



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 Advisory Comments
APRIL 21, 2022

2065 KITTREDGE WAY UP / SAP DESIGN REFERRAL

Use Permit #ZP2021-0193 / SAP#2021-0004 for new residential development adjacent to the Landmark Shattuck Hotel. Project comprises 188 residential units in eight stories (87'), 3,625 sq. ft. of retail space, and a publicly-accessible mid-block courtyard on Kittredge and corner courtyard on Allston.

I. Introduction

This project is located on the east side of Harold Way, between Allston Way and Kittredge Street. This parcel is located in the C-DMU Commercial-Downtown Mixed-Use district, in the Core Area.

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 and limiting the number of public meetings. 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.

It is before the Design Review Committee (DRC) for a Design Referral. DRC is requested to give advisory comments for consideration by both the ZAB and LPC.

The LPC will review a Structural Alteration Permit for the whole project as the new construction it on the same site as the landmarked structures.

II. Background

This project proposes an eight-story mixed-use project consisting of 188 dwelling units. These units are a mix of studios, one bedroom, two bedroom, three bedroom and live/work units, ranging in size from 385 sf to 1,374 sf. There are 43 parking spaces proposed in an underground parking level. Ground floor commercial space is located directly behind publicly-accessible open space at the corner of Harold and Allston Ways. The main residential entrance is located mid-block on Kittredge across from the Main Berkeley Library and is behind a publicly-accessible landscaped entrance courtyard.

Refer to the attached applicant's statement for more detailed program and design information. (Attachment 2)

III. Project Setting

A. Neighborhood/Area Description:

This site is located in the core area of the Commercial-Downtown Mixed Use (C-DMU) district. The project has Hotel Shattuck to the east on the same parcel, Dharma College and bookstore to the west across Harold Way, Allston Garage to the north across Allston Way, and Berkeley Library to the south of the project across Kittredge Way.

This site is in the Shattuck Avenue Historic Context Survey Area. We include a link below to more information on this project and report on the Landmark Preservation Commission webpage:

https://www.cityofberkeley.info/Planning_and_Development/Home/Landmarks_Preservation_Commission.aspx

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-DMU	Core Area
Surrounding Properties	North	Allston Garage	C-DMU	Core Area
	South	Berkeley Library	C-DMU	Corridor
	East	Hotel Shattuck	C-DMU	Core Area
	West	Dharma College & Bookstore	C-DMU	Outer Core

IV. Project Description

A. Proposed Development Standards

- Although the Use Permit Planner is still reviewing the proposed development standards, the applicant has put a tabulation form on Sheet A0-006 of the plan set for your reference.

B. Requested Use Permits

- Use Permit (UP) under Berkeley Municipal Code (BMC) Section 23C.08.050.A to demolish a non-residential building;
- UP under BMC Section 23E.68.030.A to construct a mixed-use development;
- UP under BMC Section 23E.68.030.A to construct dwelling units;
- UP under BMC Section 23E.68.050 to construct greater than 10,000 square feet of new gross floor area;
- Use Permit under BMC Section 23E.68.070.A to exceed the maximum building height limits, up to 75' (plus 5' parapet, by right).

C. Requested Waivers and Concession

- Waiver of BMC Section 23E.68.070.A to exceed building height limits – to be 87' (plus 5' parapet, by right), where 75' is the limit with a use permit (plus 5' parapet, by right);
- Waiver of BMC Section 23E.68.070.C to reduce yards to 0', where 15' is required, where above 75' height;
- Waiver to increase the 5' maximum front setbacks between 0' to 20' in height above sidewalk;
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30%; and
- Concession to reduce the usable open space requirement; to provide 13,548 square feet where 15,120 square feet is required.

V. Downtown Area Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

General Building Facade Design

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing established by Landmarks and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow.
- Vertical divisions of ground and upper floors should be consistent.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building.
- Use high quality detailing for new buildings and replacement elements.
- Window should comprise 25-50% of upper facades visible from public areas, and should reflect the rhythm, scale, proportions, and detailing of upper windows of Landmark and Significant buildings.

Roof Forms

- Provide a termination to the top of the building in a way that complements and enhances the character of the building and the Downtown.

Materials

- Use high quality, durable materials which enhance the building and convey a sense of permanence.

Frontage, Setbacks, and Heights

- Maintain a continuous zero-setback “build-to-line” at the ground floor at the edge of all Downtown streets where commercial and higher levels of activity is anticipated.
- Design recessed storefront entrances so they do not exceed 50% of the width of the storefront, nor ten feet in depth.
- Consider massing alternatives that would reduce shadow impacts on streets and relate new construction to the scale of nearby buildings.
- Place entrances to storefronts and other ground floor uses so that they are accessible directly from the public sidewalk, not internal lobbies.
- Design entrances of individual buildings to contribute positively to the street.
- Maintain and reinforce Downtown’s historic street wall at the property line. Upper floor setbacks are desirable above 60 feet, and should be used above 75 feet.

Heights

- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

Open Spaces

- Provide new open space which are deliberately planned, designed, and located to be usable.
- Relate the size, volume, and design of open spaces to the scale of surrounding buildings and streets, and to the numbers of people and types of activities which are encouraged there.

The Kittredge, Harold and Allston Way street frontages are all designated as required public serving frontage (refer to figure 43 in the 2012 Downtown Guidelines)

- At least one publicly-accessible street-level entrance to be provided for every 40 feet along a street facing frontage. Any remainder exceeding 30 feet shall also have a publicly-accessible street-level entrance. No two entrances shall be separated by more than 50 feet.
- Clear Glass shall comprise at least 60% of the street facing façade where it is between 3 feet and 8 feet above elevation of adjacent sidewalk
- The design of the ground floor shall be visually open to pedestrians such that the design should enable the main activities of the proposed use to be carried out towards the front of the space.

A complete set of the downtown design guidelines can be found online at:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_DAP/DBDesignGuidelines2012.pdf

VI. Issues and Analysis

A. Design Review Issues:

Refer to the attached applicant's statement (Attachment 2) for more detailed information as to how they have used the Downtown Design Guidelines in their proposed building design.

Neighborhood Context The project is located in the C-DMU Core district with many landmark buildings nearby. The project is adjacent to the Shattuck Hotel on both the Allston and Kittredge frontages and responds with a similar massing and base height, but quiet modern building details.

Massing/ Building Design This 8-story design fills the remainder of the block that the Shattuck Hotel is located on and carves out public open space on the ground level at Allston and Harold, as well as a larger main entry courtyard facing the Main Berkeley Library.

Ground Floor Design The ground floor commercial space is located at the corner of Allston and Harold behind publicly-accessible open space. Live/work units located at the ground level on Harold Way help to activate that façade and the public sidewalk area. The main residential entrance is located mid-block on Kittredge with a covered walkway leading west toward the high school.

Encroachments Several long shallow bays are proposed to help articulate the long mass extending along Harold Way and better relate to smaller downtown building nearby. These encroachments are subject to Public Works review and approval.

Colors and Materials Building materials include brick, two shades of grey stucco, white fiber cement panels, mesh screening at Allston open space, vinyl windows with aluminum finish, and glass railings.

Open Space/ Landscape Proposed open space for the project includes the publicly-accessible open spaces on Allston and Kittredge, as well as an outdoor terrace for residents on eighth level. See the landscape plans and design concept in the plan set. Street trees are shown on Sheet L1.

B. Issues for Discussion:

- Neighborhood Context
- Massing
- Encroachments / Bay Design
- Façade Design
- Landscape/ Open Space Design

VII. Recommendation

Staff recommends the Committee offer advisory comments on the design of this development proposal and how it could best fit into its surroundings.

Attachments:

1. Project Plans, received April 12, 2022
2. Applicant Statement, received April 12, 2022

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

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA VENTURES

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

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

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

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES



SHEET LIST

- A0-000 COVER SHEET
- A0-004 DEMO SITE PLAN EXHIBIT
- A0-005 PROJECT STATS
- A0-006 ZONING AND CODE INFO
- A0-010 SITE DIAGRAMS

- A1-004 SITE PLAN PROPOSED - LEVEL 1
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF
- A1-201 NEW SERVICE HALL/ELECTRICAL ROOM PLAN

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

- A5-001 SAMPLE UNITS

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DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022

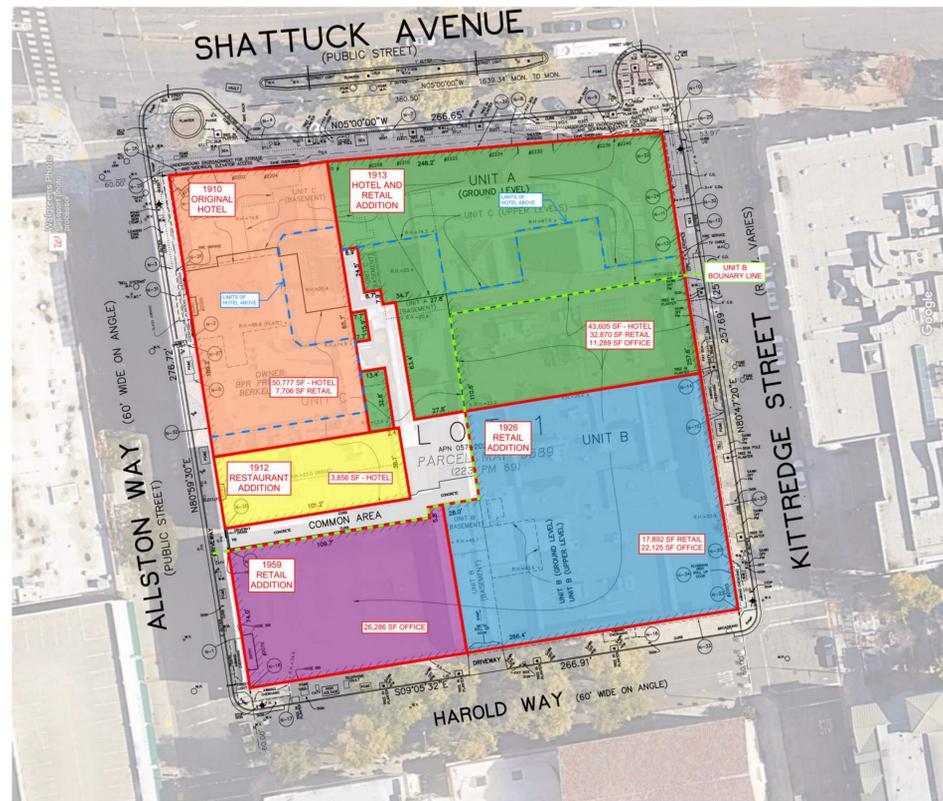
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COVER SHEET

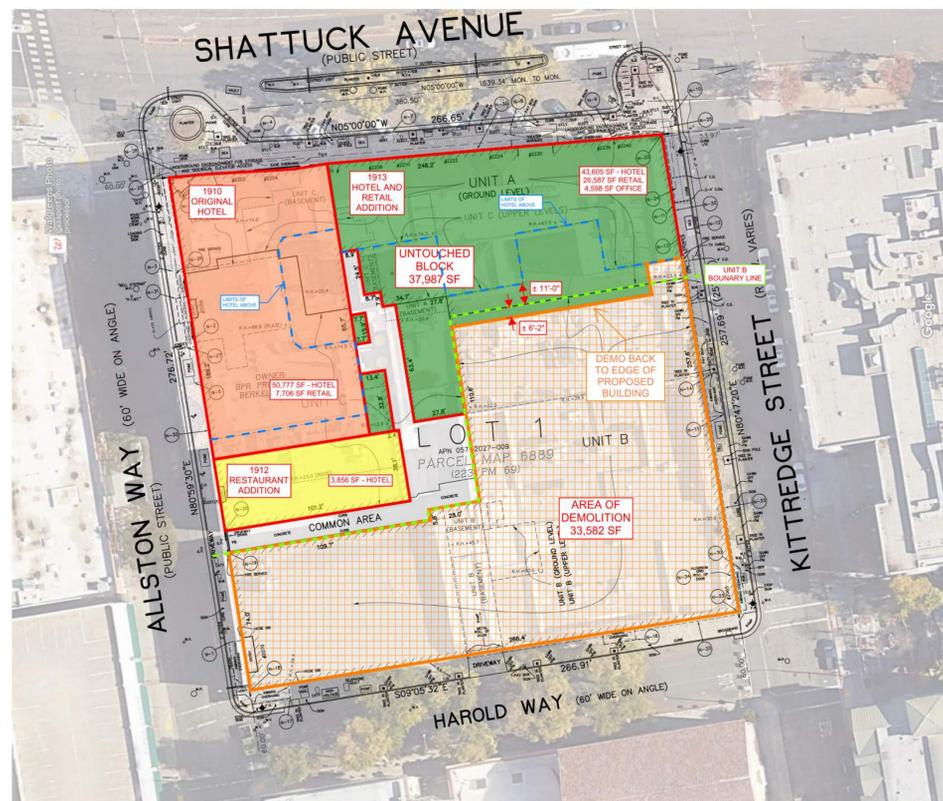
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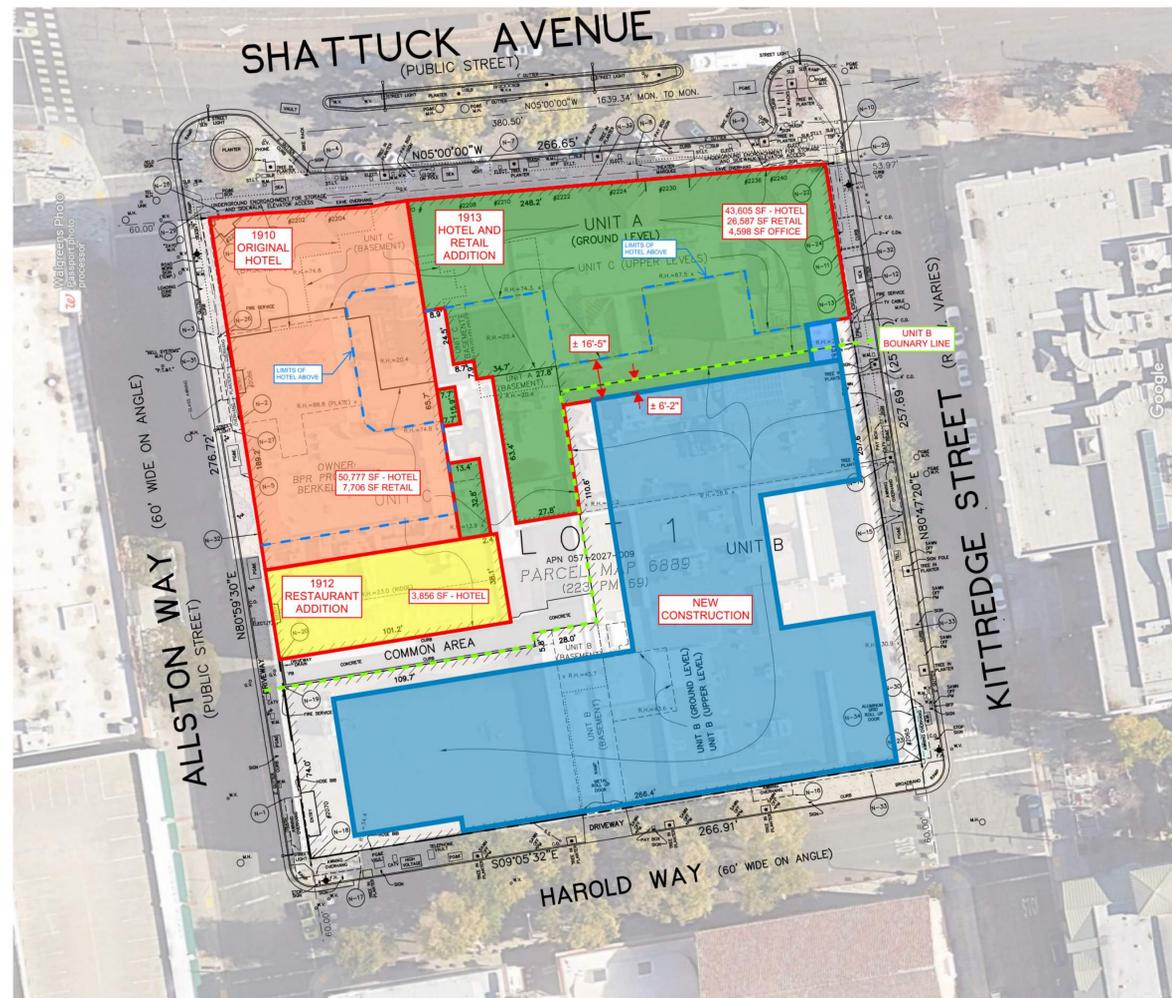
NOT RELEASED FOR CONSTRUCTION



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

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

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CA VENTURES

SHEET TITLE:

DEMO SITE PLAN EXHIBIT

SHEET NUMBER:

A0-004

1 DEMO SITE PLAN EXHIBIT
 A0-004 NOT TO SCALE

UNIT MIX

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

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

AREA TABLE

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

THE UNIT MIX AND AREA TABLES HAVE BEEN UPDATED TO MATCH THE REVISED BUILDING PLANS SINCE THE LAST SAP REVISIONS SET DATED 03/23/2022.

EXISTING SITE DESCRIPTION

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

PROPOSED PROJECT DESCRIPTION

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

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

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

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

NILES BOLTON ASSOCIATES

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

T 404 3

CONSTRUCTION INFORMATION

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

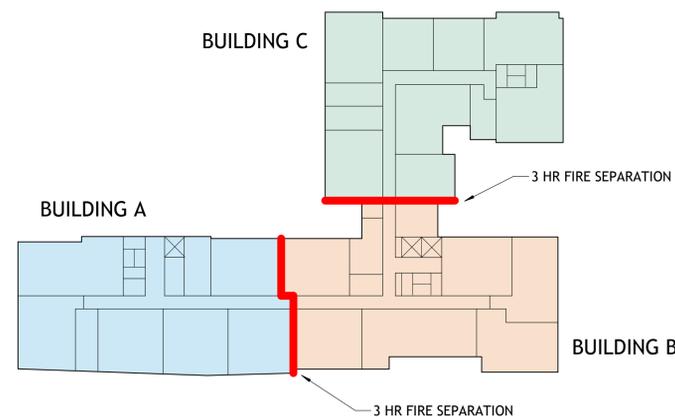
BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [A1+(NS x I)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
Alt: Tabular Area per Table 506.2.3M		24,000 +	24,000 +	24,000 +
NS: Tabular Area Factor for non-Sprinkled		(24,000 X 0)	(24,000 X 0)	(24,000 X 0)
I: Frontage Increase		X2 =	X2 =	X2 =
Sa: 2 (R Occupancy)				
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF

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

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

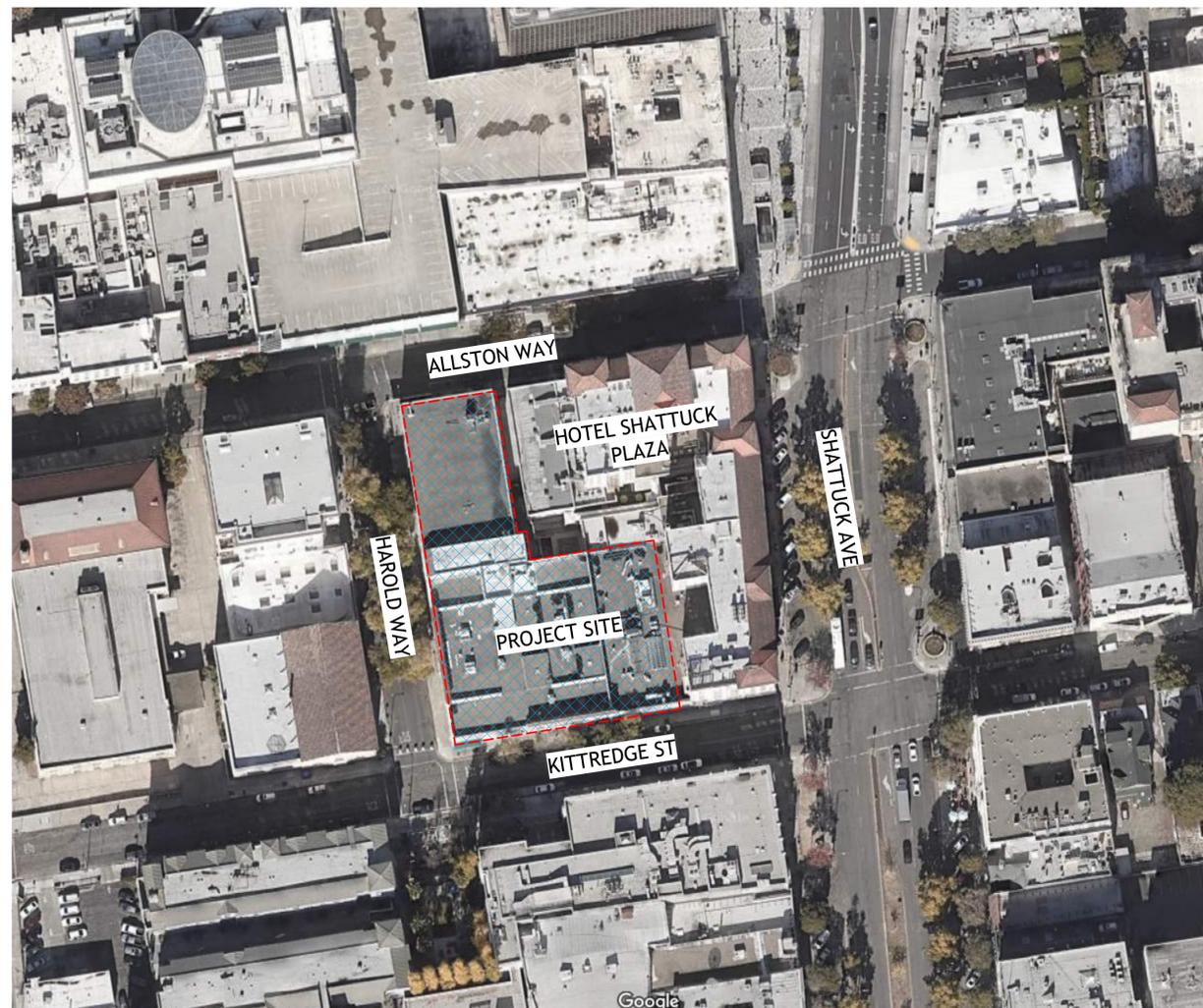
ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A

MEANS OF EGRESS	
	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8



CODE INFORMATION

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



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

TABULATION FORM

Project Address: 2065 Kittredge St Date: 03-17-22

Applicant's Name: Bill Schrader

Zoning District: C-DMU Core

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required	
Units, Parking Spaces & Bedrooms				
Number of Dwelling Units (#)	0	188	N/A	
Number of Parking Spaces (#)	0	43	0 Minimum 96 Maximum (0.5 per Unit)	
Number of Bedrooms (#)	N/A	-	N/A	
(R-1, R-1A, R-2, R-2A, and R-3 only)				
Yards and Height				
Front Yard Setback (Feet)	0'	0'	0' Minimum (0-75' Height) 15' Minimum (75' - Height) 5' Maximum (0-20' Height)	WAIVER
Building Height* (# Stories)	3	8	-	WAIVER
Average* (Feet)	N/A	N/A	N/A	
Maximum* (Feet)	25'	87'	-	WAIVER
Areas				
Lot Area (Square-Feet)	33,582 sf	33,582 sf	-	
Gross Floor Area* (Square-Feet)	92,531 sf	184,845 sf	-	
Total Area Covered by All Floors				
Building Footprint* (Square-Feet)	33,582 sf	27,619 sf	-	
Total of All Structures				
Lot Coverage* (%)	100%	82%	-	
(Footprint/Lot Area)				
Useable Open Space* (Square-Feet)	0	13,548 sf	15,040 sf	CONCESSION
Floor Area Ratio* Non-Residential only (Except ES-R)	2.8:1	5.5:1	-	
Bike Parking	0	144	112	
311 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES TOTAL REQ = 112 SPACES				ALL ON LEVEL U1

WAIVER/CONCESSION LIST

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

THE GROSS FLOOR AREA HAS BEEN UPDATED TO MATCH THE REVISED BUILDING PLANS SINCE THE LAST SAP REVISIONS SET DATED 03/23/2022.

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

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

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

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TRUE NORTH

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

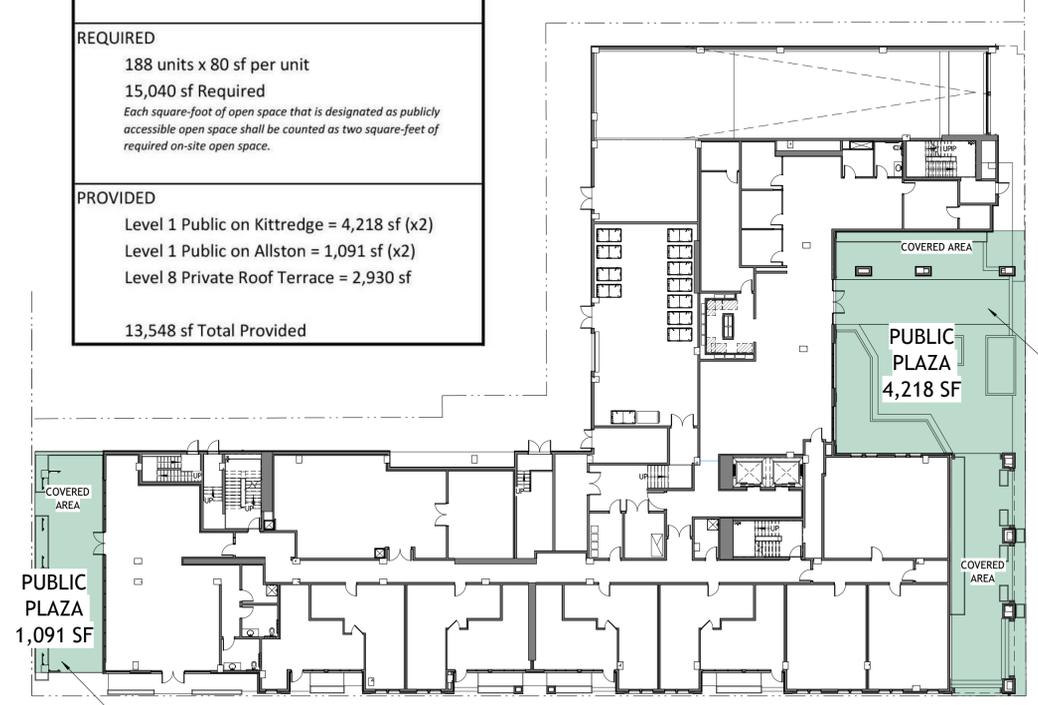
ZONING AND CODE INFO

SHEET NUMBER:

A0-006

NOT RELEASED FOR CONSTRUCTION

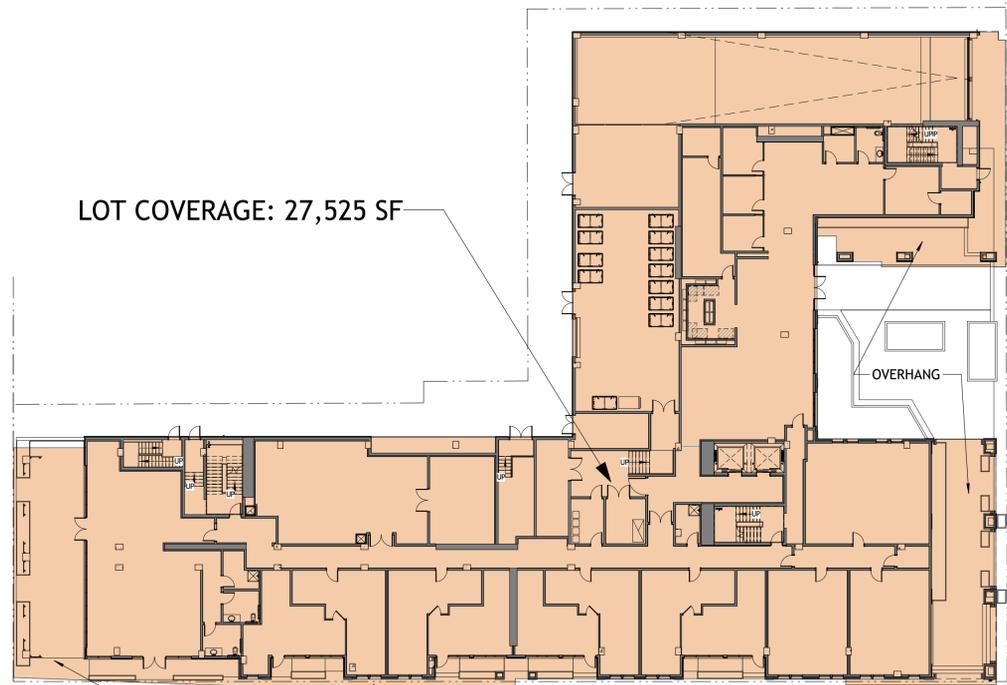
TOTAL USEABLE OPEN SPACE	
REQUIRED	
188 units x 80 sf per unit	
15,040 sf Required	
<i>Each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space.</i>	
PROVIDED	
Level 1 Public on Kittredge = 4,218 sf (x2)	
Level 1 Public on Allston = 1,091 sf (x2)	
Level 8 Private Roof Terrace = 2,930 sf	
13,548 sf Total Provided	



1 USEABLE OPEN SPACE- LEVEL 1
 A0-010 3/64" = 1'-0"



2 USEABLE OPEN SPACE- LEVEL 8
 A0-010 3/64" = 1'-0"



3 LOT COVERAGE DIAGRAM
 A0-010 3/64" = 1'-0"

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

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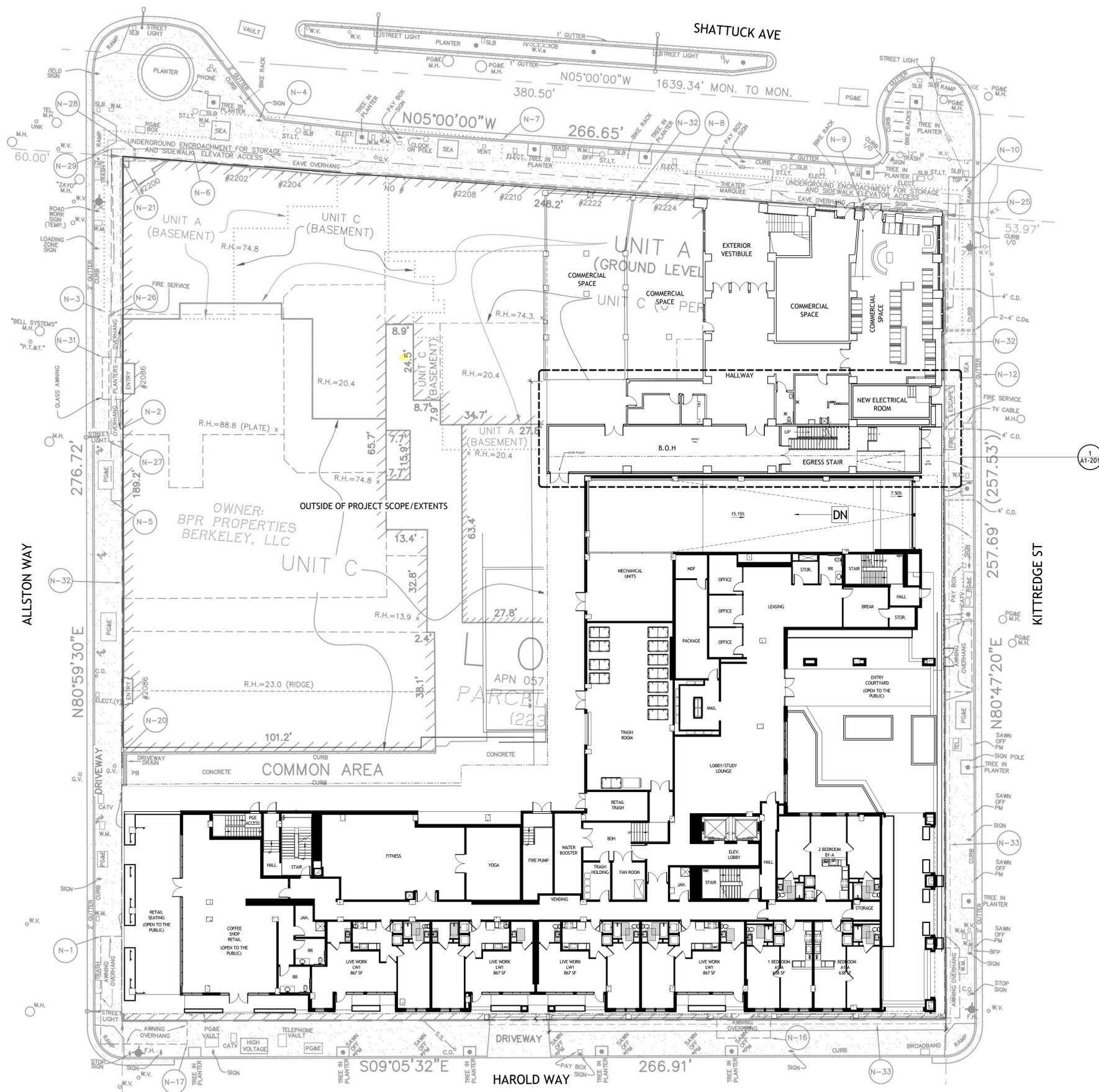
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SHEET TITLE:
 SITE DIAGRAMS

SHEET NUMBER:
A0-010

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

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

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APPLICANT:
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No.	Description	Date
9	SAP RESUBMIT	3/23/22
12	APRIL DRC MEETING	4/11/22

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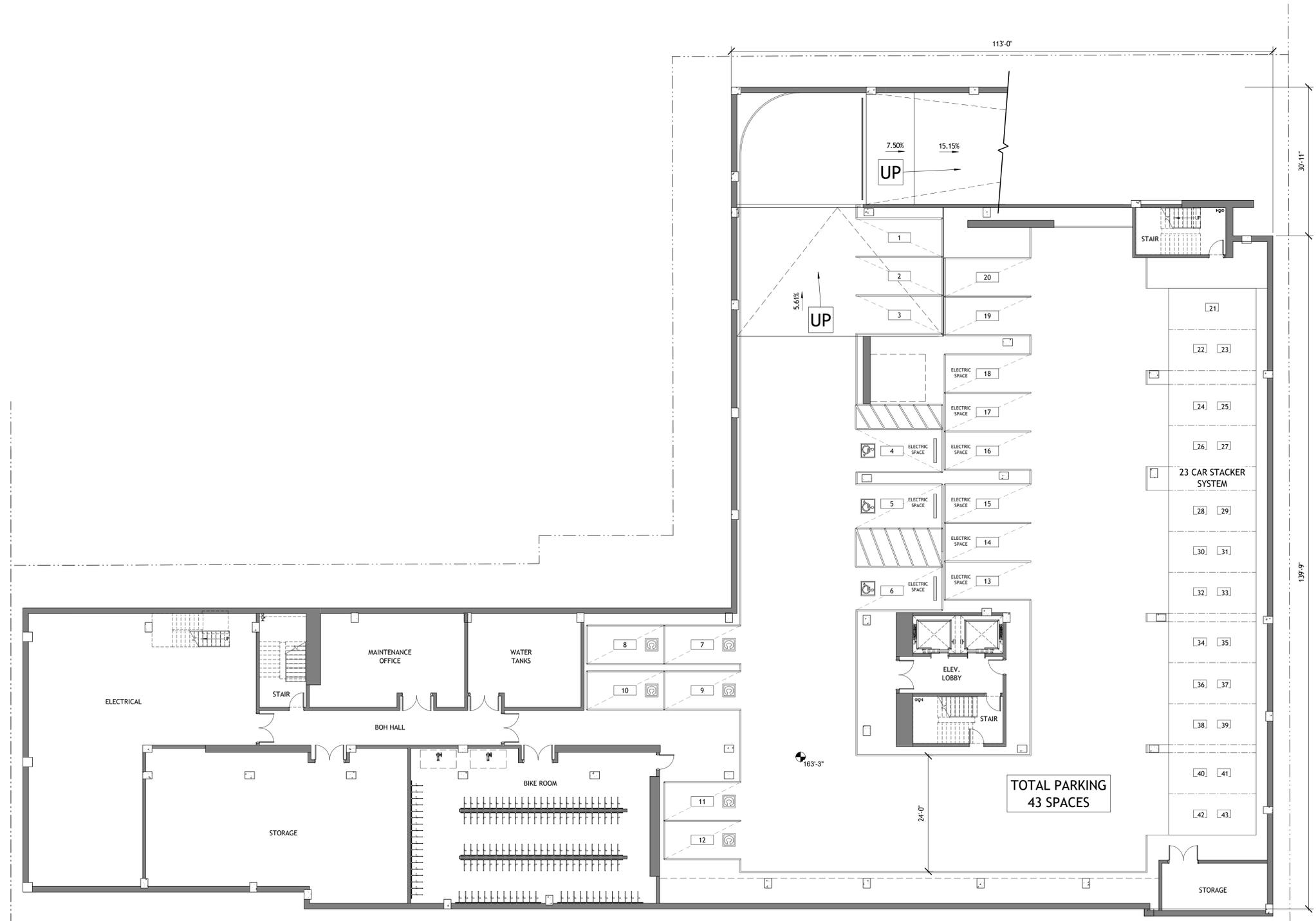
CA VENTURES

SHEET TITLE:
 SITE PLAN
 PROPOSED- LEVEL 1

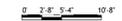
SHEET NUMBER:
A1-004



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



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

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

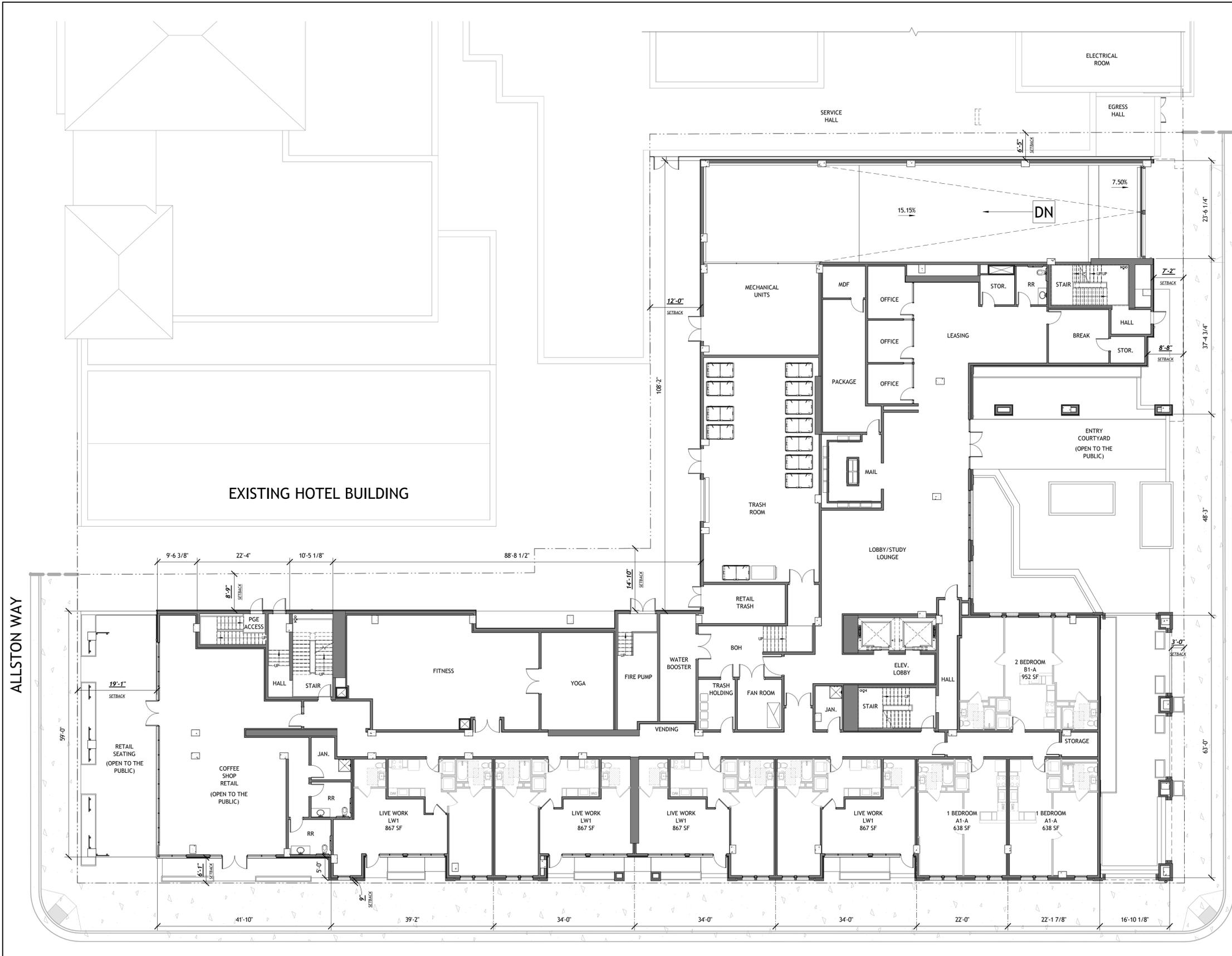
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SHEET TITLE:
PLAN- LEVEL U1

SHEET NUMBER:
A1-101

NOT RELEASED FOR CONSTRUCTION



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

HAROLD WAY

KITTREDGE ST

ALLSTON WAY

PROJECT #: 121246
DRAWN BY: TF
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9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22

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SHEET TITLE:
PLAN- LEVEL 1

SHEET NUMBER:
A1-111



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



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

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No.	Description	Date
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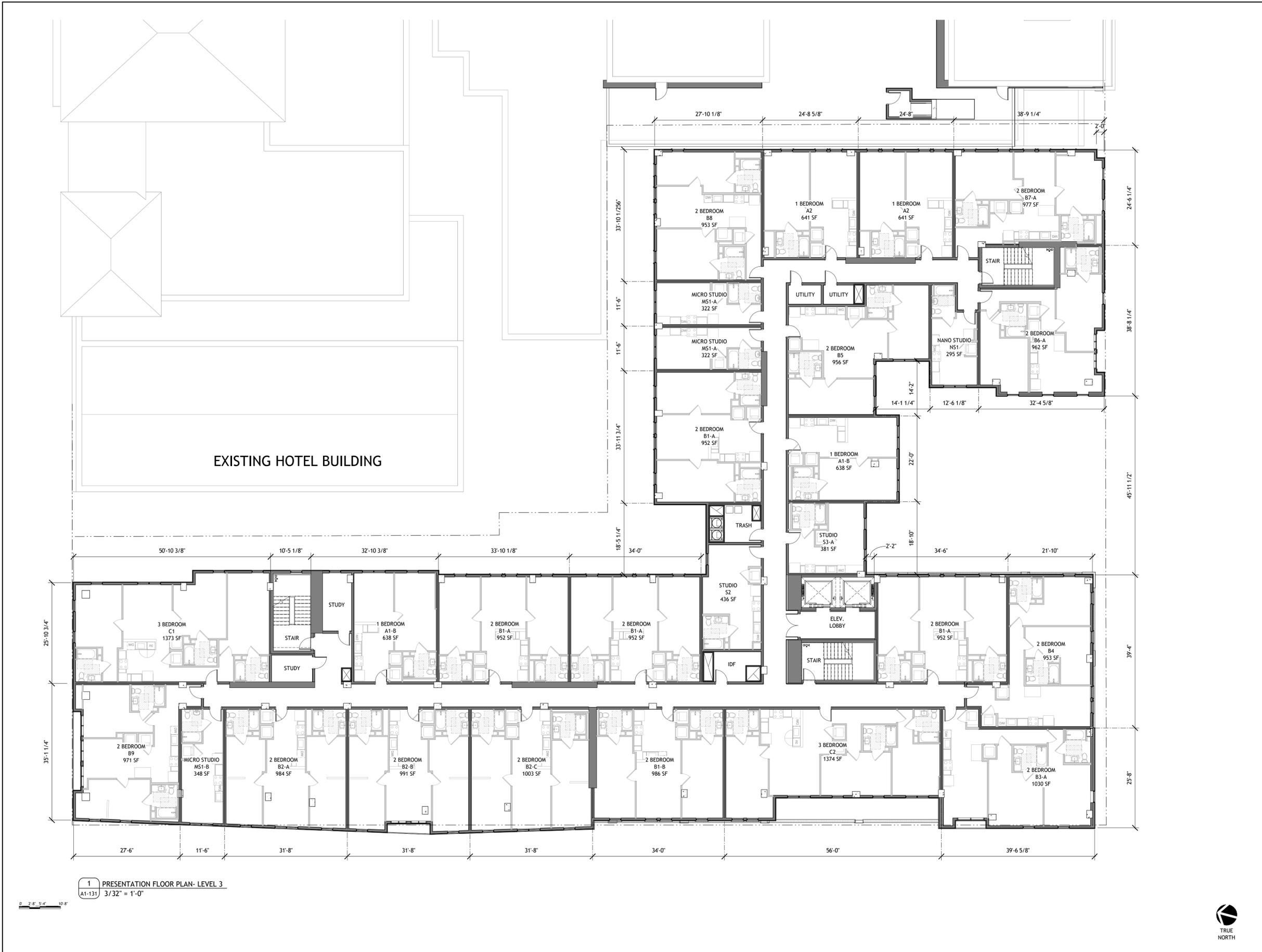
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SHEET TITLE:
 PLAN- LEVEL 2

SHEET NUMBER:
A1-121



NOT RELEASED FOR CONSTRUCTION



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

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

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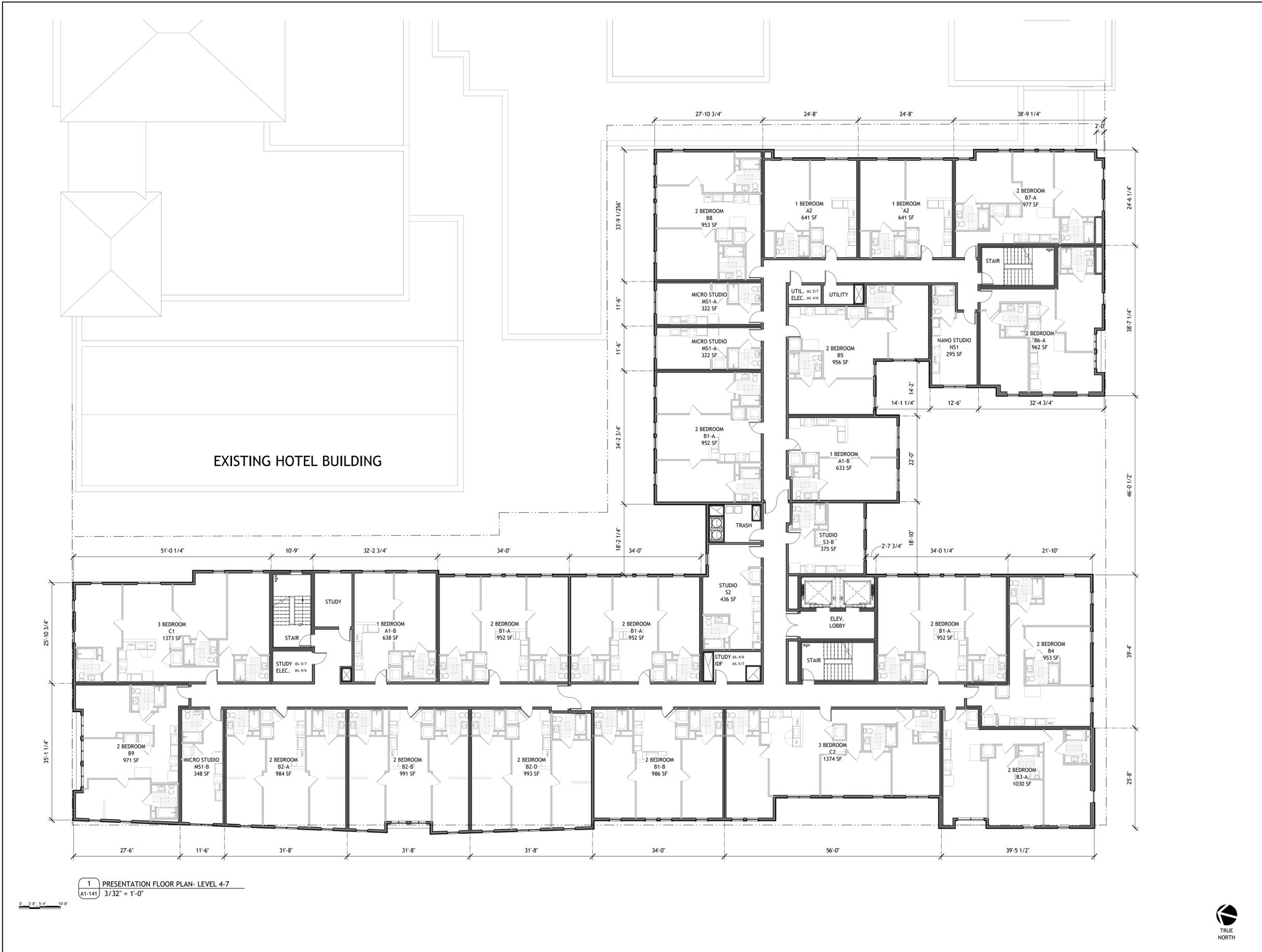
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SHEET TITLE:
PLAN- LEVEL 3

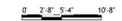
SHEET NUMBER:
A1-131



NOT RELEASED FOR CONSTRUCTION



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



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

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No.	Description	Date
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SHEET TITLE:
 PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

NOT RELEASED FOR CONSTRUCTION



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

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

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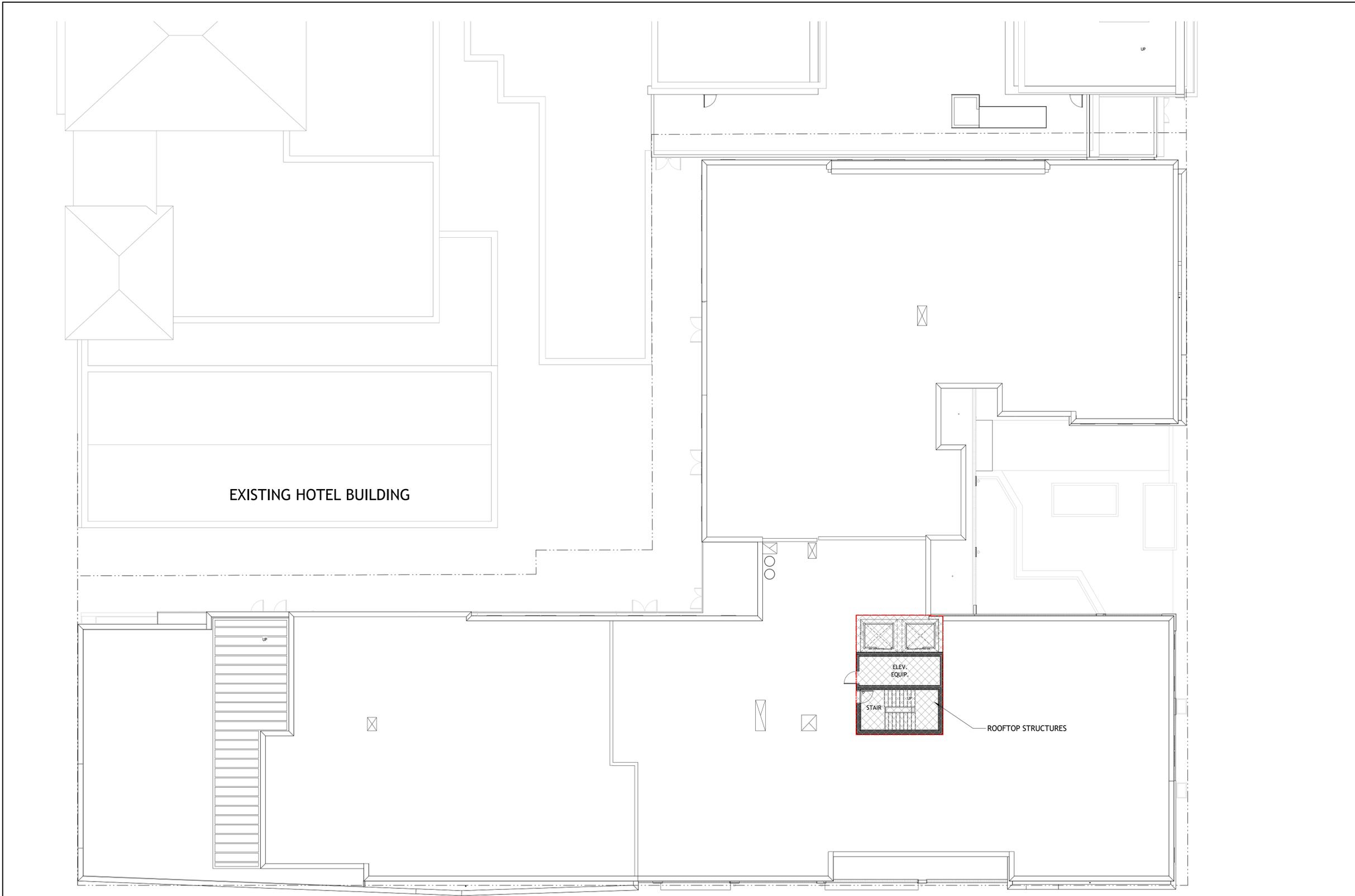
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CA VENTURES

SHEET TITLE:
PLAN- LEVEL 8

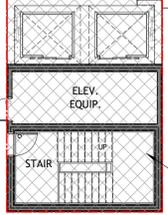
SHEET NUMBER:
A1-181



NOT RELEASED FOR CONSTRUCTION

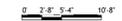


EXISTING HOTEL BUILDING



ROOFTOP STRUCTURES

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



AREA OF ROOFTOP STRUCTURES: 597 SF
 AVERAGE FLOOR AREA: 24,095 SF
 % OF ROOFTOP STRUCTURES: 2.4%



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

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
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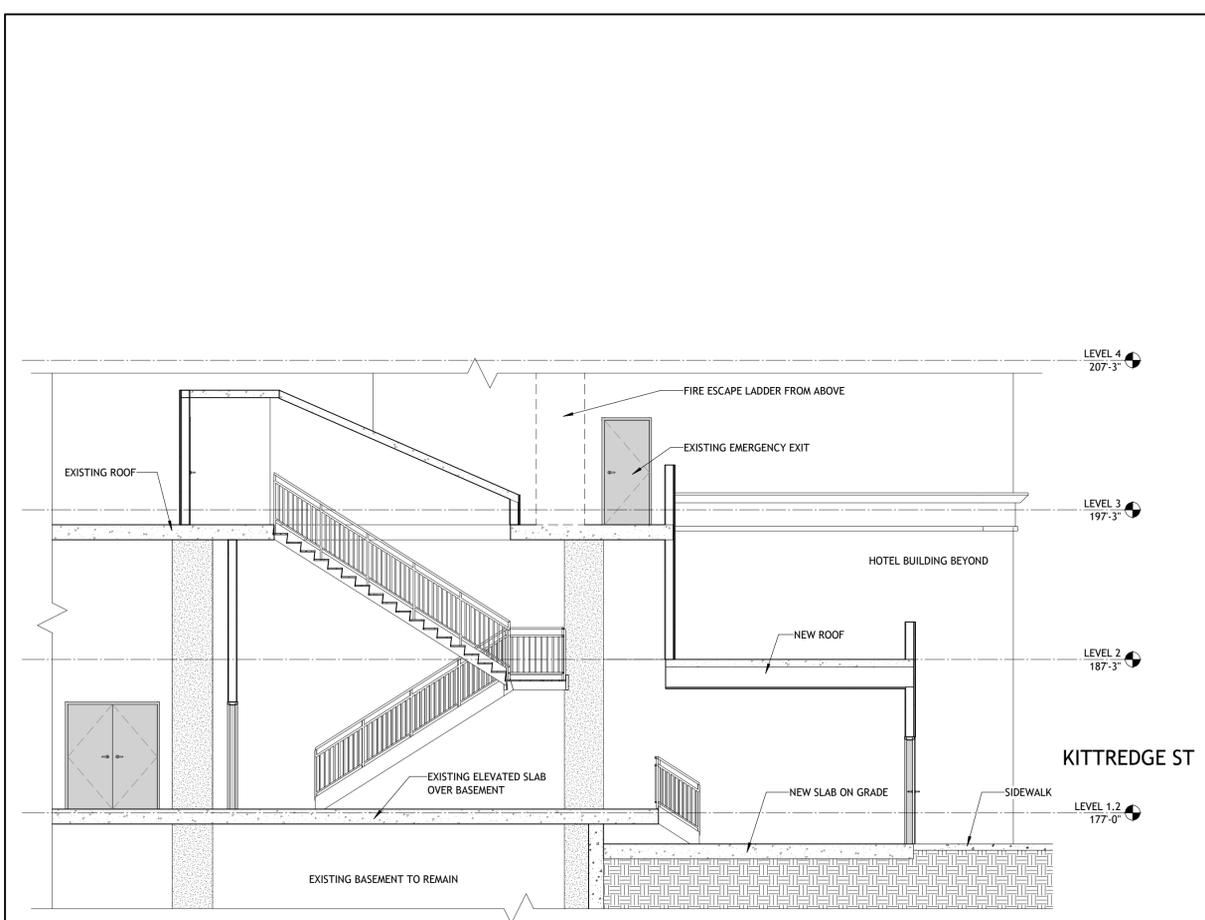
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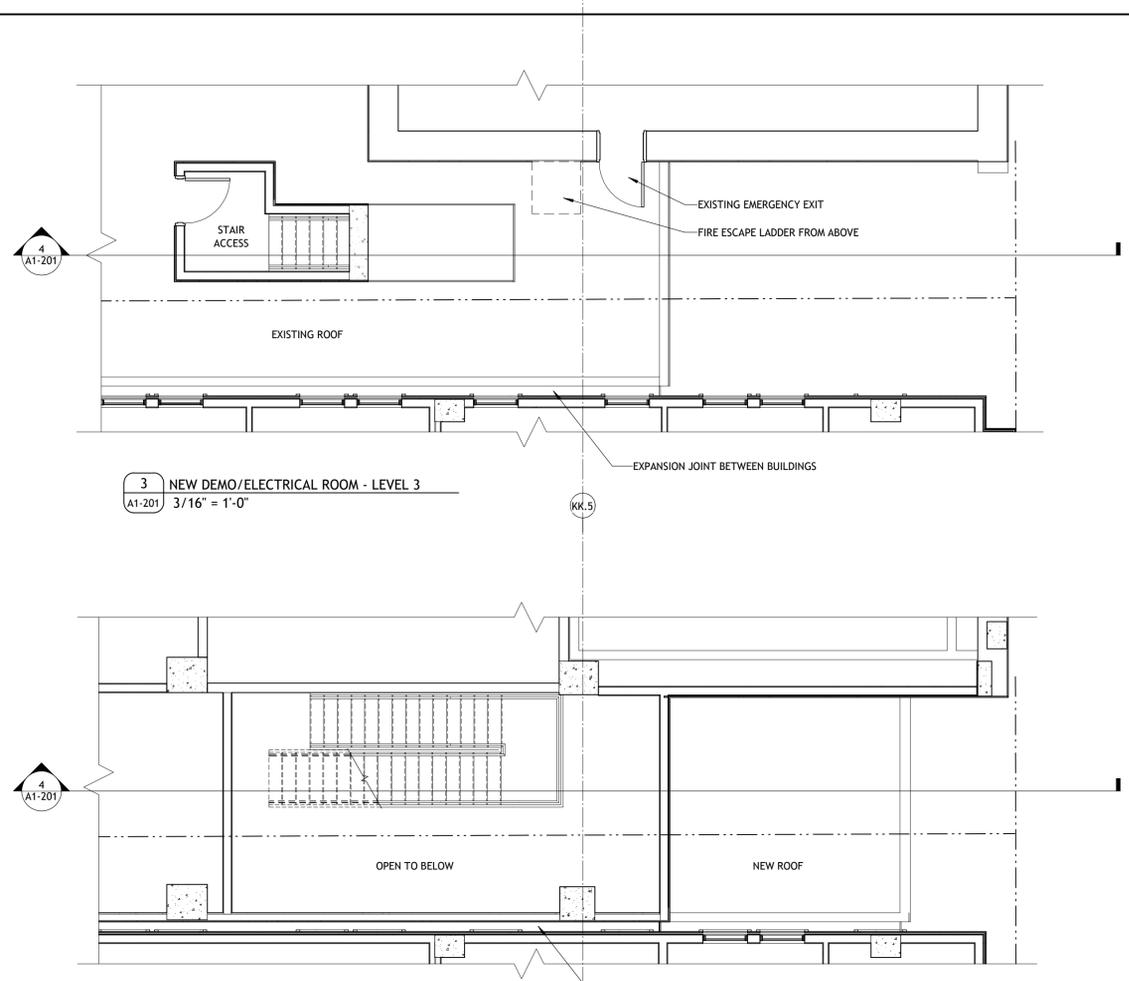
SHEET TITLE:
 PLAN- ROOF

SHEET NUMBER:
A1-191

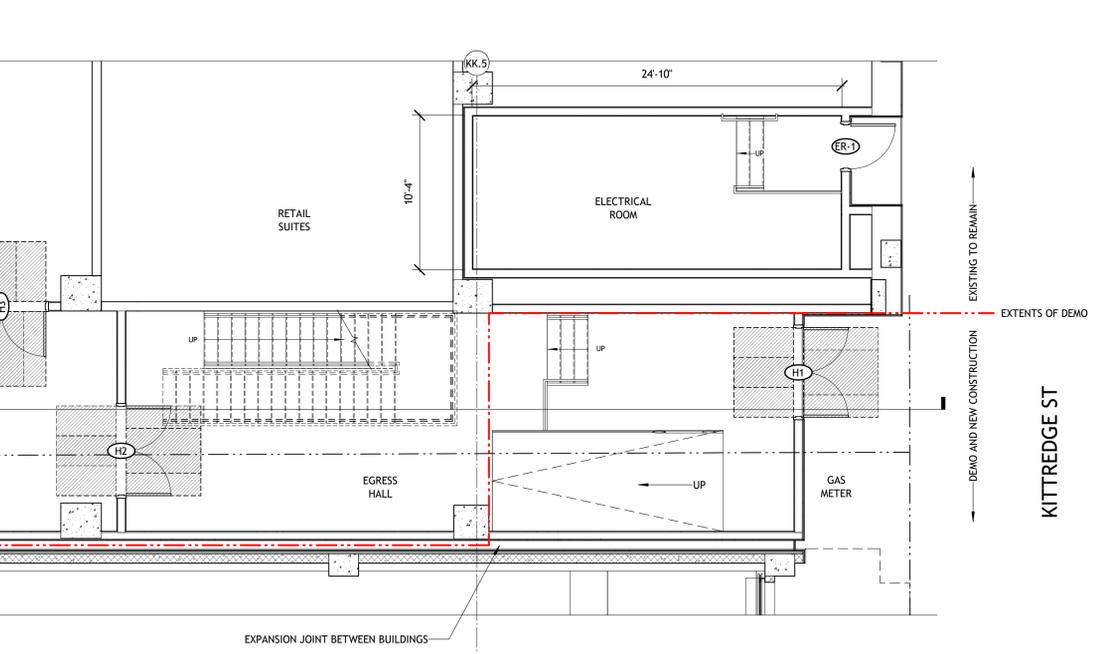
NOT RELEASED FOR CONSTRUCTION



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



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



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

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

NILES BOLTON ASSOCIATES

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 www.nilesbolton.com

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT	3/23/22
11	USE PERMIT RESUBMIT	3/28/22
12	APRIL DRC MEETING	4/11/22

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CA VENTURES

SHEET TITLE:
 NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:
A1-201

NOT RELEASED FOR CONSTRUCTION

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

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

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
3	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22

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CA VENTURES



AREA PROJECTING
 ACROSS PROPERTY LINE

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



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

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

SHEET TITLE:
 ELEVATION- WEST
 (HAROLD WAY)

SHEET NUMBER:
A3-001

NOT RELEASED FOR CONSTRUCTION

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

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

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

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

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CA VENTURES

SHEET TITLE:
 ELEVATION- SOUTH
 (KITTREDGE ST.)

SHEET NUMBER:
A3-002

NOT RELEASED FOR CONSTRUCTION



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

Keynote Legend	
Key Value	Keynote Text
E3	BRICK
E4	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING
E16	STONE BLOCK

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

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APPLICANT:
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 T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
3	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22

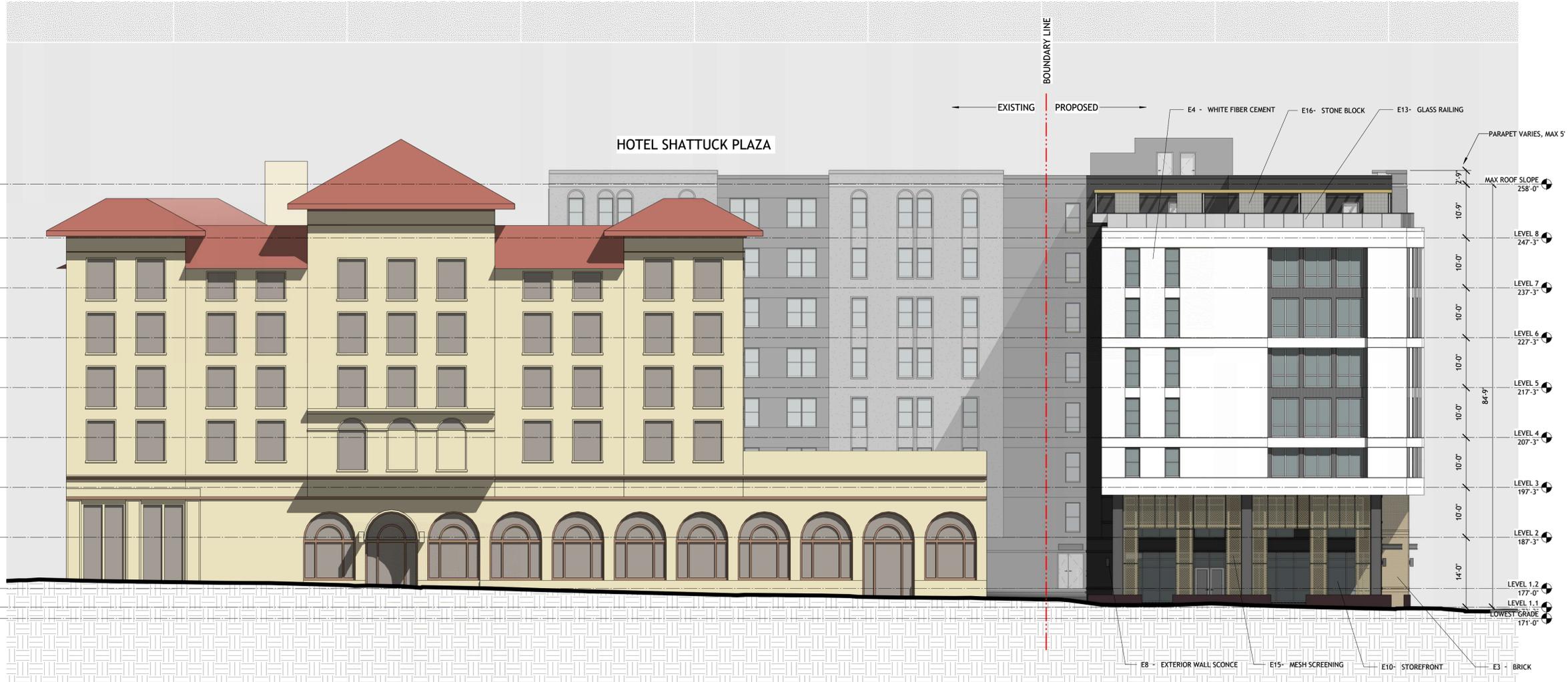
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 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
ELEVATION- NORTH (ALLSTON WAY)

SHEET NUMBER:
A3-003



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

NOT RELEASED FOR CONSTRUCTION

Keynote Legend	
Key Value	Keynote Text
E1	DARK GREY STUCCO
E2	CHARCOAL STUCCO
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH

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

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

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 CA VENTURES

SHEET TITLE:
ELEVATION- NORTH (HIDDEN)

SHEET NUMBER:
A3-004

NOT RELEASED FOR CONSTRUCTION



0' 2'-0" 4'-0" 8'-0"

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

Keynote Legend	
Key Value	Keynote Text
E1	DARK GREY STUCCO
E2	CHARCOAL STUCCO
E4	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E13	GLASS RAILING



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

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
3	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22

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CA VENTURES

0 2'-8" 5'-4" 10'-8"
 1 PRESENTATION-ELEVATION- EAST (HIDDEN)
 A3-005 3/32" = 1'-0"

SHEET TITLE:
 ELEVATION- EAST (HIDDEN)

SHEET NUMBER:
A3-005

NOT RELEASED FOR CONSTRUCTION



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

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

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

1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.

2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

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

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APPLICANT:
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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22

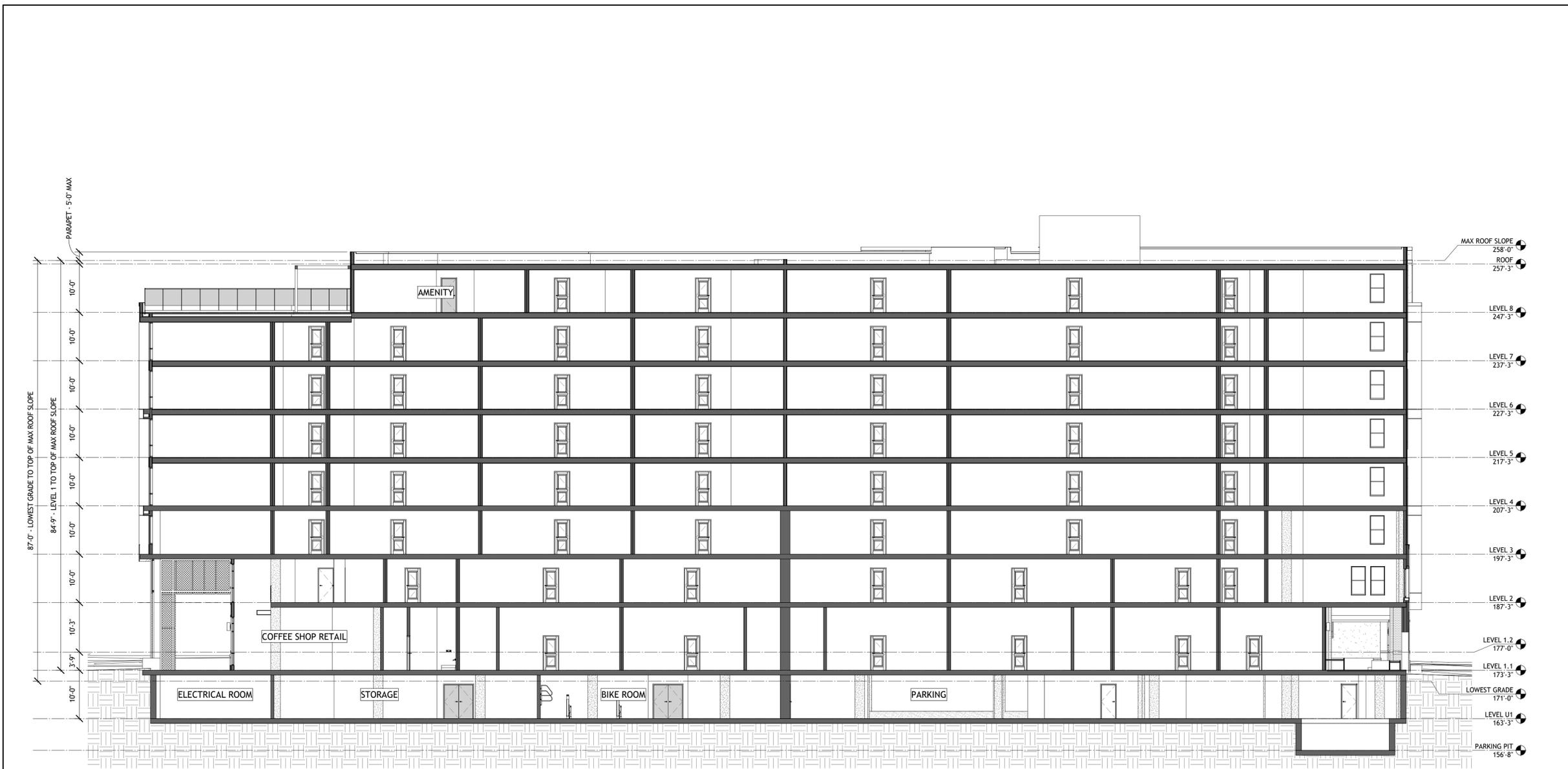
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 2065 KITTRIDGE ST
 BERKELEY, CA 94704
 CA VENTURES

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

SHEET NUMBER:
A3-006

NOT RELEASED FOR CONSTRUCTION



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

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

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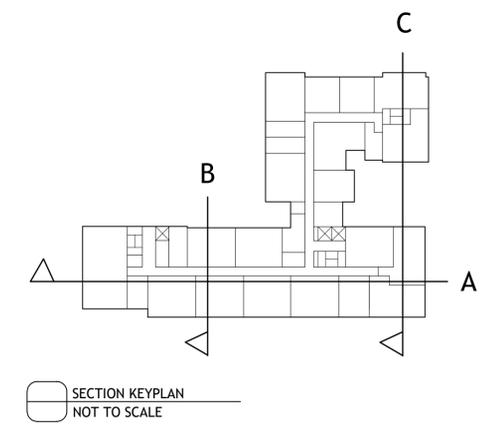
APPLICANT:
 BILL SCHRADER
 T 925 638 8782

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

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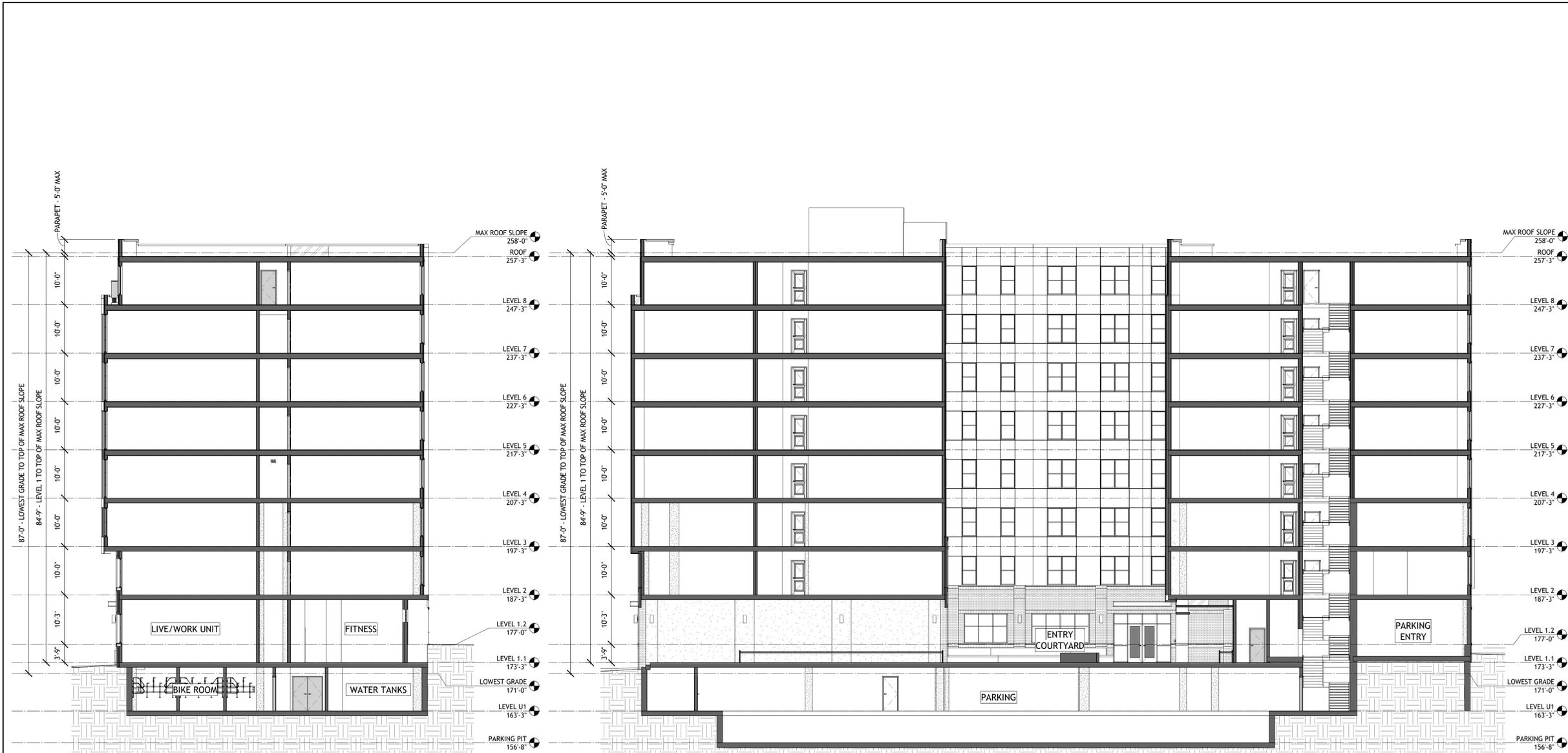
CA VENTURES



SHEET TITLE:
BUILDING SECTION

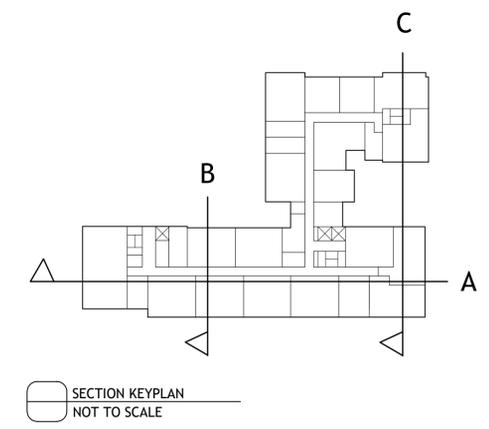
SHEET NUMBER:
A3-101

NOT RELEASED FOR CONSTRUCTION



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

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



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

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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

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

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 CA VENTURES

SHEET TITLE:
BUILDING SECTION

SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION



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



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



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



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

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

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APPLICANT:

BILL SCHRADER

T 925 638 8782

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

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CA VENTURES

SHEET TITLE:

PERSPECTIVES

SHEET NUMBER:

A3-201

NOT RELEASED FOR CONSTRUCTION



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



2 PERSPECTIVE - KITTREDGE ST PLAZA 2
 A3-202 NOT TO SCALE



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



4 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY 2
 A3-202 NOT TO SCALE

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

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

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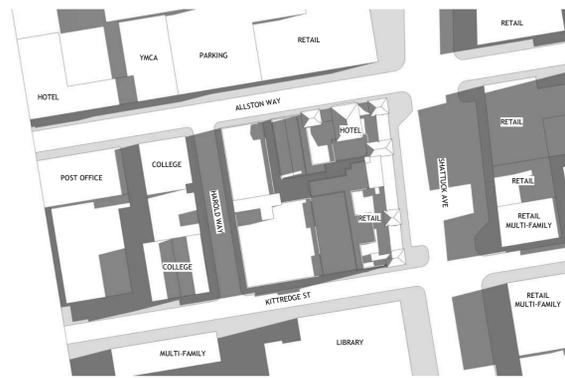
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
 PERSPECTIVES

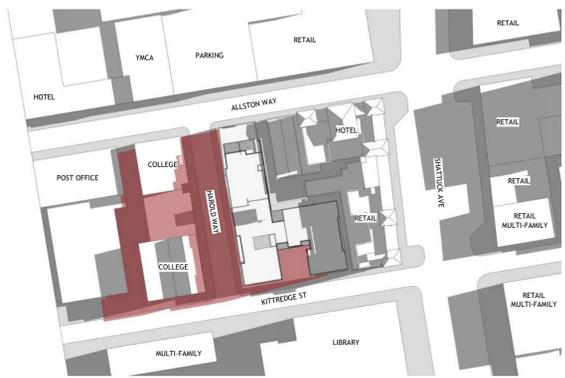
SHEET NUMBER:
 A3-202

NOT RELEASED FOR CONSTRUCTION

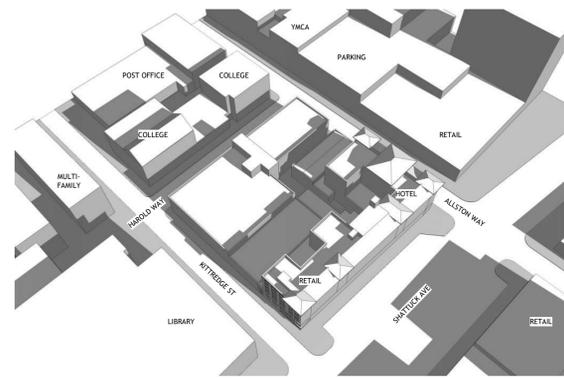
JUNE 21 MORNING
2 HOURS AFTER SUNRISE - 7:47 AM



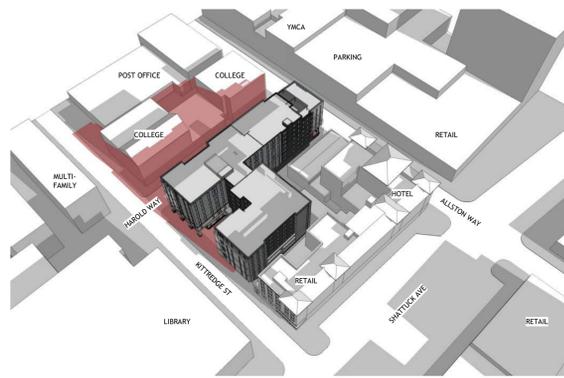
TOP VIEW EXISTING



TOP VIEW PROPOSED



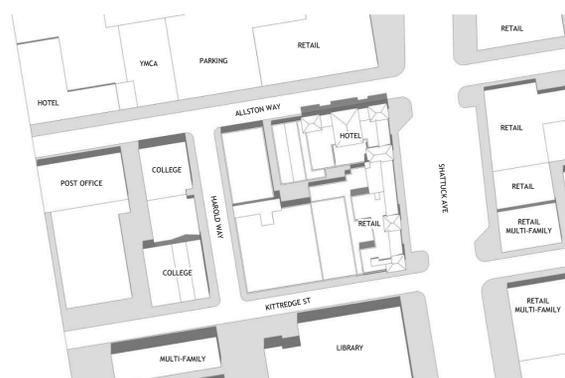
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

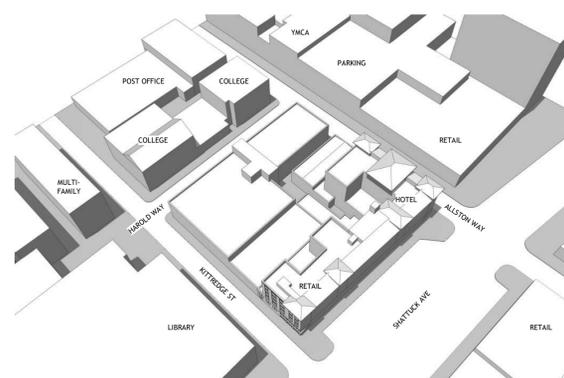
JUNE 21 NOON



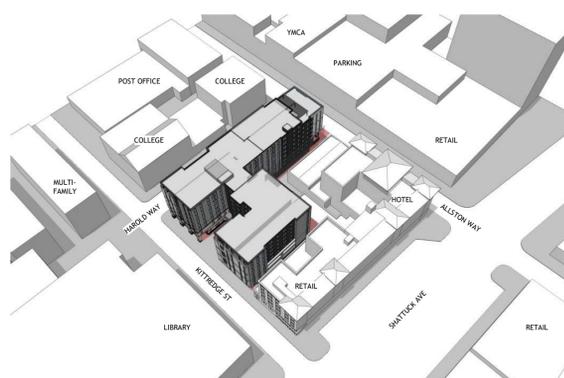
TOP VIEW EXISTING



TOP VIEW PROPOSED

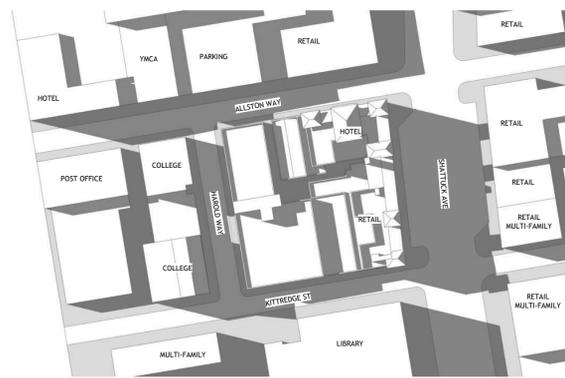


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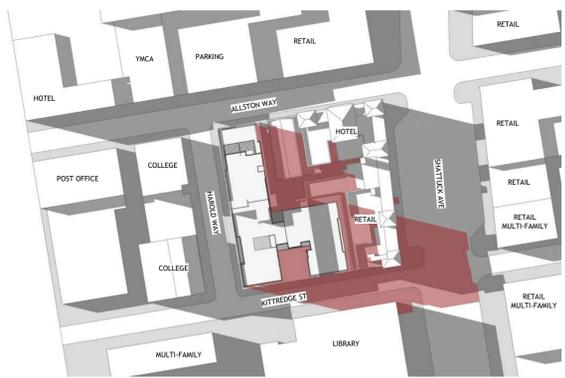


ANGLE VIEW PROPOSED

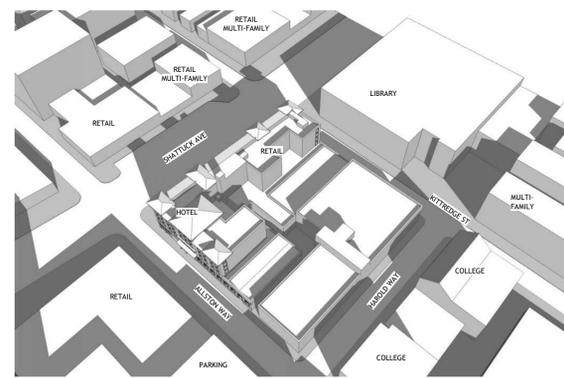
JUNE 21 EVENING
2 HOURS BEFORE SUNSET - 6:34 PM



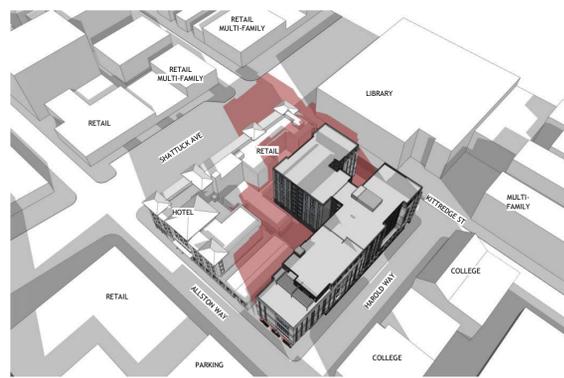
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

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

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

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

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CA VENTURES

SHEET TITLE:
SHADOW STUDIES - JUNE 21

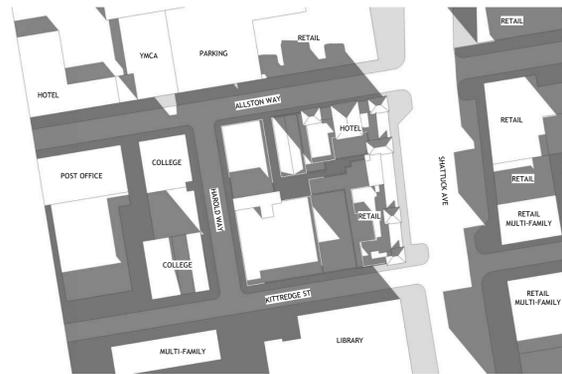
SHEET NUMBER:

A3-301

NOT RELEASED FOR CONSTRUCTION

DECEMBER 21 MORNING

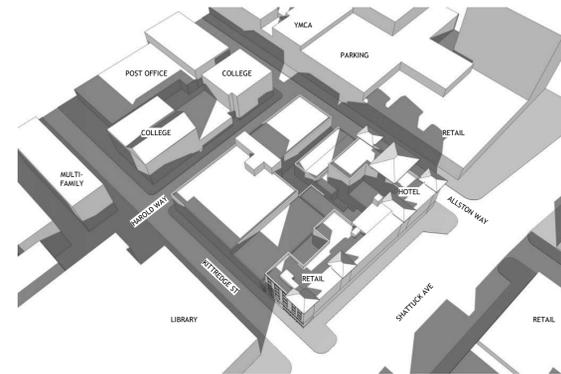
2 HOURS AFTER SUNRISE - 9:21 AM



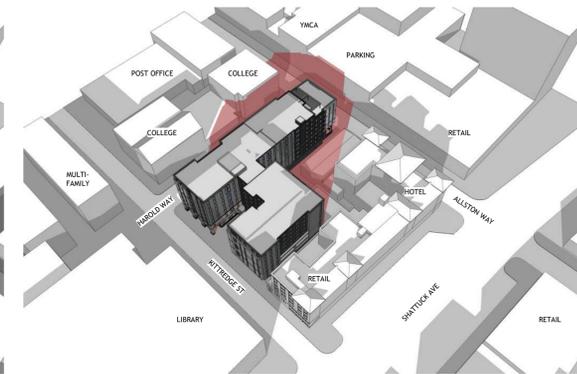
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

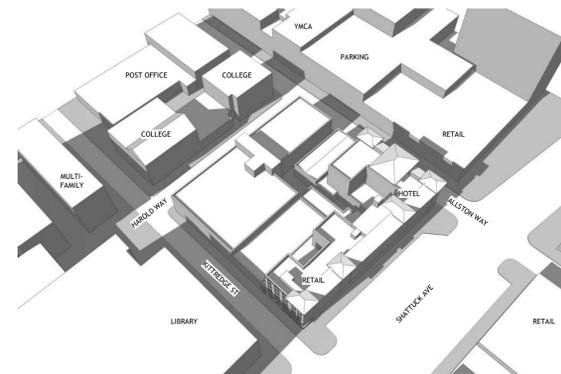
DECEMBER 21 NOON



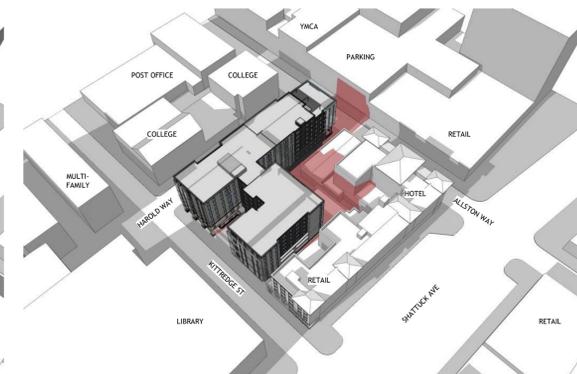
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

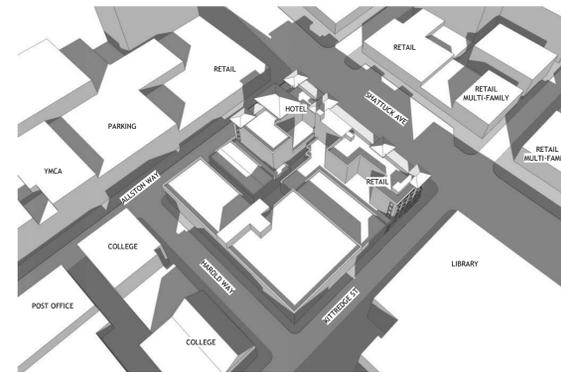
2 HOURS BEFORE SUNSET - 2:53 PM



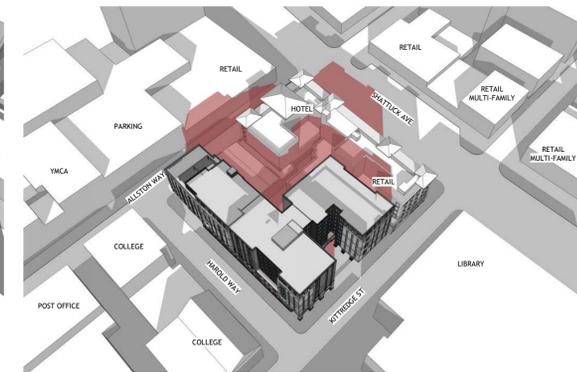
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

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

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APPLICANT:

BILL SCHRADER

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

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CA VENTURES

SHEET TITLE:

SHADOW STUDIES
 -DEC 21

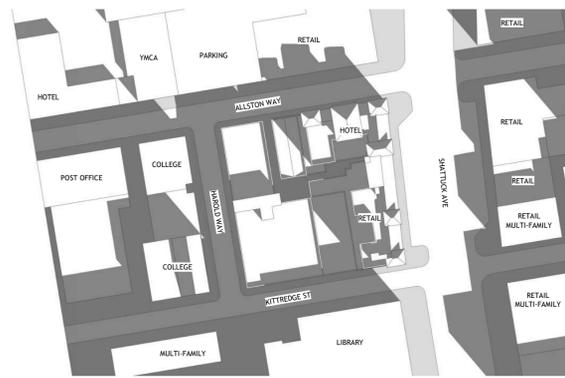
SHEET NUMBER:

A3-302

NOT RELEASED FOR CONSTRUCTION

DECEMBER 10 MORNING

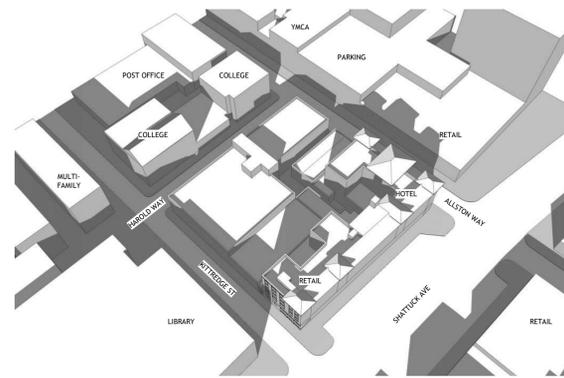
2 HOURS AFTER SUNRISE - 9:14 AM



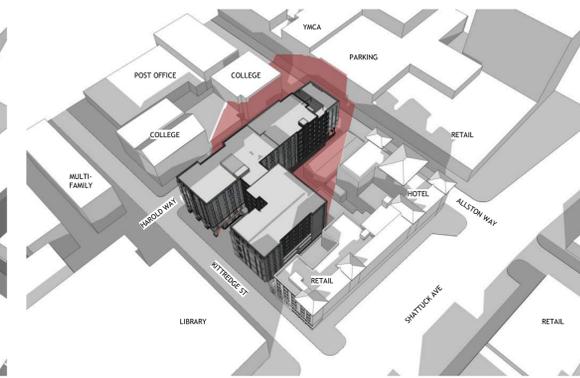
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

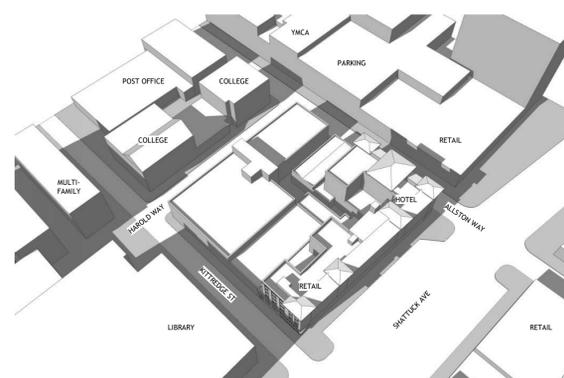
DECEMBER 10 NOON



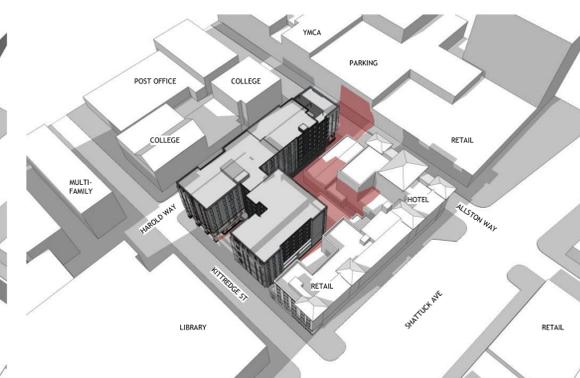
TOP VIEW EXISTING



TOP VIEW PROPOSED



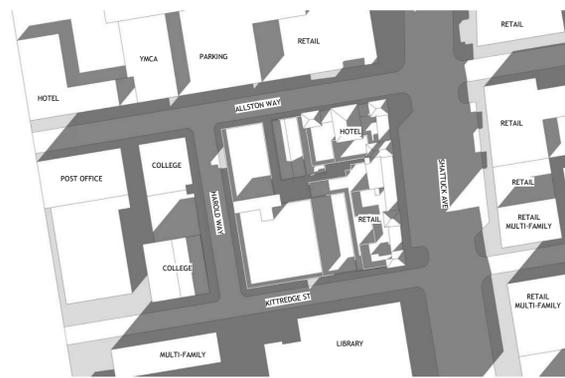
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

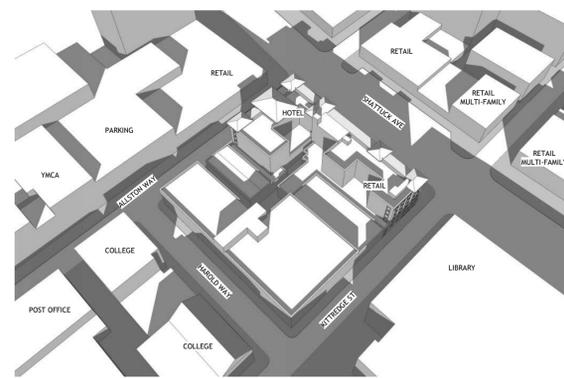
2 HOURS BEFORE SUNSET - 2:49 PM



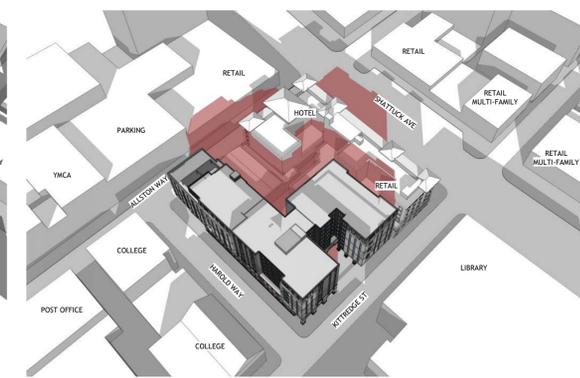
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

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

NILES BOLTON ASSOCIATES

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 Suite 600
 Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

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

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

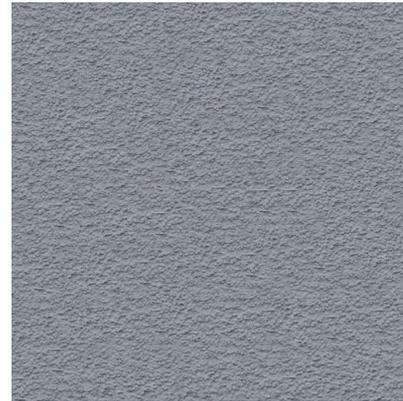
CA VENTURES

SHEET TITLE:
SHADOW STUDIES
 -DEC 10

SHEET NUMBER:

A3-303

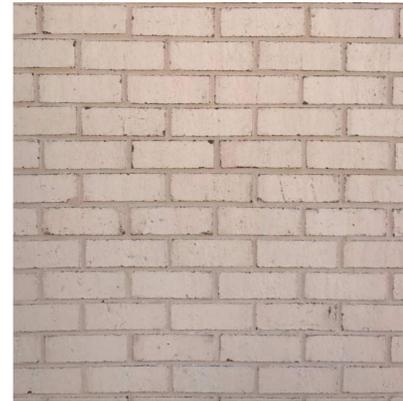
NOT RELEASED FOR CONSTRUCTION



E1 - DARK GREY STUCCO



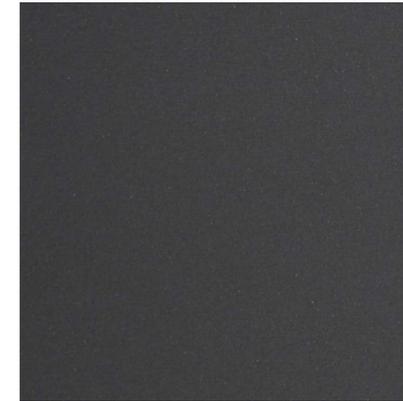
E2 - CHARCOAL STUCCO



E3 - BRICK



E4 - WHITE FIBER CEMENT



E5 - METAL PANEL

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

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T 404 365 7600

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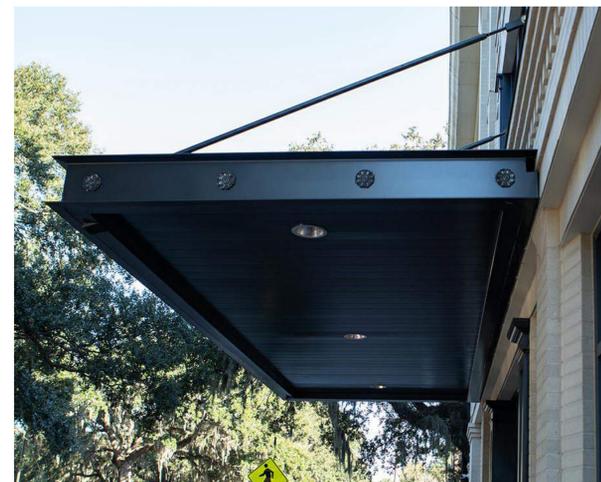
APPLICANT:

BILL SCHRADER

T 925 638 8782

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

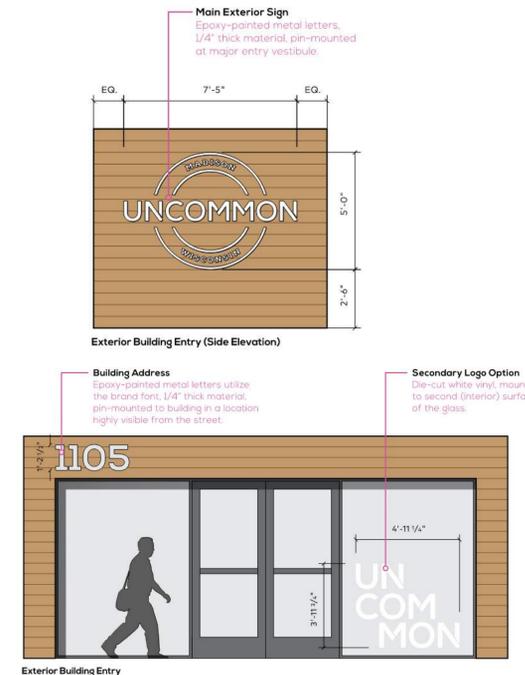
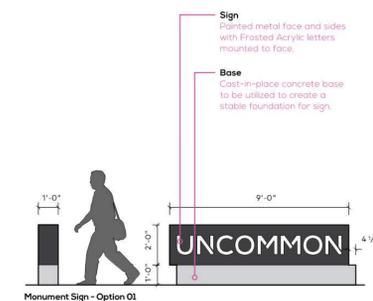
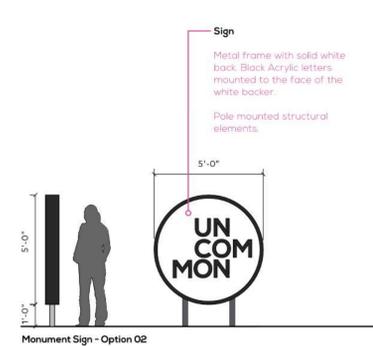
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E7 - ALUMINUM CANOPY



E8 - EXTERIOR WALL SCONCE



BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

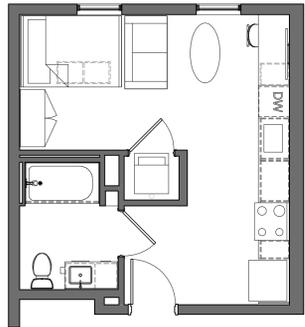
CA VENTURES

SHEET TITLE:

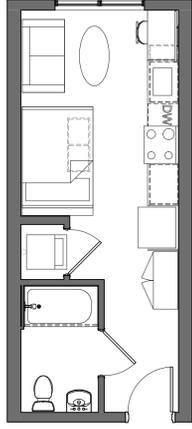
MATERIAL BOARDS

SHEET NUMBER:

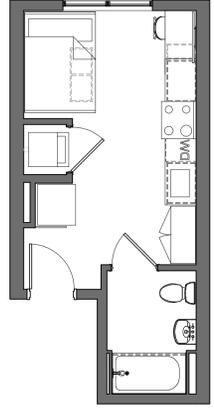
A3-305



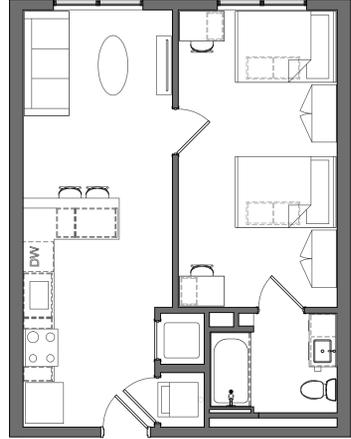
2 SAMPLE UNIT - S3
A5-001 3/16" = 1'-0"



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



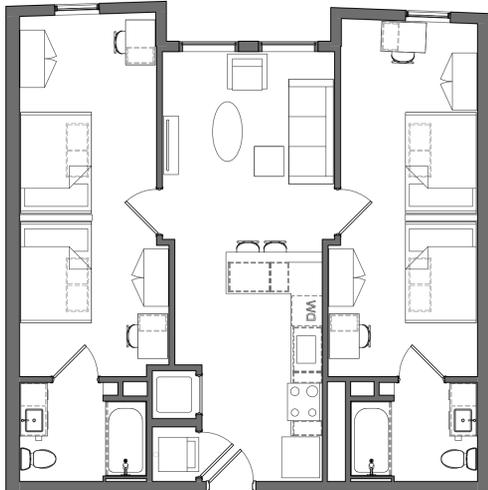
4 SAMPLE UNIT - NS1
A5-001 3/16" = 1'-0"



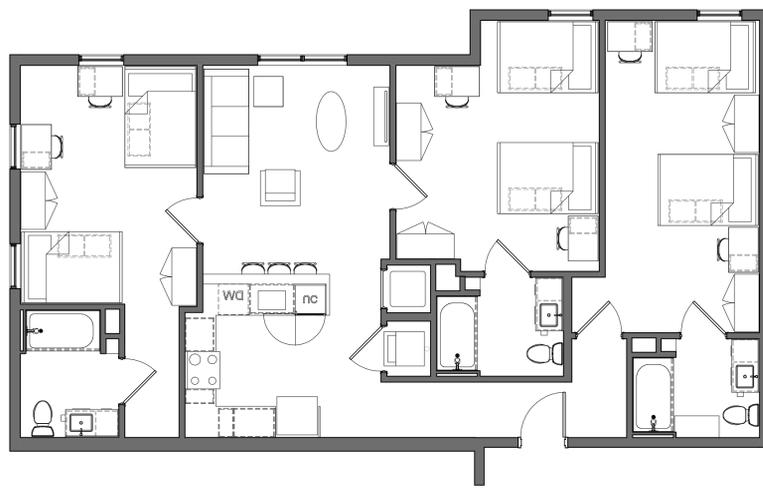
5 SAMPLE UNIT - A1
A5-001 3/16" = 1'-0"



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



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



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

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

NILES BOLTON ASSOCIATES

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APPLICANT:
BILL SCHRADER
T 925 638 8782

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

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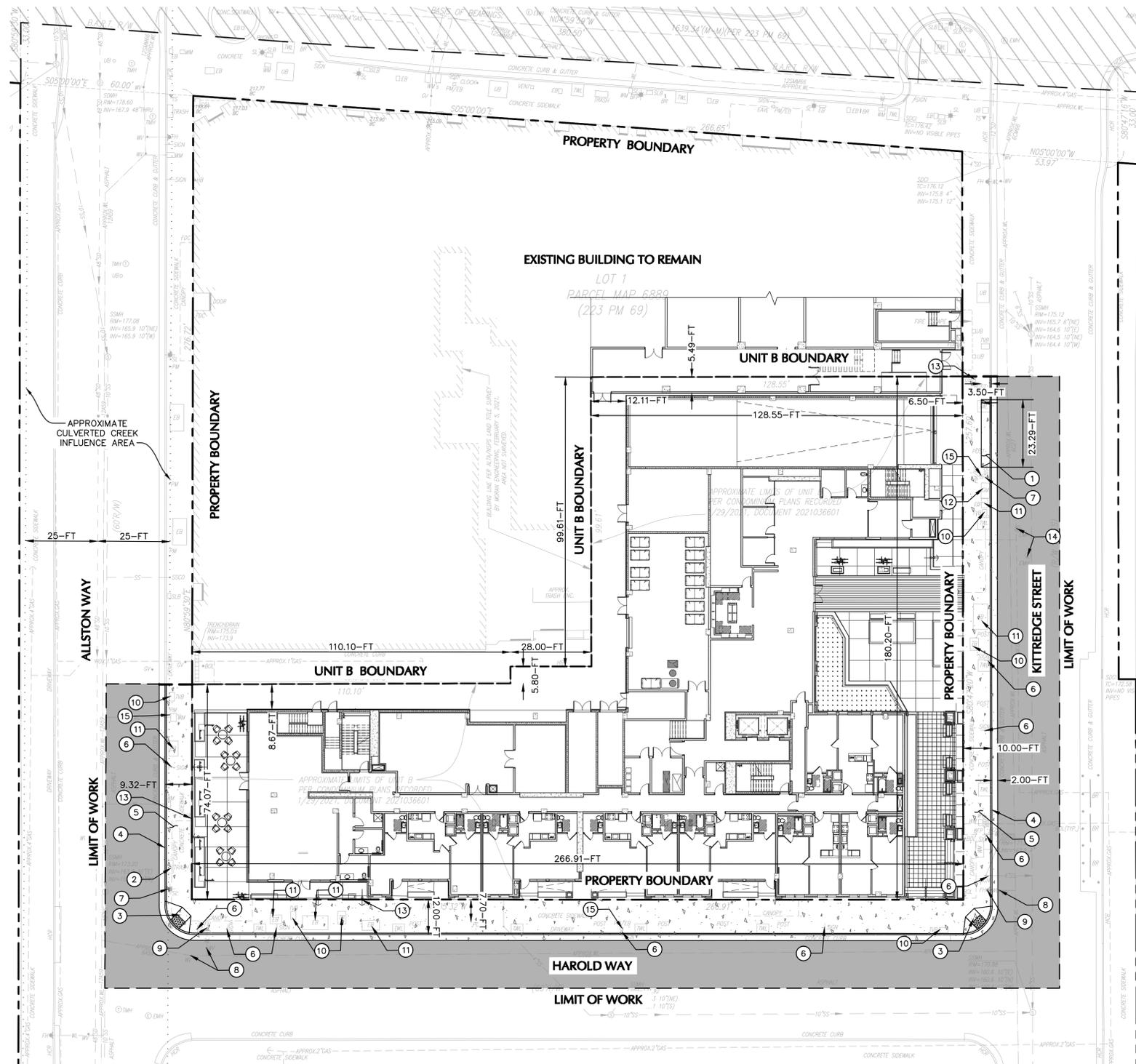
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
SAMPLE UNITS

SHEET NUMBER:
A5-001



NOT RELEASED FOR CONSTRUCTION



- LEGEND**
- PROPERTY LINE
 - - - - - LIMIT OF WORK
 - CULVERTED CREEK INFLUENCE AREA
 - ▭ CONCRETE SIDEWALK 4-IN PCC CONCRETE OVER MIN. 2-IN CLASS 2 AGGREGATE BASE; 6-IN PCC CONCRETE OVER MIN. 2-IN CLASS 2 AGGREGATE BASE AT DRIVEWAYS
 - ▬ GRINDED EXISTING ASPHALT PAVEMENT

- CONSTRUCTION NOTES**
- 1 (P) DRIVEWAY
 - 2 (E) TRASH RECEPTACLE TO BE REINSTALLED
 - 3 (P) CURB RAMP
 - 4 (P) CURB & GUTTER
 - 5 (P) SIDEWALK
 - 6 (E) SIGN
 - 7 (E) STREET LIGHT
 - 8 (E) WATER VALVE
 - 9 (E) FIRE HYDRANT
 - 10 (E) TELECOM BOX
 - 11 (E) ELECTRIC BOX
 - 12 (E) GAS METER
 - 13 (E) UTILITY BOX
 - 14 (E) ELECTRIC MANHOLE
 - 15 (E) PARKING KIOSK

PROJECT #: 731754801
 DRAWN BY: NS
 CHECKED BY: AKC/JRJ

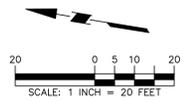
LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 15 Main Street, Suite 1500
 San Francisco, CA 94105
 T: 415.505.2000 F: 415.505.2001 www.langan.com

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

No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP 58330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT	12/10/21
6	DRC PACKAGE	4/1/22

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BERKELEY PLAZA
 2060 ALLSTON WAY
 BERKELEY, CA 94704
 CA VENTURES

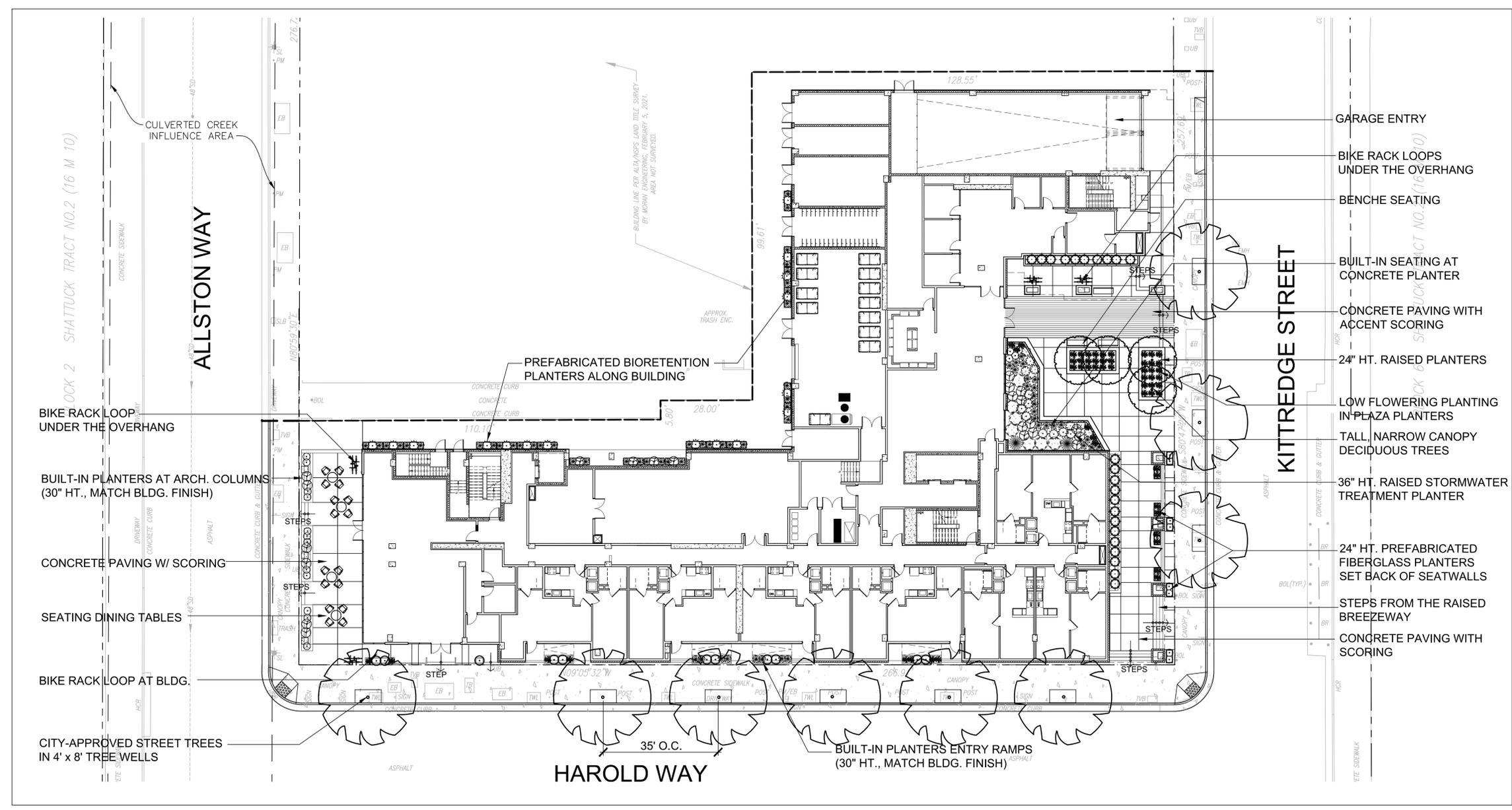


SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C3-001

3/1/2022

NOT RELEASED FOR CONSTRUCTION



LOCK 2 SHATTUCK TRACT NO.2 (16 M 10)

CULVERTED CREEK INFLUENCE AREA

CONCRETE SIDEWALK

ALLSTON WAY

BIKE RACK LOOP UNDER THE OVERHANG

BUILT-IN PLANTERS AT ARCH. COLUMNS (30" HT., MATCH BLDG. FINISH)

CONCRETE PAVING W/ SCORING

SEATING DINING TABLES

BIKE RACK LOOP AT BLDG.

CITY-APPROVED STREET TREES IN 4' x 8' TREE WELLS

PREFABRICATED BIORETENTION PLANTERS ALONG BUILDING

HAROLD WAY

BUILT-IN PLANTERS ENTRY RAMPS (30" HT., MATCH BLDG. FINISH)

GARAGE ENTRY

BIKE RACK LOOPS UNDER THE OVERHANG

BENCHE SEATING

BUILT-IN SEATING AT CONCRETE PLANTER

CONCRETE PAVING WITH ACCENT SCORING

24" HT. RAISED PLANTERS

LOW FLOWERING PLANTING IN PLAZA PLANTERS

TALL, NARROW CANOPY DECIDUOUS TREES

36" HT. RAISED STORMWATER TREATMENT PLANTER

24" HT. PREFABRICATED FIBERGLASS PLANTERS SET BACK OF SEATWALLS

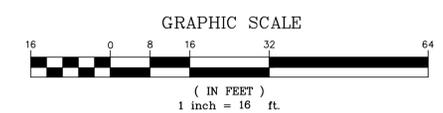
STEPS FROM THE RAISED BREEZEWAY

CONCRETE PAVING WITH SCORING

KITTRIDGE STREET

Master Landscape Design Concept

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



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

REVISIONS	
12/20/21	Use Permit Resubmit
03/21/22	Design Review Submit

RW Stover & Associates, Inc.
 Landscape Architecture
 1000 Shattuck Blvd., Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2383

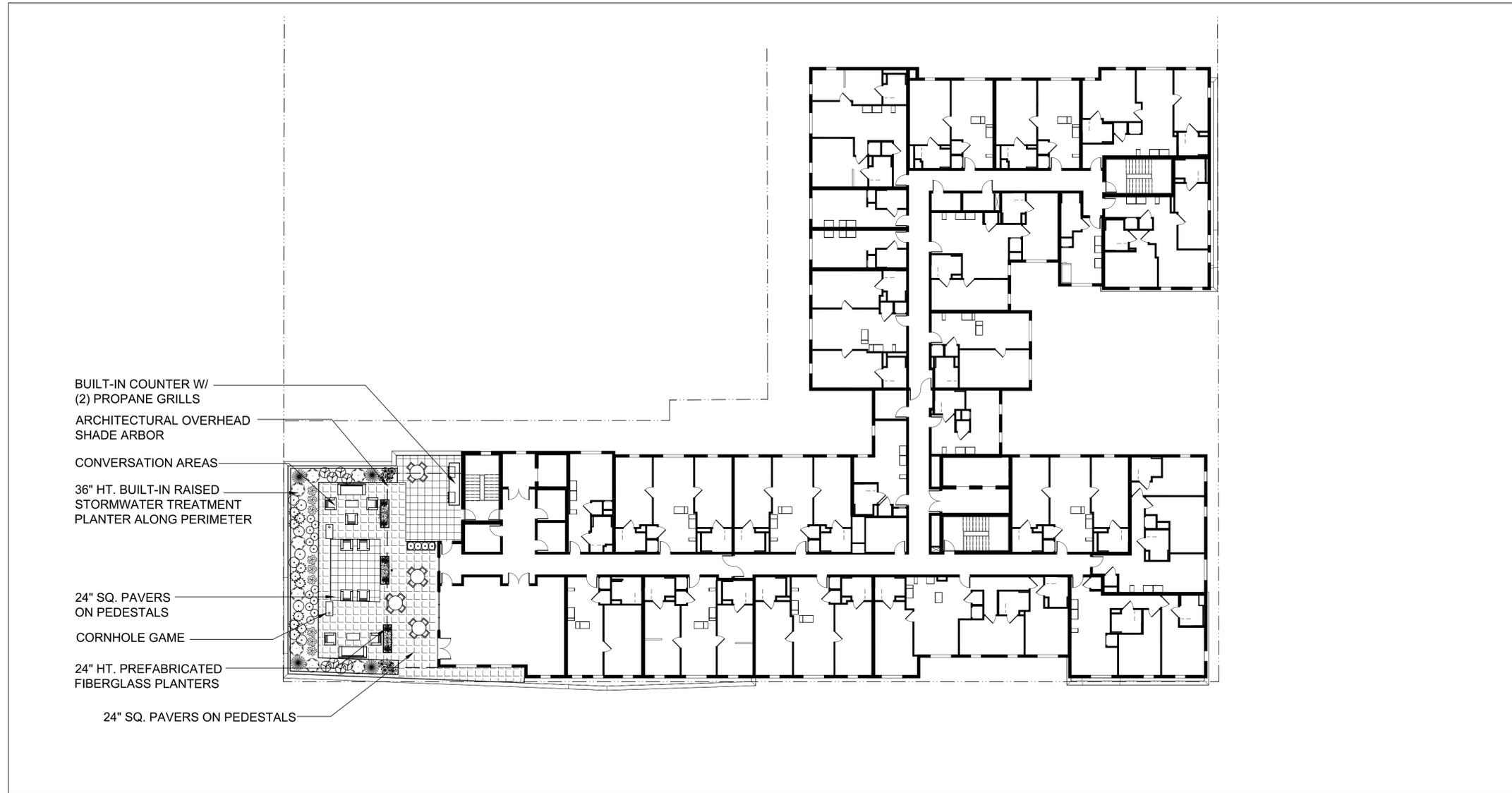


BERKELEY PLAZA
2065 KITTRIDGE STREET
 BERKELEY, CALIFORNIA

GROUND LEVEL
 PRELIMINARY
 LANDSCAPE PLAN

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

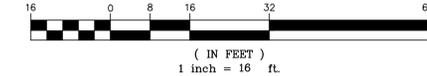
SHEET
L1
 OF SHEETS



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



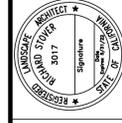
GRAPHIC SCALE



REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

REVISIONS	
1	Use Permit Resubmit
2	12-20-21
3	Design Review Submit
4	03-21-22

RW Stover & Associates, Inc.
 Landscape Architecture
 1000 Shattuck Avenue, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2381



BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

EIGHTH FLOOR
 PRELIMINARY
 LANDSCAPE PLAN

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

SHEET
L2
 OF SHEETS

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS	NATIVE	COUNT	
TREES:						
STREET TREE (CITY-APPROVED)		SEE PLAN 24" BOX	MED	NO	9	
CARPINUS BETULSU 'FASTIGIATA'	EUROPEAN HORNBEAM	35'x25'	24" BOX	MED	NO	4
SHRUBS:						
*CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5'	5 GA	LOW	YES	6
*ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4'	5 GA	LOW	YES	15
*SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5'	5 GA	LOW	YES	31
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3'	5 GA	LOW	NO	11
PERENNIALS / GRASSES:						
*ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2'	1 GA	LOW	YES	77
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5'	1 GA	LOW	YES	39
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3'	5 GA	LOW	YES	8
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1.5'x3'	5 GA	LOW	YES	7
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3'	1 GA	LOW	YES	33
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	5 GA	LOW	YES	15
*PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2'	1 GA	LOW	YES	68
POLYPODIUM CALIFORNICUM	POLYPODY	1.5'x3'	5 GA	VERY LOW	YES	23

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

- * DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA
- * DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST

Bioretention Planters

Solutions to manage on-structure Stormwater Filtration

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

Bioretention (also referred to as flowthrough) planters act as an on-structure organic filter for stormwater systems. Tournesol Siteworks offers several standard configurations as well as custom designs to meet your specific application. The bioretention planters are available in lightweight GFRG or steel, and feature an external waterproof sealant and 4" diameter drainage plumbing. Bioretention media is typically specified by local authorities or to code. The Tournesol bioretention planters are now available in metal! Standard materials include weathering steel (Corten), a steel that rusts but maintains its structural strength, and powder-coated mild steel with a zinc-rich primer and stainless steel base.

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

PREFABRICATED BIORETENTION PLANTERS
 TOURNESOL SITEWORKS FIBERGLASS



BUILT-IN PLANTERS



PREFABRICATED PLANTERS
 TOURNESOL 'WILSHIRE' COLLECTION
 COLOR: BRONZE



BIKE RACKS
 COLUMBIA CASCADE LOOP RACK
 WITH GALVANIZED FINISH



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

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET _o):	41.8						
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,926	713.3331978	18486.7
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
					TOTALS:	2016	769
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	19,927
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	23,511
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA	769	NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.					
TOTAL LANDSCAPE AREA	2,016						
AVERAGE ETAF	0.38						
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA	769						
TOTAL LANDSCAPE AREA	2,016						
SITEWIDE ETAF	0.38						

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

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	5,276 SF	1,104 SF
• ROOF LEVEL	2,742 SF	722 SF
	8,018 SF	1,826 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
 TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 22.8% OF USABLE PRIVATE OPEN SPACE

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/21	Use Permit Resubmit
2	03/21/22	Design Review Submit

RW Stover & Associates, Inc.
 Landscape Architecture
 10000 Wilshire Blvd, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2381



BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

RECOMMENDED
 PLANT LIST, SITE
 AMENITY IMAGES

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

SHEET
L3
 OF SHEETS

Berkeley Plaza

2065 Kittredge St., Berkeley, CA 94704

APPLICANT STATEMENT

Revised Date: 4/11/2022

Berkeley Plaza is a proposed eight-story mixed-use project located at 2065 Kittredge St. The design goal was to create a well-articulated and sculpted building which creates a unique statement in the area and provides much-needed student housing in the Downtown area. The approximately 225,563 sf, eight-story project will be 87'0" in height to the top of the roof. The site area is 33,582 sf. All units will be rental. The project will provide 5% of the base project as very low income units, qualifying for a 20% density bonus under state law (described below). The project consists of 188 dwelling units in eight stories with a mix of studios, one bedroom, two bedroom, three bedroom, and live/work units, ranging in size from 385 sf to 1,374 sf. There are 43 parking spaces provided in an underground parking level.

The architectural design of Berkeley Plaza is a contemporary blend of styles that will fit well into the context of the mixed historical streetscape surrounding the site. The project is designed to complement the scale and materiality of the neighboring historic Shattuck Hotel and the rest of the neighborhood. The design incorporates a traditional brick base with Mission style accent detailing and a more modern architectural mass above, referencing both the historic and the cutting-edge modern character of the City of Berkeley. At the ground level, the project will feature a pedestrian friendly streetscape and a landscaped plaza, creating an appealing lower level experience for residents and passing neighbors.

The overall landscape and hardscape design minimizes long-term maintenance impacts in an effort to create a more Bay-friendly and environmentally-responsible project. The ground level amenities and the roof-top deck will create excellent occupant locations for gathering spots and healthy outdoor living.



The proposed Project is a less-intensive version of the project analyzed in the certified EIR for the 2211 Harold Way project (aka, the Residences at Berkeley Plaza). The administrative record for that project is available here:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2211_Harold.aspx

The Final EIR is located here:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_PHN/2015-03-30_Final%20EIR%20and%20RTC_2211%20Harold.pdf. The Draft EIR for that project can be accessed through the following links:

- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part1_2211%20Harold%20Way.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part2_2211%20Harold%20Way.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part1.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part2.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part3.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part4%20.pdf

Part 3 of the Draft EIR is a 205-page historic resources technical report prepared by Architectural Resources Group for Rincon and discusses impacts re demolition, design and construction as well as a discussion of that project's compliance with the Secretary of Interior Standards. Additional historic documentation includes a report prepared by Bridget Maley of architecture+planning (available here: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2012-02-27_APP_Historic%20Rpt_2211%20Harold.pdf),

Housing Affordability/Density Bonus Statement

Berkeley Plaza is proposed as an all-rental project and would comply with the City's Housing Mitigation Fee Ordinance by restricting rental rates according to the California State Density Bonus law. Berkeley Plaza will include Very Low Income Units in order to qualify for density bonus units, as well as one incentive/concession and waivers (for height, rooftop projections, setbacks, landscape coverage, and open space) under the State Density Bonus Law (Government Code section 65915). The applicant would pay the resulting affordable housing impact fees reduced by virtue of the provision of the very low-income units. As noted above, the proposed level of affordability is at 5 percent of the base project (164 units) at very low-income levels. The number of very low income units would be 9 units and these units would be reasonably dispersed throughout the building. The affordable units would be of comparable size, and would contain, on average, the same number of bedrooms, and have comparable appearance, materials and finish quality as the market rate units in the project. These units would also have access to the same common areas and amenities as the market rate units. The 20 percent density bonus would allow for up to 33 additional units, but only 24 of those bonus units are included in the project for a final total of 188 units.

Waivers and Modifications Requested to Accommodate Density Bonus

By virtue of the project's qualification for a density bonus, it qualifies for the waiver/reduction of any development standard that, if applied, would physically preclude the construction of the project with bonus units and the concession/incentive. (Gov. Code sect. 65915(e)(1).) The applicant will provide support to confirm that the following waivers/reductions are necessary so as not to physically preclude construction of the project as proposed.

- **Waiver to exceed the height limit – Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit.** The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right. Complying with the standard would require the building to reduce the number of floors and eliminate residential units. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.** Accommodating mechanical appurtenances without exceeding the maximum height limit requires a reduction in residential area. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver for minor encroachments above the sidewalks along Harold Way – encroachment up to 30" for a length of 110 feet and up to 12" for a length of 40 feet.** The encroachments allow for additional residential density to be captured in the Project. Without this above-ground encroachment, residential density would be reduced and would physically preclude the construction of the Project as proposed. We understand a separate application is required for the encroachment request to be granted. The development team will pursue these approvals at a later date.
- **Waiver to reduce the 15' minimum front setbacks above 75'.** The constrained site physically prohibits the inclusion of this amount of setback. Inclusion of this additional setback would require reducing the building mass and residential density. Inclusion of this setback would physically preclude the construction of the Project as proposed, including the number of residential units that are allowed under the State Density Bonus Law.
- **Waiver to increase the 5' maximum front setbacks between 0' to 20'.** The increase setback between 0 and 20' in height allows for the inclusion of outdoor spaces on both Allston Way and Kittredge Street that are counted as usable open space and are open to the public.
- **Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30% of the provided usable open space.** Reducing the minimum landscape coverage of the usable open space allows for more public plaza and seating areas that offer an amenity to both the residents of the site and the public.
- **Concession for reduction in useable open space and the percentage of associated landscaped area.** The Project qualifies for one concession and proposes to use it to reduce the amount of useable open space from 15,040 SF down to 13,548 SF, a 10% reduction. This concession will result in identifiable cost savings.

The cost per SF of for construction of the outdoor open space, including providing the necessary landscape, furniture and fixtures is estimated to be in the range of \$80/SF. Granting this concession provides approximately \$120,000 of cost savings, allowing for additional density to be captured and to help provide for affordable housing costs.

Moreover, given the physical constraints of the site, inclusion of this additional outdoor space in full

conformity with the City's requirements would require a reduction in building mass which will result in a residential density reduction. Due to the geometry of the site, this additional open space would need to be provided as an elevated terrace in place of what is currently proposed as residential units. In other words, were the open space requirement not reduced, it would result in the physical preclusion of the project as proposed (with the units added by virtue of the density bonus). As such, this reduction can also be justified as a density bonus waiver of development standards.

Berkeley Downtown Design Guidelines

Architectural design and detailing is provided in the architectural package consistent with the downtown design guidelines. Items considered:

- Proposed massing that incorporates elements to break up the façade planes and create visual play of light and shadow.
- Clear delineations between the ground and upper levels to form a visual base of an appropriate pedestrian scale.
- Change in material/plane at the top residential level to provide a defined building cap and a visual termination.
- Architectural features including canopies, recessed entries and accent materials are implemented to create visual interest at the base of the building.
- Durable materials proposed along the sidewalks.
- Accessible open space available to the public is provided along Kittredge Street and Allston Way to activate the sidewalks and provide a strong connection to the ground level commercial and amenities.
- Residential unit layouts and building configuration with open views toward the proposed courtyard and public streets.
- Service and refuse located along the service alley, hidden from view.
- Storefronts provided at the ground level to maintain transparency and maximize visibility for the interior.
- Arcades and building overhangs utilized where the building sets back at the ground level to maintain continuity of the street wall.
- Proposed colors and finishes harmonious with the prevalent earth-tone colors of downtown Berkeley.
- Publicly accessible street level entries provided on all public streets.
- Parking provided below grade hidden from view to maintain the pedestrian character of downtown.

Additionally, considerations were made for multiple significant design guidelines as identified in reviews of previous submissions.

- **Design Guideline #1 for Frontages, Setbacks, and Heights.**

The majority of the units along Harold Way have been converted to live/work units with the commercial component fronting the street and accessible directly from the sidewalks. Larger windows to provide transparency and activate the sidewalks are now part of the façade design Along Harold Way.

A courtyard fronting Kittredge Street and open to the public provides ample open space for the residents and public to enjoy. The courtyard location is chosen carefully to allow natural daylight to

enter year-round. The main residential lobby, leasing office and ground level amenities are oriented toward the courtyard with the main residential entrance accessible directly from the courtyard. The ground level amenity fronting Allston Way is now proposed as an open to the public amenity with outdoor seating facing Allston. The architectural detailing around the outdoor seating along Allston & Harold is now designed to hold the edge of the street and provide street wall continuity.

A Waiver to increase the 5' frontage setbacks between 0' to 20' above sidewalks is requested at the following locations:

- 6'-1" along Harold Way at the NW corner outside of the commercial space to allow for seating/landscape. Planters are provided at that location right along the property edge.
- 19'-1" along Alston Way frontage to accommodate outdoor seating outside of the commercial space.
- 8'-8" along Kittredge at the SE corner near the parking entrance to improve visibility coming out of the parking deck. The building projects back out to the edge of the property 12' above the sidewalks at this location (overhang). Only the ground level is set-back from the property edge.

- **Design Guidelines #1 and #7 for Storefronts and Entrances**

Design revisions and program adjustments have been made to address the design requirements for Public Serving Frontages. Please refer to previous response for more detail.

- **Design Guideline #10 for Frontages, Setbacks, and Heights.**

The proposed project includes massing projections between levels 3 and 7 for a large percentage of the footprint fronting public streets. This projection provides a defined project base and a visual setback between levels 7 & 8 to help break up the building scale. The horizontal delineation between levels 7 & 8 compliments the scale and massing of the Shattuck Hotel.

An enlarged South elevation (Kittredge) is provided to better illustrate the scale and massing relationship between the proposed building and the Shattuck Hotel.

- **Design Guidelines #6 and #7 for Open Spaces**

Ground level open space along Kittredge Street and Allston way is designed to encourage public access and connectivity between ground level amenities and the sidewalks. The courtyard along Kittredge is located along the Southern edge of the building to maximize natural daylight.