

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com



ALLSTON EXTENSION

2136 - 2154 San Pablo Ave.
Berkeley, CA

10.24.2019 ZONING SUBMITTAL SET

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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JOB: 1831

SHEET:

GENERAL
INFORMATION

A0.0

DRAWING LIST

SHEET NO. & TITLE	
ARCHITECTURAL	
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LANDSCAPE	
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PROJECT DESCRIPTION

PROJECT ADDRESS: 2136 - 2154 SAN PABLO AVENUE, BERKELEY, CA 94702 (APN: 056 197701101)

SCOPE OF WORK:
REMOVAL OF THE EXISTING STRUCTURE AND CONSTRUCTION OF A NEW 6-STORY MIXED-USE BUILDING WITH 126 DWELLING UNITS (OF WHICH 3 ARE LIVE WORK), GROUND LEVEL LOBBIES, AND PARKING WITH A STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-W

SEE SHEET A0.1A FOR COMPLETE ZONING DATA

PROJECT DIRECTORY

OWNER/APPLICANT:
SAN PABLO INVESTORS TWO, LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111
415.923.8377

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
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LANDSCAPE ARCHITECT:
Rick Stover
Thomas E Baak & Associates
1620 N Main St #4
Walnut Creek, CA 94596
(925) 933-2583

VICINITY MAP



VIEW AT SAN PABLO INTERSECTION LOOKING NORTHEAST



ZONING CODE DATA

ZONING INFORMATION

	BASE ALLOWABLE	35% DENSITY BONUS	PROPOSED w/ DENSITY BONUS
ZONING	C-W	C-W	C-W
TOTAL LOT SIZE (SQ. FT.)	23,301	23,301	23,301
TOTAL LOT SIZE (ACRES)	0.53	0.53	0.53
FLOOR AREA RATIO (FAR)	3.00	4.05	3.48
BASE FLOOR AREA	69,903	94,369	80,977
HEIGHT - FEET	50'	70'	67'-9"
HEIGHT - STORIES	4	6	6
LOT COVERAGE	100%	100%	83%
FOOTPRINT	23,301	23,301	19,363
SETBACKS			
FRONT	0	0	0
REAR	10% (13'-4")	10% (13'-4")	10% (13'-4")
INTERIOR SIDE (NORTH)	0	0	8'-0"
INTERIOR SIDE (SOUTH)	VARIABLES; 0' - 5'-0"	VARIABLES; 0' - 5'-0"	VARIABLES; 0' - 10'-6"
PARKING RATIO - DWELLINGS	1 PER UNIT	.5 PER	SEE TABLE
PARKING RATIO - LIVE/WORK	1 PER UNIT	1 PER UNIT	SEE TABLE
OPEN SPACE	40 SF / UNIT	40 SF / UNIT	SEE TABLE

UNIT TABLE

	LIVE/ WORK	LOFT	STUDIO	1-BR	2-BR	TOTAL
LEVEL 6			4	12	1	17
LEVEL 5			8	12	1	21
LEVEL 4			8	16	1	25
LEVEL 3			8	18	1	27
LEVEL 2			8	18	1	27
LEVEL 1	3	6				9
TOTAL	3	6	36	76	5	126
BEDROOMS PER UNIT	1	1	1	1	2	
TOTAL RESIDENTIAL BEDROOMS	6	6	36	76	10	128

PROJECT AREAS

	RESIDENTIAL AREA	COMMERCIAL AREA	MECH. (EXCLUDES PARKING)	TOTAL AREA
LEVEL 6	9,853			9,853
LEVEL 5	11,579			11,579
LEVEL 4	14,222			14,222
LEVEL 3	15,789			15,789
LEVEL 2	15,789			15,789
GROUND LEVEL	11,759	1,245	741	13,745
TOTAL	78,991	1,245		80,977

PARKING CALCULATIONS

	CARS	PER	REQ'D
RESIDENTIAL BEDROOMS	128	0.5	64
LIVE/WORK UNITS	3	1	3
BASE REQUIRED PARKING			67
PROPOSED CONCESSION			17
TOTAL PROPOSED PARKING			50

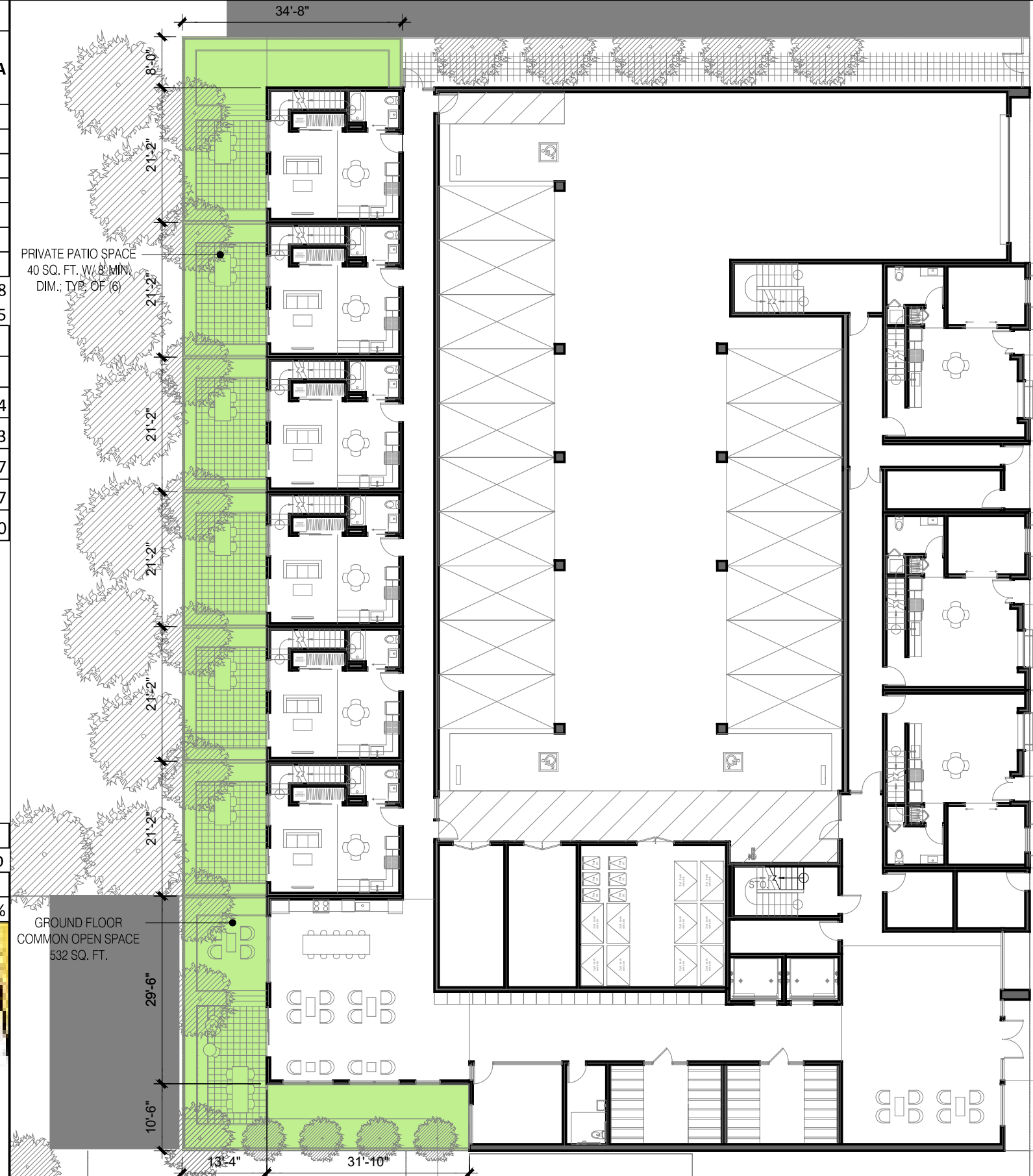
OPEN SPACE CALCULATIONS

	UNITS	SF / UNIT	TOTAL
RESIDENTIAL AND LIVE/WORK UNIT	126	40	5,040
TOTAL OPEN SPACE REQUIRED			5,040
TOTAL OPEN SPACE PROVIDED			6,319
PRIVATE PATIOS	16	40	640
GROUND FLOOR OPEN SPACE			532
PODIUM LEVEL OPEN SPACE			2,345
6TH FLOOR ROOF DECKS	2	838	1,676
4TH FLOOR ROOF DECKS	2	563	1,126

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

	PROVIDED	MAX ALLOWED
AVERAGE AREA OF FLOORS		14,433
TOTAL AREA OF ROOFTOP ARCHITECTURAL ELEMENTS	422	2,165
% AREA OF ROOFTOP ARCHITECTURAL FEATURES	2.9%	15.0%

OPEN SPACE DIAGRAMS



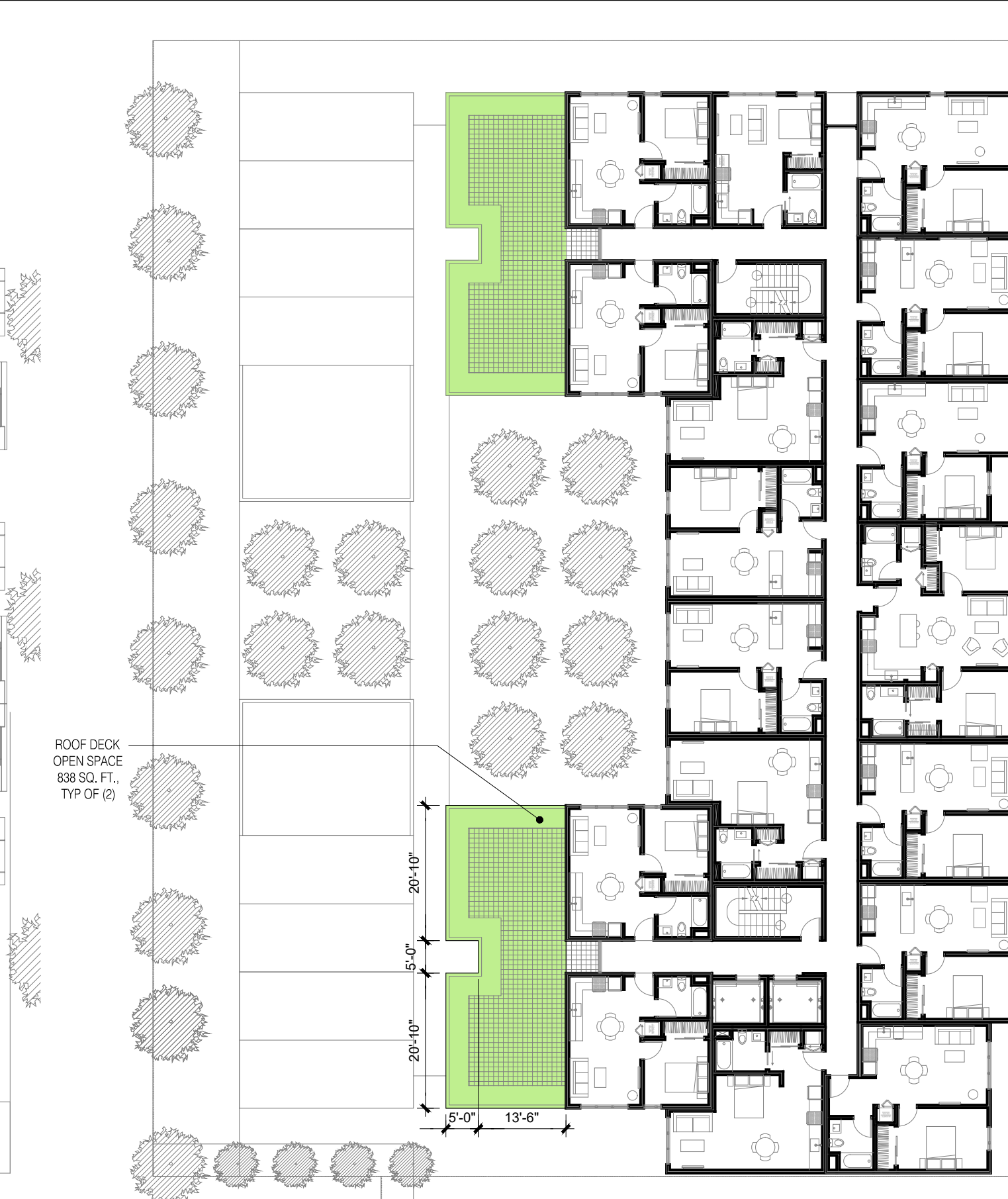
NOTE: AVERAGE OF 40% OF THE COMMON OPEN SPACE TO BE LANDSCAPED TYP. SEE LANDSCAPE PLANS

GROUND FLOOR

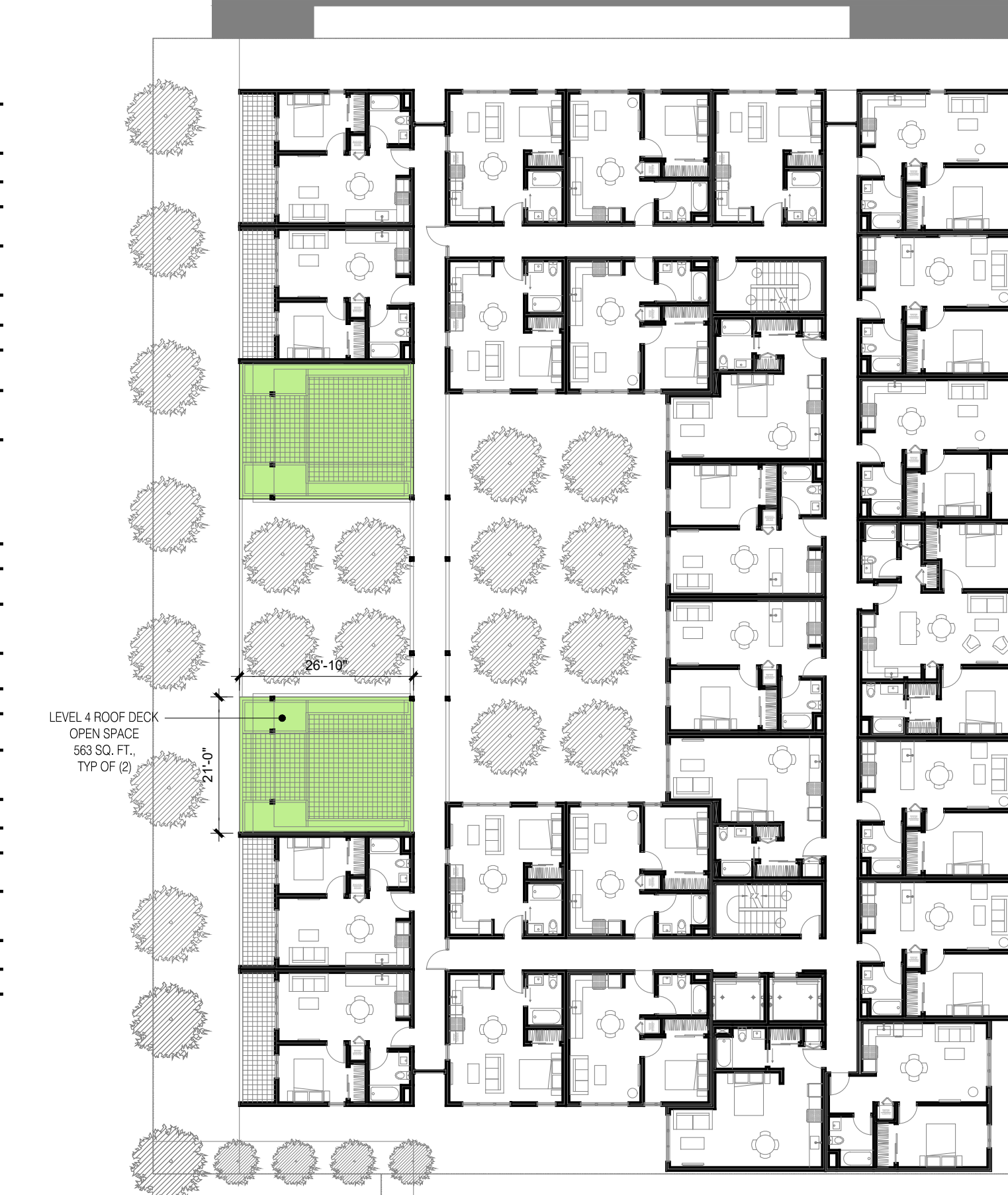


NOTE: AVERAGE OF 40% OF THE COMMON OPEN SPACE TO BE LANDSCAPED TYP. SEE LANDSCAPE PLANS

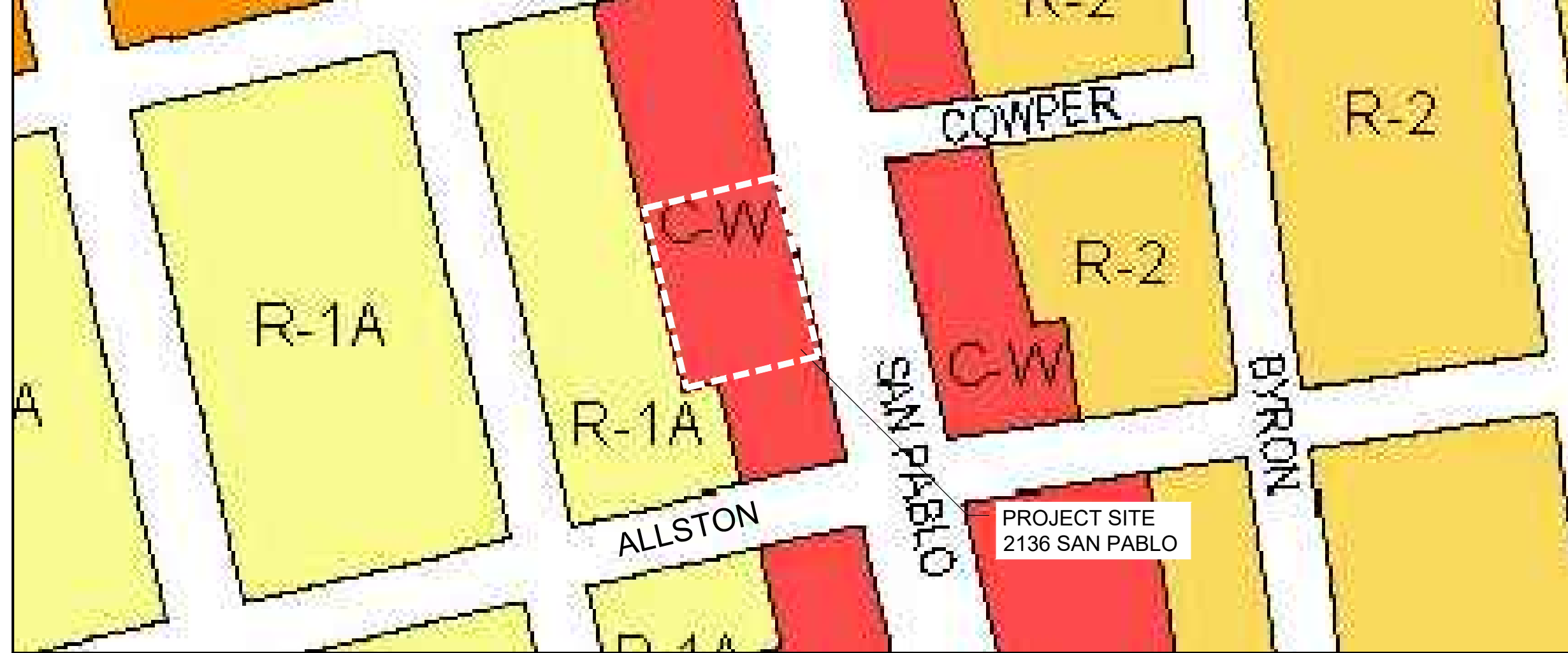
LEVEL 2 PODIUM



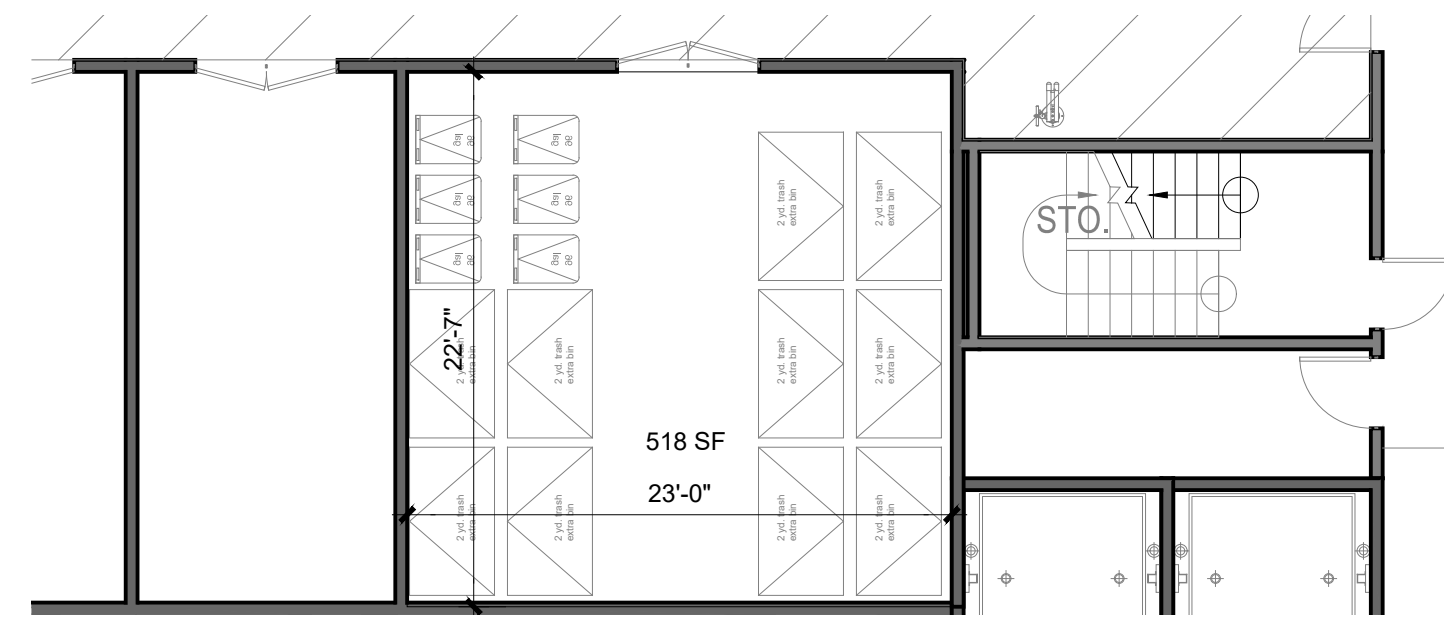
LEVEL 6 ROOF DECK



LEVEL 4 ROOF DECK



REFUSE AND RECYCLING



Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)	Recycling; Glass & Bottles (20%)	Recycling; Paper (20%)	Organics (20%)
128	1.75	224	18.67 cy / 3,733 gal	7.47 cuft / 1,493 gal	747 gal	747 gal	747 gal

Space Calculation								
	Waste	Container Quantities			Space Required		150% Additional Increase for Operation	
		Recycling (Glass+Bottles)	Recycling (Paper)	Organics	Factor/container	Space/ Container	Required	Provided
2 cy bin (404 gal)	3	2	2	2	28 sf	252 sf		
96 gallon cart	4				7 sf	28 sf		
64 gallon cart					6 sf	sf		
Total capacity	1596 gal	808 gal	808 gal	808 gal		280 sf	420 sf	429 sf



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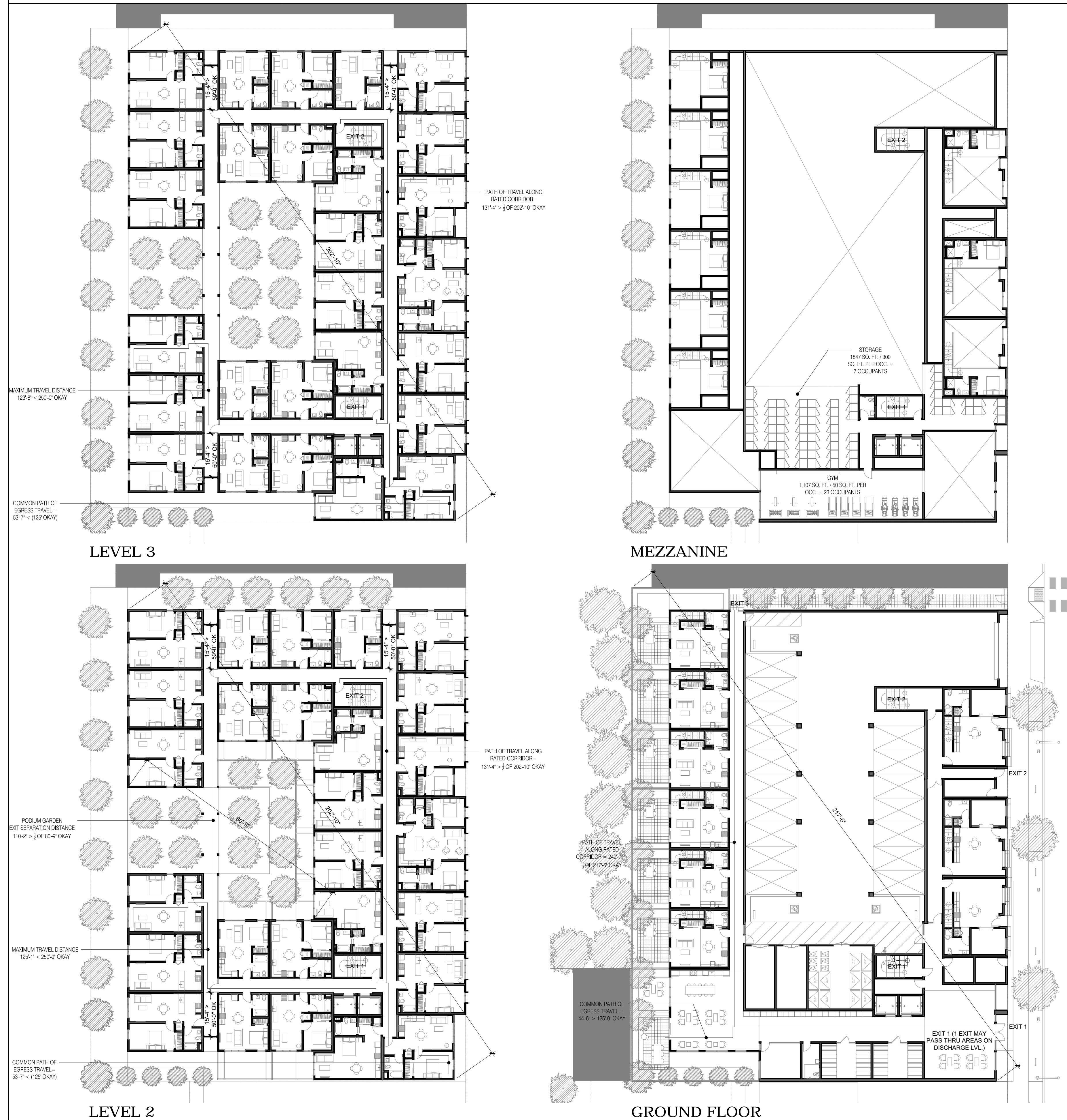
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SHEET:

ZONING INFORMATION & DIAGRAMS

A0.1A

EXITING DIAGRAMS



BUILDING CODE DATA

Building Information 9/30/2019

Occupancy Type Mixed Use Apartments (R-2) Type III-A over Type I-A Residential Common Area Storage, Garage, Commercial, (S-2, R-2, B) w/ 3-hour horizontal assembly per CBC 510.2

Construction Type Type I-A (Story 1), III-A (Stories 2-6)

Building Story and Height Limitation (CBC Table 504.3 & 504.4)

* story count measured from floor above Type I-A per CBC 510.2

Occupancy Type	Construction Type	Allowable Stories	Proposed Stories	Allowable Building Height	Proposed Building Height
Ground Floor (Storage, Apartments, Commercial)	I-A	UL	1	UL	19'-0"
R-2 (Apartment)	III-A	5*	5*	85'	48'-9"

Building Below Horizontal Separation Code Area Limitation Analysis - Type I-A

Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2.506.3 & 506.2.4)

Occupancy	Type	Allowable Area	Proposed	%
S-2 (Sto., Garage, Mech, Mezz.)	I-A	UL	10,713	
B (50% Live/Work)	I-A	UL	1,245	
R-2 (Loft Units, Common Areas, Gym, 50% Live/Work)	I-A	UL	11,759	
Type I-A Sub-Total			23,717	

Building Above Horizontal Separation Code Area Limitation Analysis - Type III-A

Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2.506.3 & 506.2.4)

Aa = Allowable Area = [At + (NS x If)] If = Frontage Increase = (F/P - 0.25)W/30

At = Area (Table 506.2) NS = Area (Table 506.2) F=231' P=532' W=30'

Occupancy	Type	At	NS	If	Aa	Proposed	%
Second Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	15,536	20%
Third Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	15,536	20%
Fourth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	11,579	15%
Fifth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	9,853	13%
Sixth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	9,853	13%
Type V-A Second-Fifth Total						62,357	
Total Allowed per CBC 506.2.4 (200%)							82%

Separations of Occupancies (CBC 508.4)

Occupancies	Rating	Occupancies	Rating
R-2 to S-2 & B	1 Hour	S-2 to B	1 Hour
Between Dwelling Units	1 Hr Floor & Walls (CBC 708.3&711.3)		

Fire Resistance of Exterior Walls (Table 602)

Ground Floor Type I-A (R-2, S-2, B)

Wall Location	Fire Sep. Dist.	Rating	Fire Sep. Dist.	Rating
	X<5	1	10X<30	1
	5x<10	1	X≥30	0

Floors 2-6 Type III-A (R-2)

Wall Location	Fire Separation Distance	Rating
	X<5	1
	5x<10	1
	10X<30	1
	X≥30	0

Fire Resistance of Requirements (Table 601)

Type I-A

Building Element	Required	Provided
Structural Frame	3	3
Bearing Walls - Exterior	3	3
Bearing Wall - Interior	3	3
Non-bearing Walls - Exterior	See Table 602	
Non-bearing Wall - Interior	0	0
Floor Construction	2	2
Roof Construction	1 1/2	NA

Floors 2nd-6th Type III-A

Building Element	Required	Provided
Structural Frame	1	1
Bearing Walls - Exterior	2	2
Bearing Wall - Interior	1	1
Non-bearing Walls - Exterior	See Table 602	
Non-bearing Wall - Interior	0	0
Floor Construction	1	1
Roof Construction	1	1

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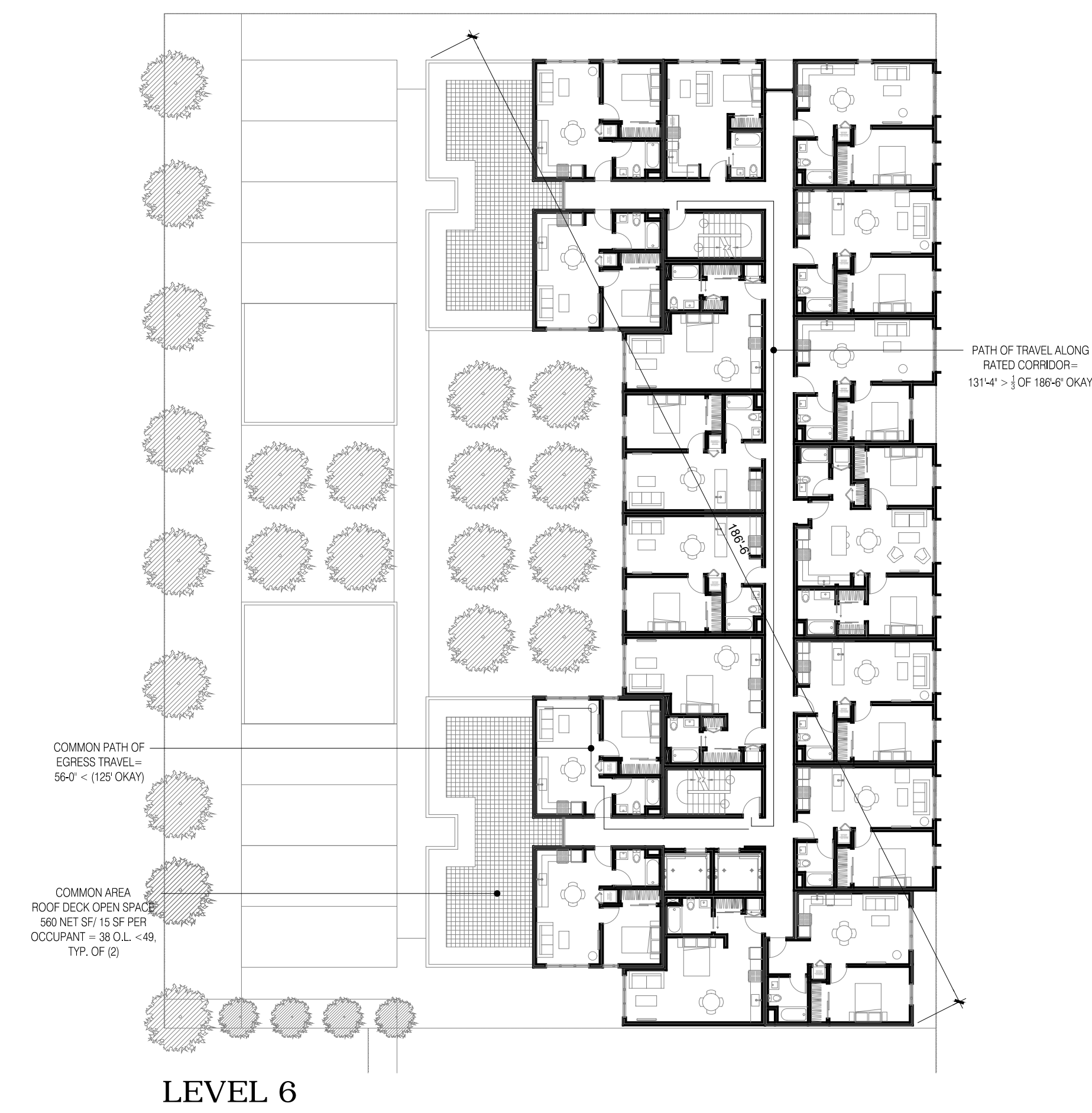
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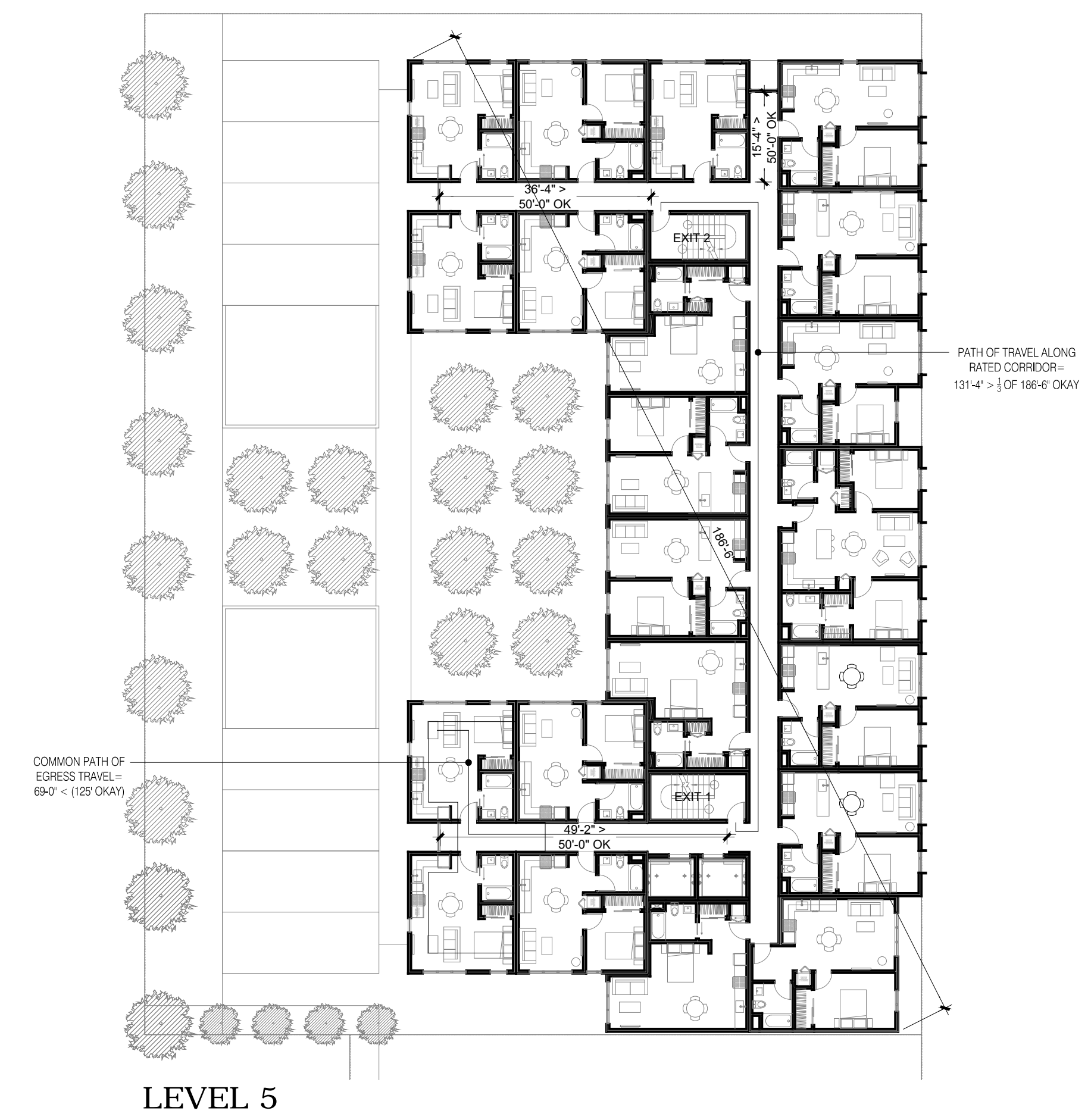
SHEET:
BUILDING CODE INFORMATION & DIAGRAMS

A0.1B

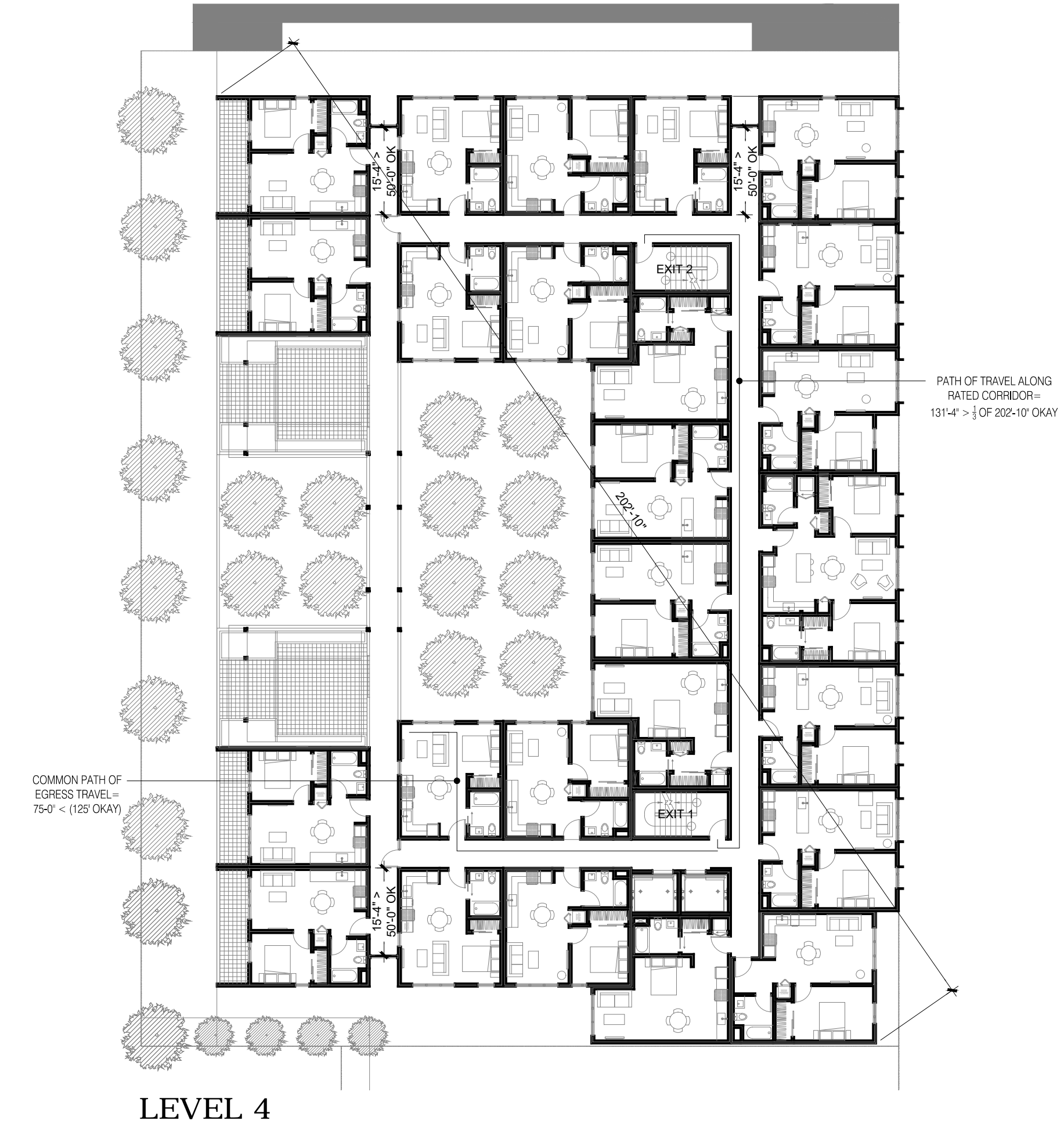
EXITING DIAGRAMS (CONT.)



LEVEL 6



LEVEL 5



LEVEL 4

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EXITING DIAGRAMS (CONT.)

A0.1C

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GREEN BUILDING CHECKLIST

A0.2A

GreenPoint RATED
NEW HOME RATING SYSTEM, VERSION 7.0
MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES.2, H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

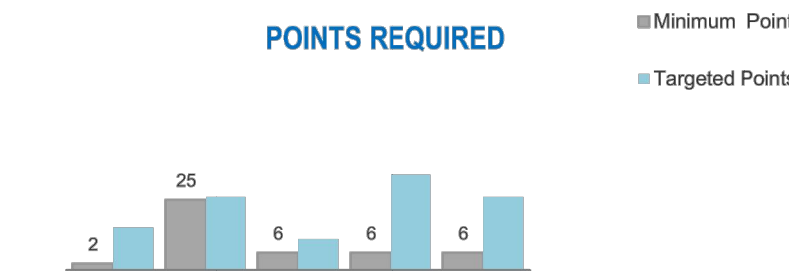
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Total Points Targeted: 112

Certification Level: G Id

POINTS REQUIRED



New Home Multifamily Version 7		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Measures								
CALGreen								
Yes	CALGreen Res (REQUIRED)	4	1	1	1	1	1	
A. SITE								
No	A1. Construction Footprint	0			1			
A2. Job Site Construction Waste Diversion								
No	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0			2			
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2			2			
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility				1			
TBD	A3. Recycled Content Base Material				1			
No	A4. Heat Island Effect Reduction (Non-Roof)	0	1					
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1		1				
A6. Stormwater Control: Prescriptive Path								
No	A6.1 Permeable Paving Material	0				1		
Yes	A6.2 Filtration and/or Bio-Retention Features	0			1			
TBD	A6.3 Non-Leaching Roofing Materials				1			
No	A6.4 Smart Stormwater Street Design	0	1					
Yes	A7. Stormwater Control: Performance Path	0				3		
B. FOUNDATION								
No	B1. Fly Ash and/or Slag in Concrete	0			1			
No	B2. Radon-Resistant Construction	0		2				
Yes	B3. Foundation Drainage System	2			2			
N/A	B4. Moisture Controlled Crawlspace	0		1				
B5. Structural Pest Controls								
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1			1			
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1			1			
C. LANDSCAPE								
17.00% Enter the landscape area percentage								
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1				1		
Yes	C2. Three Inches of Mulch in Planting Beds	1				1		
C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1			1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1			1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3				3		
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2		
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2				2		
No	C5. Trees to Moderate Building Temperature	0	1	1		1		
Yes	C6. High-Efficiency Irrigation System	2				2		
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2				2		
No	C8. Rainwater Harvesting System	0			3			
No	C9. Recycled Wastewater Irrigation System	0				1		
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2				2		
No	C11. Landscape Meets Water Budget	0				1		
C12. Environmentally Preferable Materials for Site								
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0			1			
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0			1			
Yes	C13. Reduced Light Pollution	1	1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0				1		
TBD	C16. Maintenance Contract with Certified Professional					1		
No	C17. Community Garden	0	2					

Project Name: 2136 San Pablo Mixed-Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
No	D1.3 Advanced Framing Measures	0				2	
No	D2. Construction Material Efficiencies	0				1	
D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1	
Yes	D3.2 Wood Joists or Web Trusses for Floors	1				1	
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
No	D4. Insulated Headers	0		1			
D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
Yes	D7. Energy Heels on Roof Trusses	1		1			
No	D8. Overhangs and Gutters	0		1		1	
D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
Yes	D10.2 Wood Framing, Sheathing, Joists, or Rafters Impregnated, or with Materials Other Than Wood	1				1	
Yes	D10.3 Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2			1	1	
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	
TBD	E2. Flashing Installation Third-Party Verified					2	
Yes	E3. Rain Screen Wall System	2				2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
No	E6. Vegetated Roof	0	2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
No	F1.1 Walls and Floors	0				1	
No	F1.2 Ceilings	0				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1		
No	F2.2 Ceilings	0			1		
F3. Insulation That Does Not Contain Fire Retardants							
No	F3.1 Cavity Walls and Floors	0			1		
No	F3.2 Ceilings	0			1		
No	F3.3 Interior and Exterior Insulation	0			1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1				1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1				1	
Yes	G2.3 WaterSense Toilets with a maximum performance (mpfr) in resins or no less than one gallon 1.28gpf OR 1.1 gpf	1				2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0				1	
No	G3. Pre-Plumbing for Graywater System	0				1	
No	G4. Operational Graywater System	0				3	
Yes	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1				1	
Yes	G6. Submeter Water for Tenants	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							

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JOB: 1831

SHEET:

GREEN BUILDING CHECKLIST

A0.2B

Project Name: 2136 San Pablo Mixed Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential				3		
Yes	L3. Durable Flooring	1			1		
No	L4. Thermal Mass Flooring	0	1				
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1				1	
	M2. Efficient Clothes Washing and Drying						
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2		1			2
Yes	M2.2 Energy Star Dryer	1		1			
No	M2.3 Solar Dryer/Laundry Lines	0		0.5			
<20 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	2		2			
	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center				1		
TBD	M4.2 Built-In Composting Center				1		
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M5.2 Lighting system designed to reduce footcandle equivalents or unassigned by Lighting Consultant	2		2			
TBD	M6. Electric Vehicle Charging Stations and Infrastructure						
No	M7. Central Laundry	0				1	
Yes	M8. Gearless Elevator	1		1			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1	
	N1.5 Home Size Efficiency	9				9	
811	Enter the area of the home, in square feet						
2	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
63	Enter the number of Tier 1 services						
23	Enter the number of Tier 2 services						
No	N3.2 Connection to Pedestrian Pathways	0	1				
No	N3.3 Traffic Calming Strategies	0	2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
No	N4.2 Public outdoor gathering spaces with direct access to 1st Community Services	0	1				
	N5. Social Interaction						
No	N5.1 Residence Entries with Views to Callers	0	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
	N7. Adaptable Building						
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
	N8. Affordability						
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2				
No	N8.2 Units with Multiple Bedrooms for Households Making 60% of AMI or Less	0	1				
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
	N9. Mixed-Use Developments						
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1			5.2% of developed space devoted to commercial	
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	

Project Name: 2136 San Pablo Mixed Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	H1. Sealed Combustion Units						
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
No	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	0			1		
	H5. Advanced Practices for Cooling						
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1			
No	H5.2 Operable Windows and Skylights Located to Encourage Cross Ventilation in At Least One Room in 80% of Units	0		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	0			2		
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1		
	H7. Effective Range Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
No	H7.2 Automatic Range Hood Control	0			1		
No	H8. High Efficiency HVAC Filter (MERV 13+)	0			1		
No	H9. Advanced Refrigerants	0			1		
	I. RENEWABLE ENERGY						
No	I1. Pre-Plumbing for Solar Water Heating	0		1			
Yes	I2. Preparation for Future Photovoltaic Installation	1		1			
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
	I4. Net Zero Energy Home						
No	I4.1 Near Zero Energy Home	0		2			
No	I4.2 Net Zero Electric	0		4			
No	I5. Energy Storage System	0		1			
No	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4			
No	I7. Photovoltaic System for Multifamily Projects	0		8			
	J. BUILDING PERFORMANCE AND TESTING						
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1		
No	J2. Supply and Return Air Flow Testing	0		1	1		
No	J3. Mechanical Ventilation Testing	0			1		
No	J4. Combustion Appliance Safety Testing	0			1		
	J5. Building Energy Performance						
1.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	7		30			
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		15			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review				1		
TBD	J8. ENERGY STAR for Homes				1		
No	J9. EPA Indoor airPlus Certification					1	
No	J10. Blower Door Testing	0				3	
No	J11. Compartmentalization of Units	0		1	1		
	K. FINISHES						
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
No	K1.1 Entryways to Individual Units	0			1		
Yes	K1.2 Entryways to Buildings	1			1		
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints					2	
Yes	K3. Low-VOC Caulks and Adhesives	1				1	
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors					1	
TBD	K5.2 Cabinets and Countertops					2	
TBD	K5.3 Interior Trim and Shelving					2	
TBD	K6. Products That Comply with the Health Product Declaration Open Standard						2
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion						2
No	K8. Comprehensive Inclusion of Low Emitting Finishes						1
TBD	K9. Durable Cabinets						2
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes						1
	L. FLOORING						

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GREEN BUILDING CHECKLIST

A0.2C

Project Name: 2136 San Pablo Mixed Use Project Street: 2136 - 2154 San Pablo Ave Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
N9. Social Equity							
No	N9.1 Diverse Workforce	0	1			1	
No	N9.2 Community Location	0	1		1		
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs <small>Use number 6 or developer's management staff as learned green building Professionals</small>	0		0.5	0.5	0.5	0.5
No	O4. Home System Monitors	0		0.5	0.5	0.5	0.5
No	O5.1 Energy Home System Monitors	0		1			
No	O5.2 Water Home System Monitors	0					1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Tobacco Free Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		
No	P4. Building Enclosure Testing	0		1	1	1	
Summary							
Total Available Points in Specific Categories		404	46	141	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		112.0	15.0	26.0	11.0	34.0	26.0

MAXIMUM AREA CALCULATIONS			
	Total GFA	Commercial & Mech. GFA	Max Possible Residential GFA
Site Area	23,301		
Base FAR	3.0		
Base GFA	69,903	1,728	68,175
Density Bonus			1.35
Total w/ D.B.	93,764	1,728	92,036

DENSITY BONUS TABLE

Base Project	Avg. Unit Size	Base # Units	% VLI units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	sq. ft.	base project area / avg. unit size	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
59,830	627	95	10%	9.50	10.00	32.5%	30.8750	31	126

Reference Only - 35% Maximum Density Bonus Project: 35% 33,2500 34 129

Reference # of possible additional units: 129

Proposed Area: **78,991**

Proposed Units: **126**

Average Unit Size: **627**

%VLI %DB

5% 20.0%

6% 22.5%

7% 25.0%

8% 27.5%

9% 30.0%

10% 32.5%

11% 35.0%

Base Project Area	Floor	Proposed Project Area
8,314	First	11,759
17,172	Second	15,789
17,172	Third	15,789
17,172	Fourth	14,222
	Fifth	11,579
	Sixth	9,853
Total:		78,991

Additional DB Sq. Ft.: 19161

DB %: 32.03%

Base Project # of Units	Floor	Proposed Project # of Units
5	First	9
30	Second	27
30	Third	27
30	Fourth	25
	Fifth	21
	Sixth	17
Total:		126

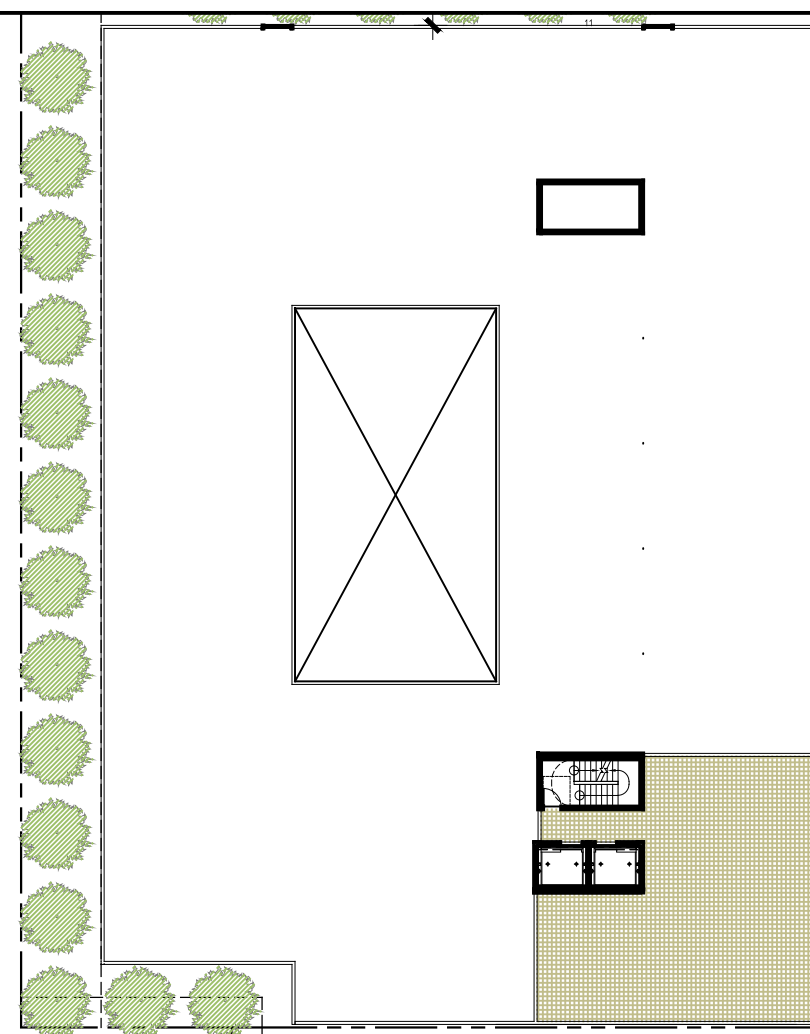
BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR					
	Site Area	Res. Area	Comm. Area	Total Area	FAR
Base Units	23,301	59,830	1,245	61075	2.62

Base Project - Stormwater					
	Site Area	Roof Area	%	Required	Provided
Base Units	23,301	19,533	4%	781	781

Base Project - Open Space			
	Units	Ratio	Total Area
Base Units	95	40	3800
Total Required Open Space			3800
Provided Open Space (Roof Deck + Podium)			3800

Base Project - Parking				
	Units	Spaces	Ratio	Total
Base Units	95	1	1	95
Total				97



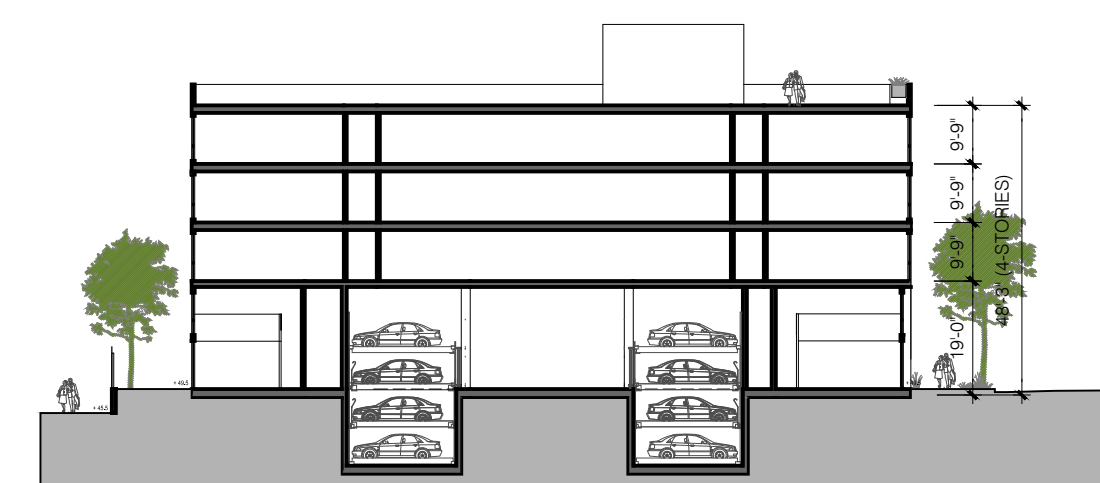
PLAN AT ROOF



PLAN AT LEVELS 2, 3, & 4

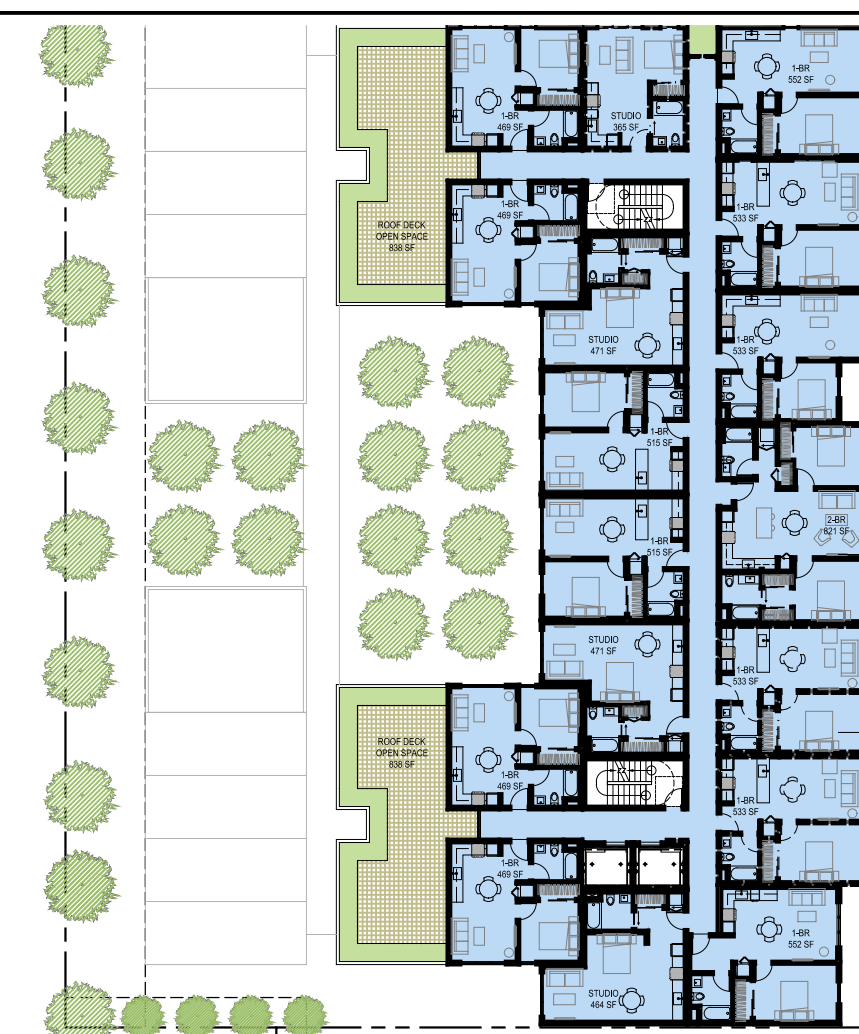


GROUND LEVEL PLAN

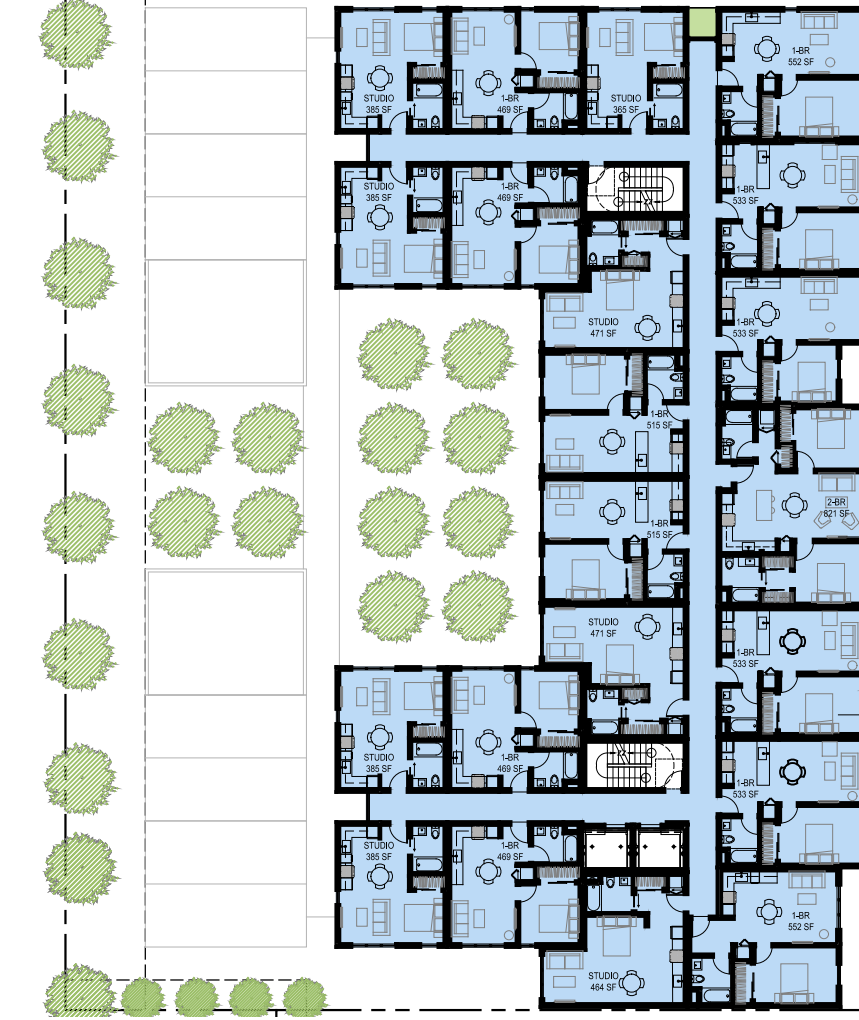


BUILDING SECTION

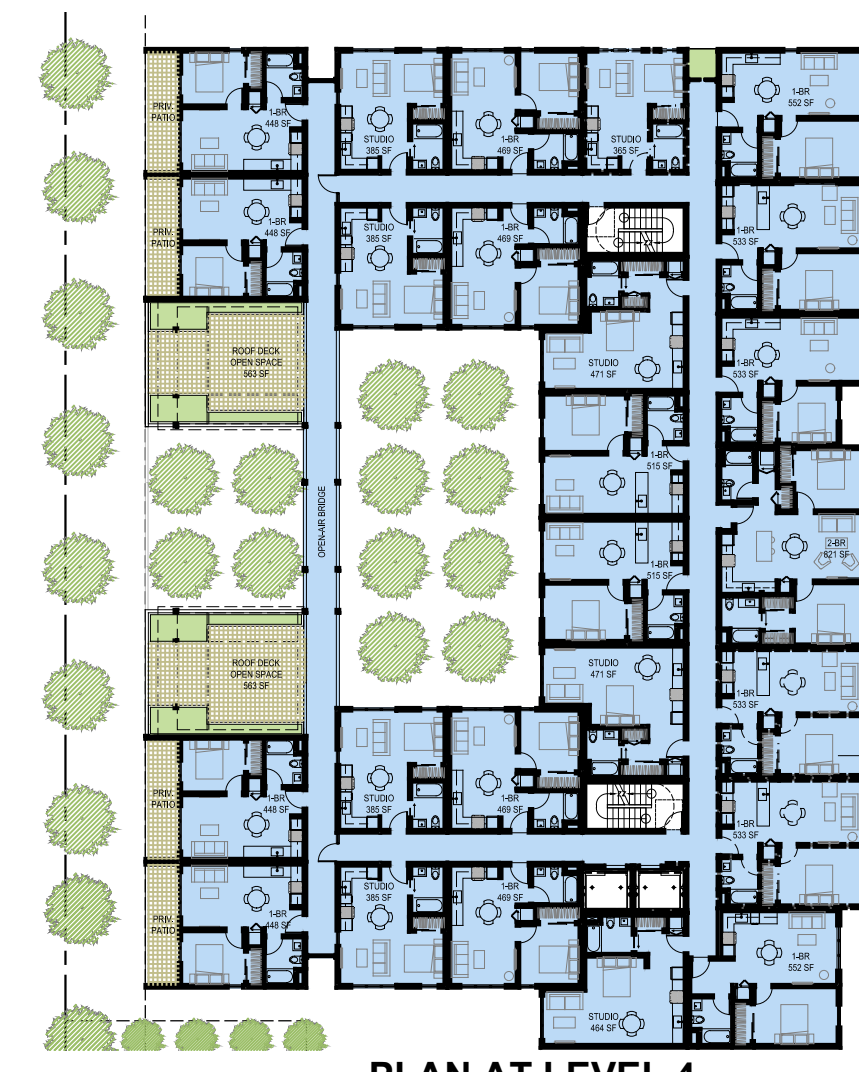
REFERENCE BASE PROJECT



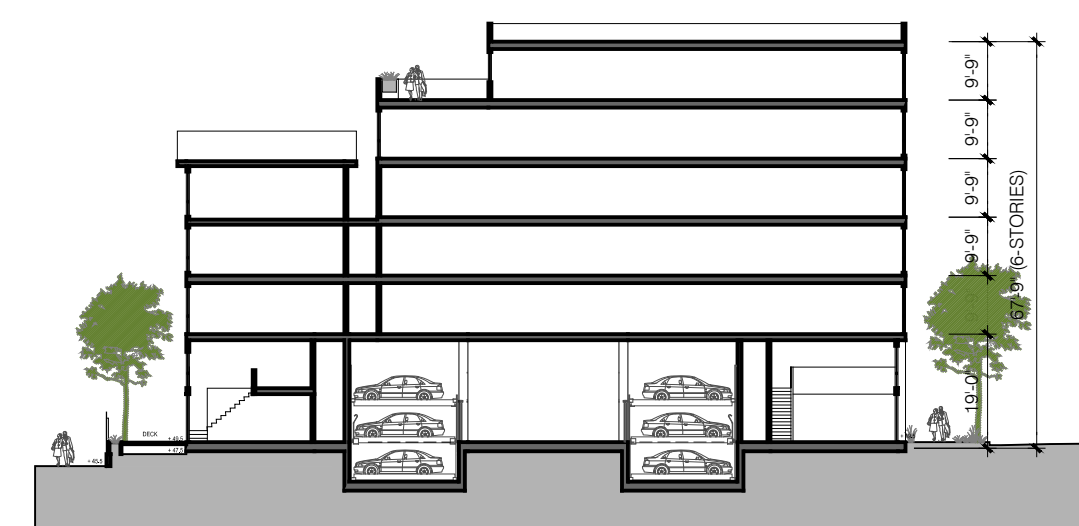
PLAN AT LEVEL 6



PLAN AT LEVEL 5

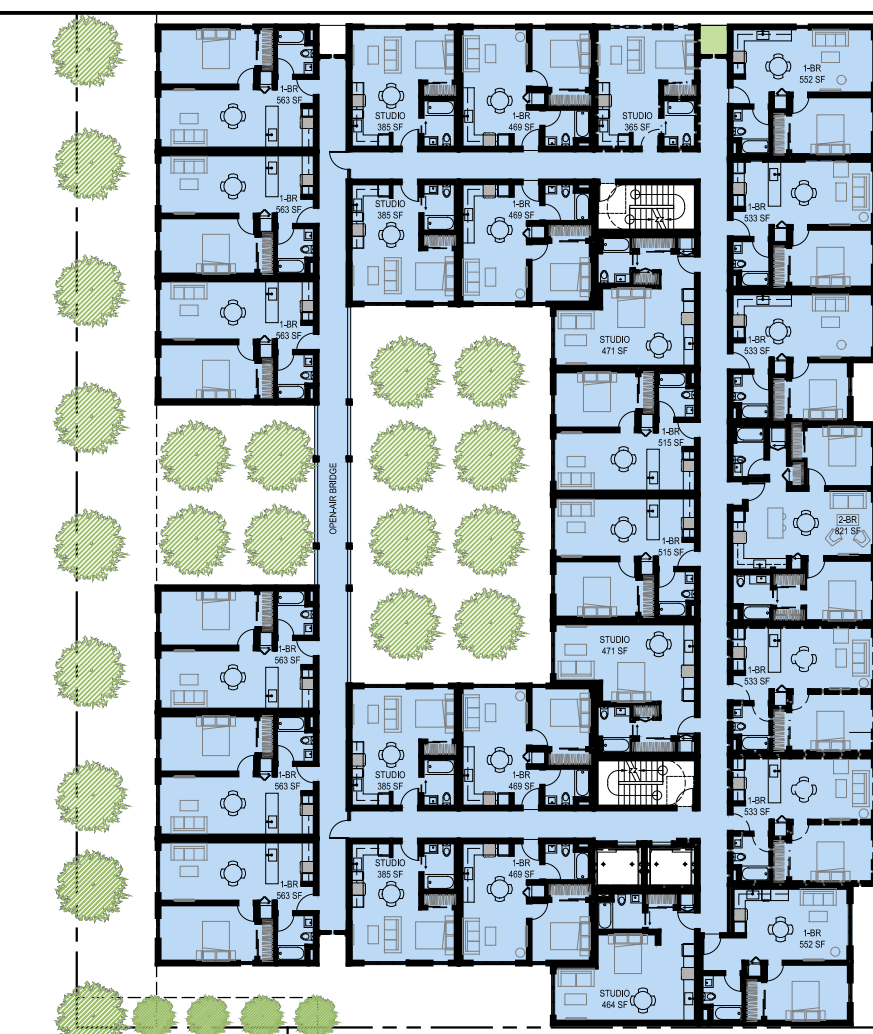


PLAN AT LEVEL 4



BUILDING SECTION

PROPOSED DENSITY BONUS PROJECT w/ SETBACKS



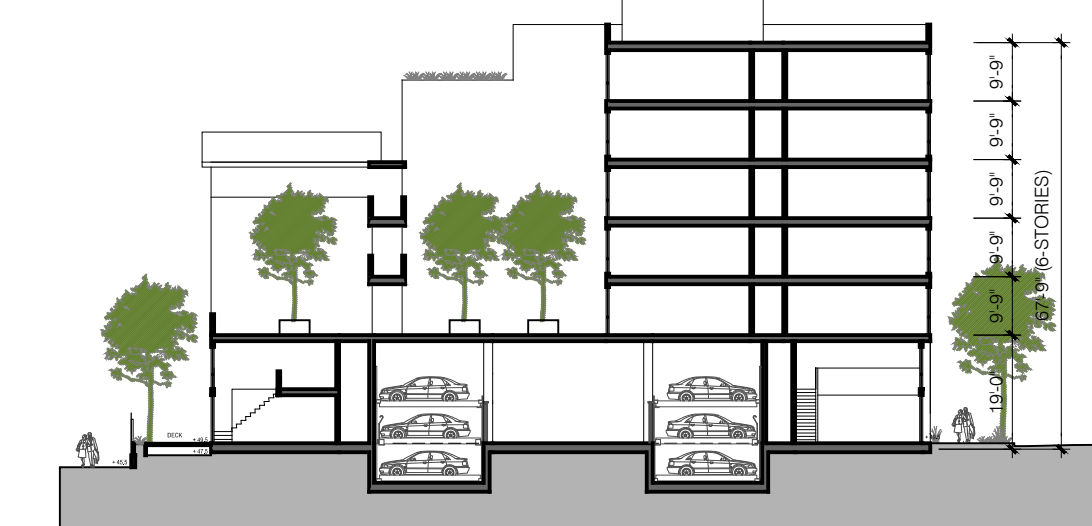
PLAN AT LEVEL 3



PLAN AT LEVEL 2



PLAN AT GROUND LEVEL



BUILDING SECTION



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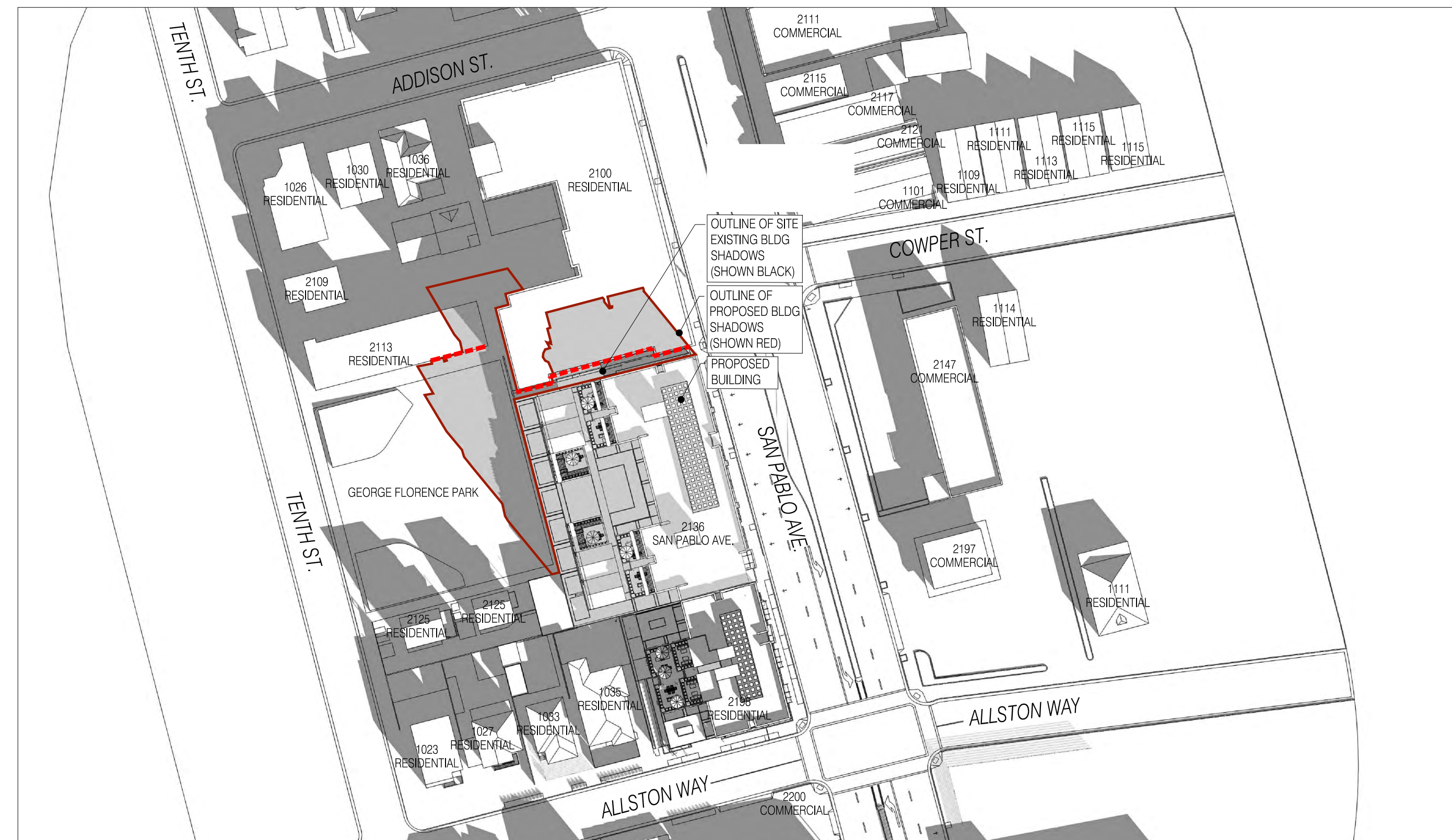
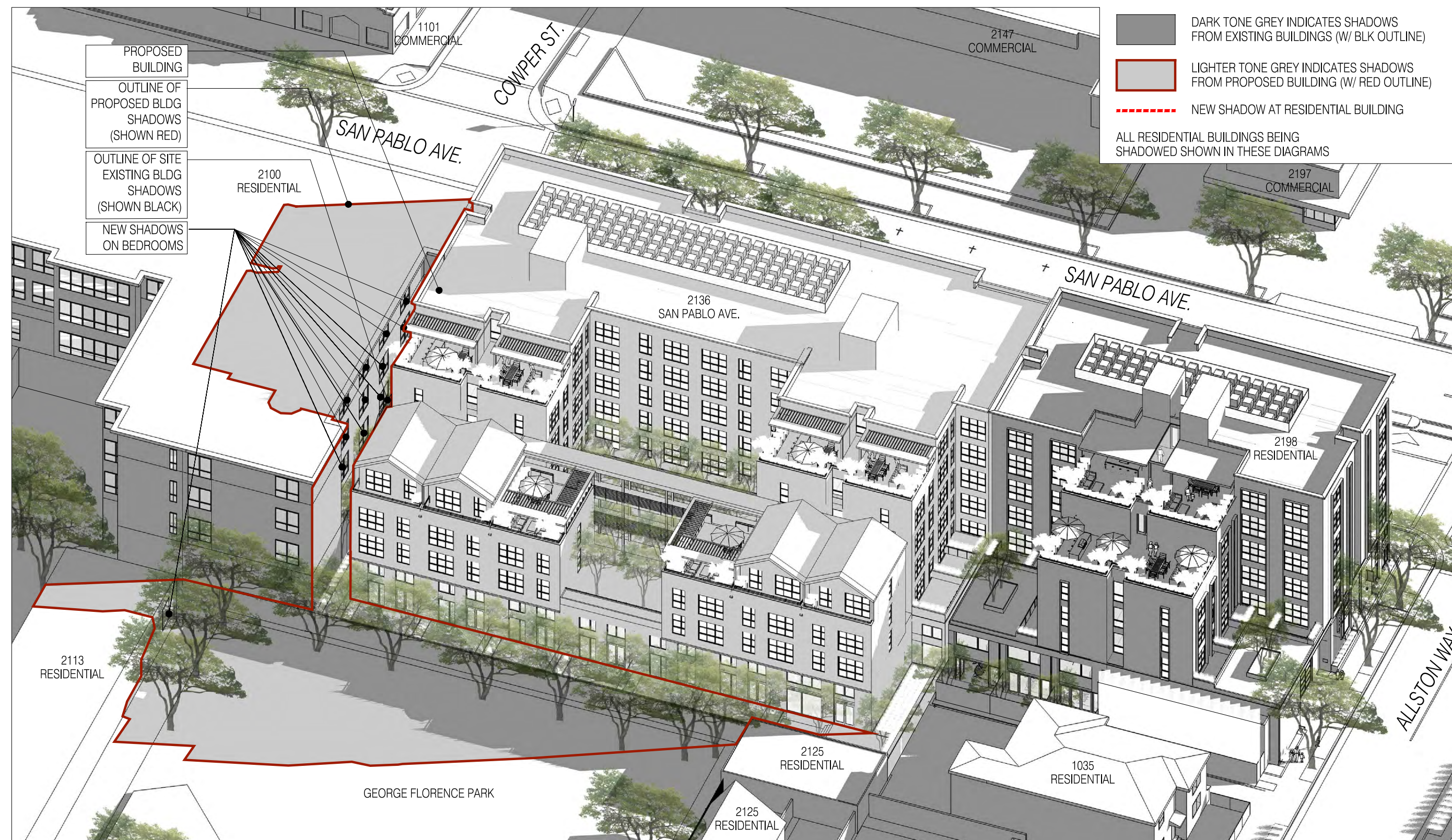
DENSITY BONUS DIAGRAMS

A0.3

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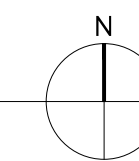


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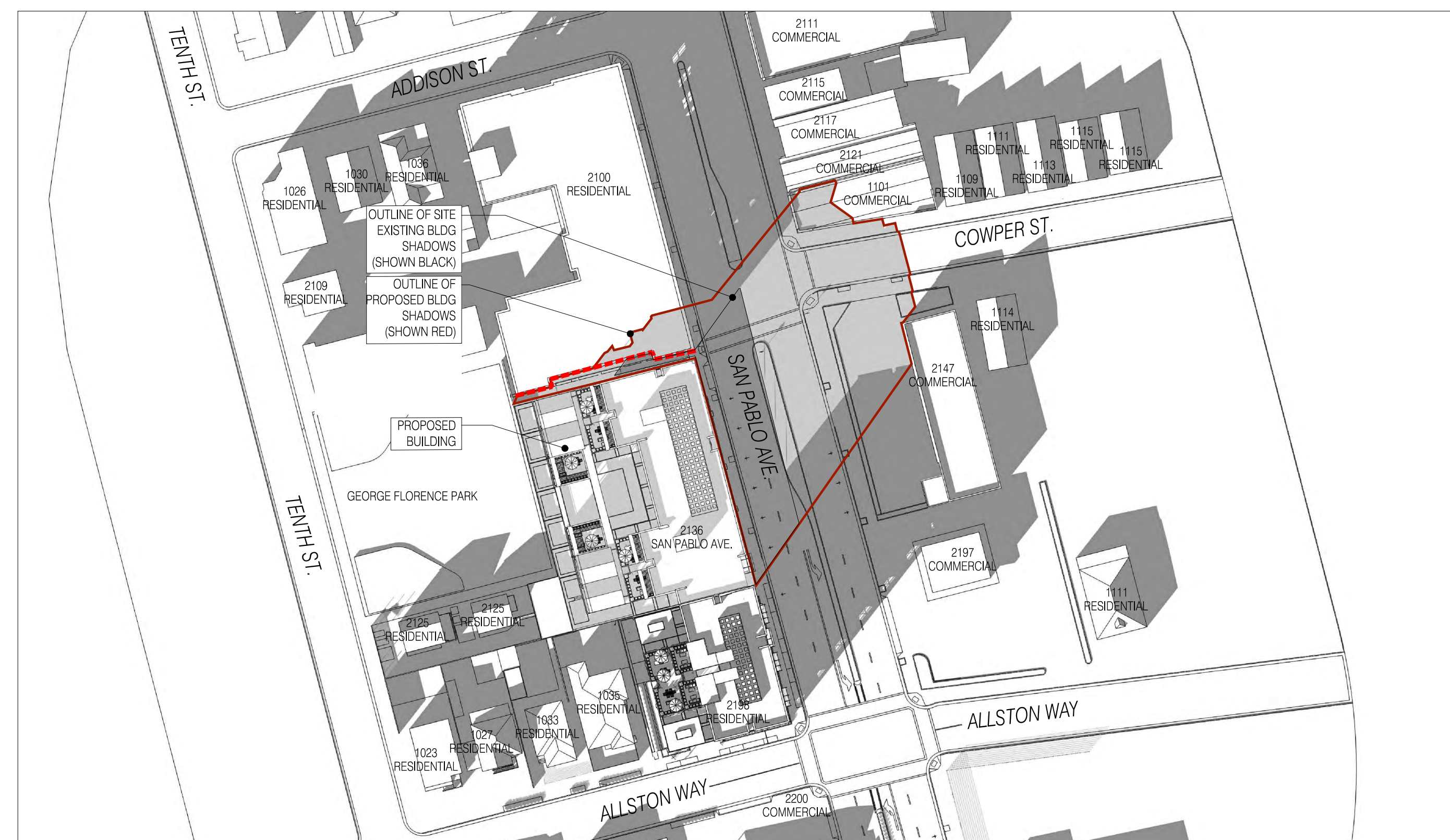
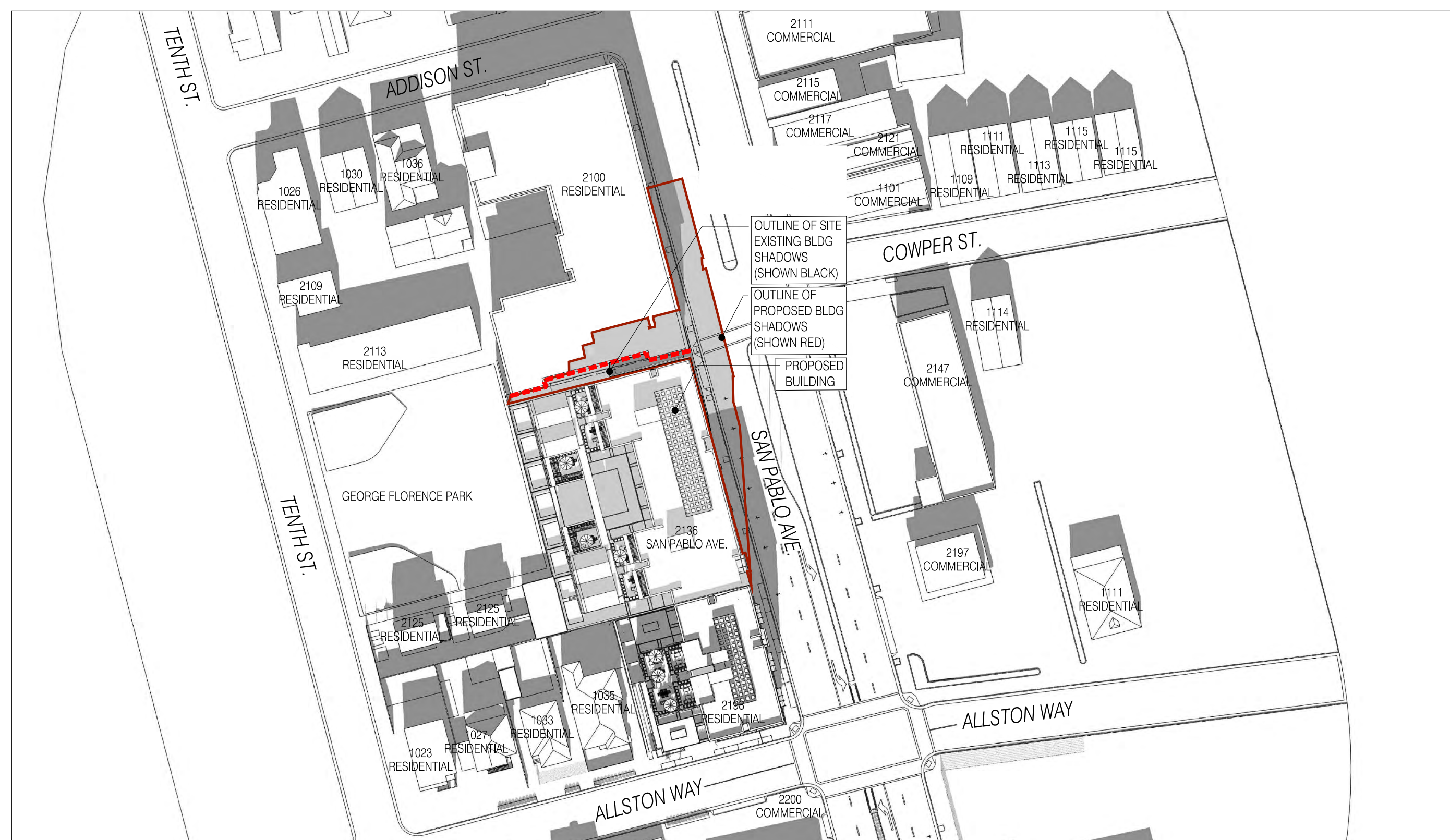
4 SHADOW STUDY AXONOMETRIC - DECEMBER 21ST: 2-HOURS AFTER SUNRISE
NTS

2 SHADOW STUDY - DECEMBER 21ST: 2-HOURS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



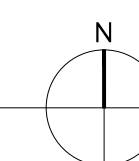
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3 SHADOW STUDY - DECEMBER 21ST: NOON
1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - DECEMBER 21ST: 2-HOURS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



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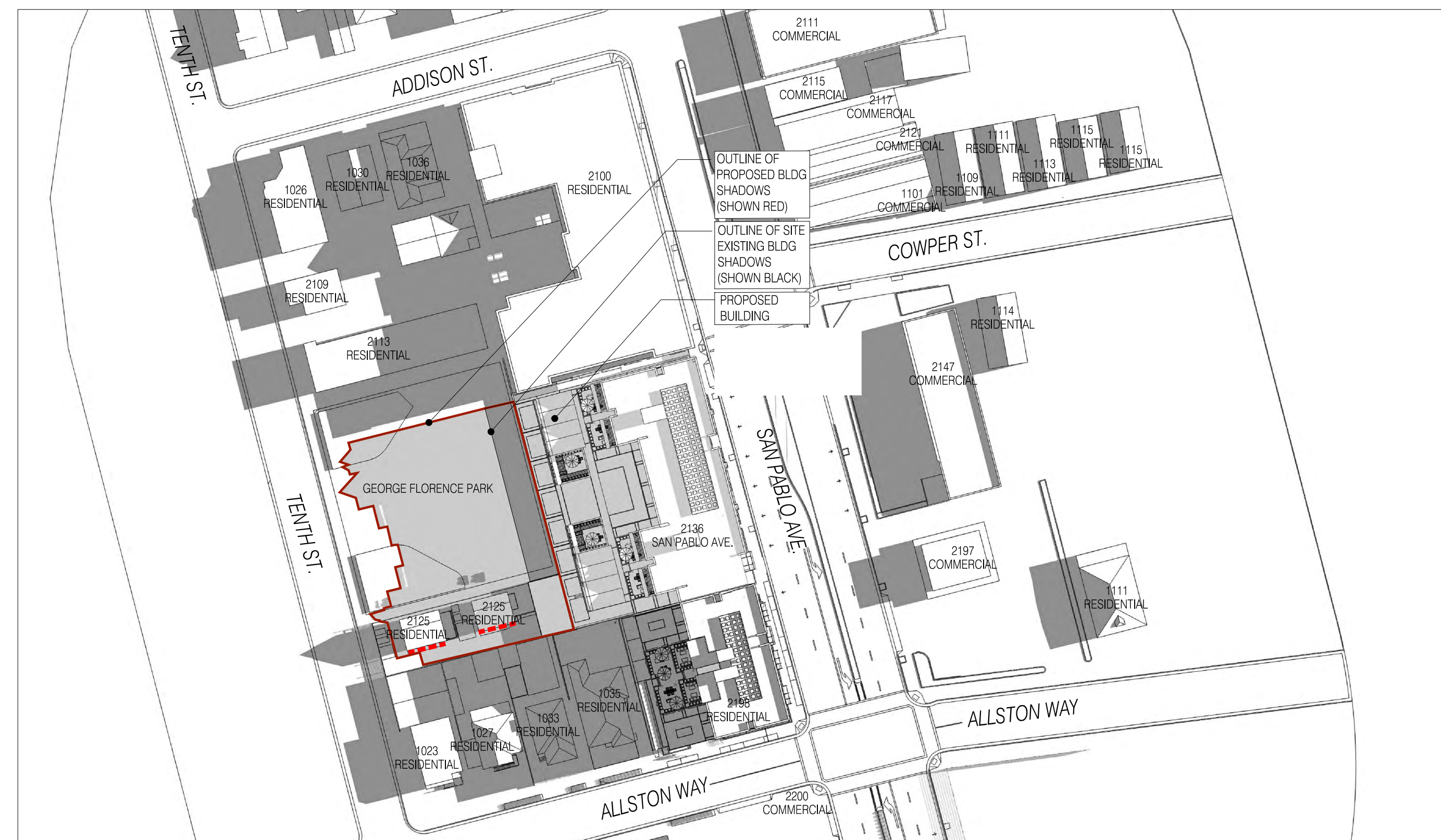
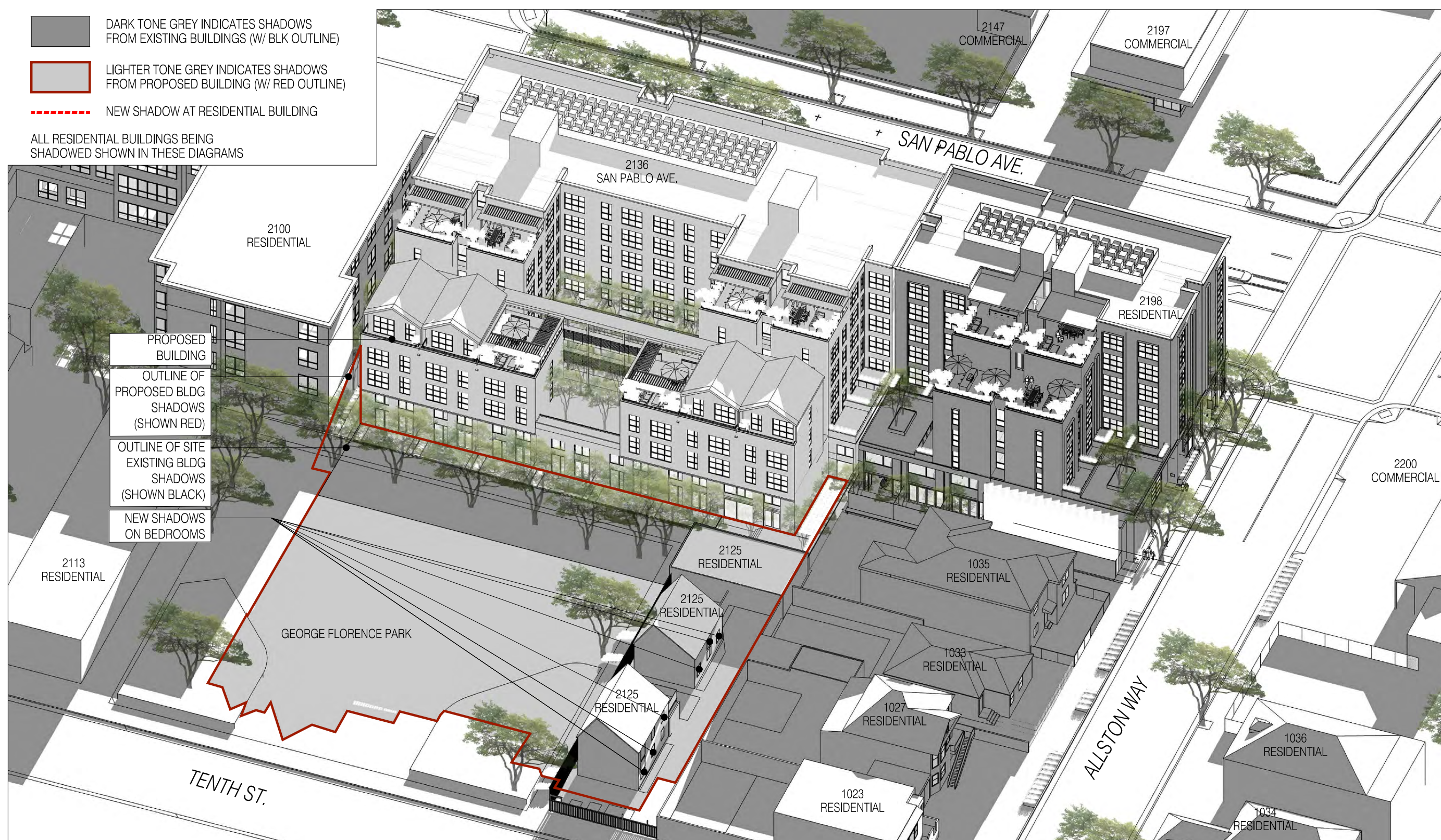
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SHEET:
SHADOW STUDIES
DECEMBER 21ST

A0.4A



ALLSTON EXTENSION

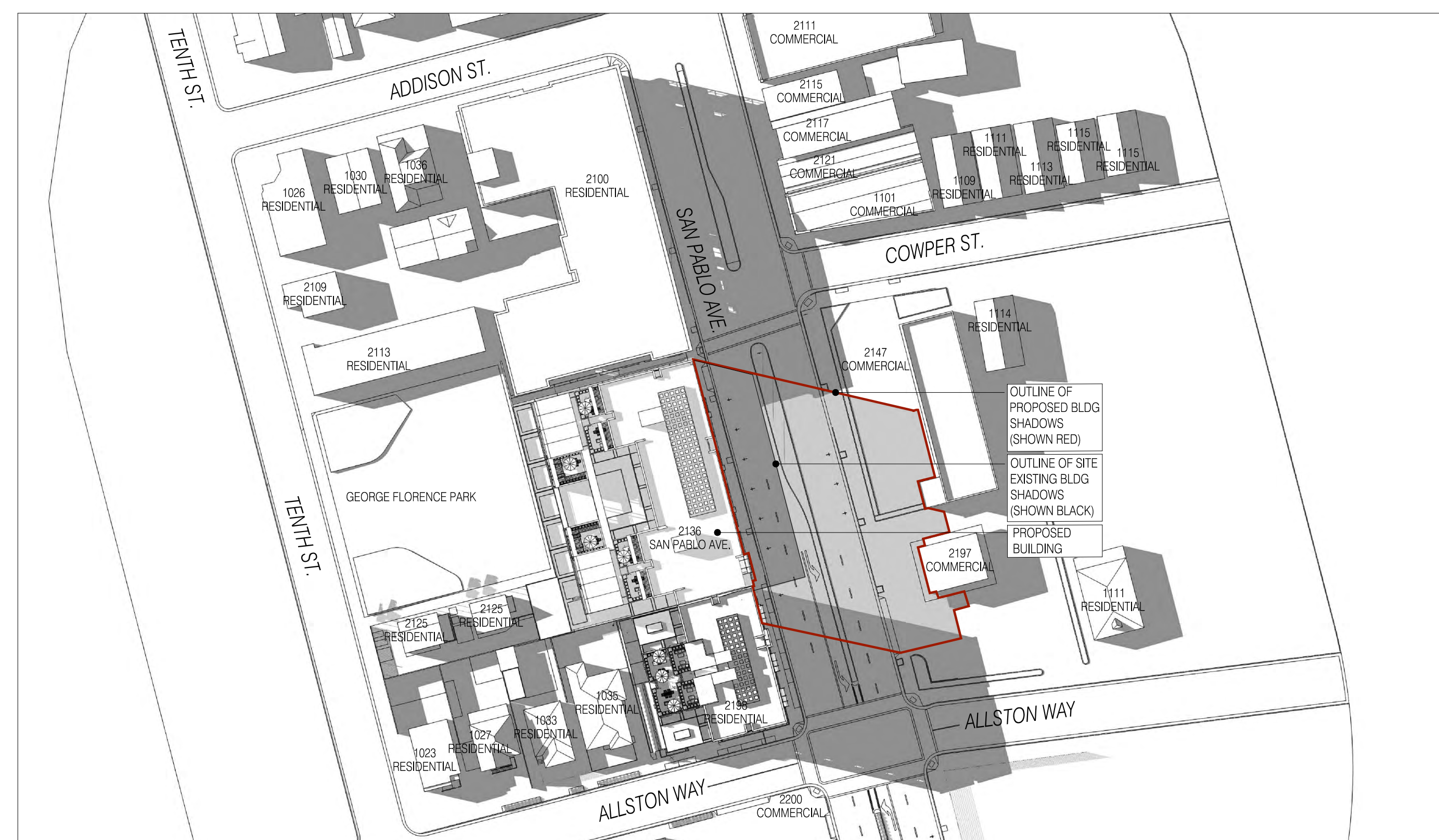
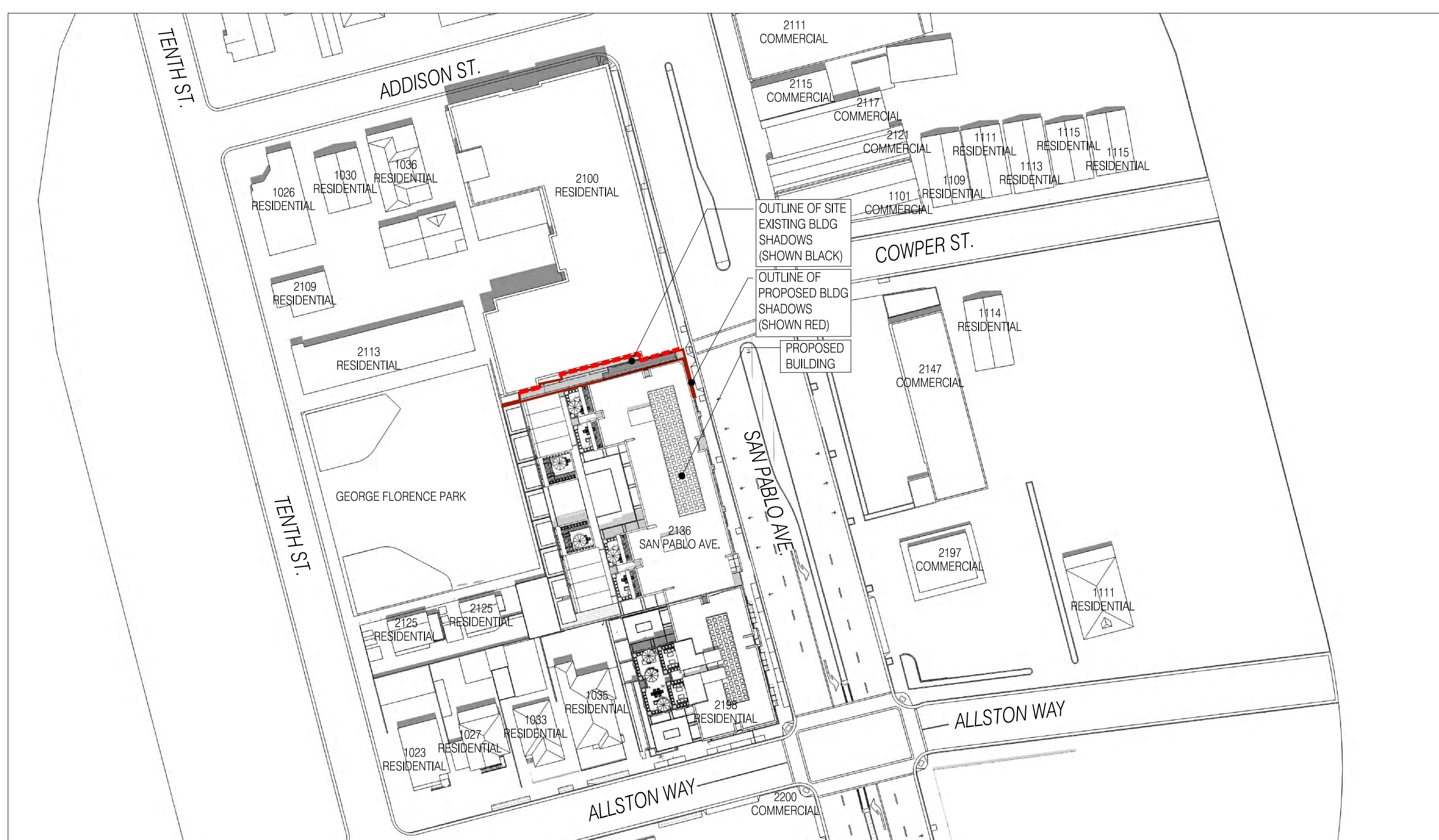


4 SHADOW STUDY AXONOMETRIC - JUNE 21ST: 2-HOURS AFTER SUNRISE
NTS

2 SHADOW STUDY - JUNE 21ST: 2-HOURS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

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10.24.2019 ZONING SUBMITTAL SET



3 SHADOW STUDY - JUNE 21ST: NOON
1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - JUNE 21ST: 2-HOURS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

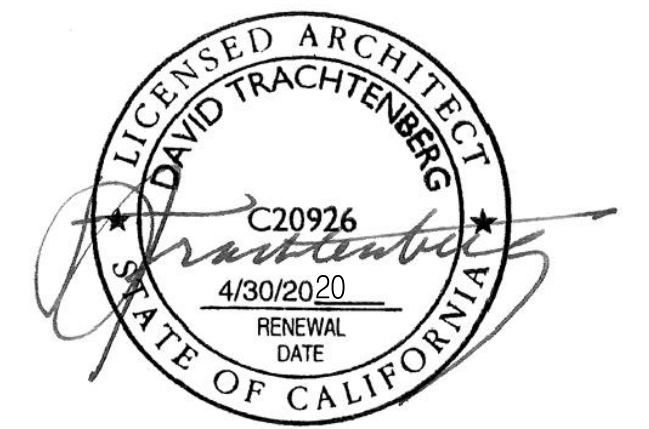
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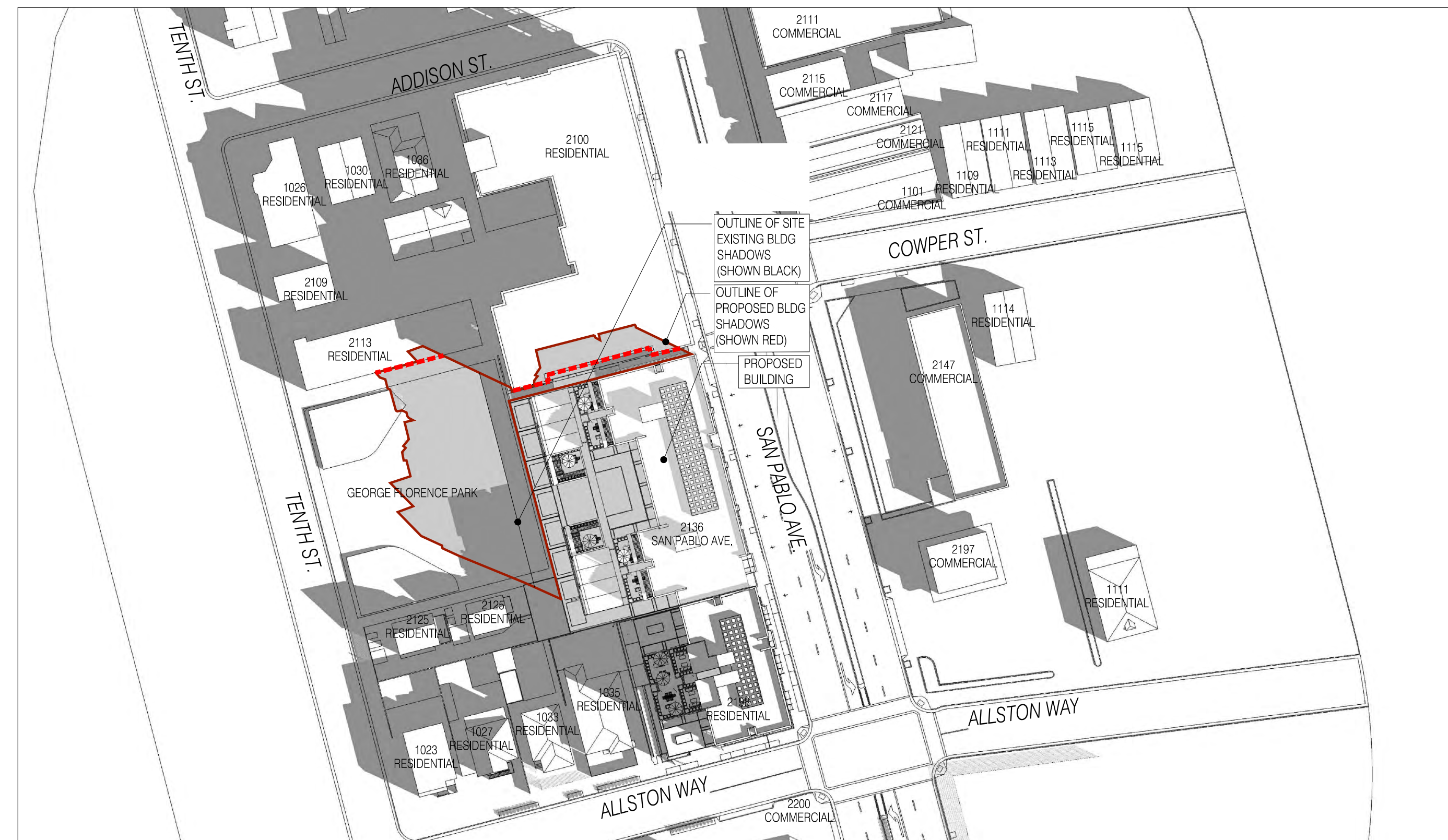
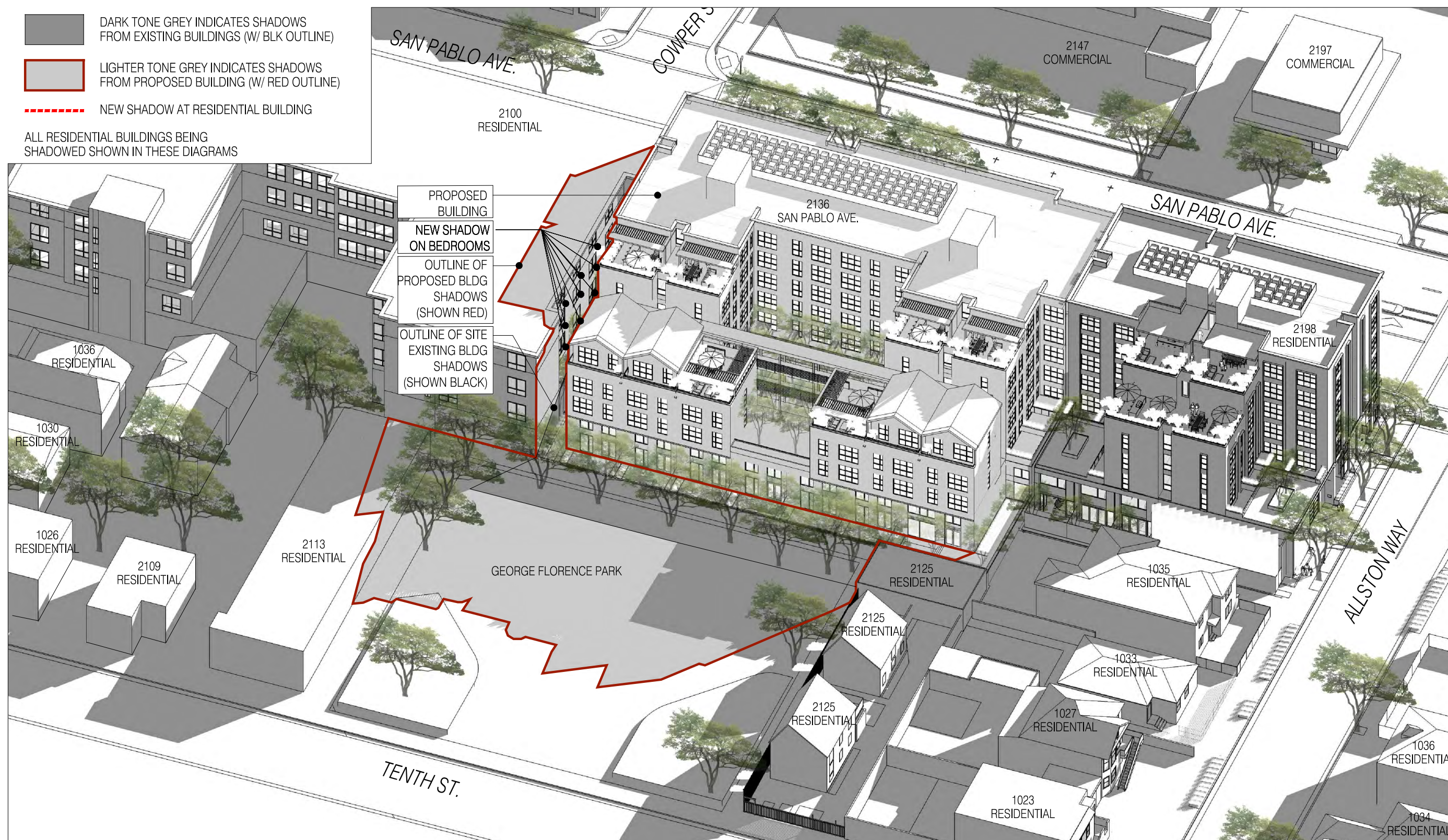
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**SHADOW STUDIES
JUNE 21ST**

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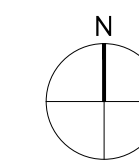


ALLSTON EXTENSION



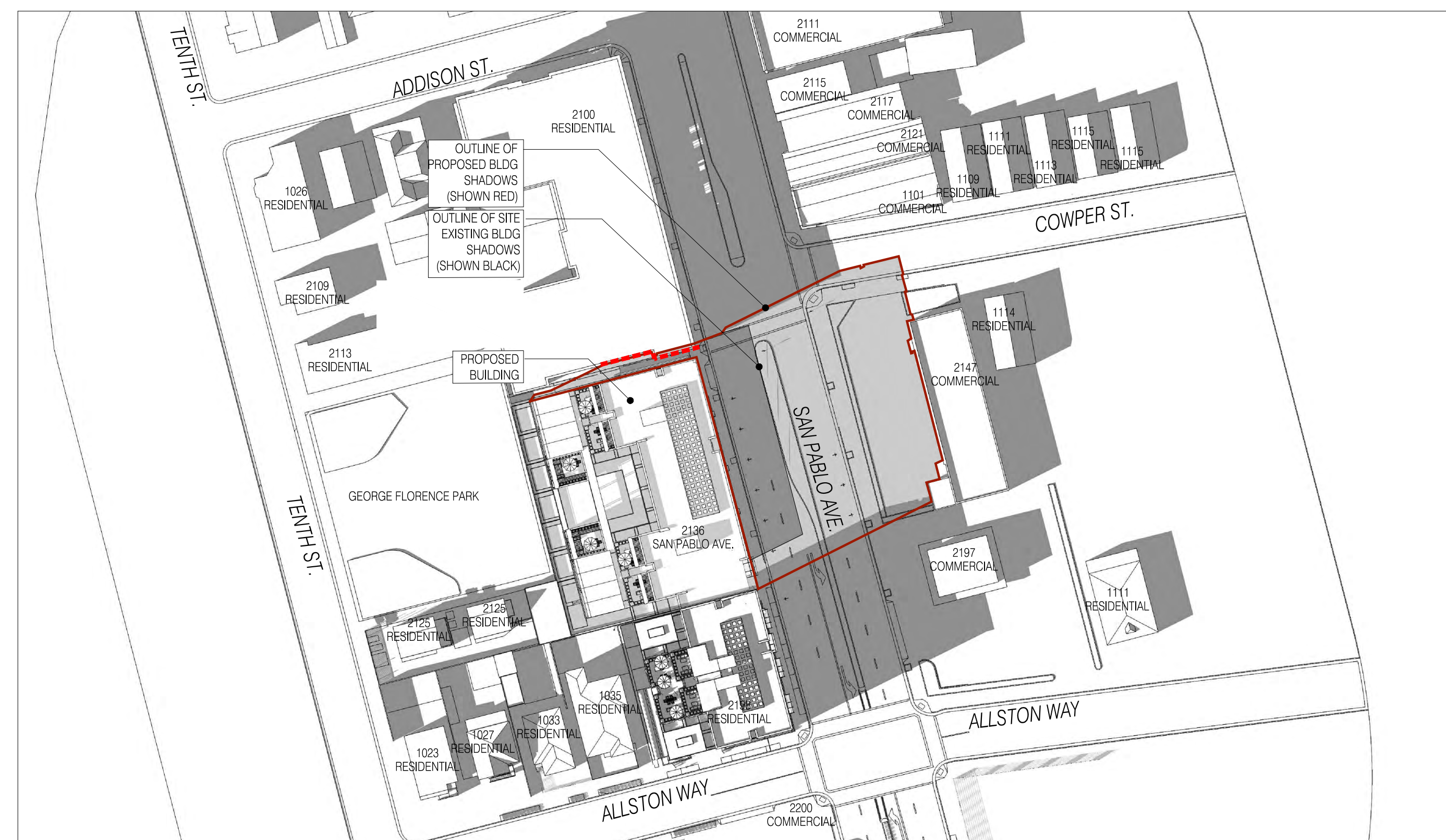
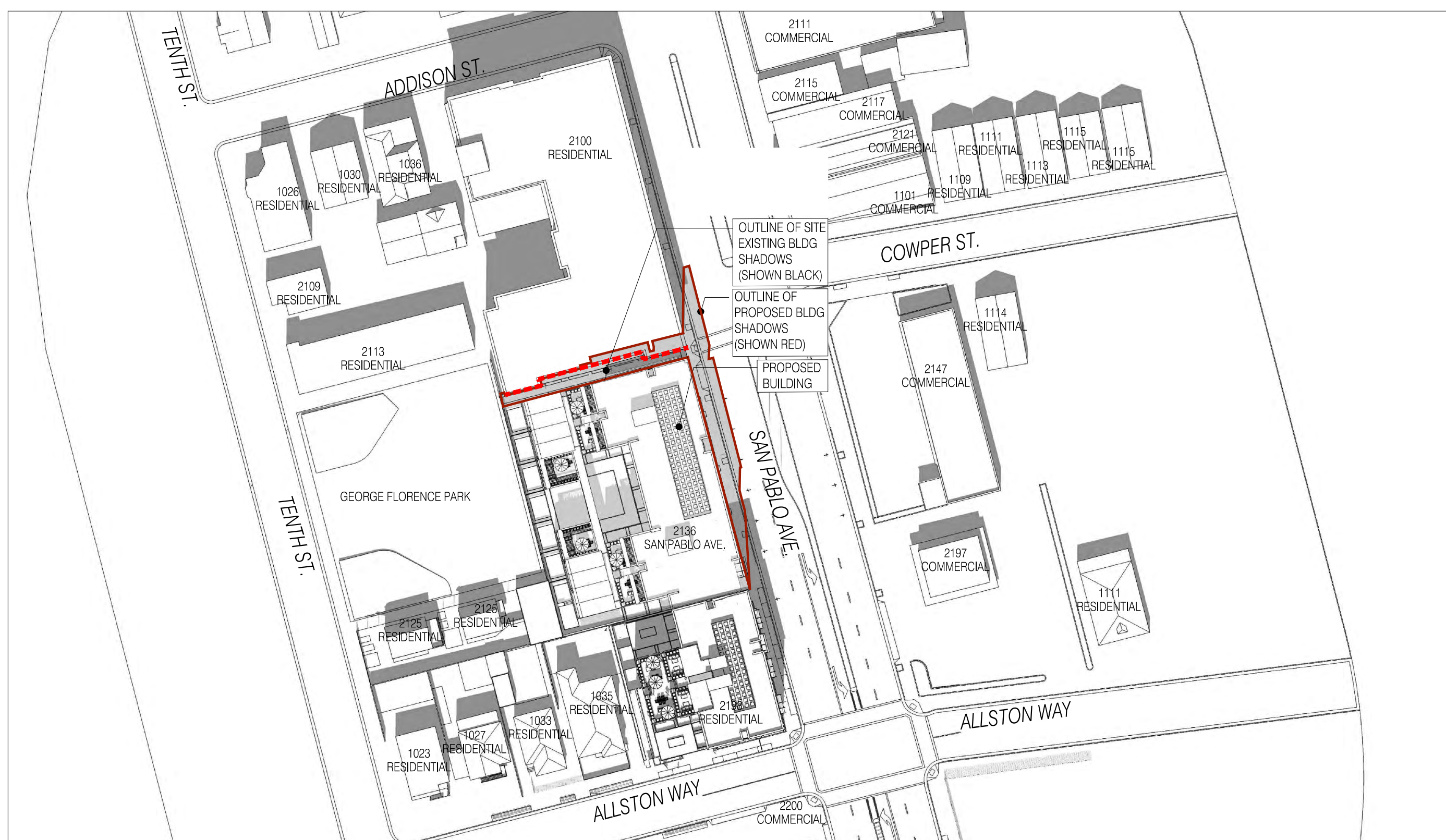
4 **SHADOW STUDY AXONOMETRIC - OCTOBER 4TH: 2-HOURS AFTER SUNRISE**
NTS

2 **SHADOW STUDY - OCTOBER 4TH: 2-HOURS AFTER SUNRISE**
1:100 @ 11X17 1:50 @ 24X36



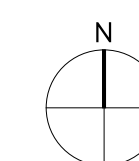
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10.24.2019 ZONING SUBMITTAL SET



3 **SHADOW STUDY - OCTOBER 4TH: NOON**
1:100 @ 11X17 1:50 @ 24X36

1 **SHADOW STUDY - OCTOBER 4TH: 2-HOURS BEFORE SUNSET**
1:100 @ 11X17 1:50 @ 24X36



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SHEET:

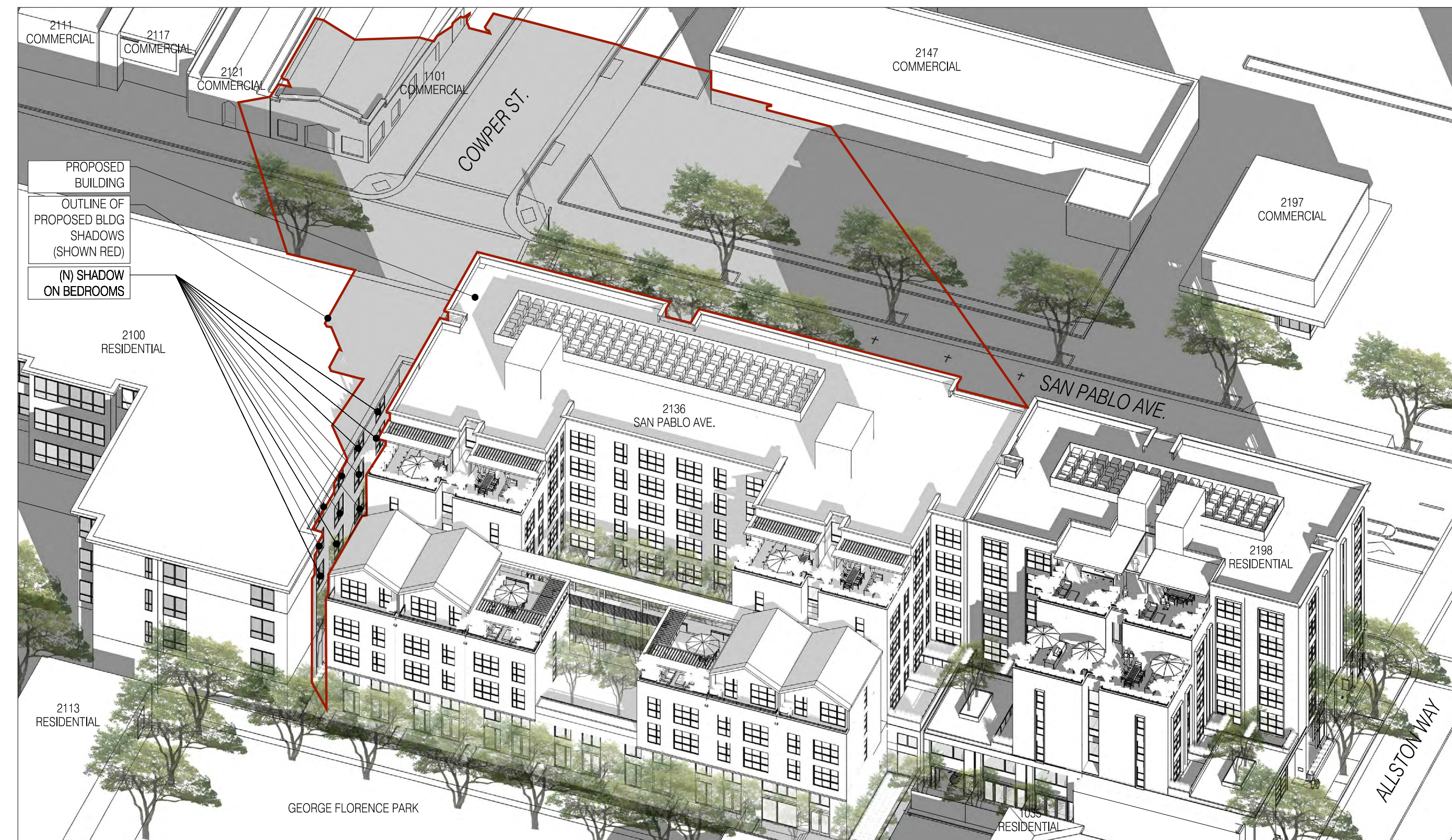
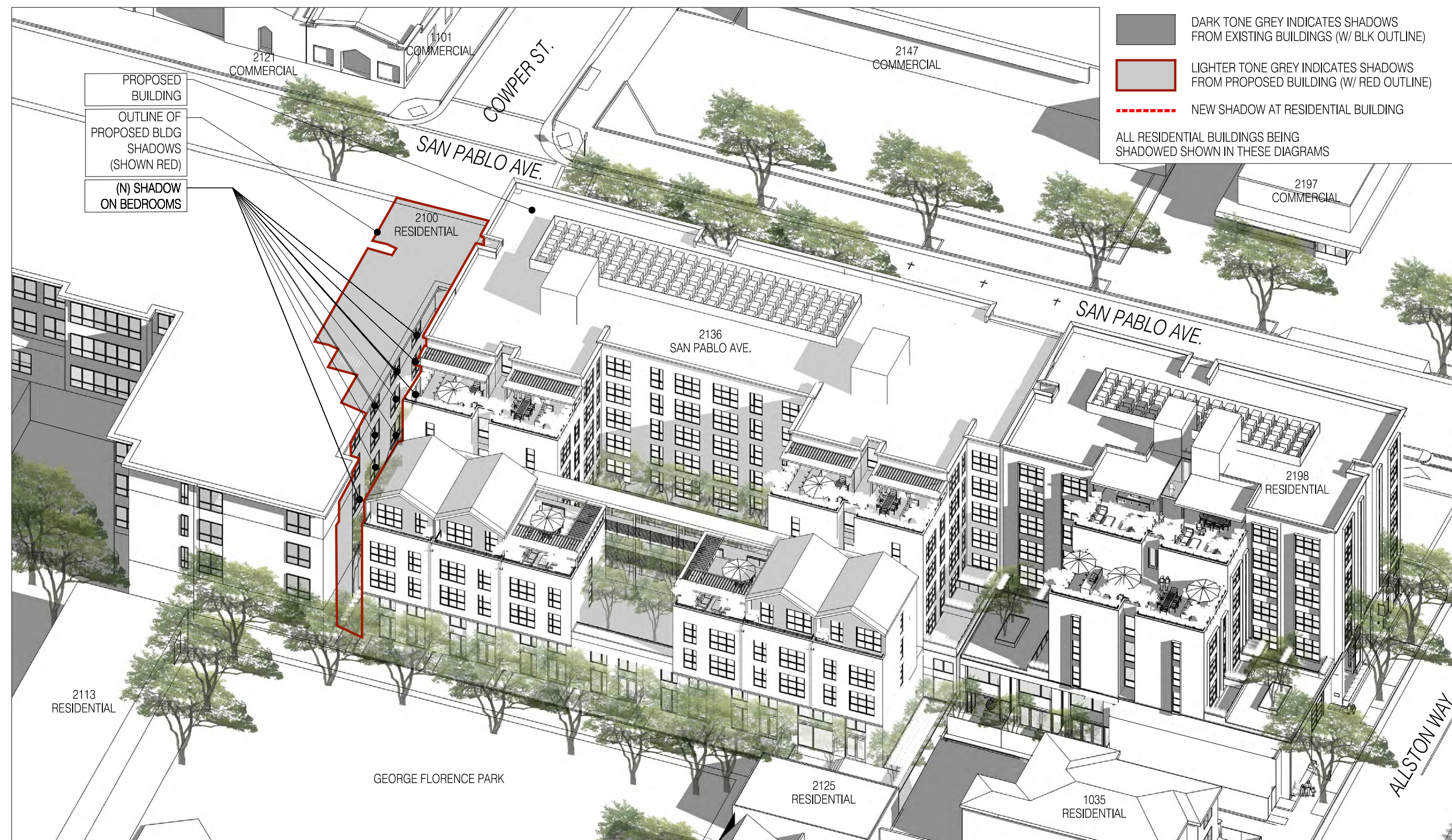
SHADOW STUDIES
OCTOBER 4TH

A0.4C

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ALLSTON EXTENSION

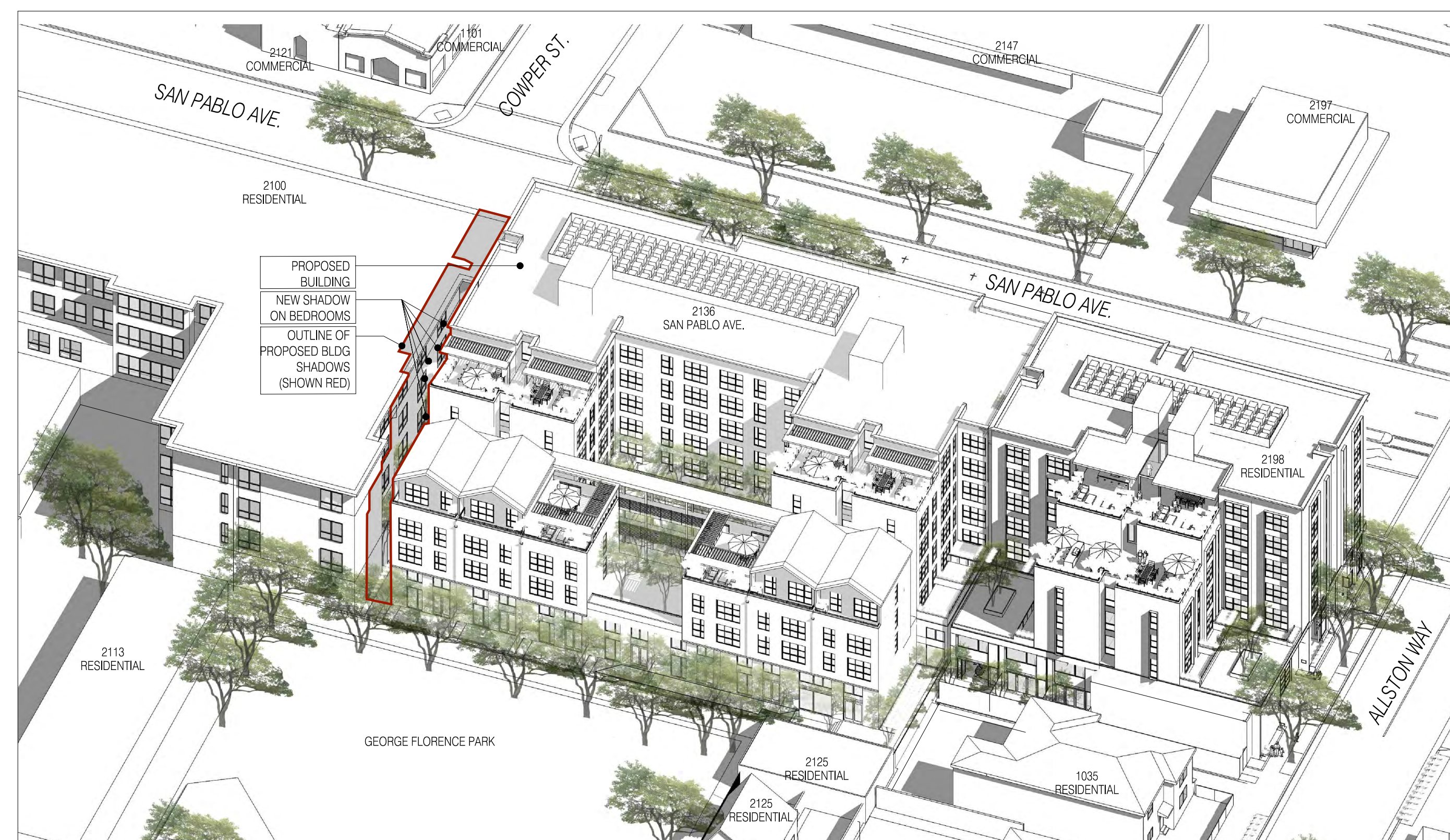
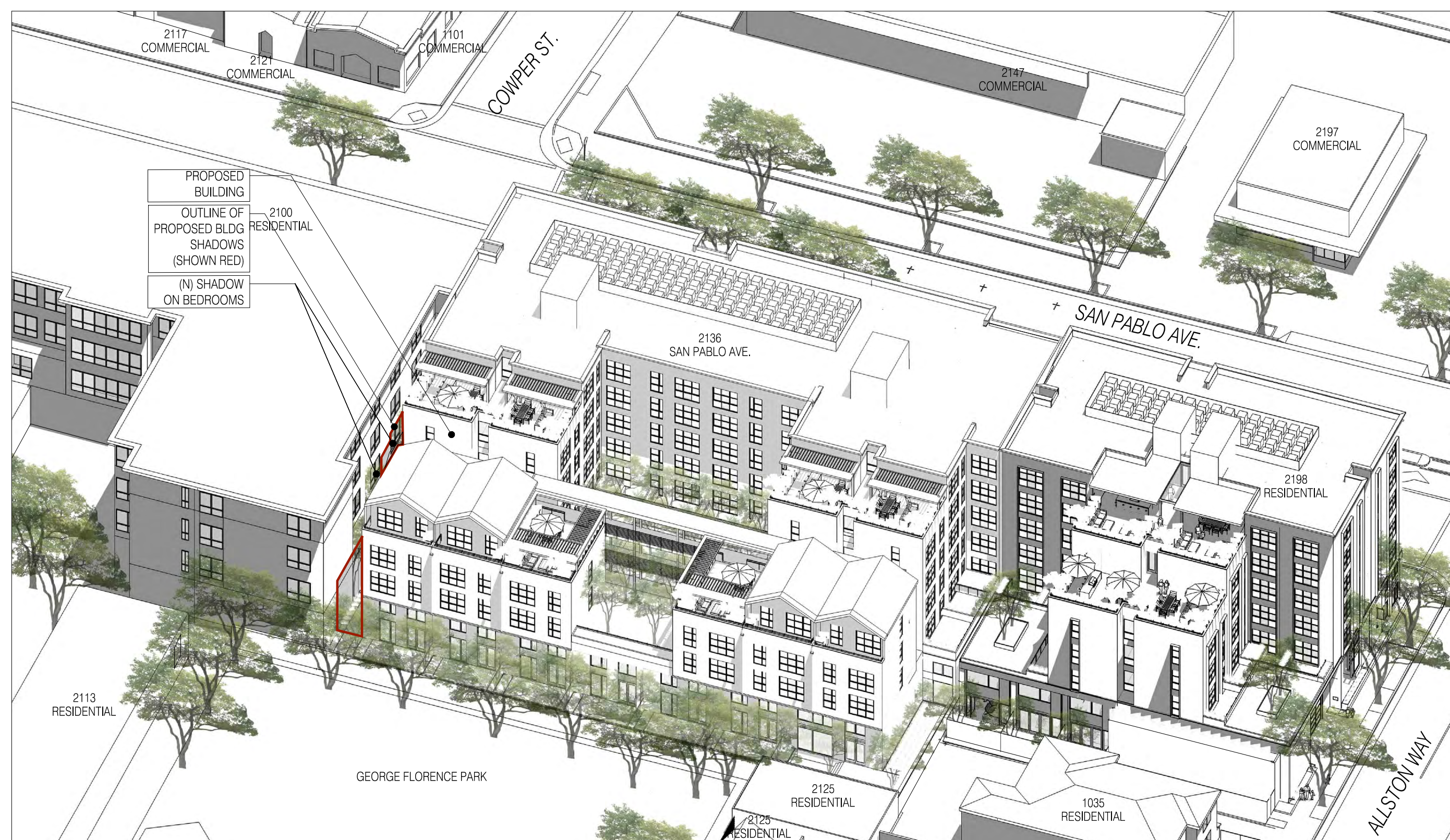


2 SHADOW STUDY AXONOMETRIC - DECEMBER 21ST: NOON
NTS

1 SHADOW STUDY AXONOMETRIC - DECEMBER 21ST: 2-HOURS BEFORE SUNSET
NTS

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10.24.2019 ZONING SUBMITTAL SET



1 SHADOW STUDY AXONOMETRIC - JUNE 21ST: NOON
NTS

1 SHADOW STUDY AXONOMETRIC - OCT 4TH: NOON
NTS

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SHEET:
SHADOW STUDIES
AXONOMETRIC

A0.4D

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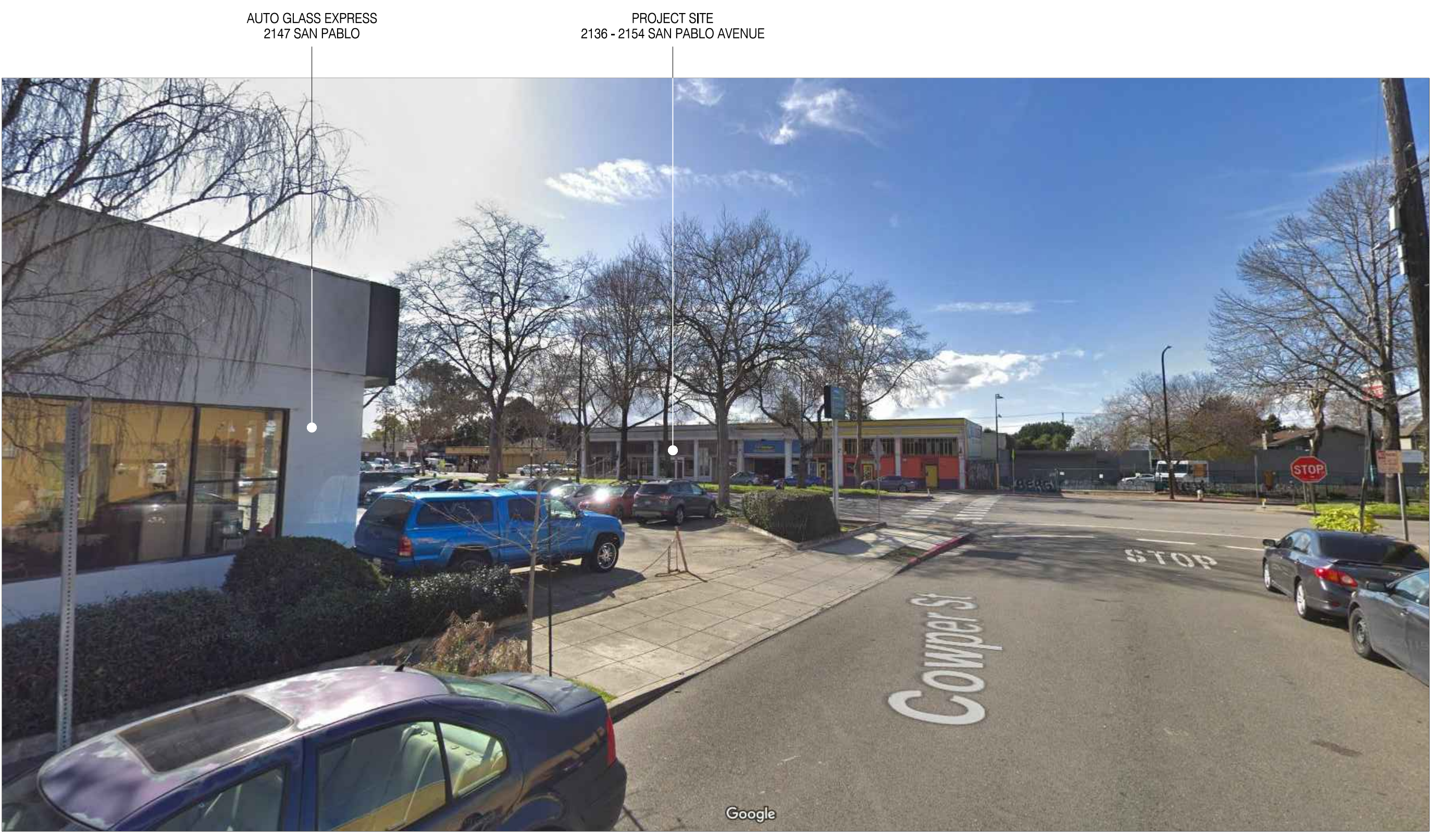
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SHEET:
**SITE CONTEXT
PHOTOS**

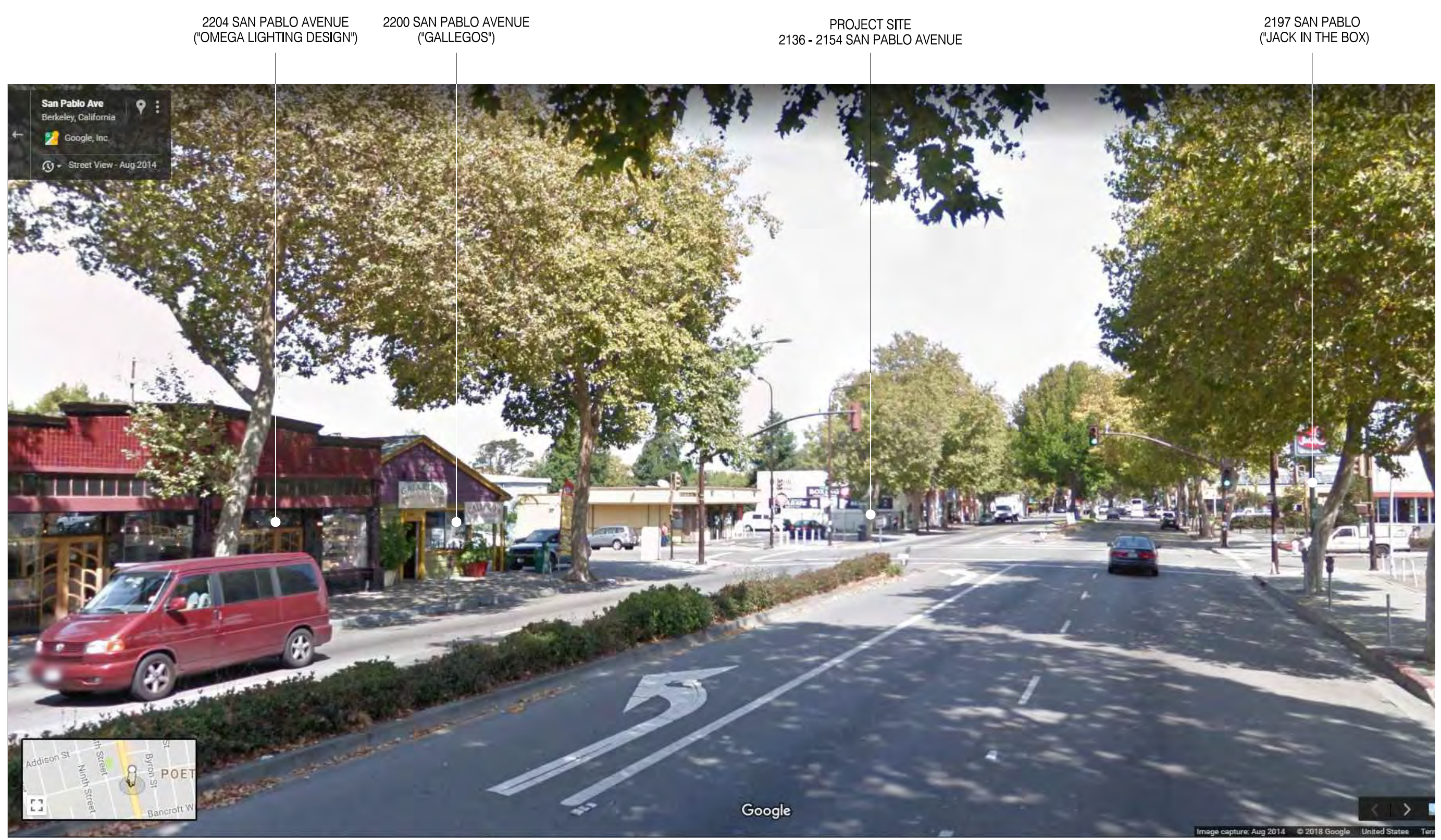
A0.5



4 VIEW FROM SAN PABLO LOOKING SOUTH



2 VIEW FROM COWPER LOOKING WEST



3 VIEW FROM SAN PABLO LOOKING NORTH



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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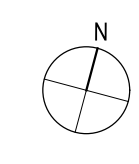
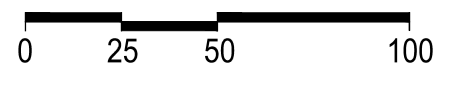
SHEET:
VICINITY MAP

A0.6



1
-

VICINITY MAP
1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"



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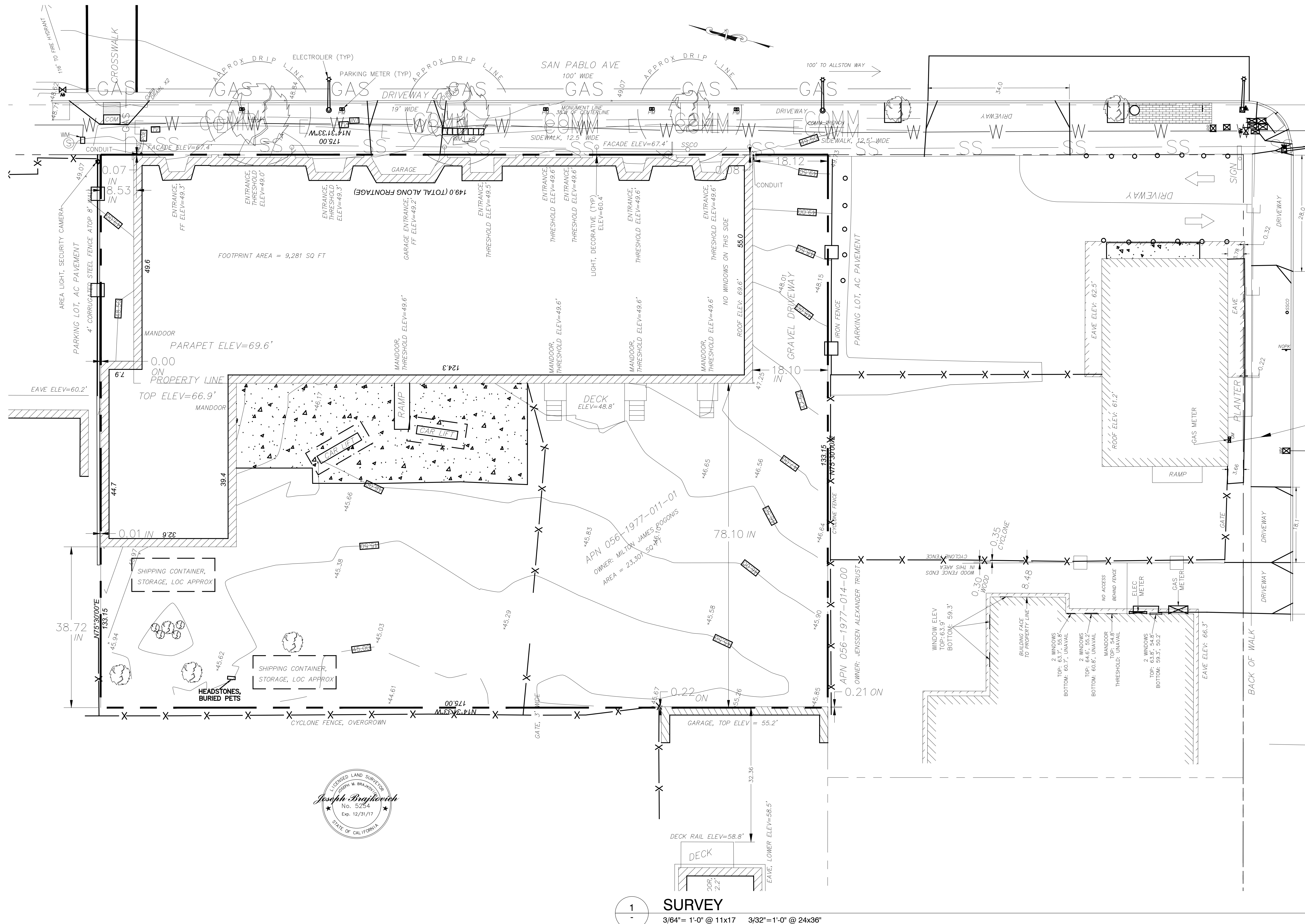
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SHEET:

SURVEY

A1.0



1 SURVEY
3/64" = 1'-0" @ 11x17 3/32" = 1'-0" @ 24x36"

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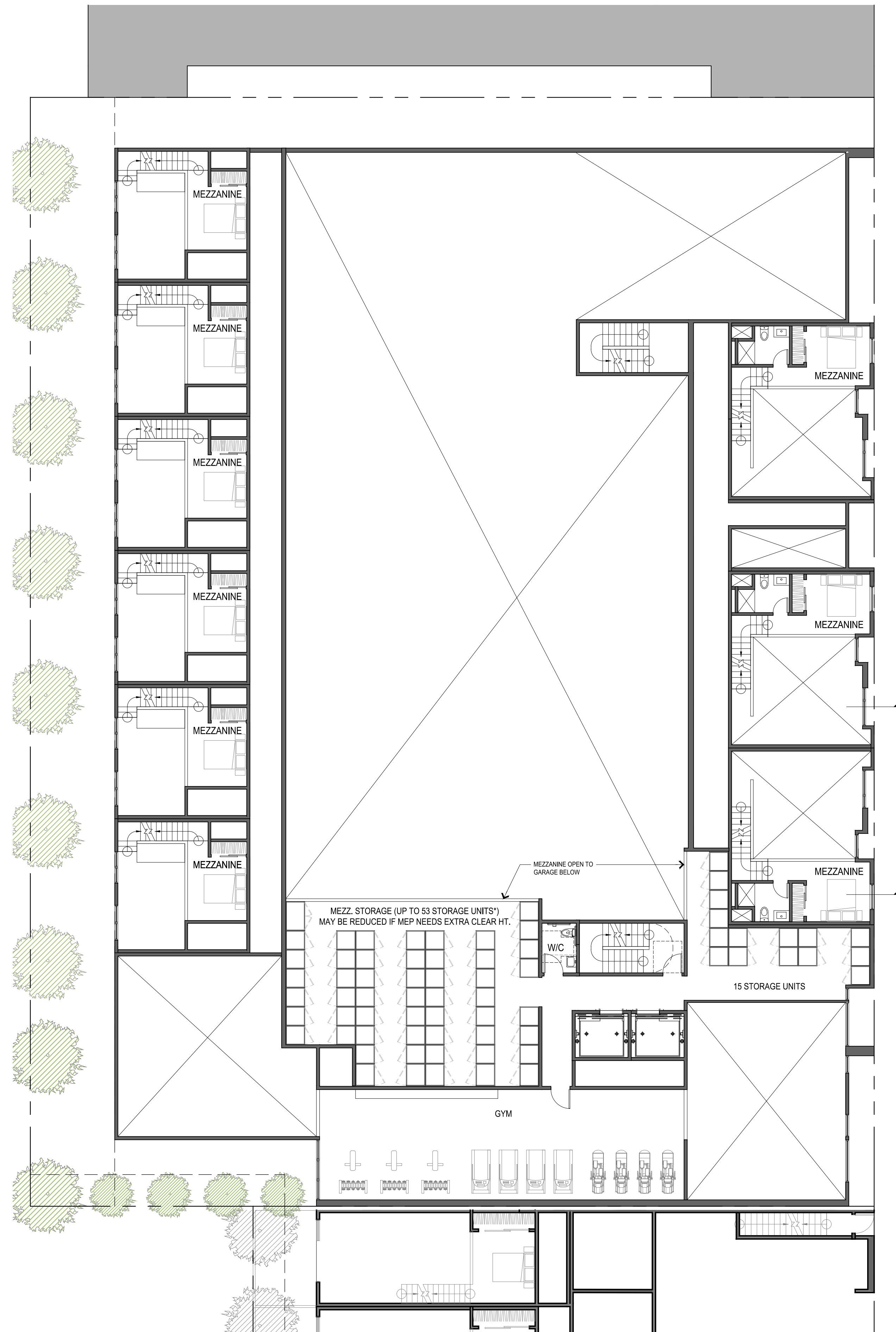
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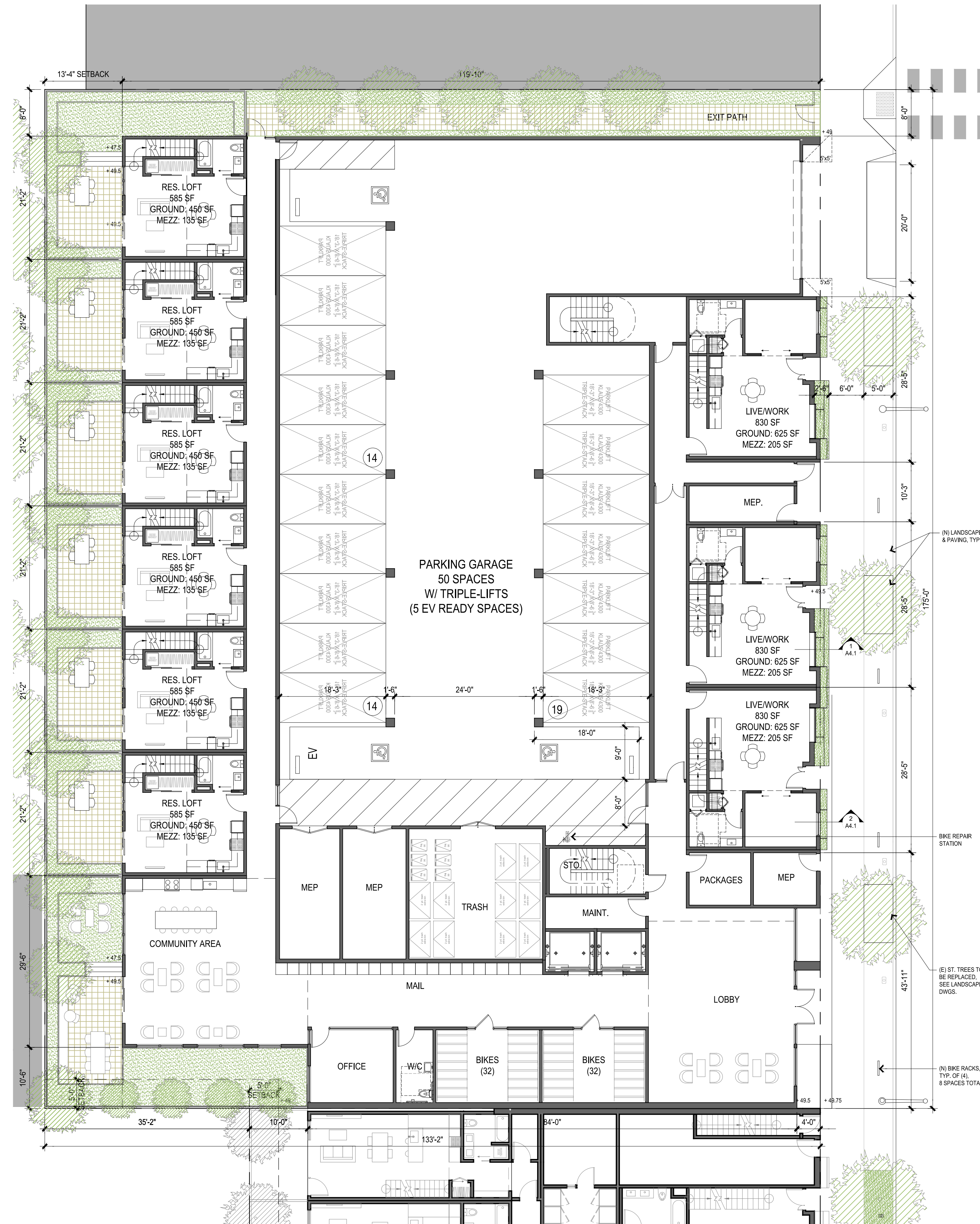
FLOOR PLANS

A2.1



2 GROUND LEVEL MEZZANINE PLAN

3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"



1 GROUND LEVEL PLAN

3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"

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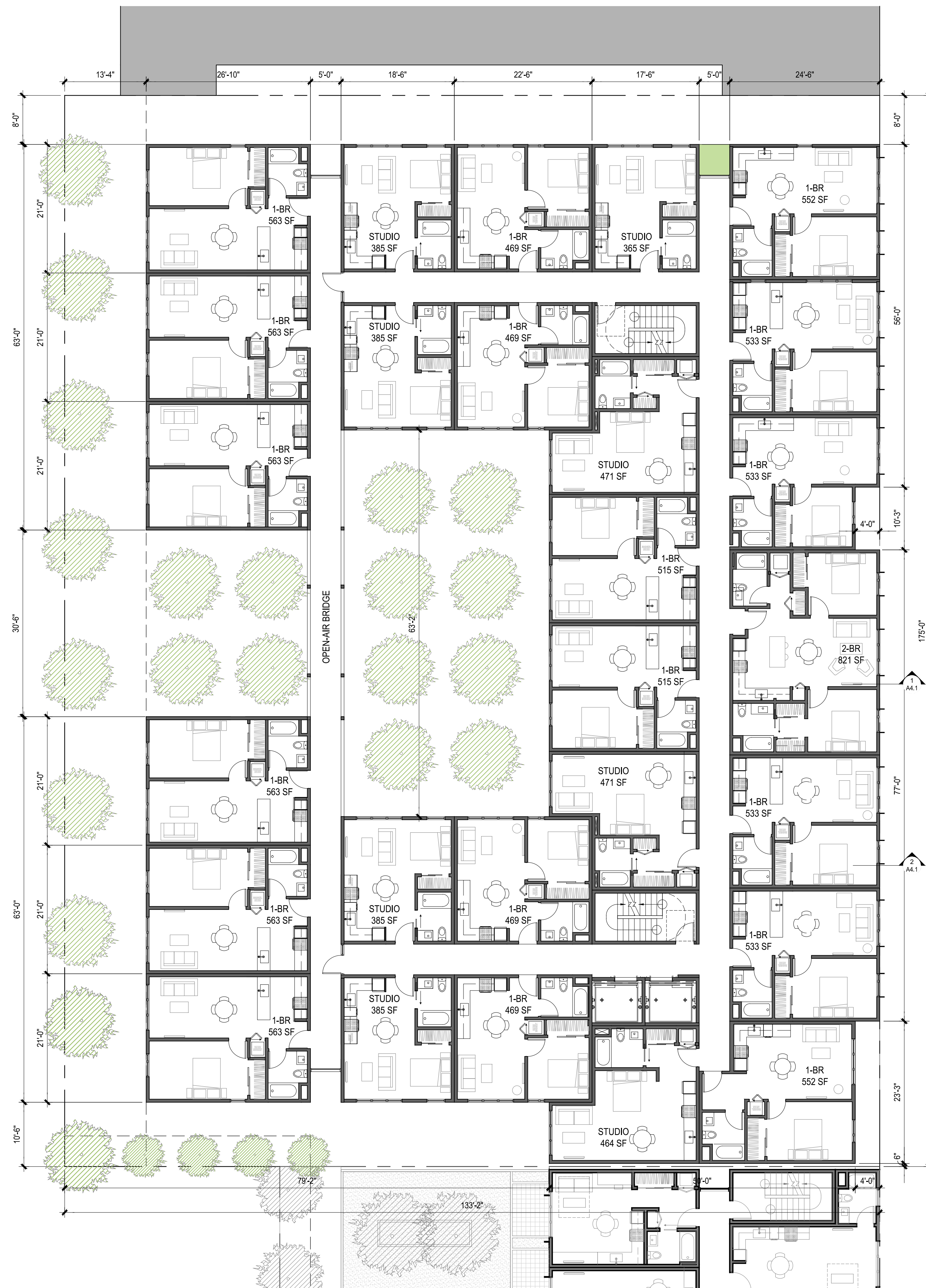
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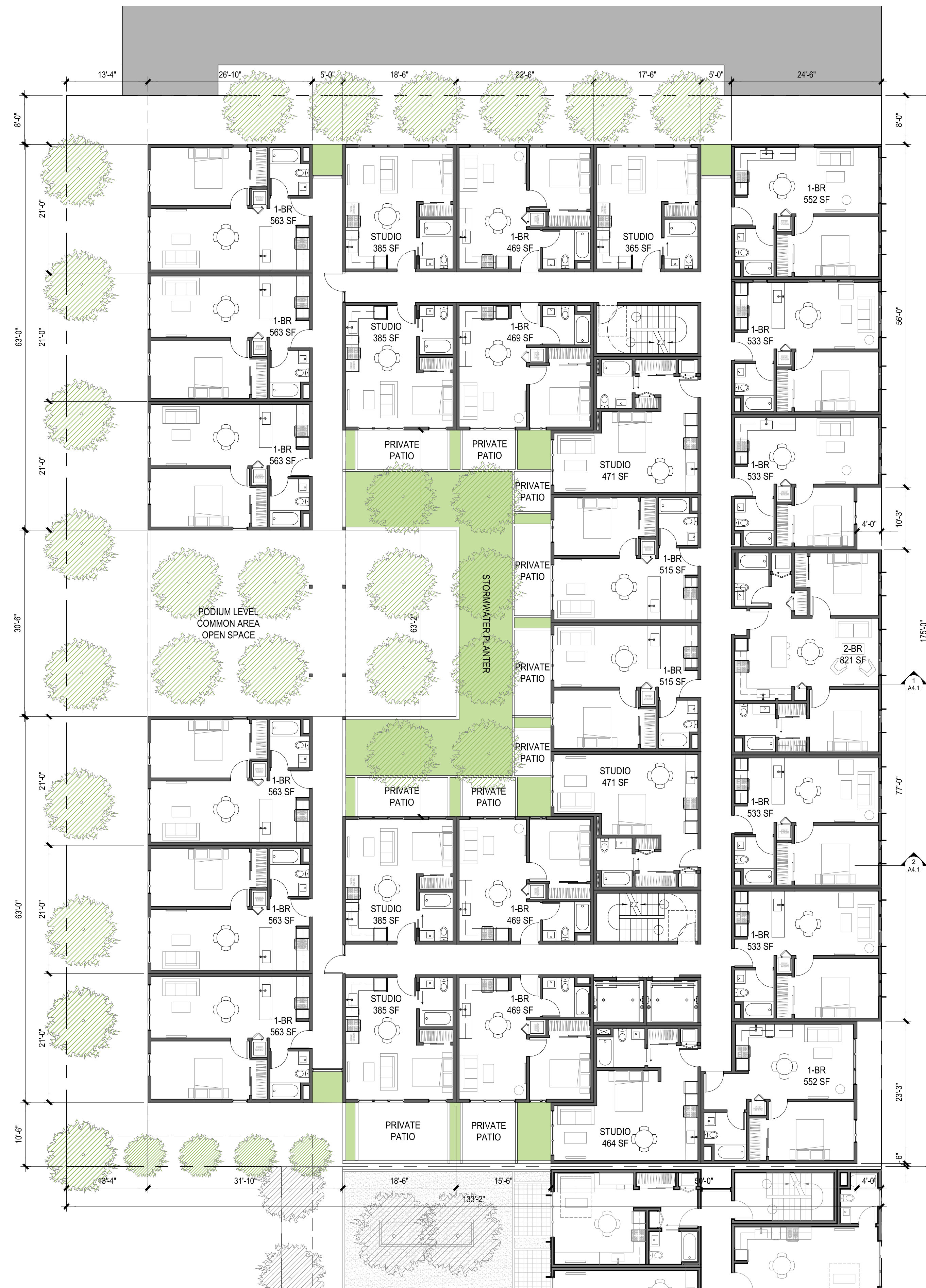
SHEET:

FLOOR PLANS

A2.2



2 PLAN AT LEVEL 3
3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"



1 PLAN AT LEVEL 2
3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"