

# The Berkeley Collection

Berkeley, California



## NX VENTURES

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## The Berkeley Collection

Berkeley, California

COVER SHEET

Project A19103  
Date SEPTEMBER 30, 2020  
Sheet

**A0.0**

# The Berkeley Collection

Berkeley, California

## PROJECT DESCRIPTION

### 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.

#### 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.

## 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.

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 A3.13 EXTERIOR ELEVATION - SIDE  
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 A3.21 CONCEPTUAL PERSPECTIVE VIEW  
 A3.22 CONCEPTUAL PERSPECTIVE VIEW  
 A3.23 COLOR & MATERIAL BOARD  
 A3.30 SITE WALL SUN STUDY  
 A3.31 BLDG SUN STUDY

## PROJECT TEAM

### PROJECT OWNER

#### NX VENTURES

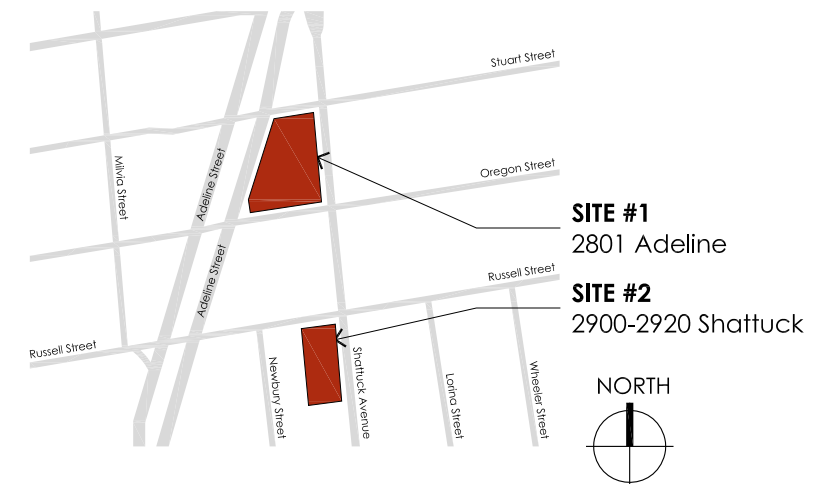
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### ARCHITECT

#### ARRIS STUDIO ARCHITECTS

1327 ARCHER STREET, SUITE 220  
 SAN LUIS OBISPO, CA 93401  
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## VICINITY MAP



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## The Berkeley Collection

Berkeley, California

### PROJECT DATA

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A0.10**

# 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: 47,916 SF (1.09 ACRES)  
LOCAL ZONING C-SA "SOUTH AREA COMMERCIAL"

### ADJACENT USE:

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

### SETBACKS:

#### MINIMUM SETBACKS

FRONT 0'-0"  
STREET SIDE 0'-0"  
SIDE 0'-0"  
REAR 0'-0"

### OPEN SPACE:

REQUIRED 3,360 SF  
40 SF PER RESIDENTIAL UNIT, W/ NO DIMENSION LESS THAN 6'-0" (PER CITY OF BERKELEY ZONING CODE SECTION 23E.52.070)  
PROVIDED 10,728 SF  
GROUND FLOOR 2,641 SF  
2ND FLOOR 0 SF  
3RD FLOOR 6,915 SF (469 SF PATIOS)  
4TH FLOOR 1,172 SF (ALL PATIOS)  
5TH FLOOR 0 SF  
6TH FLOOR 0 SF  
7TH FLOOR 0 SF

### BICYCLE PARKING CALCULATIONS

TOTAL ON SITE PARKING REQUIRED: 129 BIKES  
(1 BIKE SPACE / 2,000 SF) X 257,823 SF = 128.9  
TOTAL ON SITE PARKING PROVIDED: 138 BIKES

### BUILDING STATISTICS:

PROPOSED CONSTRUCTION TYPE 2 STORIES (GROUND & 2ND FLOORS)  
5 STORIES (3RD THRU 7TH FLOORS)  
BUILDING USE EXISTING USE COMMERCIAL  
ALLOWED USE RESIDENTIAL, COMMERCIAL  
PROPOSED USE MIXED USE RESIDENTIAL & COMMERCIAL  
OCCUPANCY GROUPS  
EXISTING OCCUPANCY GROUP M (COMMERCIAL/RETAIL)  
PROPOSED OCCUPANCY GROUPS R-2 (MULTISTORY RESIDENTIAL)  
B (RESIDENTIAL LOBBY)  
M (COMMERCIAL/RETAIL)  
OCCUPANCY SEPARATION REQ'D? YES  
FIRE SPRINKLERS REQ'D? YES  
NUMBER OF STORIES  
EXISTING NUMBER OF STORIES 1-STORY  
PROPOSED NUMBER OF STORIES 7-STORIES  
BUILDING HEIGHT  
EXISTING MAX HEIGHT 18'-0"  
ALLOWABLE MAX HEIGHT 85'-0"  
PROPOSED MAX HEIGHT 84'-11"  
FLOOR AREA RATIO (F.A.R.)  
F.A.R. EXISTING 0.51  
F.A.R. ALLOWED 4.0  
F.A.R. PROPOSED 5.3  
BUILDING AREA  
EXISTING BUILDING 24,640 SF  
PROPOSED BUILDING: 257,823 SF  
GROUND 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 & RECYCLING ENCLOSURE 910 SF  
2ND FLOOR: 43,848 SF  
HOTEL GUESTROOMS 13,306 SF  
HOTEL AMENITY SPACES 22,442 SF  
CIRCULATION & ACCESSORY SPACES 8,100 SF  
3RD FLOOR (4TH FLOOR SIMILAR): 39,252 SF  
RESIDENTIAL UNITS 31,386 SF  
CIRCULATION & ACCESSORY SPACES 7,866 SF  
5TH FLOOR (6TH TO 7TH FLOORS SIMILAR): 32,435 SF  
HOTEL GUESTROOMS 25,801 SF  
CIRCULATION & ACCESSORY SPACES 6,634 SF

### HOTEL GUESTROOM UNIT AREA:

UNIT TYPE	UNIT AREA	# OF UNITS	AREA
H.I. 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.I. 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
<b>TOTAL</b>		<b>222</b>	<b>90,961 SF</b>

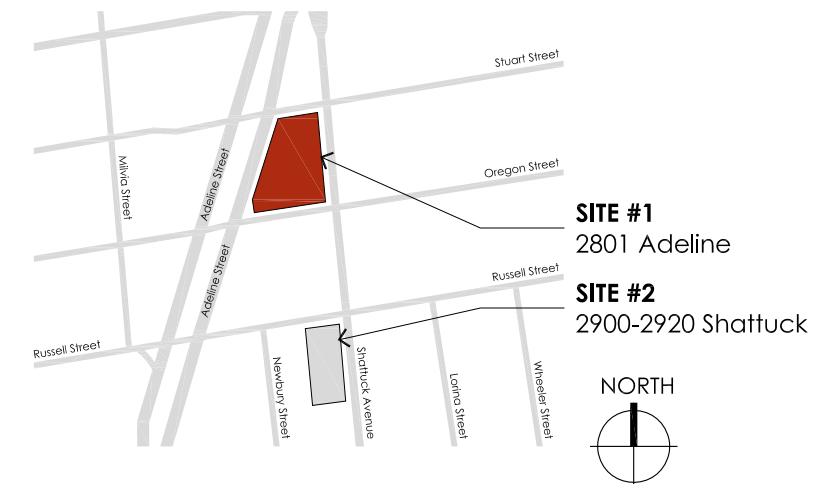
### RESIDENTIAL UNIT AREA:

UNIT TYPE	UNIT AREA	# OF 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
<b>TOTAL</b>		<b>84</b>	<b>62,772 SF</b>

### PARKING CALCULATIONS

TOTAL ON SITE PARKING REQUIRED: 203 SPACES  
COMMERCIAL/RETAIL 60 SPACES  
(2 SPACES / 1,000 SF\*) x (31,138 SF - 1,000 SF\*\*) = 60.3  
\*PER CITY OF BERKELEY MUNICIPAL CODE TABLE 23E.52.080  
\*\*FIRST 1,000 SF OF NEW GROSS FLOOR AREA EXEMPT PER SECTION 23E.52.080.C  
MULTI-FAMILY 63 SPACES  
(1 SPACE / 1,000 SF\*) x = 62,772 SF = 62.8  
\*PER CITY OF BERKELEY MUNICIPAL CODE TABLE 23D.40.080  
HOTEL 80 SPACES  
(1 SPACE / 3 GUEST ROOMS + 1 SPACE / 3 EMPLOYEES)\*  
(1/3 x 222 UNITS) + (1/3 x 18 EMPLOYEES PER SHIFT) = 74 + 6 = 80.0  
\*PER CITY OF BERKELEY MUNICIPAL CODE TABLE 23D.40.080  
TOTAL ON SITE PARKING PROVIDED: 213 SPACES  
GROUND LEVEL: 2 SPACES  
SUBTERRANEAN LEVEL 1: 80 SPACES  
SUBTERRANEAN LEVEL 2: 131 SPACES

### VICINITY MAP



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SITE #1: 2801 ADELINE STREET  
Berkeley, California

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**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 CARSON 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
EXTERIOR (10' ≤ X ≤ 30'):	1-HOUR	1-HOUR
EXTERIOR (X > 30'):	NON-RATED	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):	
R-2 OCCUPANCY:	39,252 SF
FOURTH STORY (TYPE III-A):	
R-2 OCCUPANCY:	39,252 SF
FIFTH STORY (TYPE III-A):	
R-1 OCCUPANCY:	32,435 SF
SIXTH STORY (TYPE III-A):	
R-1 OCCUPANCY:	32,435 SF
SEVENTH STORY (TYPE III-A):	
R-1 OCCUPANCY:	32,435 SF

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

<b>TYPE I-A CONSTRUCTION</b>	
B/A-2 OCCUPANCY:	7,028 SF
S-2 OCCUPANCY:	50,915 SF
TOTAL TYPE I-A BUILDING AREA	58,576 SF
<b>TYPE III-A CONSTRUCTION</b>	
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.
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**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 If]	
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
If = 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 If)]	
A <sub>a</sub> = ALLOWABLE BUILDING AREA PER STORY	
A <sub>t</sub> = TABULAR ALLOWABLE AREA FACTOR (SM)	24,000 SF
5-STORIES = HEIGHT INCREASE	
NS = TABULAR ALLOWABLE AREA FACTOR (NS)	24,000 SF
If = FRONTAGE INCREASE [692/692 - 0.25]30/30 =	0.75

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 If)]	
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
If = FRONTAGE INCREASE [692/692 - 0.25]30/30 =	0.75

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

**MIXED OCCUPANCY CALCULATION**

<b>THIRD FLOOR</b>	
<b>R-2 OCCUPANCY:</b>	
39,252 S.F./90,000 S.F.	= 0.44 < 1.00 (OKAY)

<b>FOURTH FLOOR</b>	
<b>R-2 OCCUPANCY:</b>	
39,252 S.F./90,000 S.F.	= 0.44 < 1.00 (OKAY)

<b>FIFTH FLOOR</b>	
<b>R-1 OCCUPANCY:</b>	
32,435 S.F./42,000 S.F.	= 0.77 < 1.00 (OKAY)

<b>SIXTH FLOOR</b>	
<b>R-1 OCCUPANCY:</b>	
32,435 S.F./42,000 S.F.	= 0.77 < 1.00 (OKAY)

<b>SEVENTH FLOOR</b>	
<b>R-1 OCCUPANCY:</b>	
32,435 S.F./42,000 S.F.	= 0.77 < 1.00 (OKAY)

**OVERALL RATIO**  
 PER 506.2.4 - FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF RATIOS OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, SHALL NOT EXCEED TWO  
 THIRD + FOURTH + FIFTH + SIXTH +SEVENTH < 2.00  
 0.44 + 0.44 + 0.77 + 0.77 +0.77=3.19 >2.00 (OKAY)

	<p><b>NX VENTURES</b></p> <p>NATHAN GEORGE &amp; XIN JIN 510.692.2994                  2343 Stuart Street info@NX-Ventures.com                  Berkeley, CA 94705 NX-Ventures.com</p>	<p><b>The Berkeley Collection</b></p> <p>SITE #1: 2801 ADELINE STREET                  Berkeley, California</p> <p><b>BUILDING CODE ANALYSIS</b></p>	<p>Project A19103                  Date SEPTEMBER 30, 2020                  Sheet</p> <p style="font-size: 2em; font-weight: bold;">A0.21</p>
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# The Berkeley Collection

2900-2920 Shattuck Avenue Berkeley, California

## PROJECT STATISTICS - SITE #2

### SITE STATISTICS:

ADDRESS 2920 SHATTUCK AVENUE  
BERKELEY, CA 94703

ASSESSOR PARCEL NUMBER 53-1590-5-1

PARCEL AREA: 19,624 SF (0.45 ACRES)

LOCAL ZONING C-SA "SOUTH AREA COMMERCIAL"

### ADJACENT USE:

NORTH RUSSELL STREET

WEST SINGLE FAMILY RESIDENTIAL

SOUTH COMMERCIAL

EAST SHATTUCK AVENUE

### SETBACKS:

#### MINIMUM SETBACKS

FRONT NONE

STREET SIDE NONE

SIDE NONE

REAR NONE

#### MINIMUM SETBACKS ADJACENT TO R-4, PER TABLE 23D.40.070:

FRONT 15'-0"

STREET SIDE 6'-0" TO 15'-0"

SIDE 4'-0" TO 12'-0"

REAR 15'-0"

### OPEN SPACE:

REQUIRED 3,600 SF

40 SF PER RESIDENTIAL UNIT, W/  
NO DIMENSION LESS THAN 6'-0"  
(PER CITY OF BERKELEY ZONING  
CODE SECTION 23E.52.070)

PROVIDED 7,496 SF

GROUND FLOOR 2,149 SF

2ND FLOOR 1,550 SF (GREEN ROOF)

3RD FLOOR 0 SF

4TH FLOOR 0 SF

5TH FLOOR 0 SF

6TH FLOOR 0 SF

ROOF DECK 3,797 SF

### BUILDING STATISTICS:

PROPOSED CONSTRUCTION TYPE

1 STORY (GROUND FLOOR)

5 STORIES (2ND- 6TH FLOORS)

BUILDING USE

EXISTING USE

ALLOWED USE

PROPOSED USE

### OCCUPANCY GROUPS

EXISTING OCCUPANCY GROUPS

PROPOSED OCCUPANCY GROUPS

### OCCUPANCY SEPARATION REQ'D?

FIRE SPRINKLERS REQ'D?

### NUMBER OF STORIES

EXISTING NUMBER OF STORIES

PROPOSED NUMBER OF STORIES

### BUILDING HEIGHT

EXISTING MAX HEIGHT 20'-0"

ALLOWABLE MAX HEIGHT 85'-0"

PROPOSED MAX HEIGHT 78'-7"

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

F.A.R. EXISTING 0.42

F.A.R. ALLOWED 4.0 MAX

F.A.R. PROPOSED 4.0

TYPE I A

TYPE III-A

COMMERCIAL, AUTO  
REPAIR SHOP

RESIDENTIAL,  
COMMERCIAL

MIXED USE RESIDENTIAL &  
COMMERCIAL

M (COMMERCIAL/RETAIL)

S-1 (AUTO REPAIR)

R-2 (MULTISTORY RES)

B (RESIDENTIAL LOBBY)

M (COMMERCIAL/RETAIL)

NO

YES

1-STORY

6-STORIES

20'-0"

85'-0"

78'-7"

0.42

4.0 MAX

4.0

### BUILDING AREA

EXISTING BUILDING 8,289 SF

PROPOSED BUILDING 78,675 SF

GROUND FLOOR: 7,848 SF

RETAIL 6,880 SF

RESIDENTIAL LOBBY (AMENITY) 395 SF

CIRCULATION & ACCESSORY SPACES 573

2ND FLOOR : 13,406 SF

(3RD, 4TH, 5TH, & 6TH FLOORS SIMILAR)

RESIDENTIAL UNITS 10,847 SF

AMENITY SPACES 768 SF

CIRCULATION & ACCESSORY SPACES 1,791 SF

ROOF: 3,797 SF

ROOF DECK / OUTDOOR OPEN SPACE 3,797 SF

### UNIT AREA:

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

### PARKING CALCULATIONS

TOTAL ON SITE PARKING REQUIRED: 79 SPACES

COMMERCIAL 12 SPACES

(2 SPACES / 1,000 SF\*) x (6,880 SF - 1,000 SF\*\*) = 11.8

\*PER CITY OF BERKELEY MUNICIPAL CODE TABLE 23E.52.080

\*\*FIRST 1,000 SF OF NEW GROSS FLOOR AREA EXEMPT PER SECTION 23E.52.080.C

MULTI-FAMILY 67 SPACES

(1 SPACE / 1,000 SF GROSS FLOOR AREA\*) x 67,030 SF = 67.03

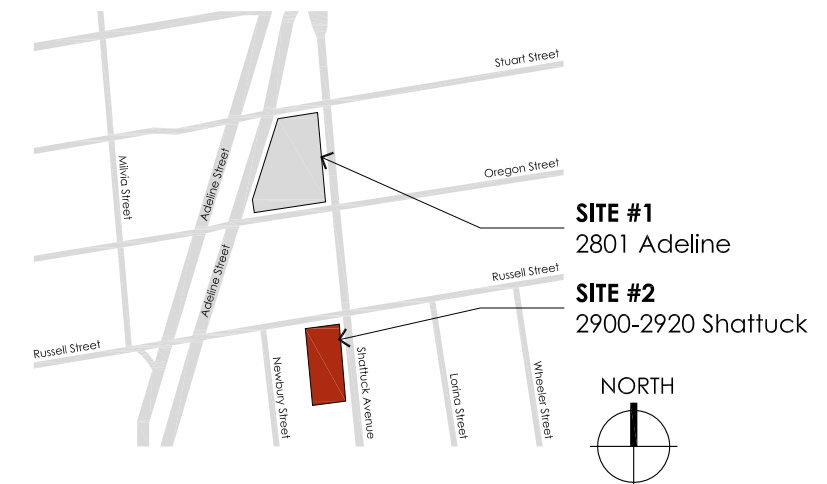
\*PER CITY OF BERKELEY MUNICIPAL CODE TABLE 23D.40.080

GUEST PARKING WAIVED FOR LOW INCOME HOUSING PROJECTS

TOTAL ON SITE PARKING PROVIDED: 20 SPACES\*\*\*

\*\*\*THIS APPLICATION IS REQUESTING A PARKING REDUCTION

## VICINITY MAP



### BICYCLE PARKING CALCULATIONS

TOTAL ON SITE PARKING REQUIRED: 39 BIKES

(1 BIKE SPACE / 2,000 SF) X 78,675 SF = 39.3

TOTAL ON SITE PARKING PROVIDED: 96 BIKES



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## The Berkeley Collection

SITE #2: 2900-2920 SHATTUCK  
Berkeley, California

### PROJECT DATA

Project A19103

Date SEPTEMBER 30, 2020

Sheet

**A0.30**

# 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 CARSON 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
EXTERIOR (10' ≤ X ≤ 30'):	1-HOUR	1-HOUR
EXTERIOR (X > 30'):	NON-RATED	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 or 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
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#### ALLOWABLE BUILDING AREA CALCULATION - TYPE I-A

BASED OFF OF PER 506.2.4 MIXED OCCUPANCY, MULTISTORY BUILDINGS

$A_G = A_f + [NS \times I_f]$	
$A_G$ = ALLOWABLE BUILDING AREA PER STORY	UNLIMITED
$A_f$ = 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

$A_G = [A_f + (NS \times I_f)] \times S_G$	
$A_G$ = ALLOWABLE BUILDING AREA PER STORY	
$A_f$ = 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
$S_G$ = STORY INCREASE, SHALL NOT TO EXCEED 2	2
NO INDIVIDUAL STORY SHALL EXCEED THE ALLOWABLE AREA USING THE VALUE OF $S_G = 1$ .	

#### ALLOWABLE AREA PER STORY

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

#### TOTAL ALLOWABLE BUILDING AREA

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

#### 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**

	<h2 style="margin: 0;">NX VENTURES</h2> <p style="margin: 0;">NATHAN GEORGE &amp; XIN JIN    510.692.2994 2343 Stuart Street    info@NX-Ventures.com Berkeley, CA 94705    NX-Ventures.com</p>	<h2 style="margin: 0;">The Berkeley Collection</h2> <p style="margin: 0;">SITE #2: 2900-2920 SHATTUCK Berkeley, California</p> <h3 style="margin: 0;">BUILDING CODE ANALYSIS</h3>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">Project</td> <td>A19103</td> </tr> <tr> <td style="font-size: small;">Date</td> <td>SEPTEMBER 30, 2020</td> </tr> <tr> <td style="font-size: small;">Sheet</td> <td style="font-size: 2em; font-weight: bold;">A0.31</td> </tr> </table>	Project	A19103	Date	SEPTEMBER 30, 2020	Sheet	A0.31
Project	A19103								
Date	SEPTEMBER 30, 2020								
Sheet	A0.31								



**OVERALL SITE PLAN**

	<p><b>NX VENTURES</b>          NATHAN GEORGE &amp; XIN JIN 510.692.2994          2343 Stuart Street info@NX-Ventures.com          Berkeley, CA 94705 NX-Ventures.com</p>	<p><b>The Berkeley Collection</b>          Berkeley, California  <b>OVERALL SITE PLAN</b></p> <p>0 10 25 50 100 150          11x17 SHEET SCALE: 1" = 150'-0"          24x36 SHEET SCALE: 1" = 75'-0"</p> <p>PROJECT NORTH TRUE NORTH</p>	<p>Project A19103          Date SEPTEMBER 30, 2020          Sheet</p> <p><b>A1.00</b></p>
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(A) EXISTING



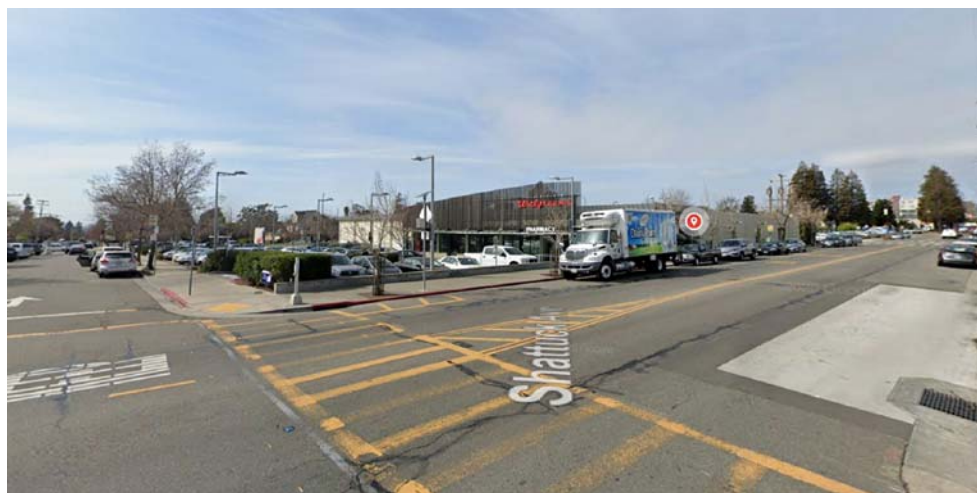
(D) EXISTING



(B) EXISTING



(E) EXISTING



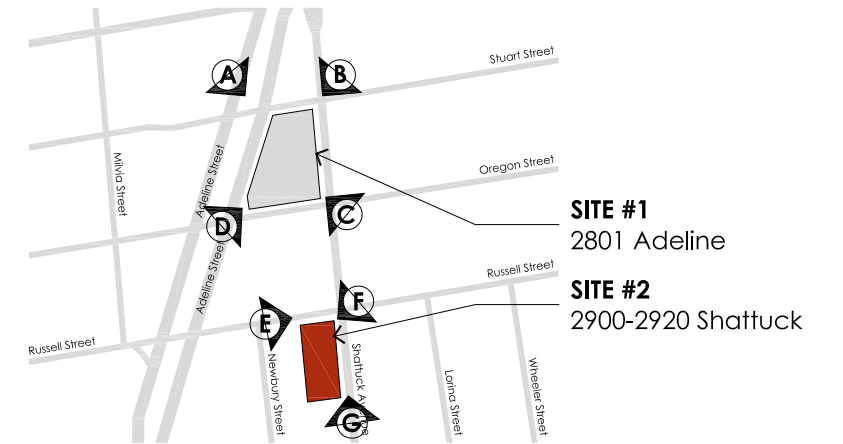
(C) EXISTING



(F) EXISTING



(G) EXISTING



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		<p>Berkeley, California</p> <p><b>EXISTING SITE PHOTOS</b></p>	<p>Date SEPTEMBER 30, 2020</p> <p>Sheet</p> <p><b>A1.01</b></p>



EXISTING

**CONCEPTUAL PERSPECTIVE STREET VIEW**  
VIEW FROM RUSSELL STREET

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**CONCEPTUAL PERSPECTIVE STREET VIEW**  
 VIEW FROM THE INTERSECTION OF OREGON STREET + SHATTUCK AVENUE

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EXISTING



**CONCEPTUAL PERSPECTIVE STREET VIEW**  
 VIEW FROM THE INTERSECTION OF SHATTUCK AVE + RUSSELL STREET



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**The Berkeley Collection**


Berkeley, California  
**CONCEPTUAL PERSPECTIVE  
 STREET VIEW**

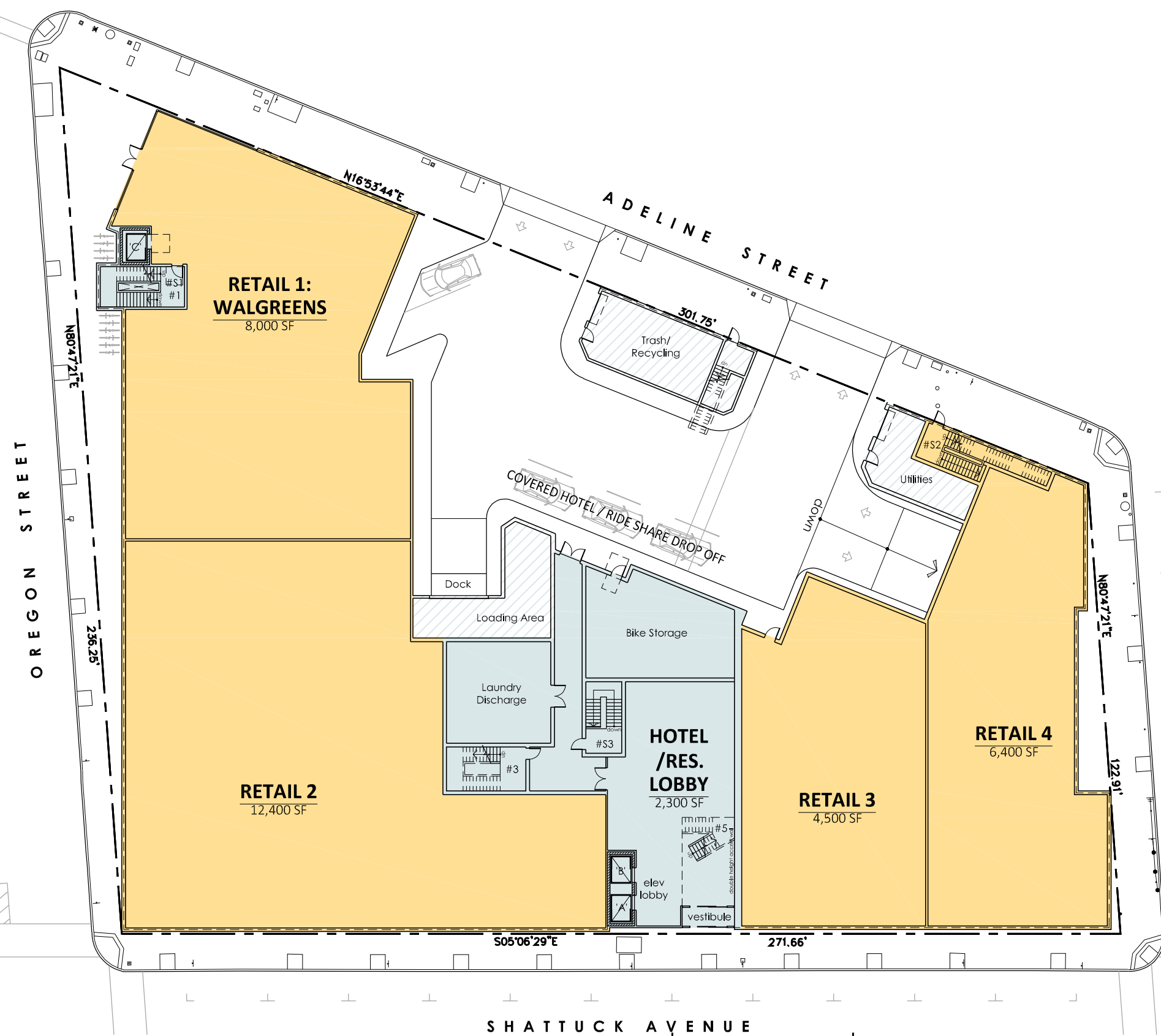
Project A19103  
 Date SEPTEMBER 30, 2020  
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**A1.12**



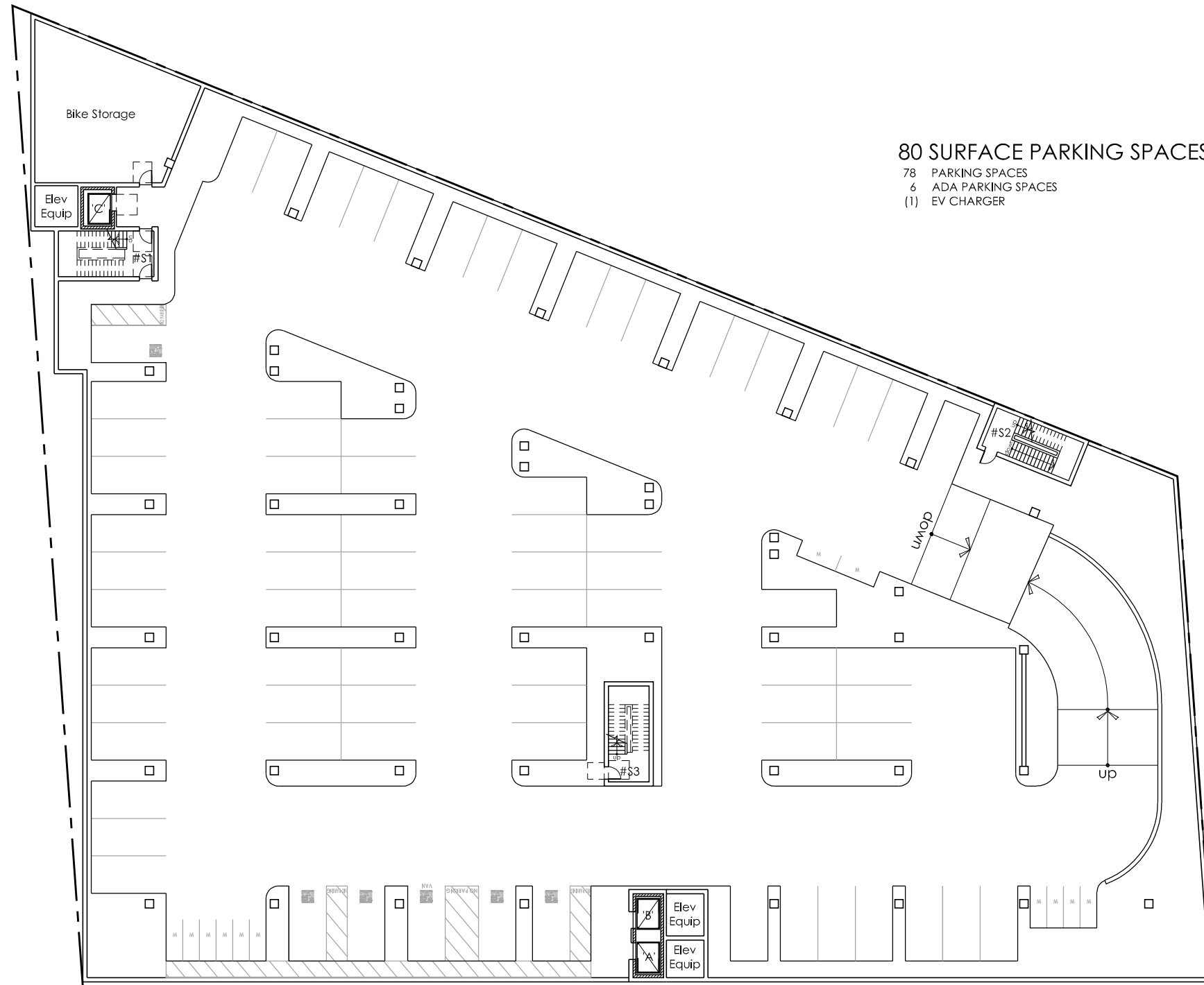
**CONCEPTUAL PERSPECTIVE STREET VIEW**  
 VIEW FROM THE INTERSECTION OF ADELINE STREET + STUART STREET

	<p><b>NX VENTURES</b>        NATHAN GEORGE &amp; XIN JIN 510.692.2994        2343 Stuart Street info@NX-Ventures.com        Berkeley, CA 94705 NX-Ventures.com</p>	<p><b>The Berkeley Collection</b>        Berkeley, California  <b>CONCEPTUAL PERSPECTIVE STREET VIEW</b></p>	<p>Project A19103        Date SEPTEMBER 30, 2020        Sheet  <b>A1.13</b></p>
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**CONCEPTUAL FLOOR LAYOUT**  
FIRST / GROUND LEVEL

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	<b>GROUND LEVEL FLOOR PLAN</b>		<b>A2.00</b>
 11x17 SHEET SCALE: 1/32" = 1'-0" 24x36 SHEET SCALE: 1/16" = 1'-0"		PROJECT NORTH  TRUE NORTH 	



**80 SURFACE PARKING SPACES**

- 78 PARKING SPACES
- 6 ADA PARKING SPACES
- (1) EV CHARGER

**CONCEPTUAL FLOOR LAYOUT**  
SUBTERRANEAN PARKING LEVEL 1

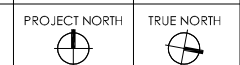


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 SITE #1: 2801 ADELINE STREET  
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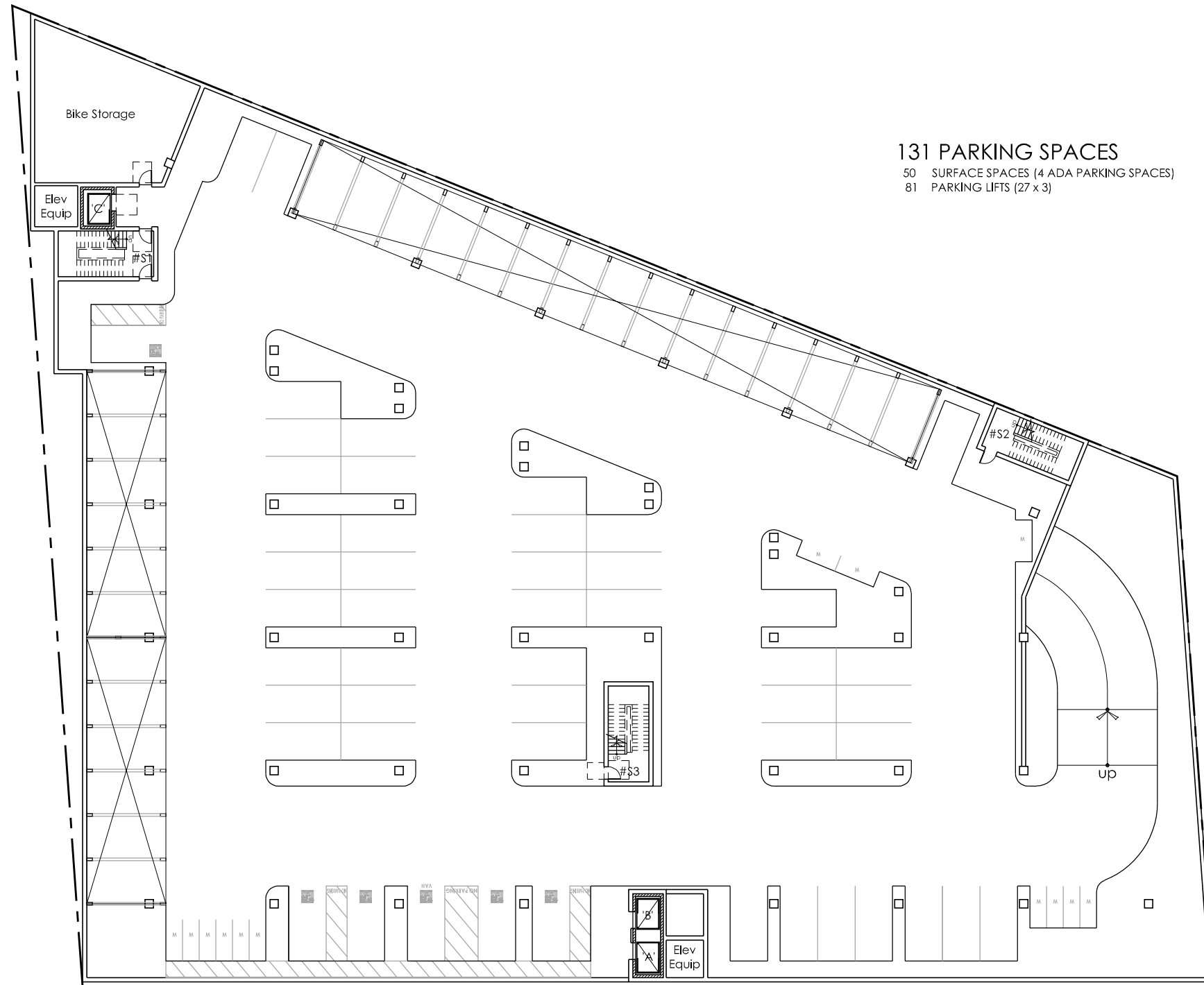
**SUBTERRANEAN PARKING LAYOUT-LEVEL 1**

11x17 SHEET SCALE: 1/32" = 1'-0"  
 24x36 SHEET SCALE: 1/16" = 1'-0"



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**A2.01**



**131 PARKING SPACES**  
 50 SURFACE SPACES (4 ADA PARKING SPACES)  
 81 PARKING LIFTS (27 x 3)

**CONCEPTUAL FLOOR LAYOUT**  
 SUBTERRANEAN PARKING LEVEL 2


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	<b>SUBTERRANEAN PARKING LAYOUT-LEVEL 2</b>		<b>A2.02</b>
 11x17 SHEET SCALE: 1/32" = 1'-0" 24x36 SHEET SCALE: 1/16" = 1'-0"		PROJECT NORTH  TRUE NORTH 	

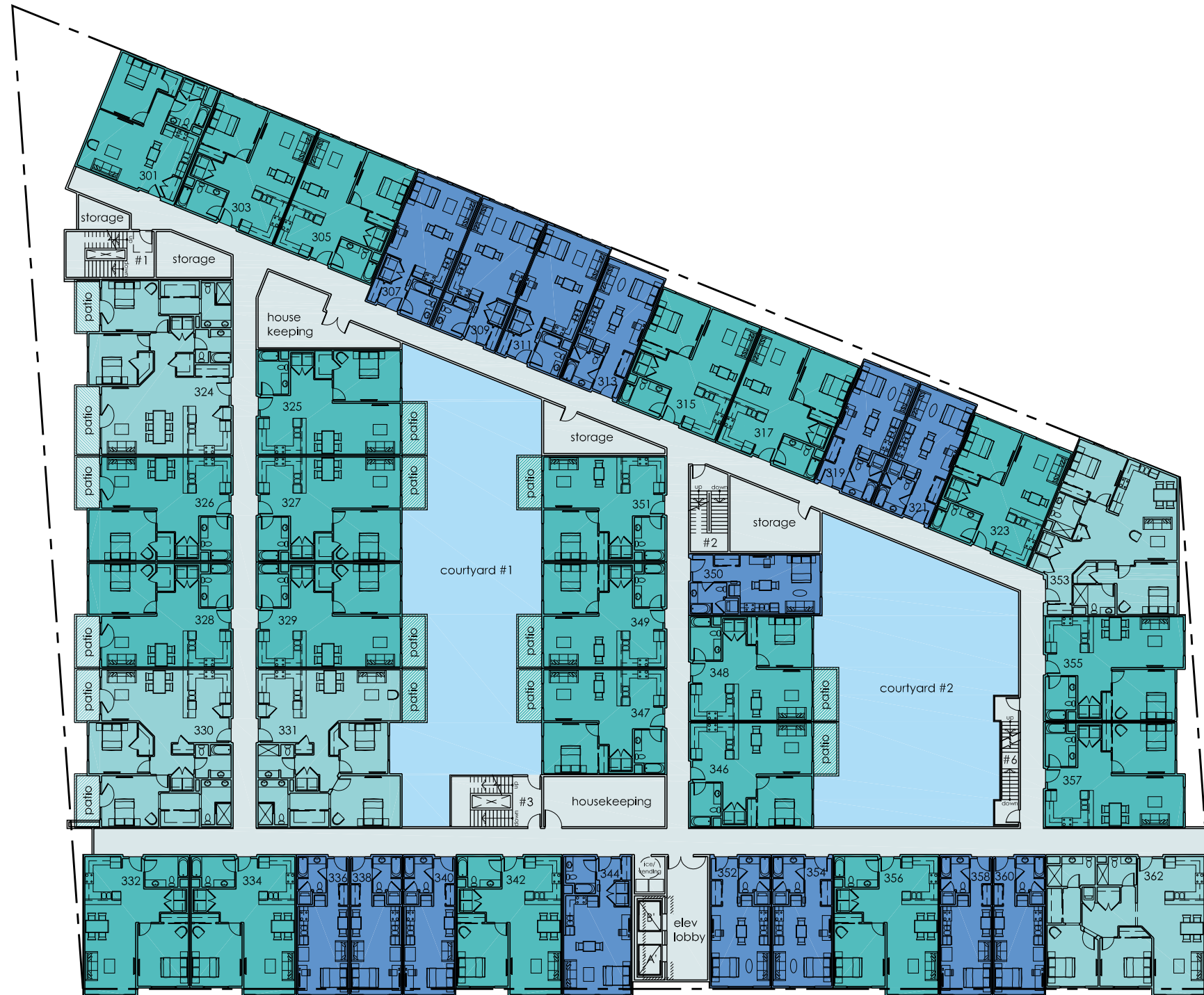


- ROOM COLOR LEGEND**
- HOME2SUITES STUDIO DBL QUEEN
  - HOME2SUITES STUDIO KING
  - HOME2SUITES STUDIO 1-BED SUITE
  - STUDIO UNIT
  - 1-BED UNIT
  - 2-BED UNIT
  - CIRCULATION/ACCESSORY SPACES
  - HOTEL AMENITIES
  - MULTI-FUNCTION SPACE

# CONCEPTUAL FLOOR LAYOUT

## 2ND LEVEL

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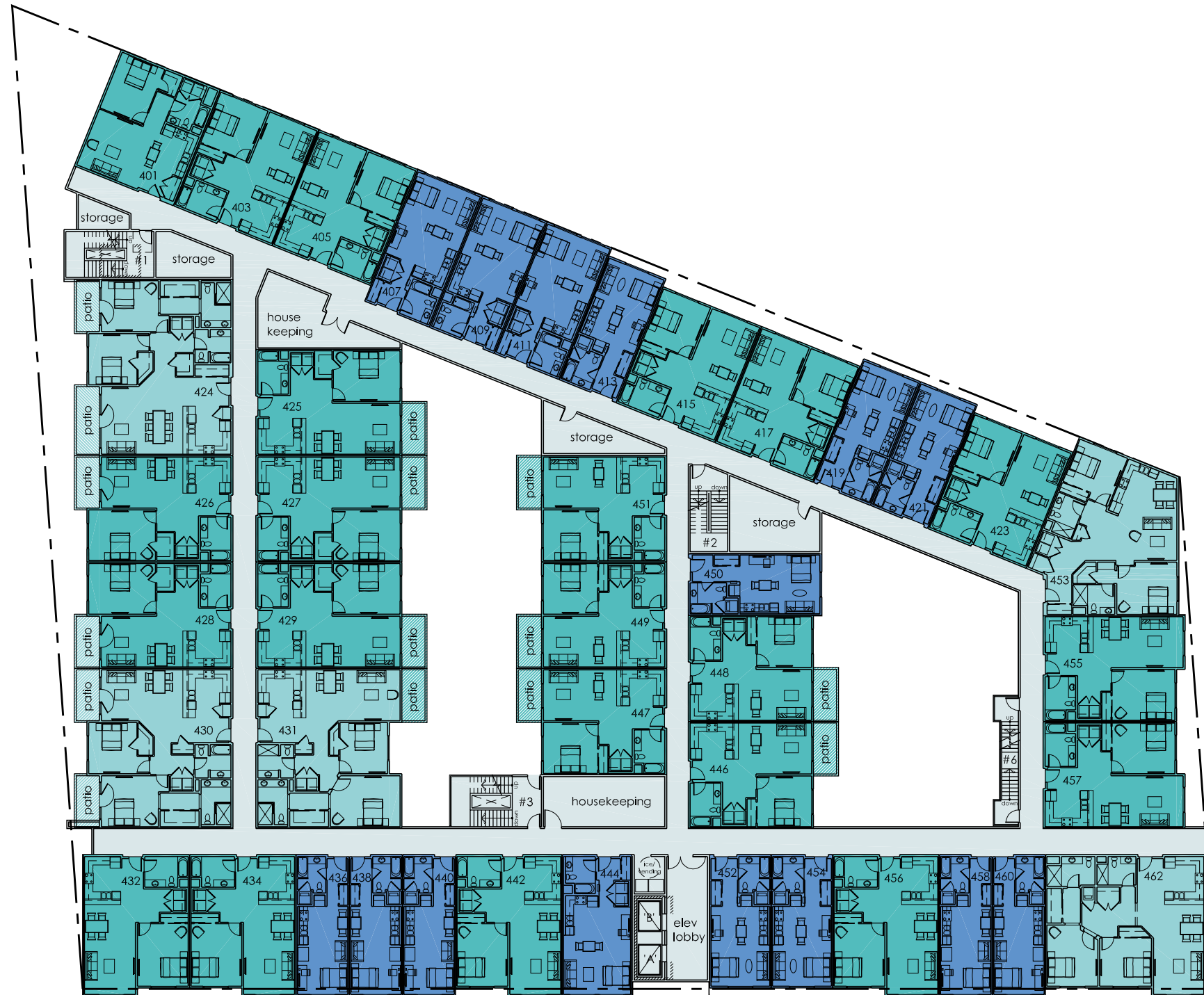


- ROOM COLOR LEGEND**
- HOME2SUITES STUDIO DBL QUEEN
  - HOME2SUITES STUDIO KING
  - HOME2SUITES STUDIO 1-BED SUITE
  - STUDIO UNIT
  - 1-BED UNIT
  - 2-BED UNIT
  - CIRCULATION/ACCESSORY SPACES
  - HOTEL AMENITIES
  - MULTI-FUNCTION SPACE

# CONCEPTUAL FLOOR LAYOUT

3RD LEVEL

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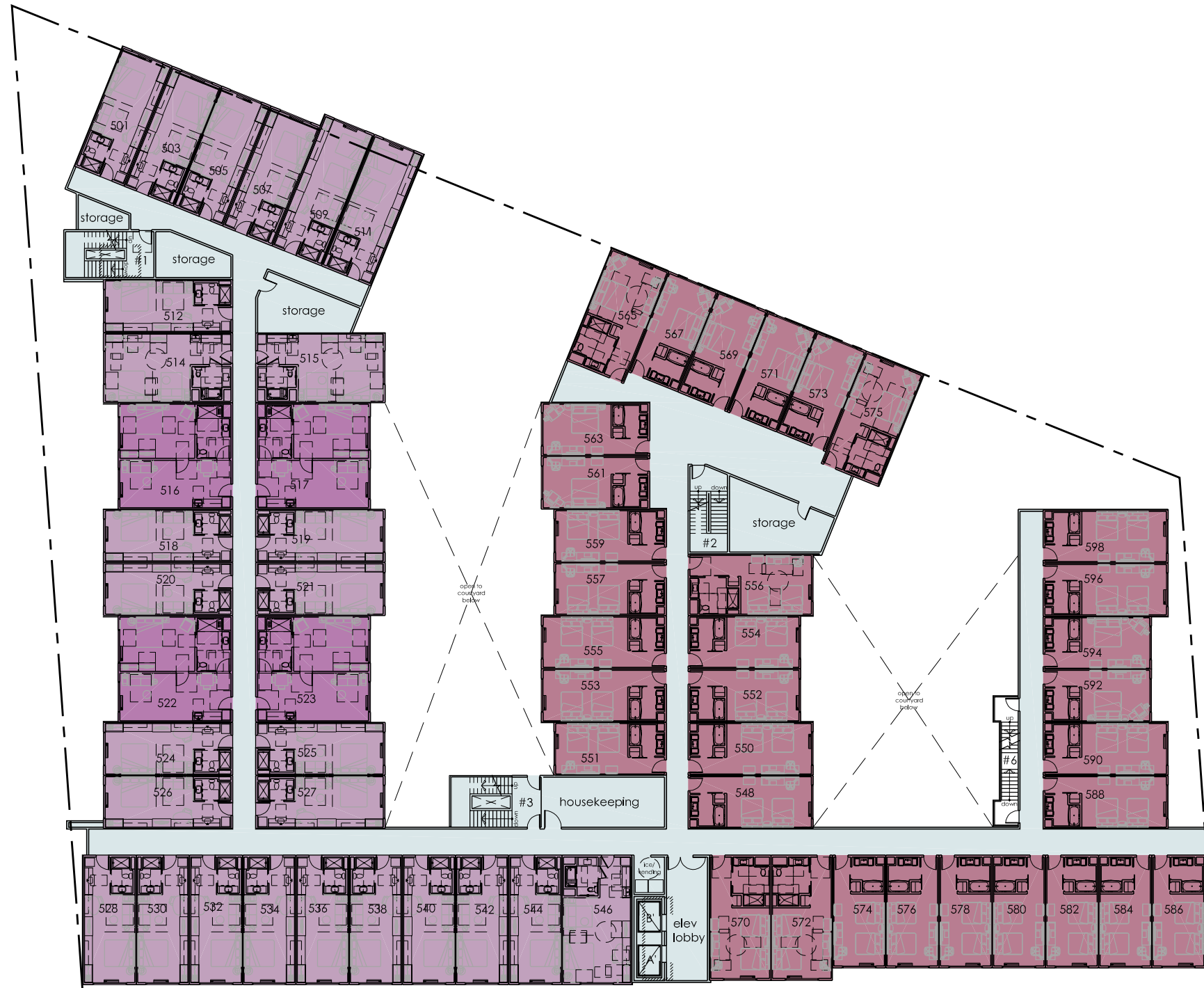


- ROOM COLOR LEGEND**
- HOME2SUITES STUDIO DBL QUEEN
  - HOME2SUITES STUDIO KING
  - HOME2SUITES STUDIO 1-BED SUITE
  - STUDIO UNIT
  - 1-BED UNIT
  - 2-BED UNIT
  - CIRCULATION/ACCESSORY SPACES
  - HOTEL AMENITIES
  - MULTI-FUNCTION SPACE

# CONCEPTUAL FLOOR LAYOUT

## 4TH LEVEL

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- 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

5TH THROUGH 7TH LEVELS

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**EXTERIOR ELEVATION**  
STUART STREET - NORTH

	<b>NX VENTURES</b> NATHAN GEORGE & XIN JIN    510.692.2994 2343 Stuart Street    info@NX-Ventures.com Berkeley, CA 94705    NX-Ventures.com	<b>The Berkeley Collection</b> <b>SITE #1: 2801 ADELINE STREET</b> Berkeley, California <b>EXTERIOR ELEVATION</b>	Project A19103 Date SEPTEMBER 30, 2020 Sheet
	 11x17 SHEET SCALE: 1/32" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"	<b>A2.10</b>	



**EXTERIOR ELEVATION**  
SHATTUCK AVENUE - EAST

	<p><b>NX VENTURES</b> NATHAN GEORGE &amp; XIN JIN 510.692.2994 2343 Stuart Street info@NX-Ventures.com Berkeley, CA 94705 NX-Ventures.com</p>	<p><b>The Berkeley Collection</b> SITE #1: 2801 ADELINE STREET Berkeley, California</p>	<p>Project A19103 Date SEPTEMBER 30, 2020 Sheet</p>
		<p><b>EXTERIOR ELEVATION</b></p> <p>11x17 SHEET SCALE: 1/32" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"</p>	<p><b>A2.11</b></p>





# EXTERIOR ELEVATION

ADELINE STREET - WEST

	<p><b>NX VENTURES</b></p> <p>NATHAN GEORGE &amp; XIN JIN 510.692.2994 2343 Stuart Street info@NX-Ventures.com Berkeley, CA 94705 NX-Ventures.com</p>	<p><b>The Berkeley Collection</b></p> <p>SITE #1: 2801 ADELINE STREET Berkeley, California</p>	<p>Project A19103 Date SEPTEMBER 30, 2020 Sheet</p>
		<p><b>EXTERIOR ELEVATION</b></p> <p>11x17 SHEET SCALE: 1/32" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"</p>	<p><b>A2.13</b></p>



**CONCEPTUAL PERSPECTIVE VIEW**  
 CORNER VIEW AT STUART STREET + ADELINE STREET



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 Berkeley, CA 94705 NX-Ventures.com

**The Berkeley Collection**

**SITE #1: 2801 ADELINE STREET**  
 Berkeley, California

**CONCEPTUAL PERSPECTIVE VIEW**

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A2.20**



**CONCEPTUAL PERSPECTIVE VIEW**  
 CORNER VIEW AT SHATTUCK AVENUE + STUART STREET



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 Berkeley, CA 94705 NX-Ventures.com

**The Berkeley Collection**  
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 Berkeley, California

**CONCEPTUAL PERSPECTIVE VIEW**

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A2.21**



**CONCEPTUAL PERSPECTIVE VIEW**  
 CORNER VIEW AT OREGON STREET + SHATTUCK AVENUE



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 Berkeley, CA 94705 NX-Ventures.com

**The Berkeley Collection**  
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 Berkeley, California

**CONCEPTUAL PERSPECTIVE VIEW**

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A2.22**



**CONCEPTUAL PERSPECTIVE VIEW**  
 CORNER VIEW AT ADELINE STREET + OREGON STREET



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 NATHAN GEORGE & XIN JIN 510.692.2994  
 2343 Stuart Street info@NX-Ventures.com  
 Berkeley, CA 94705 NX-Ventures.com

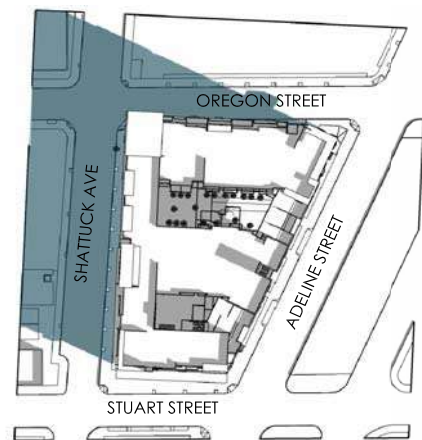
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 Berkeley, California

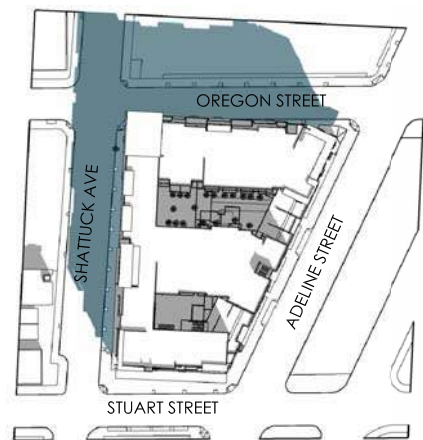
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Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

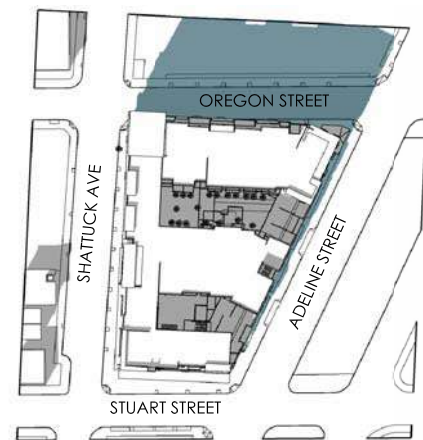
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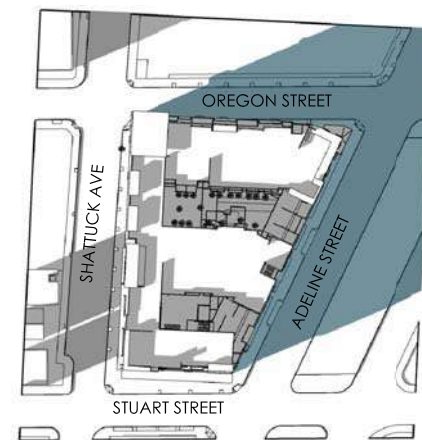
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11:00 AM

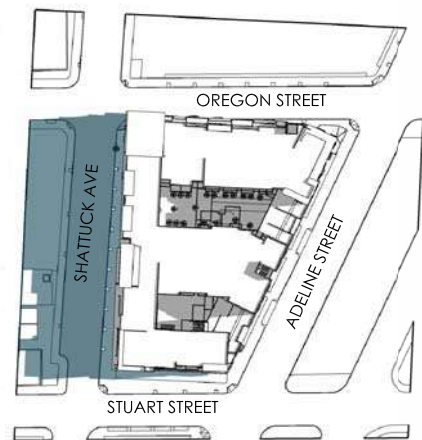


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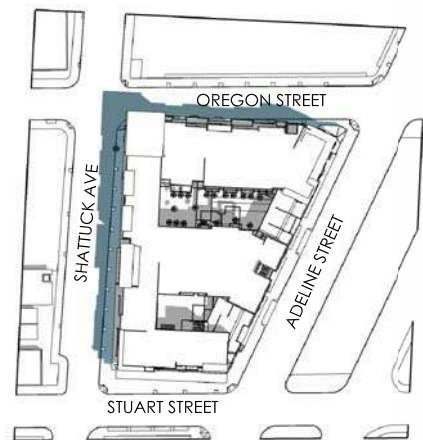


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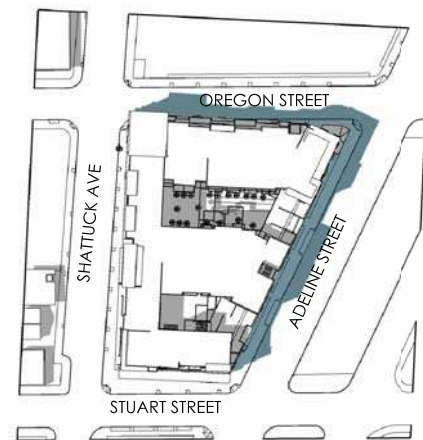
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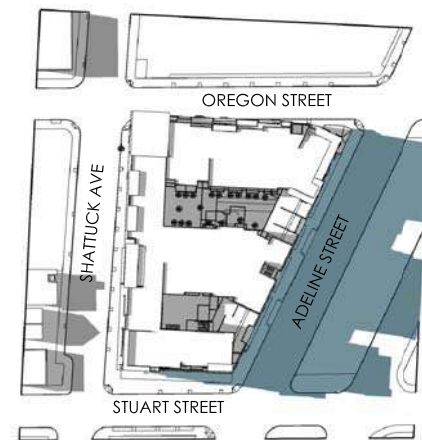
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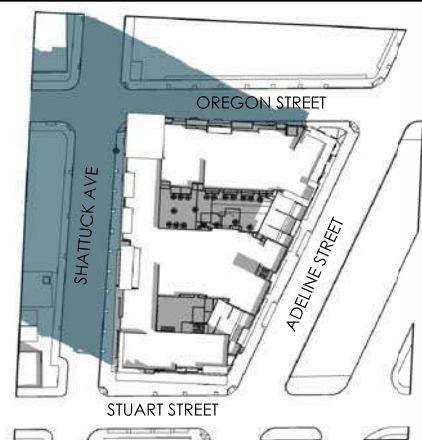


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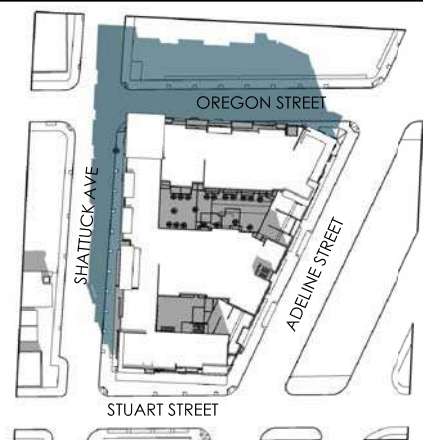


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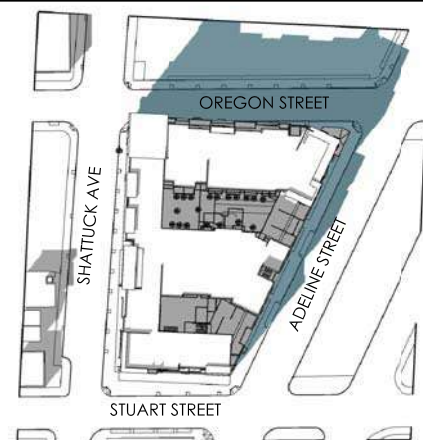
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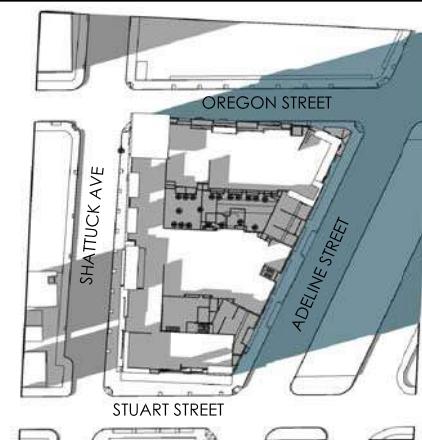
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11:00 AM



2:00 PM



5:00 PM

**OCTOBER**



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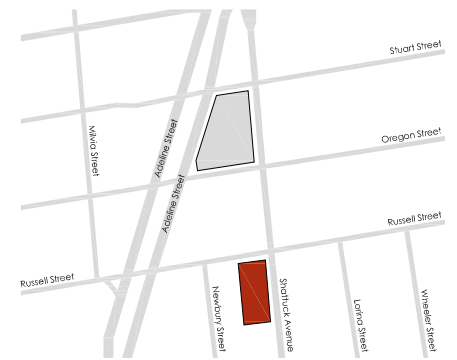
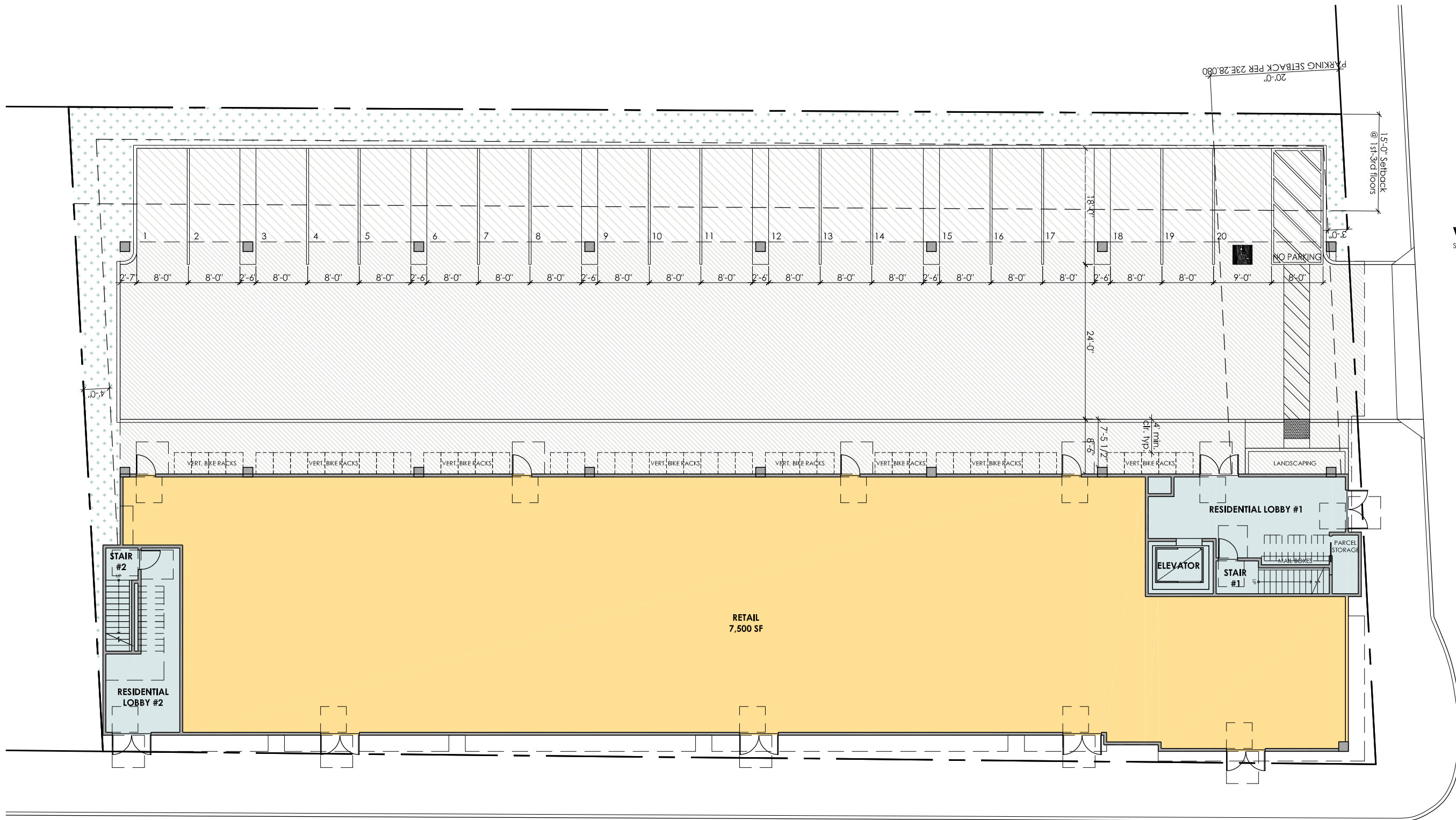
**The Berkeley Collection**

SITE #1: 2801 ADELINE STREET  
 Berkeley, California

**SUN & SHADOW STUDY**

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A2.30**



**VICINITY MAP**  
SCALE: 1/16" = 1'-0"

RUSSELL STREET

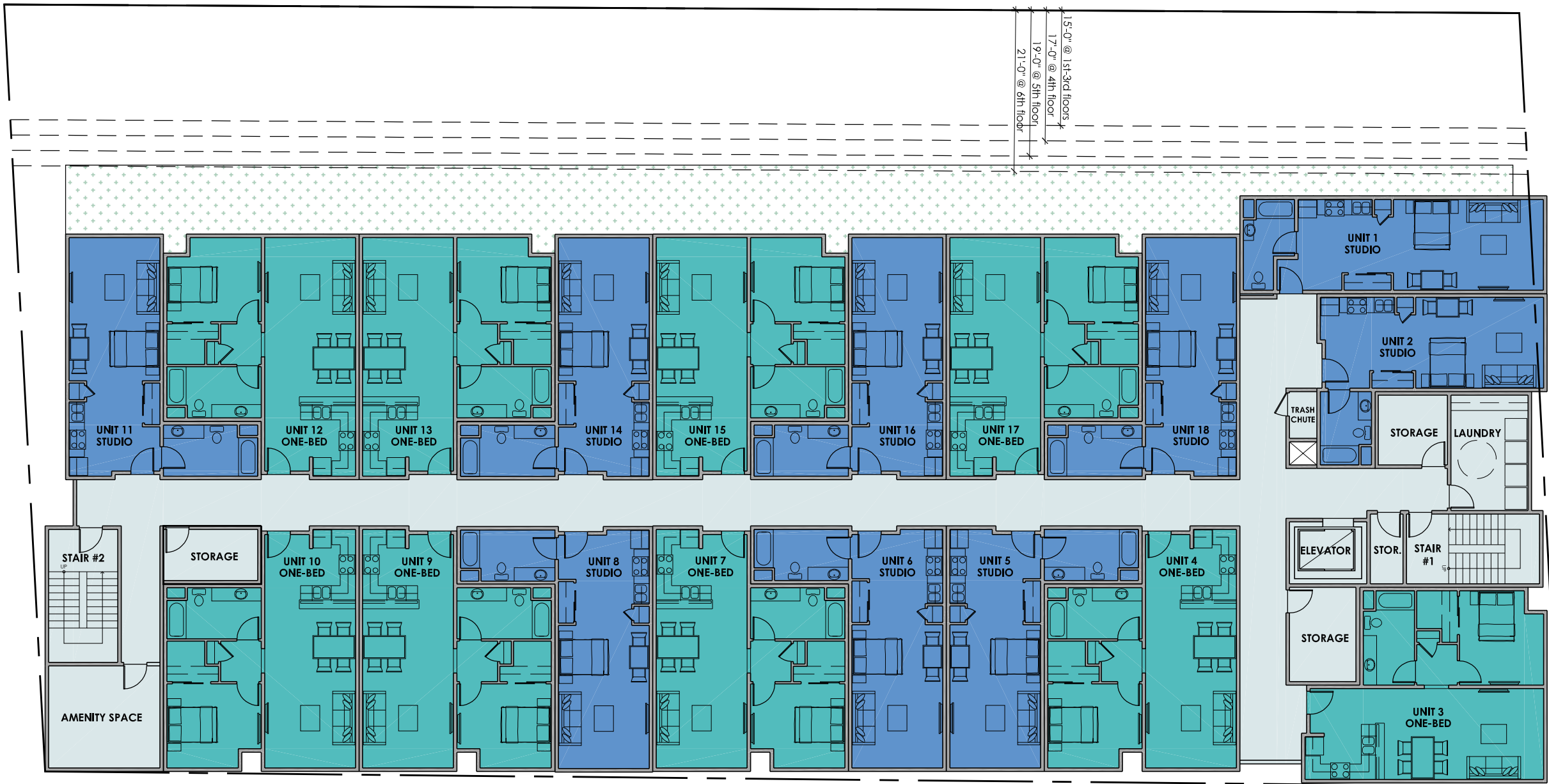
SHATTUCK AVENUE

# CONCEPTUAL FLOOR LAYOUT

SITE/FIRST LEVEL

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	<b>SITE / FIRST LEVEL FLOOR PLAN</b>		 11x17 SHEET SCALE: 1/16" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"

A3.00



# CONCEPTUAL FLOOR LAYOUT

## 2ND THROUGH 6TH LEVELS



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 SITE #2: 2900-2920 SHATTUCK AVE.  
 Berkeley, California

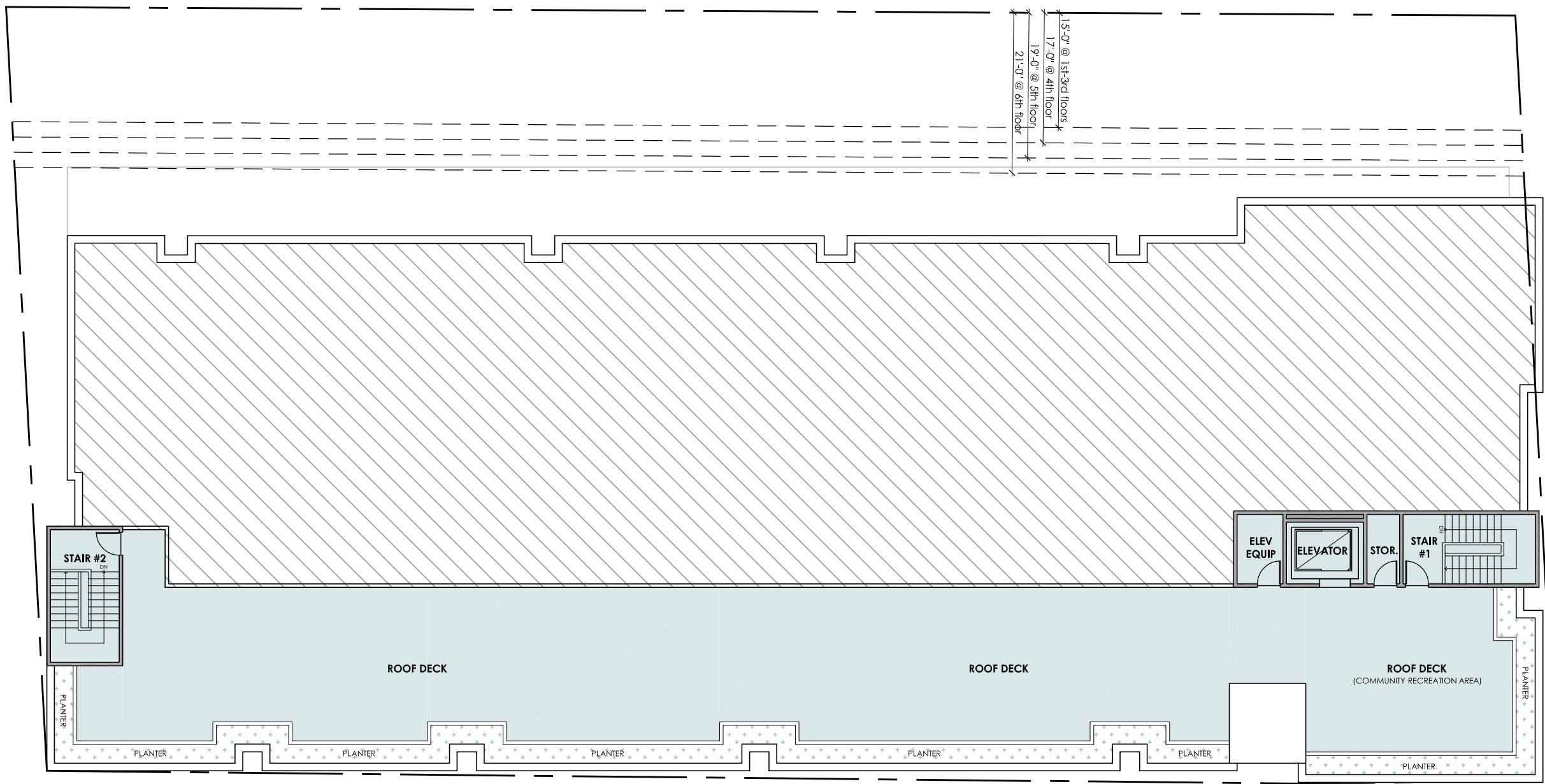
**2ND THRU 6TH LEVEL FLOOR PLAN**

0 1 2 4 8 16  
 11x17 SHEET SCALE: 1/16" = 1'-0"  
 24x36 SHEET SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

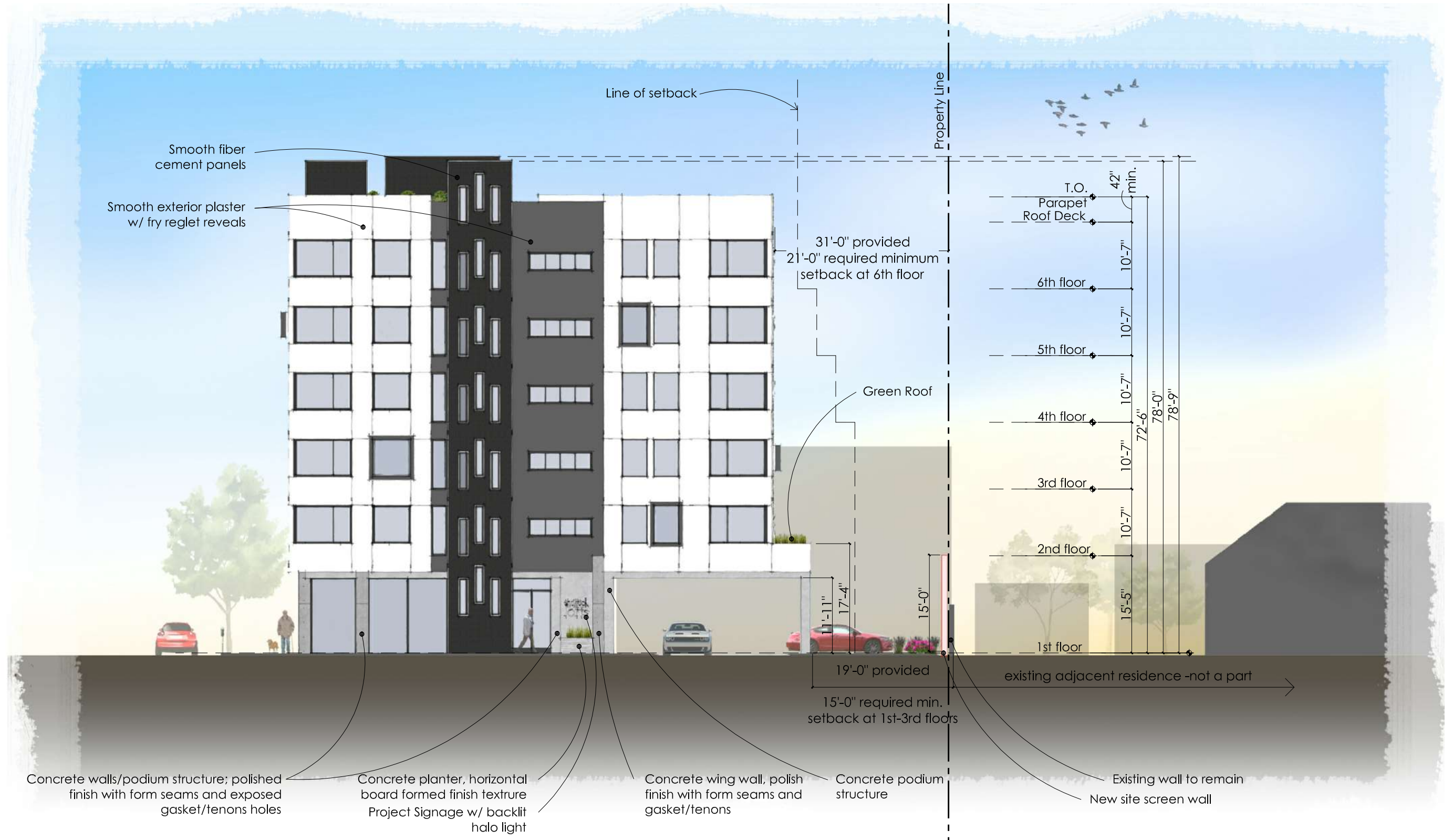
**A3.01**



# CONCEPTUAL FLOOR LAYOUT

## ROOF DECK

	<p><b>NX VENTURES</b>          NATHAN GEORGE &amp; XIN JIN 510.692.2994          2343 Stuart Street info@NX-Ventures.com          Berkeley, CA 94705 NX-Ventures.com</p>	<p><b>The Berkeley Collection</b>          SITE #2: 2900-2920 SHATTUCK AVE.          Berkeley, California</p>	<p>Project A19103          Date SEPTEMBER 30, 2020          Sheet</p>
		<p><b>ROOF DECK FLOOR PLAN</b></p> <p>11x17 SHEET SCALE: 1/16" = 1'-0"          24x36 SHEET SCALE: 1/8" = 1'-0"</p>	<p><b>A3.02</b></p>



# EXTERIOR ELEVATION

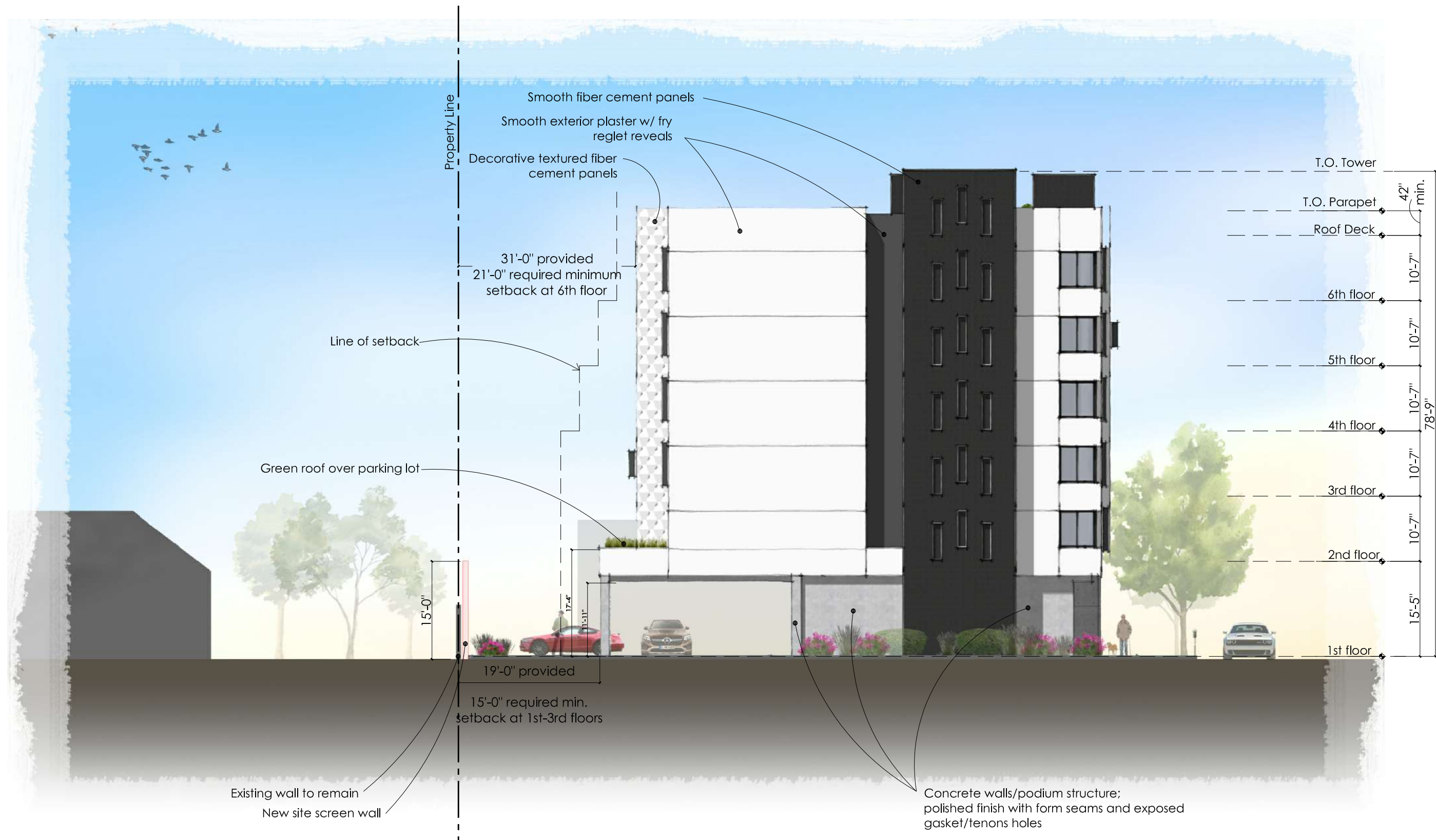
RUSSELL STREET - NORTH

	<h2>NX VENTURES</h2> <p>NATHAN GEORGE &amp; XIN JIN 510.692.2994          2343 Stuart Street info@NX-Ventures.com          Berkeley, CA 94705 NX-Ventures.com</p>	<h3>The Berkeley Collection</h3> <p>SITE #2: 2900-2920 SHATTUCK AVE.          Berkeley, California</p>	<p>Project A19103          Date SEPTEMBER 30, 2020          Sheet</p>
	<h3>EXTERIOR ELEVATION</h3> <p>11x17 SHEET SCALE: 1/16" = 1'-0"          24x36 SHEET SCALE: 1/8" = 1'-0"</p>		<b>A3.10</b>



**EXTERIOR ELEVATION**  
SHATTUCK AVENUE - EAST

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			<p>Date SEPTEMBER 30, 2020</p> <p>Sheet</p> <p><b>A3.11</b></p>



# EXTERIOR ELEVATION

REAR - SOUTH

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	<h3>EXTERIOR ELEVATION</h3> <p>11x17 SHEET SCALE: 1/16" = 1'-0"          24x36 SHEET SCALE: 1/8" = 1'-0"</p>		<b>A3.12</b>



Smooth fiber cement panels  
 Decorative textured fiber cement panels  
 Smooth exterior plaster w/ fry reglet reveals

42" min.  
 T.O. Parapet  
 Roof Deck  
 10'-7"  
 6th floor  
 10'-7"  
 5th floor  
 10'-7"  
 4th floor  
 72'-4"  
 3rd floor  
 10'-7"  
 2nd floor  
 10'-7"  
 15'-5"  
 1st floor  
 78'-9"

Green Roof over the parking lot

Concrete walls/podium structure;  
 polished finish with form seams and exposed  
 gasket/tenons holes

**EXTERIOR ELEVATION**  
 "SIDE, ALONG PROPOSED PARKING LOT - WEST"

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**CONCEPTUAL PERSPECTIVE VIEW**  
 CORNER VIEW AT SHATTUCK AVENUE + RUSSELL STREET



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 SITE #2: 2900-2920 SHATTUCK AVE.  
 Berkeley, California

**CONCEPTUAL PERSPECTIVE VIEW**

Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A3.20**



**CONCEPTUAL PERSPECTIVE VIEW**  
 CORNER VIEW AT SHATTUCK AVENUE + RUSSELL STREET

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			<p><b>A3.21</b></p>



**CONCEPTUAL PERSPECTIVE VIEW**  
 VIEW ALONG RUSSELL STREET



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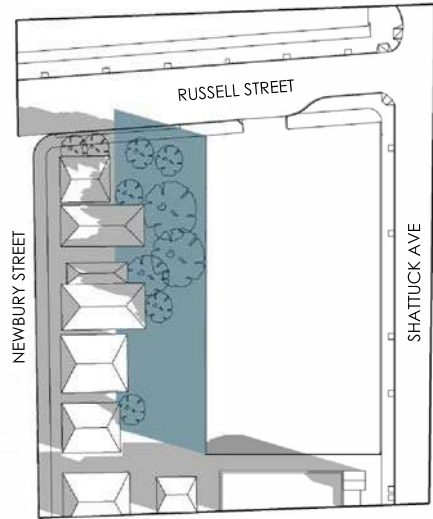
**The Berkeley Collection**  
 SITE #2: 2900-2920 SHATTUCK AVE.  
 Berkeley, California

**CONCEPTUAL PERSPECTIVE VIEW**

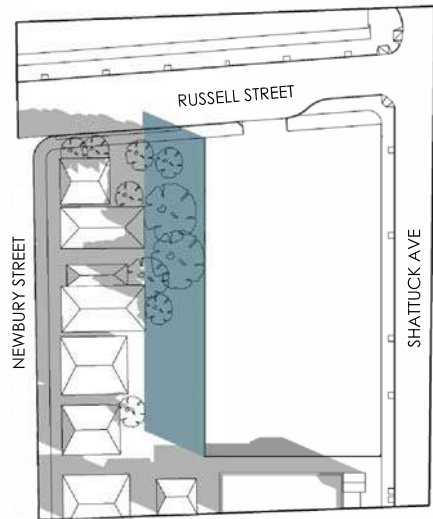
Project A19103  
 Date SEPTEMBER 30, 2020  
 Sheet

**A3.22**

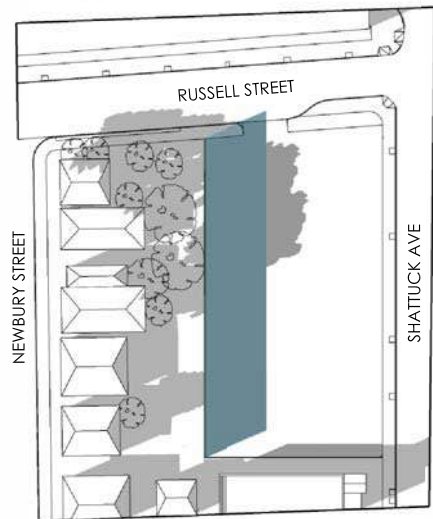
MARCH 19, 2020



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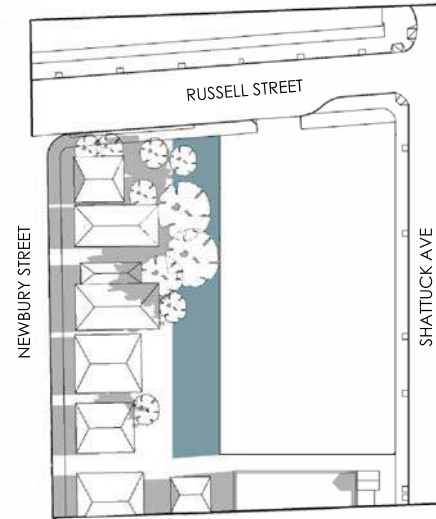


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BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



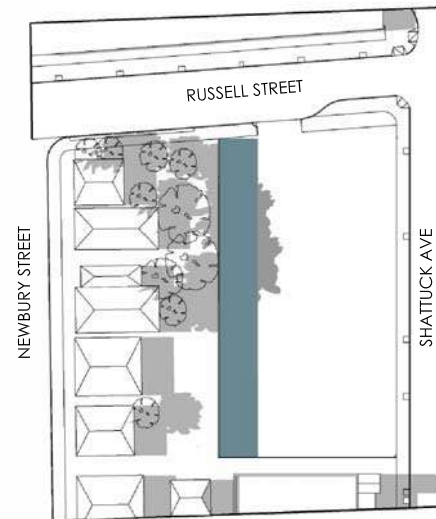
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JUNE 20, 2020



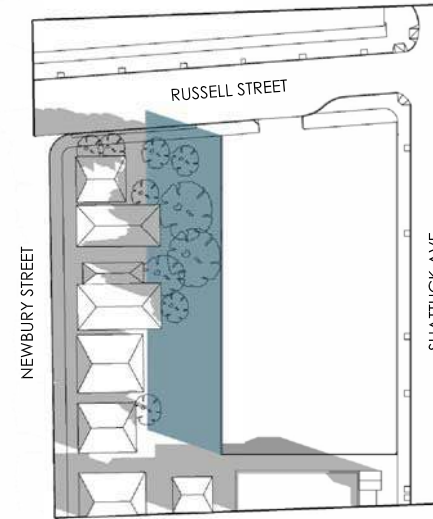
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CASTING SHADOW  
ON NEIGHBORS

8:00 AM

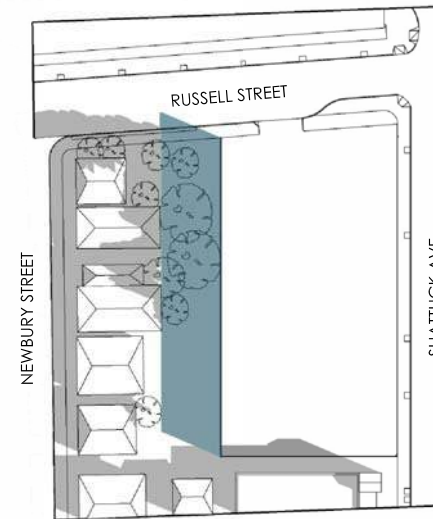


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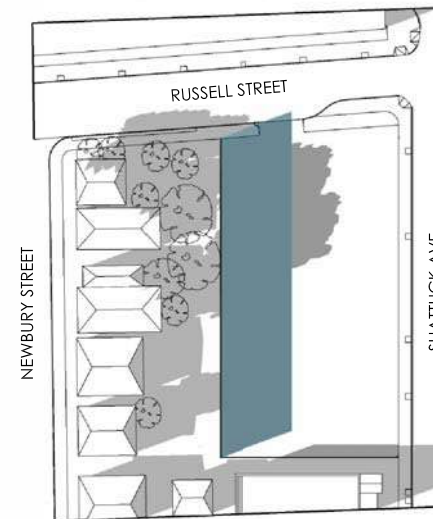
SEPTEMBER 22, 2020



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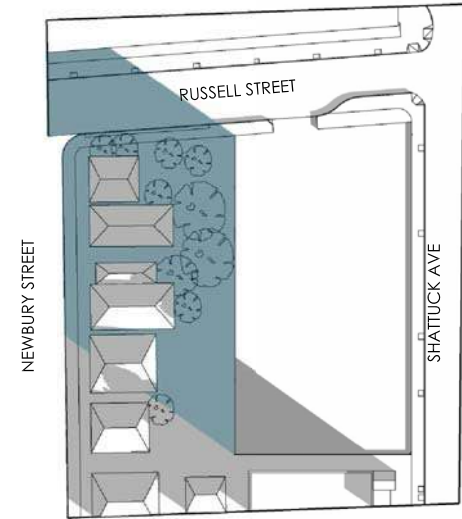


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CASTING SHADOW  
ON NEIGHBORS

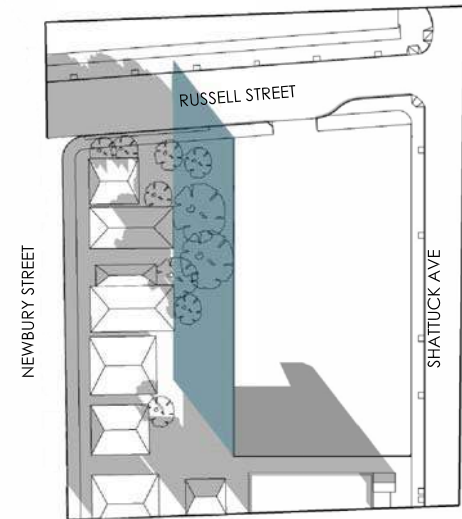


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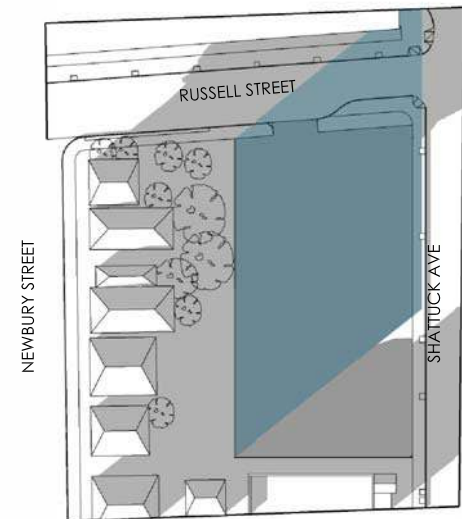
DECEMBER 21, 2020



8:00 AM



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BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

**SUN & SHADOW STUDY**  
EXISTING CONDITIONS

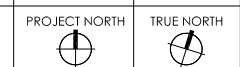


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Berkeley, CA 94705 NX-Ventures.com

**The Berkeley Collection**  
SITE #2: 2900-2920 SHATTUCK  
Berkeley, California

**SUN & SHADOW STUDY - EXISTING**

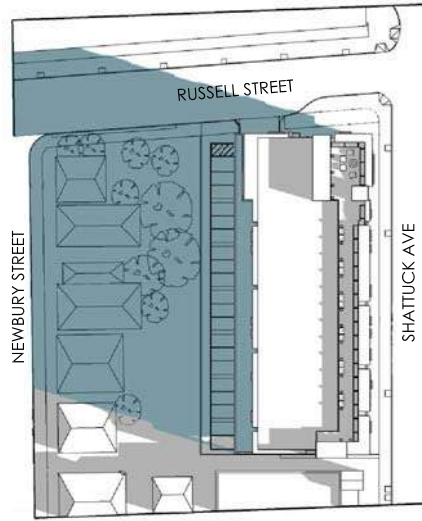
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11x17 SHEET SCALE: NOT TO SCALE  
24x36 SHEET SCALE: NOT TO SCALE



Project A19103  
Date SEPTEMBER 30, 2020  
Sheet

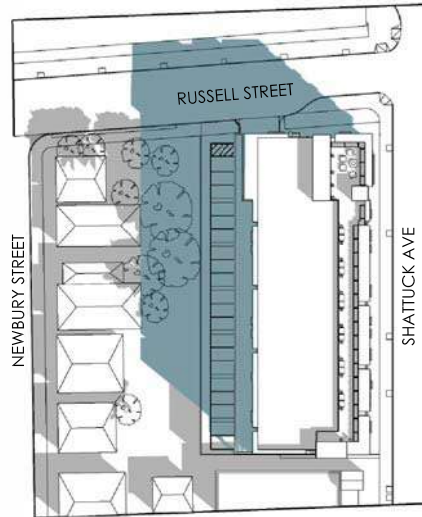
**A3.30**

MARCH 19, 2020

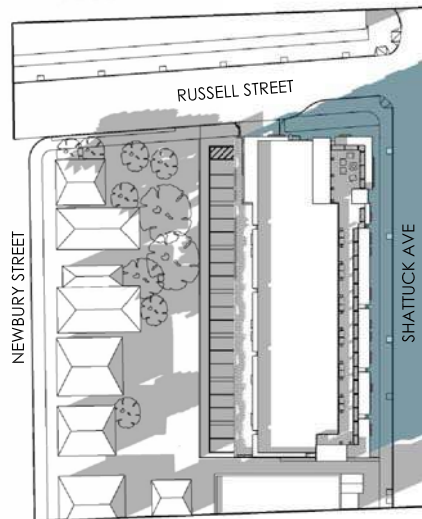


6:19 AM:  
Sun Rise

8:00 AM



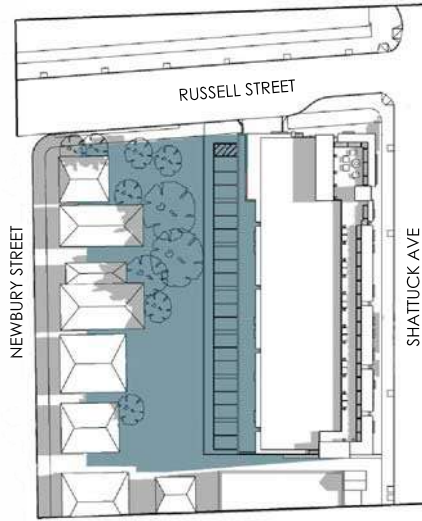
9:51 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

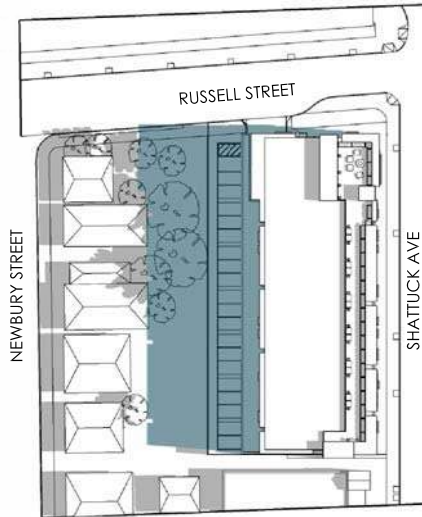
6:14 PM:  
Sun Set

JUNE 20, 2020

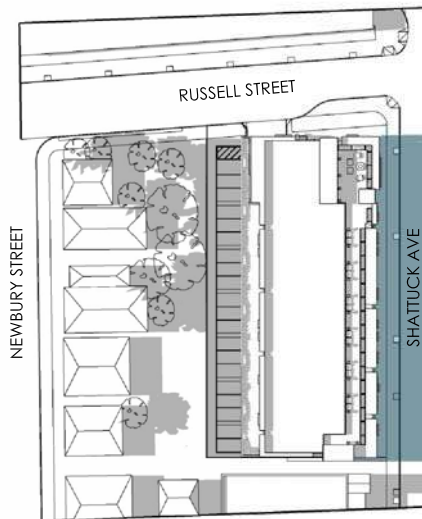


4:53 AM:  
Sun Rise

8:00 AM



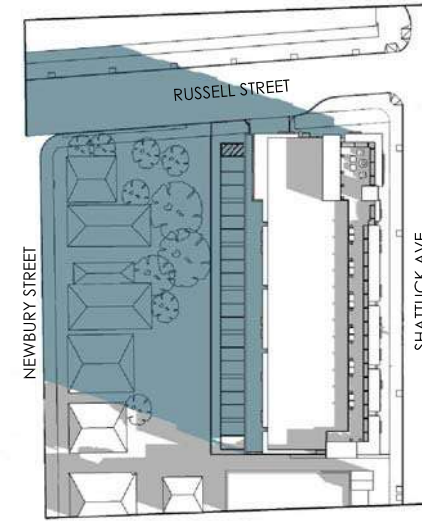
8:57 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

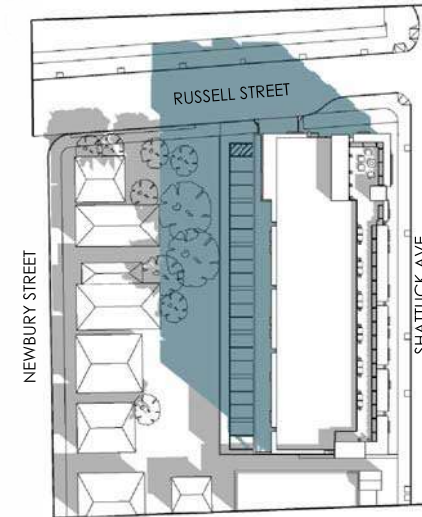
7:29 PM:  
Sun Set

SEPTEMBER 22, 2020

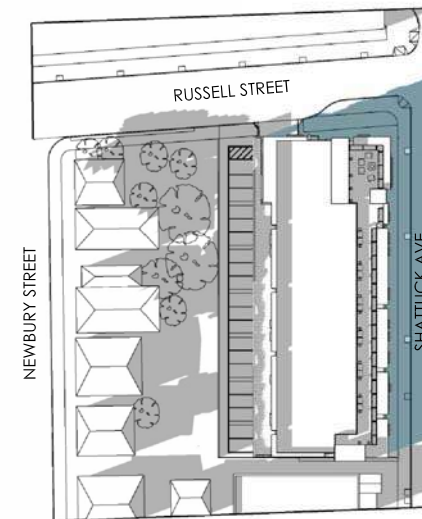


6:02 AM:  
Sun Rise

8:00 AM



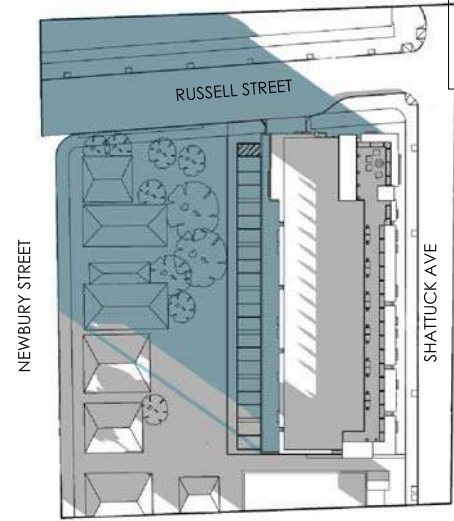
9:36 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

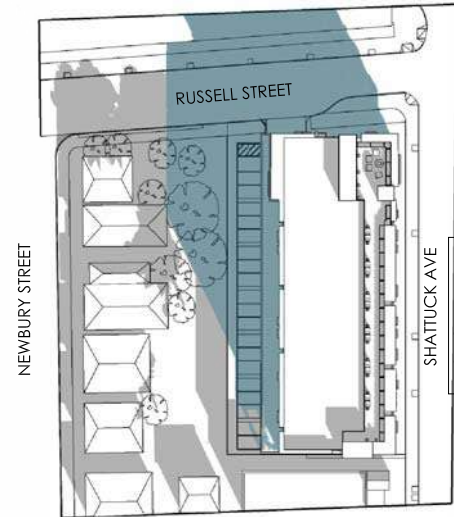
6:01 PM:  
Sun Set

DECEMBER 21, 2020

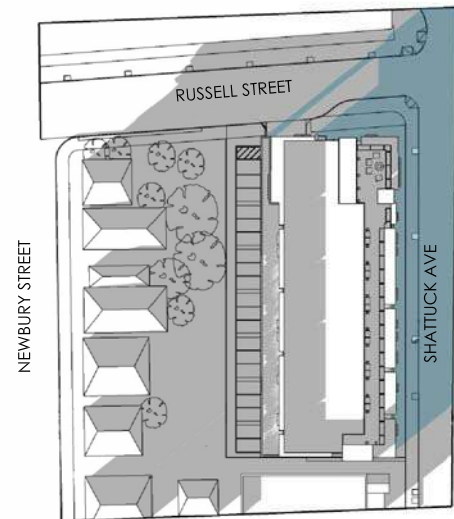


7:27 AM:  
Sun Rise

8:00 AM



10:27 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

4:47 PM:  
Sun Set

# SUN & SHADOW STUDY

PROPOSED 6-STORY BUILDING



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**The Berkeley Collection**  
SITE #2: 2900-2920 SHATTUCK  
Berkeley, California

**SUN & SHADOW STUDY- PROPOSED**

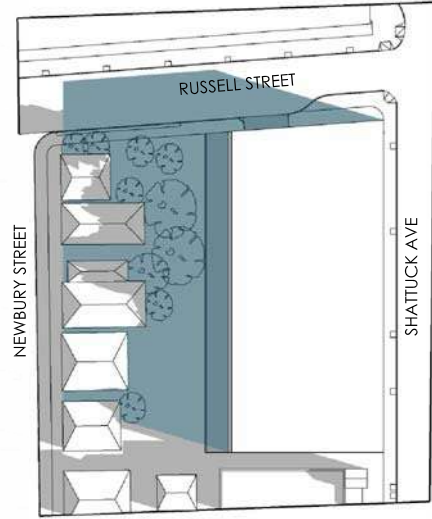
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24x36 SHEET SCALE: NOT TO SCALE



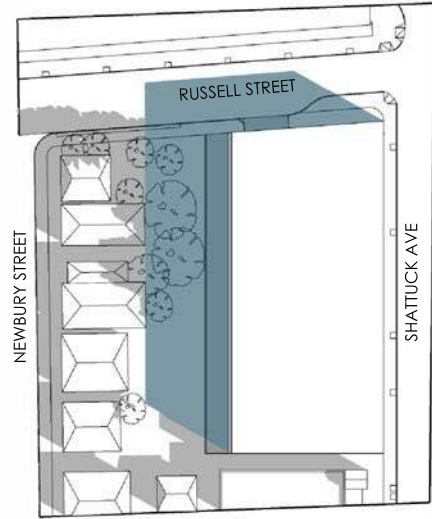
Project A19103  
Date SEPTEMBER 30, 2020  
Sheet

# A3.31

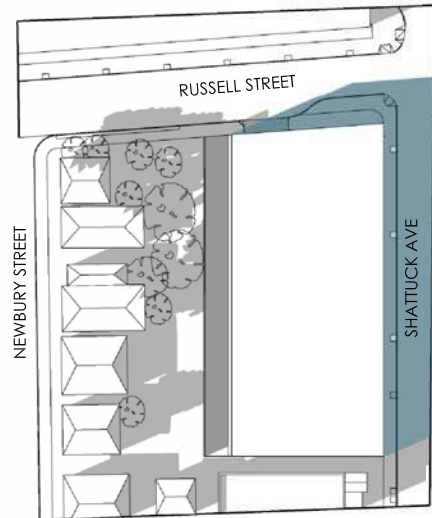
MARCH 19, 2020



8:00 AM

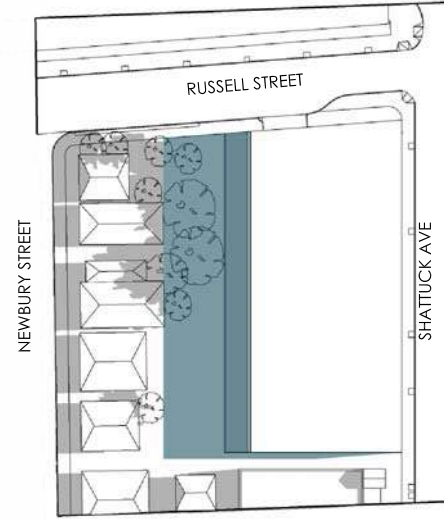


9:05 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS

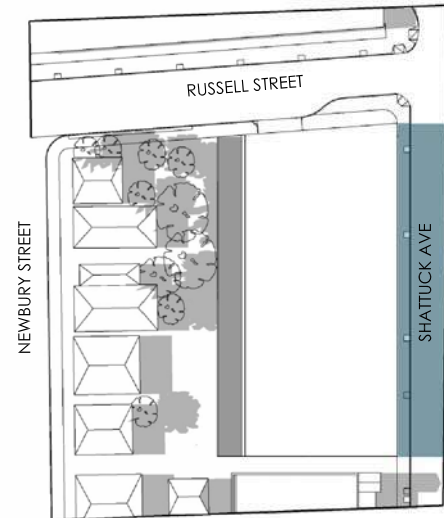


4:00 PM

JUNE 20, 2020

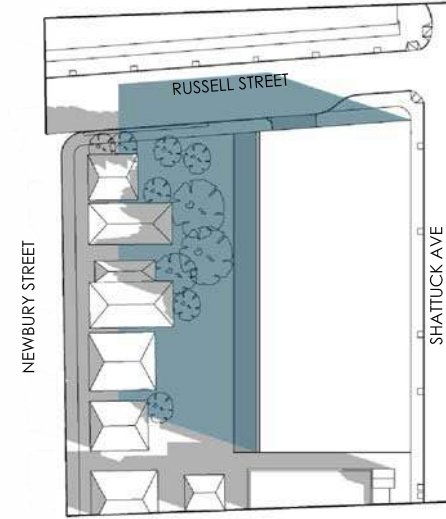


8:00 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS

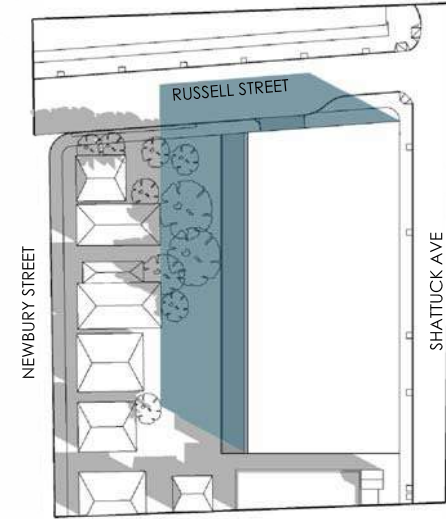


4:00 PM

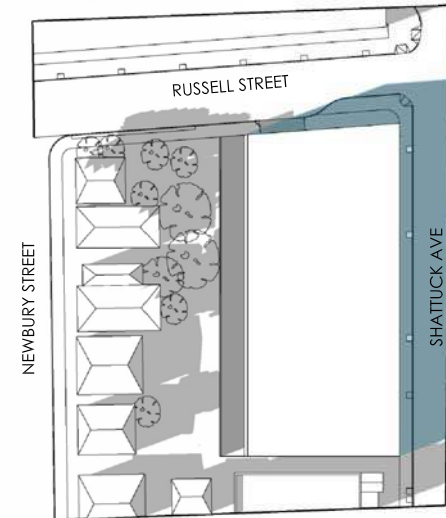
SEPTEMBER 22, 2020



8:00 AM

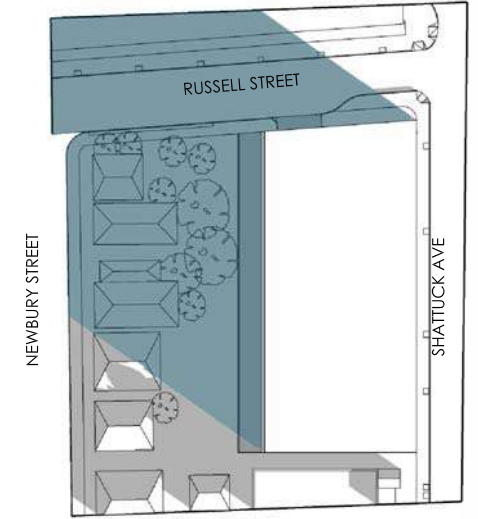


8:49 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS

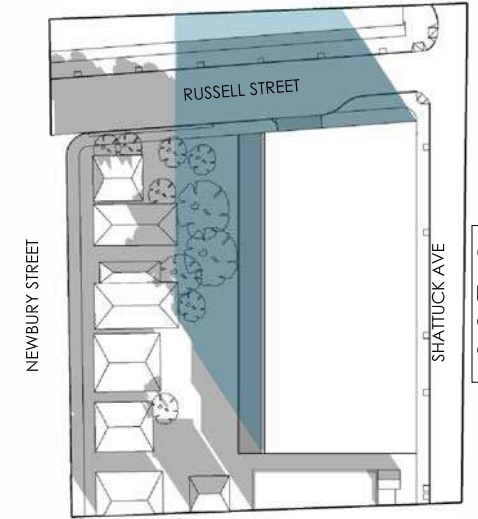


4:00 PM

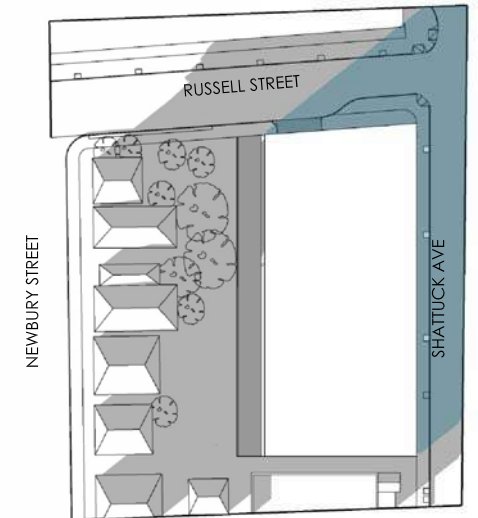
DECEMBER 21, 2020



8:00 AM



9:53 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

# SUN & SHADOW STUDY

4-LEVEL BUILDING STUDY

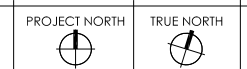


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**SUN & SHADOW STUDY - 4 LEVEL STUDY**

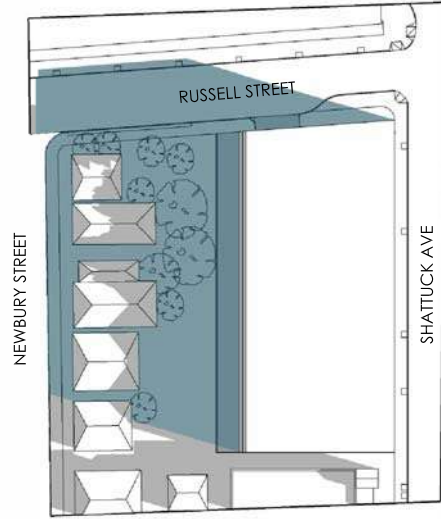
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24x36 SHEET SCALE: NOT TO SCALE



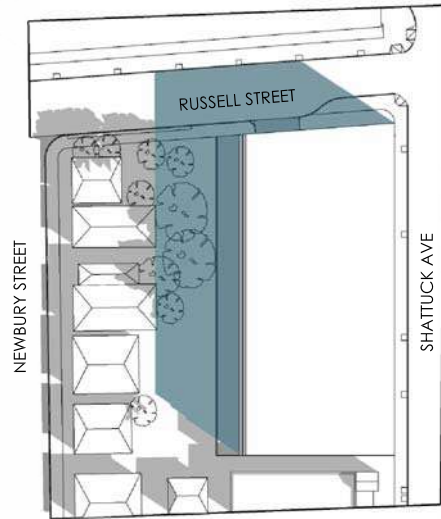
Project A19103  
Date SEPTEMBER 30, 2020  
Sheet

# A3.32

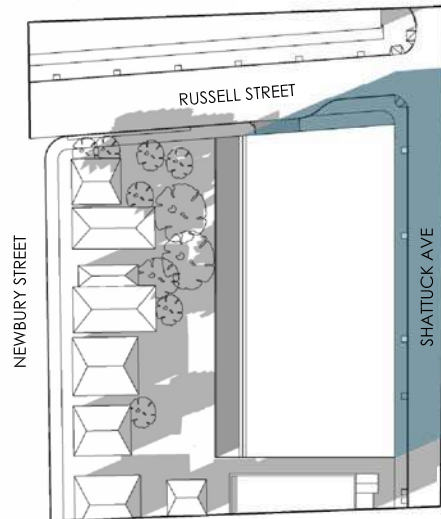
MARCH 19, 2020



8:00 AM

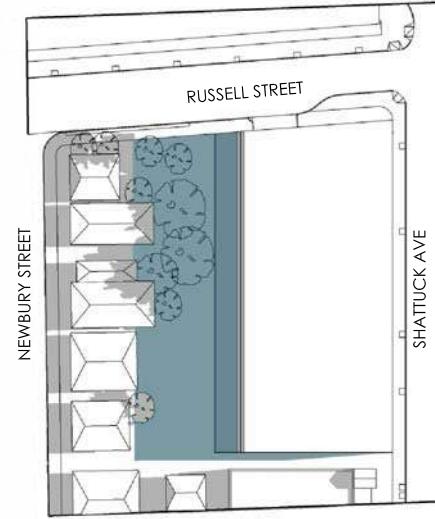


9:27 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS

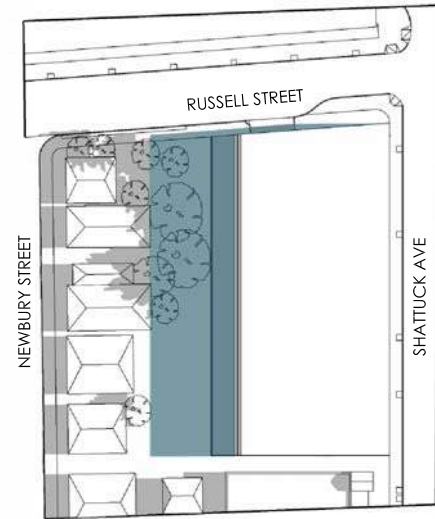


4:00 PM

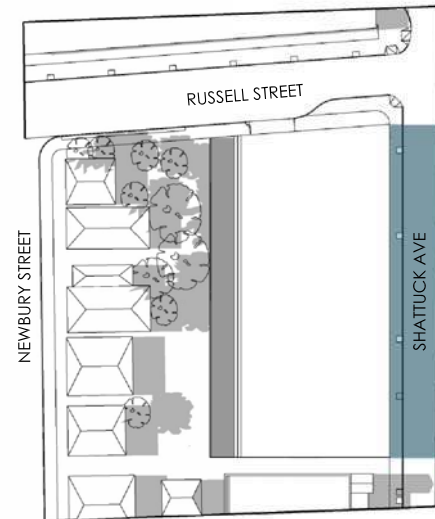
JUNE 20, 2020



8:00 AM

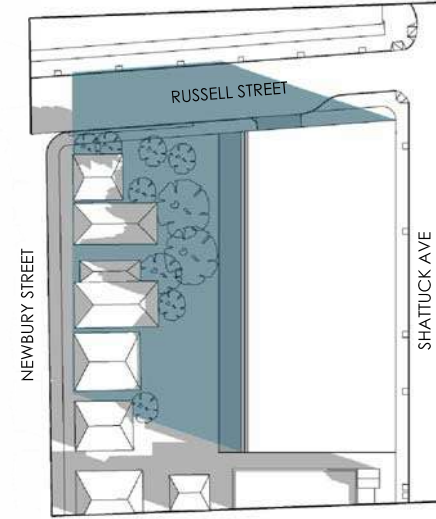


8:26 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS

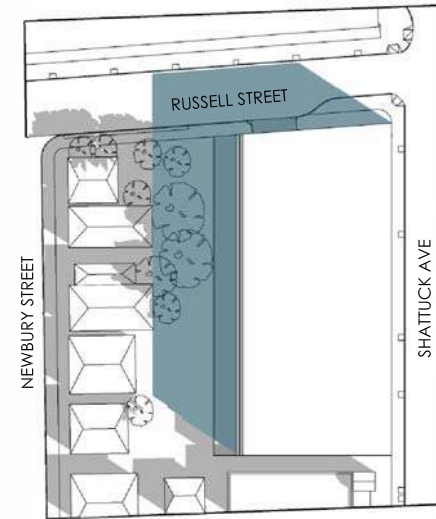


4:00 PM

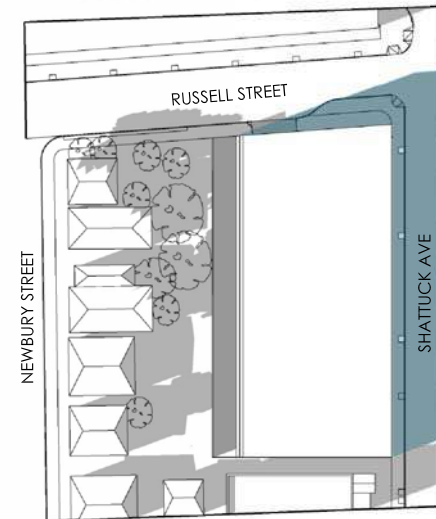
SEPTEMBER 22, 2020



8:00 AM

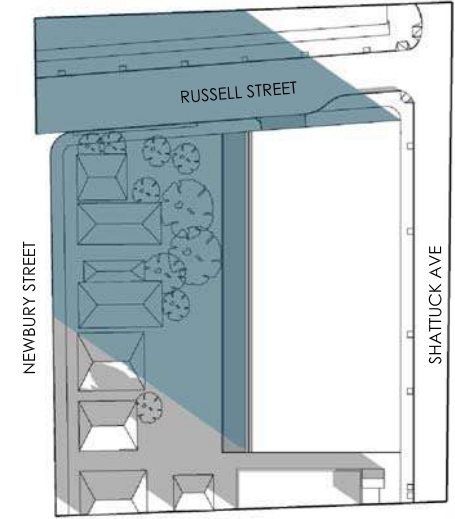


9:10 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS

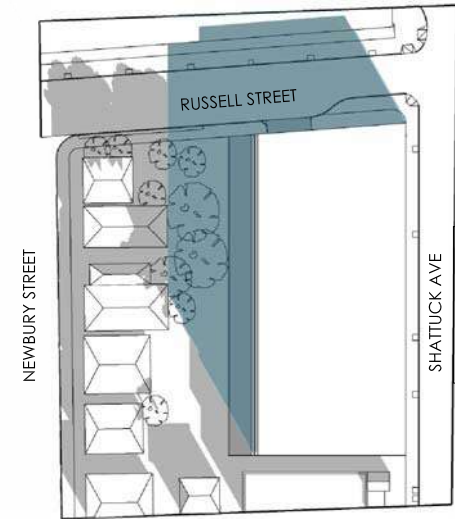


4:00 PM

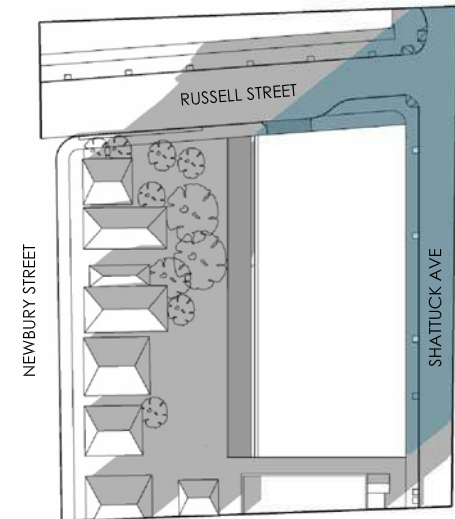
DECEMBER 21, 2020



8:00 AM



10:10 AM:  
BUILDING STOPS  
CASTING SHADOW  
ON NEIGHBORS



4:00 PM

# SUN & SHADOW STUDY

5-LEVEL BUILDING STUDY

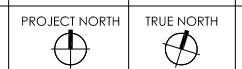


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**SUN & SHADOW STUDY - 5 LEVEL STUDY**

0 2 4 6 8 10  
11x17 SHEET SCALE: NOT TO SCALE  
24x36 SHEET SCALE: NOT TO SCALE



Project A19103  
Date SEPTEMBER 30, 2020  
Sheet

# A3.33