

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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

GENERAL INFORMATION

A0.0

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST
	<p>OWNER/APPLICANT: Lanhai Su 4500 Great America Pkwy Santa Clara CA, 95054</p> <p>ARCHITECT: David Trachtenberg, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com</p>	<p>PROJECT ADDRESS: 1201 SAN PABLO AVENUE, BERKELEY, CA 94706 APN: 060 240500100; 060 240503101</p> <p>SCOPE OF WORK: SB-330 APPLICATION FOR THE CONSTRUCTION OF A NEW 6-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 66 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL, AND PARKING, WITH A STATE OF CALIFORNIA DENSITY BONUS.</p> <p>ZONING CODE SUMMARY (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)</p> <p>ZONING: C-W</p> <p>SEE SHEET A0.1 FOR COMPLETE ZONING DATA</p>	<p>SHEET NO. & TITLE</p> <p>ARCHITECTURAL</p> <ul style="list-style-type: none"> A0.0 GENERAL INFORMATION A0.1 ZONING INFORMATION A0.3 DENSITY BONUS DIAGRAMS A0.4A SHADOW STUDIES A0.4B SHADOW STUDIES A0.4C SHADOW STUDIES A0.4D SHADOW STUDIES A0.4E SHADOW STUDIES A0.5 SITE CONTEXT PHOTOS A1.0 SURVEY A2.1 SITE PLAN/ PLAN AT GROUND LEVEL A2.2 PLAN AT LEVELS 2 - 4 A2.3 PLAN AT LEVEL 5 A2.4 PLAN AT LEVEL 6 A2.5 PLAN AT ROOF A3.1 ELEVATIONS A3.2 ELEVATIONS A3.3 ELEVATIONS A3.4 ELEVATIONS A3.5 STREET STRIP ELEVATIONS A3.6 PERSPECTIVE VIEWS A3.7 PERSPECTIVE VIEWS A3.8 PERSPECTIVE VIEWS A3.9 PERSPECTIVE VIEWS A3.10 PHOTO MATCH PERSPECTIVES A4.1 BUILDING SECTIONS A4.2 WALL SECTIONS & DETAILS SW-1 PRELIMINARY STORMWATER MANAGEMENT PLAN G-1 CONCEPTUAL GRADING PLAN MAT MATERIAL BOARD
<p>CONCEPTUAL VIEW OF PROJECT LOOKING SOUTH ALONG SAN PABLO</p>			<p>LANDSCAPE</p> <ul style="list-style-type: none"> L-1 LANDSCAPE PLAN - GROUND LEVEL L-2 LANDSCAPE PLAN - LEVEL 2 L-3 LANDSCAPE PLAN - LEVEL 6 L-4 LANDSCAPE SECTIONS & PLANT PALETTE

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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

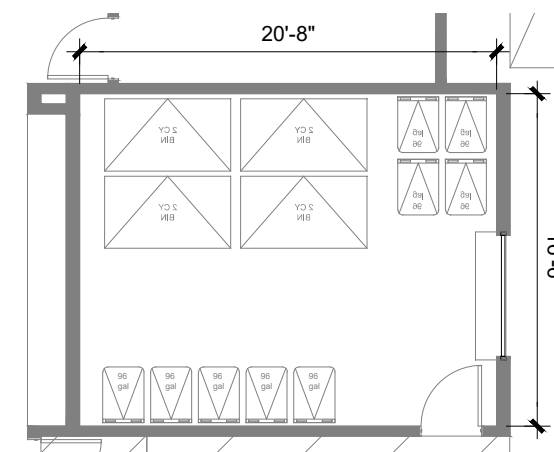
JOB: 1928

SHEET:

ZONING DATA

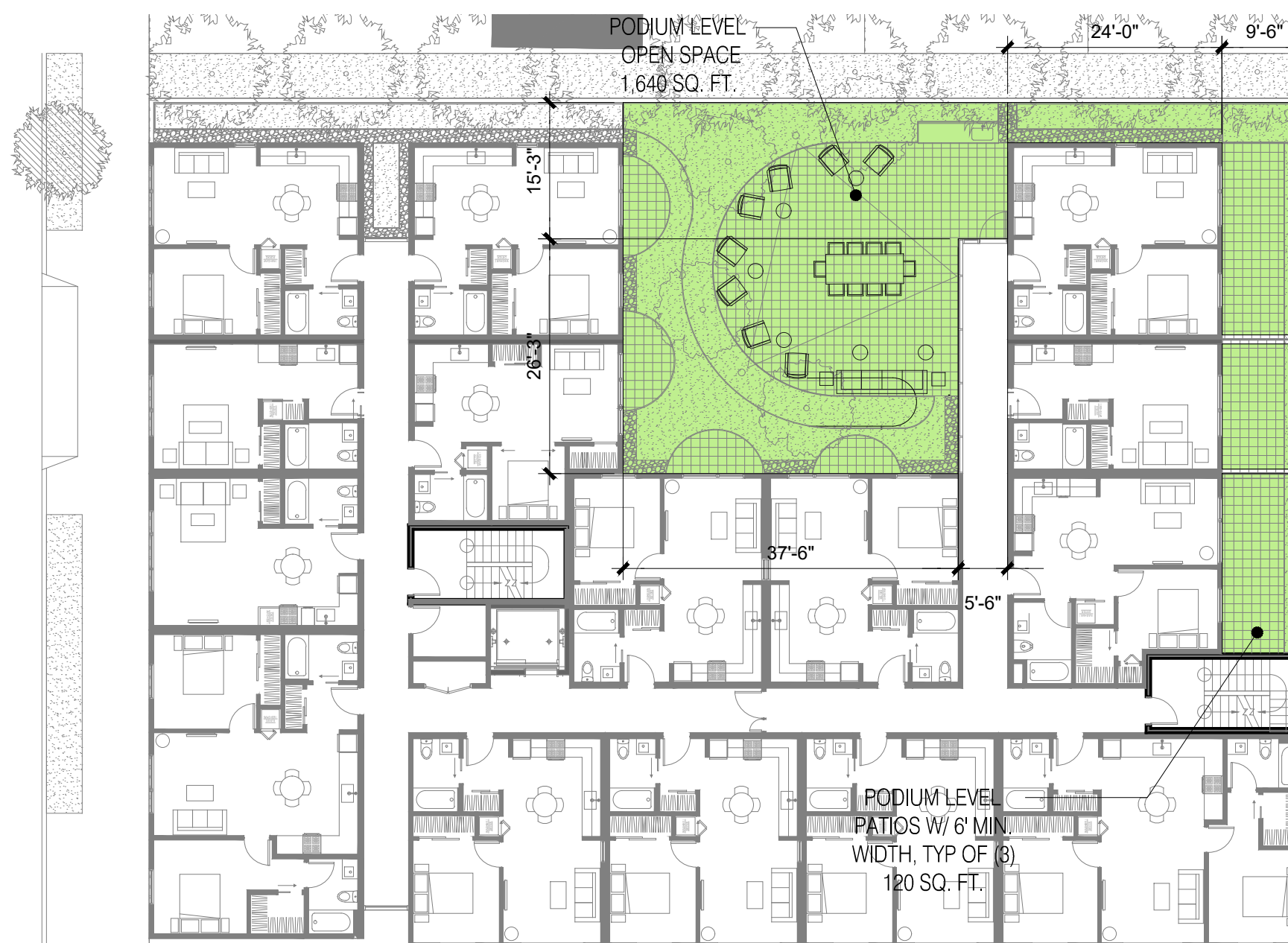
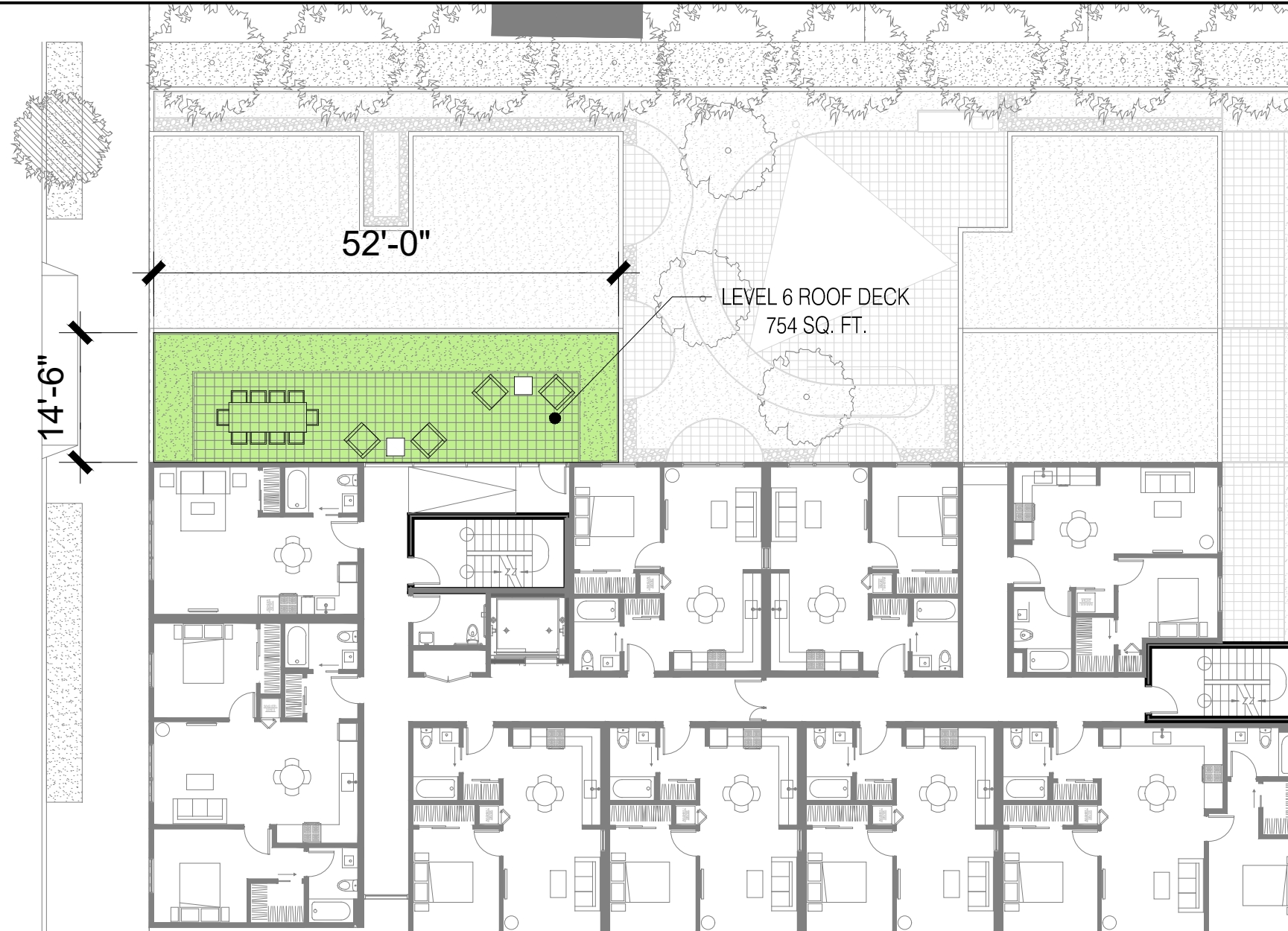
A0.1

REFUSE AND RECYCLING

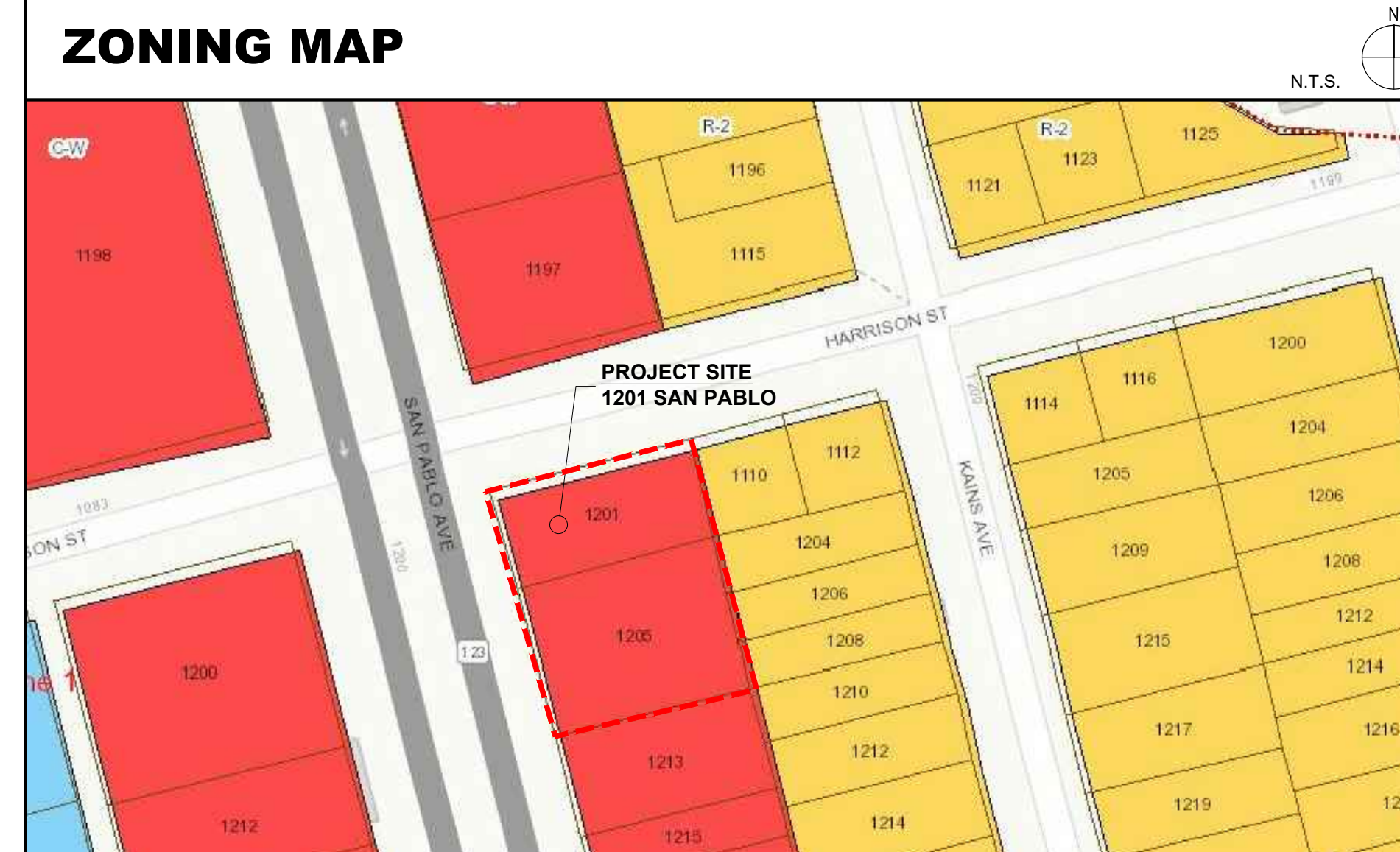


Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)		Waste (40%)		Organics (20%)
72	1.75	126	10.50 cy	2,100 gal	4.20 cuft	840 gal	420 gal
Space Calculation			Container Quantities		Space Required		150% Additional
	Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
2 cy bin (404 gal)	2	2			28 sf	112 sf	
96 gallon cart	1	1	5		7 sf	49 sf	
64 gallon cart				6 sf			
Total capacity	904 gal	904 gal	480 gal		161 sf	242 sf	375

OPEN SPACE DIAGRAMS



ZONING MAP



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS			
	PROPOSED	PERMITTED/REQUIRED	ALLOWABLE W/ 32.5% DENSITY BONUS
NUMBER OF DWELLING UNITS	66	N/A	N/A
COMMERCIAL AREA	1,720	N/A	N/A
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	68	28	N/A
FRONT YARD SETBACK (HARRISON)	0'	0'	N/A
STREET SIDE YARD SETBACK (SAN PABLO)	VARIES; 0' TO 1'	0'	N/A
SIDE YARD SETBACK	VARIES; 5' TO 47'-0"	VARIES; 0' TO 5'-0"	N/A
REAR YARD SETBACK	0' TO 10'-0"	0'	N/A
BUILDING HEIGHT	68'-3" **	50'	70' **
BUILDING STORIES	6	4	6
LOT AREA	13,000	13,000	13,000
LOT AREA (ACRES)	0.30	0.30	0.30
GROSS FLOOR AREA (SEE TABLE)	47,036	N/A	51,740
BUILDING FOOTPRINT	12,056	13,000	N/A
LOT COVERAGE	93%	100%	N/A
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	3.60 **	3.0	3.98 **

FAR CALCULATIONS				
	BASE PROJECT ALLOWABLE	ALLOWABLE W/ 35% DENSITY BONUS	PROPOSED W/ DENSITY BONUS	
SITE AREA	13,000	13,000	13,000	
FAR	3.00	4.05	3.62	
FLOOR AREA	39,000	52,650	47,036	

PROPOSED FLOOR AREA WITH DENSITY BONUS				
	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 6		6,303		6,303
LEVEL 5		7,526		7,526
LEVEL 4		9,244		9,244
LEVEL 3		9,244		9,244
LEVEL 2		9,244		9,244
GROUND LEVEL (EXCLUDES PARKING)	1,720	2,906	849	5,475
TOTAL FLOOR AREA W/ DENSITY BONUS	1,720	44,467		47,036
FAR (FLOOR AREA RATIO)				3.62
PARKING				6,583
TOTAL WITH PARKING				53,619

UNIT COUNTS				
UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 6	2	5	2	9
LEVEL 5	5	5	2	12
LEVEL 4	5	8	2	15
LEVEL 3	5	8	2	15
LEVEL 2	5	8	2	15
GROUND LEVEL				
TOTAL	22	34	10	66
PERCENT OF TOTAL	33%	52%	15%	
TOTAL BEDROOM COUNT	22	34	20	76

OPEN SPACE TABLE				
	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL REQUIRED			2,640	
TOTAL CONCESSION REQUESTED			126	
TOTAL AREA PROVIDED			2,514	1,346
PODIUM LEVEL GARDEN			1,640	902
PODIUM LEVEL PATIOS			120	115
LEVEL 6 ROOF DECK			754	329

BICYCLE PARKING CALCULATIONS				
	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	1,720	1/2000	2	2
RESIDENTIAL (LONG TERM)	76	0.33	26	64
RESIDENTIAL (SHORT TERM)	76	0.025	2	6
TOTAL PARKING			28	66

PARKING TABLE				
	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED
RESIDENTIAL	66	0	33	UP TO 13-24*
COMMERCIAL	1720	2/1000 SF	N/A	4

* ON A VOLUNTARY BASIS, THE PROJECT PROPOSES TO PROVIDE UP TO 17 STANDARD NON-LIFT SPACES OR UP TO 28-SPACES IN DOUBLE-LIFTS.

ROOFTOP ARCHITECTURAL ELEMENTS CALCS		
AVERAGE AREA	8936	
TOTAL AREA OF ROOFTOP ELEMENTS	392	
% AREA OF ROOFTOP ARCH. FEATURES	4.4%	
ALLOWABLE % (PER 23E.04.020C)	15.0%	



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

DENSITY BONUS DIAGRAMS

A0.3

DENSITY BONUS TABLE										
Base Project	Base	Base #	% VLI	# VLI	# VLI	Bonus %	# DB	# DB	Maximum	
sq. ft. - see calc. below	base project area / avg. unit size	Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50% AMI	Units	Units	%	Units	Units	DB Project	
32,865	49.46	50	10%	5.00	5.00	32.5%	16,250	17	67	

Base Project Res. Area	Floor	Proposed Project Res. Area	%VLI	%DB
	Sixth	6,303	5%	20.00%
	Fifth	7,526	6%	22.50%
10,190	Fourth	9,244	7%	25.00%
10,190	Third	9,244	8%	27.50%
10,190	Second	9,244	9%	30.00%
2,295	Ground	2,295	10%	32.50%
Total		32,865		35.00%

Base Project # of Units	Floor	Proposed # of Units
	Sixth	9
	Fifth	12
16	Fourth	15
17	Third	15
17	Second	15
	Ground	
Total		66

BASE PROJECT ZONING COMPLIANCE CHECKS

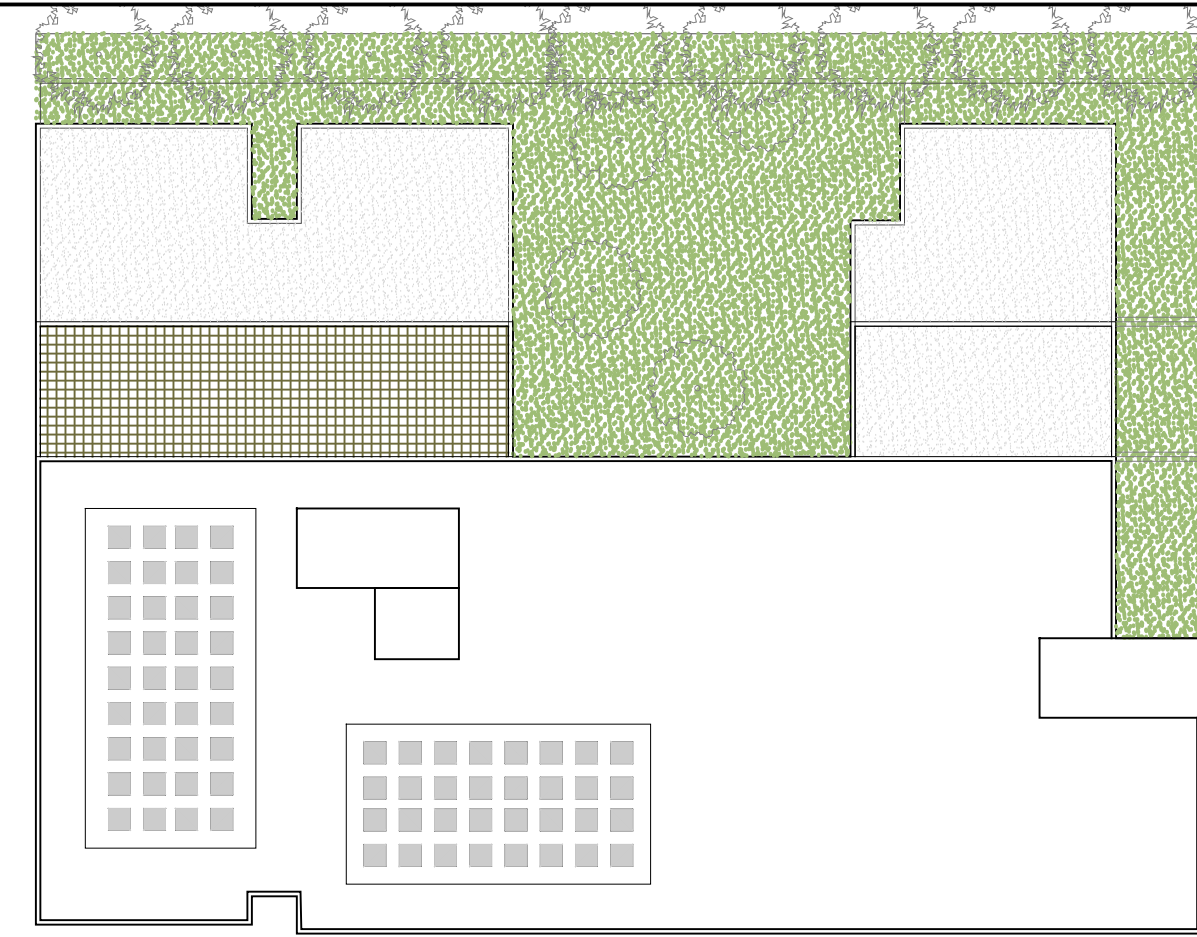
Base Project - FAR			
	Res. Area	Commercial	Total GFA
GFA	32,865	1720	34,585
Site Area			13,000
FAR			2.660

Base Project - Open Space			
	Units	Ratio	Total Area
Base Units	50	40	2000
Total Provided Open Space			2447
Podium Open Space			1692
Roof Deck			755

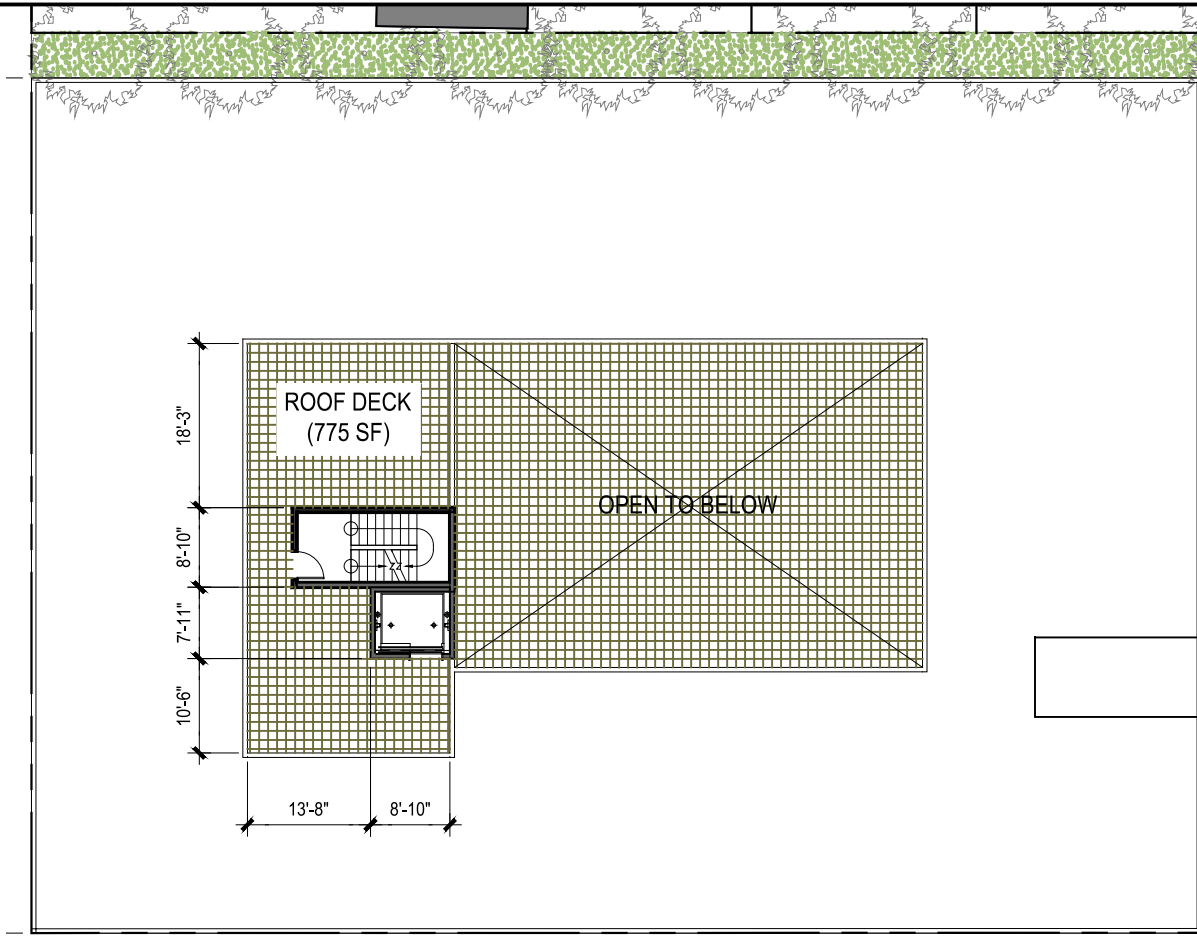
Base Project - Parking					
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	13
Commercial	1,720	N/A	2/1000 SF	4	4

Base Project - Bicycle Parking					
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,720		1/2000	2	2
Res. (Long)		58	0.33	19	64
Res. (Short)		58	0.025	1	6

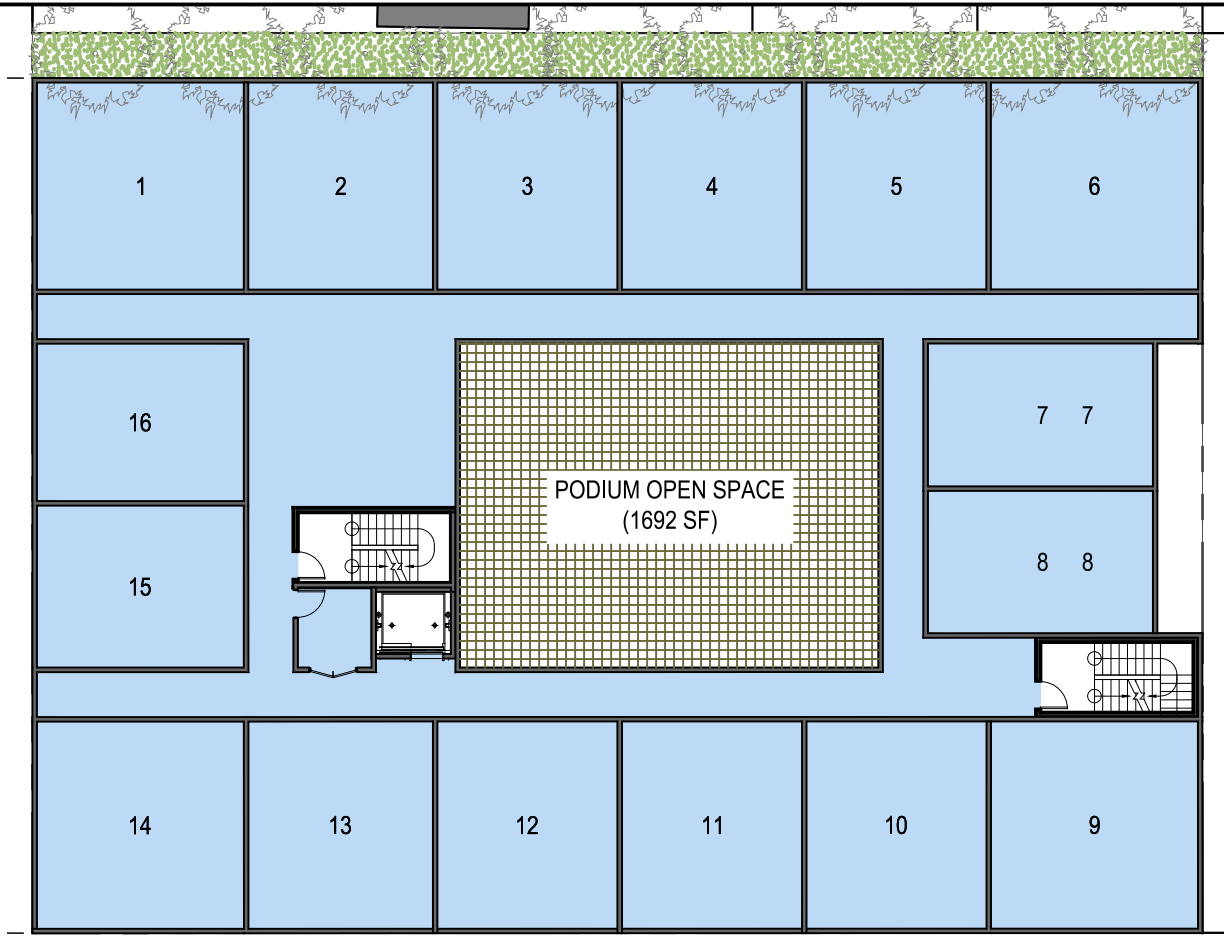
Base Project - Stormwater				
	Roof Area	%	Required	Provided
Base Units	13361	4%	534	534



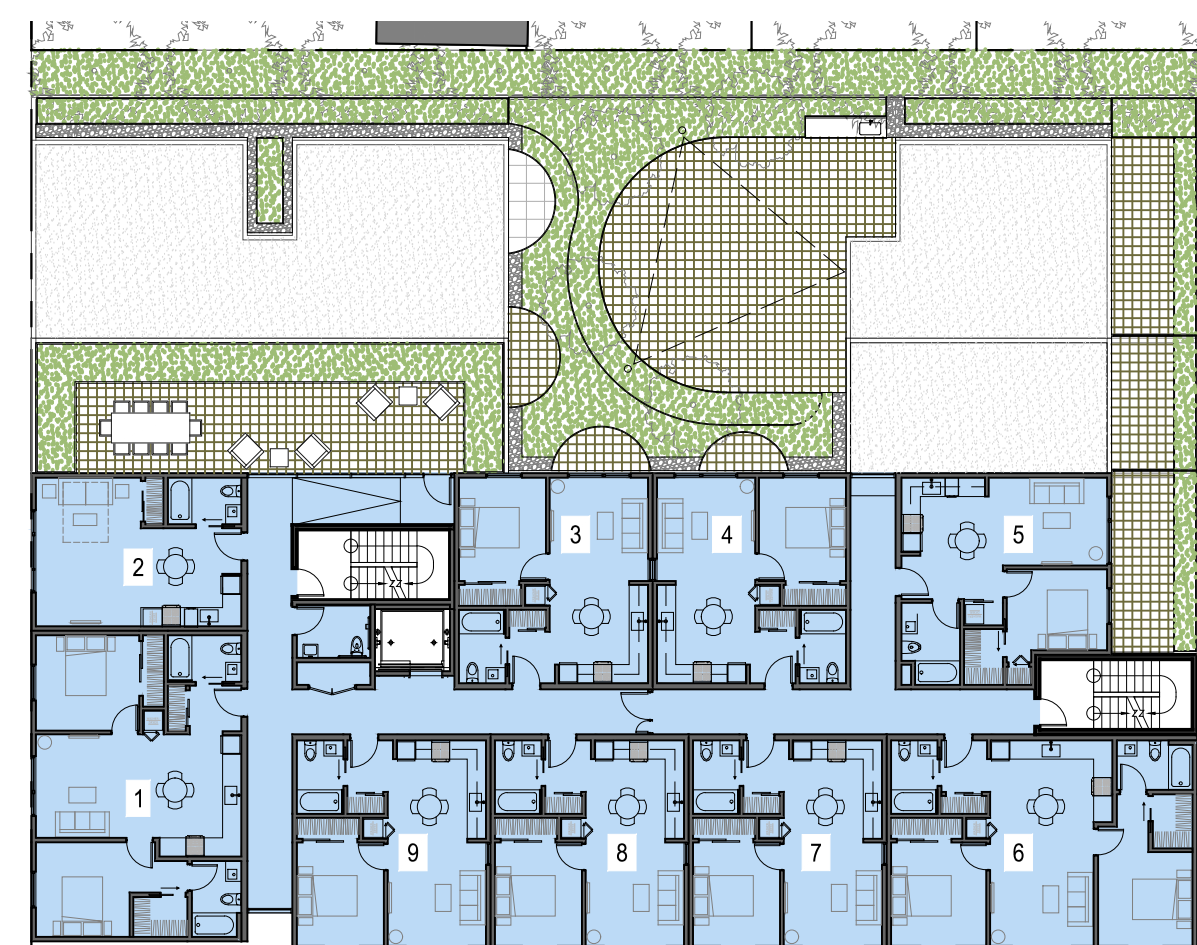
PLAN AT ROOF



PLAN AT LEVEL 4



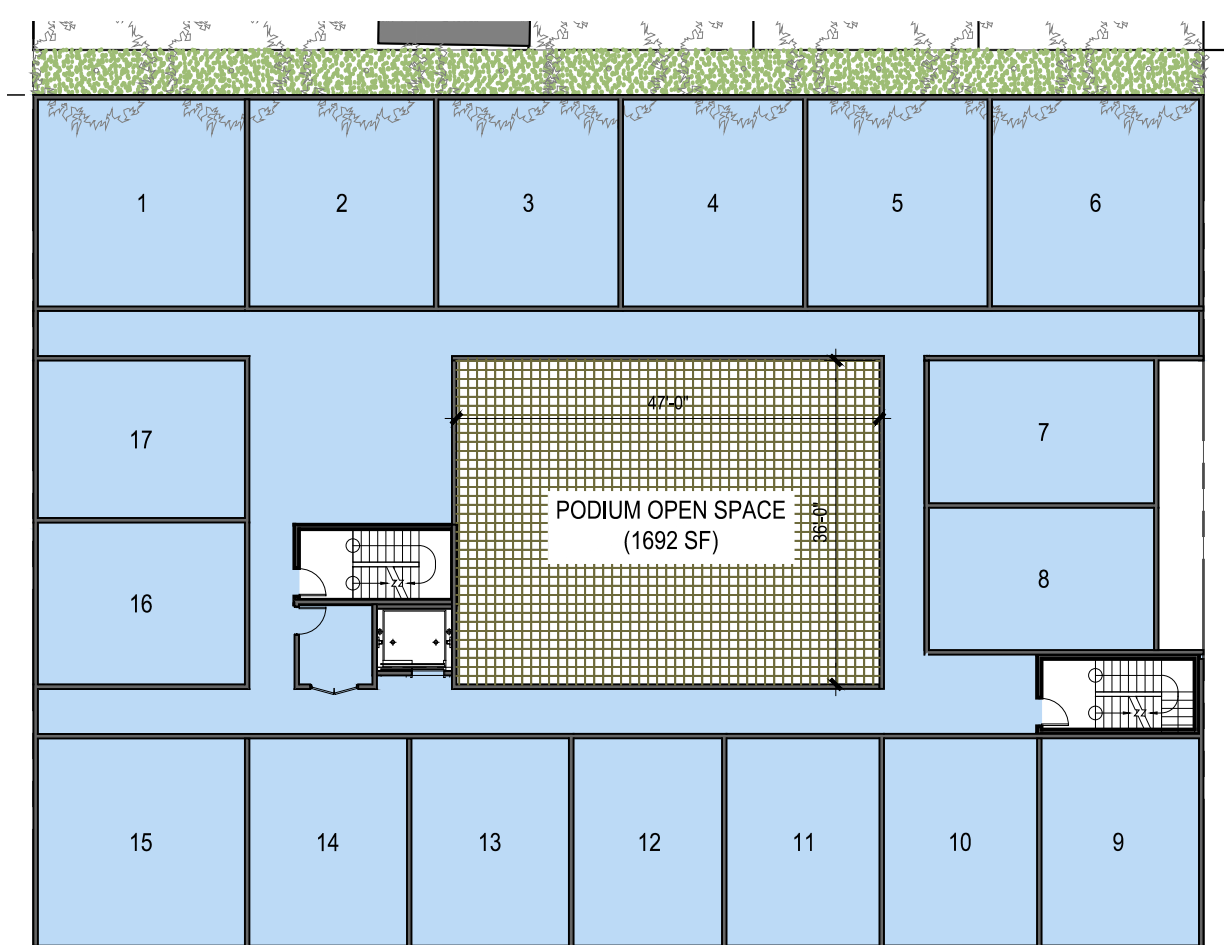
PLAN AT LEVEL 4



PLAN AT LEVEL 6



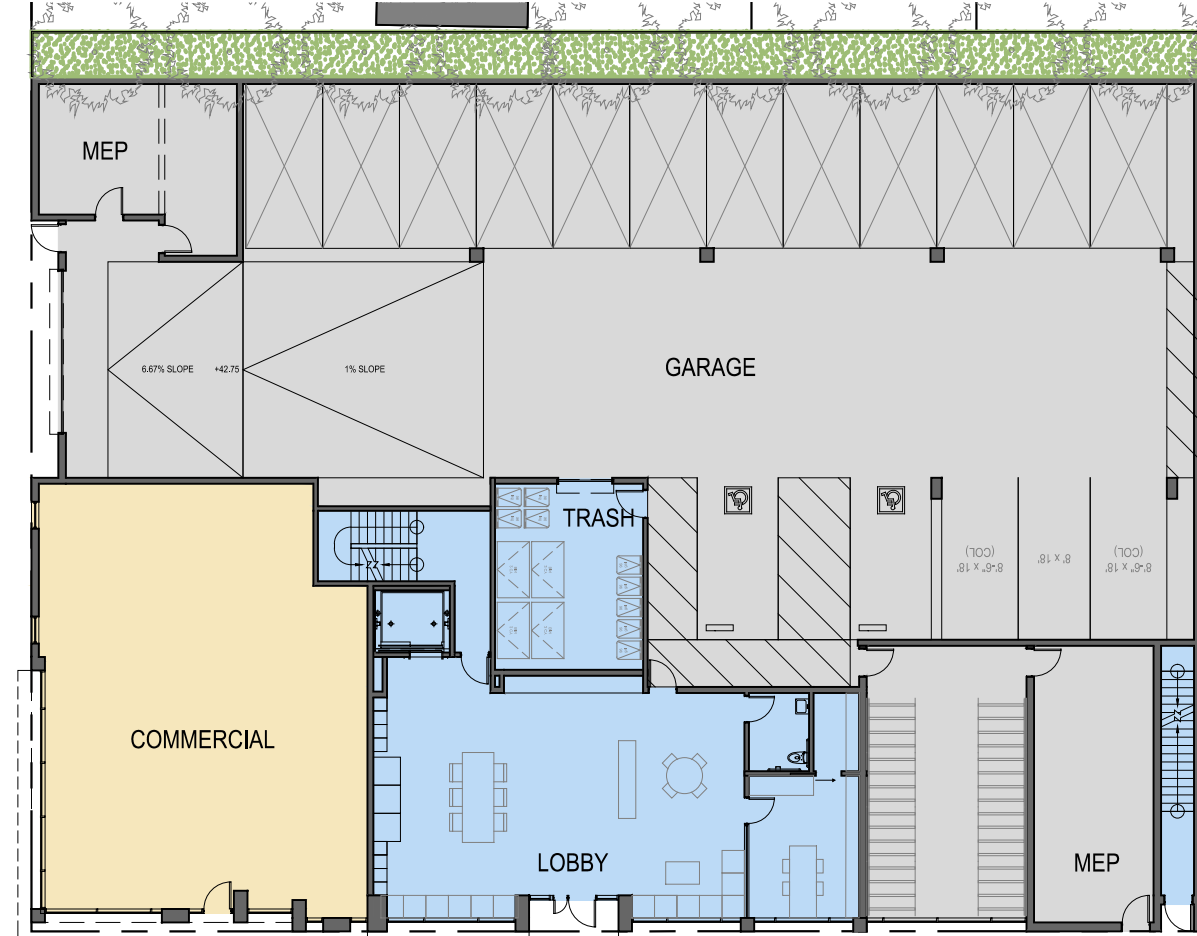
PLAN AT LEVELS 2-4



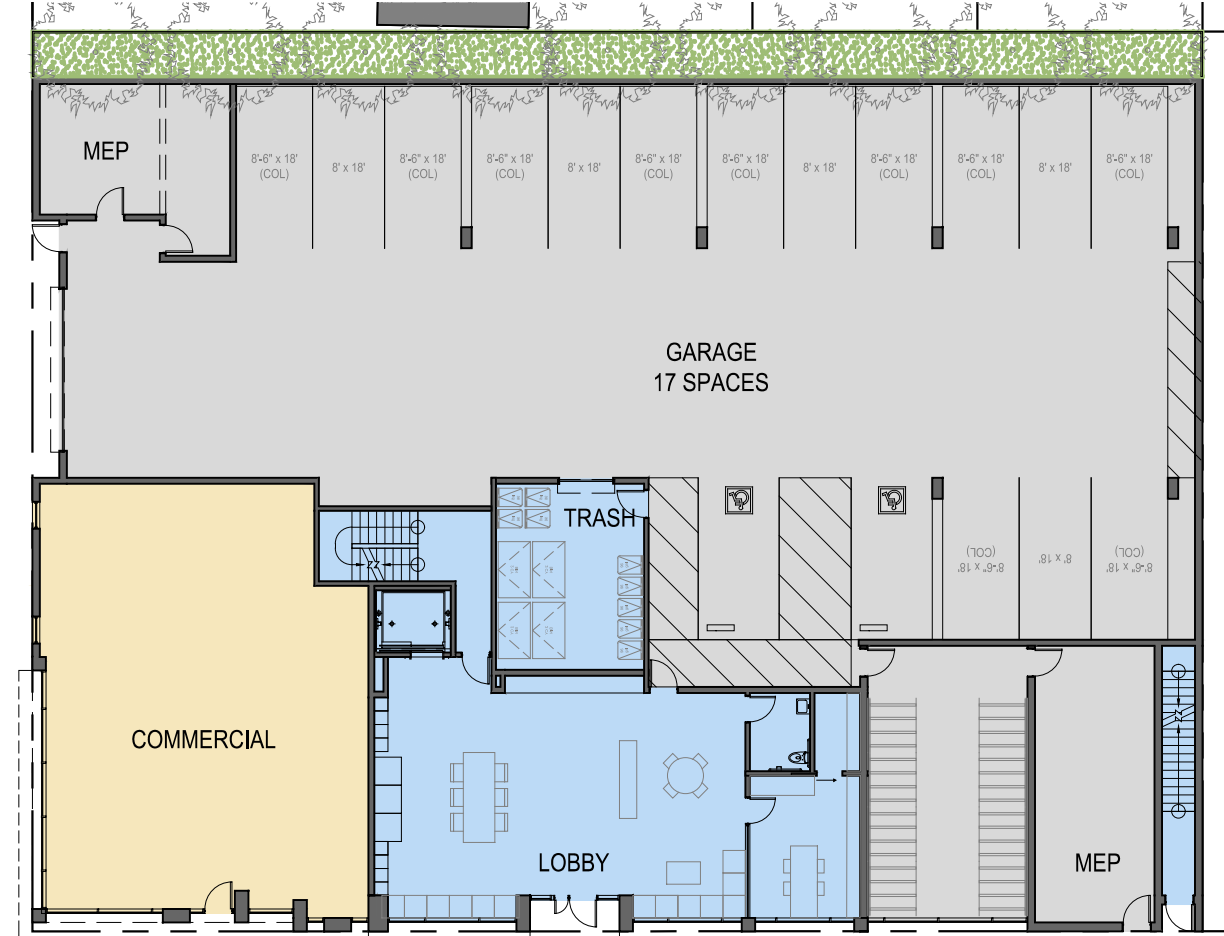
PLAN AT LEVELS 2-3



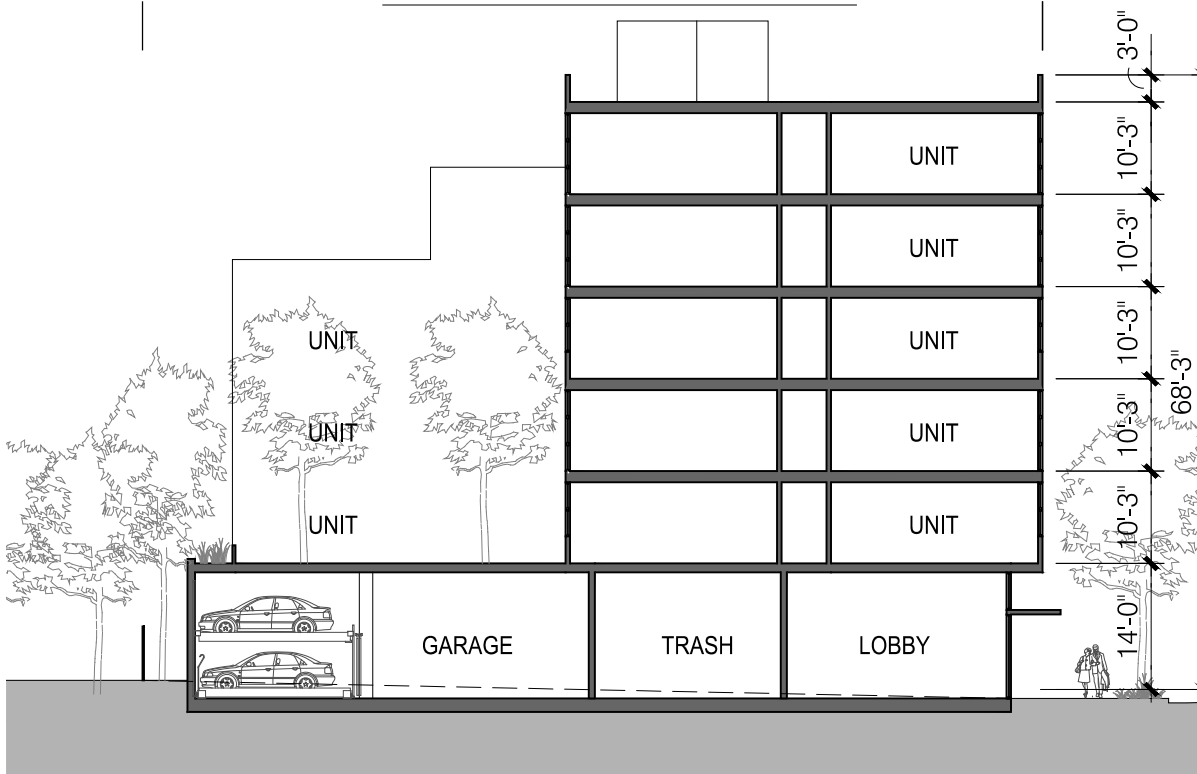
PLAN AT LEVEL 5



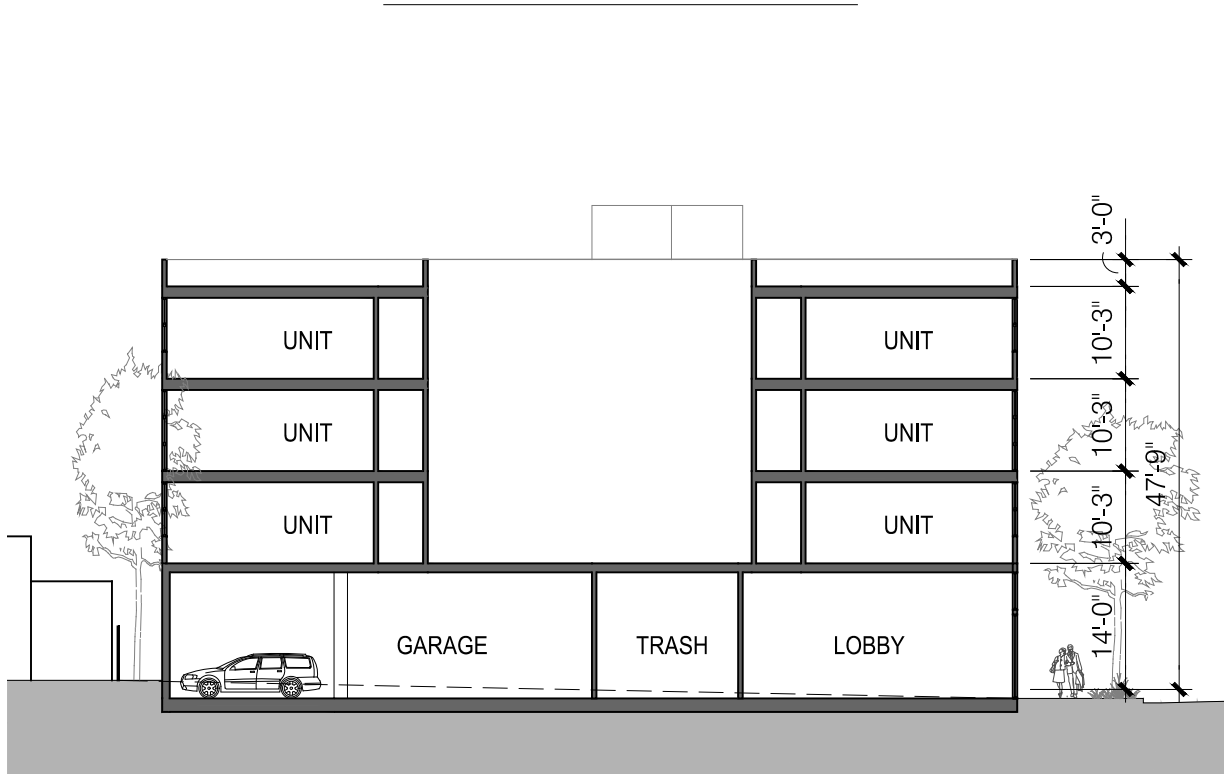
PLAN AT GROUND LEVEL



PLAN AT GROUND LEVEL



PROPOSED DENSITY BONUS PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



BASE PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

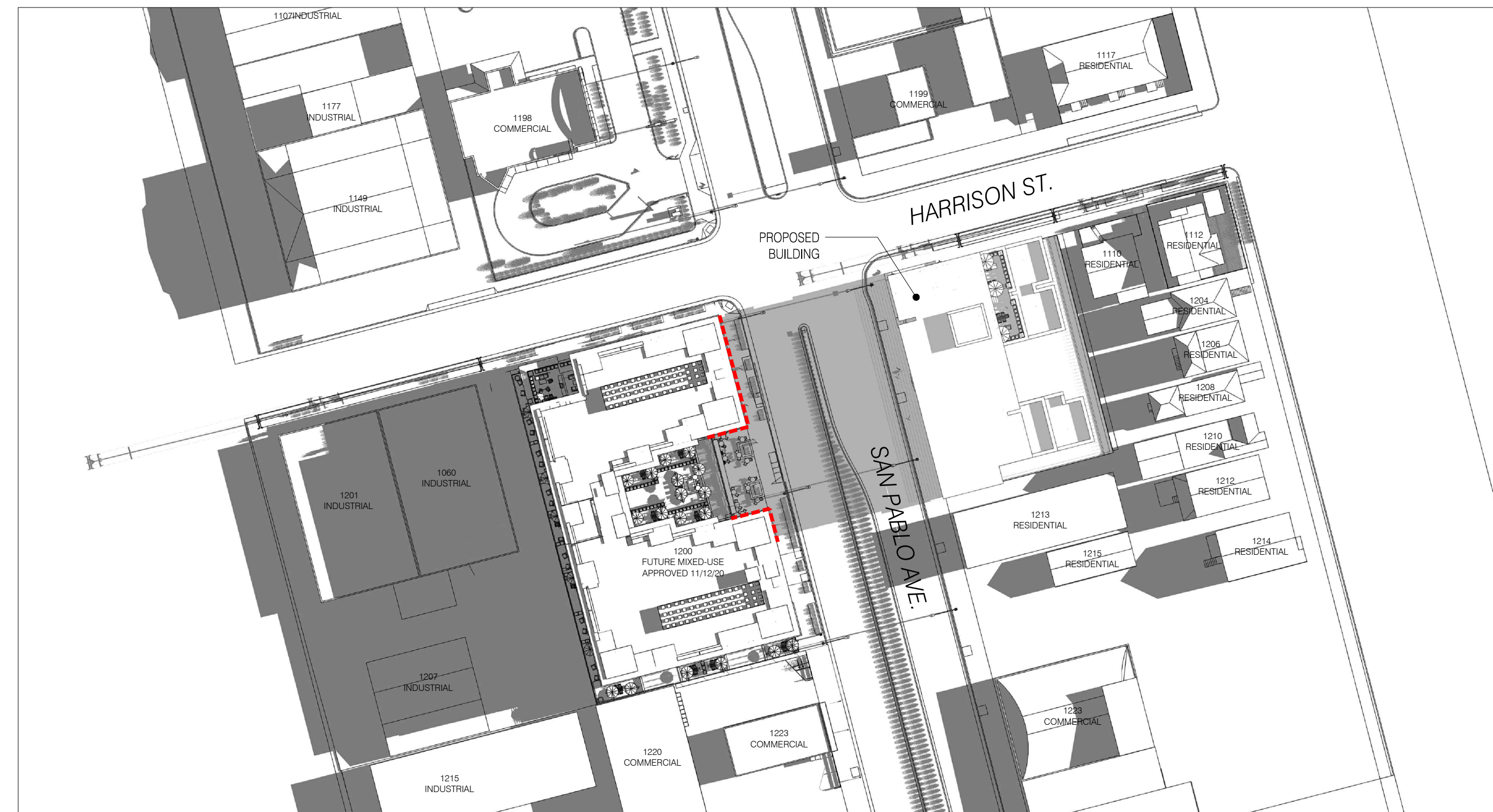
- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

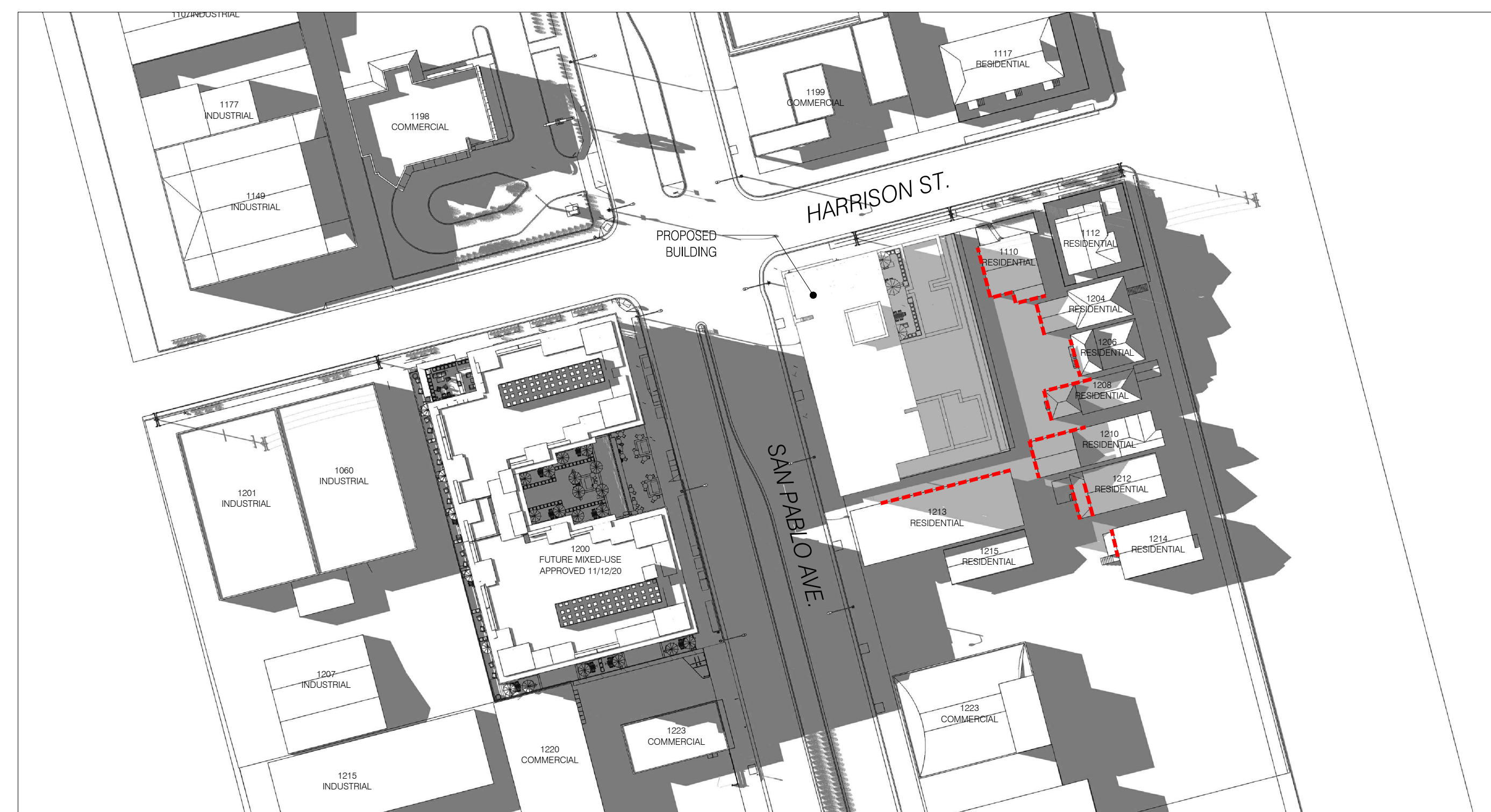
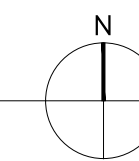
JOB: 1928

SHEET:
**SHADOW STUDIES
JUNE 21ST**

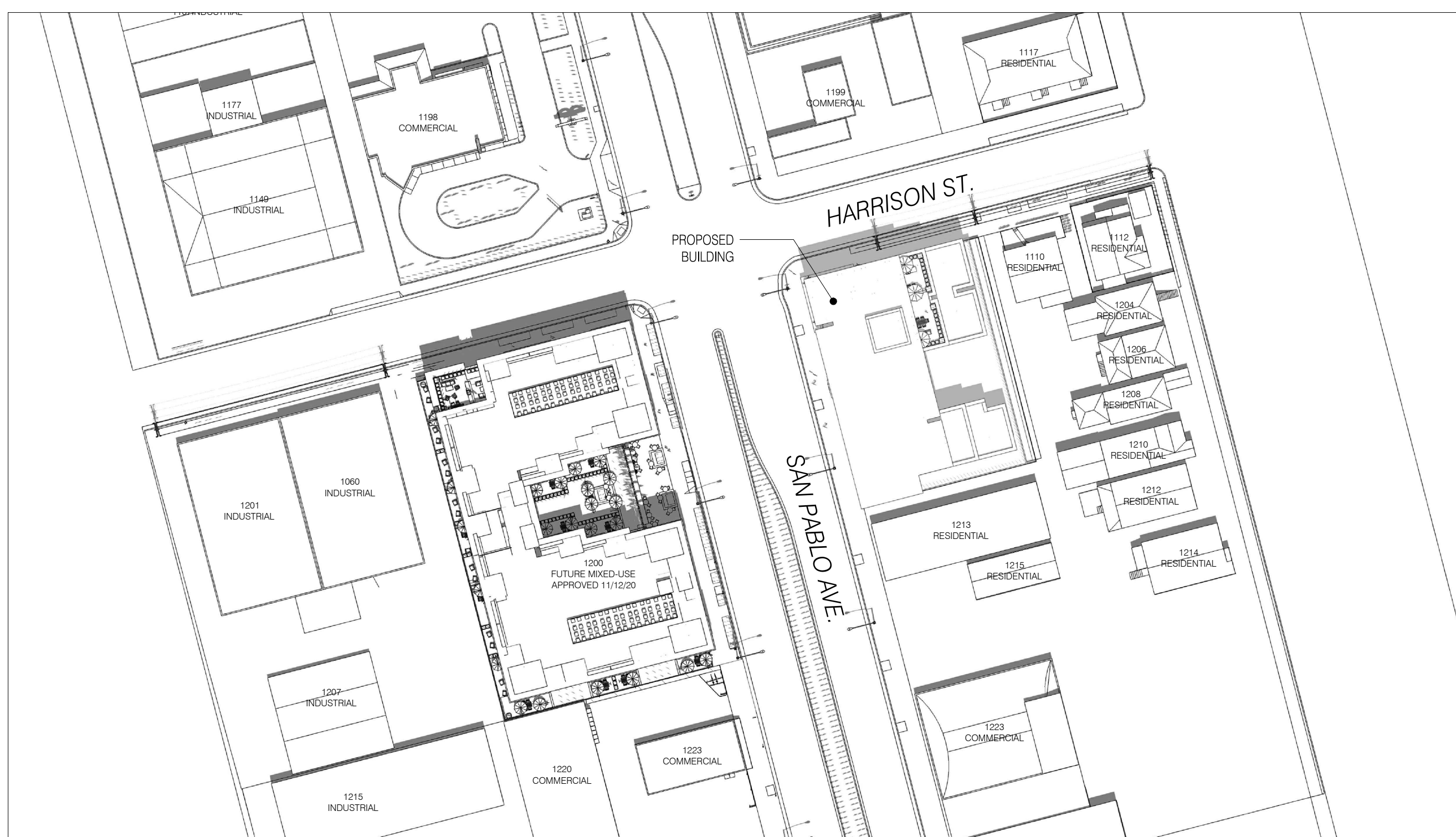
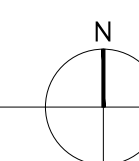
A0.4B



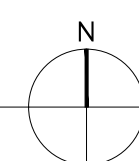
2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



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



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





**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:
**SHADOW STUDIES
JUNE 21ST**

A0.4C



2 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET
NTS



1 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET
NTS



3 SHADOW STUDY AXONOMETRIC - JUNE 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

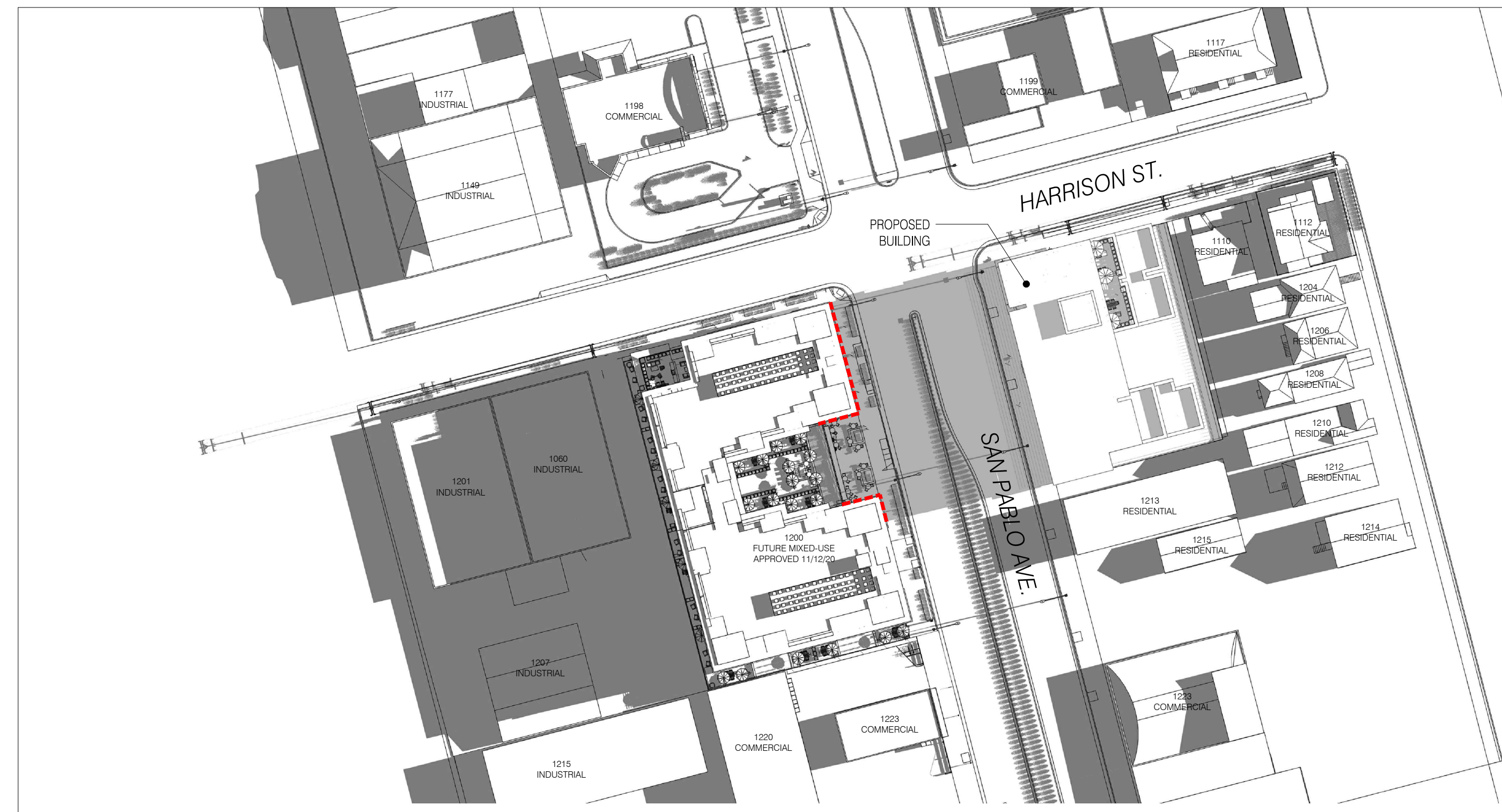
- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

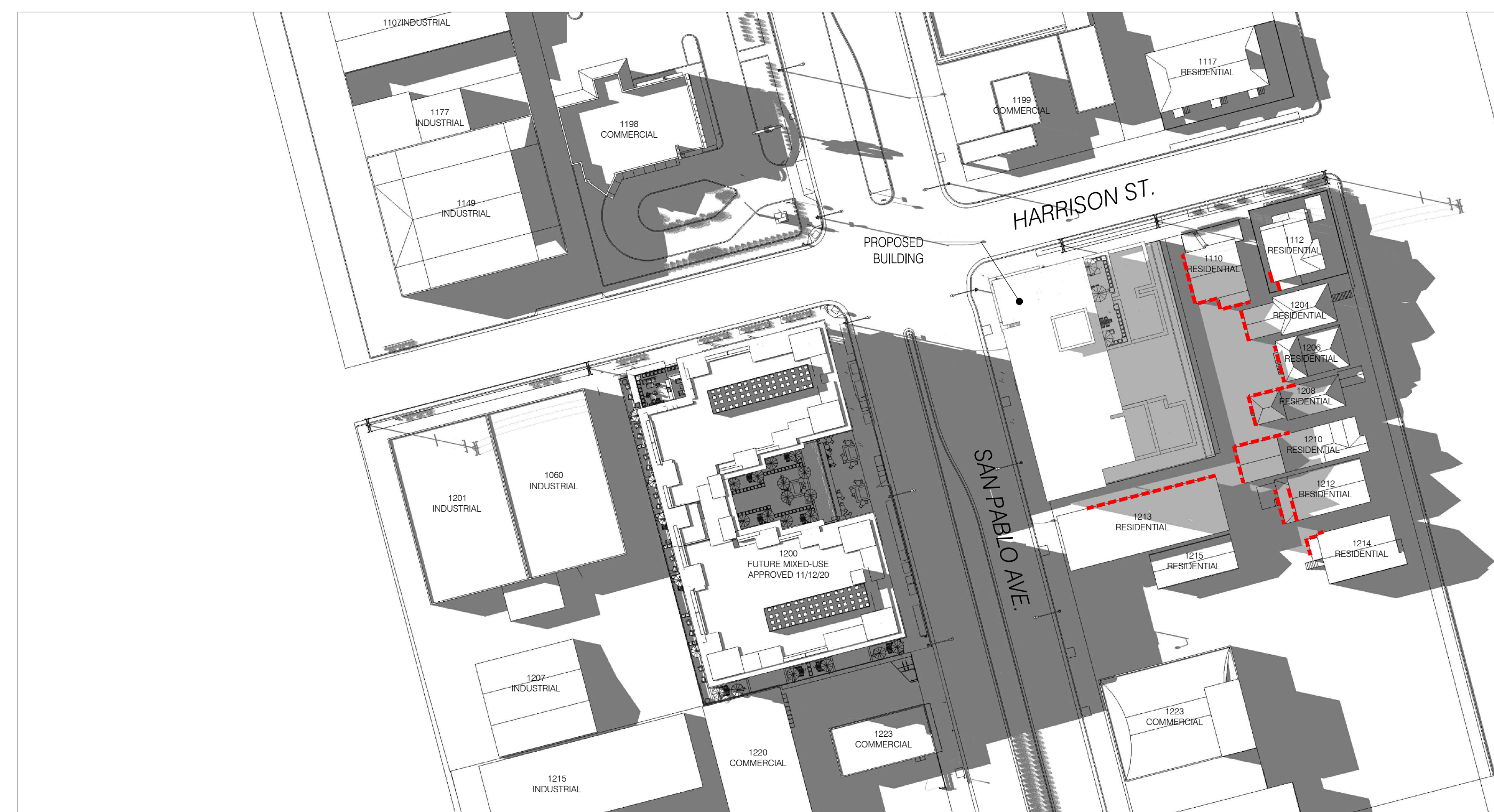
JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

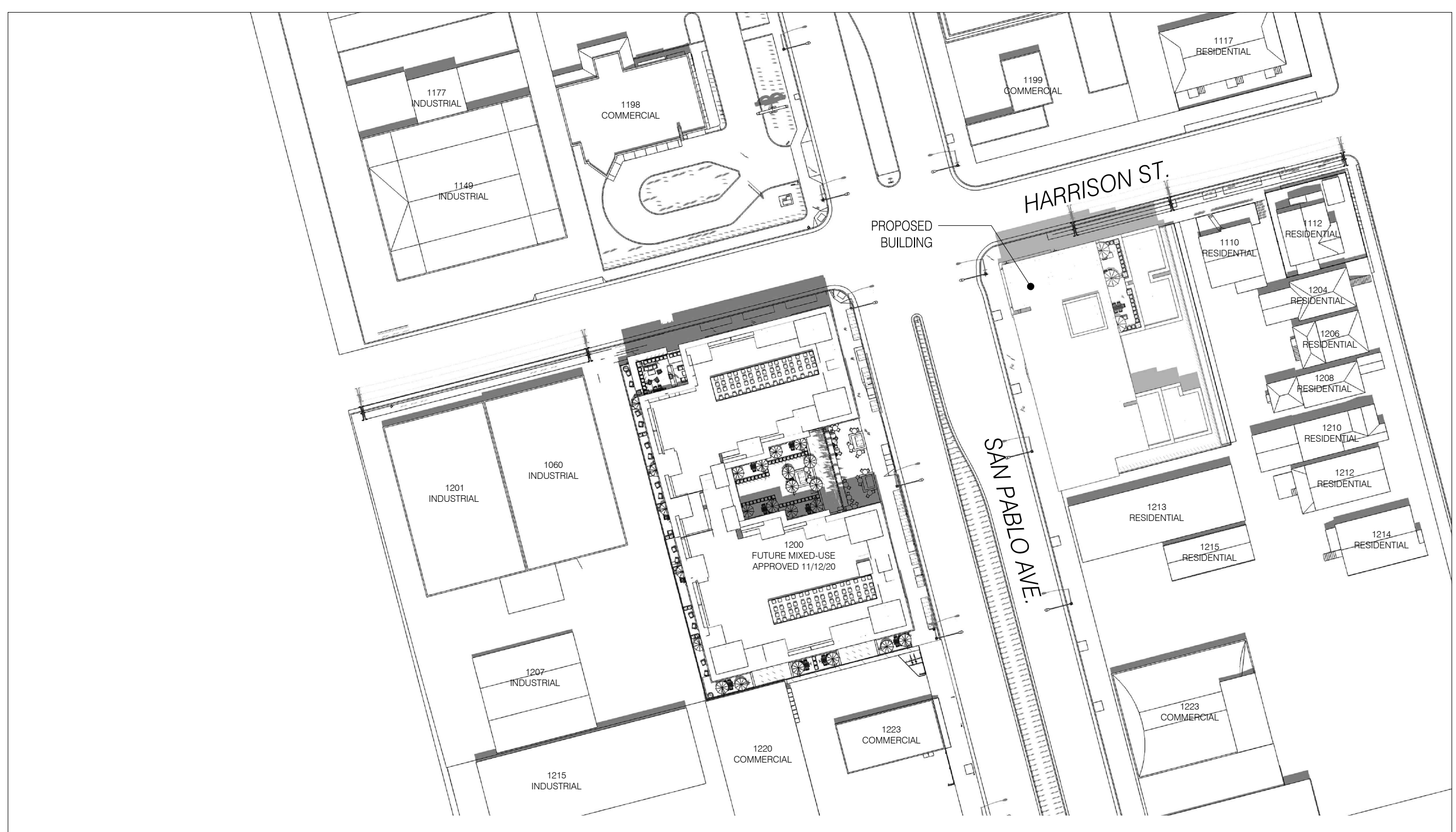
A0.4D



2 SHADOW STUDY - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JULY 2: 2-HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JULY 2: NOON
1:100 @ 11X17 1:50 @ 24X36



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

A0.4E



2 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY AXONOMETRIC - JULY 2: 2-HRS BEFORE SUNSET
NTS



3 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

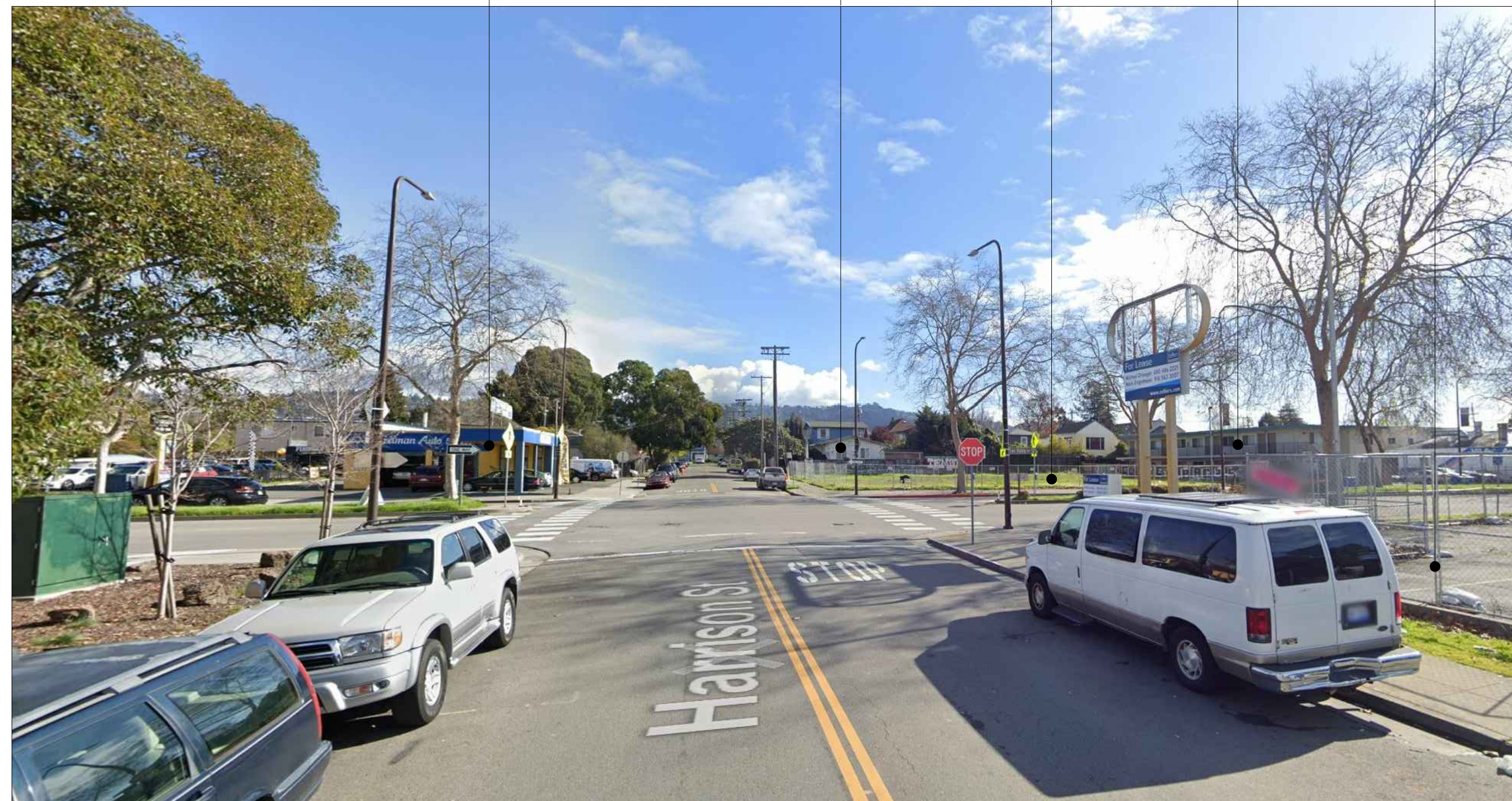
JOB: 1928

SHEET:

SITE CONTEXT
PHOTOS

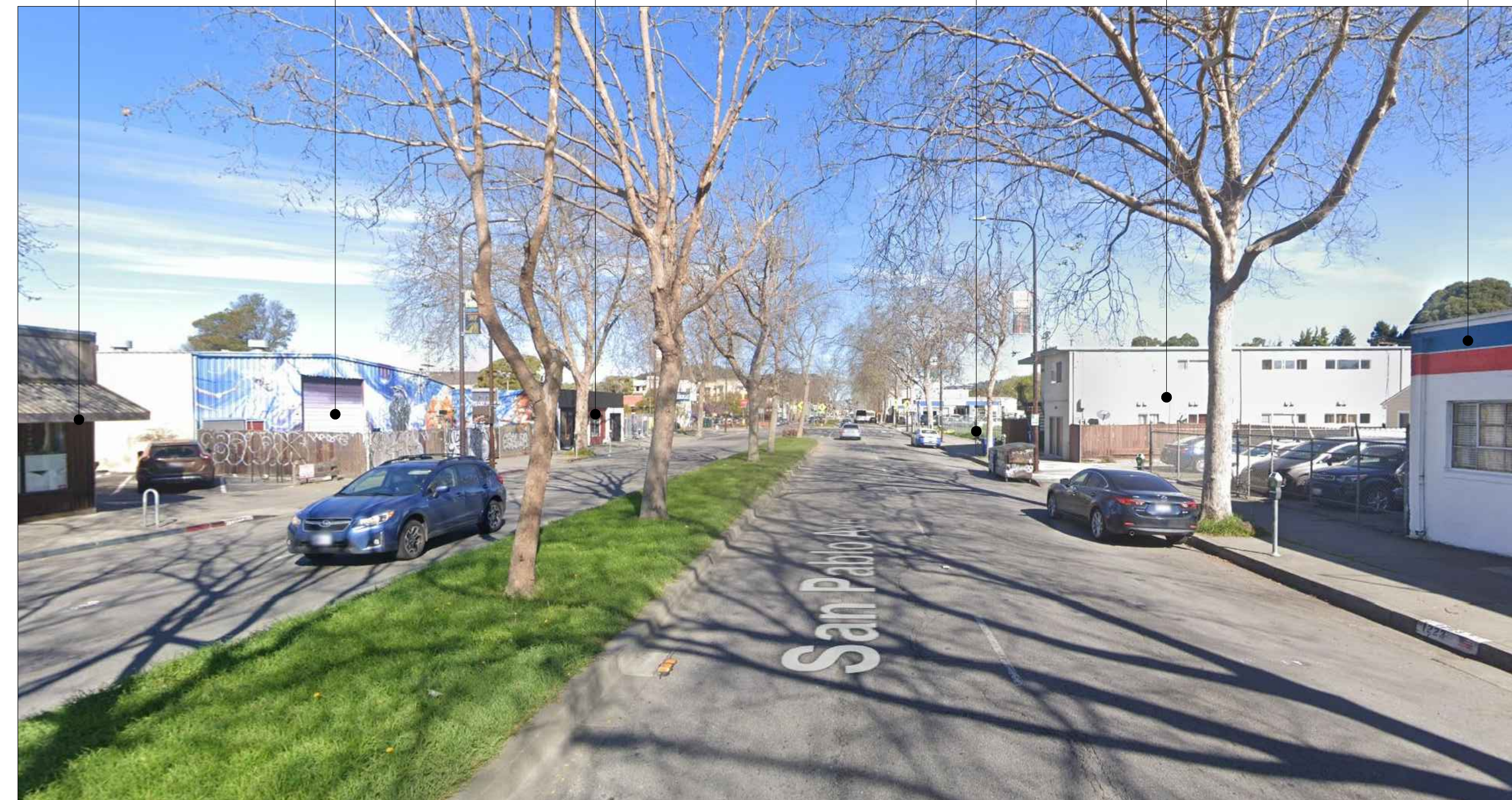
A0.5

1197 SAN PABLO (GILMAN AUTO) 1110 HARRISON SINGLE FAMILY RESIDENCE PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE)



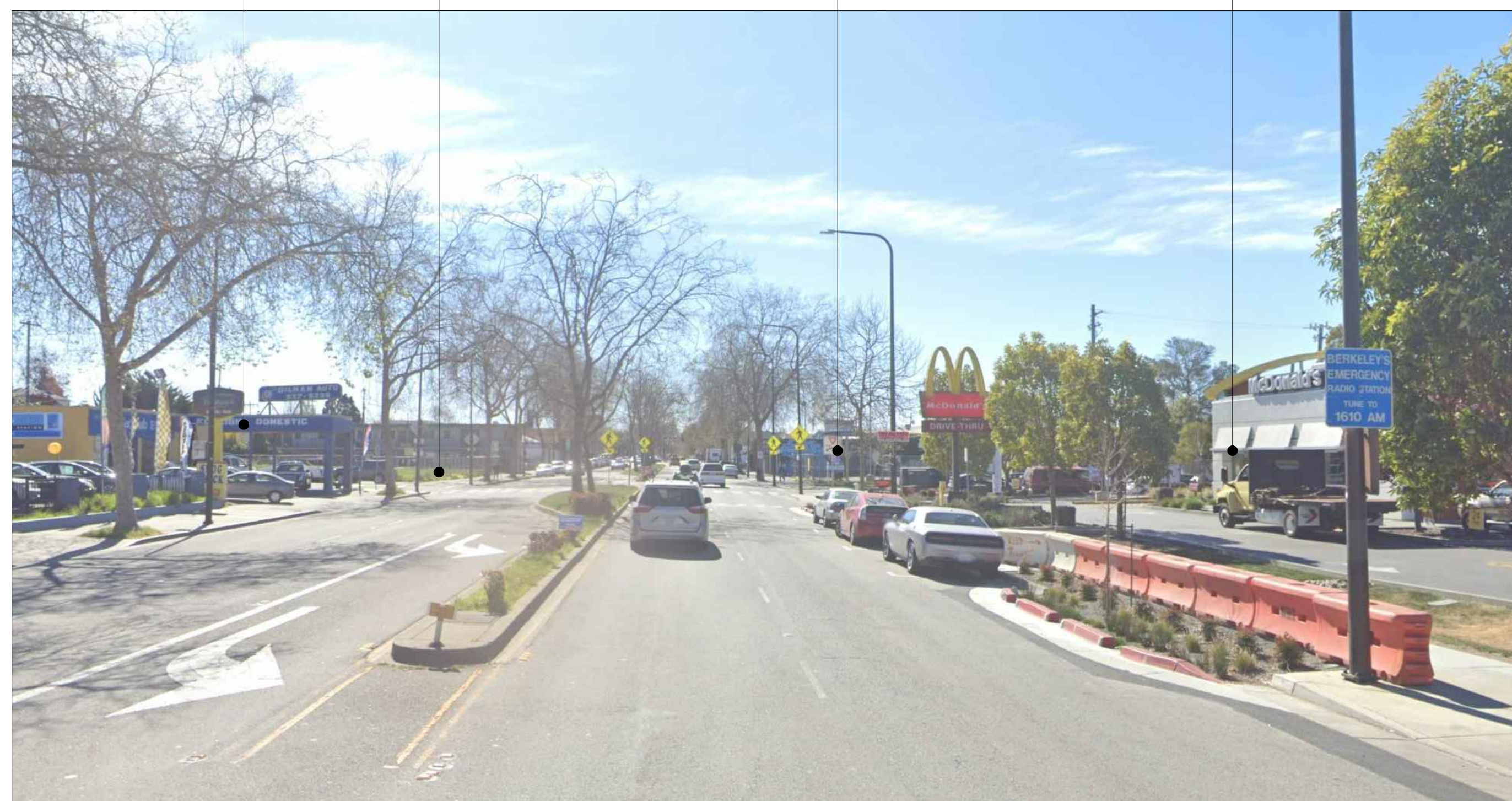
4 VIEW FROM HARRISON LOOKING EAST

1220 SAN PABLO (TOKYO FISH MARKET) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1223 SAN PABLO (101 AUTOBODY)



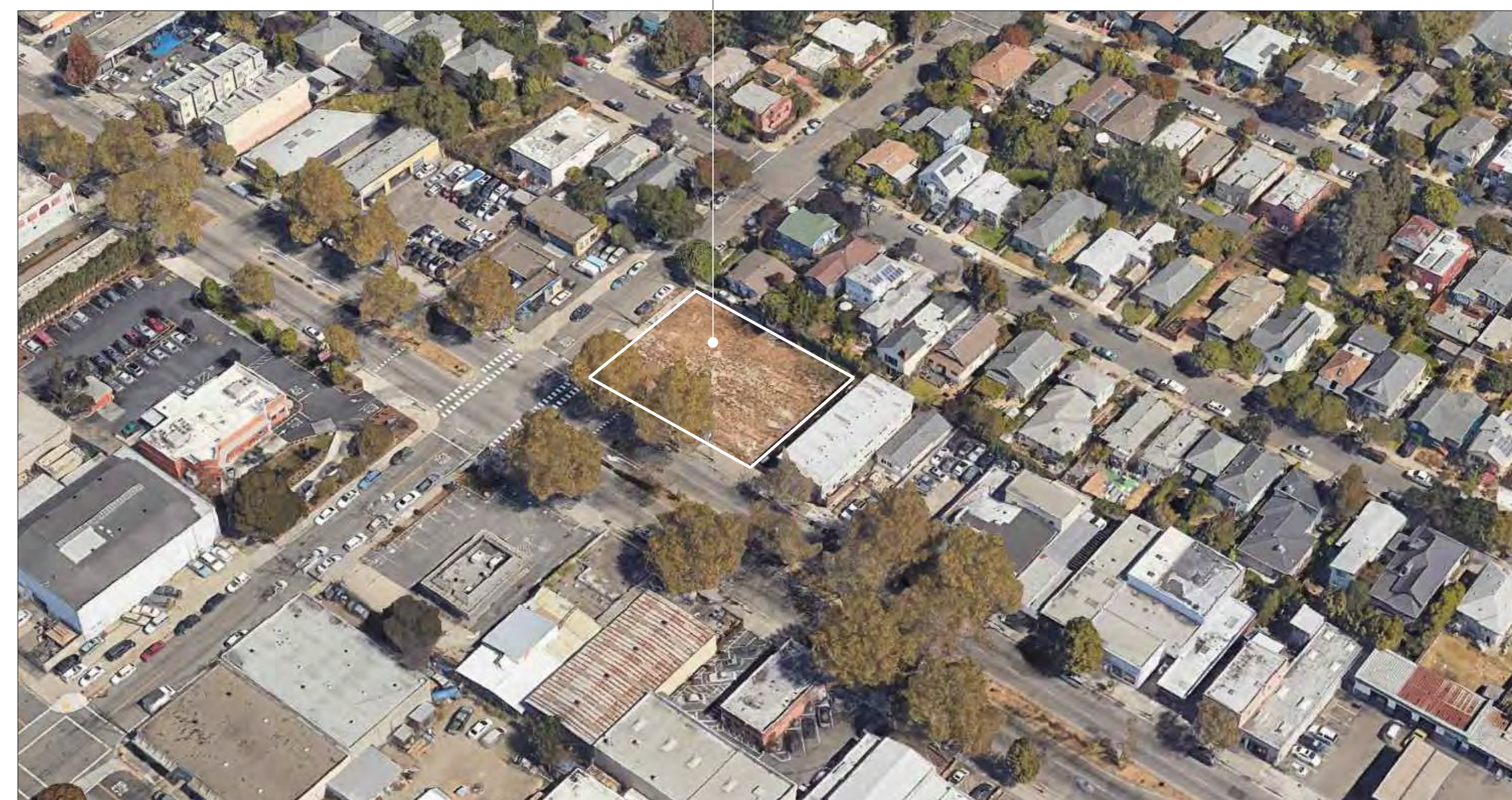
2 VIEW FROM SAN PABLO LOOKING NORTH

1197 SAN PABLO (GILMAN AUTO) PROJECT SITE 1201 SAN PABLO 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1198 SAN PABLO (MCDONALD'S)



3 VIEW FROM SAN PABLO LOOKING SOUTH

PROJECT SITE 1201 SAN PABLO



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

SURVEY

A1.0

