18

Office of the City Manager

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: LPO NOD: 2113-2115 Kittredge Street/#LMSAP2022-0011

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on October 31, 2023.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 14, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS
Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION
The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
There are no known fiscal impacts associated with this action.

CONTACT PERSON
Fatema Crane, Senior Planner, Planning and Development, 510-981-7410

Attachments:
1: Notice of Decision – #LMSAP2022-0011 for 2113-2115 Kittredge Street

Attachment 1, part 1

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: October 5, 2023
DATE NOTICE MAILED: October 30, 2023
APPEAL PERIOD EXPIRATION: November 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): November 15, 2023[1]

2113 Kittredge Street

California Theater

#LMSAP2022-0011 to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structural Alteration Permit**

1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

APPLICANT: Christian Cerria of 2115 Kittredge Street, LLC and Rhoades Planning Group, 2140 Shattuck Ave., Suite 705, Berkeley, CA

ZONING DISTRICT: Downtown Commercial/Mixed Use

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15331.

The application materials for this project is available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx

FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 5-1-1-1 *(one vacancy)*

YES: ENCHILL, LEUSCHNER, MONTGOMERY, SCHWARTZ, TWU

NO: FINACOM

ABSTAIN: LINVILL

ABSENT: CRANDALL (due to recusal)

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):
To appeal a decision of the Landmarks Preservation Commission 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.
   a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards

qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
c. The fee for all appeals by Applicants is $2500.

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (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 final on the first business day following expiration of the appeal period.

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 Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission 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 include 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.

PUBLIC COMMENT:

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.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Project Plans, received September 26, 2023



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant
Property Owner: Robin Lent, 426 Sandhill Circle, Menlo Park, CA

Attachment 1, part 2

Findings and Conditions

OCTOBER 5, 2023

2113-2115 Kittredge Street

Structural Alteration Permit #LMSAP2022-0011

PROJECT DESCRIPTION

The applicant proposes to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

CEQA FINDINGS REQUIRED UNDER CEQA

1. The discretionary design review for this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). 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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

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

1. The historic use of this City Landmark property as a performing arts venue will be retained in part, while accommodating new construction and expansion which are necessary to ensure higher and better use of the property. The new residential use and expanded development will alter the spatial relationships within property. The proposed retention and rehabilitation of the historic Art Deco street façade will retain the distinctive materials of the City Landmark, and the new construction has been designed with compatible elements.

2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the City Landmark's historic architectural design through rehabilitation of the Art Deco building façade.

3. The design of proposed residential tower does not resemble or replicate designs from the property's historic period. These new features are contemporary and will not result in a false sense of historical development.

4. Distinguishing features of the City Landmark, such as the mid-century marquee, have acquired significance in their own right; these features will be retained and restored as conditioned herein, and would not be adversely impacted by this project.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this City Landmark property, such as finishes and decorative detailing of the Art Deco period, will be substantially retained and preserved (as conditioned herein) with this expansion and façade rehabilitation project.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items, as substantiated by documentary and physical evidence.

7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required.

9. The proposed new work is designed with complementary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the Art Deco building facade. Owing to these aspects, the proposed new work will be sufficiently differentiated from the historic design. Further, the design is complimentary in is organization elements, verticality and preliminary color palette. Further refinements will occur during the requisite Final Design Review with the Landmarks Preservation Commission.

10. If the proposed tower expansion were removed in the future and the façade was once again preserved, then this proposal would not permanently impair the integrity or essential character-defining features of the City Landmark California Theater.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Berkeley Municipal Code (BMC) Section 3.24.260.C(1)(a) of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:

    A. The proposed project will alter the scale of this Downtown development but it will not adversely affect the Art Deco design of the City Landmark California Theater. Its architectural style and the historical identity of the property would be retained and it will continue to lend value to the historic fabric of the Downtown neighborhood.
    B. The special character, interest and historic value of this City Landmark property lay in its ability to convey its early 20th century identity and connection to a formative period of Downtown development. This identity is most strongly exhibited in the Art Deco architectural design of the primary building façade. The project would alter the spatial relationship of the property to its setting, where it is currently among the tallest structures on the 2100-block of Kittredge Street. However, as designed, the height and scale of the original façade would remain clearly delignated in the new tower.

2. As required by BMC Section 3.24.260.C(2), the Commission finds that the City Landmark California Theater is a masonry structure and, in its current condition, is not suitable for expansion or conversion to higher or better uses; therefore, it is not feasible to preserve this building in its entirety and allow for its adaptive re-use as proposed. The request to demolish the building – including the north, east and west walls and roof – while preserving and re-habilitating the south wall, is found to ensure the public interest in preserving California Theater's Art Deco architectural design because this proposal retains the building's distinctive and character-defining Features to be Preserved.

STANDARD CONDITIONS

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

1. Conditions 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 Permit, under the title 'Structural Alteration 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. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits

A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. 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.

6. 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.

7. 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.

8. 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 CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

9. 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.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.

11. CITY PERMITS. This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.

12. PLANS COMPLIANCE. Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans received September 26, 2023.

13. FINAL DESIGN REVIEW. Pursuant to BMC Section 23.406.070, prior to submittal of any building permit for this project, the project proponent shall obtain Final Design

Review (FDR) approval from the Landmarks Preservation Commission. Aspects of the building design that are subject to approval at FDR include but are not limited to: design of the north and east building elevations; treatments, colors and materials of lower portion of the east and west façade (floors one through four).

14. **SITE-SPECIFIC PRESERVATION TREATMENT PLAN.** A site-specific historic preservation plan for the retained portion of the City Landmark California Theater shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architect and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements and procedures to be implemented during demolition of the historic building and restoration of the retained portion of the building. The treatment plan shall describe procedures to be undertaken for the documentation, evaluation, and treatment of previously unrecorded architectural features that are uncovered during demolition and rehabilitation activities. Such features may include artwork, decorative plaster or metalwork, or other building elements currently obscured by the renovation work. All procedures should be defined to avoid inadvertent damage to historic Art Deco building façade that will be retained for incorporation into the proposed development during project construction and shall include consideration of site security and fencing; avoidance and physical protection of historic surfaces and materials; and storage of temporarily removed or salvaged historic materials and building components. The treatment plan shall be submitted to the City of Berkeley Planning and Development Department prior to construction for review and approval.

15. **HABS PHOTOGRAPHY**. Documentation of the City Landmark building shall be completed in accordance with the standards of the Historical American Building HAB) Survey Level II, s described in the Guidelines for Architectural and Engineering Documentation (68 FR 43159), to include the following:

a) Drawings: select existing drawings, where available, may be photographed with large-format negatives or photographically reproduced on Mylar in accordance with the U.S. Copyright Act, as amended
b) Photographs: photographs with large-format negatives of exterior and interior views, or historic views where available and produced in accordance with the U.S. Copyright Act, as amended
c) Written data: history and description.

Upon completion, copies of all drawings, photographs, and the report shall be provided to the following repositories for archival information on Berkeley's historical resources and Northern California architectural history:

- NWIC
- Berkeley Architectural Heritage Association
- Berkeley Historical Society & Museum
- Berkeley History Room of the Berkeley Public Library
- University of California, Berkeley Environmental Design Library
- The Art Deco Society of California
- California State Library

16. **HISTORIC DISPLAY**. A permanent, high-quality on-site plaque or interpretive display shall be installed and legible from the public right-of-way. The primary goal of the exhibit shall be to inform the public about the history of the building, including its City Landmark status and acknowledge the alterations made. If deemed appropriate by staff and the Landmarks Preservation Commission Chair, the display may be designed consistent with the Berkeley Historical Plaque Project (berkeleyplaques.org). The placement, size, and appearance of the plaque shall be designed so as not to interfere with the ability of the building's character-defining features to convey their significance consistent with the Secretary of the Interior Standards. A draft of the display shall be submitted with the building permit for review by staff in coordination with the Landmarks Preservation Commission Chair. The final display shall be in place prior to the issuance of a certificate of occupancy.

17. **SALVAGE**. The project proponent shall salvage interior building features and decorative elements and offer them to local re-use operations and/or interested parties, such as the California Theater Consortium. No materials shall be salvaged or removed until HABS documentation is completed.

18. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

19. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

20. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

21. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.

22. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.

23. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. The signs shall conform to all applicable standards of the City's Sign Ordnance, BMC Chapter 20, including the maximum number of signs permitted. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.

24. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

25. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.

26. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)

27. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

28. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.

29. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.

30. 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.

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

GDC01 - USE PERMIT - 09/26/23



PROJECT LOCATION



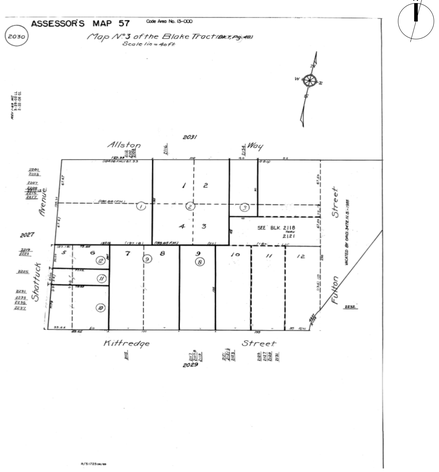
5 G000 LOCATION MAP
NOT TO SCALE



PROJECT LOCATION

4 G000 VICINITY MAP
NOT TO SCALE

For Assessment Use Only



3 G000 ASSESSOR'S PARCEL MAP
12" = 1'-0"

ZONING CODE INFORMATION

SITE INFORMATION			
ADDRESS	**2115 KITTREDGE ST BERKELEY, CA**		
APN	**057-2030-009**		
ZONING DISTRICT	**C-DMU**		
OVERLAY / SPECIAL DISTRICT			
SEISMIC SAFETY			
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO
HISTORIC INFO			
HISTORIC PRESERVATION			
LANDMARK / STRUCTURE OF MERIT	YES		
ENVIRONMENTAL SAFETY			
CREEK BUFFER	NONE	FIRE ZONE	1
ENVIRONMENTAL MGMT AREA	YES	FLOOD ZONE	NO

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW: BASE PROJECT CALCULATION	NEW: PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	13,500 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	8,680 SF	-	12,972 SF	12,016	
LOT COVERAGE	64%	-	96%	89%	
AREAS					
COMMERCIAL FLOOR AREA	-- SF		20,591 SF	24,473 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	91,100 SF	136,362 SF	
GROSS FLOOR AREA	13,500+ SF	-	111,691 SF	160,835 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-	1 SQ.FT / 50 SF
		24,473 SF / 50 SF = 489 SF	-	712 SF	BMC TABLE 23.204-40
RESIDENTIAL USABLE OPEN SPACE	0 SF	146 UNITS X 80 SF = 11,680 SF	11,680 SF	-	80 SF/UNIT
		211 UNITS X 80 SF = 16,880 SF	-	13,533 SF	BMC TABLE 23.204-40
					DENSITY BONUS CONCESSION REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 11,488 = 4,595 SF		7% OF 11,488 = 890 SF	***DENSITY BONUS CONCESSION REQUESTED***
IMPERVIOUS SURFACE AREA	100%	-	100%	100%	
HEIGHT					
# STORIES	3	-	8	18	
MAX BLDG HEIGHT	60'-0" +	75'-0"	75'-0"	211'-04"	BMC:23.204-38: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= NO MIN.	0'	MIN 0' VARIES	
INTERIOR EAST	8'-4.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
INTERIOR WEST	11'-8.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0'- 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
REAR YARD SETBACK	2'-8"	0 - 20'-0" BLDG HT= NO MIN	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	0	-	-	121	
2-BEDROOM	0	-	-	90	
TOTAL	0	-	-	211	
BELOW MARKET RATE UNITS	0			22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-1
COMMERCIAL CAR PARKING	0	24,472 SF / 1,000 SF x 1.5 = 36	-	0	***USE PERMIT BMC 23.322.030(J)(2)***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	24,472 SF / 2,000 SF = 12	-	0	***DENSITY BONUS WAIVER REQUESTED***
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	301 / 40 = 7	-	7	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	2	301 / 3 = 100	-	100	1/3 BEDROOMS, BMC TABLE 23.322-90

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 141 (BASE UNITS) = 21.15 = 22

	MR	BMR	TOTAL
STUDIO:	108	13	121
2-BEDROOM:	80	10	90

6 G000 UNIT MIX
NOT TO SCALE

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

1 G000 PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENT. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 20,000 SF IN THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 16TH, 17TH, AND 18TH FLOORS.

2 G000 PROJECT TEAM

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BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

PROJECT INFORMATION

G000

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ABBREVIATIONS

&	AND
@	AT
Ø	DIAMETER OR ROUND
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICAN W/ DISABILITIES ACT
ADDM	ADDENDUM
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL or ALUM	ALUMINUM
ALT	ALTERNATE
L or <	ANGLE
A.P.	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BB	BULLETIN BOARD
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILIDNG
BLK	BLOCK
BLKG	BLOCKING
BLKHD	BULKHEAD
BM	BEAM
BN	BULLNOSE
BO	BOTTOM OF
BOH	BACK OF HOUSE
BOT	BOTTOM
BS	BOTTOM OF STAIR
BUR	BUILT-UP ROOF
BW	BOTTOM OF WALL
BDRY	BOUNDARY
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIC
CBU	CEMENTITIOUS BACKER UNIT
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
C	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
C.T.	COLLAR TIE
CTRL	CONTROL
CU FT	CUBIC FOOT (FEET)
CU YD	CUBIC YARD(S)
CW	COLD WATER
D	DRYER
d	DEGREE
DBH	DIAMETER AT BREAST HEIGHT
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENDER
DIV	DIVISION
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST

ABBREVIATIONS

(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF MASONRY
FR	FACE OF STUD
FRPF	FIRE RATED
FRP	FIRE PROOF
FRT	FIBERGLASS REINFORCED STEEL
FS	FINISH SLAB
FSEC	FOOD SERVICE QUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARD RAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED METAL SHEET
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER

ABBREVIATIONS

ID	INSIDE DIAMETER or DIMESNION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG. ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED
O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOWN DRAIN
OH	OPPOSITE HAND
OPNG	OPPOSITE
OPP	OPENING
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCTRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN

ABBREVIATIONS

REC	RECESSED
REF	REFERENCE
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TOUNGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFROM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 09/26/2023
GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWING INDEX, SYMBOLS & ABBREVIATIONS	•
G002.A	DENSITY BONUS CALCS - BASE	•
G002.B	DENSITY BONUS CALCS - PROPOSED	•
G003	LOT COVERAGE, USABLE OPEN SPACE CALCS	•
G004	EXISTING SITE PHOTOS	•
G005	THEATER FACADE PRESERVATION	•
G006	THEATER FACADE LIGHTING PROPOSAL	•
G007	STREET STRIP ELEVATION	•
G008	SHADOW STUDIES - DEC 22	•
G009	SHADOW STUDIES - JUNE 21	•
G010	SHADOW STUDIES - SEPT 22	•
G011	GREENPOINT RATED CHECKLIST	•
G012	TERRACE VIEWS AND PERSPECTIVES	•
G013	PERSPECTIVE CONTEXT RENDERINGS	•
G014	NIGHT RENDERING	•
CIVIL		
C000	NOTES, LEGEND, & ABBREVIATIONS	•
C001	TOPOGRAPHIC SURVEY	•
C100	DEMOLITION PLAN	•
C200	SITE AND GRADING PLAN	•
C300	UTILITY PLAN	•
C400	STORMWATER MANAGEMENT PLAN	•
C500	CONSTRUCTION DETAILS	•
C501	CONSTRUCTION DETAILS	•
C502	CONSTRUCTION DETAILS	•
C503	CONSTRUCTION DETAILS	•
C600	WATER POLLUTION CONTROL DRAWINGS	•
C601	WATER POLLUTION CONTROL DETAILS	•
LANDSCAPE		
L100	CALGREEN / BAY FRIENDLY CHECKLIST	•
L101	GROUND FLOOR MATERIALS PLAN	•
L102	14TH FLOOR MATERIALS PLAN	•
L103	15TH FLOOR MATERIALS PLAN	•
L200	PLANTING SCHEDULE	•
L201	GROUND FLOOR PLANTING PLAN	•
L202	14TH FLOOR PLANTING PLAN	•
L203	15TH FLOOR PLANTING PLAN	•
L300	IRRIGATION SCHEDULE AND CALCULATIONS	•
L301	GROUND FLOOR IRRIGATION PLAN	•
L302	14TH FLOOR IRRIGATION PLAN	•
L303	15TH FLOOR IRRIGATION PLAN	•

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 09/26/2023
L304	IRRIGATION DETAILS	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	BASEMENT 2 FLOOR PLAN	•
A102	BASEMENT 1 FLOOR PLAN	•
A103	GROUND FLOOR PLAN	•
A104	LEVEL 2 FLOOR PLAN	•
A105	LEVEL 3 FLOOR PLAN	•
A106	LEVEL 4 FLOOR PLAN	•
A107	LEVEL 5,7,9,11,13 FLOOR PLAN	•
A108	LEVEL 6,8,10,12,14 FLOOR PLAN	•
A109	LEVEL 15 FLOOR PLAN	•
A110	LEVEL 16 FLOOR PLAN	•
A111	LEVEL 17 FLOOR PLAN	•
A112	LEVEL 18 FLOOR PLAN	•
A113	ROOF FLOOR PLAN	•
A201	SOUTH EXTERIOR ELEVATION	•
A202	EAST EXTERIOR ELEVATION	•
A203	WEST EXTERIOR ELEVATION	•
A204	NORTH EXTERIOR ELEVATION	•
A205	EXTERIOR ELEVATION MATERIALS	•
A211	SOUTH FACADE LIGHTING & SIGNAGE	•
A212	EAST FACADE LIGHTING & SIGNAGE	•
A213	WEST FACADE LIGHTING & SIGNAGE	•
A214	NORTH FACADE LIGHTING SIGNAGE	•
A215	SOUTH FACADE SIGNAGE	•
A310	BUILDING SECTIONS	•

VIEW NO. ON SHEET / SHEET NO. — VIEW REFERENCE

SECTION REFERENCE

DETAIL SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH / TRUE NORTH — NORTH ARROW

REVISION CLOUD

KEY NOTE: SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE

WALL, FLR/CLG, AND ROOF TYPE

DOOR SYMBOL

WINDOW SYMBOL

PLUMBING FIXTURE / APPLIANCE SYMBOL

FINISH REFERENCE

DIMENSION TO FACE OF STUD, UNO

DIMENSON TO CENTERLINE

DIMENSON TO FACE OF FINISH

ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

SPOT ELEVATION

GRAPHIC SYMBOLS

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BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

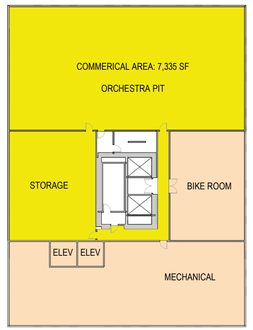
LEGEND:

COMMERCIAL AREA

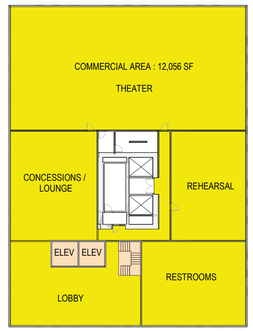
RESIDENTIAL AREA (BASE)

NON-QUALIFYING RESIDENTIAL AREA (BASE)

COMMERCIAL USABLE OPEN SPACE

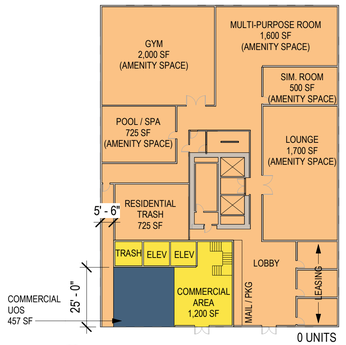


B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



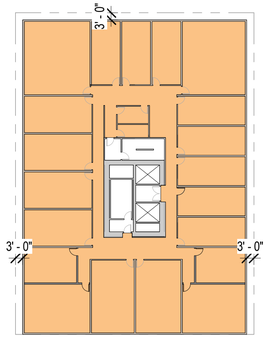
0 UNITS

B1 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



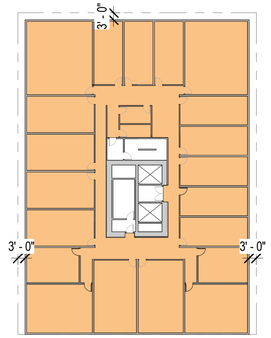
0 UNITS

1 1ST FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



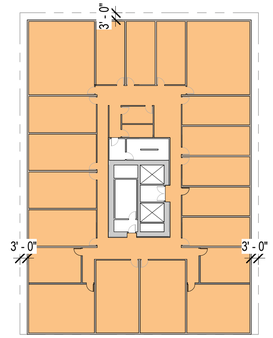
20 UNITS

2 2ND FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



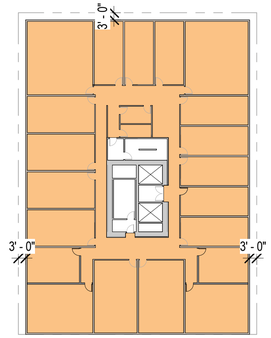
20 UNITS

3 3RD FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



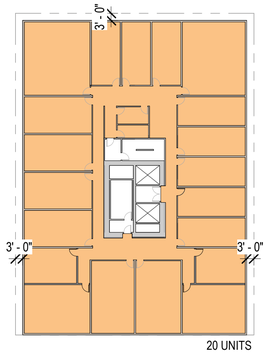
20 UNITS

4 4TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



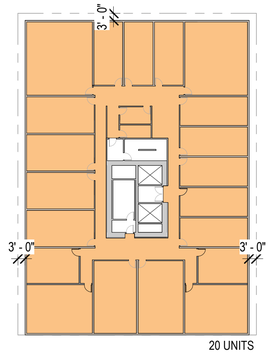
20 UNITS

5 5TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



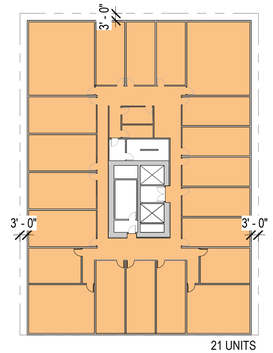
20 UNITS

6 6TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



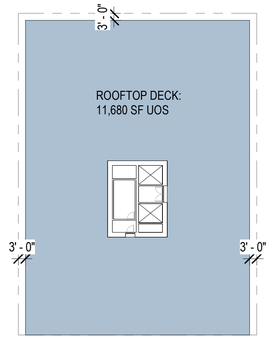
20 UNITS

7 ROOF TOP
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

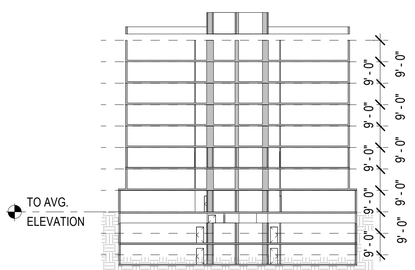


21 UNITS

8 8TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



9 ROOFTOP DECK
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



10 Density Bonus Base
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

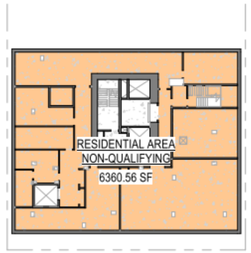
DENSITY BONUS CALCS - BASE

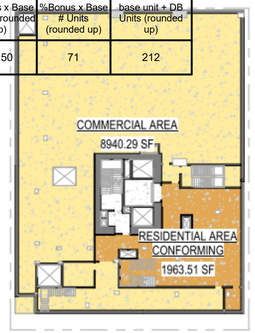
G002.A

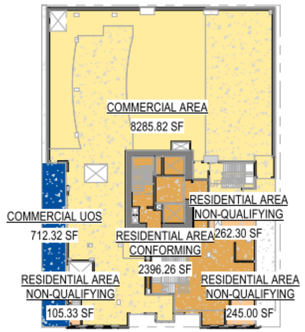
DENSITY BONUS TABLE

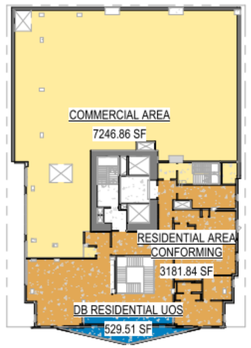
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

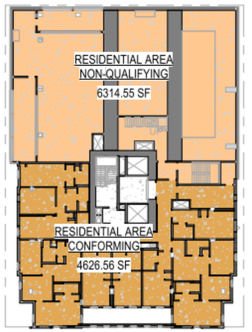
Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

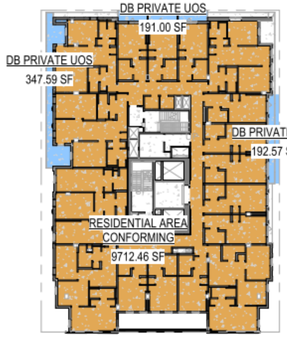


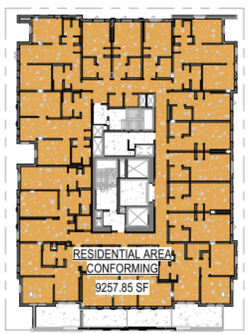


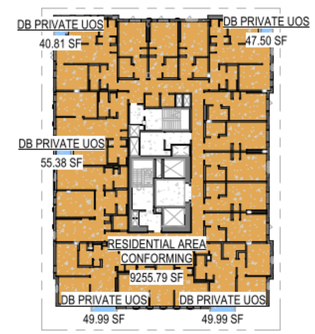


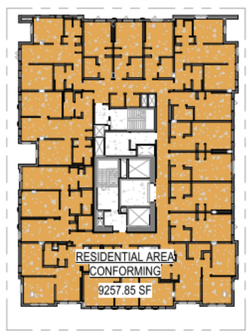


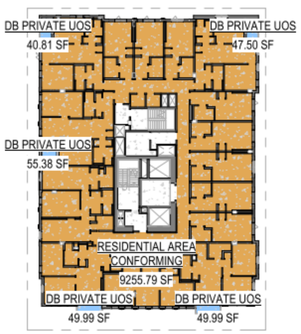




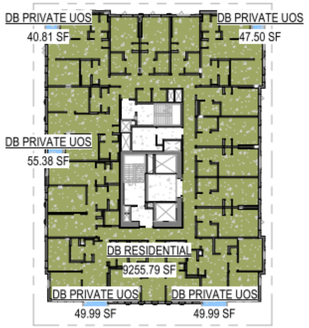


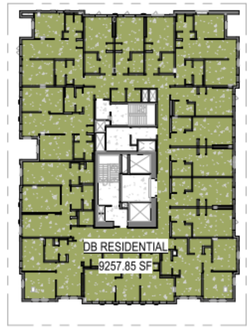


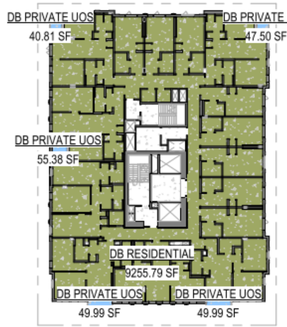




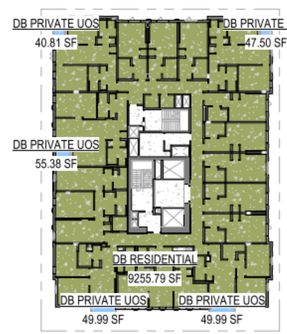


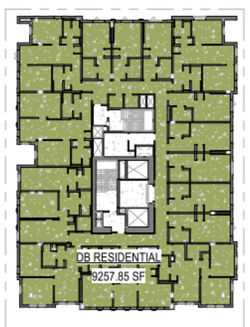


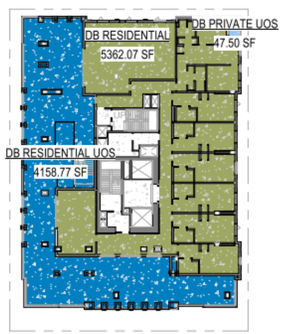




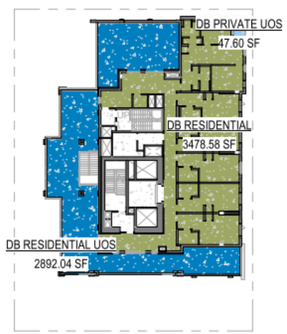












- COMMERCIAL AREA
- COMMERCIAL UOS
- RESIDENTIAL AREA CONFORMING
- RESIDENTIAL AREA NON-QUALIFYING
- DB PRIVATE UOS
- DB RESIDENTIAL
- DB RESIDENTIAL UOS

PROJECT DENSITY CALCULATIONS

Area Schedule (Project Density Calc) Sorted by Level Residential Only

Level	Name	Area
BASEMENT LEVEL B1	RESIDENTIAL AREA CONFORMING	1963.51 SF
LEVEL 1	RESIDENTIAL AREA CONFORMING	2396.26 SF
LEVEL 2	RESIDENTIAL AREA CONFORMING	3181.84 SF
LEVEL 3	RESIDENTIAL AREA CONFORMING	4626.56 SF
LEVEL 4	RESIDENTIAL AREA CONFORMING	9712.46 SF
LEVEL 5	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 6	RESIDENTIAL AREA CONFORMING	9255.79 SF
LEVEL 7	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 8	RESIDENTIAL AREA CONFORMING	9255.79 SF
LEVEL 9	DB RESIDENTIAL	9257.85 SF
LEVEL 10	DB RESIDENTIAL	9255.79 SF
LEVEL 11	DB RESIDENTIAL	9257.85 SF
LEVEL 12	DB RESIDENTIAL	9255.79 SF
LEVEL 13	DB RESIDENTIAL	9257.85 SF
LEVEL 14	DB RESIDENTIAL	9255.79 SF
LEVEL 15	DB RESIDENTIAL	9257.85 SF
LEVEL 16	DB RESIDENTIAL	5362.07 SF
LEVEL 17	DB RESIDENTIAL	3814.69 SF
LEVEL 18	DB RESIDENTIAL	3478.58 SF
TOTAL RESIDENTIAL AREA:		136362.06 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Only

Level	Name	Area
BASEMENT LEVEL B1		
BASEMENT LEVEL B1	COMMERCIAL AREA	8940.29 SF
LEVEL 1		
LEVEL 1	COMMERCIAL AREA	8285.82 SF
LEVEL 2		
LEVEL 2	COMMERCIAL AREA	7246.86 SF
TOTAL COMMERCIAL AREA:		24472.97 SF

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BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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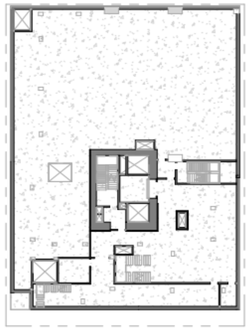
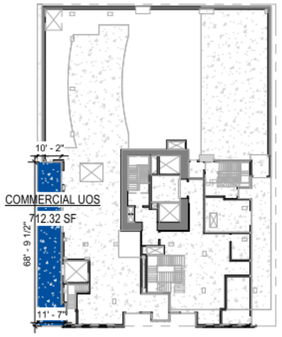
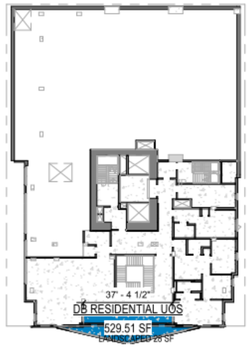
DENSITY BONUS CALCS - PROPOSED

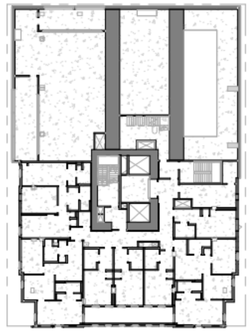
G002.B



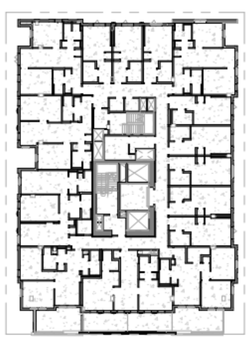


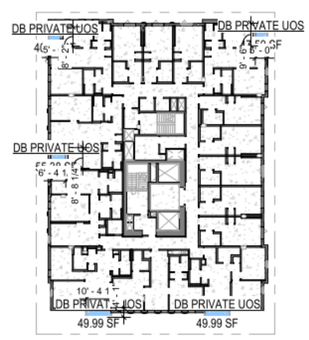


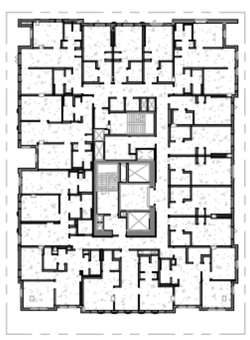


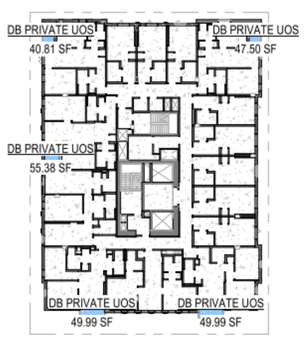


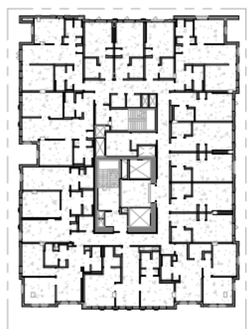


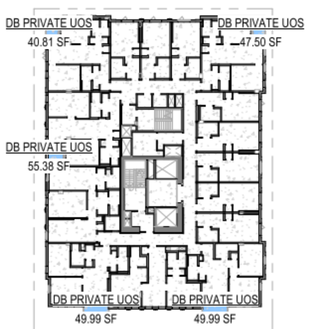


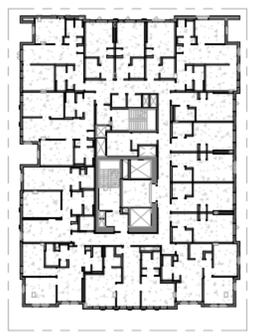


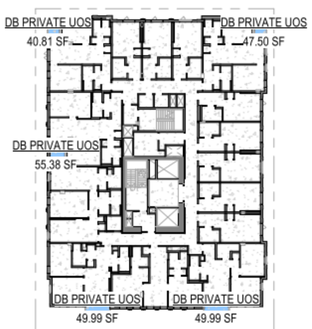


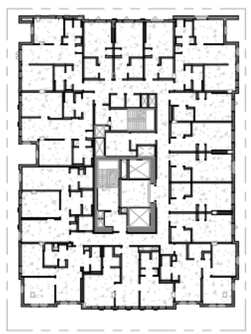


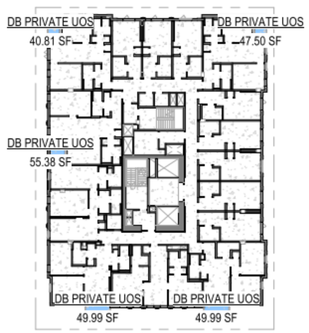


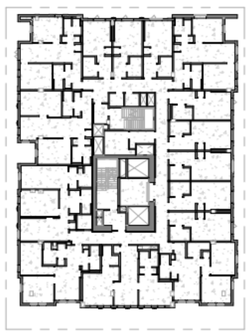


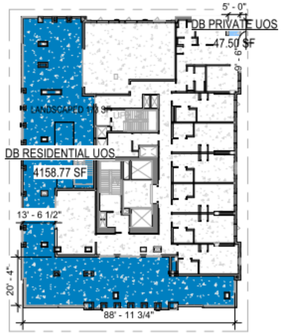




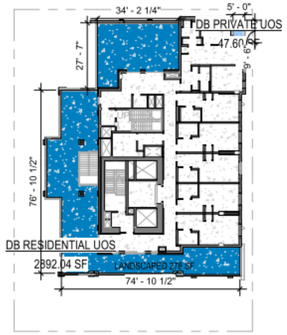












PROJECT DENSITY CALCULATIONS

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only		
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF
		712.32 SF

NON-RESIDENTIAL USES
24,877 SF / 50 = 497 SF UOS
PROPOSED COMMERCIAL UOS = 712 SF UOS

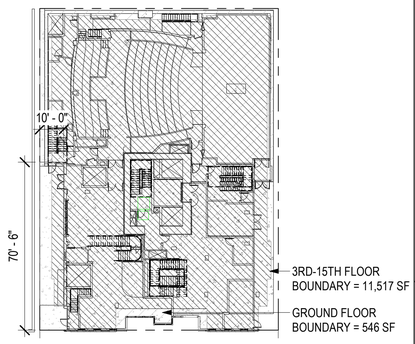
Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only		
Level	Name	Area
LEVEL 2	DB RESIDENTIAL UOS	529.51 SF
LEVEL 4	DB PRIVATE UOS	731.15 SF
LEVEL 6	DB PRIVATE UOS	243.67 SF
LEVEL 8	DB PRIVATE UOS	243.67 SF
LEVEL 10	DB PRIVATE UOS	243.67 SF
LEVEL 12	DB PRIVATE UOS	243.67 SF
LEVEL 14	DB PRIVATE UOS	243.67 SF
LEVEL 16	DB PRIVATE UOS	47.50 SF
LEVEL 16	DB RESIDENTIAL UOS	4158.77 SF
LEVEL 17	DB RESIDENTIAL UOS	3908.52 SF
LEVEL 18	DB PRIVATE UOS	47.60 SF
LEVEL 18	DB RESIDENTIAL UOS	2892.04 SF
RESIDENTIAL UOS TOTAL		13533.47 SF

RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 11,488 SF
PROPOSED PRIVATE = 2,045 SF
RESIDENTIAL TOTAL = 13,533 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 11,488 (COMMON) = 4,595
PROPOSED: 7% OF 11,488 (COMMON) = 890

LOT COVERAGE CALCUALTIONS

MAX. BLDG. BOUNDRY AREA	
11,517 SF + 546 SF	=12,063 SF
LOT SIZE	= 13,500 SF
LOT COVERAGE =12,063/13,500	**= 89%**



1 G003 GROUND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

COMMERCIAL UOS
DB PRIVATE UOS
DB RESIDENTIAL UOS

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Principal Jessica Musick
Designer

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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NOT FOR CONSTRUCTION

LOT COVERAGE, USABLE OPEN SPACE CALCS

G003

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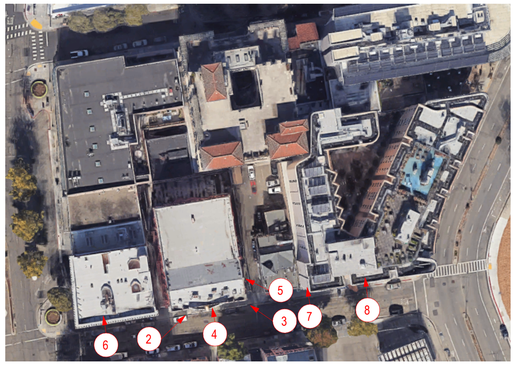


1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"



2 STREET VIEW LOOKING NORTH



3 STREET VIEW LOOKING WEST



4 STREET VIEW LOOKING NORTHWEST



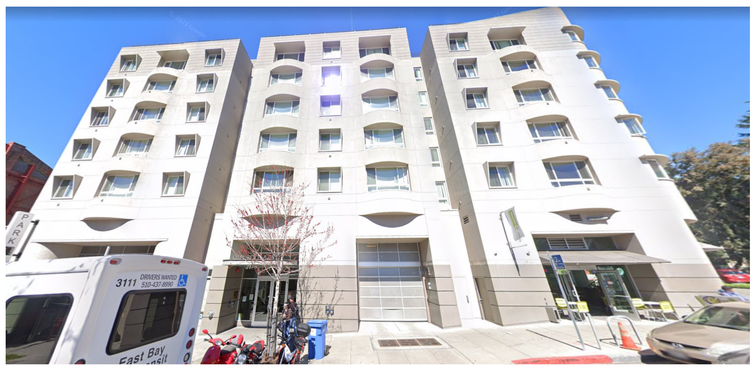
5 EAST SIDEYARD LOOKING WEST



6 2231 SHATTUCK



7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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NOT FOR CONSTRUCTION

EXISTING SITE PHOTOS

G004

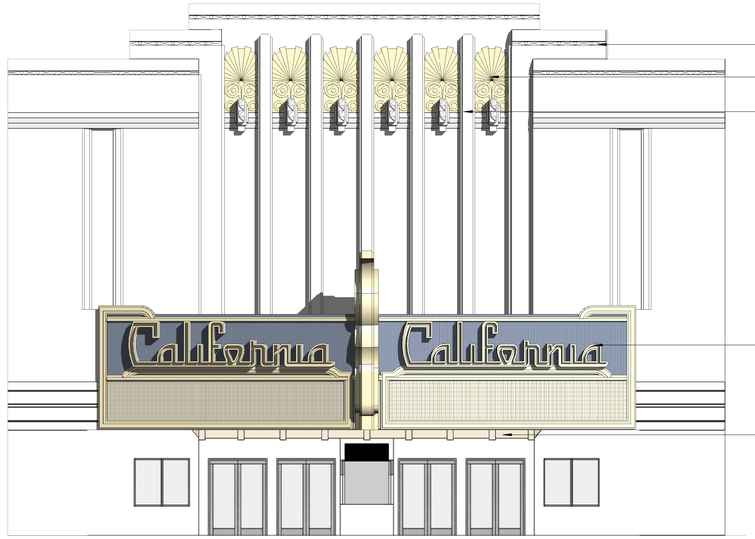




EXISTING THEATER FACADE



HISTORICAL THEATER FACADE



PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS

PRESERVE AND RESTORE EXISTING DECORATIVE COINS

PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS

PRESERVE AND RESTORE EXISTING THEATER MARQUEE

REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 G005 EXISTING THEATER FACADE MODIFICATIONS
1/8" = 1'-0"



ALTERNATIVE RAIL OPTION AT MARQUEE BALCONY



PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE

PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.

REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH

RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 G005 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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NOT FOR CONSTRUCTION

THEATER FACADE PRESERVATION

G005



EXISTING THEATER FACADE





HISTORICAL THEATER FACADE



NEW LED WASH LIGHTING AT TOP OF EXISTING FACADE

NEW LED WASH LIGHTING ABOVE EXISTING RECESSED PANEL

RESTORE EXISTING MARQUEE NEON WITH ORIGINAL NEON LIGHTING

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

NEW LED BLADE SIGN LIGHTING

RETAIN EXISTING MARQUEE LETTERING WITH ORIGINAL NEON LIGHTING

NEW LED STRIP LIGHTING AT EXISTING HORIZONTAL BAND

1 G006 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE
LIGHTING PROPOSAL

G006

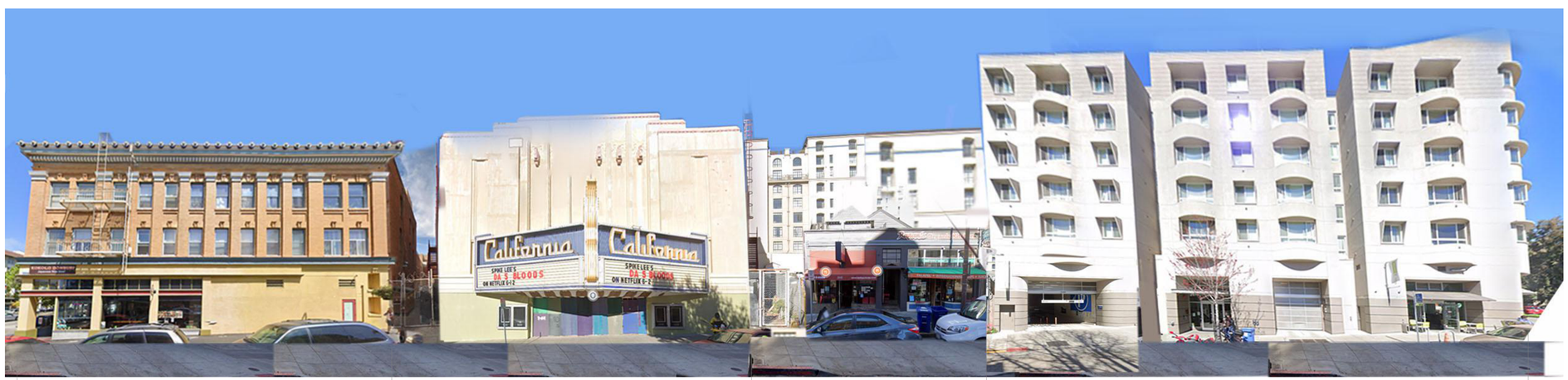


2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

2 G007 (N) STREET STRIP ELEVATIONS

3/4" = 1'-0"



2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

1 G007 (E) STREET STRIP ELEVATIONS

NOT TO SCALE

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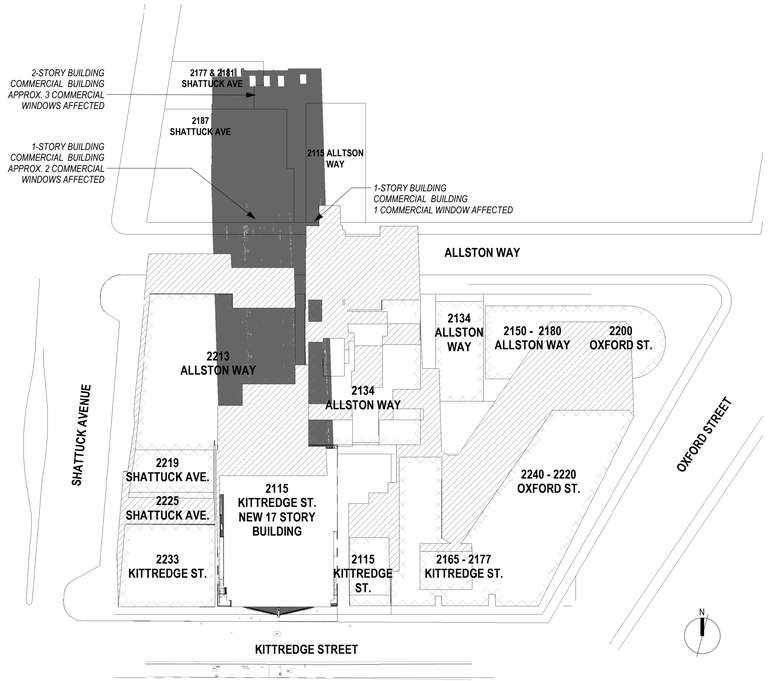
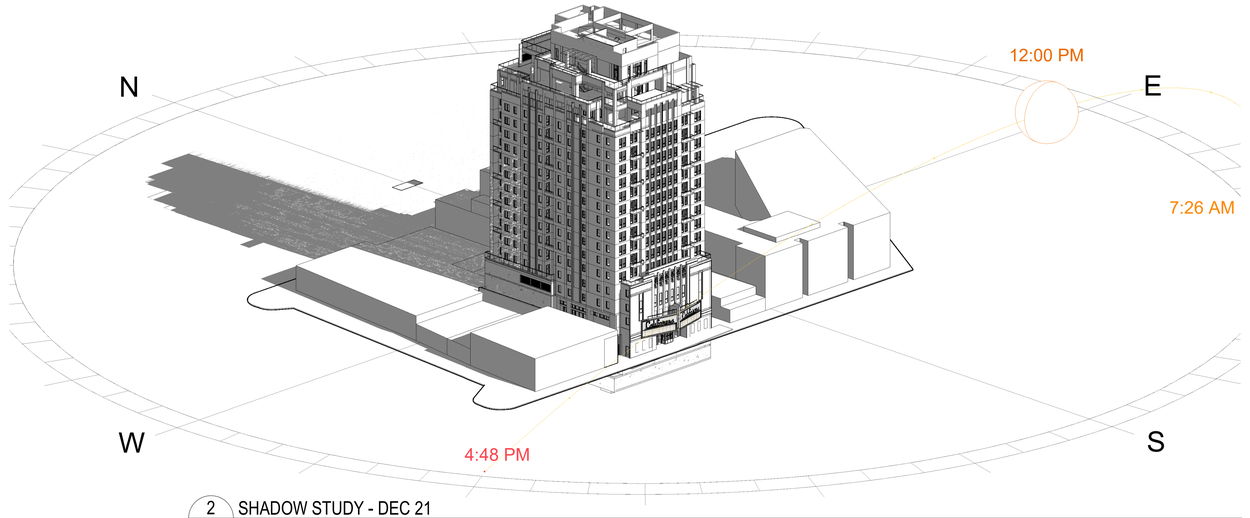
STREET STRIP ELEVATION

G007

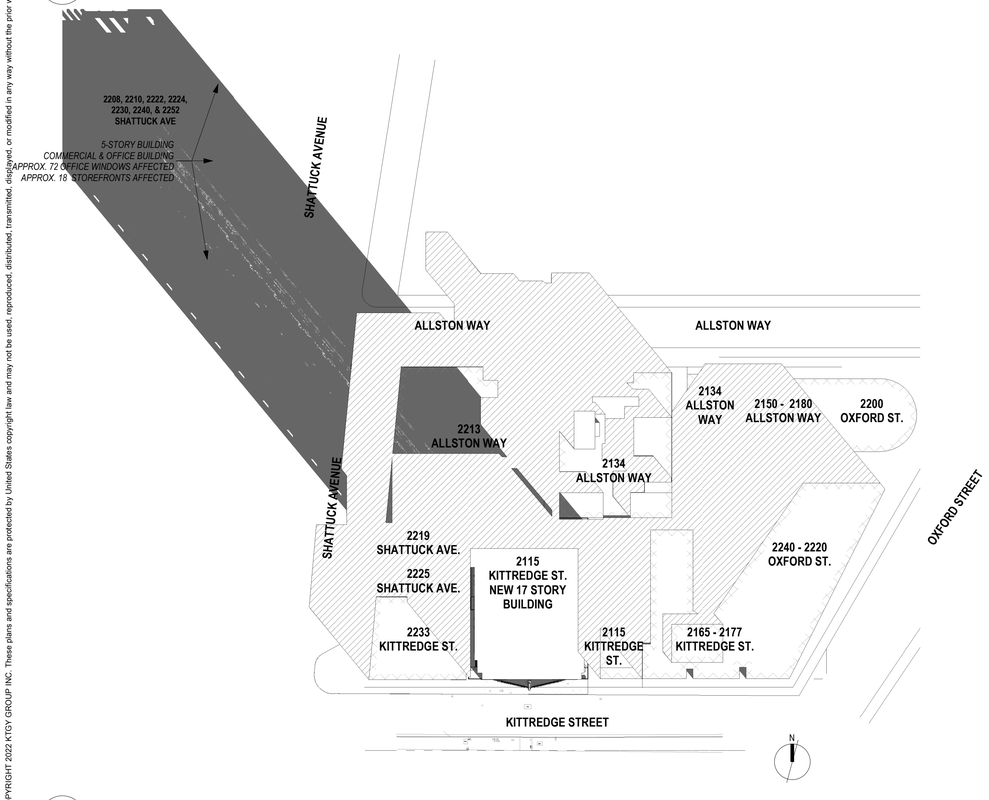


1 G008 12/21 PROPOSED NOON

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

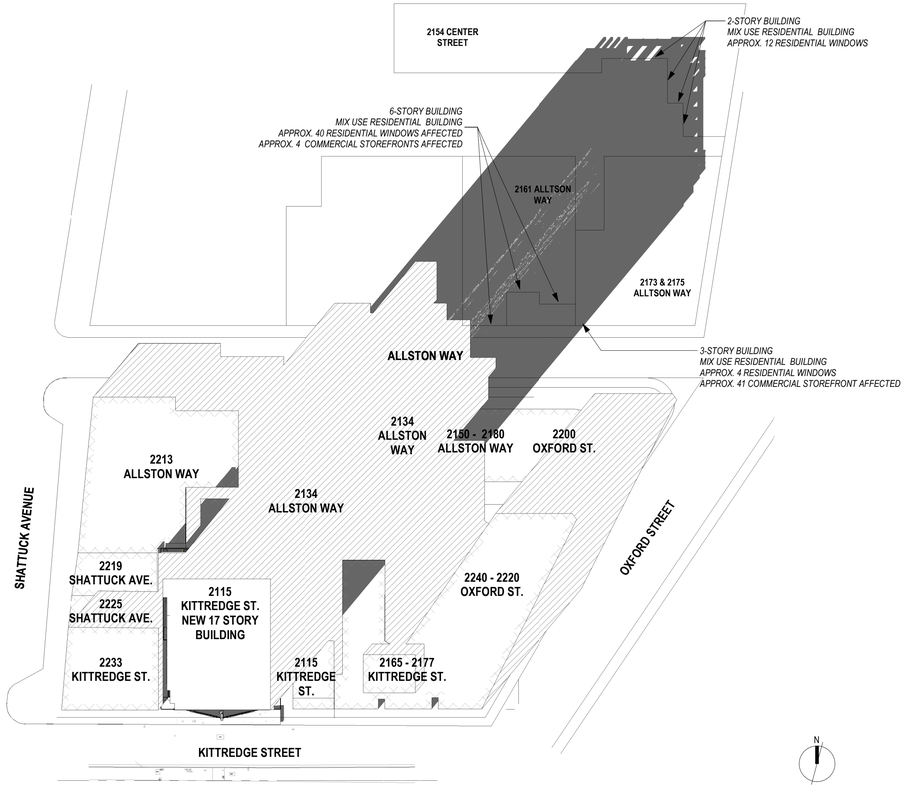


2 G008 SHADOW STUDY - DEC 21



3 G008 12/21 PROPOSED 9 21 AM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



4 G008 12/21 PROPOSED 2 54 PM

1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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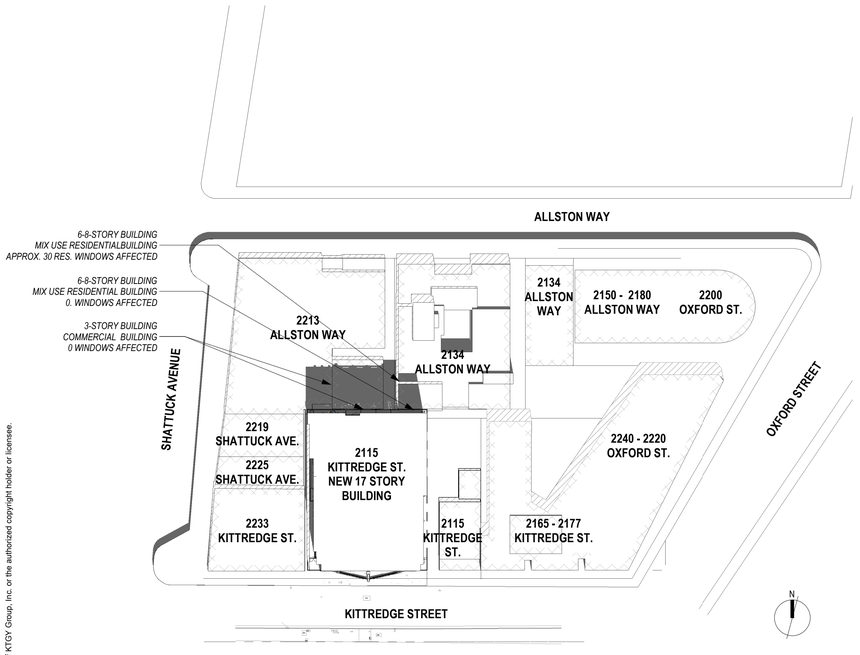
SHADOW STUDIES - DEC 22

G008



1 G009 06/21 PROPOSED NOON
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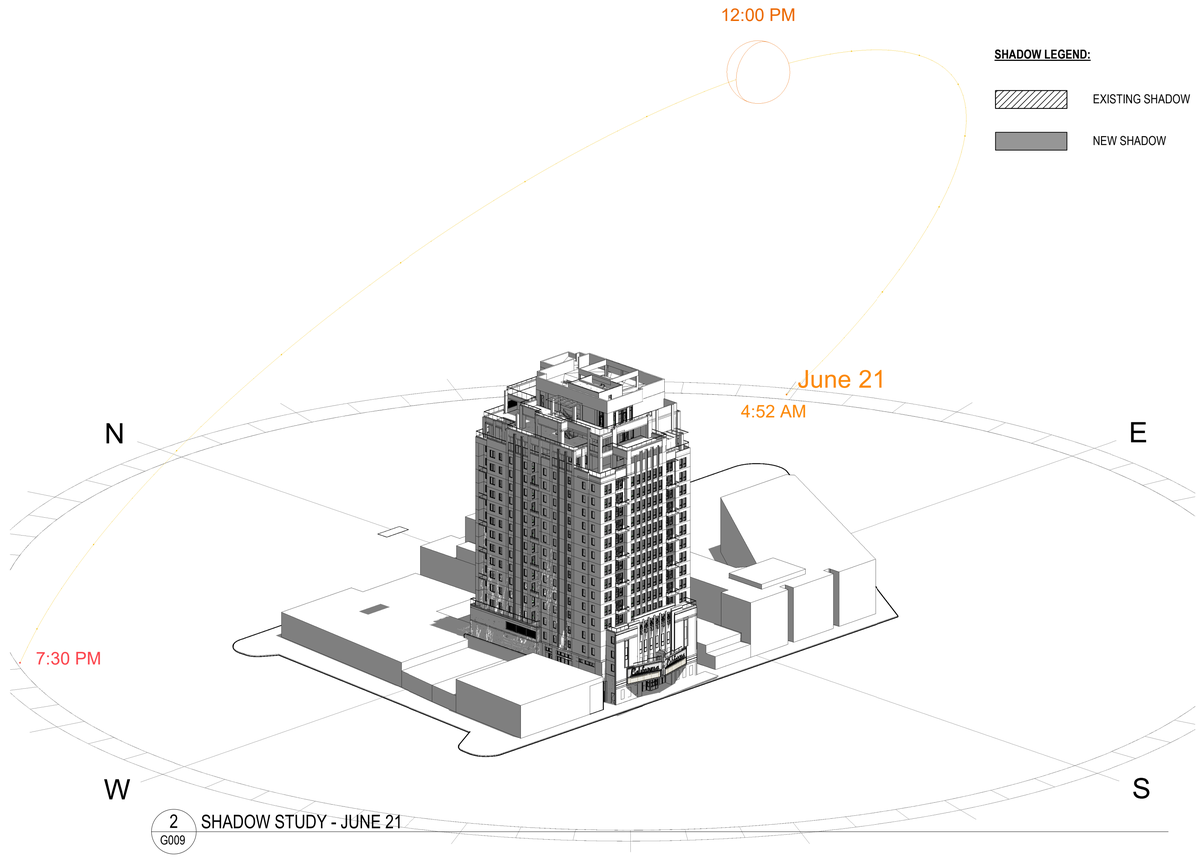
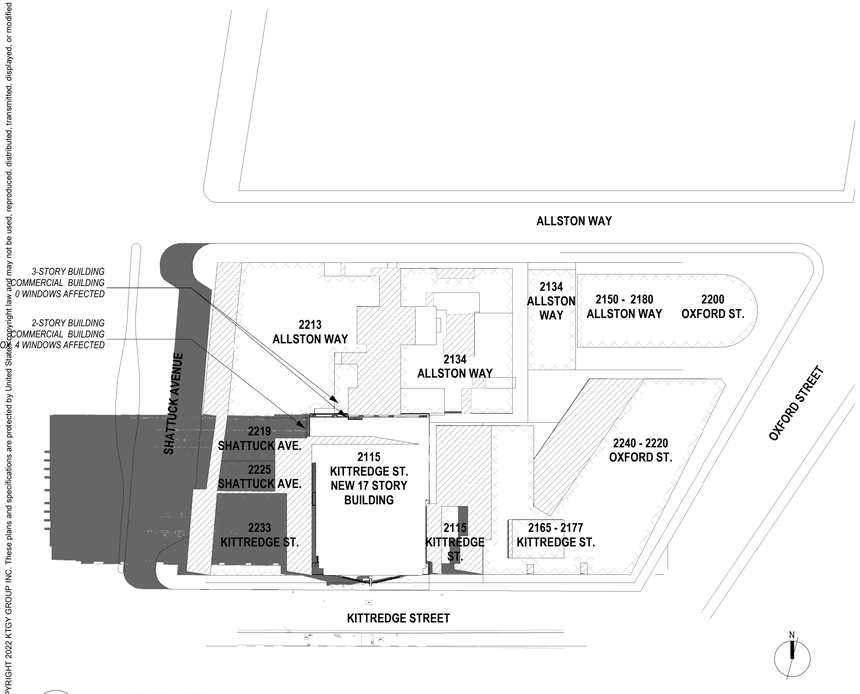


2 G009 SHADOW STUDY - JUNE 21



3 G009 06/21 PROPOSED 8 30 AM
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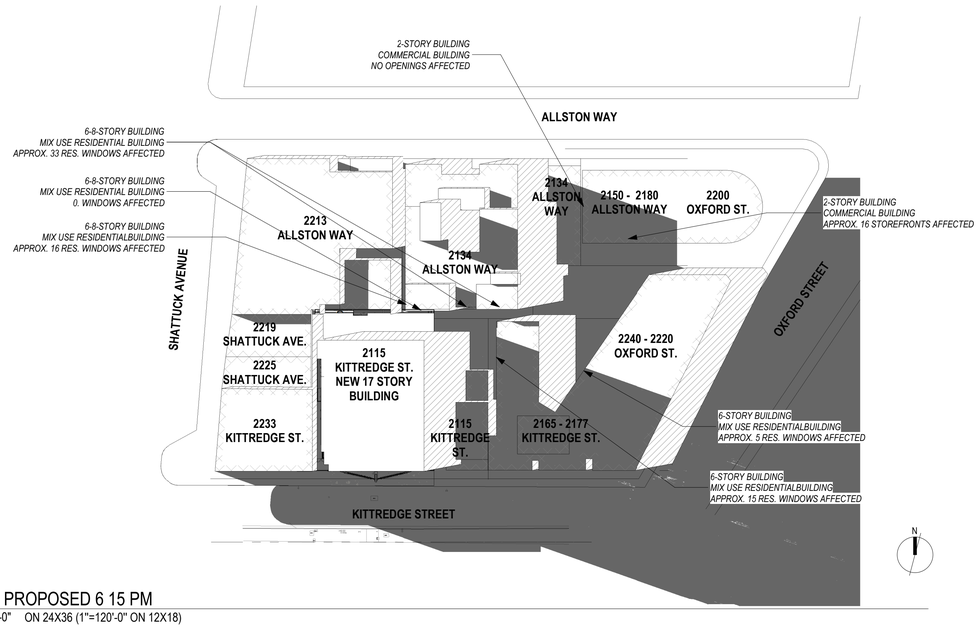

4 G009 06/21 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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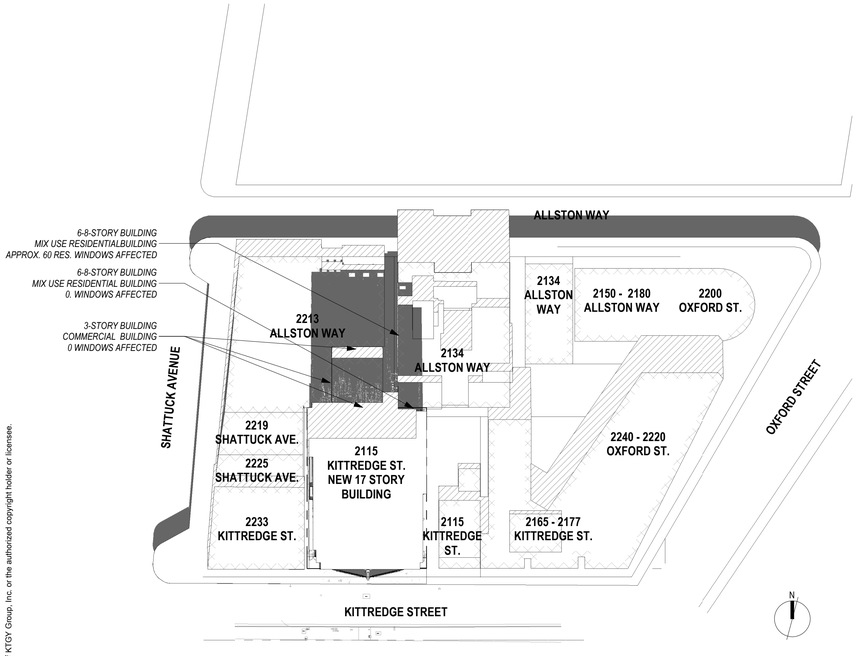
SHADOW STUDIES - JUNE 21

G009



1 G010 09/22 PROPOSED NOON
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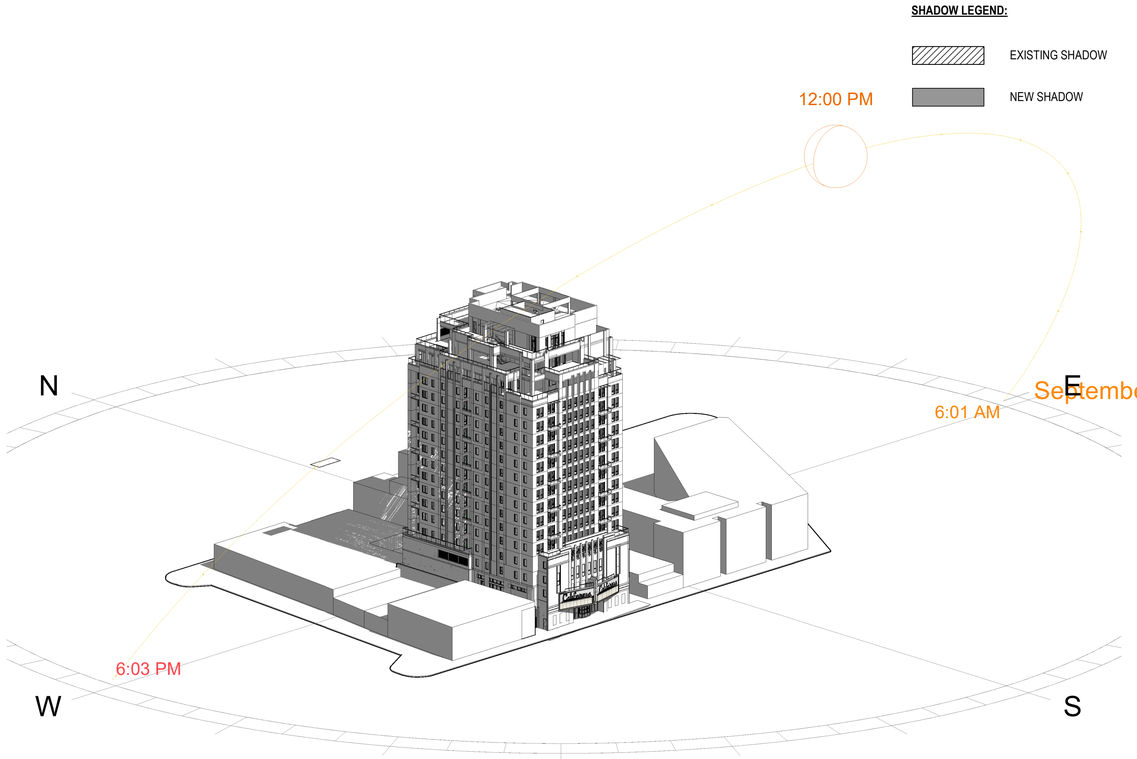
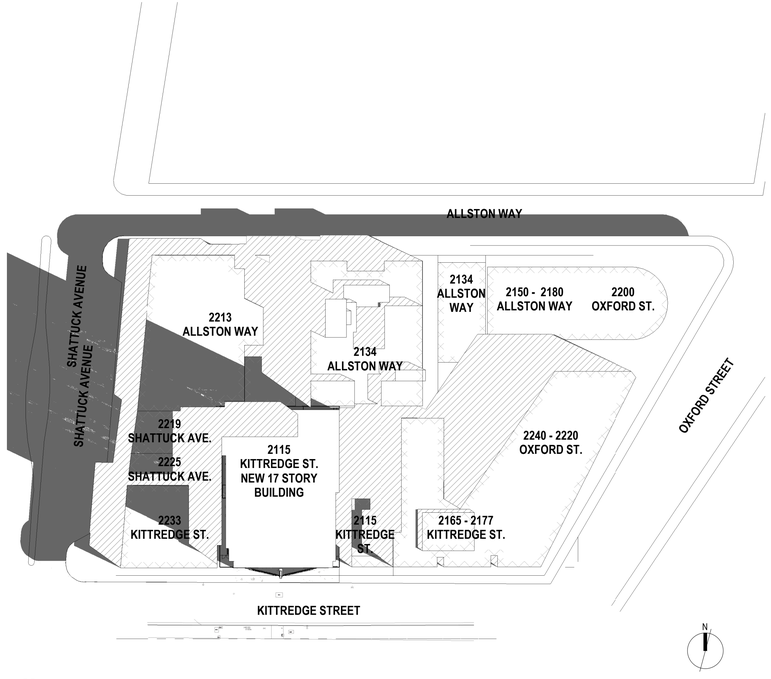


2 G010 SHADOW STUDY - SEPT 22



3 G010 09/22 PROPOSED 8 35 AM
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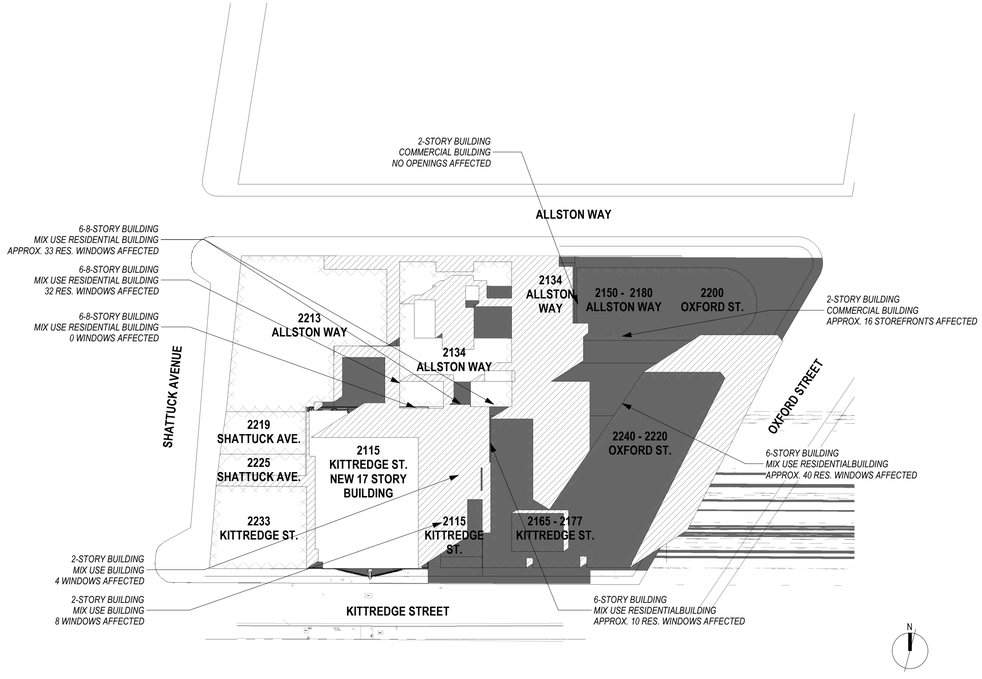

4x G010 09/22 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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SHADOW STUDIES - SEPT 22

G010

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

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

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

New Home Multifamily Version 8

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
No	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
No	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	0				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	1				1		
Yes	B2. Radon-Resistant Construction	2			2			
Yes	B3. Foundation Drainage System	2				2		
No	B4. Moisture Controlled Crawlspace	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
No	C2. Three Inches of Mulch in Planting Beds	0					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
Yes	C6. High-Efficiency Irrigation System	0					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0					2	
No	C8. Rainwater Harvesting System	0					3	

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
TBD	C11. Landscape Meets Water Budget						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
TBD	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)		1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
No	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualified Professional or Equiv.)	0					1	
No	C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	D4. Insulated Headers	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1				1		
Yes	D6.2 At Least 90% of Exterior Walls	2		1		1		
Yes	D6.3 At Least 90% of Roofs	2		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
No	D8. Overhangs and Gutters	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2			No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
No	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0			1	1		
E. EXTERIOR								
Yes	E1. Environmentally Preferable Decking	1				1		
No	E2. Flashing Installation Third-Party Verified	0				2		
Yes	E3. Rain Screen Wall System	2				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	E6. Vegetated Roof	0	2	2				

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5				0.5		
Yes	F1.2 Ceilings	0.5				0.5		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
Yes	F3.3 Interior and Exterior Insulation	1			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	Increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1					1	
≤1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	2					2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	possible
No	G3. Pre-Plumbing for Graywater System	0					1	
No	G4. Operational Graywater System	0					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout						1	confirm costs w/ rep
Yes	G6. Submeter Water for Tenants	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				testing @ each unit (sealed windows & doors)
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
Yes	H8. High Efficiency HVAC Filter (MERV 16+)	1			1			min. merv 13
No	H9. Advanced Refrigerants (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.00%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	2		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	I2.2 Low Carbon Home (meet lbs CO2e/sq.ft. threshold)	0		4				
No	I3. Energy Storage	0		1				
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
≥60% of common area	I5. Photovoltaic System for Multifamily Projects	0		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1			
Yes	J2. Supply and Return Air Flow Testing	2		1	1			
Yes	J3. Mechanical Ventilation Testing	1			1			
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1			
All Electric High-Rise	J5. Building Energy Performance							**Option 1: Mixed Fuel** - High-Rise: Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not
3								Climate Zone Input
8	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				savings by design
No	J8. ENERGY STAR® for Homes	0		1				
No	J9. EPA Indoor airPlus Certification				2			
No	J10. Blower Door Testing	0			3			
No	J11. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2			
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
Yes	K9. Durable Cabinets (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2		
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0				1		
L. FLOORING								
≥75%	L1. Environmentally Preferable Flooring	3				3		

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3			
Yes	L3. Durable Flooring (All flooring is hard surface)	1				1		
No	L4. Thermal Mass Flooring	0		1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
	M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1		
No	M4.2 Built-In Composting Center	0				1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				
No	M6. Electric Vehicle Charging Stations and Infrastructure	0		2				
No	M7. Central Laundry	0					1	
Yes	M8. Gearless Elevator	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	6				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

Project Name: GDC01
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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5	
No	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1		
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2					
No	O10. Vandalism Deterrence Practices and Vandalism Management Plan	0				1		
Yes	O11. Smokefree Housing	2			2			
No	O12. Integrated Pest Management Plan	0				1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
	Summary							

Project Name: GDC01
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Project Zip: 94704

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	46	110	69	91	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	157.0	11.0	66.0	29.0	36.0	15.0

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Gilbane

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

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GREENPOINT RATED CHECKLIST

G011

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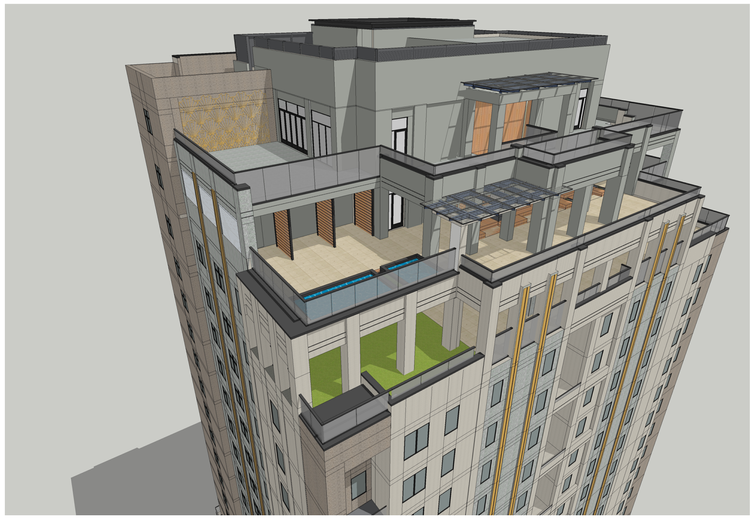
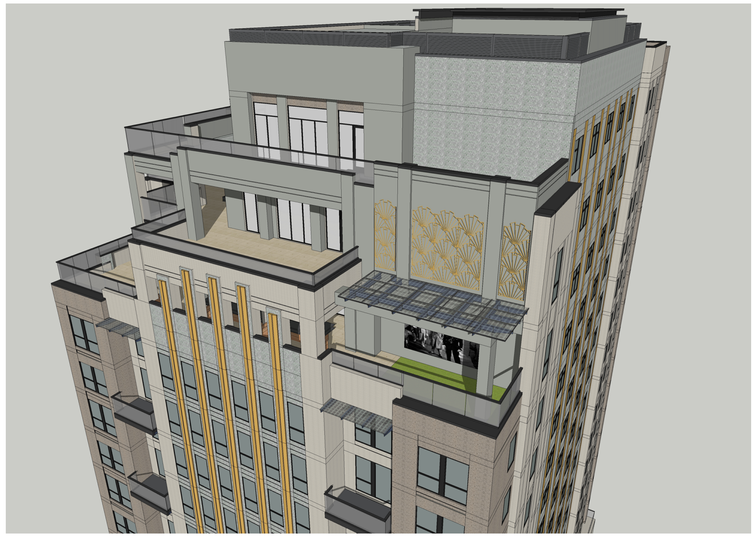
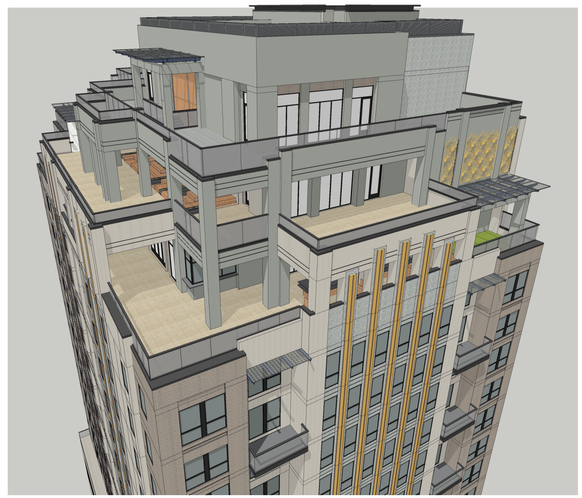


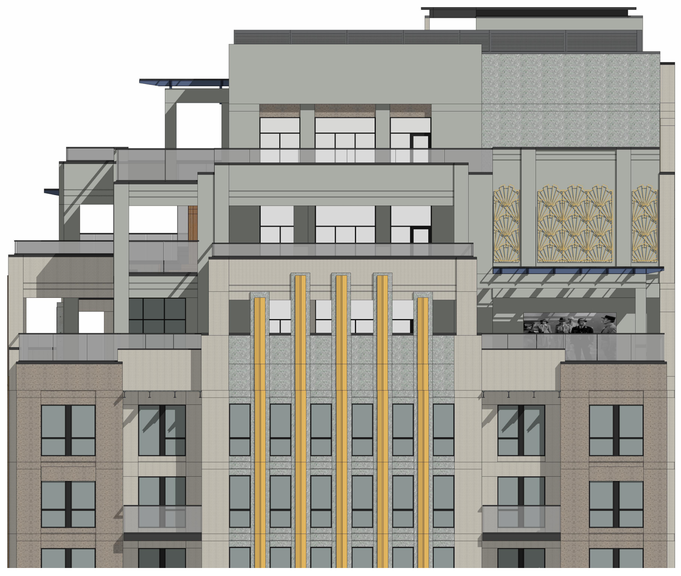
5 G012 NW TERRACE PERSPECTIVE
NOT TO SCALE



4 G012 SE TERRACE PERSPECTIVE
NOT TO SCALE



3 G012 SW TERRACE PERSPECTIVE
NOT TO SCALE



2 G012 SOUTH TERRACE ELEVATION
NOT TO SCALE



1 G012 WEST TERRACE ELEVATION
NOT TO SCALE

NOTE: THE DESIGN INTENT OF THE TERRACE PERSPECTIVES AND ELEVATIONS IS TO SEE THE TERRACE MASSING AND STEPPING BACK OF THE FACADE AS ONE MOVES UP THE BUILDING. FOR EXTERIOR COLOR AND MATERIALS, PLEASE REFER TO SHEETS G013 AND A205.

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Principal	Jessica Musick
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2115 KITTREDGE ST

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TERRACE VIEWS AND PERSPECTIVES

G012



6 G013 NW CONTEXT VIEW
NOT TO SCALE



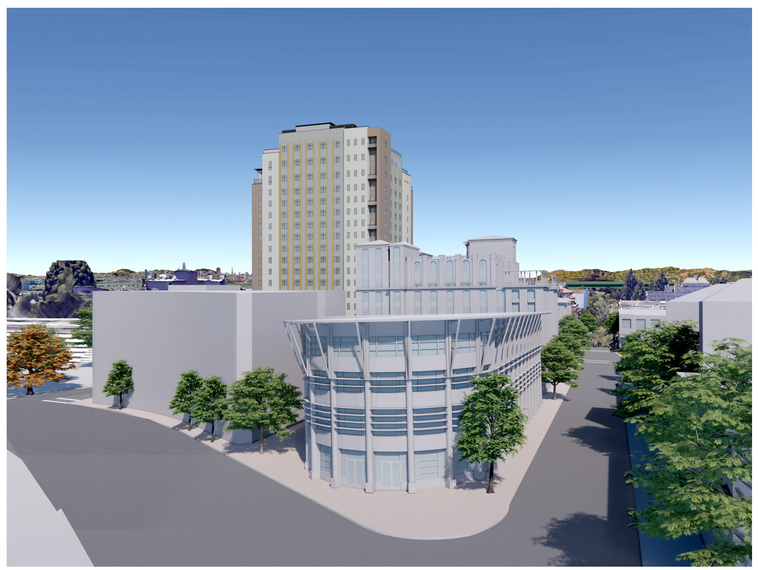
5 G013 SE CONTEXT VIEW
NOT TO SCALE



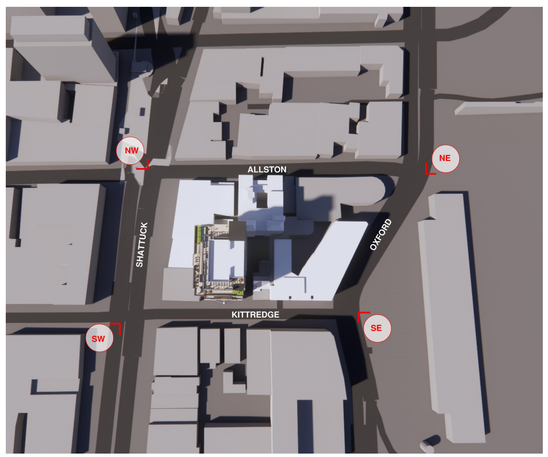
4 G013 PEDESTRIAN LEVEL PERSPECTIVE
NOT TO SCALE



3 G013 SW CONTEXT VIEW
NOT TO SCALE



2 G013 NE CONTEXT VIEW
NOT TO SCALE



1 G013 CONTEXT VIEW MAP
NOT TO SCALE

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BERKELEY, CA

No.	DATE	DESCRIPTION
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PERSPECTIVE CONTEXT RENDERINGS

G013

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

NIGHT RENDERING

G014

2115 KITTREDGE STREET

BERKELEY, CA 94704

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS–HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94 95.94 G	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE	GV	GV
WATER METER		WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 DETAIL REFERENCE / C5.2 SHEET REFERENCE

ABBREVIATIONS

- AB – AGGREGATE BASE
- AC – ASPHALT CONCRETE
- AD – AREA DRAIN
- ADA – AMERICANS WITH DISABILITIES ACT
- ASB – AGGREGATE SUBBASE
- BC – BEGINNING OF CURVE
- BFP – BACK FLOW PREVENTOR
- BLDC – BUILDING CORNER
- BLDG – BUILDING
- BOD – BOTTOM OF DOCK
- BOL – BOLLARD
- BOS – BOTTOM OF STEP
- BOW – FG @ BOTTOM OF WALL
- BVC – BEGIN VERTICAL CURVE
- BW – BACK OF WALK
- C – CONCRETE OR CIVIL
- C&G – CURB AND GUTTER
- CB – CATCH BASIN
- CI – COMBINATION INLET
- CIP – CAST IRON PIPE
- CL – CENTER LINE OR CLASS
- CMP – CORRUGATED METAL PIPE
- CO – CLEANOUT
- COI – CURB OPENING INLET
- CONC – CONCRETE
- CONST – CONSTRUCTION OR CONSTRUCT
- CY – CUBIC YARD
- DCDA – DOUBLE CHECK DETECTOR ASSEMBLY
- DI – DROP INLET
- DIP – DUCTILE IRON PIPE
- DOM – DOMESTIC
- DW – DOMESTIC WATER
- DWG – DRAWING
- E – EAST
- EC – END OF CURVE
- EP – EDGE OF PAVEMENT
- ER – END OF RETURN
- EVC – END VERTICAL CURVE
- ELEV – ELEVATION
- EX., EXIST. – EXISTING
- FC – FACE OF CURB
- FDC – FIRE DEPARTMENT CONNECTION
- FF – FINISHED FLOOR
- FG – FINISHED GRADE
- FH – FIRE HYDRANT
- FL – FLOW LINE
- FOUND – FOUNDATION
- FS – FINISHED SURFACE
- FT – FOOT
- FW – FIRE WATER
- G – GROUND ELEVATION
- GB – GRADE BREAK
- GV – GATE VALVE
- HCR – ACCESSIBLE RAMP
- HP – HIGH POINT
- INV – INVERT ELEVATION
- JP – JOINT POLE
- JT – JOINT TRENCH
- LIP – LIP OF GUTTER
- LP – LOW POINT
- LSA – LANDSCAPE ARCHITECT
- MAX – MAXIMUM
- MEP – MECHANICAL/ELECTRICAL/PLUMBING
- MH – MANHOLE
- MIN – MINIMUM
- MPVC – MIDPOINT OF VERTICAL CURVE
- MON – MONUMENT
- N – NORTH
- N.I.C. – NOT IN CONTRACT
- NO – NUMBER
- NTS – NOT TO SCALE
- P – PAVEMENT ELEVATION
- PCC – PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
- PIV – POST INDICATOR VALVE
- PL – PROPERTY LINE
- PMH – POWER MANHOLE
- POC – POINT ON CURVE
- PP – POWER POLE
- PRC – POINT OF REVERSE CURVATURE
- PVC – POLYVINYL CHLORIDE PIPE
- R – RADIUS
- RC – RELATIVE COMPACTION
- RCP – REINFORCED CONCRETE PIPE
- RPPA – REDUCED PRESSURE PRINCIPLE ASSEMBLY
- R/W – RIGHT OF WAY
- S – SLOPE OR SOUTH
- S.A.D. – SEE ARCHITECTURAL DRAWINGS
- SB – SEDIMENT BASIN
- SD – STORM DRAIN
- S.E.D. – SEE ELECTRICAL DRAWINGS
- SF – SILT FENCE
- SG – SUBGRADE
- S.L.D. – SEE LANDSCAPE DRAWINGS
- S.M.D. – SEE MECHANICAL DRAWINGS
- SMH – SIGNAL MANHOLE
- S.P.D. – SEE PLUMBING DRAWINGS
- SS – SANITARY SEWER
- STA – STATION
- STD – STANDARD
- S/W – SIDEWALK
- TC – TOP OF CURB
- TD – TRENCH DRAIN
- TOD – TOP OF DOCK
- TOE – TOE OF SLOPE
- TOS – TOP OF STAIR
- TOW – FG @ TOP OF WALL
- TS – TOP OF SLAB
- TYP – TYPICAL
- UON – UNLESS OTHERWISE NOTED
- U/G – UNDERGROUND
- VC – VERTICAL CURVE
- WM – WATER METER
- WV – WATER VALVE
- W – WEST
- WWF – WELDED WIRE FABRIC
- W/ – WITH

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF BERKELEY STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF BERKELEY POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF BERKELEY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2020 EDITION NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2021 EDITION UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2021 EDITION UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL FIRE CODE)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT ±5 PSI FOR 2 HOURS.

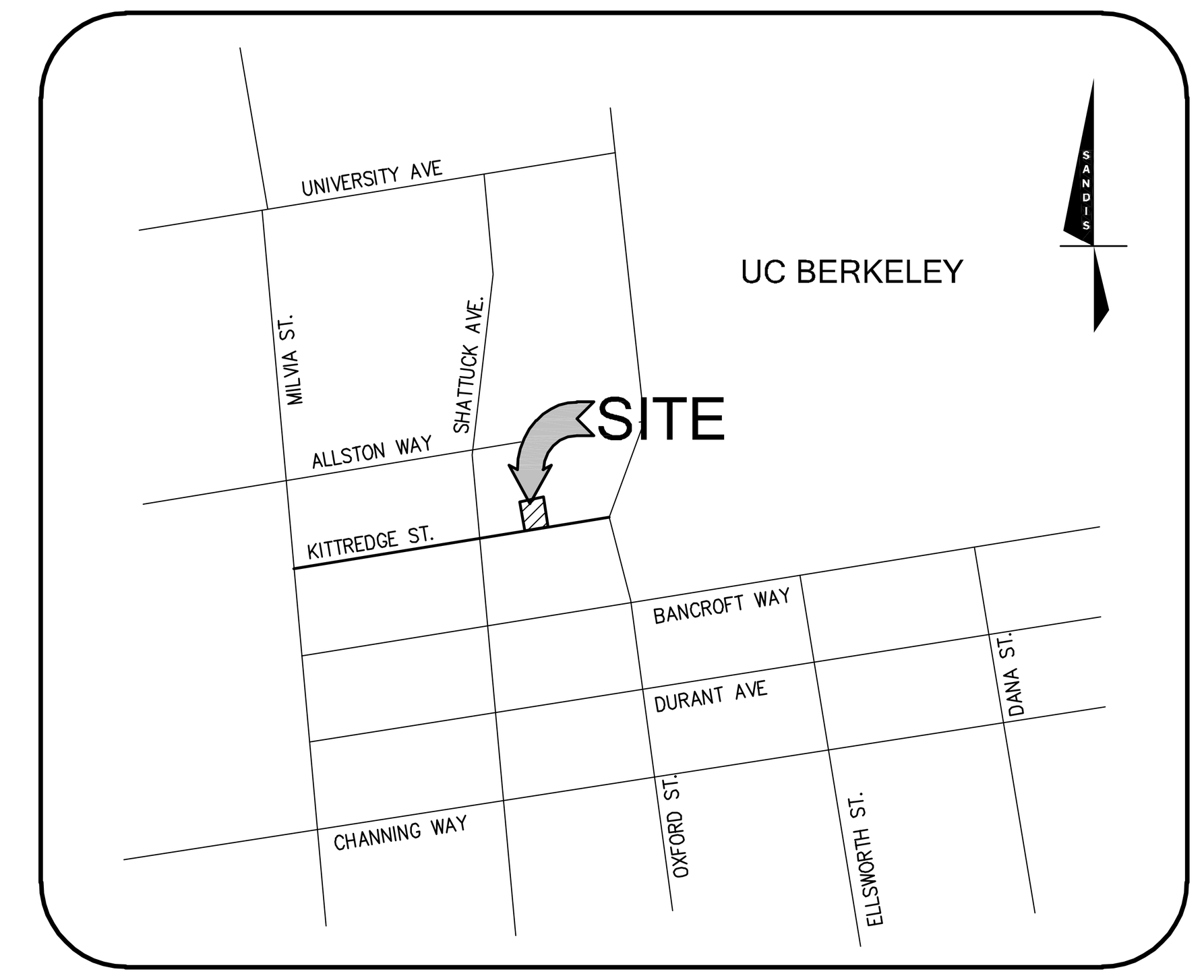
NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DUST CONTROL NOTES

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.



VICINITY MAP

N.T.S.

PROJECT DESCRIPTION

THE PROJECT ENTAILS AN EIGHTEEN LEVEL (AND TWO BASEMENT LEVELS) APARTMENT TOWER WITH A THEATER INCLUDED IN THE LOWER LEVELS. THE CIVIL SCOPE OF WORK INCLUDES: SITE DEMOLITION, SANITARY SEWER BUILDING LATERAL, STORMWATER MEDIA FILTER AND PUMP, AREA DRAINS AND TRENCH DRAIN, FIRE AND DOMESTIC WATER SERVICE LATERALS, CURB AND GUTTER, AND SIDEWALK.

CIVIL SHEET INDEX

C000	NOTES, LEGEND, & ABBREVIATIONS
C001	TOPOGRAPHIC SURVEY
C100	DEMOLITION PLAN
C200	SITE AND GRADING PLAN
C300	UTILITY PLAN
C400	STORMWATER MANAGEMENT PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS

SANDIS BUILD ON. SANDIS.NET

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No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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NOTES, LEGEND, & ABBREVIATIONS

C000

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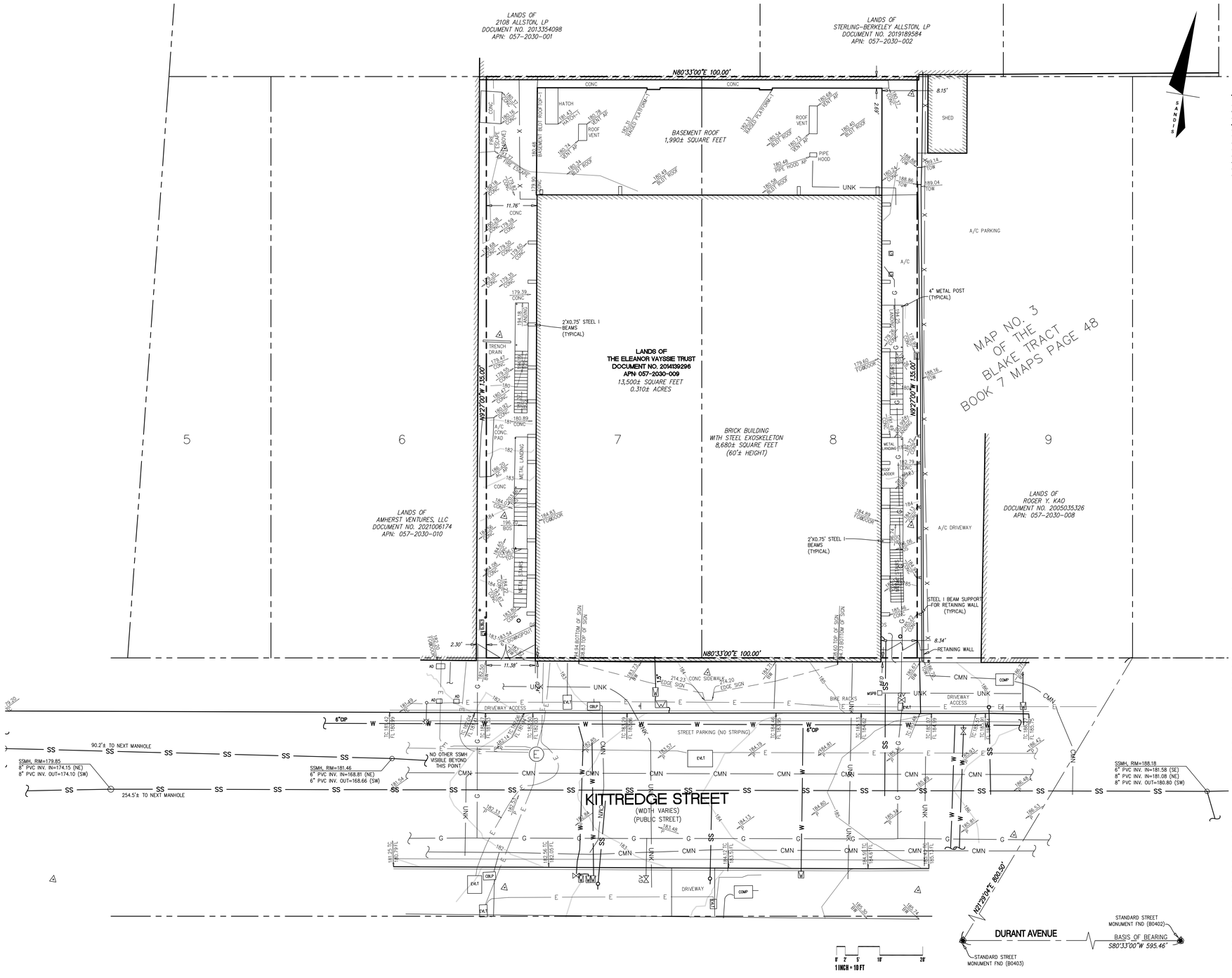

LEGEND

- BUILDING LINE
- BUILDING OVERHANG
- CURB LINE
- FENCE LINE
- PROPERTY LINE
- CONTOUR LINES
- COMMUNICATION LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- UNKNOWN LINE
- WATER LINE

SYMBOLS & ABBREVIATIONS

- AD — AREA DRAIN
- BOL — BOLLARD
- BOS — BOTTOM OF STAIRS
- BW — BACK OF WALK
- CBPB — CABLE PULL BOX
- COMP — COMMUNICATION PULL BOX
- CONC — CONCRETE
- DS — DOWN SPOUT
- E — ELECTRIC MANHOLE
- EVLT — ELECTRIC VAULT
- FL — FLOW LINE
- GM — GAS METER
- GV — GAS VALVE
- MSPB — MISCELLANEOUS PULL BOX
- SIGNS
- SSCO — SANITARY CLEANOUT
- SANITARY MANHOLE
- STREET LIGHT SINGLE ARM
- TC — TOP OF CURB
- TOS — TOP OF STAIRS
- WM — WATER METER
- WV — WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1¼" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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	8/28/2023	100% DD Set

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TOPOGRAPHIC SURVEY

C001

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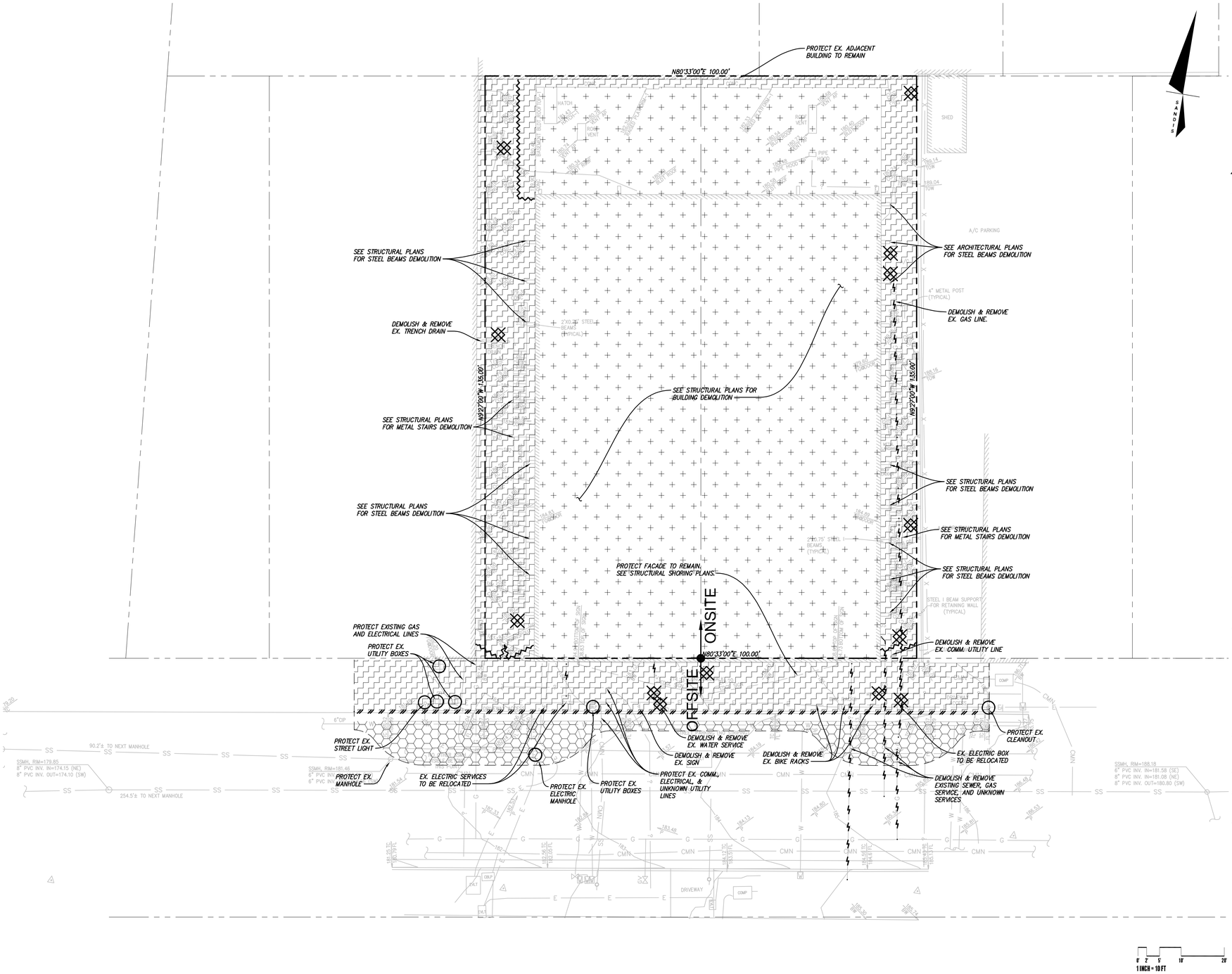

LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE, DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- PROTECT EXISTING UTILITY TO REMAIN

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

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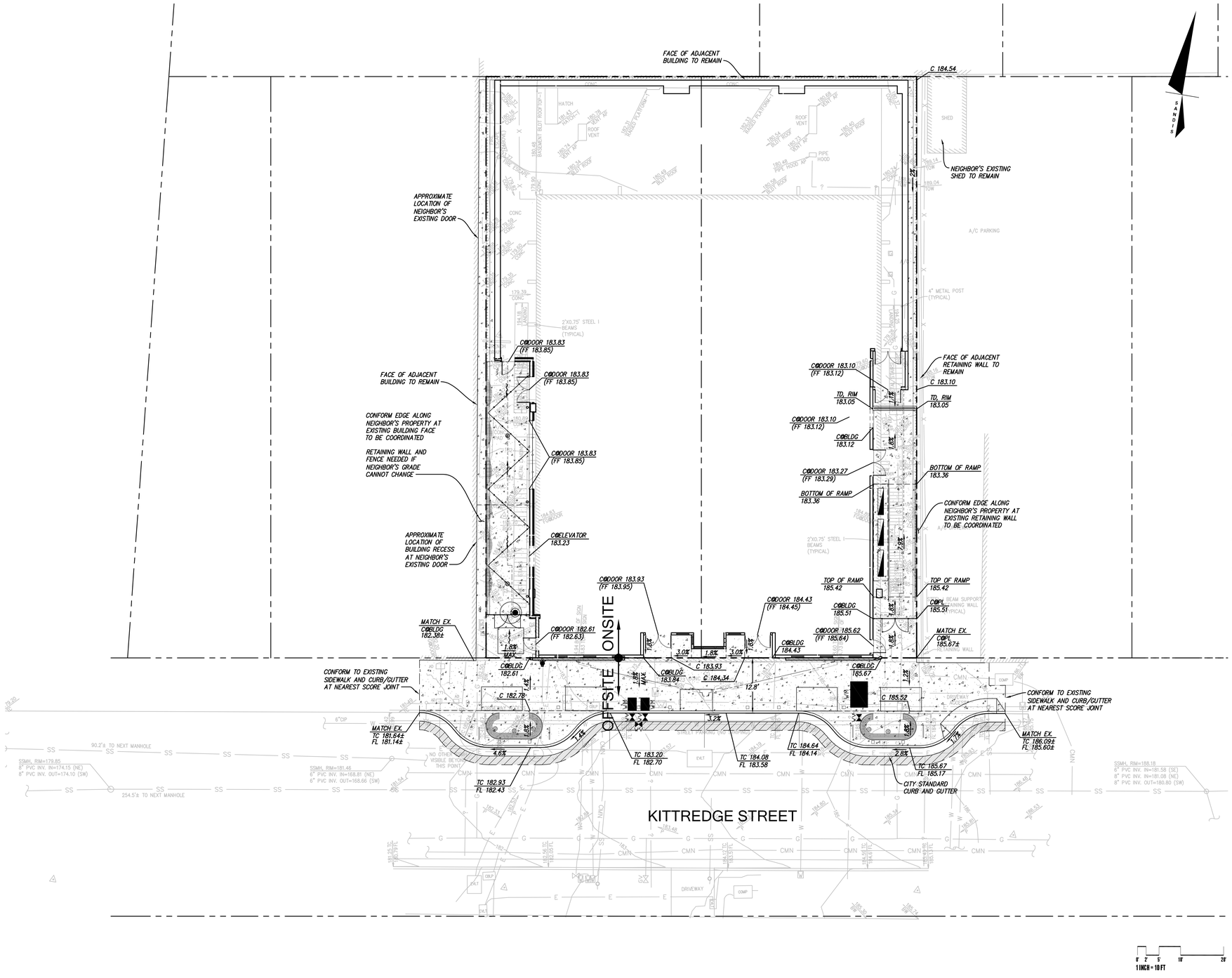
DEMOLITION PLAN

C100



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE, SLD FOR FINISH DETAILS
- LANDSCAPING

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

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SITE AND GRADING PLAN

C200

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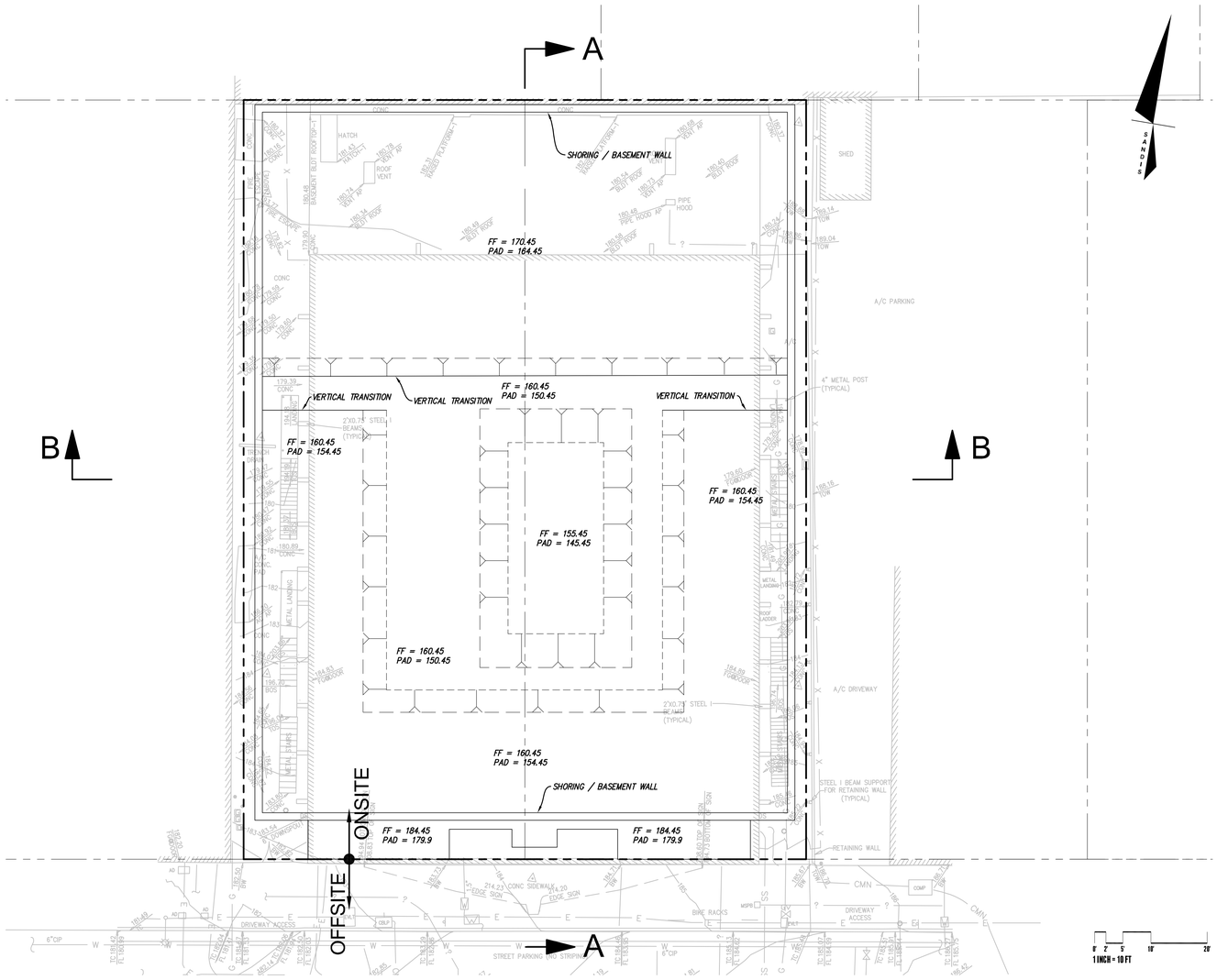
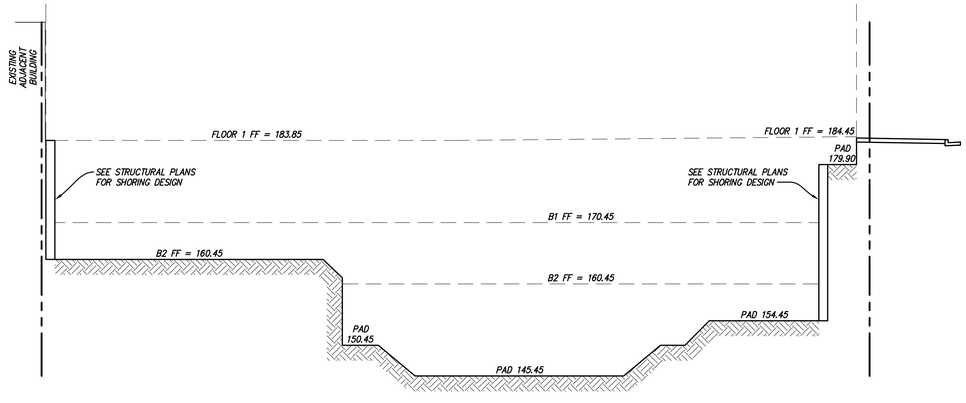


LEGEND

- DIRECTION OF STEEP SLOPE
- FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 194 / 195 CONTOURS

COORDINATION NOTES

1. WORK WITH STRUCTURAL ENGINEER ON SHORING DESIGN AND LOCATION TO FINALIZE ROUGH GRADING PLAN.
2. WORK WITH ARCHITECT AND STRUCTURAL ENGINEER TO FINALIZE PAD ELEVATIONS.



SECTION A–A
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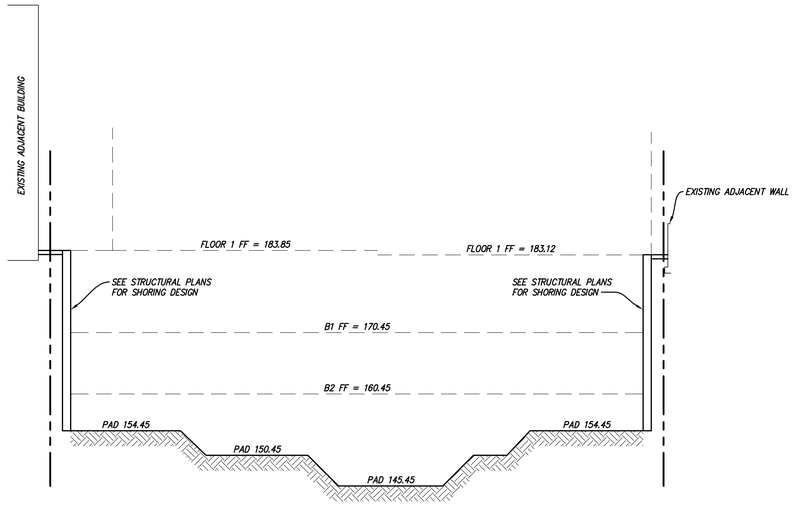

SECTION B–B
1"=10'

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ROUGH GRADNG PLAN

C201

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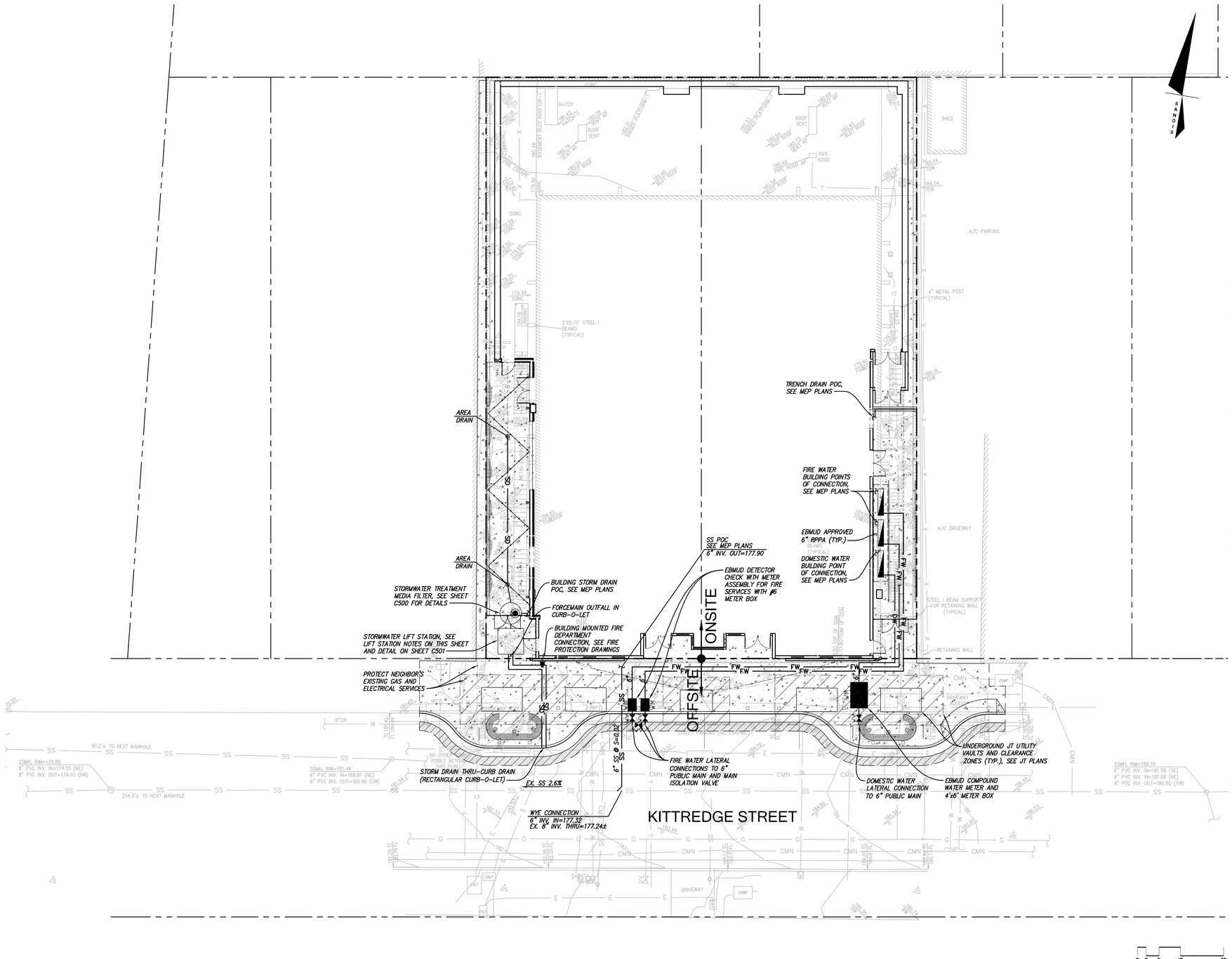

LEGEND

PROPERTY LINE

SAWCUT LINE

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

LIFT STATION NOTES

STORMWATER TREATMENT MEDIA FILTER AND PUMP. THE STORMWATER TREATMENT DESIGN STRATEGY ENTAILS:

1. ALL ROOF AND PAVEMENT RUNOFF IS CAPTURED VIA AREA/ROOF DRAINS AND PIPED TO MEDIA FILTER VAULT.
2. STORMWATER IS TREATED THROUGH THE MEDIA FILTERS DURING A WATER QUALITY RAIN EVENT (IE. 0.2 IN/HR RAINFALL INTENSITY). THE WATER SUBSEQUENTLY HEADS TOWARDS THE OUTLET.
   - 2.1. LARGER STORM EVENTS WILL BYPASS THE MEDIA FILTERS AND HEAD DIRECTLY TO THE OUTLET.
3. STORMWATER LEAVES THE VAULT THROUGH THE OUTLET AND INTO A LIFT STATION SIZED FOR A 100 YEAR STORM EVENT WITH N+1 PUMP REDUNDANCY.
4. THE LIFT STATION FINALLY DISCHARGES INTO A THROUGH-CURB DRAIN WHICH THEN OUTFALLS INTO THE STREET GUTTER PAN.

GENERAL NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER DETAIL **X**, SHEET **XXX**.
2. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
3. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
4. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
6. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
7. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
9. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
10. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

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Designer	Nicholas Chandler

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BERKELEY, CA 94704

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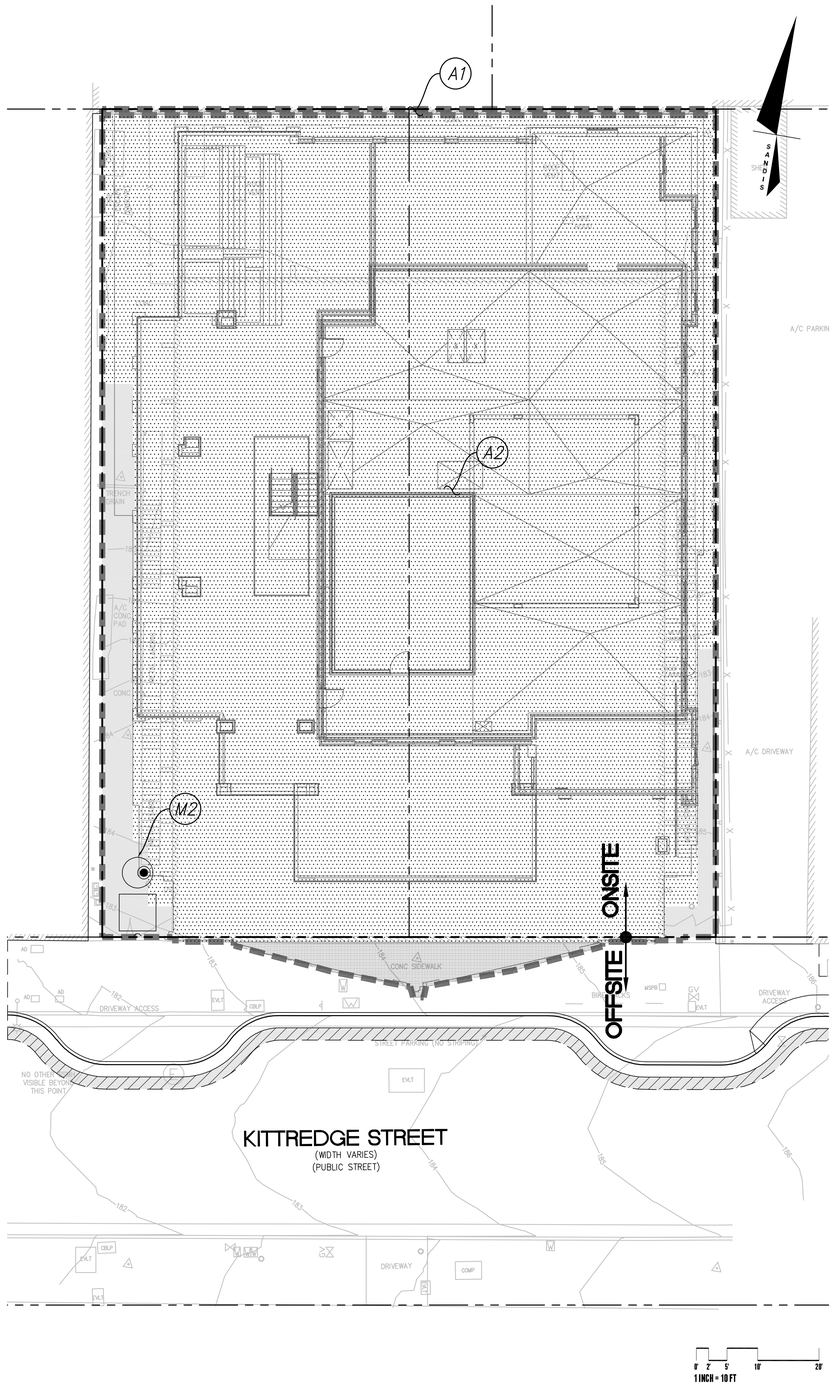
UTILITY PLAN

C300



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET.

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CiA):

C=0.85 (ROOF/HARDSCAPE)
i_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
i_{base}=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
A=0.32 ACRES
Q_{treat}=0.05 CFS
Q_{base}=0.56 CFS

FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, 'OTHER AREAS' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

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STORMWATER MANAGEMENT PLAN

C400

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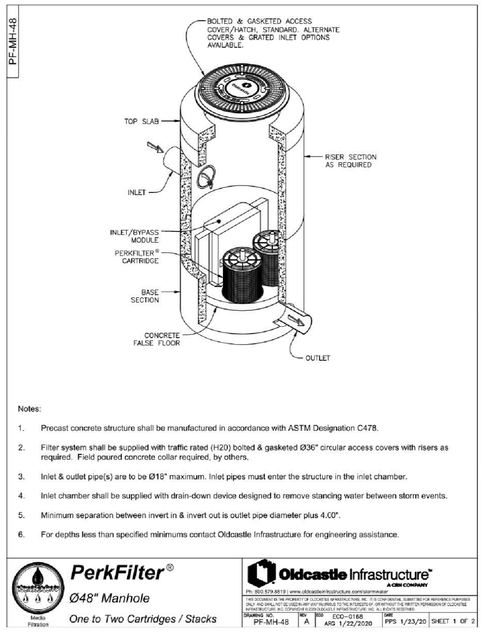

Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.8519 | www.oldcastleinfrastructure.com/stormwater

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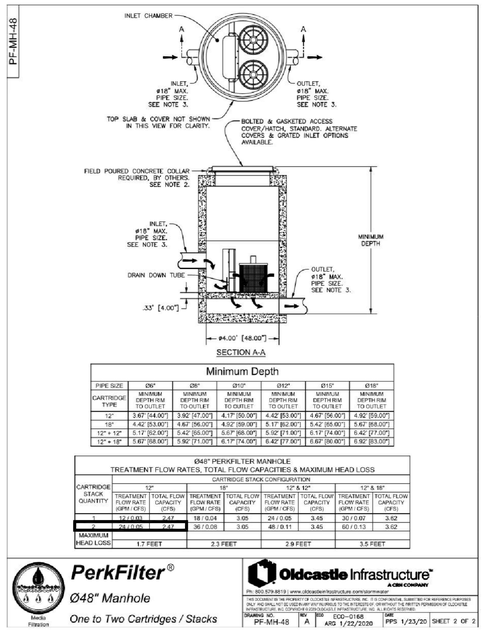

SECTION A-A

Minimum Depth

PIPE SIZE	Ø6"	Ø8"	Ø10"	Ø12"	Ø15"	Ø18"
CARTRIDGE TYPE	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.00"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION					
	12"		18"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.05	24 / 0.05	3.45	30 / 0.07	3.62
2	24 / 0.05	2.47	36 / 0.08	3.05	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

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Ø48" Manhole
One to Two Cartridges / Stacks

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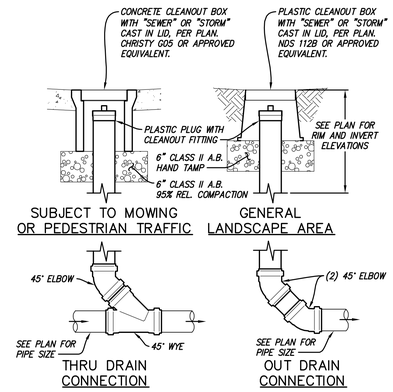
MEDIA FILTER
N.T.S.
1



NOTES:

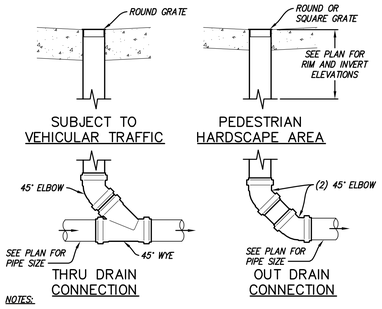
1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT
1"=1'
2

PIPE SIZE	NDS MODEL NUMBER*		
	PEDESTRIAN		VEHICULAR
	ROUND GRATE (BLACK PLASTIC)	SQUARE GRATE	ROUND GRATE (DUCTILE IRON)
4"	11	4 (BLACK PLASTIC)	N/A
6"	40	970 (BLACK PLASTIC)	D6
8"	10	12DH-WO** (CAST IRON)	D8

*OR APPROVED EQUIVALENT

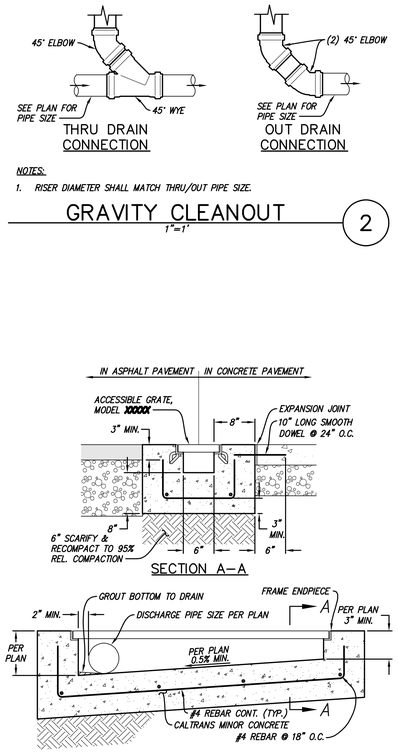
**12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE



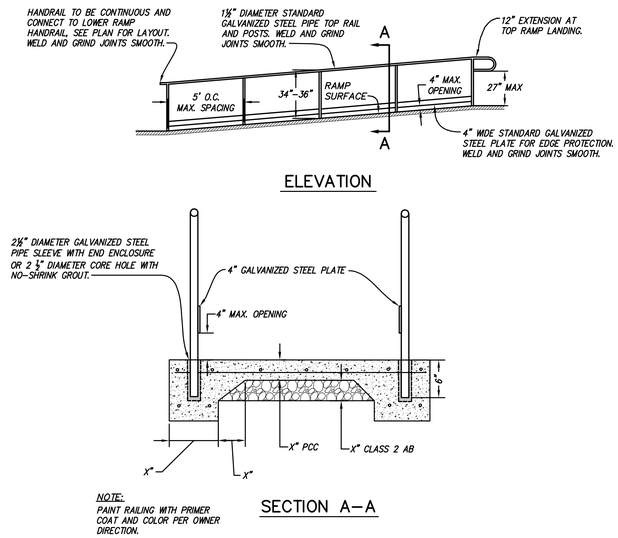
NOTES:

1. RISER DIAMETER SHALL MATCH STORM DRAIN AREA DRAIN SIZE.
2. THRU/OUT PIPE SIZE SHALL BE EQUAL OR GREATER THAN RISER DIAMETER.

HARDSCAPE AREA DRAIN
1"=1'
3



CAST-IN-PLACE TRENCH DRAIN
1"=1'
4



NOTE:
PAINT RAILING WITH PRIMER COAT AND COLOR PER OWNER DIRECTION.

SECTION A-A

ACCESSIBLE RAMP AND HANDRAIL
N.T.S.
5

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CONSTRUCTION DETAILS

C500

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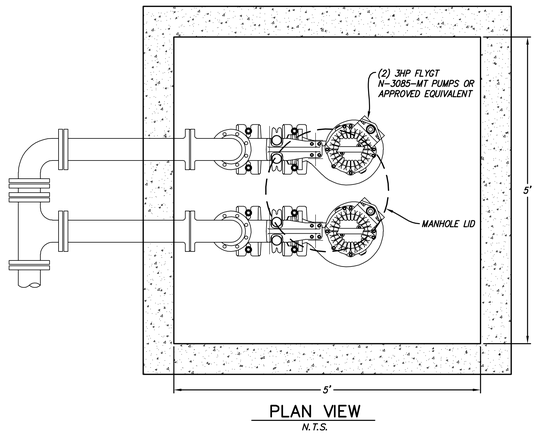
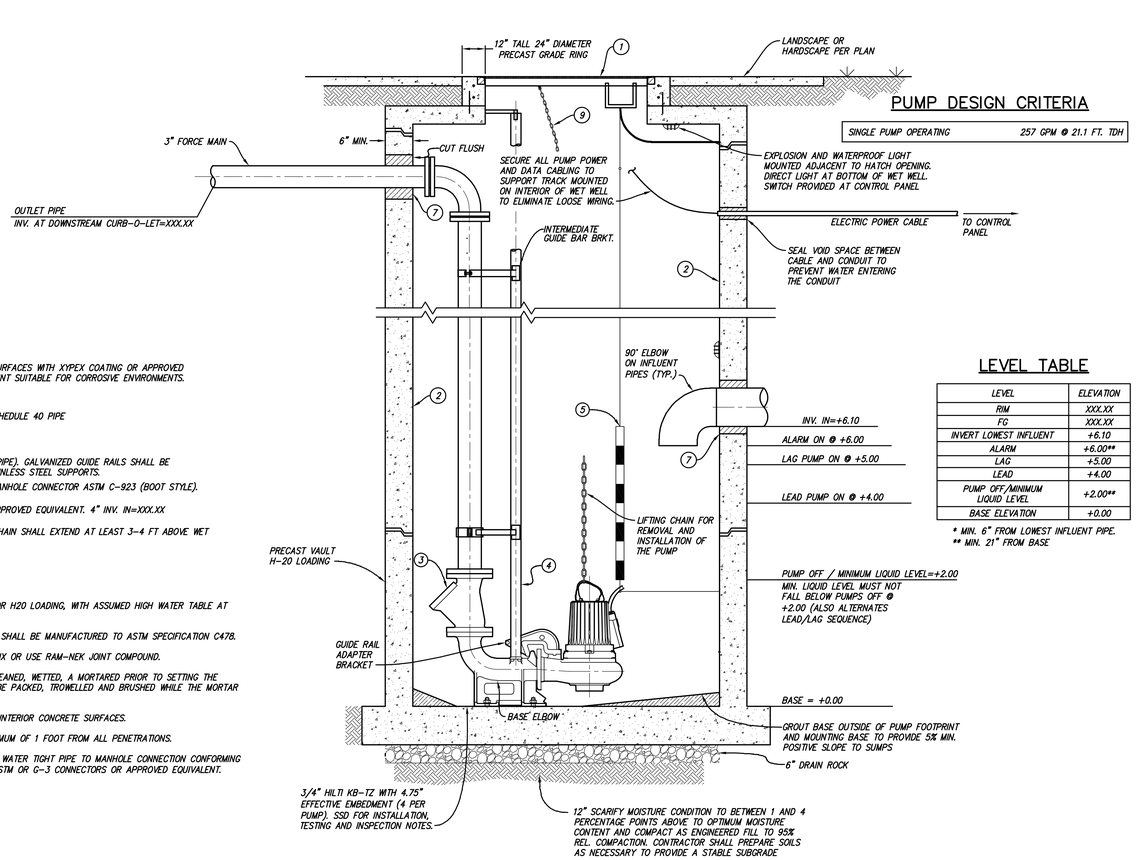


PLAN VIEW
N.T.S.



NOTES:

1. H-20 RATED MANHOLE LID..
2. COAT INTERIOR OF LIFT STATION SURFACES WITH XYPEX COATING OR APPROVED EQUIVALENT. PAINT WITH WHITE PAINT SUITABLE FOR CORROSIVE ENVIRONMENTS.
3. BALL CHECK VALVE.
4. (4) 2" GUIDE BAR, GALVANIZED SCHEDULE 40 PIPE
5. LEVEL PROBE (SEE LEVEL TABLE)
6. (4) 2" GUIDE BAR (SCHEDULE 40 PIPE). GALVANIZED GUIDE RAILS SHALL BE SUPPORTED EVERY 5-FT WITH STAINLESS STEEL SUPPORTS.
7. WATER TIGHT RESILIENT PIPE TO MANHOLE CONNECTOR ASTM C-923 (BOOT STYLE).
8. JOSAM 67724 SWING CHECK OR APPROVED EQUIVALENT. 4" INV. IN=XXX.XX
9. STAINLESS STEEL LIFTING CHAIN. CHAIN SHALL EXTEND AT LEAST 3-4 FT ABOVE WET WELL.

NOTES:

A. PUMP STATION TO BE DESIGNED FOR H20 LOADING, WITH ASSUMED HIGH WATER TABLE AT ELEVATION AT XXX.XX

B. PRECAST PUMP STATION MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.

C. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.

D. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TROWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.

E. XYPEX CONCENTRATE COATING ON INTERIOR CONCRETE SURFACES.

F. JOINT LOCATIONS SHALL BE A MINIMUM OF 1 FOOT FROM ALL PENETRATIONS.

G. ALL PIPE PENETRATIONS SHALL BE WATER TIGHT PIPE TO MANHOLE CONNECTION CONFORMING TO ASTM C-923. A-LOK'S Z-LOK STM OR G-3 CONNECTORS OR APPROVED EQUIVALENT.

PUMP DESIGN CRITERIA

SINGLE PUMP OPERATING	257 GPM @ 21.1 FT. TDH

LEVEL TABLE

LEVEL	ELEVATION
RIM	XXX.XX
FG	XXX.XX
INVERT LOWEST INFLUENT	+6.10
ALARM	+6.00**
LAG	+5.00
LEAD	+4.00
PUMP OFF/MINIMUM LIQUID LEVEL	+2.00**
BASE ELEVATION	+0.00

* MIN. 6" FROM LOWEST INFLUENT PIPE.
** MIN. 21" FROM BASE

LIFT STATION
N.T.S.
1

SECTION A-A
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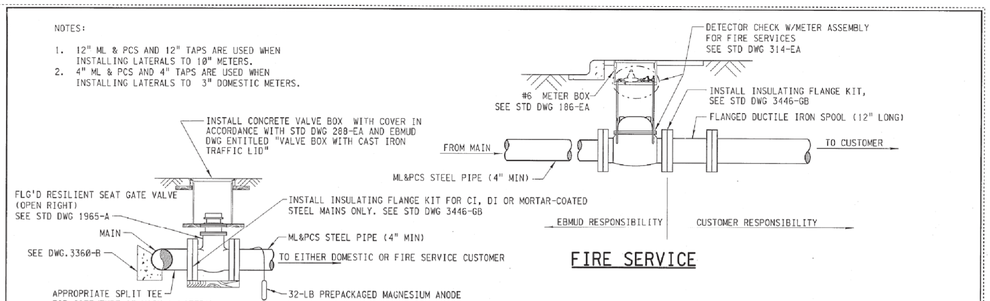
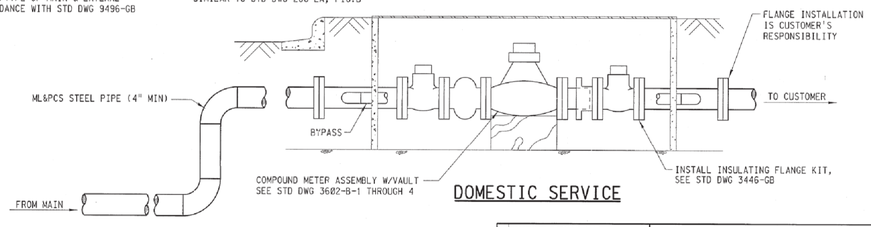
NOTES:

1. 12" ML & PCS AND 12" TAPS ARE USED WHEN INSTALLING LATERALS TO 10" METERS.
2. 4" ML & PCS AND 4" TAPS ARE USED WHEN INSTALLING LATERALS TO 3" DOMESTIC METERS.

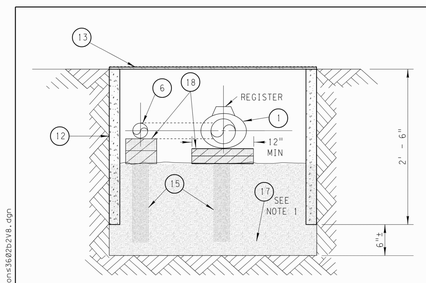


FIRE SERVICE

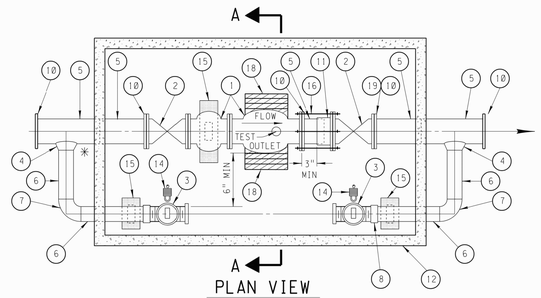


DOMESTIC SERVICE

DESIGNED BY	D MCINTIRE	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	R STANTON		
DRAWN BY	TOM LEE	STANDARD DRAWING	
		MAIN CONNECTION FOR FIRE SERVICES OR 3" AND LARGER DOMESTIC SERVICES	
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 44055		STRUCTURE OR ZONE DESIGNATION ALL	
APPROVED MGR. OF DESIGN R.C.E. NO. C 39051		SCALE NONE	3684-B
1 JOHNSON REVISED		DATE	



SECTION A-A



PLAN VIEW

ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	COMPOUND METER, 4", PLATE STRAINER, ATTACHED	
2	2	GATE VALVE, 4", 125 LB, FLG'D, NRS, NUT OPERATOR, OPEN RIGHT	
3	2	CURB STOP, 2", 300 PSI WP, NO LEAD BRASS, W/LOCK WING & PLUG	
4	2	WELDOLET, 2" X 4", RUN	
5	4'±	PIPE, 4" DIA, SCH 40, ML&PCS	SEE NOTE 10
6	9'±	PIPE, 2" DIA, SCH 40, TAPE WRAPPED STEEL	
7	2	90° ELBOW, 2", SCH 40, TAPE WRAPPED STEEL	
8	1	INSULATING UNION	
9	-	-	
10	5	SLIP ON FLANGE, 4" AWWA CLASS D, 150 LB DRILLING	SEE NOTE 10
11	1	FLANGED COUPLING ADAPTER, 4", ROCKWELL STYLE 912	SEE NOTE 10
12	1	METER BOX, PANEL VAULT, 5' X 3' X 2.5' DEEP	
13	1	STEEL DIAMOND PATTERN LID OR QUASITE COVER, AS REQ'D	
14	2	DISTRICT SECURITY LOCK (DFAA2)	
15	AS REQD	REDWOOD BLOCK PIPE SUPPORT, SEE ITEM 18	
16	4	TIE RODS	SEE NOTE 10
17	1/4CY±D±	1/4± CUBIC YD ROCK FILL FOR DRAINAGE	
18	AS REQD	2" x 4" REDWOOD BLOCKS TAPEWRAPPED	
19	1	INSULATING FLANGE KIT, 4"	

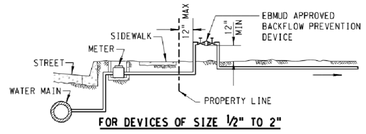
NOTES

1. MINIMUM 3/4" DRAIN ROCK FILL LEVEL TO BE BOTTOM OF BOX.
2. TAPE WRAP ALL BURIED BARE STEEL AND BYPASS PIPING.
3. METER VAULTS FOR 3" AND 4" COMPOUND METERS TO BE 3'X 5'X 2.5' DEEP.
4. BYPASS VALVES MUST BE ACCESSIBLE AND OPERABLE FROM INSIDE VAULT.
5. NO VEHICLE TRAFFIC ON VAULTS.
6. REMOTE READERS SHALL BE INSTALLED ON METERS.
7. ✳ WHEN POSSIBLE, WELDOLETS TO BYPASS PIPING SHOULD BE POSITIONED INSIDE VAULT.
8. IF THE DEVICE LAYOUT AS SHOWN CANNOT FIT IN THE EXISTING METER BOX, THEN CONTACT THE METER SHOP FOR A REVISED LAYOUT.
9. COAT ALL UNCOATED METALLIC SURFACES OF PIPE, FITTINGS, BOLTS AND NUTS WITH PETROLATUM WAX TAPE PER EBMUD STANDARD, SPECIFICATION 09961.1.
10. ITEMS 5,10,11 AND 16 ARE AVAILABLE AS A COMPLETE DISMANTLING JOINT ASSEMBLY.

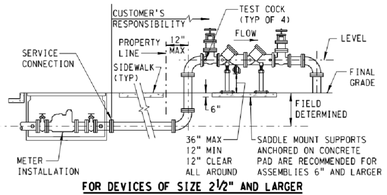
REVISED JUNE 5, 2020 DJB
REVISED JULY 26, 2005 RES

DESIGNED BY	P.A. JOHNSON	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA
DESIGN CHECKED BY	E.J. CARVILLE	
DRAWN BY	W. MCALEER TOM LEE	STANDARD DRAWING
		4" COMPOUND METER SETTING WITH 2" BYPASS
		AUTOMATIC METER READING COMPATIBILITY
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 36285	P.A.C.	STRUCTURE OR ZONE DESIGNATION ALL
APPROVED MGR. OF DESIGN R.C.E. NO. C 39051	D.L.P.	SCALE NONE
		DATE 04 DEC 89
		3602-B-2

MECHANICAL BACKFLOW PREVENTION INSTALLATION



FOR DEVICES OF SIZE 1/2" TO 2"

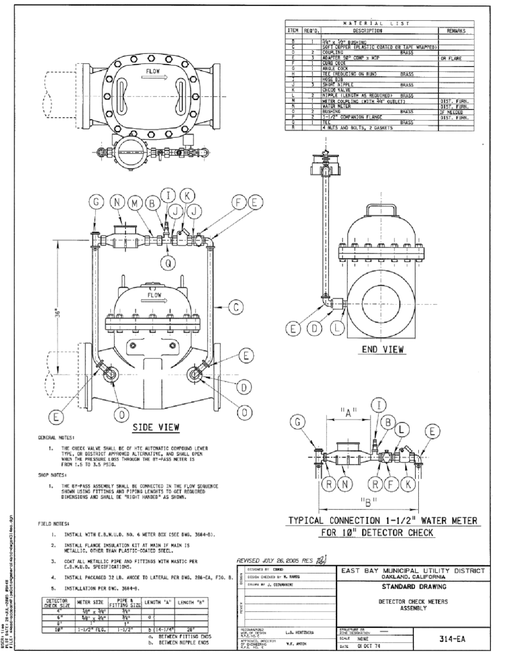


FOR DEVICES OF SIZE 2 1/2" AND LARGER

NOTES:

1. USE ONLY BACKFLOW ASSEMBLIES THAT ARE APPROVED BY THE EBMUD BACKFLOW SECTION.
2. THE SUPPLY SHALL SURFACE AT A DISTANCE OF NO MORE THAT 12 INCHES FROM THE PROPERTY LINE.
3. REDUCED PRESSURE PRINCIPLE (RPs) ASSEMBLIES SHALL BE INSTALLED IN AREAS WITH ADEQUATE DRAINAGE.
4. NO CONNECTIONS WILL BE ALLOWED BETWEEN THE SERVICE CONNECTION (WATER METER) AND THE BACKFLOW ASSEMBLY.
5. HEIGHT OF THE BACKFLOW ASSEMBLY SHALL BE AT LEAST 12" ABOVE GRADE TO THE BOTTOM OF THE ASSEMBLY (A MAXIMUM OF 36" ABOVE GRADE) AND A 12" PERIMETER AROUND THE ASSEMBLY.
6. ALL SERVICES WITH A BACKFLOW ASSEMBLY REQUIRE A PRESSURE RELIEF VALVE (PRV) ON WATER HEATERS.
7. PROTECTION FROM FREEZE DAMAGE OR THEFT MIGHT BE NECESSARY IN EXPOSED AREAS.
8. VAULT INSTALLATION OF DOUBLE-CHECK VALVES (DC) MAY BE USED IN CERTAIN LOCATIONS AND ONLY WITH PRIOR APPROVAL OF THE DISTRICT. SEE STANDARD DRAWINGS 1928-A AND 1930-A.
9. INSTALL DIRECTLY AFTER THE SERVICE CONNECTION AS SHOWN ABOVE. OBTAIN APPROVAL PRIOR TO INSTALLATION IF THERE IS ANY DEVIATION.

DESIGNED BY	EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA
DESIGN CHECKED BY		
DRAWN BY	BK	STANDARD DRAWING
		MECHANICAL BACKFLOW PREVENTION INSTALLATION METHODS FOR WATER SERVICES
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 44055		STRUCTURE OR ZONE DESIGNATION ALL
APPROVED MGR. OF DESIGN R.C.E. NO. C 39051		SCALE NONE
		DATE 25 SEP 14
		1931-A-1



MATERIAL LIST

ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	BODY, CAST IRON	
2	1	DISC, RUBBER (BUNA-N) COATED ASB STEEL WASHER(S)	
3	1	SEAT RING	BRASS
4	1	WASHER, SEAT RING	
5	1	SCREW, SEAT RING	SR FLANGE
6	1	PIVOT	
7	1	NUT, PIVOT	
8	1	SCREW, PIVOT NUT RETAINING	BRASS
9	1	LEVER ARM	
10	1	SCREW, LEVER ARM	BRASS
11	1	SPRING, TORSION	
12	1	WASHER, SPRING	
13	1	SCREW, SPRING ADJUSTMENT	BRASS
14	1	WASHER, SPRING ADJUSTMENT	BRASS
15	1	SCREW, SPRING ADJUSTMENT	BRASS
16	1	WASHER, SPRING ADJUSTMENT	BRASS
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96	1	SCREW, SPRING ADJUSTMENT	BRASS
97	1	SCREW, SPRING ADJUSTMENT	BRASS
98	1	SCREW, SPRING ADJUSTMENT	BRASS
99	1	SCREW, SPRING ADJUSTMENT	BRASS
100	1	SCREW, SPRING ADJUSTMENT	BRASS

GENERAL NOTES:

1. THE CHECK VALVE SHALL BE OF HTE AUTOMATIC COMPOUND LEVER TYPE. THE MAIN VALVE SHALL BE OPENED ALTERNATELY, AND SHALL OPEN WHEN THE PRESSURE LOSS THROUGH THE BY-PASS METER IS FROM 1/2 TO 3/4 PSIG.

SHOP NOTES:

1. THE BY-PASS ASSEMBLY SHALL BE CONNECTED IN THE FLOW SEQUENCE SHOWN USING FITTINGS AND PIPING LENGTHS TO SUIT REQUIRED DIMENSIONS AND SHALL BE "RIGHT HANDED" AS SHOWN.

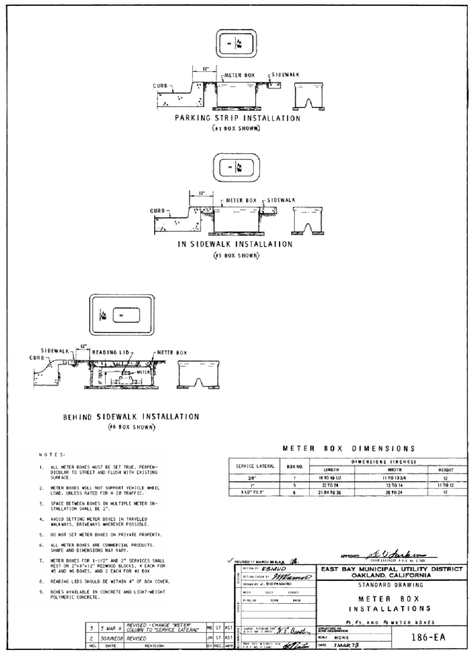
FIELD NOTES:

1. INSTALL WITH E.B.M.U.D. NO. 6 METER BOX CODE DWG. 3684-B1.
2. INSTALL FLANGE INSULATION KIT AT MAIN IF MAIN IS METALLIC, OTHER THAN PLASTIC-COATED STEEL.
3. COAT ALL METALLIC PIPE AND FITTINGS WITH MASTIC PER E.B.M.U.D. SPECIFICATIONS.
4. INSTALL PACKAGED 32 LB. ANODE TO LATERAL PER DWG. 386-EA, FIG. B.
5. INSTALLATION PER DWG. 3684-B.

DETECTOR CHECK SIZE	METER SIZE	PIPE & FITTING SIZE	LENGTH "A"	LENGTH "B"
6"	5/8" x 3/4"	3/4"	0	
6"	1"	1"		
10"	1-1/2" FLG.	1-1/2"	a. BETWEEN FITTING ENDS	28"
			b. BETWEEN FITTING ENDS	
			c. BETWEEN FLANGE ENDS	

REVISED JULY 26, 2005 RES

DESIGNED BY	DMM	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA
DESIGN CHECKED BY	R. RAMOS	
DRAWN BY	J.L. STEINBACH	STANDARD DRAWING
		DETECTOR CHECK METERS ASSEMBLY
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 36285	L.A. MONTEMAYOR	STRUCTURE OR ZONE DESIGNATION
APPROVED MGR. OF DESIGN R.C.E. NO. C 39051	R.F. ARENA	SCALE NONE
		DATE 18 OCT 74
		314-EA



NOTES:

1. ALL METER BOXES MUST BE SET TRUE, PERPENDICULAR TO STREET AND FLUSH WITH EXISTING SURFACE.
2. METER BOXES WILL NOT SUPPORT VEHICLE WHEEL LOAD, UNLESS RATED FOR H 20 TRAFFIC.
3. SPACE BETWEEN BOXES IN MULTIPLE METER INSTALLATION SHALL BE 2".
4. AVOID SETTING METER BOXES IN TRAVELED WALKWAYS. DRIVEWAYS WHENEVER POSSIBLE.
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. ALL METER BOXES ARE COMMERCIAL PRODUCTS. SHAPES AND DIMENSIONS MAY VARY.
7. METER BOXES FOR 1-1/2" AND 2" SERVICES SHALL BE USED FOR 1" AND SMALLER WHERE ROOM FOR METER, NO BENDS, AND 6 DIALS FOR #4 BOX.
8. READING LIDS SHOULD BE WITHIN 4" OF BOX COVER.
9. BOXES AVAILABLE IN CONCRETE AND LIGHT-WEIGHT POLYMERIC CONCRETE.

METER BOX DIMENSIONS

SERVICE LATERAL	BOX NO.	DIMENSIONS W/INCHES LENGTH	WIDTH	HEIGHT
3/4"	1	14 W 19 1/2	11 7/8 13 3/4	12
1"	5	17 1/2 24	12 7/8 14	11 7/8 12
1-1/2" TO 2"	4	21 3/4 30 3/8	18 W 24	12

REVISED BY	MARIA-ROSA M.	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA
SECTION HEAD		
DESIGNED BY	P.A. JOHNSON	STANDARD DRAWING
DRAWN BY	M.D.H.S.	METER BOX INSTALLATIONS
CHECKED BY	R.S.M. DATE	FOR #1, #2, AND #4 METER BOXES
APPROVED BY		STRUCTURE OR ZONE DESIGNATION
APPROVED BY		SCALE NONE
		DATE MARCH 73
		186-EA

USER: lokolo221
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USER: cdonato
PLOT DATE: 10-JUN-2020 22:55
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SANDIS
BUILD ON.
SANDIS.NET

Civil Engineers | Surveyors | Planners
636 9th Street
Oakland, CA 94607
sandis.net
510.873.8866

Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.

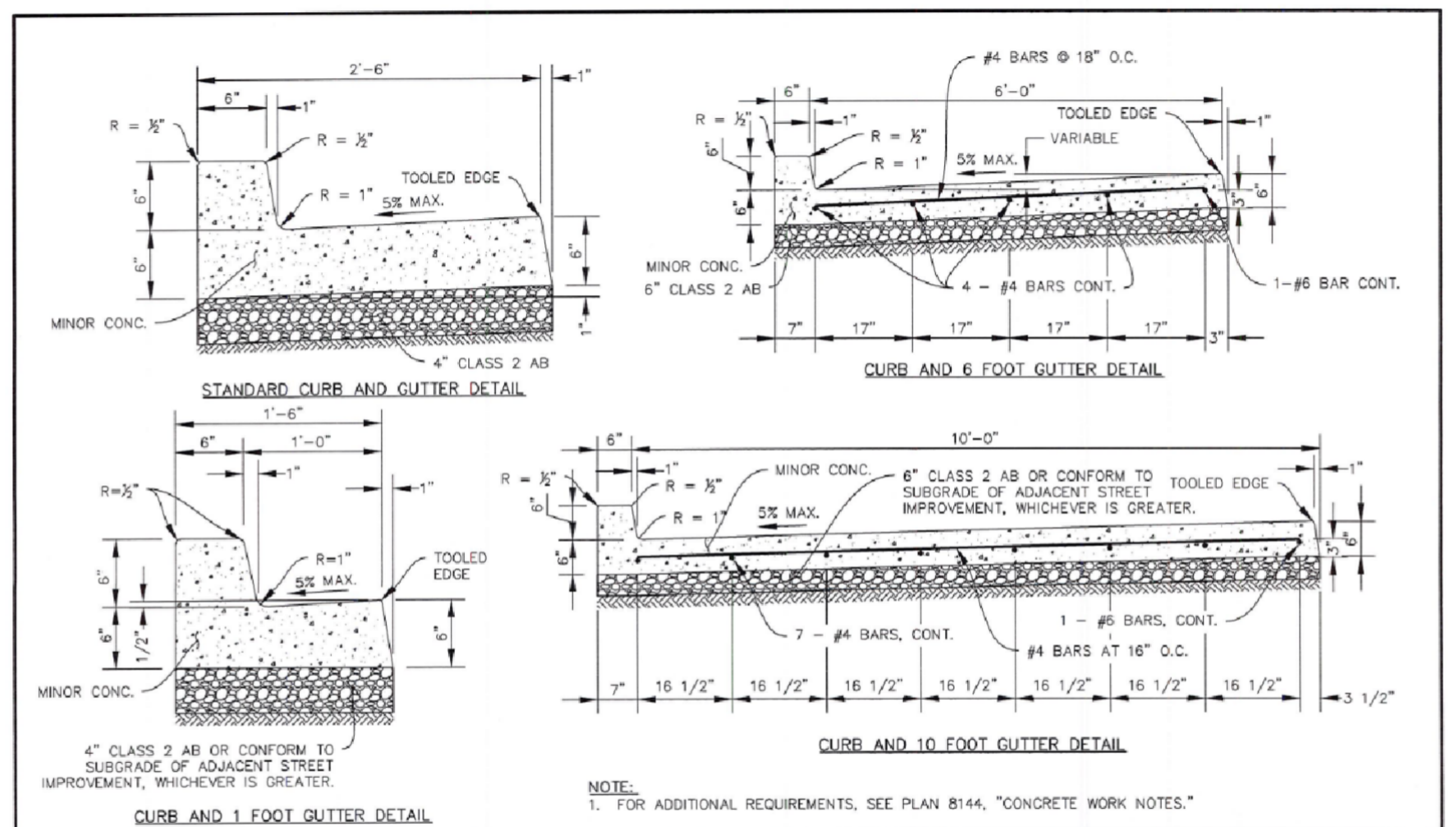
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

CONSTRUCTION DETAILS

C502



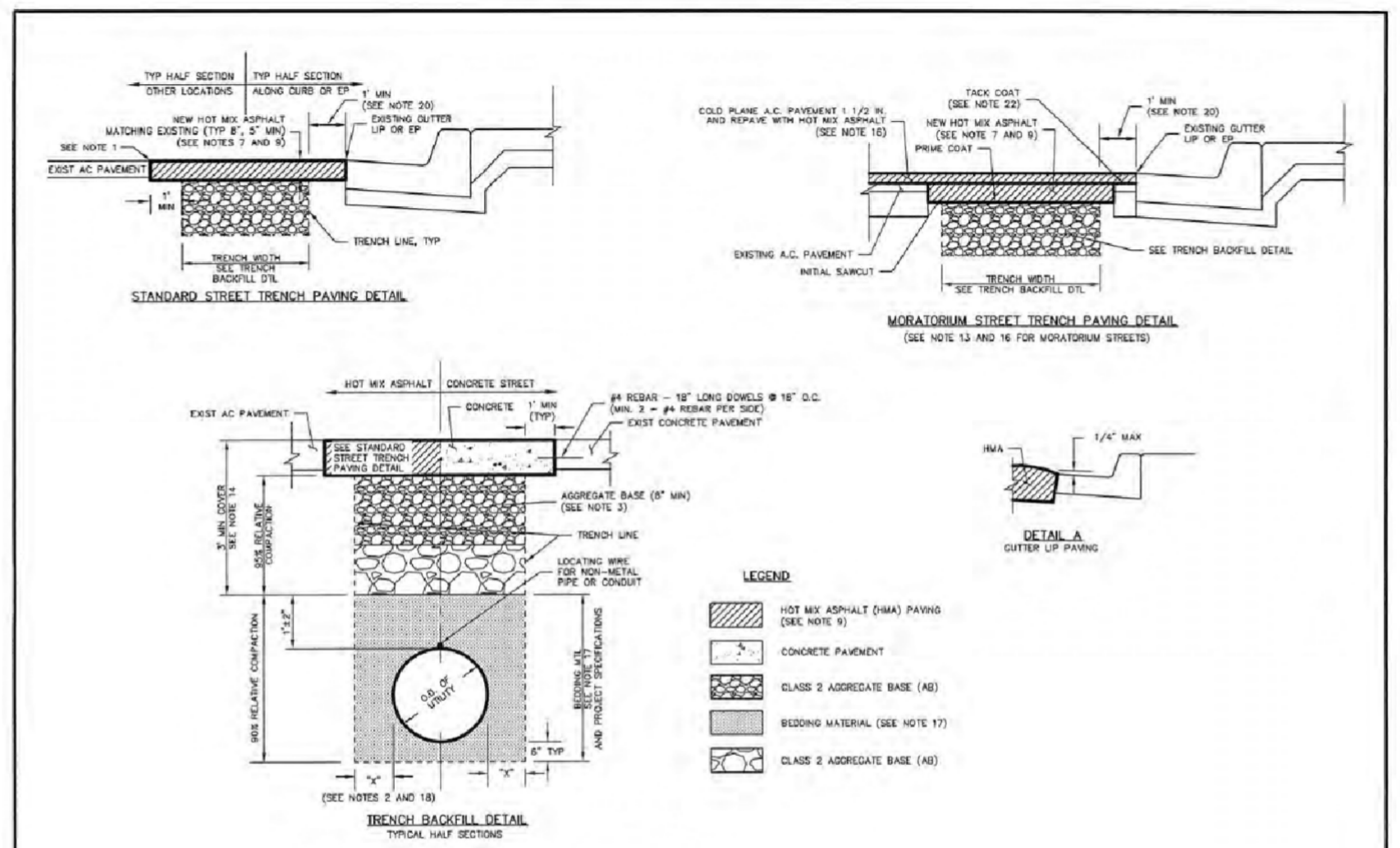
NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
CURB AND GUTTER

SUBMITTED: Don Zrby (signature) SUPERVISING CIVIL ENGINEER — DATE: 2/27/17 — R.C.E. 64582
APPROVED: (signature) MANAGER OF ENGINEERING — DATE: 2/28/17 — R.C.E. 66014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI | DRAWN: HEI | CHECK: MS | DATE: 01/26/17 | SCALE: N.T.S. | BOOK: | PLAN: 8145 | FILE: 20B-157 | SHEET: 1 OF 1



STANDARD DETAIL
TRENCH EXCAVATION AND
SURFACE RESTORATION

SUBMITTED: (signature) SUPERVISING CIVIL ENGINEER — DATE: 7/6/16 — R.C.E. 64582
APPROVED: (signature) MANAGER OF ENGINEERING — DATE: 7/6/16 — R.C.E. 66014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI | DRAWN: HEI | CHECK: | DATE: 06/2016 | SCALE: | BOOK: | PLAN: 8136 | FILE: 20-B-155 | SHEET: 1 OF 2

NOTES:

1. TRENCH EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF BERKELEY GENERAL REGULATIONS FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY. CUT THROUGH THE FULL DEPTH OF EXISTING SURFACING TO A NEAT STRAIGHT LINE AT LEAST 1.0 FOOT OUTSIDE THE TRENCH LINE. RECUT PAVEMENT EDGES DAMAGED DURING CONSTRUCTION TO NEAT LINES PRIOR TO PAVING. APPLY PAINT BINDER (TACK COAT) TO ALL VERTICAL SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
2. MINIMUM WIDTH OF TRENCH SHALL BE IN ACCORDANCE WITH THE DIMENSION SHOWN ON THE TRENCH BACKFILL DETAIL. DIMENSIONS "X" IS SHOWN BELOW FOR THE UTILITY "O.D."

UTILITY O.D.	"X" MIN
UNDER 1.0'	0.5'
1.0' TO 4.5'	1.0'
OVER 4.5'	2.0'

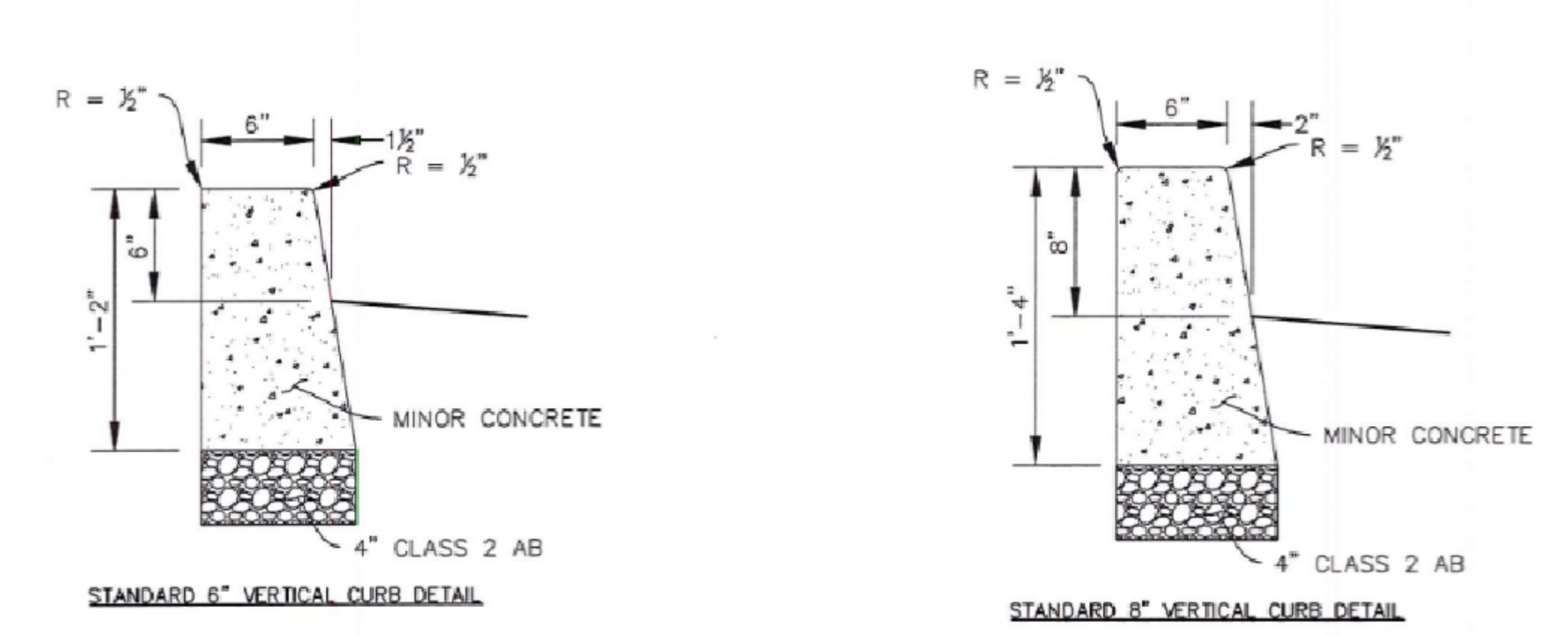
3. CLASS 2 AGGREGATE BASE (AB) SHALL BE INSTALLED IMMEDIATELY BELOW THE PAVEMENT SECTION TO BE REPLACED. THE AB QUALITY, GRADATION AND THE METHOD OF INSTALLATION SHALL BE IN CONFORMANCE WITH SECTION 26 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION. THE DEPTH OF THE AB SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL. 95% RELATIVE COMPACTION IS REQUIRED.
4. RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TEST NUMBER 231 (NUCLEAR GAUGE) OR APPROVED EQUAL. PERMITTEE SHALL ARRANGE AND PAY FOR THE TEST FOR RELATIVE COMPACTION WHEN ORDERED BY THE ENGINEER. THE TEST SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING LABORATORY AND TEST RESULTS BE SUBMITTED TO ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE OF PERMANENT PAVING OPERATION.
5. PERMITTEE SHALL PLACE TEMPORARY BITUMINOUS RESURFACING TWO (2) INCHES IN THICKNESS OVER THE COMPACTED BACKFILL AREAS. GREATER THICKNESS MAY BE REQUIRED FOR MAJOR INTERSECTIONS AND OTHER CRITICAL AREAS BY THE ENGINEER AS NECESSARY. STEEL PLATES MAY BE USED AS AN ALTERNATIVE IF APPROVED BY ENGINEER.
6. TEMPORARY BITUMINOUS RESURFACING (CUT-BACK) SHALL BE MECHANICALLY COMPACTED IN PLACE TO A UNIFORM, EVEN SURFACE AND SHALL BE TRUE TO STREET GRADE AND CROSS SECTION. THE PERMITTEE SHALL REGULARLY INSPECT AND MAINTAIN THE TEMPORARY BITUMINOUS RESURFACING UNTIL THE EXCAVATION IS PERMANENTLY PAVED. THE SURFACING SHALL NOT VARY TO MORE THEN 1/2" FROM THE EDGE OF A 10 FOOT STRAIGHT EDGE. UPON NOTIFICATION, THE PERMITTEE SHALL CORRECT THE SURFACE DEFICIENCY WITHIN 48 HOURS. LOOSE ROCKS AND OTHER DEBRIS GENERATED FROM TEMPORARY RESURFACING OPERATIONS SHALL BE IMMEDIATELY REMOVED FROM THE WORKSITE.
7. TEMPORARY BITUMINOUS RESURFACING SHALL BE REMOVED BEFORE PLACEMENT OF FINAL PAVING. FINAL PAVING SHALL BE MINIMUM FIVE (5) INCHES THICK OR SAME AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. THE PAVEMENT SHALL BE PLACED ON UNDISTURBED PREVIOUSLY COMPACTED BACKFILL AREAS.
8. PAVEMENT OUTSIDE OF THE FINAL CUT LINE DAMAGED BY THE PERMITTEE'S OPERATIONS SHALL BE REMOVED BY SAW-CUTTING IN LINES PERPENDICULAR OR PARALLEL TO THE ORIGINAL TRENCH LINES. NO DIAGONAL CUTS WILL BE PERMITTED.
9. HOT MIX ASPHALT (HMA) SHALL BE TYPE A IN CONFORMANCE WITH SECTION 39 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS, UNLESS OTHER WISE SPECIFIED IN THE ENCROACHMENT PERMIT CONDITIONS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. HMA SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
10. THE TOP 1 1/2" OF HMA SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1/2" UNLESS OTHERWISE SPECIFIED. THE HMA BENEATH THE TOP LAYER SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4".
11. UPON COMPLETION OF PAVING OPERATIONS THE PERMITTEE SHALL IMMEDIATELY REPLACE ALL PAVEMENT MARKING AND TRAFFIC STRIPING DAMAGED OR REMOVED BY HIS OPERATIONS. PAVEMENT MARKINGS AND TRAFFIC STRIPINGS SHALL BE REPLACED IN KIND OR WITH SUBSTITUTE MATERIAL APPROVED BY THE ENGINEER.
12. WHEN ANY PORTION OF THE CURB AT A LEGAL PEDESTRIAN CROSSWALK OR ANY PORTION OF THE SIDEWALK IN IMMEDIATE CONTACT WITH SUCH CURB IS REMOVED BY THE PERMITTEE OPERATIONS, THE PERMITTEE SHALL CONSTRUCT, AS PART OF HIS REPLACEMENT OPERATIONS, A CURB RAMP AS SHOWN IN CITY OF BERKELEY STANDARD DETAIL NO. 6780.
13. EXCAVATION ON STREETS RECONSTRUCTED OR RESURFACED WITHIN THE LAST 5 YEARS WILL NOT BE PERMITTED EXCEPT FOR CONDITIONS ENUMERATED IN THE CITY OF BERKELEY GENERAL REGULATIONS AND FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY.
14. MINIMUM COVER OVER UTILITIES IS GOVERNED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION. UTILITY OWNERS SHALL CONSIDER PLACING THEIR UTILITY LINE AT A GREATER DEPTH TO AVOID FUTURE RELOCATION DUE TO STREET/ROAD RECONSTRUCTION. THE INCREASED DEPTH SHOULD INCLUDE SUFFICIENT CLEARANCE BETWEEN THE UTILITY AND PAVEMENT STRUCTURAL SECTION UPGRADE TO PREVENT DAMAGE BY CONSTRUCTION EQUIPMENT. THE PUBLIC WORKS DEPARTMENT RECOMMENDS A MINIMUM OF 36 INCHES OF COVER BELOW THE PAVEMENT SURFACE IN ROADWAYS AND 24 INCHES BELOW FINISH GRADE IN SIDEWALKS AND OTHER PUBLIC RIGHT OF WAY.
15. RESTORATION OF THE TRENCH EXCAVATION ON CALTRANS RIGHT OF WAY (SAN PABLO AVE., ASHBY AVE., AND TUNNEL RD.) SHALL BE IN ACCORDANCE WITH CALTRANS ENCROACHMENT PERMIT.
16. RESTORE PAVEMENT AS FOLLOWS: FOR TRENCHES PARALLEL WITH THE CENTERLINE OF THE STREET, COLD PLANE AND REPAVE THE LANE IN WHICH THE TRENCH LIES. FOR TRANSVERSE TRENCHES, COLD PLANE AND REPAVE 1/2 LANE WIDTH ON EACH SIDE OF THE TRENCH. FOR BELL HOLES, COLD GRIND AND PAVE 1 LANE WIDTH ON EACH SIDE OF THE EXCAVATION. PRIOR TO COLD PLANING, THE TRENCH SHALL BE PAVED IN 3 INCH MAXIMUM LIFTS TO THE ORIGINAL SURFACE GRADES OR TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. IF THE CONTRACTOR ELECTS TO PAVE WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE, THE REMAINING 1 1/2 INCHES MUST BE PAVED WITH CUT BACK ASPHALT UNTIL THE SURFACE IS PLANED. FINAL PAVING SHALL COMMENCE WITHIN 3 DAYS AFTER COLD GRINDING. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE AREA TO BE REPAVED PRIOR TO REPAVING.
17. BEDDING MATERIAL SHALL BE CLASS 2 AB OR CRUSHED ROCK PER 2015 GREENBOOK, TABLE 200-1.2.1(A), 3/4" SIEVE SIZE. ALTERNATIVE MATERIALS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN NO CASE SHALL "PEA" GRAVEL BE ALLOWED. A MAXIMUM OF 6 INCHES OF SAND MAY BE USED AS A BEDDING MATERIAL FOR COMMUNICATION, GAS AND ELECTRIC CONDUITS ONLY.
18. FOR GAS, ELECTRIC AND COMMUNICATION CONDUITS WITH AN OUTSIDE DIAMETER EQUAL TO OR LESS THAN 4 INCHES, THE TRENCH WIDTH MAY BE REDUCED TO NO LESS THAN 12 INCHES.
19. UNSUITABLE NATIVE MATERIAL SHALL BE EXCAVATED BELOW THE LIMIT OF EXCAVATION AND REPLACED WITH SUITABLE BACKFILL MATERIAL WHEN DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
20. WHERE THE TRENCH PARALLELS CURB AND THE NEAREST TRENCH LINE IS LESS THAN 3 FEET FROM THE GUTTER LIP, ALL EXISTING HMA SHALL BE REPLACED TO THE GUTTER LIP.
21. SLURRY CEMENT BACKFILL SHALL COMPLY WITH SECTION 19-3.02E OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
22. APPLY PAINT BINDER (TACK COAT) TO ALL EXISTING AC AND CONCRETE SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

STANDARD DETAIL
TRENCH EXCAVATION AND
SURFACE RESTORATION

SUBMITTED: (signature) SUPERVISING CIVIL ENGINEER — DATE: 7/6/16 — R.C.E. 64582
APPROVED: (signature) MANAGER OF ENGINEERING — DATE: 7/6/16 — R.C.E. 66014

DESIGN: HEI | DRAWN: HEI | CHECK: | DATE: 06/2016 | SCALE: | BOOK: | PLAN: 8136 | FILE: 20-B-155 | SHEET: 2 OF 2



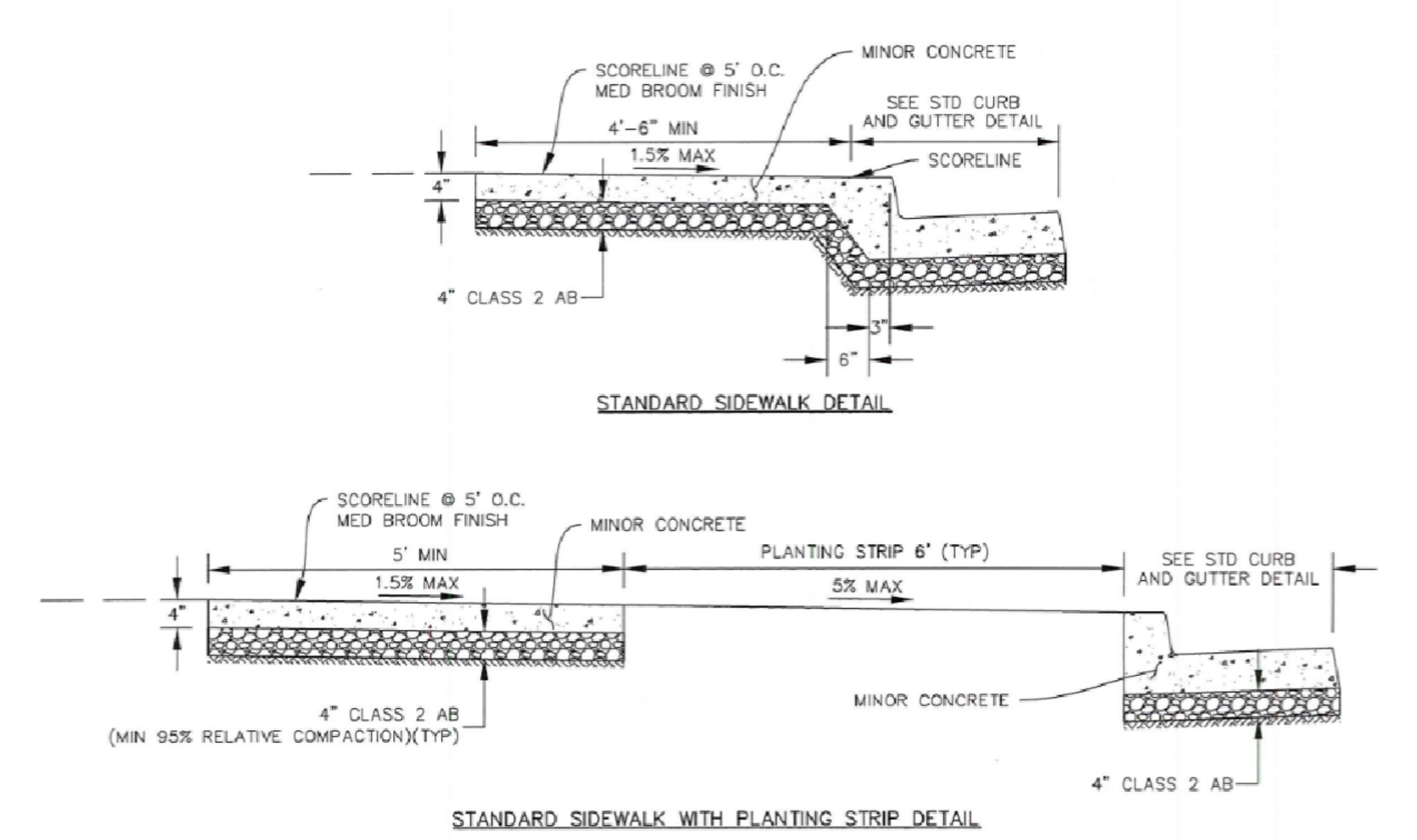
NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
VERTICAL CONCRETE CURB

SUBMITTED: (signature) SUPERVISING CIVIL ENGINEER — DATE: 2/27/17 — R.C.E. 64582
APPROVED: (signature) MANAGER OF ENGINEERING — DATE: 2/28/17 — R.C.E. 66014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI | DRAWN: HEI | CHECK: MS | DATE: 01/26/17 | SCALE: N.T.S. | BOOK: | PLAN: 8146 | FILE: 20B-158 | SHEET: 1 OF 1



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
SIDEWALK

SUBMITTED: (signature) SUPERVISING CIVIL ENGINEER — DATE: 2/27/17 — R.C.E. 64582
APPROVED: (signature) MANAGER OF ENGINEERING — DATE: 2/28/17 — R.C.E. 66014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI | DRAWN: HEI | CHECK: MS | DATE: 01/26/17 | SCALE: N.T.S. | BOOK: | PLAN: 8153 | FILE: 20B-165 | SHEET: 1 OF 1

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510.873.8866

Sandis Project Number 622032
Contact Michael Kuykendall
Email mkuykendall@sandis.net
Principal Michael Kuykendall
Designer Nicholas Chandler

Gilbane
Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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CONSTRUCTION DETAILS

C503

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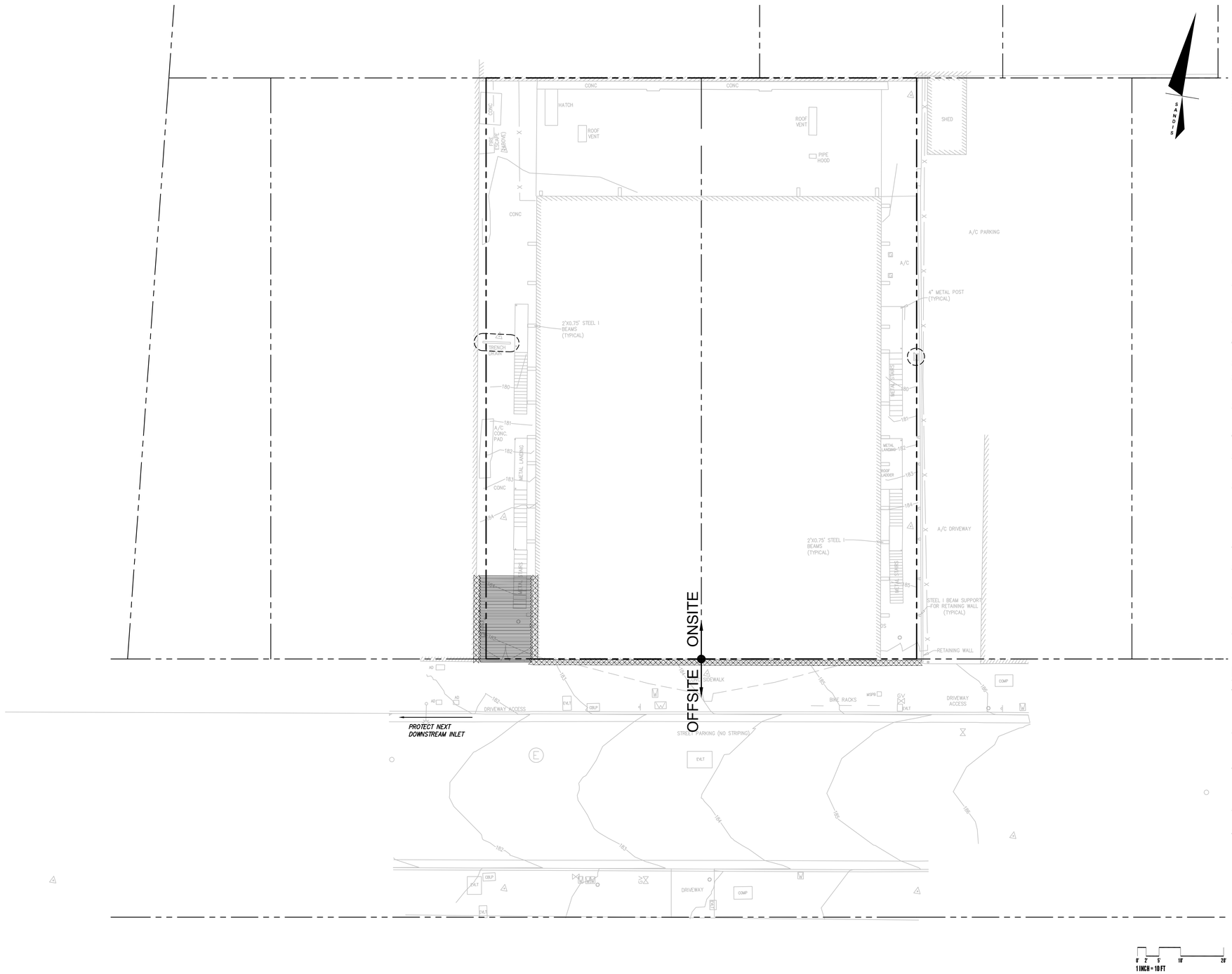

LEGEND

STABILIZED EXIT (4)

FIBER ROLL (3)

INLET PROTECTION (1) (2)

WATER POLLUTION CONTROL NOTES:

A. THIS PLAN IS FOR STORMWATER POLLUTION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.

B. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

C. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

D. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

E. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

F. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

G. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

H. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

I. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

J. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

K. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

L. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

M. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

PROJECT SITE MAINTENANCE

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

0' 2' 5' 10' 20'
1 INCH = 10 FT

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510.873.8866

Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
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5th Floor
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94105 gilbaneco.com

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BERKELEY, CA 94704

No.	DATE	DESCRIPTION
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WATER POLLUTION CONTROL DRAWING

C600

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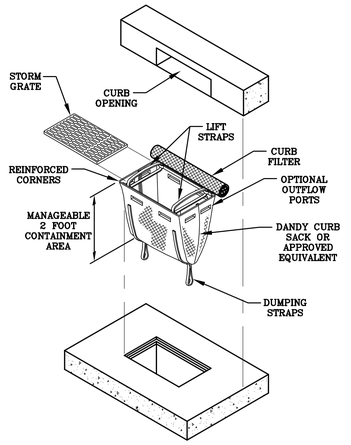


NOTES:

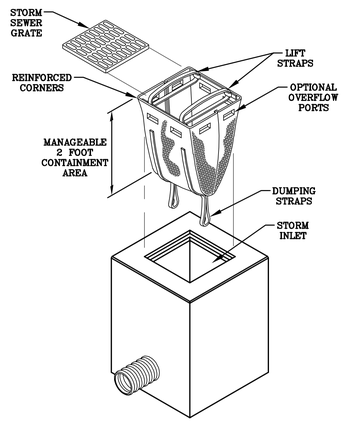
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DETAIL 1

CURB INLET SEDIMENT SACK

© DANDY CURB SACK

DANDY SACK™



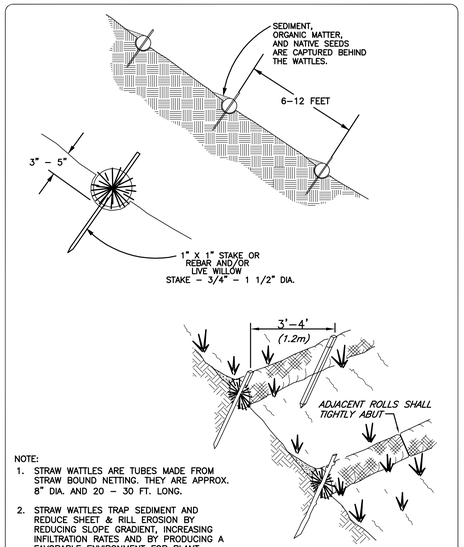
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY– PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

DETAIL 2

DROP INLET SEDIMENT BARRIER

© DANDY CURB SACK



NOTE:

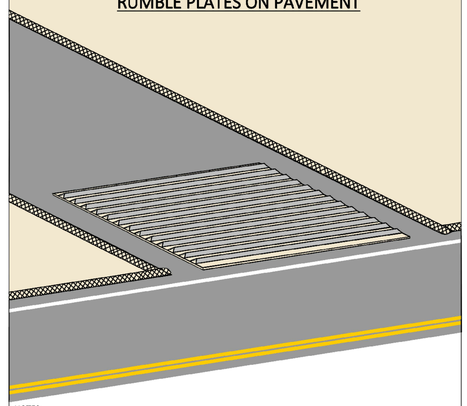
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

DETAIL 3

STRAW WATTLES

© 1991 JOHN MACCLEAN

RUMBLE PLATES ON PAVEMENT



NOTES:

1. USE CORRUGATED STEEL PLATES ON PAVEMENT TO PROVIDE A STABILIZED ENTRANCE AND EXIT FOR VEHICLES.
2. CLEAN PLATES REGULARLY TO MAINTAIN EFFECTIVENESS.
3. MAINTAIN DUST CONTROL AND IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED.

DETAIL 4

RUMBLE PLATES ON PAVEMENT

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WATER POLLUTION CONTROL DETAILS

C601

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: 2115 Kittredge Street

Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**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 L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Compositing Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.

Planting

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 their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

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

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☒	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.

Irrigation

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.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in 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.

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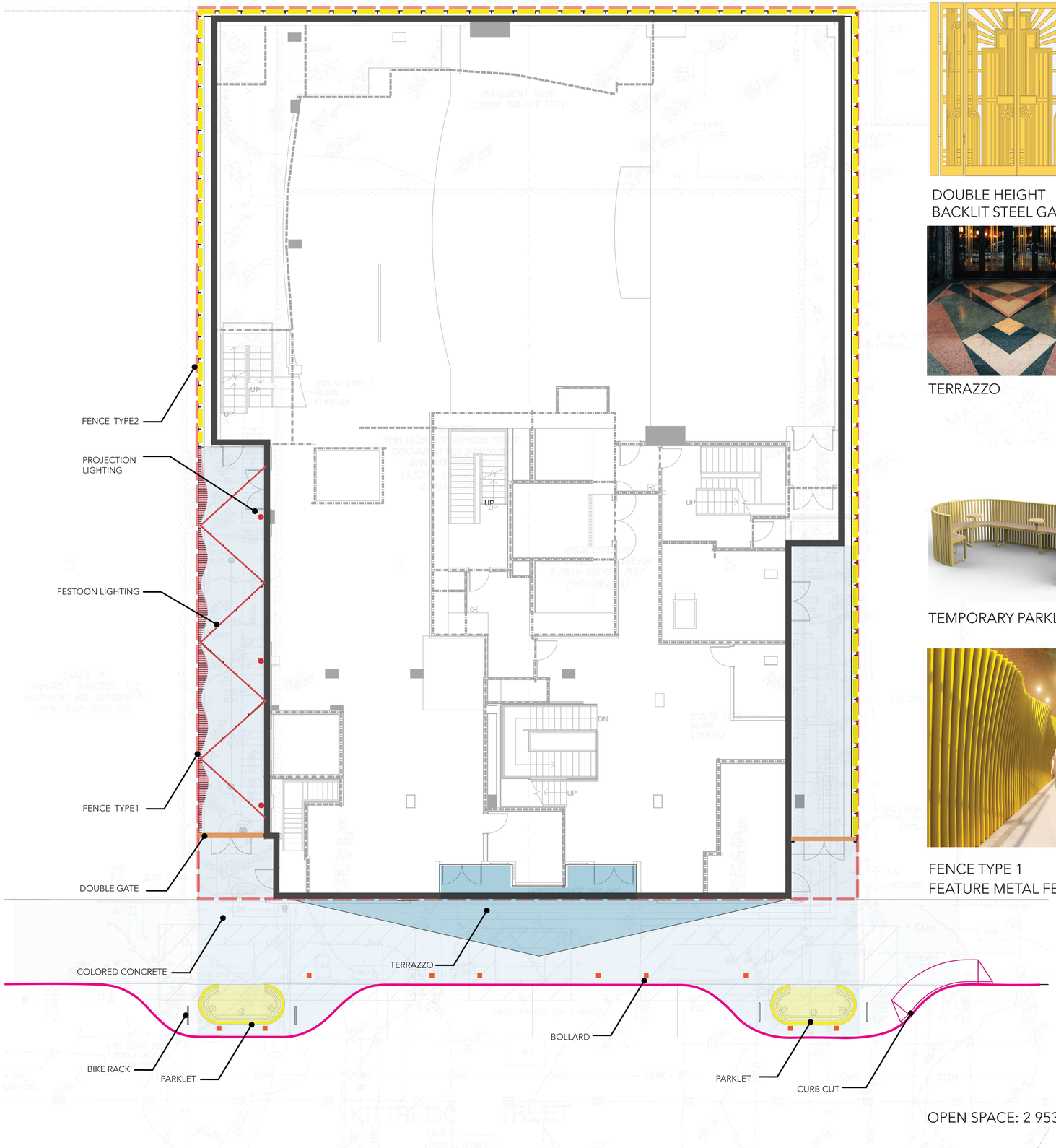
CAL GREEN CHECKLIST

L100



OPEN SPACE: 2 953 SQUARE FEET

DOUBLE HEIGHT
BACKLIT STEEL GATE

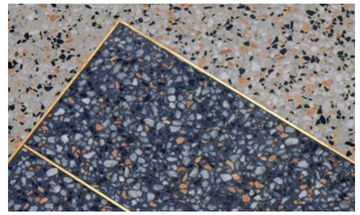


FESTOON LIGHTING



PROJECTION LIGHTING

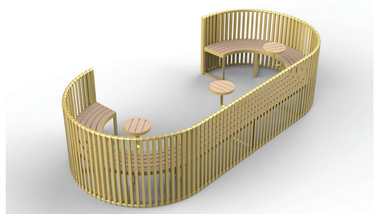
TERRAZZO



TERRAZZO BRASS JOINT



COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



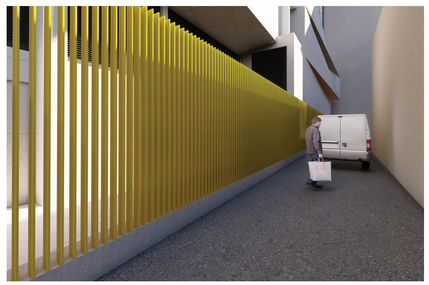
TEMPORARY PARKLET WITH WOOD SEATING



ART DECO BOLLARD



FENCE TYPE 1
FEATURE METAL FENCE " THE CURTAIN"



FENCE TYPE 2
STANDARD METAL FENCE

NOTES:

MAX. 1.5% CROSS SLOPE AT ALL PAVED AREAS.

N

SCALE 1/8"=1'-0"

0 4 8 12

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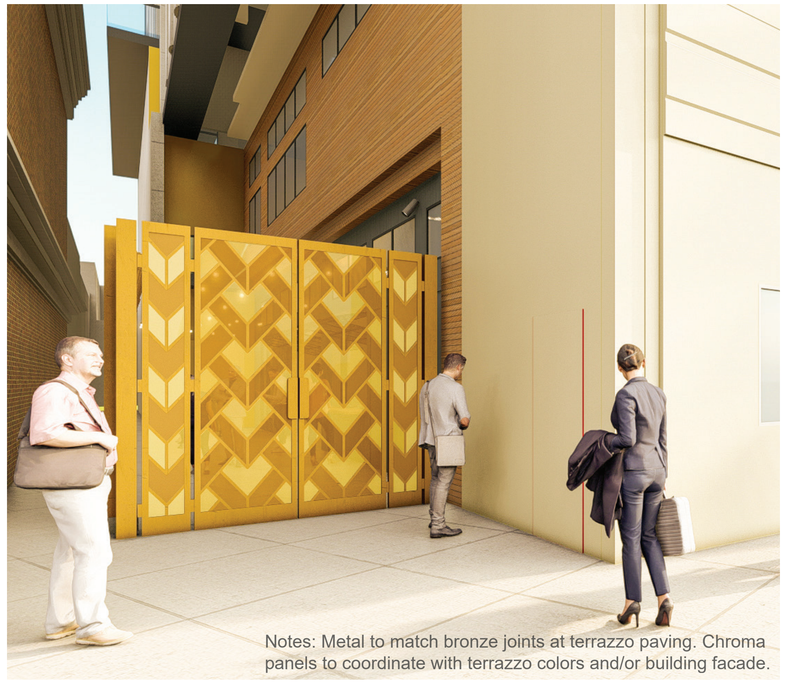
GROUND FLOOR PLANS

L101



GATE ALTERNATIVE DESIGN
METAL FRAME + COLOR PRINT CHROMA



GATE ALTERNATIVE DESIGN
METAL FRAME +LASER CUT METAL SHEET



PARKLET ALTERNATIVE DESIGN
METAL TUBE FRAME + METAL DECORATIVE PANEL



PARKLET ALTERNATIVE DESIGN
METAL FRAME + WOOD

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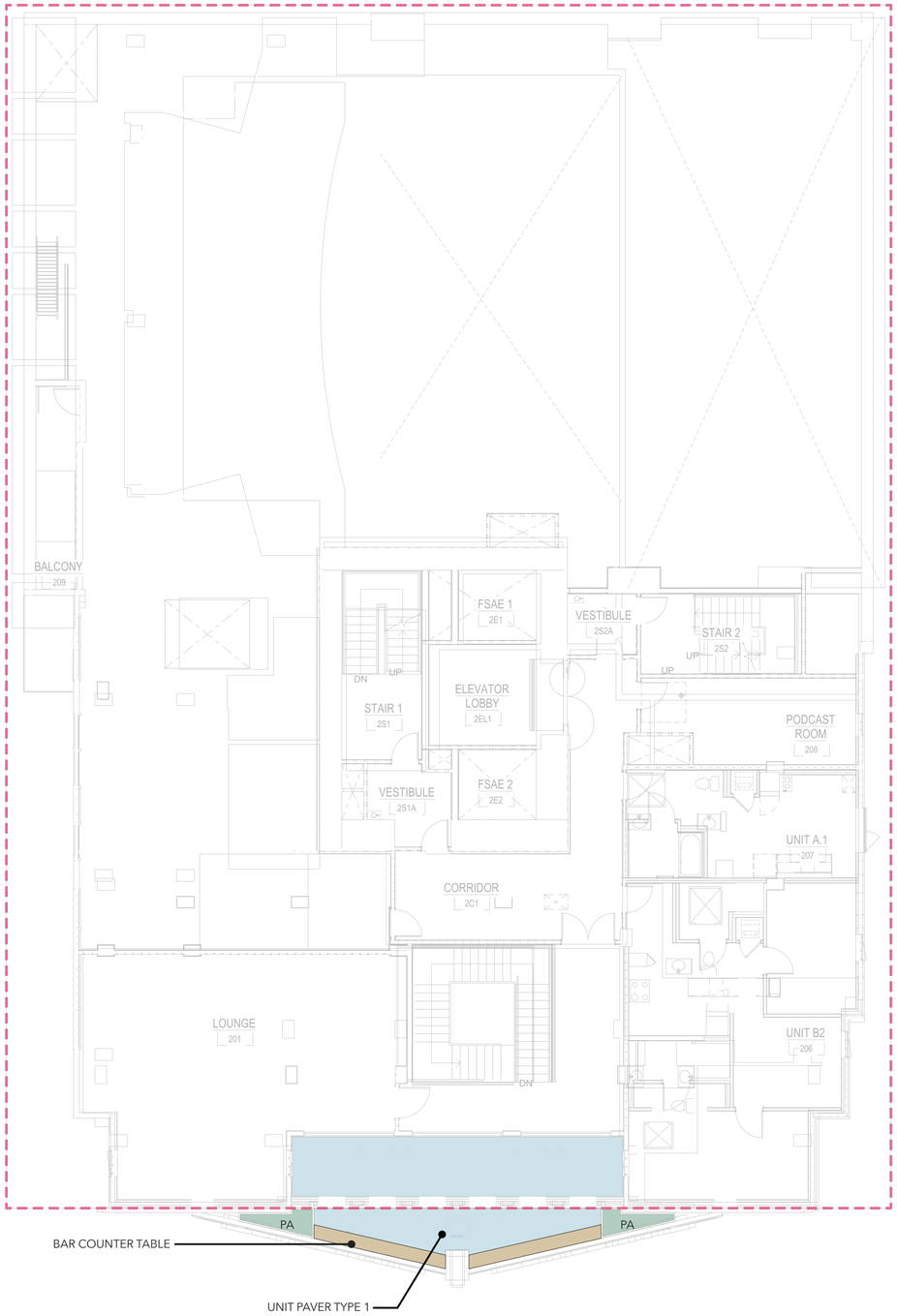
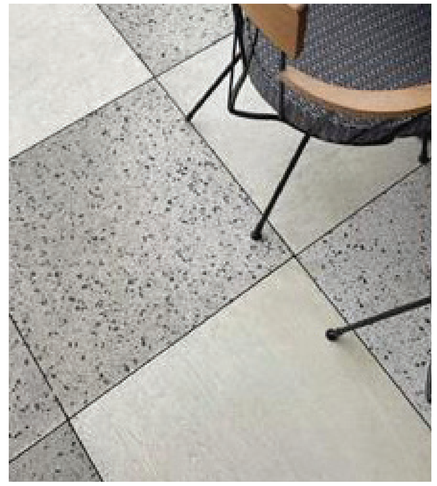
FEATURE ALTERNATIVE DESIGN OPTIONS

L101.1





TERRAZZO BAR TABLE



UNIT PAVER

OPEN SPACE: 360 SQUARE FEET
PLANTING AREA: 28 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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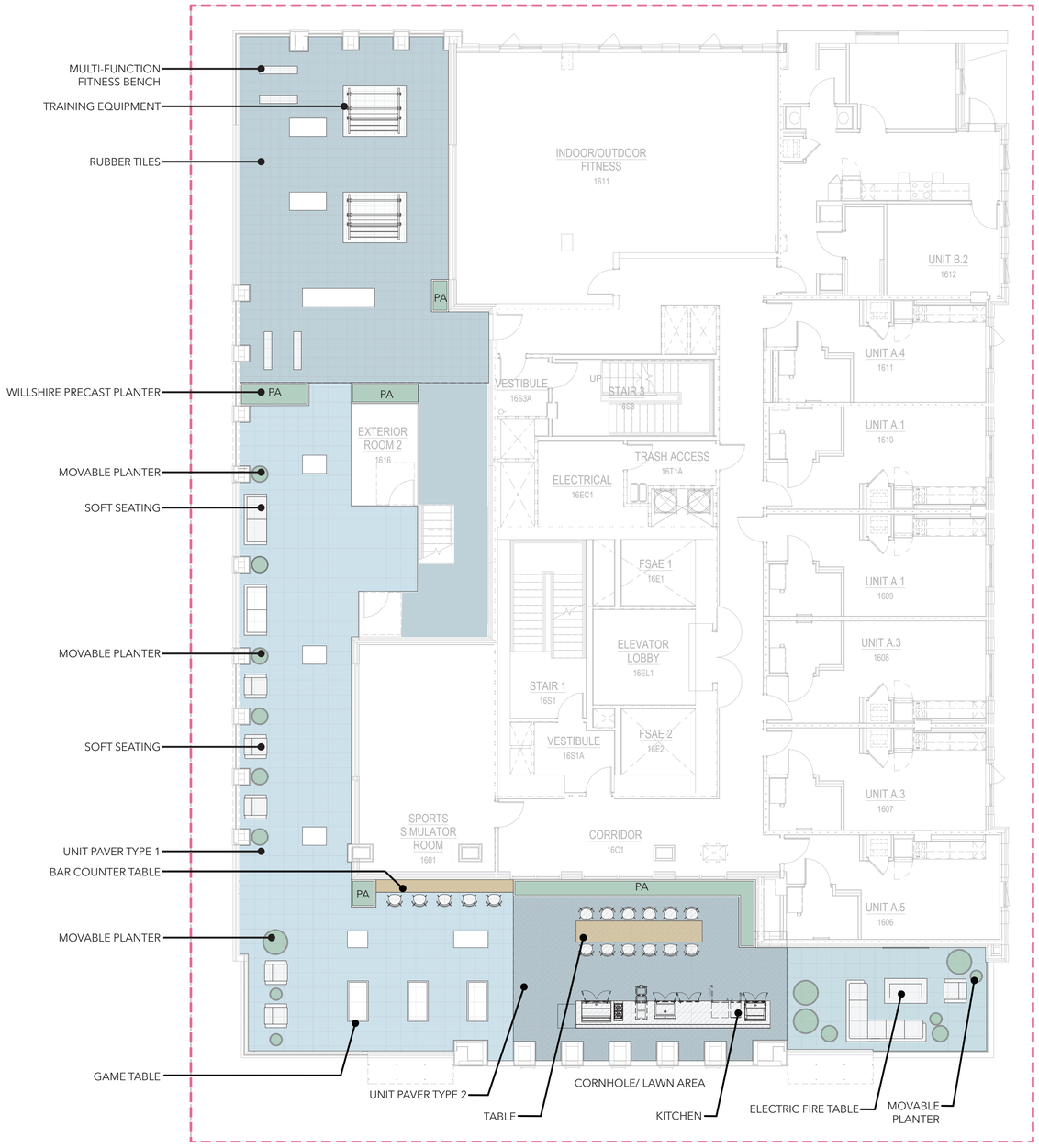
2ND FLOOR PLANS

L102



OPEN SPACE: 3 238 SQUARE FEET
PLANTING AREA: 173 SQUARE FEET



HIIT



CROSSFIT



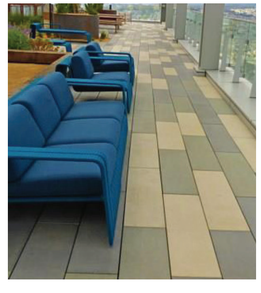
FOOS BALL

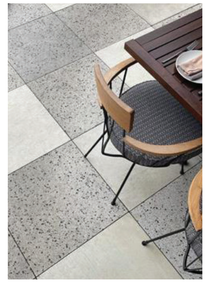


FIRE PIT

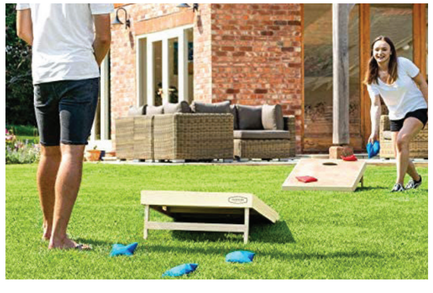


KITCHEN ISLAND





UNIT PAVER



CORNHOLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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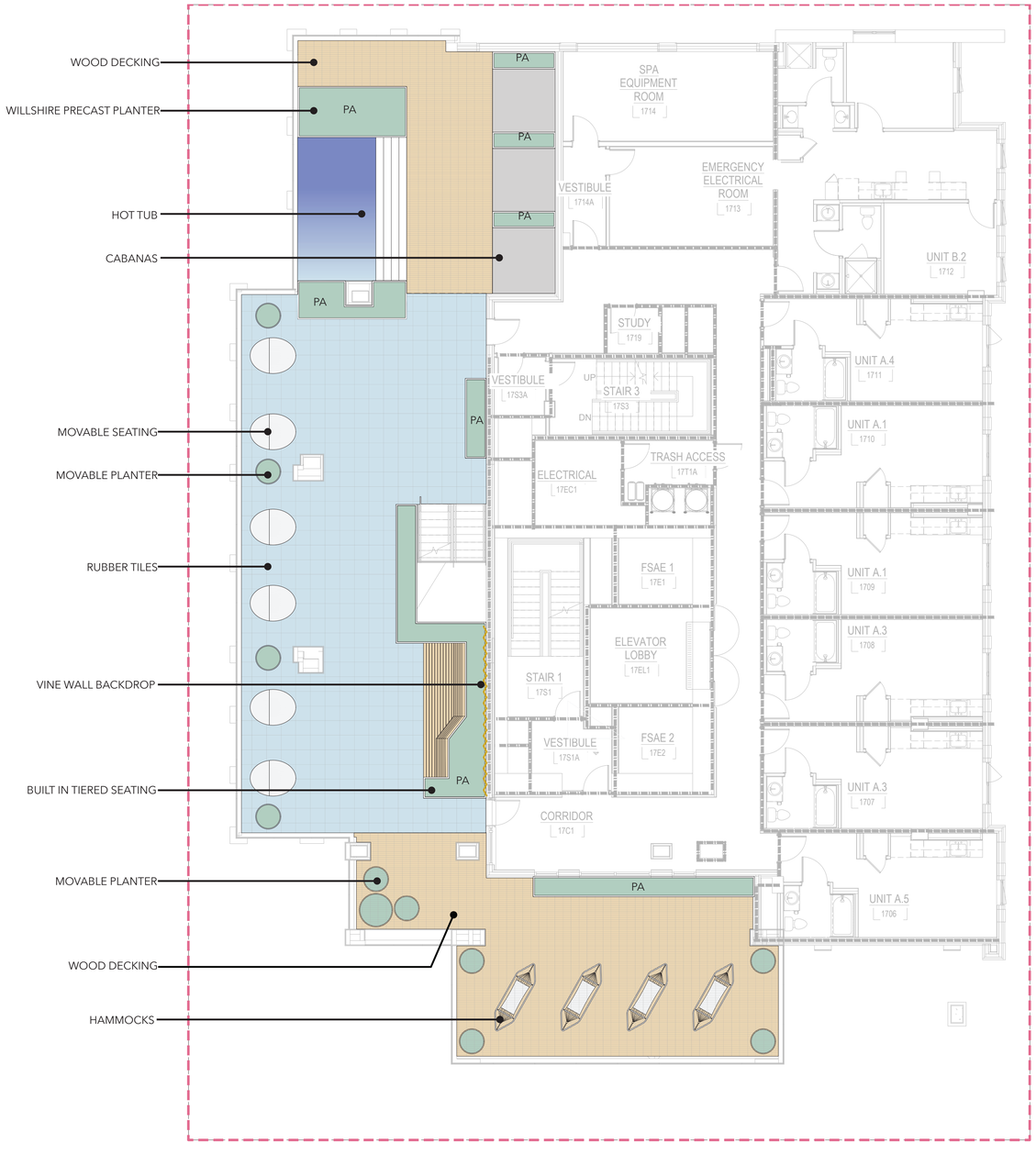
16 TH FLOOR PLANS

L103

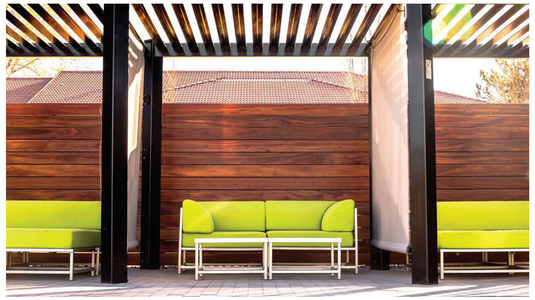


OPEN SPACE: 2 700 SQUARE FEET
PLANTING AREA: 411 SQUARE FEET

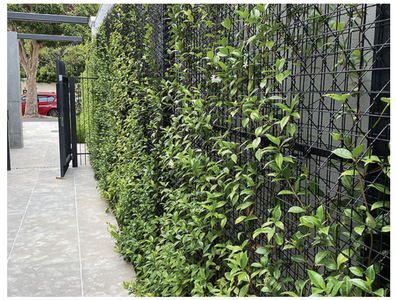


POOL WITH VIEW

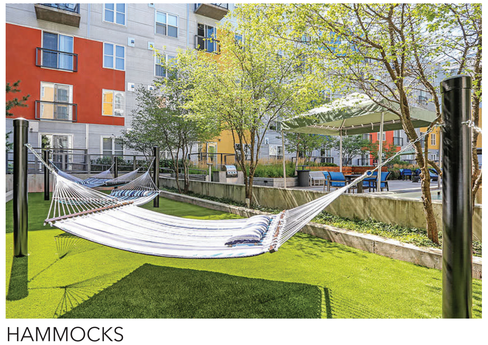




SHADED LOUNGE AREAS



VINE WALL



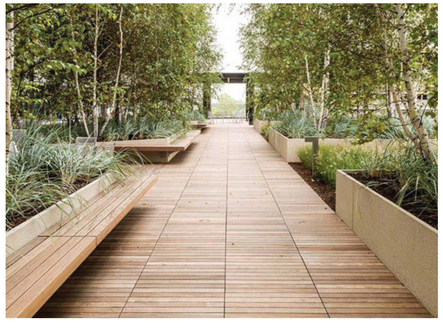
HAMMOCKS



MOVEABLE SEATING



BUILT IN TIERED SEATING



WOOD DECK ON PEDESTAL

N

SCALE 1/8"=1'-0"

0 4 8 12

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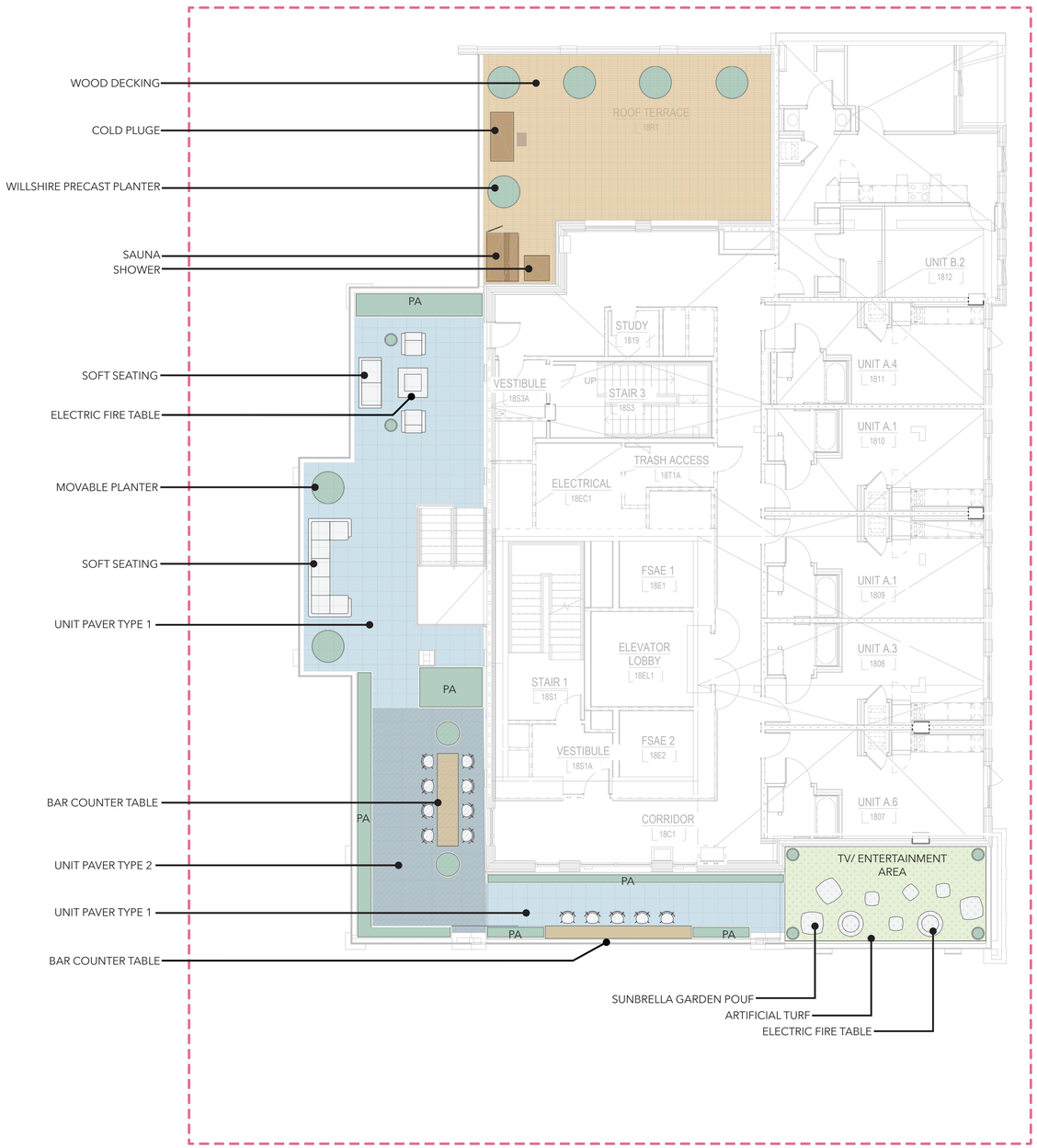
17 TH FLOOR PLANS

L104



OPEN SPACE: 2 213 SQUARE FEET
PLANTING AREA: 278 SQUARE FEET



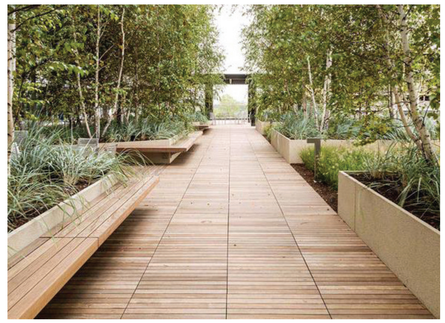
TV/ ENTERTAINMENT AREA



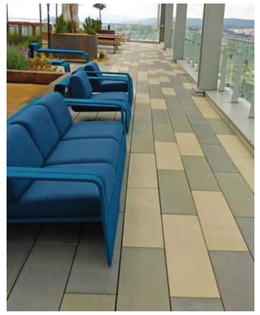
MOVEABLE SEATING



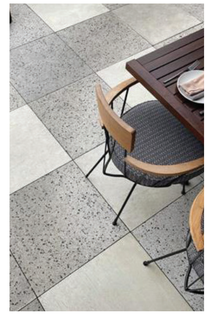
FIRE PIT



WOOD DECK ON PEDESTAL



UNIT PAVER





OUTDOOR SHOWER



SAUNA



COLD PLUGE

N

SCALE 1/8"=1'-0"

0 4 8 12

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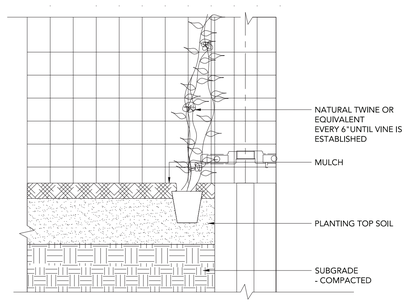
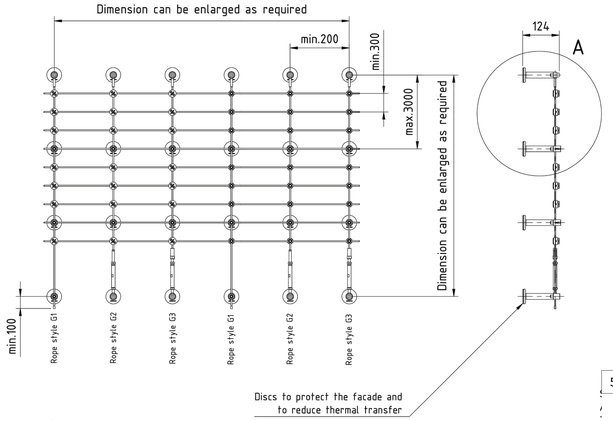
18 TH FLOOR PLANS

L105

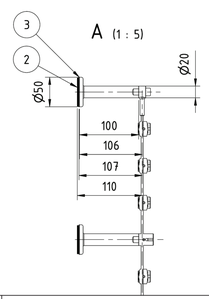
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	12	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1'-0" O.C.	152 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	32 SF	VERY LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	10'-0" O.C.	116 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	72 SF	VERY LOW - LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, BEES	SPRING, WINTER, SUMMER, FALL
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	123 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	110 SF	MEDIUM	YES	ATTRACTS BUTTERFLIES	SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3'-0" O.C.	43 SF	VERY LOW	YES	ATTRACTS HUMMINGBIRDS, BEES, BUTTERFLIES	WINTER, SPRING, SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	18" O.C.	153 SF	VERY LOW - LOW	YES	ATTRACTS BUTTERFLIES, BIRDS	SPRING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	2'-0" O.C.	78 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER



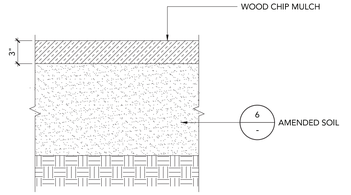
3 VINE PLANTING @ WALL — SCALE: 2"=1' TYPICAL SECTION 0 6" 12" 18"



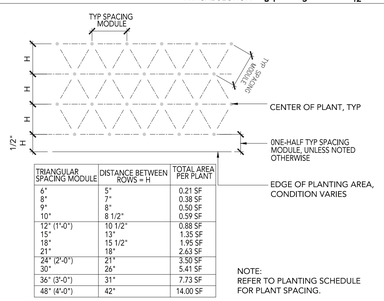
6 JAKOB VINE SISTEM — SCALE: NTS



System with plastic cross clamp 30920-0400-02 or Cross clamp stainless steel 30858-0400



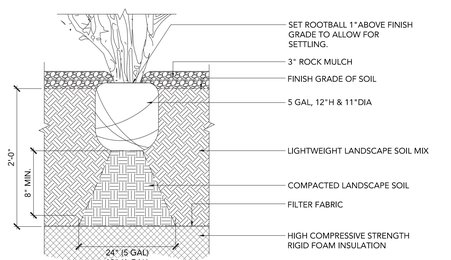
5 WOOD CHIP MULCH — SCALE: 2"=1' TYPICAL SECTION 0 1" 5" 12"



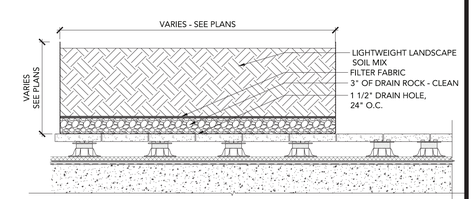
TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE: REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

4 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



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



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

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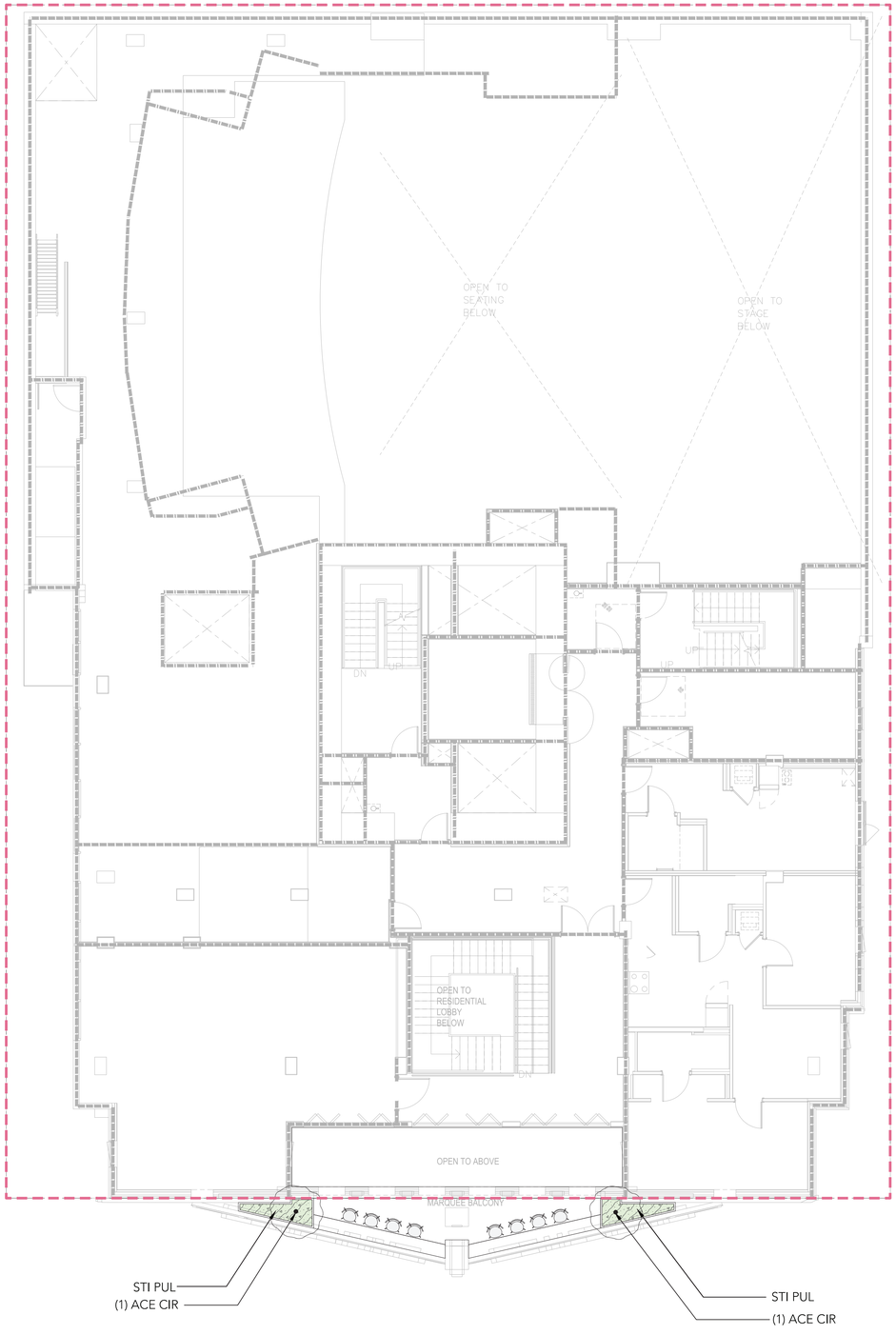
PLANTING SCHEDULE

L200




ACER CIRCINATUM


STIPA PULCHRA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	5 GAL.	28 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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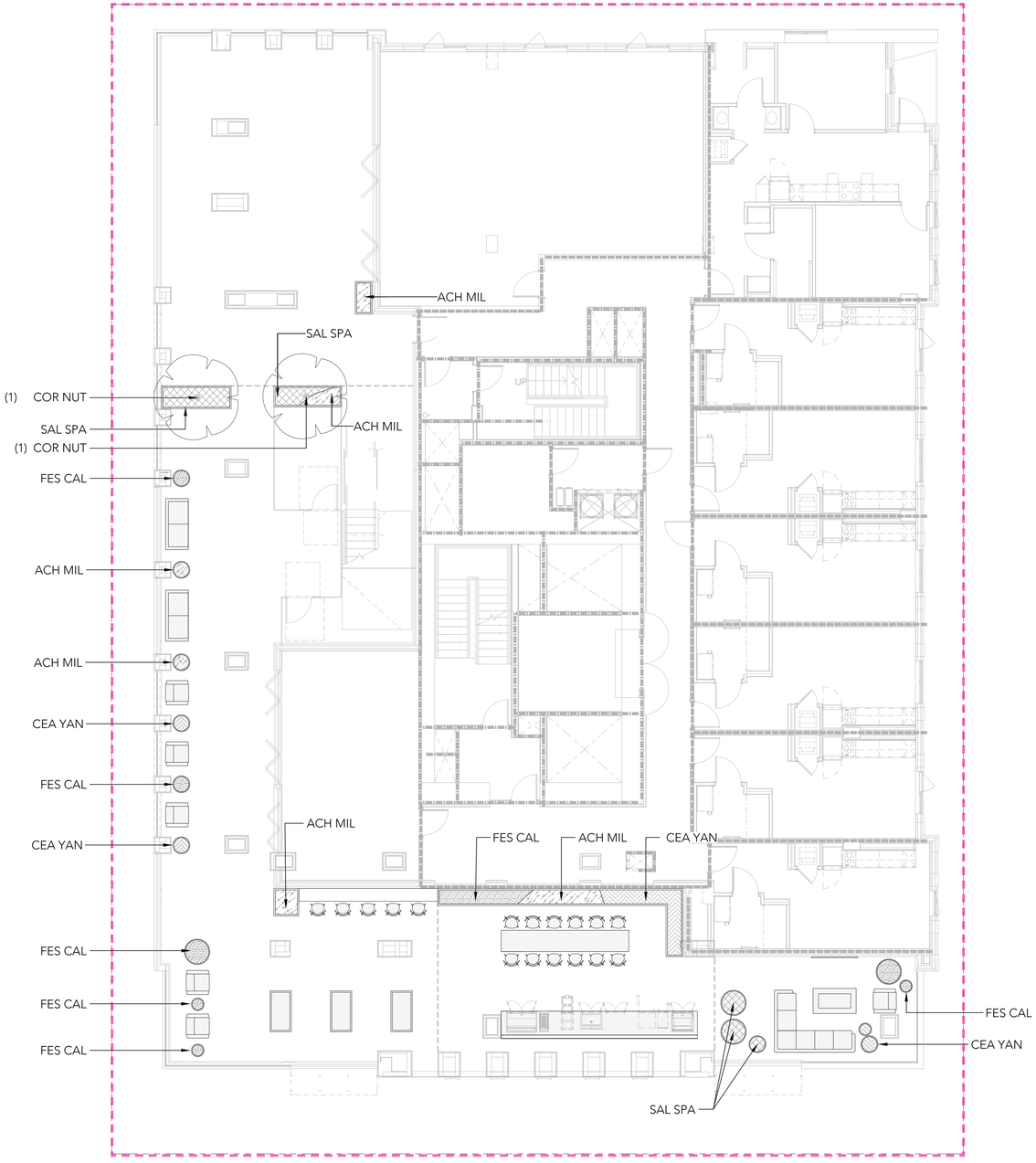
2ND FLOOR PLANTING PLAN

L202




CORNUS NUTTALLII


ACHILLEA MILLEFOLIUM


CEANOTHUS GRISEUS 'YANKEE POINT'


FESTUCA CALIFORNICA


SALVIA SPATHACEA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	48 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	44 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	38 SF
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	43 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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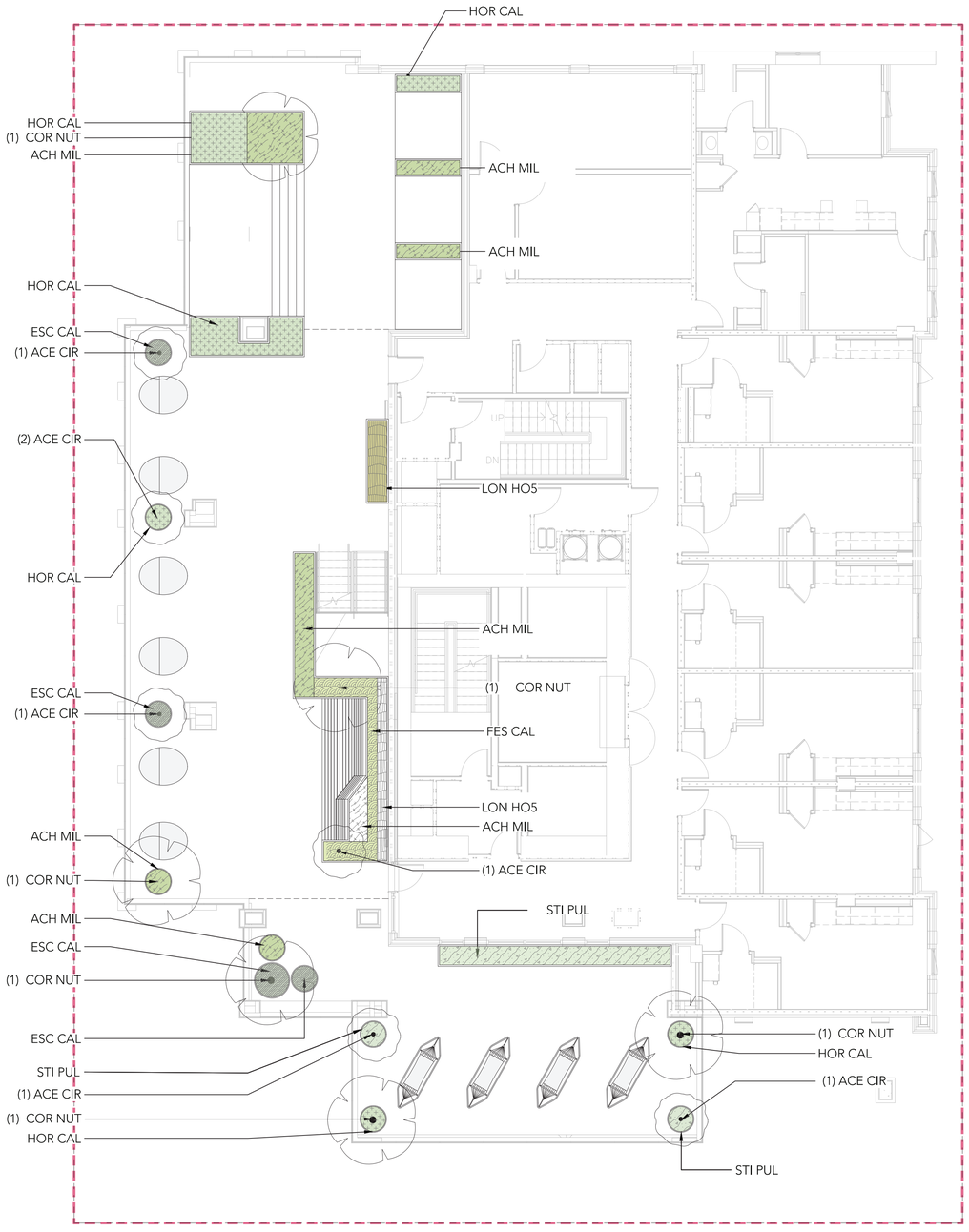
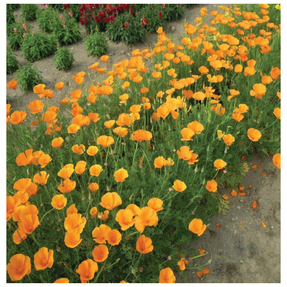
16 TH FLOOR PLANTING PLAN

L203




LONICERA HISPIDULA


ESCHSCHOLZIA CALIFORNICA


ACER CIRCINATUM


ARTEMISIA PYCNOCEPHALA


FESTUCA CALIFORNICA


CORNUS NUTTALLII


CEANOTHUS GRISEUS 'YANKEE POINT'


STIPA PULCHRA


ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	4 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	32 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	72 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	42 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	40 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	59 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	35 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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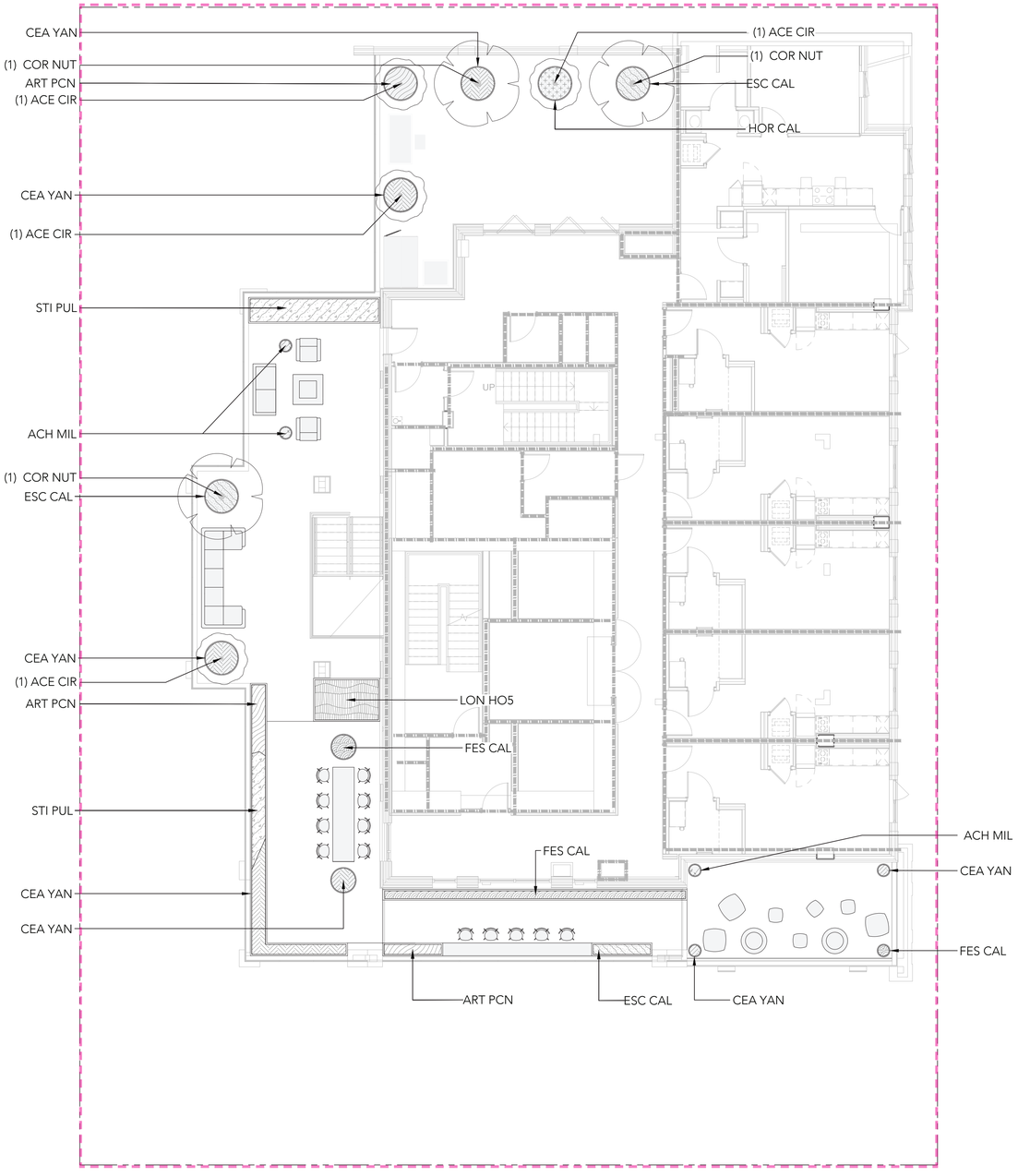
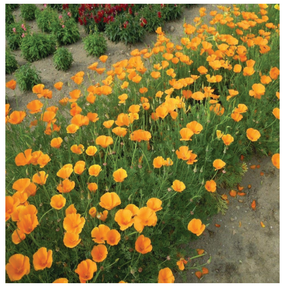
17 TH FLOOR PLANTING PLAN

L204




LONICERA HISPIDULA


ESCHSCHOLZIA CALIFORNICA


ACER CIRCINATUM


ARTEMISA PYCNOCEPHALA


FESTUCA CALIFORNICA


CORNUS NUTTALLII


CEANOTHUS GRISEUS 'YANKEE POINT'


STIPA PULCHRA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SCALE 3/16" = 1'-0"

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18 TH FLOOR PLANTING PLAN

L205

IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	

sta
gpm
size

CONTROLLER STATION NUMBER
GALLONS PER MINUTE THROUGH VALVE
CONTROL VALVE SIZE

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

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

Date:	2023.09.08
Project Name:	KITTREDGE - BERKELEY
Project Contact:	Sara Peschel
Project Contact Email:	sara@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	39.6	0.45	241	1,131	**15,750**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	39.6	227	241	**11,482**	ETWU =(ETo) * (0.62) *((PF*SF/IE) + SLA]

Difference between MAWA and ETWU **4,268** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Second Lvl	Drip	28	0.30	0.81	10
	2	16th Lvl	Drip	173	0.30	0.81	64
	3	17th Lvl	Drip	411	0.30	0.81	-
	4	18th Lvl	Drip	278	0.30	0.81	152
							-
							-
	Landscape area (not including SLA)			**890**			**227**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
	Total SLA	**241**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,131**

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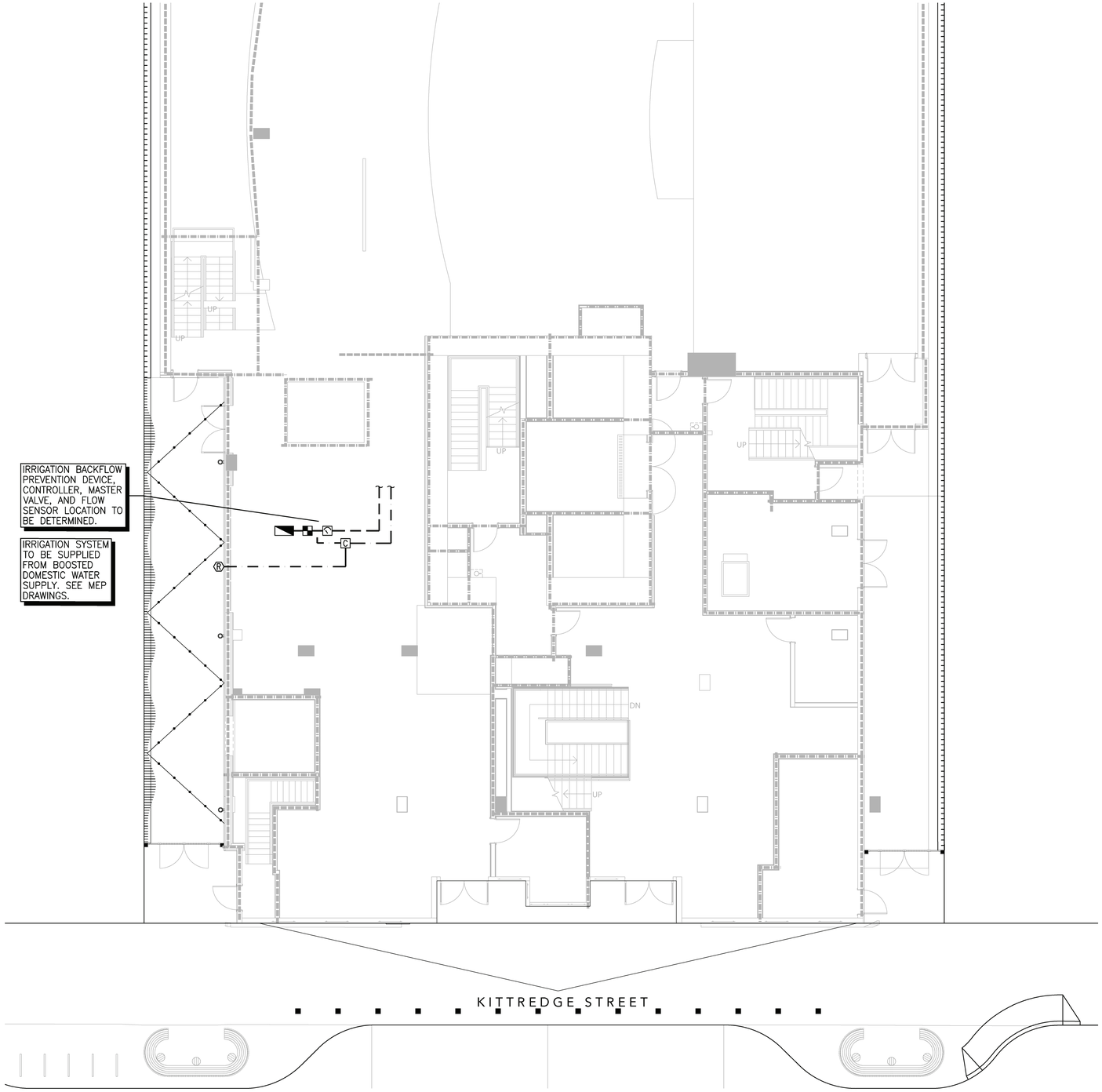
IRRIGATION SCHEDULE AND CALCULATIONS

L300



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
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TREE BUBBLER	–RAINBIRD–1401	
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STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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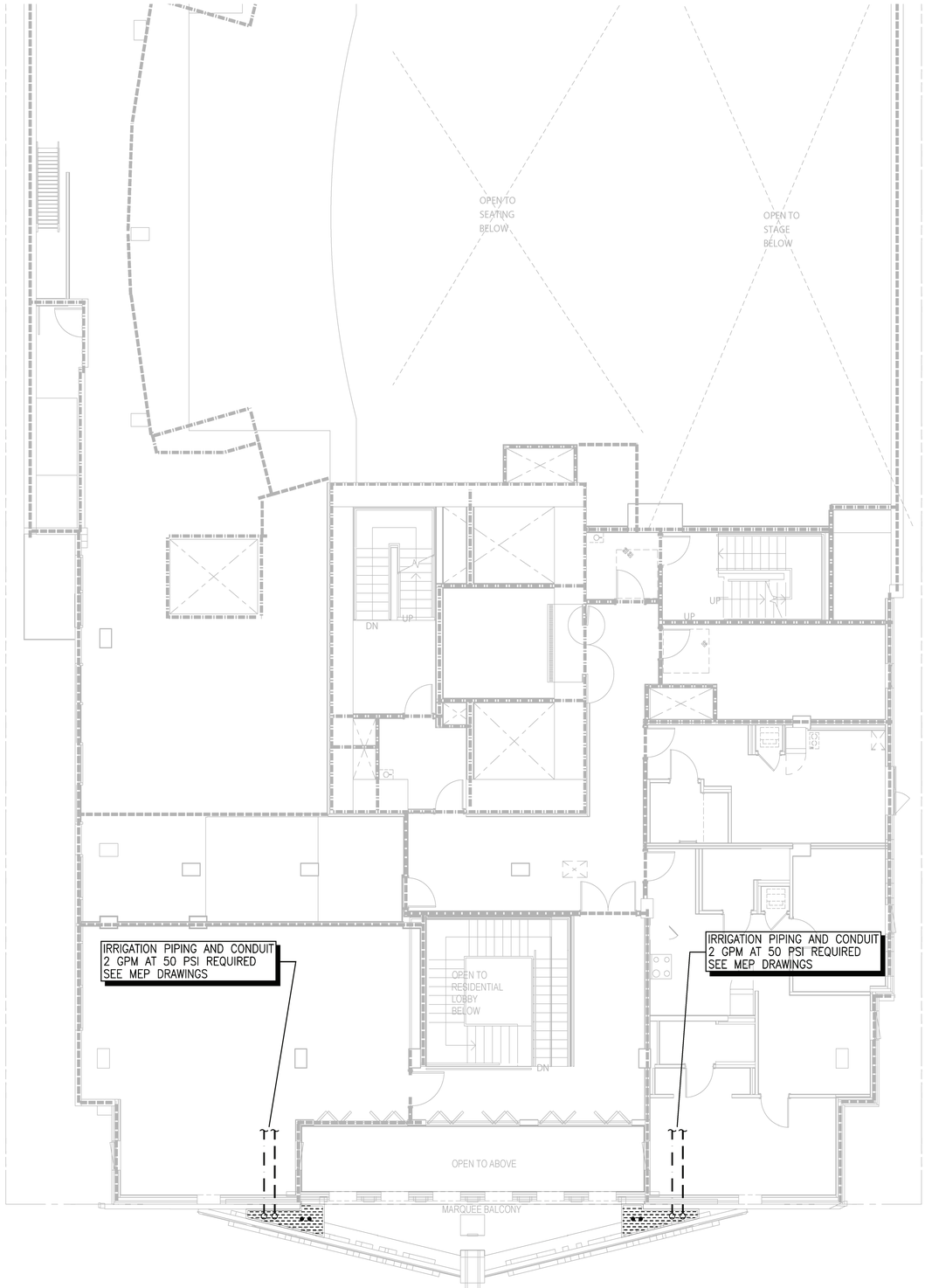
GROUND FLOOR IRRIGATION PLANS

L301



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sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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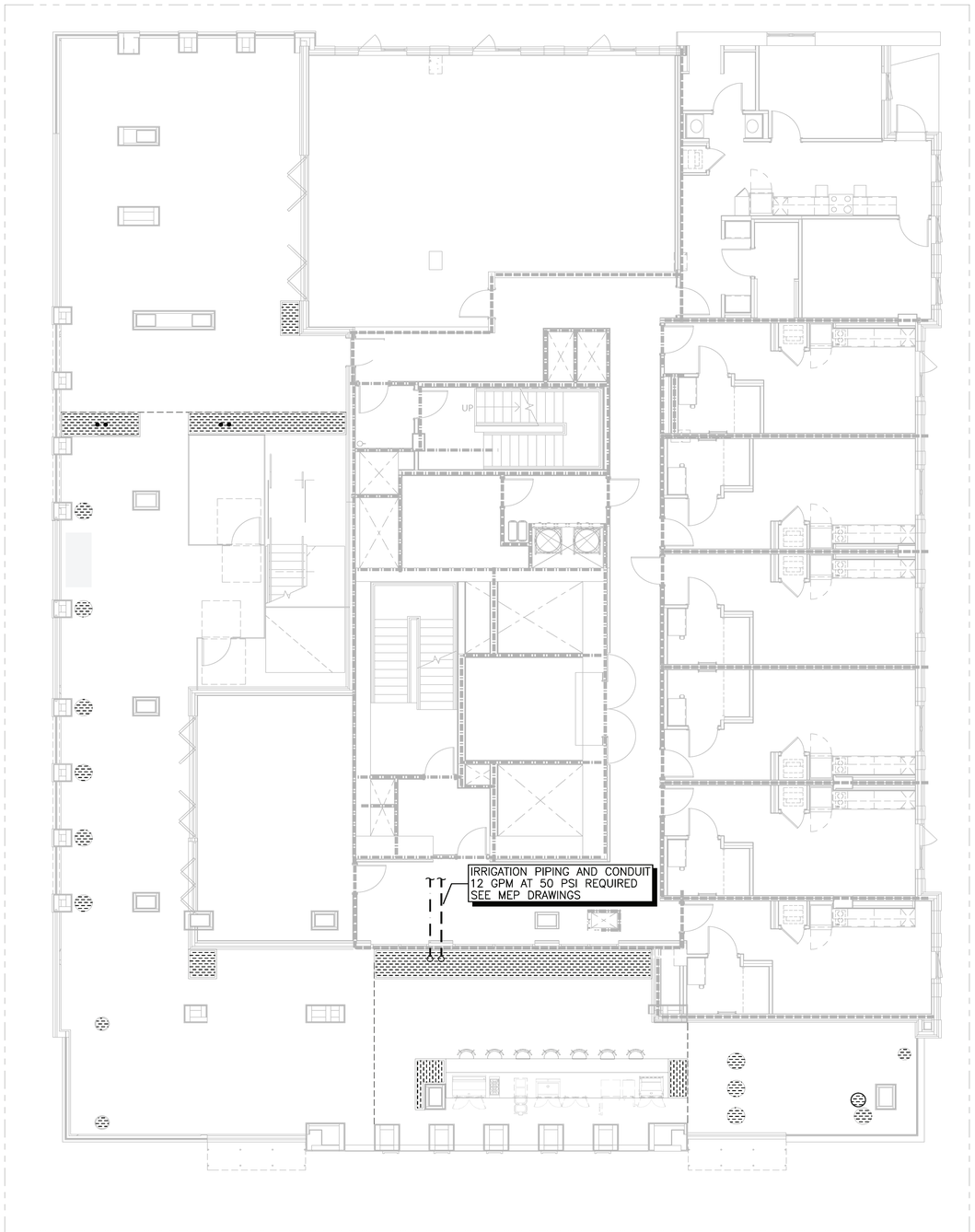
SECOND FLOOR IRRIGATION PLANS

L302



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
R	RAIN SENSOR	–TBD	
S	MOISTURE SENSOR	–BASELINE	
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
	FLOW SENSOR	–BASELINE	
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	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE		

N

SCALE 1/8"=1'-0"

0 4 8 12

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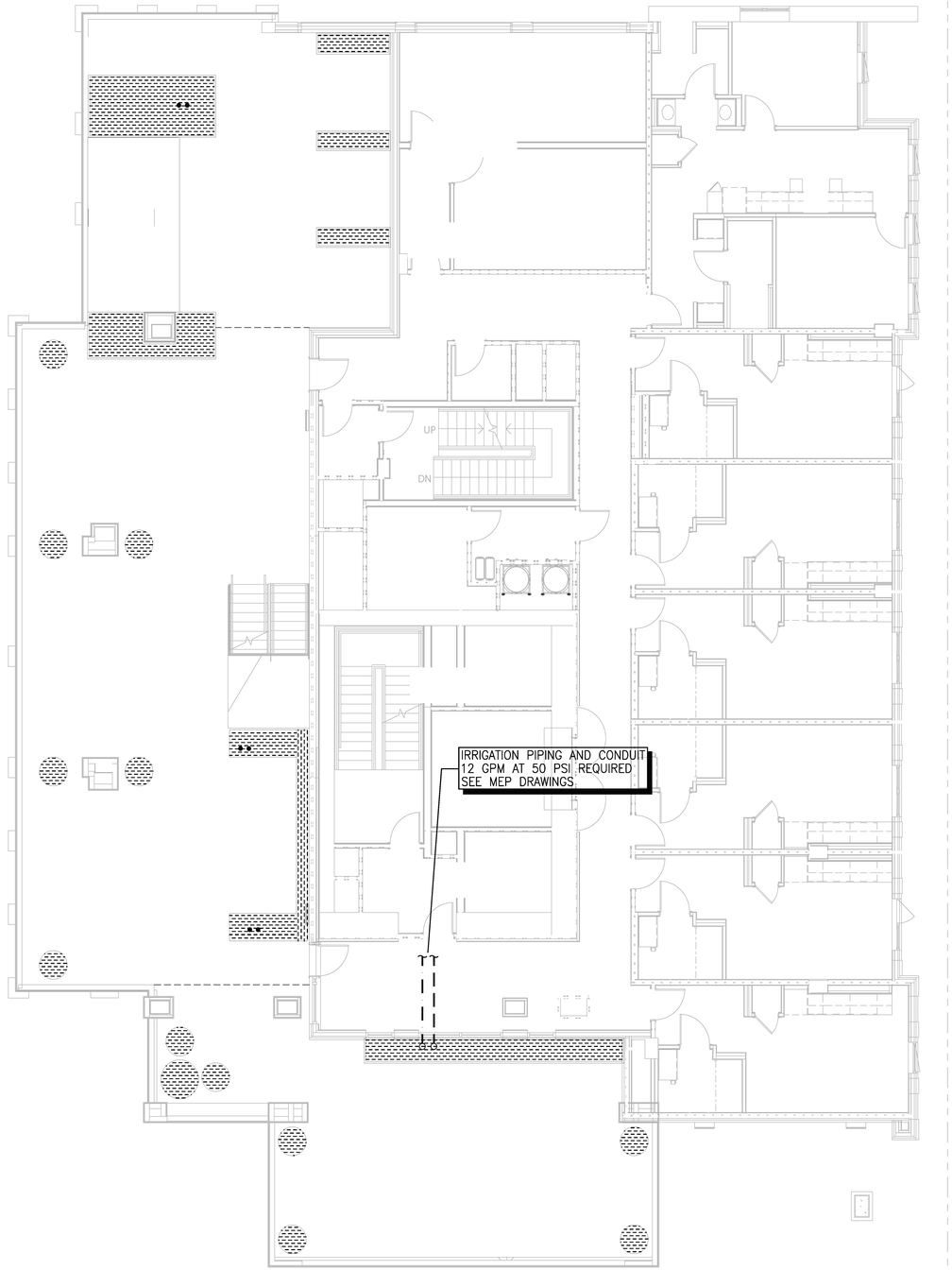
16TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION SYSTEM LEGEND

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sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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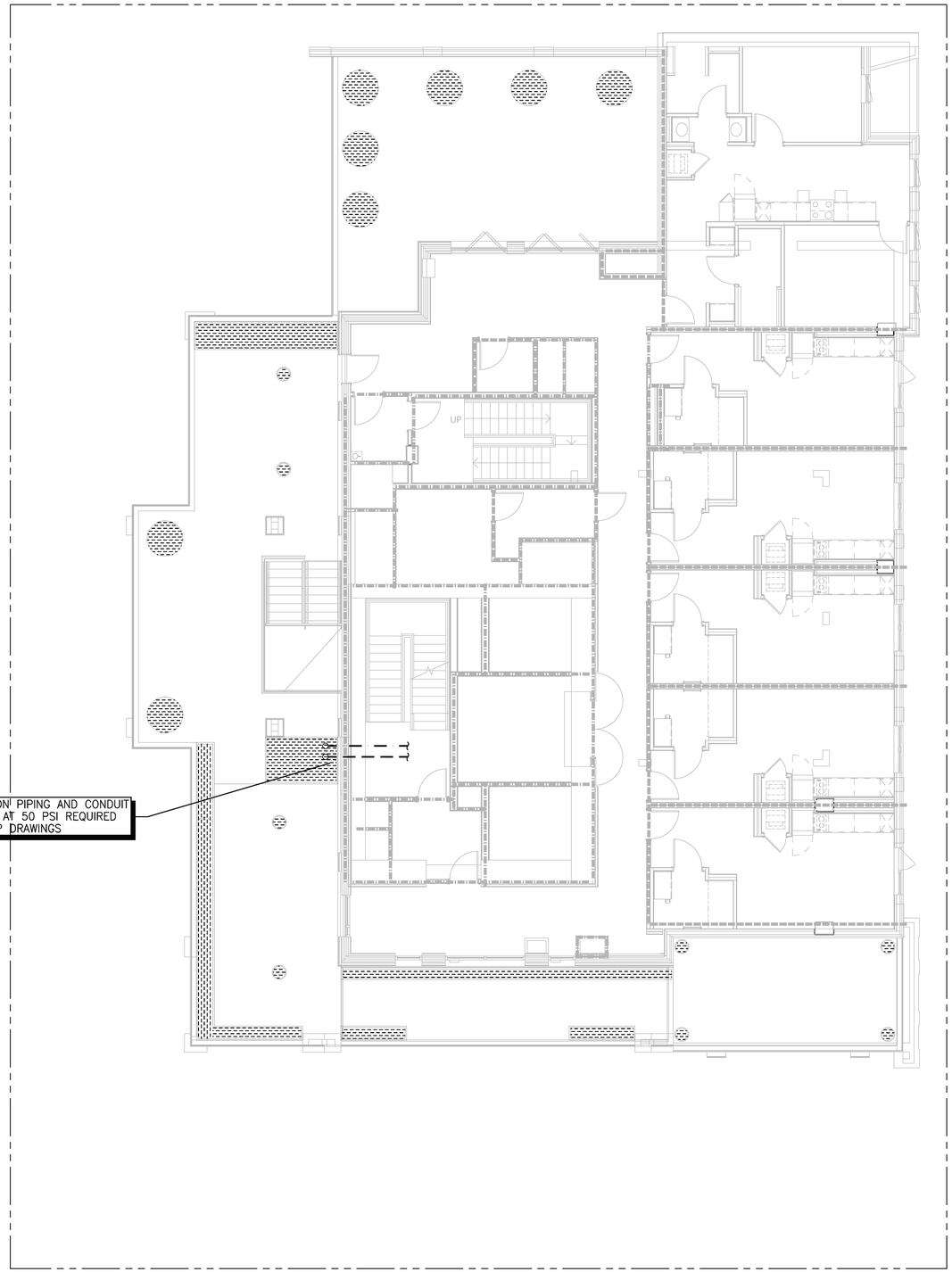
17 TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION SYSTEM LEGEND

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0 4 8 12

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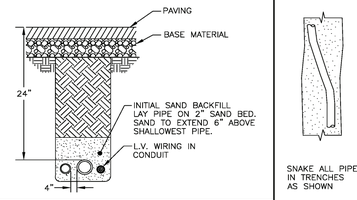
18 TH FLOOR
IRRIGATION PLANS

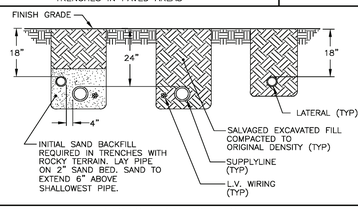
L305

NOTE: ALL PIPING UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVING.



SNAKE ALL PIPE IN TRENCHES AS SHOWN

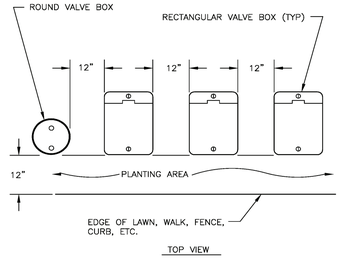
TRENCHES IN PAVED AREAS



TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS
NTS

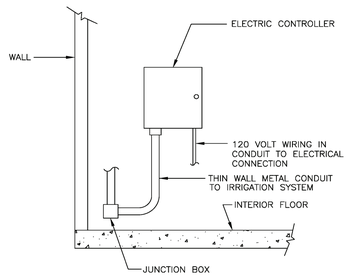
NOTES:
1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



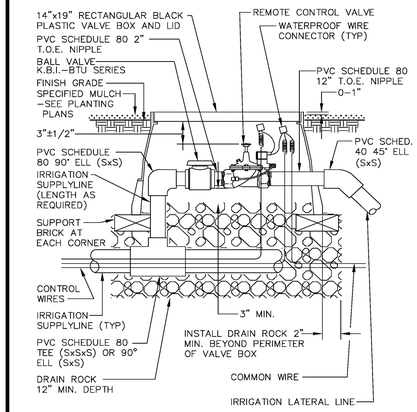
TOP VIEW

B VALVE BOX INSTALLATION DETAIL
NTS

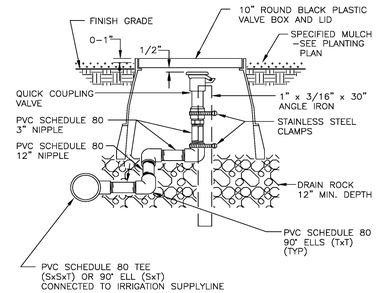
NOTE: ALL CONDUIT SHALL BE RIGID METAL–SIZE AS REQUIRED



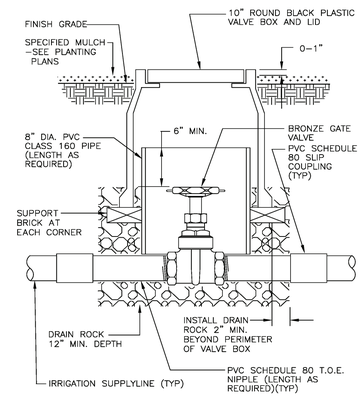
B WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



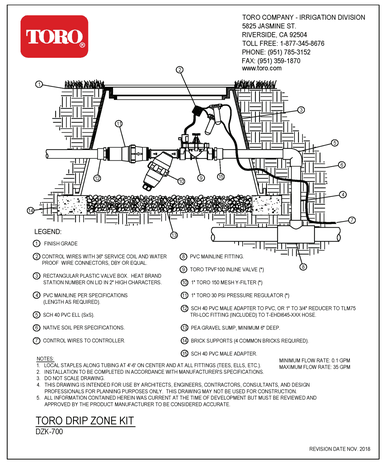
C REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS

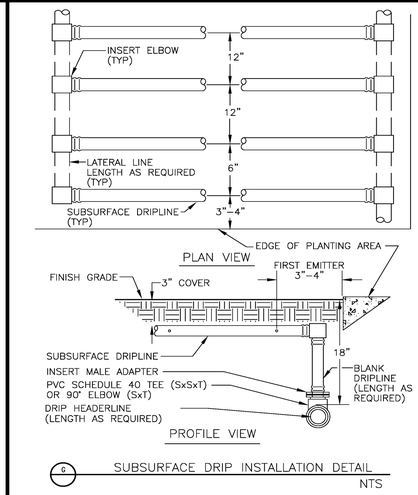


D QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS

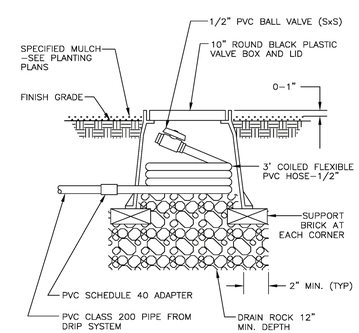


E GATE VALVE INSTALLATION DETAIL
NTS



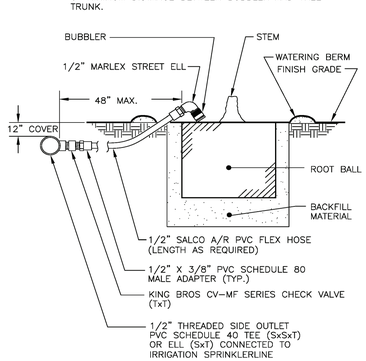


G SUBSURFACE DRIP INSTALLATION DETAIL
NTS



H FLUSH VALVE INSTALLATION DETAIL
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



I BUBBLER INSTALLATION DETAIL FOR TREES
NTS

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GW

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STAMP/SEAL HERE

ENTITLEMENTS PHASE

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 09/25/23

IRRIGATION DETAILS

L306

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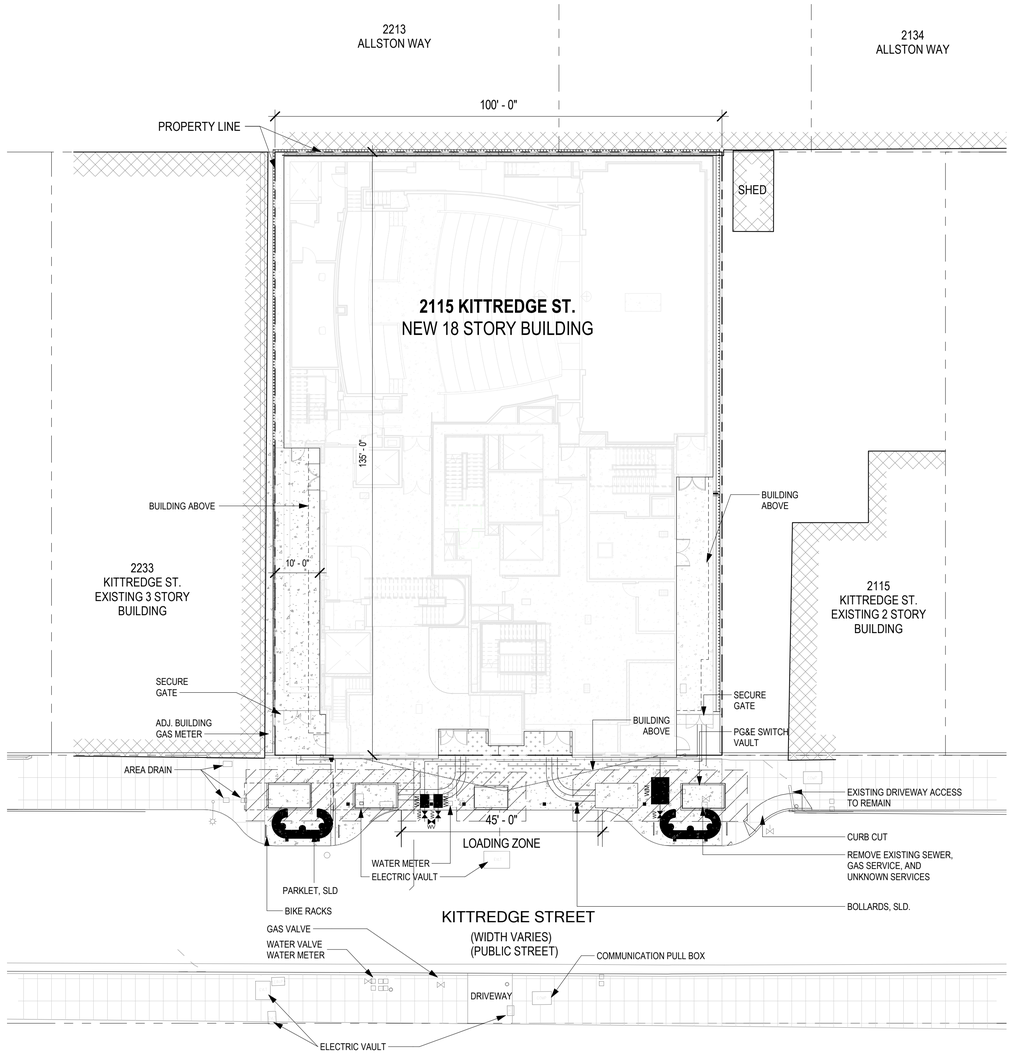


2 PROPOSED SITE PLAN

A100 1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

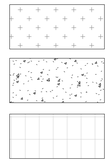
NOTE: THE DESIGN INTENT OF THE PROPOSED STREETSCAPE PLAN IS TO HAVE TWO BULB-OUTS, APPROXIMATELY SYMMETRICAL IN SIZE, THAT FRAM THE HISTORIC THEATER FACADE AND PROVIDE SIDEWALK AMENITIES. PLEASE SEE PLAN SET SHEET L101 FOR MORE DETAILS.

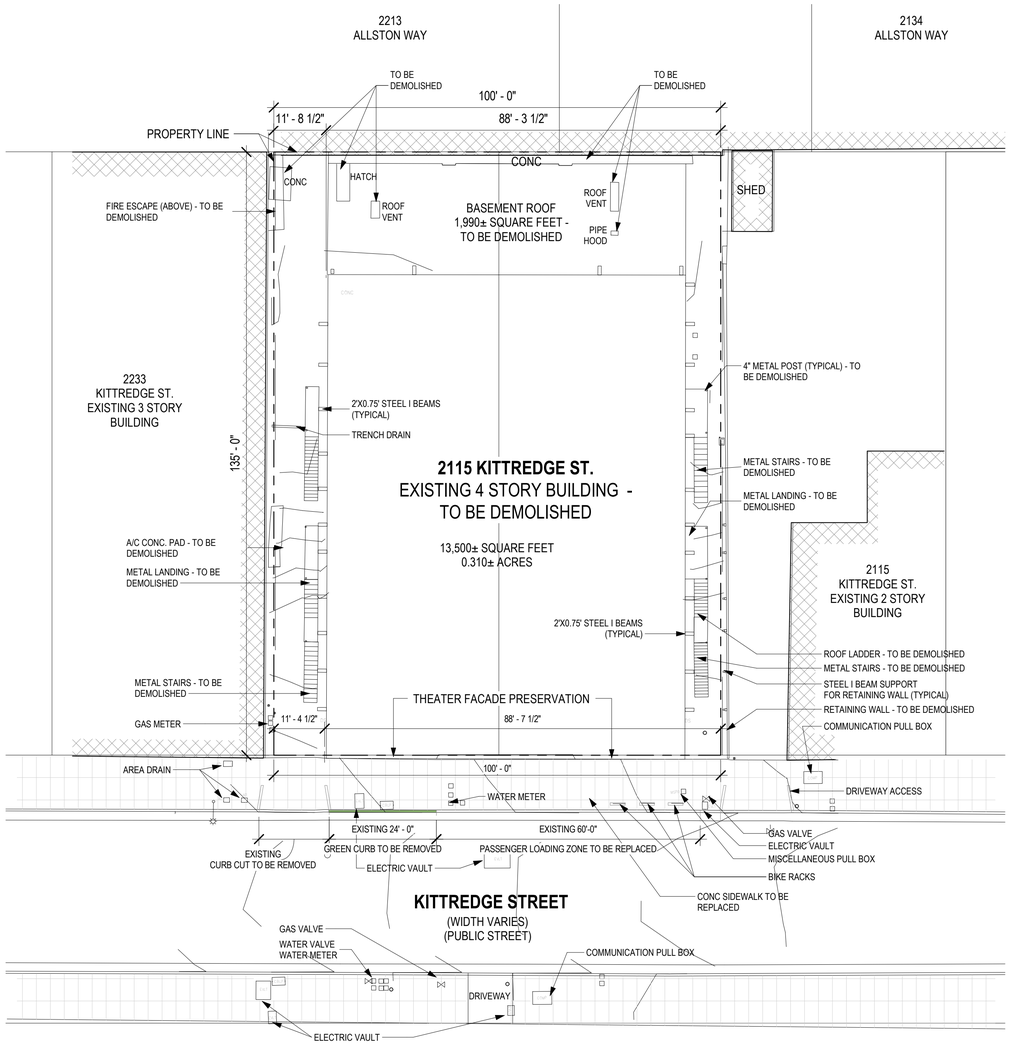


GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:





1 EXISTING SITE PLAN

A100 1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

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Principal	Jessica Musick
Designer	

Developer
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San Francisco, CA 94105

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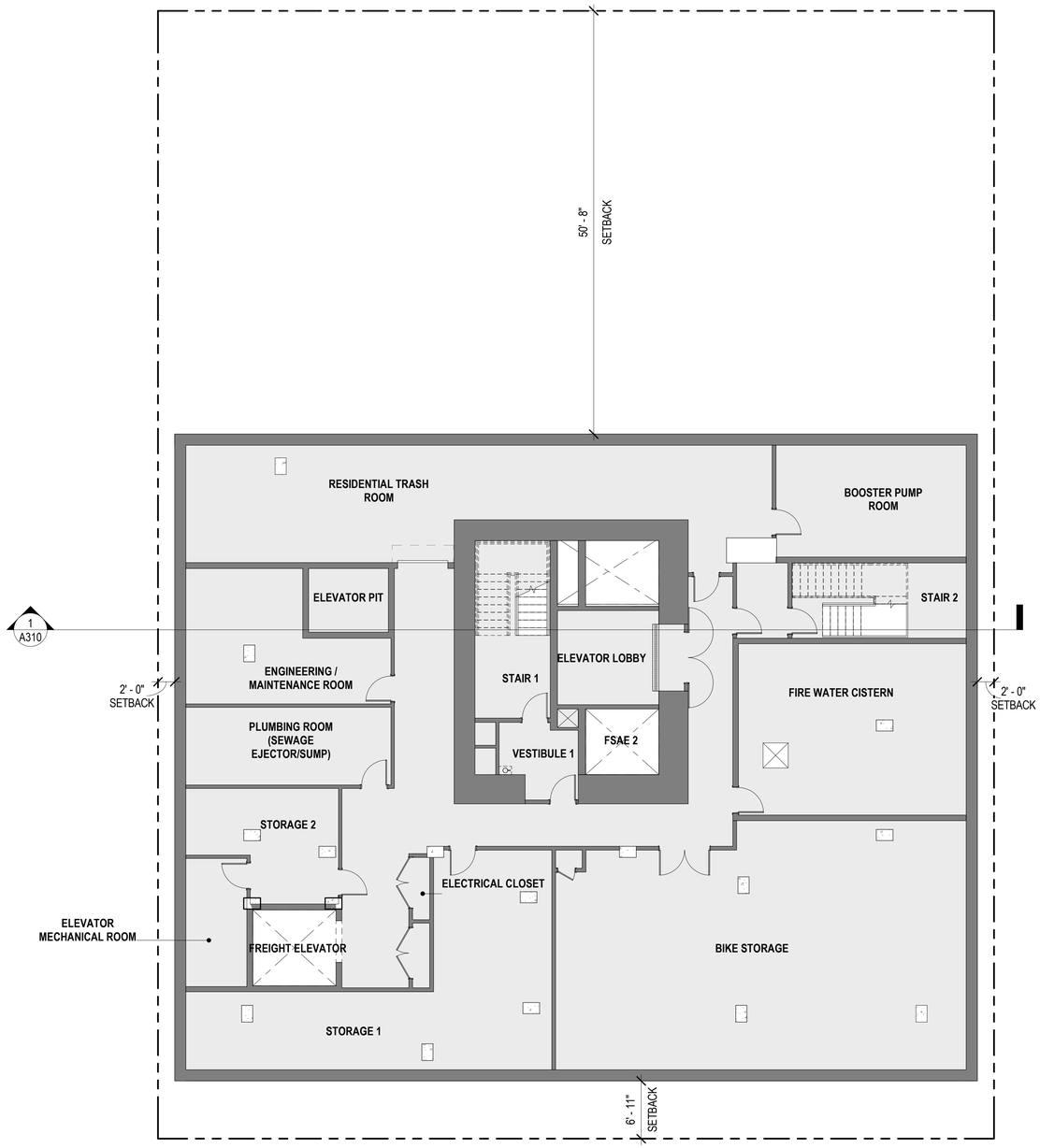
SITE PLAN

A100



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A101 B2_BASEMENT FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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BASEMENT 2 FLOOR PLAN

A101

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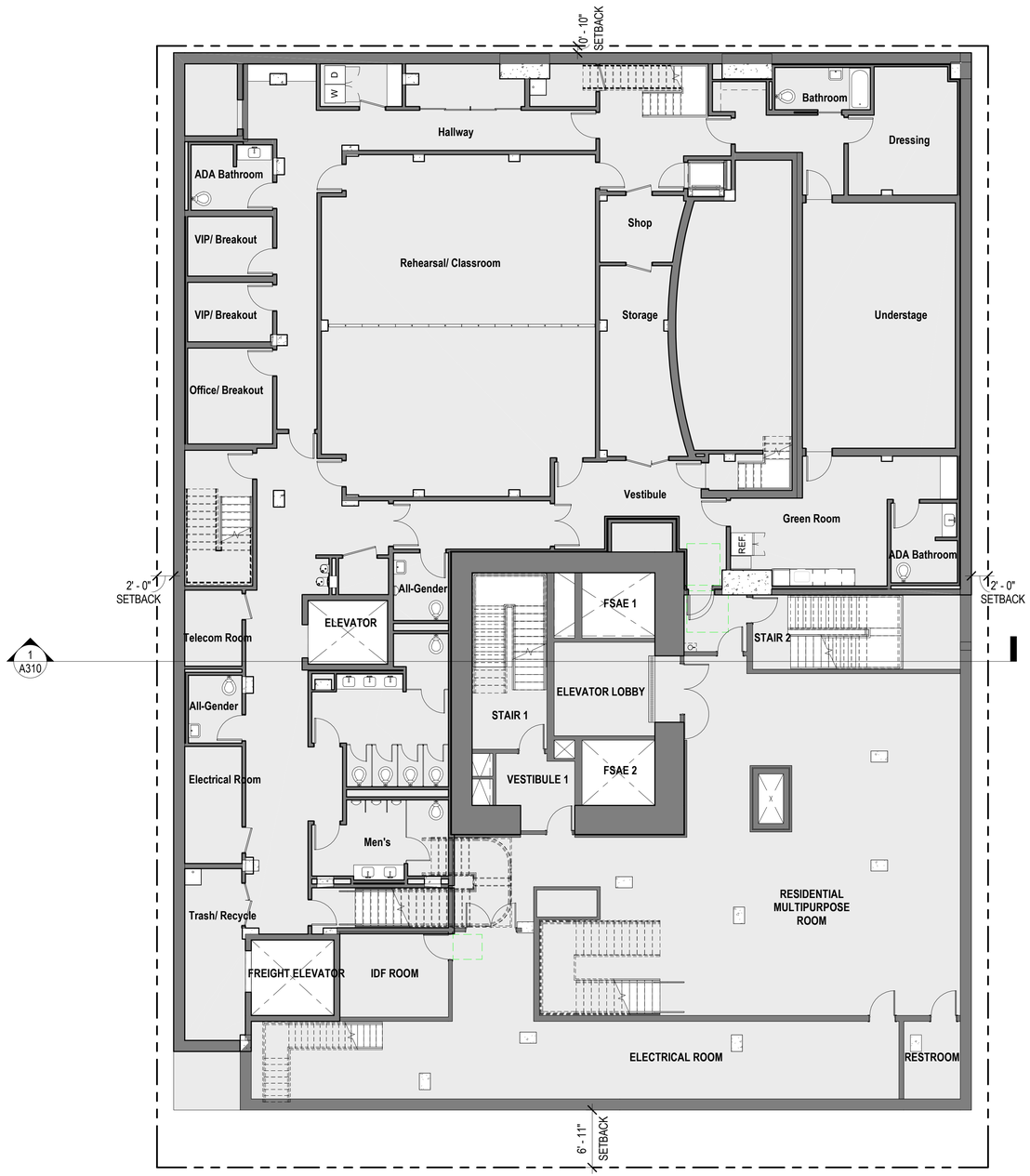

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A102 B1_BASEMENT FLOOR
1/8" = 1'-0"

N

0 4' 8' 16'

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BASEMENT 1 FLOOR PLAN

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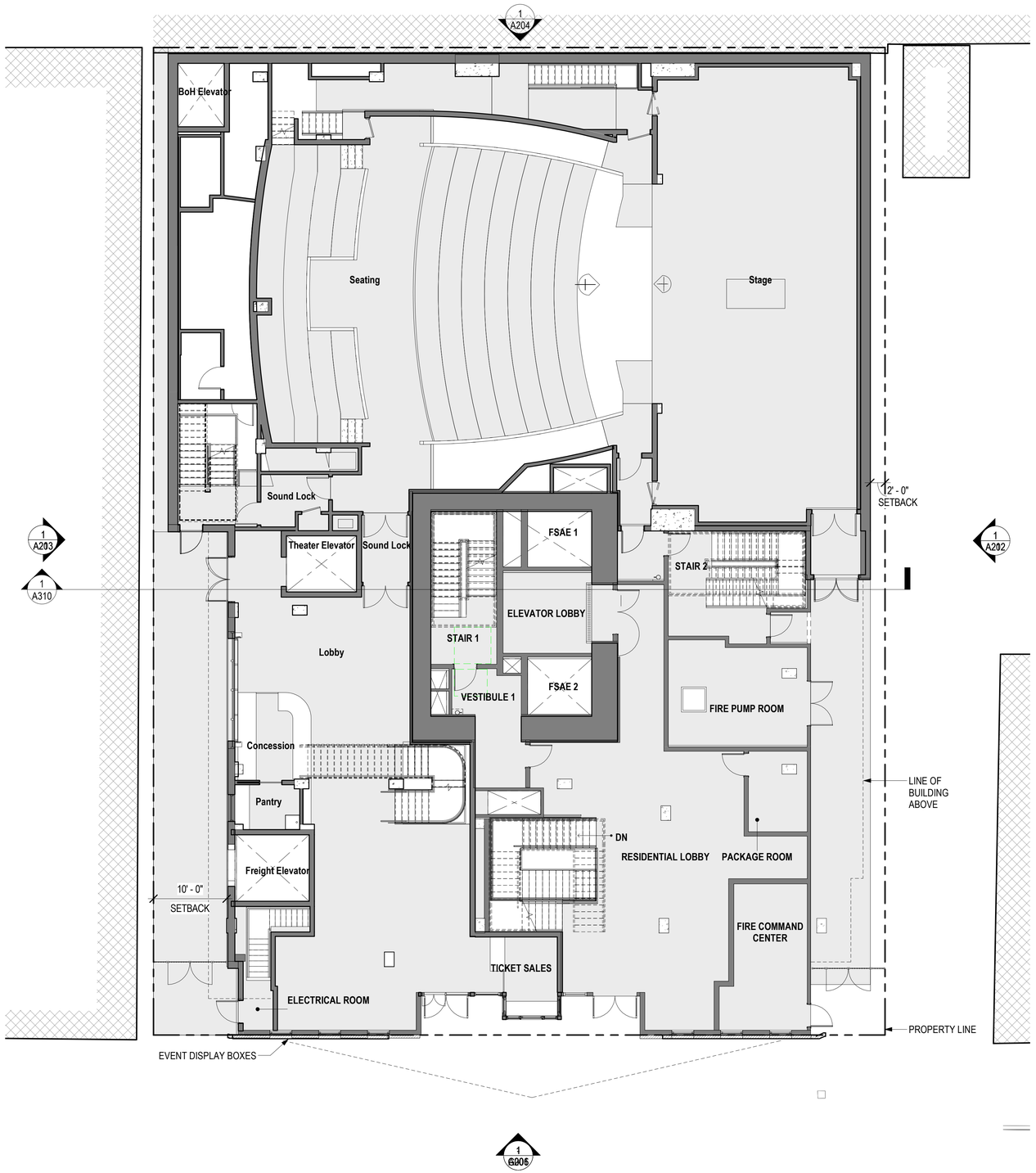

1 A103 00_GROUND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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GROUND FLOOR PLAN

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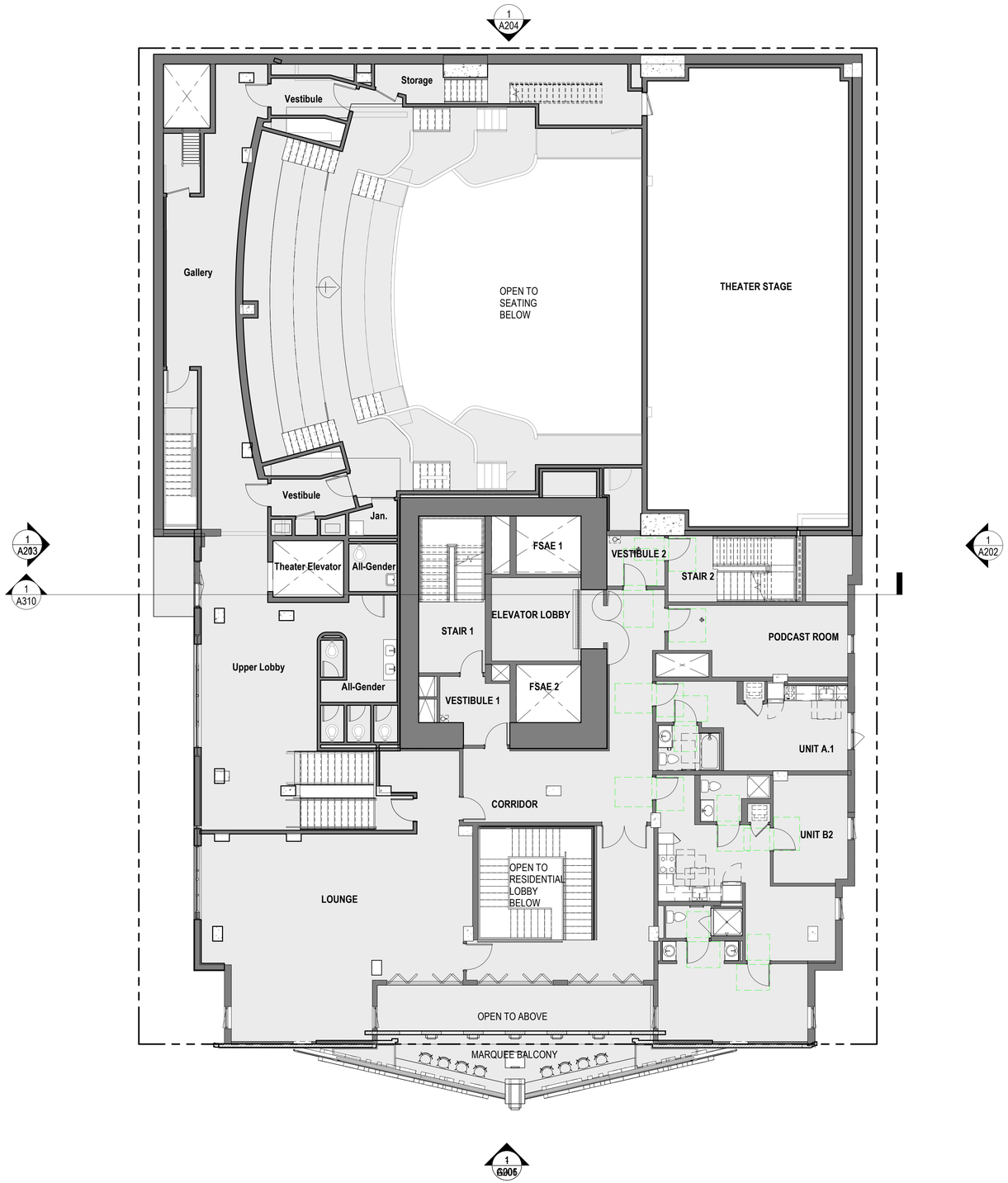

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A104 02_2ND FLOOR PLAN

1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 2 FLOOR PLAN

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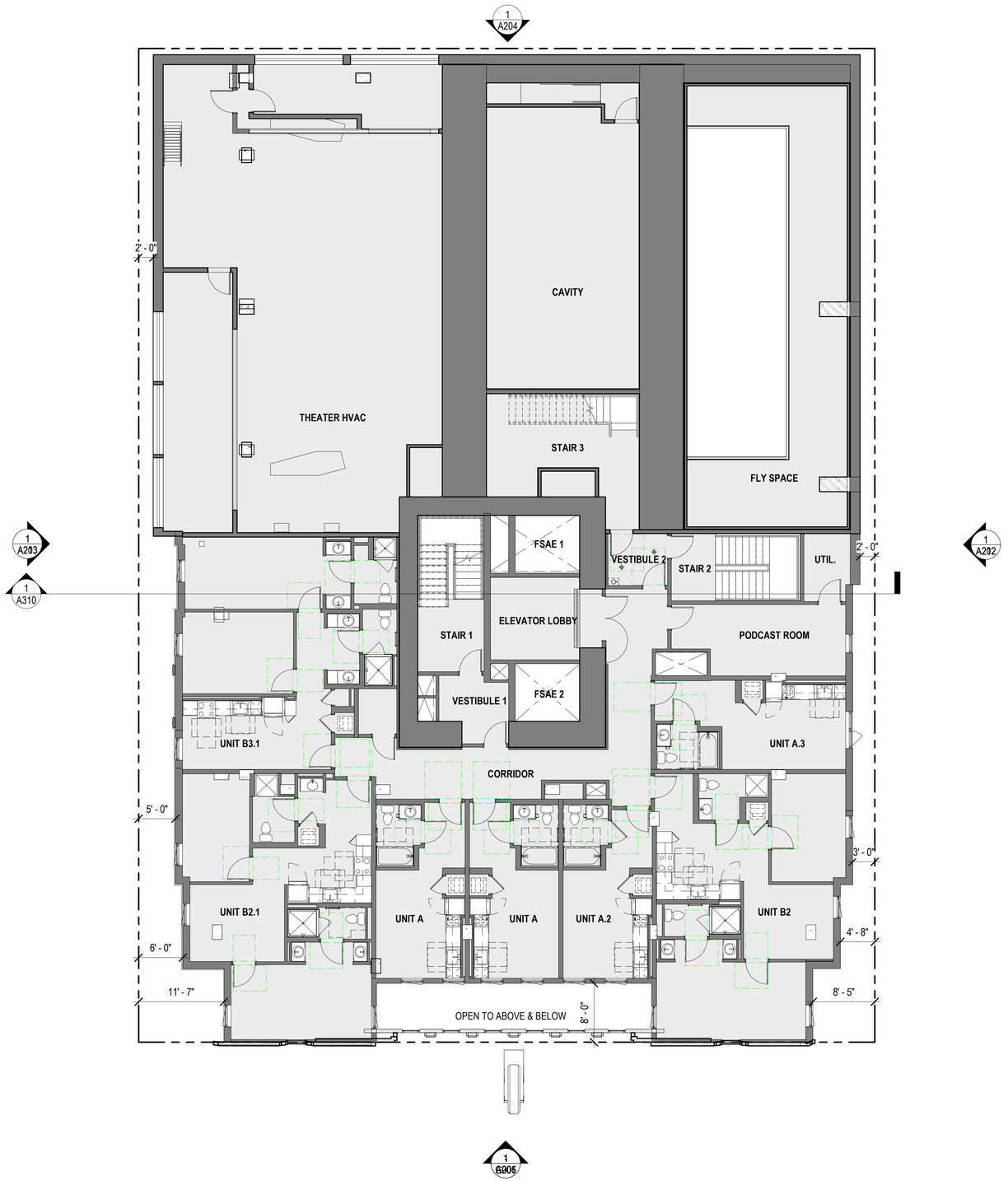

1 A105 03_3RD FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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LEVEL 3 FLOOR PLAN

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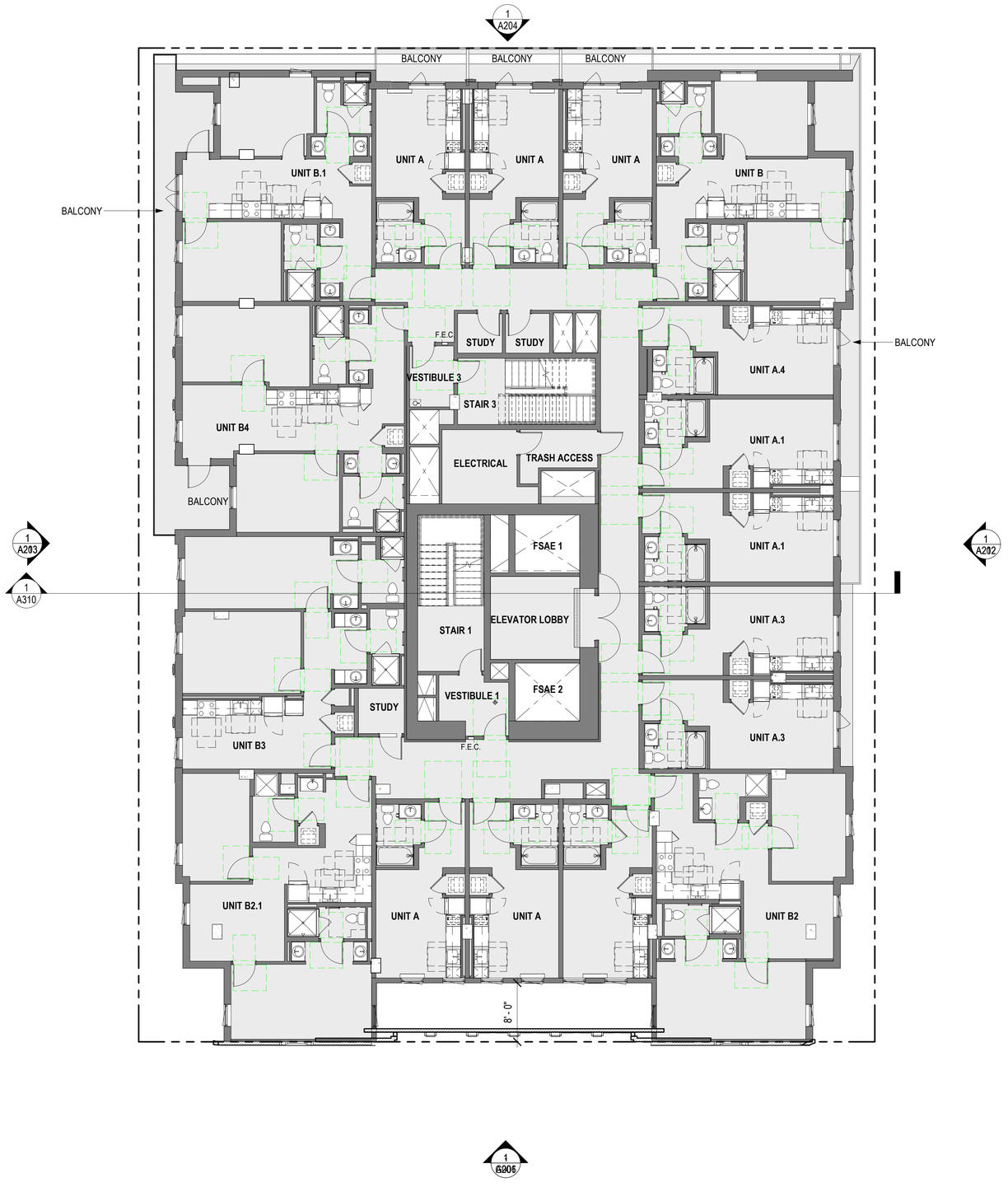

1 A106 LEVEL 4 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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LEVEL 4 FLOOR PLAN

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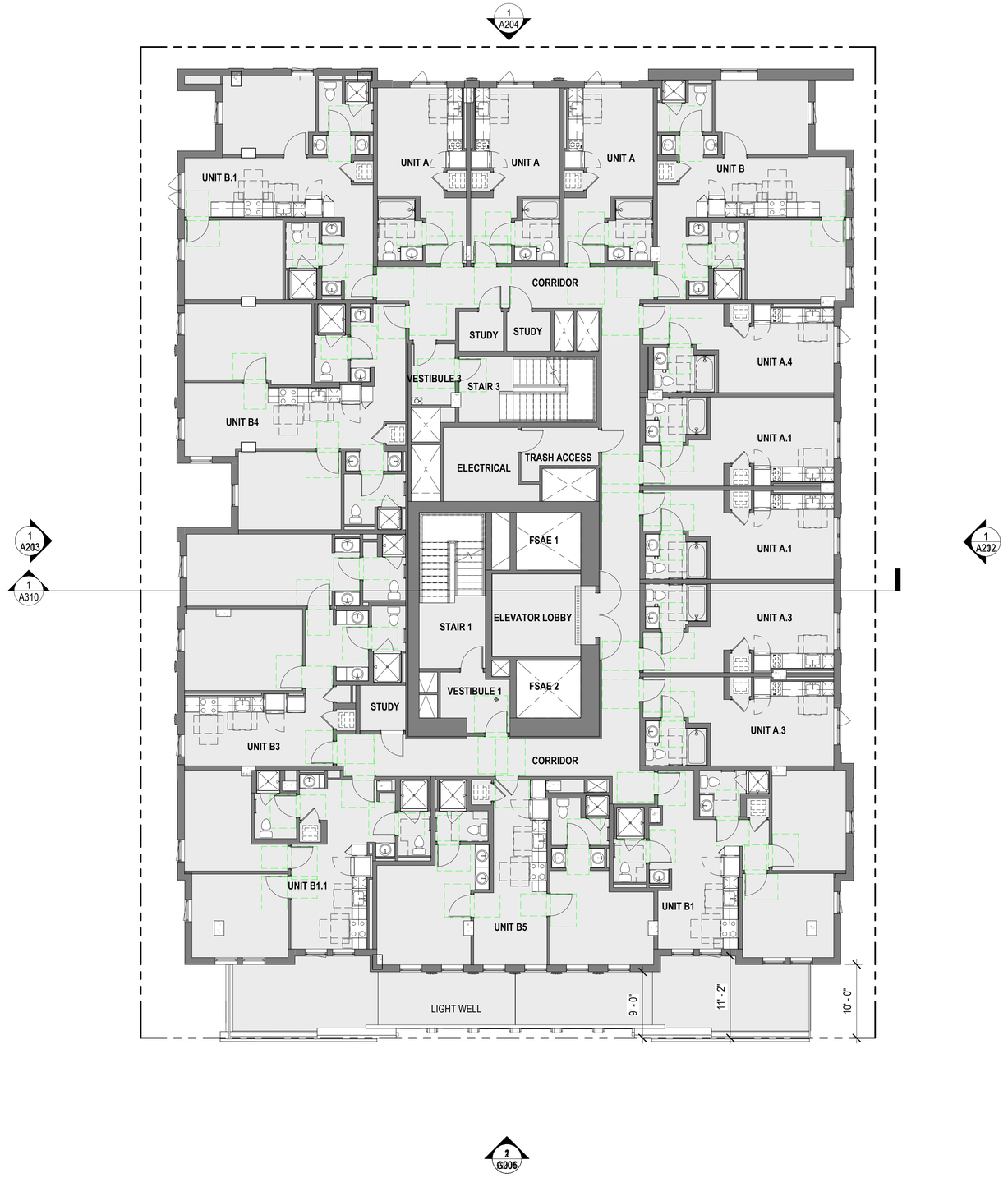

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A107 LEVEL 5, 7, 9, 11, 13 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 5,7,9,11,13 FLOOR PLAN

A107

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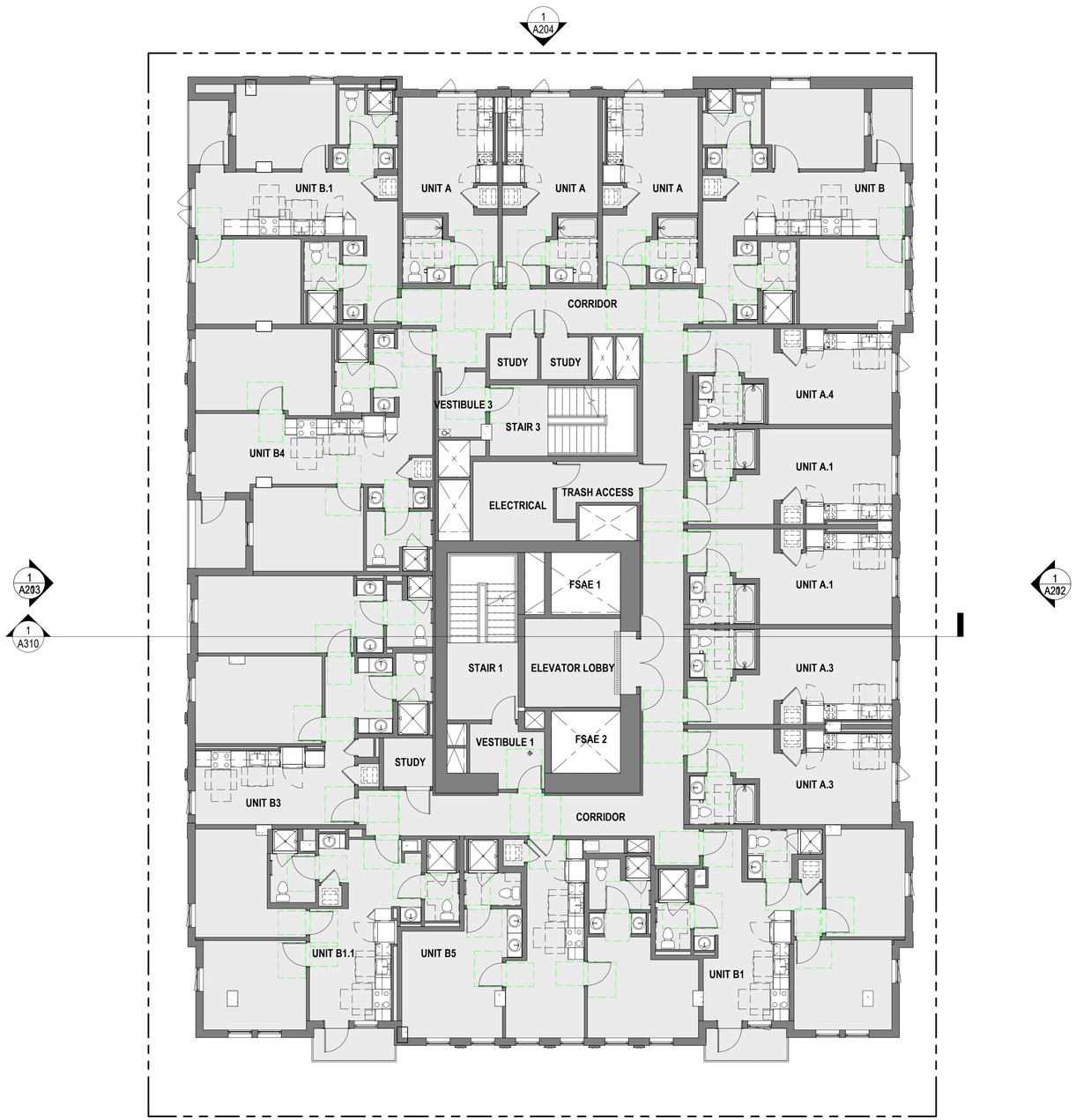

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A108 LEVEL 6, 8, 10, 12, 14 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 6,8,10,12,14 FLOOR PLAN

A108

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FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A109 — 15_15TH FLOOR PLAN

1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 15 FLOOR PLAN

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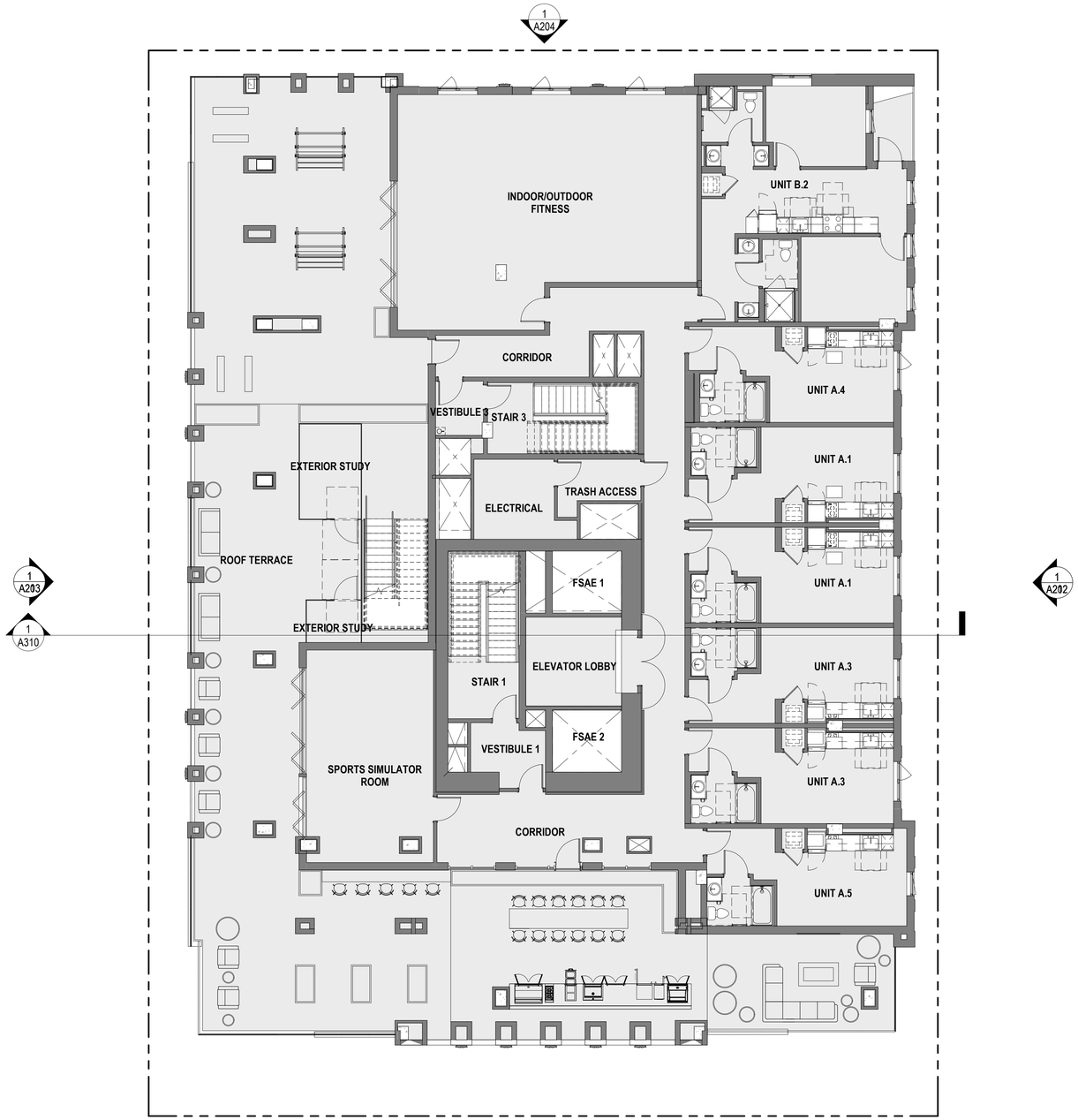

1 A110 16_16TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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LEVEL 16 FLOOR PLAN

A110

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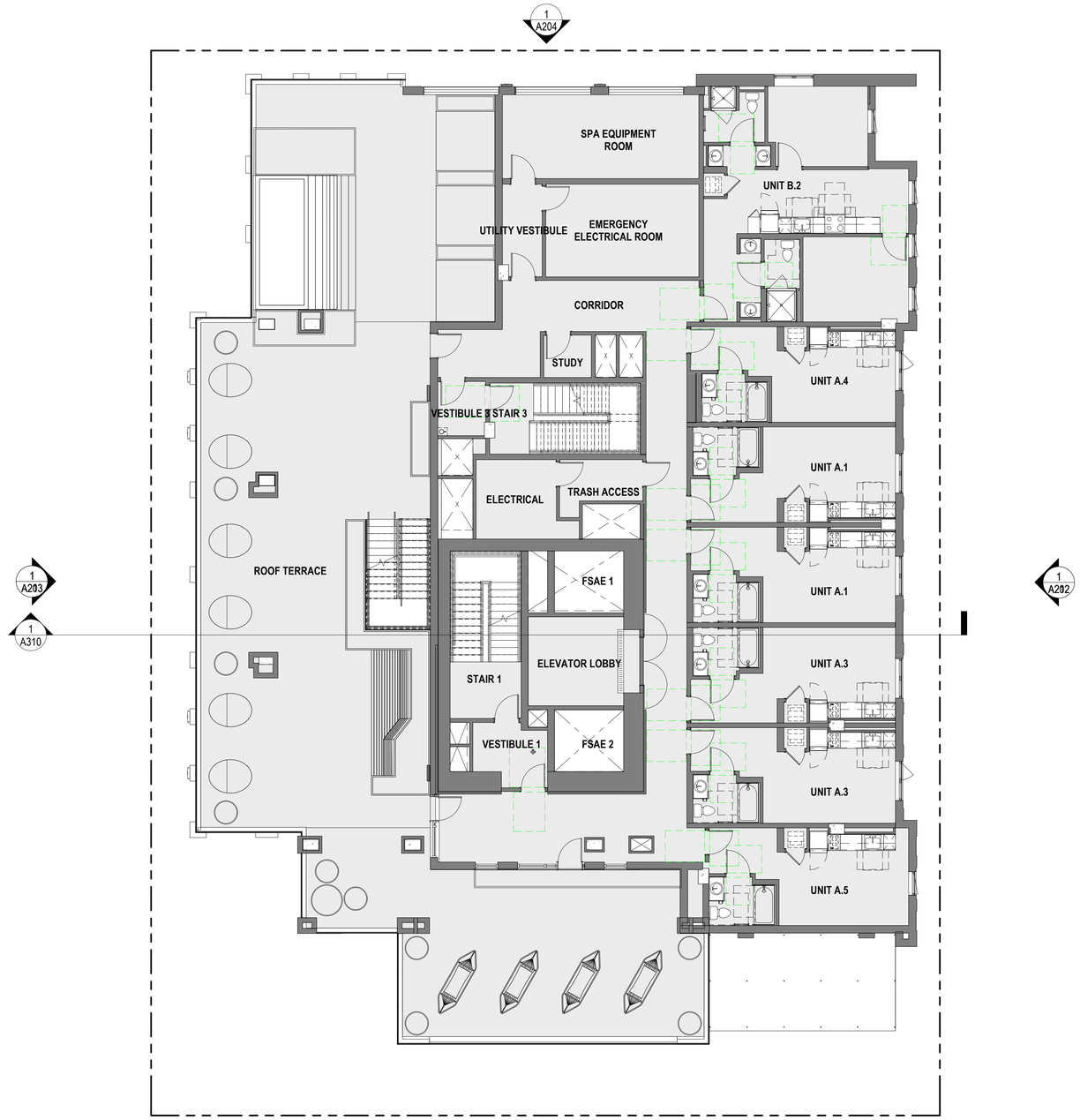

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A111 — 17_17TH FLOOR PLAN

1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 17 FLOOR PLAN

A111

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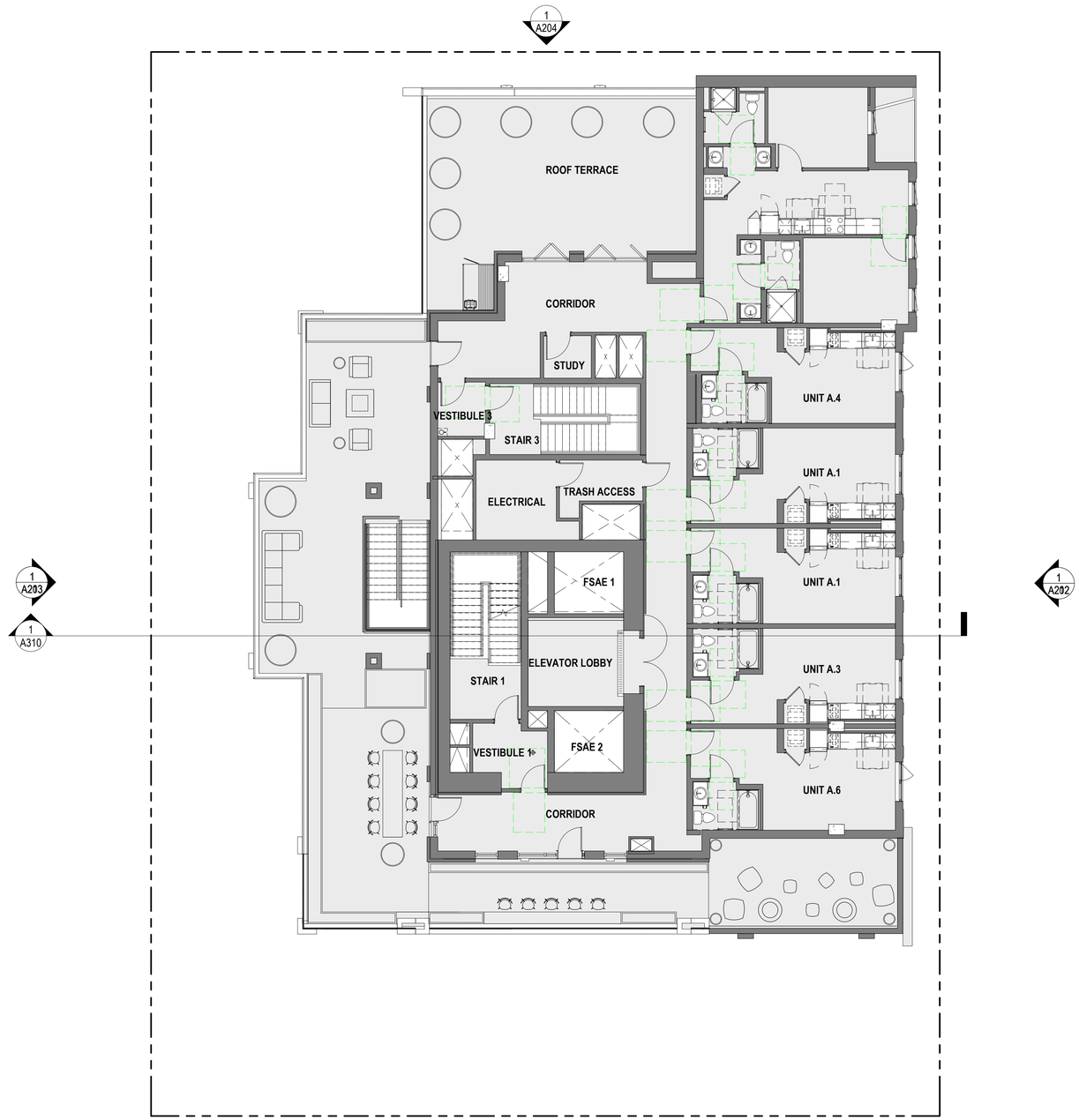

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A112 — 18_18TH FLOOR PLAN

1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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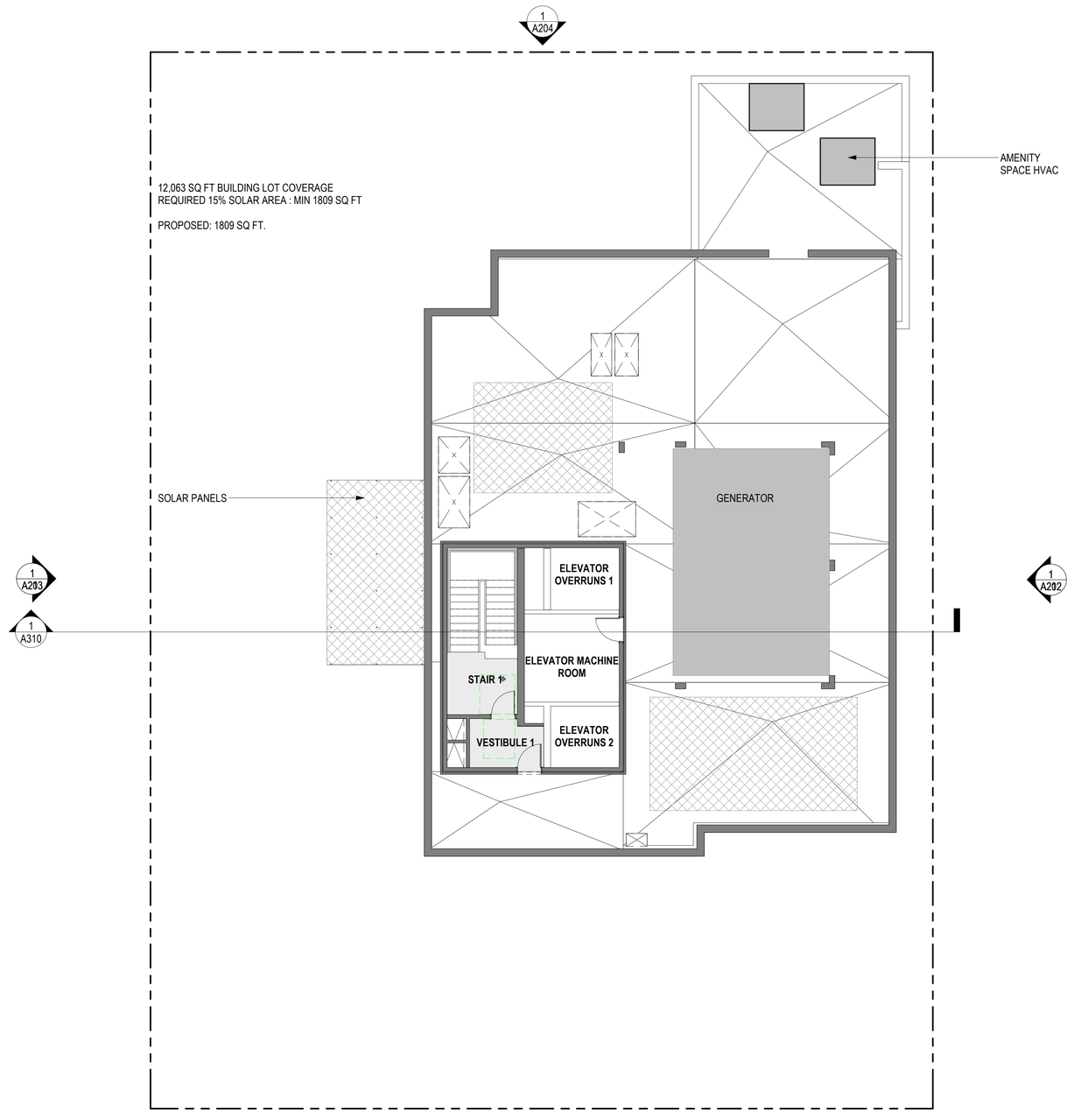
NOT FOR CONSTRUCTION

LEVEL 18 FLOOR PLAN

A112



ROOF PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- SOLAR PANEL INSTALL AREA
- MECHANICAL AREA

ROOFTOP ELEMENTS CALCULATION

GROUND FLOOR: FLOOR PLATE AREA = 12,104 SF
2ND FLOOR: FLOOR PLATE AREA = 12,405 SF
3RD FLOOR: FLOOR PLATE AREA = 11,577 SF
4TH FLOOR: FLOOR PLATE AREA = 10,587 SF
5TH FLOOR: FLOOR PLATE AREA = 10,127 SF
FLOORS 6-15: FLOOR PLATE AREA = 10,091 SF PER FLOOR
16TH FLOOR: FLOOR PLATE AREA = 6,095 SF
17TH FLOOR: FLOOR PLATE AREA = 5,122 SF
18TH FLOOR: FLOOR PLATE AREA = 4,158 SF

TOTAL FLOOR PLATE AREA = 177,878 SF

177,878 SF / 18 TOTAL FLOORS = 9,882 SF AVERAGE FLOOR PLATE AREA

9,882 SF X 15% = 1,483 SF PERMITTED AREA OF ROOFTOP ELEMENTS

TOTAL ROOFTOP ELEMENTS AREA: 1,431 SF (14.5% of AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA COMPLIANT WITH BMC 23.304.050 REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF ALL OF THE BUILDING'S STORIES. NO WAIVER REQUESTED.

1 A113 T.O. ROOF.
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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ROOF FLOOR PLAN

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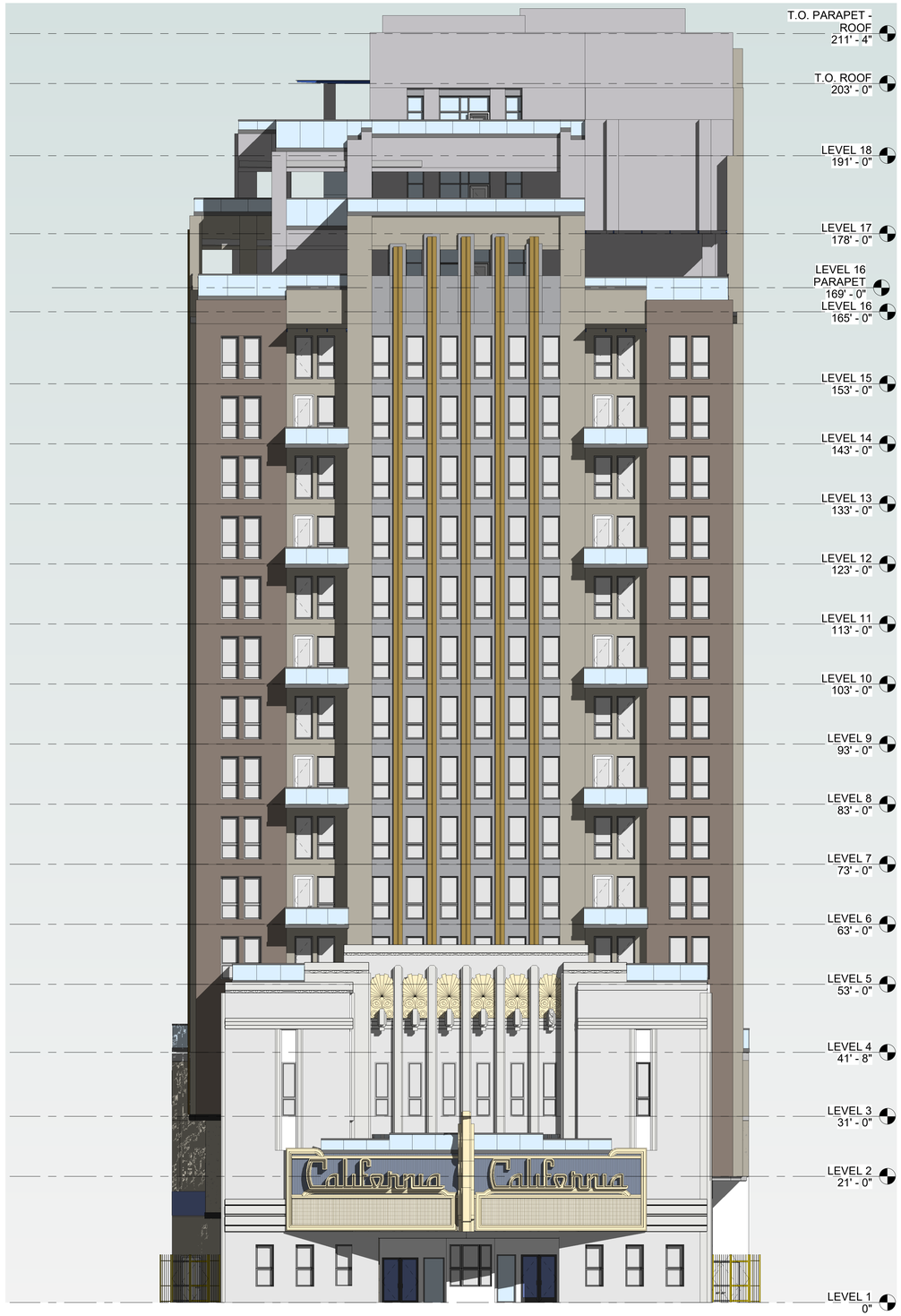
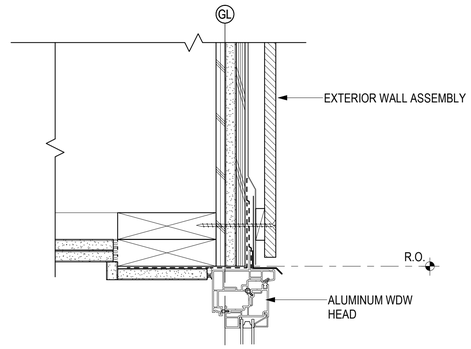


1 A201 SOUTH ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



2 A201 TYPICAL ALUMINUM WDW HEADER
3" = 1'-0"

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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SOUTH EXTERIOR ELEVATION

A201

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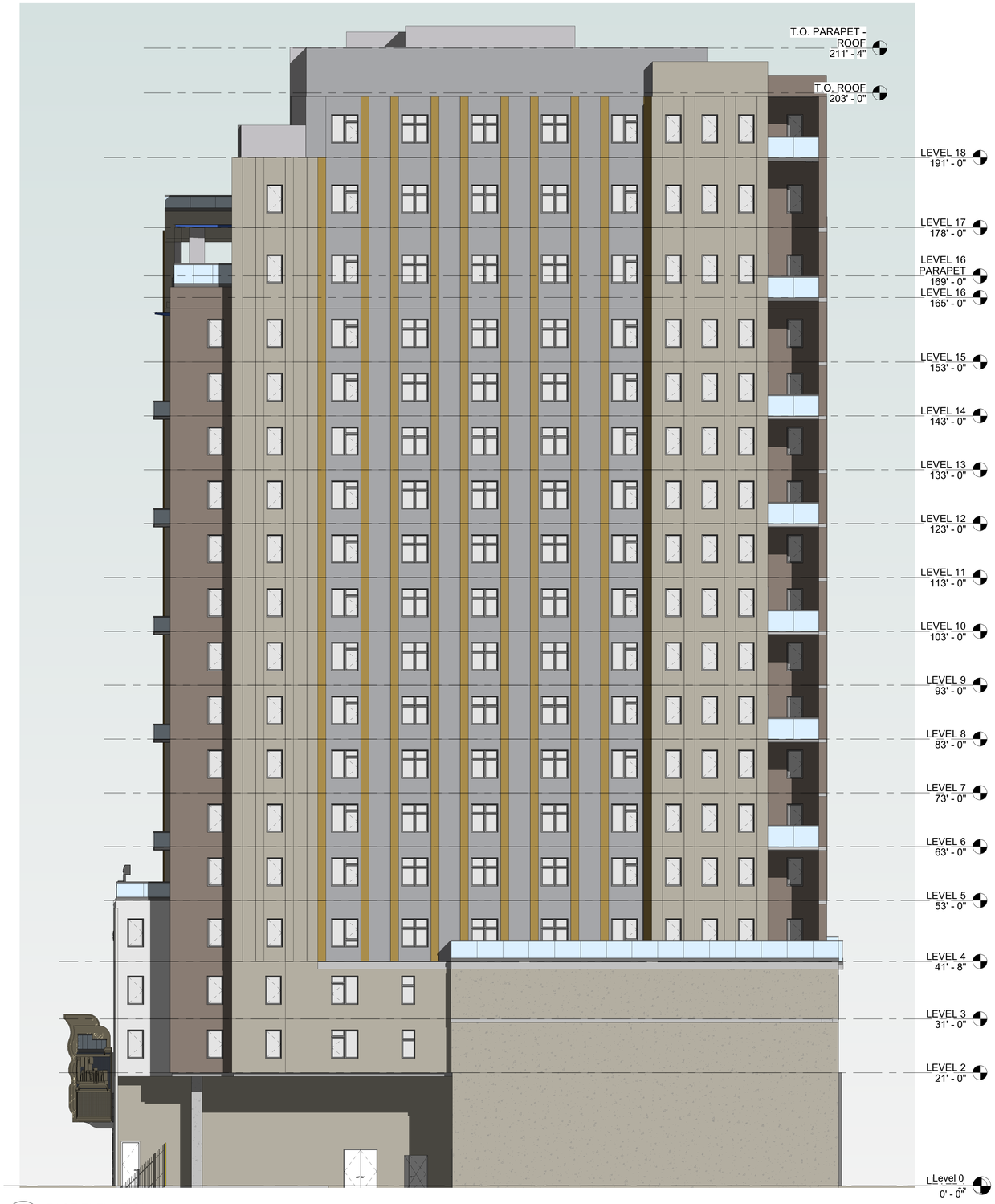

1 A202 EAST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01 **MTL-01**
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT

02 **MTL-02**
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM

03 **MTL-03**
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT

04 **MTL-04**
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY

05 **MTL-05**
DARK ALUMINUM WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE

06 **MTL-06**
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W

07 **MTL-07**
STONE LOOK / FIBER CEMENT PANEL
CLARK PACIFIC

08 **MTL-08**
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE

09 **MTL-09**
LIGHT ALUMINUM WINDOW FRAME
MARVIN
COCONUT CREAM

10 **MTL-10**
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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EAST EXTERIOR ELEVATION

A202

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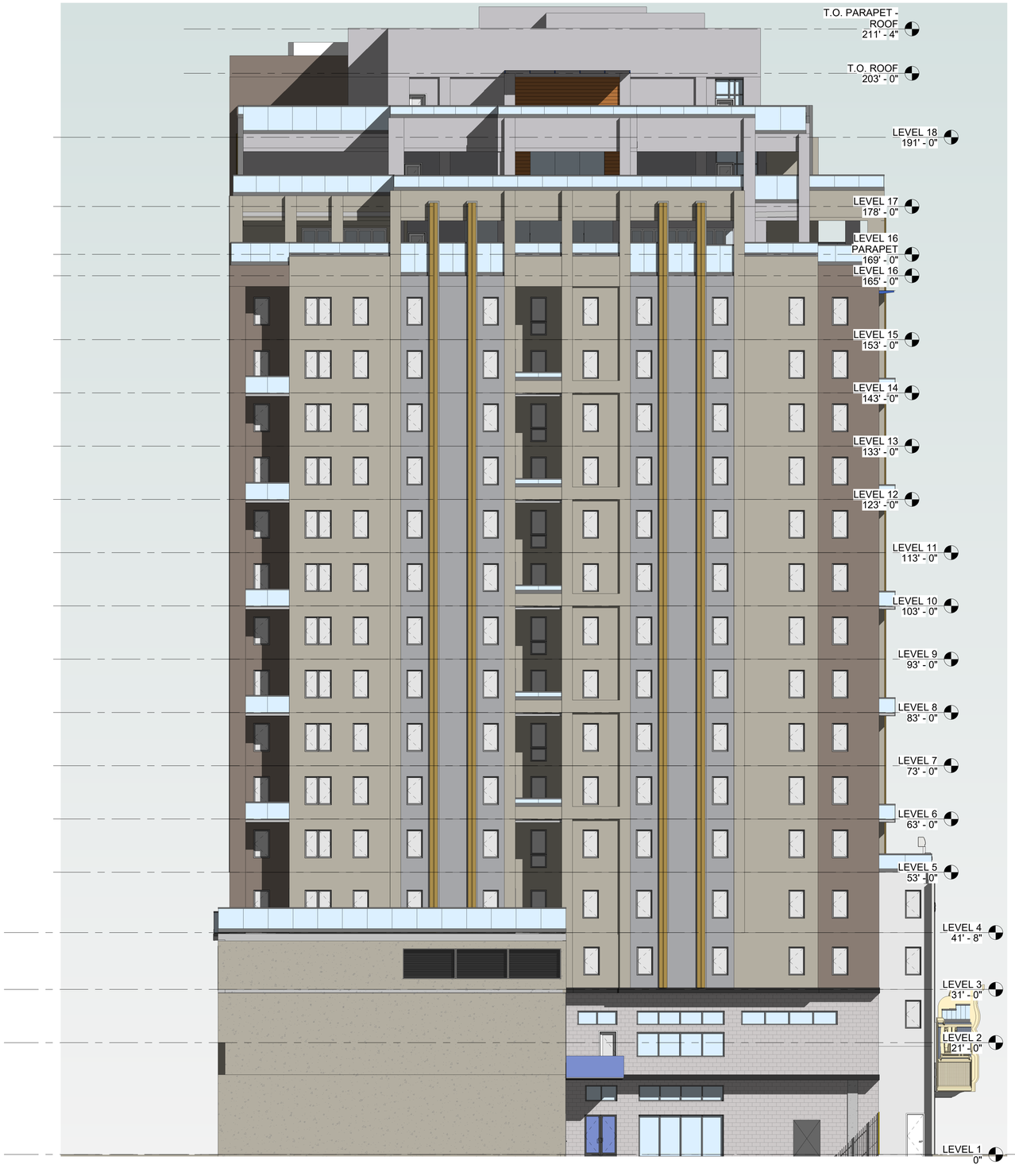

1 A203 WEST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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WEST EXTERIOR ELEVATION

A203

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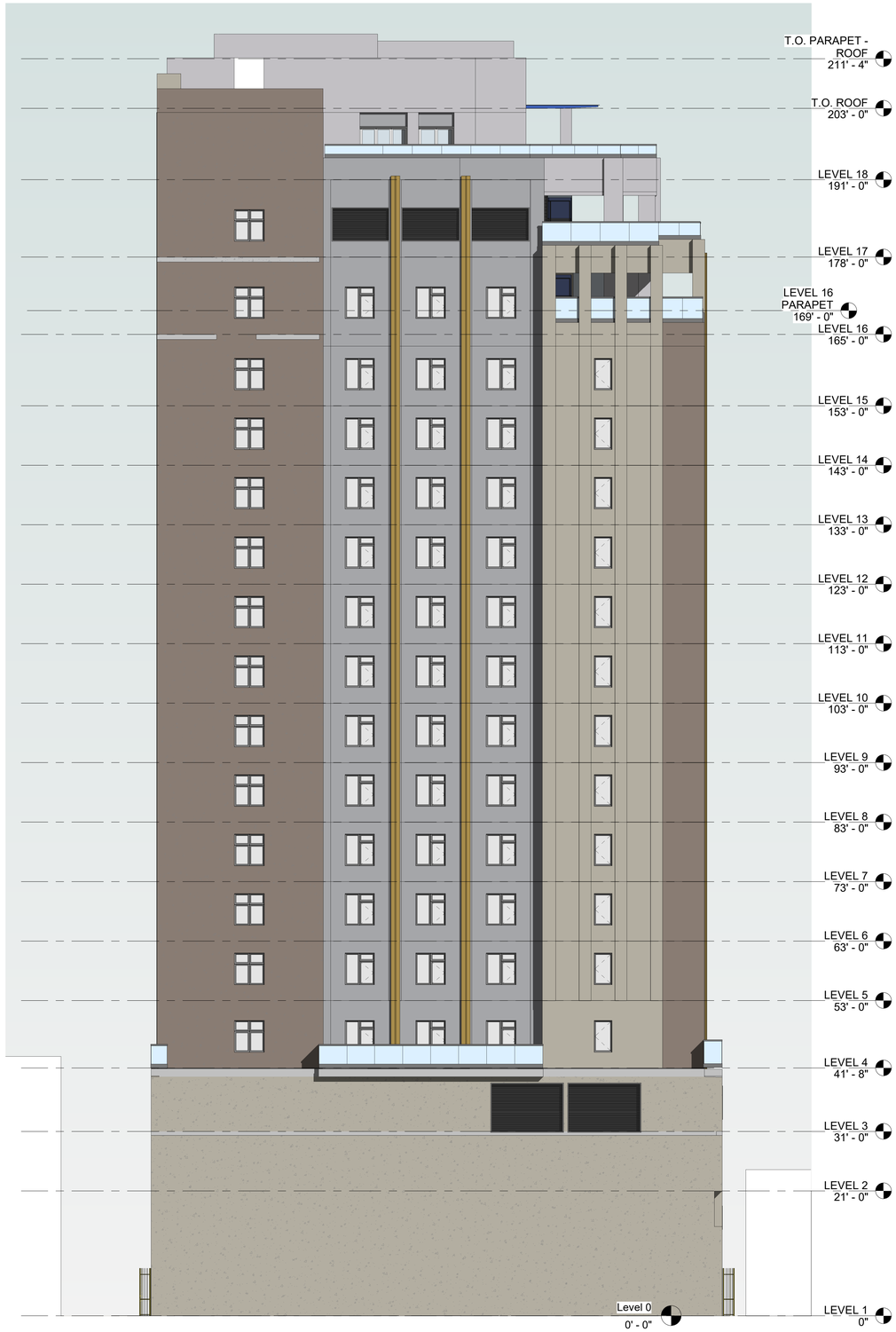

1 A204 NORTH ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

EXTERIOR ELEVATION MATERIALS

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NORTH EXTERIOR ELEVATION

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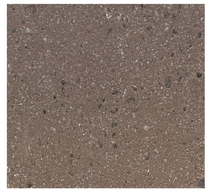
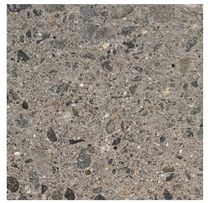
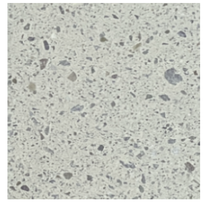
MTL-01
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT



MTL-02
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM



MTL-03
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT



MTL-04
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY



MTL-05
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE



MTL-06
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W



MTL-07
STONE LOOK /
FIBER CEMENT PANEL

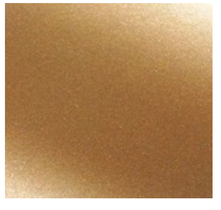


MTL-08
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE



MTL-09
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM

MTL-10
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD



EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

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EXTERIOR ELEVATION MATERIALS

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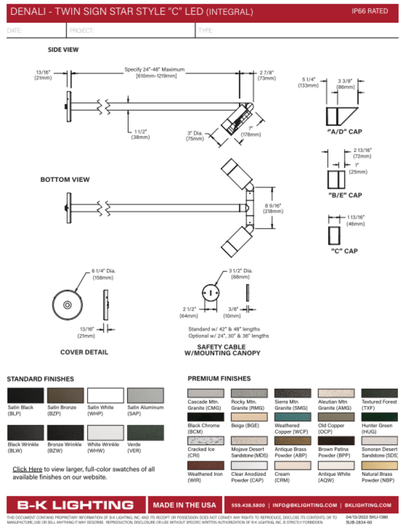
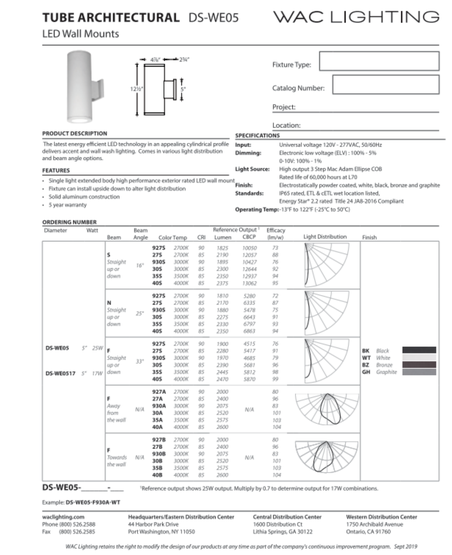
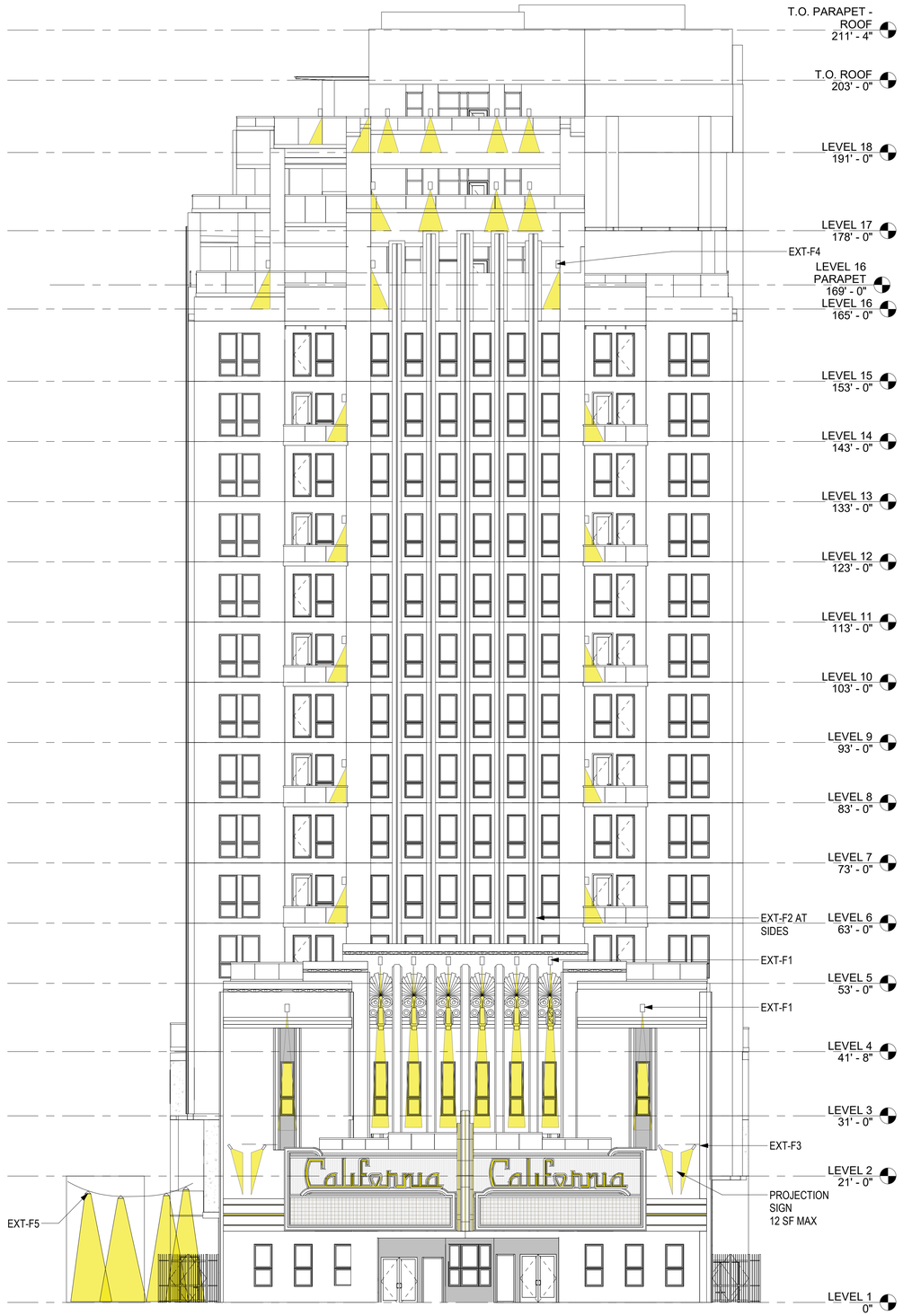
EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR



EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"



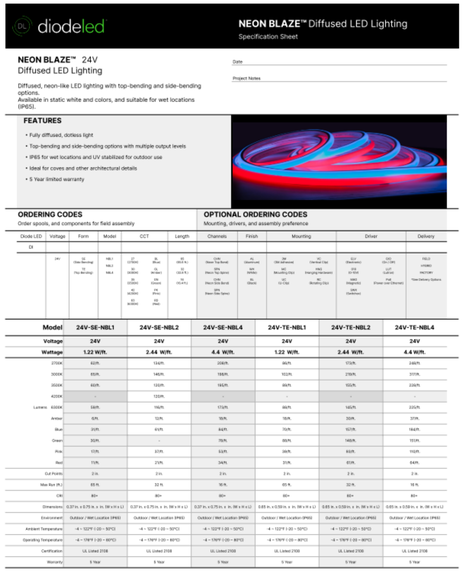


1 A211 FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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



EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED



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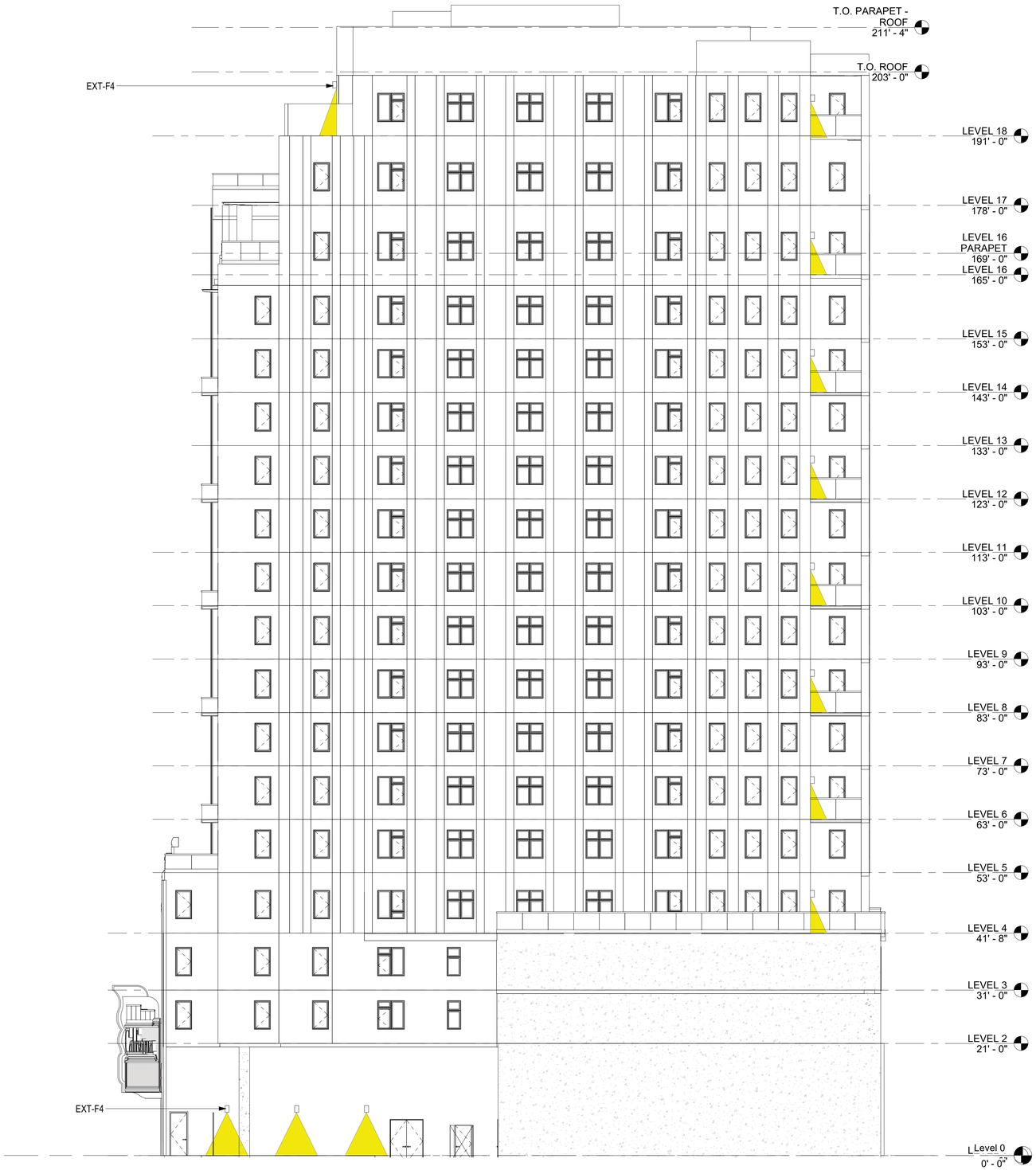
SOUTH FACADE
LIGHTING & SIGNAGE

A211



1 A212 EAST FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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Principal	Jessica Musick
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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

EAST FACADE LIGHTING & SIGNAGE

A212

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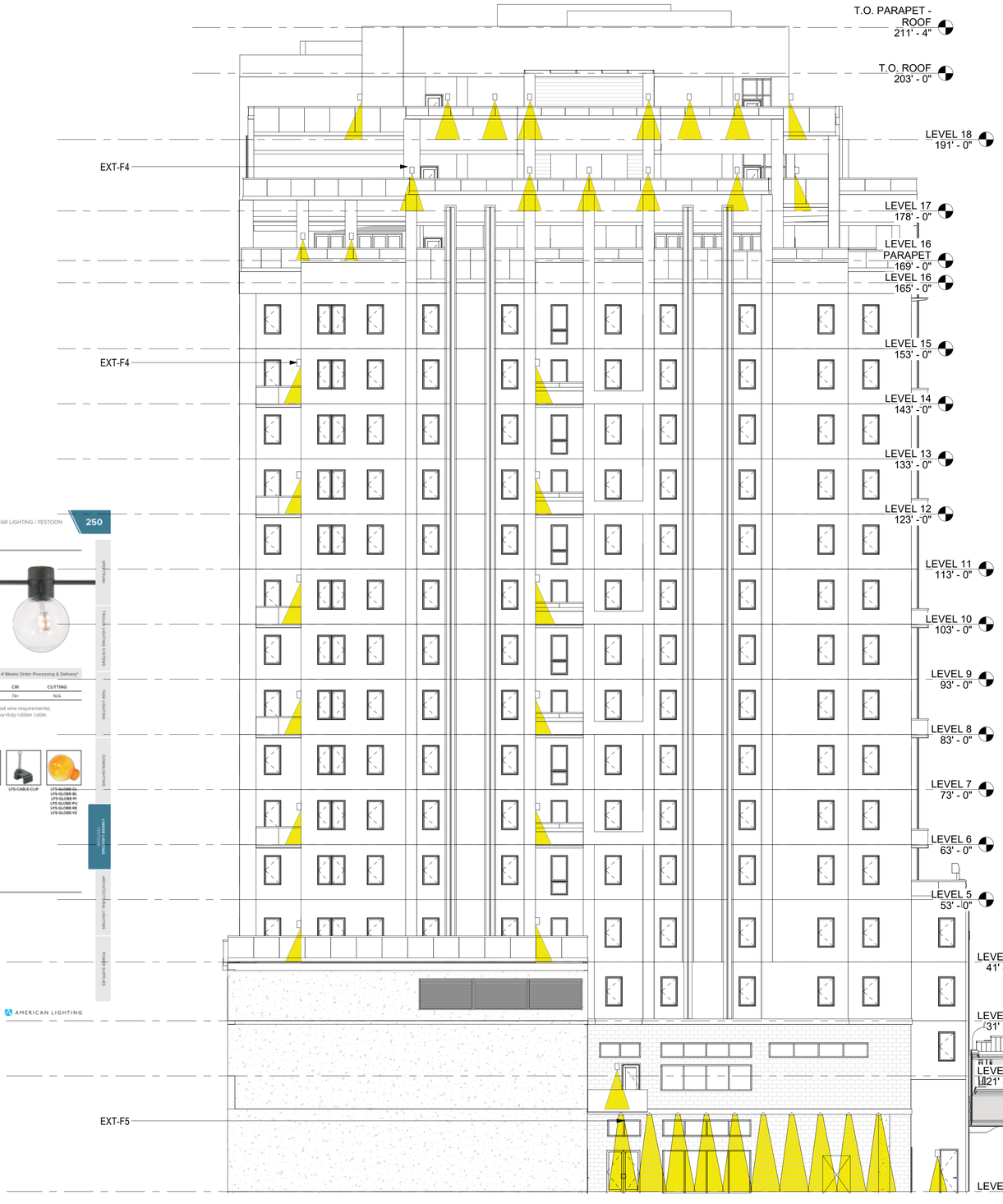

EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING

LINEAR LIGHTING / FESTOON 250

Festoon Light String

FESTOON LIGHT STRING ORDERING INFORMATION — Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable. Festoon Light String is SPECIAL ORDER only; please allow 2-4 weeks for order processing. Request a sales quote online at http://www.americanlighting.com/festoon-quote.html.

FESTOON LIGHT STRING ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe



Recommended Power Supplies



12V DC Regulated Power Supply
Special order only
Requires waterproof enclosure (not included)
LED-DR50-12-LU (50W driver)
LED-DR100-12-LU (100W driver)
LED-DR150-12-LU (150W driver)

www.AmericanLighting.com

AMERICAN LIGHTING

1 A213 WEST FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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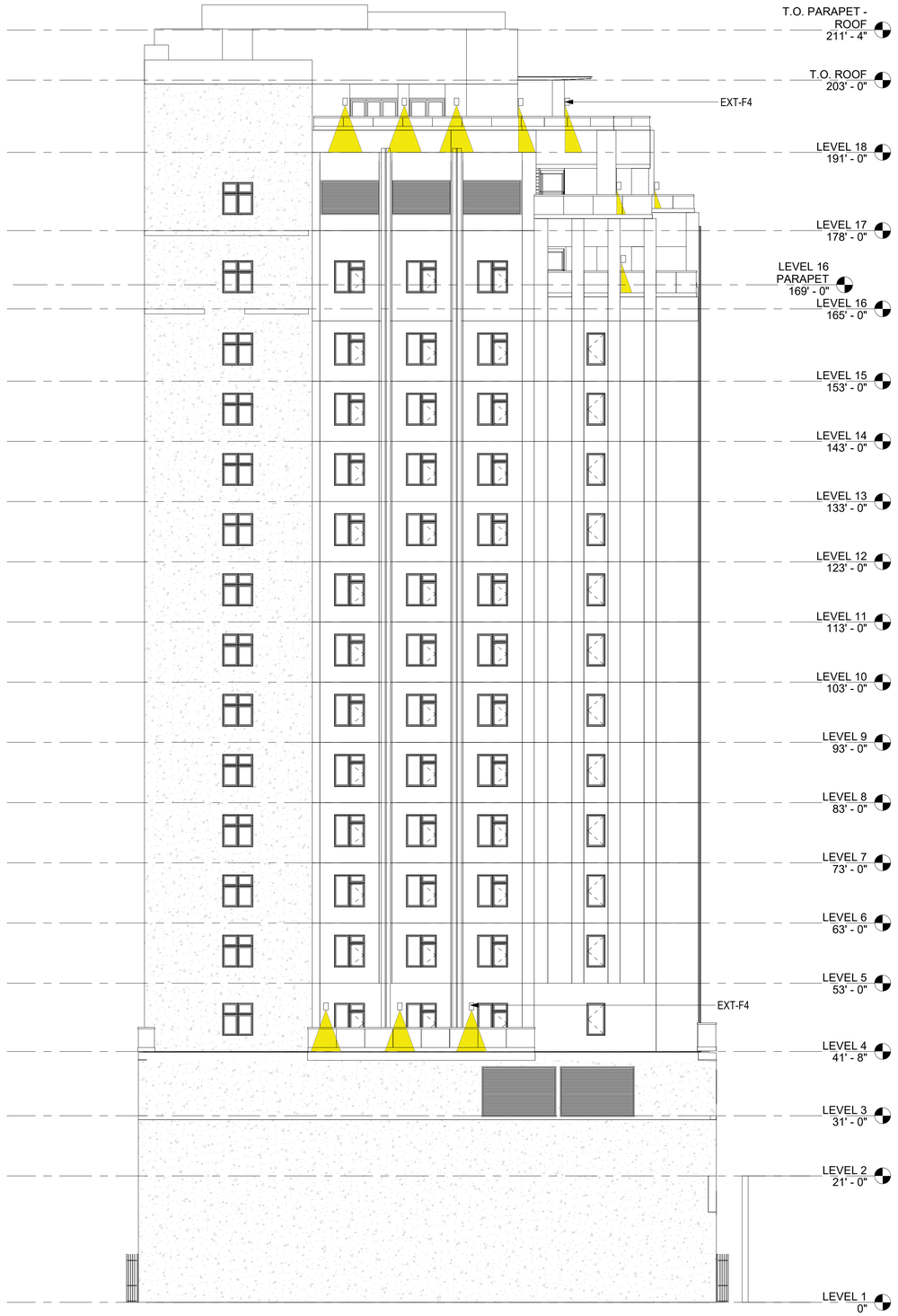
WEST FACADE LIGHTING & SIGNAGE

A213



1 A214 NORTH FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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NORTH FACADE
LIGHTING SIGNAGE

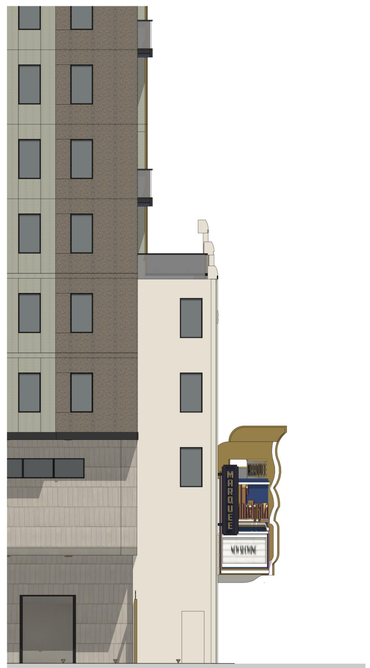
A214



1 Partial Illustrated View
Scale: NTS



2 Illustrated View
Scale: NTS



1 Side View
Scale: 1" = 10' (1:120)
@tabloid



2 Front View
Scale: 1" = 10' (1:120)
@tabloid

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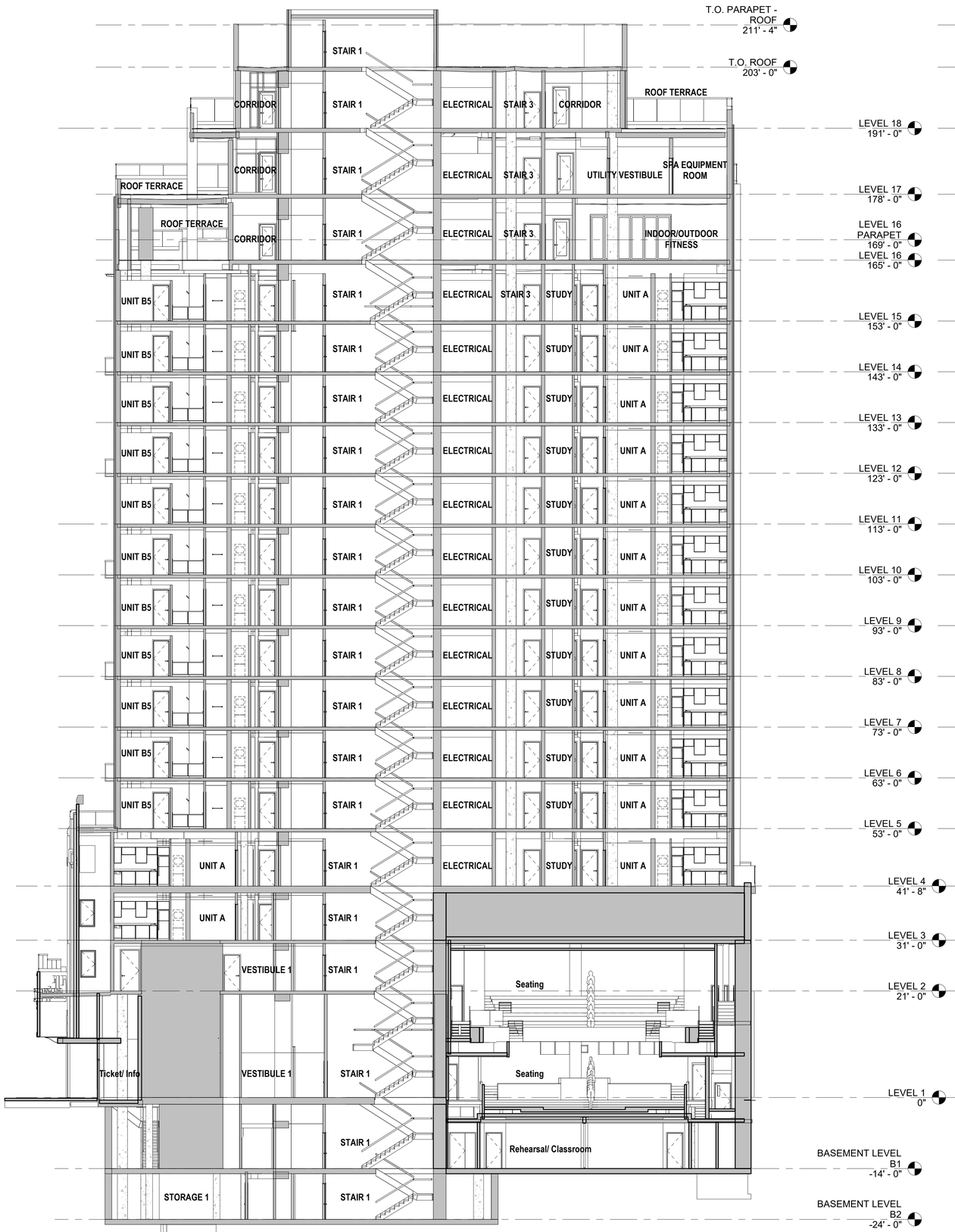
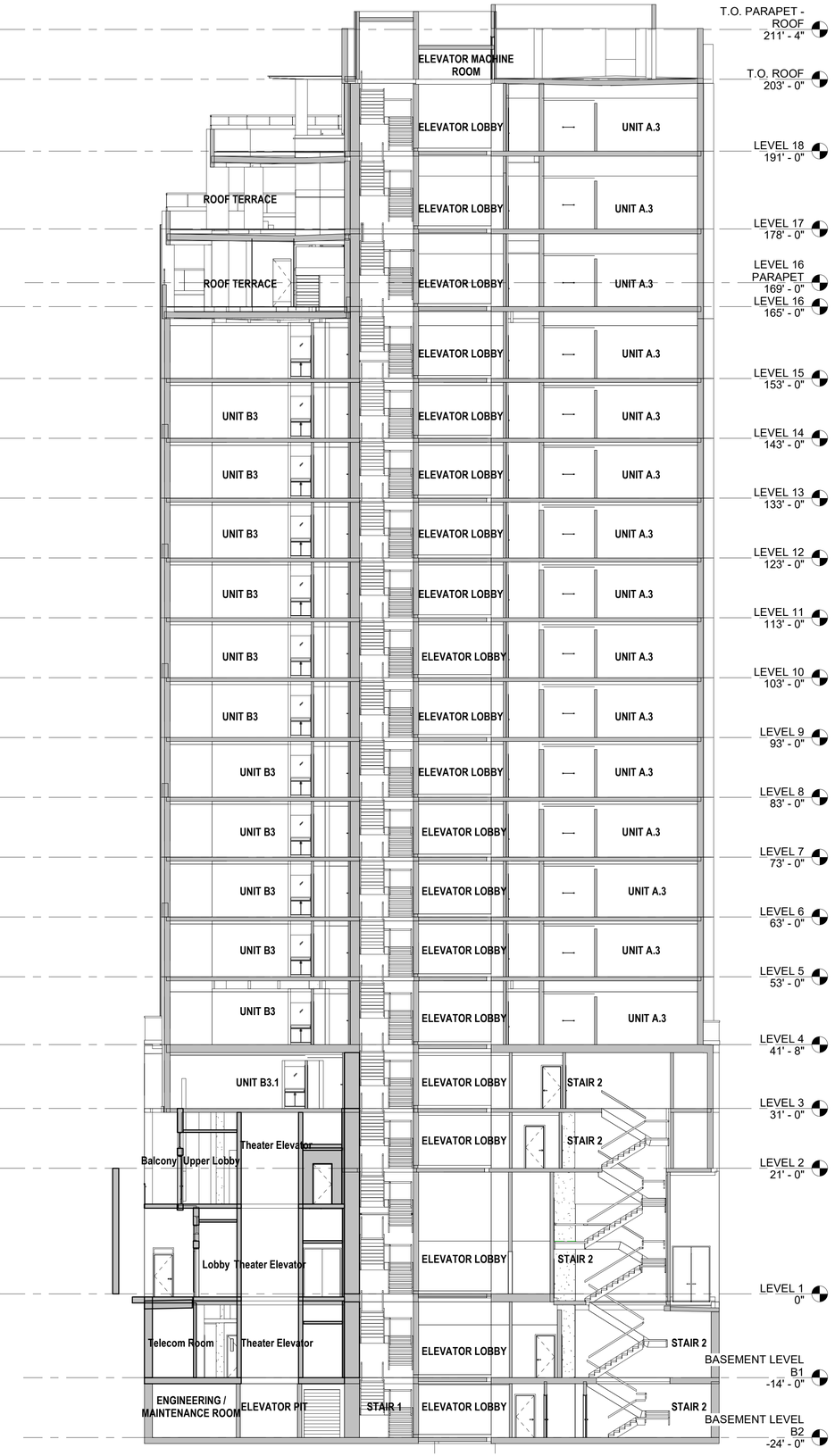
SOUTH FACADE SIGNAGE

A215



2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 A310 E-W SECTION
3/32" = 1'-0"

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BUILDING SECTIONS

A310