PHI KAPPA PSI

Use Permit Application

As president of The Alpha Xi building association, owner of the KA chapter house at 2425 Piedmont Avenue, Berkeley I am supportive of your plans. Best of luck with your project.

Ryan S Ledwith

I support your application.
Sid
Sid lakireddy
2437 Piedmont Avenue, LLC

the Chi Omega Association, owner of the adjacent property known as 2421 Piedmont Avenue, Berkeley, is in support of the Phi Kappa Psi application. We thank you for being good neighbors.

Best regards,

Helen

Helen Nicholas
Chi Omega Association Board President

Thanks for the plans for the proposed work at Phi Psi Fraternity, 2424 Warring St.

I am the alumni president of Delta Upsilon Fraternity, 2425 Warring St., just across the street. I have reviewed the plans and can see that there is very little change to the existing front of the building, which really is the only part we see.

We give you our full support for your project. It will be a great addition to the neighborhood and will be environmentally friendly, particularly with the solar panels on the roof.

Charlie Kavanagh

(650) 579-1944

Cover Sheet and Neighbor Comments

PROJECT:

PHI KAPPA PSI - 2424 WARRING STREET, BERKELEY, CA 94704

Date: 4/4/16
Drawn: AM
Checked: SN
Job: 2014-061
APPLICANT STATEMENT AND BACKGROUND

PROJECT:
PHI KAPPA PSI - 2424 WARRING STREET, BERKELEY, CA 94704

BACKGROUND

Phi Kappa Psi purchased the building at 2424 Warring Street in 2012 from Alpha Gamma Delta sorority who had owned the building since it was built in 1956. Between construction and sale, Alpha Gamma Delta had performed some changes to the building, but primarily the removal of second and third floor decks overlooking the courtyard and facing Warring. As a condition of the sale and per City requirements, the building was brought into compliance with RECO standards.

Last year a building permit was issued to Phi Kappa Psi fraternity to complete a $4 million renovation, which is currently in process, and work proposed under this use permit application, is proposed, if approved. Included in the currently active building permit, Phi Kappa Psi has renovated the entire basement recreation room providing an exterior sound wall with sound ordinance compliant doors. At the second and third floors, the bedrooms and bathrooms have been stripped to the studs and thoroughly renovated, with new seismically retrofitted exterior walls, all new double glazed window units, new electrical and network wiring and fully insulated exterior walls. Two new handicap bathrooms have been constructed on the first floor. A motorcycle, bicycle and trash enclosure is permit approved and will be built this summer providing order and cleanliness to the front yard.

The House Corporation does not view the building as an insignificant structure to be expensed over time. In the last few decades much has been learned about the effects of earthquakes on structures, particularly the vulnerability of mid-century structures with many windows, and the increased electrical requirements for student living. That knowledge has changed everything in California student living. The Phi Psis are only the first of Berkeley fraternities and sororities that will be looking to improve their buildings over the next few years. Beyond the life safety and increased use requirements of college residences, are the needs for a quiet study areas, a variety of outdoor recreational spaces and a relaxing home environment. It is the goal of the House Corporation to provide those spaces in this building, as well.
PROPOSED USE PERMIT WORK

1. ROOF DECK: Maximum Occupancy: 50 people per CBC
   Material: Bison composite elevated decking and wood trellis.
   Size: 2’ x 2’ raised deck tiles, trellis 8 feet 10 inches above the roof level. BMC Section 23D.06.070C, Section 23D.04.020.B

   We propose to build a roof deck in the remaining 750 square feet available for use on the roof. The current roof configuration suggests the use of the roof as a deck in the past, since there are two existing means of egress, but we have been unable to verify a permitted use either from City records or the original approved building drawings.

   SCOPE OF WORK: Use a Bison elevated deck system that provides a hard surface, suitable for deck use, elevated above the roof surface that will allow proper drainage. Install a roof top trellis on the deck.

   SPECIAL CONCERN 1: Deck rail and trellis extending above the building height limits of the zoning district. The deck guardrails extend from a height of 33’ 6” to 37’ above the corresponding grade and the top of the trellis extends an additional 6’ 4” above the top of the guardrails.

   SOLUTION: The deck and trellis have been located on the roof outside of a viewing angle from the Kappa Alpha basement to Warring Street. On the west side the Kappa Alpha house obstructs much of the view, leaving the front lawn of the Chi Omega Sorority on the north as the nearest direct view. The edge of the roof on the north is over forty feet from the deck and any available view of the deck would be obscured by the Kappa Alpha house. In some views the trellis may be seen, but it has been purposefully designed to not exceed the height of the stair tower to the roof.

   SPECIAL CONCERN 2: The lighting of the deck and trellis on the roof will be seen by neighbors and passersby.

   SOLUTION: All of the lighting is compliant with the principles of dark-sky lighting that cast little or no upward light. The wall sconce at the stair way is a down casting fixture. A similar fixture is used between the blades of the trellis and the deck lighting is attached to the bottom hand rail of the guardrails. See the lighting fixture selections on the Materials sheet.

2. ROOF TOP SOLAR COLLECTION
   Material: Aluminum case with glass covering.
   Size: 4’ x 8’ panels elevated above the level of the room 9-21 inches.

   It is desired that a significant amount of energy used in the house be generated from roof top solar collectors. The structural engineer has determined that 1500 square feet of roof top is available for use. Phi Psi has proposed to use 750 square feet for solar collection.

   SCOPE OF WORK: Provide 750 square feet of solar collectors on the roof.

   SPECIAL CONCERN: Viewing the solar collectors from the street.

   SOLUTION: The solar collectors have been placed on the portion of the roof furthest from the street and an additional three feet from the edge of the roof. The angle of view to the roof at street and an additional three feet from the edge of the roof. The angle of view to the roof at...
PHI KAPPA PSI - 2424 WARRING STREET, BERKELEY, CA 94704

**PROJECT:**

**SPECIAL CONCERN:** Viewing the solar collectors from the street.

**SCOPE OF WORK:** Provide 750 square feet of solar collectors on the roof.

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**SOLUTION:** To mitigate the look of an eight foot fence, we have proposed the fence be covered with a black vinyl coating to keep the fence from rusting and to lessen the visual impact of an eight foot fence.

**SPECIAL CONCERN 2:** The north property line beyond the subject property creates another slope to the rear of the lot (west). Previous development by the westerly neighbor produced a three foot high retaining wall three feet west of the property line. The top of the fence will be eleven feet higher than the grade three feet away at that location.

**SPECIAL CONCERN 2:** The north property line beyond the subject property creates another three foot retaining wall, this time with the eight foot security fence constructed within one foot of the edge of the retaining wall.

**SOLUTION:** Chi Omega sorority (the neighbor to the north) and Kappa Alpha fraternity (the neighbor to the west) have supported Phi Kappa Psi in their application to building the wall as designed. It is critical to maintain a consistent fence height of eight feet at the northwest corner.
ADDITIONAL BEDROOM REQUEST
BMC Section 23D.16.050
The trend in group living today is toward smaller rooms that afford more privacy. In requesting two additional bedrooms, the thought is not to add to the occupant load of the building, but to reduce it. We are seeking approval to convert four double rooms housing eight occupants to six single rooms housing six occupants.

SCOPE OF WORK: Remove the dividing wall between two adjacent double bedrooms, on the second and third floor, and build two new walls equidistance from one another, to create three single bedrooms on each floor. Update windows, wall insulation, electrical & heating.

5 MOTORCYCLE, BICYCLE & TRASH ENCLOSURE
Material: Brick toward Warring Street, Concrete block on other masonry walls and chain link fencing.
Height: 6 feet high
Motorcycle Parking: 5 motorcycles
Bicycle Parking: 10 bicycles

These enclosures are not a part of this application. They can be built without discretionary review and are included to show the conformance and compatibility of the materials used in the enclosures with the existing house and property.

SCOPE OF WORK: Build the enclosures to bring order to the site and the surrounding properties. The motorcycle and bicycle enclosures provide protected parking for vehicles that are not safely stored elsewhere. The trash enclosure provides protected storage for all the trash collection containers that exist on the site. With these enclosures vehicles can be safely stored and trash can be kept from littering the neighborhood.

PERSPECTIVE VIEWS
PROJECT:
PHI KAPPA PSI - 2424 WARRING STREET, BERKELEY, CA 94704

Date: 4/4/16
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### TABLE SHOWING NON-CONFORMANCE WITH BMC.

<table>
<thead>
<tr>
<th>TITLE</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED BY CODE FOR PROPOSED PROJECT</th>
<th>BMC CODE</th>
<th>REQUIREMENT</th>
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</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>11,700 S.F.</td>
<td>11,700 S.F.</td>
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<tr>
<td>Occupancy</td>
<td>56</td>
<td>54</td>
<td>33.42857143</td>
<td>23D.36.079.B</td>
<td>1 resident per 350 square feet of lot area. One additional person who resides in a Group Living Accommodation use may also be allowed for the remaining lot area which may be less that 350 square feet, but not less than 200 square feet in area.</td>
</tr>
<tr>
<td>Usable Open Space</td>
<td>4,146 S.F.</td>
<td>4,896 S.F.</td>
<td>4,860 S.F.</td>
<td>23D.36.070.F</td>
<td>Usable open space for each dwelling unit, 200 square feet; for each person who resides in a Group Living Accommodation use, 90 square feet</td>
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<tr>
<td>Automobile Parking</td>
<td>4</td>
<td>4</td>
<td>11.8</td>
<td>23D.36.080</td>
<td>One per each five residents plus one for a manager.</td>
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<tr>
<td>Motorcycle Parking</td>
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<td>5</td>
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<td></td>
<td>Not Required</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>-</td>
<td>10</td>
<td></td>
<td></td>
<td>Not Required</td>
</tr>
</tbody>
</table>

**Materials and Misc.**

**Project:**

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**2x5 LED UNDER RAIL LIGHTS**

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**Black Vinyl Coated Chain Link Fencing**

**Down Light**

**Bison Roofdeck and Trellis**

**Materials and Misc.**

**Project:**

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**2x5 LED UNDER RAIL LIGHTS**

**Black Vinyl Coated Chain Link Fencing**

**Down Light**

**Bison Roofdeck and Trellis**
PROPOSED BASEMENT PLAN

SCHEDULE 3/32" = 1'-0"

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SECOND FLOOR PLAN

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PHI KAPPA PSI - 2424 WARRING STREET, BERKELEY, CA 94704

SCALE: 3/32" = 1'-0"

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