If the base project were to be all conc. We could have floor-ceiling assemblies that are 8" post tensioned conc. If they were framed 12" assemblies, the floor to ceiling height in the base project section would be higher than the building code interior environments min.dlg. Ht. of 7'-6".
OPEN SPACE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>OCCUPANCY</th>
<th>QTY</th>
<th>REQUIREMENT</th>
<th>REQ'D</th>
<th>PROVIDED</th>
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<tbody>
<tr>
<td>BASE PROJECT</td>
<td>UNITS</td>
<td>112</td>
<td>60 SF / UNIT</td>
<td>6,600</td>
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<tr>
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<td>TEMPORARY SLEEPING ROOM</td>
<td>1</td>
<td>40 SF / ROOM</td>
<td>40</td>
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<tr>
<td></td>
<td>TRANSITIONAL DORM ROOM</td>
<td>8</td>
<td>40 SF / ROOM</td>
<td>240</td>
<td></td>
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<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td>2,240</td>
<td>11,600</td>
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<th>REQUIREMENT</th>
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</tr>
</thead>
<tbody>
<tr>
<td>PROPOSED PROJECT</td>
<td>UNITS</td>
<td>142</td>
<td>60 SF / UNIT</td>
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<td>TEMPORARY SLEEPING ROOM</td>
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<td>40</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TRANSITIONAL DORM ROOM</td>
<td>8</td>
<td>40 SF / ROOM</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td>11,640</td>
<td>10,500</td>
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</tbody>
</table>

*** PRIVATELY OWNED PUBLIC OPEN SPACE COUNTED DOUBLE PER 231E.6E.070-C-1-a

CAR PARKING

PER GOVERNMENT CODE, 65913.4(D), NO PARKING IS REQUIRED IN THE BASE PROJECT

DENSITY BONUS REQUESTS:

1. FRONT YARD SETBACK REDUCTION CONCURRENT WITH AN A-2A ZONE, TO ACCOMMODATE DENSITY BONUS FLOOR AREA.
2. SIDE YARD SETBACK REDUCTION ADJACENT TO AN EXISTING RESIDENTIAL USE, TO ACCOMMODATE DENSITY BONUS FLOOR AREA.
3. INCREASE IN HEIGHT + NO. OF STORIES, TO ACCOMMODATE DENSITY BONUS FLOOR AREA.
4. REDUCTION OF OPEN SPACE THAT WOULD OTHERWISE BE REQUIRED TO BE PLACED ON THE ROOFTOP. EXPAND THE FLOOR-TO-FLOOR HEIGHTS IN THE PROPOSED PROJECT.

CONCESSIONS: (PROJECT IS ENTITLED TO THREE, TWO ARE REQUESTED)
ADDED SEP. 5TH FLOOR (TOP FLOOR) W AMENITY SPACES TO MATCH 6TH FLOOR (TOP FLOOR) OF PROPOSED RESULTS IN ELIMINATING 4 UNITS.
### Density Bonus (DB) Calculations

#### Step 1.1A
- **Description**: Base Project
- **Comments**: See calc. below
- **Units**: 142
- **SF**: 100,220

#### Step 1.2A+B
- **Description**: Proposed Project
- **Comments**: Proposed proj. area / # units
- **Units**: 142
- **SF**: 121,725

#### Step 1.3A
- **Description**: Base Units (rounded up)
- **Units**: 167
- **SF**: 121,725

#### Step 1.3B
- **Description**: Density Bonus Increase
- **Units**: 167
- **SF**: 13,362

#### Step 2.1
- **Description**: %VLI
- **Units**: 35
- **SF**: 37%

#### Step 2.2
- **Description**: DB Bonus Based on VLI
- **Units**: 35
- **SF**: 35%

#### Step 2.3
- **Description**: DB Increase Allowed
- **Units**: 41
- **SF**: 35,137

#### Totals: Density Bonus Increase
- **Units**: 158
- **SF**: 135,357

#### Actual Proposed Project Total
- **Units**: 142
- **SF**: 121,725

#### Unused Total
- **Units**: 16
- **SF**: 13,632

### Notes
- Per "Berkeley Procedures for Implementation of State Density Bonus Law - Sept. 15, 2014"
- * BASE + PROPOSED PROJECT (RESIDENTIAL) AREAS
- ** BASE (SF) ** PROPOSED (SF) **
  - 1st FLR: 11,905 15,295
  - 2nd FLR: 16,075 15,515
  - 3rd FLR: 24,070 23,100
  - 4th FLR: 24,070 23,100
  - 5th FLR: 24,070 23,215
  - TOTAL BASE PROJECT: 100,220
  - 6th FLR (Density Bonus Floor): N/A 21,210
  - TOTAL PROPOSED PROJECT: N/A 121,725

### Waivers/Modifications
- **Concessions:** (Project is entitled to three, two are requested)

### Draft

The shared area was not included so this number + the total will go up approx. 4,000 SF.

Because of requested changes to 3rd FLR + adding in the shared area that was missed previously, now actual base plan units shown (if you count on the plans there are 113 base units) is less than the calculated base units total. *Is this acceptable?*

See following Berkeley Density Bonus Calculations "City of Berkeley Procedures for Implementation of State Density Bonus Law" I understand it to mean that base project unit size can be smaller than the proposed unit size (so that base proj. units are not made smaller to show more units), but that base proj. unit sizes can be larger - which is what we are showing here.
• Step 4: Waive or reduce development standards as needed to accommodate the project, with the density bonus and concessions.

These steps are described in greater detail below.

Step 1: Determine Base Project (65915(f))

1.1 Calculate residential floor area:

Procedures: The base project:

a. Must comply with all applicable development standards, without any discretionary permits to waive or modify a standard (e.g., additional height, reduced parking, etc.).
b. Must comply with applicable building and fire codes.
c. Must be substantially consistent with the footprint, setbacks, and ceiling heights of the proposed project (not including waivers/reductions to allow the density bonus and any concessions).  
d. Must include any non-residential uses, including non-dwelling residential amenities (such as common laundry rooms, lounges, etc.) in proposed project, unless these uses are requested as a concession.

1.2 Calculate Average Unit Size

Procedures:

a. Using the proposed project’s plans, calculate the total floor area dedicated to residential uses (living areas, corridors, residential amenities) on each floor.
b. Identify the total number of proposed residential units.
c. Divide total floor area by number of units. [Note: this size will be larger than that typically placed on project plans, since it includes circulation space and other residential amenities.]
d. This average unit size must be maintained in the final approved project, unless a concession is granted to increase the size.

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4 This requirement is intended to prevent applicants from creating a base project that would be far denser and/or poorer in design quality than the applicant actually desires to build, for the purpose of obtaining a larger density bonus.

5 This requirement is intended to prevent an applicant from counting non-residential space in the base project that is not actually intended for residential use, which would lead to a calculation of a larger bonus.

6 The average unit size of the proposed project is used in order to prevent applicants from obtaining a larger bonus by assuming smaller units than those they actually intend to build.