



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 Majority Recommendations
MAY 19, 2022

2099 MARTIN LUTHER KING JR WAY FINAL DESIGN REVIEW

Design Review #DRCF2022-0002 to demolish an existing one story 3,595 square foot auto service building and construct a 62,419 square-foot, seven-story, 74' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low income households) and 1,322 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 65 bicycles within a grade level garage.

I. Introduction

The project seeks to develop a single parcel located on the outer boundary of the Downtown Berkeley area, on the northeast corner of Martin Luther King (MLK) Jr. Avenue and Addison Street, one block south of University Avenue. It requires the demolition of a single-story commercial building which currently operates as an auto service facility.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on October 3, 2019 where they took no action. The project went before the Zoning Adjustments Board (ZAB) on June 25, 2020 where it was awarded its Use Permit. It was last before the Design Review Committee for Preliminary Design Review on February 19, 2020 where the Committee forwarded a favorable recommendation to ZAB with direction for Final Design Review. A summary from that meeting can be found further down for your reference.

It is before the Design Review Committee (DRC) this month for a 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 that February 2020 DRC Meeting.

II. Background

The project would demolish the auto service structure, to construct a new seven-story, 72 unit mixed-use residential building, on the northeast corner of MLK Jr Avenue and Addison Street. The building would have the following main components:

- 72 apartments would be comprised of six studios, thirty-six 1-bedroom units and thirty 2-bedroom units;
- 5 dwelling units would be affordable to Very-Low Income households;
- 5,944 total square feet of usable open space to be located on the second level courtyard and a roof deck;
- 1,322 square feet of commercial/retail area on the ground floor with access via MLK Jr. Avenue; and
- 65 bicycle parking spaces located on site.

III. Project Setting

A. Neighborhood/Area Description:

The proposed seven-story building is located on a project site that is on the outer boundary of the Downtown area. To the north, east and south of the project site there are commercial, mixed use and office buildings ranging from three- to seven-stories. To the west of the project site, across MLK Jr. Avenue is a café, flower shop and multi-family residential building within the R-2 residential district, with single- and multi-family residences beyond. The area consists of commercial, residential and mixed-use residential buildings. The Downtown Berkeley BART station is within walking distance to the east. In addition, bus service is available via transit lines on MLK Jr. and University Avenues.

B. Site Conditions:

The subject property has two street frontages, on Addison Street and MLK Jr. Avenue. Currently there is a single story auto services building on the north side of the property. The remainder of the property is dedicated to 10 parking spaces and vehicle circulation areas. The site is accessed via two curb cuts on Addison Street and two curb cuts on MLK Jr. Avenue.

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		Auto Service use	C-DMU, Buffer Downtown Mixed Use	Downtown
Surrounding Properties	North	Mixed use and commercial		
	South	Commercial, offices		
	East	Office and multi-family residential		

	West	Commercial, café and flower shop and multi-family residential	R-2, Restricted Multiple-Family Residential	Low Medium Density Residential (LMDR)
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IV. DRC Summary – February 19, 2020

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Kahn, Finacom) VOTE (6-0-0-0)

Conditions:

- *Provide more information on roof deck design at FDR and include information on any coverings.*
- *Provide more detail on perforated metal panels at the 2nd floor.*
- *Modify floor plans so that one of the stairs is more accessible to the lobby.*
- *Provide final color palette at FDR, and include an alternate for further discussion.*
- *Applicant will provide more detail about the 6th floor planters, including drainage and maintenance information.*
- *Applicant shall present a strategy for future take-out windows at FDR.*

Recommendations:

- *Some protection on the roof from both sun and rain was recommended.*
- *Develop a destination at the north end of the roof deck, in addition to what is already at the south.*
- *More space for gardening on the roof is strongly recommended.*
- *Look at a thicker edge band at the parapet, with an emphasis at the corner; Consider extending the corner banding to the roof.*
- *Committee would like to compare an earth tone color palette against one with a primary accent color.*
- *One alternate to perforated panels may be frosted glass - it may be better to simplify the number of different accent materials.*
- *If art is not selected for the east wall, show more detail of this wall area at FDR.*
- *There was some concern that text-based art would not be successful on that east elevation.*
- *Applicant confirmed that they will only have electric components on the roof, not gas.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½" x 11" copy of the approved Use Permit drawings has been included as an attachment for reference. This design submittal is consistent with approved Use Permit design.

B. Current Submittal includes:

- Plans, exterior elevations, building sections;
 - Ground floor plan has been revised to allow direct access to the main stair from Martin Luther King Jr. Way.
 - Accent panels have been added to the bays on the North façade.
- Construction details, wall sections, colors and materials palette
 - Applicant will provide additional information at the meeting.
- Landscape and planting plans, plant palette, tree removal plan, planting and landscape construction details;
 - Roof deck design has been further developed with additional spaces for gathering created through use of a variety of moveable seating configurations and pre-fabricated planters.
 - Sections through outdoor gathering spaces have been included on sheet L2.01.
 - Rooftop trellis details are included on sheet A2.9.1 with renderings on sheet A3.0.5 and enlarged elevations on sheet A3.1.5.

C. 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 May 6, 2022
2. Approved Use Permit Drawings, approved June 25, 2020

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

DRC FINAL SUBMITTAL SET - ISSUED 05/06/22

COVER

A0.0.2 DRAWING INDEX

A0.0.2 DRAWING INDEX

A0.0.2 DRAWING INDEX

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●	A8.0.2	TYPICAL INTERIOR WALL ASSEMBLIES
●	A8.0.3	WALL TRANSITION DETAILS
●	A8.1.1	TYPICAL FLOOR AND CEILING ASSEMBLIES
●	A8.1.2	CONCRETE SLAB & PODIUM DETAILS
●	A8.2.1	WINDOW BAY PLANS & DETAILS
●	A8.2.2	WINDOW DETAILS
●	A8.3.1	EXTERIOR DOOR DETAILS
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●	A8.4.1	ROOF DETAILS
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●	L8.01	CONSTRUCTION DETAILS
●	L8.02	CONSTRUCTION DETAILS
●	L8.03	CONSTRUCTION DETAILS
●	L8.04	CONSTRUCTION DETAILS

●	L10.01	PLANTING PLAN - FIRST LEVEL
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ARCHITECTURAL

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A2.2.1 2ND FLOOR PLAN

A2.3.1 3RD FLOOR PLAN

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●	A3.0.3	PERSPECTIVE LOOKING WEST ON ADDISON ST
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●	A3.3.3	WALL SECTIONS
●	A3.3.4	WALL SECTIONS
●	A3.3.5	WALL SECTIONS
●	A3.3.6	WALL SECTIONS



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AGENCY APPROVAL

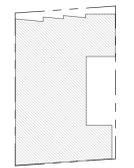
2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
1 PLANCHECK 1	24 NOV 21
2 PLANCHECK 3	25 MAR 22
3 PLANCHECK 4	6 MAY 22

KEY PLAN



DRAWING TITLE
DRAWING INDEX

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: 1" = 60'-0"

SHEET NUMBER:
A0.0.2



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Owner

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR.
WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21

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DATE: 11/29/21

DRAWING TITLE
CIVIL SITE PLAN

DRAWN: MLR
DATE: 09/01/2021
KMA PROJECT NO: 1819

CHECKED: MLR
SCALE: 1"=10'
DATE: 12/15/21

SHEET NUMBER: **C1.0**



CIVIL LEGEND

BC - BEGIN CURB RETURN	L - LENGTH OF CURB RETURN
BW - BACK OF SIDEWALK	P - PAVEMENT
CB - CATCH BASIN	PL - PROPERTY LINE
EC - END CURB RETURN	R - RADIUS OF CURB RETURN
FF - FINISH FLOOR	STA. - STATION
FL - FLOWLINE	TC - TOP OF CURB
(E), EX. - EXISTING	Δ - ANGLE OF CURB RETURN
GB - GRADE BREAK	--- - GRADE BREAK
	----- - CONCRETE LANDING

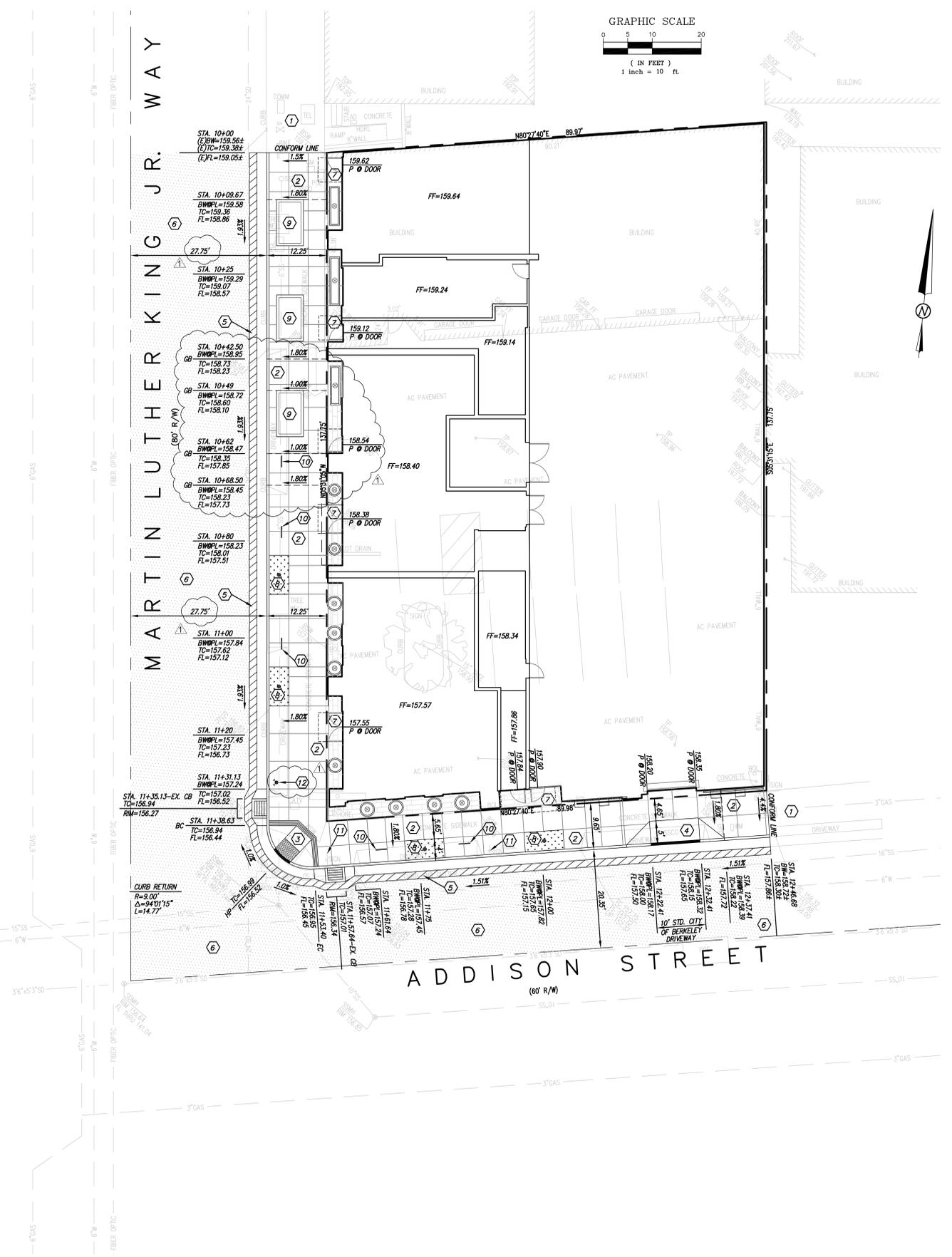
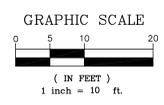
	- CONCRETE SIDEWALK
	- FULL DEPTH ASPHALT CONCRETE
	- TREE/PLANTER LANDSCAPING

CIVIL SITE WORK LEGEND

- 1 EXISTING CONCRETE CURB, GUTTER & SIDEWALK/DRIVEWAY TO REMAIN.
- 2 INSTALL STANDARD CITY OF BERKELEY CONCRETE CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE. EXTEND PUBLIC SIDEWALK TO NEW BUILDING. ADJUST ALL EXISTING AND NEW UTILITY BOXES TO NEW GRADES. SEE PLAN FOR GRADE BREAK LOCATIONS.
- 3 INSTALL CONCRETE CASE 1 WHEELCHAIR RAMP, WITH TRUNCATED DOMES, PER CITY OF BERKELEY STANDARD PLAN 6780, SHEETS 1, 4 & 5.
- 4 INSTALL STANDARD CITY OF BERKELEY, 10' WIDE COMMERCIAL DRIVEWAY, WITH 5' FLARES.
- 5 SAWCUT & REMOVE 18" (MIN.) WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND BASEROCK. INSTALL FULL DEPTH ASPHALT CONCRETE (9" MIN.).
- 6 EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN. NOTE: AFTER ALL UTILITY CONNECTIONS AND A MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2" GRIND AND ASPHALT CONCRETE OVERLAY TO ROADWAY CENTERLINE MARTIN LUTHER KING JUNIOR WAY AND ADDISON STREET, AS SHOWN ON THIS PLAN. ACTUAL LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.
- 7 CONCRETE LANDING AREA. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- 8 INSTALL 8.00' x 4.00' TREE WELL. REFER TO LANDSCAPE PLANS & SHEET C1.0A FOR ADDITIONAL DESIGN INFORMATION.
- 9 APPROXIMATE LOCATION OF NEW UNDERGROUND TRANSFORMER VAULT/ELECTRICAL BOX. SEE ELECTRICAL PLANS FOR MORE INFORMATION.
- 10 INSTALL BICYCLE RACK. REFER TO LANDSCAPE PLANS & SHEET C1.0A FOR ADDITIONAL DESIGN INFORMATION.
- 11 REMOVE & SALVAGE EXISTING STOP SIGN/2 HOUR STREET PARKING SIGN. SEE SHEET C1.1A FOR INSTALLATION SALVAGED SIGN ON NEW POST.
- 12 EBMUD TO INSTALL NEW PUBLIC FIRE HYDRANT AT STATION 11+29.75.

CITY OF BERKELEY NOTE

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, UTILITY, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.



PLANT PALETTE							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	
STREET TREES							
ACE RU	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	PER PLAN	2	M	
ULM EM	ULMUS 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	24" BOX	PER PLAN	2	L	
PODIUM AND ROOF DECK TREES							
GIN BI	GINGKO BILOBA 'FASTIGIATA'	FASTIGIATA MAIDENHAIR TREE	24" BOX	PER PLAN	4	M	1
LAC IN	LAGERSTROEMIA 'CATAWBA'	CATAWBA CRAPE MYRTLE	24" BOX	PER PLAN	2	L	
OLE EU	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN	2	L	
SHRUBS GRASSES & PERENNIALS							
EG	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	3'-0" OC	22	L	
AC	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	28	L	
AM	ACHILLEA M. 'SONOMA COAST' *	WHITE YARROW	5 GAL	2'-0" OC	16	L	
AA	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	7	L	
CT	CHONDRPETALUM TECTORUM *	CAPE RUSH	1 GAL	3'-0" OC	15	L	
DG	DIETES GRANDIFLORA 'VARIEGATA' *	VARIEGATED FORTNIGHT LILY	5 GAL	3'-0" OC	13	L	
LP	LIMONIUM PEREZII	SEA LAVENDER	5 GAL	3'-0" OC	20	L	
LB	LOMANDRA 'BREEZE' *	MAT RUSH	5 GAL	3'-0" OC	23	L	
OM	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	1 GAL	2'-0" OC	15	L	
PW	PITTIOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL	3'-0" OC	20	L	
ST	SANSEVERIA TRIFUSCATA	SNAKE PLANT	5 GAL	AS SHOWN	13	L	
S	SISYRINCHIUM BELLUM 'N. COAST' *	BLUE EYED GRASS	1 GAL	1'-6" OC	24	L	
VINES							
Δ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	AS SHOWN	4	M	
Δ	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL	AS SHOWN	8	L	
GREEN ROOF PLANTING							
+	+	+	+	+	+	+	+
	SEDUM MIX	SEDUM SPECIES	TILES	AS SHOWN	713 SF	L	
GROUNDCOVERS							
	ARTEMESIA CA 'CANYON GRAY'	COASTAL SAGEBRUSH	4" POTS	3'-0" OC	30	L	2
	LANTANA 'NEW GOLD'	YELLOW TRAILING LANTANA	4" POTS	2'-0" OC	45	L	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	1 GAL	3'-0" OC	10	L	
	TRADESCANTIA ZEBRINA	INCH PLANT	4" POT	1'-0" OC	30	M	
* SPECIES USED IN STORMWATER TREATMENT PLANTING AREAS							

NATIVE & WILDLIFE-SUPPORTING PLANTS						
BOTANICAL NAME	QTY	CA NATIVE	BIRD HABITAT	FLOWERING: POLLEN/NECTAR: HUMMINGBIRDS AND INSECTS	SEEDS/FRUIT: BIRDS & SQUIRRELS	
TREES						
ACER RUBRUM 'OCTOBER GLORY'	2	-	YES	YES	YES	
ULMUS 'EMERALD SUNSHINE'	2	-	YES	-	-	
GINGKO BILOBA 'FASTIGIATA'	4	-	YES	-	-	
LAGERSTROEMIA 'CATAWBA'	2	-	YES	YES	-	
OLEA EUROPAEA 'SWAN HILL'	2	-	YES	-	-	
SHRUBS GRASSES & PERENNIALS						
EUONYMUS 'GREEN SPIRE'	22	-	-	-	-	
ACACIA COGNATA 'COUSIN ITT'	28	-	-	-	-	
ACHILLEA M. 'SONOMA COAST'	16	YES	-	YES	-	
AGAVE ATTENUATA	7	-	-	-	-	
CHONDRPETALUM TECTORUM	15	-	-	-	-	
DIETES GRANDIFLORA 'VARIEGATA'	13	-	-	YES	-	
LIMONIUM PEREZII	20	-	-	YES	-	
LOMANDRA 'BREEZE'	23	-	-	YES	-	
ORTHROSANTHUS MULTIFLORUS	15	-	-	YES	-	
PITTIOSPORUM 'WHEELER'S DWARF'	20	-	-	YES	YES	
SANSEVERIA TRIFUSCATA	13	-	-	-	-	
SISYRINCHIUM BELLUM 'N. COAST'	24	YES	-	YES	-	
VINES						
TRACHELOSPERMUM JASMINOIDES	4	-	-	YES	-	
VITIS CALIFORNICA	8	YES	-	YES	-	
GROUNDCOVERS						
ARTEMESIA CA 'CANYON GRAY'	30	YES	-	YES	-	
LANTANA 'NEW GOLD'	45	-	-	YES	-	
ROSMARINUS OFFICINALIS	10	-	-	YES	-	
SEDUM MIX	713sf (800)	-	-	YES	-	
TRADESCANTIA ZEBRINA	30	-	-	-	-	
PERCENTAGE OF NATIVE AND/OR WILDLIFE SUPPORTING PLANTS: 90%						
TOTAL PLANTS IN PROJECT: 1,167						
TOTAL NATIVE CALIFORNIA PLANTS: 78						
TOTAL HABITAT, POLLEN AND/OR NECTAR AND/OR FOOD PROVIDING PLANTS: 1,052						

SCHEDULE OF PRODUCTS & MATERIALS										
KEY	DESCRIPTION	DETAIL	QTY.	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	COMMENTS		
PAVING AND PAVING ACCESSORIES										
P-1	CONC PAVING - FINISH 1	1/L8.01	-	NATURAL	LIGHT BROOM	-	-	SCD FOR SIDEWALK PAVING. TOOLED JOINTS		
P-2	PAVER AT GRADE	3/L8.01	-	FRENCH GRAY 1404	LT SANDBLAST	STEPSTONE	LARGE SCALE CALARC 12x36x2.5	RUNNING BOND. WITH COLORED JOINT TO MATCH PAVER.		
P-3a	PAVER ON AGG - TYPE 1	4/L8.01	-	GRANADA WHITE 1401	LT SANDBLAST	STEPSTONE	LARGE SCALE CALARC 12x48x2.5	STAGGER BOND		
P-3b	PAVER ON AGG - TYPE 2	4/L8.01	-	PORCELAIN 1413	LT SANDBLAST	STEPSTONE	CALARC 24x24x2	STACKED BOND		
P-4	PAVER ON PEDESTAL	6/L8.01	-	PORCELAIN 1413	LT SANDBLAST	STEPSTONE	PEDESTAL-SET LARGE SCALE CALARC 12x48x2.5	RUNNING BOND		
P-5	PEDESTAL SYSTEM	6/L8.01	-	-	-	BISON THRU STEPSTONE	VERSAJUST PEDESTAL; HT VARIES	3/8" TABS. INSTALL PER MFR INSTRUCTIONS		
P-6	WOOD DECKING OVER PEDESTAL	6/L8.01	-	NATURAL	TM ASH	TOURNESOL SITEWORKS	#SWT-4824 BOULEVARD WOOD TILES			
P-7	PORCELAIN PAVERS	6/L8.01	-	TYPE GC 04	PORCELAIN	BELGARD	GLOCAL 24"x24"x3/4"	WITH BISON PAVER TRAY, PT-TRAY-2424-4		
LANDSCAPE WALLS										
W-1	CMU PLANTER WALL	1,4/L8.02	-	3147WC	GROUND FACE	CALSTONE	6x8x16 & 6x4x16 CMU, 6x2x16 CAP	MORTAR: CALSTONE TYPE S, COLOR 3147		
W-2	CMU BIORETENTION PLANTER WALL	2,4/L8.02	-	3147WC	GROUND FACE	CALSTONE	6x8x16 & 6x4x16 CMU, 6x2x16 CAP	MORTAR: CALSTONE TYPE S, COLOR 3147		
FENCING & STRUCTURES										
F-1	PATIO ENCLOSURE	1,2/L8.03	-	NATURAL	TM ASH, STEEL	TOURNESOL SITEWORKS	BOULEVARD WOOD	STEEL POST TO BE PAINTED		
F-2	DECORATIVE SCREEN FENCE	5,6/L8.03	-	TBD	P.COAT ALUMINUM & STL	TBD	LASER-CUT PANEL PATTERN TBD			
F-3	GARDEN WORKBENCH	14/L8.04	1	NATURAL	REDWOOD	-	-			
F-4	GUARDRAIL	9/L8.03	-	-	STAINLESS STEEL	AGS STAINLESS OR EQ	CABLE RAILING SYSTEM			
DRAINAGE										
D-1	PLANTER DRAIN - ON STRUCTURE	6/L8.02	-	BLACK GRATE	GRATE: HDPE, PIPE: PVC	MIFAB DRAIN, NDS GRATE	DRAIN: F1100-C-PLA; GRATE: #78	PROVIDE 4" PERF STANDPIPE. SPD FOR CONNECTIONS.		
D-2	DRAIN MAT AT CIP PLANTERS	2,3/L10.04	-	-	-	AMERICAN HYDROTECH	GARDENDRAIN GR-30 & GR-50	GR-30 AT SHRUB-ONLY PLANTERS; GR-50 AT PLANTERS WITH TREES		
LIGHTING & ELECTRICAL										
L-1	ELECTRICAL OUTLET - COURTESY	-	3	-	-	SED	SEE ELECTRICAL PLANS	W/LOCKING WEATHERPROOF COVER, SED FOR CONNECTIONS		
L-2	WALL LIGHT	11/L8.02	12	-	-	SED	SEE ELECTRICAL PLANS	SED FOR CONNECTIONS		
L-3	POST-MOUNT LIGHT AT FENCE	2	2	-	-	SED	SEE ELECTRICAL PLANS	SED		
SITE FURNISHINGS										
SF-1	BIKE RACK	15,16/L8.04	5	-	STAINLESS STEEL	HUNTCO	THE SOL, 2"x2" SQ TUBING; 36"Wx32.5"HT	FLANGE MOUNT. COMPLIANT WITH CITY STANDARDS		
SF-2a	PREFAB PLANTER - ROUND	8/L8.03	10	SEE NOTES	FIBERGLASS	OLD TOWN FIBERGLASS	DUNE, 36" DIA, DS3623	RETAIL: AGED BRONZE #29-G; LOBBY ENTRY: TERRA #10-G		
SF-2b	PREFAB PLANTER-REC	8/L8.03 SIM	2	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL962430			
SF-2c	PREFAB PLANTER-REC	8/L8.03 SIM	1	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL602430			
SF-2d	PREFAB PLANTER-REC	4/L8.03	5	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL482424			
SF-2e	PREFAB PLANTER-REC	4/L8.03	0	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL722436			
SF-2f	PREFAB PLANTER-REC	4/L8.03	19	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL723636			
SF-2g	PREFAB PLANTER-REC	4/L8.03	4	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL723042			
SF-2h	PREFAB PLANTER-REC	4/L8.03	7	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL722430			
SF-2i	PREFAB PLANTER-REC	4/L8.03	3	AGED BRONZE #29-G	FIBERGLASS	OLD TOWN FIBERGLASS	STANDARD RECTANGLE, RL603042			
SF-3	COMMUNITY GARDEN PLANTER	4/L8.03 SIM	4	-	GALV STEEL	BEHLEN COUNTRY	#50130038 GALV STOCK TANK 2"Wx2"Hx6'L, ±134 GAL	DRILL (2) 1" DIA DRILL HOLES AT BOTTOM		
SF-4	CAFE TABLES & CHAIRS	-	2	TBD	POWDERCOAT STL	LANDSCAPE FORMS	BRAVO BISTRO TABLE AND CHAIRS (2 CHAIRS/TABLE)	FREESTANDING		
SF-5	LOUNGE SOFA & CHAIR	-	4S, 2C	TBD	HDPE, SUNBRELLA	ROOM & BOARD	RAYO LOUNGE SOFA (S) AND CHAIR (C)	FREESTANDING, WITH CUSHIONS		
SF-6	ADIRONDACK FURNITURE	-	10	TBD	HDPE	LOLL DESIGNS	4-SLAT ADIRONDACK CHAIR, LOLLYGAGGER END TABLE	FREESTANDING		
SF-7	COMMUNITY TABLE & CHAIRS	-	1	TBD	HDPE, P.COAT ALUM	LANDSCAPE FORMS	HARVEST	FREESTANDING		
SF-8	TRASH & RECYCLING RECEPTACLE	-	-	TBD	P.COAT ALUMINUM	LANDSCAPE FORMS	SELECT DOUBLE UNIT, SOLID WALLS	MULT-USE & 5" ROUND OPENINGS		
SF-9	FLUSH PLANTING TRAY	12/L8.03	-	-	FIBERGLASS	OLD TOWN FIBERGLASS	12" DEEP CUSTOM FIBERGLASS LINERS	1/2" DIA DRAIN HOLES		
SF-10	KITCHEN COUNTER STOOLS	-	8	TBD	TBD	TBD	TBD	FREESTANDING		
OUTDOOR KITCHEN										
K-1	KITCHEN COUNTER STRUCTURE	-	1	TBD	POWDERCOAT SST	DANVER KITCHENS	CUSTOM DESIGN-BUILD	100% NON-COMBUSTIBLE MATERIALS, VENTED		
K-2	ELECTRIC GRILL	11/L8.04	2	-	SST	FIRE MAGIC	ELECTRIC GRILL, E250T-1Z1E	120V, 20 AMP MIN REQUIRED; SED		
K-3	COUNTERTOP	-	1	TBD	-	DEKTON BY COSENTINO	TBD, 2CM			
K-4	SOAP DISPENSER	-	-	-	SST, ABS	JUST MANUFACTURING CO	JHDD-2000, 34 FL OZ CAPACITY, VANDAL RESISTANT			
K-5	ACCESSIBLE SINK W/SINK COVER	11,12/L8.04	2	-	SST	JUST MANUFACTURING CO	SLN-ADA-1921-A-GR, 6" DEEP, CENTERED INTEGRA DRAIN & 1.5" FAUCET HOLE, SST SINK COVER	1.5" SOAP HOLE ON SIDE. SINK COVER: CUSTOM FLAT W/HANDLES, (4)ANGLES WELDED TO UNDERSIDE ON EA SIDE TO PREVENT SLIDING		
K-6	ACCESSIBLE FAUCET	-	2	-	SST, CHROME	KOHLER	SIMPLICE K-596 PULL DOWN FAUCET			
MISCELLANEOUS										
M-1a	MULCH	-	-	NATURAL, UNDYED	TREE TRIMMINGS	RECOLOGY	ARBOR MULCH	3" DEPTH		
M-1b	BIORETENTION MULCH	-	-	-	BASALT STONE	LYNGSO GARDEN	3/8" CRUSHED BLACK BASALT			
M-2	PAVER EDGE CONSTRAINT	5/L8.01	-	BLACK	DURAFLEX ALUMINUM	PERMALOC	STACKED: GEOEDGE & CLEANLINE XL	SIZES AS REQ'D. W/TENAX MS220 GEOGRID APRON		
M-3	DECORATIVE AGGREGATE	5/L8.02	-	NATURAL	STONE	LYNGSO GARDEN	1"-2" DIA, BLACK LA PAZ			
M-4	ARTIFICIAL PLANTS	4/L8.04	106	-	UV-RATED PLASTIC	ARTIFICIAL PLANTS UNLIM.	5' LONG HANGING ASPARAGUS APU1-UV-A110505	PRE-INSTALLED IN 6" DEPTH FOAM, 12" OC		
M-5	HOSE BIBB	-	1	-	-	-	-	SPD		
M-6	GREENSCREEN SYSTEM	1/L8.04	-	BLACK	POWDERCOAT STEEL	GREENSCREEN	3" THICK PANEL, ASSOCIATED COMPONENTS	POWDERCOAT ALL ELEMENTS, INCLUDING STL FRAMING		
M-7	POLYETHYLENE LINER	4/L8.04	-	BLACK	POLYPROPYLENE	DEEPSTREAM DESIGN	CUSTOM LINER 9" HT, 1/2" THICK, WIDTH 2'2" OR 1'3"	96" LONG MAX; WIDTHS TO MATCH ARCH WALLS		
NOTES										
1. REFER TO SPECIFICATIONS FOR MANUFACTURER AND ADDITIONAL INFORMATION.										
2. ALL QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONVENIENCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.										



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AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22



DRAWING TITLE

MATERIAL AND PLANT SCHEDULES

DRAWN: JD
DATE: 1/28/2022
KMA PROJECT NO.: 1819

CHECKED: LF
SCALE: As Indicated

L0.02

SHEET NUMBER



930 GRAYSON STREET BERKELEY, CA 94710
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22



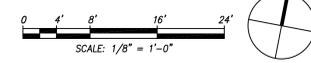
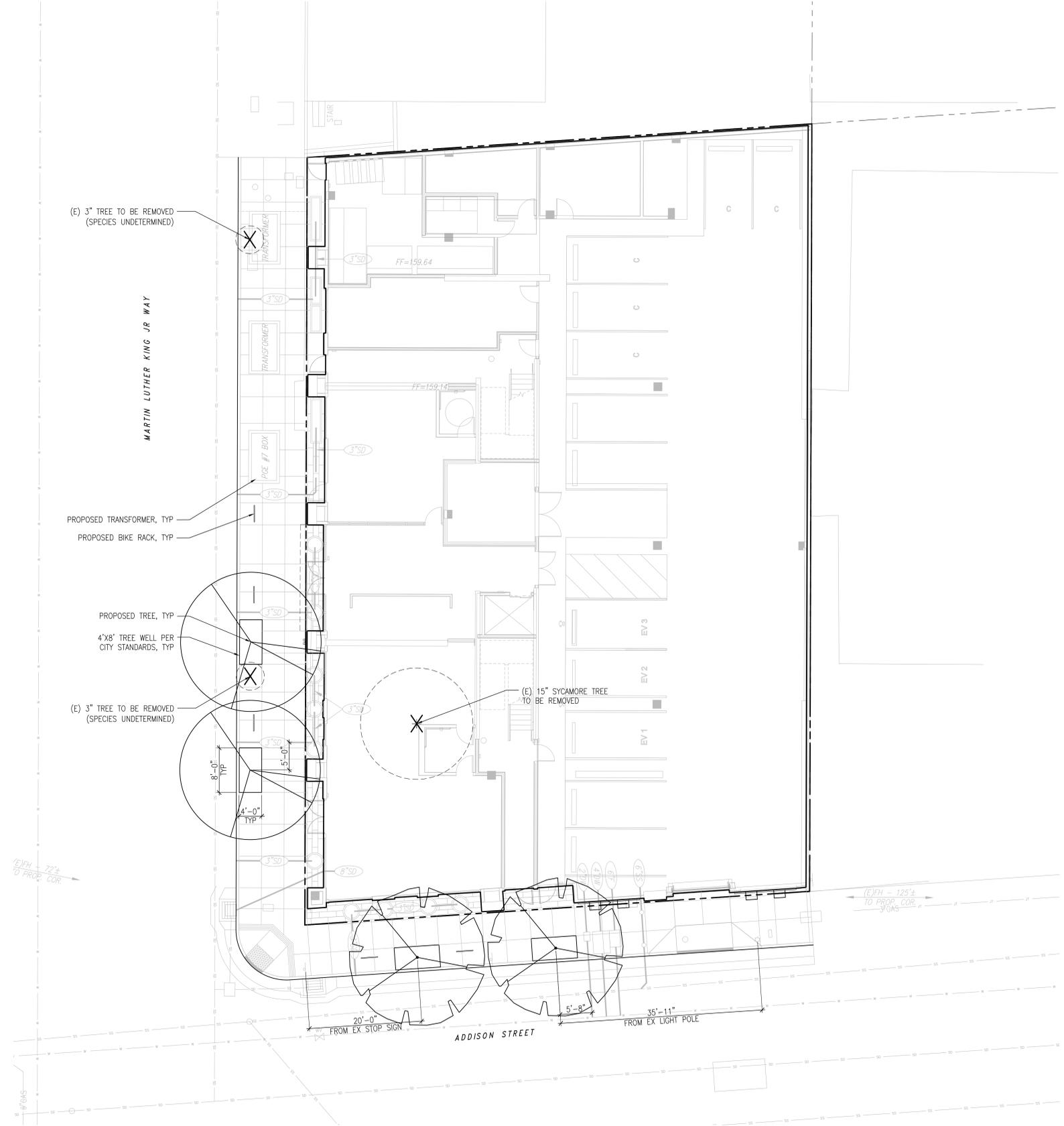
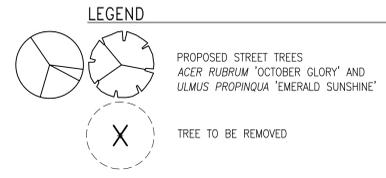
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DRAWING TITLE

EXISTING TREE REMOVAL & MITIGATION PLAN

DRAWN: JD DATE: 1/28/2022 KMA PROJECT NO.: 1819
 CHECKED: LF SCALE: As Indicated

SHEET NUMBER: **L0.03**



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REVISIONS

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PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22



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DRAWING TITLE

LANDSCAPE CONSTRUCTION PLAN - FIRST LEVEL

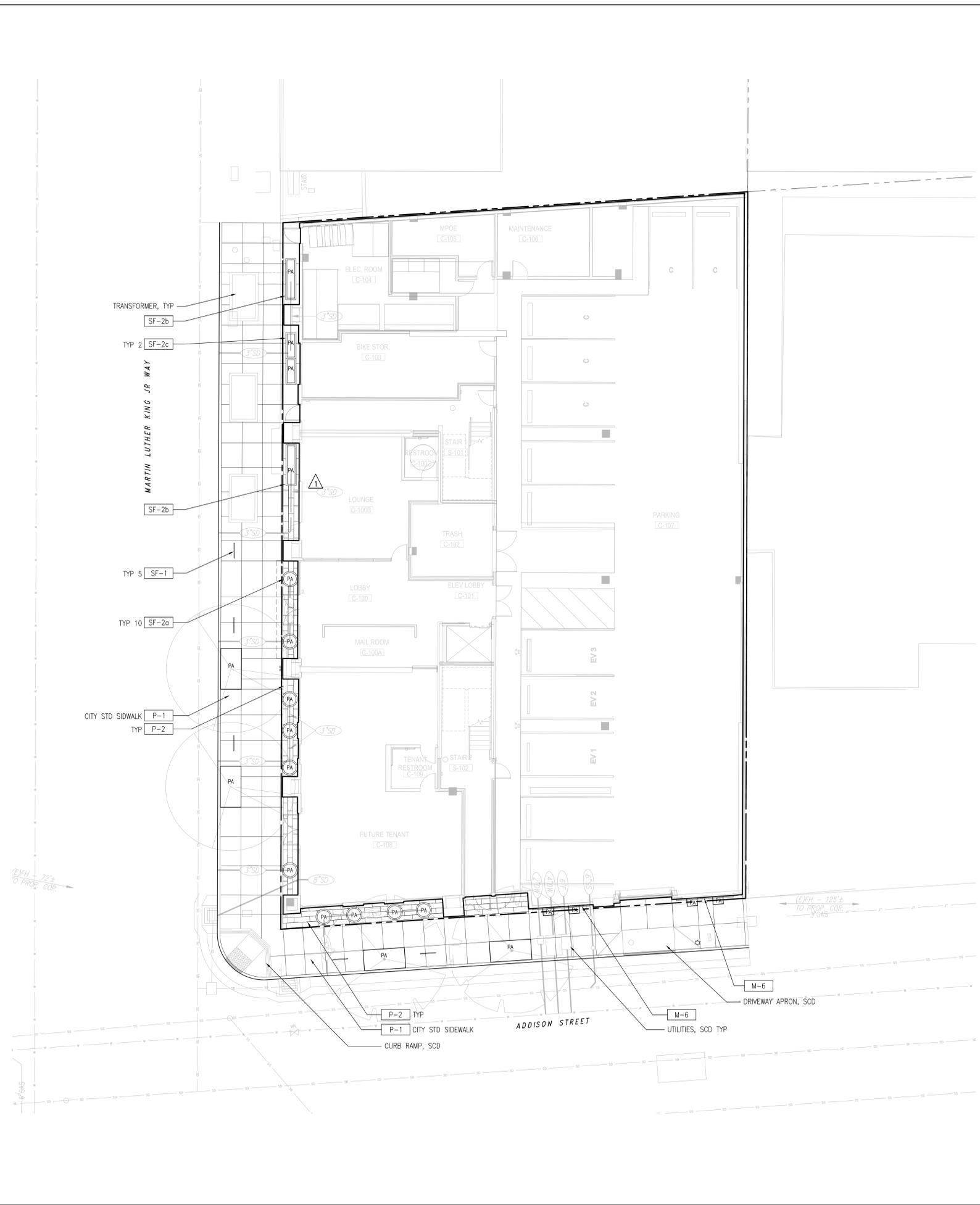
DRAWN: JD DATE: 1/28/2022 KMA PROJECT NO.: 1819

CHECKED: LF SCALE: As Indicated

SHEET NUMBER: **L1.01**

KEY	DESCRIPTION	DETAIL
PAVING AND PAVING ACCESSORIES		
P-1	CONC PAVING - FINISH 1	1/L8.01
P-2	PAVER AT GRADE	3/L8.01
P-3a	PAVER ON AGG - TYPE 1	4/L8.01
P-3b	PAVER ON AGG - TYPE 2	4/L8.01
P-4	PAVER ON PEDESTAL	6/L8.01
P-5	PEDESTAL SYSTEM	6/L8.01
P-6	WOOD DECKING OVER PEDESTAL	6/L8.01
P-7	PORCELAIN PAVERS	6/L8.01
LANDSCAPE WALLS		
W-1	CMU PLANTER WALL	1,4/L8.02
W-2	CMU BIORETENTION PLANTER WALL	2,4/L8.02
FENCING & STRUCTURES		
F-1	PATIO ENCLOSURE	1,2/L8.03
F-2	DECORATIVE SCREEN FENCE	5,6/L8.03
F-3	GARDEN WORKBENCH	14/L8.04
F-4	GUARDRAIL	9/L8.03
DRAINAGE		
D-1	PLANTER DRAIN - ON STRUCTURE	6/L8.02
D-2	DRAIN MAT AT CIP PLANTERS	2,3/L10.04
LIGHTING & ELECTRICAL		
L-1	ELECTRICAL OUTLET - COURTESY	-
L-2	WALL LIGHT	11/L8.02
L-3	POST-MOUNT LIGHT AT FENCE	-
SITE FURNISHINGS		
SF-1	BIKE RACK	15,16/L8.04
SF-2a	PREFAB PLANTER - ROUND	8/L8.03
SF-2b	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2c	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2d	PREFAB PLANTER-REC	4/L8.03
SF-2e	PREFAB PLANTER-REC	4/L8.03
SF-2f	PREFAB PLANTER-REC	4/L8.03
SF-2g	PREFAB PLANTER-REC	4/L8.03
SF-2h	PREFAB PLANTER-REC	4/L8.03
SF-2i	PREFAB PLANTER-REC	4/L8.03
SF-3	COMMUNITY GARDEN PLANTER	4/L8.03 SIM
SF-4	CAFE TABLES & CHAIRS	-
SF-5	LOUNGE SOFA & CHAIR	-
SF-6	ADIRONDACK FURNITURE	-
SF-7	COMMUNITY TABLE & CHAIRS	-
SF-8	TRASH & RECYCLING RECEPTACLE	-
SF-9	FLUSH PLANTING TRAY	12/L8.03
SF-10	KITCHEN COUNTER STOOLS	-
OUTDOOR KITCHEN		
K-1	KITCHEN COUNTER STRUCTURE	11/L8.04
K-2	ELECTRIC GRILL	
K-3	COUNTERTOP	11,12/L8.04
K-4	SOAP DISPENSER	
K-5	ACCESSIBLE SINK W/SINK COVER	
K-6	ACCESSIBLE FAUCET	
MISCELLANEOUS		
M-1a	MULCH	-
M-1b	BIORETENTION MULCH	-
M-2	PAVER EDGE CONSTRAINT	5/L8.01
M-3	DECORATIVE AGGREGATE	5/L8.02
M-4	ARTIFICIAL PLANTS	4/L8.04
M-5	HOSE BIBB	-
M-6	GREENSCREEN SYSTEM	1/L8.04
M-7	POLYETHYLENE LINER	4/L8.04

NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PRODUCTS AND FINISHES.



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SCHEDULE OF PRODUCTS & MATERIALS		
KEY	DESCRIPTION	DETAIL
PAVING AND PAVING ACCESSORIES		
P-1	CONC PAVING - FINISH 1	1/L8.01
P-2	PAVER AT GRADE	3/L8.01
P-3a	PAVER ON AGG - TYPE 1	4/L8.01
P-3b	PAVER ON AGG - TYPE 2	4/L8.01
P-4	PAVER ON PEDESTAL	6/L8.01
P-5	PEDESTAL SYSTEM	6/L8.01
P-6	WOOD DECKING OVER PEDESTAL	6/L8.01
P-7	PORCELAIN PAVERS	6/L8.01
LANDSCAPE WALLS		
W-1	CMU PLANTER WALL	1,4/L8.02
W-2	CMU BIORETENTION PLANTER WALL	2,4/L8.02
FENCING & STRUCTURES		
F-1	PATIO ENCLOSURE	1,2/L8.03
F-2	DECORATIVE SCREEN FENCE	5,6/L8.03
F-3	GARDEN WORKBENCH	14/L8.04
F-4	GUARDRAIL	9/L8.03
DRAINAGE		
D-1	PLANTER DRAIN - ON STRUCTURE	6/L8.02
D-2	DRAIN MAT AT CIP PLANTERS	2,3/L10.04
LIGHTING & ELECTRICAL		
L-1	ELECTRICAL OUTLET - COURTESY	-
L-2	WALL LIGHT	11/L8.02
L-3	POST-MOUNT LIGHT AT FENCE	-
SITE FURNISHINGS		
SF-1	BIKE RACK	15,16/L8.04
SF-2a	PREFAB PLANTER - ROUND	8/L8.03
SF-2b	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2c	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2d	PREFAB PLANTER-REC	4/L8.03
SF-2e	PREFAB PLANTER-REC	4/L8.03
SF-2f	PREFAB PLANTER-REC	4/L8.03
SF-2g	PREFAB PLANTER-REC	4/L8.03
SF-2h	PREFAB PLANTER-REC	4/L8.03
SF-2i	PREFAB PLANTER-REC	4/L8.03
SF-3	COMMUNITY GARDEN PLANTER	4/L8.03 SIM
SF-4	CAFE TABLES & CHAIRS	-
SF-5	LOUNGE SOFA & CHAIR	-
SF-6	ADIRONDACK FURNITURE	-
SF-7	COMMUNITY TABLE & CHAIRS	-
SF-8	TRASH & RECYCLING RECEPTACLE	-
SF-9	FLUSH PLANTING TRAY	12/L8.03
SF-10	KITCHEN COUNTER STOOLS	-
OUTDOOR KITCHEN		
K-1	KITCHEN COUNTER STRUCTURE	11,12/L8.04
K-2	ELECTRIC GRILL	
K-3	COUNTERTOP	
K-4	SOAP DISPENSER	
K-5	ACCESSIBLE SINK W/SINK COVER	
K-6	ACCESSIBLE FAUCET	
MISCELLANEOUS		
M-1a	MULCH	-
M-1b	BIORETENTION MULCH	-
M-2	PAVER EDGE CONSTRAINT	5/L8.01
M-3	DECORATIVE AGGREGATE	5/L8.02
M-4	ARTIFICIAL PLANTS	4/L8.04
M-5	HOSE BIBB	-
M-6	GREENSCREEN SYSTEM	1/L8.04
M-7	POLYETHYLENE LINER	4/L8.04

NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PRODUCTS AND FINISHES.



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AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22

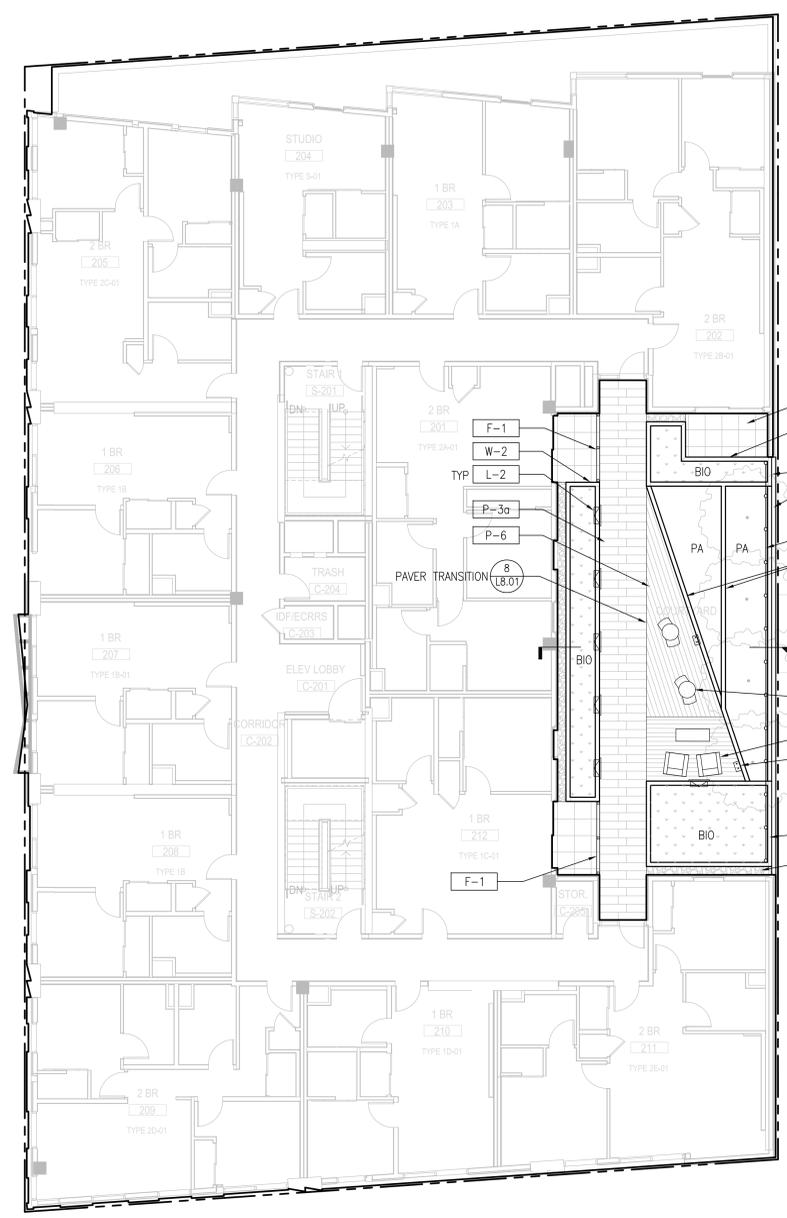


DRAWING TITLE
LANDSCAPE CONSTRUCTION PLAN - SECOND LEVEL

DRAWN: JD
DATE: 1/28/2022
KMA PROJECT NO.: 1819

CHECKED: LF
SCALE: As Indicated

SHEET NUMBER: **L1.02**



4/19/2021 2:02:04 PM

SCHEDULE OF PRODUCTS & MATERIALS		
KEY	DESCRIPTION	DETAIL
PAVING AND PAVING ACCESSORIES		
P-1	CONC PAVING - FINISH 1	1/L8.01
P-2	PAVER AT GRADE	3/L8.01
P-3a	PAVER ON AGG - TYPE 1	4/L8.01
P-3b	PAVER ON AGG - TYPE 2	4/L8.01
P-4	PAVER ON PEDESTAL	6/L8.01
P-5	PEDESTAL SYSTEM	6/L8.01
P-6	WOOD DECKING OVER PEDESTAL	6/L8.01
P-7	PORCELAIN PAVERS	6/L8.01
LANDSCAPE WALLS		
W-1	CMU PLANTER WALL	1,4/L8.02
W-2	CMU BIORETENTION PLANTER WALL	2,4/L8.02
FENCING & STRUCTURES		
F-1	PATIO ENCLOSURE	1,2/L8.03
F-2	DECORATIVE SCREEN FENCE	5,6/L8.03
F-3	GARDEN WORKBENCH	14/L8.04
F-4	GUARDRAIL	9/L8.03
DRAINAGE		
D-1	PLANTER DRAIN - ON STRUCTURE	6/L8.02
D-2	DRAIN MAT AT CIP PLANTERS	2,3/L10.04
LIGHTING & ELECTRICAL		
L-1	ELECTRICAL OUTLET - COURTESY	-
L-2	WALL LIGHT	11/L8.02
L-3	POST-MOUNT LIGHT AT FENCE	-
SITE FURNISHINGS		
SF-1	BIKE RACK	15,16/L8.04
SF-2a	PREFAB PLANTER - ROUND	8/L8.03
SF-2b	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2c	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2d	PREFAB PLANTER-REC	4/L8.03
SF-2e	PREFAB PLANTER-REC	4/L8.03
SF-2f	PREFAB PLANTER-REC	4/L8.03
SF-2g	PREFAB PLANTER-REC	4/L8.03
SF-2h	PREFAB PLANTER-REC	4/L8.03
SF-2i	PREFAB PLANTER-REC	4/L8.03
SF-3	COMMUNITY GARDEN PLANTER	4/L8.03 SIM
SF-4	CAFE TABLES & CHAIRS	-
SF-5	LOUNGE SOFA & CHAIR	-
SF-6	ADIRONDACK FURNITURE	-
SF-7	COMMUNITY TABLE & CHAIRS	-
SF-8	TRASH & RECYCLING RECEPTACLE	-
SF-9	FLUSH PLANTING TRAY	12/L8.03
SF-10	KITCHEN COUNTER STOOLS	-
OUTDOOR KITCHEN		
K-1	KITCHEN COUNTER STRUCTURE	11/L8.04
K-2	ELECTRIC GRILL	
K-3	COUNTERTOP	11,12/L8.04
K-4	SOAP DISPENSER	
K-5	ACCESSIBLE SINK W/SINK COVER	
K-6	ACCESSIBLE FAUCET	
MISCELLANEOUS		
M-1a	MULCH	-
M-1b	BIORETENTION MULCH	-
M-2	PAVER EDGE CONSTRAINT	5/L8.01
M-3	DECORATIVE AGGREGATE	5/L8.02
M-4	ARTIFICIAL PLANTS	4/L8.04
M-5	HOSE BIBB	-
M-6	GREENSCREEN SYSTEM	1/L8.04
M-7	POLYETHYLENE LINER	4/L8.04

NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PRODUCTS AND FINISHES.



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AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22

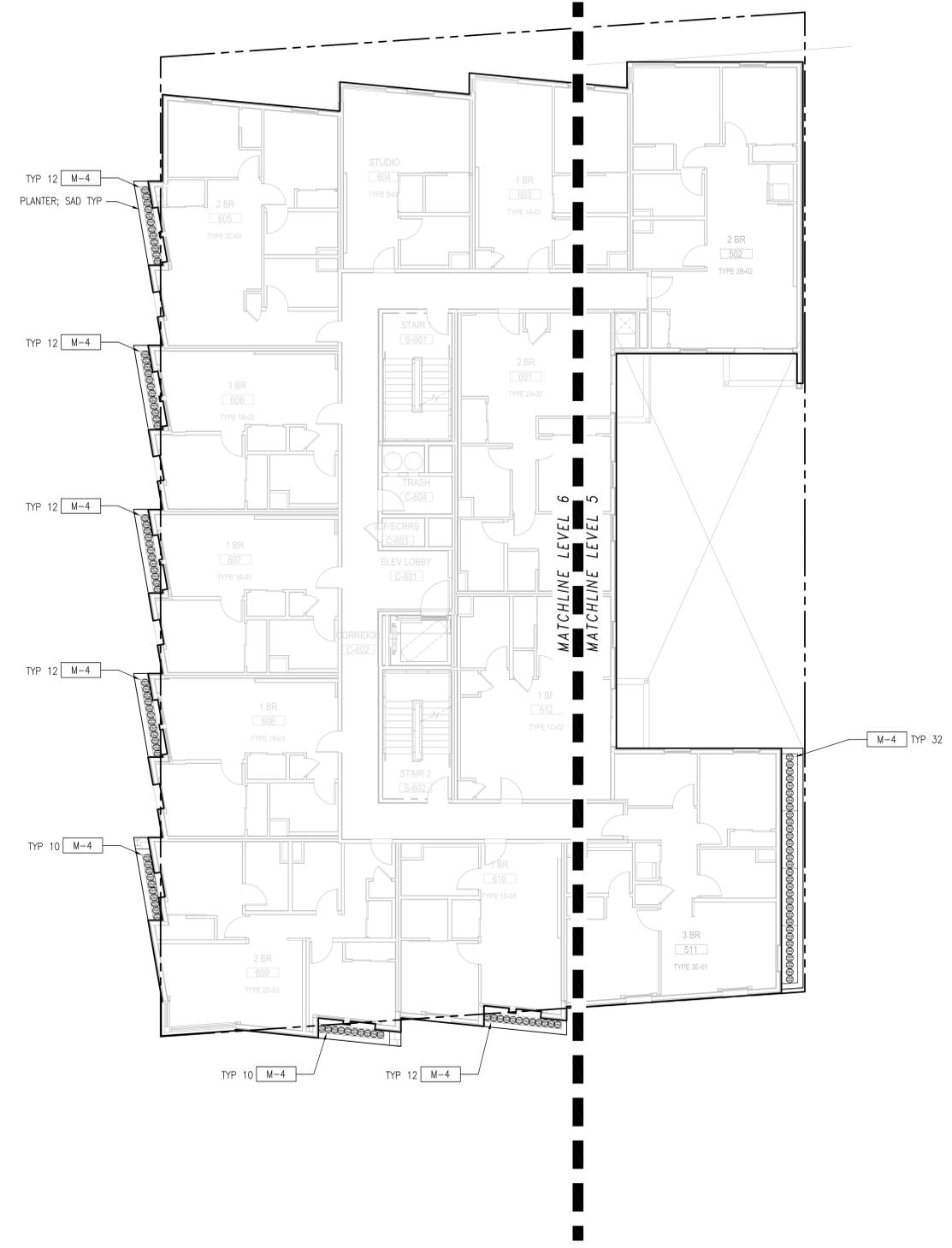


DRAWING TITLE
LANDSCAPE
CONSTRUCTION PLAN
- FIFTH & SIXTH LEVEL

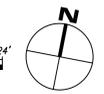
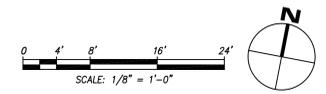
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DATE: 1/28/2022
KMA PROJECT NO.: 1819

CHECKED: LF
SCALE: As Indicated

SHEET NUMBER: **L1.03**



4/19/2021 2:02:04 PM



SCHEDULE OF PRODUCTS & MATERIALS

KEY	DESCRIPTION	DETAIL
PAVING AND PAVING ACCESSORIES		
P-1	CONC PAVING - FINISH 1	1/L8.01
P-2	PAVER AT GRADE	3/L8.01
P-3a	PAVER ON AGG - TYPE 1	4/L8.01
P-3b	PAVER ON AGG - TYPE 2	4/L8.01
P-4	PAVER ON PEDESTAL	6/L8.01
P-5	PEDESTAL SYSTEM	6/L8.01
P-6	WOOD DECKING OVER PEDESTAL	6/L8.01
P-7	PORCELAIN PAVERS	6/L8.01
LANDSCAPE WALLS		
W-1	CMU PLANTER WALL	1,4/L8.02
W-2	CMU BIORETENTION PLANTER WALL	2,4/L8.02
FENCING & STRUCTURES		
F-1	PATIO ENCLOSURE	1,2/L8.03
F-2	DECORATIVE SCREEN FENCE	5,6/L8.03
F-3	GARDEN WORKBENCH	14/L8.04
F-4	GUARDRAIL	9/L8.03
DRAINAGE		
D-1	PLANTER DRAIN - ON STRUCTURE	6/L8.02
D-2	DRAIN MAT AT CIP PLANTERS	2,3/L10.04
LIGHTING & ELECTRICAL		
L-1	ELECTRICAL OUTLET - COURTESY	-
L-2	WALL LIGHT	11/L8.02
L-3	POST-MOUNT LIGHT AT FENCE	-
SITE FURNISHINGS		
SF-1	BIKE RACK	15,16/L8.04
SF-2a	PREFAB PLANTER - ROUND	8/L8.03
SF-2b	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2c	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2d	PREFAB PLANTER-REC	4/L8.03
SF-2e	PREFAB PLANTER-REC	4/L8.03
SF-2f	PREFAB PLANTER-REC	4/L8.03
SF-2g	PREFAB PLANTER-REC	4/L8.03
SF-2h	PREFAB PLANTER-REC	4/L8.03
SF-2i	PREFAB PLANTER-REC	4/L8.03
SF-3	COMMUNITY GARDEN PLANTER	4/L8.03 SIM
SF-4	CAFE TABLES & CHAIRS	-
SF-5	LOUNGE SOFA & CHAIR	-
SF-6	ADIRONDACK FURNITURE	-
SF-7	COMMUNITY TABLE & CHAIRS	-
SF-8	TRASH & RECYCLING RECEPTACLE	-
SF-9	FLUSH PLANTING TRAY	12/L8.03
SF-10	KITCHEN COUNTER STOOLS	-
OUTDOOR KITCHEN		
K-1	KITCHEN COUNTER STRUCTURE	11/L8.04
K-2	ELECTRIC GRILL	
K-3	COUNTERTOP	11,12/L8.04
K-4	SOAP DISPENSER	
K-5	ACCESSIBLE SINK W/SINK COVER	
K-6	ACCESSIBLE FAUCET	
MISCELLANEOUS		
M-1a	MULCH	-
M-1b	BIORETENTION MULCH	-
M-2	PAVER EDGE CONSTRAINT	5/L8.01
M-3	DECORATIVE AGGREGATE	5/L8.02
M-4	ARTIFICIAL PLANTS	4/L8.04
M-5	HOSE BIBB	-
M-6	GREENSCREEN SYSTEM	1/L8.04
M-7	POLYETHYLENE LINER	4/L8.04

NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PRODUCTS AND FINISHES.



SEAL & SIGNATURE



CONSULTANTS

- | | |
|--|---|
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AGENCY APPROVAL

2099 MLK HOUSING

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REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
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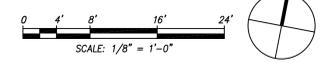
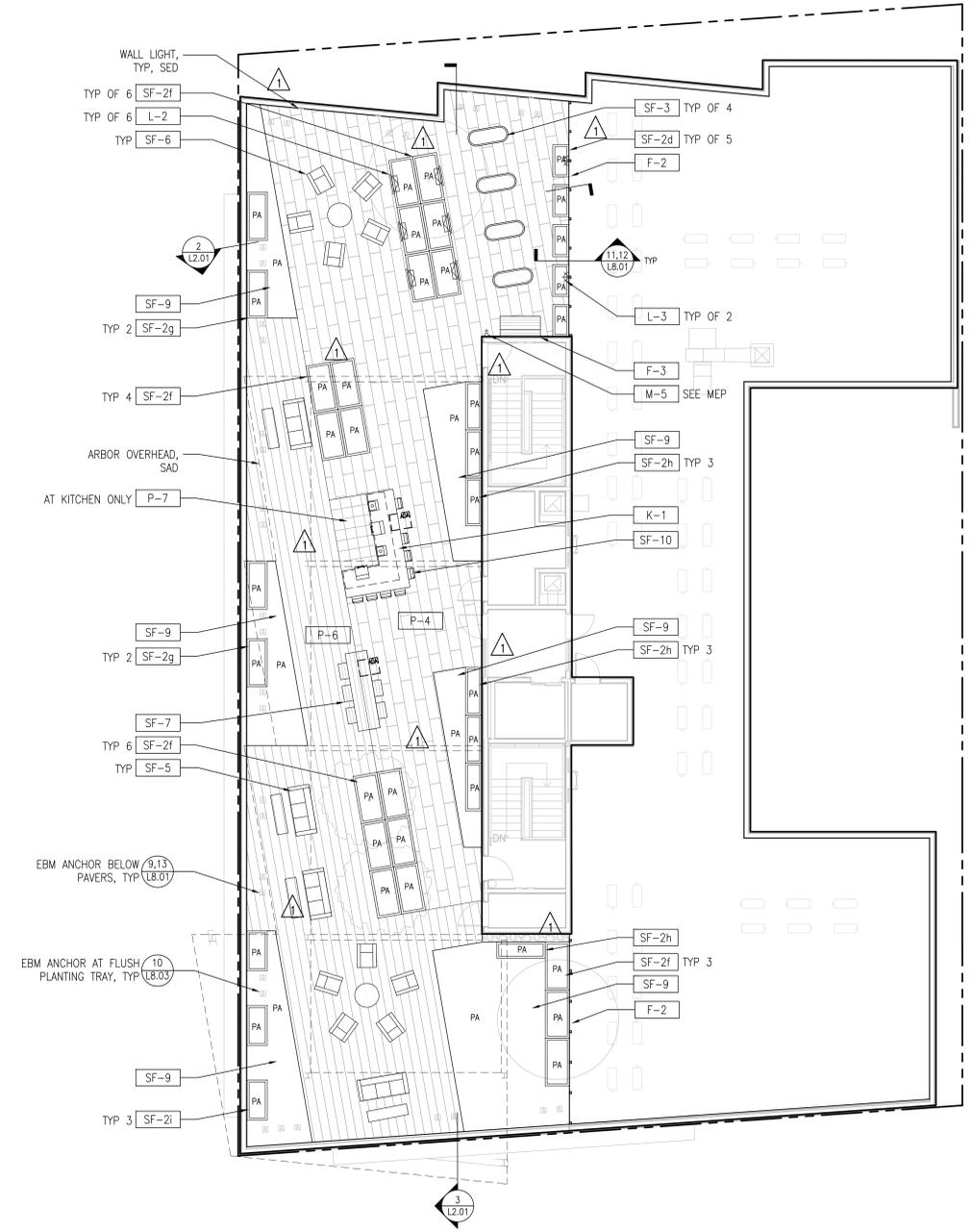


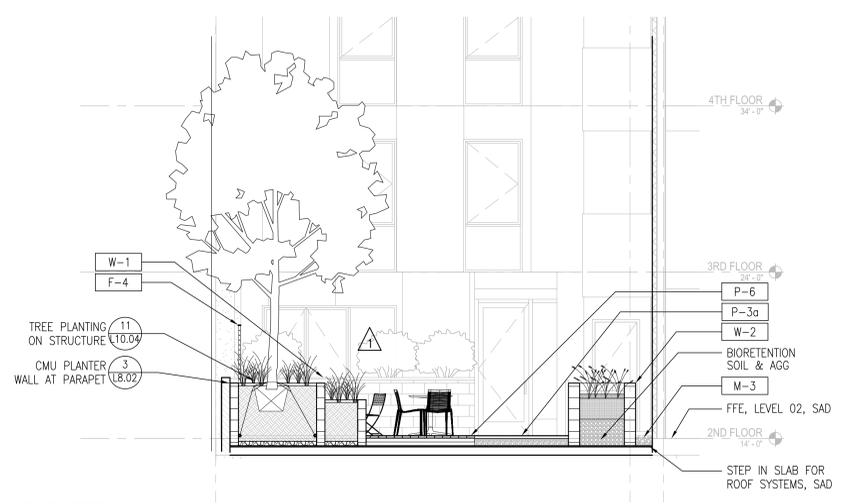
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LANDSCAPE CONSTRUCTION PLAN - ROOF LEVEL

DRAWN: JD
DATE: 1/28/2022
KMA PROJECT NO.: 1819

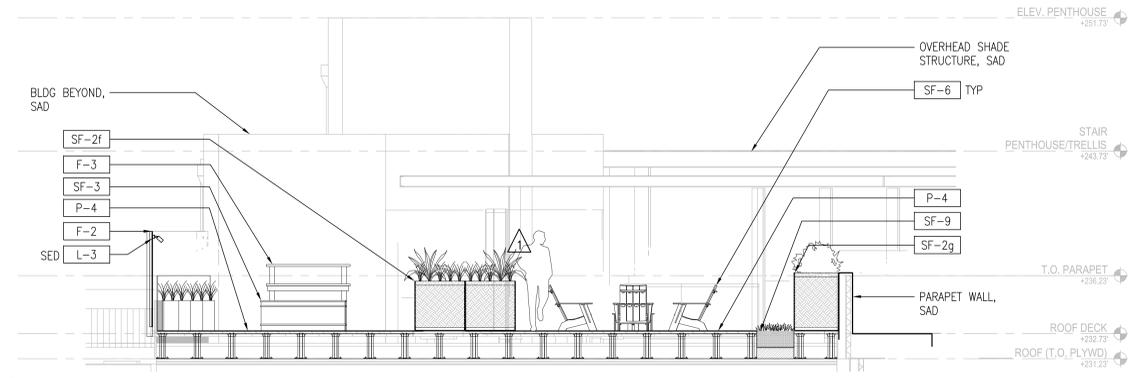
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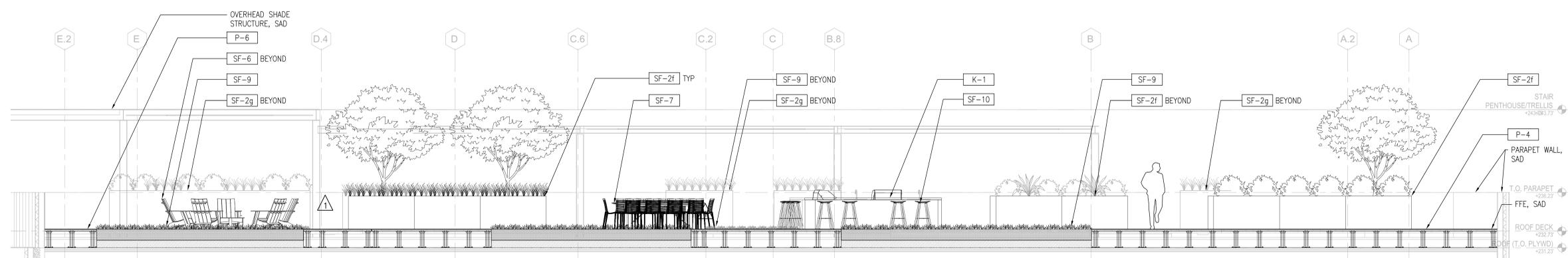




1 LEVEL 2 SECTION
SCALE: 1/4" = 1'-0"



2 ROOF SECTION
SCALE: 1/4" = 1'-0"



3 ROOF SECTION
SCALE: 1/4" = 1'-0"

SCHEDULE OF PRODUCTS & MATERIALS		
KEY	DESCRIPTION	DETAIL
PAVING AND PAVING ACCESSORIES		
P-1	CONC PAVING - FINISH 1	1/L8.01
P-2	PAVER AT GRADE	3/L8.01
P-3a	PAVER ON AGG - TYPE 1	4/L8.01
P-3b	PAVER ON AGG - TYPE 2	4/L8.01
P-4	PAVER ON PEDESTAL	6/L8.01
P-5	PEDESTAL SYSTEM	6/L8.01
P-6	WOOD DECKING OVER PEDESTAL	6/L8.01
P-7	PORCELAIN PAVERS	6/L8.01
LANDSCAPE WALLS		
W-1	CMU PLANTER WALL	1,4/L8.02
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F-3	GARDEN WORKBENCH	14/L8.04
F-4	GUARDRAIL	9/L8.03
DRAINAGE		
D-1	PLANTER DRAIN - ON STRUCTURE	6/L8.02
D-2	DRAIN MAT AT CIP PLANTERS	2,3/L10.04
LIGHTING & ELECTRICAL		
L-1	ELECTRICAL OUTLET - COURTESY	-
L-2	WALL LIGHT	11/L8.02
L-3	POST-MOUNT LIGHT AT FENCE	-
SITE FURNISHINGS		
SF-1	BIKE RACK	15,16/L8.04
SF-2a	PREFAB PLANTER - ROUND	8/L8.03
SF-2b	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2c	PREFAB PLANTER-REC	8/L8.03 SIM
SF-2d	PREFAB PLANTER-REC	4/L8.03
SF-2e	PREFAB PLANTER-REC	4/L8.03
SF-2f	PREFAB PLANTER-REC	4/L8.03
SF-2g	PREFAB PLANTER-REC	4/L8.03
SF-2h	PREFAB PLANTER-REC	4/L8.03
SF-2i	PREFAB PLANTER-REC	4/L8.03
SF-3	COMMUNITY GARDEN PLANTER	4/L8.03 SIM
SF-4	CAFE TABLES & CHAIRS	-
SF-5	LOUNGE SOFA & CHAIR	-
SF-6	ADIRONDACK FURNITURE	-
SF-7	COMMUNITY TABLE & CHAIRS	-
SF-8	TRASH & RECYCLING RECEPTACLE	-
SF-9	FLUSH PLANTING TRAY	12/L8.03
SF-10	KITCHEN COUNTER STOOLS	-
OUTDOOR KITCHEN		
K-1	KITCHEN COUNTER STRUCTURE	11/L8.04
K-2	ELECTRIC GRILL	
K-3	COUNTERTOP	11,12/L8.04
K-4	SOAP DISPENSER	
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M-1a	MULCH	-
M-1b	BIORETENTION MULCH	-
M-2	PAVER EDGE CONSTRAINT	5/L8.01
M-3	DECORATIVE AGGREGATE	5/L8.02
M-4	ARTIFICIAL PLANTS	4/L8.04
M-5	HOSE BIBB	-
M-6	GREENSCREEN SYSTEM	1/L8.04
M-7	POLYETHYLENE LINER	4/L8.04

NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PRODUCTS AND FINISHES.



- CONSULTANTS**
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 - CIVIL ENGINEER**: KISTER, SAVIO & REI, 825 San Pablo Avenue, Pinole, CA 94654, 510.222.4020
 - DRY UTILITY**: MILLENNIUM DESIGN & CONSULTING SERVICES, P.O. Box 737, Alamo, CA, 925.820.8502
 - GREEN BUILDING**: BEYOND EFFICIENCY, 710 Channing Way Suite 100, San Rafael, CA 94901, 415.296.1333
 - ACOUSTICAL ENGINEER**: RGD ACOUSTICAL, 22 Pelican Way Suite 100, San Rafael, CA 94901, 415.464.0150

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AGENCY APPROVAL

2099 MLK HOUSING

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REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22



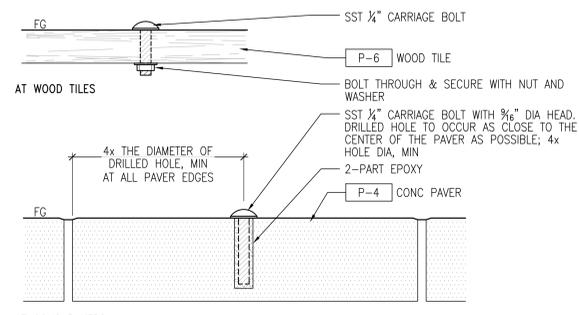
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SECTIONS AND ELEVATIONS

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KMA PROJECT NO.: 1819

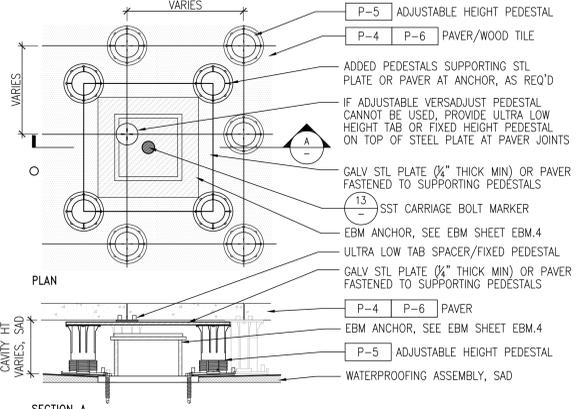
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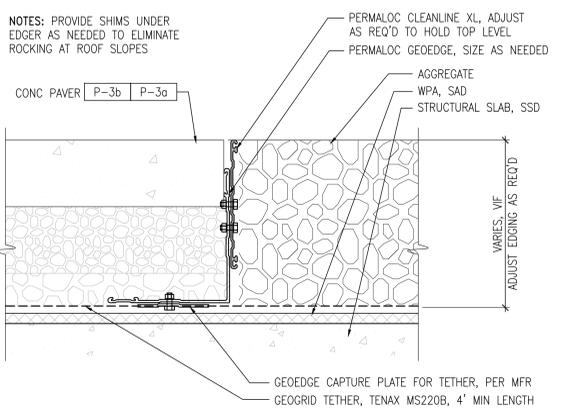
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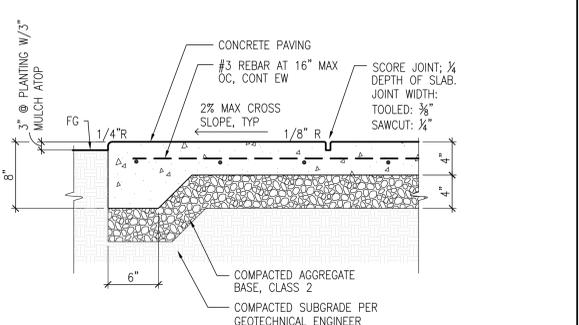
13 PAVES MARKER AT EBM ANCHOR
SCALE: 6" = 1'-0"



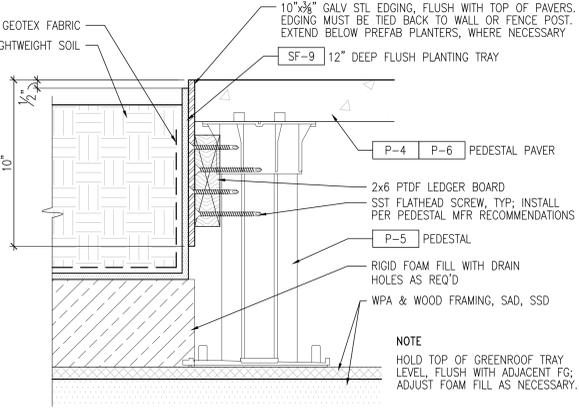
9 PEDESTAL PAVES OVER EBM ANCHOR - TYPICAL
SCALE: 3" = 1'-0"



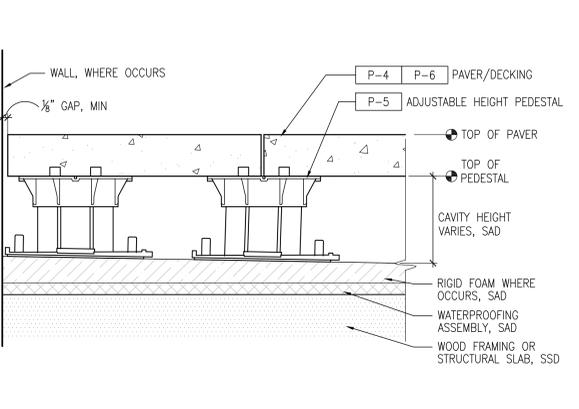
5 PAVES EDGE RESTRAINT
SCALE: 6" = 1'-0"



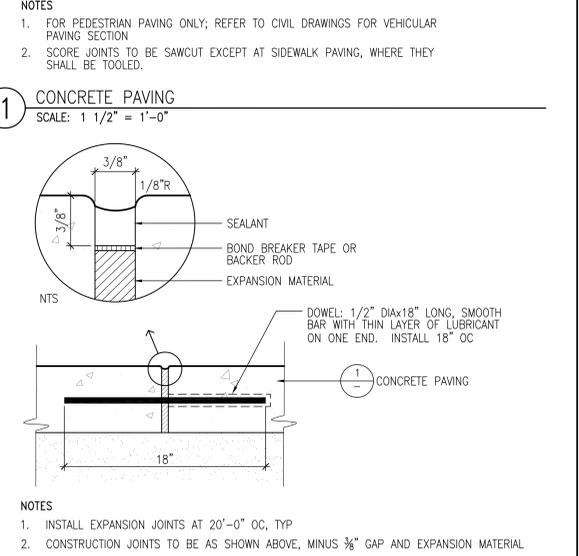
1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



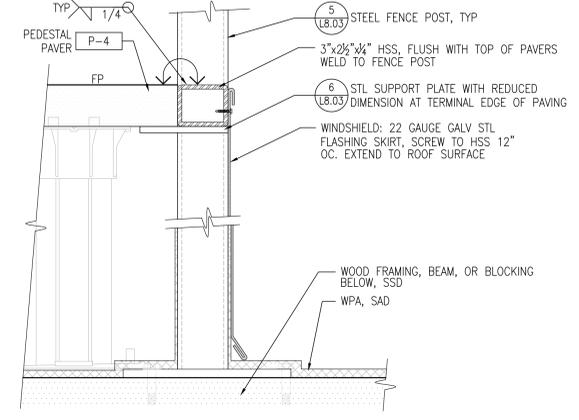
10 PAVES EDGE CONSTRAINT AT FLUSH PLANTING TRAY
SCALE: 3" = 1'-0"



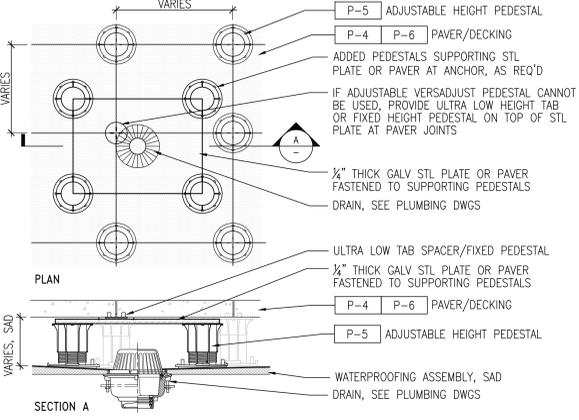
6 PAVES ON PEDESTAL
SCALE: 3" = 1'-0"



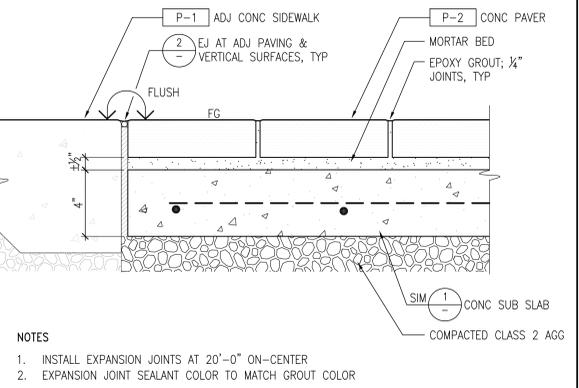
2 EXPANSION JOINT
SCALE: 3" = 1'-0"



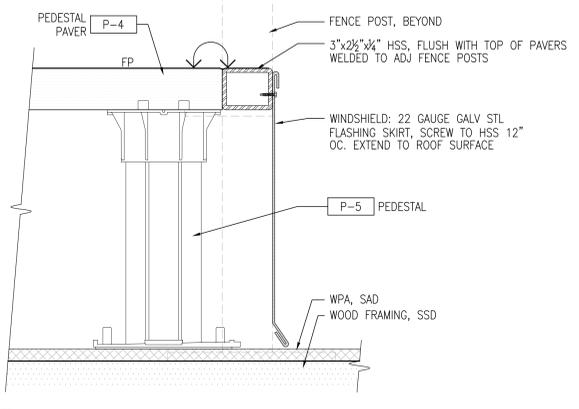
11 OPEN EDGE CONDITION AT PEDESTAL PAVES - AT FENCE POST
SCALE: 3" = 1'-0"



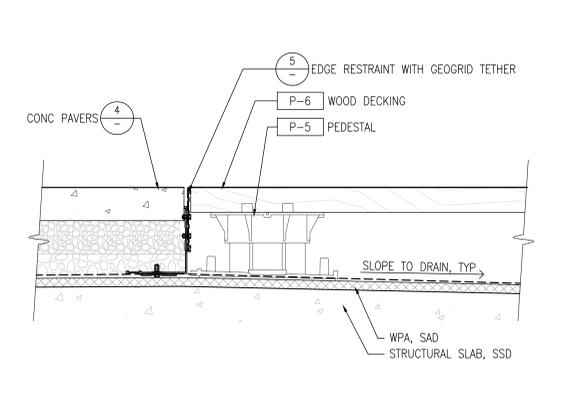
7 PEDESTAL PAVES AT DRAIN
SCALE: 3" = 1'-0"



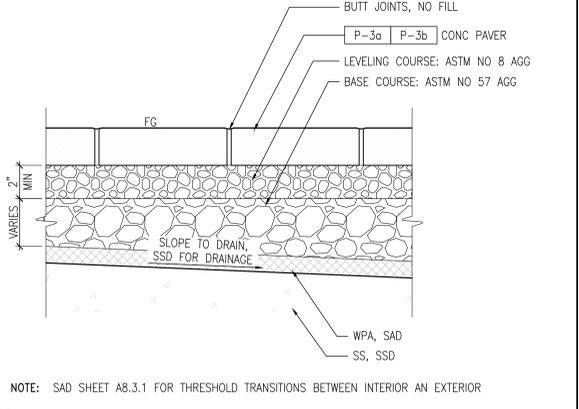
3 PAVES AT GRADE
SCALE: 3" = 1'-0"



12 OPEN EDGE CONDITION AT PEDESTAL PAVES - AT PEDESTAL
SCALE: 3" = 1'-0"



8 PAVES ON AGG TO WOOD DECK ON PEDESTAL TRANSITION
SCALE: 3" = 1'-0"



4 PAVES ON AGGREGATE
SCALE: 3" = 1'-0"



CONSULTANTS

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AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22



DRAWING TITLE
CONSTRUCTION DETAILS

DRAWN: JD
DATE: 1/28/2022
KMA PROJECT NO.: 1819

CHECKED: LF
SCALE: As Indicated

SHEET NUMBER: **L8.01**



SEAL & SIGNATURE



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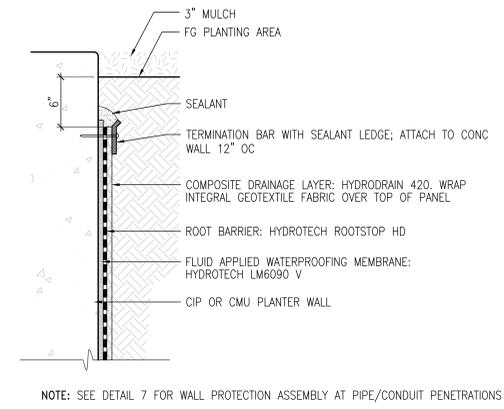


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CONSTRUCTION
DETAILS

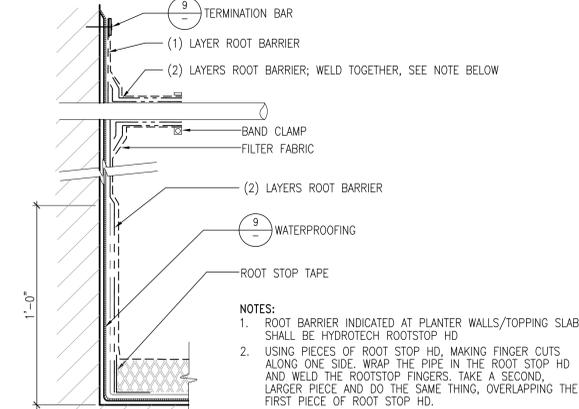
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KMA PROJECT NO.: 1819

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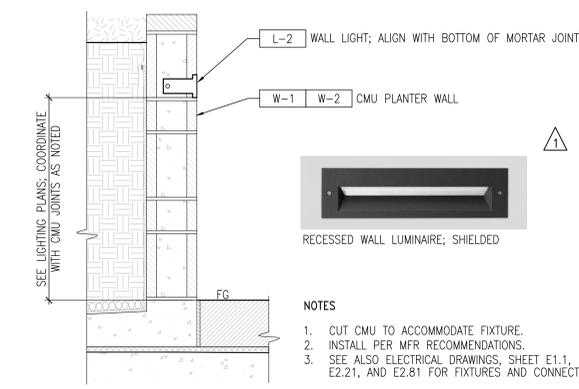
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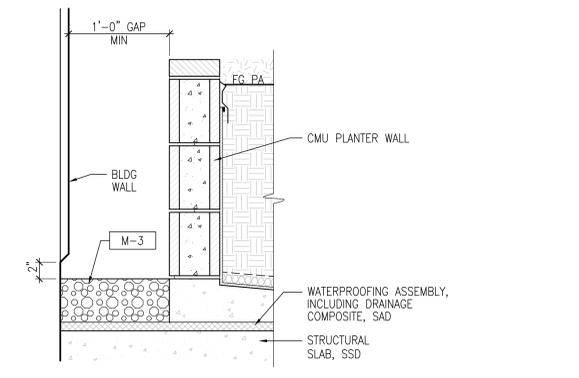
9 PLANTER WALL ASSEMBLY
SCALE: 1 1/2" = 1'-0"



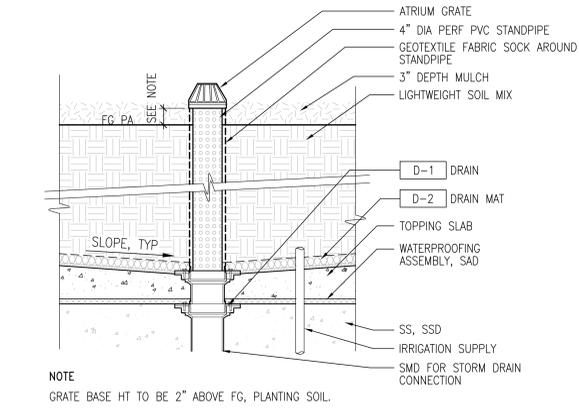
10 PENETRATION AT CMU WALL
SCALE: 3" = 1'-0"



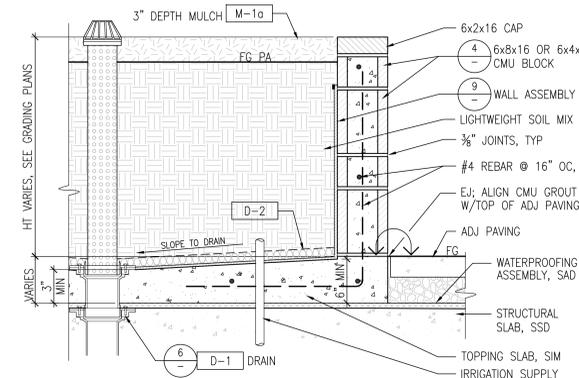
11 WALL LIGHT
SCALE: 1 1/2" = 1'-0"



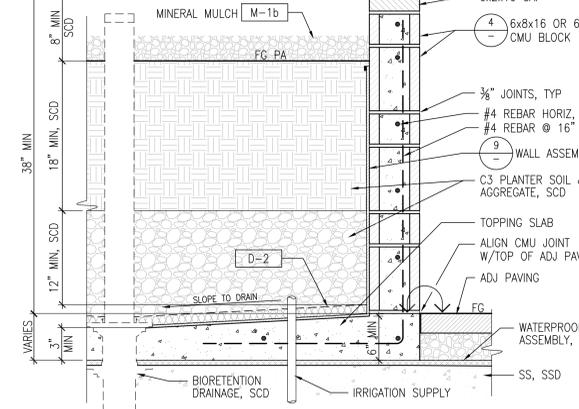
5 PLANTER WALL AT BLDG
SCALE: 1 1/2" = 1'-0"



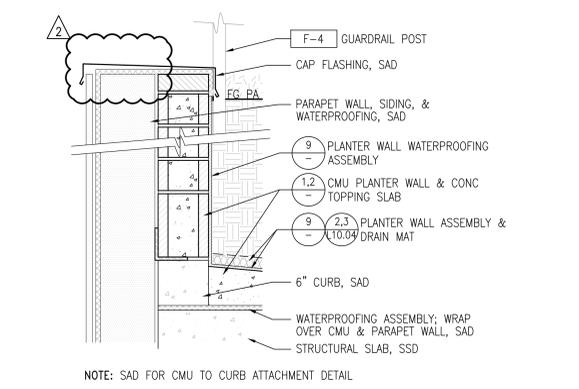
6 PLANTER DRAIN ON STRUCTURE
SCALE: 1 1/2" = 1'-0"



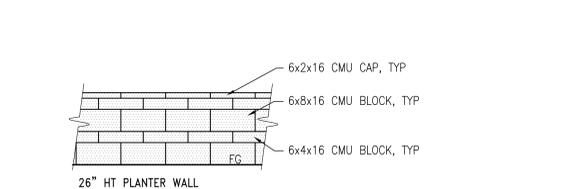
1 CMU PLANTER WALL
SCALE: 1 1/2" = 1'-0"



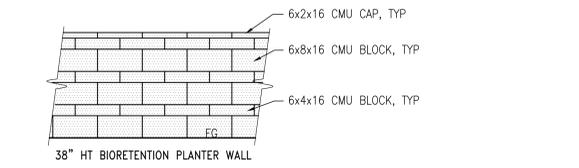
2 CMU BIORETENTION PLANTER WALL
SCALE: 1 1/2" = 1'-0"



3 CMU PLANTER WALL AT 2ND FLOOR PARAPET
SCALE: 1 1/2" = 1'-0"



26" HT PLANTER WALL



4 CMU BLOCK WALL PATTERN
SCALE: 1/2" = 1'-0"



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2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22

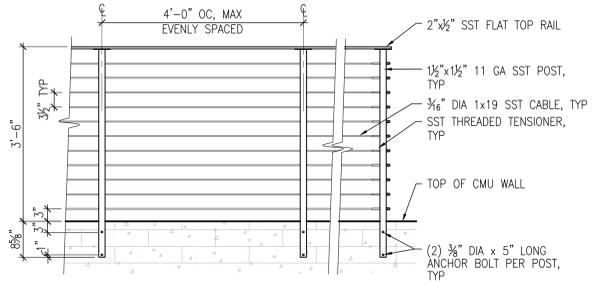


DRAWING TITLE
CONSTRUCTION DETAILS

DRAWN: JD
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 KMA PROJECT NO.: 1819

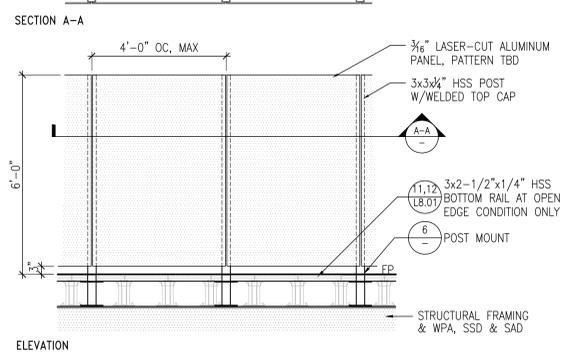
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SHEET NUMBER:
L8.03

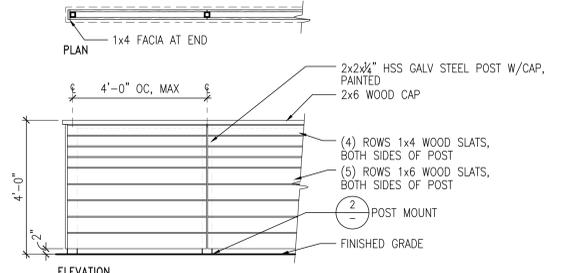


NOTES
 1. TERMINAL FENCE POSTS SHALL BE MOUNTED 3/4" MAX FROM FACE OF ADJ BLDG WALL
 2. ALL COMPONENTS, ATTACHMENTS, AND ACCESSORIES TO BE TYPE A316 STAINLESS STEEL, FACTORY WELDED WITH JOINTS MILLED TO A TIGHT HAIRLINE FIT.

9 CABLE GUARDRAIL
 SCALE: 3/4" = 1'-0"

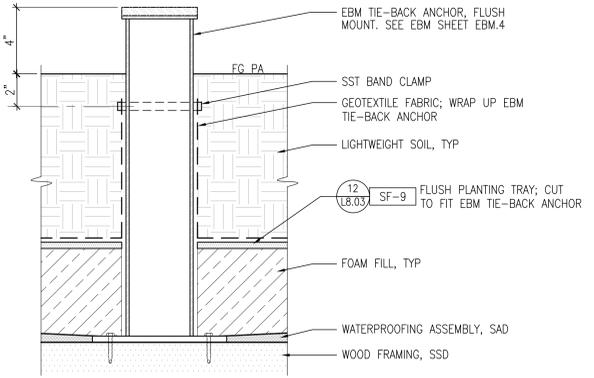


5 SCREEN FENCE
 SCALE: 1/2" = 1'-0"

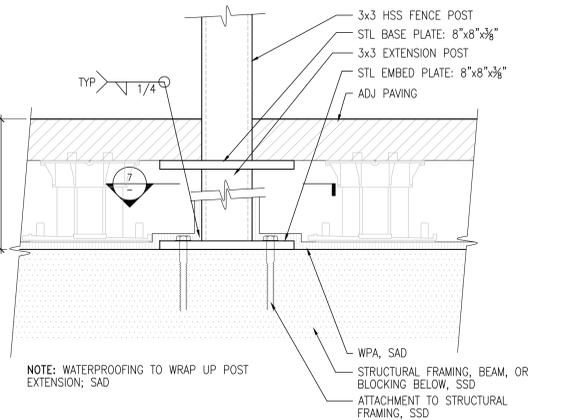


NOTE
 ATTACH SLATS TO POST WITH (2) TEKS WOOD-TO-STEEL SCREWS PER SLAT, EACH SIDE, TYP

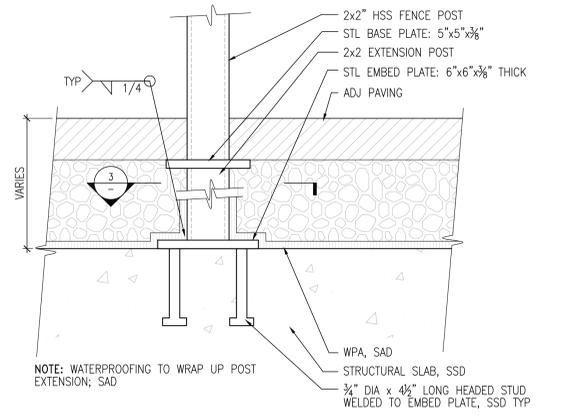
1 FENCE AT PATIO
 SCALE: 1/2" = 1'-0"



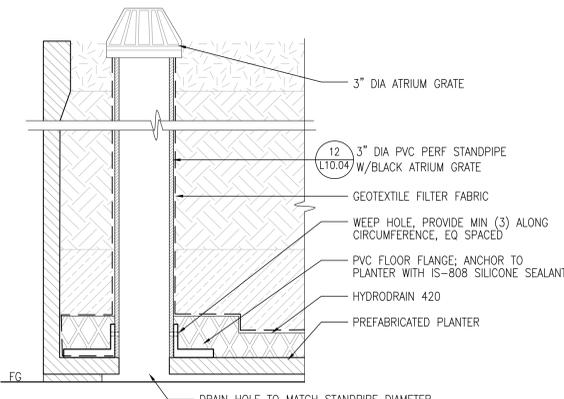
10 FLUSH PLANTING TRAY AT EBM ANCHOR
 SCALE: 3" = 1'-0"



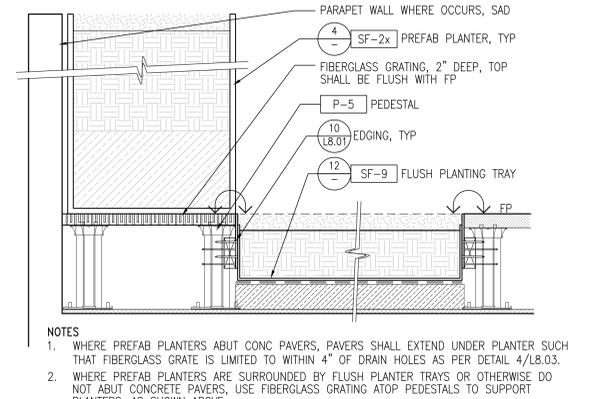
6 POST ATTACHMENT AT SCREEN FENCE
 SCALE: 3" = 1'-0"



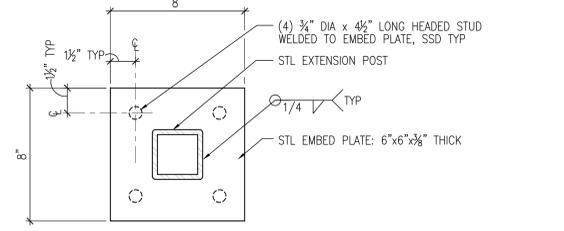
2 POST ATTACHMENT AT PATIO FENCE
 SCALE: 3" = 1'-0"



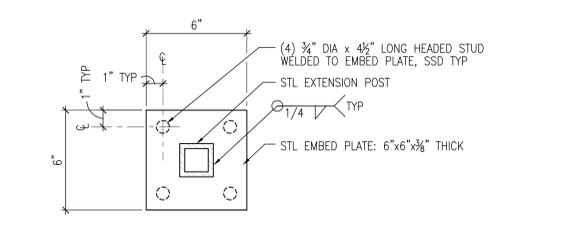
15 DRAINAGE INSPECTION TUBE AT PREFAB TREE PLANTER
 SCALE: 3" = 1'-0"



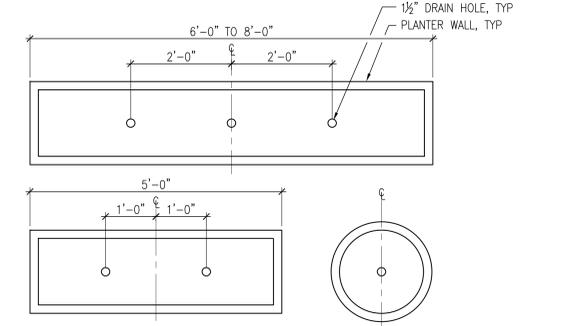
11 PREFAB PLANTER SUPPORT AT FLUSH PLANTING TRAY
 SCALE: 1" = 1'-0"



7 BASE PLATE AT SCREEN FENCE
 SCALE: 3" = 1'-0"

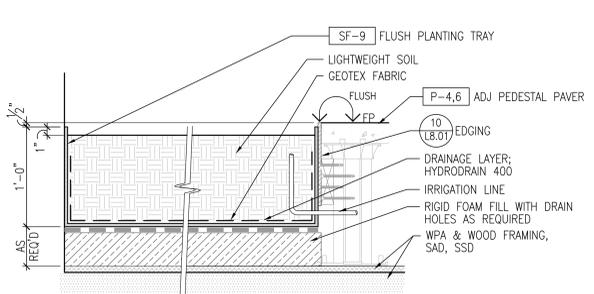


3 BASE PLATE AT PATIO FENCE
 SCALE: 3" = 1'-0"



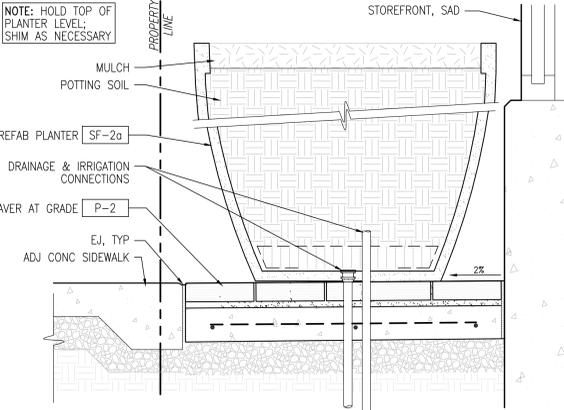
NOTES
 1. WHERE DRAINAGE IS HARD-PIPED, DRAIN HOLE SIZING & LOCATION SHALL MATCH HARD-PIPED DRAIN CONNECTION (SPD). COORDINATE WITH IRRIGATION PIPING LOCATION. IF FREE DRAINING, HOLE SHALL BE 1 1/2" DIAMETER.
 2. REFER TO DETAIL 12, SHEET L10.04 FOR SQUARE TREE PLANTER DRAIN HOLE SIZE & LOCATION.

16 DRAIN HOLES AT PREFAB PLANTERS
 SCALE: 3/4" = 1'-0"

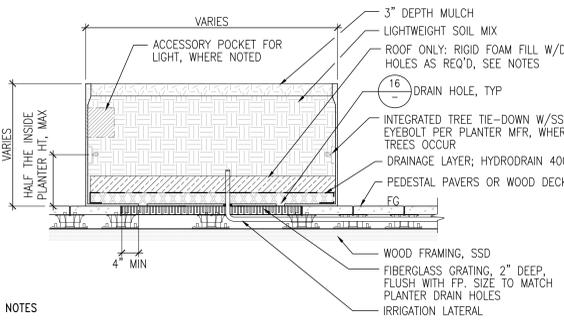


NOTES
 1. HOLD TOP OF GREENROOF TRAY LEVEL; ADJUST FOAM FILL AS NECESSARY.
 2. DRILL DRAINAGE HOLES AT BOTTOM OF LINER; 1" DIA HOLES AT 2'-0" ON CENTER.
 3. HOLES DRILLED FOR IRRIGATION PIPING TO MATCH SIZE OF PIPE. SEAL ALL GAPS WITH WATERPROOF SILICONE SEALANT.
 4. SEE DETAIL 10, THIS SHEET FOR CONDITION AT EBM ANCHOR.

12 FLUSH PLANTING TRAY
 SCALE: 1 1/2" = 1'-0"



8 PREFAB PLANTER AT GROUND LEVEL
 SCALE: 1 1/2" = 1'-0"



NOTES
 1. AT ROOF, RIGID FOAM FILL W/DRAIN HOLES SHALL BE USED TO REDUCE SOIL DEPTH AS FOLLOWS:
 a. SOIL DEPTH AT SHRUB-ONLY PLANTERS: 18"
 b. SOIL DEPTH AT TREE PLANTERS: 36"
 2. CONTRACTOR TO COORDINATE LOCATIONS FOR LIGHT POCKETS AND INTEGRATED TREE-TIE DOWNS WITH PLANTER MFR BASED UPON LOCATIONS SHOWN ON PLANS
 3. ADDITIONAL PEDESTALS ARE REQUIRED DIRECTLY UNDER PLANTERS; 16-INCH ON CENTER, MAX

4 PREFAB PLANTER ON STRUCTURE
 SCALE: 3/4" = 1'-0"

4/19/2021 2:02:04 PM



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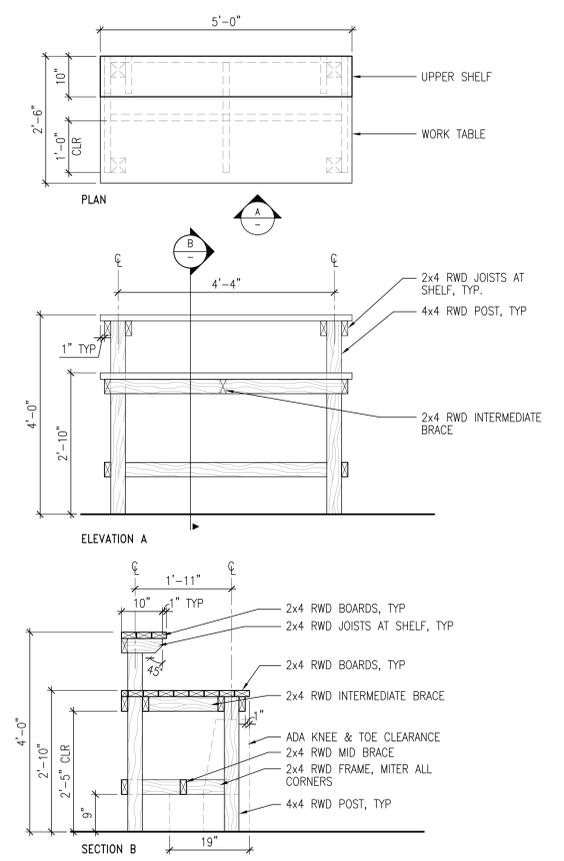
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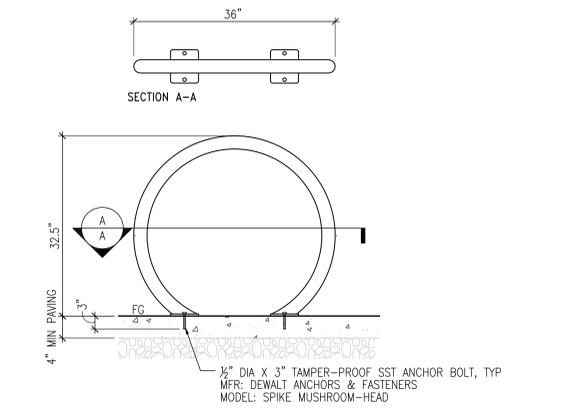
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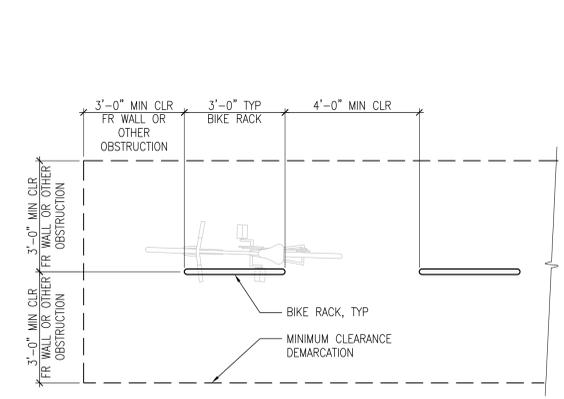
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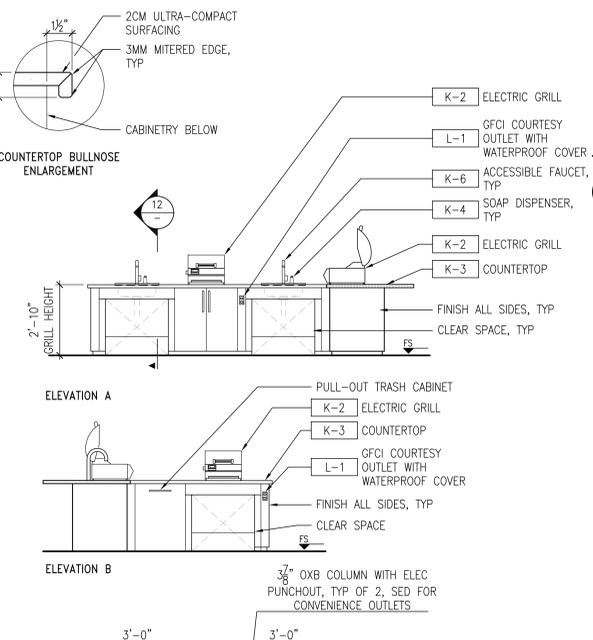
14 GARDEN WORKBENCH
SCALE: 3/4" = 1'-0"



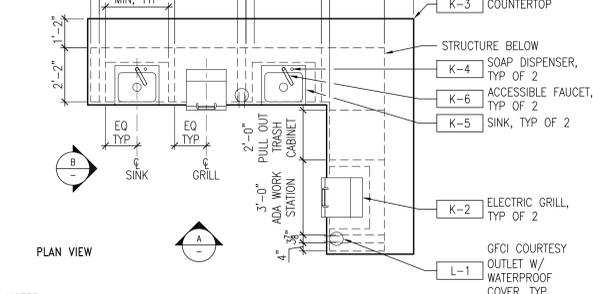
15 BIKE RACK
SCALE: 1" = 1'-0"



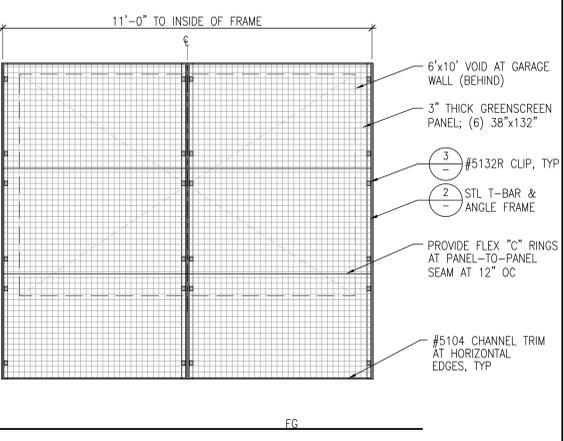
16 BIKE RACK LAYOUT - TYPICAL
SCALE: 1/2" = 1'-0"



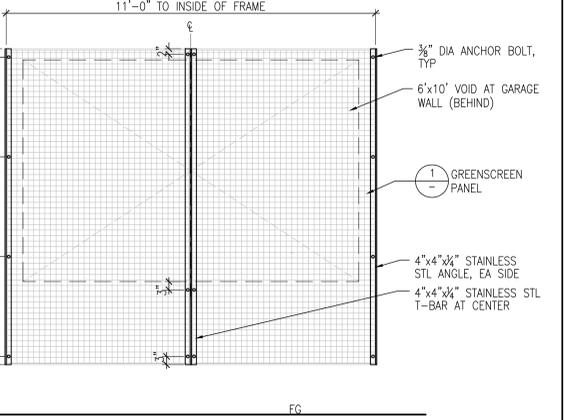
11 OUTDOOR KITCHEN
SCALE: 3/8" = 1'-0"



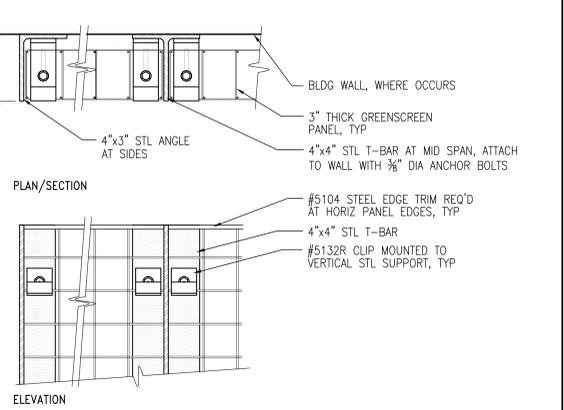
12 OUTDOOR KITCHEN - SINK SECTION
SCALE: 1/2" = 1'-0"



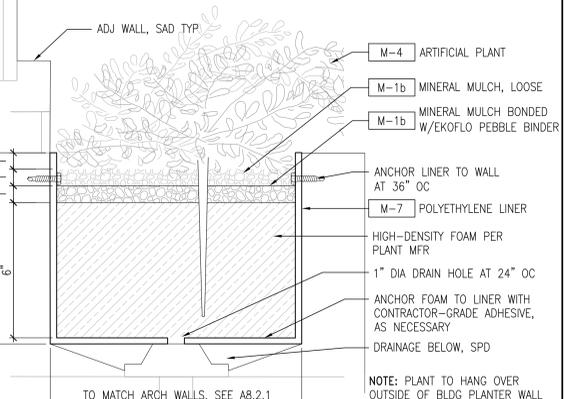
1 GREENSCREEN PANEL
SCALE: 1/2" = 1'-0"



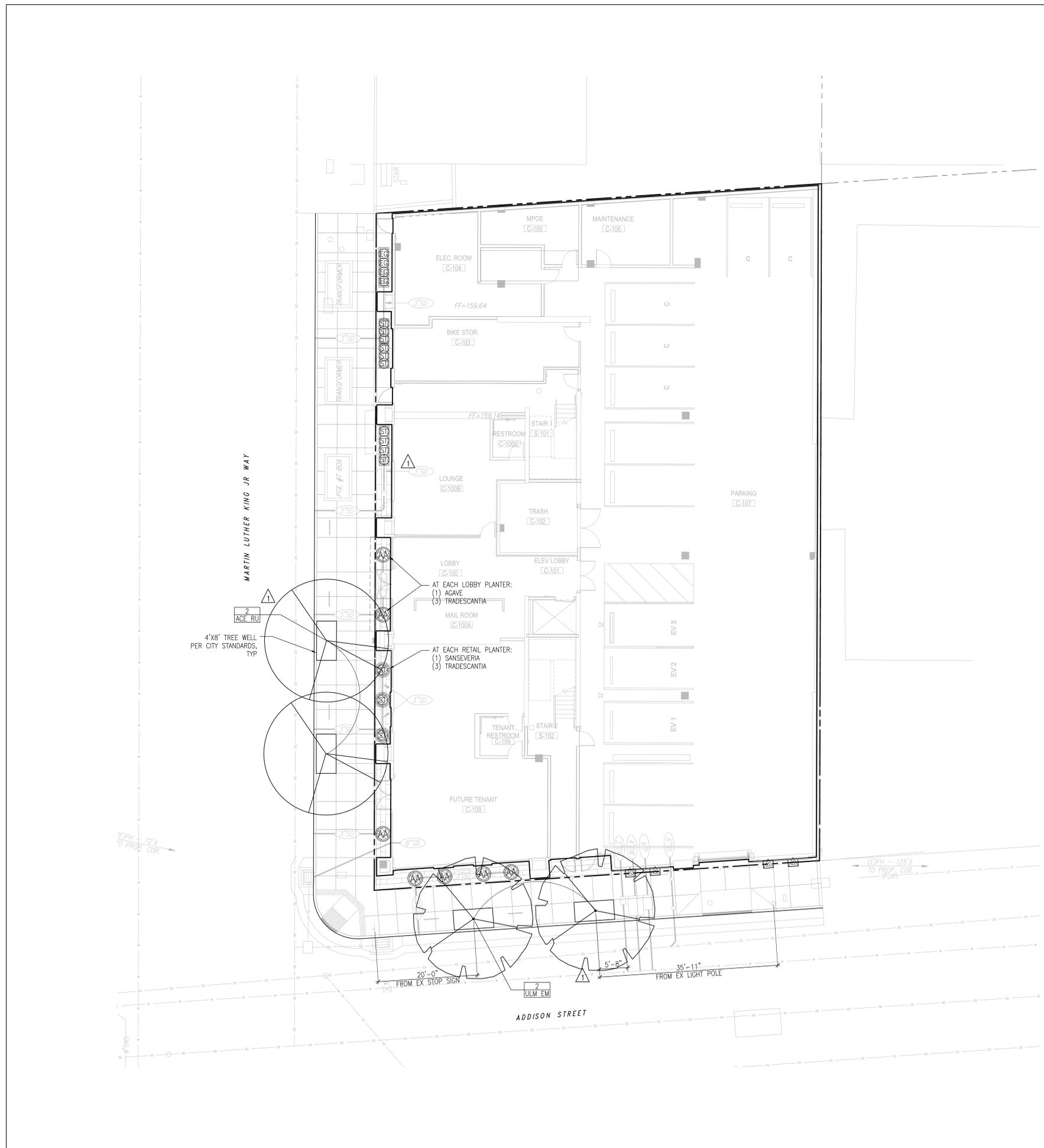
2 GREENSCREEN FRAMING
SCALE: 1/2" = 1'-0"



3 GREENSCREEN HARDWARE
SCALE: 3" = 1'-0"



4 ARTIFICIAL PLANT ANCHORAGE
SCALE: 3" = 1'-0"



PLANT PALETTE		
SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
ACE RU	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
ULM EM	ULMUS 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM
PODIUM AND ROOF DECK TREES		
GIN BI	GINGKO BILOBA 'FASTIGIATA'	FASTIGIATA MAIDENHAIR TREE
LAG IN	LAGERSTROEMIA 'CATAWBA'	CATAWBA CRAPE MYRTLE
OLE EU	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
SHRUBS GRASSES & PERENNIALS		
EC	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS
AC	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE
AM	ACHILLEA M. 'SONOMA COAST' *	WHITE YARROW
AA	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE
CT	CHONDRROPETALUM TECTORUM *	CAPE RUSH
DC	DIETES GRANDIFLORA 'VARIEGATA' *	VARIEGATED FORTNIGHT LILY
LP	LIMONIUM PEREZII	SEA LAVENDER
LB	LOMANDRA 'BREEZE' *	MAT RUSH
DM	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG
PW	PITOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE
ST	SANSEVERIA TRIFUSCATA	SNAKE PLANT
S	SISYRINCHIUM BELLUM 'N. COAST' *	BLUE EYED GRASS
VINES		
▲	TRACHELOSPERUM JASMINOIDES	STAR JASMINE
▲	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE
GREEN ROOF PLANTING		
+++	SEDUM MIX	SEDUM SPECIES
GROUNDCOVERS		
▨	ARTEMESIA CA 'CANYON GRAY'	COASTAL SAGEBRUSH
▨	LANTANA 'NEW GOLD'	YELLOW TRAILING LANTANA
▨	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY
▨	TRADESCANTIA ZEBRINA	INCH PLANT
* SPECIES USED IN STORMWATER TREATMENT PLANTING AREAS		
NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PLANTS		



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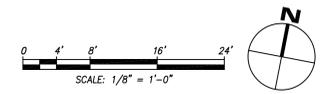


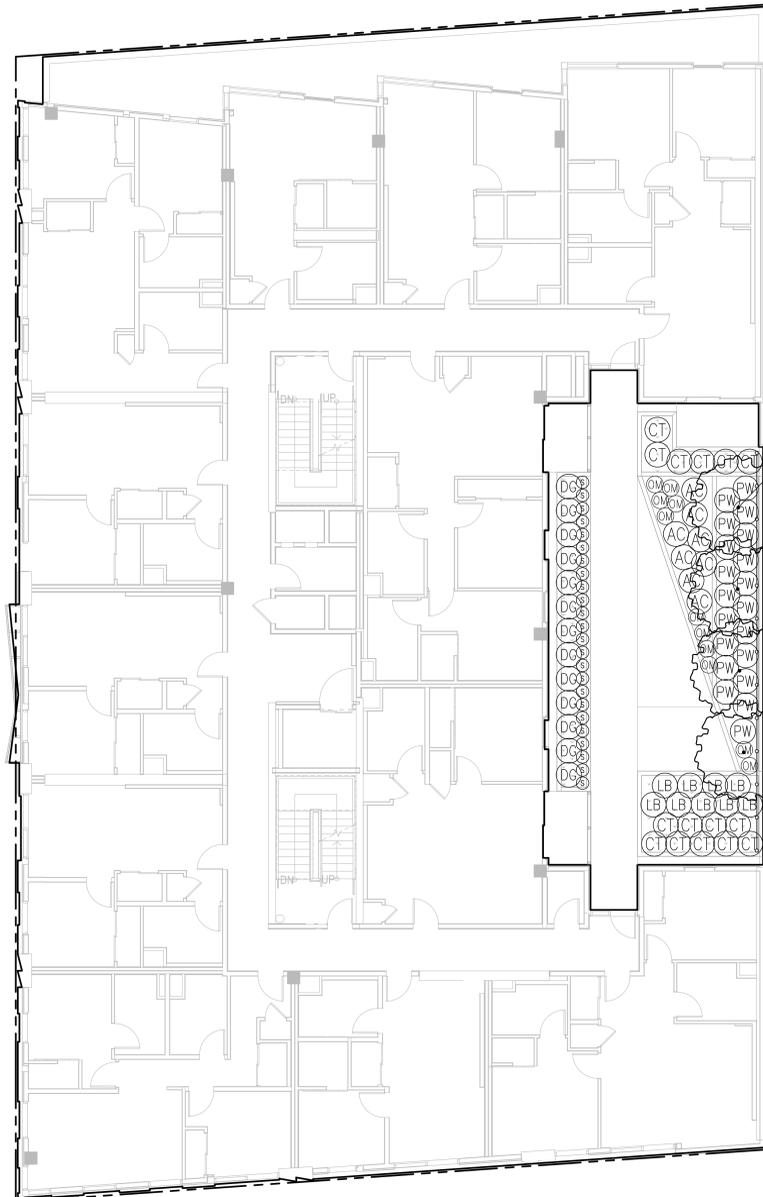
DRAWING TITLE
PLANTING PLAN - FIRST LEVEL

DRAWN: JD
DATE: 1/28/2022
KMA PROJECT NO.: 1819

CHECKED: LF
SCALE: As Indicated

SHEET NUMBER: **L10.01**





SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
ACE RU	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
ULM EM	ULMUS 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM
PODIUM AND ROOF DECK TREES		
GIN BI	GINGKO BILOBA 'FASTIGIATA'	FASTIGIATA MAIDENHAIR TREE
LAG IN	LAGERSTROEMIA 'CATAWBA'	CATAWBA CRAPE MYRTLE
OLE EU	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
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AA	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE
CT	CHONDROPETALUM TECTORUM *	CAPE RUSH
DC	DIETES GRANDIFLORA 'VARIEGATA' *	VARIEGATED FORTNIGHT LILY
LP	LIMONIUM PEREZII	SEA LAVENDER
LB	LOMANDRA 'BREEZE' *	MAT RUSH
OM	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG
PW	PITOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE
ST	SANSEVERIA TRIFUSCATA	SNAKE PLANT
S	SISYRINCHIUM BELLUM 'N. COAST' *	BLUE EYED GRASS
VINES		
▲	TRACHELOSPERUM JASMINOIDES	STAR JASMINE
▲	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE
GREEN ROOF PLANTING		
+++	SEDUM MIX	SEDUM SPECIES
GROUNDCOVERS		
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▧	LANTANA 'NEW GOLD'	YELLOW TRAILING LANTANA
▩	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY
▪	TRADESCANTIA ZEBRINA	INCH PLANT

* SPECIES USED IN STORMWATER TREATMENT PLANTING AREAS

NOTE: REFER TO L0.02 FOR FULL SCHEDULE OF PLANTS



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2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

REVISION	DATE
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PLAN CHECK 2	28 JAN 22

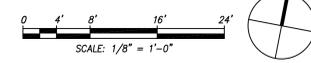


DRAWING TITLE
PLANTING PLAN - SECOND LEVEL

DRAWN: JD
DATE: 1/28/2022
KMA PROJECT NO.: 1819

CHECKED: LF
SCALE: As Indicated

SHEET NUMBER: **L10.02**



PLANT PALETTE		
SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
ACE RU	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
ULM EM	ULMUS 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM
PODIUM AND ROOF DECK TREES		
GIN BI	GINGKO BILOBA 'FASTIGIATA'	FASTIGIATA MAIDENHAIR TREE
LAG IN	LAGERSTROEMIA 'CATAWBA'	CATAWBA CRAPE MYRTLE
OLE EU	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
SHRUBS GRASSES & PERENNIALS		
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S	SISYRINCHIUM BELLUM 'N. COAST' *	BLUE EYED GRASS
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* SPECIES USED IN STORMWATER TREATMENT PLANTING AREAS		

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SEAL & SIGNATURE



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| CIVIL ENGINEER
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1.510.222.4020 | ACOUSTICAL ENGINEER
RGD ACOUSTICAL
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JETT LANDSCAPE ARCHITECTURE + DESIGN
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Orinda, CA 94963
1.925.254.5422

AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

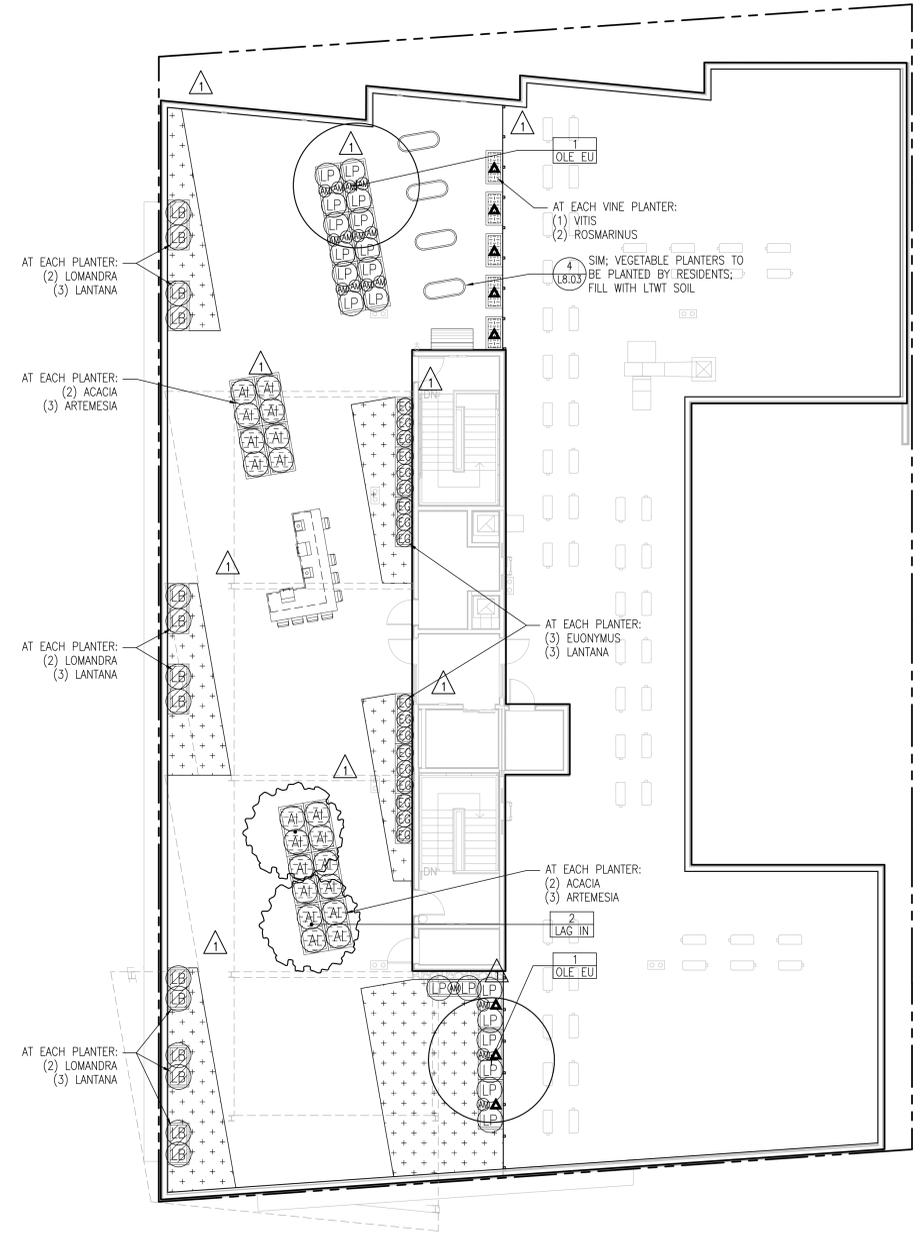
PERMIT REVIEW	1 SEP 21
▲ PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22

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LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 2 Theatre Square #218 Orinda CA 94563
925.254.5422 www.jett.land

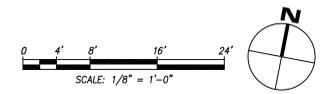
DRAWING TITLE
PLANTING PLAN - ROOF LEVEL

DRAWN: JD DATE: 1/28/2022 KMA PROJECT NO.: 1819
CHECKED: LF SCALE: As Indicated

SHEET NUMBER: **L10.03**

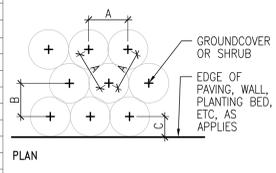


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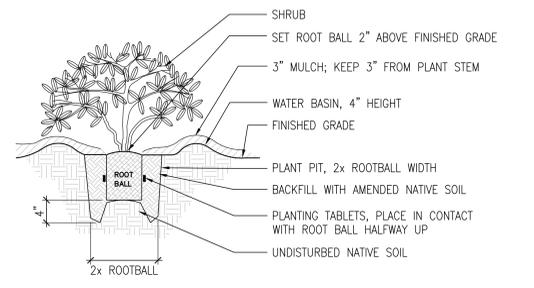
PLANT SPACING & QUANTITIES CHART

SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	0.128
3'-6" OC	34.64"	17.32"	0.104
4'-0" OC	41.57"	20.79"	0.072
5'-0" OC	51.96"	25.98"	0.046
6'-0" OC	62.35"	31.18"	0.032

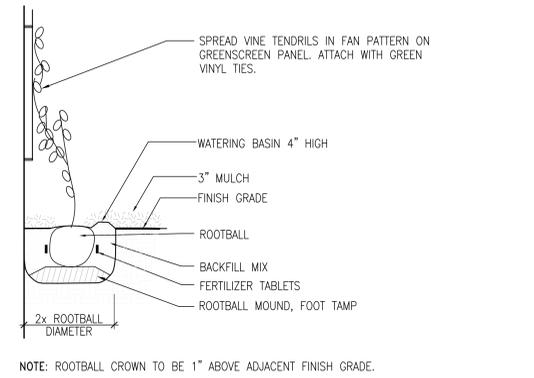


NOTES
1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUIDISTANT TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

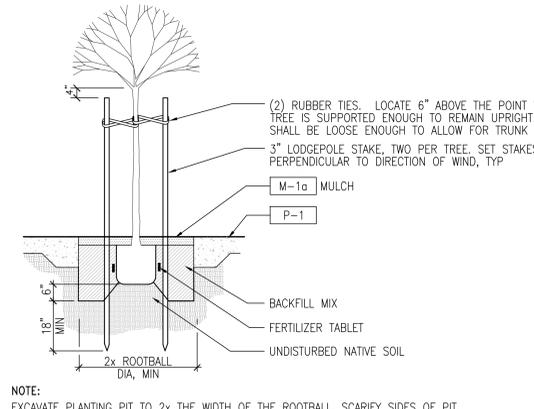
13 GROUNDCOVER SPACING AND QUANTITIES
SCALE: 1" = 1'-0"



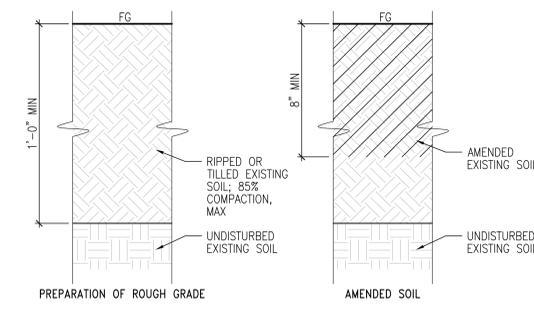
9 SHRUB PLANTING
SCALE: 1" = 1'-0"



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

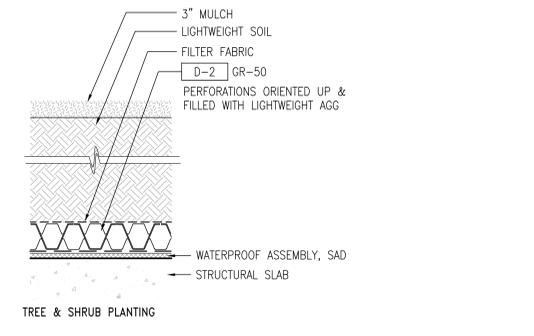


6 TYPICAL TREE PLANTING AT GRADE
SCALE: 1/2" = 1'-0"

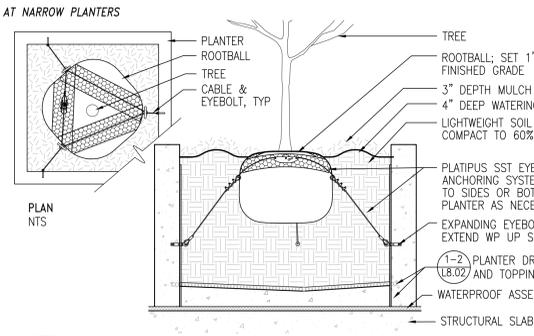


NOTE
SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

1 EXISTING SOIL AMENDMENT
SCALE: 3" = 1'-0"

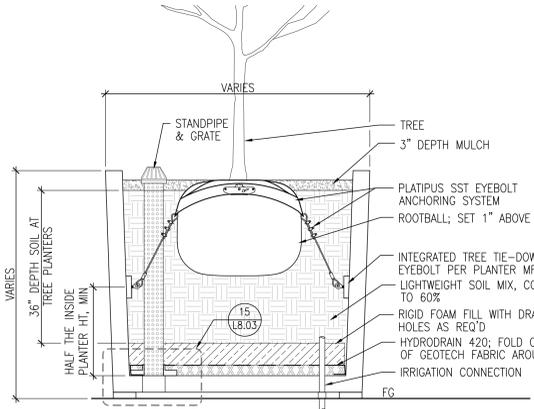


2 DRAIN MAT AT TREE PLANTERS
SCALE: 3" = 1'-0"

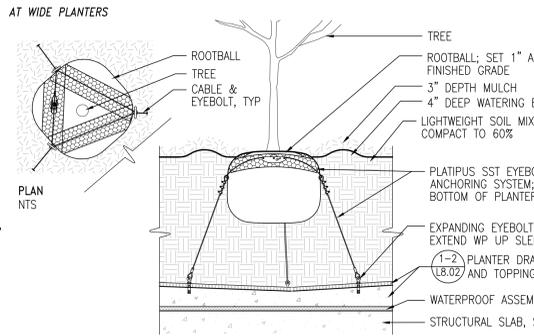


NOTES
1. MODEL: RF2-RP 3-LEG (SST CABLES), ROOTBALL ANCHORING KIT TO INCLUDE ROOTBALL PROTECTION MESH, 3 STAINLESS STEEL WIRE CHOKES, TWO-WAY TENSIONER & 3 EXPANDING EYEBOLTS WITH WIRE.
3. TREES WITHOUT ADJACENT WALLS SHALL HAVE EYEBOLTS ANCHORED TO BOTTOM OF PLANTER. COORDINATE WITH WATERPROOFING CONSULTANT.
4. FULLY WATERPROOF ALL EYEBOLT PENETRATIONS AFTER INSTALLATION. WRAP WATERPROOFING UP EYEBOLT SLEEVE.
5. INSTALL PLATIPUS ANCHORING SYSTEM PER MFR INSTRUCTIONS.

11 TREE PLANTING IN CMU PLANTER
SCALE: 3/4" = 1'-0"

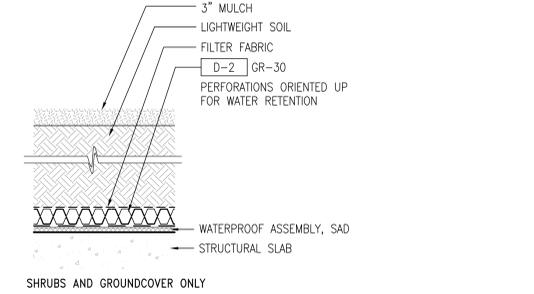


12 TREE PLANTING AT ROOF DECK PREFAB PLANTER
SCALE: 1" = 1'-0"

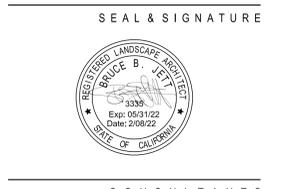
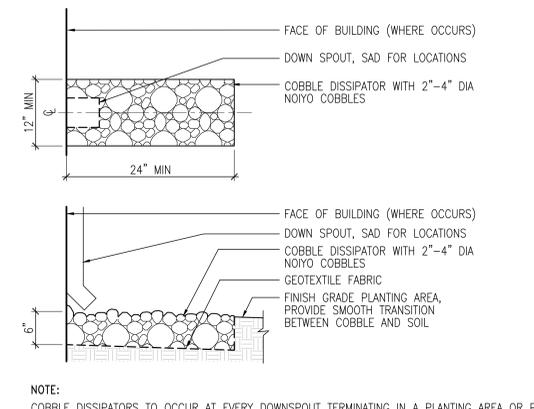


NOTES
1. CONTRACTOR TO COORDINATE LOCATIONS FOR INTEGRATED TREE-TIE DOWNS WITH PLANTER MFR BASED UPON TREE LOCATIONS SHOWN ON PLANS, EYEBOLTS SHALL BE SST.
2. TREE GUYING SYSTEM AT PREFAB PLANTERS SHALL BE PLATIPUS RF2-SPECIAL IP 3 LEG, WITH ROOTBALL PROTECTION MESH, 3 STAINLESS STEEL WIRE CHOKES/CABLES, & TWO-WAY TENSIONER. EYEBOLTS SHALL BE SUPPLIED BY PLANTER MFR.
3. INSTALL PLATIPUS ANCHORING SYSTEM PER MFR INSTRUCTIONS.

3 DRAIN MAT AT SHRUB-ONLY PLANTERS
SCALE: 3" = 1'-0"



4 COBBLE DISSIPATER
SCALE: 1" = 1'-0"



- CONSULTANTS**
- STRUCTURAL ENGINEER:** IMEG CORP., 160 Pine Street Suite 350, San Francisco, CA 94111, 1.415.441.9477
 - DRY UTILITY:** MILLENNIUM DESIGN & CONSULTING SERVICES, P.O. Box 737, Alamo, CA 94501, 1.925.820.8502
 - MEP ENGINEER:** BELDEN CONSULTING ENGINEERS, 1600 S. Bascom Blvd., Suite 15, Pleasanton, CA 94588, 1.925.651.1300
 - GREEN BUILDING:** BEYOND EFFICIENCY, 710 Channing Way Suite 100, San Rafael, CA 94901, 1.415.296.1333
 - CIVIL ENGINEER:** KISTER, SAVIO & REI, 825 San Pablo Avenue, Pinole, CA 94654, 1.510.222.4020
 - ACOUSTICAL ENGINEER:** RGD ACOUSTICAL, 22 Pelican Way Suite 100, San Rafael, CA 94901, 1.415.464.0150

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AGENCY APPROVAL

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REVISIONS

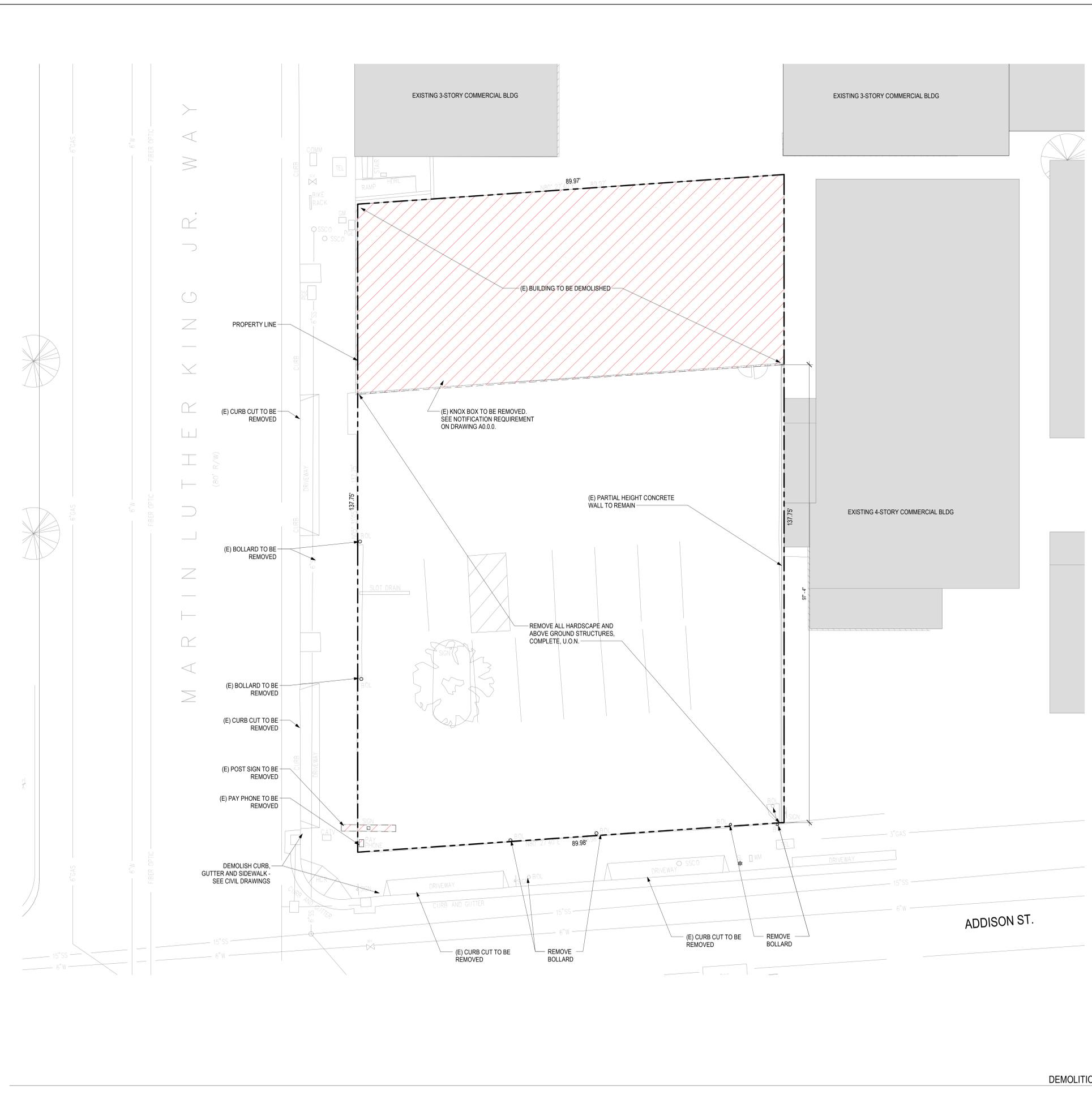
REVISION	DATE
PERMIT REVIEW	1 SEP 21
PLAN CHECK 1	24 NOV 21
PLAN CHECK 2	28 JAN 22



DRAWING TITLE
PLANTING DETAILS

DRAWN: JD, DATE: 1/28/2022, KMA PROJECT NO.: 1819, CHECKED: LF, SCALE: As Indicated

SHEET NUMBER
L10.04



SHEET NOTES
 1. DEMOLITION OF EXISTING BUILDING TO BE FILED UNDER SEPARATE PERMIT.



- CONSULTANTS**
- | | |
|---|--|
| STRUCTURAL ENGINEER
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MILLENIUM DESIGN & CONSULTING SERVICES
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Orinda, CA 94563
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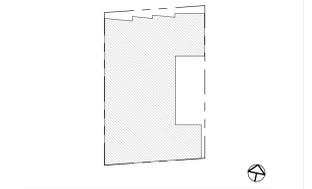
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21

KEY PLAN



DRAWING TITLE
 DEMOLITION PLAN

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER: **A1.0.1**

DEMOLITION PLAN
 1/8" = 1'-0" 1

5/6/2022 3:39:29 PM



CONSULTANTS

STRUCTURAL ENGINEER IMEG CORP. 160 Pine Street Suite 350 San Francisco, CA 94111 1.415.541.9477	DRY UTILITY MILLENIUM DESIGN & CONSULTING SERVICES P.O. Box 737 Alamo, CA 1.925.820.8502
MEP ENGINEER BELDEN CONSULTING 5860 W. Las Positas Blvd. Suite 15 Pleasanton, CA 94588 1.925.621.5300	GREEN BUILDING BEYOND EFFICIENCY 710 Channing Way Suite 100 San Rafael, CA 94901 1.415.296.1333
CIVIL ENGINEER KISTER, SAVIO & REI 825 San Pablo Avenue Emeryville, CA 94608 1.510.222.4020	ACOUSTICAL ENGINEER RGD ACOUSTICAL 22 Pelican Way Suite 100 San Rafael, CA 94901 1.415.464.0150
LANDSCAPE ARCHITECT JETT LANDSCAPE ARCHITECTURE + DESIGN 2 Orinda Theatre Square Suite 218 Orinda, CA 94653 1.925.254.9422	

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. ALL WALKS AND SIDEWALK ON ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 5% RUNNING SLOPE AND A MAXIMUM 2% CROSS SLOPE. ALL ACCESSIBLE ROUTES SHALL BE MINIMUM 48" WIDE. CBC 11133A.1

KEY NOTES

AGENCY APPROVAL

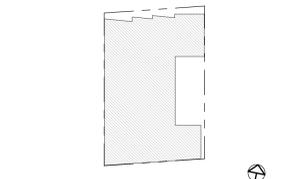
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21
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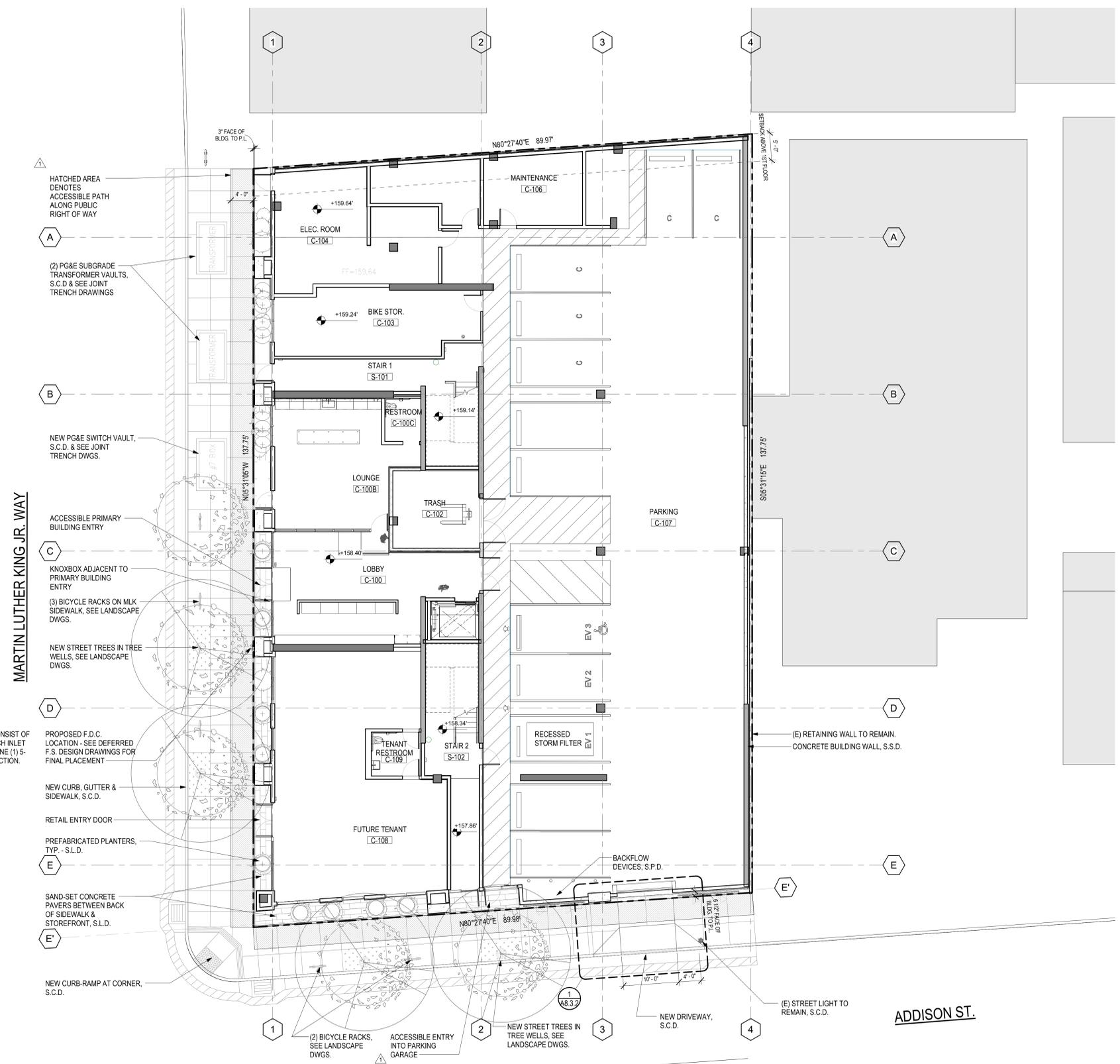
KEY PLAN



ARCHITECTURAL SITE PLAN

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819
 CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER: **A1.0.2**



NOTE: FDC MUST CONSIST OF A THREE (3) 2-1/2 INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION.

ADDISON ST.

ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



920 GRANVICH STREET
BERKELEY, CA 94710
510.444.1930
WWW.KAVAMASSIHARCHITECTS.COM



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2 Orinda Theatre Square Suite 218
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GENERAL NOTES

- DIMENSIONS INDICATED AREA NOMINAL. FIELD VERIFY ACTUAL REQUIRED DIMENSIONS.
- SEE A8.4.1 FOR TYPICAL WINDOW DETAILS.
- SILL HEIGHTS SHOWN ARE TYPICAL. SEE ELEVATIONS FOR ALTERNATE SILL HEIGHTS.
- TEMPERED GLASS REQUIRED BY CODE WITHIN 60" OF STAIR, LANDING & SHOWER LOCATIONS & WITHIN 24" OF DOOR JAMBS. SEE ELEVATIONS FOR LOCATIONS.
- EMERGENCY EGRESS WINDOWS ARE REQUIRED IN SLEEPING ROOMS AND SHALL HAVE A MIN. 5.7 S.F. NET CLEAR OPENING; MIN. 24" NET CLEAR HEIGHT; AND MIN. 20" NET CLEAR WIDTH.
- EGRESS WINDOWS SHALL HAVE THE BOTTOM CLEAR OPENING $44''$ FROM FINISHED FLOOR.
- EGRESS WINDOWS SHALL OPEN ONTO A STREET, PUBLIC WAY, OR COURT THAT OPENS TO A PUBLIC WAY.
- ALL NAIL-FIN WINDOWS ARE ALUMINIUM UNLESS OTHERWISE NOTED.
- ALL GLAZING TO BE 1" OVERALL THICKNESS INSULATED GLASS, TYP., WITH 1/8" THICK PANE INBOARD & OUTBOARD, U.O.N.
- AT ALL LOCATIONS W/ HOPPER STYLE WINDOW, PROVIDE METAL POLE ACCESSORY FOR OPERATION.
- ALL EXTERIOR LOAD-BEARING WALLS ARE TO BE TWO-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION REGARDLESS OF THE FIRE SEPARATION DISTANCES PER CBC TABLE 601.
- ALL INTERIOR LOAD-BEARING WALLS SHALL COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF CBC TABLE 601, AND SHALL BE OF ONE-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

SHEET NOTES

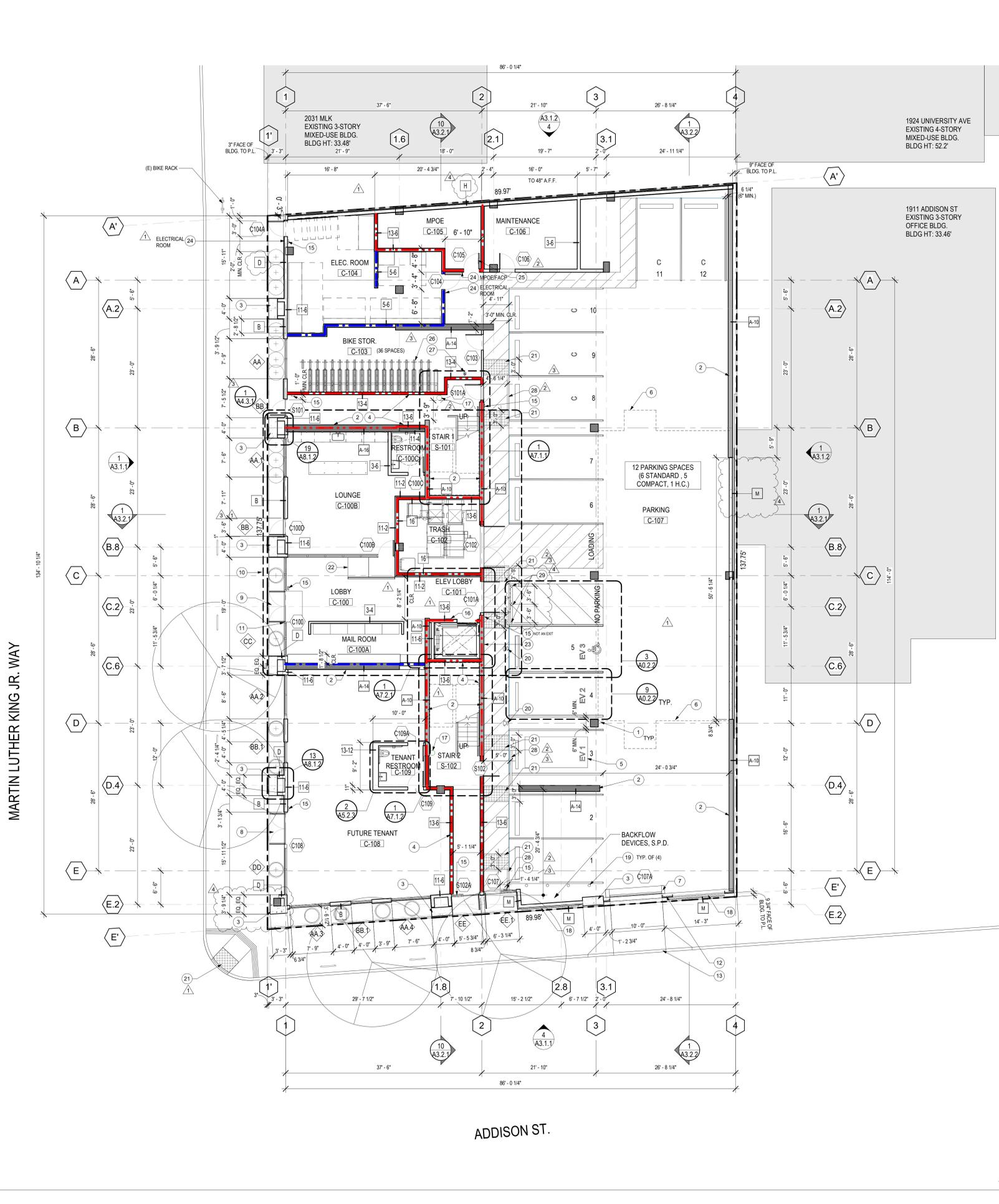
- REFER TO DRAWING SERIES A0.2 FOR TYPICAL ACCESSIBILITY AND SIGNAGE DETAILS.
- REFER TO DRAWING SERIES A8.0.1 FOR TYPICAL EXTERIOR PARTITION TYPES AND DETAILS.
- REFER TO DRAWING SERIES A8.0.2 FOR TYPICAL INTERIOR PARTITION TYPES AND DETAILS.
- REFER TO DRAWING SERIES A9.0 FOR TYPICAL FIRE RATED ASSEMBLY DETAILS.
- REFER TO DRAWING SERIES A10.1 FOR MATERIAL AND FINISH SCHEDULE.
- REFER TO DRAWING SERIES A10.2 FOR DOOR AND WINDOW SCHEDULES.
- CONFIRM OVERALL AND SPECIFIC DIMENSIONS W/ ARCHITECT PRIOR TO FINAL LAYOUT.
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- FOR PARKING COUNT SEE SUMMARY ON SHEET A2.1.1

KEY NOTES

- (1) CONCRETE COLUMN, S.S.D.
- (2) CONCRETE SHEAR WALLS, S.S.D.
- (3) CONC. PILASTER, S.S.D.
- (4) 2-HR RATED STAIR/ELEVATOR ENCLOSURE, TYP.
- (5) RECESSED STORM FILTER, S.C.D., S.P.D.
- (6) COURTYARD ABOVE
- (7) OVERHEAD GARAGE DOORS
- (8) FUTURE TENANT ENTRY
- (9) MAIN BUILDING ENTRY
- (10) LINE OF ENTRY CANOPY ABOVE
- (11) FIRE DEPT. KNOX BOX MOUNTED 6' ABOVE GRADE
- (12) FIRE DEPT. KNOX SWITCH FOR EMERG. GATE OPERATION
- (13) DRIVEWAY, S.C.D.
- (14) STAIRWELL ROOF ACCESS SIGN. SEE DETAIL 17/A0.2.1
- (15) TACTILE EXIT SIGN. TEXT AS NOTED. SEE DETAIL 18/A0.2.1
- (16) EVACUATION MAP. SEE DETAIL 27/A0.2.1
- (17) SPRINKLER STANDPIPE, S.P.D.
- (18) GARAGE OPENING WITH SECURITY GRILLE
- (19) STEEL PIPE BOLLARD - CONCRETE FILLED - SEE
- (20) EV CHARGING STATION
- (21) TRUNCATED DOME STRIP
- (22) CONCRETE SLOPE LIP
- (23) ACCESSIBLE PARKING SIGNS. SEE DETAIL 5/A0.2.2
- (24) ROOM SIGN, TEXT AS NOTED. SEE 23/A0.1.1
- (25) PROVIDE DOOR SIGN STATING "FIRE ALARM CONTROL PANEL INSIDE".
- (26) BIKE RACK
- (27) BIKE REPAIR STATION
- (28) 6" H. CONCRETE CURB
- (29) REMOVABLE BOLLARDS WITH DETECTABLE WARNING STRIPS IN BETWEEN. PROVIDE 5'-0" MIN. CLEAR IN FRONT OF LOBBY DOORS.

LEGEND

- · — · — 1 HR RATED FIRE PARTITION
- · — · — 2 HR RATED FIRE BARRIER
- CONCRETE SHEARWALL/COLUMN
- BEARING WALL



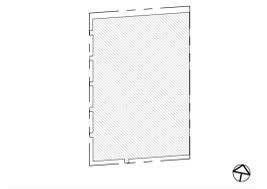
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REVISIONS

REVISION	DATE
PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21
PLANCHECK 2	28 JAN 22
PLANCHECK 3	25 MAR 22
PLANCHECK 4	6 MAY 22

KEY PLAN



DRAWING TITLE

1ST FLOOR PLAN

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

SHEET NUMBER: **A2.1.1**

1ST FLOOR PLAN-OPTION 1
1/8" = 1'-0"



- CONSULTANTS**
- | | | | |
|----------------------------|--|----------------------------|--|
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160 Pine Street Suite 300
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1.925.254.9422 | | |

GENERAL NOTES

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- EGRESS WINDOWS SHALL OPEN ONTO A STREET, PUBLIC WAY, OR COURT THAT OPENS TO A PUBLIC WAY.
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SHEET NOTES

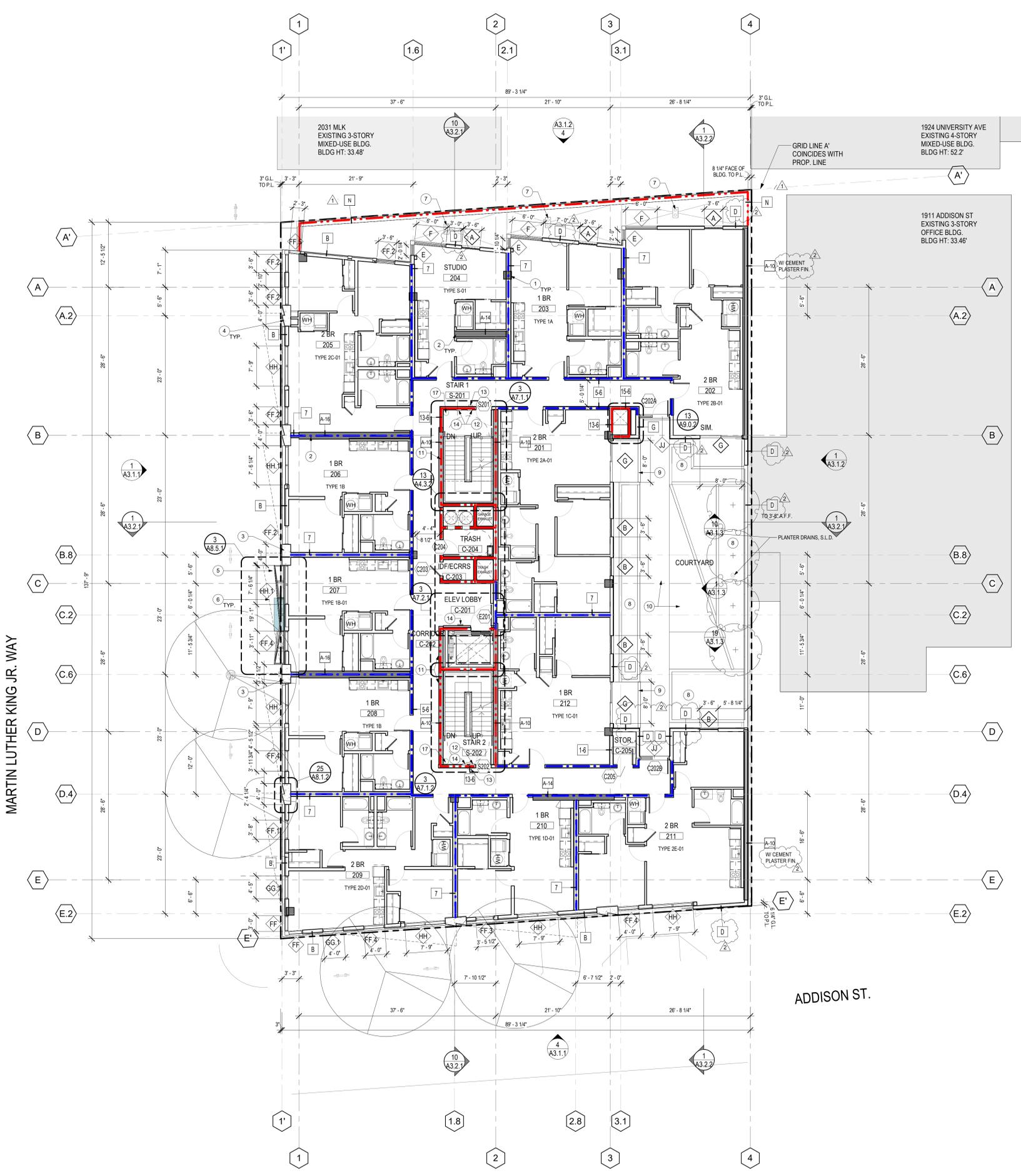
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- FOR PARKING COUNT SEE SUMMARY ON SHEET A2.1.1

KEY NOTES

- CONCRETE COLUMN, S.S.D.
- CONCRETE SHEARWALL, S.S.D.
- CONCRETE PLASTER, S.S.D.
- CORRUGATED CONCRETE PILASTER, S.S.D.
- GLASS CANOPY
- LINE OF BAYS ABOVE, TYP.
- ROOF DRAIN, S.L.D., S.P.D.
- COURTYARD PLANTER, S.L.D.
- PATIO FENCE, S.L.D.
- CONCRETE PAVERS ON PEDESTAL SYSTEM, S.L.D.
- 2-HR RATED STAIR/ELEVATOR ENCLOSURE, TYP.
- STAIRWELL ROOF ACCESS SIGN. SEE DETAIL 17/A0.2.1
- TACTILE EXIT SIGN, TEXT AS NOTED. SEE DETAIL 18/A0.2.1
- EVACUATION MAP. SEE DETAIL 27/A0.2.1
- SPRINKLER STANDPIPE, S.P.D.
- BALCONY, TYP.
- SPRINKLER STANDPIPE, S.P.D.

LEGEND

- · — · — 1 HR RATED FIRE PARTITION
- · — · — 2 HR RATED FIRE BARRIER
- CONCRETE SHEARWALL/COLUMN
- BEARING WALL



MARTIN LUTHER KING JR. WAY

ADDISON ST.

2ND FLOOR PLAN
 1/8" = 1'-0" 1

AGENCY APPROVAL

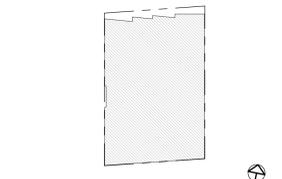
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21
PLANCHECK 4	6 MAY 22

KEY PLAN



DRAWING TITLE
 2ND FLOOR PLAN

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER:
A2.2.1



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Orinda, CA 94653
1.925.254.9422 | | |

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SHEET NOTES

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- REFER TO DRAWING SERIES A8.0.1 FOR TYPICAL EXTERIOR PARTITION TYPES AND DETAILS.
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KEY NOTES

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LEGEND

- · — · — 1 HR RATED FIRE PARTITION
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- CONCRETE SHEARWALL/COLUMN
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3RD FLOOR PLAN
 1/8" = 1'-0"

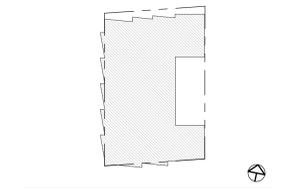
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 2	28 JAN 22
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KEY PLAN



DRAWING TITLE
 3RD FLOOR PLAN

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 KMA PROJECT NO.: 1819

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SHEET NUMBER:
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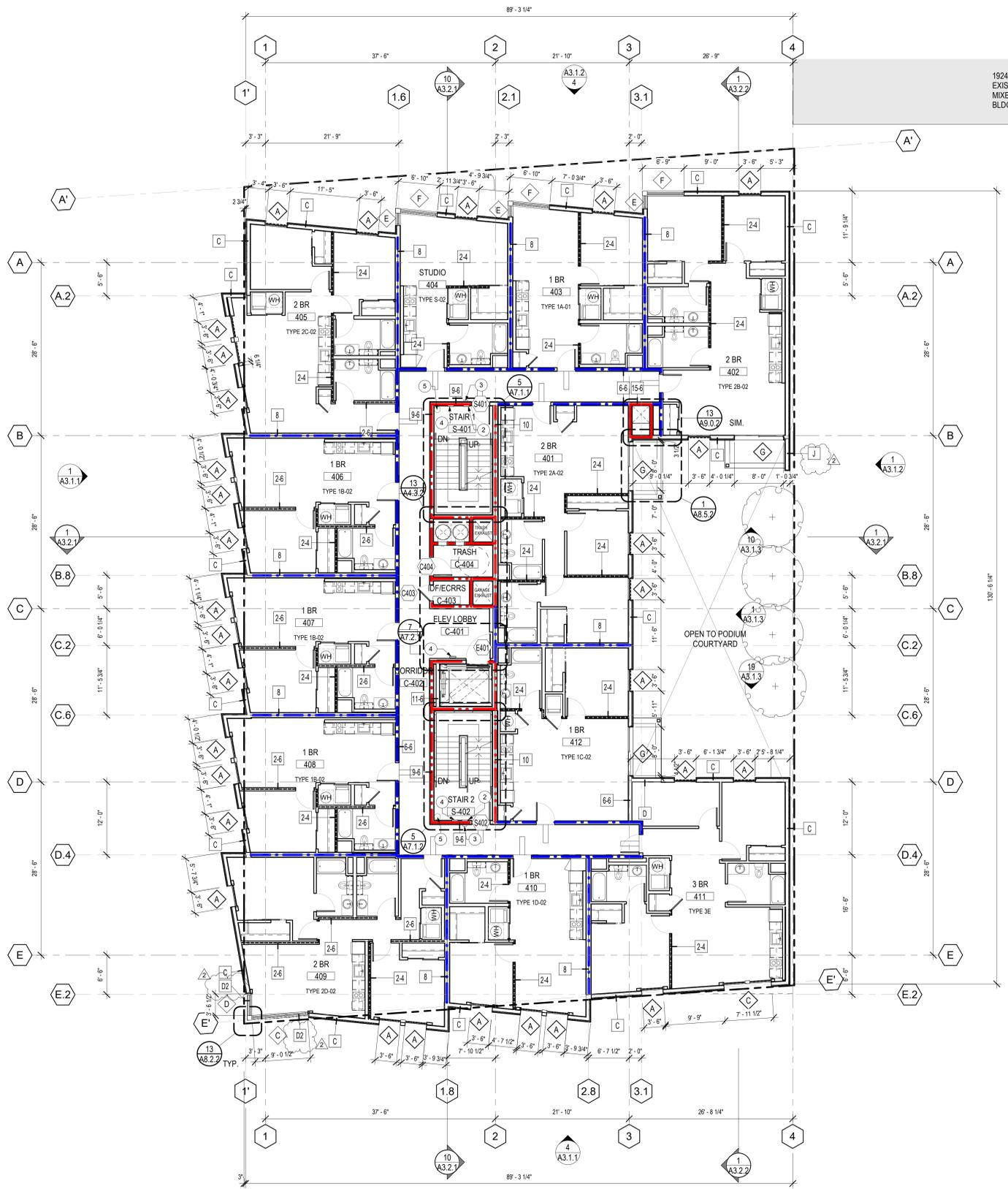
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KEY NOTES

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- EVACUATION MAP. SEE DETAIL 27/A0.2.1
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LEGEND

- 1 HR RATED FIRE PARTITION
- 2 HR RATED FIRE BARRIER
- CONCRETE SHEARWALL/COLUMN
- BEARING WALL



1924 UNIVERSITY AVE
EXISTING 4-STORY
MIXED-USE BLDG.
BLDG HT: 52.2'



4TH FLOOR PLAN
1/8" = 1'-0"

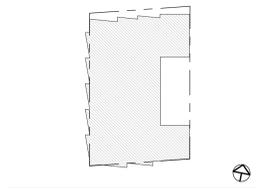
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 2	28 JAN 22
PLANCHECK 4	6 MAY 22

KEY PLAN



DRAWING TITLE
4TH FLOOR PLAN

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DATE: 09/01/2021
KMA PROJECT NO.: 1819

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SHEET NUMBER: **A2.4.1**



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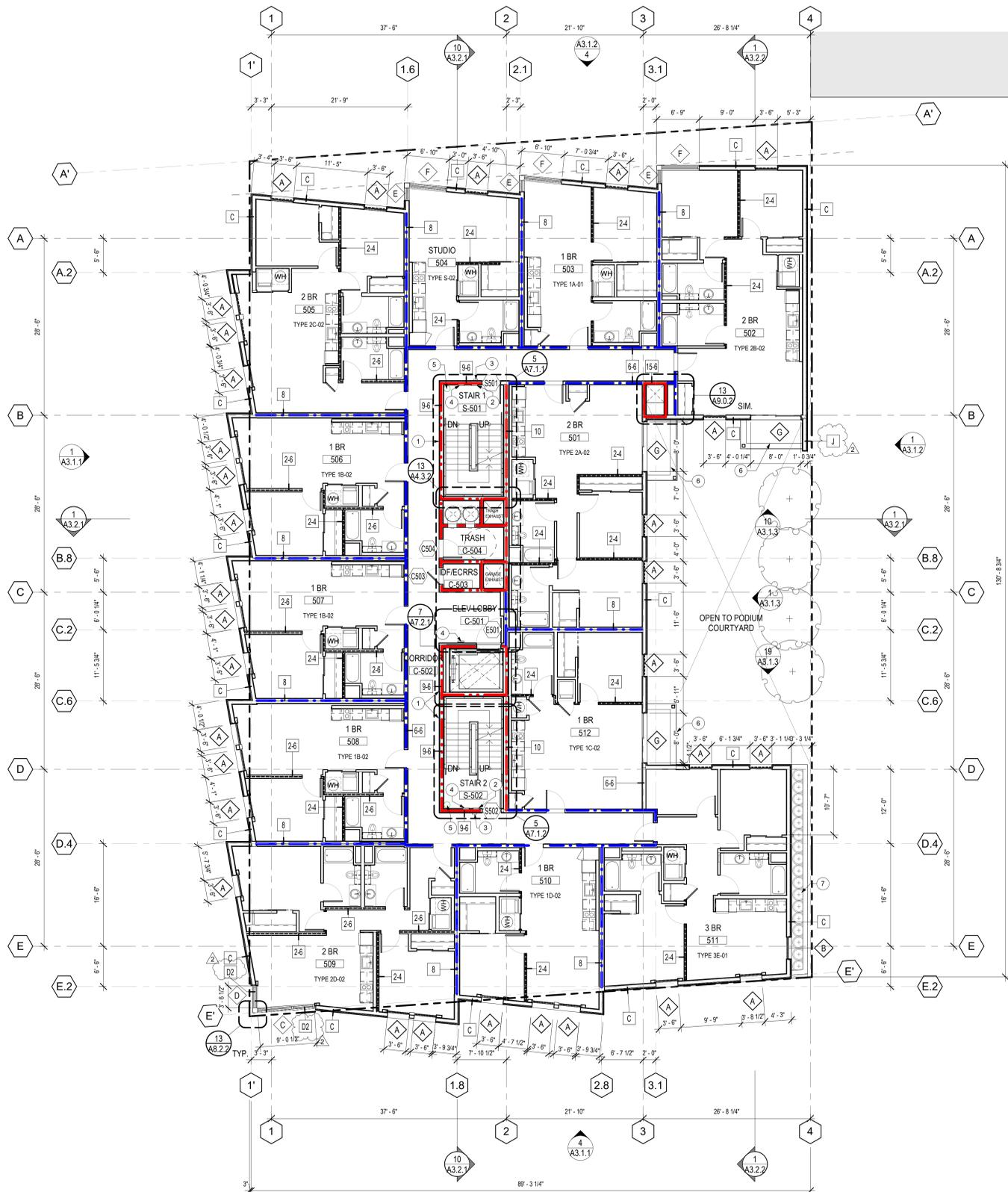
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5TH FLOOR PLAN 1/8" = 1'-0"

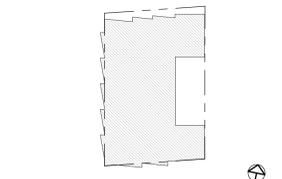
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 2	28 JAN 22
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5TH FLOOR PLAN

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SHEET NUMBER

A2.5.1



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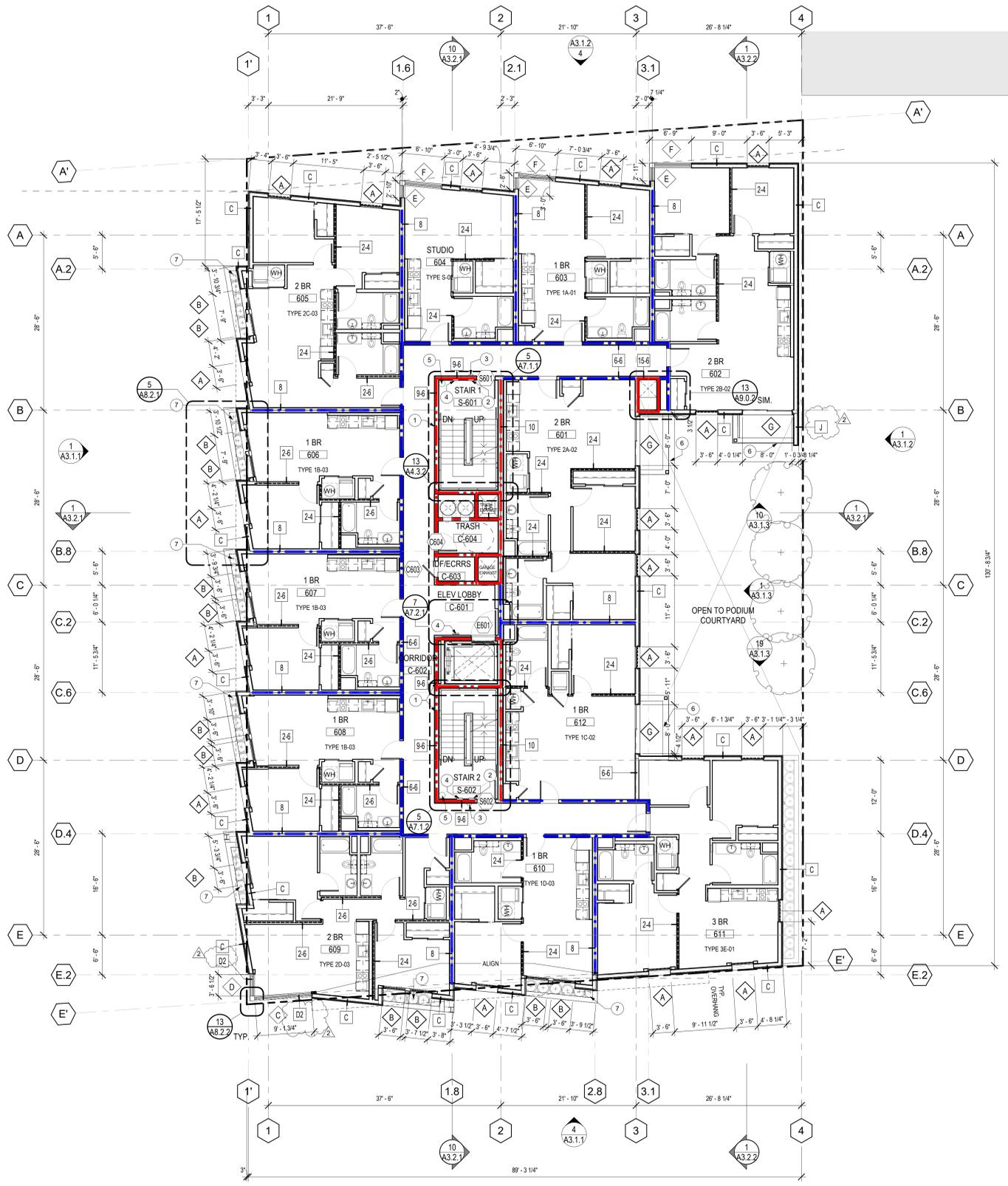
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6TH FLOOR PLAN
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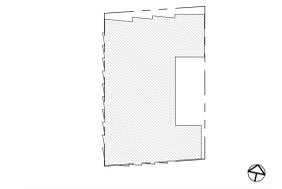
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REVISIONS

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 - SEE A8.4.1 FOR TYPICAL WINDOW DETAILS.
 - SILL HEIGHTS SHOWN ARE TYPICAL. SEE ELEVATIONS FOR ALTERNATE SILL HEIGHTS.
 - TEMPERED GLASS REQUIRED BY CODE WITHIN 60" OF STAIR, LANDING & SHOWER LOCATIONS & WITHIN 24" OF DOOR JAMBS. SEE ELEVATIONS FOR LOCATIONS.
 - EMERGENCY EGRESS WINDOWS ARE REQUIRED IN SLEEPING ROOMS AND SHALL HAVE A MIN. 5.7 S.F. NET CLEAR OPENING. MIN. 24" NET CLEAR HEIGHT, AND MIN. 20" NET CLEAR WIDTH.
 - EGRESS WINDOWS SHALL HAVE THE BOTTOM CLEAR OPENING <44" FROM FINISHED FLOOR.
 - EGRESS WINDOWS SHALL OPEN ONTO A STREET, PUBLIC WAY, OR COURT THAT OPENS TO A PUBLIC WAY.
 - ALL NAIL-FIN WINDOWS ARE ALUMINUM UNLESS OTHERWISE NOTED.
 - ALL GLAZING TO BE 1" OVERALL THICKNESS INSULATED GLASS, TYP., WITH 1/8" THICK PANE INBOARD & OUTBOARD, U.O.N.
 - AT ALL LOCATIONS W/ HOPPER STYLE WINDOW, PROVIDE METAL POLE ACCESSORY FOR OPERATION.
 - ALL EXTERIOR LOAD-BEARING WALLS ARE TO BE OF TWO-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION REGARDLESS OF THE FIRE SEPERATION DISTANCES PER CBC TABLE 601.
 - ALL INTERIOR LOAD-BEARING WALLS SHALL COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF CBC TABLE 601, AND SHALL BE OF ONE-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

- SHEET NOTES**
- REFER TO DRAWING SERIES A0.2 FOR TYPICAL ACCESSIBILITY AND SIGNAGE DETAILS.
 - REFER TO DRAWING SERIES A8.0.1 FOR TYPICAL EXTERIOR PARTITION TYPES AND DETAILS.
 - REFER TO DRAWING SERIES A8.0.2 FOR TYPICAL INTERIOR PARTITION TYPES AND DETAILS.
 - REFER TO DRAWING SERIES A9.0 FOR TYPICAL FIRE RATED ASSEMBLY DETAILS.
 - REFER TO DRAWING SERIES A10.1 FOR MATERIAL AND FINISH SCHEDULE.
 - REFER TO DRAWING SERIES A10.2 FOR DOOR AND WINDOW SCHEDULES.
 - CONFIRM OVERALL AND SPECIFIC DIMENSIONS W/ ARCHITECT PRIOR TO FINAL LAYOUT.
 - ALL EXTERIOR LOAD-BEARING WALLS ARE TO BE OF TWO-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION REGARDLESS OF THE FIRE SEPERATION DISTANCES PER CBC TABLE 601.
 - ALL INTERIOR LOAD-BEARING WALLS SHALL COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF CBC TABLE 601, AND SHALL BE OF ONE-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.
 - FOR PARKING COUNT SEE SUMMARY ON SHEET A2.1.1

- KEY NOTES**
- 2-HR RATED STAIR/ELEVATOR ENCLOSURE, TYP.
 - STAIRWELL ROOF ACCESS SIGN. SEE DETAIL 17/A0.2.1
 - TACTILE EXIT SIGN. TEXT AS NOTED. SEE DETAIL 18/A0.2.1
 - EVACUATION MAP. SEE DETAIL 27/A0.2.1
 - SPRINKLER STANDPIPE, S.P.D.
 - WOOD-FRAMED BALCONY W/ COMPOSITE WD. DECK & RAIL
 - FAUX PLANTS IN FRAMED PLANTER, S.L.D.



DRAWING TITLE
7TH FLOOR PLAN

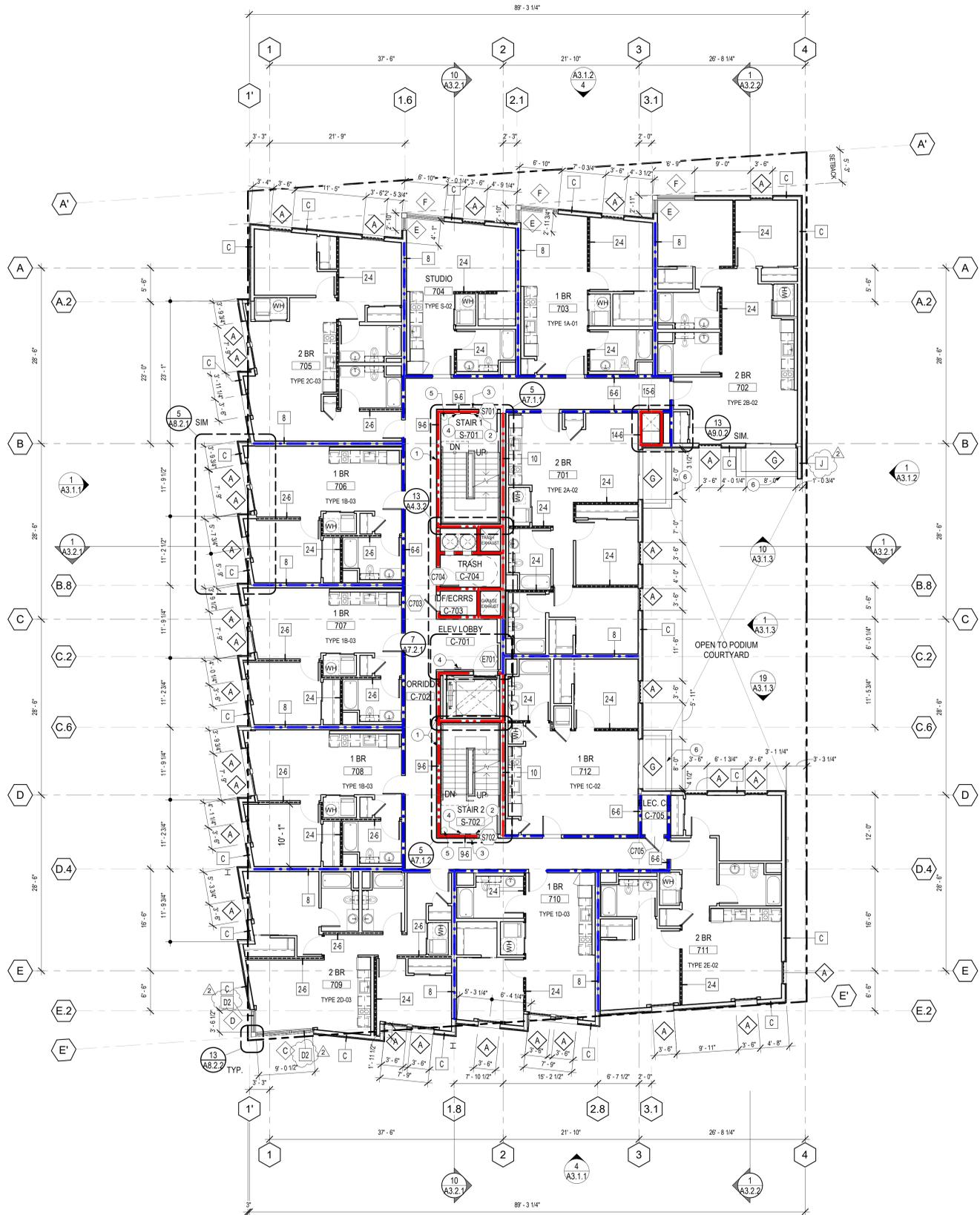
LEGEND

- 1 HR RATED FIRE PARTITION
- 2 HR RATED FIRE BARRIER
- CONCRETE SHEARWALL/COLUMN
- BEARING WALL

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

SHEET NUMBER: **A2.7.1**



5/6/2022 3:40:34 PM

7TH FLOOR PLAN
1/8" = 1'-0"



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1.925.254.9422 | |

GENERAL NOTES

- DIMENSIONS INDICATED AREA NOMINAL. FIELD VERIFY ACTUAL REQUIRED DIMENSIONS.
- SEE A&A.1 FOR TYPICAL WINDOW DETAILS.
- SILL HEIGHTS SHOWN ARE TYPICAL. SEE ELEVATIONS FOR ALTERNATE SILL HEIGHTS.
- TEMPERED GLASS REQUIRED BY CODE WITHIN 60" OF STAIR, LANDING & SHOWER LOCATIONS & WITHIN 24" OF DOOR JAMBS. SEE ELEVATIONS FOR LOCATIONS.
- EMERGENCY EGRESS WINDOWS ARE REQUIRED IN SLEEPING ROOMS AND SHALL HAVE A MIN. 5.7 S.F. NET CLEAR OPENING, MIN. 24" NET CLEAR HEIGHT, AND MIN. 20" NET CLEAR WIDTH.
- EGRESS WINDOWS SHALL HAVE THE BOTTOM CLEAR OPENING <44" FROM FINISHED FLOOR.
- EGRESS WINDOWS SHALL OPEN ONTO A STREET, PUBLIC WAY, OR COURT THAT OPENS TO A PUBLIC WAY.
- ALL NAIL-FIN WINDOWS ARE ALUMINIUM UNLESS OTHERWISE NOTED.
- ALL GLAZING TO BE 1" OVERALL THICKNESS INSULATED GLASS, TYP., WITH 1/8" THICK PANE INBOARD & OUTBOARD, U.O.N.
- AT ALL LOCATIONS W/ HOPPER STYLE WINDOW, PROVIDE METAL POLE ACCESSORY FOR OPERATION.
- ALL EXTERIOR LOAD-BEARING WALLS ARE TO BE OF TWO-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION REGARDLESS OF THE FIRE SEPARATION DISTANCES PER CBC TABLE 601.
- ALL INTERIOR LOAD-BEARING WALLS SHALL COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF CBC TABLE 601, AND SHALL BE OF ONE-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.

SHEET NOTES

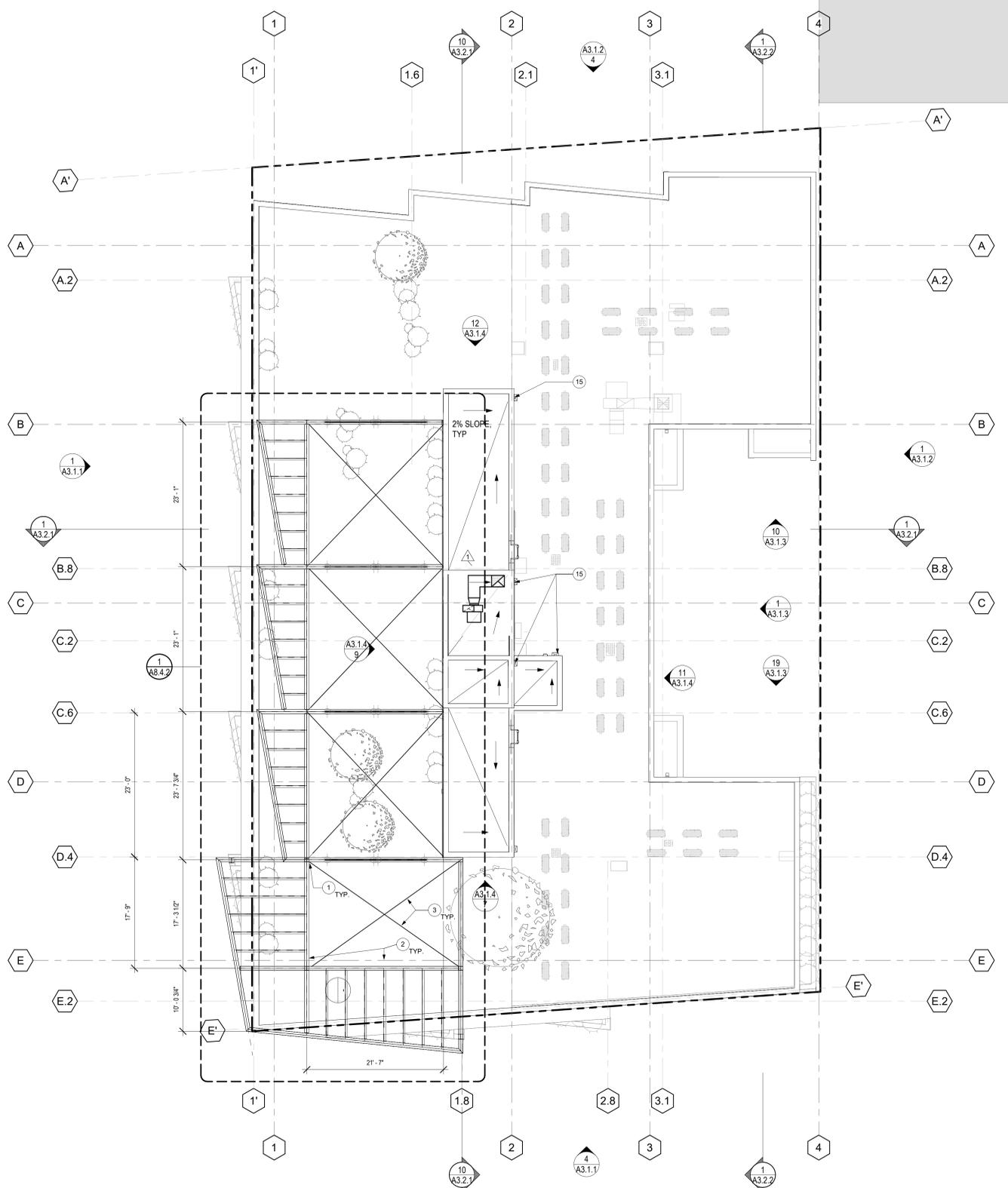
- REFER TO DRAWING SERIES A0.2 FOR TYPICAL ACCESSIBILITY AND SIGNAGE DETAILS.
- REFER TO DRAWING SERIES A8.0.1 FOR TYPICAL EXTERIOR PARTITION TYPES AND DETAILS.
- REFER TO DRAWING SERIES A8.0.2 FOR TYPICAL INTERIOR PARTITION TYPES AND DETAILS.
- REFER TO DRAWING SERIES A9.0 FOR TYPICAL FIRE RATED ASSEMBLY DETAILS.
- REFER TO DRAWING SERIES A10.1 FOR MATERIAL AND FINISH SCHEDULE.
- REFER TO DRAWING SERIES A10.2 FOR DOOR AND WINDOW SCHEDULES.
- CONFIRM OVERALL AND SPECIFIC DIMENSIONS W/ ARCHITECT PRIOR TO FINAL LAYOUT.
- ALL EXTERIOR LOAD-BEARING WALLS ARE TO BE OF TWO-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION REGARDLESS OF THE FIRE SEPARATION DISTANCES PER CBC TABLE 601.
- ALL INTERIOR LOAD-BEARING WALLS SHALL COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF CBC TABLE 601, AND SHALL BE OF ONE-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.
- FOR PARKING COUNT SEE SUMMARY ON SHEET A2.1.1

KEY NOTES

- STEEL TRELLIS POSTS, S.S.D.
- STEEL TRELLIS BEAMS, S.S.D.
- STEEL TRELLIS RODS, S.S.D.
- FENCE/GREEN SCREEN, S.L.D.
- RAISED WALKWAY
- MECH. UNITS ON RAISED PLATFORM, SEE DETAIL 21/A&A.1
- PREFABRICATED PLANTERS, S.L.D.
- FURNITURE
- FIXED LADDER AND SAFETY RAIL
- ROOF DRAIN AND OVERFLOW DRAIN, S.P.D.
- STAIRWELL ROOF ACCESS SIGN. SEE DETAIL 17/A0.2.1
- TACTILE EXIT SIGN, TEXT AS NOTED. SEE DETAIL 18/A0.2.1
- EVACUATION MAP. SEE DETAIL 27/A0.2.1
- MAXIMUM OCCUPANCY SIGN. OCCUPANCY AS NOTED SEE DETAIL 16/A0.2.1
- RAINWATER LEADER AND OVERFLOW
- OUTDOOR KITCHEN, S.L.D.
- 2'-6" x 10'-0" (MAX) TPO WALKWAY PADS W/ 3" BTWN. FOR DRAINAGE

LEGEND

- 1 HR RATED FIRE PARTITION
- 2 HR RATED FIRE BARRIER
- CONCRETE SHEARWALL/COLUMN
- BEARING WALL



UPPER ROOF PLAN
 1/8" = 1'-0" 1

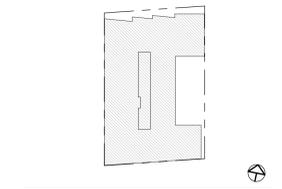
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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 2	28 JAN 22

KEY PLAN



DRAWING TITLE
 UPPER ROOF PLAN

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

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 SCALE: As indicated

SHEET NUMBER:
A2.9.1



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SHEET NOTES

KEY NOTES

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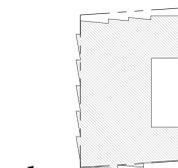
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REVISIONS

PERMIT REVIEW 1 SEP 21

KEY PLAN



DRAWING TITLE
**PERSPECTIVE
 LOOKING NORTH ON
 MLK**

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819
 CHECKED: Checker
 SCALE: 1" = 60'-0"

SHEET NUMBER:
A3.0.1



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SHEET NOTES

KEY NOTES

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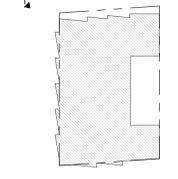
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REVISIONS

PERMIT REVIEW	1 SEP 21
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KEY PLAN



DRAWING TITLE
 PERSPECTIVE
 LOOKING SOUTH ON
 MLK

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: 1" = 60'-0"

SHEET NUMBER:
A3.0.2



SHEET NOTES

KEY NOTES



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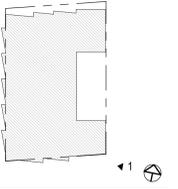
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REVISIONS

PERMIT REVIEW	1 SEP 21
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KEY PLAN



DRAWING TITLE
 PERSPECTIVE
 LOOKING WEST ON
 ADDISON ST

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: 1" = 60'-0"

SHEET NUMBER:
A3.0.3



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Orinda, CA 94653
1.925.254.9422 | |

SHEET NOTES

KEY NOTES

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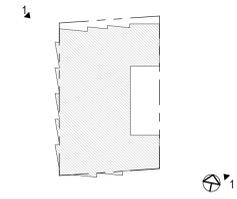
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 WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
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KEY PLAN



DRAWING TITLE
**PERSPECTIVE
 LOOKING WEST ON
 ADDISON**

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: 1" = 60'-0"

SHEET NUMBER:
A3.0.4



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PERSPECTIVE VIEW IN COURTYARD 22



PERSPECTIVE VIEW ABOVE COURTYARD 4



PERSPECTIVE VIEW ON ROOF DECK 19



PERSPECTIVE VIEW ABOVE ROOF 1

SHEET NOTES

KEY NOTES



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REVISIONS

PERMIT REVIEW	1 SEP 21
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KEY PLAN

DRAWING TITLE

PERSPECTIVE VIEWS OF COURTYARD & ROOF

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE:

SHEET NUMBER: **A3.0.5**



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AGENCY APPROVAL

SHEET NOTES

1. FOR EXTERIOR FINISHES (XX-XX) SEE SCHEDULE ON SHEET A10.1.1.

KEY NOTES

- (1) CONCRETE PLASTERS, S.S.D.
- (2) EXPOSED CONCRETE SLAB, S.S.D.
- (3) EXPOSED CONCRETE CURB
- (4) PROJECTING STEEL CORNICE
- (5) STEEL & GLASS ENTRY CANOPY
- (6) STEEL ROOF TRELLIS
- (7) PREFABRICATED PLANTERS, S.L.D.
- (8) FAUX PLANTS IN FRAMED PLANTER, S.L.D.
- (9) VINYL NAIL-FIN WINDOWS
- (10) ALUM. STOREFRONT WINDOWS
- (11) DECORATIVE METAL FENCE BEYOND, S.L.D.
- (12) SECTIONAL OVERHEAD GARAGE DOOR
- (13) EXPOSED CONCRETE WALL
- (14) GARAGE OPENING WITH SECURITY GRILLE
- (15) OUTLINE OF EXISTING BUILDING
- (16) PROPOSED F.D.C. LOCATION
- (17) FIXED LADDER AND SAFETY RAIL
- (18) CEMENT PLASTER WEEP JOINT, TYP. AT FLOOR LEVEL.
- (19) CEMENT PLASTER CONTROL JOINT, TYP.



BUILDING ELEVATION - SOUTH (ADDISON ST.)
 1/8" = 1'-0" 4



BUILDING ELEVATION - WEST (MARTIN LUTHER KING JR. WAY)
 1/8" = 1'-0" 1

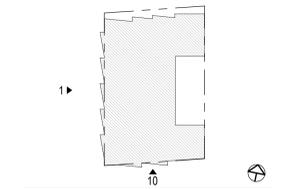
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REVISIONS

PERMIT REVIEW	1 SEP 21
1 PLANCHECK 1	24 NOV 21
2 PLANCHECK 2	28 JAN 22
3 PLANCHECK 4	6 MAY 22

KEY PLAN



DRAWING TITLE
BUILDING ELEVATIONS

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

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 SCALE: As indicated

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A3.1.1

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SHEET NOTES

1. FOR EXTERIOR FINISHES (XX-XX) SEE SCHEDULE ON SHEET A10.1.1.

KEY NOTES

- (1) CONCRETE PLASTERS, S.S.D.
- (2) EXPOSED CONCRETE SLAB, S.S.D.
- (3) EXPOSED CONCRETE CURB
- (4) PROJECTING STEEL CORNICE
- (5) STEEL & GLASS ENTRY CANOPY
- (6) STEEL ROOF TRELLIS
- (7) PREFABRICATED PLANTERS, S.L.D.
- (8) FAUX PLANTS IN FRAMED PLANTER, S.L.D.
- (9) VINYL NAIL-FIN WINDOWS
- (10) ALUM. STOREFRONT WINDOWS
- (11) DECORATIVE METAL FENCE BEYOND, S.L.D.
- (12) SECTIONAL OVERHEAD GARAGE DOOR
- (13) EXPOSED CONCRETE WALL
- (14) GARAGE OPENING WITH SECURITY GRILLE
- (15) OUTLINE OF EXISTING BUILDING
- (16) PROPOSED F.D.C. LOCATION.
- (17) FIXED LADDER AND SAFETY RAIL
- (18) CEMENT PLASTER WEEP JOINT, TYP. AT FLOOR LEVEL.
- (19) CEMENT PLASTER CONTROL JOINT, TYP.



BUILDING ELEVATION - NORTH
1/8" = 1'-0" 4



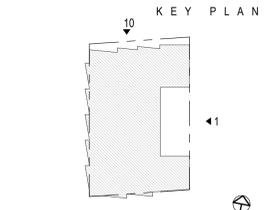
BUILDING ELEVATION - EAST
1/8" = 1'-0" 1

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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHCK 1	24 NOV 21
PLANCHCK 4	6 MAY 22



DRAWING TITLE
BUILDING ELEVATIONS

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

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A3.1.2

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JETT LANDSCAPE ARCHITECTURE + DESIGN 2 Orinda Theatre Square Suite 218 Orinda, CA 94953 1.925.254.9422	

SHEET NOTES

1. FOR EXTERIOR FINISHES (XX-XX) SEE SCHEDULE ON SHEET A10.1.1.

KEY NOTES

- (1) CONCRETE PILASTERS, S.S.D.
- (2) EXPOSED CONCRETE SLAB, S.S.D.
- (3) EXPOSED CONCRETE CURB
- (4) PROJECTING STEEL CORNICE
- (5) STEEL & GLASS ENTRY CANOPY
- (6) STEEL ROOF TRELLIS
- (7) PREFABRICATED PLANTERS, S.L.D.
- (8) FAUX PLANTS IN FRAMED PLANTER, S.L.D.
- (9) VINYL NAIL-FIN WINDOWS
- (10) ALUM. STOREFRONT WINDOWS
- (11) DECORATIVE METAL FENCE BEYOND, S.L.D.
- (12) SECTIONAL OVERHEAD GARAGE DOOR
- (13) EXPOSED CONCRETE WALL
- (14) GARAGE OPENING WITH SECURITY GRILLE
- (15) OUTLINE OF EXISTING BUILDING
- (16) PROPOSED F.D.C. LOCATION.
- (17) FIXED LADDER AND SAFETY RAIL
- (18) CEMENT PLASTER WEEP JOINT, TYP. AT FLOOR LEVEL.
- (19) CEMENT PLASTER CONTROL JOINT, TYP.



COURTYARD ELEVATION - SOUTH 10
 1/8" = 1'-0"



COURTYARD ELEVATION - NORTH 19
 1/8" = 1'-0"

COURTYARD ELEVATION - EAST 1
 1/8" = 1'-0"

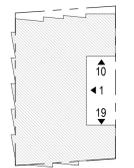
2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 4	6 MAY 22

KEY PLAN



DRAWING TITLE
BUILDING ELEVATIONS

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819
 CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER:
A3.1.3

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JETT LANDSCAPE ARCHITECTURE + DESIGN
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1.925.254.9422 | |

SHEET NOTES

KEY NOTES

- ① CONCRETE PILASTERS, S.S.D.
- ② EXPOSED CONCRETE SLAB, S.S.D.
- ③ EXPOSED CONCRETE CURB
- ④ PROJECTING STEEL CORNICE
- ⑤ STEEL & GLASS ENTRY CANOPY
- ⑥ STEEL ROOF TRELLIS
- ⑦ PREFABRICATED PLANTERS, S.L.D.
- ⑧ FAUX PLANTS IN FRAMED PLANTER, S.L.D.
- ⑨ VINYL NAIL-FIN WINDOWS
- ⑩ ALUM. STOREFRONT WINDOWS
- ⑪ DECORATIVE METAL FENCE BEYOND, S.L.D.
- ⑫ SECTIONAL OVERHEAD GARAGE DOOR
- ⑬ EXPOSED CONCRETE WALL
- ⑭ GARAGE OPENING WITH SECURITY GRILLE
- ⑮ OUTLINE OF EXISTING BUILDING
- ⑯ PROPOSED F.D.C. LOCATION
- ⑰ FIXED LADDER AND SAFETY RAIL
- ⑱ CEMENT PLASTER WEEP JOINT, TYP. AT FLOOR LEVEL.
- ⑲ CEMENT PLASTER CONTROL JOINT, TYP.

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REVISIONS

PERMIT REVIEW	1 SEP 21
① PLANCHECK 3	25 MAR 22
② PLANCHECK 4	6 MAY 22

KEY PLAN

DRAWING TITLE

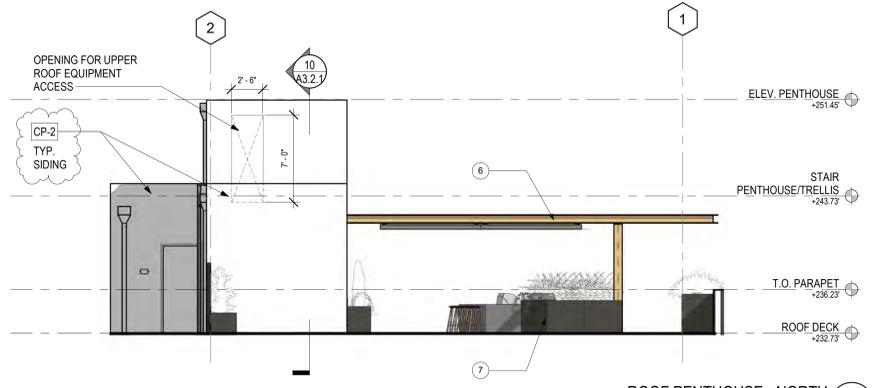
ROOFTOP ELEVATIONS

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

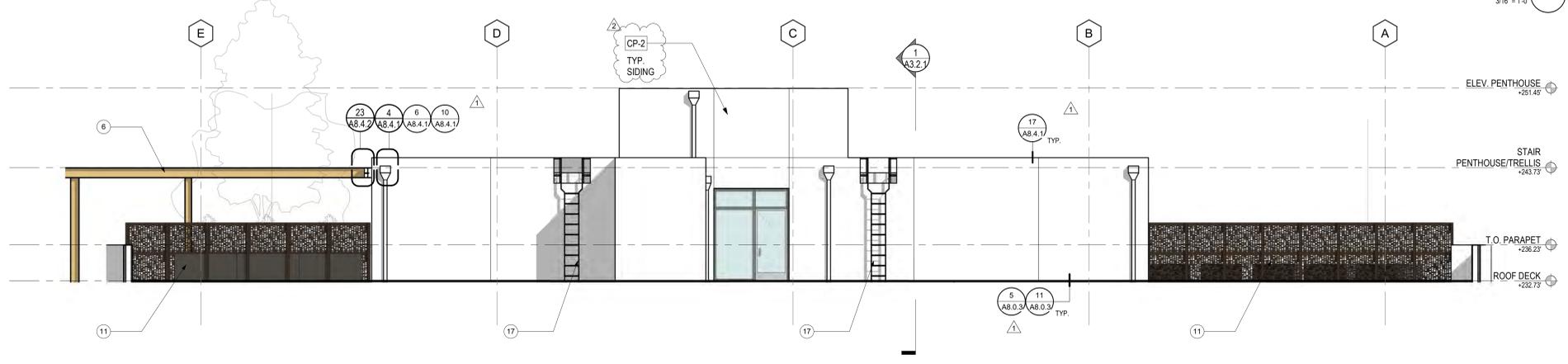
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SCALE: 3/16" = 1'-0"

A3.1.4

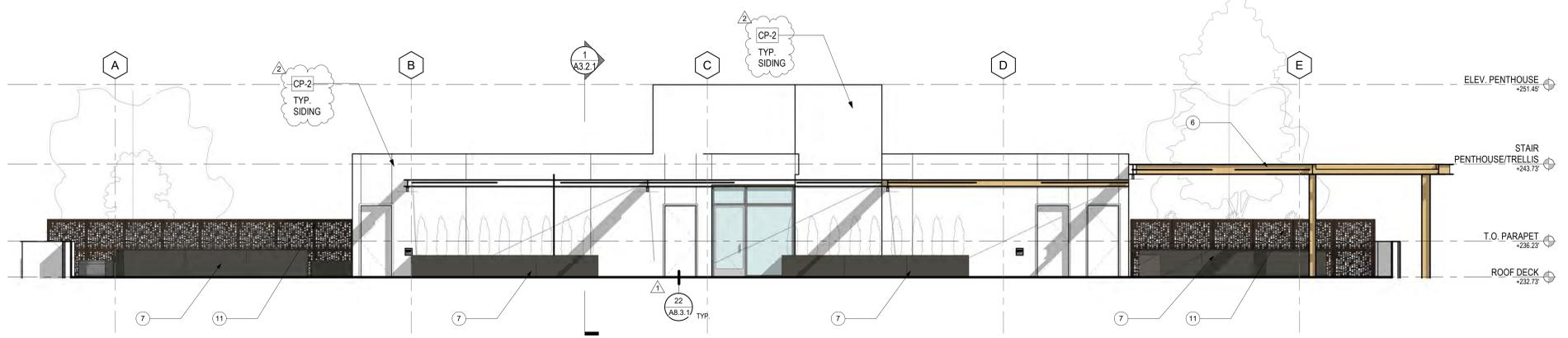
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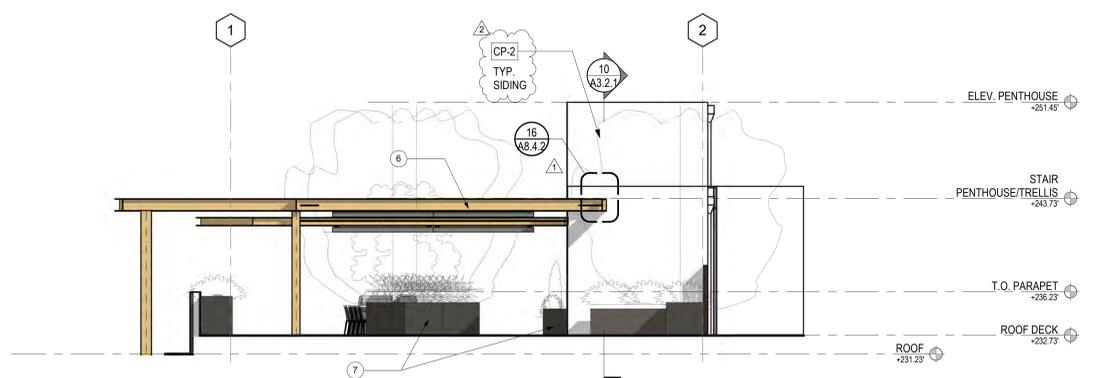
ROOF PENTHOUSE - NORTH 12
3/16" = 1'-0"



ROOF PENTHOUSE - EAST 11
3/16" = 1'-0"



ROOF PENTHOUSE - WEST 9
3/16" = 1'-0"



ROOF PENTHOUSE - SOUTH 7
3/16" = 1'-0"

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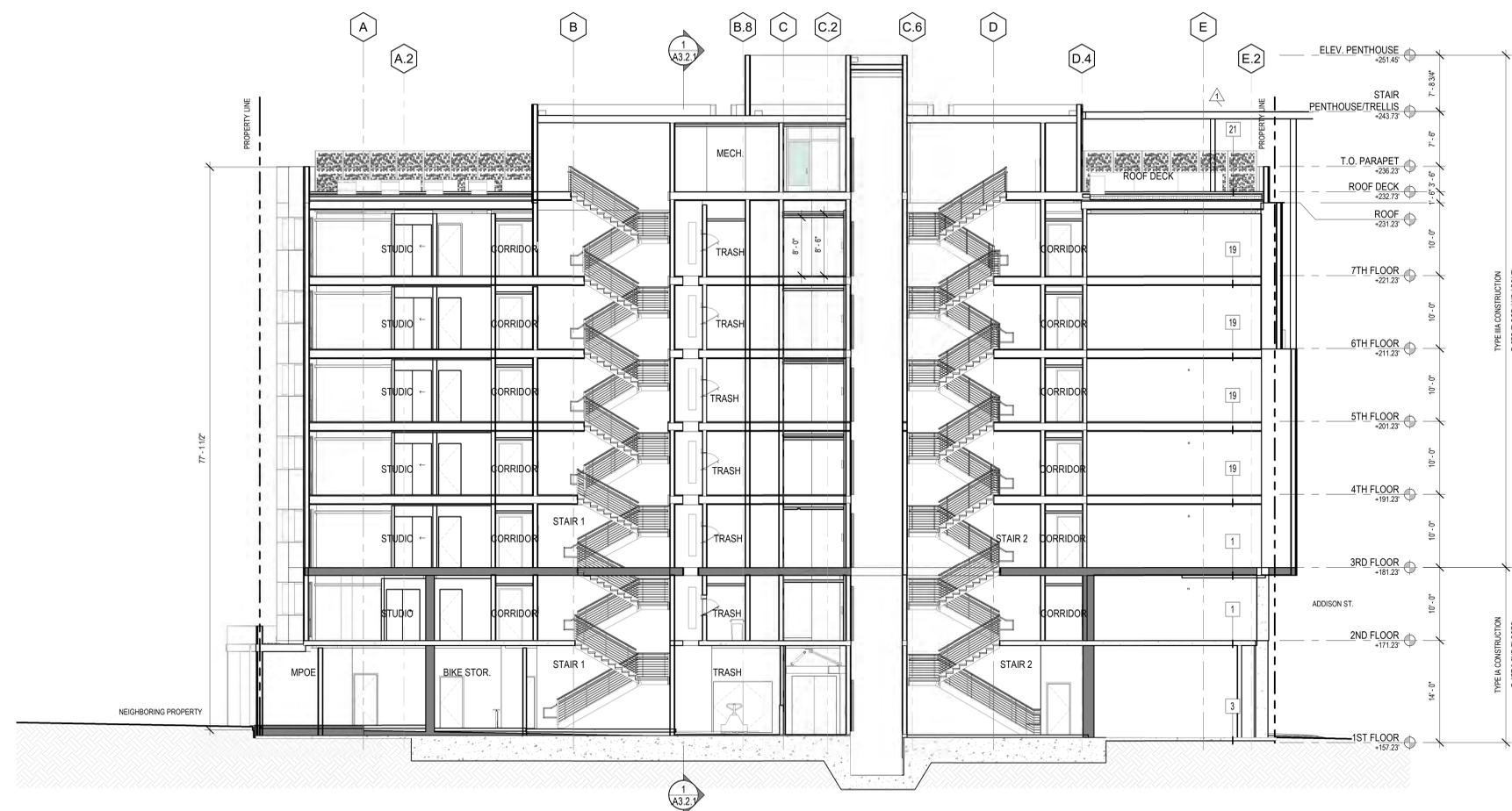


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AGENCY APPROVAL

SHEET NOTES

KEY NOTES



SECTION B
 1/8" = 1'-0" 10



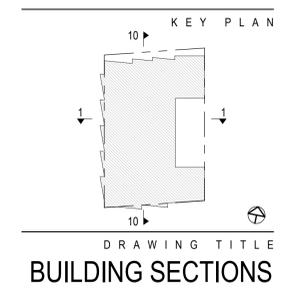
SECTION A
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2099 MLK HOUSING

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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21



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SHEET NUMBER:
A3.2.1



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SHEET NOTES

KEY NOTES

AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR.
 WAY, BERKELEY, CA

REVISIONS

REVISION	DATE
PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21

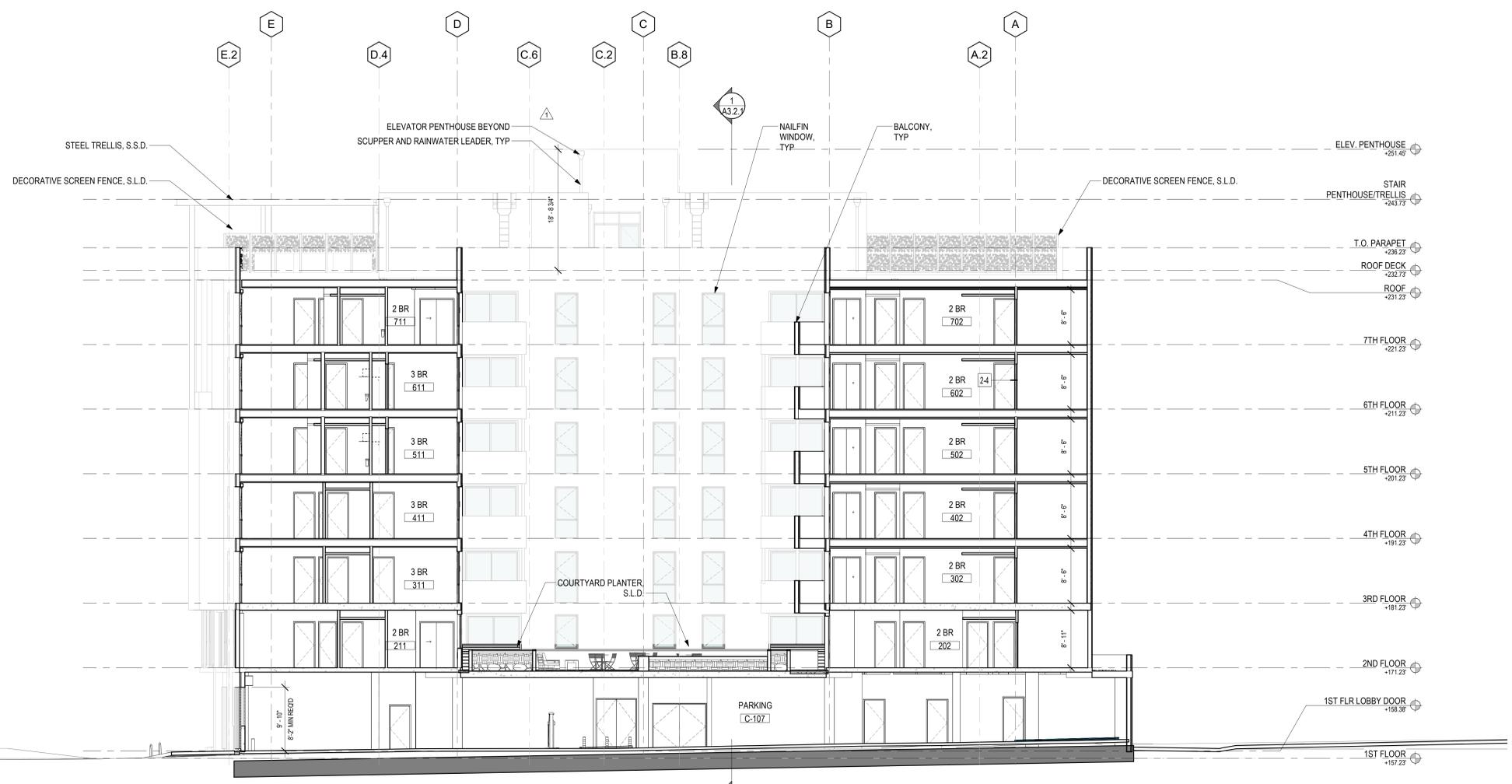
KEY PLAN

DRAWING TITLE
 BUILDING SECTIONS

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A3.2.2



NORTH-SOUTH SECTION THROUGH INTERIOR COURTYARD
 1/8" = 1'-0" 1

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AGENCY APPROVAL

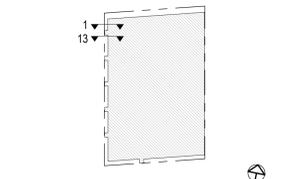
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REVISIONS

PERMIT REVIEW	1 SEP 21
1 PLANCHECK 1	24 NOV 21
2 PLANCHECK 4	6 MAY 22

KEY PLAN

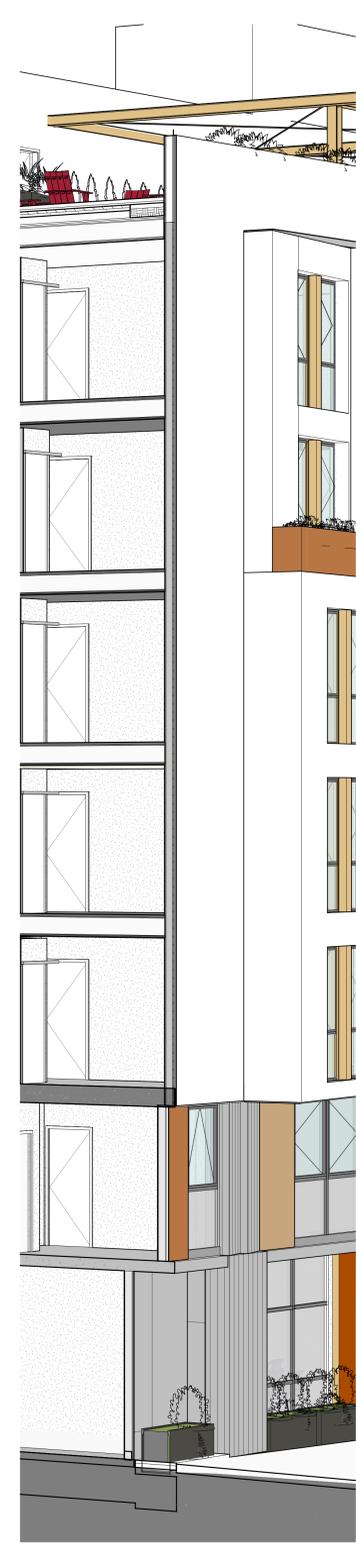
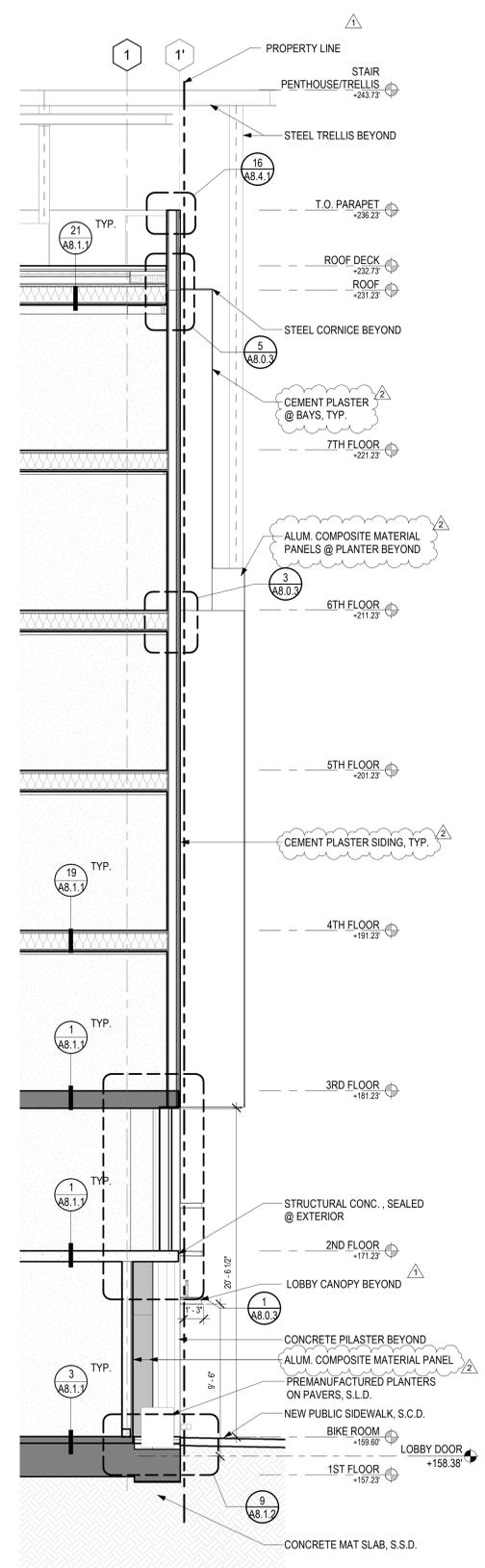
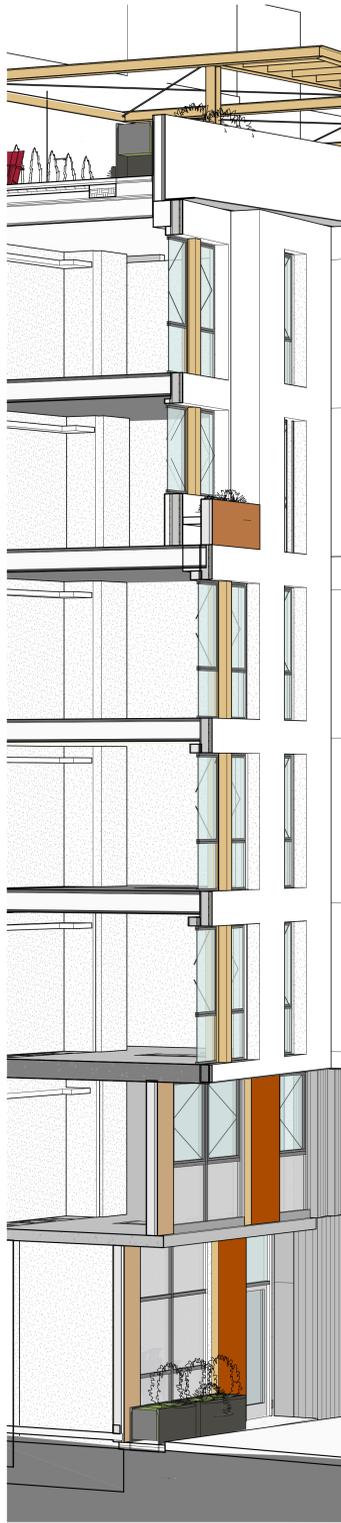
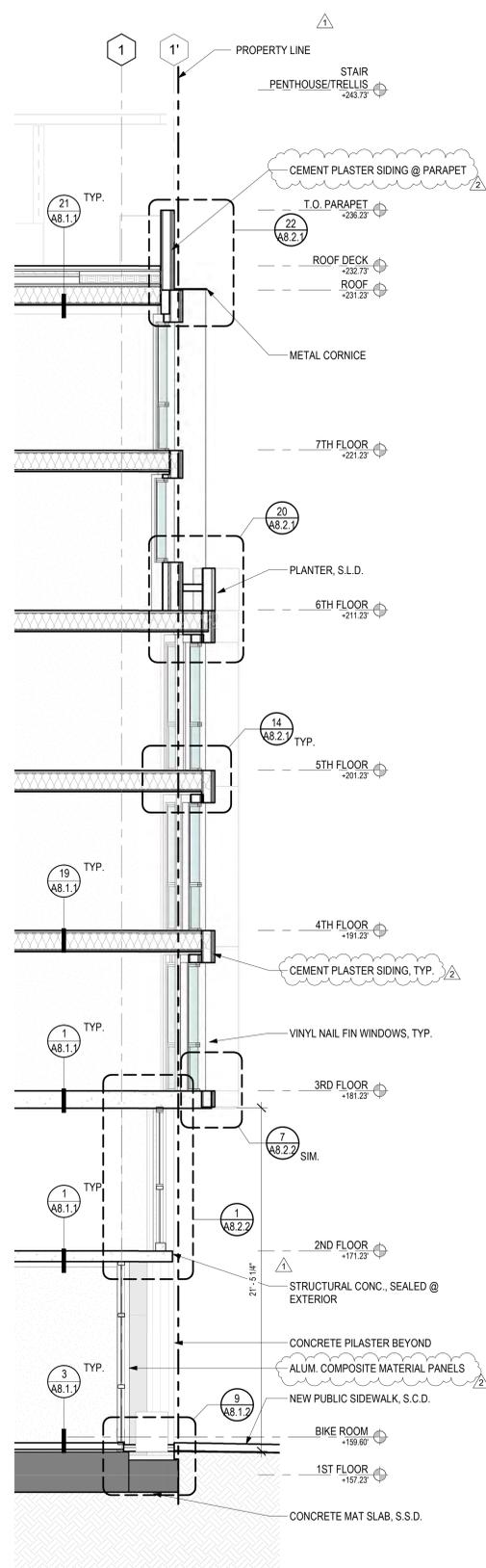


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 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

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 SCALE: As indicated

SHEET NUMBER: **A3.3.1**



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AGENCY APPROVAL

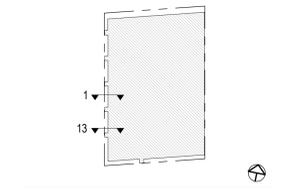
2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 1	24 NOV 21
PLANCHECK 4	6 MAY 22

KEY PLAN

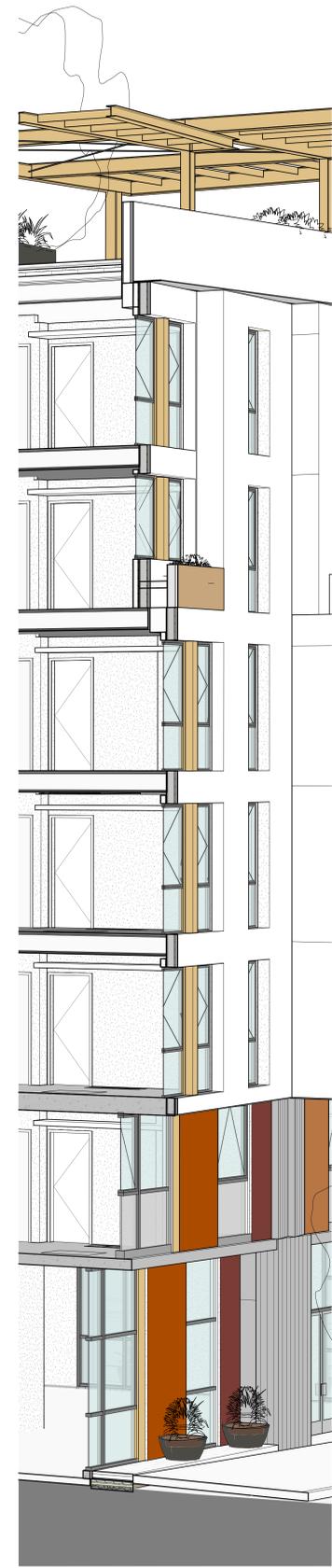
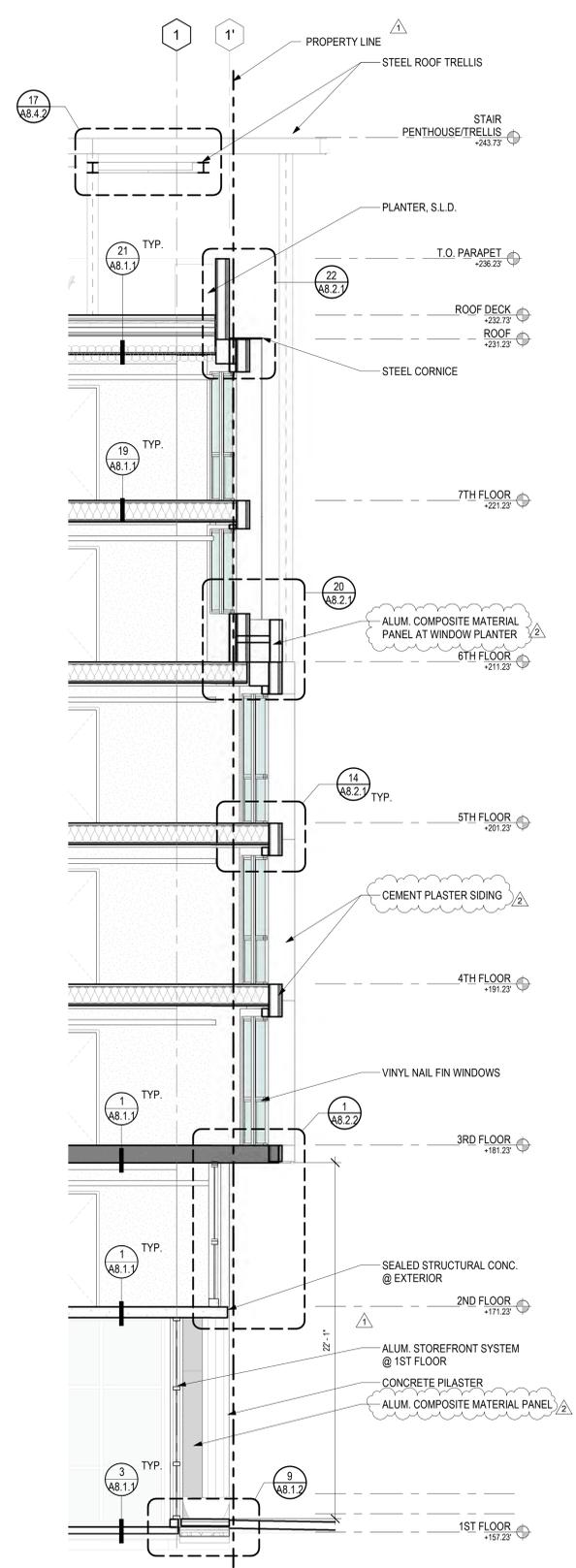


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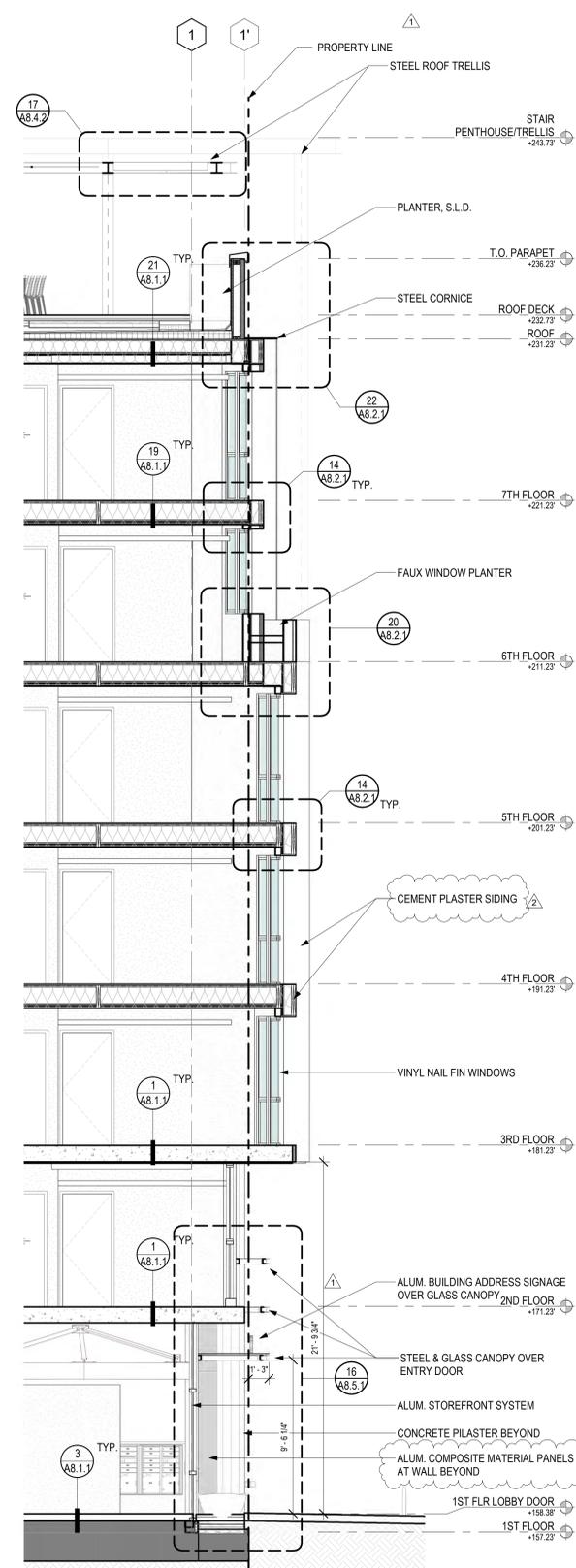
DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER: **A3.3.2**



SECTION @ WEST RETAIL ELEVATION 13
 1/4" = 1'-0"



SECTION @ RESIDENTIAL LOBBY ENTRY 1
 1/4" = 1'-0"

5/6/2022 3:46:46 PM



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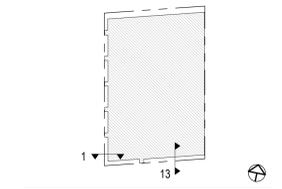
2099 MLK HOUSING

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REVISIONS

PERMIT REVIEW	1 SEP 21
PLAN CHECK 4	6 MAY 22

KEY PLAN

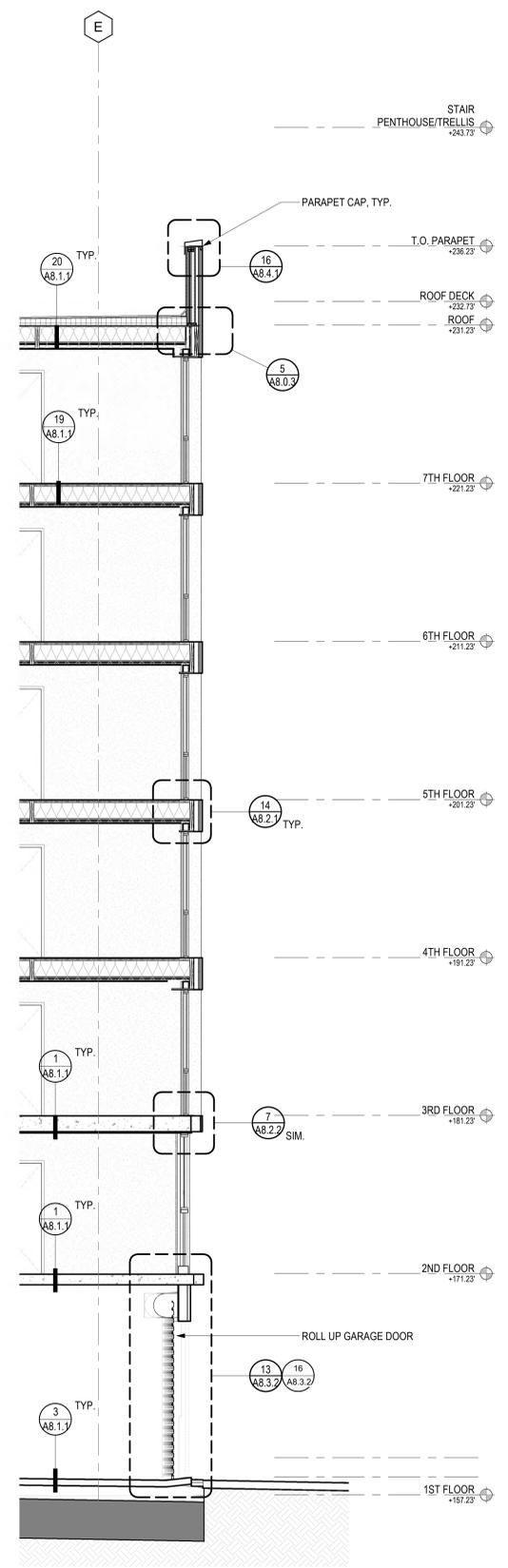


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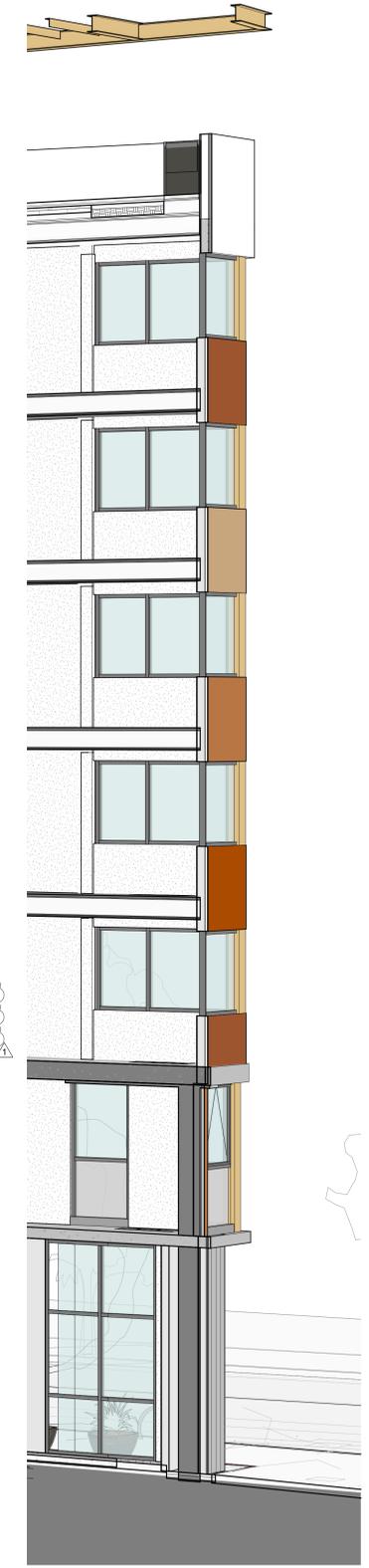
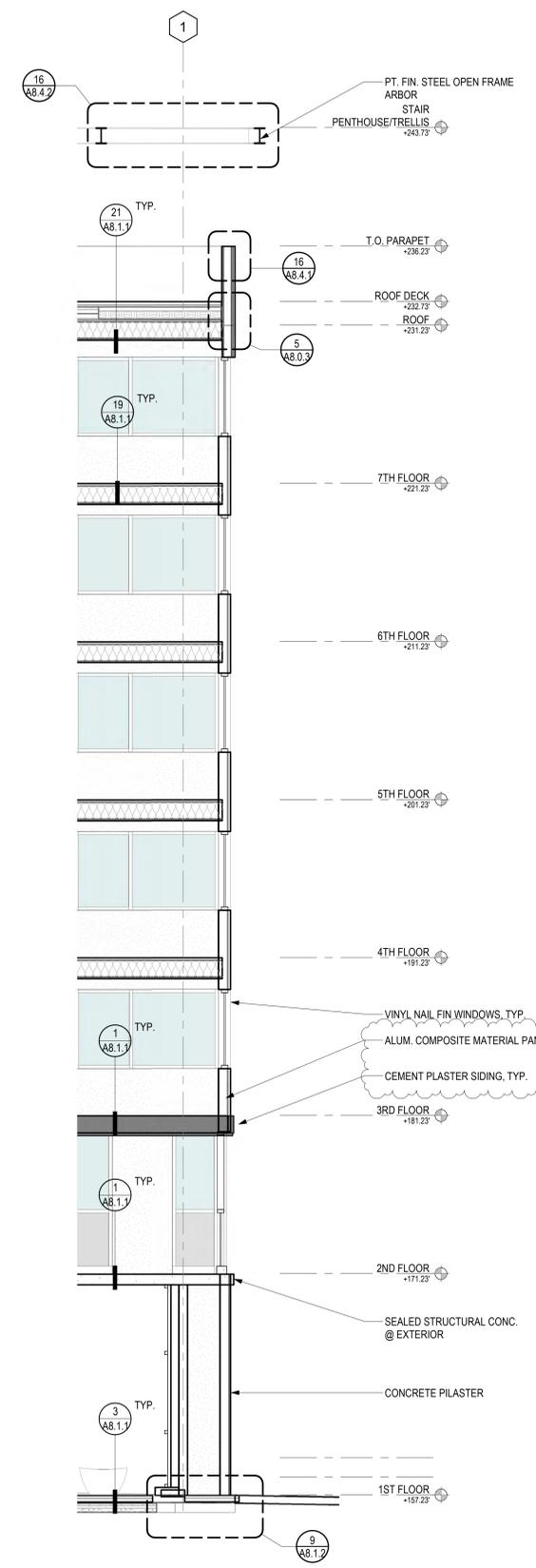
DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER:
A3.3.3



SECTION @ PARKING DRIVEWAY 13
 1/4" = 1'-0"



SECTION @ SOUTHWEST CORNER 1
 1/4" = 1'-0"

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AGENCY APPROVAL

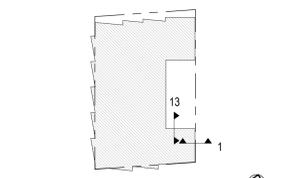
2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 4	6 MAY 22

KEY PLAN

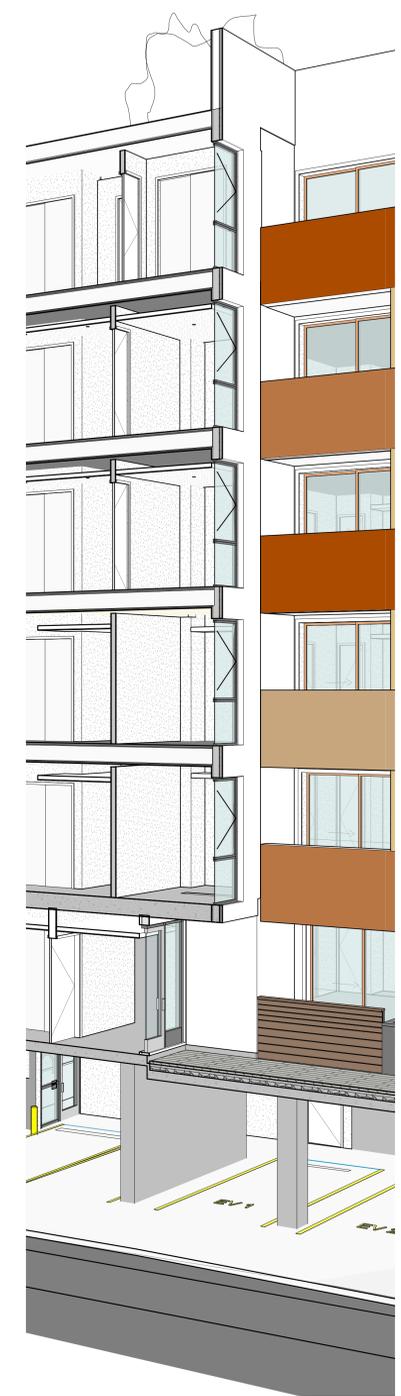
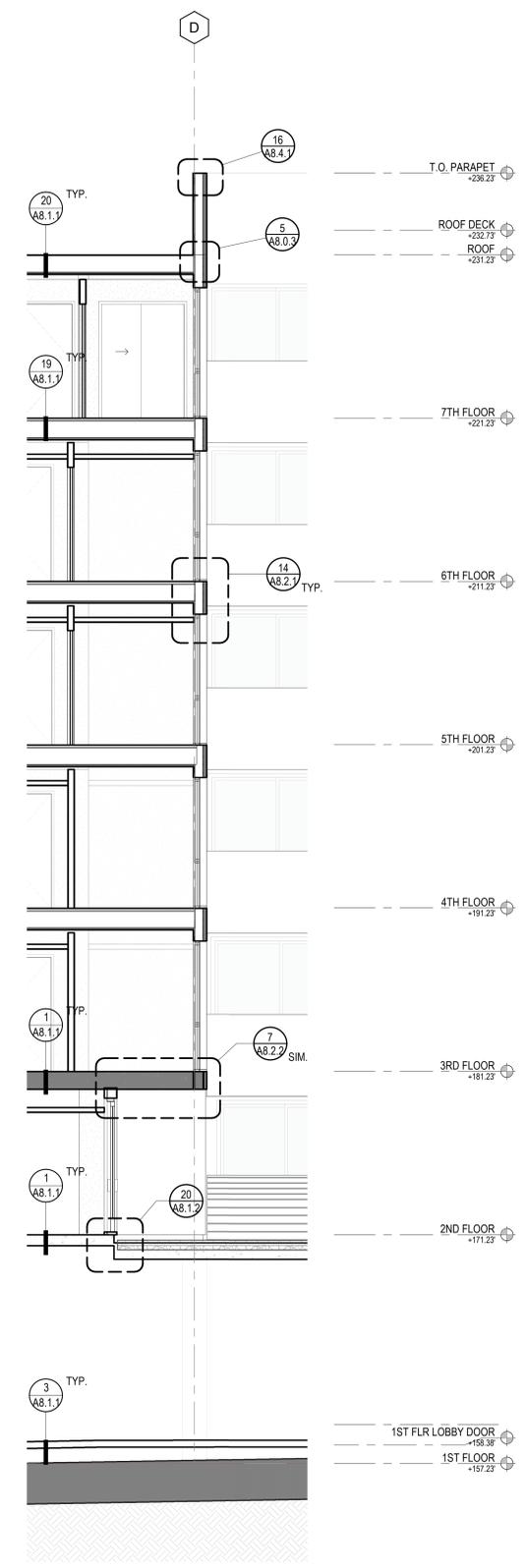


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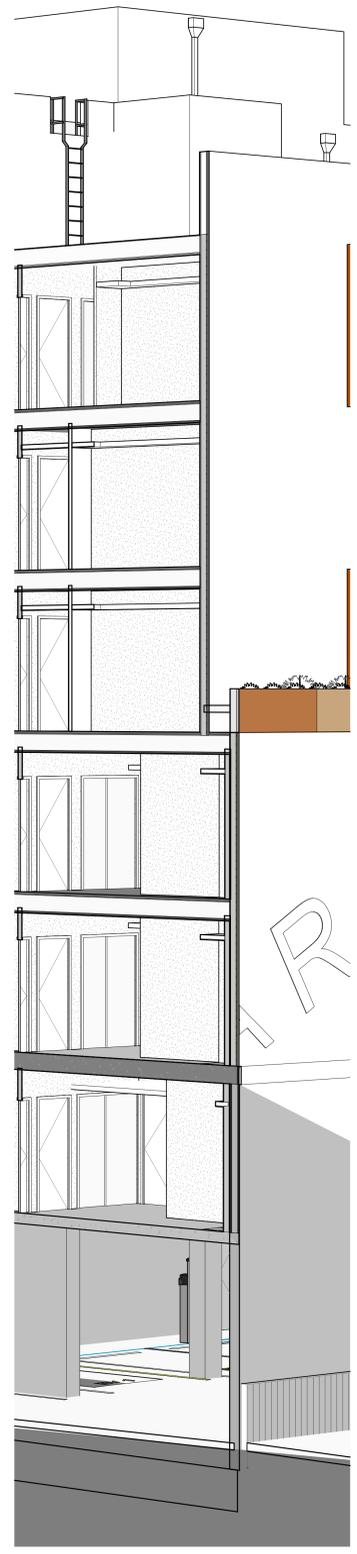
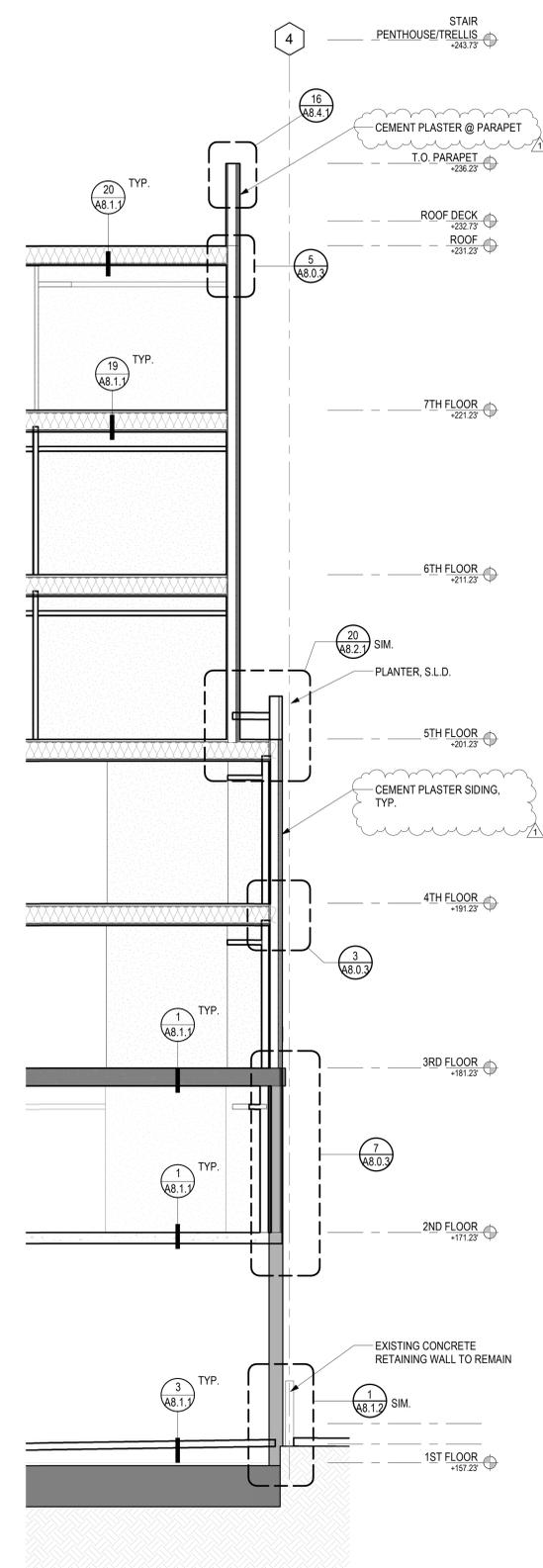
DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER: **A3.3.4**



SECTION @ SOUTH COURTYARD ENTRANCE
 1/4" = 1'-0" 13



SECTION @ EAST SETBACK
 1/4" = 1'-0" 1

5/6/2022 3:47:18 PM



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- | | |
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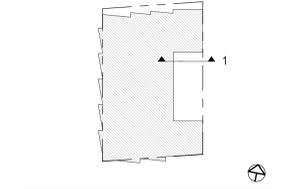
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 WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
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KEY PLAN

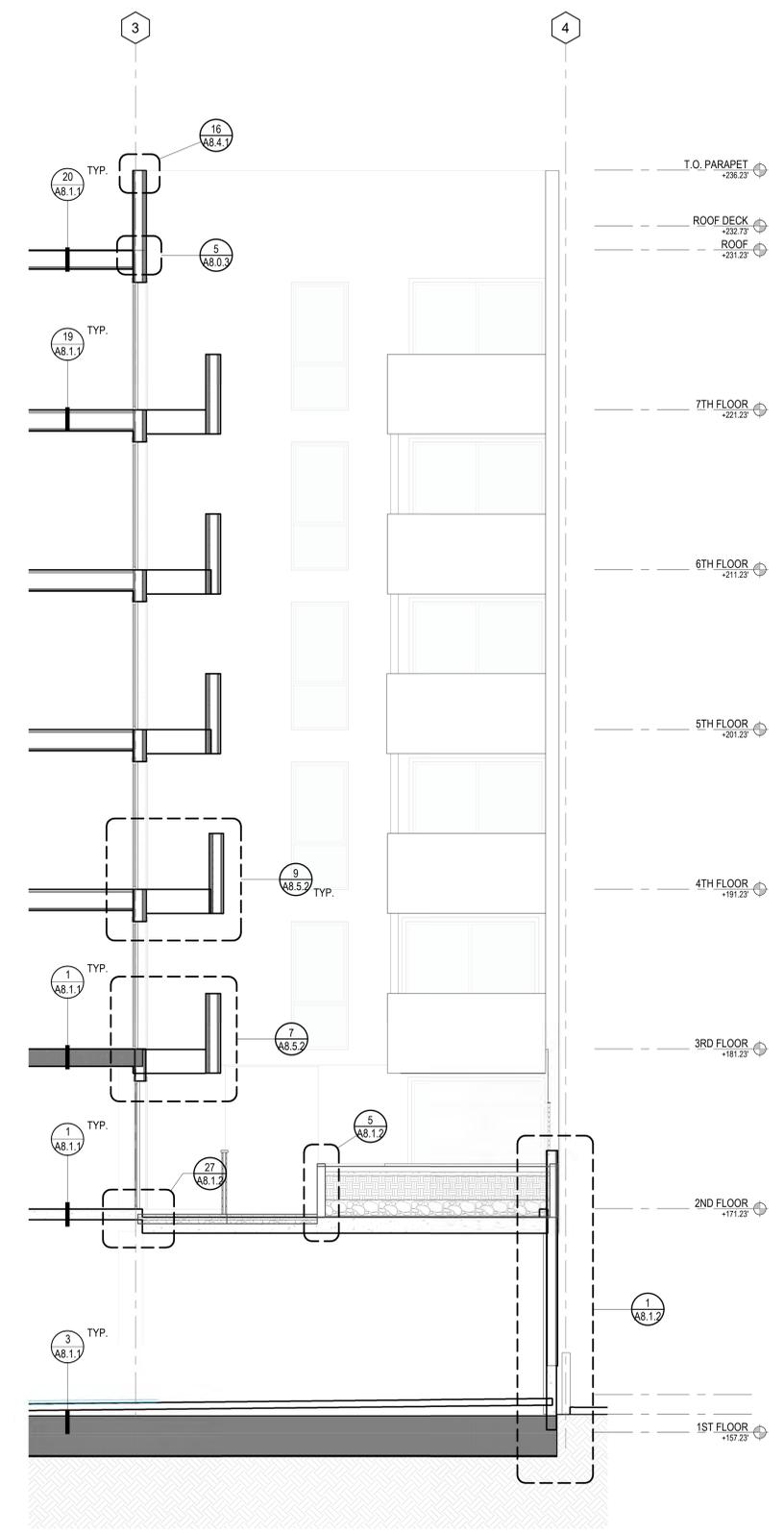


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WALL SECTIONS

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

SHEET NUMBER:
A3.3.5



SECTION @ EAST BALCONY AND COURTYARD 1
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1.415.464.0150 |
| LANDSCAPE ARCHITECT | |
| JETT LANDSCAPE ARCHITECTURE + DESIGN
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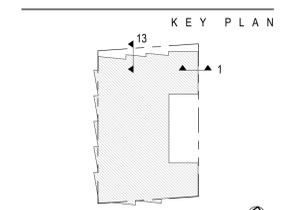
AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 4	6 MAY 22

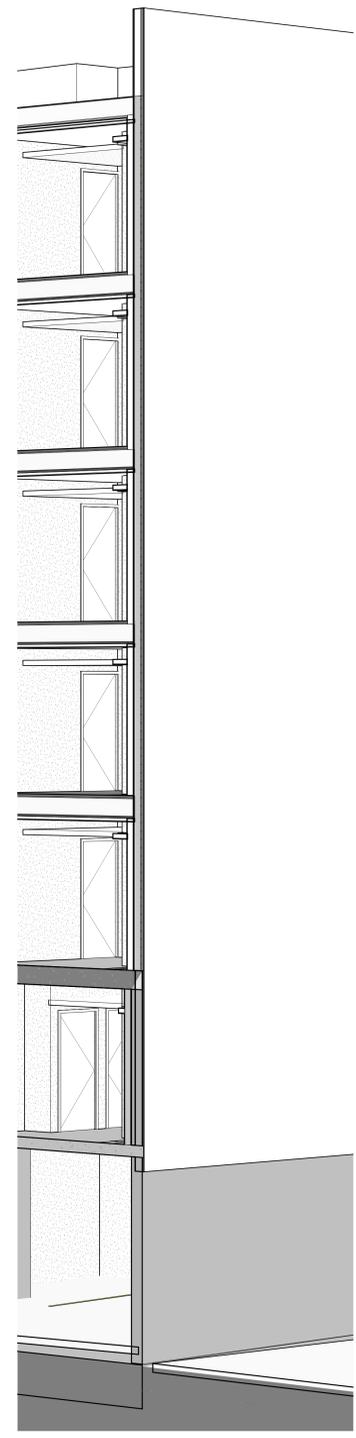
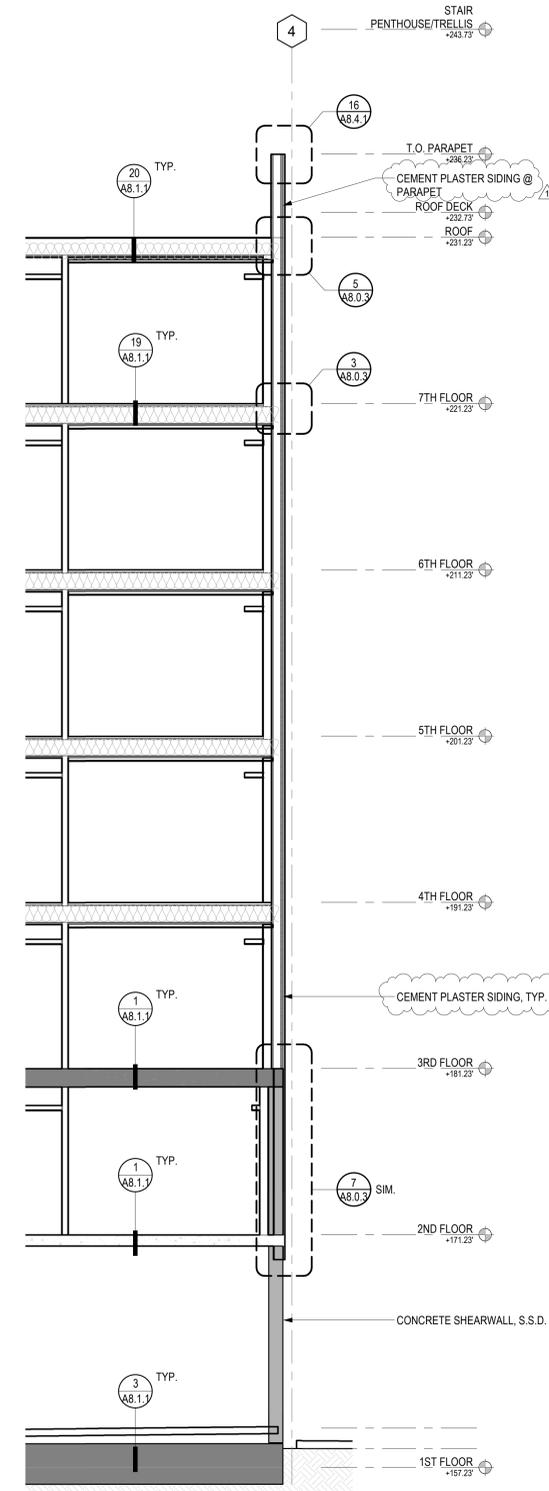
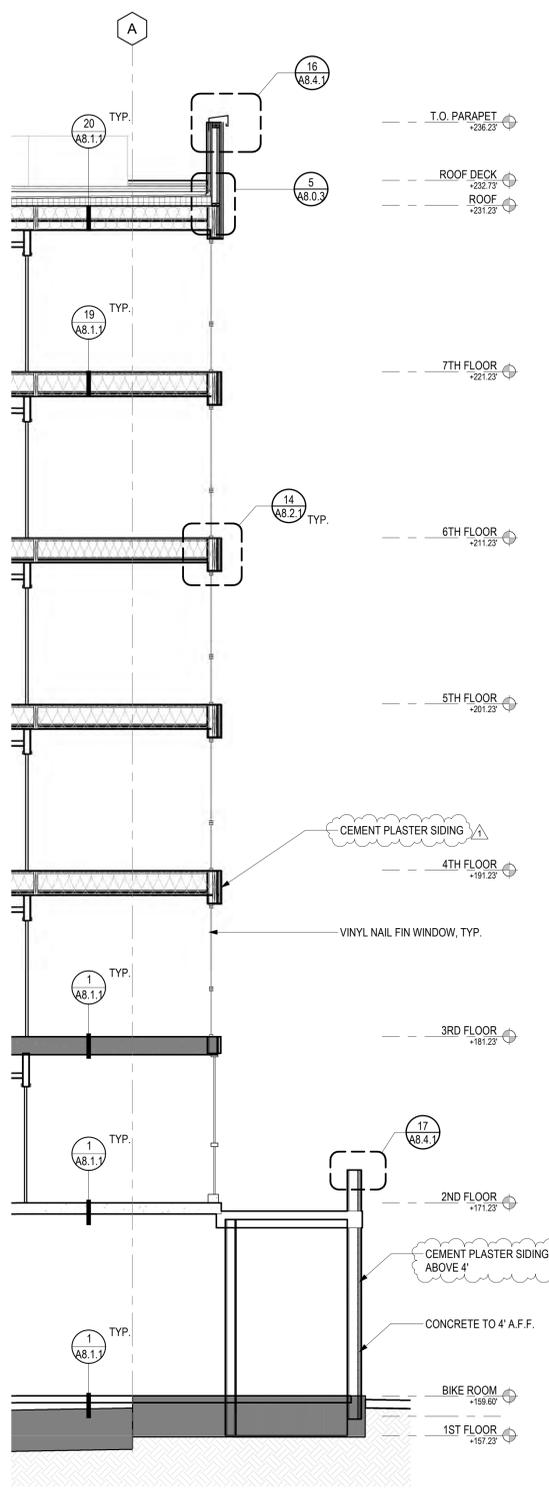


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WALL SECTIONS

DRAWN: Author
 DATE: 09/01/2021
 KMA PROJECT NO.: 1819

CHECKED: Checker
 SCALE: As indicated

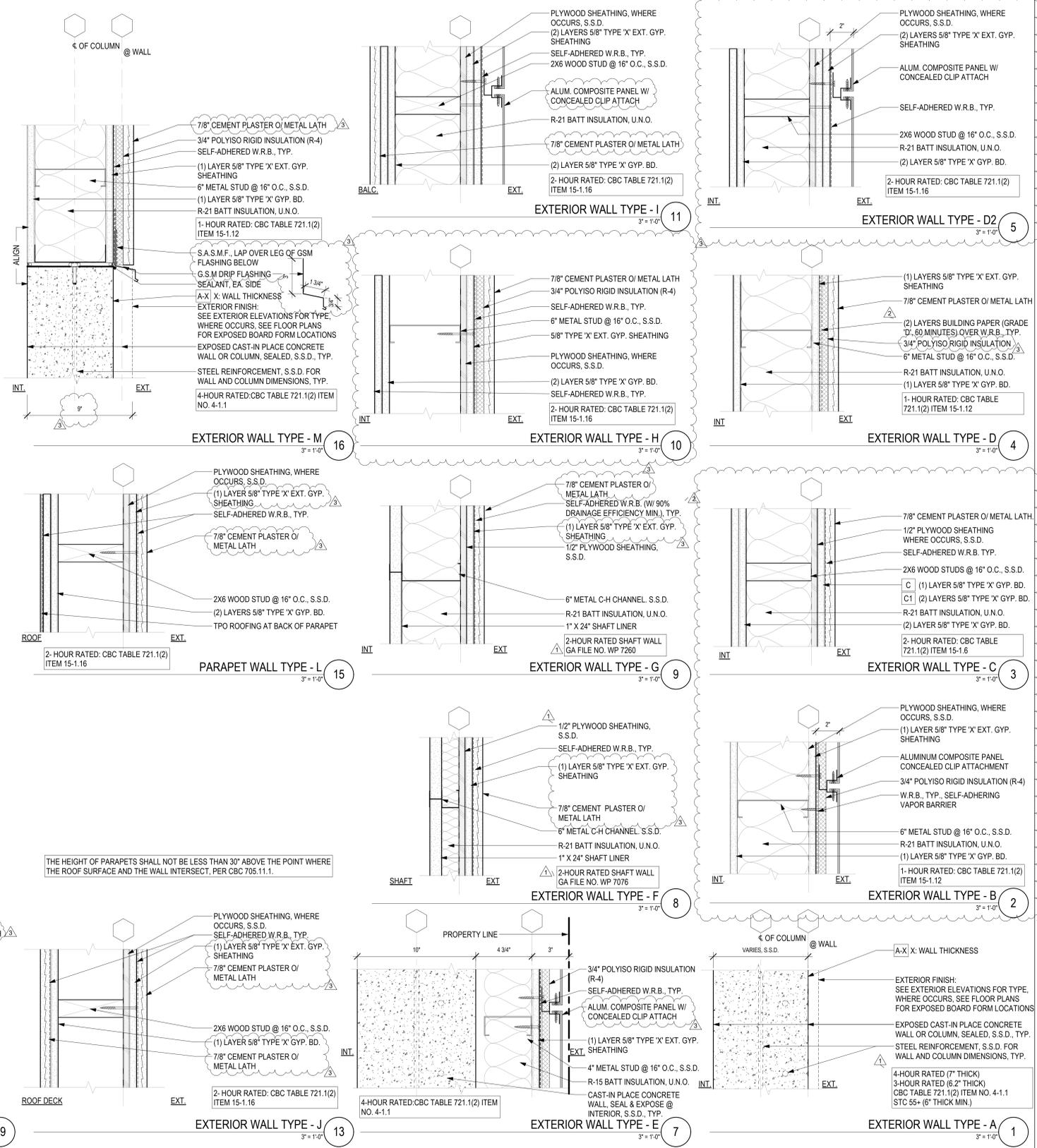
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5/6/2022 3:47:39 PM

TYPICAL ASSEMBLY NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS, SCHEDULES & STUD SIZES. FOR REMAINDER OF ASSEMBLY NOTES REFER TO THE FOLLOWING REFERENCES:
2.1. GA FILE NO: GYPSUM ASSOCIATION "FIRE RESISTANCE DESIGN MANUAL" 20TH EDITION
2.2. CBC TABLE 721.1(2), 2019 CA BUILDING CODE "RATED FIRE-RESISTIVE PERIODS FOR VARIOUS WALLS & PARTITIONS"
2.3. CBC TABLE 721.1(3), 2019 CA BUILDING CODE "MINIMUM PROTECTION FOR FLOOR & ROOF SYSTEMS"
2.4. UL DESIGN NO. UNDERWRITERS LABORATORIES INC., 2019 EDITION
- ALL EXTERIOR WALLS AND INTERIOR PARTITIONS ARE TO BE FULL HEIGHT, UNLESS OTHERWISE NOTED.
- VERIFY PIPE PENETRATIONS IN ACOUSTICAL, PARTY, FLOOR-CEILING, OR WALL ASSEMBLIES ARE ALLOWED BY THE ASSEMBLY. SEE SHEET A9.1 AND REFER TO DETAILS FOR PENETRATIONS IN ACOUSTICAL & FIRE-RATED ASSEMBLIES. SCREWS MEETING ASTM C1002 OR C954 MAY BE SUBSTITUTED FOR NAILS, ONE FOR ONE, WHEN LENGTH AND HEAD DIAMETER OF SCREWS EXCEED THOSE OF THE NAILS SPECIFIED.
- SEE SPECIFICATIONS FOR MOLD-RESISTANT GWB AND CEMENT BOARD LOCATIONS.
- PROVIDE FIRE-RETARDANT TREATED PLYWOOD SHEATHING AND WOOD FRAMING AT EXTERIOR WALLS 3RD FLOOR AND UP (CONSTRUCTION TYPE III-A). IN ADDITION TO STUDS THIS INCLUDES TOP AND BOTTOM PLATES, HEADERS, RIM JOISTS. STRUCTURAL WOOD PANEL WALL SHEATHING AND ALL BLOCKING. ALL FIRE-RETARDANT-TREATED LUMBER SHALL BE LABELED AS SPECIFIED IN CBC SECTION 2303.2.4, AND SHALL BEAR THE IDENTIFICATION MARK OF AN APPROVED AGENCY IN ACCORDANCE WITH CBC SECTION 1703.5.
- AT ALL EXTERIOR WALL ASSEMBLIES WITH FIRE-RETARDANT-TREATED WOOD FRAMING, PLEASE VERIFY THAT STRUCTURAL DESIGN VALUES ARE ADJUSTED BASED ON AN APPROVED METHOD OF INVESTIGATION THAT TAKES INTO CONSIDERATION THE TYPE TREATMENT, RE-DRYING PROCEDURE, SERVICE CONDITIONS, ETC. THE MODIFICATION FACTORS ARE TO BE ESTABLISHED BY THE FRM MANUFACTURER. CBC SECTIONS 602.3, 2303.2.5 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO. ALL FASTENERS USED FOR FIRE-RETARDANT-TREATED WOOD SHALL COMPLY WITH THE PROVISIONS OF CBC SECTION 2304.10.5.3, AND SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- AT ALL RATED EXTERIOR AND INTERIOR WALL ASSEMBLIES WHERE GYPSUM BOARD SHEATHING IS INSTALLED OVER PLYWOOD PANELS, THE LENGTH OF FASTENERS SHALL BE INCREASED BY AN AMOUNT AT LEAST EQUAL TO THE THICKNESS OF THE PLYWOOD PANELS. CBC TABLE 721.1(2) FOOTNOTE L
- ANY CONCEALED SPACES COMPLY WITH THE REQUIREMENTS SET FORTH UNDER CBC §718



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AGENCY APPROVAL

AGENCY APPROVAL

AGENCY	DATE

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT REVIEW	1 SEP 21
2	PLAN CHECK 1	24 NOV 21
3	PLAN CHECK 2	28 JAN 22
4	PLAN CHECK 4	6 MAY 22

KEY PLAN

DRAWING TITLE
TYPICAL EXTERIOR WALL ASSEMBLIES

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

SHEET NUMBER: **A8.0.1**



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|---------------|-----------|
| PERMIT REVIEW | 1 SEP 21 |
| PLAN CHECK 1 | 24 NOV 21 |

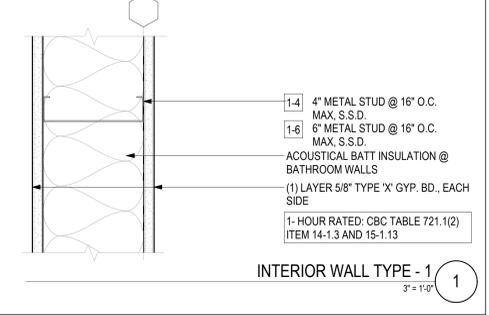
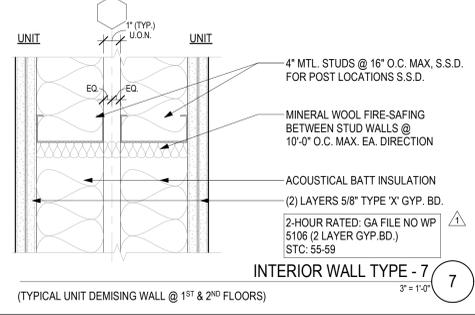
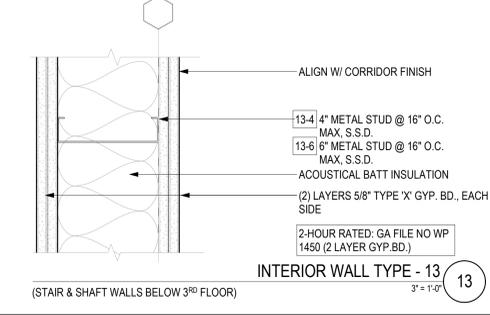
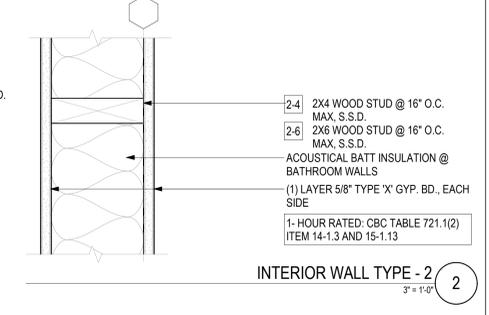
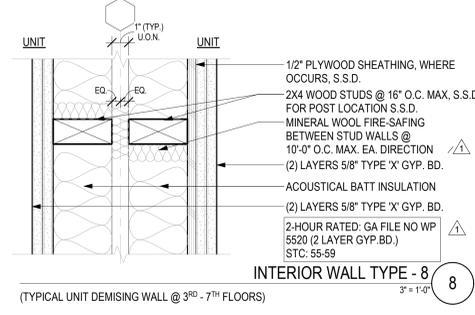
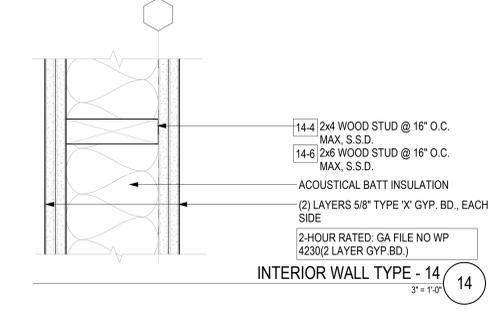
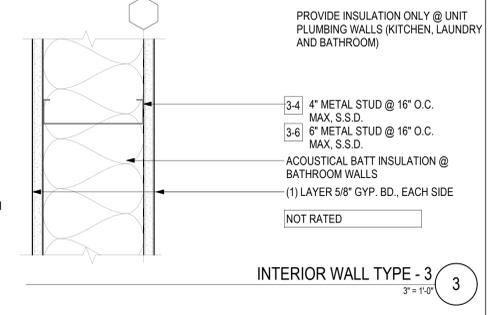
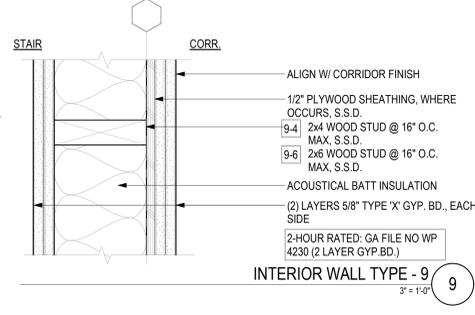
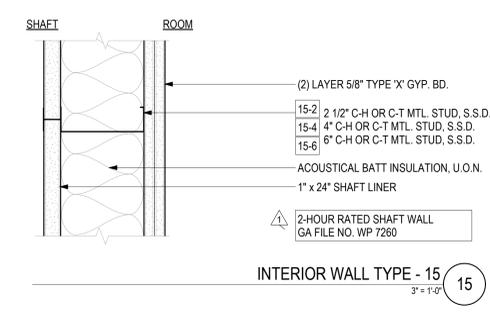
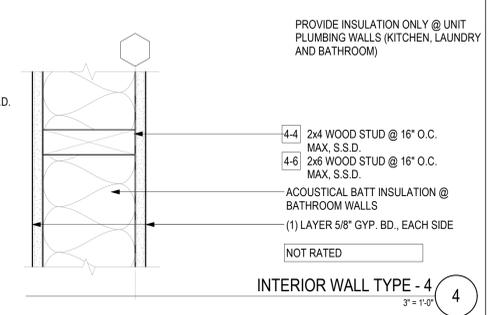
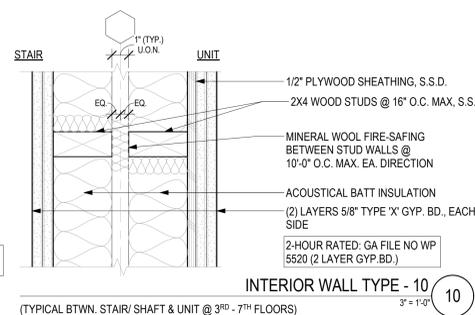
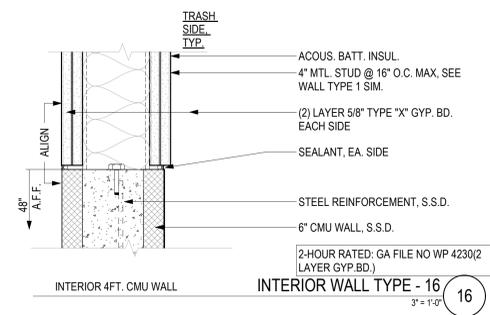
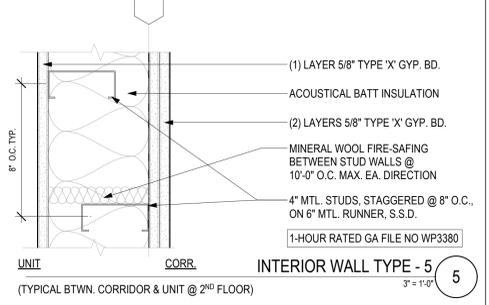
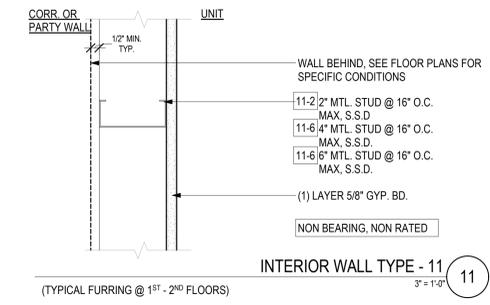
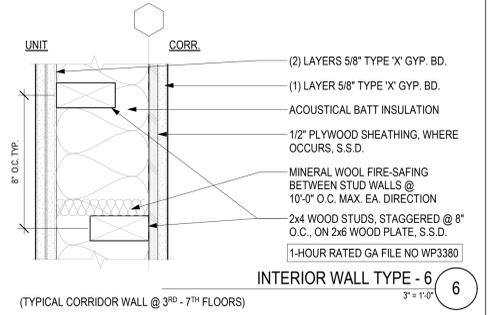
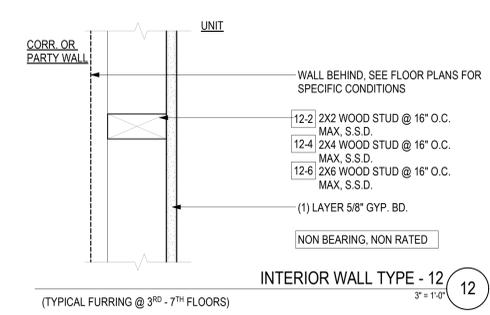
KEY PLAN

DRAWING TITLE
TYPICAL INTERIOR WALL ASSEMBLIES

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: 3" = 1'-0"

SHEET NUMBER: **A8.0.2**





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REVISIONS

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KEY PLAN

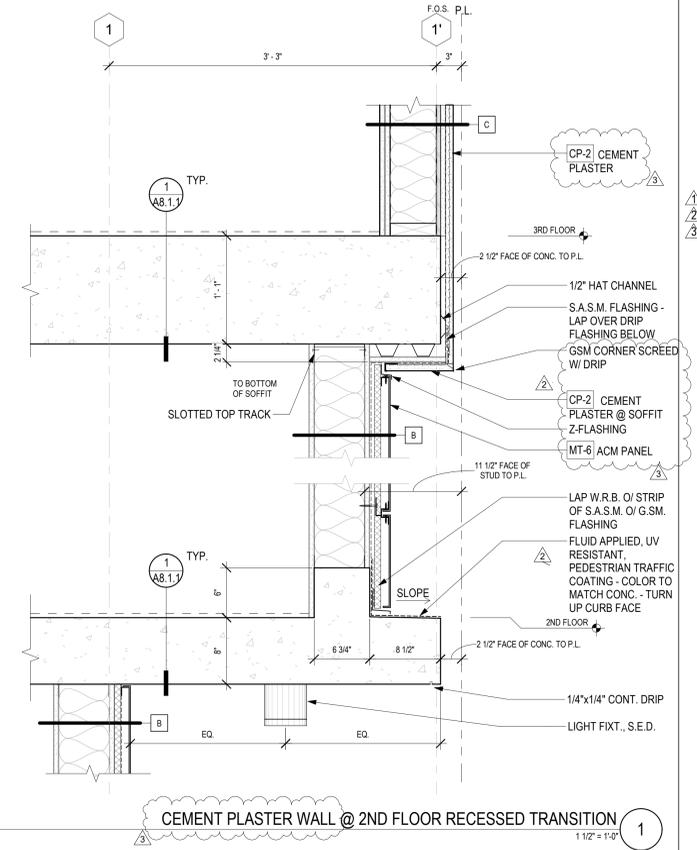
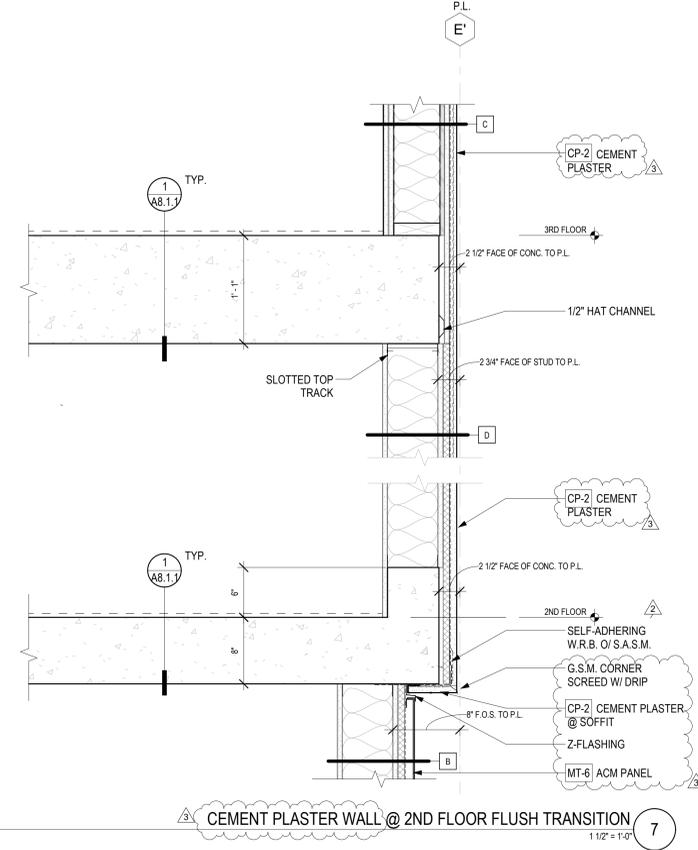
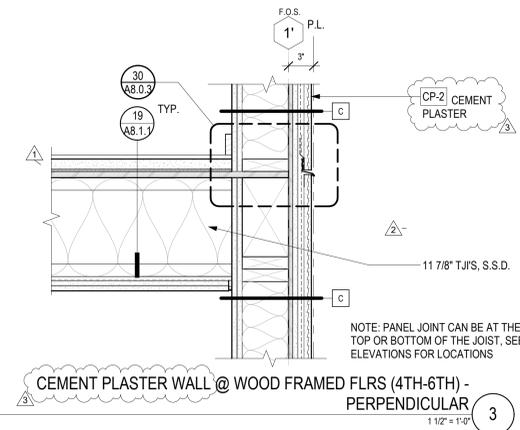
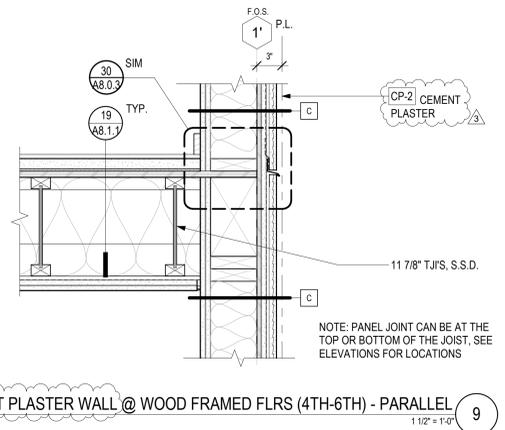
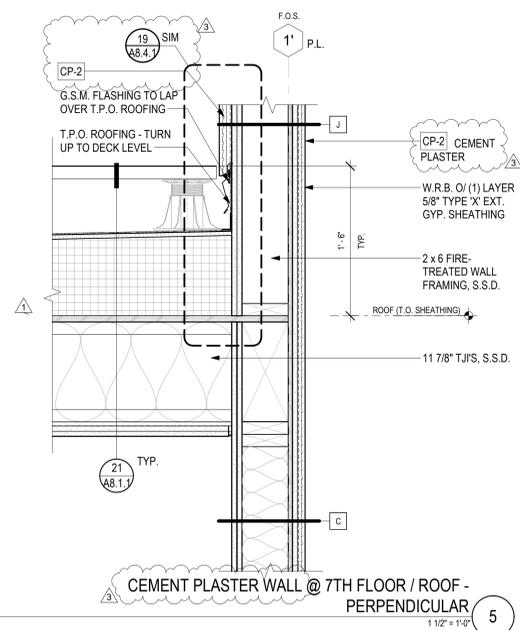
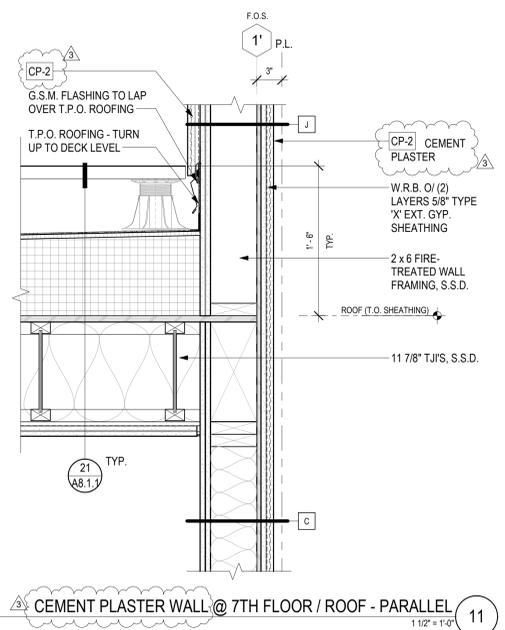
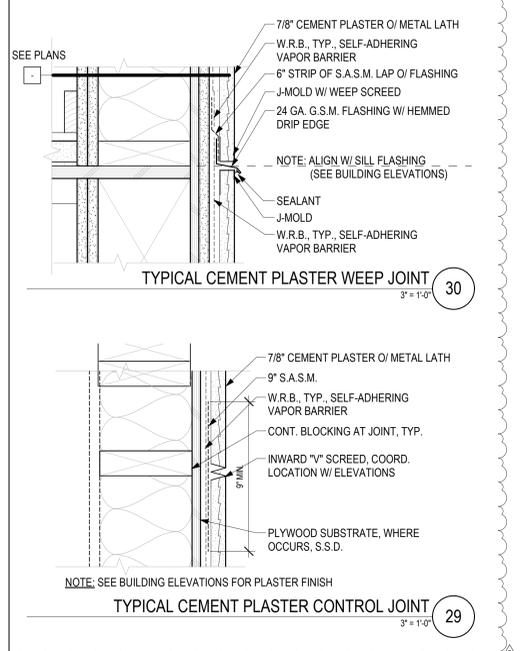
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WALL TRANSITION DETAILS

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

SHEET NUMBER: **A8.0.3**



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WOOD FRAME FLOOR & ROOF ASSEMBLIES

CONC. SLAB ASSEMBLIES

TYPICAL ASSEMBLY NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS, SCHEDULES & STUD SIZES. FOR REMAINDER OF ASSEMBLY NOTES REFER TO THE FOLLOWING REFERENCES:
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- ANY CONCEALED SPACES COMPLY WITH THE REQUIREMENTS SET FORTH UNDER CBC §718

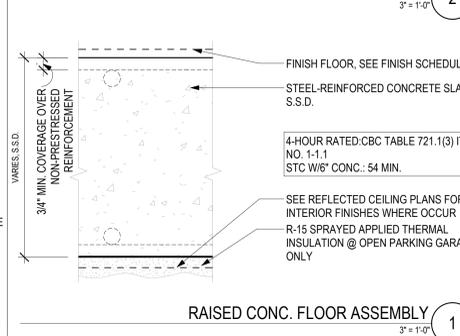
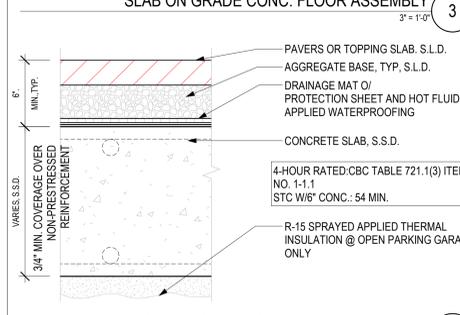
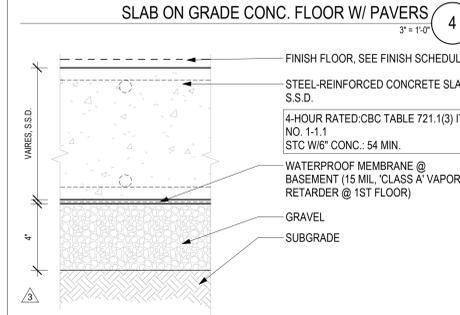
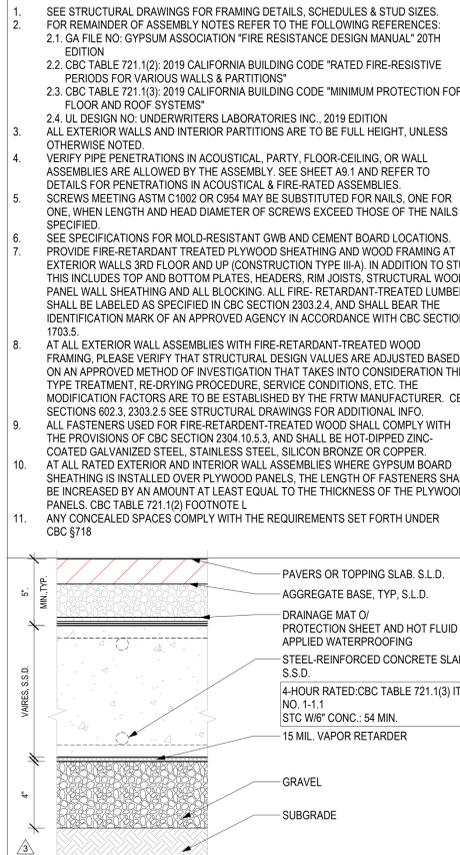
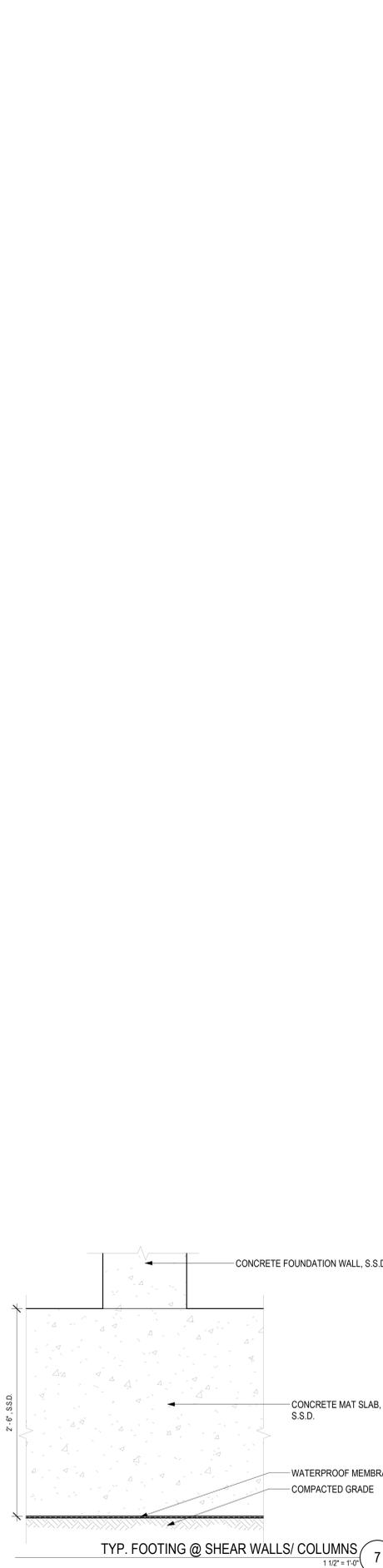
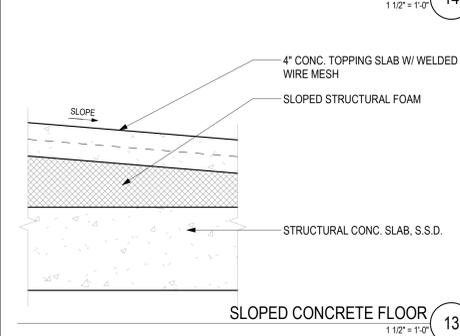
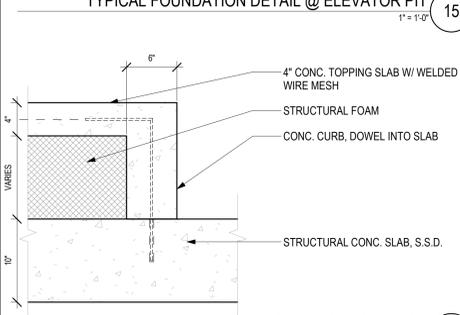
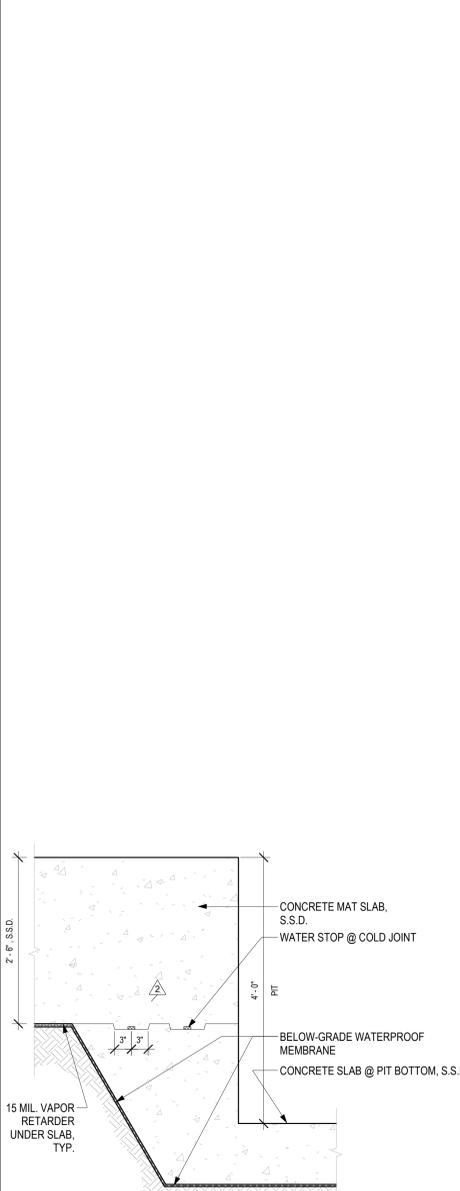
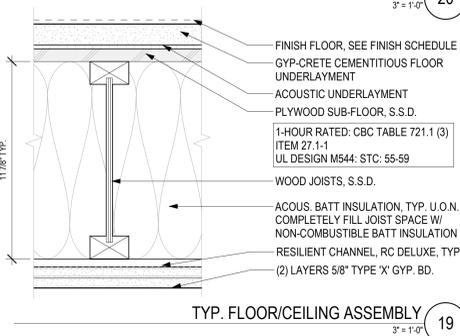
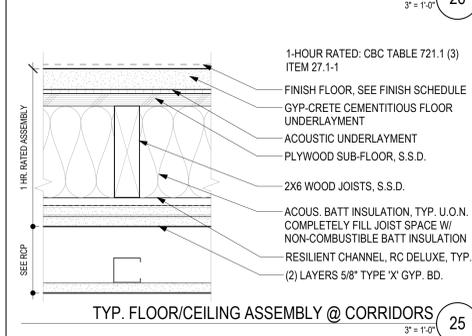
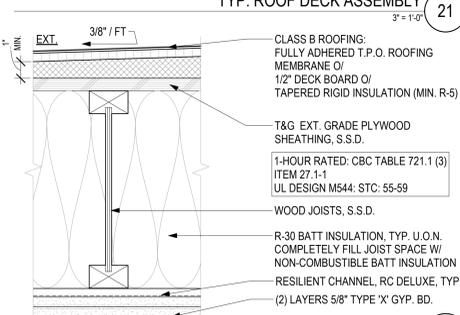
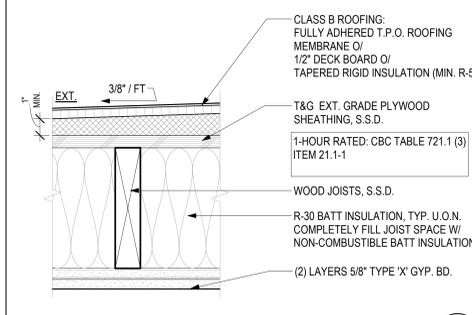
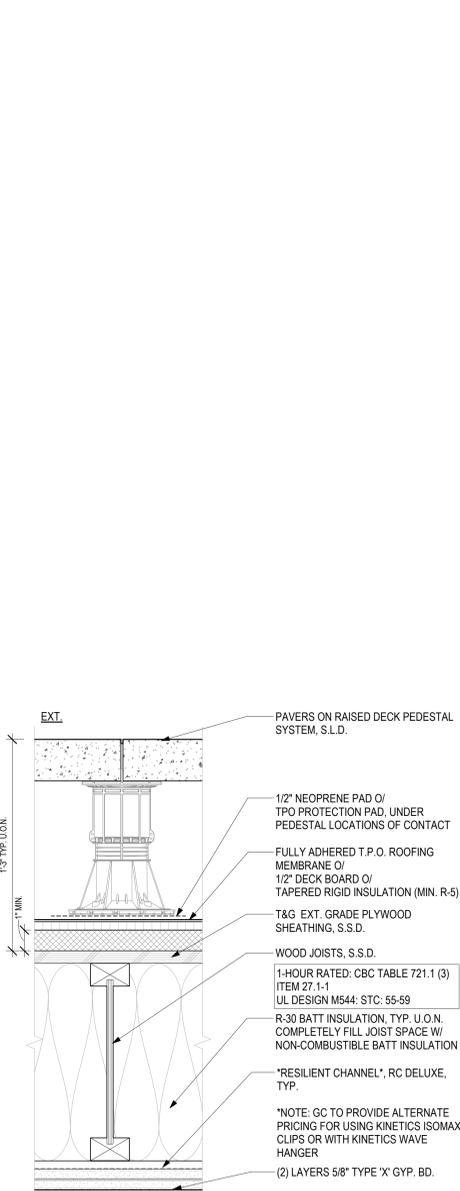


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AGENCY APPROVAL



2099 MLK HOUSING

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REVISIONS

REVISION	DATE
PERMIT REVIEW	1 SEP 21
1 PLANCHECK 1	24 NOV 21
2 PLANCHECK 2	28 JAN 22
3 PLANCHECK 3	25 MAR 22

KEY PLAN

DRAWING TITLE
TYPICAL FLOOR AND CEILING ASSEMBLIES

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

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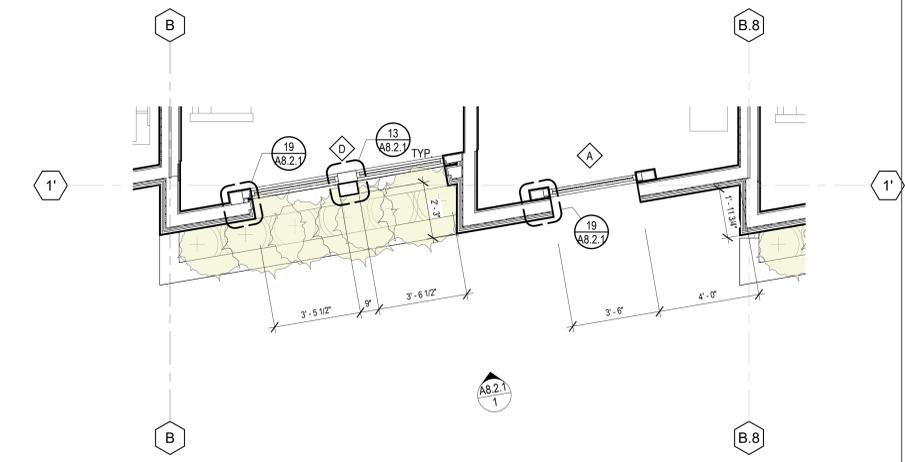
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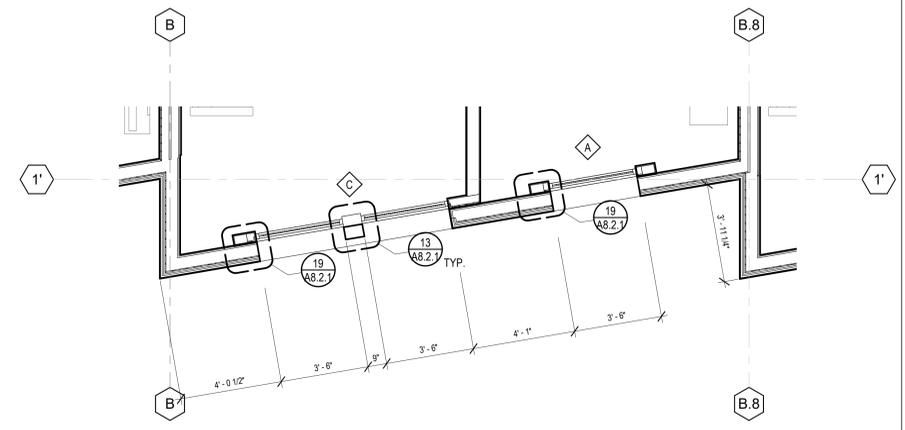
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PLANCHECK 1	24 NOV 21
PLANCHECK 2	28 JAN 22
PLANCHECK 3	25 MAR 22
PLANCHECK 4	6 MAY 22



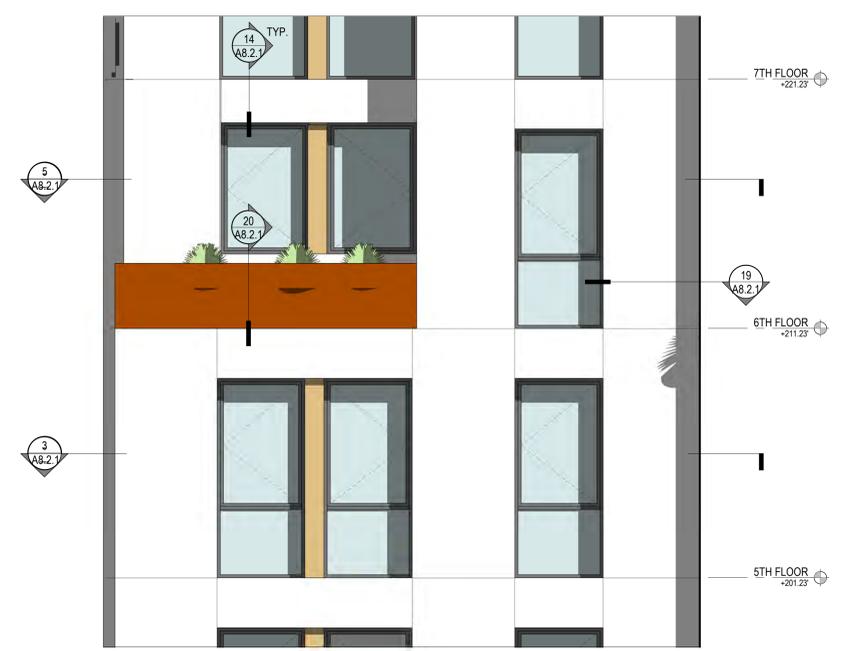
PERSPECTIVE VIEW OF WINDOW BAY 15



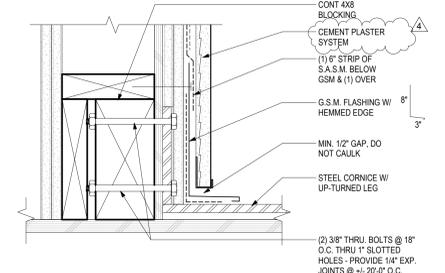
ENLARGED BAY PLAN @ 6TH FLOOR 5



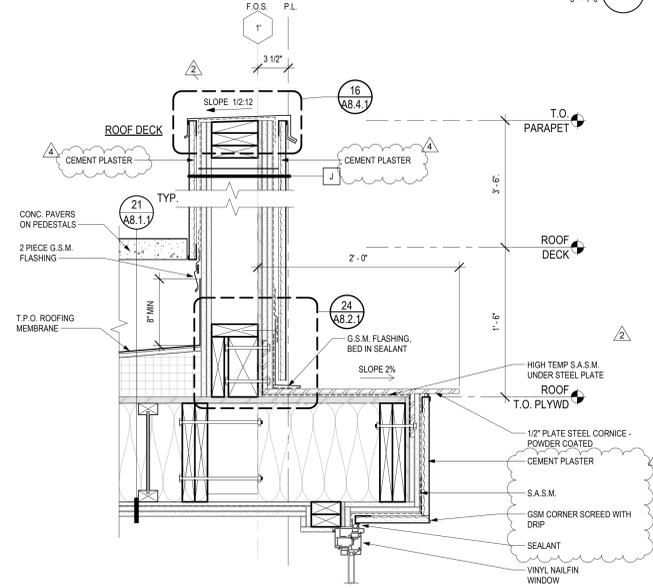
TYPICAL ENLARGED WINDOW BAY PLAN (3RD THRU 5TH FLOORS) 3



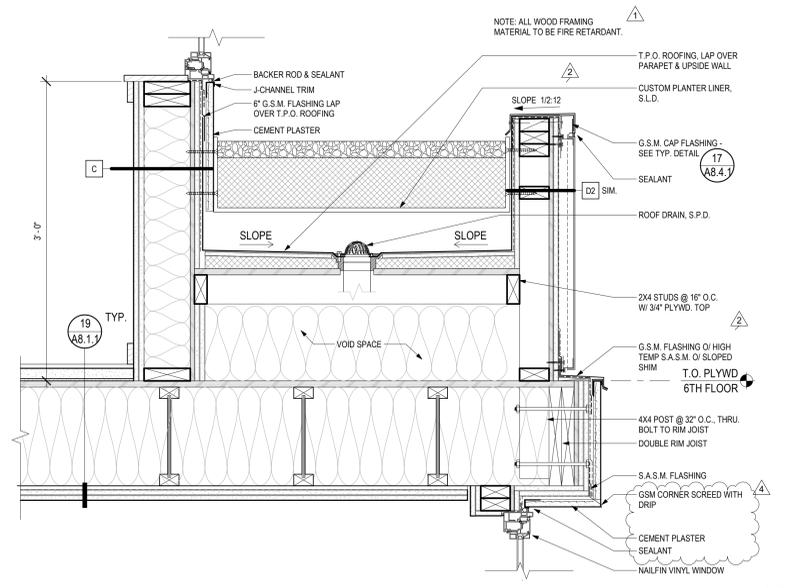
PARTIAL ENLARGED ELEVATION OF WINDOW BAYS 1



STEEL CORNICE CONNECTION DETAIL 24

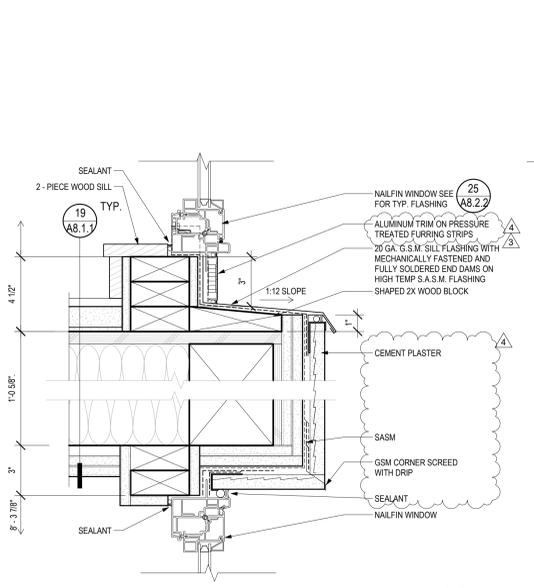


SECTION DETAIL THRU STEEL CORNICE PARAPET 22

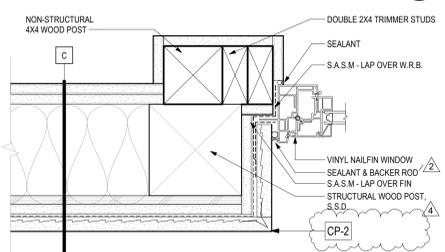


DETAIL SECTION THRU 6TH FLOOR PLANTER 20

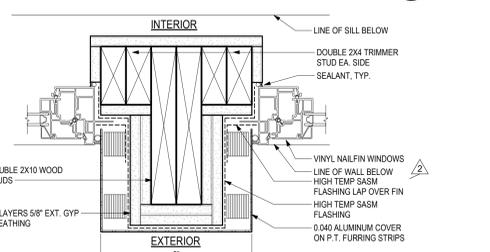
5TH FLOOR SIM.



HEAD/SILL DETAIL @ TYP. NAILFIN WINDOW 14



TYPICAL RECESSED WINDOW JAMB 19



TYPICAL JAMB DETAIL @ CENTER POST 13

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REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 3	25 MAR 22
PLANCHECK 4	6 MAY 22

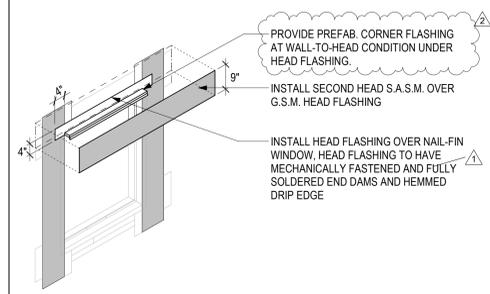
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DRAWING TITLE
WINDOW DETAILS

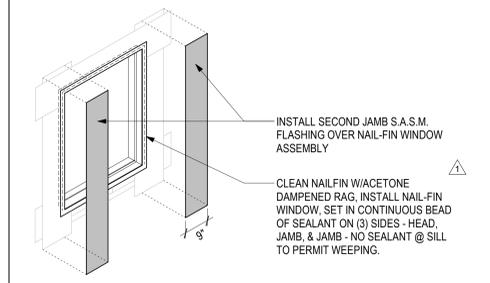
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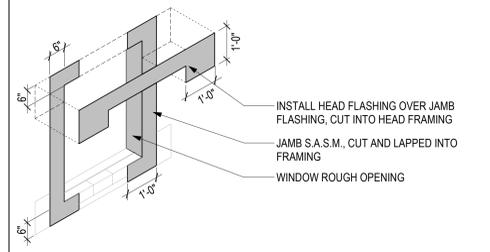
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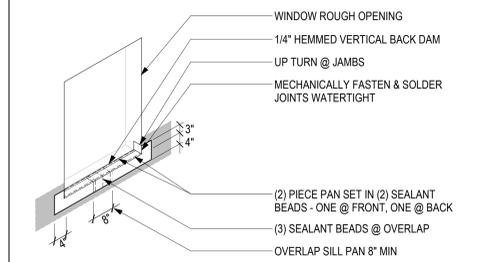
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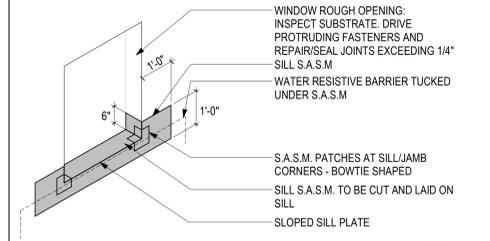
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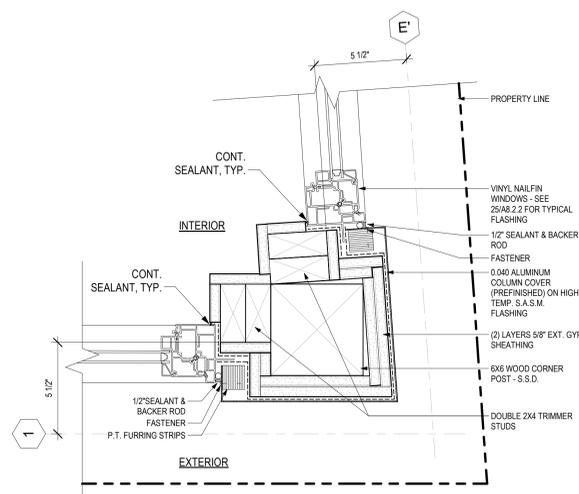
STEP C



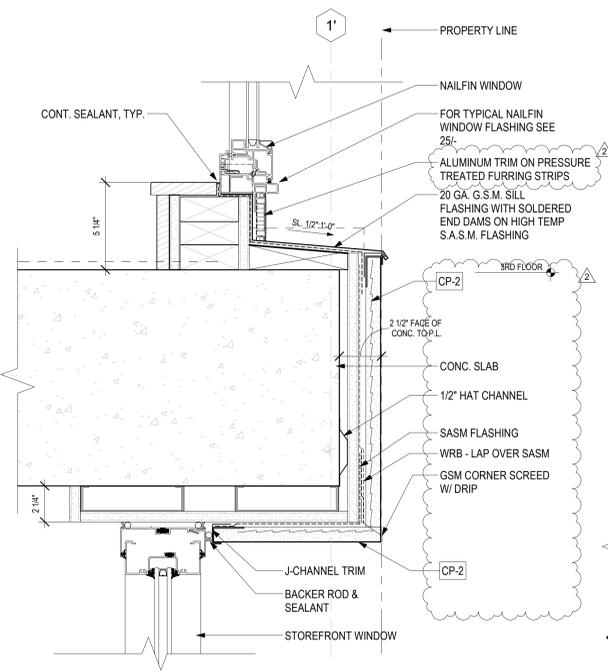
STEP B



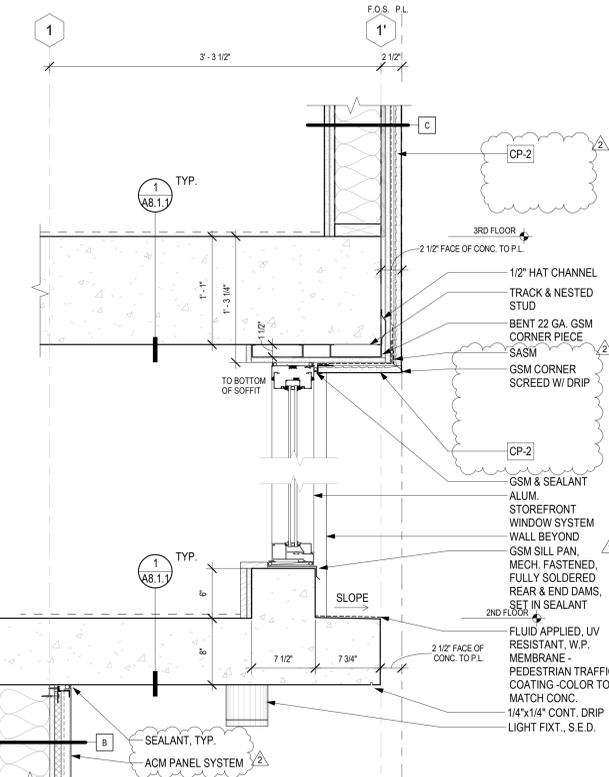
STEP A



NAILFIN WINDOW JAMB @ CORNER POST
 3" = 1'-0" 13



STOREFRONT HEAD & NAILFIN WINDOW SILL @ 3RD FLOOR
 3" = 1'-0" 7



STOREFRONT WINDOW SECTION @ 2ND FLOOR
 1 1/2" = 1'-0" 1

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NAIL FIN WINDOW INSTALLATION SEQUENCE
 1/2" = 1'-0" 25



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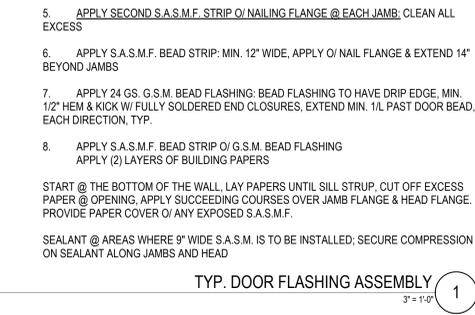
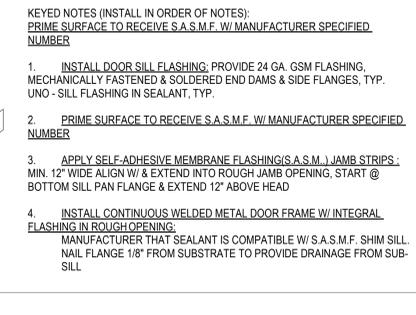
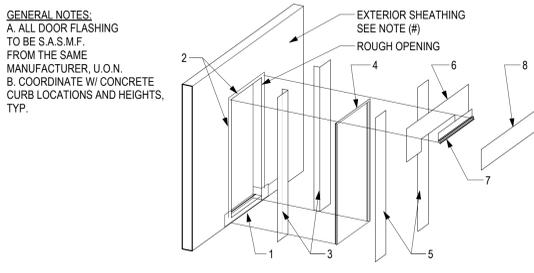
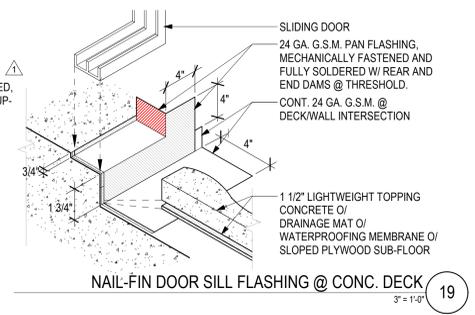
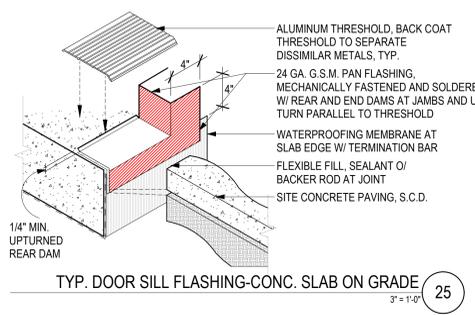
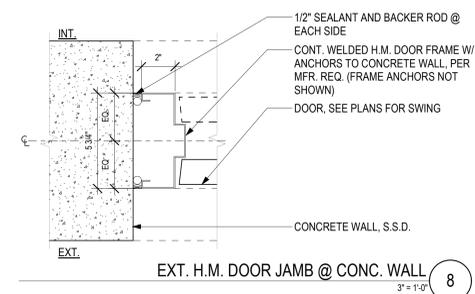
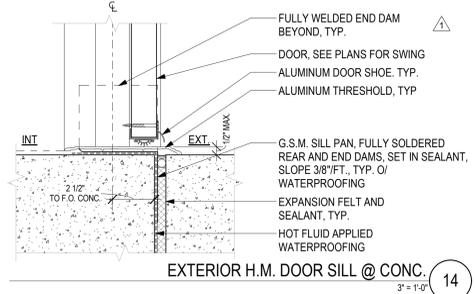
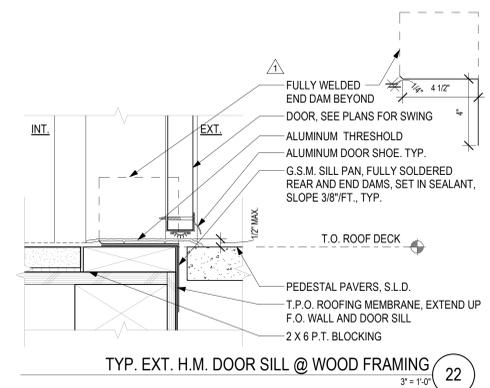
REVISIONS

PERMIT REVIEW	1 SEP 21
PLANCHECK 3	25 MAR 22

KEY PLAN

EXTERIOR DOOR NOTES

- SEE FLOOR PLANS FOR WALL AND DOOR TYPES
- SEE PLANS AND ACOUSTICAL REPORT FOR DOOR AND WINDOW STC RATINGS
- WEATHER STRIPPING NOT SHOWN, TYP. SEE SPECIFICATIONS
- SEE DOOR SCHEDULE FOR DOOR AND FRAME NOTES



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KMA PROJECT NO.: 1819

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SCALE: 3" = 1'-0"
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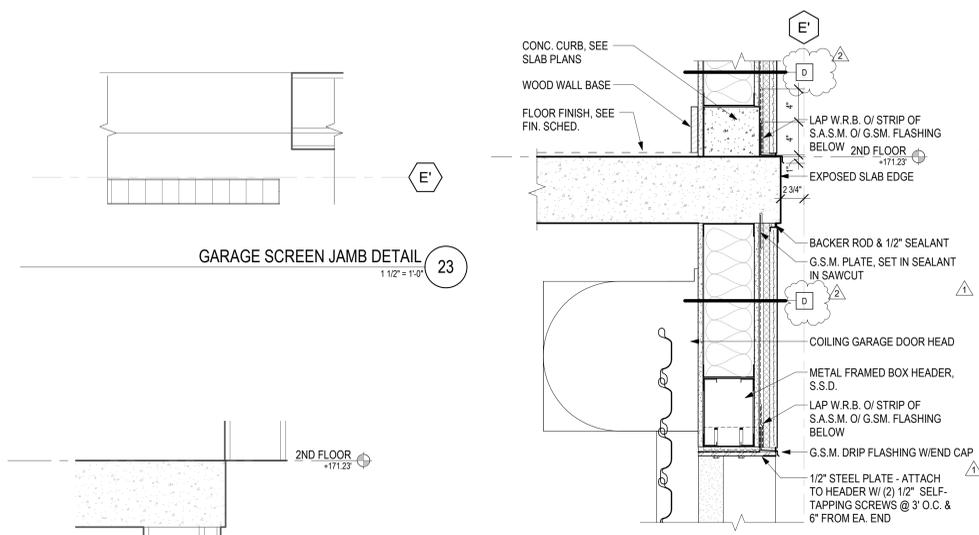
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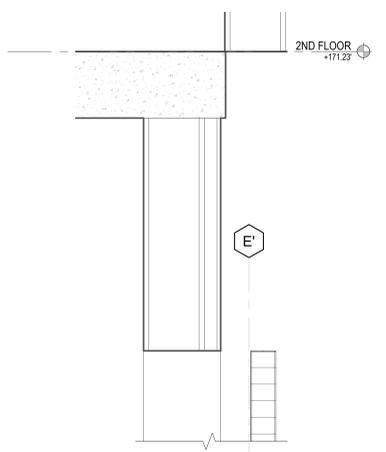
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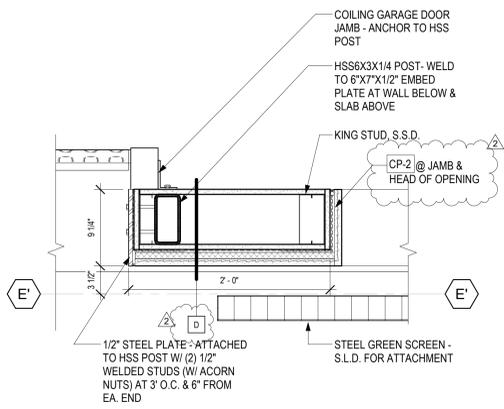
GROUND FLOOR PERSPECTIVE AT GARAGE ENTRY 4



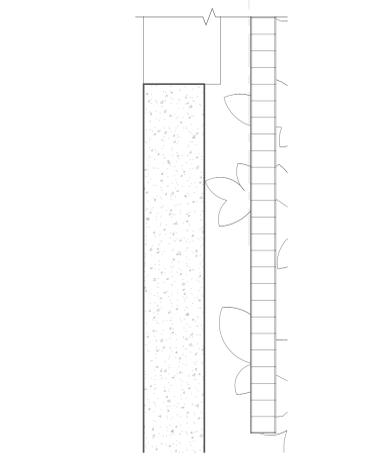
GARAGE SCREEN JAMB DETAIL 23
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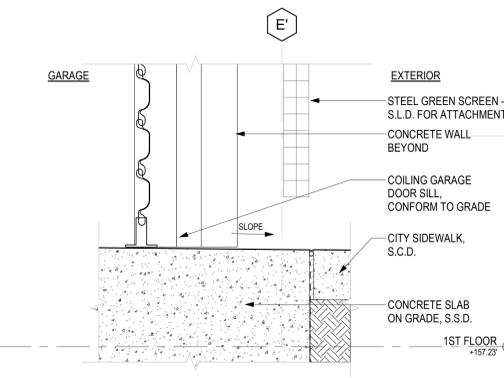
GARAGE DOOR HEAD DETAIL 16
 1 1/2" = 1'-0"



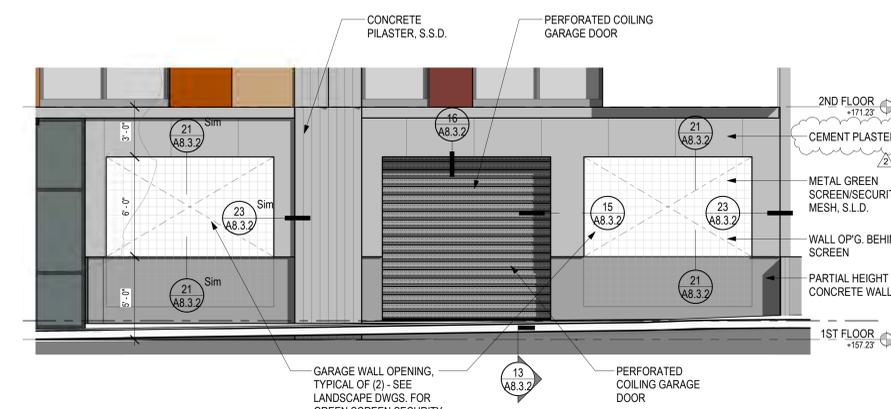
GARAGE DOOR JAMB DETAIL 15
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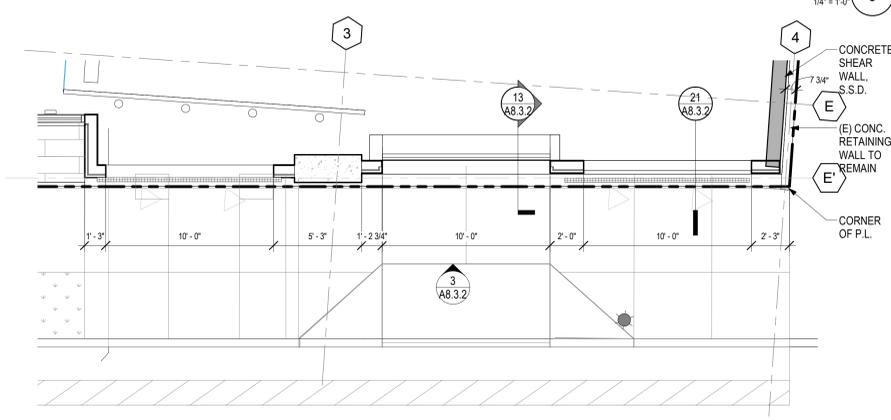
GARAGE SCREEN SILL AND HEAD DETAIL 21
 1 1/2" = 1'-0"



GARAGE DOOR SILL DETAIL 13
 1 1/2" = 1'-0"



ENLARGED BUILDING ELEVATION @ GARAGE DOOR 3
 1/4" = 1'-0"



ENLARGED FLOOR PLAN @ GARAGE DOOR 1
 1/4" = 1'-0"

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PERMIT REVIEW	1 SEP 21
PLANCHECK 3	25 MAR 22
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KEY PLAN

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 GARAGE DOOR DETAILS

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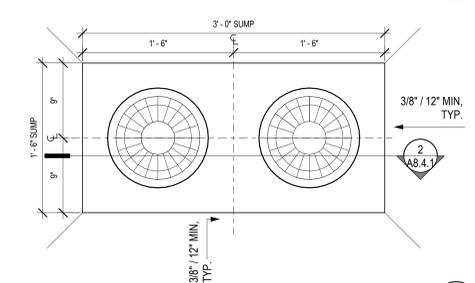
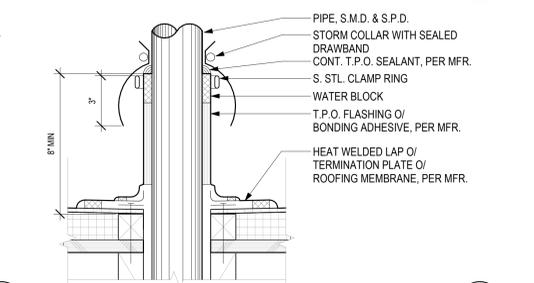
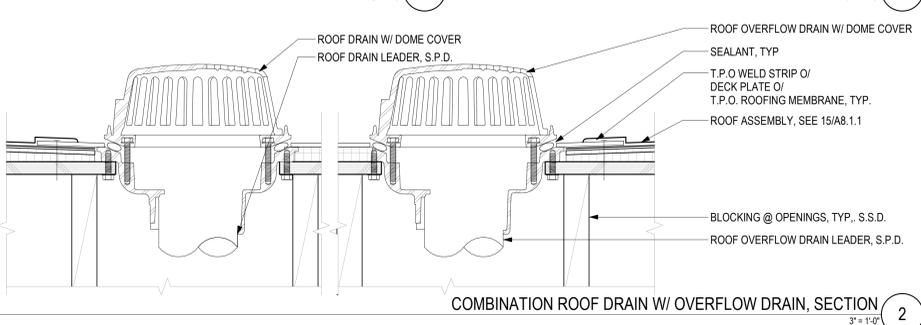
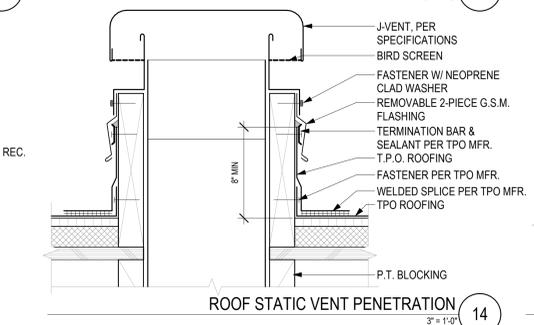
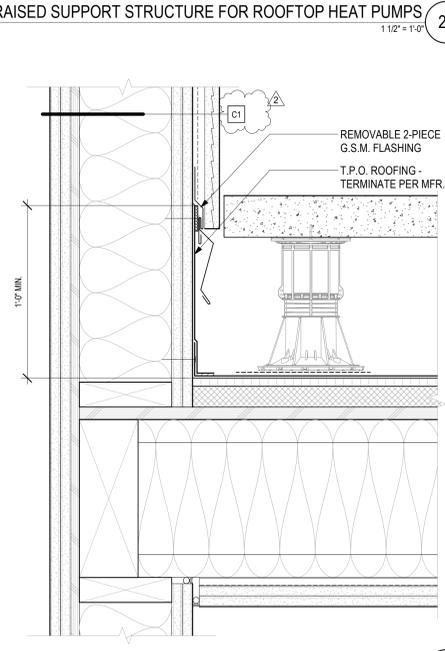
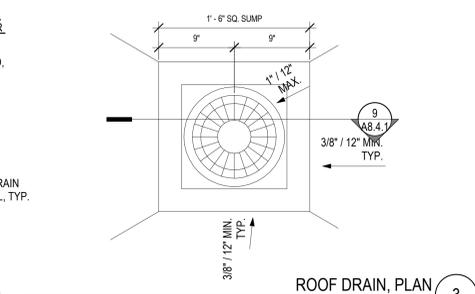
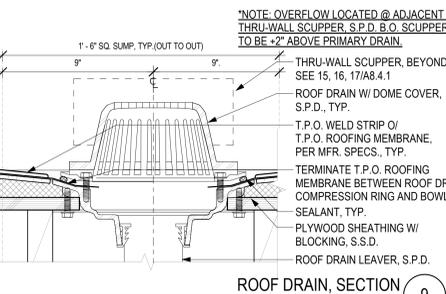
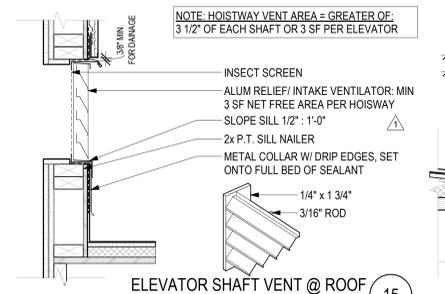
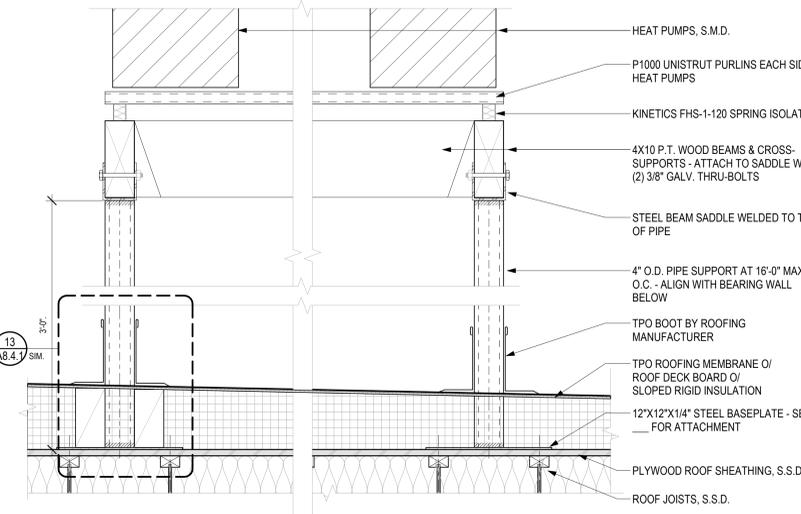
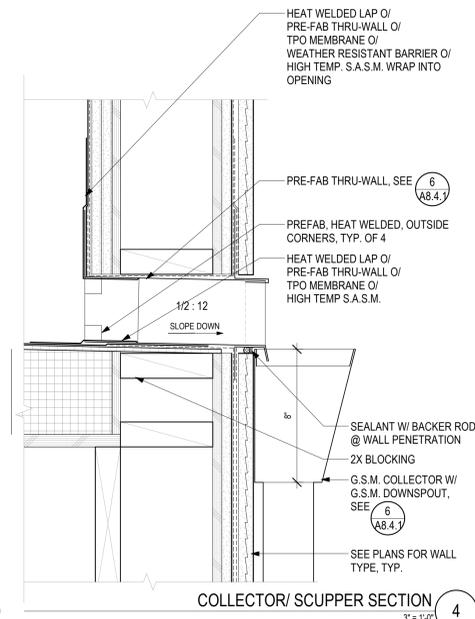
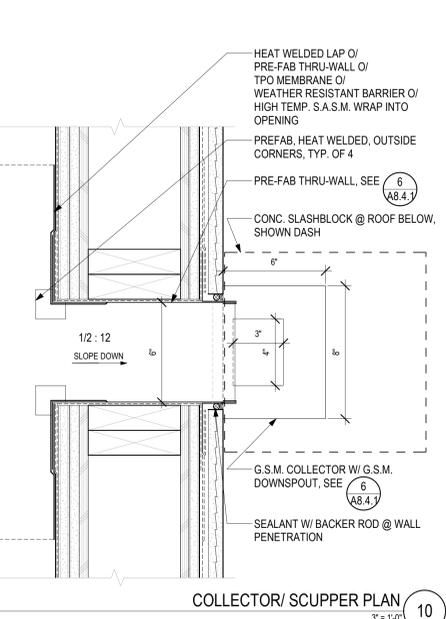
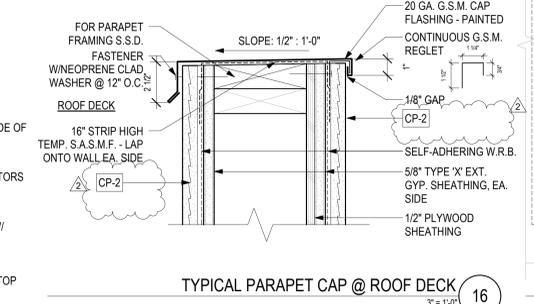
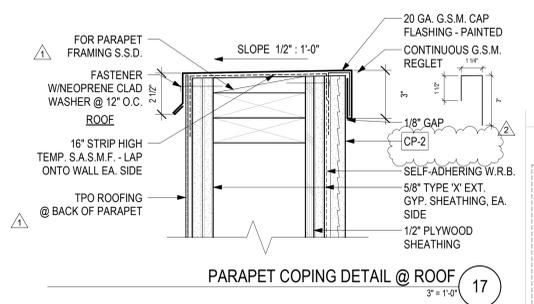
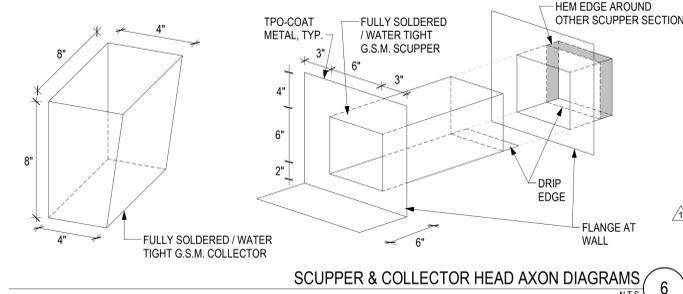
KEY PLAN

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ROOF DETAILS

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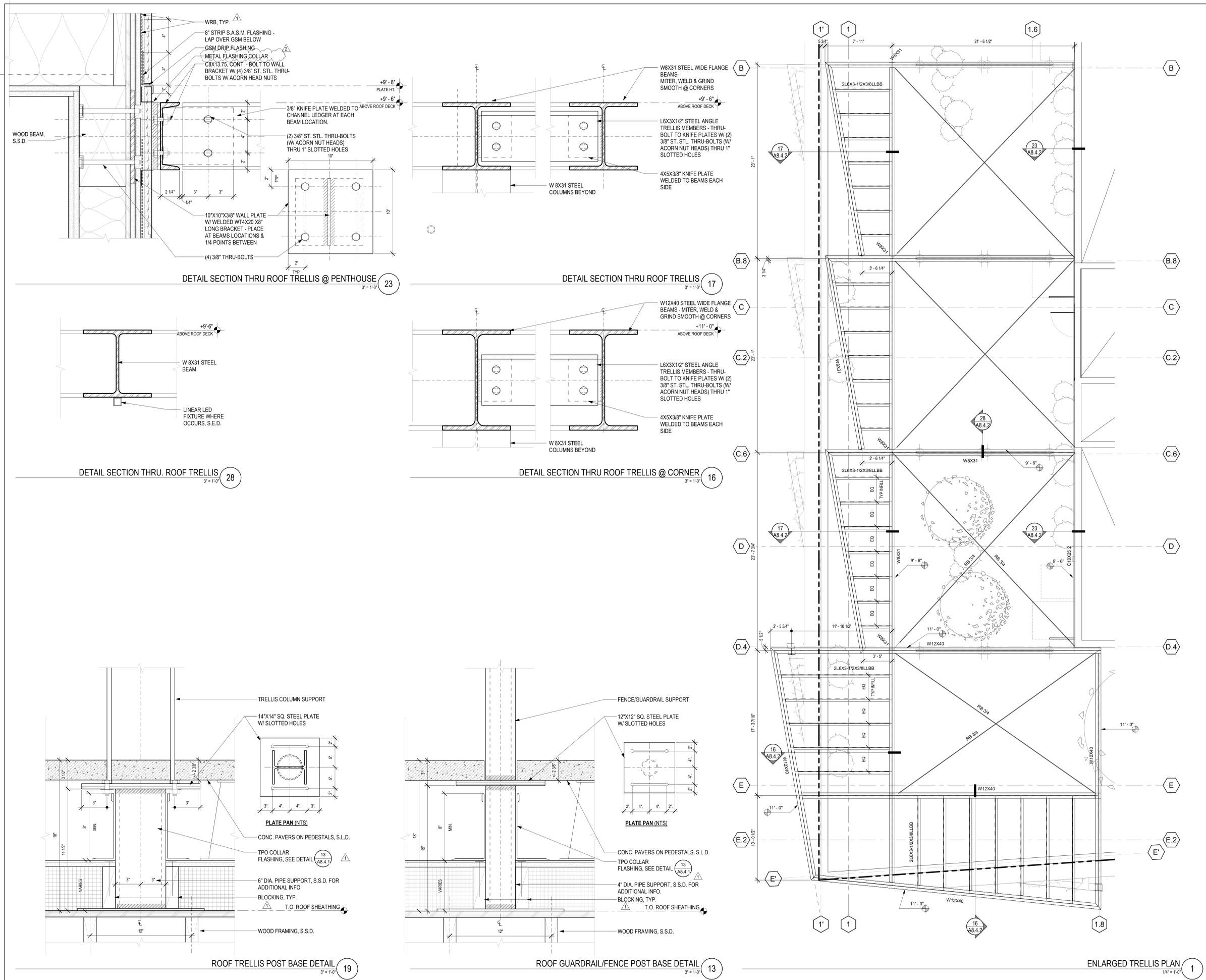
KEY PLAN

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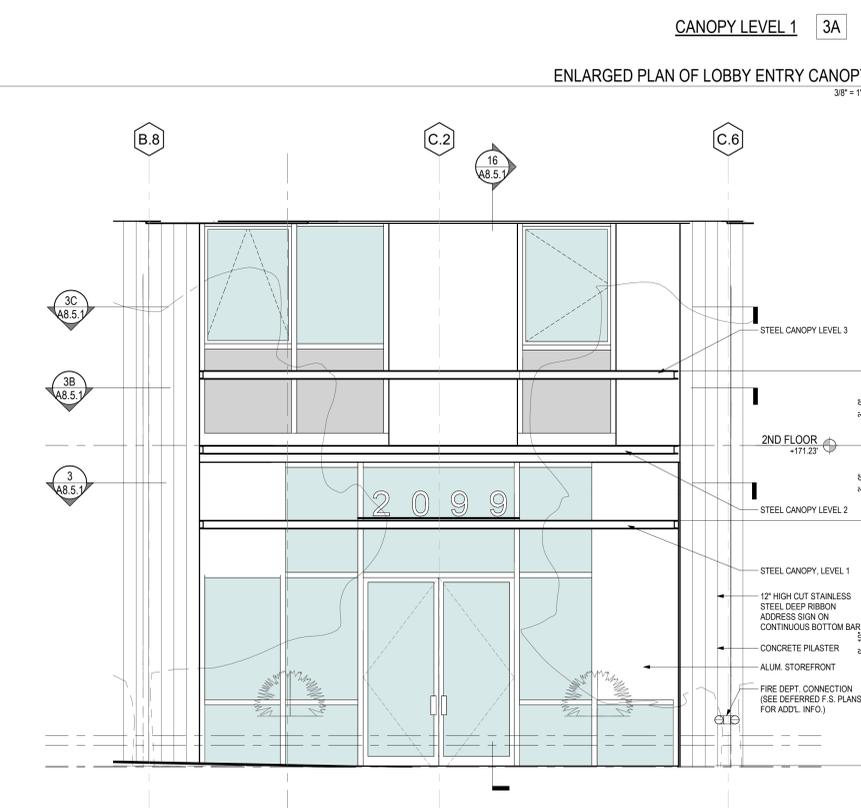
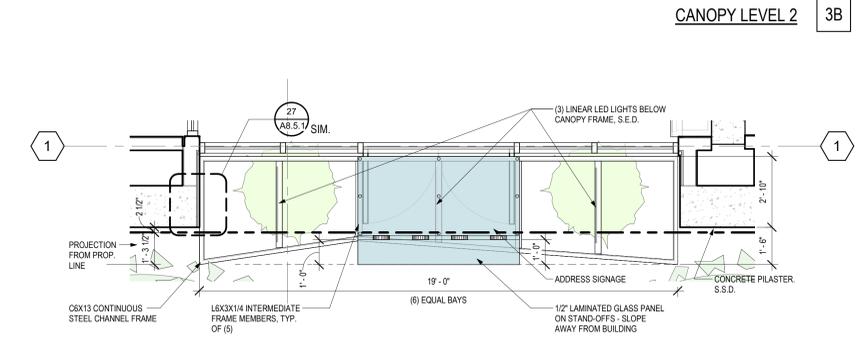
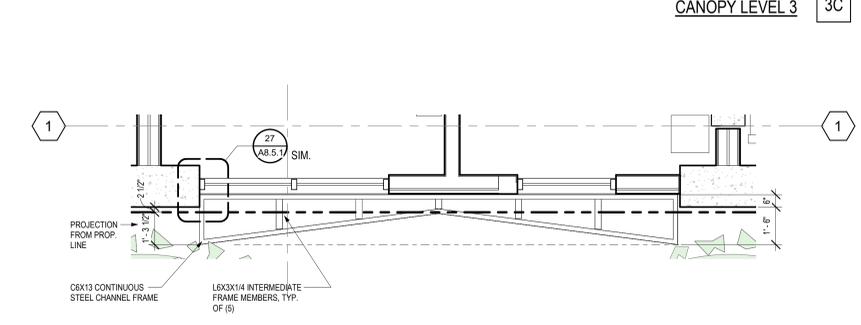
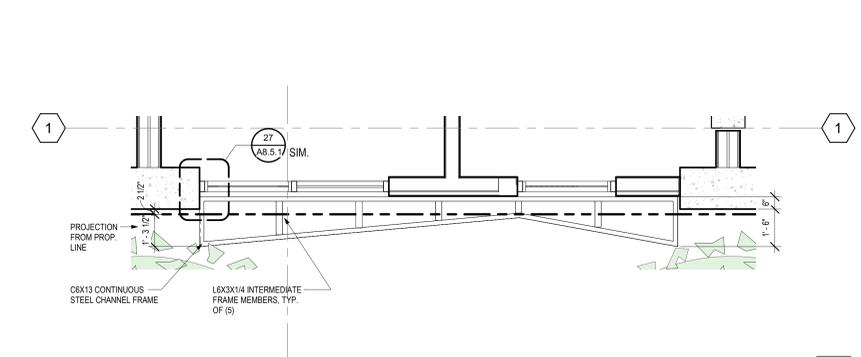
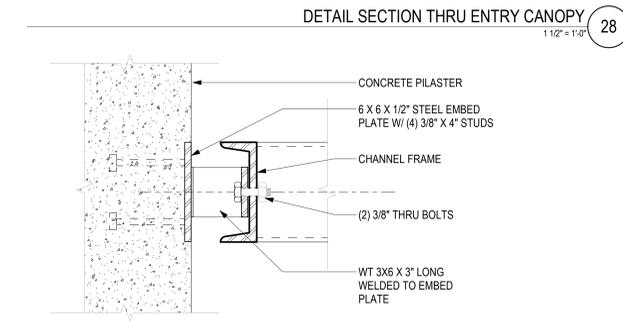
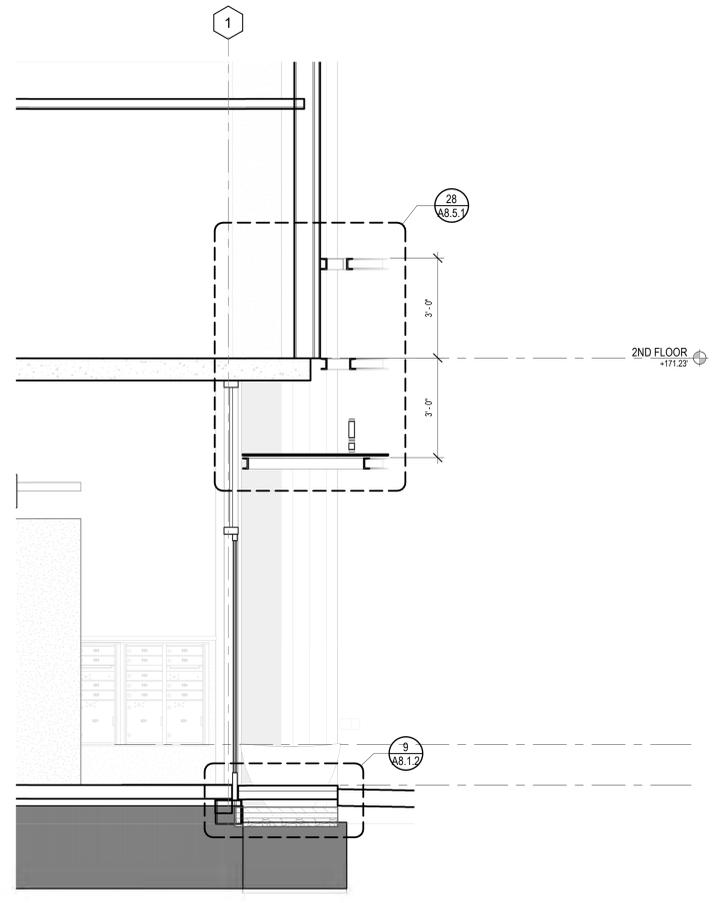
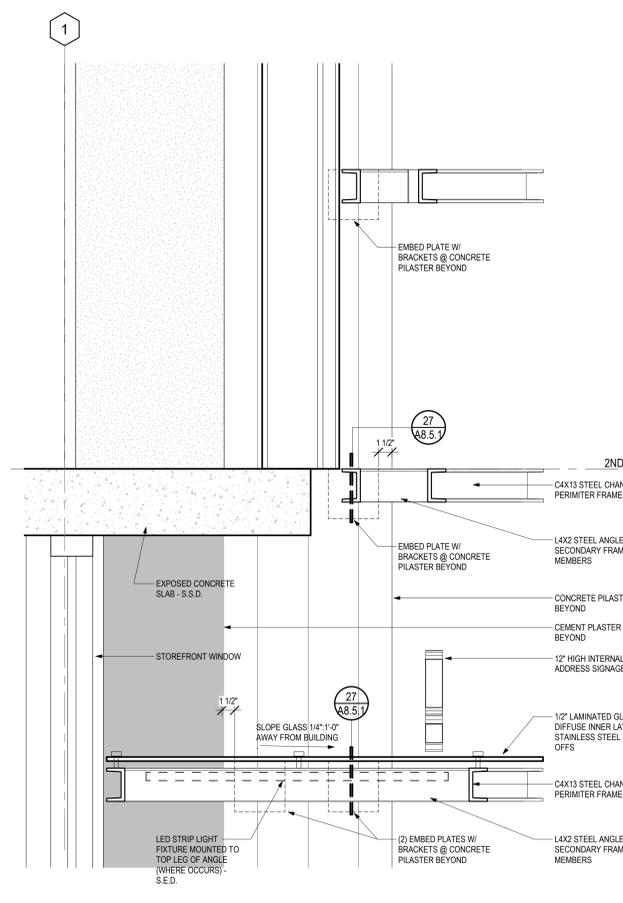
2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA
 REVISIONS
 PERMIT REVIEW 1 SEP 21

KEY PLAN

DRAWING TITLE
RESIDENTIAL LOBBY ENTRY CANOPY DETAILS

DRAWN: Author DATE: 09/01/2021 KMA PROJECT NO.: 1819
 CHECKED: Checker SCALE: As indicated

SHEET NUMBER: **A8.5.1**



RESIDENTIAL ENTRY CANOPY ELEVATION
 3/8" = 1'-0" 1

5/6/2022 3:54:44 PM



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STRUCTURAL ENGINEER	DRY UTILITY
IMEG CORP. 160 Pine Street Suite 350 San Francisco, CA 94111 1.415.541.9477	MILENIUM DESIGN & CONSULTING SERVICES P.O. Box 737 Alamo, CA 1.925.820.8502
MEP ENGINEER	GREEN BUILDING
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LANDSCAPE ARCHITECT	
JETT LANDSCAPE ARCHITECTURE + DESIGN 2 Orinda Theatre Square Suite 218 Orinda, CA 94653 1.925.254.9422	

AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
1 PLANCHECK 1	24 NOV 21
2 PLANCHECK 3	25 MAR 22
3 PLANCHECK 4	6 MAY 22

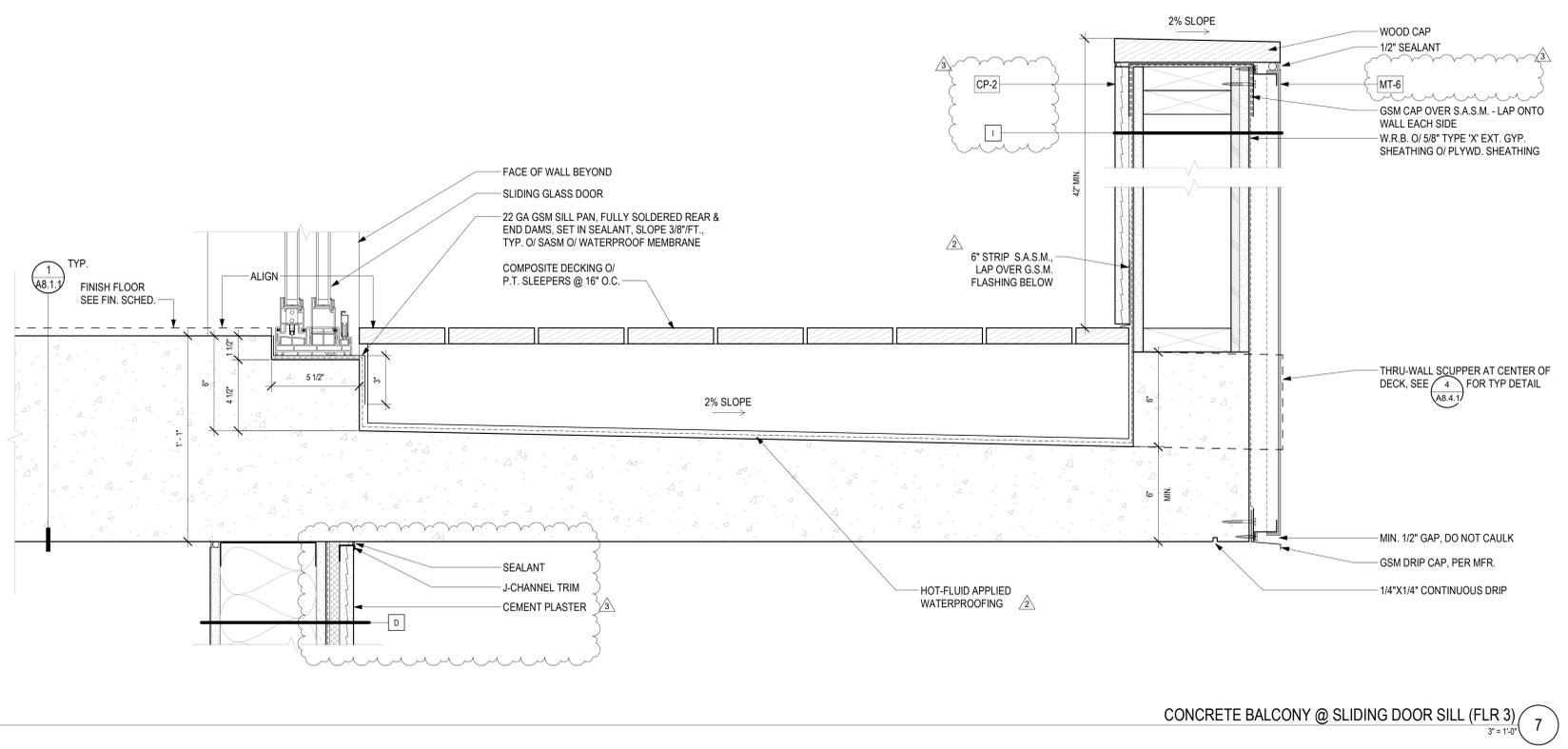
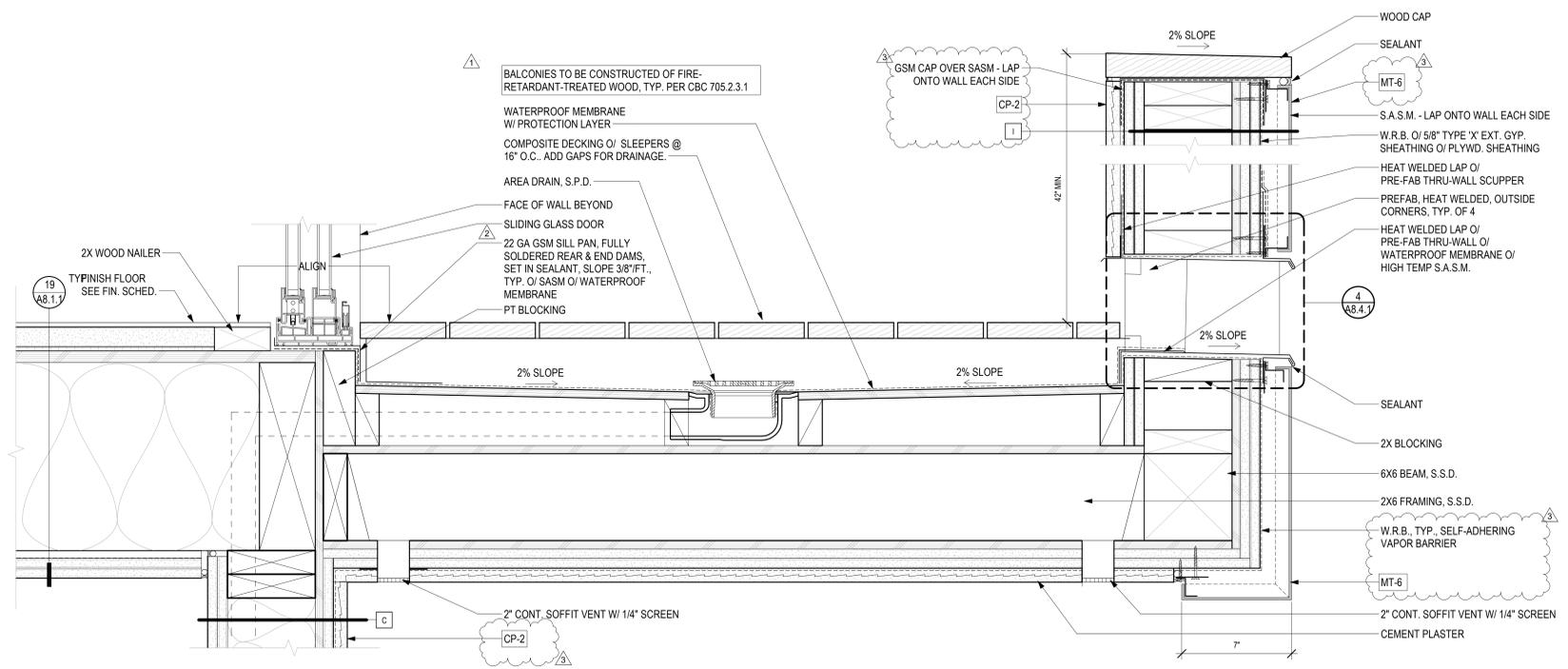
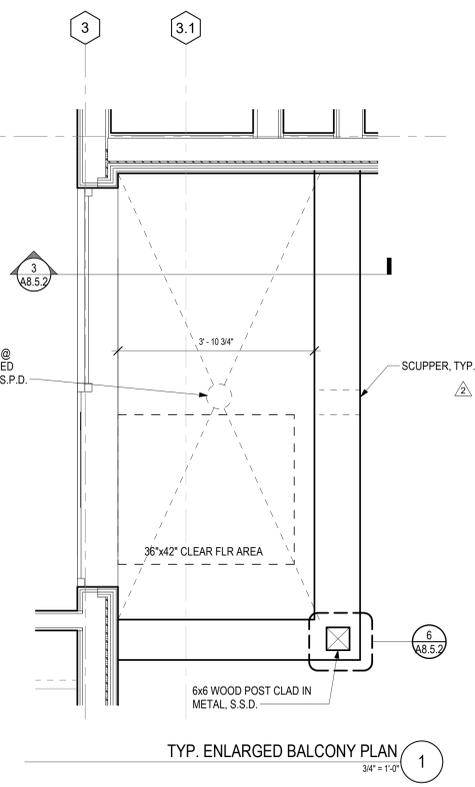
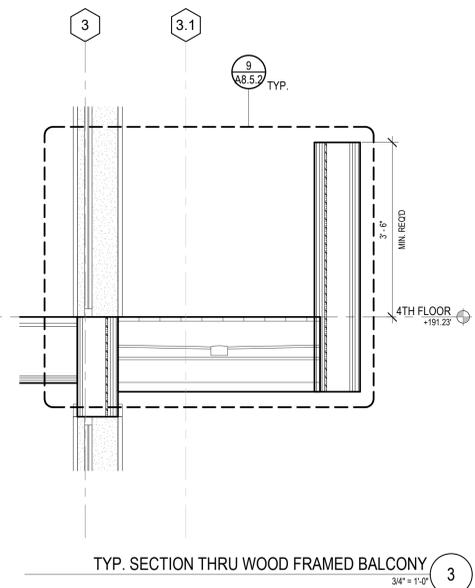
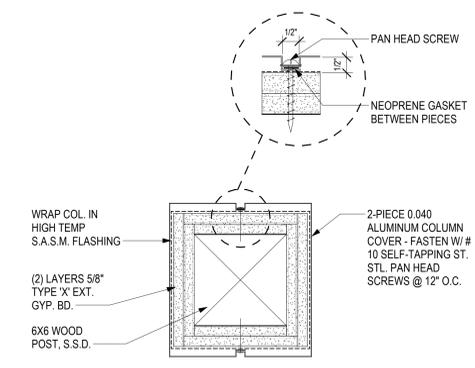
KEY PLAN

DRAWING TITLE
BALCONY DETAILS

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE: As indicated

SHEET NUMBER: **A8.5.2**



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AGENCY APPROVAL

2099 MLK HOUSING

2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

REVISIONS

PERMIT REVIEW	1 SEP 21
1. PLANCHECK 3	25 MAR 22
2. PLANCHECK 4	6 MAY 22

KEY PLAN

DRAWING TITLE

MATERIAL SCHEDULE

DRAWN: Author
DATE: 09/01/2021
KMA PROJECT NO.: 1819

CHECKED: Checker
SCALE:

A10.1.1

EXTERIOR MATERIALS		
CONCRETE FINISHES AND CEMENTITIOUS PANELS		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
CP-1	PRODUCT: CEMENT PLASTER FINISH: SMOOTH TROWELLED COLOR: PT-2A	EXTERIOR, MISCELLANEOUS
CP-2	PRODUCT: CEMENT PLASTER FINISH: MEDIUM DASH, FIELD PAINT COLOR: TBD	PRIMARY EXTERIOR SIDING
CS-2	PRODUCT: FIBER CEMENT PANELS MANUFACTURER: JAMES HARDIE BLDG. PRODUCTS FAMILY: HARDIE PANEL THICKNESS: 5/16" FINISH: SMOOTH COLOR: TBD	EXTERIOR SIDING @ ROOF DECKS
CON-1	PRODUCT: EXPOSED CONCRETE MANUFACTURER: BY CONTRACTOR PRODUCT: POUR - IN - PLACE CONCRETE FINISH: SMOOTH FORM FINISH	EXPOSED CONCRETE COLUMNS, PILASTERS & SLABS EDGES AS SHOWN
CON-2	PRODUCT: EXPOSED CONCRETE MANUFACTURER: BY CONTRACTOR PRODUCT: POUR - IN - PLACE CONCRETE FINISH: BOARD FORM FINISH	EXPOSED CONCRETE COLUMNS, PILASTERS & SLABS EDGES AS SHOWN
METAL		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
MT-1	PRODUCT: MISC. STEEL SHAPES MANUFACTURER: SHOP FABRICATED MATERIAL: STEEL FINISH: GALVANIZED AND PAINTED COLOR: TBD	TRELLIS STRUCTURE/SUPPORTS AND WINDOW MULLIONS
MT-2	PRODUCT: MISC. STEEL SHAPES MANUFACTURER: SHOP FABRICATED MATERIAL: STEEL FINISH: GALVANIZED AND PAINTED COLOR: TBD	EXTERIOR, DECORATIVE FINIS
MT-3	PRODUCT: ALUM. FLASHING TO MATCH SIDING MANUFACTURER: MATERIAL BY SIDING MFR. MATERIAL: 0.040" ALUMINUM POWDER-COATED COLOR: SEE ELEVATIONS	EXTERIOR FLASHING AND COPINGS AT ALUMINUM SIDINGS
MT-4	PRODUCT: SHEET MTL. FABRICATIONS MANUFACTURER: BY CONTRACTOR MATERIAL: GALVANIZED AND PAINTED COLOR: PT-1 (U.O.N.)	EXTERIOR SCUPPER DRAINS, COLLECTORS, GUTTERS, AND STORM STORM WATER LEADERS
MT-5	PRODUCT: SHEET MTL. FABRICATIONS MANUFACTURER: BY CONTRACTOR MATERIAL: GALVANIZED AND PAINTED BREAK SHAPE COLOR: PT-1 (U.O.N.)	EXTERIOR FLASHING AND COPINGS AT CEMENTITIOUS PANEL SIDING
MT-6	PRODUCT: ALUM. COMPOSITE MATERIAL PANELS MANUFACTURER: ALUMAWALL OR EQUAL PRODUCT LINE: ACM DRY-JOINT SYSTEM MATERMM COMPOSITE METAL PANEL FINISH: POWDER COATED FIN. COLOR: MULTIPLE T.B.D.	EXTERIOR ACCENT PANELS
WOOD/COMPOSITE WOOD		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
WD-1	PRODUCT: COMPOSITE WOOD DECKING MANUFACTURER: AZEK TIMBER TECH PRODUCT LINE: TERRAIN FINISH: 4-SIDED CAPPED COLOR: SILVER MAPLE	UNITS DECKS

INTERIOR MATERIALS		
CONCRETE FINISHES		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
CON-1	CON-2	USED FOR EXTERIOR CONCRETE, SEE EXT. MATERIAL
CON-3	PRODUCT: EXPOSED CONCRETE MANUFACTURER: BY CONTRACTOR FINISH: SWIRL FINISH	CONC. STRUCTURAL WALLS EXPOSED CONCRETE STAIRWELL WALL
CON-4	PRODUCT: EXPOSED CONCRETE FLOORS MANUFACTURER: BY CONTRACTOR FINISH: STEEL TROWELLED, SEALED & WAXED FINISH	1ST FLOOR RESIDENT LOBBY/LOUNGE, MAILROOM
CON-5	PRODUCT: EXPOSED CONCRETE WALLS/CEILING MANUFACTURER: BY CONTRACTOR FINISH: STEEL TROWELLED	ELEVATOR LOBBIES, COMMON CORRIDORS 1ST, 2ND & 3RD FLOOR
CON-6	PRODUCT: EXPOSED CONCRETE MANUFACTURER: BY CONTRACTOR FINISH: SEALED	BIKE ROOM, ELECTRICAL AND MECHANICAL ROOMS, UTILITY AND ALL SERVICE ROOMS, STAIRWELLS
CON-7	PRODUCT: CONCRETE PAVERS ON ADJUSTABLE PEDESTAL SYSTEM MANUFACTURER: SEE LANDSCAPE DRAWING FINISH:	COMMON ROOF DECKS & WALKWAYS
WOOD		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
WD-1	USED FOR EXTERIOR WOOD, SEE EXT. MATERIAL	
WD-2	PRODUCT: WHITE OAK, QUARTER SAWN FINISH: STAIN BY WEATHERWOOD COLOR: TBD	LOBBY CEILING
WD-3	PRODUCT: 5" HIGH FINGER JOINTED PINE MANUFACTURER: PRODUCT: FINISH: PAINTED, MATCH WALL	COMMON CORRIDOR, STAIRWAYS, GROUND FLOOR RESIDENT LOBBY LEASING, MAILROOM
WD-4	PRODUCT: 3 1/2" HIGH FINGER JOINTED PINE MANUFACTURER: PRODUCT: FINISH: PAINTED, MATCH WALL	UNIT
WD-5	PRODUCT: WHITE OAK, QUARTER SAWN FINISH: STAIN BY WEATHERWOOD COLOR: TBD	CASEWORK @ LOUNGE
RUBBER/ RESILIENT		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
RB-1	PRODUCT: 4" RESILIENT BASE MANUFACTURER: BURKE OR APPROVE EQUAL COLOR: TBD	ELECTRICAL ROOMS, IDF CLOSET, TRASH CHUTE ROOMS, MAINTENANCE ROOM, ELEVATOR CONTROL ROOM,
RB-2	PRODUCT: RESILIENT TREAD / LANDING MANUFACTURER: ROPPE OR APPROVE EQUAL COLOR: TBD	NOT USED
CARPET		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
CPT-1	PRODUCT: CARPET TILE MANUFACTURER: MILLIKEN PATTERN: CONSEQUENCE 2.0, SEQUEL COLOR: FLOODGATE	COMMON CORRIDORS, STAIRWAYS,
CPT-2	PRODUCT: CARPET TILE MANUFACTURER: MILLIKEN PATTERN: CONSEQUENCE 2.0, SEQUEL COLOR: DOPPLER	COMMON CORRIDOR ACCENT
CPT-3	PRODUCT: CARPET TILE MANUFACTURER: MILLIKEN PATTERN: CONSEQUENCE 2.0, SEQUEL COLOR: TBD	ELEVATOR LOBBIES 2ND - ROOF DECK
CPT-4	PRODUCT: ENTRANCE FLOORING TILE MANUFACTURER: MILLIKEN OBEX TILE PATTERN: LOOP_BARK COLOR: DARK GREY	RESIDENT ENTRY POINT @ LOBBY 101
TYPICAL INTERIOR FINISH SCHEDULE NOTES		
<p>1. WHERE FINISH MATERIALS ARE APPLIED ON WALLS, CEILING OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENT OF CBC SECTION 803.11.</p> <p>A. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.3.</p> <p>B. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH CBC SECTIONS 804.2 THROUGH 804.4.1.</p> <p>C. COMBUSTIBLE MATERIALS INSTALLED ON OR EMBEDDED IN FLOORS OF BUILDINGS OF TYPE I CONSTRUCTION SHALL COMPLY WITH CBC SECTION 805.1.1 THROUGH 805.1.3.</p> <p>D. DECORATIVE MATERIALS AND TRIM INSTALLED IN BUILDINGS, AND NOT FIXED TO THE WALL, SHALL COMPLY WITH THE PROVISIONS OF CBC SECTION 806.</p>		

PAINT		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
PT-1	PT-2	USED FOR EXTERIOR PAINT COLORS, SEE EXT. MATERIALS
PT-3	PT-4	
PT-5	PRODUCT: INTERIOR COMMERCIAL GRADE PAINT MANUFACTURER: KELLY MOORE COLOR: GREAT WHITE KMW 49 FINISH: EGGSHELL AT WALLS / FLAT AT CEILINGS U.O.N. SEMIGLOSS AT BATHROOMS AND WD. TRIM	PRIMARY INTERIOR PAINT COLOR
PT-6	PRODUCT: INTERIOR COMMERCIAL GRADE PAINT MANUFACTURER: SHERWIN WILLIAMS OR APPROVED EQUAL COLOR: TBD FINISH: SEMIGLOSS AT WALLS AND CEILINGS U.O.N.	INTERIOR, ACCENT PAINT COLOR @ UNIT KITCHEN
PT-7	PRODUCT: INTERIOR COMMERCIAL GRADE PAINT MANUFACTURER: SHERWIN WILLIAMS OR APPROVED EQUAL COLOR: TBD FINISH: SEMIGLOSS AT WALLS AND CEILINGS U.O.N.	INTERIOR, ACCENT PAINT COLOR @ UNIT BATHROOM BEHIND TOILET
PT-8	PRODUCT: INTERIOR COMMERCIAL GRADE PAINT MANUFACTURER: SHERWIN WILLIAMS OR APPROVED EQUAL COLOR: TO BE SELECTED TO MATCH CPT-2 FINISH: EGGSHELL AT WALLS / FLAT AT CEILINGS U.O.N.	INTERIOR, ACCENT PAINT COLOR @ COMMON CORRIDORS
VINYL		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
VYL-1	PRODUCT: SHAW FLOORING MANUFACTURER: SHAW RESIDENTIAL PRODUCT: DOWNTOWN USA 12 MIL COLOR: TBD	PRIMARY UNIT FLOORING 2ND-7TH
VYL-2	PRODUCT: SHAW FLOORING MANUFACTURER: SHAW RESIDENTIAL PRODUCT: SHEET VINYL 12 MIL COLOR: TBD	TRASH CHUTE ROOM 2ND-7TH ELECTRICAL ROOM, IDF CLOSETS
LAMINATE FINISH		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
PL-1	PRODUCT: VENEER-ART COLLECTION MANUFACTURER: WILSONART PRODUCT: LAMINART 983-WG COLOR: GOLDEN OAK	UPPER CABINET FACE @ KITCHEN AND REFRIGERATOR TALL END/ SIDE PANELS OPEN CABINET @ BATHROOM
PL-2	PRODUCT: DECORATIVE LAMIN-ART MANUFACTURER: WILSONART PRODUCT: LAMINART 9201 COLOR: DELUXE WHITE	BASE CABINET FACE @ KITCHEN AND END PANEL BATHROOM BASE CABINET FACE AND SIDE PANEL
SOLID SURFACE		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
SS-1	PRODUCT: VENETIAN MARBLE SLABS MANUFACTURER: MSI COLOR: POLAR WHITE ENGINEERED MARBLE	UNIT BATHTUB SURROUND
SS-2	PRODUCT: QUARTZ, MANUFACTURER: SILESTONE OR EQUAL COLOR: BLANCO MAPLE (235738)	UNIT KITCHEN AND BATHROOM COUNTERTOP
TILE		
CODE	MATERIAL DESCRIPTION	GENERAL LOCATION
CT-1	PRODUCT: PORCELAIN TILE MANUFACTURER: MOSA, TERRA TONES COLOR: ANTHRACITE PATTERN CODE: PT2589 MIX OF 6X24, 4X24, 2X24	PUBLIC SINGLE-OCCUPANT & MULTI-STALL RESTROOMS
CT-2	PRODUCT: 12X24 PORCELAIN TILE MANUFACTURER: MOSA, CORE COLLECTION, TERRA COLOR: ANTHRACITE BLACK, RL FINISH	ELEVATOR CABS
CT-3	PRODUCT: 2X4 CERMIC TILE WAINSCOT MANUFACTURER: DESIGN AND DIRECT SOURCE COLOR: TURQUOISE DDS37381	PUBLIC SINGLE - OCCUPANT RESTROOM
CT-4	PRODUCT: 4X4 CERAMIC TILE WAINSCOT MANUFACTURER: DAL TILE COLOR: WHITE	TENANT SINGLE - OCCUPANT RESTROOM



SEAL & SIGNATURE

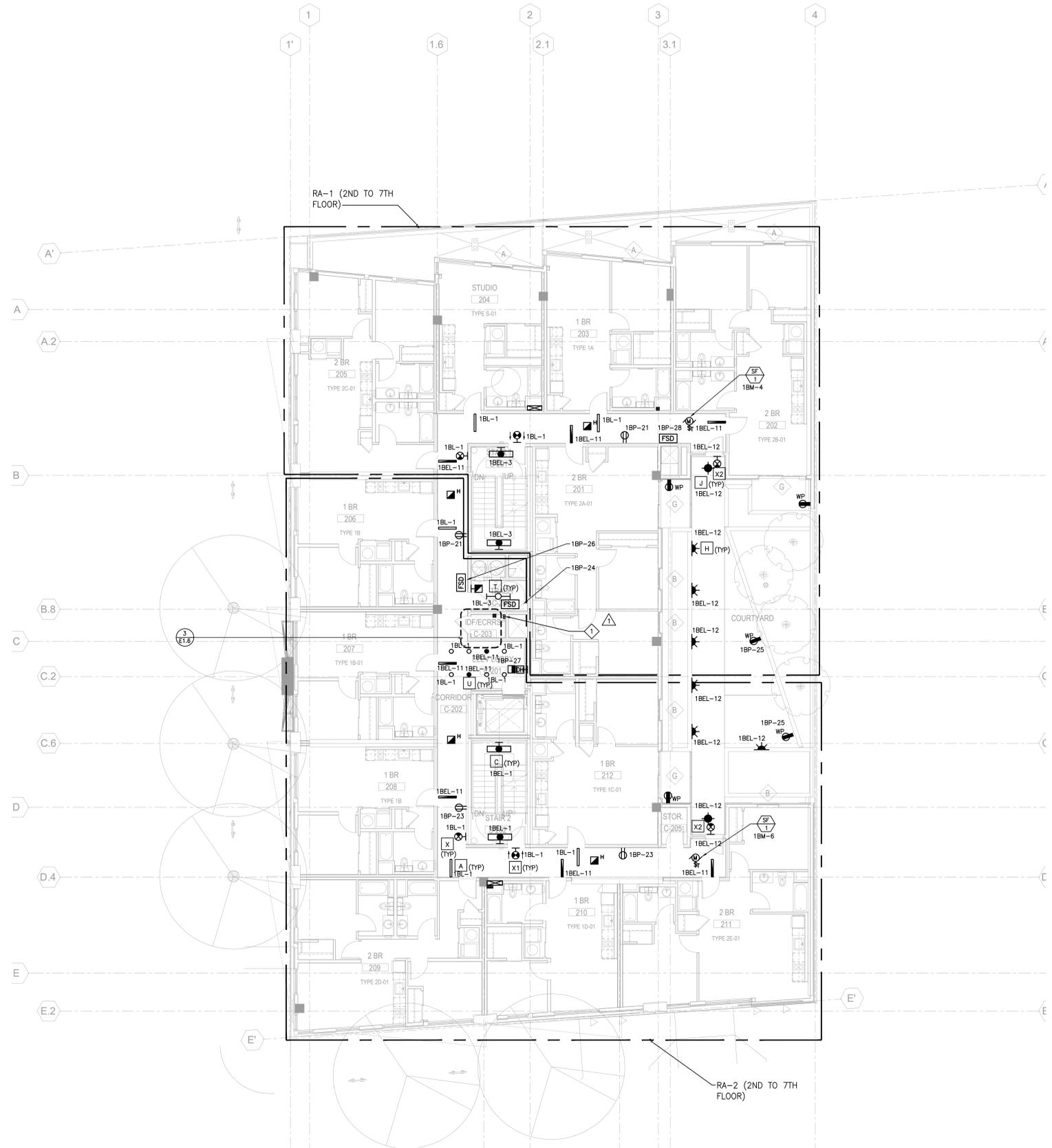


CONSULTANTS

- | | |
|---|---|
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| LANDSCAPE ARCHITECT | |
| JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Orinda Theatre Square Suite 218
Orinda, CA 94663
1.925.254.5422 | |

- GENERAL NOTES**
- PROVIDE CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR. PROVIDE POWER PACK AS REQUIRED. SPACE SENSOR AT MAXIMUM 90 FEET ON CENTER AND NO FURTHER THAN 45 FEET FOR CORRIDOR ENDS. ROUTE ALL CORRIDOR DOWNLIGHTS NORMAL CIRCUITS THRU OCCUPANCY SENSOR.
 - PROVIDE MINIMUM OF #10 WIRE FOR CORRIDOR AND STAIR LIGHTING.
 - CORRIDOR LIGHTING PER TITLE 24, 50% ARE OFF DURING UNOCCUPIED STATE.
 - PROVIDE UL924 RELAY FOR CONTROLLED EMERGENCY CIRCUIT.
 - THE EMERGENCY AND STANDBY POWER IS REQUIRED TO BE PROVIDED BY CBC 2702.2.1 THROUGH 2702.2.16 AT THE FOLLOWING:
 - EXIT SIGNS CBC 2702.2.2. EMERGENCY POWER SHALL BE PROVIDED FOR EXIT SIGNS IN ACCORDANCE WITH CBC 1011.6.3.
 - MEANS OF EGRESS ILLUMINATION 272.2.11; EMERGENCY POWER SHALL BE PROVIDED FOR MEANS OF EGRESS ILLUMINATION IN ACCORDANCE WITH CBC 1008.3.
 - EMERGENCY ILLUMINATION SHALL BE PROVIDED AT THE FOLLOWING AREAS PER CBC 1008.3.
 - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGeways IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - ELECTRICAL EQUIPMENT ROOMS.
 - PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQ. FT.
 - EMERGENCY SYSTEMS AND CIRCUITS MUST BE IDENTIFIED AND INDEPENDENT FROM NORMAL WIRING PER CEC 700.10.

- SHEET NOTES**
- 2" FOR ERRORS WITH TWO-HOUR FIRE RESISTANCE RATING UP TO THE ROOF. PROVIDE OPENING ON EACH FLOOR FOR ACCESS.
 -



MLK HOUSING

VICINITY MAP



PROJECT SITE

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Shamir Alu
SIGNATURE DATE
June 25, 2020
* Findings and Conditions Attached

PLANNING INFORMATION

	REQUIRED	PROVIDED
ADDRESS:	2099 MARTIN LUTHER KING JR. WAY	
APN:	057-202401300	
LOT AREA:	12,364 SF (.28 ACRE)	
EXISTING OCCUPANCY:	AUTO SERVICE	
EXISTING BLDG. HEIGHT:	1 STORY: 15'-0"	
EXISTING BLDG. AREA:	3,595 SF	
ZONING DISTRICT:	C-DMU BUFFER (DOWNTOWN MIXED USE)	
HEIGHT LIMIT: <small>PER TABLE 23E.68.070</small>	50'-0" (60'-0" MAX. WITH USE PERMIT)	74' - 0" @ ROOF LEVEL
MAX. DENSITY:	N/A	
MIN. OPEN SPACE: <small>PER 23E.68.070D</small>	RESIDENTIAL: 80 SF PER UNIT COMMERCIAL: 1 SF PRIVATELY-OWNED PUBLIC OPEN SPACE PER 50 SF COMMERCIAL SPACE	5,760 SF 49 SF 5,954 SF 0 SF
SETBACKS: <small>PER 23E.68.070C</small>	FRONT (SOUTH): SIDE (EAST & WEST): REAR (NORTH):	0' 0' 5'
MIN. PARKING: <small>PER 23E.28.080</small> <small>PER 23E.68.080.1</small>	RESIDENTIAL: 1 PER 3 DWELLING UNITS COMMERCIAL: 1.5 PER 1,000 GSF VEHICLE SHARING SPACE	24 SPACES 2 SPACES 1 SPACE 10 SPACES 2 SPACES 1 SPACE
MIN. EV CHARGING SPACE: <small>PER OESD GUIDELINE</small>	RESIDENTIAL: 10% OF PARKING SPACES COMMERCIAL: 3% OF PARKING SPACES	2 SPACES 0 SPACE 2 SPACES 0 SPACE
MIN. BICYCLE PARKING: <small>PER BERKELEY BICYCLE PLAN APPENDIX F</small> <small>PER 23E.68.080.C</small>	RESIDENTIAL: 1 PER 3 BEDROOMS (LONG TERM) 1 PER 40 BEDROOMS (SHORT TERM) COMMERCIAL: 1 PER 2,000 SF	34 SPACES 3 SPACES 1 SPACES 65 SPACES 6 SPACES 4 SPACES
MIN. MOTORCYCLE PARKING: <small>PER 23E.28.080</small>	NON-REGULATED	N/A 0 SPACE
NUMBER OF AFFORDABLE UNITS	11 % OF NON-DENSITY BONUS UNITS	5 UNITS 5 UNITS
CONSTRUCTION TYPE:	TYPE III-A OVER TYPE I-A	
PROPOSED OCCUPANCY:	COMMERCIAL/ RETAIL, RESIDENTIAL	

PROJECT INFORMATION

- A0.0 PROJECT INFORMATION
- A0.2 EXISTING AERIAL VIEW
- A0.3 SITE PHOTOS

CIVIL

- SU-1 ALTA/ACSM LAND TITLE SURVEY

ARCHITECTURAL

- A1.1 SITE AERIAL VIEW
- A1.2 ARCHITECTURAL SITE PLAN
- A1.3 CONCEPTUAL GRADING PLAN
- A1.4 STORMWATER TREATMENT PLAN
- A1.9 LANDSCAPE AREA DIAGRAM
- A2.0 DEMOLITION PLAN
- A2.1 1ST FLOOR PLAN
- A2.2 2ND FLOOR PLAN
- A2.3 3RD - 4TH FLOOR PLAN
- A2.4 5TH FLOOR PLAN
- A2.5 6TH - 7TH FLOOR PLAN
- A2.6 ROOF PLAN
- A3.1.1 OVERALL BUILDING ELEVATIONS
- A3.1.2 ENLARGED BUILDING ELEVATION - WEST (MARTIN LUTHER KING JR. WAY)
- A3.1.3 ENLARGED BUILDING ELEVATION - SOUTH (ADDISON ST.)
- A3.1.4 ENLARGED BUILDING ELEVATION - EAST
- A3.1.5 ENLARGED BUILDING ELEVATION - NORTH
- A3.1.6 ENLARGED BUILDING ELEVATION - COURTYARD
- A3.1.7 ENLARGED BUILDING ELEVATION - COURTYARD
- A3.2.1 BUILDING SECTIONS
- A3.2.2 BUILDING SECTIONS
- A3.3.1 WALL SECTION
- A3.4.1 SOLAR STUDY DIAGRAMS - SUMMER
- A3.4.2 SOLAR STUDY DIAGRAMS - WINTER
- A3.4.3 SOLAR STUDY DIAGRAMS - SPRING
- A5.0.3 PERSPECTIVE LOOKING NORTH ON MLK
- A5.0.4 PERSPECTIVE LOOKING SOUTH ON MLK
- A5.0.5 PERSPECTIVE LOOKING WEST ON ADDISON
- A5.0.6 PERSPECTIVE LOOKING WEST ON ADDISON

LANDSCAPE

- L1.1 PRELIMINARY LANDSCAPE PLAN - FIRST LEVEL
- L1.2 PRELIMINARY LANDSCAPE PLAN - SECOND LEVEL
- L1.3 PRELIMINARY LANDSCAPE PLAN - ROOF LEVEL
- L2.1 PRELIMINARY PLANTING PLAN - FIRST LEVEL
- L2.2 PRELIMINARY PLANTING PLAN - SECOND LEVEL
- L2.3 PRELIMINARY PLANTING PLAN - ROOF LEVEL
- L3.1 PRECEDENT IMAGES
- L3.2 PLANT IMAGES

PROJECT DESCRIPTION

THE PROJECT UTILIZES A 35% STATE DENSITY BONUS AND CONSISTS OF 72 RESIDENTIAL UNITS ON TOP OF A PODIUM. THE 1ST FLOOR WILL HOUSE A GARAGE CONSISTING OF 11 STANDARD AND 1 ACCESSIBLE PARKING SPACES, RESIDENTIAL LOBBY, RETAIL SPACE, AND BUILDING SERVICE SPACE. THE RESIDENTIAL PORTION HAS A MIXTURE OF STUDIOS, 1-BEDROOM, AND 2-BEDROOM UNITS. OPEN SPACE IS PROVIDED VIA 2ND FLOOR PODIUM COURTYARD AND A ROOF DECK.

OWNER

2099 MLK, LLC
2099 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94704
PH: (415)235-5973

ARCHITECT

KAVA MASSIH ARCHITECTS
920 GRAYSON ST.
BERKELEY, CA 94710
PH: (510)644-1920 FAX: (510)644-1929

PROPOSED PROJECT

TOTAL RESIDENTIAL RSF = 50,707 RSF*
PROPOSED COUNT = 72 UNITS
AVG. UNIT SIZE = 705 RSF

OVERALL BLDG GSF BY FLOOR

CIRCULATION	288
LOBBY	1697
RETAIL	1414
SERVICES	979
STAIR/ ELEV.	708
1ST FLOOR	5085

OVERALL BLDG GSF BY FLOOR

CIRCULATION	717
DWELLING UNIT	8461
SERVICES	186
6TH FLOOR	9365

DENSITY BONUS

BASE COUNT = 44 UNITS

44 UNITS x 35% = 16 UNITS
44 UNITS + 16 UNITS = 60 UNITS

TOTAL ALLOWED = 60 UNITS
W/ DENSITY BONUS

AVG. UNIT SIZE = 715 RSF

CIRCULATION	894
DWELLING UNIT	8338
SERVICES	186
2ND FLOOR	9417

CIRCULATION	717
DWELLING UNIT	8461
SERVICES	186
7TH FLOOR	9365

SERVICES	193
ROOF	193
TOTAL GSF	61700

(DOES NOT INCLUDE PARKING & OPEN SPACE)

BASE PROJECT

TOTAL RESIDENTIAL GSF = 29,724 RSF*
BASE COUNT = 44 UNITS
AVG. UNIT SIZE = 676 RSF

*DOES NOT INCLUDE SERVICE, RETAIL, PARKING, OPEN SPACE, AND CIRCULATION

CIRCULATION	751
DWELLING UNIT	8518
SERVICES	186
4TH FLOOR	9455

CIRCULATION	717
DWELLING UNIT	8461
SERVICES	186
5TH FLOOR	9365

UNIT TYPE COUNT (RSF)

TYPE 1A	531	6	8%
TYPE 1B	572	18	25%
TYPE 1C	658	6	8%
TYPE 1D	573	6	8%
TYPE 2A	894	6	8%
TYPE 2B-01	906	1	1%
TYPE 2B-02	997	5	7%
TYPE 2C	850	6	8%
TYPE 2D	875	6	8%
TYPE 2E-01	873	1	1%
TYPE 2E-02	965	2	3%
TYPE 2E-03	909	3	4%
TYPE S-01	452	6	8%
TOTAL # UNITS:	72		

UNIT COUNT BY BED

1 BR	36	50%
2 BR	30	42%
STUDIO	6	8%
TOTAL # UNITS	72	

OPEN SPACE

COURTYARD	1619 SF
ROOF DECK	4335 SF
TOTAL	5954 SF

PARKING

PARKING	5860 SF
TOTAL	5860 SF

AVERAGE UNIT SIZE	705 RSF
50,707 RSF / 72 UNITS	

UNIT TYPE BY FLOOR (RSF)

TYPE 1A	531	1
TYPE 1B	1715	3
TYPE 1C	658	1
TYPE 1D	573	1
TYPE 2A	894	1
TYPE 2B-01	906	1
TYPE 2C	850	1
TYPE 2D	875	1
TYPE 2E-01	873	1
TYPE S-01	452	1
2ND FLOOR:	12	8326

UNIT TYPE BY FLOOR (RSF)

TYPE 1A	531	1
TYPE 1B	1715	3
TYPE 1C	658	1
TYPE 1D	573	1
TYPE 2A	894	1
TYPE 2B-02	997	1
TYPE 2C	850	1
TYPE 2D	875	1
TYPE 2E-02	965	1
TYPE S-01	452	1
4TH FLOOR:	12	8510

UNIT TYPE BY FLOOR (RSF)

TYPE 1A	531	1
TYPE 1B	1715	3
TYPE 1C	658	1
TYPE 1D	573	1
TYPE 2A	894	1
TYPE 2B-02	997	1
TYPE 2C	850	1
TYPE 2D	875	1
TYPE 2E-03	909	1
TYPE S-01	452	1
6TH FLOOR:	12	8454

TYPE 1A	531	1
TYPE 1B	1715	3
TYPE 1C	658	1
TYPE 1D	573	1
TYPE 2A	894	1
TYPE 2B-02	997	1
TYPE 2C	850	1
TYPE 2D	875	1
TYPE 2E-02	965	1
TYPE S-01	452	1
3RD FLOOR:	12	8510

TYPE 1A	531	1
TYPE 1B	1715	3
TYPE 1C	658	1
TYPE 1D	573	1
TYPE 2A	894	1
TYPE 2B-02	997	1
TYPE 2C	850	1
TYPE 2D	875	1
TYPE 2E-03	909	1
TYPE S-01	452	1
5TH FLOOR:	12	8454

TYPE 1A	531	1
TYPE 1B	1715	3
TYPE 1C	658	1
TYPE 1D	573	1
TYPE 2A	894	1
TYPE 2B-02	997	1
TYPE 2C	850	1
TYPE 2D	875	1
TYPE 2E-03	909	1
TYPE S-01	452	1
7TH FLOOR:	12	8454
TOTAL RSF	50707	

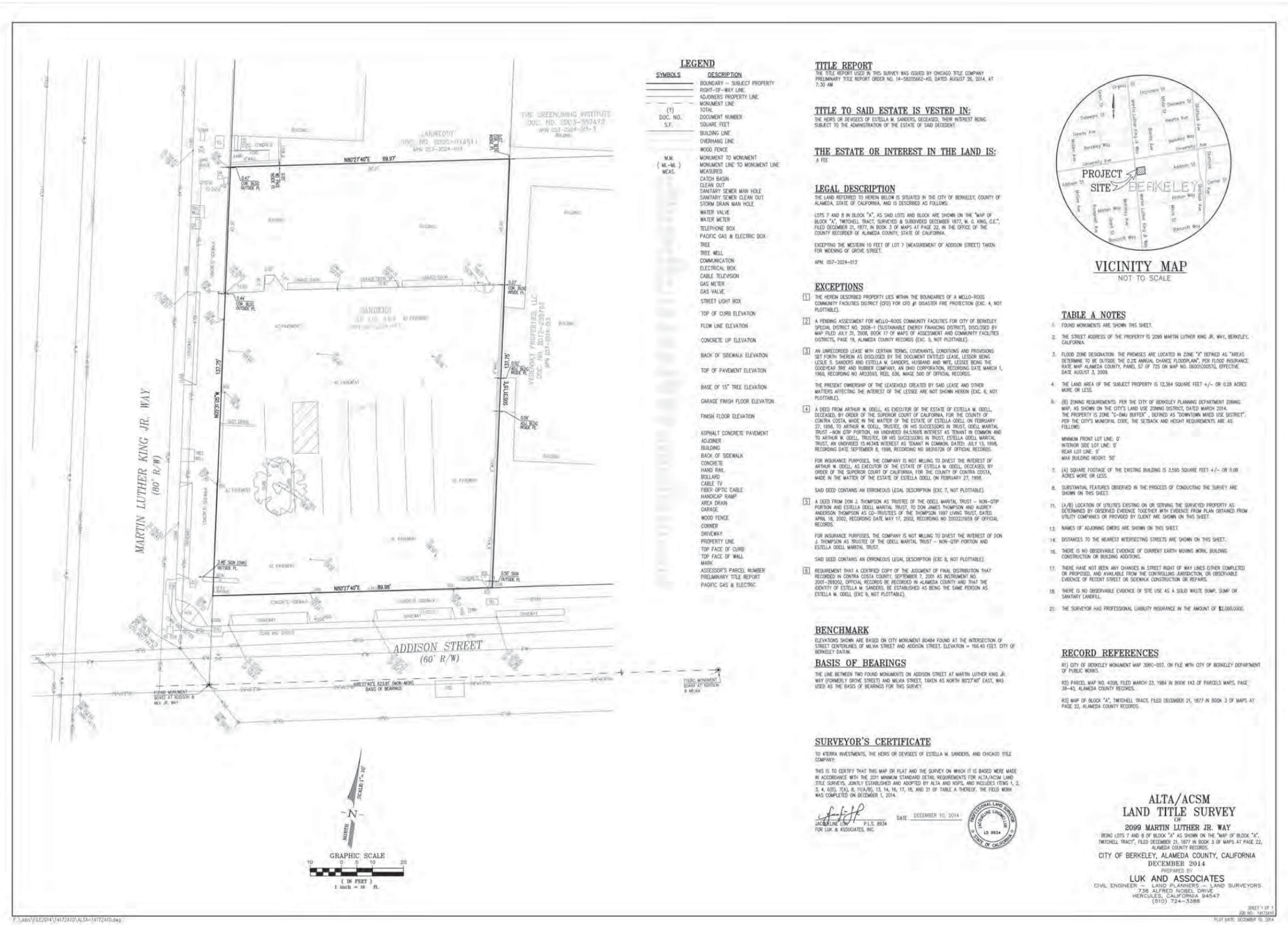
PROJECT INFORMATION

N.T.S.
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A0.0

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	MONUMENT LINE
---	TOTAL
(T)	DOCUMENT NUMBER
DOC. NO.	SQUARE FEET
S.F.	
---	BUILDING LINE
---	OVERHANG LINE
---	WOOD FENCE
---	MONUMENT TO MONUMENT
(M-M)	MONUMENT LINE TO MONUMENT LINE
(M-M)	MEAS.
---	CATCH BASIN
---	CLEAN OUT
---	SANITARY SEWER MAN HOLE
---	SANITARY SEWER CLEAN OUT
---	STORM DRAIN MAN HOLE
---	WATER VALVE
---	WATER METER
---	TELEPHONE BOX
---	PACIFIC GAS & ELECTRIC BOX
---	TREE
---	TREE WELL
---	COMMUNICATION
---	ELECTRICAL BOX
---	CABLE TELEVISION
---	GAS METER
---	GAS VALVE
---	STREET LIGHT BOX
---	TOP OF CURB ELEVATION
---	FLOW LINE ELEVATION
---	CONCRETE LIP ELEVATION
---	BACK OF SIDEWALK ELEVATION
---	TOP OF PAVEMENT ELEVATION
---	BASE OF 15' TREE ELEVATION
---	GARAGE FINISH FLOOR ELEVATION
---	FINISH FLOOR ELEVATION
---	ASPHALT CONCRETE PAVEMENT
---	ADJACENT
---	BUILDING
---	BACK OF SIDEWALK
---	CONCRETE
---	HAND RAIL
---	BOLLARD
---	CABLE TV
---	FIBER OPTIC CABLE
---	HANDICAP RAMP
---	AREA DRAIN
---	GARAGE
---	WOOD FENCE
---	CORNER
---	DRIVEWAY
---	PROPERTY LINE
---	TOP FACE OF CURB
---	TOP FACE OF WALL
---	MARK
---	ASSESSOR'S PARCEL NUMBER
---	PRELIMINARY TITLE REPORT
---	PACIFIC GAS & ELECTRIC

TITLE REPORT
THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 14-58205662-K0, DATED AUGUST 26, 2014, AT 7:30 AM.

TITLE TO SAID ESTATE IS VESTED IN:
THE HEIRS OR DEVICES OF ESTELLA M. SANDERS, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEASED.

THE ESTATE OR INTEREST IN THE LAND IS:
A FEE

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 7 AND 8 IN BLOCK "A", AS SAID LOTS AND BLOCK ARE SHOWN ON THE "MAP OF BLOCK 'A', TWITCHELL TRACT, SURVEYED & SUBDIVIDED DECEMBER 1877, M. G. KING, C.E.", FILED DECEMBER 21, 1877, IN BOOK 3 OF MAPS AT PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

EXCEPT THE WESTERN 10 FEET OF LOT 7 (MEASUREMENT OF ADDISON STREET) TAKEN FOR WIDENING OF GROVE STREET.
APN: 057-2024-013

EXCEPTIONS

- THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) (FOR CFD #1 DISASTER FIRE PROTECTION (EXC. 4, NOT PLOTTABLE).
 - A PENDING ASSESSMENT FOR MELLO-ROOS COMMUNITY FACILITIES FOR CITY OF BERKELEY SPECIAL DISTRICT NO. 2008-1 (SUSTAINABLE ENERGY FINANCING DISTRICT), DISCLOSED BY MAP FILED JULY 31, 2008, BOOK 17 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 19, ALAMEDA COUNTY RECORDS (EXC. 5, NOT PLOTTABLE).
 - AN UNRECORDED LEASE WITH CERTAIN TERMS, CONDITIONS, AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED LEASE, LESSOR BEING LESLIE S. SANDERS AND ESTELLA M. SANDERS, HUSBAND AND WIFE, LESSEE BEING THE CANTONARY TREE AND RUBBER COMPANY, AN OHIO CORPORATION, RECORDING DATE MARCH 1, 1999, RECORDING NO. AR23583, REEL 036, IMAGE 500 OF OFFICIAL RECORDS.
- THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE, ARE NOT SHOWN HEREIN (EXC. 6, NOT PLOTTABLE).
- A DEED FROM ARTHUR W. ODELL, AS EXECUTOR OF THE ESTATE OF ESTELLA M. ODELL, DECEASED, BY ORDER OF THE SUPERIOR COURT OF CALIFORNIA, FOR THE COUNTY OF CONTRA COSTA, MADE IN THE MATTER OF THE ESTATE OF ESTELLA ODELL ON FEBRUARY 27, 1998, TO ARTHUR W. ODELL, TRUSTEE, OR HIS SUCCESSORS IN TRUST, ESTELLA ODELL MARITAL TRUST - NON QTP PORTION, AN UNDIVIDED 84.5366% INTEREST AS TENANT IN COMMON AND TO ARTHUR W. ODELL, TRUSTEE, OR HIS SUCCESSORS IN TRUST, ESTELLA ODELL MARITAL TRUST, AN UNDIVIDED 15.4634% INTEREST AS TENANT IN COMMON, DATED: JULY 13, 1998, RECORDING DATE: SEPTEMBER 8, 1998, RECORDING NO. 98310726 OF OFFICIAL RECORDS.
- FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO INVEST THE INTEREST OF ARTHUR W. ODELL, AS EXECUTOR OF THE ESTATE OF ESTELLA M. ODELL, DECEASED, BY ORDER OF THE SUPERIOR COURT OF CALIFORNIA, FOR THE COUNTY OF CONTRA COSTA, MADE IN THE MATTER OF THE ESTATE OF ESTELLA ODELL ON FEBRUARY 27, 1998.
- SAID DEED CONTAINS AN ERRONEOUS LEGAL DESCRIPTION (EXC. 7, NOT PLOTTABLE).
 - A DEED FROM DON J. THOMPSON AS TRUSTEE OF THE ODELL MARITAL TRUST - NON-QTP PORTION AND ESTELLA ODELL MARITAL TRUST TO DON JAMES THOMPSON AND ANDREY ANDERSON THOMPSON AS CO-TRUSTEES OF THE THOMPSON 1997 LIVING TRUST, DATED APRIL 18, 2002, RECORDING DATE MAY 17, 2002, RECORDING NO. 2002221859 OF OFFICIAL RECORDS.

FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO INVEST THE INTEREST OF DON J. THOMPSON AS TRUSTEE OF THE ODELL MARITAL TRUST - NON-QTP PORTION AND ESTELLA ODELL MARITAL TRUST.

SAID DEED CONTAINS AN ERRONEOUS LEGAL DESCRIPTION (EXC. 8, NOT PLOTTABLE).
 - REQUIREMENT THAT A CERTIFIED COPY OF THE ADJUSTMENT OF FINAL DISTRIBUTION THAT RECORDED IN CONTRA COSTA COUNTY, SEPTEMBER 7, 2001 AS INSTRUMENT NO. 2001-269202, OFFICIAL RECORDS BE RECORDED IN ALAMEDA COUNTY AND THAT THE IDENTITY OF ESTELLA M. SANDERS BE ESTABLISHED AS BEING THE SAME PERSON AS ESTELLA M. ODELL (EXC. 9, NOT PLOTTABLE).

BENCHMARK
ELEVATIONS SHOWN ARE BASED ON CITY MONUMENT 80484 FOUND AT THE INTERSECTION OF STREET CENTERLINES OF MILVA STREET AND ADDISON STREET. ELEVATION = 166.40 FEET. CITY OF BERKELEY DATUM.

BASIS OF BEARINGS
THE LINE BETWEEN TWO FOUND MONUMENTS ON ADDISON STREET AT MARTIN LUTHER KING JR. WAY (FORMERLY GROVE STREET) AND MILVA STREET, TAKEN AS NORTH 8027'40" EAST, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE
TO 4TERRA INVESTMENTS, THE HEIRS OR DEVICES OF ESTELLA M. SANDERS, AND CHICAGO TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), & 11(A)/(B), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 1, 2014.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.
DATE: DECEMBER 10, 2014



VICINITY MAP
NOT TO SCALE

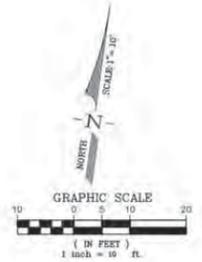
TABLE A NOTES

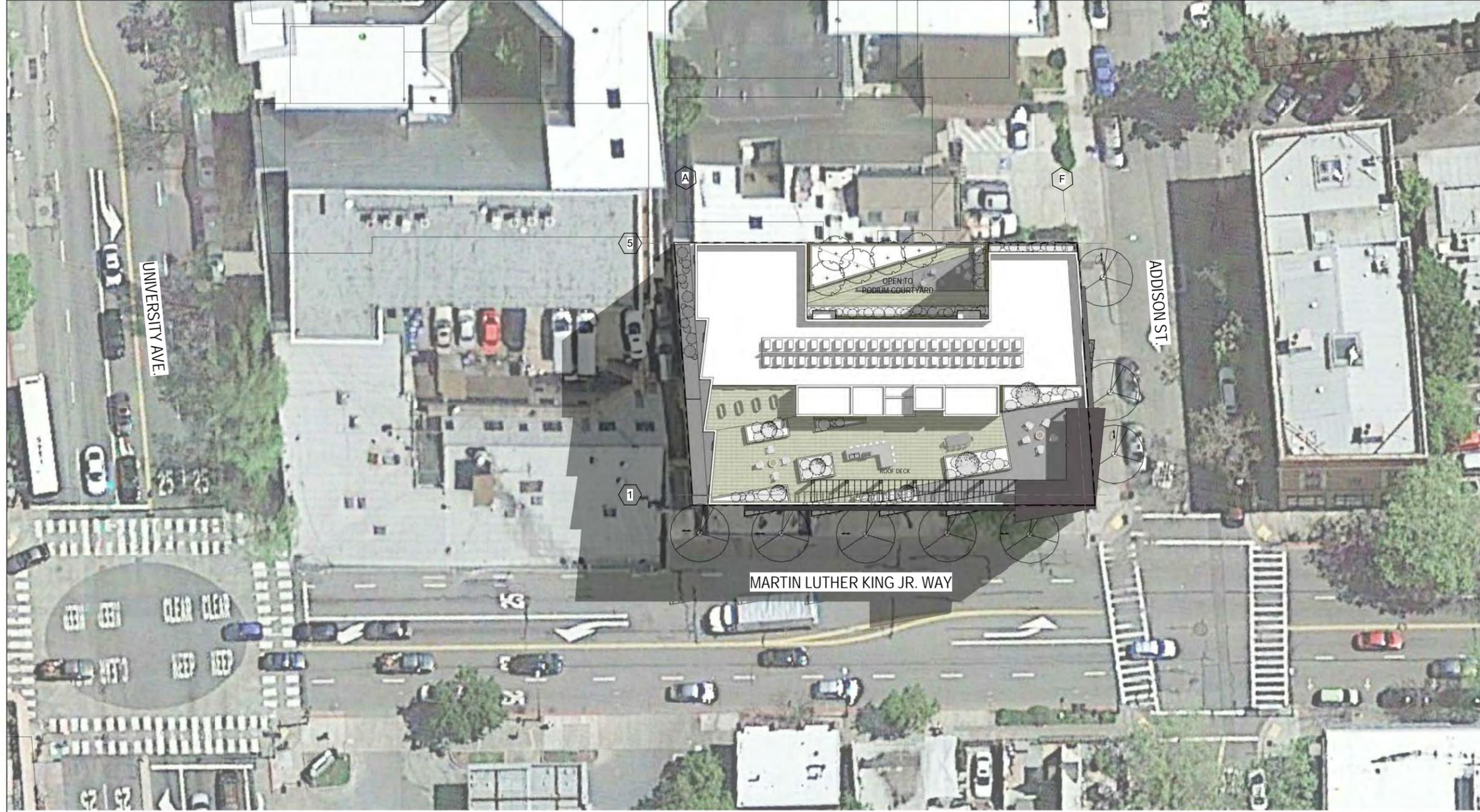
- FOUND MONUMENTS ARE SHOWN THIS SHEET.
- THE STREET ADDRESS OF THE PROPERTY IS 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CALIFORNIA.
- FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" DEFINED AS "AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FLOOD INSURANCE RATE MAP ALAMEDA COUNTY, PANEL 57 OF 725 ON MAP NO. 0300102076, EFFECTIVE DATE AUGUST 3, 2009.
- THE LAND AREA OF THE SUBJECT PROPERTY IS 12,384 SQUARE FEET +/- OR 0.28 ACRES MORE OR LESS.
- (B) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING DEPARTMENT ZONING MAP, AS SHOWN ON THE CITY'S LAND USE ZONING DISTRICT, DATED MARCH 2014, THE PROPERTY IS ZONE "C-DMU BUFFER" DEFINED AS "DOWNTOWN MIXED USE DISTRICT" PER THE CITY'S MUNICIPAL CODE, THE SETBACK AND HEIGHT REQUIREMENTS ARE AS FOLLOWS:
MINIMUM FRONT LOT LINE: 0'
INTERIOR SIDE LOT LINE: 0'
REAR LOT LINE: 0'
MAX BUILDING HEIGHT: 50'
- (A) SQUARE FOOTAGE OF THE EXISTING BUILDING IS 3,590 SQUARE FEET +/- OR 0.08 ACRES MORE OR LESS.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON THIS SHEET.
- (A/B) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON THIS SHEET.
- NAMES OF ADJOINING OWNERS ARE SHOWN ON THIS SHEET.
- DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN ON THIS SHEET.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE HAVE NOT BEEN ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000.

RECORD REFERENCES

- CITY OF BERKELEY MONUMENT MAP 3090-007, ON FILE WITH CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS.
- PARCEL MAP NO. 4208, FILED MARCH 23, 1984 IN BOOK 143 OF PARCELS MAPS, PAGE 38-40, ALAMEDA COUNTY RECORDS.
- MAP OF BLOCK "A", TWITCHELL TRACT, FILED DECEMBER 21, 1877 IN BOOK 3 OF MAPS AT PAGE 22, ALAMEDA COUNTY RECORDS.

**ALTA/ACSM
LAND TITLE SURVEY**
OF
2099 MARTIN LUTHER JR. WAY
BEING LOTS 7 AND 8 OF BLOCK "A" AS SHOWN ON THE "MAP OF BLOCK 'A', TWITCHELL TRACT", FILED DECEMBER 21, 1877 IN BOOK 3 OF MAPS AT PAGE 22, ALAMEDA COUNTY RECORDS.
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
DECEMBER 2014
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388





SITE AERIAL VIEW

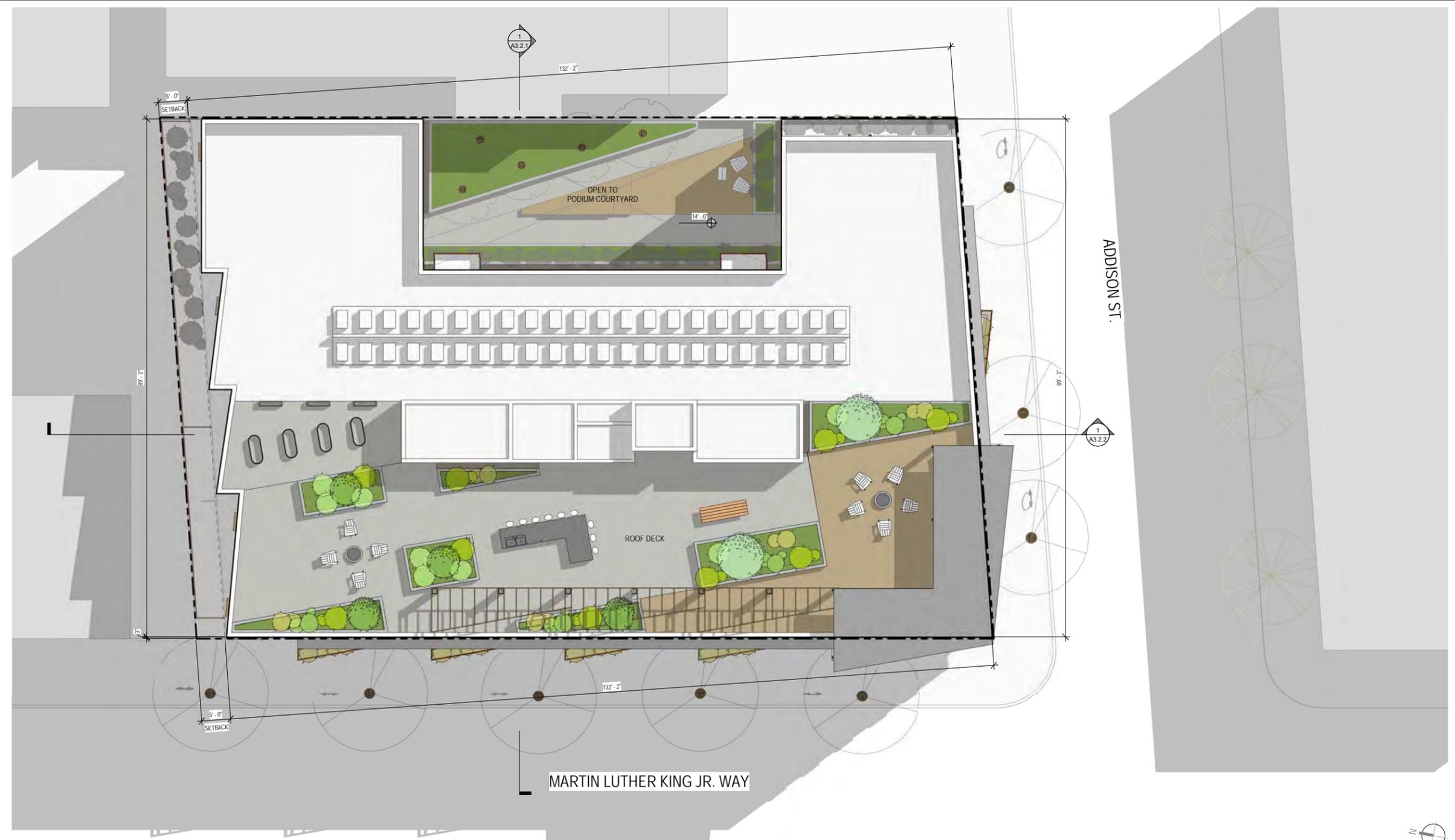
1/16" = 1'-0" (@ 22" x 34")
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A1.1  

KAVA MASSIH ARCHITECTS
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95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819

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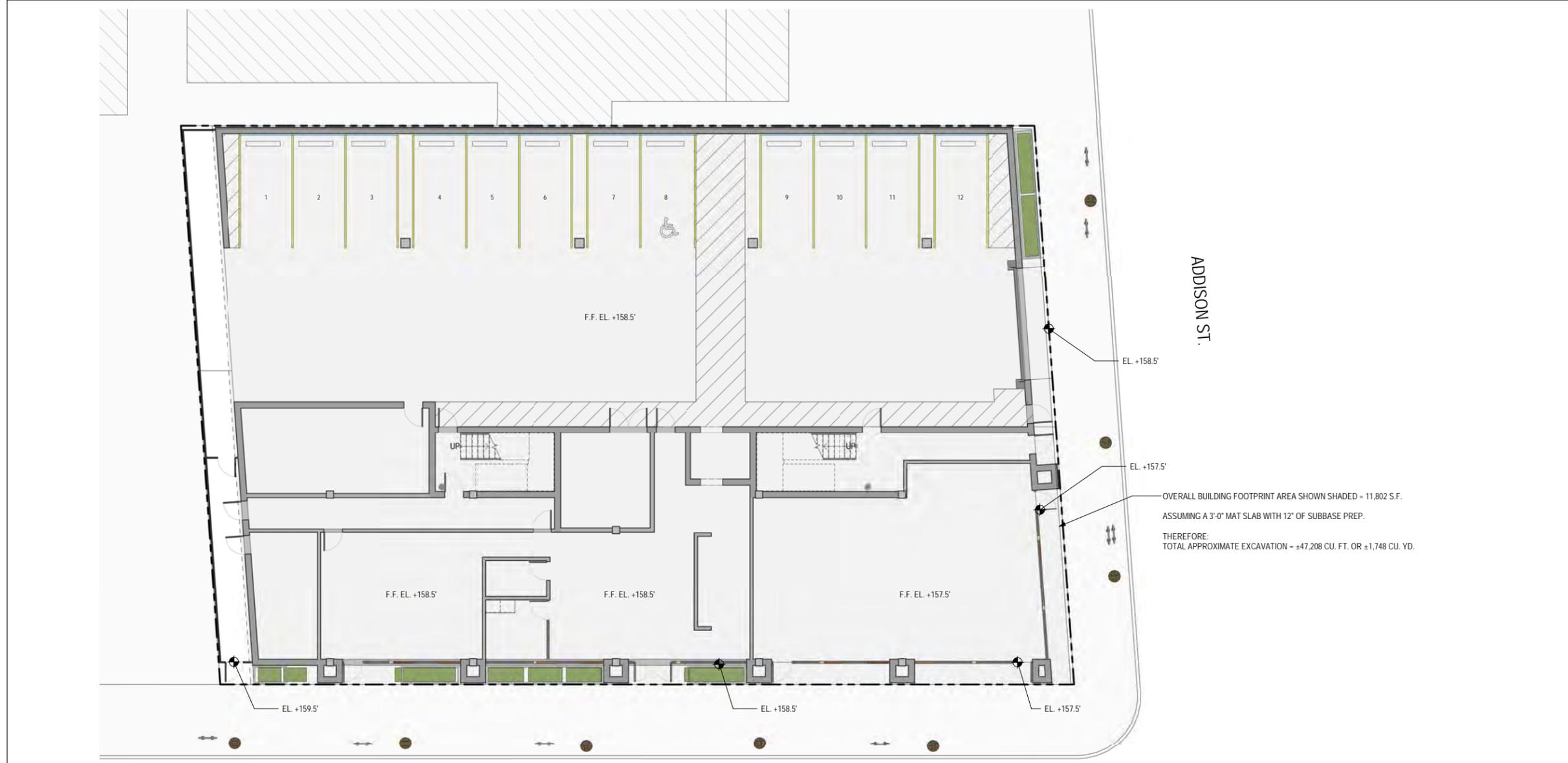
ARCHITECTURAL SITE PLAN

1/8" = 1'-0" (@ 22" x 34")
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819



OVERALL BUILDING FOOTPRINT AREA SHOWN SHADED = 11,802 S.F.
ASSUMING A 3'-0" MAT SLAB WITH 12" OF SUBBASE PREP.
THEREFORE:
TOTAL APPROXIMATE EXCAVATION = ±47,208 CU. FT. OR ±1,748 CU. YD.

CONCEPTUAL GRADING PLAN

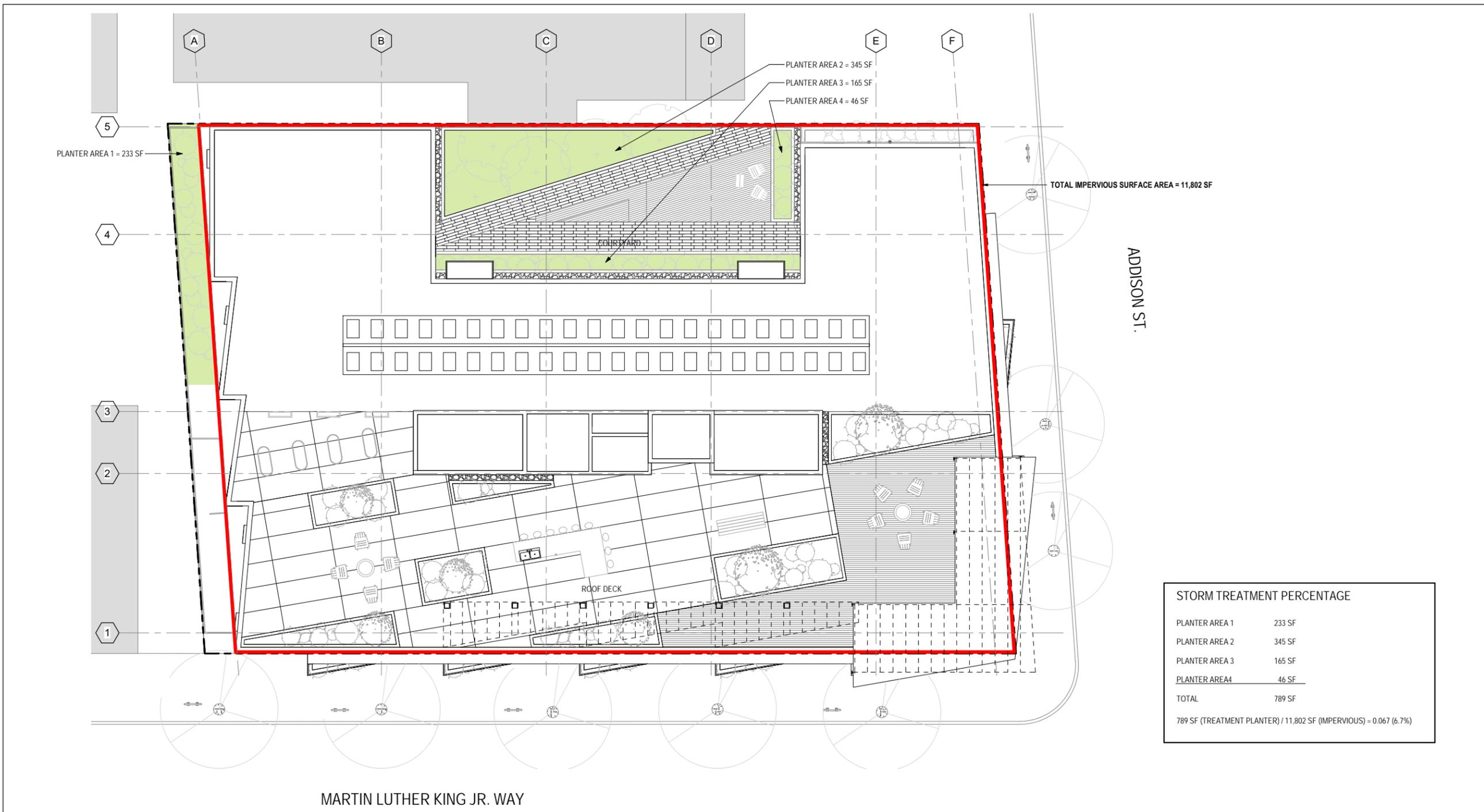
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03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A1.3  

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819

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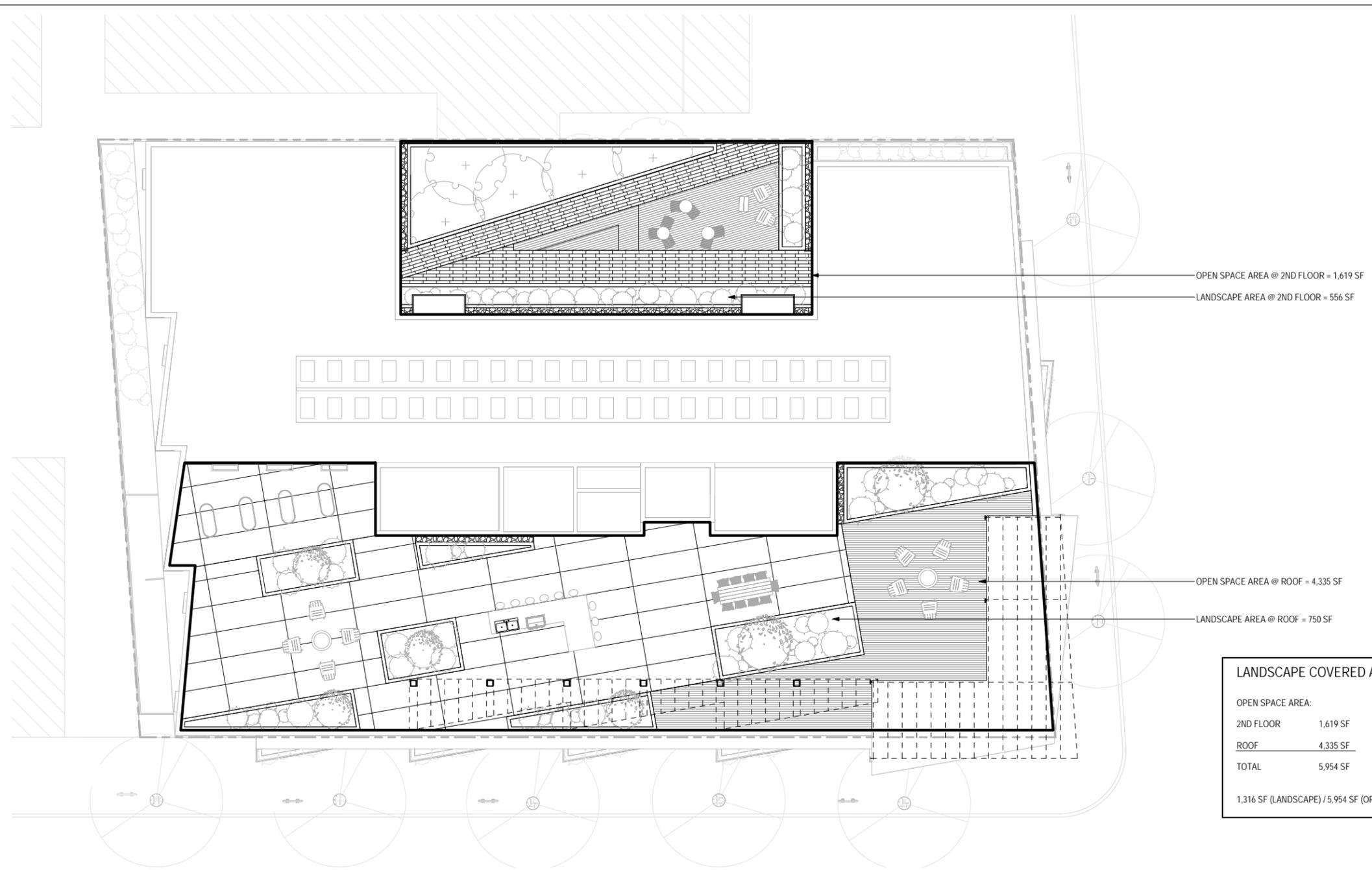
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STORMWATER TREATMENT PLAN
 1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A1.4  

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



LANDSCAPE COVERED AREA			
OPEN SPACE AREA:		LANDSCAPE AREA:	
2ND FLOOR	1,619 SF	2ND FLOOR	556 SF
ROOF	4,335 SF	ROOF	750 SF
TOTAL	5,954 SF	TOTAL	1,316 SF
1,316 SF (LANDSCAPE) / 5,954 SF (OPEN SPACE) = 0.221 (22.1%)			

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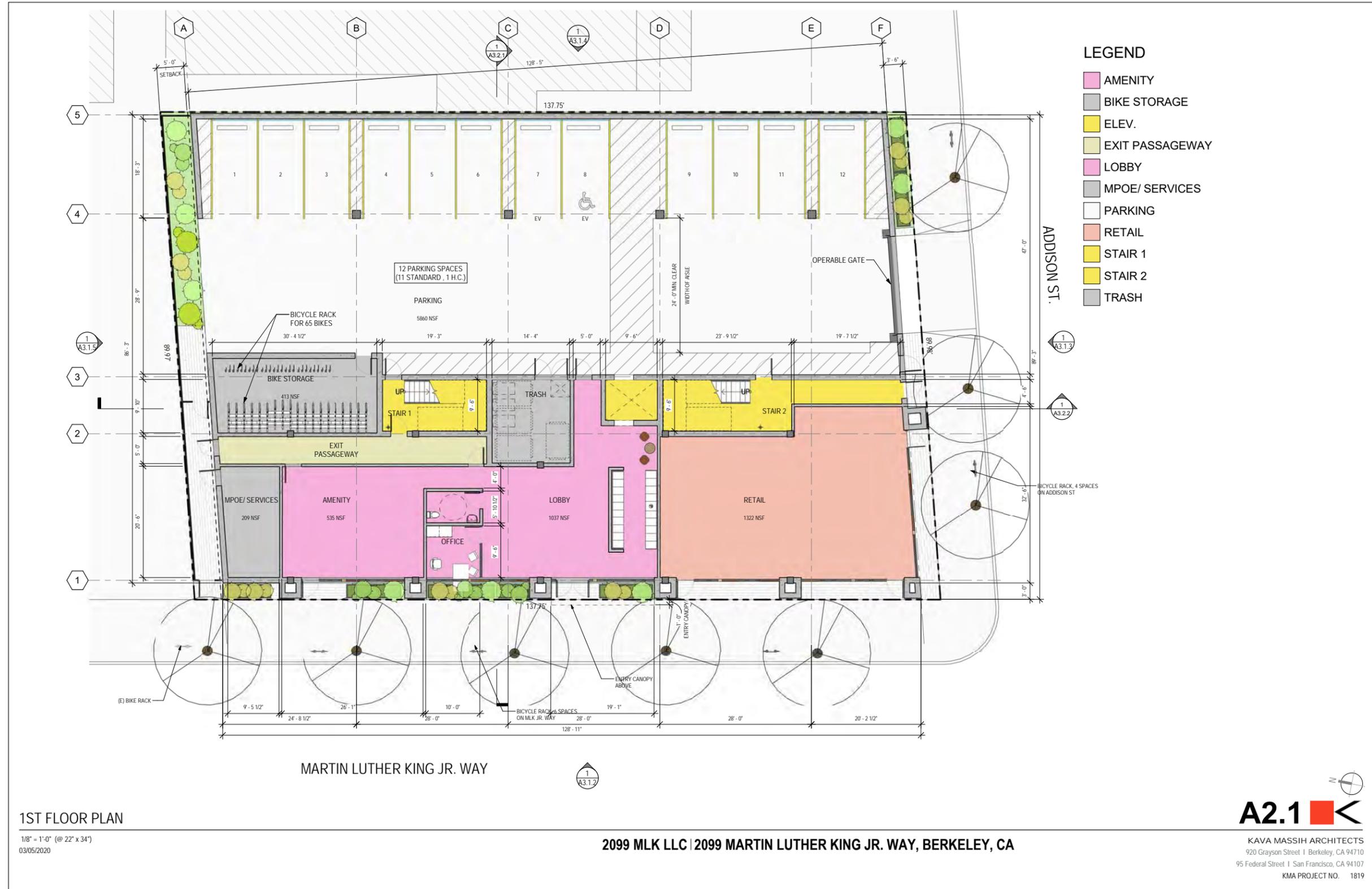
LANDSCAPE AREA DIAGRAM

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A1.9  

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



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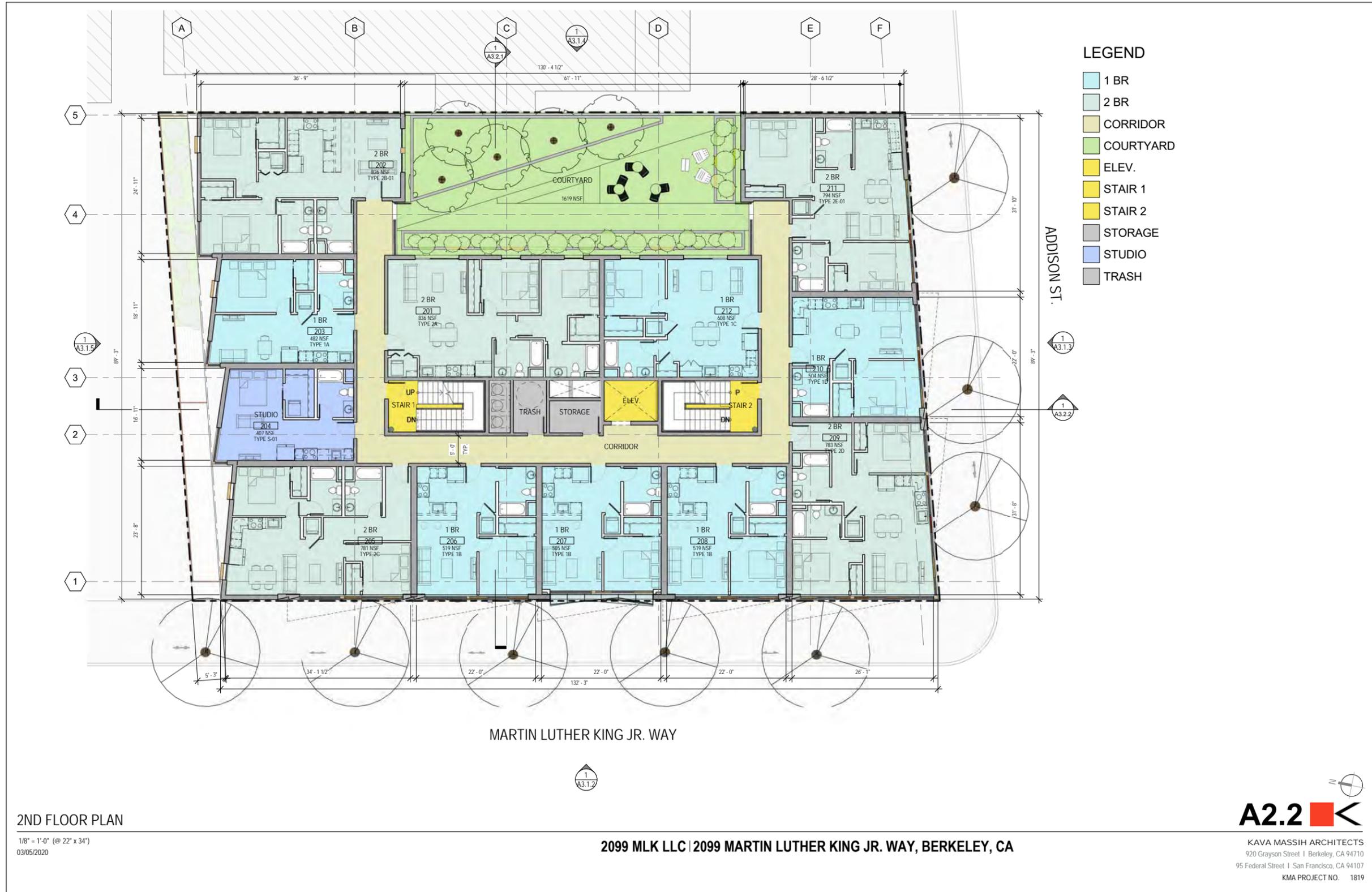
1ST FLOOR PLAN

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819





- LEGEND**
- 1 BR
 - 2 BR
 - CORRIDOR
 - ELEV.
 - STAIR 1
 - STAIR 2
 - STORAGE
 - STUDIO
 - TRASH

3RD - 4TH FLOOR PLAN

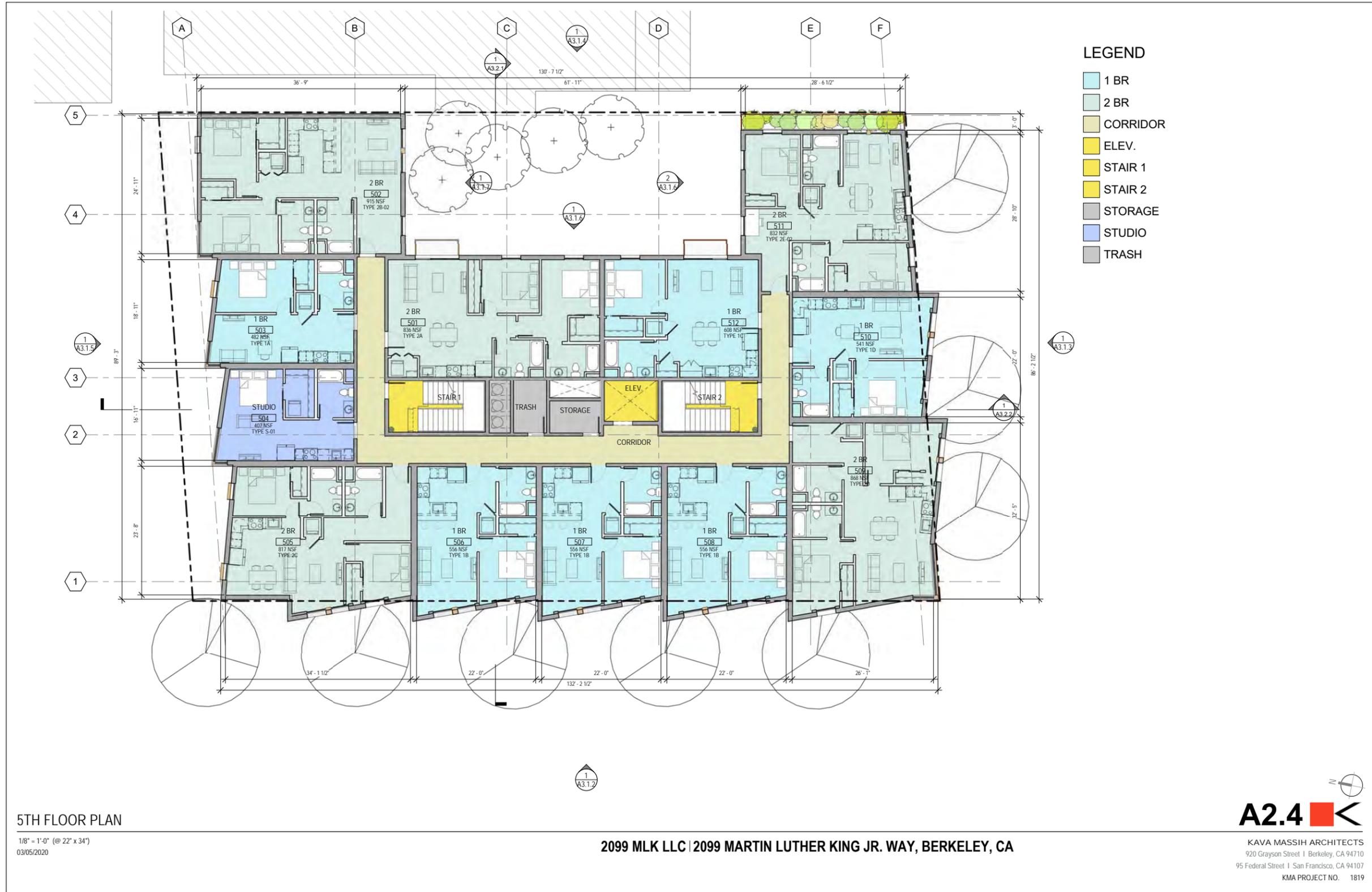
1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

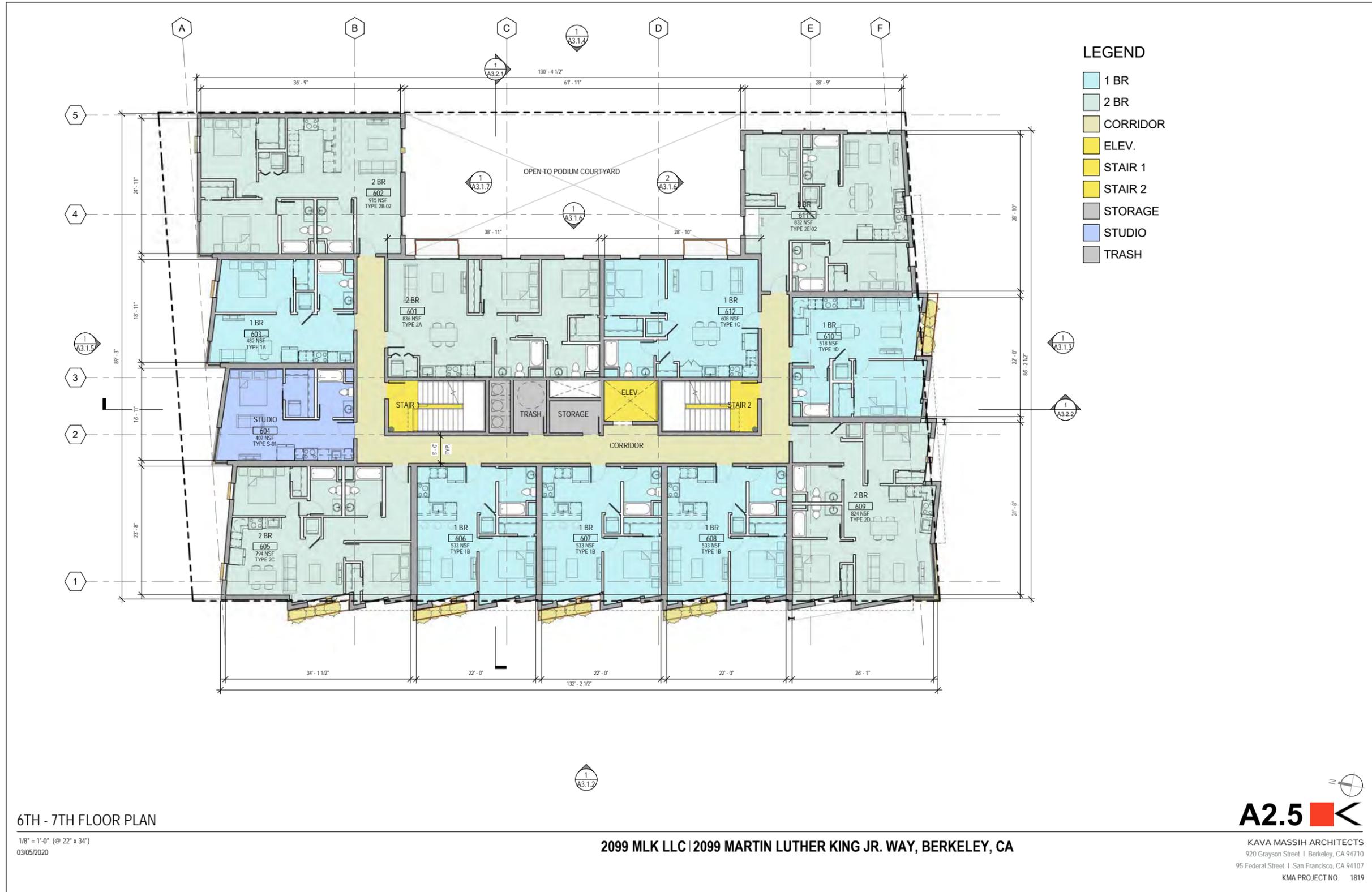


KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819

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6TH - 7TH FLOOR PLAN

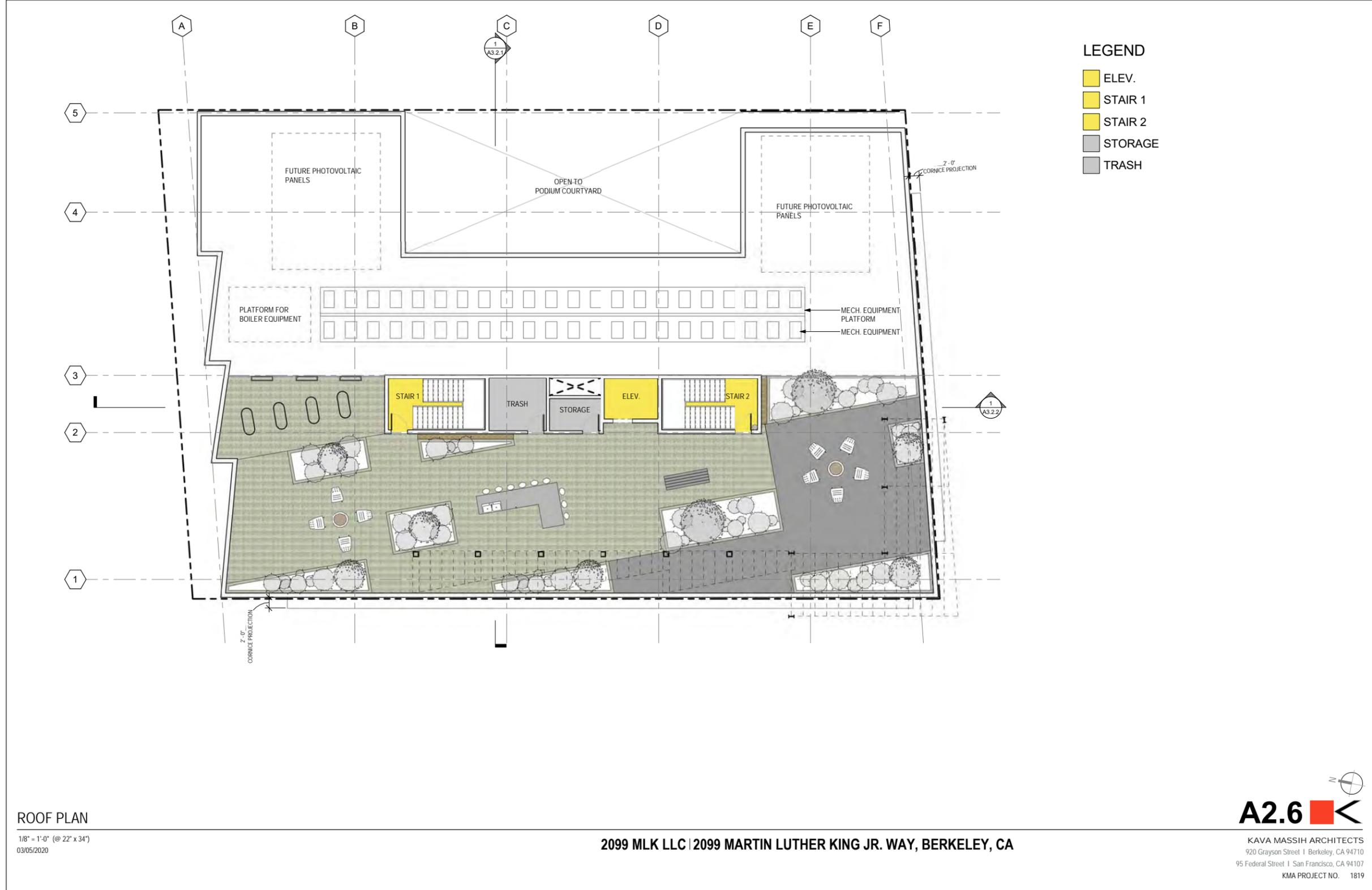
1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819

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- LEGEND**
- ELEV.
 - STAIR 1
 - STAIR 2
 - STORAGE
 - TRASH

ROOF PLAN

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819

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MARTIN LUTHER
 KING JR. WAY

OVERALL BUILDING ELEVATION - SOUTH (ADDISON ST.) 2
 1/16" = 1'-0"



UNIVERSITY AVE.

ADDISON ST.

OVERALL BUILDING ELEVATION - WEST (MARTIN LUTHER KING JR. WAY) 1
 1/16" = 1'-0"

OVERALL BUILDING ELEVATIONS

1/16" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.1

KAVA MASSIH ARCHITECTS
 320 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819

3/5/2020 4:53:28 PM



3/5/2020 4:54:19 PM

ENLARGED BUILDING ELEVATION - WEST (MARTIN LUTHER KING JR. WAY)

As indicated (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.2  

KAVA MASSIH ARCHITECTS
 520 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



ENLARGED BUILDING ELEVATION - SOUTH (ADDISON ST.)

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.3

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 350 Powell Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819

3/5/2020 4:55:07 PM



ENLARGED BUILDING ELEVATION - EAST

1/8" = 1'-0" (@ 22" x 34")
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.4  

KAVA MASSIH ARCHITECTS
320 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819

3/5/2020 4:32:51 PM



ENLARGED BUILDING ELEVATION - NORTH

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.5  

KAVA MASSIH ARCHITECTS
 320 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819

3/5/2020 1:13:00 PM



COURTYARD ELEVATION - SOUTH
 1/8" = 1'-0" 2



COURTYARD ELEVATION - WEST
 1/8" = 1'-0" 1

3/5/2020 4:33:05 PM

ENLARGED BUILDING ELEVATION - COURTYARD

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.6

KAVA MASSIH ARCHITECTS
 320 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



COURTYARD ELEVATION - NORTH
 1/8" = 1'-0"

3/5/2020 4:33:20 PM

ENLARGED BUILDING ELEVATION - COURTYARD

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.1.7

KAVA MASSIH ARCHITECTS
 520 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



SECTION A
 1/8" = 1'-0" 1

3/5/2020 4:40:19 PM

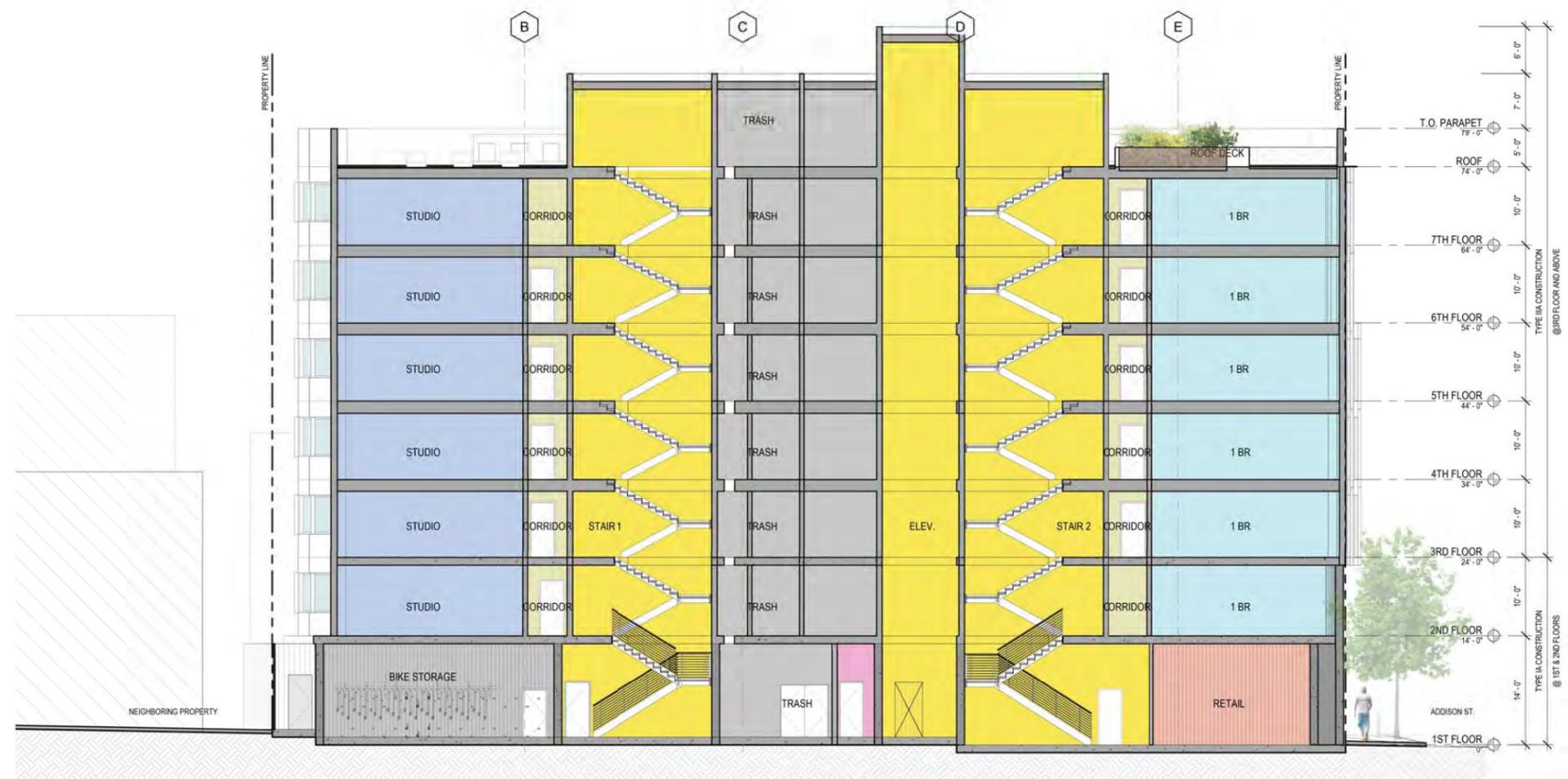
BUILDING SECTIONS

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.2.1

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



SECTION B
 1/8" = 1'-0" 1

3/4/2020 2:55:48 PM

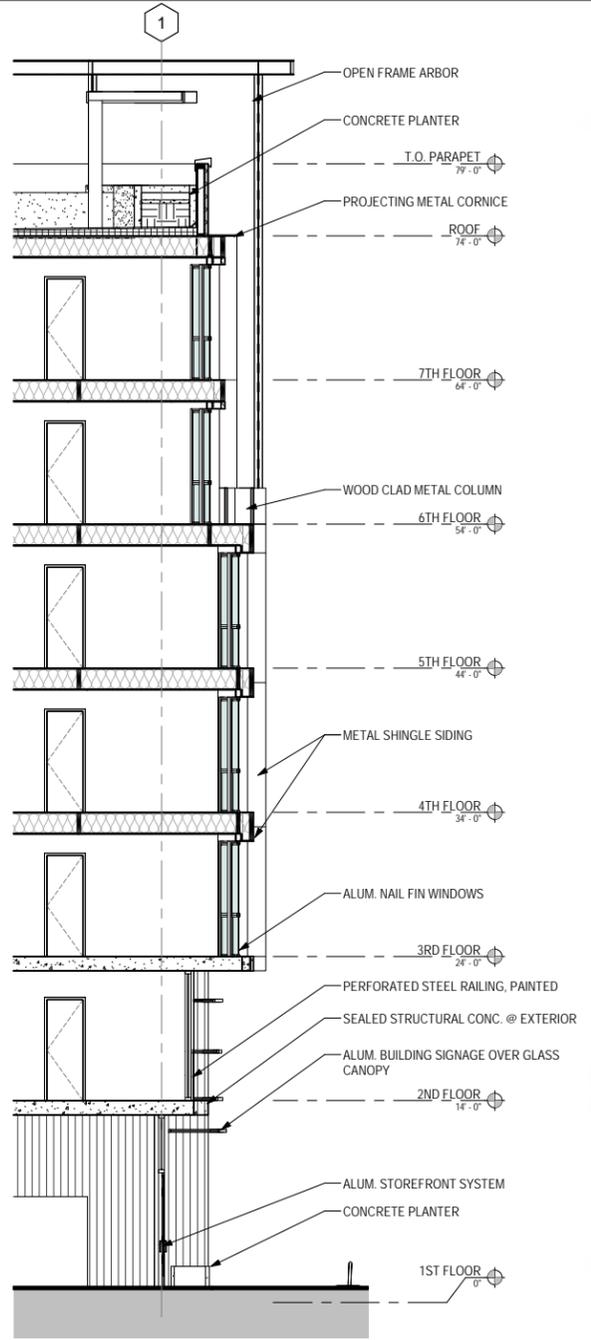
BUILDING SECTIONS

1/8" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.2.2

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



SECTION @ RESIDENTIAL LOBBY ENTRYENTRY 13
 3/16" = 1'-0" (13)



PARTIAL ELEVATION @ RESIDENTIAL LOBBY 9
 3/16" = 1'-0" (9)



3/5/2020 5:23:26 PM

WALL SECTION
 3/16" = 1'-0" (@ 22" x 34")
 03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A3.3.1

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



3/5/2020 4:57:22 PM

PERSPECTIVE LOOKING NORTH ON MLK

(@ 22' x 34')
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A5.0.3  

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819



3/5/2020 4:58:33 PM

PERSPECTIVE LOOKING SOUTH ON MLK

(@ 22' x 34')
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A5.0.4  

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819



PERSPECTIVE LOOKING WEST ON ADDISON

(@ 22' x 34")
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A5.0.5  

KAVA MASSIH ARCHITECTS
520 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819

3/5/2020 4:59:07 PM



3/5/2020 5:25:51 PM

PERSPECTIVE LOOKING WEST ON ADDISON

(@ 22' x 34')
03/05/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

A5.0.6  

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819



BIORETENTION PLANTER, TYP

GREEN WALL

(E) TREE PROPOSED FOR REMOVAL

BICYCLE RACK, TYP 5

TALL PLANTING AT GARAGE WALL
CONCRETE PLANTER, BOARD FORM FINISH, TYP
STREET TREE IN TREE WELL, TYP

ADDISON STREET

MARTIN LUTHER KING JR. WAY

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"



PRELIMINARY LANDSCAPE PLAN - FIRST LEVEL

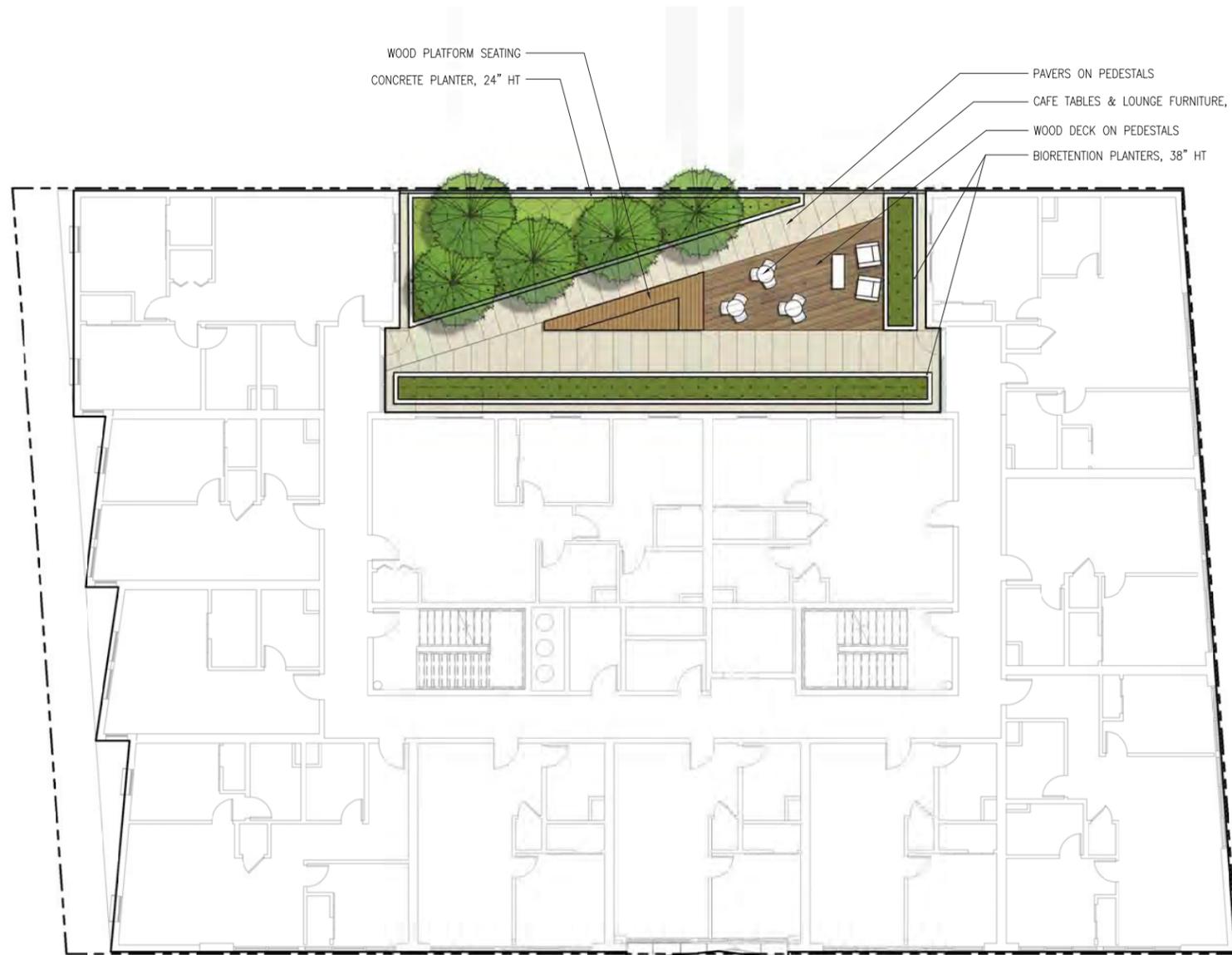
1/8" = 1'-0" @ 24" x 36" (1/16" = 1'-0" @ 11" x 17")
03/21/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



L1.1

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819



PRELIMINARY LANDSCAPE PLAN - SECOND LEVEL

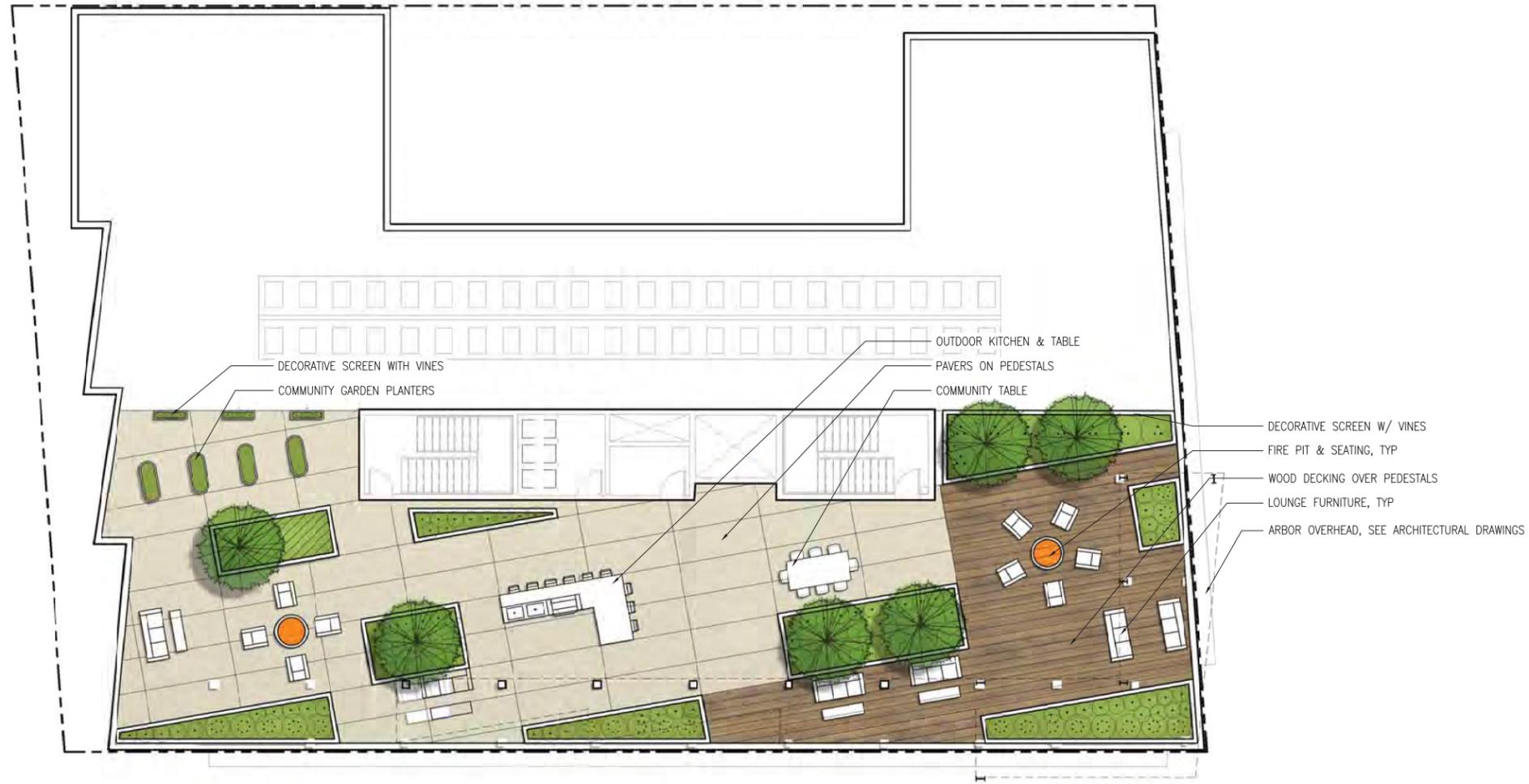
1/8" = 1'-0" @ 24" x 36" (1/16" = 1'-0" @ 11" x 17")
 03/21/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

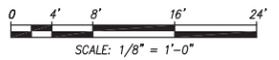


L1.2

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



- DECORATIVE SCREEN WITH VINES
- COMMUNITY GARDEN PLANTERS
- OUTDOOR KITCHEN & TABLE
- PAVERS ON PEDESTALS
- COMMUNITY TABLE
- DECORATIVE SCREEN W/ VINES
- FIRE PIT & SEATING, TYP
- WOOD DECKING OVER PEDESTALS
- LOUNGE FURNITURE, TYP
- ARBOR OVERHEAD, SEE ARCHITECTURAL DRAWINGS



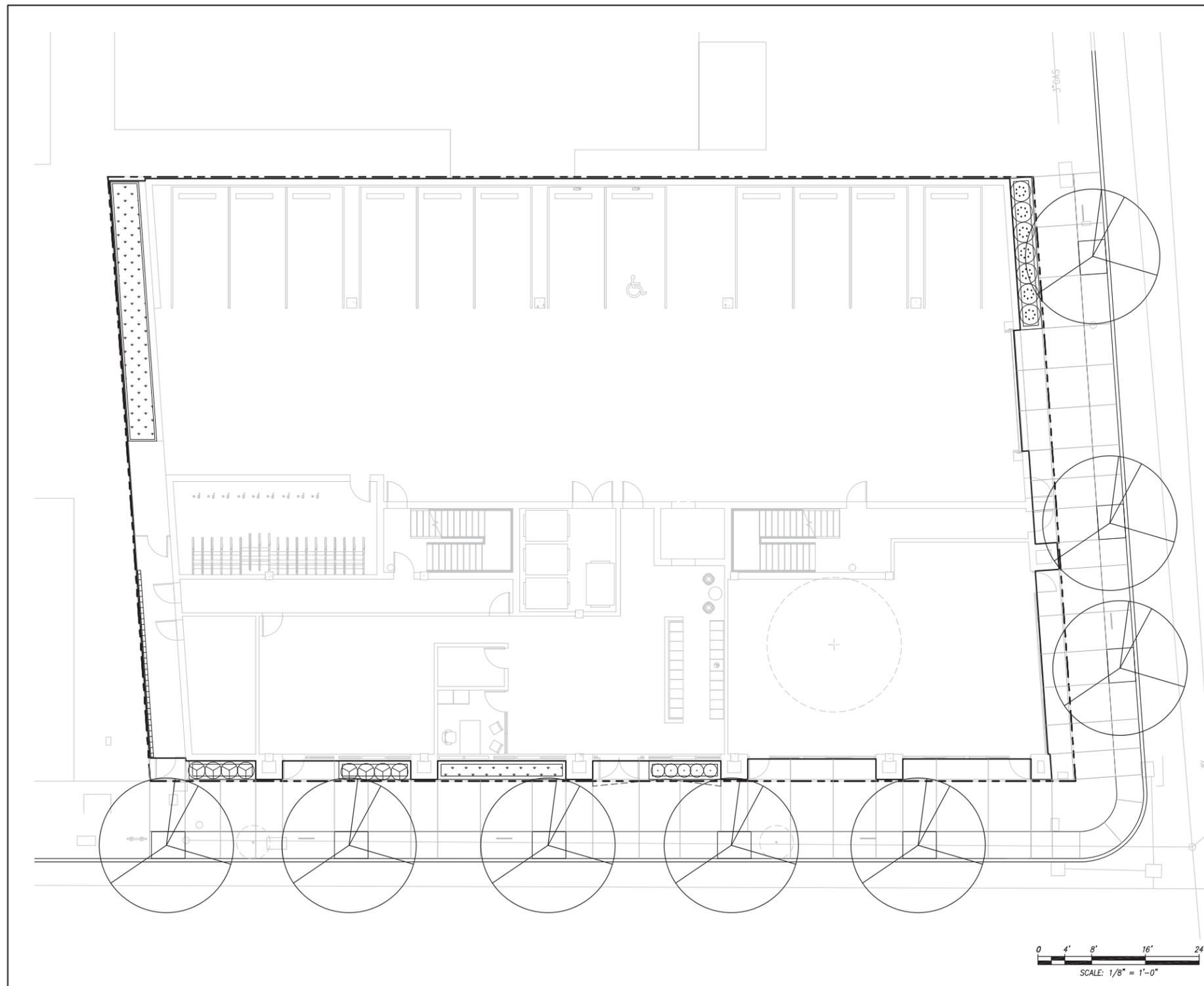
PRELIMINARY LANDSCAPE PLAN - ROOF LEVEL

1/8" = 1'-0" @ 24" x 36" (1/16" = 1'-0" @ 11" x 17")
 03/21/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



PRELIMINARY PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
STREET TREES					
	PLATANUS ACERIFOLIA 'COLUMBIA' (OR AS PER CITY ARBORIST)	LONDON PLANE TREE	24" BOX	PER PLAN	M
PODIUM AND ROOF DECK TREES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
	ACER RUBRUM 'AUTUMN SUNSET'				
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	PER PLAN	M
	PODOCARPUS GRACILIOR	FERN PODOCARPUS	24" BOX	PER PLAN	M
LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L
	RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	5'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	DIETES 'VARIEGATA'	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	3'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	PITTIOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ANIGOZANTHOS SPP.	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	1 GAL	2'-0" OC	L
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE	1 GAL	2'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
VINES					
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	AS SHOWN	L
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0" OC	L
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC	L
	SARCOCOCCA H. VAR HUMILIS	HIMALAYAN SWEET BOX	1 GAL	3'-0" OC	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L
	SYSRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC	L

- PLANTING, IRRIGATION, AND SOIL PREPARATION NOTES**
- ALL LANDSCAPE AREAS SHOWN ON THE PLAN, INCLUDING STREET TREES, ARE TO BE IRRIGATED AND MAINTAINED BY PROPERTY OWNER.
 - SOIL MANAGEMENT REPORT: CONTRACTOR TO PROVIDE AN AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY TO DETERMINE SITE-SPECIFIC QUANTITIES AND TYPES OF ORGANIC AMENDMENT AND FERTILIZERS TO BE USED IN EXISTING SOIL.
 - ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF UN-DYED ORGANIC MULCH.
 - IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF SAN JOSE, SAN JOSE WATER, AND THE STATE WATER ORDINANCE.
 - THE LANDSCAPE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

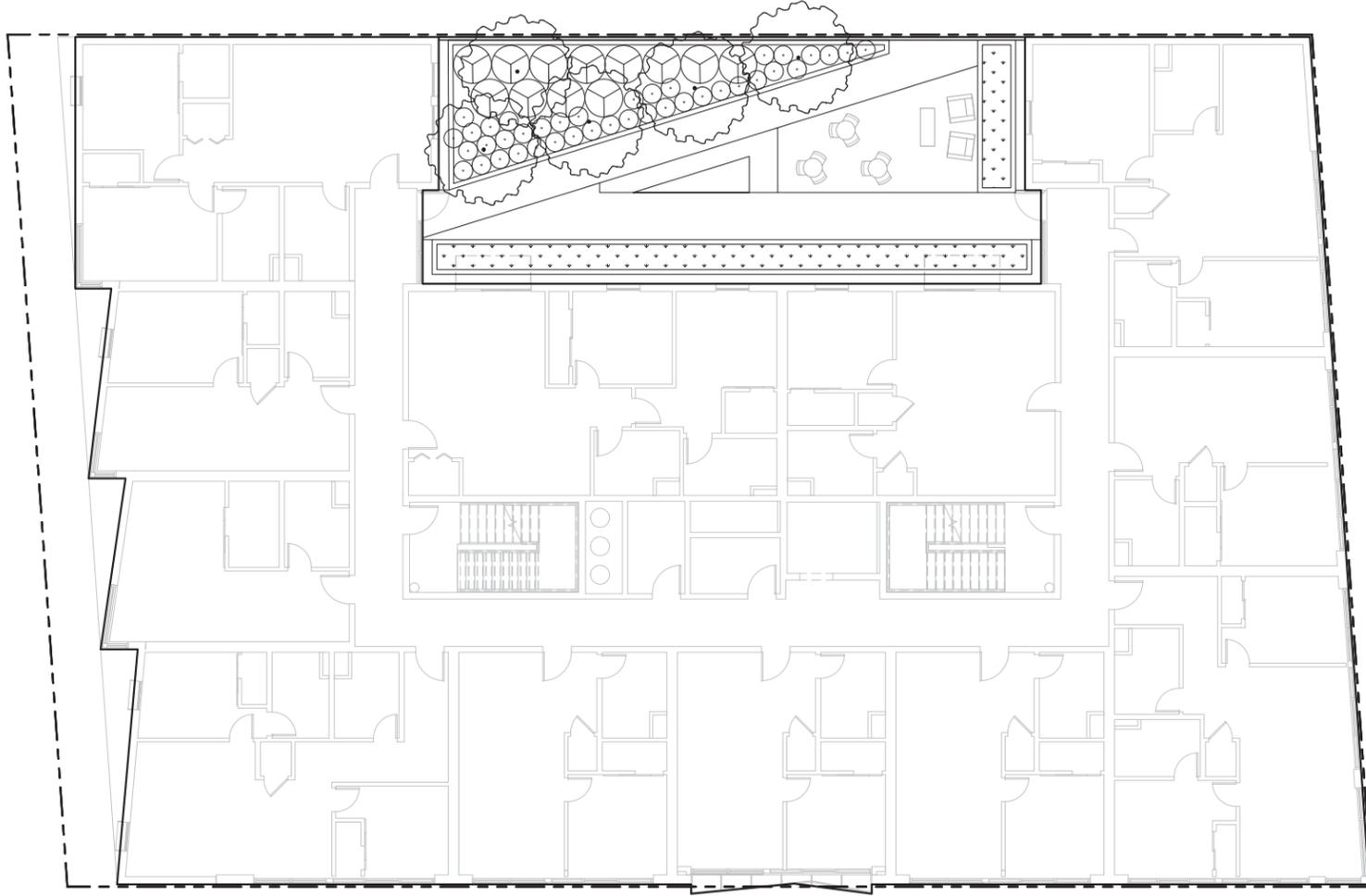
PRELIMINARY PLANTING PLAN - FIRST LEVEL
 1/8" = 1'-0" @ 24" x 36" (1/16" = 1'-0" @ 11" x 17")
 03/21/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



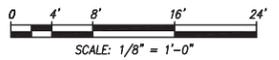
L2.1

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



PRELIMINARY PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
STREET TREES					
	PLATANUS ACERIFOLIA 'COLUMBIA' (OR AS PER CITY ARBORIST)	LONDON PLANE TREE	24" BOX	PER PLAN	M
PODIUM AND ROOF DECK TREES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
	ACER RUBRUM 'AUTUMN SUNSET'				
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	PER PLAN	M
	PODOCARPUS GRACILIOR	FERN PODOCARPUS	24" BOX	PER PLAN	M
LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L
	RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	5'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	DIETES 'VARIEGATA'	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	3'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	PITTIOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ANIGOZANTHOS SPP.	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	1 GAL	2'-0" OC	L
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE	1 GAL	2'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
VINES					
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	AS SHOWN	L
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0" OC	L
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC	L
	SARCOCOCCA H. VAR HUMILIS	HIMALAYAN SWEET BOX	1 GAL	3'-0" OC	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L
	SYSRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC	L

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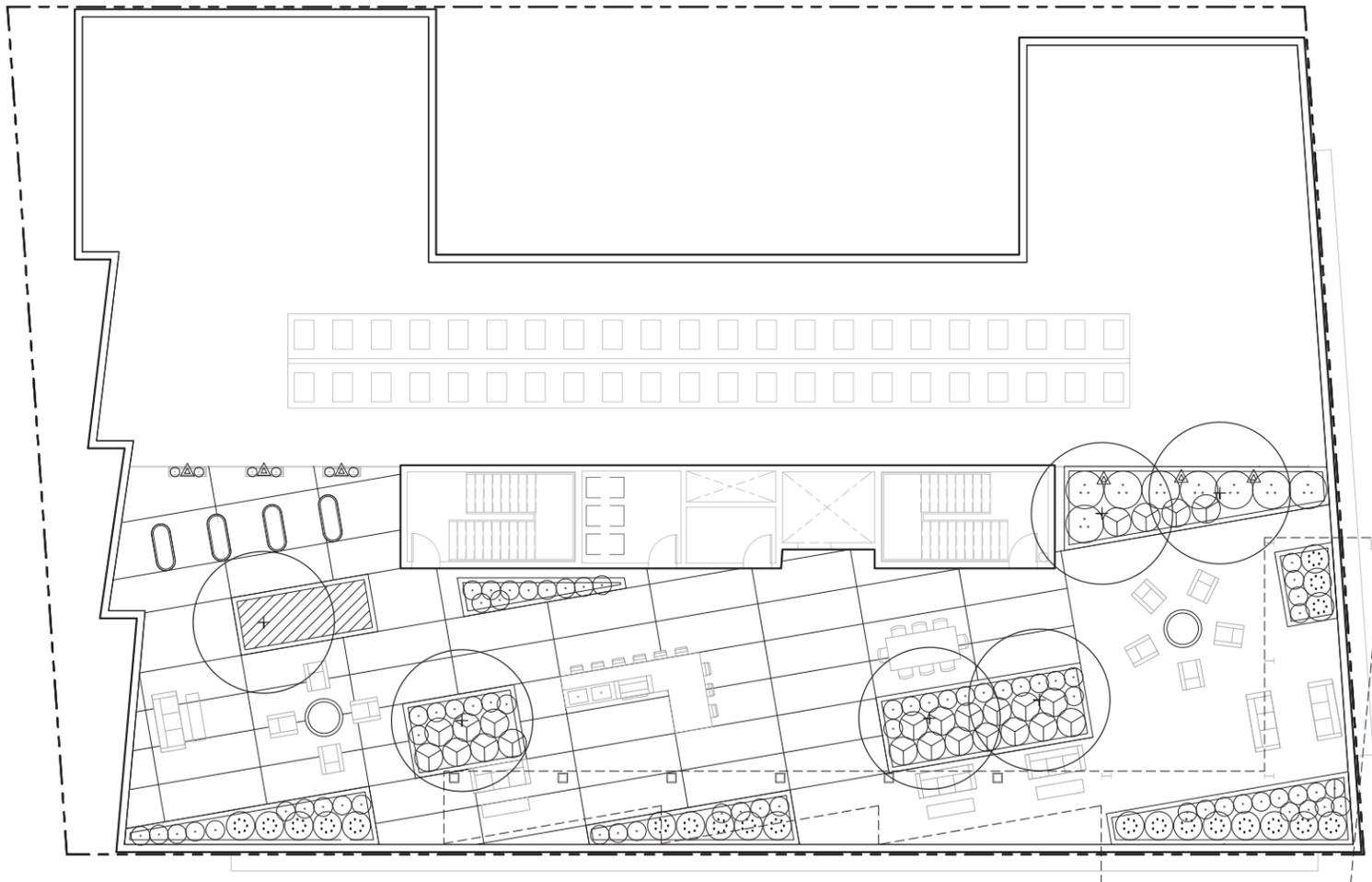
PRELIMINARY PLANTING PLAN - SECOND LEVEL

1/8" = 1'-0" @ 24" x 36" (1/16" = 1'-0" @ 11" x 17")
 03/21/2020

2099 MLK LLC | 2099 MARTIN LUTHER KING JR. WAY, BERKELEY, CA



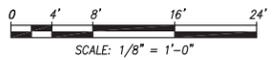
L2.2
 KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1819



PRELIMINARY PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
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	PLATANUS ACERIFOLIA 'COLUMBIA' (OR AS PER CITY ARBORIST)	LONDON PLANE TREE	24" BOX	PER PLAN	M
PODIUM AND ROOF DECK TREES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
	ACER RUBRUM 'AUTUMN SUNSET'				
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	PER PLAN	M
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LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
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	DIETES 'VARIEGATA'	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	3'-0" OC	L
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	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
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	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	1 GAL	2'-0" OC	L
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE	1 GAL	2'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
VINES					
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	AS SHOWN	L
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0" OC	L
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC	L
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STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L
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- ALL LANDSCAPE AREAS SHOWN ON THE PLAN, INCLUDING STREET TREES, ARE TO BE IRRIGATED AND MAINTAINED BY PROPERTY OWNER.
- SOIL MANAGEMENT REPORT: CONTRACTOR TO PROVIDE AN AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY TO DETERMINE SITE-SPECIFIC QUANTITIES AND TYPES OF ORGANIC AMENDMENT AND FERTILIZERS TO BE USED IN EXISTING SOIL.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF UN-DYED ORGANIC MULCH.
- IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF SAN JOSE, SAN JOSE WATER, AND THE STATE WATER ORDINANCE.
- THE LANDSCAPE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



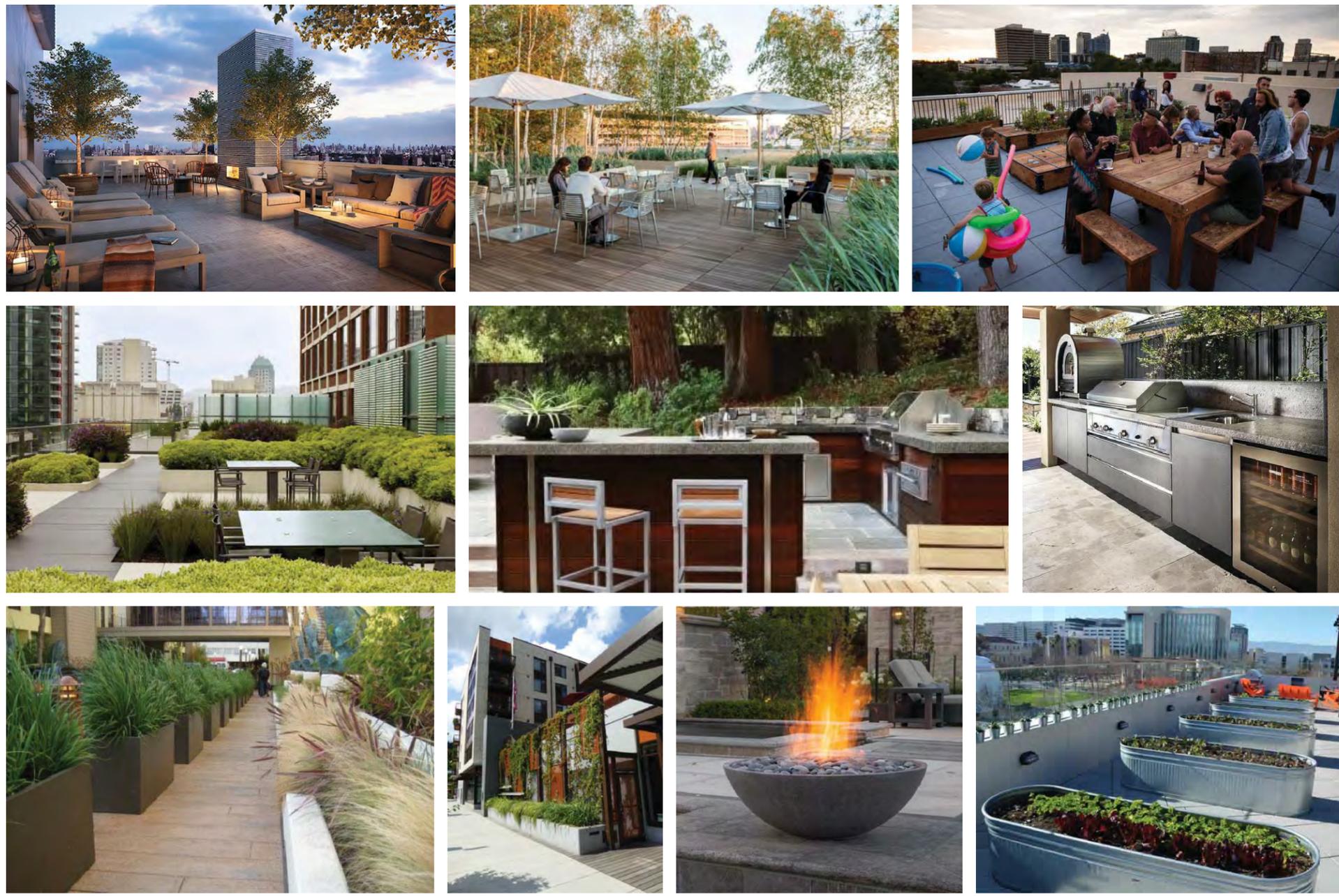
PRELIMINARY PLANTING PLAN - ROOF LEVEL

1/8" = 1'-0" @ 24" x 36" (1/16" = 1'-0" @ 11" x 17")

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PRECEDENT IMAGES

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JETT
LANDSCAPE ARCHITECTURE + DESIGN
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L3.1 

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1819

STREET TREES



PLATANUS X ACERIFOLIA 'COLUMBIA'

PODIUM AND ROOF DECK TREES



ACER PALMATUM



ACER PRUBRUM 'AUTUMN SUNSET'



ARBUTUS UNEDO 'MARINA'



CERCIS 'FOREST PANSY'



PODOCARPUS GRACILIOR

LARGE SHRUBS



ARCTOSTAPHYLOS X 'SUNSET'



PITTIOSPORUM TOBIRA 'VARIEGATA'



RHAMNUS CALIFORNICA



RIBES SANGUINEUM

MEDIUM SHRUBS, GRASSES, & PERENNIALS



ACACIA COGNATA 'COUSIN ITT'



AGAVE ATTENUATA



DIETES 'VARIEGATA'



EUONYMUS 'GREEN SPIRE'



LOMANDRA LONGIFOLIA 'BREEZE'



LOROPETALUM 'SUZANNE'



MUHLENBERGIA RIGENS



PITTIOSPORUM 'WHEELERS DWARF'

SMALL SHRUBS, GRASSES, & PERENNIALS



ANIGOZANTHOS SPP.



ASPIDISTRA ELATIOR



LIMONIUM PEREZII



LIRIOPE 'SILVER DRAGON'



ORTHROSANTHUS MULTIFLORUS



PENSTEMON 'MARGARITA BOP'



POLYSTICHUM MUNITUM



HARDENBERGIA VIOLACEAE

VINES

GROUNDCOVERS



ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'



RIBES VIBURNIFOLIUM



SARCOCOCCA H. VAR HUMILIS



CAREX DIVULSA

STORMWATER PLANTING MIX



CHONDROPETALUM TECTORUM



JUNCUS PATENS



SYRINCHIUM BELLUM

PLANT IMAGES

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