SAINT MARY'S COLLEGE HIGH SCHOOL
1600 Posen Avenue, Albany, California
(Mailing Address: 1294 Albina Avenue, Berkeley)

Use Permit Application

April 2011

BACKGROUND AND SUMMARY

Saint Mary's College High School (SMCHS or "the Applicant") is applying for a new Use Permit to allow construction of about 32,000 square feet of new building space and make other alterations to structures on its 12.5-acre campus. SMCHS is an accredited co-educational college preparatory high school operated by the De LaSalle Christian Brothers who have operated schools on the same site since 1903. It is bordered to the south by Codornices Creek (the Berkeley City boundary) and to the north by Posen Avenue. Residential properties fronting on Ordway Street and Monterey Avenue in Berkeley abut the western and eastern sides of the property.

The campus is currently developed with a diverse assortment of buildings that were constructed during the past 55 years to replace De La Salle Hall (1927-1973), the St. Joseph's Academy Grammar School building (1888-1959), and other original structures. The existing buildings, which contain just over 116,000 square feet of floor area, are:

Gymnasium (1948)
Gymnasium Auditorium (1995)
Saint Joseph's Hall (1957)
Shea Student Center (1977)
Cronin Hall (1952, 1959)
Murphy Hall Science Building (1986)
Frates Memorial Hall (2002)
Music Pavilion (1989)
Vellesian Hall (1946)
Brothers' Residence (1978)

The current application requests approval of a new Use Permit to allow a phased development project that would be constructed over a period of about ten years as funds become available. The component projects, which are shown on the Proposed Site Plan (Plan Set, Sheet 3) and described in detail in the next section of this application, are:

1. Music Building to replace the existing Music Pavilion
2. Cronin Hall renovation
3. Shea Student Center renovation and kitchen addition
4. Chapel
5. Saint Joseph's Hall renovation and addition
6. Brothers' Residence addition

Constructing the improvements in phases will allow time for the school to raise funds for construction, make it possible for the school to continue to function during the building process, and reduce construction period impacts.

In 2008, SMCHS submitted an application to modify Use Permit 93-27 to allow construction of 70,700 square feet of new usable floor area. The City conducted hearings on that application in 2008 but took no action. With the submission of this application for a new Use Permit, SMCHS withdraws the previous application to modify Use Permit 93-27.

The proposed project is intended to achieve three overarching objectives:

1. Replacing and renovating aged and inadequate facilities such as the band room, student center snack bar kitchen, and small or inadequate classrooms;

2. Reinforcing the community values of a LaSallian education by providing a chapel that will serve as a sacred space for prayer, worship, liturgy, and instruction; and

3. Consolidating and improving central functions such as the administrative offices and the library.

Achieving these objectives is critical to enabling SMCHS to continue to fulfill its mission as a college preparatory high school that provides students with a quality human and Christian education, and is particularly crucial for the De La Salle Christian Brothers who, since 1868, have invested their lives and resources in Saint Mary's as the means to live out their religious vocations as teaching Brothers. Saint Mary's core values are faith in God, respect of all persons, inclusive community, quality education, and service of the poor and social justice. Saint Mary's seeks to educate the whole person, promoting the intellectual, spiritual, physical and social development of each student through rigorous academic and co-curricular programs. Saint Mary's expects its graduates to become lifelong learners, responsible, moral, productive citizens, and active members of their communities.

The National Association of Independent Schools (NAIS) recommends that high schools provide 175 to 250 square feet of classroom facilities per pupil, which is equivalent to 110,250 to 157,500 square feet of building area for a student body of 630. At present, the gross floor area of all of the buildings on the SMCHS campus, excluding the private residence, is 104,930 square feet, which is about 167 square feet per student and almost 5 percent below the minimum that NAIS recommends. Limiting classroom facilities to only 90,675 allows only 144 square feet per pupil and condemns SMCHS to operating at a sub-standard level. At build-out under the Use Permit, the gross floor area of all of the school's buildings, excluding the residence, would increase to about 137,130 square feet, which is within the recommended range.

In addition to meeting the NAIS criteria, the proposed project would also help SMCHS achieve its goal of allowing each full time teacher to have his or her own classroom designed to accommodate classroom teaching as well as "office" space for class preparations, paper corrections, correspondence, student and parent meetings, etc. Generally, having teachers located throughout the campus in designated classrooms provides for better supervision and greater campus safety than when teachers are located in a faculty room. At present, only four of the school's 31 full-time faculty are not required to share classrooms.

Another project objective is to increase scheduling flexibility. SMCHS continues to explore new schedules that better support student-centered, constructivist learning. Innovative schedules such as

blocks and trimesters call for more flexible use of space to meet the educational needs of students. In addition more classrooms will permit smaller class sizes and reduce the challenges involved in scheduling for events such as Advanced Placement testing. The shortage of classrooms particularly affects the Community Block Schedule when 32 groups of students meet simultaneously in groups of 16 to 23 students. Because there are only 29 classrooms, three groups meet in non-classroom spaces such as the library, auditorium, and conference rooms.

ZONING REQUIREMENTS

The SMCHS campus is zoned Public Facilities (PF) conforming to the General Plan's classification of the site as Public/Quasi Public. Schools are among the uses that the PF district regulations allow subject to approval of a Use Permit (Section 20.12.040). That portion of the site located within 75 feet of the centerline of Codornices Creek is also subject to the City's Watercourse Overlay District (WC) regulations (Section 20.12.080.B.6), which require a use permit to allow structures closer than 20 feet from the top of the natural creek bank (Section 20.24.030.G). The application does not propose any structures that would require a use permit pursuant to this provision.

Except for imposing a 40-foot height limit, the Zoning Ordinance does not stipulate any site regulations for development in the PF District but requires the Planning and Zoning Commission to establish development standards on a case-by-case basis as part of the zoning and design review process (Section 20.24.020). As discussed in the Parking section of this application, the proposed project will increase the number of parking spaces provided on the property to fully comply with Section 20.28.030.B, which requires one space for each SMCHS employee and one space for every 10 students. The tabulation sheet (Attachment A) describes the proposed project and shows how it conforms to applicable zoning standards including the site regulations that the Commission previously established for the property.

PROJECT DESCRIPTION

1. Music Building

The Applicant is requesting both zoning and design review approval for a new 13,400-square foot Music Building and an adjacent 26-space parking area. (The application for design review approval and required plans have been separately submitted.) This project will be the first to be constructed under the Use Permit. The new building will replace the existing 1,930-square foot Music Pavilion. The new building will include a 1,700 square foot space for vocal and dance programs, a 2,250 square foot band room, small practice rooms, 300 square feet of offices. The building will also have a 3,300 square foot partial basement storage area.

The new building will accommodate music and dance programs that now use the Gymnasium-Auditorium as well as the instrumental programs that occupy the Music Pavilion. It is not possible to upgrade the existing Music Pavilion, which was originally designed for use as an exterior dining pavilion, to meet the acoustic requirements for use as a music facility. The new building will accommodate band, chorus, dance, and theater programs in spaces that will be comparable to the facilities offered by most high school music programs. The spaces have been designed to provide flexibility so that vocal, dance, theater, and other uses such as cheerleaders' practice can share the same space.

In order for the spaces in the building to function properly, the principal design consideration for the building is its spatial volume. The volume is a function of the floor area needed to accommodate the anticipated number of musicians and their instruments and ceiling height necessary to provide the proper acoustical environment. The minimum recommended ceiling height for the music rooms is 20 feet. In order to fit within the maximum permitted building height of 40 feet and have a sloped roof at a 5:12 ratio, which is comparable to other campus buildings, the ceiling slopes from 18.5 feet to approximately 30 feet at the ridge. The high point under the ridge compensates for the low ceiling at the perimeter of the room. The resulting floor area and ceiling height will provide an opportunity for a well-tempered acoustical space.

The large tall instrumental and vocal/dance rooms with the required high clear ceiling heights, clerestory windows, and an abundance of natural light are similar to the adjacent Shea Student Center. The sloped roofs and ceilings are oriented toward the front of the room, the music director, and projection surfaces. Skylights similar to those in Frates Hall will provide natural light and ventilation avoiding the need for air-conditioning. Clerestory windows at the gable ends, also similar to the Shea Student Center, will contribute to the natural lighting. Skylights and clerestory windows will have operable shades. Smaller less vulnerable windows will face the field and parking.

The apparent height of the structure will be minimized by building into the natural slope of the site. From the north, the building will appear to be single story while the height of the music rooms viewed from the center of the campus will be similar in height to the Student Center. The 3,300 square foot basement storage area under the eastern end of the building will take advantage of the grade and incorporate the retaining wall.

The music building has been designed to fit in with existing buildings on the campus. The dramatically sloped tile roof over the two-story high spaces echoes the roof shape of the adjacent Student Center. Like other buildings on the campus, the exterior walls will be white plaster stucco with colored aluminum-framed windows. A parapet wall in the center portion of the building will conceal the roof-mounted mechanical equipment. Roof overhangs will be similar to Frates Hall, and, like most buildings on the campus, the new building will have an arcade to provide access to the interior spaces.

The Music Building project includes construction of a 26-space parking area including one handicapped accessible space to the east of the new building. The new parking area will be landscaped and screened from the adjacent residential properties to the east by a solid wall as required by Section 20.24.110 of the Zoning Ordinance. The design of the wall will be submitted for design review approval along with the landscaping plan. The landscaping plan is discussed in the Landscaping section of this application and shown on the Landscaping Plan (Attachment C). The area where the new parking lot is proposed will be used for construction staging during demolition of the existing Pavilion and construction of the new Music Building. As shown on the Grading and Drainage Plan (Sheet 5), the parking area will have pervious paving to help control runoff.

2. Cronin Hall Renovation

Cronin Hall is a two-story wood-frame building with 11,595 square feet of gross floor area. The proposed project includes a seismic upgrade and rehabilitation of the existing classrooms including upgrading finishes and other alterations to increase energy conservation, improve accessibility, extend the life of the structure, and improve its utility. The project includes replacement of existing windows. The total building floor area and occupancy type will not be changed.

The specific work that will be performed on the building will be based on a detailed structural analysis. Preliminary evaluation indicates that to improve the ability of the wood frame building to withstand a seismic event, the work will probably need to include strengthening of wall to roof connections, sheer wall or frames, lateral reinforcing of the covered arcade, and additional lower floor lateral bracing of building foundation walls.

The building has nine classrooms including four on the lower level that are substandard because of their inadequate size, awkward shape, and poor light and ventilation. Renovation of the classrooms will involve upgrading finishes, improving wiring and lighting, and adding insulation. In addition, some existing classroom area will be converted into science laboratory space.

As part of this project, the Applicant proposes to return a closed lower level classroom to use. In 1994, as a condition of approving Use Permit 93-27, allowing SMCHS to become co-educational and approving construction of the Gymnasium Addition, the City imposed a restriction limiting the school from exceeding 90,675 square feet of "classroom facilities". As a result, one of the conditions the City imposed when granting design review approval for Frates Hall was a requirement to remove 3,032 square feet of classroom space. To meet this requirement SMCHS had to close the 652-square foot classroom and not use it as habitable space. Although the school is not proposing to increase enrollment above the maximum 630 allowed by Use Permit 93-27, it needs more space to fulfill its mission and maintain facilities that meet national standards for independent schools. Because of the enrollment cap, allowing the school to return this now wasted space to use would have no adverse effects. Retaining the restriction that limits classroom facilities to only 90,675 square feet will, however, condemn SMCHS to operating at a sub-standard level.

3. Shea Student Center Renovation

This project includes renovation of the existing 9,710 square foot student center and construction of a 1,400 square foot addition to the kitchen. The existing building, completed in 1977, includes a snack bar food preparation area and open multi-use space on the main level and two classrooms on the lower level. Removal of the building's eastern interior wall and elimination of an existing office will allow an increase in the size of the multi-use area, which serves as an indoor space for students to eat. The project will also convert the food preparation space in the snack bar into a workable kitchen extending into what is now the covered arcade.

The Shea Student Center is one of the most heavily used facilities on campus. The existing Shea Center kitchen is no more than a snack bar. Food service is provided by an outside contractor and is a small operation due to the lack of a fully equipped kitchen. Food is available for purchase before school, during break, and during lunch. In part due to the limited food options, many senior and junior students go off campus to purchase food during lunch. Expanding the snack bar and creating a working kitchen will make it possible to accommodate both a snack bar and catering for occasional larger gatherings. The expanded kitchen will include a mop sink suitable for washing kitchen mats to reduce generation of pollutants into site runoff. Increasing the size of the facility and building a better-equipped kitchen would allow for preparation of healthier, tastier, and more varied food options, and reduced use of paper and plastic items. One benefit of increasing service capacity and food choices will be to encourage more students to have lunch on campus, which will reduce trips to and from the site.

4. Chapel

The proposed chapel is intended to serve as a focal point for the campus, symbolizing the faith life and the mission of the school and emphasizing the religious beliefs and values of the school community. Since the demolition of De La Salle Hall 35 years ago, the school has been without a chapel, which has made it necessary to use classrooms, Shea Center, and the gymnasium/auditorium for the religious functions that are integral to Saint Mary's mission. The 4,400 square foot building will be an expression of the school's Catholic identity; a special place of gathering, worship and prayer; a point of orientation; and a place for meditative reflection. The proposed location on the tree-covered sloped hillside above Codornices Creek will allow the building to be visible to those arriving at the campus but, at the same time, somewhat separate from buildings that accommodate day-to-day school activities.

The one-story building will be designed as a space for worship, religious services, quiet prayer and meditation, religious instruction and a place for the Blessed Sacrament. The proposed floor area is the size needed to allow gatherings of up to 200 people, which is equivalent to students and faculty from one grade level and a few guests. Specific uses may include:

- Adoration of the Blessed Sacrament
- Class Masses
- Brothers Community Masses and Morning and Evening Prayers
- Masses during lunch, especially during Advent and Lent
- Alumni Masses
- Group Prayer Services (immersion programs, athletic teams, faculty and staff, new teachers, student leadership, etc.)
- Memorial Services, especially on All Soul's Day and throughout November
- Observance of Liturgical Year
- Programmatic: Ritual and Worship Class, World Religion Class, Reconciliation Services, Day of the Dead prayer service, etc.

The chapel will be set back 30 feet from the top of the bank of Codornices Creek and 60 feet from the southern property line. The building will reach a height of 40 feet above the existing grade of the sloping building site and will have a roof more steeply sloped than the other campus buildings. To distinguish the chapel from other campus buildings, the cladding will be stone, concrete, or another material that is more precious than the stucco plaster of the typical campus structures. The entrance to the building will be from the eastern side of the building, connecting the chapel to the campus's pedestrian circulation system. The entry will include an ADA-compliant ramp to provide easy access from the walkway and parking area. The specific features of the building design will be subject to a separate review and approval process.

5. Saint Joseph's Hall Renovation and Addition

Saint Joseph's Hall is the most central building on campus. This project includes renovation of the existing 16,980 square foot building and construction of 14,120 square feet of new floor area on the eastern side of the existing building. Like the existing structure, because of the topography, the addition will have two stories on the northern side and three on the southern part. The addition will maintain the existing 40-foot height and, like the existing building, will have an entry at the second floor oriented toward the 62-space parking area to the east. The current plan is to design the addition to match and continue the image of the original mid-20th century building by using similar

fenestration and comparable materials. To maximize the floor area within the height limit, the roof would likely have a relatively low pitch.

The upper level, once a student dormitory, is now administrative offices and a reception area; the main floor is occupied by the library, media center and a classroom; the lowest story houses a mechanical room, an office, a classroom, and a small storage area. The project will allow eventual relocation of the financial and development offices from Vellesian Hall. This reorganization will increase efficiency by locating administrative offices in the center of campus with a new reception area on the main floor. The addition will improve accessibility as well as allow for more visual contact between students and administrators. The library is adequate but, like the rest of the building, is in need of upgrade. The renovation will update systems, materials and finishes of the existing library, media center, and offices. An important component of the renovation will be a seismic upgrade.

Although the building was well designed and constructed for its time (1957), there are deficiencies in several areas that can be corrected to improve the way the structure would respond during a seismic event. The wood roof system should be more securely tied to the concrete walls and supplementary bracing should be added in this area. The length of the building also needs to be more adequately braced; an intermediate transverse wall should be added near the building midpoint. Some windows may need to be closed to provide additional lateral resistance. Because the brick veneer is probably unsecured; it should be removed or reinforced.

6. Brothers' Residence

This project, proposes the construction of a 2,500 square foot two-story high addition to the 11,440 square foot single-family structure. The additional floor area will be used to provide additional living and dining area and storage space for the Brothers who occupy the private residence. The addition, which will be built on the southwestern corner of the residence, will not exceed 40 feet in height and will be setback at least 80 feet from the top-of-the bank of Codornices Creek. There are currently eight parking spaces assigned to the residence (the Zoning Ordinance requires two spaces), which will not be affected by this proposal. The Applicant requests approval of the proposed building envelope of the addition. Design review approval will be required prior to obtaining construction permits for this project.

KEY ISSUES

Campus Population

The project is intended to provide more suitable and better facilities to accommodate the enrollment permitted under the current Use Permit, which allows up to 630 students--a maximum enrollment of 600 that may be exceeded by up to five percent. At present, SMCHS employs 80 persons—75 full time and 5 part-time. In addition, about 50 seasonal part-time employees, primarily athletic coaches and performing arts personnel, are on the site from time to time. No increase in enrollment is proposed. Enrollment peaked during the 1965-66 school year, when the student population included 611 high school students and another 180 in grades 2 through 8. Since 2008, when the school year opened with 622 students, enrollment has remained relatively constant. Total enrollment was 624 as of December 31, 2010. This application does not propose any increase above the maximum enrollment of 630 that the current Use Permit permits.

Traffic, Circulation, and Parking

Traffic and Circulation

Some of the school's neighbors have identified traffic and circulation as concerns regarding the campus. These include:

- Traffic and speeding on Albina Avenue;
- Speeding on Posen Avenue; and
- Traffic on Hopkins Court.

Saint Mary's engaged Korve Engineering to conduct three traffic studies (May 2000, May 2003, and February 2005). In November 2007, the City of Berkeley conducted a speed survey on Albina Avenue and Hopkins Court. In May 2008, as part of the environmental review conducted by Lamphier-Gregory, DMJM HARRIS | AECOM conducted an additional traffic study. The environmental initial study includes detailed information about the results of these surveys.

Speed surveys conducted on Albina Avenue in 2007 by the City of Berkeley confirmed the 2005 Korve Engineering survey of speeds along Albina and Posen, which showed that the 50th and 85th percentile speeds during school peak periods were generally at or below the 50th and 85th percentile speeds along the same street segments outside weekday school peak periods. Traffic counts conducted in 2008 showed that volumes on streets surrounding the school peak before and after school and, to a lesser extent, during lunch and early evening (5 to 6 pm) along street segments that provide direct access to the campus. The highest volume occurs before school (7 to 9 am), but in no case exceeded 100 vehicles. (DMJM Harris|AECOM Memorandum, May 19, 2008, p. 6)

Analysis of six key intersections around the school indicated that the school's effect is most noticeable at the intersections of Hopkins/Albina, Hopkins Street/Hopkins Court, and Albina/Hopkins Court. The overall effect of school traffic on nearby intersections was, however, generally negligible and all intersections performed better than the City of Berkeley policy standard of LOS D. Average delays were generally only one to two seconds longer when school was in session. (DMJM Harris|AECOM, p. 11) In addition to posting signs encouraging cautious and slow driving on the campus and Albina Avenue, the school has installed a speed bump on the Albina Bridge.

Although there are, and have always been, neighborhood children enrolled at Saint Mary's, the majority of students come from outside the immediate neighborhood, as is the case with virtually all high schools. Based on the most recent enrollment information, 10 percent of the students live in Albany and El Cerrito and 14.6 percent live in Berkeley. Another 28.8 percent are Oakland and Emeryville residents, and close to 36 percent live in western Contra Costa County north of El Cerrito (Richmond, El Sobrante, San Pablo, Hercules, and Rodeo). Staff residence locations show a similar distribution pattern with about 15 percent living in Albany, El Cerrito, and Kensington; 8 percent in Berkeley; almost 19 percent in Oakland; and more than 16 percent residing in Richmond and other west Contra Costa County communities.

Parking surveys conducted by the school indicate that a relatively small percentage of the students drive personal vehicles. Recent counts of vehicles on the campus and in the spaces on Posen Avenue abutting the campus that the school conducted on 14 days between December and April found that on the average about 104 parking spaces were occupied at 9:30 a.m. on a typical school day. This represents about 72 percent of the 145 spaces required to meet the City's parking standards. Some

students are dropped off and picked up by their parents or others; some use AC Transit; some use BART; some bicycle, and a few walk. In addition, the school has eight vans that are used to transport students for athletics and school trips, and service vehicles that travel to and from the site.

In addition to controlling parking through its parking permit program, SMCHS has taken other steps to relieve traffic problems as well as reduce the parking impacts discussed in a separate section below. These efforts include on-going requests of AC Transit to establish another dedicated line, providing incentives for students to car pool or use public transportation, and adding parking on campus. AC currently operates one bus route (#688) that primarily serves Saint Mary's students.

SMCHS sells half-price ($16) BART tickets. During the 2008-09 school year, the school sold 738 BART tickets and 184 AC monthly bus passes. From August 2010 to February 9, 2011, students purchased 524 BART tickets. Because students are now only able to purchase reduced price transit passes directly from AC Transit, the school has no information about the total number of students who currently use buses. As stated in the report submitted to Community Development Director Ann Chaney in October 2009, about 40 students use AC Transit Line 688 on a regular basis. At present, about 70 school employees regularly drive to the campus.

Policies and programs to reduce the total number of trips to and from the campus are the primary means available to SMCHS for addressing traffic issues beyond the streets adjacent to the school site. Although SMCHS is proposing some additional measures to address traffic and parking issues, the most effective enforcement of parking and traffic regulations will require active participation by the Albany and Berkeley Police Departments. To improve traffic safety for neighbors as well as students and parents, the school encourages neighbors who observe traffic violations to report them to the police and advise the school.

The Applicant has no objection to any of the following additional measures that previous studies suggested as ways to address traffic and parking issues, all of which will require action by the Cities of Albany and /or Berkeley:

- Install a speed bump on Albina Avenue (City of Berkeley action required);
- Install two three-way stop signs at intersection of Hopkins Court and Albina Avenue (City of Berkeley action required);
- Establish angled parking on south side of Posen Avenue as recommended by Korve 2005 study. (City of Albany action required); and
- Institute residential permit parking on streets around the campus (action by Cities of Albany and Berkeley required).

Parking

Although traffic studies and parking surveys show that streets around the school have capacity to accommodate school-related traffic volume and student parking, there has been some objection to any use of on-street parking. On-street parking surveys conducted in 2008 showed that there were more vehicles parked on the street during the school day along portions of Posen Avenue, Hopkins Street, Albina Avenue, and Monterey Avenue. Except for the cars parked on Posen Avenue adjacent to the school, there is no evidence that the vehicles parked on surrounding streets are associated with the school.

As noted above, a recent survey of SMCHS-related parking conducted by the Applicant showed that of the 163 spaces available on the campus and the south side of Posen Avenue, on a daily basis an average of 105 spaces are occupied by those with SMCHS parking permits at 9:30 a.m.. Students and staff are required to park in one of these two locations and to not to park on Peralta, Ordway, Ventura, West Place, Beverly Place, Monterey, Albina, Hopkins Court, and other parts of Posen. The fact that there were unoccupied parking spaces on campus at 9:30 am on a school day suggests that the vehicles parked at the other locations that were observed during the 2008 parking surveys probably belonged to individuals not associated with the school.

The Albany Zoning Code (Sec. 20.28.030.B) requires 145 spaces for the site at the rate of 1 space per/10 students (63), 1 space per employee (80), and two for the Brothers' residence. The Applicant is proposing to increase the number of on-site parking spaces from 127 to 151. With the additional 44 spaces on Posen adjacent to the school property, this will increase the total parking available to accommodate school-related demand to 195.

As mentioned above, another approach that could be employed to address this perceived problem (to which the Applicant has no objections) would be instituting permit parking in the adjacent Albany and Berkeley neighborhoods.

Traffic and Parking Management Plan

SMCHS has developed and implements a traffic and parking management plan (Appendix C) in response to City requirements and in consideration to the school's neighbors. The Student-Parent Handbook includes a section that spells out the parking and traffic rules. A major emphasis of the plan is on actions to reduce vehicle trips to and from the campus by encouraging transit use and carpooling. Key elements include:

1. Student and staff parking by permit only.
2. Designating three student drop-off zones: one at the Posen entrance, one at the Monterey entrance, and one on the school campus at the Albina entrance. To disburse traffic and reduce congestion, parents of freshmen are directed to use the Monterey entrance drop off zone.
3. Monitoring traffic on Posen, Monterey, and Albina at peak traffic times before school, during lunch, and after school.
4. Permit parking system that provides priority and discounted parking permits for carpooling. A graduated fee structure that rewards carpools of three or more and penalizes single drivers and, less so, two-person carpools. (This new fee structure appears to have reduced parking in the neighborhood.)
5. Encouraging parents who drive their children to car pool and helping parents who want to form car pools to identify other parents with whom they can partner.
6. Bicycle usage is encouraged and 3 secure bike racks are located on campus.

The Parking Management Plan includes measures that are triggered by events that attract significantly more cars than typically park on the campus on a daily basis. Along with measures intended to reduce the impact of after-school and weekend activities such as football games and school dances, these rules help to control the extent to which high impact events such as Open House, Crab Feed, and Baccalaureate Mass may adversely affect the school's neighbors. They include the following:

Football Games

1. Request visiting schools to access Saint Mary's via Marin /Colusa/Posen instead of Gilman/Hopkins/Albina.

2. Provide a coned area on the south side of Posen Avenue for the visiting team buses to park.

3. Deploy A-frame street signs that read "No Saint Mary's Game Parking" at the corners of Monterey Avenue and Beverly Place, Posen Avenue and West Place, and Sonoma Avenue and Ventura Avenue to deter individuals from parking on those streets.

4. Post security on Posen Avenue and Albina Avenue to monitor traffic and to ensure safety and orderly behavior.

5. Make all campus parking available to people attending the games.

6. Do not schedule other activities or events during times of football games.

7. Inform the Albany Police Department of the game schedule and request them to periodically drive by before, during, and after the games.

School Dances

1. Close the Albina Avenue entrance and require students and parents to use the Posen Avenue entrance for drop-offs, pick-ups, and parking.

2. Post security on Posen Avenue and Albina Avenue to monitor traffic and to ensure safety and orderly behavior.

3. Request the Albany Police Department to assist with traffic management, particularly at the end of the dances.

Non-Athletic Events

1. Do not schedule simultaneous events that together would create a parking demand that exceeds the parking capacity on campus and the south side of Posen Avenue.

2. Limit the number of non-athletic events that may exceed parking capacity to an average of ten per year.

3. When parking demand is expected to exceed the capacity on campus and on the south side of Posen Avenue:

    - Maximize on-campus parking by having security and students direct on-campus traffic and parking and, if necessary, providing valet parking.

    - Utilize the Monterey Market parking lot for satellite parking when available and with Monterey Market's permission.

Noise

A third-party evaluation of noise generated by school activities conducted in conjunction with the 2008 application concluded that the school's impact on noise conditions is less than significant and that the Applicant is in compliance with all applicable municipal regulations and policies. Although the City of Albany's Noise Ordinance (Municipal Code Chapter 8-1) specifically exempts regularly scheduled school athletic events between 8 a.m. and 11 p.m. from regulation, the City required SMCHS to limit the use of Panther Park, the school athletic field, in order to obtain approval for renovating the field. These restrictions include ending team practice by 6:30 p.m. and not using whistles or allowing batting-cage practice after 6 p.m. on weekdays. The only exception is to allow practice (without whistles or batting practice) to continue to 7:15 p.m. seven times during the spring season. On Saturdays team practice is restricted to the hours of 9 a.m. and 3 p.m.. Use of the field on Sunday is prohibited. This application does not propose any changes to the use or design of the athletic field.

The City of Albany's Noise Ordinance identifies a 3 dBA increase in noise as one that is noticeable to the average person. Typically, such increases reflect an increase in the day and night average noise level, with nighttime noise being more heavily weighted. Because the majority of school activities occur during daytime hours and the application does not propose to increase enrollment, the only noise impact is likely to be associated with construction, which will be subject to restrictions in the City Noise Ordinance.

Even though noise monitoring has shown that the school's current activities and the proposed projects would not exceed any applicable standards, the proposed project includes construction of a fence that will be designed to reduce noise as well as visual impacts from the new parking area adjacent to the Music Building.

Drainage

Codornices Creek, one of five creeks within and along Albany's borders, is the municipal boundary between the cities of Albany and Berkeley and the southern boundary of the Applicant's property. Because the school has been on the south-sloping north bank of the creek for more than a century, it is likely that the alignment of the creek has not changed in recent history. The portion of the creek along the southern side of the campus has a narrow and deep channel that has been reinforced along the south bank with poured concrete, retaining walls and riprap. The depth of the channel varies from about 12 to 15 feet upstream of the Albina Bridge to almost 40 feet at the lower boundary of the property.

Storm water flows into drain inlets at the edge of the athletic field and across surfaces into an existing drain about 430 feet uphill from Codornices Creek and then through a 12-inch culvert that discharges into an open, concrete-lined section of the creek upstream of the Albina Avenue Bridge.

Storm water also flows from the western side of the campus, including areas surrounding Frates Memorial Hall and the Brothers Residence, through a 12-inch line and drains to an outfall slope protection system above the Albina Avenue bridge.

Since its presence at Peralta Park, SMCHS has managed and participated in the preservation and stewardship of the creek. A creek restoration project was completed in 2007. Existing measures to prevent the discharge of pollutants to the creek include:

- Implementation of source control best management practices (BMPs) for the cafeteria, trash pickup areas, and for surface cleaning throughout the campus;
- Implementation of erosion and sediment control and pollution prevention BMPs for construction sites during major and minor construction at the campus;
- Use of Integrated Pest Management for campus landscaping;
- Education programs for staff and students regarding stormwater pollution prevention and creek protection;
- Regular cleaning of leaves, litter, and other debris from plazas, walks, and drives to prevent them from flowing to the creek;
- Roof and gutter maintenance on all structures to assure proper drainage;
- Regular cleaning and maintenance of storm drains; and
- Prevention of sediment and debris from entering the storm drainage system through the use of screens and filter bags placed in drop inlets.

The proposed project will be a Regulated Project as defined in Provision C.3 of the Municipal Regional Permit (Order R2-2009-0074) issued by the California Regional Water Quality Control Board for the San Francisco Bay Region.

The following tables summarize the existing and proposed impervious areas for the entire campus and for areas where projects are proposed.

Area	Existing (SF)	Proposed (SF)
Total Campus	544,453	544,453
Roof Area	72,820	94,020
Paved Area	180,590	180,390
Total Impervious Area	253,410	274,410

Impervious by Project Area	Existing Conditions (SF)	New and Replaced Impervious Area (SF)	Total New and Replaced Impervious Area (SF)
Music Building Total Existing	47,905		
Impervious Area *	17,800		
Music Building Roof	2,300	11,400	
Paved Areas	14,600	12,600	
Total Music Building			24,000
* Includes storage containers and basketball hoop but not unpaved softball infield			
Hillside Area Total Existing	36,000		
Chapel		4,400	
Chapel Terraces		500	
Saint Joseph's Hall Addition		5,400	
Brothers Residence Addition		2,200	
Brothers Terrace		1,000	
Hillside Walkways	5,900	3,800	
Total Hillside Area			17,300
TOTAL NEW AND REPLACED			41,300

Provision C.3 applies to this project as follows:

- The proposed project is a Regulated Project because it will create or replace more than 10,000 square feet of impervious surface collectively over the project site.
- Treatment of runoff will be provided as described below.
- Less than 50 percent of the previously existing impervious area (i.e. the sum of all roofs, plazas, walkways, and driveways on the school campus) is to be altered; therefore only new and/or replaced impervious surfaces must be included in the treatment design.
- Source Control measures will be incorporated for identified potential sources of stormwater pollutants. In particular, wash water from washing floor mats and other kitchen equipment will be directed to the sanitary sewer.
- The project site design will avoid disturbance of water bodies and drainage by re-using previously developed portions of the campus and minimizing grading.
- Trees, vegetation, and soils will be conserved to the extent practicable within the overall project design.
- Runoff will be reduced by the use of permeable surfaces as noted below.
- 100 percent of the amount of runoff calculated by the formulas in Provision C.3.d. for the project drainage area will be treated with LID treatment measures onsite.
- The feasibility of achieving treatment of this amount of runoff by harvesting and reuse, infiltration, and/or evapotranspiration will be evaluated. If treatment by harvesting and reuse, infiltration, and/or evapotranspiration is infeasible, treatment by a biotreatment system with a

surface area no smaller than what is required to accommodate a 5 inches/hour surface loading rate will be used.

- The project will create and/or replace less than one acre of impervious surface. Therefore, the project will not be a hydromodification management (HM) project.
- SMCHS will provide a signed statement accepting responsibility for the operation and maintenance of the installed stormwater treatment system. SMCHS will grant access to staff from the City of Albany and the Regional Water Quality Control Board for the purpose of performing operation and maintenance inspections of the installed stormwater treatment system.

Runoff Treatment

Turfblock, porous asphalt, permeable concrete, or permeable pavers will be used to pave a new 14,600-square-foot parking area adjacent to the new Music Building. This area will be graded so as not to produce runoff during a rainfall event with an intensity of 0.2 inches per hour or less; therefore this area is considered self-retaining and has not been included in the treatment design.

SMCHS will meet the requirement to treat stormwater runoff using LID treatment measures by implementing a bioinfiltration facility in a currently open area on the easterly side of Vellesian Hall. The facility, which will be a minimum 1,860 square feet in area, will extend into portions of two separate parcels owned by SMCHS and within the City of Berkeley. Based on information from the City of Berkeley's Planning and Development Department, the project will likely require a ministerial Building Permit.

The facility will receive inflow diverted from the existing storm drain conveying runoff from the easterly portion of the campus, including the proposed music building and adjacent plaza areas. The facility will also receive inflow from most (about 17,400 square feet) of the existing 62-space (22,500-square-foot) parking lot and from the athletic fields at the northerly end of campus. Overall, the impervious area within the catchment tributary to the facility will be approximately 46,500 square feet.

The bioinfiltration facility will infiltrate and evapotranspirate this runoff to the extent feasible given the density and nature of the project and the potential geotechnical hazards and tight clay soils present on the site.

Treatment of runoff from the existing 22,500 square-foot parking lot, which is not subject to the C.3 requirements, will be in lieu of providing treatment for the planned Chapel, Residence Addition, and St. Joseph's Hall addition. The square footage of the existing parking lot exceeds the combined square footage of impervious area associated with the Chapel, Residence Addition, and St. Joseph's Hall addition by 7,200 square feet. Accordingly, no separate stormwater treatment will be provided for those facilities.

A new drainage structure will be connected to the existing storm drain and will be fitted with a weir to direct low flows into the bioinfiltration facility. Higher flows will overtop the weir and continue through the existing storm drain to the existing outfall to Codornices Creek.

Diverted flows will pass through a boulder-and-cobble energy-dissipating feature and will be distributed across the surface of the bioinfiltration facility.

The bioinfiltration facility will feature a layer of sand/compost mix, minimum 18 inches deep, planted with native plants appropriate to the location and to a fast-draining soil with occasional brief inundation. The surface elevation of this mix will be set a few inches to a foot below the surrounding ground. Beneath this layer will be a drainage layer of gravel, the depth of which will be determined during final design. Bedded within the gravel will be a network of perforated pipe underdrains.

The underdrains will connect to an overflow/outlet structure, which will be a standard drop inlet. The grating atop this structure will be set at an elevation such that inflow will flood the entire surface of the bioinfiltration facility but will overflow into the grating rather than flood adjacent ground outside the bioinfiltration facility.

Drainage from the overflow/outlet structure will be routed to the existing storm drainpipe and from there to the existing outfall to Codornices Creek.

The bioretention facility will be attractively landscaped with a selection of plant materials suitable to the site and to a loamy sand soil. The landscaping plan including identification of proposed plant materials will be submitted in conjunction with the design review for the associated projects.

Construction-Phase Runoff Controls

During the construction period, grading and excavation activities would result in exposure of soil to runoff, potentially causing erosion and entrainment of sediment and contaminants in the runoff. Soil stockpiles and excavated areas on the project site would be exposed to runoff and, if not managed properly, the runoff could cause erosion and increased sedimentation and pollutants in stormwater.

The potential for chemical releases is present at most construction sites given the types of materials used, including fuels, lubricants, paints, solvents, etc. Once released, these substances could be transported to Codornices Creek and to San Francisco Bay in stormwater runoff, wash water, and dust control water, potentially reducing water quality. Erosion of contaminated soils could result in the transport of pollutants (along with the sediments) to the Bay.

Construction of the project will be in phases, and less than an acre will be disturbed during any one phase or concurrent phases. Therefore, it is not expected that the project will be required to obtain coverage under the Construction General Permit issued by the State Water Resources Control Board (Order 2009-0009-DWQ).

The Applicant will submit a comprehensive SWPPP that meets all applicable City of Albany Municipal Code relating to grading projects, erosion control, and discharge regulations and requirements (Chapter XX, Section 15-4.7). The SWPPP will also include specific measures to reduce potential impacts to surface water quality during the construction period of the project. The Plan will include specific and detailed Best Management Practices (BMPs) designed to mitigate construction-related pollutants. These will include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, etc.) with stormwater. The SWPPP will also shall specify properly designed centralized storage areas to ensure that these materials will not be added to site runoff during rainy periods.

An important component of the stormwater quality protection effort is the knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss

pollution prevention. The frequency of the meetings and required personnel attendance list, along with summary of topics of discussion, shall be specified in the SWPPP.

BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of straw wattles, and sediment basins. Because the potential for erosion is generally increased if grading is performed during the rainy season when disturbed soil may be exposed to rainfall and storm runoff, construction will be phased to avoid grading during the rainy season. The SWPPP will incorporate BMPs designed to control erosion by keeping sediment on the site. End-of-pipe sediment control measures (e.g., basins and traps) will be used only as secondary measures. Entry and egress from the construction site will also be controlled to minimize off-site tracking of sediment, especially on or near the Albina bridge and the Monterey pedestrian entrance, if vehicles use this entrance during construction of the bioretention facility. Vehicle and equipment wash-down facilities will be designed to be accessible and functional during both dry and wet conditions and will not discharge to storm drains or to the Creek.

The Albany Creek Restoration Program, adopted by the City Council in 1977, required a series of zoning amendments for protecting and preserving the creeks. As shown in the accompanying plans, the Chapel and the addition to the Brothers' Residence will be set back to ensure compliance with the requirements of the City's Watercourse Combining (WC) Zoning District, which applies to areas within 75 feet of the centerline of each creek, and areas designated on the Flood Insurance Rate Map as a Special Flood Hazard Zone. The Zoning Ordinance prohibits structures be within 20 feet of the natural creek bank. The site plan has also been designed to conform to General Plan Policy CHS 1.1, which proposes to "Conserve riparian and littoral habitat within the area 100 feet from creek centerline in appropriate areas both for its importance in reducing flood impacts and for its aesthetic value."

Landscaping

Because landscaping is such an important factor in establishing the overall feel and aesthetics of any development, the Applicant has prepared a preliminary landscape plan (Attachment D) that encompasses all of the projects that are included in this application. Detailed landscape plans will be submitted for each of the component projects subject to design review. A major objective of the plan is to preserve most of the mature trees that screen the campus from neighboring properties including all of the trees along the northeast property line.

Along with this Use Permit application, the Applicant is applying for design review approval of the Music Building, which will require removal of 11 trees with a diameter of 12-inches or greater. Ten of these are acacias, the other a palm. Depending upon the final layout of the parking area, one or two additional acacias that are growing along the chain link fence that borders the outfield of the softball field may also need to be removed. The proposed construction will require removal of several trees located within the development footprint, most of which are Black Acacia. These will be replaced with 40 to 50 deciduous and evergreen trees with a wide variety of sizes, textures and characteristics. These specimen trees will be supported by ground covers, shrubs and walls to create an aesthetically pleasing site, which will also provide both habitat for a wide range of birds and privacy screening.

In compliance with Section 20.24.110.F (Fences, Landscape, Screening) of the Zoning Ordinance, the new parking area will be screened from the residential properties to the east by a six-foot high wooden fence similar to the fence along the athletic field. A landscaped planter will separate the end

of each row of parking spaces from driveways. A three-foot planting strip with Grevillea rosmarinfolia hillside shrubs and four Heteromeles arbutifolia trees will be located between facing spaces. In addition, one tree, Heteromeles arbutifolia, will be planted for every three parking spaces surrounding the perimeter of the parking area.

The refuse enclosure between the new building and the parking area will be surrounded on three sides with screen planting of ground covers, shrubs and trees. The plan calls for planting evergreen and deciduous vines such as Parthenocissus tricuspidata (Virginia creeper) along the walls of the structure that will be trained to grow onto and over the structure. Based on their typical rate of growth, the vines can be expected to completely screen the enclosure within two to three years.

Existing trees between the eastern property line and the new parking area adjacent to the proposed Music Building will remain and be protected as necessary during construction. These and other trees will be pruned to improve their structure and health.

On the hillside area near the Brothers' Residence most of the existing trees, including a 24-inch oak, will be preserved. Construction of the Chapel will require removal of a 15-inch pine and four to six acacia with a diameter of 12-inches or greater. These trees will be replaced with trees such as Crataegus phaenopyrum or Grevillea robusta, shrubs such as Escallonia or Grevillea, and ground cover as shown in the massing diagram within the submittal.

The Applicant will select all plant material for the improvements from the list of varieties in Bay-Friendly Landscape Guidelines or use comparable plants subject to review and approval by the City. Prior to issuance of any construction related permit, the Applicant will submit a Tree Protection Plan for City review. This Plan will identify the specific actions the Applicant will take to protect the long-term health of existing trees that will remain.

PROJECT DESIGN GUIDELINES AND BUILDING IMAGES

Saint Mary's College High School has a campus atmosphere with a collection of smaller buildings surrounding open spaces in a park-like environment instead of one or two large structures as is typical of many schools. The site plan and buildings have been designed to maintain the campus feeling, which is a central component of the school's image and culture. The different design of individual buildings reflects the evolution of the school's architectural history over the decades but the building images also have aspects in common. In keeping with the campus concept, the buildings repeat certain components, materials, and colors including white stucco plaster walls and terra cotta color roofs.

The campus has been divided into several zones, each devoted to a primary campus function, with the cross, reflecting the Christian values at the core of the School, at the center of the campus. The cross is at the intersection of axes running approximately northeast-southwest and northwest-southeast through the center of the space. This scheme organizes the campus "flow" and creates a central gathering and circulation space. The principal campus entries to the northwest-southeast axis are from Albina Avenue on the south and from Posen Avenue on the northwest. Frates Hall anchors one end of the southwest to northeast axis; the proposed music building will mark the other.

The northeast side of the campus axis is the activities zone with the gymnasium, auditorium, student center, and band room. Uphill, the athletic fields are adjacent to and accessible from this zone. To the southwest is the academic zone with classrooms, library, and administrative offices. The classrooms

are organized around the academic quadrangle. The Principal's office and reception desk are in the center, close to the cross.

The organization of the campus is best seen during the change of classes, when the entire student body passes through the "quad". Teachers are able to observe the comings, goings, and interactions from the classroom doors. In a way, this environment adds a cohesive quality to the campus community. The site slopes generally from north to south with level areas in central campus locations of student flow.

One of the objectives of the site plan is to establish a new "main entrance" reception area for the campus, visible from the campus entry drive. The vehicular entry from Albina leads to a turning circle – the campus entry should be visible from this circle. Parking areas are kept to the outside of these zones and the edges of the campus, which minimizes its visual impact and also separates pedestrian and vehicular traffic. Planting and screening walls will minimize the visual impact of parking on neighboring residential uses.

The design approach to the projects encompassed by the proposed Use Permit focuses on maintaining and enhancing the character of the campus. Exterior spaces should have similar qualities to the west side of campus, landscaped open spaces with gathering opportunities and covered walkways (arcades). The buildings and the spaces between should be organized with view axes, highlighted by statuary or other visual or symbolic accents. Entries to buildings should be clearly recognizable. There should be various sizes and types of outdoor spaces for multi-use student oriented functions.

Saint Mary's College High School is a notable environment for learning with a campus layout that is a balance of formal and natural geometry. The campus presents a variety of building images, but the appearance of the whole has significance to student, staff, and visitor. The proposed site plan is designed to preserve these qualities as development occurs under the new Use Permit.

SUSTAINABILITY AND ENERGY CONSERVATION

Although the City of Albany Green Building Ordinance does not specifically apply to institutional facilities, the Applicant is proposing to explore a variety of programs and measures to promote energy conservation and sustainable practices in operations and maintenance of facilities, in renovation of existing buildings, and in new construction.

Operations and maintenance of facilities will include increased recycling of materials, lighting controls, after hours use (on/off switching), and educational programs. Saint Mary's College High School will continue to explore transportation alternatives including promoting public transportation and car pools.

For renovation of existing buildings, the Applicant will be considering approaches that offer achievable sustainability and conservation outcomes such as water efficiency in drought tolerant plants and waste water reduction with increased efficiency toilets, urinals, and low flow faucets; energy conservation through the use of natural ventilation, building insulation, and high efficiency heating and ventilation equipment; recycled materials of metal framing and concrete; indoor environmental qualities of improved acoustical performance, improved ventilation, low emitting materials, lighting controls, thermal comfort, daylight and views. Drainage of storm water will comply with Alameda Clean Water Program C-3 requirements.

Design of the new construction is intended to meet LEED for Schools Standards. Building and site design features will include consideration of features such as preservation of open space and landscaped areas, storm water management (controlled run-off), interior climate control and indoor air quality (natural ventilation and energy efficient air handling systems, air filtration, and ducted returns), lighting concepts (day lighting and energy conservation), selection of materials (recycled, low emitting, and sustainable materials), efficiency of water usage in landscaping irrigation, reduction of sewage conveyance (low-flow fixtures), reduction of potable water use, acoustical performance, solar collection (renewable energy), light pollution reduction, and appropriate emerging technologies.

PUBLIC SAFETY AND EMERGENCY PREPAREDNESS

SMCHS has a variety of procedures in place to deal with possible emergency situations from individual health and safety issues to disasters such as seismic events. These procedures will not only protect the health and safety of the campus population but also reduce the effect such events may have on public safety providers. Key components of the school's emergency preparedness plans include:

- Maintaining emergency supplies, instructions, and exit directions in each classroom;
- Evacuation procedures with step-by-step instructions in the event of a fire, earthquake, or other incident that requires emergency evacuation of all structures;
- Designation of the athletic field and main parking lot as Emergency Assembly Points (EAP) with appropriate signage identifying each location as such;
- Conducting regular emergency exit drills coordinated with the Albany Fire Department; and
- Maintaining a detailed inventory of emergency supplies ranging from batteries, blankets, and hard hats to emergency food and water that may be needed to temporarily sustain the campus community.

The Vice Principal of Student Affairs is responsible for updating and monitoring emergency strategies and, with the Principal, is in charge of coordinating and supervising all response activities in the event of a major catastrophe. If such an incident occurs, each member of the school's Catastrophe Response Leadership Team has specific assigned responsibilities for mobilizing school resources and personnel. Although the primary objective of the school's emergency planning is to provide for the safety of the students, in the event of a major disaster the campus can also function as a disaster center for the surrounding community.

PHASING PLAN AND CONSTRUCTION PERIOD IMPACTS

The Applicant is requesting zoning and design review approval of the Music Building to allow this project to begin construction at the earliest possible date. The remaining five projects are independent of one another and could be built at any time, in any sequence, as funding becomes available. Except for the renovation of Cronin Hall, all construction projects will require access from Albina Avenue. In addition to requiring compliance with the City's standard conditions for construction projects, which impose restrictions on the days and hours when work is permitted, the Applicant will work with the City to tailor other measures that will be taken to minimize construction impacts. Such restrictions could, for example, require construction personnel to park at designated locations.

1. Music Building

This project, which requires demolition of the existing band room and Shea Center arcade, is the school's highest priority because the existing band room is not adequate to accommodate the school's music and dance programs. Because of the project's high priority, the Applicant has submitted an application for design review approval along with the Use Permit application, The project will proceed immediately after approvals are received and funding is finalized but depending upon the availability of funding may begin following the Cronin Hall Renovation. A construction period of 9 to 12 months is probable.

- To avoid the cost and impact of installing a portable building, construction will be scheduled to start as soon as school closes for the summer. Band and vocal programs will be accommodated in existing classrooms and office spaces as necessary during the construction period. Dance programs already share other campus facilities.
- During construction, three parking spaces will be temporarily unavailable.
- Construction will interfere with access to the field making it necessary to access the field from the Posen parking lot and through the Gymnasium-Auditorium lobby. There will be protection along the edge of track to allow continued use of the field.
- The softball infield will be used for construction staging during construction of the Music Building.

2. Cronin Hall Renovation and Classroom Conversion

As mentioned above, depending on the availability of funding for the Music Building, this project may be the first one to occur. Except for receiving approval to return the unused lower level space to classroom use, which is included in the current application, this project does not require discretionary review because there are no changes proposed to the use of the building, there is no increase in existing floor area, and there will be no changes to the building exterior except for in-kind replacement of windows. The Applicant proposes to undertake this project as soon as construction permits are issued. Construction will be scheduled to start in May or June so that work can proceed with a minimal impact on school operation. Because much of the work can probably be completed when school is not in session, the temporary displacement of eight parking spaces will have a minimal, if any, impact. The project would require construction during summer vacation.

3. Shea Student Center Renovation and Kitchen Addition

This project, which will require design review approval, is expected to proceed within five to seven years. To minimize disruption to campus life, the work would start as soon as school closes for summer vacation. The anticipated duration is about six months. Other than during construction, no existing parking will be affected.

4. Chapel

Construction of this project will occur as soon as funding is available following design review approval. Start of construction is anticipated within five to seven years. No existing structures or parking spaces will be removed.

5. Saint Joseph's Hall Renovation and Addition

The renovation and expansion of Saint Joseph's Hall will take up to a year and a half to complete and would have the most disruptive effect on school activities. The project would require design review approval and work is not anticipated to start before 2017 at the earliest. Because the project involves extensive renovation of the existing building as well as construction of an addition, it will require temporary relocation of the school's administrative offices and the library to other buildings on campus. Several parking spaces would be displaced during construction.

6. Brothers' Residence Addition

This project, which will also require design review approval, could be commenced within five to seven years depending on the availability of funding. Because the parking area adjacent to the building would probably be used for storage of equipment and materials, the parking spaces used by the residents of the building will probably have to be relocated for about six months during construction.

Attachments:

A. Tabulation Sheet
B. Saint Mary's College High School Site and Building Plans
C. Traffic and Parking Management Plan
D. Preliminary Landscaping Plan

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN TABULATION FORM

Conditional Use Permit Application
SMCHS Mailing Address: 1294 Albina Avenue, Peralta Park, Berkeley, CA 94706
Albany Project Address: 1600 Posen Avenue
Zoning District: PF (Public Facility)
April 5, 2011

Tabulation Sheets

Site Plan Summary

	Existing	Proposed	Permitted Required	NOTE
On-Site Parking				1
Students	63	63	63	1/10 students
Faculty and Staff	56	80	80	1/staff
Brothers' Residence	8	8	2	
TOTAL	127	151	145	
Yards and Height (See yards and setbacks for individual buildings below.)				
Front Yard Setback (Posen)				
Gymnasium/Auditorium	62 ft	No change		2
Side Yard Setbacks Facing Property				
Velesian Hall – (Monterey)	43 ft	No change		
Cronin Hall - (Ordway)	10 ft	No change		
Music Building – (Monterey)		160 ft		
Saint Josephs Hall Expansion – (Monterey)		270 ft		
Brothers Residence Expansion - (Albina)		60 ft		
Rear Yard Setback				
Vellesian Hall - (Albina)	37 ft	No change		2
Chapel - (Albina)		60 ft		
Saint Josephs Hall Expansion - (Albina)		160 ft		
Brothers Residence Expansion - (Albina)		115 ft		
Setback fm Codornices Creek Top of Bank				
Vellesian	15 ft	No change		
Chapel		30 ft	20 ft	
Brothers Residence Addition		60 ft	20 ft	
Height				
Stories-St. Joseph's Hall	3	No change		
Feet-Gymnasium/Auditorium	44 ft	No change	40 ft	3
Lot and Floor Areas				
Lot Area: 12.5 Acres: 544,453 square feet				
Floor Area				
Gross Floor Area	116,370 sq.ft	148,570 sq.ft		4
Floor Area Ratio: floor area / lot area	21.37 %	27.29 %		5
Lot Coverage				2, 6
Lot coverage	73,875 sq.ft	93,505 sq.ft		
Ratio of lot coverage / lot area	13.57 %	17.17% %		

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN TABULATION FORM

Notes

1 Parking tabulations do not include 44 on-street parking spaces on south side of Posen, which City Council Resolution No. 94-37 included in the count of total spaces available for school use.

2 As approved by Planning Commission (Zoning Ordinance Section 20.24.020 Table 2B).

3 Per City Council Resolution No. 94-37, Sec. VI approving 4 foot height variance.

4 Gross Floor Area means the total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms. Per Zoning Ordinance.

Areas indicated include covered arcades and outdoor space; but not eaves or open structures.

5 Floor area ratio means the proportion of building floor area per area of the parcel of land upon which the building rests.

6 Lot Coverage means the land area covered by all the structures on a site, including all projections, except portion of uncovered decks, porches, landings, balconies, or stairways that are less than six (6) feet above grade and are not enclosed by walls on more than two (2) sides; eaves; trellises or other structures that do not have solid roofs. Per Zoning Ordinance

PROPOSED PROJECTS

1 Music Building (Demolition of Band Room and Construction of Replacement Building)

	Existing Band Room	Proposed	Permitted Required
Yards and Height			
Front Yard Setback (Posen)	270 ft	230 ft	
Side Yard Setbacks (Monterey)	250 ft	160 ft	
Rear Yard Setback (Albina)	420 ft	355 ft	
Setback fm Codornices Creek Top of Bank	390 ft	335 ft	20 ft
Height			
Stories	1	2	
Feet	15 ft	40 ft	40 ft
Areas			
Gross Floor Area	1,930 sq.ft	13,400 sq.ft	
Lot Coverage	2,350 sq.ft	10,100 sq.ft	

Note Includes 3,300 sq.ft. basement and 1,700 sq. ft. exterior covered area.

2 Cronin Hall Renovation & Classroom Conversion

	Existing	Proposed	Permitted Required
Yards and Height			
Front Yard Setback (Posen)	105 ft	No change	
Side Yard Setbacks (Ordway)	10 ft	No change	
Rear Yard Setback (Albina)	345 ft	No change	

Setback fm Codornices Creek Top of Bank	290 ft	No change	20 ft
Height			
Stories	2	No change	
Feet	25 ft	No change	40 ft
Areas			
Gross Floor Area	11,595 ft	No change	
Lot Coverage	7,785 ft	No change	

Note Per City Council Resolution No. 05-46, 652 square feet of classroom space was converted to uninhabitable space. That area is included in the existing square footage of Cronin Hall and would be converted to habitable space.

3 Student Center Renovation and Kitchen Addition

	Existing	Proposed	Permitted Required
Yards and Height			
Front Yard Setback (Posen)	325 ft	No change	
Side Yard Setbacks (Monterey)	195 ft	No change	
Rear Yard Setback (Albina)	300 ft	No change	
Setback fm Codornices Creek Top of Bank	280 ft	No change	20 ft
Height			
Stories	2	No change	
Feet	39 ft	No change	40 ft
Areas -			
Gross Floor Area	9,710 sq.ft	10,410 sq.ft	
Lot Coverage	7,360 sq.ft	8,060 sq.ft	

Note: Project includes kitchen expansion of 1,400 sq.ft., including covered exterior space.

4 Chapel--New Building

	Existing	Proposed	Permitted Required
Yards and Height			
Front Yard Setback (Posen)		475 ft	
Side Yard Setbacks (Monterey)		285 ft	
Rear Yard Setback (Albina)		60 ft	
Setback fm Codornices Creek Top of Bank		30 ft	20 ft
Height			
Stories		1	
Feet		40 ft	40 ft
Areas			
Gross Floor Area		4,400 sq.ft	
Lot Coverage		4,400 sq.ft	

Note: Project includes 4,000 sq.ft. building area, 400 sq.ft.covered exterior space.

5 Saint Josephs Hall Renovation and Addition

	Existing	Proposed	Permitted Required
Yards and Height			
Front Yard Setback (Posen)	300 ft	No change	
Side Yard Setbacks (Ordway)	245 ft	No change	
Rear Yard Setback (Albina)	175 ft	160 ft	
Setback fm Codornices Creek Top of Bank	145 ft	125 ft	20 ft
Height			
Stories	3	3	
Feet	37 ft	40 ft	40 ft
Areas			
Gross Floor Area	16,980 sq.ft	31,100 sq.ft	
Lot Coverage	7,440 sq.ft	12,720 sq.ft	

Note: Project includes floor area addition of 14,120 sq.ft., 1,000 sq.ft. exterior covered area.

Brothers' Residence Addition

	Existing	Proposed	Permitted Required
Yards and Height			
Front Yard Setback (Posen)	380 ft	No change	
Side Yard Setbacks (Ordway)	50 ft	No change	
Rear Yard Setback (Acton/Albina)	115 ft	110 ft	
Setback fm Codornices Creek Top of Bank	90 ft	80 ft	20 ft
Height			
Stories	3	1	
Feet	39	40 ft	40 ft
Areas			
Gross Floor Area	11,440 ft	13,940 sq.ft	
Lot Coverage	7,690 ft	10,190 sq.ft	

Note: Project includes floor area addition of 2,000 sq.ft., 500 sq.ft. exterior covered area.

Saint Mary's College High School
Emissions Analysis

	MUSIC BUILDING	CHAPEL	SAINT JOSEPH'S HALL	BROTHER'S RESIDENCE ADDITION
	New Building	New Building	Addition	Addition
Schedule	1 year	1 year	1 year	(9) months
Demolition	(1) month	TBD	TBD	TBD
Excavation/Trench	(2) months			
Building	(7) months			
Paving & Coatings	(1) month			
Site Area	47,000 SF	15,000 SF	9,000 SF	9,000SF
Building (footprint)	10,100 SF	4,400 SF	5,200 SF	2,500 SF
Paving	27,000 SF	1,000 SF	1,000 SF	500 SF
Rain Garden	2,500SF			
Earthmoving	3,900 CY [3]	1,000 CY	9,000 CY	350 CY
Export	3,300 CY	600 CY	3,000 CY	250 CY
Import	300 CY	NA	NA	NA
Demolition	50 – 100 CY [4]	NA	TBD	TBD
Vehicles	approximately 200 trucks, 15 CY per load [5]	TBD	TBD	TBD
Ave hours per day	6 – 8 hours			
Location: demolition to	TBD			
Location: fill to/from	Berkeley transfer station or Zanker in Livermore			

Notes/Comments:

[1] Music building quantities are based on design review drawings. Other project quantities are rough estimates for projects that have not been designed.

[2] SF indicates square footage; CY cubic yards; TBD to be determined; NA not applicable.

[3] 3,000 CY of off-haul @ 15 CY per 18 wheeler truck X 56 miles round trip (Winton Ave.)

[4] 50 CY of recycled demo. debris @ 10 CY per flatbed truck X 4 miles round trip (Berkeley Transfer Station); 50 CY of recycled demo debris @ 10 CY per flatbed truck X 36 miles round trip (Davis Street San Leandro transfer station)

[5] 18 wheelers, excavators, graders, backhoe, compactor, one ton trucks, etc.

12/16/2011

DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
907 GREENHILL ROAD, MILL VALLEY, CA 94941
415.383.7825

VERDE DESIGN, INC
LANDSCAPE ARCHITECTURE
2455 THE ALAMEDA, SUITE 200 - SANTA CLARA, CA 95050
408.985.7200

JACOBS ENGINEERS
CIVIL CONSULTANTS
370 VILLAGE SQUARE - ORINDA, CA 94563
925.254.9525

OLMM CONSULTING ENGINEERS
STRUCTURAL ENGINEERING
1404 FRANKLIN STREET, SUITE 350 - OAKLAND, CA 94612
510.433.0828

SJ ENGINEERS
MECHANICAL & PLUMBING ENGINEERING
300 FRANK H OGAWA PLAZA - OAKLAND, CA 94612
510.832.1505

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN
4340 REDWOOD HIGHWAY, SUITE 245 - SAN RAFAEL, CA 94903
415.492.0420

CHARLES M SALTER ASSOCIATES, INC
ACOUSTICAL CONSULTANTS
130 SUTTER STREET, SUITE 500 - SAN FRANCISCO, CA 94104
415.397.0442

GEOENGINEERS
GEOTECHNICAL ENGINEERING & CONSULTING
484 N. WIGET LANE - WALNUT CREEK, CA 94598
925.945.0677

ENOVITY, INC
ENERGY SERVICES
100 MONTGOMERY STREET, SUITE 800 - SAN FRANCISCO, CA 94104
415.874.0390

CONDITIONAL USE PERMIT APPLICATION

SAINT MARY'S COLLEGE HIGH SCHOOL

ALBANY PROJECT ADDRESS
1600 POSEN AVENUE

MAILING ADDRESS
1294 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

ZONING DISTRICT: PF (PUBLIC FACILITY)

Vicinity Map

DRAWING INDEX

1. TITLE SHEET
2. EXISTING CAMPUS PLAN
3. PROPOSED CAMPUS PLAN
4. CIRCULATION & PARKING PLAN
5. GRADING & DRAINAGE
6. TREE LOCATIONS
7. COMPOSITE PLAN
8. SITE SECTIONS
9. SHEA STUDENT CENTER
10. CHAPEL
11. SAINT JOSEPHS PLANS
12. SAINT JOSEPHS ELEVATIONS & ROOF

DRAWINGS FOR CRONIN HALL AND THE MUSIC BUILDING SUBMITTED SEPARATELY FOR DESIGN REVIEW.

PROJECT SUMMARY

1. – MUSIC BUILDING
   BAND ROOM, VOCAL ROOM AND PRACTICE ROOMS
   1 FLOOR, PARTIAL BASEMENT
2. – CRONIN HALL – RENOVATION & CLASSROOM CONVERSION
   1 & 2 FLOORS, EXISTING BUILDING
3. – STUDENT CENTER – RENOVATION & KITCHEN EXPANSION
   1 & 2 FLOORS, EXISTING BUILDING
4. – CHAPEL
   1 FLOOR
5. – ST. JOSEPH'S HALL – RENOVATION & EXPANSION
   2 & 3 FLOORS, EXISTING BUILDING & NEW EXPANSION

FUTURE PROJECT SITES

THE FOLLOWING ARE POSSIBLE FUTURE PROJECTS FOR WHICH SITES WILL BE RESERVED. THEY ARE NOT A PART OF THIS APPLICATION. POSSIBLE SITES ARE SHOWN DOTTED - FOR REFERENCE PURPOSES ONLY.

NEW CLASSROOM BUILDING
MULTI–USE BUILDING

ALL ELEVATIONS BASED ON NGVD 29
NATIONAL GEODEDIC VERTICAL DATUM

LICENSED ARCHITECT
BRIAN DAHANUKAR
STATE OF CALIFORNIA

Revisions		
No.	Date	Description
1		
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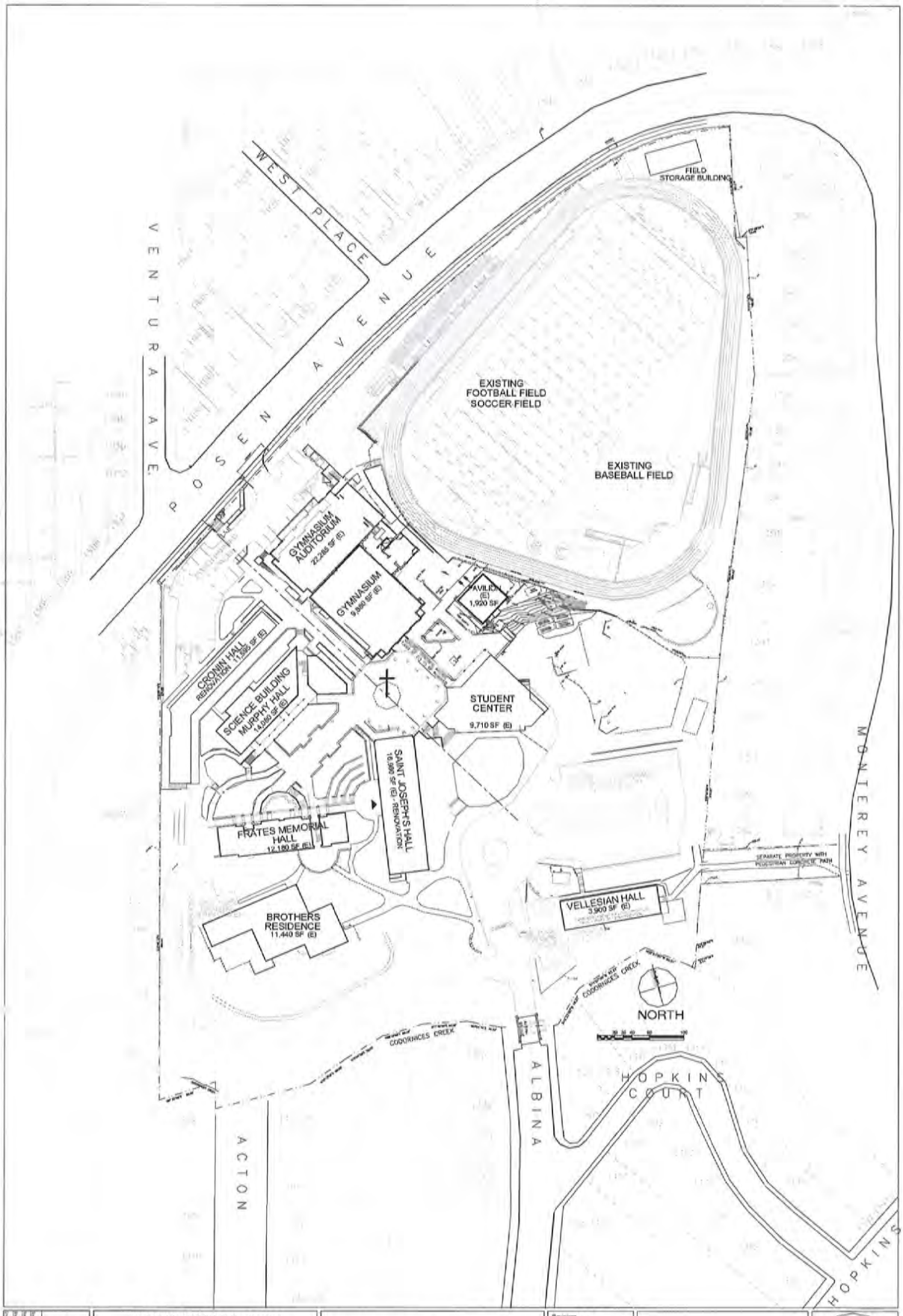
DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
907 GREENHILL ROAD, MILL VALLEY, CA 94941
415-383-7825

USE PERMIT APPLICATION - 4/11/11
SAINT MARY'S COLLEGE HIGH SCHOOL
1294 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

TITLE SHEET

Scale: AS NOTED
Date: 4/11/11
Drawn by: RC/BD/HS

1



EXISTING SITE PLAN

2

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94709

DAHANUKAR BRANDES ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

907 GREENHILL ROAD, MILL VALLEY, CA 94941

415-383-7525

Revisions

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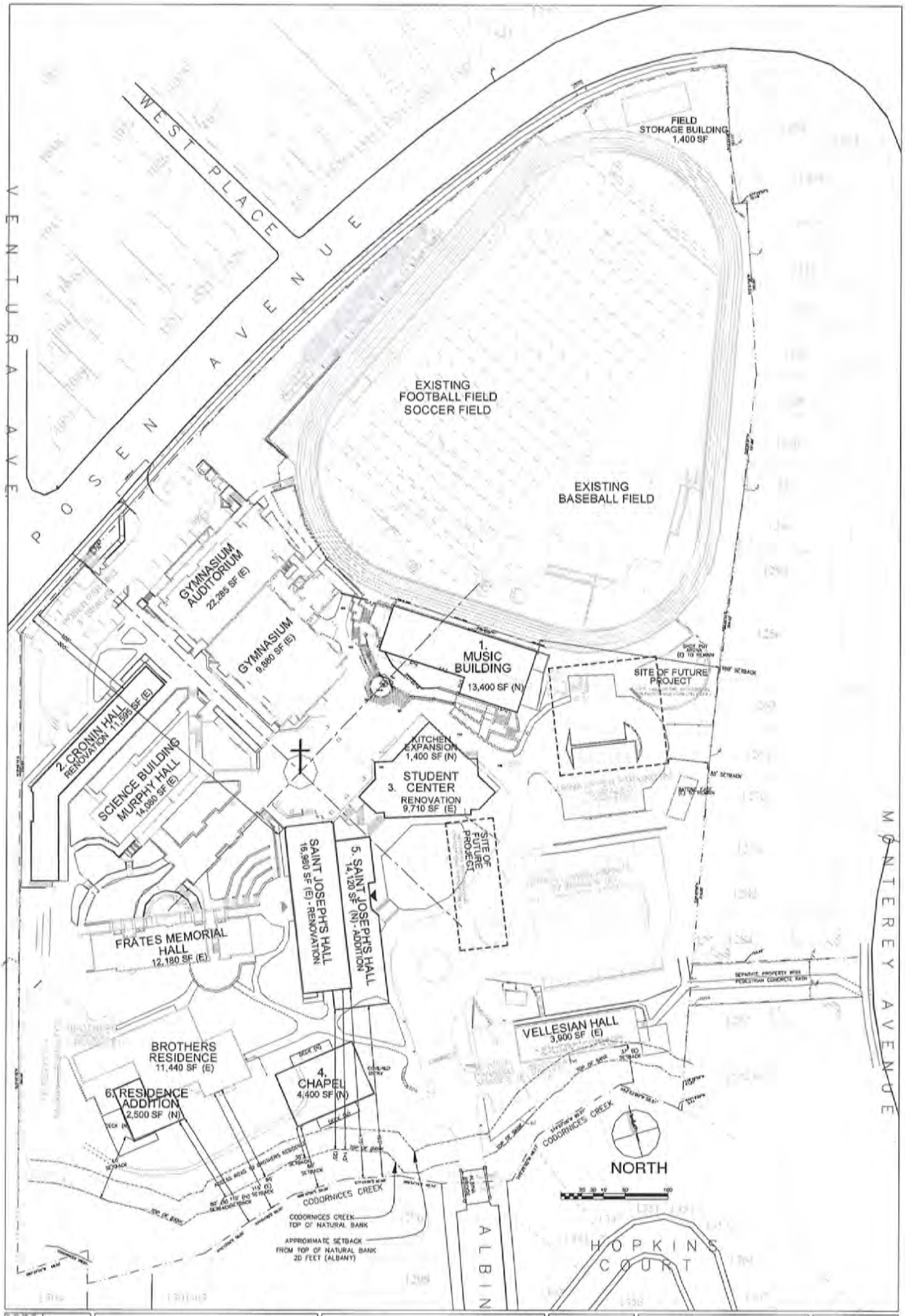

PROPOSED SITE PLAN

3

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94706

DAHANUKAR BRANDES ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

907 GREENHILL ROAD, MILL VALLEY, CA 94941

415-383-7625

Revisions

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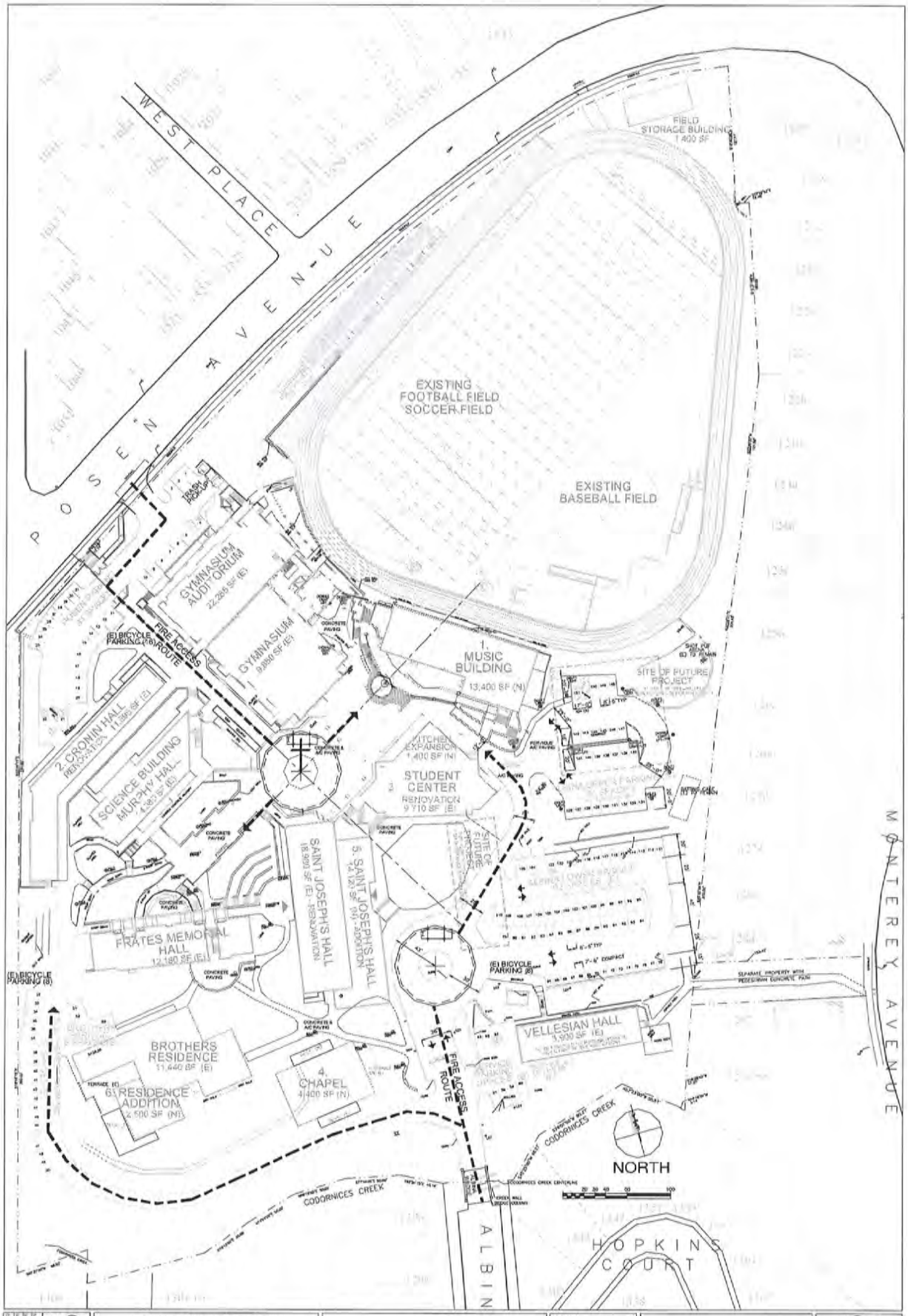

CIRCULATION & PARKING PLAN

4

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94706

DAHANUKAR BRANDES ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

907 GREENHILL ROAD, MILL VALLEY, CA 94941

415-383-7625

Revisions

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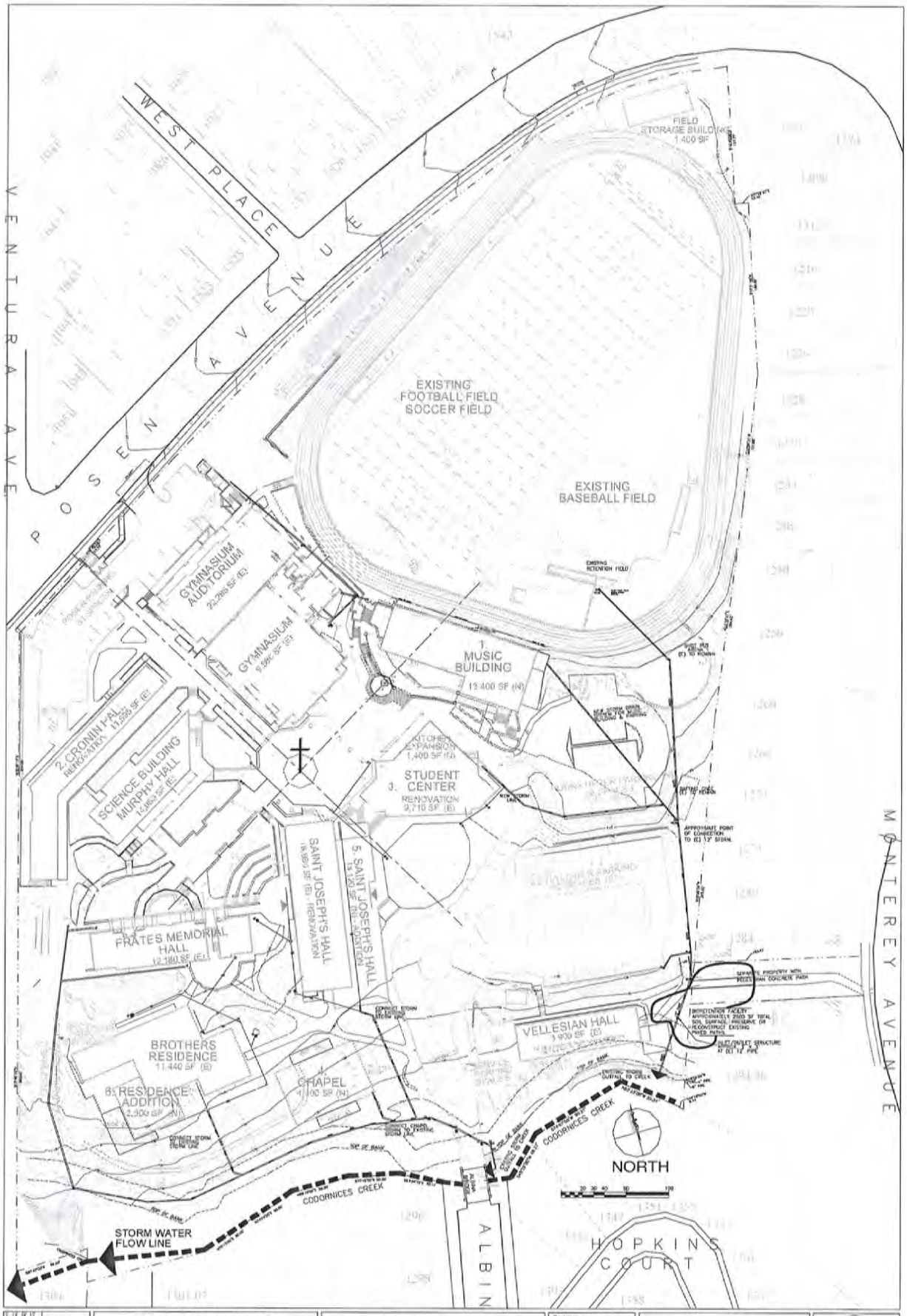

GRADING & DRAINAGE

5

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94706

DAHANUKAR BRANDES ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

907 GREENHILL ROAD, MILL VALLEY, CA 94941

415-383-7625

Revisions

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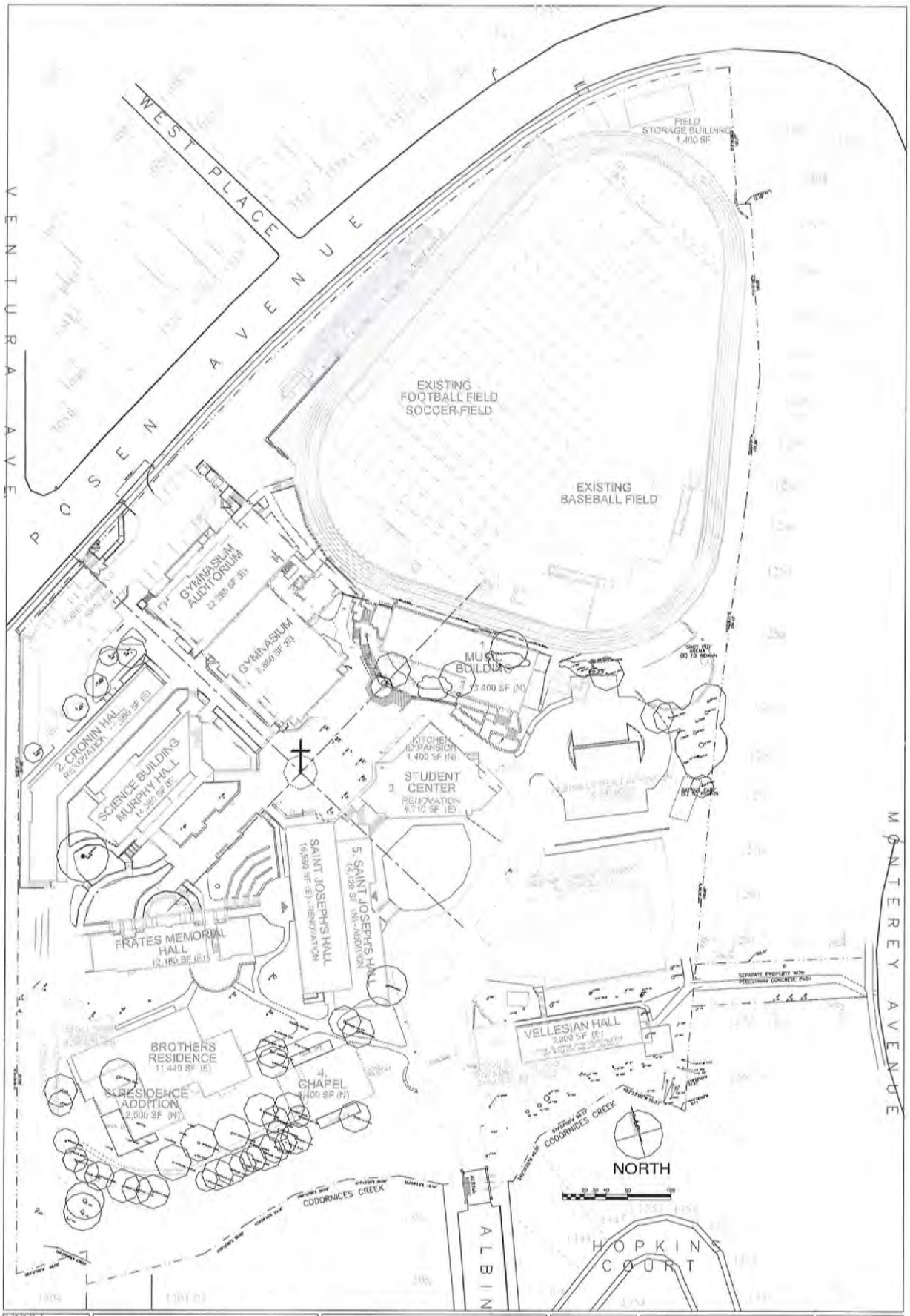

6	TREE LOCATIONS	USE PERMIT APPLICATION - 4/11/2011 SAINT MARY'S COLLEGE HIGH SCHOOL 1294 ALBINA AVENUE, PERALTA PARK BERKELEY, CALIFORNIA 94706	DAHANUKAR BRANDES ARCHITECTS ARCHITECTURE PLANNING INTERIOR DESIGN 907 GREENHILL ROAD, MILL VALLEY, CA 94941 415-383-7025

Revisions

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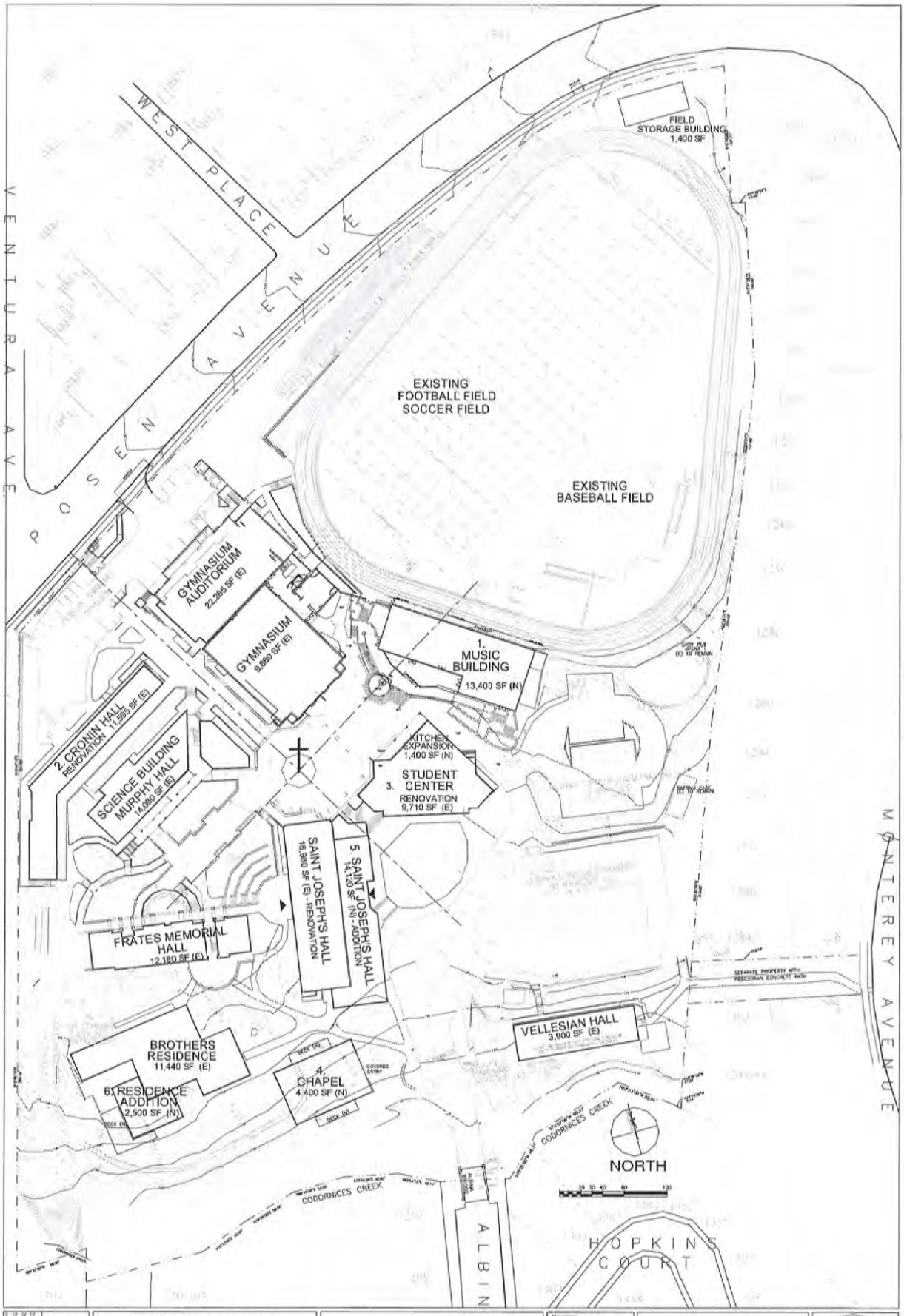

COMPOSITE PLAN

7

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94706

DAHANUKAR BRANDES ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

907 GREENHILL ROAD, MILL VALLEY, CA 94941

415-383-7625

Revisions

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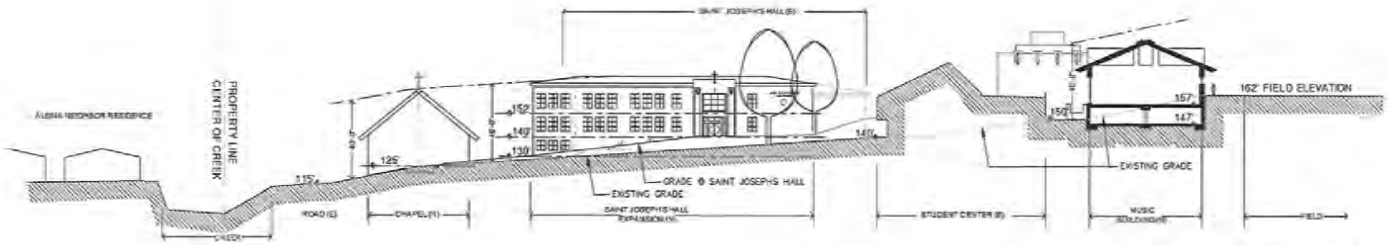
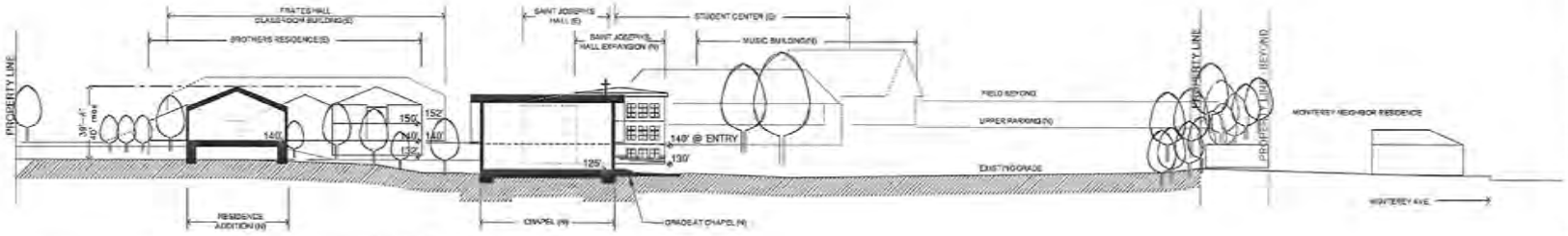


1 SOUTH TO NORTH SECTION LOOKING WEST

0 20 30 40 60 100



2 WEST TO EAST SECTION LOOKING NORTH

0 20 30 40 60 100

1" = 30'-0"

LICENSED ARCHITECT
NEIL BRANDES
C-8075
STATE OF CALIFORNIA

Revisions		
No.	Date	Description
1		
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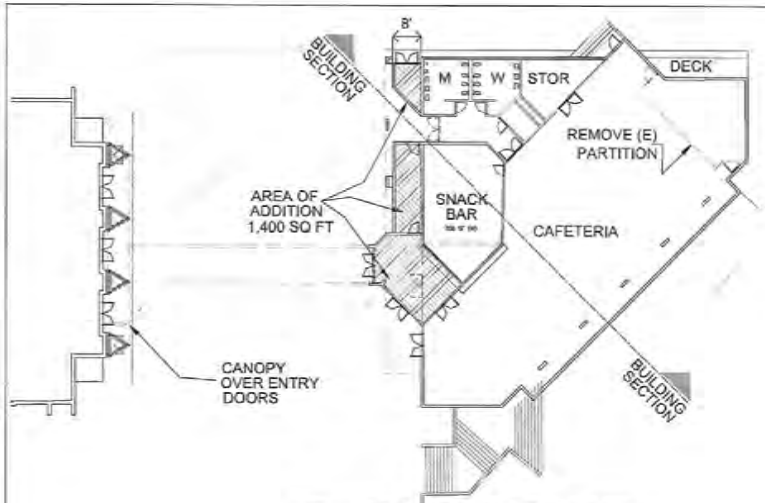
DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
907 GREENHILL ROAD, MILL VALLEY, CA 94941
415-383-7005

USE PERMIT APPLICATION - 4/17/11
SAINT MARY'S COLLEGE HIGH SCHOOL
1254 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

SITE SECTIONS

Date AS NOTED
Date 4/14/11

Sheet 8



N

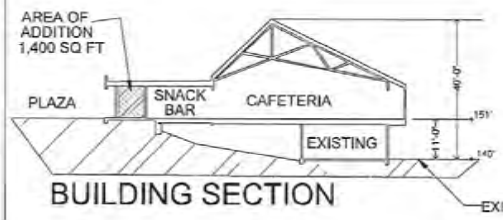
PROPOSED PLAN

ELEVATION 151

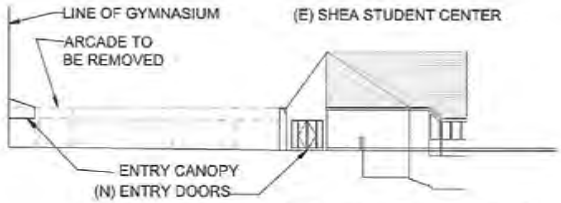
N

EXISTING PLAN

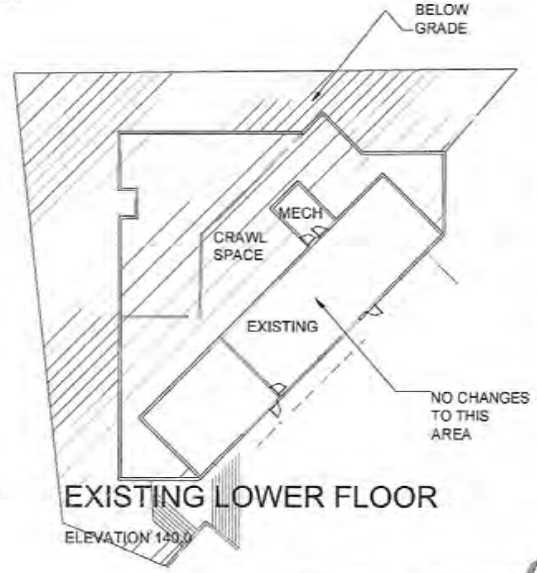
ELEVATION 151



BUILDING SECTION



SOUTH ELEVATION



EXISTING LOWER FLOOR

ELEVATION 140.0

NORTH ELEVATION

WEST ELEVATION

SHEA STUDENT CENTER RENOVATION & ADDITION

0 10 20 40

N

LICENSED ARCHITECT
STATE OF CALIFORNIA

Revision		
No.	Date	Description
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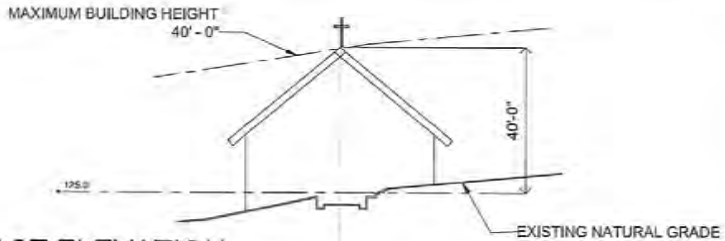
DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
597 GREENHILLS ROAD, MILL VALLEY, CA 94941
415-383-7625

USE PERMIT APPLICATION - 4/1/11

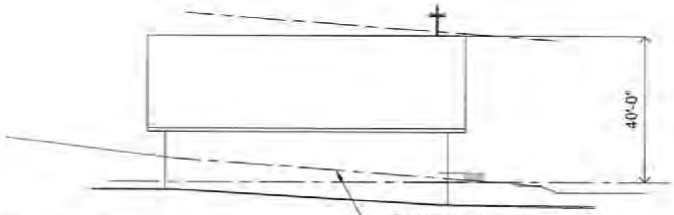
SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN
1254 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94708

SHEA STUDENT CENTER

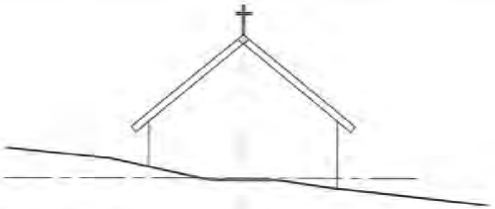
Scale: AS NOTED	Sheet No.
Date: 4/1/11	9
Drawn by: BOB/MB	



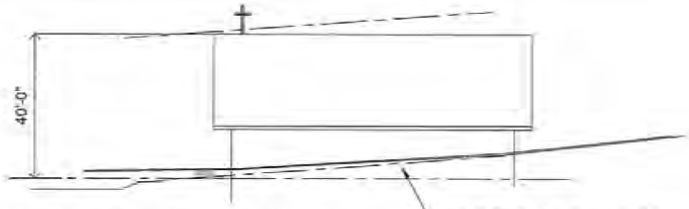
EAST ELEVATION



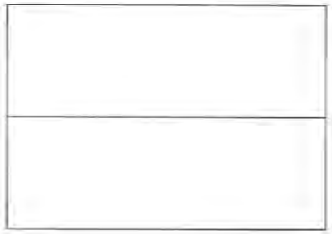
SOUTH ELEVATION



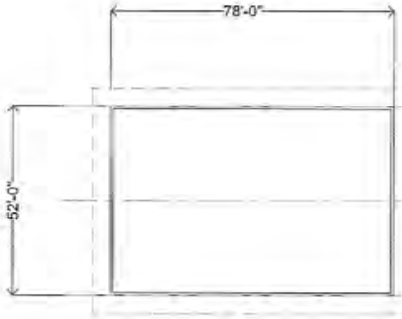
WEST ELEVATION



NORTH ELEVATION



ROOF



MAIN FLOOR

ELEVATION 125.0'

CHAPEL

0 10 20 40

N

LICENSED ARCHITECT
STATE OF CALIFORNIA

Revision No.	Date	Description
1		
2		
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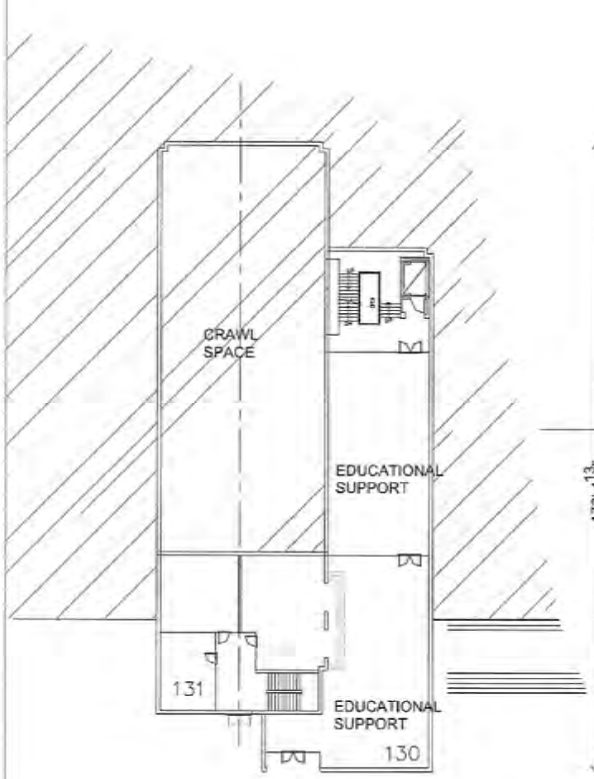
DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
1927 GREENHILL ROAD, MILL VALLEY, CA 94941
415-383-7505

USE PERMIT APPLICATION - 4/1/11
SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN
1234 ALBINA AVENUE, PERAL"A PARK
BERKELEY, CALIFORNIA 94706

CHAPEL

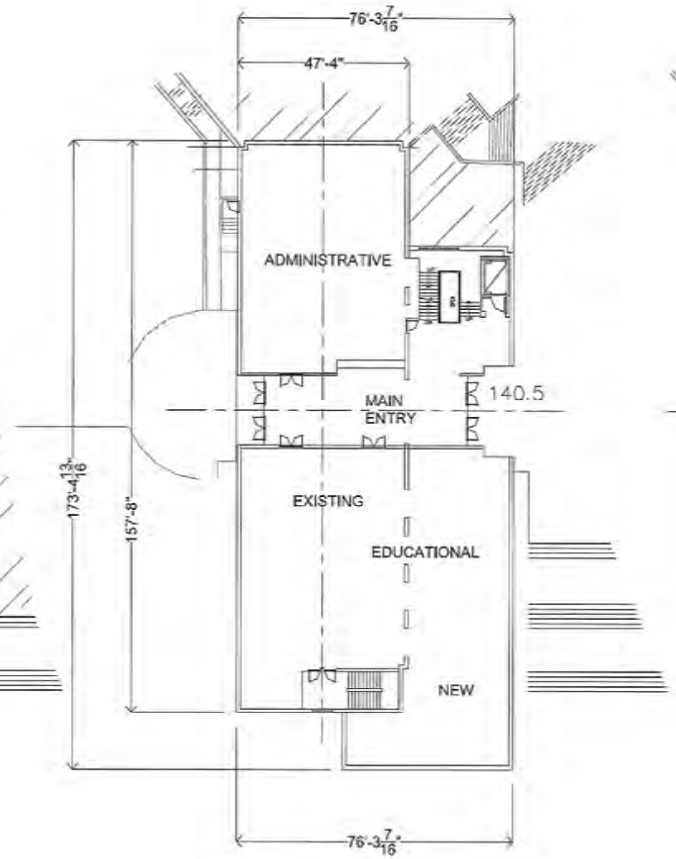
Date: ARCHITECTS
Rev: 4/11/11
Drawn: 3/28/10
Description:

Sheet No. 10



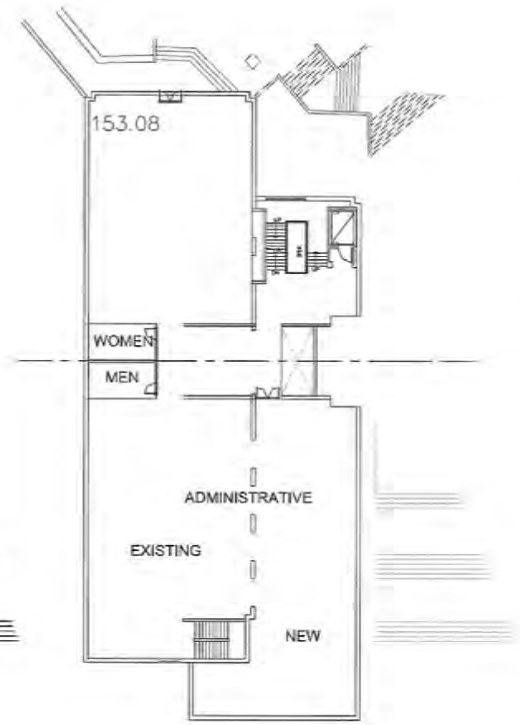
LOWER FLOOR

ELEVATION 130.0



MAIN ENTRY FLOOR

ELEVATION 140.5



UPPER FLOOR

ELEVATION 153.08

SAINT JOSEPHS HALL RENOVATION & EXPANSION

0 10 20 40

N

LICENSED ARCHITECT
C-3275
STATE OF CALIFORNIA

Revisions		
No.	Date	Description
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DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
907 GREENHILL ROAD MILL VALLEY, CA 94941
415-383-7825

USE PERMIT APPLICATION - 4/11/11
SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN
1234 ALBINA AVENUE, PERALTA PARK
BERKELEY CALIFORNIA 94706

SAINT JOSEPHS HALL - PLANS

Date AS NOTED
Job 4/11/11
Drawn by
Checked by

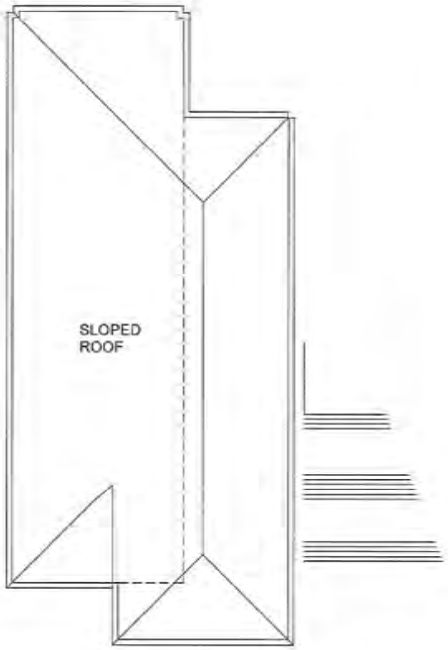
Plan No. 11

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION



ROOF

ELEVATION 165.0 AT EAVE

SAINT JOSEPHS HALL RENOVATION & EXPANSION

LICENSED ARCHITECT
DAL BRANDES
C-9275
EXPIRATION DATE
STATE OF CALIFORNIA

Revisions		
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DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
907 GREENHILL ROAD, MILL VALLEY, CA 94941
415-383-7625

USE PERMIT APPLICATION - 4/11/11
SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN
1294 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

SAINT JOSEPHS HALL
ELEVATIONS & ROOF

Date: AS NOTED
Date: 4/11/11
Drawn by: BD/YW
Checked by:
Drawing No.: 12

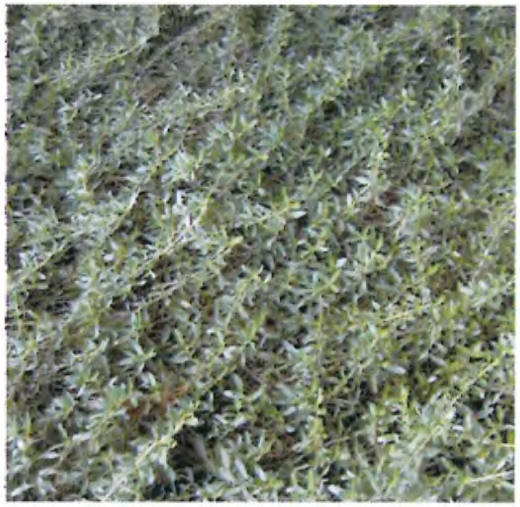
December 22, 2010

Planting Zones
Saint Mary's College High School

VERDE DESIGN

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING DESIGN
2455 The Alameda, Suite 200
Santa Clara, CA 95050
t: 408.985.7200
f: 408.985.7260

Cistus Purpureus



Coprosma x kirkii

Myoporum 'Pacificum'

Myoporum parvifolium

Zone A - Groundcovers

Plumbago auriculata

Sollya heterophylla

Abelia x grandiflora

Cistus purpureus

Coprosma repens

Escallonia 'Fradesii'

Zone B - Hillside Shrubs

Escallonia 'Newport Dwarf'

Escallonia rubra

Grevillea rosmarinifolia 'Scarlet Spire'

Phormium tenax

Zone B - Hillside Shrubs

Acer circinatum

Acer palmatum

Callistemon rigidus

Cercis occidentalis

Crataegus laevigata 'Paul's Scarlet'

Grevillea 'Canberra Gem'

Zone C - Specimen Trees

Myoporum laetum

Zone D - Background / Screen Trees

Crataegus phaenopyrum

Grevillea robusta