

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA VENTURES

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

 CA VENTURES



SHEET LIST

- A0-000 COVER SHEET
- A0-001 EXISTING SITE PHOTOS
- A0-002 EXISTING SITE PHOTOS
- A0-003 EXISTING SITE PHOTOS
- A0-004 DEMO SITE PLAN EXHIBIT
- A0-005 PROJECT STATS
- A0-006 ZONING AND CODE INFO

- A1-001 SITE PLAN EXISTING- LEVEL U1
- A1-002 SITE PLAN EXISTING- LEVEL 1
- A1-003 SITE PLAN PROPOSED- LEVEL U1
- A1-004 SITE PLAN PROPOSED- LEVEL 1
- A1.001 ELECTRICAL ROOM DEMO, PLAN, SECTION
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-112 PLAN- LEVEL 1 ENLARGED
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF
- A1-201 NEW SERVICE HALL/ELECTRICAL ROOM PLAN

- A3-001 ELEVATIONS- WEST (HAROLD WAY)
- A3-002a/b ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-006a/b ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
- A3-101 BUILDING SECTION
- A3-102 BUILDING SECTION
- A3-201 PERSPECTIVES
- A3-202 PERSPECTIVES
- A3-301 SHADOW STUDIES - JUNE 21
- A3-302 SHADOW STUDIES - DEC 21
- A3-303 SHADOW STUDIES - DEC 10
- A3-304 STREET STRIP ELEVATIONS
- A3-305 MATERIAL BOARDS

- A5-001 SAMPLE UNITS

DEVELOPER

CA STUDENT LIVING BERKELEY, LLC
130 E RANDOLPH STREET
SUITE 2100
CHICAGO, IL 60601
CONTACT: JESSICA LEO
PHONE: (304) 238-4745

ARCHITECTURE

NILES BOLTON ASSOCIATES
3060 PEACHTREE RD. N.W.
SUITE 600
ATLANTA, GA 30305
CONTACT: MOHAMED MOHSEN
PHONE: (404) 365-7600

CIVIL ENGINEERING

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
135 MAIN STREET
SUITE 1500
SAN FRANCISCO, CA 94105
CONTACT: JASON JOH
PHONE: (415) 955-5200

LANDSCAPE ARCHITECTURE

THOMAS BAAK AND ASSOCIATES, LLP
1620 NORTH MAIN STREET
SUITE 4
WALNUT CREEK, CA 94596
CONTACT: RICK STOVER
PHONE: (925) 933-2583

STRUCTURAL ENGINEERING

DCI ENGINEERS
135 MAIN STREET
SUITE 1800
SAN FRANCISCO, CA 94105
CONTACT: MICHAEL BAUER
PHONE: (415) 638-8913

INTERIOR DESIGN

KUCHAR
1821 WEST HUBBARD
SUITE 105
CHICAGO, IL 60622
CONTACT: SARAH KUCHAR-PARKINSON
PHONE: (312) 624-9206

GENERAL CONTRACTOR

WEST BUILDERS, INC.
120 RAILROAD AVENUE
POINT RICHMOND, CA 94801

CONTACT: SEAN KIRBY
PHONE: (510) 307-5678

DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022
- 05-10-22 | LANDMARKS MEETING - JUNE 2ND, 2022
- 05-18-22 | **LANDMARKS REVISED PACKAGE**

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A0-000

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
 EXISTING SITE PHOTOS

SHEET NUMBER:
A0-001

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST
 A0-001 12" = 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST
 A0-001 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH
 A0-001 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST
 A0-001 12" = 1'-0"



1 SITE PHOTO - ALLSTON WAY FACADE
 A0-002 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST FACADE
 A0-002 12" = 1'-0"



2 SITE PHOTO - HAROLD WAY NORTH FACADE
 A0-002 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY SOUTH FACADE
 A0-002 12" = 1'-0"

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SHEET TITLE:
 EXISTING SITE PHOTOS

SHEET NUMBER:
A0-002

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - ALLSTON WAY - EXISTING HOTEL
 A0-003 12" = 1'-0"



2 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
 A0-003 12" = 1'-0"



3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
 A0-003 12" = 1'-0"



4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL
 A0-003 12" = 1'-0"

PROJECT #: 121246
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No.	Description	Date
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SHEET TITLE:
 EXISTING SITE PHOTOS

SHEET NUMBER:
A0-003

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
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 CHECKED BY: MM

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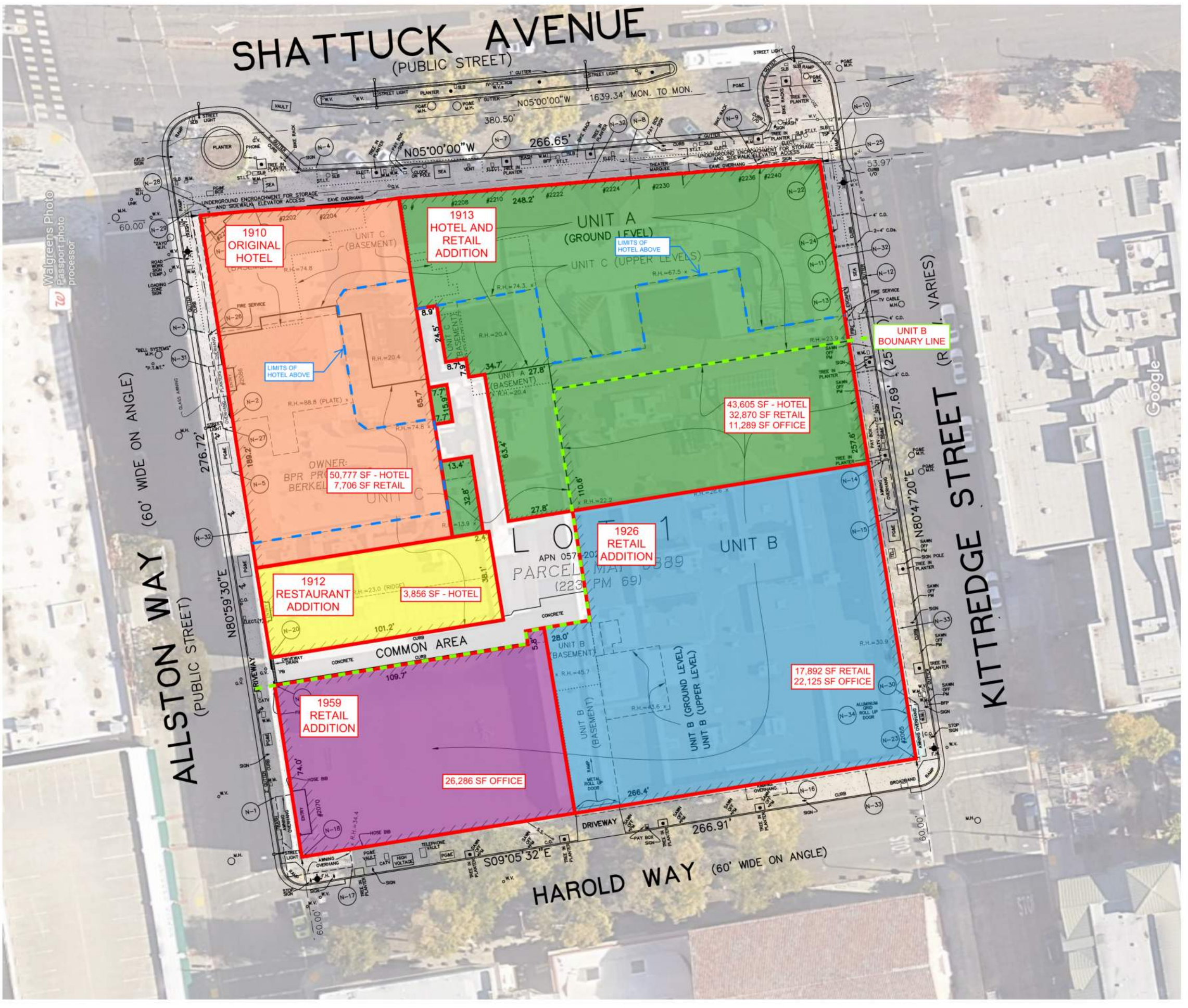
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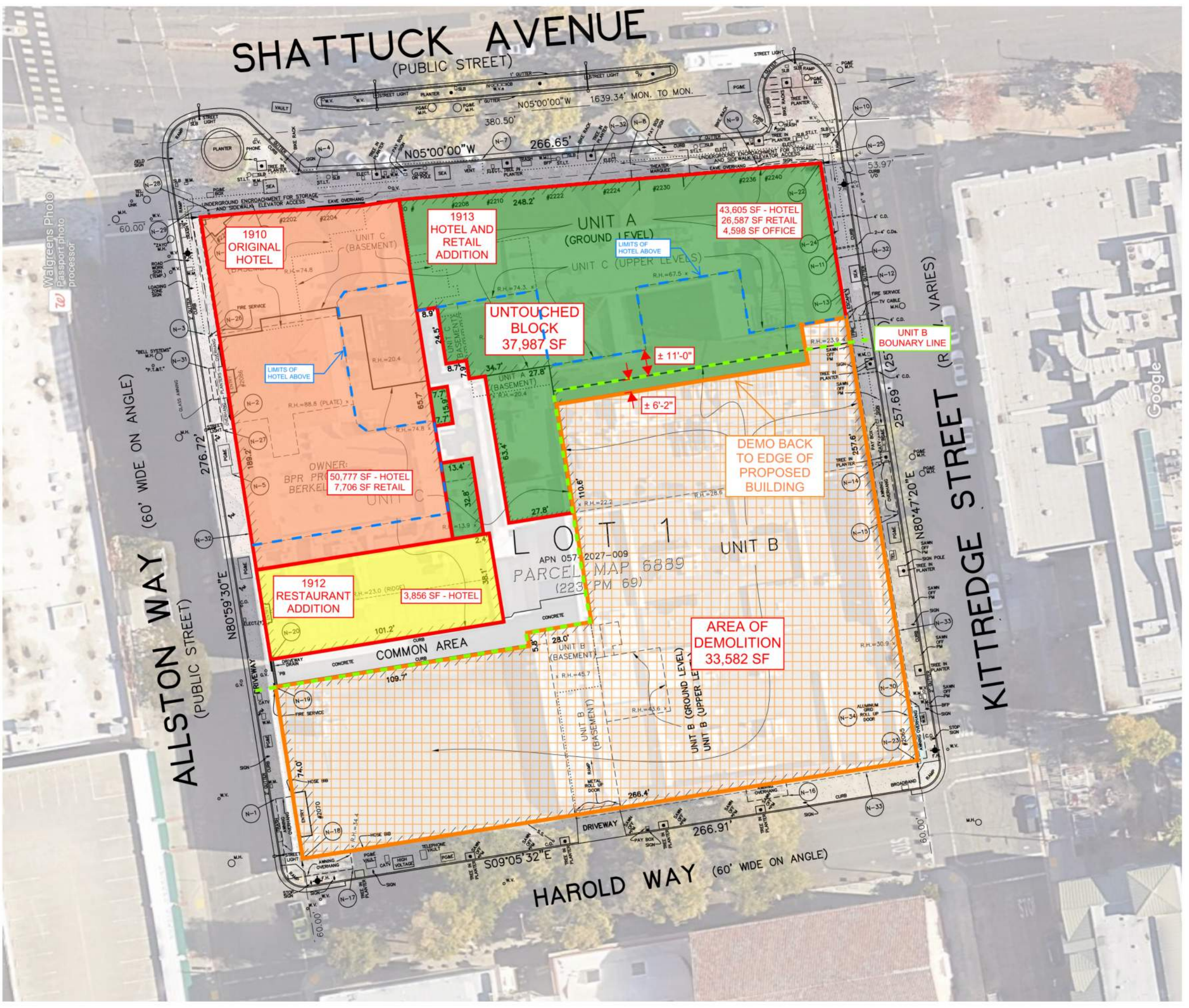
BERKELEY PLAZA
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 BERKELEY, CA 94704
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SHEET TITLE:
 DEMO SITE PLAN EXHIBIT

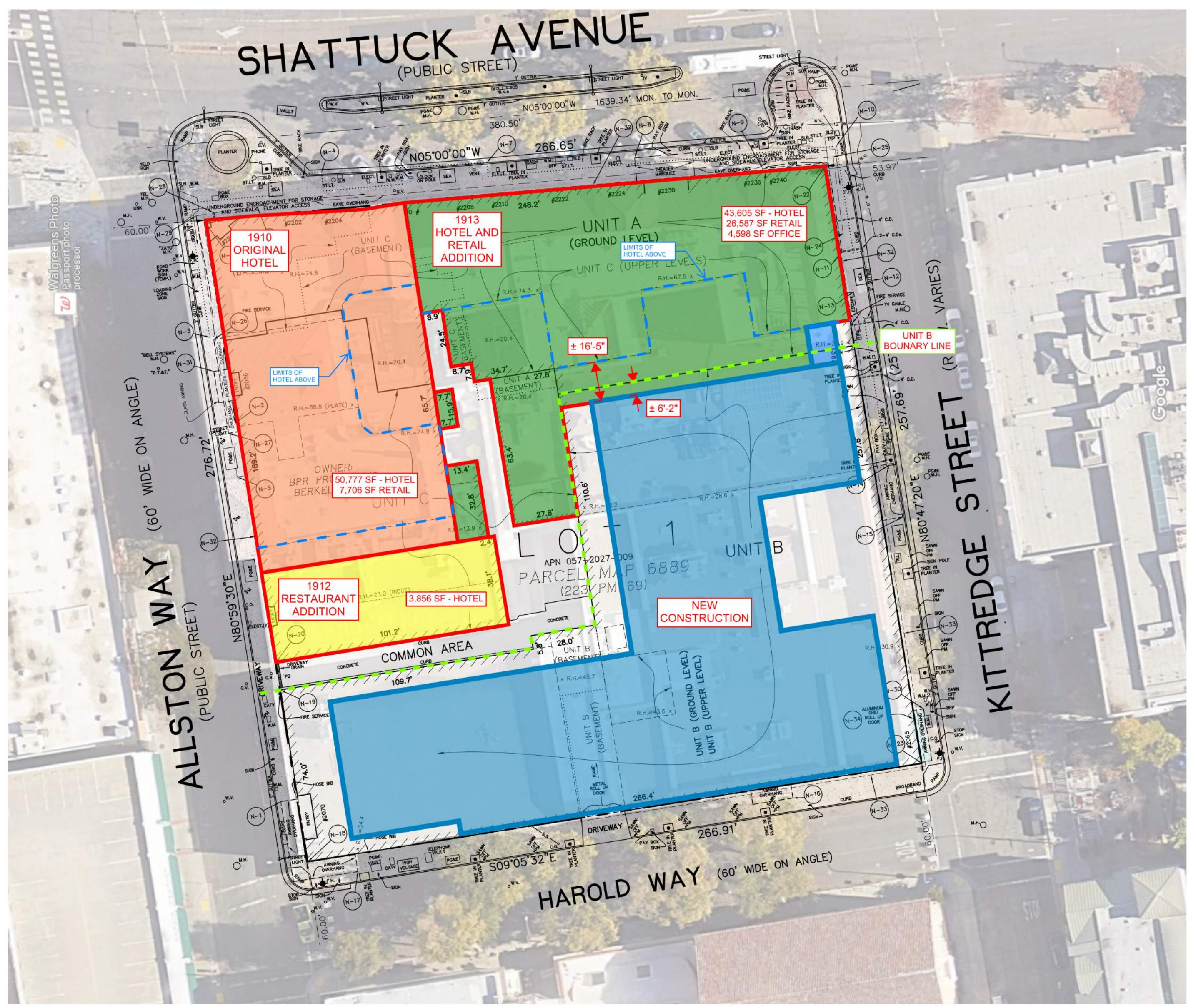
SHEET NUMBER:
A0-004



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

UNIT MIX

Name	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	LW-B	Total Units	Total Beds
Bedrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1	1		
Bathrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5	1.5			
Beds	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3	3				
Unit GSF	436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867	949		
Floor 8	1	-	-	-	2	-	-	1	2	1	-	-	4	1	-	-	-	-	1	-	-	1	1	-	-	-	1	-	-	-	-	-	-	23	69
Floor 7	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	27	86	
Floor 6	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	27	86	
Floor 5	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	27	86	
Floor 4	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	-	-	-	27	86	
Floor 3	1	1	-	-	2	1	1	2	-	-	2	-	4	1	1	1	1	-	-	1	-	1	1	1	-	1	-	1	1	-	-	-	27	86	
Floor 2	1	1	-	-	1	2	-	1	3	-	-	1	4	4	-	-	-	-	-	-	1	1	1	1	-	-	1	-	-	-	-	-	23	66	
Floor 1	-	-	-	-	-	-	-	-	2	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1	7	20	
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Units	7	2	5	1	14	5	7	13	5	10	2	1	29	10	5	5	1	4	1	5	2	7	7	6	1	5	1	7	5	5	6	3	1	188	585
Unit Mix	4%	1%	3%	1%	7%	3%	4%	7%	3%	1%	1%	1%	15%	5%	3%	3%	1%	2%	1%	3%	1%	4%	4%	3%	1%	3%	1%	4%	3%	3%	3%	2%	1%	% of Mix	
Total Bedrooms	7	2	5	1	14	5	7	13	5	10	2	1	58	20	10	10	2	8	2	10	4	14	14	12	2	10	2	14	10	15	18	3	1	311	
Bedroom Mix	2%	1%	2%	0%	5%	2%	2%	4%	2%	3%	1%	0%	19%	6%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	1%	0%	100%	
Total Beds	7	2	5	1	14	5	7	26	10	20	4	2	116	40	20	20	4	16	4	20	8	28	28	24	4	20	4	28	20	30	36	9	3	585	
Bed Mix	1%	0%	1%	0%	2%	1%	1%	4%	2%	3%	1%	0%	20%	7%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	2%	1%	100%	

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	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	LW-B	Total
1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1	1	
1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5	1.5	
1	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3	3		
436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867	949		
Floor 8	436	-	375	-	644	-	295	1,276	633	1,282	-	-	3,808	986	-	-	-	-	908	-	973	953	956	-	909	-	932	953	-	-	1,374	-	-	17,693
Floor 7	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	21,962
Floor 6	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	21,962
Floor 5	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	21,962
Floor 4	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	21,962
Floor 3	436	381	-	-	644	348	295	1,276	-	-	1,390	-	3,808	986	984	991	1,003	-	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	-	22,091
Floor 2	436	381	-	-	644	-	295	1,914	-	-	-	718	3,808	3,944	-	-	-	-	-	-	-	973	953	956	962	-	-	953	-	-	-	-	-	17,333
Floor 1	-	-	-	-	-	-	-	1,276	-	-	-	-	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,601	949	5,778
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3,052	762	1,875	396	4,508	1,740	2,065	8,294	3,165	6,410	1,390	718	27,608	9,860	4,920	4,955	1,003	3,972	908	5,150	1,946	6,671	6,692	5,772	909	4,885	932	6,671	4,855	6,865	8,244	2,601	949	150,743	
AVG.	351							AVG.	644				AVG.	967														AVG.	1,374	AVG.	888			

No.	Description	Date
2	PRELIM APP 58330	7/21/21
3	SD SET	9/16/21
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AREA TABLE

Floors	GSF	Common	Utility	Res.	Amenity / Lobby	Retail	Parking	Exterior SF (not in GSF)	# Units	# Parking	Efficiency	Height
Floor 8	22,714	3,419	426	17,707	1,162	-	-	2,946	23	-	78.0%	85
Floor 7	26,099	3,602	501	21,996	-	-	-	-	27	-	84.3%	74
Floor 6	26,099	3,602	501	21,996	-	-	-	-	27	-	84.3%	64
Floor 5	26,099	3,602	501	21,996	-	-	-	-	27	-	84.3%	54
Floor 4	26,099	3,602	501	21,996	-	-	-	-	27	-	84.3%	44
Floor 3	26,099	3,602	501	21,996	-	-	-	-	27	-	84.3%	34
Floor 2	23,914	3,536	493	17,410	2,475	-	-	-	23	-	72.8%	24
Floor 1	22,201	3,021	4,002	4,200	5,382	3,625	1,971	-	7	-	18.9%	14
Floor -1	26,239	1,663	5,368	-	-	-	19,208	-	-	43	0.0%	(10)
Total	225,563	29,649	12,794	149,297	9,019	3,625	21,179	2,946	188	43		

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 188 UNITS (585 BEDS). THE PROJECT UNIT TYPES INCLUDE STUDIOS, 1 BEDROOM, 2 BEDROOM, 3 BEDROOM, AND LIVE/WORK UNITS.

THE BUILDING TOTALS 225,563 GSF, WHICH INCLUDES 149,301 SF OF RESIDENTIAL AREA AND 9,019 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 3,625 SF OF GROUND LEVEL COMMERCIAL.

THE PROJECT IS DESIGNED AS TYPE-IIIA CONSTRUCTION (WOOD) OVER TYPE-IA (PODIUM) WITH A TOTAL OF 8 RESIDENTIAL LEVELS. A PARTIAL BASEMENT IS ALSO PROVIDED TO HOUSE 43 PARKING SPACES. ADDITIONALLY, THE PROJECT WILL PROVIDE 144 BIKE PARKING SPACES ON THE BASEMENT LEVEL.

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

PROJECT STATS

SHEET NUMBER:

A0-005

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CONSTRUCTION INFORMATION

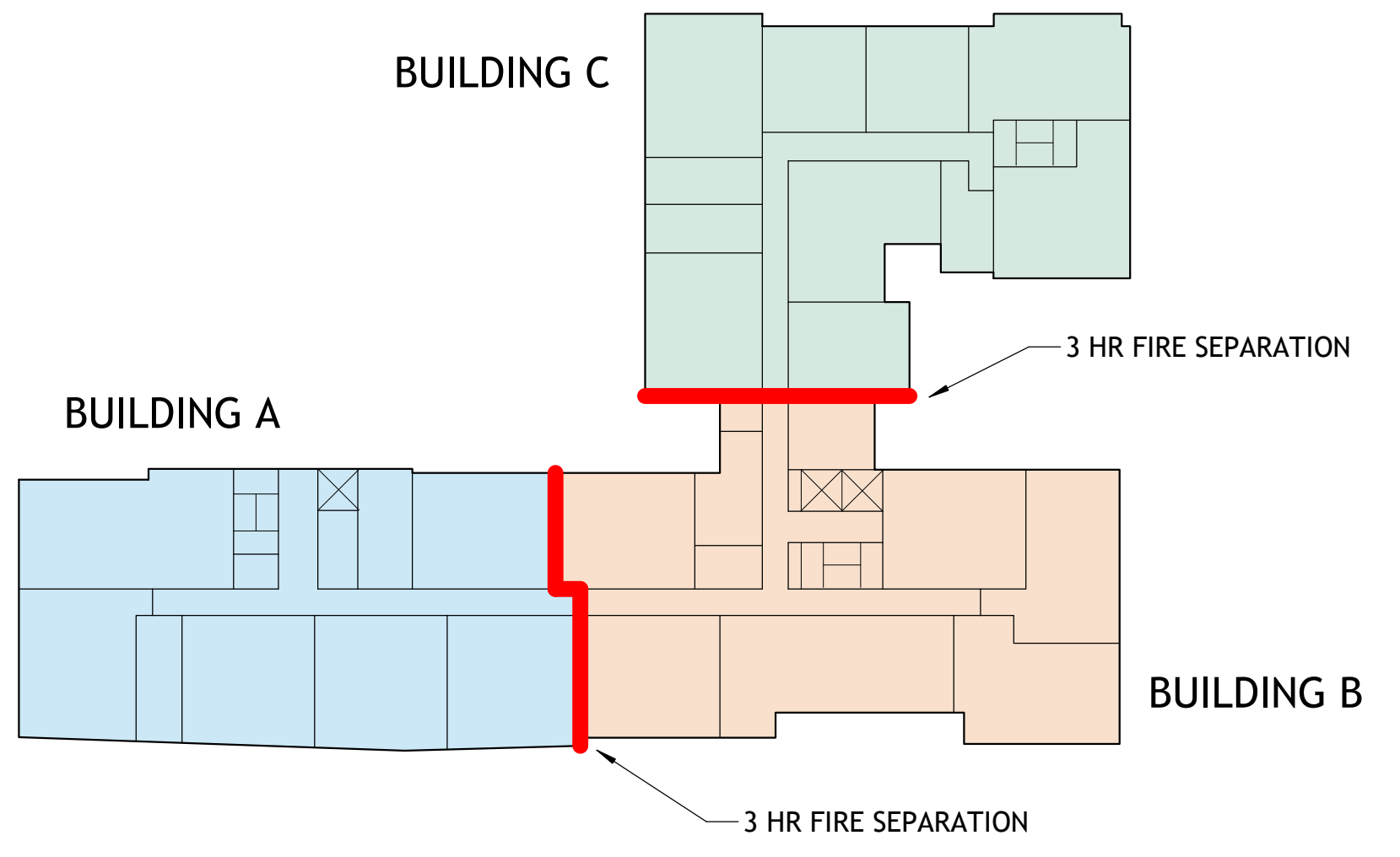
BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [At+(Ns x If)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
At: Tabular Area per Table 506.2 SM		24,000 +	24,000 +	24,000 +
Ns: Tabular Area Factor for non Sprinkled		(24,000 X 0)	(24,000 X 0)	(24,000 X 0)
If: Frontage Increase		X2 =	X2 =	X2 =
Sa: 2 (R Occupancy)				
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF

TYPE IA CONSTRUCTION	
MAX ALLOWABLE STORIES: UNLIMITED	
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES: 3
	MAX ALLOWABLE HEIGHT: UNLIMITED
	ACTUAL HEIGHT (ABOVE AVG GRADE): 34'
BUILDING AREA, PER CBC TABLE 506.2	TOTAL ALLOWABLE AREA: UNLIMITED
	TOTAL PROPOSED AREA: 98,305 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8

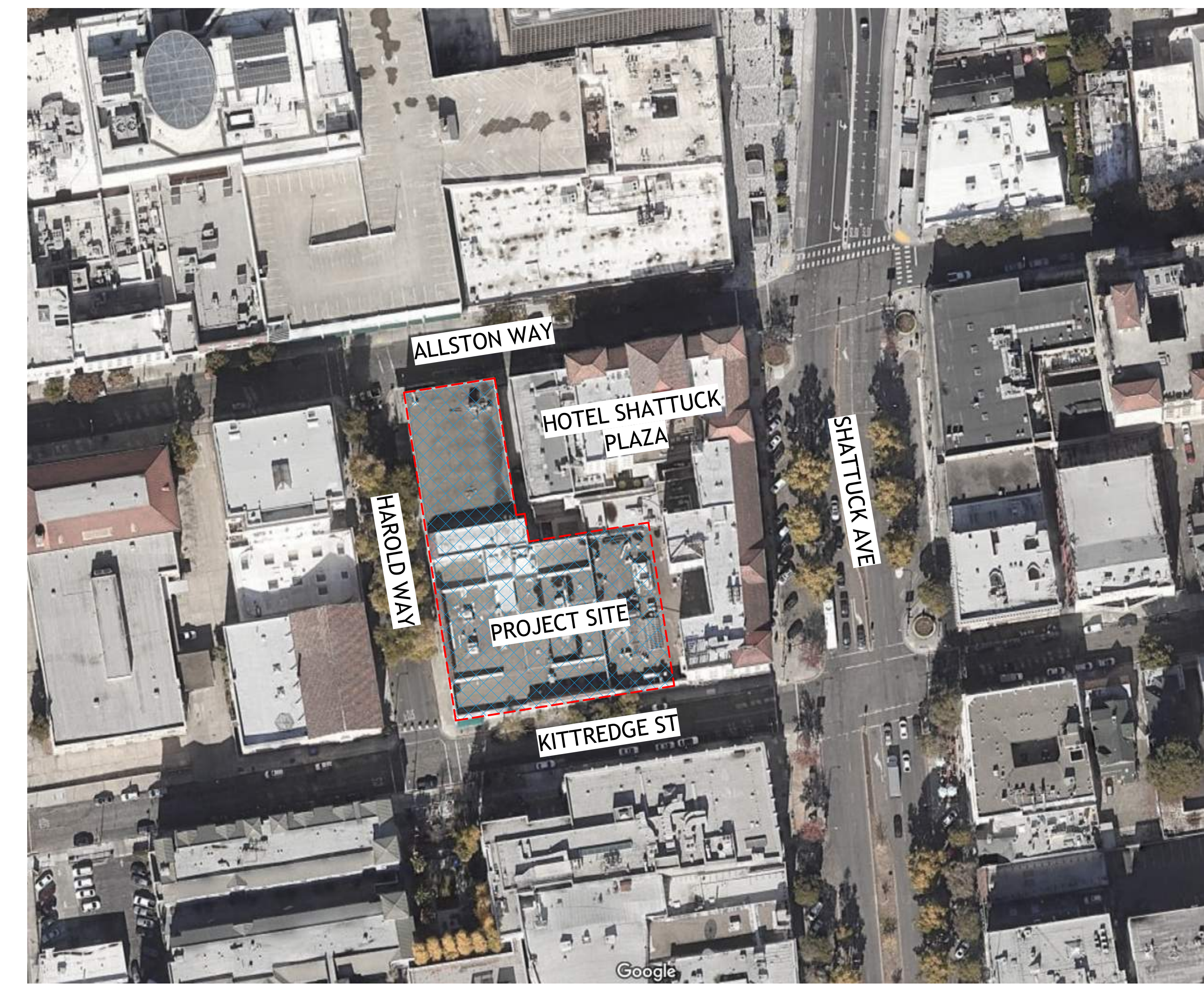


CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 5 required spaces to 0 provided spaces.
- Concession for reduction in useable open space and the percentage of associated landscaped area.



1 SITE MAP
A0-006 12" = 1'-0"



No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 05-11-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	188	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 311 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	144	112 LOCATED ON LEVEL U1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	184,845 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	13,476 SF	15,040 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
3,593 SF TOTAL			
1,990 SF RETAIL SUITE 1,603 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 3 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	5
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	2	2
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	72	72

WAIVER
WAIVER
WAIVER

CONCESSION

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CA VENTURES

SHEET TITLE:
ZONING AND CODE
INFO

SHEET NUMBER:
A0-006

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

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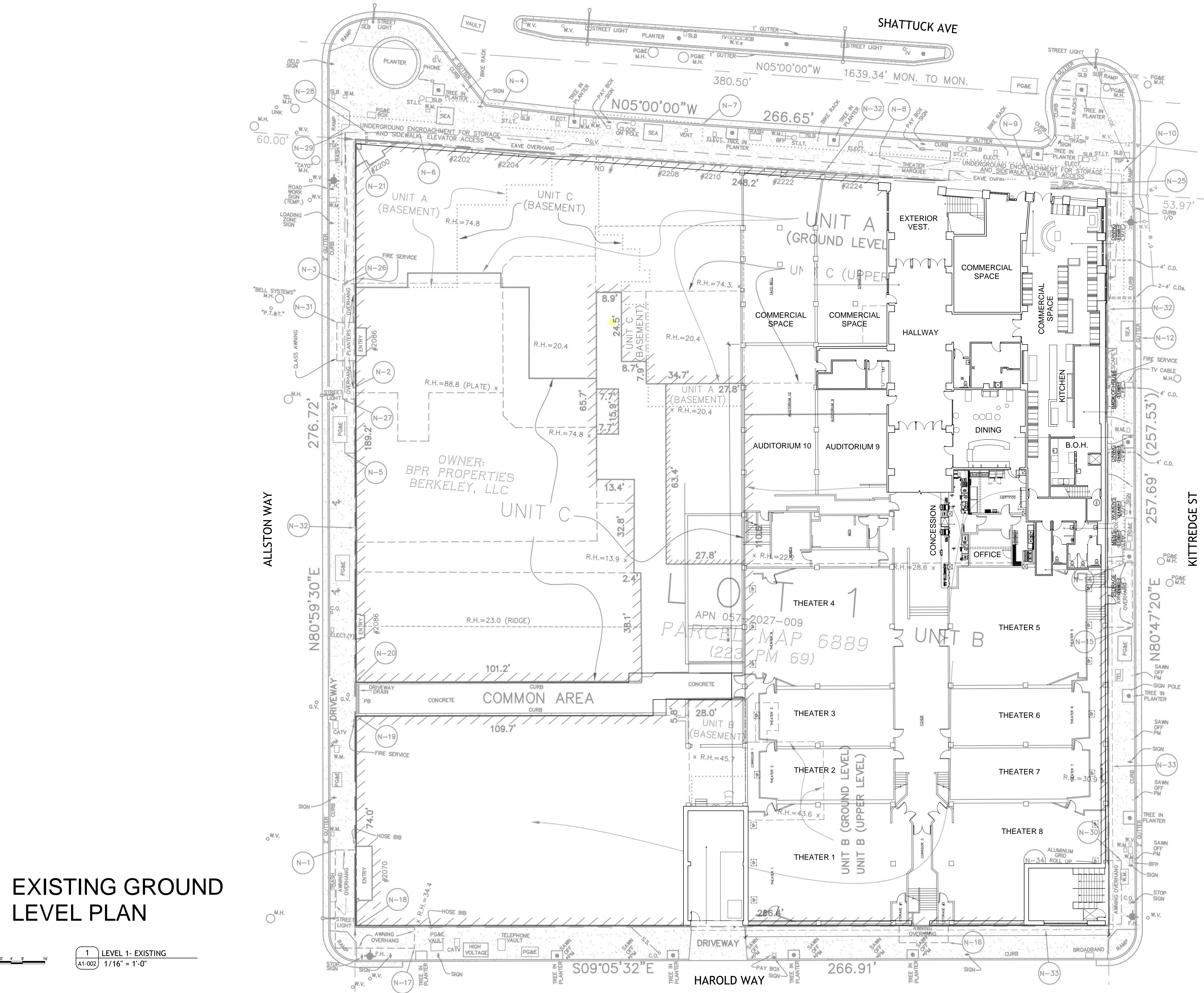
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 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 SITE PLAN
 EXISTING- LEVEL 1

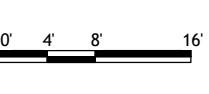
SHEET NUMBER:
A1-002

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EXISTING GROUND LEVEL PLAN

1 LEVEL 1- EXISTING
 A1-002 1/16" = 1'-0"



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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

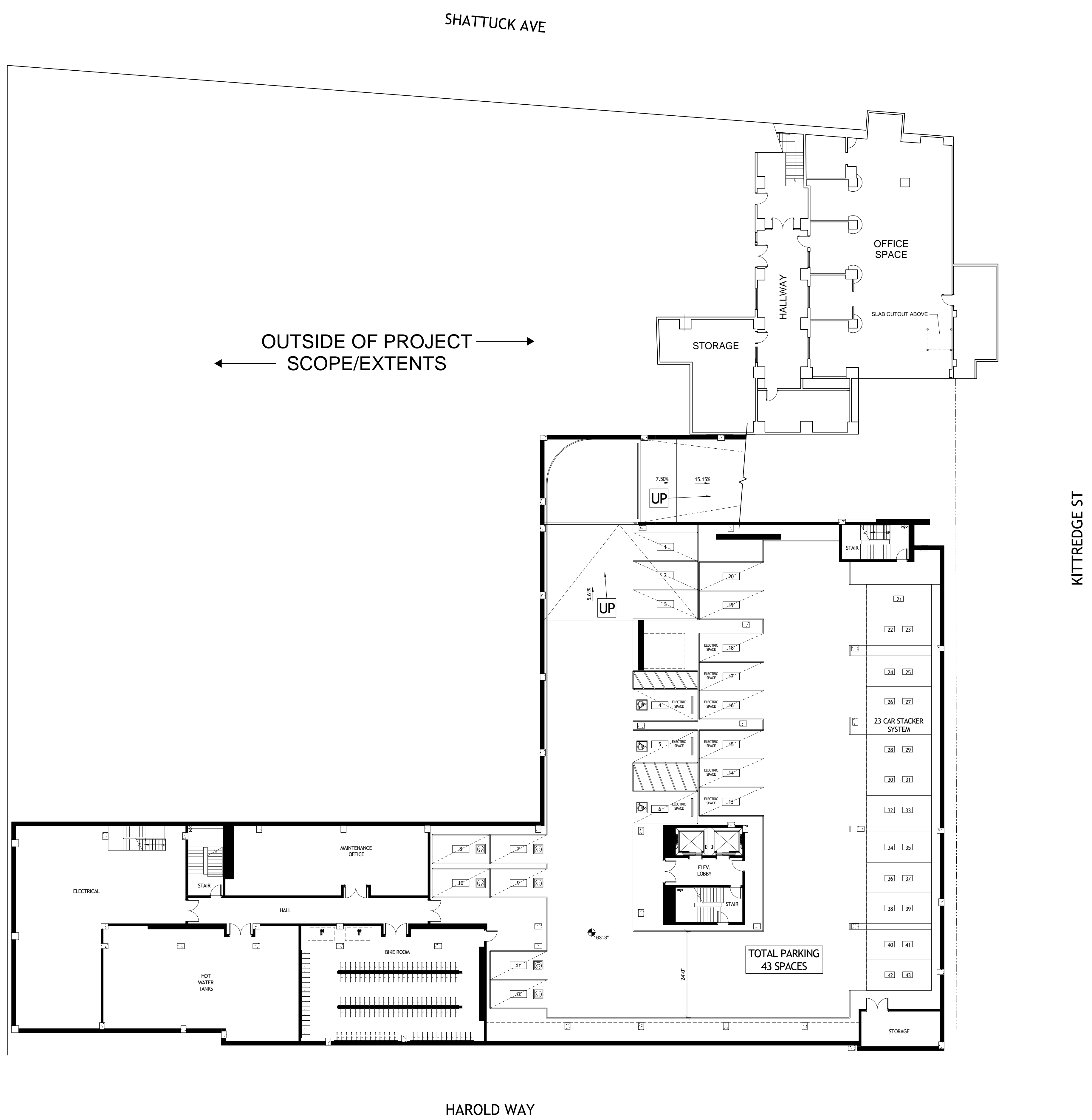
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SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL
U1

SHEET NUMBER:
A1-003

NOT RELEASED FOR CONSTRUCTION



← OUTSIDE OF PROJECT SCOPE/EXTENTS →

PROPOSED BASEMENT PLAN



1 LEVEL U1- PROPOSED
A1-003 1/16" = 1'-0"



HAROLD WAY

ALLSTON WAY

KITTREDGE ST

SHATTUCK AVE

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No.	Description	Date
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13	JUNE LWRKS. MEETING	5/10/22

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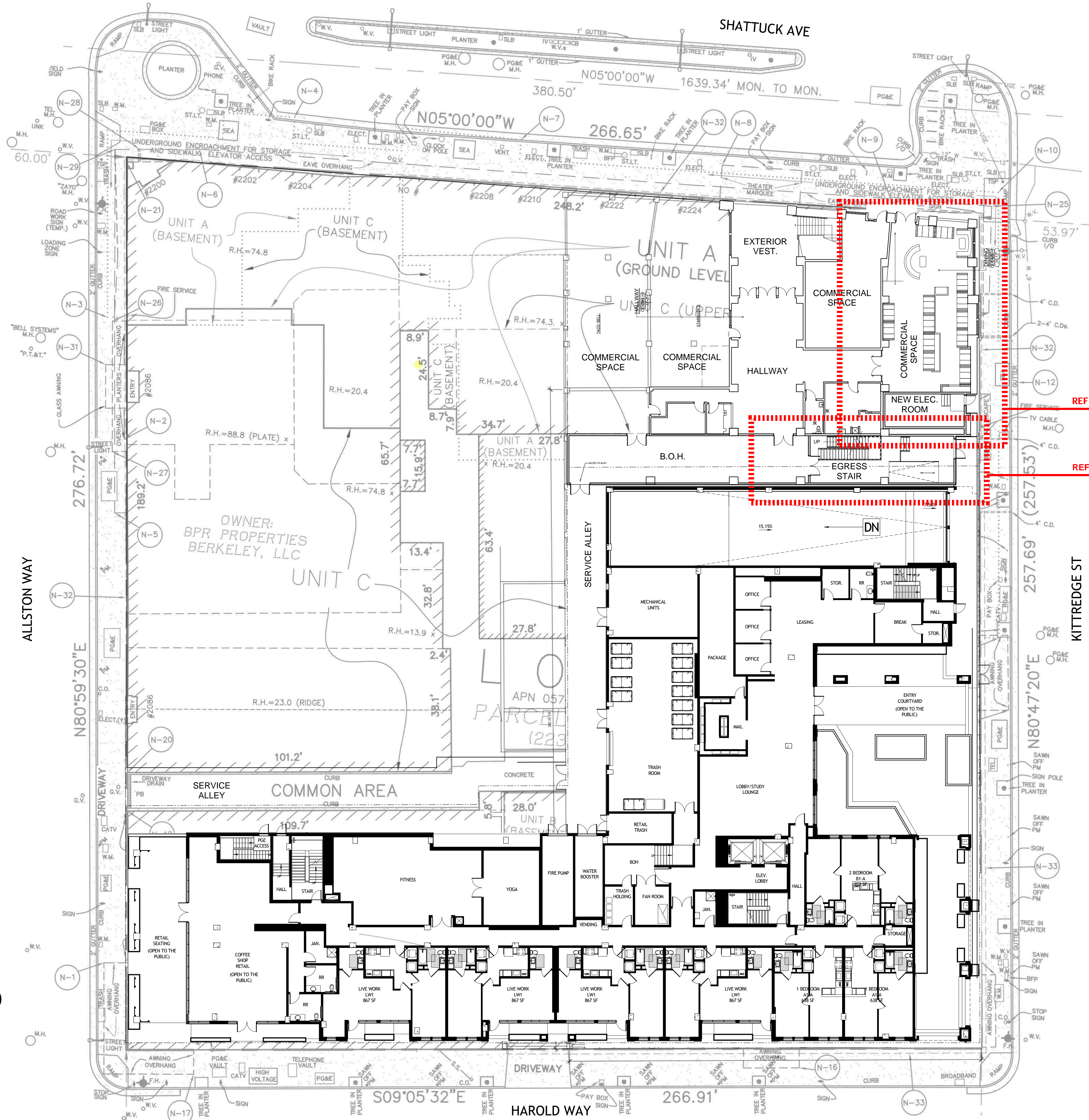
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CA VENTURES

SHEET TITLE:
 SITE PLAN
 PROPOSED- LEVEL 1

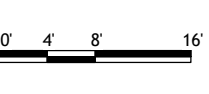
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A1-004

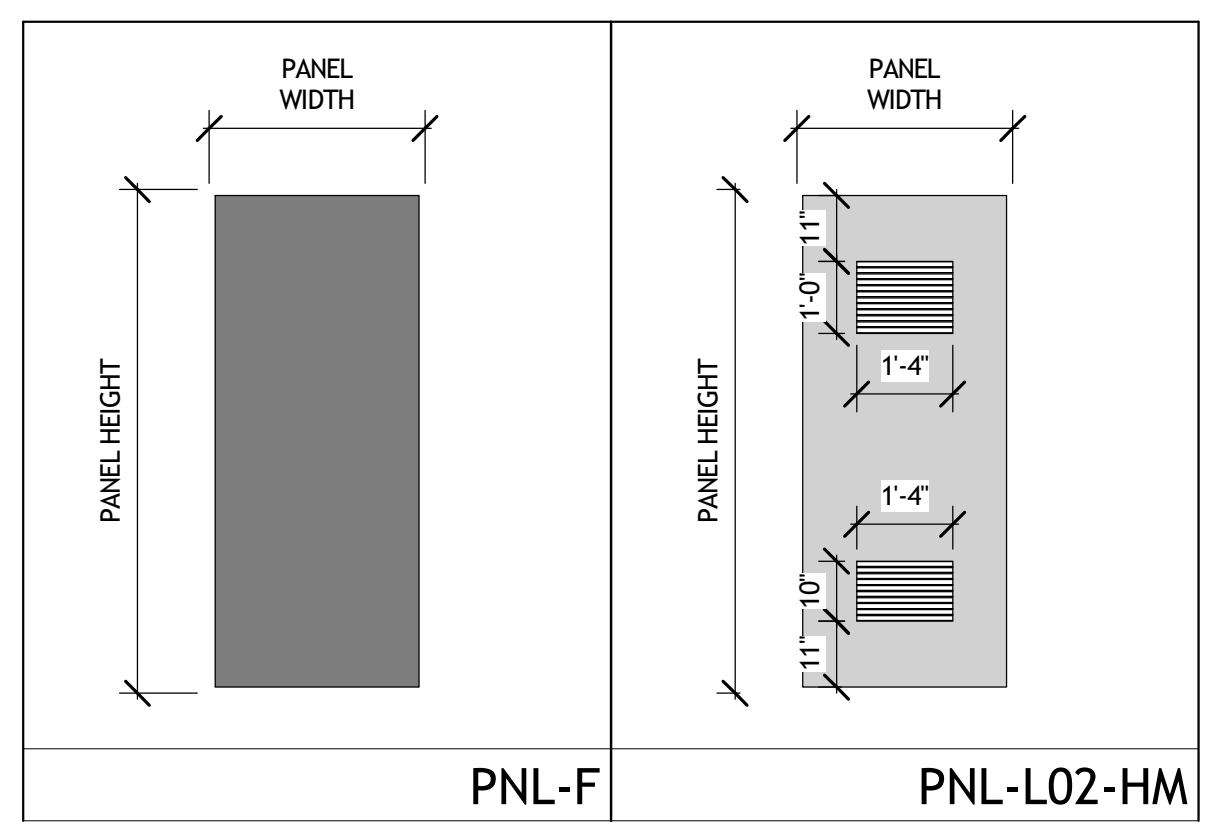
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PROPOSED GROUND LEVEL PLAN

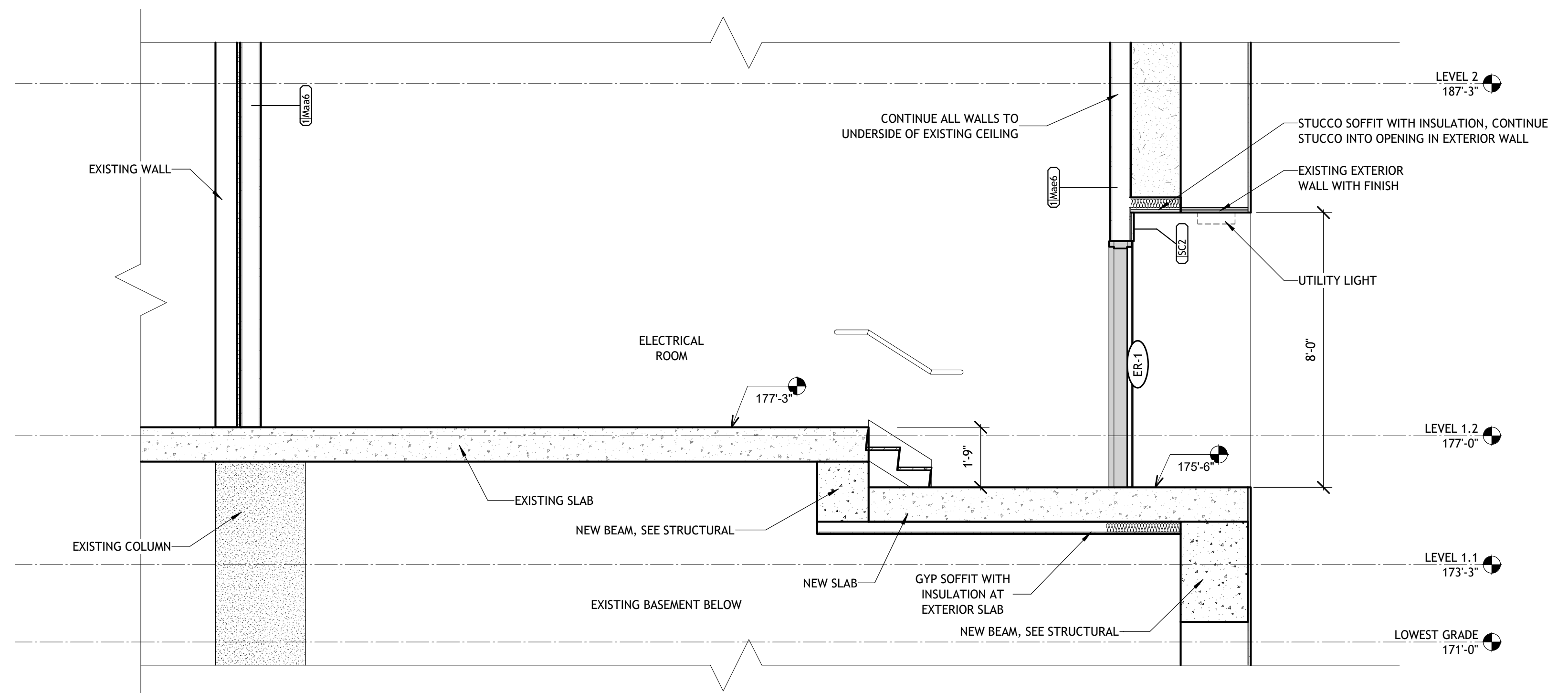
1 LEVEL 1- PROPOSED
 A1-004 1/16" = 1'-0"



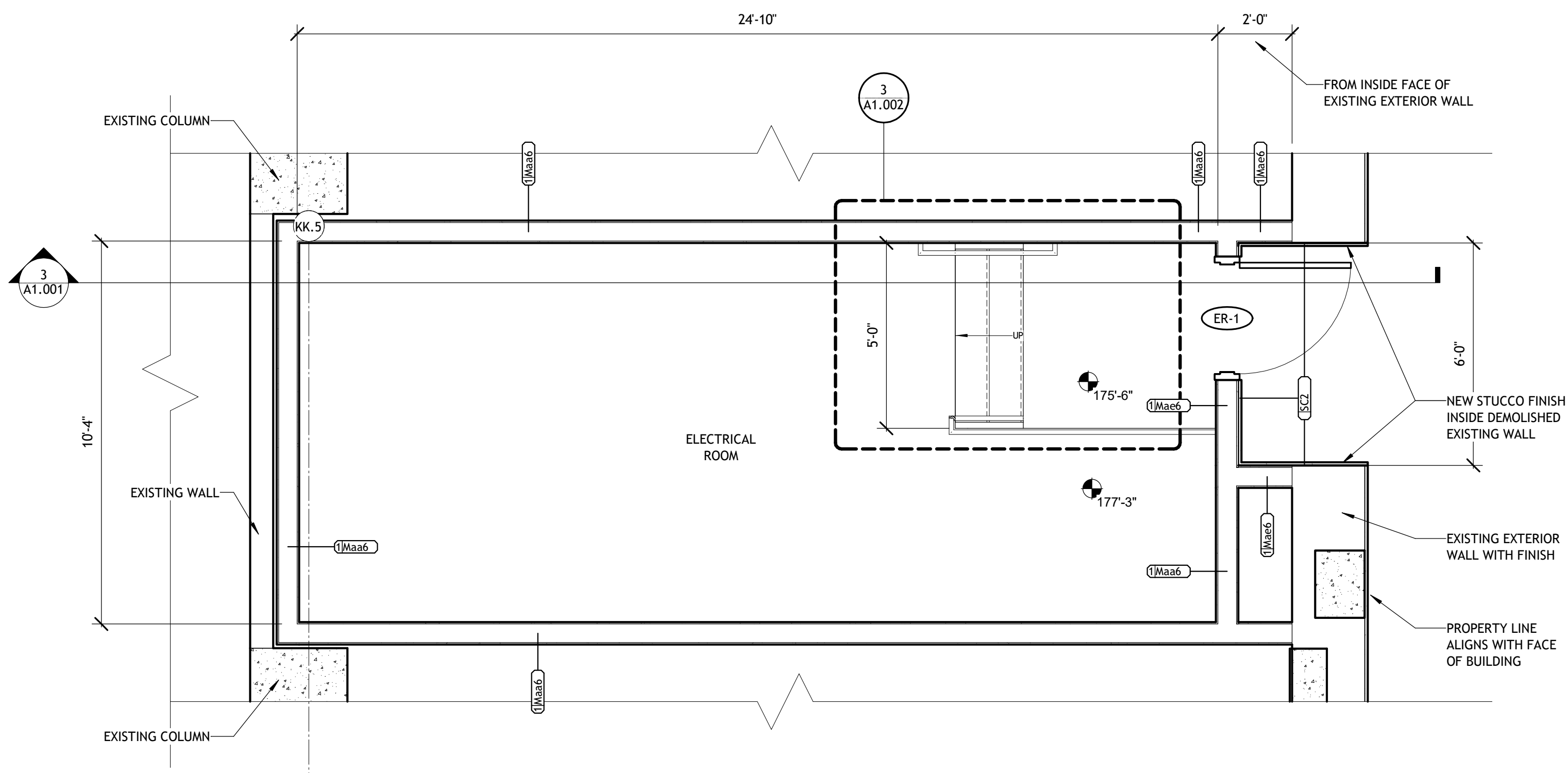


DOOR SCHEDULE- ELECTRICAL ROOM									
TAG	LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		HW SET	COMMENTS
				TYPE	FINISH	TYPE	HW SET		
LEVEL 1.1									
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0		DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW.
ER-2	B.O.H.	0	3'-0"x7'-0"	PNL-F-HM	08-OPENINGS-HM	FRM-00HM1	13.0		EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.

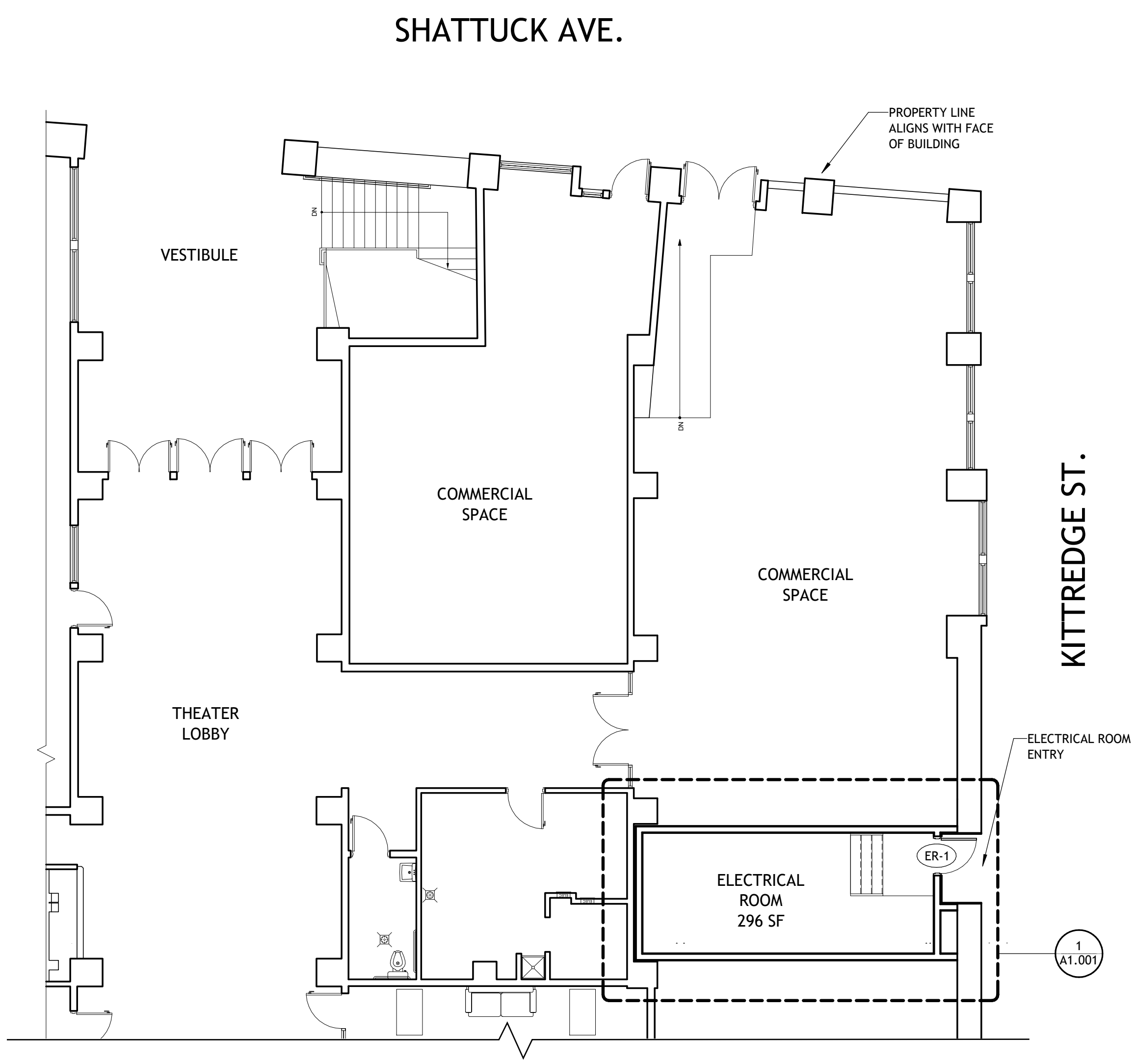
Hardware Set # 08.0					Hardware Set # 13.0						
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG
Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	3	EA	652	STN	Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	1	EA	652	STN
Rim Panic	290 8212193 x 4993 D (Storeroom)	1	EA	626W1	STCH	Rim Panic	290 8212193 x 4993 D (Storeroom)	1	EA	626W1	STCH
Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH	E Trim	QET170 (Storeroom)	1	EA	626	STCH
Core	6C5-SFIC	1	EA	626	BST	Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH
Closer	QDC113 (EDA, SPG Stop/Compression)	1	EA	689	STCH	Core	6C5-SFIC	1	EA	626	BST
Kick Plate	K0059 10" x 2" LDW B4E/CSK	1	EA	630	TRM	Closer	QDC111 (Panic Bar - Push Side)	1	EA	689	STCH
Seal	9050C X LAR (Head/Jambo)	1	EA	A	NGP	Kick Plate	K0059 10" x 2" LDW B4E/CSK	1	EA	630	TRM
Sweep	601 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1270WV or W1311	1	EA	630	TRM
Threshold	813 A X LAR X 14-20 SS MSEA	1	EA	A	NGP	Seal	9050C X LAR (Head/Jambo)	1	EA	A	NGP



3 ELECTRICAL ROOM SECTION
 A1.001 3/8" = 1'-0"



2 ELECTRICAL ROOM PLAN
 A1.001 3/8" = 1'-0"



1 BUILDING PLAN
 A1.001 1/8" = 1'-0"

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No.	Description	Date
	ELEC. ROOM PERMIT	4/11/22
13	JUNE LMRK. MEETING	5/10/22

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ELECTRICAL ROOM TI PERMIT
 2240 SHATTUCK AVE
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:
A1.001



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No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

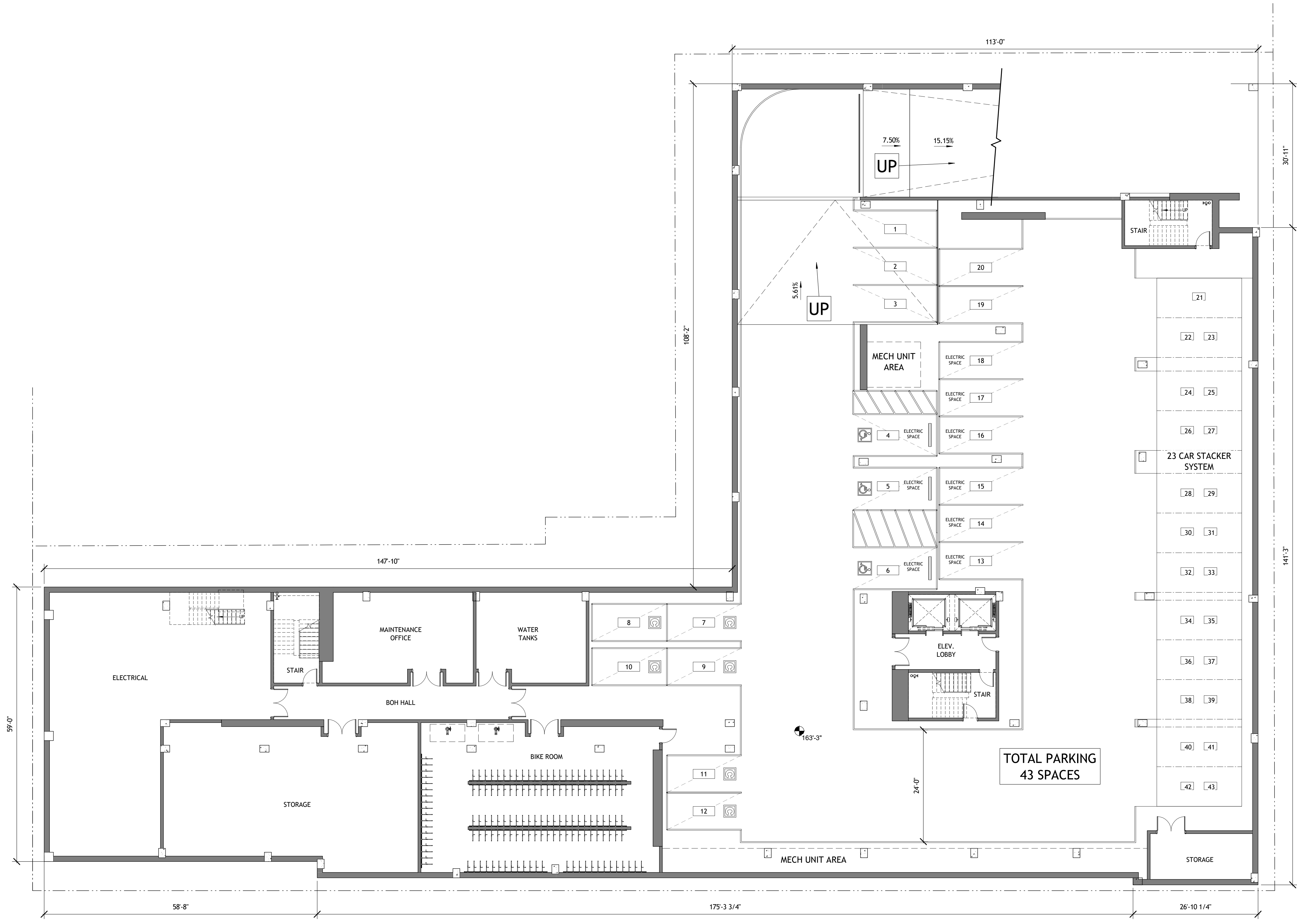
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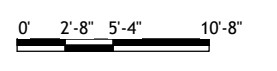
SHEET TITLE:
PLAN- LEVEL U1

SHEET NUMBER:
A1-101

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1 PRESENTATION FLOOR PLAN- LEVEL U1
A1-101 3/32" = 1'-0"



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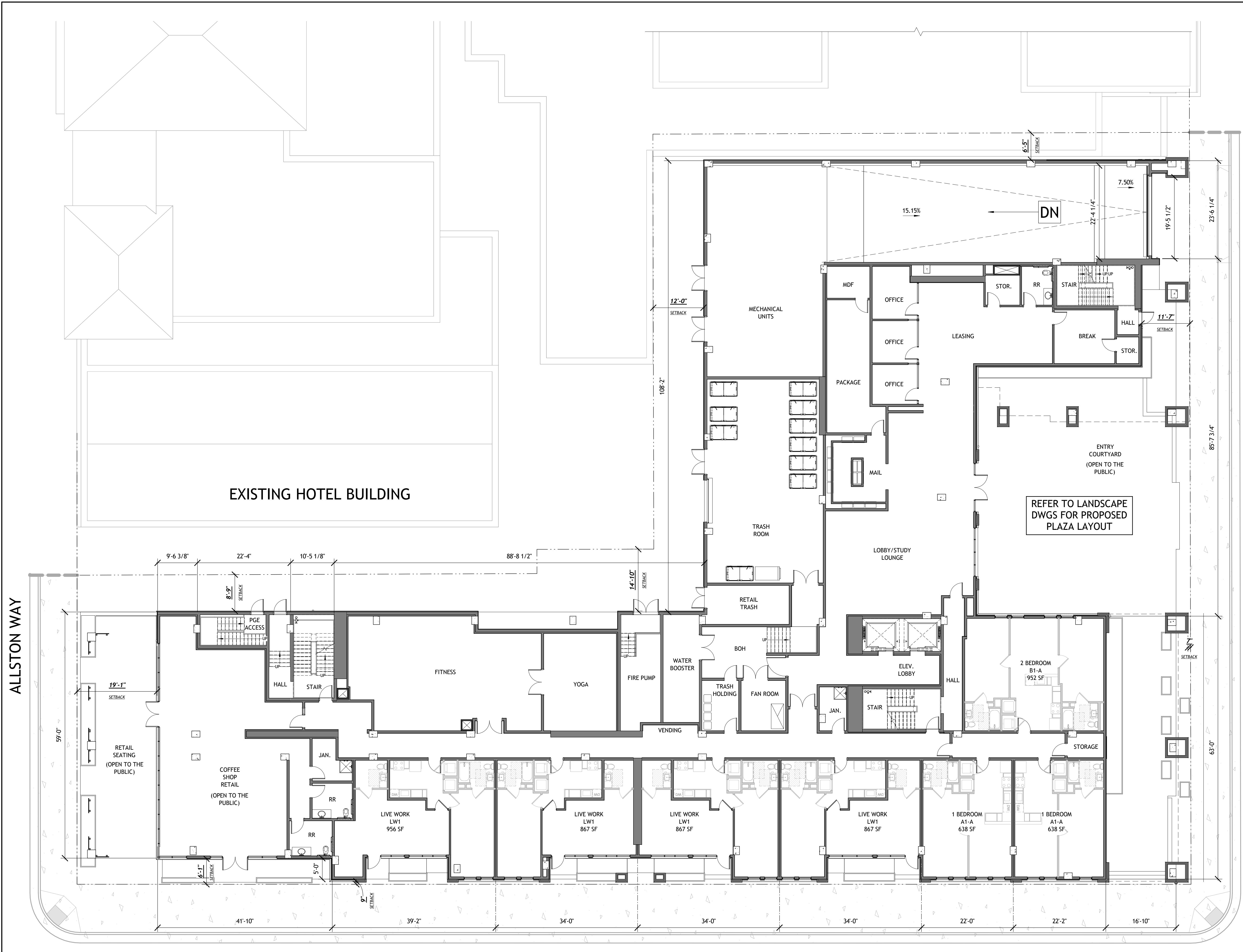
No.	Description	Date
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13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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SHEET TITLE:
PLAN- LEVEL 1

SHEET NUMBER:
A1-111



ALLSTON WAY

KITTREDGE ST

HAROLD WAY

1 PRESENTATION FLOOR PLAN- LEVEL 1
A1-111 3/32" = 1'-0"



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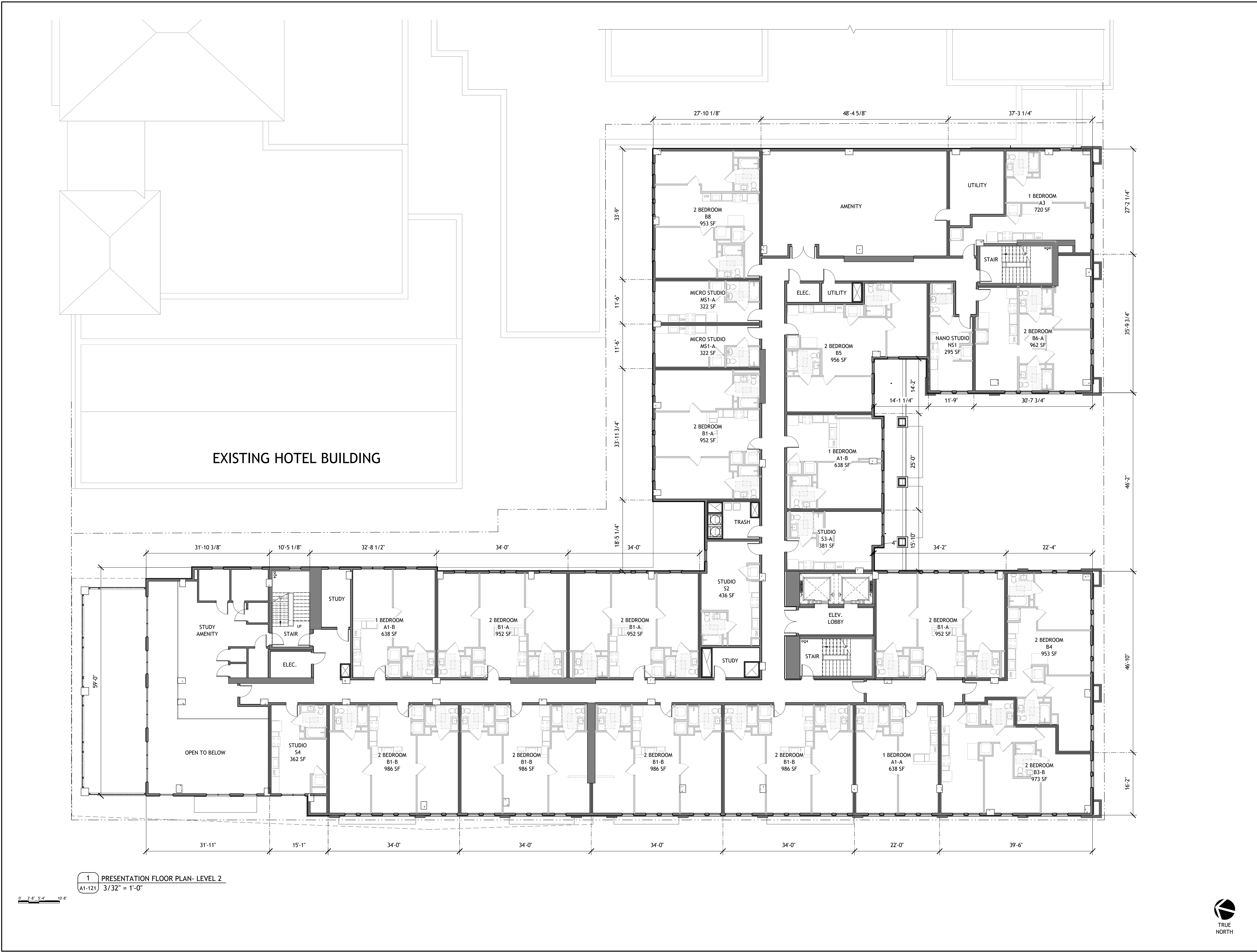
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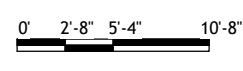
SHEET TITLE:
 PLAN- LEVEL 2

SHEET NUMBER:
A1-121

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 2
 A1-121 3/32" = 1'-0"



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No.	Description	Date
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12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

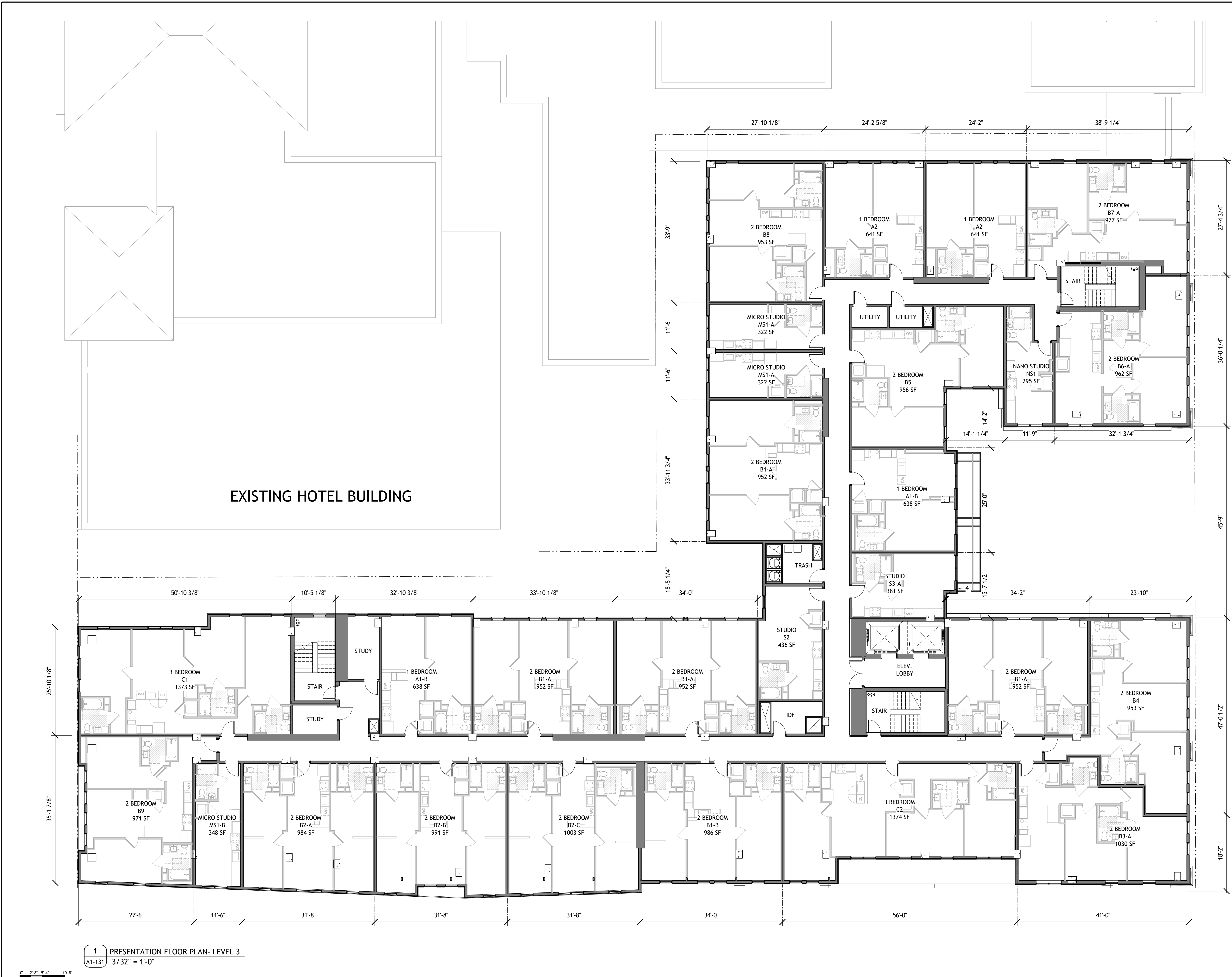
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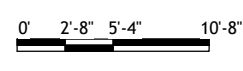
SHEET TITLE:
PLAN- LEVEL 3

SHEET NUMBER:
A1-131

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 3
A1-131 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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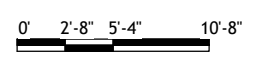
SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 4-7
A1-141 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
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12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

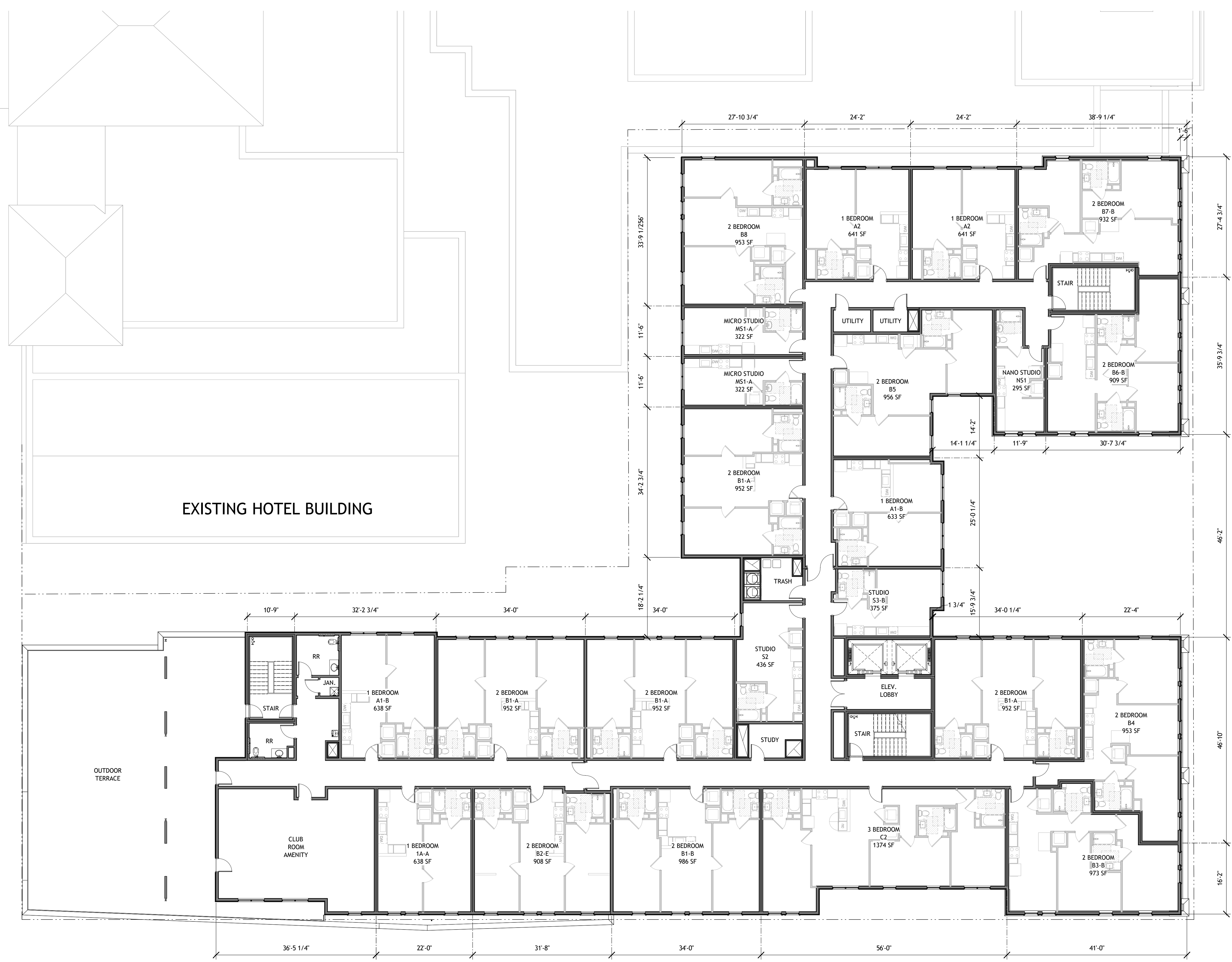
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CA VENTURES

SHEET TITLE:
PLAN- LEVEL 8

SHEET NUMBER:
A1-181

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 8
A1-181 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

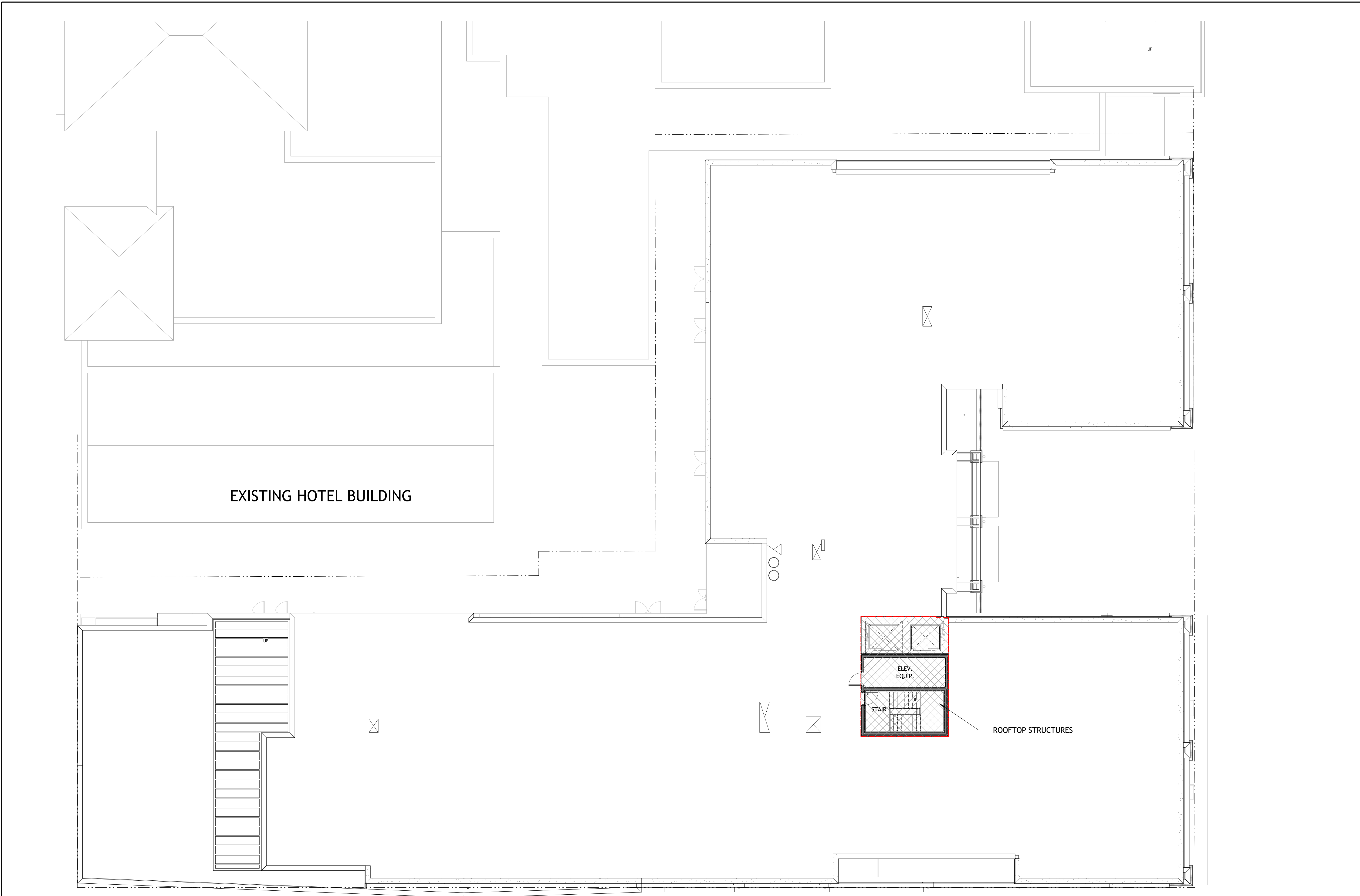
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 CA VENTURES

SHEET TITLE:
 PLAN- ROOF

SHEET NUMBER:
A1-191

NOT RELEASED FOR CONSTRUCTION



EXISTING HOTEL BUILDING

ELEV. EQUIP.

STAIR

ROOFTOP STRUCTURES

1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"

0 2'-8" 5'-4" 10'-8"

AREA OF ROOFTOP STRUCTURES: 597 SF

AVERAGE FLOOR AREA: 24,095 SF

% OF ROOFTOP STRUCTURES: 2.4%



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

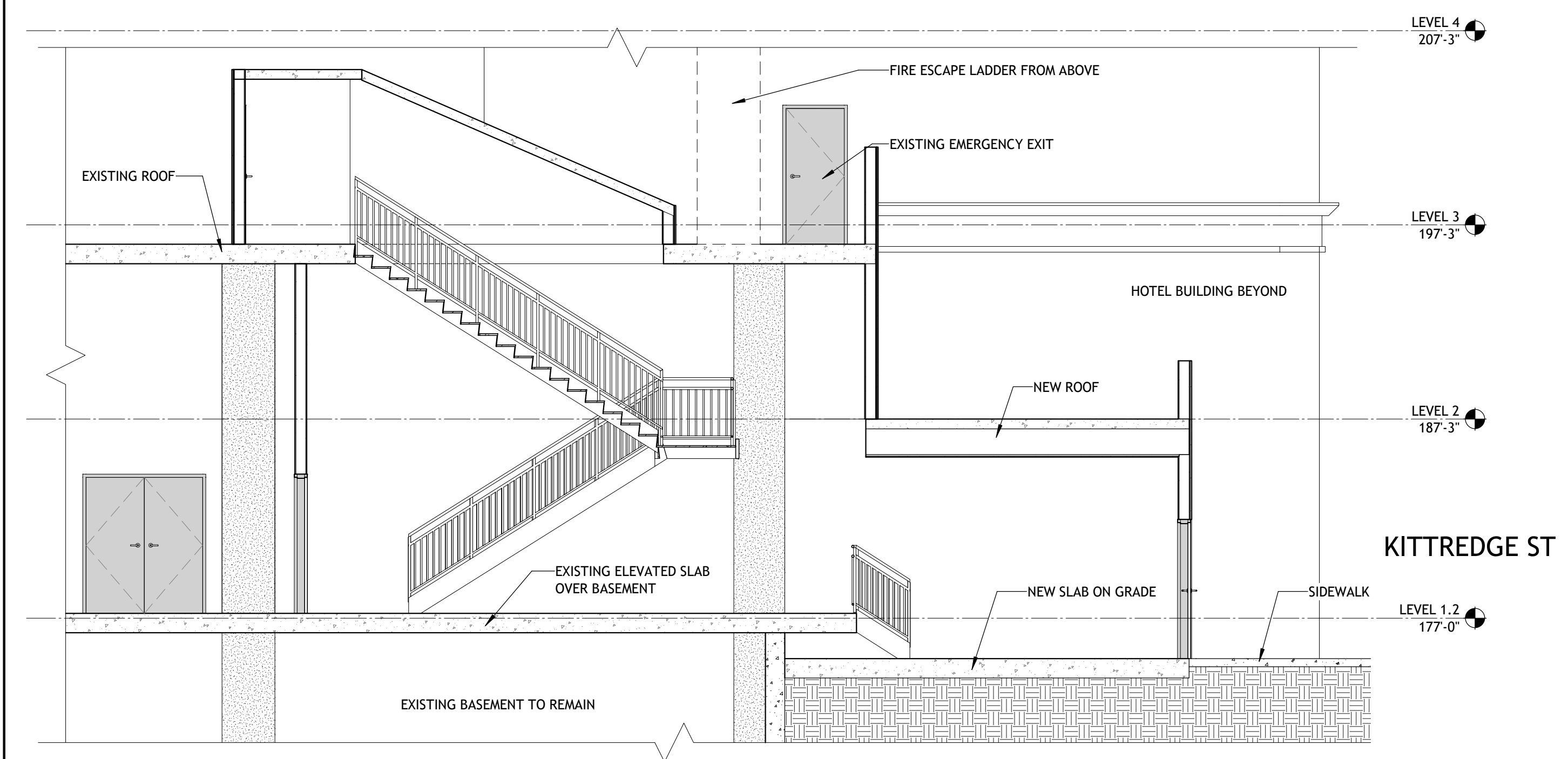
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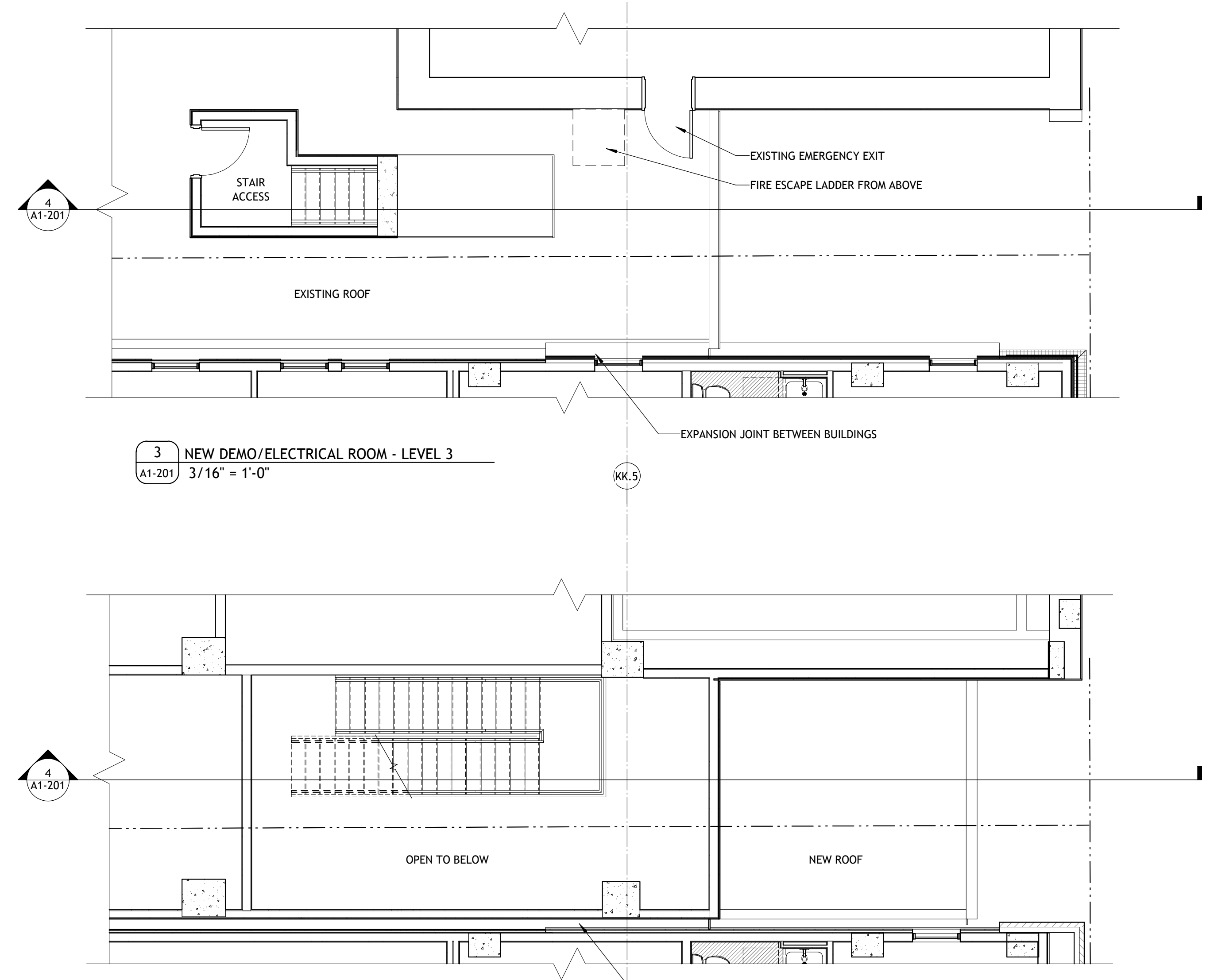
SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:
A1-201

NOT RELEASED FOR CONSTRUCTION

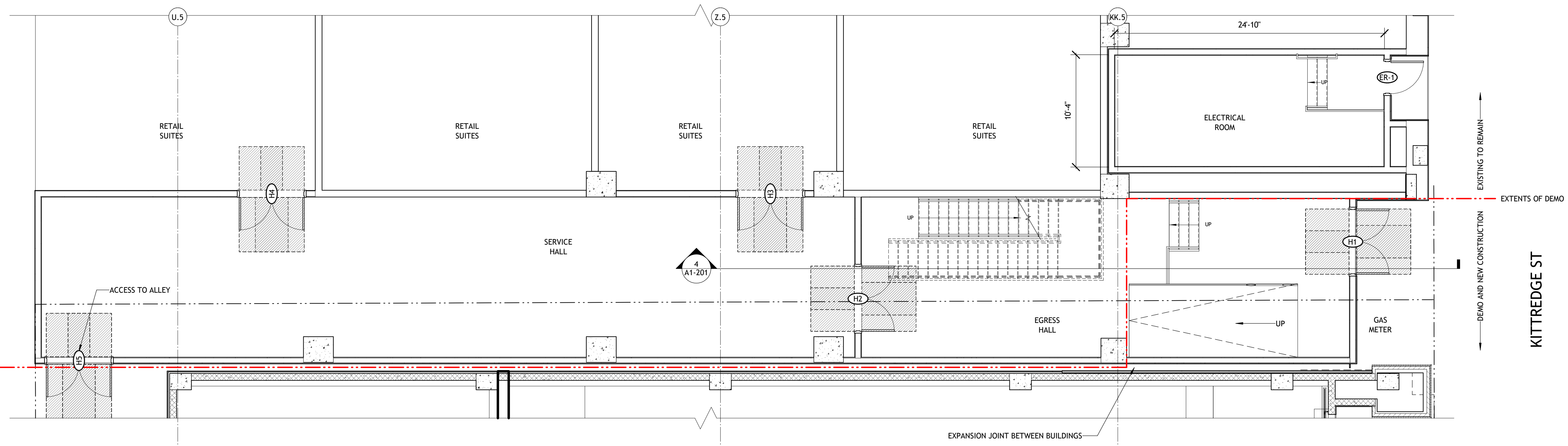


4 NEW DEMO/ELECTRICAL ROOM SECTION
A1-201 3/16" = 1'-0"



3 NEW DEMO/ELECTRICAL ROOM - LEVEL 3
A1-201 3/16" = 1'-0"

2 NEW DEMO/ELECTRICAL ROOM - LEVEL 2
A1-201 3/16" = 1'-0"



1 NEW DEMO/ELECTRICAL ROOM - LEVEL 1
A1-201 3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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CA VENTURES

SHEET TITLE:
ELEVATION- WEST
(HAROLD WAY)

SHEET NUMBER:
A3-001

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
A3-001 3/32" = 1'-0"

AREA PROJECTING
ACROSS PROPERTY LINE
PROJECTING AREA: 7,925 SF
TOTAL FACE AREA: 22,493 SF
PROJECTING AREA: 35.2%



2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
A3-001 1" = 30'-0"

BUILDING BASE - DESIGN OPTION 1

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	ALUMINUM DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
2	PRELIM APP 58330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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CA VENTURES

SHEET TITLE:
ELEVATION- SOUTH
(KITTREDGE ST.)

SHEET NUMBER:
A3-002a

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"

BUILDING BASE - DESIGN OPTION 2

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	ALUMINUM DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

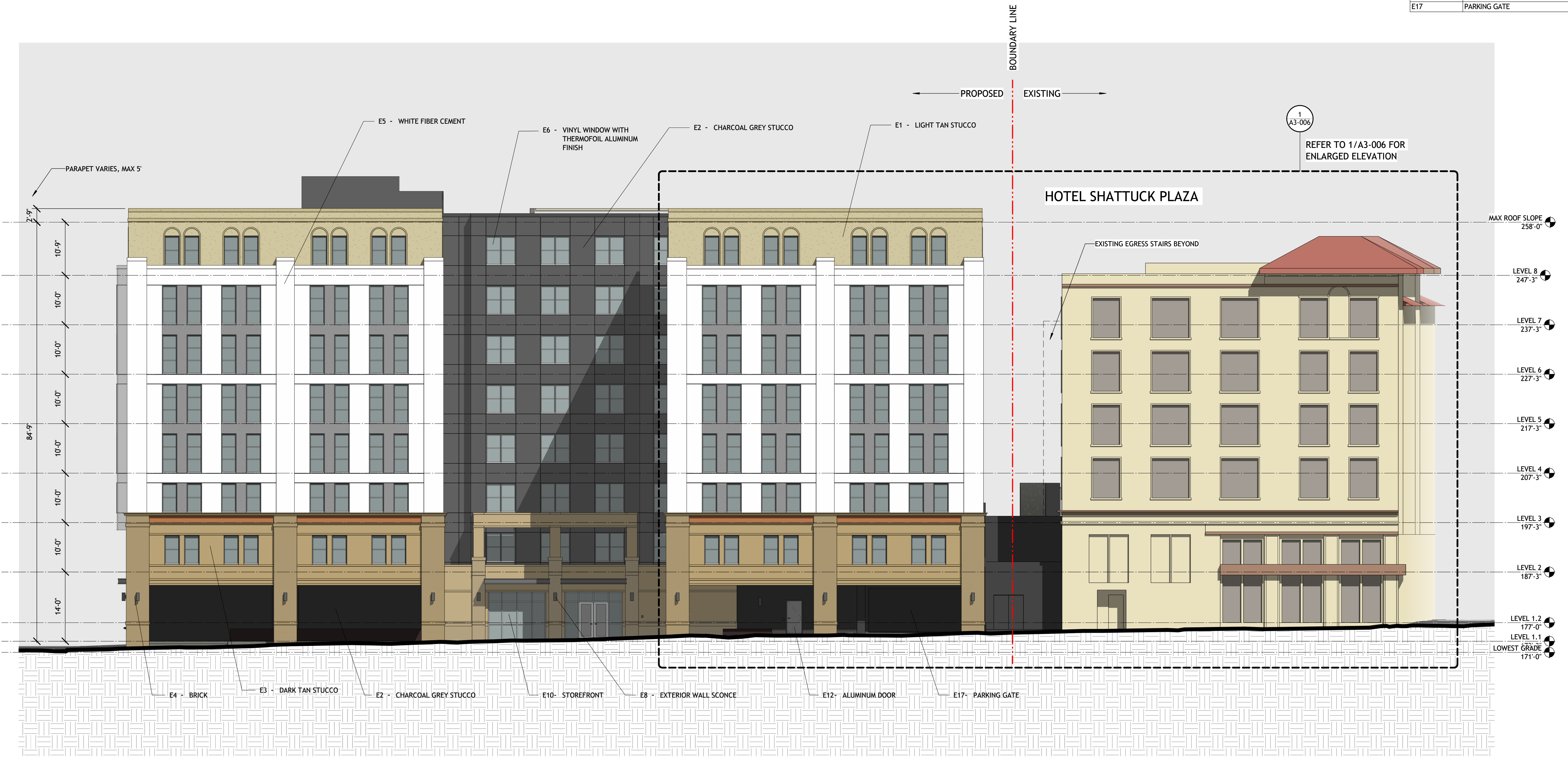
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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
ELEVATION- SOUTH
(KITTREDGE ST.)

SHEET NUMBER:
A3-002b



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING
E16	STONE BREEZE BLOCK

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
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No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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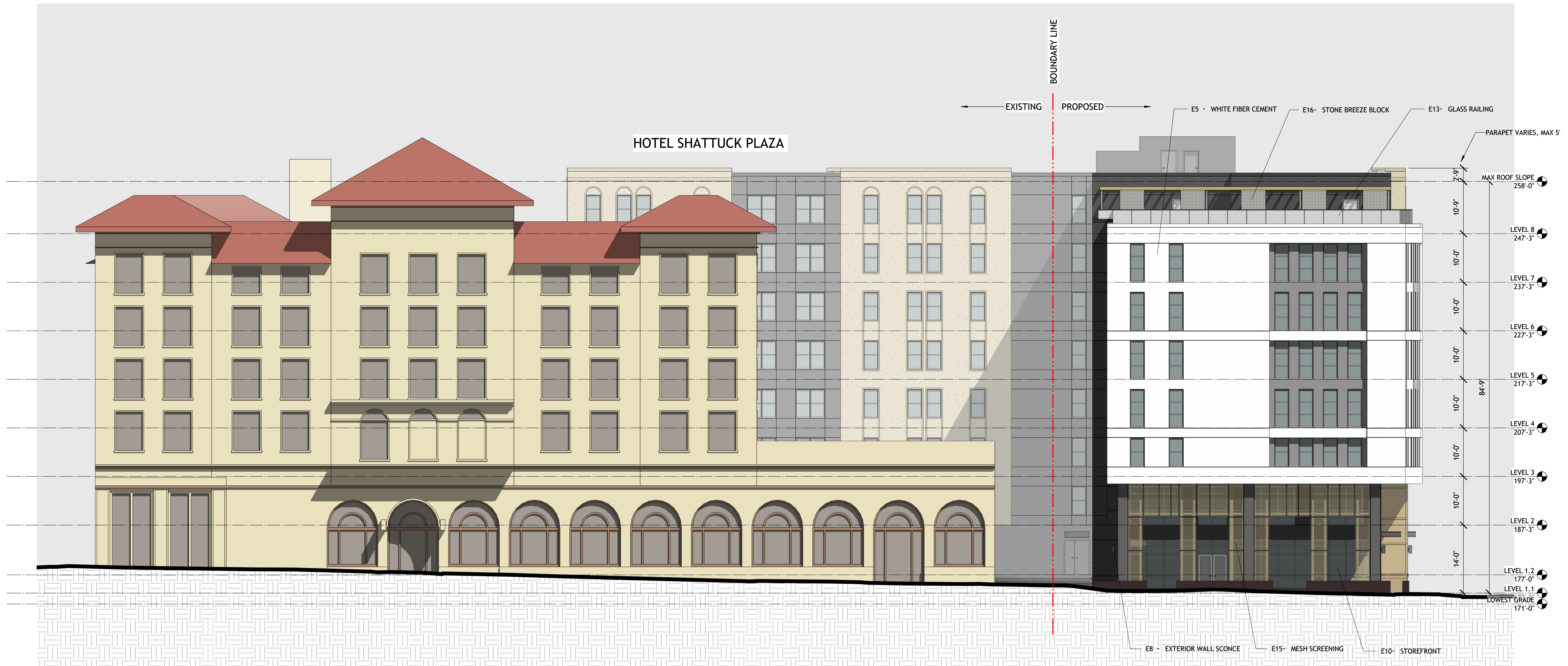
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 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 ELEVATION- NORTH
 (ALLSTON WAY)

SHEET NUMBER:
A3-003

NOT RELEASED FOR CONSTRUCTION



0 2'-8" 5'-4" 10'-8"

1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
 A3-003 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E12	ALUMINUM DOOR

PROJECT # : 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
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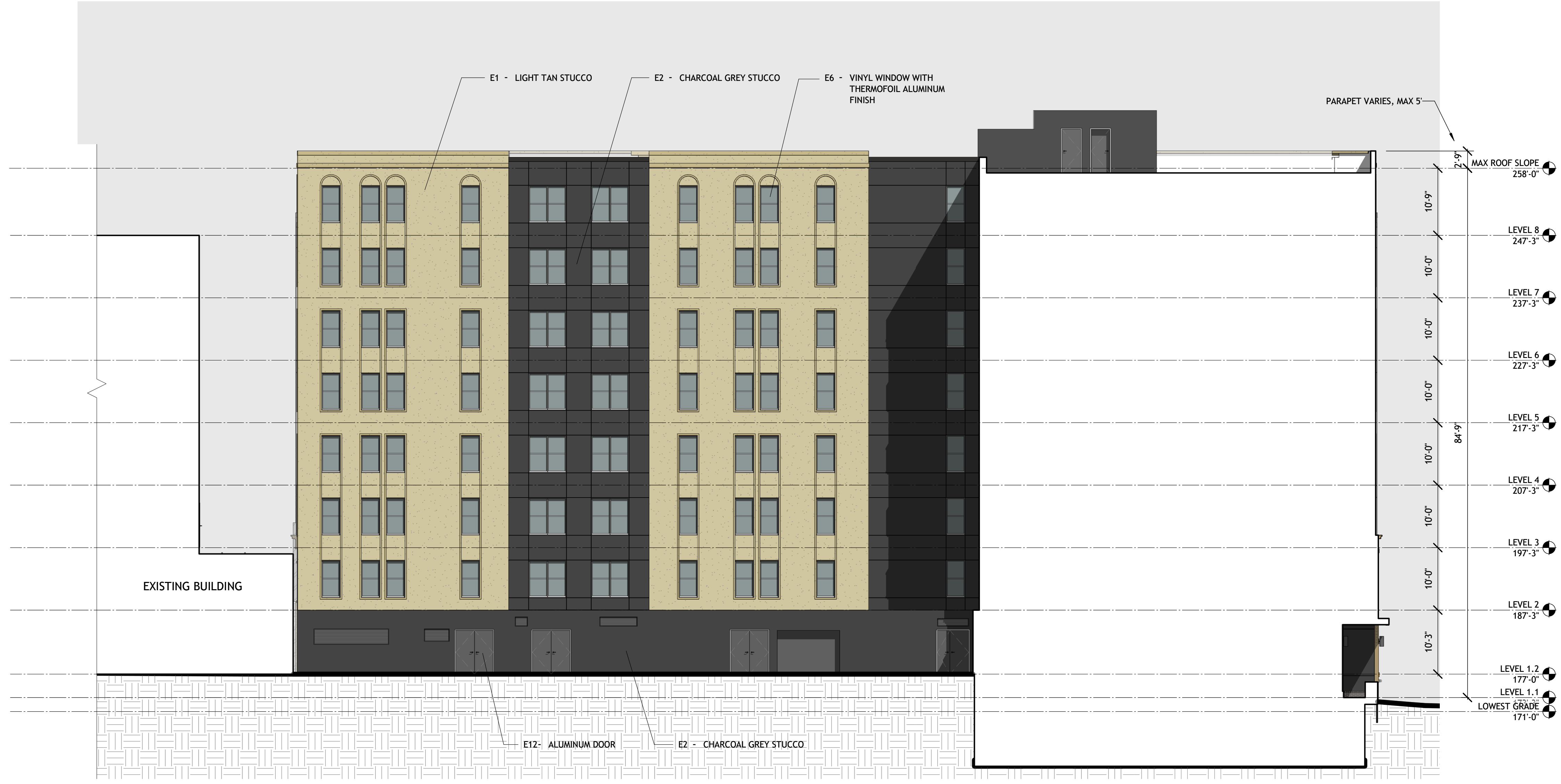
No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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 CA VENTURES

SHEET TITLE:
 ELEVATION- NORTH
 (HIDDEN)

SHEET NUMBER:
A3-004



0 2'-0" 5'-0" 10'-0"

1 PRESENTATION-ELEVATION- NORTH (HIDDEN)
 A3-004 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E12	ALUMINUM DOOR
E13	GLASS RAILING
E14	GLASS BLOCK

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
2	PRELIM APP 58330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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CA VENTURES

SHEET TITLE:
 ELEVATION- EAST
 (HIDDEN)

SHEET NUMBER:
A3-005

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- EAST (HIDDEN)
 A3-005 3/32" = 1'-0"

BUILDING BASE - DESIGN OPTION 1



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
 A3-006 1/8" = 1'-0"

- NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
- CROWD MOULDING TO EXTEND AROUND CORNER
- METAL DOOR, PAINT TO MATCH STUCCO
- CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

- 1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.
- 2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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CA VENTURES

SHEET TITLE:
 ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006a

NOT RELEASED FOR CONSTRUCTION

BUILDING BASE - DESIGN OPTION 2



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
 A3-006 1/8" = 1'-0"

- NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
- CROWN MOULDING TO EXTEND AROUND CORNER
- METAL DOOR, PAINT TO MATCH STUCCO
- CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

- 1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.
- 2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

PROJECT #: 121246
 DRAWN BY: Author
 CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	LANDMARKS REV.	5/18/22

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CA VENTURES

SHEET TITLE:
 ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006b

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

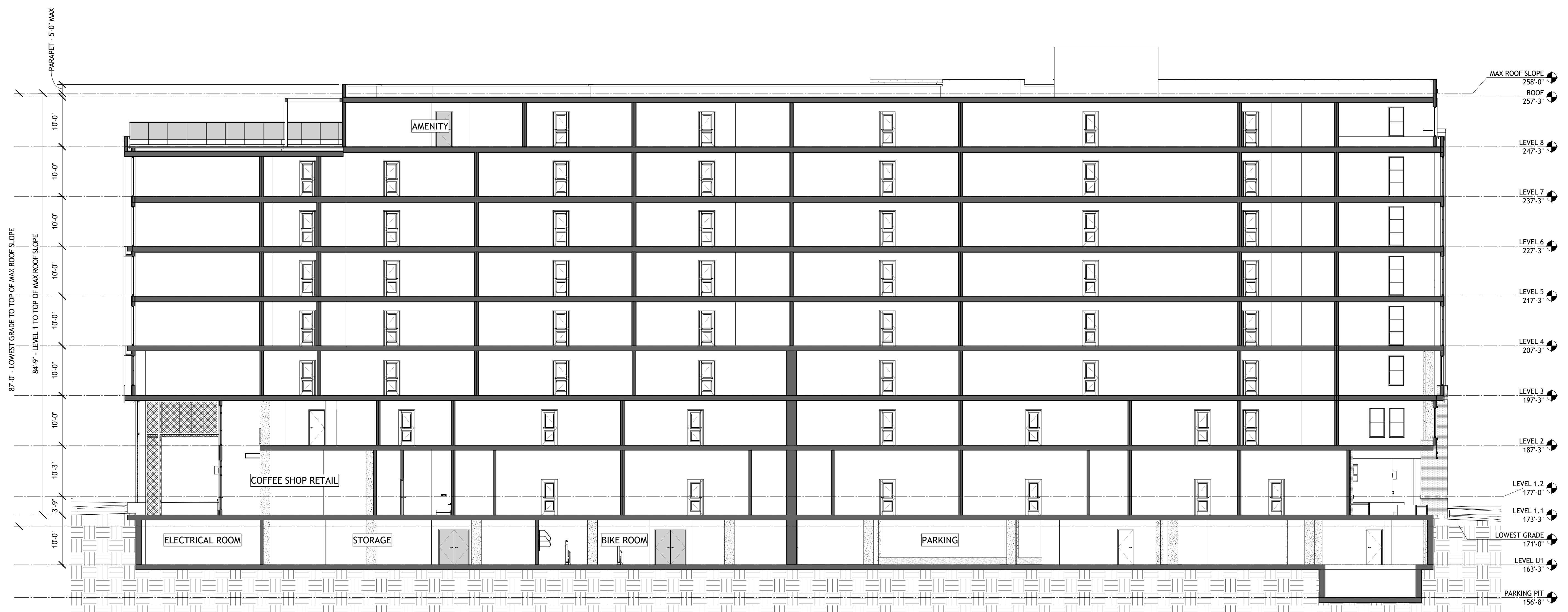
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CA VENTURES

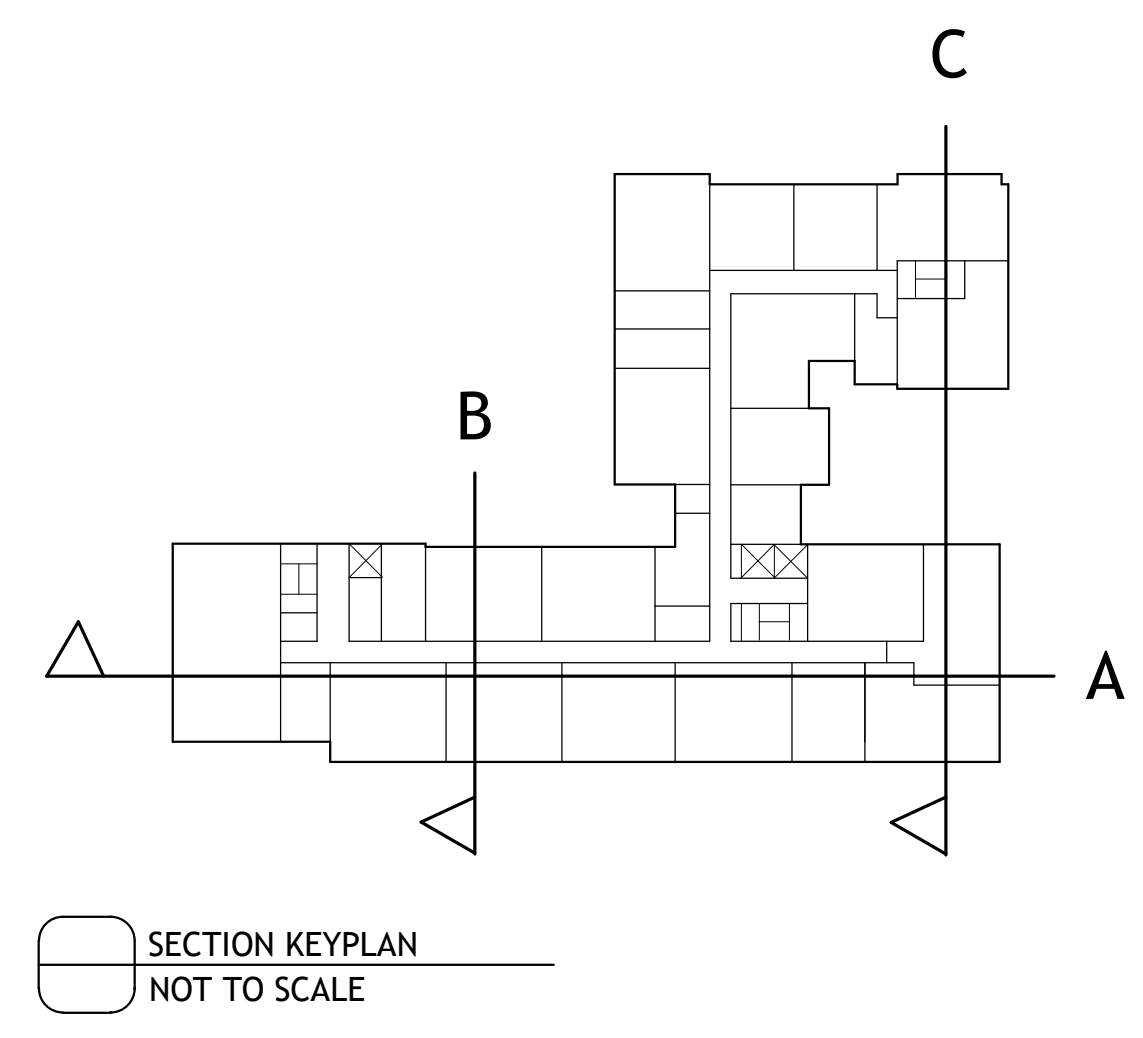
SHEET TITLE:
BUILDING SECTION

SHEET NUMBER:
A3-101

NOT RELEASED FOR CONSTRUCTION



1 BUILDING SECTION A - ZONING
A3-101 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

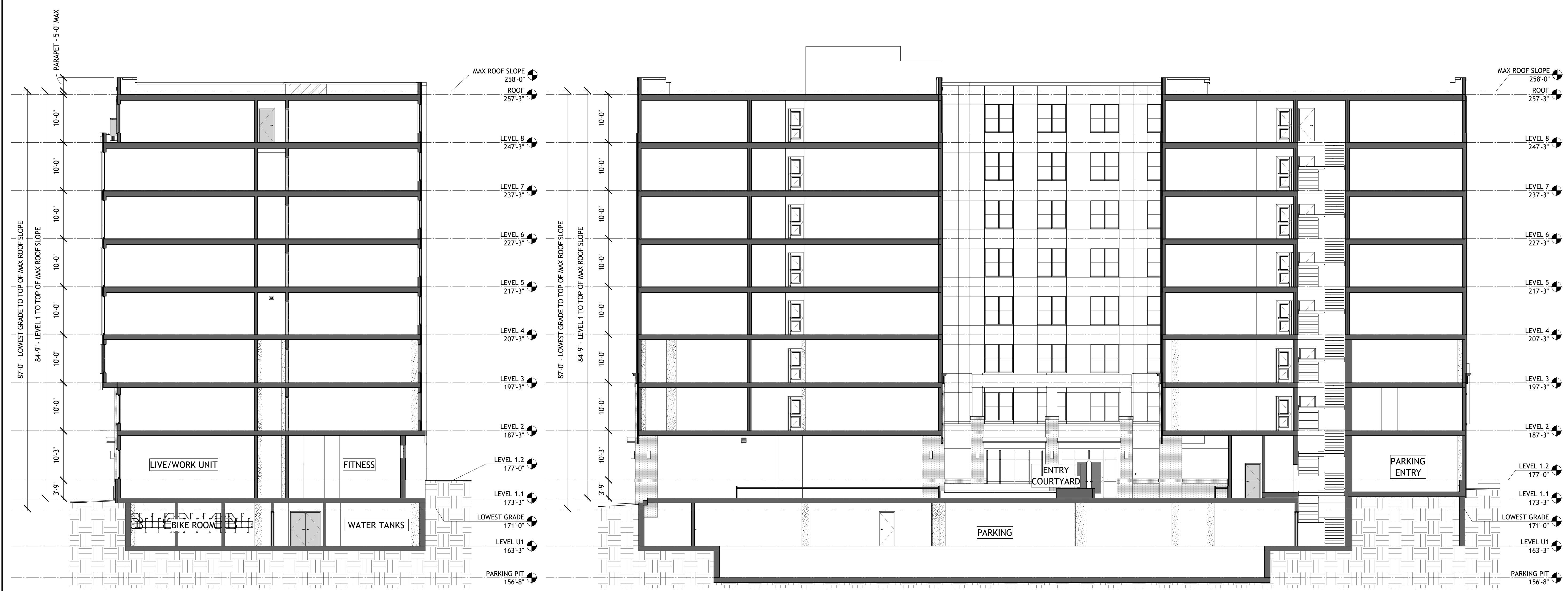
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

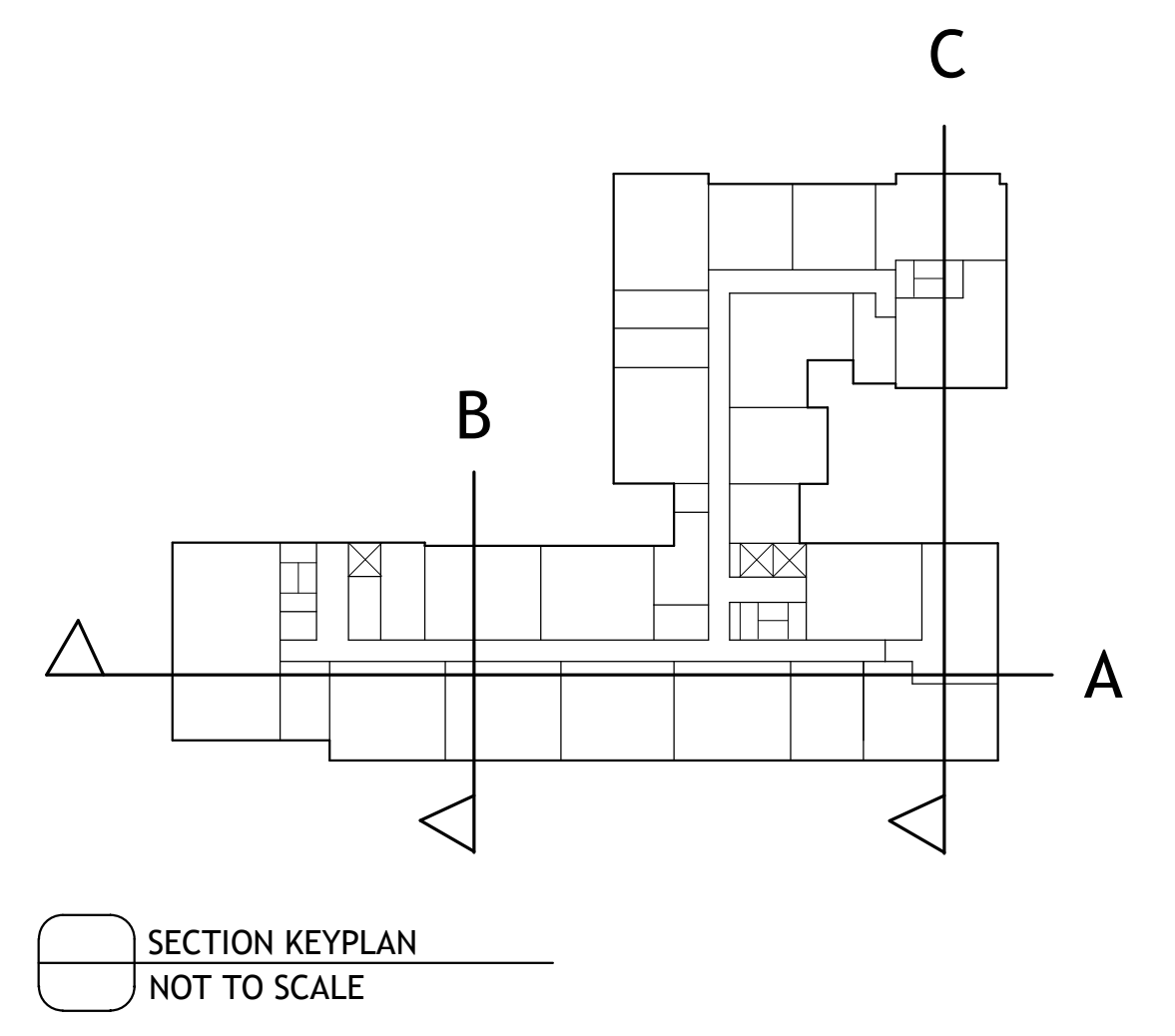
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1 BUILDING SECTION B - ZONING
A3-102 3/32" = 1'-0"

2 BUILDING SECTION C - ZONING
A3-102 3/32" = 1'-0"



SHEET TITLE:
BUILDING SECTION

SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF, RK
 CHECKED BY: MM

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
2	PRELIM APP 58330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-201

NOT RELEASED FOR CONSTRUCTION



1 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
 A3-201 NOT TO SCALE



2 PERSPECTIVE - SOUTH WEST CORNER AERIAL
 A3-201 NOT TO SCALE



BUILDING BASE - OPTION 1

3 PERSPECTIVE - HAROLD WAY AND KITTREDGE ST CORNER
 A3-201 NOT TO SCALE



BUILDING BASE - OPTION 2

4 PERSPECTIVE - HAROLD WAY AND KITTREDGE ST CORNER
 A3-201 NOT TO SCALE



1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES
 A3-202 NOT TO SCALE



2 PERSPECTIVE - NORTH WEST CORNER AERIAL
 A3-202 NOT TO SCALE



3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY
 A3-202 NOT TO SCALE

PROJECT #: 121246
 DRAWN BY: TF, RK
 CHECKED BY: MM

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No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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SHEET TITLE:
PERSPECTIVES

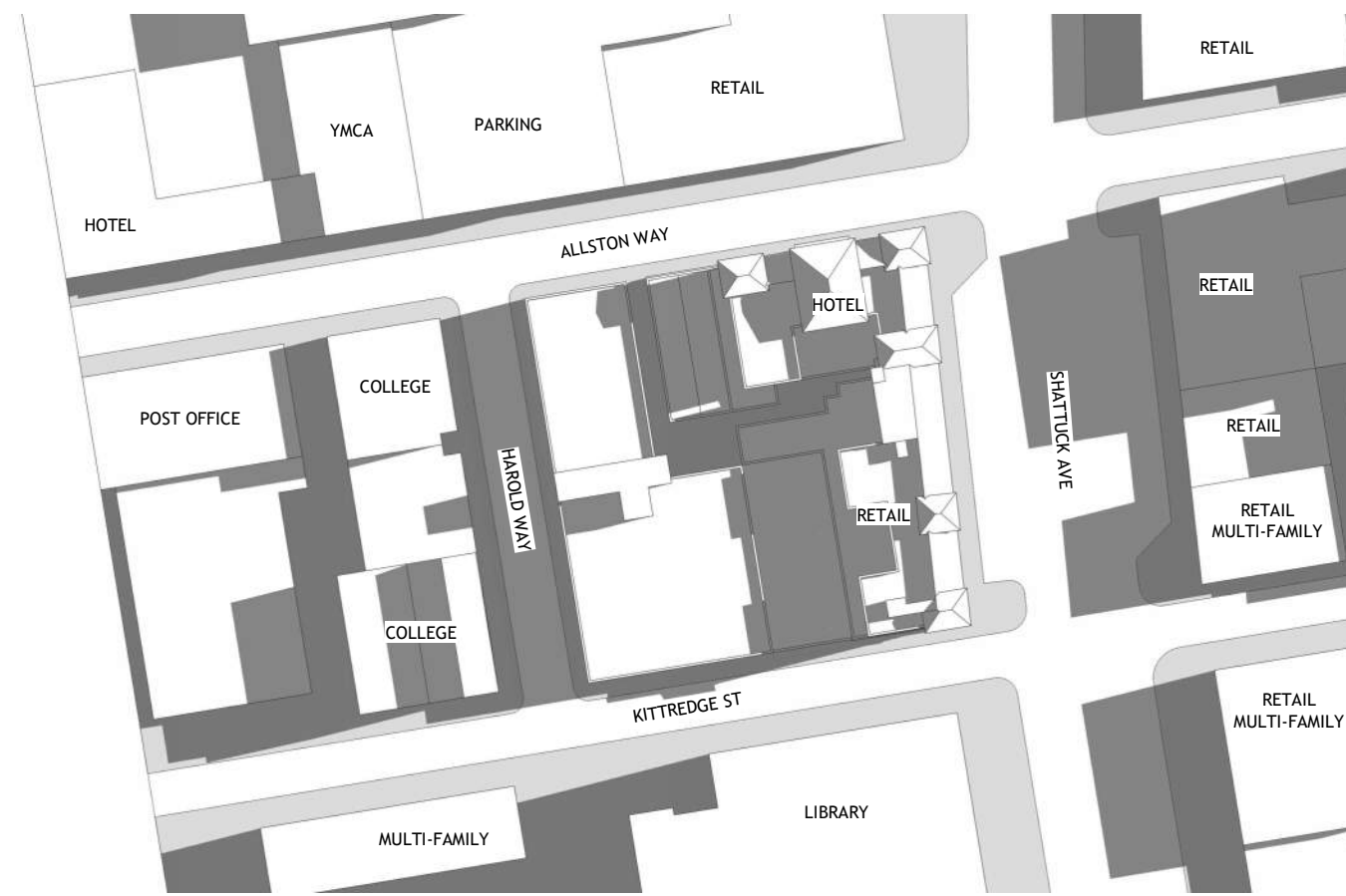
SHEET NUMBER:
A3-202

NOT RELEASED FOR CONSTRUCTION

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

JUNE 21 MORNING

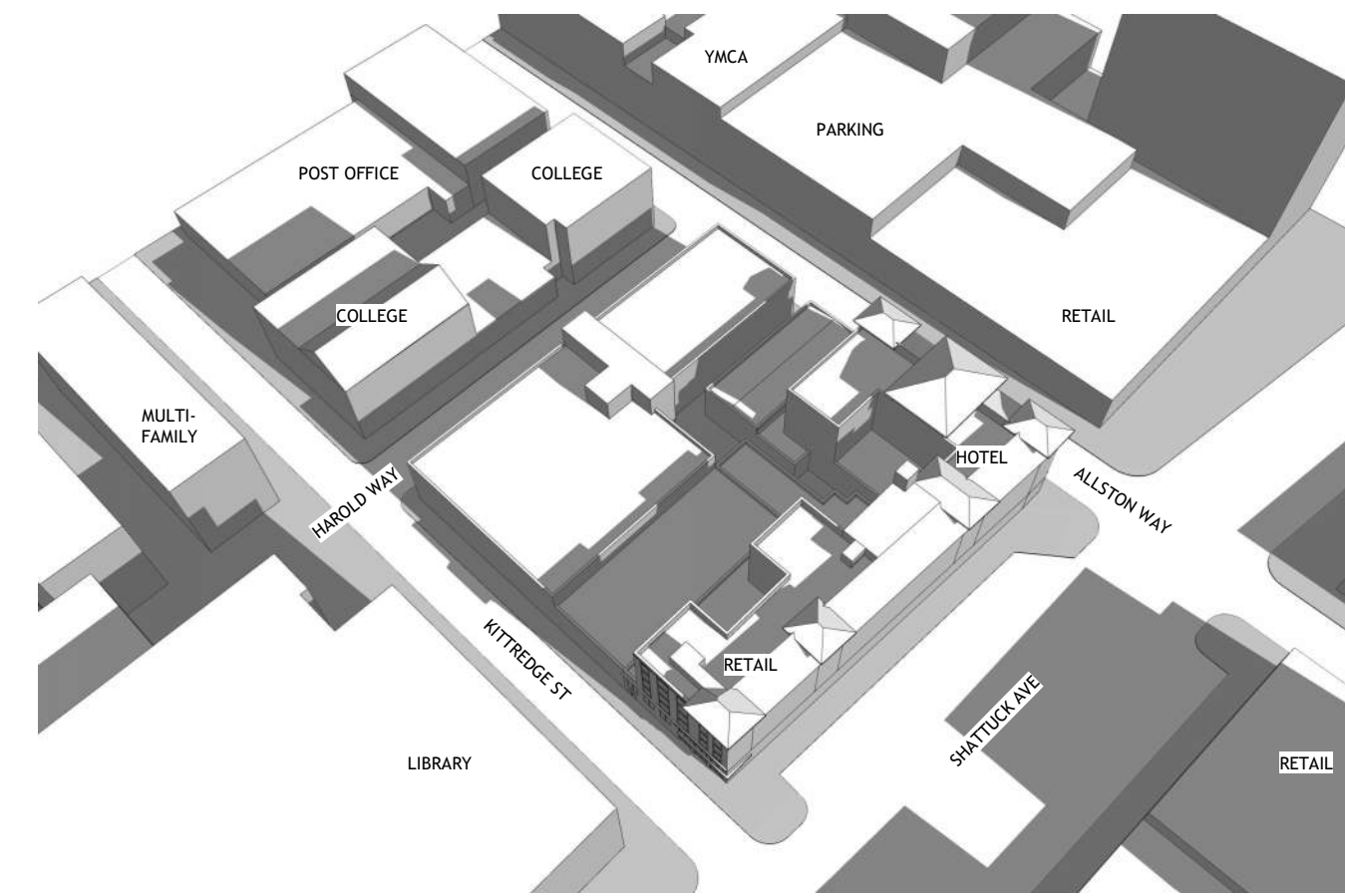
2 HOURS AFTER SUNRISE - 7:47 AM



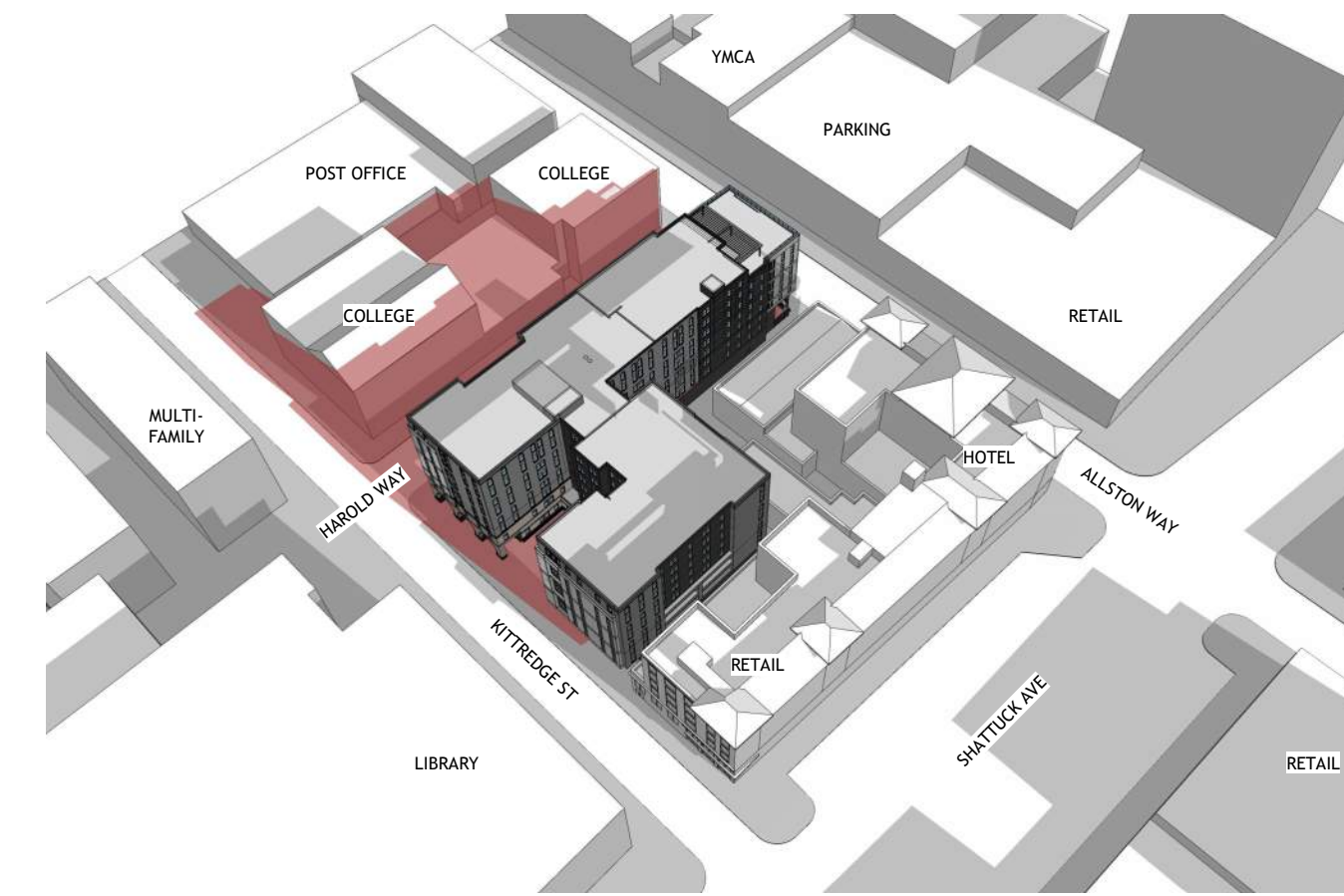
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING

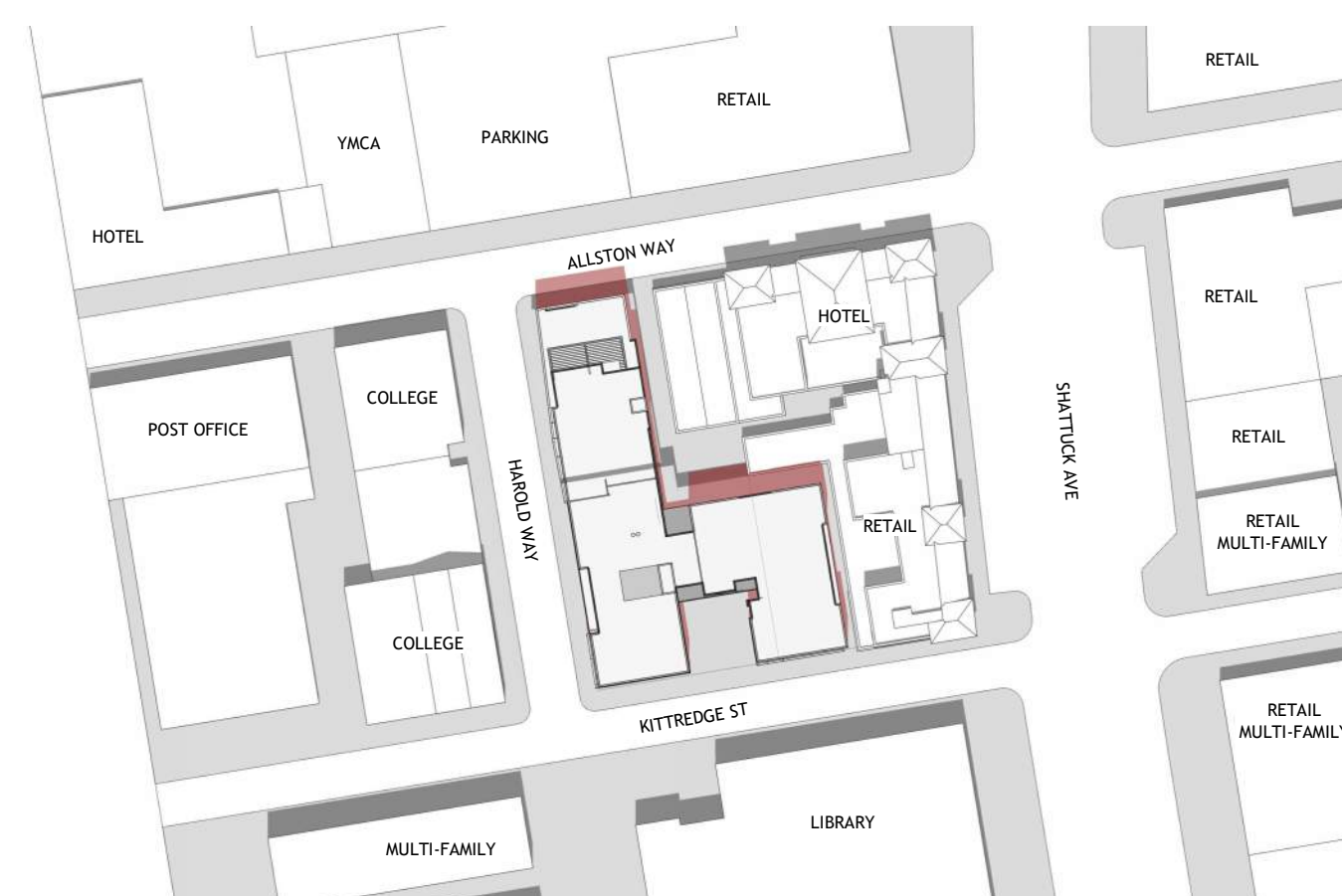


ANGLE VIEW PROPOSED

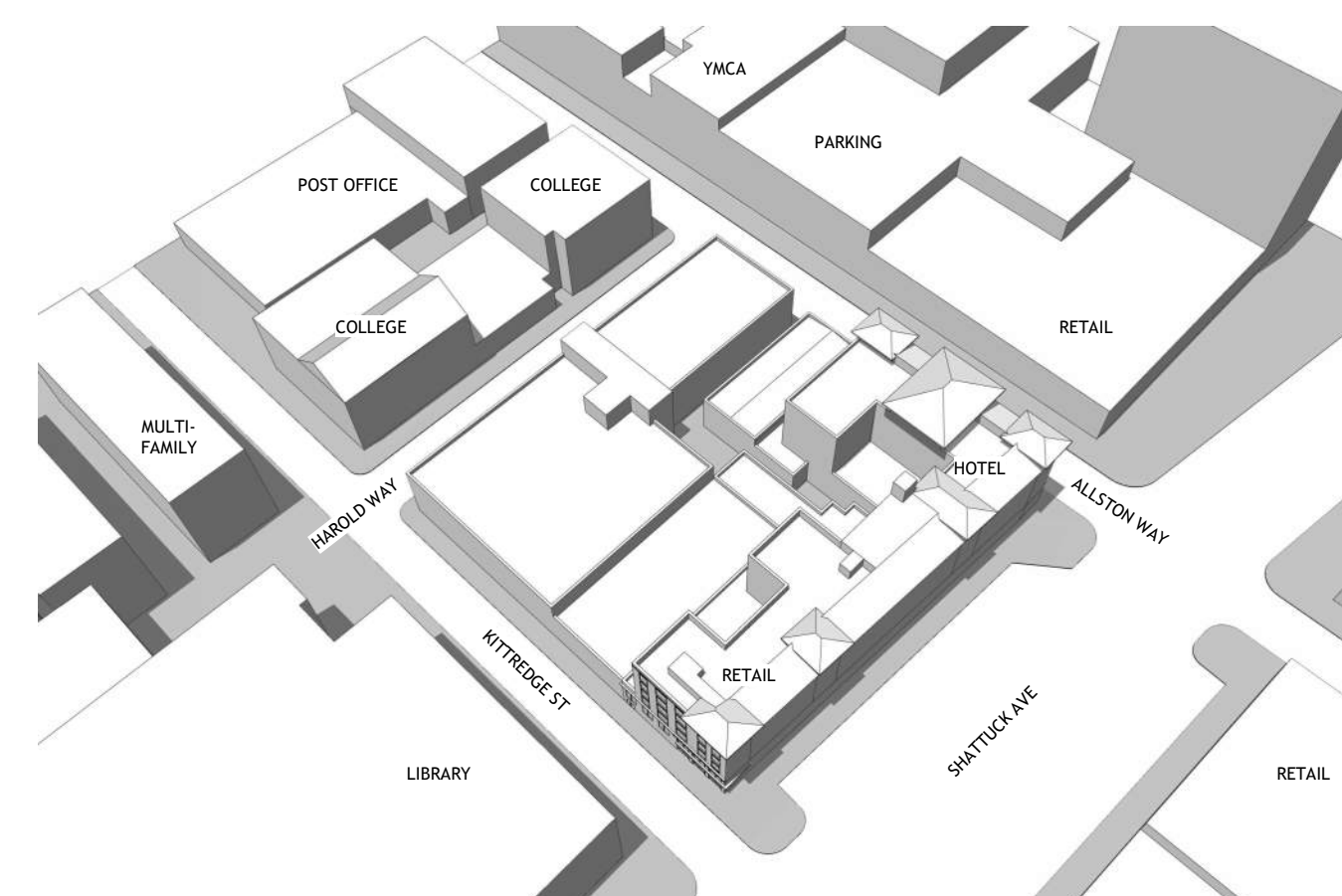
JUNE 21 NOON



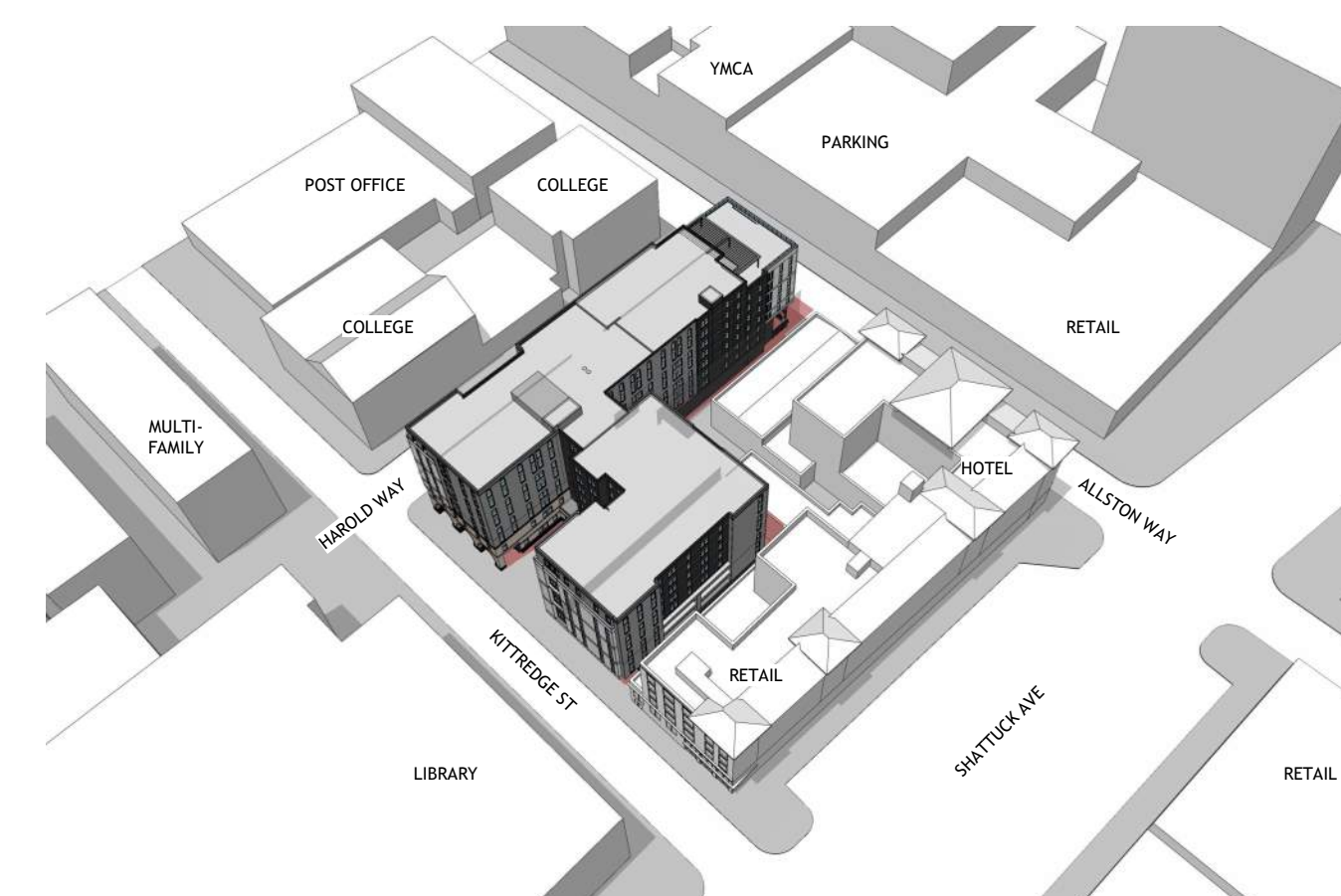
TOP VIEW EXISTING



TOP VIEW PROPOSED



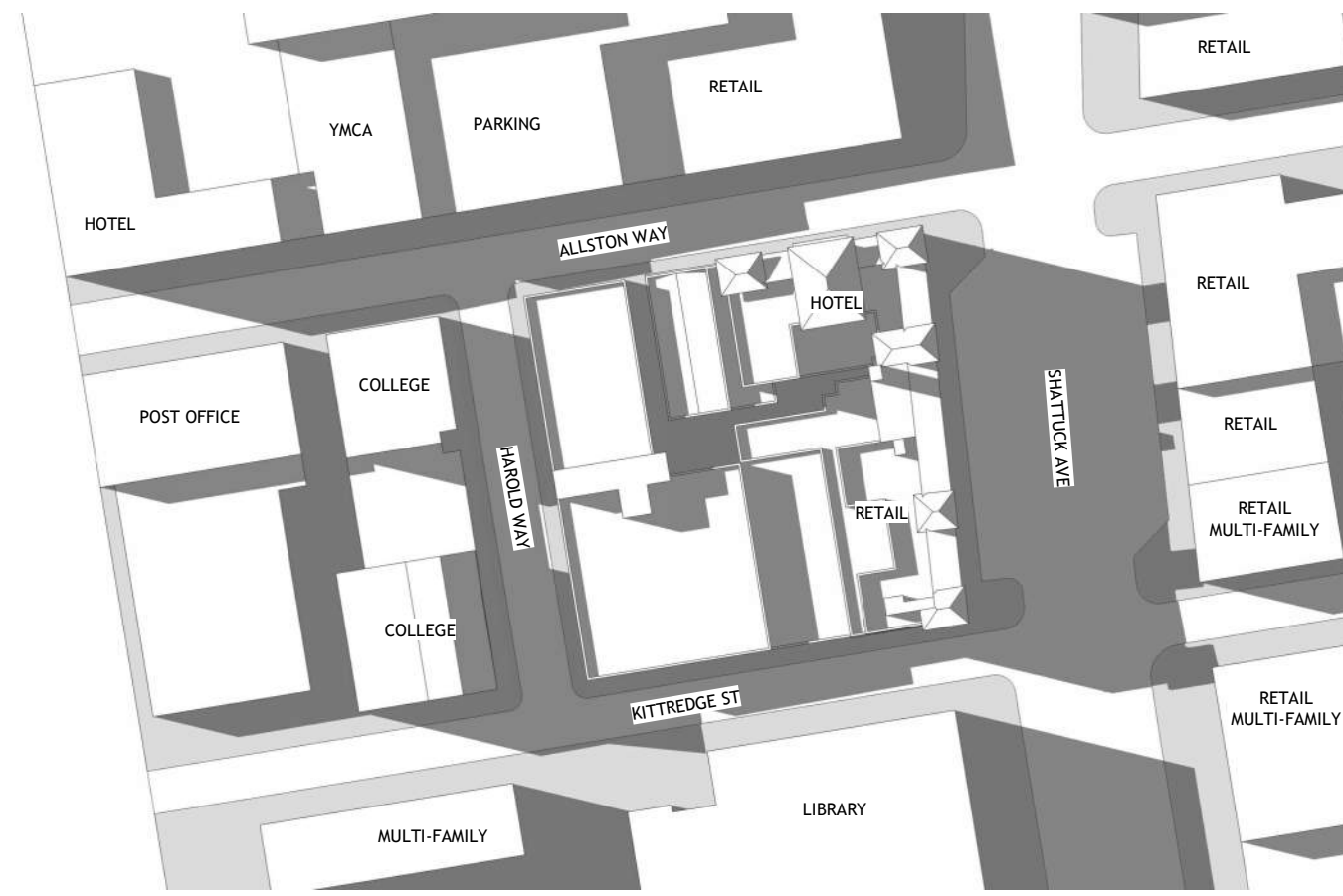
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

JUNE 21 EVENING

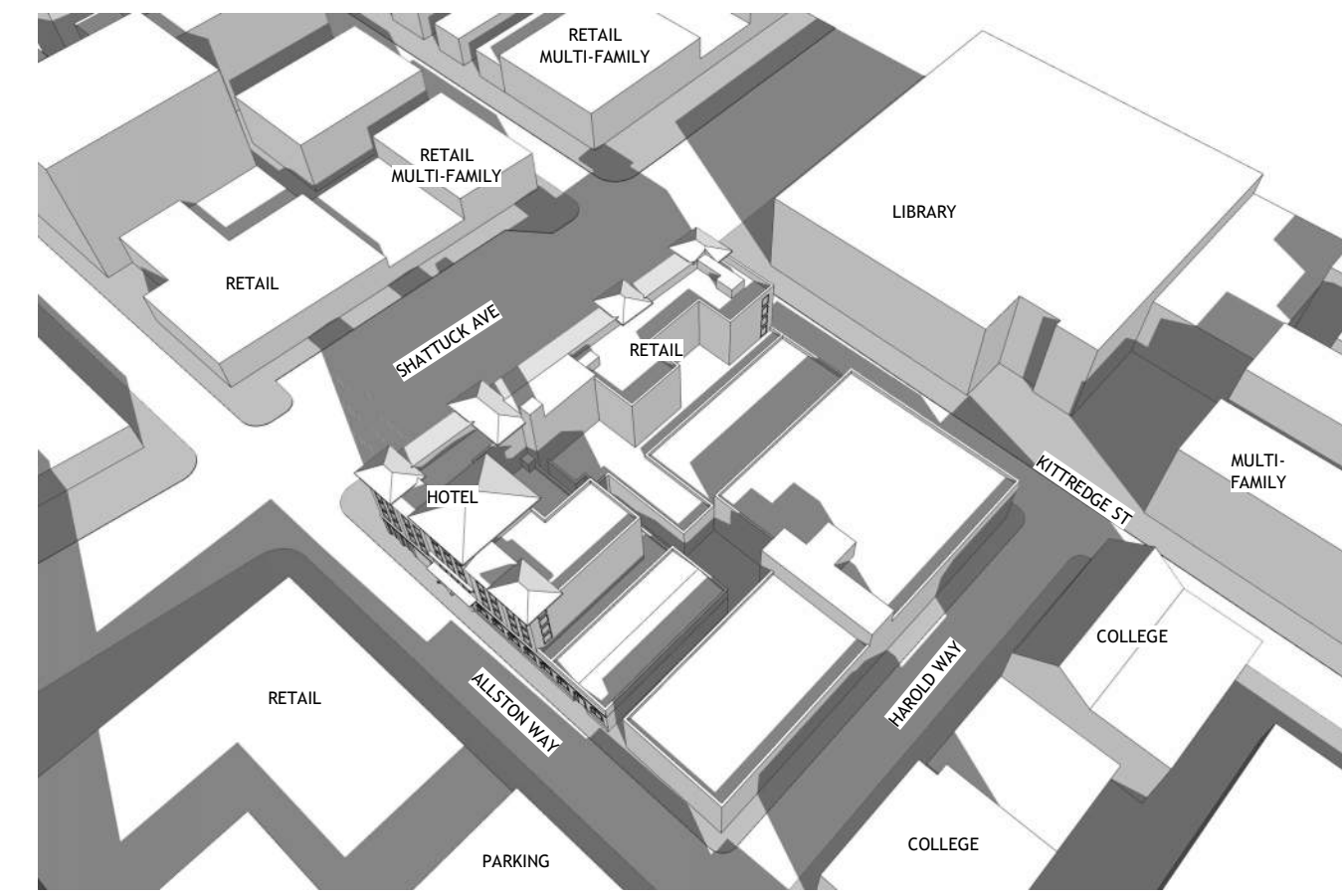
2 HOURS BEFORE SUNSET - 6:34 PM



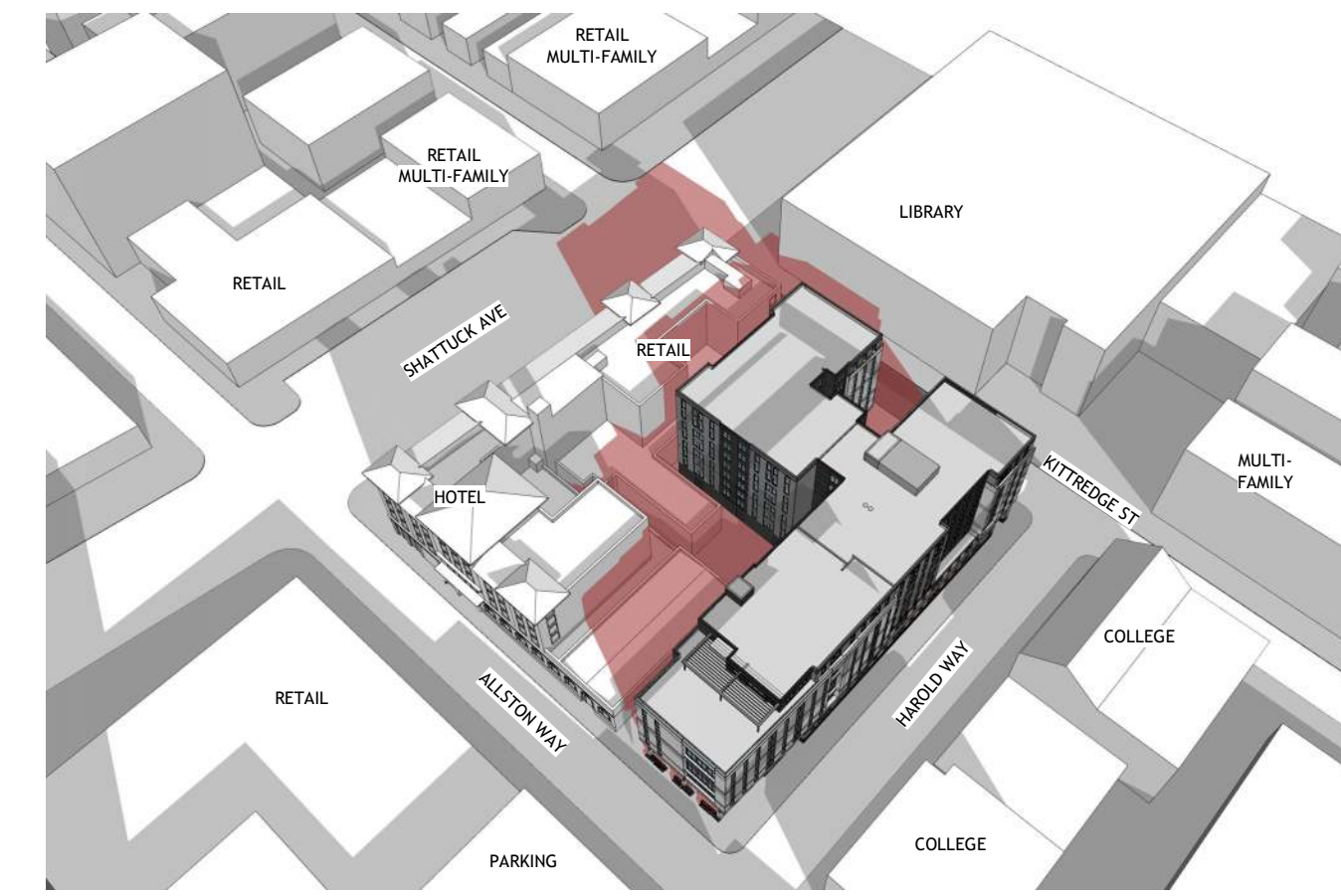
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LRKRS. MEETING	5/10/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

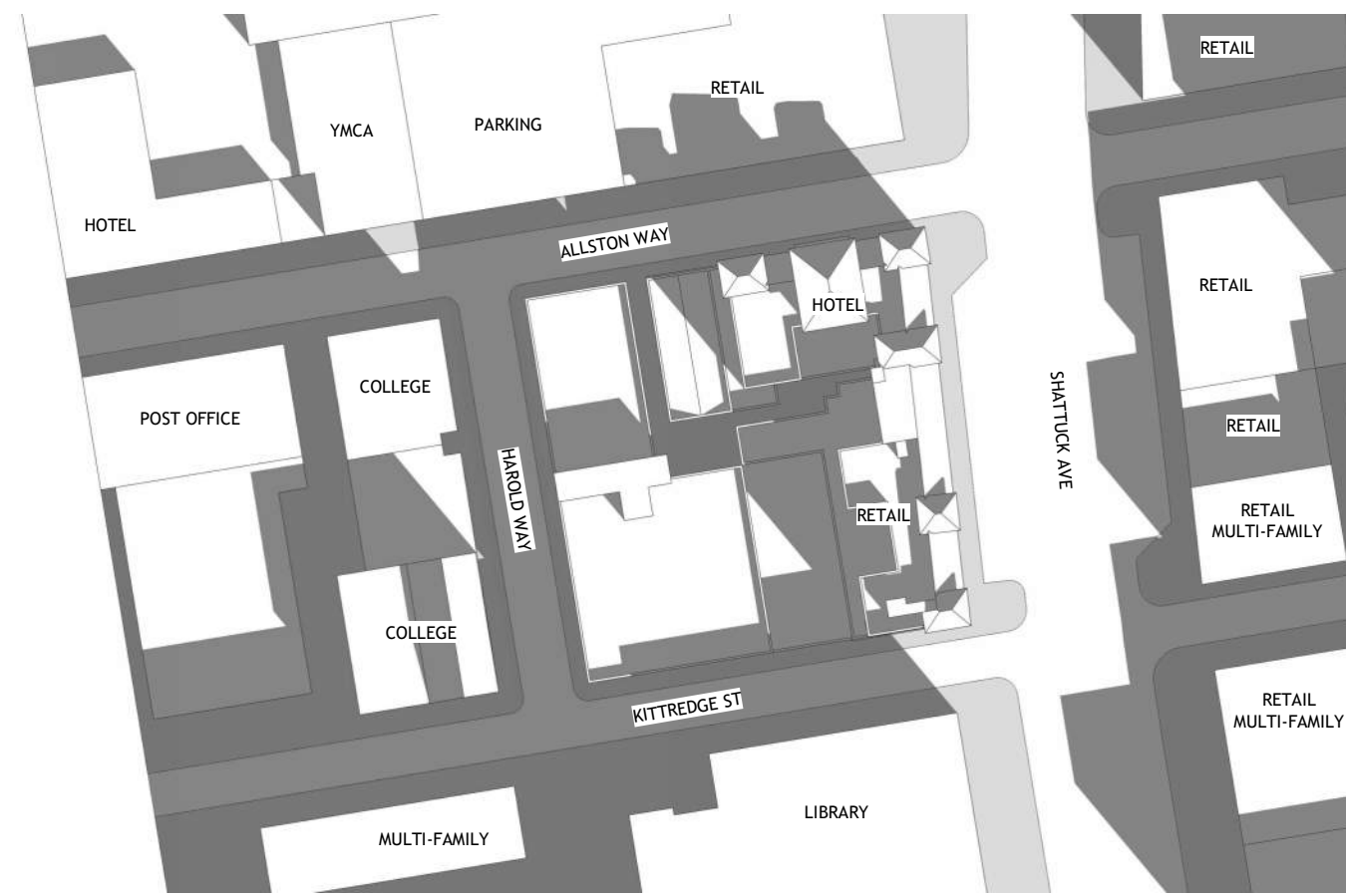
SHEET TITLE:
 SHADOW STUDIES - JUNE 21

SHEET NUMBER:
A3-301

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 21 MORNING

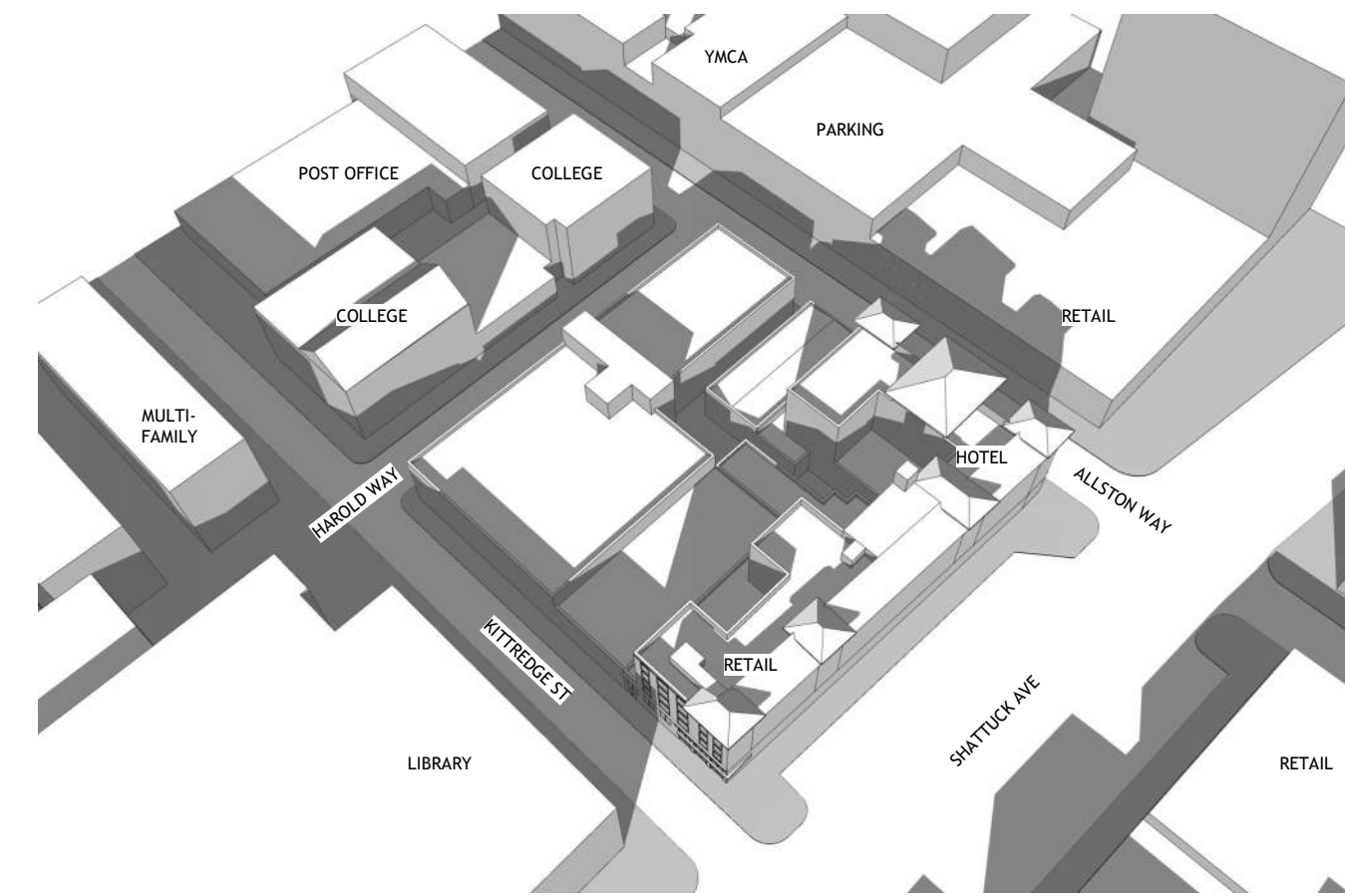
2 HOURS AFTER SUNRISE - 9:21 AM



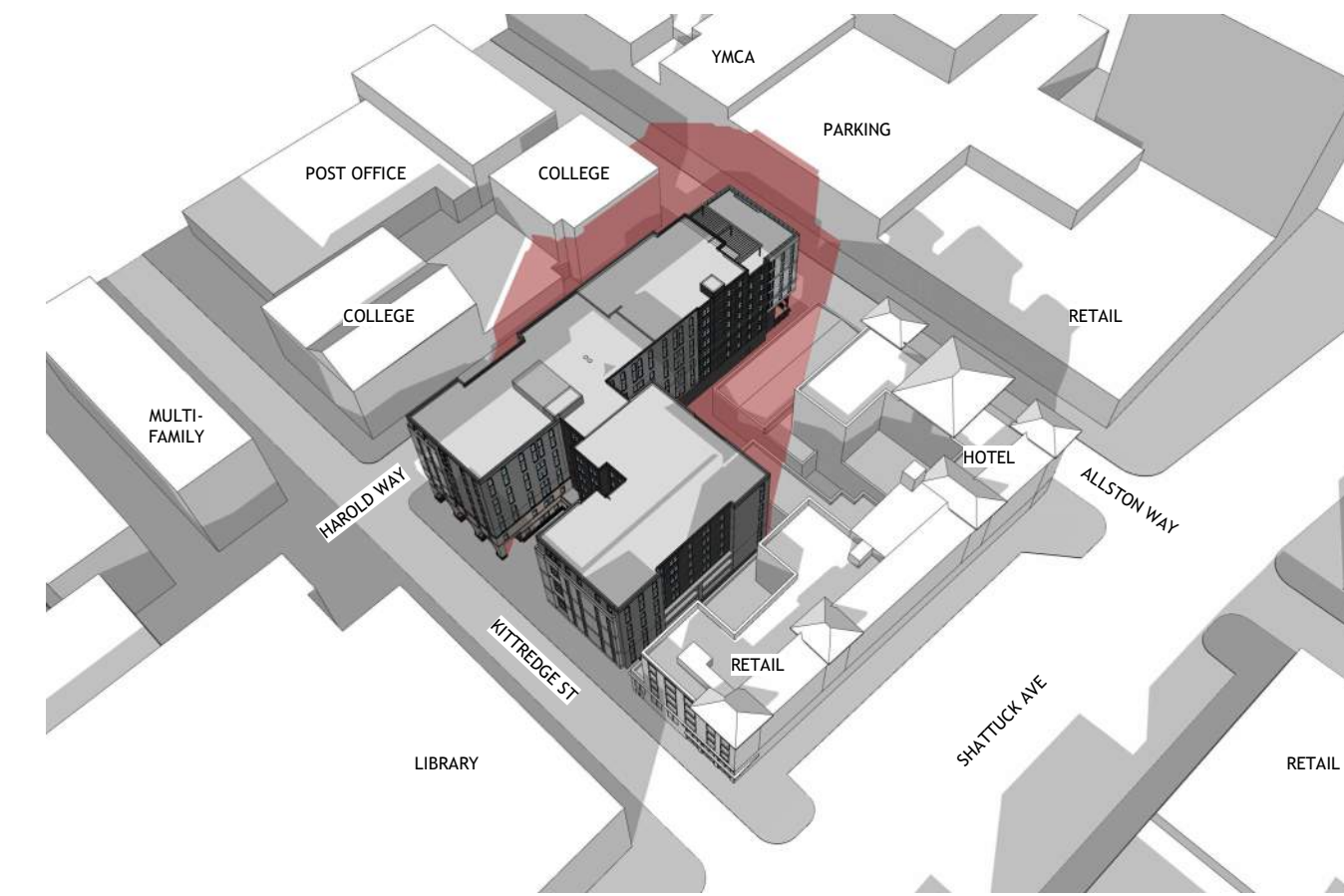
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

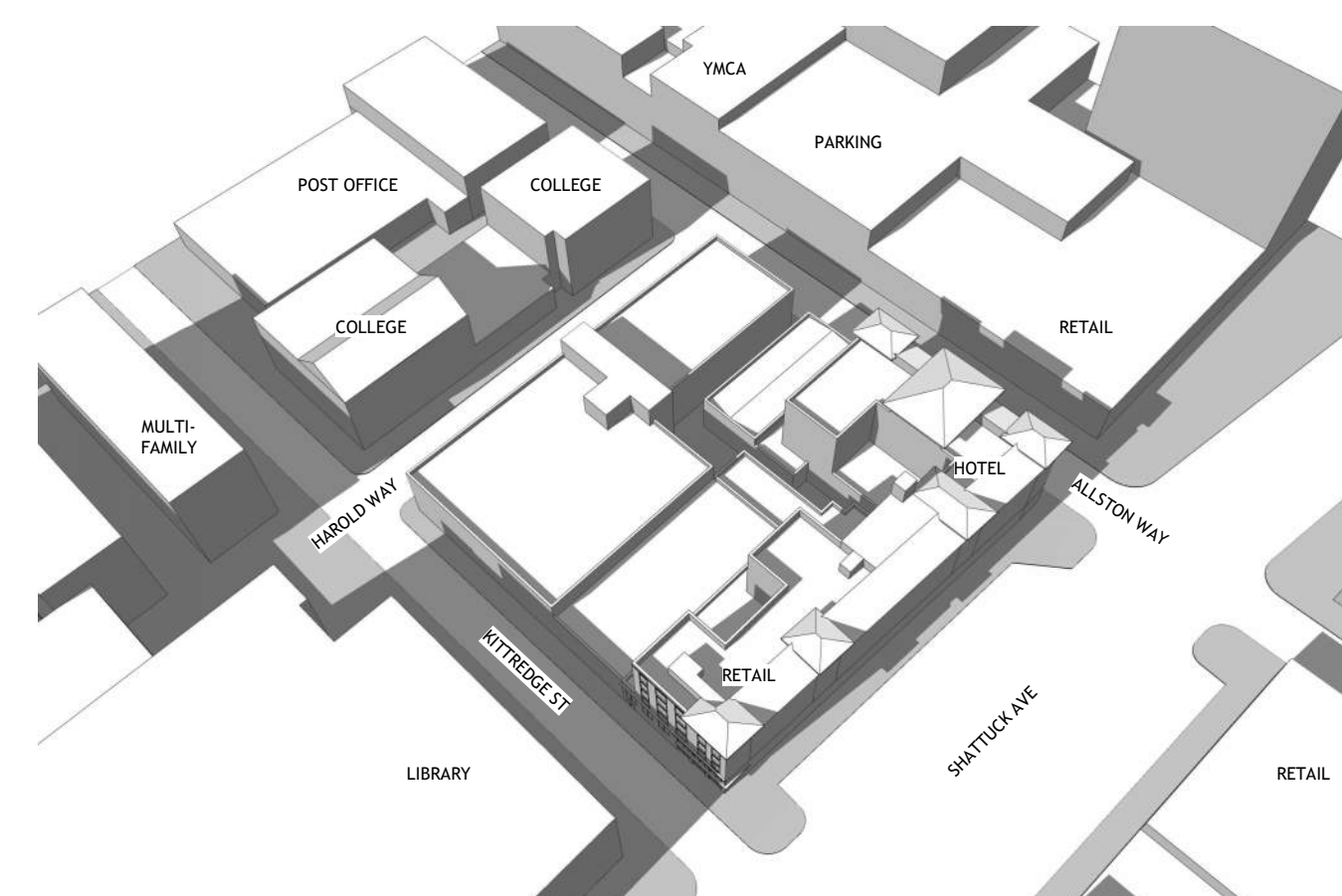
DECEMBER 21 NOON



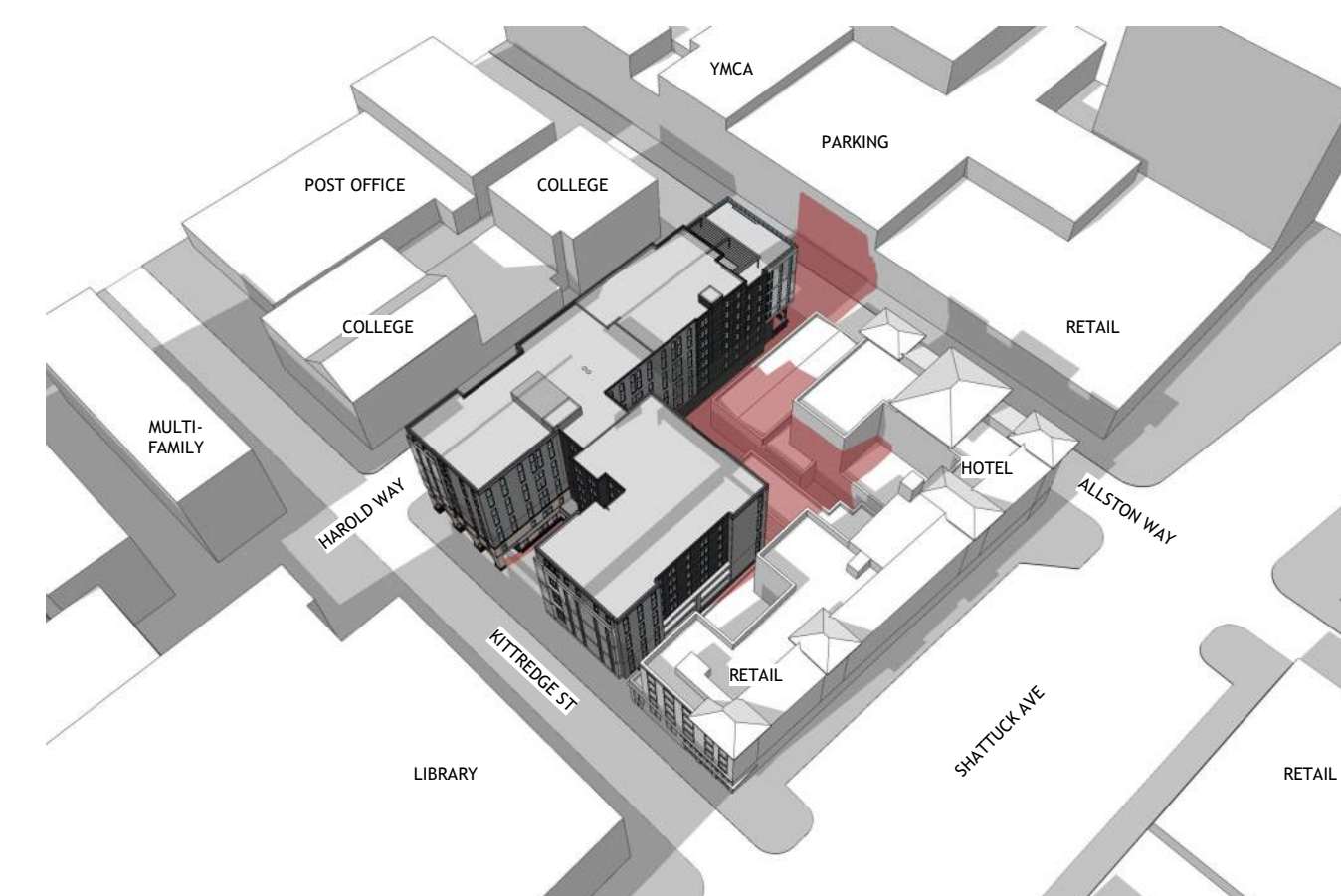
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

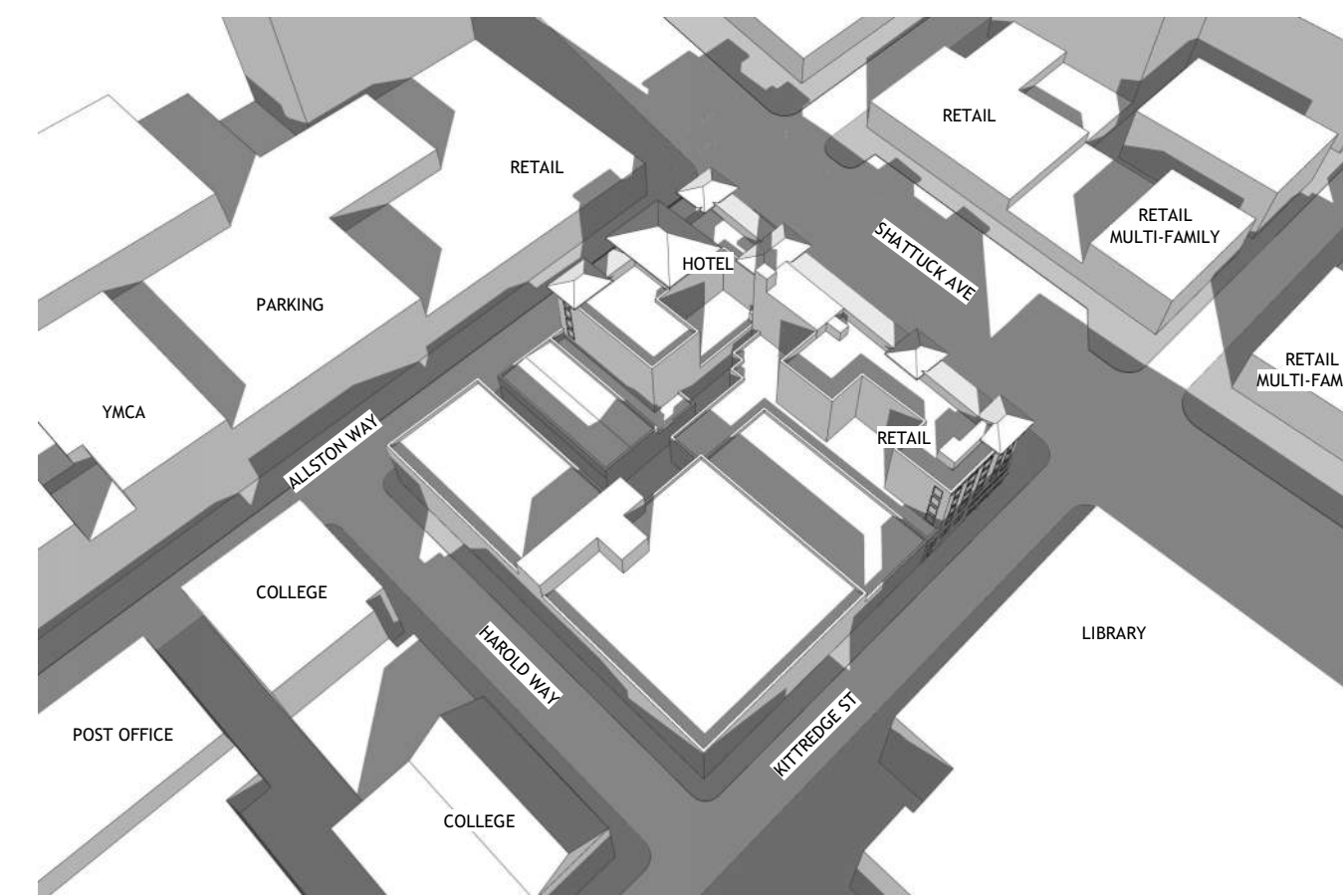
2 HOURS BEFORE SUNSET - 2:53 PM



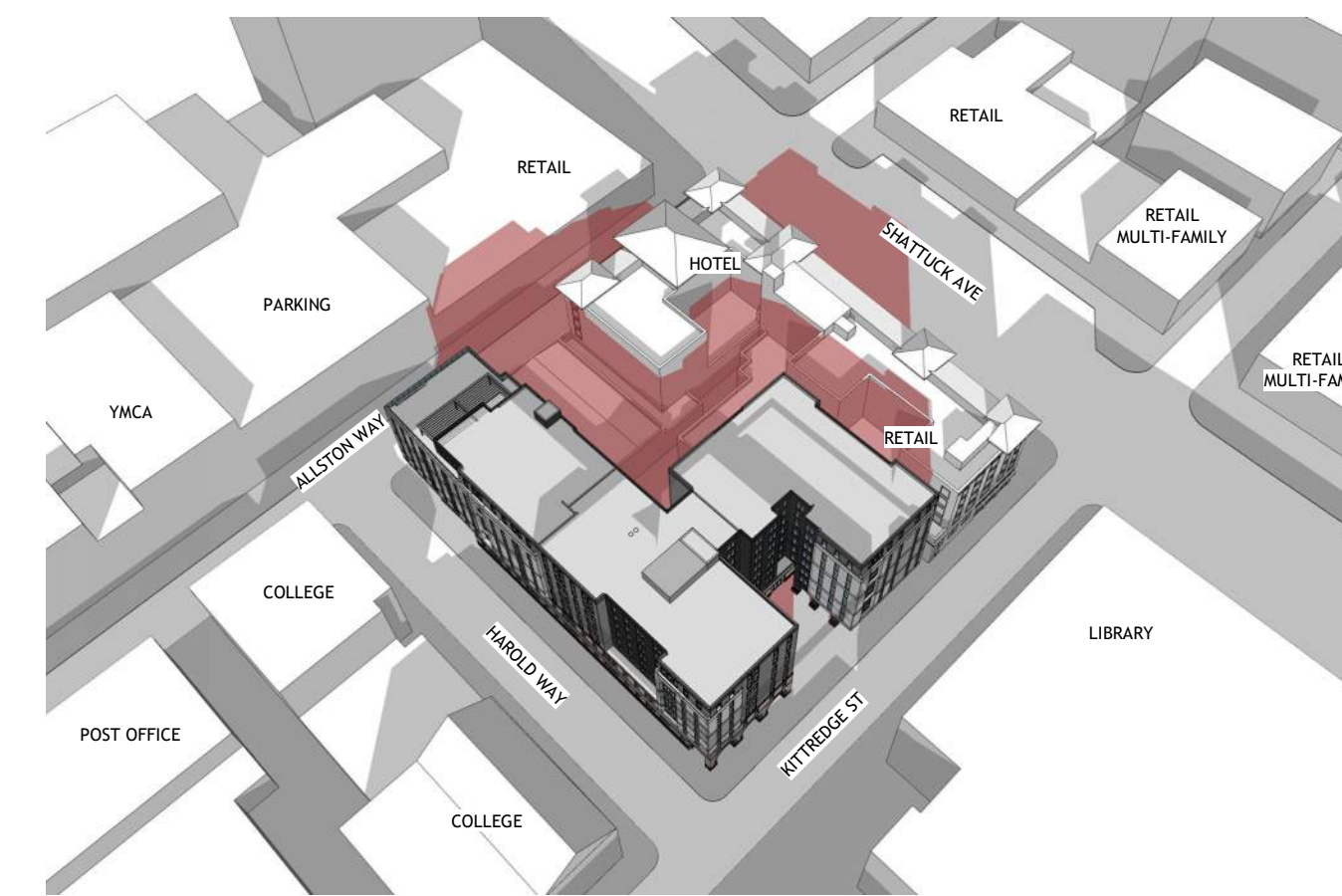
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
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CA VENTURES

SHEET TITLE:
 SHADOW STUDIES
 -DEC 21

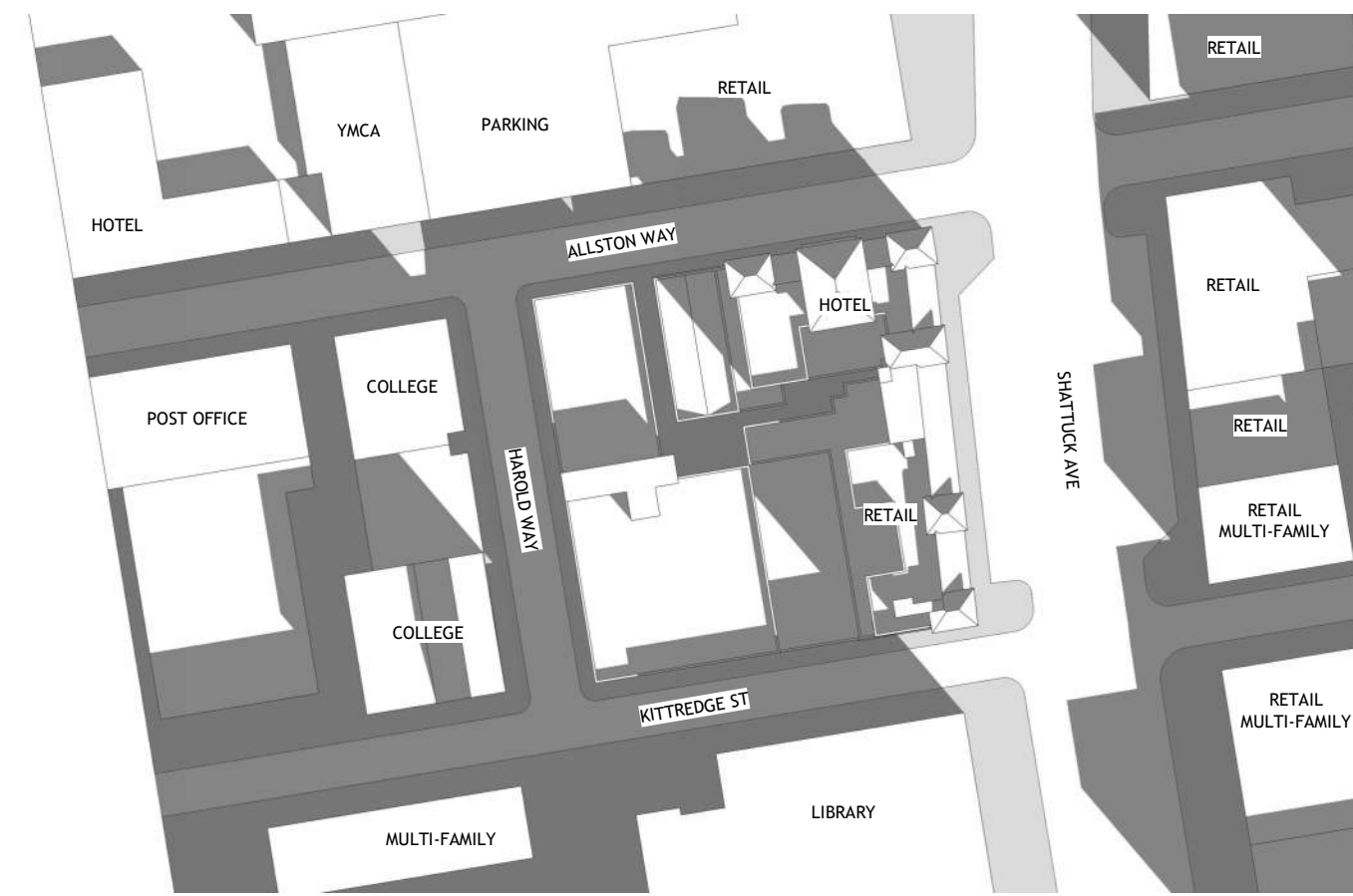
SHEET NUMBER:
A3-302

NOT RELEASED FOR CONSTRUCTION

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 10 MORNING

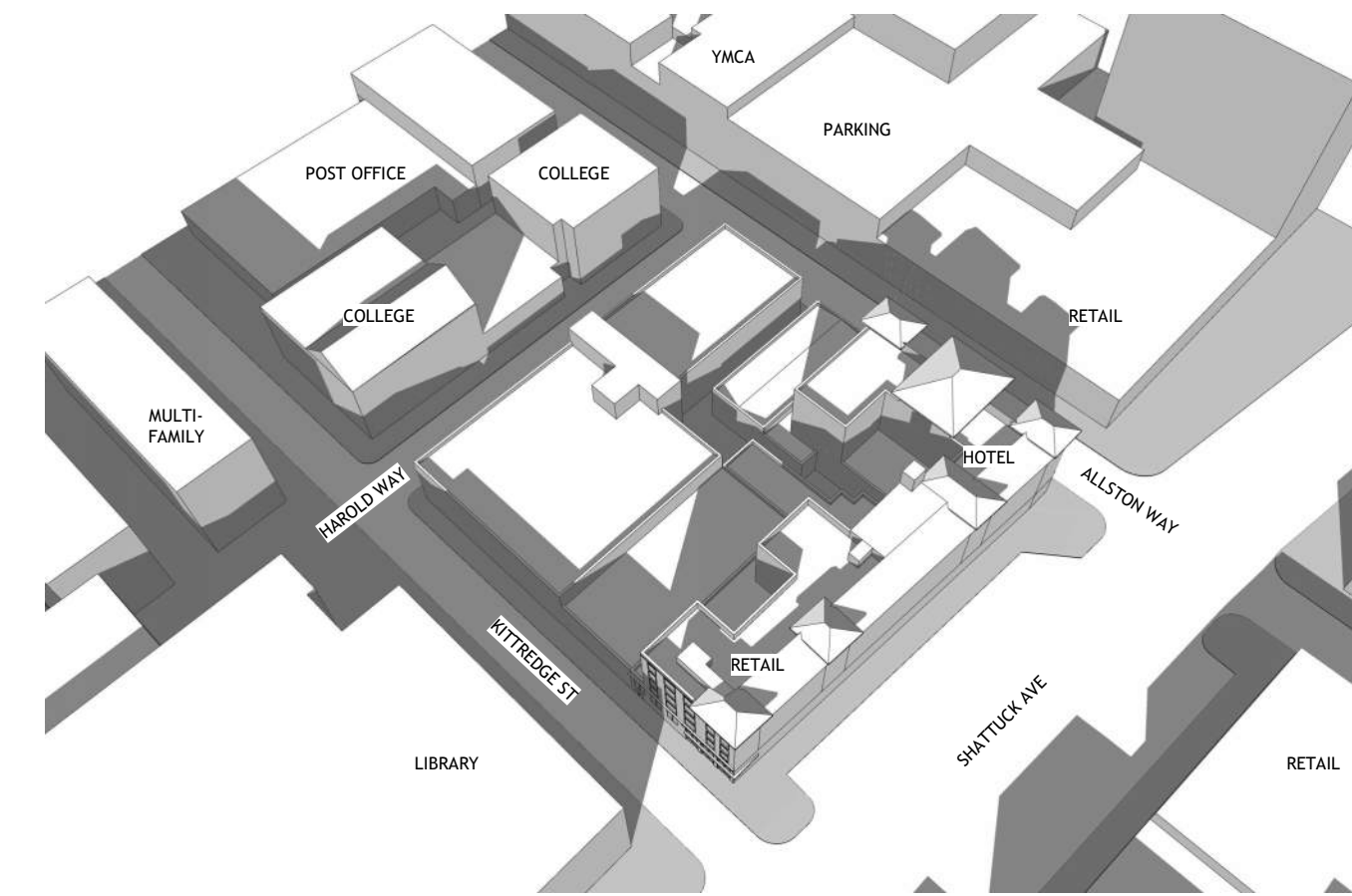
2 HOURS AFTER SUNRISE - 9:14 AM



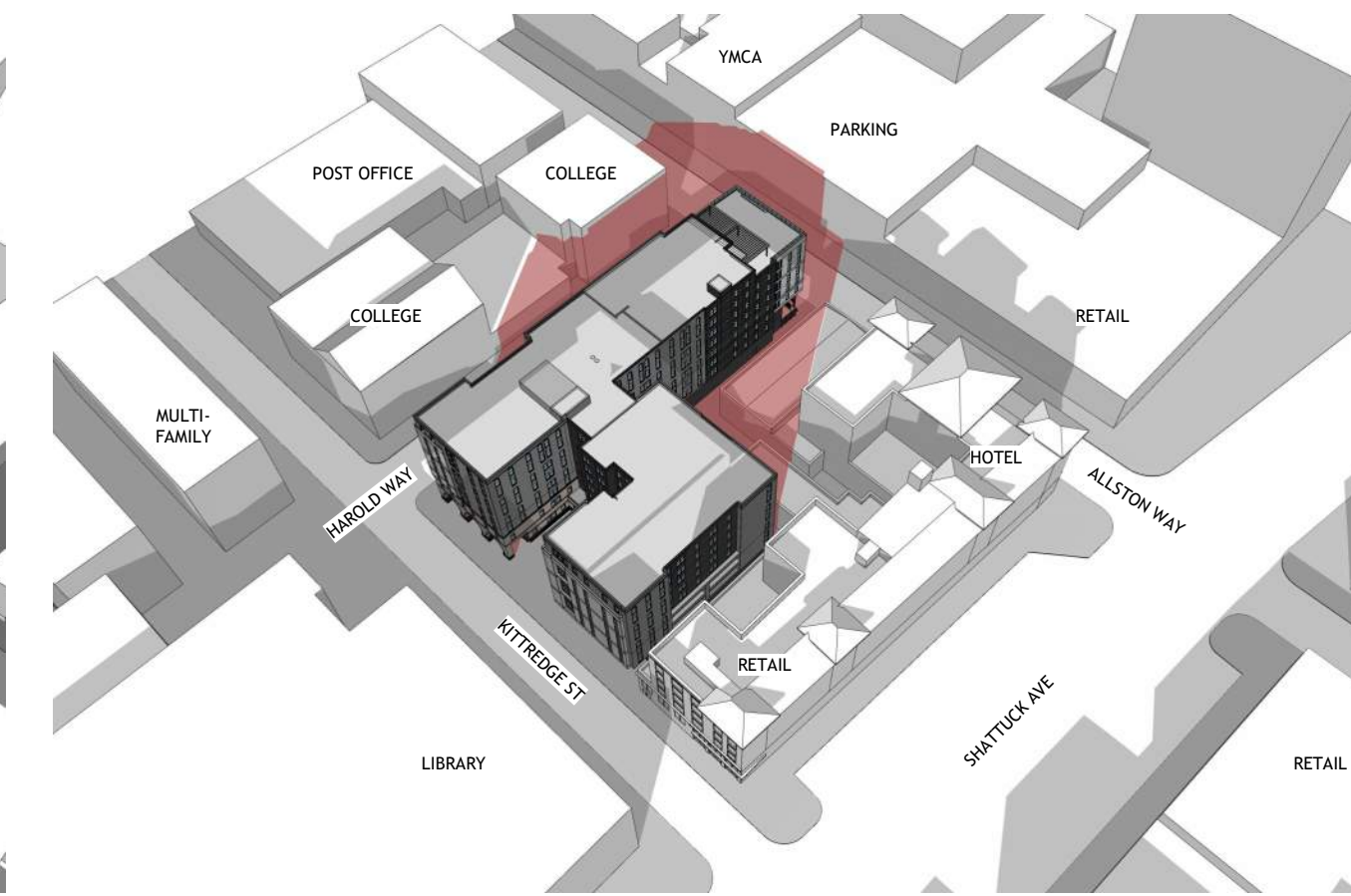
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

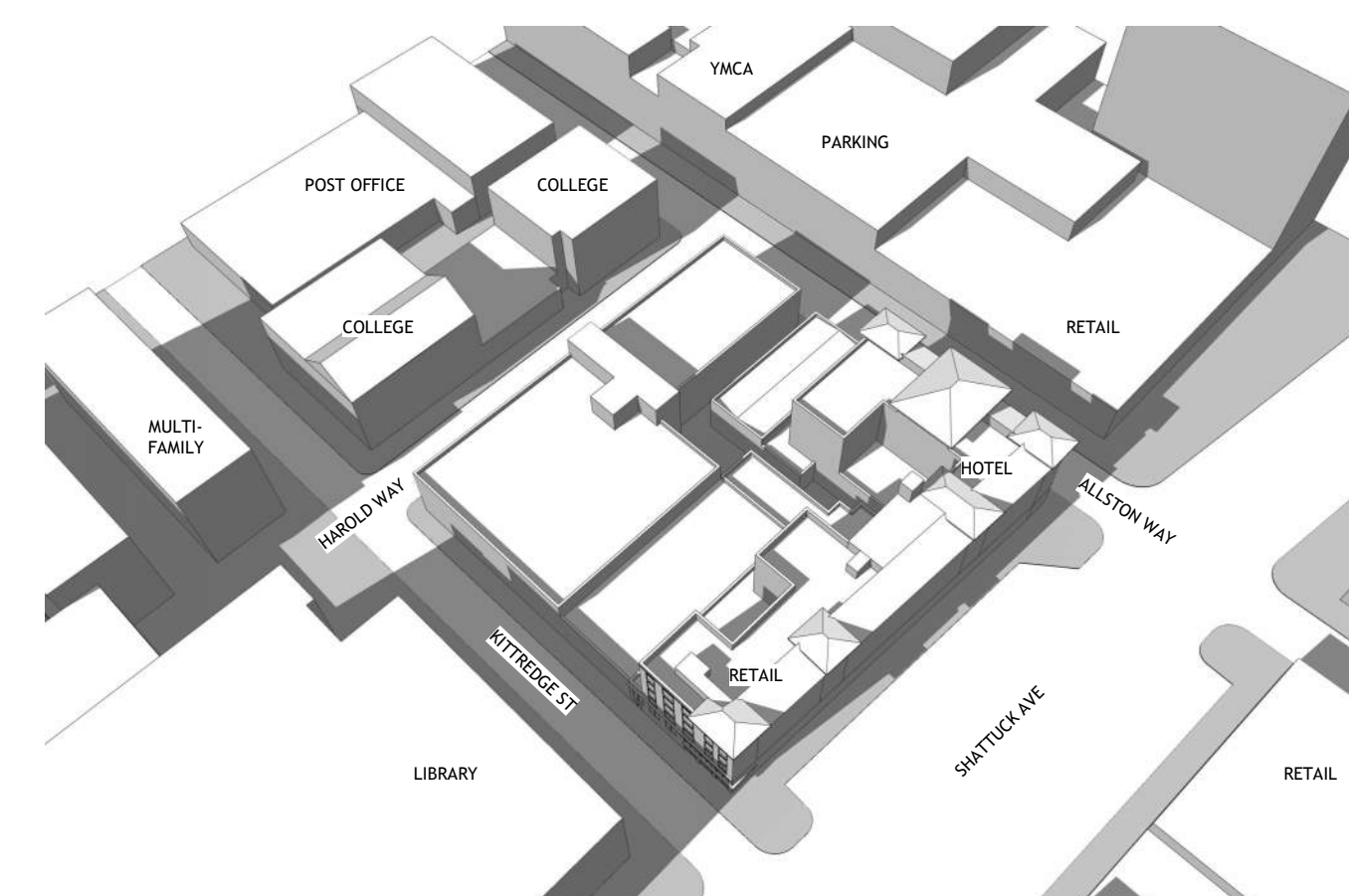
DECEMBER 10 NOON



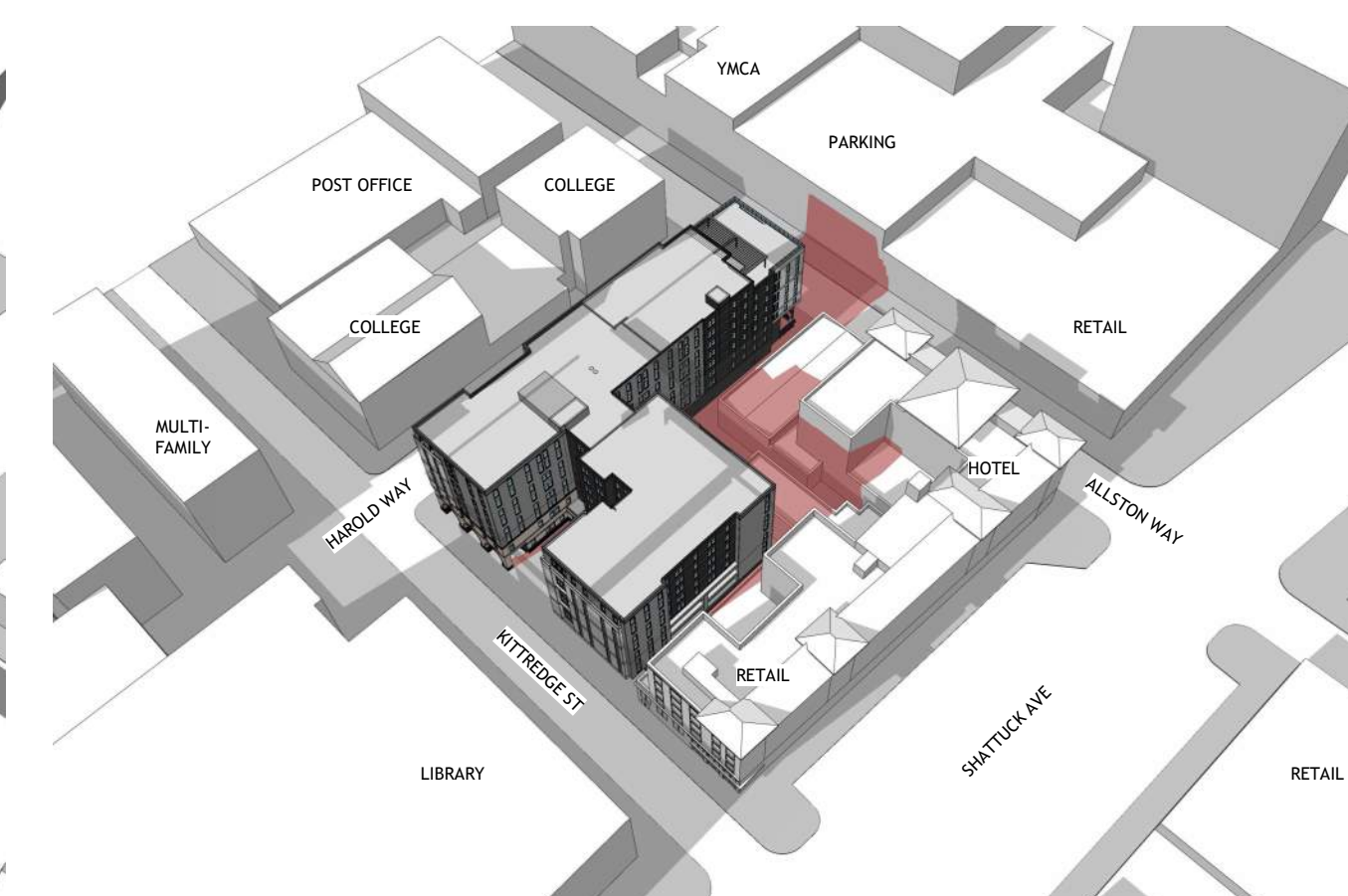
TOP VIEW EXISTING



TOP VIEW PROPOSED



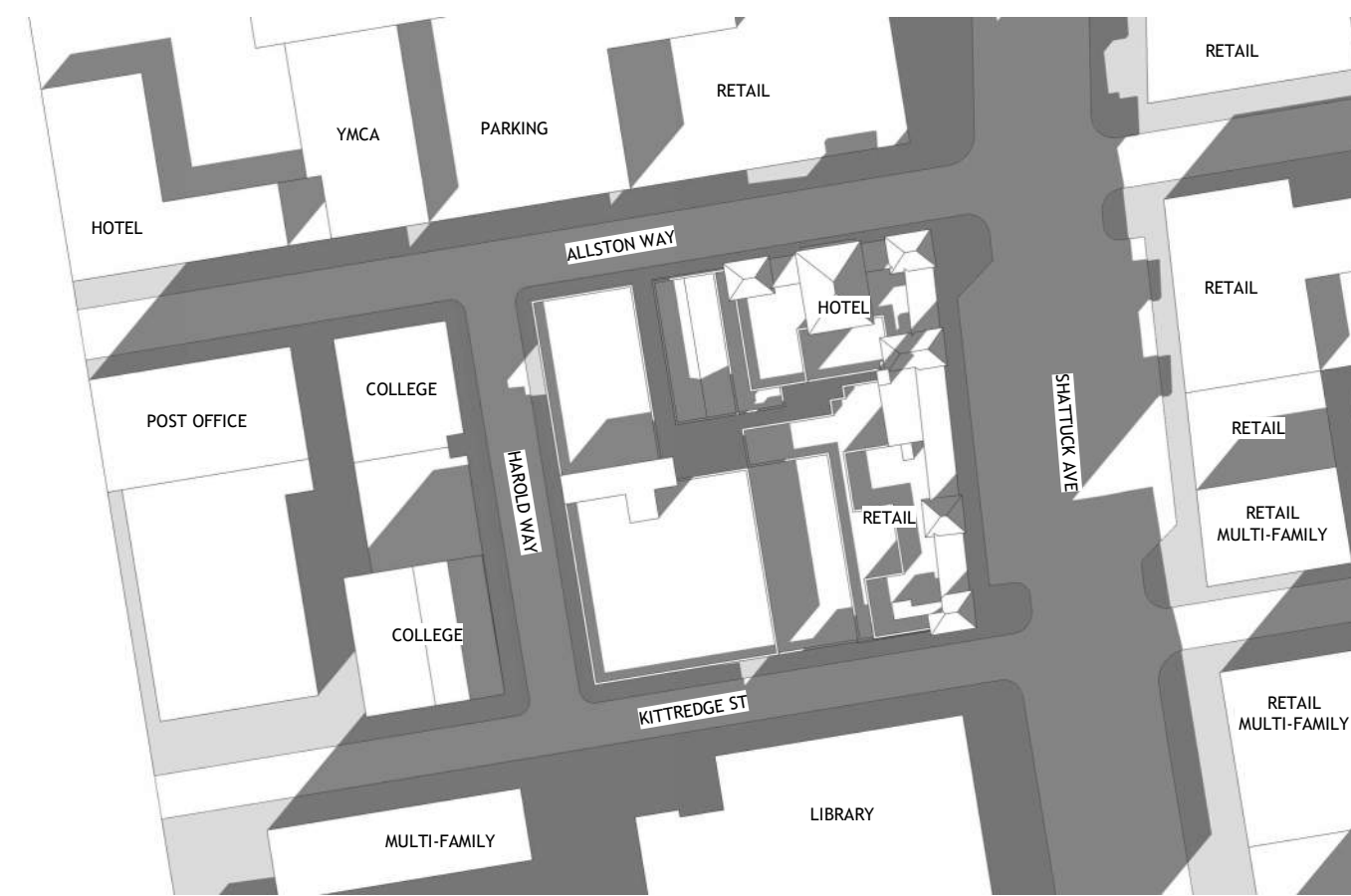
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

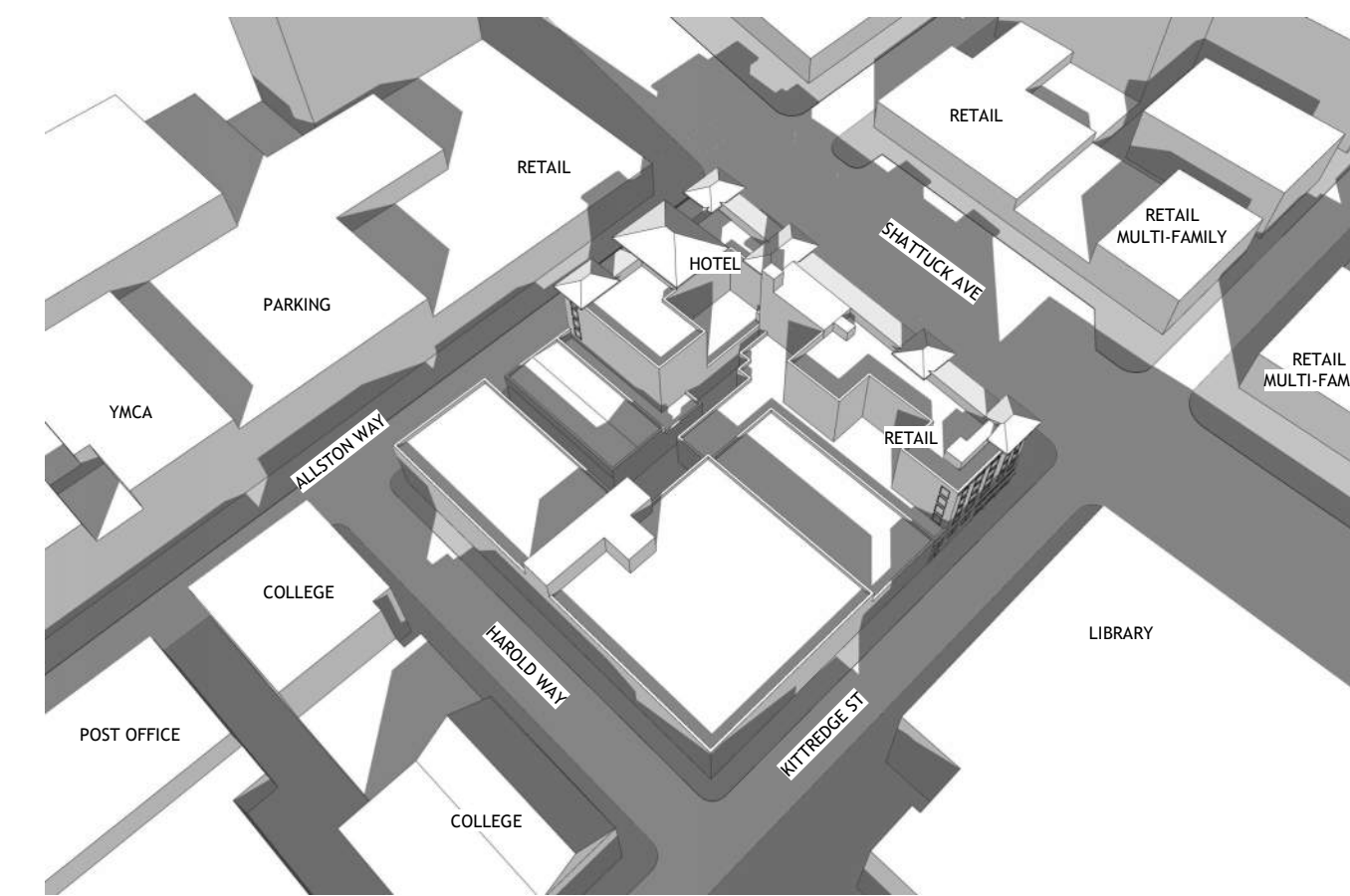
2 HOURS BEFORE SUNSET - 2:49 PM



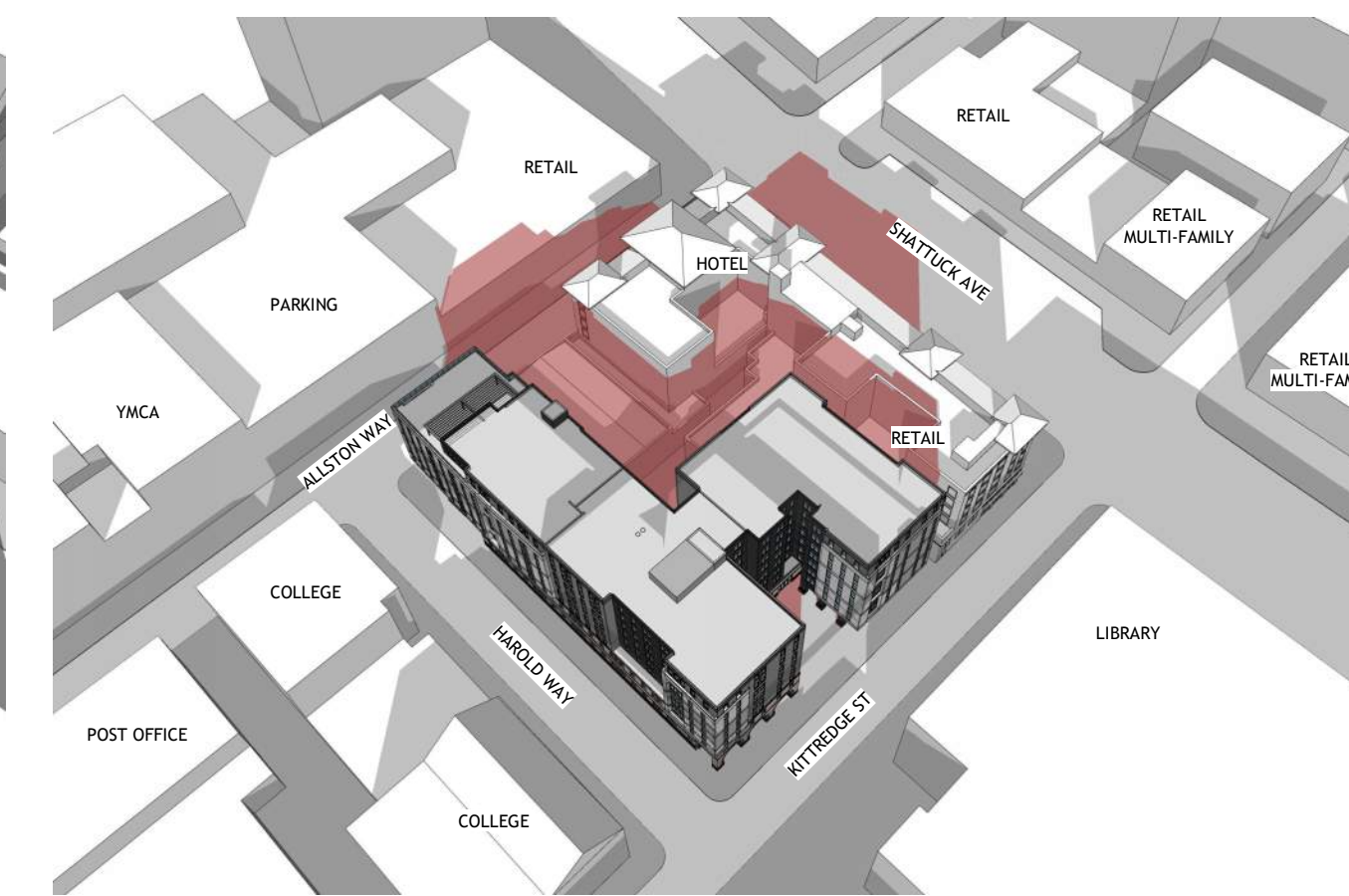
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
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9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SHADOW STUDIES
-DEC 10

SHEET NUMBER:
A3-303

PROJECT #: 121246
 DRAWN BY: TF, RK
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
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9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
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 CA VENTURES

SHEET TITLE:
STREET STRIP ELEVATIONS

SHEET NUMBER:
A3-304

NOT RELEASED FOR CONSTRUCTION



1 STREET STRIP ELEVATION - ALLSTON WAY
 A3-304 NOT TO SCALE

PROPOSED BUILDING PROVIDED FOR SCALE AND GENERAL REFERENCE ONLY. THE FACADE DESIGN HAS BEEN UPDATED IN RESPONSE TO DRC AND STAFF FEEDBACK. PLEASE REFER TO A3-003 FOR THE LATEST DESIGN UPDATE



2 STREET STRIP ELEVATION - KITTREDGE ST
 A3-304 NOT TO SCALE

PROPOSED BUILDING PROVIDED FOR SCALE AND GENERAL REFERENCE ONLY. THE FACADE DESIGN HAS BEEN UPDATED IN RESPONSE TO DRC AND STAFF FEEDBACK. PLEASE REFER TO A3-002a & A3-002b FOR THE LATEST DESIGN UPDATE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305
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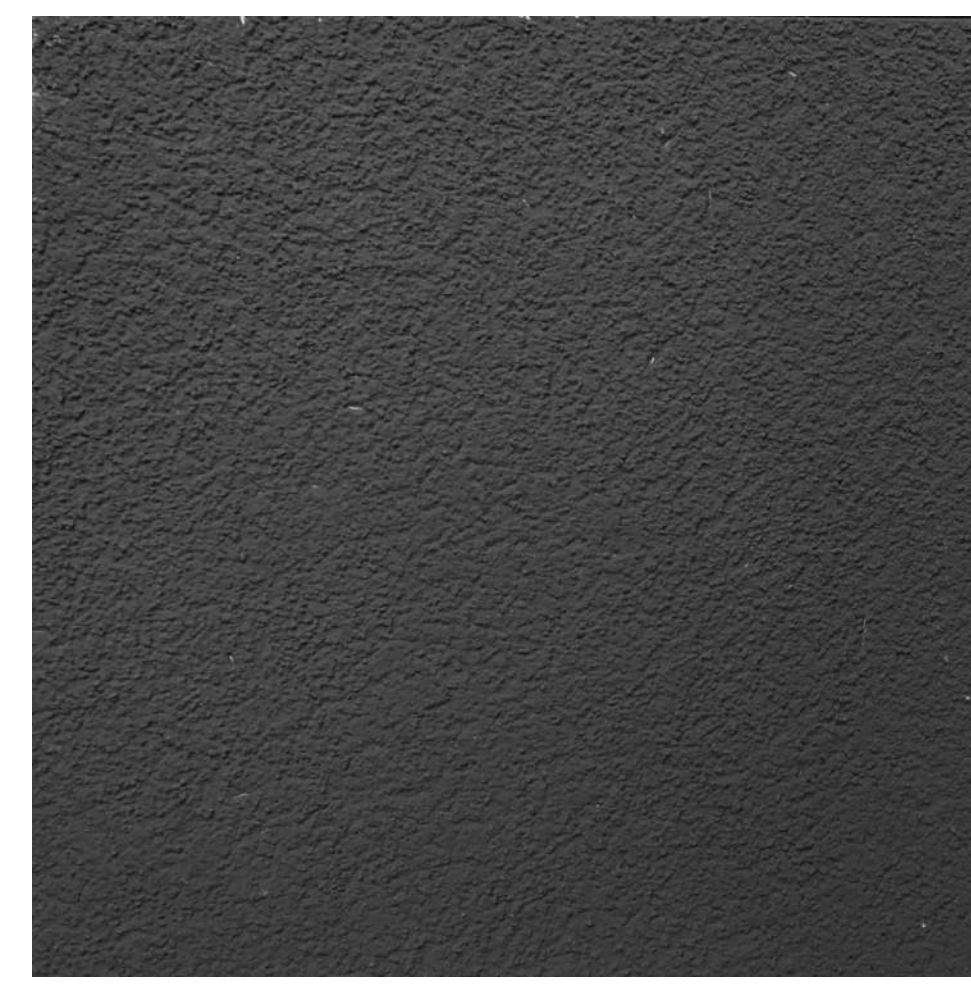
APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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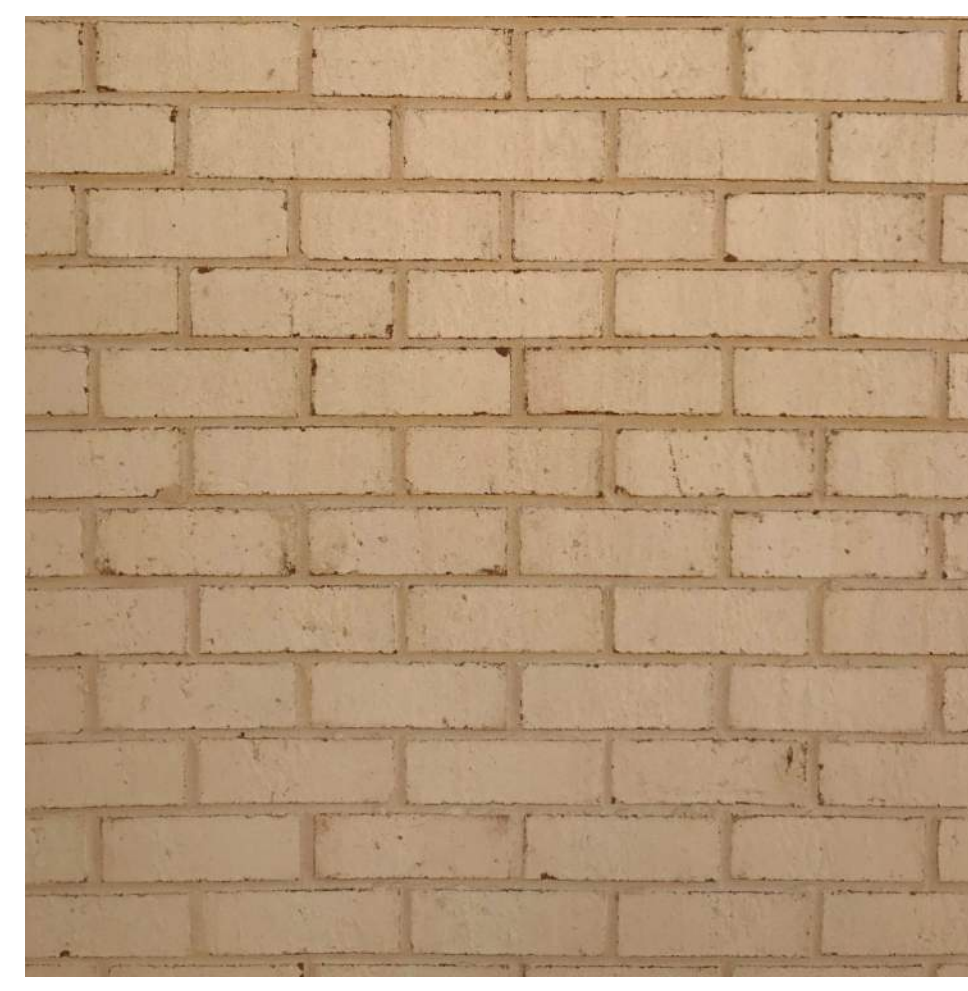
E1 - TAN STUCCO



E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



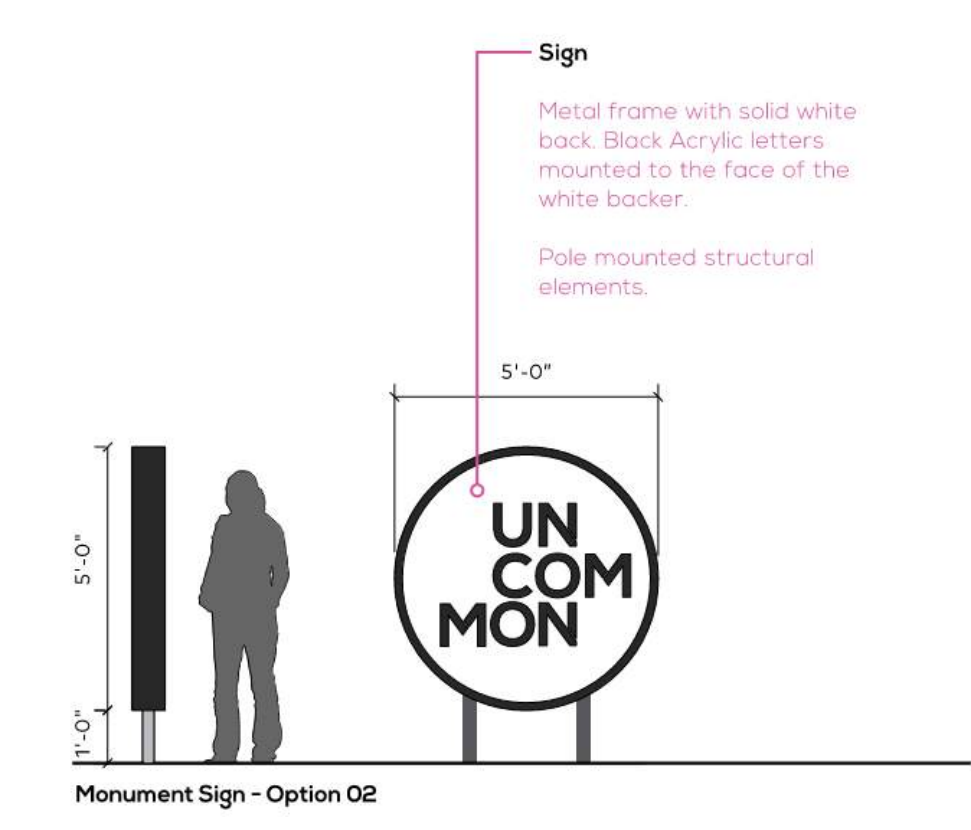
E5 - WHITE FIBER CEMENT



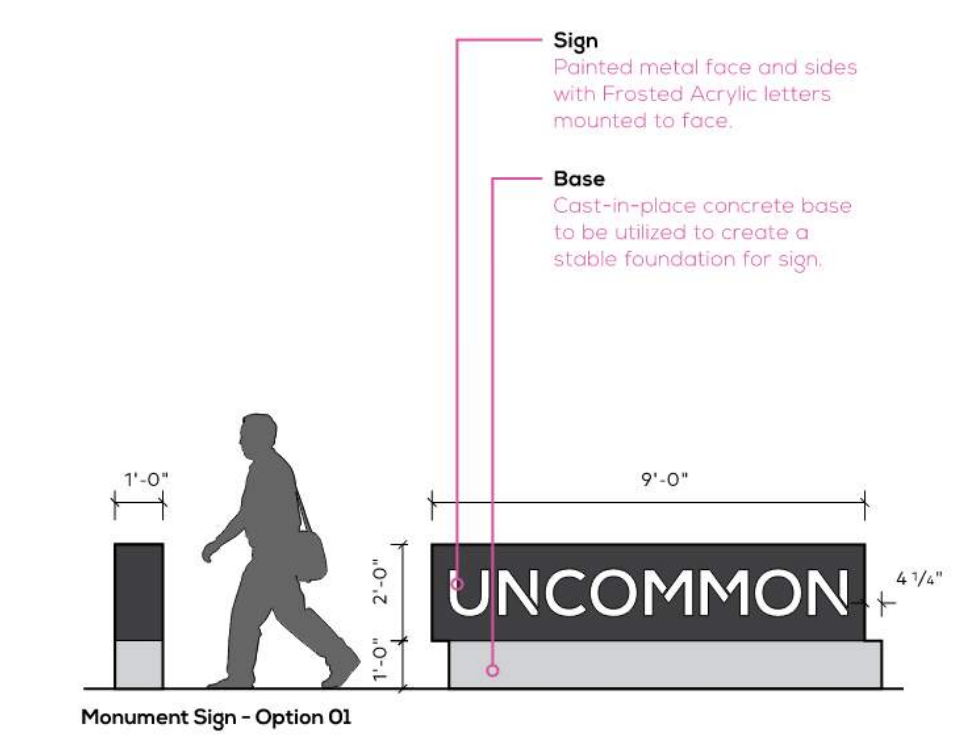
E7 - ALUMINUM CANOPY



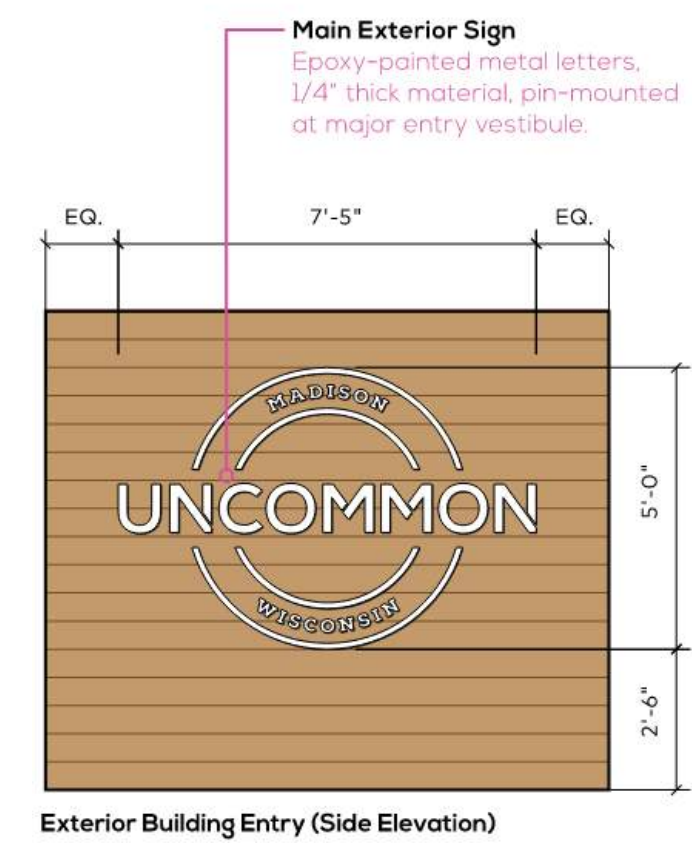
E8 - EXTERIOR WALL SCONCE



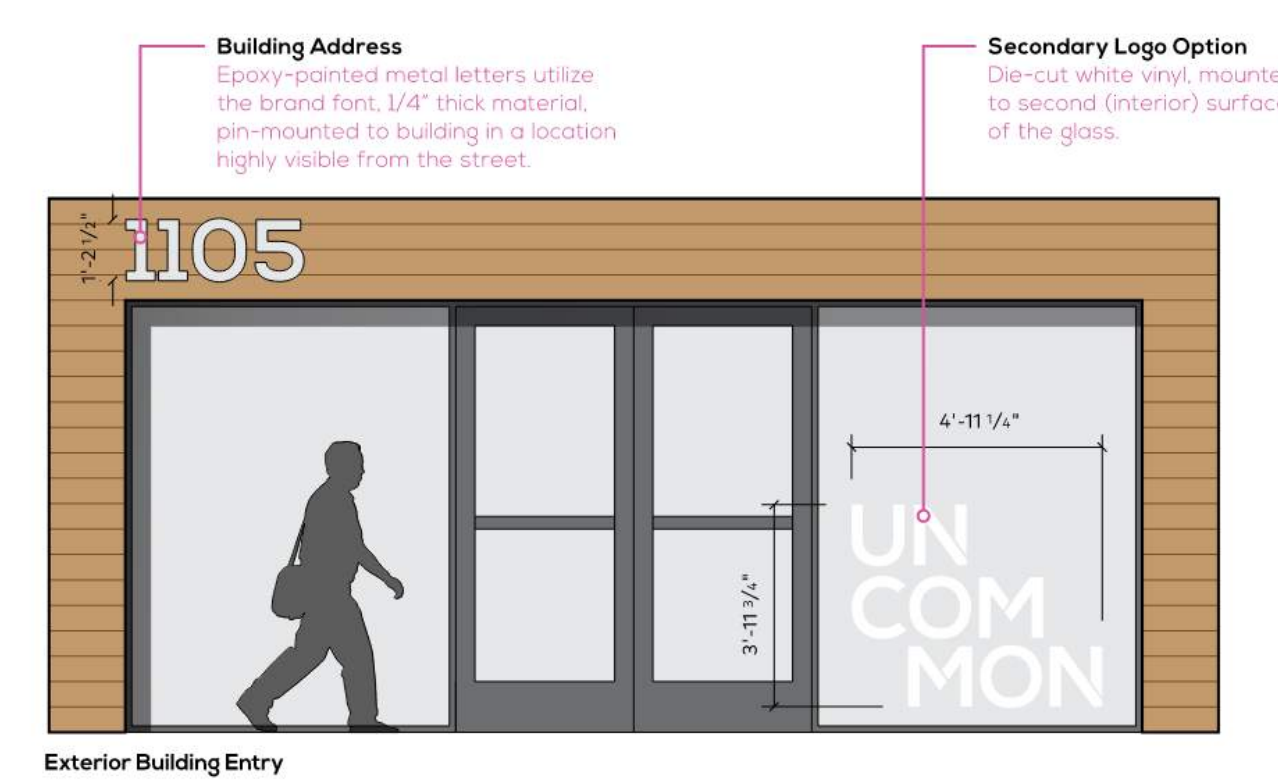
Monument Sign - Option 02



Monument Sign - Option 01



Exterior Building Entry (Side Elevation)

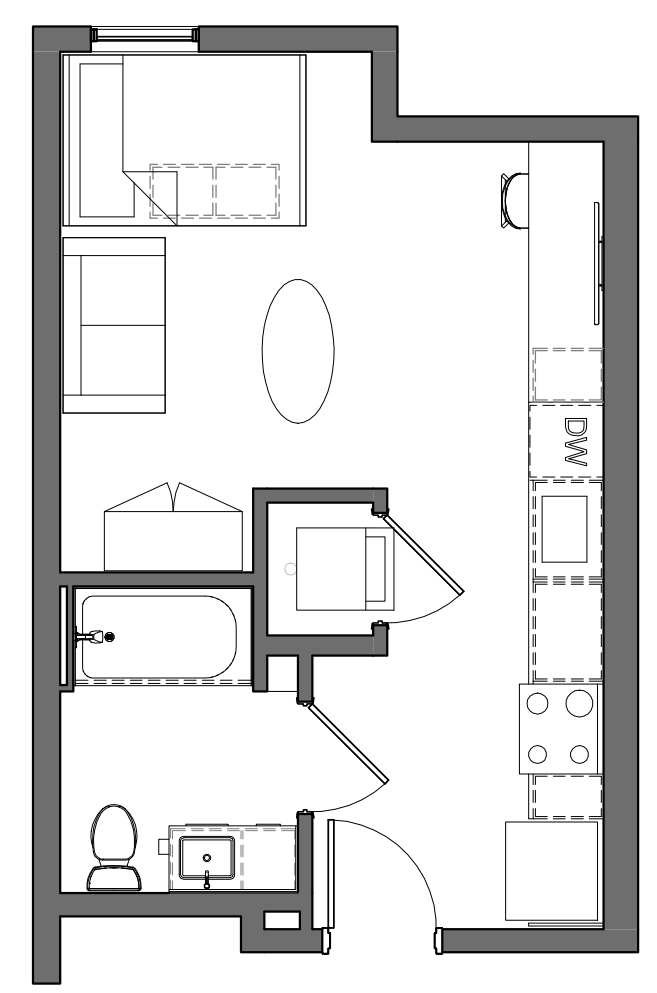


Exterior Building Entry

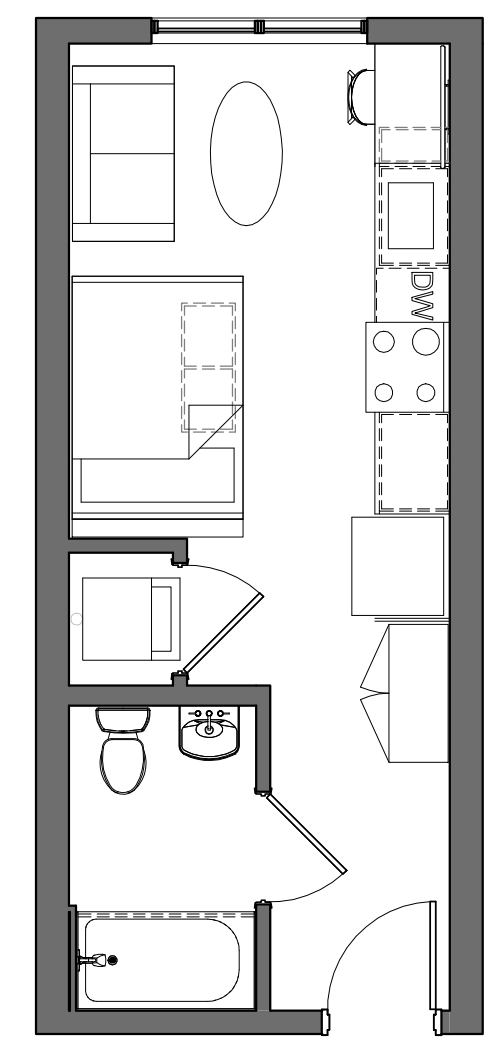
BERKELEY PLAZA
2065 KITTREGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
MATERIAL BOARDS

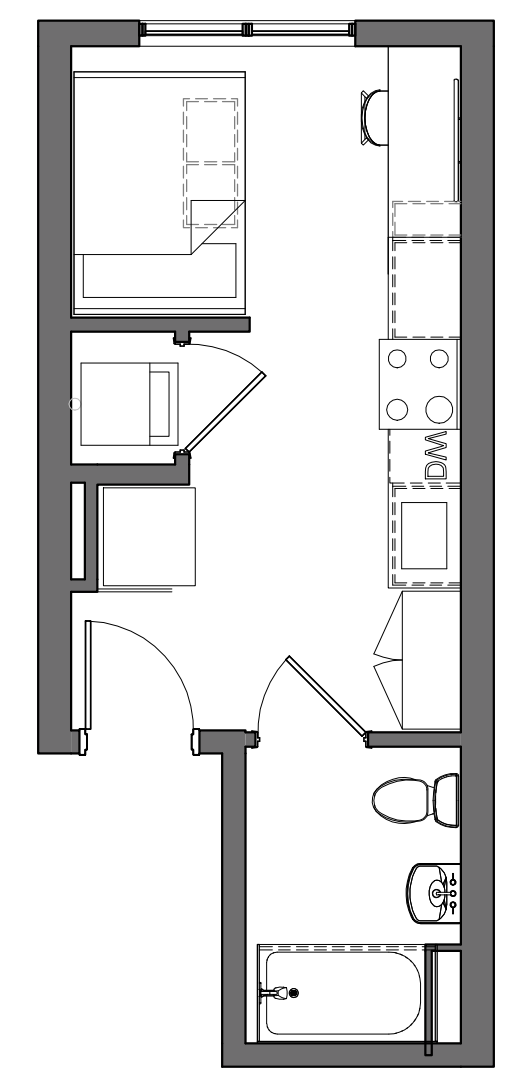
SHEET NUMBER:
A3-305



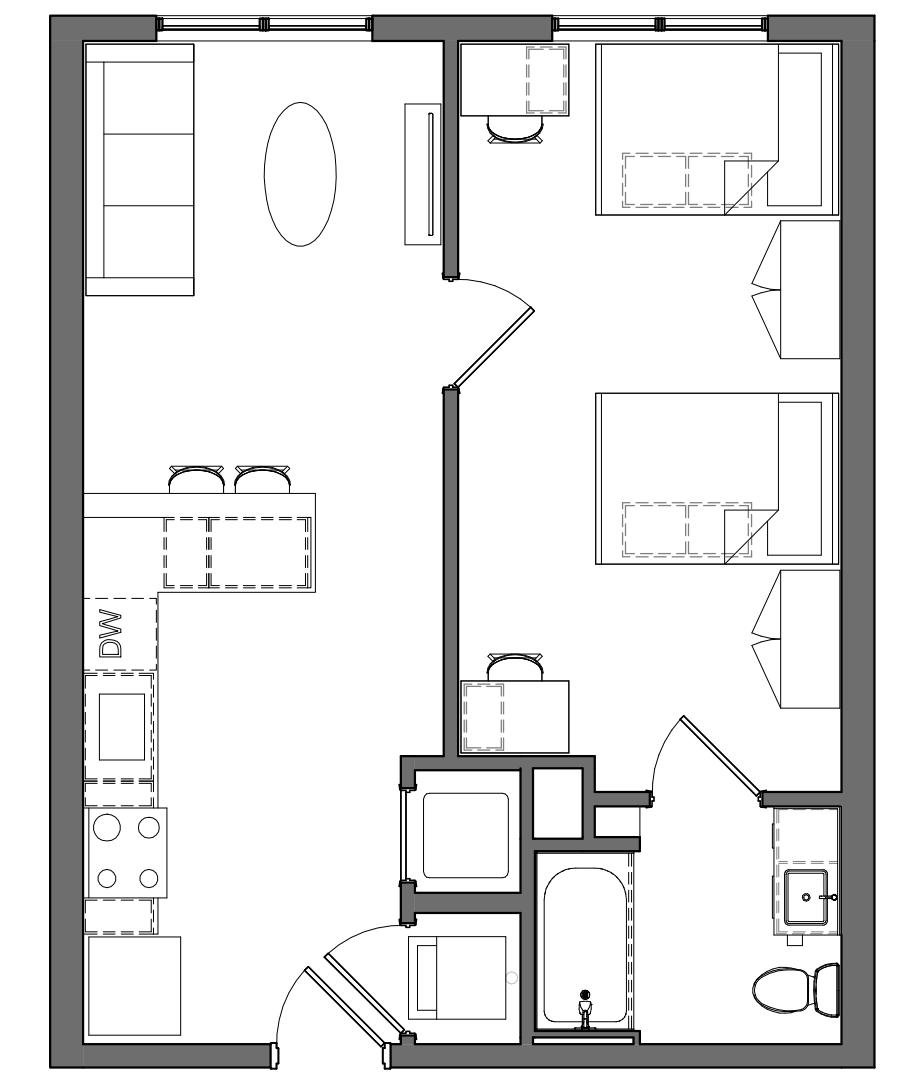
2 SAMPLE UNIT - S2
 A5-001 3/16" = 1'-0"



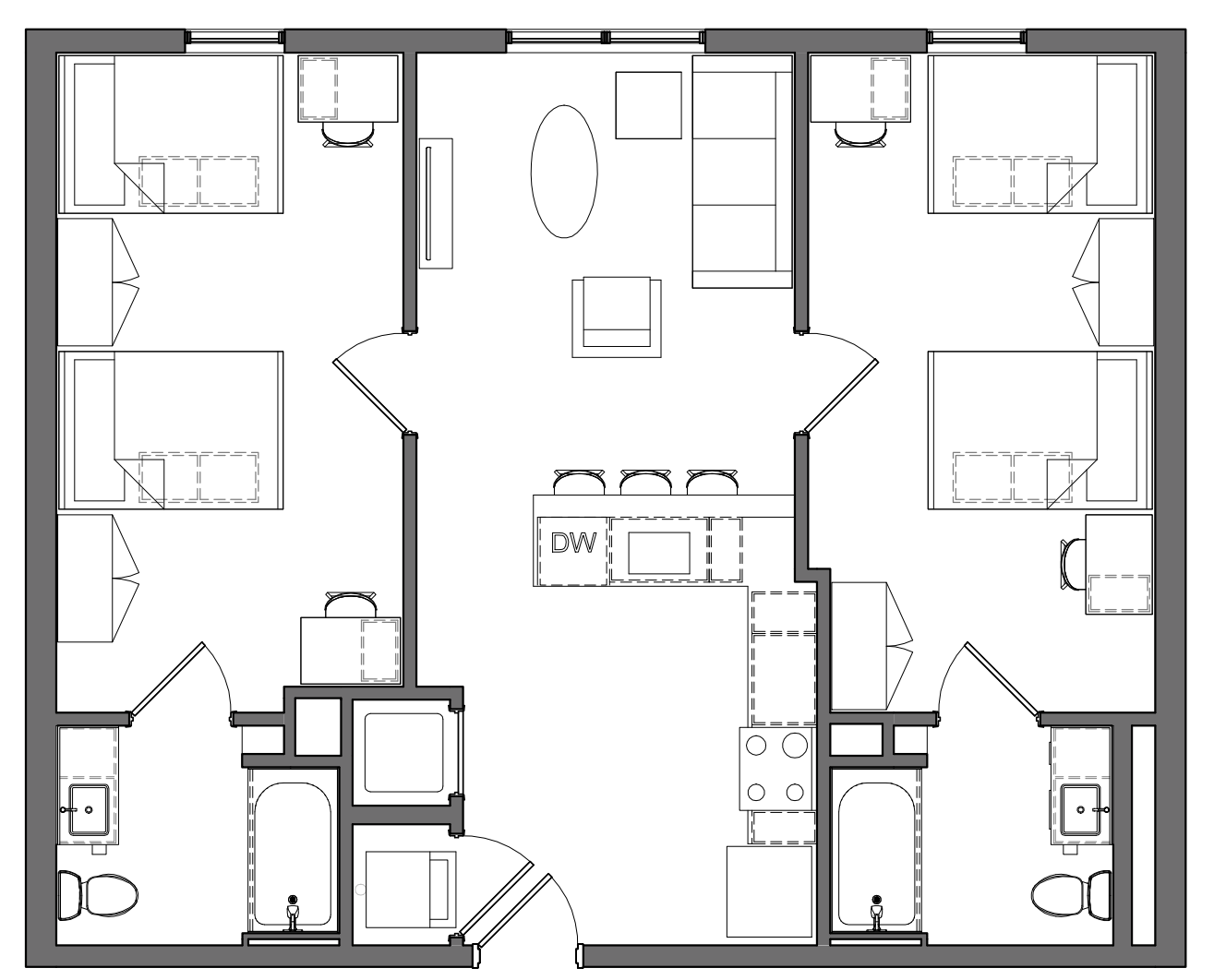
3 SAMPLE UNIT - MS1
 A5-001 3/16" = 1'-0"



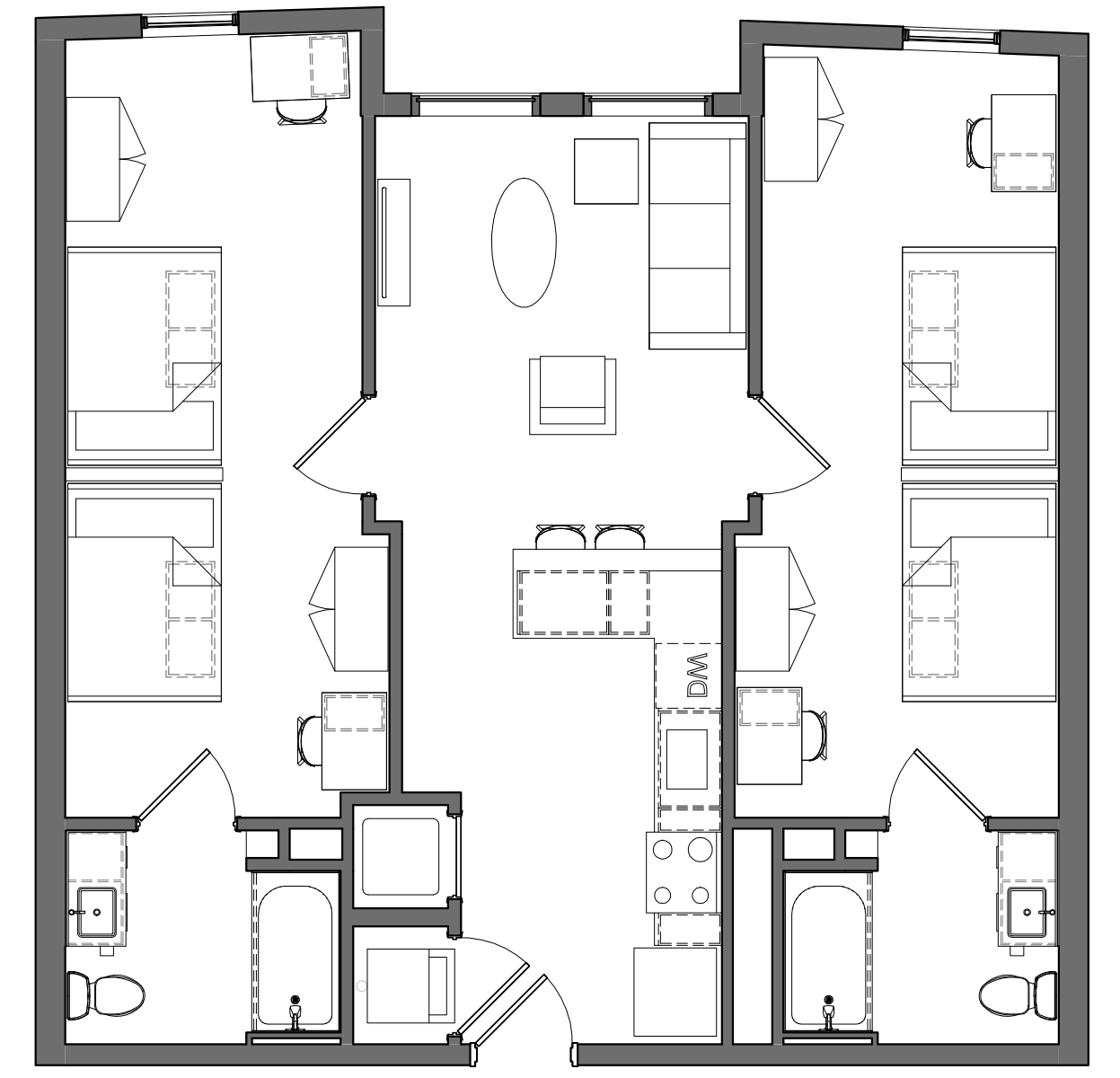
4 SAMPLE UNIT - NS1
 A5-001 3/16" = 1'-0"



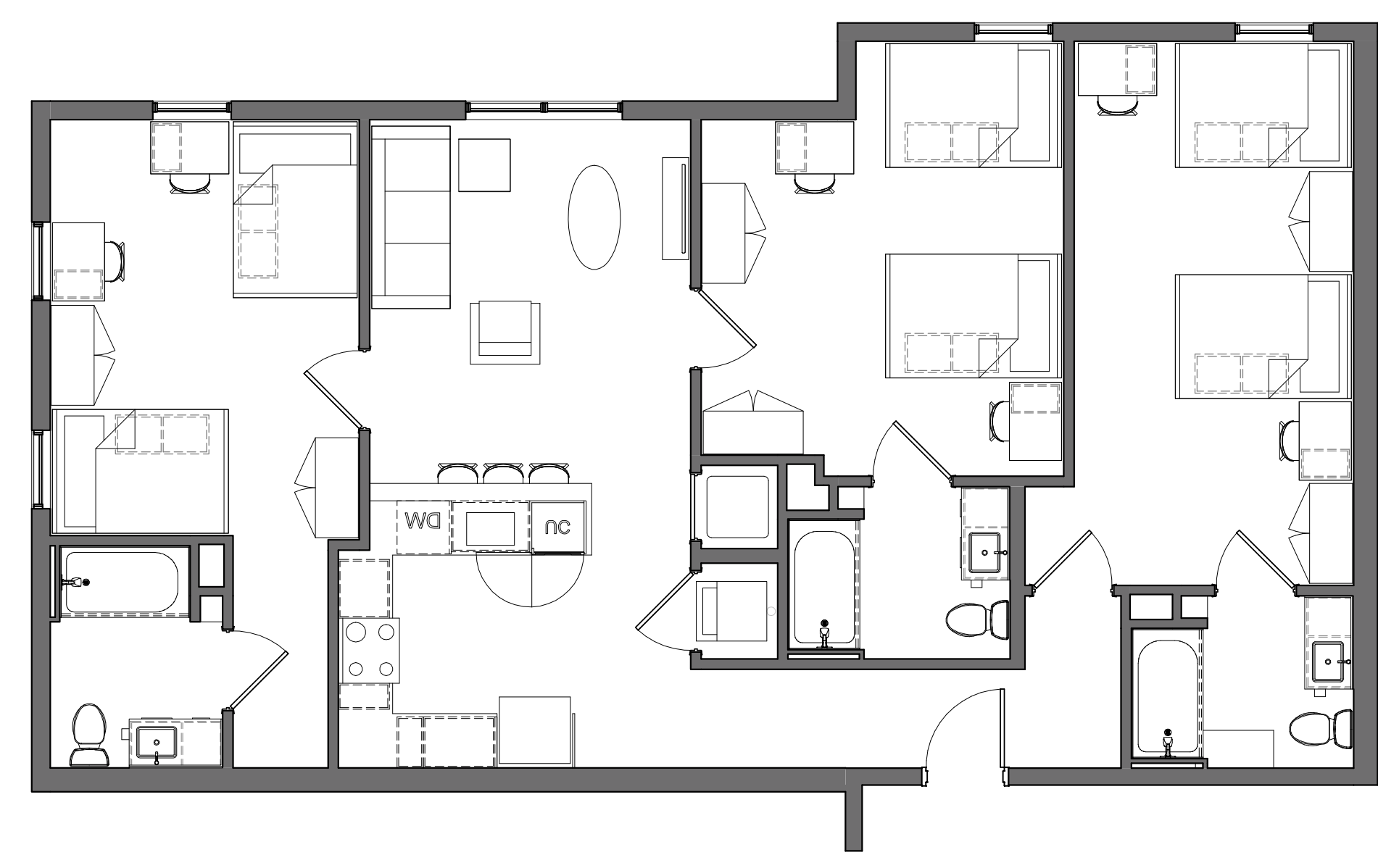
5 SAMPLE UNIT - A1
 A5-001 3/16" = 1'-0"



1 SAMPLE UNIT - B1
 A5-001 3/16" = 1'-0"



6 SAMPLE UNIT - B2
 A5-001 3/16" = 1'-0"



7 SAMPLE UNIT - C1
 A5-001 3/16" = 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 T 925 638 8782

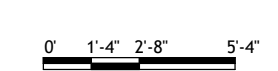
No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
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 CA VENTURES

SHEET TITLE:
 SAMPLE UNITS

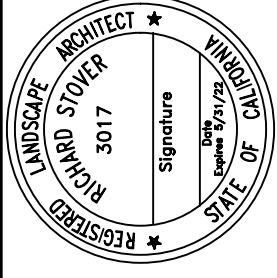
SHEET NUMBER:
A5-001



NOT RELEASED FOR CONSTRUCTION

Use Permit Resubmit	12/10/21
Design Review Submit	05-18-22
Design Review Submit	05-18-22

RW Stover & Associates, Inc.
 Landscape Architecture
 Wabash Creek, CA 94596
 Ph: 925.933.2383

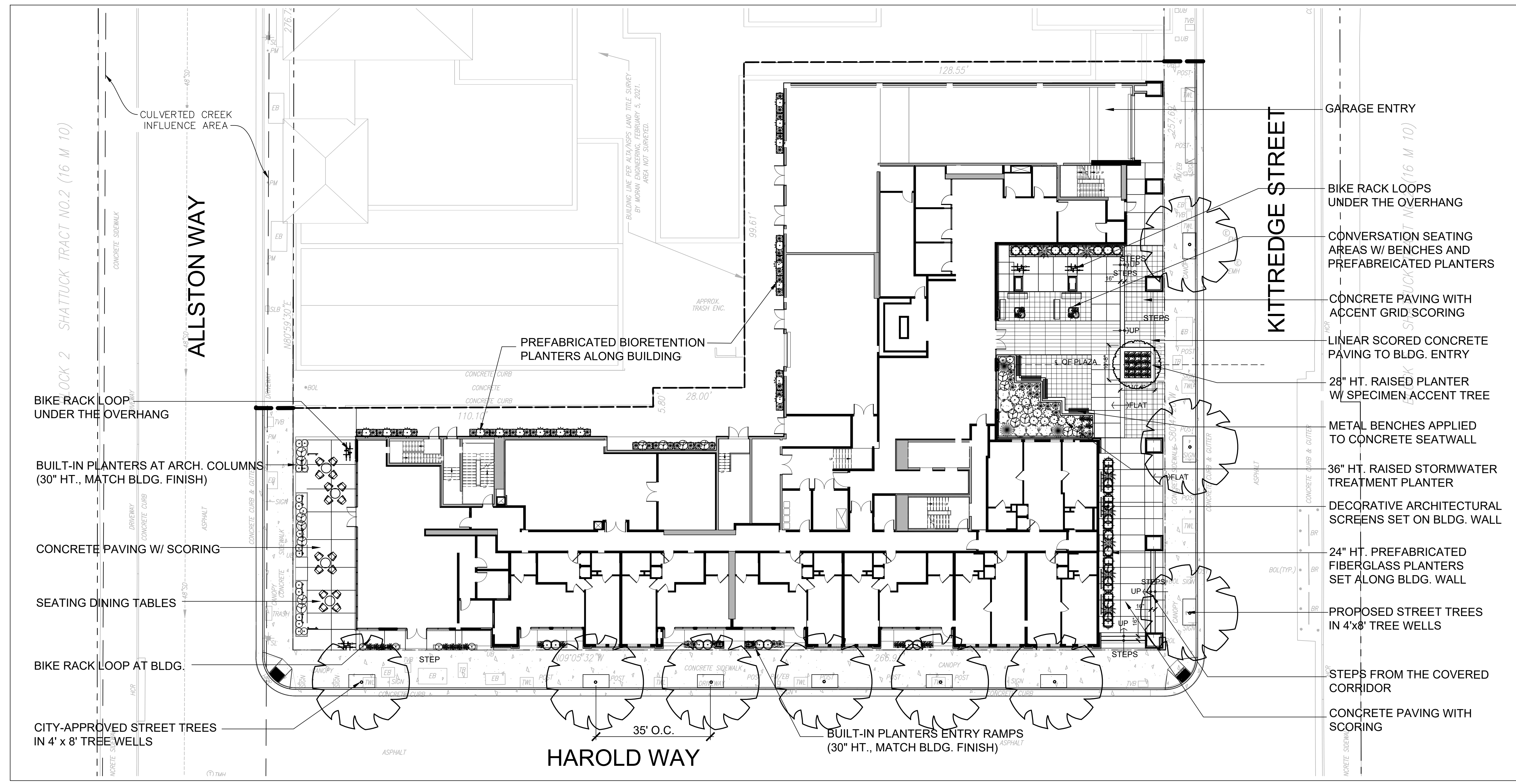


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

GROUND LEVEL PRELIMINARY LANDSCAPE PLAN

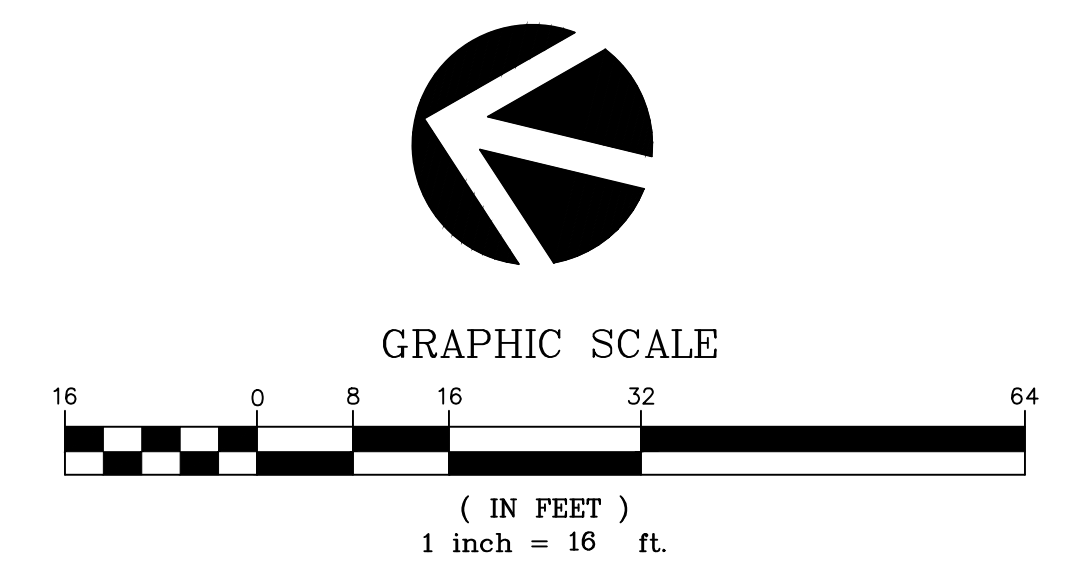
DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 9-23-21	
SCALE	

SHEET
L1
 OF SHEETS



Master Landscape Design Concept

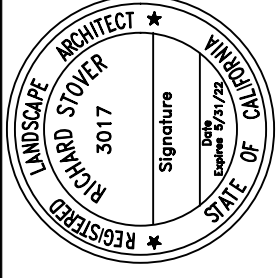
The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that compliment the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.



REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE
 REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

Use	Permit	Resubmit
12/10/21		
Design	Review	Submit
05-18-22		
Design	Review	Submit
05-18-22		

R.W. Stover & Associates, Inc.
 Landscape Architecture
 1000 University Ave., Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2383

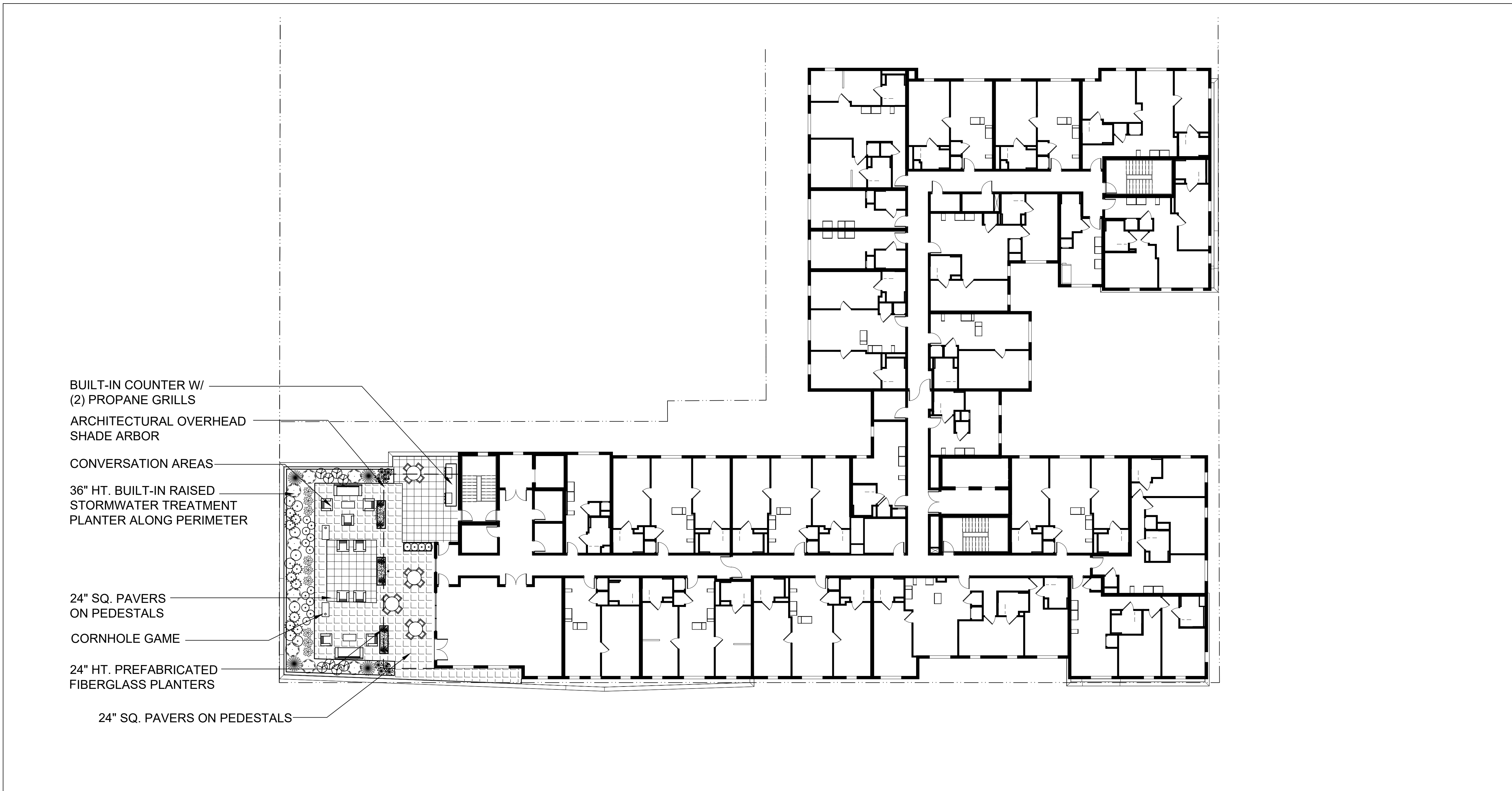


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

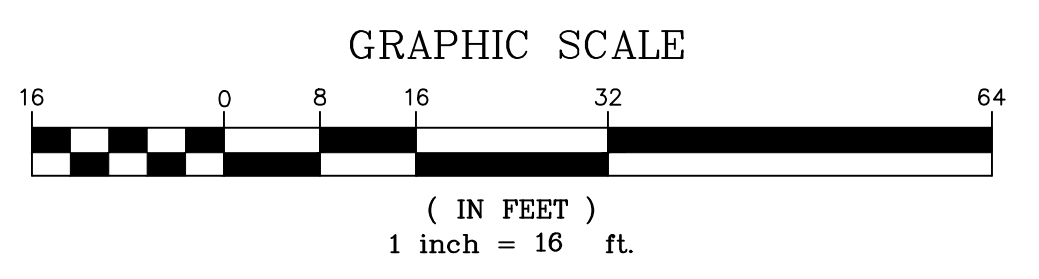
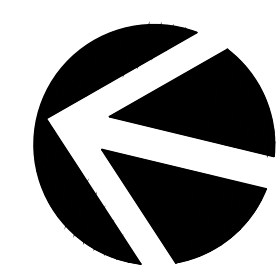
EIGHTH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
9-23-21	
SCALE	

SHEET
L2
 OF SHEETS



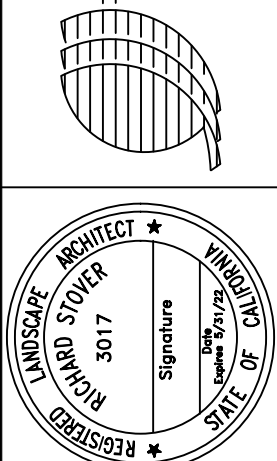
- BUILT-IN COUNTER W/
(2) PROPANE GRILLS
- ARCHITECTURAL OVERHEAD
SHADE ARBOR
- CONVERSATION AREAS
- 36" HT. BUILT-IN RAISED
STORMWATER TREATMENT
PLANTER ALONG PERIMETER
- 24" SQ. PAVERS
ON PEDESTALS
- CORNHOLE GAME
- 24" HT. PREFABRICATED
FIBERGLASS PLANTERS
- 24" SQ. PAVERS ON PEDESTALS



REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

Use	Permit	Resubmit
12/10/21		
Design	Review	Submit
05/18/22		
Design	Review	Submit
05/18/22		

RW Stover & Associates, Inc.
Landscape Architecture
Wahau Creek, CA 94596
Ph: 925.933.2883



BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

RECOMMENDED
PLANT LIST, SITE
AMENITY IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
	DATE
	9-23-21
	SCALE

SHEET
L3
OF SHEETS



SPECIMEN ACCENT TREE IN RAISED PLANTER
CERCIS OCCIDENTALIS (WESTERN REDBUD)

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS WATER USE	NATIVE	COUNT	
TREES:						
STREET TREE (CITY-APPROVED)		SEE PLAN 24" BOX	MED	NO	9	
CERCIS OCCIDENTALIS (LOW-BRANCHING)	WESTERN REDBUD	18'x18'	36" BOX	LOW	YES	1
SHRUBS:						
*+CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5'	5 GA	LOW	YES	7
+ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4'	5 GA	LOW	YES	15
*+SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5'	5 GA	LOW	YES	27
+SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	6'x8'	5 GA	LOW	YES	7
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3'	5 GA	LOW	NO	8
PERENNIALS / GRASSES:						
*+ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2'	1 GA	LOW	YES	73
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5'	1 GA	LOW	YES	43
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3'	5 GA	LOW	YES	8
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1.5'x3'	5 GA	LOW	YES	5
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3'	1 GA	LOW	YES	34
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	5 GA	LOW	YES	14
+PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2'	1 GA	LOW	YES	43
POLYPODIUM CALIFORNICUM	POLYPODY	1.5'x3'	5 GA	VERY LOW	YES	27

POLLINATOR PLANTS NOTE: 55% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (182 OF 333 SPECIMENS)

+ DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA

* DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST

Bioretention Planters
Solutions to manage on-structure Stormwater Filtration

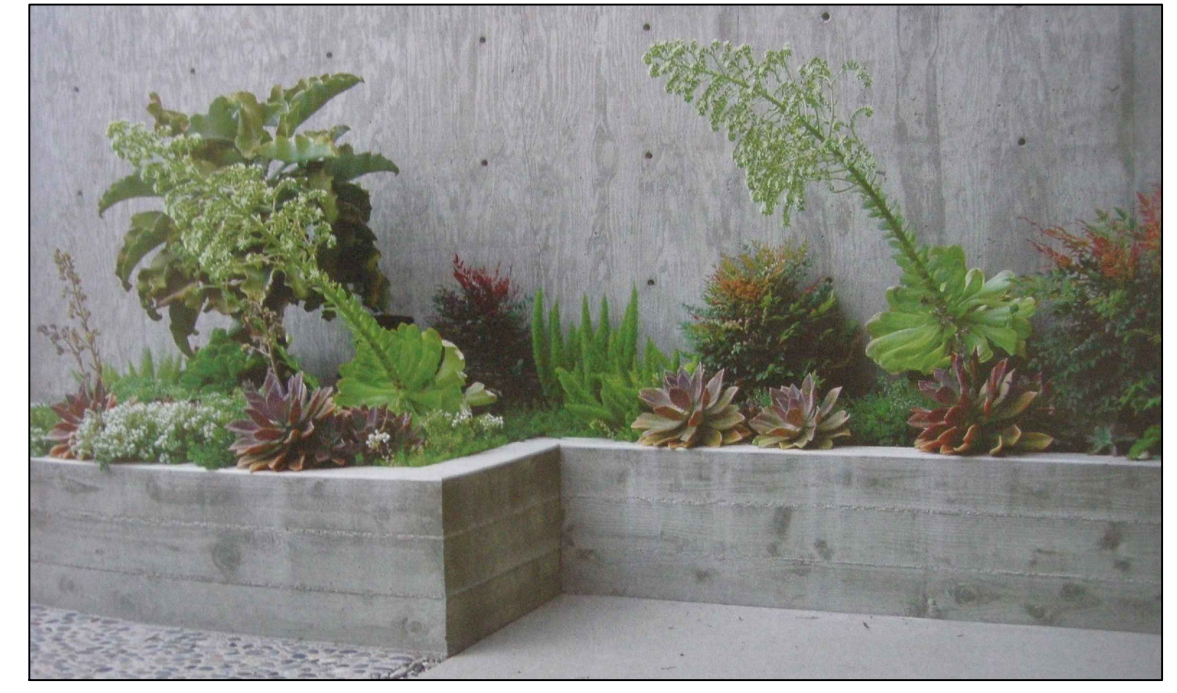
Materials: **GFRC Concrete, Weathering or Mild Steel with Powder-Coated Finish**

Bioretention (also referred to as floodtrough) planters act as an on-structure organic filter for stormwater systems. Tournesol Siteworks offers several standard configurations as well as custom designs to meet your specific application. The bioretention planters are available in lightweight GFRC or steel, and feature an internal waterproof sealant and 4" diameter drainage plumbing. Bioretention media is typically specified by local authorities or to code.

The Tournesol bioretention planters are now available in metal. Standard materials include weathering steel (Corten), a steel that rusts but maintains its structural strength, and powder-coated mild steel with a zinc-rich primer and stainless steel base.

- Fully engineered Bioretention plumbing system - just add media & plants.
- Allows the use of reliable monolithic membrane waterproofing below, while avoiding complicated and expensive cast-in-place construction.
- Standard sizes and custom configurations available.
- Ability to match planters by color & shape with complimentary benches & site furnishings.

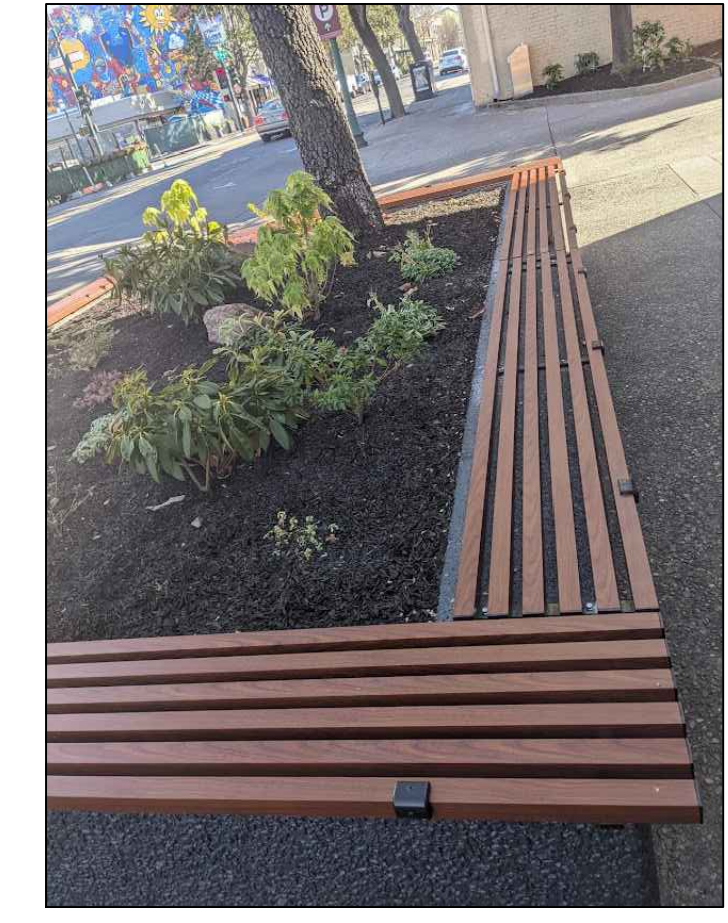
PREFABRICATED BIORETENTION PLANTERS
TOURNESOL SITEWORKS FIBERGLASS



BUILT-IN PLANTERS



PREFABRICATED PLANTERS
TOURNESOL 'WILSHIRE' COLLECTION
COLOR: BRONZE



METAL BENCHES ON SEATWALLS



BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH



METAL BENCHES (W/ CENTER ARMREST)
AT KITTREDGE PLAZA
6 FT. VEGA FROM CANTEBURY DESIGNS

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 41.8

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,809	669.9998727	17363.7
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
					TOTALS:	1899	726
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	18,803
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	22,147
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA			726				
TOTAL LANDSCAPE AREA			1,899				
AVERAGE ETAF			0.38				
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.							
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA			726				
TOTAL LANDSCAPE AREA			1,899				
SITELAND ETAF			0.38				

- GENERAL NOTES:**
1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 2. ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
 3. STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,194 SF	1,177 SF
• ROOF LEVEL	2,742 SF	722 SF
	6,936 SF	1,899 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 27.4% OF USABLE PRIVATE OPEN SPACE