

# The Berkeley Collection

Berkeley, California



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STEPHEN A. RIGOR ARCHITECT #C33672

ARCHITECT OF RECORD



A PROJECT FOR:  
**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94704  
510.692.2994  
NX-VENTURES.COM

**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE. BERKELEY, CA

COVER SHEET

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**

SHEET #  
**A0.00**

# The Berkeley Collection

Berkeley, California

## GENERAL NOTES

### FIRE DEPARTMENT NOTES

FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND CBC:

1. AN APPROVED NFPA 13 SYSTEM WILL BE REQUIRED FOR THIS PROJECT.
2. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDARDS.
3. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ALONG A FIRE APPARATUS ACCESS, AND THE LOCATION OF THE BACKFLOW PREVENTION DEVICE AND FDC SHALL BE LOCATED ON THE SITE PLAN
4. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 14 OF THE CFC.

### HAZARDOUS WASTE NOTES

THE SUBJECT SITES ARE LOCATED WITHIN THE TOXIC MANAGEMENT DIVISION'S ENVIRONMENTAL MANAGEMENT AREA, THE TOXICS MANAGEMENT DIVISION SHALL BE CONTACTED TO DETERMINE IF A PHASE I OR II ASSESSMENT FOR THE SITE SHALL BE REQUIRED TO BE SUBMITTED.

## PLANNING APPROVALS

### REQUESTED PLANNING APPROVALS:

1. USE PERMIT UNDER BMC 23C.08.050 TO DEMOLISH TWO COMMERCIAL BUILDINGS (2801 ADELINE AND 2900 SHATTUCK)
2. ADMINISTRATIVE USE PERMIT UNDER BMC 23E.04.020.C TO CONSTRUCT ROOFTOP PROJECTIONS, SUCH AS MECHANICAL APPURTENANCES OR ARCHITECTURAL ELEMENTS WHICH EXCEED THE MAXIMUM HEIGHT LIMIT FOR THE DISTRICT (2801 ADELINE AND 2900 SHATTUCK)
3. USE PERMIT UNDER BMC 23E.52.030.A TO CONSTRUCT DWELLING UNITS (2900 SHATTUCK)
4. USE PERMIT UNDER BMC 23E.52.050 TO CONSTRUCT NEW FLOOR AREA OF 3,000 SQUARE FEET OR MORE (2900 SHATTUCK)
5. USE PERMIT UNDER BMC 23E.70.030.A TO CONSTRUCT A TOURIST HOTEL (2801 ADELINE)
6. USE PERMIT UNDER BMC 23E.70.030.A TO CONSTRUCT A MIXED-USE DEVELOPMENT (2801 ADELINE)
7. USE PERMIT UNDER BMC 23E.70.030.A TO CONSTRUCT DWELLING UNITS (2801 ADELINE)
8. USE PERMIT UNDER BMC 23E.70.050 TO CONSTRUCT A NEW MAIN BUILDING (2801 ADELINE)
9. VARIANCE UNDER BMC 23E.70.070.B.9 TO CONSTRUCT COMMERCIAL USES ABOVE THE SECOND STORY (2801 ADELINE)
10. ADMINISTRATIVE USE PERMIT UNDER BMC 23E.04.040 CONSTRUCT A FENCE ON A PROPERTY LINE THAT EXCEEDS THE 6-FOOT HEIGHT LIMIT (2900 SHATTUCK)

## PROJECT DESCRIPTION

THIS APPLICATION PROPOSES 2 NEW PROJECTS ALONG SHATTUCK AVENUE AND ADELINE STREET. THE TWO PROJECTS INCLUDE:

### SITE #1 : 2801 ADELINE STREET

THIS IS A NEW MIXED USE BUILDING INCLUDING A WALGREENS AND OTHER COMMERCIAL SHOPS AT THE GROUND FLOOR, PARKING AT THE GROUND AND SECOND FLOOR, AND HOTEL AND MARKET-RATE MULTI-FAMILY RESIDENTIAL UNITS ABOVE. THIS IS A 7-STORY BUILDING WITH 5-STORIES OF TYPE IIIA OVER 2-STORIES OF TYPE 1A. PER THE BERKELEY ZONING ORDINANCE, WE ARE PROVIDING 84 RESIDENTIAL UNITS ON THE 3RD AND 4TH FLOORS, 93 HAMPTON INN GUESTROOMS AND 122 HOME2SUITES GUESTROOMS AT THE 2ND, 5TH, 6TH, AND 7TH FLOORS.

THIS APPLICATION UTILIZES THE DESIGN STANDARDS AND REGULATIONS AS SET FORTH BY AMENDED ORDINANCE NO. 7.744 -N.S. TO PROVIDE THE NEW SECTION CHAPTER 23E.70 "C-AC ADELINE CORRIDOR COMMERCIAL DISTRICT PROVISIONS" TO THE BERKELEY MUNICIPAL CODE. SITE #1/2801 ADELINE STREET IS LOCATED IN THE "SOUTH SHATTUCK" ADELINE CORRIDOR SPECIFIC PLAN SUBAREA.

### SITE #2 : 2900-2920 SHATTUCK AVENUE

THIS IS A NEW MIXED USED BUILDING INCLUDING COMMERCIAL RETAIL AND PARKING AT THE GROUND FLOOR AND AFFORDABLE MULTI-FAMILY RESIDENTIAL UNITS ABOVE. THIS IS A 6-STORY BUILDING WITH 5-STORIES OF TYPE IIIA OVER 1 STORY OF TYPE 1A. WE ARE UTILIZING MODULAR CONSTRUCTION AT THE RESIDENTIAL UNITS ON THE 2ND THROUGH 6TH FLOORS.

## ZONING MAP



## PROJECT TEAM

### PROJECT OWNER

**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94705  
OFFICE: (510) 692-2994  
CONTACT: NATHAN GEORGE & XIN JIN  
EMAIL: info@nx-ventures.com

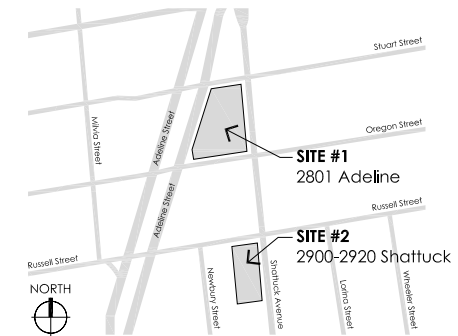
### ARCHITECT

**ARRIS STUDIO ARCHITECTS**  
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SAN LUIS OBISPO, CA 93401  
OFFICE: (805) 547-2240  
CONTACT: STEVE RIGOR  
EMAIL: srigor@arris-studio.com

### SURVEYOR

**MORAN ENGINEERING, INC.**  
1930 SHATTUCK AVENUE, SUITE A  
BERKELEY, CA 94704  
OFFICE: (510) 848-1930  
CONTACT: JIM MORAN  
EMAIL: jmoran@moraneng.com

## VICINITY MAP



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DATE  
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**A0.10**

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Berkeley, California

## DESIGN INSPIRATION

Owner-provided Inspiration image:  
Visual interest is created by undulation/texture at the facades. Utilizing a monochromatic colors/materials palette emphasizes the changes in volume without relying on just paint color.



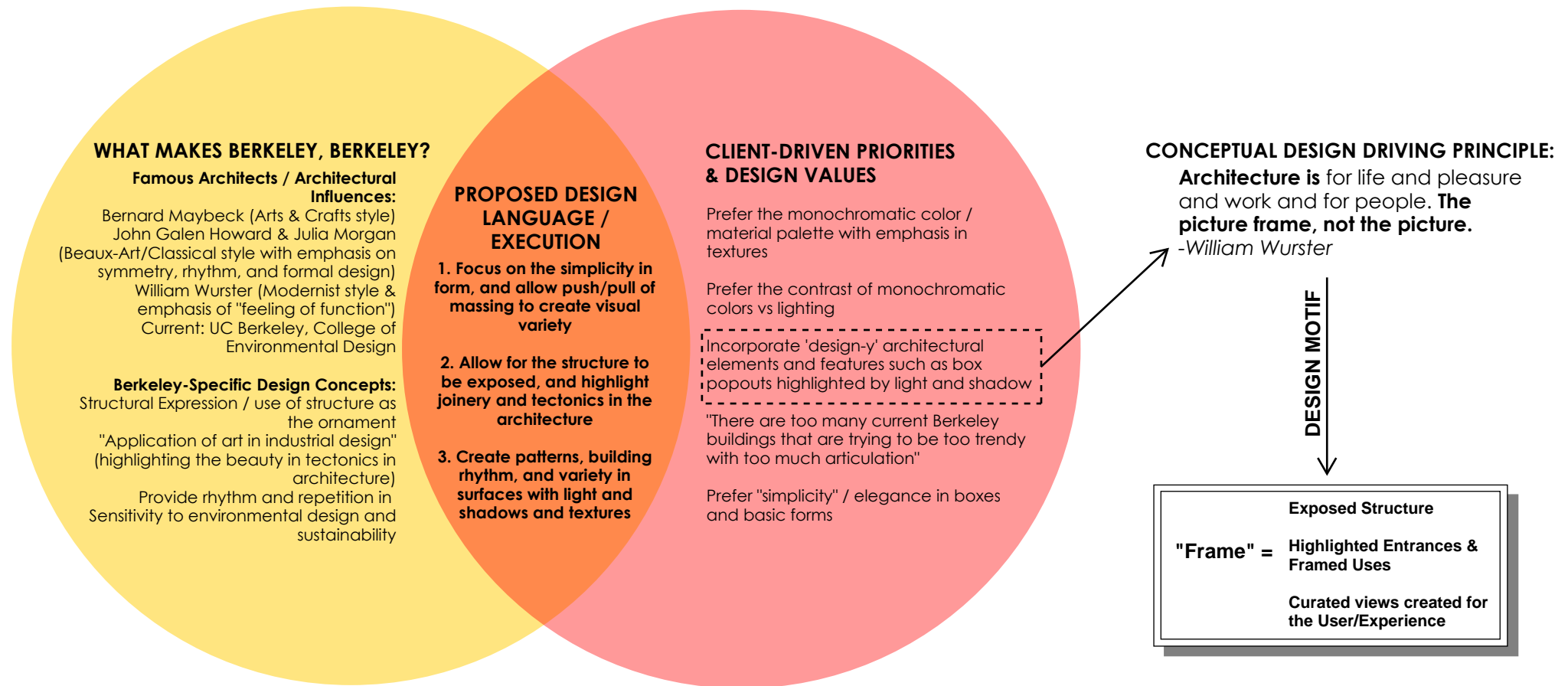
Owner-provided Inspiration image:  
The main massing is based on an extrusion of a simple grid, and architectural features and visual interest is created from a push and pull of the main mass to highlight and differentiate activity for a special space like a lobby between the hotel and residential uses, or a living room within a modular apartment.

**Bernard Maybeck** plays with the patterns created by the light and shadows cast on varied siding textures at the Chick House in Berkeley (1913) [American Arts & Crafts style]



**William Wurster** frames an interior courtyard garden by **Lawrence Halperin** with floor to ceiling storefronts. The repeating mullions and floor/ceiling decking and vertical posts create a strong feeling of rhythm while providing maximum visual transparency from the interior to exterior spaces. [Mid-Century Modernism]

## CONCEPTUAL DESIGN DEVELOPMENT



### WHAT MAKES BERKELEY, BERKELEY?

**Famous Architects / Architectural Influences:**  
Bernard Maybeck (Arts & Crafts style)  
John Galen Howard & Julia Morgan (Beaux-Art/Classical style with emphasis on symmetry, rhythm, and formal design)  
William Wurster (Modernist style & emphasis of "feeling of function")  
Current: UC Berkeley, College of Environmental Design

**Berkeley-Specific Design Concepts:**  
Structural Expression / use of structure as the ornament  
"Application of art in industrial design" (highlighting the beauty in tectonics in architecture)  
Provide rhythm and repetition in  
Sensitivity to environmental design and sustainability

### PROPOSED DESIGN LANGUAGE / EXECUTION

1. Focus on the simplicity in form, and allow push/pull of massing to create visual variety
2. Allow for the structure to be exposed, and highlight joinery and tectonics in the architecture
3. Create patterns, building rhythm, and variety in surfaces with light and shadows and textures

### CLIENT-DRIVEN PRIORITIES & DESIGN VALUES

Prefer the monochromatic color / material palette with emphasis in textures

Prefer the contrast of monochromatic colors vs lighting

Incorporate 'design-y' architectural elements and features such as box popouts highlighted by light and shadow

"There are too many current Berkeley buildings that are trying to be too trendy with too much articulation"

Prefer "simplicity" / elegance in boxes and basic forms

### CONCEPTUAL DESIGN DRIVING PRINCIPLE:

**Architecture is for life and pleasure and work and for people. The picture frame, not the picture.**  
-William Wurster

DESIGN MOTIF

**Exposed Structure**  
**"Frame" = Highlighted Entrances & Framed Uses**  
**Curated views created for the User/Experience**

### PROPOSED DESIGN LANGUAGE / EXECUTION

- 1A. Overall structure consists of simple rectangle boxes.
- 1B. All residential patios are popped inward, not plant-on patios.
- 1C. Staggered pop-out window boxes provide visual interest and variety in the elevation.

- 2A. Expose all steel and concrete structure where possible
- 2B. Highlight joinery of materials wherever possible
- 2C. Board-formed concrete textures at the poured in place concrete podium & planters

- 3A. Limit colors and utilize a monochromatic palette with different textures and reflectiveness.
- 3B. Use recesses and channels to provide shadow lines and change of depth at pop ins and windows/doors/storefront openings.
- 3C. Highlight the verticality of the building volume.
- 3D. Use lighting to outline the extrusions and pop outs.



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DESIGN CONCEPT STATEMENT

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**A0.11**

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## CONCEPTUAL SUSTAINABILITY IDEAS



Roof deck and skylights over the amenity spaces allow for natural light at the space below, plus a unique opportunity to provide an outdoor community space.

Design goal for the atrium & interior courtyard spaces: lots and lots of natural light.

Transparency at corridors, to open up/over look the roof garden / community amenity space, where possible



### Environmentally Sustainable by Design:

The residential units and corridor frame the atrium space. We want to highlight this space with lots of natural lighting and green walls/roof garden elements. With a roof garden at/over the amenity space, we can harvest rain water for the plants instead of routing to the storm water sewer system. With use of lots of glazing and skylights, we are providing natural lighting which will greatly reduce the need for artificial lighting.



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SHEET #  
**A0.12**

# The Berkeley Collection

2801 Adeline Street  
Berkeley, California

## PROJECT STATISTICS - SITE #1

**SITE STATISTICS:**

ADDRESS	2801 ADELINE STREET BERKELEY, CA 94703
ASSESSOR PARCEL NUMBER	53-1684-1
PARCEL AREA:	48,660 SF (1.09 ACRES)
LOCAL ZONING	C-AC "ADELINE CORRIDOR" SOUTH SHATTUCK SUBAREA

**ADJACENT USE**

NORTH	STUART STREET
WEST	ADELINE STREET
SOUTH	OREGON STREET
EAST	SHATTUCK AVENUE

**SETBACKS**

MINIMUM SETBACKS	
FRONT	0'-0"
STUART & OREGON	
STREET SIDE	0'-0"
ADELINE & SHATTUCK	

**USABLE OPEN SPACE:**

REQUIRED	
40 SF / RESIDENTIAL UNIT	3,360 SF MIN. U.O.S.
(80 SF / RESIDENTIAL UNIT	1,680 SF MIN. PUBLIC U.O.S.)
PROVIDED	13,670 SF
	SEE A0.22 FOR MORE INFORMATION

**LOT COVERAGE**

EXISTING	51%
ALLOWED	95% MAXIMUM
	WITH PROVISION OF A MINIMUM OF 25% AFFORDABLE HOUSING (TIER 4) ON SITE
PROPOSED	94.2%
	SEE SHEET A0.22 FOR LOT COVERAGE DIAGRAMS

**FLOOR AREA RATIO (F.A.R.)**

EXISTING	0.51
ALLOWED	5.5
	WITH PROVISION OF A MINIMUM OF 25% AFFORDABLE HOUSING (TIER 4) ON SITE
PROPOSED	5.30
	257,823 SF / 48,660 SF

**DENSITY**

EXISTING	0 (NO RESIDENTIAL)
ALLOWED	327 UNITS
	1.09 ACRES X 300 MAX DWELLING UNITS PER ACRE WITH A MINIMUM OF 25% AFFORDABLE HOUSING (TIER 4) ON SITE
PROPOSED	84 UNITS

**BUILDING STATISTICS:**

PROPOSED CONSTRUCTION TYPE	2 STORIES	TYPE 1A
	1ST & 2ND LEVELS	
	2 LEVELS SUBTERRANEAN PARKING)	
5 STORIES	TYPE III-A	
	3RD THRU 7TH FLOORS LEVELS	

**BUILDING USE**

EXISTING USE	COMMERCIAL
ALLOWED USE	RESIDENTIAL, COMMERCIAL
PROPOSED USE	MIXED USE: RESIDENTIAL, HOTEL, & COMMERCIAL

**OCCUPANCY GROUPS**

EXISTING OCC. GROUP	M (COMMERCIAL/RETAIL)
PROPOSED OCC. GROUPS	R-2 (MULTISTORY RESIDENTIAL) B (RESIDENTIAL LOBBY) M (COMMERCIAL/RETAIL)

**OCC. SEPARATION REQ'D?** YES  
**FIRE SPRINKLERS REQ'D?** YES

**NUMBER OF STORIES**

EXISTING NUMBER OF STORIES	1-STORY
ALLOWED NUMBER OF STORIES	8-STORIES
	WITH PROVISION OF A MINIMUM OF 25% AFFORDABLE HOUSING (TIER 4) ON SITE
PROPOSED NUMBER OF STORIES	7-STORIES

**BUILDING HEIGHT**

EXISTING MAX HEIGHT	18'-0"
ALLOWABLE MAX HEIGHT	85'-0"
PROPOSED MAX HEIGHT	84'-11"

**AFFORDABLE UNITS**

2801 ADELINE	
REQUIRED	84 UNITS @ 25% AFFORDABLE = 21 AFFORDABLE UNITS
2900 SHATTUCK	
REQUIRED	90 UNITS @ 20% AFFORDABLE = 18 AFFORDABLE UNITS
TOTAL	39 AFFORDABLE UNITS

**PROVIDED**

	ALL AFFORDABLE UNITS TO BE PROVIDED AT 2900 SHATTUCK
	44 AFFORDABLE UNITS SPLIT 50% FOR LOW INCOME AND 50% VERY LOW INCOME

**BUILDING AREA**

EXISTING BUILDING	24,640 SF
PROPOSED BUILDING:	257,823 SF
1ST FLOOR:	38,166 SF
RETAIL	31,138 SF
HOTEL & RESIDENTIAL LOBBY	2,300 SF
ACCESSORY SPACES	4,728 SF
HOTEL - BACK OF HOUSE	3,335 SF
UTILITIES	483 SF
TRASH ENCLOSURE	910 SF
2ND FLOOR:	43,848 SF
HOTEL GUESTROOMS	13,306 SF
HOTEL AMENITY SPACES	22,442 SF
CIRCULATION / ACCESSORY	8,100 SF
3RD FLOOR (4TH FLR SIMILAR):	39,252 SF
RESIDENTIAL UNITS	31,386 SF
CIRCULATION / ACCESSORY	7,866 SF
5TH FLOOR (6TH-7TH FLRS SIM.):	32,435 SF
HOTEL GUESTROOMS	25,801 SF
CIRCULATION / ACCESSORY	6,634 SF

**HOTEL GUESTROOM UNIT AREA**

UNIT TYPE	UNIT AREA	# UNITS	AREA
H.1. DBL QUEEN STUDIO			
Standard	342 SF	36	12,312 SF
Long	380 SF	24	9,120 SF
ADA	440 SF	9	3,960 SF
H.1. KING STUDIO			
Standard	329 SF	24	7,896 SF
ADA	425 SF	7	2,975 SF
H2 DBL QN STUDIO			
Standard	431 SF	10	4,310 SF
ADA	567 SF	2	1,134 SF
H2 KING STUDIO			
Standard	396 SF	84	33,264 SF
ADA	517 SF	12	6,204 SF
H2 1-BDRM KING SUITE			
ADA	699 SF	14	9,786 SF
TOTAL HOTEL UNITS		222	90,961 SF

**RESIDENTIAL UNIT AREA**

UNIT TYPE	UNIT AREA	# UNITS	AREA
STUDIO BEDROOM			
#1	564 SF	8	4,512 SF
#2	466 SF	12	5,592 SF
#3	428 SF	10	4,280 SF
1-BEDROOM			
#1	837 SF	12	10,044 SF
#2	849 SF	4	3,396 SF
#2.1	887 SF	6	5,322 SF
#3	760 SF	20	15,200 SF
#4	765 SF	2	1,530 SF
2-BEDROOM			
#1	1,258 SF	2	2,516 SF
#2	1,296 SF	2	2,592 SF
#2.1	1,296 SF	2	2,592 SF
#3	1,385 SF	2	2,770 SF
#4	1,213 SF	2	2,426 SF
TOTAL RES. UNITS		84	62,772 SF

**PARKING CALCULATIONS**

**PARKING REQUIRED:**

COMMERCIAL / RETAIL (PER BMC 23E.70.070)	
MIN 1 SPACE / 1,000 SF X 31,138 SF = 31.1 -> 31 SPACES	
MAX 1.5 SPACE / 1,000 SF X 31,138 SF = 46.7 -> 47 SPACES	
RESIDENTIAL (PER BMC 23E.70.070)	
MIN NONE	
MAX 1 SPACE / RES. UNIT X 84 UNITS = 84 SPACES	
HOTEL (PER BMC 23E.70.080)	
MINIMUM: 1 SPACE / 1,000 SF X 142,546 SF = 142.5 -> 143 SPACES	
MAXIMUM: 1.5 SPACE / 1,000 SF X 142,546 SF = 213.8 -> 219 SPACES	
<b>TOTAL PARKING REQUIRED</b>	<b>174 MIN. / 350 MAX.</b>

**LOADING PARKING SPACES:**

1 SPACE / 1ST 10,000 SF + 1 SPACE / 40,000 SF THEREAFTER	
1 + (1/40,000 X (31,138 SF - 10,000 SF))	
1.5 SPACES -> 2 SPACES	
(NOT INCLUDED IN TOTAL REQUIRED PARKING ABOVE)	

**PARKING PROVIDED:**

GROUND LEVEL:	2 SPACES
SUBTERRANEAN PARKING SUB-LEVEL 1:	89 SPACES
SURFACE SPACES	77 SPACES
MOTORCYCLE SPACES	12 SPACES
SUBTERRANEAN PARKING SUB-LEVEL 2:	122 SPACES
SURFACE SPACES	50 SPACES
PARKING LIFTS	72 SPACES
MOTORCYCLE SPACES	12 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>213 SPACES</b>

**LOADING PARKING PROVIDED** 2 SPACES

SEE SHEETS A2.00 THRU A2.02 FOR LOCATIONS OF PARKING

**BICYCLE CALCULATIONS**

**BICYCLE PARKING REQUIRED**

	SHORT TERM	LONG TERM
COMMERCIAL	1 BIKE / 2,000 SF 31,138 SF / 2,000 SF 15.6	1 BIKE / 10,000 SF 31,138 SF / 10,000 SF 3.1
RESIDENTIAL	1 BIKE / 40 BEDROOMS 84 BEDROOMS / 40 2.1	1 BIKE / 3 BEDROOMS 84 BEDROOMS / 3 28.0
TOTAL REQUIRED	18 BIKES	31.1 -> 31 BIKES

**BICYCLE PARKING PROVIDED:**

SHORT TERM RACKS:	142 SPACES
LONG TERM STORAGE:	288 SPACES

SEE SHEET A2.00, A2.01, AND A2.02 FOR LOCATIONS OF BICYCLE RACKS & STORAGE

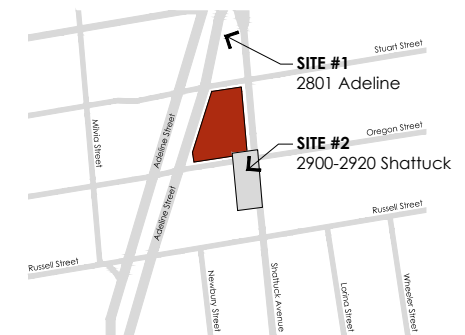
## SITE #1 GENERAL NOTES

THIS SITE #1 / 2801 ADELINE STREET IS LOCATED IN THE "SOUTH SHATTUCK" ADELINE CORRIDOR SPECIFIC PLAN SUBAREA, AND IS SUBJECT TO COMPLIANCE WITH SECTION 23E.70 "C-AC ADELINE CORRIDOR COMMERCIAL DISTRICT PROVISIONS" OF THE CURRENT BERKELEY MUNICIPAL CODE.

THIS PROJECT PROPOSES RESIDENTIAL AND HOTEL USES IN THE FLOORS ABOVE THE SECOND STORY; THEREFORE, WE ARE REQUESTING THE FOLLOWING VARIANCE TO THIS SITE PER THIS PERMIT APPLICATION:

BMC SECTION 23E.70.070.B.9: IN MIXED USE BUILDINGS IN ALL SUBAREAS AND TIER LEVELS, ALL FLOORS ABOVE THE SECOND STORY SHALL BE USED FOR RESIDENTIAL USES.

## VICINITY MAP



ADDRESS  
1327 ARCHER STREET, SUITE 220  
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STEPHEN A. RIGOR ARCHITECT #C33672

ARCHITECT OF RECORD



A PROJECT FOR:  
**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94704  
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NX-VENTURES.COM

**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE. BERKELEY, CA

**SITE #1: 2801 ADELINE STREET**  
**PROJECT DATA**

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**2P2020-0118**

SHEET #  
**A0.20**

# BUILDING CODE ANALYSIS - SITE #1

## BUILDING CODE

ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

1. 2019 CALIFORNIA BUILDING CODE (CBC).
2. 2019 CALIFORNIA MECHANICAL CODE (CMC).
3. 2019 CALIFORNIA PLUMBING CODE (CPC).
4. 2019 CALIFORNIA FIRE CODE (CFC).
5. 2019 CALIFORNIA ELECTRICAL CODE (CEC).
6. 2019 CALIFORNIA ENERGY CODE (TITLE 24).
7. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE.
8. CITY OF BERKELEY MUNICIPAL CODE

## MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION

(CBC TABLE 705.8, BASED ON BUILDING BEING EQUIPPED WITH AN NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM)

FIRE SEPARATION DISTANCE	PROTECTED	ALLOWABLE AREA
0 TO LESS THAN 3'	YES/NO	NOT PERMITTED
3' TO LESS THAN 5'	NO	15%
3' TO LESS THAN 5'	YES	15%
5' TO LESS THAN 10'	NO	25%
5' TO LESS THAN 10'	YES	25%
10' TO LESS THAN 15'	NO	45%
10' TO LESS THAN 15'	YES	45%
15' TO LESS THAN 20'	NO	75%
15' TO LESS THAN 20'	YES	75%
20' OR GREATER	YES/NO	NO LIMIT

## BUILDING COMPONENT PROTECTION

INCIDENTAL ACCESSORY OCCUPANCIES PER CBC 509 ARE MITIGATED BY PROPOSED AUTOMATIC FIRE EXTINGUISHING SYSTEM.

BUILDING ELEMENT	TYPE I-A	TYPE III-A
PRIMARY STRUCTURAL FRAME:	3-HOUR	1-HOUR
BEARING WALLS - EXTERIOR:	3-HOUR	2-HOUR
BEARING WALLS - INTERIOR:	3-HOUR	1-HOUR
NONBEARING WALLS		
EXTERIOR (X < 5'):	1-HOUR	1-HOUR
EXTERIOR (5' ≤ X ≤ 10'):	1-HOUR	1-HOUR
(10' < X < 30'):	1-HOUR	EXTERIOR
EXTERIOR (X ≥ 30'):	NON-RATED	1-HOUR
NON-RATED		
INTERIOR WALLS:	NON-RATED	
NON-RATED		
STAIR EXIT ENCLOSURE WALLS:	2-HOUR	2-HOUR
SHAFT ENCLOSURE WALLS:	2-HOUR	2-HOUR
CORRIDOR WALLS:	N/A	1-HOUR
WALLS SEPARATING GUEST ROOMS:	N/A	1-HOUR
FLOOR/CLG (GENERAL):	2-HOUR	1-HOUR
ROOF/CLG ASSEMBLY:	1-1/2 HOUR	1-HOUR
HORIZONTAL SEPARATING I-A & III-A:	3-HOUR	

## BUILDING CODE SUMMARY

THE BERKELEY COLLECTION AT THE WALGREENS SITE WILL BE A 7 STORY MIXED-USE BUILDING THAT WILL BE SPLIT INTO TWO BUILDINGS SEPARATED BY A 3-HOUR HORIZONTAL FIRE SEPARATION IN COMPLIANCE WITH CBC SECTION 510.2. A SUBTERRANEAN PARKING STRUCTURE WILL BE PROVIDED.

BUILDING 'A' IS A MIXED OCCUPANCY 2-STORY TYPE I-A BUILDING INCLUDING GROUND LEVEL RETAIL, HOTEL/RESIDENTIAL LOBBIES, AND STAIRS/ELEVATORS ALONG WITH A DROP-OFF AREA AND MAIN ENTRANCE INTO THE PARKING GARAGE. THE SECOND FLOOR WILL INCLUDE GUEST ROOMS, HOTEL LOBBY, BREAKFAST AREA, MEETING AREA, BACK OF HOUSE, AND STAIRS/ELEVATORS CONNECTING TO THE GARAGE ON GROUND FLOOR WITH OPEN PARKING GARAGE ON 2ND FLOOR.

BUILDING 'B' WILL BE A MIXED OCCUPANCY 5-STORY TYPE III-A BUILDING INCLUDING MULTI-FAMILY RESIDENCES (ON 3RD/4TH FLOORS) AND HOTEL GUESTROOMS.

## OVERALL BUILDING STATISTICS

OCCUPANCY GROUPS AND USES:

A-2/A-3	HOTEL LOBBY, MEETING SPACES & DINING AREAS
B/M	RETAIL, FITNESS CENTER, BACK OF HOUSE & SERVICE AREAS
R-1	HOTEL GUESTROOMS & ASSOCIATED CIRCULATION
R-2	APARTMENTS & ASSOCIATED CIRCULATION
S-2	ENCLOSED PARKING GARAGE

OCCUPANCY GROUPS:

TYPE IA CONSTRUCTION:	A-2/A-3,
B/M, R-1, S-2	
TYPE IIIA CONSTRUCTION:	R-1 & R-2
SEPARATED OCCUPANCIES:	NO
TYPE OF CONSTRUCTION:	TYPE III-A o/
TYPE IA	

FIRE SPRINKLERS: YES (NFPA-13)

BUILDING HEIGHT ALLOWED (ABOVE GRADE PLANE):

TYPE IA CONSTRUCTION:	UNLIMITED
TYPE IIIA CONSTRUCTION:	85'-0"

(WITHOUT AREA INCREASE)

BUILDING HEIGHT PROPOSED: 84'-11"

NUMBER OF STORIES ALLOWED (TYPE IA): UNLIMITED

NUMBER OF STORIES PROPOSED (TYPE IA): 2 - STORIES + BASEMENT

NUMBER OF STORIES ALLOWED R-1 (TYPE IIIA): 5 - STORIES

(WITH HEIGHT/STORY INCREASE)

NUMBER OF STORIES PROPOSED R-1 (TYPE IIIA): 5 - STORIES

NUMBER OF STORIES ALLOWED R-2 (TYPE IIIA): 4 - STORIES

(WITHOUT HEIGHT/STORY INCREASE)

NUMBER OF STORIES PROPOSED R-2 (TYPE IIIA): 2 - STORIES

## BUILDING AREA

BUILDING 'A': 82,014 SF

FIRST STORY (TYPE I-A): 38,166 SF

A-2/A-3 OCCUPANCY: 7,028 SF

B/M OCCUPANCY: 31,138 SF

SECOND STORY (TYPE I-A): 43,848 SF

A-2 OCCUPANCY: 2,600 SF

A-3 OCCUPANCY: 19,842 SF

B OCCUPANCY: 8,100 SF

R-1 OCCUPANCY: 13,306 SF

BUILDING 'B': 148,809 SF

THIRD STORY (TYPE III-A): 39,252 SF

R-2 OCCUPANCY: 39,252 SF

FOURTH STORY (TYPE III-A): 39,252 SF

R-2 OCCUPANCY: 39,252 SF

FIFTH STORY (TYPE III-A): 32,435 SF

R-1 OCCUPANCY: 32,435 SF

SIXTH STORY (TYPE III-A): 32,435 SF

R-1 OCCUPANCY: 32,435 SF

SEVENTH STORY (TYPE III-A): 32,435 SF

R-1 OCCUPANCY: 32,435 SF

BUILDING AREA BY OCCUPANCY & CONSTRUCTION TYPE:

TYPE I-A CONSTRUCTION

B/A-2 OCCUPANCY: 7,028 SF

S-2 OCCUPANCY: 50,915 SF

TOTAL TYPE I-A BUILDING AREA: 58,576 SF

TYPE III-A CONSTRUCTION

R-1 OCCUPANCY: 55,371 SF

## BUILDING CODE COMPLIANCE

BUILDING AREA BY OCCUPANCY & CONSTRUCTION TYPE:

TYPE I-A CONSTRUCTION

B/A-2 OCCUPANCY: 7,028F.

S-2 OCCUPANCY: 50,915 S.F.

TOTAL TYPE I-A BUILDING AREA: 58,576 S.F.

TYPE III-A CONSTRUCTION

R-1 OCCUPANCY: 55,371 S.F.

## ALLOWABLE BUILDING AREA CALCULATION

BASED OFF OF PER 506.2.4 MIXED OCCUPANCY, MULTISTORY BUILDINGS

A<sub>a</sub> = A<sub>t</sub> + [NS x I<sub>f</sub>]

A<sub>a</sub> = ALLOWABLE BUILDING AREA PER STORY UNLIMITED

A<sub>t</sub> = TABULAR ALLOWABLE AREA FACTOR (SM) UNLIMITED

NS = TABULAR ALLOWABLE AREA FACTOR (NS) N/A

I<sub>f</sub> = FRONTAGE INCREASE

## ALLOWABLE AREA (TYPE IA)

A-2 OCCUPANCY

TOTAL ALLOWABLE AREA: UNLIMITED

ACTUAL BUILDING AREA: 7,028 SF

S-2 OCCUPANCY

TOTAL ALLOWABLE AREA: UNLIMITED

ACTUAL BUILDING AREA:

1ST FLOOR (OPEN PARKING GARAGE) 21,627 SF

2ND FLOOR (OPEN PARKING GARAGE) 29,288 SF

TOTAL 50,915 SF

## ALLOWABLE AREA - BY STORY (TYPE IIIA)

R-1 OCCUPANCY

BASED OFF OF 506.2.4 MULTI-OCCUPANCY, MULTISTORY BUILDINGS. ACCESSORY USES WILL BE CONSIDERED PART OF THE

R-1. SUM OF RATIOS SHALL NOT EXCEED 2

A<sub>a</sub> = [A<sub>t</sub> + (NS x I<sub>f</sub>)]

A<sub>a</sub> = ALLOWABLE BUILDING AREA PER STORY

A<sub>t</sub> = TABULAR ALLOWABLE AREA FACTOR (SM) 24,000 SF

NS = TABULAR ALLOWABLE AREA FACTOR (NS) 24,000 SF

I<sub>f</sub> = FRONTAGE INCREASE [692/692 - 0.25]30/30 = 0.75

5-STORIES = HEIGHT INCREASE

A<sub>a</sub> = [24,000 S.F. + (24,000 S.F. x 0.75)] =

ALLOWED PER STORY 42,000 SF

R-2 OCCUPANCY

BASED OFF OF 506.2.4 MULTI-OCCUPANCY, MULTISTORY BUILDINGS. ACCESSORY USES WILL BE CONSIDERED PART OF THE

R-1. SUM OF RATIOS SHALL NOT EXCEED 2

A<sub>a</sub> = [A<sub>t</sub> + (NS x I<sub>f</sub>)]

A<sub>a</sub> = ALLOWABLE BUILDING AREA PER STORY

A<sub>t</sub> = TABULAR ALLOWABLE AREA FACTOR (SM) 72,000 SF

NS = TABULAR ALLOWABLE AREA FACTOR (NS) 24,000 SF

I<sub>f</sub> = FRONTAGE INCREASE [692/692 - 0.25]30/30 = 0.75

5-STORIES = HEIGHT INCREASE

A<sub>a</sub> = [72,000 S.F. + (24,000 S.F. x 0.75)] =

ALLOWED PER STORY 90,000 SF

## TYPE III-A BUILDING AREA

THIRD STORY - R-2 OCCUPANCY

TOTAL ALLOWABLE AREA: 90,000 SF

ACTUAL BUILDING AREA: 39,252 SF

FOURTH STORY - R-2 OCCUPANCY

TOTAL ALLOWABLE AREA: 90,000 SF

ACTUAL BUILDING AREA: 39,252 SF

FIFTH STORY - R-1 OCCUPANCY

TOTAL ALLOWABLE AREA: 42,000 SF

ACTUAL BUILDING AREA: 32,435 SF

SIXTH STORY

TOTAL ALLOWABLE AREA: 42,000 SF

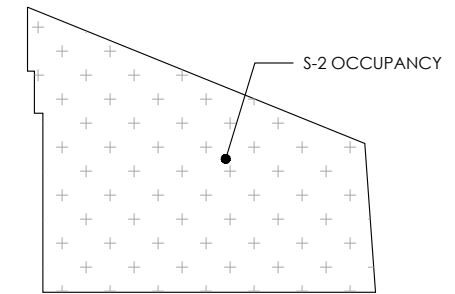
ACTUAL BUILDING AREA: 32,435 SF

SEVENTH STORY

TOTAL ALLOWABLE AREA: 42,000 SF

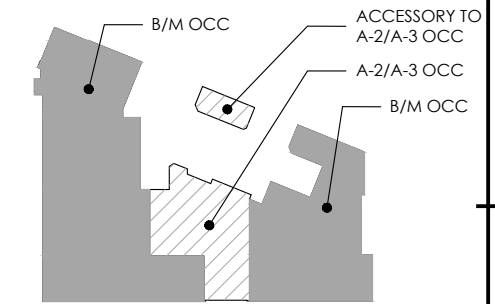
ACTUAL BUILDING AREA: 32,435 SF

# CODE KEY MAP



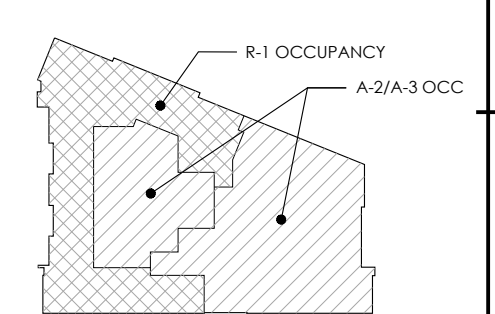
## SUBTERRANEAN PARKING FLOORS

NOT TO SCALE



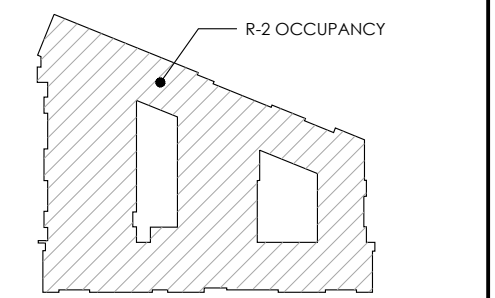
## GROUND / 1ST FLOOR

NOT TO SCALE



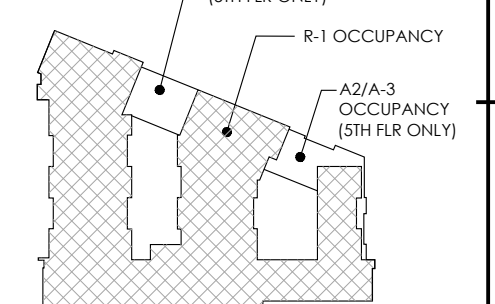
## 2ND FLOOR

NOT TO SCALE



## 3RD & 4TH FLOORS

NOT TO SCALE



## 5TH, 6TH, & 7TH FLOORS

NOT TO SCALE

**Arris**  
STUDIO ARCHITECTS

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ARCHITECT OF RECORD



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SITE #1: 2801 ADELIN STREET  
BUILDING CODE ANALYSIS

DATE

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ARRIS PROJECT #

A19103

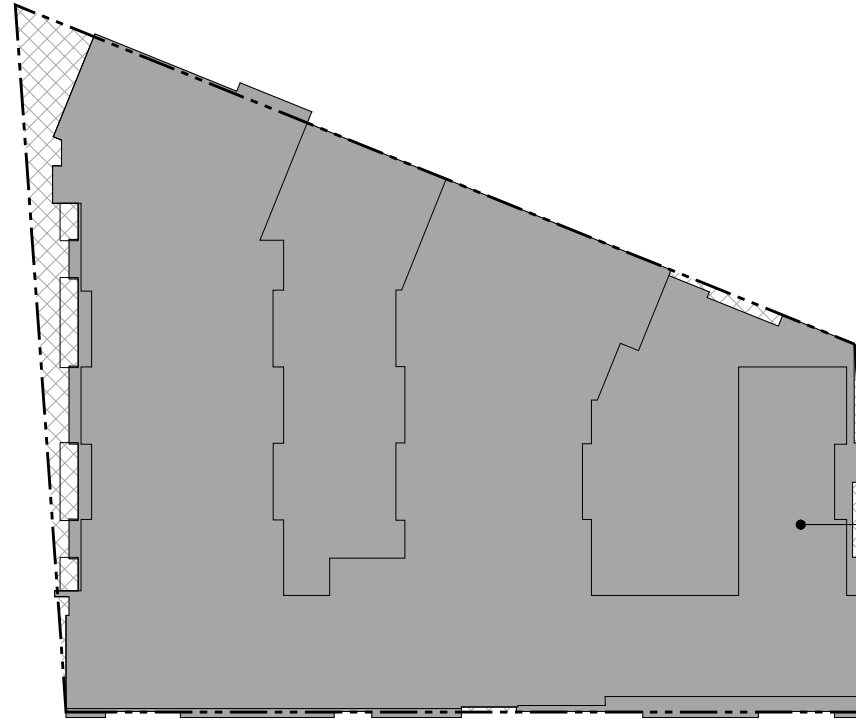
CITY OF BERKELEY APPLICATION #

**ZP2020-0118**

SHEET #

A0.21

**LOT COVERAGE - SITE #1**

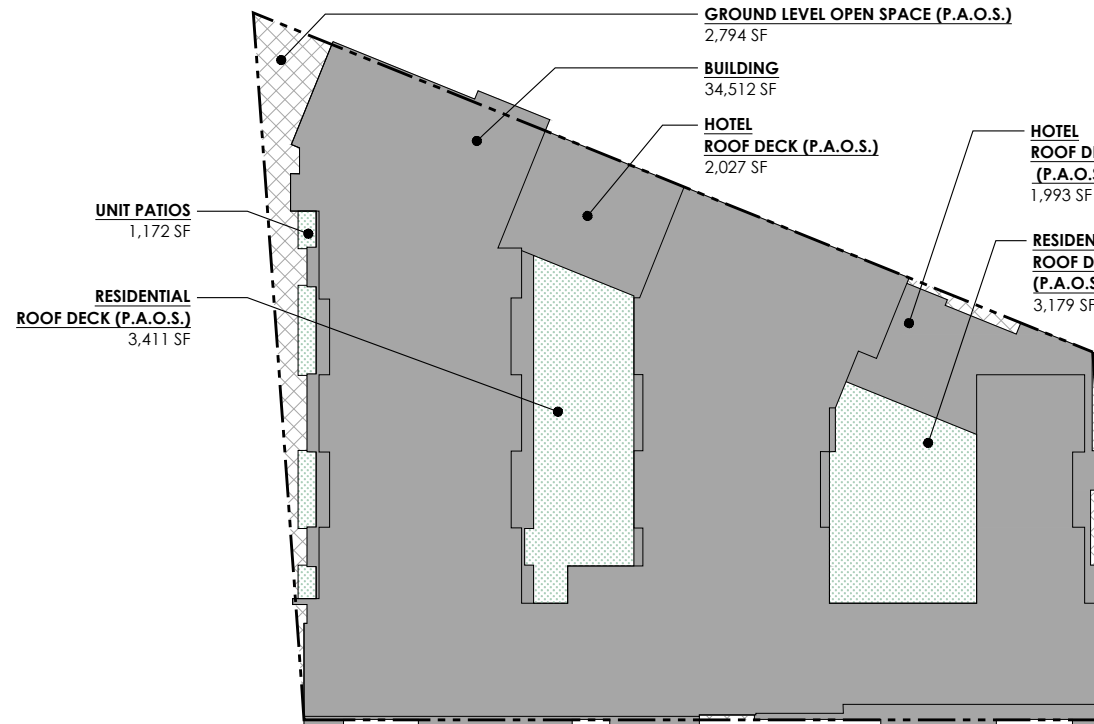


LOT COVERAGE CALCULATIONS  
 THE CALCULATION FOR LOT COVERAGE SHALL EXCLUDE UNCOVERED DECKS, PORCHES, LANDINGS AND STAIRS, EXCEPT THAT ANY DECK ON THE ROOF OF A BUILDING OR ACCESSORY STRUCTURE OR OVER AN ENCLOSED SPACE OR PAVED GROUND AREA SHALL BE INCLUDED IN SUCH CALCULATION.

LOT AREA: 48,660 SF  
 ALLOWED MAX LOT COVERAGE: 95% (46,227 SF)  
 (PER BMC 23E.70.070.B.1 "SOUTH SHATTUCK SUBAREA" 25% AFFORDABLE HOUSING REQUIREMENT/TIER 4)  
 PROVIDED LOT COVERAGE: 92.7% (45,122 SF)

**BUILDING FOOTPRINT**  
 45,122 SF

**OPEN SPACE DIAGRAM - SITE #1**



PER BMC SECTION 23D.04.050 USABLE OPEN SPACE  
 THE AREA OF EACH LOT WHICH IS RESERVED FOR USABLE OPEN SPACE PURPOSES SHALL BE FOR ACTIVE OR PASSIVE RECREATION USE AND SHALL BE ACCESSIBLE TO THE OCCUPANTS OF THE BUILDING, UNLESS OTHERWISE SPECIFIED IN INDIVIDUAL DISTRICT STANDARDS. IN ADDITION, SUCH AREAS SHALL SATISFY THE FOLLOWING CONDITIONS.

- A. NO AREA SHALL QUALIFY AS USABLE OPEN SPACE UNLESS IT HAS A MINIMUM WIDTH AND LENGTH OF TEN FEET, EXCEPT THAT NO BALCONY AREA MAY BE USED TO SATISFY A USABLE OPEN SPACE REQUIREMENT UNLESS IT HAS A MINIMUM WIDTH AND LENGTH OF SIX FEET AND HAS AT LEAST ONE EXTERIOR SIDE OPEN AND UNOBSTRUCTED EXCEPT FOR REQUIRED RAILINGS.
- B. NO MORE THAN 50% OF THE TOTAL USABLE OPEN SPACE REQUIRED MAY BE SATISFIED BY BALCONIES.
- C. AN AREA WHICH IS ACCESSIBLE AND/OR USABLE ONLY BY THE OCCUPANTS OF A PARTICULAR DWELLING UNIT SHALL BE USED TO SATISFY THE USABLE OPEN SPACE AREA REQUIREMENTS OF ONLY THAT PARTICULAR DWELLING UNIT.
- D. EXCEPT IN THE CASE OF BALCONIES, USABLE OPEN SPACE SHALL BE AT LEAST 75% OPEN TO THE SKY.
- E. NO AREA WHICH EXCEEDS 8% GRADE SHALL QUALIFY AS USABLE OPEN SPACE.
- F. AT LEAST 40% OF THE TOTAL AREA REQUIRED AS USABLE OPEN SPACE, EXCLUSIVE OF BALCONIES ABOVE THE FIRST FLOOR, SHALL BE A LANDSCAPED AREA. FOR MULTIPLE DWELLING USES, SUCH LANDSCAPED AREAS SHALL INCORPORATE AUTOMATIC IRRIGATION AND DRAINAGE FACILITIES ADEQUATE TO ASSURE HEALTHY GROWING CONDITIONS FOR PLANTS.
- G. ANY USABLE OPEN SPACE WHICH IS NOT PLANTED SHALL BE DEVELOPED TO ENCOURAGE OUTDOOR ACTIVE OR PASSIVE RECREATIONAL USE AND SHALL INCLUDE SUCH ELEMENTS AS DECKS, SPORTS COURTS, OUTDOOR SEATING, DECORATIVE PAVED AREAS AND WALKWAYS WHICH DO NOT SERVE AS ENTRANCE WALKWAYS.
- H. AREAS OF THE LOT WHICH DO NOT QUALIFY AS USABLE OPEN SPACE AND WHICH ARE NOT DESIGNATED AS DRIVEWAYS, OFF-STREET PARKING SPACES OR REQUIRED WALKWAYS, SHALL BE RETAINED AS LANDSCAPED AREAS.
- I. NO AREA DESIGNATED FOR OFF-STREET PARKING AND LOADING AREAS, SERVICE AREAS, DRIVEWAYS, REQUIRED WALKWAYS OR PORTIONS THEREOF OR ANY FEATURES THAT ARE USED FOR REQUIRED ACCESS TO DWELLING UNITS, SHALL BE COUNTED AS SATISFYING ANY USABLE OPEN SPACE AREA REQUIREMENT.

USABLE OPEN SPACE CALCULATIONS

REQUIRED:	
40 SF PER RES. UNIT X 84 UNITS	3,360 SF U.O.S.
80 SF PER RES. UNIT X 84 UNITS	1,680 SF PUBLIC U.O.S.

PROVIDED:	13,670 SF
1ST FLOOR - SITE OPEN SPACE	2,794 SF*
2ND FLOOR	0 SF
3RD FLOOR - RESIDENTIAL ROOF DECK	6,590 SF <-- COMPLIANT WITH 23D.70.070.B
4TH FLOOR - UNIT PATIOS	1,172 SF*
5TH FLOOR - HOTEL ROOF DECK	4,020 SF <-- COMPLIANT WITH 23E.70.070.B
6TH FLOOR	0 SF
7TH FLOOR	0 SF

\*DIMENSIONAL U.O.S. REQUIREMENT NOT MET. NOT INCLUDED IN TOTAL PROVIDED CALCULATION



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 ARCHITECT OF RECORD



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 2801 ADELINE ST. & 2900 SHATTUCK AVE. BERKELEY, CA  
 SITE #1: 2801 ADELINE STREET  
**OPEN SPACE & LOT COVERAGE DIAGRAMS**  
 TRUE NORTH  
 1/16" SHEET SCALE: NOT TO SCALE

DATE  
**JUNE 9, 2021**  
 ARRIS PROJECT #  
**A19103**  
 CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**  
 SHEET #

**A0.22**

# The Berkeley Collection

2900-2920 Shattuck Avenue  
Berkeley, California



ADDRESS  
1327 ARCHER STREET, SUITE 220  
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**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELIN ST. & 2900 SHATTUCK AVE, BERKELEY, CA

**SITE #2: 2900-2920 SHATTUCK AVENUE**  
PROJECT DATA

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**2P2020-0118**

SHEET #  
**A0.30**

## PROJECT STATISTICS - SITE #2

**SITE STATISTICS:**

ADDRESS	2920 SHATTUCK AVENUE BERKELEY, CA 94703
ASSESSOR PARCEL NUMBER	53-1590-5-1
PARCEL AREA:	19,586 SF (0.45 ACRES)
LOCAL ZONING	C-SA "SOUTH AREA COMMERCIAL" ABUTTING R-4

**ADJACENT USE**

NORTH (FRONT)	RUSSELL STREET
WEST (SIDE)	SINGLE FAMILY RESIDENTIAL
SOUTH (REAR)	COMMERCIAL
EAST (STREET SIDE)	SHATTUCK AVENUE

**SETBACKS**  
PER BMC 23E.52.070.C: NO YARDS FOR MAIN BUILDINGS, ACCESSORY BUILDINGS, OR ACCESSORY STRUCTURES SHALL BE REQUIRED, EXCEPT WHEN ADJACENT TO AN ABUTTING OR CONFRONTING LOT IN A RESIDENTIAL ZONE.

STREET SIDE (SHATTUCK)	0'-0"
REAR (SOUTH)	0'-0"

MINIMUM SETBACKS ABUTTING R-4, PER TABLE 23D.40.070:

FRONT (RUSSELL)	15'-0"
INTERIOR SIDE (WEST)	4'-0" TO 12'-0"

**USABLE OPEN SPACE:**

REQUIRED	200 SF / RESIDENTIAL UNIT	3,600 SF MIN. U.O.S.
PROVIDED		8,736 SF

SEE A0.32 FOR MORE INFORMATION

**LOT COVERAGE**

EXISTING	51%
ALLOWED	95% MAXIMUM

WITH PROVISION OF A MINIMUM OF 25% AFFORDABLE HOUSING (TIER 4) ON SITE

PROPOSED  
SEE SHEET A0.32 FOR LOT COVERAGE DIAGRAMS

**FLOOR AREA RATIO (F.A.R.)**

F.A.R. EXISTING	0.42
F.A.R. ALLOWED	4.0 MAX
F.A.R. PROPOSED	3.82

74,878 SF / 19,586 SF

**BUILDING STATISTICS:**

PROPOSED CONSTRUCTION TYPE	1 STORY (GROUND FLOOR) TYPE 1A 5 STORIES (2ND- 6TH FLOORS) TYPE III-A
----------------------------	--

**BUILDING USE**

EXISTING USE	COMMERCIAL, AUTO REPAIR SHOP
ALLOWED USE	RESIDENTIAL, COMMERCIAL
PROPOSED USE	MIXED USE RESIDENTIAL & COMMERCIAL

**OCCUPANCY GROUPS**

EXISTING OCC. GROUPS	M (COMMERCIAL/RETAIL) S-1 (AUTO REPAIR) R-2 (MULTISTORY RES) B (RESIDENTIAL LOBBY) M (COMMERCIAL/RETAIL)
PROPOSED OCC. GROUPS	

OCC. SEPARATION REQ'D? NO  
FIRE SPRINKLERS REQ'D? YES

**NUMBER OF STORIES**

EXISTING NUMBER OF STORIES	1-STORY
ALLOWED NUMBER OF STORIES	6-STORIES
PER BMC 23D.40.070	
PROPOSED NUMBER OF STORIES	6-STORIES

**BUILDING HEIGHT**

EXISTING MAX HEIGHT	20'-0"
ALLOWABLE MAX HEIGHT	85'-0"
PROPOSED MAX HEIGHT	78'-7"

**AFFORDABLE UNITS**

<b>2801 ADELIN</b>	REQUIRED	84 UNITS @ 25% AFFORDABLE = 21 AFFORDABLE UNITS
<b>2900 SHATTUCK</b>	REQUIRED	90 UNITS @ 20% AFFORDABLE = 18 AFFORDABLE UNITS
TOTAL		39 AFFORDABLE UNITS
PROVIDED		ALL AFFORDABLE UNITS TO BE PROVIDED AT 2900 SHATTUCK 44 AFFORDABLE UNITS SPLIT 50% FOR LOW INCOME AND 50% VERY LOW INCOME

**BUILDING AREA**

EXISTING BUILDING	8,289 SF
PROPOSED BUILDING	74,878 SF

**GROUND FLOOR:**

RETAIL	7,848 SF
RES. LOBBY (AMENITY)	6,880 SF
CIRCULATION / ACCESSORY	395 SF
	573 SF

**2ND FLOOR :**

(3RD, 4TH, 5TH, & 6TH FLOORS SIMILAR)	13,406 SF
RESIDENTIAL UNITS	10,847 SF
AMENITY SPACES	768 SF
CIRCULATION & ACCESSORY SPACES	1,791 SF

**ROOF (NOT INCLUDED IN BUILDING AREA)**

ROOF DECK / OUTDOOR OPEN SPACE	7,898 SF
--------------------------------	----------

**RESIDENTIAL UNIT AREA**

UNIT TYPE	UNIT AREA	#UNITS	AREA
STUDIO BEDROOM	-	45	22,355 SF
STANDARD	501 SF	35	17,535 SF
SHORT	454 SF	5	2,270 SF
END	510 SF	5	2,550 SF
1-BEDROOM	708 SF	45	31,880 SF
TOTAL RES. UNITS		90 UNITS	54,235 SF

**PARKING CALCULATIONS**

**PARKING REQUIRED**  
COMMERCIAL / RETAIL (PER BMC 23D.40.080)  
1 SPACE / 1ST 1,000 SF + 2 SPACES / 1,000 SF THEREAFTER  
1 + [2/1,000 SF X (6,880 SF - 1,000 SF)]  
11.8 -> 12 SPACES

RESIDENTIAL (PER PARKING REFORM FOR R-4): 0 PARKING SPACES REQUIRED

**TOTAL PARKING REQUIRED 12 SPACES**

**PARKING PROVIDED: 18 SPACES**

THIS APPLICATION IS REQUEST A PARKING REDUCTION FOR THIS SITE. SEE SHEET A3.00 FOR LOCATIONS OF PARKING

**BICYCLE CALCULATIONS**  
BICYCLE PARKING REQUIRED (PER BMC 23E.28.070)

	SHORT TERM	LONG TERM
COMMERCIAL	1 BIKE / 2,000 SF 6,880 SF / 2,000 SF 3.4	1 BIKE / 10,000 SF 6,880 SF / 10,000 SF 0.7
RESIDENTIAL	1 BIKE / 40 BEDROOMS 90 BEDROOMS / 40 2.3	1 BIKE / 3 BEDROOMS 90 BEDROOMS / 3 30.0
TOTAL REQUIRED	5.7 -> 6 BIKES	30.7 -> 31 BIKES

BICYCLE PARKING PROVIDED:  
SHORT TERM RACKS: 6 SPACES  
LONG TERM STORAGE: 31 SPACES

SEE SHEET A3.00 FOR LOCATIONS OF BICYCLE RACKS & STORAGE

## SITE #2 GENERAL NOTES

THIS SITE #2 / 2900-2920 SHATTUCK IS LOCATED IN THE "SOUTH AREA COMMERCIAL" (C-SA) ZONING DISTRICT AND IS SUBJECT TO COMPLIANCE WITH THE SECTION 23E.52 "C-SA SOUTH AREA COMMERCIAL" PROVISIONS OF THE CURRENT BERKELEY MUNICIPAL CODE. THIS SITE ABUTS A RESIDENTIAL ZONING DISTRICT (R-4) AND IS ALSO SUBJECT TO COMPLIANCE WITH THE SPECIAL YARD AND SPECIAL BUILDING FEATURES FOR C-LOTS ABUTTING RESIDENTIAL ZONES PER BMC SECTIONS 23E.04.050 & -060.

THIS PROJECT PROPOSES TO PROVIDE MORE RESIDENTIAL DEVELOPMENT INCLUDING 20% OF THE UNITS TO BE AFFORDABLE HOUSING; THEREFORE, WE ARE REQUESTING THE FOLLOWING VARIANCES TO THIS SITE PER THIS USE PERMIT APPLICATION:

- FRONT YARD, STREET SIDE, AND REAR YARD SETBACKS TO 0'-0" (NONE), TO CONFORM WITH THE BMC 23E.52.070.C REQUIREMENTS (WHEN NOT ABUTTING A RESIDENTIAL ZONE)
- LOT COVERAGE TO 76%
- BUILDING HEIGHT TO 85'-0"

PER THE FOLLOWING BMC SECTIONS WITH AN OVERALL ZONING INTENT TO ENCOURAGE MIXED RESIDENTIAL AND RETAIL DEVELOPMENTS:

*BMC SECTION 23E.52.070.D.5: the above requirements for a mixed use development may be modified in order to encourage mixed residential/retail developments, subject to obtaining a use permit.*

*BMC SECTION 23D.52.070.D.7: a mixed use development which does not meet all the requirements listed in section 23e.52.070.d.1-4, and/or has a total of 5,000 square feet or more in gross floor area, including any existing floor area which is to be incorporated into the project, may be allowed subject to obtaining a use permit by the board, and any of the findings set forth in section 23E.52.090.C.*

## VICINITY MAP



## BUILDING CODE ANALYSIS - SITE #2

### BUILDING CODE

ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

1. 2019 CALIFORNIA BUILDING CODE (CBC).
2. 2019 CALIFORNIA MECHANICAL CODE (CMC).
3. 2019 CALIFORNIA PLUMBING CODE (CPC).
4. 2019 CALIFORNIA FIRE CODE (CFC).
5. 2019 CALIFORNIA ELECTRICAL CODE (CEC).
6. 2019 CALIFORNIA ENERGY CODE (TITLE 24).
7. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE.
8. CITY OF BERKELEY MUNICIPAL CODE

### MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION

(CBC TABLE 705.8, BASED ON BUILDING BEING EQUIPPED WITH AN NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM)

FIRE SEPARATION DISTANCE	PROTECTED	ALLOWABLE AREA
0 TO LESS THAN 3'	YES/NO	NOT PERMITTED
3' TO LESS THAN 5'	NO	15%
3' TO LESS THAN 5'	YES	15%
5' TO LESS THAN 10'	NO	25%
5' TO LESS THAN 10'	YES	25%
10' TO LESS THAN 15'	NO	45%
10' TO LESS THAN 15'	YES	45%
15' TO LESS THAN 20'	NO	75%
15' TO LESS THAN 20'	YES	75%
20' OR GREATER	YES/NO	NO LIMIT

### BUILDING COMPONENT PROTECTION

INCIDENTAL ACCESSORY OCCUPANCIES PER CBC 509 ARE MITIGATED BY PROPOSED AUTOMATIC FIRE EXTINGUISHING SYSTEM.

BUILDING ELEMENT	TYPE I-A	TYPE III-A
PRIMARY STRUCTURAL FRAME:	3-HOUR	1-HOUR
BEARING WALLS - EXTERIOR:	3-HOUR	2-HOUR
BEARING WALLS - INTERIOR:	3-HOUR	1-HOUR
NONBEARING WALLS		
EXTERIOR (X < 5'):	1-HOUR	1-HOUR
EXTERIOR (5' ≤ X ≤ 10'):	1-HOUR	1-HOUR
(10' < X < 30'):	1-HOUR	1-HOUR
EXTERIOR (X ≥ 30'):	NON-RATED	1-HOUR
NON-RATED		
INTERIOR WALLS:	NON-RATED	
NON-RATED		
STAIR EXIT ENCLOSURE WALLS:	2-HOUR	2-HOUR
SHAFT ENCLOSURE WALLS:	2-HOUR	2-HOUR
CORRIDOR WALLS:	N/A	1-HOUR
WALLS SEPARATING GUEST ROOMS:	N/A	1-HOUR
FLOOR/CLG (GENERAL):	2-HOUR	1-HOUR
ROOF/CLG ASSEMBLY:	1-1/2 HOUR	1-HOUR
HORIZONTAL SEPARATING I-A & III-A:	3-HOUR	

### BUILDING CODE SUMMARY

THE BERKELEY COLLECTION AT THE 2900/2920 SHATTUCK SITE WILL BE A 6 STORY MIXED-USE BUILDING THAT WILL BE SPLIT INTO TWO BUILDINGS SEPARATED BY A 3-HOUR HORIZONTAL FIRE SEPARATION IN COMPLIANCE WITH CBC SECTION 510.2.

BUILDING 'A' IS A MIXED OCCUPANCY 1-STORY TYPE I-A BUILDING INCLUDING GROUND LEVEL RETAIL, RESIDENTIAL LOBBIES, AND STAIRS/ELEVATORS AND PARKING ALONG REAR PROPERTY LINE.

BUILDING 'B' WILL BE A SINGLE OCCUPANCY 5-STORY TYPE III-A BUILDING INCLUDING MULTI-FAMILY RESIDENCES AND ASSOCIATED CIRCULATION.

### OVERALL BUILDING STATISTICS

OCCUPANCY GROUPS AND USES:

B/M RETAIL & SERVICE AREAS  
R-2 GROUND FLOOR LOBBY & ASSOCIATED CIRCULATION

OCCUPANCY GROUPS:

TYPE IA CONSTRUCTION: B/M & R-2  
TYPE IIIA CONSTRUCTION: R-2

SEPARATED OCCUPANCIES: NO

TYPE OF CONSTRUCTION: TYPE III-A o/ TYPE IA

FIRE SPRINKLERS: YES (NFPA-13)

BUILDING HEIGHT ALLOWED (ABOVE GRADE PLANE):

TYPE IA CONSTRUCTION: UNLIMITED  
TYPE IIIA CONSTRUCTION: 85'-0"

(WITHOUT AREA INCREASE)

BUILDING HEIGHT PROPOSED: 78'-7"

NUMBER OF STORIES ALLOWED (TYPE IA): UNLIMITED

NUMBER OF STORIES PROPOSED (TYPE IA): 1-STORY

NUMBER OF STORIES ALLOWED R-2 (TYPE IIIA): 5 - STORIES

(WITH HEIGHT/STORY INCREASE)

NUMBER OF STORIES PROPOSED R-2 (TYPE IIIA): 5 - STORIES

### BUILDING AREA

FIRST STORY (TYPE I-A):

B/M OCCUPANCY: 6,880 SF  
R-2 OCCUPANCY: 968 SF

FIRST FLOOR TOTAL: 7,848 SF

SECOND STORY (TYPE III-A):

R-2 OCCUPANCY 13,406 SF

THIRD STORY (TYPE III-A):

R-2 OCCUPANCY 13,406 SF

FOURTH STORY (TYPE III-A):

R-2 OCCUPANCY 13,406 SF

FIFTH STORY (TYPE III-A):

R-2 OCCUPANCY 13,406 SF

SIXTH STORY (TYPE III-A):

R-2 OCCUPANCY 13,406 SF

TOTAL BUILDING AREA: 74,878 SF

### BUILDING CODE COMPLIANCE

**BUILDING AREA BY OCCUPANCY & CONSTRUCTION TYPE:**

#### TYPE I-A CONSTRUCTION

B/M OCCUPANCY: 6,880 SF  
R-2 OCCUPANCY 968 SF  
TOTAL TYPE I-A 7,848 SF

#### TYPE III-A CONSTRUCTION

R-1 OCCUPANCY: 67,030 SF

### ALLOWABLE BUILDING AREA CALCULATION - TYPE I-A

BASED OFF OF PER 506.2.4 MIXED OCCUPANCY, MULTISTORY BUILDINGS

$A_0 = A_1 + [NS \times I_f]$   
 $A_0$  = ALLOWABLE BUILDING AREA PER STORY UNLIMITED  
 $A_1$  = TABULAR ALLOWABLE AREA FACTOR (SM) UNLIMITED  
NS = TABULAR ALLOWABLE AREA FACTOR (NS) N/A  
 $I_f$  = FRONTAGE INCREASE N/A

### ALLOWABLE AREA

B/M OCCUPANCY  
TOTAL ALLOWABLE AREA: UNLIMITED  
ACTUAL BUILDING AREA: 6,880 SF  
R-2 OCCUPANCY  
TOTAL ALLOWABLE AREA: UNLIMITED  
ACTUAL BUILDING AREA: 968 SF

**OVERALL BUILDING AREA ARE BOTH BELOW THE ALLOWABLE AREA, AND ARE THEREFORE COMPLIANT**

### ALLOWABLE BUILDING AREA CALCULATION - TYPE III-A

BASED OFF OF 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS. ACCESSORY USES WILL BE CONSIDERED PART OF THE R-2.

#### R-2 OCCUPANCY

$A_0 = [A_1 + (NS \times I_f)] \times S_0$   
 $A_0$  = ALLOWABLE BUILDING AREA PER STORY  
 $A_1$  = TABULAR ALLOWABLE AREA FACTOR (SM) 24,000 SF  
5-STORIES = HEIGHT INCREASE  
NS = TABULAR ALLOWABLE AREA FACTOR (NS) 24,000 SF  
 $I_f$  = FRONTAGE INCREASE [284/556 - 0.25]30/30 0.26  
 $S_0$  = STORY INCREASE, SHALL NOT TO EXCEED 2 2  
NO INDIVIDUAL STORY SHALL EXCEED THE ALLOWABLE AREA USING THE VALUE OF  $S_0 = 1$ .

#### ALLOWABLE AREA PER STORY

$A_0 = [24,000 \text{ S.F.} + (24,000 \text{ S.F.} \times 0.26)] = 34,920 \text{ SF/STORY}$

#### TOTAL ALLOWABLE BUILDING AREA

$A_0 = [24,000 \text{ S.F.} + (24,000 \text{ S.F.} \times 0.26)] \times 2 = 69,840 \text{ SF}$

### BUILDING AREA BY STORY

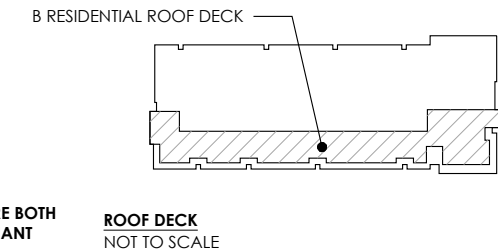
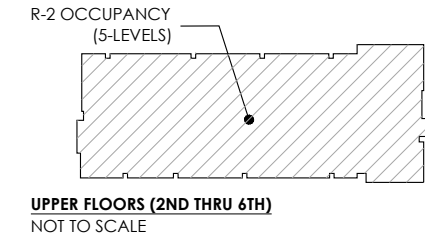
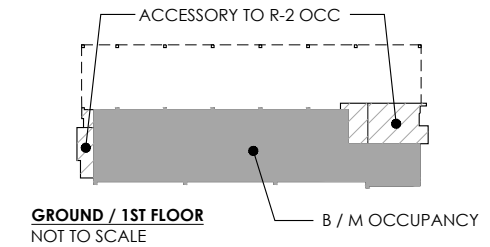
SECOND STORY  
ALLOWABLE AREA: 34,920 SF  
ACTUAL BUILDING AREA: 13,406 SF  
THIRD STORY  
ALLOWABLE AREA: 34,920 SF  
ACTUAL BUILDING AREA: 13,406 SF  
FOURTH STORY  
ALLOWABLE AREA: 34,920 SF  
ACTUAL BUILDING AREA: 13,406 SF  
FIFTH STORY  
ALLOWABLE AREA: 34,920 SF  
ACTUAL BUILDING AREA: 13,406 SF  
SIXTH STORY  
ALLOWABLE AREA: 34,920 SF  
ACTUAL BUILDING AREA: 13,406 SF

### OVERALL BUILDING AREA

TOTAL ALLOWABLE AREA: 69,840 SF  
ACTUAL BUILDING AREA: 67,030 SF

**BUILDING AREA BY STORY AND OVERALL BUILDING AREA ARE BOTH BELOW THE ALLOWABLE AREA, AND ARE THEREFORE COMPLIANT**

## CODE KEY MAP



ADDRESS  
1327 ARCHER STREET, SUITE 220  
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CONTACT  
805.547.2240  
ARRIS-STUDIO.COM  
THOMAS E. JESS ARCHITECT #27408  
STEPHEN A. RIGOR ARCHITECT #C33672  
ARCHITECT OF RECORD



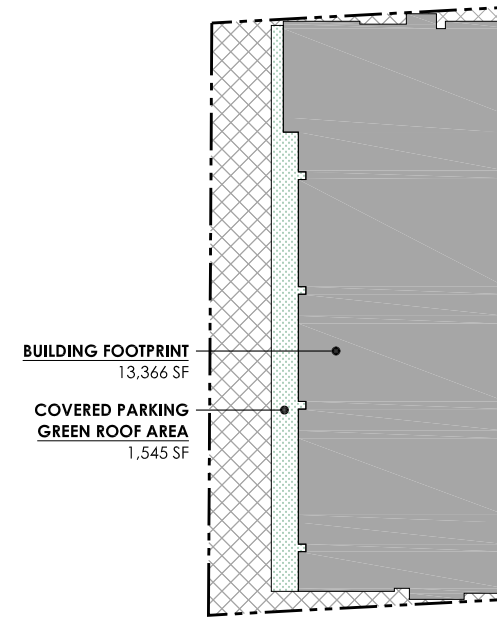
A PROJECT FOR:  
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**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELIN ST. & 2900 SHATTUCK AVE, BERKELEY, CA  
SITE #2: 2900-2920 SHATTUCK AVENUE  
BUILDING CODE ANALYSIS

DATE  
**JUNE 9, 2021**  
ARRIS PROJECT #  
A19103  
CITY OF BERKELEY APPLICATION #  
**2P2020-0118**  
SHEET #

A0.31

## LOT COVERAGE - SITE #2



**BUILDING FOOTPRINT**  
13,366 SF

**COVERED PARKING GREEN ROOF AREA**  
1,545 SF

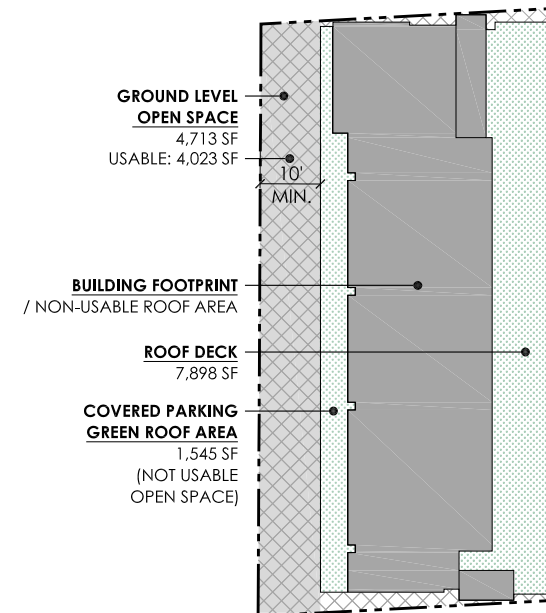
LOT COVERAGE CALCULATIONS  
THE CALCULATION FOR LOT COVERAGE SHALL EXCLUDE UNCOVERED DECKS, PORCHES, LANDINGS AND STAIRS, EXCEPT THAT ANY DECK ON THE ROOF OF A BUILDING OR ACCESSORY STRUCTURE OR OVER AN ENCLOSED SPACE OR PAVED GROUND AREA SHALL BE INCLUDED IN SUCH CALCULATION.

LOT AREA: 19,586 SF

ALLOWED MAX LOT COVERAGE: 40% (7,834 SF)  
(PER BMC 23D.40.070.E)

PROVIDED LOT COVERAGE: 76% (14,911 SF)  
WE ARE REQUESTING A VARIANCE PER THIS USE PERMIT

## OPEN SPACE DIAGRAM - SITE #2



**GROUND LEVEL OPEN SPACE**  
4,713 SF  
USABLE: 4,023 SF

**BUILDING FOOTPRINT / NON-USABLE ROOF AREA**

**ROOF DECK**  
7,898 SF

**COVERED PARKING GREEN ROOF AREA**  
1,545 SF  
(NOT USABLE OPEN SPACE)

PER BMC SECTION 23D.04.050 USABLE OPEN SPACE  
THE AREA OF EACH LOT WHICH IS RESERVED FOR USABLE OPEN SPACE PURPOSES SHALL BE FOR ACTIVE OR PASSIVE RECREATION USE AND SHALL BE ACCESSIBLE TO THE OCCUPANTS OF THE BUILDING, UNLESS OTHERWISE SPECIFIED IN INDIVIDUAL DISTRICT STANDARDS. IN ADDITION, SUCH AREAS SHALL SATISFY THE FOLLOWING CONDITIONS.

- A. NO AREA SHALL QUALIFY AS USABLE OPEN SPACE UNLESS IT HAS A MINIMUM WIDTH AND LENGTH OF TEN FEET, EXCEPT THAT NO BALCONY AREA MAY USED TO SATISFY A USABLE OPEN SPACE REQUIREMENT UNLESS IT HAS A MINIMUM WIDTH AND LENGTH OF SIX FEET AND HAS AT LEAST ONE EXTERIOR SIDE OPEN AND UNOBSTRUCTED EXCEPT FOR REQUIRED RAILINGS.
- B. NO MORE THAN 50% OF THE TOTAL USABLE OPEN SPACE REQUIRED MAY BE SATISFIED BY BALCONIES.
- C. AN AREA WHICH IS ACCESSIBLE AND/OR USABLE ONLY BY THE OCCUPANTS OF A PARTICULAR DWELLING UNIT SHALL BE USED TO SATISFY THE USABLE OPEN SPACE AREA REQUIREMENTS OF ONLY THAT PARTICULAR DWELLING UNIT.
- D. EXCEPT IN THE CASE OF BALCONIES, USABLE OPEN SPACE SHALL BE AT LEAST 75% OPEN TO THE SKY.
- E. NO AREA WHICH EXCEEDS 8% GRADE SHALL QUALIFY AS USABLE OPEN SPACE.
- F. AT LEAST 40% OF THE TOTAL AREA REQUIRED AS USABLE OPEN SPACE, EXCLUSIVE OF BALCONIES ABOVE THE FIRST FLOOR, SHALL BE A LANDSCAPED AREA. FOR MULTIPLE DWELLING USES, SUCH LANDSCAPED AREAS SHALL INCORPORATE AUTOMATIC IRRIGATION AND DRAINAGE FACILITIES ADEQUATE TO ASSURE HEALTHY GROWING CONDITIONS FOR PLANTS.
- G. ANY USABLE OPEN SPACE WHICH IS NOT PLANTED SHALL BE DEVELOPED TO ENCOURAGE OUTDOOR ACTIVE OR PASSIVE RECREATIONAL USE AND SHALL INCLUDE SUCH ELEMENTS AS DECKS, SPORTS COURTS, OUTDOOR SEATING, DECORATIVE PAVED AREAS AND WALKWAYS WHICH DO NOT SERVE AS ENTRANCE WALKWAYS.
- H. AREAS OF THE LOT WHICH DO NOT QUALIFY AS USABLE OPEN SPACE AND WHICH ARE NOT DESIGNATED AS DRIVEWAYS, OFF-STREET PARKING SPACES OR REQUIRED WALKWAYS, SHALL BE RETAINED AS LANDSCAPED AREAS.
- I. NO AREA DESIGNATED FOR OFF-STREET PARKING AND LOADING AREAS, SERVICE AREAS, DRIVEWAYS, REQUIRED WALKWAYS OR PORTIONS THEREOF OR ANY FEATURES THAT ARE USED FOR REQUIRED ACCESS TO DWELLING UNITS, SHALL BE COUNTED AS SATISFYING ANY USABLE OPEN SPACE AREA REQUIREMENT.

USABLE OPEN SPACE CALCULATIONS

REQUIRED:	18,000 SF MINIMUM
200 SF PER RESIDENTIAL UNIT X 90 UNITS	
PROVIDED:	11,921 SF
1ST FLOOR - SITE OPEN SPACE	4,713 SF*
	USABLE 4,023 SF
2ND FLOOR - GREEN ROOF (NOT USABLE SPACE)	1,550 SF*
3RD FLOOR	0 SF
4TH FLOOR	0 SF
5TH FLOOR	0 SF
6TH FLOOR	0 SF
ROOF DECK	7,898 SF
*NOT INCLUDED IN TOTAL PROVIDED CALCULATION	

# ARRIS

STUDIO ARCHITECTS

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STEPHEN A. RIGOR ARCHITECT #C33672

ARCHITECT OF RECORD

A PROJECT FOR:

## NX VENTURES

2343 STUART STREET  
BERKELEY, CA 94704  
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**THE BERKELEY COLLECTION**

**COMMERCIAL | HOTEL | RESIDENTIAL**

2801 ADELIN ST. & 2900 SHATTUCK AVE, BERKELEY, CA

**SITE #2: 2900-2920 SHATTUCK AVENUE**

**OPEN SPACE & LOT COVERAGE DIAGRAMS**

TRUE NORTH

11x17 SHEET SCALE: NOT TO SCALE

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
**A19103**

CITY OF BERKELEY APPLICATION #  
**2P2020-0118**

SHEET #  
**A0.32**

**GENERAL SITE NOTES**

THIS OVERALL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.  
PLEASE SEE THE ENLARGED SITE/FIRST LEVEL FLOOR PLANS.  
SEE ZONING MAP ON SHEET A0.10 FOR ZONING DISTRICT  
LOCATIONS AND DESIGNATIONS.



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TRUE NORTH  
11x17 SHEET SCALE: NOT TO SCALE

**OVERALL SITE PLAN**

DATE  
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ARRIS PROJECT #  
A19103  
CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**  
SHEET #

**A1.00**



**OVERALL SITE PLAN**

EXISTING SITE PHOTOS



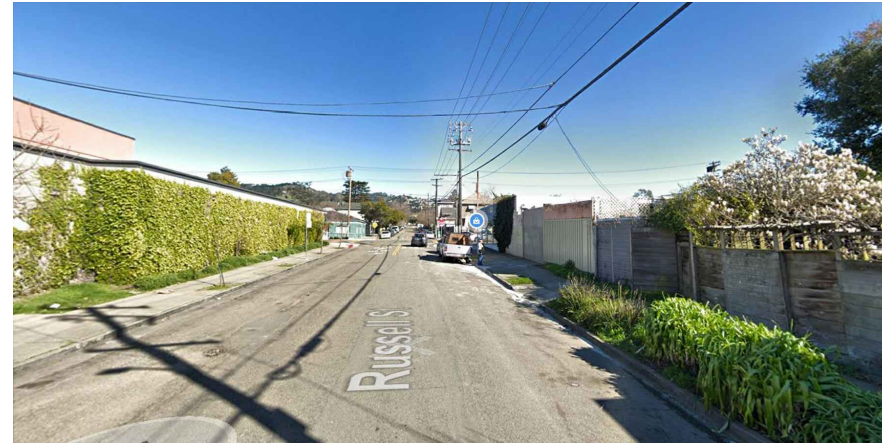
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(D) EXISTING



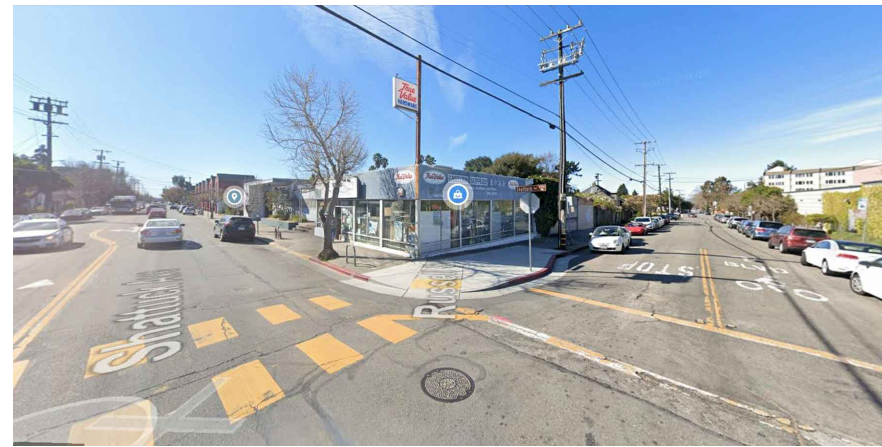
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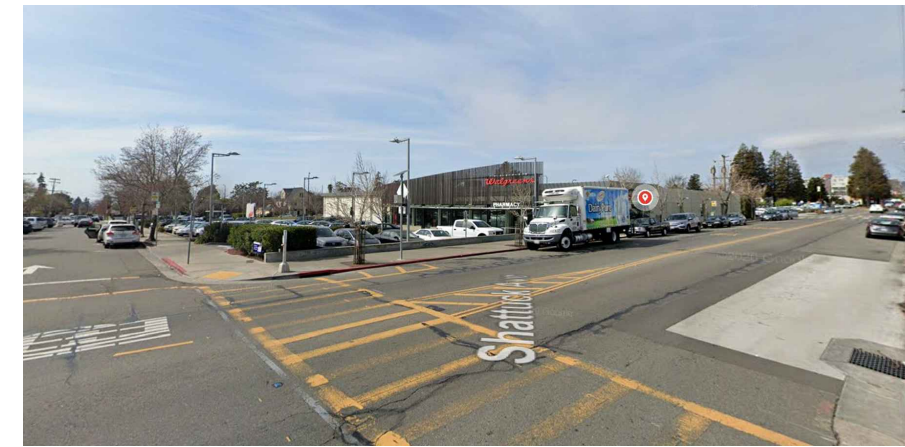
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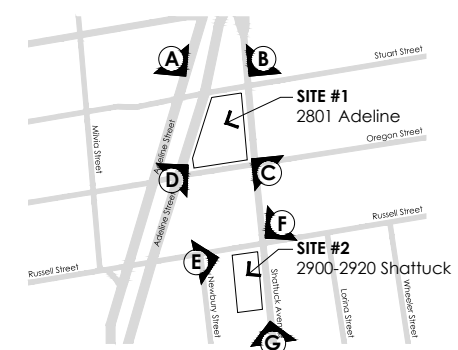


(F) EXISTING



(C) EXISTING

VICINITY MAP



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TRUE NORTH  
1"X17" SHEET SCALE: NOT TO SCALE  
EXISTING SITE PHOTOS

DATE  
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SHEET #  
**A1.01**

CONCEPTUAL PERSPECTIVE MOCK UP



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ARCHITECT OF RECORD



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TRUE NORTH  
1"X17" SHEET SCALE: NOT TO SCALE

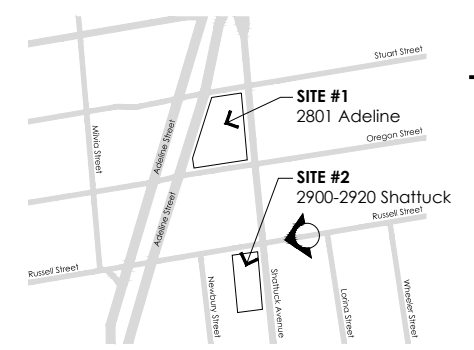
**CONCEPTUAL PERSPECTIVE  
MOCK UP**

EXISTING VIEW

PERSPECTIVE VIEW LOOKING WESTWARD FROM RUSSELL STREET



VICINITY MAP



DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**

SHEET #  
**A1.10**

CONCEPTUAL PERSPECTIVE MOCK UP



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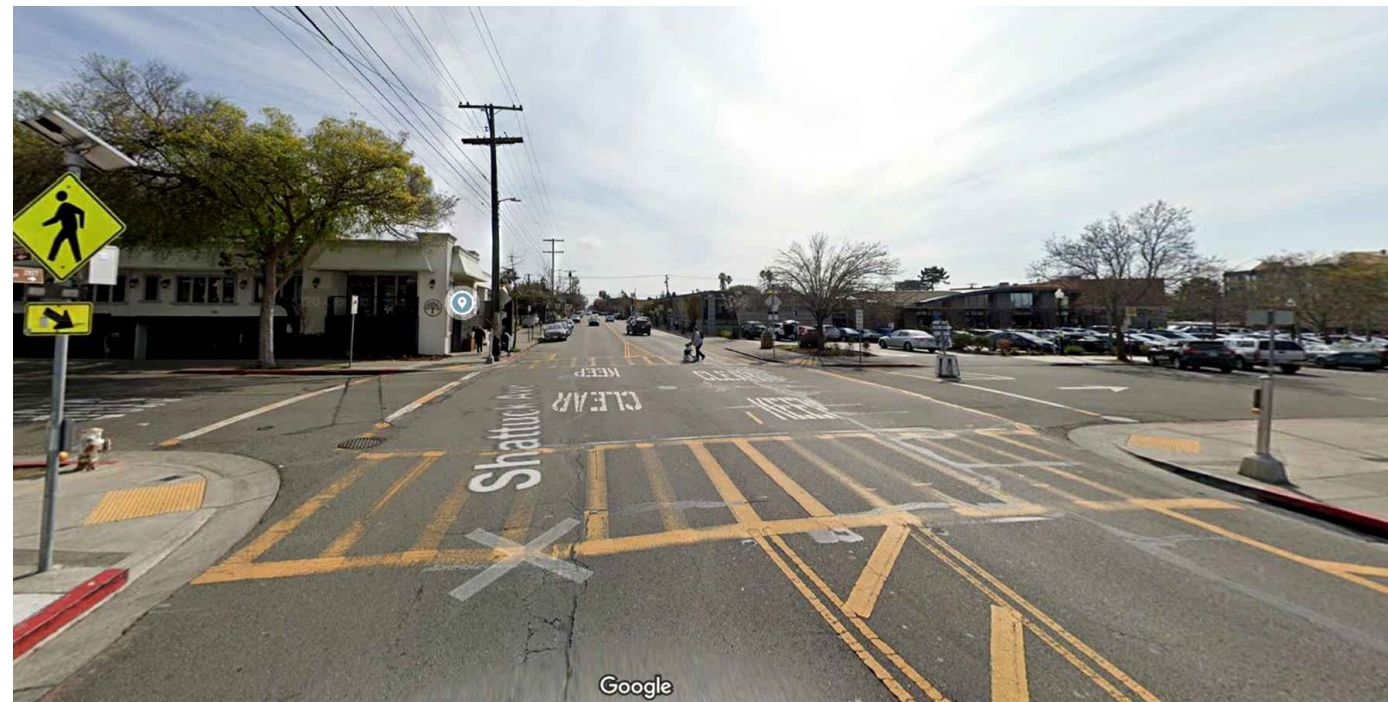
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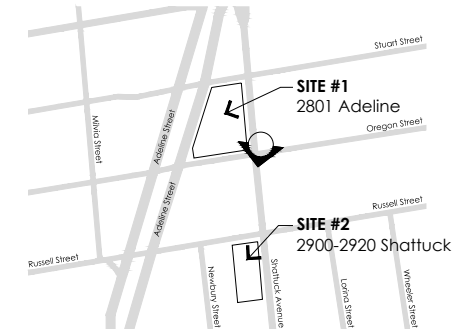
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NX-VENTURES.COM

EXISTING VIEW

PERSPECTIVE VIEW LOOKING SOUTHWARD FROM THE INTERSECTION OF OREGON STREET + SHATTUCK AVENUE



VICINITY MAP



**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE, BERKELEY, CA

TRUE NORTH  
1"=17' SHEET SCALE: NOT TO SCALE

CONCEPTUAL PERSPECTIVE  
MOCK UP

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**

SHEET #  
**A1.11**

CONCEPTUAL PERSPECTIVE MOCK UP



ADDRESS  
1327 ARCHER STREET, SUITE 220  
SAN LUIS OBISPO, CA 93401

CONTACT  
805.547.2240  
ARRIS-STUDIO.COM

THOMAS E. JESS ARCHITECT #27608  
STEPHEN A. RIGOR ARCHITECT #C33672

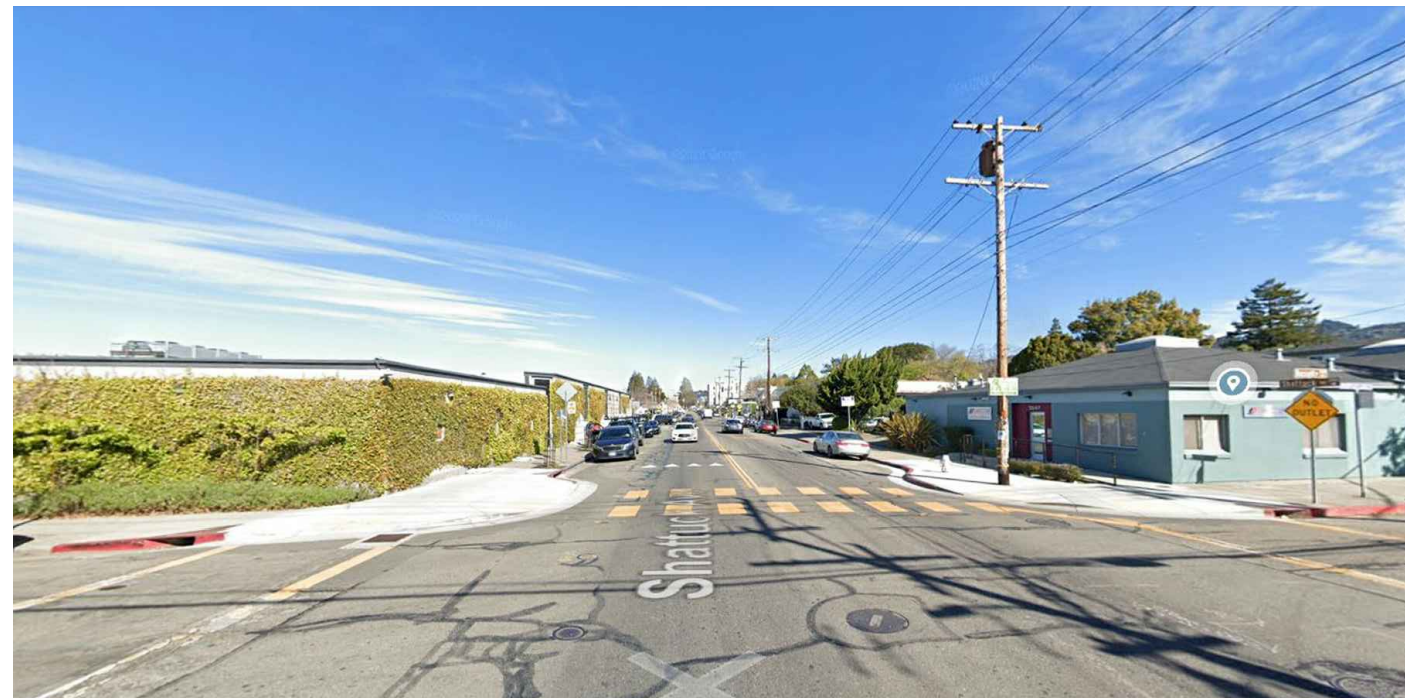
ARCHITECT OF RECORD



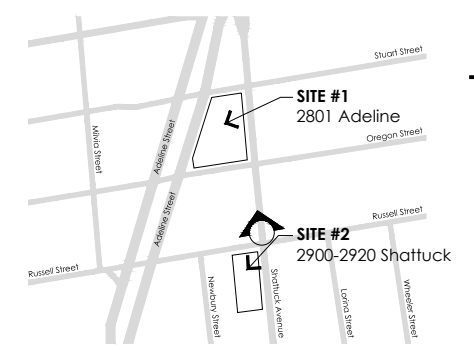
A PROJECT FOR:  
**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94704  
510.692.2994  
NX-VENTURES.COM

EXISTING VIEW

PERSPECTIVE VIEW LOOKING NORTHBOUND FROM THE INTERSECTION OF SHATTUCK AVENUE + RUSSELL STREET



VICINITY MAP



**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE. BERKELEY, CA

TRUE NORTH

1"X17" SHEET SCALE: NOT TO SCALE

CONCEPTUAL PERSPECTIVE  
MOCK UP

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**

SHEET #  
**A1.12**

CONCEPTUAL PERSPECTIVE MOCK UP



ADDRESS  
1327 ARCHER STREET, SUITE 220  
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805.547.2240  
ARRIS-STUDIO.COM

THOMAS E. JESS ARCHITECT #27408  
STEPHEN A. RIGOR ARCHITECT #C33672

ARCHITECT OF RECORD



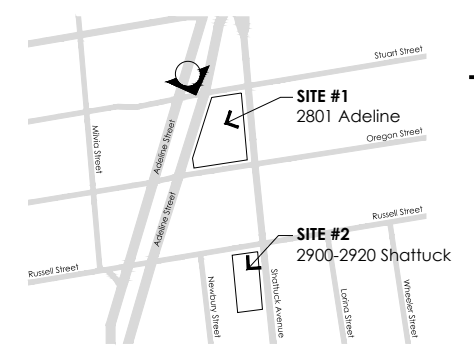
A PROJECT FOR:  
**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94704  
510.692.2994  
NX-VENTURES.COM

EXISTING VIEW

PERSPECTIVE VIEW LOOKING SOUTHWARD FROM THE INTERSECTION OF ADELINE STREET + STUART STREET



VICINITY MAP



**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE. BERKELEY, CA

TRUE NORTH  
1"=17' SHEET SCALE: NOT TO SCALE

CONCEPTUAL PERSPECTIVE  
MOCK UP

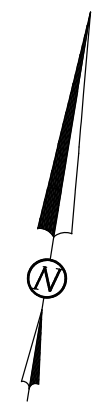
DATE  
**JUNE 9, 2021**

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A19103

CITY OF BERKELEY APPLICATION #  
**ZP2020-0118**

SHEET #  
**A1.13**

# STUART STREET (60' WIDE)



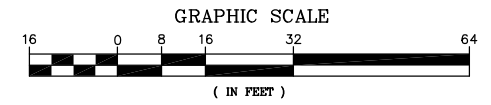
**LEGEND**

- B.R. BIKE RACK
- B/R BASE OF RAMP
- B/W BASE OF WALL
- BLDG. BUILDING
- BOL. BOLLARD
- C.O. CLEAN OUT
- CONC. CONCRETE
- D.I. DRAIN INLET
- E. ELECTRIC MARK
- ELECT. ELECTRIC
- F.F. FINISHED FLOOR
- F.H. FIRE HYDRANT
- F/L FLOWLINE
- G.V. GAS VALVE
- I.C.V. IRRIGATION CONTROL VALVE
- J.P. JOINT POLE
- L.P. LIGHT POLE
- M.H. MANHOLE
- OHW OVERHEAD WIRES
- P.M. PARKING METER
- R.U.D. ROLL UP DOOR
- S/W SIDEWALK
- T.C. TOP OF CURB
- T.S.B. TRAFFIC SIGNAL BOX
- UTIL. UTILITY
- W.M. WATER METER
- W.T. WOOD THRESHOLD
- W.V. WATER VALVE
- [Symbol] BUILDING FOOTPRINT
- [Symbol] CONCRETE SURFACE
- [Symbol] CONCRETE WALL
- [Symbol] WOOD FENCE
- [Symbol] FOUND CITY MONUMENT IN WELL, AS NOTED

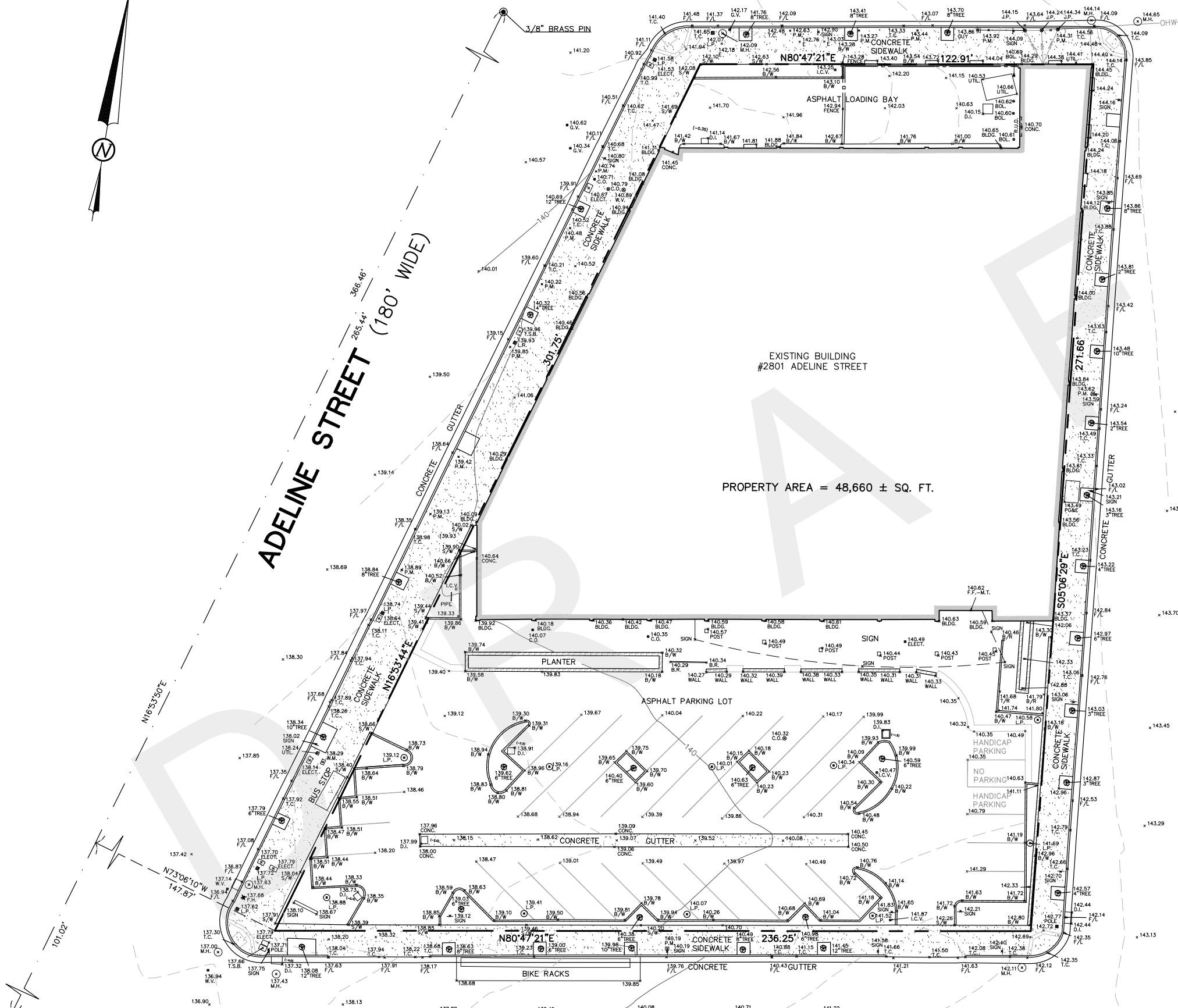
**GENERAL NOTES:**  
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

**BASIS OF BEARINGS:**  
THE MONUMENT LINE IN FULTON STREET WAS TAKEN AS NORTH 09°08'50" WEST AS SHOWN ON PARCEL MAP 7313 (236 M 38).

**BENCHMARK:**  
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM.  
THE 3/8" PIN MONUMENT IN THE EAST SIDE OF THE INTERSECTION OF RUSSELL STREET AND ADELINE STREET, DESIGNATED "B0162" WAS TAKEN AS ELEVATION = 130.77 FEET PER CITY OF BERKELEY ENGINEERING RECORDS.



# SHATTUCK AVENUE (66' WIDE)



# OREGON STREET (60' WIDE)

## BOUNDARY AND TOPOGRAPHIC SURVEY

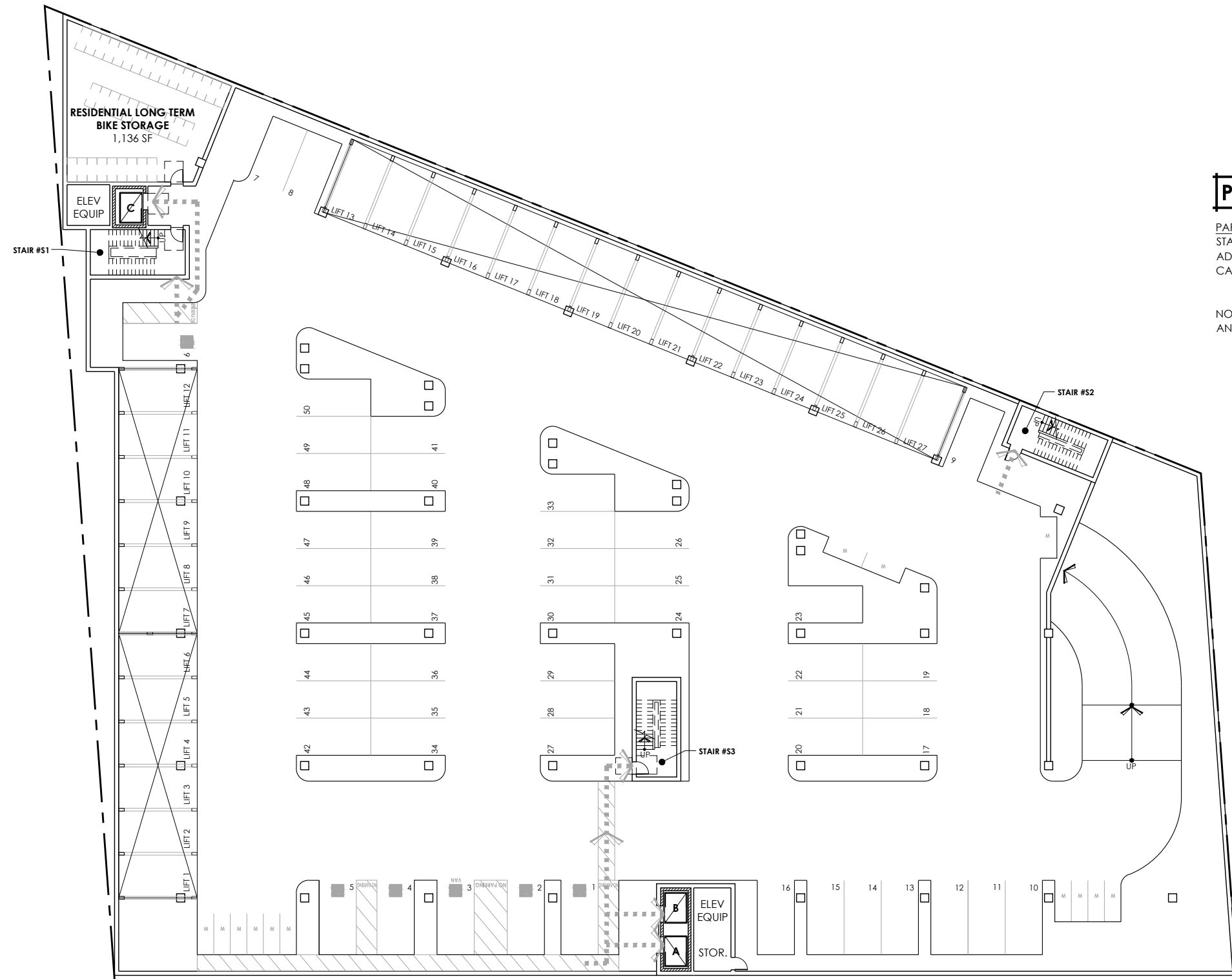
LOTS 1-9, BLOCK 24, SHATTUCK TRACT NO. 6 (9 M 55)  
LOCATED AT 2801 ADELINE STREET  
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 12, 2020

**MORAN ENGINEERING, INC.**  
CIVIL ENGINEERS \ LAND SURVEYORS  
1930 SHATTUCK AVENUE, SUITE A  
BERKELEY, CALIFORNIA 94704  
(510) 848-1930







**VICINITY MAP**



**PARKING CALCULATIONS**

PARKING PROVIDED ON THIS FLOOR:	131 SPACES
STANDARD SPACES	44 SPACES
ADA SPACES	6 SPACES
CAR LIFT SPACES	81 SPACES
27 @ 3 SPACES PER STACK	

NOTE: THIS PARKING LEVEL IS SHARED PARKING WITH THE HOTEL AND RESIDENTIAL USES.



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THOMAS E. JESS ARCHITECT #27608  
STEPHEN A. RIGOR ARCHITECT #C33672

ARCHITECT OF RECORD



A PROJECT FOR:  
**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94704  
510.692.2994  
NX-VENTURES.COM

**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE. BERKELEY, CA

PROJECT NORTH

TRUE NORTH

0 1 2 3 4 5  
1" = 30'-0"

11x17 SHEET SCALE: 1" = 30'-0"

**SITE #1: 2801 ADELINE STREET  
SUB LEVEL 2 FLOOR PLAN**

DATE  
**JUNE 9, 2021**

ARRIS PROJECT #  
A19103

CITY OF BERKELEY APPLICATION #  
**2P2020-0118**

SHEET #

**A2.02**

## R.O.W. ENCROACHMENT

ENCROACHMENTS INTO THE PUBLIC R.O.W. (PER CBC 3202):  
 -ARCHITECTURAL FEATURES BELOW 8' IN HEIGHT SUCH AS COLUMNS, PILASTERS, BASES, AND MOLDINGS SHALL NOT PROJECT MORE THAN 12"  
 -ARCHITECTURAL FEATURES 8' OR HIGHER ARE PERMITTED TO ENCROACH 1" PER EACH ADDITIONAL 1" OF CLEARANCE ABOVE 8', BUT THE MAXIMUM ENCROACHMENT SHALL NOT EXCEED 4'-0"  
 -ARCHITECTURAL FEATURES 15' OR HIGHER SHALL BE PERMITTED AND SHALL NOT BE LIMITED  
 -THE VERTICAL CLEARANCE FROM THE PUBLIC R.O.W. TO THE LOWEST PART OF ANY AWNING SHALL NOT BE LESS THAN 7'-0"  
 -AWNINGS, CANOPIES, MARQUEES AND SIGNS LOCATED LESS THAN 15' ABOVE THE SIDEWALK SHALL NOT EXTEND INTO MORE THAN 2/3 THE WIDTH OF THE SIDEWALK, MEASURED FROM THE BUILDING; STANCHIONS OR COLUMNS SUPPORTING THESE ELEMENTS SHALL BE LOCATED NOT LESS THAN 2' IN FROM THE CURB LINE.

## VICINITY MAP



### ROOM COLOR LEGEND

- HOME2SUITES STUDIO DBL QUEEN
- HOME2SUITES STUDIO KING
- HOME2SUITES STUDIO 1-BED SUITE
- STUDIO UNIT
- 1-BED UNIT
- 2-BED UNIT
- CIRCULATION/ACCESSORY SPACES
- HOTEL AMENITIES
- MULTI-FUNCTION SPACE

## CONCEPTUAL FLOOR LAYOUT - SECOND LEVEL FLOOR PLAN

**ARRIS**  
STUDIO ARCHITECTS

ADDRESS  
1327 ARCHER STREET, SUITE 220  
SAN LUIS OBISPO, CA 93401  
CONTACT  
805.547.2240  
ARRIS-STUDIO.COM  
THOMAS E. JESS ARCHITECT #27608  
STEPHEN A. RIGOR ARCHITECT #C33672  
ARCHITECT OF RECORD



A PROJECT FOR:  
**NX VENTURES**  
2343 STUART STREET  
BERKELEY, CA 94704  
510.692.2994  
NX-VENTURES.COM

**THE BERKELEY COLLECTION**  
COMMERCIAL | HOTEL | RESIDENTIAL  
2801 ADELINE ST. & 2900 SHATTUCK AVE, BERKELEY, CA  
PROJECT NORTH  
TRUE NORTH  
1" = 30'-0"  
1" X 17" SHEET SCALE: 1" = 30'-0"  
SITE #1: 2801 ADELINE STREET  
2ND LEVEL FLOOR PLAN

DATE  
JUNE 9, 2021  
ARRIS PROJECT #  
A19103  
CITY OF BERKELEY APPLICATION #  
ZP2020-0118  
SHEET #

**A2.03**

## R.O.W. ENCROACHMENT

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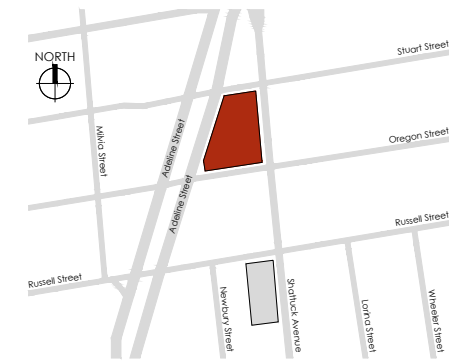
## VICINITY MAP



## R.O.W. ENCROACHMENT

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## VICINITY MAP



### ROOM COLOR LEGEND

- HOME2SUITES STUDIO DBL QUEEN
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- STUDIO UNIT
- 1-BED UNIT
- 2-BED UNIT
- CIRCULATION/ACCESSORY SPACES
- HOTEL AMENITIES
- MULTI-FUNCTION SPACE

## CONCEPTUAL FLOOR LAYOUT - FOURTH LEVEL FLOOR PLAN



ADDRESS  
 1327 ARCHER STREET, SUITE 220  
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 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #27608  
 STEPHEN A. RIGOR ARCHITECT #C33672  
 ARCHITECT OF RECORD



A PROJECT FOR:  
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 2343 STUART STREET  
 BERKELEY, CA 94704  
 510.692.2994  
 NX-VENTURES.COM

**THE BERKELEY COLLECTION**  
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 2801 ADELINE ST. & 2900 SHATTUCK AVE, BERKELEY, CA  
**SITE #1: 2801 ADELINE STREET**  
**4TH LEVEL FLOOR PLAN**

DATE  
**JUNE 9, 2021**  
 ARRIS PROJECT #  
**A19103**  
 CITY OF BERKELEY APPLICATION #  
**2P2020-0118**  
 SHEET #

# A2.05