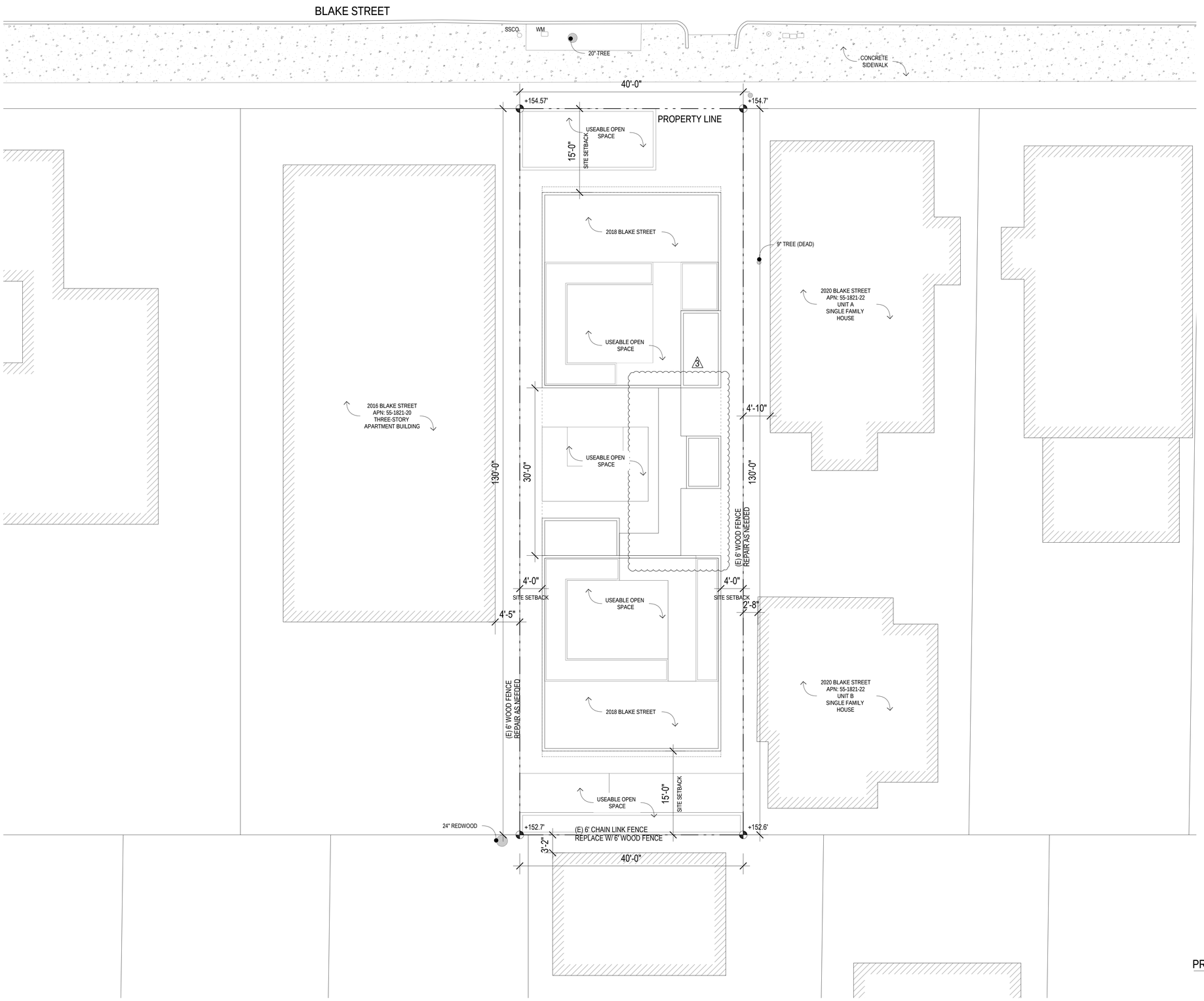

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

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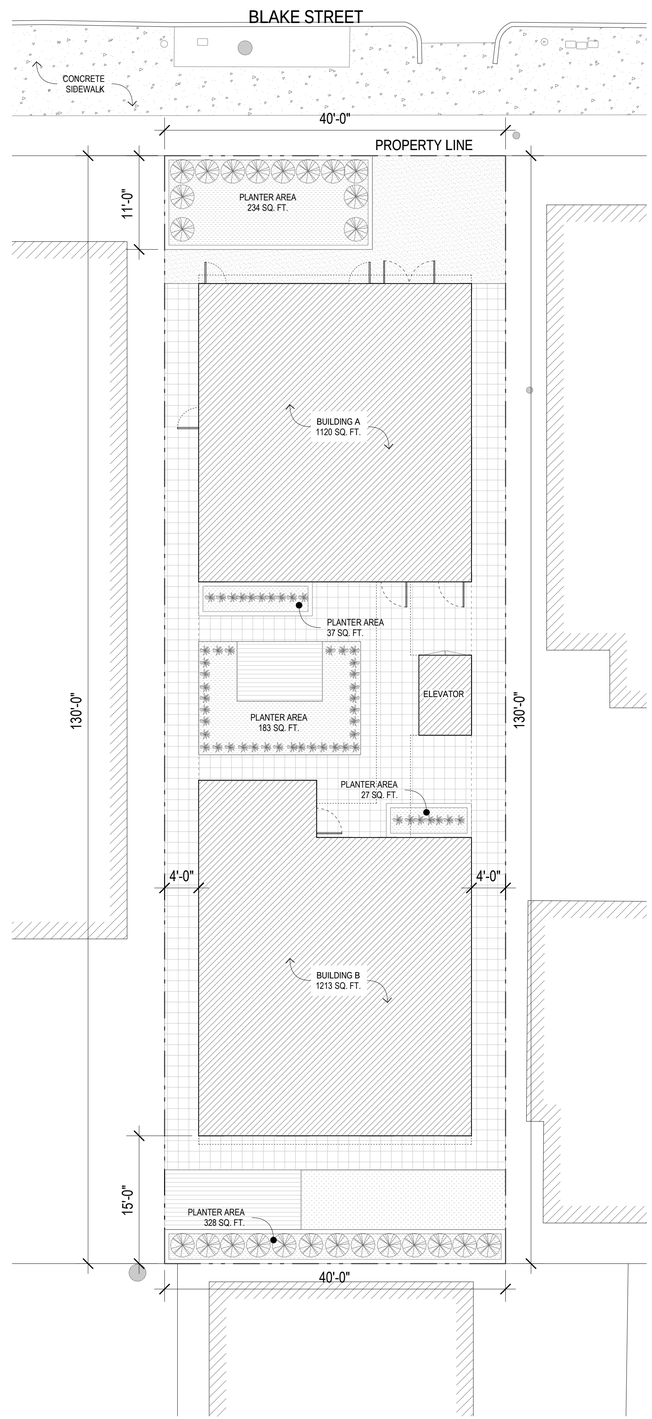
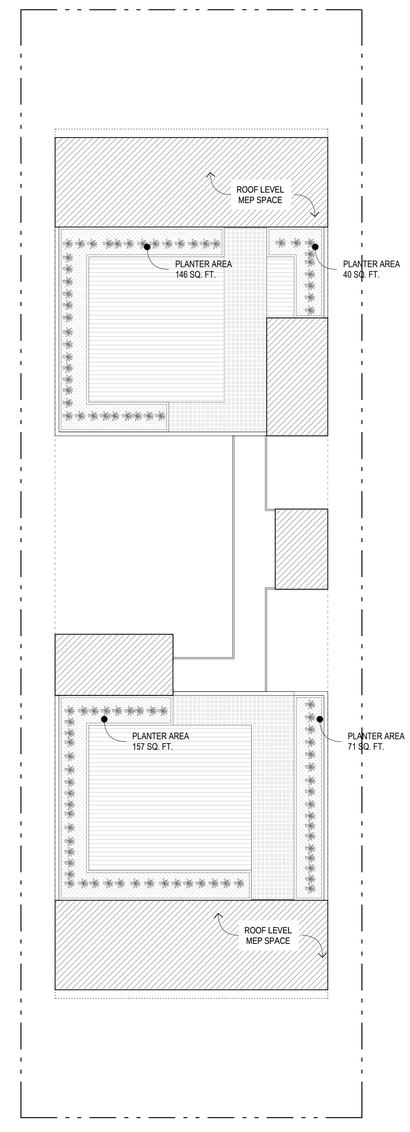
A1.2

OPEN SPACE DIAGRAM 3
SCALE: 1/8" = 1'-0"



GROUND FLOOR LANDSCAPE DIAGRAM 2
SCALE: 1/8" = 1'-0"



ROOF LANDSCAPE DIAGRAM 1
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL (N) PLANTER AREAS TO HAVE SOIL AMENDED W/ 1" COMPOST LAYER. ALL PLANTINGS ARE TO BE SUFFICIENTLY DEVELOPED AT TIME OF INSTALLATION TO ASSURE SURVIVAL AND GROWTH OF PLANTINGS.

2. ALL TREES TO HAVE SUFFICIENT CENTRAL LEADERS TO ASSURE GROWTH AND SURVIVABILITY.

3. (N) LAWNS & PLANTER BEDS SHALL BE IRIGATED W/ DRIP IRRIGATION SYSTEMS ON A DESIGN/BUILD BASIS. IRRIGATION SYSTEMS SHALL BE DESIGNED, INSTALLED AND OPERATED AT THE LOWEST PRACTICAL AMOUNT OF WATER NOT TO EXCEED 70% OF REFERENCE EVAPOTRANSPIRATIONFOR THE LANDSCAPED AREA.

4. IRRIGATION VALVES & CIRCUITS SHALL BE SEPARATED HYDROZONED BASED ON PLANT WATER REQUIREMENT (INCLUDING VARYING ROOT DEPTH), SUN EXPOSURE, TOP AND BOTTOM OF SLOPE, & IRRIGATION RATE AS APPLICABLE.

IMPERVIOUS COVERAGE CALCS:

BUILDING A:	1120 SQ. FT.
BUILDING B:	1213 SQ. FT.
ELEVATOR:	58 SQ. FT.
TOTAL:	2391 SQ. FT. (< 2500 SQ. FT.)

3

PLANTER AREA CALCS:

FRONT YARD PLANTER:	234 SQ. FT.
CENTRAL YARD PLANTER 1:	37 SQ. FT.
CENTRAL YARD PLANTER 2:	183 SQ. FT.
CENTRAL YARD PLANTER 3:	27 SQ. FT.
REAR YARD PLANTER:	328 SQ. FT.
ROOF PLANTER 1:	146 SQ. FT.
ROOF PLANTER 2:	40 SQ. FT.
ROOF PLANTER 3:	157 SQ. FT.
ROOF PLANTER 4:	71 SQ. FT.
TOTAL AREA:	1223 SQ. FT.
MIN. 3" MULCH LAYER:	37 CUBIC YARDS

OPEN SPACE LANSCAPE AREA PERCENTAGE

OPEN SPACE AREA TOTAL:	2430 SQ. FT.
LANDSCAPE AREA TOTAL:	1223 SQ. FT.
PERCENTAGE:	50.3% (> 40%)

LEGEND

- USEABLE OPEN SPACE LANDSCAPE AREA
- USEABLE OPEN SPACE: OUTDOOR ACTIVITY AREA
- COVERED SPACE

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

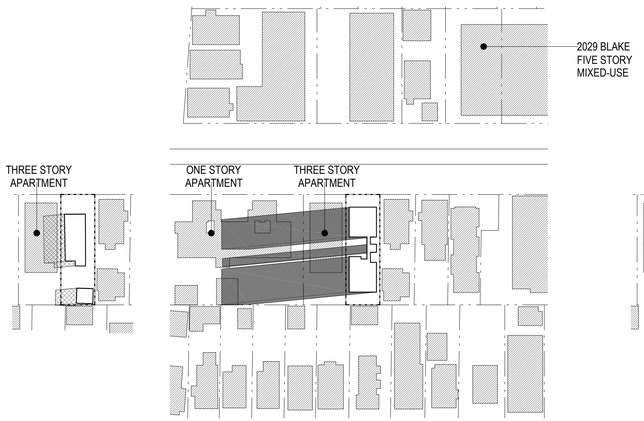
NO.	DATE	DESCRIPTION
	04/28/2021	PLANNING APPROVAL SUBMITTAL
1	07/05/2021	PLANNING APPROVAL 1ST COMMENTS
2	09/25/2021	PLANNING APPROVAL 2ND COMMENTS
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

LANDSCAPE AREA DIAGRAM

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/8"=1'-0"
CHECKED BY: PS

A1.3

JUNE

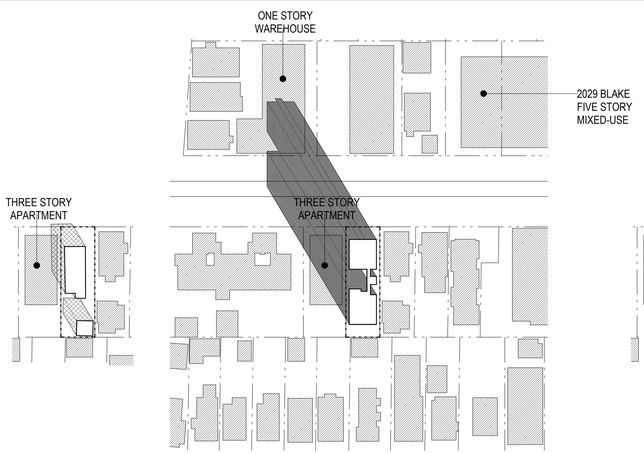


SHADOW STUDY (JUNE 8:00 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (JUNE 6:30 PM) 3
SCALE: 1/80" = 1'-0"

DECEMBER

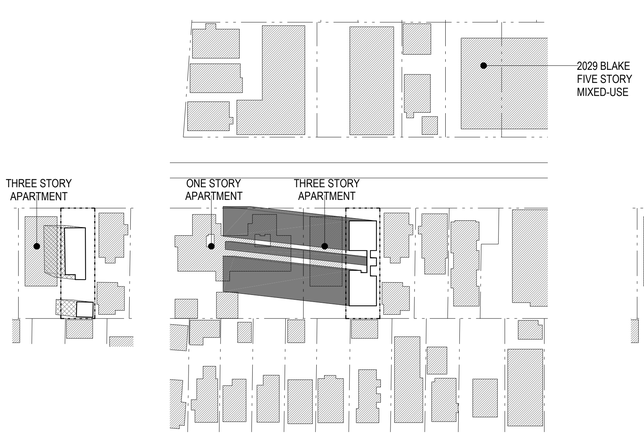


SHADOW STUDY (DEC 9:00 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (DEC NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (DEC 2:50 PM) 3
SCALE: 1/80" = 1'-0"

APRIL (SUBMITTED MONTH)



SHADOW STUDY (APR 8:45 AM) 1
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR NOON) 2
SCALE: 1/80" = 1'-0"

SHADOW STUDY (APR 5:37 PM) 3
SCALE: 1/80" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

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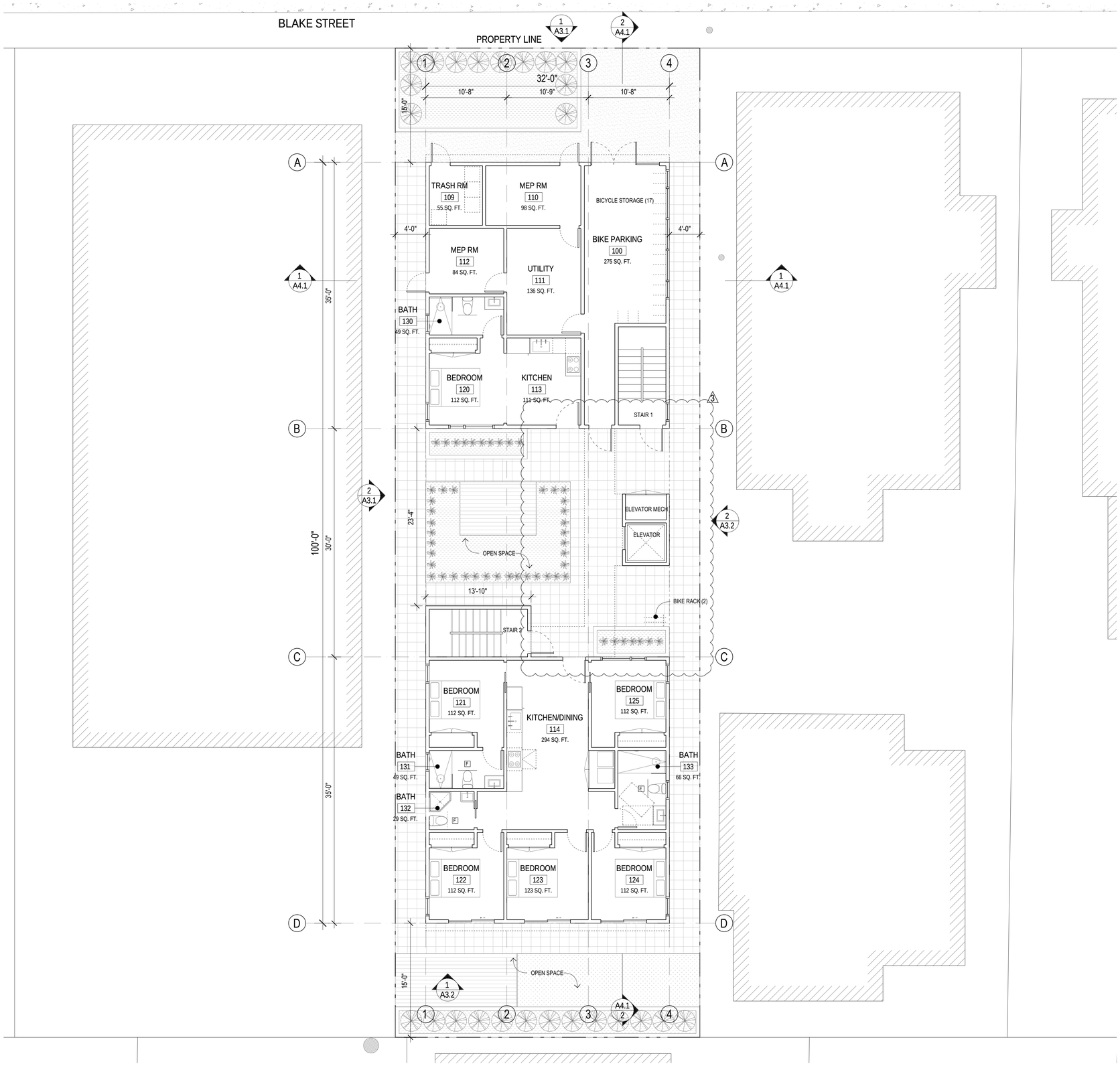
3	12/20/2021	PLANNING APPROVAL 3RD COMMENTS

SHADOW STUDIES

DATE: 3/6/2022
DRAWING BY: YZ
SCALE: 1/80"=1'-0"
CHECKED BY: PS

2
A1.4



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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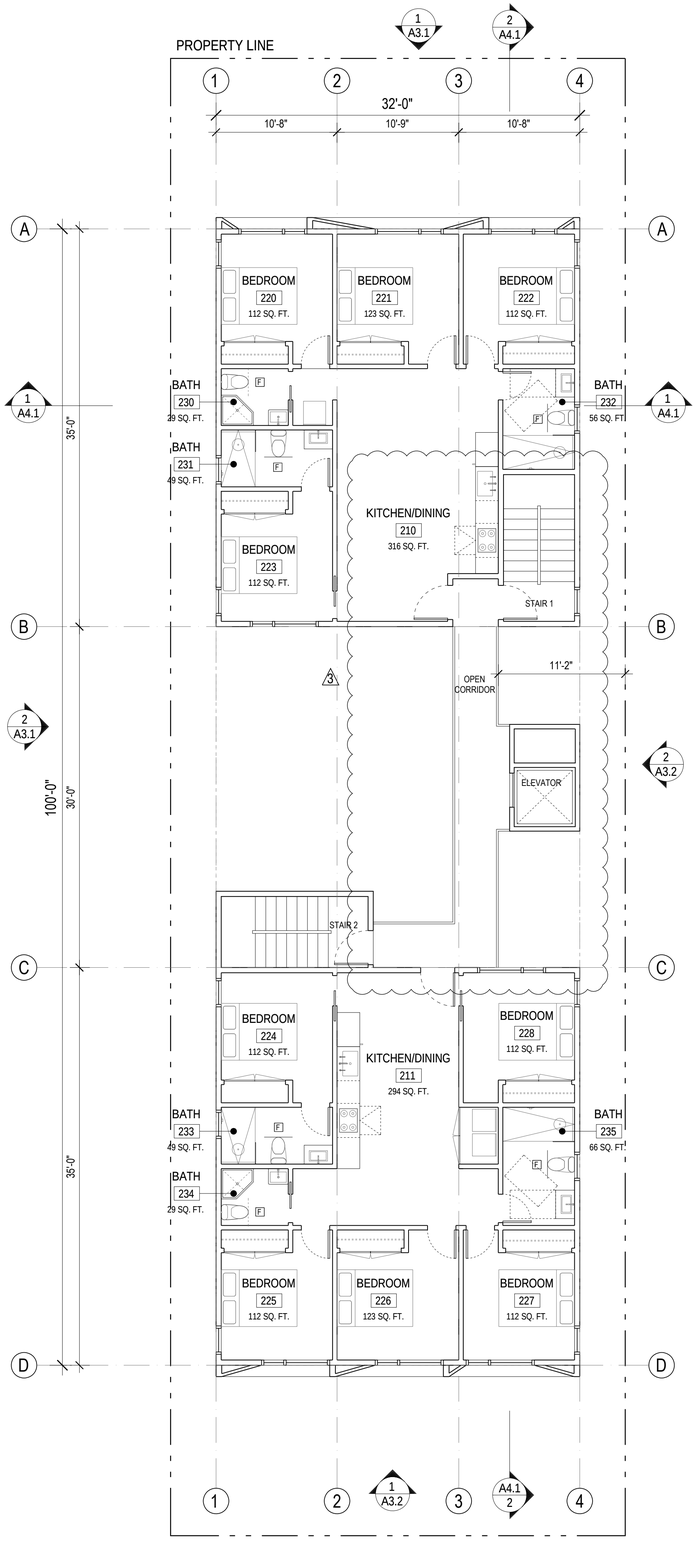
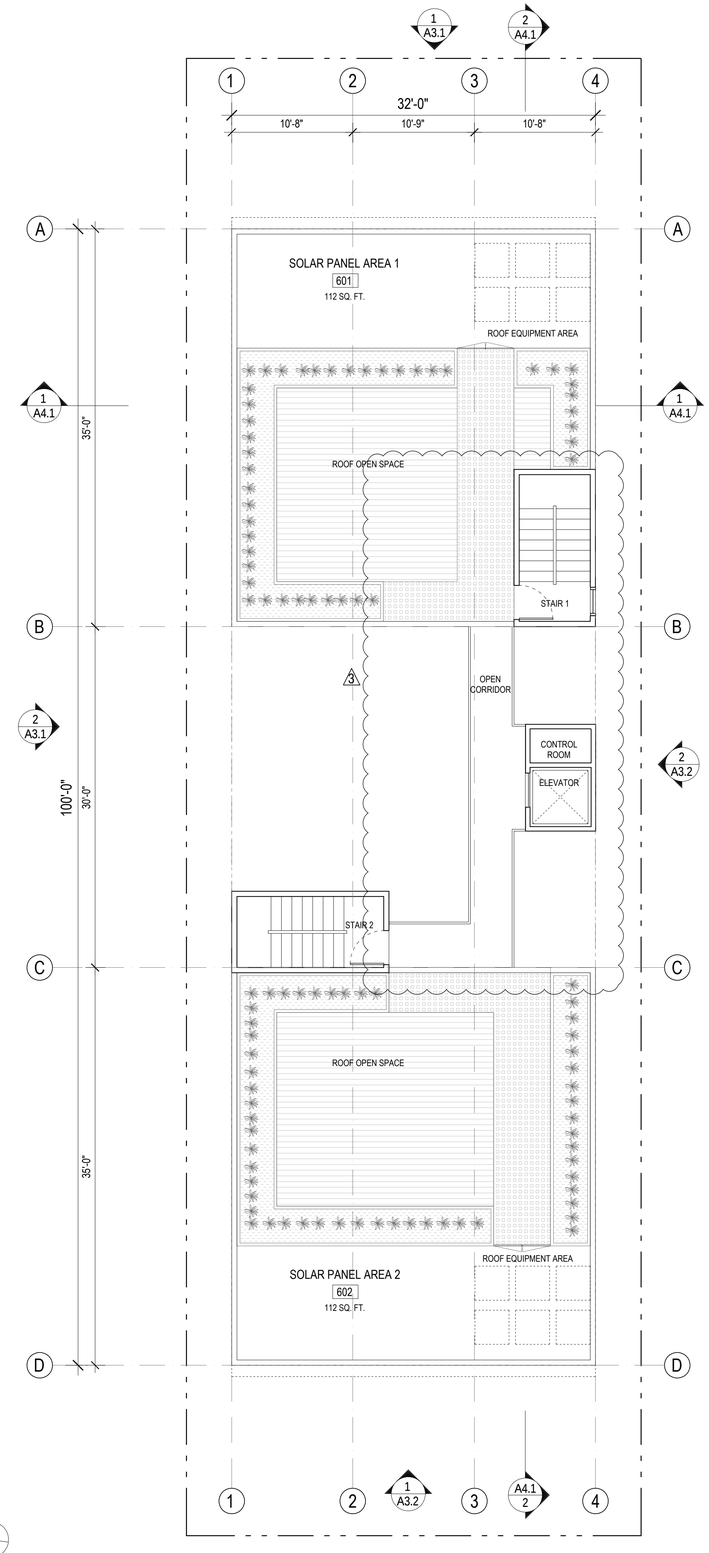
GROUND FLOOR PLAN

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: 1/4"=1'-0"
CHECKED BY: PS

A2.1



2ND - 6TH FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ROOF PLAN 2
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABV. THE FLOOR PER CRC R307.2.

LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO REMOVE
- (N) PROPOSED WALL
- (N) 1-HR PROPOSED WALL
- F FAN (PER 2013 CGC §4.506)

FIFTHARCH

LICENSED ARCHITECT Peter Sun C-37738 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
2018 BLAKE STREET
BERKELEY, CA 94704

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LEVEL 2 -6 FLOOR PLAN & ROOF PLAN

DATE: 1/15/2022 DRAWING BY: YZ
SCALE: 1/4"=1'-0" CHECKED BY: PS

A2.2

MATERIAL

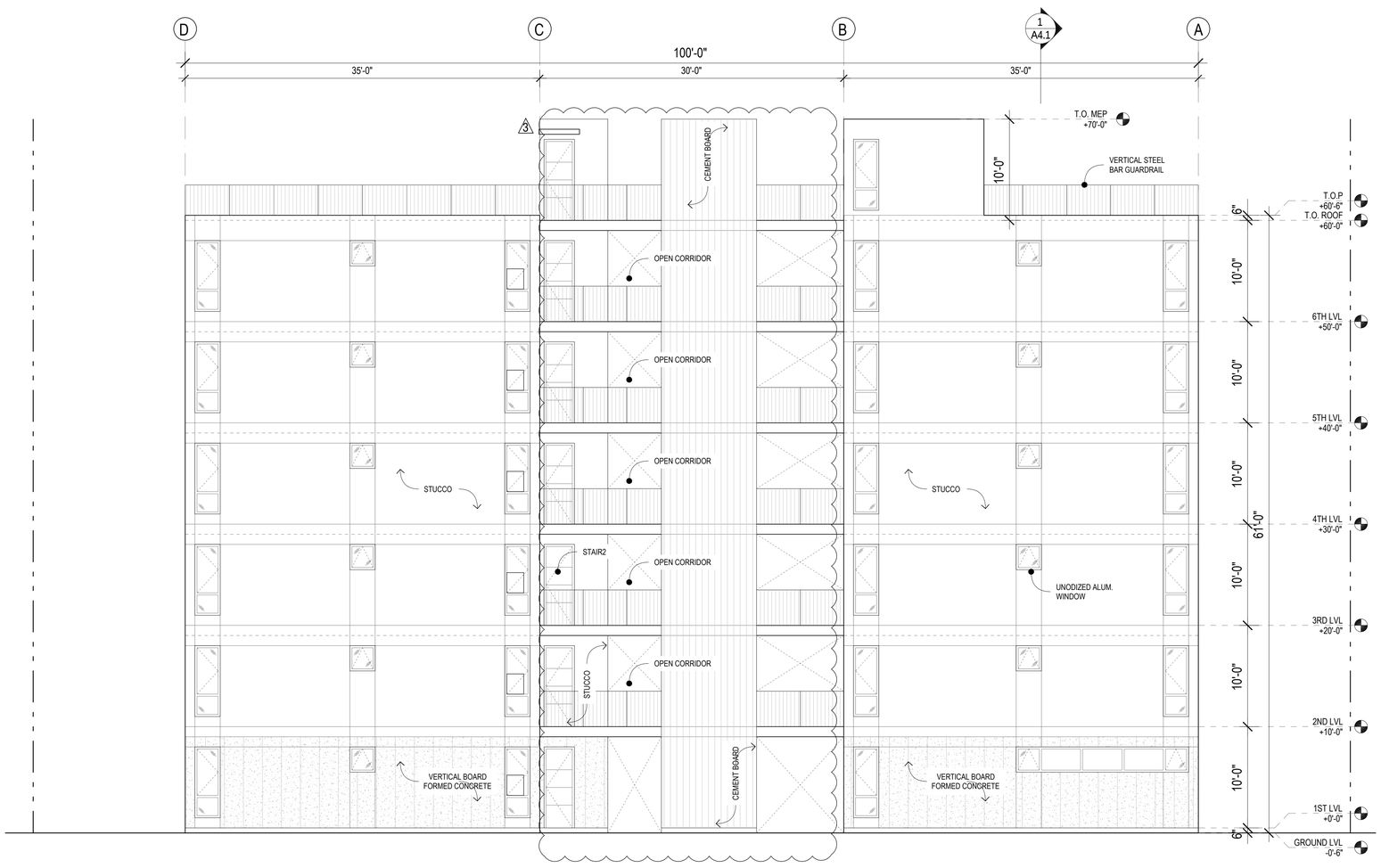
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

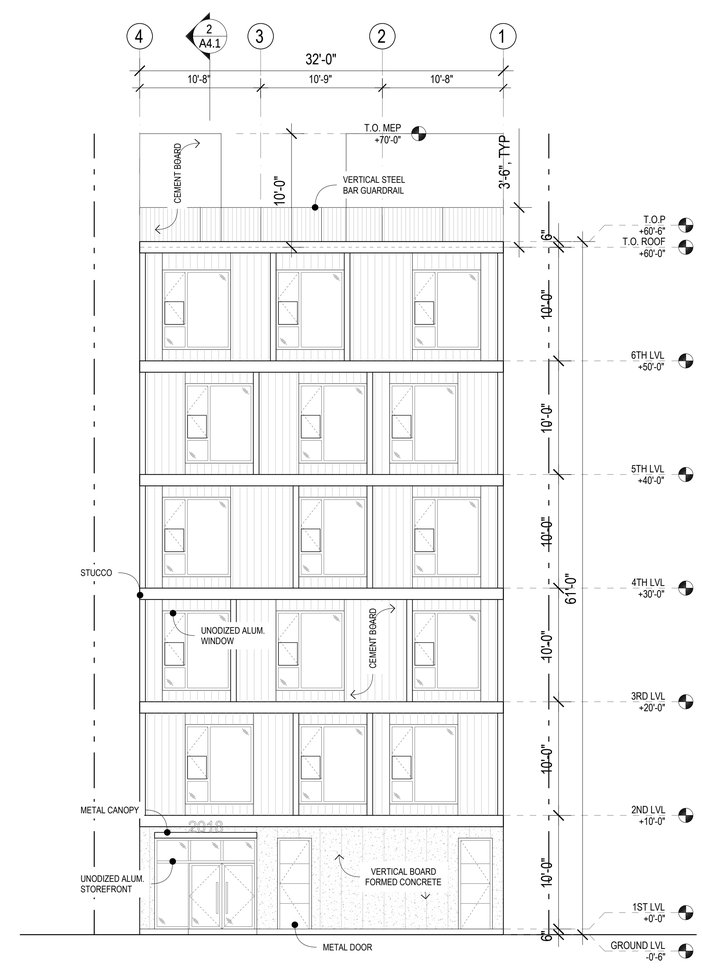
1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
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BERKELEY, CA 94704

ISSUES & REVISIONS

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PROPOSED BUILDING ELEVATIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.1

MATERIAL

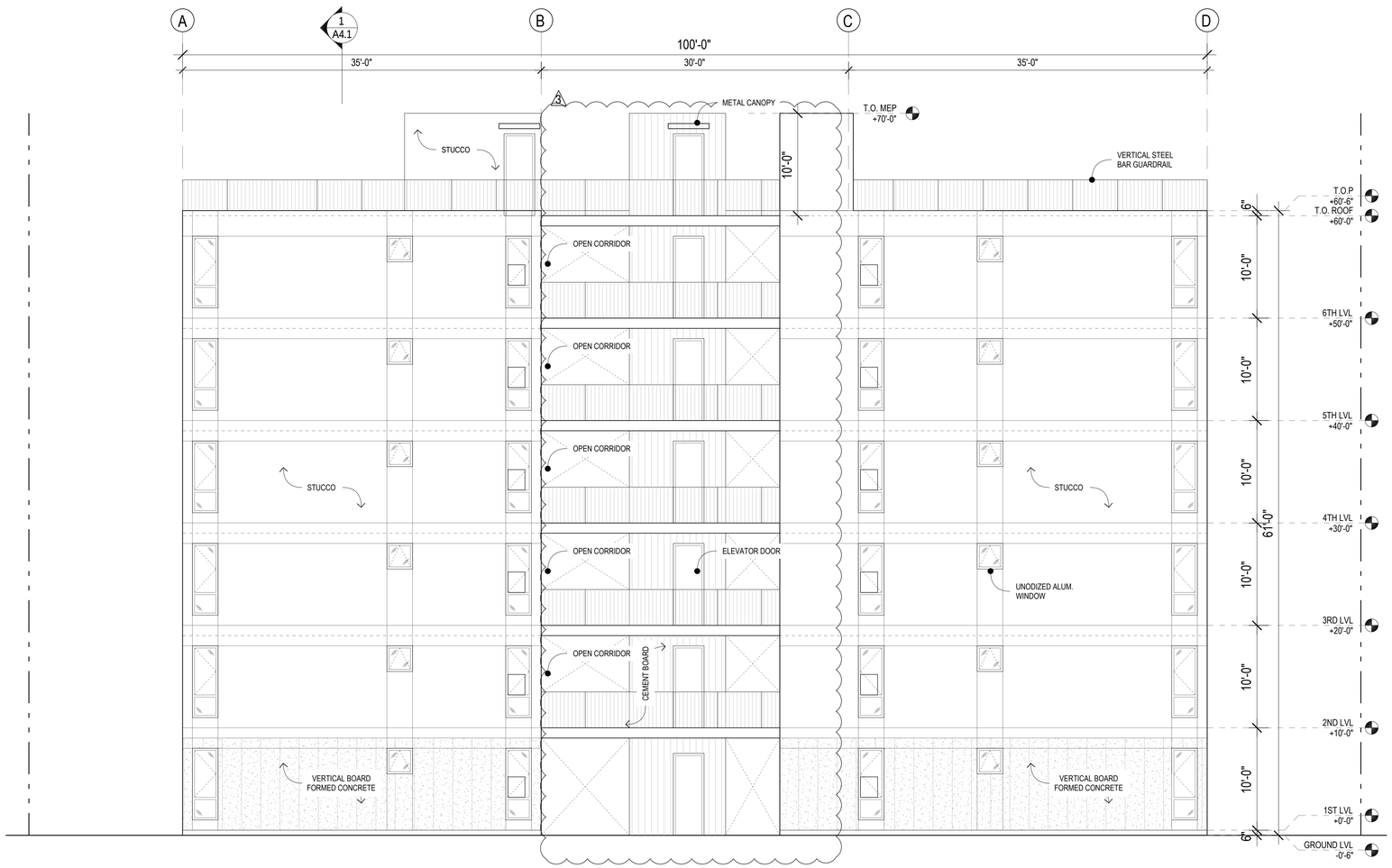
- STUCCO
- CEMENT BOARD
- VERTICAL STEEL BAR GRUARDRAIL
- VERTICAL BOARD FORMED CONCRETE

SHEET NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL BE DOUBLE PANED, INSULATED W/ MAX U-VALUES AS STATED ON THE CALIFORNIA TITLE-24 REPORT. TEMP. MFGR LABELS SHOWING NEW GLAZING U-VALUES SHALL NOT BE REMOVED UNTIL BLDG. INSPECTOR AUTHORIZES TO DO SO.

LEGEND

- EGRESS WINDOW, MAX 44" ABV. F.F., 20" MIN. CLEAR WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

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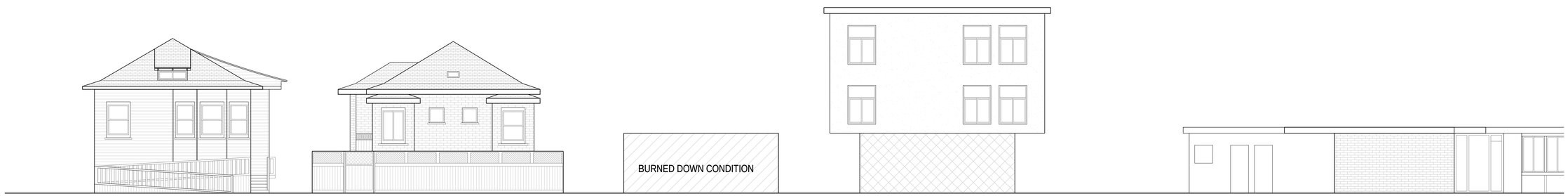
PROPOSED BUILDING ELEVATIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.2



EXISTING STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

PROPOSED STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sisson
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
2018 BLAKE STREET
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BERKELEY, CA 94704

ISSUES & REVISIONS

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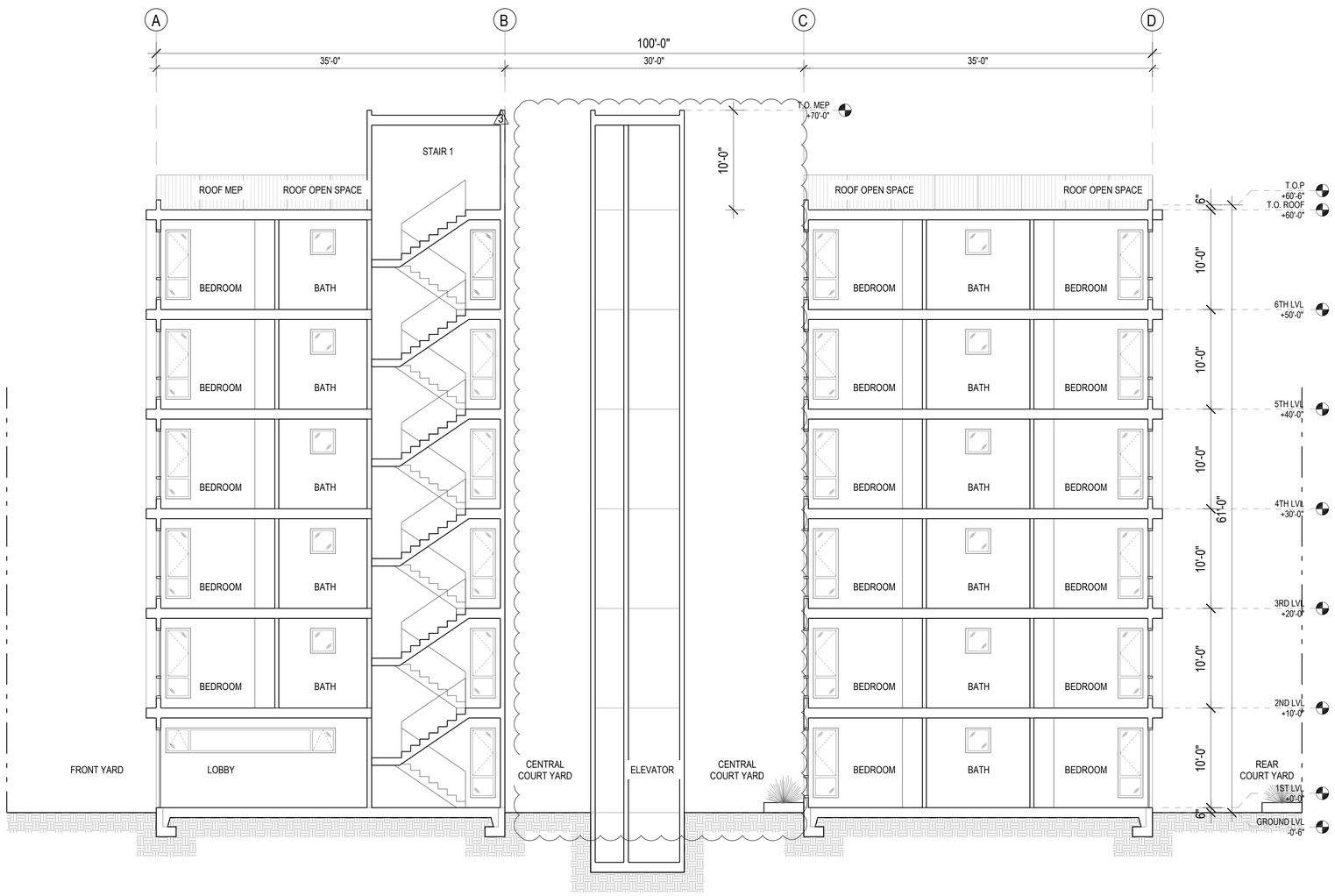
STREET ELEVATION

DATE: 11/5/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A3.3



PROPOSED LONG SECTION 2
SCALE: 1/8" = 1'-0"

PROPOSED SHORT SECTION 1
SCALE: 1/8" = 1'-0"

FIFTHARCH

LICENSED ARCHITECT
Peter Sun
C-37738
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

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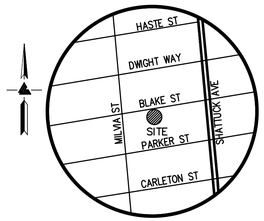
BUILDING SECTIONS

DATE: 1/15/2022
DRAWING BY: YZ
SCALE: AS NOTED
CHECKED BY: PS

A4.1



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3802-6417724, DATED AS OF OCTOBER 16, 2020 AND AMENDED NOVEMBER 02, 2020

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

THE AREA OF THE SURVEYED LOT IS 5,189± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

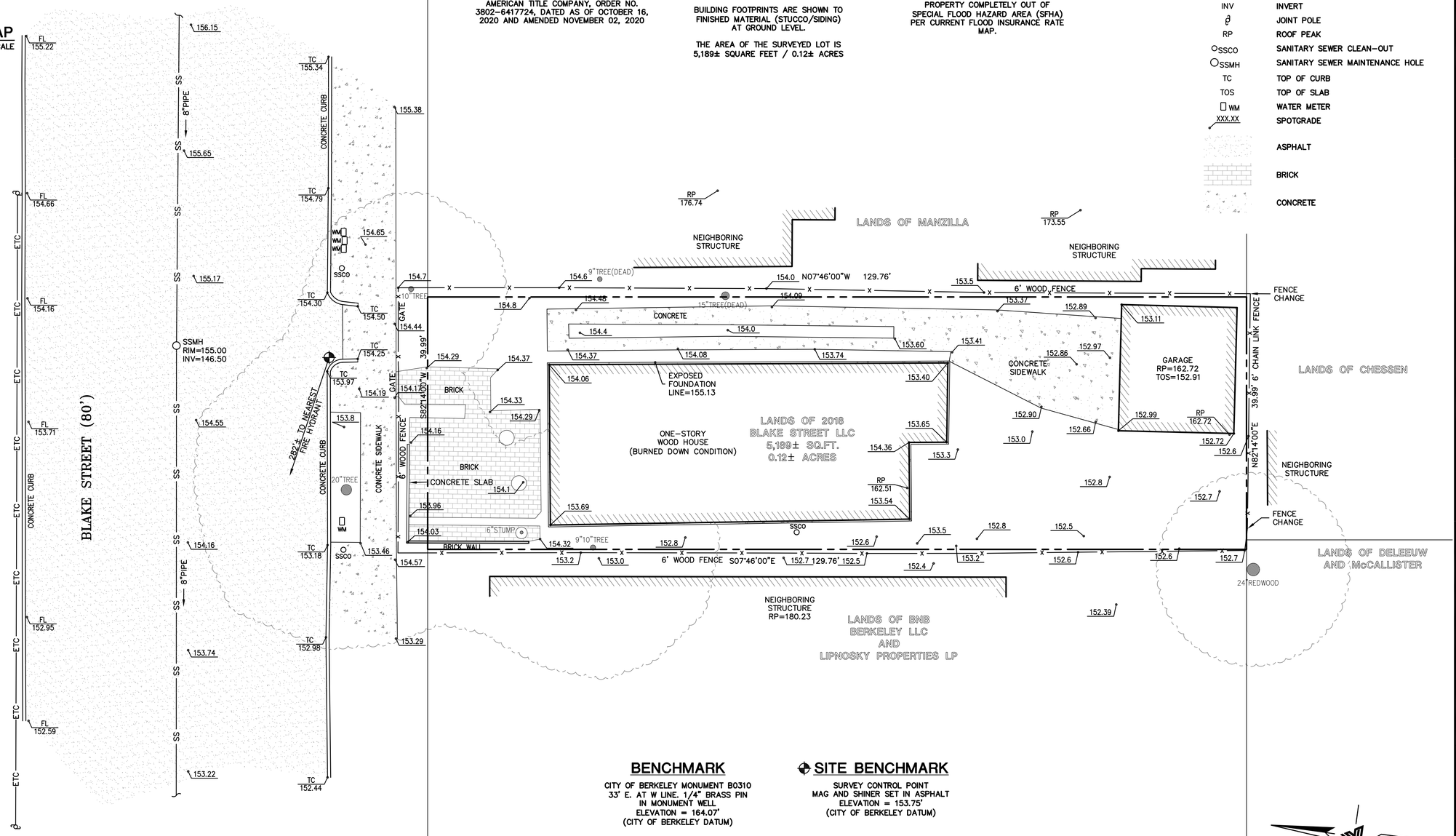
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- FL — FLOW LINE
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE



BENCHMARK

CITY OF BERKELEY MONUMENT B0310
33' E. AT W LINE, 1/4" BRASS PIN
IN MONUMENT WELL
ELEVATION = 164.07'
(CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 153.75'
(CITY OF BERKELEY DATUM)

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

2018 BLAKE STREET BERKELEY CALIFORNIA

APN: 055-1821-021-00

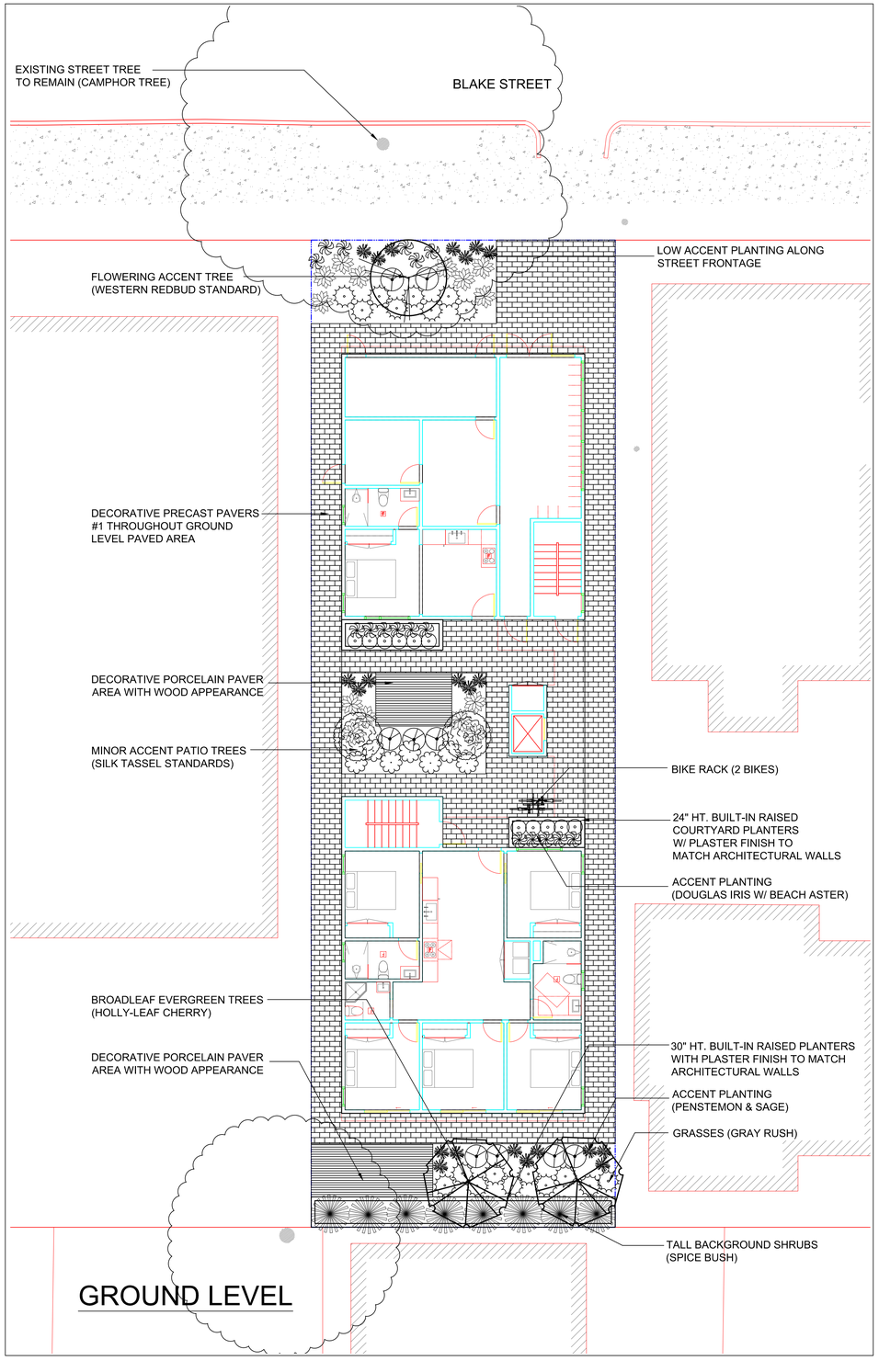
ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

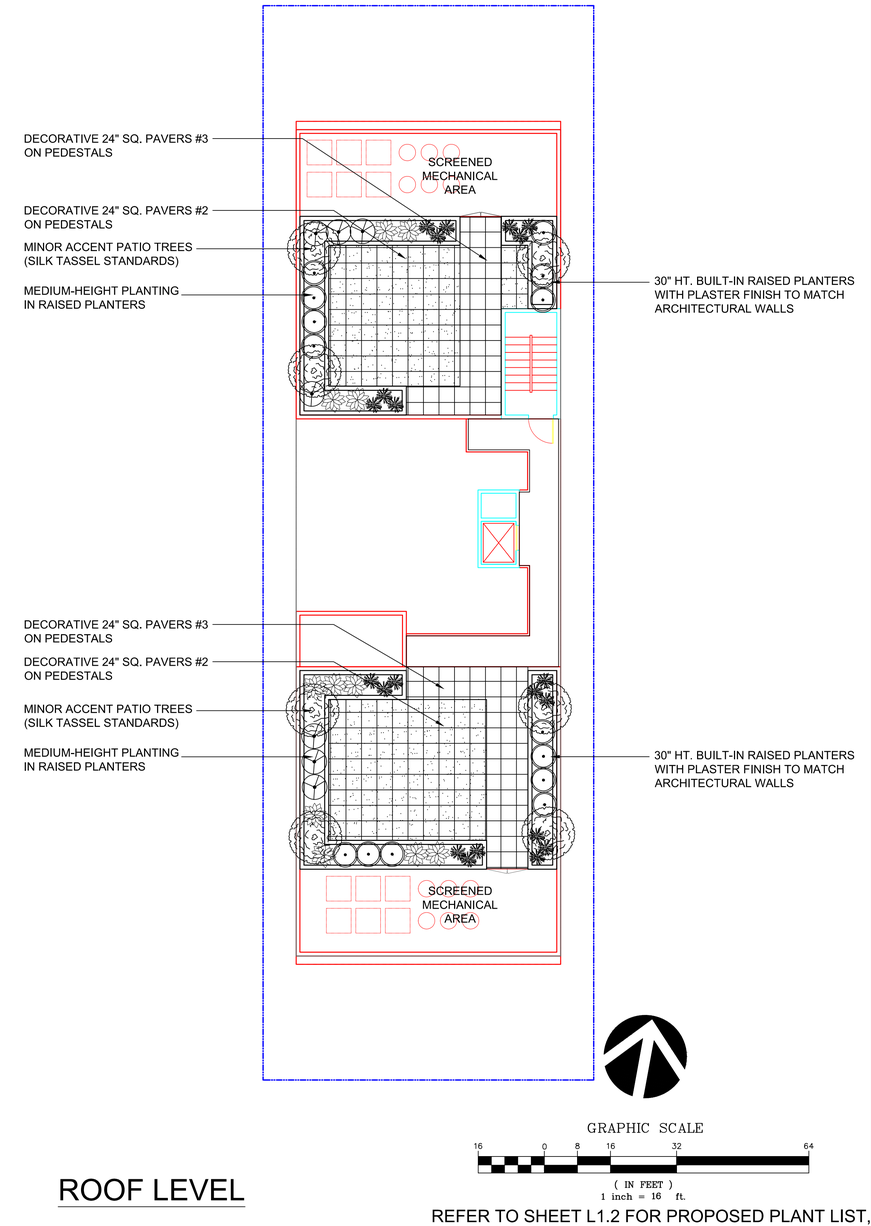
REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2210004
DATE:	4-14-21
SCALE:	1"=8'
FIELD BY:	KR
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 1 SHEETS



GROUND LEVEL



ROOF LEVEL

REFER TO SHEET L1.2 FOR PROPOSED PLANT LIST, PLANT AND AMENITY MAGES & WELO BUDGET

REVISIONS

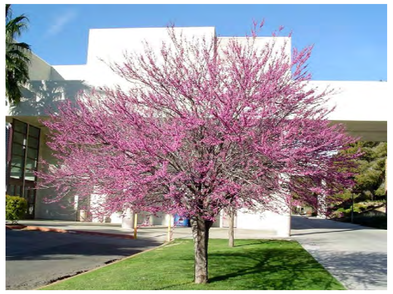
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

2018 BLAKE STREET
BERKELEY, CALIFORNIA

PRELIMINARY
LANDSCAPE PLANS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.1
OF SHEETS



CERCIS OCCIDENTALIS (STANDARD FORM)
WESTERN REDBUD

GARRYA ELLIPTICA (STANDARD FORM)
SILKTASSEL

PRUNUS ILICIFOLIA (STANDARD FORM)
HOLLY-LEAF CHERRY

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS WATER USE	NATIVE
TREES:					
CERCIS OCCIDENTALIS (LOW-BRANCH)	WESTERN REDBUD	1	24" BOX	LOW	YES
GARRYA ELLIPTICA (STANDARD)	SILKTASSEL	9	24" BOX	LOW	YES
PRUNUS ILICIFOLIA (STANDARD)	HOLLY-LEAF CHERRY	2	24" BOX	LOW	YES
SHRUBS:					
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8	5 GA	LOW	YES
ERIOGONUM ARBORESCENS	BUCKWHEAT	25	5 GA	LOW	YES
SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	16	5 GA	LOW	YES
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	14	5 GA	LOW	NO
PERENNIALS / GRASSES:					
ERIGERON GLAUCUS	BEACH ASTER	11	1 GA	LOW	YES
IRIS DOUGLASII	PACIFIC COAST IRIS	11	1 GA	LOW	YES
JUNCUS PATENS	CALIFORNIA GRAY RUSH	18	1 GA	LOW	YES
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	7	5 GA	LOW	NO
PENSTEMON SPECTABILIS	BEARD TONGUE	43	1 GA	LOW	YES

POLLINATOR PLANTS NOTE: 75% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (114 OF 153 SPECIMENS)

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE

REFERENCE EVAPOTRANSPIRATION (ETo): 41.8

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1218	451.1111111	11691.0	92%
2	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	108	40	1036.6	8%
						TOTALS:	1326	491		100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	12,728	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	15,464	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	491
TOTAL LANDSCAPE AREA	1,326
SITEWIDE ETAF	0.37

BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH

1 GROUND LEVEL PLAZA PLANK PAVERS
NICOLOCK PLANK PAVERS (6"x17")
COLORS: GRANITE CITY, RAVEN & PEWTER)

2 ACCENT PAVERS #2
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE PEARL' 24" SQ.

3 ACCENT PAVERS #3
PORCELAIN PAVERS ON PEDESTALS (ROOF)
TILE TECH QUARTZITE SERIES
'QUARTZITE LAGUNA' 24" SQ.

REVISIONS

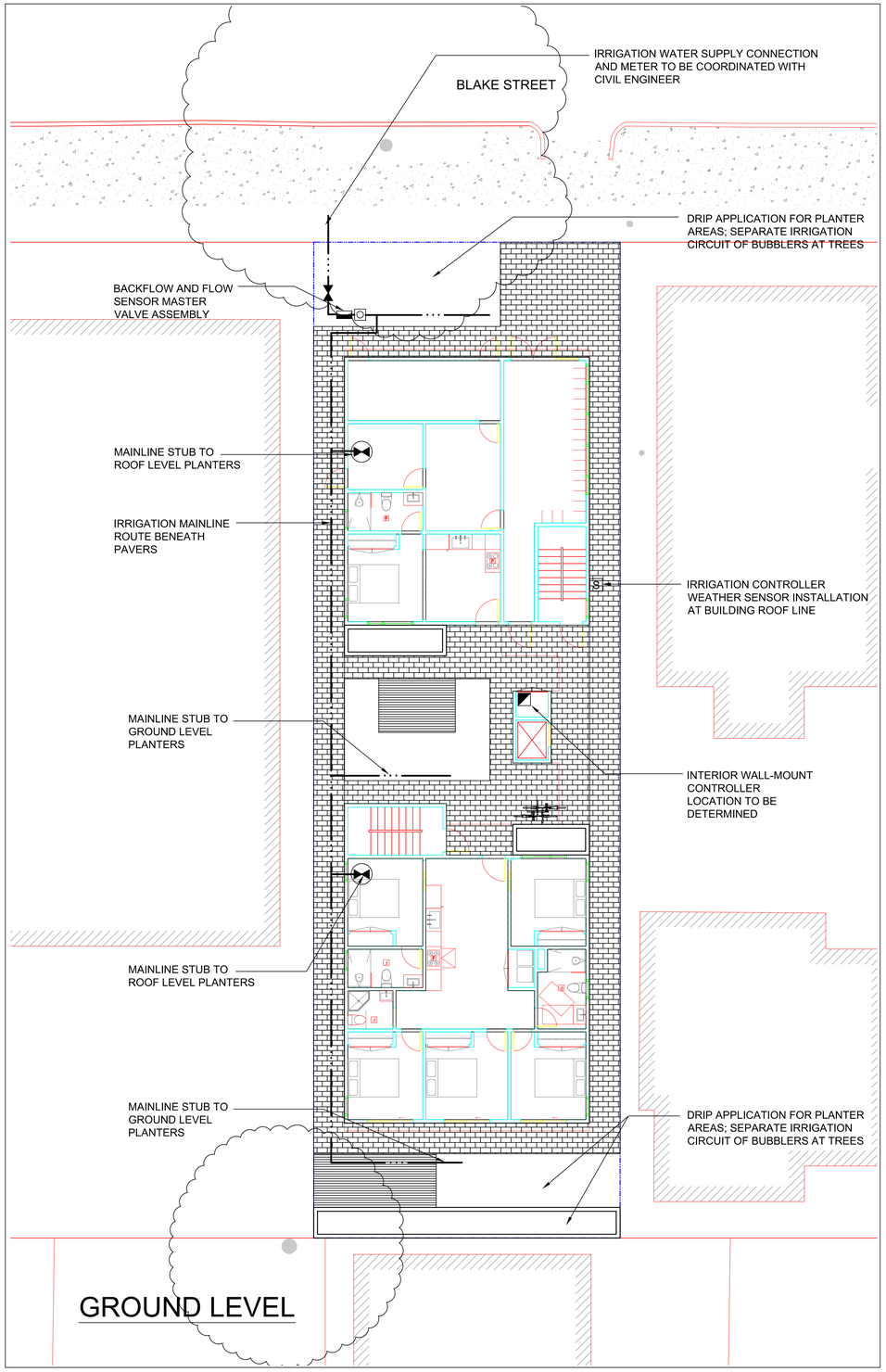
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

2018 BLAKE STREET
BERKELEY, CALIFORNIA

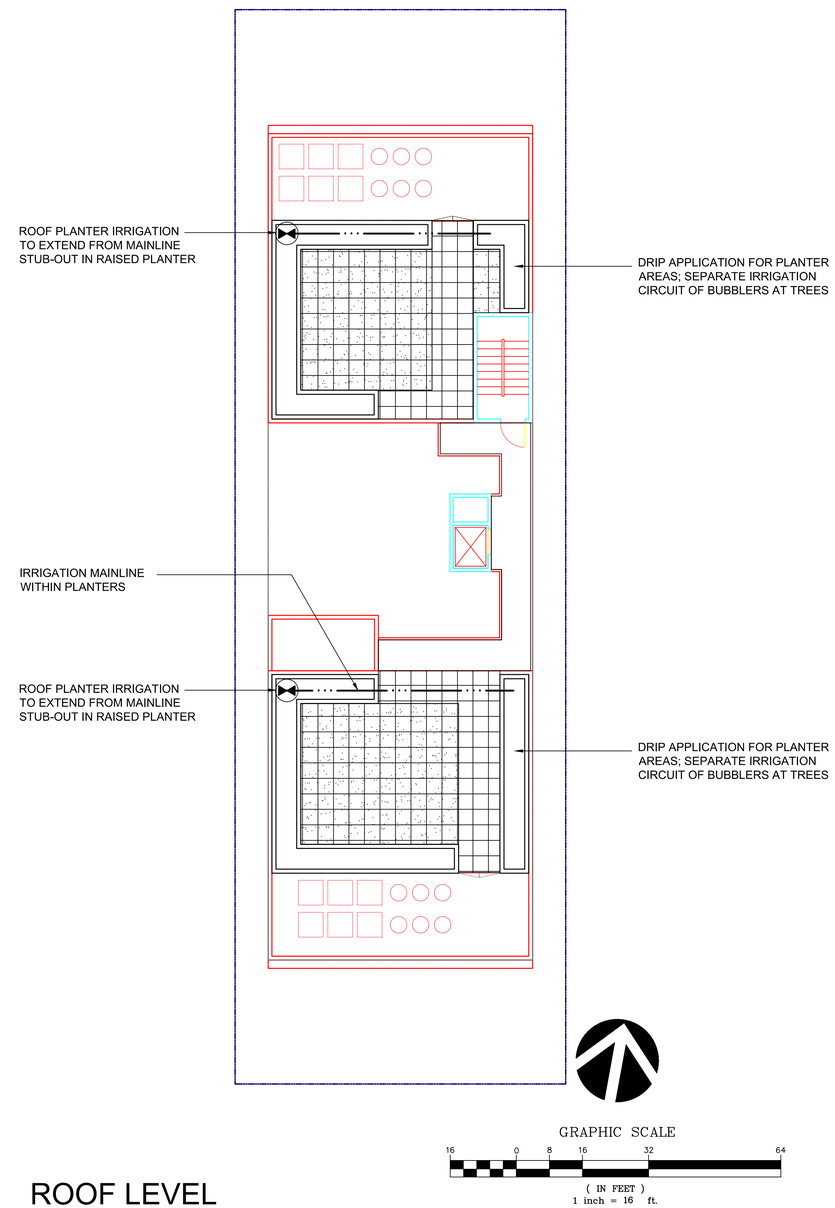
PLANT LIST, IMAGES AND WELO

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET
L1.2
OF SHEETS



GROUND LEVEL



ROOF LEVEL

REFER TO SHEET L1.4 FOR IRRIGATION NOTES AND DETAILS

REVISIONS

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Ph: 925.933.2583

2018 BLAKE STREET
BERKELEY, CALIFORNIA

PRELIMINARY IRRIGATION PLANS

DESIGNED: RS	DRAWN: RS
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DATE 11-29-21	
SCALE NOTED	

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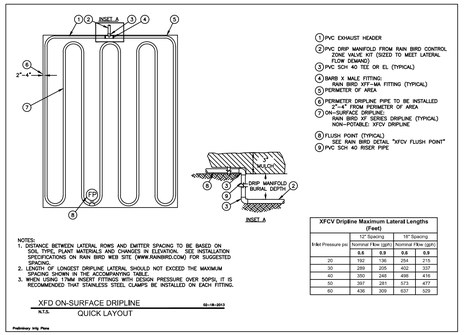
OF SHEETS



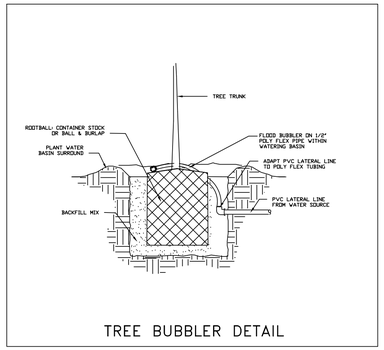
1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

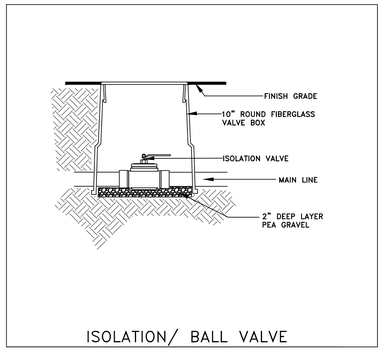
XFCV Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	486	416
50	397	281	573	477
60	436	309	637	529

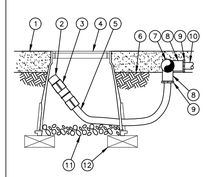
XFD ON-SURFACE DRIPLINE QUICK LAYOUT
N.T.S. 02-18-2013
Preliminary Irrig Plans



TREE BUBBLER DETAIL



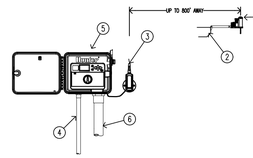
ISOLATION/ BALL VALVE



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: NON-POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ⅜" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON-POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

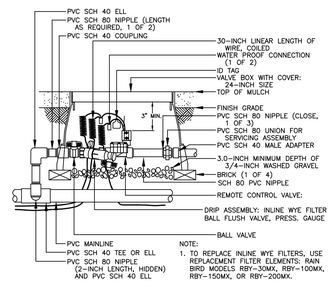
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS
N.T.S. 02-18-2013
Preliminary Irrig Plans



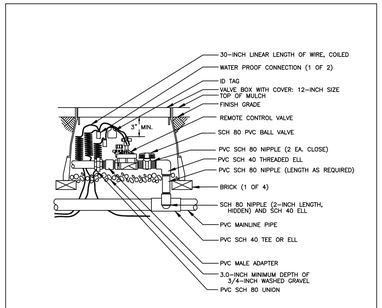
1. MODEL: WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
2. HOUSE EAVE LINE LOCATION; TO BE COORDINATED WITH SITE SUPERINTENDENT
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER CABINET
4. POWER SOURCE CONNECTION
5. HUNTER SERIES CONTROLLER
6. VALVE CONTROL WIRE CONDUIT

WIRELESS SOLAR SYNC SYSTEM
Hunter IRRIGATION DETAIL

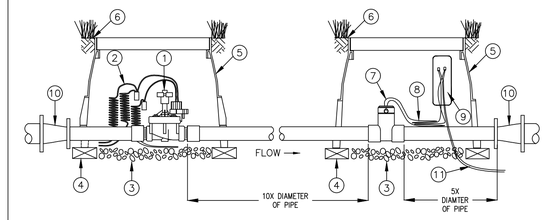


NOTE:
1. TO REPLACE INLINE WYE FILTERS, USE REPLACEMENT FILTER ELEMENTS: RAIN BIRD MODELS RBY-30MX, RBY-100MX, RBY-150MX, OR RBY-200MX.

DRIP REMOTE CONTROL VALVE

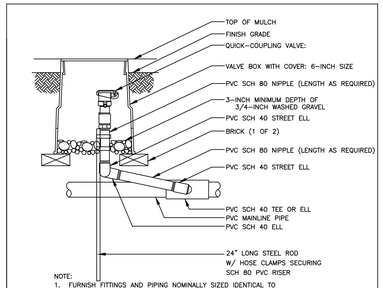


REMOTE CONTROL VALVE



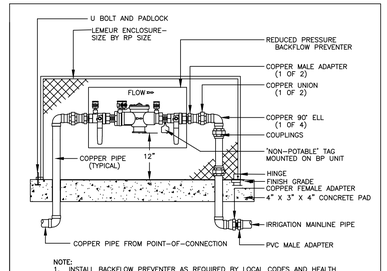
1. MASTER CONTROL VALVE
2. WIRE TO SATELLITE CONTROLLER SPARE STATION (36-INCH LOOP)
3. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER – 12-INCH SIZE
6. FINISH GRADE
7. FLOW SENSOR
8. FLOW SENSOR WIRES; LEAVE 36-INCHES OF WIRE IN VALVE BOX
9. PREFORMED SUPER SERVISEAL WATERPROOF WIRE SPLICE KIT
10. CONCENTRIC REDUCER
11. PE-CABLE TO CONTROLLER ASSEMBLY

MASTER CONTROL VALVE AND FLOW SENSOR



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK-COUPLING VALVE



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW PREVENTION DETAIL

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX INLINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1, COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIP LINE SYSTEM: ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XF DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE. SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN, THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.

REVISIONS
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RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT RW STOVER 3017 Signature REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

2018 BLAKE STREET
BERKELEY, CALIFORNIA

IRRIGATION NOTES & DETAILS

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE 11-29-21	
SCALE NOTED	

SHEET L1.4
OF SHEETS

June 17, 2022

CITY OF BERKELEY - CITY CLERK
2022 JUN 21 PM2:20

Mr. Mark Numainville, City Clerk
City Clerk Department
2180 Milvia Street, 1st Floor, Berkeley, CA 94704

Mr. Jordan Klein, Director of Planning and Development
City Planning and Development Department
1947 Center Street, 2nd Floor, Berkeley, CA 94704

Dear Sirs,

We strongly oppose the City of Berkeley's approval of 2018 Blake Street #ZP2021-0095, a 6-story multi-family, 12 unit residential building and are setting forth the grounds for appeal.

The home at 2018 Blake was a one-story single-family wood craftsman built in 1889. 2018 Blake included parking and was in keeping with the unique character and scale of its distinctive neighborhood.

The home at 2018 Blake was burnt down on September 8, 2021, under suspicious circumstances, leaving the property to be sold to a Los Angeles LLC developer Yuhui Li Owner: 2018 Blake Street LLC, 2905 South Vermont Avenue, Ste 204, Los Angeles, CA 90007

Though the 'trend' for Blake Street has been increasing density, it has been on the north side (2029 and 2015 Blake). The development on the north side of Blake is inconsistent and incompatible with the scale, historic character, and surrounding uses in the south side of Blake Street. 2018 Blake is on the south side of Blake Street.

Adjacent parcels to the south of the proposed project are R-2A, Restricted Multi-Family Residential District and adjacent parcels on the south side of Blake and on Milvia Street are one- and two-story homes, although some are zoned R4.

Directly adjacent to 2018 Blake, the proposed 6-story building, is 2020 Blake, a one-story craftsman home almost identical to the original 1889 one-story craftsman that was destroyed.

The 6-story building would be taller than existing buildings on nearby properties on its block, which are generally one- and two-story residential development to the west and south, and one- and two-story residential and commercial development.

Berkeley city staff 'are aware of no specific adverse impacts that could occur with the construction of the Base Project or the density bonus units.' We, the undersigned, strongly disagree with the Berkeley city staff position and find the 2018 Blake project grossly incompatibility with one- and two-story dwellings adjacent to the site. We find the proposed 6-story tower to be detrimental and injurious to property and improvements of the adjacent properties, the surrounding area, neighborhood and to the general welfare of the City.

Shadow impact on adjacent dwellings to the west, east, and northeast will result from the new building, especially from the additional height above the district limits, which will cast shadows in the affected directions further than if the project were limited to the base district height standards.

We strongly disagree with the city's assumption that the proposed 6-story shadow impacts are difficult to avoid and are reasonable and non-detrimental next to our one and two story homes.

The proposed project is not architecturally sensitive, and not compatible with neighboring land uses, architectural design and scale on the south side of Blake Street and surrounding neighbors.

Building a 6-story tower next to our one and two-story homes will be detrimental to our health, safety, peace, morals, comfort and general welfare of the undersigned, the persons residing or working in the area or neighborhood of such proposed use.

With regard to Government Code Section 65915(e), we disagree with the assumption that approval of the 2018 Blake LLC Los Angeles developer's requested waivers to reduce the building's side and rear yard setback minimums and to exceed lot coverage would not have a specific adverse impact upon our public health and safety, physical environment, and real property. We disagree with the assumption of minimal impact on surrounding properties where we live. Besides the obvious - how a 6-story tower would adversely impact the immediate neighbors (cast shadows, block views, reduce quality of life), there are detrimental environmental, traffic, and noise consequences.

When concerned neighbors asked how they could stop the proposed 6-story tower, Senior Planner Sharon Gong responded that "neighbors within 300' of the site will

receive public hearing notices in the mail, and notices are posted in the neighborhood near the site. Anyone can speak at a public hearing, or submit letters to the Board prior to the hearing."

Months later, some neighbors received blue public hearing notice cards; others attest to not receiving them. The email for the Zoning Adjustment Board (ZAB) on the notice cards was incorrect. Neighbors that were able to get in contact with ZAB were told that they would be directly provided with a zoom link for the hearing. They were not.

The few neighbors, who were able to find correct information in time to attend the meeting, were frustrated because they were not given any recourse to stop the 6-story tower. They were told that the decision was already made and it was irreversible.

The Planning and Development Department's mission is to enhance safety, livability and resilience in the built environment and to work with the community to promote and protect Berkeley's distinctive neighborhoods, vibrant commercial areas, unique character and natural resources for current and future generations.

As a member of the public, we are encouraged by the City's Land Use and Development Department to be involved in the planning and development process.

We were denied this right, as our 'involvement' was thwarted and limited to passive bystanders.

Our concern is both substantive and procedural; several of the neighbors within 300 feet are prepared to attest that they did not, in fact, receive notice of this proposed development and have been denied a meaningful opportunity to comment and participate in the decision-making process, despite being affected by the project. While we are aware that the failure of a given resident to receive notice does not affect the validity of the hearing, the breadth of the failure here – combined with the comments made at the hearing – raise the concern that the City did not, in fact, meaningfully comply with the permitting process.

We are aware of the need for more housing density (15332 'in-fill development projects' CEQA guideline exemptions) and also of our rights as citizens and residents of the city of Berkeley, including our right to receive accurate notices and meaningful participation in the process in the manner contemplated by the BMC.

Sincerely,

John DeDomenico, 2020 Blake Street
Xiao Hong, 2020 Blake Street
Rosario Manzilla, 2020 Blake Street
Walter Manzilla, 2020 Blake Street
Andrea Prichett, 2022 Blake Street
Lenore Sheridan, 2022 Blake Street
Rusty Bates, 2022 Blake Street
Marie Loiuse Phelps, 2006 Blake Street
Marina Khamhaengwong, 2006 Blake Street
Rosa Guevara, 2002 Blake Street
Dario Guevara, 2002 Blake Street
Max Ventura, 2022 Blake Street
Greg Jan, 2022 Blake Street
Paul Larudee, 2022 Blake Street
Guy Brenner, 2545 Milvia Street
Susanna Tadlock, 2007 Parker Street
Steve Edmunds, 2005A Parker Street
Chip Brimhall, 2539 Milvia Street
Brent Mishler, 2003 Parker Street
Pete Schorer, 2538 Milvia Street – Peter Schorer
Adirah Rodriguez, 2528 Milvia Street
Ali Huetter, 2528 Milvia Street
Avery Huetter, 2528 Milvia Street –
Jed Waldman, 2528 Milvia Street
Eli Waldman, 2528 Milvia Street
Joe Spitzley, 1925 Parker Street
Kaaren Spitzley, 1925 Parker Street
Ian Kelly, 1918 Parker Street
Karen Kelly, 1918 Parker Street
Yael Kelly, 1918 Parker Street
Cornelia St John, 2005A Parker Street
Maria St John 2005B, Parker Street
Lydia Adkins, 2005B Parker Street
Yasuo Tanaka, 2550 Shattuck Street
Rowen Naidoo, 2022 Blake Street
Jonathan Naidoo, 2022 Blake Street
Jahinder Malhatra, 2016 Blake Street
Rob Singer, 2019 Blake Street
Chuck Smith, 2000 Blake Street
Cindy Smith, 2000 Blake Street
Benny Kwong, 2588 Milvia St.
Cayce Clifford - 2035 Parker St Apt A

Mary McDonald, 2011 Blake Street
Suchig Ls, 2023 Blake Street
Bruno Ruhland, 2025 Blake Street
Dan Chin, 2558 Shattuck Street
Bruce Valde, 2022 Blake Street
Shellie Wharton, 2022 Blake Street
Eugene Ruyle, 2022 Blake Street

L R HUFF,
2140 DWIGHT WAY
94704

MARK A. NAKAHARA
2020 PARKER ST 94704 Mark A. Nakahara

Rowen Naidoo - 2026 Blake street
Jonathan Naidoo - 2026 Blake street

As a member of the public, we are encouraged by the City's Land Use and Development Department to be involved in the planning and development process.

Our concern is both substantive and procedural; several of the neighbors within 300 feet are prepared to attest that they did not, in fact, receive notice of this proposed development and have been denied a meaningful opportunity to comment and participate in the decision-making process, despite being affected by the project. While we are aware that the failure of a given resident to receive notice does not affect the validity of the hearing, the breadth of the failure here – combined with the comments made at the hearing – raise the concern that the City did not, in fact, meaningfully comply with the permitting process. If the ZAB intends to rely on a notice which gave demonstrably incorrect login information for the meeting, we want for that policy to be clearly articulated.

We are aware of the need for more housing density (15332 'in-fill development projects' CEQA guideline exemptions) and also of our rights as citizens and residents of the city of Berkeley, including our right to receive accurate notices in order that we might participate in the process in the manner contemplated by the BMC.

Sincerely,

John DeDomenico, 2020 Blake Street

INDEPENDENT LIFE MEDICAL SUPPLIES
2036 BLAKE ST., BERKELEY, CA 94704

Grassroots House 2022 Blake St, 94704 Russ Bates

John DeDomenico 2020 1/2 Blake ST 94704

2020 1/2 Blake ST 94704

Xiao, Hong

2023 Blake st. 94704.

Satinder Malhotra 2016 Blake St 94704

Robert Singer 2019 Blake St 94704

Mark McDonald 2011 Blake St. 94704

Dan Chin Aulo 2558 Shattuck 94704

Bruno Ruhland 2025 Blake St 94704

Greg Jan 2022 Blake St. 94704

Ely Amador 2594 Milvia St 94704

resources for current and future generations.

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Our concern is both substantive and procedural; several of the neighbors within 300 feet are prepared to attest that they did not, in fact, receive notice of this proposed development and have been denied a meaningful opportunity to comment and participate in the decision-making process, despite being affected by the project. while we are aware that the failure of a given resident to receive notice does not affect the validity of the hearing, the breadth of the failure here - combined with the comments made at the hearing - raise the concern that the city did not, in fact, meaningfully comply with the permitting process. if the zab intends to rely on a notice which gave demonstrably incorrect login information for the meeting, we want for that policy to be clearly articulated.

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Sincerely,

john Dedomenico, 2020 blake street

Cornelia St John
2005 A Parker Street

Steve Edmunds
2005A Parker St.

Marian St. John
2005 B Parker St.

2005 B Parker St.

June 18, 2022

We the owners of 2020 Blake street, Berkeley, oppose the 2018 Blake street project.

Rosario Mazzella

Walter Mazzella

cherlingcante@gmail.com

City Clerk Department

July 7, 2022

John De Domenico
2020 ½ Blake St
Berkeley, CA 94704

RE: 2018 Blake Street – Appeal ZAB Decision Use Permit #ZP2021-0095

Dear Appellant:

This will acknowledge receipt of your appeal of the Zoning Adjustments Board decision of May 26, 2022, approving the following permits:

A. Permits Required:

- Use Permit under Berkeley Municipal Code (BMC) Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.110(E)(2) to construct a main building that exceeds 35 feet in average height and three stories, up to 65 feet and six stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the districts

B. Concessions/Waivers Under Government Code Section 65915-65918:

- No concessions
- Waiver of BMC Section 23.202.110(E)(1) to reduce minimum side setback (above the 2nd floor) and rear yard setback (above the 3rd floor)
- Waiver of BMC Section 23.202.110(E)(2) to exceed lot coverage

Your appeal has been referred to the Planning Department.

The Planning Department will transmit to Council a statement setting forth the reasons for the Zoning Adjustments Board decision. This report, as well as a copy of the appeal, will appear on the Council agenda of **Thursday, October 6, 2022.**

This meeting of the City Council will commence at 6:00 p.m. and will be held in the School District Board Room located at 1231 Addison Street. However, depending on future conditions, this meeting may be held in either a "hybrid" model with both in-person attendance and virtual participation or held exclusively through videoconference and teleconference to ensure the health and safety of the public.

Pursuant to the City Council Rules of Procedure, this appeal will appear on the City Council's agenda as a public hearing. Time shall be provided for five-minute presentations each by the appellant and applicant. Where the appellant is not the applicant, the appellants collectively shall have five minutes to comment and the applicant shall have five minutes to comment. Where the appellant is the applicant, the applicant/appellant shall have five minutes to comment and the persons supporting the action of the board or commission on appeal shall have five minutes to comment.

After the conclusion of the five-minute comment periods, members of the public may comment on the appeal pursuant to the Rules of Procedure in effect for the Council meeting.

The Council will then deliberate and determine to do one of three things: 1) continue the public hearing; 2) based on the record of the Council's consideration and hearing, reverse or affirm, wholly or partly, or modify any decision, determination, condition or requirement of the Board's original action; or 3) remand the matter to the Board to reconsider the application, or any revisions thereto submitted after the Board's action.

Communications to the City Council that are received by the City Clerk pursuant to the following deadlines will be accepted and distributed as follows:

Submission Deadline	**Distributed**	**Packet**
September 19, 2022, by 5:00 p.m. (Monday)	Fourteen days before the meeting (Thursday)	Agenda Packet
September 27, 2022, by 5:00 p.m. (Tuesday)	Seven days before the meeting (Thursday)	Supplemental 1
October 5, 2022, 12:00 p.m. (Wednesday)	By 5:00 pm the day before the meeting (Wednesday)	Supplemental 2

Communications should be submitted directly to the City Clerk to ensure receipt by all Councilmembers. Electronic communications may be submitted to council@cityofberkeley.info for immediate distribution to the Mayor, each City Councilmember, and the City Clerk for inclusion in the official record. For communications submitted in hardcopy, if the communication includes maps or photos or any other material not reproducible on a copy machine, fifteen copies should be provided to the City Clerk.

Please note that Berkeley's Lobbyist Registration Act (Berkeley Municipal Code Chapter 2.09) is effective beginning on January 1, 2020. Information and resources regarding the Lobbyist Registration Act are available from the City's website at: https://berkeleyca.gov/your-government/lobbyist-registration

If you have any additional questions regarding this matter, please do not hesitate to contact me at (510) 981-6908.

A copy of the staff report and a City Council agenda will be available from this office upon request after 4:00 p.m. on Thursday, September 22, 2022 or can be viewed on our website at: https://berkeleyca.gov/your-government/city-council/city-council-agendas.

Sincerely,

Mark Numainville
City Clerk

cc: Jordan Klein, Director of Planning
Steven Buckley, Land Use Planning Manager
Sharon Gong, Staff Planner
Farimah Brown, City Attorney
Huan Fang, Fifth Arch, Applicant
2018 Blake Street LLC, Owner

NOTICE CONCERNING YOUR LEGAL RIGHTS: If you object to a decision by the City Council to approve or deny an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6 and Government Code Section 65009(c)(1)(E), no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed and served on the City more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) Pursuant to Government Code Section 66020(d)(1), the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period. 3) In any lawsuit that may be filed against a City Council decision to approve or deny a Zoning Adjustments Board decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.