HUB AT BERKELEY

2132 CENTER STREET
BERKELEY, CALIFORNIA

AUGUST 20th, 2021

PROJECT TEAM

DEVELOPER: CORE SPACES

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ORANGE, CA 92868

CONTACT: BRIAN R. GILLIS, PE
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PROJECT DATA

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST. BERKELEY, CALIFORNIA 94704

APN: 057 203100101, 057 203101300

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: C-DMU CORE

TYPE OF CONSTRUCTION:
PROPOSED TYPE I SPRINKLERED, NFPA-13 (RESIDENTIAL, RETAIL, PARKING GARAGE)

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE, AMENITIES

OCCUPANCY LOAD:

R-2	RESIDENTIAL UNITS	200 / OCC	286,146 / 200 =	1,430
S-2	GARAGE	200 / OCC	11,154 / 200 =	56
A	ASSEMBLY WITHOUT FIXED SEATS	15 / OCC	12,118 / 15 =	807
A	EXERCISE / ASSEMBLY	50 / OCC	11,038 / 50 =	220
S	ACCESSORY STORAGE, MECH RMS	300 / OCC	8,098 / 300 =	27
				2,540

GROSS SITE AREA: 35,573 SF; 0.82 AC

PROVIDED FAR: TBD

AREA OF DISTURBANCE 35,573 SF - 100% OF SITE

SHEET LIST

GROSS BUILDING AREA

LEVEL	Total Floor Area	Garage	Retail	Res. Amenity	Common (BOH)	Circulation	Residential	Exterior Amenity
ROOF								
FLOOR 17	6,839			2,350	68	2,189	4,421	1,874
FLOOR 16	8,928				181	2,102	8,747	
FLOOR 15	8,928				181	2,102	8,747	
FLOOR 14	8,928				181	2,102	8,747	
FLOOR 13	8,928				181	2,102	8,747	
FLOOR 12	9,489			1,521	548	2,970	7,420	10,244
FLOOR 11	21,651				237	3,550	21,414	
FLOOR 10	21,651				237	3,550	21,414	
FLOOR 9	21,651				237	3,550	21,414	
FLOOR 8	21,651				237	3,550	21,414	
FLOOR 7	26,080				241	3,516	25,839	
FLOOR 6	26,080				241	3,516	25,839	
FLOOR 5	26,080				241	3,516	25,839	
FLOOR 4	26,080				241	3,516	25,839	
FLOOR 3	26,975				182	**3,694**	26,793	
FLOOR 2	26,971			3,277	182	3,664	23,512	
Ground Floor	28,833	11,154	10,164	3,890	4,482	3,625	0	
TOTALS	310,924	**11,154**	**10,164**	**11,038**	**8,098**	**3,694**	**286,146**	**12,118**
Counts greatest circulation area once								

UNIT MATRIX

	Studio	1BD1B	2BD1B	2BD2B	3BD2B	3BD3B	4BD2B	4BD3B	4BD4B	5BD3B	5BD4B	1+1/1	2+2/2	Total Units	Total Bedrooms
floor 1														0	0
floor 2	8			1				4	3	3	1		3	23	64
floor 3	9			1		1		4	3	4	1		3	26	73
floor 4	9			1		2	1	4		5	1		3	26	73
floor 5	9			1		2	1	4		5	1		3	26	73
floor 6	9			1		2	1	4		5	1		3	26	73
floor 7	9			1		2	1	4		5	1		3	26	73
floor 8	5		1	1	6		2	1		1	2		3	22	60
floor 9	5		1	1	6		2	1		1	2		3	22	60
floor 10	5		1	1	6		2	1		1	2		3	22	60
floor 11	5		1	1	6		2	1		1	2		3	22	60
floor 12	2									1	2	1	1	7	20
floor 13	2	1								2	2		1	8	25
floor 14	2	1								2	2		1	8	25
floor 15	2	1								2	2		1	8	25
floor 16	2	1								2	2		1	8	25
floor 17										1	1		1	3	12
TOTAL UNITS	83	4	4	10	24	9	12	28	6	41	25	1	36	**283**	**801**

BICYCLE PARKING

REQUIRED:

COMMERCIAL (SHORT TERM)	1 / 2,000SF	= 6
RESIDENTIAL (LONG)	1 / 3BDR	= 267
RESIDENTIAL (SHORT)	1 / 40BDR	= 20
TOTAL		**= 293**

PROVIDED:

SHORT TERM (ON-STREET)	= 30
LONG TERM (BIKE ROOM)	= 184
LONG TERM (IN-UNIT)	= 102
TOTAL	**= 316**

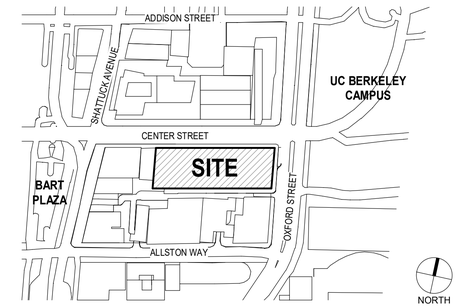
PARKING SUMMARY

REQUIRED:

DWELLING UNITS (MIN = 0, MAX = 0.5/UNIT)	0 - 142
COMMERCIAL (1.5/1,000 SF)	16

LEVEL 1	PROVIDED
TYPICAL STACKED STALLS	59
ADA STALLS	3
ADA VAN STALLS	1
TOTAL	**63**
EV SPACES (3% OF TOTAL PROVIDED PER CAL GREEN 4.106.4)	*2*
LOADING ZONE STALLS	*3*

VICINITY MAP



ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 8/20/2021
TCA # XXXX-XXX

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GENERAL NOTES G-1

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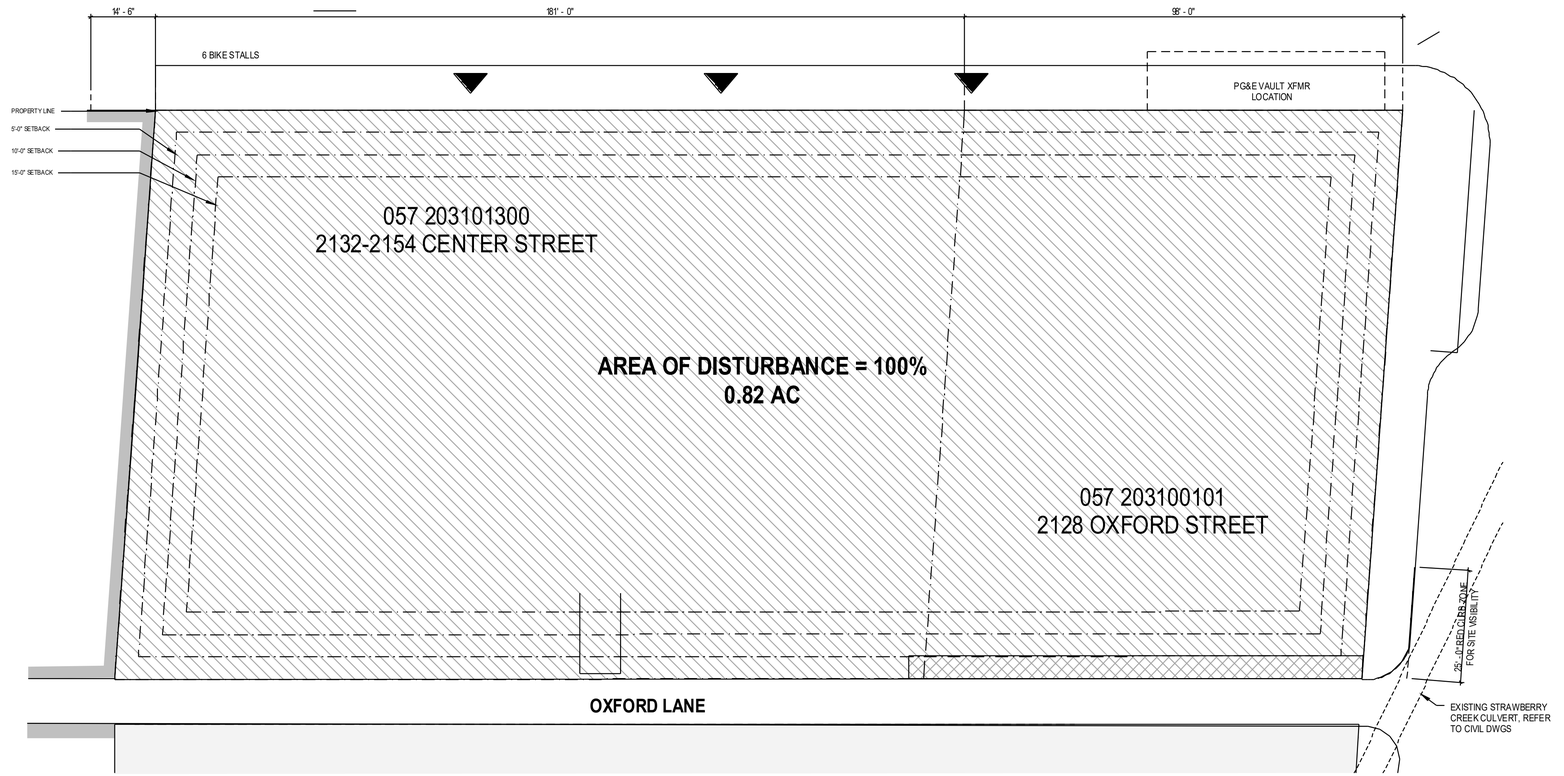
VICINITY MAP G-2



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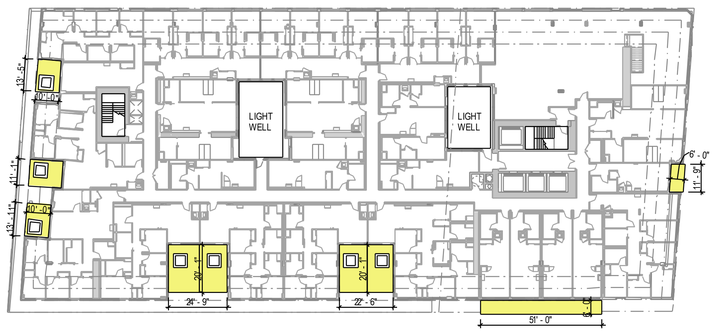
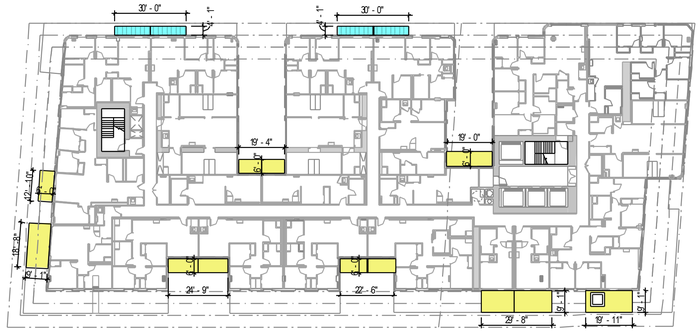
DEMOLITION PLAN G-4



LEVEL 2
SCALE: 1" = 30'-0"



LEVEL 8
SCALE: 1" = 30'-0"

OPEN SPACE KEY

- OPEN SPACE (PRIVATE AND ≥ 6'-0" DEPTH)
- OPEN SPACE (PRIVATE AND < 6'-0' DEPTH) EXCL FROM PRIV BALCONY CALC
- OPEN SPACE (COMMON)

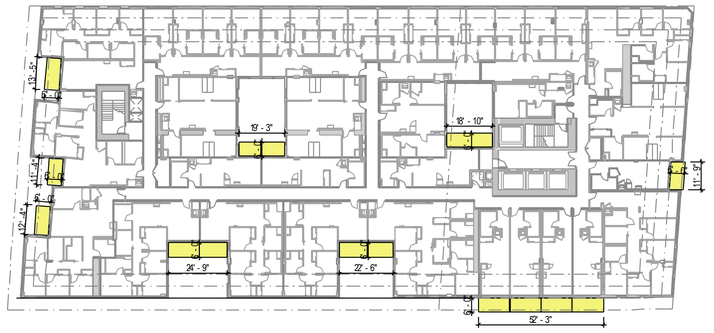
OPEN SPACE CALCULATIONS*

*REQUIRED: 80 SF PER UNIT

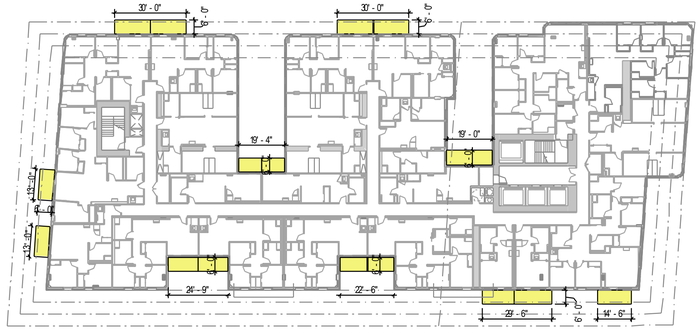
TOTAL UNITS	283
REQUIRED OPEN SPACE	**22,640 SF**
LOT SIZE	35,573 SF
DRIVEWAY	900 SF
PRIVATE BALCONIES (≥ 6'-0" DEPTH)	**14,469 SF**
(50% MAX. REQ. OPEN SPACE)	11,320 SF
COMMON ROOF DECK	**11,394 SF**
TOTAL OPEN SPACE PROVIDED	**25,863 SF**

* GROUND FLOOR NOT SHOWN

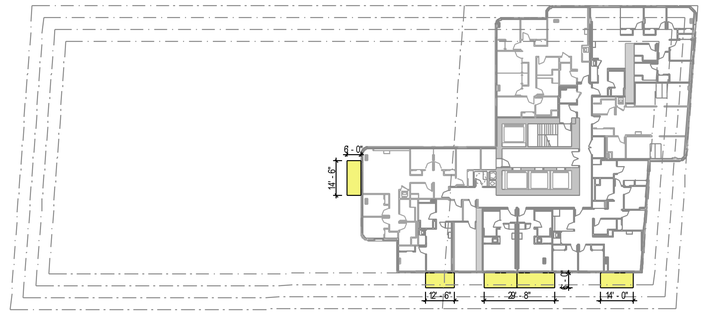
PLANTER AREA CALCULATION: SEE LANDSCAPE



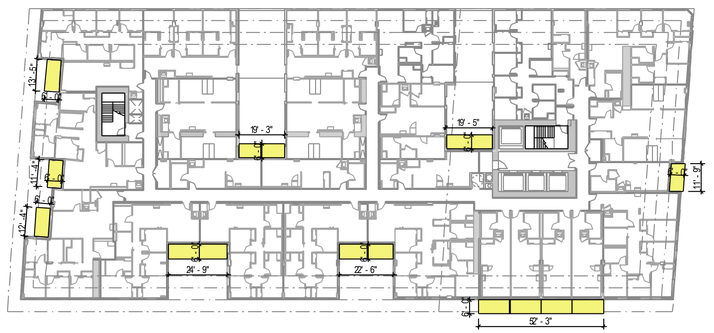
LEVEL 3
SCALE: 1" = 30'-0"



LEVEL 9-11
SCALE: 1" = 30'-0"



LEVEL 13-16
SCALE: 1" = 30'-0"



LEVEL 4-7
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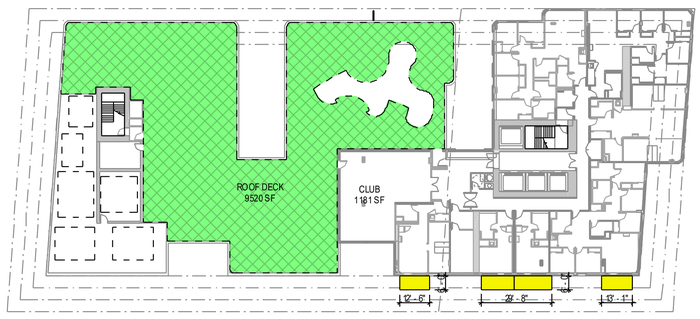
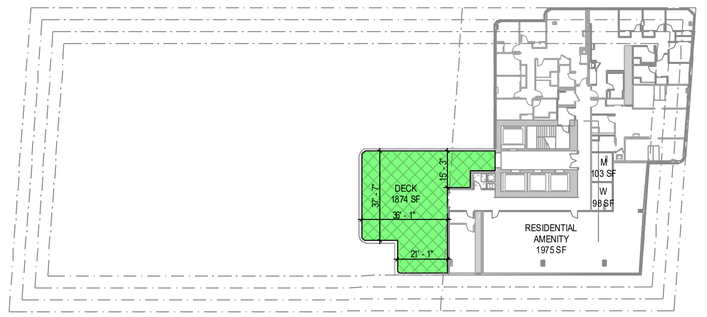


LEVEL 12
SCALE: 1" = 30'-0"



LEVEL 17
SCALE: 1" = 30'-0"

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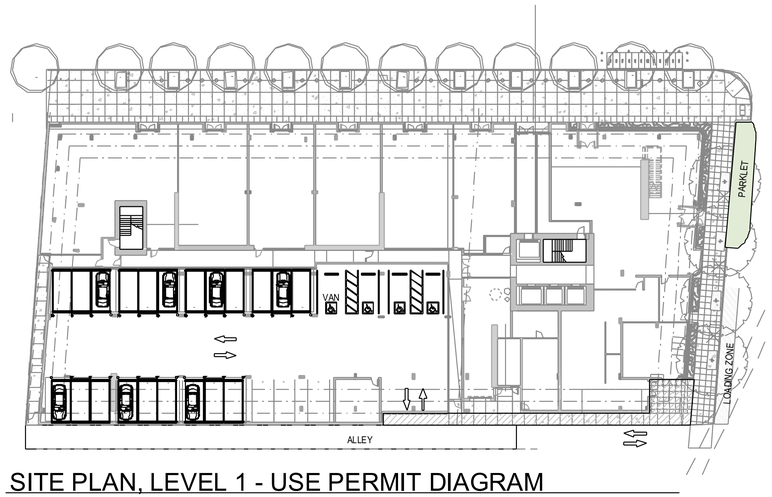
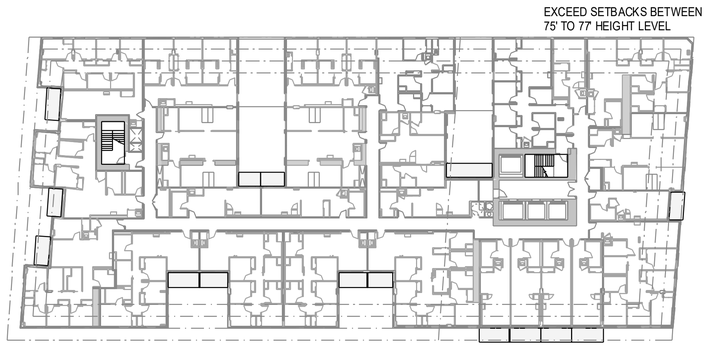
OPEN SPACE DIAGRAMS G-5



SITE PLAN, LEVEL 1 - USE PERMIT DIAGRAM

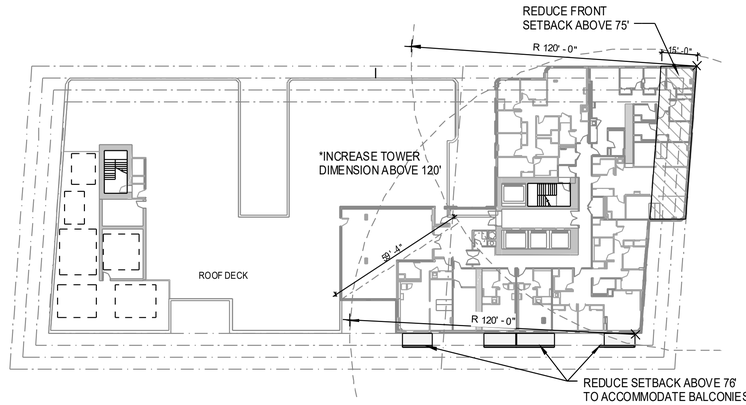
SCALE: 1" = 30'-0"

*NO USE PERMIT REQUESTS
FOR LEVEL 1 THROUGH 6



LEVEL 4-7 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"

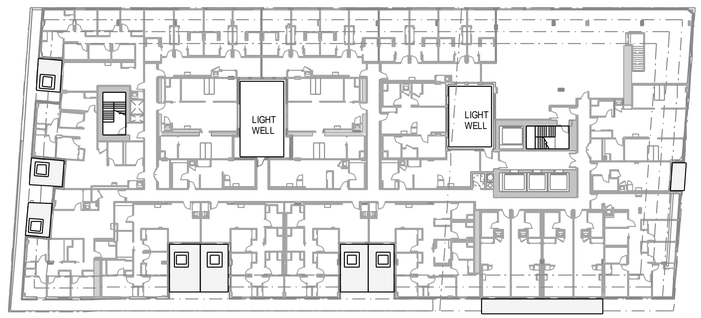


LEVEL 12 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"

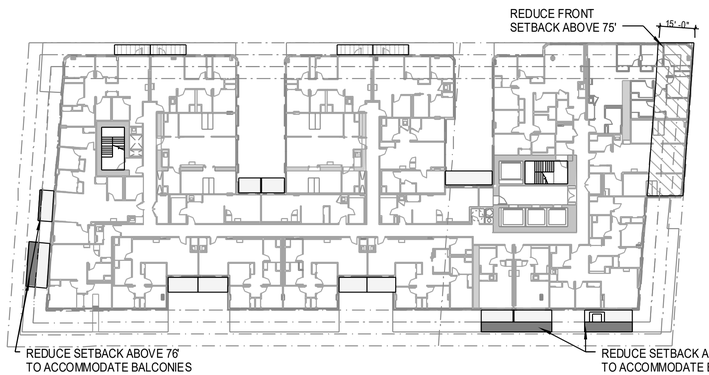
USE PERMIT KEY

BALCONY PROJECTION BEYOND PERMITTED 5' ARCHITECTURAL PROJECTION



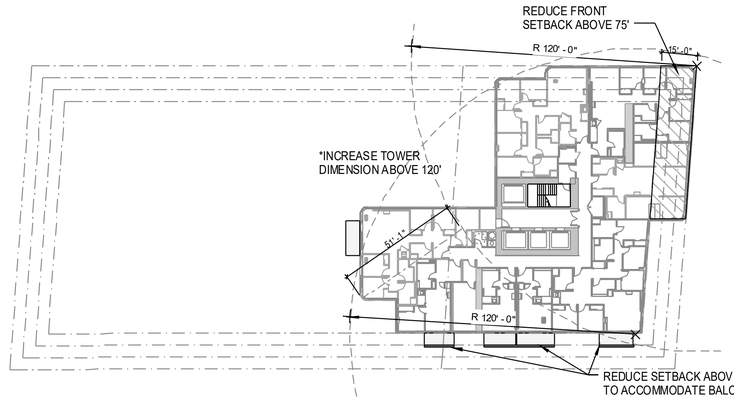
LEVEL 2 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"



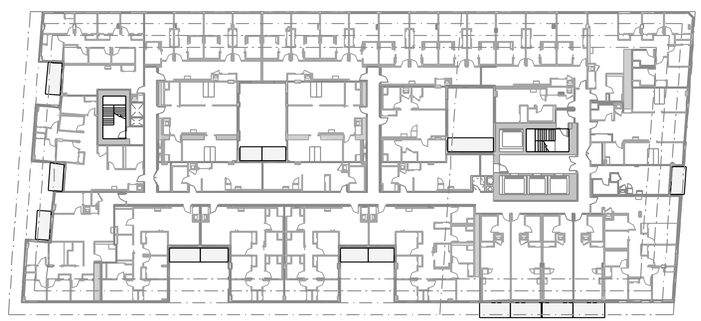
LEVEL 8 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"



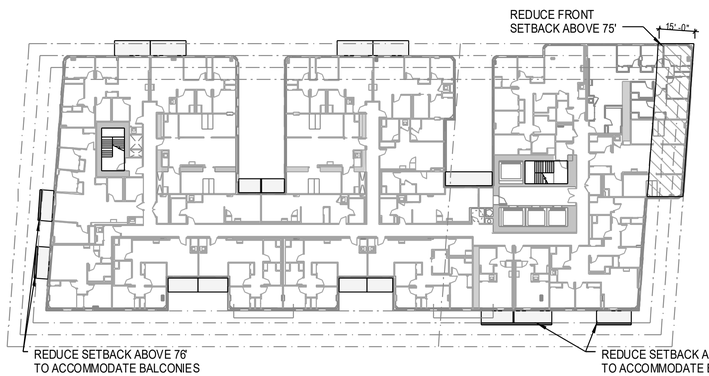
LEVEL 13-16 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"



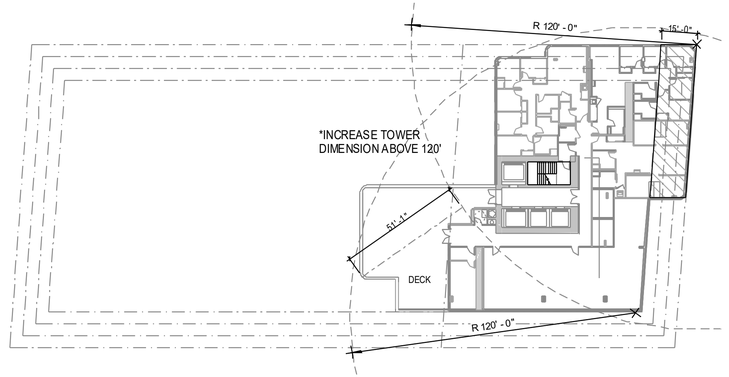
LEVEL 3 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"



LEVEL 9-11 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"



LEVEL17 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"

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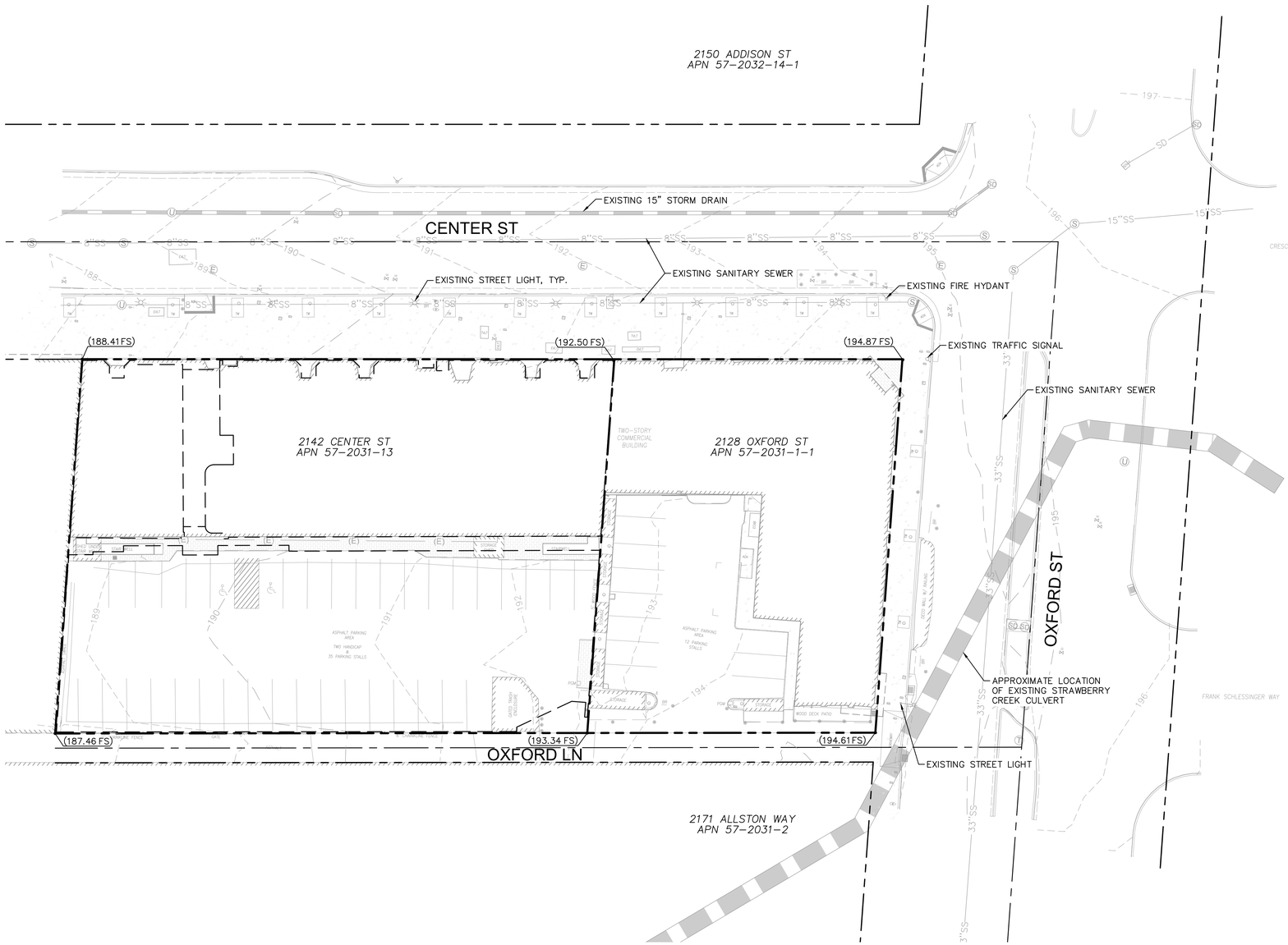
USE PERMIT REQUEST G-6



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XXX — EXISTING SURFACE CONTOUR
- FS: (100.00) — EXISTING SPOT ELEVATION

GENERAL NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. THE LOCATIONS AND EXISTENCE OF ALL UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN CONFIRMED. THE INFORATION SHOWN HEREON IS APPROXIMATE AND ASSUMED BASED ON ABOVE GROUND VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF BERKELEY.

BASIS OF BEARINGS

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CCS83 ZONE 3 GRID, [CSRS EPOCH 2017.50 NAD83(2011)] THIS SURVEY TIED TO CGPS STATIONS "OHLN", "P224", "TIBB", "MDHL", "P223", AND "P262" OF THE CSRS, THE LATITUDE AND LONGITUDE OF WHICH WERE HELD FIXED, OR PARTIALLY FIXED, IN A LEAST SQUARES ADJUSTMENT. SEE SURVEYOR'S NOTES AND TIES TO CALIFORNIA SPATIAL REFERENCE SYSTEM DIAGRAM.

BENCHMARK

NAVD88 ELEVATIONS DETERMINED USING GEOID MODELING (NGS GEOID18 GEOID MODEL) BASED ON THE NAD83(2011), CSRS EPOCH 2017.50 ELLIPSOID.

CITY OF BERKELEY DATUM ELEVAIONS REFERNCED TO CITY BENCHMARK "B1552" (FOUND MONUMENT 209), ELEVATION 204.04 FEET.

SEE SURVEYOR'S NOTES AND TIES TO CALIFORNIA SPATIAL REFERNCE SYSTEM DIAGRAM.

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

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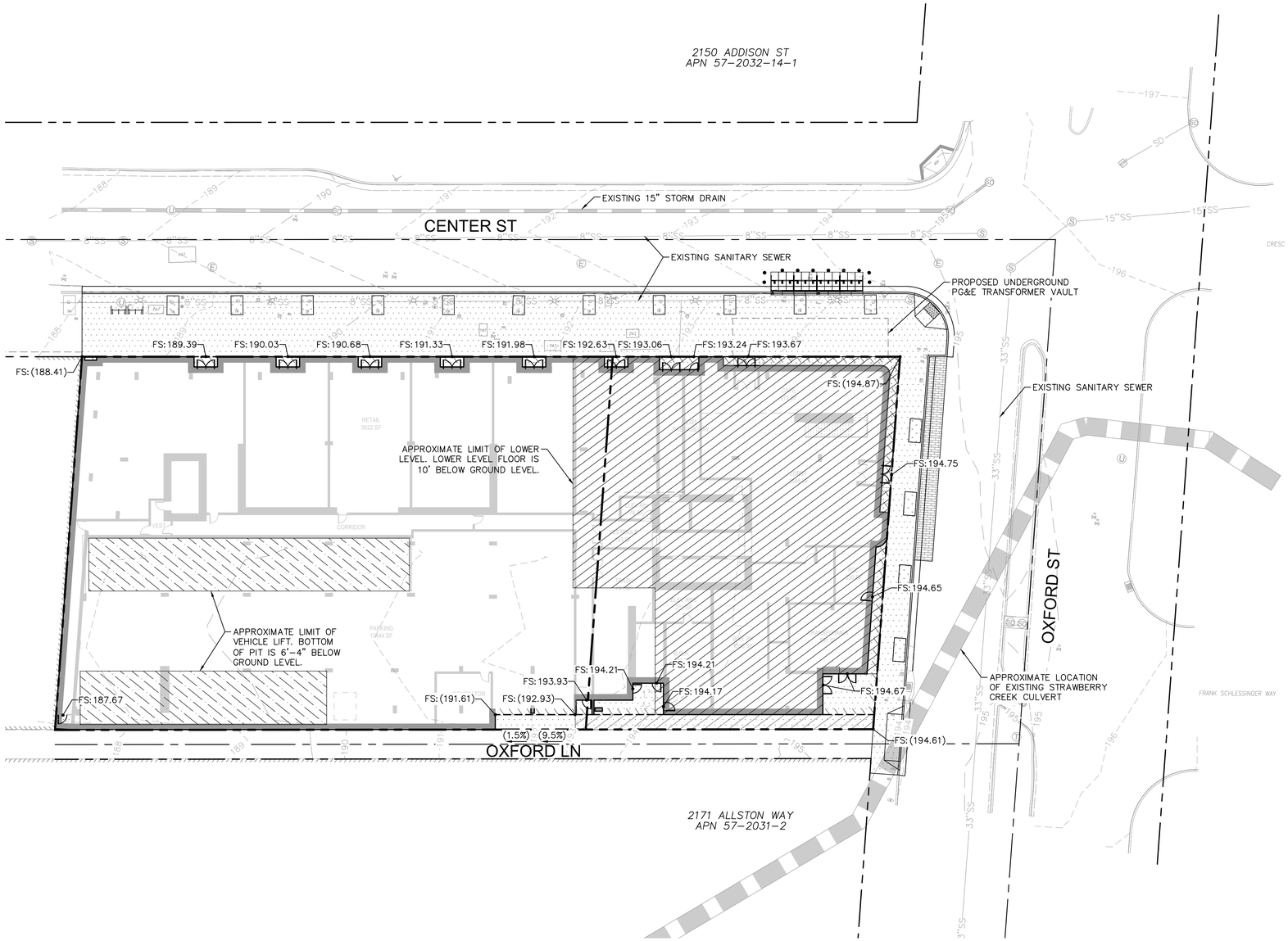
Kimley-Horn and Associates, Inc.
ENGINEER M. FALGOUT
PE NO. 63394

KHA PROJECT	197297002
DATE	08/20/2021
SCALE	AS SHOWN
DESIGNED BY	NM
DRAWN BY	NM
CHECKED BY	MAF

EXISTING CONDITIONS PLAN

HUB AT BERKELEY
PREPARED FOR
CORE SPACES
BERKELEY, CA

SHEET NUMBER
C100



LEGEND

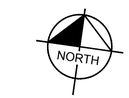
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	BUILDING WALL (AT GROUND LEVEL)
	BUILDING OVERHANG
FS: (100.00)	EXISTING SPOT ELEVATION
FS: 100.00	PROPOSED SPOT ELEVATION
(1.0%)	EXISTING GROUND SLOPE
1.0%	PROPOSED GROUND SLOPE

GENERAL NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. THE LOCATIONS AND EXISTENCE OF ALL UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN CONFIRMED. THE INFORATION SHOWN HEREON IS APPROXIMATE AND ASSUMED BASED ON ABOVE GROUND VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF BERKELEY.

ABBREVIATIONS

FS FINISHED SURFACE
SD STORM DRAIN
SS SANITARY SEWER



GRAPHIC SCALE IN FEET
0 10 20 40

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DRAWN BY		NM	
CHECKED BY		MAF	

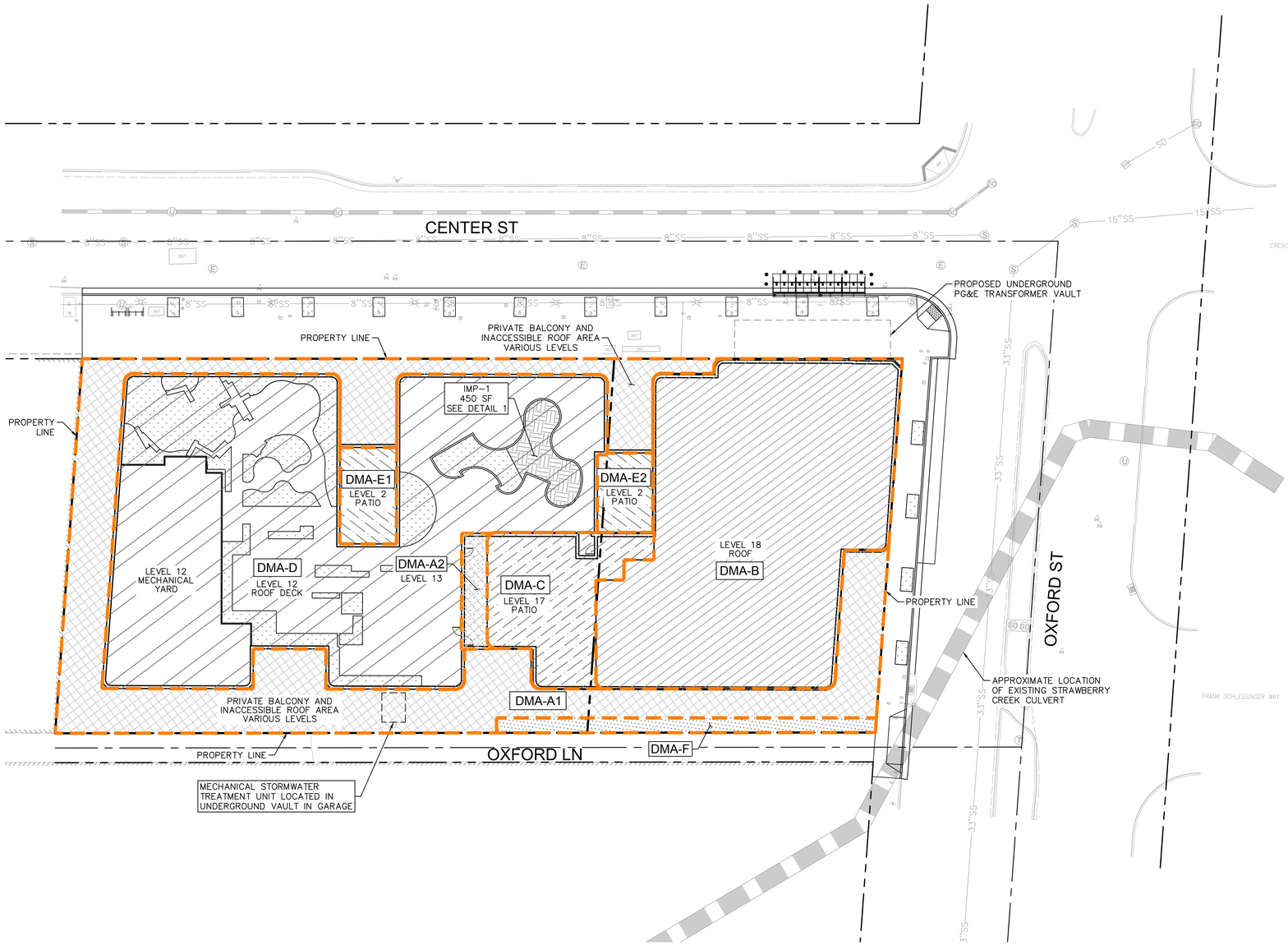
CONCEPTUAL GRADING PLAN

HUB AT BERKELEY

PREPARED FOR
CORE SPACES

BERKELEY CA

SHEET NUMBER
C200



LEGEND

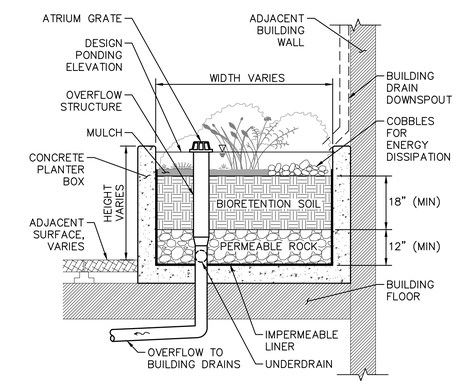
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA, SEE DETAIL 1 HEREON
- LANDSCAPE AREA

GENERAL NOTES

1. ALL STORMWATER CONTROL MEASURES SHALL BE DESIGNED PER THE LATEST VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL.

PROPOSED STORMWATER TREATMENT SUMMARY

DMA NAME	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED LID TREATMENT AREA (SF) - 4% RULE	PROVIDED LID TREATMENT (SF)	SURFACE TYPE - TREATMENT LOCATION
DMA-A1	8,548	0	8,548	8,548	342	0	ROOF AREA – MECHANICAL TREATMENT UNIT
DMA-A2	350	350	0	35	1	0	VEGETATED ROOF AREA – MECHANICAL TREATMENT UNIT
DMA-B	9,035	0	9,035	9,035	361	370	ROOF AREA – IMP-1
DMA-C	2,010	0	2,010	2,010	80	80	ROOF AREA – IMP-1
DMA-D	13,830	8,530	5,300	6,153	246	0	ROOF AREA – MECHANICAL TREATMENT UNIT
DMA-E1	635	0	635	635	25	0	ROOF AREA – MECHANICAL TREATMENT UNIT
DMA-E2	510	0	510	510	20	0	ROOF AREA – MECHANICAL TREATMENT UNIT
DMA-F	655	0	655	655	26	0	PAVING – MECHANICAL TREATMENT UNIT
TOTAL	35,573	8,880	26,693	27581	1077	450	--



TYPICAL BIORETENTION PLANTER ON STRUCTURE (1)
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

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DESIGNED BY	NM
DRAWN BY	NM
CHECKED BY	MAF

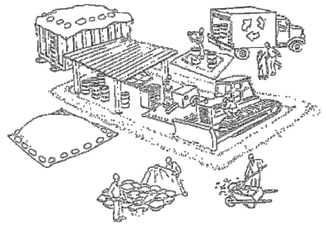
PRELIMINARY STORMWATER CONTROL PLAN

HUB AT BERKELEY
PREPARED FOR
CORE SPACES

BERKELEY CA

SHEET NUMBER
C300

City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

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FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.
ENGINEER M. FALGOUT
PE NO. 63394

KHA PROJECT	197297002
DATE	08/20/2021
SCALE	AS SHOWN
DESIGNED BY	NM
DRAWN BY	NM
CHECKED BY	MAF

CITY OF BERKELEY
POLLUTION
PREVENTION PLAN

HUB AT BERKELEY
PREPARED FOR
CORE SPACES
BERKELEY, CA

SHEET NUMBER
C301

1 OVERALL SITE PLAN

SCALE: 1"=20'-0"

GENERAL NOTES:

1. The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.
2. Paving materials are to be of the quality and aesthetic as follow suggested: At grade paving is to be cast-in-place concrete with score pattern and sand blast finish. On structure paving is to be colored concrete pavers by Unilock. Wood is to be FSC certified hardwood. Mulch to be pebble mulch.
3. Irrigation to be automatic, using drip or bubblers.
4. Outdoor kitchen to include built-in stainless steel grills, refrigerators, and sinks. Backsplash and counters to be stone or stainless steel.
5. Lighting to be specified and designed by others. Lighting to include egress emergency lighting and lighting to enhance the design.
6. Balustrade is an architectural railing element of glass or stainless steel wire mounted on parapet wall.
7. Waterproofing by others.
8. Parklet design to be coordinated with future tenant.
9. Movable furnishings are to be determined by the interior designer.
10. Built-in site furnishings to be wood.
11. Planters to be GFRC, steel, or cast stone.
12. Planting to be selected at the following sizes: Streetscape shade trees to be 4" caliper minimum. Multistem ornamental trees to be a minimum height of 12' at install. Shrubs to be 5 gallon containers. Ground covers and perennials to be 1 gallon containers. Pebble mulch in key locations.

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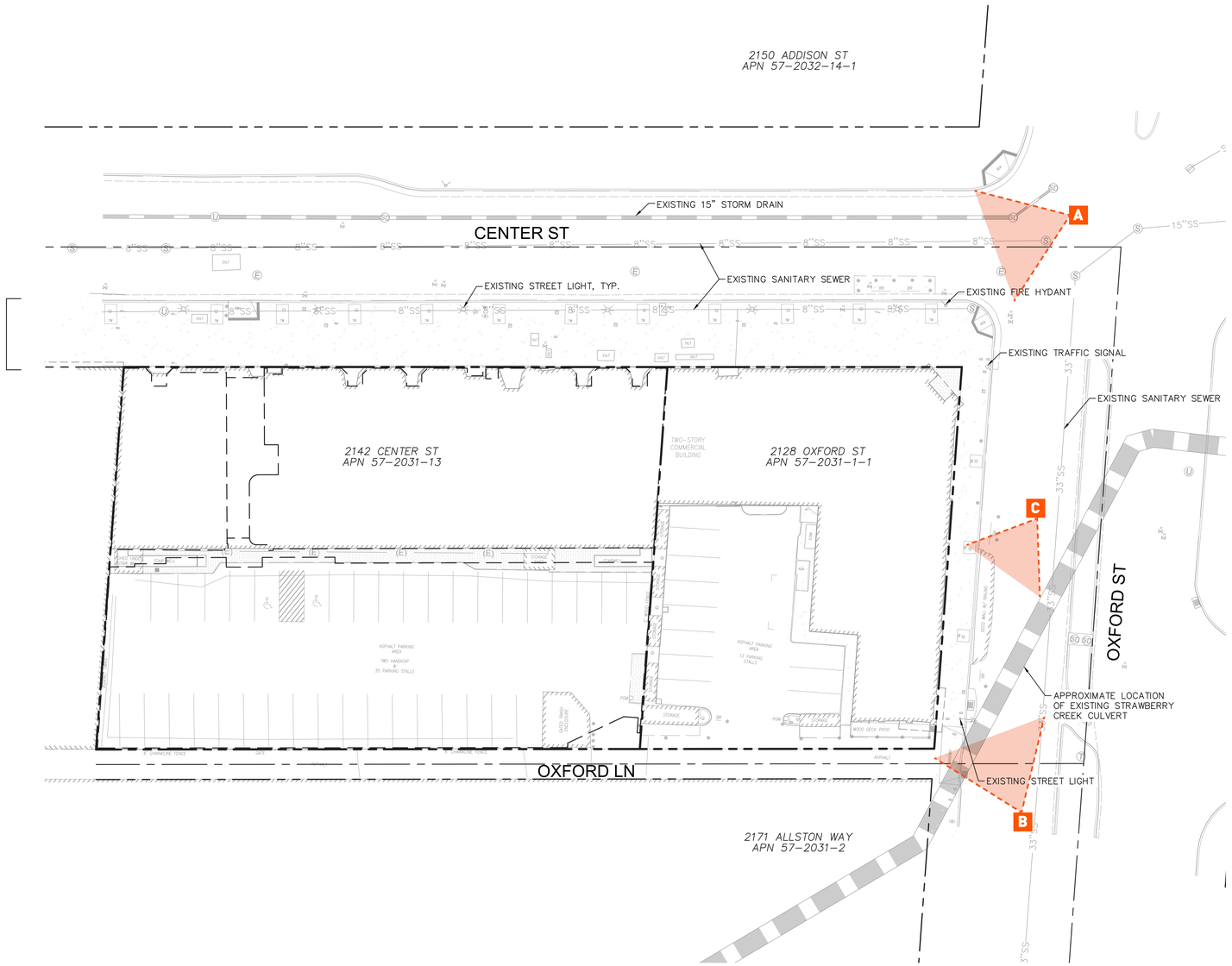
OVERALL SITE PLAN L1



1 EXISTING CONDITION PLAN

SCALE: 1"=20'-0"

A CENTER ST STREET VIEW

B OXFORD ST STREET VIEW

C EXISTING PARKLET VIEW

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EXISTING CONDITION L2

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75-21704-00 08.20.2021

EXISTING TREE SCHEDULE					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TO BE REMOVED
EXISTING R.O.W. TREES					
1	*Acer rubrum*	Red Maple	12" cal		Yes
2	*Acer rubrum*	Red Maple	12" cal		Yes
3	*Acer rubrum*	Red Maple	13" cal		Yes
4	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
5	*Celtis sinensis*	Chinese Hackberry	13" cal		Yes
6	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
7	*Celtis sinensis*	Chinese Hackberry	13" cal	Protect to remain	No
8	*Celtis sinensis*	Chinese Hackberry	11" cal	Protect to remain	No
9	*Celtis sinensis*	Chinese Hackberry	12" cal	Protect to remain	No
10	*Celtis sinensis*	Chinese Hackberry	12" cal	Protect to remain	No
11	*Celtis sinensis*	Chinese Hackberry	13" cal	Protect to remain	No
12	*Celtis sinensis*	Chinese Hackberry	12" cal	Protect to remain	No
13	*Celtis sinensis*	Chinese Hackberry	12" cal	Protect to remain	No
14	*Celtis sinensis*	Chinese Hackberry	12" cal	Protect to remain	No
NOTE: 1. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/ STUMP REMOVALS					

EXISTING STREET TREE

Acer rubrum - Red Maple, Celtis sinensis - Chinese Hackberry

PROPOSED STREET TREE

Celtis sinensis - Chinese Hackberry

Platanus racemosa - California Sycamore

PARKLET PRECEDENTS

LEGENDS

SF1 MODULAR BIKE RACKS (3) 6-RACK MODULES & (1) 3-RACK MODULE [TOTAL 21 RACKS; 42 BIKE PARKING SPACES]

SF2 (4) 4' X 8' TREE GRATES & TREE GUARDS

SF3 'BIG BELLY' SOLAR TRASH / RECYCLING COMPACTOR

SF4 (15) BOLLARDS

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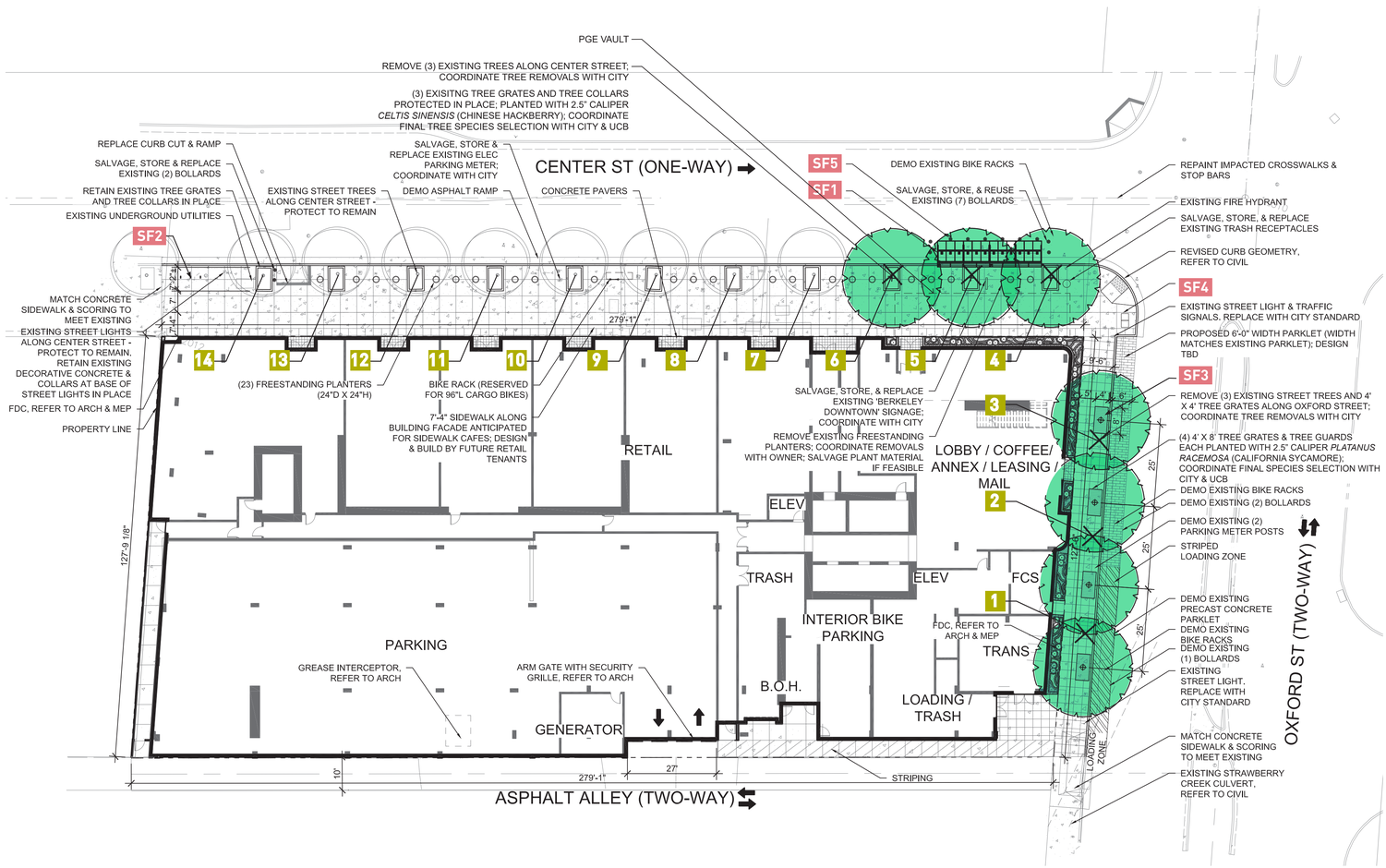
2. Parklet design to be coordinated with future tenant.
3. Movable furnishings are to be determined by the interior designer.



1 GROUND LEVEL SITE PLAN

SCALE: 1"=20'-0"

SF1 - BIKE RACKS TYPE 1

SF2 - BIKE RACKS TYPE 2

SF3 - TREE GRATE + GUARD

SF4 - TRASH RECEPTACLE

SF5 - BOLLARD

EXISTING LIGHT POLE

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GROUND LEVEL LANDSCAPE PLAN L3

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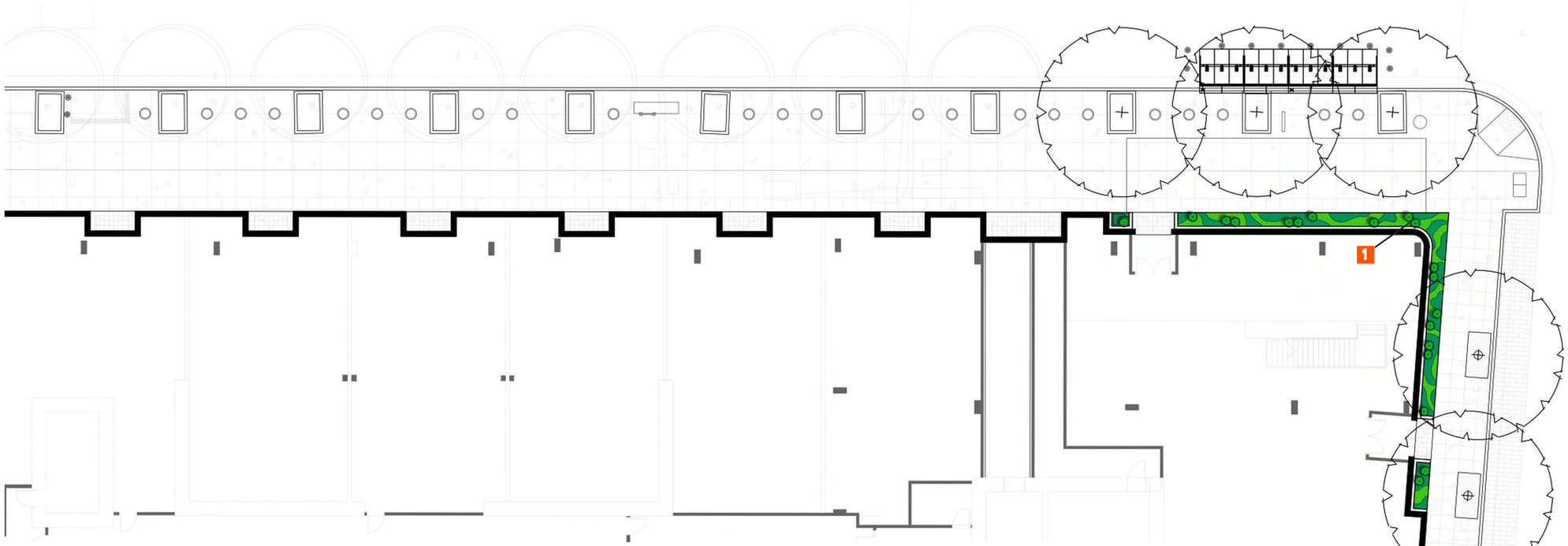

1 GROUND LEVEL SITE PLAN

SCALE: 1"=10'-0"

GROUND LEVEL PLANT LIST

Ribes aureum
Golden Currant

Iris douglasiana
Douglas Iris

Iris douglasiana 'Canyon Snow'
Douglas Iris

Ceanothus 'Diamond Heights'
Diamond Heights Ceanothus

Keckiella corymbosa
Redwood penstemon

Heuchera micranthra
Crevice Alum Root

Carex tumulicola
Berkeley Sedge

Calamagrostis nutkaensis
Pacific Reedgrass

LEGENDS

1 GROUND LEVEL PLANTING AREA

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IRRIGATED AREA CALCULATION:

Ground Level Irrigated Area : 322 SQFT

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GROUND LEVEL LANDSCAPE PLAN L4

LEVEL 2 PLANT LIST

Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus

Eriophyllum staechadifolium
Seaside Wooly Sunflower

Ceanothus 'Diamond Heights'
Diamond Heights Ceanothus

Ceanothus thrysiflorus 'Yankee Point'
Yankee Point Ceanothus

Keckiella corymbosa
Redwood penstemon

Iris douglasiana 'Canyon Snow'
Douglas Iris

Heuchera maxima
Island Alum Root

Heuchera micranthra
Crevice Alum Root

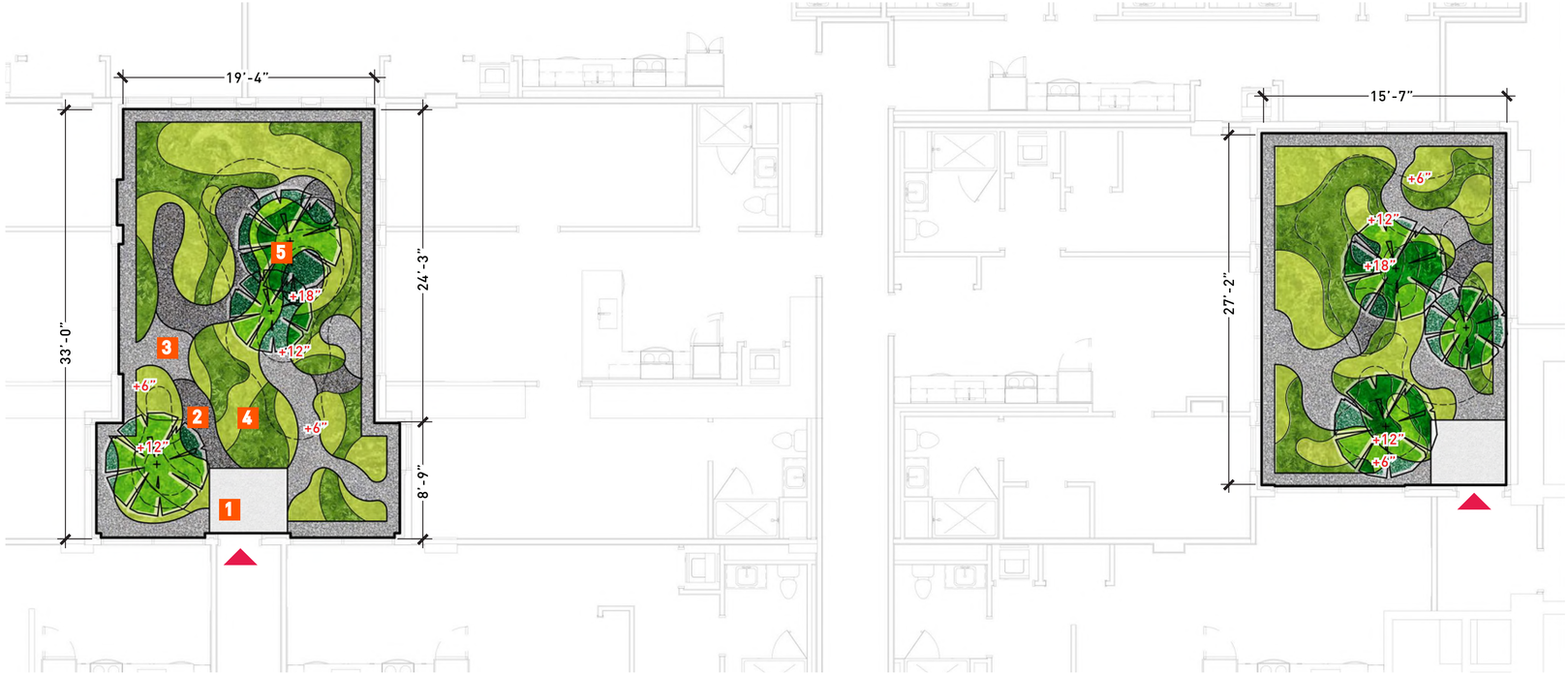
Lomdandra longifolia 'Seascape'
Seascape Mat Rush
(recommended 150-250 FC)

Dudleya farinosa
Zanzibar Gem
(recommended 50-150 FC)

LEVEL 02 HARDSCAPE LIST

Aggregate paving - type 1
Misty gray marble

Aggregate paving - type 2
Midnight Blue



1 LEVEL 02 AMENITY DECK PLAN
SCALE: 3/16"=1'-0"

LEGENDS

1 CONCRETE PAD
2 AGGREGATE PAVING - TYPE 1
3 AGGREGATE PAVING - TYPE 2
4 SEDUM , PERENNIALS AND SHRUBS
5 ORNAMENTAL TREE

+1' ELEVATION RELATIVE TO FINISHED FLOOR

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BIO INFILTRATION AREA CALCULATION:

Bio Infiltration Area : 1126 SQFT

IRRIGATED AREA CALCULATION:

Level 2 Irrigated Area : 686 SQFT

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LEVEL 02 LANDSCAPE PLAN L5

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LEGENDS

1 EGRESS PATH
2 PEDESTAL PAVER
3 PEBBLE SEATS
4 BIO INFILTRATION PLANTER
5 BUILT-IN GRILL STATION
6 BUILT-IN BENCH
7 FIRE PIT
8 MOVABLE SITE FURNISHINGS
9 OUT CROPPING STONE
10 SHRUBS AND PERENNIALS
11 CONCRETE PAVING
12 TWO TIERS BUILT-IN BENCH
13 HOT TUB
14 BUILT-IN DAYBEDS
15 FLAG STONE PATH
16 SEATING NOOK WITH LOG STUMP SEATS
17 AGGREGATE PAVING
18 LOG SEATING
19 LAWN

+1' ELEVATION RELATIVE TO FINISHED FLOOR

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2. Movable furnishings are to be determined by the interior designer.

LANDSCAPE / HARDSCAPE AREA CALCULATION:

Bio Infiltration Area : 720 SQFT

IRRIGATED AREA CALCULATION:

Level 12 Irrigated Area : 3,467 SQFT

Level 13 Irrigated Area: 300 SQFT

1 LEVEL 12 AMENITY DECK PLAN
SCALE: 1"=10'-0"

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LEVEL 12+13 LANDSCAPE PLAN L6

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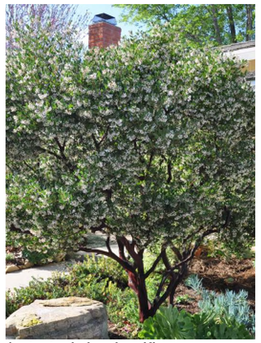
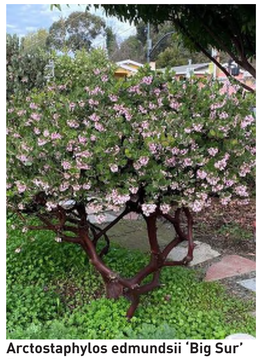
LEVEL 12 PLANT LIST



Arctostaphylos densiflora 'Howard Mcminn'
Howard Mcminn Manzanita



Arctostaphylos edmundsii 'Big Sur'
Dwarf Coastal Manzanita

Juniperus califronica
California juniper

Eriogonum parviflorum
Cliff Buckwheat

Eriophyllum staechadifolium
Seaside Wooly Sunflower

Baccharis 'Pigeon Point'
Dwarf Coyote Brush

Achillea Millefolium
Common Yarrow

Baccharis pilularis
Coyote Brush

Epilobium canum
California Fuschia

Ceanothus thrysiflorus 'Yankee Point'
Yankee Point Ceanothus

Heuchera maxima
Island Alum Root

Dudleya farinosa
Bluff Lettuce

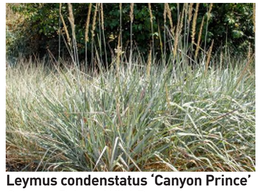
Salvia spathacea
Hummingbird Sage

Iris douglasiana
Douglas Iris

Zamioculcas zamiifolia
Zanzibar Gem

Lomdandra longifolia 'Seascape'
Seascape Mat Rush

Carex tumulicola
Berkeley Sedge



Leymus condenstatus 'Canyon Prince'
Canyon Prince Wild Rye

LEVEL 13 PLANT LIST

Arctostaphylos densiflora 'Howard Mcminn'
Howard Mcminn Manzanita

Epilobium canum
California Fuschia

Iris douglasiana
Douglas Iris

Baccharis pilularis
Coyote Brush

Ceanothus thrysiflorus 'Yankee Point'
Yankee Point Ceanothus

Eriophyllum staechadifolium
Seaside Wooly Sunflower

Dudleya farinosa
Bluff Lettuce

Eriogonum parviflorum
Cliff Buckwheat

Baccharis 'Pigeon Point'
Dwarf Coyote Brush

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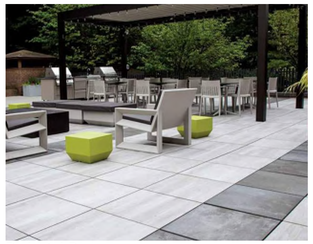
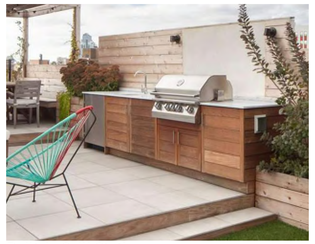
LEVEL 12+13 PLANTING SELECTION L7

LEVEL 12 HARDSCAPE LIST



Pedestal Paver

Pebble Seats



Built-in Grill Station

Built-in Bench

Fire pit

Moveable Site Furnishings

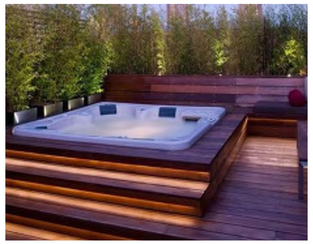
Tiered Built-in Bench

Outcropping Stone

Concrete Paving

Flag Stone Path

Seating Nook with Log Stump Seats



Hot Tub

Built-in Daybeds

Aggregate Paving

Log Seats

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LEVEL 12 HARDSCAPE LIST

L8

1 MOVEABLE FURNISHINGS

2 MOVEABLE PLANTERS

3 PEDESTAL PAVERS

4 GUARDRAIL

LEGENDS

1. MOVABLE FURNISHINGS (TO BE DETERMINED BY INTERIOR DESIGNER)
2. MOVABLE PLANTERS (TO BE DETERMINED BY INTERIOR DESIGNER)
3. PEDESTAL PAVERS
4. GUARDRAIL

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2. Movable furnishings are to be determined by the interior designer.
3. North side amenity space to be developed by tenant.

LANDSCAPE / HARDSCAPE AREA CALCULATION:

1.

1 LEVEL 17 AMENITY DECK PLAN

SCALE: 1"=10'-0"

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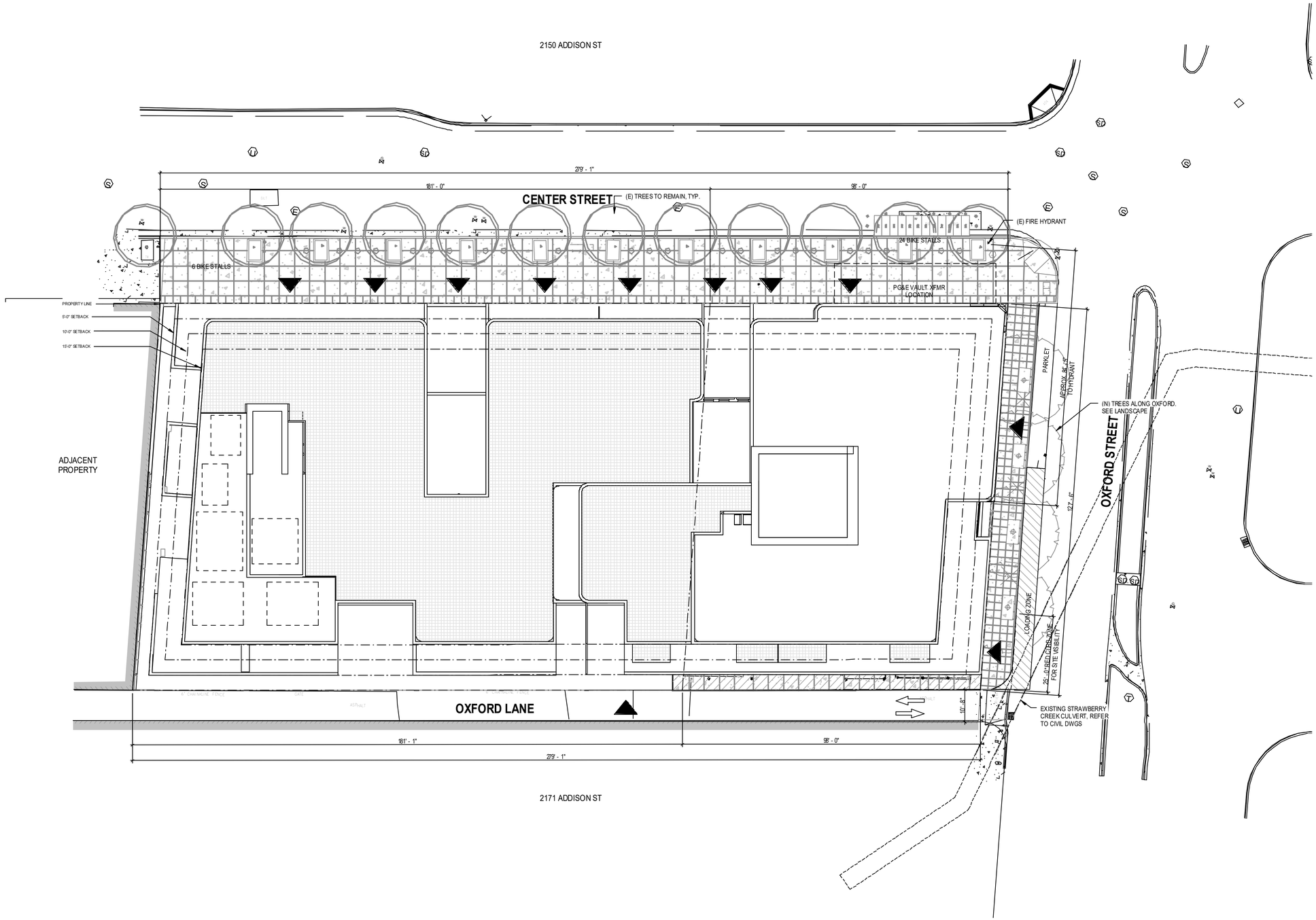
LEVEL 17 LANDSCAPE PLAN L9



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SITE PLAN **A0-0**

NORTH

SCALE: 1/16" = 1'=0"

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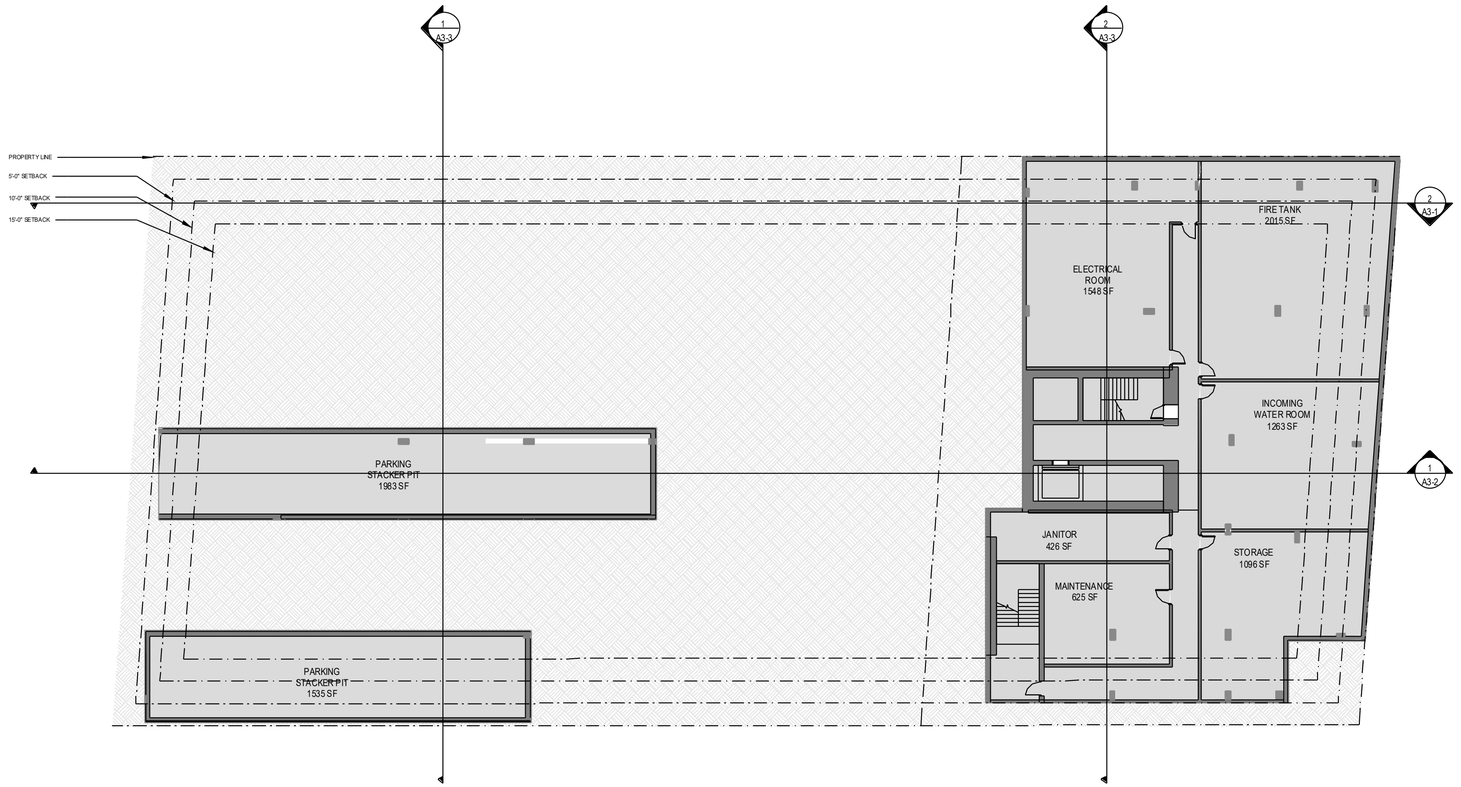
75-21704-00

08.20.2021



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LOWER LEVEL **A1-0**

NORTH

SCALE: 1/16" = 1'-0"

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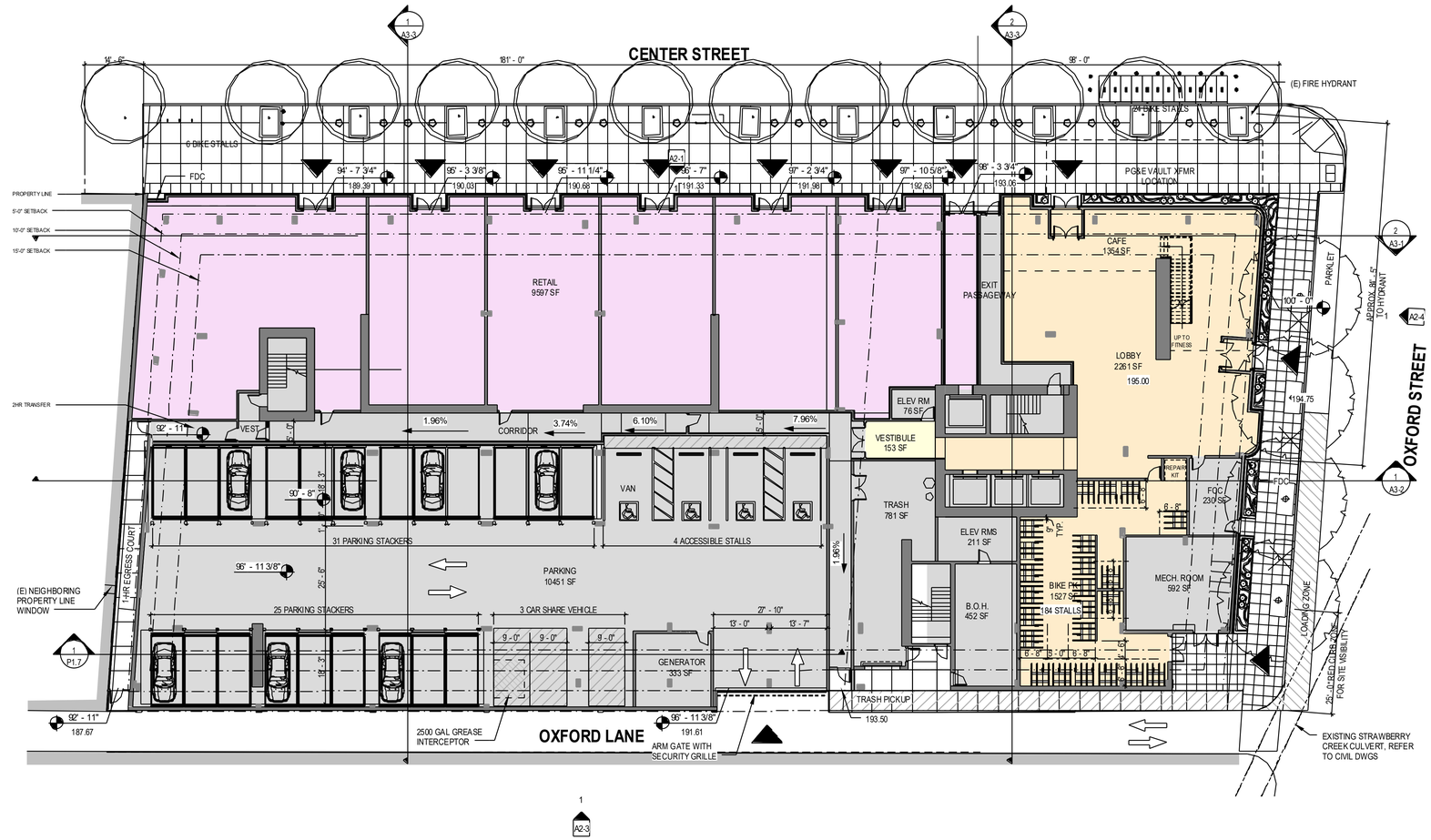
75-21704-00

08.20.2021



1
A2-3

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GROUND LEVEL PLAN **A1-1**

NORTH
SCALE: 1/16" = 1'-0"

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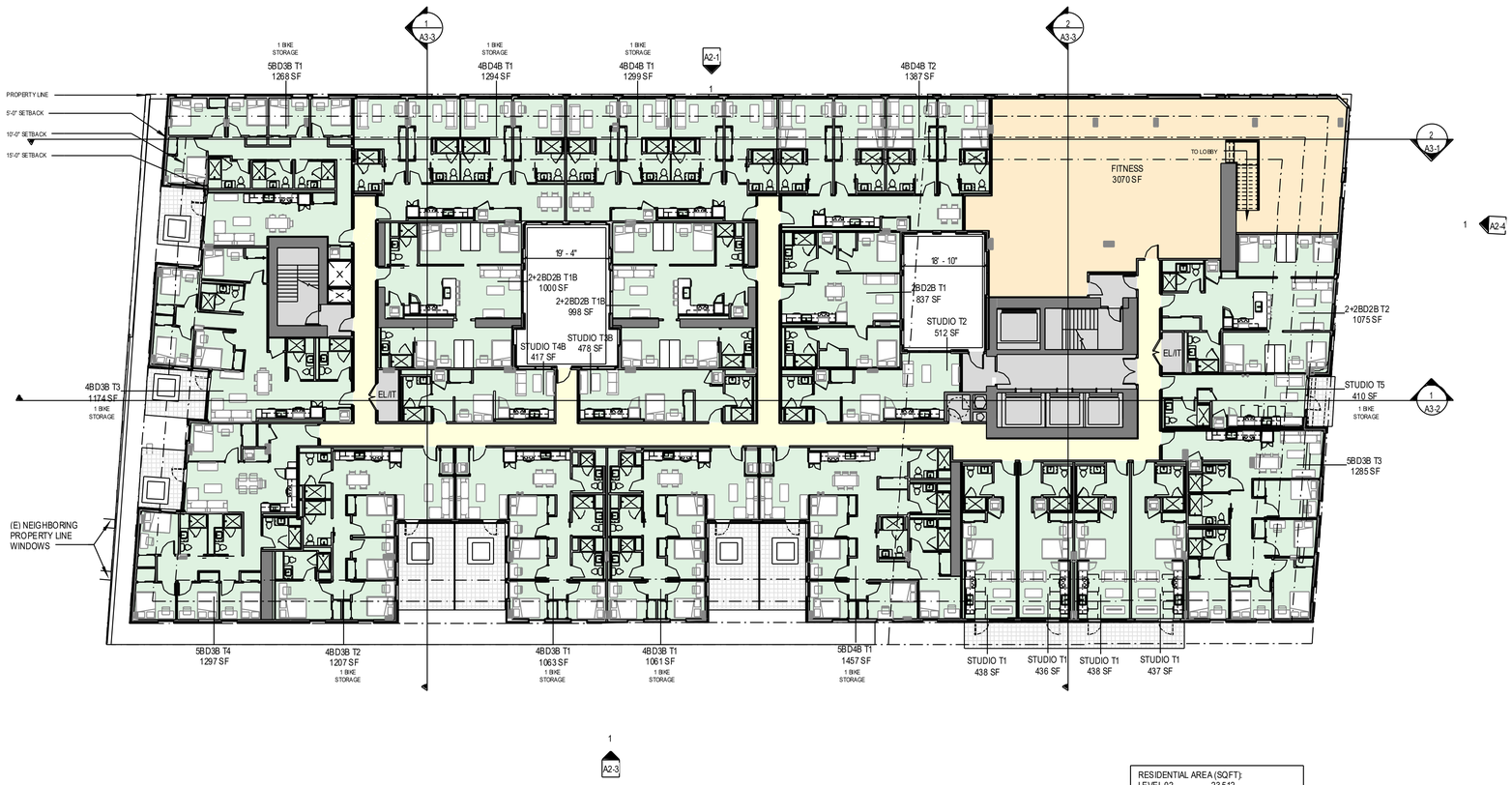

RESIDENTIAL AREA (SQFT)	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 02 PLAN **A1-2**

NORTH

SCALE: 1/16" = 1'=0"

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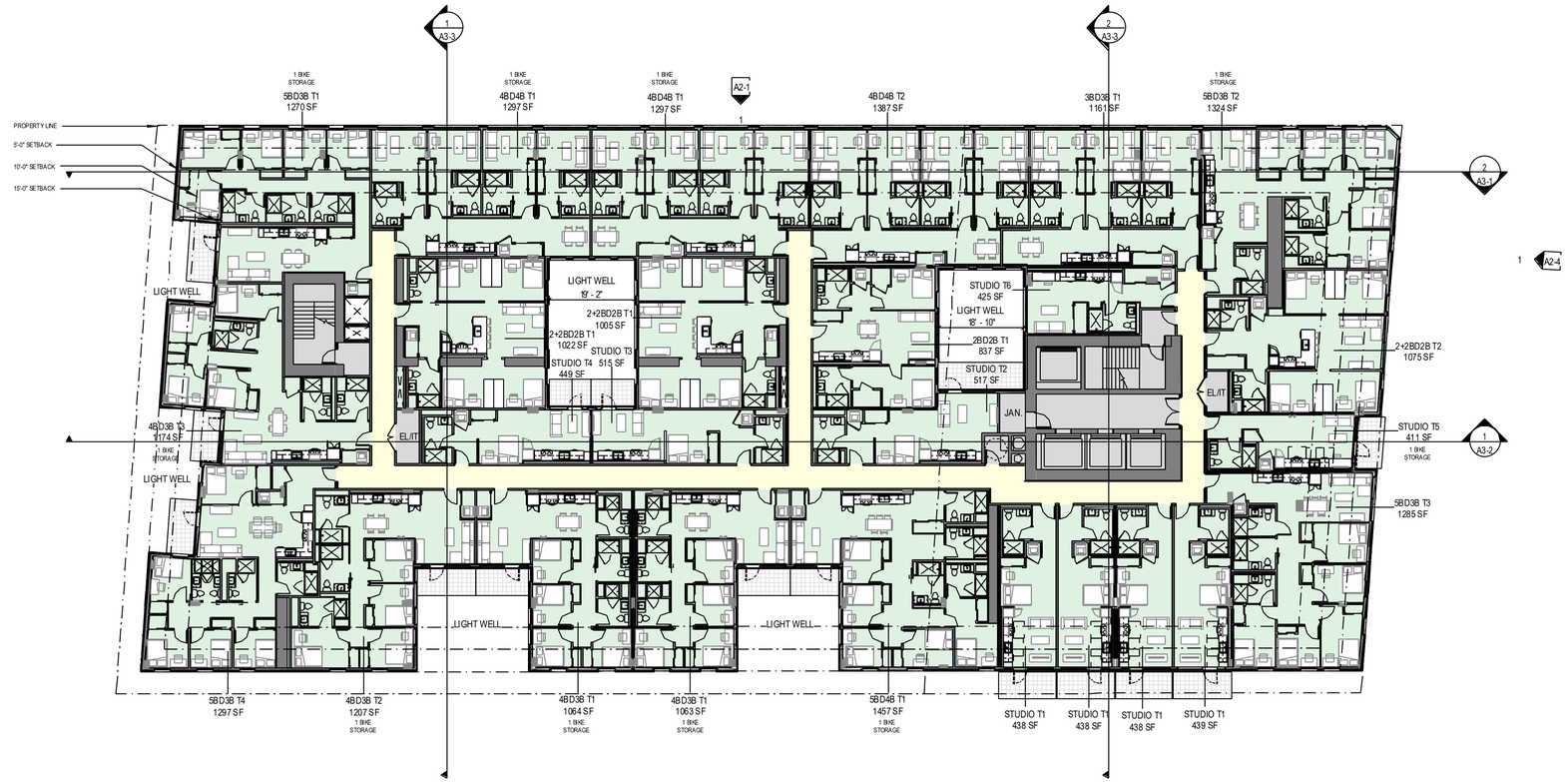

RESIDENTIAL AREA (SQFT):	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 03 PLAN **A1-3**

NORTH

SCALE: 1/16" = 1'=0"

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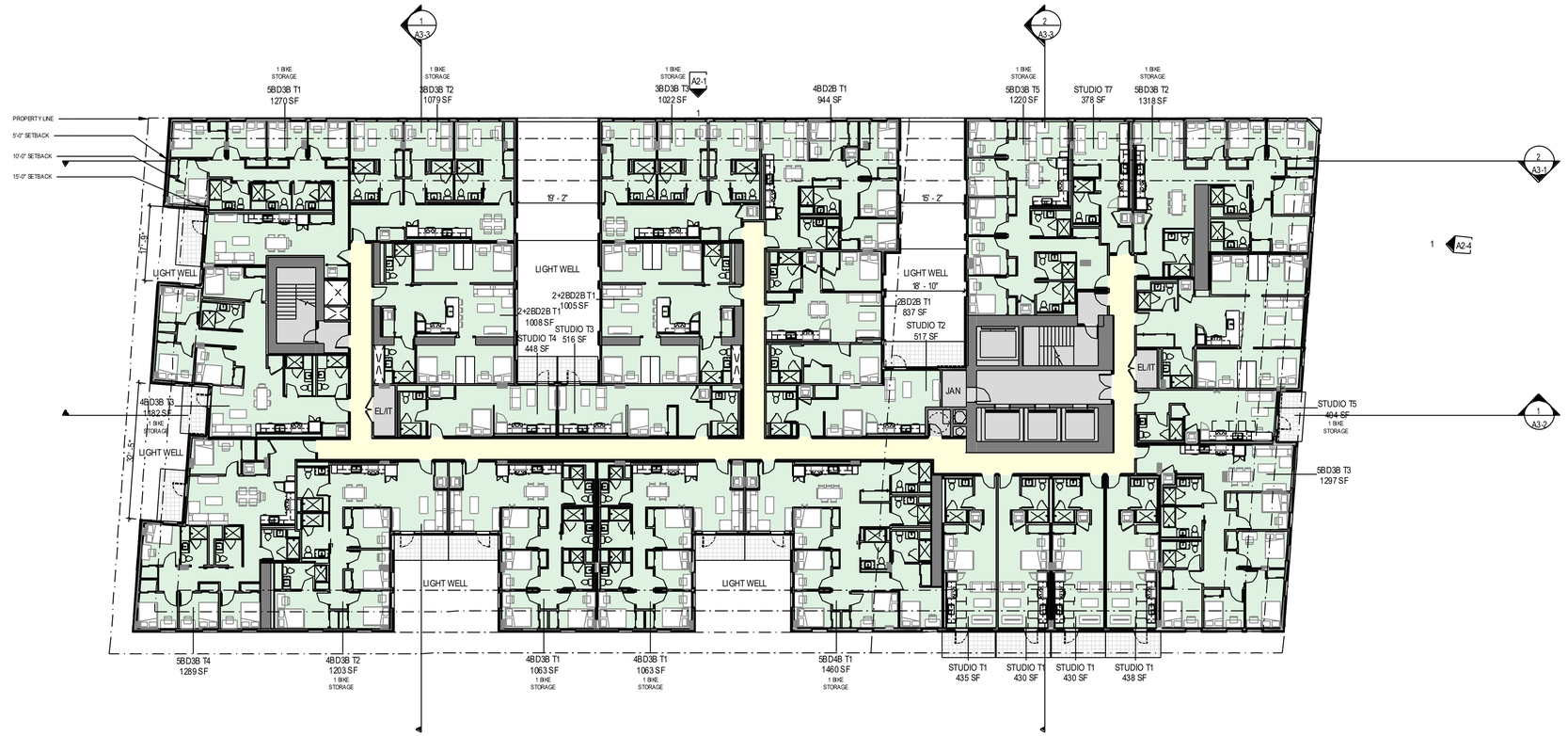

RESIDENTIAL AREA (SQFT)	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 04-07 PLAN **A1-4**

NORTH
SCALE: 1/16" = 1'-0"
0 10 20 40

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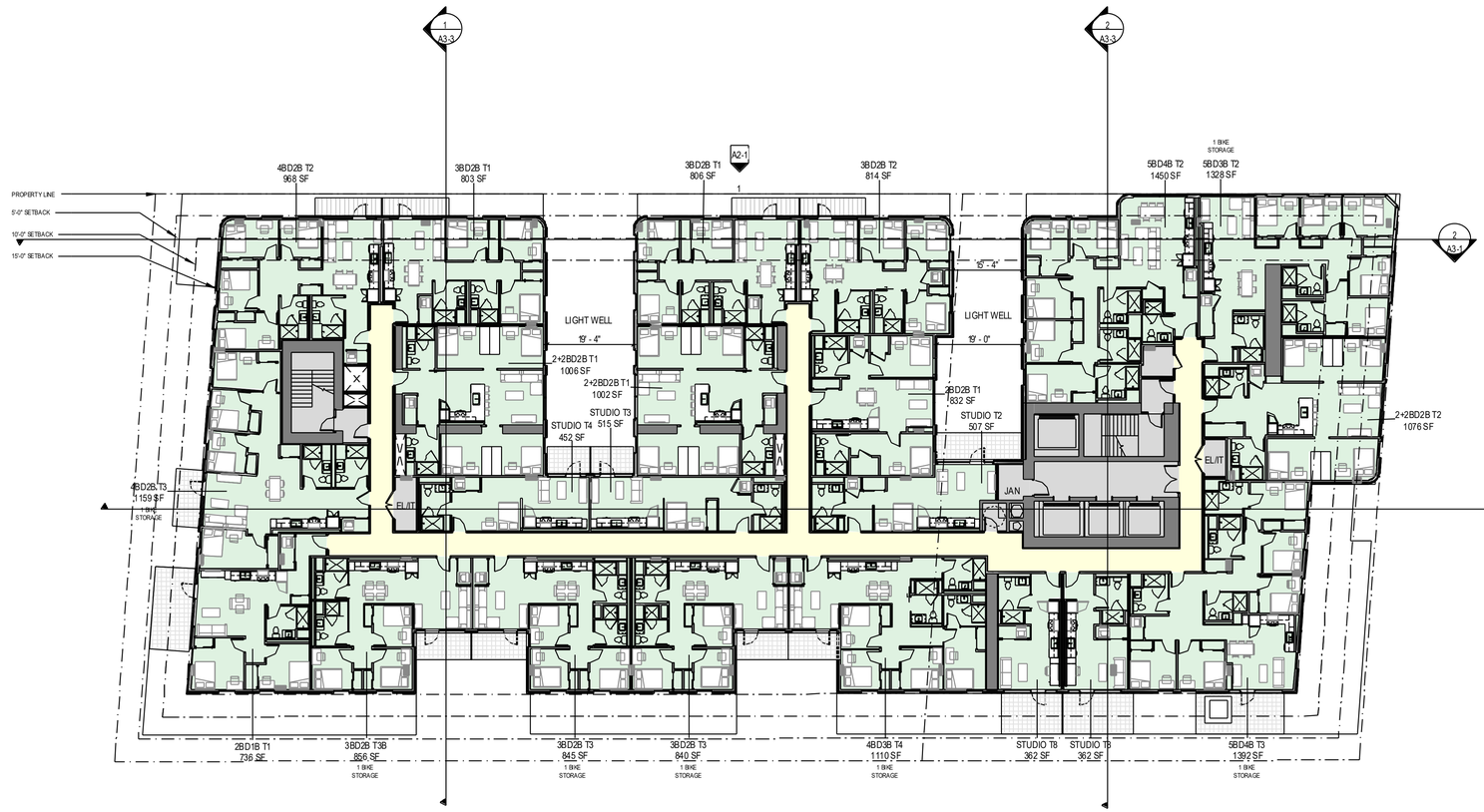

RESIDENTIAL AREA (SQFT):	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 08 **A1-5**

NORTH

SCALE: 1/16" = 1'-0"

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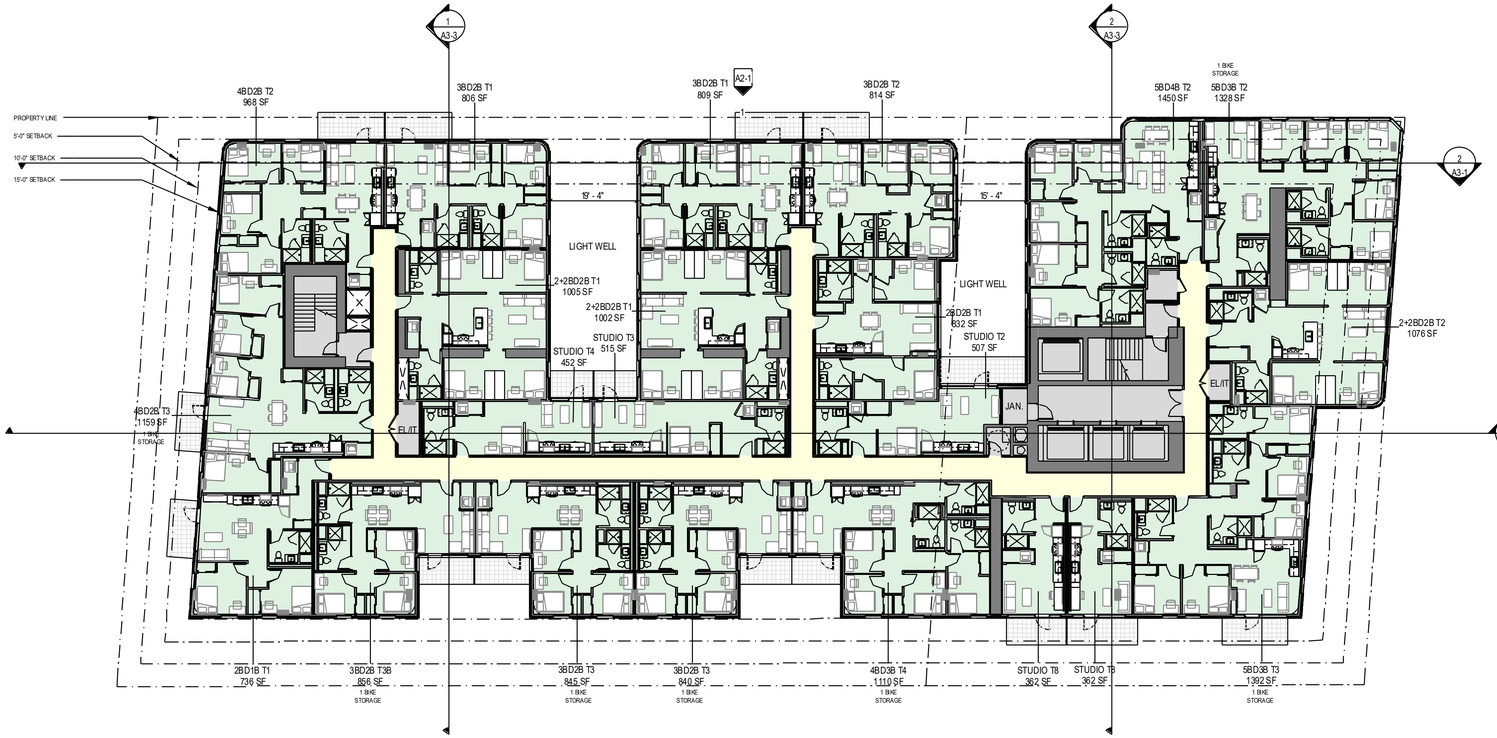

RESIDENTIAL AREA (SQFT)	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 09-11 **A1-6**

NORTH

SCALE: 1/16" = 1'-0"

0 10 20 40

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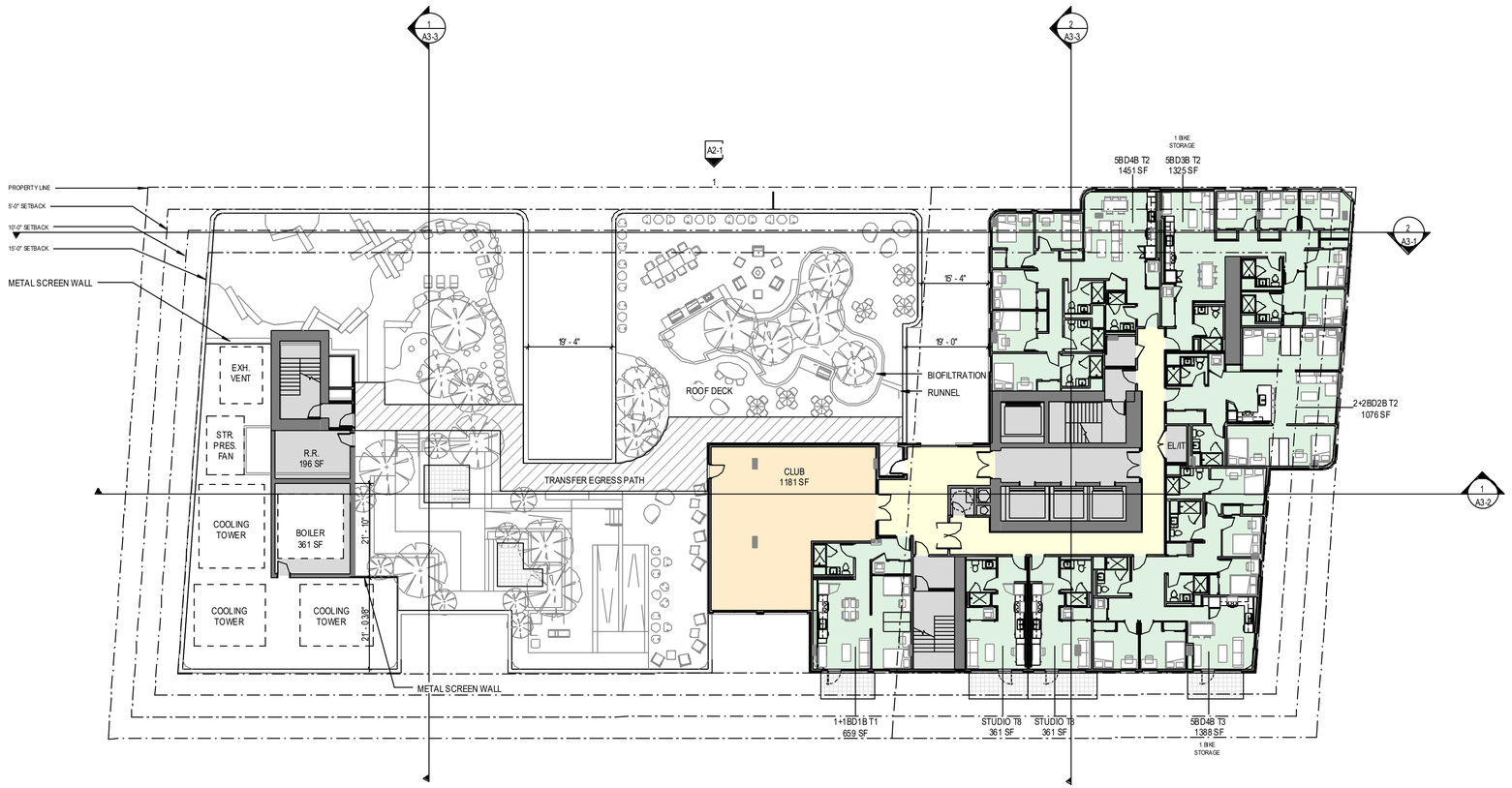

RESIDENTIAL AREA (SQFT):	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 12 PLAN **A1-7**

NORTH

SCALE: 1/16" = 1'-0"

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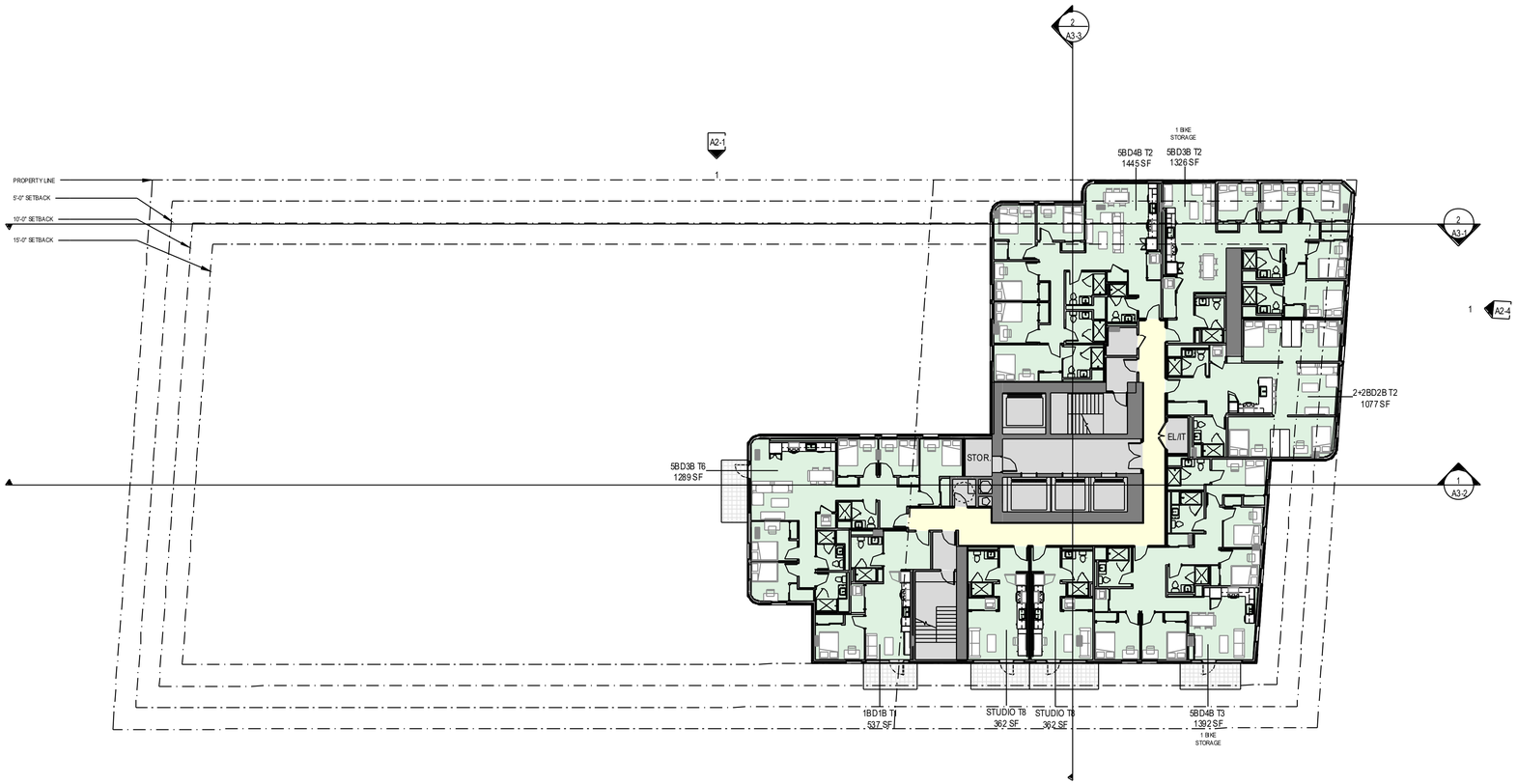

RESIDENTIAL AREA (SQFT):	
LEVEL 02	23,512
LEVEL 03	26,793
LEVEL 04-07	25,839 X 4 = 103,356
LEVEL 08-11	21,414 X 4 = 85,656
LEVEL 12	7,420
LEVEL 13-16	8,747 X 4 = 34,988
LEVEL 17	4,421
TOTAL	**286,146**

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LEVEL 13-16 PLAN **A1-8**

NORTH

SCALE: 1/16" = 1'-0"

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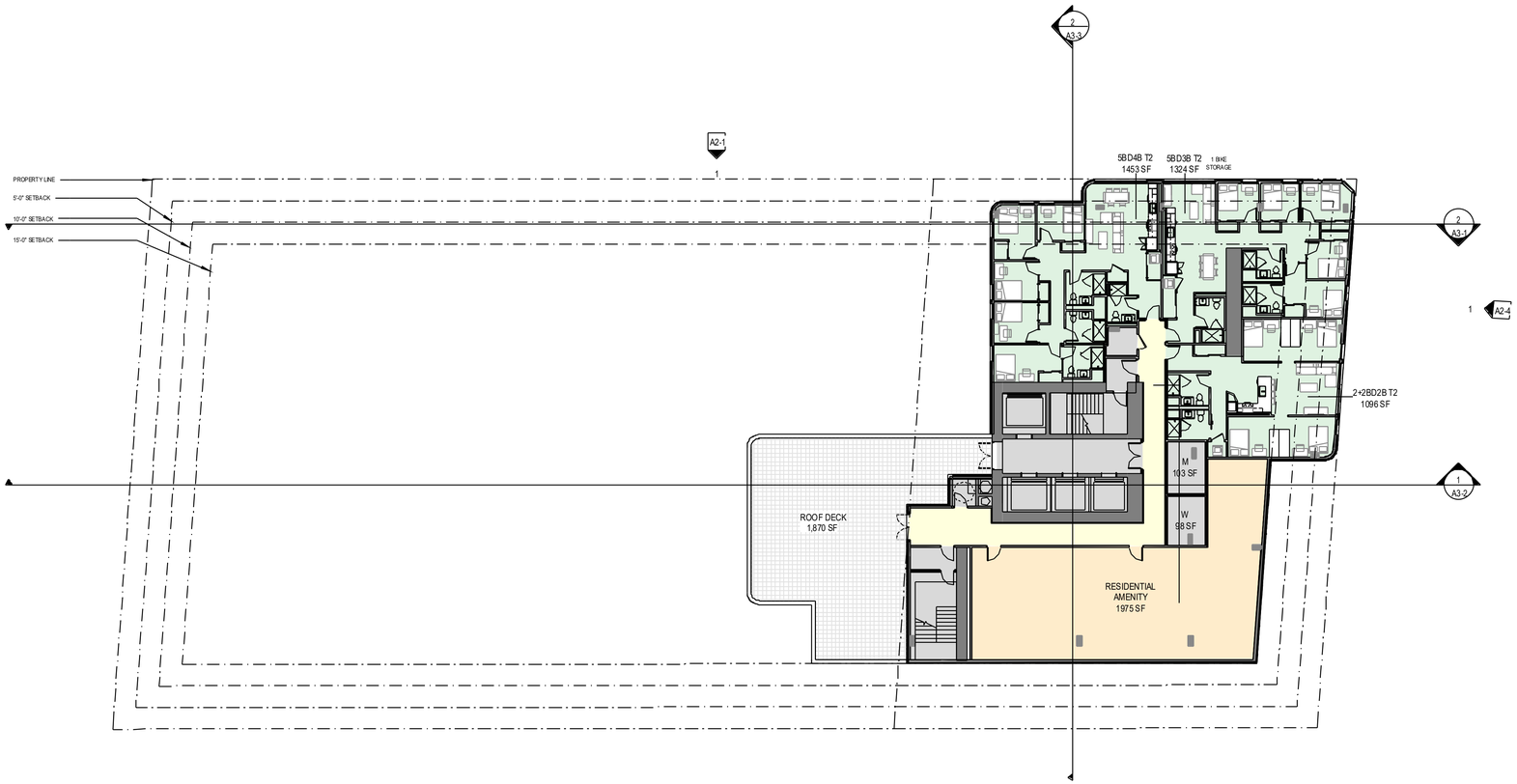
08.20.2021



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LEVEL 17 PLAN **A1-9**

NORTH

SCALE: 1/16" = 1'-0"

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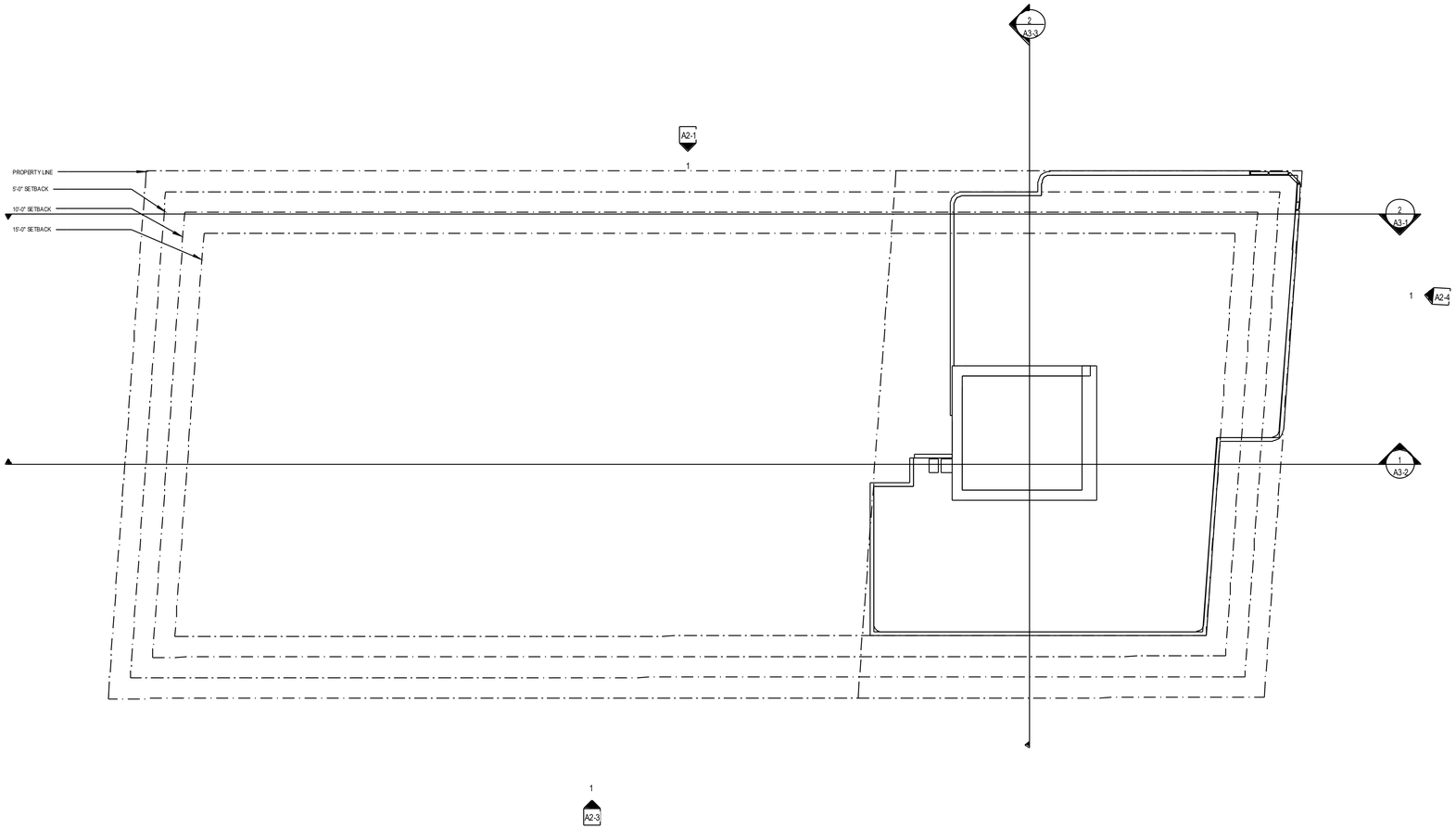

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ROOF PLAN **A1-10**

NORTH

SCALE: 1/16" = 1'-0"

0 10 20 40

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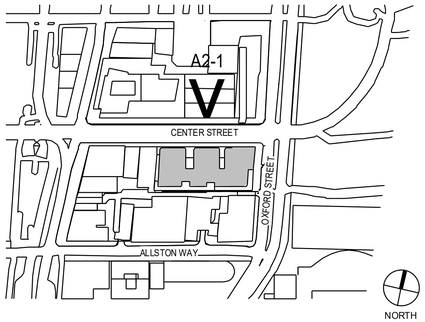
08.20.2021



CEM-1	CEMENTITIOUS FINISH EXTERIOR PANEL
CMU-1	INTEGRAL COLOR (TAN)
CP-1	METAL CANOPY
COPE-	NATURAL STONE COPING
MTL-1	BRONZE METAL PANEL
MTL-2	BLACK METAL PANEL
FB-1	BRICK VENEER DARK
FB-2	BRICK VENEER LIGHT
WD-1	WOOD DOORS
GR-1	FENCE GUARDRAIL
GL-1	BALCONY DIVIDER
SF-1	GLASS STOREFRONT SYSTEM
WN-1	COMP. WINDOW, OPERABLE WINDOW
WN-2	COMP. WINDOW, OPERABLE WINDOWS
WN-3	COMP. WINDOW W/ SLIDING DOOR

1 A2-1 NORTH ELEVATION - 1A (CENTER ST)
SCALE: 1/16" = 1'-0"

0' 8' 16' 24'

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BUILDING ELEVATIONS A2-1

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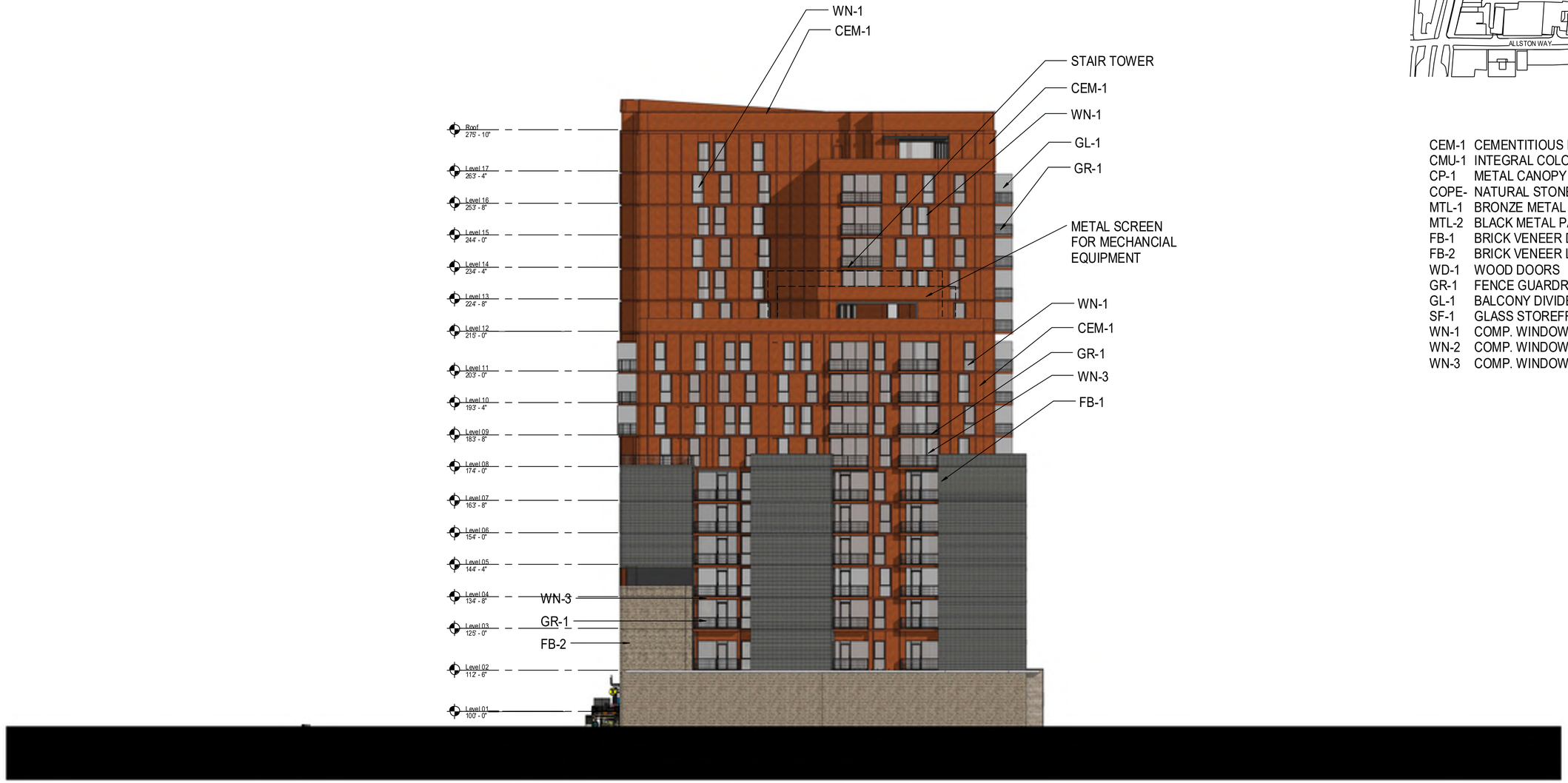
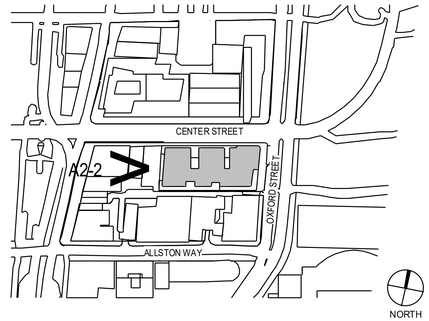


1 / A2-2 WEST ELEVATION - 1B

SCALE: 1/16" = 1'-0"

0' 8' 16' 24'



CEM-1	CEMENTITIOUS FINISH EXTERIOR PANEL
CMU-1	INTEGRAL COLOR (TAN)
CP-1	METAL CANOPY
COPE-	NATURAL STONE COPING
MTL-1	BRONZE METAL PANEL
MTL-2	BLACK METAL PANEL
FB-1	BRICK VENEER DARK
FB-2	BRICK VENEER LIGHT
WD-1	WOOD DOORS
GR-1	FENCE GUARDRAIL
GL-1	BALCONY DIVIDER
SF-1	GLASS STOREFRONT SYSTEM
WN-1	COMP. WINDOW, OPERABLE WINDOW
WN-2	COMP. WINDOW, OPERABLE WINDOWS
WN-3	COMP. WINDOW W/ SLIDING DOOR

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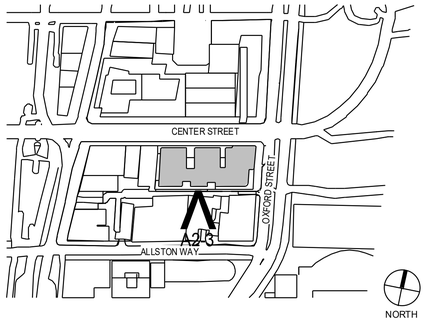
BUILDING ELEVATIONS A2-2



CEM-1	CEMENTITIOUS FINISH EXTERIOR PANEL
CMU-1	INTEGRAL COLOR (TAN)
CP-1	METAL CANOPY
COPE-	NATURAL STONE COPING
MTL-1	BRONZE METAL PANEL
MTL-2	BLACK METAL PANEL
FB-1	BRICK VENEER DARK
FB-2	BRICK VENEER LIGHT
WD-1	WOOD DOORS
GR-1	FENCE GUARDRAIL
GL-1	BALCONY DIVIDER
SF-1	GLASS STOREFRONT SYSTEM
WN-1	COMP. WINDOW, OPERABLE WINDOW
WN-2	COMP. WINDOW, OPERABLE WINDOWS
WN-3	COMP. WINDOW W/ SLIDING DOOR

1 A2-3 SOUTH ELEVATION - 1C
SCALE: 1/16" = 1'-0"

0' 8' 16' 24'

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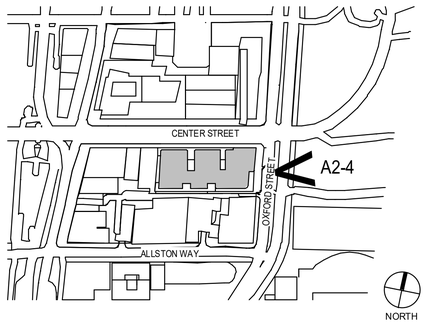
BUILDING ELEVATIONS A2-3



CEM-1 CEMENTITIOUS FINISH EXTERIOR PANEL
CMU-1 INTEGRAL COLOR (TAN)
CP-1 METAL CANOPY
COPE- NATURAL STONE COPING
MTL-1 BRONZE METAL PANEL
MTL-2 BLACK METAL PANEL
FB-1 BRICK VENEER DARK
FB-2 BRICK VENEER LIGHT
WD-1 WOOD DOORS
GR-1 FENCE GUARDRAIL
GL-1 BALCONY DIVIDER
SF-1 GLASS STOREFRONT SYSTEM
WN-1 COMP. WINDOW, OPERABLE WINDOW
WN-2 COMP. WINDOW, OPERABLE WINDOWS
WN-3 COMP. WINDOW W/ SLIDING DOOR

1 / A2-4 EAST ELEVATION - 1D
SCALE: 1/16" = 1'-0"

8' 24'
0' 16'

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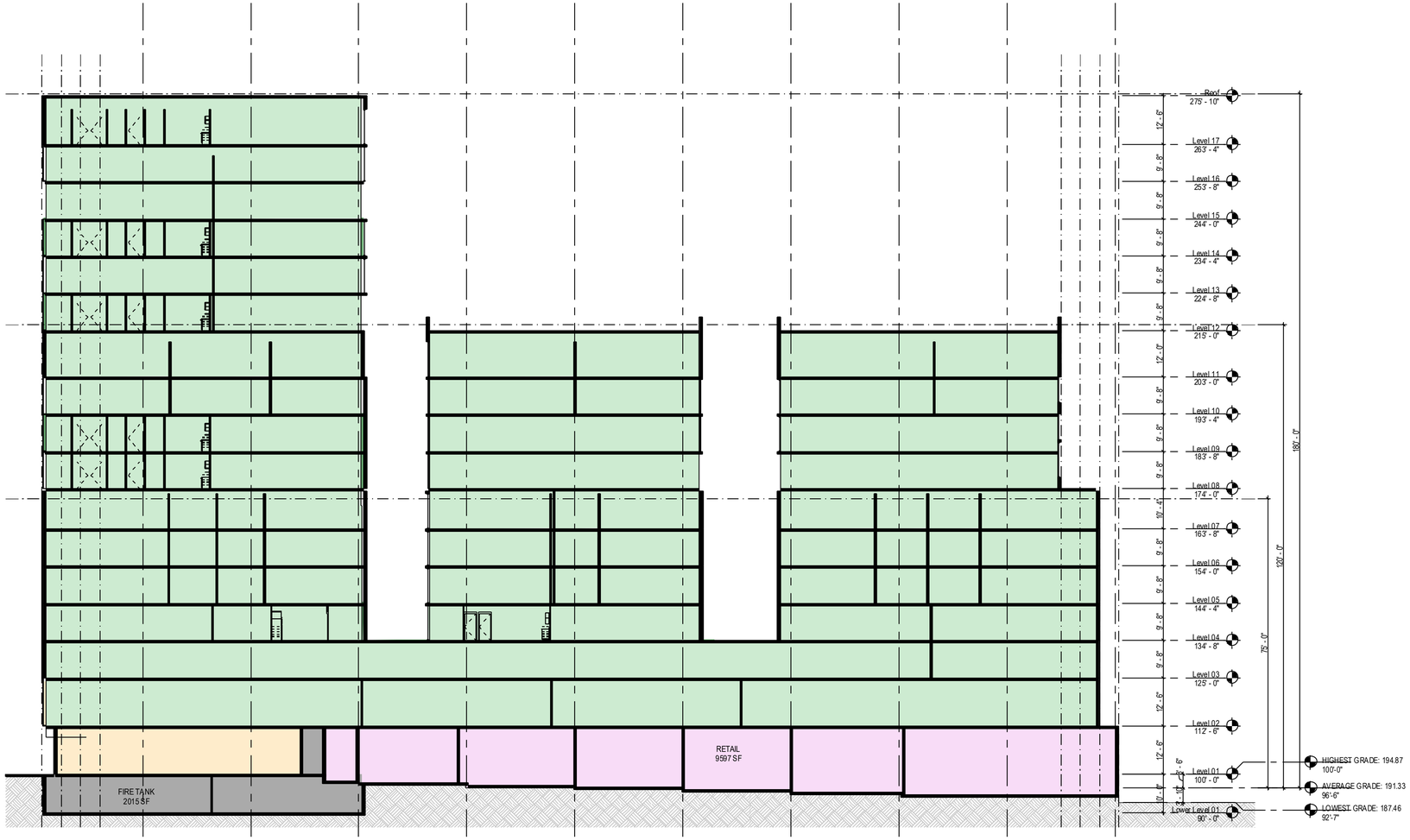
BUILDING ELEVATIONS A2-4



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EAST-WEST SECTION **A3-1**

0 10 20 40
SCALE: 1/16" = 1'-0"

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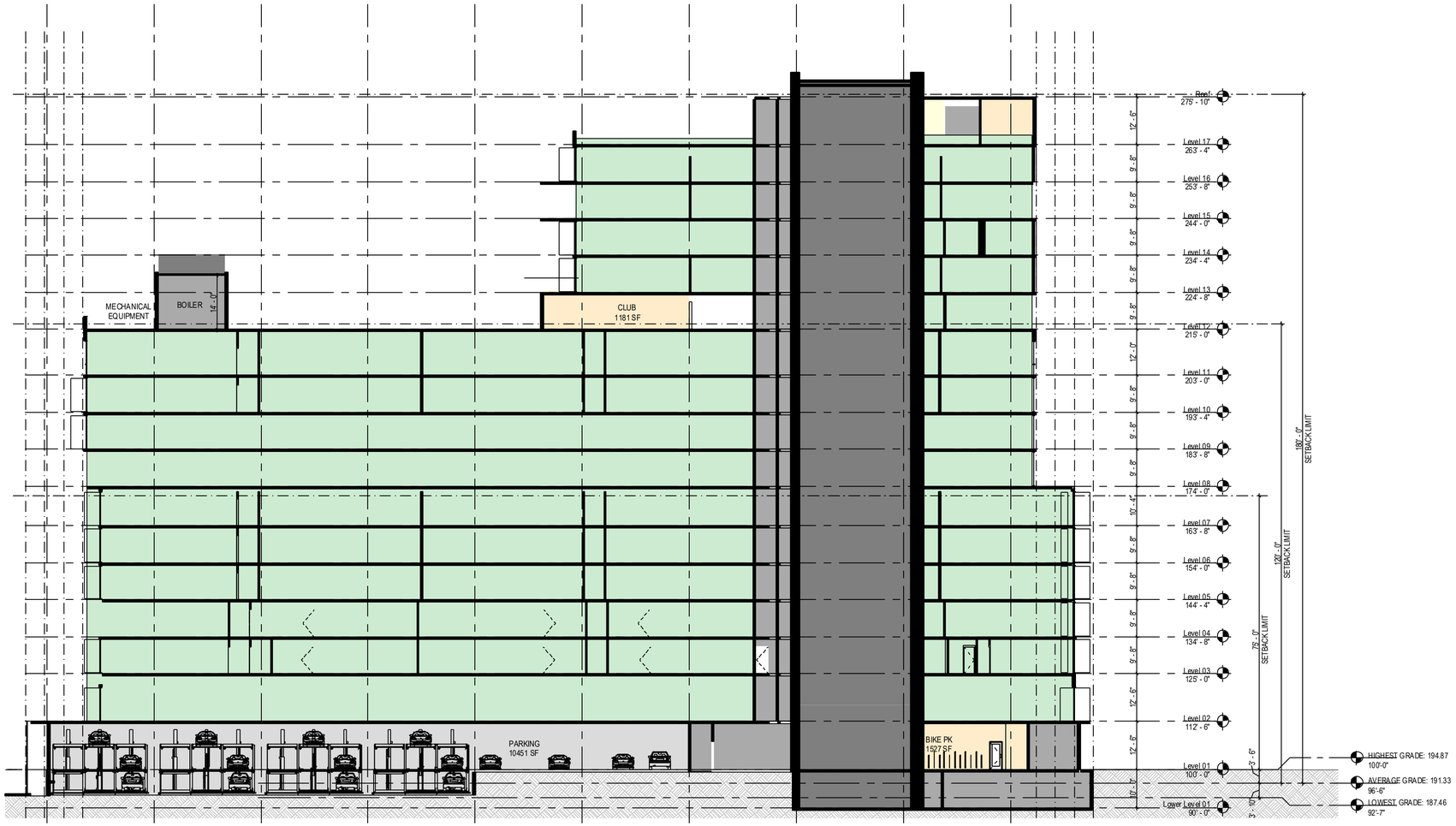

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EAST-WEST SECTION **A3-2**

SCALE: 1/16" = 1'-0"

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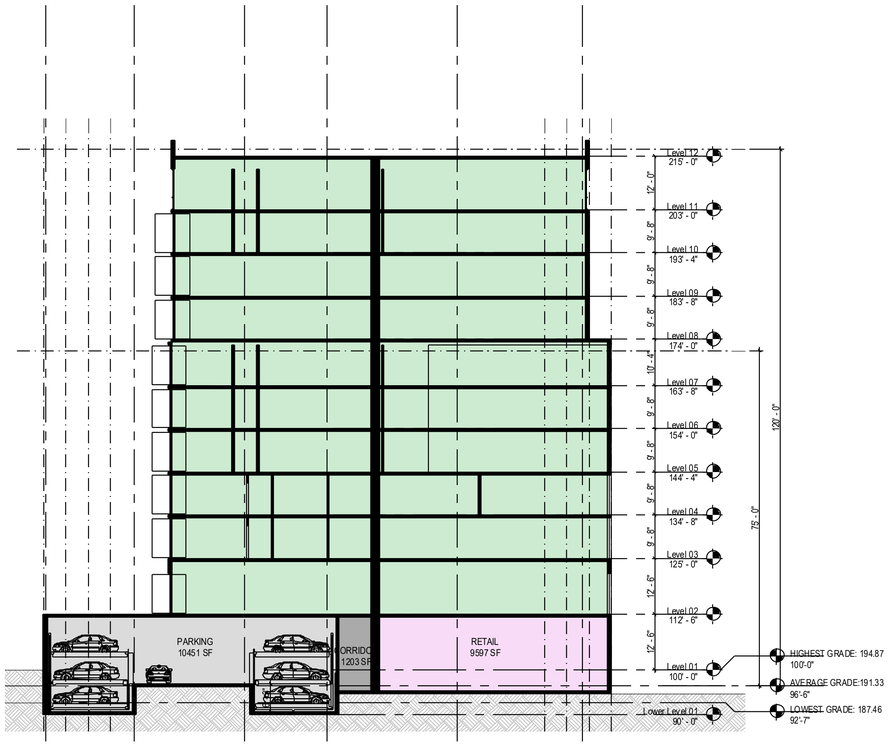
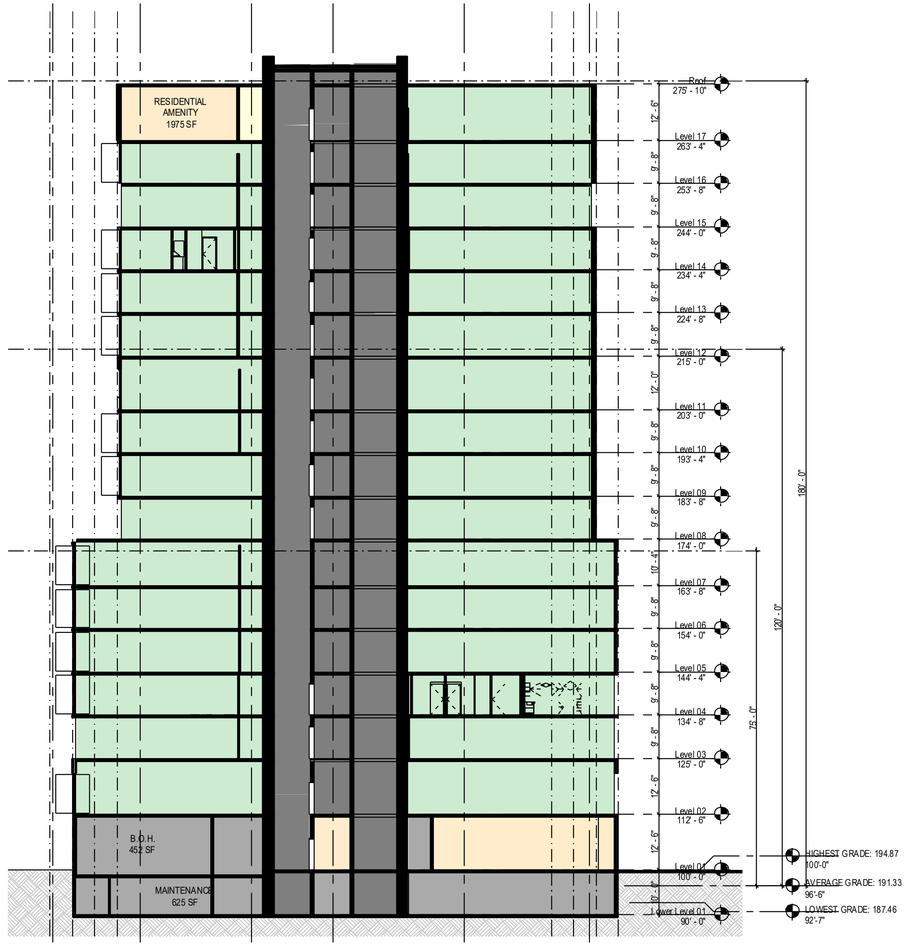


NORTH-SOUTH SECTION 1

SCALE: 1/16" = 1'-0"



NORTH-SOUTH SECTION 2

SCALE: 1/16" = 1'-0"

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NORTH-SOUTH SECTIONS A3-3

SCALE: 1/16" = 1'-0"

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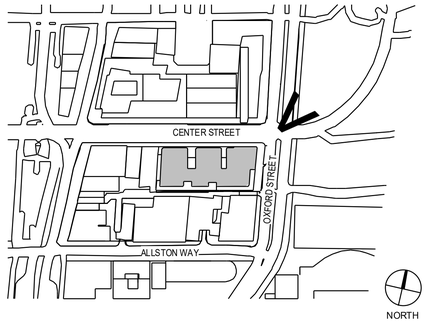

VIEW FROM OXFORD ST LOOKING AT TOWER

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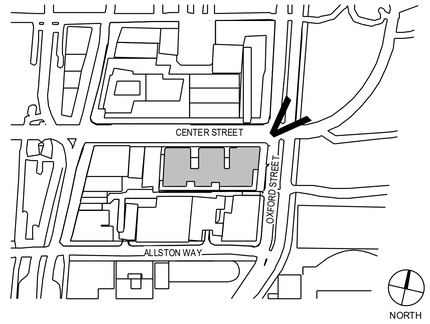
RENDERINGS **A4-1**



CORNER VIEW FROM OXFORD ST & CENTER ST

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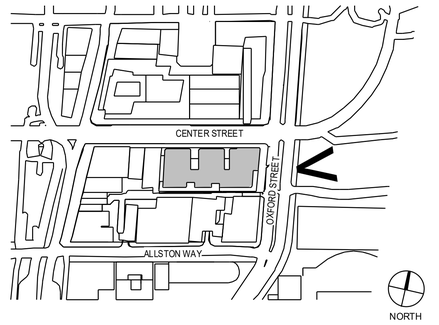
RENDERINGS **A4-2**



CLOSE-UP OF FACADE ON OXFORD ST.

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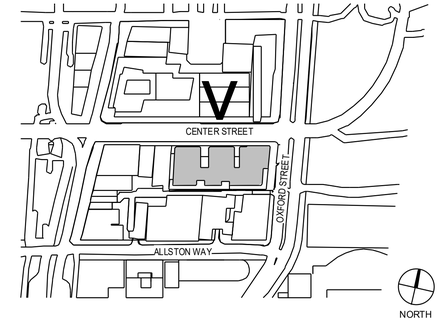
RENDERINGS A4-3



CLOSE-UP OF FACADE ON CENTER ST.

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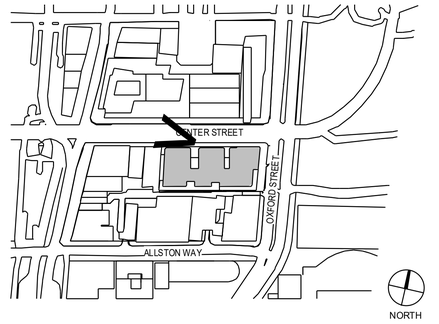
RENDERINGS **A4-4**



VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE

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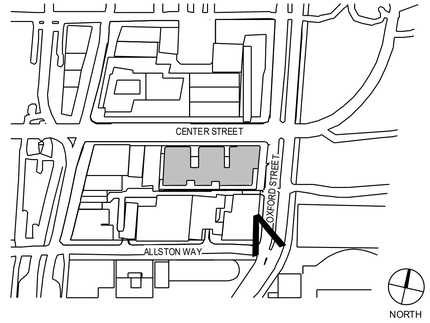
RENDERINGS **A4-5**



ELEVATED VIEW LOOKING AT THE SOUTH FACADE

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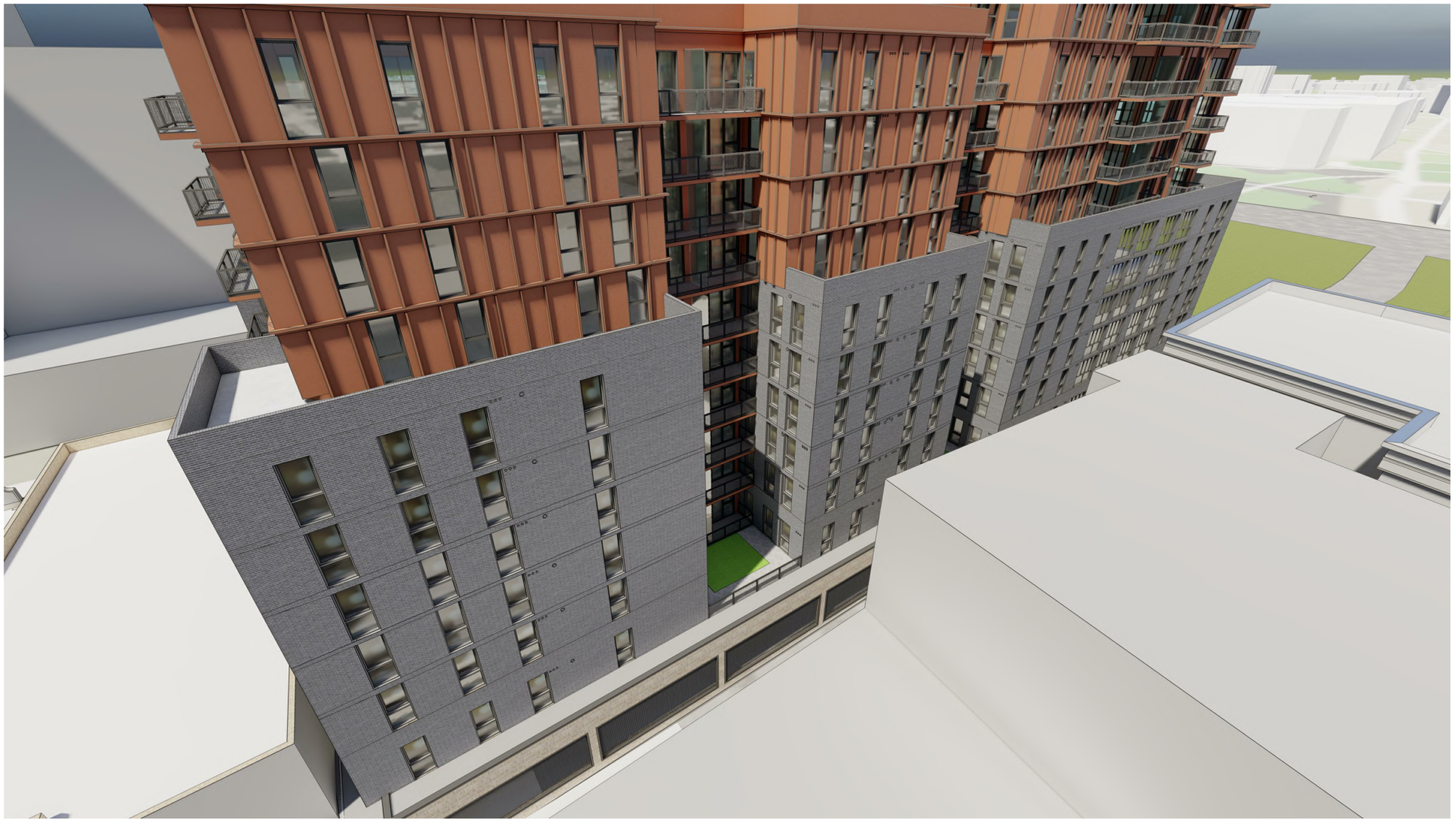
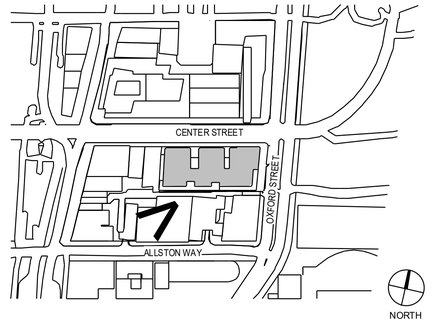
RENDERINGS **A4-6**





ELEVATED VIEW LOOKING AT THE SOUTH FACADE

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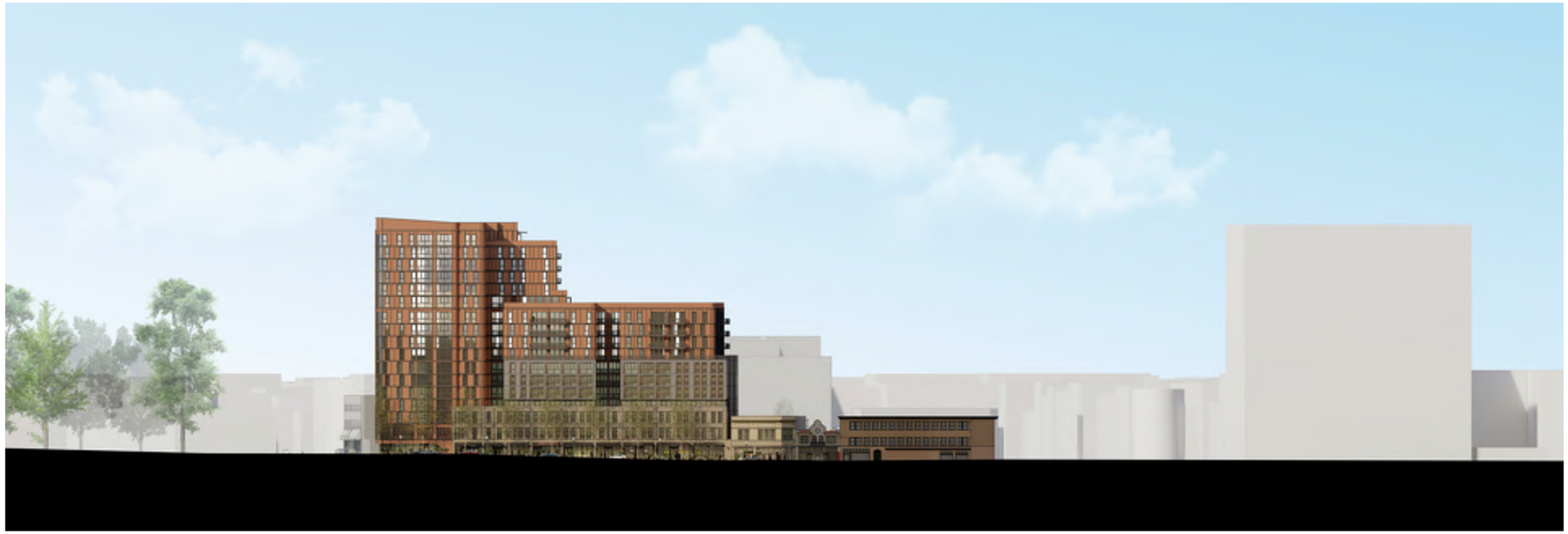
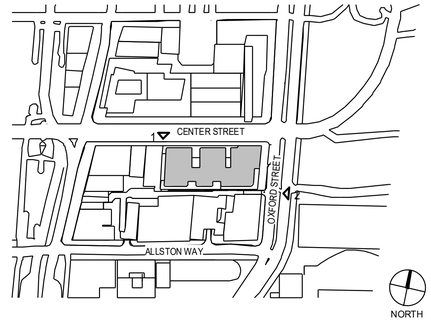
RENDERINGS **A4-7**





1 | CENTER ST (PROPOSED)

2 | OXFORD ST (PROPOSED)

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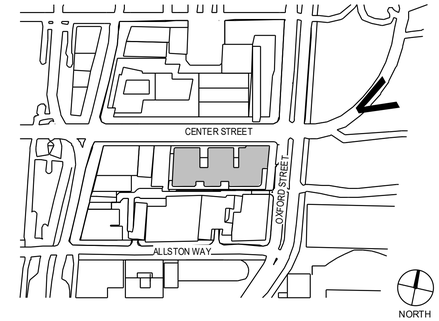
STREET STRIP ELEVATIONS **A4-8**



LOOKING WEST FROM CRESCENT LAWN (EXISTING)

LOOKING WEST FROM CRESCENT LAWN (PROPOSED)

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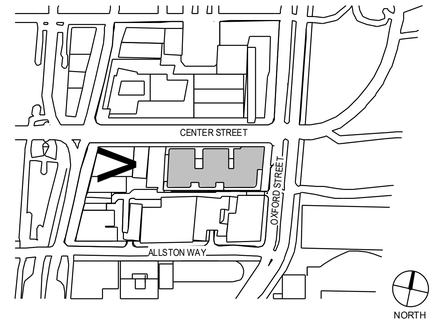
PHOTO SIMULATION **A4-9**

HUB - Berkeley
75-21704-00 08.20.2021



LOOKING EAST FROM CENTER ST (EXISTING)

LOOKING EAST FROM CENTER ST (PROPOSED)

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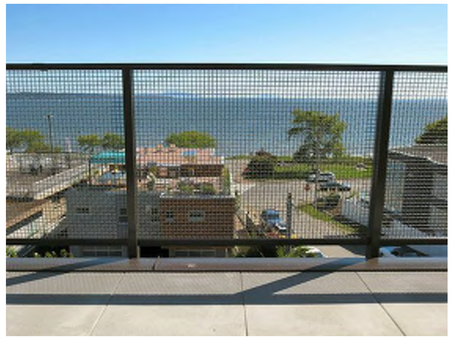
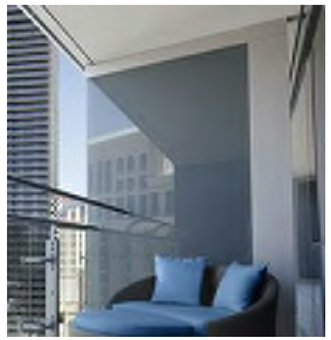
PHOTO SIMULATION **A4-10**



ALUMINUM GUARDRAIL SYSTEM



BALCONY DIVIDER

THIN BRICK VENEER (FB-2)

CEMENTITIOUS FINISH EXTERIOR PANEL

COMPOSITE WINDOW SYSTEM (RETAIL)

MULLION COLOR (RESIDENTIAL)

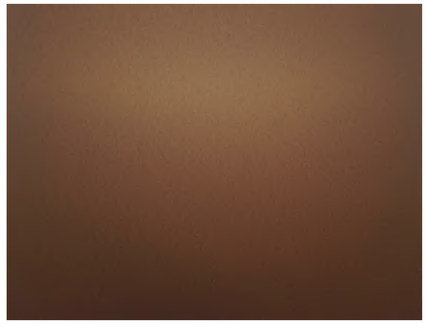
MULLION COLOR (RETAIL)

THIN BRICK VENEER (FB-1)

COMPOSITE WINDOW SYSTEM (RESIDENTIAL)

GARAGE SCREEN

WOOD SOFFIT/ROOF TRELLIS



METAL PANEL (MTL-1)

METAL PANEL (MTL-2)

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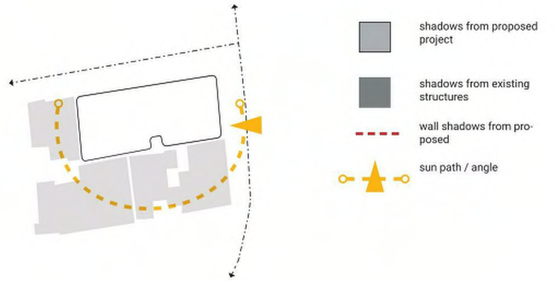
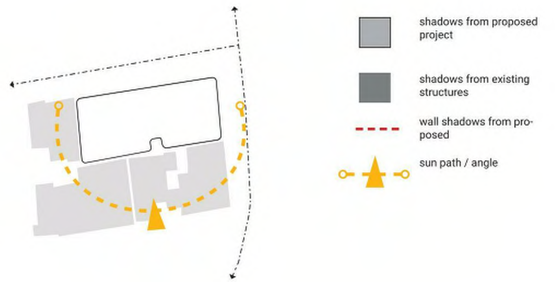
MATERIAL BOARD **A6-1**

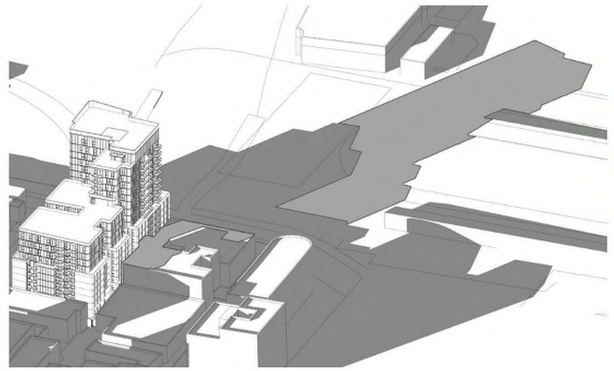
SUMMER SOLSTICE
JUNE 22 - 7:45am

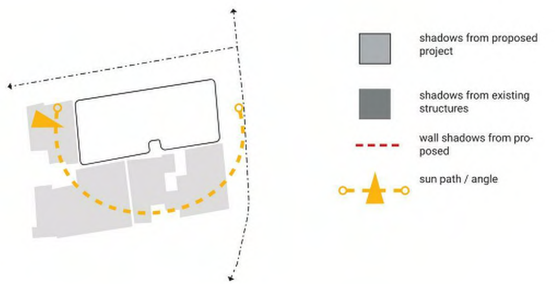


SUMMER SOLSTICE
JUNE 22 - 12:00pm



SUMMER SOLSTICE
JUNE 22 - 6:30pm





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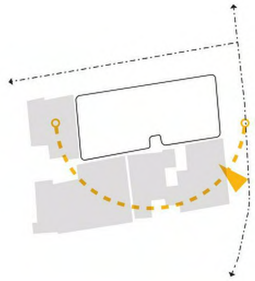
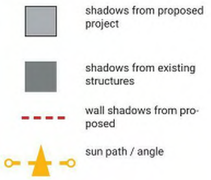
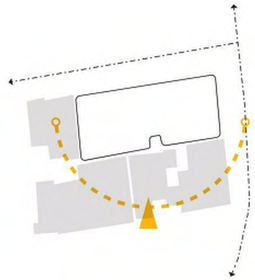
SUN SHADOW STUDY **A7-1**

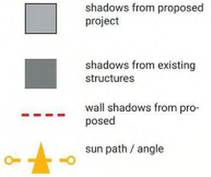
EQUINOX (FALL)
SEP 21 - 9:00am



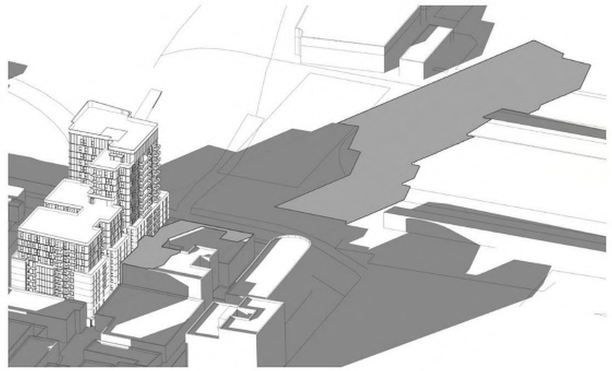


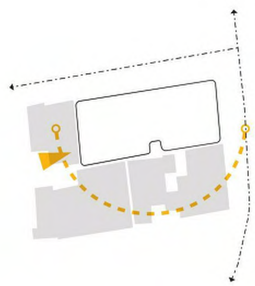
EQUINOX (FALL)
SEP 21 - 12:00pm

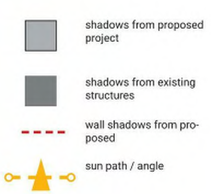




EQUINOX (FALL)
SEP 21 - 5:00pm







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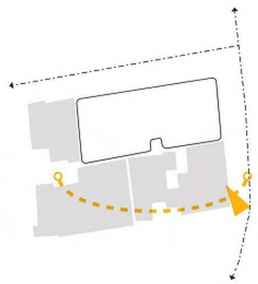
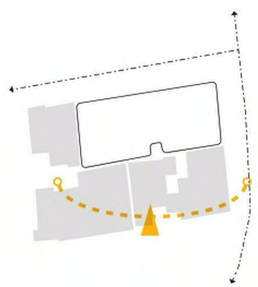
SUN SHADOW STUDY **A7-2**

WINTER SOLSTICE
DEC 22 - 9:00am



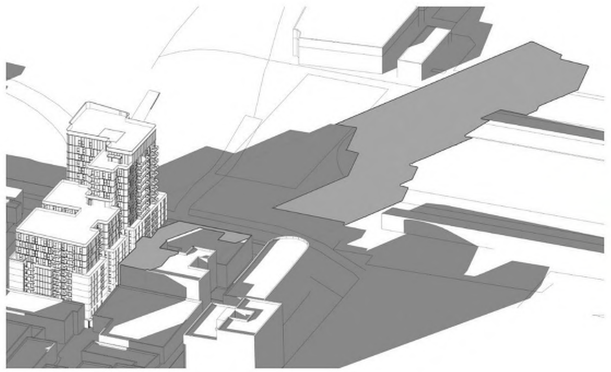
shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

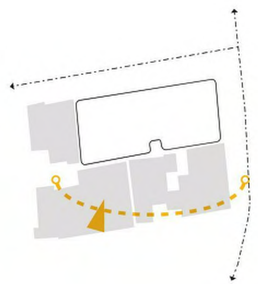
WINTER SOLSTICE
DEC 22 - 12:00pm



shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

WINTER SOLSTICE
DEC 22 - 3:00pm





shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

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SUN SHADOW STUDY **A7-3**