



Office of the City Manager

INFORMATION CALENDAR

November 3, 2022

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: LPO NOD: 2065 Kittredge Street/#LMSAP2021-0004

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) for is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on October 19, 2022.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 3, 2022. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – LMSAP2021-0004 for 2065 Kittredge Street



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: August 4, 2022
DATE NOTICE MAILED: October 19, 2022
APPEAL PERIOD EXPIRATION: November 3, 2022
EFFECTIVE DATE OF PERMIT (Barring Appeal): November 4, 2022¹

2065 Kittredge Street

Structural Alteration Permit (#LMSAP2021-0004) to partially demolish the rear portion of the City Landmark Shattuck Hotel building, to completely demolish the 1926 and 1959 Hink's department store expansions; and to construct a new multi-story, mixed use building on the site, located in the Downtown.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permit:

PERMITS REQUIRED:

- Structural Alteration Permit

APPLICANT: Bill Schrader, The Austin Group, 164 Oak Road, Alamo, CA

ZONING DISTRICT: Commercial Downtown/Mixed-Use (C-D/MU)

ENVIRONMENTAL REVIEW STATUS: The Commission adopted the Environmental Impact Report (EIR) Addendum to the certified 2211 Harold Way Mixed-Use Project Final EIR (SCH #2014052063) and a Revised Mitigation Monitoring and Reporting Program (MMRP) pursuant to the California Environmental Quality Act.

The Application materials for this project are available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects>

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may "certify" any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2021-0004
2065 Kittredge Street
October 19, 2022
Page 2 of 4

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 5-2-1-1

YES: ADAMS, CRANDALL, LEUSCHNER, LINVILL, TWU

NO: ENCHILL, SCHWARTZ

ABSTAIN: MONTGOMERY

ABSENT: FINACOM

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code)

An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter.

Such appeal shall be taken by filing a written notice of appeal with the City Clerk within fifteen days after the mailing of the notice of the decision of the commission. The notice of appeal shall clearly and concisely set forth the grounds upon which the appeal is based. If the appeal is taken by an owner of the property affected, or an authorized agent, the notice of appeal shall be filed in duplicate and the City Clerk shall immediately forward one copy to the secretary of the commission. If the appeal is taken by someone other than an owner of affected property or an authorized agent, the notice of appeal shall be filed in triplicate and the City Clerk shall immediately forward one copy to the owner or authorized agent of the affected property and one copy to the secretary of the commission. Within ten days after the filing of a notice of appeal, the secretary of the commission shall transmit to the City Council a copy of the application, a copy of the notice of appeal and a written statement setting forth the reasons for the commission's decision, and shall make available to the council, at the time the matter is considered by the council, all other papers constituting the record upon which the action appealed from was taken.

The City Clerk is located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's facsimile number is (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.

An appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

The required fee is as follows (checks and money orders must be payable to "City of Berkeley"):

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2021-0004
2065 Kittredge Street
October 19, 2022
Page 3 of 4

- a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$2,500.

STRUCTURAL ALTERATION PERMIT ISSUANCE:

If no appeal is received, the Structural Alteration Permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised in a public hearing and/or written correspondence during the proceedings related to this permit.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set

LANDMARKS PRESERVATION COMMISSION
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forth above.

- C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7413 or fcrane@cityofberkeley.edu. All project application materials, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, between 8 a.m. and 4 p.m., Monday through Thursday.

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans, revised **JULY 22, 2022**

ATTEST: 
Fatema Crane, Senior Planner
Secretary to the Landmarks Preservation Commission

cc: City Clerk
Applicant: Bill Schrader, The Austin Group, 164 Oak Road, Alamo, CA
Property Owner: CA Student Living Berkeley, LLC, 130 E Randolph Street, Suite 2100,
Chicago, IL

ATTACHMENT 1, PART 2

FINDINGS AND CONDITIONS

AUGUST 4, 2022

2065 Kittredge Street**Structural Alteration Permit #LMSAP 2021-0004****PROJECT DESCRIPTION**

The application proposes to partially demolish the rear portion of the City Landmark Shattuck Hotel building, and to completely demolish the 1926 and 1959 Hink's department store expansions; and to construct a new multi-story, mixed-use building on the site, located in the Downtown.

CEQA FINDINGS

1. An Addendum to the Final Environmental Impact Report (EIR) to the 2211 Harold Way Mixed-Use Project, which was certified in December 2015, was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act. The Landmarks Preservation Commission has considered the Addendum together with the previously certified Final EIR. The Addendum reflects the independent judgment of the Commission and has been completed in compliance with CEQA. The Addendum, together with the 2211 Harold Way Mixed-Use Project Final EIR, is adequate for the 2065 Kittredge Street Mixed-Use Project. On the basis of the whole record, including the Addendum, the previously certified Final EIR, and the public comments received, the Commission finds that the project changes described in the Addendum, i.e., the modified project, will not result in new significant effects or a substantial increase in the severity of previously identified significant effects on the environment.
2. The Addendum prepared for the project addressed the following issues: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Utilities and Service Systems.
3. Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the City to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The Mitigation Monitoring and Reporting Program for the 2211 Harold Way Mixed-Use Project Final EIR, as modified in the addendum and reflected in the Conditions of Approval for the modified project, are hereby adopted as the reporting and monitoring program for this project; see Exhibit A. The monitoring program is designed to ensure compliance during project implementation.

LANDMARKS PRESERVATION ORDINANCE FINDINGS

Pursuant to Berkeley Municipal Code Sections 3.24.260.C.1.a, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The proposed project allows for the preservation of the Mission Revival style original hotel, together with all of its 1912 and most of its 1913 additions. The Hotel will still form a

significant presence on Shattuck Avenue, retaining its distinctive form, stucco walls, decorative tile work, wall surface ornamentation, squared towers, hipped roof forms, arched or arcaded wall openings, varied roof heights, red clay tile roof cladding, and broad eave overhangs with exposed rafter tails; with the new building rising behind. Mitigation measures are included to reduce any construction related impacts to the hotel, and as such the project will not adversely affect its features.

FINDINGS REGARDING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Regarding the Secretary of the Interior's (SOI) Standards for Restoration/Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. SOI Standard #2: The proposed project will retain the City Landmark Shattuck Hotel building, including its early 1912 and 1913 building additions. The structure's Spanish Revival architectural design and character-defining features will not be removed or altered. The proposed demolition of a low-rise, rear portion of the 1913 addition building would not result alteration of the primary building facades, thereby avoiding loss of distinctive materials and features. The proposed wholesale demolition of the 1926 building addition is not found to be a significant loss of distinctive features, in part because the structure's significance lay primarily in its associations with historical events. As the significant architectural character of the Shattuck Hotel will not be completely removed, and will continue to be represented in the retained features of this site, the proposed project complies with Standard #2.
2. SOI Standard #9: The proposed new construction will be visually and physically separated from the street-facing façades of the Shattuck Hotel building; the Allston elevation will be separated by an existing alley that will remain, and the Kittredge elevation will feature a hyphen where the façade steps back and away from the historic structure. The new building will be located to the rear of the Shattuck Hotel, and the Hotel will retain its primacy and presence along Shattuck Avenue. The design of the new building is distinctively contemporary, thereby differentiating it from the historic structure.

ZONING ORDINANCE DESIGN REVIEW STANDARDS

Pursuant to BMC Chapter 23E.12.020, the Landmarks Preservation Commission of the City of Berkeley finds the project as proposed substantially conforms with the Southside Area Plan Design Guidelines (2011) in that the project:

1. General Guidelines - Similar to typical 20th century commercial design, like Shattuck Hotel, the new project generally maintains a band separating the building's base and creating a middle and a top. The upper most (or *top*) floor is present, though quiet as it steps back and features usable open space. The selection of proposed building materials is found to be comparable with new construction in Downtown, while the color palette is reflective of the historic Hotel building. The proposed window design comprises 25-50% of the upper façade, as recommended.

2. **Roof Forms.** - Owing to the proposed massing and color palette, much of the upper story visually serves as a successful termination to the building.
3. **Building Materials** - The materials proposed for this project are found to be durable and of high quality.
4. **Frontage, Setbacks & Heights** - The project height is comparable to the neighboring buildings, including the City Landmark Shattuck Hotel. As the results of refinements, the final proposal maintains a continuous build-to-line with the exception of the main, residential entry plaza. A step-back occurs throughout the project at approximately 65 to 75 ft. above street level.
5. **Open Spaces** – As the result of project refinements, the final design features public open space that is directly aligned with the existing open space at Berkeley Public Library.
6. **Public Serving Frontages for Kittredge, Harold and Allston Way** - The project features the recommended pattern and placement of entrances on all three street-facing facades, as well as the desired amount of glazing on Kittredge and Allston elevations. The Harold Way façade exceeds the recommended amount of glazing at the live/work entrances and comes close in the residential window pattern.

HISTORIC PRESERVATION & DESIGN REVIEW CONDITIONS

1. **Project plans.** Project shall conform to plans, facades restoration specifications, and photographs, dated July 22, 2022.
2. **Final Design Review.** Pursuant to BMC Section 23.406.070.C, prior to submittal of any building permit for this project, the project proponent shall obtain Final Design Review (FDR) approval from the Landmarks Preservation Commission. Prior to FDR consideration, the project proponent shall make the following improvements subject to Commission approval:
 - a) Enlarge and further refine the commercial tenant space at the corner of Kittredge Street and Harold Way.
 - b) Further refine the public open space areas.
 - c) Establish internal access between the bicycle parking area and the residential entry.
3. This Structural Alteration Permit approval is contingent upon Use Permit approval of this project.
4. **Mitigation monitoring & reporting program – Exhibit A.** The project proponent shall adhere to and demonstrate compliance with this plan to the satisfaction of the Zoning Officer. The project proponent shall bear the cost of monitoring to ensure compliance with the plan; a deposit of not less than \$10,000 may be required prior to building permit submittal in order to secure the services of a third-party monitor.
5. **Chemical Treatments.** Any chemical or physical graffiti removal treatments needed as construction progresses shall be undertaken using the gentlest means possible.

6. **Signage program.** For Final Design Review, the project proponent shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted.

7. **Landscape & Irrigation.** For Final Design Review, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings. Further, the plans shall include irrigation for all landscaped areas.

8. **Exterior lighting detail.** For Final Design Review, the project proponent shall submit lighting details showing all proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

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)
- A3-002 ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-006 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

- L0 TREE REMOVAL PLAN
- L1 GROUND LEVEL PRELIMINARY LANDSCAPE PLAN
- L2 EIGHTH FLOOR PRELIMINARY LANDSCAPE PLAN
- L3 RECOMMENDED PLANT LIST, SITE AMENITY IMAGES
- L4 GROUND LEVEL PRELIMINARY IRRIGATION PLAN
- L5 EIGHTH FLOOR PRELIMINARY IRRIGATION PLAN
- L6 IRRIGATION NOTES AND DETAILS

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 LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22
16	ILPC REVISIONS	07/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

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 | LANDMARK MEETING - JUNE 2ND, 2022
- 07-01-22 | STAFF REVIEW PACKAGE
- 07-13-22 | STAFF REVIEW PACKAGE #2

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0-000



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"

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

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13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-001



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"

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

NILES BOLTON ASSOCIATES

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9	SAP RESUBMIT.	3/23/22
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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-002



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
DRAWN BY: TF
CHECKED BY: MM

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

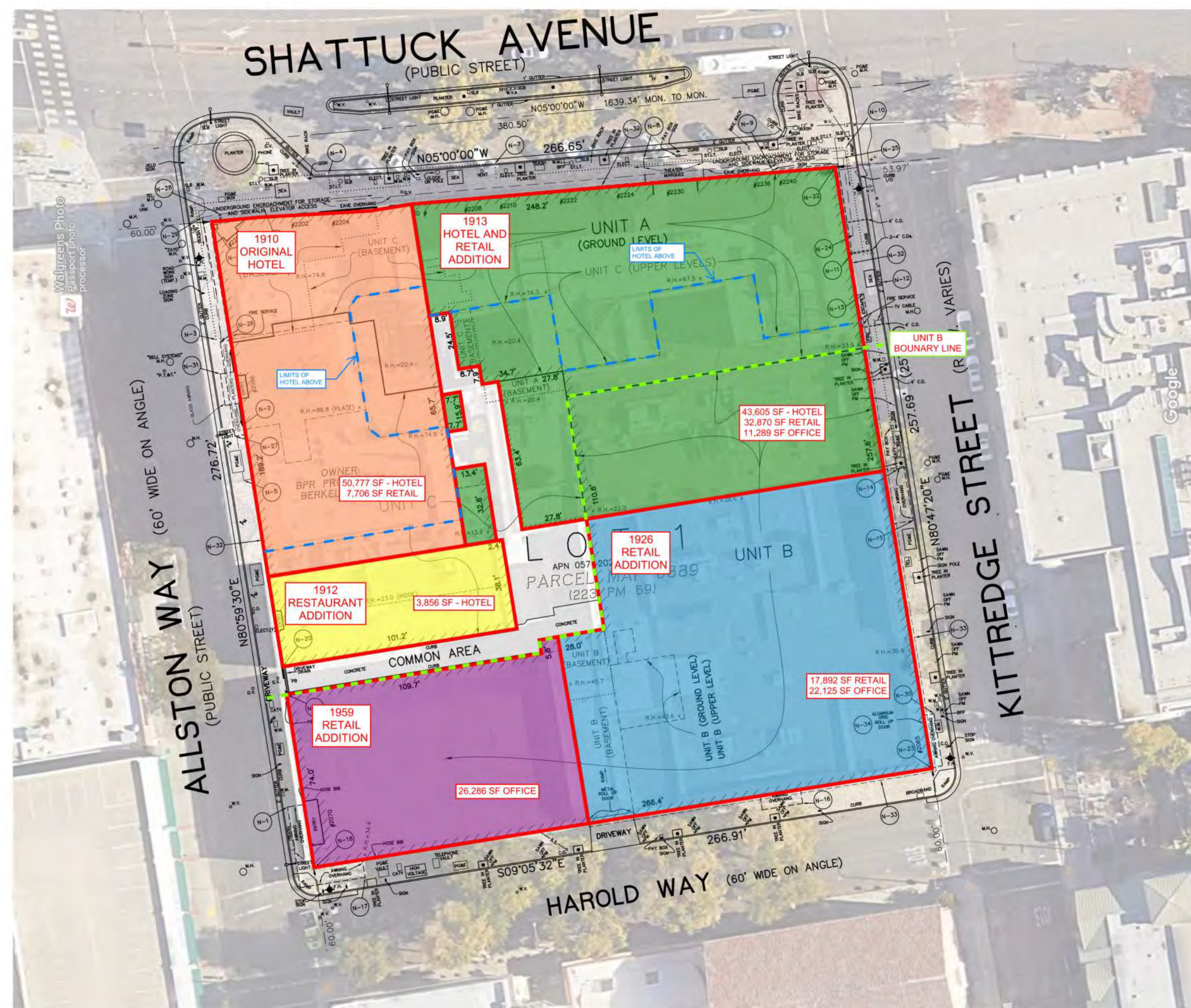
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CA VENTURES

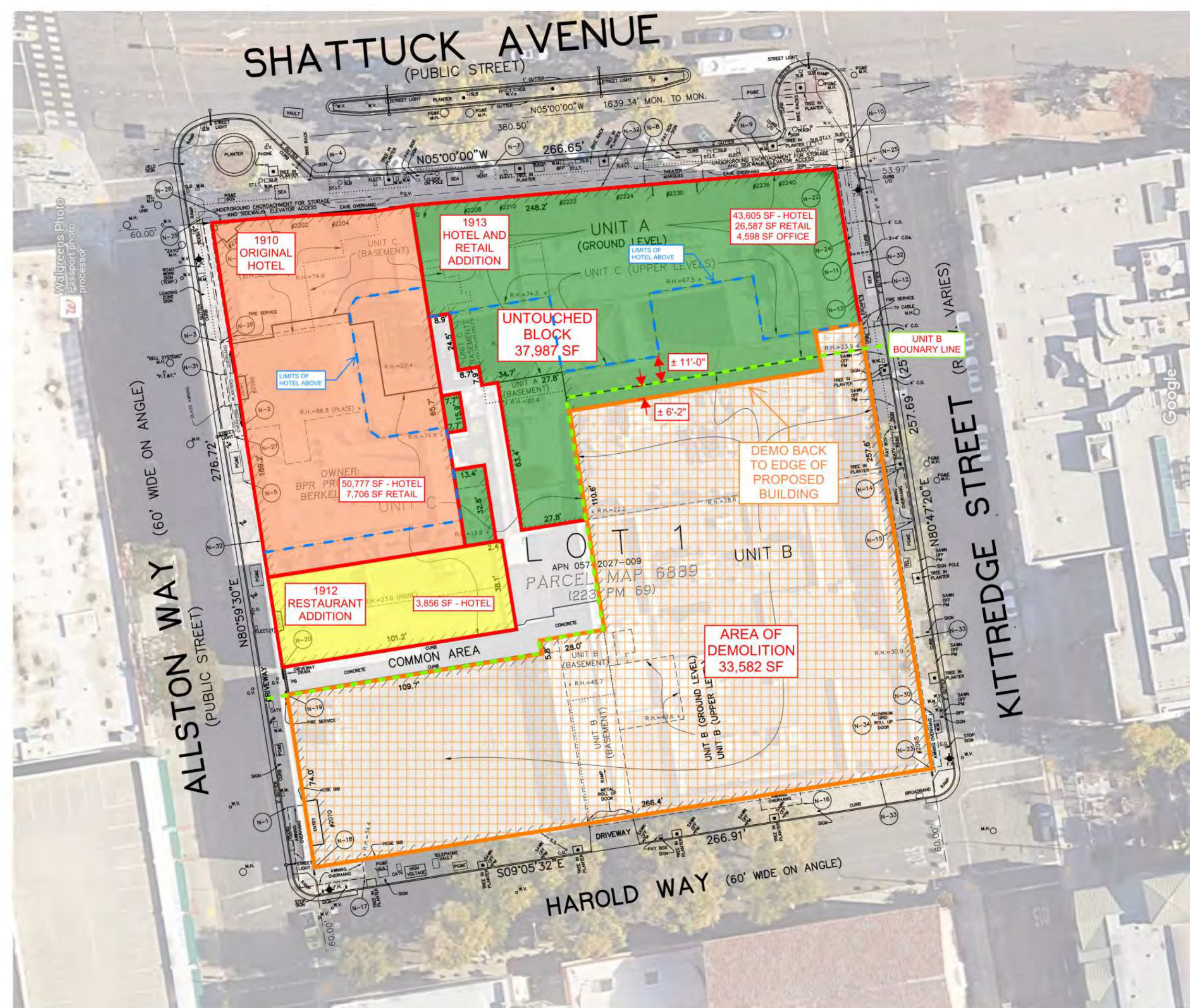
SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-003

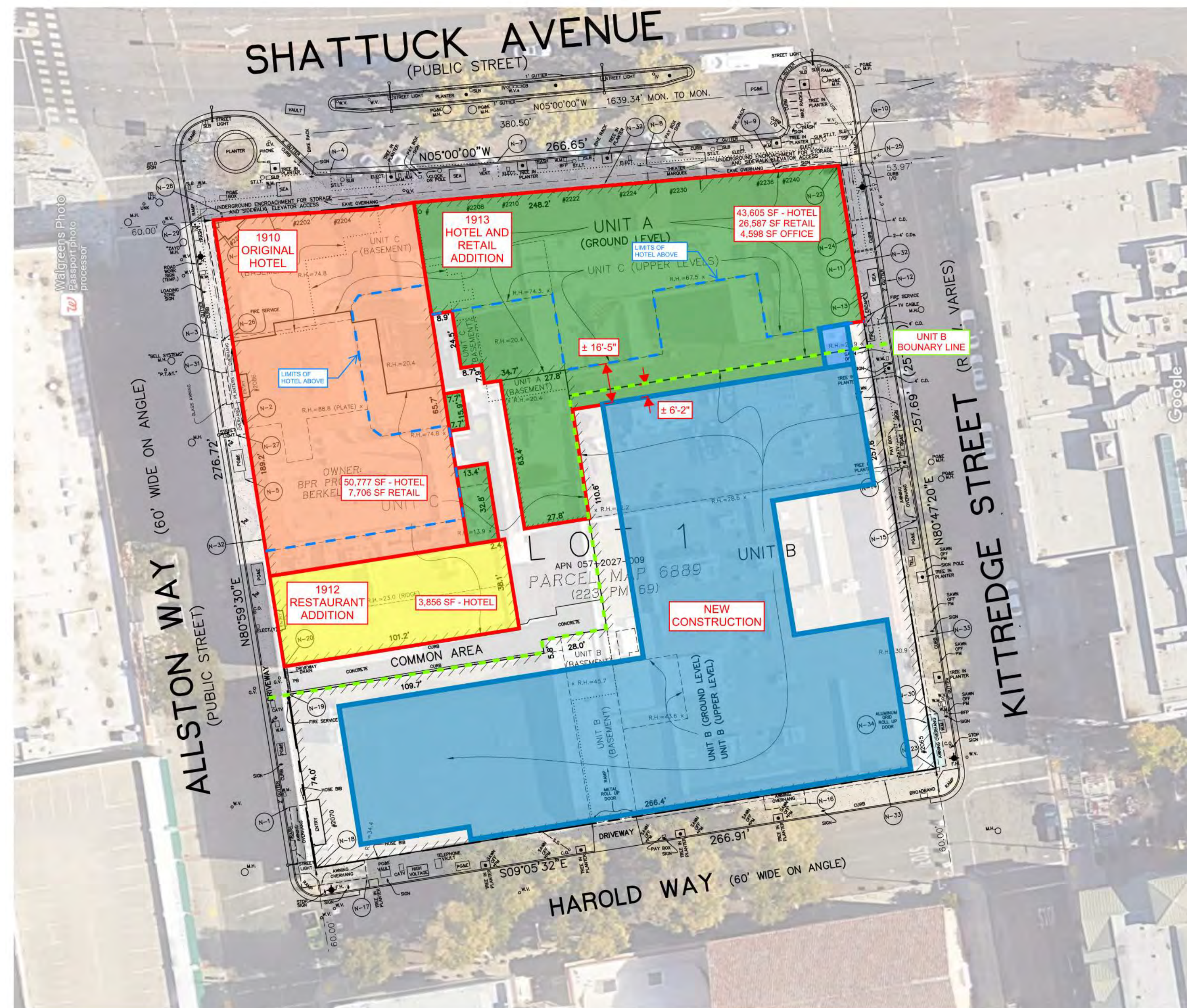
NOT RELEASED FOR CONSTRUCTION



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

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

NILES BOLTON ASSOCIATES

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 Atlanta, GA 30305
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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
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
 2065 KITTRIDGE ST
 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 DEMO SITE PLAN EXHIBIT

SHEET NUMBER:

A0-004

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	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		
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			
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				
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		
WOOD	Floor 8	1	-	1	-	2	-	1	2	1	2	-	4	1	-	-	-	-	1	-	1	1	1	-	1	-	1	-	-	1	-	23	69	
	Floor 7	1	-	1	-	2	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	-	1	-	1	-	1	1	1	-	27	86
	Floor 6	1	-	1	-	2	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	-	1	-	1	1	1	1	-	27	86	
	Floor 5	1	-	1	-	2	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	-	1	-	1	1	1	1	-	27	86	
	Floor 4	1	-	1	-	2	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	-	1	-	1	1	1	1	-	27	86	
CONC	Floor 3	1	1	-	-	2	1	1	2	-	-	2	4	1	1	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	-	1	-	-	-	23	66	
	Floor 1	-	-	-	-	-	-	-	2	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	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	4	188	585
Unit Mix	4%	1%	3%	1%	7%	3%	4%	7%	3%	5%	1%	1%	15%	5%	3%	3%	1%	2%	1%	3%	1%	4%	4%	3%	1%	3%	1%	4%	3%	3%	3%	2%		
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	4	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%	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	12	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%	100%	

	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	Total
	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	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5		
	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			
	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	
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	-	396	644	-	295	1,914	-	-	-	718	3,808	3,944	-	-	-	-	-	-	-	973	953	956	962	-	-	953	-	-	-	-	17,333
Floor 1	-	-	-	-	-	-	-	1,276	-	-	-	-	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,468	5,696
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	3,468	150,661
AVG.	351				644			967																									

AREA TABLE

Floors	GSF	Common	Utility	Res.	Amenity / Lobby	Retail	Parking	Exterior SF (not in GSF)	# Units	# Parking	Efficiency	Height
Floor 8	22,755	3,511	440	17,739	1,065	-	-	2,946	23	-	78.0%	85
Floor 7	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	74
Floor 6	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	64
Floor 5	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	54
Floor 4	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	44
Floor 3	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	34
Floor 2	24,002	3,709	628	17,541	2,124	-	-	-	23	-	73.1%	24
Floor 1	23,818	3,025	3,850	4,203	5,434	4,181	-	-	7	-	17.6%	14
Floor -1	19,657	878	1,023	-	-	-	17,756	-	-	43	0.0%	(10)
Total	220,982	29,593	8,026	149,678	8,623	4,181	20,881	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 220,982 GSF, WHICH INCLUDES 149,687 SF OF RESIDENTIAL AREA AND 8,623 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 4,181 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 129 BIKE PARKING SPACES ON LEVEL 1.

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
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
16	LPC REVISIONS	07/22/22

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CONSTRUCTION INFORMATION

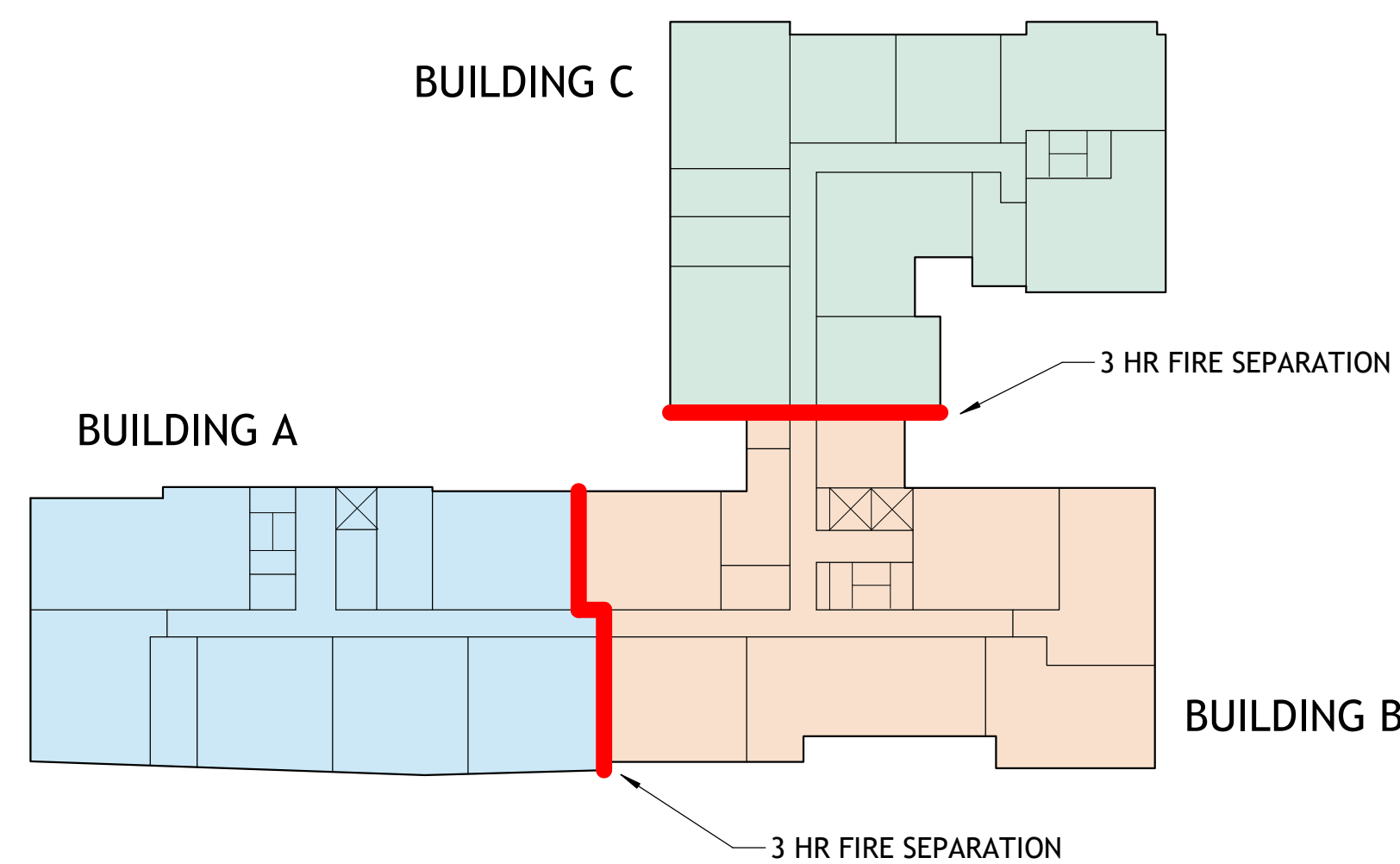
BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

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 506.2.5M		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 118
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

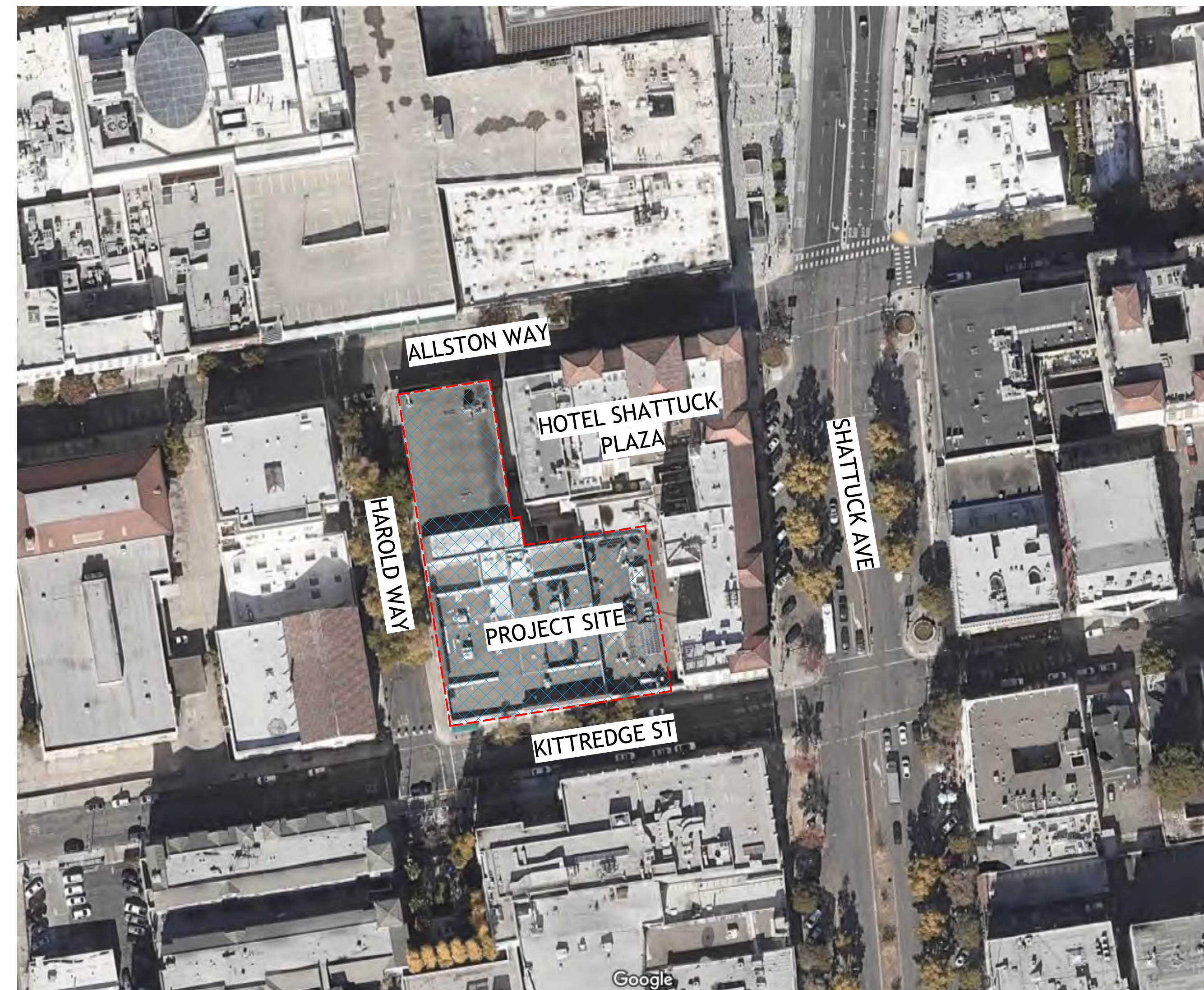


CODE INFORMATION

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 25% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 6 required spaces to 0 provided spaces.
- Concession for 20% reduction in useable open space and the percentage of associated landscaped area.



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

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 07-22-22
 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	129 LOCATED ON LEVEL 1	112
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	186,126 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	12,032 SF	15,040 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS

	Existing	Proposed	Permitted/ Required
4,181 SF TOTAL			
1,717 SF ALLSTON RETAIL SUITE 949 SF KITTREDGE RETAIL SUITE 1,515 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 4 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	6
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	84	84

WAIVER
WAIVER
WAIVER

CONCESSION

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

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12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
16	LPC REVISIONS	07/22/22

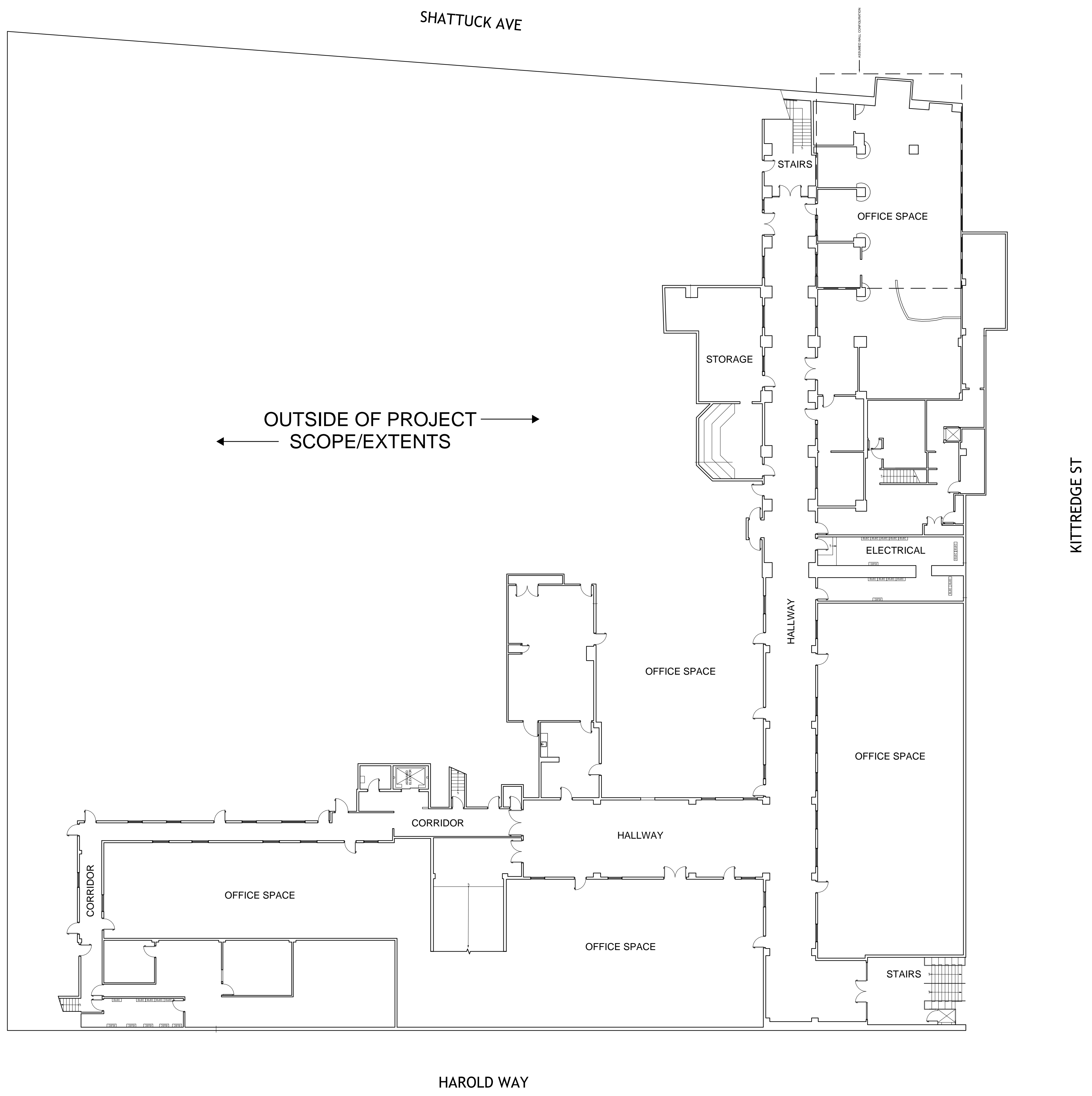


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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
 ZONING AND CODE
 INFO

SHEET NUMBER:
A0-006



**EXISTING
BASEMENT PLAN**



1 LEVEL U1- EXISTING
A1-001 1/16" = 1'-0"



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

**NILES BOLTON
ASSOCIATES**

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

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

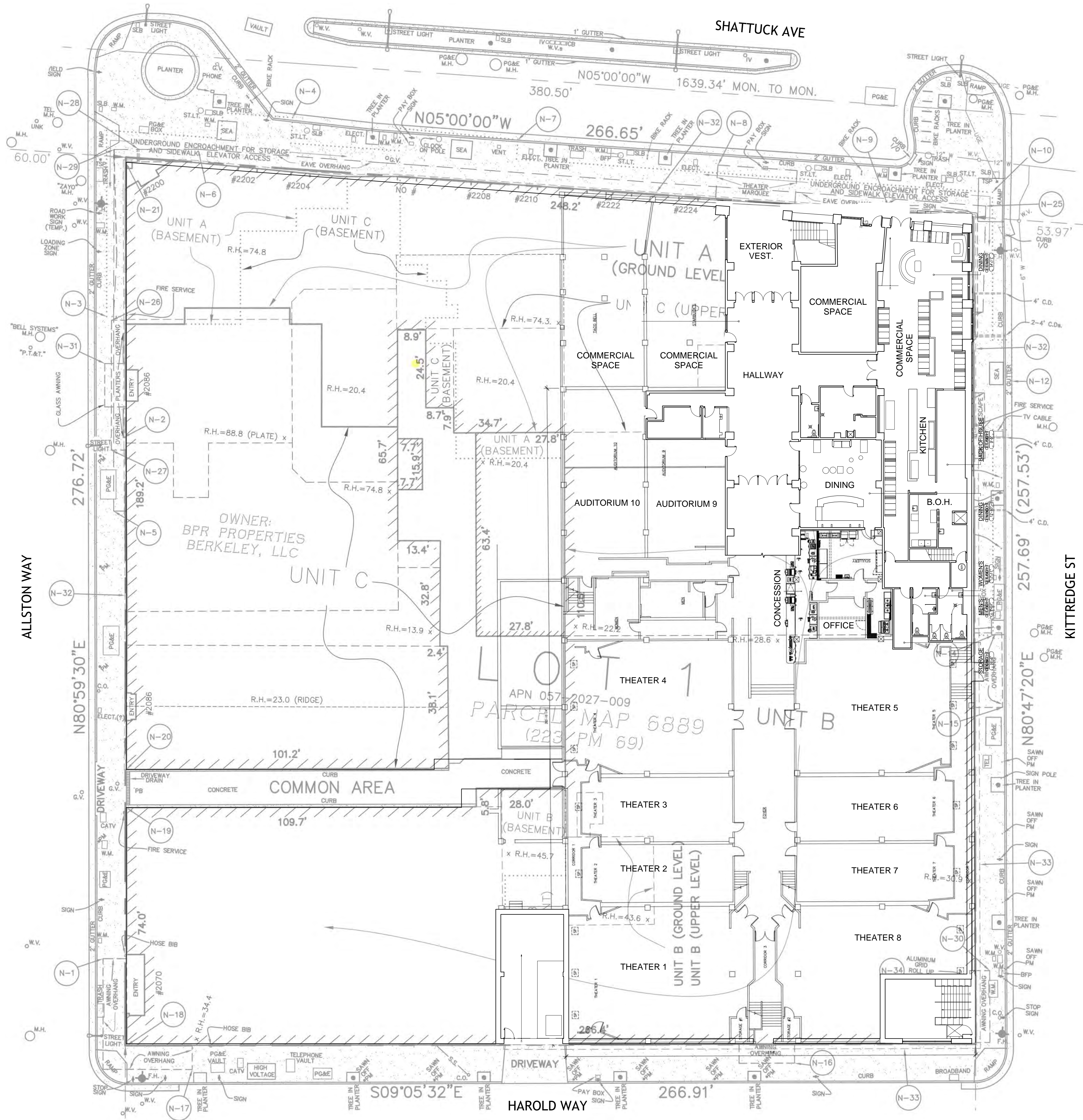
SHEET TITLE:
**SITE PLAN
EXISTING- LEVEL U1**

SHEET NUMBER:
A1-001

NOT RELEASED FOR CONSTRUCTION

EXISTING GROUND LEVEL PLAN

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



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

NILES BOLTON ASSOCIATES

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
EXISTING- LEVEL 1

SHEET NUMBER:
A1-002



NOT RELEASED FOR CONSTRUCTION

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

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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

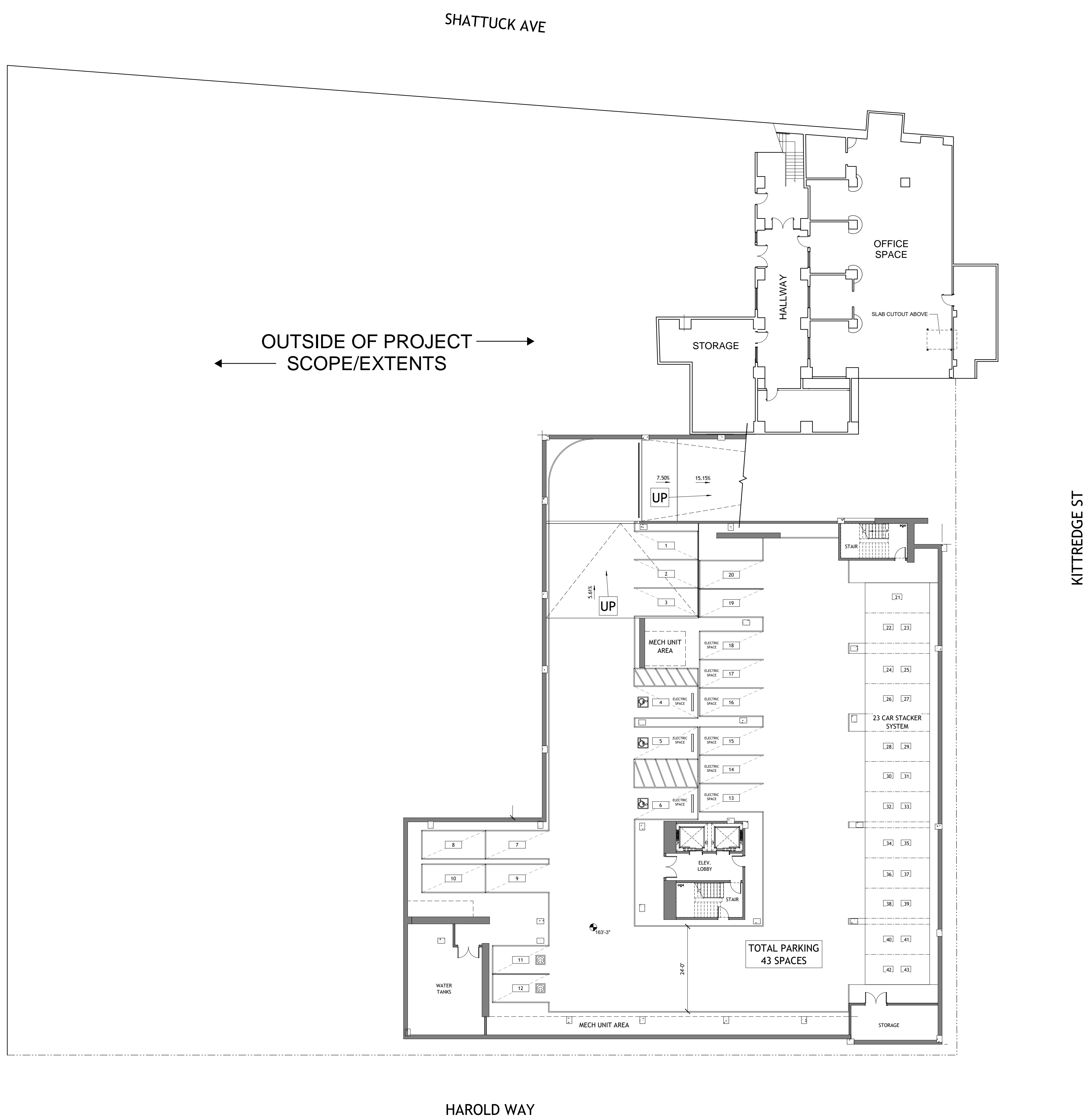
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 CA VENTURES

SHEET TITLE:
 SITE PLAN
 PROPOSED- LEVEL
 U1

SHEET NUMBER:
A1-003

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**PROPOSED
 BASEMENT PLAN**



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



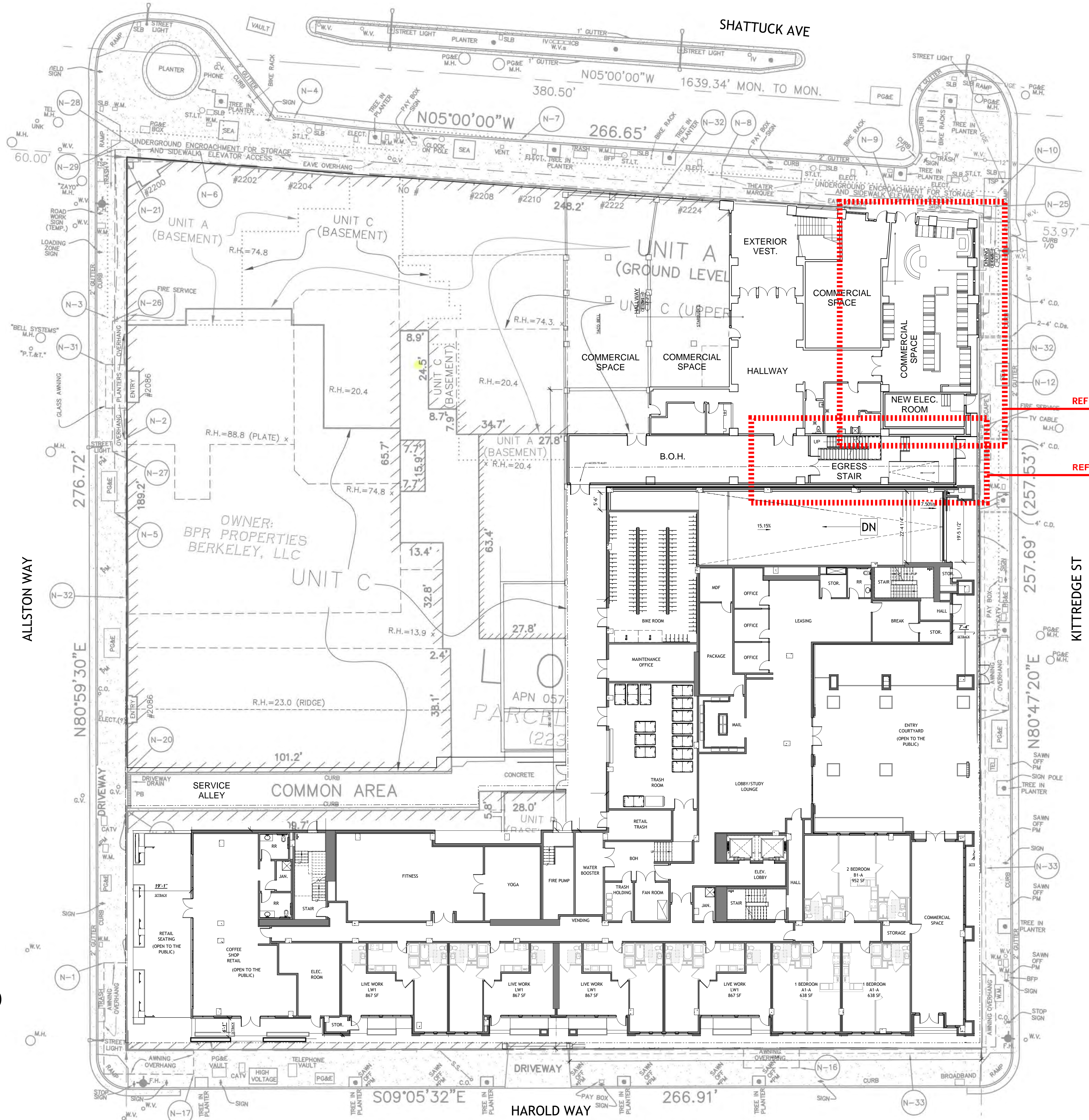
HAROLD WAY

ALLSTON WAY

KITTREDGE ST

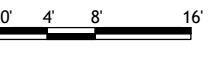
SHATTUCK AVE

← OUTSIDE OF PROJECT SCOPE/EXTENTS →



PROPOSED GROUND LEVEL PLAN

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



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

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www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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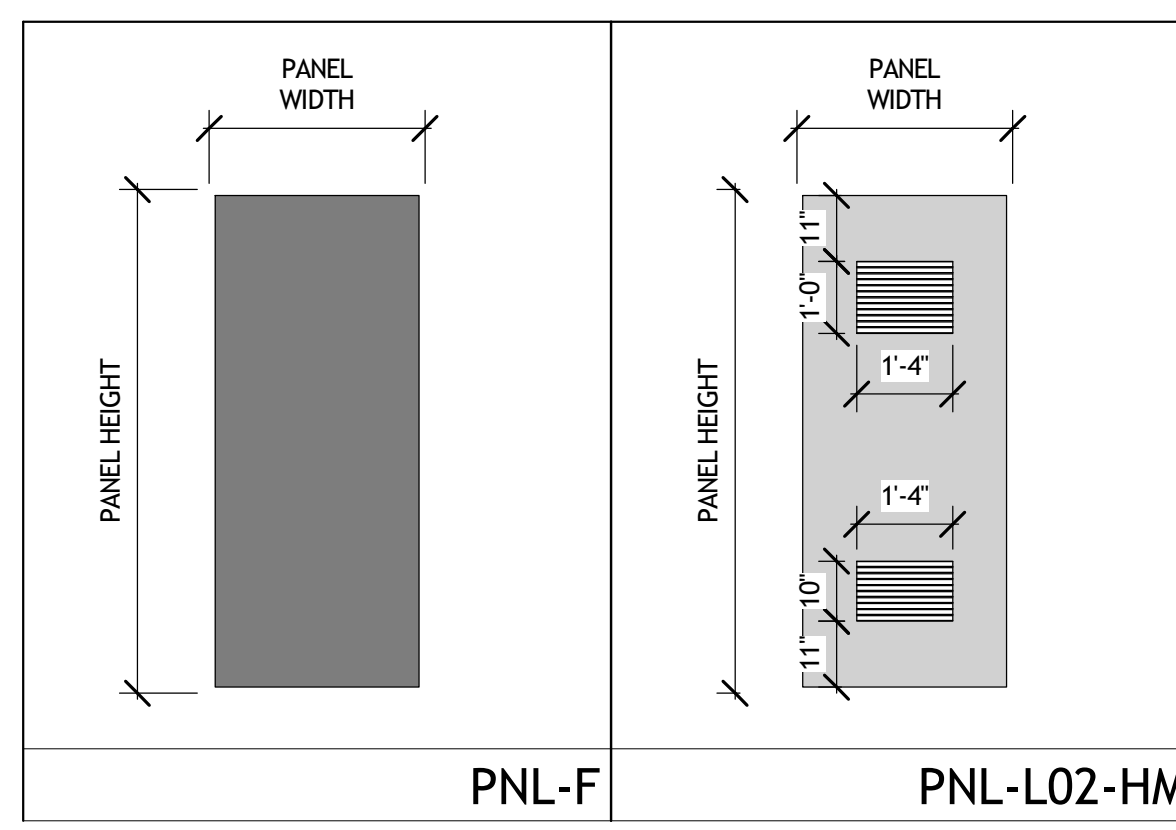
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL 1

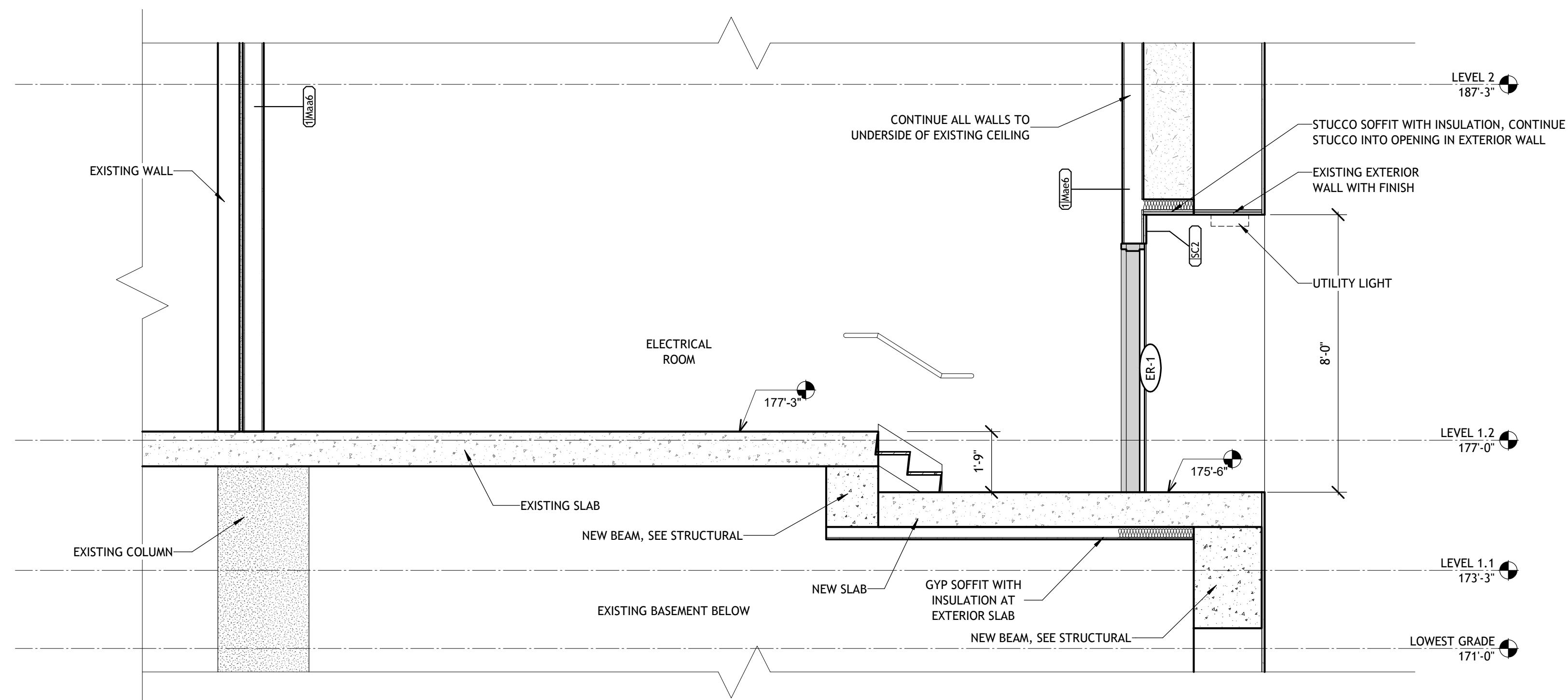
SHEET NUMBER:
A1-004

NOT RELEASED FOR CONSTRUCTION

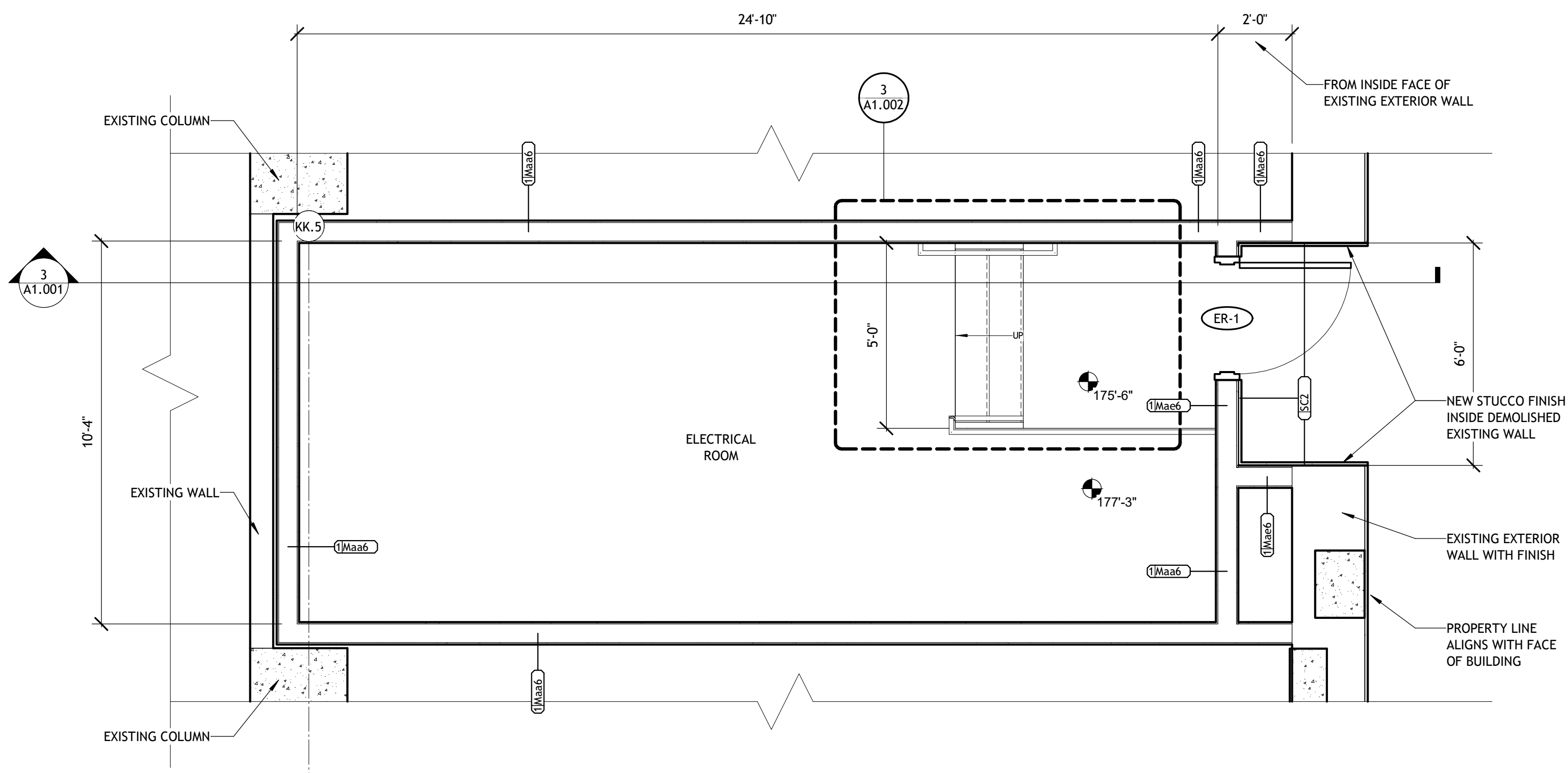


DOOR SCHEDULE- ELECTRICAL ROOM									
TAG	LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		HW SET	COMMENTS
				TYPE	FINISH	TYPE	HW SET		
LEVEL 1.1									
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0		DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. 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.

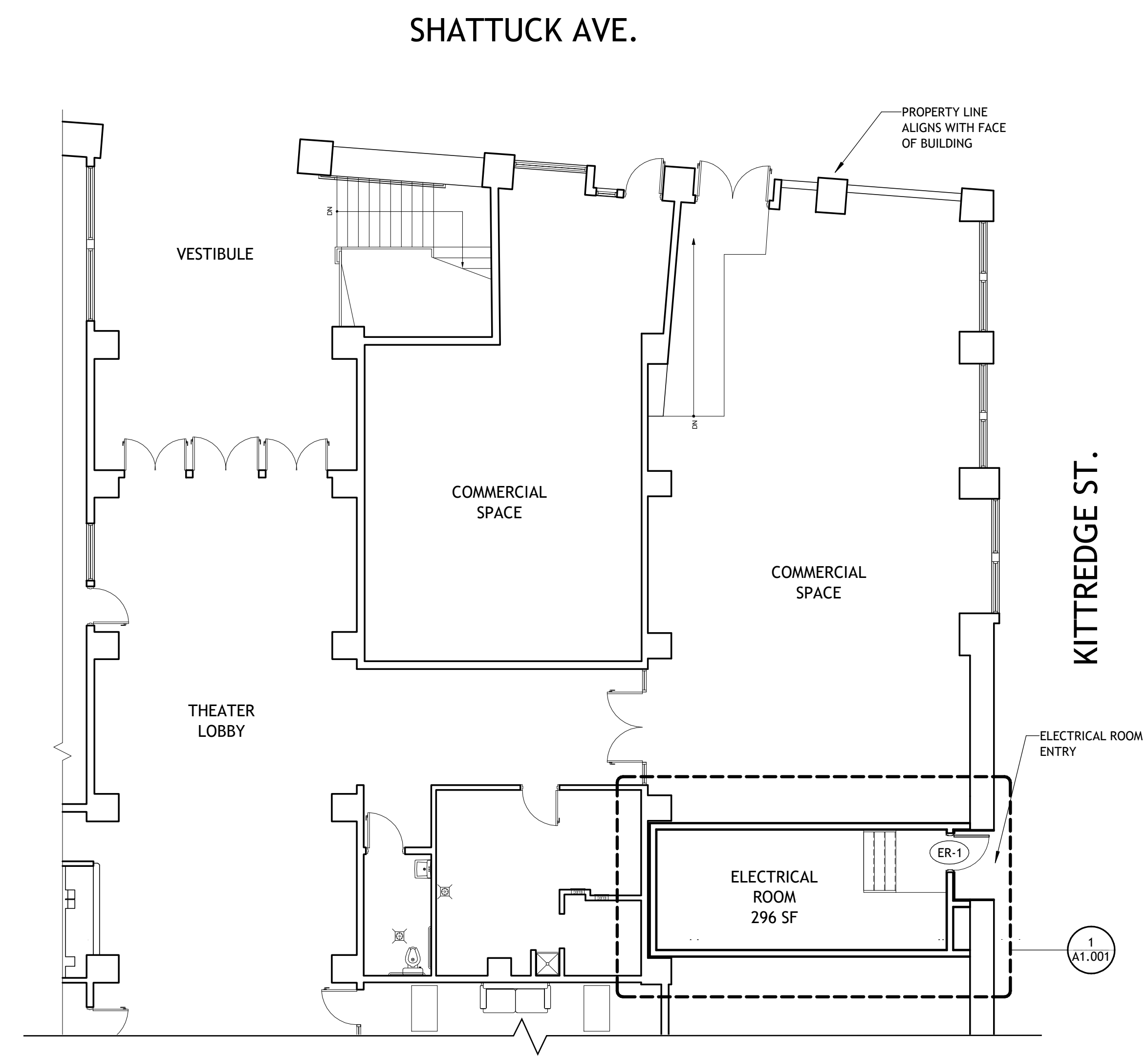
Hardware Set # 08.0				Hardware Set # 13.0							
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG
Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	3	EA	652	STN	Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	1	EA	652	STN
Rim Panic	290 12-1/2 X 4993 D (Boreroom)	1	EA	626W1	STCH	Rim Panic	290 12-1/2 X 4993 D (Boreroom)	1	EA	626	STCH
Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH	E Trim	DET10 (Boreroom)	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	K0050 10" x 2" LDW B4E/C5K	1	EA	630	TRM	Closer	QDC111 (Panic Bar - Push Side)	1	EA	689	STCH
Seal	9550C X LAR (Head/Jambo)	1	EA	A	NGP	Kick Plate	K0050 10" x 2" LDW B4E/C5K	1	EA	630	TRM
Sweep	601 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1270WV or W1211	1	EA	630	TRM
Threshold	513 A X LAR X 14-20 SS MSEA	1	EA	A	NGP	Seal	9550C 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"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM
NILES BOLTON ASSOCIATES
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Suite 600
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www.nilesbolton.com

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

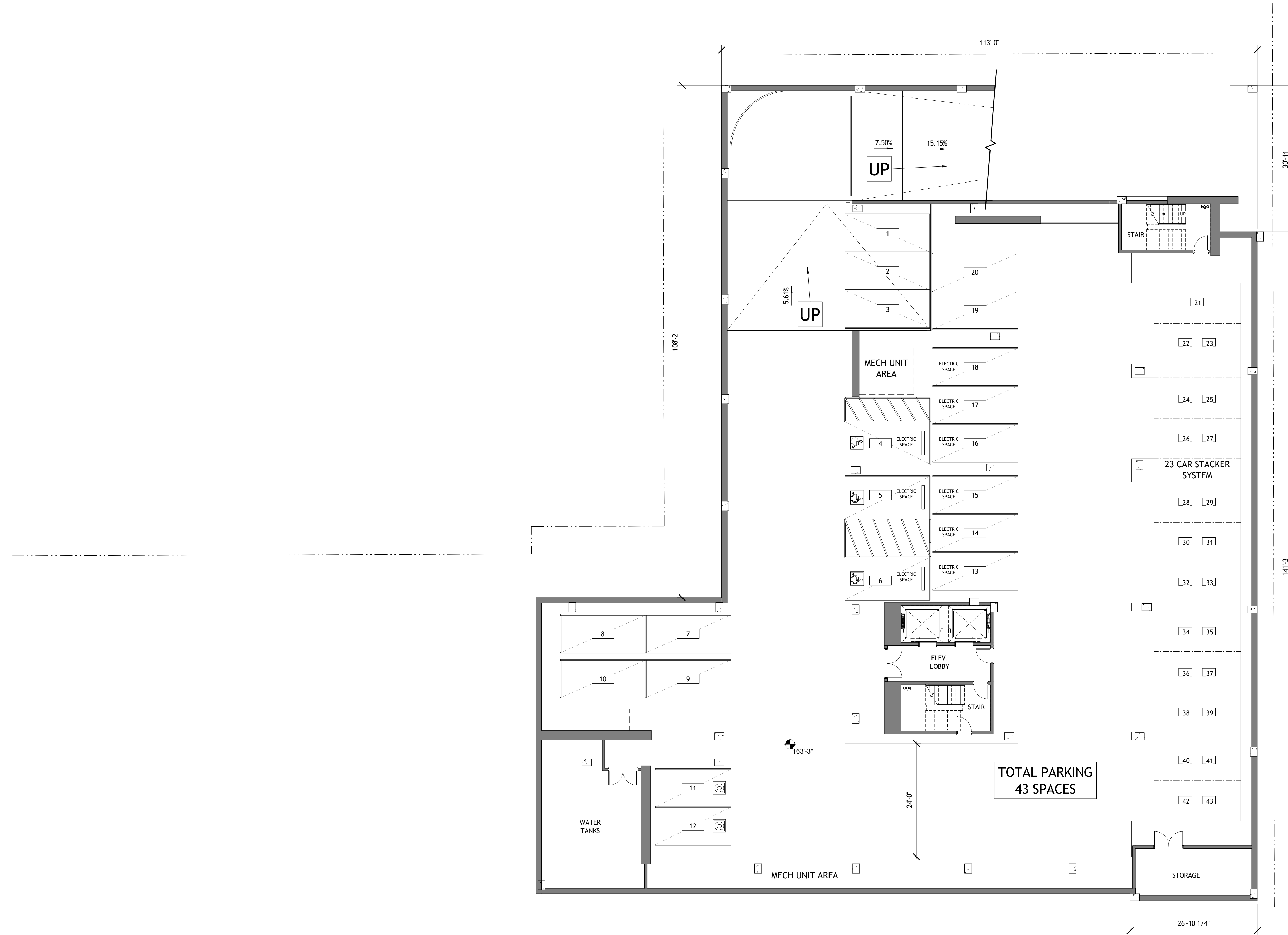
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ELECTRICAL ROOM TI PERMIT
2240 SHATTUCK AVE
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:
A1.001





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

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 T 925 638 8782

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 LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

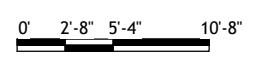
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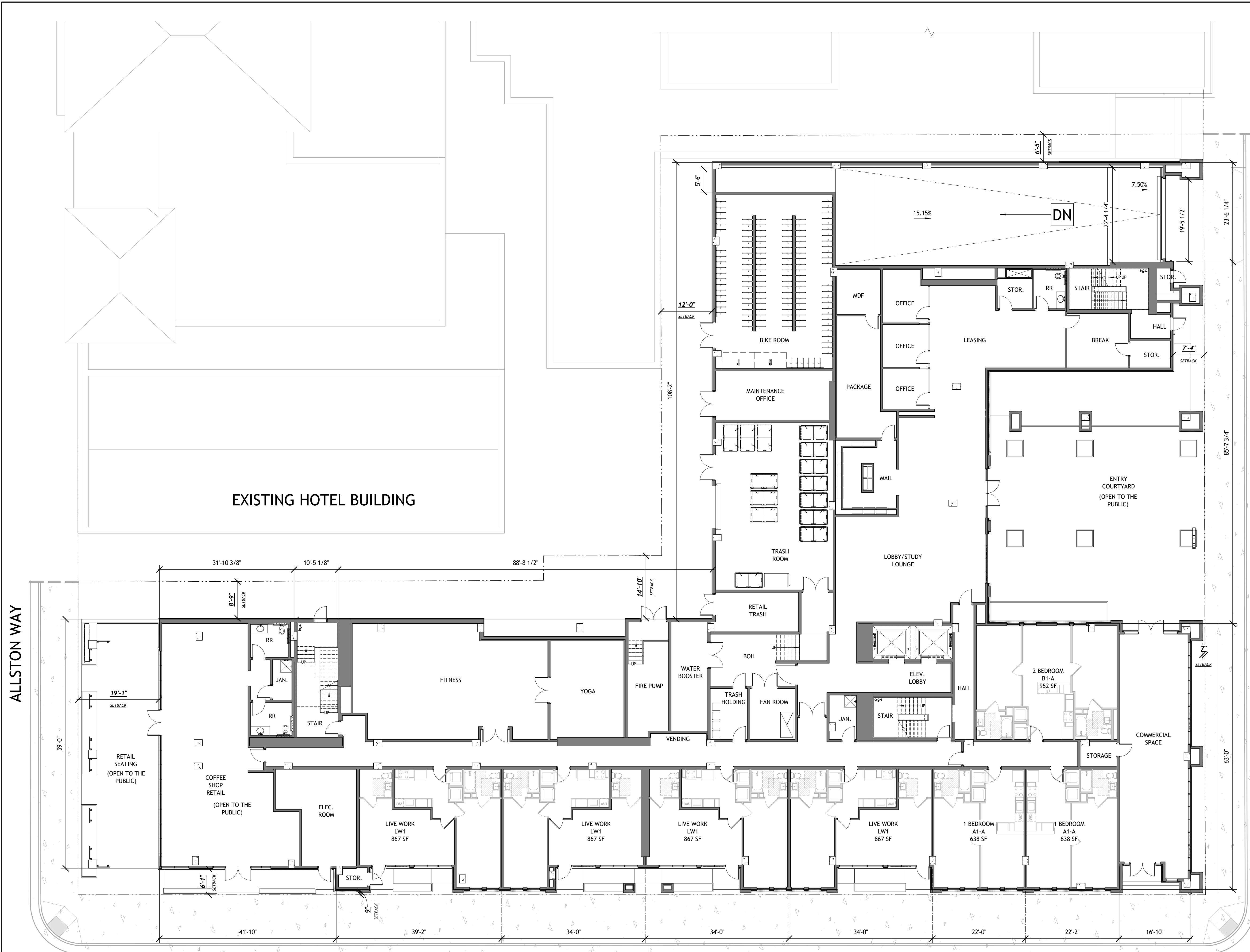
SHEET TITLE:
 PLAN- LEVEL U1

SHEET NUMBER:
A1-101

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



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SHEET TITLE:
 PLAN- LEVEL 1

SHEET NUMBER:
A1-111

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

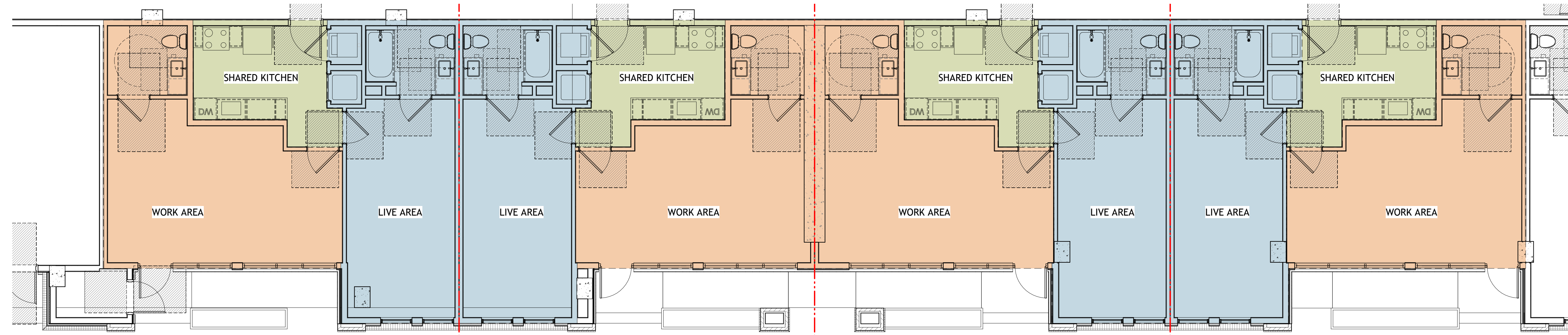
HAROLD WAY

KITTREDGE ST

ALLSTON WAY



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LIVE/WORK UNIT 1

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 2

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 3

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 4

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

NOTE: THE KITCHEN IS CONSIDERED SPACE THAT SERVES BOTH THE LIVE AREA AND THE WORK AREA OF THE UNIT. THE SHARED AREA OF THE KITCHEN IS SPLIT BETWEEN THE TWO CATEGORIES TO BRING BOTH LIVE FUNCTIONS AND WORK FUNCTIONS TO EXACTLY 50% OF THE TOTAL UNIT AREA, IN ACCORDANCE WITH IBC SECTION 419.

1 LIVE/WORK UNITS ENLARGED PLAN
A1-112 3/16" = 1'-0"

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

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T 925 638 8782

No.	Description	Date
13	JUNE LMRKS. MEETING	5/10/22
16	LPC REVISIONS	07/22/22

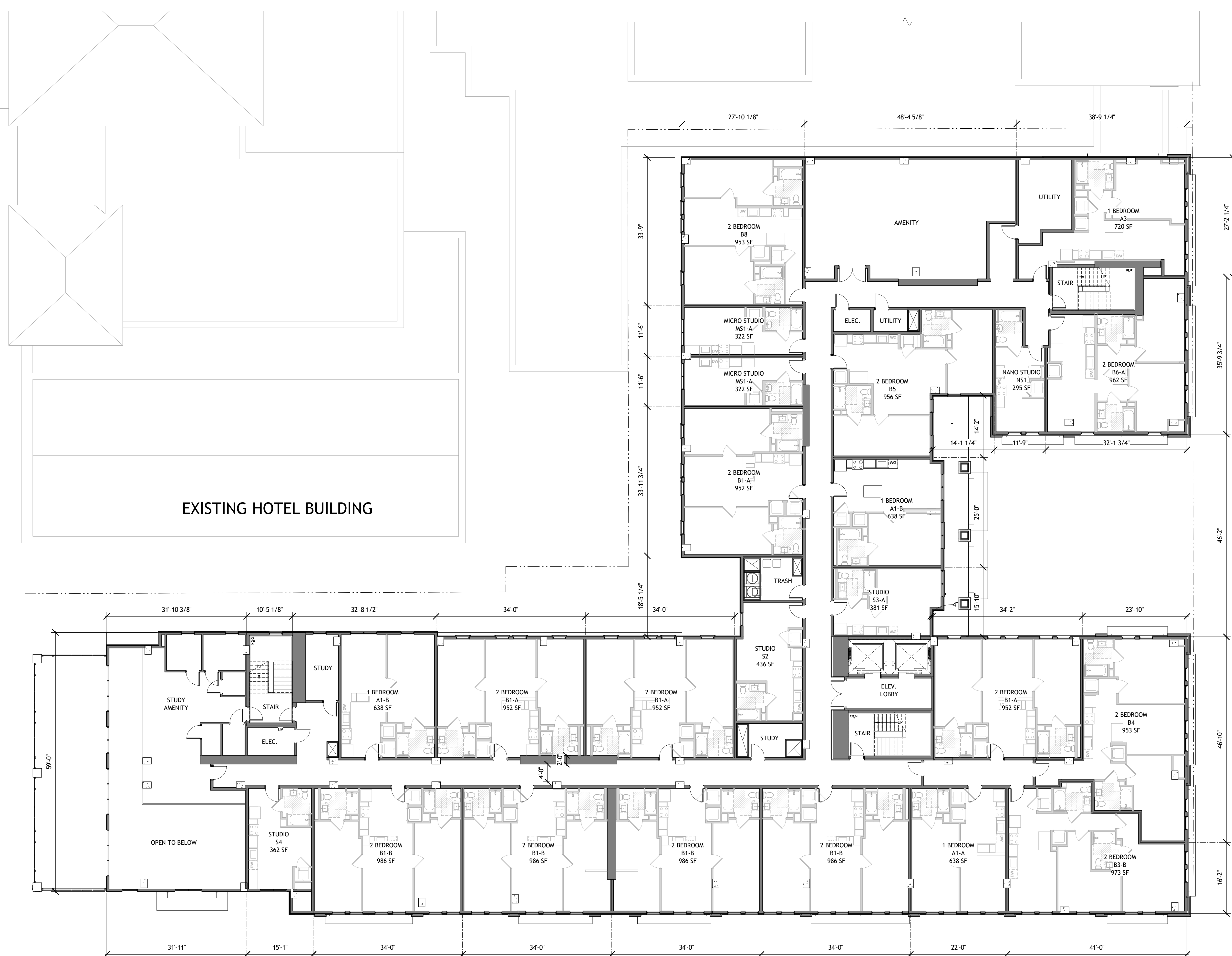
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SHEET TITLE:
PLAN- LEVEL 1
ENLARGED

SHEET NUMBER:
A1-112

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

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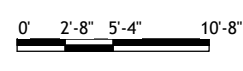
APPLICANT:
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 T 925 638 8782

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.	3/23/22
12	APRIL DRC MEETING	4/11/22
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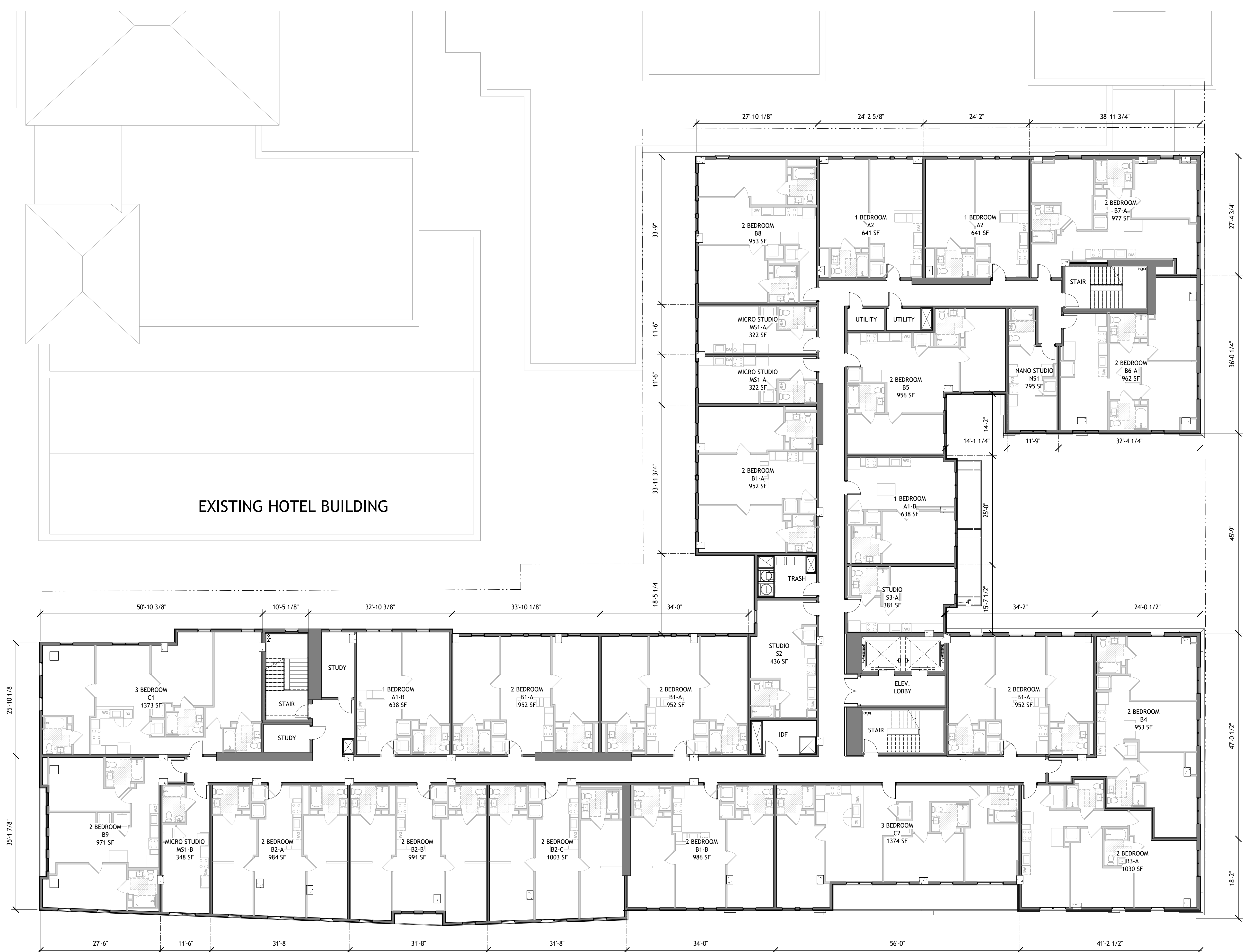
1 PRESENTATION FLOOR PLAN- LEVEL 2
 A1-121 3/32" = 1'-0"



SHEET TITLE:
 PLAN- LEVEL 2

SHEET NUMBER:
A1-121

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 DRAWN BY: TF
 CHECKED BY: MM

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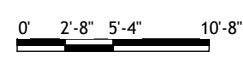
APPLICANT:
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No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
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1 PRESENTATION FLOOR PLAN- LEVEL 3
 A1-131 3/32" = 1'-0"



SHEET TITLE:
 PLAN- LEVEL 3

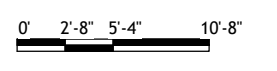
SHEET NUMBER:
A1-131

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EXISTING HOTEL BUILDING

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



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No.	Description	Date
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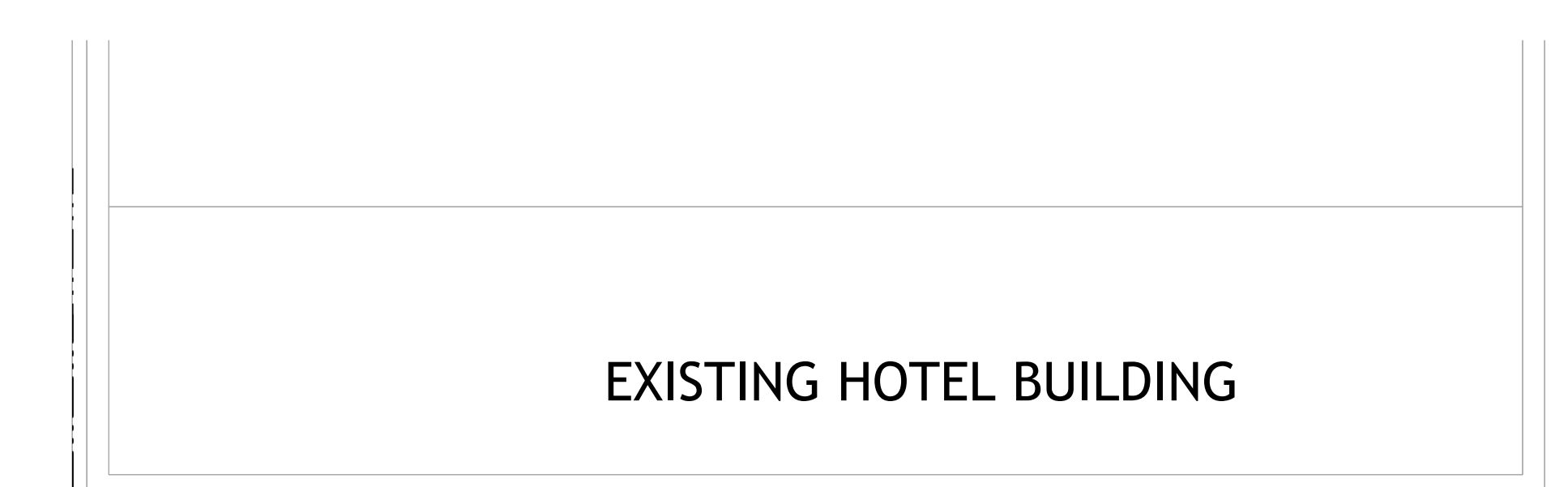
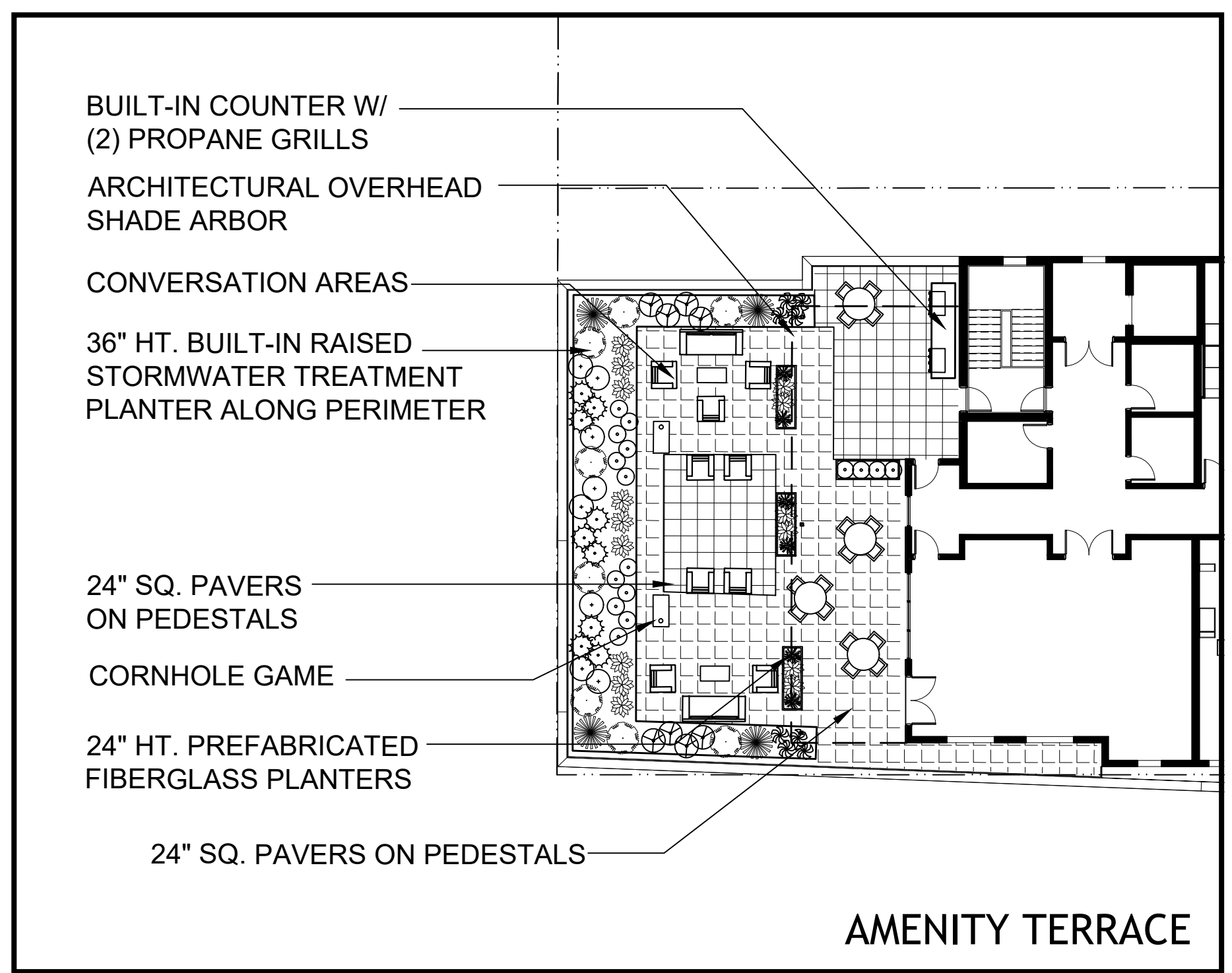
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CA VENTURES

SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

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

PROJECT #: 121246
DRAWN BY: TF
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No.	Description	Date
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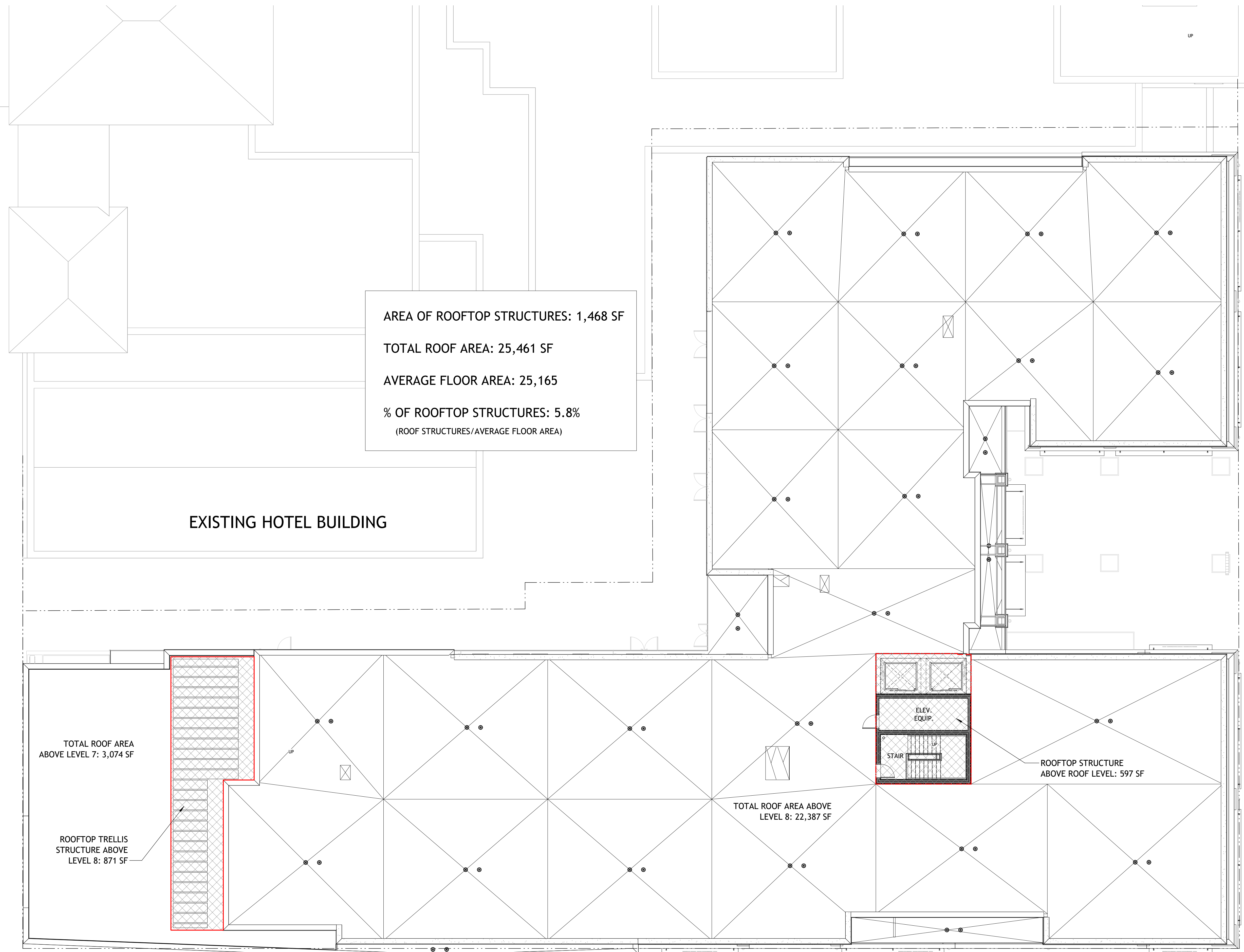
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BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
PLAN- LEVEL 8

SHEET NUMBER:
A1-181



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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
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15	STAFF REVIEW #2	07/13/22
16	LPC REVISIONS	07/22/22

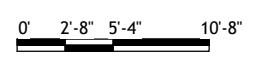
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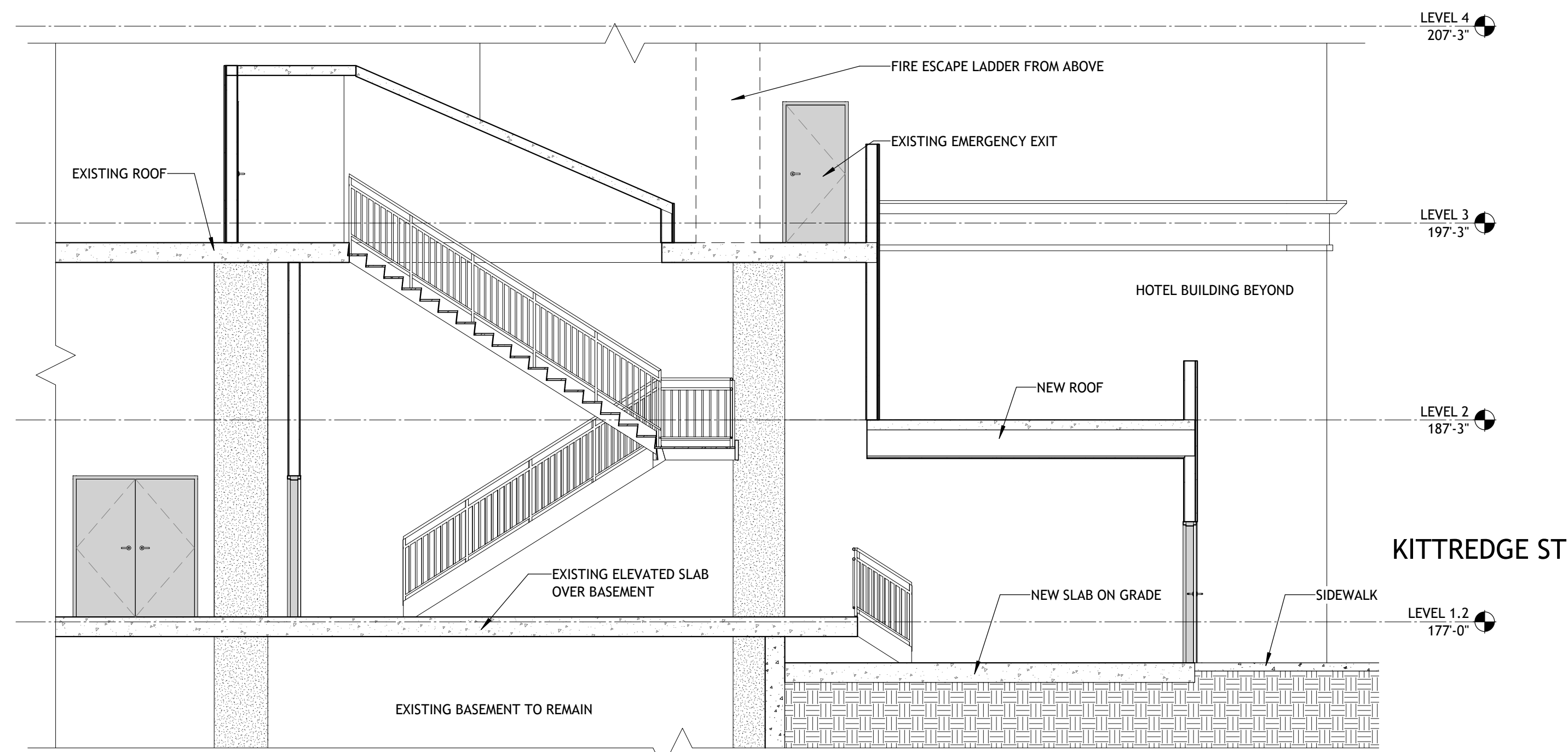
SHEET TITLE:
 PLAN- ROOF

SHEET NUMBER:
A1-191

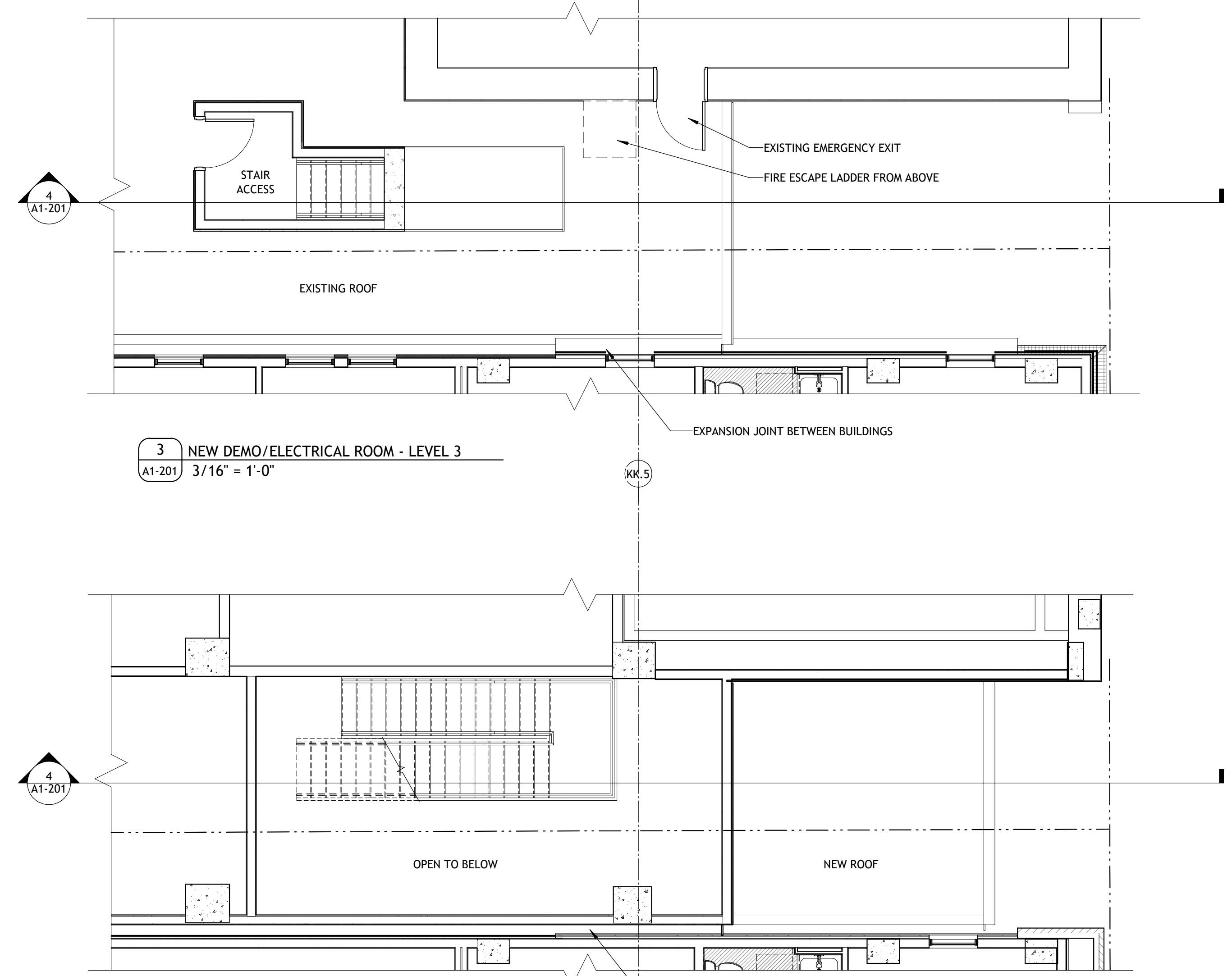
1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"



NOT RELEASED FOR CONSTRUCTION

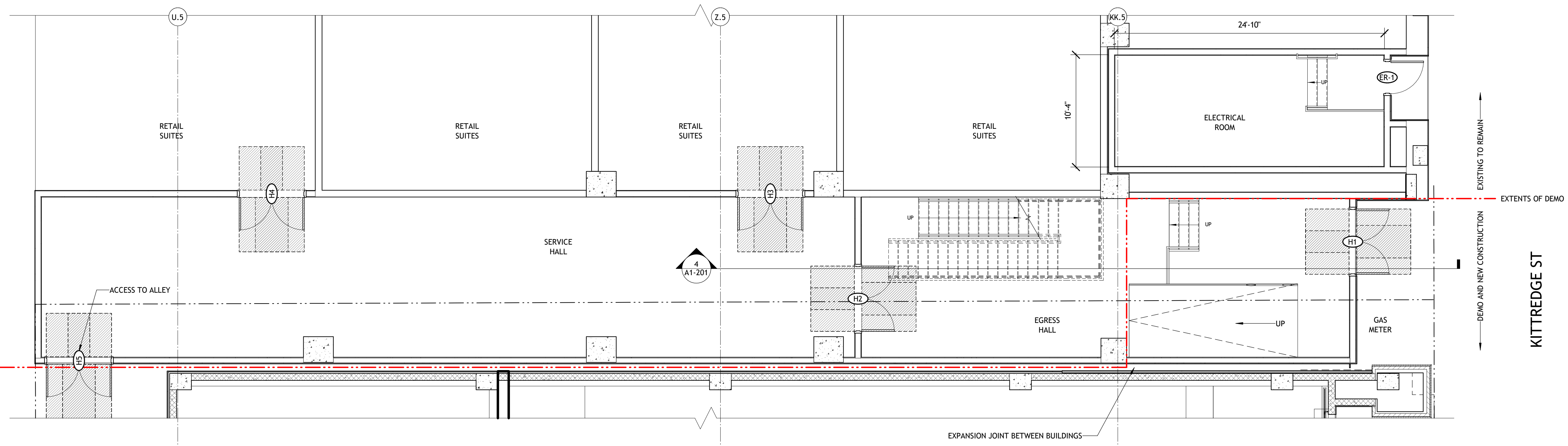


4 NEW DEMO/ELECTRICAL ROOM SECTION
A1-201 3/16" = 1'-0"



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

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



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

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

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

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CA VENTURES

SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:
A1-201

NOT RELEASED FOR CONSTRUCTION

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 THERMOFIL 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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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 LMRK. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

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: 5,697 SF
 TOTAL FACE AREA: 22,996 SF
 PROJECTING AREA: 24.8%

2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
 A3-001 1" = 30'-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
E12	ALUMINUM DOOR
E17	PARKING GATE

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

NILES BOLTON ASSOCIATES

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 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

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 LMRK. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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CA VENTURES

SHEET TITLE:
 ELEVATION- SOUTH (KITTREDGE ST.)

SHEET NUMBER:
A3-002

NOT RELEASED FOR CONSTRUCTION



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

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

NILES BOLTON ASSOCIATES

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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 LMRK'S MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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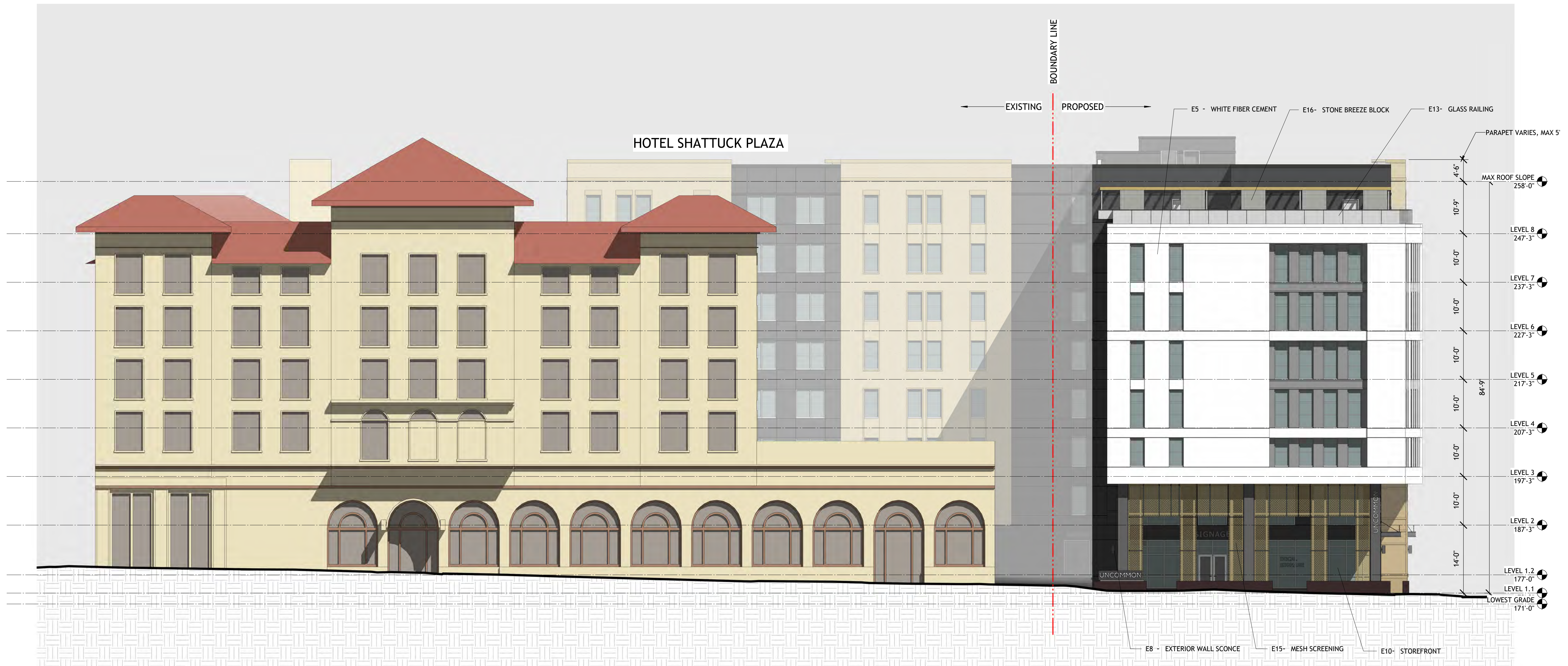
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

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: Author
 CHECKED BY: Checker

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

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 DRG MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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

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CA VENTURES

SHEET TITLE:
 ELEVATION- NORTH
 (HIDDEN)

SHEET NUMBER:
A3-004

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
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 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 LMRK5 MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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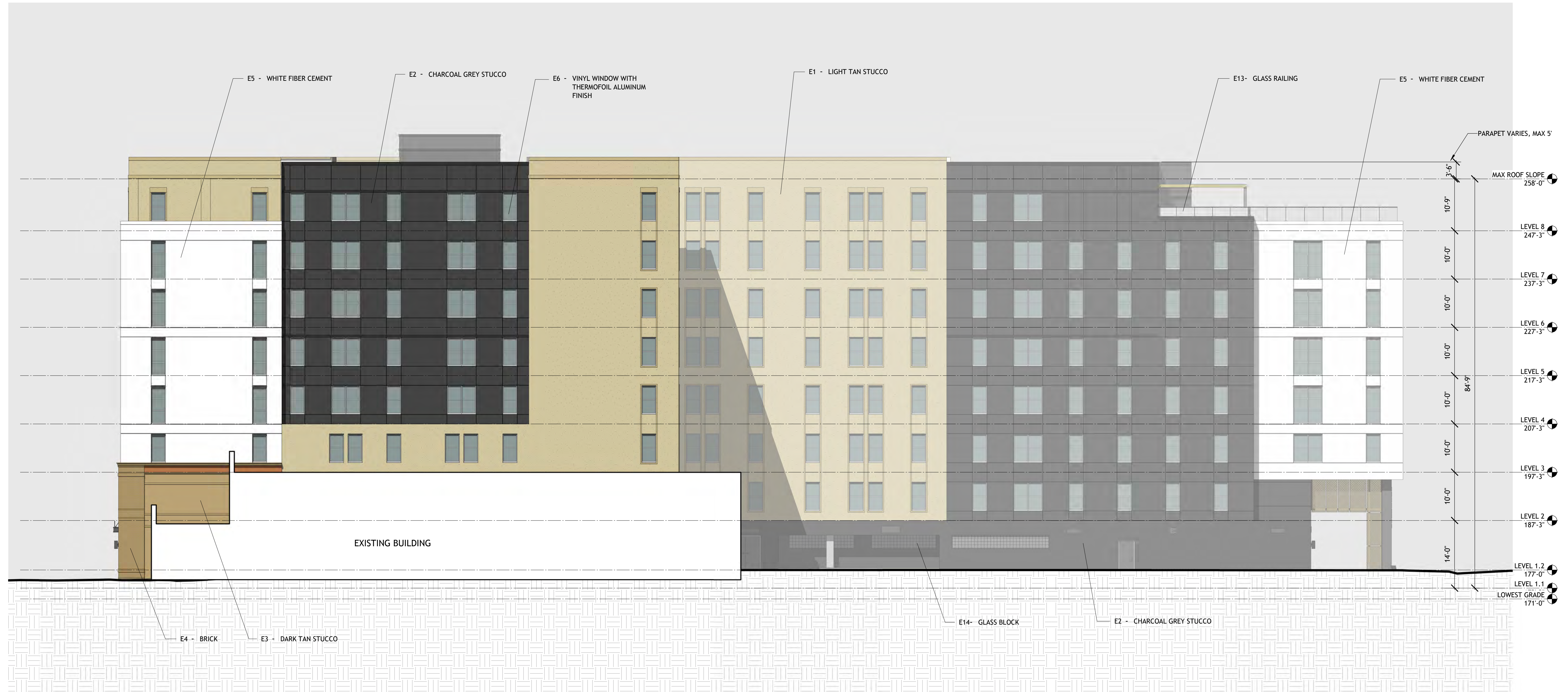
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

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"



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: Author
CHECKED BY: Checker

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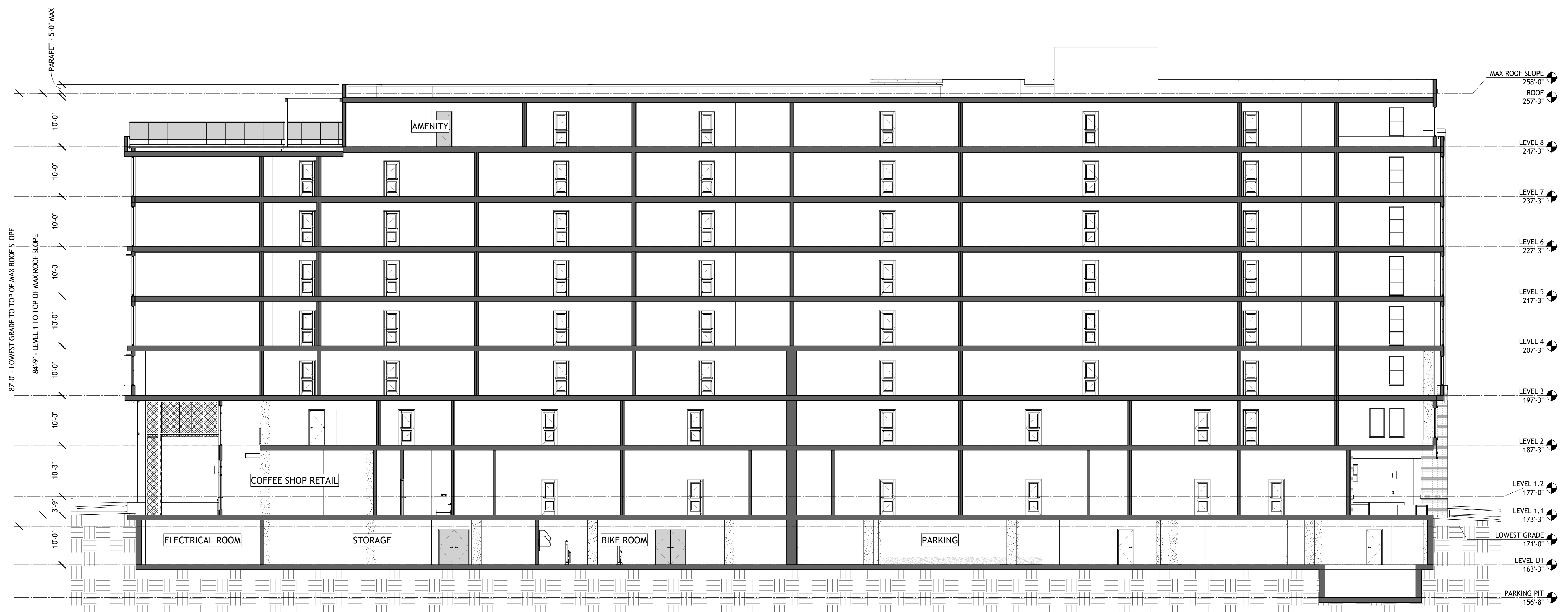
No.	Description	Date
9	SAP RESUBMIT.	3/23/22
8	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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CA STUDENT LIVING BERKELEY, LLC

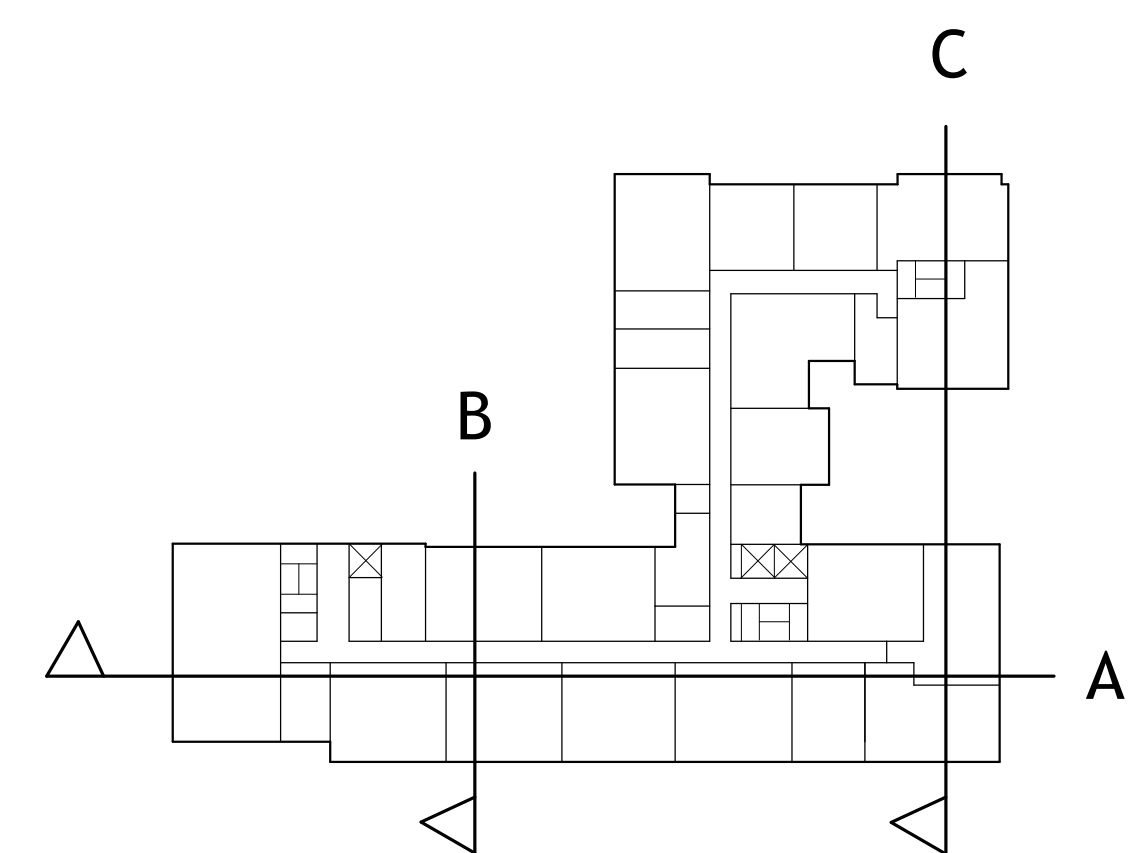
SHEET TITLE:
ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006



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

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



SECTION KEYPLAN
NOT TO SCALE

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

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APPLICANT:
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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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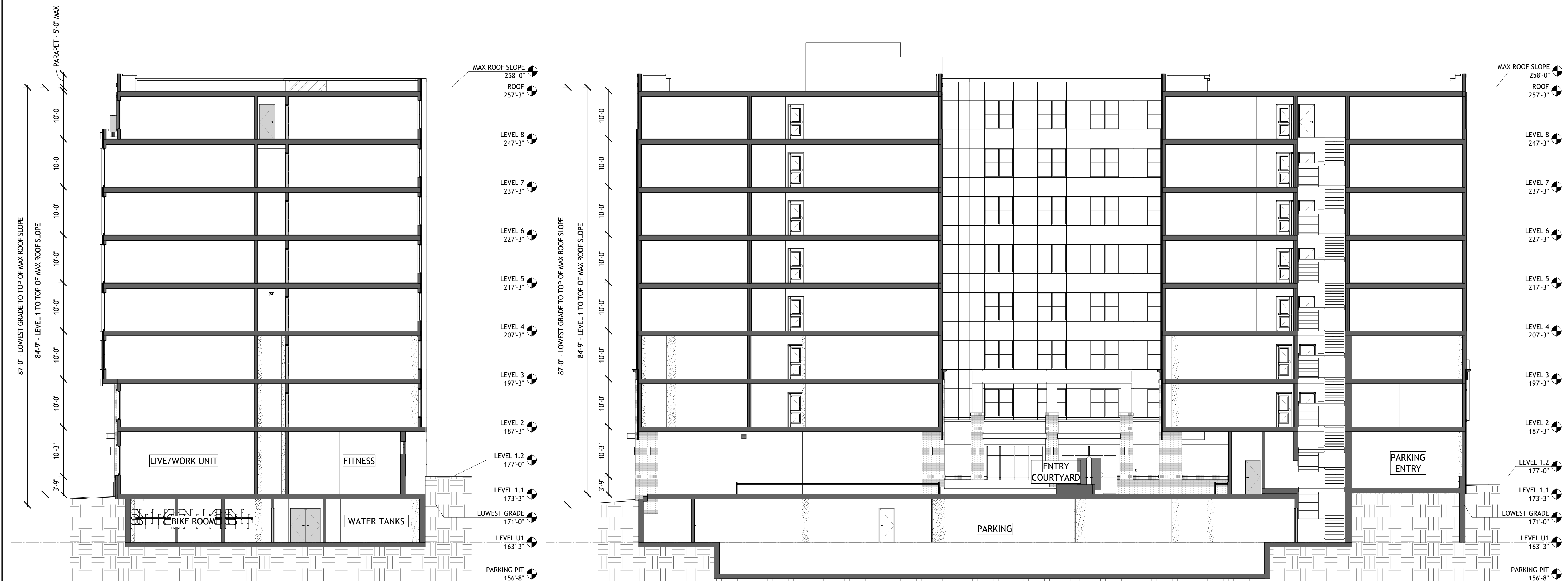
BERKELEY PLAZA
2065 KITTREGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
BUILDING SECTION

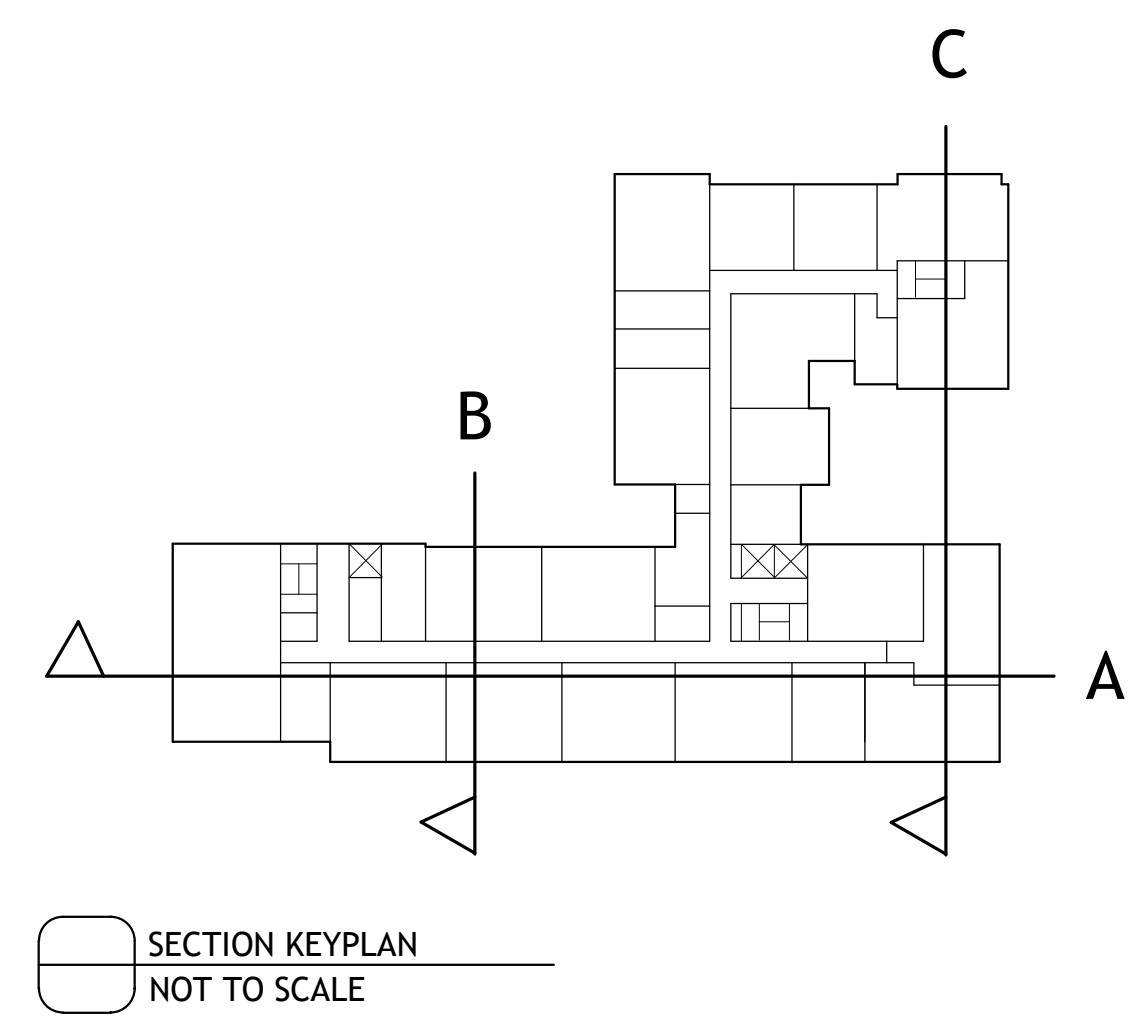
SHEET NUMBER:
A3-101

NOT RELEASED FOR CONSTRUCTION



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

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



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

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APPLICANT:
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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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CA VENTURES

SHEET TITLE:
BUILDING SECTION

SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION



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



2 PERSPECTIVE - KITTREDGE ST RETAIL SPACE
A3-201 NOT TO SCALE



3 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-201 NOT TO SCALE



4 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-201 NOT TO SCALE

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

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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
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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CA VENTURES

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-201



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



4 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
A3-202 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
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

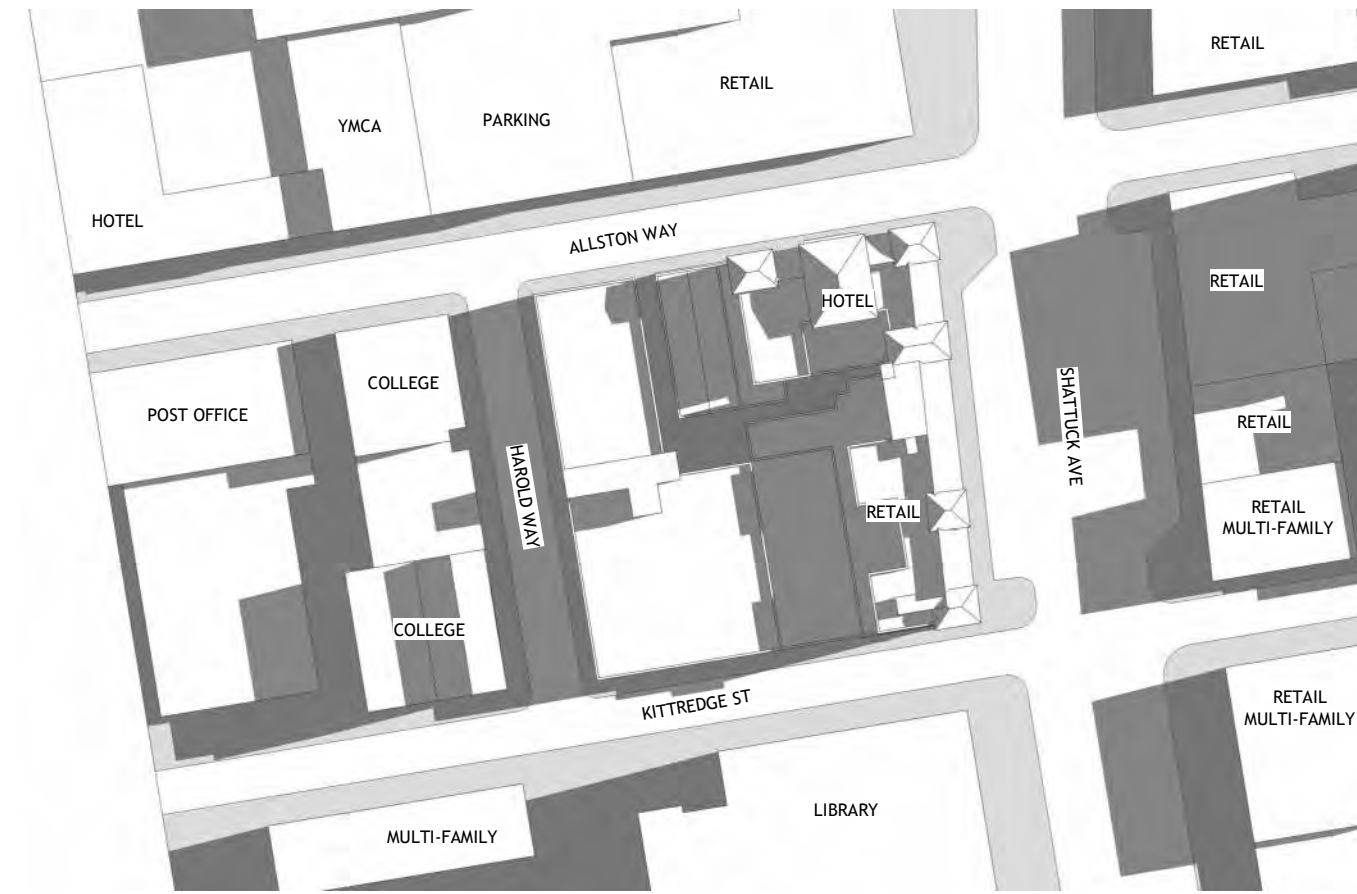
SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-202

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

JUNE 21 MORNING

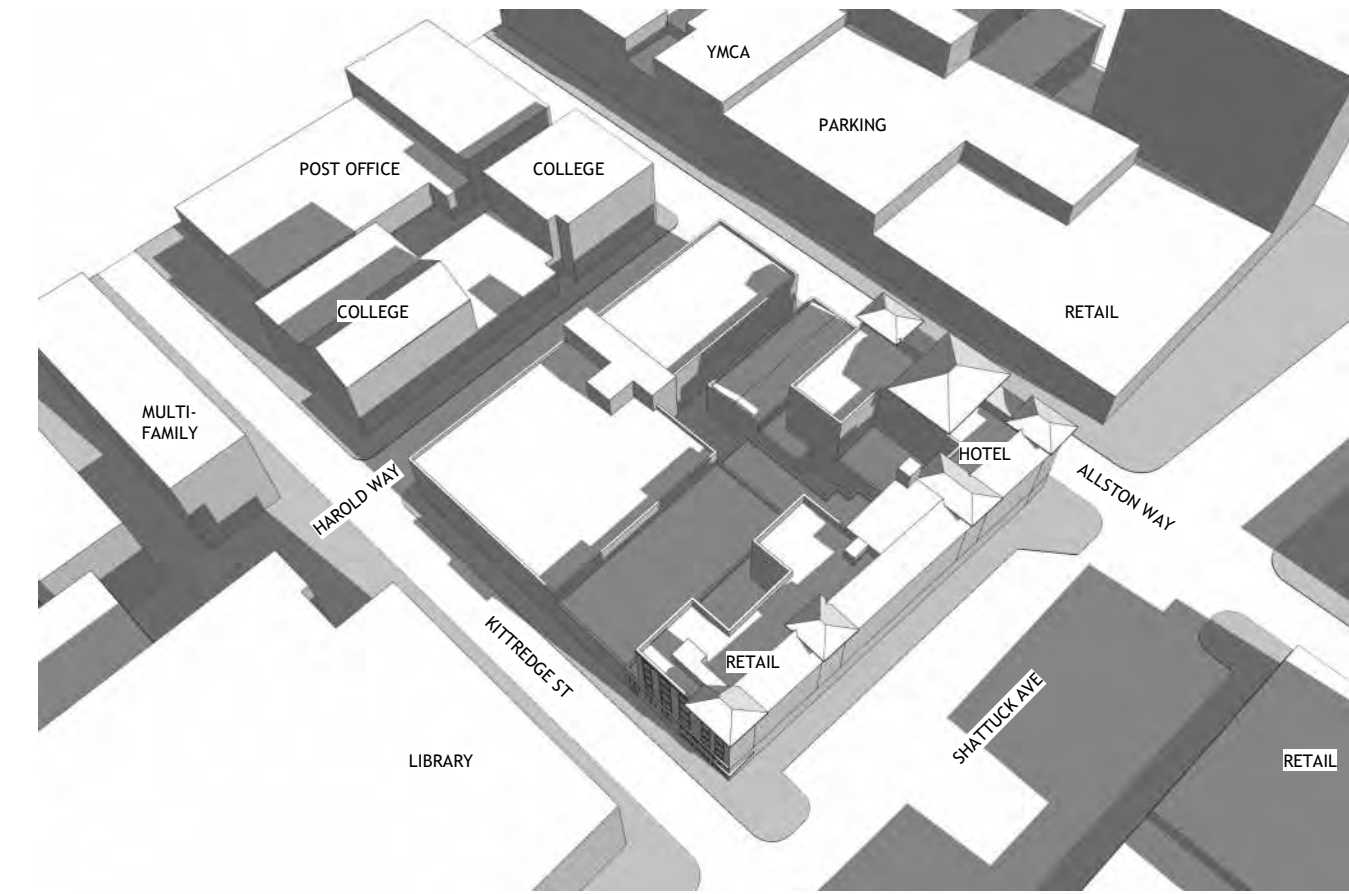
2 HOURS AFTER SUNRISE - 7:47 AM



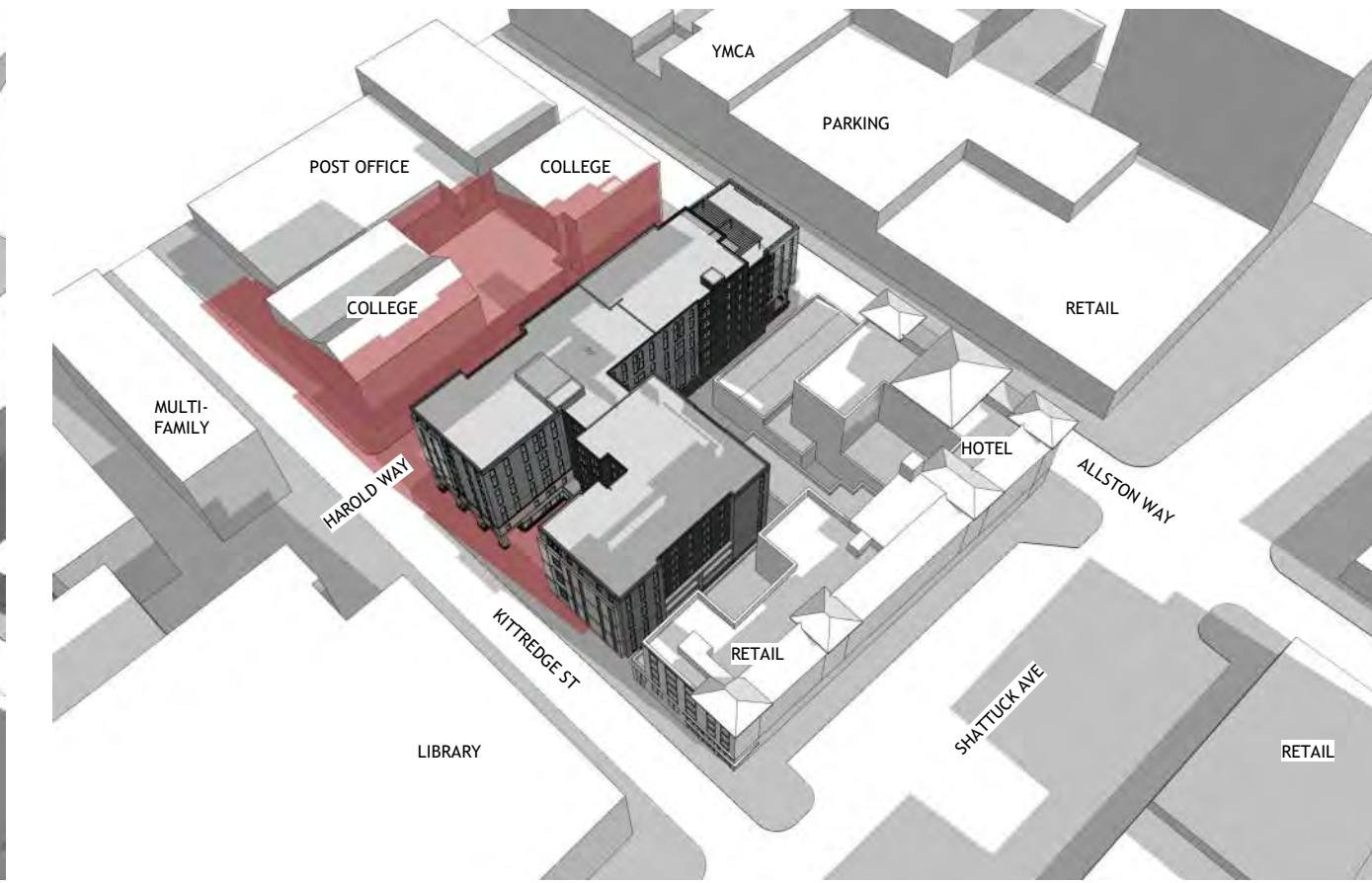
TOP VIEW EXISTING



TOP VIEW PROPOSED

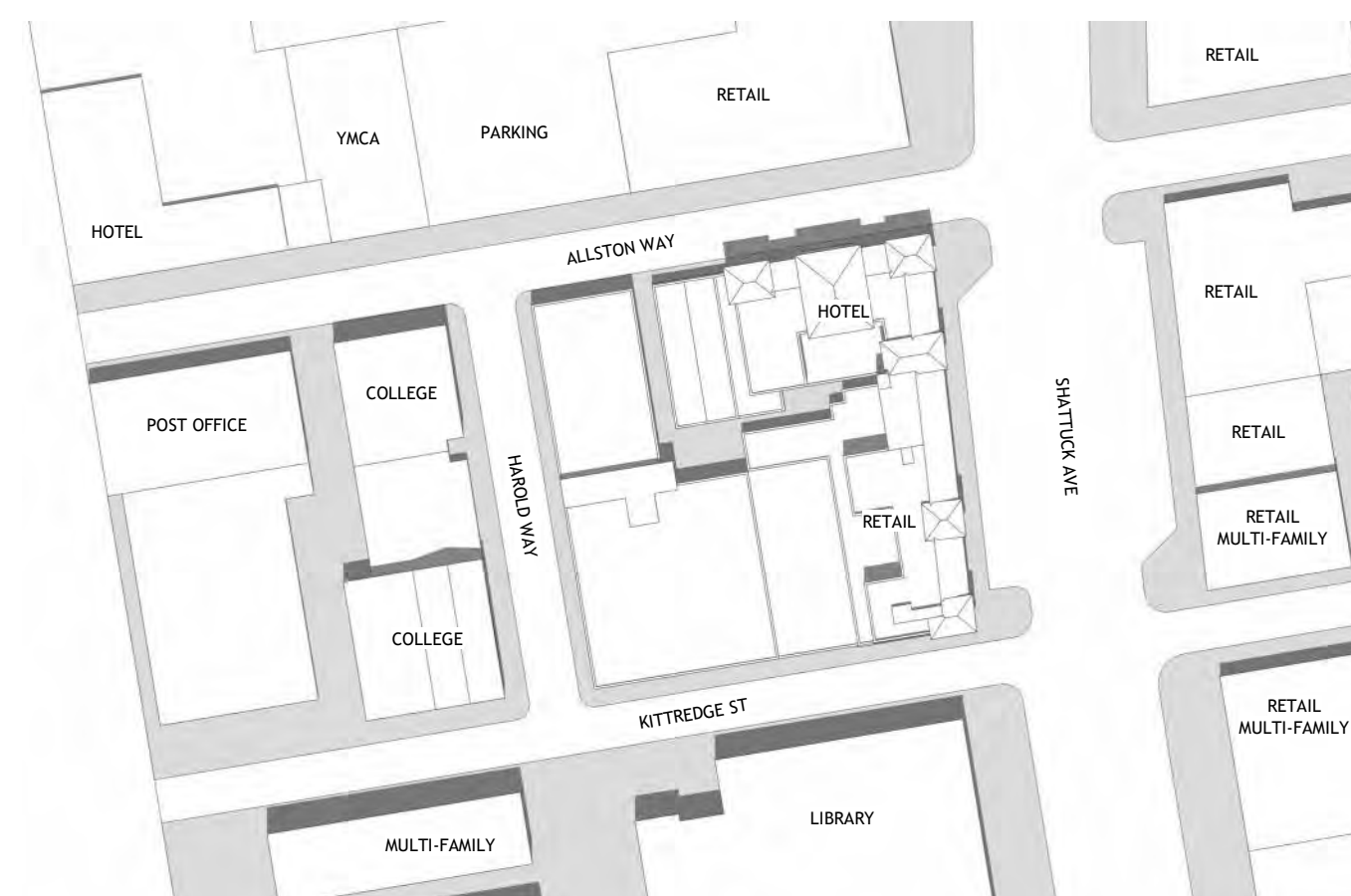


ANGLE VIEW EXISTING

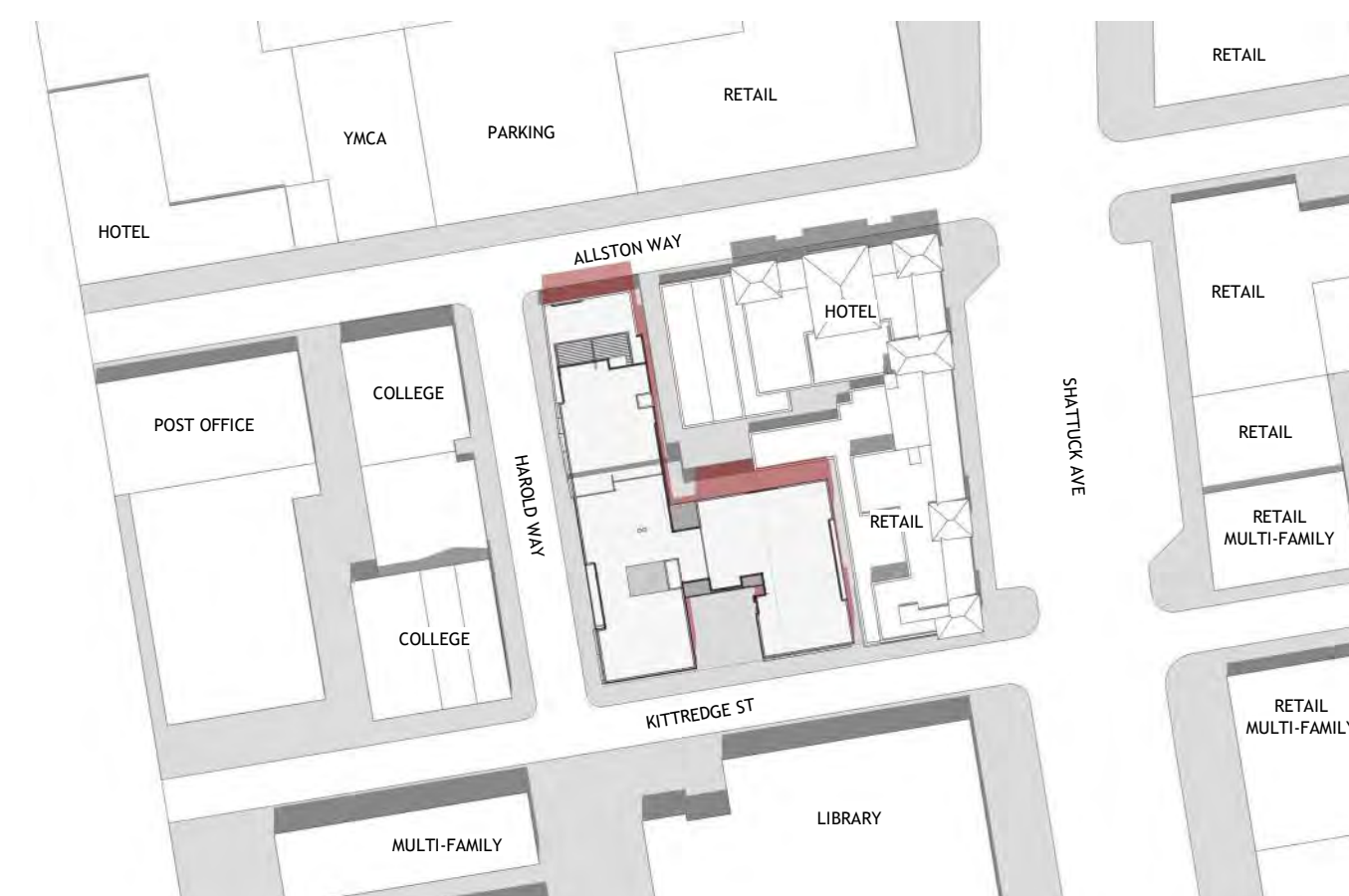


ANGLE VIEW PROPOSED

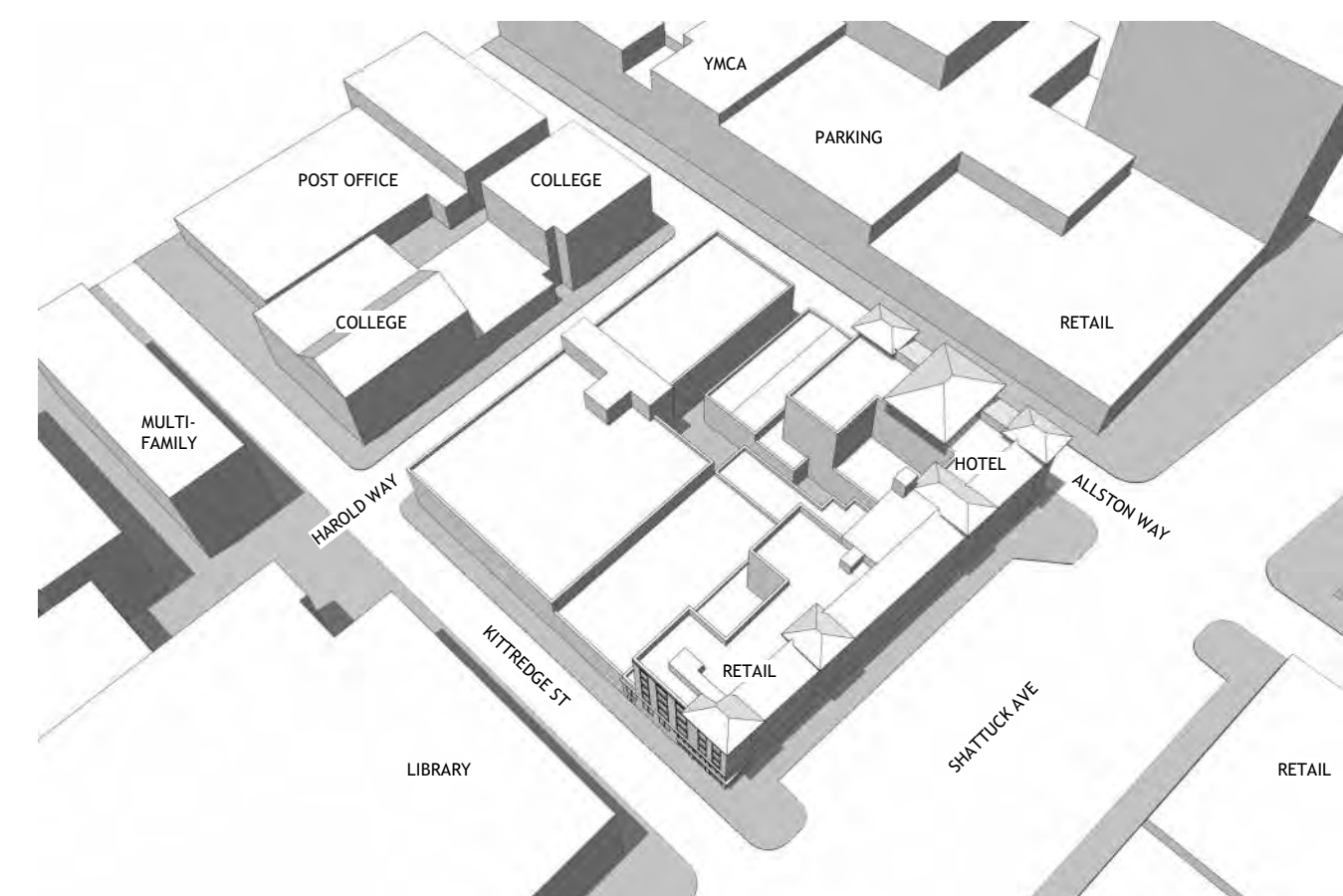
JUNE 21 NOON



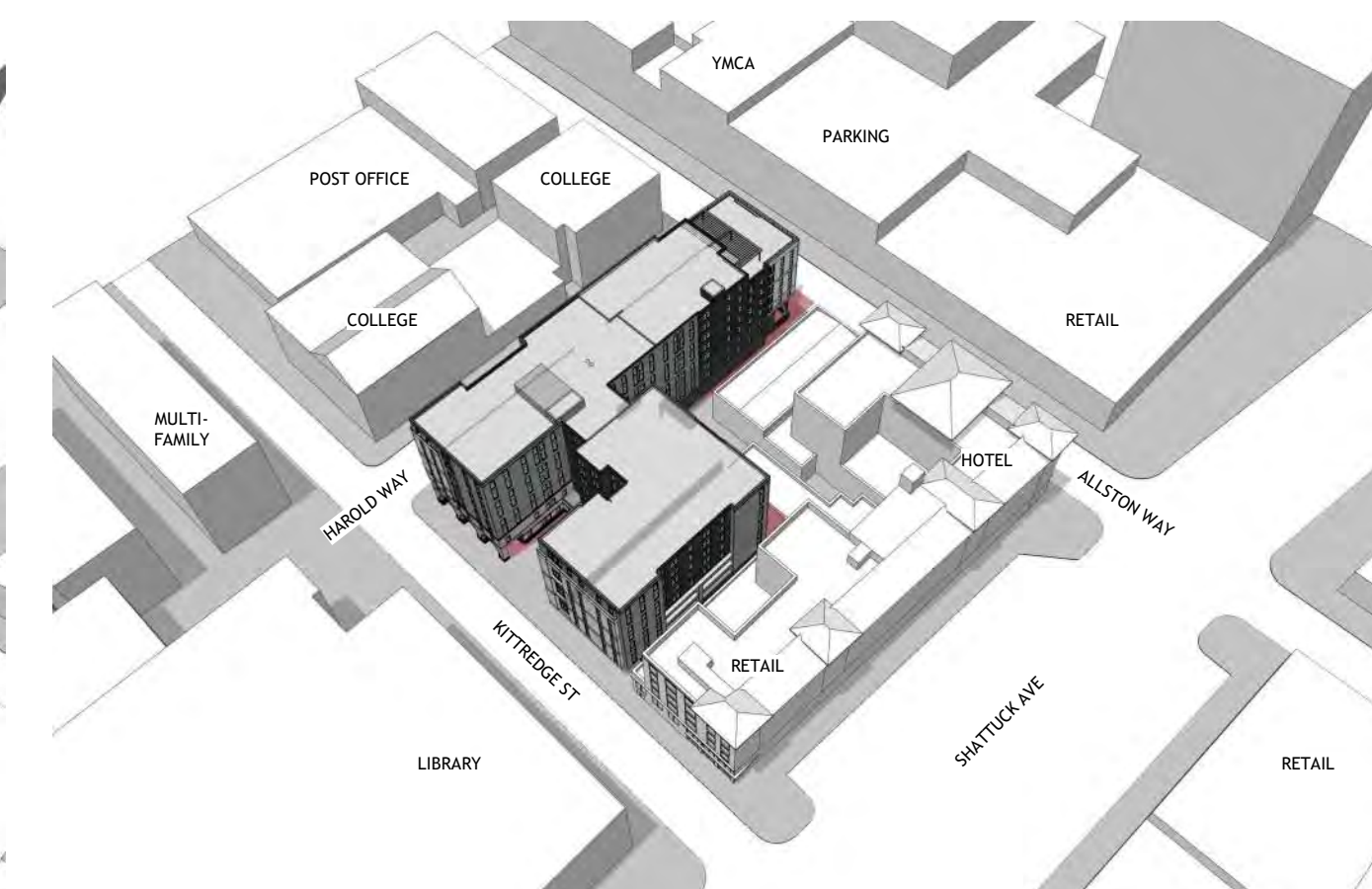
TOP VIEW EXISTING



TOP VIEW PROPOSED



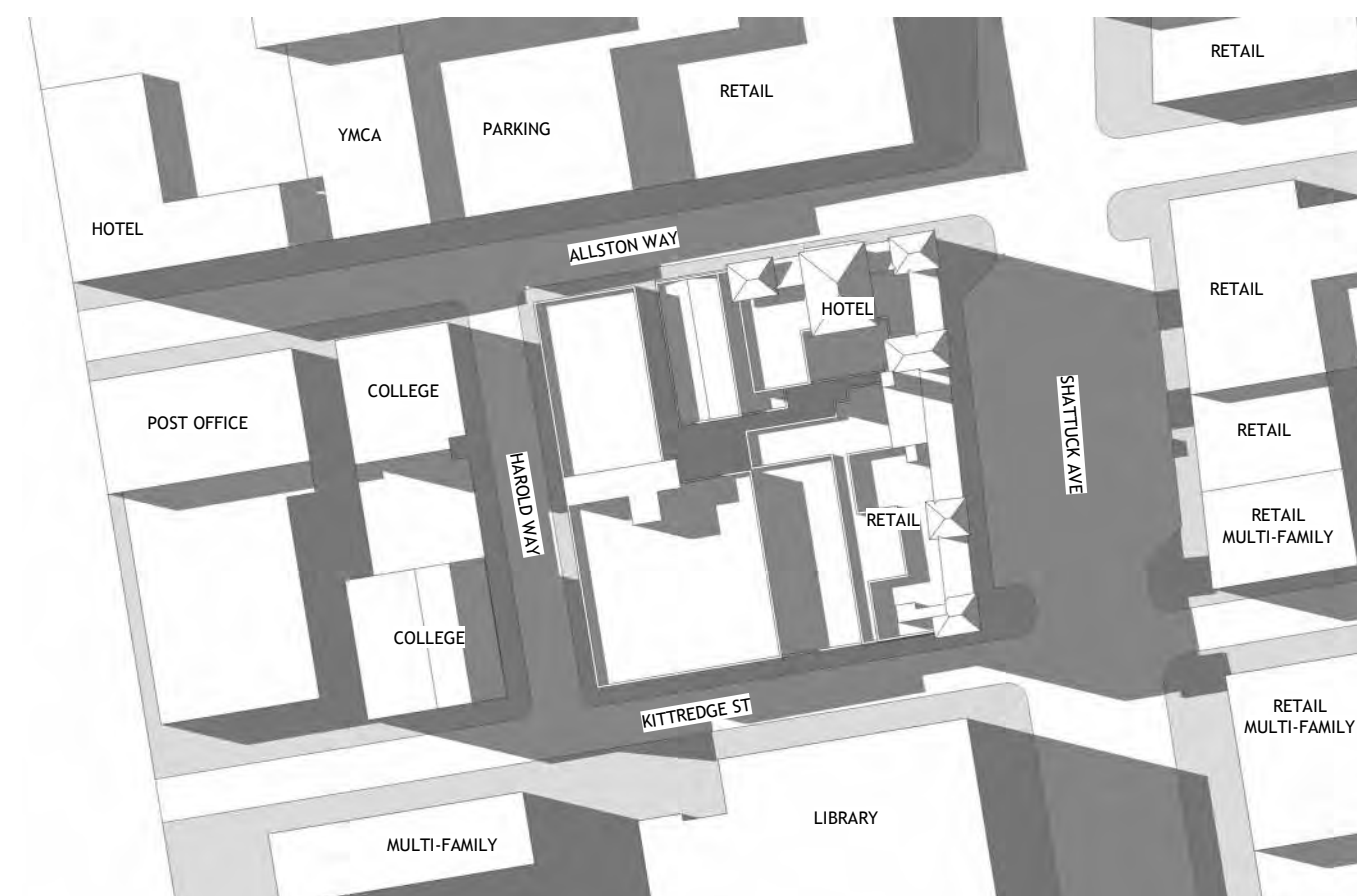
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

JUNE 21 EVENING

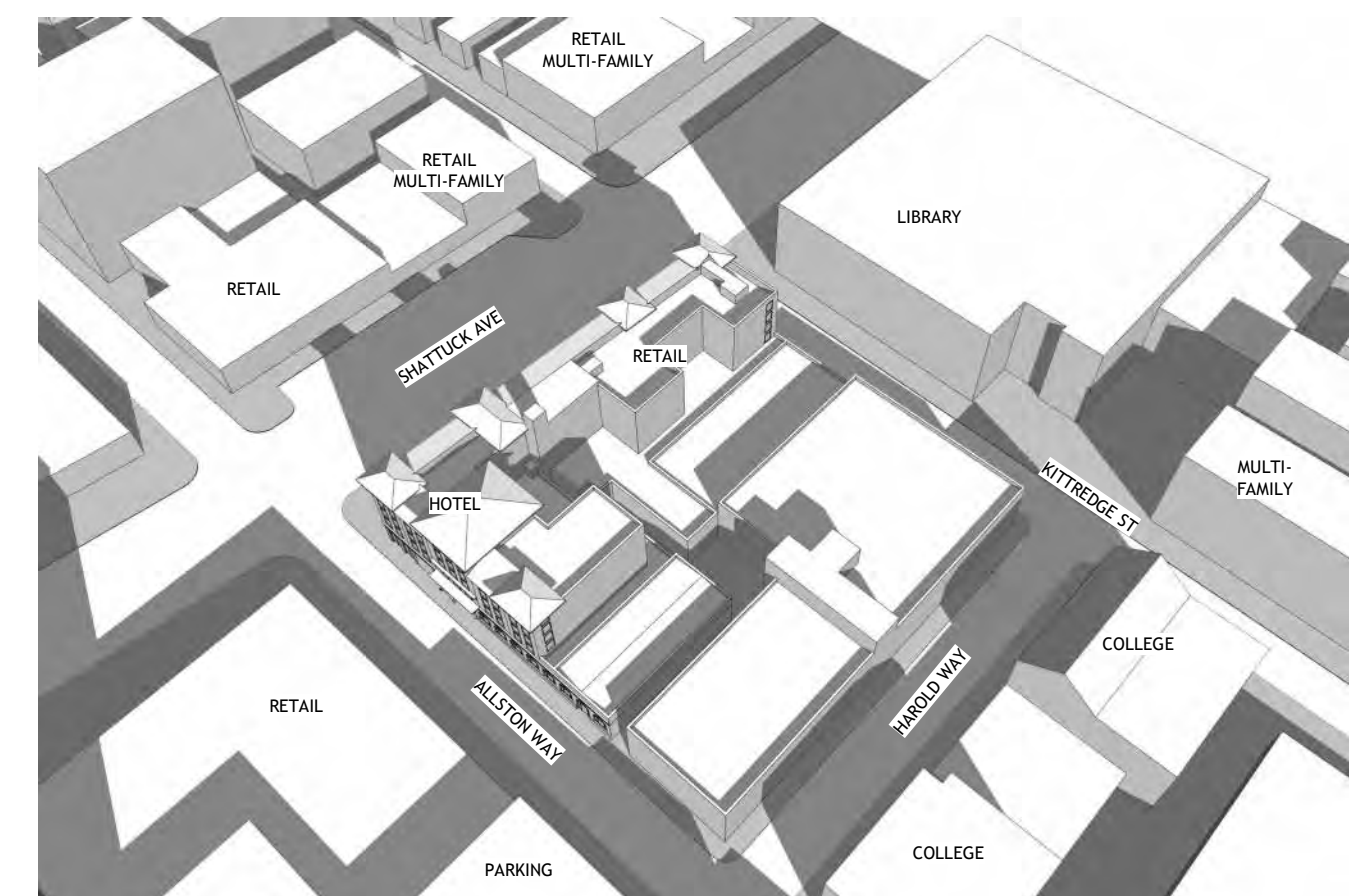
2 HOURS BEFORE SUNSET - 6:34 PM



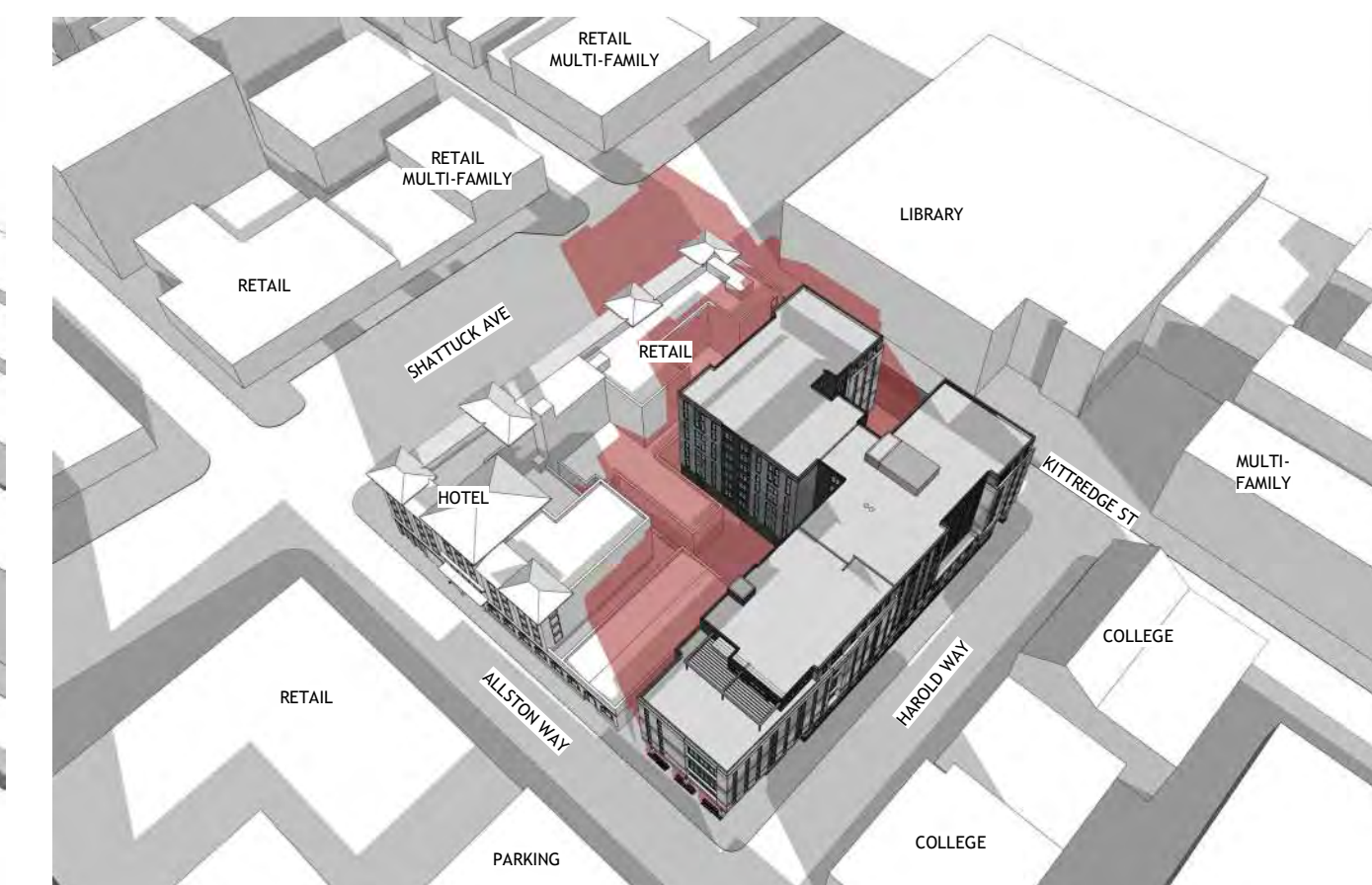
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

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

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APPLICANT:
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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
12	APRIL DRG MEETING	4/11/22
13	JUNE LRKRS. MEETING	5/10/22

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CA VENTURES

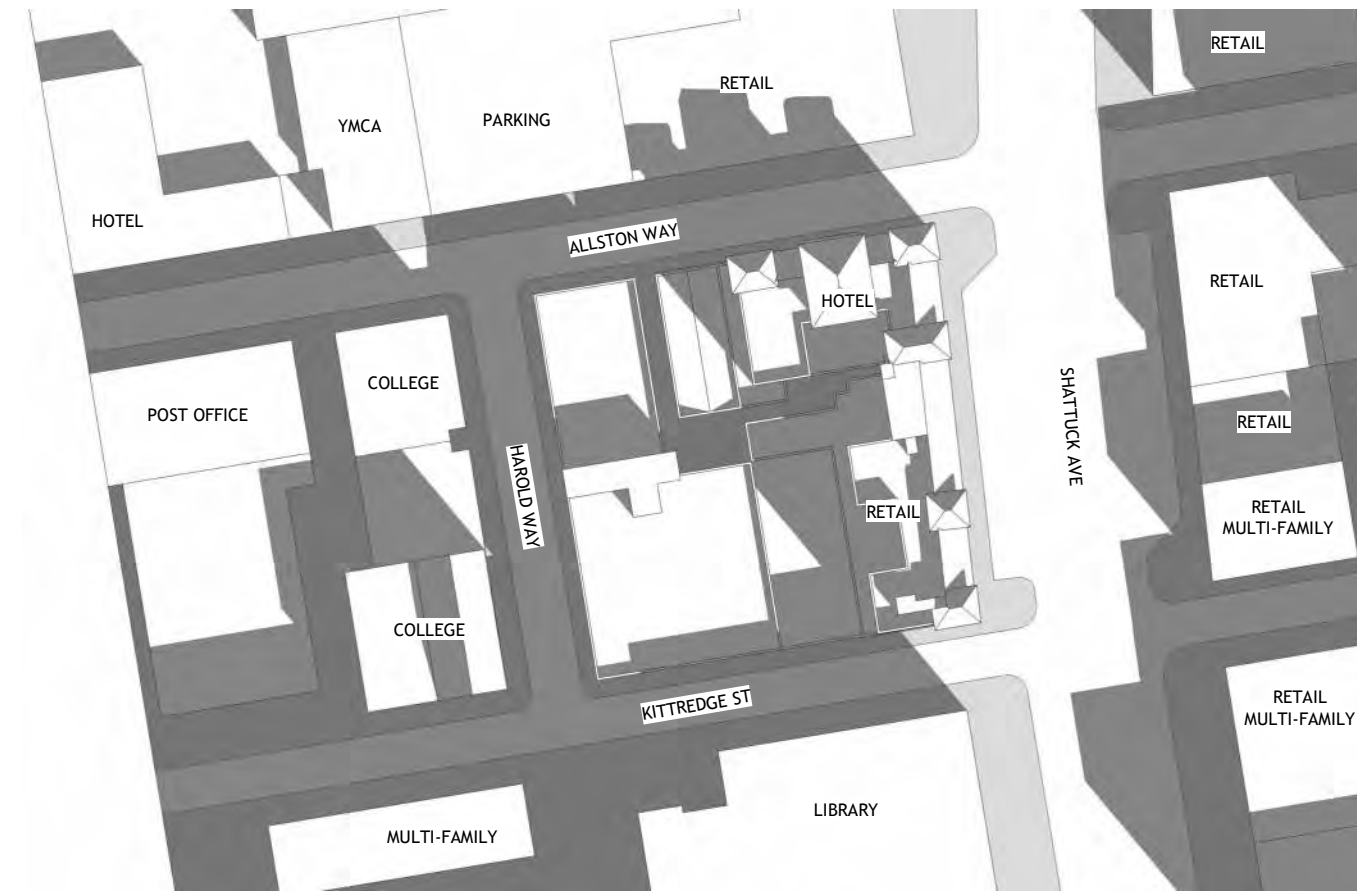
SHEET TITLE:
 SHADOW STUDIES -
 JUNE 21

SHEET NUMBER:
A3-301

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 21 MORNING

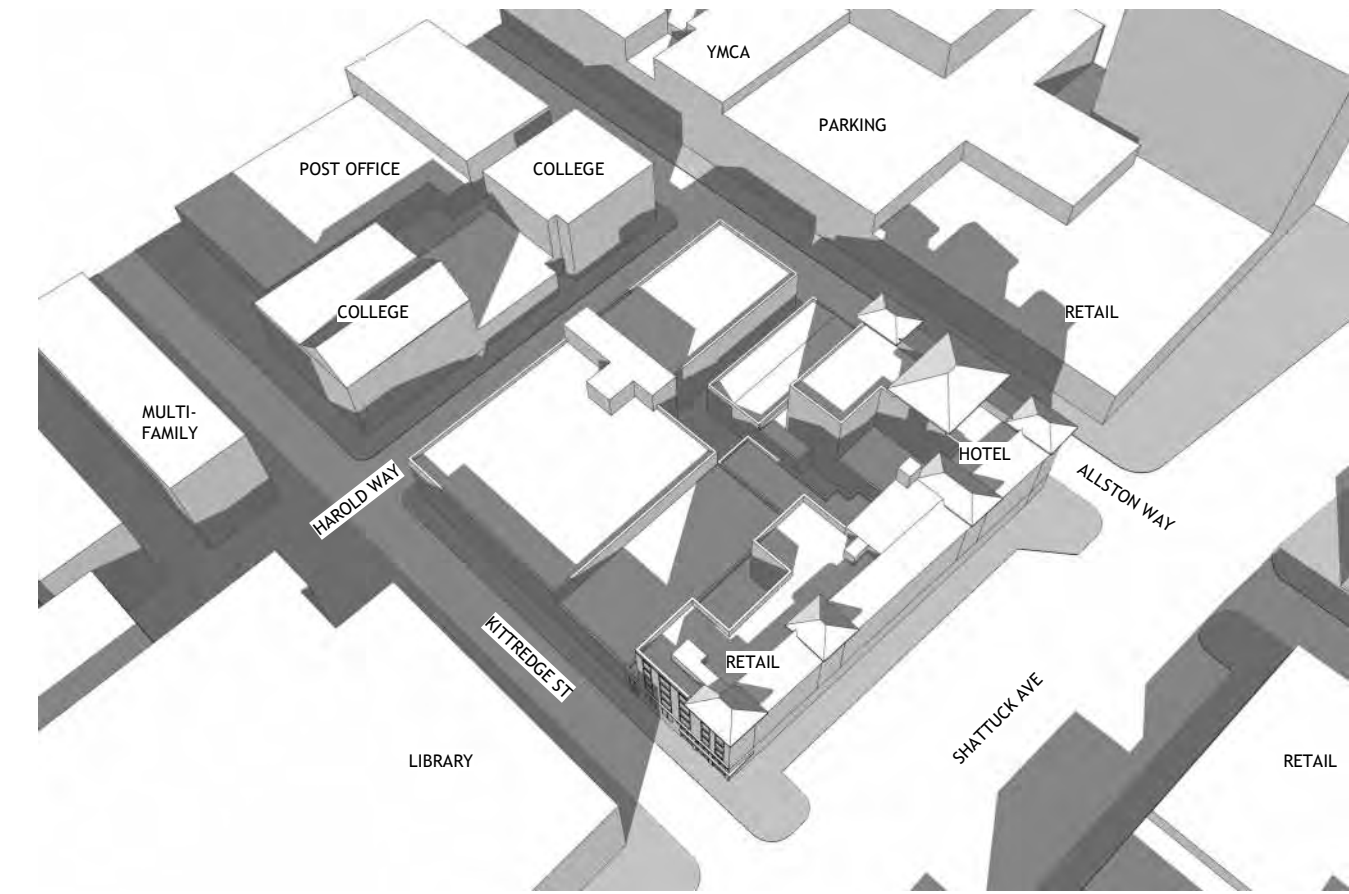
2 HOURS AFTER SUNRISE - 9:21 AM



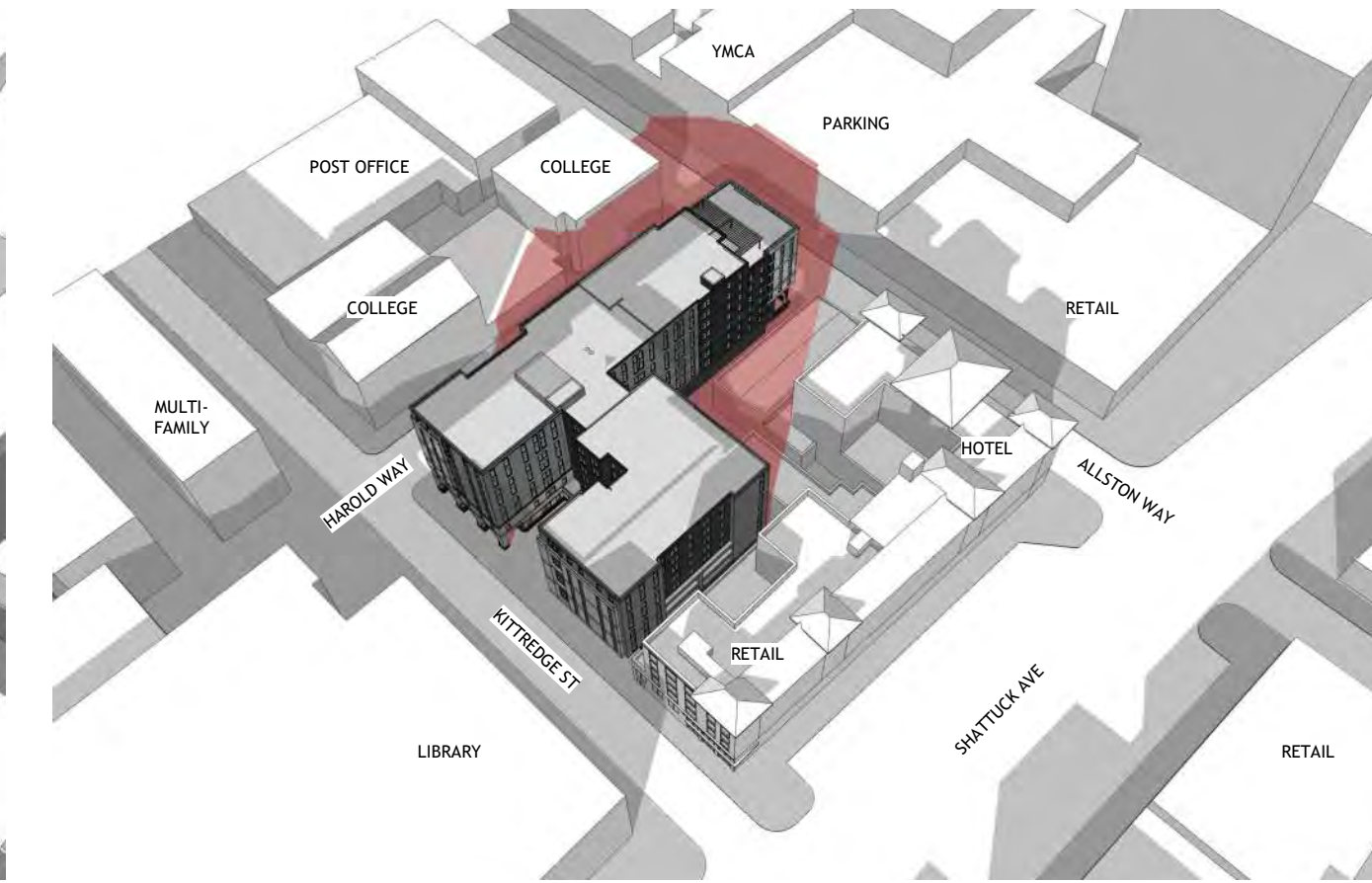
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

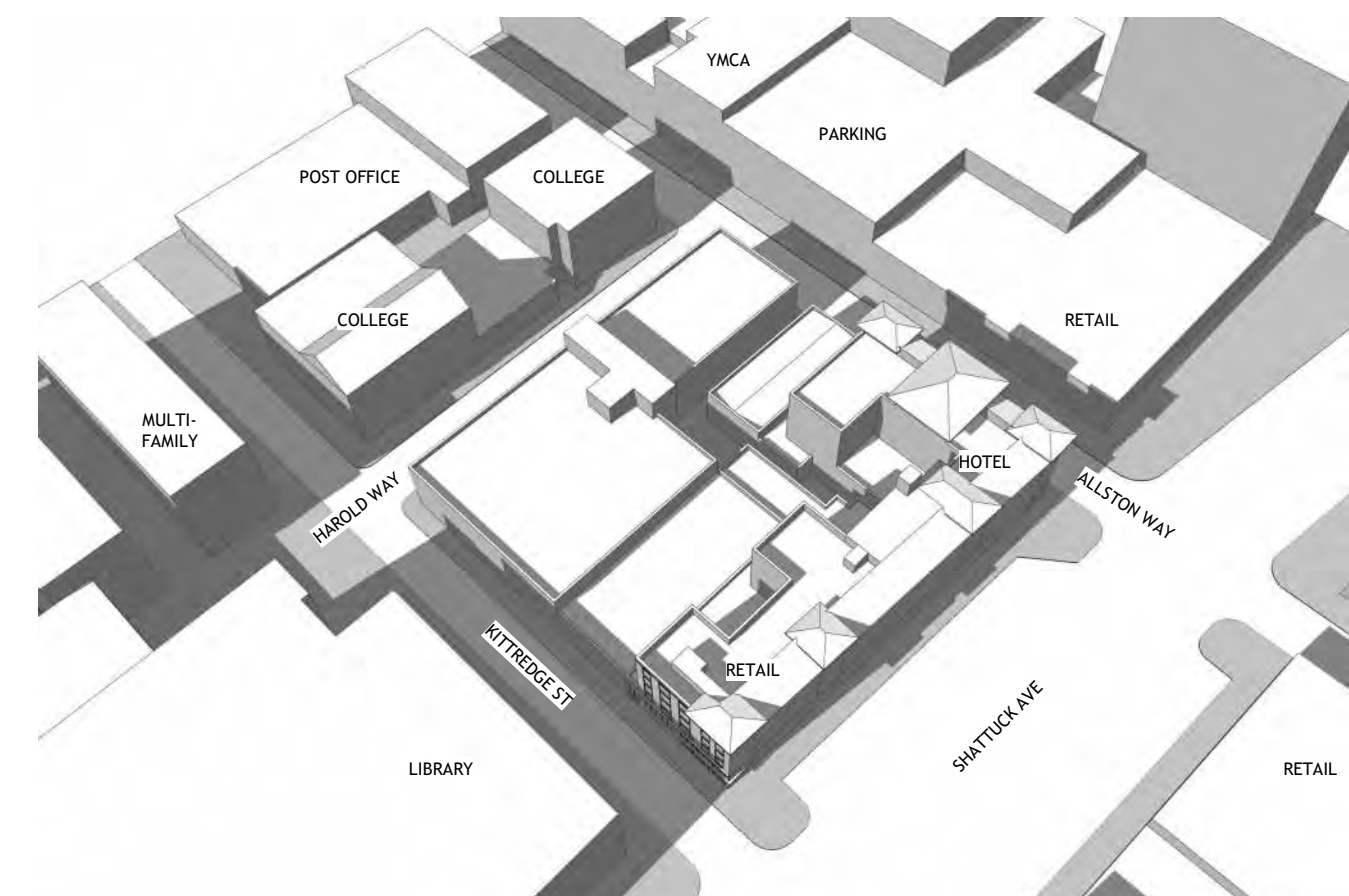
DECEMBER 21 NOON



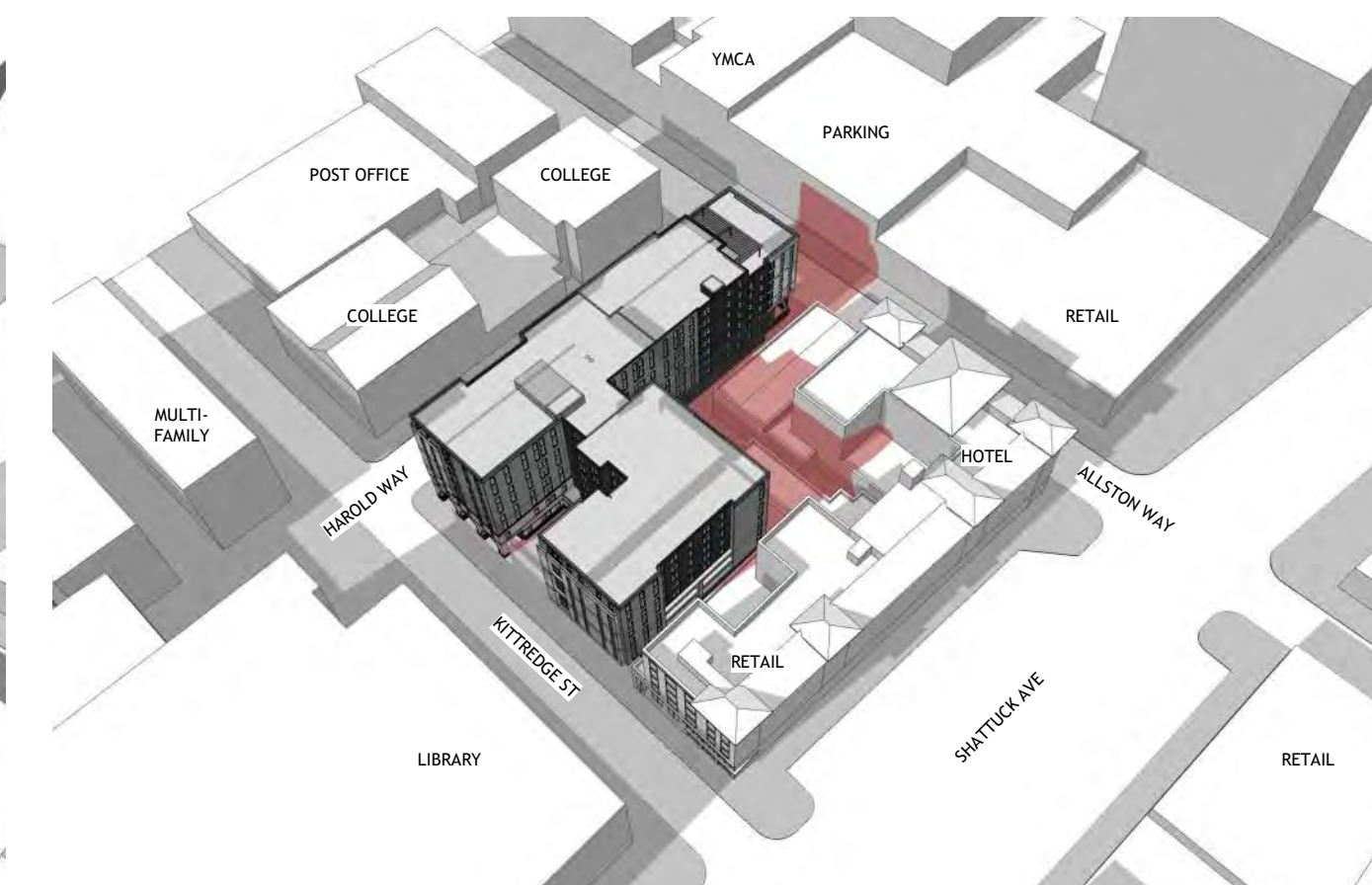
TOP VIEW EXISTING



TOP VIEW PROPOSED



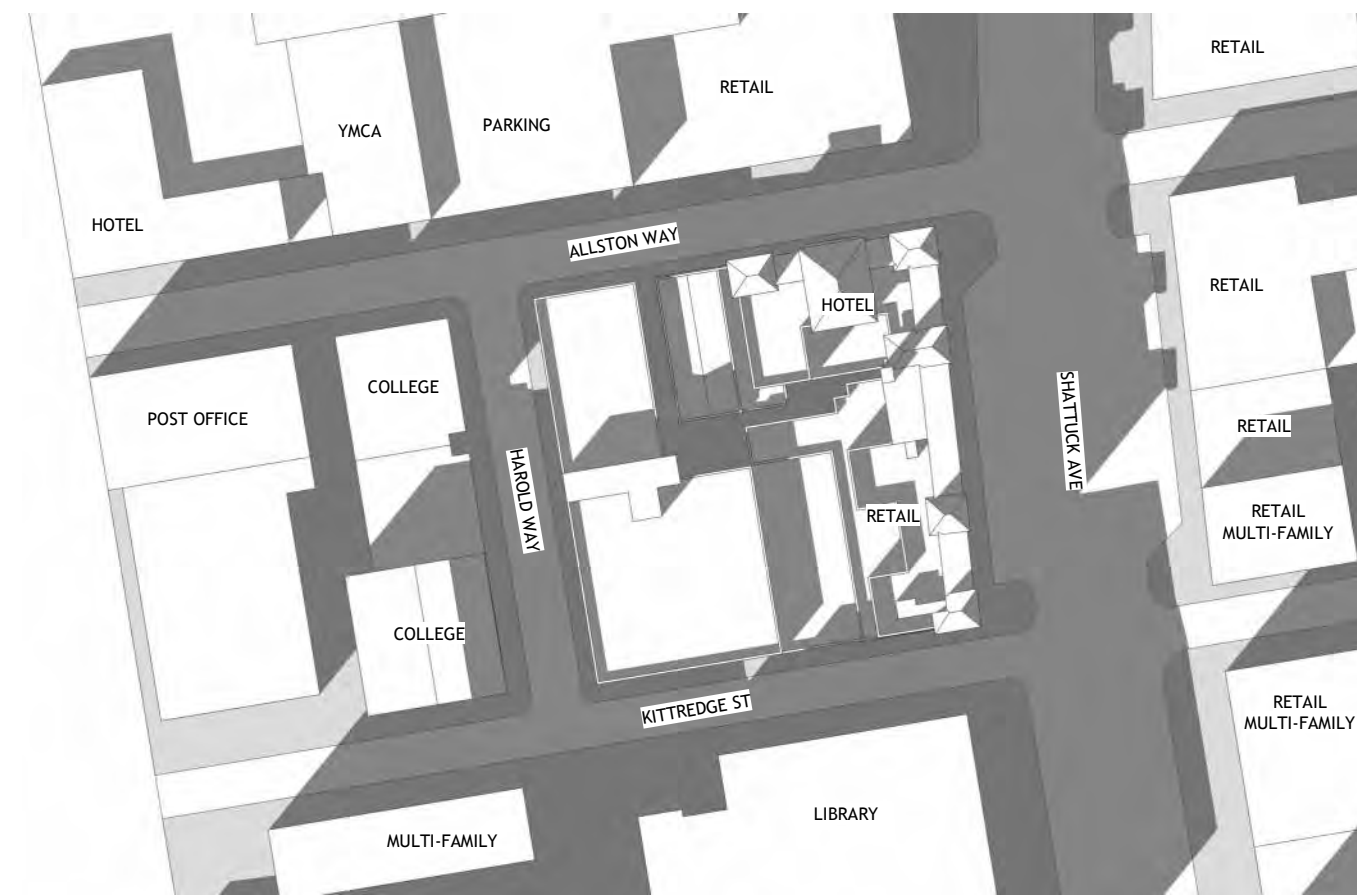
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

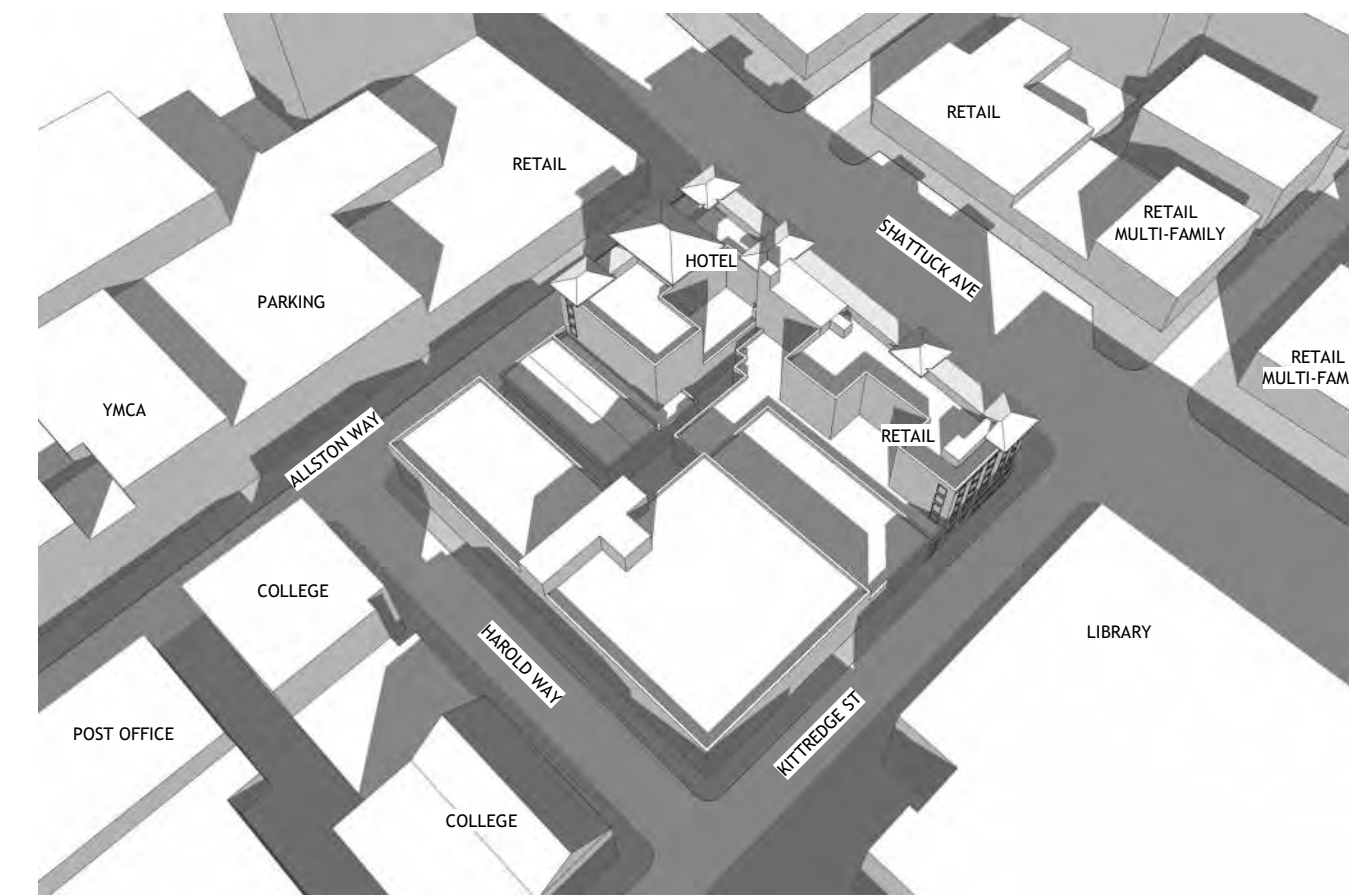
2 HOURS BEFORE SUNSET - 2:53 PM



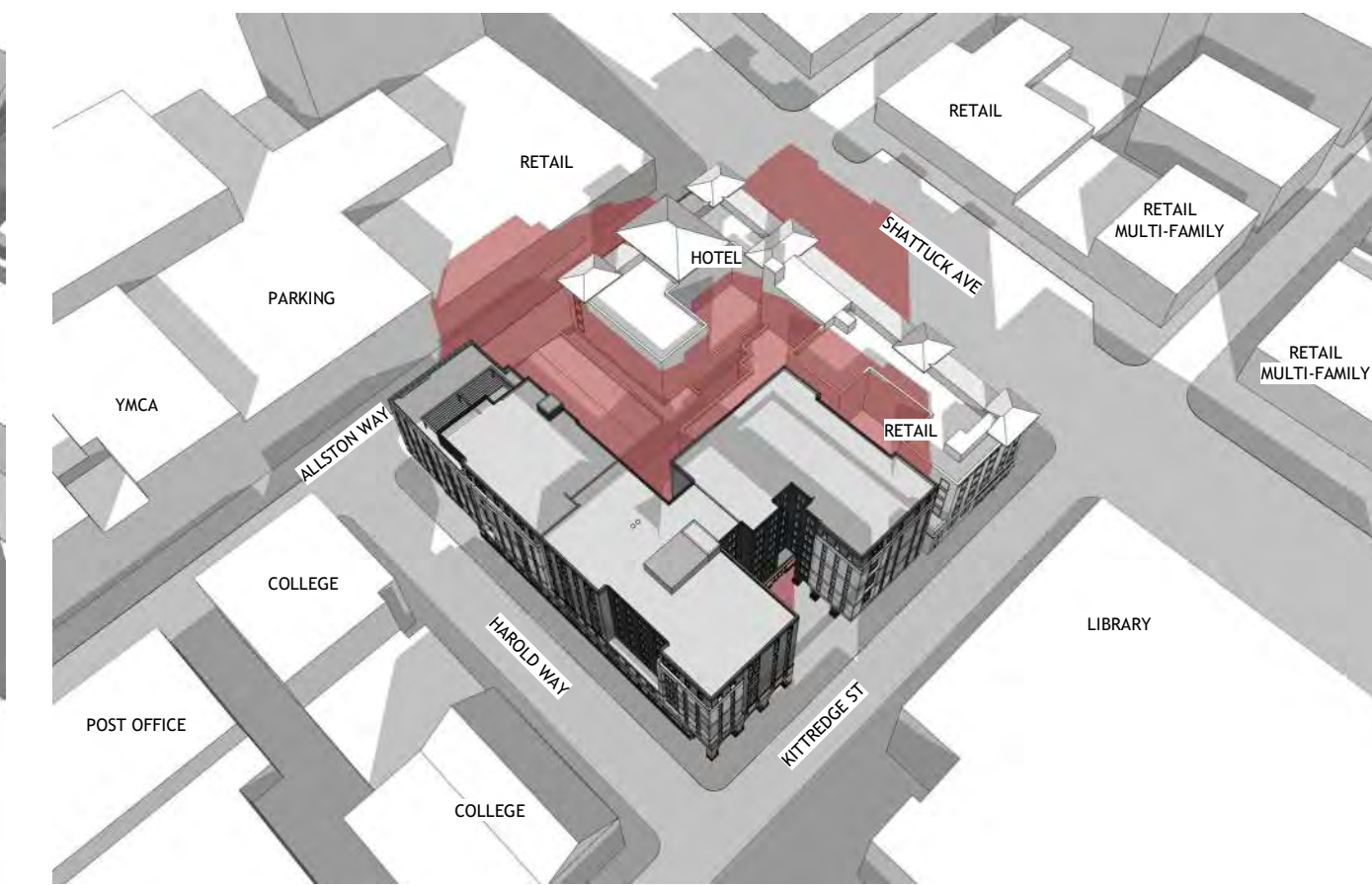
TOP VIEW EXISTING



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 DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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CA VENTURES

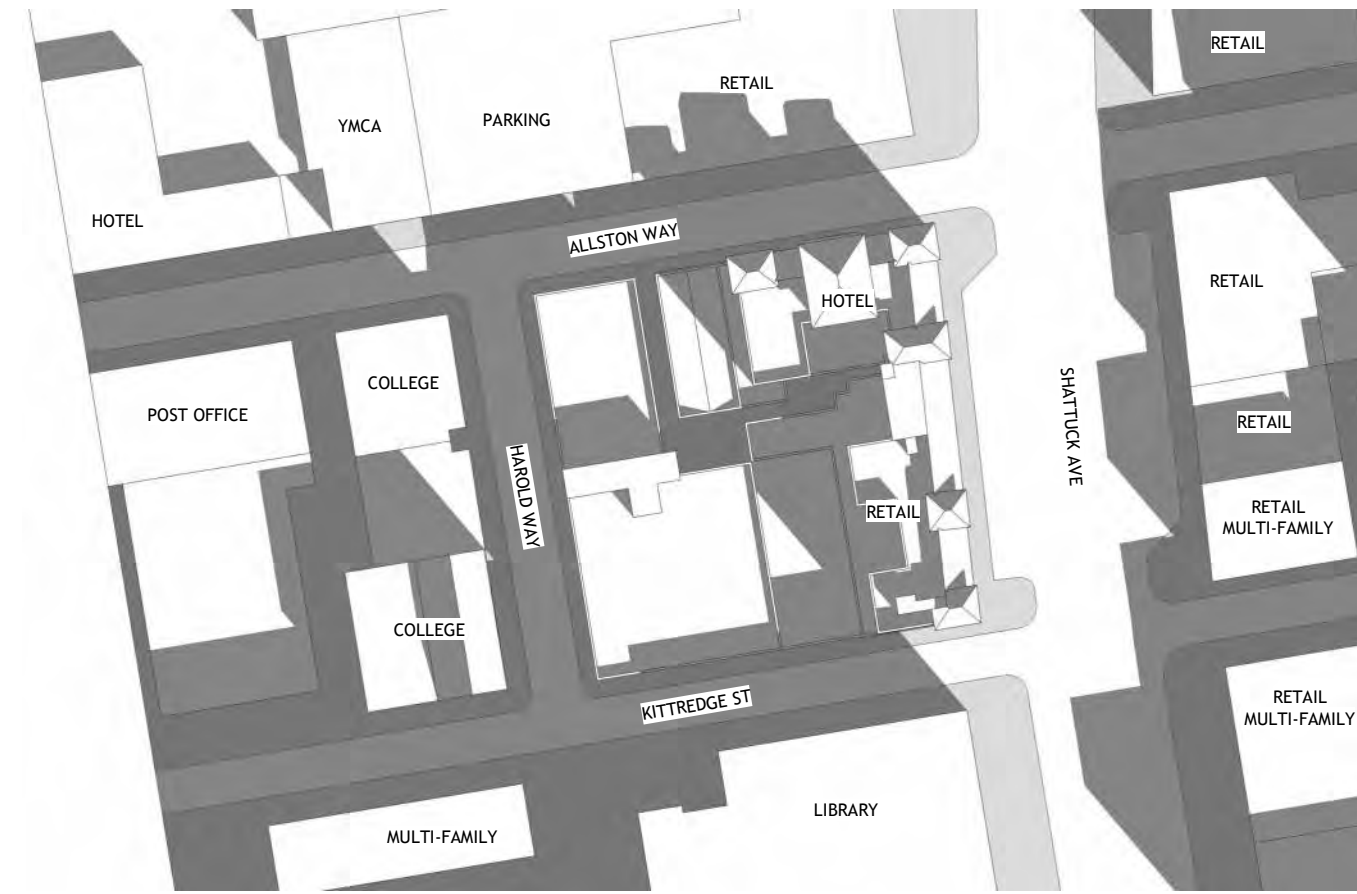
SHEET TITLE:
SHADOW STUDIES
-DEC 21

SHEET NUMBER:
A3-302

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 10 MORNING

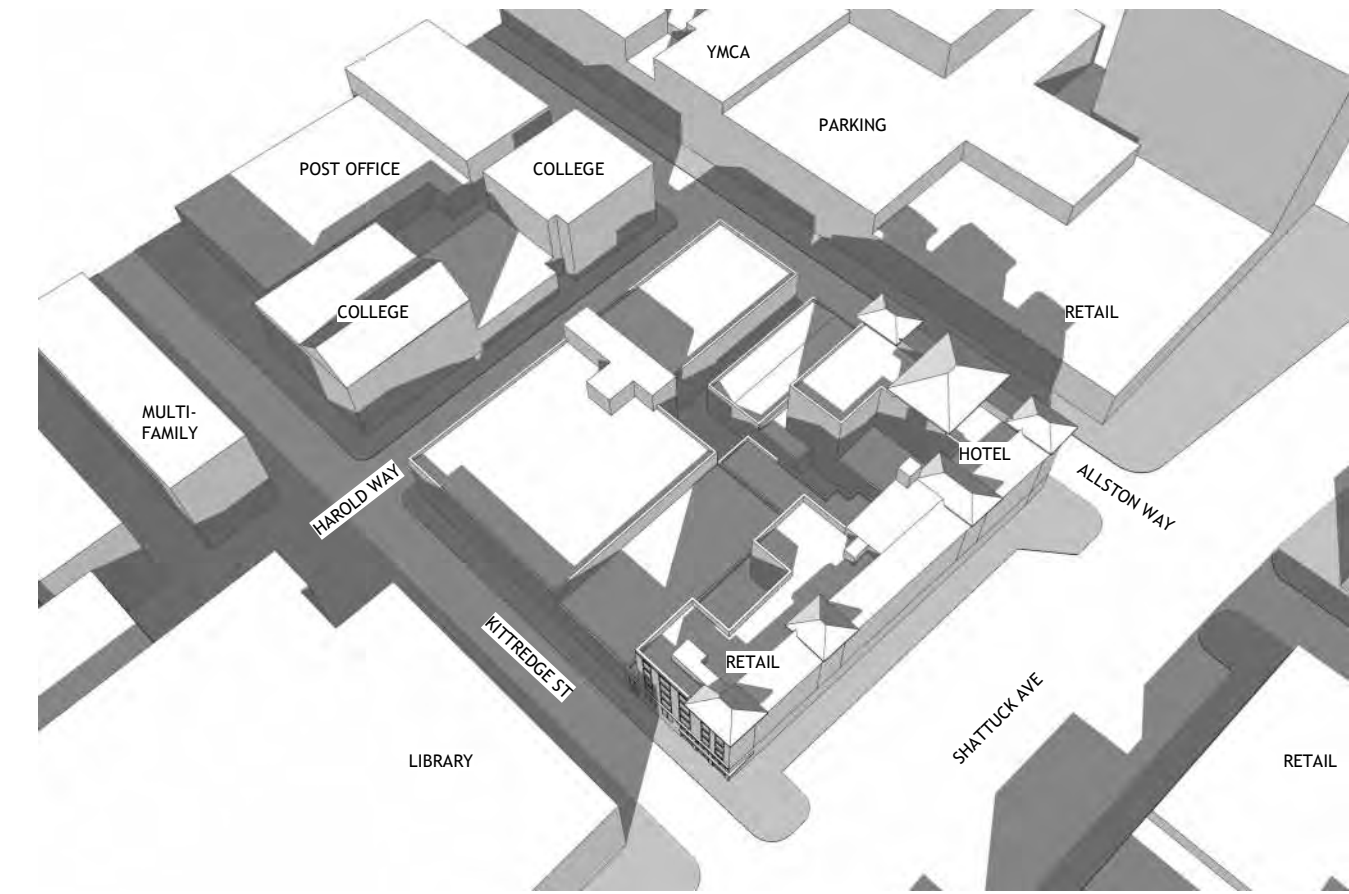
2 HOURS AFTER SUNRISE - 9:14 AM



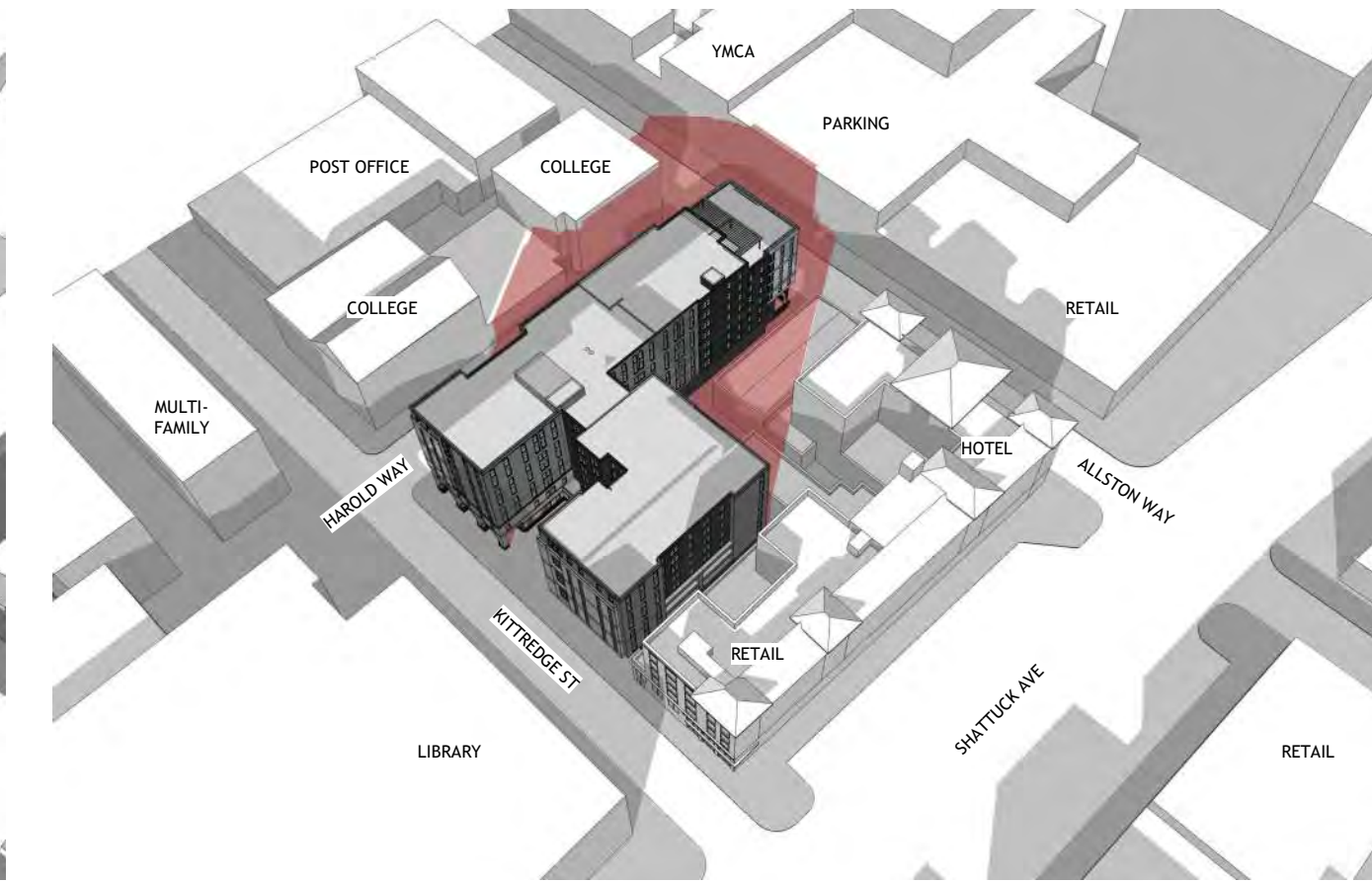
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

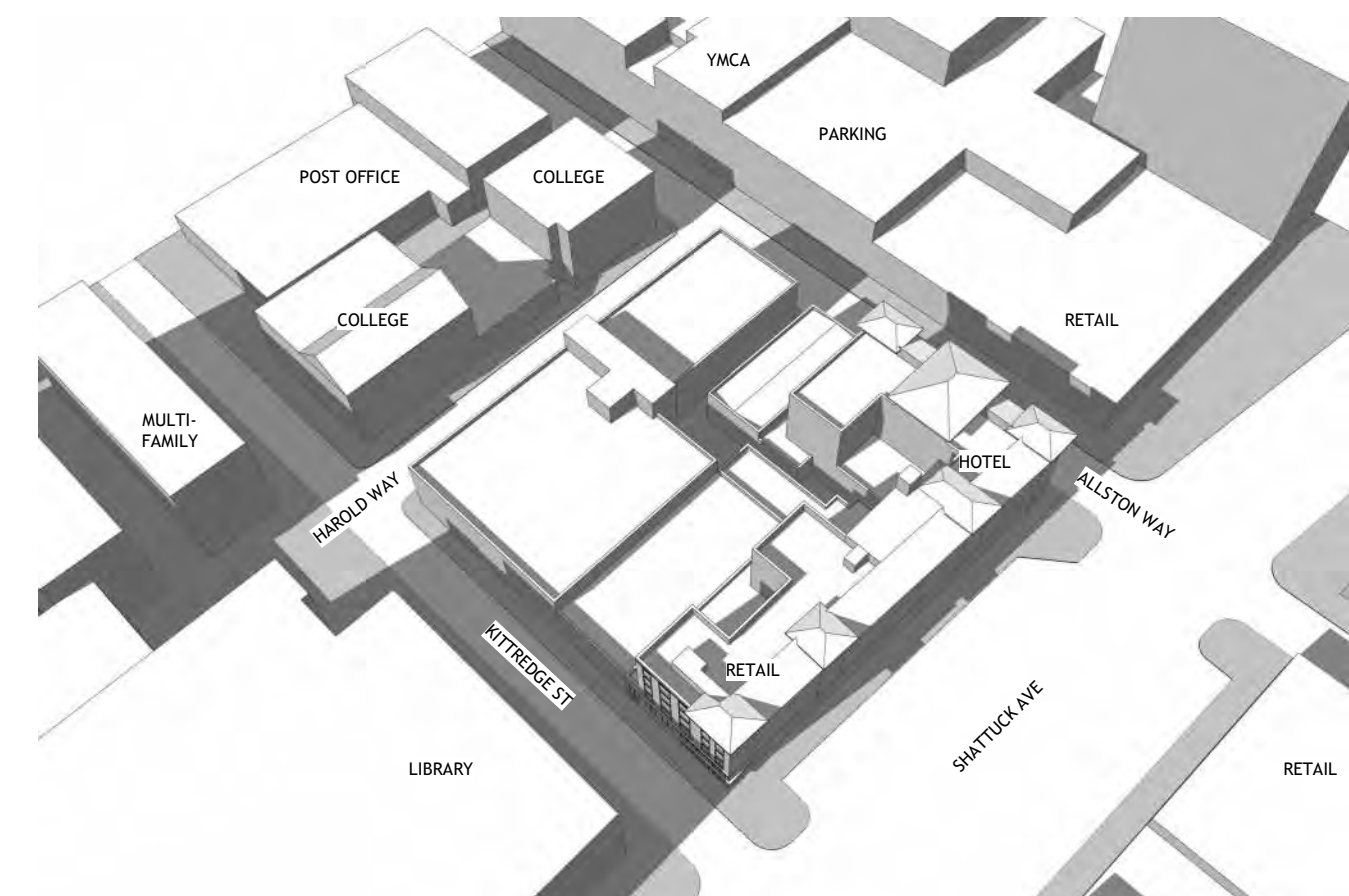
DECEMBER 10 NOON



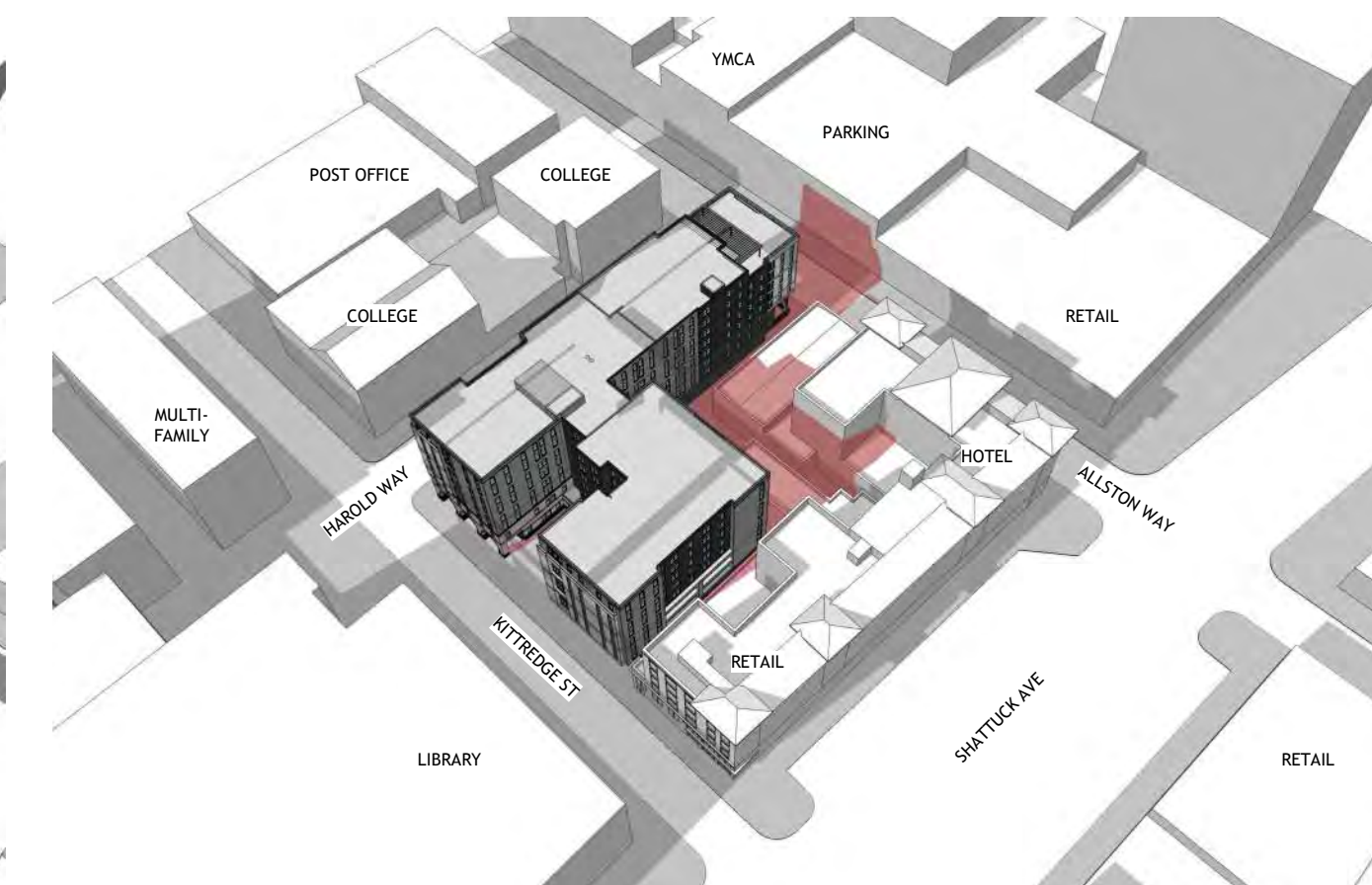
TOP VIEW EXISTING



TOP VIEW PROPOSED



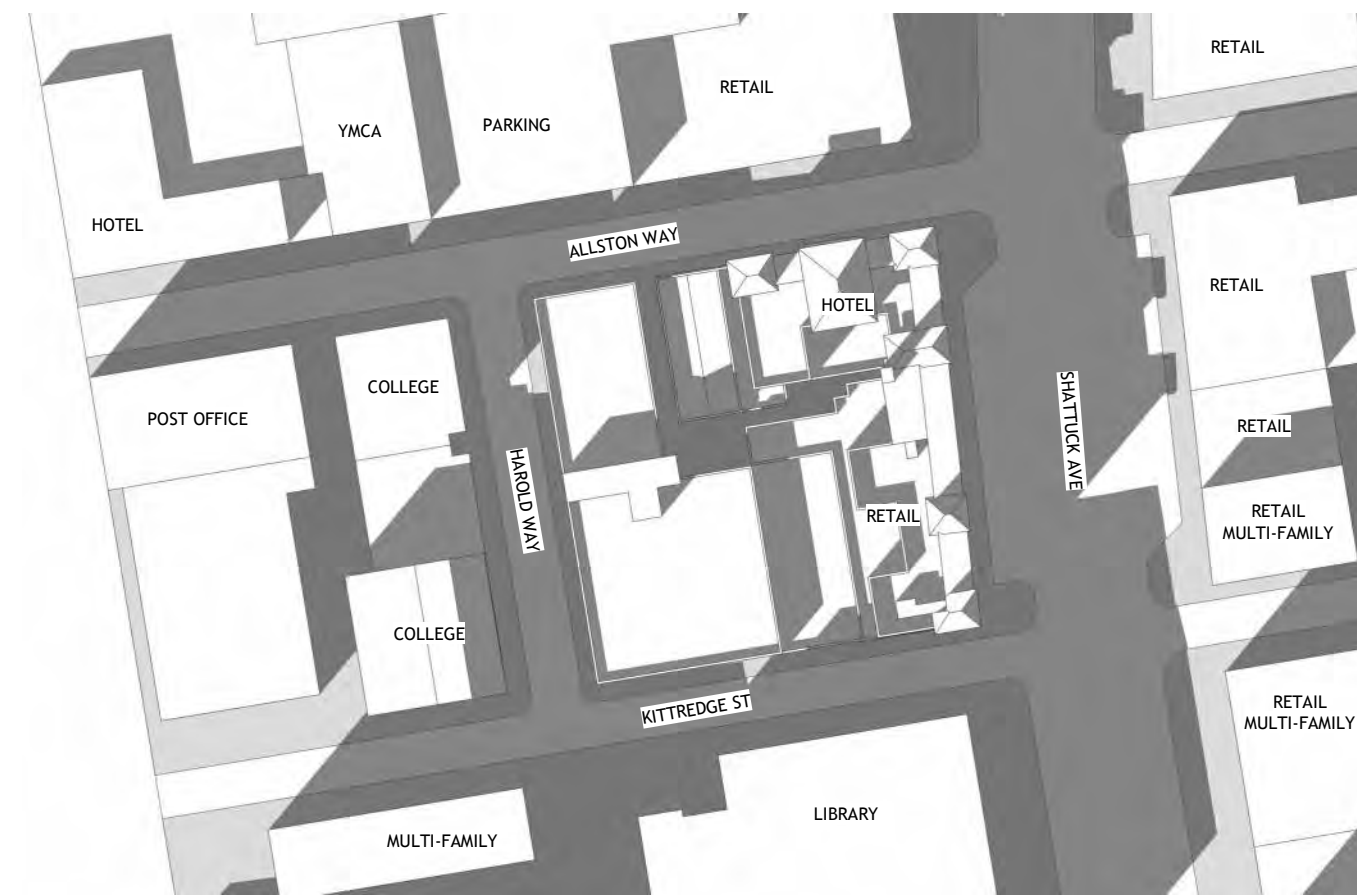
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

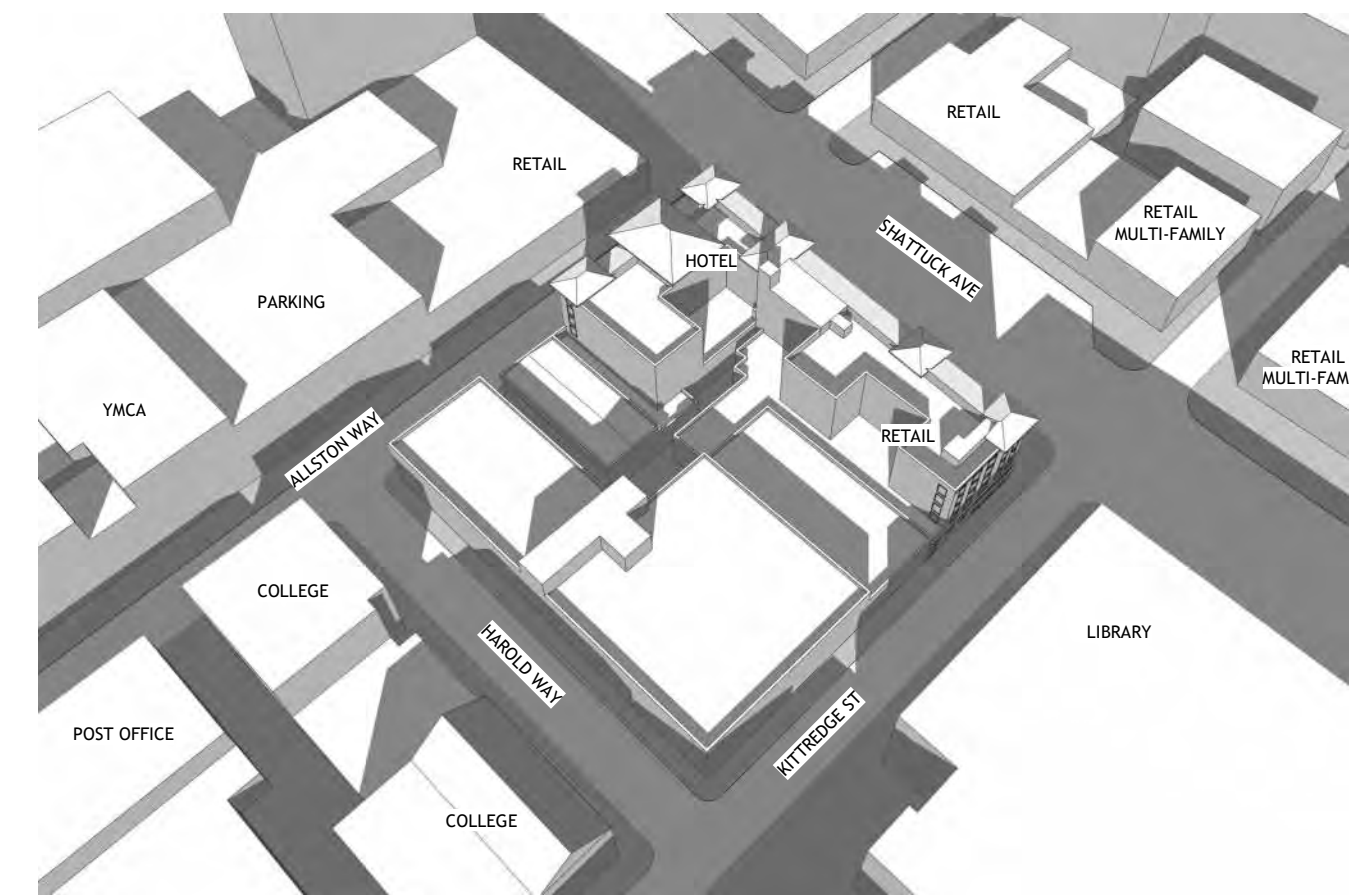
2 HOURS BEFORE SUNSET - 2:49 PM



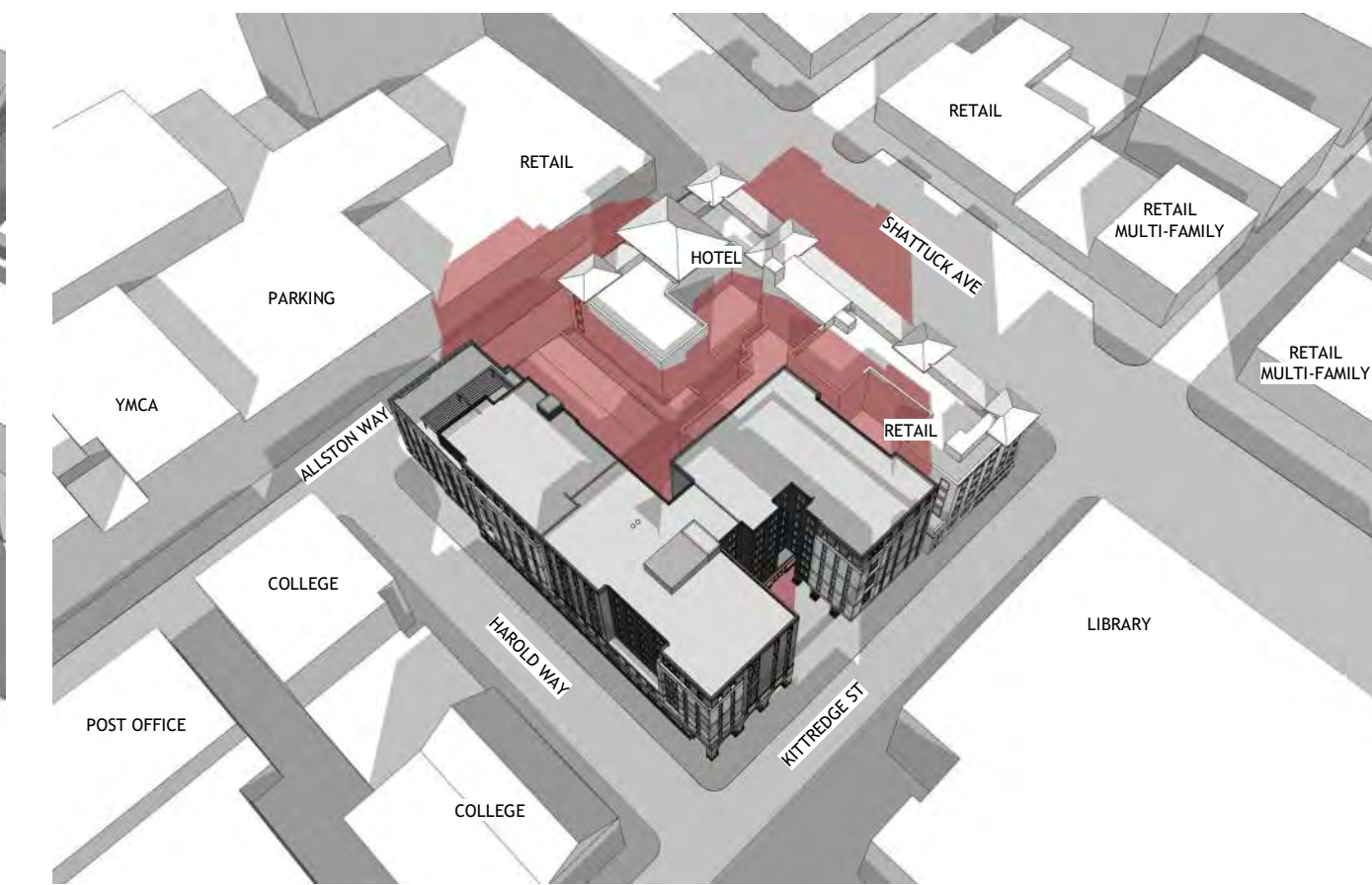
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

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

NILES BOLTON ASSOCIATES

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
9	SAP RESUBMIT.	3/23/22
12	APRIL DRG 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

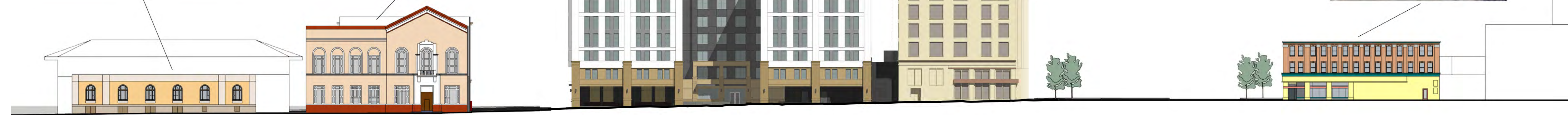
SHEET NUMBER:
A3-303



SHATTUCK AVE

HAROLD WAY

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



HAROLD WAY

SHATTUCK AVE

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

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

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APPLICANT:
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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
13	JUNE LWRKS. MEETING	5/10/22

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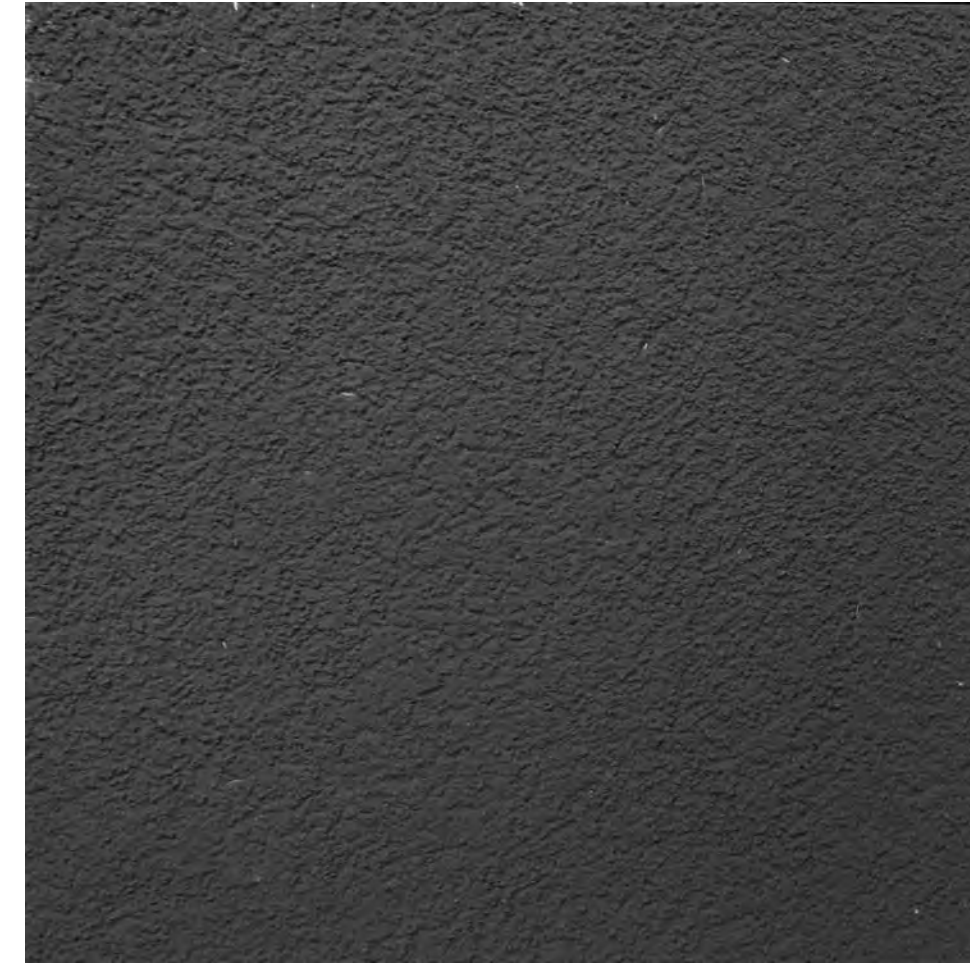
CA VENTURES

SHEET TITLE:
STREET STRIP ELEVATIONS

SHEET NUMBER:
A3-304



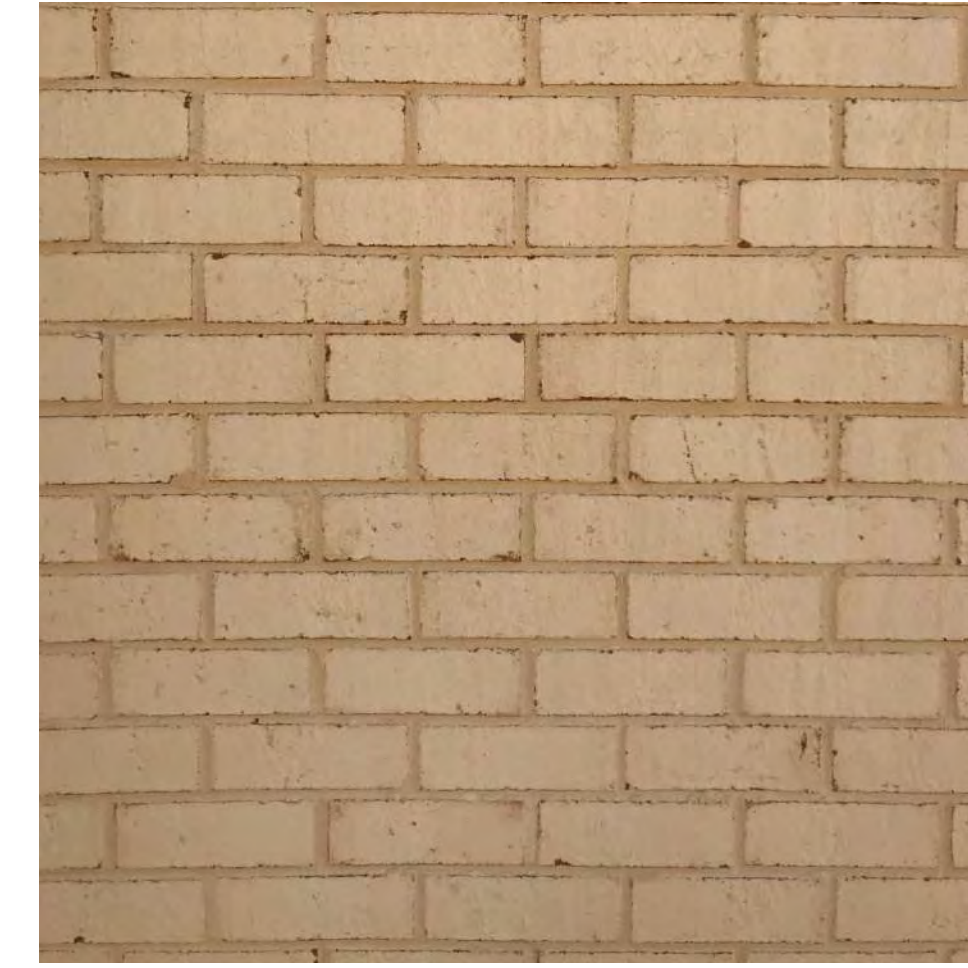
E1 - TAN STUCCO



E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



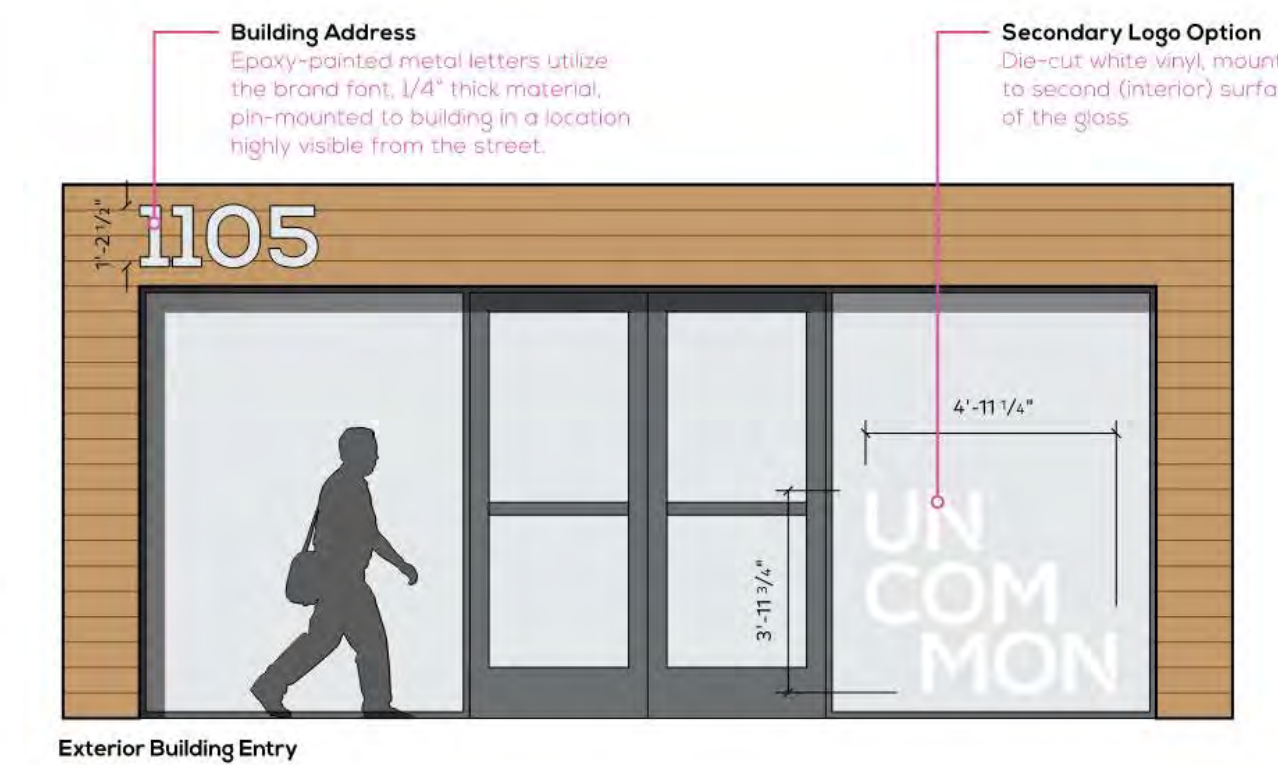
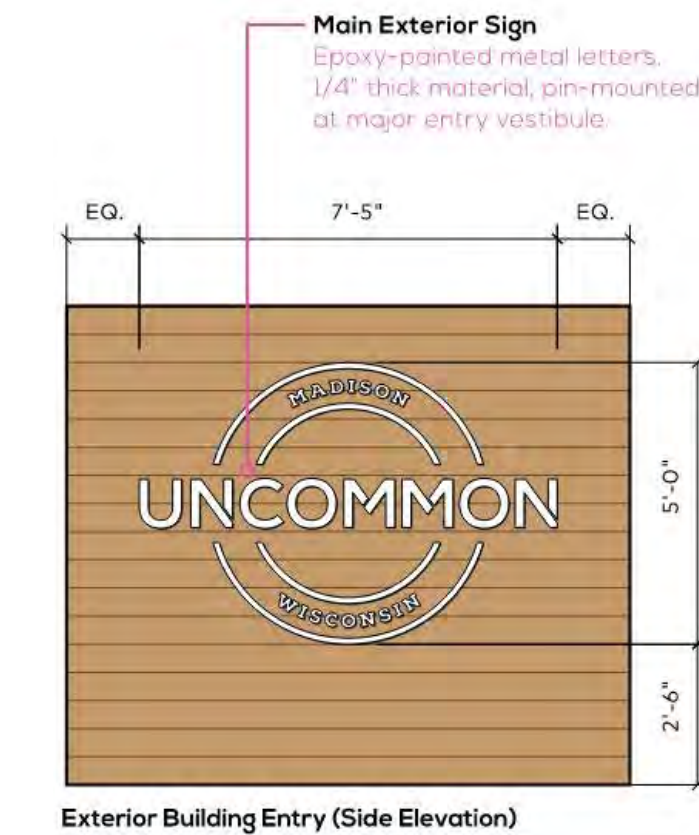
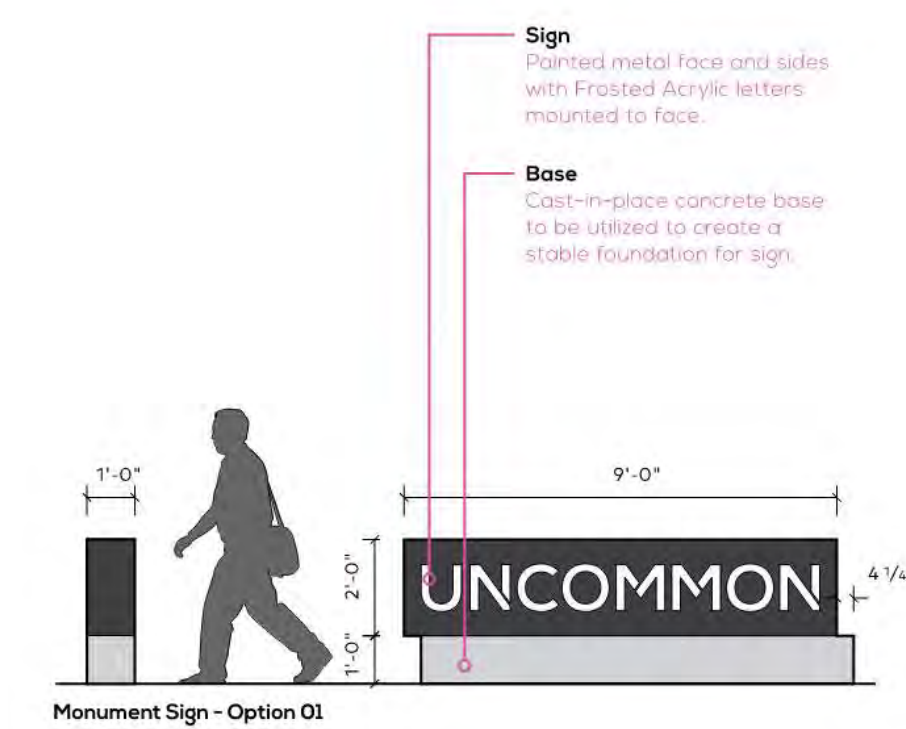
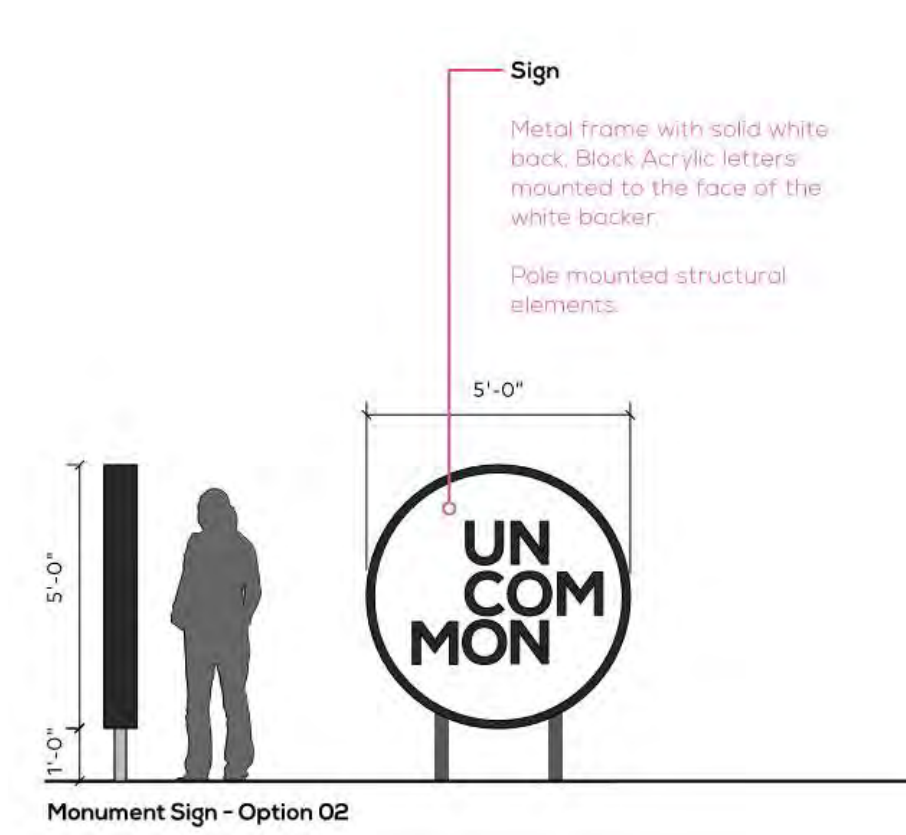
E5 - WHITE FIBER CEMENT



E7 - ALUMINUM CANOPY



E8 - EXTERIOR WALL SCONCE



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

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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

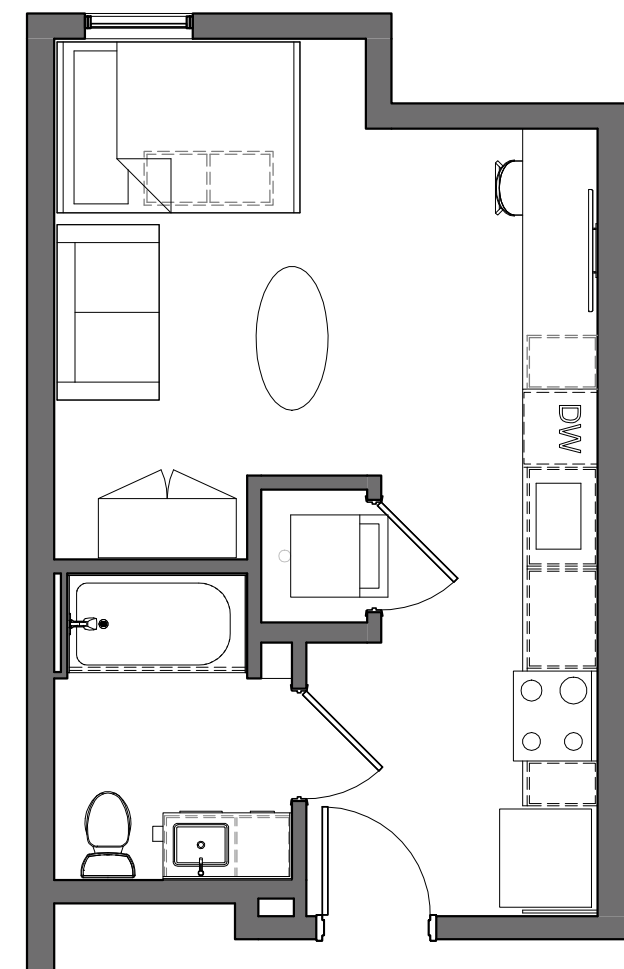
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BERKELEY, CA 94704

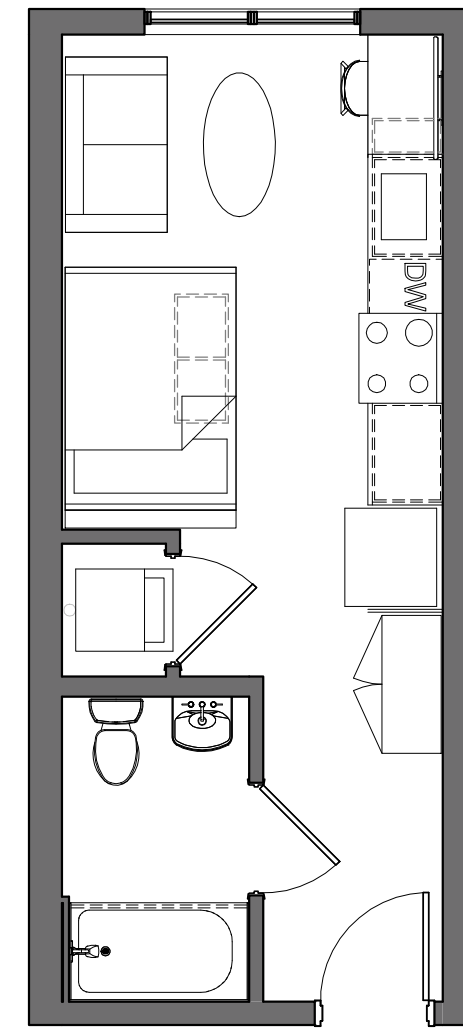
CA VENTURES

SHEET TITLE:
MATERIAL BOARDS

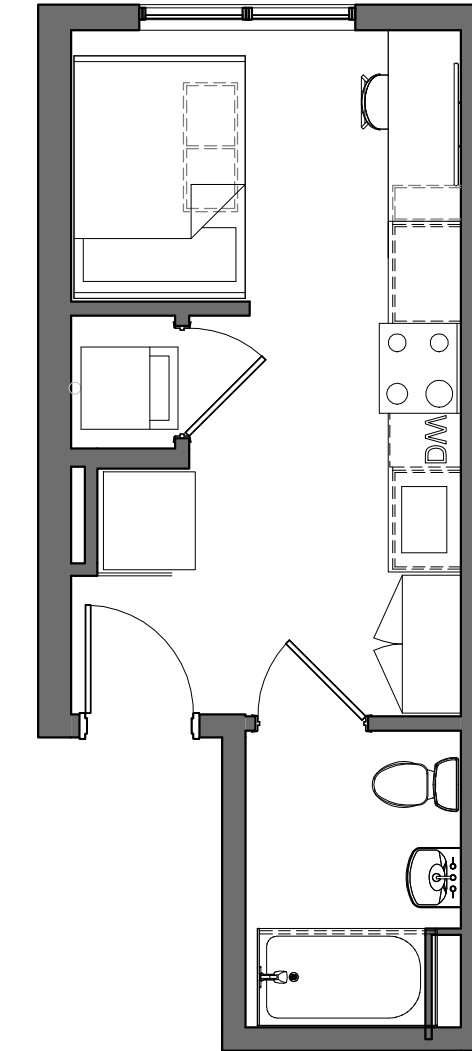
SHEET NUMBER:
A3-305



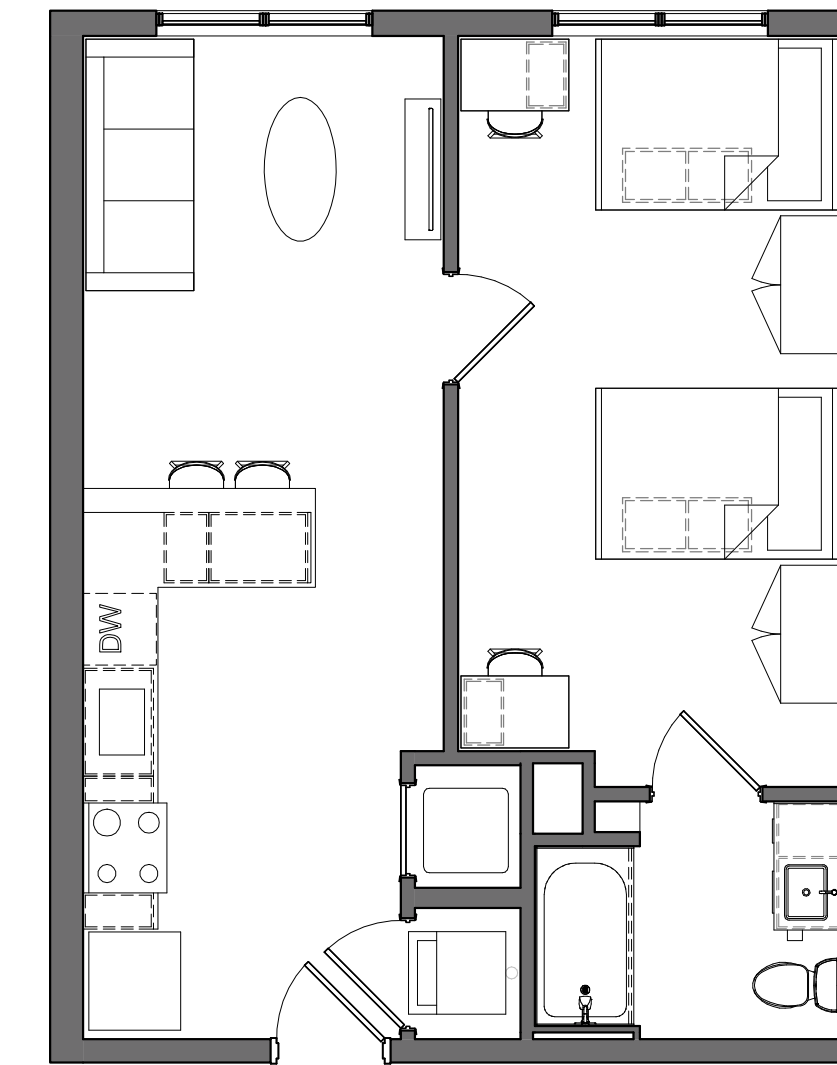
2 SAMPLE UNIT - S2
A5-001 3/16" = 1'-0"



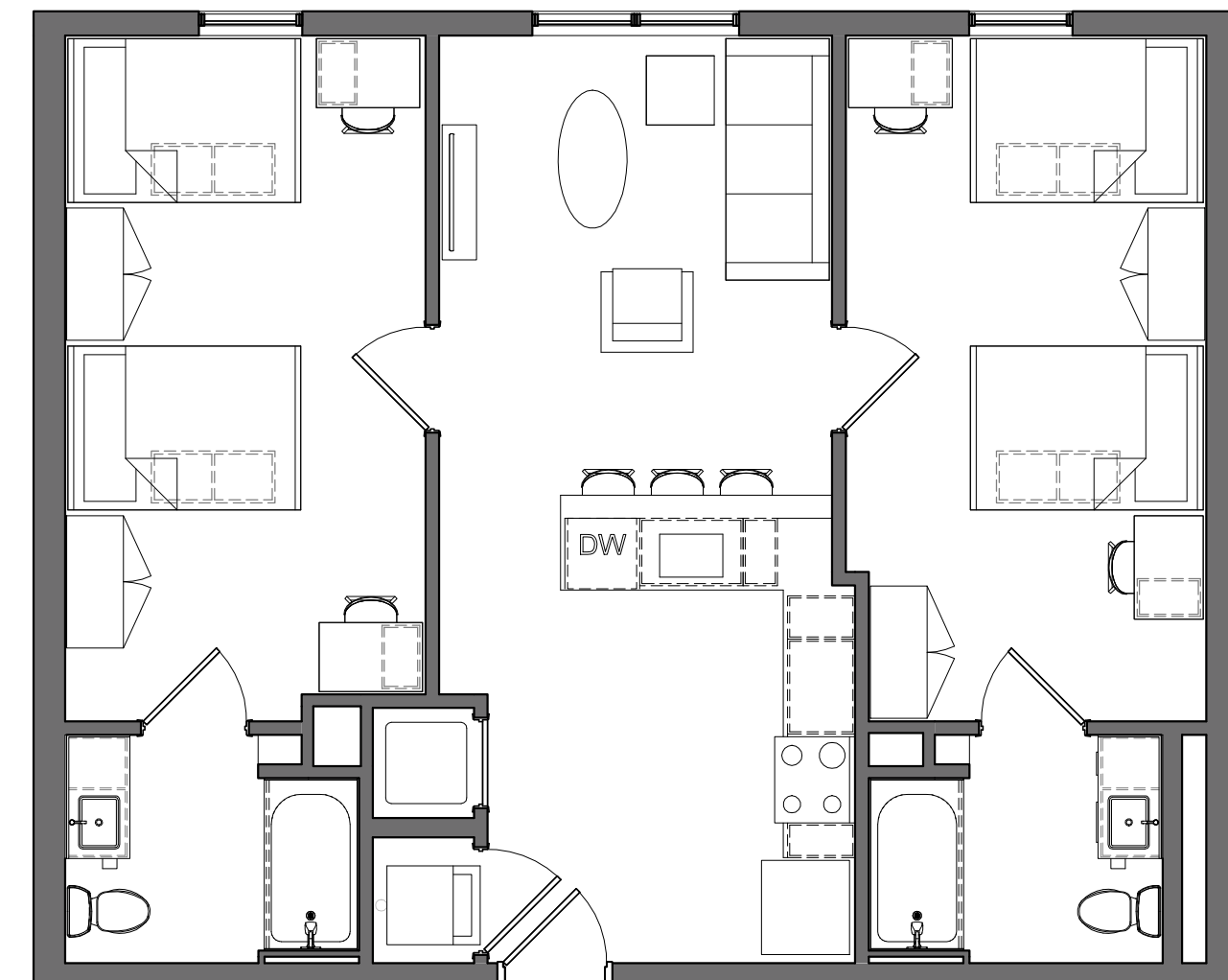
3 SAMPLE UNIT - MS1
A5-001 3/16" = 1'-0"



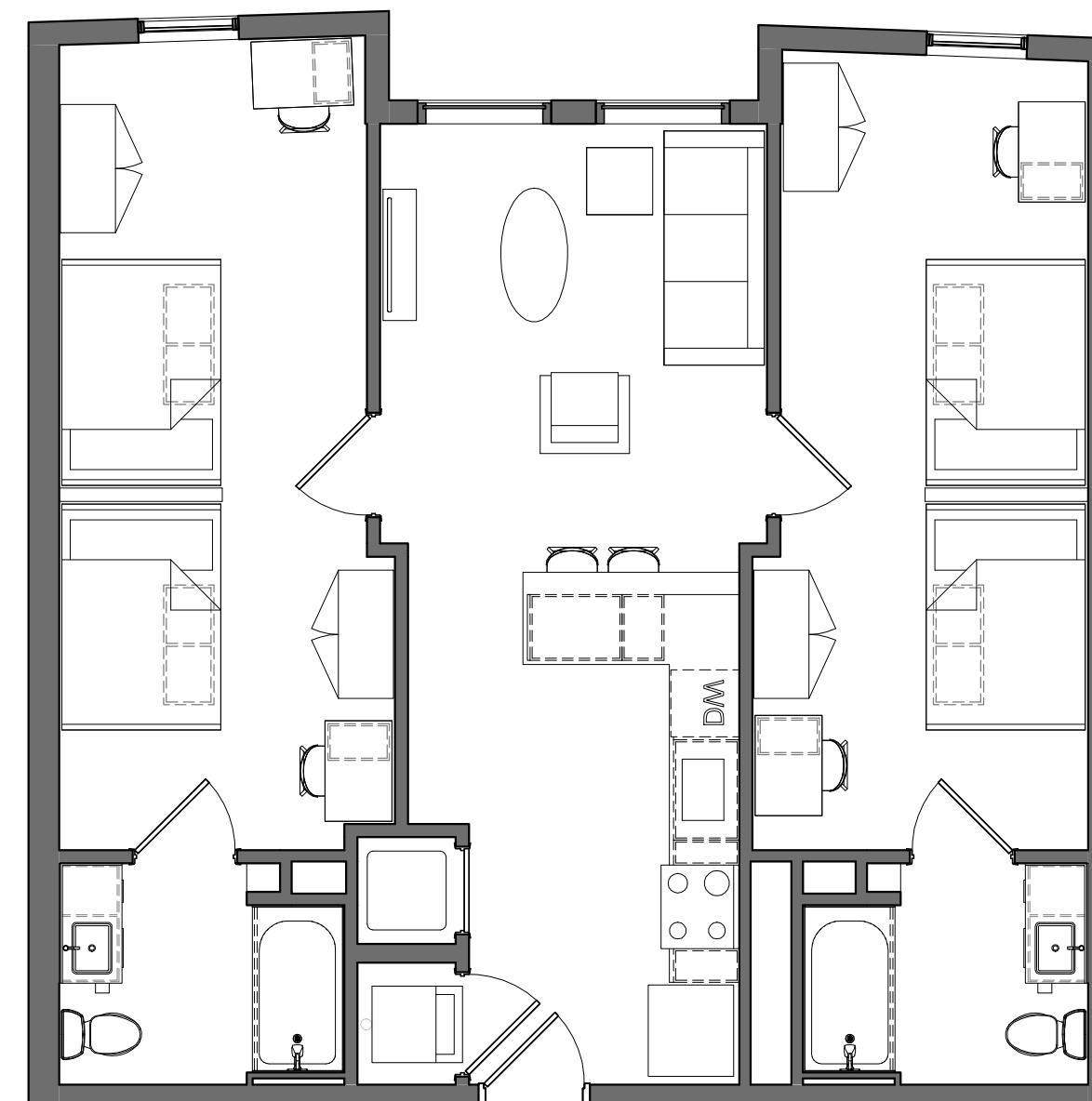
4 SAMPLE UNIT - NS1
A5-001 3/16" = 1'-0"



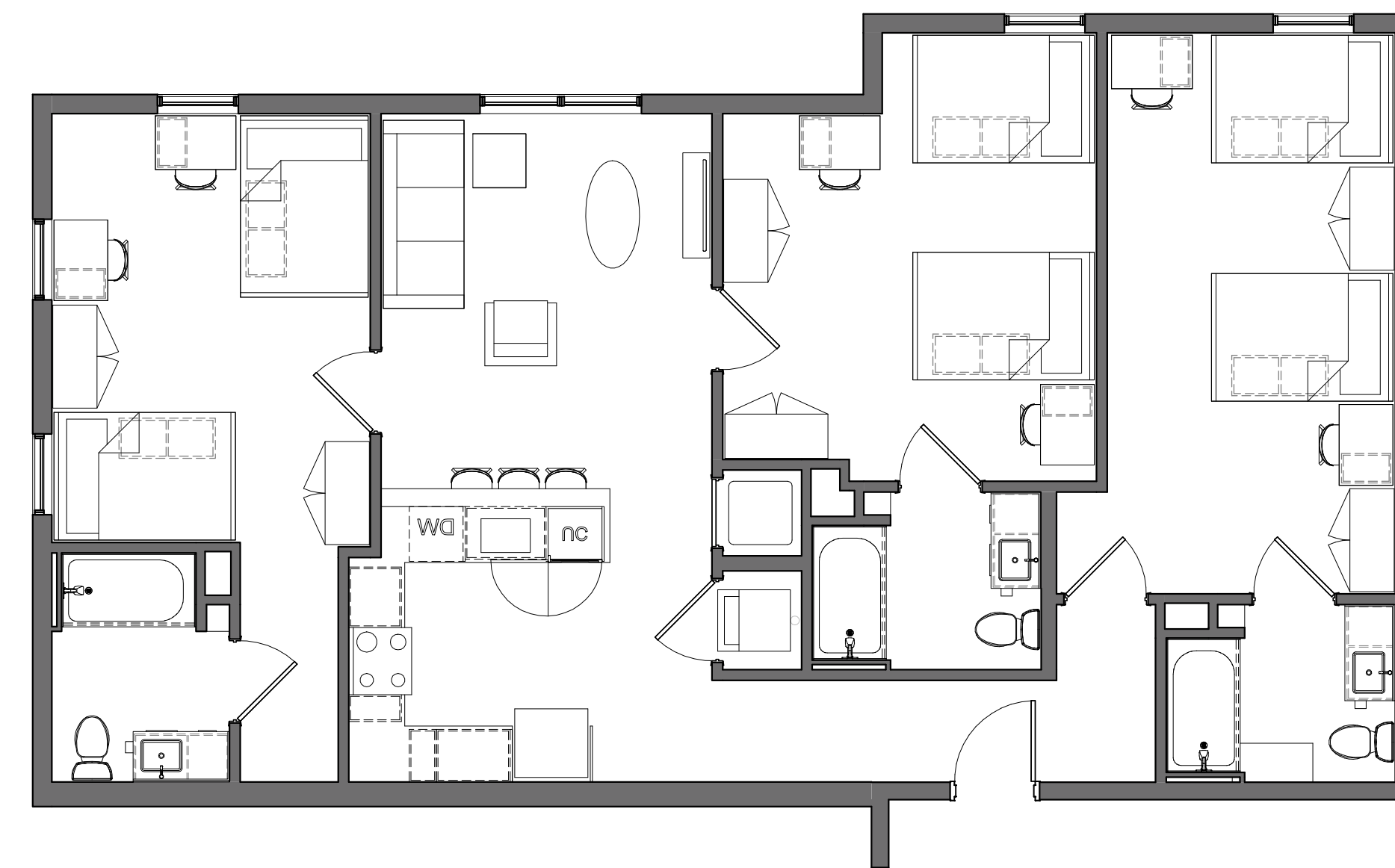
5 SAMPLE UNIT - A1
A5-001 3/16" = 1'-0"



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

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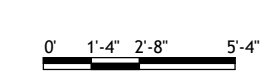
No.	Description	Date
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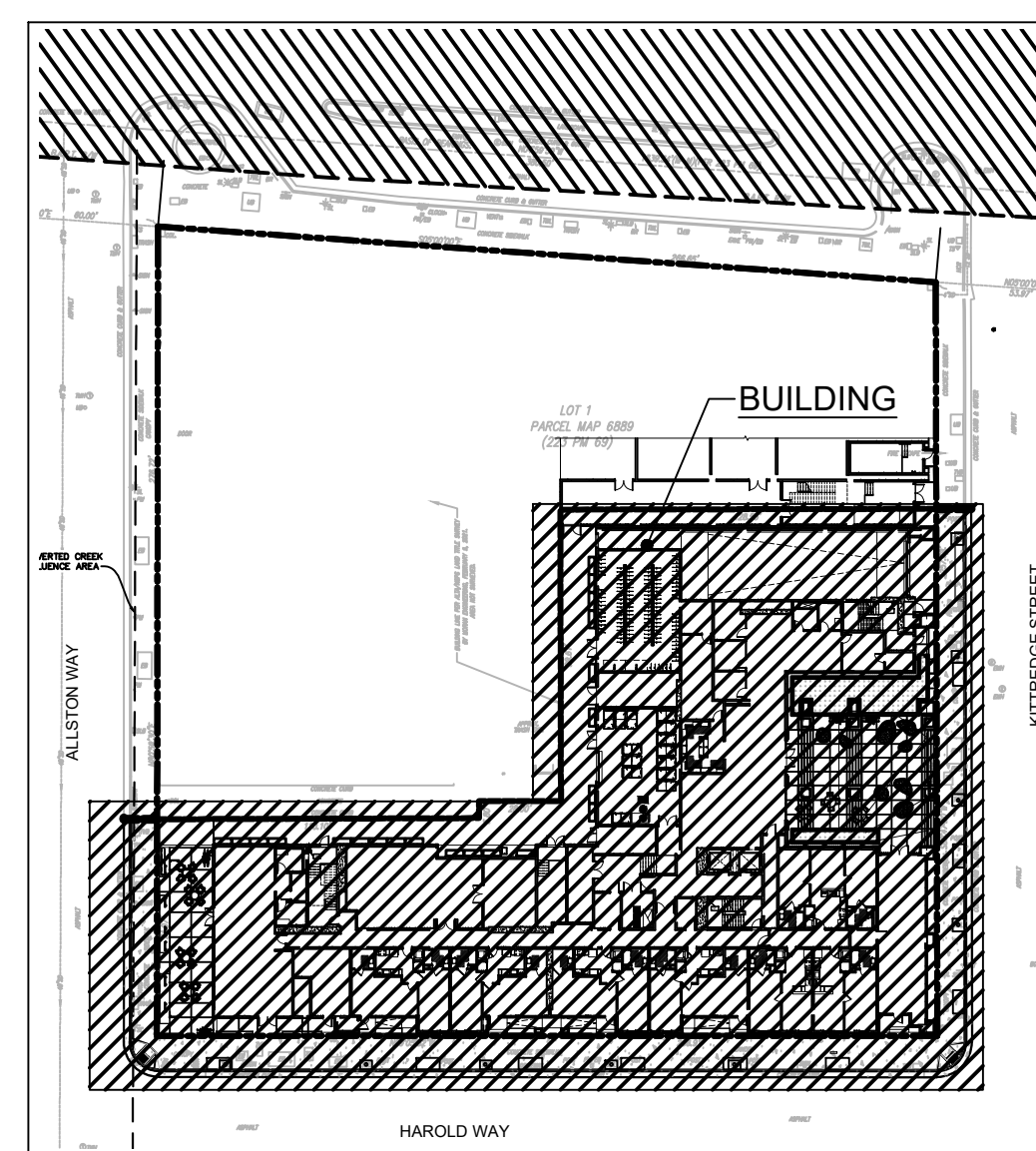
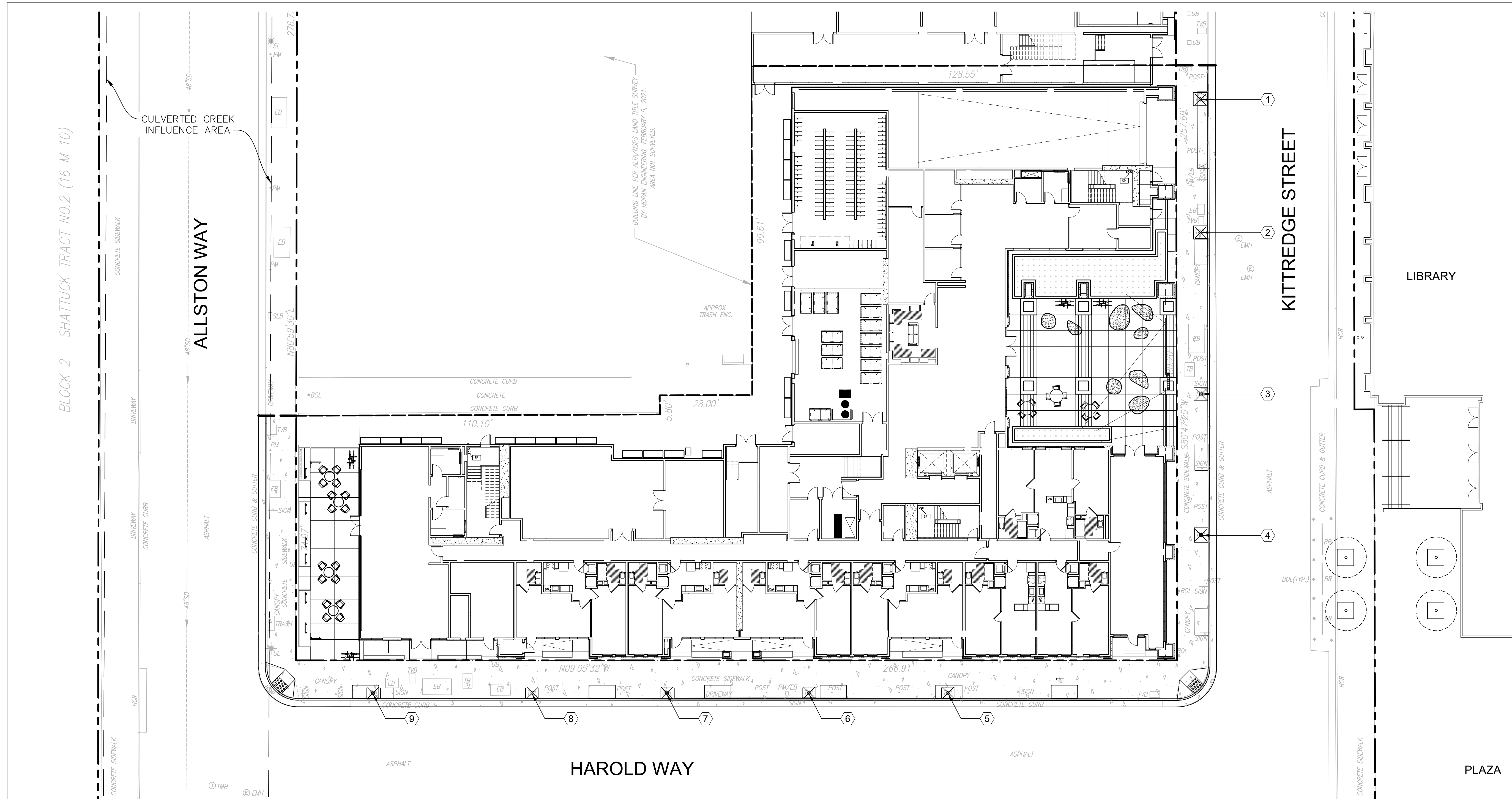
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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
SAMPLE UNITS

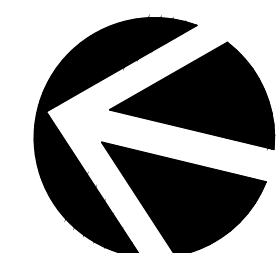
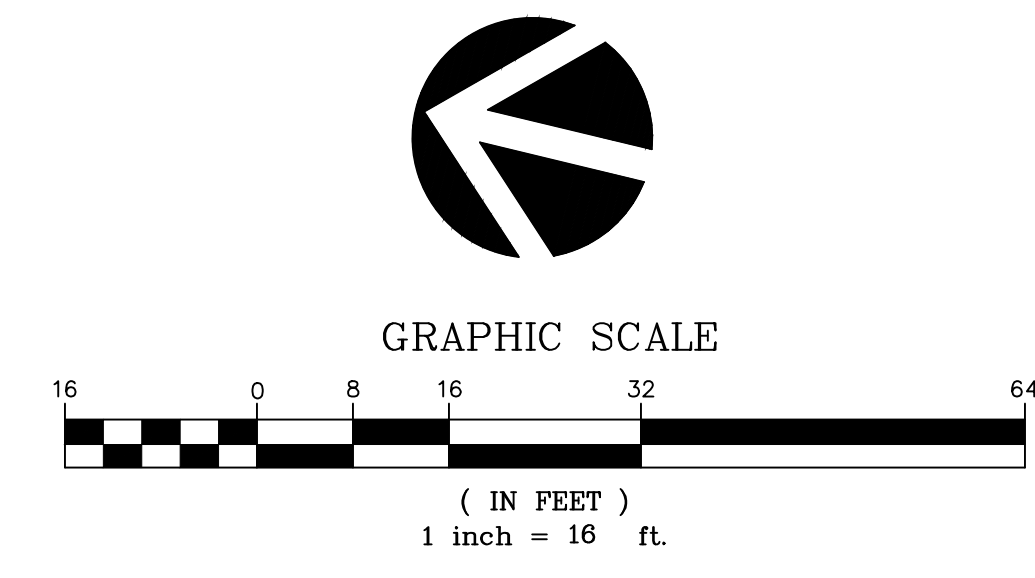
SHEET NUMBER:
A5-001





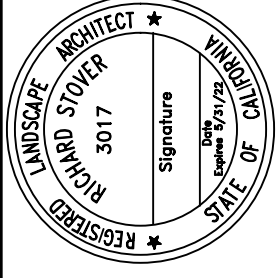
SITE MAP

EXISTING TREES TO BE REMOVED:		DIAMETER AT BREAST HEIGHT (IN.)
SYMBOL	BOTANICAL NAME (COMMON NAME)	
①	PYRUS (FLOWERING PEAR)	1"
②	ULMUS PUMILA (SIBERIAN ELM)	17"
③	ULMUS PUMILA (SIBERIAN ELM)	15"
④	ULMUS PUMILA (SIBERIAN ELM)	15"
⑤	ULMUS PUMILA (SIBERIAN ELM)	15"
⑥	ULMUS PUMILA (SIBERIAN ELM)	10"
⑦	ULMUS PUMILA (SIBERIAN ELM)	13"
⑧	ULMUS PUMILA (SIBERIAN ELM)	16"
⑨	ULMUS PUMILA (SIBERIAN ELM)	3"



REVISIONS	
12/20/21	Use Permit Resubmit
09/21/21	Review Submittal
08/18/21	Review Submittal
07/22/21	Resubmittal

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



BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

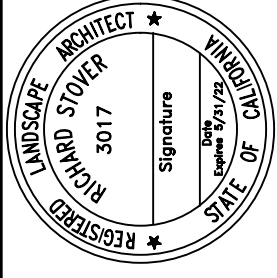
TREE REMOVAL PLAN

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

SHEET
LO
OF SHEETS

REVISIONS	
12/20/21	Use Permit Resubmit
09/21/21	Design Review Submittal
08/18/21	Design Review Submittal
07/22/21	Design Review Submittal
07/22/21	Design Review Submittal

RW Stover & Associates, Inc.
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 Walnut Creek, CA 94596
 Ph: 925.933.2383

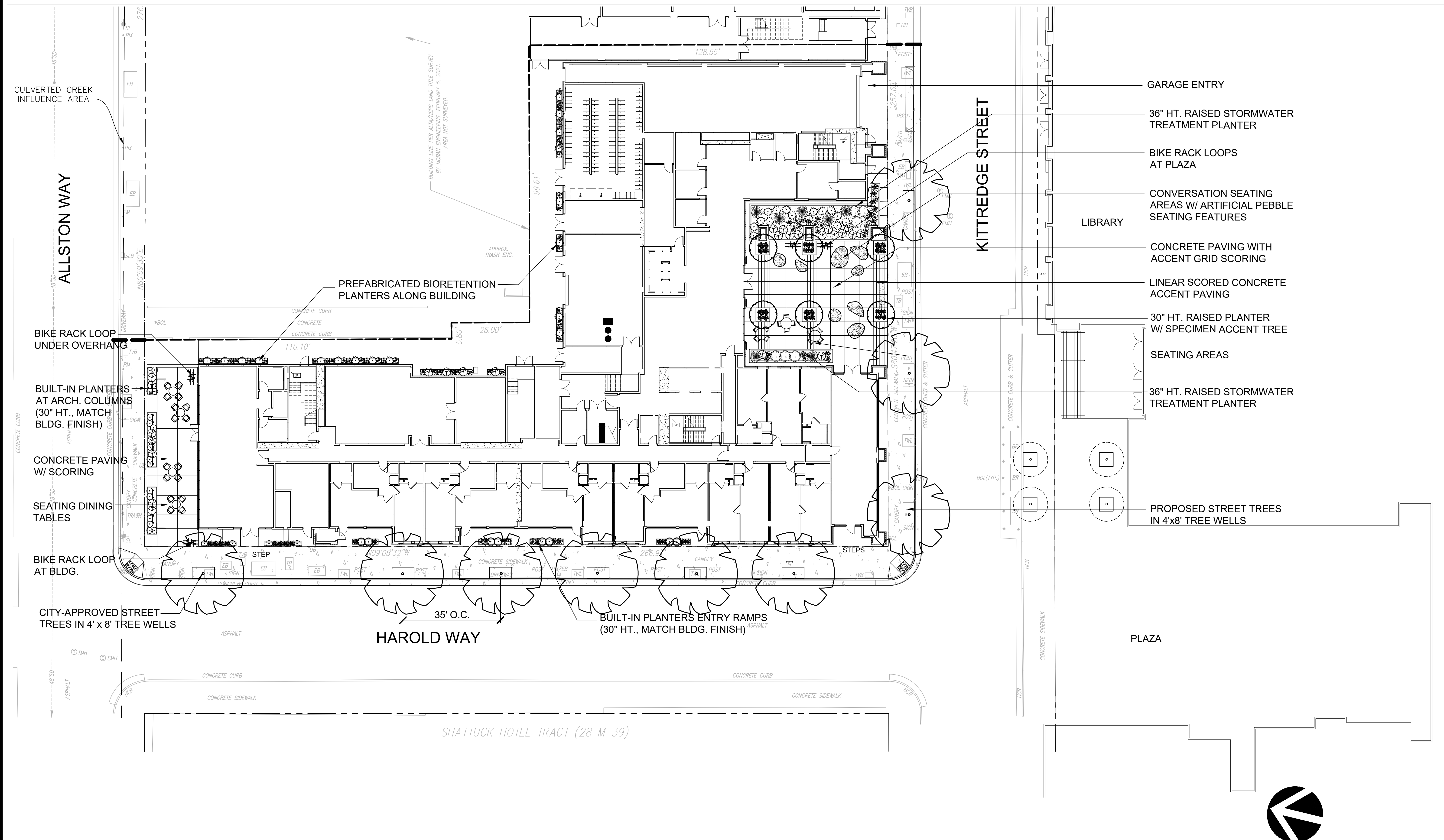


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

GROUND LEVEL PRELIMINARY LANDSCAPE PLAN

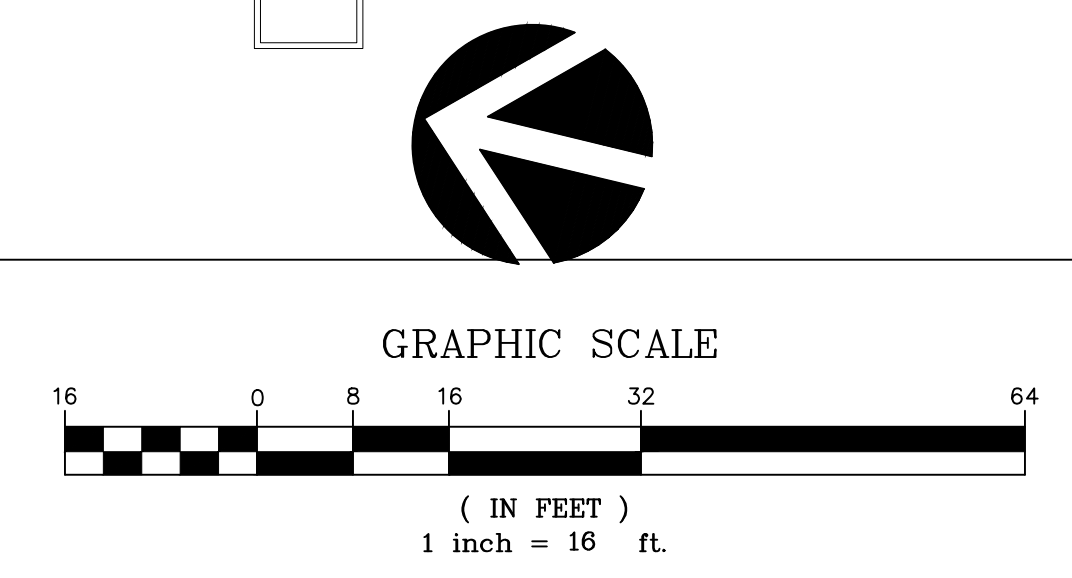
DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 9-23-21	
SCALE	

SHEET
L1
 OF SHEETS



Master Landscape Design Concept

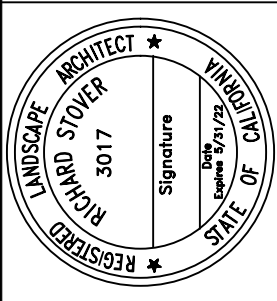
The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that compliment the building architecture. 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

REVISIONS	
12/10/21	Use Permit Resubmit
09/21/21	Design Review Submittal
08/18/21	Design Review Submittal
07/22/21	Final Resubmittal

RW Stover & Associates, Inc.
 Landscape Architecture
 1000 W. 12th St., Suite 4
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 Ph: 925.933.2383

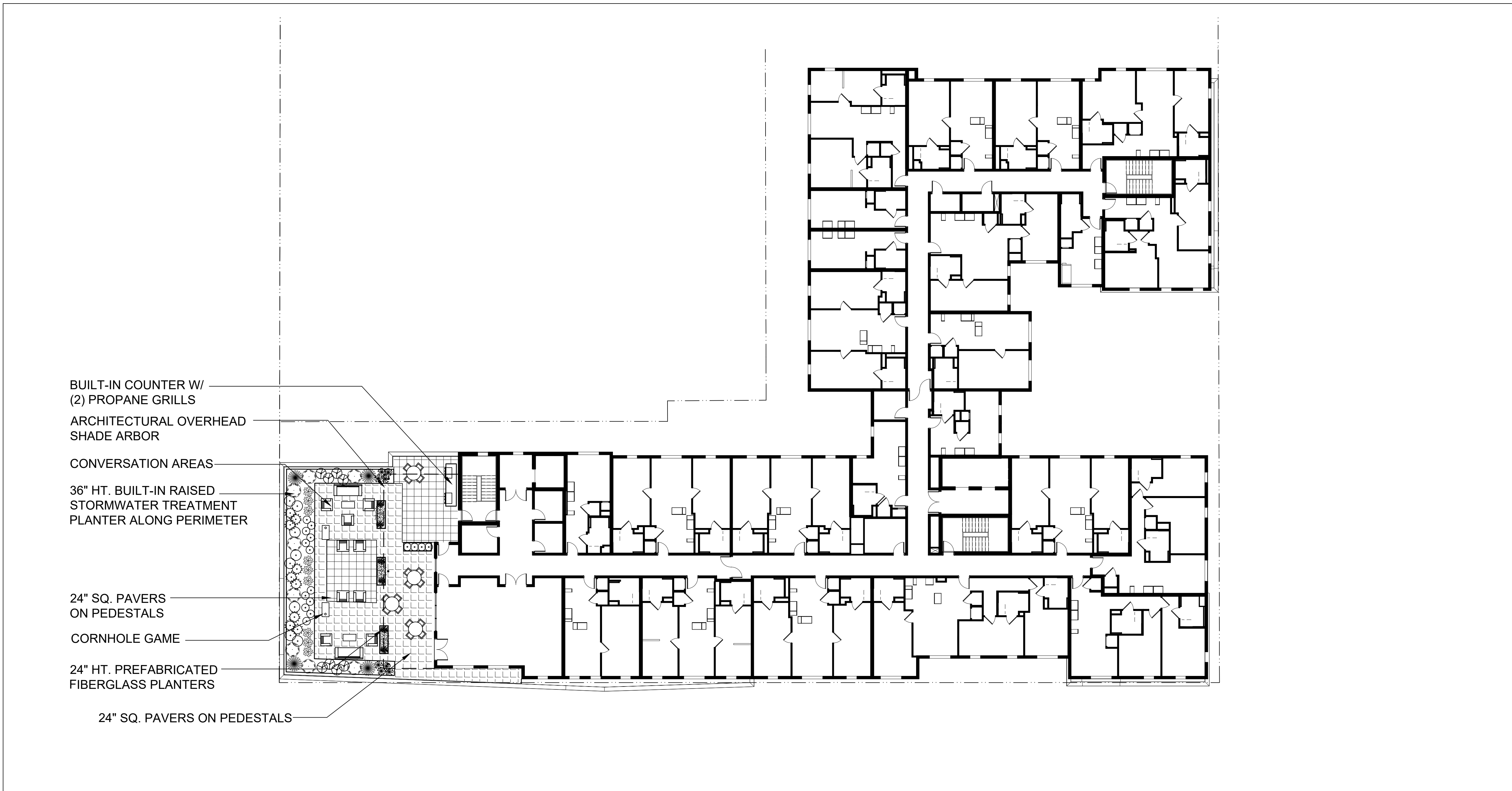


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

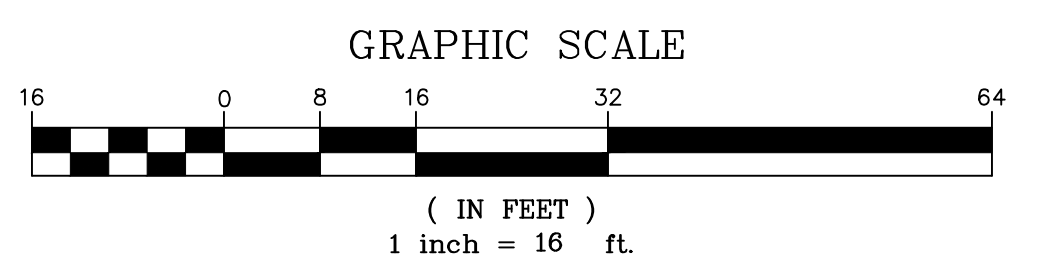
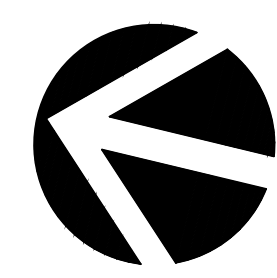
EIGHTH FLOOR
PRELIMINARY
LANDSCAPE PLAN

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



SPECIMEN ACCENT TREES IN RAISED PLANTERS
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	6
SHRUBS:					
*+CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5' 5 GA	LOW	YES	11
+ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4' 5 GA	LOW	YES	15
*+SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5' 5 GA	LOW	YES	33
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3' 5 GA	LOW	NO	8
PERENNIALS / GRASSES:					
*+ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2' 1 GA	LOW	YES	86
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5' 1 GA	LOW	YES	36
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3' 5 GA	LOW	YES	8
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3' 1 GA	LOW	YES	41
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4' 5 GA	LOW	YES	14
+PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2' 1 GA	LOW	YES	44

POLLINATOR PLANTS NOTE: 64% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (189 OF 296 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 floodthrough) 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



BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH



ARTIFICIAL FIBERGLASS PEBBLE FURNITURE (LARGE AND SMALL)
FROM NATURE WORKS, ENGLAND

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 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	1,862	689.6294986	17872.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
					TOTALS:	1952	745
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:	19,312
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	22,765
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA	745	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.					
TOTAL LANDSCAPE AREA	1,952						
AVERAGE ETAF	0.38						
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA	745						
TOTAL LANDSCAPE AREA	1,952						
SITEWIDE 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

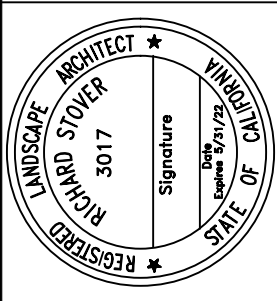
	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,481 SF	835 SF
• ROOF LEVEL	2,742 SF	722 SF
	7,223 SF	1,557 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 21.5% OF USABLE PRIVATE OPEN SPACE

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/21	Use Permit Resubmit
2	01/21/22	Design Review Submittal
3	02/18/22	Design Review Submittal
4	03/08/22	Design Review Submittal
5	07/22/22	Resubmittal

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



BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

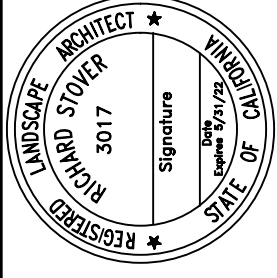
RECOMMENDED
PLANT LIST, SITE
AMENITY IMAGES

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

SHEET
L3
OF SHEETS

REVISIONS	
12/20/21	Use Permit Resubmit
09/21/21	Design Review Submittal
08/18/21	Design Review Submittal
07/22/21	Design Review Submittal
07/22/21	Design Review Submittal

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 2017
 Wabash Creek, CA 94596
 Ph: 925.938.2383

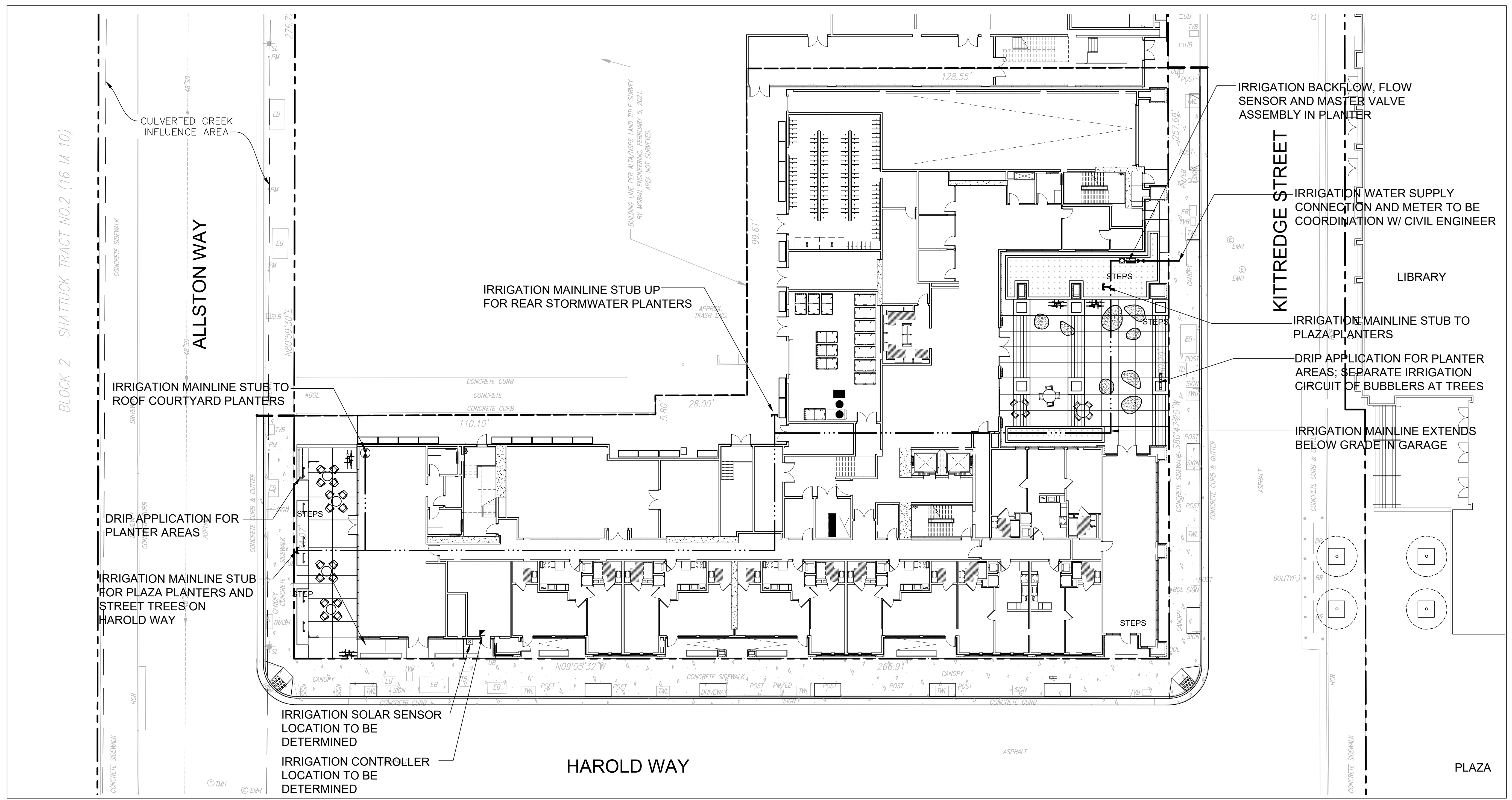


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

GROUND LEVEL
 PRELIMINARY
 IRRIGATION PLAN

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

SHEET
L4
 OF SHEETS

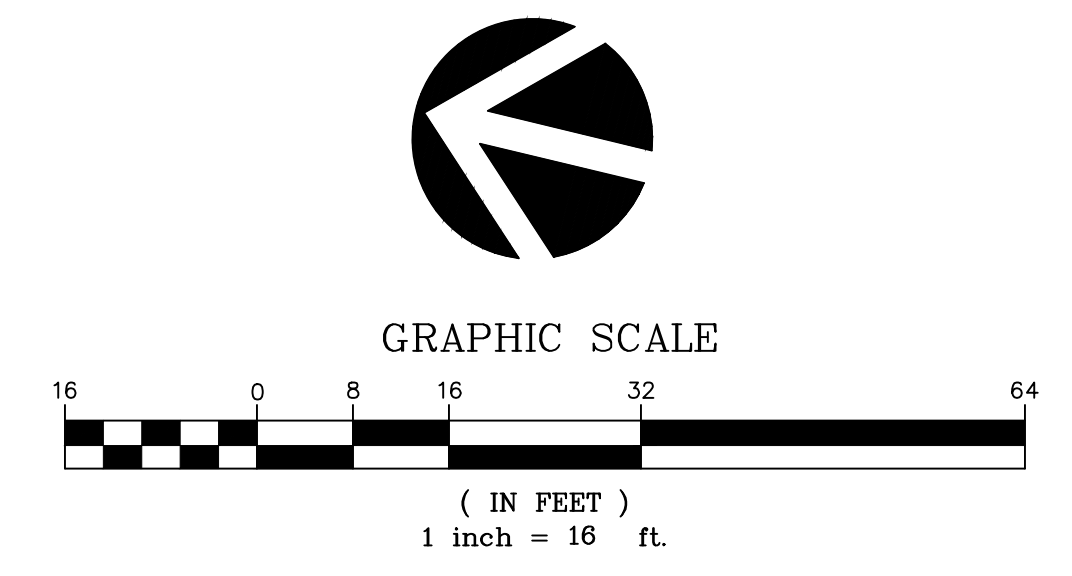


PRELIMINARY IRRIGATION LEGEND:

	CONTROLLER
	WIRELESS SOLAR-SYNC SENSOR
	OPEN MASTER CONTROL VALVE. FLOW SENSOR SHALL BE WIRED TO CONTROLLER
	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
	BALL VALVE
	MAIN LINE

GRAPHIC NOTE:
 IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

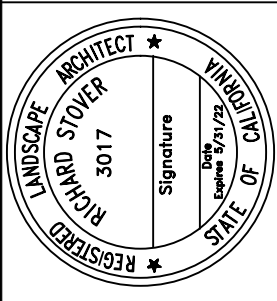
IRRIGATION APPLICATION NOTE:
 ALL IRRIGATION APPLICATION TO BE DRIP EMITTERS FOR PLANTERS, WITH BUBBLER IRRIGATION FOR TREES. (TYPICAL)



REFER TO SHEET L5 FOR ROOF DECK IRRIGATION
 REFER TO SHEET L6 FOR IRRIGATION NOTES AND DETAILS

REVISIONS	
12/10/21	Use Permit Resubmit
12/21/21	Design Review Submit
03/18/22	Design Review Submit
07/22/22	Final Resubmittal

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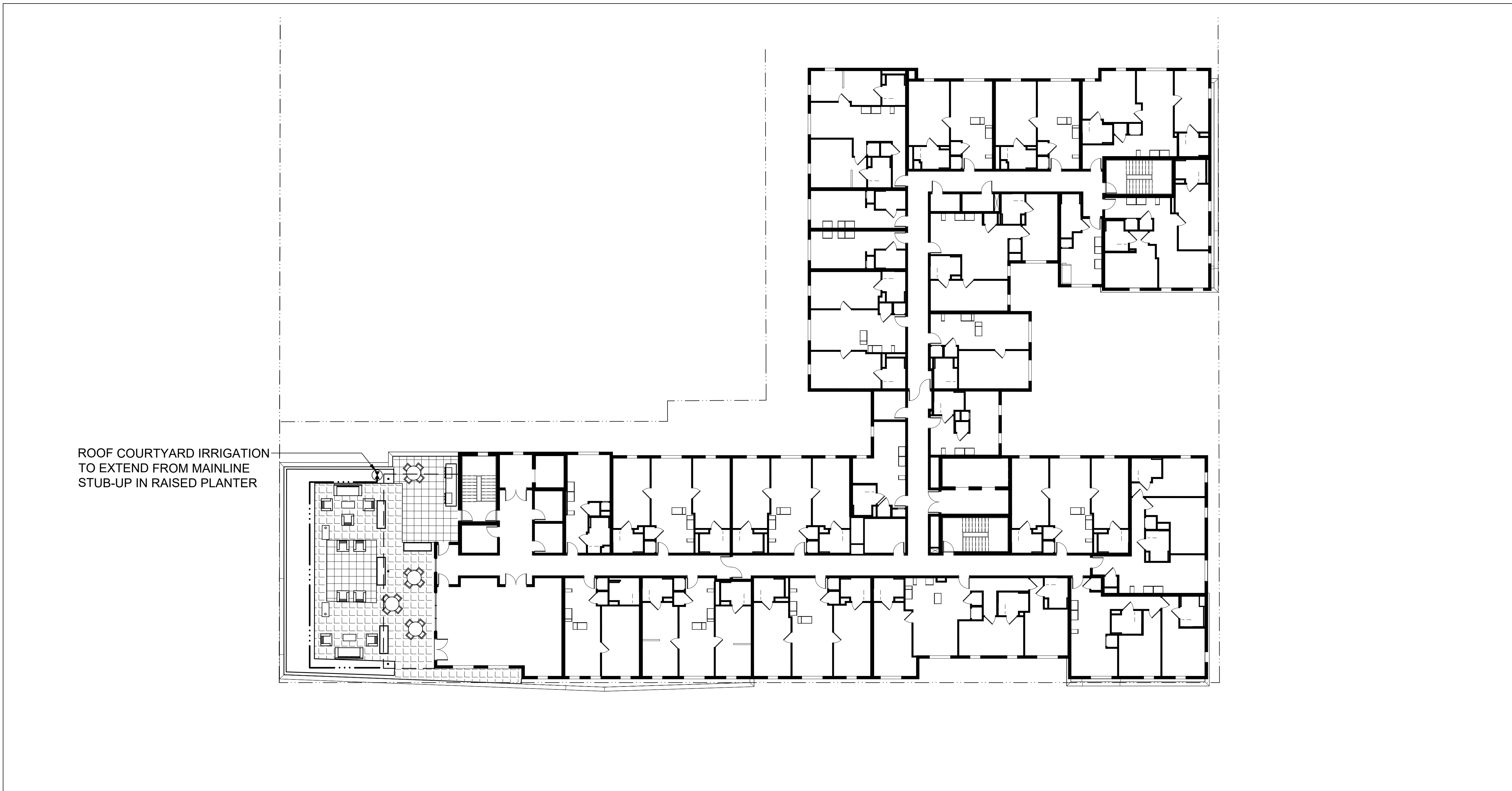


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

EIGHTH FLOOR
PRELIMINARY
IRRIGATION PLAN

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

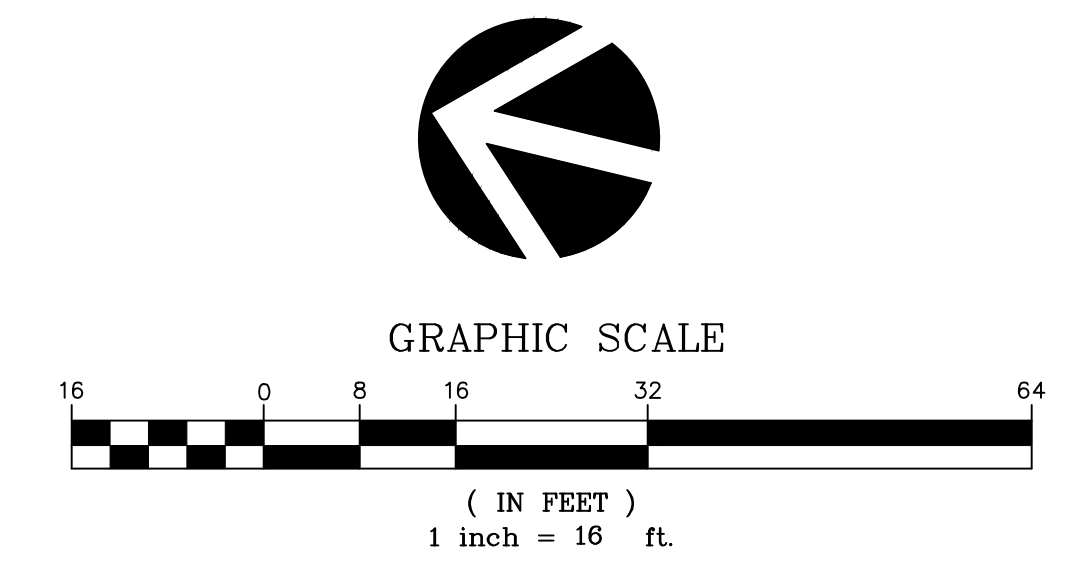
SHEET
L5
 OF SHEETS



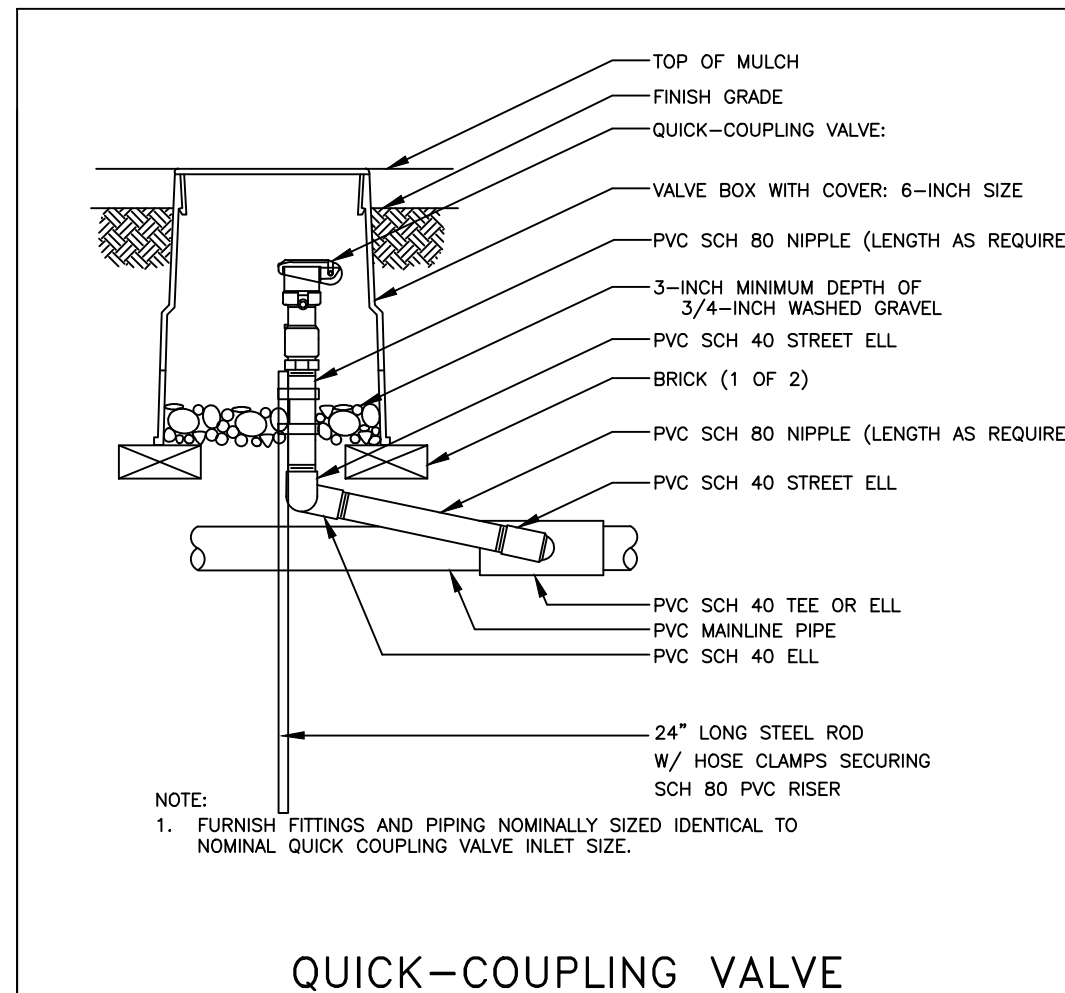
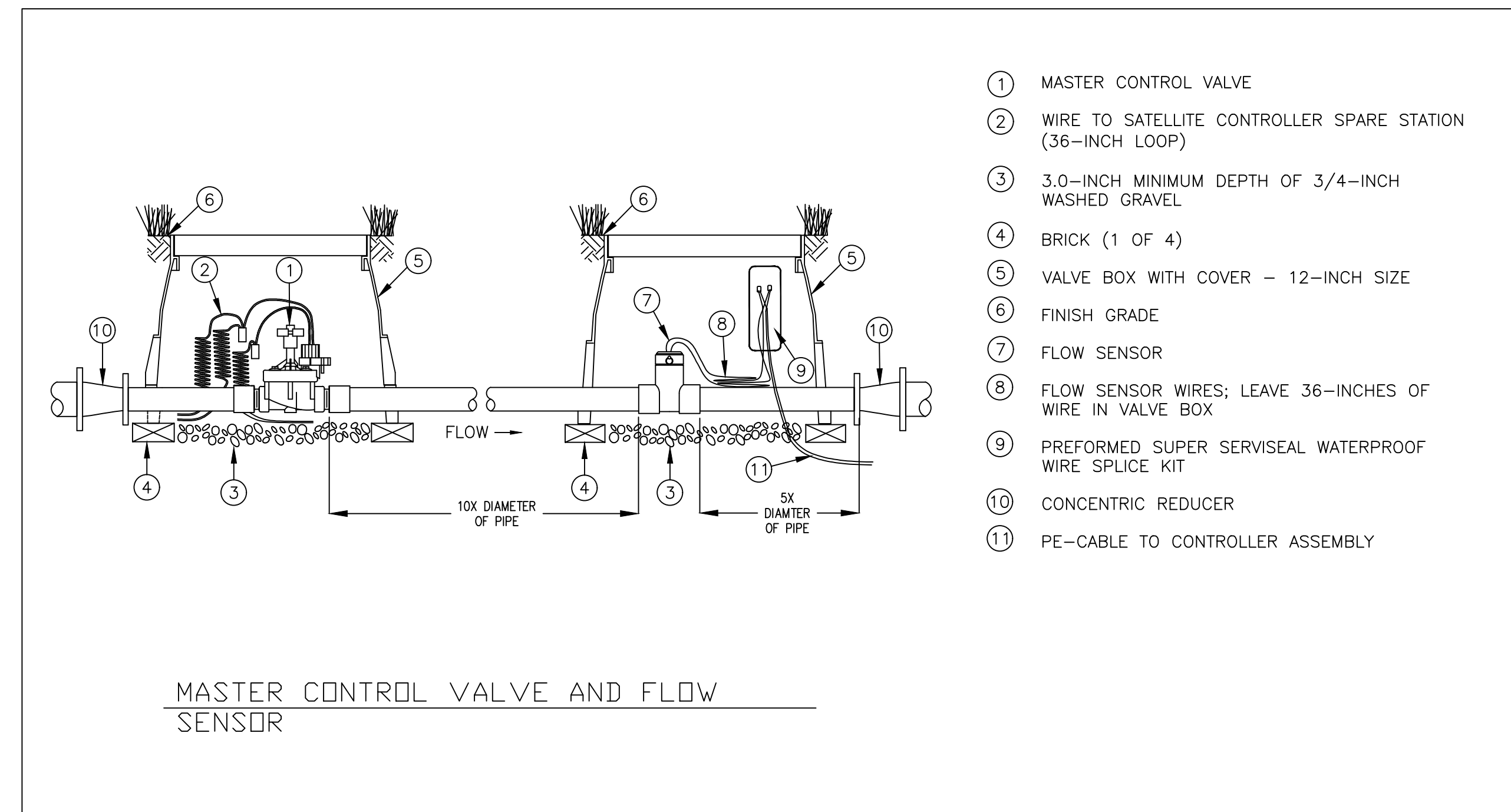
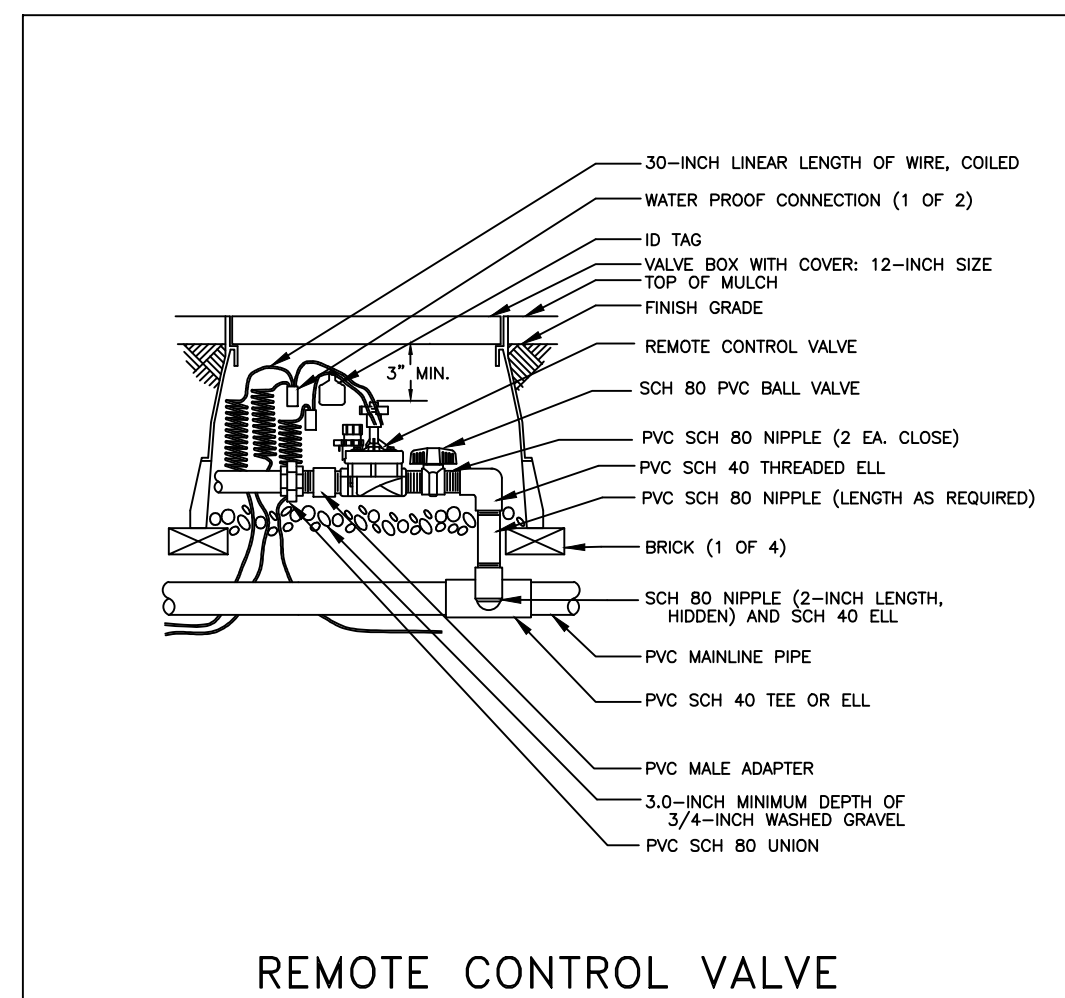
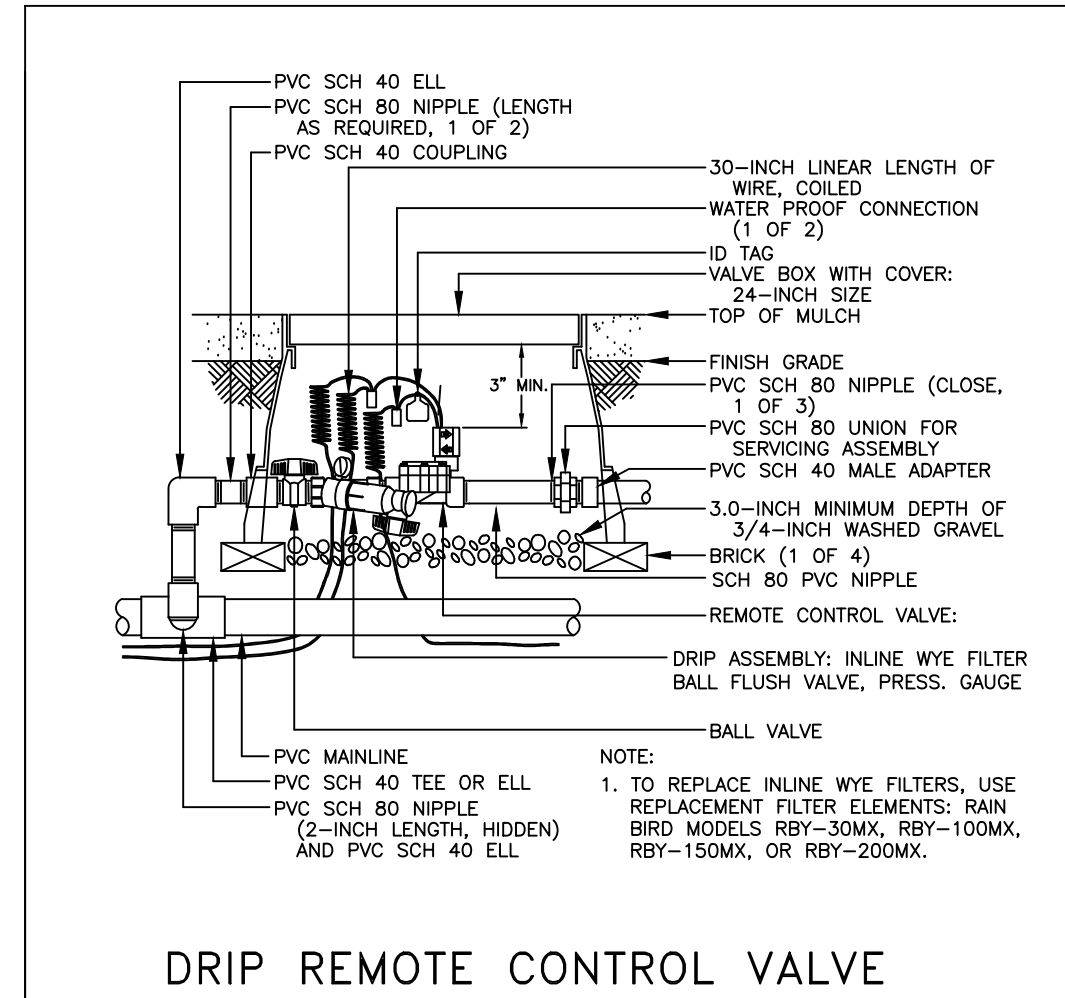
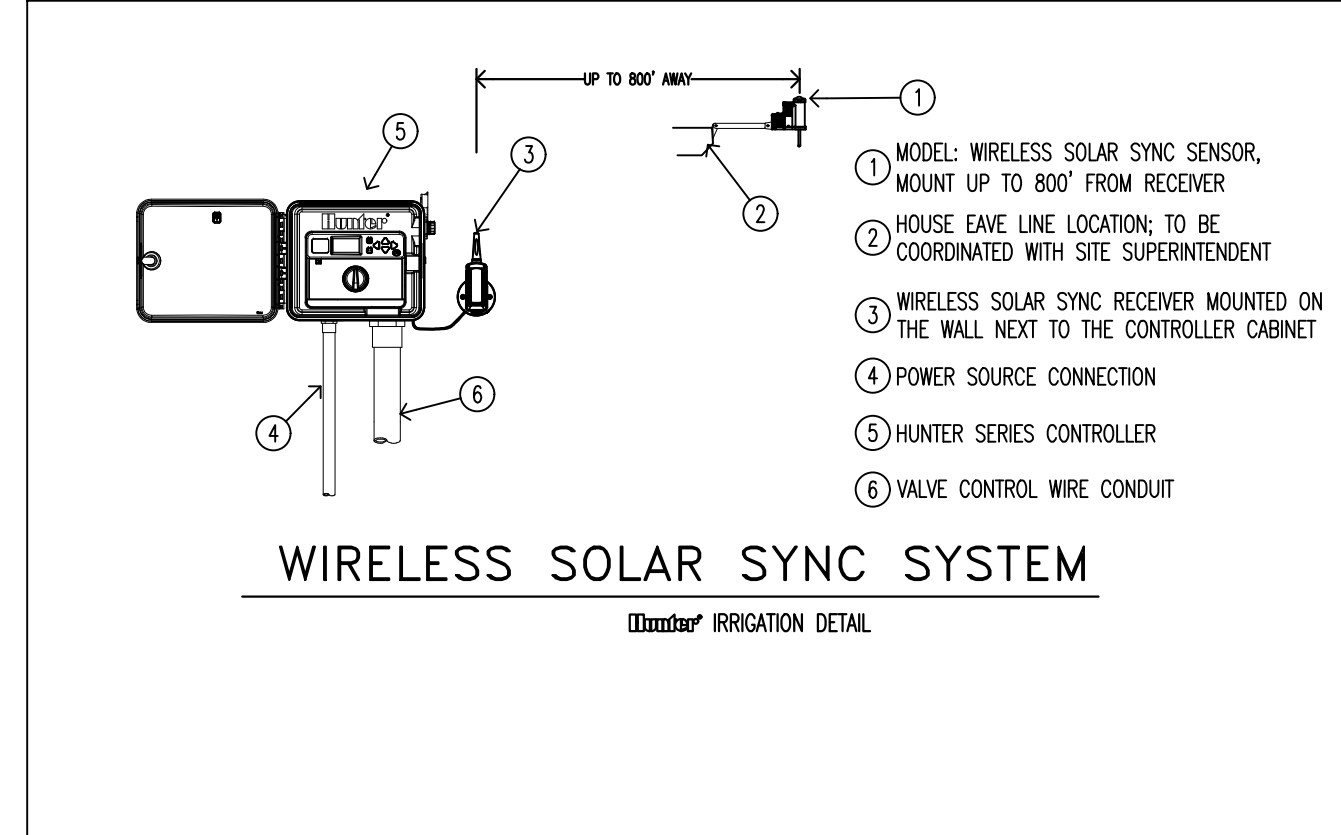
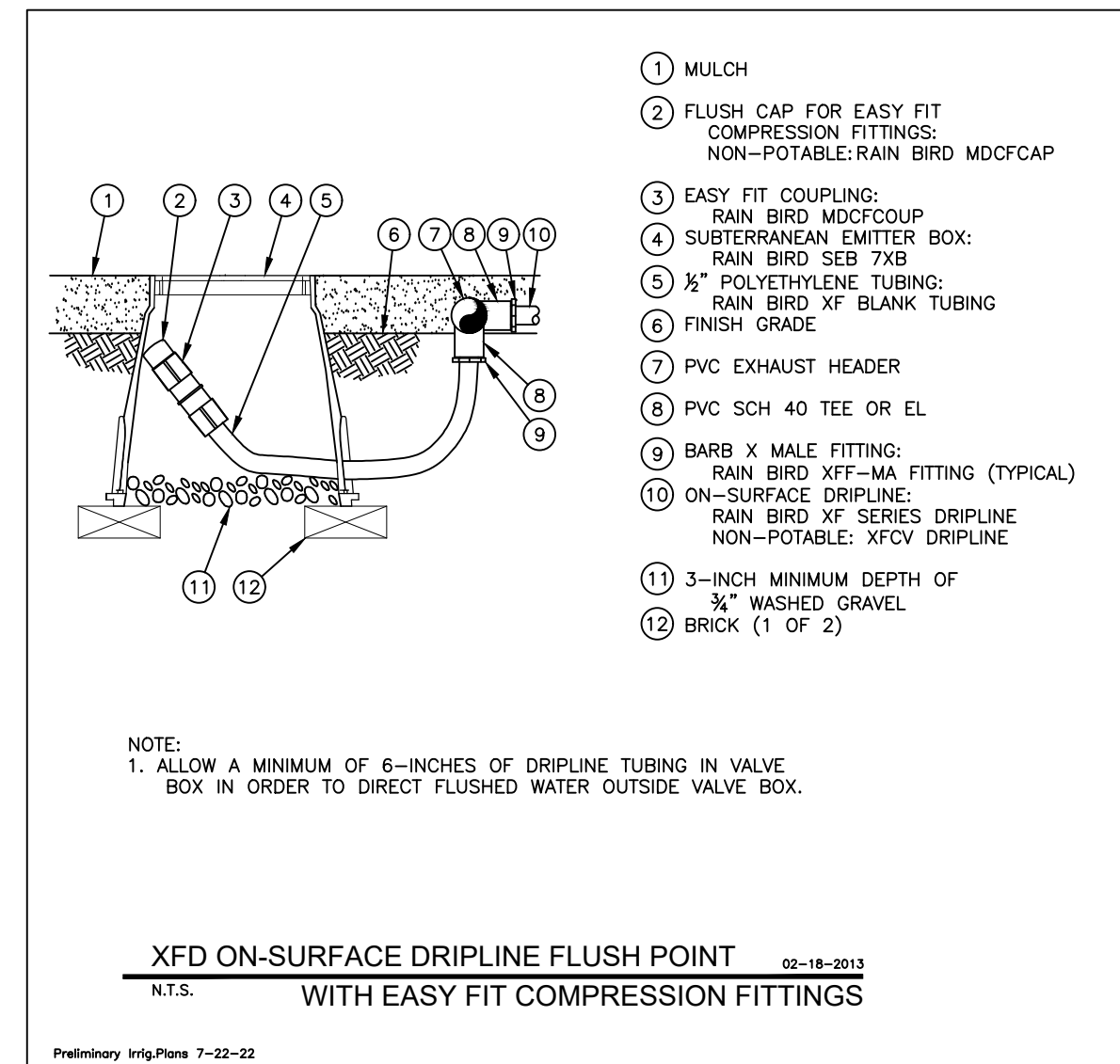
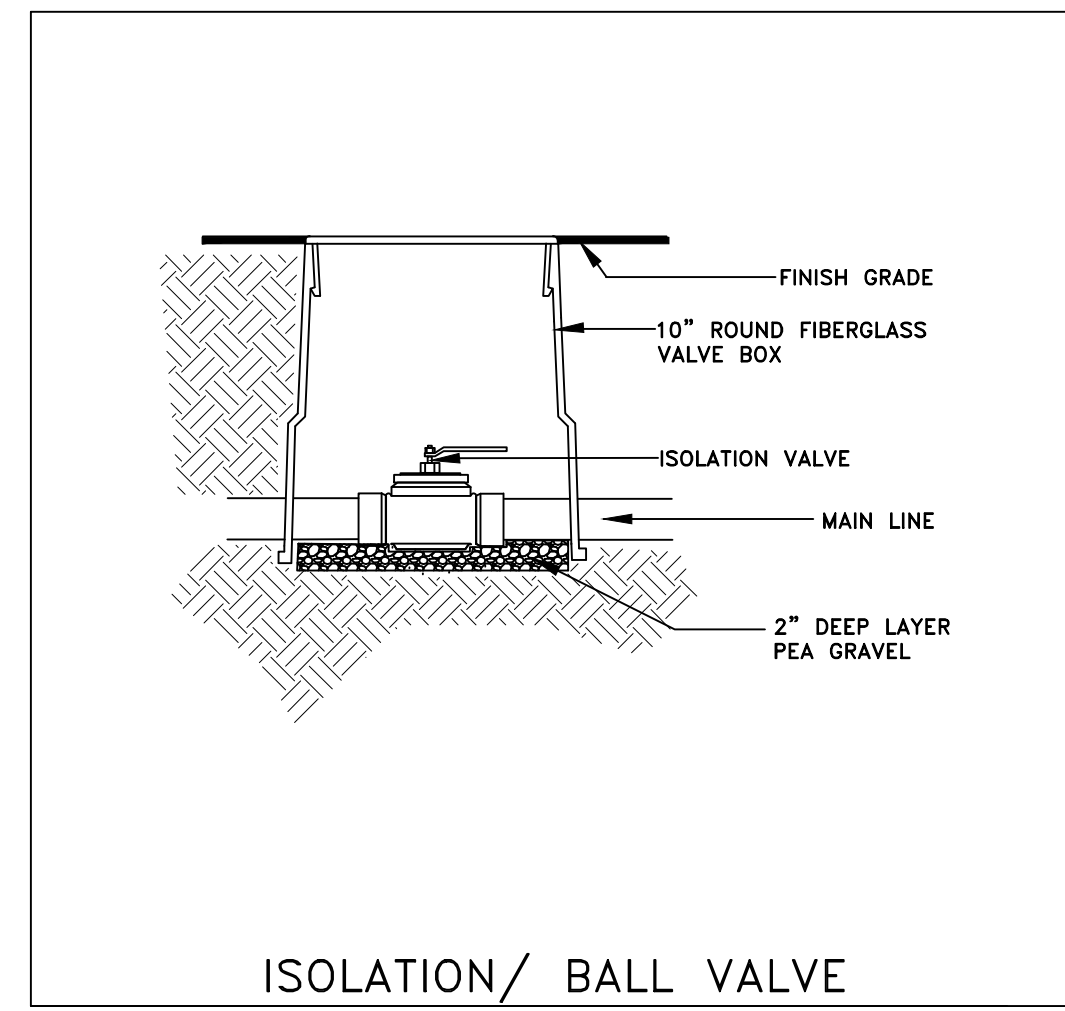
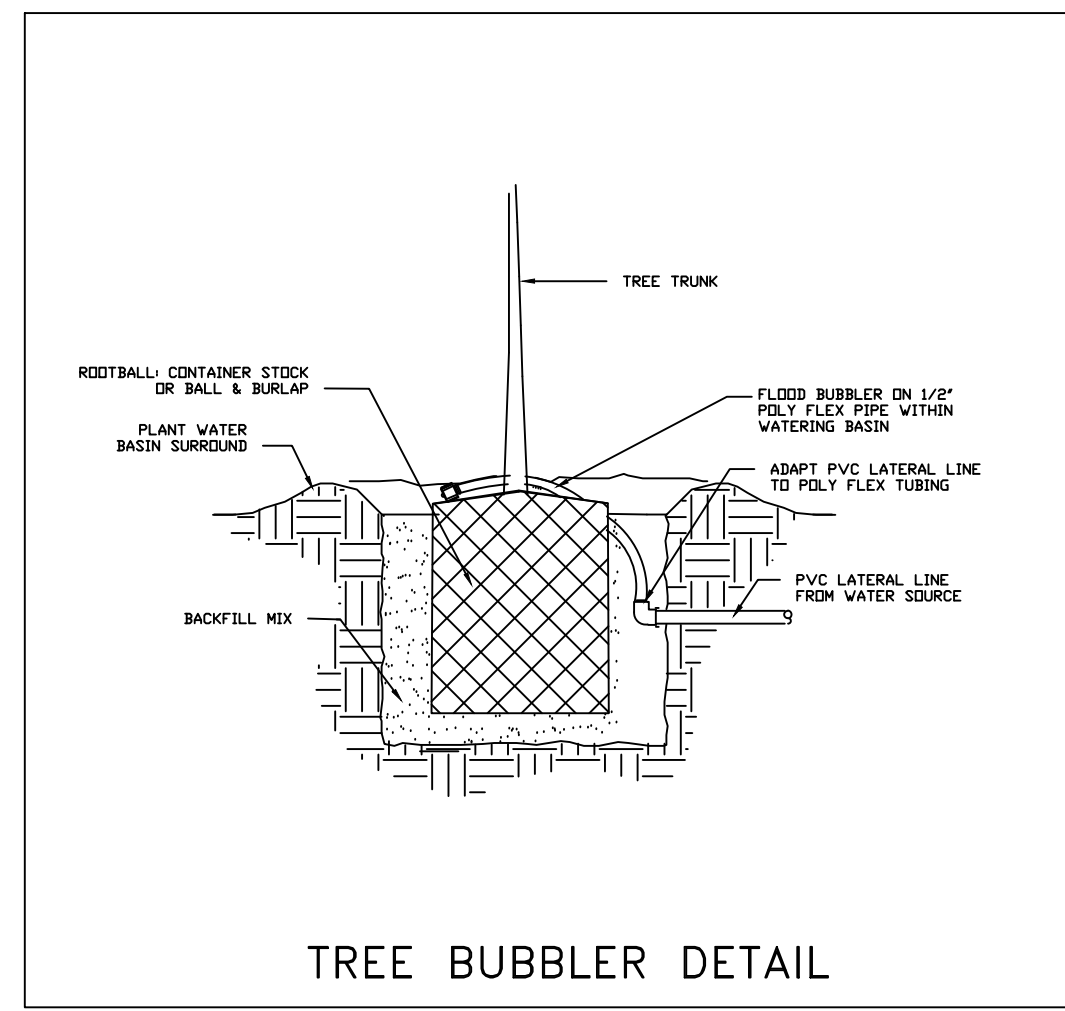
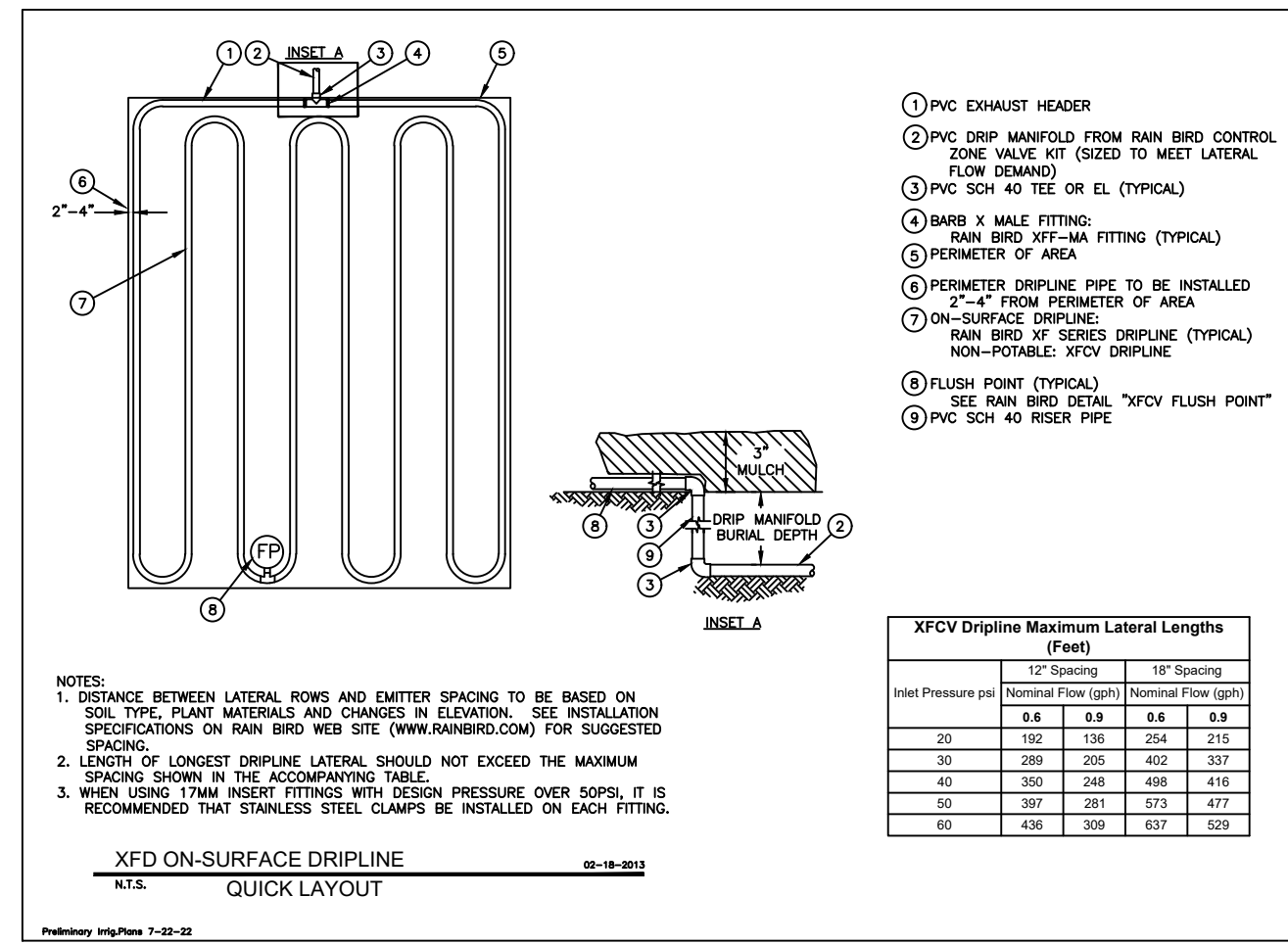
ROOF COURTYARD IRRIGATION
 TO EXTEND FROM MAINLINE
 STUB-UP IN RAISED PLANTER

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REFER TO SHEET L6 FOR IRRIGATION NOTES AND DETAILS



IRRIGATION NOTES:
GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS, CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK. PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE: ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX IN LINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIPLINE SYSTEM: ALL DRIPLINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.80 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIPLINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XF DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIPLINE LENGTH FOR EASY FLUSHING OF SYSTEM.

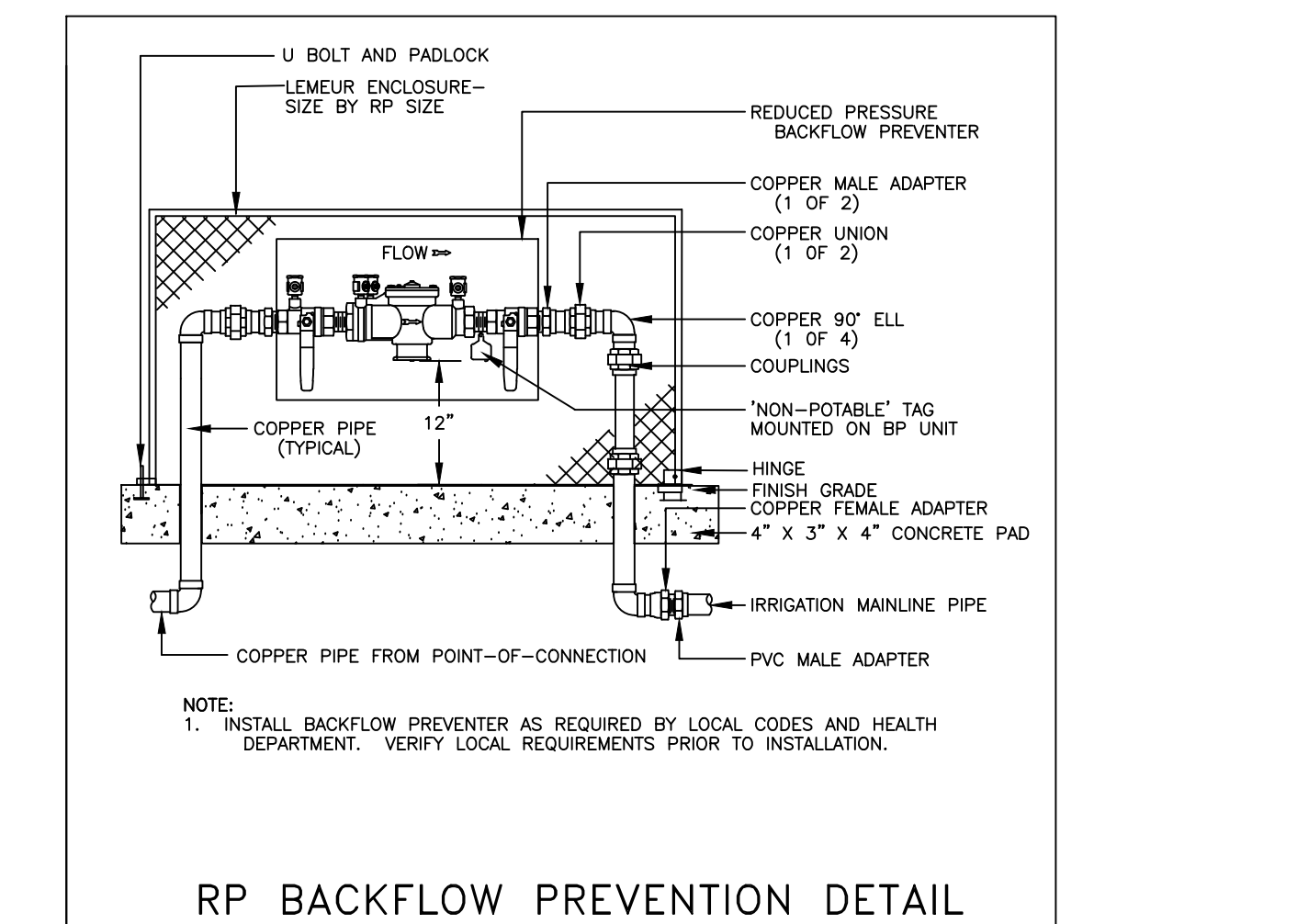
PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T-2, PERMATHEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE. SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEMS ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLIGENCE BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

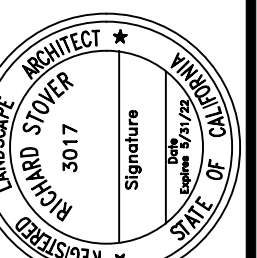
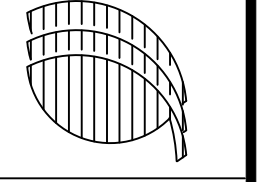
DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.



REVISIONS

NO.	DATE	BY	REVISION
1	12/10/21	AW	Issue
2	01/21/22	AW	Review Submittal
3	03/18/22	AW	Review Submittal
4	07-22-22	AW	Resubmittal

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BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

IRRIGATION NOTES AND DETAILS

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

SHEET
L6