



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

**For Committee Decision**  
APRIL 21, 2022

## **2000 UNIVERSITY AVENUE**

### **FINAL DESIGN REVIEW**

**Design Review #DRCF2022-0001** to demolish two existing commercial structures and construction of a new, 8-story mixed-use building with 81 dwelling units and ground floor commercial.

#### **I. Introduction**

This project is located on the Southeast corner of University and Milvia. This parcel is located in the C-DMU, Commercial Downtown Mixed Use, zoning district, in the Core area.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on March 4, 2021 for where no action was taken.

The project went before the Zoning Adjustments Board on July 14, 2021 where they received their Use Permit. The project was before the Design Review Committee (DRC) for Preliminary Design Review on April 15, 2021 where the Committee provided a favorable recommendation to ZAB with direction and conditions for Final Design Review. The project returned to DRC on May 20, 2021 for a follow up to resolve the conditions included in the motion in April. The May 2021 summary includes all remaining direction for review and follow-up, and are provided further below for 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 May 2021 DRC Meeting.

#### **II. Background**

This project proposes demolition of existing commercial structures on the corner of University and Milvia and the construction of a new 84' tall 8 story mixed use building consisting of the following components:

- 81 studio dwelling units;
- Ground floor lobby and commercial space; and
- Rooftop deck.

### III. Project Setting

#### A. Neighborhood/Area Description:

The subject site is located on the southeast corner of University and Milvia in the C-DMU Core district of Downtown within the Civic Arts District Overlay. The project is situated amidst commercial, institutional, and mixed-use buildings, ranging from single story to 7 stories in height.

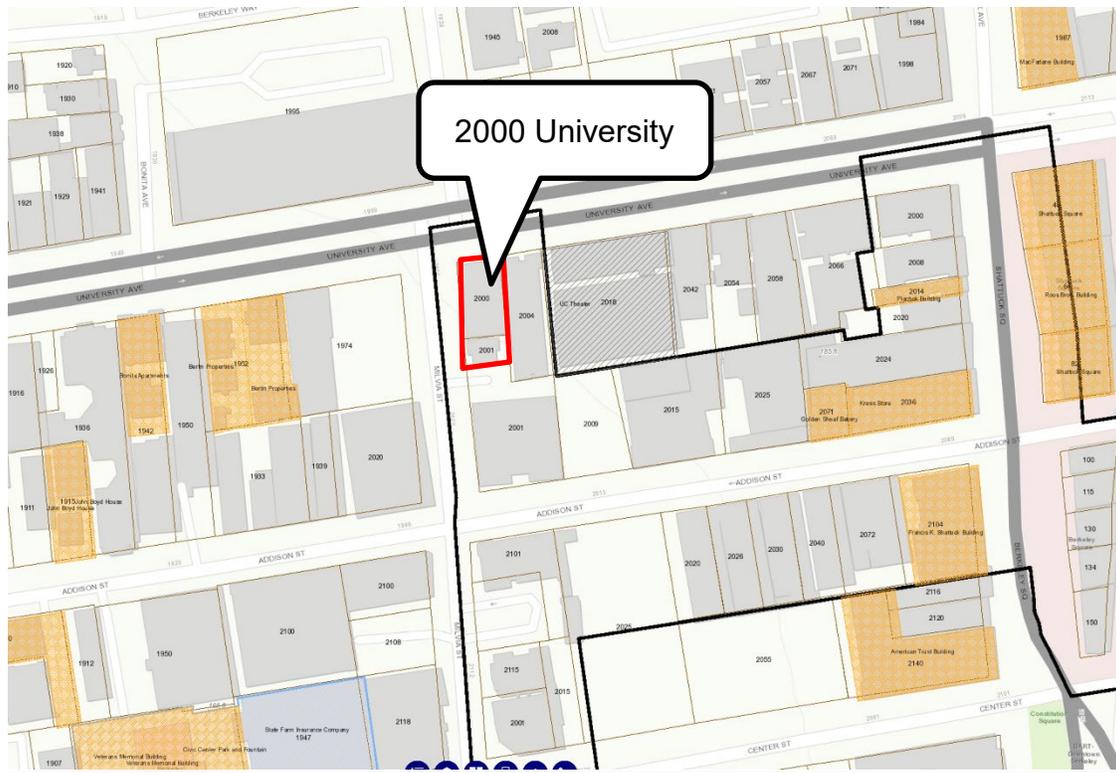
Though this parcel is located in Downtown Berkeley, it is located just beyond the survey area and boundaries of the 2014 Shattuck Avenue Historic District Survey. The nearest landmark is the UC Theater, located two parcels east of the project site.

The subject site is two blocks away from the U.C. Berkeley campus. The site is approximately three blocks to the south of the Downtown Berkeley BART station and is served by multiple bus lines (local, rapid, and transbay) that operate along University Avenue and Shattuck Avenue.

#### B. Site Conditions:

The proposed project site is a corner lot that is currently occupied by Au Coquelet Café. The new project would encompass both that building and the adjacent 2 story structure. To the East of the site is a 5- story mixed use building. Across Shattuck to the North is the Berkeley Extension building and various single- and two- story commercial structures. Across Milvia to the West is the 8 story Stonefire building. There is a small surface parking lot to the South of the parcel, and directly adjacent to that lot is a 3 story office building.

**Figure 1: Vicinity Map**



#### **IV. Summary from May 20, 2021 Meeting**

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Mitchell, Tam) VOTE (6-0-0-1) Pink – absent.***

#### ***Recommendations***

##### ***Colors and Materials***

- *Review final colors and materials at FDR, including the ground floor accent colors; continue to downplay the trash and service doors on Milvia.*
- *For all façades, show all seams and joints at FDR and add interest where possible.*
- *Applicant could look at alternate brick banding locations at FDR if they feel that it would achieve a better balance.*

##### ***Signage***

- *Building identification signage on the west elevation may be in conflict with the corner tenant signage. Review further at FDR.*

**Commercial Tenant Design**

- Applicant reiterated their intent to add a mural into the back of the commercial tenant suite to recall that this site did have a mural in its history.
- Committee continues to recommend a plaque within reading distance of the sidewalk that gives the public more detail about the history of a mural on this site.

**Public Works / ZAB Issues**

- Concerned with the safety of the tree grates extending across the sidewalk; review these carefully with Public Works.
- Recommend to Public Works to consider a raised planter area between the sidewalk and bike lane.

**V. Issues and Analysis**

**A. This submittal includes the following:**

- Floor plans, exterior elevations, building sections, perspective renderings;
- Construction details, wall sections, and lighting specifications; Control joint, stucco termination, soffit details included on Sheet A8.2
- Planting plans, plant schedule, and landscape construction details;
- Materials board.

**B. Issues for Discussion:**

- Ground Floor Design
- Building Design
- Colors and Materials
- Landscape Plan

**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 April 12, 2022
2. Use Permit drawings, approved July 14, 2021

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

TRACHTENBERG  
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## 2000 UNIVERSITY AVENUE

BERKELEY, CA 94704  
APN 057 2025 012 & 013

REVISION	DATE	DESCRIPTION
04.07.22	FINAL DESIGN	MITTAL
1	03.04.22	PHASE 1 - PLAN CHECK 1
	03.05.22	PHASE-2 SUBMITTAL

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

JOB: 1928 DRAWN BY: Author  
SCALE: 1/2" = 1'-0" PHASE: CDS

SHEET:

### GENERAL INFORMATION

# OAFDRC

## PROJECT DESCRIPTION

**PROJECT ADDRESS:**  
2000 UNIVERSITY, 2001 MILVIA ST.  
BERKELEY, CA 94704  
(APN: 057 202501300 & 057 202501200)

**SITE AREA:**  
6,258 SQ.FT.

**SCOPE OF WORK:**  
CONSTRUCTION OF A NEW 8-STORY MIXED-USE BUILDING WITH 81 - DWELING UNITS, GROUND LEVEL LOBBY, COMMERCIAL SPACE, WITH STATE OF CALIFORNIA DENSITY BONUS

**PHASE 1**  
CONCRETE PODIUM (FOUNDATION AND LEVELS 1-3 CONCRETE STRUCTURE) AND UNDERGROUND UTILITIES.  
**BUILDING PERMIT NUMBER: B2021-05812**

**PHASE 2**  
BALANCE OF GROUND FLOOR SCOPE, FLOORS 4-ROOF.  
**BUILDING PERMIT NUMBER:**

**SPRINKLERED:**  
Yes. The building is to be equipped with NFPA 13 automatic sprinkler installed in accordance with CBC Section 903.3.1.1.

THE BUILDING IS TO BE PROVIDED WITH CLASS I STANDPIPE SYSTEM. CBC SECTIONS 905.3 AND 905.4 STANDPIPE SYSTEM SHALL CONFORM TO NFPA 14 MINIMUM STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE LOCAL FIRE PROTECTION AUTHORITY PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR THE PREVENTION FIRE INSPECTOR. CBC SECTION 905.2

**OCCUPANCY CLASSIFICATIONS:**  
• R-2 RESIDENTIAL  
• S-2 MEP AREAS, STORAGE, TRASH  
• B BUSINESS (COMMERCIAL SPACE UNDER A SEPARATE PERMIT)

**CONSTRUCTION TYPE:**  
5-STORIES OF TYPE III-A OVER A 3-STORY TYPE IA PODIUM

**NUMBER OF STORIES:**  
8

**USE PERMIT INFORMATION:**  
Use Permit # **ZP2020-0134**

**SEPARATE DEMOLITION PERMIT:**  
**PERMIT #B2022-00704**

## PROJECT RENDERING



## VICINITY MAP



## SYMBOL LEGEND

	ELEVATION/CONTROL POINT		DETAIL CALLOUT
	REVISION NUMBER		ELEVATION/SECTION CALLOUT
	WALL CONSTRUCTION TYPE		INTERIOR ELEVATION CALLOUT
	FLOOR CONSTRUCTION TYPE		INDICATES DROPPED CEILING ABOVE
	WINDOW SEE WINDOW SCHEDULE		
	DOOR SEE DOOR SCHEDULE		
	ROOM NUMBER		
	REFERENCE GRID - CONCRETE COLUMN CENTER U.O.N.		
	REFERENCE GRID - WOOD FRAMING EDGE OF FRAMING U.O.N.		

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GROSS BUILDING FLOOR AREA TABLE			
Level	Occupancy Group	Name	Area
GROUND LEVEL			
B			
GROUND LEVEL	B	COMMERCIAL	700 SF
R-2			
GROUND LEVEL	R-2	LEASING OFFICE	168 SF
GROUND LEVEL	R-2	MAINT. OFFICE	87 SF
GROUND LEVEL	R-2	RESIDENTIAL	3009 SF
S-2			
GROUND LEVEL	S-2	TRASH	359 SF
GROUND LEVEL	S-2	STORAGE	78 SF
GROUND LEVEL	S-2	FIRE PUMP	149 SF
GROUND LEVEL	S-2	ELEC	355 SF
GROUND LEVEL	S-2	MECH	269 SF
GROUND LEVEL	S-2	BIKES	472 SF
GROUND LEVEL	S-2	MPOE	47 SF
SECOND FLOOR PLAN			
R-2			
SECOND FLOOR PLAN	R-2	RESIDENTIAL	5591 SF
THIRD FLOOR PLAN			
R-2			
THIRD FLOOR PLAN	R-2	RESIDENTIAL	5605 SF
FOURTH FLOOR PLAN			
R-2			
FOURTH FLOOR PLAN	R-2	RESIDENTIAL	5554 SF
FIFTH FLOOR PLAN			
R-2			
FIFTH FLOOR PLAN	R-2	RESIDENTIAL	5554 SF
SIXTH FLOOR PLAN			
R-2			
SIXTH FLOOR PLAN	R-2	RESIDENTIAL	5554 SF
SEVENTH FLOOR PLAN			
R-2			
SEVENTH FLOOR PLAN	R-2	RESIDENTIAL	5554 SF
EIGHTH FLOOR PLAN			
R-2			
EIGHTH FLOOR PLAN	R-2	RESIDENTIAL	4823 SF
TOTAL GROSS FLOOR AREA			43926 SF

BUILDING BELOW HORIZONTAL SEPARATION CODE AREA LIMITATION ANALYSIS - TYPE I-A			
Occupancy Group	Name	At	Proposed Area
<b>GROUND LEVEL</b>			
B	COMMERCIAL	UL	700 SF
B			<b>700 SF</b>
R-2	LEASING OFFICE	UL	168 SF
R-2	MAINT. OFFICE	UL	87 SF
R-2	RESIDENTIAL	UL	3009 SF
R-2			<b>3264 SF</b>
S-2	BIKES	UL	472 SF
S-2	ELEC	UL	355 SF
S-2	FIRE PUMP	UL	149 SF
S-2	MECH	UL	269 SF
S-2	MPOE	UL	47 SF
S-2	STORAGE	UL	78 SF
S-2	TRASH	UL	359 SF
S-2			<b>1728 SF</b>
S-2			<b>5692 SF</b>
<b>SECOND FLOOR PLAN</b>			
R-2	RESIDENTIAL	UL	5591 SF
R-2			<b>5591 SF</b>
<b>THIRD FLOOR PLAN</b>			
R-2	RESIDENTIAL	UL	5605 SF
R-2			<b>5605 SF</b>

BUILDING ABOVE HORIZONTAL SEPARATION CODE AREA LIMITATION ANALYSIS - TYPE III-A (SM) WITH HEIGHT INCREASE								
Occupancy Group	Name	At	If	NS	Aa per story	Proposed Area	Aa Building (Sar=2)	
<b>FOURTH FLOOR PLAN</b>								
R-2	RESIDENTIAL	24,000 SF	0	24,000 SF	24,000 SF	5,554 SF		
<b>FIFTH FLOOR PLAN</b>								
R-2	RESIDENTIAL	24,000 SF	0	24,000 SF	24,000 SF	5,554 SF		
<b>SIXTH FLOOR PLAN</b>								
R-2	RESIDENTIAL	24,000 SF	0	24,000 SF	24,000 SF	5,554 SF		
<b>SEVENTH FLOOR PLAN</b>								
R-2	RESIDENTIAL	24,000 SF	0	24,000 SF	24,000 SF	5,554 SF		
<b>EIGHTH FLOOR PLAN</b>								
R-2	RESIDENTIAL	24,000 SF	0	24,000 SF	24,000 SF	4,823 SF		
						<b>27,039 SF</b>		<b>48,000 SF</b>

ROOFTOP STRUCTURE AREA (CBC 1510.2.2)		
	AREA	% OF TOTAL (33% MAX)
ROOFTOP STRUCTURE	223 SF	5%
UNCOVERED ROOF AREA	4482 SF	95%
	4705 SF	

PROPOSED ROOF TOP PROJECTIONS PERCENTAGE IS IN COMPLIANCE WITH BMC 23E.04.020.C (MAX. 15%)

**BUILDING INFORMATION**

Occupancy Type: Mixed Use Apartment (R-2) Type III-A over Type I-A Storage, Apartments, Commercial (S-2, R-2, B) with 3-hour horizontal assembly per CBC 510.2  
 Construction Type: Stories 1-3: Type I-A (S)  
 Minimum 1.5" encasement cover for carbonate aggregate on concrete columns per CBC table 721.1(1)5-1.1  
 Stories 4-8: Type III-A (S) - with area increase

**Building Story and Height Limitation**

Occupancy Type	Construction Type	Allowable Stories	Proposed Stories
Floors 1-3 (Storage, MEP areas, Commercial)	I-A	NA	3
Floors 4-8 R-2 (Residential)	III-A	5	5**

Occupancy Type	Construction Type	Allowable Building Height	Proposed Building Height
Ground Floor (Storage, MEP areas, Commercial)	UL	35'	35'
Floors 2-6 R-2 (Residential)	III-A	85'	84'

\*\*Story count measured from floor above Type I-A per CBC 510.2

**Separations of Occupancies (CBC 608.4)**

Occupancies	Rating	Fire Resistance of Requirements (Table 601)	Required	Provided
R-2 to S-2 & B	1 Hour	Structural Frame	3	3
S-2 to B	1 Hour	Bearing Walls - Exterior	3	3
Between Dwelling Units	1 Hr Floor & Walls (CBC 708.38711.3)	Bearing Walls - Interior	3	3
		Non-bearing Walls - Exterior	See Table 602	
		Non-bearing Wall - Interior	0	0
		Floor Construction	2	2
		Roof Construction	1 1/2	NA

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

Floors 1-3 Type I-A (R-2, S-2, B)	Wall Location	Fire Sep. Dist.	Rating	Required	Provided
	X<5	1	1	1	1
	5<x<10	1	1	1	1
	10<x<30	1	1	1	1
	X>30	0	0	0	0

**Floors 4-8 Type III-A (R-2)**

Wall Location	Fire Sep. Dist.	Rating	Required	Provided
X<5	1	1	1	1
5<x<10	1	1	1	1
10<x<30	1	1	1	1
X>30	0	0	1	1



10 GRADE PLANE CALCULATIONS  
A0.2.1 1" = 20'-0"



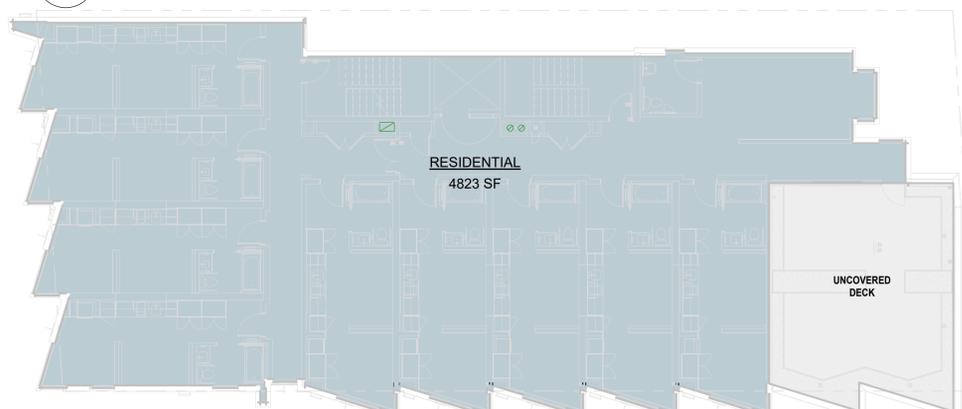
1 GROUND LEVEL FLOOR PLAN  
A0.2.1 3/32" = 1'-0"



2 2TH - 3TH FLOOR, TYP.  
A0.2.1 3/32" = 1'-0"



3 4TH - 7TH FLOOR PLAN, TYP.  
A0.2.1 3/32" = 1'-0"



4 8TH FLOOR PLAN  
A0.2.1 3/32" = 1'-0"

**GROSS BUILDING AREA LEGEND**

- BIKES
- COMMERCIAL
- ELEC
- FIRE PUMP
- LEASING OFFICE
- MAINT. OFFICE
- MECH
- MPOE
- RESIDENTIAL
- TRASH
- STORAGE
- WC
- UNCOVERED ROOF AREA
- ROOFTOP STRUCTURE
- UNCOVERED DECK



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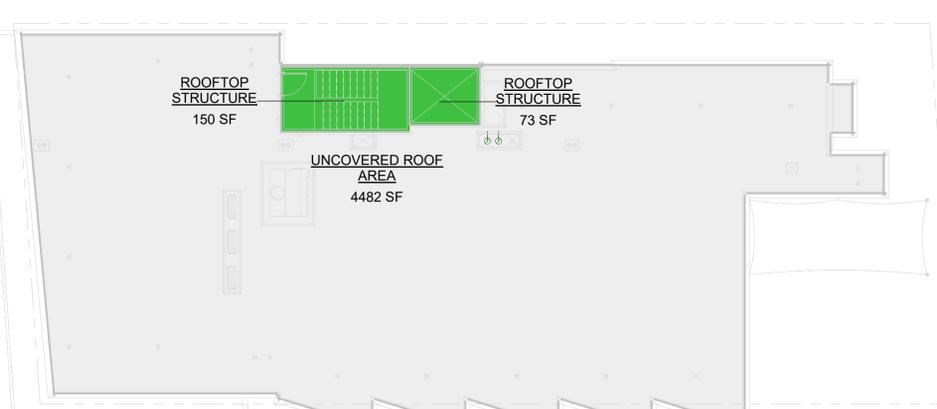
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JOB: 1928 DRAWN BY: Author  
SCALE: As indicated PHASE: CDS  
SHEET:

GROSS FLOOR AREA

**A0.2.1**

9 ROOF  
A0.2.1 3/32" = 1'-0"



KEY NOTE	DESCRIPTION
10.07	(E) BICYCLE PARKING, TYP. S.L.D.
10.13	KNOX BOX @ 8' - 0" A.F.F.
10.14	BUILDING ACCESS SYSTEM
21.02	THREE (3) 2-1/2 INCH INLET CONNECTION AND ONE (1) 5 INCH STORZ CONNECTION WITH A BUILT IN DEBRIS SCREEN (3' ABOVE FINISH GRADE)
21.03	FIRE HYDRANT S.C.D.
21.04	TEST HEADER, (2) 2-1/2 INCH FHVS

**NOTES:**  
AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. UTILITY WORK (GAS, ELECTRICAL, WATER) REQUIRES A SEPARATE ENGINEERING UTILITY PERMIT FROM THE ENGINEERING DIVISION. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.  
  
REMOVAL OF EXISTING TREES REQUIRE A PERMIT FROM THE FORESTRY DIVISION.

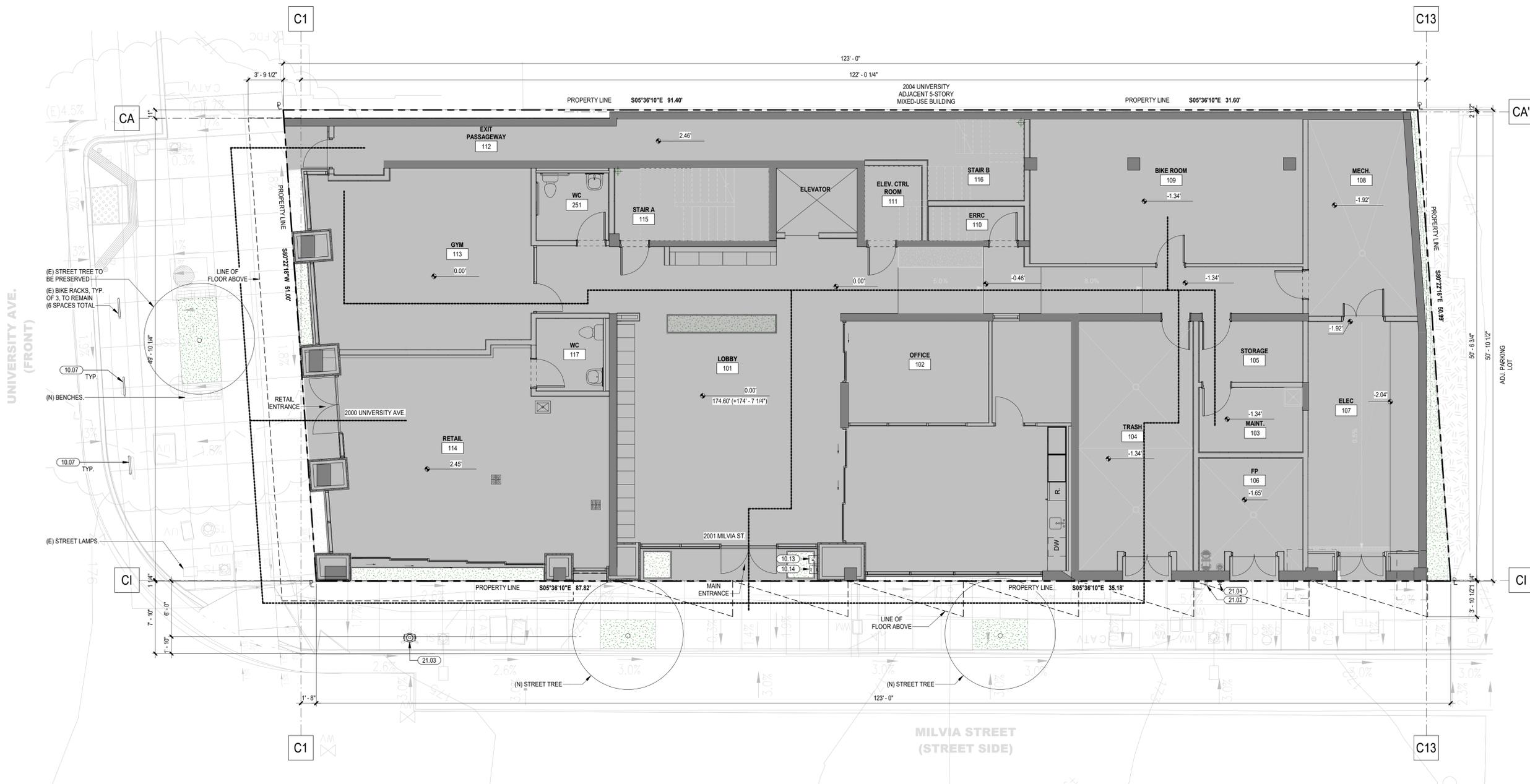
**SITE LEGEND:**  
 NEW PLANTER SURFACE / GARDEN AREA, SEE LANDSCAPE PLANS  
 STAMPED CONCRETE  
 NEW BUILDING AREA  
 CONTIGUOUS ACCESSIBLE PATH OF TRAVEL PER CBC-1110A  
 ELEVATION MIN. WIDTH 48"  
 MAXIMUM 5% RUNNING SLOPE  
 MAXIMUM 1/4" FT CROSS SLOPE

**GENERAL SHEET NOTES:**  
 1. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS. CBC SECTION 107  
 2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-227-2600 PRIOR TO ANY EXCAVATION.

**TRACHTENBERG ARCHITECTS**  
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 04.07.22 FINAL DESIGN MITTAL  
 1 03.04.22 PHASE 1 - PLAN CHECK 1  
 03.05.22 PHASE-2 SUBMITTAL



1 SITE PLAN  
 A2.0 3/16" = 1'-0"



SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.  
 JOB: 1928 DRAWN BY: Author  
 SCALE: As indicated PHASE: CDS  
 SHEET:

**A2.0**



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04.07.22 FINAL DESIGN MITTAL  
1 03.04.22 PHASE 1 - PLAN CHECK 1  
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SHEET:

GROUND FLOOR

A2.1

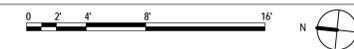
PLOT DATE: 07/04/2022 06:06:24 p.m.

KEYNOTES	
KEY NOTE	DESCRIPTION
05.08	HSS 4" X 4" X 1/4" S.S.D.
10.13	KNOX BOX @ 6'-0" A.F.F.
10.14	BUILDING ACCESS SYSTEM
10.15	ADJUSTABLE BIKE RACK- VERTICAL. 4 UNITS- SARIS 8144V
10.16	ADJUSTABLE BIKE RACK- DOUBLE-DECKER. 6 UNITS- SARIS 8016
10.17	ADJUSTABLE BIKE RACK- DOUBLE-DECKER. 8 UNITS- SARIS 8018
10.18	ADJUSTABLE BIKE RACK- DOUBLE-DECKER. 10 UNITS- SARIS 8010
10.19	"DUTCH-BOY" MURAL ABOVE
10.20	"DUTCH-BOY" MURAL PLAQUER
21.02	THREE (3) 2-1/2 INCH INLET CONNECTION AND ONE (1) 5 INCH STORZ CONNECTION WITH A BUILT IN DEBRIS SCREEN (3' ABOVE FINISH GRADE)
21.03	FIRE HYDRANT S.C.D.
22.02	FLOOR DRAIN TRENCH S.P.D.
22.09	SPRINKLER STANDPIPE
22.22	MPO SINK
22.23	FLOOR SINK
22.24	FUTURE DOUBLE SINK
32.01	CUSTOM METAL PLANTER, PAINTED - S.L.D

ASSEMBLY TYPE LEGEND (MINIMUM RATING REQUIREMENTS)	
	CONCRETE COLUMN (3-HOUR RATED)
	CONCRETE WALL (3-HOUR RATED)
	2 HOUR RATED WALL
	1 HOUR RATED WALL
	NON-RATED PARTITION
	PONY WALL
	TWO-HR FIRE BARRIER @ HORIZONTAL EXIT. SEE DETAILS 7811 ON SHEET A8.6



1 GROUND LEVEL FLOOR PLAN  
A2.1 3/16" = 1'-0"





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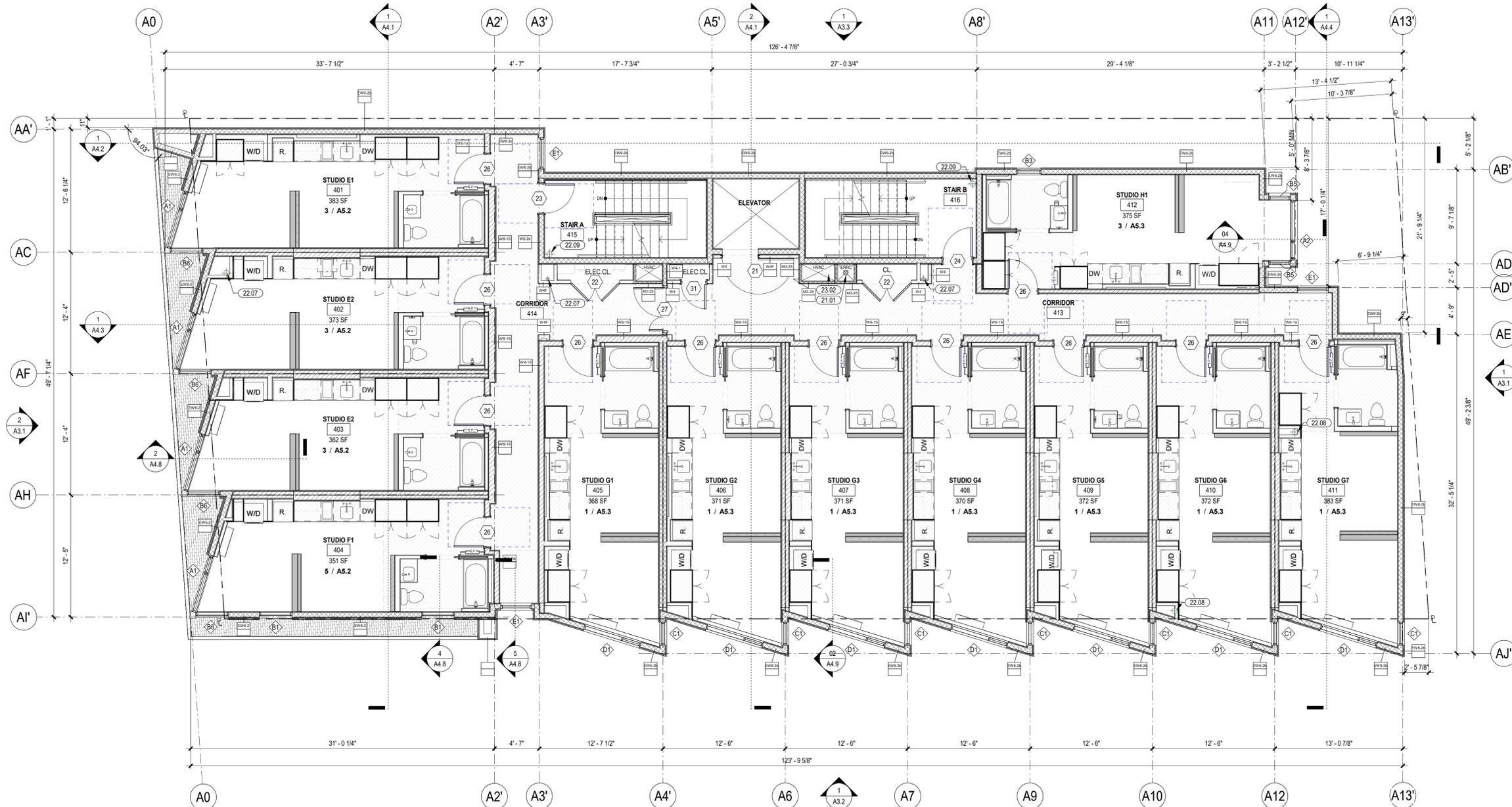
SHEET:

TYPICAL FLOOR

A2.4

KEYNOTES	
KEY NOTE	DESCRIPTION
05.07	HSS 6" X 6" X 1/4" S.S.D.
22.07	ROOF DRAIN
22.08	ROOF DECK DRAIN
22.09	SPRINKLER STANDPIPE
23.02	HVAC DUCTS S.M.D.

ASSEMBLY TYPE LEGEND (MINIMUM RATING REQUIREMENTS)	
	CONCRETE COLUMN (3-HOUR RATED)
	CONCRETE WALL (3-HOUR RATED)
	2 HOUR RATED WALL
	1 HOUR RATED WALL
	NON-RATED PARTITION
	PONY WALL
	TWO-HR FIRE BARRIER @ HORIZONTAL EXT. SEE DETAILS T811 ON SHEET A8.6



1  
 A2.4 3/16" = 1'-0"





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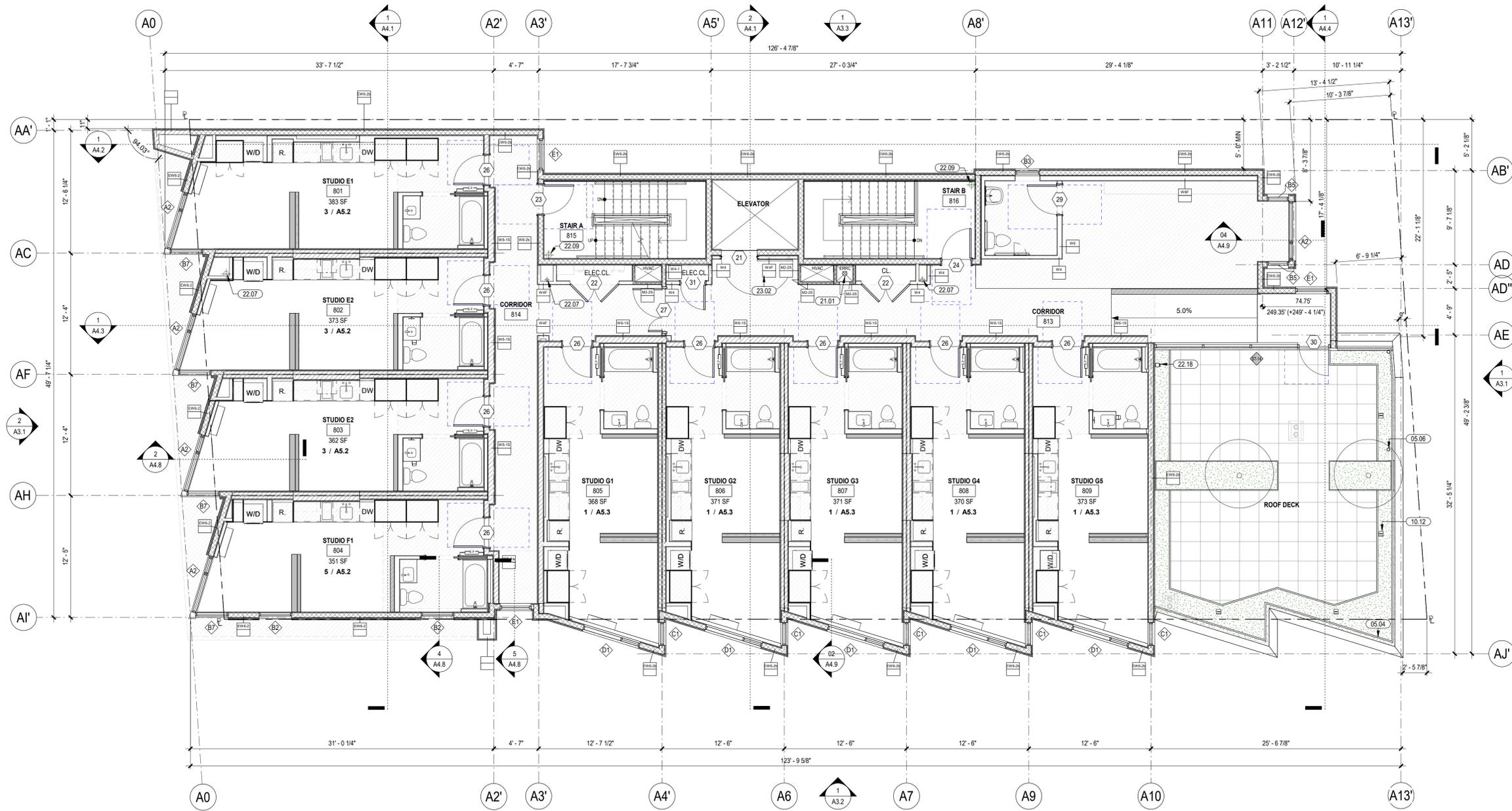
EIGHTH FLOOR PLAN

**A2.8**

KEYNOTES	
KEY NOTE	DESCRIPTION
05.04	METAL RAILING PER DETAILS 42" A.F.F.
05.06	POST TO RECEIVE CANOPY
05.07	HSS 6" X 6" X 1/4" S.S.D.
10.12	TIEBACK PER EBM PLAN
21.01	ERRC SHAFT PER NFPA 72 12.4.2. [CFC 510]
22.07	ROOF DRAIN
22.09	SPRINKLER STANDPIPE
22.18	HOSE BIB O' QUICKFLASHING
23.02	HVAC DUCTS S.M.D.

ASSEMBLY TYPE LEGEND (MINIMUM RATING REQUIREMENTS)	
[Symbol]	CONCRETE COLUMN (3-HOUR RATED)
[Symbol]	CONCRETE WALL (3-HOUR RATED)
[Symbol]	2 HOUR RATED WALL
[Symbol]	1 HOUR RATED WALL
[Symbol]	NON-RATED PARTITION
[Symbol]	PONY WALL
[Symbol]	TWO-HR FIRE BARRIER @ HORIZONTAL EXT. SEE DETAILS 7811 ON SHEET A8.6



1  
 A2.8 EIGHTH FLOOR PLAN  
 3/16" = 1'-0"



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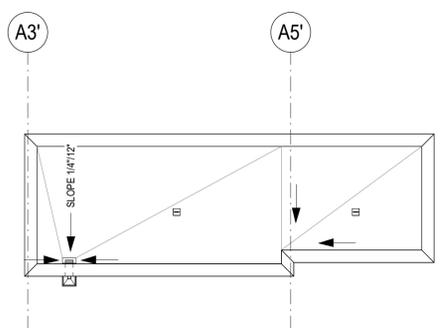
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 SHEET:

**ROOF PLAN**

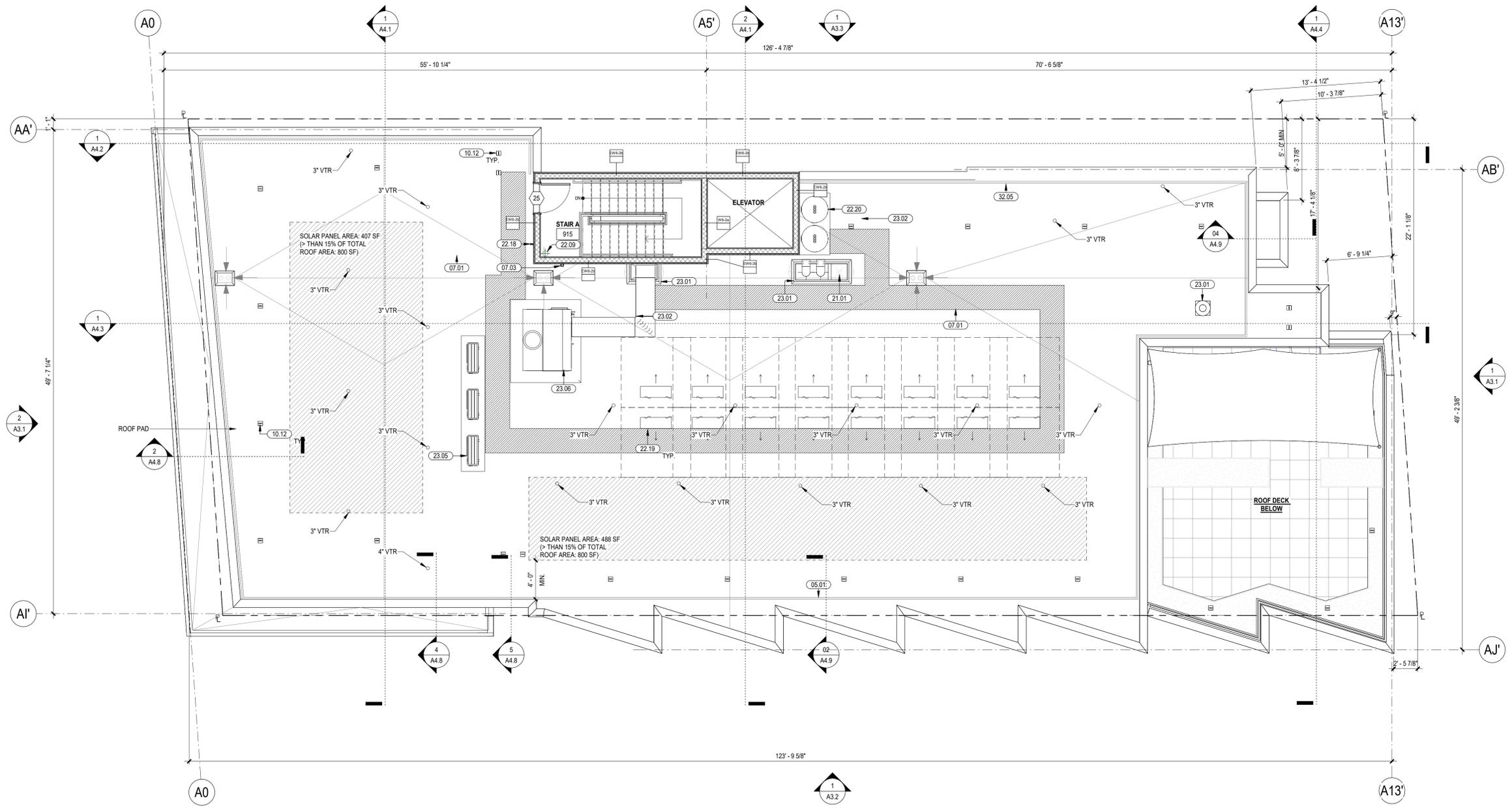
**A2.9**

KEYNOTE	DESCRIPTION
05.01	42" OSHA COMPLIANT GUARDRAIL
05.07	HSS 6" X 6" X 1/4" S.S.D.
07.01	30" WIDE TPO WALKWAY PAD BY GENFLEX ROOFING SYSTEMS OR SIMILAR
07.03	GSM DOWNSPOUT
10.12	TIEBACK PER EBM PLAN
21.01	ERRC SHAFT PER NFPA 72 12.4.2. (CFC 510)
22.09	SPRINKLER STANDPIPE
22.18	HOSE BIB O' QUICKFLASHING
22.19	WATER HEATING HEAT PUMPS S.P.D.
22.20	BOILERS PER PLUMBING PLANS
23.01	SHAFT TERMINATION PER DETAILS
23.02	HVAC DUCTS S.M.D.
23.05	CONDENSING UNIT S.M.D.
23.06	MECH. EQUIPMENT S.M.D.
32.05	OSHA GUARDRAIL 42" HIGH

ASSEMBLY TYPE LEGEND (MINIMUM RATING REQUIREMENTS)	DESCRIPTION
[Symbol]	CONCRETE COLUMN (3-HOUR RATED)
[Symbol]	CONCRETE WALL (3-HOUR RATED)
[Symbol]	2 HOUR RATED WALL
[Symbol]	1 HOUR RATED WALL
[Symbol]	NON-RATED PARTITION
[Symbol]	PONY WALL
[Symbol]	TWO-HR FIRE BARRIER @ HORIZONTAL EXT. SEE DETAILS T811 ON SHEET A8.6



**2 PENTHOUSE**  
 3/16" = 1'-0"



**1 ROOF PLAN**  
 3/16" = 1'-0"



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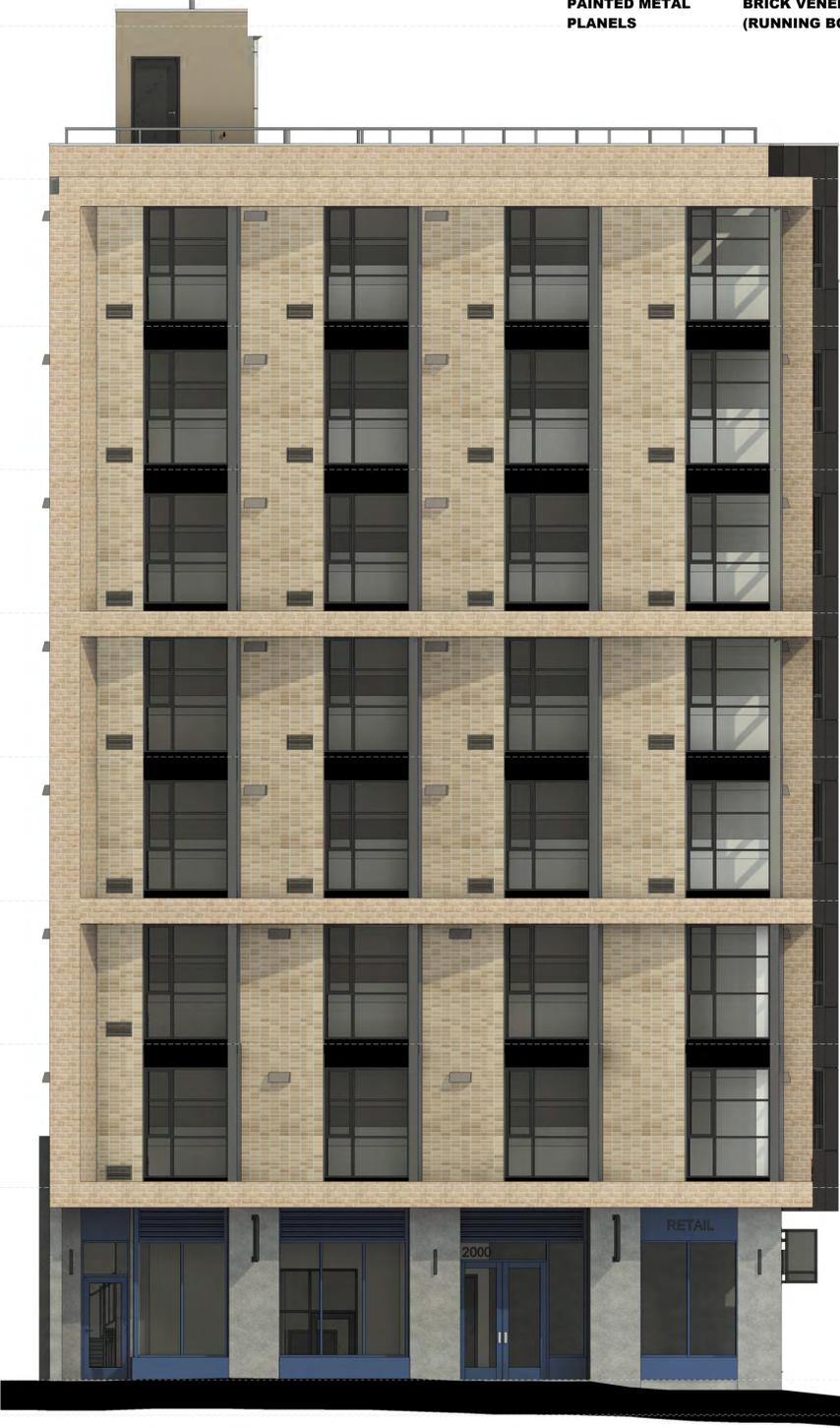
RENDERED ELEVATIONS  
 - NORTH & SOUTH

**A3.4**



**PAINTED METAL  
 PANELS**    **BRICK VENEER  
 (RUNNING BOND)**    **BRICK VENEER  
 (STACKED BOND)**    **GREY STUCCO  
 INTEGRAL COLOR**    **LIGHT BROWN  
 STUCCO INTEGRAL  
 COLOR**    **EXPOSED CAST IN  
 PLACE CONCRETE**

94' - 4 1/2"  
 PENTHOUSE  
 84' - 0"  
 ROOF  
 74' - 0"  
 EIGHTH FLOOR PLAN  
 64' - 3"  
 SEVENTH FLOOR PLAN  
 54' - 6"  
 SIXTH FLOOR PLAN  
 44' - 9"  
 FIFTH FLOOR PLAN  
 35' - 0"  
 FOURTH FLOOR PLAN  
 25' - 3"  
 THIRD FLOOR PLAN  
 15' - 6"  
 SECOND FLOOR PLAN  
 177' - 0 1/2"  
 RETAIL  
 174' - 8"  
 AVG. GRADE PLANE  
 174' - 7"  
 GROUND LEVEL



2 NORTH RENDERED ELEVATION  
 A3.4 3/16" = 1'-0"



1 SOUTH RENDERED ELEVATION  
 A3.4 3/16" = 1'-0"



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RENDERED ELEVATIONS  
 - WEST

**A3.5**



1 WEST RENDERED ELEVATION  
 A3.5 3/16" = 1'-0"



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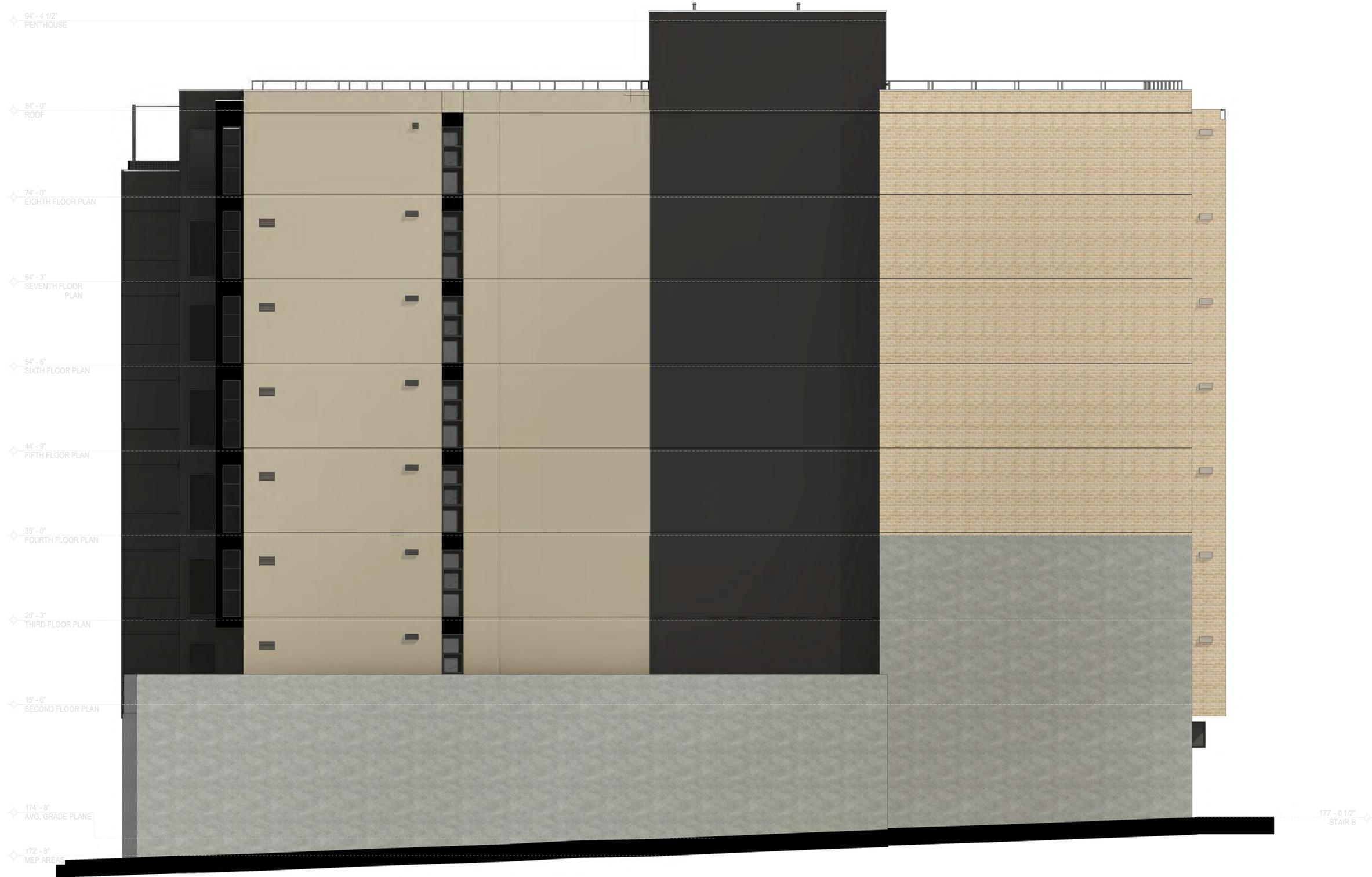
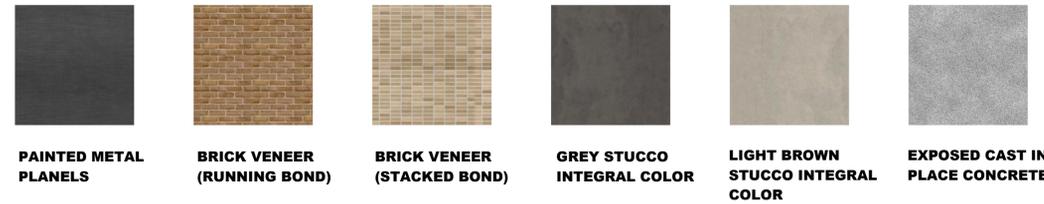
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SHEET:

RENDERED ELEVATIONS  
 - EAST

**A3.6**



1 EAST RENDERED ELEVATION  
 A3.6 3/16" = 1'-0"





**ASSEMBLY TYPE LEGEND**  
(MINIMUM RATING REQUIREMENTS)

- CONCRETE COLUMN (3-HOUR RATED)
- ▬ CONCRETE WALL (3-HOUR RATED)
- ▨ 2 HOUR RATED WALL
- ▧ 1 HOUR RATED WALL
- ▬ NON-RATED PARTITION
- ▬ PONY WALL
- - - TWO-HR FIRE BARRIER @ HORIZONTAL EXIT. SEE DETAILS 7&11 ON SHEET A8.6

**KEYNOTES**

KEY NOTE	DESCRIPTION
03.03	CONCRETE COLUMN S.S.D.
03.05	DROPPED SLAB S.S.D.
05.01	42" OSHA COMPLIANT GUARDIAL
09.04	CONTROL JOINTS TYP.
10.12	TIEBACK PER EBM PLAN
22.20	BOILERS PER PLUMBING PLANS
23.03	MECH VENT S.M.D. TYP.
23.05	CONDENSING UNIT S.M.D.
32.01	CUSTOM METAL PLANTER, PAINTED - S.L.D.
32.02	FABRIC CANOPY PER DETAILS
32.03	STORM WATER PLANTER - SEE CIVIL AND LANDSCAPE DRAWINGS

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**BUILDING SECTIONS**

1 E-W BUILDING SECTION\_C  
A4.2 3/16" = 1'-0"

**A4.2**



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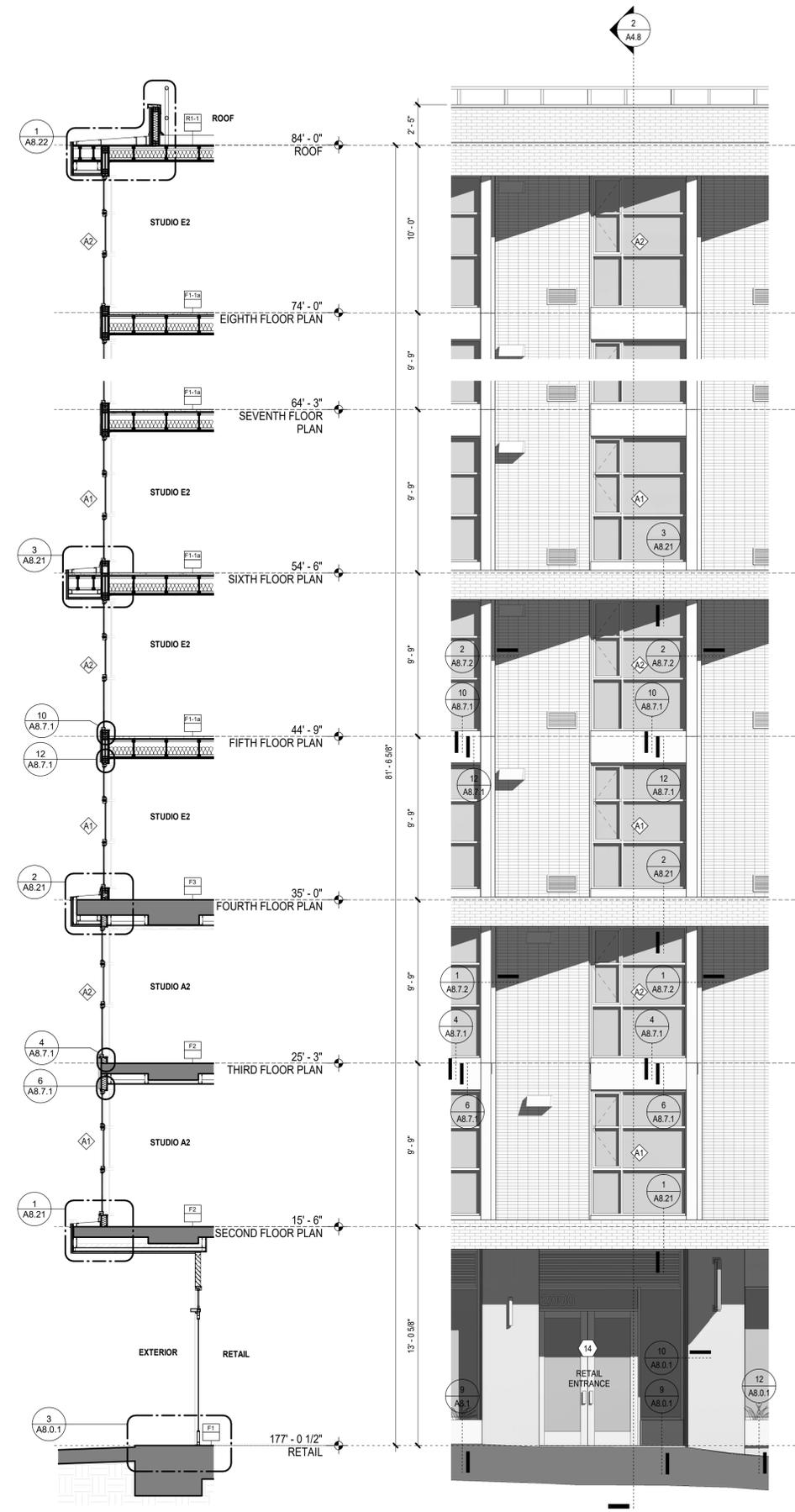
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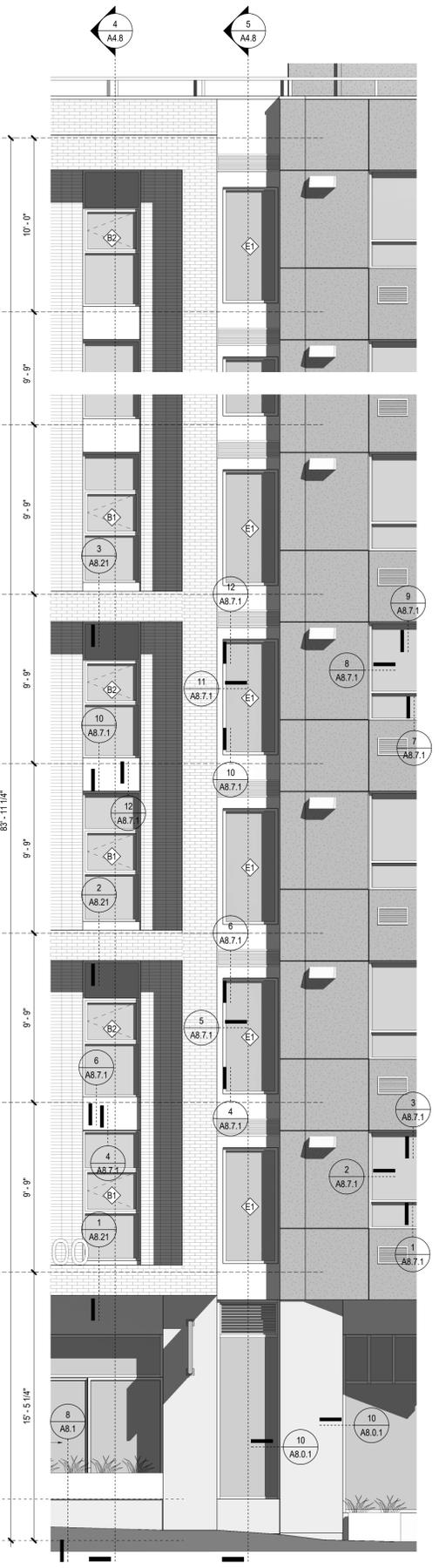
WALL SECTIONS

**A4.8**

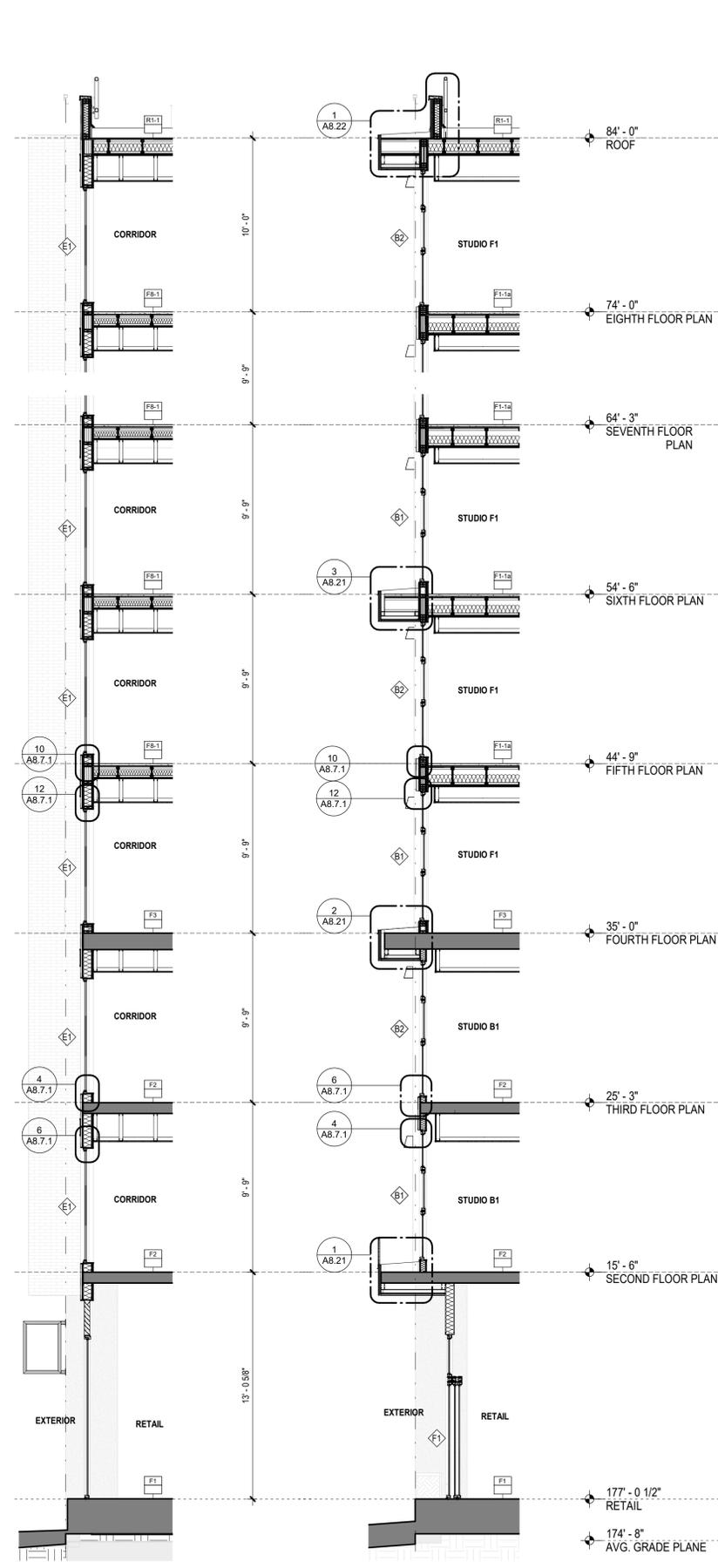
PLOT DATE: 07/04/2022 06:11:28 p.m.



2 WALL SECTION 1 @ NORTH 1/4" = 1'-0"  
 1 PARTIAL NORTH ELEVATION 1/4" = 1'-0"



3 PARTIAL WEST ELEVATION 1/4" = 1'-0"  
 4 WALL SECTION 2 @ WEST 1/4" = 1'-0"  
 5 WALL SECTION 3 @ WEST 1/4" = 1'-0"



5 WALL SECTION 3 @ WEST 1/4" = 1'-0"

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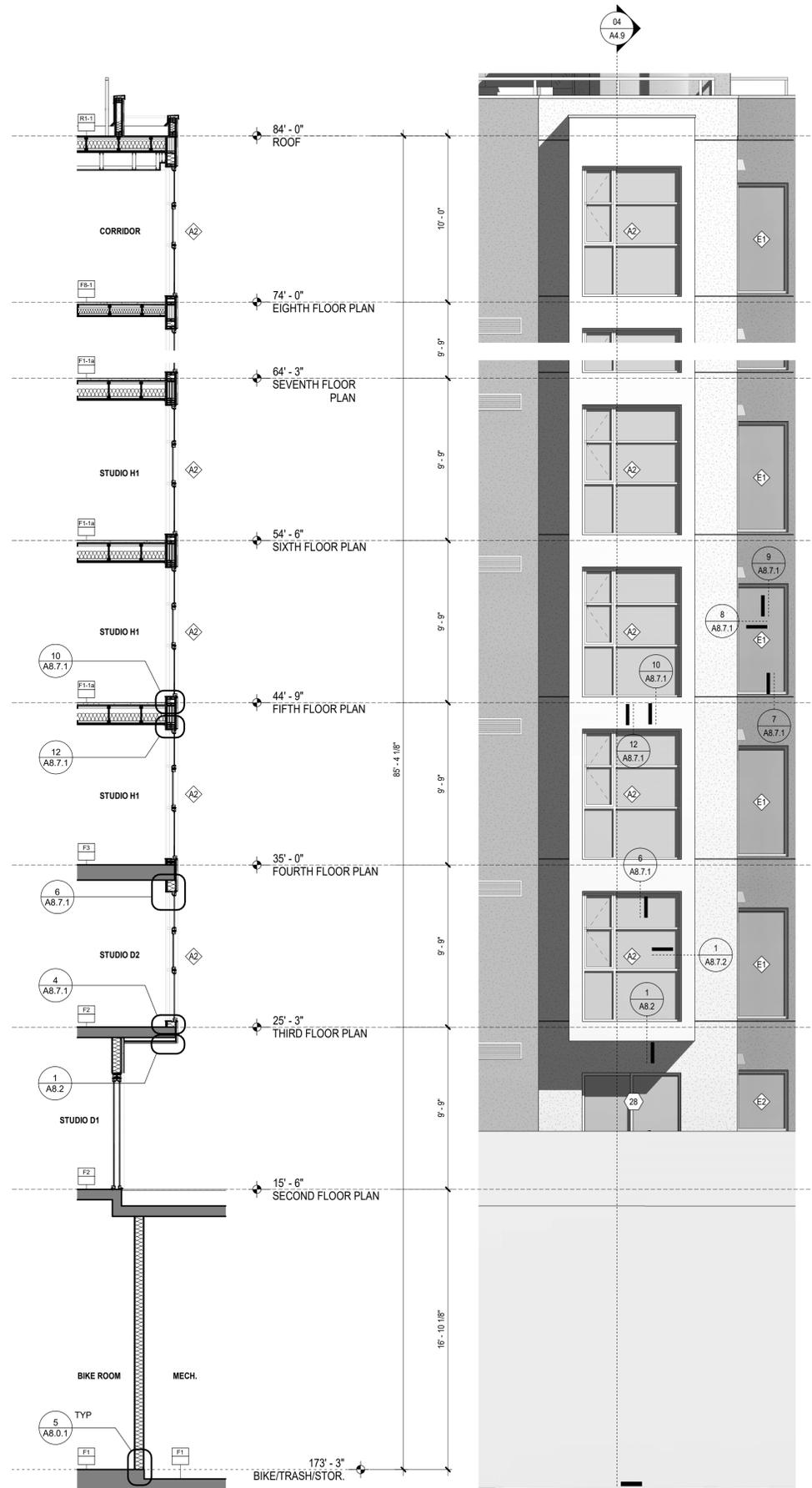
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 SCALE: 1/4" = 1'-0" PHASE: CDS  
 SHEET:

WALL SECTIONS

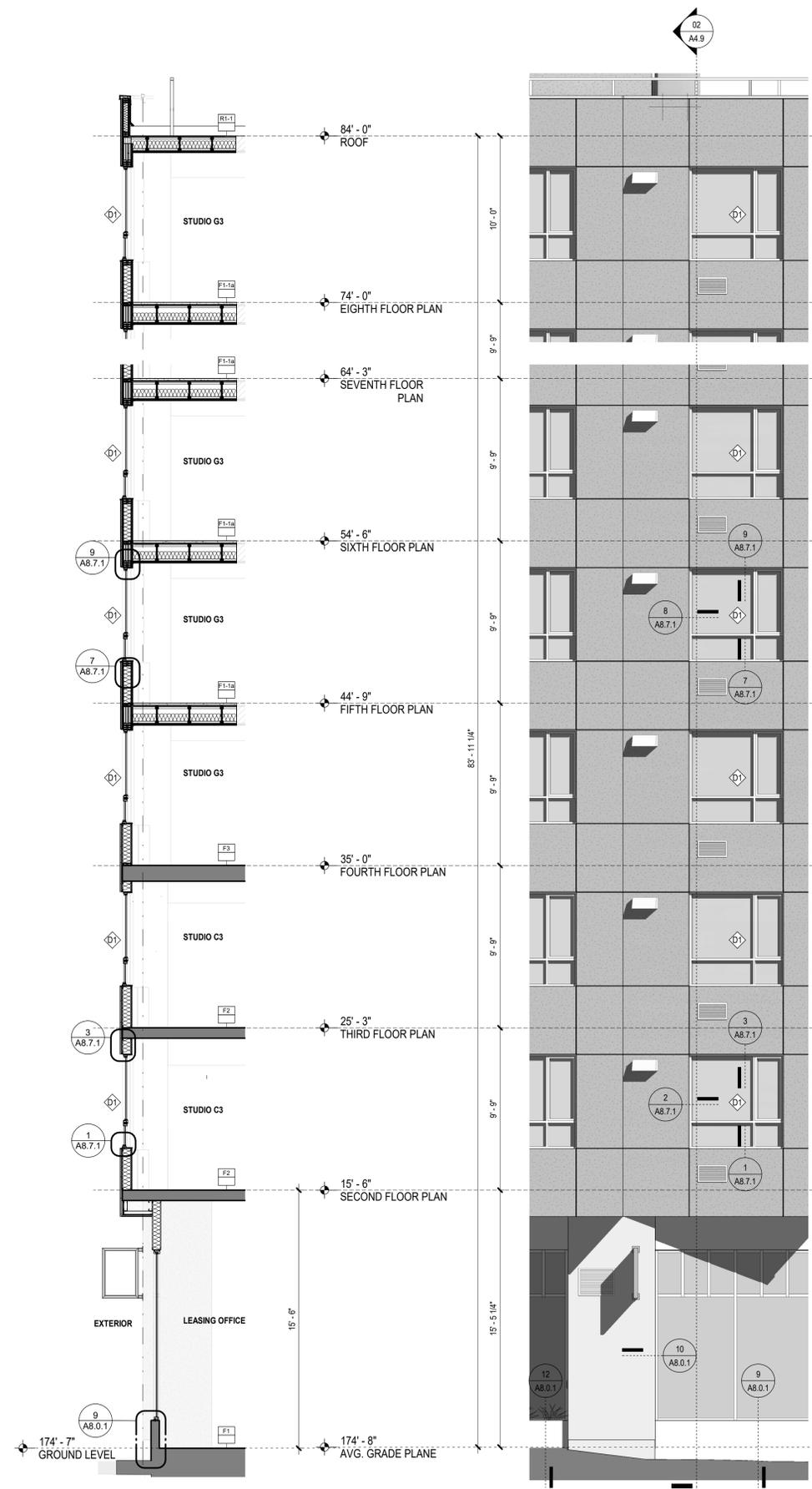
**A4.9**

PLOT DATE: 07/04/2022 06:12:18 p. m.



04 WALL SECTION 5 @ SOUTH  
 A4.9 1/4" = 1'-0"

03 PARTIAL SOUTH ELEVATION  
 A4.9 1/4" = 1'-0"



02 WALL SECTION 4 @ WEST  
 A4.9 1/4" = 1'-0"

01 WEST ELEVATION @ UNITS  
 A4.9 1/4" = 1'-0"



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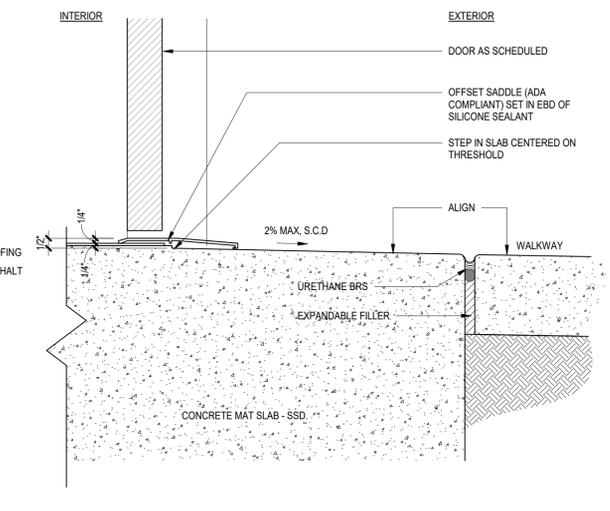
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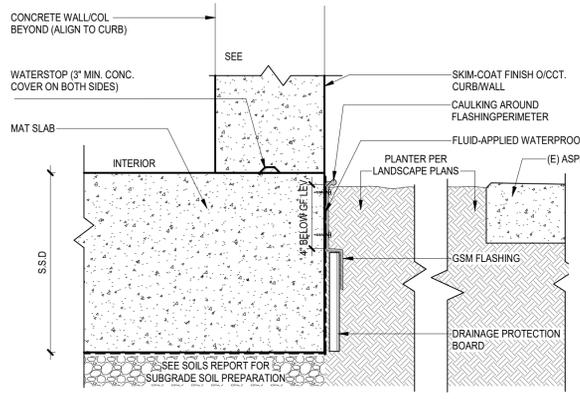
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FOUNDATION DETAILS

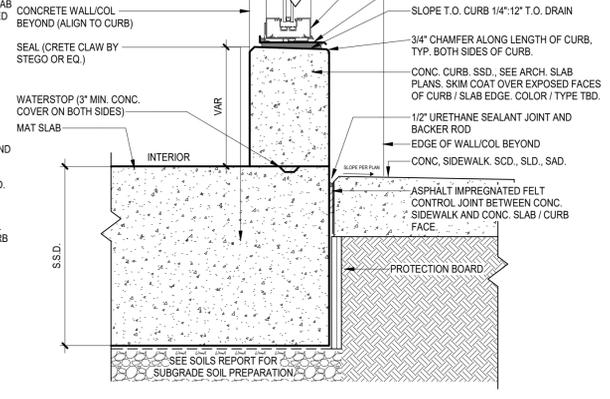
**A8.0.1**



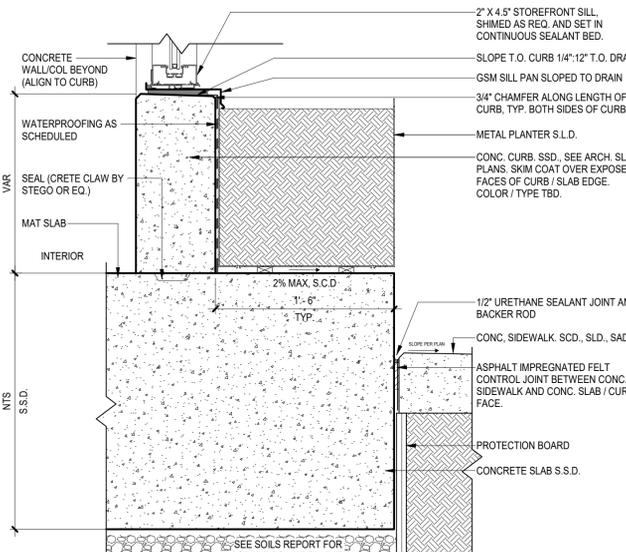
3 ENTRY DOOR THRESHOLD  
 A8.0.1 3" = 1'-0"



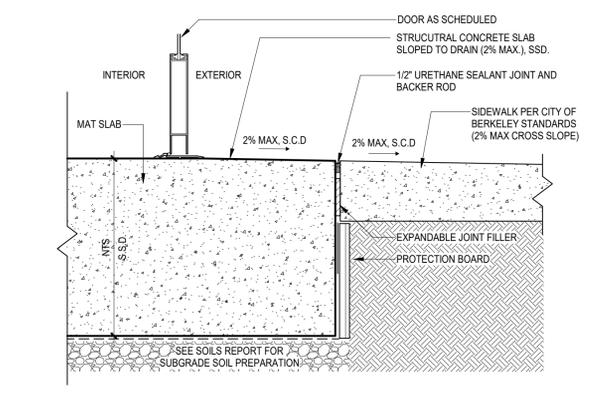
6 EDGE OF SLAB @ SOUTH PLANTER  
 A8.0.1 1 1/2" = 1'-0"



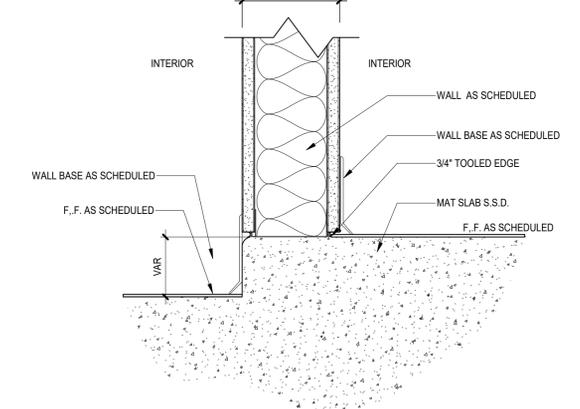
9 SLAB EDGE @ SIDEWALK WINDOW  
 A8.0.1 1 1/2" = 1'-0"



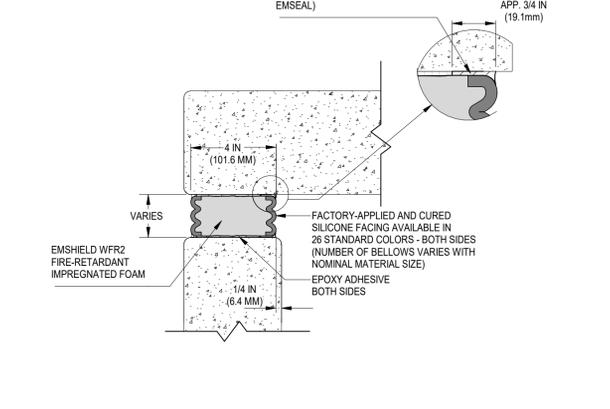
12 SLAB EDGE @ SIDEWALK PLANTER  
 A8.0.1 1 1/2" = 1'-0"



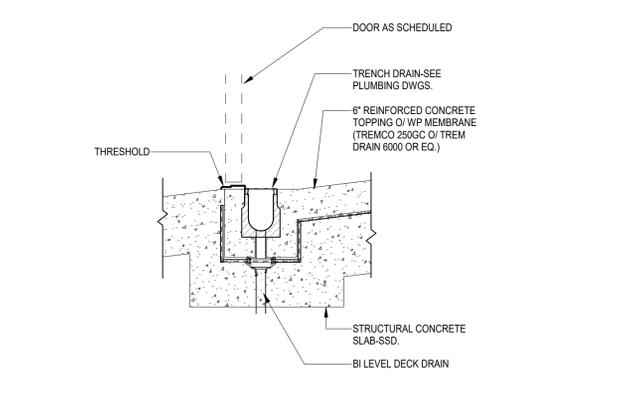
2 DOOR THRESHOLD AT SIDEWALK  
 A8.0.1 1 1/2" = 1'-0"



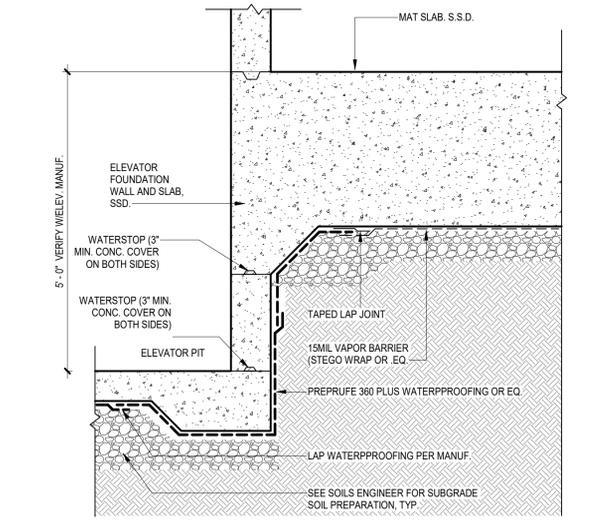
5 TYPICAL SLAB STEP DETAIL  
 A8.0.1 3" = 1'-0"



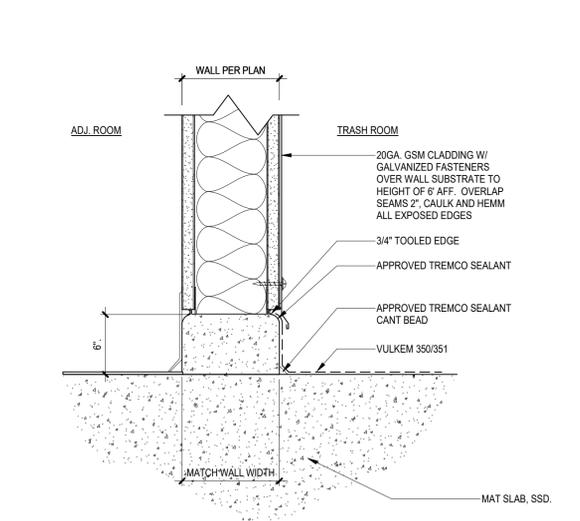
8 CONCRETE WALL EXP. JOINT CORNER  
 A8.0.1 1 1/2" = 1'-0"



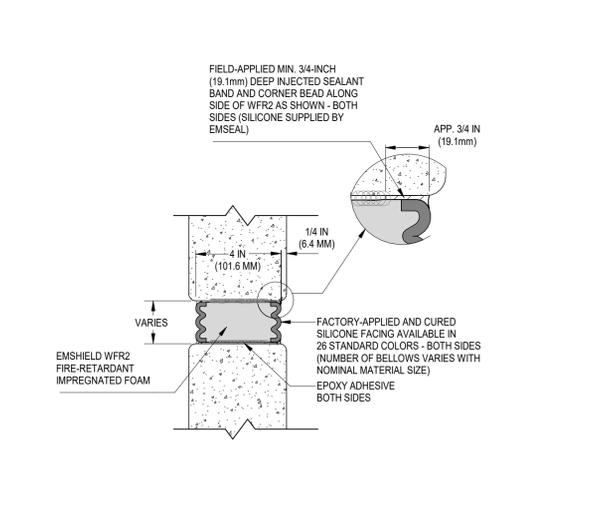
11 SPLIT SLAB @ TRENCH DRAIN  
 A8.0.1 3/4" = 1'-0"



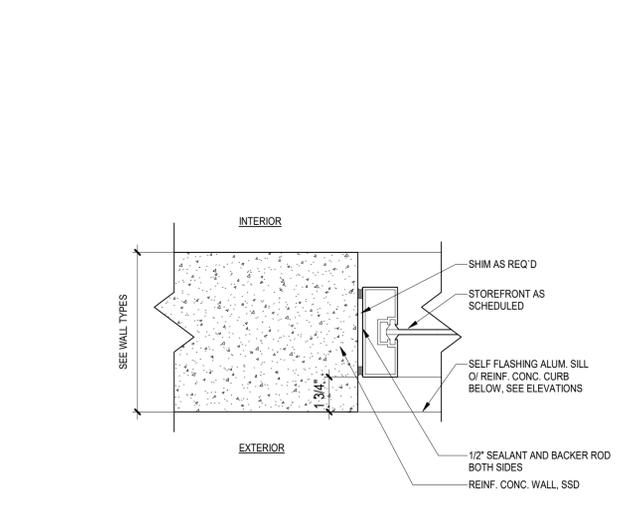
1 ELEVATOR PIT WATERPROOFING  
 A8.0.1 3/4" = 1'-0"



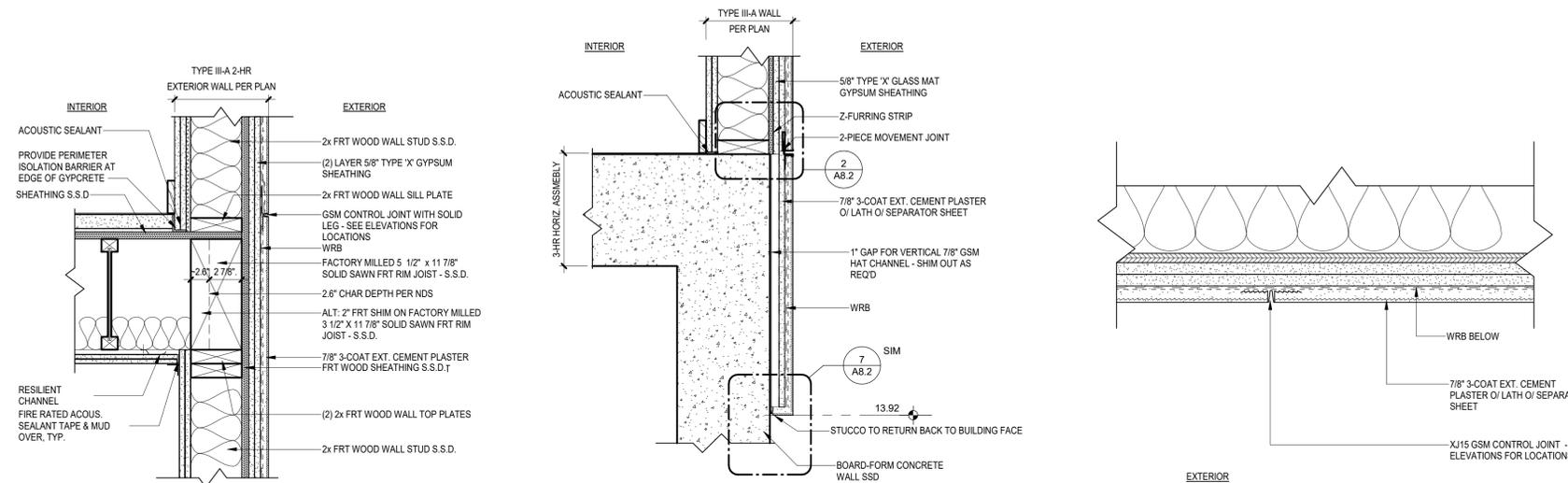
4 TRASH ROOM CURB  
 A8.0.1 3" = 1'-0"



7 CONCRETE WALL EXP. JOINT  
 A8.0.1 1 1/2" = 1'-0"



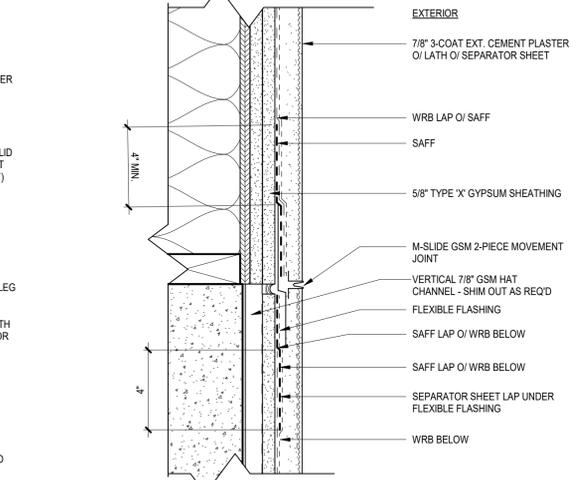
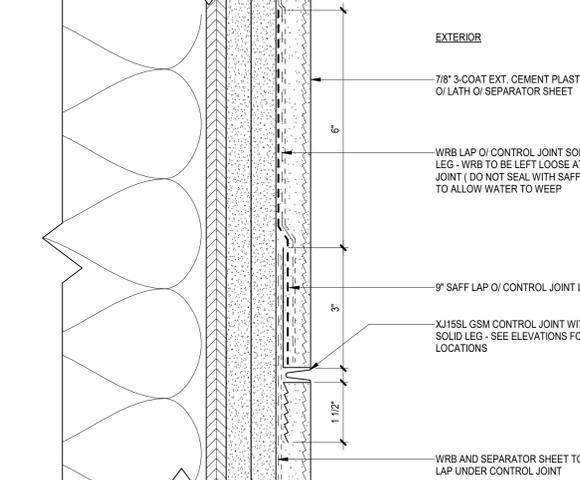
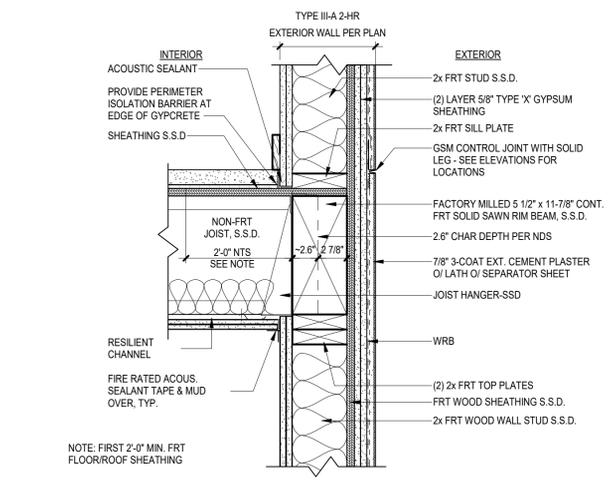
10 STOREFRONT JAMB @ CURB  
 A8.0.1 3" = 1'-0"



9 III-A EXT. WALL @ PARALLEL FRAMING  
A8.2 1 1/2" = 1'-0"

6 CONCRETE TO STUCCO @ FACADE  
A8.2 1 1/2" = 1'-0"

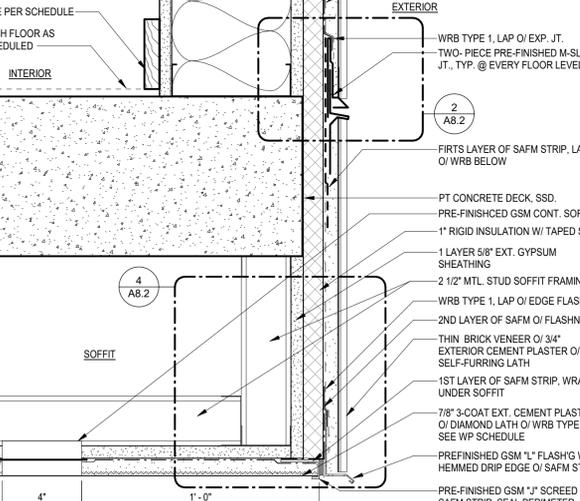
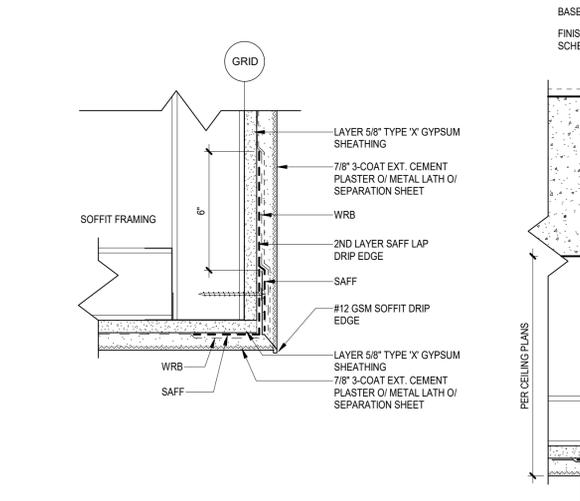
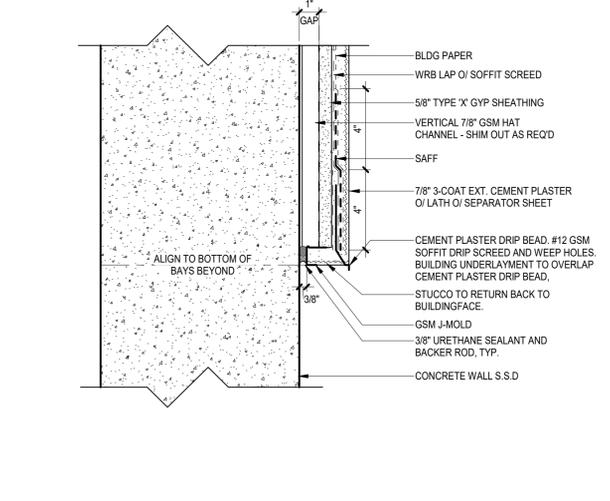
3 CONTROL JOINT - VERTICAL  
A8.2 3" = 1'-0"



8 III-A EXT. WALL @ PERP. FRAMING  
A8.2 1 1/2" = 1'-0"

5 CONTROL JOINT - HORIZONTAL  
A8.2 6" = 1'-0"

2 MOVEMENT JOINT  
A8.2 3" = 1'-0"



7 STUCCO WALL TERMINATION @ CCT  
A8.2 3" = 1'-0"

4 DRIP EDGE-STUCCO  
A8.2 3" = 1'-0"

1 BAY SOFFIT @ STUCCO  
A8.2 3" = 1'-0"

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SCALE: As indicated PHASE: CDS

SHEET:

EXTERIOR WALL  
DETAILS

A8.2



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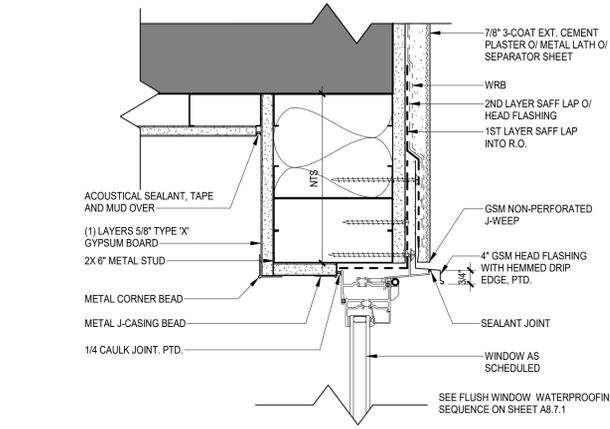
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JOB: 1928 DRAWN BY: Author  
 SCALE: 3" = 1'-0" PHASE: CDS

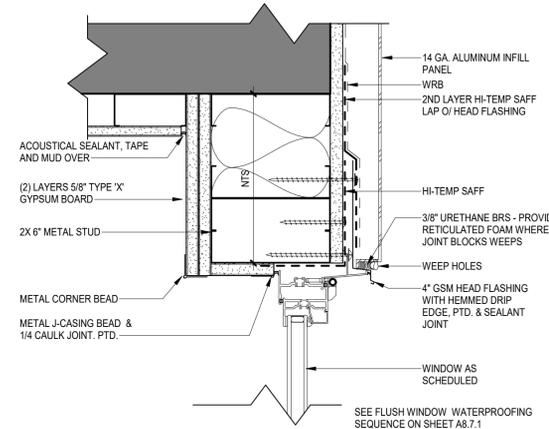
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WINDOW DETAILS

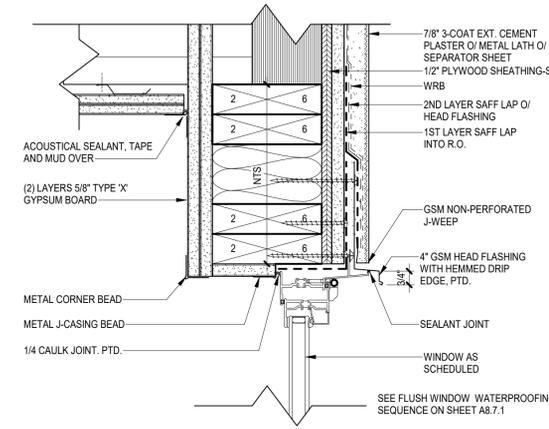
**A8.7.1**



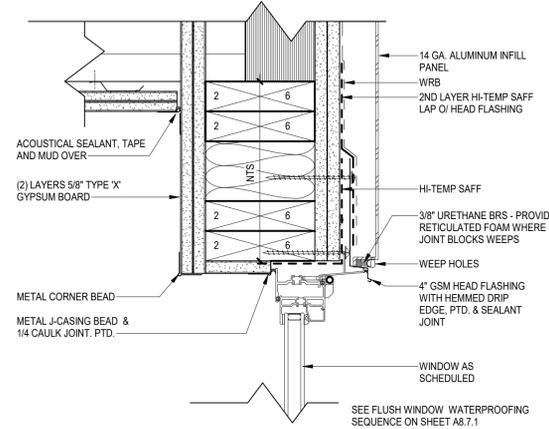
3 WNDW HEAD @ STUCCO - LEVELS 2-3  
 A8.7.1 3" = 1'-0"



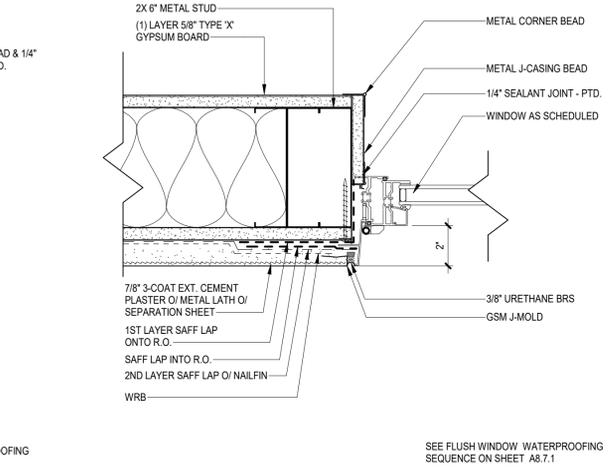
6 WNDW HEAD @ METAL - LEVELS 2-3  
 A8.7.1 3" = 1'-0"



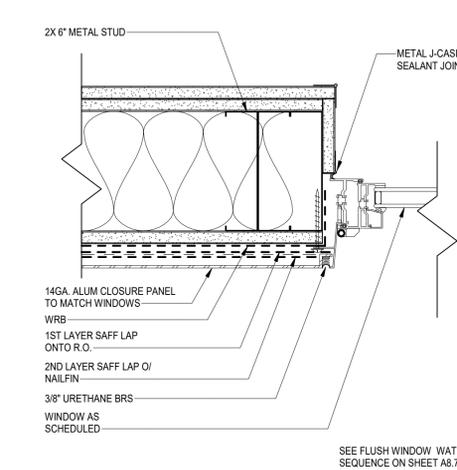
9 WNDW HEAD @ STUCCO - LEVELS 4-8  
 A8.7.1 3" = 1'-0"



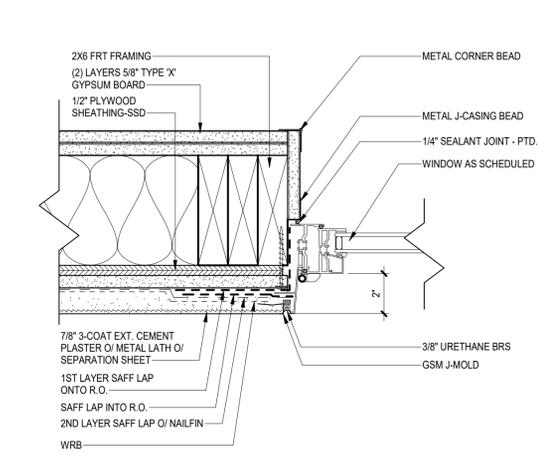
12 WNDW HEAD @ METAL - LEVELS 4-8  
 A8.7.1 3" = 1'-0"



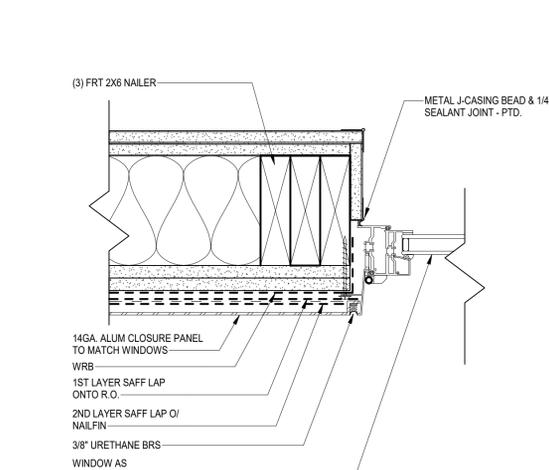
2 WNDW JAMB @ STUCCO - LEVELS 2-3  
 A8.7.1 3" = 1'-0"



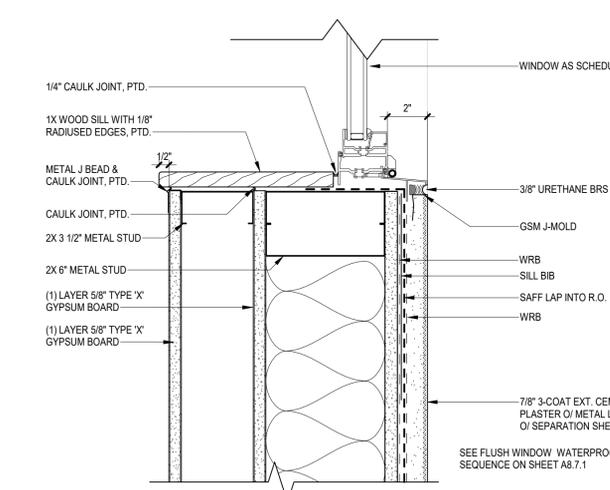
5 WNDW JAMB @ METAL - LEVELS 2-3  
 A8.7.1 3" = 1'-0"



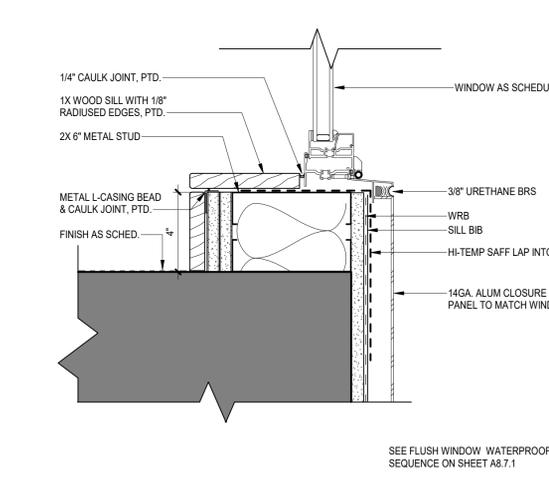
8 WNDW HEAD @ STUCCO - LEVELS 3-8  
 A8.7.1 3" = 1'-0"



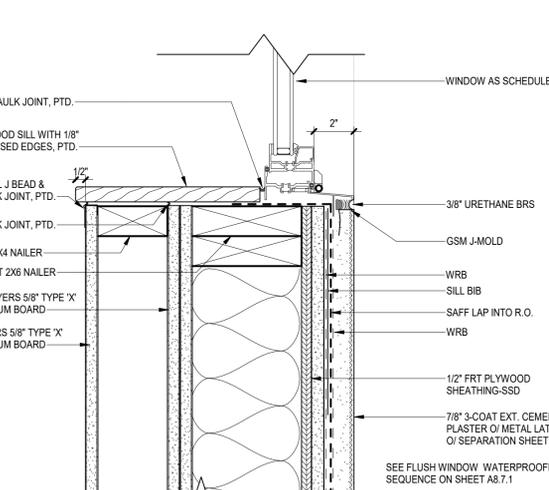
11 WNDW JAMB @ METAL - LEVELS 4-8  
 A8.7.1 3" = 1'-0"



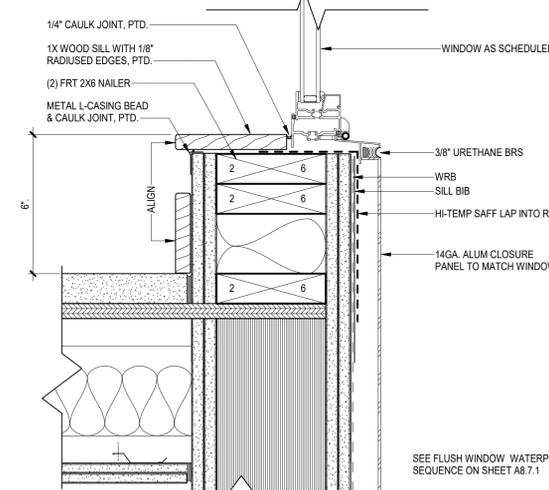
1 WNDW SILL @ STUCCO - LEVELS 2-3  
 A8.7.1 3" = 1'-0"



4 WNDW SILL @ METAL - LEVELS 2-3  
 A8.7.1 3" = 1'-0"



7 WNDW SILL @ STUCCO - LEVELS 3-8  
 A8.7.1 3" = 1'-0"



10 WNDW SILL @ METAL - LEVELS 4-8  
 A8.7.1 3" = 1'-0"



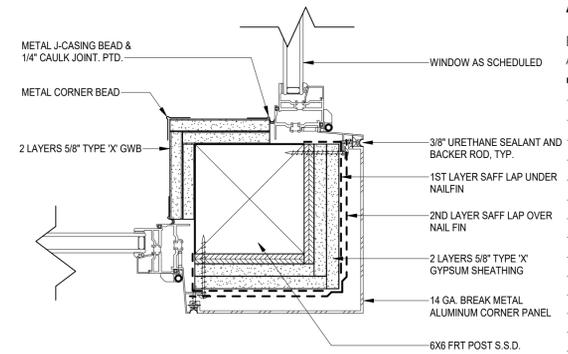
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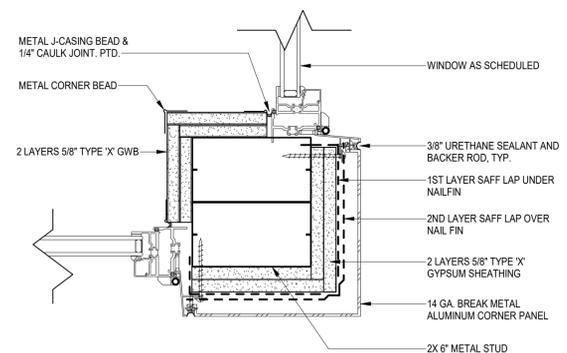
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**2** PANNED WDW CORNER\_COAT WD  
 A8.7.2 3" = 1'-0"



**1** PANNED WDW CORNER\_ALUM. MTL.  
 A8.7.2 3" = 1'-0"

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**A8.7.2**

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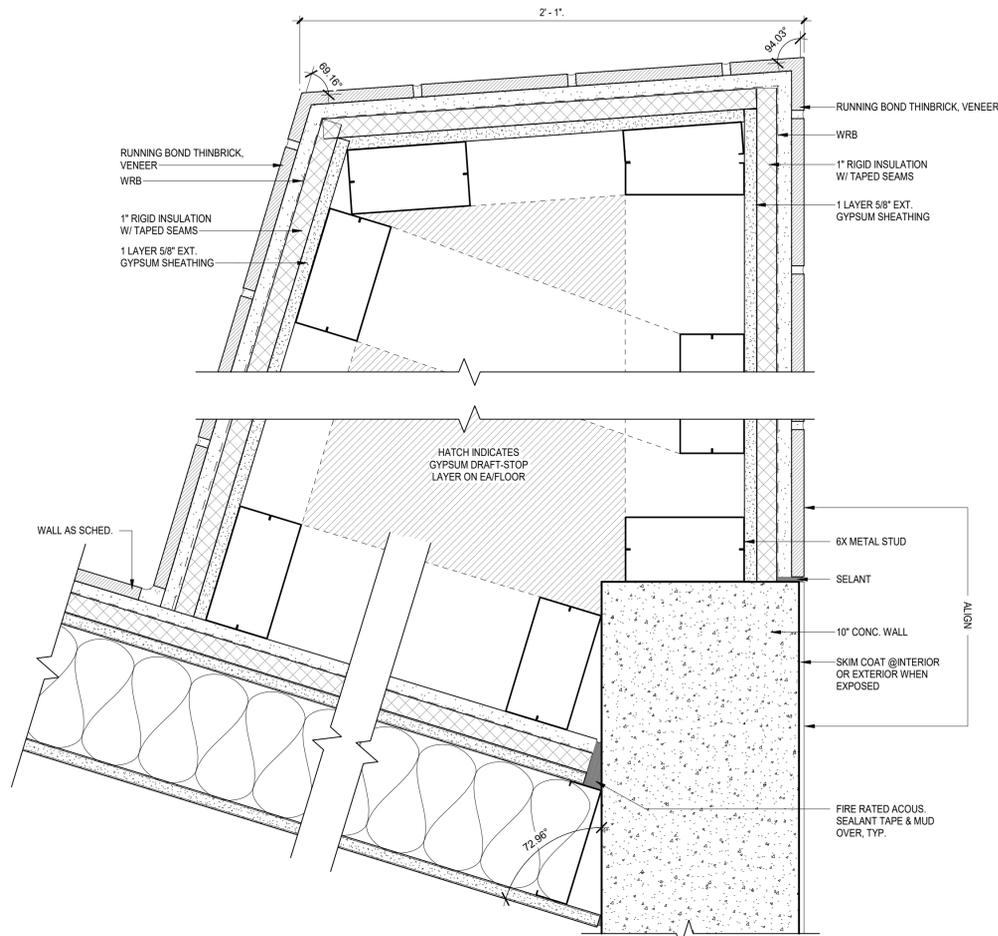
JOB: 1928 DRAWN BY: Author

SCALE: 3" = 1'-0" PHASE: CDS

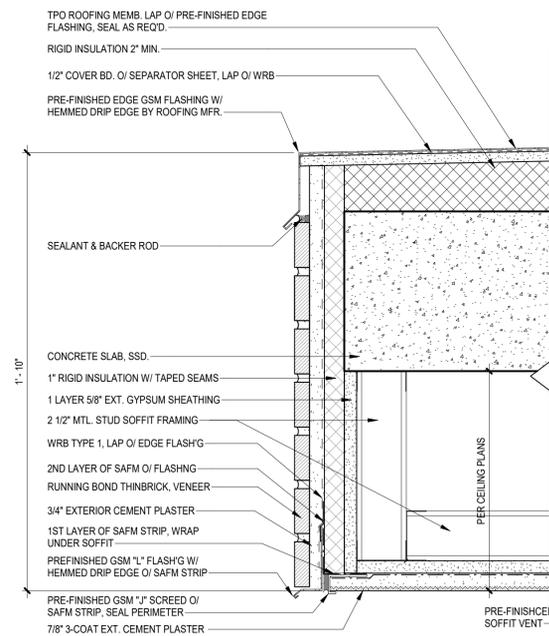
SHEET:

BOTTOM OF MARQUEE &  
CORNER POP-OUT  
DETAILS

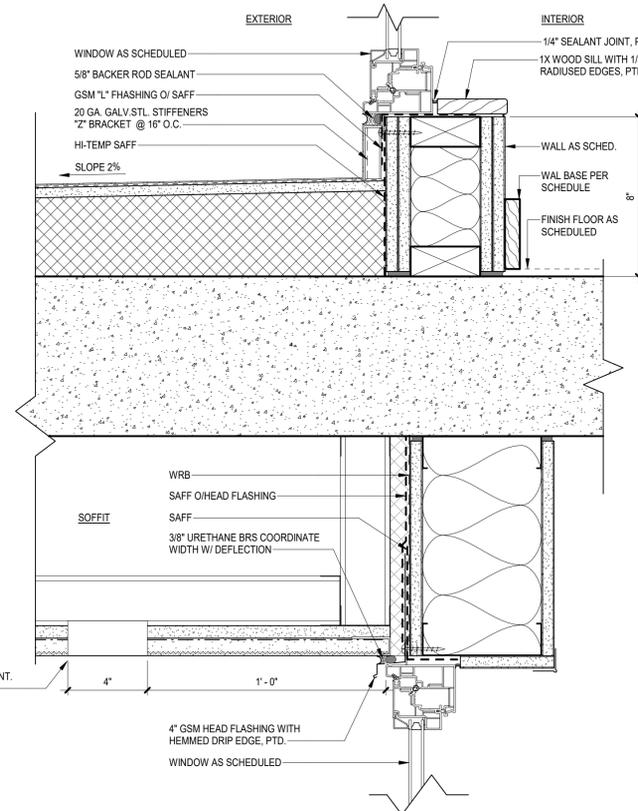
**A8.21**



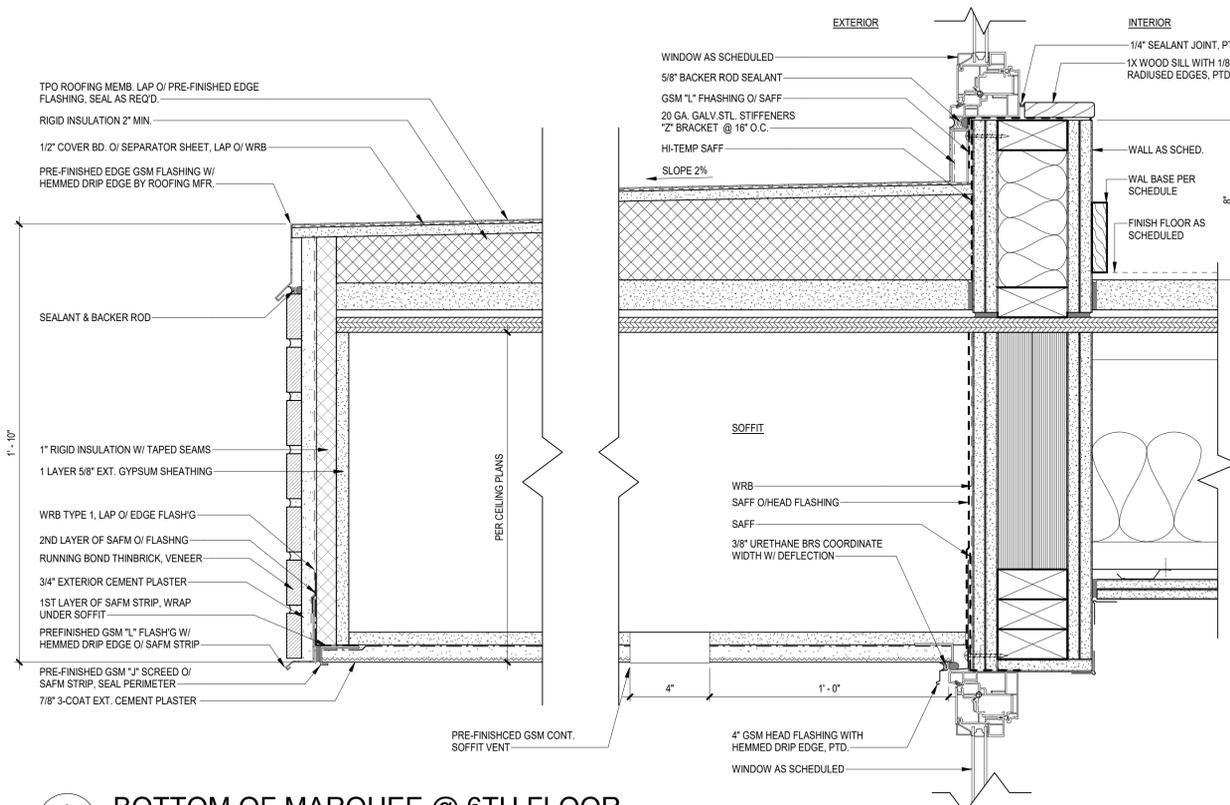
4 NORTH-EAST CORNER POP-OUT CONCRETE FLOOR  
A8.21 3" = 1'-0"



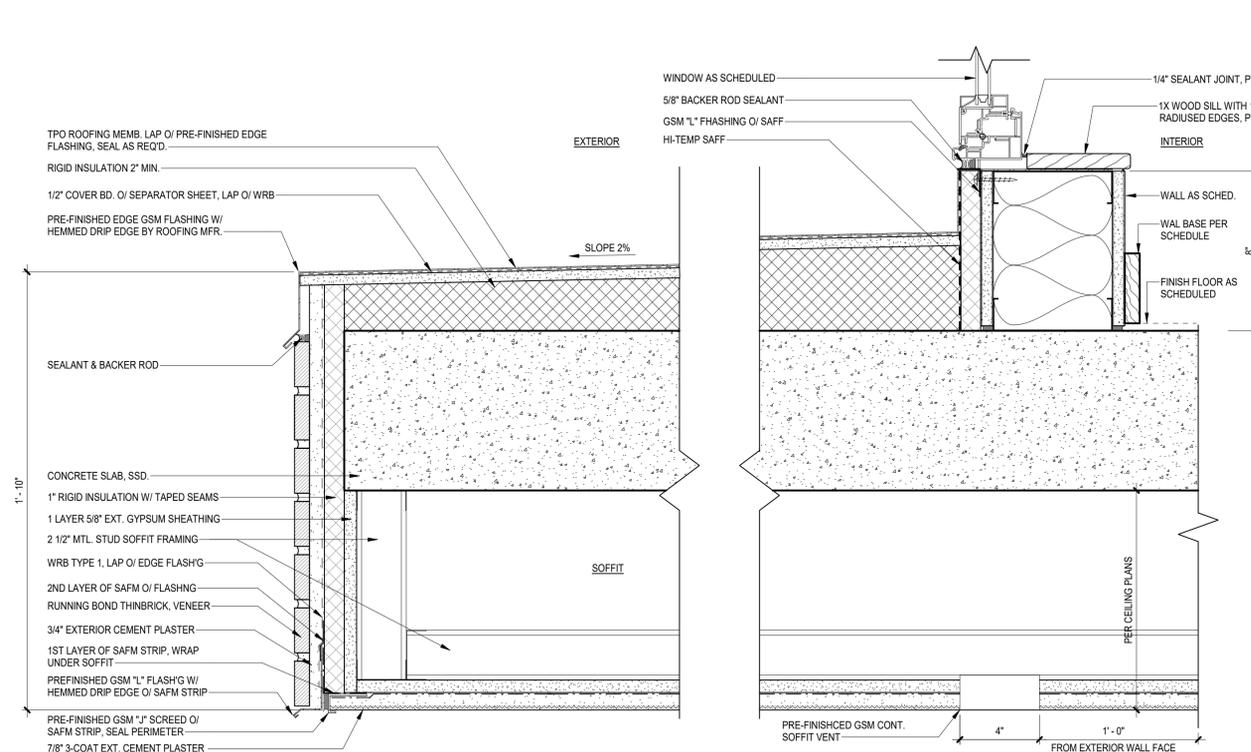
2 BOTTOM OF MARQUEE @ 4TH FLOOR  
A8.21 3" = 1'-0"



1 BOTTOM OF MARQUEE @ 2ND FLOOR  
A8.21 3" = 1'-0"



3 BOTTOM OF MARQUEE @ 6TH FLOOR  
A8.21 3" = 1'-0"



1 BOTTOM OF MARQUEE @ 2ND FLOOR  
A8.21 3" = 1'-0"

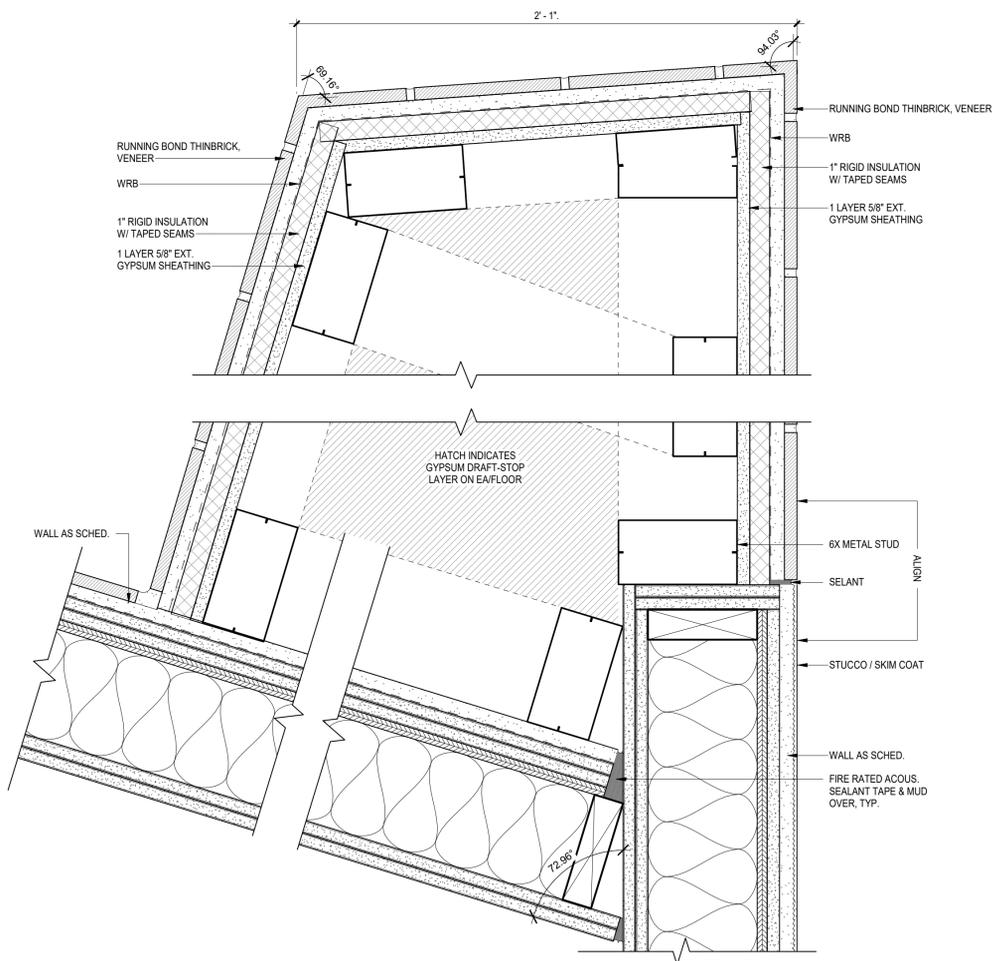
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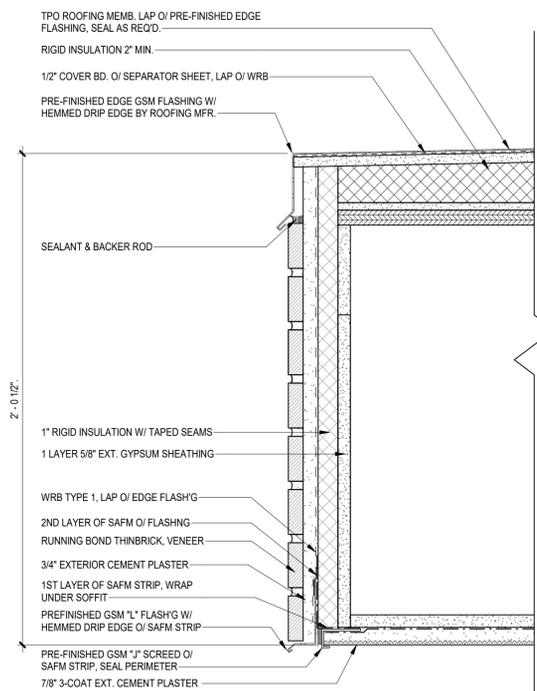
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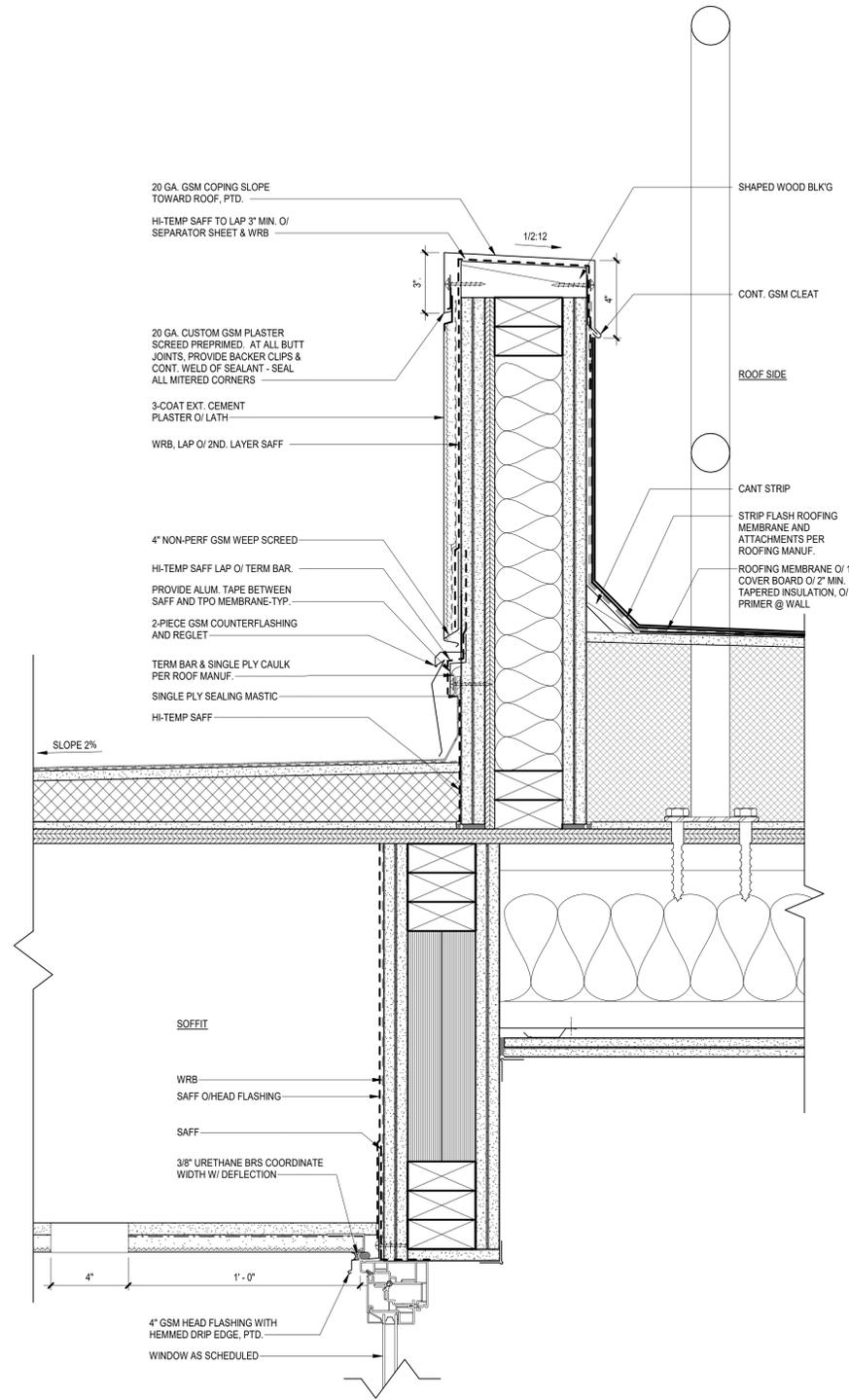
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2 NORTH-EAST CORNER POP-OUT WOOD FLOOR  
 3" = 1'-0"



1 BOTTOM OF MARQUEE @ ROOF  
 3" = 1'-0"



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SCALE: 3" = 1'-0" PHASE: CDS

SHEET:

BOTTOM OF MARQUEE &  
 CORNER POP-OUT  
 DETAILS

A8.22



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PERSPECTIVE VIEWS

# A11.2

PLOT DATE: 07/04/2022 06:12:46 p. m.



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VIEW FROM MILVIA ST

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PERSPECTIVE VIEWS

**A11.4**

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SHEET:

PERSPECTIVE VIEWS

**A11.5**

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**TYPICAL UNIT - INTERIORS**





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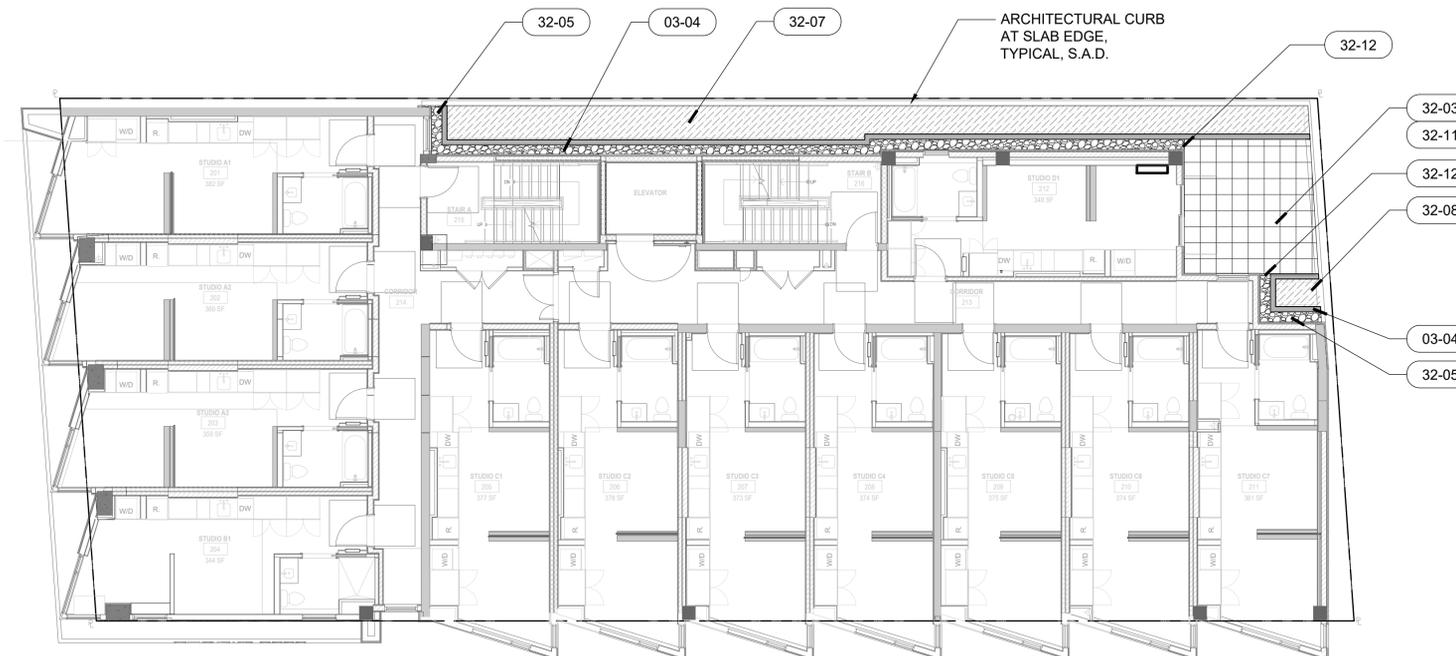
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KEY NOTES

KEY	DESCRIPTION
PAVING	
32-03	UNIT PAVING
32-05	COBBLE INFILL
PLANTERS	
03-04	CONCRETE CURB
SOIL PREPARATION AND PLACEMENT	
32-07	IMPORTED TOPSOIL
FURNISHINGS AND MISC. ITEMS	
32-11	ADJUSTABLE PEDESTALS
32-12	GRAVEL STOP



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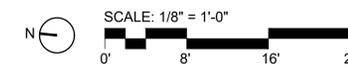
SHEET:

LANDSCAPE  
MATERIALS PLAN -  
SECOND FLOOR

L1.2

PLOT DATE: 10/19/2021 5:12:09 PM

1 LANDSCAPE MATERIALS PLAN - SECOND FLOOR  
L1.2 1/8" = 1'-0"



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SHEET:

LANDSCAPE  
 MATERIALS PLAN -  
 EIGHTH FLOOR

L1.3

PLOT DATE: 10/19/2021 5:12:09 PM

KEY NOTES

KEY	DESCRIPTION
-----	-------------

PAVING

32-03	UNIT PAVING
32-11	ADJUSTABLE PEDESTALS

PLANTERS

05-02	METAL PLANT CONTAINER TYPE 2
06-02	STRUCTURAL FRP GRATE
31-01	GEOFOAM
05-03	VEGETATED ROOF EDGE

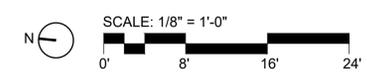
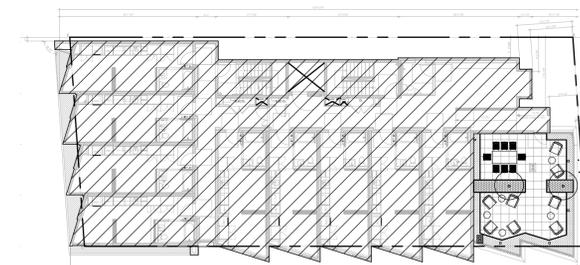
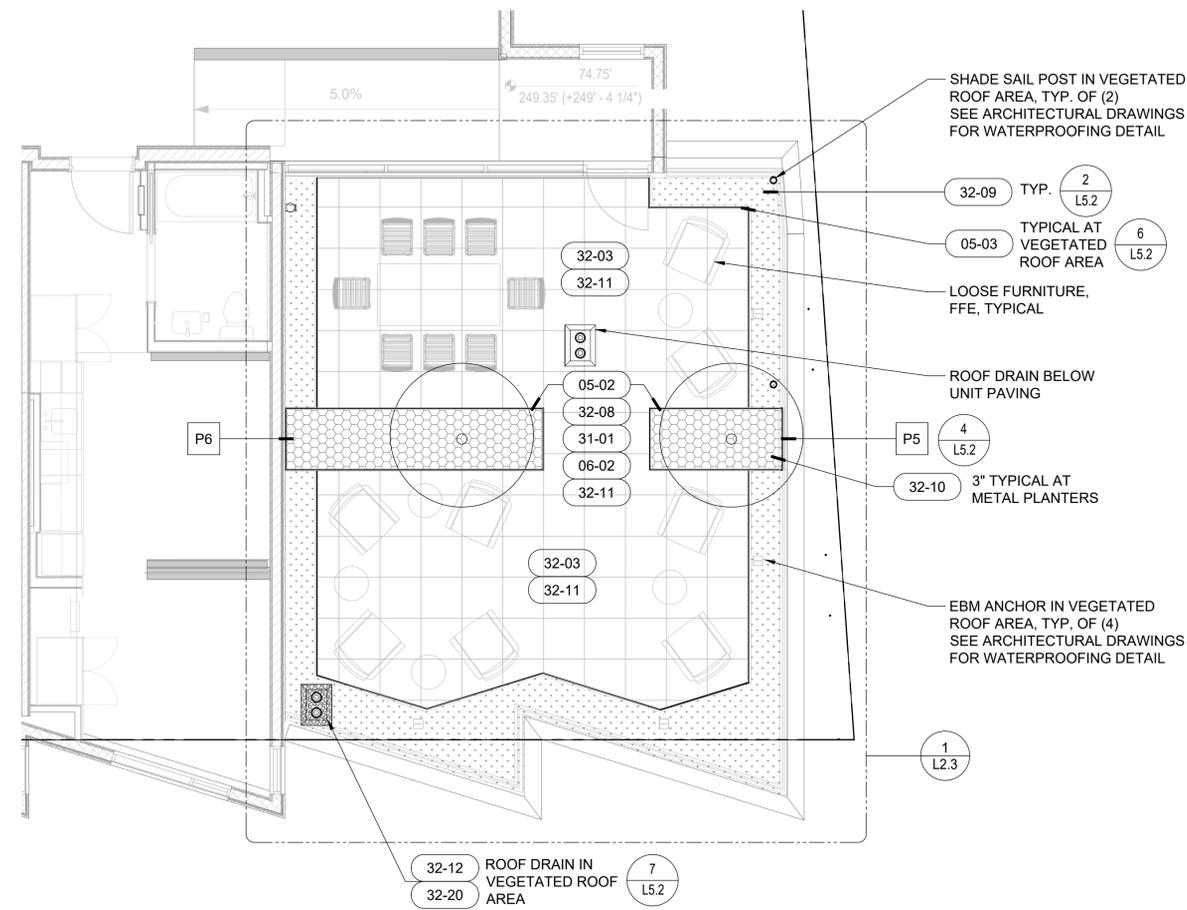
FURNISHINGS AND MISC. ITEMS

32-12	GRAVEL STOP
32-20	GRAVEL BALLAST

SOIL PREPARATION

32-08	LIGHTWEIGHT ROOF MIX
32-09	VEGETATED ROOF ASSEMBLY
32-10	WOOD MULCH

P# METAL PLANTER: REFER TO 4/L5.0  
 PLANTER SCHEDULE FOR SIZES  
 AND CONSTRUCTION



1 LANDSCAPE MATERIALS PLAN - EIGHTH FLOOR  
 L1.3 1/4" = 1'-0"

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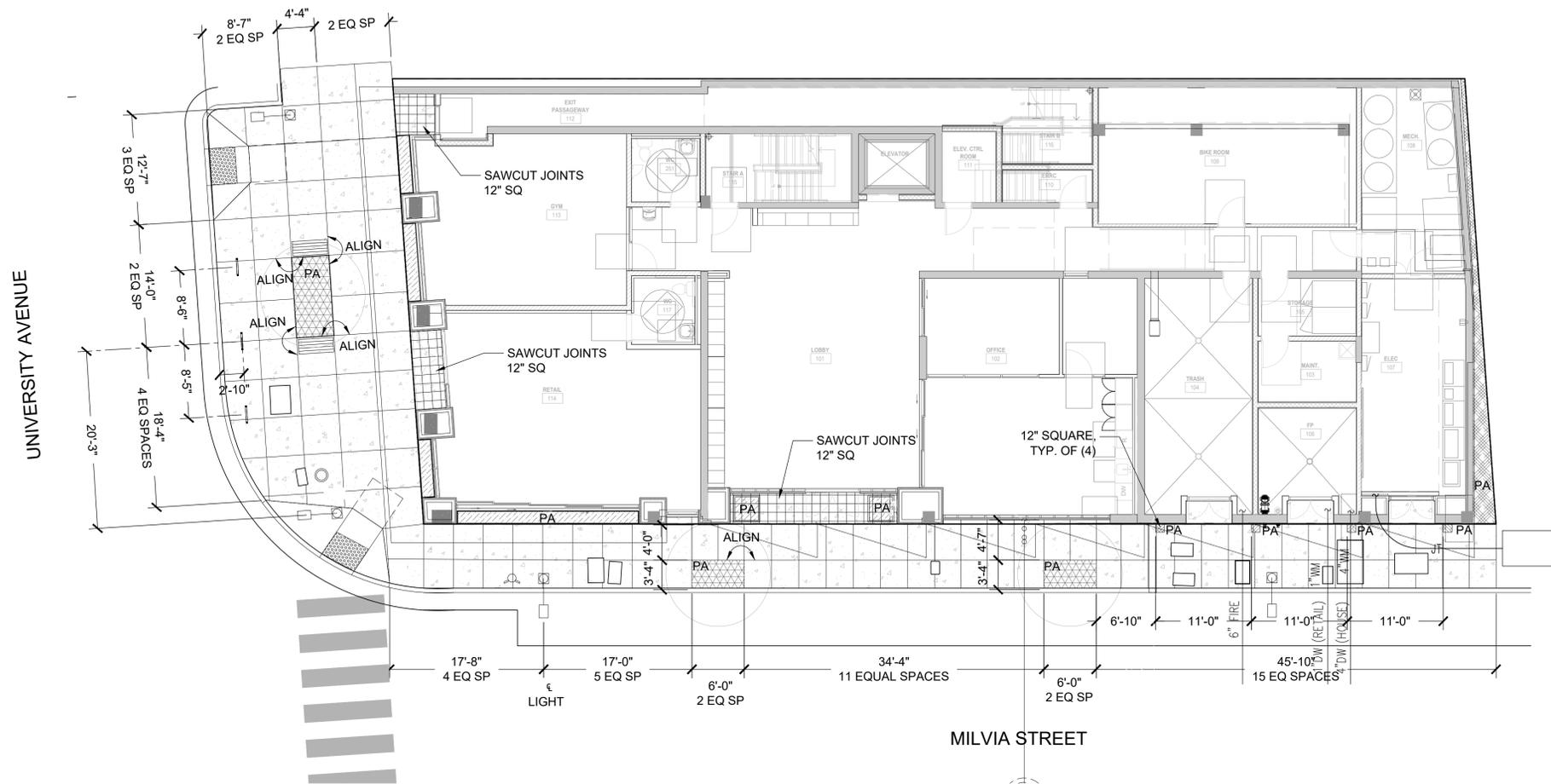
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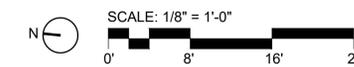
LANDSCAPE  
 LAYOUT - GROUND  
 FLOOR

**L2.1**

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1 LANDSCAPE LAYOUT - GROUND FLOOR  
 L2.1 1/8" = 1'-0"



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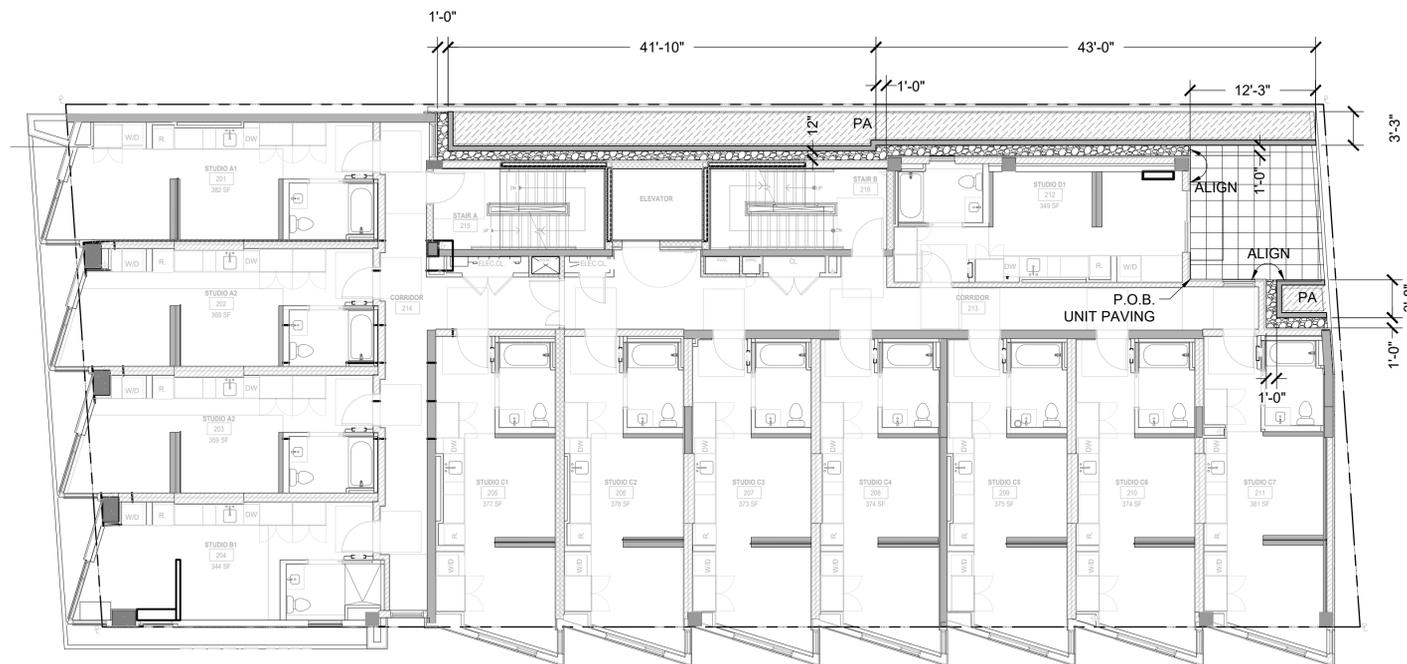
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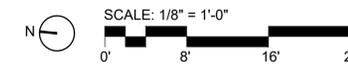
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1 LANDSCAPE LAYOUT - SECOND FLOOR  
 L2.2 1/8" = 1'-0"



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SHEET:

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 LAYOUT - SECOND  
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**L2.2**

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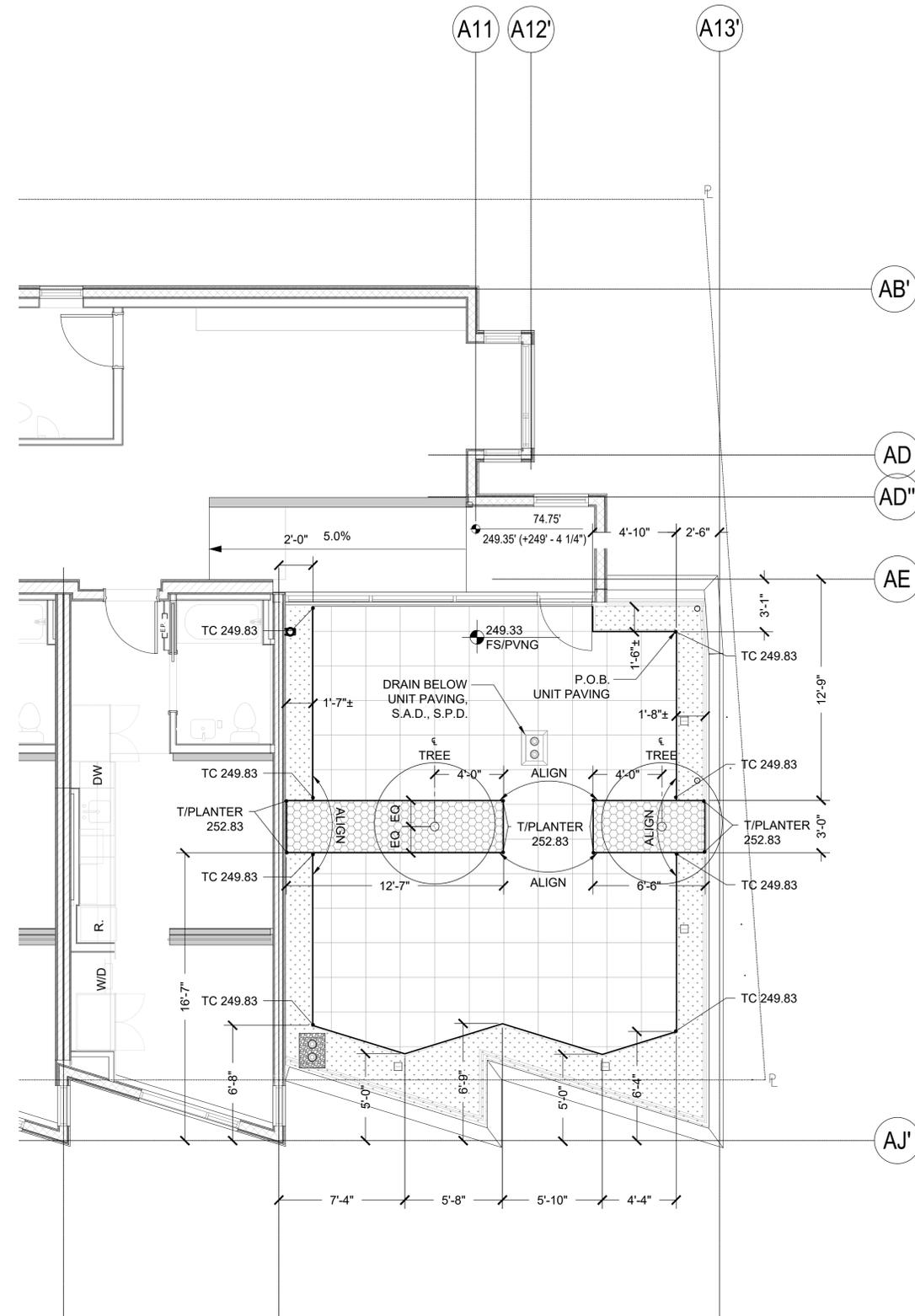
SCALE: As indicated PHASE: CDS

SHEET:

LANDSCAPE  
 LAYOUT - EIGHTH  
 FLOOR

L2.3

PLOT DATE: 10/19/2021 5:12:09 PM



1 LANDSCAPE LAYOUT - EIGHTH FLOOR  
 L2.3 1/4" = 1'-0"





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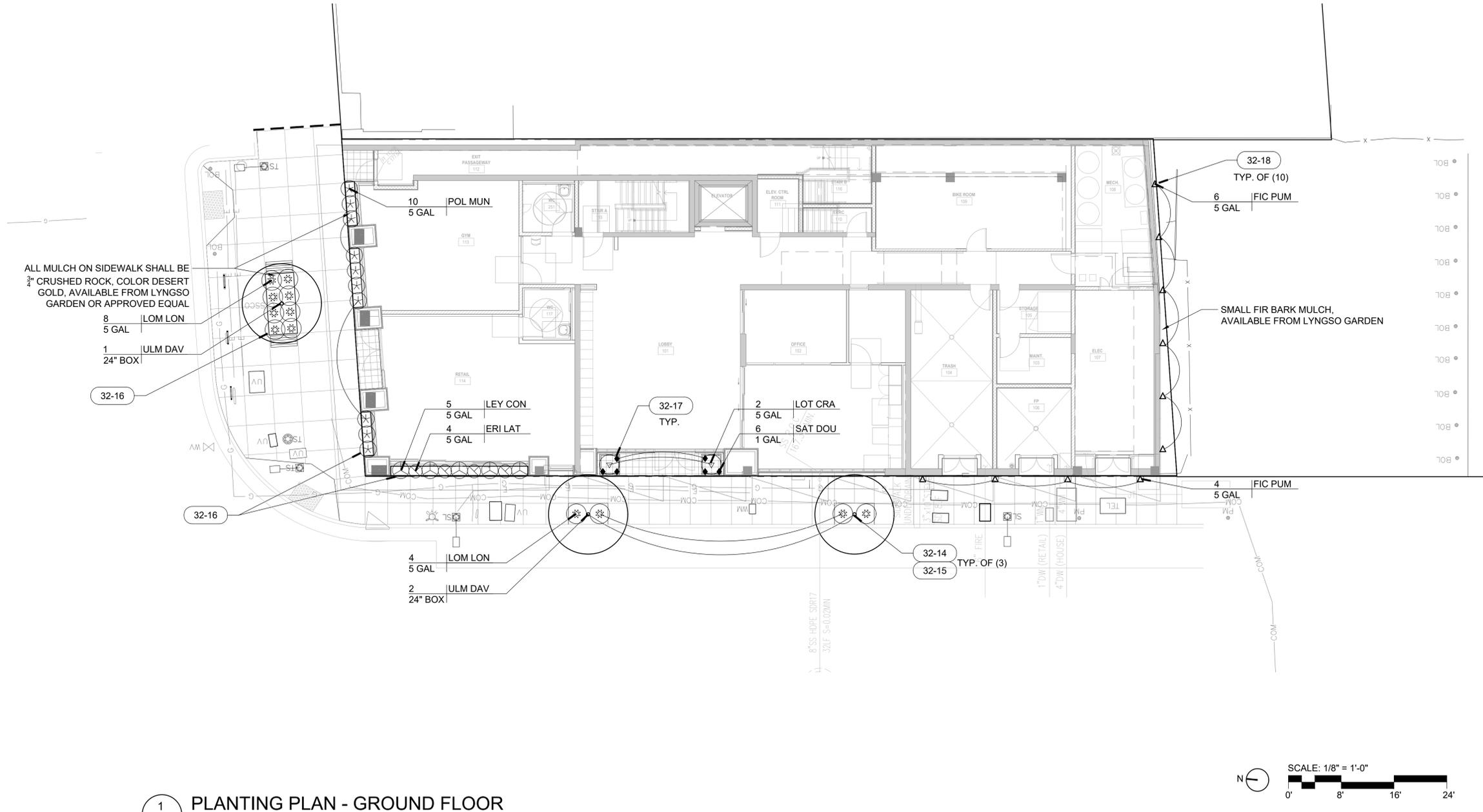
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 SHEET:

PLANTING PLAN -  
 GROUND FLOOR

**L4.1**



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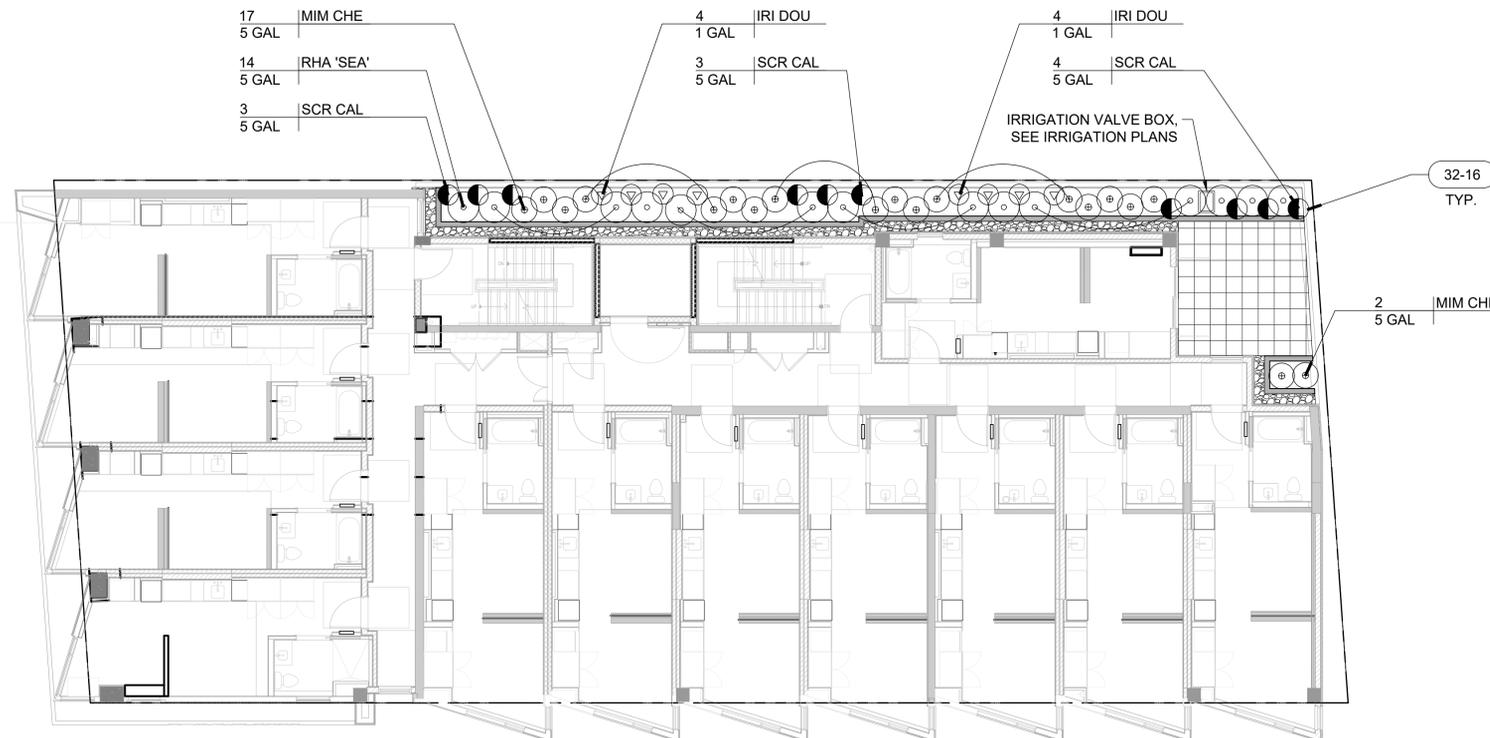
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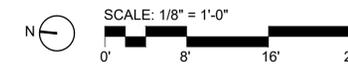
PLANTING PLAN -  
 SECOND FLOOR

L4.2

PLOT DATE: 10/19/2021 5:12:09 PM



1 PLANTING PLAN - SECOND FLOOR  
 L4.2 1/8" = 1'-0"



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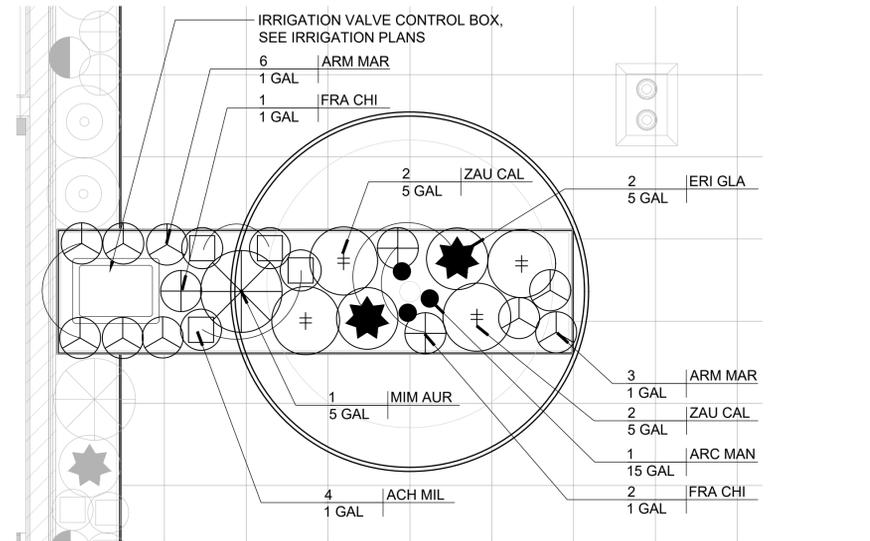
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SCALE: As indicated PHASE: CDS

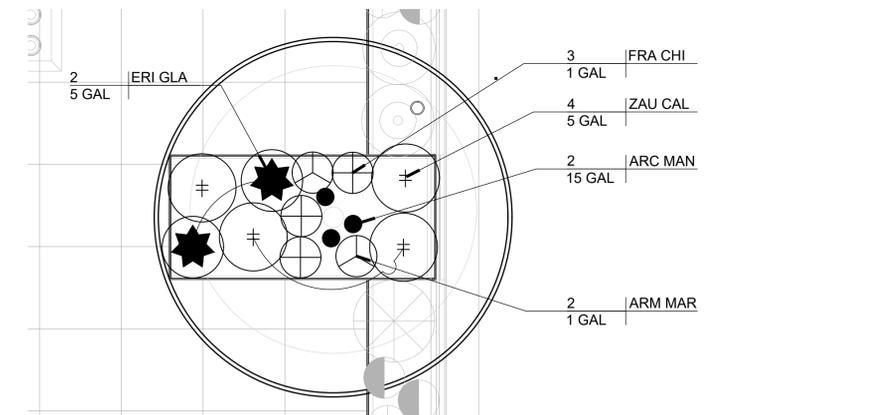
SHEET:

PLANTING PLAN -  
EIGHTH FLOOR

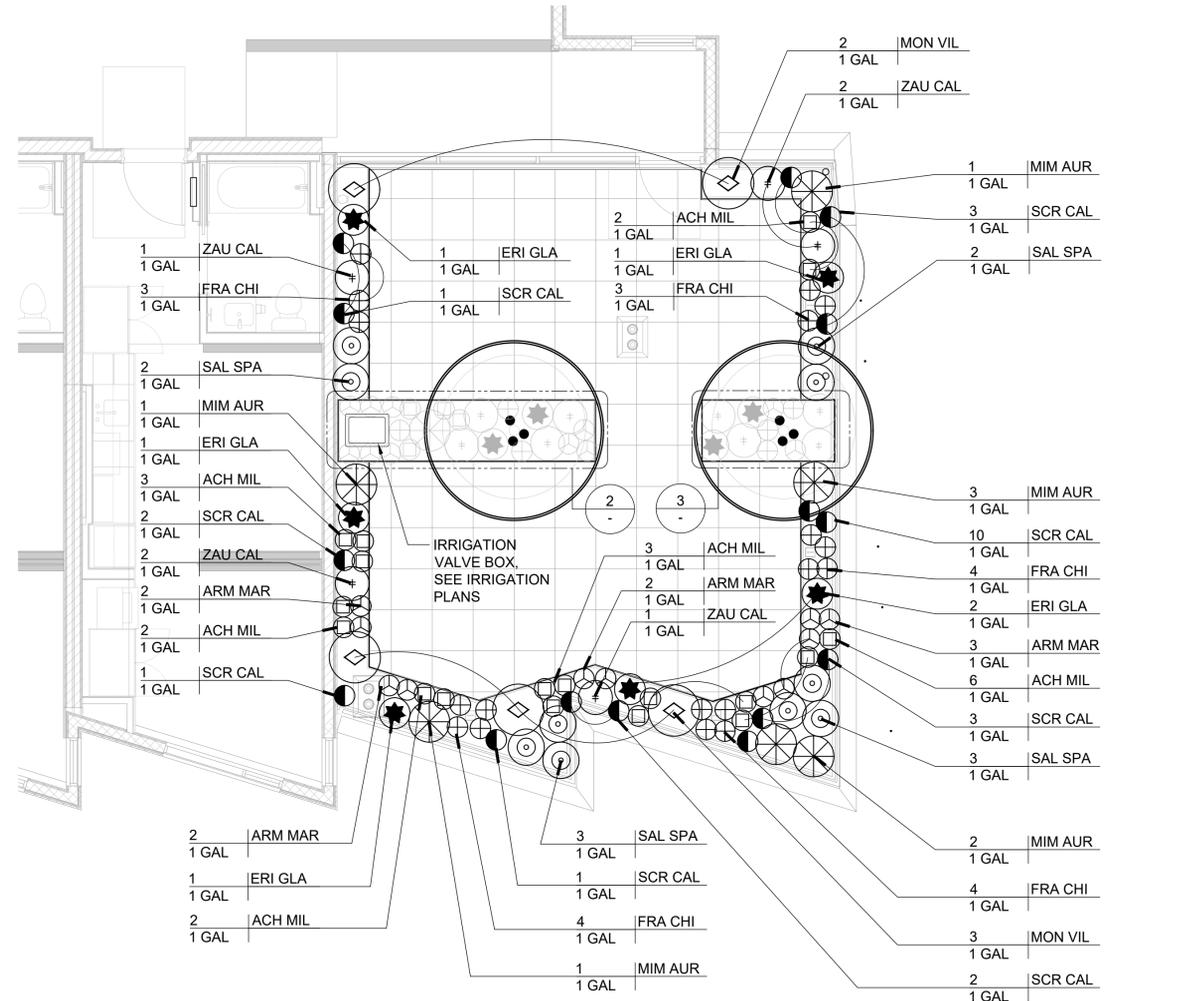
L4.3



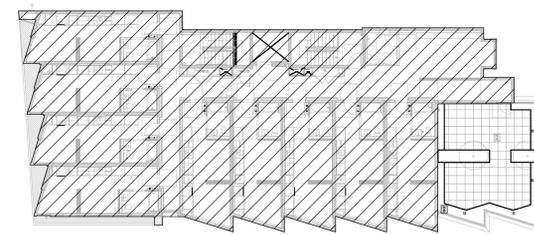
2 ENLARGED PLANTING PLAN  
1/4" = 1'-0"  
SCALE: 1/2" = 1'-0"



3 ENLARGED PLANTING PLAN  
1/4" = 1'-0"  
SCALE: 1/2" = 1'-0"



1 LANDSCAPE PLANTING PLAN - EIGHTH FLOOR  
L4.3 1/4" = 1'-0"  
SCALE: 1/4" = 1'-0"

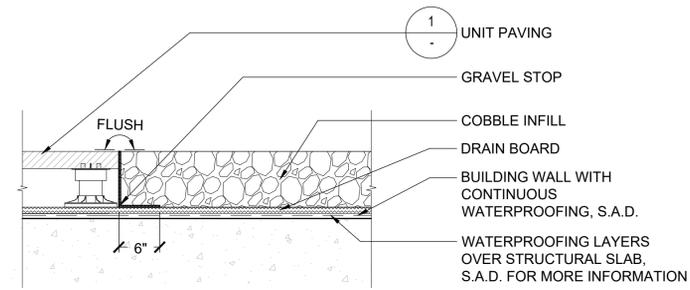


KEY PLAN

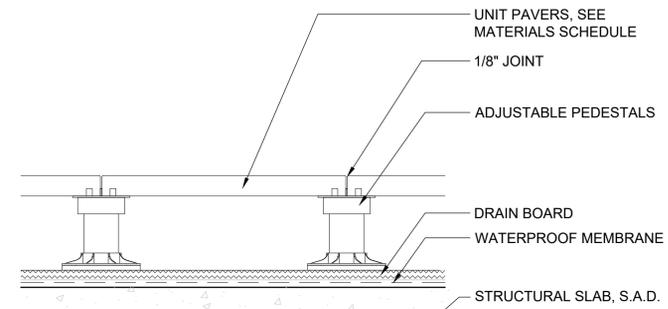


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NOTES:  
 1. VERIFY REQUIRED HEIGHT OF GRAVEL STOP IN FIELD, SEE MATERIALS SCHEDULE FOR MORE INFORMATION.  
 2. SET GRAVEL STOP ON DRAIN BOARD, DO NOT PENETRATE WATERPROOFING LAYERS

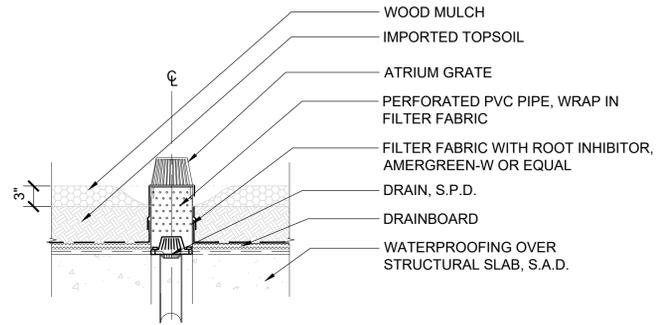


NOTES  
 1. SEE MEP DRAWINGS FOR DRAIN LOCATIONS

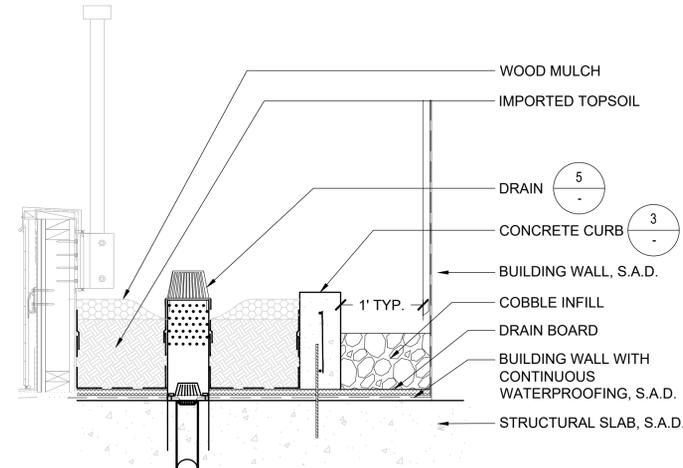
7 NOT USED  
 SCALE: NO SCALE

4 GRAVEL STOP  
 SCALE: 1" = 1'-0"

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



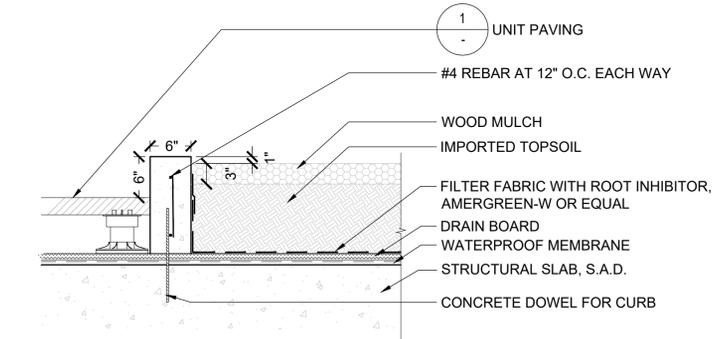
NOTE:  
 1. SEE PLUMBING DRAWINGS FOR DRAIN TYPE, LOCATION, APERTURE SIZE, CONNECTION, AND CLEANOUT INFORMATION /LOCATION.



2 COBBLE INFILL  
 SCALE: 1" = 1'-0"

8 NOT USED  
 SCALE: NO SCALE

5 DRAIN  
 SCALE: 1" = 1'-0"



3 CONCRETE CURB  
 SCALE: 1" = 1'-0"

9 NOT USED  
 SCALE: NO SCALE

6 NOT USED  
 SCALE: NO SCALE

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SCALE: As indicated PHASE: CDS

SHEET:

LANDSCAPE  
 DETAILS

**L5.1**

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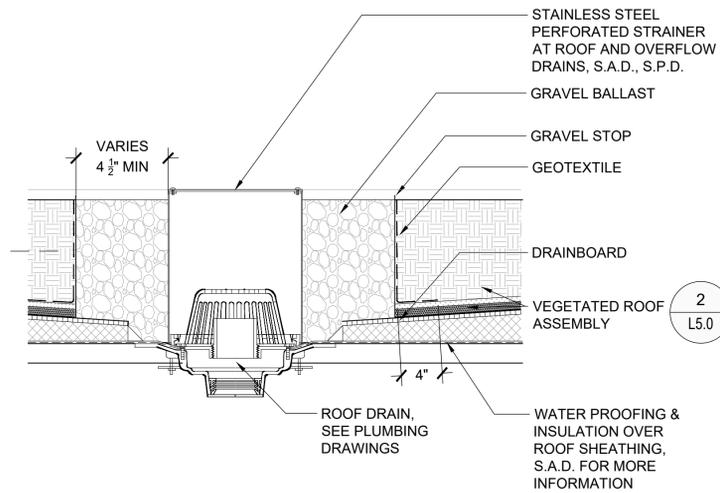
JOB: 1928 DRAWN BY: MI

SCALE: As indicated PHASE: CDS

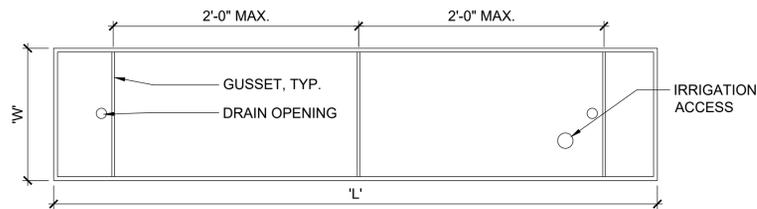
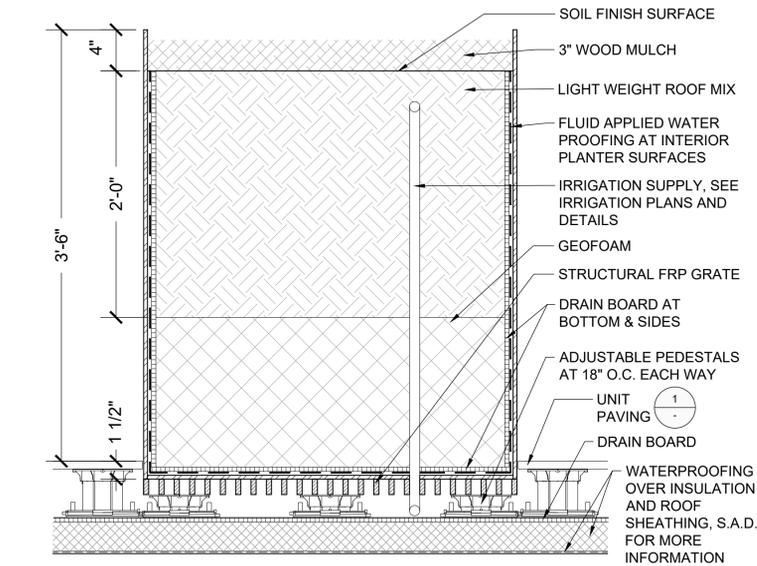
SHEET:

LANDSCAPE  
 DETAILS

L5.2



7 ROOF DRAIN IN VEGETATED ROOF AREA  
 SCALE: 1-1/2" = 1'-0"



PLANTER WALLS AND BOTTOM: 3/8\"/>

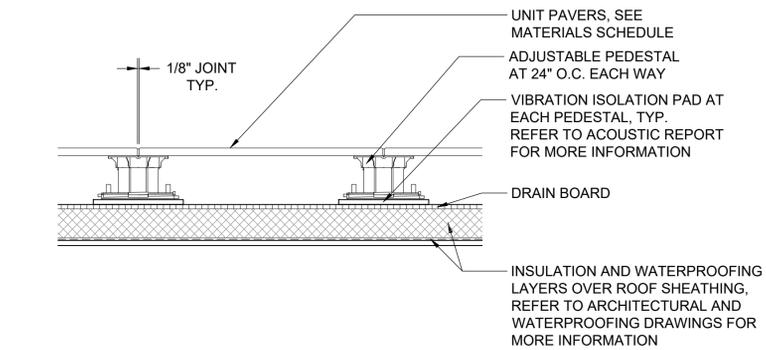
GUSSETS: 1/2\"/>

DRAIN OPENING: 1\"/>

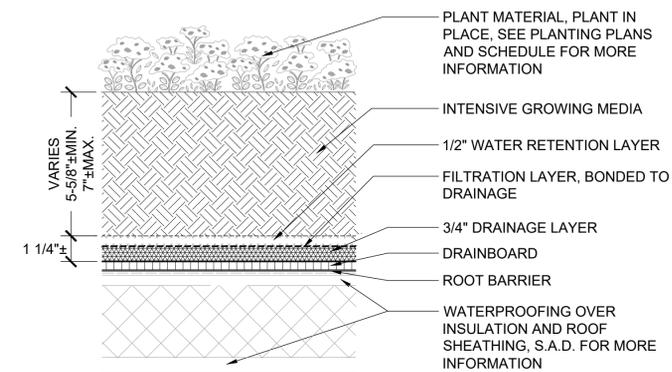
IRRIGATION ACCESS: 1 1/2\"/>

SUBMIT SHOP DRAWINGS FOR APPROVAL

PLANTER SCHEDULE			
KEY	W	L	# GUSSETS
P5	3'-0"	6'-6"	3
P6	3'-0"	12'-7"	4

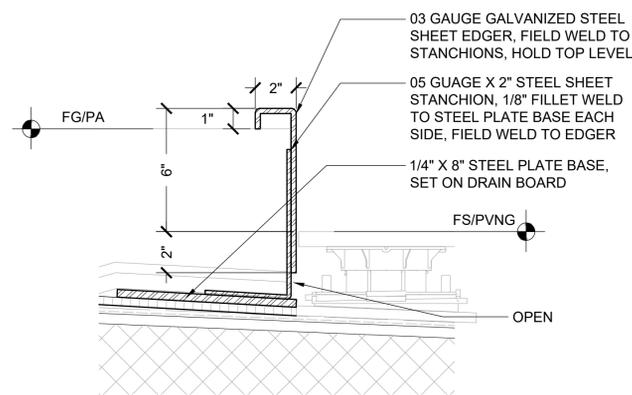


1 UNIT PAVING  
 SCALE: 1-1/2" = 1'-0"



NOTE:  
 1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE. COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION 3/8" ±.  
 2. ALL SYSTEM COMPONENTS BY COLUMBIA GREEN TECHNOLOGIES

8 NOT USED  
 SCALE: NO SCALE

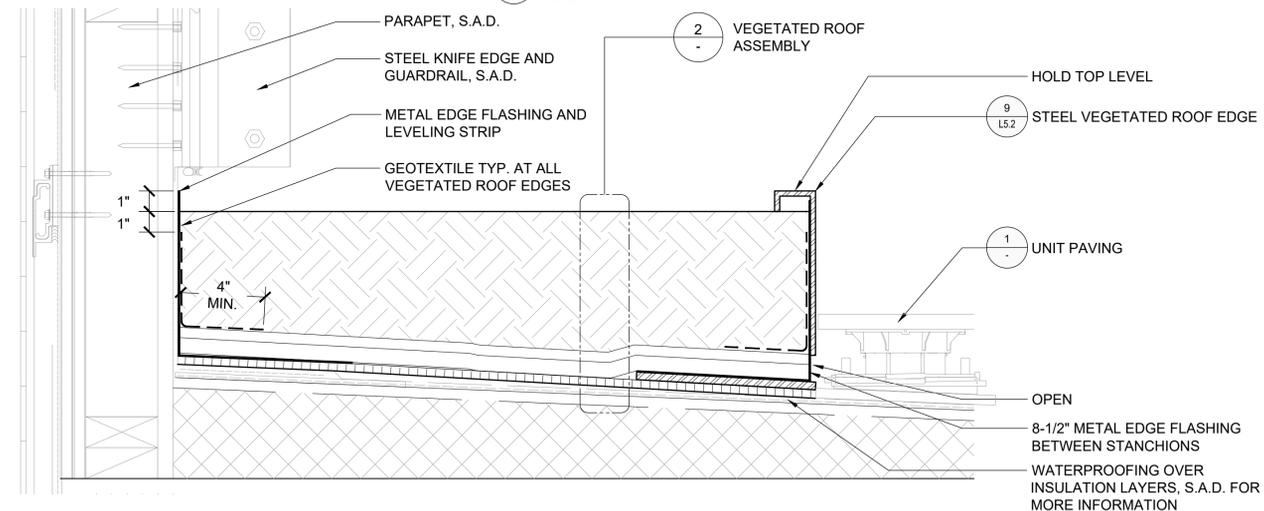


1. VERIFY DIMENSIONS IN FIELD
2. SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL
3. ALL STEEL TO BE GALVANIZED AND PAINTED

9 STEEL VEGETATED ROOF EDGE  
 SCALE: 3" = 1'-0"

4 METAL PLANT CONTAINER TYPE 2  
 SCALE: 1-1/2" = 1'-0"

NOTE:  
 1. METAL EDGE FLASHING BY COLUMBIA GREEN TECHNOLOGIES OR APPROVED EQUAL PROVIDE LEVELING STRIP AT BACK AND SIDES OF PLANTING AREAS AS REQUIRED SO TOP OF FLASHING IS LEVEL.



6 VEGETATED ROOF EDGE  
 SCALE: 3" = 1'-0"

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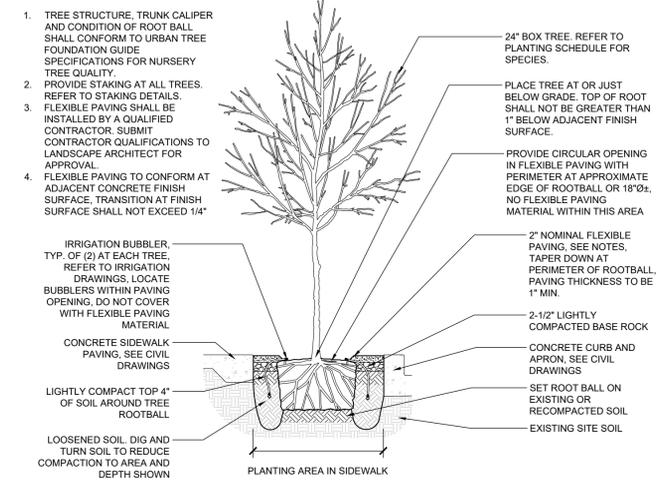
JOB: 1928 DRAWN BY: MI

SCALE: As indicated PHASE: CDS

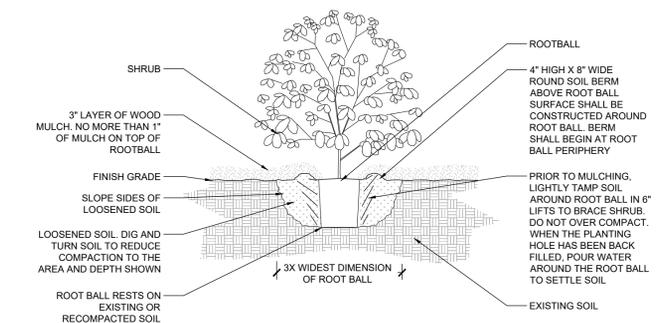
SHEET:

PLANTING  
 DETAILS

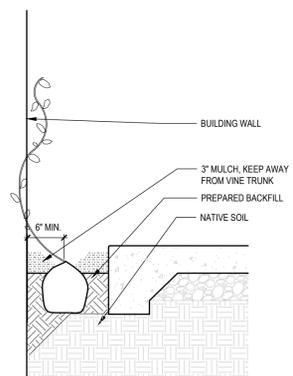
L6.0



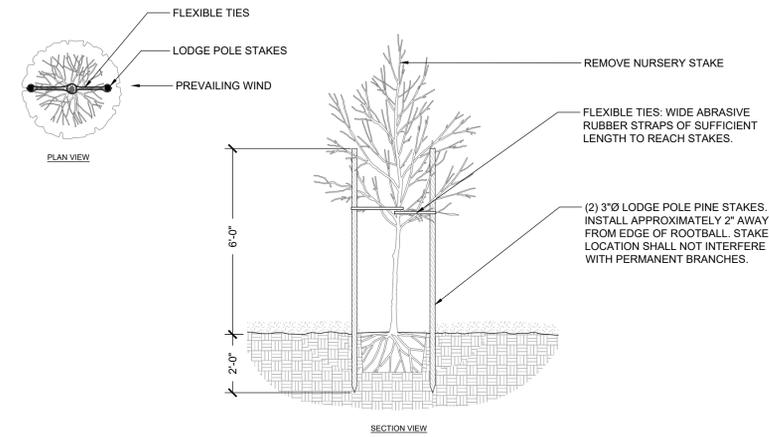
1 TREE PLANTING  
 SCALE: 1/2" = 1'-0"



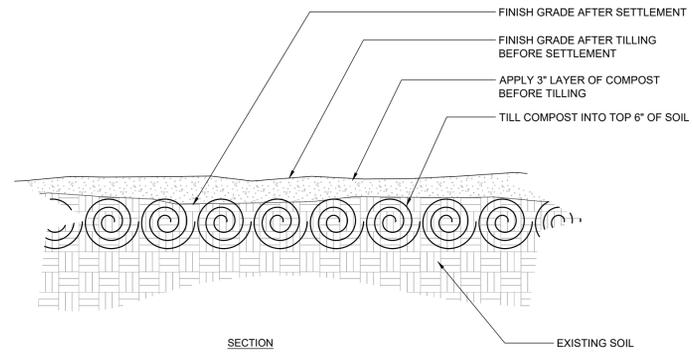
2 SHRUB PLANTING  
 SCALE: 1/2" = 1'-0"



3 VINE PLANTING  
 SCALE: 1" = 1'-0"

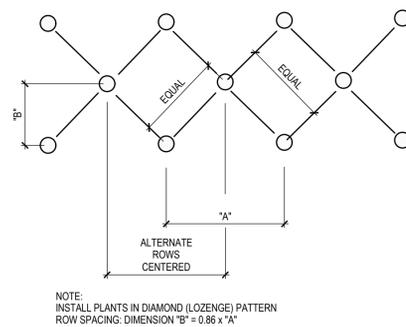


4 TREE STAKING  
 SCALE: 3/8" = 1'-0"



1. DETAIL IS TYPICAL AT ALL NEW PLANTING AREAS.
2. SEE SOIL PREPARATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS
3. INCLUDE ANY AMENDMENTS RECOMMENDED IN APPROVED LABORATORY ANALYSIS IN COMPOST LAYER BEFORE TILLING SOIL.

5 SOIL PREPARATION  
 SCALE: 3/4" = 1'-0"



6 PLANT SPACING  
 SCALE: 3/8" = 1'-0"

7 NOT USED  
 SCALE: 1" = 1'-0"

8 NOT USED  
 SCALE: 1" = 1'-0"

9 NOT USED  
 SCALE: 1" = 1'-0"

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

*Shanna Allen* June 24, 2021  
 SIGNATURE DATE  
 \* Findings and Conditions Attached

**VIEW ALONG UNIVERSITY AVE. LOOKING SOUTHEAST**



**PROJECT DIRECTORY**

OWNER/APPLICANT: R&B 2000 University, LLC  
 2025 Fifth St.  
 Berkeley, CA 94710

ARCHITECT: David Trachtenberg, Principal  
 TRACHTENBERG ARCHITECTS  
 2421 Fourth Street  
 Berkeley, CA 94710  
 510.649.1414  
 www.TrachtenbergArch.com

**PROJECT DESCRIPTION**

PROJECT ADDRESS: 2000 University & 2001 Milva  
 Berkeley, CA 94704 (APNs: 057 202501300 & 057 202501200)

SCOPE OF WORK:  
 REMOVAL OF EXISTING 1 & 2 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 5-STORY MIXED-USE BUILDING WITH 82-DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, WITH STATE OF CALIFORNIA BONUS.

**ZONING CODE SUMMARY**  
 (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)  
 ZONING: C-DMU Core  
 SEE SHEET A0.1 FOR COMPLETE ZONING DATA

**DRAWING LIST**

SHEET NO. & TITLE	LANDSCAPE
<b>ARCHITECTURAL</b>	
A0.0 GENERAL INFORMATION	L1.1 LANDSCAPE PLANS
A0.1 ZONING INFORMATION AND DIAGRAMS	L1.2 LANDSCAPE PLANS AND PLANT PALETTE
A0.2A GREEN BUILDING CHECKLIST	L1.3 LANDSCAPE SECTIONS
A0.2B GREEN BUILDING CHECKLIST	
A0.2C GREEN BUILDING CHECKLIST	
A0.3 DENSITY BONUS DIAGRAMS	
A0.4A SHADOW STUDIES	
A0.4B SHADOW STUDIES	
A0.4C SHADOW STUDIES	
A0.4D SHADOW STUDIES	
A0.4E SHADOW STUDIES	
A0.4F SHADOW STUDIES	
A0.5 SITE CONTEXT PHOTOS	
A0.6 VICINITY MAP	
A1.1 SITE SURVEY	
A2.1 FLOOR PLANS	
A2.2 FLOOR PLANS	
A2.3 FLOOR PLANS	
A3.1 RENDERINGS	
A3.2 RENDERINGS	
A3.3 RENDERINGS	
A3.4 BUILDING ELEVATIONS	
A3.5 BUILDING ELEVATIONS	
A3.6 BUILDING ELEVATIONS	
A3.7 BUILDING ELEVATIONS	
A3.8 STREET STRIP ELEVATIONS	
A3.9 PHOTO CONTEXT VIEWS	
A3.10 PHOTO CONTEXT VIEWS	
A4.1 BUILDING SECTIONS	
A4.2 WALL SECTIONS	
A4.3 WALL SECTIONS	
MAT MATERIAL BOARD	
SW-1 PRELIM. STORMWATER ANALYSIS	

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02.24.2021 ZONING COMPLETENESS
04.05.2021 ZONING COMPLETENESS
05.07.2021 DRC REVISIONS
05.27.2021 ZAB REVISIONS

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SHEET:  
**GENERAL INFORMATION**

**A0.0**

### OPEN SPACE DIAGRAMS

**FLOOR 8**

**FLOOR 2**

### REFUSE AND RECYCLING

Waste and Recycling Calculation						
# of Units	Factor	Occupants	Total cdf required (.25cy or 50 gallons / 3)		Waste (40%)	Recycling Organics (40%) (20%)
82	1.25	103	8.54 cy	1,708 gal	3.42 cdf	683 gal
Space Calculation			Container Quantities		Space Required	150% Additional
	Waste	Recycling	Organics	Factor/container	Space/Container	Required
2 cy bin (404 gal)	2	2			28 sf	112 sf
96 gallon cart			4		7 sf	28 sf
64 gallon cart					6 sf	sf
<b>Total capacity</b>	<b>808 gal</b>	<b>808 gal</b>	<b>394 gal</b>		<b>140 sf</b>	<b>210 sf</b>

### ZONING CODE DATA

**ZONING INFORMATION**

BASE ZONING	PROPOSED ZONING	ALLOWABLE U.S.F. DENSITY	GENUS
RES-DMU	RES-DMU	100	DMU

**DWELLING UNIT TABLE**

UNIT TYPE	STANDARD
1-BR	1
2-BR	2
3-BR	3
4-BR	4

**PROJECT AREAS**

RESIDENTIAL AREA	COMMERCIAL	MECHANICAL	SOIL AREA
100	0	0	0

**PARKING CALCULATIONS**

CARS	PER	REQ'D
100	1	100

**BICYCLE PARKING CALCULATIONS**

ST OR BEDROOMS	BIKES	PER	REQ'D
100	1	1	100

**OPEN SPACE CALCULATIONS**

UNITS	SF/UNIT	TOTAL
100	100	10000

**ROOFTOP ARCHITECTURAL ELEMENTS CALC**

PROPULSION	ALLOWANCE
0	0

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**ZONING CODE INFORMATION**

A0.1

**NEW HOME RATING SYSTEM, VERSION 8.0**  
**MULTIFAMILY CHECKLIST**

**GreenPoint Rated**

The GreenPoint Rated Checklist tracks green building performance for the entire GreenPoint Rated submission by Build & Green, where goals whose measure is to provide healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated per verification of 10 or more points, earn the following minimum point per category:  
 GreenPoint Rated Energy (E2) Interior Air Quality (I2), Resources (R) and Water (W) and meet the prerequisite CALGreen Mandatory E2.7, H2.1, D1, D2

Decisions for User: Option A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to indicate points. Select the appropriate structure and the appropriate points will appear in the blue "Points Achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit [www.buildinggreen.org/greenpoint](http://www.buildinggreen.org/greenpoint).

**Build & Green** is not a rating enforcement agency.

A GreenPoint Rated Checklist is not a building code. It is a checklist that is verified by a Certified GreenPoint Rated through Build & Green.

New Home Multifamily Version 8.0  
 Project Name: 2000 UNIVERSITY AVENUE  
 Project Location: BERKELEY, CA  
 Project City, State/Zip: Berkeley, CA 94710  
 Project ID: 1928

Points Targeted: 118  
 Certification Level Targeted: Gold  
 Compliance Pathway Targeted: All Electric Commercial Efficiency EDR

Points Required: 

Measures	Points Available	Points Achieved	Community	Energy	Materials	Water	Other	Notes
<b>A. AIR</b>								
TD CA1 Green Res (REQUIRED)	4	4	1	1	1	1	1	
TD A1 Construction Footprint (2017 version: Floor Board Lock (Minimum 20' x 40' at Site Unexcavated and Connected)	1	1						
TD A1.1 100% CMU Waste Diversion (Including Alternative Daily Center)	1	1						
TD A1.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1	1						
TD A3 Recycled Content Base Material (Minimum 20% Recycled Content)	1	1						
TD A4 Heat Island Effect Reduction (Non-Roof)	1	1						
TD A5 Construction Environmental Quality Management Plan Including Flush-Out	1	1						
TD A6 Stormwater Control, Prescriptive Path	1	1						
TD A6.1 Permeable Paving Material	1	1						
TD A6.2 Permeable Interlock Paving Features	1	1						
TD A6.3 Non-Permeable Paving Materials	1	1						
TD A6.4 Stormwater Control Design	1	1						
TD A7 Stormwater Control Performance Path (2016 and 2017 only if Area Non-Developed)	1	1						
<b>B. FOUNDATION</b>								
TD B1 Fly Ash and/or Slag in Concrete (Minimum 5%)	1	1						
TD B2 Radon-Resistant Construction	1	1						
TD B3 Foundation Drainage System	1	1						
TD B4 Moisture Controlled Crawlspace	1	1						
TD B5 Structural Pest Control	1	1						
TD B5.1 Treated Shells and Supplemental Exterior Woodwork Corrosion-Resistant	1	1						
TD B5.2 Rad Traps, Basins, or Screens at Least 30 inches from the Foundation	1	1						
<b>C. LANDSCAPE</b>								
TD C1 Plants Grouped by Water Needs (Hydrozoning)	1	1						
TD C2 Three Inches of Mulch in Planting Beds	1	1						
TD C3 Resource Efficient Landscapes	1	1						
TD C3.1 No Invasive Species Listed by CAL-IPC	1	1						
TD C3.2 Plants Chosen and Located to Conserve Water (Minimum 20% Recycled Content)	1	1						
TD C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1	1						
TD C4 Minimal Turf in Landscape	1	1						
TD C4.1 No Turf on Slopes Exceeding 10% and No Driveway Sprinklers Installed in Areas Less Than Eight Feet Wide	1	1						
TD C4.2 Turf on a Small Percentage of Landscape Area	1	1						
TD C5 Trees to Moderate Building Temperature (Minimum 10% of Area Turf and Slope Based)	1	1						
TD C6 High-Efficiency Irrigation System	1	1						
TD C7 One Inch of Compost in the Top Six to Twelve Inches of Soil (Add Two Inches)	1	1						
TD C8 Rainwater Harvesting System	1	1						
TD C9 Recycled Wastewater Irrigation System	1	1						
TD C10 Submeter or Dedicated Meter for Landscape Irrigation	1	1						

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**GreenPoint Rated**

Project Name: 2000 UNIVERSITY AVENUE  
 Project Location: BERKELEY, CA  
 Project City, State/Zip: Berkeley, CA 94710  
 Project ID: 1928

Points Targeted: 118  
 Certification Level Targeted: Gold  
 Compliance Pathway Targeted: All Electric Commercial Efficiency EDR

Measures	Points Available	Points Achieved	Community	Energy	Materials	Water	Other	Notes
TD C11 Landscape Meets Water Budget	1	1						
<b>C12. Environmentally Preferable Materials for Site</b>								
TD C12.1 Environmentally Preferable Materials for 75% of Non-Floor Landscaping Elements and Fencing	1	1						
TD C12.2 Play Structures and Surfacing Have an Average Recycled Content of 20%	1	1						
TD C11 Reduced Light Pollution (Minimum Lighting Fixture spacing and mount footprint)	1	1						
TD C14 Large Shrub Tree(s)	1	1						
TD C15 Third Party Landscape Program Certification	1	1						
TD C16 Maintenance Contract with Certified Professional (Any Party Hiring Certified Professional in State)	1	1						
TD C17 Community Garden	1	1						
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>								
<b>D1. Optimal Value Engineering</b>								
TD D1.1 Joist, Rafter, and Studs at 24 inches on Center	1	1						
TD D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1	1						
TD D1.3 Advanced Framing Measures	1	1						
TD D2 Construction Material Efficiency (Minimum 20% Recycled Content and 10% Recycled Content)	1	1						
<b>D3. Engineered Lumber</b>								
TD D3.1 Engineered Joists and Headers	1	1						
TD D3.2 OSB for Shear	1	1						
TD D3.3 OSB for Wall and Ceiling Sheathing	1	1						
<b>D4. Insulated Headers</b>								
TD D4.1 Insulated Headers	1	1						
<b>D5. FSC-Certified Wood</b>								
TD D5.1 Dimensional Lumber, Studs, and Trusses	1	1						
TD D5.2 Panel Products	1	1						
<b>D6. Solid Wall Systems</b>								
TD D6.1 At Least 80% of Floor	1	1						
TD D6.2 At Least 90% of Exterior Walls	1	1						
TD D6.3 At Least 90% of Roofs	1	1						
<b>D7. Energy Heats on Roof Trusses</b>								
TD D7.1 Energy Heats on Roof Trusses	1	1						
<b>D8. Overhangs and Outlets</b>								
TD D8.1 Overhangs and Outlets	1	1						
<b>D9. Reduced Pollution Entering the Home from the Garage</b>								
TD D9.1 Detached Garage	1	1						
TD D9.2 Mitigation Strategies for Attached Garage	1	1						
<b>D10. Structural Pest and Rot Controls</b>								
TD D10.1 All Wood Located At Least 12 inches Above the Soil	1	1						
TD D10.2 Wood Framing Treated With Borates or Factory-Impregnated or Wall Materials Other Than Wood	1	1						
TD D11 Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	1	1						
<b>E. EXTERIOR</b>								
TD E1 Environmentally Preferable Decking	1	1						
TD E2 Flashing Installation Third-Party Verified	1	1						
TD E3 Rain Screen Wall System	1	1						
TD E4 Durable and Non-Combustible Cladding Materials	1	1						
<b>E5. Durable Roofing Materials</b>								
TD E5.1 Durable and Fire-Resistant Roofing Material or Assembly	1	1						
TD E5.2 Heavy Duty Membrane for Single Roofing (Minimum 30 Year Life)	1	1						
TD E6 Vegetated Roof	1	1						
<b>F. INSULATION</b>								
TD F1 Insulation with 30% Post-Consumer or 50% Post-Industrial Recycled Content	1	1						
TD F1.1 Walls and Floors	1	1						
TD F1.2 Ceilings	1	1						
TD F2 Insulation that Meets the CDPH Standard Method—Residential for Low Emissions	1	1						
TD F2.1 Walls and Floors	1	1						

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Project Name: 2000 University Avenue Unit 101	Project Street: 2000 University Avenue	Project City, State/Zip: Berkeley, CA 94710	Project EIR Ref: N/A	Points Available	Community	Energy	Materials	Indoor Air	Water
Yes	M2.3 Solar Shunt (Lowest Limit)			6		6.5			
Yes	M3. Size-Efficient ENERGY STAR® Refrigerator			3		3			
Yes	M4. Permanent Centers for Waste Reduction Strategies								
Yes	M4.1 Built-In Recycling Center								
Yes	M4.2 Built-In Composting Center								
Yes	M5. Lighting Efficiency			2		2			
Yes	M5.1 High-Efficiency Lighting			2		2			
Yes	M5.2 Lighting System Designed to Exceed Photometric Standards or Designed by Lighting Consultant			2		2			
Yes	M6. Electric Vehicle Charging Stations and Infrastructure			2		2			
Yes	M7. Central Laundry			6					1
Yes	M8. Gearless Elevator			1		1			
<b>8. COMMUNITY</b>									
Yes	N1. Smart Development								
Yes	N1.1 Infill Site			3	1				1
Yes	N1.2 Designated Infill/In-Site			6	1				1
Yes	N1.3 Conserve Resources by Increasing Density			4	1	2			2
Yes	N1.4 Cluster Homes for Land Preservation			6	1				1
Yes	N1.5 Home Size Efficiency								6
	Enter the area of the home, in square feet								
	Enter the number of bedrooms								
Yes	N2. Home(s)/Development Located Near Major Transit Stop								
Yes	N2.1 Within 1 Mile of a Major Transit Stop								
Yes	N2.2 Within 1/2 mile of a Major Transit Stop			2	2				
Yes	N3. Pedestrian and Bicycle Access			2	2				
Yes	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services			2	2				
Yes	N3.2 Connection to Pedestrian Pathways			1	1				
Yes	N3.3 Traffic Calming Strategies					2			
Yes	N3.4 Sidewalks Buffered from Roadways and 5-6 Feet Wide			1	1				
Yes	N3.5 Bicycle Storage for Residents			1	1				
Yes	N3.6 Bicycle Storage for Non-Residents			1	1				
Yes	N3.7 Reduced Parking Capacity			2	2				
Yes	N4. Outdoor Gathering Places			1	1				
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents			1	1				
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services			6	1				
Yes	N5. Social Interaction			2	1				
Yes	N5.1 Residence Enters with Views to Caters			2	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors			1	1				
Yes	N5.3 Porches Oriented to Street and Public Space			1	1				
Yes	N6. Passive Solar Design			6	2				
Yes	N6.1 Heating Load			6	2				
Yes	N6.2 Cooling Load			6	2				
Yes	N7. Adaptable Building			2	1				1
Yes	N7.1 Universal Design Principles in Units			2	1				1
Yes	N7.2 Full-Function Independent Rental Unit			6	1				
Yes	N8. Resiliency			1	1				1
Yes	N8.1 Climate Impact Assessment (as Applicable based on ASHRAE 189.9M, FIRM HR, or Seismic Evaluation)			1	1				1
Yes	N8.2 Strategies to Address Assessment Findings			1	1				1
Yes	N9. Social Equity			1					1
Yes	N9.1 Diverse Workforce (single Diversity or Local Hire)			1					1

Project Name: 2000 University Avenue Unit 101	Project Street: 2000 University Avenue	Project City, State/Zip: Berkeley, CA 94710	Project EIR Ref: N/A	Points Available	Community	Energy	Materials	Indoor Air	Water
Yes	M6.3 Community Location/Management/Services			1					1
Yes	N16. Affordability			6	2				
Yes	N16.1 Dedicated Unit for Households Making 80% of AMI or Less			6	2				
Yes	N16.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less			3	1				
Yes	N16.3 At Least 20% of Units at 120% AMI or Less are For Sale			6	1				
Yes	N11. Mixed-Use Development			2	1				
Yes	N11.1 Live/Work (and In-Unit) or Dedicated Commercial Entrance			2	1				
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use			1	1				
Yes	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services			2	1				
<b>9. OTHER</b>									
Yes	O1. GreenPoint Rated Checklist in Blueprints (REQUIRED)			10	10	10	10	10	10
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			5	5.5				0.5
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			5	5.5	0.5	0.5	0.5	0.5
Yes	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			5	5.5	0.5	0.5	0.5	0.5
Yes	O5. Home System Monitors					2			
Yes	O5.1 Energy Home System Monitor					2			
Yes	O5.2 Water Home System Monitor								1
Yes	O6. Green Building Education								
Yes	O6.1 Marketing Green Building			2					
Yes	O6.2 Green Building Signage			1		0.5			0.5
Yes	O7. Green Appraisal Addendum (REQUIRED)			10	10	10	10	10	10
Yes	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation			2					1
Yes	O9. Residents Are Offered Free or Discounted Transit Passes			2					
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan								1
Yes	O11. Smokefree Housing								2
Yes	O12. Integrated Pest Management Plan								1
<b>10. OTHER CONSIDERATIONS</b>									
Yes	P1. Acoustics: Noise and Vibration Control			1					1
	Enter the number of Tier 1 practices								
	Enter the number of Tier 2 practices								
Yes	P2. Mixed-Use Design Strategies								1
Yes	P2.1 Tenant Improvement Requirements for Build-Outs								1
Yes	P2.2 Commercial Loading Area Separated for Residential Area								1
Yes	P2.3 Separate Mechanical and Plumbing Systems			1					1
Yes	P3. Commissioning								1
Yes	P3.1 Design Phase								1
Yes	P3.2 Construction Phase								1
Yes	P3.3 Post-Construction Phase								1
Yes	P4. Building Enclosure Testing								1
<b>Summary</b>									
Total Available Points (Specific Categories)				107	40	110	98	80	54
Minimum Points Required in Specific Categories				80	2	28	8	8	8
Total Points Achieved				100.5	18.5	44.5	13.5	23.5	11.4

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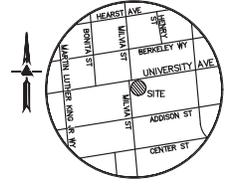
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JOB: 1928

SHEET:

SITE SURVEY

**A1.1**



VICINITY MAP  
 NO SCALE

**BENCHMARK**  
 CITY OF BERKELEY BENCHMARK  
 CITY MONUMENT #484  
 PLATE WITH PUNCH MARK LABELED  
 "CITY OF BERKELEY"  
 MILVIA STREET AND ADDISON STREET  
 PLATE ELEVATION = 166.36  
 (CITY OF BERKELEY DATUM)

**SITE BENCHMARK**  
 SURVEY CONTROL POINT  
 CUT CROSS IN CONCRETE  
 ELEVATION = 172.73  
 (CITY OF BERKELEY DATUM)

**NOTES**

ALL DISTANCES AND DIMENSIONS ARE  
 IN FEET AND DECIMALS OF A FOOT.  
 BUILDING FOOTPRINTS ARE SHOWN TO  
 FINISHED MATERIAL (STUCCO/SIDING)  
 AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN  
 AT DOOR THRESHOLD (EXTERIOR)  
 THE TOTAL AREA OF THE SURVEYED LOTS IS  
 6,258± SQUARE FEET / 0.14± ACRE

**BASIS OF BEARINGS**

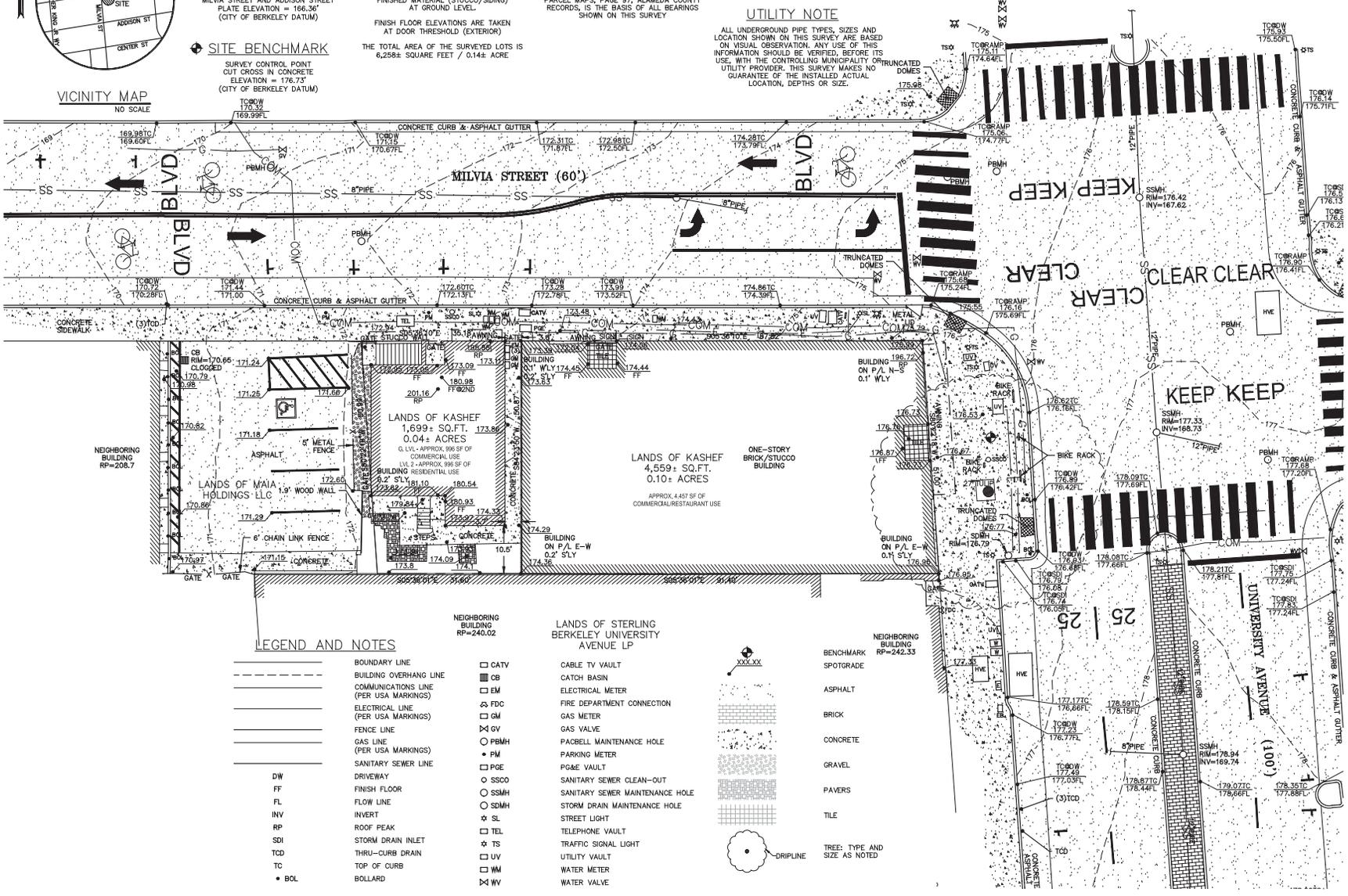
THE BEARING N80°22'18"E BETWEEN FOUND  
 MONUMENTS ALONG THE MONUMENT LINE OF  
 UNIVERSITY AVENUE AS SHOWN ON PARCEL  
 MAP P.M. 7007, FILED IN BOOK 211 OF  
 PARCEL MAPS, PAGE 97, ALAMEDA COUNTY  
 RECORDS, IS THE BASIS OF ALL BEARINGS  
 SHOWN ON THIS SURVEY

**TREE NOTE**

TREE SIZE, TYPE AND DRIPLEANS ARE  
 BASED ON A VISUAL OBSERVATION.  
 FINAL DETERMINATION SHOULD BE MADE  
 BY THE PROJECT ARBORIST.

**UTILITY NOTE**

ALL UNDERGROUND PIPE TYPES, SIZES AND  
 LOCATION SHOWN ON THIS SURVEY ARE BASED  
 ON VISUAL OBSERVATION. ANY USE OF THIS  
 INFORMATION SHOULD BE VERIFIED, BEFORE ITS  
 USE, WITH THE CONTROLLING MUNICIPALITY OR  
 UTILITY PROVIDER. THIS SURVEY MAKES NO  
 GUARANTEE OF THE INSTALLED ACTUAL  
 LOCATION, DEPTHS OR SIZE.



**LEGEND AND NOTES**

- |       |  |   |      |
|-------|--|---|------|
| ---   | BOUNDARY LINE                          | □ | CATV |
| ---   | BUILDING OVERHANG LINE                 | □ | EM   |
| ---   | COMMUNICATIONS LINE (PER USA MARKINGS) | △ | FDC  |
| ---   | ELECTRICAL LINE (PER USA MARKINGS)     | □ | GM   |
| ---   | FENCE LINE                             | ◇ | GV   |
| ---   | GAS LINE (PER USA MARKINGS)            | ○ | PBMH |
| ---   | SANITARY SEWER LINE                    | ○ | PM   |
| DW    | DRIVEWAY                               | □ | PGE  |
| FF    | FINISH FLOOR                           | ○ | SSCO |
| FL    | FLOW LINE                              | ○ | SSMH |
| INV   | INVERT                                 | ★ | SL   |
| RP    | ROOF PEAK                              | □ | TEL  |
| SDI   | STORM DRAIN INLET                      | ★ | TS   |
| TC    | THRU-CURB DRAIN                        | □ | UV   |
| TC    | TOP OF CURB                            | □ | WM   |
| • BOL | BOLLARD                                | ◇ | WV   |
- 
- |     |                                 |
|-----|---------------------------------|
| --- | CABLE TV VAULT                  |
| --- | CATCH BASIN                     |
| --- | ELECTRICAL METER                |
| --- | FIRE DEPARTMENT CONNECTION      |
| --- | GAS METER                       |
| --- | GAS VALVE                       |
| --- | PACRELL MAINTENANCE HOLE        |
| --- | PARKING METER                   |
| --- | PGE VAULT                       |
| --- | SANITARY SEWER CLEAN-OUT        |
| --- | SANITARY SEWER MAINTENANCE HOLE |
| --- | STORM DRAIN MAINTENANCE HOLE    |
| --- | STREET LIGHT                    |
| --- | TELEPHONE VAULT                 |
| --- | TRAFFIC SIGNAL LIGHT            |
| --- | UTILITY VAULT                   |
| --- | WATER METER                     |
| --- | WATER VALVE                     |



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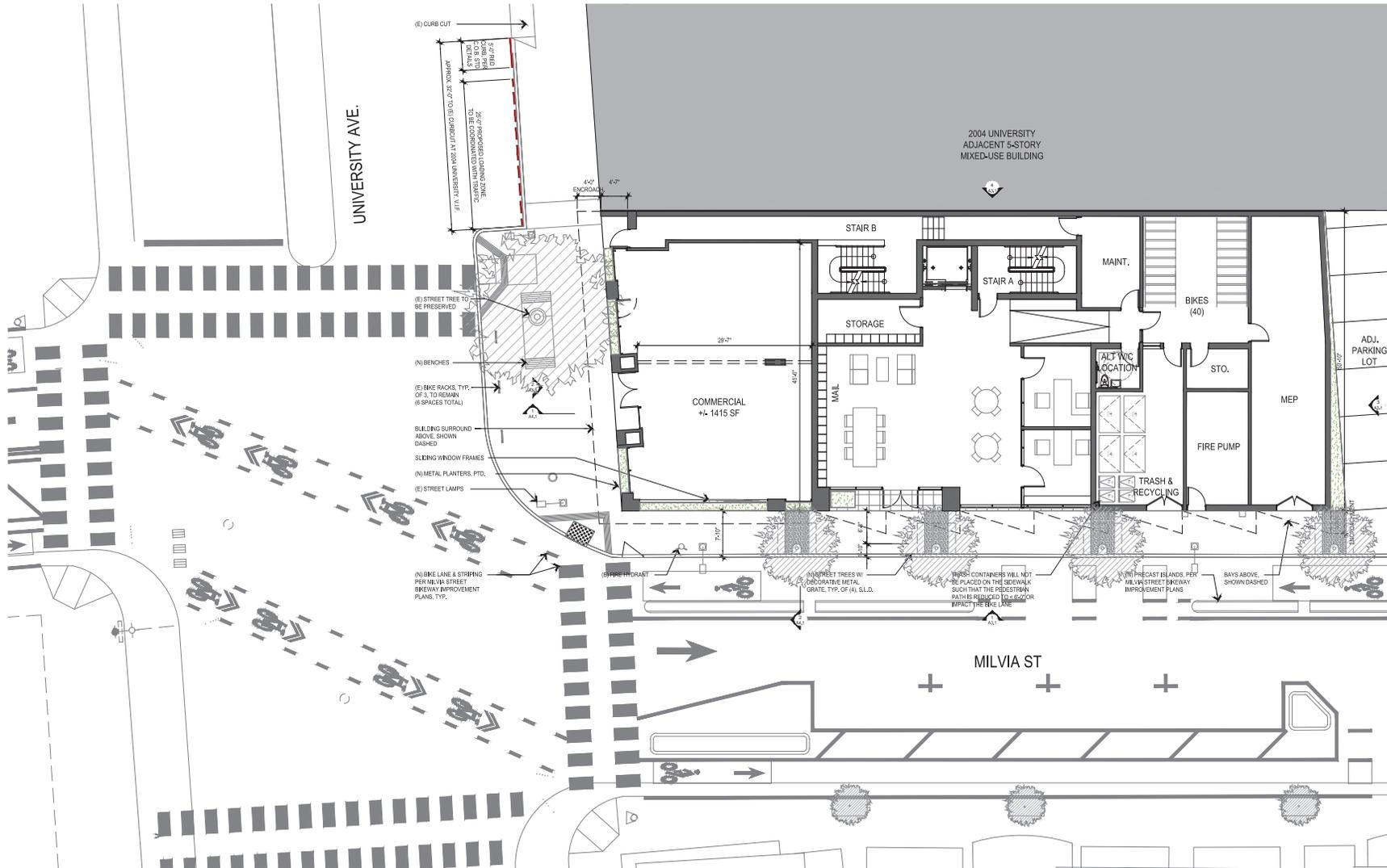
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JOB 1928

SHEET:

FLOOR PLANS

A2.1



1 SITE PLAN/ GROUND FLOOR PLAN  
 1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



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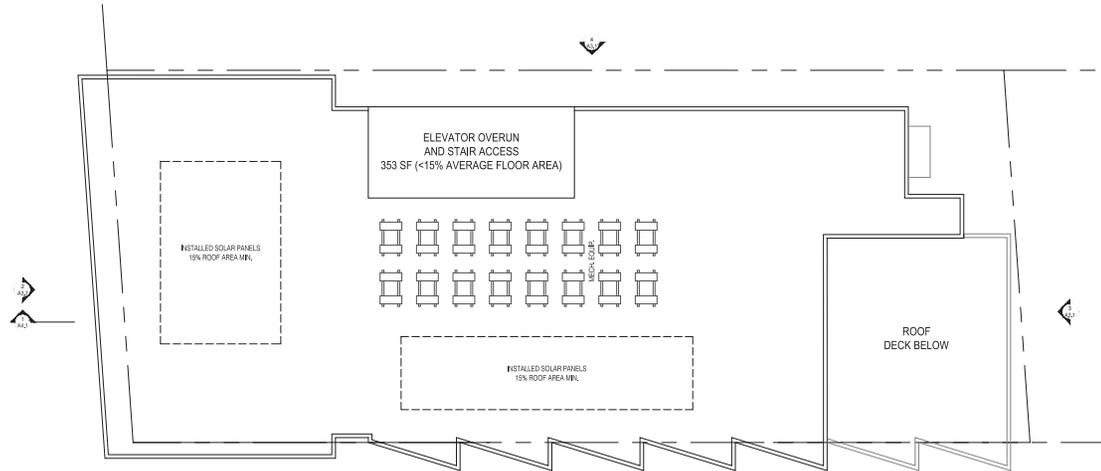
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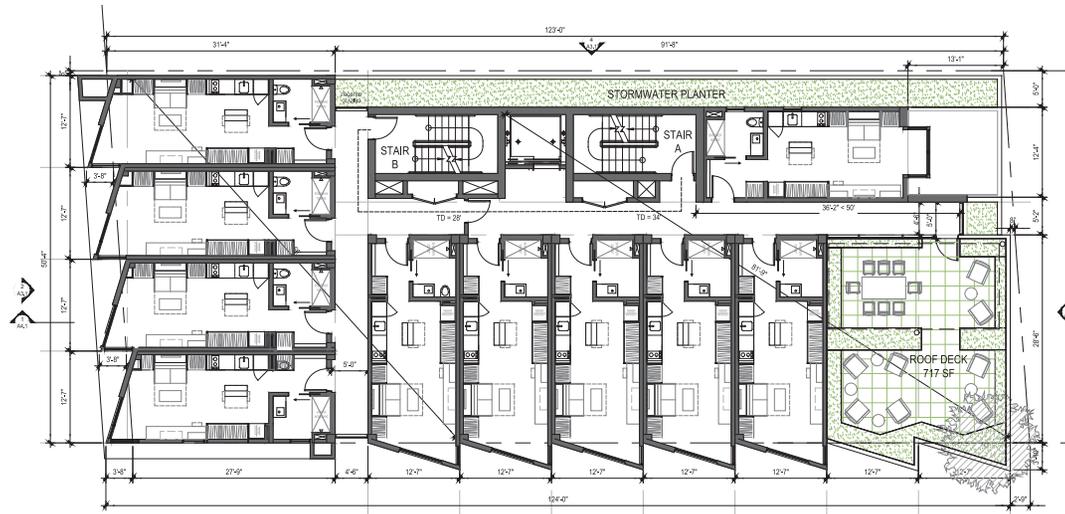
SHEET:

FLOOR PLANS

**A2.3**



**1 ROOF PLAN**  
 1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



**2 PLAN AT LEVEL 8**  
 1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



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SHEET:  
RENDERING



VIEW AT INTERSECTION OF UNIVERSITY & MILVIA

**A3.1**

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SHEET:

RENDERING

**A3.2**



VIEW ALONG MILVIA - LOOKING NORTHEAST

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JOB: 1928

SHEET:  
RENDERING



VIEW ALONG MILVIA - LOOKING SOUTH

**A3.3**

TRACHTENBERG  
 ARCHITECTS

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SHEET:

BUILDING  
 ELEVATIONS

**A3.4**



TRACHTENBERG  
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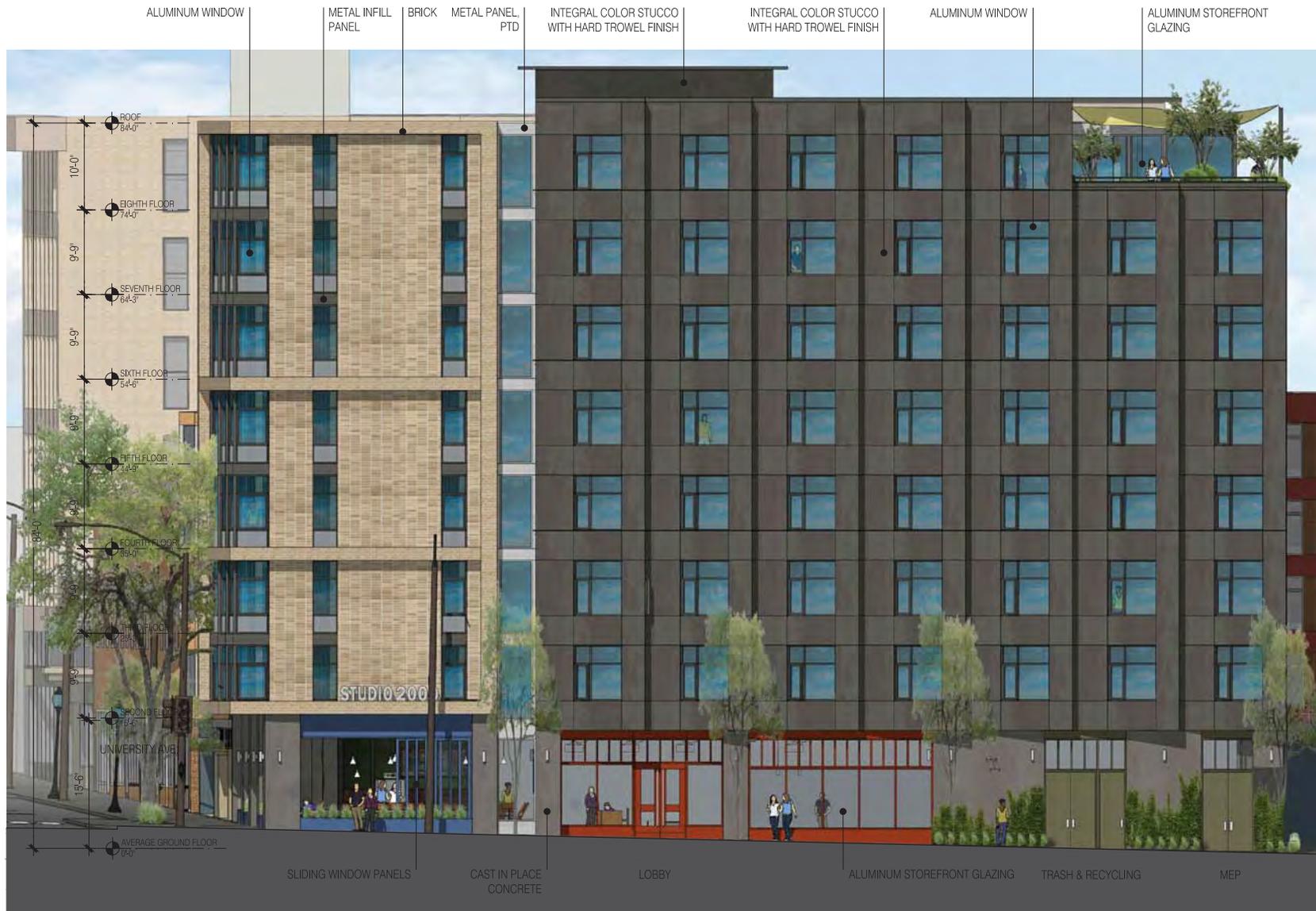
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JOB: 1928

SHEET:  
**BUILDING  
 ELEVATIONS**

**A3.5**



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

TRACHTENBERG  
 ARCHITECTS

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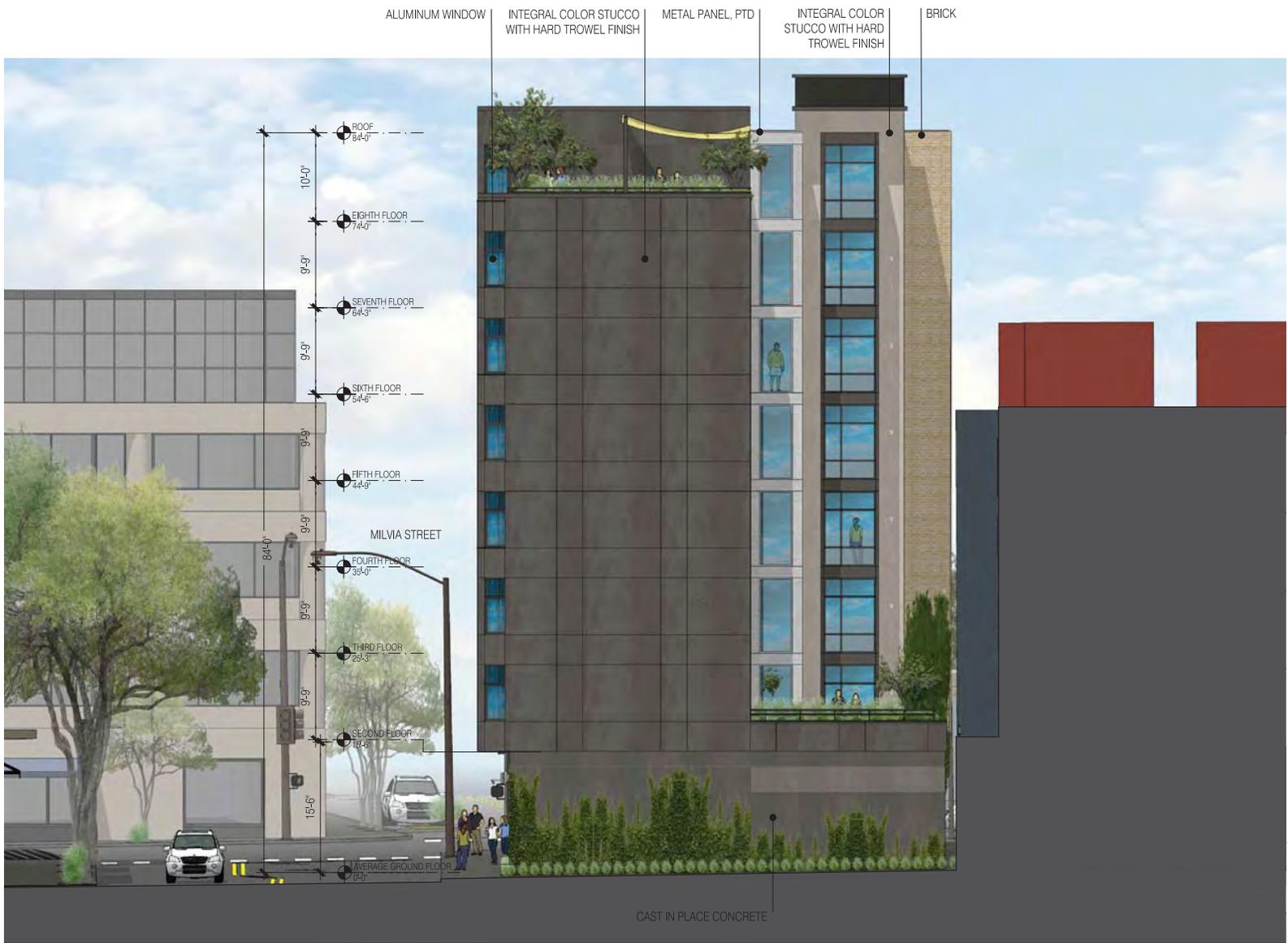
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JOB: 1928

SHEET:

BUILDING  
 ELEVATIONS

**A3.6**



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

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JOB: 1928

SHEET:  
**BUILDING  
 ELEVATIONS**

**A3.7**



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

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JOB: 1928

SHEET:

STREET STRIP  
 ELEVATIONS

**A3.8**



2 STREET STRIP ELEVATION @ MILVIA STREET

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

0 4 8 16 32



1 STREET STRIP ELEVATION @ UNIVERSITY AVENUE

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

0 4 8 16 32

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JOB: 1928

SHEET:

PHOTO CONTEXT  
 VIEWS

**A3.9**



4 UNIVERSITY LOOKING WEST - AFTER



2 UNIVERSITY & MILVIA CORNER LOOKING SOUTH - AFTER



3 UNIVERSITY LOOKING WEST - BEFORE



1 UNIVERSITY & MILVIA CORNER LOOKING SOUTH - BEFORE

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JOB: 1928

SHEET:

PHOTO CONTEXT  
 VIEWS

**A3.10**



4 MILVIA STREET LOOKING NORTH - AFTER



2 MILVIA STREET LOOKING SOUTH - AFTER



3 MILVIA STREET LOOKING NORTH - BEFORE



1 MILVIA STREET LOOKING SOUTH - BEFORE

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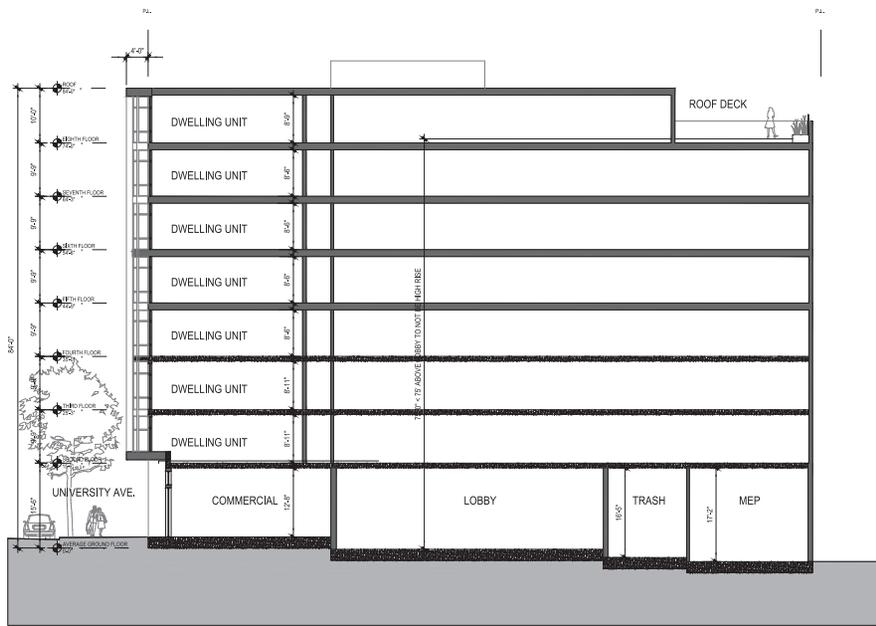
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JOB: 1928

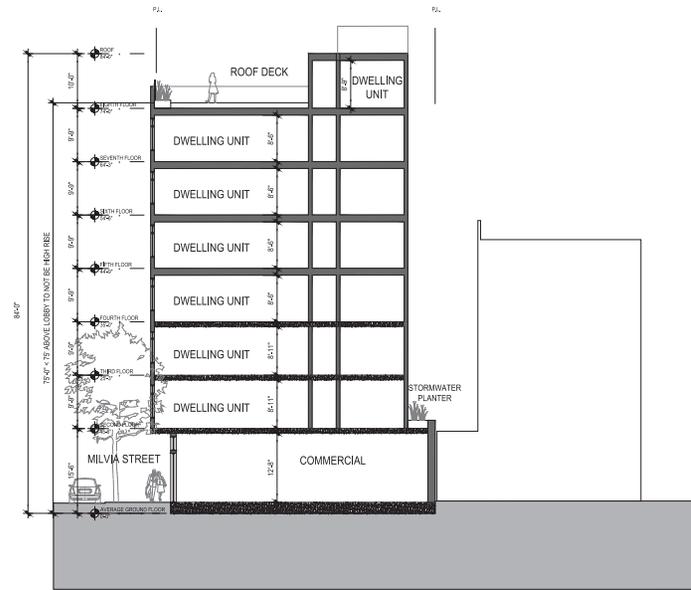
SHEET:

BUILDING SECTIONS

**A4.1**



2 N-S SECTION  
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17



1 E-W SECTION  
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17





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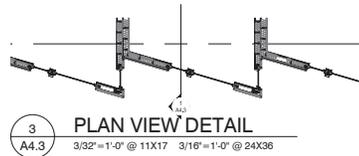
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JOB: 1928

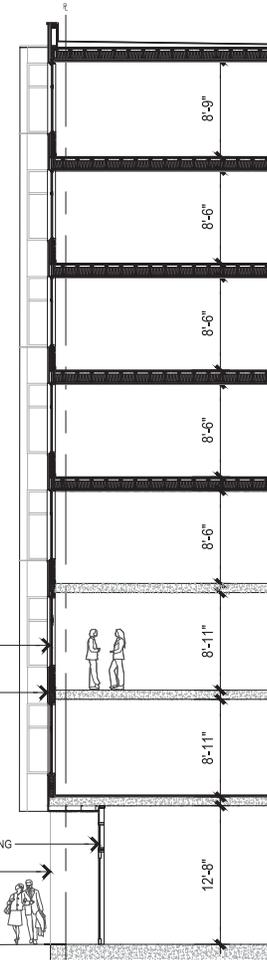
SHEET:

WALL SECTIONS

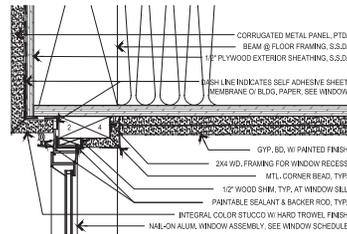
A4.3



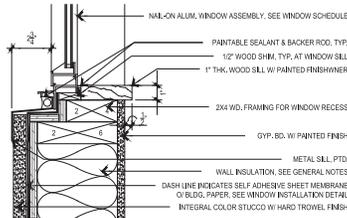
2  
 WEST ELEVATION DETAIL  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



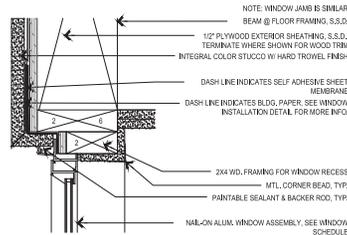
1  
 SECTION @ WEST FACADE  
 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



4  
 TYP. HEAD @ T.O. BAY  
 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



5  
 TYP. SILL AT FILL PANEL  
 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



6  
 HEAD @ FILL PANEL  
 3"=1'-0"

RECESSED WINDOW, TYP.  
 INTEGRAL COLOR STUCCO, HARD TROWEL FINISH  
 ALUMINUM STOREFRONT GLAZING  
 SITE-FORMED CONCRETE WALLS AND COLUMNS  
 SIDEWALK

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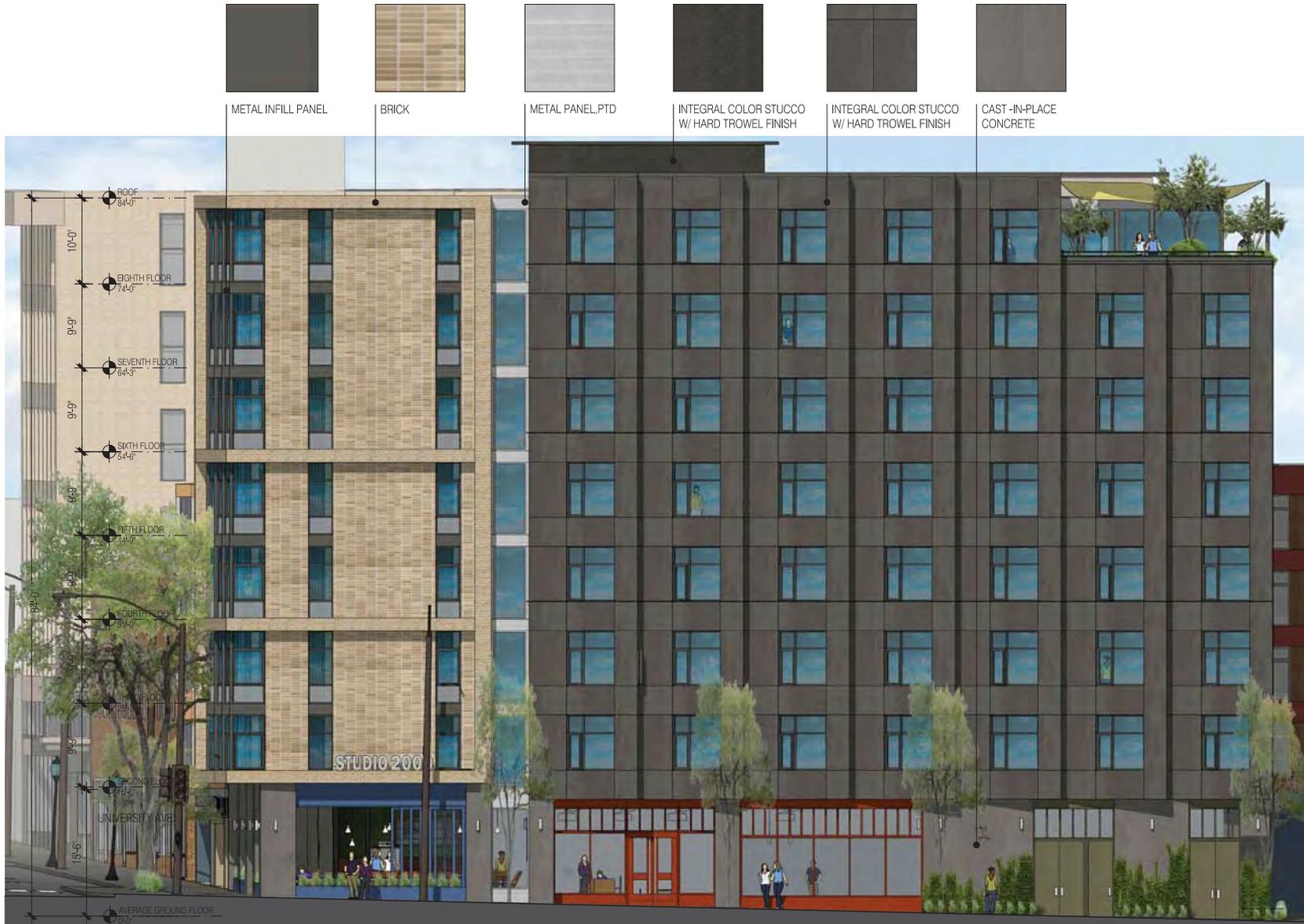
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JOB: 1928

SHEET:

MATERIAL  
 BOARD

**MAT**



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

LEGEND

1. CONCRETE SIDEWALK PAVING
2. EXISTING STREET TREE, SEE SPECIFICATION
3. NEW STREET TREE; 'ACER RUBRUM', 'OCTOBER GLORY' OR 'RED SUNSET'
4. EXISTING STREET LIGHT
5. EXISTING PEDESTRIAN LIGHT
6. ENTRY TO LOBBY
7. RAISED METAL PLANTERS
8. BENCH
9. CURB RAMP
10. CONCRETE PAVING
11. METAL TREE GRATE ON CONCRETE CURB. SLOPE LESS THAN 5%, ADA SPECIFICATION
12. VINE PLANTING POCKETS
13. NEW BIKE RACKS TYP. OF (3)
14. EXISTING UNDERGROUND UTILITIES
15. FUTURE BIKE INFRASTRUCTURE IMPROVEMENTS

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 05.18.21 DESIGN REVIEW

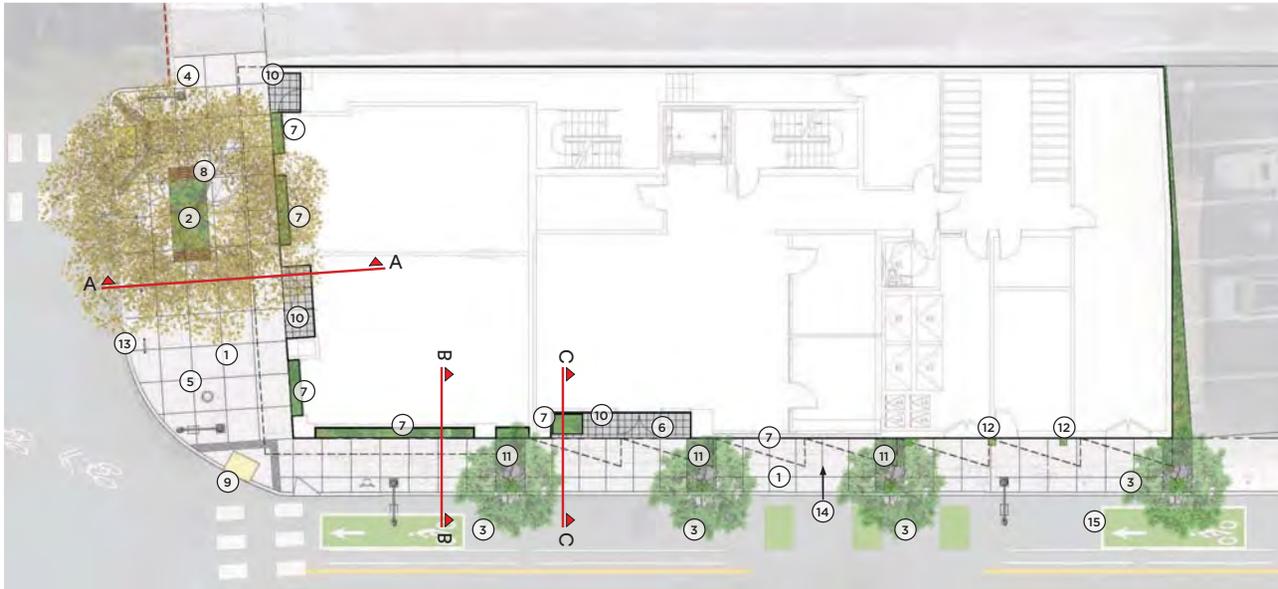
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JOB: 1982 (MCLA #2012)

SHEET:

LANDSCAPE PLANS

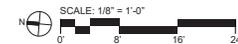
L1.1

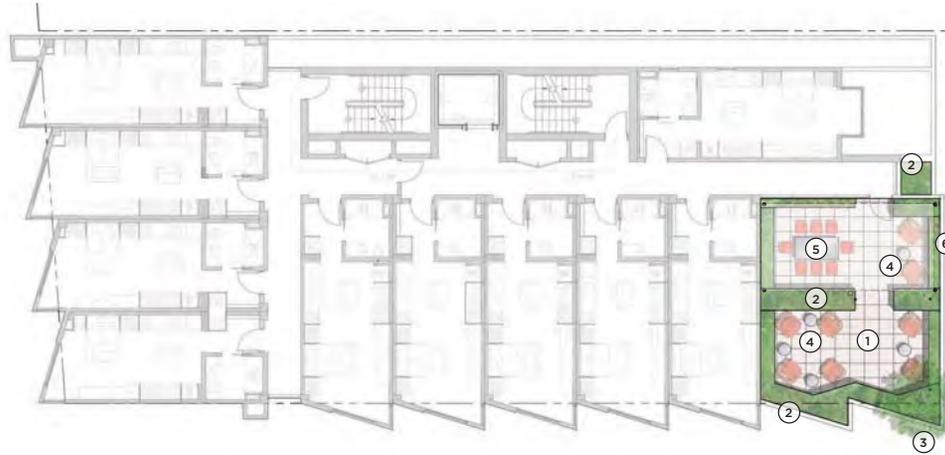


GROUND LEVEL PLAN



2ND LEVEL PLAN

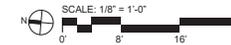




LEGEND

1. UNIT PAVERS ON PEDESTALS
2. RAISED METAL PLANTERS
3. SPECIMEN TREES
4. MOVABLE CHAIRS WITH SIDE TABLES
5. MOVABLE TABLE AND CHAIRS
6. OVERHEAD SHADE STRUCTURE

8TH LEVEL PLAN



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JOB: 1982 (MCLA #2012)

SHEET:

LANDSCAPE PLAN  
 AND PLANT PALETTE

STREET TREE



Red Maple  
*Acer rubrum* 'October  
 Glory'

GROUND LEVEL  
 PLANTERS



Aeonium  
*Aeonium* spp.



Fairy Crassula  
*Crassula multicaeva*



Silver Dichondra  
*Dichondra argenteana*



Creeping Fig  
*Ficus pumila*



Douglas Iris  
*Iris douglasiana*



Orange Libertia  
*Libertia peregrinans*

2nd LEVEL  
 STORMWATER



Red Twig Dogwood  
*Cornus stolonifera*



Oregon Grape  
*Mahonia aquifolium*



Evergreen Huckleberry  
*Vaccinium ovatum*

8th LEVEL TERRACE



Japanese Maple  
*Acer palmatum*



Bush Morning Glory  
*Convolvulus cneorum*



Island Snapdragon  
*Galvezia speciosa*



Dwarf Mat Rush  
*Lomandra longifolia* 'Breeze'



Parrot's Beak  
*Lotus bertholotii*

PLANT PALETTE

L1.2



SECTION A-A: UNIVERSITY AVE



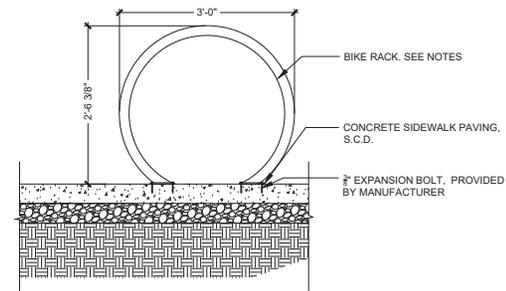
SECTION B-B: MARTIN LUTHER KING JR WAY



SECTION C-C: MARTIN LUTHER KING JR WAY



BIKE RACK



BIKE RACK: "WELLE" CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH, SURFACE MOUNT, MODEL: WCR02-SQ-SF-G.

BIKE RACK DETAIL

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JOB: 1982 (MCLA #2012)

SHEET:

LANDSCAPE  
 SECTIONS

**L1.3**