



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

**For Committee Discussion/
Majority Recommendation**
OCTOBER 20, 2022

1820 San Pablo Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2021-0017 to demolish the existing commercial building and construct a four-story, 42,831-square-foot, 44-unit, mixed-use building, with 6,364 square feet of commercial area.

I. Introduction

This five-story mixed use development is located in the C-W District in West Berkeley on the West side of San Pablo avenue.

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

The demolition went before the Landmarks Preservation Commission (LPC) on June 2, 2022 where the Commission took no action. It is scheduled to be heard at a future ZAB meeting. It was before the Design Review Committee on August 18, 2022 for Preliminary Design Review where the Committee voted to continue the project with direction for further design development. It is returning this month for Continued Preliminary Design Review.

II. Background

The proposed project consists of a five-story mixed use building with 44 residential dwelling units and ground floor commercial space organized around a podium level courtyard. The applicant proposes a partial demolition of the existing two-story commercial structure and reconstruction of the ground floor tenant space to support the floors above. Dwelling units include studio, 2-bedroom, and 3-bedroom layouts.

The project provides a total of 2,074 square feet of open space, comprised of a podium level courtyard and west facing terrace, several corner decks on upper floors, and ground floor entry patio and commercial patio in the rear. The project provides 24 long term bike parking spaces, 2 short term bike parking spaces, and 6 commercial bike parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is situated on the West side of San Pablo Avenue between Hearst and Delaware. It is in the C-W West Berkeley Commercial District, and the adjacent neighborhood to the West is zoned as R-1A Residential District. The project site falls just outside of a Designated Node, defined as University and San Pablo, which includes all lots with frontage on San Pablo Avenue between Hearst Street and Cowper Street (and the continued centerline of Cowper Street on the west side of San Pablo Avenue). The ground-floor of buildings in designated nodes shall only be used for pedestrian oriented uses. Surrounding building heights are typically one and two stories.

The proposed project is located roughly ½ mile from thirteen (13) bus lines, including the 800, 802, G, FS, 72, 80, 81, 88, 36, J, FS, Z and less than 1 mile from North Berkeley BART and Berkeley Amtrak Stations. The project is also located within two blocks of the two major bicycle boulevards, the Ninth Street Bicycle Boulevard and Channing Way Bicycle Boulevard.

B. Site Conditions:

The subject parcel is on the west side of San Pablo Avenue, between Delaware Street (north), and Hearst Avenue (south). The lot is 11,750 square-feet in area and is currently occupied by a two-story commercial structure. The adjacent parcel to the North features a single story commercial structure. The parcel to the south is occupied by a two-story auto repair shop and surface lot for auto sales.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Two-story commercial structure	C-W	Avenue Commercial
Surrounding Properties	North	Single story commercial structure		
	South	Surface lot and two-story commercial structure		
	East	One- and two- story commercial structures		
	West	Two- and three- story residential structures	R1A	

Table 2: Development Standards

Standard		Existing	Proposed Total	Permitted/ Required
BMC Sections 23(click and enter #) .070-080				
Lot Area (sq. ft.)		11,627	-	-
Gross Floor Area (sq. ft.)		-	42,831	-
Floor Area Ratio		1.8	3.7	3
Dwelling Units	Total	-	44	-
	Affordable	-	-	-
Building Height	Average (ft.)	-	-	-
	Maximum (ft.)	26.25	60	50
	Stories	2	5	4
Building Setbacks (ft.)	Front	0	0	0
	Rear	0	10' /13.25'	10'
	Left Side	0	0 / 5'	0 / 5'
	Right Side	0	0 / 5'	0 / 5'
Lot Coverage (%)		-	-	-
Usable Open Space (sq. ft.)		-	2,074	1,760
Parking	Automobile	-	0	21
	Bicycle	-	24 long term, 2 short term, 6 commercial	23 long term, 2 short term, 5.1 commercial

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC §23C.08.050.A to demolish an existing non-residential building
- Use Permit under BMC §23E.64.030.A, to construct a mixed-use development with floor area of 20,000 square feet or more
- Use Permit under BMC §23E.64.030.A, to construct dwelling units
- Use Permit under BMC §23E.64.050.B, to create new gross floor area of 5,000 square feet or more
- Administrative Use Permit under BMC §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district
- Administrative Use Permit under BMC §23E.04.040 to construct a fence exceeding six feet in height

B. CEQA Determination

It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development"). The determination is made by ZAB.

C. Density Bonus Information

- Waiver of BMC §23E.64.070.A to exceed FAR – to be 3.7, where 3 is the limit
- Waiver of BMC §23E.64.070.B to exceed building height – to be 59'-8", where 50'-0" is the limit; to be 5 stories, where 4 stories is the limit
- Waiver of BMC §23E.64.070.D to reduce rear yard minimum when abutting a residential district – from 10' to zero feet.
- Concession to reduce the commercial parking requirement – to provide 0 spaces, where 21 is required

V. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

Setbacks: The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

Parking and Driveways: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

Harmony with Surroundings: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

Articulation: Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

Lighting: Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

Walls and Fences: Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.

Landscape and Open Space: Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

Building Entrances: Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VI. Summary from August 18, 2022

Preliminary Design Review was continued with the following recommendations. MOTION: (Kahn, Mitchell) VOTE (6-0-0-1) Tam – absent.

Recommendations

Bay / Building Details

- *Bay design is overwhelming. Further refine design so bays are more in balance with the overall building design. Consider vertical proportions and more glazing in between bays, as well as more variety in bay design.*
- *San Pablo façade appears to be too institutional.*
- *Simplify colors on upper floors, but consider adding more color on San Pablo with the bays.*
- *Unfinished wood siding is a concern. Provide an alternate material or detailed maintenance information.*
- *Show more building details, including bays, railings, and ground floor storefront design.*

Ground Floor Design

- *Add more pedestrian interest and scale to the base. Recommend deeper recess on the windows at the second floor and the transoms, as well as more window mullions.*
- *Consider awnings or canopies as permissible by Caltrans.*
- *Look at adding back some detail, material, signage, and small plaque that recalls the Albatross.*
- *Entry lobby does not appear to be big enough for the proposed units.*
- *Relocate bike and trash rooms off of San Pablo elevation, so more commercial could be on this frontage.*

Landscape / Open Space Design

- *Need to provide adequate open space. Show more details how this is possible, even with the narrow courtyard space.*
- *Front commercial courtyard could be dark in the afternoons. Look at eliminating the closed corridor adjacent to the commercial entry courtyard.*
- *Resolve privacy issues for units facing the podium open space.*
- *Resolve any acoustic design and sound management issues with the rear commercial seating area that impact adjacent parcels.*
- *Recommend more native plants.*
- *Recommend permeable pavers where possible.*

VII. Issues and Analysis

A. Changes since the previous submittal:

Bay Design

- Bays have been further developed so that each have distinct characteristics. The proportions of the Northernmost bay has been revised for more verticality and still has a different finish than the Southernmost bay. Now there is more glazing in between the two bays.
- More clear glazing has been added between the two bays on the East façade.

Ground Floor Design

- All windows have been recessed per Committee recommendation with additional fenestration detail added to transom windows.
- Awnings have been added over the storefronts
- Lobby has been enlarged. Bike and trash rooms have been relocated behind the lobby to allow for an increase in the commercial frontage.

Landscape/Open Space

- Landscaping in the courtyard has been reconfigured to allow for greater useable space.
- Planters in the courtyard have been laid out to afford privacy to the adjacent units.
- Plant palette has been updated to include more native plants.

Materials

- Natural wood has been removed and replaced with corrugated metal panel.
- Southernmost Bay now features a grid of light and dark Parklex panels while the Northernmost Bay is clad with two corrugated-metal colors.

B. Issues for Discussion:

- Building Design
- Open Space/ Landscaping
- Colors and Materials

VIII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with specific direction for Final Design Review.

Attachments:

1. Project Plans, received October 6, 2022
2. Applicant Response to DRC Comments, received September 1, 2022

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



GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112



**MIXED USE
DEVELOPMENT**
1822 - 1828 SAN PABLO AVE
BERKELEY, CA 94702

SET TYPE AND DATE	
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ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

SYMBOLS

HEIGHT		A.F.F.	DETAIL	
SECTION			GRIDLINE	
EXTERIOR ELEVATION			DEMOLITION NOTE	
INTERIOR ELEVATION			IMPROVEMENT NOTE	
ROOM TAG			FINISH NOTE	
WALL TAG			DOOR TAG	
WINDOW TAG				



PROJECT TEAM

OWNER
TON OGI-ROBBINS
UNITED WORLD LLC.
(510) 717-8472

ARCHITECT
GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE, CA 94608
(510) 984-1112

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DESCRIPTION OF WORK
MIXED-USE DEVELOPMENT W/ 4 STORIES OF RESIDENTIAL OVER GROUND FLOOR COMMERCIAL INCORPORATING (E) FACADE

PROJECT INFORMATION
APN: 057-208700500 & 057-208700700
ZONING: C-VV
LOT SIZE: 11,627 SF
NO CHANGE TO PARKING
BUILDING OCCUPANCY: R-2, M, A-2
CONSTRUCTION TYPE: V OVER I

SHEET INDEX

SHEET NUMBER	SHEET NAME	SB330 PRE-APP	PLANNING	PLANNING RESUBMITTAL	PLANNING RESUBMITTAL 02
A0.0	TITLE SHEET	•	•	•	•
A0.1-A0.3	DENSITY BONUS DIAGRAMS	•	•	•	•
A0.4	LOT COVERAGE & OPEN SPACE DIAGRAM	•	•	•	•
A0.5-A0.6	STREET STRIP	•	•	•	•
A0.7-A0.8	SHADOW STUDY		•	•	•
A0.9	RENDERINGS		•	•	•
I	SURVEY	•	•	•	•
L1.0	CONCEPTUAL LANDSCAPE PLAN		•	•	•
A1.0	SITE PLAN	•	•	•	•
A2.0	EXISTING - FIRST FLOOR PLAN	•	•	•	•
A2.1	EXISTING - SECOND FLOOR PLAN	•	•	•	•
A3.0	PROPOSED - FIRST FLOOR PLAN	•	•	•	•
A3.1	PROPOSED - SECOND FLOOR PLAN	•	•	•	•
A3.2	PROPOSED - THIRD FLOOR PLAN	•	•	•	•
A3.3	PROPOSED - FOURTH FLOOR PLAN	•	•	•	•
A3.4	PROPOSED - FIFTH FLOOR PLAN	•	•	•	•
A3.5	PROPOSED - ROOF PLAN	•	•	•	•
A4.0	EXISTING - ELEVATIONS	•	•	•	•
A5.0	PROPOSED - ELEVATIONS	•	•	•	•
A5.1	PROPOSED - ELEVATIONS	•	•	•	•
A5.2	PROPOSED - COURTYARD ELEVATIONS	•	•	•	•
A5.3	PROPOSED - SECTION	•	•	•	•
A6.0	DETAILS		•	•	•

TITLE SHEET

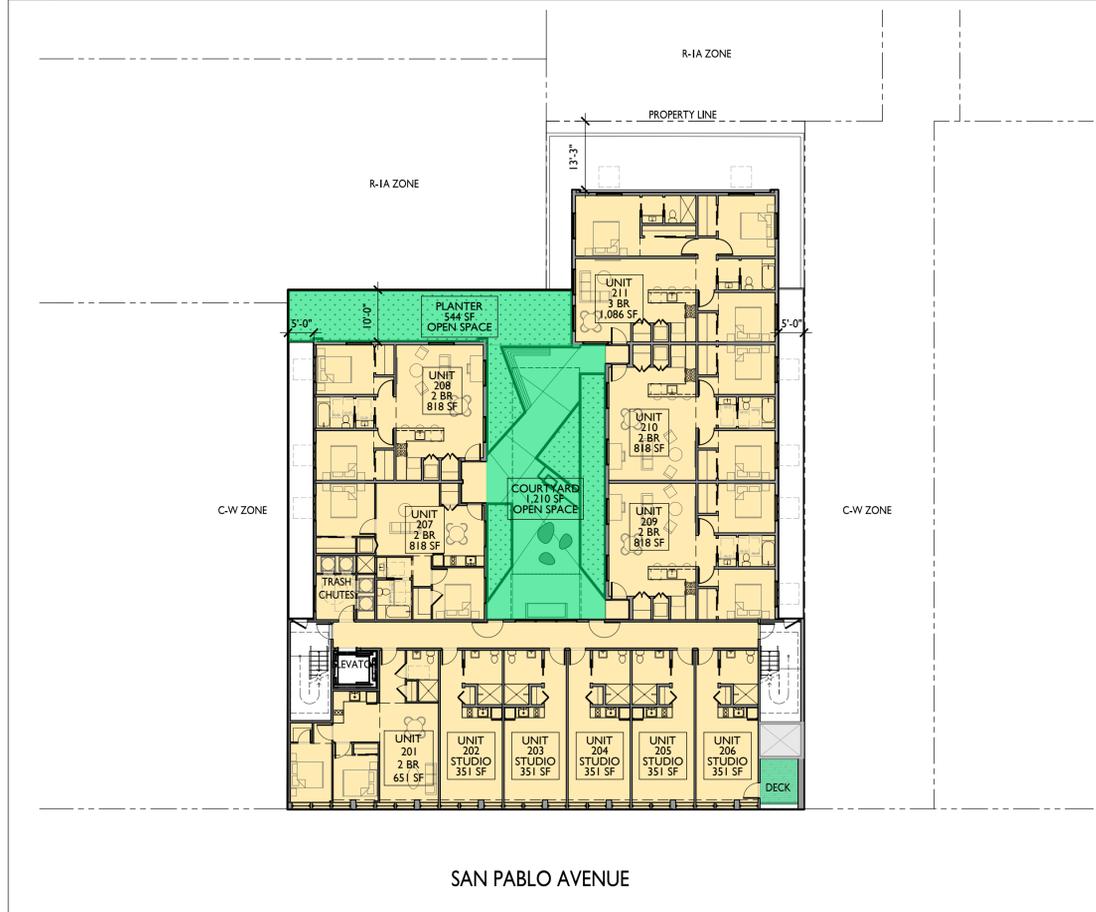
A0.0



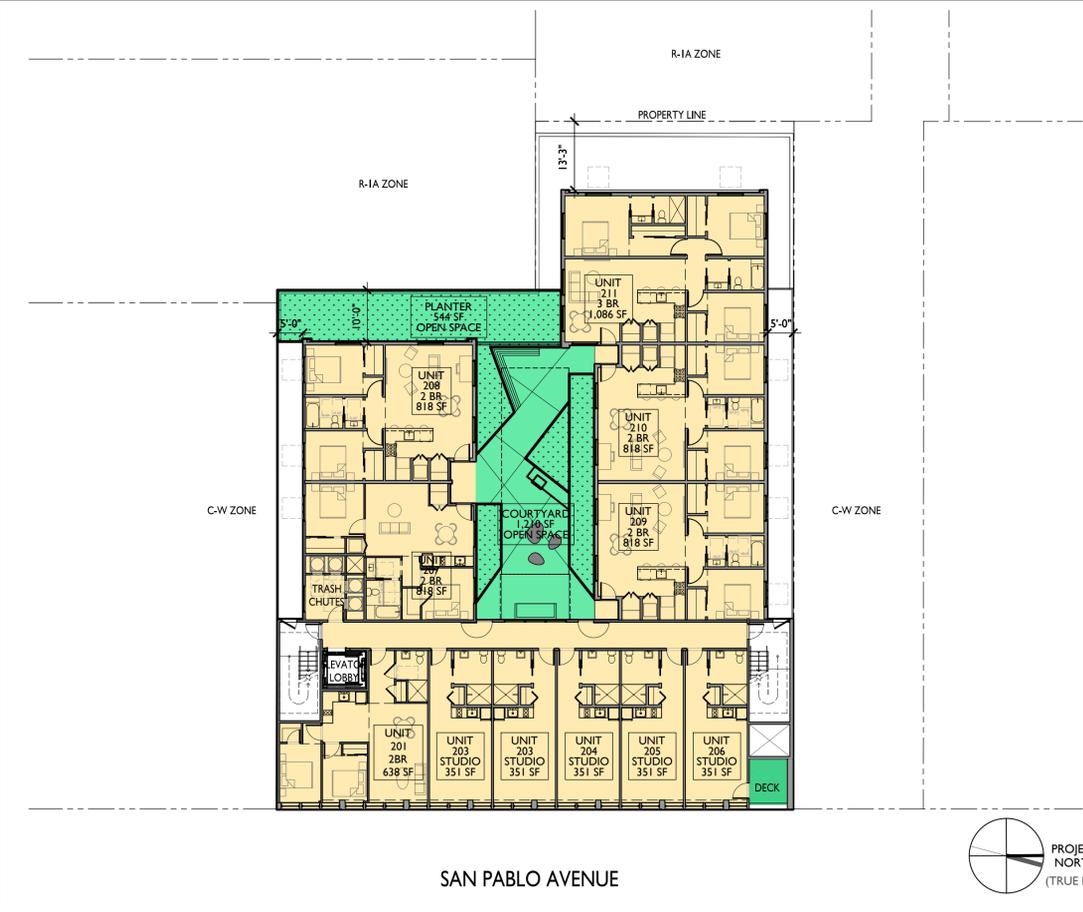
4 PROPOSED PROJECT - FIRST FLOOR PLAN SCALE 1/16" = 1'-0"



2 BASE PROJECT - FIRST FLOOR PLAN SCALE 1/16" = 1'-0"



3 PROPOSED PROJECT - SECOND FLOOR PLAN SCALE 1/16" = 1'-0"



1 BASE PROJECT - SECOND FLOOR PLAN SCALE 1/16" = 1'-0"

KEY

- BASE PROJECT AREA
- DENSITY BONUS AREA
- PARKING, UTILITIES
- COMMERCIAL
- USABLE OPEN SPACE

- WAIVERS**
- WAIVER TO EXCEED FLOOR AREA RATIO - 3.7, WHERE 3.0 IS THE LIMIT
 - WAIVER TO EXCEED BUILDING HEIGHT LIMIT TO BE 61'-2" (MAX HEIGHT) / 5 STORIES, WHERE THE LIMIT IS 50' (MAX HEIGHT) / 4 STORIES
 - WAIVER TO REDUCE THE SIDE AND BACK YARDS WHEN C-LOTS ABUTTING RESIDENTIAL ZONES:
 - 1ST FLOOR - SIDE SETBACK 0' WHERE 5' IS THE MINIMUM REQUIRED.
 - 1ST FLOOR - BACK SETBACK 0' WHERE 10' IS THE MINIMUM REQUIRED.

- CONCESSIONS**
- CONCESSION TO REDUCE COMMERCIAL PARKING REQUIREMENT, TO PROVIDE 0 WHERE 19 IS REQUIRED.
 - CONCESSION TO KEEP THE EXISTING 8'-0" TALL CMU WALL IN THE BACK COURTYARD WITHOUT AN AUP, WHERE AN AUP IS REQUIRED FOR A FENCE / WALL MORE THAN 6'-0" IN HEIGHT.

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DENSITY
BONUS
DIAGRAMS





4 PROPOSED PROJECT - THIRD FLOOR PLAN SCALE 1/16" = 1'-0"



2 BASE PROJECT - THIRD FLOOR PLAN SCALE 1/16" = 1'-0"



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DENSITY BONUS DIAGRAMS

A0.2



PLANNING & DEVELOPMENT SUMMARY TABLE

UNIT TABLE				
	STUDIO	2-BR	3-BR	TOTAL
LEVEL 5	5	5	1	11
LEVEL 4	5	5	1	11
LEVEL 3	5	5	1	11
LEVEL 2	5	5	1	11
LEVEL 1	0	0	0	0
TOTAL	20	20	4	44
UNIT MIX	55%	36%	9%	100%

CITY OF BERKELEY ZONING TABULATION

ZONING	ZONING REQUIREMENT	BASE PROJECT	PROPOSED W/ DENSITY BONUS
ZONING		C-W	
NUMBER OF DWELLING UNITS	NA	33	44
PARKING (CALCULATIONS TABLE ON THE RIGHT)**	2 FOR EVERY 1000 SF COMMERCIAL SPACE	COMPLIES	0**
LONG TERM BIKE PARKING (CALCULATIONS TABLE ON THE RIGHT)	1 FOR EVERY 3 BEDROOMS	COMPLIES	COMPLIES
SHORT TERM BIKE PARKING (CALCULATIONS TABLE ON THE RIGHT)	2 FOR RESIDENTIAL / 1 FOR EVERY 2000 SF COMMERCIAL SPACE	COMPLIES	COMPLIES
FRONT YARD SETBACK	0'	0'	0'
SIDE YARD SETBACK	0' / 5' ABUTTING R	0' / 5' ABUTTING R	0' / 0' ABUTTING R AT GROUND FLOOR, 5' ABOVE GROUND FLOOR*
REAR YARD SETBACK	0' / 10' OR 10% OF THE LOT DEPTH, WHICHEVER IS LESS ABUTTING R (LOT DEPTH 132.5' MAX)	10' AND 32'-2" ABUTTING R AT GROUND FLOOR, 10' AND 13'-3" ABOVE GROUND FLOOR	0' AND 32'-2" ABUTTING R AT GROUND FLOOR, 10' AND 13'-3" ABOVE GROUND FLOOR*
BUILDING HEIGHT	50' MAX	50'	59'-8" (AVERAGE), 61'-2" (MAX)*
BUILDING STORIES	4 MAX	4	5*
LOT AREA		11,627 SF	
GROSS FLOOR AREA	NA	33,690	42,831
BUILDING FOOTPRINT	NA	10,216 SF	10,770 SF
OPEN SPACE (CALCULATIONS TABLE ON THE RIGHT)	40 SF PER UNIT	1,874 SF	1,914 SF
FAR	3	3	3.7*

*PROPOSED DENSITY BONUS WAIVER
**PROPOSED DENSITY BONUS CONCESSION

FLOOR AREA TABLE

	BASE PROJECT (SF)	PROPOSED W/ DENSITY BONUS (SF)
LEVEL 5	-	8,532
LEVEL 4	8,532	8,532
LEVEL 3	8,532	8,532
LEVEL 2	7,883	7,883
LEVEL 1	8,743	9,352
TOTAL	33,690	42,831

DENSITY BONUS CALCULATIONS

BASE PROJECT	BASE	BASE # UNITS	% VLI UNITS	# VLI UNITS	# VLI UNITS	BONUS %	# DB UNITS	MAXIMUM # DB UNITS	MAXIMUM DB PROJECT	PROPOSED # DB UNITS	PROPOSED DB PROJECT
SQFT - SEE CALC. BELOW	BASE PROJECT AREA / AVG. UNIT SIZE	BASE UNITS / MAX. RESIDENTIAL DENSITY	VLI = VERY LOW INCOME < 50% AMI	% VLI X BASE # UNITS			% BONUS X BASE # UNITS	% BONUS X BASE # UNITS (ROUNDED UP)	% BONUS X BASE # UNITS (ROUNDED UP)		
25,504 SF	773 SF	33	11%	3.63	4	35%	11.50	12	45	11	44

RESIDENTIAL FLOOR AREA

	BASE PROJECT	DENSITY BONUS	PROPOSED PROJECT
LEVEL 5		8,532 SF	8,532 SF
LEVEL 4	8,532 SF		8,532 SF
LEVEL 3	8,532 SF		8,532 SF
LEVEL 2	7,823 SF		7,823 SF
LEVEL 1	617 SF		1,538 SF
TOTAL	25,504 SF		34,957 SF

UNITS

	BASE PROJECT	DENSITY BONUS	PROPOSED PROJECTS
LEVEL 5		+11	11
LEVEL 4	11		11
LEVEL 3	11		11
LEVEL 2	11		11
LEVEL 1	0		0
TOTAL	33	+11	44

OPEN SPACE

	BASE PROJECT	PROPOSED PROJECTS
DWELLING UNITS #	33	44
REQUIRED OPEN SPACE PER UNIT	40 SF	40 SF
PRIVATE OPEN SPACE PROVIDED	192 SF (@ 3 UNITS, 120 SF TOWARDS REQUIREMENT)	256 SF (@ 4 UNITS, 160 SF TOWARDS REQUIREMENT)
COMMON OPEN SPACE PROVIDED	1,210 + 544 = 1,754 SF	1,210 + 544 = 1,754 SF
TOTAL OPEN SPACE REQUIRED	33 x 40 SF = 1,320 SF	44 x 40 SF = 1,760 SF
TOTAL PROVIDED	120 SF + 1,754 SF = 1,874 SF	160 SF + 1,754 SF = 1,914 SF

PARKING

	BASE PROJECT	PROPOSED PROJECTS
RESIDENTIAL SPACES REQUIRED	0	0
COMMERCIAL SPACES REQUIRED	2 x (3,561+1,624+499) / 1000 sqft = 12	2 x (6,835+1,624+499) / 1000 sqft = 17.9
TOTAL REQUIRED	12	18
TOTAL PROVIDED	12	0 (CONCESSION)

BIKE PARKING

	BASE PROJECT	PROPOSED PROJECTS
RESIDENTIAL SPACES REQUIRED - LONG TERM	51 BEDROOMS / 3 = 17	68 BEDROOMS / 3 = 22.7
RESIDENTIAL SPACES PROVIDED - LONG TERM	24	44
RESIDENTIAL SPACES REQUIRED - SHORT TERM	2	2
RESIDENTIAL SPACES PROVIDED - (E)SHORT TERM	2	2
COMMERCIAL SPACES REQUIRED	(3,561+1,624+499) / 2000 sqft = 3	(6,835+1,624+499) / 2000 sqft = 4.5
COMMERCIAL SPACES PROVIDED - (E)SHORT TERM	6	6

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WAIVERS

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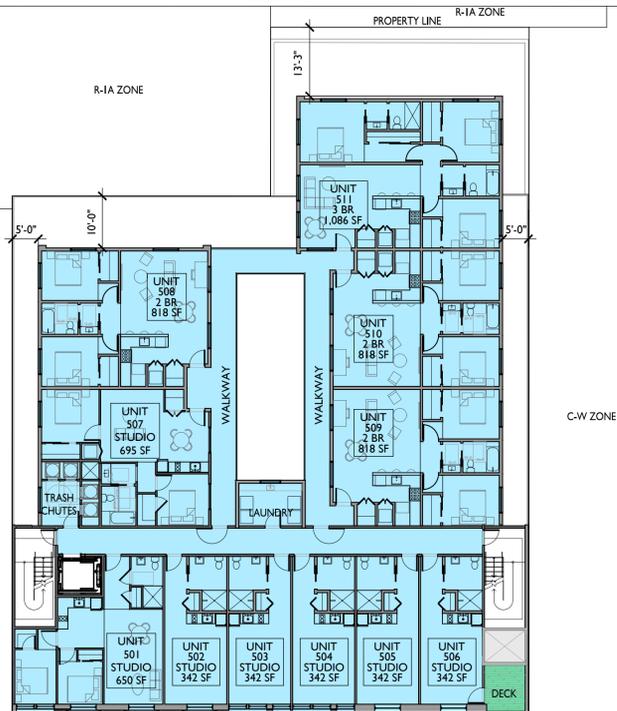
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DENSITY BONUS DIAGRAMS

A0.3

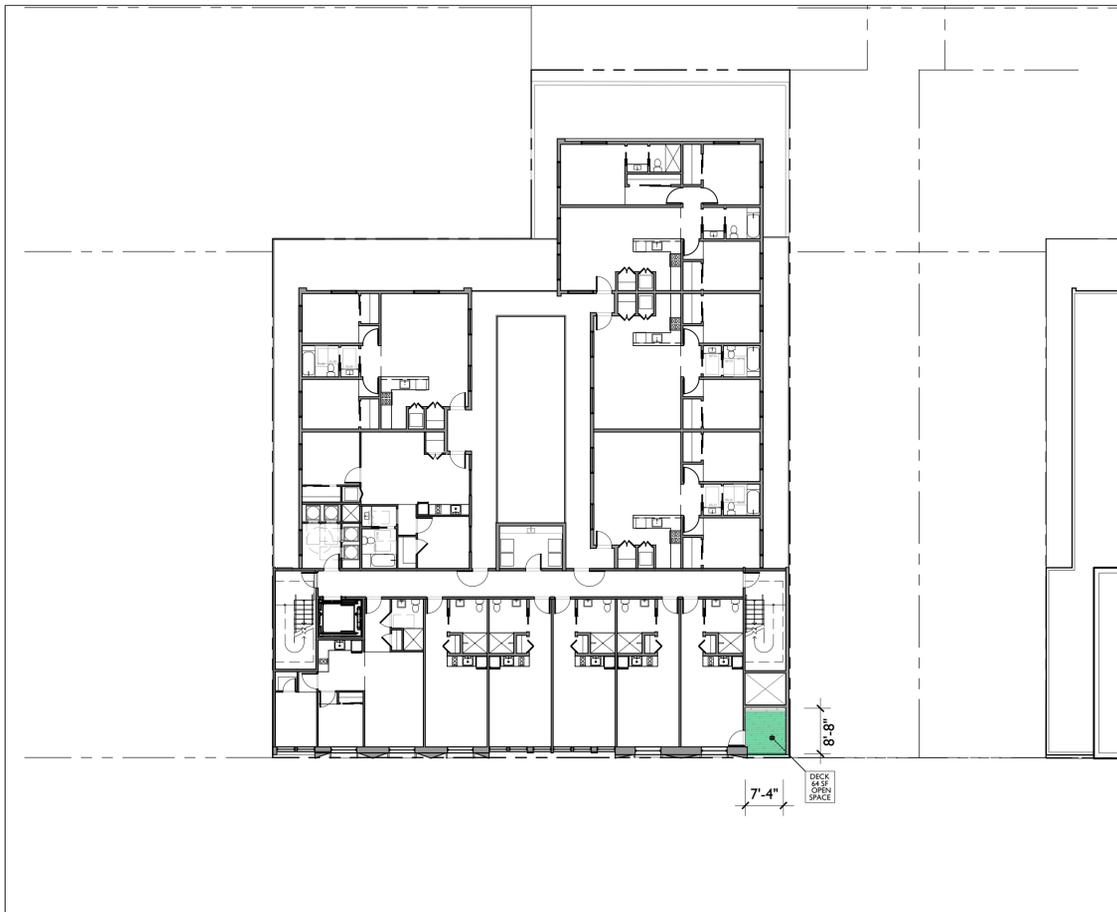


SAN PABLO AVENUE



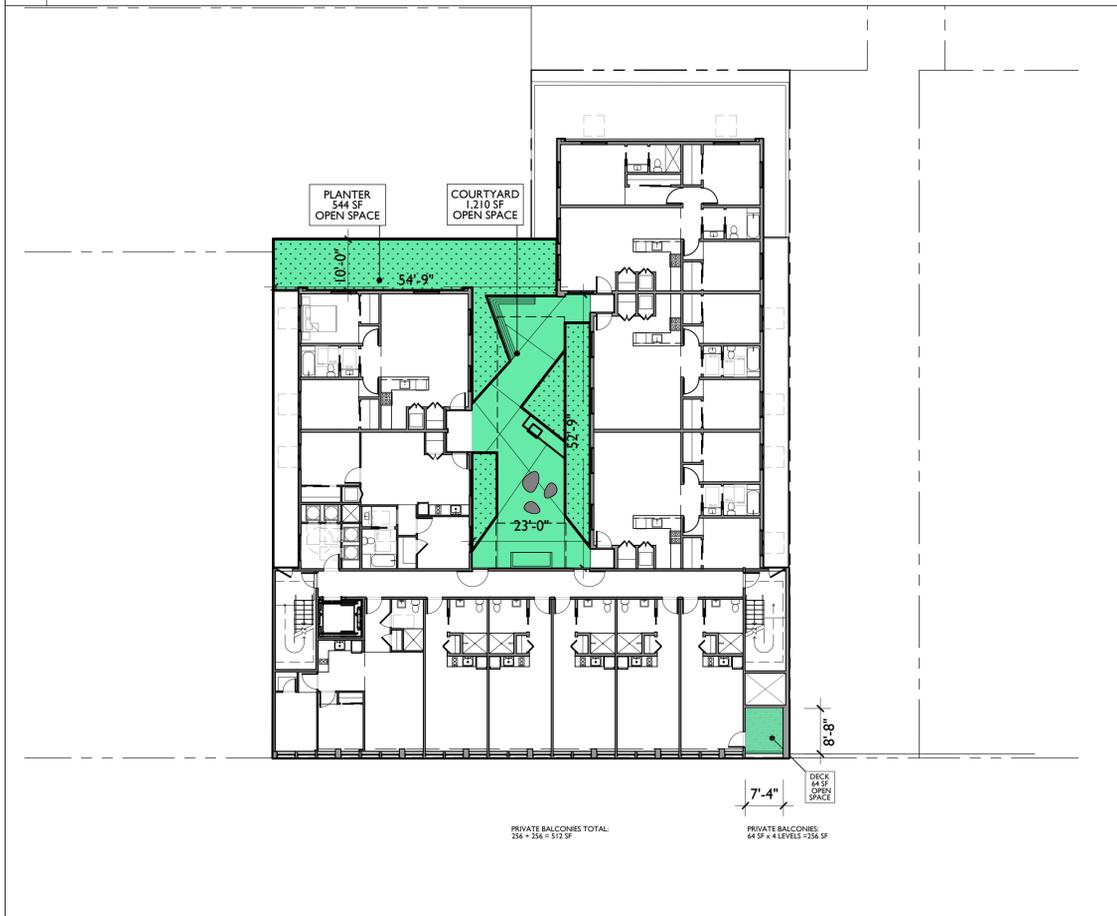
SCALE
1/16" = 1'-0"

1 | PROPOSED PROJECT - FIFTH FLOOR PLAN



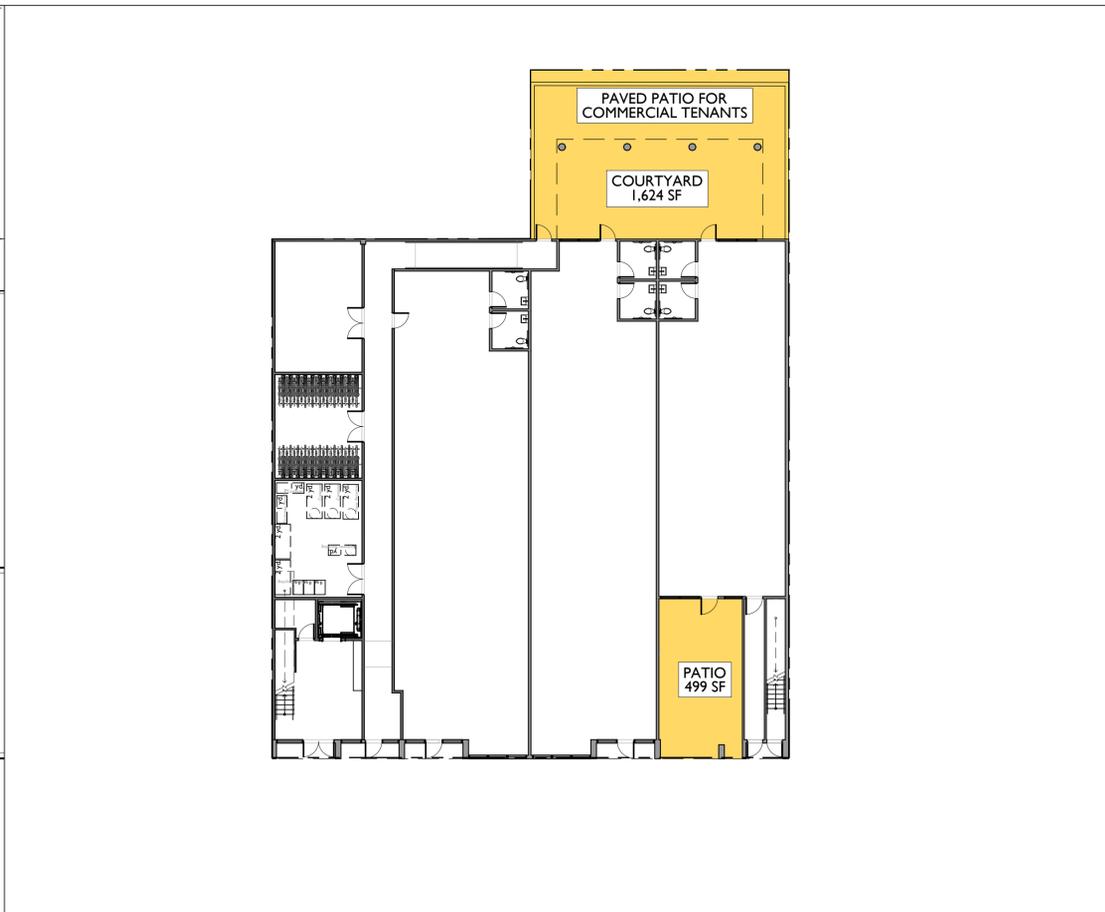
4 THIRD, FOURTH & FIFTH FLOOR PLAN

SCALE
1/16" = 1'-0"



3 SECOND FLOOR PLAN

SCALE
1/16" = 1'-0"



2 FIRST FLOOR PLAN

SCALE
1/16" = 1'-0"



1 ROOF AND SITE PLAN

SCALE
1/16" = 1'-0"

KEY

- LOT COVERAGE
- OPEN SPACE
- COMMERCIAL OPEN SPACE

SHEET NOTES

1. THE TOTAL ROOF TOP STRUCTURE AREA WILL NOT EXCEED 15% OF THE AVERAGE FLOOR AREA OF ALL OF THE BUILDING'S FLOORS:
(44,132 / 5) X 15% = 1,324 SF
2. THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.
3. THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019. BUILDING DESIGN WILL INCORPORATE ALL-ELECTRIC SYSTEMS UNLESS AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IS GRANTED.
4. PER BMC 19.36.040 SUBCHAPTER 5 (b)1, PROPOSED BUILDING IS TO HAVE A SOLAR ZONE WITH SOLAR PV SYSTEM INSTALLED, TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA:
10,749 X 15% = 1,613 SF

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1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112



**MIXED USE
DEVELOPMENT**
1822 - 1828 SAN PABLO AVE
BERKELEY, CA 94702

SET TYPE AND DATE

NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22
ZONING APPLICATION RE-SUBMITTAL 03	7/7/22
ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

**LOT
COVERAGE &
OPEN SPACE
DIAGRAM**

A0.4



2 | PROPOSED STREET STRIP - EAST ELEVATION (SAN PABLO AVE)



1 | EXISTING STREET STRIP - EAST ELEVATION (SAN PABLO)

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ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

STREET STRIP

A0.5



2 | PROPOSED STREET STRIP - SOUTH ELEVATION (HEARST AVE)



1 | EXISTING STREET STRIP - SOUTH ELEVATION (HEARST AVE)

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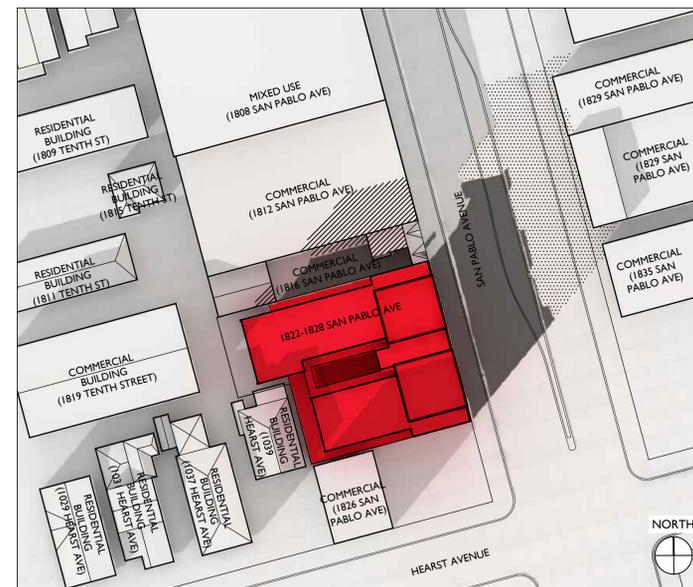
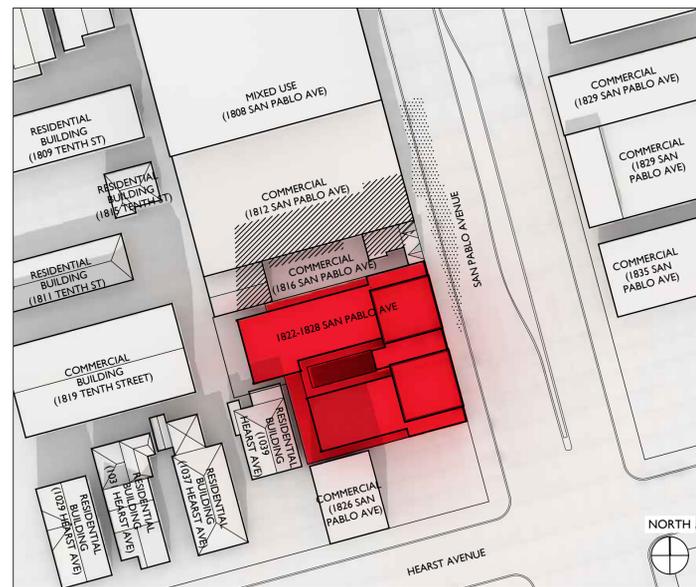
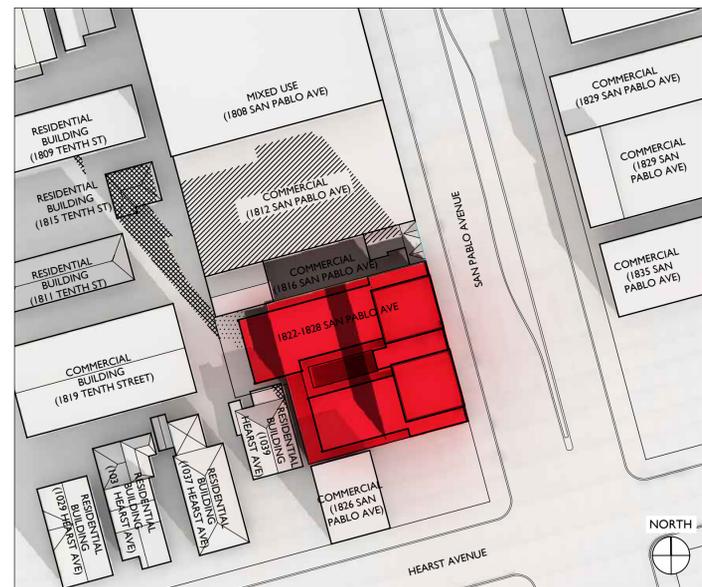
**MIXED USE
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 BERKELEY, CA 94702

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ZONING APPLICATION RE-SUBMITTAL 03	7/7/22
ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

STREET STRIP

A0.6



DECEMBER 21TH 2 HR AFTER SUNRISE (9:21 AM PST)

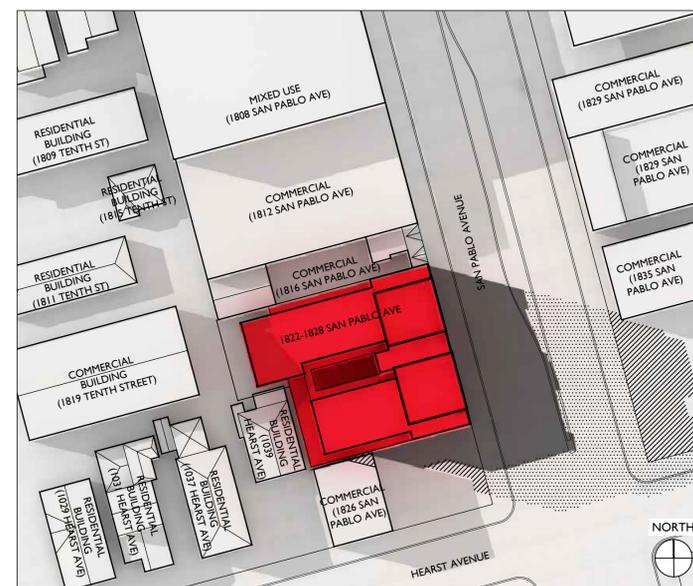
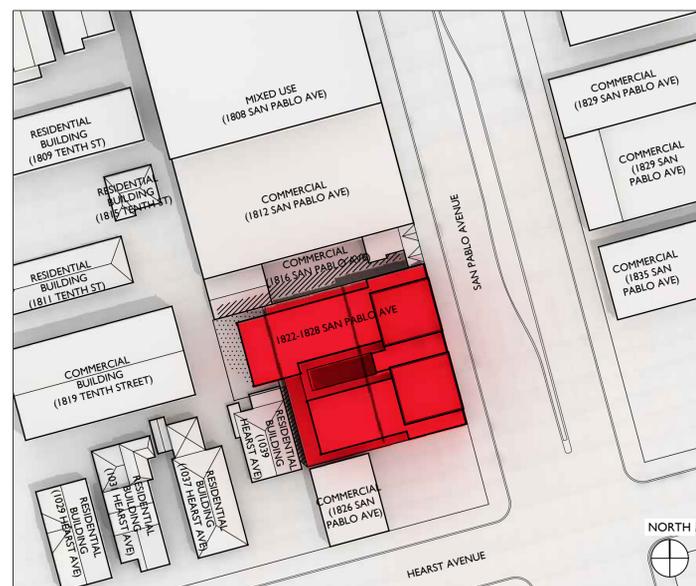
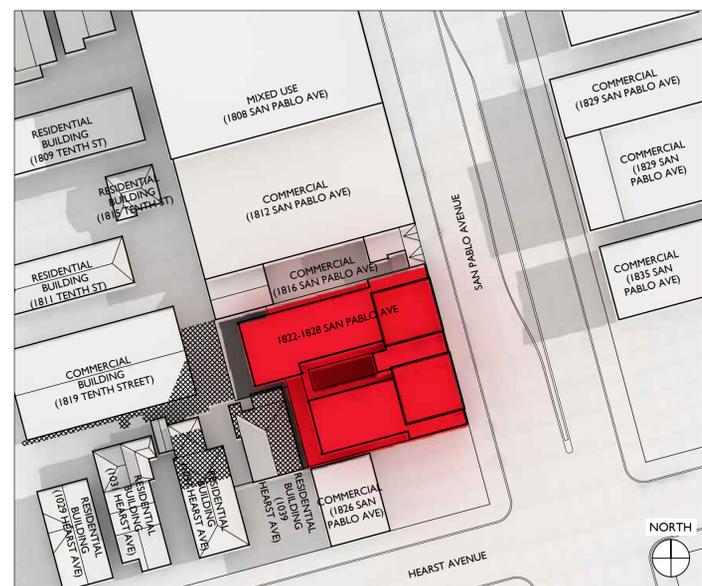
DECEMBER 21TH NOON (12:00 PM PST)

DECEMBER 21TH 2 HR BEFORE SUNSET (2:54 PM PST)

LEGEND - SITE PLAN

- (E) SHADOWS CAST BY (E) ADJACENT BUILDINGS
- (E) SHADOWS CAST BY 1822-1828 SAN PABLO (PROJECT SITE)
- (N) SHADOW CREATED BY PROPOSED DEVELOPMENT
- (N) SHADOW CREATED ON ADJACENT COMMERCIAL PROPERTIES BY PROPOSED DEVELOPMENT
- (N) SHADOW CREATED ON ADJACENT RESIDENTIAL PROPERTIES BY PROPOSED DEVELOPMENT

2 WINTER SOLSTICE



JUNE 20TH 2 HR AFTER SUNRISE (7:47 AM PDT)

JUNE 20TH NOON (12:00 PM PDT)

JUNE 20TH 2 HR BEFORE SUNSET (6:34 PM PDT)

1 SUMMER SOLSTICE

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 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

SET TYPE AND DATE

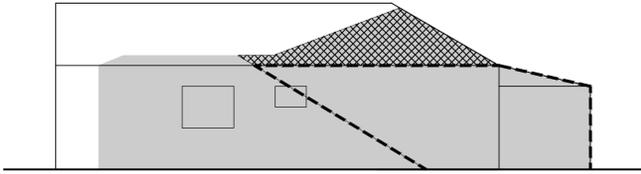
NAME	DATE
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ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

SHADOW
 STUDY

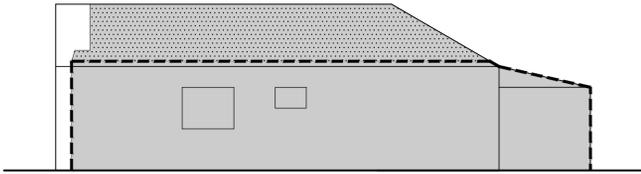
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LEGEND - ELEVATIONS

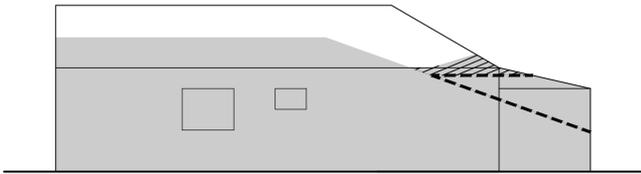
- (N) SHADOW CAST BY PROPOSED DEVELOPMENT JUNE 20TH 2 HOURS AFTER SUNRISE
- (N) SHADOWS CAST BY PROPOSED DEVELOPMENT OCTOBER 8TH 2 HOURS AFTER SUNRISE
- (N) SHADOWS CAST BY PROPOSED DEVELOPMENT DECEMBER 21ST 2 HOURS AFTER SUNRISE
- (E) SHADOWS CAST BY 1822-1828 SAN PABLO (PROJECT SITE) & ADJACENT BUILDINGS
- OUTLINE OF SHADOW CREATED BY PROPOSED DEVELOPMENT
- OUTLINE OF SHADOW CREATED BY (E) 1822-1828 SAN PABLO



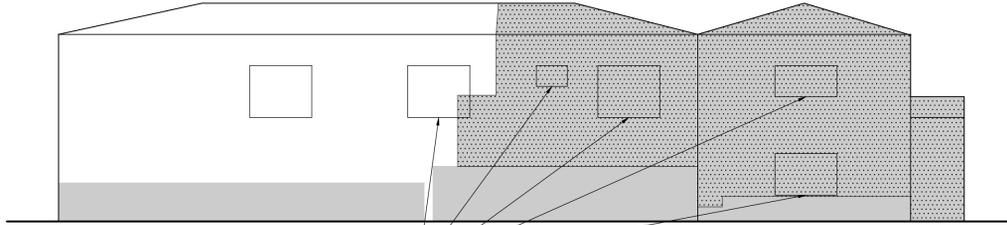
1039 HEARST AVE
OCTOBER 8TH 2 HOURS AFTER SUNRISE



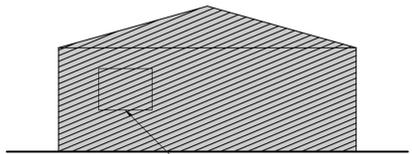
1039 HEARST AVE
JUNE 20TH 2 HOURS AFTER SUNRISE



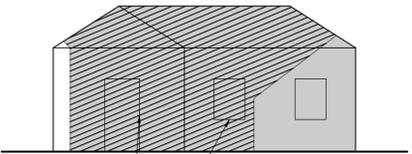
1039 HEARST AVE
DECEMBER 21ST 2 HOURS AFTER SUNRISE



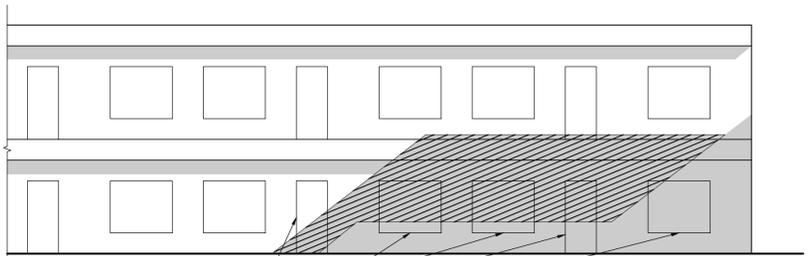
1037 HEARST AVE



1811 TENTH ST



1815 TENTH ST

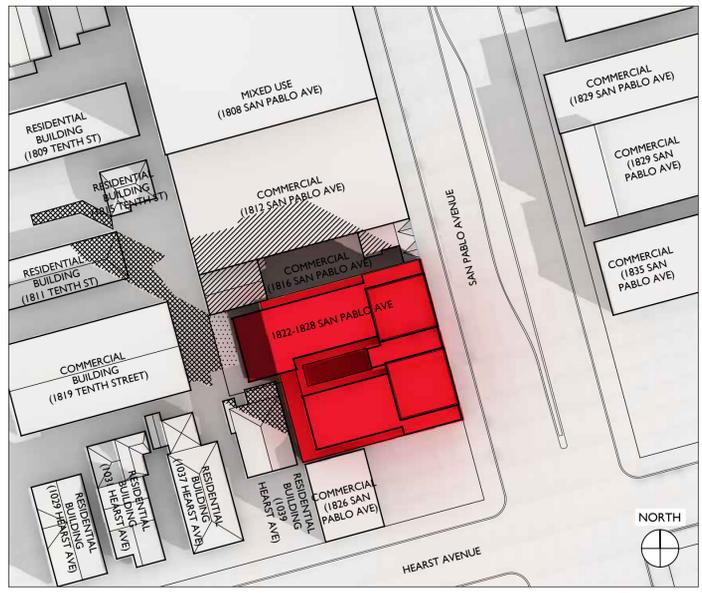


1809 TENTH ST

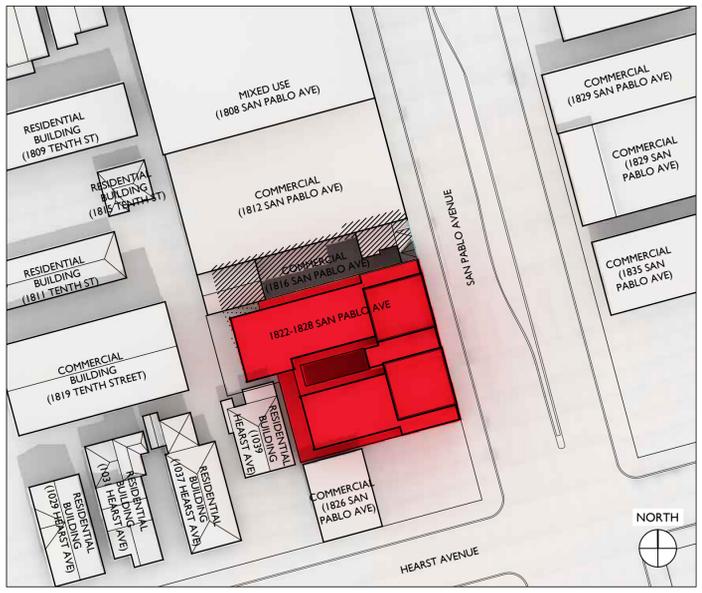
2 NEIGHBOR ELEVATIONS

LEGEND - SITE PLAN

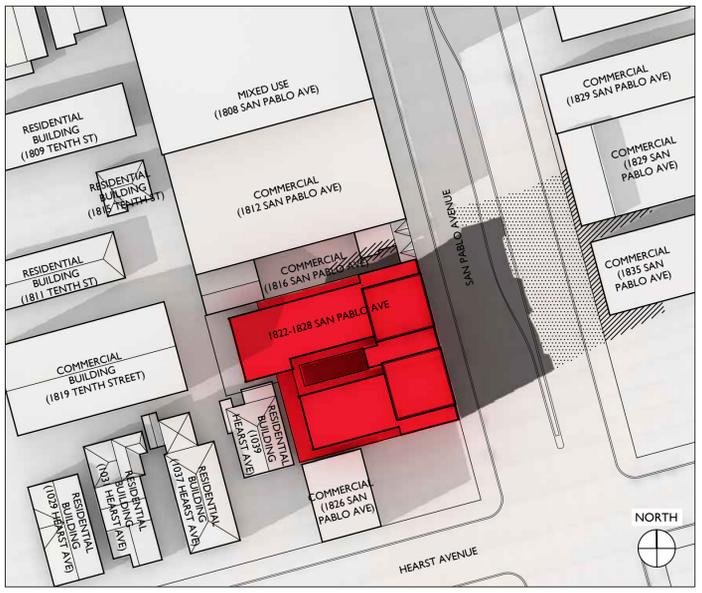
- (E) SHADOWS CAST BY (E) ADJACENT BUILDINGS
- (E) SHADOWS CAST BY 1822-1828 SAN PABLO (PROJECT SITE)
- (N) SHADOW CREATED BY PROPOSED DEVELOPMENT
- (N) SHADOW CREATED ON ADJACENT COMMERCIAL PROPERTIES BY PROPOSED DEVELOPMENT
- (N) SHADOW CREATED ON ADJACENT RESIDENTIAL PROPERTIES BY PROPOSED DEVELOPMENT



OCTOBER 8TH 2 HR AFTER SUNRISE (9:11 AM PDT)



OCTOBER 8TH NOON (12:00 PM PDT)



OCTOBER 8TH 2 HR BEFORE SUNSET (4:41 PM PDT)

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DESIGN REVIEW	10/06/22	

SHADOW
STUDY

A0.8

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ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

RENDERINGS

A0.9



2 RESIDENTIAL ENTRANCE RENDERING



1 RENDERING FROM NORTH

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NOT FOR CONSTRUCTION

form/work
2585 UNIVERSITY AVE.
SAN DIEGO, CA 92104
TEL: 619.269.4423
LANDSCAPE ARCHITECTURE

MIXED USE DEVELOPMENT
1822 - 1828 SAN PABLO AVE
BERKELEY, CA 94702

SET TYPE AND DATE	
NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	03/22/22
DESIGN REVIEW RESUBMITTAL	10/3/22

CONCEPTUAL LANDSCAPE PLAN

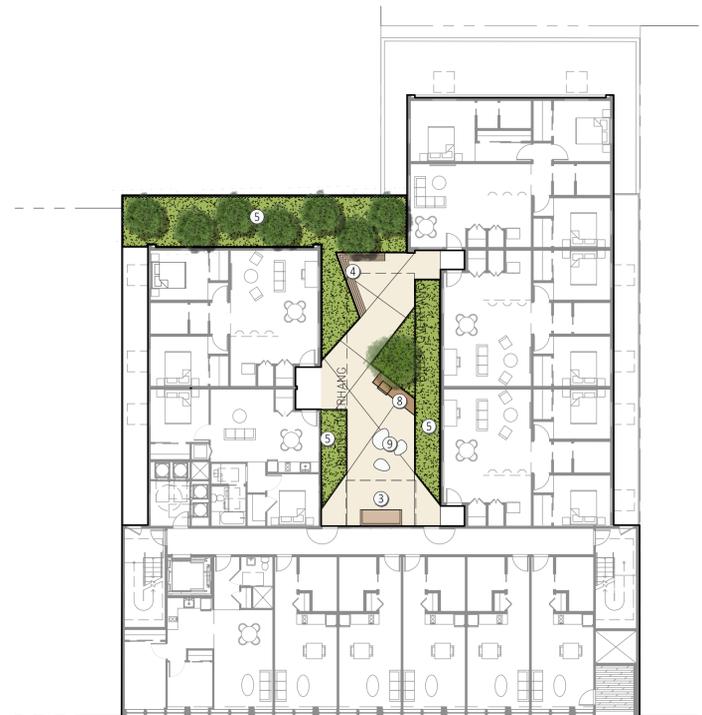
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SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	NATIVE/WILDLIFE PLANT.
STREET LEVEL ACCENT TREES (SUCH AS):				
	ROBINIA P. 'PURPLE ROBE' (PURPLE ROBE LOCUST)	24" BOX	LOW	
	CERCIS CANADENSIS (EASTERN REDBUD)	24" BOX	MOD	
	UMBELLULARIA CALIFORNICA (CALIFORNIA BAY)	24" BOX	MOD	YES
PODIUM COURTYARD TREES (SUCH AS):				
	CERCIS OCCIDENTALIS (WESTERN REDBUD)	24" BOX	V. LOW	YES
	MYRICA CALIFORNICA (PACIFIC WAX MYRTLE)	24" BOX	MOD	YES
PERIMETER TREES @ PODIUM (SUCH AS):				
	PRUNUS ILICIFOLIA SSP. LYONII (CATALINA CHERRY)	24" BOX	LOW	YES
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)	24" BOX	LOW	YES
DROUGHT-TOLERANT PLANTING (SUCH AS):				
	CAREX PANSA (DUNE SEDGE)	1 GAL	MOD	YES
	ADIANTUM ALEUTICUM (WESTERN MAIDENHAIR FERN)	1 GAL	HIGH	YES
	JUNCUS PATENS (CALIFORNIA GREY RUSH)	1 GAL	LOW	YES
	CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)	1 GAL	LOW	YES
	RHAMNUS C. 'EVE CASE' (DW F COFFEEBERRY)	5 GAL	LOW	YES
	RHAMNUS C. 'LITTLE SUR' (DW F COFFEEBERRY)	5 GAL	LOW	YES
	FESTUCA CALIFORNICA (CALIFORNIA FESCUE)	1 GAL	LOW	YES
	MUHLENBERGIA RIGENS (DEER GRASS)	1 GAL	LOW	YES
	DIANELLA TASMANICA (FLAX LILY)	1 GAL	MOD	
	SISYRINCHIUM BELLUM (CALIFORNIAN BLUE-EYED GRASS)	1 GAL	V. LOW	YES
	HEUCHERA SPP. (CORAL BELLS)	1 GAL	MOD	YES
	ASPIDISTRA ELATIOR (CAST-IRON PLANT)	1 GAL	LOW	
	POLYSTICHUM MUNITUM (WESTERN SWORD FERN)	1 GAL	MOD	YES
	LOMANDRA CONFERTIFOLIA 'LITTLE CON' (SMALL MAT RUSH)	1 GAL	LOW	
	POLYSTICHUM CALIFORNICUM (CALIFORNIA SWORD FERN)	1 GAL	MOD	YES
	GREVILLEA 'NOELLI' (NOEL'S GREVILLEA)	5 GAL	LOW	
	WESTRINGIA FRUITICOSA (COAST ROSEMARY)	1 GAL	LOW	
	IRIS DOUGLASSIANA (DOUGLAS IRIS)	1 GAL	LOW	YES
VINES (SUCH AS):				
	LONICERA CILIOSA (ORANGE HONEYSUCKLE)	1 GAL	MOD	YES
	CLEMATIS LASIANTHA (CHAPARRAL CLEMATIS)	1 GAL	LOW	YES

D CANDIDATE PLANT LEGEND

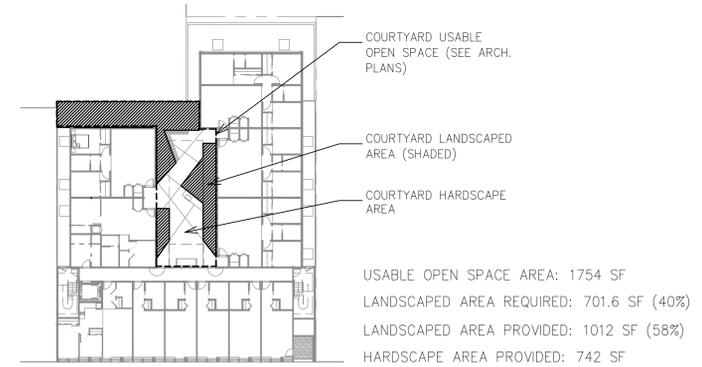


E DESIGN IMAGERY

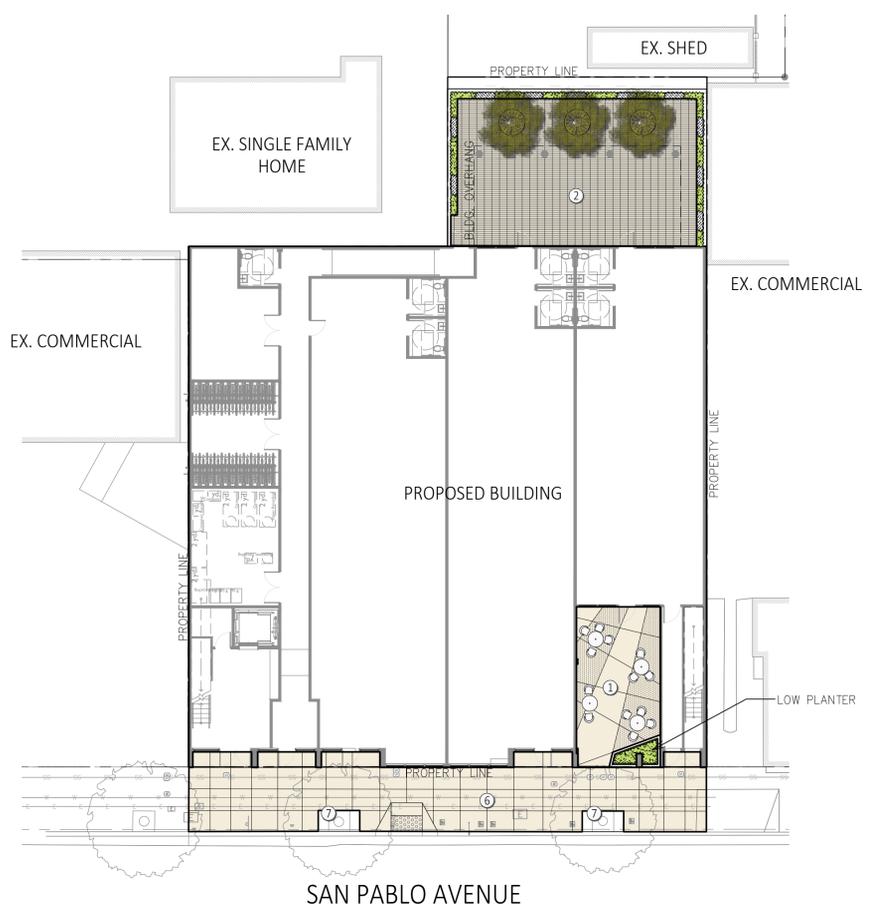


B CONCEPTUAL LANDSCAPE PLAN: PODIUM COURTYARD
1/16"=1'-0" NORTH

- LANDSCAPE ELEMENTS LEGEND**
- ① INSIDE COURTYARD WITH COLORED CONCRETE PAVING, SEATING AND LOW PLANTER.
 - ② COURTYARD WITH PERMEABLE LINEAR UNIT PAVERS, NEW TREE GRATES AND VINE PLANTING AT THE PERIMETER.
 - ③ LOUNGE SEATING AREA.
 - ④ BUILT-IN SEATING.
 - ⑤ PLANTERS WITH WATER-WISE LANDSCAPING.
 - ⑥ NEW CONCRETE CITY SIDEWALK.
 - ⑦ EXISTING TREE TO REMAIN.
 - ⑧ BBQ COUNTER.
 - ⑨ SEATING AREA WITH SOMA STONE.



C LANDSCAPE CALCULATION DIAGRAM: PODIUM COURTYARD
1/32"=1'-0" NORTH



A CONCEPTUAL LANDSCAPE PLAN: STREET LEVEL
1/16"=1'-0" NORTH

WELO CALCULATIONS

IRRIGATION FIGURES
IRRIGATED AREA: 1012 SF
LOW WATER-USE AREAS (80%): 810 SF
MOD WATER-USE AREAS (20%): 202 SF

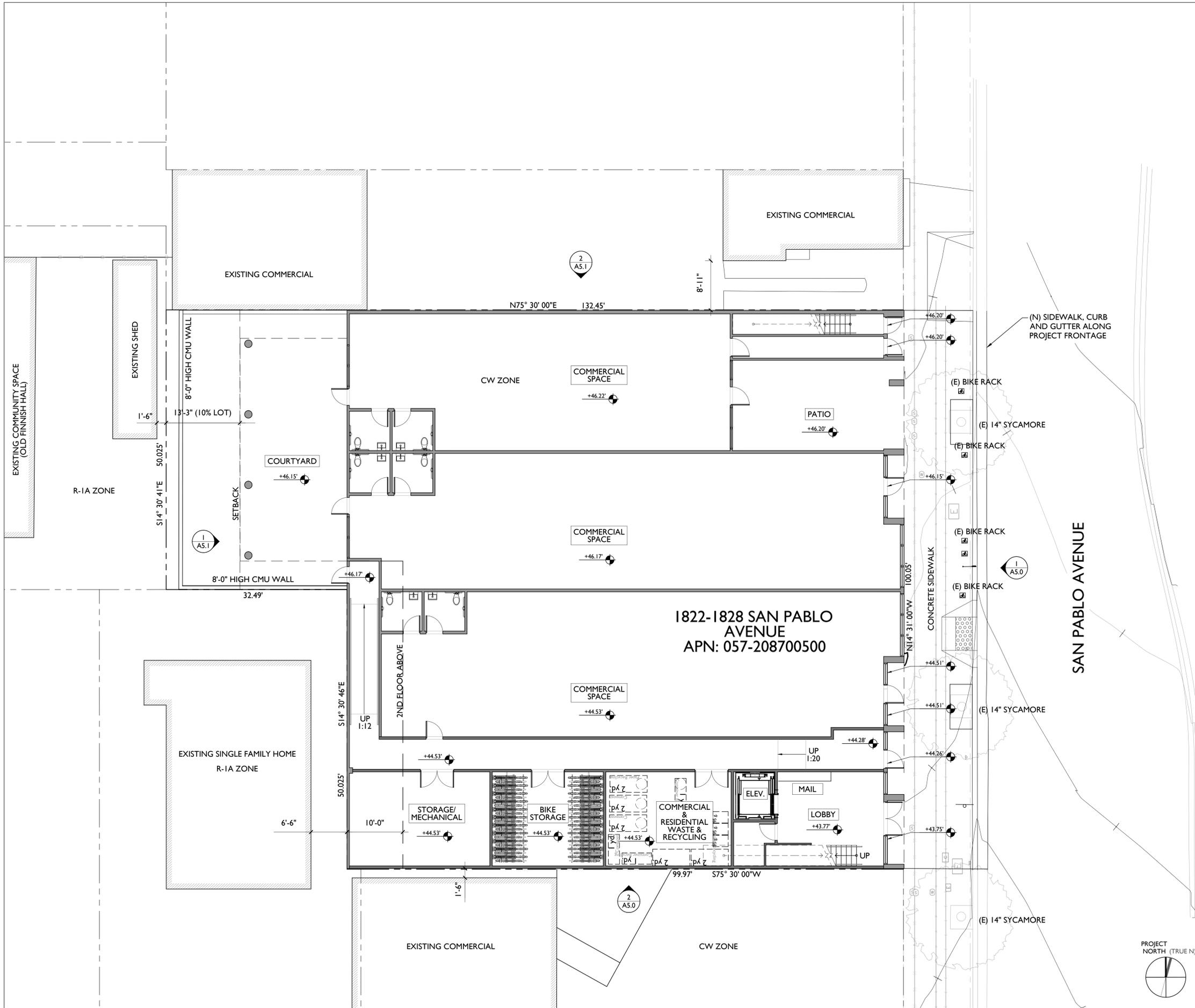
MAWA
 $(45.3)(0.62)(0.7 \times 1012 \text{ SF}) = 19896 \text{ GAL/YR}$

ETWU
 $(45.3)(0.62)(0.3 \times 810 \text{ SF})/0.9 = 7583 \text{ GAL/YR}$
 $(45.3)(0.62)(0.5 \times 202 \text{ SF})/0.9 = 3152 \text{ GAL/YR}$

TOTAL = 10735 GAL/YR

WELO REQUIREMENTS

1. COMPLY W/ ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST.
2. DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS > 10' WIDE.
 - 2.1. PRESSURE REGULATORS ARE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE COMPONENTS ARE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
 - 2.2. MANUAL SHUTOFF VALVES (SUCH AS GATE, BALL, OR BUTTERFLY VALVES) ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
 - 2.3. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQ'S SET IN THE ANSI STANDARD ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED MUST HAVE A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
 - 2.4. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR.
3. (4) YD³ COMPOST PER 1,000 SF LANDSCAPE AREA TO DEPTH OF 6". ALL OTHER LANDSCAPE AREAS EXCEPT TURF TO RECEIVE MIN 3" LAYER OF RECYCLED MULCH.
4. ANY PLANT SUBSTITUTION MUST MEET WUCOL LOW (PH<.3) STANDARD. NO INVASIVE SPECIES MAY BE USED. SEE CALIFORNIA INVASIVE PLANTS COUNCIL "DON'T PLANT A PEST" BROCHURE FOR SF BAY AREA.
5. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 YD³ PER 1,000 FT² TO A DEPTH OF 6" INTO THE LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST). THIS PROJECT WILL APPLY MIN 8.2 YD³ OF COMPOST.
6. A MIN 3" LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
7. TURF, HIGH WATER USE PLANTS, AND WATER FEATURES SHALL COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF SHALL NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1' VERTICAL ELEVATION CHANGE FOR EVERY 4' OR HORIZONTAL LENGTH. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION: PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION.

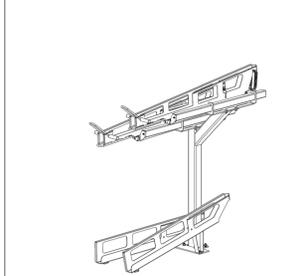


WELO CALCULATIONS

TOTAL LANDSCAPE AREA: 2,436 SF, 21%
 4 YD³ / 1000 SF LANDSCAPE
 9.7 YD³ COMPOST REQ'D

WELO REQUIREMENTS

- COMPLY W/ ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST
- DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS > 10' WIDE
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- INCORPORATE COMPOST AT A RATE OF AT LEAST 4 YD³ PER 1,000 FT² TO A DEPTH OF 6" INTO THE LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST). THIS PROJECT WILL APPLY MIN 8.2 YD³ OF COMPOST
- A MIN 3" LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED
- TURF, HIGH WATER USE PLANTS, AND WATER FEATURES SHALL COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF SHALL NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1" VERTICAL ELEVATION CHANGE FOR EVERY 4' OR HORIZONTAL LENGTH. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION: PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION



CAPACITY 4 Bikes per unit

MATERIALS Uprights: 4" 11g square tube
 Upright base: 1/4" plate
 Cantilevers: 11g plate
 Cantilever base: 1/4" plate
 Trays: 11g plate

FINISHES Galvanized
 An offer fabrication hot dipped galvanized finish is our standard option.
 Powder Coat
 Our powder coat finish ensures a high level of adhesion and durability by following these steps:
 1. Sandblast
 2. Epoxy primer electrostatically applied
 3. Final thick TGIC polyester powder coat

MOUNT OPTIONS Surface only
 Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

2 LONG-TERM BIKE PARKING

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SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
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ZONING APPLICATION RE-SUBMITTAL 04	9/1/22
DESIGN REVIEW	10/06/22

PROPOSED SITE PLAN

A1.0

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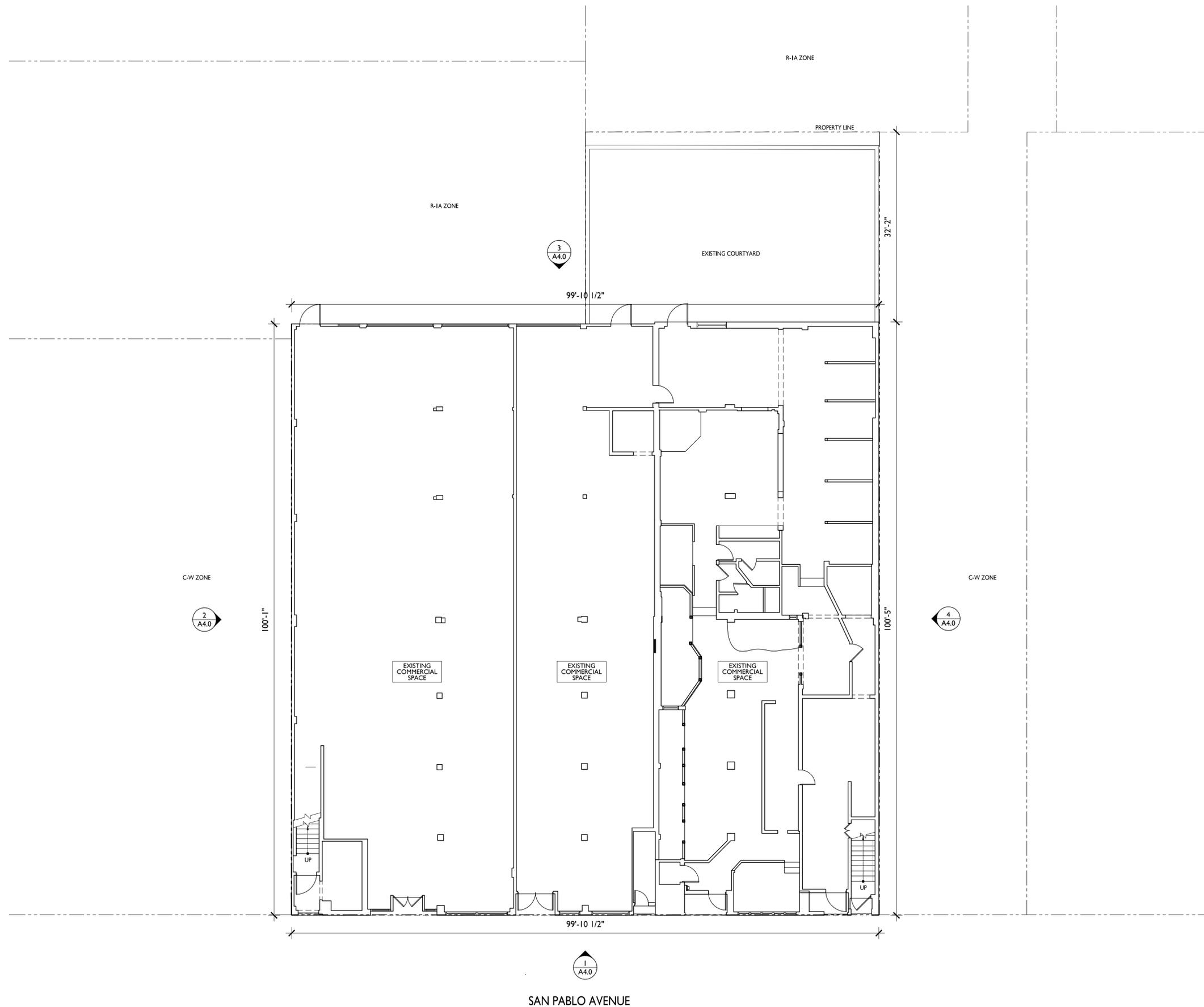
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EXISTING -
 FIRST FLOOR
 PLAN

A2.0



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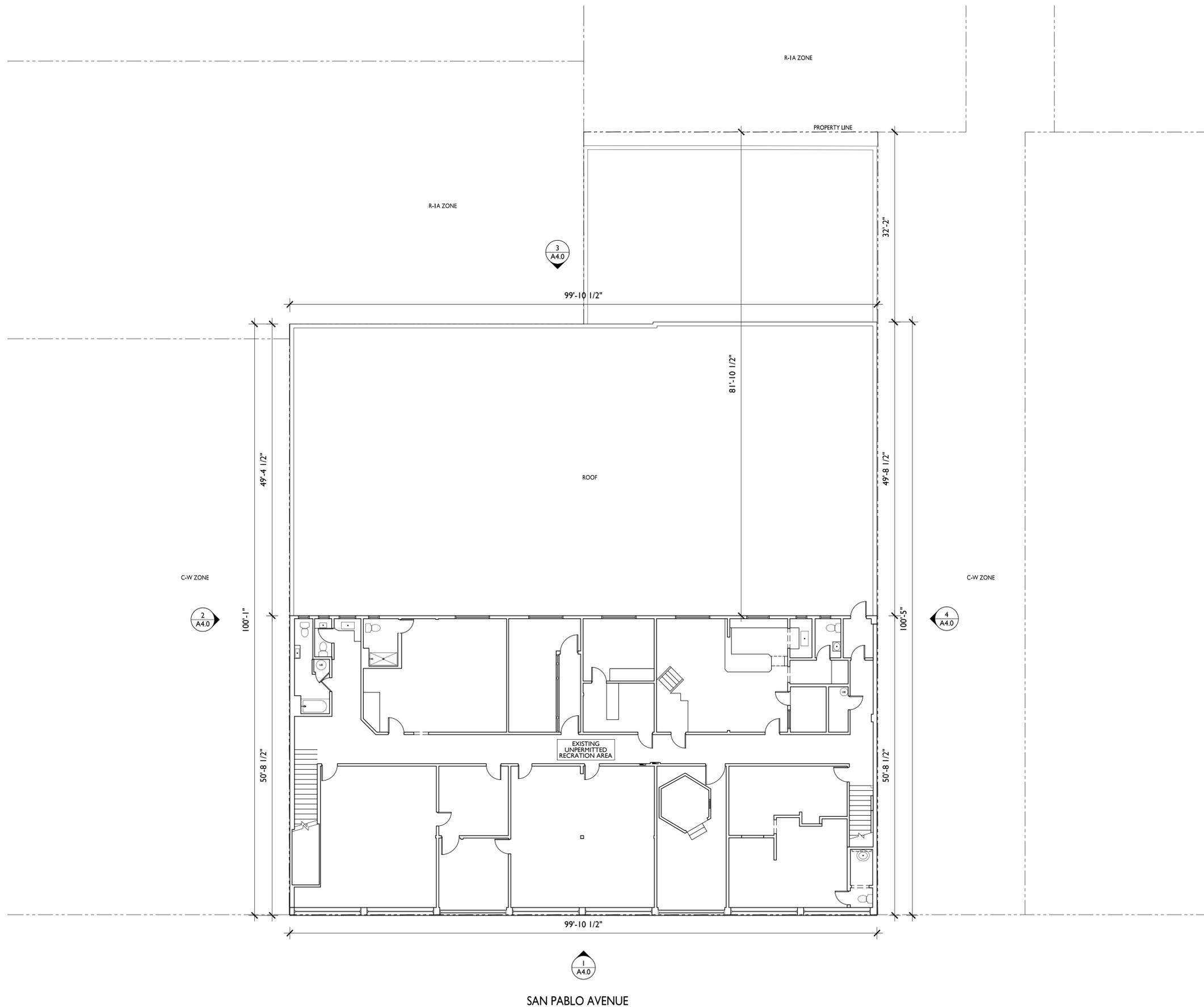
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EXISTING -
 SECOND
 FLOOR PLAN

A2.1



SCALE
 1/8" = 1'-0"

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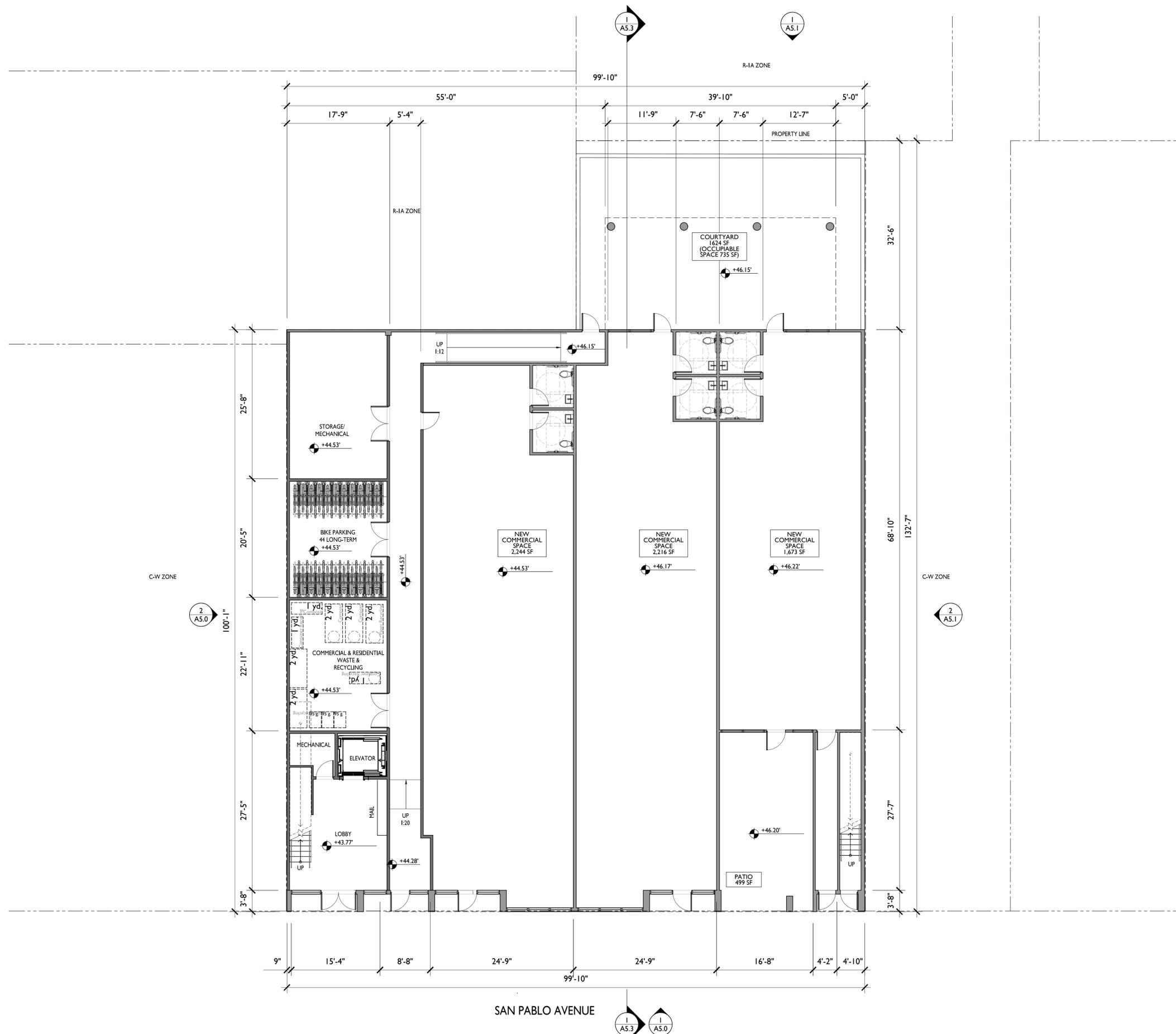


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**PROPOSED -
FIRST FLOOR
PLAN**



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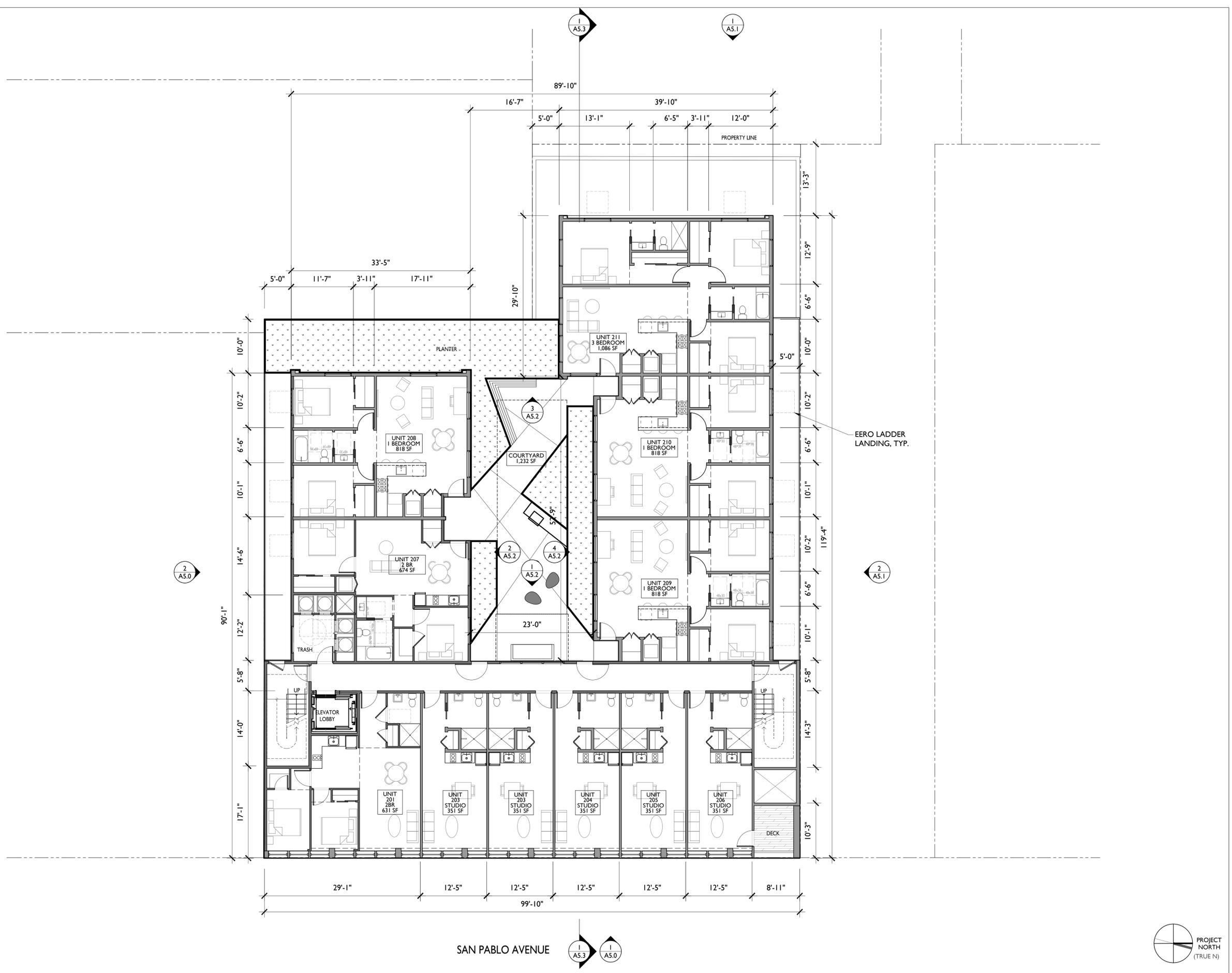


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PROPOSED -
 SECOND
 FLOOR PLAN

A3.1



I SECOND FLOOR PLAN

SCALE
 1/8" = 1'-0"

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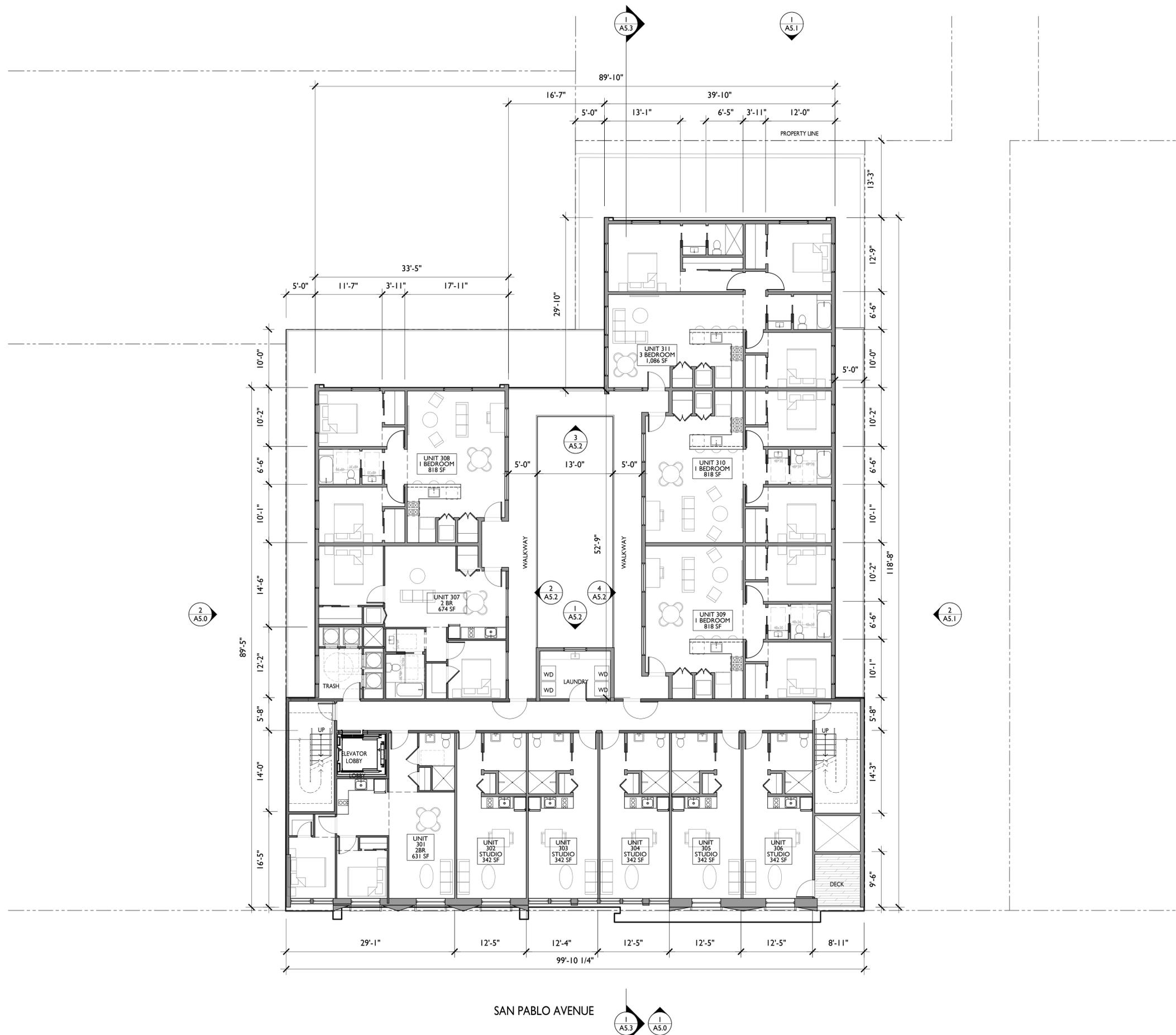
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DESIGN REVIEW	10/06/22

PROPOSED -
 THIRD FLOOR
 PLAN

A3.2



SAN PABLO AVENUE

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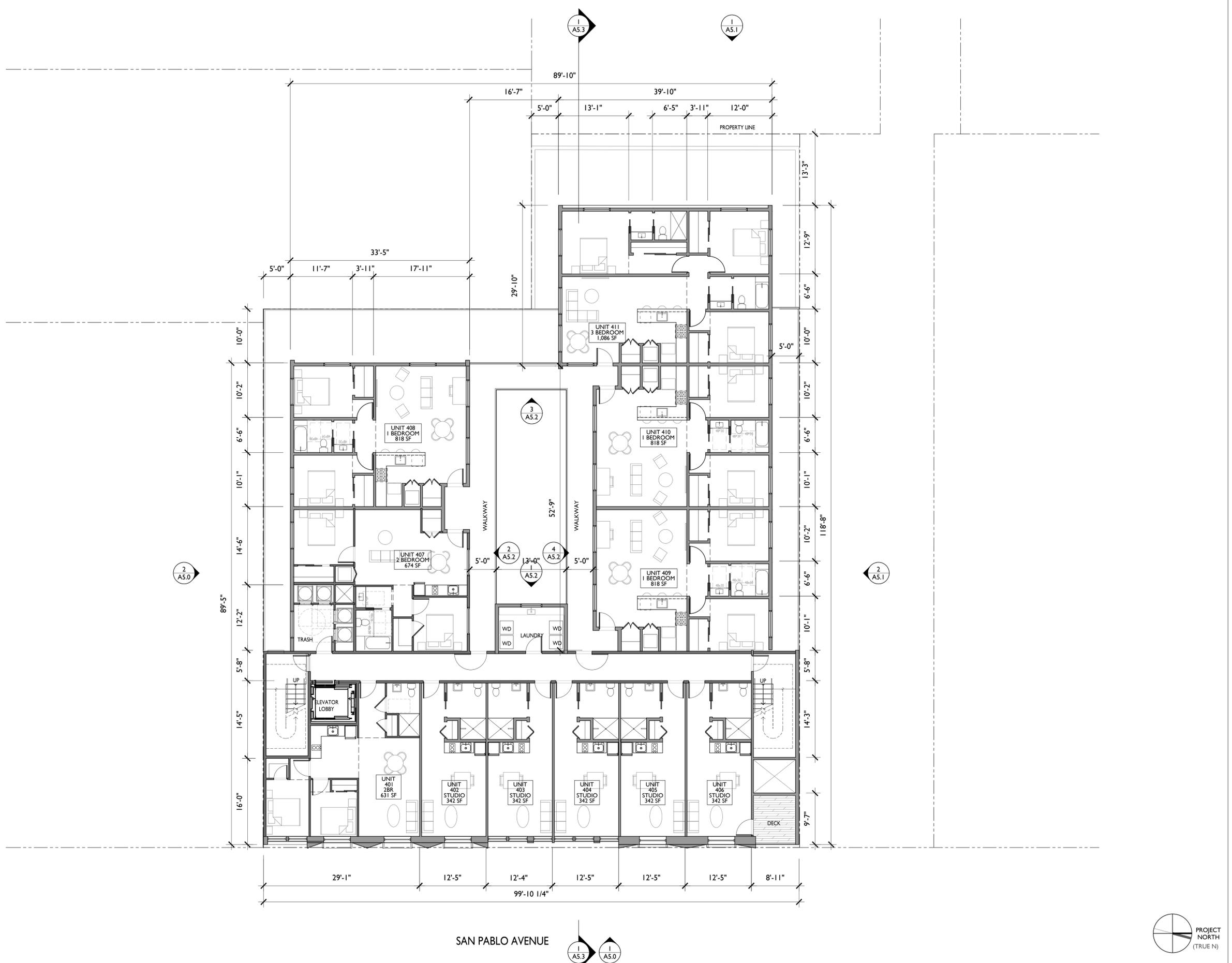


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PROPOSED -
 FOURTH
 FLOOR PLAN



SAN PABLO AVENUE



SCALE
 1/8" = 1'-0"

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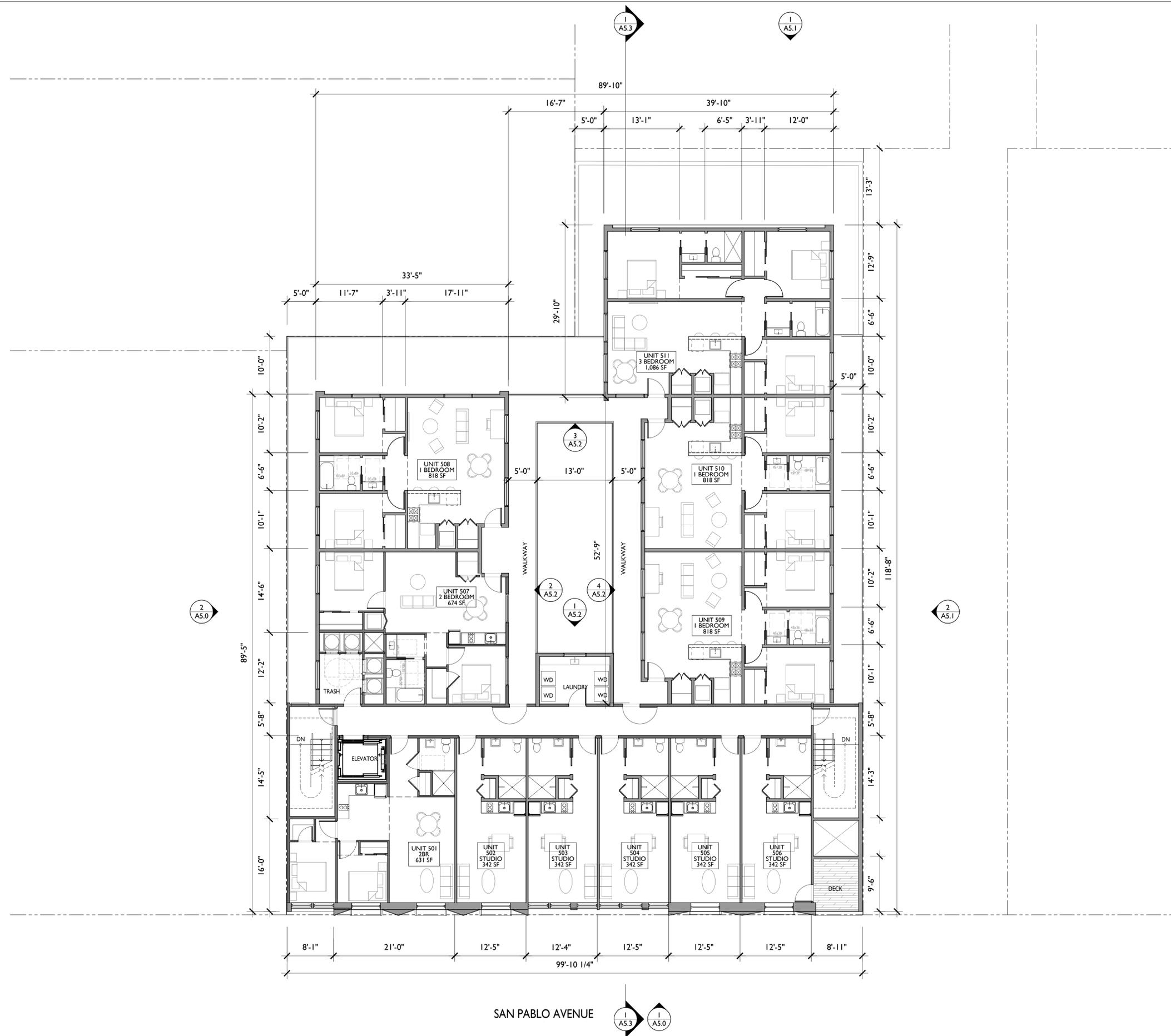
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PROPOSED -
 FIFTH FLOOR
 PLAN

A3.4



SAN PABLO AVENUE



SCALE
 1/8" = 1'-0"

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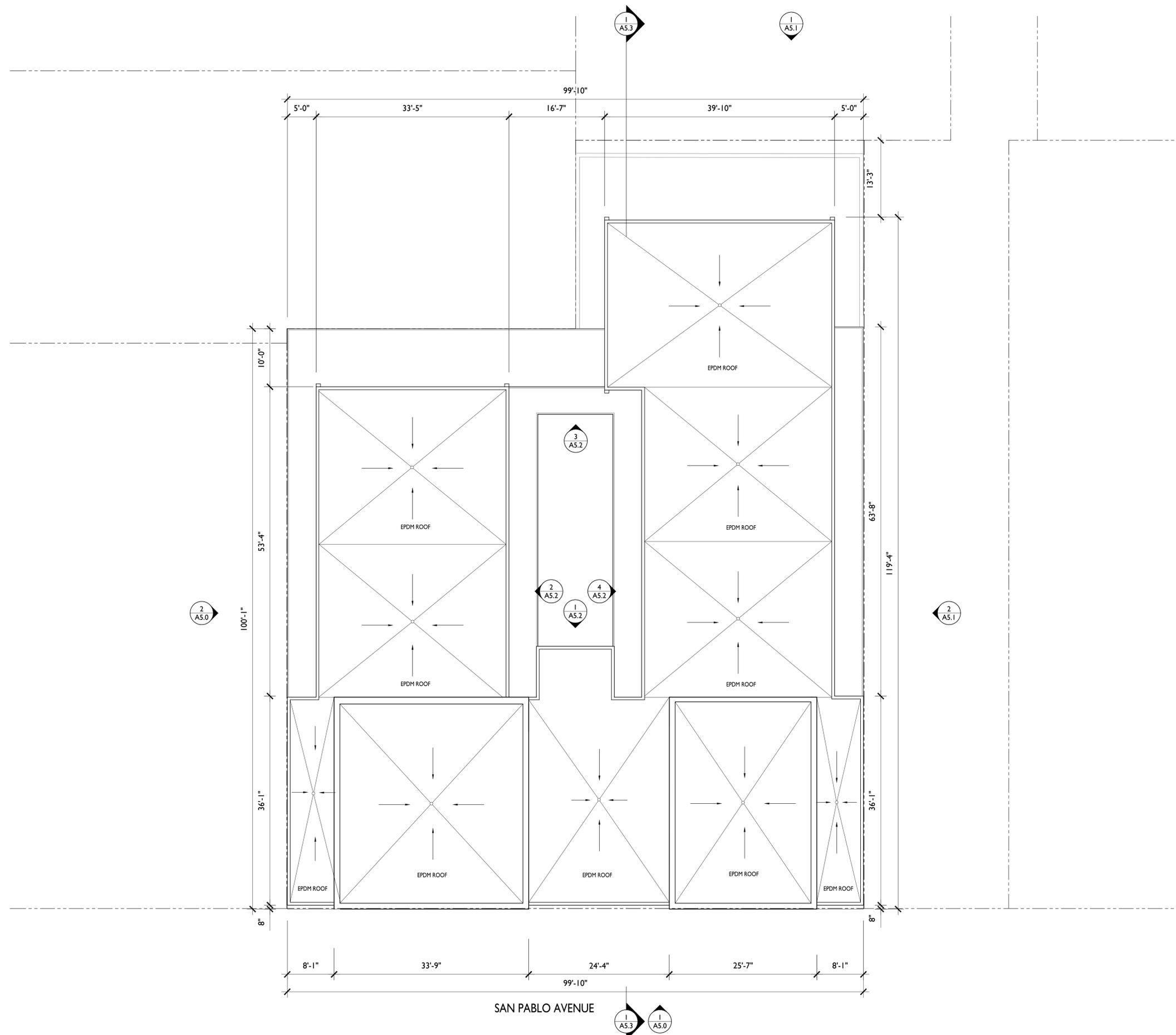
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PROPOSED -
 ROOF PLAN

A3.5



SCALE
 1/8" = 1'-0"

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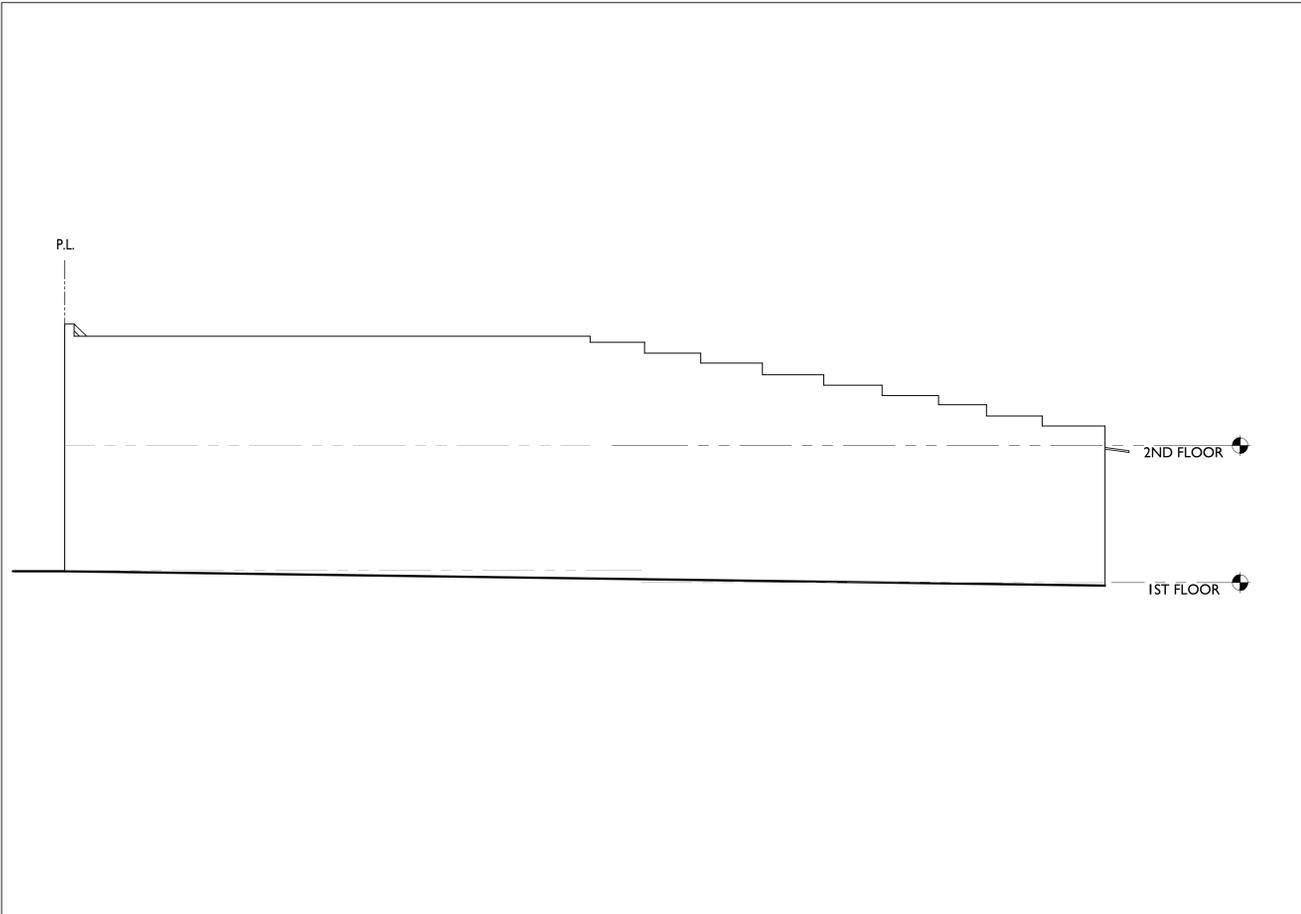
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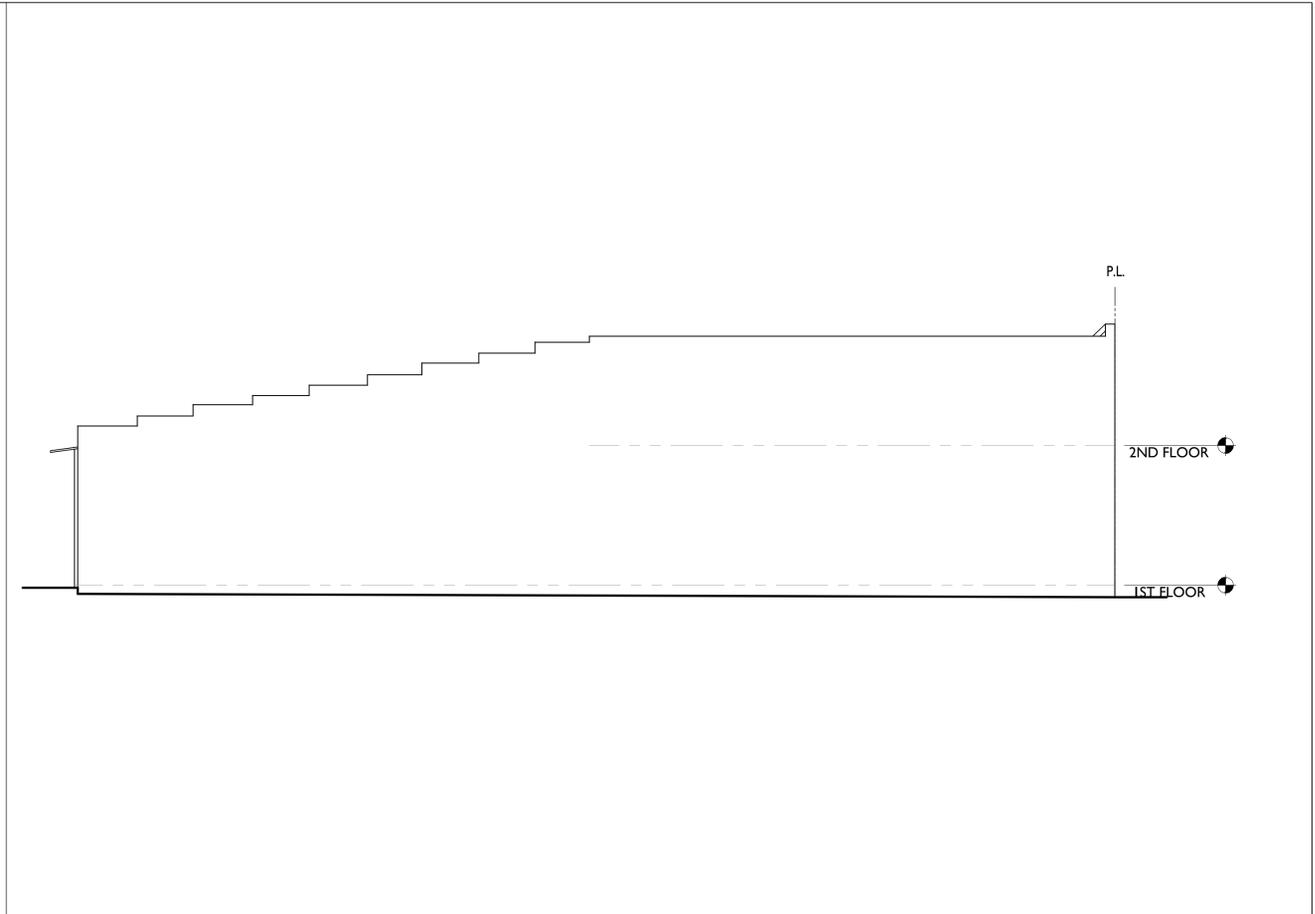
EXISTING -
 ELEVATIONS

A4.0



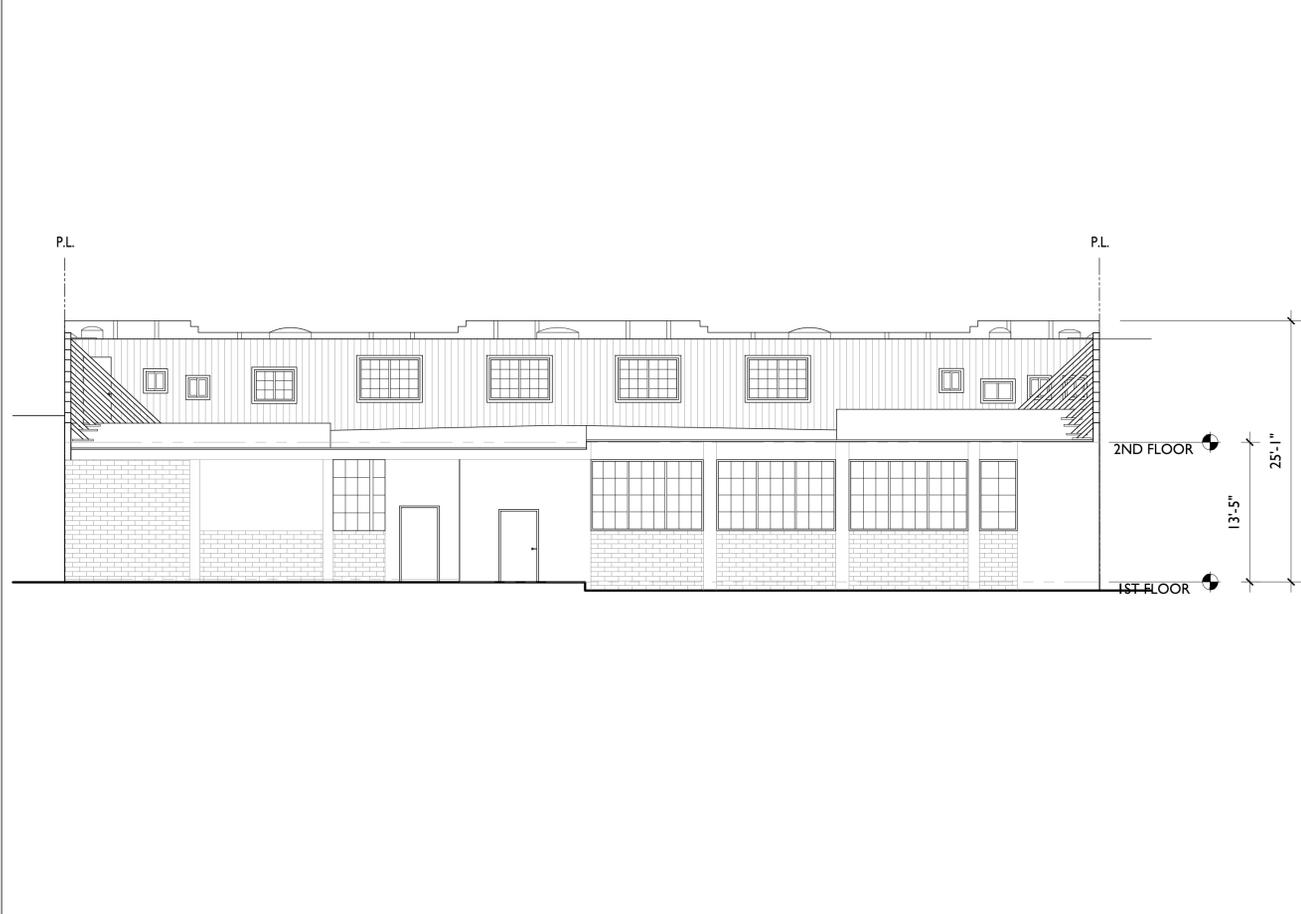
4 NORTH EXISTING ELEVATION

SCALE
 1/8" = 1'-0"



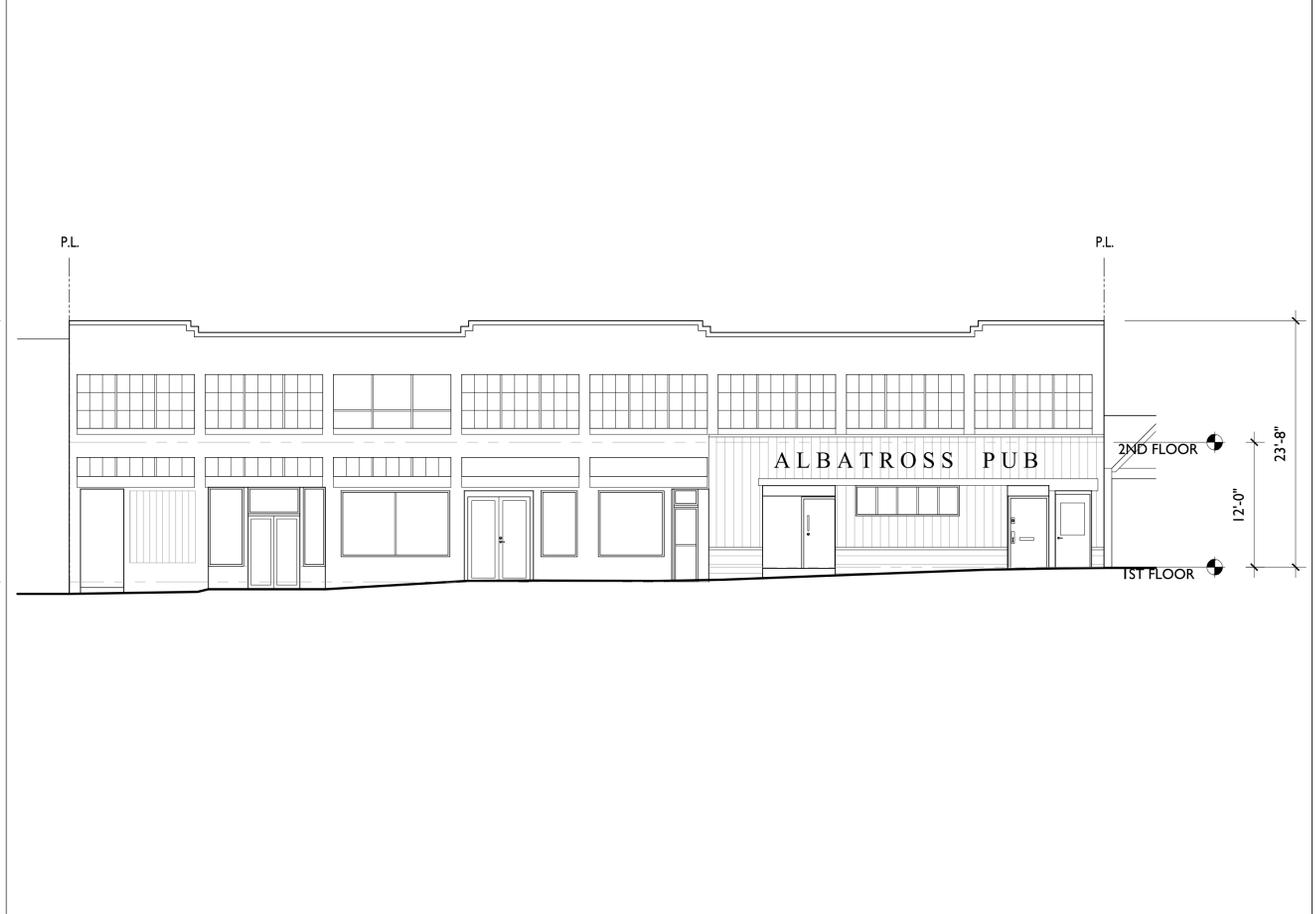
2 SOUTH EXISTING ELEVATION

SCALE
 1/8" = 1'-0"



3 WEST EXISTING ELEVATION

SCALE
 1/8" = 1'-0"



1 EAST EXISTING ELEVATION

SCALE
 1/8" = 1'-0"



2 SOUTH PROPOSED ELEVATION

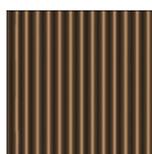
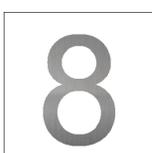
SCALE
1/8" = 1'-0"



1 EAST PROPOSED ELEVATION

SCALE
1/8" = 1'-0"

MATERIAL LEGEND

	
1 BEIGE INTERGRAL COLOR CEMENT PLASTER	2 MEDIUM WHITE INTERGRAL COLOR CEMENT PLASTER
	
3 MEDIUM GRAY INTERGRAL COLOR CEMENT PLASTER	4 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS & TRIM
	
5 GUARD RAIL: STAINLESS STEEL POSTS AND CABLES	6 CLEAR ANODIZED ALUMINUM AWNING
	
7 MEDIUM RED BROWN PARKLEX PANEL	8 LIGHT BROWN PARKLEX PANEL
	
9 CORRUGATED METAL - RUST COLOR	10 CORRUGATED METAL - TAN
	
11 HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS	12 CONCRETE

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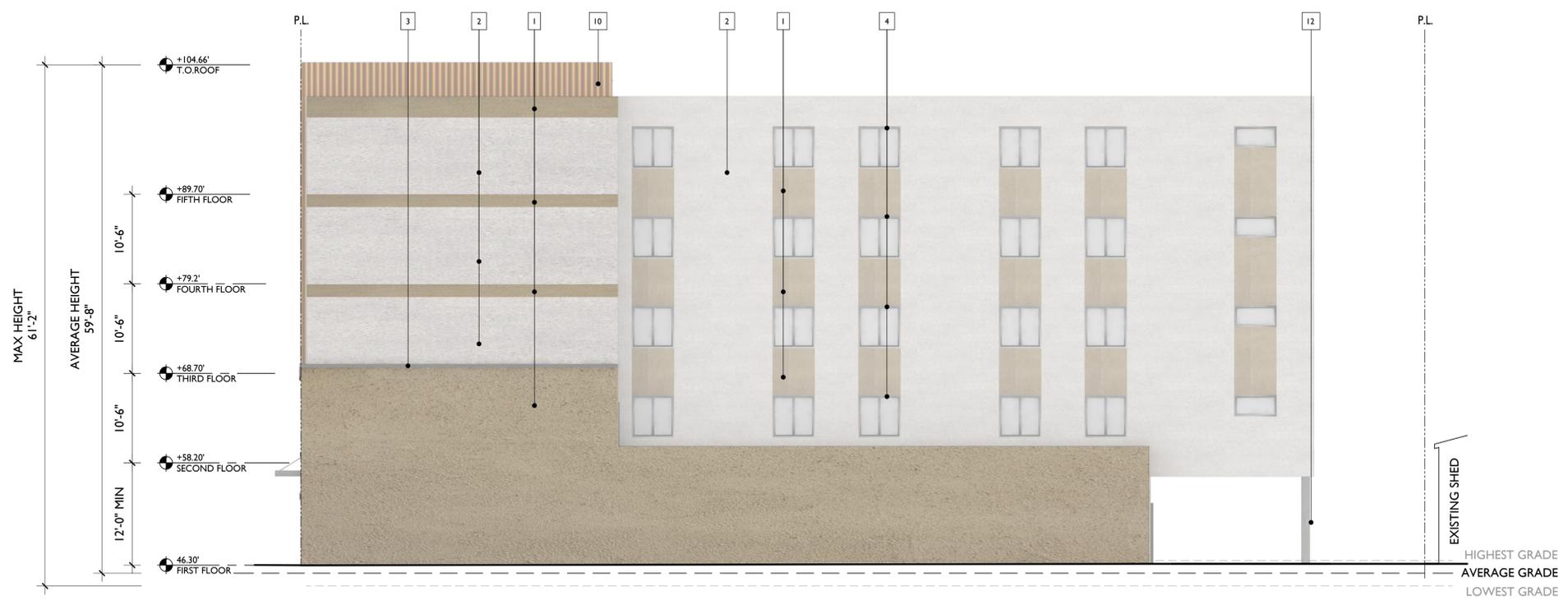


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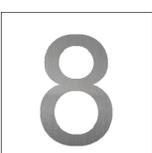
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PROPOSED - ELEVATIONS

A5.0



MATERIAL LEGEND

-  1 BEIGE INTERGRAL COLOR CEMENT PLASTER
-  2 MEDIUM WHITE INTERGRAL COLOR CEMENT PLASTER
-  3 MEDIUM GRAY INTERGRAL COLOR CEMENT PLASTER
-  4 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS & TRIM
-  5 GUARD RAIL: STAINLESS STEEL POSTS AND CABLES
-  6 CLEAR ANODIZED ALUMINUM AWNING
-  7 MEDIUM RED BROWN PARKLEX PANEL
-  8 LIGHT BROWN PARKLEX PANEL
-  9 CORRUGATED METAL - RUST COLOR
-  10 CORRUGATED METAL - TAN
-  11 HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS
-  12 CONCRETE

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PROPOSED - ELEVATIONS

A5.1

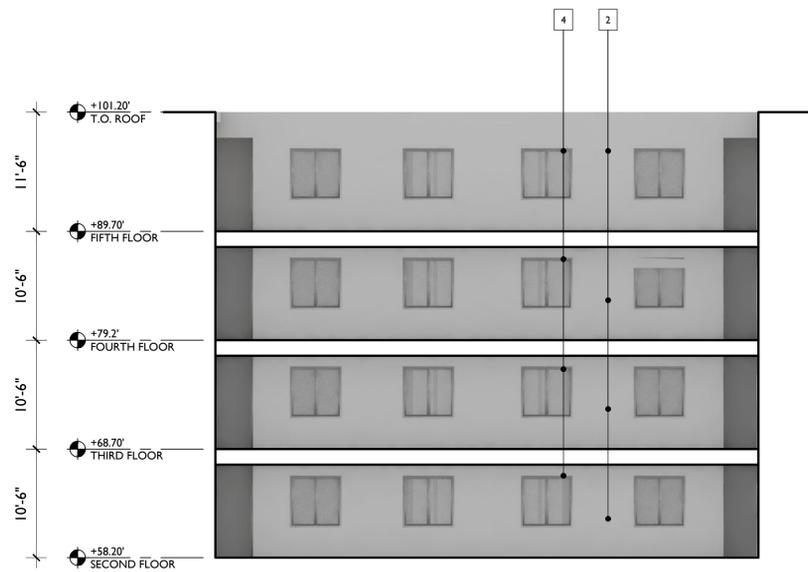
2 NORTH PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"



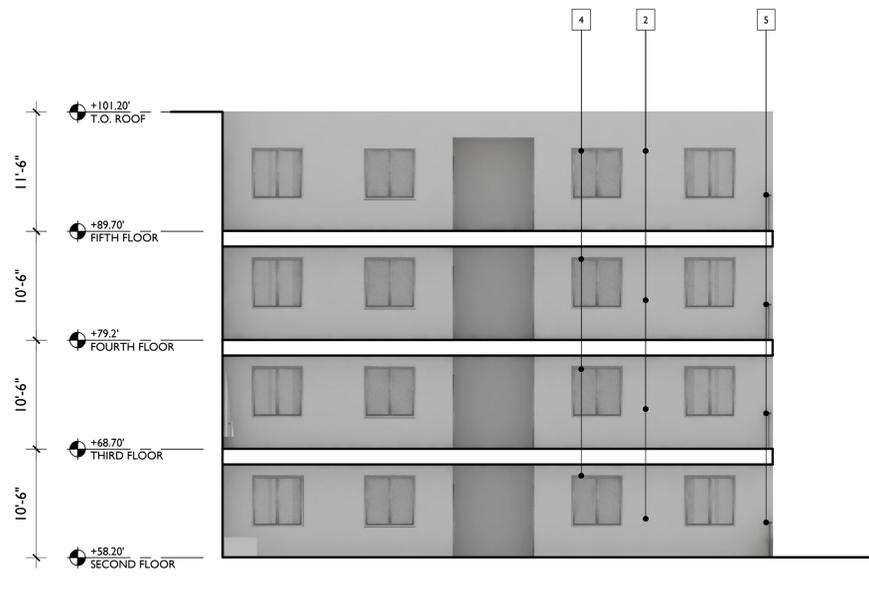
1 WEST PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"



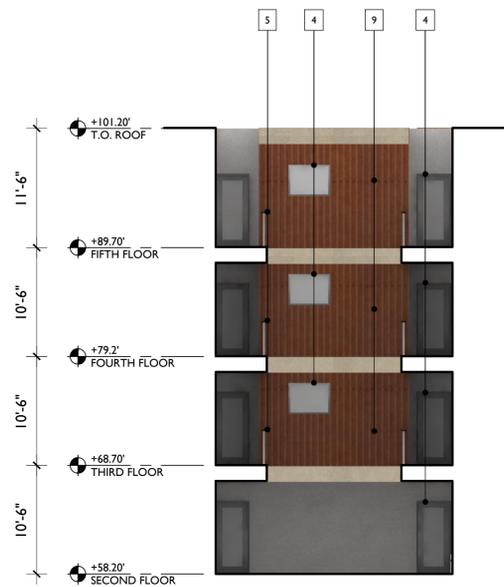
4 SOUTH PROPOSED ELEVATION

SCALE
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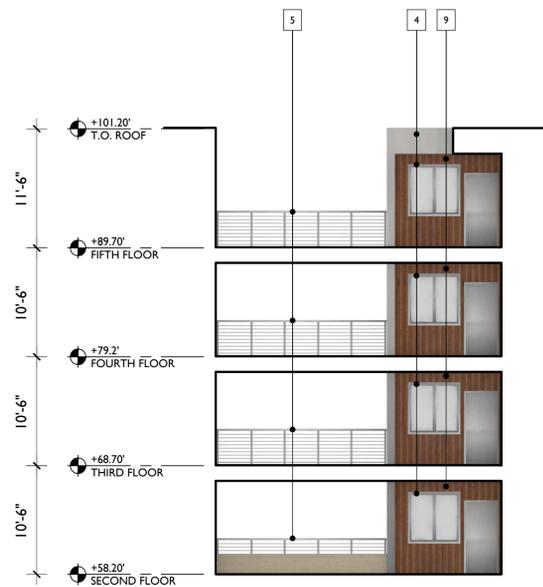
2 NORTH PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"



3 WEST PROPOSED ELEVATION

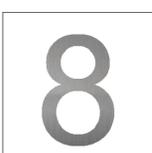
SCALE
 1/8" = 1'-0"



1 EAST PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"

MATERIAL LEGEND

	
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3 MEDIUM GRAY INTERGRAL COLOR CEMENT PLASTER	4 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS & TRIM
	
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**PROPOSED -
 COURTYARD
 ELEVATIONS**

A5.2

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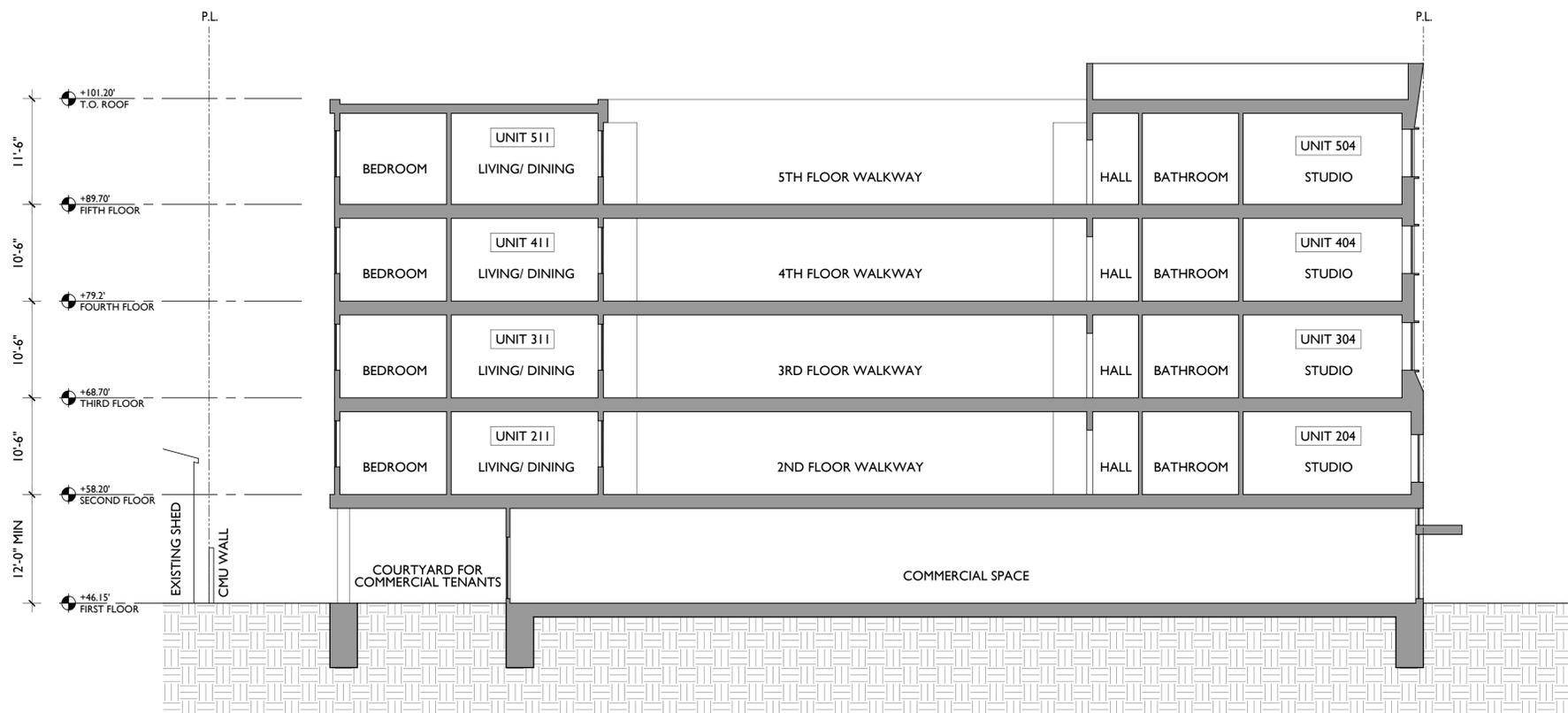
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DESIGN REVIEW	10/06/22

PROPOSED -
 SECTION

A5.3



			<p>SHEET NOTES</p> <p>I. WINDOWS AND STOREFRONT TO RECEIVE "BIRD SAFE" GLAZING THROUGHOUT.</p>																		
<p>9 TRANSOM HEAD/ ANWING SCALE 3" = 1'-0"</p>	<p>6 ALUMINIUM WINDOW / STOREFRONT HEAD SCALE 3" = 1'-0"</p>	<p>3 TYP. EXT. GUARDRAIL SCALE 1 1/2" = 1'-0"</p>																			
			<p>SET TYPE AND DATE</p> <table border="1"> <thead> <tr> <th>NAME</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SB 330 PRE-APP</td> <td>3/8/21</td> </tr> <tr> <td>SB 330 PRE-APP RE-SUBMITTAL</td> <td>6/11/21</td> </tr> <tr> <td>ZONING APPLICATION</td> <td>10/7/21</td> </tr> <tr> <td>ZONING APPLICATION RE-SUBMITTAL</td> <td>12/21/21</td> </tr> <tr> <td>ZONING APPLICATION RE-SUBMITTAL 02</td> <td>3/29/22</td> </tr> <tr> <td>ZONING APPLICATION RE-SUBMITTAL 03</td> <td>7/7/22</td> </tr> <tr> <td>ZONING APPLICATION RE-SUBMITTAL 04</td> <td>9/11/22</td> </tr> <tr> <td>DESIGN REVIEW</td> <td>10/06/22</td> </tr> </tbody> </table>	NAME	DATE	SB 330 PRE-APP	3/8/21	SB 330 PRE-APP RE-SUBMITTAL	6/11/21	ZONING APPLICATION	10/7/21	ZONING APPLICATION RE-SUBMITTAL	12/21/21	ZONING APPLICATION RE-SUBMITTAL 02	3/29/22	ZONING APPLICATION RE-SUBMITTAL 03	7/7/22	ZONING APPLICATION RE-SUBMITTAL 04	9/11/22	DESIGN REVIEW	10/06/22
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<p>4 STOREFRONT SILL SCALE 3" = 1'-0"</p>	<p>5 STOREFRONT DOOR HEAD AT TRANSOM SCALE 3" = 1'-0"</p>	<p>2 RECESSED WINDOW SCALE 3" = 1'-0"</p>	<p>1 WINDOW W/ ALUM. FRAME SURROUND SCALE 3" = 1'-0"</p>																		

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DETAILS





08/30/2022 1:16pm	e6		The total existing commercial space is 3438+2228+3476=9142 sf. The total proposed commercial space is 7216+499(front patio)+1624(backyard)=9339 sf. There is no commercial space square footage in city's tabulation form. We included this calculation on sheet A0.3 for the parking calculation.
		Confirm the commercial space square footage in your response (and on the Tabulation Form).	
DRC Recommendations Summary – August 18, 2022			
Bay / Building Details	1	Bay design is overwhelming. Further refine design so bays are more in balance with the overall building design. Consider vertical proportions and more glazing in between bays, as well as more variety in bay design.	Per DRC suggestions, northern-most of two bays has been reduced in width by 1/3 to accentuate its verticality, differentiate itself from the southern-most bay, and expose more of the glazing between the bays.
	2	San Pablo façade appears to be too institutional.	All windows have been recessed to provide more depth. A second accent color has been added to the first two floors for a less monolithic appearance. Additional mullions have been added to the transom windows and awnings have been added over the ground floor storefronts. The bike parking and trash room have been moved behind the lobby increasing the active retail area along the façade. As mentioned above, the upper bays are now differentiated enough to provide a more playful appearance.
	3	Simplify colors on upper floors, but consider adding more color on San Pablo with the bays.	North bay has been changed from natural wood to corrugated metal with tones that are complimentary to but different from those of south bay. A second accent color has been added to the first two floors for a less monolithic appearance.
	4	Unfinished wood siding is a concern. Provide an alternate material or detailed maintenance information.	Unfinished wood has been removed and replaced with Kynar-coated corrugated metal siding.
	5	Show more building details, including bays, railings, and ground floor storefront design.	Railing detail and front wall section have been added to set.
Ground Floor Design	6	Add more pedestrian interest and scale to the base. Recommend deeper recess on the windows at the second floor and the transoms, as well as more window mullions.	All windows have been recessed. Additional mullions have been added to transoms.
	7	Consider awnings or canopies as permissible by Caltrans.	Awnings have been added over storefronts.
	8	Look at adding back some detail, material, signage, and small plaque that recalls the Albatross.	Owners of Albatross have removed all details, material and signage associated with Albatross and maintain ownership of name and business. As such, it is not appropriate to advertise the business at this location.
	9	Entry lobby does not appear to be big enough for the proposed units.	Lobby size has been increased.
	10	Relocate bike and trash rooms off of San Pablo elevation, so more commercial could be on this frontage	Bike parking and trash room have been moved behind lobby and commercial frontage has increased accordingly.
Landscape / Open Space Design	11	Need to provide adequate open space. Show more details how this is possible, even with the narrow courtyard space.	Courtyard landscaping has been moved to perimeter to create large open space along center of courtyard.



12	Front commercial courtyard could be dark in the afternoons. Look at eliminating the closed corridor adjacent to the commercial entry courtyard.	Closed corridor was not part of original design but was added as a result of a code determination by Val Dizitser, Building Department and J. Del Toro, Fire Department during the interdepartmental review of the project. (Building Code 1028.4 Egress Court - The proposed front patio is not open to the sky so it cannot serve as a portion of the exit discharge.) Sufficient lighting will be provided to light courtyard.
13	Resolve privacy issues for units facing the podium open space.	Courtyard planters have been reconfigured so that planters ring courtyard and act as a privacy buffer between units and usable open space.
14	Resolve any acoustic design and sound management issues with the rear commercial seating area.	Existing 8' tall block wall will remain. A portion of the courtyard is covered by building above. Acoustic treatment will be provided at underside of overhang. Planting in courtyard will also help absorb sound.
15	Recommend more native plants.	Additional native plants have been provided.
16	Recommend permeable pavers where possible.	Permeable pavers have been noted at rear court.