

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

For Committee Decision
MARCH 16, 2023

2800 Telegraph Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0009 to demolish an existing non-residential structure and construct a 15,792 square-foot, five-story residential building containing 16 dwelling units (1 Very Low-Income unit) with 1 parking space and 19 bicycle parking spaces.

I. Introduction

This five story mixed use project is located in the C-C Corridor Commercial District at the intersection of Telegraph and Stuart.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on March 2, 2023 where no action was taken.

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

The project is tentatively scheduled for a public hearing on the April 27th ZAB agenda and is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project would demolish an existing non-residential structure and construct a new six-story residential building containing 16 dwelling units the six-unit residential building and accessory structure, and construct a new multifamily building with the following primary components:

- 16 dwelling units (5 four-bedroom, 10 three -bedroom, and one studio) for a total of 51 bedrooms;

- 17 long-term bicycle parking spaces on site and two short-term spaces on the sidewalk;
- On-site laundry facilities on each floor;
- Communal space on the ground floor, facing Telegraph Avenue; and
- 1,590 square feet of open space (roof deck).

III. Project Setting

A. Neighborhood/Area Description:

The project is located on the Southwest corner at the intersection of Telegraph and Stuart in the C-C Corridor Commercial district. Surrounding structures are primarily two- to three- story mixed use and commercial buildings. There is a hotel to the North across Stuart Street, Willard Middle School to the Northeast, and several small retail stores to the South and across Telegraph to the East.

B. Site Conditions:

The subject property is a corner lot with primary frontage on Telegraph Avenue (east) and secondary/side street frontage on Stuart Street (north). It features a single-story commercial building of wood frame construction that was completed in 1926. The stucco-clad building covers the approximately 3,650-sq. ft. parcel. The Telegraph building façade (east) has three storefront bays with large display windows set above a low, tiled bulkhead. The main entry door faces the corner of Telegraph/Stuart within a narrow wall plane that is set at an angle from the east and north building elevations. The secondary, Stuart façade (north) is primarily a solid wall with only a small window, a utility/egress door and several closet hatches. The building is currently vacant.

Figure 1: Vicinity Map



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	Corridor Commercial (C-C)	Avenue Commercial (A-C)
Surrounding Properties	North	Hotel (Rose Garden Inn)		
	South	Commercial (vacant)		
	East	Medical practitioner office		
	West	Commercial		

Table 2: Development Standards

Standard		Existing	Proposed Total	Permitted/ Required
BMC Sections 23.204.050				
Lot Area (sq. ft.)		3,695	No change	5,000 min
Gross Floor Area (sq. ft.)		3,290	19,936	N/A
Floor Area Ratio		0.89	5.19	N/A
Dwelling Units	Total	0	16	N/A
	Affordable	0	1	N/A
Building Height	Average (ft.)	17'	70'-5"	N/A
	Maximum (ft.)	18'	70'-5"	35
	Stories	1	6	3 max
Building Setbacks (ft.)	Front	3'	0'	15 min
	Rear	1'-2"	6"	15 min
	Left Side (north)	9'-11"	0'	10 min
	Right Side (south)	0'	6"	6 min
Lot Coverage (%)		87	92	45 max
Usable Open Space (sq. ft.)		N/A	1,590	3,200 min
Parking	Automobile	0	1	0 min
	Bicycle	0	19	19 min

IV. Project Description

A. Requested Use Permits

- Use Permit to demolish one non-residential buildings, under Berkeley Municipal Code (BMC) Section 23.326.070
- Use Permit to establish a multifamily residential building, under BMC Section 23.204.020
- Use Permit to exceed lot coverage, under BMC Section 23.204.050(D)(1)
- Use Permit to reduce all setbacks, under BMC Section 23.204.050(D)(1)
- Administrative Use Permit for projections that exceed the maximum building height limit, under 23.304.050(A)

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

The project is entitled to one concession (or incentive) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e). By providing one Very-Low Income (VLI) BMR units on site (27.5% percent of the 12-unit base density), the project is eligible for a 27.5 percent density bonus, or 4 units. Therefore, the applicant proposes eight additional units above the base density for a total of 16 dwelling units.

To accommodate the additional units, the project would use eight waivers/modifications:

- Exceed the average building height of 35 feet with a height of 70 feet five inches
- Exceed the number of stories (three) with six stories
- Exceed the lot coverage limit of 45 percent and permit project with 93 percent lot coverage
- Reduce the side setback (interior) from four and a half feet to six inches
- Reduce the side setback (street) from about seven feet to one and a half feet
- Reduce the required rear setback from 15 feet to six feet
- Reduce the required front setback from 15 feet to zero feet
- Reduce the open space from 3,200 square feet to 1,590 square feet

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. Issues and Analysis

A. Design Review Issues:

Massing/ Building Design The six story mass is supported by a base that is emphasized by stepped bays that encroach over the property line on Telegraph. The stepped design responds to the angled East property line. The North façade is broken by a recessed stair core that emphasizes the Northeast and Northwest corners. Recessed window bands run the height of the residential floors.

Setbacks The project meets the property line on all four sides. The stepped design on Telegraph allows for planting areas where the building pulls away from the East property line. The Northwest corner at the garage is setback 1'-6" from the North property line.

Encroachments Stepped bays on Telegraph extend 3'-3" over the East property line. The applicant is working with Public Works to obtain an Encroachment Permit for those building features.

Ground Floor Design The project's main frontage is oriented East to Telegraph Avenue. The main lobby entrance is located mid-floor on the East elevation with a residential lounge and club room proposed at the Northeast corner. Bike storage and trash room are accessed directly from the main lobby space. The trash room connects out to Stuart Street. One accessible studio unit is proposed at the Southeast corner of the project with a garage and handicap parking space proposed at the Northwest corner. A new curb cut is proposed on Stuart street to allow access to the parking garage.

Landscape/Open space Open space for the project is provide by a 1,590 square foot roof deck that features raised planter beds, bar seating, and moveable tables and chairs.

Streetscape Improvements Low raised planters are proposed as infill where bays step back from the angled property line on Telegraph. One new street tree is proposed on Stuart and one replacement tree is proposed on Telegraph. Permeable pavers are proposed between tree wells at the street level and at the bike racks on Stuart.

Colors and Materials The project palette includes thin brick veneer, stucco, aluminum windows and metal infill panels.

B. Issues for Discussion:

- Neighborhood Context
- Massing/Building Design
- Open Space
- Colors and Materials

VII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with any conditions if necessary and specific direction for Final Design Review.

Attachments:

1. Project Plans, received March 2, 2023

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

VIEW FROM TELEGRAPH AVENUE - CORNER

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PANORAMIC
2800
TELEGRAPH

Berkeley, CA

- 08.05.2022 ZONING APPLICATION
- 10.07.2022 ZONING RESUBMISSION
- 11.11.2022 ZONING RESUBMISSION
- 03.16.2023 DRC HEARING SET

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JOB: 2140

SHEET:

GENERAL
INFORMATION

A0.0

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
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510.336.1852
teamkarim@gmail.com

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
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PROJECT DESCRIPTION

PROJECT ADDRESS: 2800 Telegraph Ave.
Berkeley, CA 94705 (APN: 053 168900100)

SCOPE OF WORK:
REMOVAL OF EXISTING 1 STORY COMMERCIAL STRUCTURE & CONSTRUCTION OF A
NEW 6-STORY RESIDENTIAL BUILDING WITH 16 DWELLING UNITS, GROUND LEVEL
LOBBY

ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-C

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE
ARCHITECTURAL

A0.0	GENERAL INFORMATION	A3.1	BUILDING ELEVATIONS
A0.1	ZONING DATA	A3.2	BUILDING ELEVATIONS
A0.3	DENSITY BONUS	A3.3	BUILDING ELEVATIONS
A0.4A	SHADOW STUDIES	A3.4	BUILDING ELEVATIONS
A0.4B	SHADOW STUDIES	A3.5	STREET STRIP ELEVATIONS
A0.4C	SHADOW STUDIES	A3.6	PHOTO CONTEXT VIEWS
A0.5	SITE CONTEXT PHOTOS	A3.7	PHOTO CONTEXT VIEWS
A0.6	VICINITY MAP	MAT	BUILDING MATERIALS
A1.0	SURVEY	A3.8	CONCEPTUAL RENDERING
A2.0	EXISTING SITE PLAN	A3.9	CONCEPTUAL RENDERING
A2.1	GROUND FLOOR PLAN	A3.10	CONCEPTUAL RENDERING
A2.2	PLAN AT LEVELS 2-5	A5.1	GRADING PLAN
A2.3	ROOF PLAN	L1.0	LANDSCAPE PLAN AT STREETSCAPE
A2.4	SECTION	L2.0	LANDSCAPE PLAN AT ROOF DECK
		11.0	HYDROZONE PLAN AT ROOF DECK



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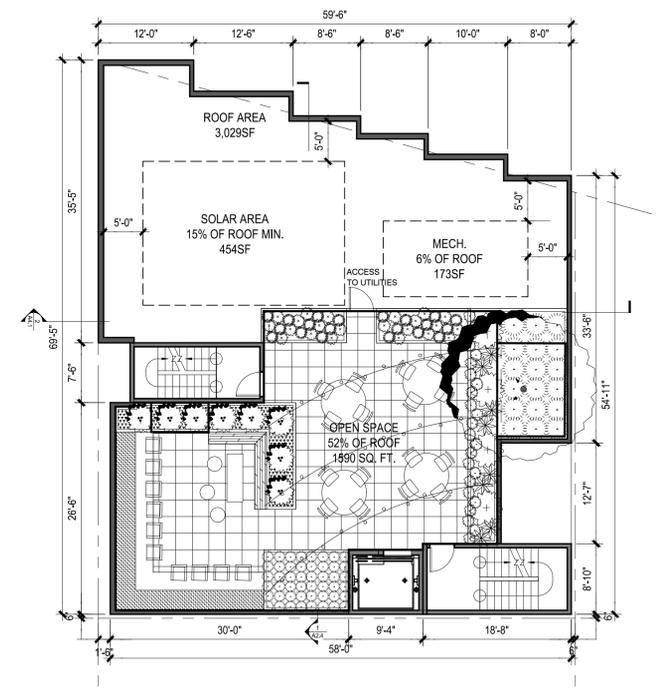
JOB: 2140

SHEET:

ZONING DATA

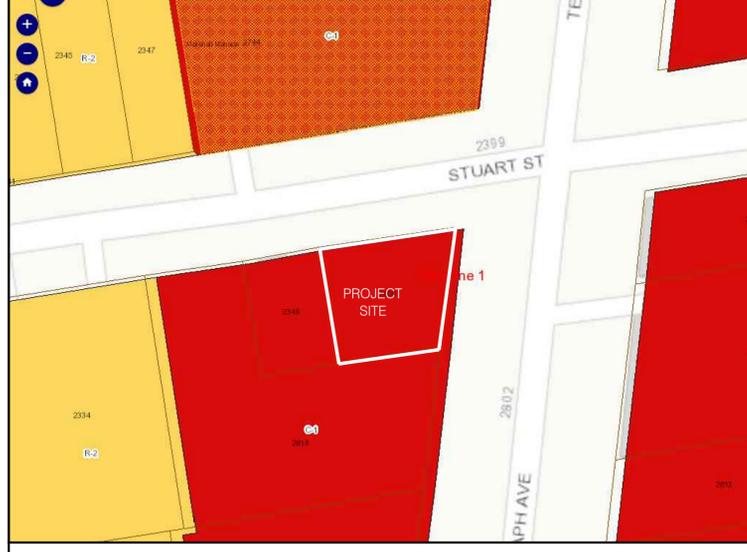
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OPEN SPACE DIAGRAMS

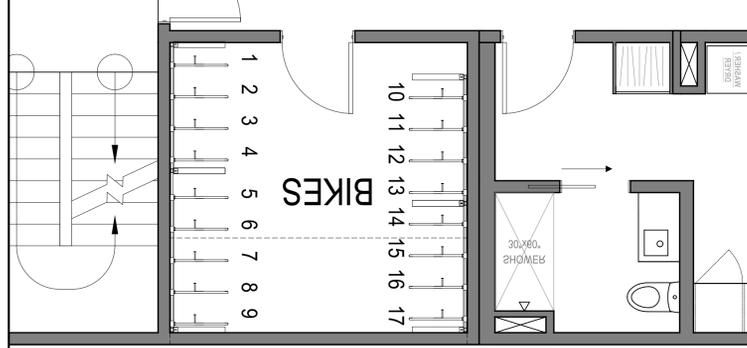


ROOF LEVEL

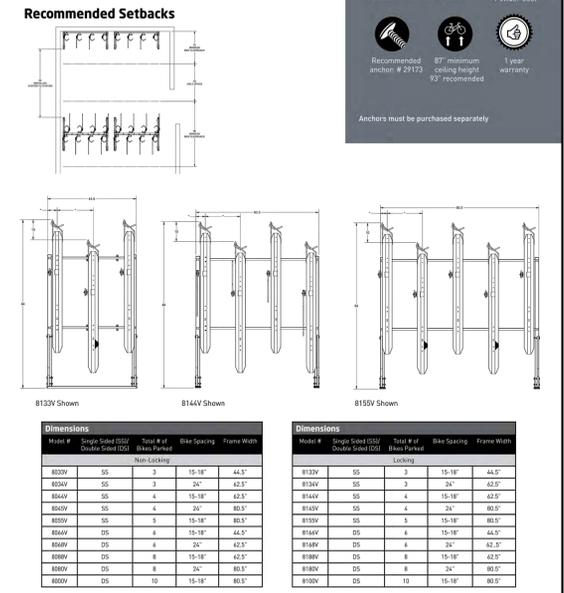
ZONING MAP



BIKE ROOM



Vertical Rack



Downloadable product resources available online:
Our Saris Infrastructure representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.
Saris Infrastructure 800.783.7257 www.sarisinfrastructure.com

ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS				
	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	C-C			
LOT AREA	3,695	3,695	3,695	
LOT AREA (ACRES)	0.08	0.08	0.08	
NUMBER OF DWELLING UNITS	N/A	N/A	16	
SETBACK - FRONT (TELEGRAPH) 1ST - 3RD STORY	15'	No min.	0' to 3'-3"	COMPLIES W/WAIVER
SETBACK - REAR 1ST - 3RD STORY	15'	No min.	6"	COMPLIES W/WAIVER
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	No min.	6"	COMPLIES W/WAIVER
SETBACK - INTERIOR SIDE 3RD STORY	6'	No min.	6"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (STUART ST) 1ST STORY	6'	No min.	0' to 1'-6"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (STUART ST) 2ND STORY	8'	No min.	0' to 1'-6"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (STUART ST) 3RD STORY	10'	No min.	0' to 1'-6"	COMPLIES W/WAIVER
BUILDING SEPARATION 1ST STORY	8'	No min.	6"	COMPLIES W/UP
BUILDING SEPARATION 2ND STORY	12'	No min.	6"	COMPLIES W/UP
BUILDING SEPARATION 3RD STORY	16'	No min.	6"	COMPLIES W/UP
BUILDING HEIGHT	35'	35'	70'-5"	COMPLIES W/WAIVER
BUILDING STORIES	3	3	6	COMPLIES W/WAIVER
LOT COVERAGE (CORNER LOT, 3 STORIES)	45%	100%	93%	COMPLIES W/WAIVER
BUILDING FOOTPRINT	1,663	3,695	3,441	COMPLIES W/UP
FAR	2.7	no max.	5.19	COMPLIES
TOTAL GSF	9,811	NA	19,936	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	200sf/unit	200sf/unit	SEE TABLE	COMPLIES W/WAIVER
PARKING	0	0	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES

PROPOSED FLOOR AREA WITH DENSITY BONUS		
	RESIDENTIAL	TOTAL
LEVEL 6	3,140	3,140
LEVEL 5	3,140	3,140
LEVEL 4	3,140	3,140
LEVEL 3	3,140	3,140
LEVEL 2	3,140	3,140
GROUND LEVEL (EXCLUDES PARKING)	2,687	3,482
TOTAL FLOOR AREA W/ DENSITY BONUS	18,387	19,182

UNIT COUNTS				
UNIT TYPE	STUDIO	3-BED	4-BED	TOTAL
LEVEL 6	0	2	1	3
LEVEL 5	0	2	1	3
LEVEL 4	0	2	1	3
LEVEL 3	0	2	1	3
LEVEL 2	0	2	1	3
GROUND LEVEL	1			1
TOTAL	1	10	5	16
PERCENT OF TOTAL	6%	62.5%	31.3%	
TOTAL BEDROOMS	1	30	20	51

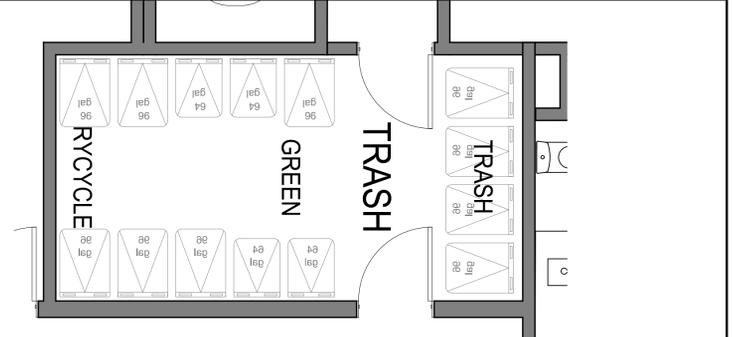
OPEN SPACE TABLE				
	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE	16	200	3,200	
TOTAL CONCESSION REQUESTED			1,610	
TOTAL AREA PROVIDED			1,590	700
ROOF DECK			1,590	700

BICYCLE PARKING CALCULATIONS					
	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL (LONG TERM) (PER BEDROOM)	51	1	3	17	17
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	51	1	40	2	2
TOTAL BICYCLE PARKING				19	19

PARKING TABLE					
	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL (none required per Table 23.322-2)	16	0	0	0	1
TOTAL				0	1

ROOFTOP ARCHITECTURAL ELEMENTS CALCS	
AVERAGE AREA	3197
TOTAL AREA OF ROOFTOP ELEMENTS	299
% AREA OF ROOFTOP ARCH. FEATURES	9.4%
ALLOWABLE % (PER 23E.04.020C)	15.0%

REFUSE AND RECYCLING



Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)		Waste (40%)	Recycling (40%)	Organics (20%)
51	1.33	68	5.65 cy	1,131 gal	2.26 cuft	452 gal	226 gal
Space Calculation			Container Quantities		Space Required		
	Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
	3 cy bin (605 gal)				28 sf		
	96 gallon cart	5			7 sf		
	64 gallon cart		4		22 sf		
	Total capacity	480 gal	480 gal	256 gal	92 sf	138 sf	138 sf

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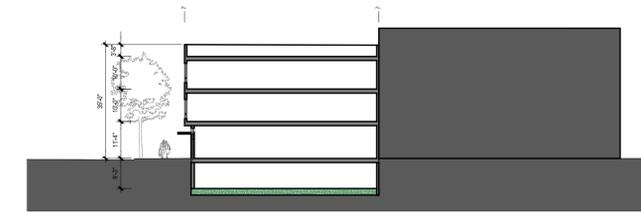
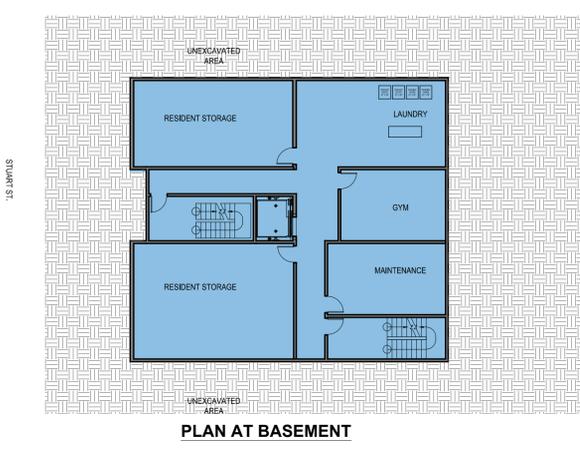
SHEET:

EXISTING
DENSITY BONUS
DIAGRAMS

A0.3A



PROPOSED DENSITY BONUS PROJECT



BASE PROJECT

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EXISTING
DENSITY BONUS
DIAGRAMS

A0.3B

DENSITY BONUS TABLE

Base Project	Base# Units	Base # Units (round up)	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	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)
13,748	11.96	12	8%	0.96	1.00	27.5%	3.3000	4	16

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
			1	5%	20.0%	15	1
	Sixth	3140	1	6%	22.5%	15	1
	Fifth	3140	1	7%	25.0%	15	1
	Fourth	3140	2	9%	30.0%	16	1
3,445	Third	3140	2	10%	32.5%	16	2
3,445	Second	3140	2	11%	35.0%	17	2
3,643	Ground	2687	2	12%	38.75%	17	2
3,215	Basement		2	13%	42.5%	18	2
13,748		18,387	2	14%	46.3%	18	2
		1.34	2	15%	50.0%	18	3

Total Floor Area:

Base Project # of Units	Floor	Proposed Project # of Units	Concessions
	sixth	3	1 Usable Open Space
	Fifth	3	
	Fourth	3	
4	Third	3	
4	Second	3	
4	Ground	1	
12		16	
1,146	Avg. Unit Size	1,149	

Proposed Area: **18,387**

Proposed Units: **16**

Total Units:

Average Unit Size: **1,149**

Base Project - FAR		
	Res. Area	Total GFA
GFA	13,748	13,748
Site Area	3,695	
FAR		3.721

Base Project - Stormwater				
	Roof Area	%	Required	Provided
Area	3,600	4%	144	144

BASE PROJECT ZONING COMPLIANCE TABLE

	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	CODE SECTION	PROPOSED BASE PROJECT	ZONING COMPLIANCE
ZONING			C-C		
TOTAL LOT SIZE (SQ. FT.)			3,750		
TOTAL LOT SIZE (ACRES)			0.09		
LOT COVERAGE	45%	100%		91%	COMPLIES
FLOOR AREA RATIO (FAR)	No max.	No max.		2.87	COMPLIES
HEIGHT - FEET	35'-0"	35'-0"		35'-0"	COMPLIES
HEIGHT - STORIES	3	3		3	COMPLIES
SETBACK - FRONT (TELEGRAPH) 1ST - 3RD STORY	15'	No min.	23.204.050.D.3.	0' AND 3'	COMPLIES
SETBACK - REAR 1ST - 3RD STORY	15'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - INTERIOR SIDE 3RD STORY	6'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - STREET SIDE (STUART ST) 1ST STORY	6'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - STREET SIDE (STUART ST) 2ND STORY	8'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - STREET SIDE (STUART ST) 3RD STORY	10'	No min.	23.204.050.D.3.	0'	COMPLIES
BUILDING SEPARATION 1ST STORY	8'	No min.	23.204.050.D.3.	0'	COMPLIES
BUILDING SEPARATION 2ND STORY	12'	No min.	23.204.050.D.3.	0'	COMPLIES
BUILDING SEPARATION 3RD STORY	16'	No min.	23.204.050.D.3.	0'	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0	Table 23.322-2	1	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	8	8		8	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	1	1		1	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	1800	1800		1,822	COMPLIES

OPEN SPACE CALCULATIONS				
RESIDENTIAL REQUIREMENT	UNITS	SF / UNIT	TOTAL	
	9	200	1,800	
ROOF DECK				1,822
TOTAL PROVIDED				1,822

AREA TABLE (EXCLUDES PARKING)			
RESIDENTIAL			TOTAL
ROOF			-
LEVEL 3	3,674		3,674
LEVEL 2	3,674		3,674
GROUND LEVEL	2,628		2,628
TOTAL	9,976	-	9,976

DWELLING UNIT TABLE				
	STUDIO	3-BR	4-BR	TOTAL
ROOF				
LEVEL 3	1	3		4
LEVEL 2	1	3		4
GROUND LEVEL			1	1
TOTAL UNITS	2	6	1	9
BEDROOMS / UNIT	1	3	4	
TOTAL BEDROOMS	2	18	4	24
BEDS / UNIT	1	3	4	
TOTAL BEDS	2	18	4	24

PARKING CALCULATIONS					
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL (none required per Table 23.322-2)	0'			0	1

BICYCLE PARKING CALCULATIONS					
	QNTY	BIKES	PER	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	24	1	3	8	8
RESIDENTIAL (SHORT TERM)	24	1	40	1	1

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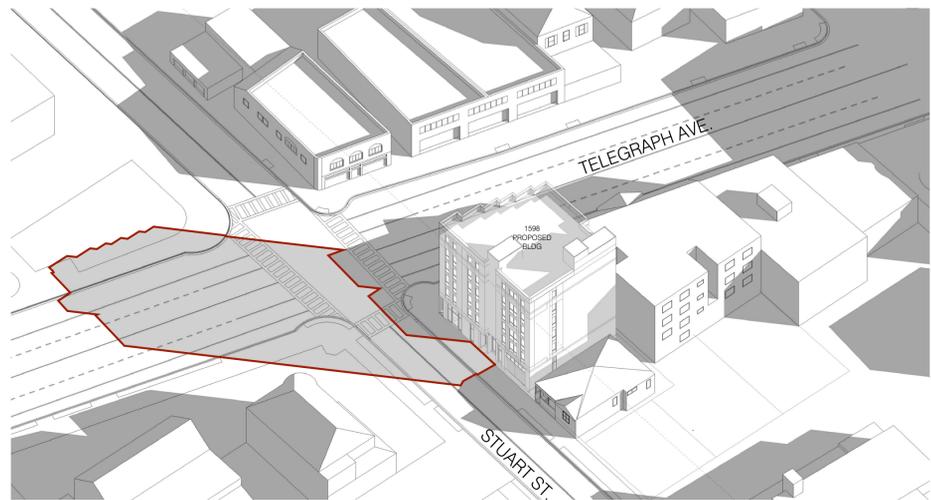
JOB: 2140

SHEET:
SHADOW STUDIES
DECEMBER 21ST

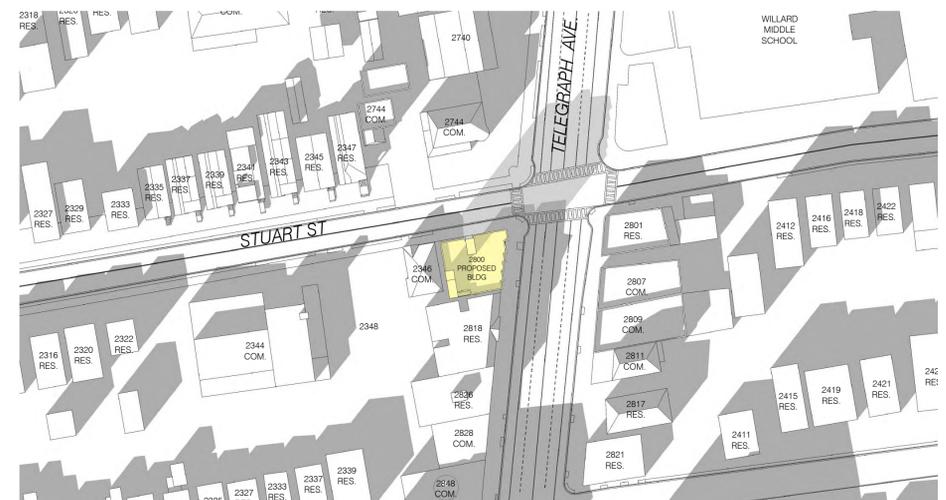
A0.4A

WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



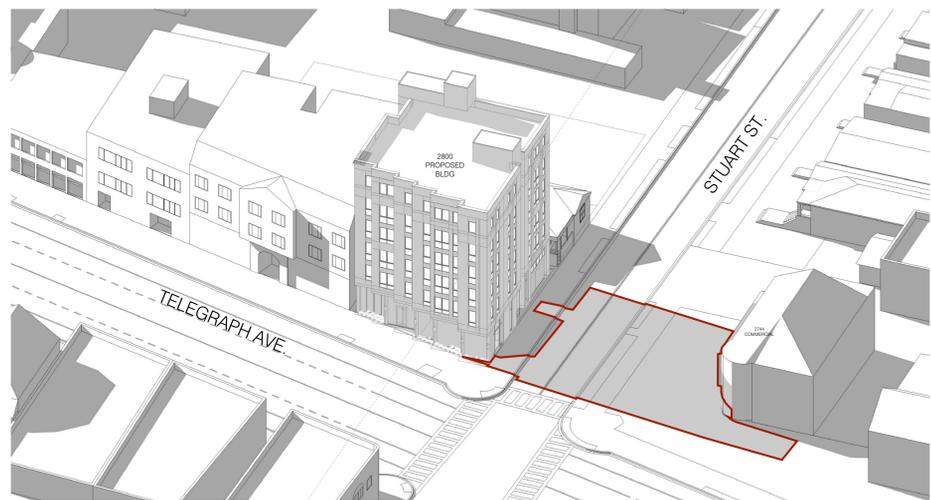
6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



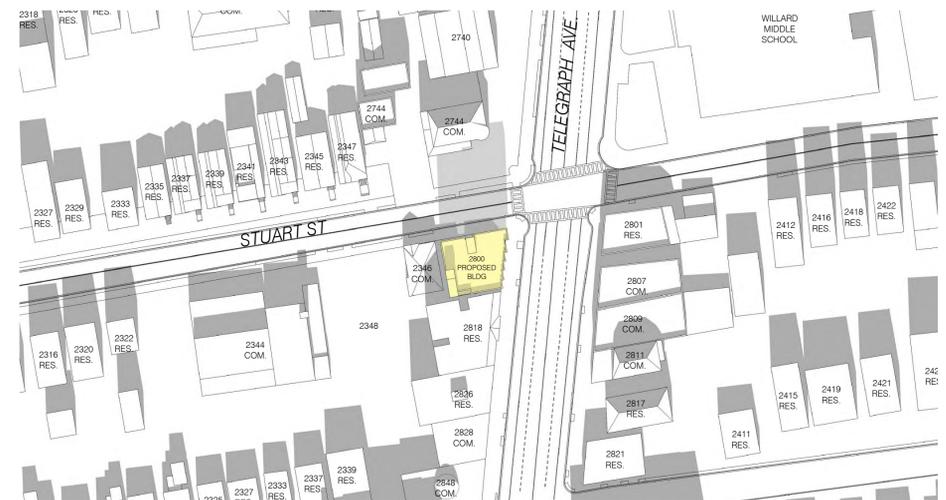
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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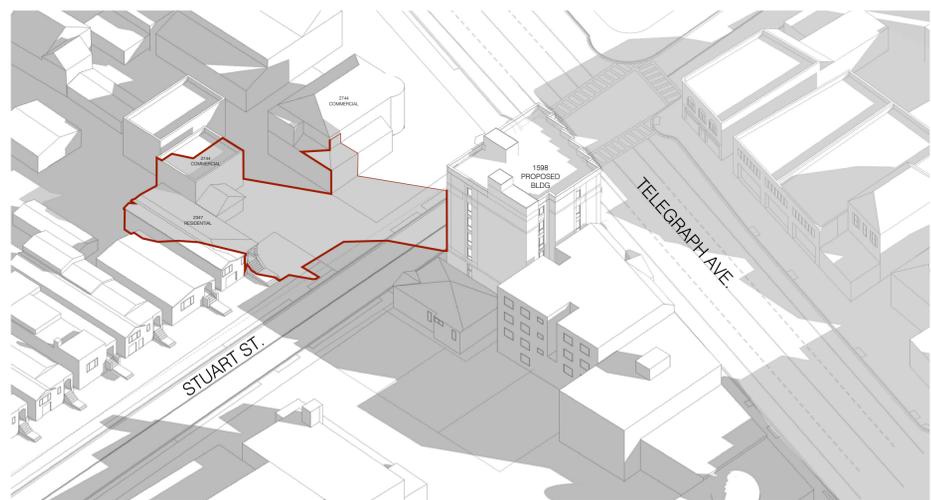
4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



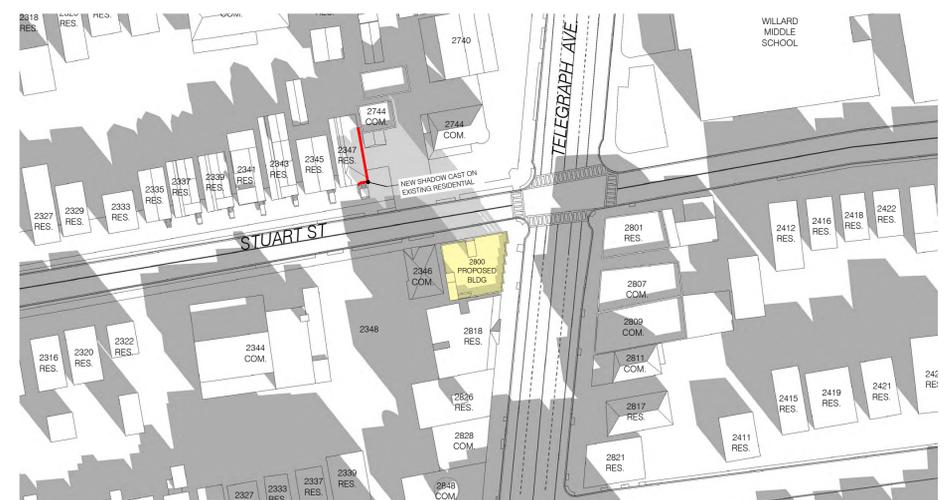
3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



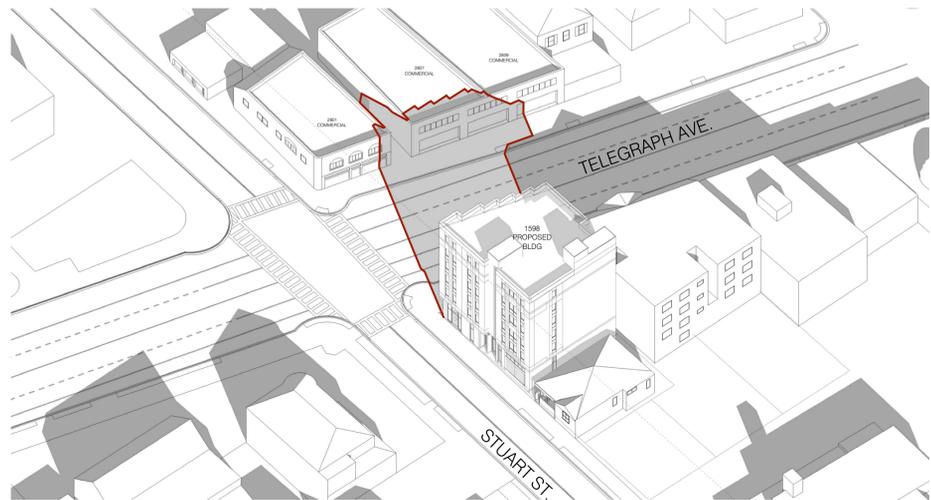
1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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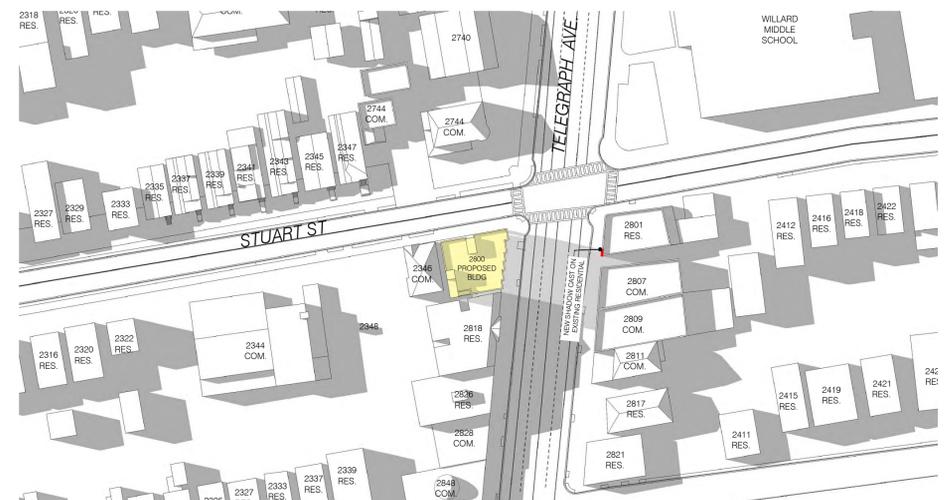
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JUN 21ST:
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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



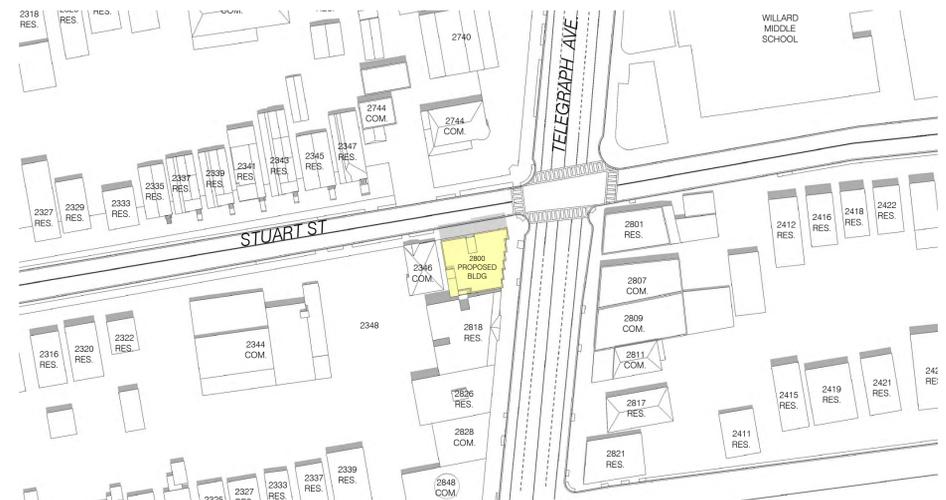
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

**SUMMER SOLSTICE
JUN 21ST:
NOON**

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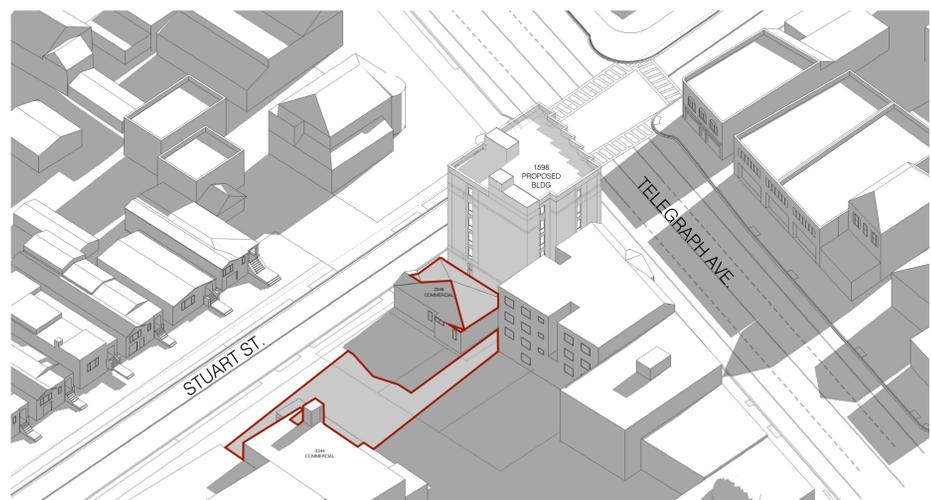
4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



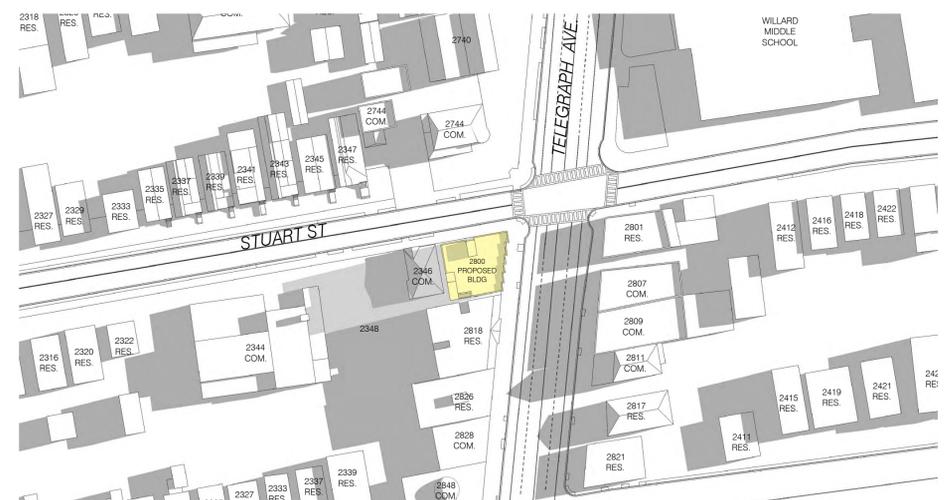
3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

**SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)**

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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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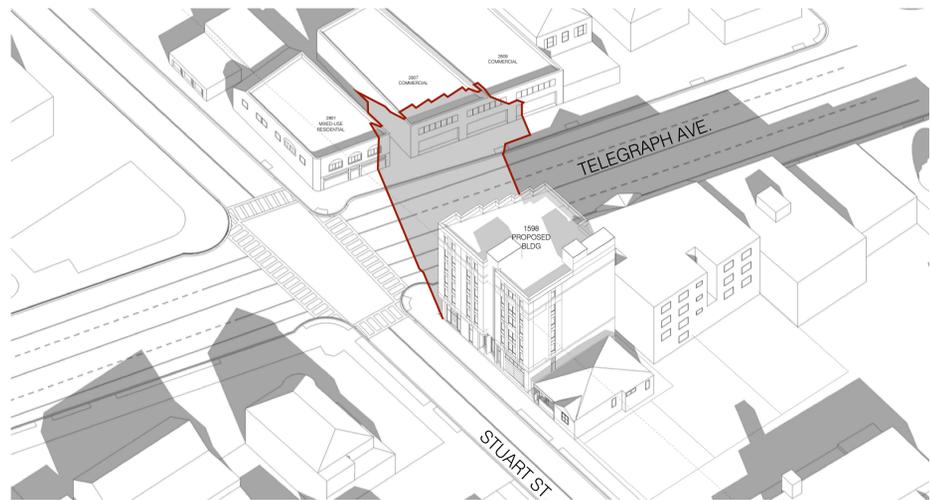
SHEET:

SHADOW STUDIES
JULY 29

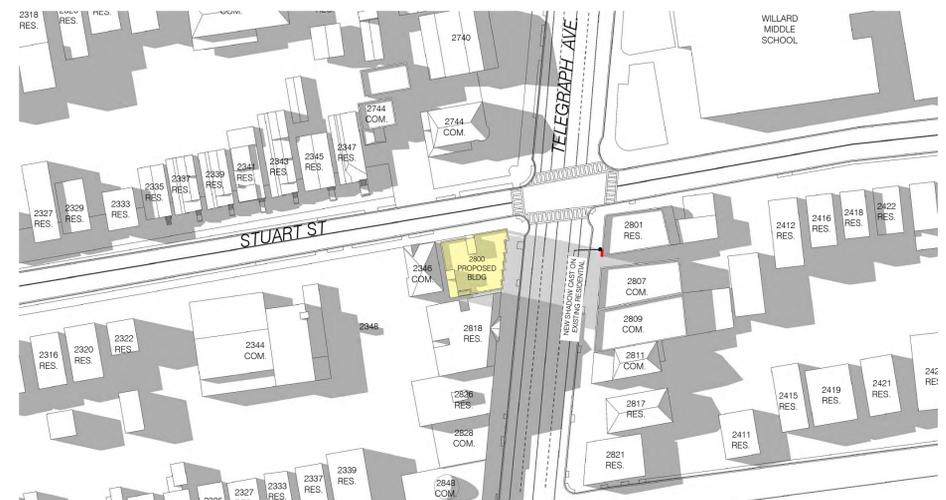
A0.4C

CURRENT
JULY 29:
2-HRS BEFORE SUNSET (PM)

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



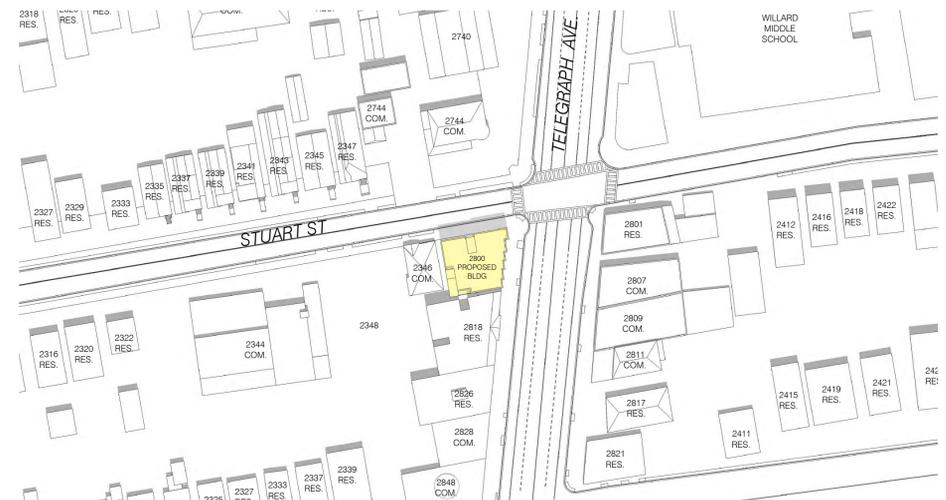
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

CURRENT
JULY 29:
NOON

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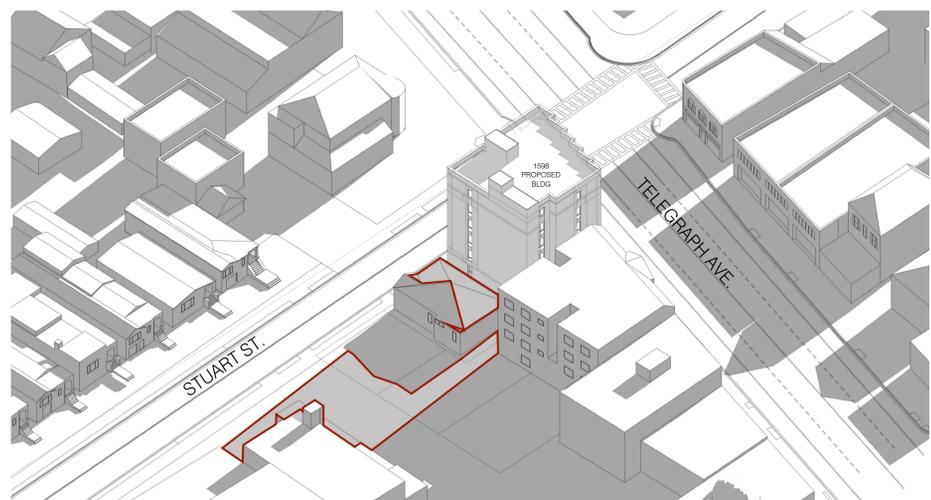
4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



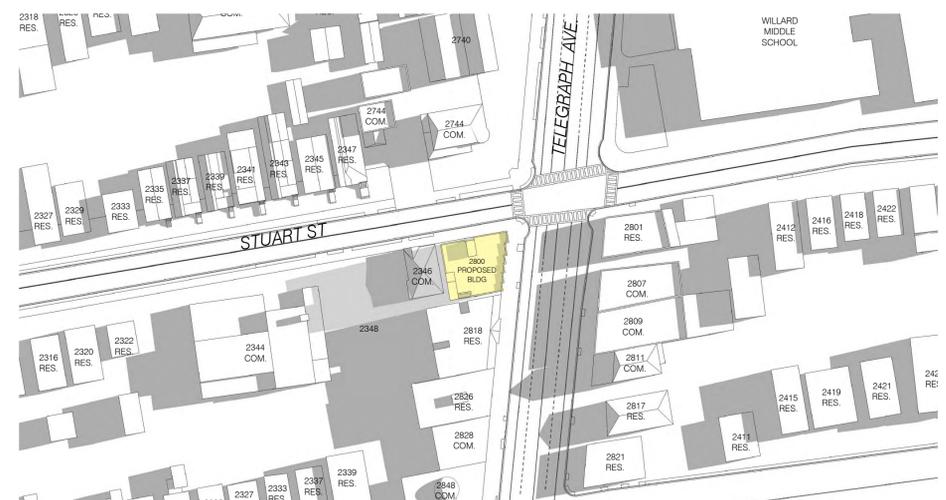
3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

CURRENT
JULY 29:
2-HRS AFTER SUNRISE (AM)

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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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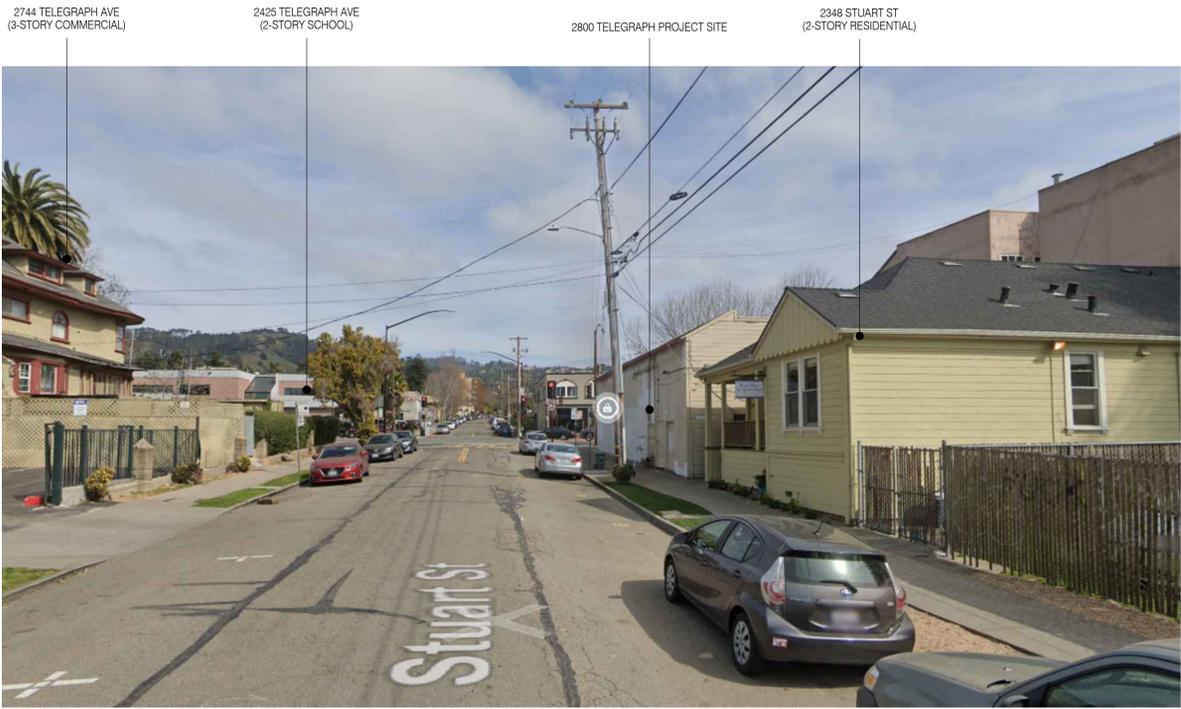
JOB: 2140

SHEET:
SITE CONTEXT
PHOTOS

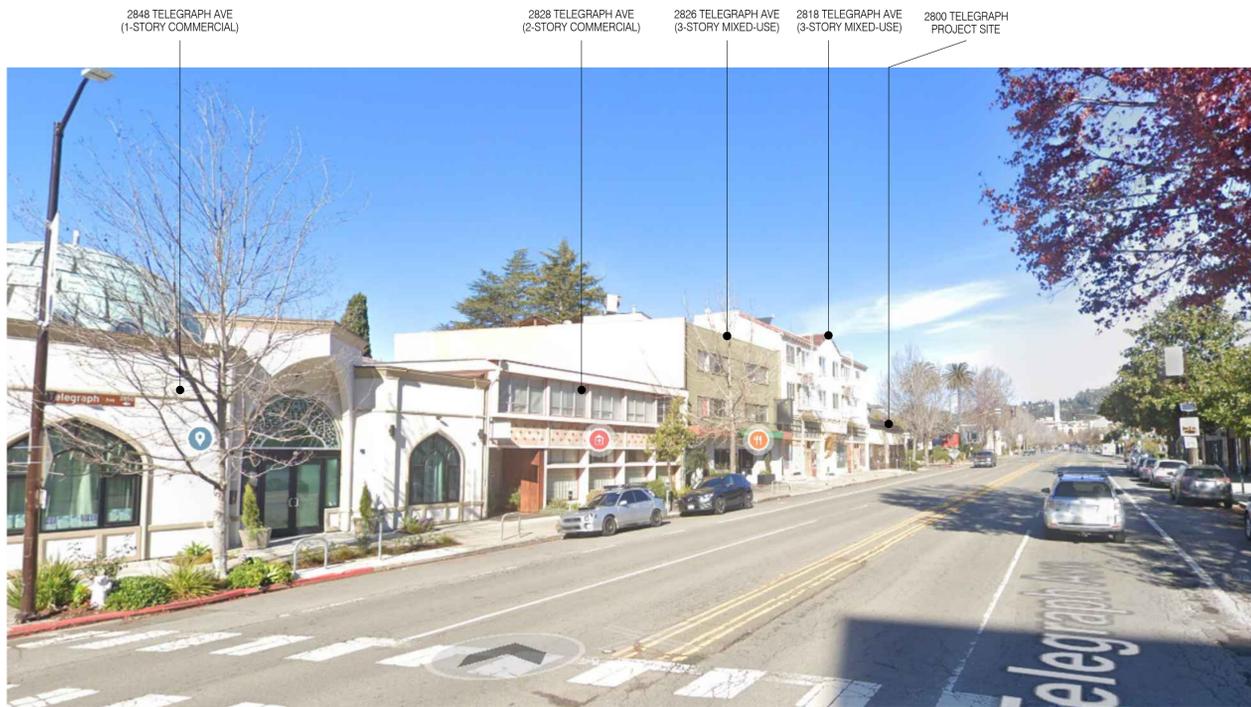
A0.5



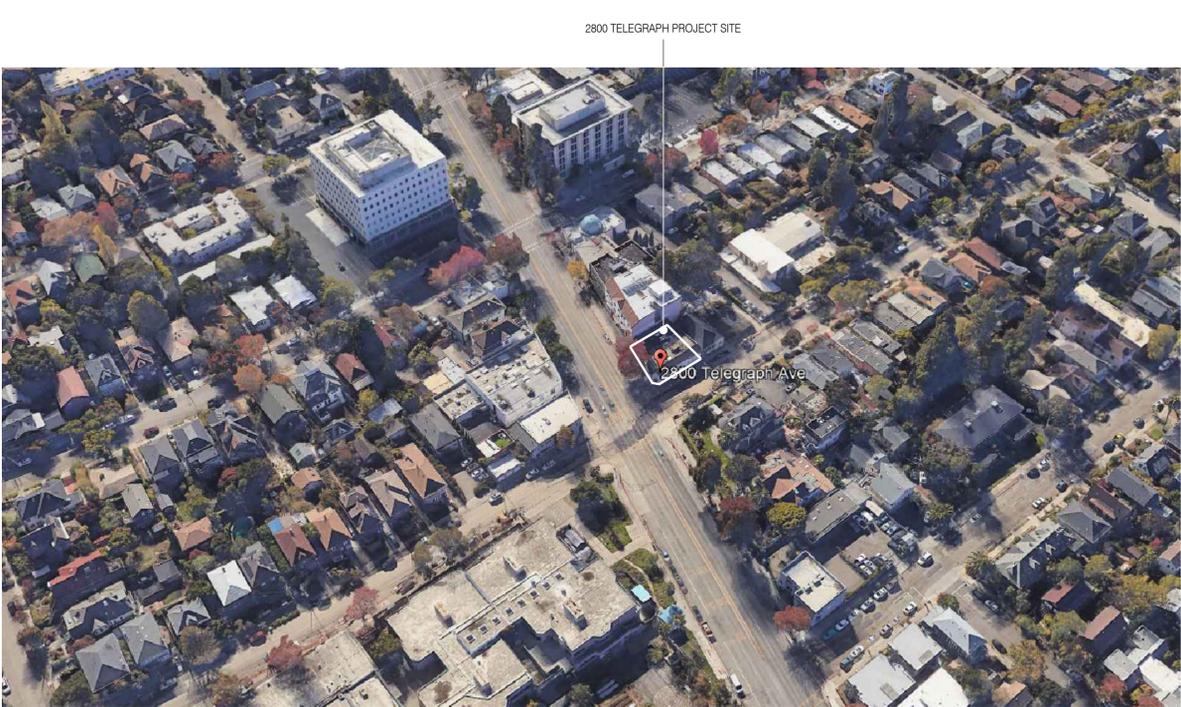
4 VIEW FROM STUART LOOKING WEST
A0.5



2 VIEW FROM STUART LOOKING EAST
A0.5



3 VIEW FROM TELEGRAPH LOOKING NORTH
A0.5



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW
A0.5



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SHEET:

VICINITY MAP

1
 -
 VICINITY MAP
 NTS



A0.6

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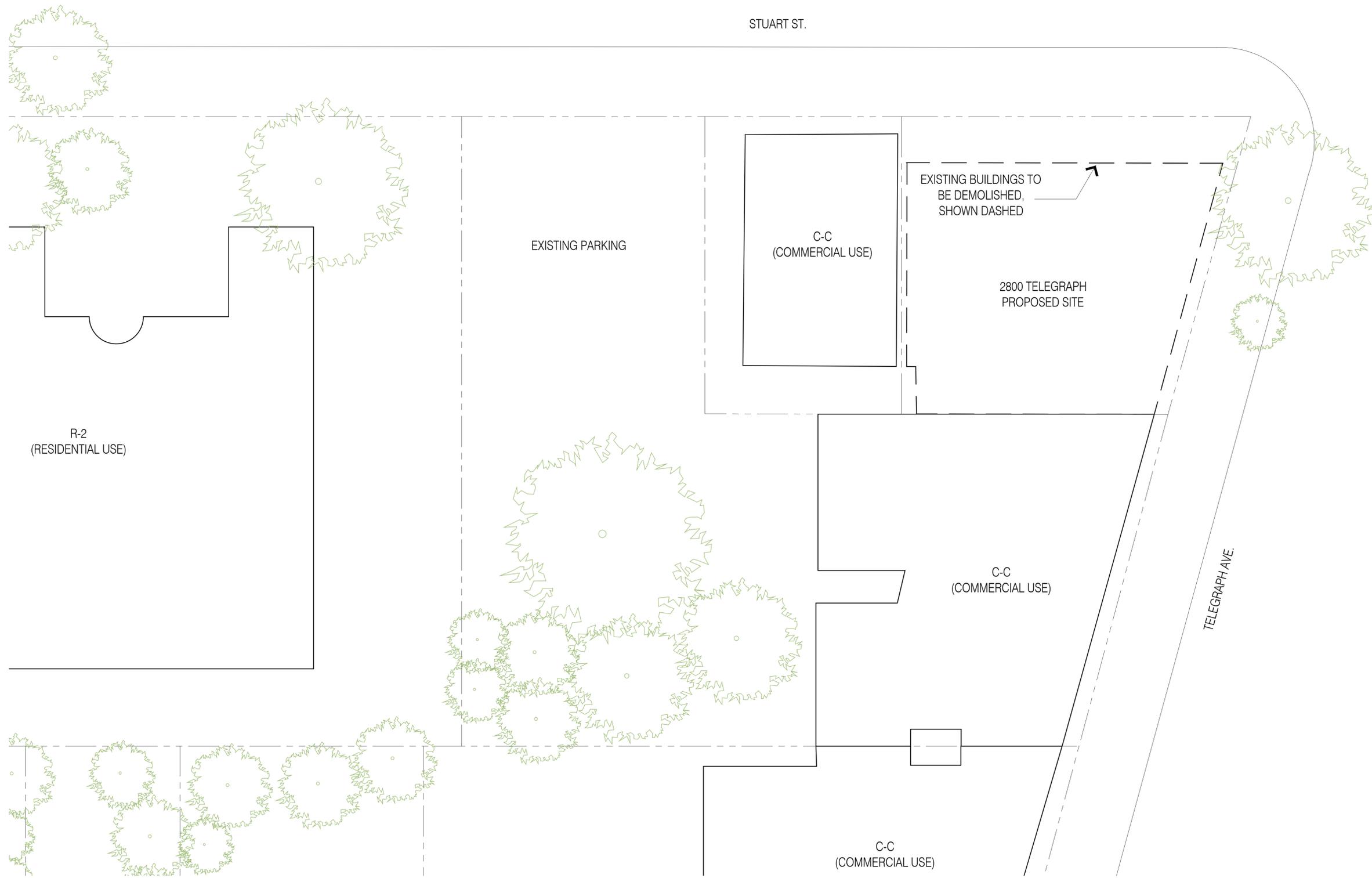
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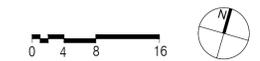
SHEET:

EXISTING
SITE PLAN

A2.0

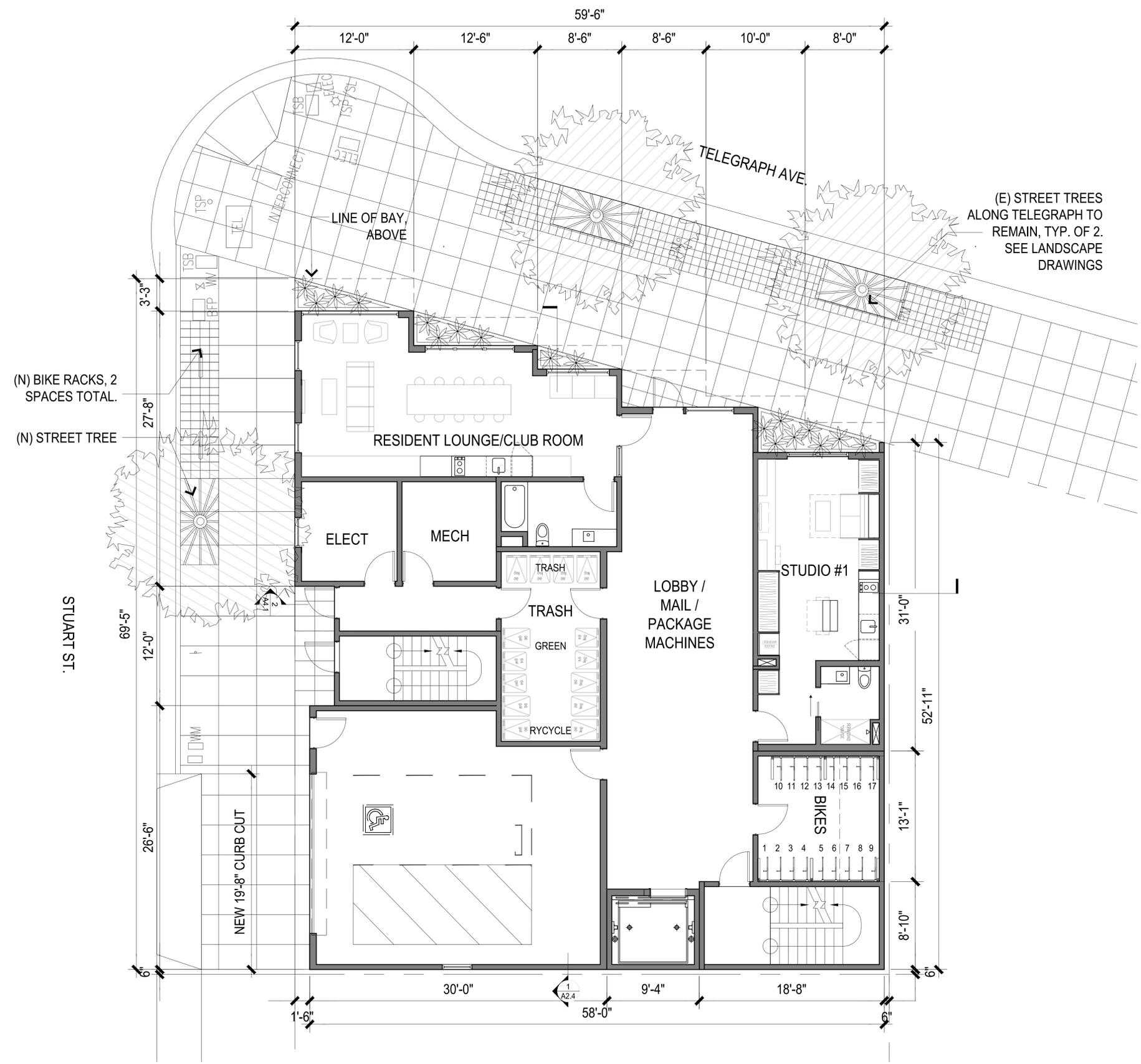


1 EXISTING SITE PLAN
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



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(E) STREET TREES
 ALONG TELEGRAPH TO
 REMAIN, TYP. OF 2.
 SEE LANDSCAPE
 DRAWINGS

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SHEET:

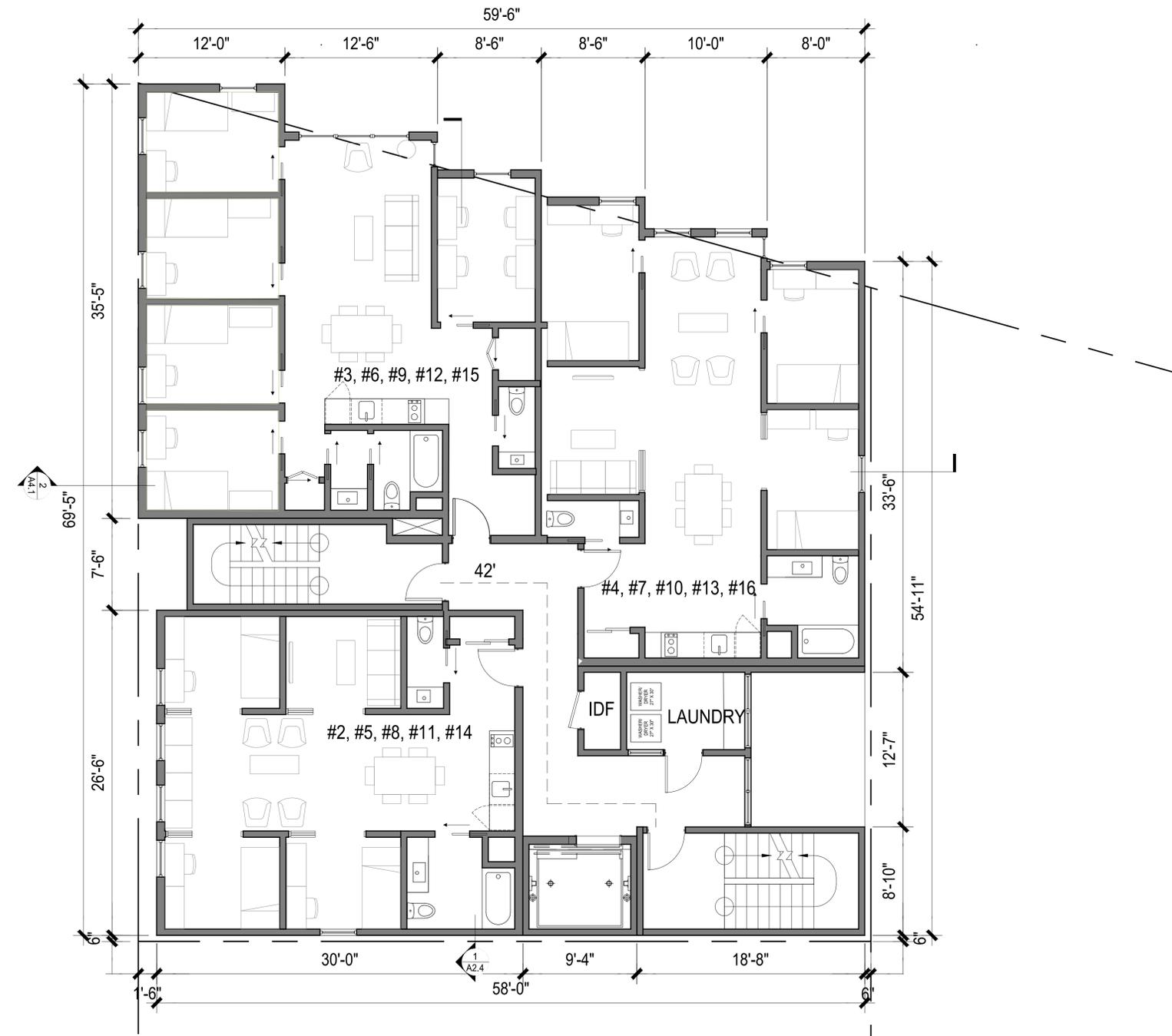
GROUND FLOOR PLAN

A2.1

GROUND LEVEL PLAN
 3/16" = 1'-0" @ 24X36 1/8" = 1'-0" @ 11X17



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SHEET:

PLAN AT LEVELS 2-6

A2.2

1 PLAN AT LEVELS 2-6
 2.1 3/16" = 1'-0" @ 24X36 3/32" = 1'-0" @ 11X17



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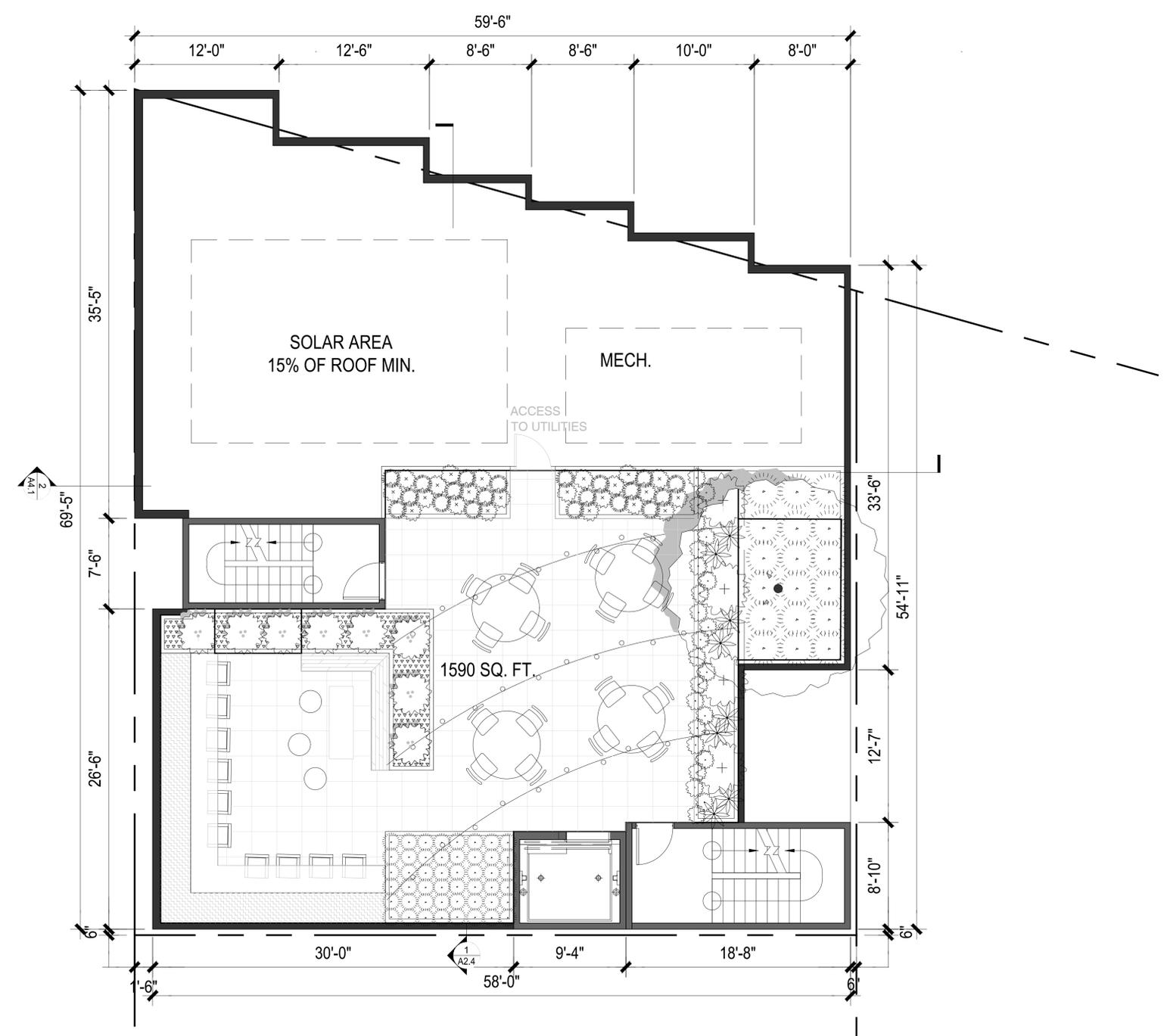
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SHEET:

ROOF PLAN

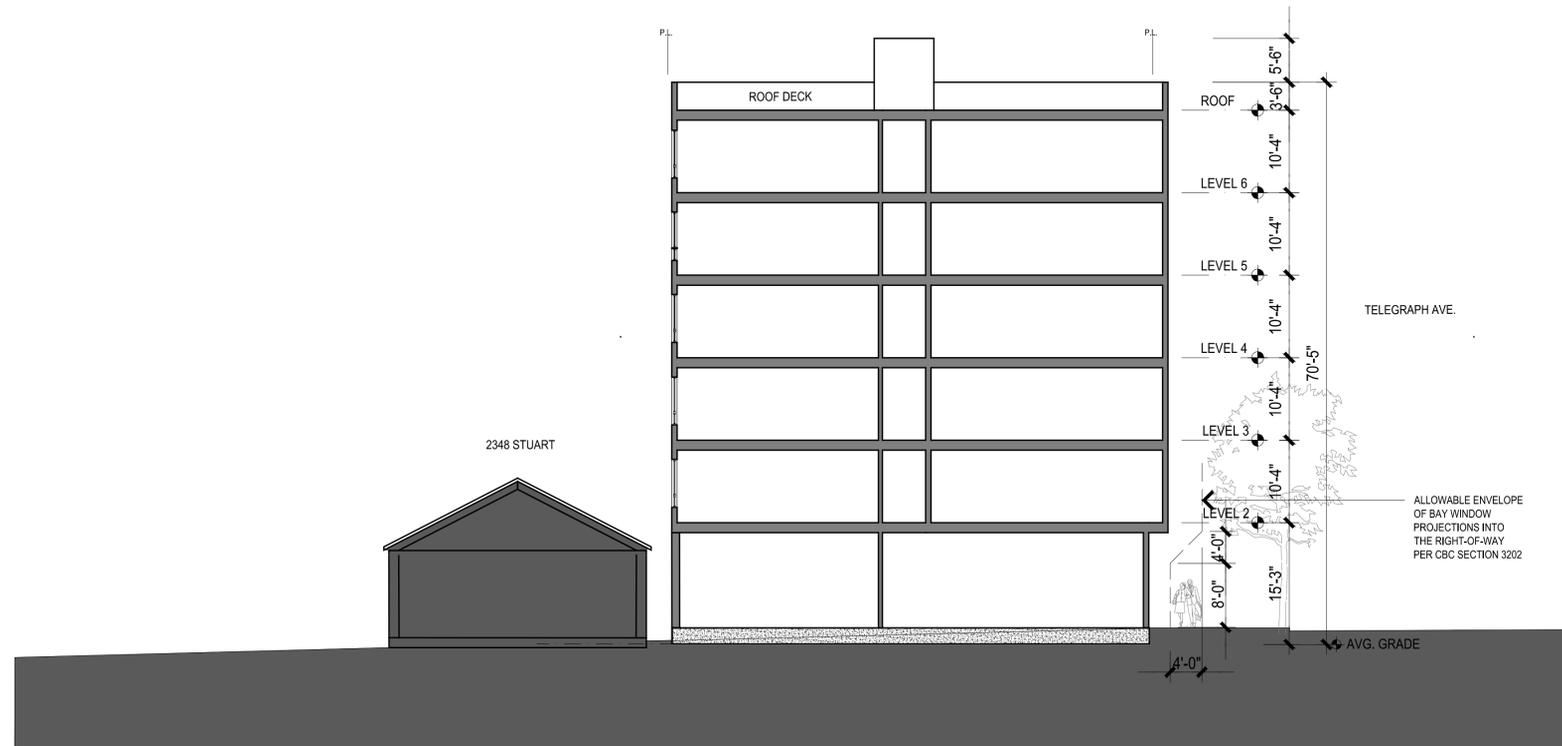
A2.3



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

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1 EAST WEST SECTION
 2.4 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

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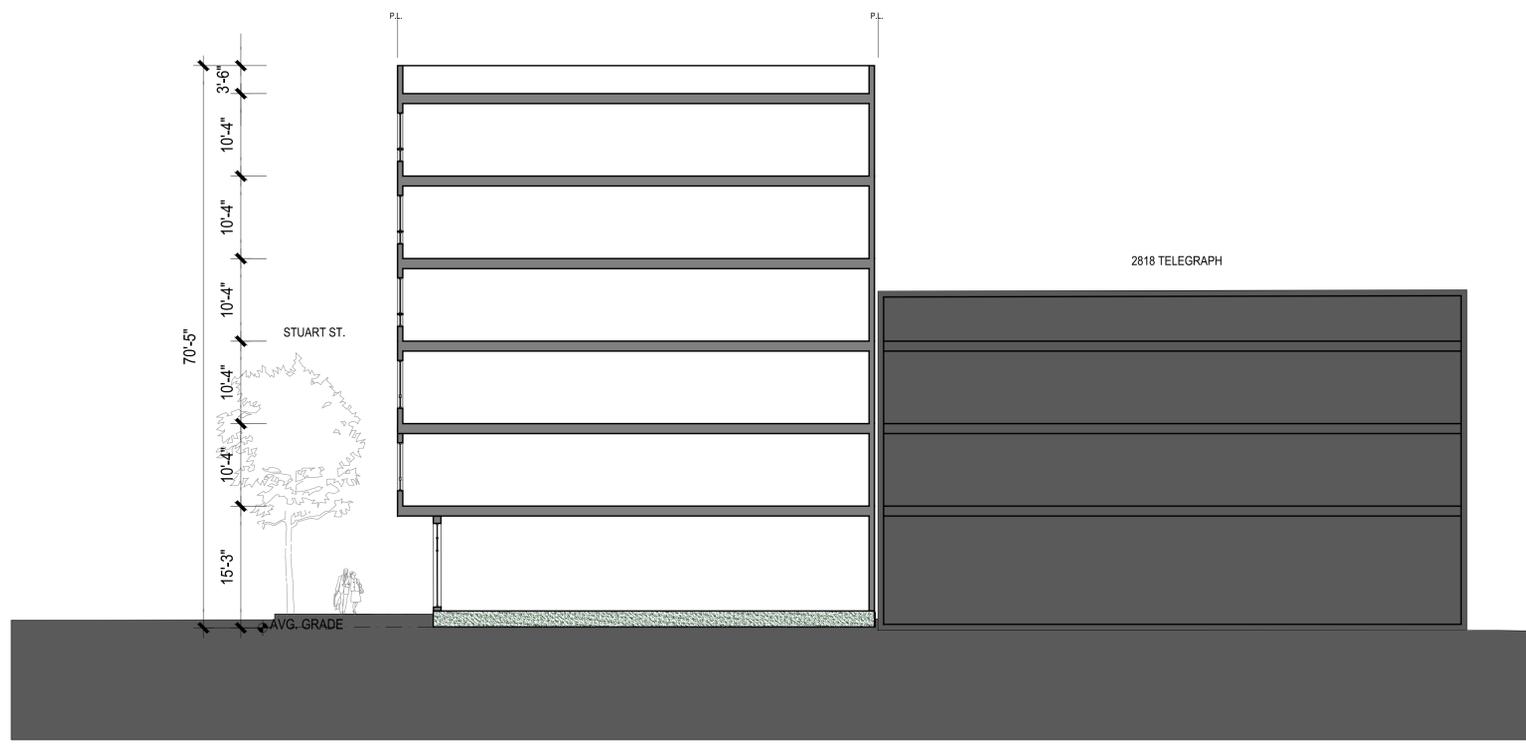
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JOB: 2140

SHEET:

SECTIONS

A2.4



2 NORTH SOUTH SECTION
 2.4 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17



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JOB: 2140

SHEET:
 BUILDING
 ELEVATIONS

A3.1



1 EAST ELEVATION
 A3.1 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.2



ALUMINUM
WINDOWS

METAL INFILL
PANEL

THIN BRICK

T.O. PARAPET

ROOF

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

(TELEGRAPH AVE)

AVG. GRADE

VINES ON
STUCCO

GARAGE ENTRY

1 NORTH ELEVATION

A3.2 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



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SHEET:

BUILDING
 ELEVATIONS

A3.3



1 WEST ELEVATION
 A3.3 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.4



1
A3.4

SOUTH ELEVATION

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





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2
A3.5 STREET STRIP ELEVATION @ STUART ST
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

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SHEET:

STREET STRIP
 ELEVATIONS

A3.5



1
A3.5 STREET STRIP ELEVATION @ TELEGRAPH AVENUE
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36





4 TELEGRAPH LOOKING NORTH - AFTER



2 TELEGRAPH LOOKING SOUTH - AFTER



3 TELEGRAPH LOOKING NORTH - BEFORE



1 TELEGRAPH LOOKING SOUTH - BEFORE

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- 08.05.2022 ZONING APPLICATION
- 10.07.2022 ZONING RESUBMISSION
- 11.11.2022 ZONING RESUBMISSION
- 03.16.2023 DRC HEARING SET

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JOB: 2140

SHEET:

PHOTO CONTEXT
VIEWS

A3.6



4 - STUART LOOKING EAST - AFTER



2 - STUART LOOKING WEST - AFTER



3 - STUART LOOKING EAST - BEFORE



1 - STUART LOOKING WEST - BEFORE

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**PANORAMIC
2800
TELEGRAPH**

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JOB: 2140

SHEET:

PHOTO CONTEXT
VIEWS

A3.7

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JOB: 2140

SHEET:

CONCEPTUAL
RENDERING

A3.8



1 PERSPECTIVE VIEW - TELEGRAPH LOOKING SOUTH WEST

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JOB: 2140

SHEET:

CONCEPTUAL
RENDERING

A3.9



1 CLOSE UP VIEW - @ TELEGRAPH

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JOB: 2140

SHEET:

CONCEPTUAL
RENDERING

A3.10



1 PERSPECTIVE VIEW - @ STUART AND TELEGRAPH

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JOB: 2140

SHEET:

CONCEPTUAL
RENDERING

A3.11



1 PERSPECTIVE VIEW - TELEGRAPH LOOKING NORTH WEST

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TELEGRAPH**

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JOB: 2140

SHEET:

CONCEPTUAL
RENDERING

A3.12



1 PERSPECTIVE VIEW - STUART

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TELEGRAPH**

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JOB: 2140

SHEET:

CONCEPTUAL
RENDERING

A3.13



1

PERSPECTIVE VIEW - ACROSS TELEGRAPH



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TELEGRAPH**

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JOB: 2140

SHEET:
BUILDING
MAT

MAT



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



Burgundy Desert Willow (*Chilopsis linearis* 'Burgundy')



Jelly Bean Gold Monkeyflower (*Mimulus* spp.)



California White Sage (*Salvia apiana*)



Canyon Prince Wild Rye (*Leymus condensatus*)



Western Redbud (*Cercis occidentalis*)

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INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

Plant List

Index	Latin Name	Common Name	Size	Quantity	Unit	Spacing	WELO	CN
Trees								
AH	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	24" box	1	ea	13' o.c.	L	X
CL	Chilopsis linearis 'Burgundy'	Burgundy Desert Willow	15 gal	7	ea	as shown	VL	X
CO	Cercis occidentalis	Western Redbud	36" box M1	1	ea	18" o.c.	VL	X
Shrubs								
LA	Lupinus arboreus	Yellow Bush Lupine	1 gal	4	ea	5'0" o.c.	L	X
SA	Salvia apiana	California White Sage	1 gal	22	ea	18" o.c.	VL	X
Groundcovers								
AL	Achillea millefolium 'Little Moonshine'	Little Moonshine Yarrow	1 gal	24	ea	18" o.c.	L	X
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18	ea	3'0" o.c.	L	X
CF	Calamagrostis foliosa	Mendocino Reed Grass	1 gal	48	ea	2'0" o.c.	M	X
LB	Lotus berthelotii 'Scarlet'	Scarlet Parrot's Beak	1 gal	8	ea	2'6" o.c.	L	X
LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	20	ea	18" o.c.	L	X
MG	Mimulus - Jelly Bean Series 'Gold'	Jelly Bean Gold Monkeyflower	1 gal	12	ea	2'6" o.c.	VL	X
SC	Sedum carpet mix	Sedum carpet mix	trays	192 sf	sf	trays	L	

Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code.

Note: approximately 80% of specified plants are California native (CN) and wildlife-supporting.

Note: all landscape lighting will comply with the City of Berkeley Dark Skies ordinance and Bird Safe requirements.

GENERAL PLANTING NOTES

6. SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted.

The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where roto-tilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1-inch in diameter removed.

7. SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil per the soils report.

8. TREE PLANTING: Trees shall be planted per detail on plan. Trees shall typically be located a minimum of 3 1/2 feet from curbs, walks, headers, buildings, and overhead structures within the project. Backfill per soils report. Thoroughly water trees immediately after planting.

9. SHRUB PLANTING: The shrubs shall be spotted as per plan, spotted at the shown locations, and approved by Landscape Architect prior to the digging of the holes. Shrub backfill shall be per soils report. Thoroughly water shrubs immediately after planting. Do not plant any shrub within 2 feet of any building wall.

10. MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system is required as

necessary. No pre-emergence herbicides shall be applied - hand remove weeds. Only organic fertilizers shall be applied such as those specified. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material shall be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

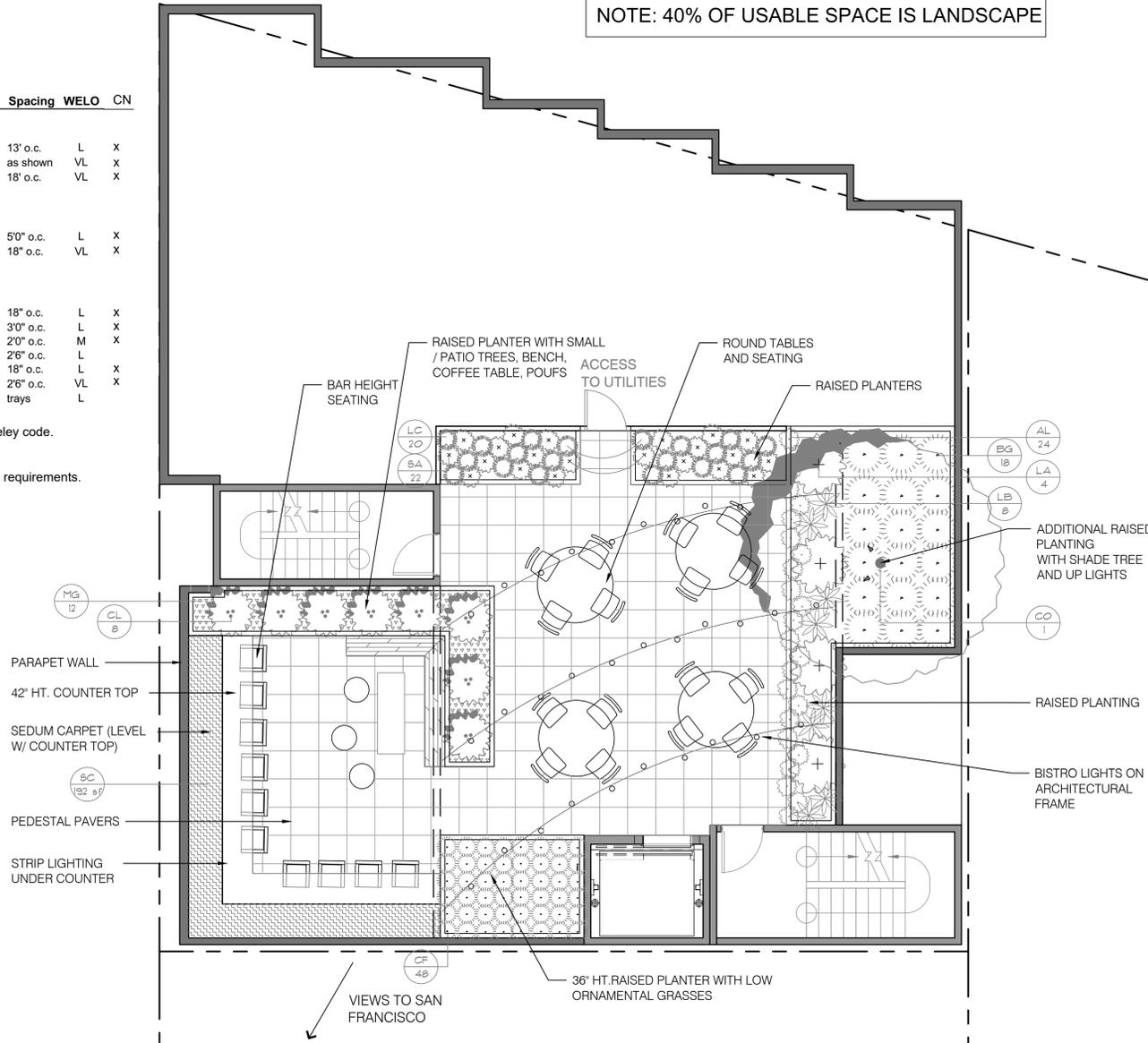
11. SUBSTITUTIONS: Requests for plant substitutions shall be made to the Landscape Architect within 15 days after signing of contract.

12. GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or subcontractors shall be guaranteed for (1) one year after start of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition, within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

13. CLEAN UP: At the end of each work day, at the inspection for substantial completion, and before acceptance of project - clean paved areas that are dirtied or stained by construction operations by sweeping or washing, and remove disencumbrances and stains. Remove construction equipment, excess materials and tools. Haul from Owners property any debris resulting from construction, and dispose of it legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

14. FERTILIZERS: Available from California Organic Fertilizers, Inc. 1-800-269-5690 www.organicag.com.

NOTE: 40% OF USABLE SPACE IS LANDSCAPE



Little Moonshine Yarrow (*Achillea millefolium*)



Yellow Bush Lupine (*Lupinus arboreus*)



Scarlet Parrot's Beak (*Lotus berthelotii* 'Scarlet')



Blonde Ambition Blue Grama (*Bouteloua gracilis*)



Dining and seating areas framed by raised planters

2800 Telegraph Ave

Berkeley, CA

10.07.2022 CITY SUBMITTAL

03.16.2023 DRC HEARING

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JOB:

SHEET:

LANDSCAPE PLAN
AT ROOF DECK

L2.0



Sedum carpet behind rail with seating and views to SF



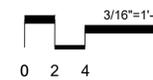
Select path and up lights, Dark Skies / Bird Safe compliant



Bar height seating and round moveable table seating



L-shaped bench seating with planting behind



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INSIDEOUT

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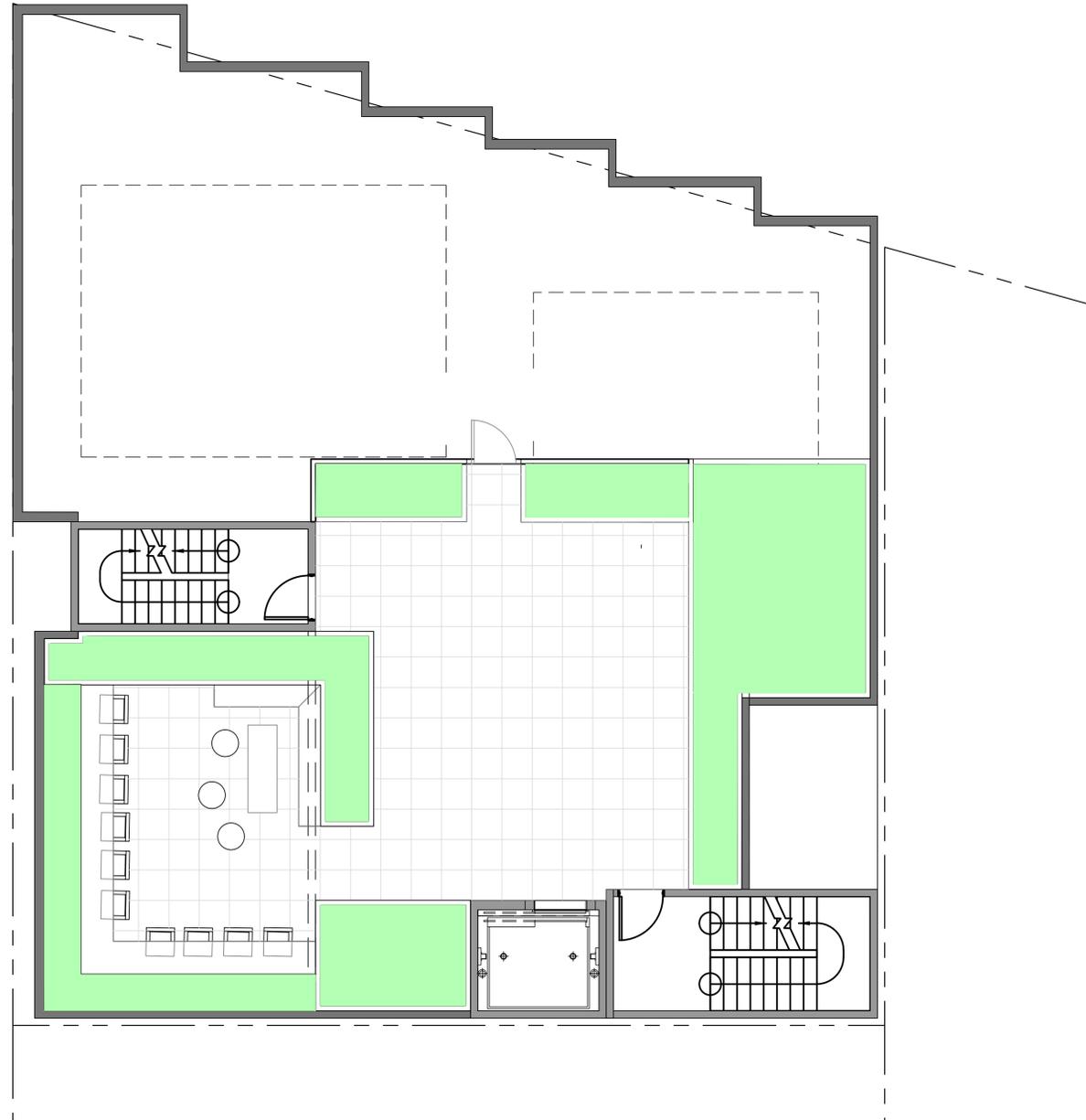
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JOB:

SHEET:

HYDROZONE PLAN
AT ROOF DECK

11.0



Hydrozone Legend

HZ 1 - Shrub/GC - Sunny - Low

Water Efficient Landscape Worksheet

California Water Efficient Landscape Worksheet - 2800 Telegraph							
Reference Evapotranspiration (ET _r)	41.8			Project Type	Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
HZ 1 - Shrub/GC - Sunny - L	0.2	Drip	0.81	0.25	638	158	4083
			0.75	0.00		0	0
					Totals	638	158
Special Landscape Areas							
					1	0	0
					1	0	0
					1	0	0
					1	0	0
					Totals	0	0
						ETWU Total	4083
						Maximum Allowed Water Allowance (MAWA) ^e	9094

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	158
Total Area	638
Average ETAF	0.25

All Landscape Areas	
Total ETAF x Area	158
Total Area	638
Average ETAF	0.25

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total Landscape Area: 638 SQ. FT.

