



D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

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**For Committee Decision**  
JANUARY 20, 2022

## **1367 UNIVERSITY AVENUE**

### **FINAL DESIGN REVIEW**

**Design Review #DRCF2021-0010** to construct an approximately 9,273 square-foot, four-story 39-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.

#### **I. Introduction**

The project is located in the C-1 Commercial District between Acton and West on University Avenue. The proposed four-story structure is located on a vacant lot between a two-story residential structure to the west and a commercial building to the east.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

The project was last before the Design Review Committee for Preliminary Design Review on June 18, 2021. A summary from that meeting is included below in this report for your reference. It went before the Zoning Adjustment Board (ZAB) on July 9, 2020, where the Use Permit was approved with Conditions and Recommendations for Final Design Review. Those have also been included further on in this report for your reference.

The project is returning this month for Final Design Review, where the Committee will review the details, materials and landscape for the project, as well as the applicant's response to any recommendations given at the June 2020 DRC Meeting.

## II. **Background**

The proposed project is the construction of a four-story Residential Hotel type of Group Living Accommodation (GLA) consisting of 40 units, an approximately 400-square-foot community room, and a manager's office. The building would be constructed out of modular units built in a "U" shape opening to University Avenue with an approximately 615-square-foot central courtyard. Rooms are accessed by exterior stairs and hallways. Each living unit is approximately 178 square feet (20'-4" x 8'-9") and consists of a toilet, bathing facilities, sink, bed, and built in cabinet. No parking would be provided.

## III. **Project Setting**

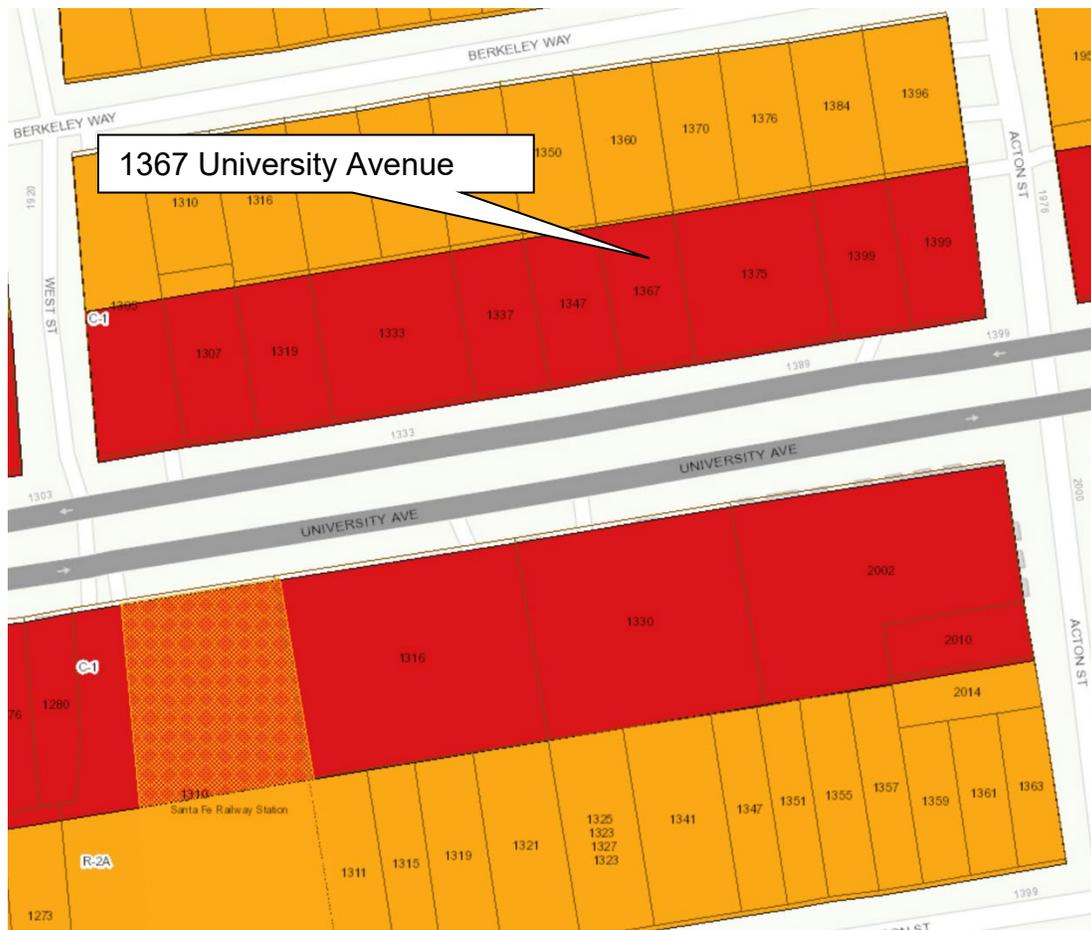
### A. **Neighborhood/Area Description:**

The subject neighborhood is characterized by one- and two-story residential buildings in the residential neighborhood to the north, and a mix of commercial, residential, and mixed-use buildings and surface parking lots to the south, east, and west along University Avenue ranging in height from one to five stories. The project site is also located approximately 0.3 miles southwest of the North Berkeley BART station.

### B. **Site Conditions:**

The generally level, rectangular, 5,150 square-foot project site is currently a vacant lot. It is located on the north side of University Avenue between Acton Street to the east and West Street to the west.

Figure 1: Vicinity Map



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant Lot	C-1	Avenue Commercial (AC)
Surrounding Properties	North	Multi-Dwelling Unit Apartment Building	R-2	Low Medium Density Residential (LMDR)
	South	Multi-Dwelling Unit Apartment Building	C-1	Avenue Commercial (AC)
	East	Commercial Building (Copy World)	C-1	Avenue Commercial (AC)
	West	Multi-Dwelling Unit Apartment Building	C-1	Avenue Commercial (AC)

**IV. Summary from June 18, 2020 DRC Meeting**

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Clarke) VOTE (5-0-0-1) – Pink, absent.***

**Conditions:**

- *For ZAB, plans should show adequate program service spaces, as well as maintenance and janitorial services; provide consistent residential unit count proposed.*
- *For FDR, remove corten cladding from the exterior wall finishes and replace with a warmer material;*
- *Present options for further articulation on the tall light-colored tower on the University front;*
- *Provide more character, such as detail, color, and additional windows to the east and west elevations; and*
- *Provide a detailed landscape plan, including at least three 24" box trees in the ground floor courtyard and a privacy buffer at the ground floor unit entrances.*

**Recommendations:**

- *Consider a more robust plant palette for the main courtyard, possibly a tropical theme.*
- *A mural on the exterior walls would add more interest.*
- *Consider a change of the paving pattern at the main entrance.*

**V. Issues and Analysis**

**A. Consistency with Approved Use Permit Design**

An 8 ½" x 11" copy of the approved Use Permit drawings has been included as an attachment for reference. This design submittal is consistent with approved Use Permit design and meets with the following conditions of approval outlined in the Use Permit:

*ZAB Conditions for FDR:*

- *The FDR hearing shall be noticed per standard ZAB hearing procedures; and*
- *The applicant shall provide elevations of the north and west facades of the building showing where proposed windows are located and where those windows line up with the adjacent residential buildings to allow evaluation of affordable mitigation possibilities (e.g. frosted glass).*

*ZAB Recommendation:*

- *The applicant shall consider providing an alternative plan to the DRC that moves the common room and trash room to the east side of the project adjacent to the commercial use while retaining the reduced massing (height) on the west side.*

**B. Current submittal includes:**

- Floor plans, exterior elevations, building sections;
  - Elevations showing window alignment with the adjacent parcels are included on Sheet xD1.32.
  - Material palette has been revised and noted on the elevations.
- Wall section, construction details, exterior lighting specifications; and
- Landscape plans, landscape construction details, and plant list.

**A. Issues for Discussion:**

- Building Details
- Landscape and Irrigation Plans
- Color and Materials
- Lighting Information

**VI. Recommendation**

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with staff follow up as necessary.

**Attachments:**

1. Project Plans, received December 2, 2021
2. Use Permit Drawings, approved July 9, 2020

**Staff Planner:** Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410



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SCALE: 1/8" = 1'-0" PHASE: 100%DD

SHEET:

GROSS FLOOR AREA

**A0.2.1**

BUILDING CODE AREA LIMITATION ANALYSIS - TYPE V-A SPRINKLERED NFPA 13

Level	Name	At	If	NS	Aa per story	Proposed Area	Ratio (1.0 max per story 2.0 all floors)
<b>LEVEL 01 FFL</b>							
LEVEL 01 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	591 SF 0.02
LEVEL 01 FFL	R-2	COMMUNITY	36000 SF	0	12000 SF	36,000 SF	354 SF 0.01
LEVEL 01 FFL	R-2	TRASH	36000 SF	0	12000 SF	36,000 SF	88 SF 0.00
LEVEL 01 FFL	R-2	MOP	36000 SF	0	12000 SF	36,000 SF	57 SF 0.00
LEVEL 01 FFL	B	OFFICES	54000 SF	0	18000 SF	54,000 SF	235 SF 0.00
LEVEL 01 FFL	R-2	ELEC	36000 SF	0	12000 SF	36,000 SF	57 SF 0.00
LEVEL 01 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	445 SF 0.01
LEVEL 01 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	Not Enclosed
							<b>1,827 SF 0.05</b>
<b>LEVEL 2 FFL</b>							
LEVEL 2 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	887 SF 0.02
LEVEL 2 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	739 SF 0.02
							<b>1,626 SF 0.05</b>
<b>LEVEL 3</b>							
LEVEL 3	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	887 SF 0.02
LEVEL 3	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	739 SF 0.02
							<b>1,626 SF 0.05</b>
<b>LEVEL 4 FFL</b>							
LEVEL 4 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	738 SF 0.02
LEVEL 4 FFL	R-2	RESIDENTIAL	36000 SF	0	12000 SF	36,000 SF	739 SF 0.02
							<b>1,477 SF 0.04</b>
<b>BUILDING TOTAL</b>							<b>6,556 SF 0.18</b>

**BUILDING INFORMATION (16/08/2021)**

Occupancy Type: Group Living Accommodation (R-2) operating as a Single-Room Occupancy (SRO) Residential Hotel  
Construction Type: Stories 4: Type V-A

**Building Story and Height Limitation**

Occupancy Type	Construction Type	Allowable Stories	Proposed Stories
Floors 1-4 R-2 (Residential)	V-A	4	4
Floor 1 B (Offices)	V-A	4	1

Occupancy Type	Construction Type	Allowable Building Height	Proposed Building Height
Floors 1-4 R-2 (Residential)	V-A	60'	40'
Floor 1 B (Offices)	V-A	70'	10'-6"

Grade Plane Calculation:  $(83.86 + 83.63 + 86.78 + 87.92) / 4 = 85.55'$  Average Grade Plane

**Separations of Occupancies (CBC 508.4)**

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

**Fire Resistance of Exterior Walls (Table 602)**

Floors 1-4 Type V-A (R-2)	Wall Location	Fire Sep. Dist.	Rating
Floors 1-4 Type V-A	X<5	1	1
	5<x<10	1	1
	10X<30	1	1
	X>30	0	0

**Fire Resistance of Requirements (Table 601)**

Floors 1-4 Type V-A	Building Element	Required	Provided
Floors 1-4 Type V-A	Structural Frame	1	1
	Bearing Walls - Exterior	1	1
	Bearing Wall-Interior	1	1
	Non-bearing Walls - Exterior	See Table 602	
	Non-bearing Wall-Interior	0	0
	Floor Construction	1	1
	Roof Construction	1	1

**Plumbing Fixture Calculations**

CPC Table 422.1

Office area: 203 SQ.FT.  
Ratio: 1:200  
Occupants = 2

Number of fixtures required:

WCs:

Male: 1

Female: 1

Urinals: 1

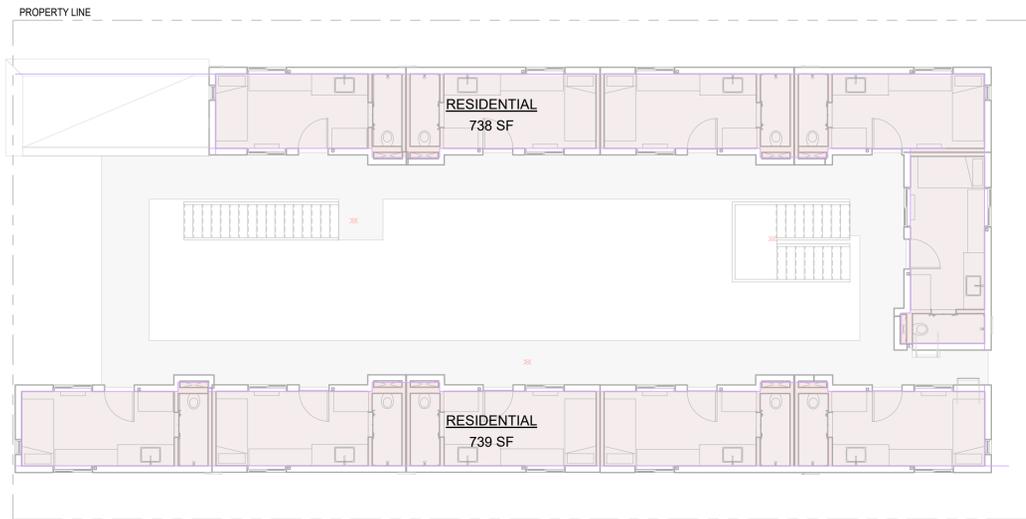
Lavatories:

Male: 1

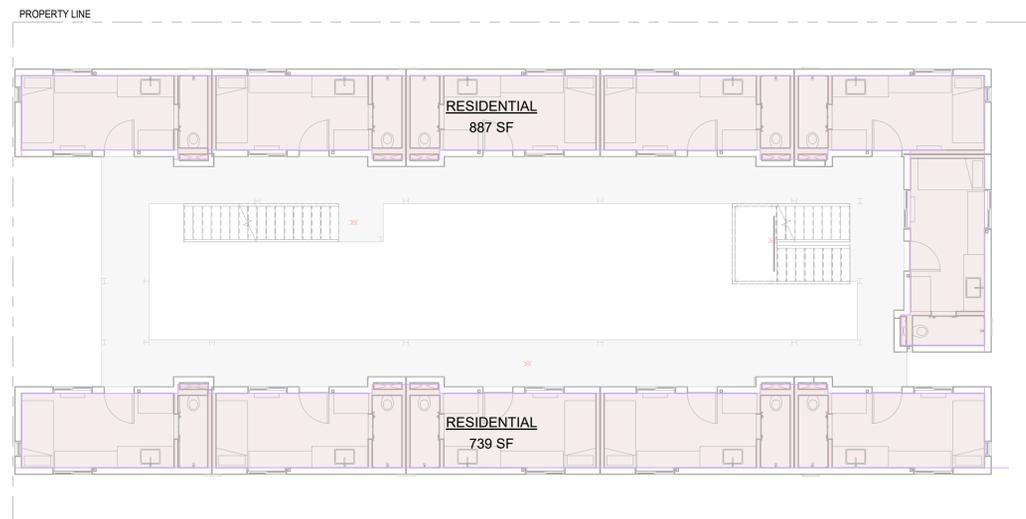
Female: 1

Service sink: 1

Per CPC 422.2, exception 3:  
In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.



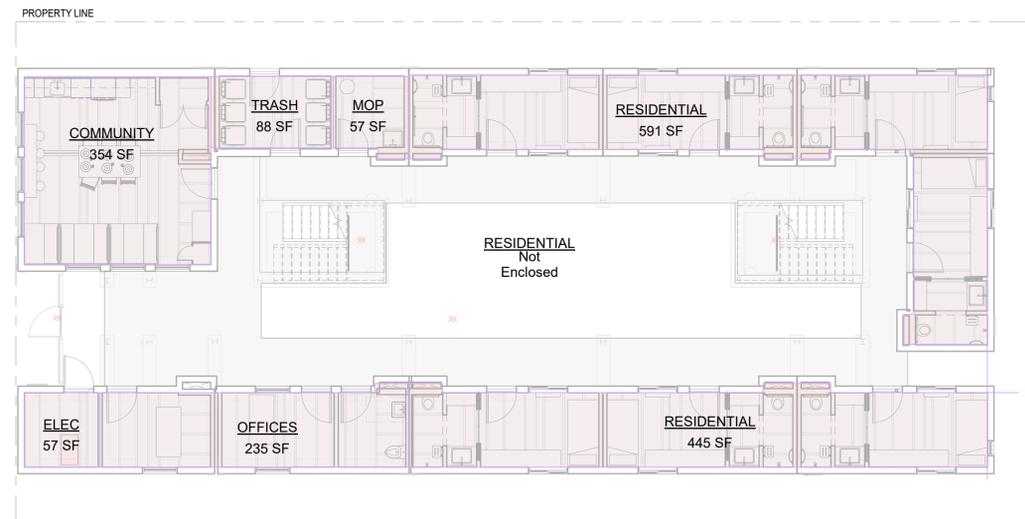
**4**  
A0.2.1 LEVEL 4 FFL  
1/8" = 1'-0"



**3**  
A0.2.1 LEVEL 3  
1/8" = 1'-0"



**2**  
A0.2.1 LEVEL 2 FFL  
1/8" = 1'-0"



**1**  
A0.2.1 LEVEL 01 FFL  
1/8" = 1'-0"





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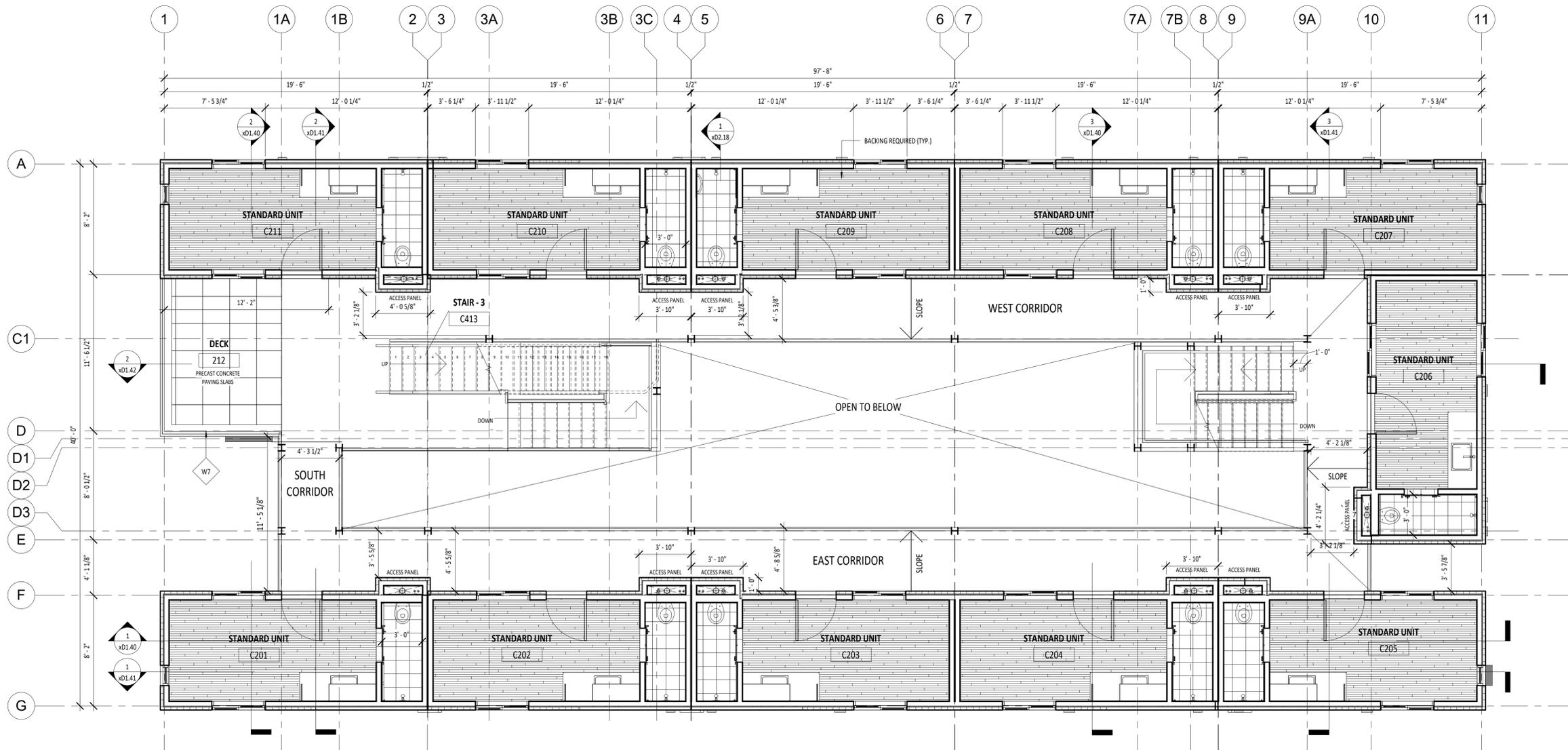
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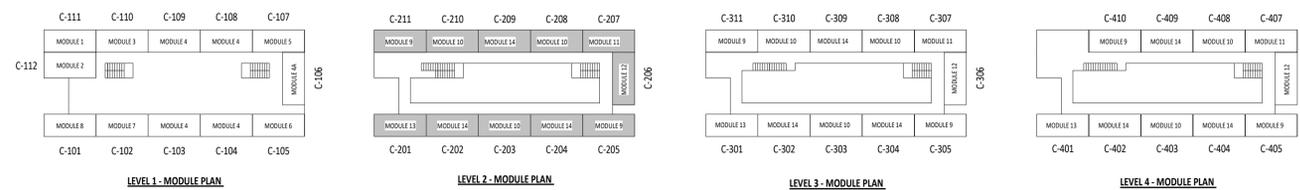
SHEET:

LEVEL 2 FLOOR PLAN

xD1.11



1 LEVEL 2 FLOOR PLAN  
Scale: 1/4" = 1'-0"















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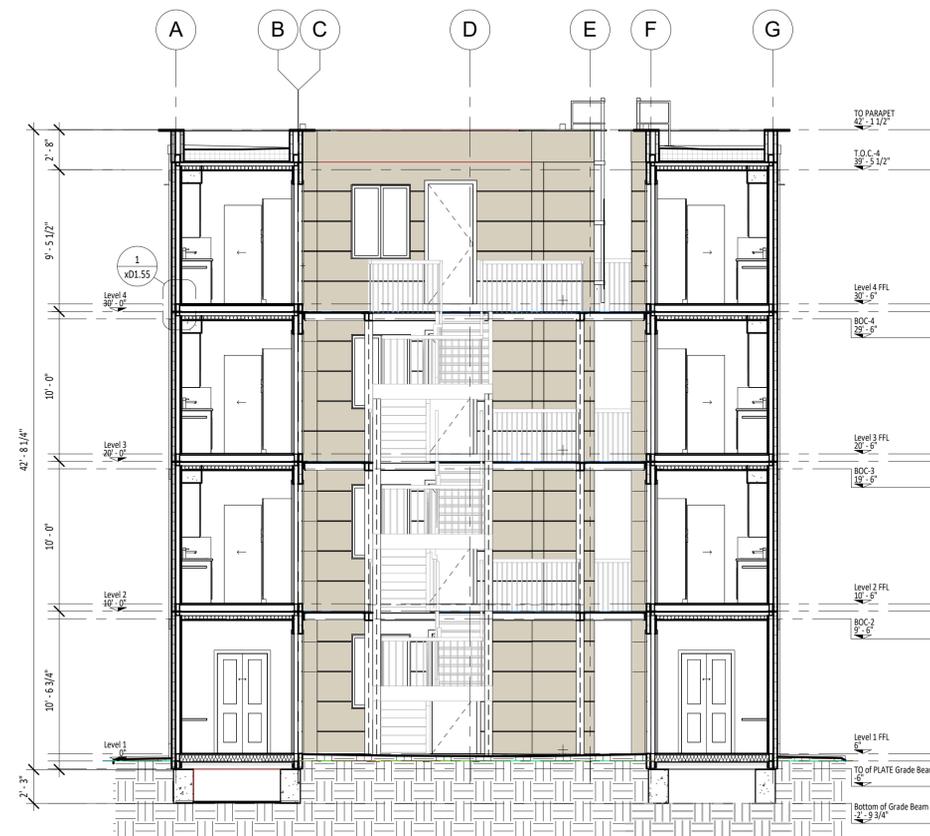
BUILDING SECTIONS

**xD1.40**

PLAT DATE: 11/19/2021 3:01:57 PM



2 BUILDING SECTION - E/W THRU COMM. RM.  
 Scale: 3/16" = 1'-0"



3 BUILDING SECTION - E/W THRU UNITS  
 Scale: 3/16" = 1'-0"



1 BUILDING SECTION - N/S EAST LEG WEST WALL  
 Scale: 3/16" = 1'-0"



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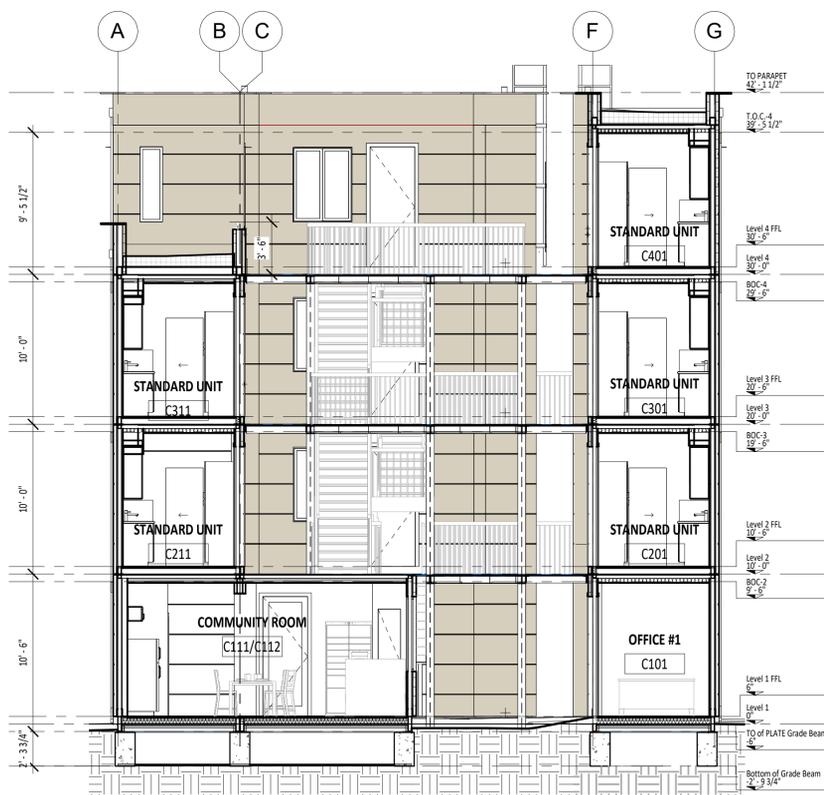
SHEET:

BUILDING SECTIONS

**xD1.41**



1 BUILDING SECTION - N/S EAST LEG EAST WALL  
 Scale: 3/16" = 1'-0"



2 SECTION THRU STAIR 1  
 Scale: 3/16" = 1'-0"



3 SECTION THRU STAIR 2  
 Scale: 3/16" = 1'-0"

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1 SECTION THRU STAIR 3  
 Scale: 3/16" = 1'-0"



2 SECTION THRU STAIR 4

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BUILDING SECTIONS

**xD1.42**











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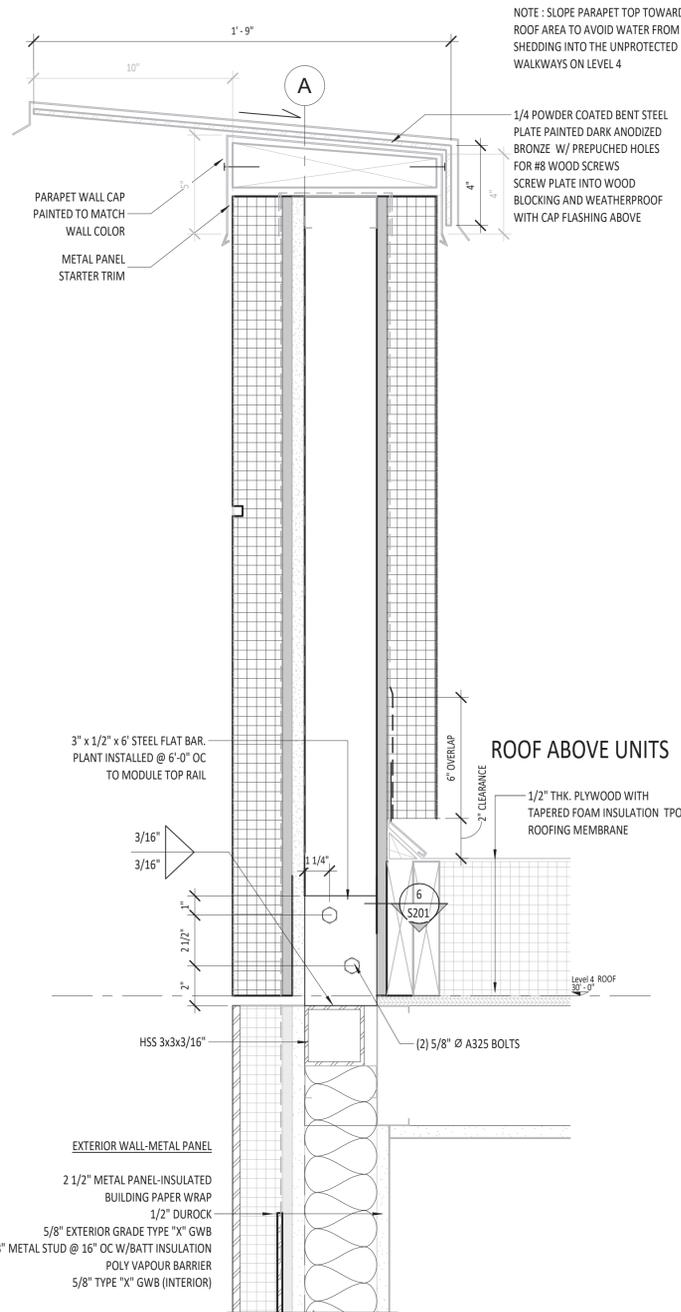
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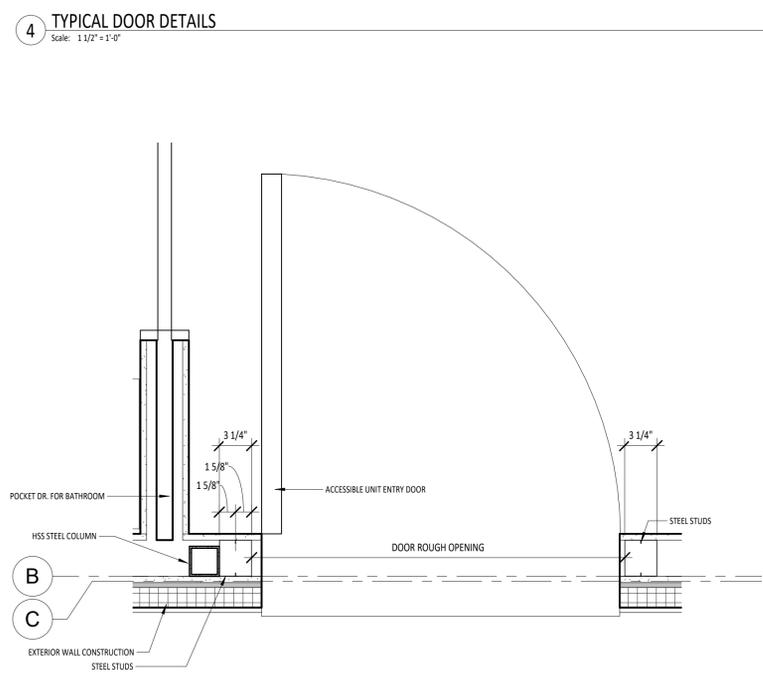
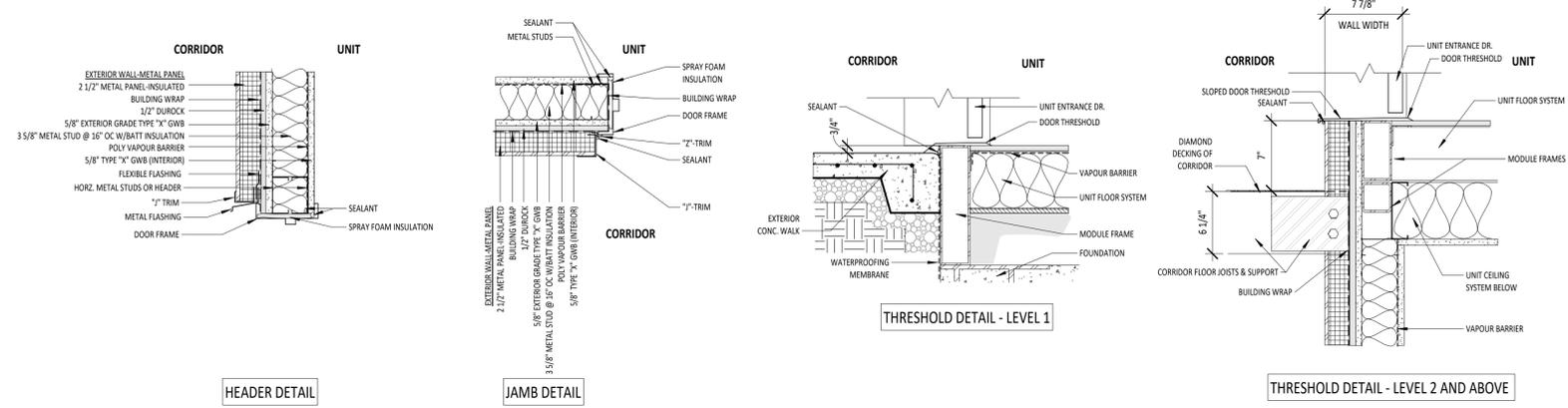
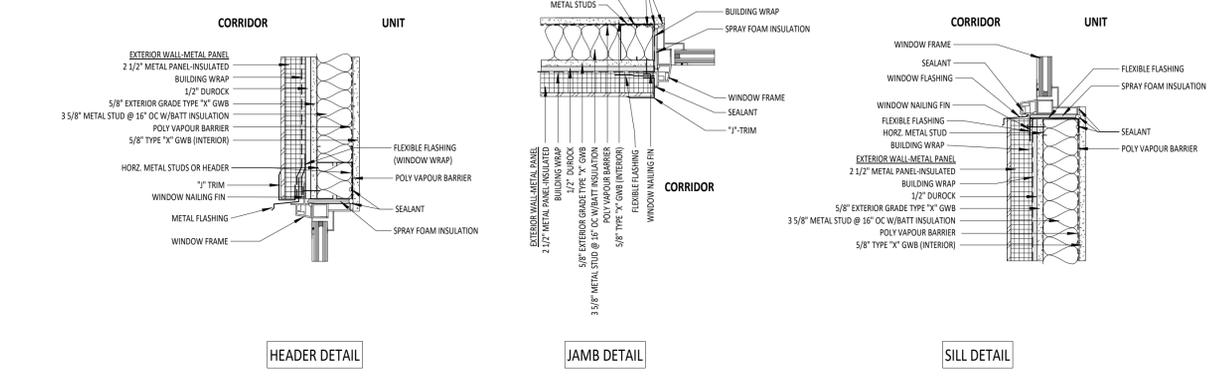
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END WALL AND  
 DEMISING WALL AND  
 ROOF DETAILS

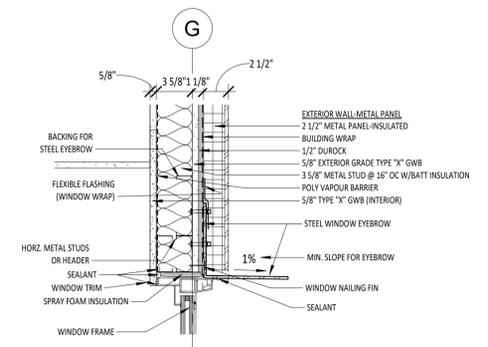
xD1.61



3 DETAIL - ROOF/PARAPET EYEBROW  
 Scale: 3" = 1'-0"



5 SPACE FROM HSS COLUMN TO ENTRY DOOR ROUGH OPENING  
 Scale: 1 1/2" = 1'-0"



6 WINDOW STEEL EYEBROW DETAIL  
 Scale: 1 1/2" = 1'-0"





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- 03.03.2020 ZONING SUBMITTAL
- 07.09.2020 ZONING SUBMITTAL

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PERSPECTIVE  
VIEW

**A3.5**



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PERSPECTIVE  
VIEW

**A3.6**



1 COURTYARD VIEW

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SHEET:

PERSPECTIVE  
VIEW

**A3.7**



1 COURTYARD VIEW

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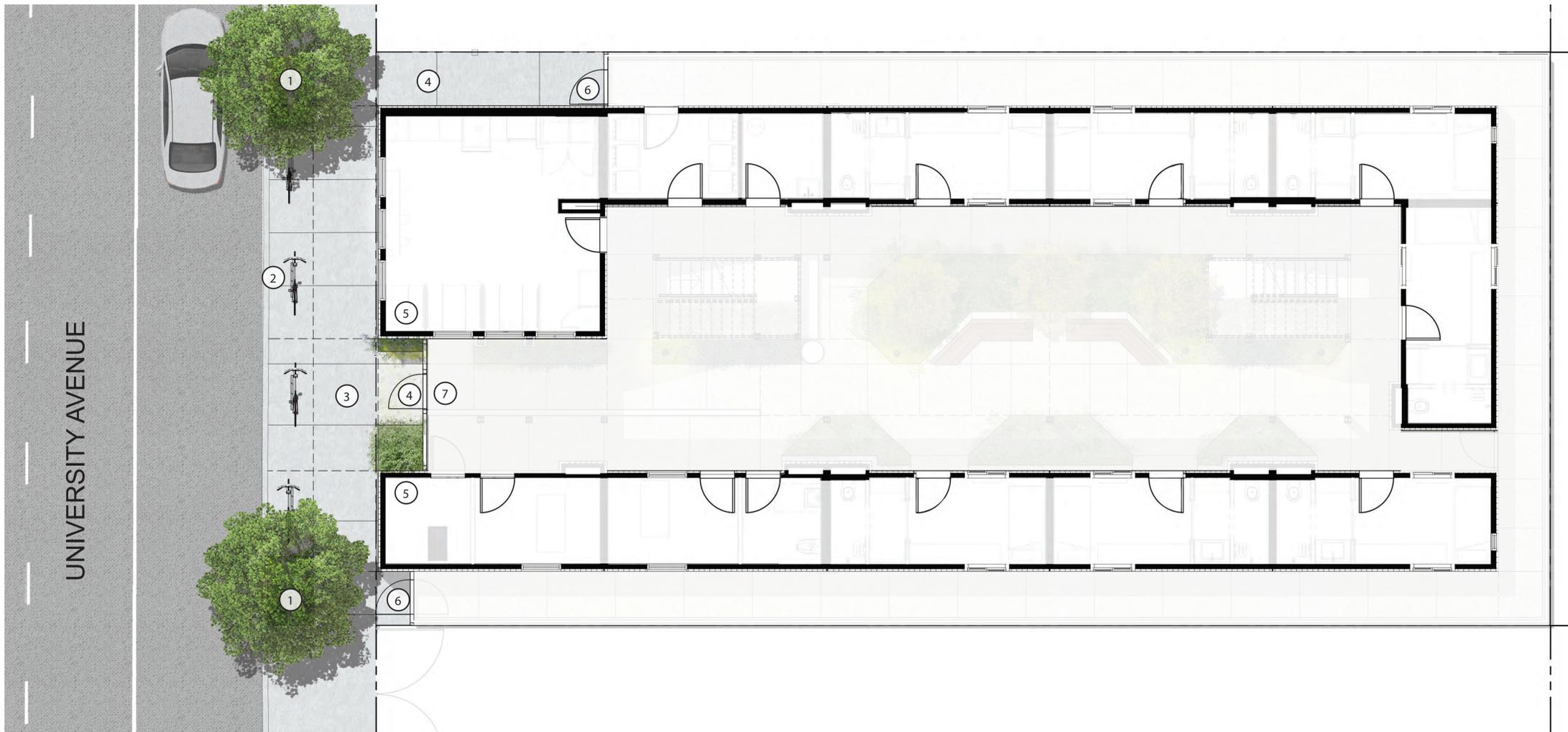
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12.04.2018 PROGRESS SET

07.09.2020 ZONING SUBMITTAL

12.16.2021 FINAL DESIGN REVIEW



**LEGEND**

1. NEW STREET TREE & PLANTING
2. BICYCLE RACK
3. CONCRETE SIDEWALK
4. COLORED CONCRETE PAVING
5. FOUNDATION PLANTING
6. SIDE ENTRY GATES
7. ENTRY GATE AND SCREEN

**LANDSCAPE MATERIALS**



② BIKE RACK



③ CONCRETE SIDEWALK



④ COLORED CONCRETE PAVING



⑥ SIDE ENTRY GATES

**PLANTING MATERIALS**



① *Gleditsia triacanthos 'Draves'*  
 STREET KEEPER HONEYLOCUST



① *Lomandra longifolia 'Breeze'*  
 DWARF MAT RUSH



⑤ *Phlomis fruticosa*  
 JERUSALEM SAGE



⑤ *Anigozanthos 'Bush Tango'*  
 ORANGE KANGAROO PAW

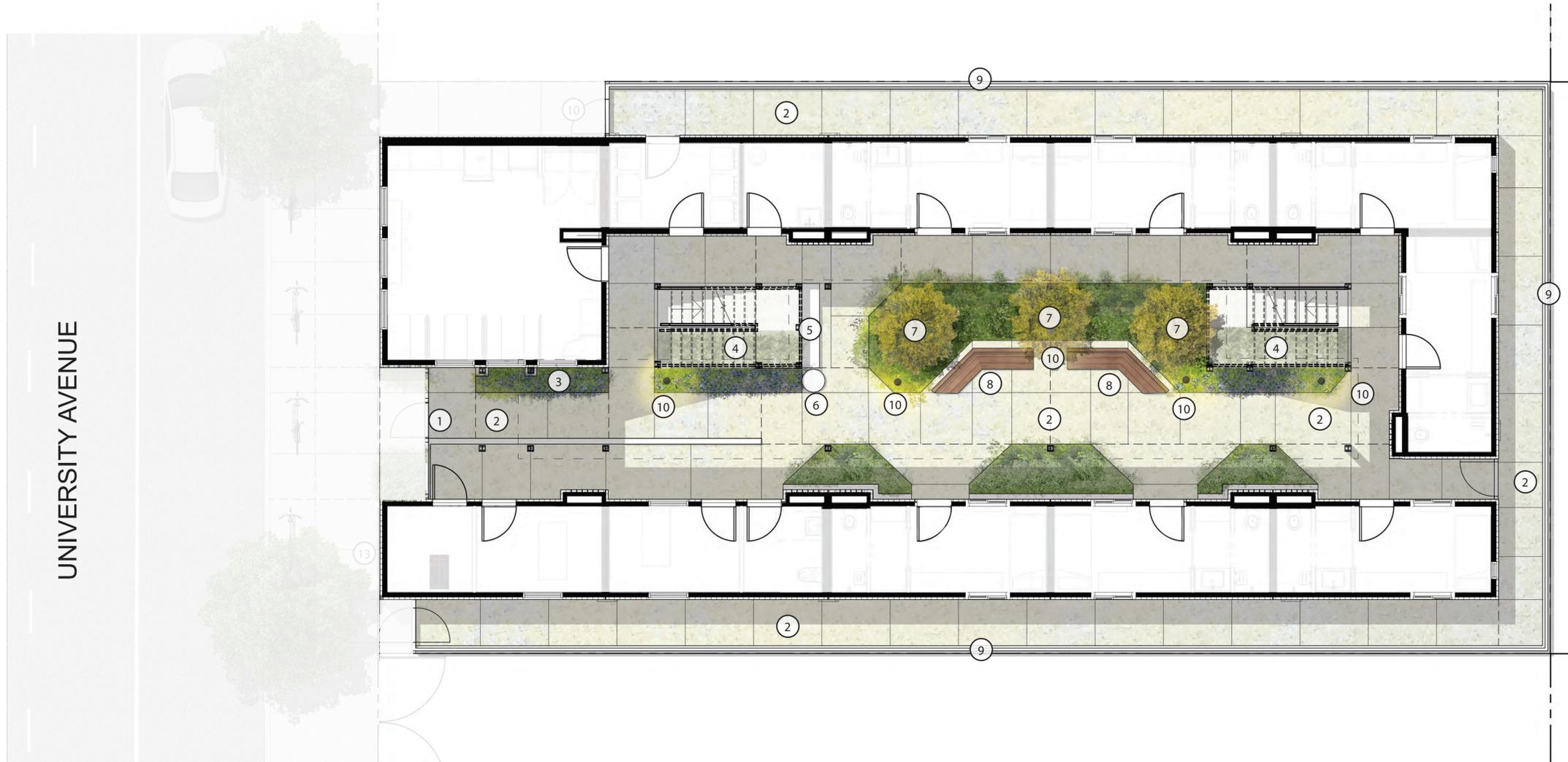
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SHEET:  
**LANDSCAPE PLAN**  
 GROUND LEVEL  
 STREET

**L1.1**

SCALE: 3/16" = 1'-0"



**LEGEND**

1. ENTRY GATE AND SCREEN
2. COLORED CONCRETE PAVING
3. 18" HIGH METAL PLANTER
4. PLANTING UNDER STAIRS
5. MAIL BOX
6. TRASH CAN
7. COURTYARD TREE
8. WOOD BENCH WITH BACKREST
9. PERIMETER CEDAR FENCE
10. BOLLARD LIGHTS

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**LANDSCAPE MATERIALS**



COLORED CONCRETE PAVING



TRASH CAN



BOLLARD LIGHT



*Acer circinatum*  
 VINE MAPLE



*Chondropetalum tectorum*  
 SMALL CAPE RUSH



*Cornus sericea 'Farrow'*  
 RED TWIG DOGWOOD



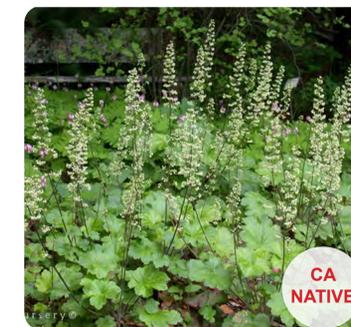
*Ribes viburnifolium*  
 CATALINA CURRANT



WOOD BENCH WITH BACKREST



PERIMETER CEDAR FENCE



*Heuchera maxima*  
 ISLAND ALUM ROOT



*Vaccinium ovatum*  
 EVERGREEN HUCKLEBERRY



*Woodwardia fimbriata*  
 GIANT CHAIN FERN



*Polystichum munitum*  
 SWORD FERN

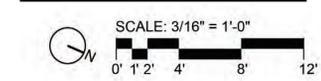
**PLANTING MATERIALS**

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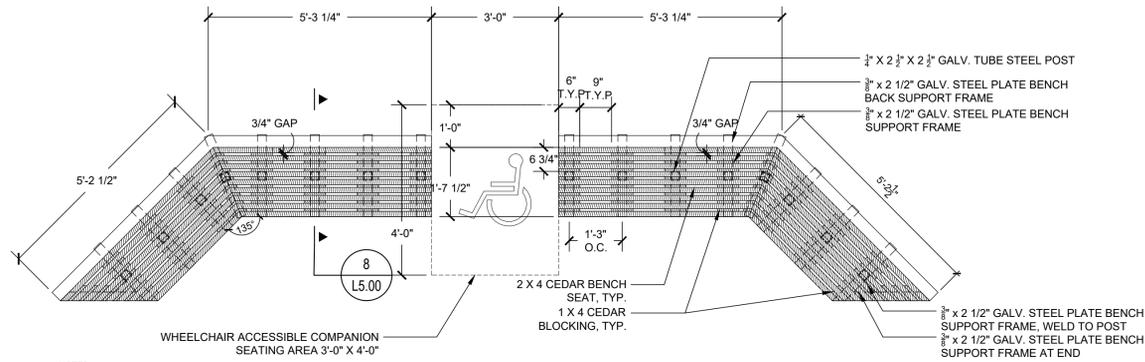
SHEET:  
**LANDSCAPE PLAN**  
 GROUND LEVEL  
 COURTYARD

**L1.2 B**



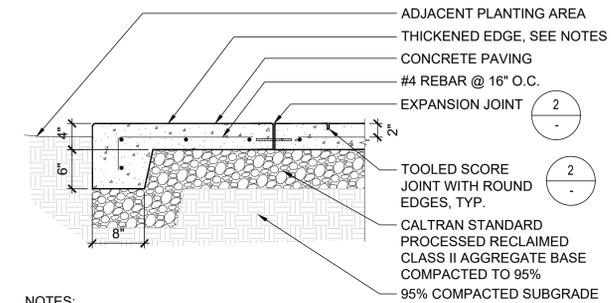
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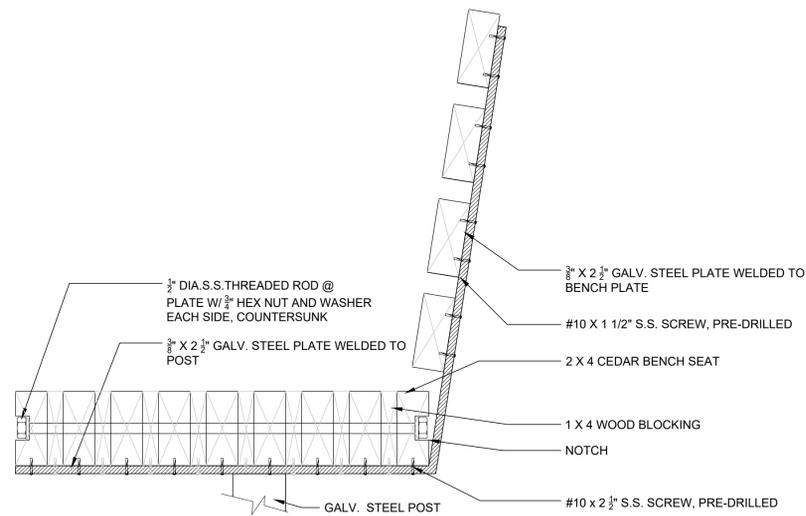
- NOTES:  
 1. ALL CEDAR WOOD TO BE CLEAR ALL HEART GRADE AND FREE FROM KNOTS.  
 2. GALV. STEEL TO BE ETCHED, PRIMED AND PAINTED. PAINT COLOR: T.B.D. MATCH BUILDING COLUMN.  
 3. ALL CEDAR WOOD TO RECEIVE (2) COATS OF PENOFIN ULTRA PREMIUM RED LABEL. COLOR: CLEAR. CONTRACTOR TO SUBMIT SAMPLE.  
 4. CONTRACTOR TO SUBMIT SHOP DRAWINGS. VERIFY LAYOUT IN FIELD PRIOR TO FABRICATION.

7 WOOD BENCH - PLAN  
 SCALE: 1/2" = 1'-0"

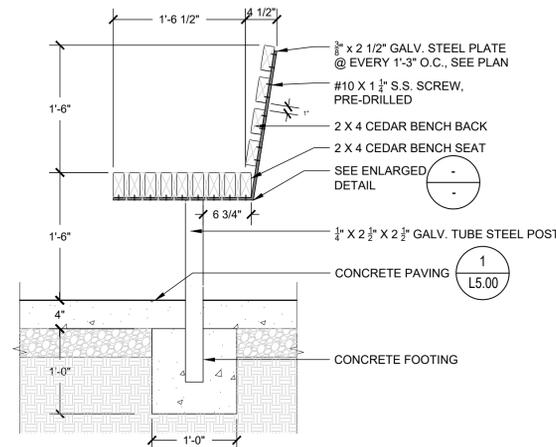


- NOTES:  
 1. REFER TO LAYOUT PLAN FOR CONSTRUCTIN JOINT LAYOUT.  
 2. SEE GRADING PLANS FOR SLOPES, S.C.D.  
 3. SEE SCHEDULE OF MATERIALS FOR COLOR AND FINISH.  
 4. THICKENED EDGE AT VERTICAL STRUCTURES, VAULT COVERS, ADJACENT PLANTING AREAS AND RUBBER SURFACING.

1 CONCRETE PAVING  
 SCALE: 1-1/2" = 1'-0"

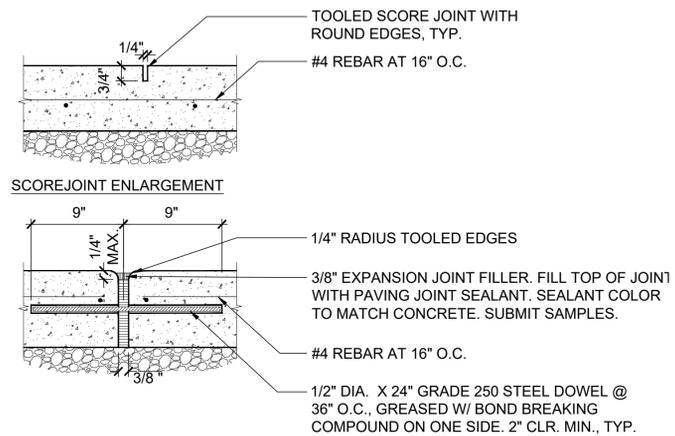


ENLARGED BENCH SECTION



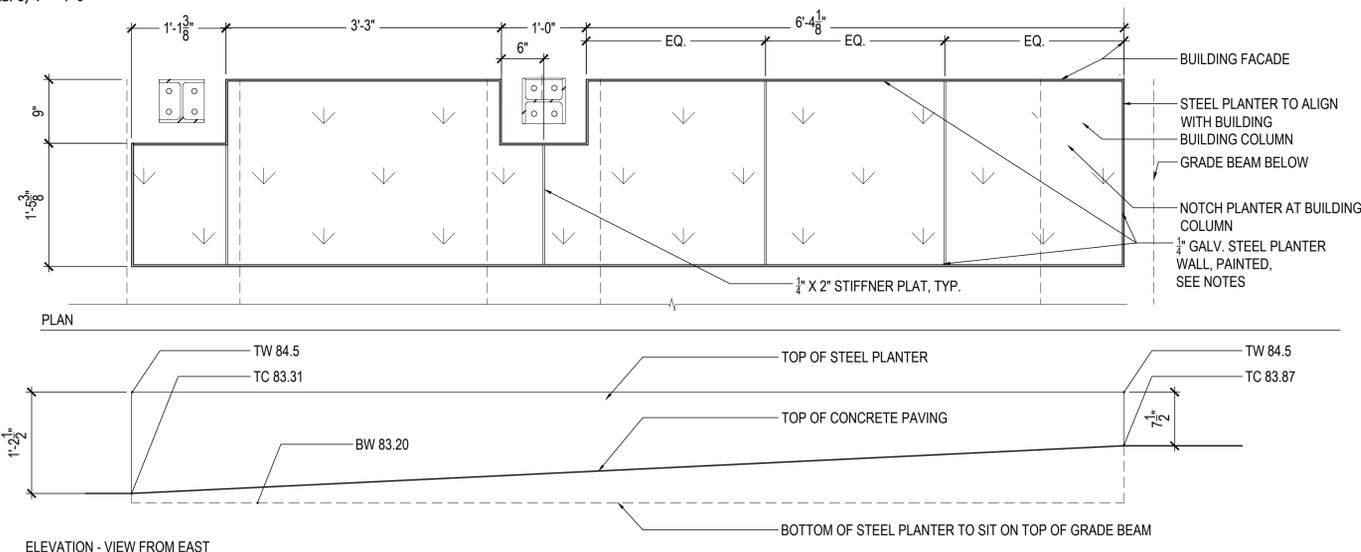
- NOTES:  
 1. ALL CEDAR WOOD TO BE CLEAR GRADE AND FREE FROM KNOTS.  
 2. GALV. STEEL TO BE ETCHED, PRIMED AND PAINTED. PAINT COLOR: T.B.D.  
 3. ALL CEDAR WOOD TO RECEIVE (2) COATS OF PENOFIN ULTRA PREMIUM RED LABEL.  
 4. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

8 WOOD BENCH - SECTION  
 SCALE: 3/4" = 1'-0"



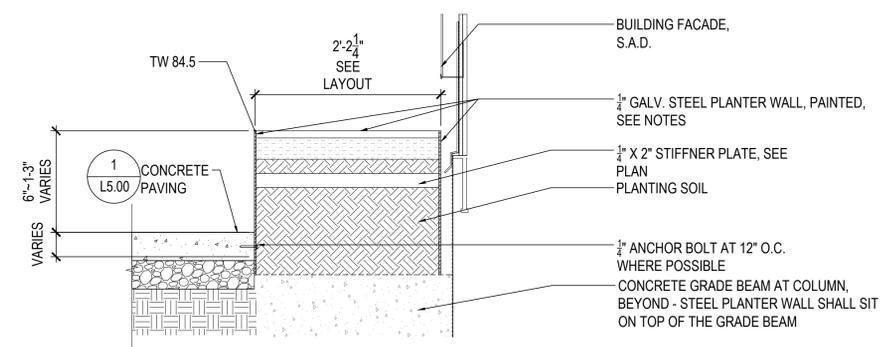
EXPANSION JOINT ENLARGEMENT

2 CONTROL JOINT  
 SCALE: N.T.S.



ELEVATION - VIEW FROM EAST

9 STEEL PLANTER WALL  
 SCALE: 1" = 1'-0"



- NOTES:  
 1. ALL GALV. STEEL PLANTER SHALL BE HOT-DIP GALVANIZED, ETCHED, PRIMED AND PAINTED. PAINT COLOR TO MATCH BUILDING COLUMN.  
 2. TOP OF PLANTER WALL SHALL BE LEVEL.  
 3. PLANTER WALL CAN STEP DOWN AT BOTTOM OR SLOPE. CONTRACTOR TO SUBMIT SHOP DRAWINGS.  
 4. VERIFY CONDITION OF FIELD PRIOR TO FABRICATION.

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09.14.2021 100% DESIGN DEVELOPMENT SET

11.10.2021 BUILDING PERMIT SET

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JOB: 1822

SHEET:

LANDSCAPE  
 CONSTRUCTION  
 DETAILS

L5.00



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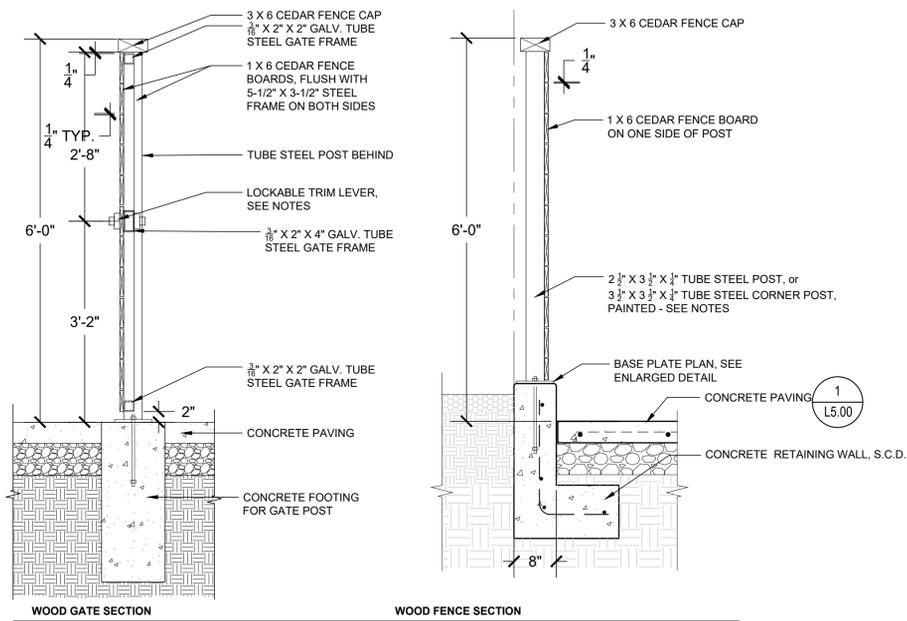
11.10.2021 BUILDING PERMIT SET

JOB: 1822

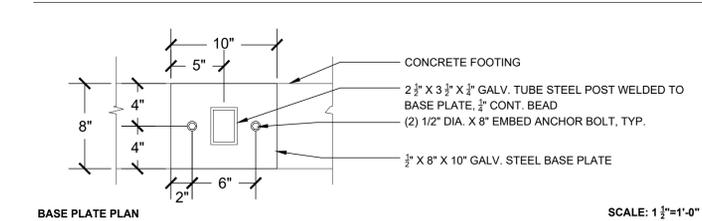
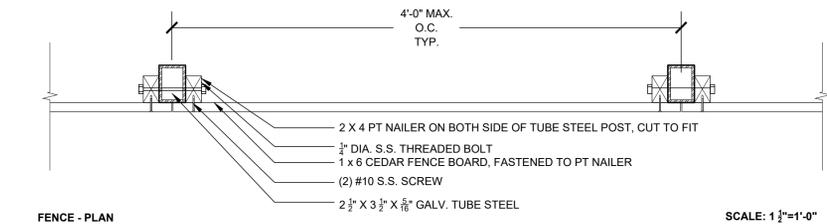
SHEET:

LANDSCAPE CONSTRUCTION DETAILS

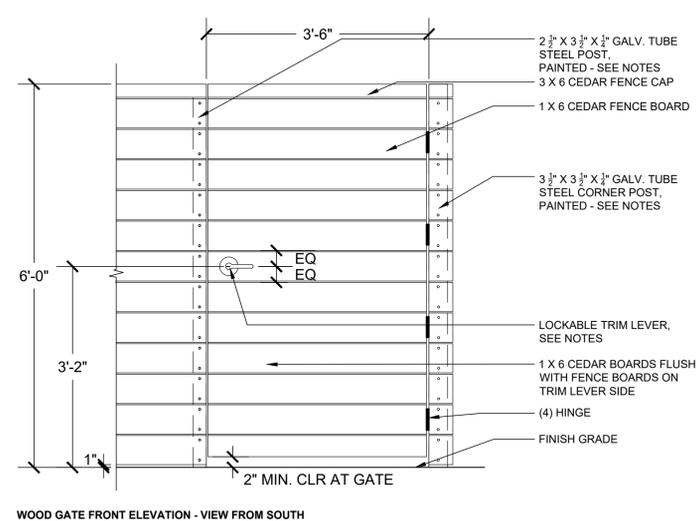
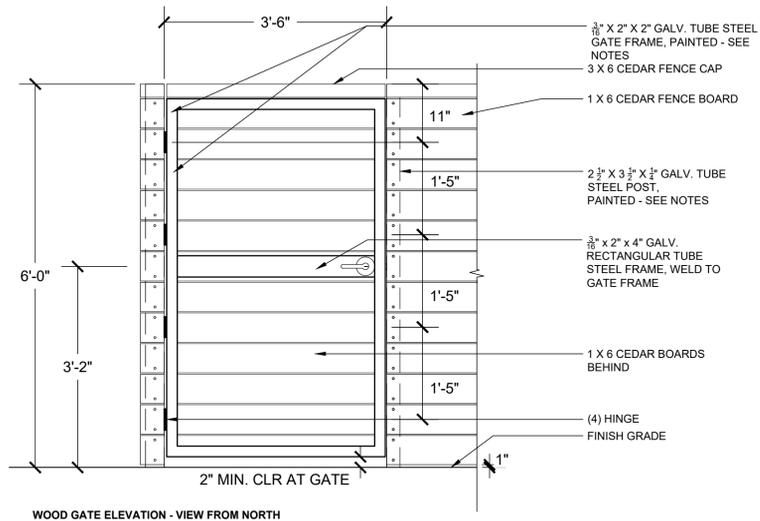
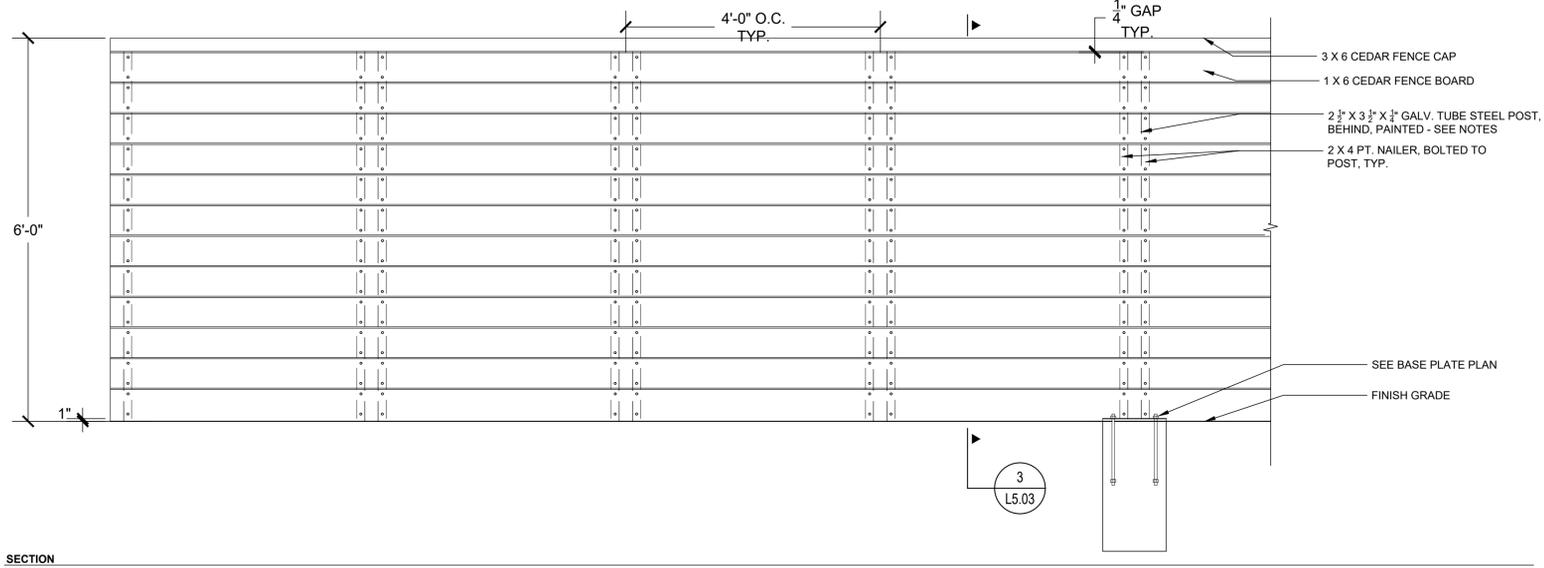
**L5.01**



- NOTES:  
 1. ALL CEDAR WOOD TO BE CLEAR GRADE AND FREE OF KNOTS.  
 2. ALL METAL TO BE HOT-DIP GALVANIZED, PRIMED AND PAINTED, COLOR TBD.  
 3. LOCKABLE LEVER SHALL BE CYLINDRICAL LEVER LOCKS BY CAL ROYAL, OR APPROVED EQUAL TO BE COORDINATED WITH OWNER.  
 4. ALL CEDAR WOOD TO RECEIVE (2) COATS OF PENOFIN ULTRA PREMIUM RED LABEL.

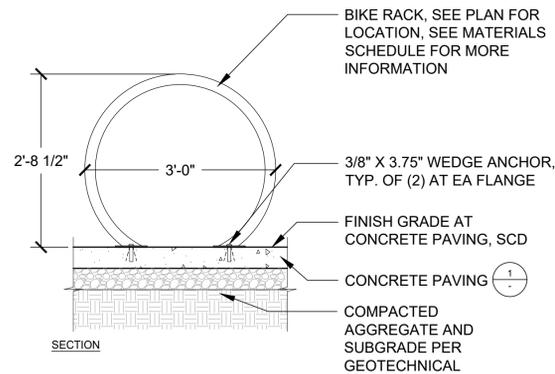


**8 PERIMETER FENCE**  
 SCALE: 3/4" = 1'-0"



**WOOD GATE ELEVATION - VIEW FROM NORTH**

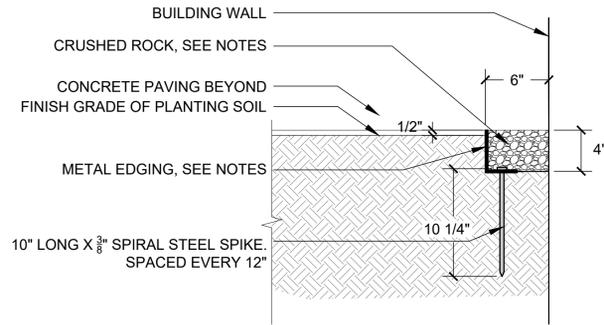
**WOOD GATE FRONT ELEVATION - VIEW FROM SOUTH**



- NOTES:  
 1. SEE SCHEDULE OF MATERIALS AND FURNISHINGS FOR MODEL AND FINISH

**6 NOT USED**  
 SCALE: 1" = 1'-0"

**3 CRUSHED ROCK STRIP AND METAL EDGING**  
 SCALE: 1 1/2" = 1'-0"



- NOTES:  
 1. INSTALL EDGING PER MANUFACTURER'S SPECIFICATION.  
 2. SEE SCHEDULE OF MATERIALS AND FURNISHINGS FOR METAL EDGE RESTRAINT AND CRUSHED ROCK.

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JOB: 1822

SHEET:

GENERAL  
 INFORMATION

**A0.0**

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST
	<p><b>OWNER/CLIENT:</b>          Patrick Kennedy          1367 University LLC,          c/o Panoramic Interests          1521 Mission Street          San Francisco, CA 94103</p> <p><b>ARCHITECT:</b>          David Trachtenberg, Principal          TRACHTENBERG ARCHITECTS          2421 Fourth Street          Berkeley, CA 94710          510.649.1414          www.TrachtenbergArch.com</p> <p><b>LANDSCAPE ARCHITECT:</b>          Megan Aggeler          MILLER COMPANY LANDSCAPE          ARCHITECTS          1586 Fulton Street          San Francisco, CA 94103          415.252.7288</p>	<p><b>PROJECT ADDRESS:</b> 1367 UNIVERSITY AVENUE, BERKELEY, CA 94702          (APN: 067-2073-005)</p> <p><b>SCOPE OF WORK:</b>          CONSTRUCTION OF A NEW 4 STORY HOUSING BUILDING, WITH STATE OF CALIFORNIA DENSITY BONUS.</p> <p><b>ZONING CODE SUMMARY</b>          (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)          ZONING: C-1          SEE SHEET A0.1 FOR COMPLETE ZONING DATA</p> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p><b>PLANS APPROVED BY ZONING ADJUSTMENTS BOARD</b></p>  <p><b>July 9, 2020</b></p> <p>SIGNATURE DATE</p> <p>* Findings and Conditions Attached</p> </div>	<p><b>SHEET NO. &amp; TITLE</b></p> <p><b>ARCHITECTURAL</b></p> <p>A0.0 GENERAL INFORMATION</p> <p>A0.1 ZONING &amp; BUILDING CODE INFORMATION</p> <p>A0.2A GREEN BUILDING CHECKLIST</p> <p>A0.2B GREEN BUILDING CHECKLIST</p> <p>A0.2C GREEN BUILDING CHECKLIST</p> <p>A0.3 DENSITY BONUS DIAGRAMS</p> <p>A0.4A SHADOW STUDIES</p> <p>A0.4B SHADOW STUDIES</p> <p>A0.4C SHADOW STUDIES</p> <p>A0.4D SHADOW STUDIES</p> <p>A0.5 ZONING SITE PHOTOS</p> <p>A0.6 VICINITY MAP</p> <p>A1.0 SITE SURVEY</p> <p>A2.1 FLOOR PLANS</p> <p>A2.2 FLOOR PLANS</p> <p>A2.3 FLOOR PLANS</p> <p>A2.4 FLOOR PLANS</p> <p>A2.5 FLOOR PLANS</p> <p>A2.6 FLOOR PLANS</p> <p>A3.1 BUILDING &amp; STREET STRIP ELEVATION</p> <p>A3.2 BUILDING ELEVATIONS</p> <p>A3.3 PHOTO CONTEXT VIEWS</p> <p>A3.4 PHOTO CONTEXT VIEWS</p> <p>A3.5 RESPECTIVE VIEW</p> <p>A3.6 RESPECTIVE VIEW</p> <p>A3.7 RESPECTIVE VIEW</p> <p>A4.1 SECTIONS</p> <p>A4.2 WALL SECTIONS &amp; DETAILS</p> <p>MAT MATERIAL BOARD</p> <p><b>LANDSCAPE</b></p> <p>A1.1 LANDSCAPE PLAN GROUND LEVEL STREET</p> <p>A1.2 LANDSCAPE PLAN GROUND LEVEL COURTYARD</p> <p>A1.3 LANDSCAPE PLAN 2ND &amp; 4TH LEVEL</p>
<p><b>VIEW AT UNIVERSITY AVENUE LOOKING NORTH</b></p>			

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JOB: 1822

SHEET:

ZONING INFORMATION & DENSITY BONUS DIAGRAMS

**A0.1**

### BUILDING CODE DATA

**Building Information** 10/11/2019  
 Occupancy Group: Group 1-3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**Building Height and Height Limitations (Table 504.1.6, 504.2)**

**Fire Resistance of Exterior Walls (Table 602)**

**Fire Resistance of Roofs (Table 603)**

**Type V-A**

**Separation of Occupancies (CIC 506.4)**

**Fire Resistance of Interior Walls (Table 602)**

**Floors 2-4 Type II-A (1-2)**

**Fire Resistance of Roofs (Table 603)**

**Type V-A**

**Building Information**

**Occupancy Group**

**Building Height**

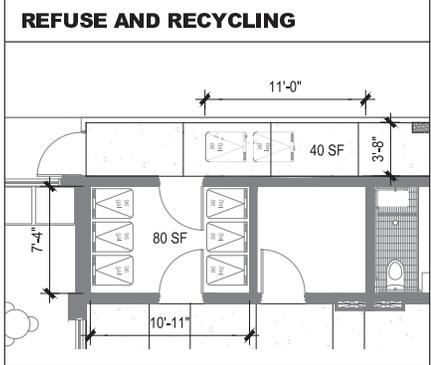
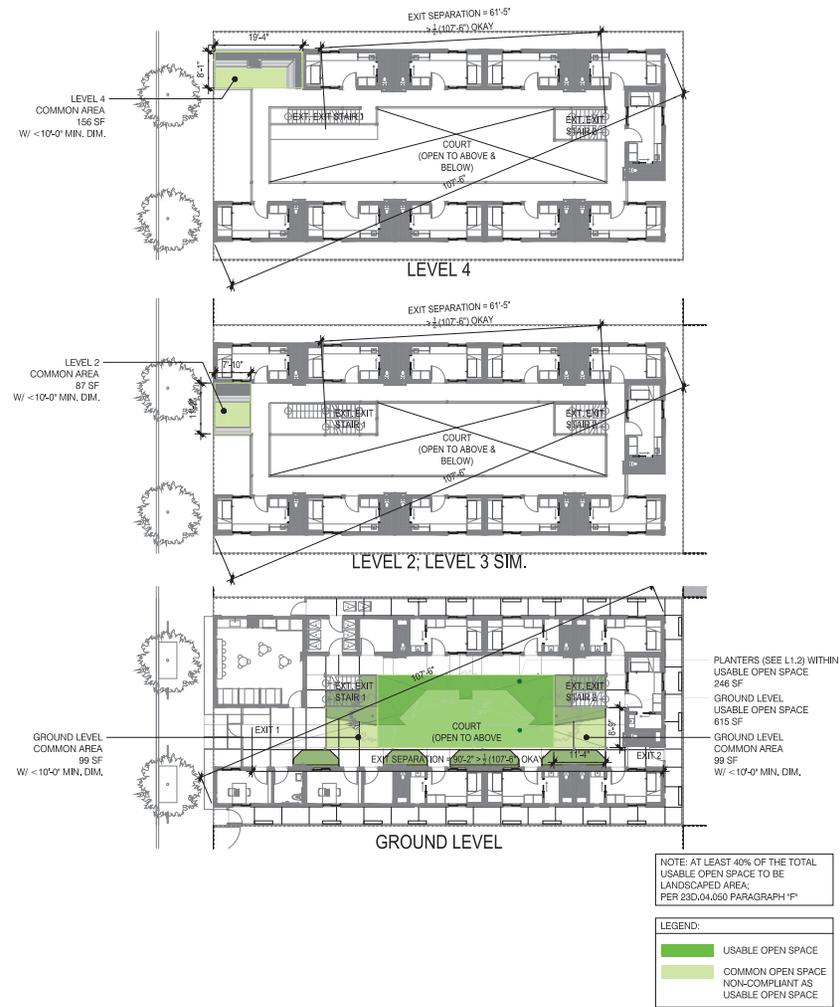
**Fire Resistance of Exterior Walls**

**Fire Resistance of Roofs**

**Notes from Table 602**

**Notes from Table 603**

**EXITING DIAGRAMS / OPEN SPACE DIAGRAMS**



**Waste and Recycling Calculation**

# of Bedrooms	Factor	Occupants	Total cutfr required (2.50 or 50 gallons / 3)	Waste (40%)	Recycling (40%)	Organics (20%)
39	1.00	39	3.25 cy	650 gal / 1.30 cuft	260 gal	130 gal

**Space Calculation**

Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
2 cy bin (424 gal)				28 sf		
96 gallon cart	3	3	2	7 sf	56 sf	
64 gallon cart				6 sf		
<b>Total capacity</b>	<b>288 gal</b>	<b>288 gal</b>	<b>182 gal</b>		<b>56 sf</b>	<b>84 sf</b>

**ZONING CODE DATA**

**ZONING SUMMARY**

Code	Area	Notes
UNITS	10	
LEVEL 1	11	
LEVEL 2	11	
LEVEL 3	7	
TOTAL	46	

**UNIT TABLE**

Level	Requirement	Area
LEVEL 1	10	2,100
LEVEL 2	11	2,100
LEVEL 3	7	2,100
TOTAL	46	8,400

**PARKING CALCULATIONS**

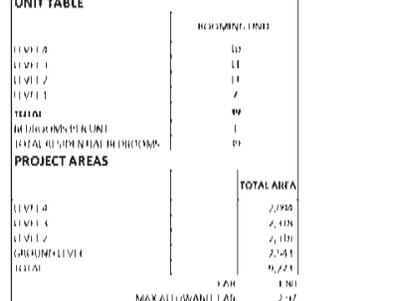
Category	Units	St/Res	Total	Landscaped
REQUIREMENT	46	11.2	516	206
PROVIDED	46	11.2	516	206

**USABLE OPEN SPACE CALCULATIONS**

Category	Units	St/Res	Total	Landscaped
REQUIREMENT	46	11.2	516	206
PROVIDED	46	11.2	516	206

**ROOFTOP ARCHITECTURAL ELEMENTS CALCS**

Category	Units	St/Res	Total	Landscaped
REQUIREMENT	46	11.2	516	206
PROVIDED	46	11.2	516	206



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SHEET:

GREEN BUILDING  
CHECKLIST

A0.2A

GreenPoint RATED  
NEW HOME RATING SYSTEM, VERSION 7.0  
MULTIFAMILY CHECKLIST

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

The minimum requirements of GreenPoint Rated are verification of 60 or more points. Earn the following minimum points per category: Energy (25), Indoor Air Quality/Health (8), Resources (6), and Water (6), and meet the prerequisites (CAL Green Mandatory §§ 2, 108.1, 101.1, 01, 02).

Measures for this Column A is a checklist item with the options of "Yes", "No", or "TBD" at a range of percentages to allocate points. Based on the appropriate division and the appropriate points will appear in the last "Points achieved" column. This table for the green building checklist items are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpoint-rated. Build It Green is not a code enforcement agency. A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily - Version 7

Project Name: 1367 University Avenue  
Project Size: 1367 University Ave  
City: Berkeley  
Project Size: 1367 sq ft

Total Points Targeted: 112  
Certification Level: G 1d

Points Required: 60  
Targeted Points: 112



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

Measure	Points	Energy	IAQ/Health	Resources	Water	Notes
<b>STRUCTURAL FRAME AND BUILDING ENVELOPE</b>						
<b>B1. Optimal Vapor Engineering</b>						
No B1.1 Walls, Rafter/Joist and Studs at 24 Inches on Center	0		1		2	
Yes B1.2 Min. Leaf Blowing Door and Window Headers Sealed for Leak	1				1	
No B1.3 Advanced Framing Measures	0			2		
<b>B2. Construction Waste Efficiency</b>						
Yes B2.1 Recycled Content in Siding	0			1		
<b>B3. Engineered Lumber</b>						
TBD B3.1 Engineered Beams and Headers					1	
Yes B3.2 Wood Joists or Web Trusses for Floors	1				1	
Yes B3.3 Engineered Lumber for Roof Rafters	1				1	
No B3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes B3.5 K100 to S400	0				1	
Yes B3.6 CSB for Wall and Roof Sheathing	0				1	
No B3.7 CSB for Wall and Roof Sheathing	0				1	
<b>B4. Insulated Headers</b>						
No B4.1 Insulated Headers	0		1			
<b>B5. FSC-Certified Wood</b>						
TBD B5.1 Dimensional Lumber, Studs, and Timber					6	
TBD B5.2 Panel Products					3	
<b>B6. Solid Wall Systems</b>						
No B6.1 At Least 80% of Floors	0				1	
No B6.2 At Least 80% of Exterior Walls	0		1		1	
No B6.3 At Least 80% of Roofs	0		1		1	
Yes B6.4 Energy Heats on Roof Trusses	1		1			
No B6.5 Overhangs and Gutters	0		1		1	
<b>B7. Reduced Pollution Entering the Home from the Garage</b>						
No B7.1 Detached Garage	0				2	
No B7.2 Attached Garage for Attached Garage	0				1	
<b>B8. Structural Pest Not Rod Control</b>						
Yes B8.1 All Wood Loaded At Least 12 Inches Above the Soil	1				1	
Yes B8.2 All Wood Loaded At Least 12 Inches Above the Soil	1				1	
Yes B8.3 Measure moisture sensors in wet areas (such as basements, saunas, vinyl floors, and basements)	2				1	
<b>E. EXTERIOR</b>						
TBD E1. Environmentally Suitable Decking					1	
TBD E2. Flashing Installation, Third-Party Verified					2	
Yes E3. Rain Screen Wall System	2				2	
Yes E4. Durable and Non-Combustible Cladding Materials	1				1	
<b>E5. Durable Roofing Materials</b>						
Yes E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	
No E5.3 Vegetated Roof	0	2	2			
<b>F. INSULATION</b>						
<b>F1. Insulation with 30% Post-Consumer or 80% Post-Industrial Recycled Content</b>						
No F1.1 Walls and Floors	0				1	
No F1.2 Ceilings	0				1	
<b>F2. Insulation that Meets the CDPH Standard Method - Residential for Low Emissions</b>						
No F2.1 Walls and Floors	0				1	
No F2.2 Ceilings	0				1	
<b>F3. Insulation that Does Not Contain Fire Retardants</b>						
No F3.1 Cavity Walls and Floors	0				1	
No F3.2 Ceilings	0				1	
No F3.3 Interior and Exterior Insulation	0				1	
<b>G. PLUMBING</b>						
<b>G1. Efficient Distribution of Domestic Hot Water</b>						
Yes G1.1 Insulated Hot Water Pipes	1		1			
Yes G1.2 WaterSense Volume Limit for Hot Water Distribution	1				1	
No G1.3 Increased Efficiency in Hot Water Distribution	0				2	
<b>G2. Install Water-Efficient Fixtures</b>						
Yes G2.1 WaterSense Showerheads 1.0 gpm with Matching Compensation Valve	2				2	
Yes G2.2 WaterSense Bathroom Faucets with 1.0 gpm or less	1				1	
Yes G2.3 WaterSense Toilet with 1.0 gpm or less	1				1	
Yes G2.4 Urinals with Flush Rate of 0.1 Gallons/Flush	0				1	
No G2.5 Urinals with Flush Rate of 0.1 Gallons/Flush	0				1	
<b>G3. Pre-Plumbing for Graywater System</b>						
No G3.1 Pre-Plumbing for Graywater System	0				1	
<b>G4. Operational Graywater System</b>						
No G4.1 Operational Graywater System	0				3	
Yes G4.2 Operational Graywater System	1				1	
Yes G4.3 Submeter Water for Tenants	2				2	
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>						

1367  
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GREEN BUILDING  
CHECKLIST

A0.2B

Project Name	1367 University Avenue	Project Street	1367 University Avenue	Project City	Berkeley	Project Zip	94710	Project No.	18110	GreenPoint Score	GreenPoint Rating	GreenPoint Version
TBD	L1. Environmentally Preferable Flooring											
TBD	L2. Low-Emitting Flooring Meets CDPH 2019 Standard Method - Residential											
Yes	L3. Durable Flooring	1										
No	L4. Thermal Mass Flooring	0	1									
<b>M. APPLIANCES AND LAUNDRIES</b>												
Yes	M1. ENERGY STAR® Dishwasher	1										
<b>M2. ENERGY STAR® Washing and Drying</b>												
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2	1									
Yes	M2.2 Energy Star Dryer	1	1									
No	M2.3 Solar Dryer Laundry Lines	0	0.5									
>30 cubic feet	M3. Space-Related ENERGY STAR Refrigerator	2	2									
<b>M4. Personnel Controls for Waste Reduction Strategies</b>												
TBD	M4.1 Built-in Recycling Center											
TBD	M4.2 Built-in Composting Center											
<b>M5. Lighting Efficiency</b>												
Yes	M5.1 High-Efficiency Lighting	2	2									
Yes	M5.2 Lighting system designed to reduce nighttime disturbance or lightglare by Lighting Consultant	2	2									
TBD	M6. Electric Vehicle Charging Stations and Infrastructure											
No	M7. Central Laundry	0										
Yes	M8. Geared Elevator	1	1									
<b>N. COMMUNITY</b>												
<b>N1. Smart Development</b>												
Yes	N1.1 Infill Site	2	1									
No	N1.2 Designated Brownfield Site	0	1									
>35	N1.3 Conserves Resources by Increasing Density	4	2	2								
Yes	N1.4 Cluster Homesite Land Preservation	2	1									
	N1.5 Higher Spot Efficiency	9										
B11	Enter the area of fee home, in square feet											
2	Enter the number of bedrooms											
<b>N2. Home(s) Development Located Near Major Transit Stop</b>												
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1									
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2									
<b>N3. Pedestrian and Bicycle Access</b>												
ES	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2									
23	Enter the number of Tier 1 services											
No	N3.2 Connection to Pedestrian Pathways	0	1									
No	N3.3 Traffic Calming Strategies	0	2									
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1									
Yes	N3.5 Bicycle Storage for Residents	1	1									
Yes	N3.6 Bicycle Storage for Non-Residents	1	1									
1 space per unit	N3.7 Protected Parking Capacity	2	2									
<b>N4. Outdoor Gathering Places</b>												
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1									
No	N4.2 Public Outdoor Learning Spaces with Unobstructed Access to 1/4 Mile Community Services	0	1									
<b>N5. Social Interaction</b>												
No	N5.1 Resident Entries with Views to Calens	0	1									
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1									
No	N5.3 Porches Opened to Street and Public Space	0	1									
<b>N6. Passive Solar Design</b>												
No	N6.1 Heating Load	0	2									
No	N6.2 Cooling Load	0	2									
<b>N7. Adaptable Building</b>												
Yes	N7.1 Universal Design Principles in Units	2	1									
No	N7.2 Full-Function Independent Rental Unit	0	1									
<b>N8. Affordability</b>												
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2									
No	N8.2 Units with Multiple Bedrooms for Households Making 90% of AMI or Less	0	1									
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1									
<b>N9. Mixed-Use Developments</b>												
No	N9.1 Live-Work Units Include a Dedicated Commercial Entrance	0	1									
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1									
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1									
<b>N10. Resiliency</b>												
TBD	N10.1 Climate Impact Assessment											
TBD	N10.2 Strategies to Address Assessment Findings											

Project Name	1367 University Avenue	Project Street	1367 University Avenue	Project City	Berkeley	Project Zip	94710	Project No.	18110	GreenPoint Score	GreenPoint Rating	GreenPoint Version
<b>H1. Sealed Combustion Units</b>												
TBD	H1.1 Sealed Combustion Furnaces											
TBD	H1.2 Sealed Combustion Water Heaters											
Yes	H2. High-Performing Joned Hydronic Radiant Heating System	0	1									
<b>H3. Effective Seals</b>												
Yes	H3.1 Caulk Walls at Joint Joints and Beams	1	1									
Yes	H3.2 Pressure Balance the Exhaust System	1	1									
No	H4. ENERGY STAR® Lubrication Fans Per HSI Standards with Air Flow Verified	0	1									
<b>H5. Advanced Practices for Coating</b>												
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0	1									
No	H5.2 Low-VOC Coatings and Sealants Utilized to Reduce Volatile Emissions in All Living Areas	0	1									
<b>H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality</b>												
Yes	H6.1 Mechanical Ventilation (ERV or HRV) in Occupied Residential Buildings	1	1									
No	H6.2 Advanced Ventilation Standards	0	2									
Yes	H6.3 Outdoor Air Intake and Temperature	1	1									
<b>H7. Effective Range Design and Installation</b>												
Yes	H7.1 Effective Range Hood Ducting and Design	1	1									
No	H7.2 Automatic Range Hood Control	0	1									
No	H8. High-Efficiency HVAC Filter (MERV 13+)	0	1									
Yes	H9. Advanced Refrigerants	0	1									
<b>I. RENEWABLE ENERGY</b>												
No	I.1 Pre-Plumbing for Solar Water Heating	0	1									
Yes	I.2. Preparation for Future Photovoltaic Installation	1	1									
0.00%	I.3. Onsite Renewable/Generation (Solar PV, Solar Thermal, and Wind)	0	25									
<b>M. Net Zero Energy Home</b>												
No	M.1 Net Zero Energy Home	0	2									
No	M.2 Net Zero Energy Home	0	4									
No	B. Energy Storage System	0	1									
No	B. Solar Hot Water Systems to Preheat Domestic Hot Water	0	4									
No	I.7. Photovoltaic System for Multifamily Projects	0	6									
<b>J. BUILDING PERFORMANCE AND TESTING</b>												
No	J1. Third-Party Verification of Quality of Insulation Installation	0	1									
No	J2. Supply and Return Air Flow Testing	0	1									
No	J3. Mechanical Ventilation Testing	0	1									
No	J4. Combustion Appliance Safety Testing	0	1									
<b>J5. Building Energy Performance</b>												
1.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	7	30									
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1	15									
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1	1									
TBD	J7. Participation in Utility Program with Third-Party Plan Review		1									
TBD	J8. ENERGY STAR® to Homes		1									
No	J9. EPA Indoor AirPlus Certification	0	1									
No	J10. Blower Door Testing	0	3									
No	J11. Compartmentalization of Units	0	1									
<b>K. FINISHES</b>												
<b>K1. Entryways Designed to Reduce Tracked-in Contaminants</b>												
No	K1.1 Entryways to Individual Units	0	1									
Yes	K1.2 Entryways to Buildings	1	1									
TBD	K2. Zero-VOC Interior/Exterior and Ceiling Paints	0	1									
Yes	K3. Low-VOC Caulks and Adhesives	1	1									
<b>K4. Environmentally Preferable Materials for Interior Finish</b>												
TBD	K4.1 Cabinets										2	
TBD	K4.2 Interior Trim										2	
TBD	K4.3 Shalving										2	
TBD	K4.4 Doors										2	
TBD	K4.5 Countertops										1	
<b>K5. Formaldehyde Emissions in Interior Finish Exceed CARB</b>												
TBD	K5.1 Doors										1	
TBD	K5.2 Cabinets and Countertops										2	
TBD	K5.3 Interior Trim and Shalving										2	
TBD	K6. Products That Comply with the Health Product Declaration Open Standard										2	
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion										2	
<b>K8. Comprehensive Inclusion of Low-Emitting Finishes</b>												
No	K8.1 Composite Cabinetry										1	
TBD	K8.2 Composite Cabinetry										2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes										1	
<b>L. FLOORING</b>												

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GREEN BUILDING  
 CHECKLIST

A0.2C

Project Name: 1367 University Project Street: 1367 University Ave Project City: Berkeley Project Zip: 94702		Points Available	Points Earned	Energy	Water	Indoor Air Quality	Materials	Other
<b>III. Social Equity</b>								
No	III.1. Enforce Workforce	8	1					1
No	III.2. Community Liaison	8	1					1
<b>D. GREEN</b>								
Yes	D1. GreenPoint Rated Checklist in Blueprint	3	3	3	3	3	3	3
TBD	D2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	1	0.5			1	0.5	
No	D3. Orientation and Training for Occupants—Conduct Educational Walkthroughs <small>Use summary or contractor's management user site lessons learned summary Professionals</small>	3	0.5	0.5	0.5	0.5	0.5	
No	D4. Home System Monitors	3	0.5	0.5	0.5	0.5	0.5	
<b>05. Home System Monitors</b>								
No	05.1 Energy Home System Monitors	3	1					
No	05.2 Water Home System Monitors	3						1
<b>06. Green Building Education</b>								
Yes	06.1 Greening Green Building	4						
TBD	06.2 Green Building Upgrade	1	0.5				0.5	
Yes	07. Green Appraisal Addendum	1	1	1	1	1	1	1
No	08. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0						1
No	09. Residents Are Offered Free or Discounted Transit Passes	0	2					
TBD	010. Vandalism Deterrence Practices and Vandalism Management Plan	1						1
Yes	011. Tobacco Free Buildings	2			2			
TBD	012. Integrated Pest Management Plan	1						1
<b>R. DESIGN CONSIDERATIONS</b>								
<b>P1. Acoustics: Noise and Vibration Control</b>								
Enter the number of Tier 1 practices								
Enter the number of Tier 2 practices								
<b>P2. Mixed-Use Design Strategies</b>								
TBD	P2.1 Tenant Improvement Requirements for Built-Outs				1			1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
<b>P3. Commissioning</b>								
TBD	P3.1 Design Phase		1	1				
TBD	P3.2 Construction Phase		2	1				
TBD	P3.3 Post-Construction Phase		2	1				
No	P4. Building Enclosure Testing	0	1	1	1			
<b>Summary</b>								
Total Available Points in Specific Categories		404	48	141	69	54	54	
Minimum Points Required in Specific Categories		50	2	25	6	6	6	
<b>Total Points Achieved</b>		<b>112.0</b>	<b>15.0</b>	<b>28.0</b>	<b>11.0</b>	<b>34.0</b>	<b>26.0</b>	



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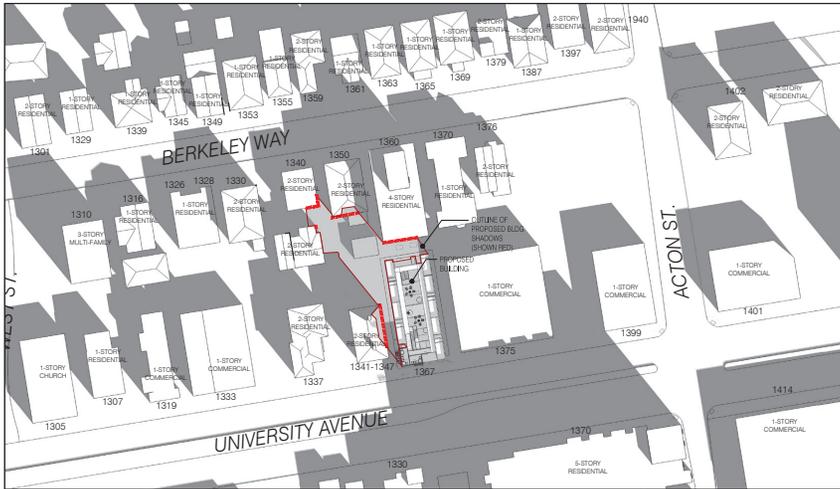
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SHADOW STUDIES  
 DECEMBER 21ST

**A0.4A**



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



**2 SHADOW STUDY - DECEMBER 21: NOON**  
 1:100 @ 11X17 1:50 @ 24X36



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

ALL RESIDENTIAL BUILDINGS BEING  
 SHADOWED SHOWN IN THESE DIAGRAMS

■ DARK TONE GREY INDICATES SHADOWS  
 FROM EXISTING BUILDINGS

■ LIGHTER TONE GREY INDICATES SHADOWS  
 WIPED OUTLINE FROM PROPOSED BUILDING

■ NEW SHADOW AT RESIDENTIAL BUILDING

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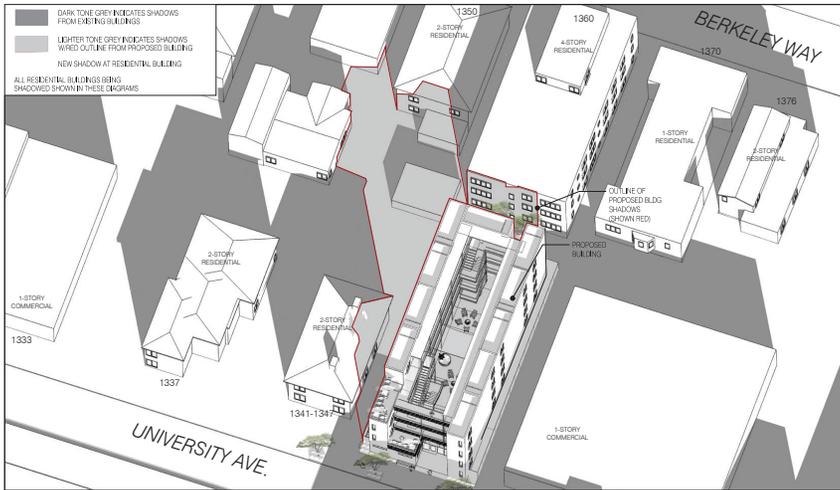
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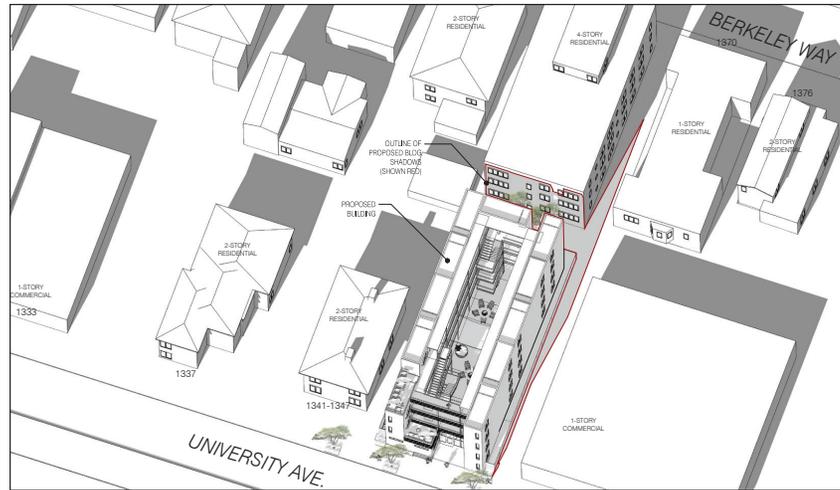
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SHADOW STUDIES  
 DECEMBER 21ST

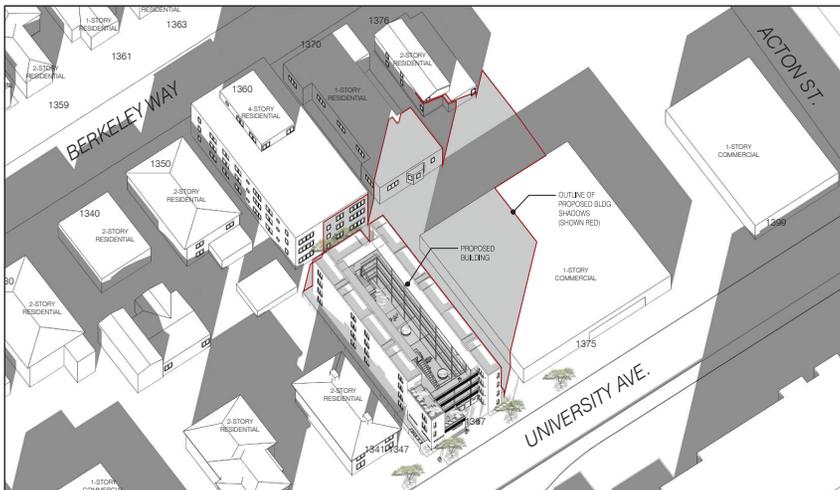
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1 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE  
 NTS



2 SHADOW STUDY AXONOMETRIC - DECEMBER 21: NOON  
 NTS



3 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS BEFORE SUNSET  
 NTS

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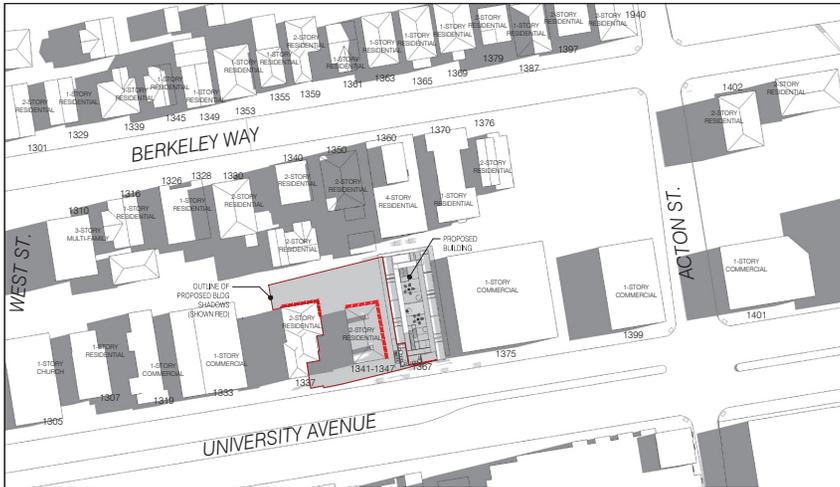
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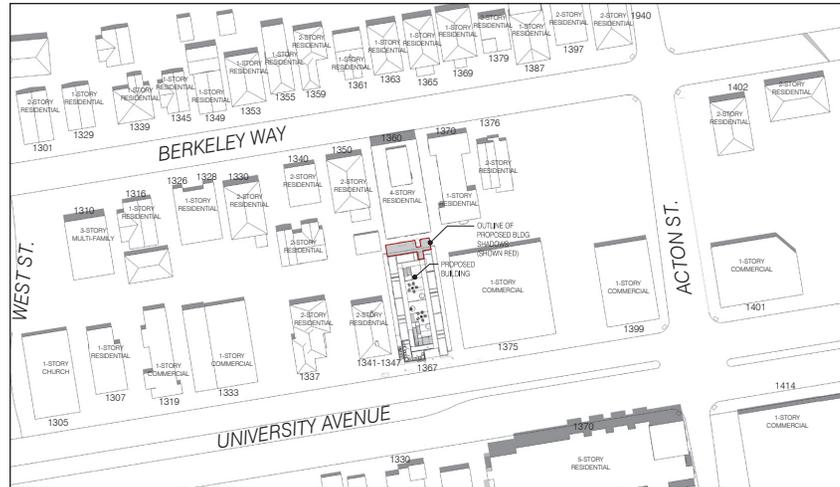
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SHADOW STUDIES  
 JUNE 21ST

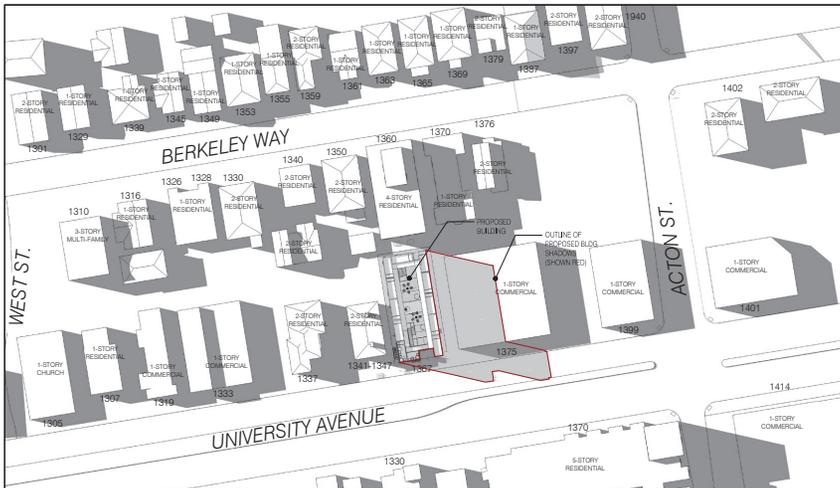
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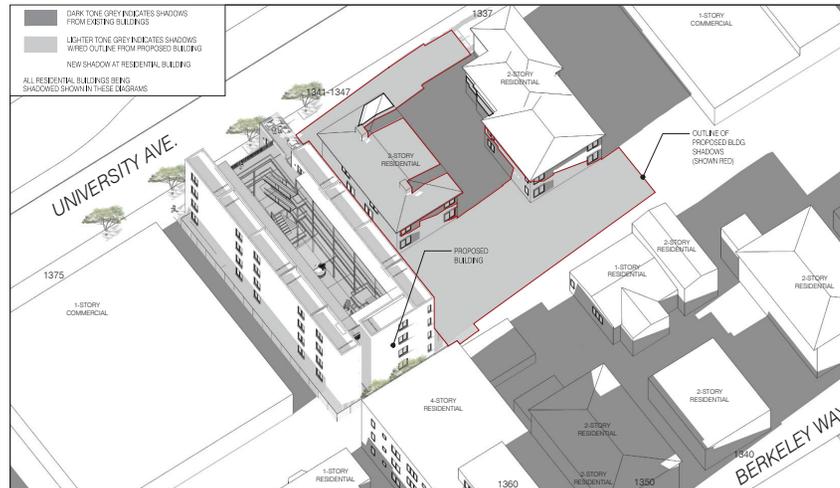
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**2 SHADOW STUDY - JUNE 21: NOON**  
 1:100 @ 11X17 1:50 @ 24X36



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



**4 SHADOW STUDY AXONOMETRIC - JUNE 21: 2-HRS AFTER SUNRISE**  
 NTS

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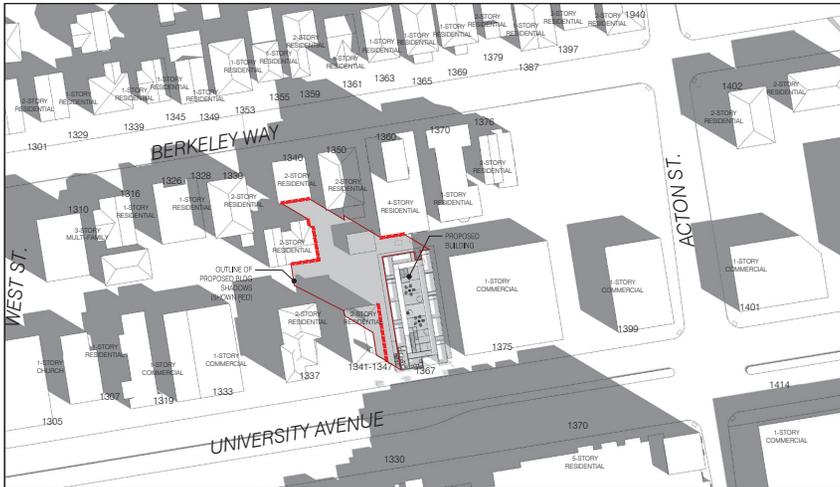
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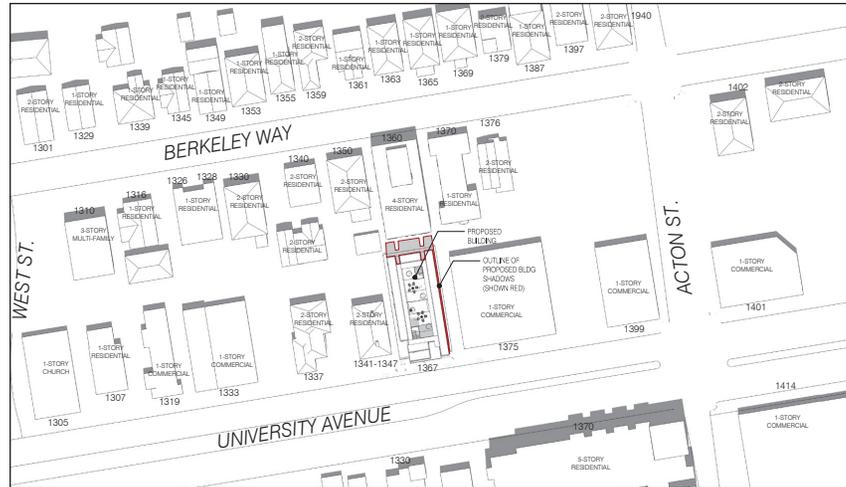
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SHADOW STUDIES  
 OCT 15TH

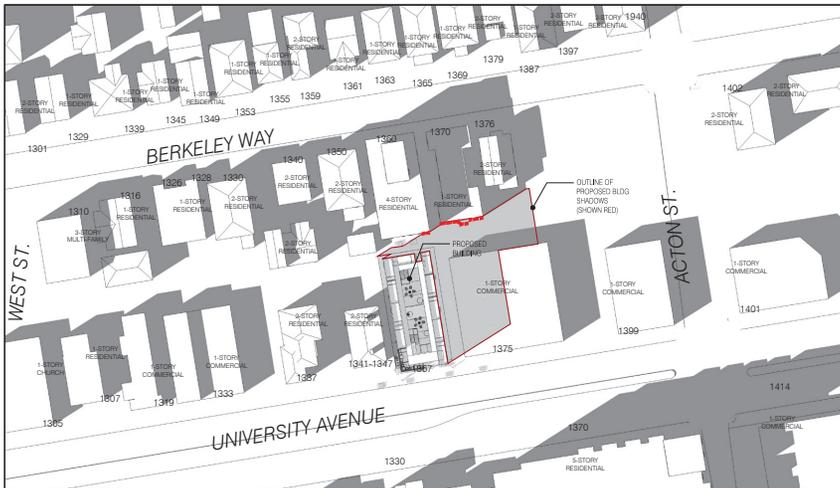
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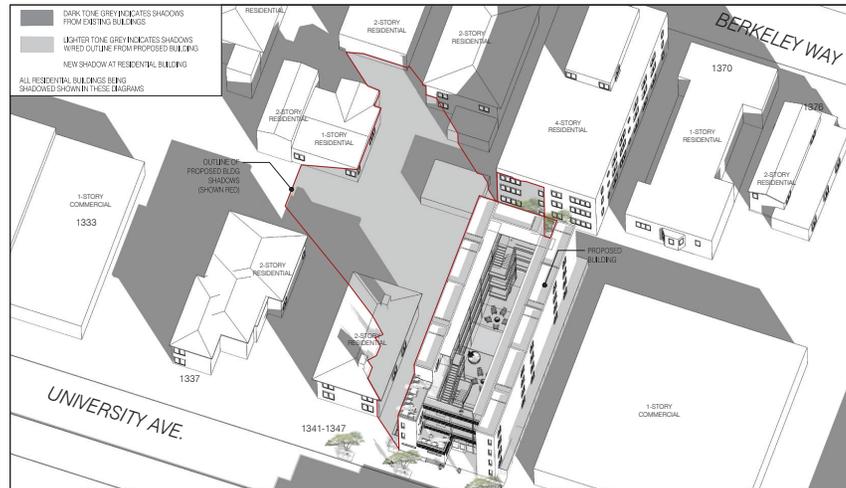
1 SHADOW STUDY - OCT 15TH: 2 HRS AFTER SUNRISE  
 1:100 @ 11X17 1:50 @ 24X36



2 SHADOW STUDY - OCT 15TH: NOON  
 1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - OCT 15TH: 2-HRS BEFORE SUNSET  
 1:100 @ 11X17 1:50 @ 24X36



4 SHADOW STUDY AXONOMETRIC - OCT 15TH: 2-HRS AFTER SUNRISE  
 NTS

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1  
 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW



2  
 VIEW FROM UNIVERSITY LOOKING WEST

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3  
 VIEW FROM ACTON LOOKING NORTHWEST



4  
 VIEW FROM UNIVERSITY LOOKING EAST

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SITE CONTEXT  
 PHOTOS

**A0.5**

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VICINITY MAP

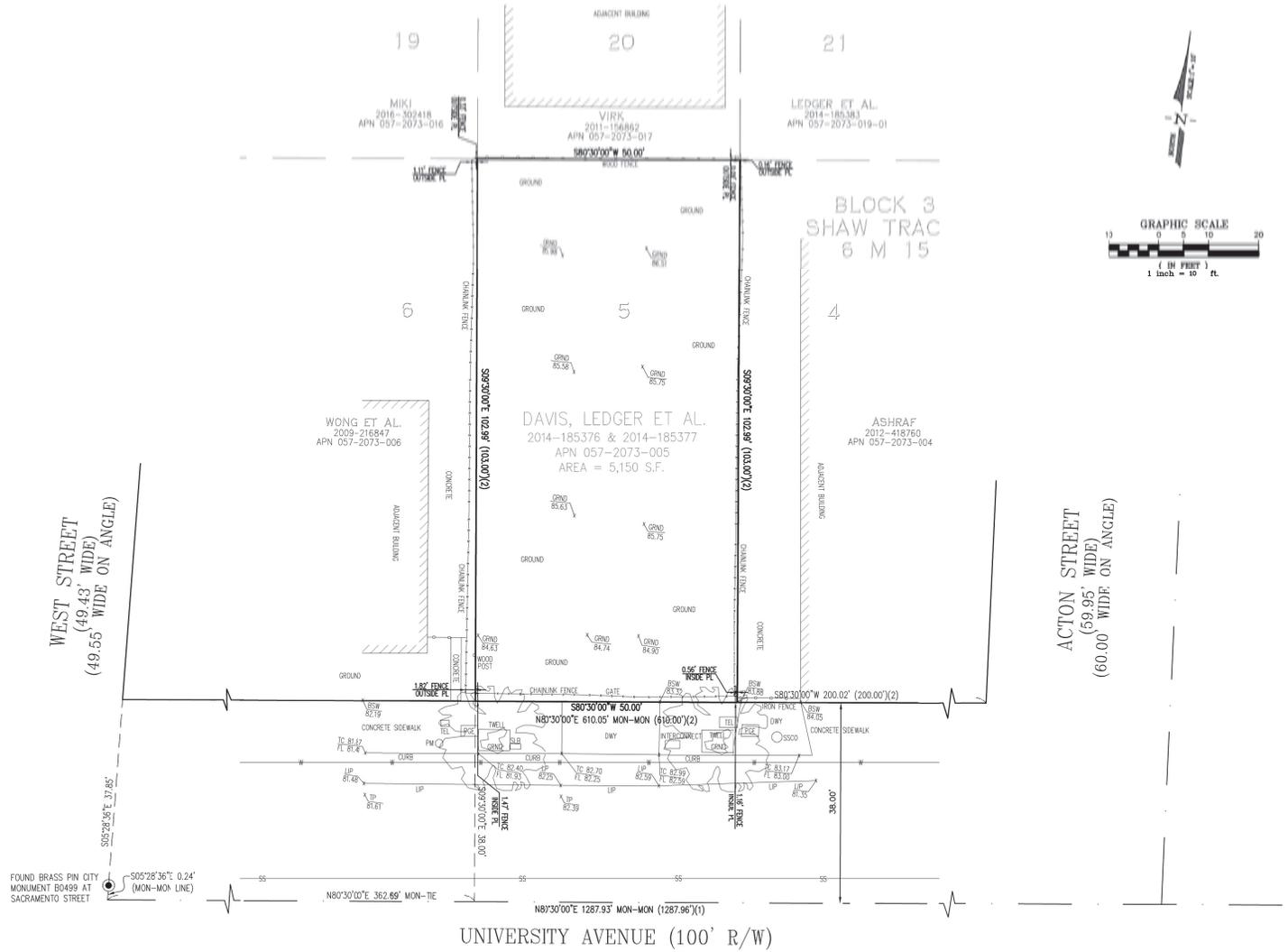
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1 VICINITY MAP  
 1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"



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JOB: 1822

SHEET:

ZONING  
 SITE SURVEY

**A1.0**

1 SITE SURVEY  
 1/20"=1'-0" @ 11X17 1/10"=1'-0" @ 24X36

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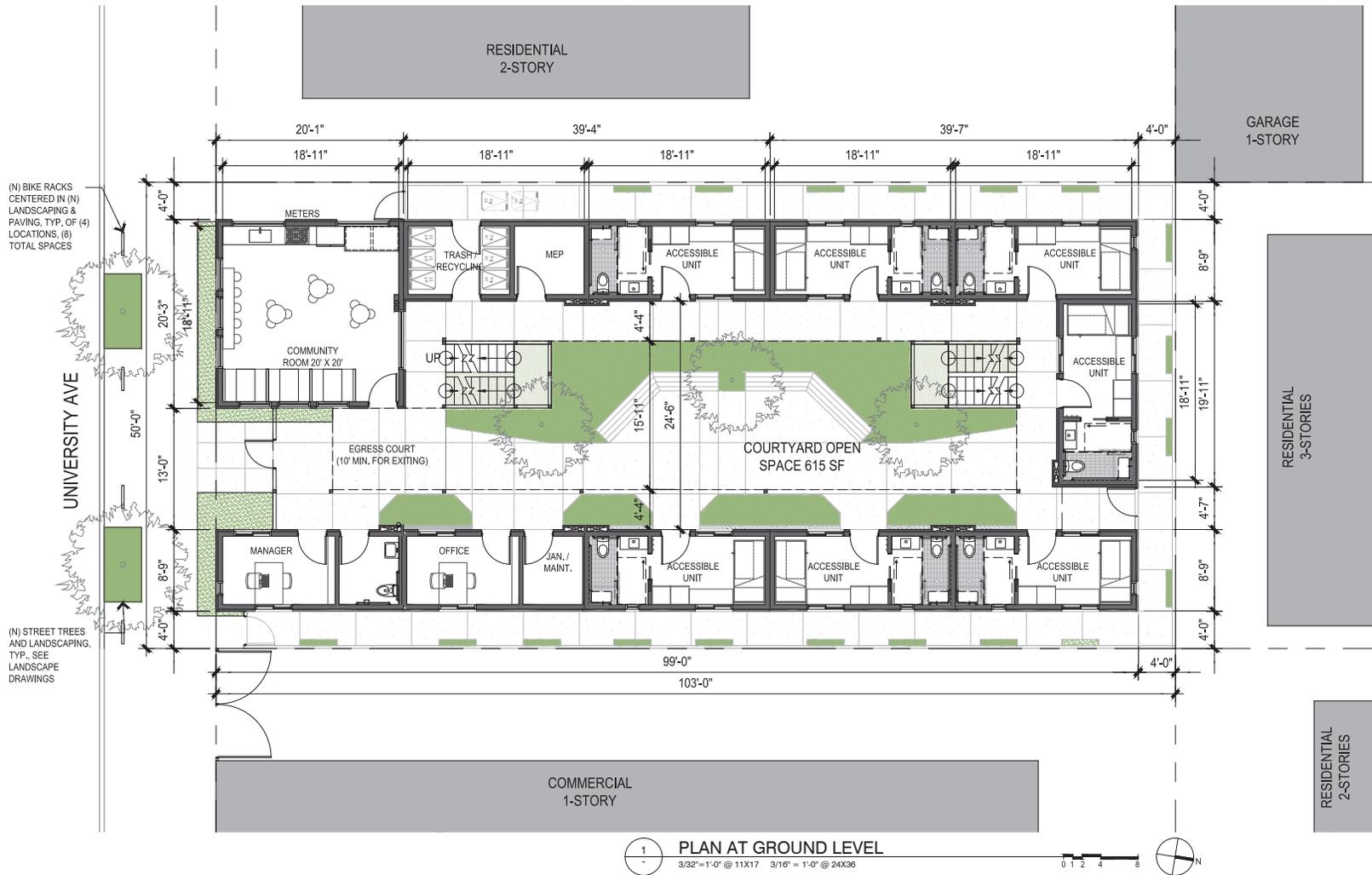
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JOB: 1822

SHEET:

PLAN AT  
 GROUND LEVEL

**A2.1**



(N) BIKE RACKS  
 CENTERED IN (N)  
 LANDSCAPING &  
 PAVING, TYP. OF (H)  
 LOCATIONS, (8)  
 TOTAL SPACES

UNIVERSITY AVE

(N) STREET TREES  
 AND LANDSCAPING,  
 TYP. SEE  
 LANDSCAPE  
 DRAWINGS

RESIDENTIAL  
 3-STORIES

RESIDENTIAL  
 2-STORIES

RESIDENTIAL  
 2-STORY

GARAGE  
 1-STORY

COMMERCIAL  
 1-STORY

COURTYARD OPEN  
 SPACE 615 SF

METERS

TRASH/RECYCLING

MEP

ACCESSIBLE UNIT

ACCESSIBLE UNIT

ACCESSIBLE UNIT

COMMUNITY ROOM 20' X 20'

UP

ACCESSIBLE UNIT

EGRESS COURT  
 (10' MIN. FOR EXITING)

MANAGER

OFFICE

JAN./MAINT.

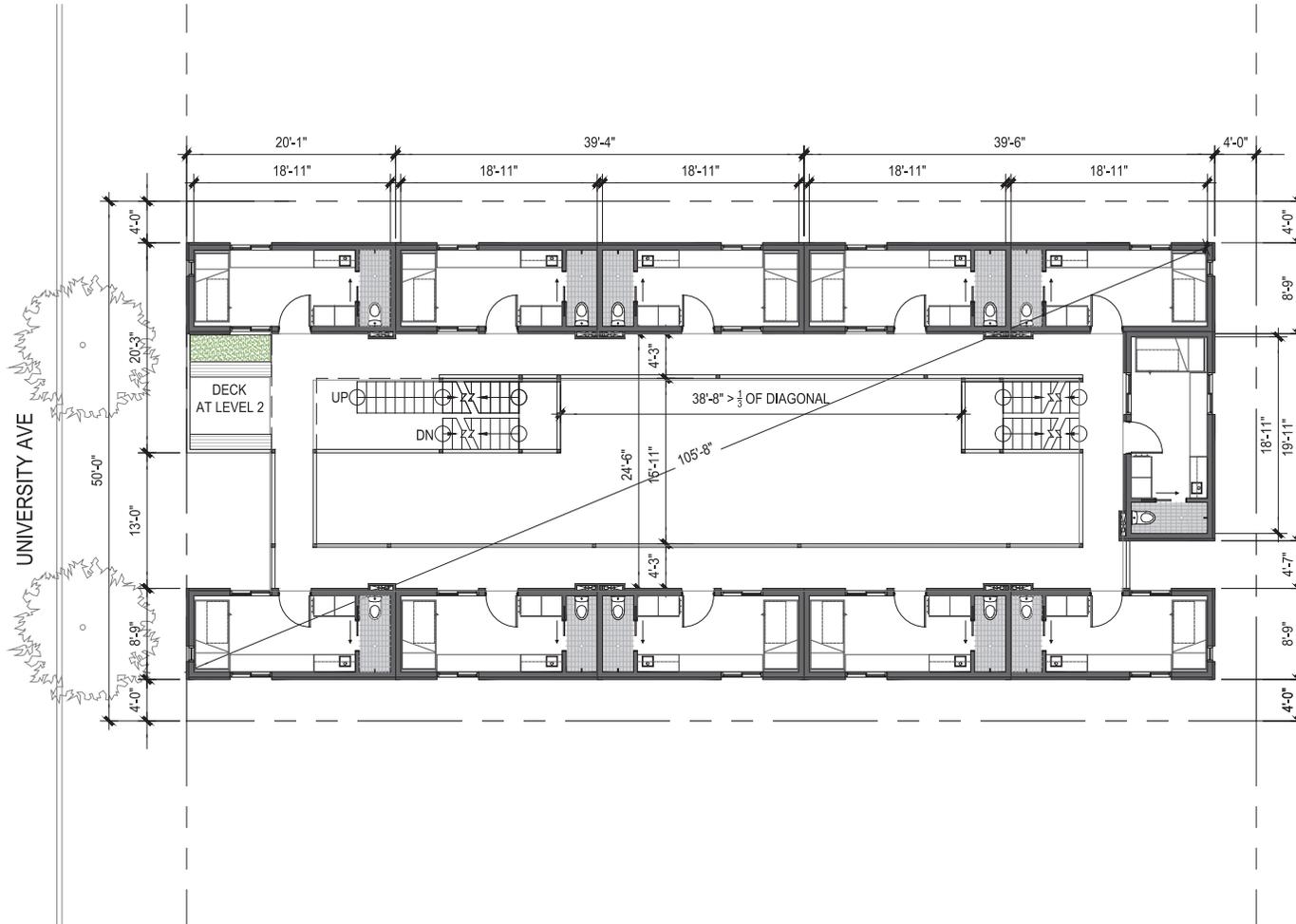
ACCESSIBLE UNIT

ACCESSIBLE UNIT

ACCESSIBLE UNIT

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JOB: 1822

SHEET:

PLAN AT  
 LEVELS 2 & 3

**A2.2**

1 PLAN AT LEVELS 2 & 3  
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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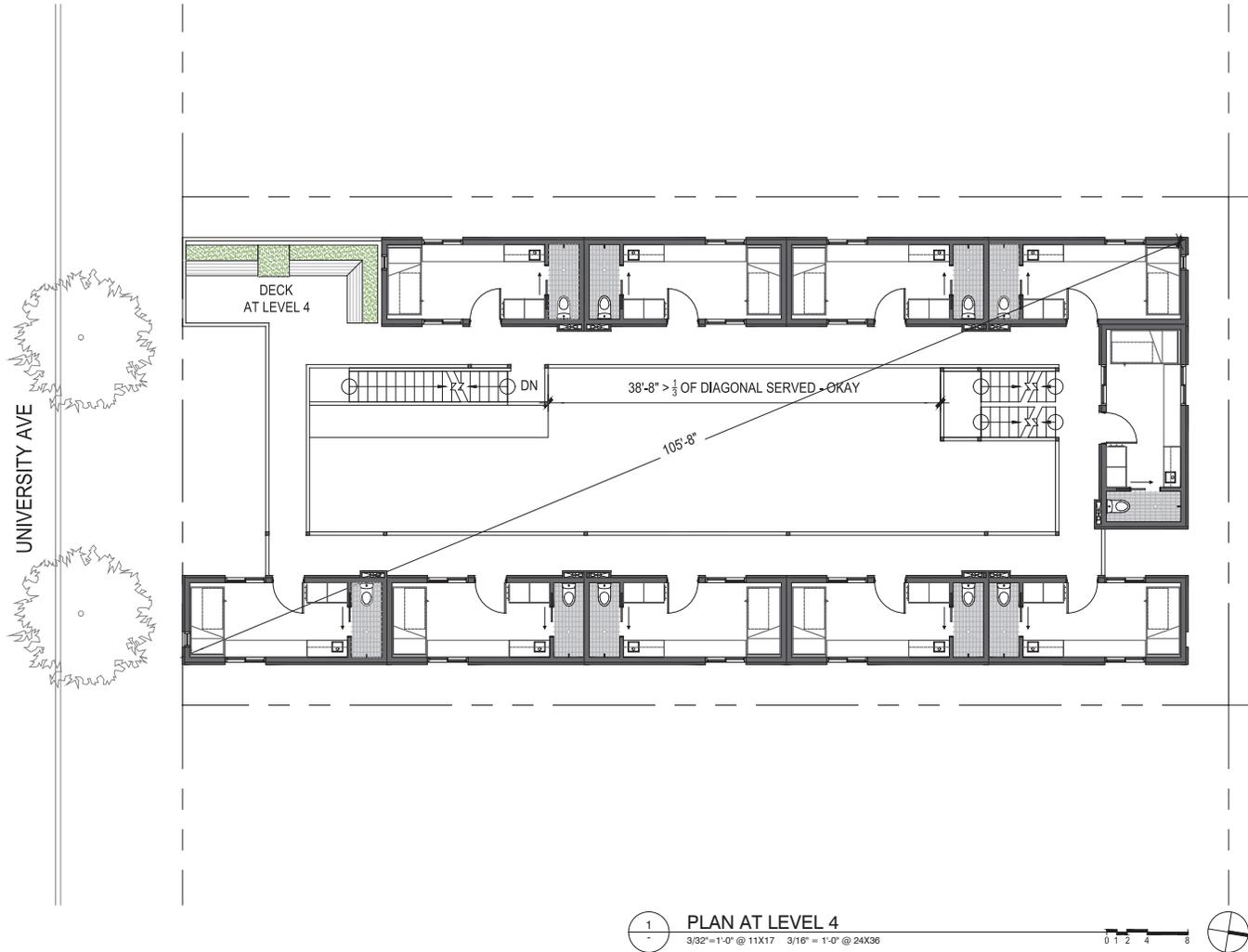
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SHEET:

PLAN AT  
 LEVEL 4

**A2.3**

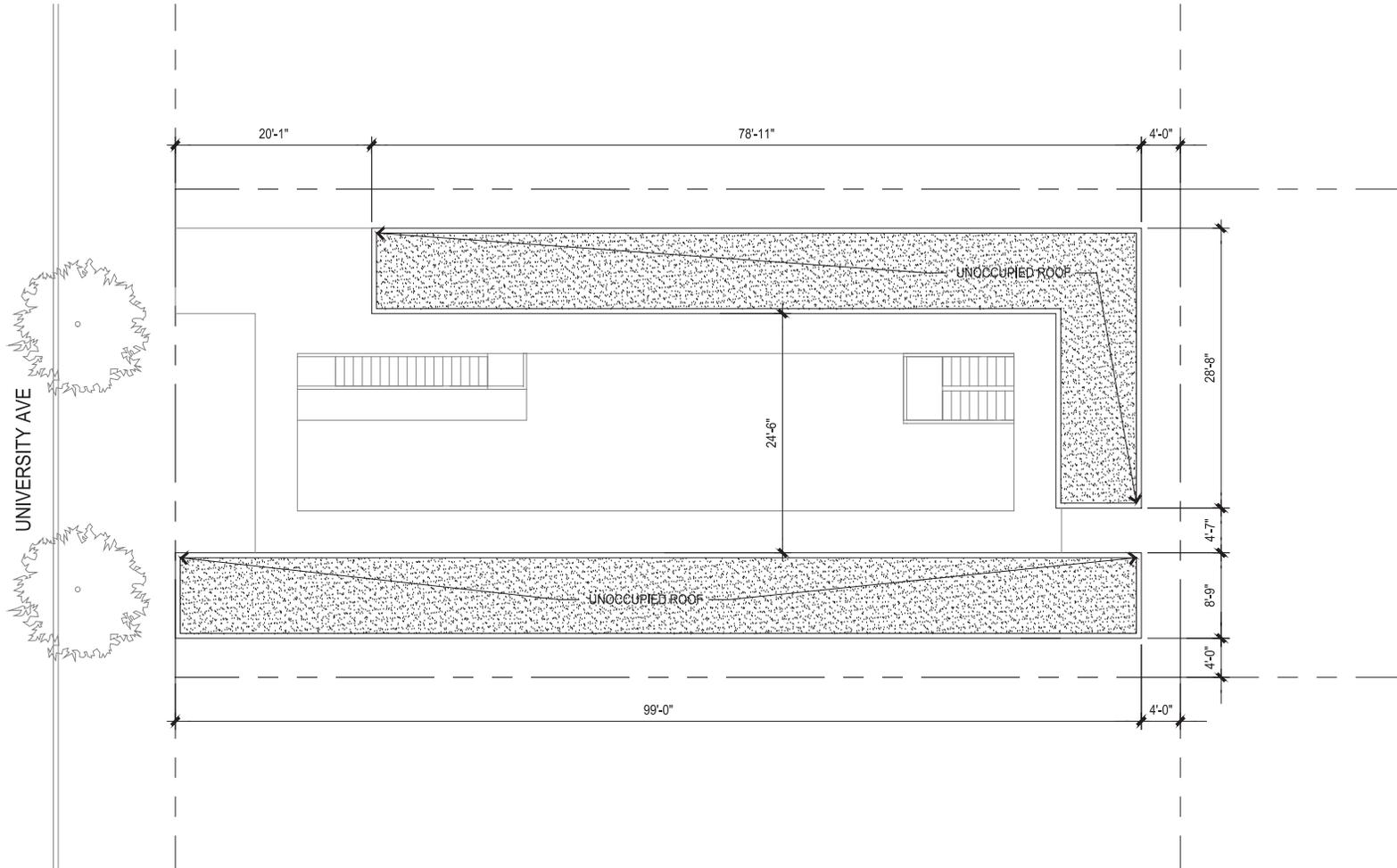


1 PLAN AT LEVEL 4  
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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JOB: 1822

SHEET:

ROOF PLAN

**A2.4**

1 ROOF PLAN  
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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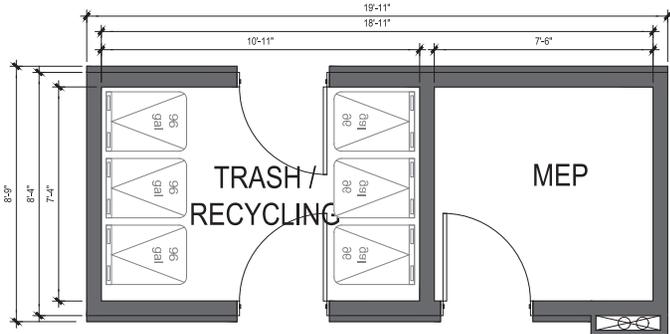
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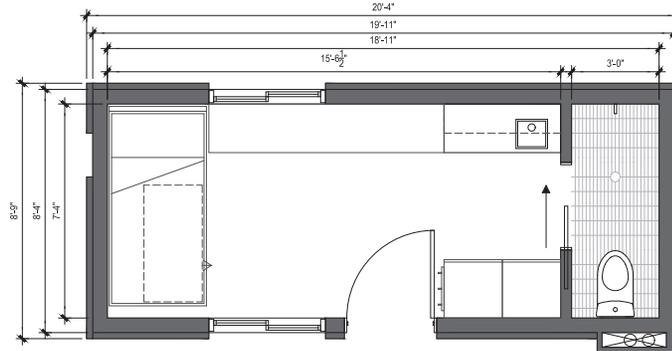
SHEET:

UNIT  
 PLANS

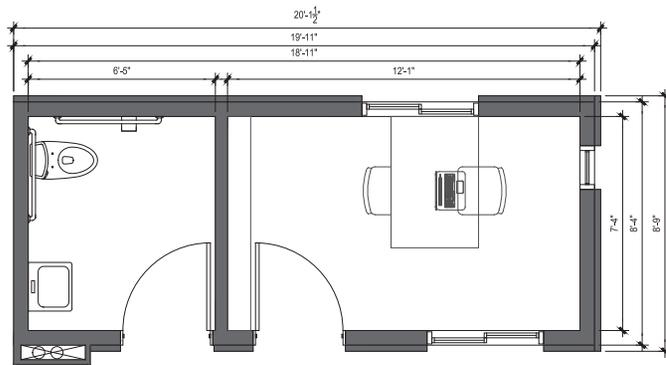
**A2.5**



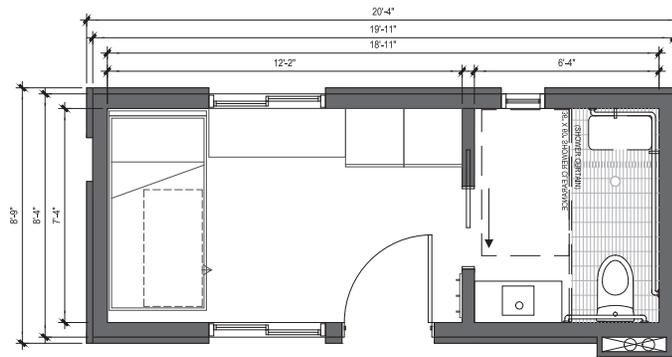
3 TRASH / MEP PLAN  
 1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



2 TYPICAL UNIT AT LEVELS 2, 3 & 4  
 1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



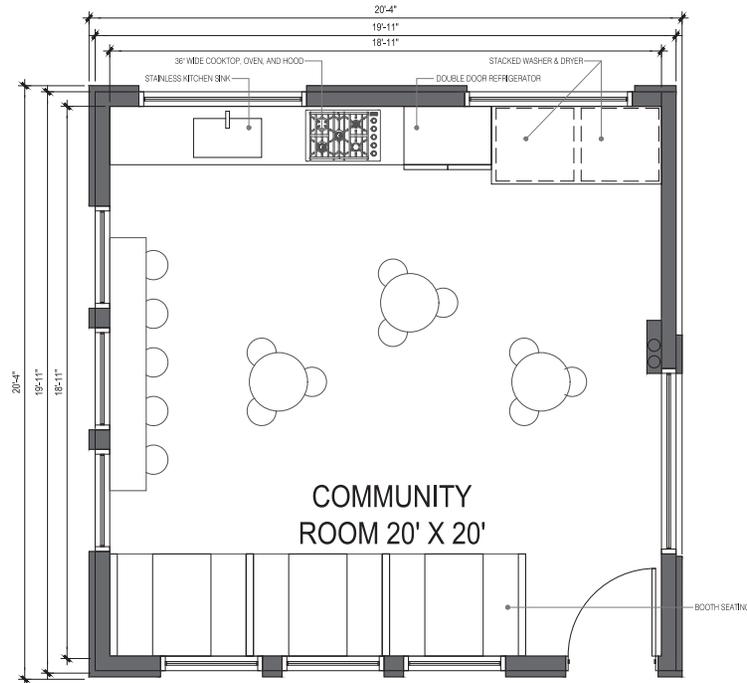
4 OFFICE / BATH PLAN  
 1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



1 TYPICAL ADA UNIT (AT GROUND LEVEL)  
 1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

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JOB: 1822

SHEET:

COMMUNITY ROOM  
 PLAN

**A2.6**

2  
 -  
 COMMUNITY ROOM  
 NTS

1  
 -  
 COMMUNITY ROOM PLAN  
 1/4" = 1'-0" @ 11X17 1/2" = 1'-0" @ 24X36



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JOB: 1822

SHEET:

BUILDING  
 ELEVATIONS &  
 STREET STRIP  
 ELEVATION

**A3.1**



**3 NORTH ELEVATION**  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36 0 1 2 4 8



**2 SOUTH ELEVATION**  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36 0 1 2 4 8



**1 STREET STRIP ELEVATION @ UNIVERSITY AVE.**  
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36 0 2 6 12

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JOB: 1822

SHEET:

BUILDING  
 ELEVATIONS

**A3.2**



**2 WEST ELEVATION**  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36 0 1 2 4 8



**1 EAST ELEVATION**  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36 0 1 2 4 8

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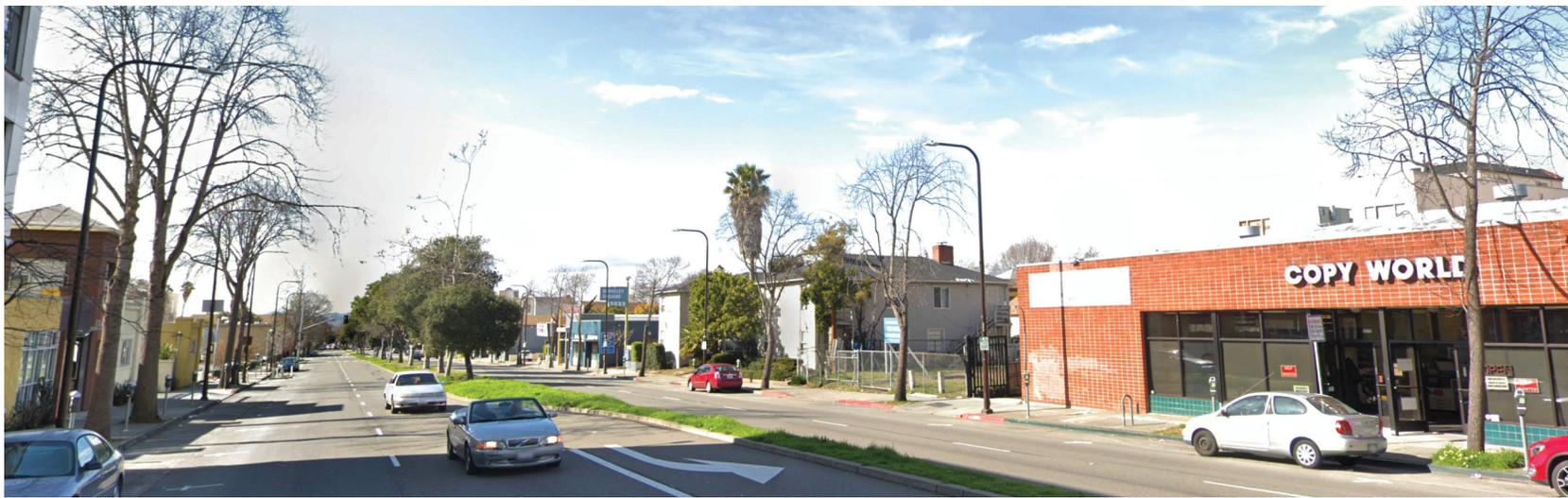
SHEET:

PHOTO CONTEXT  
 VIEWS

**A3.3**



2 UNIVERSITY AVENUE LOOKING WEST - AFTER



1 UNIVERSITY AVENUE LOOKING WEST - BEFORE

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SHEET:

PHOTO CONTEXT  
VIEWS

**A3.4**



4 UNIVERSITY AVENUE LOOKING EAST - AFTER



2 BERKELEY WAY LOOKING WEST - AFTER



3 UNIVERSITY AVENUE LOOKING EAST - BEFORE



1 BERKELEY WAY LOOKING WEST - BEFORE

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SHEET:

PERSPECTIVE  
VIEW

**A3.5**



UNIVERSITY AVENUE LOOKING NORTH

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SHEET:

PERSPECTIVE  
VIEW

**A3.6**



1 COURTYARD VIEW

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SHEET:

PERSPECTIVE  
VIEW

**A3.7**



COURTYARD VIEW

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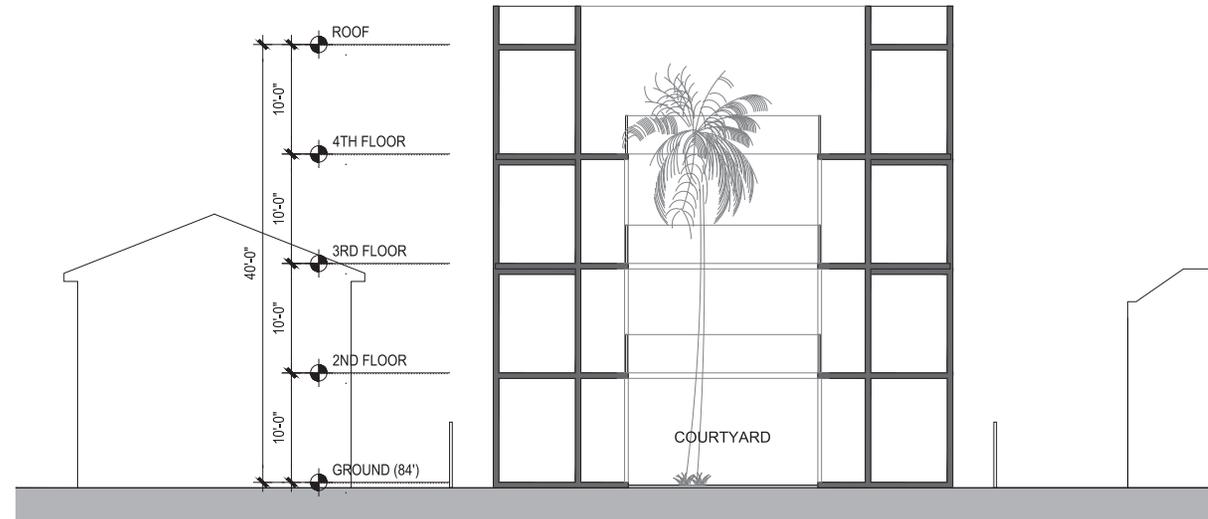
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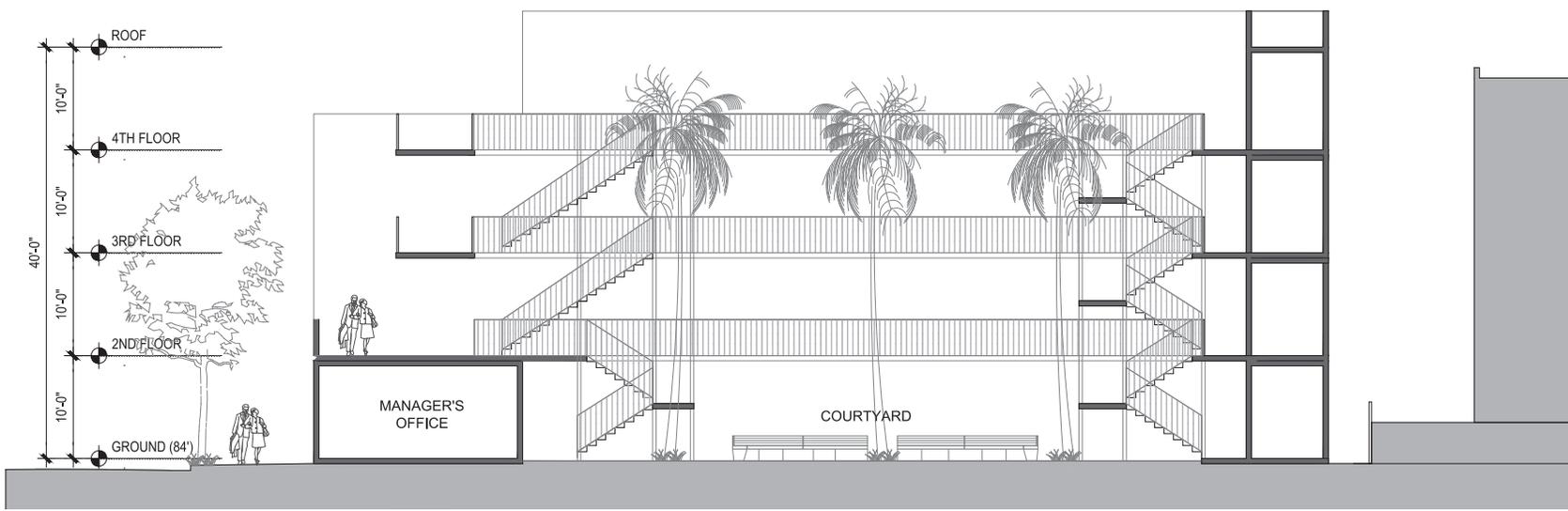
SHEET:

BUILDING  
 SECTION

**A4.1**



2 E-W SECTION  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



1 N-S SECTION  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36

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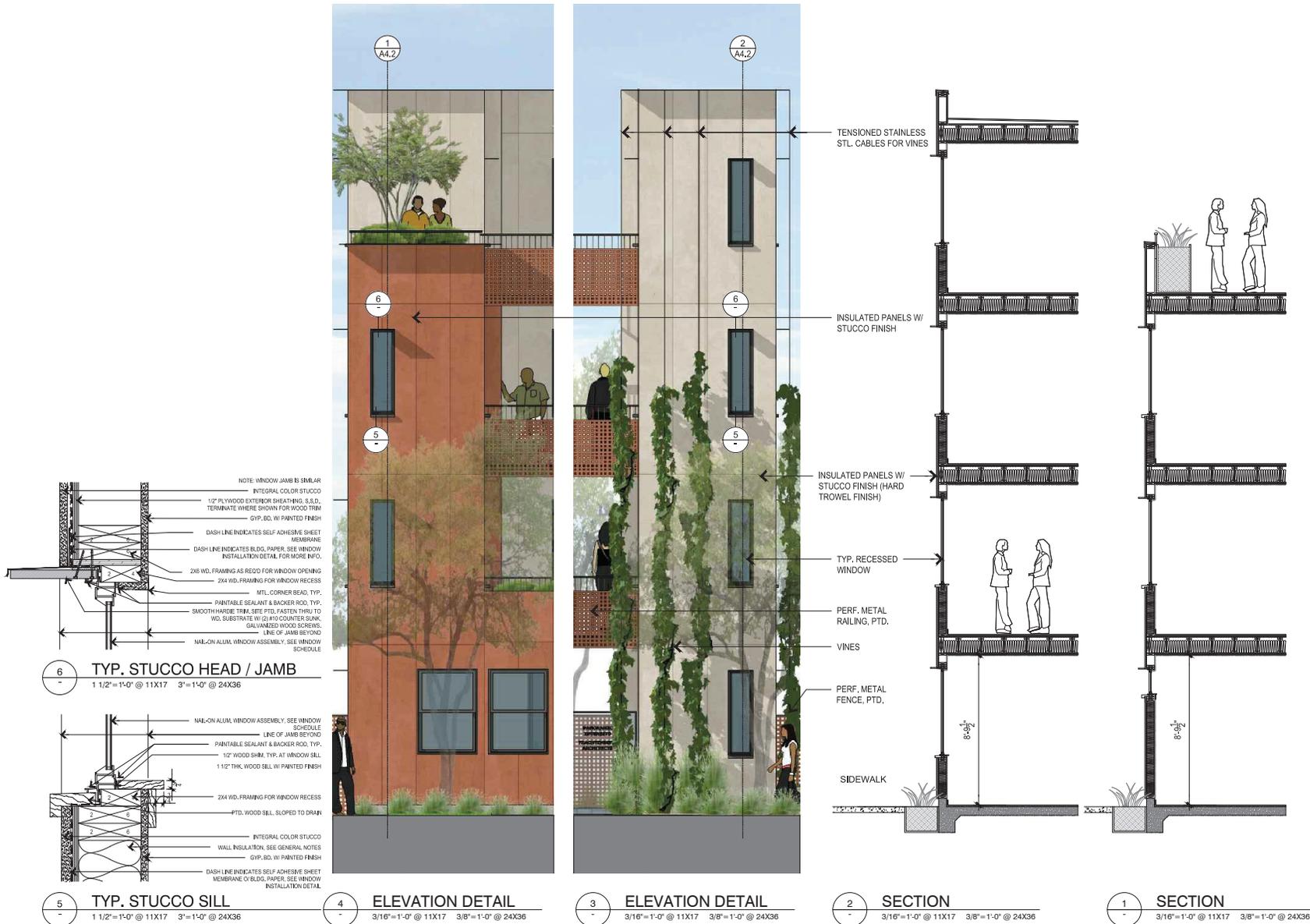
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SHEET:

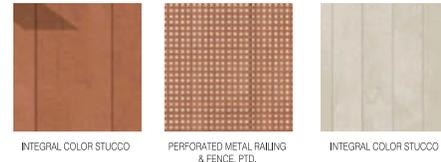
WALL SECTIONS &  
 DETAILS

A4.2



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JOB: 1822

SHEET:

MATERIAL  
 BOARD

**MAT**



**SOUTH ELEVATION**

1/8" = 1'-0" @ 11X17 1/4" = 1'-0" @ 24X36



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12.04.2018 PROGRESS SET  
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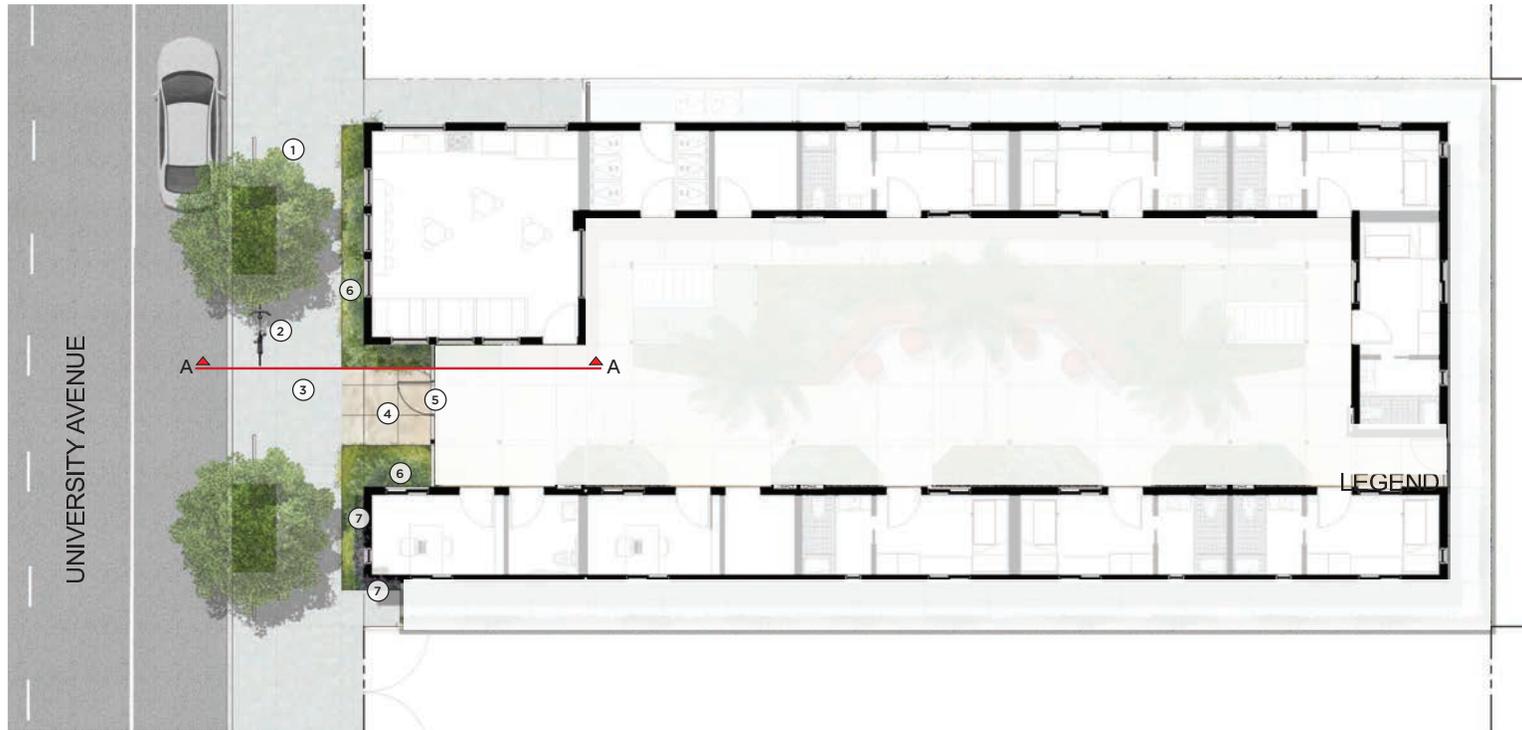
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JOB: 1367

SHEET:  
 LANDSCAPE PLAN  
 GROUND LEVEL  
 STREET

L1.1

SCALE: 3/16" = 1'-0"  
 0' 1" 2" 4" 8" 12"



LEGEND

- 1. NEW STREET TREE & PLANTING
- 2. BICYCLE RACK
- 3. CONCRETE SIDEWALK
- 4. COLORED CONCRETE PAVING
- 5. ENTRY GATE AND SCREEN
- 6. FOUNDATION PLANTING
- 7. VINES ON VERTICAL CABLES

STREET SECTION



LANDSCAPE MATERIALS



② BIKE RACK



③ CONCRETE PAVING



④ COLORED PAVERS

PLANTING MATERIALS



① *Liriodendron tulipifera*  
 TULIP TREE



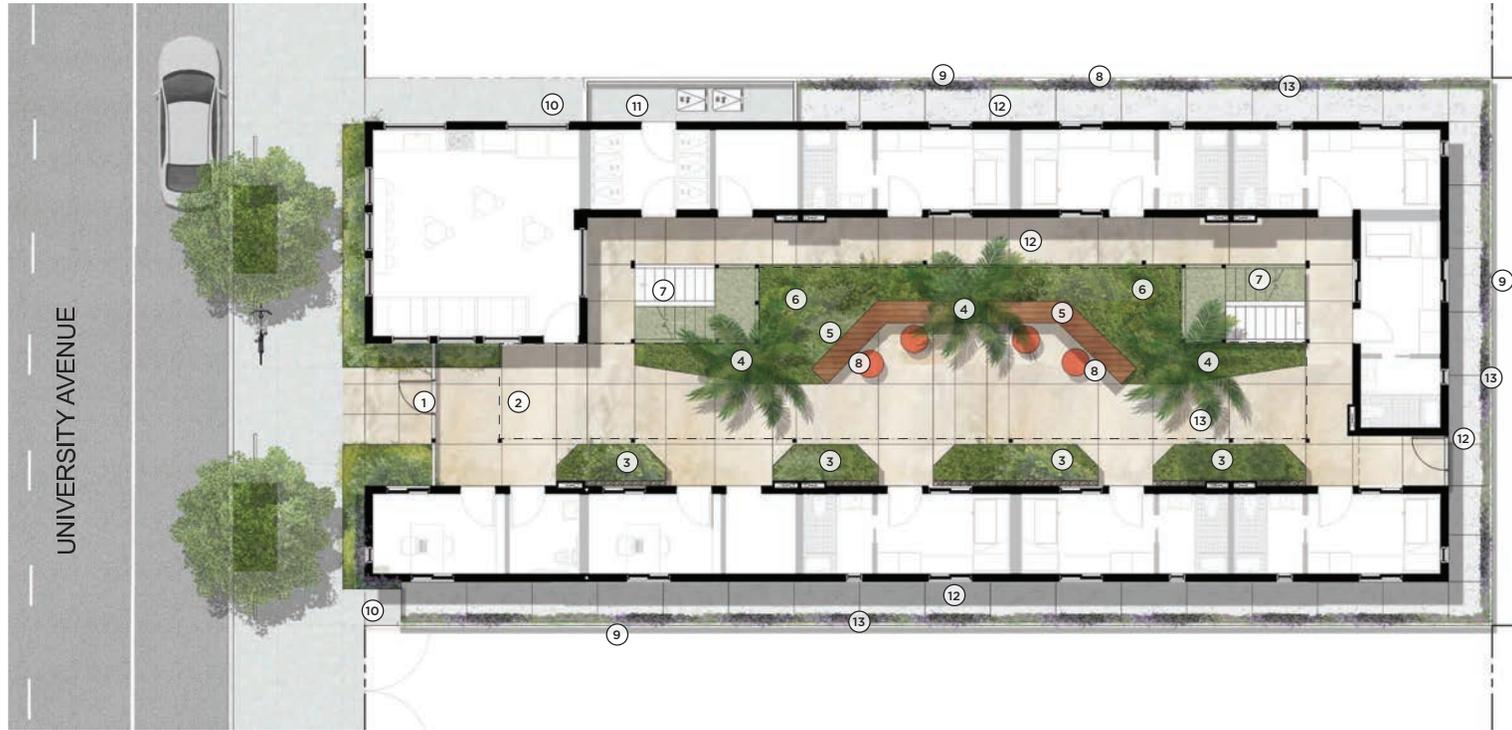
① *Lomandra longifolia* 'Breeze'  
 DWARF MAT RUSH



⑦ *Pittosporum tobira* 'Variegata'  
 VARIEGATED MOCK ORANGE



⑦ *Coleonema pulchellum* 'Sunset Gold'  
 Golden Breath of Heaven



LEGEND

1. ENTRY GATE AND SCREEN
2. COLORED CONCRETE PAVING
3. 18" HIGH METAL PLANTER
4. MEXICAN FAN PALM
5. WOOD BENCH W/ BACK
6. VERDANT PLANTING
7. PLANTING UNDER STAIRS
8. CAFE TABLES
9. STEEL MESH FENCE
10. STEEL MESH GATE
11. TRASH ENCLOSURE
12. CONCRETE PATHWAY
13. VINES ALONG FENCE

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JOB: 1367

SHEET:  
 LANDSCAPE PLAN  
 GROUND LEVEL  
 COURTYARD

L1.2 B



LANDSCAPE MATERIALS



COLORED CONCRETE PAVING



WOOD BENCH AND PLANTING



TROPICAL PLANTING SCHEME



MOVABLE TABLE AND CHAIRS

PLANTING MATERIALS



*Hardenbergia violacea* spp.  
 PURPLE VINE LILAC



*Anemone* spp.  
 ANEMONE



*Clivia miniata*  
 BUSH LILY



*Acanthus mollis*  
 BEAR'S BREACHES



*Strelitzia reginae*  
 BIRD OF PARADISE



*Heuchera maxima*  
 ISLAND ALUM ROOT



*Lamium maculatum* "White Nancy"  
 WHITE NANCY DEAD NETTLE



*Loropetalum chinense*  
 CHINESE FRINGE-FLOWER



*Pieris japonica*  
 JAPANESE PIERIS



*Polystichum munifolium*  
 SWORD FERN

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**1367  
 UNIVERSITY  
 HOUSING**

1367 University Avenue  
 Berkeley, CA

12.04.2018 PROGRESS SET

07.09.2020 ZONING SUBMITTAL

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JOB: 1367

SHEET:  
**LANDSCAPE PLAN  
 2ND & 4TH LEVEL**

**L1.3**

SCALE: 3/16" = 1'-0"  
 0' 1' 2' 4' 8' 12'

**LEGEND**

1. CONCRETE PAVING
2. WOOD BENCH
3. 18" RAISED PLANTER
4. 36" RAISED PLANTER

**PLANT MATERIALS**



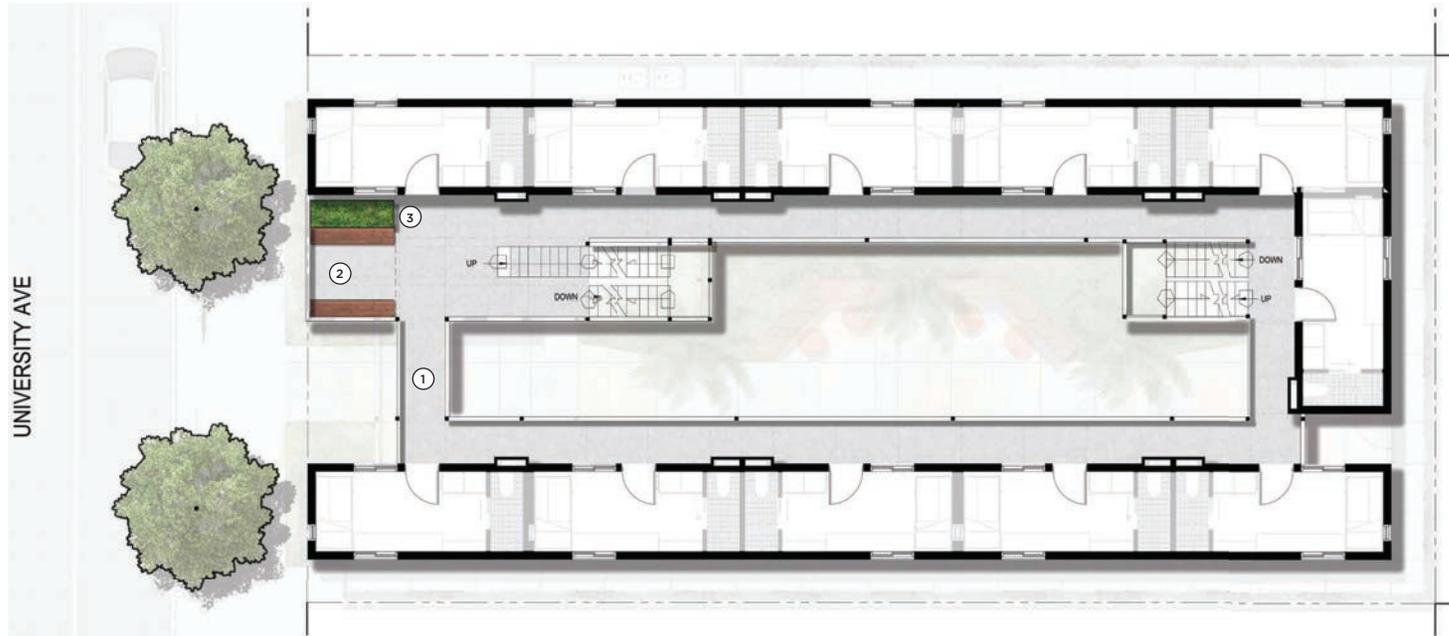
*Olea europaea 'Monter'*  
 MAJESTIC BEAUTY OLIVE



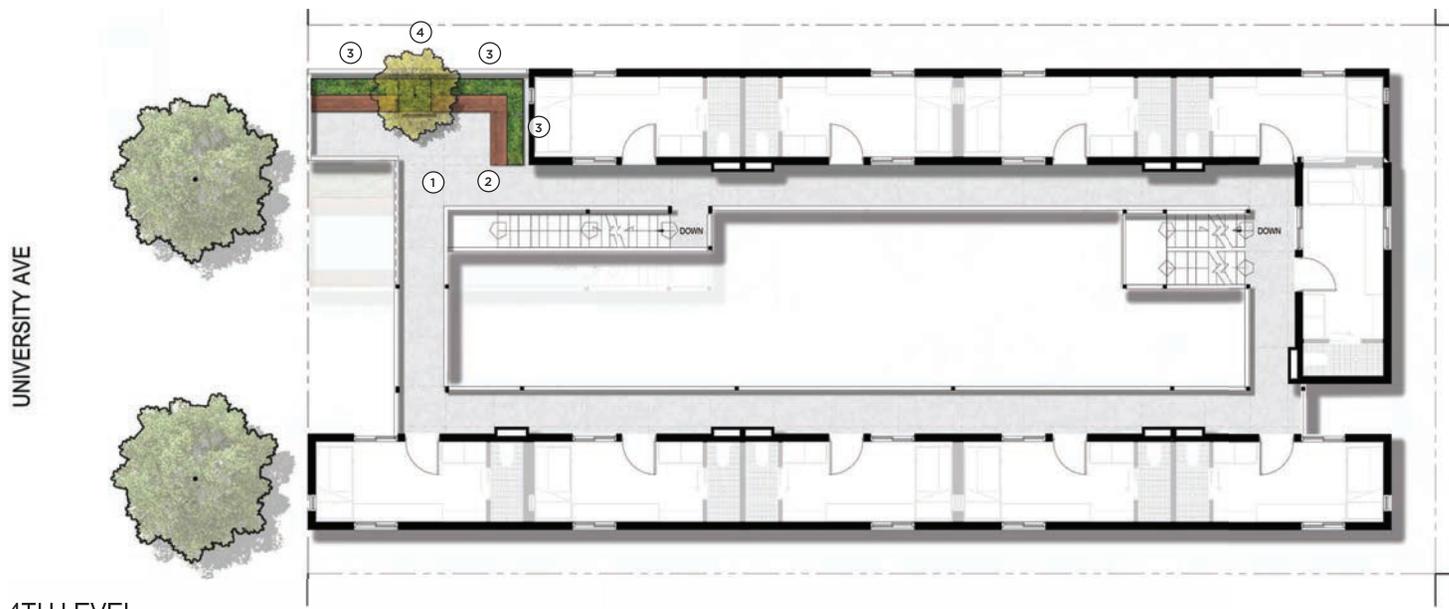
*Leucadendron 'Safari Sunset'*  
 SAFARI CONEBUSH



*Muhlenbergia capillaris 'Lenca'*  
 REGAL MIST PINK MUHLY GRASS



2ND LEVEL



4TH LEVEL