

Preliminary Development Project Application (SB 330)

<i>(This box for staff use only.)</i>	DATE STAMP HERE
PLN20 _____ - _____	
Project Site Zoning: _____	
Intake Planner: _____	

Project Information:

Project Address: 2136-2154 San Pablo Ave. Berkeley, CA 94702 Unit/Suite #: _____

Assessor Parcel Number: 0056-1977-011-01

Project Description: Demolition of the existing building and construction of a new 6 story

mixed-use building with 126 dwelling units (of which 3 are live/work) and 10 are provided as

low income units.

Cassandra Willis, Mary Pagonis Blankstein, Milton James Pagonis,
Property Owner's Name: Gary Epaminodas Pagonis, and Vickie Lynn Wilms

Owner's Mailing Address: 14450 Black Walnut Ct., Saratoga, CA 95070

Phone #: _____

Email: _____

Applicant's Name (or enter "same"): San Pablo Investors Two LLC

Applicant's Mailing Address: 101A Clay St, STE 112, San Francisco, CA 94111

Phone #: 415-923-8377

Email: Cody@Realtexgroup.com & Tomas@Realtexgroup.com

Under penalty of perjury, I certify that:

(1) the application materials are true and complete to the best of my knowledge;

(2) the attached paper and electronic copies of this application are the same; and

(3) I agree to pay all expenses associated with this application.

(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)

<p>Applicant Signature: <u><i>Cody Fornari</i></u></p> <p>Printed Name: Cody Fornari</p> <p>Date: <u>09/18/2020</u></p>	<p>Owner Signature: _____</p> <p>Printed Name: _____</p> <p>Date: _____</p>
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Land Use / Zoning

Planning and Development

This is an application form for a Preliminary Development Project, as set by Senate Bill 330.

Projects classified as a "Housing Development Project" may apply. A "housing development project" means a use consisting of any of the following:

- (A) Residential units only.
- (B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.
- (C) Transitional housing or supportive housing.

Preliminary Development Project Applications are intended to set your intention to submit a full Zoning Project Application, subject to the laws and codes in effect at the time of this submittal.

Preliminary Development Application Submittal Requirements
<https://tinyurl.com/vcv5sdm>

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



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

INVOICE

Date: 09/25/20

Invoice #: 446508

Record #: PLN2020-0041

Bill to:

Address: 2136 SAN PABLO AVE

Cody Fornari
 101A CLAY ST STE 112
 SAN FRANCISCO CA 94111-2033

Date Assessed	Invoiced Fee Item	Fee	Paid	Balance
9/25/2020	MISC: Pre-Application Review – Staff Level MISC060	\$750.00	\$0.00	\$750.00
Totals:		\$750.00	\$0.00	\$750.00

August 10th, 2018

Owner:

Cassandra Willis
Mary Pagonis Blankstein
Milton James Pagonis
Gary Epaminodas Pagonis
Vickie Lynn Wilms

Agent:

San Pablo Investors Two, LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111

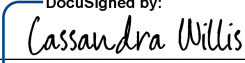
Re: Authorization to submit entitlement and environmental documentation on the Property Owner's behalf regarding 2136 San Pablo Avenue, Berkeley, CA 94703 (the "Property").

To Whom It May Concern:

I hereby authorize Realtex, Inc. as Manager of San Pablo Investors Two, LLC, and its directors and authorized persons to take all actions necessary, including but not limited to the signing and submitting of documents to the city of Berkeley, county agencies, and state, and the filing of applications required to obtain entitlements and/or complete environmental review for the property located at 2136 San Pablo Avenue, Berkeley, APN# 0056-1977-011-01, Please do not hesitate to contact us if you have any questions about this matter.


Sincerely,


Cassandra Willis
Mary Pagonis Blankstein
Milton James Pagonis
Gary Epaminodas Pagonis
Vickie Lynn Wilms

DocuSigned by:

By: Cassandra Willis

Signatures Attached on Following Page

DATE: 8/21/2018

DocuSigned by:

By: Mary Pagonis Blankstein DATE: 8/21/2018

DocuSigned by:

By: Milton James Pagonis DATE: 8/21/2018

DocuSigned by:

By: Gary Epaminodas Pagonis DATE: 8/21/2018

DocuSigned by:

By: Vickie Lynn Wilms DATE: 8/21/2018



Preliminary Development Project Application (SB 330) Submittal Requirements

Page 1 of 2

The Preliminary Development Project Application (SB 330) Submittal Requirements packet describes all of the materials required to submit a complete Preliminary Development Project Application to the Planning and Development Department, Land Use Division. Section 1 includes the application and associate fees; Section 2 is a checklist that must be included for all projects applying under SB 330. All documents, reports and plans must be provided in hard copy and digital format.

This packet must be completed and submitted with the Application. A Planner will verify that the minimum submittal requirements have been included with your package during the application submittal appointment. Applications that are missing the materials in this checklist will not be accepted for review.

Section 1 – Application and Fees

1. Completed Preliminary Zoning Project Application Packet comprised of the following sections:
 - a. [Preliminary Zoning Project Application Form](#)
 - b. Completed Copy of this Preliminary Zoning Project Submittal Requirements Checklist
2. Payment of Application Fees (Please Refer to Current Fee Schedule)

Section 2 – Required for All Housing Development Projects under SB 330

1. **Applicant's Contact Information** – The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application (*if different than Application*).
2. **Site Location Information** – The specific location, including parcel numbers, a legal description, and site address, if applicable. See Sheet A0.0
3. **Proposed Land Uses** – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning district. See Sheet A0.1A
4. **Existing Uses** – The existing uses on the project site and identification of proposed major physical alterations to the property on which the project is to be located. See Sheet A1.0 & A2.1
5. **Existing Residential Uses and Proposed Demolition** – The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Not applicable. No existing residential uses.
6. **Below Market Rate Units** – The number of proposed below market rate units and their affordability levels. See Sheet A0.3A
7. **Density Bonus Units and Waivers/Concessions** – The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Government Code Section 65915. Please see Density Bonus Eligibility Statement and Request for Incentives or Concessions
8. **Parking** – The proposed number of parking spaces. See Sheet A0.1A



Preliminary Development Project Application (SB 330) Submittal Requirements

Page 2 of 2

9. **Project Plans** – A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied. See Sheets A2.1 through A3.11
10. **Site Map Showing Streams (if applicable)** – A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. Not applicable
11. **Special Site Characteristics** – Whether a portion of the property is characterized by any of the following (Check all that apply):
- a. A **very high fire hazard severity zone**, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178. No and N/A
 - b. **Wetlands**, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). No and N/A
 - c. A **hazardous waste site** that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. No and N/A
 - d. A **special flood hazard area** subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. Not applicable
 - e. A **delineated earthquake fault zone** as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. No and N/A
 - f. A **stream or other resource** that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. Not applicable
12. **Subdivision Map Act** – Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested. N/A
13. **Historic or Cultural Resources** – Whether any historic or cultural resources are known to exist on the property. Please see attached historical report
14. **Easements, Water Lines, Public Rights of Way** – The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.
Please see A0.1 Survey
15. **Pollutants** – Whether the project proposed any point sources of air or water pollutants. N/A
16. **Species of Concern** – Whether any species of special concern are known to occur on the property. N/A

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com



ALLSTON EXTENSION

2136 - 2154 San Pablo Ave.
Berkeley, CA

10.24.2019 ZONING SUBMITTAL SET
01.27.2020 ZONING COMPLETENESS

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JOB: 1831

SHEET:

GENERAL INFORMATION

A0.0

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST
	<p>OWNER/APPLICANT: SAN PABLO INVESTORS TWO, LLC 505 Sansome Street, Suite 400 San Francisco, CA 94111 415.923.8377</p> <p>ARCHITECT: David Trachtenberg, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com</p> <p>LANDSCAPE ARCHITECT: Rick Stover Thomas E Baak & Associates 1620 N Main St #4 Walnut Creek, CA 94596 (925) 933-2883</p>	<p>PROJECT ADDRESS: 2136 - 2154 SAN PABLO AVENUE, BERKELEY, CA 94702 (APN: 056 197701101)</p> <p>SCOPE OF WORK: REMOVAL OF THE EXISTING STRUCTURE AND CONSTRUCTION OF A NEW 6-STORY MIXED-USE BUILDING WITH 126 DWELLING UNITS (OF WHICH 3 ARE LIVE WORK), GROUND LEVEL LOBBIES, AND PARKING WITH A STATE OF CALIFORNIA DENSITY BONUS.</p> <p>ZONING CODE SUMMARY (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)</p> <p>ZONING: C-W</p> <p>SEE SHEET A0.1A FOR COMPLETE ZONING DATA</p>	<p>SHEET NO. & TITLE</p> <p>ARCHITECTURAL</p> <p>A0.0 GENERAL INFORMATION</p> <p>A0.1A ZONING INFORMATION & DIAGRAMS</p> <p>A0.1B BUILDING CODE INFORMATION & DIAGRAMS</p> <p>A0.1C EXITING DIAGRAMS (CONT.)</p> <p>A0.2A GREEN BUILDING CHECKLIST</p> <p>A0.2B GREEN BUILDING CHECKLIST</p> <p>A0.2C GREEN BUILDING CHECKLIST</p> <p>A0.3 DENSITY BONUS DIAGRAMS</p> <p>A0.4A SHADOW STUDIES</p> <p>A0.4B SHADOW STUDIES</p> <p>A0.4C SHADOW STUDIES</p> <p>A0.4D SHADOW STUDIES</p> <p>A0.5 ZONING SITE PHOTOS</p> <p>A0.6 VICINITY MAP</p> <p>A1.0 SITE SURVEY</p> <p>A2.1 FLOOR PLANS</p> <p>A2.2 FLOOR PLANS</p> <p>A2.3 FLOOR PLANS</p> <p>A2.4 FLOOR PLANS</p> <p>A2.5 FLOOR PLANS</p> <p>A2.6 LIVELINE AREA PLANS</p> <p>A3.1 BUILDING ELEVATIONS</p> <p>A3.2 BUILDING ELEVATIONS</p> <p>A3.3 STREET STRIP ELEVATIONS</p> <p>A3.4 PHOTO CONTEXT VIEW</p> <p>A3.5 PHOTO CONTEXT VIEW</p> <p>A3.6 PHOTO CONTEXT VIEW</p> <p>A3.7 PERSPECTIVE VIEW</p> <p>A3.8 PERSPECTIVE VIEW</p> <p>A3.9 PERSPECTIVE VIEW</p> <p>A3.10 PERSPECTIVE VIEW</p> <p>A3.11 PERSPECTIVE VIEW</p> <p>A3.12 PERSPECTIVE VIEW</p> <p>A4.1 SECTIONS</p> <p>A4.2 WALL SECTIONS & DETAILS</p> <p>A4.3 STREET FRONT AWNING SECTIONS</p> <p>SW-1 PRELIM. STORMWATER MANAGEMENT PLAN</p> <p>G-1 CONCEPTUAL GRADING PLAN</p> <p>MAT MATERIAL BOARD</p> <p>LANDSCAPE</p> <p>L1.1 GROUND LEVEL PRELIMI. LANDSCAPE PLAN</p> <p>L1.2 PODIUM LEVEL PRELIMI. LANDSCAPE PLAN</p> <p>L1.3 4TH FLOOR PRELIMI. LANDSCAPE PLAN</p> <p>L1.4 6TH FLOOR PRELIMI. LANDSCAPE PLAN</p> <p>L1.5 IMAGES & RECOMMENDED PLANT LIST</p>
<p>VIEW AT SAN PABLO INTERSECTION LOOKING NORTHEAST</p>			

ZONING CODE DATA

ZONING INFORMATION						
	BASE ALLOWABLE	35% DENSITY BONUS ALLOWABLE	PROPOSED w/ DENSITY BONUS			
ZONING	C-W	C-W	C-W			
TOTAL LOT SIZE (SQ. FT.)	23,301	23,301	23,301			
TOTAL LOT SIZE (ACRES)	0.53	0.53	0.53			
FLOOR AREA RATIO (FAR)	3.00	4.05	3.48			
BASE FLOOR AREA	69,903	94,369	80,977			
HEIGHT - FEET	50'	70'	69'-6"			
HEIGHT - STORIES	4	6	6			
LOT COVERAGE	100%	100%	83%			
FOOTPRINT	23,301	23,301	19,363			
SETBACKS						
FRONT	0	0	0			
REAR	10% (13'-4")	10% (13'-4")	10% (13'-4")			
INTERIOR SIDE (NORTH)	0	0	8'-0"			
INTERIOR SIDE (SOUTH)	VARIES; 0' - 5'-0"	VARIES; 0' - 5'-0"	VARIES; 0' - 10'-6"			
PARKING RATIO - DWELLINGS	1 PER UNIT	.5 PER	SEE TABLE			
PARKING RATIO - LIVE/WORK	1 PER UNIT	1 PER UNIT	SEE TABLE			
OPEN SPACE	40 SF / UNIT	40 SF / UNIT	SEE TABLE			
UNIT TABLE						
	LIVE/ WORK	LOFT	STUDIO	1-BR	2-BR	TOTAL
LEVEL 6			4	12	1	17
LEVEL 5			8	12	1	21
LEVEL 4			8	16	1	25
LEVEL 3			8	18	1	27
LEVEL 2			8	18	1	27
LEVEL 1	3	6				9
TOTAL	3	6	36	76	5	126
BEDROOMS PER	1	1	1	1	2	
TOTAL RESIDENTIAL BEDROOMS		6	36	76	10	128

PROJECT AREAS				
	RESIDENTIAL AREA	COMMERCIAL AREA	MECH. (EXCLUDES PARKING)	TOTAL AREA
LEVEL 6	9,853			9,853
LEVEL 5	11,579			11,579
LEVEL 4	14,222			14,222
LEVEL 3	15,789			15,789
LEVEL 2	15,789			15,789
GROUND LEVEL	11,759	1,245	741	13,745
TOTAL	78,991	1,245		80,977
			FAR	3.48
			MAX ALLOWABLE FAR	4.05

PARKING CALCULATIONS			
	SPACES	PER	REQ'D
RESIDENTIAL UNITS	123	1	123
LIVE/WORK UNITS	3	1	3
BASE REQUIRED CAR PARKING			126
PROPOSED CONCESSION			76
TOTAL PROPOSED CAR PARKING			50

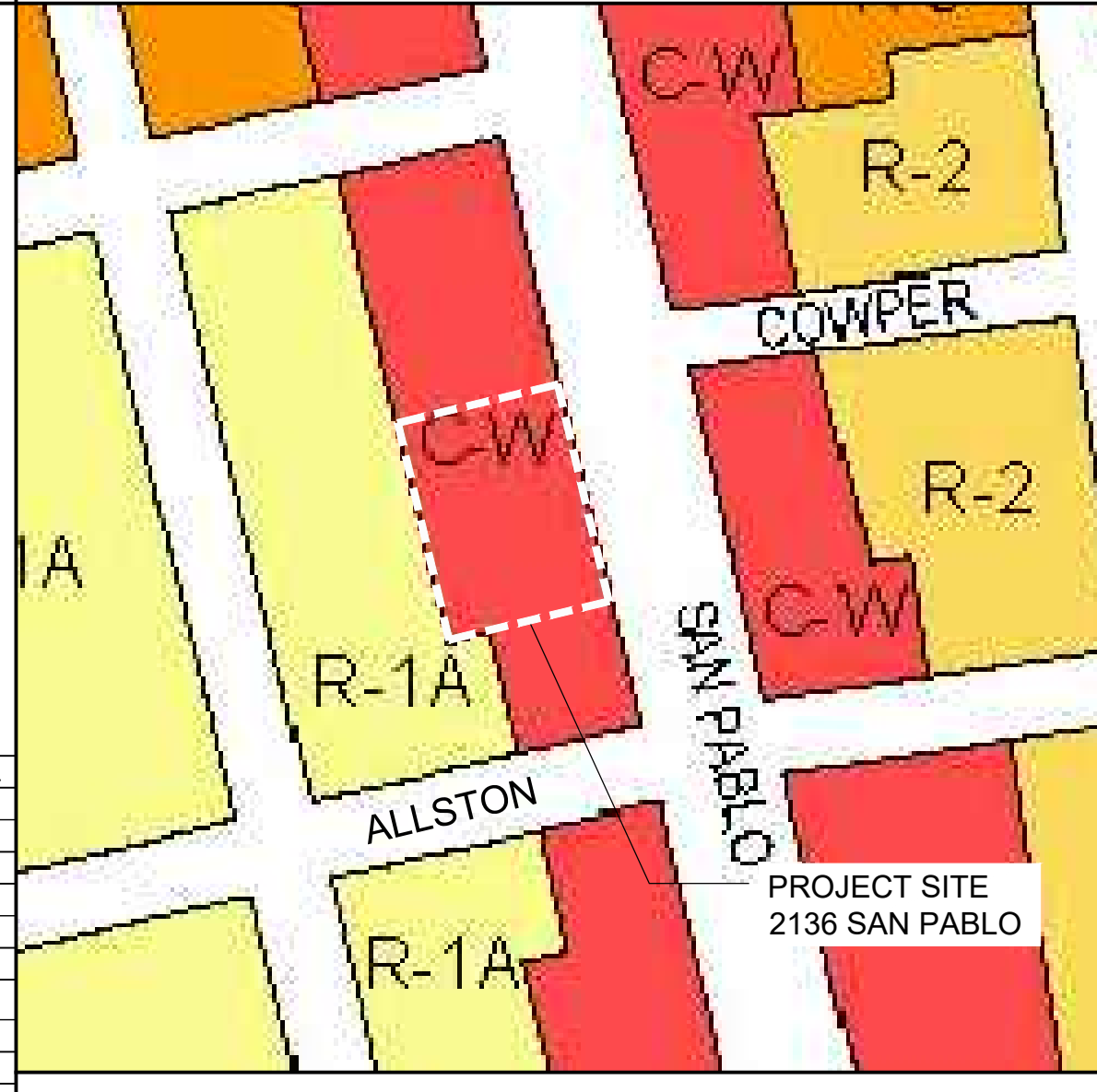
LONG TERM BIKE PARKING CALCULATIONS			
	SPACES	PER	REQ'D
LIVE/WORK UNITS	0	N/A	0
RESIDENTIAL BEDROOMS	128	1	43
LONG TERM BIKE PARKING REQ.			43
TOTAL PROPOSED LONG TERM BIKE PARKING			64

SHORT TERM BIKE PARKING CALCULATIONS			
	SPACES	PER	REQ'D
LIVE/WORK UNITS	3	1	5
OR 2, WHICHEVER IS GREATER			
RESIDENTIAL BEDROOMS	128	1	40
SHORT TERM BIKE PARKING REQ.			5
TOTAL PROPOSED SHORT TERM BIKE PARKING			8

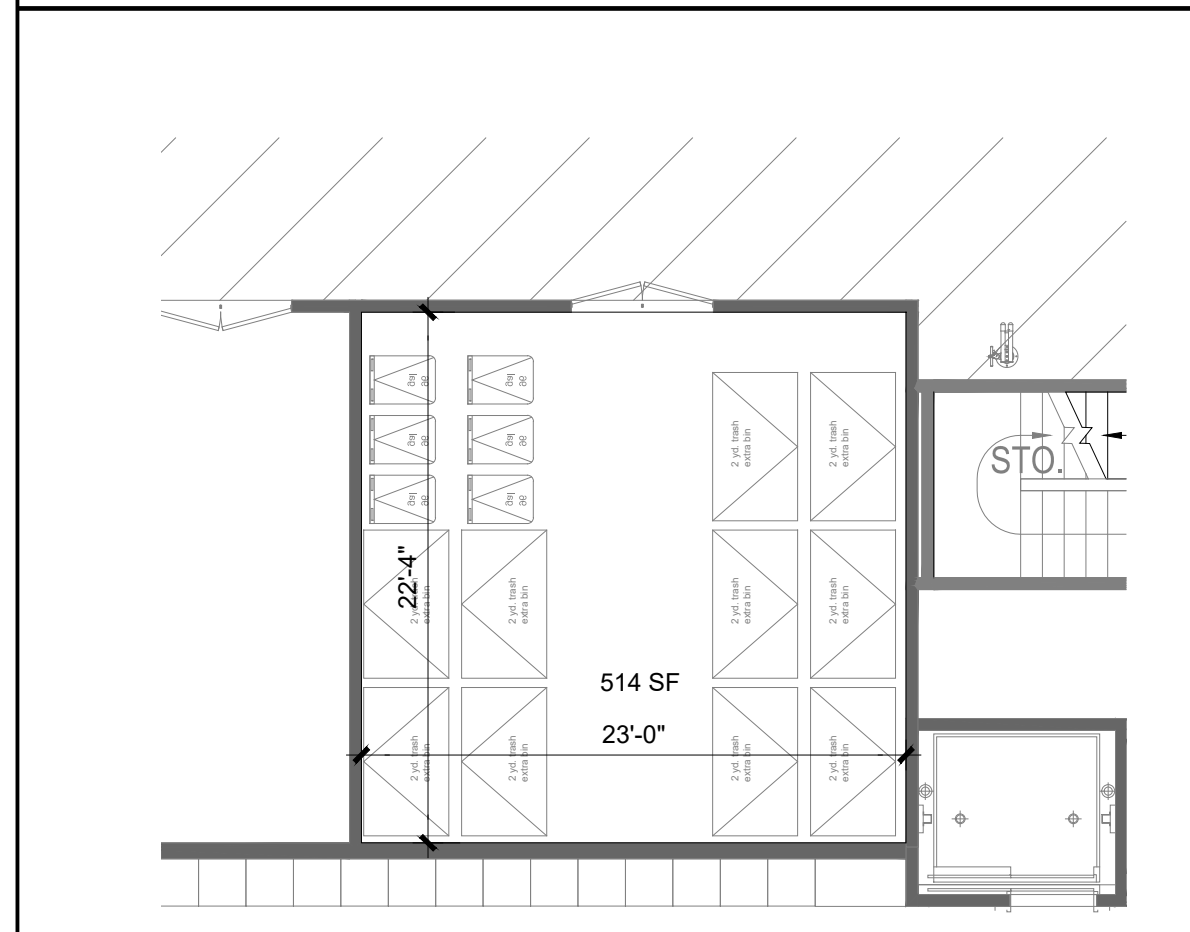
OPEN SPACE CALCULATIONS				
	UNITS	SF / UNIT	TOTAL	LANDSCAPED OPEN SPACE %
RESIDENTIAL & LIVE/WORK UNITS	126	40	5,040	
TOTAL OPEN SPACE REQUIRED			5,040	47%
TOTAL OPEN SPACE PROVIDED			6,319	
PRIVATE PATIOS (G. FLR)	6	40	240	
GROUND FLOOR OPEN SPACE			532	
PRIVATE PATIOS (PODIUM)	10	40	400	
PODIUM LEVEL OPEN SPACE			2,345	
4TH FLOOR ROOF DECKS	2	563	1,126	
6TH FLOOR ROOF DECKS	2	838	1,676	

ROOFTOP ARCHITECTURAL ELEMENTS CALCS		
AVERAGE AREA OF FLOORS	PROVIDED	MAX ALLOWED
	13,496	
TOTAL AREA OF ROOFTOP ARCHITECTURAL ELEMENTS	422	2,024
% AREA OF ROOFTOP ARCHITECTURAL FEATURES	3.1%	15.0%

ZONING MAP



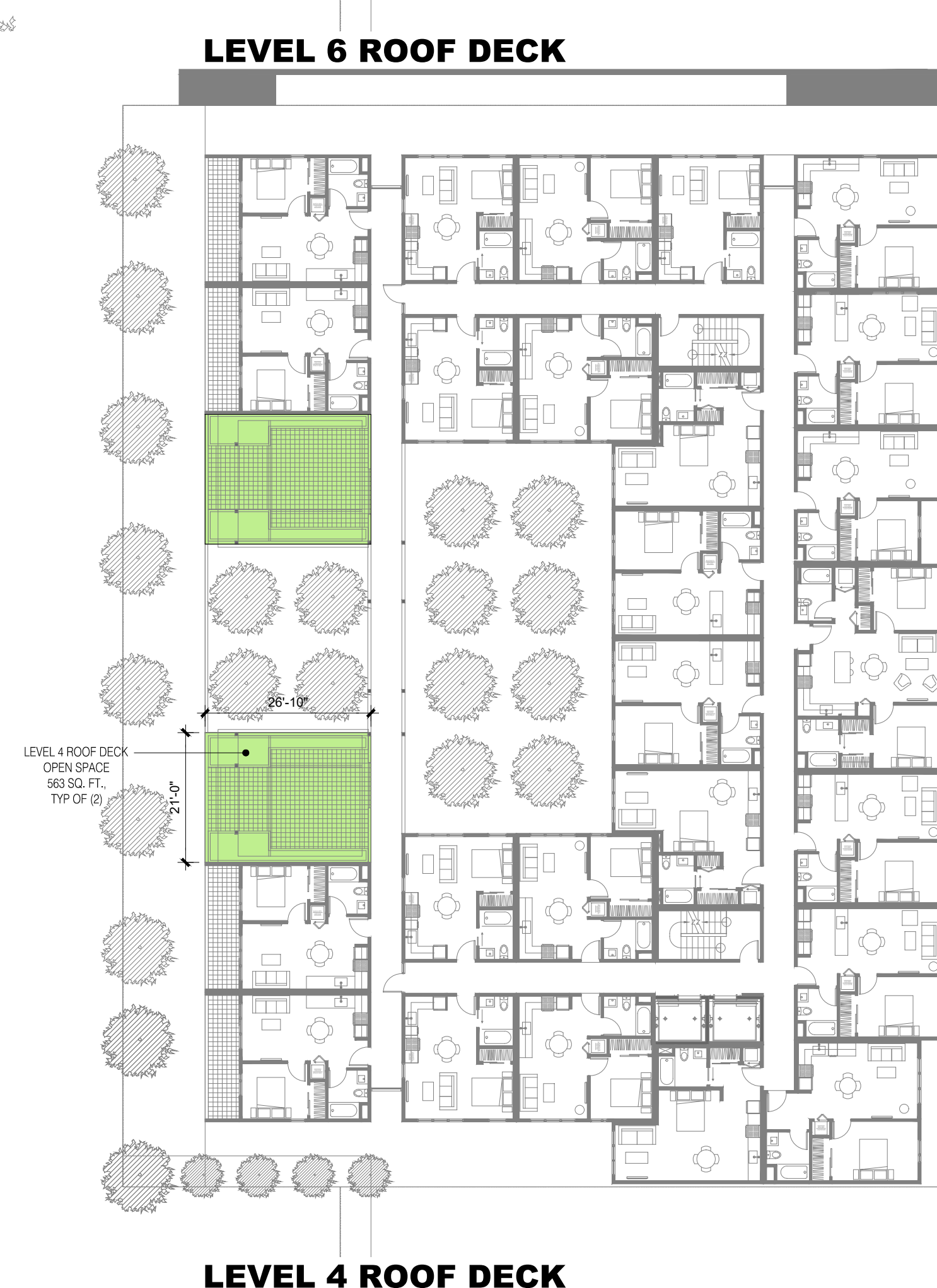
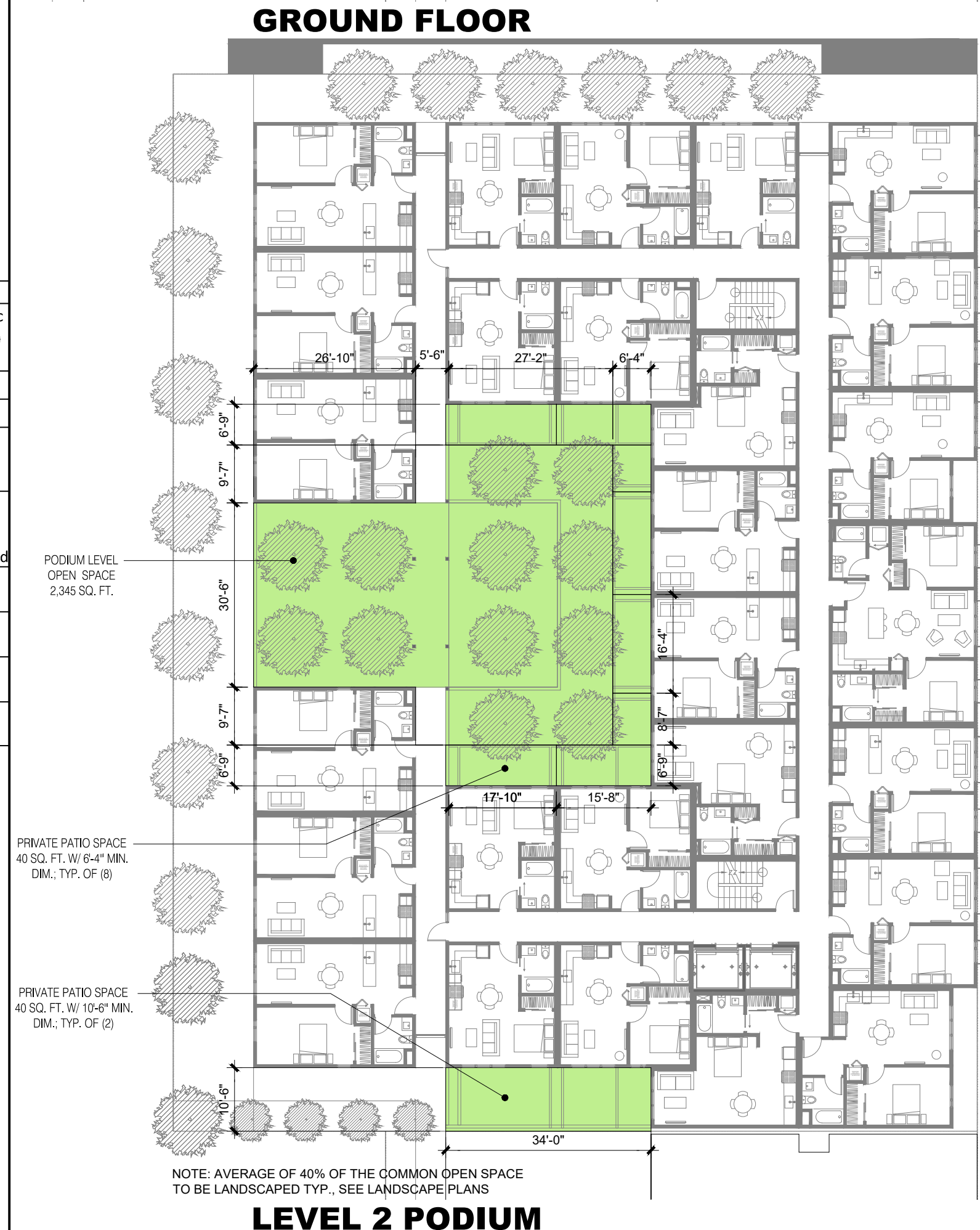
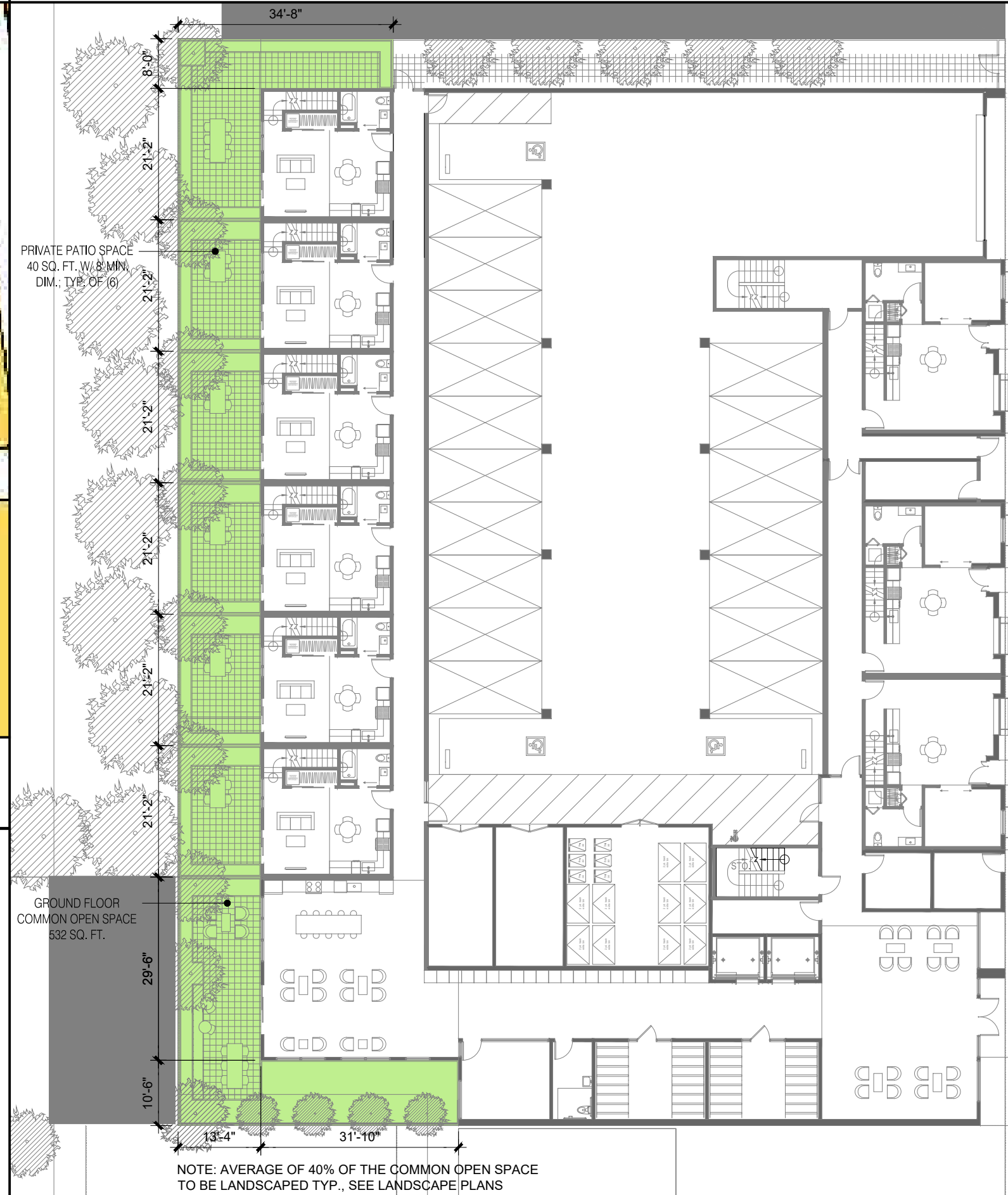
REFUSE AND RECYCLING



Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)	Recycling: Glass & Bottles (20%)	Recycling: Paper (20%)	Organic s (20%)
128	1.75	224	18.67 cy 3,733 gal	7.47 cuft 1,493 gal	747 gal	747 gal	747 gal

Space Calculation	Container Quantities				Space Required	Space per Container	150% Additional Increase for Operation	
	Waste	Recycling (Glass+ Bottles)	Recycling (Paper)	Organics			Required	Provided
2 cy bin (404 gal)	3	2	2	2	28 sf	252 sf		
96 gallon cart	4				7 sf	28 sf		
64 gallon cart					6 sf	sf		
Total capacity	1596 gal	808 gal	808 gal	808 gal		280 sf	420 sf	514 sf

OPEN SPACE DIAGRAMS



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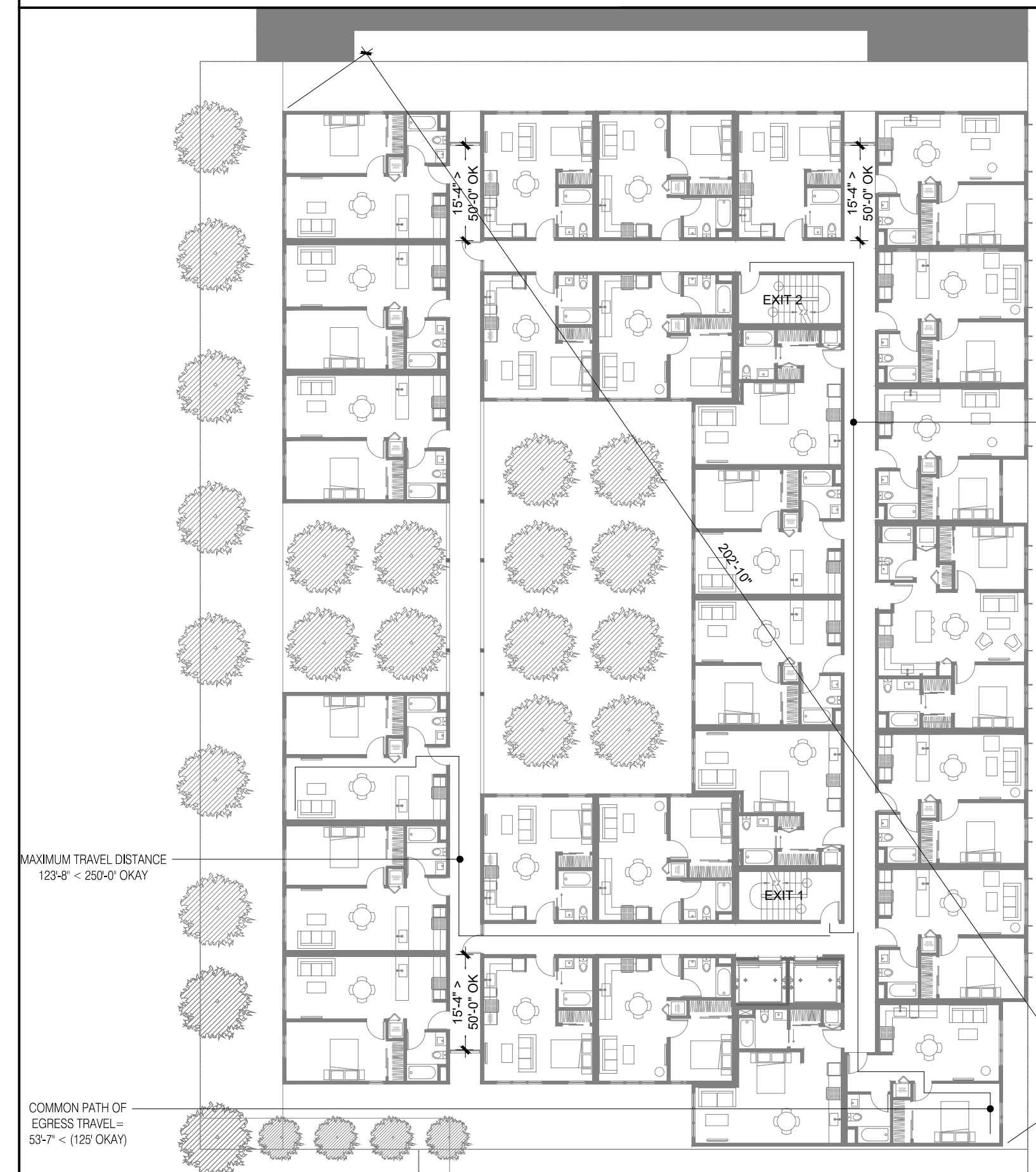
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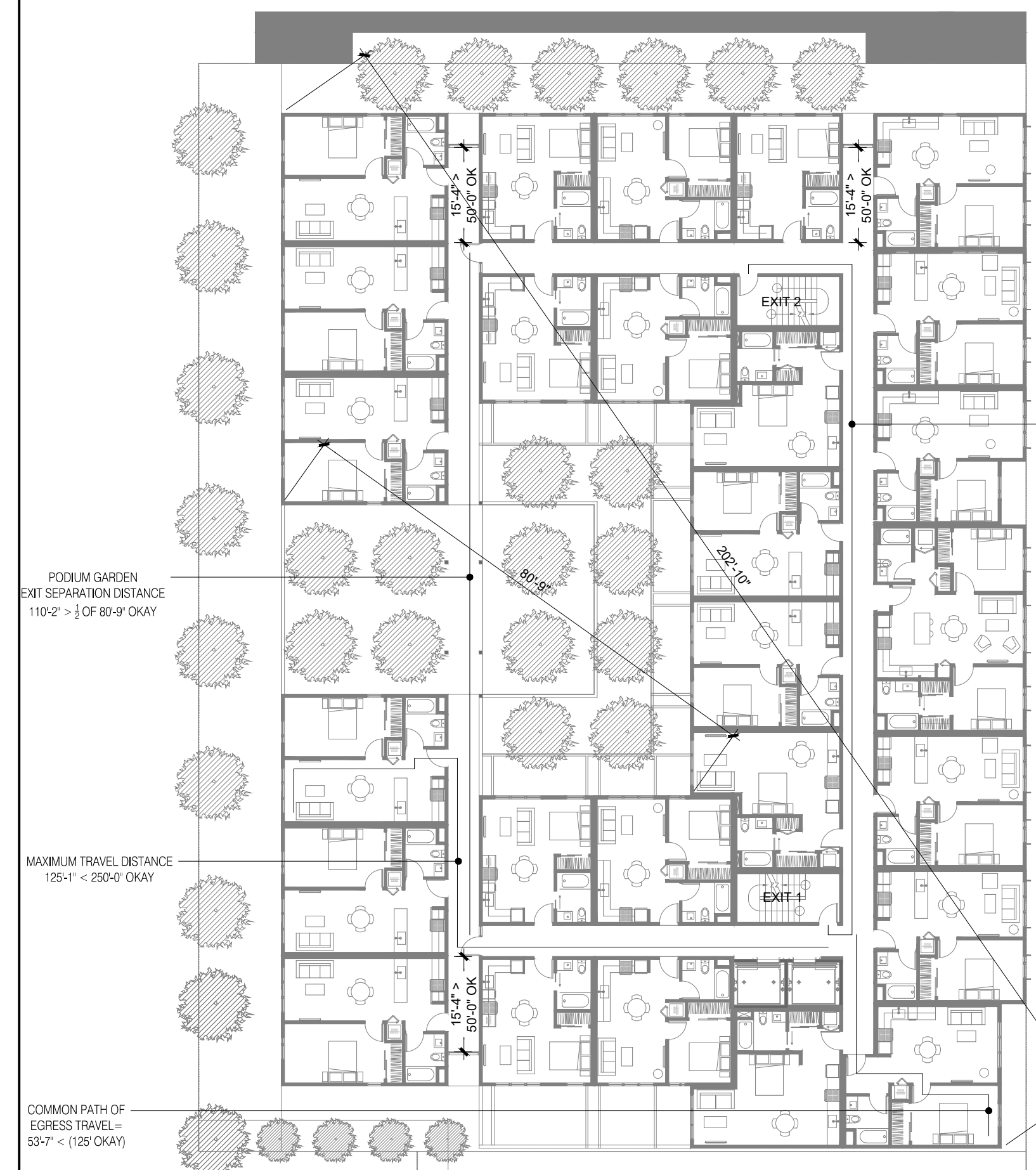
ZONING INFORMATION & DIAGRAMS

A0.1A

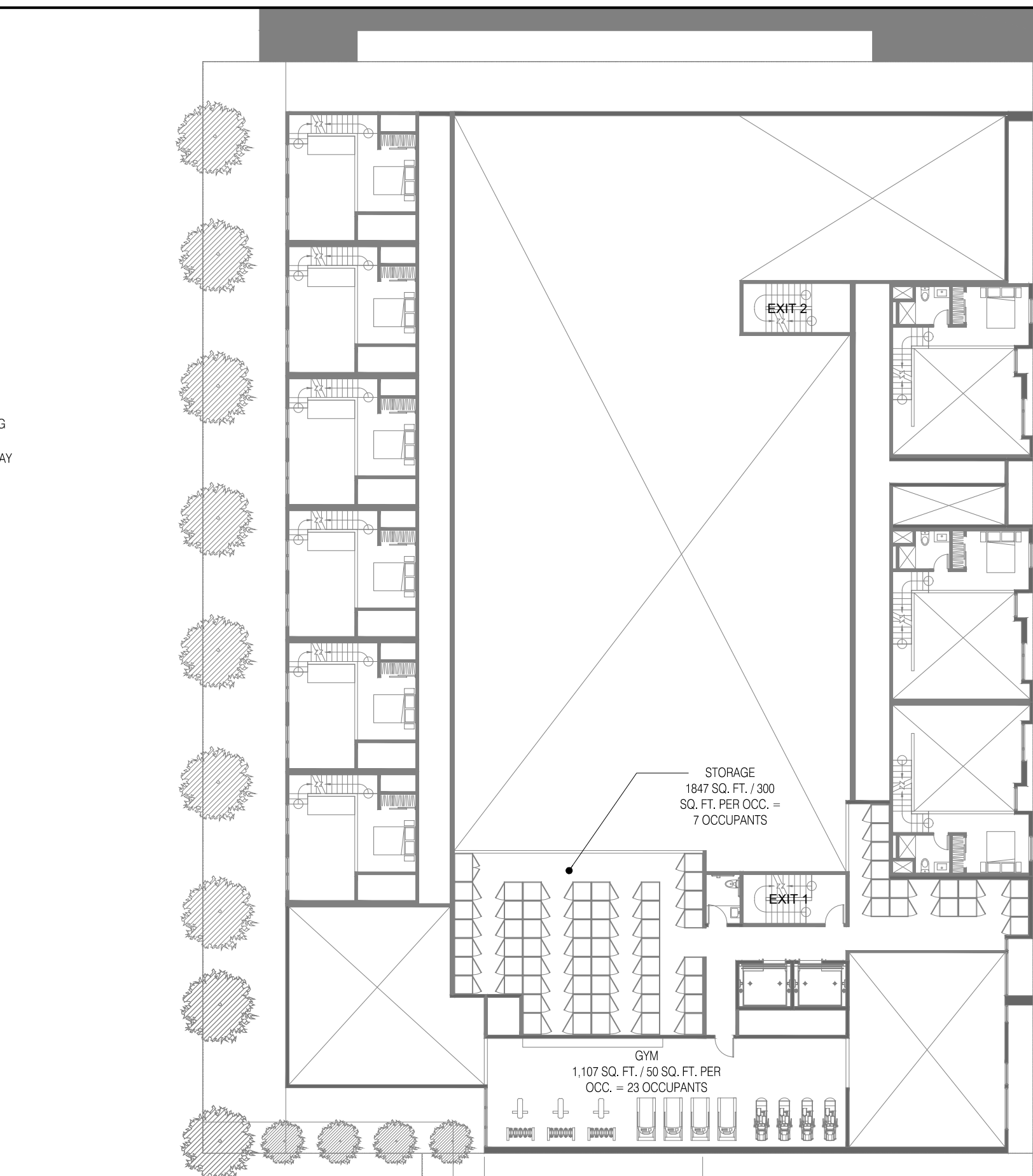
EXITING DIAGRAMS



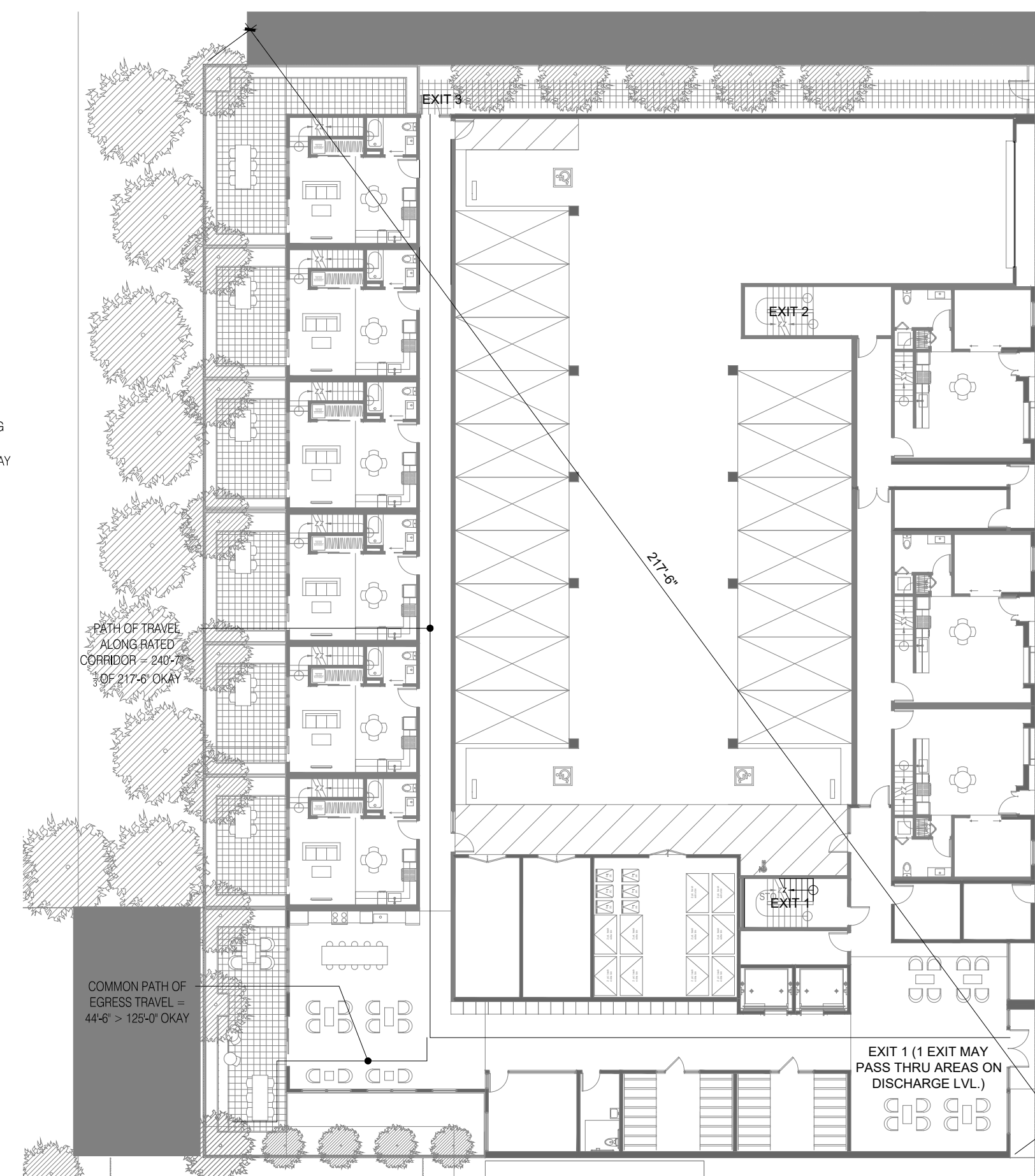
LEVEL 3



LEVEL 2



MEZZANINE



GROUND FLOOR

BUILDING CODE DATA

Building Information 1/14/2020					
Occupancy Type	Mixed Use Apartments (R-2) Type III-A over Type I-A Residential Common Area Storage, Garage, Commercial, (S-2, R-2, B) w/ 3-hour horizontal assembly per CBC 510.2				
Construction Type	Type I-A (Story 1), III-A (Stories 2-6)				
Building Story and Height Limitation (CBC Table 504.3 & 504.4)					
* story count measured from floor above Type I-A per CBC 510.2					
Occupancy Type	Construction Type	Allowable Stories	Proposed Stories	Allowable Building Height	Proposed Building Height
Ground Floor (Storage, Apartments, Commercial)	I-A	UL	1	UL	18'-0"
R-2 (Apartment)	III-A	5 *	5 *	85'	51'-6"
Building Below Horizontal Separation Code Area Limitation Analysis - Type I-A					
Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)					
Occupancy	Type	Allowable Area		Proposed	%
S-2 (Sto., Garage, Mech, Mezz.)	I-A	UL		10,713	
B (50% Live/Work)	I-A	UL		1,245	
R-2 (Loft Units, Common Areas, Gym, 50% Live/Work)	I-A	UL		11,759	
Type I-A Sub-Total				23,717	
Building Above Horizontal Separation Code Area Limitation Analysis - Type III-A					
Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)					
Aa = Allowable Area = [At + (NS x If)] If = Frontage Increase = (F/P - 0.25)W/30					
At = Area (Table 506.2) NS = Area (Table 506.2) F=231' P=532' W=30'					
Occupancy	Type	At	NS	If	Aa
Second Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416
Third Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416
Fourth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416
Fifth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416
Sixth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416
Type V-A Second-Fifth Total					62,357
Total Allowed per CBC 506.2.4 (200%)					82%
Separations of Occupancies (CBC 508.4)					
Occupancies	Rating	Occupancies		Rating	
R-2 to S-2 & B	1 Hour	S-2 to B		1 Hour	
Between Dwelling Units	1 Hr Floor & Walls (CBC 708.3&711.3)				
Fire Resistance of Exterior Walls (Table 602)					
Ground Floor Type I-A (R-2, S-2, B)					
Wall Location	Fire Sep. Dist.	Rating	Fire Sep. Dist.	Rating	
	X<5	1	10x<30	1	
	5x<10	1	X≥30	0	
Floors 2-6 Type III-A (R-2)					
Wall Location	Fire Separation Distance	Rating			
	X<5	1	10x<30	1	
	5x<10	1	X≥30	0	
Fire Resistance of Requirements (Table 601)					
Type I-A					
Building Element	Required	Provided			
Structural Frame	3	3			
Bearing Walls - Exterior	3	3			
Bearing Wall - Interior	3	3			
Non-bearing Walls - Exterior	See Table 602				
Non-bearing Wall - Interior	0	0			
Floor Construction	2	2			
Roof Construction	1 1/2	NA			
Floors 2nd-6th Type III-A					
Building Element	Required	Provided			
Structural Frame	1	1			
Bearing Walls - Exterior	2	2			
Bearing Wall - Interior	1	1			
Non-bearing Walls - Exterior	See Table 602				
Non-bearing Wall - Interior	0	0			
Floor Construction	1	1			
Roof Construction	1	1			

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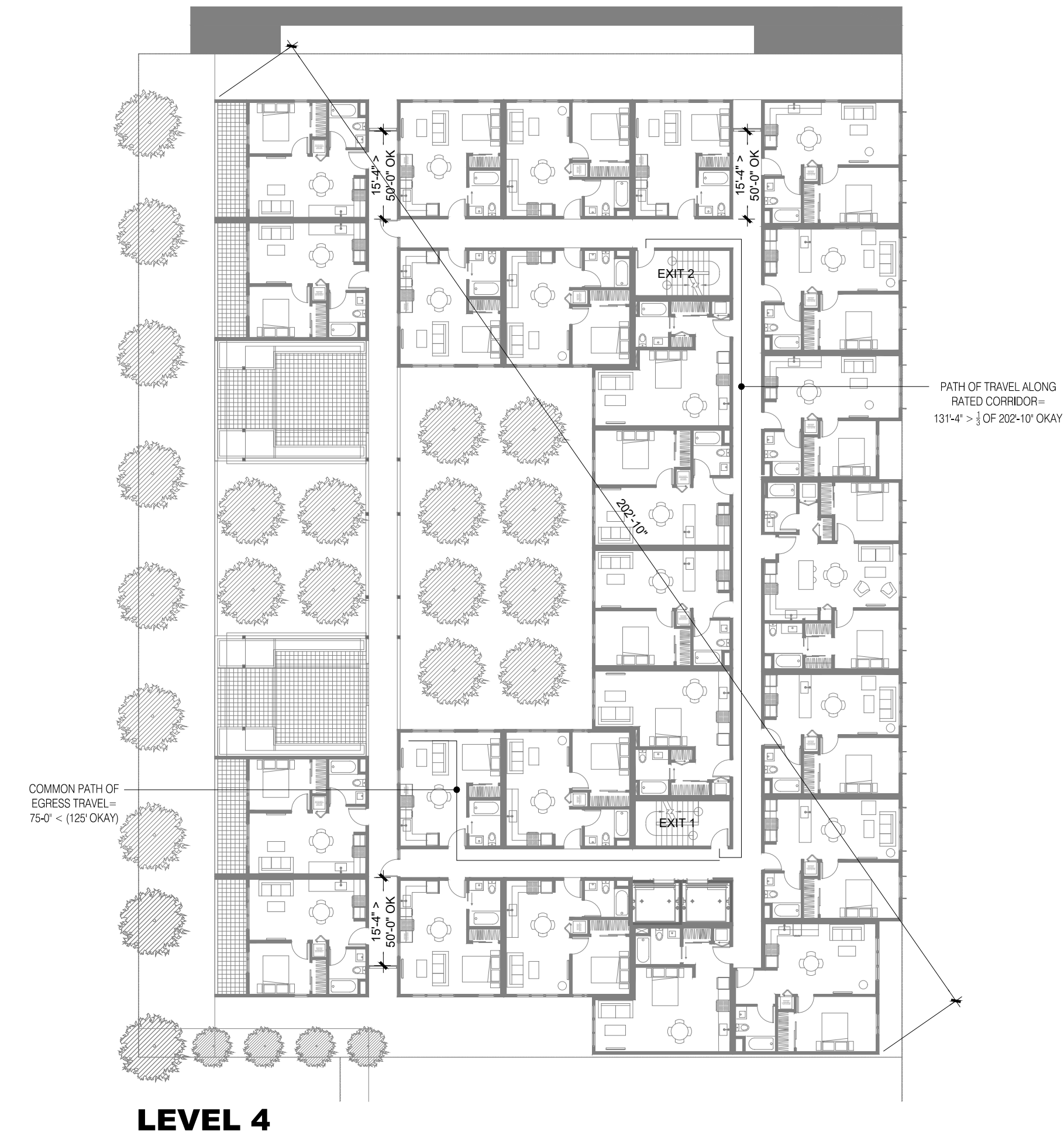
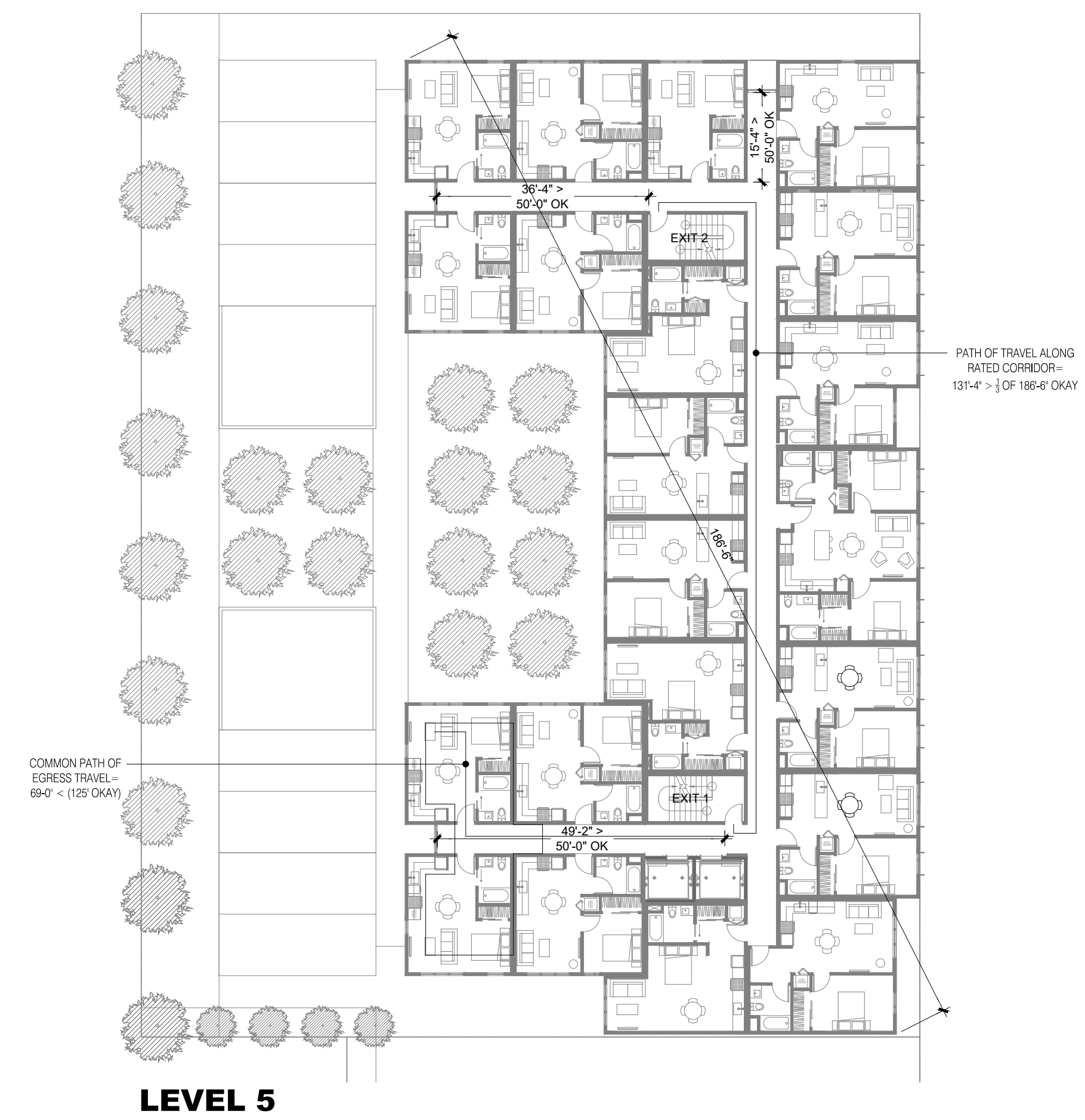
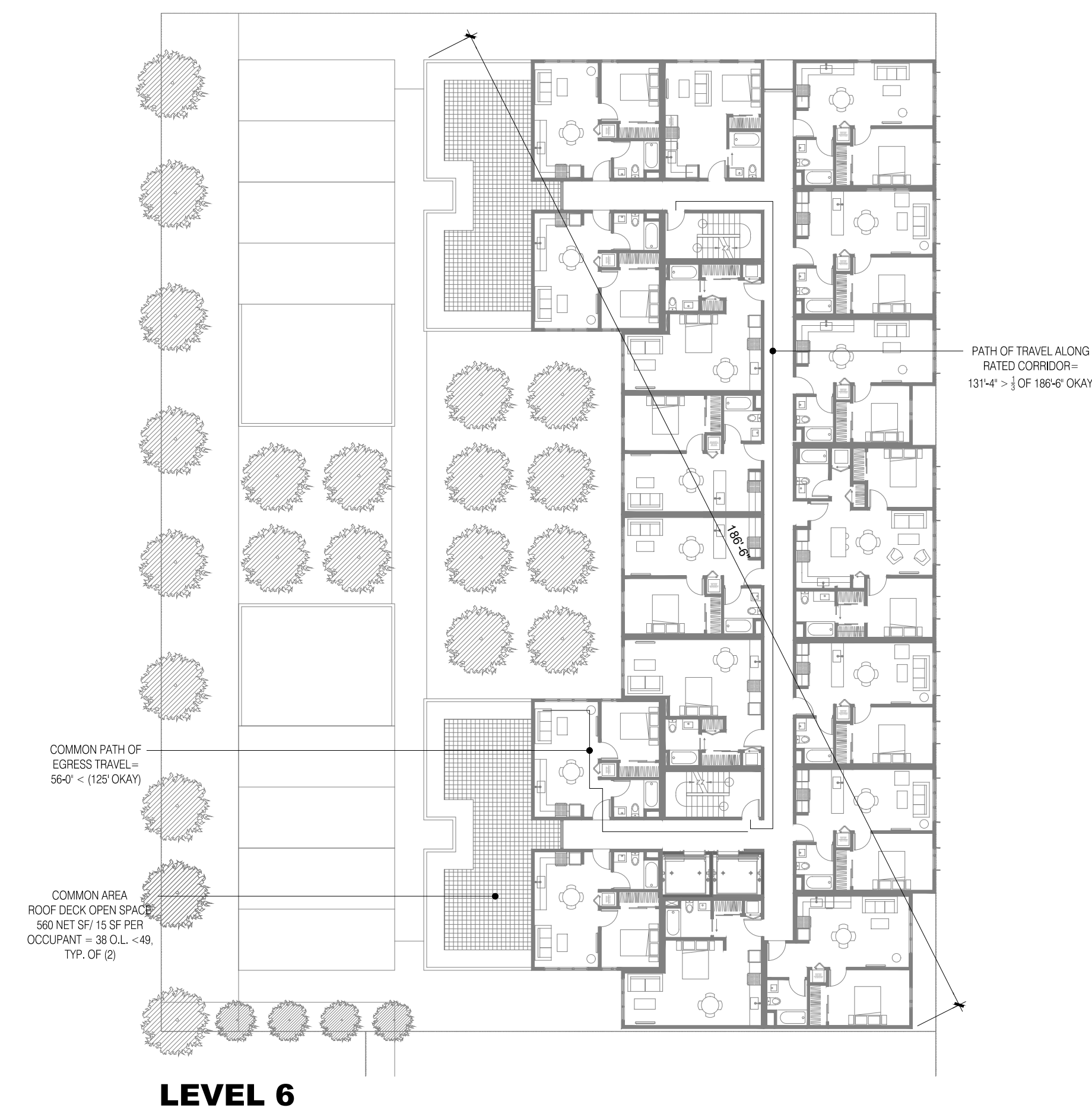
JOB: 1831

SHEET:

BUILDING CODE INFORMATION & DIAGRAMS

A0.1B

EXITING DIAGRAMS (CONT.)



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ALLSTON EXTENSION

2136 - 2154 San Pablo Ave.
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10.24.2019 ZONING SUBMITTAL SET
01.27.2020 ZONING COMPLETENESS

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EXITING DIAGRAMS (CONT.)

A0.1C



NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

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, ES.2, HS.1, JS.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.

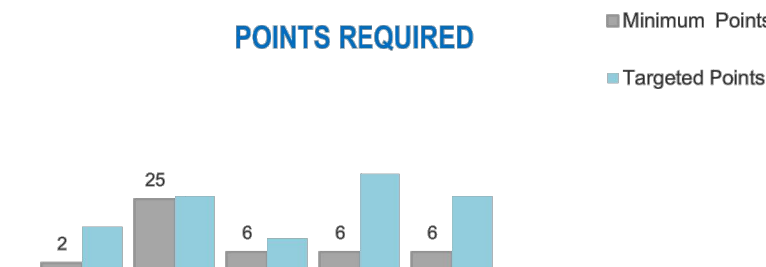
New Home Multifamily Version 7

Project Name: 2136 San Pablo Mixed-Use
Street: 2136 - 2154 San Pablo Ave
City: Berkeley
Project Zip: 94702

Total Points Targeted: 112

Certification Level: G Id

POINTS REQUIRED



Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen							
Yes CALGreen Res (REQUIRED)	4	1	1	1	1	1	
A. SITE							
No A1. Construction Footprint	0			1			
A2. Job Site Construction Waste Diversion							
No A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0			2			
Yes A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2			2			
TBD A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility				1			
A3. Recycled Content Base Material							
No A4. Heat Island Effect Reduction (Non-Roof)	0	1					
Yes A5. Construction Environmental Quality Management Plan Including Flush-Out	1		1				
A6. Stormwater Control: Prescriptive Path							
No A6.1 Permeable Paving Material	0				1		
Yes A6.2 Filtration and/or Bio-Retention Features	0				1		
TBD A6.3 Non-Leaching Roofing Materials					1		
No A6.4 Smart Stormwater Street Design	0	1					
Yes A7. Stormwater Control: Performance Path	0				3		
B. FOUNDATION							
No B1. Fly Ash and/or Slag in Concrete	0			1			
No B2. Radon-Resistant Construction	0		2				
Yes B3. Foundation Drainage System	2			2			
N/A B4. Moisture Controlled Crawlspace	0		1				
B5. Structural Pest Controls							
Yes B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1			1			
Yes B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1			1			
C. LANDSCAPE							
17.00% Enter the landscape area percentage							
Yes C1. Plants Grouped by Water Needs (Hydrozoning)	1				1		
Yes C2. Three Inches of Mulch in Planting Beds	1				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	1			1			
Yes C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3				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	2				2		
Yes C4.2 Turf on a Small Percentage of Landscaped Area	2				2		
No C5. Trees to Moderate Building Temperature	0	1	1		1		
Yes C6. High-Efficiency Irrigation System	2				2		
Yes C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2				2		
No C8. Rainwater Harvesting System	0			3			
No C9. Recycled Wastewater Irrigation System	0			1			
Yes C10. Submeter or Dedicated Meter for Landscape Irrigation	2				2		
No C11. Landscape Meets Water Budget	0				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			
Yes C13. Reduced Light Pollution	1	1					
No C14. Large Stature Tree(s)	0	1					
No C15. Third Party Landscape Program Certification	0				1		
TBD C16. Maintenance Contract with Certified Professional					1		
No C17. Community Garden	0	2					

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
D. STRUCTURAL FRAME AND BUILDING ENVELOPE						
D1. Optimal Value Engineering						
No						D1.1 Joists, Rafters, and Studs at 24 inches on Center
Yes		1		2		D1.2 Non-Load Bearing Door and Window Headers Sized for Load
No				2		D1.3 Advanced Framing Measures
No				1		D2. Construction Material Efficiencies
D3. Engineered Lumber						
TBD				1		D3.1 Engineered Beams and Headers
Yes				1		D3.2 Wood I-Joists or Web Trusses for Floors
Yes				1		D3.3 Engineered Lumber for Roof Rafters
No				1		D3.4 Engineered or Finger-Jointed Studs for Vertical Applications
Yes				0.5	0.5	D3.5 OSB for Subfloor
Yes				0.5	0.5	D3.6 OSB for Wall and Roof Sheathing
No		1				D4. Insulated Headers
D5. FSC-Certified Wood						
TBD					6	D5.1 Dimensional Lumber, Studs, and Timber
TBD					3	D5.2 Panel Products
D6. Solid Wall Systems						
No				1		D6.1 At Least 90% of Floors
No		1		1		D6.2 At Least 90% of Exterior Walls
No		1		1		D6.3 At Least 90% of Roofs
Yes		1				D7. Energy Heels on Roof Trusses
No		1		1		D8. Overhangs and Gutters
D9. Reduced Pollution Entering the Home from the Garage						
No			2			D9.1 Detached Garage
No			1			D9.2 Mitigation Strategies for Attached Garage
D10. Structural Pest and Rot Controls						
Yes				1		D10.1 All Wood Located At Least 12 Inches Above the Soil
Yes				1		Use wood framing, framing with borates or factory-impregnated, or wax materials other than wood
Yes				1	1	Use moisture-resistant materials in wet areas (such as kitchen, bathrooms, utility rooms, and basements)
E. EXTERIOR						
TBD					1	E1. Environmentally Preferable Decking
TBD					2	E2. Flashing Installation Third-Party Verified
Yes		2		2		E3. Rain Screen Wall System
Yes		1		1		E4. Durable and Non-Combustible Cladding Materials
E5. Durable Roofing Materials						
Yes		1			1	E5.1 Durable and Fire Resistant Roofing Materials or Assembly
Yes	Y	R	R	R	R	E5.2 Roofing Warranty for Shingle Roofing
No		0	2	2		E6. Vegetated Roof
F. INSULATION						
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
No					1	F1.1 Walls and Floors
No					1	F1.2 Ceilings
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
No				1		F2.1 Walls and Floors
No				1		F2.2 Ceilings
F3. Insulation That Does Not Contain Fire Retardants						
No				1		F3.1 Cavity Walls and Floors
No				1		F3.2 Ceilings
No				1		F3.3 Interior and Exterior Insulation
G. PLUMBING						
G1. Efficient Distribution of Domestic Hot Water						
Yes		1				G1.1 Insulated Hot Water Pipes
Yes					1	G1.2 WaterSense Volume Limit for Hot Water Distribution
No					2	G1.3 Increased Efficiency in Hot Water Distribution
G2. Install Water-Efficient Fixtures						
Yes		2			2	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve
Yes		1			1	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less
≤1.28 gpf		1			2	G2.3 WaterSense Toilets with a maximum performance (mpg) of 1.1 gpf or less than 0.1 gpf
No					1	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush
No					1	G3. Pre-Plumbing for Graywater System
No					3	G4. Operational Graywater System
Yes					1	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout
Yes		2			2	G6. Submeter Water for Tenants
H. HEATING, VENTILATION, AND AIR CONDITIONING						

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SHEET:

GREEN BUILDING CHECKLIST

A0.2A

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SHEET:

GREEN BUILDING CHECKLIST

A0.2B

Project Name: 2136 San Pablo Mixed-Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential				3		
Yes	L3. Durable Flooring	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							
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2		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							
TBD	M4.1 Built-In Recycling Center				1		
TBD	M4.2 Built-In Composting Center				1		
M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M5.2 Lighting system designed to reduce footcandle equivalents or designed by Lighting Consultant	2		2			
TBD	M6. Electric Vehicle Charging Stations and Infrastructure			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		
Yes	N1.4 Cluster Homes for Land Preservation	2	1		1		
811	N1.5 Home Size Efficiency	9			9		
2	Enter the area of the home, in square feet						
	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							
63	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
23	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
No	N3.2 Connection to Pedestrian Pathways	0	1				
No	N3.3 Traffic Calming Strategies	0	2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
No	N4.2 Public outdoor gathering spaces with direct access to tier 1 Community Services	0	1				
N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
N6. Passive Solar Design							
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
N8. Affordability							
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2				
No	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1				
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
N9. Mixed-Use Developments							
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1			5.2% of developed space devoted to commercial	
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	

Project Name: 2136 San Pablo Mixed-Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
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			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
No	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	0			1		
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 include 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 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	0			2		
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1		
H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
No	H7.2 Automatic Range Hood Control	0			1		
No	H8. High Efficiency HVAC Filter (MERV 13+)	0			1		
No	H9. Advanced Refrigerants	0			1		
I. RENEWABLE ENERGY							
No	I1. Pre-Plumbing for Solar Water Heating	0		1			
Yes	I2. Preparation for Future Photovoltaic Installation	1		1			
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2			
No	I4.2 Net Zero Electric	0		4			
No	I5. Energy Storage System	0		1			
No	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4			
No	I7. Photovoltaic System for Multifamily Projects	0		8			
J. BUILDING PERFORMANCE AND TESTING							
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1		
No	J2. Supply and Return Air Flow Testing	0		1	1		
No	J3. Mechanical Ventilation Testing	0			1		
No	J4. Combustion Appliance Safety Testing	0			1		
J5. Building Energy Performance							
1.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	7		30			
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		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		
TBD	J8. ENERGY STAR for Homes				1		
No	J9. EPA Indoor airPlus Certification				1		
No	J10. Blower Door Testing	0			3		
No	J11. Compartmentalization of Units	0		1	1		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units	0			1		
Yes	K1.2 Entryways to Buildings	1			1		
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints				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	
TBD	K4.5 Countertops					1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply with the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
TBD	K9. Durable Cabinets					2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	
L. FLOORING							

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SHEET:
GREEN BUILDING CHECKLIST

A0.2C

Project Name: 2136 San Pablo Mixed-Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
N9. Social Equity							
No	N9.1 Diverse Workforce	0	1			1	
No	N9.2 Community Location	0	1		1		
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs <small>Use number 5 or developer's management team are Licensed green building Professionals</small>	0		0.5	0.5	0.5	0.5
No	O4. Home System Monitors	0		0.5	0.5	0.5	0.5
No	O5.1 Energy Home System Monitors	0		1			
No	O5.2 Water Home System Monitors	0					1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			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				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Tobacco Free Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		
No	P4. Building Enclosure Testing	0		1	1	1	
Summary							
Total Available Points in Specific Categories		404	46	141	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		112.0	15.0	26.0	11.0	34.0	26.0

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DENSITY BONUS DIAGRAMS

A0.3

DENSITY BONUS DIAGRAM LEGEND

- RESIDENTIAL GROSS FLOOR AREA
- COMMERCIAL GROSS FLOOR AREA
- MECH./PARKING GROSS FLOOR AREA

DENSITY BONUS DIAGRAM GENERAL NOTES

1) PER BMC SECTION 23F.04.010, GROSS FLOOR AREAS ARE CLASSIFIED AS EITHER RESIDENTIAL-USE OR NON-RESIDENTIAL USE. GROSS FLOOR AREAS ARE CALCULATED TO THE OUTSIDE SURFACE OF MAIN WALLS.

2) RESIDENTIAL GROSS FLOOR AREAS INCLUDE: CIRCULATION ON EVERY FLOOR, COMMON RESIDENTIAL AMENITIES (BIKE ROOM, MANAGER'S OFFICE, MAIL ROOMS/AREAS, LOUNGES, ETC.), AND STAIRS/ELEVATORS ON THE FLOOR OF THEIR GREATEST HORIZONTAL EXTENT.

RESIDENTIAL GROSS FLOOR AREAS EXCLUDE: STAIRS/ELEVATORS EXCEPT ON THE FLOOR OF THEIR GREATEST HORIZONTAL EXTENT.

3) PARKING & ASSOCIATED MEZZANINES EXCLUDED FROM DENSITY BONUS FLOOR AREA CALCULATIONS.

4) SEE A2.5 FOR ENLARGED PLANS DIFFERENTIATING THE COMMERCIAL FLOOR AREA FROM THE RESIDENTIAL FLOOR AREA.

MAXIMUM AREA CALCULATIONS

	Total Gross Floor Area (GFA)		Non-residential Gross Floor Area		Allowable Residential Gross Floor Area	Proposed Project Residential Gross Floor Area
	Commercial	Mech. Gross	Commercial	Mech. Gross		
Site Area	23,301					
Base FAR	3.0					
Base Project GFA	69,903	1,245	483	68,175		59,830
Density Bonus Mod				1.35		
Density Bonus GFA	93,281	1,245	483	92,036		78,991

DENSITY BONUS TABLE

Base Project RFA	Avg. Unit Size	Base # Units	% VLI units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	sq. ft.	base project area / avg. unit size	VLI = Very Low Income <50 AMI	% VLI x Base # Units	# VLI Units	% Bonus x # Units (rounded up)	% Bonus x # Units (rounded up)	% Bonus x # Units (rounded up)	% Bonus x # Units (rounded up)
59,830	627	95	10%	9.50	10.00	32.5%	30.8750	31	126
Reference Only - 35% Maximum Density Bonus Project:						35%	33.2500	34	129
Ref. # of possible additional units:									129

Base Project Residential Floor Area	Floor	Proposed Residential Floor Area	% VLI	% DB
5,747	First (Non-LW)	5,597	9%	20.0%
630	First (LW)	630	7%	25.0%
1,322	Mezz (Non-LW)	1,917	8%	27.5%
615	Mezz (LW)	615	9%	30.0%
17,172	Second	15,789	10%	32.5%
17,172	Third	15,789	10%	32.5%
17,172	Fourth	14,222	10%	32.5%
17,172	Fifth	11,579	10%	32.5%
17,172	Sixth	9,853	10%	32.5%
Total:		78,991		
Add DB Sq. Ft.:				19161
DB %:				32.03%

Base Project # of Units	Floor	Proposed Project # of Units
5	First	9
30	Second	27
30	Third	27
30	Fourth	25
	Fifth	21
	Sixth	17
Total:		126

Units w/ Mezzanine Area Breakdown		
	LW Units	Res. Lofts
First Floor GFA	625	450
Mezz. GFA	205	135
Total GFA per Unit	830	585
Residential Floor Area (50%)	415	n/a
Commercial Floor Area (50%)	415	n/a
Total LW Units	3	
Total Commercial Floor Area	1245	

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR					
	Site Area	Res. Area	Comm. Area	Total Area	FAR
Base Units	23,301	59,830	1,245	61,075	2.62

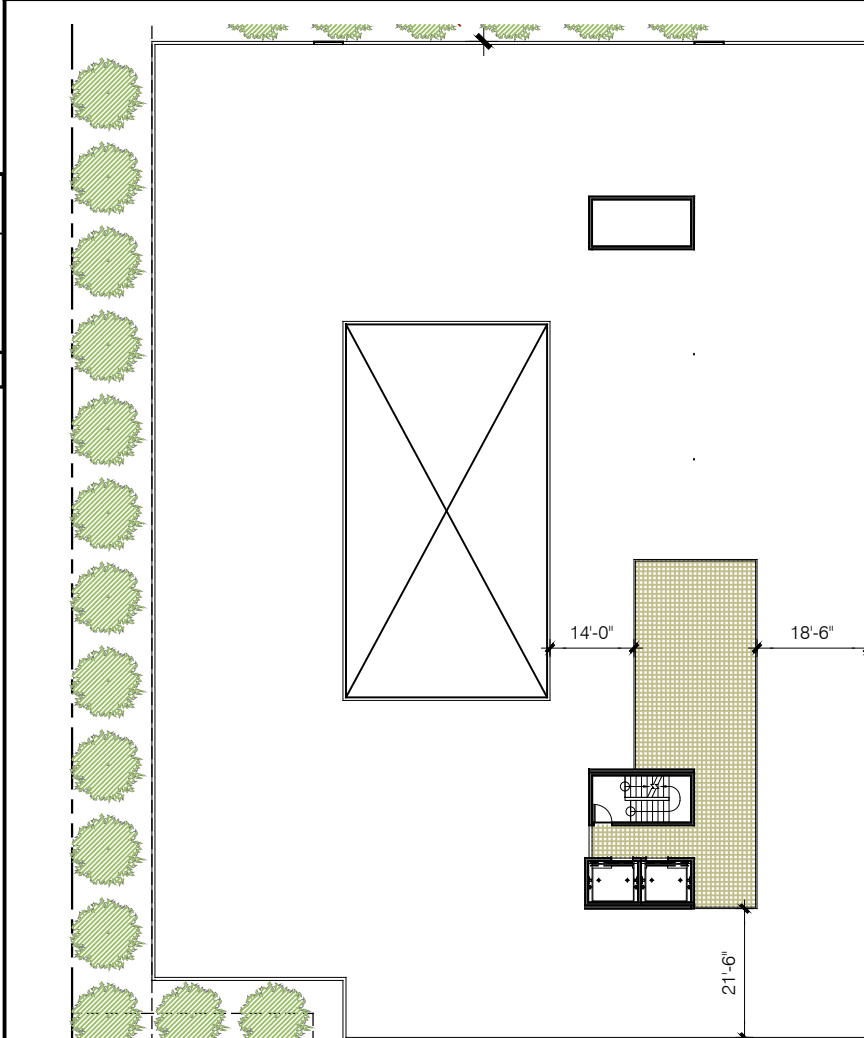
Base Project - Stormwater					
	Site Area	Roof Area	%	Required	Provided
Base Units	23,301	19,533	4%	781	781

Base Project - Open Space			
	Units	Ratio	Total Area
Base Units	95	40	3800
Total Required Open Space			3800
Total Provided Open Space			3870
Ground Floor			824
Podium			2116
Roof Deck			930

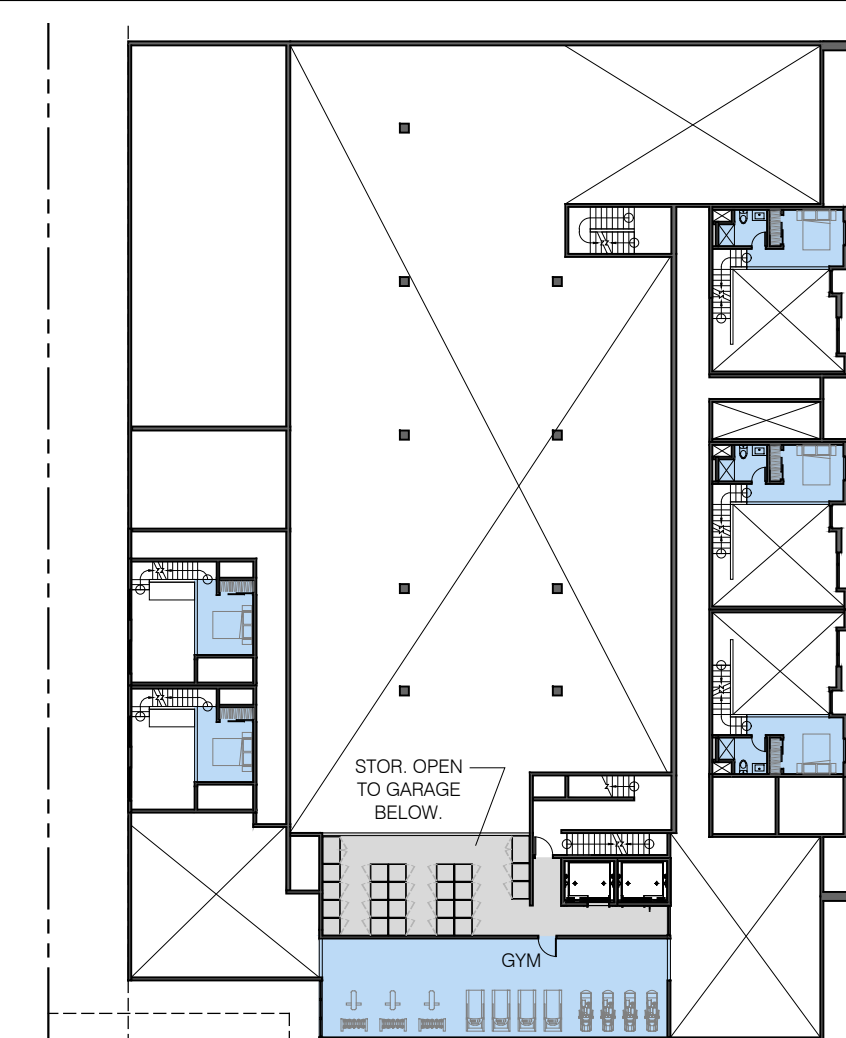
Base Project - Parking				
	Spaces	Ratio	Total	
Base Units	92	1	92	
Live/Work	3	1	3	
Total Car Spaces Required			95	
Total Car Spaces Provided			97	

Base Project - Long Term Bike Parking				
	Spaces	Ratio	Total	
Base Bedrooms	92	1	31	
Live/Work	3	0	0	
Total Long Term Bike Spaces Req.			31	
Total Long Term Bike Spaces Provided			48	

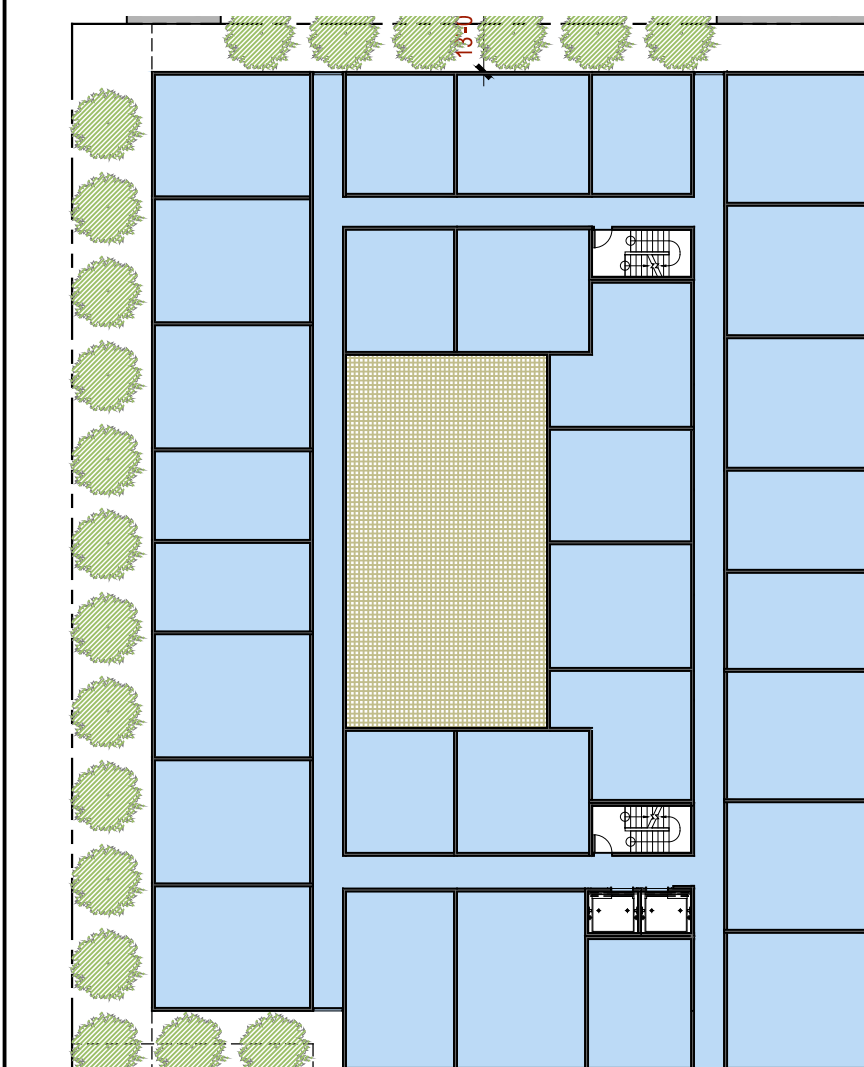
Base Project - Short Term Bike Parking				
	Spaces	Ratio	Total	
Base Bedrooms	92	1	3	
Live/Work	3	1	5	
Total Short Term Bike Spaces Req.		Or 2, whichever is greater	5	
Total Short Term Bike Spaces Provided			8	



PLAN AT ROOF



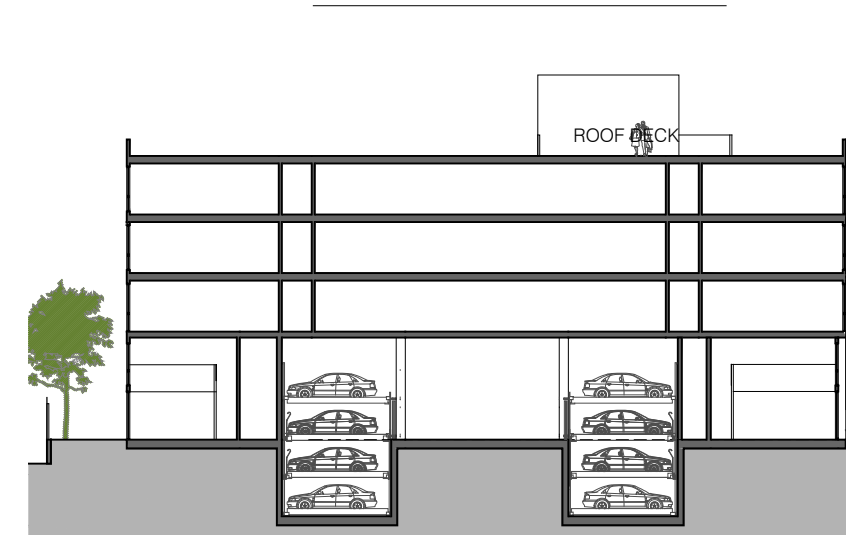
PLAN AT MEZZANINE



PLAN AT LEVELS 2, 3, & 4



GROUND LEVEL PLAN



BUILDING SECTION

REFERENCE BASE PROJECT

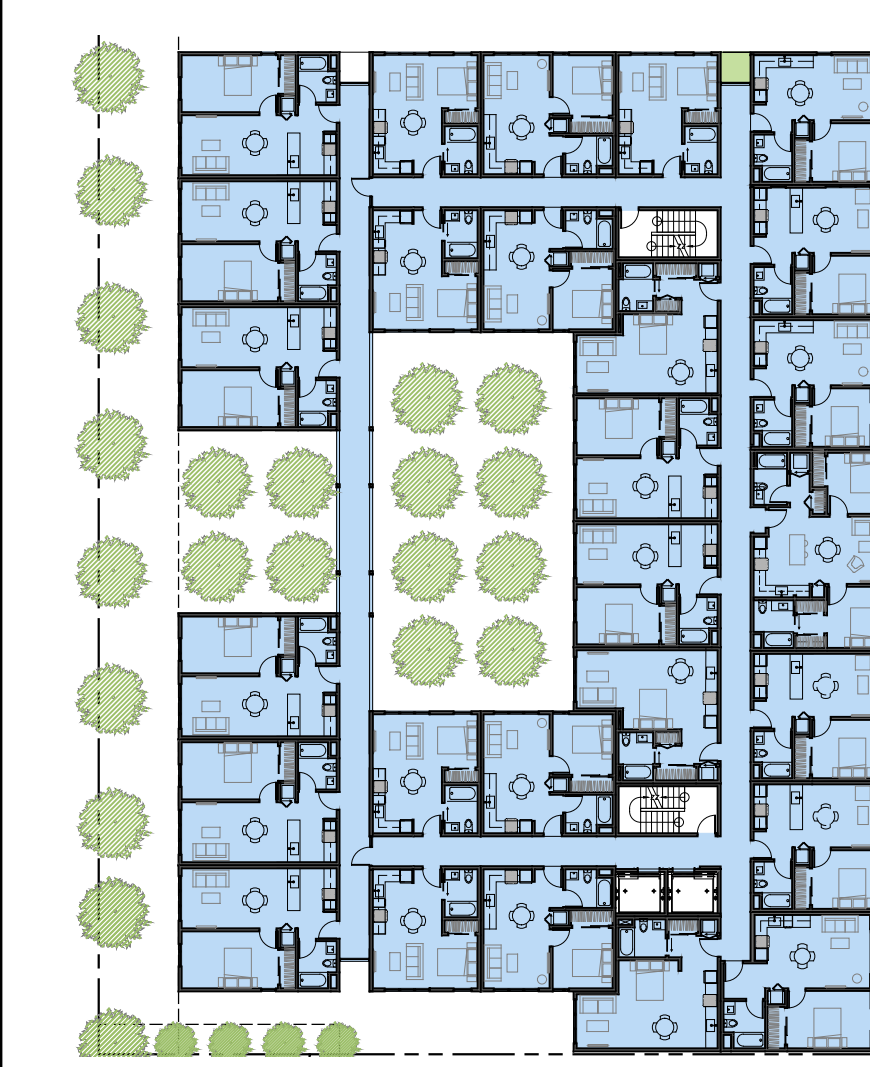
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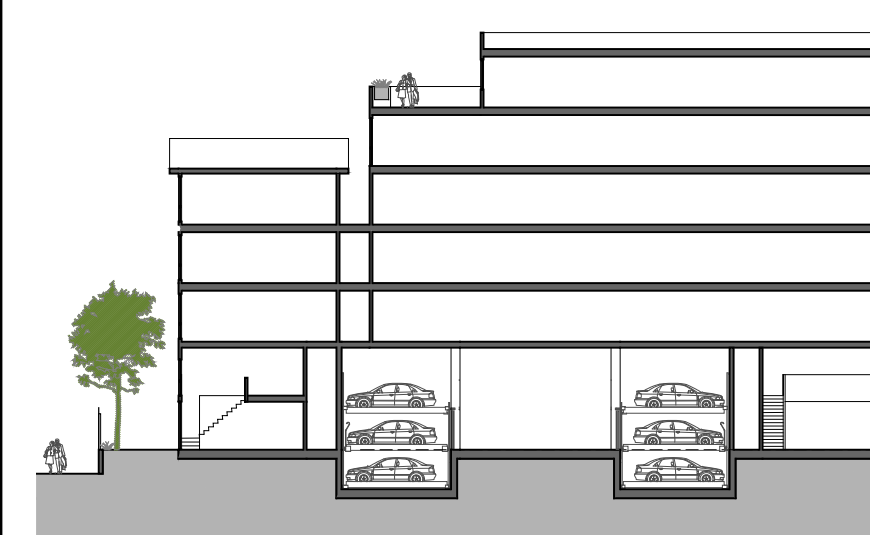
PLAN AT LEVEL 5



PLAN AT LEVEL 4



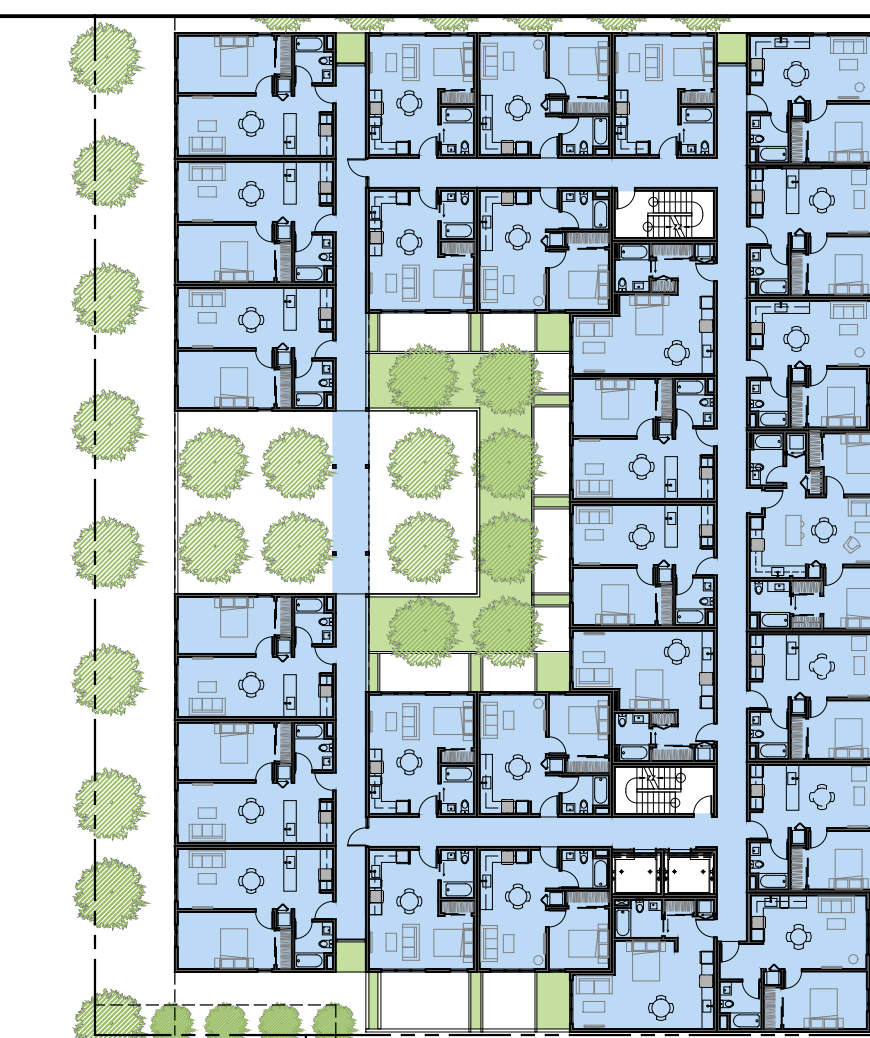
PLAN AT LEVEL 3



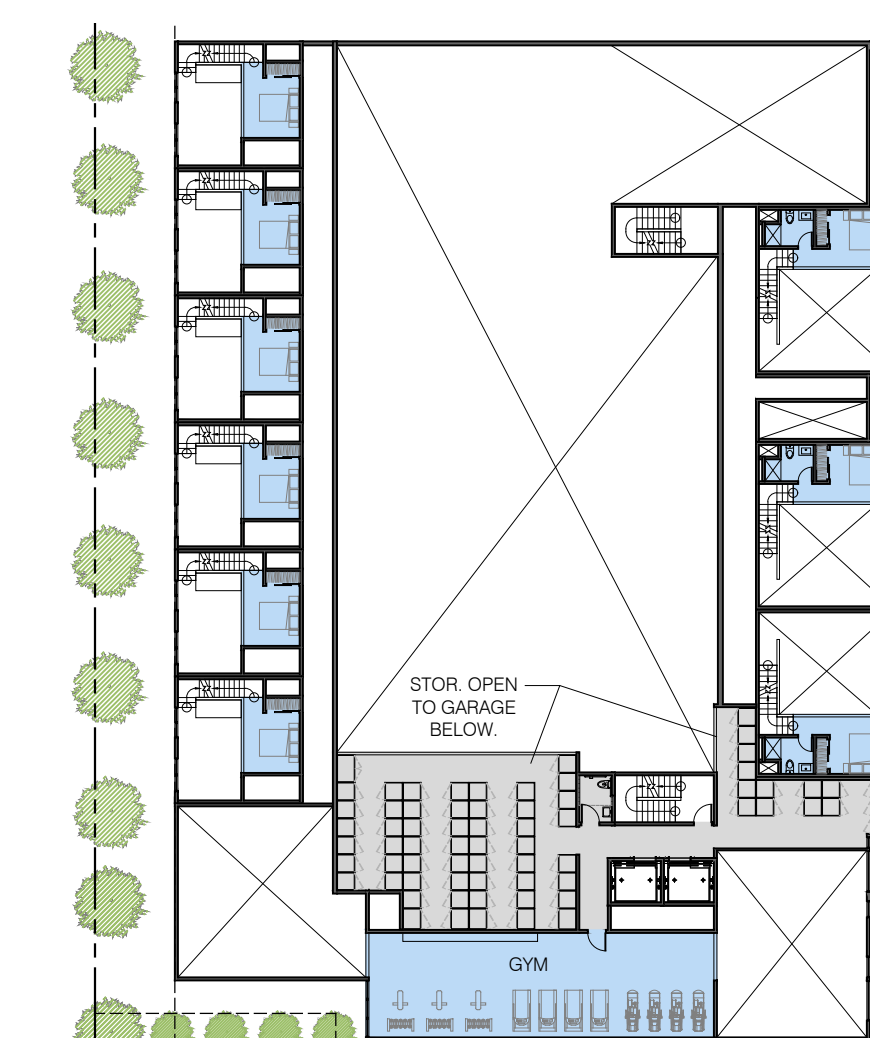
BUILDING SECTION

PROPOSED DENSITY BONUS PROJECT w/ SETBACKS

0 4 8 16 32



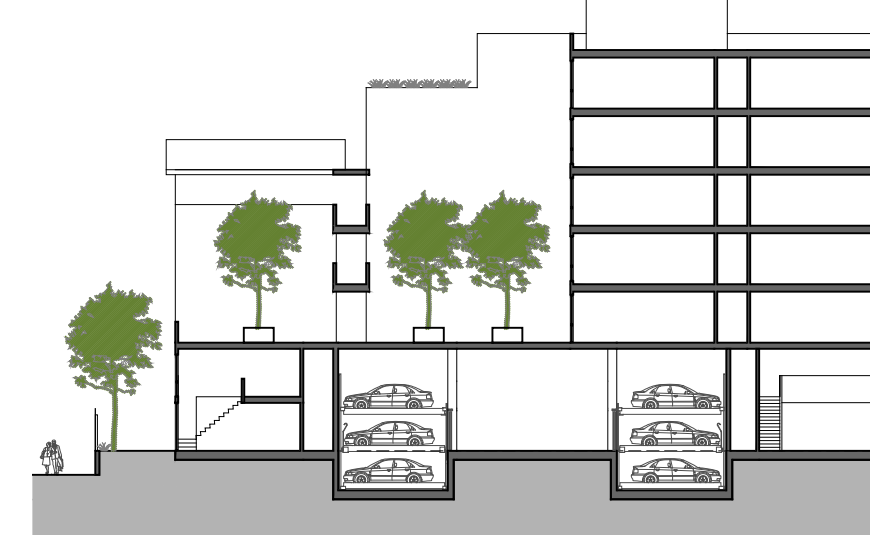
PLAN AT LEVEL 2



PLAN AT LEVEL 2



PLAN AT GROUND LEVEL



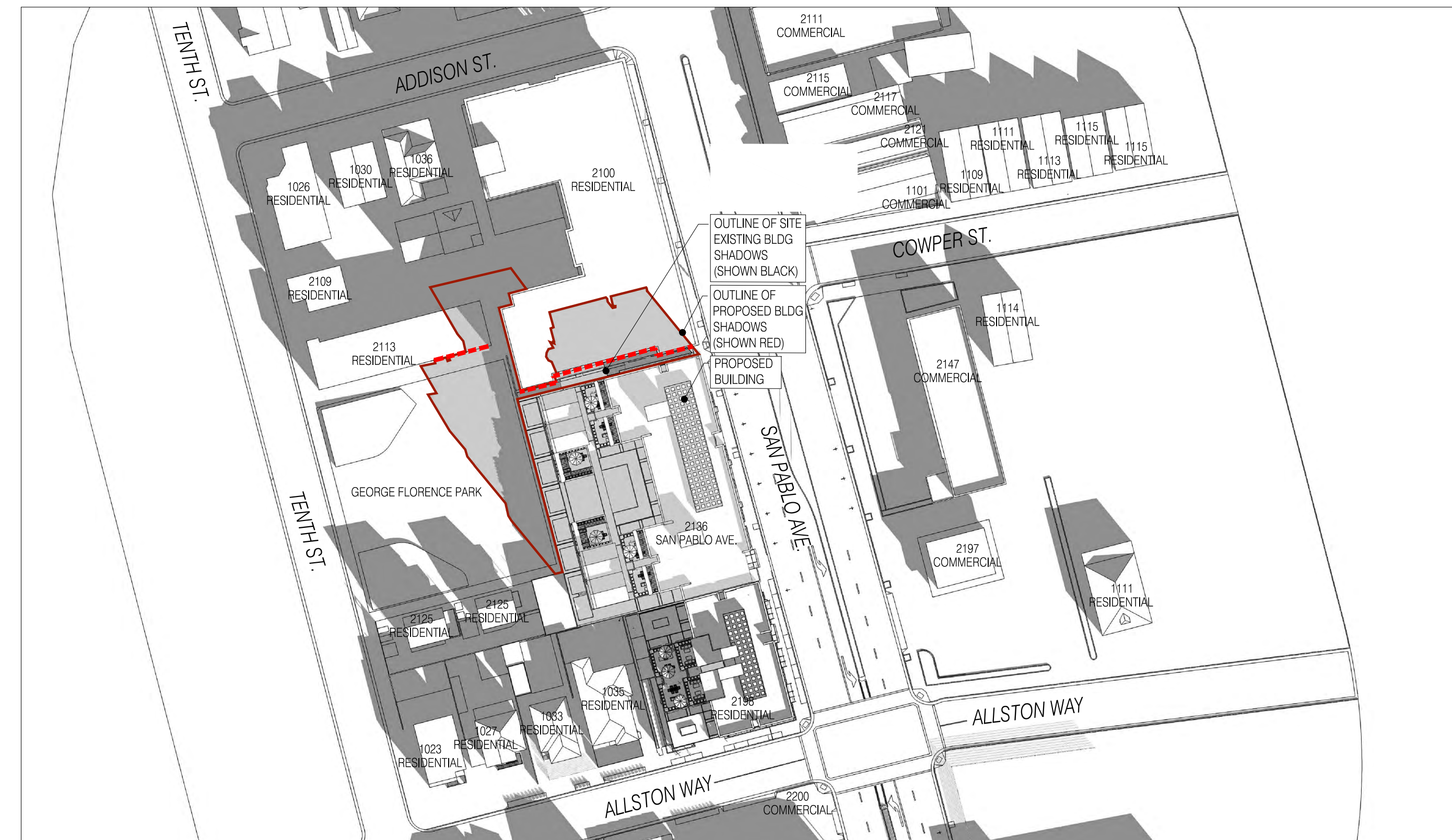
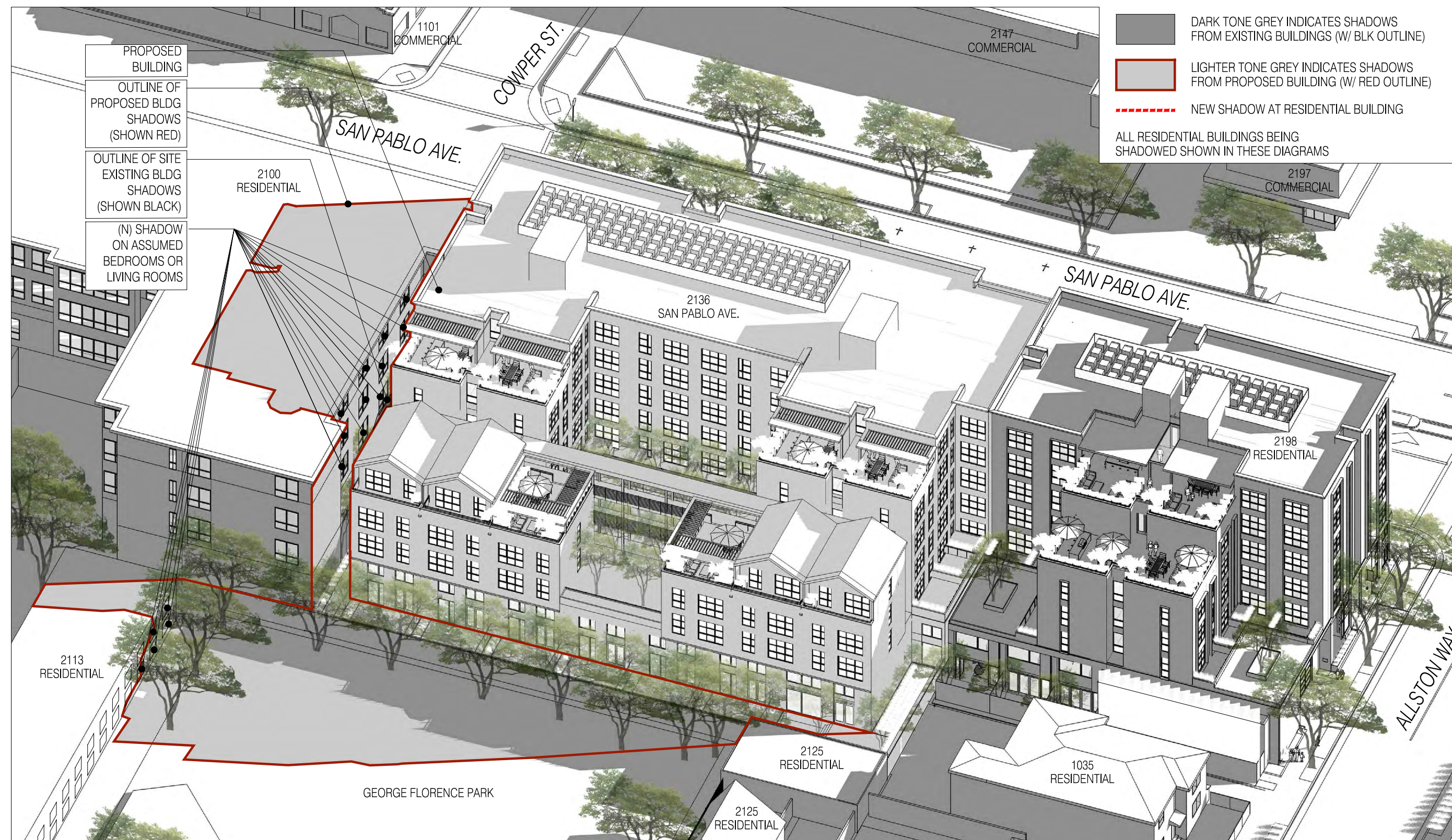
BUILDING SECTION THRU COURTYARD

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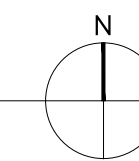


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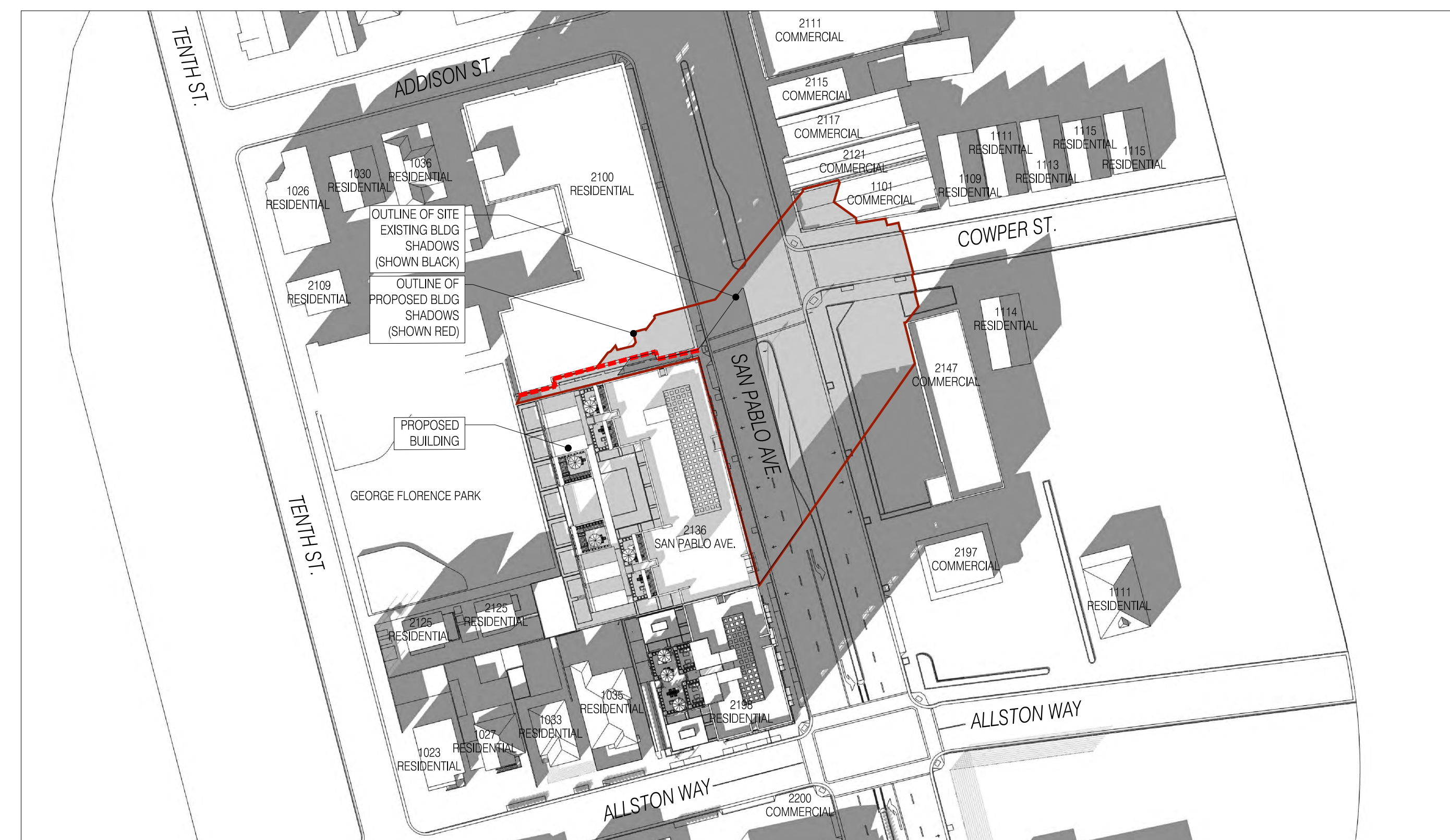
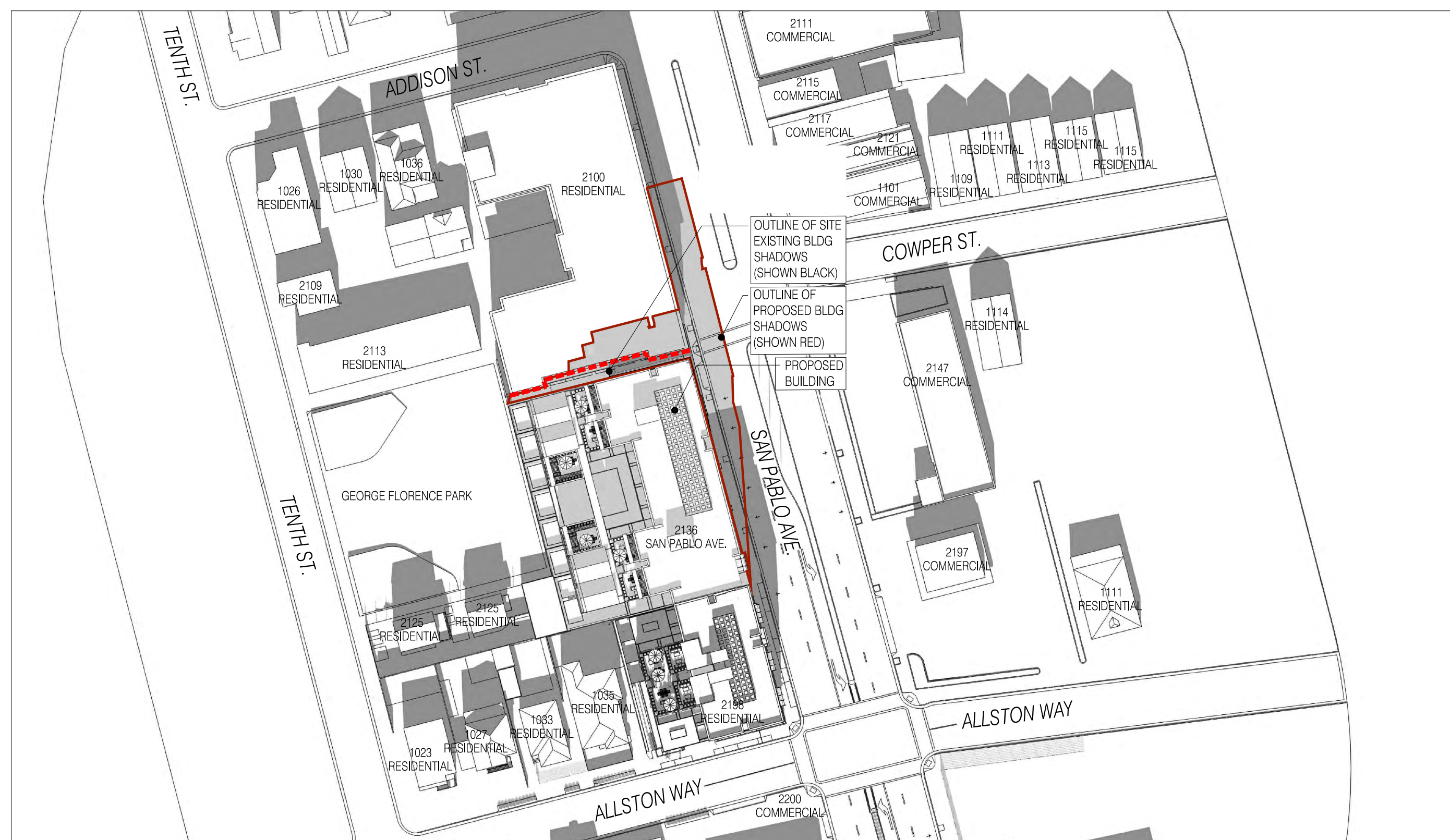
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NTS

2 SHADOW STUDY - DECEMBER 21ST: 2-HOURS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



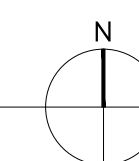
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Berkeley, CA

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01.27.2020 ZONING COMPLETENESS



3 SHADOW STUDY - DECEMBER 21ST: NOON
1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - DECEMBER 21ST: 2-HOURS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



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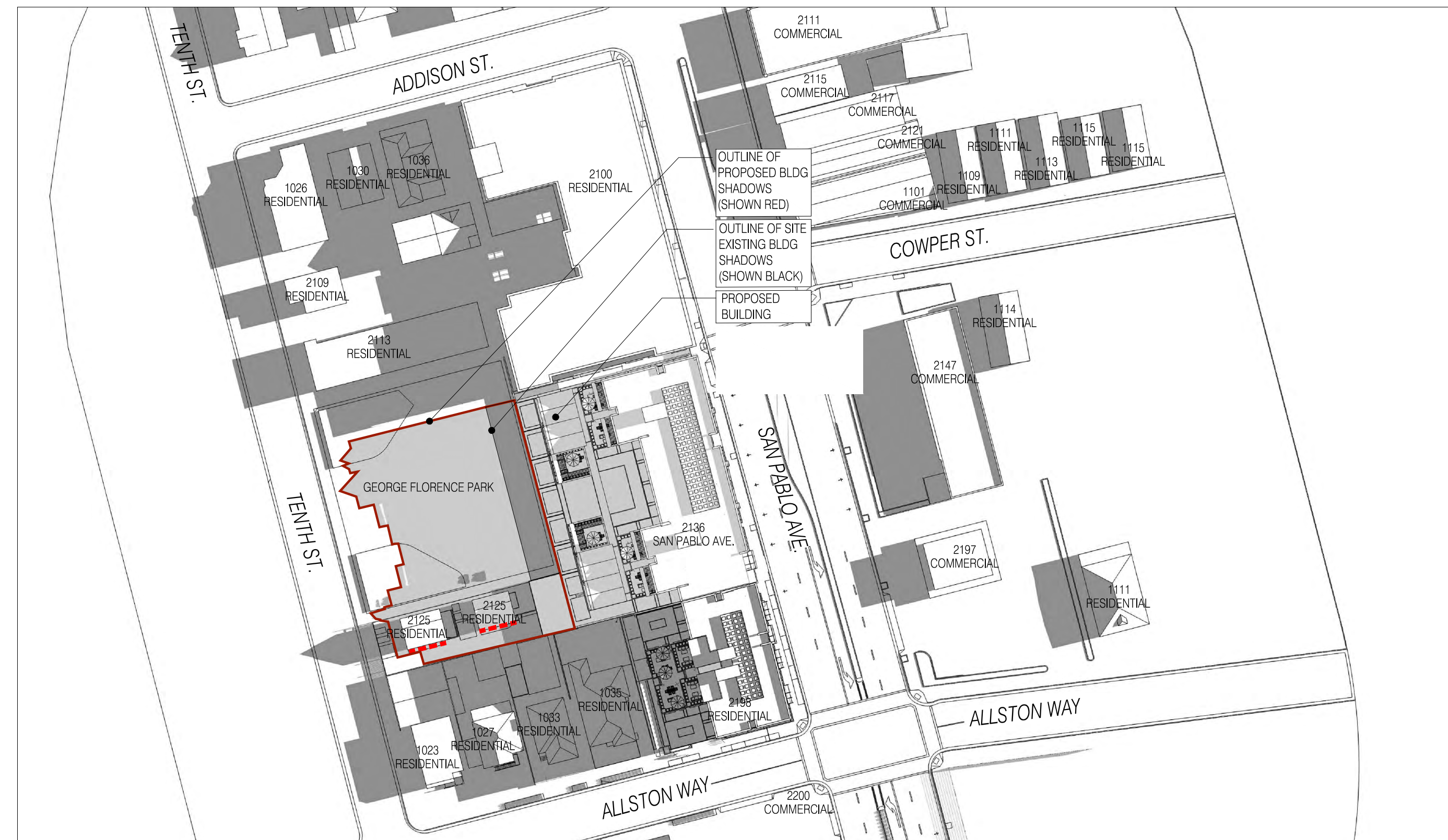
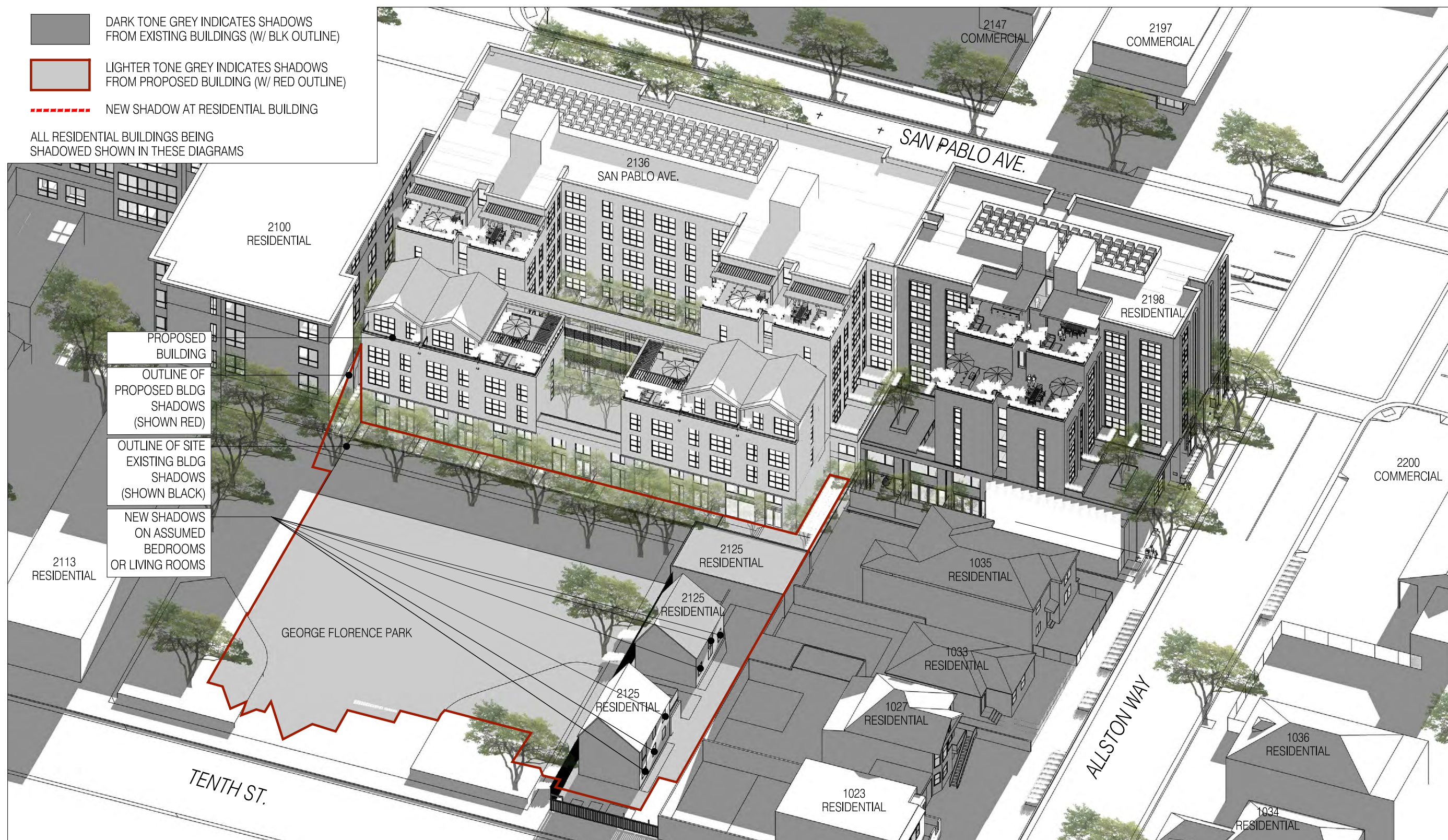
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SHADOW STUDIES
DECEMBER 21ST

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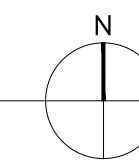


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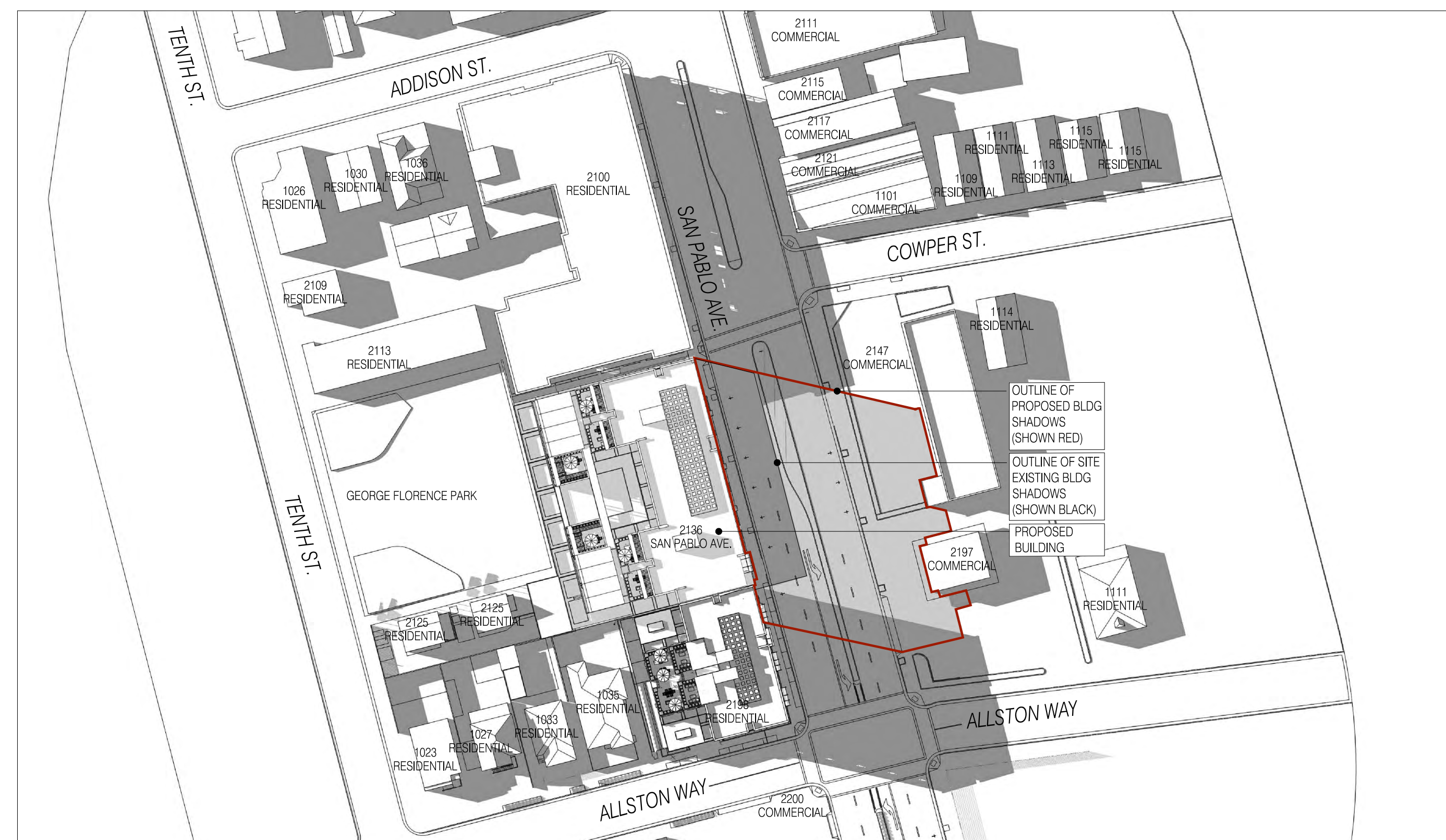
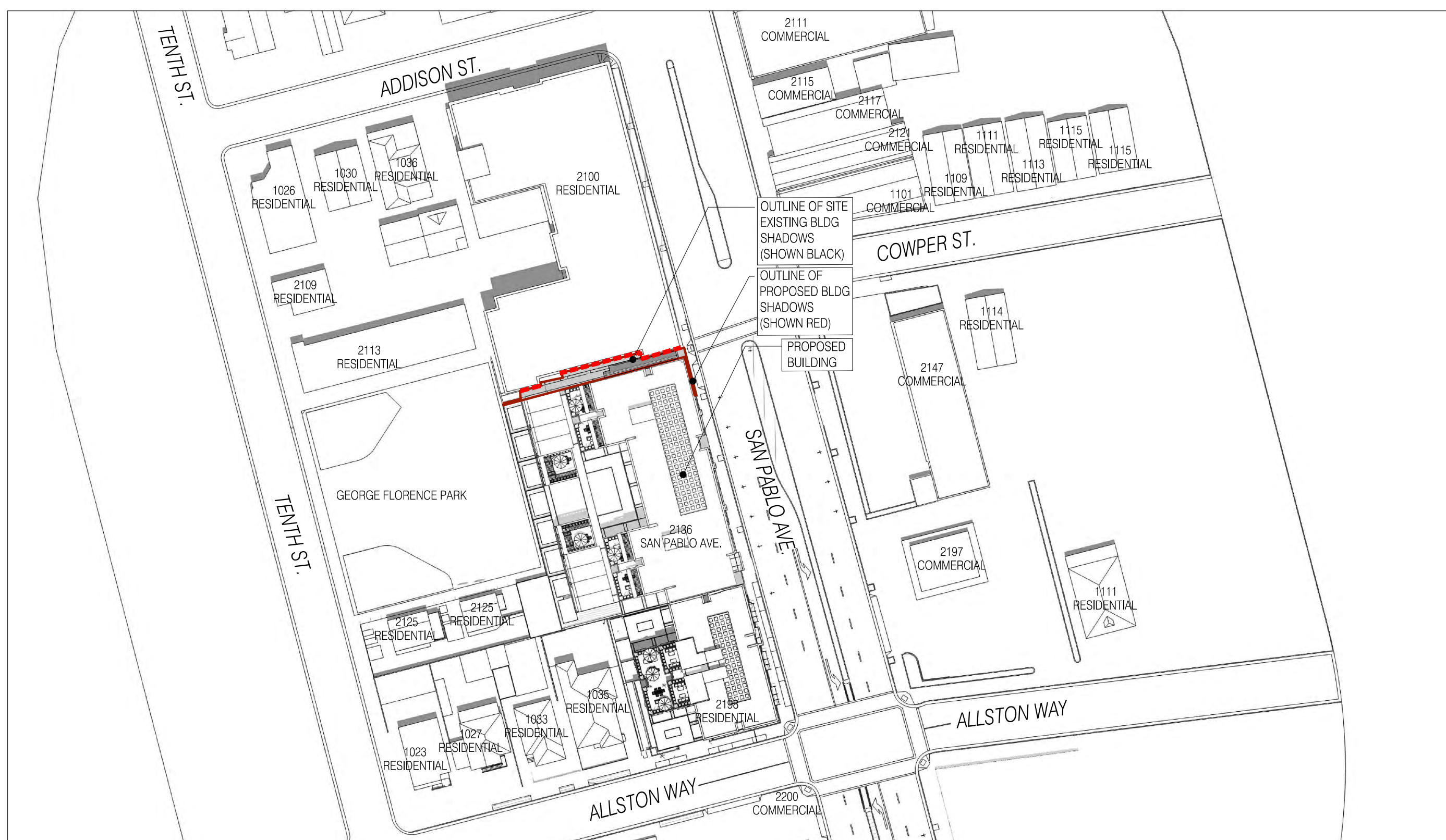
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2 SHADOW STUDY - JUNE 21ST: 2-HOURS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



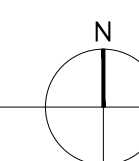
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1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - JUNE 21ST: 2-HOURS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



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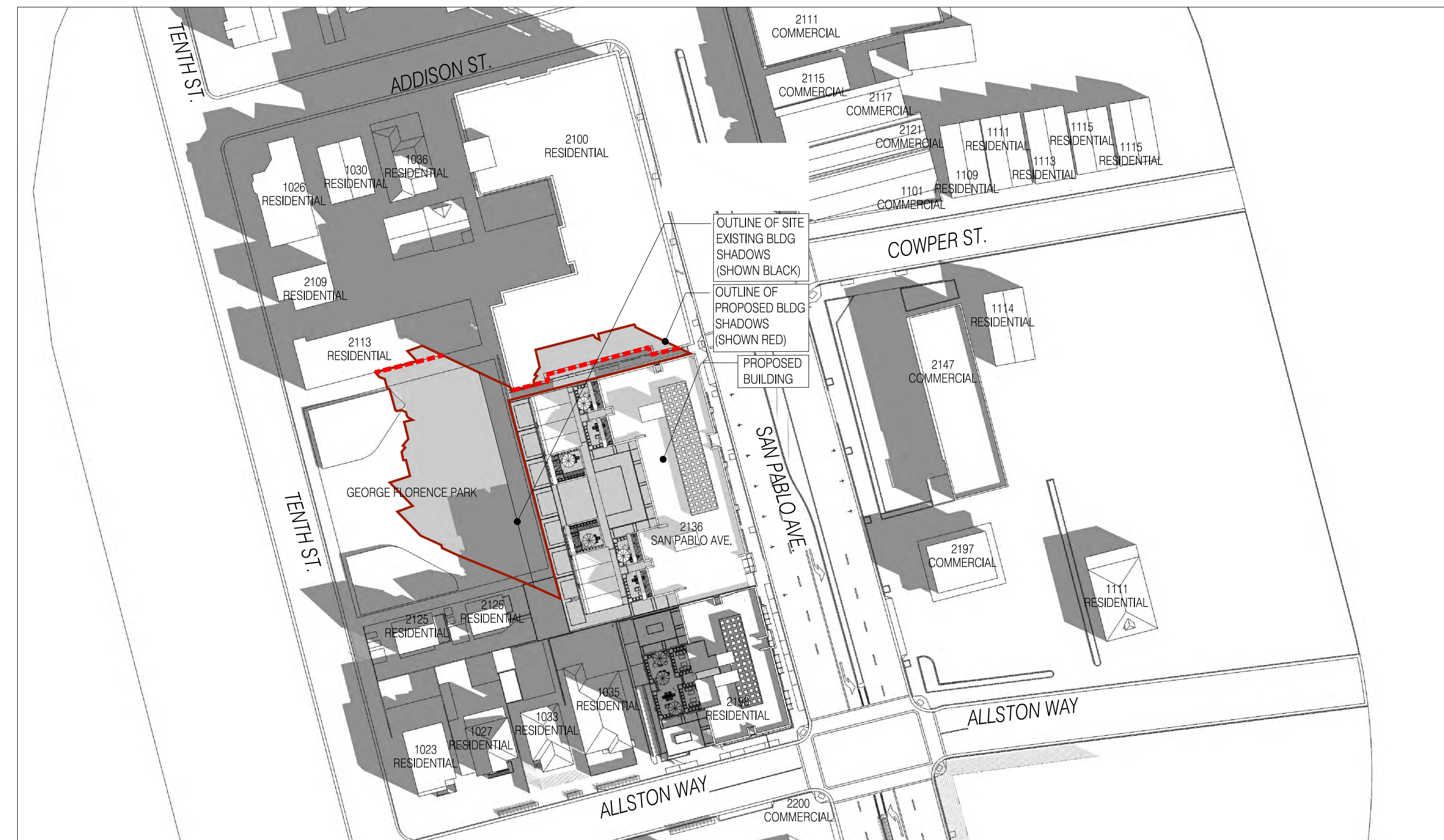
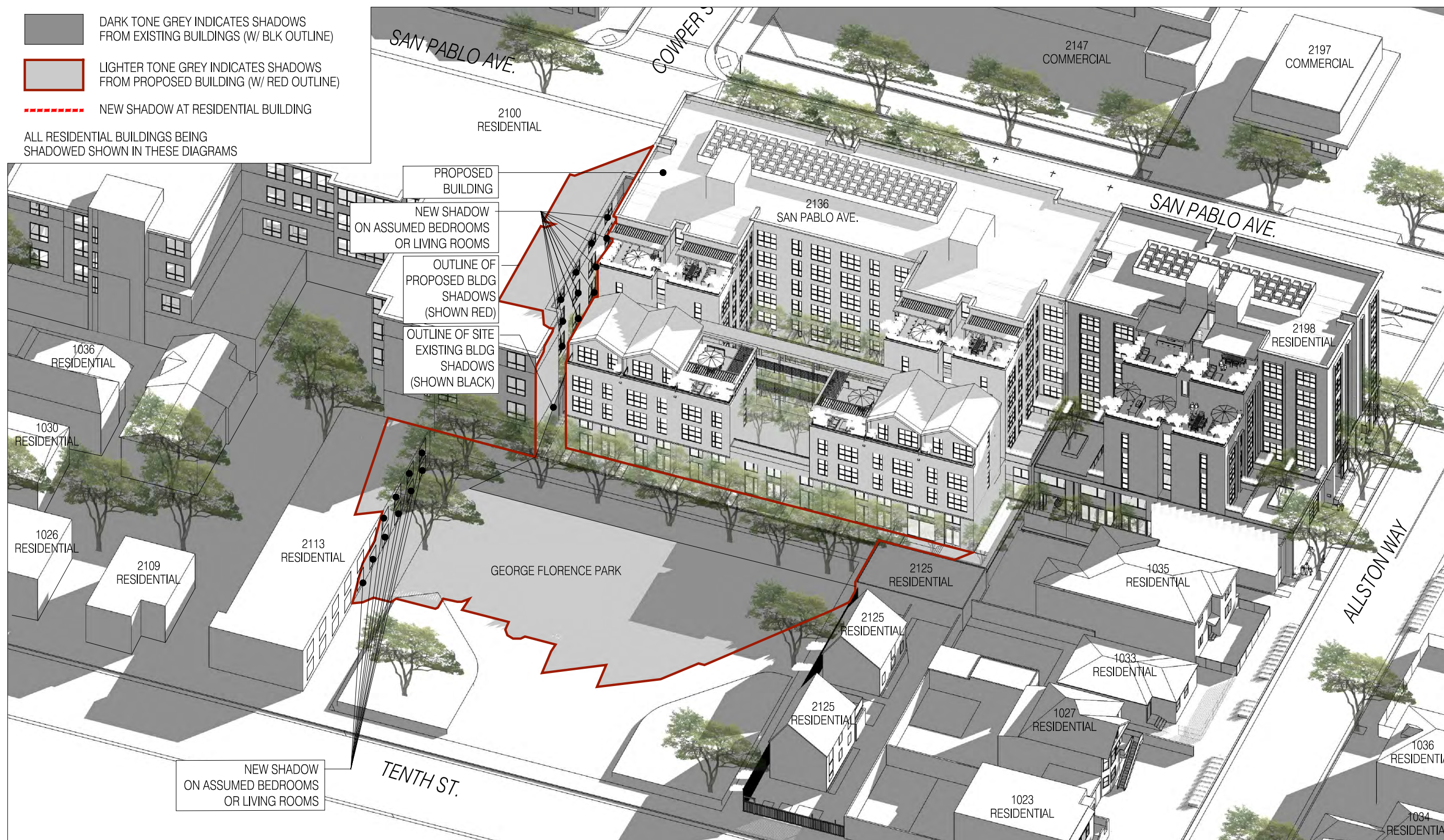
SHADOW STUDIES
JUNE 21ST

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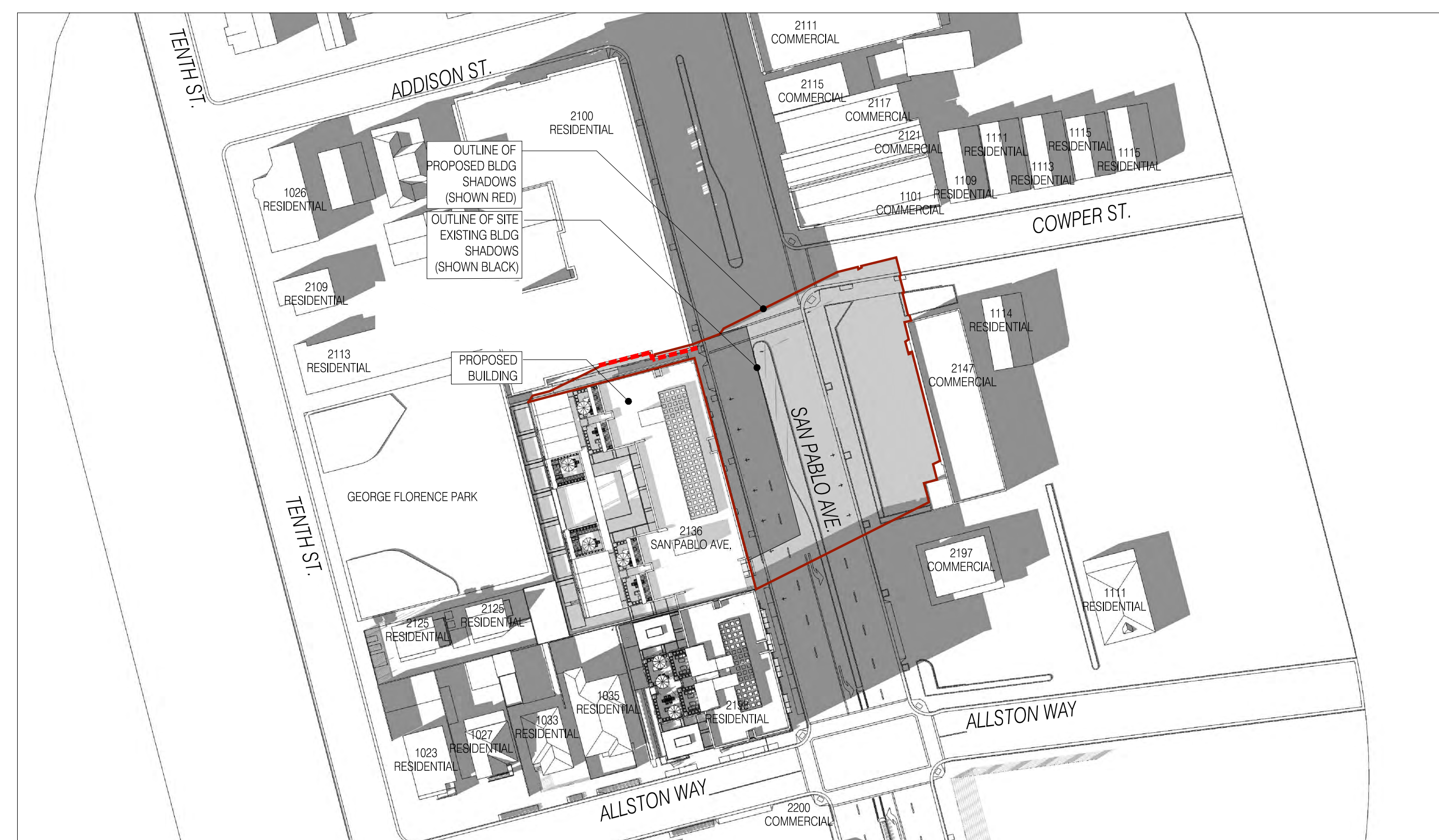
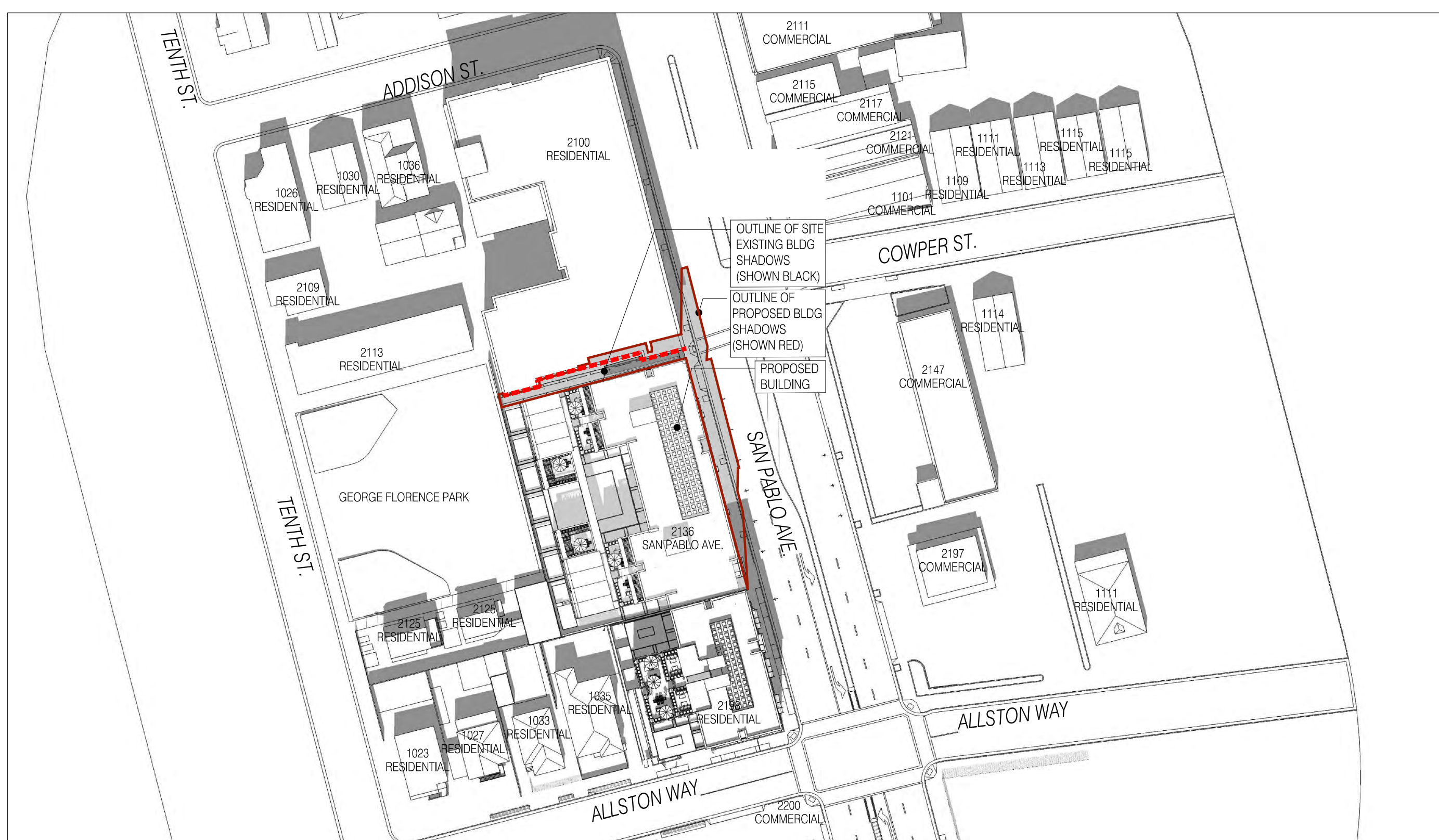
ALLSTON EXTENSION



4 SHADOW STUDY AXONOMETRIC - OCTOBER 4TH: 2-HOURS AFTER SUNRISE
NTS

2 SHADOW STUDY - OCTOBER 4TH: 2-HOURS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

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3 SHADOW STUDY - OCTOBER 4TH: NOON
1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - OCTOBER 4TH: 2-HOURS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

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**SHADOW STUDIES
OCTOBER 4TH**

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