

E X H I B I T A

2750 Adeline Street

Use Permit Modification # 03-7000064

STANDARD CONDITIONS

1. Conditions Shall be Printed on Plans

The following conditions shall be printed on the first sheet, or on the next sheet thereafter as may be practical, of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'City of Berkeley Conditions of Approval'.

2. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

- A. This Permit authorizes only those uses and activities actually proposed in the application and exclude other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use for which this Permit is approved is permitted unless the Permit is modified by the Zoning Adjustments Board, in conformance with Section 23B.56.020.A.

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project. The Zoning Officer may also approve a maximum two-foot variation to Board approved plans, provided, that such variation does not increase a structure's height, reduce the minimum distance to any property line, and/or does not conflict with any special objective sought by the Board. In the case of modifications to Use Permits for construction of, or additions of changes to single family homes that required Board review, the Zoning Officer shall follow Board policy adopted March 13, 1997, as follows:

- A. Upon applications for modifications to a home where a Use Permit has been granted, Staff shall review the Use Permit to determine if any explicit conditions were placed on the Use Permit that would be affected by the proposed modification.
- B. If, prior to acting on a Building Permit, Staff becomes aware of controversy over an earlier application, Staff may choose to conduct a more detailed review of the record to determine if conditions were implied by the Board or offered by the applicant (but not included in the Use Permit conditions) that would be affected by the proposed modification (this does not imply that Staff will review the whole Use Permit record for all applications).

- C. If there are explicit conditions (#A) or implied conditions (#B) affected by the proposed modification, the project shall be brought back to the Board as a Use Permit Modification.
- D. If there are no explicit conditions that would be affected by the proposed modification, and if Staff is not otherwise aware of implied conditions, and the project would otherwise meet the requirements of the Zoning Ordinance, Staff will approve the Building Permit without Board or public review.

5. Plans and Representations Become Conditions (Section 23B.56.030)

Except as expressly specified herein, the site plan, floor plans, building elevations and any additional information or representations submitted by the applicant during the Staff review and public hearing process leading to the approval of this Permit, whether oral or written, which indicated the proposed structure or manner of operation are deemed conditions of approval.

6. Subject to all City and Other Regulations (Section 23B.56.040)

The approved use and/or construction are subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8 below.

8. Exercise and Lapse of Permits (Section 23B.56.100)

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
- B. 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.
- C. 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.

ADDITIONAL CONDITIONS

Pursuant to BMC Section 23B.32.040.D, the Zoning Adjustments Board attaches the following conditions to this Permit:

Prior to Issuance of Any Building Permit

- 9. Prior to issuance of a building permit, the applicant shall secure the approval of the final building plans from the Landmarks Preservation Commission or LPC Staff as may be required.
- 10. Prior to issuance of a building permit, the applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis.

Noise Management Individual _____

Name Phone #

11. Prior to issuance of a building permit, the applicant shall secure approval of a "Construction and Demolition Recycling Plan" and attach the approved plan to the building permit job set. Please obtain plan from the Permit Service Center, complete, and contact Solid Waste Management at 981-6368 for approval.

City Monitor: Solid Waste Mgmt. Staff _____

Signature Date

12. Prior to issuance of a building permit, the applicant shall secure the City Traffic Engineer's approval of a construction traffic management plan. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, 3rd floor, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The City Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety, or convenience of the surrounding neighborhood.

City Monitor: Traffic Engineer _____

Signature Date

During Construction:

13. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday.

14. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

15. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

16. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.

17. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.

18. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.

19. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.

Prior to Issuance of Occupancy Permit or Final Inspection:

20. The project shall conform to the plans and statements in the Use Permit.

21. All landscape, site and architectural improvements shall be completed per the attached approved drawings, as herein revised, dated: AS0.1 5/09/05, AS1.0 5/23/05; AS1.1 5/23/05; AS1.2 5/09/05; AS2.1 5/23/05; AS2.2 5/09/05.

At All Times:

- 22.** The allowed uses, their hours of operation and general character are as follows:
 - a. A single-family dwelling
 - b. Two or more retail shops with hours of operation not to exceed the hours permitted by the C-SA District Regulation
 - c. One Crafts Center
 - i. The uses of the craft center and the activities of tenants shall comply with the definition of "Art/Craft Studio" found in BMC Section 23F.04.010, Definitions.
 - ii. Hours of operation shall be limited to 10:00 a.m. to 9:00 p.m. Any use of mechanical equipment, truck deliveries, or other noise making operations shall be limited to the hours of 10:00 a.m. and 6:00 p.m. on Monday through Saturday. No such activity shall occur on Sunday.
 - iii. No more than two persons may be employed by the crafts center. The leased tenant spaces shall house no more than a two individuals.
 - iv. The work operations may not involve hazardous materials or processes; or create offensive or objectionable noise, vibration, odors, heat, dirt or electrical disturbance perceptible by the average person beyond the lot line or party walls of multi-unit building, of the subject premises.
- 23.** All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 24.** Prior to issuance of a building permit, the applicant shall obtain addresses for each suite or unit approved by this Use Permit.

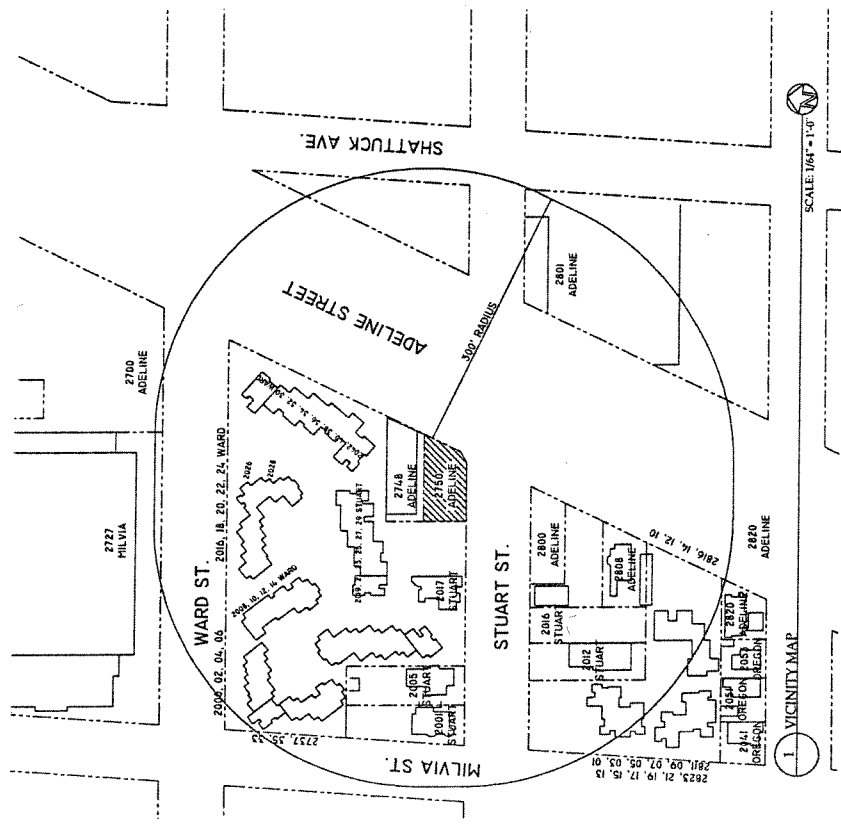
2750 ADELINE ST.

SEISMIC RETROFIT & RENOVATION

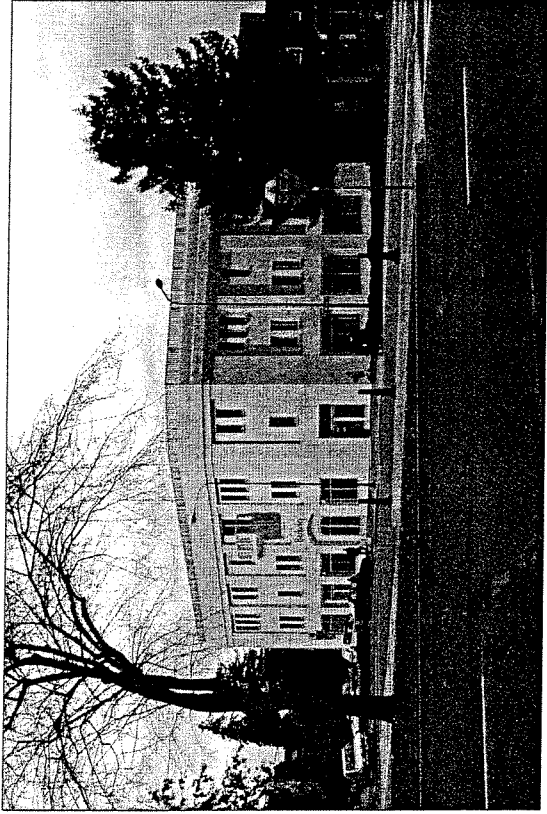
ZONING SUBMITTAL APPLICANT:
 INTEGRATED STRUCTURES INC
 2605 DAVENPORT BLVD
 BERKELEY, CA 94704
 (510) 845-9633

OWNER:
 ADELINE STUDIO'S LLC
 SHAGHA SHAMISZAD
 24 SHATTUCK SQ.
 BERKELEY, CA
 (510) 844-0776

PROJECT DESCRIPTION:
 SEISMIC RETROFIT AND RENOVATION OF AN EXISTING UNREINFORCED MASONRY WAREHOUSE CONSTRUCTED IN 1906. THE 12,000 SF STRUCTURE WAS ORIGINALLY CONSTRUCTED AS A STORAGE FACILITY (DAKIN WAREHOUSE) AND WAS DESIGNATED A BERKELEY HISTORIC LANDMARK ON OCTOBER 4, 2004.

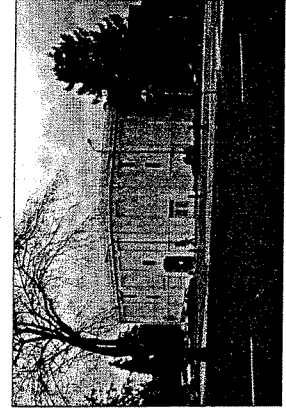


1 VICINITY MAP
 SCALE: 1/64" = 1'-0"



2 PROPOSED BUILDING - PHOTO SIMULATION
 ZONING DISTRICT: C-SA SOUTH AREA
 COMMERCIAL
 SCALE: NTS

BUILDING HEIGHT (FT)	(# OF STORIES)	(E)	PROPOSED
AVERAGE	4	40'-8 1/2"	4
MAX	4	47'-1"	4
LOT AREA (SQ FT)		4,104	4,104
GROSS FL AREA (SQ FT)		12,186	11,746
BLDG. FOOTPRINT (SQ FT)		4,104	4,104
USABLE OPEN SPACE (SQ FT)		0	728
FAR		2.47	2.87



3 EXISTING SITE PHOTO
 SCALE: NTS

Exhibit B

DRAWING INDEX

AS0.1	COVER SHEET
AS1.0	FIRST FLOOR & SITI
AS1.1	SECOND AND THIRD
AS1.2	FOURTH FLOOR AND
AS2.1	PROPOSED NORTH AND
AS2.2	PROPOSED NORTHWEST AND WEST ELEVATIONS

REVISIONS BY:
 Cover Sheet

Retrofit & Renovation
 2750 Adeline St. Berkeley, CA
 Zoning Submittal



INTEGRATED STRUCTURES INC.
 ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
 2605 DAVENPORT WAY, BERKELEY, CA 94704
 TEL: (510) 845-9633



DATE: 09/05
 SCALE: VARIES
 DRAWN:
 CHECKED:
 TITLE: 2750 ADELINE STREET
 SHEET: AS0.1

PLANS APPROVED BY BOARD OF ADJUSTMENTS

colobis *DR Sandeepan*
 Date Signature 1 of 6

REVISIONS BY:

First Floor Plan and Site

Retrofit & Renovation
2750 Adeline St. Berkeley, CA
Zoning Submittal



INTEGRATED STRUCTURES INC.
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
2606 Dwight Way, Berkeley, CA 94704
Tel: (916) 665-9633



DATE: 5/23/05
SCALE: 1/4" = 1'-0"
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JOB: 2750ADLINE
SHEET:

AS1.0

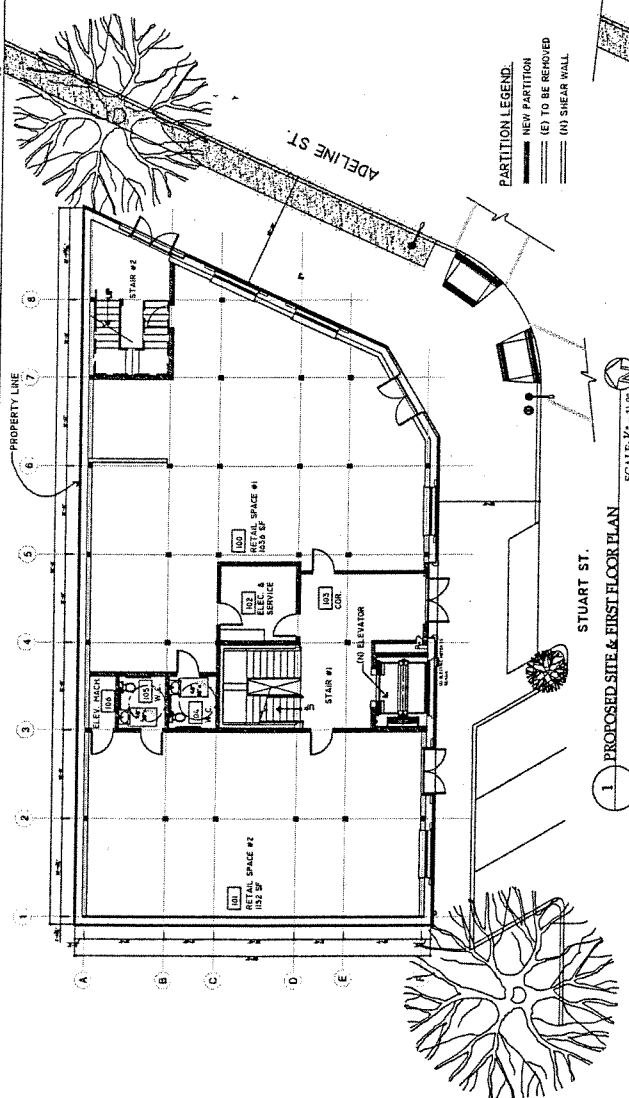
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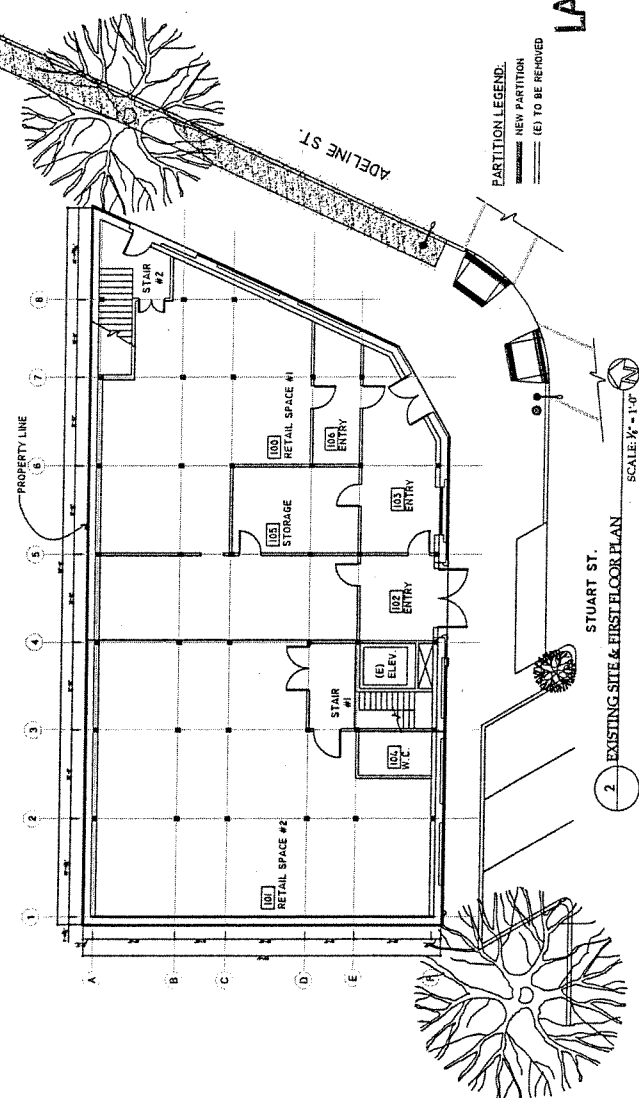
LAND USE PLANNING

PLANS APPROVED BY BOARD OF ADJUSTMENT

6/20/05 Date
DAS Signature



1 PROPOSED SITE & FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

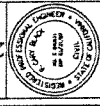


2 EXISTING SITE & FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS BY:

Second and Third Floor Plan

Retrofit & Renovation
2750 Adeline St. Berkeley, CA
Zoning Submittal

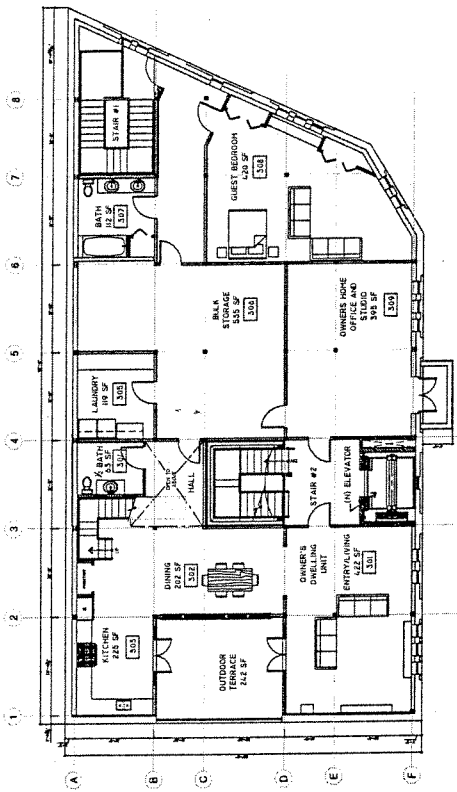


INTEGRATED STRUCTURES INC.
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
2606 Dwight Way, Berkeley, CA 94704
Tel: (916) 665-9633



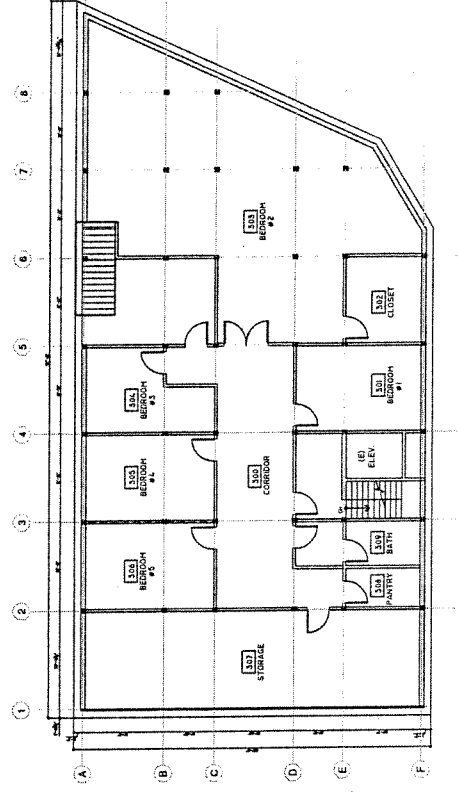
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FOR: 2750 ADLINE
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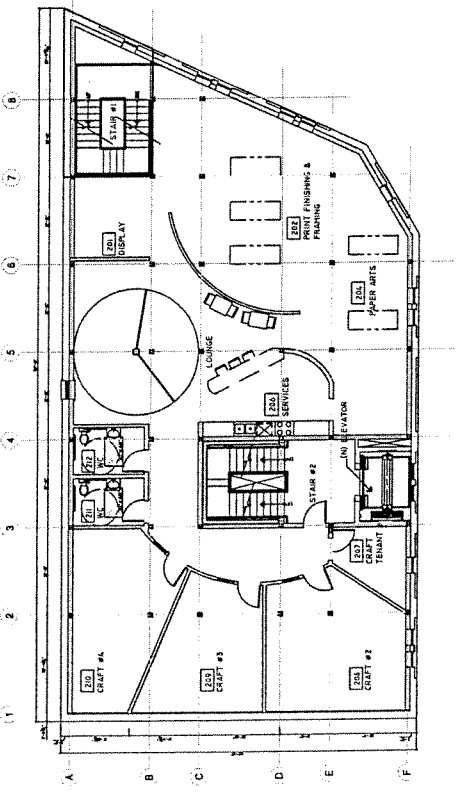


3 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

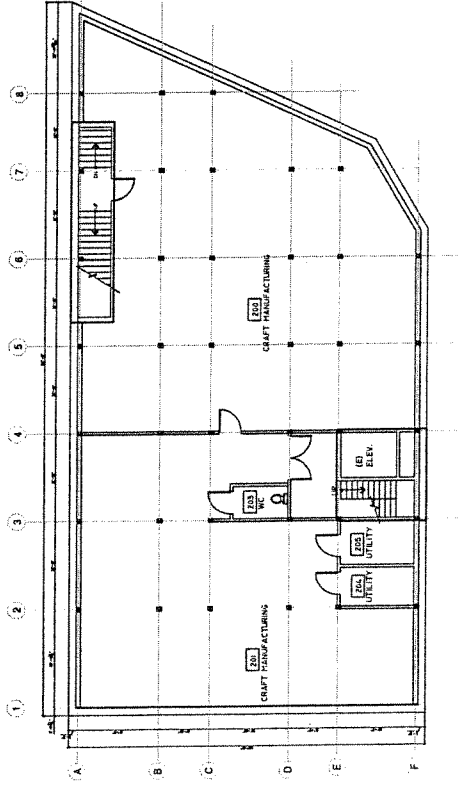
THIRD FLOOR



4 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND:
--- NEW PARTITION
--- (E) TO BE REMOVED
--- (M) SHEAR WALL

PLANS APPROVED BY BOARD OF ADJUSTMENTS RECEIVED

DATE 5/23/05
Signature *DRS*
Date *5/23/05*
Signature *3 of 6*
LAND USE PLANNING

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REVISIONS BY:

Fourth Floor and
Roof Plan

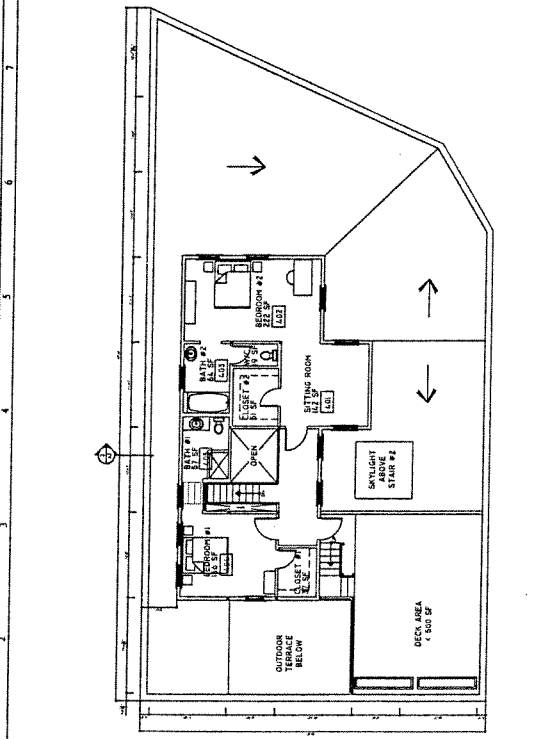
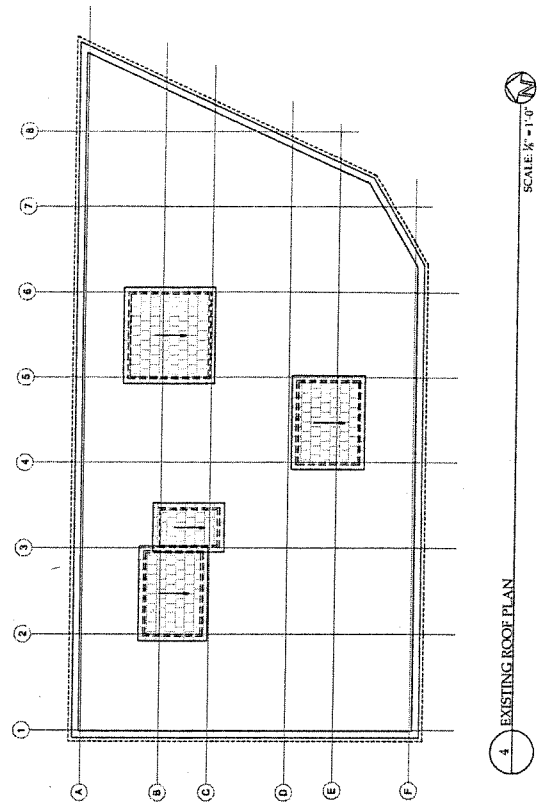
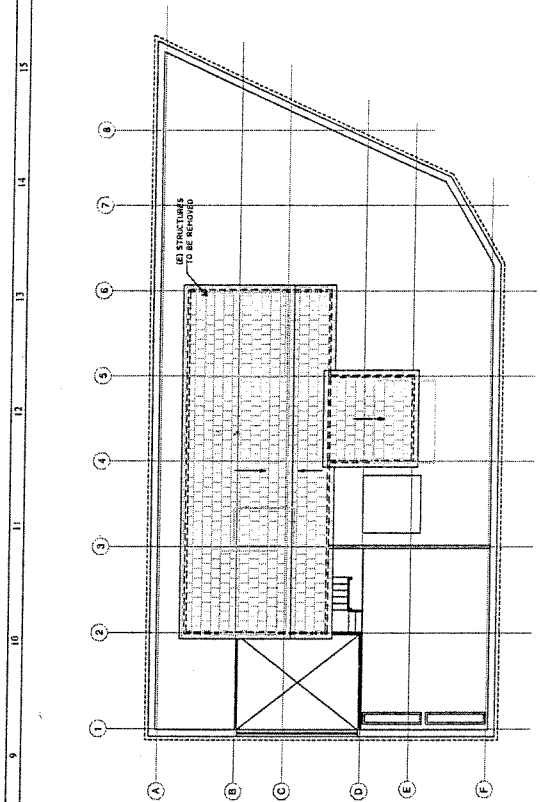
Retrofit & Renovation
2750 Adeline St. Berkeley, CA
Zoning Submittal



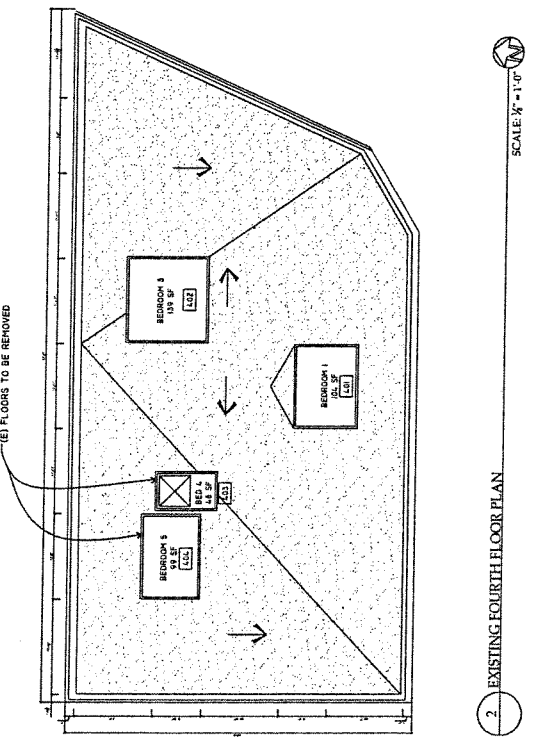
INTEGRATED STRUCTURES INC.
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
2006 Dwight Way, Berkeley, CA 94704
Tel: (510) 665-9633



DATE: 09/05
SCALE: 1/4" = 1'-0"
DRAWN: DRE
JOB: SUBMITTAL
SHEET: AS1.2



PARTITION LEGEND:
 — NEW PARTITION
 - - - (E) TO BE REMOVED
 = = = (N) SHEAR WALL



PLANS APPROVED BY BOARD OF ADJUSTMENTS

Date 6/26/05 Signature DLS of 6

REVISIONS BY:

Elevations

2750 Adeline St. Berkeley, CA
Retrofit & Renovation
Zoning Submittal



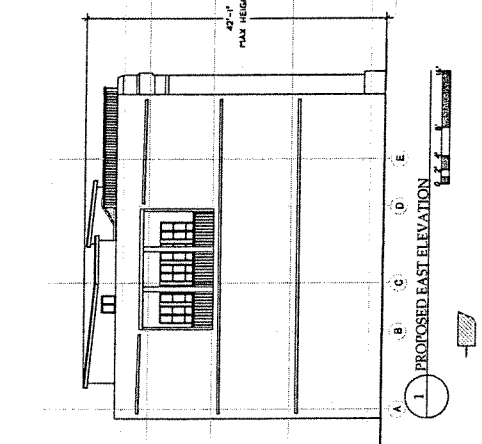
INTEGRATED STRUCTURES INC.
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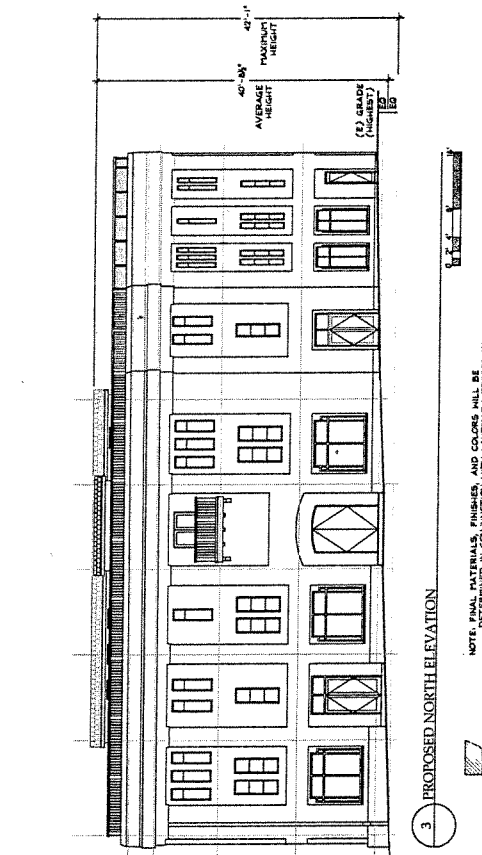
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AS2.1

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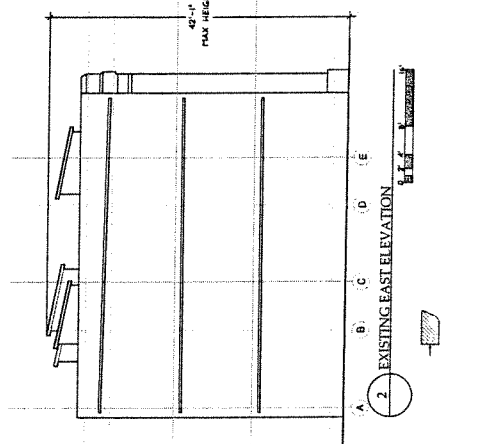


1 PROPOSED EAST ELEVATION

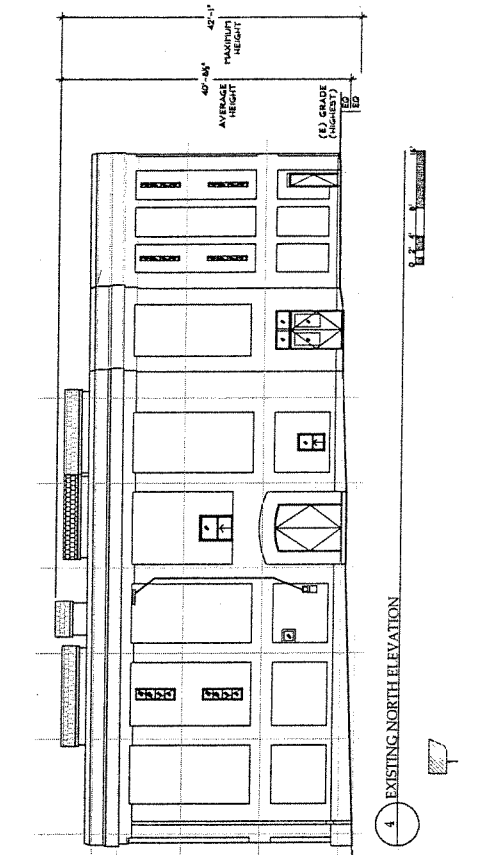


3 PROPOSED NORTH ELEVATION

NOTE: FINAL MATERIALS, FINISHES, AND COLORS WILL BE DETERMINED IN CONJUNCTION WITH LANDMARK PRESERVATION COMMISSION APPROVAL



2 EXISTING EAST ELEVATION



4 EXISTING NORTH ELEVATION

PLANS APPROVED BY BOARD OF ADJUSTMENT

Date 6/20/08
Signature DRS
Signature 5/8/06

REVISIONS BY:

Elevations

Retrofit & Renovation
2750 Adeline St. Berkeley, CA
Zoning Submittal



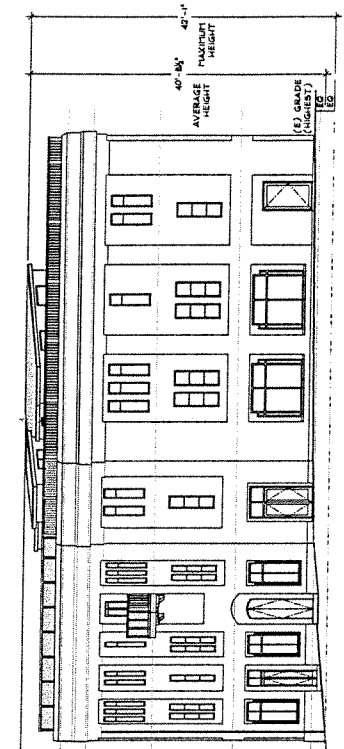
INTEGRATED STRUCTURES INC.
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
2606 Dwight Way, Berkeley, CA 94704
Tel: (510) 665-9633



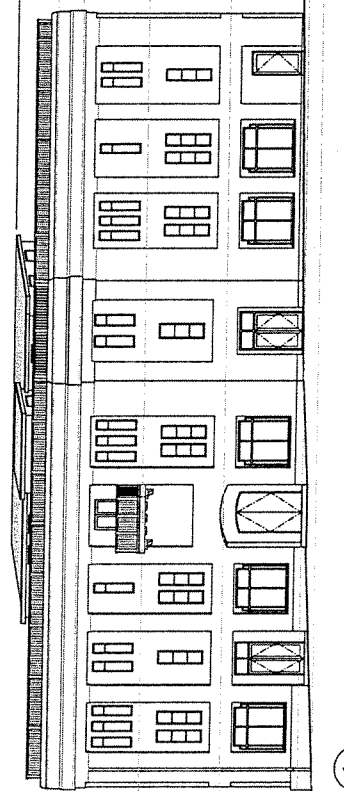
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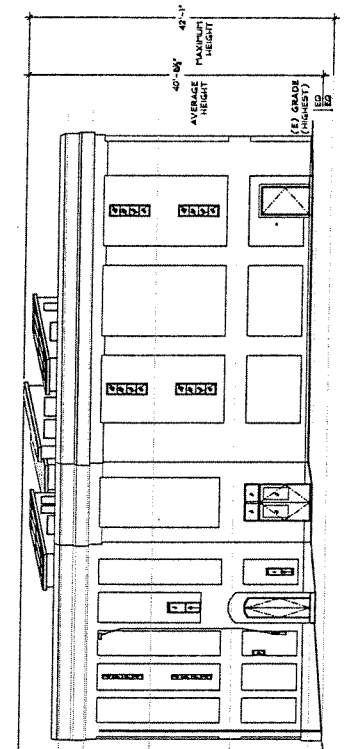


3 PROPOSED WEST ELEVATION

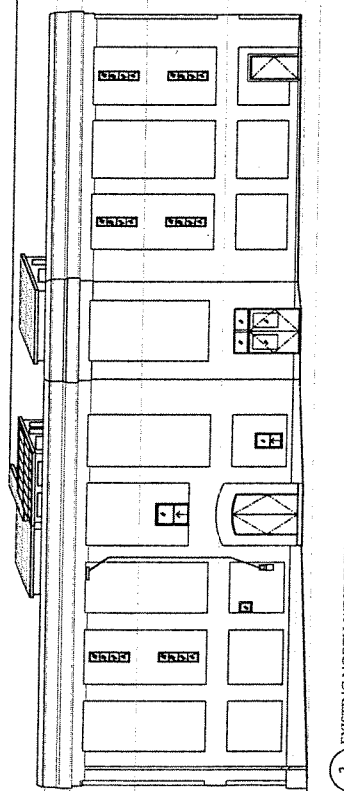


1 PROPOSED NORTH-WEST ELEVATION

NOTE: FINAL MATERIALS, FINISHES AND COLORS WILL BE DETERMINED IN CONJUNCTION WITH LANDMARK PRESERVATION COMMISSION APPROVAL



4 EXISTING WEST ELEVATION



2 EXISTING NORTH-WEST ELEVATION

- ROOF 24'-4"
- 4TH FLOOR 31'-0"
- THIRD FLOOR 21'-11"
- SECOND FLOOR 19'-11"
- GROUND FLOOR 0'-0" (LOWEST) 2'-4"

- ROOF 24'-4"
- 4TH FLOOR 31'-0"
- THIRD FLOOR 21'-11"
- SECOND FLOOR 19'-11"
- GROUND FLOOR 0'-0" (LOWEST) 2'-4"

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PLANS APPROVED BY BOARD OF ADJUSTMENT

Calabos DLS
Date
Signature *Calabos*