

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

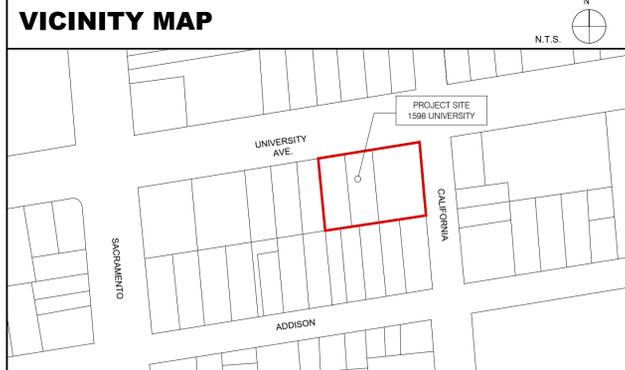
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

GENERAL
INFORMATION

A0.0



PROJECT DIRECTORY

OWNER/APPLICANT:
1598 University Avenue, LLC
NK VENTURES
1598A University Ave
Berkeley, CA 94704

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

PROJECT DESCRIPTION

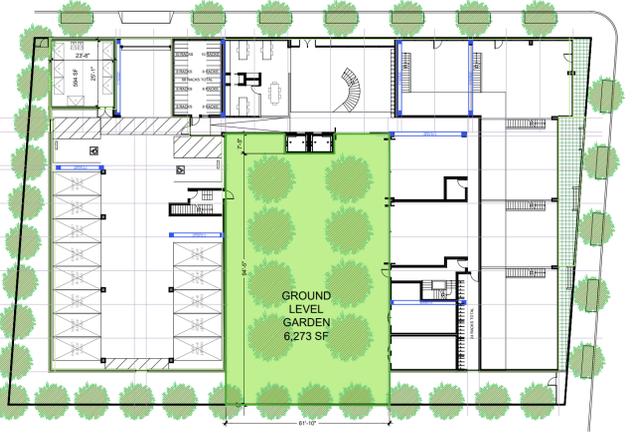
PROJECT ADDRESS: 1598 University Ave, Berkeley, CA 94703
(APN: 056 200300100) (056 200302500) (056 200302401)

SCOPE OF WORK:
REMOVAL OF TWO EXISTING 1 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE BUILDING WITH 207 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING GARAGE WITH STATE OF CALIFORNIA DENSITY BONUS.

DRAWING LIST

A0.0 GENERAL INFORMATION	A3.4 BUILDING ELEVATIONS
A0.1 ZONING INFORMATION & DIAGRAMS	A3.5 STREETScape ELEVATIONS
A0.3A DENSITY BONUS DIAGRAMS	A3.6 PHOTO CONTEXT VIEWS
A0.4A SHADOW STUDIES	A3.7 PHOTO CONTEXT VIEWS
A0.4B SHADOW STUDIES	A3.8 CONCEPTUAL RENDERING
A0.4C SHADOW STUDIES	A3.9 CONCEPTUAL RENDERING
A0.5 SITE CONTEXT PHOTOS	A3.10 CONCEPTUAL RENDERING
A0.6 VICINITY MAP	A4.1 BUILDING SECTION
A1.1 SURVEY	A4.2 BUILDING SECTION
A1.2 SURVEY	MAT MATERIAL BOARD
A2.1 FLOOR PLAN	L1.0 COURTYARD LANDSCAPE CONCEPT PLAN&SITE FEATURES
A2.2 FLOOR PLAN	L2.0 LANDSCAPE SITE PLAN
A2.3 FLOOR PLAN	L2.1 COURTYARD LANDSCAPE PLAN
A2.4 FLOOR PLAN	L3.0 COURTYARD SITE IMPROVEMENT IMAGERY
A2.5 FLOOR PLAN	L3.1 COURTYARD PLANTING IMAGERY
A2.6 ROOF PLAN	I1.0 IRRIGATION PLAN
A3.1 BUILDING ELEVATIONS	I2.0 IRRIGATION NOTES, LEGEND, SCHEDULES, CALCS.
A3.2 BUILDING ELEVATIONS	I2.1 IRRIGATION DETAILS
A3.3 BUILDING ELEVATIONS	I2.2 IRRIGATION DETAILS

OPEN SPACE DIAGRAMS



ZONING MAP

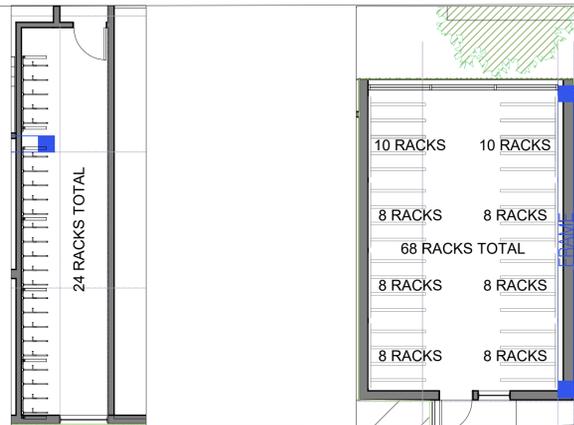


ZONING CODE DATA

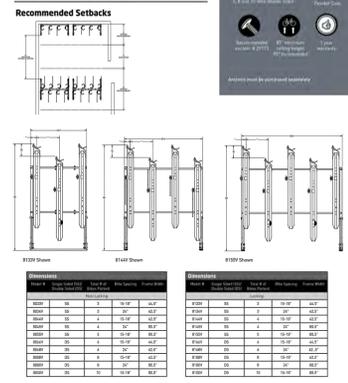
CITY OF BERKELEY ZONING TABULATIONS

	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	C-U UASP NODE OVERLAY			
LOT AREA	28,936	28,936	28,936	
LOT AREA (ACRES)	0.66	0.66	0.66	
NUMBER OF DWELLING UNITS	N/A	N/A	207	
GROUND LEVEL FRONT YARD SETBACK (UNIVERSITY)	2' AVG.	2' AVG.	0'	COMPLIES W/WAIVER
UPPER LEVEL FRONT YARD SETBACK (UNIVERSITY)	0'	0'	0'	COMPLIES W/WAIVER
STREET SIDE YARD SETBACK (CALIFORNIA)	2' AVG.	2' AVG.	0'	COMPLIES
INTERIOR SIDE YARD SETBACK	0'	0'	5'-5" TO 17'-7"	COMPLIES
REAR YARD SETBACK	20' AVG.	20' AVG.	57'-1" AVG.	COMPLIES
BUILDING HEIGHT	48'	48'	89'-2"	COMPLIES W/WAIVER
BUILDING STORIES	4	4	8	COMPLIES W/WAIVER
LOT COVERAGE	100%	100%	65%	COMPLIES
BUILDING FOOTPRINT	28,936	28,936	18,839	COMPLIES
FAR	3.0	3.0	4.63	COMPLIES W/WAIVER
TOTAL GSF	86,808	86,808	134,053	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	200sf / unit	modifiable with UP	SEE TABLE	COMPLIES W/ CONCESSION
PARKING	0	0	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
UASP - COMMERCIAL AREA (MIN. % SITE AREA)	30%	20%	21%	COMPLIES W/ CONCESSION
UASP - COMMERCIAL AREA (MIN. GSF)	8,681	5,787	5,943	COMPLIES
UASP - COMMERCIAL MIN. FRONTAGE (UNIVERSITY)	75%	35% W/UP	35%	COMPLIES W/ CONCESSION
UASP - OPEN SPACE ENHANCING ENTRY	10%	10%	10%	COMPLIES
UASP - MIN. AREA OF PEDESTRIAN PLAZA OPEN SPACE	1%	1%	3%	COMPLIES

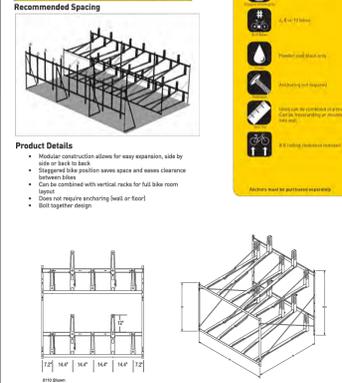
BIKE ROOM 92 BIKE RACKS TOTAL



Vertical Rack



Stretch Rack



PROPOSED FLOOR AREA WITH DENSITY BONUS

	PARKING	COMMERCIAL	RESIDENTIAL	TOTAL
LEVEL 8			14,862	14,862
LEVEL 7			17,271	17,271
LEVEL 6			17,708	17,708
LEVEL 5			18,088	18,088
LEVEL 4			17,708	17,708
LEVEL 3			18,088	18,088
LEVEL 2			10,870	10,870
GROUND LEVEL	6,561	5,943	6,954	19,458
TOTAL FLOOR AREA W/ DENSITY BONUS	6,561	5,943	121,549	134,053

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 8	20	3	5	28
LEVEL 7	22	3	6	31
LEVEL 6	24	3	6	33
LEVEL 5	24	3	6	33
LEVEL 4	24	3	6	33
LEVEL 3	24	3	6	33
LEVEL 2	11	2	3	16
GROUND LEVEL	0	0	0	0
TOTAL UNITS	149	20	38	207
PERCENT OF TOTAL	72%	9%	18%	
TOTAL BEDROOMS	149	20	76	245

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE	207	200	41,400	
TOTAL CONCESSION REQUESTED			33,927	
TOTAL AREA PROVIDED			7,473	2,599
GROUND LEVEL GARDEN			6,273	2,599
PRIVATE PATIOS	6	200	1,200	NA

BIKE PARKING CALCULATIONS

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
NEW COMMERCIAL	5,943	1	2000	3	3
RESIDENTIAL (LONG TERM) (PER BEDROOM)	245	1	3	82	82
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	245	1	40	7	7
TOTAL BIKE PARKING				92	92

PARKING TABLE

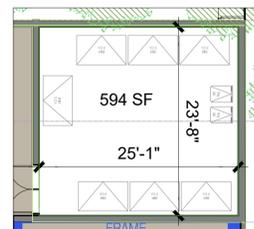
	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL	207	0	0	0	27
COMMERCIAL	5,943	2	1000	12	12
TOTAL					39

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	16757
TOTAL AREA OF ROOFTOP ELEMENTS	500
% AREA OF ROOFTOP ARCH. FEATURES	3.0%
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%)
245	1.00	245	20.42 cy	4,083 gal	8,17 cuft	1,633 gal	817 gal
Space Calculation			Container Quantities		Space Required		150% Additional
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required	Provided
3 cy bin (606 gal)	3	3	1	28 sf	196 sf		
96 gallon cart			2	7 sf	14 sf		
64 gallon cart				6 sf	sf		
Total capacity	1818 gal	1818 gal	798 gal		210 sf	315 sf	594



2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

ZONING DATA

A0.1

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

DENSITY BONUS
DIAGRAMS

A0.3A

DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units (rounded up)	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
80,952	138	138	15%	20.70	21.00	50.0%	69.0000	69	207

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Eighth	14,862	7	5%	20.0%	166	1
	Seventh	17,271	9	6%	22.5%	170	1
	Sixth	17,676	10	7%	25.0%	173	1
	Fifth	18,058	12	8%	27.5%	176	1
21,726	Fourth	17,678	13	9%	30.0%	180	1
21,726	Third	18,058	14	10%	32.5%	183	2
21,726	Second	10,840	16	11%	35.0%	187	2
1,247	Mezzanine		17	12%	38.75%	192	2
14,527	Ground	7,104	18	13%	42.5%	197	2
Total Floor Area:		80,952	20	14%	46.3%	202	2
			21	15%	50.0%	207	3

Base Project # of Units	Floor	Proposed Project # of Units
	Eighth	28
	Seventh	31
	Sixth	33
	Fifth	33
41	Fourth	33
41	Third	33
41	Second	16
15	Ground	
Total Units:		207
Average Unit Size:		587sf

Proposed Area: 121,549

Units: 207

Average Unit Size: 587

- #Concessions
- Open space reduction
 - Commercial Min. Frontage reduction
 - Commercial Min. % Site Area reduction

BASE PROJECT ZONING COMPLIANCE TABLE

BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	CODE SECTION	PROPOSED BASE PROJECT	ZONING COMPLIANCE
ZONING C-U UASP OVERLAY				
TOTAL LOT SIZE (SQ. FT.)	28,936			
TOTAL LOT SIZE (ACRES)	0.66			
LOT COVERAGE	100%		75%	COMPLIES
FLOOR AREA RATIO (FAR)	3.00		3.00	COMPLIES
HEIGHT - FEET	48'-0"		48'-0"	COMPLIES
HEIGHT - STORIES	4		4	COMPLIES
SETBACK - FRONT (UNIVERSITY)	2' AVG.		2' AVG.	COMPLIES
SETBACK - REAR	10 feet or 10% of the lot depth		10 feet or 10% of the lot depth	COMPLIES
SETBACK - STREET SIDE (CALIFORNIA)	2' AVG.		2'	COMPLIES
SETBACK - INTERIOR SIDE	0'		5'	COMPLIES
DWELLING UNITS (SEE TABLE)	NA		138	COMPLIES
RESIDENTIAL BEDROOMS	NA		149	COMPLIES
RESIDENTIAL BEDS	NA		149	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0		7	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	12		12	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	50		52	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	4		4	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	3		3	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	27600	23.204.060.D.3.(a)	6536	COMPLIES
COMMERCIAL OPEN SPACE (SEE TABLE)	n/a	23.204.060.D.3.(a)	0	COMPLIES
UASP - COMMERCIAL AREA (MIN. % SITE AREA)	30%		30%	COMPLIES
UASP - COMMERCIAL AREA (MIN. GSF)	8680.8		8681	COMPLIES
UASP - COMMERCIAL MIN. FRONTAGE (UNIVERSITY)	75%		75%	COMPLIES
UASP - OPEN SPACE ENHANCING ENTRY	10%		10%	COMPLIES
UASP - MIN. AREA OF PEDESTRIAN PLAZA OPEN SPACE	1%		1%	COMPLIES

PARKING CALCULATIONS

	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	138	0.5 MAX	1	0	7
COMMERCIAL	5787	2.0	1,000	12	12

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER BEDROOM	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	149	1	3	30	52
RESIDENTIAL (SHORT TERM)	149	1	40	4	4
COMMERCIAL (SHORT TERM)	5787	1.0	2,000	3	3

OPEN SPACE CALCULATIONS

	UNITS	SF / UNIT	TOTAL REQ'D
RESIDENTIAL REQUIREMENT	138	200	27,600
TOTAL PROVIDED			6,536

AREA TABLE

	RESIDENTIAL	COMMERCIAL	TOTAL
ROOF			
LEVEL 4	21,710		21,710
LEVEL 3	21,710		21,710
LEVEL 2	21,710		21,710
GROUND LEVEL	15,915	5,787	21,702
TOTAL	81,045	5,787	86,832

DWELLING UNIT TABLE

	STUDIO	1-BR	2-BR	TOTAL
ROOF				
LEVEL 4	16	22	3	41
LEVEL 3	16	22	3	41
LEVEL 2	16	22	3	41
GROUND LEVEL	3	10	2	15
TOTAL UNITS	51	76	11	138
BEDROOMS / UNIT	1	1	2	
TOTAL BEDROOMS	51	76	22	149
BEDS / UNIT	1	1	2	
TOTAL BEDS	51	76	22	149



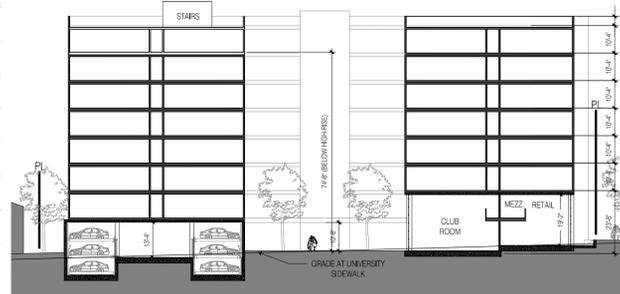
PLAN AT LEVELS 3-6



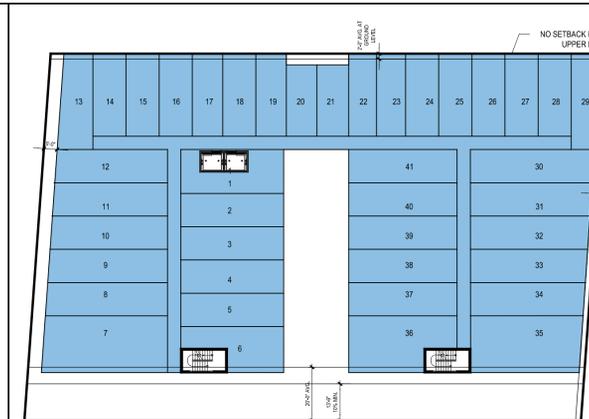
PLAN AT LEVEL 2



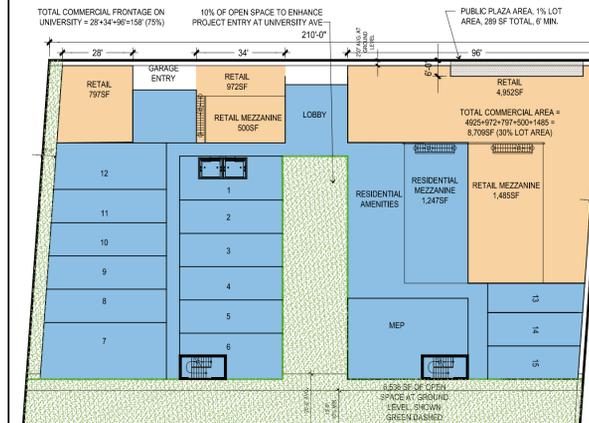
PLAN AT GROUND



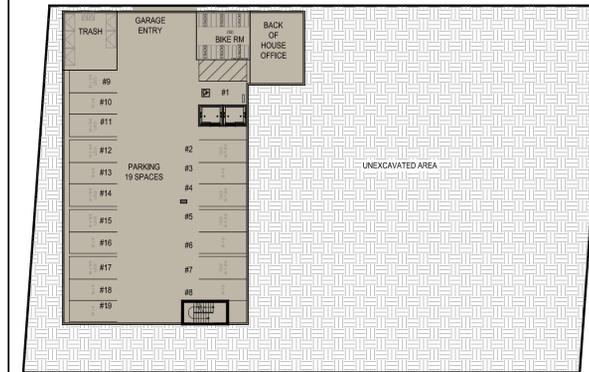
PROPOSED DENSITY BONUS PROJECT



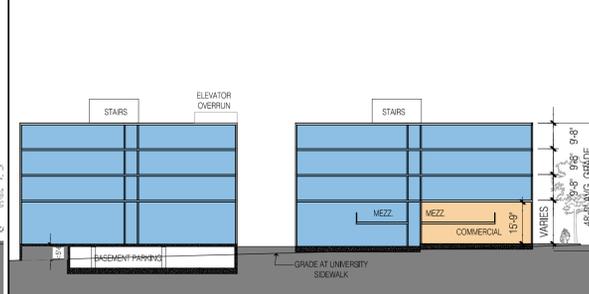
PLAN AT LEVELS 2-4



PLAN AT GROUND / MEZZANINE



PLAN AT BASEMENT PARKING



BASE PROJECT



PLAN AT LEVEL 8



PLAN AT LEVEL 7

2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com

**1598
 UNIVERSITY**

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

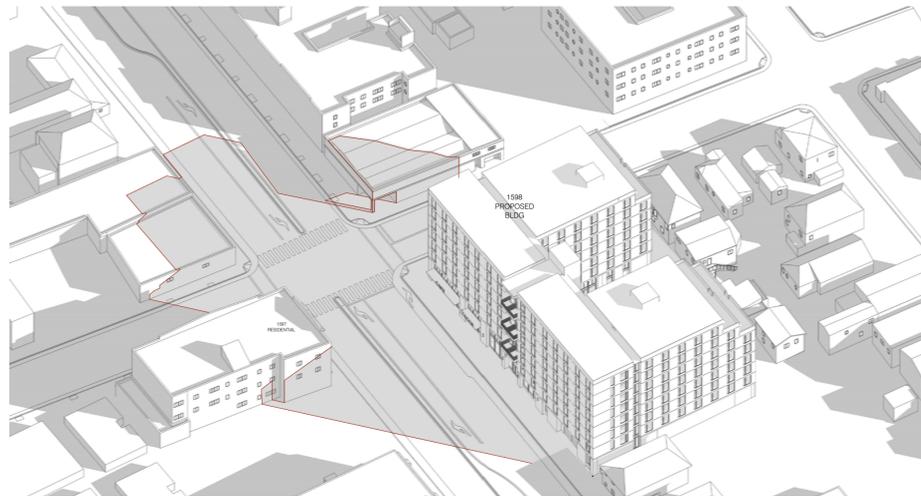
JOB: 2030

SHEET:
 SHADOW STUDIES
 DECEMBER 21ST

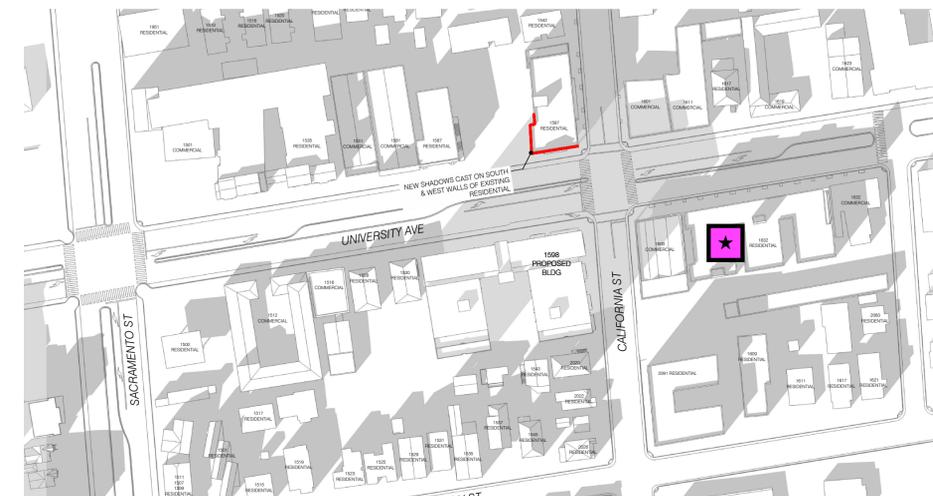
A0.4A

**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



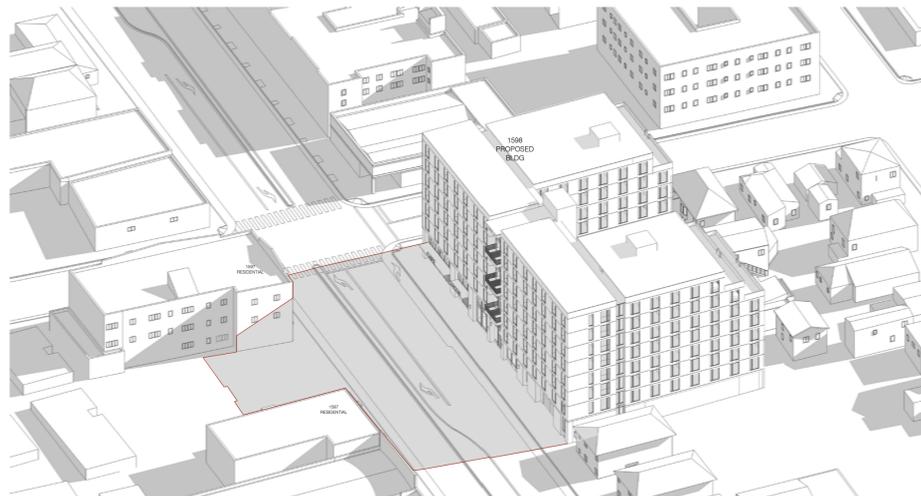
6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



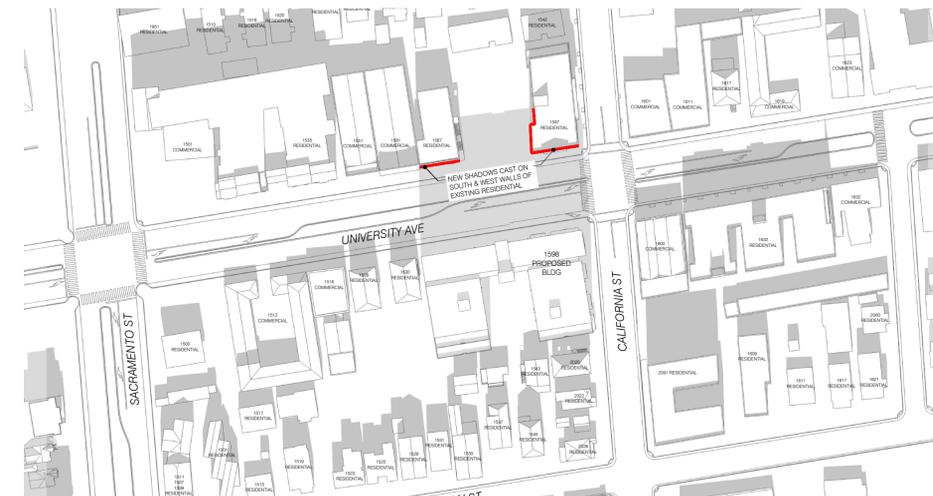
5 SHADOW STUDY - PM
 1:160 @ 11X17 1:80 @ 24X36

**WINTER SOLSTICE
 DEC 21ST:
 NOON**

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



4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



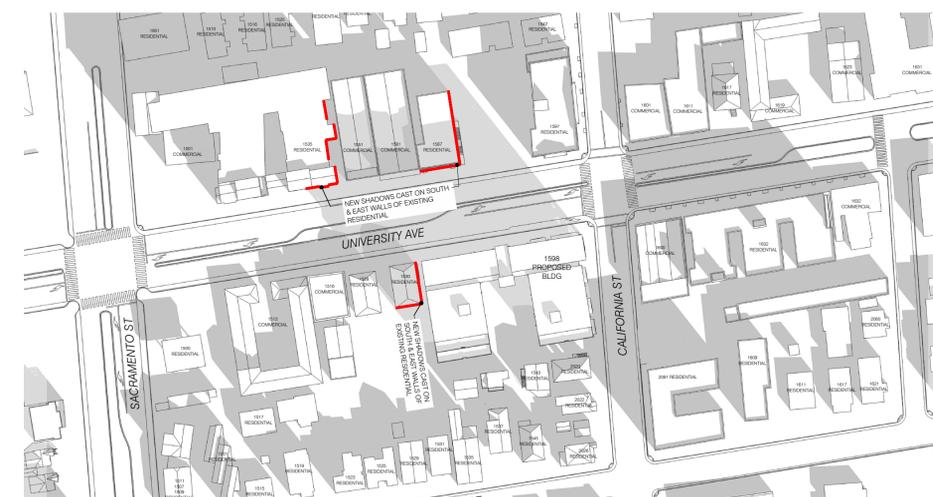
3 SHADOW STUDY - NOON
 1:160 @ 11X17 1:80 @ 24X36

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

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



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



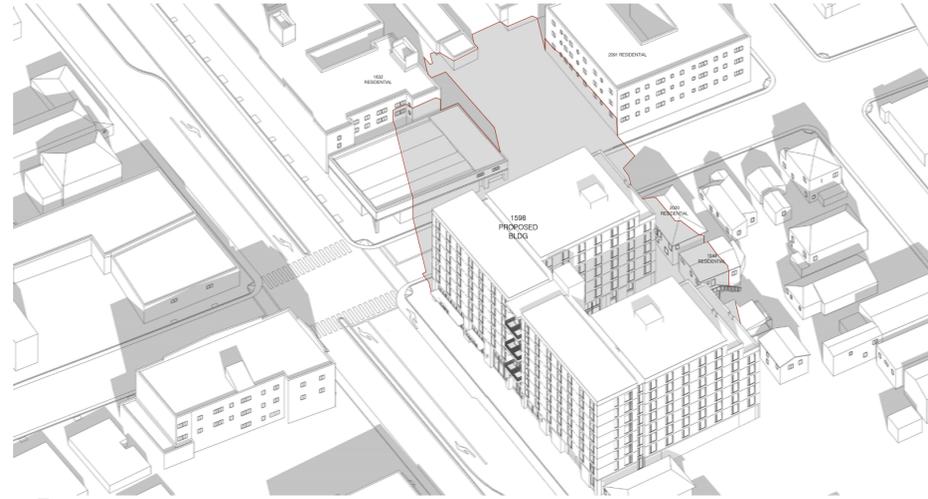
1 SHADOW STUDY - AM
 1:160 @ 11X17 1:80 @ 24X36

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

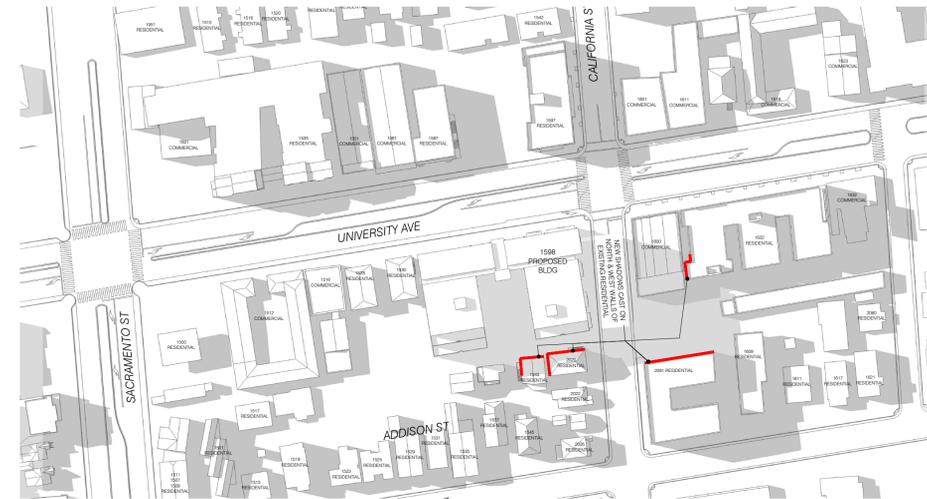
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

-  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.

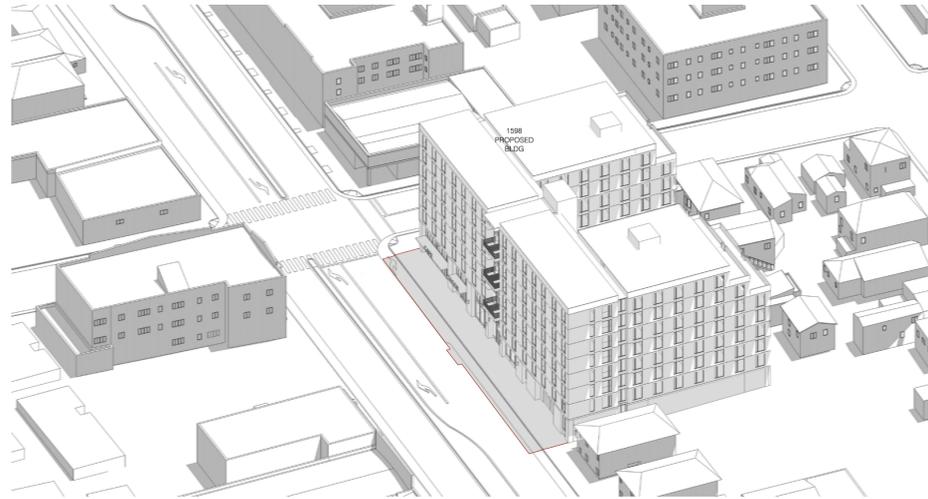


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

SUMMER SOLSTICE
JUN 21ST:
NOON

-  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



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



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

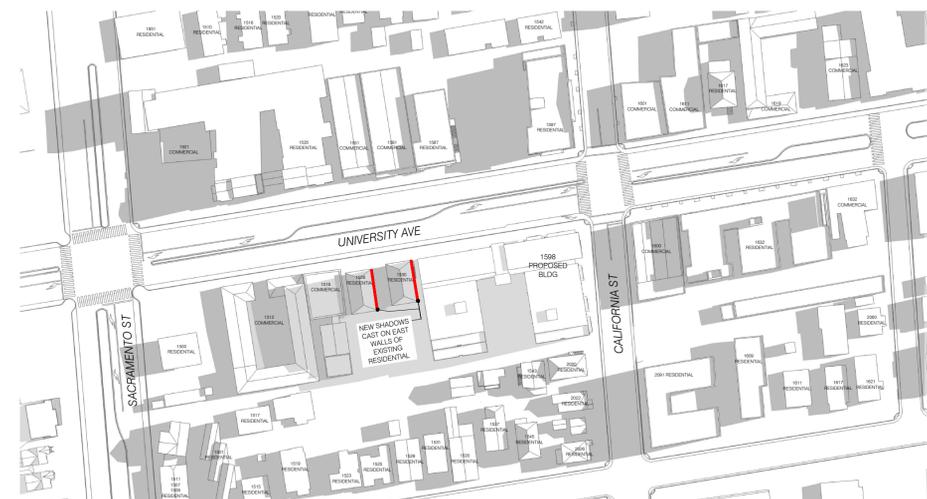
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

-  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



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



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

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

SHADOW STUDIES
JUNE 21ST

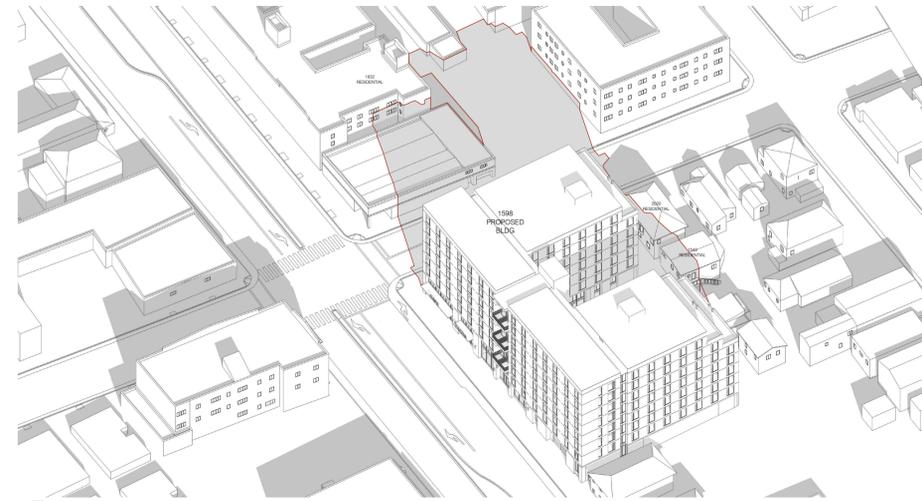
A0.4B

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

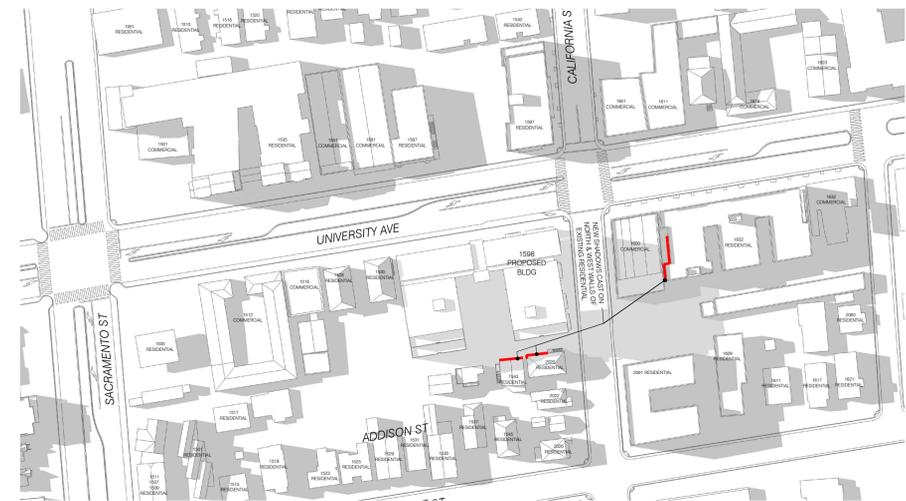
CURRENT
JULY 20:
2-HRS BEFORE SUNSET (PM)

- 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.

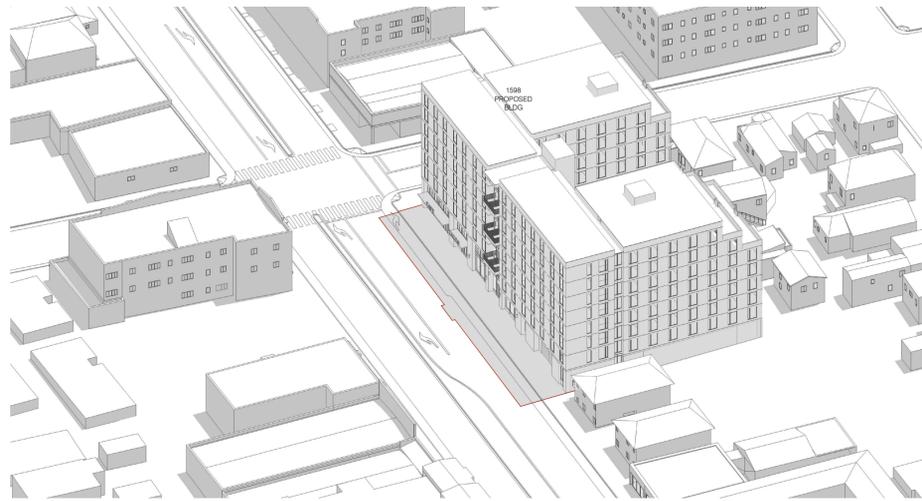


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

CURRENT
JULY 20:
NOON

- 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



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



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

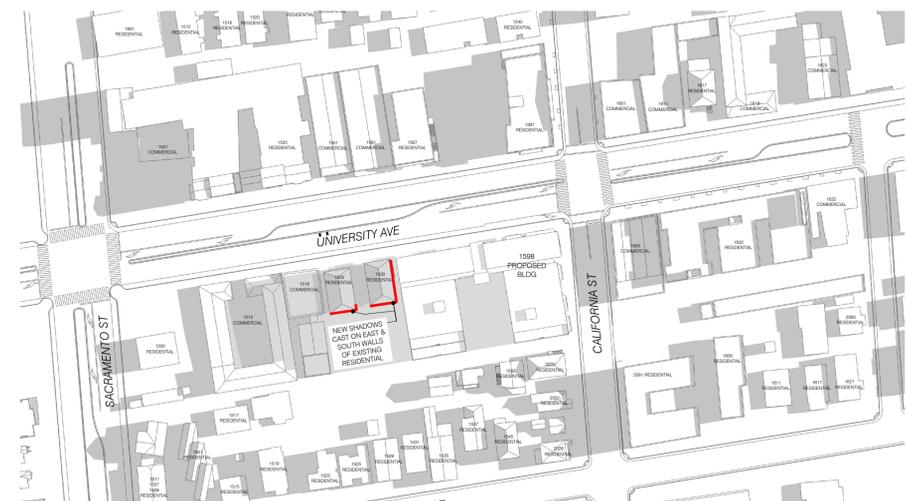
CURRENT
JULY 20:
2-HRS AFTER SUNRISE (AM)

- 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



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



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

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

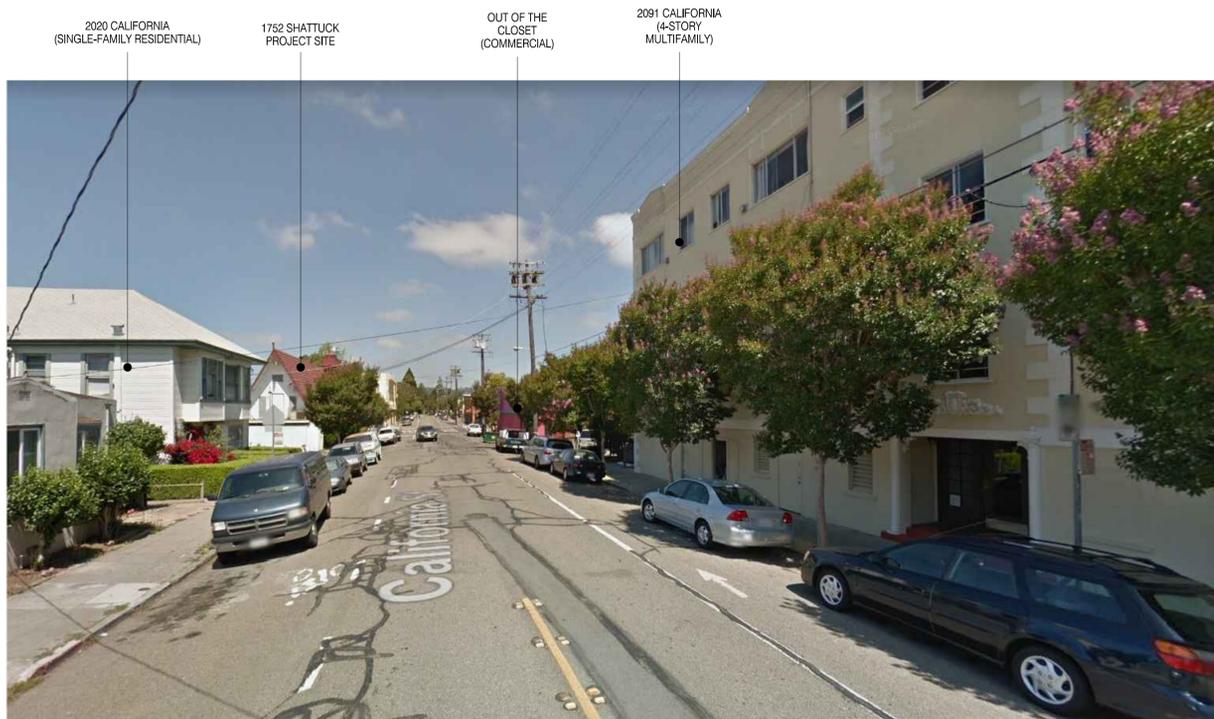
JOB: 2030

SHEET:

SHADOW STUDIES
JULY 20

A0.4C

TRACHTENBERG
ARCHITECTS



4 VIEW FROM CALIFORNIA LOOKING SOUTH



2 VIEW FROM UNIVERSITY AVE. LOOKING EAST

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

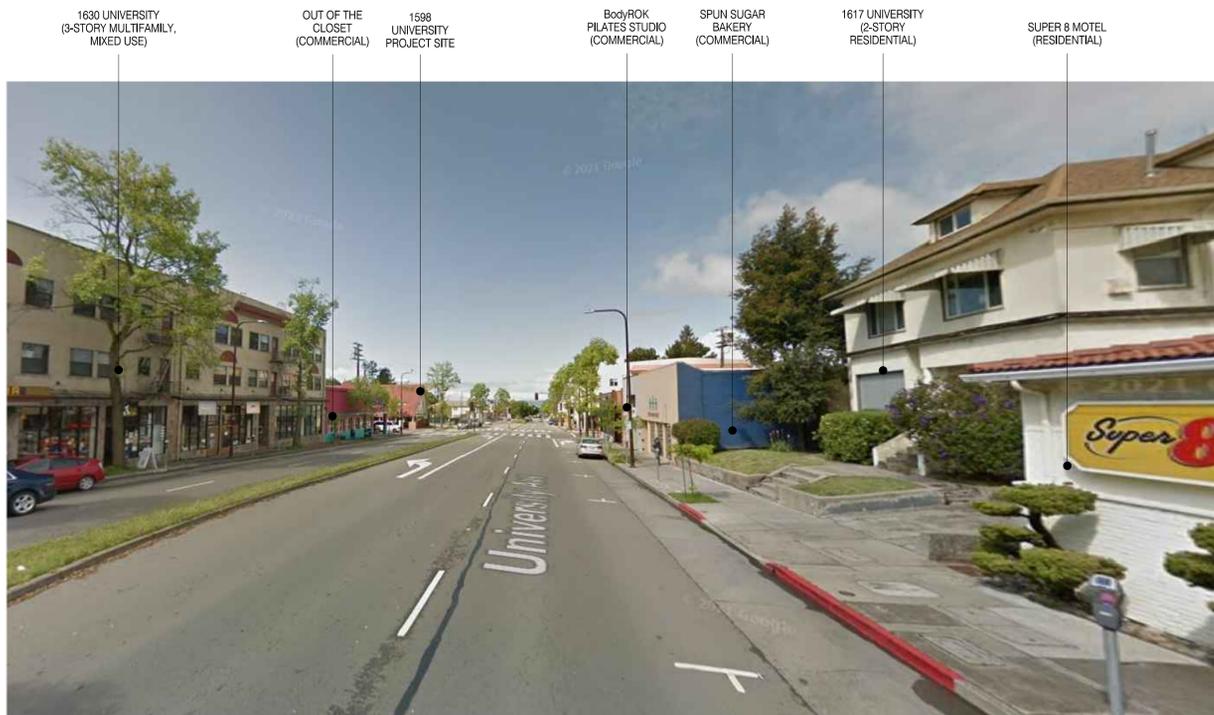
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

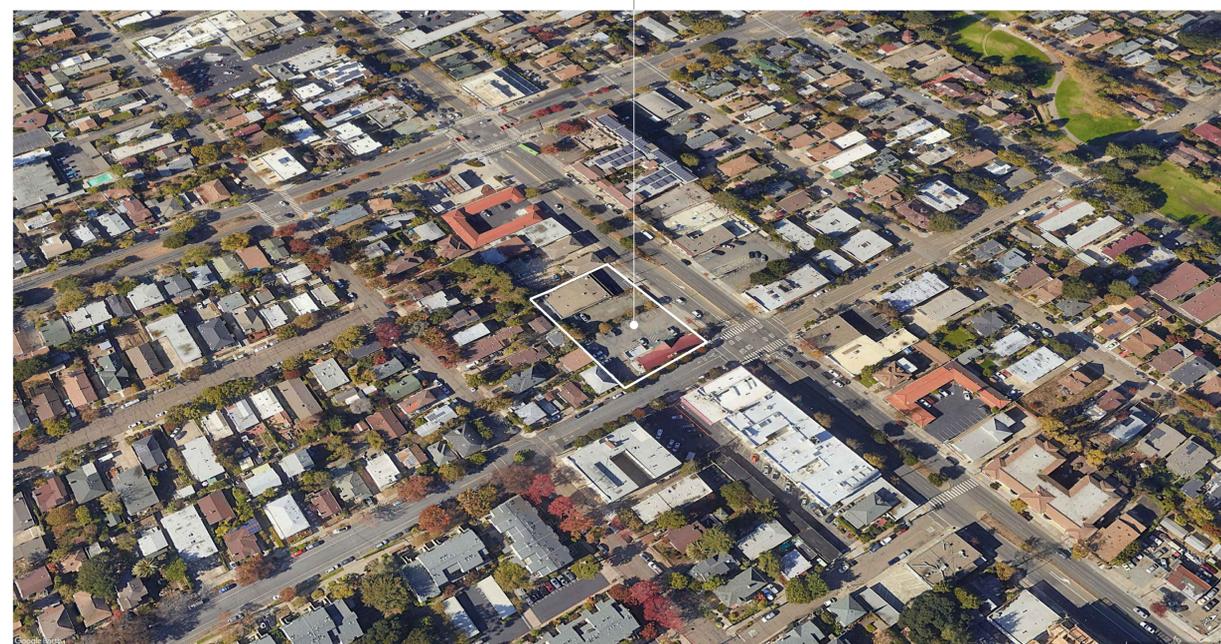
SHEET:

SITE CONTEXT
PHOTOS

A0.5



3 VIEW FROM UNIVERSITY AVE. LOOKING WEST



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

**TRACHTENBERG
 ARCHITECTS**

2421 Fourth Street
 Berkeley, California 94710
 510.649.1414
 www.TrachtenbergArch.com



**PROJECT SITE
 1598 UNIVERSITY**

**1598
 UNIVERSITY**

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:
VICINITY MAP

1
 -
 NTS
VICINITY MAP

A0.6

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

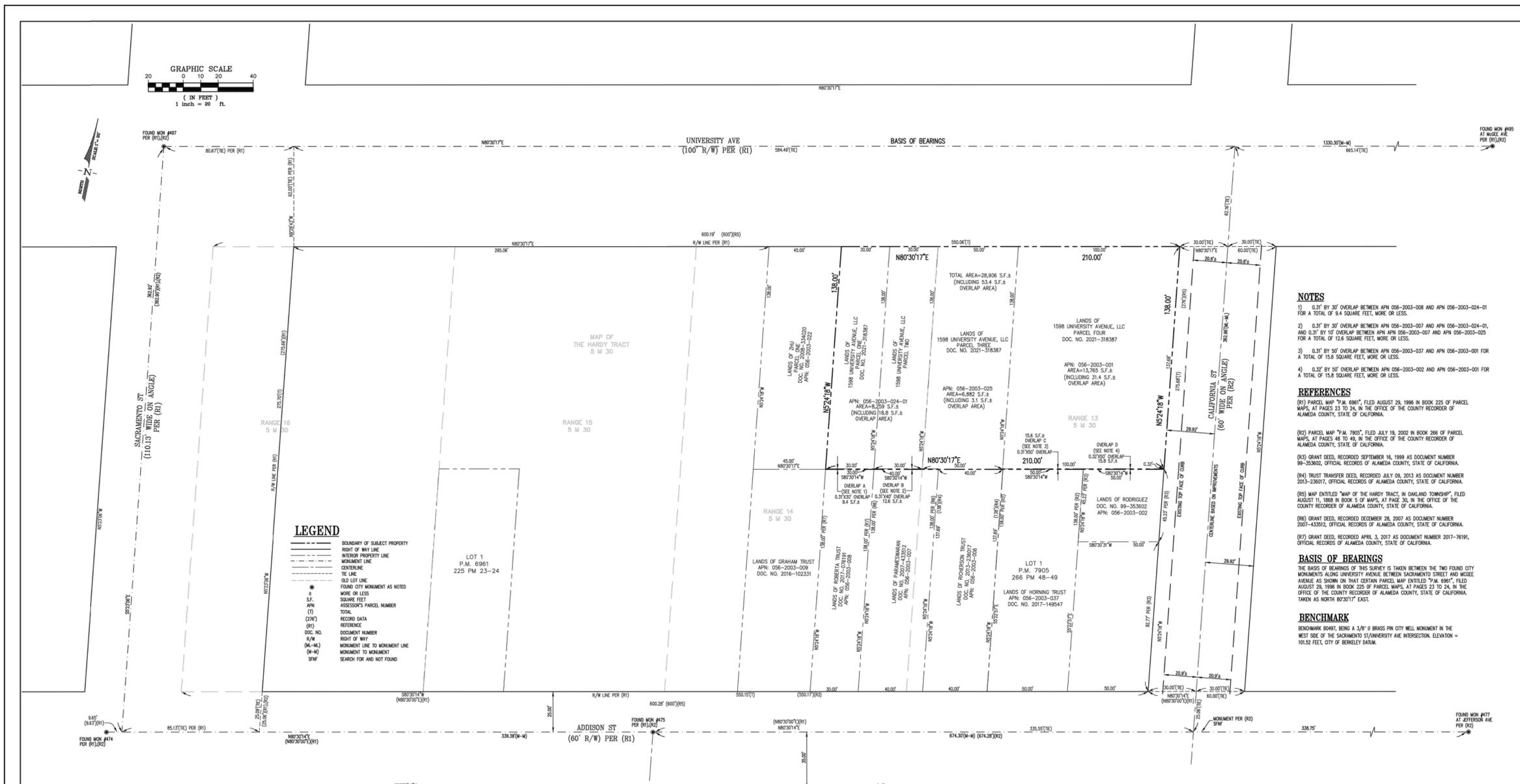
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

SURVEY

A1.1



- LEGEND**
- BOUNDARY OF SUBJECT PROPERTY
 - RIGHT OF WAY LINE
 - INTERIOR PROPERTY LINE
 - MONUMENT LINE
 - CENTERLINE
 - THE LINE
 - OLD LOT LINE
 - FOUND CITY MONUMENT AS NOTED
 - MORE OR LESS
 - SQUARE FEET
 - ASSASSOR'S PARCEL NUMBER
 - TRACT
 - RECORD DATA
 - REFERENCE
 - DOCUMENT NUMBER
 - RIGHT OF WAY
 - MONUMENT LINE TO MONUMENT
 - MONUMENT TO MONUMENT
 - SEARCH FOR AND NOT FOUND

- NOTES**
- 0.31' BY 30' OVERLAP BETWEEN APN 056-2003-008 AND APN 056-2003-024-01 FOR A TOTAL OF 9.4 SQUARE FEET, MORE OR LESS.
 - 0.31' BY 30' OVERLAP BETWEEN APN 056-2003-007 AND APN 056-2003-024-01, AND 0.31' BY 10' OVERLAP BETWEEN APN 056-2003-007 AND APN 056-2003-025 FOR A TOTAL OF 12.6 SQUARE FEET, MORE OR LESS.
 - 0.31' BY 50' OVERLAP BETWEEN APN 056-2003-037 AND APN 056-2003-001 FOR A TOTAL OF 15.6 SQUARE FEET, MORE OR LESS.
 - 0.32' BY 50' OVERLAP BETWEEN APN 056-2003-002 AND APN 056-2003-001 FOR A TOTAL OF 15.8 SQUARE FEET, MORE OR LESS.

- REFERENCES**
- PARCEL MAP "M. 6967", FILED AUGUST 29, 1996 IN BOOK 225 OF PARCEL MAPS, AT PAGES 23 TO 24, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
 - PARCEL MAP "M. 7905", FILED JULY 18, 2002 IN BOOK 266 OF PARCEL MAPS, AT PAGES 48 TO 49, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
 - GRANT DEED, RECORDED SEPTEMBER 16, 1999 AS DOCUMENT NUMBER 99-353602, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
 - TRUST TRANSFER DEED, RECORDED JULY 09, 2013 AS DOCUMENT NUMBER 2013-236017, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
 - MAP ENTITLED "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP", FILED AUGUST 11, 1888 IN BOOK 5 OF MAPS, AT PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
 - GRANT DEED, RECORDED DECEMBER 28, 2007 AS DOCUMENT NUMBER 2007-433912, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
 - GRANT DEED, RECORDED APRIL 3, 2017 AS DOCUMENT NUMBER 2017-76191, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND CITY MONUMENTS ALONG UNIVERSITY AVENUE BETWEEN SACRAMENTO STREET AND MOORE AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "M. 6967", FILED AUGUST 29, 1996 IN BOOK 225 OF PARCEL MAPS, AT PAGES 23 TO 24, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, TAKEN AS NORTH 80°30'17" EAST.

BENCHMARK
BENCHMARK 80497, BEING A 3/8" Ø BRASS PIN CITY WELL MONUMENT IN THE WEST SIDE OF THE SACRAMENTO ST/UNIVERSITY AVE INTERSECTION. ELEVATION = 104.52 FEET, CITY OF BERKELEY DATA.

- TABLE A NOTES**
- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
 - THE STREET ADDRESS OF THE PROPERTY IS 1548, 1556 & 1598 UNIVERSITY AVENUE, BERKELEY, CA.
 - FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NON-SHADED) DEFINED AS "AREAS OF MINIMAL FLOOD" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06001C05076, EFFECTIVE DATE: AUGUST 3, 2009.
 - THE TOTAL GROSS LAND AREA IS: 28,906 SQUARE FEET +/- OR 0.663 ACRES MORE OR LESS.
 - (A) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING AND ZONING DEPARTMENT, THE PROPERTY IS ZONED "C-U" DEFINED AS "UNIVERSITY COMMERCIAL DISTRICT".

- TABLE A NOTES**
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2.
 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
 - DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
 - THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO ONSITE EASEMENTS TO THE SUBJECT PROPERTY.
 - PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE
TO VERNON A. NEFF AND BARBARA NEFF, AS TRUSTEES OF THE NEFF 2002 FAMILY TRUST; AND TO REPRODUCE THE COMPANING
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FEES 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 12, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, MARCH 7, 8 AND 24, 2022.
JACQUELINE LIK P.L.S. 8534 DATE MARCH 25, 2022
FOR LUK & ASSOCIATES, INC.



TITLE REPORT
THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 111702030-3M, 1ST AMENDMENT, EFFECTIVE DATE: JULY 17, 2021 AT 7:30 A.M.
TITLE TO SAID ESTATE IS VESTED IN:
VERNON A. NEFF AND BARBARA NEFF, AS TRUSTEES OF THE NEFF 2002 FAMILY TRUST
THE ESTATE OR INTEREST IN THE LAND IS:
SEE

LEGAL DESCRIPTION
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE:
COMMENCING AT A POINT IN THE SOUTHERLY LINE OF UNIVERSITY AVENUE, DISTANT THEREON SOUTH 80° 30' WEST ONE HUNDRED EIGHTY (180) FEET FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; AND RUNNING THENCE ALONG SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE SOUTH 80° 30' WEST 30 FEET; THENCE SOUTH 5° 22' EAST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET; THENCE NORTH 80° 30' EAST AND PARALLEL WITH SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE 30 FEET; AND THENCE NORTH 5° 22' WEST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET TO THE POINT OF COMMENCEMENT; BEING A PORTION OF RANGE 14, AS SAID RANGE IS LAD DOWN, DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP, BEING THE SOUTHERLY HALF OF PLAT NO. 68 BY KELLOGG'S MAP-COMPRISING 80 ACRES", ETC., FILED AUGUST 11, 1888, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ALAMEDA.
PARCEL TWO:
COMMENCING AT A POINT IN THE SOUTHERLY LINE OF UNIVERSITY AVENUE, DISTANT THEREON SOUTH 80° 30' WEST ONE HUNDRED EIGHTY (180) FEET FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; AND RUNNING THENCE ALONG SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE SOUTH 80° 30' WEST 30 FEET; THENCE SOUTH 5° 22' EAST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET; THENCE NORTH 80° 30' EAST AND PARALLEL WITH SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE 30 FEET; AND THENCE NORTH 5° 22' WEST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET TO THE POINT OF COMMENCEMENT; BEING A PORTION OF RANGE 14, AS SAID RANGE IS LAD DOWN, DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP, BEING THE SOUTHERLY HALF OF PLAT NO. 68 BY KELLOGG'S MAP-COMPRISING 80 ACRES", ETC., FILED AUGUST 11, 1888, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ALAMEDA.
APN: 056-2003-024-01

LEGAL DESCRIPTION (CONT.)
PARCEL THREE:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF UNIVERSITY AVENUE, DISTANT THEREON 100 FEET WESTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; AND RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF UNIVERSITY AVENUE, 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF UNIVERSITY AVENUE, 138 FEET; THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF UNIVERSITY AVENUE, 50 FEET; AND THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF CALIFORNIA STREET 138 FEET TO THE POINT OF BEGINNING.
BEING A PORTION OF RANGE 13, OF THE HARDY TRACT, FILED AUGUST 11, 1888 IN BOOK 5 OF MAPS, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.
APN: 056-2003-025
PARCEL FOUR:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET, RUNNING THENCE WESTERLY ALONG SAID LINE OF UNIVERSITY AVENUE, 100 FEET; THENCE SOUTHERLY PARALLEL WITH SAID LINE OF CALIFORNIA STREET, 138 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF UNIVERSITY AVENUE, 100 FEET TO THE WESTERLY LINE OF CALIFORNIA STREET; THENCE NORTHERLY ALONG SAID LAST NAMED LINE 138 FEET TO THE POINT OF BEGINNING.
BEING A PORTION OF RANGE 13, OF THE HARDY TRACT, AS SAID RANGE IS SHOWN ON THE "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP, BEING THE SOUTHERLY HALF OF PLAT NO. 68 BY KELLOGG'S MAP-COMPRISING 80 ACRES", ETC., FILED AUGUST 11, 1888, IN BOOK 5 OF MAPS, AT PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.
APN: 056-2003-001

- NOTES**
- DATE OF FIELD SURVEY: FEBRUARY 4, MARCH 7, 8 AND 24, 2022 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
 - THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
 - UTILITY ABSTRUCTIONS / PROVIDERS ARE AS FOLLOWS:
SANITARY SEWER: CITY OF BERKELEY
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: AT&T
 - THERE ARE NO CEMETRIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
 - THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
 - THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.



**ALTA/NSPS
LAND TITLE SURVEY**
OF
1548, 1556 & 1598 UNIVERSITY AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
MARCH 2022
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

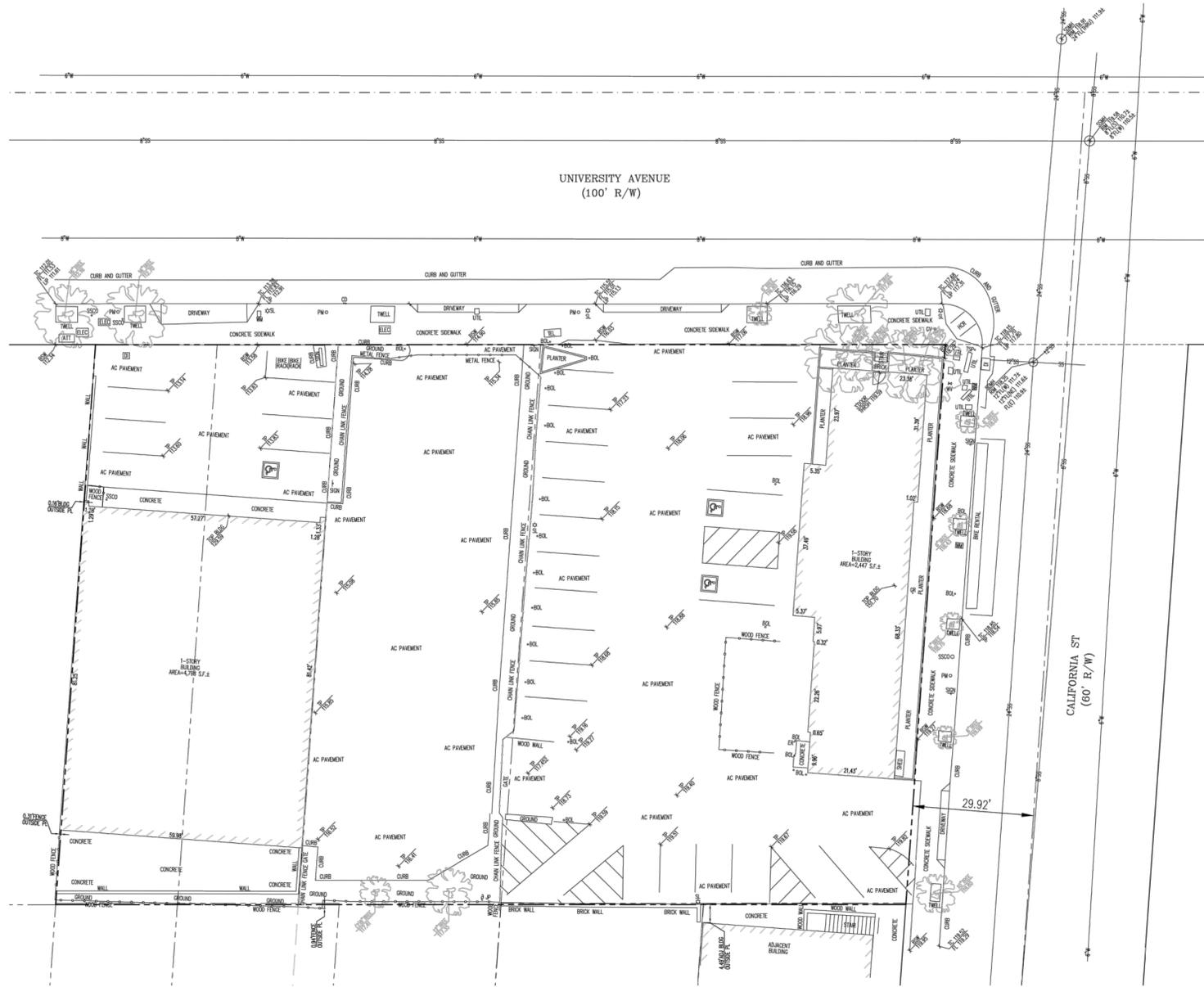
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

SURVEY

A1.2



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	CENTERLINE
---	TE LINE
---	OLD LOT LINE
---	ASPHALT CONCRETE
---	UTILITY BOX
---	PARKING METER
---	HANDICAP RAMP
---	TRAFFIC SIGNAL POLE
---	STREET LIGHT
---	GAS RISER
---	WATER VALVE
---	TREE WELL
---	WATER METER
---	SANITARY SEWER CLEAN OUT
---	DRAIN INLET
---	GAS VALVE
---	TELEPHONE BOX
---	BOLLARD
---	SANITARY SEWER MAN HOLE
---	STORM DRAIN MAN HOLE
---	CURB DRAIN
---	ELECTRIC BOX
---	ADJUTANT
---	PROPERTY LINE
---	BACK OF SIDEWALK ELEVATION
---	LIP OF GUTTER ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TREE
---	SANITARY SEWER LINE
---	WATER LINE
---	STORM DRAIN LINE

ALTA/NSPS
LAND TITLE SURVEY
OF
1548, 1556 & 1598 UNIVERSITY AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
MARCH 2022
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94647
(510) 724-3388

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

EXISTING
SITE PLAN

A2.0



UNIVERSITY AVE

1556 SAN PABLO
EXISTING PARKING LOT

EXISTING BUILDINGS TO
BE DEMOLISHED,
SHOWN DASHED

EXISTING BUILDINGS TO
BE DEMOLISHED,
SHOWN DASHED

1550 UNIVERSITY
EXISTING COMMERCIAL
USE

1598 UNIVERSITY
EXISTING COMMERCIAL
USE

3 PARCELS TO BE
MERGED INTO A SINGLE
LOT, SHOWN RED

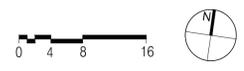
R-2
(RESIDENTIAL USE)

R-2
(RESIDENTIAL USE)

R-2
(RESIDENTIAL USE)

CALIFORNIA ST

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



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

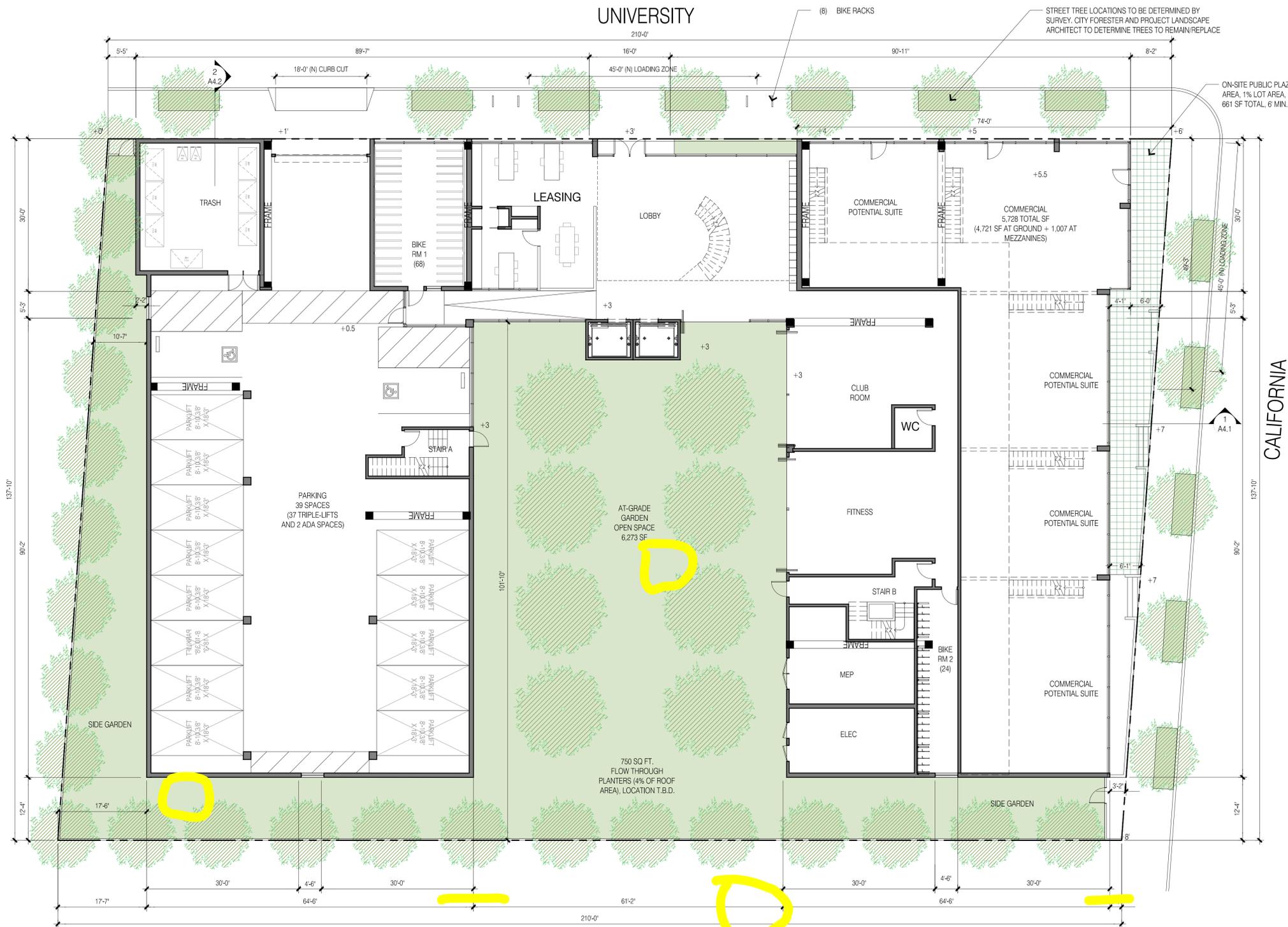
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

GROUND LEVEL
FLOOR PLAN

A2.1



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





2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

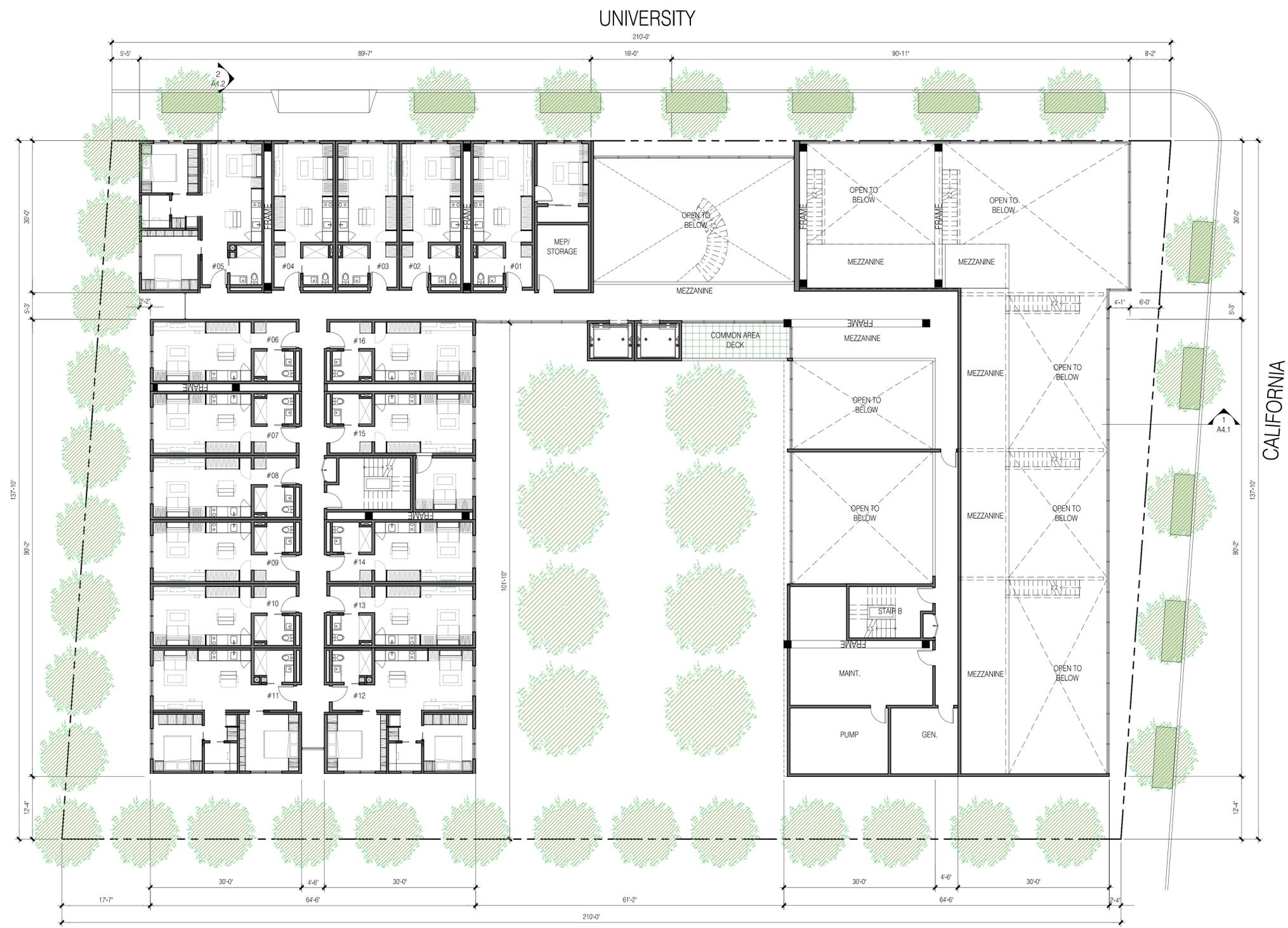
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

LEVEL 2
FLOOR PLAN

A2.2



1 PLAN AT LEVEL 2
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

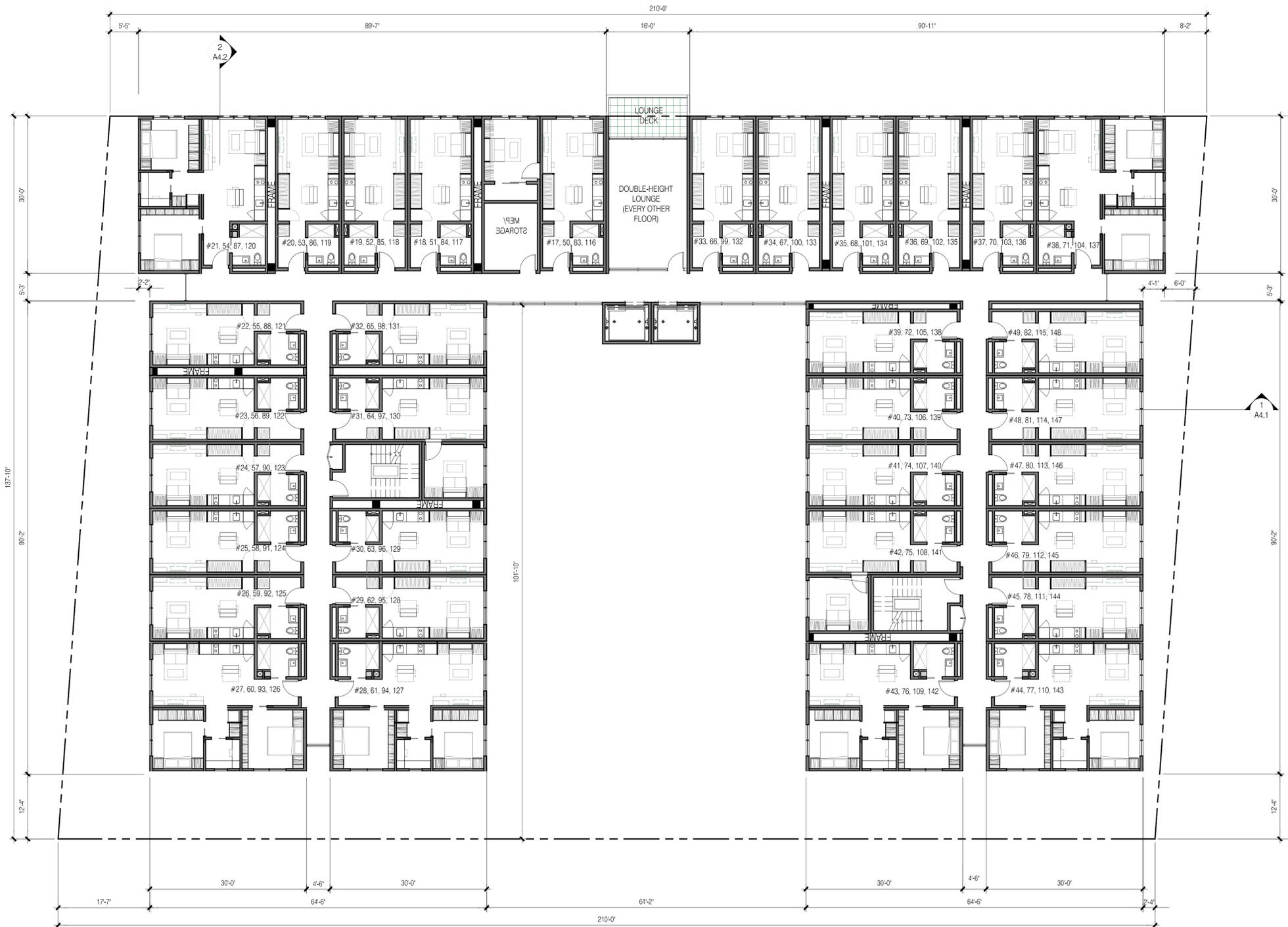
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

LEVELS 3-6
FLOOR PLANS

A2.3



1 PLAN AT LEVELS 3-6
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

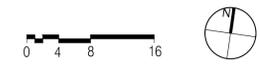
SHEET:

LEVEL 7
FLOOR PLANS

A2.4



1 PLAN AT LEVEL 7
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

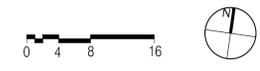
SHEET:

PLAN AT
LEVEL 8

A2.5



1 PLAN AT LEVEL 8
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

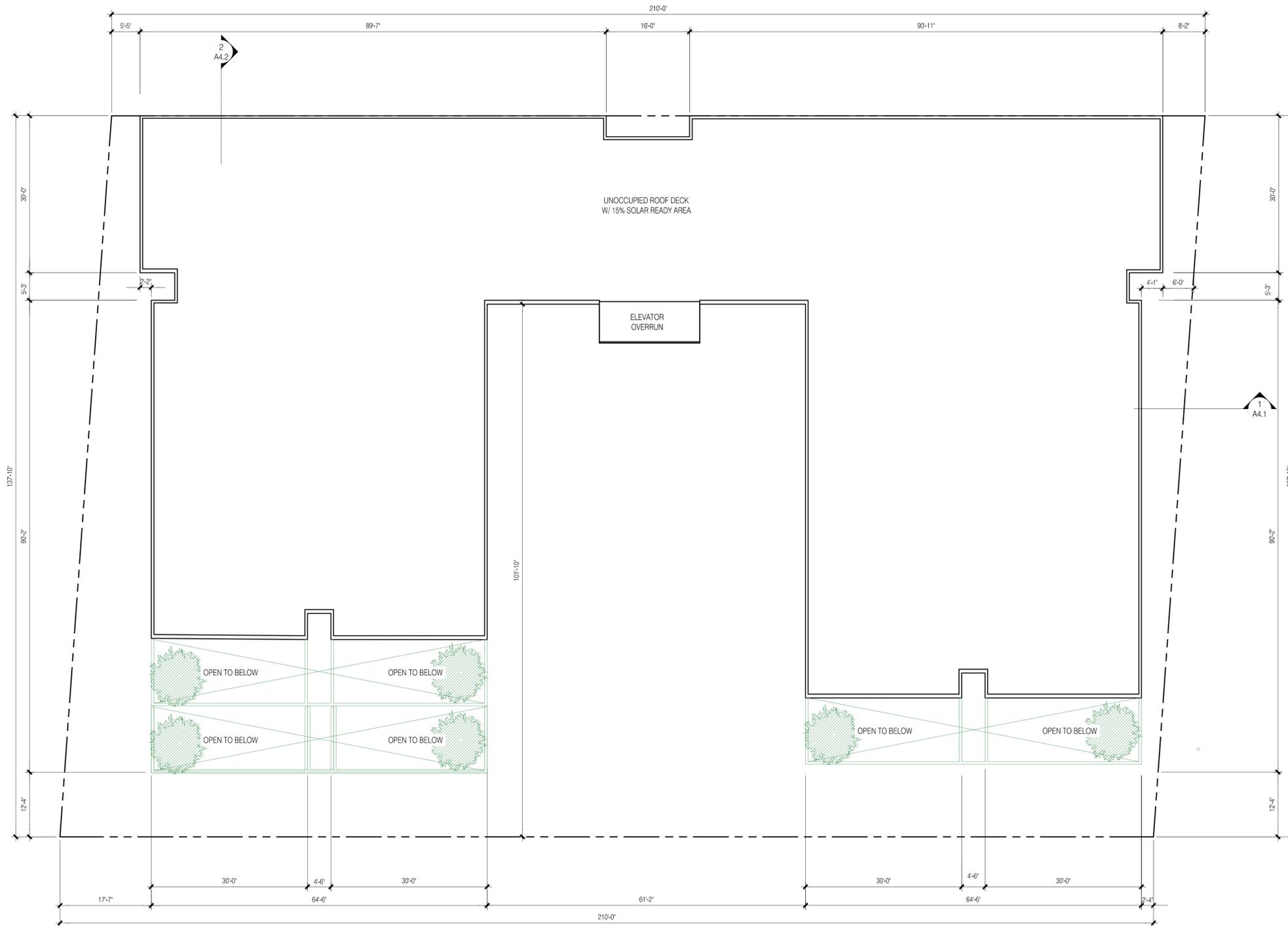
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

ROOF PLAN

A2.6



1 PLAN AT ROOF

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

0 4 8 16



TRACHTENBERG
 ARCHITECTS

2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com

**1598
 UNIVERSITY**

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION

- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

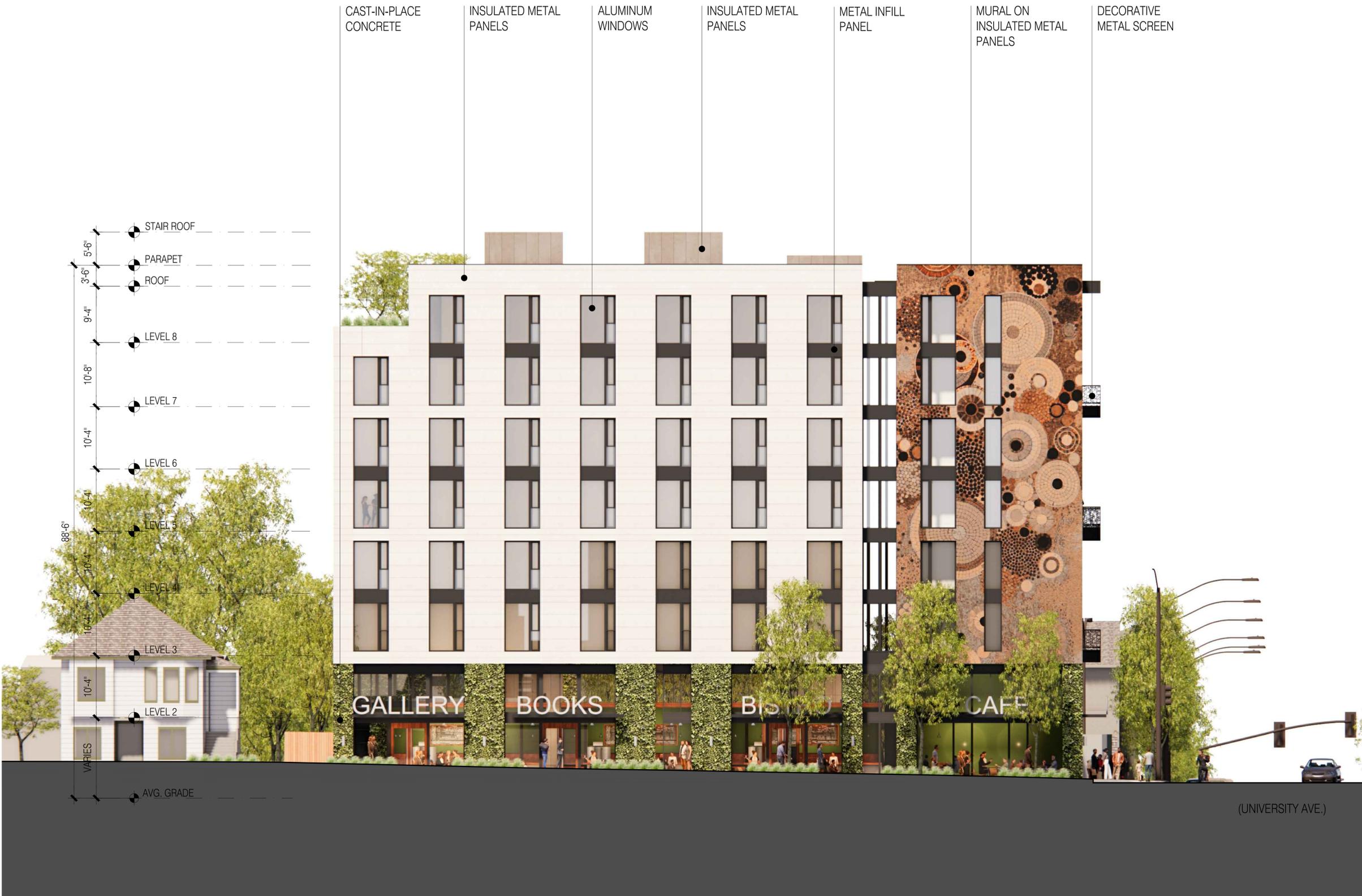
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
 WORK OF THE ARCHITECT AND MAY NOT BE
 DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
 CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

BUILDING
 ELEVATIONS

A3.1



1

EAST ELEVATION

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



TRACHTENBERG
 ARCHITECTS

2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com

**1598
 UNIVERSITY**

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

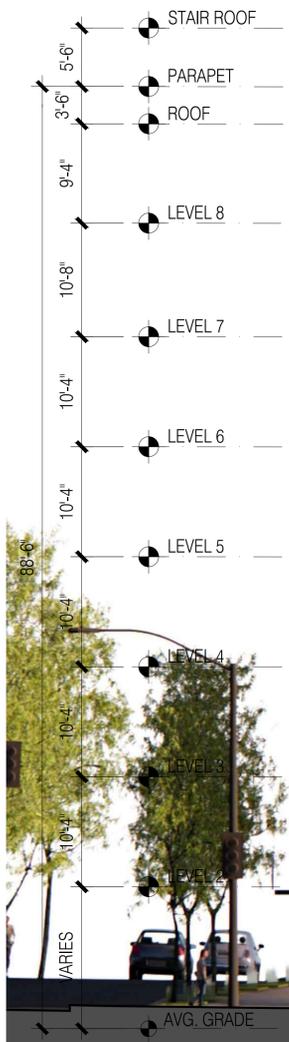
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
 WORK OF THE ARCHITECT AND MAY NOT BE
 DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
 CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
**BUILDING
 ELEVATIONS**

A3.2

METAL INFILL PANEL INSULATED METAL PANELS INSULATED METAL PANELS DECORATIVE METAL SCREEN CAST-IN-PLACE CONCRETE ALUMINUM WINDOWS INSULATED METAL PANELS



(CALIFORNIA ST.)

1 NORTH ELEVATION
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:
**BUILDING
ELEVATIONS**

A3.3



DECORATIVE METAL SCREEN INSULATED METAL PANELS ALUMINUM WINDOWS INSULATED METAL PANELS METAL INFILL PANEL INSULATED METAL PANELS CAST-IN-PLACE CONCRETE

STAIR ROOF
5'-6"
PARAPET
3'-6"
ROOF
9'-4"
LEVEL 8
10'-8"
LEVEL 7
10'-4"
LEVEL 6
10'-4"
LEVEL 5
10'-4"
LEVEL 4
10'-4"
LEVEL 3
10'-4"
LEVEL 2
10'-4"
88'-6"

(UNIVERSITY AVE.)

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



TRACHTENBERG
 ARCHITECTS

2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com

**1598
 UNIVERSITY**

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

BUILDING
 ELEVATIONS

A3.4



88'-6"
 VARIES
 10'-4"
 10'-4"
 10'-4"
 10'-4"
 10'-4"
 10'-4"
 10'-8"
 9'-4"
 3'-6"
 5'-6"
 STAIR ROOF
 PARAPET
 ROOF
 LEVEL 8
 LEVEL 7
 LEVEL 6
 LEVEL 5
 LEVEL 4
 LEVEL 3
 LEVEL 2
 AVG. GRADE

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





2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com



2 STREET STRIP ELEVATION @ UNIVERSITY AVE
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



1598 UNIVERSITY

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

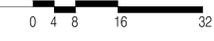
JOB: 2030

SHEET:
STREET STRIP ELEVATIONS

A3.5



1 STREET STRIP ELEVATION @ CALIFORNIA ST
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:
**PHOTO CONTEXT
VIEWS**

A3.6



4 CALIFORNIA LOOKING NORTH - AFTER



2 CALIFORNIA LOOKING SOUTH - AFTER



3 CALIFORNIA LOOKING NORTH - BEFORE



1 CALIFORNIA LOOKING SOUTH - BEFORE

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

PHOTO CONTEXT
VIEWS

A3.7



4 UNIVERSITY LOOKING EAST - AFTER



2 UNIVERSITY LOOKING WEST - AFTER



3 UNIVERSITY LOOKING EAST - BEFORE



1 UNIVERSITY LOOKING WEST - BEFORE

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

CONCEPTUAL
RENDERING

A3.8



1 PERSPECTIVE VIEW - UNIVERSITY LOOKING WEST

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION

- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

CONCEPTUAL
RENDERING

A3.9



1 PERSPECTIVE VIEW - UNIVERSITY AND CALIFORNIA

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION

- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

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

JOB: 2030

SHEET:

CONCEPTUAL
RENDERING

A3.10



1 PERSPECTIVE VIEW - CALIFORNIA LOOKING NORTHWEST

TRACHTENBERG
 ARCHITECTS

2421 Fourth Street
 Berkeley, California 94710
 510.649.1414
 www.TrachtenbergArch.com

**1598
 UNIVERSITY**

1548-1598 University Ave
 Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

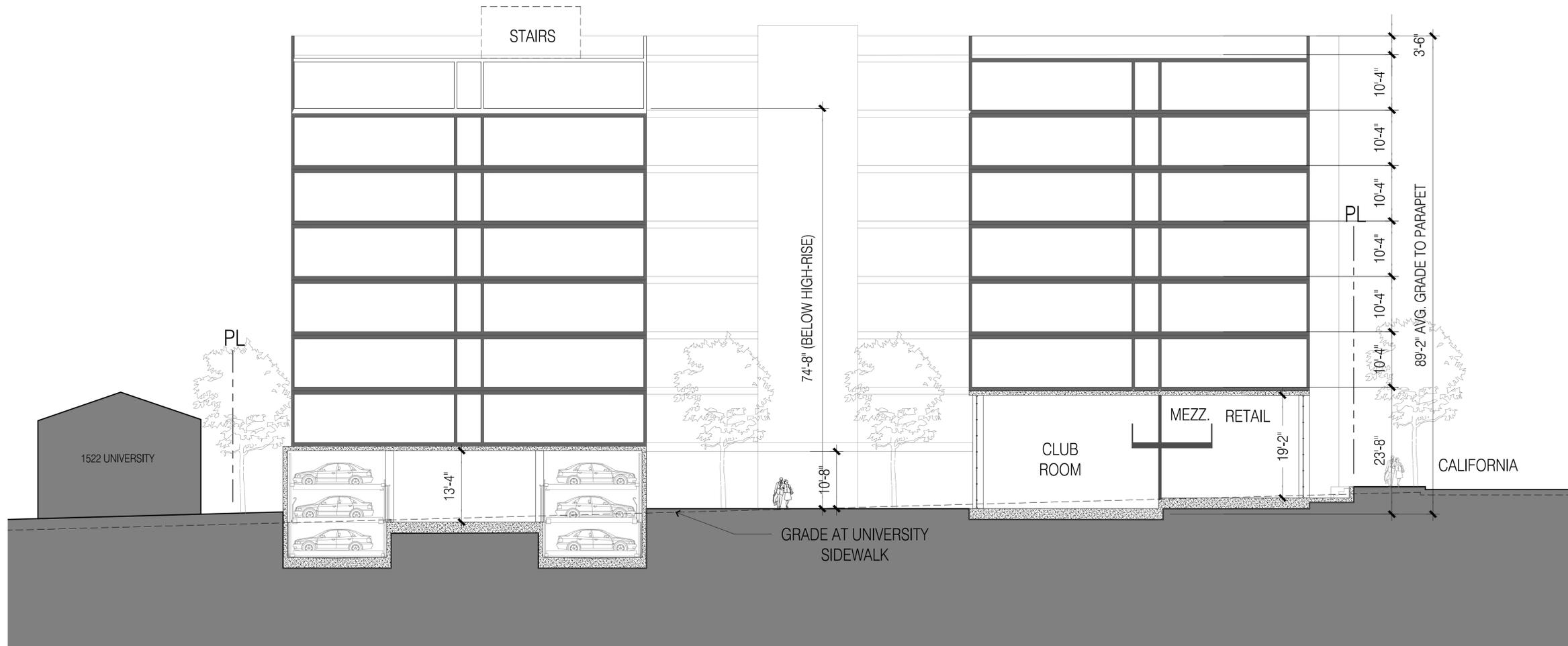
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
 WORK OF THE ARCHITECT AND MAY NOT BE
 DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
 CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

BUILDING
 SECTION

A4.1



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

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

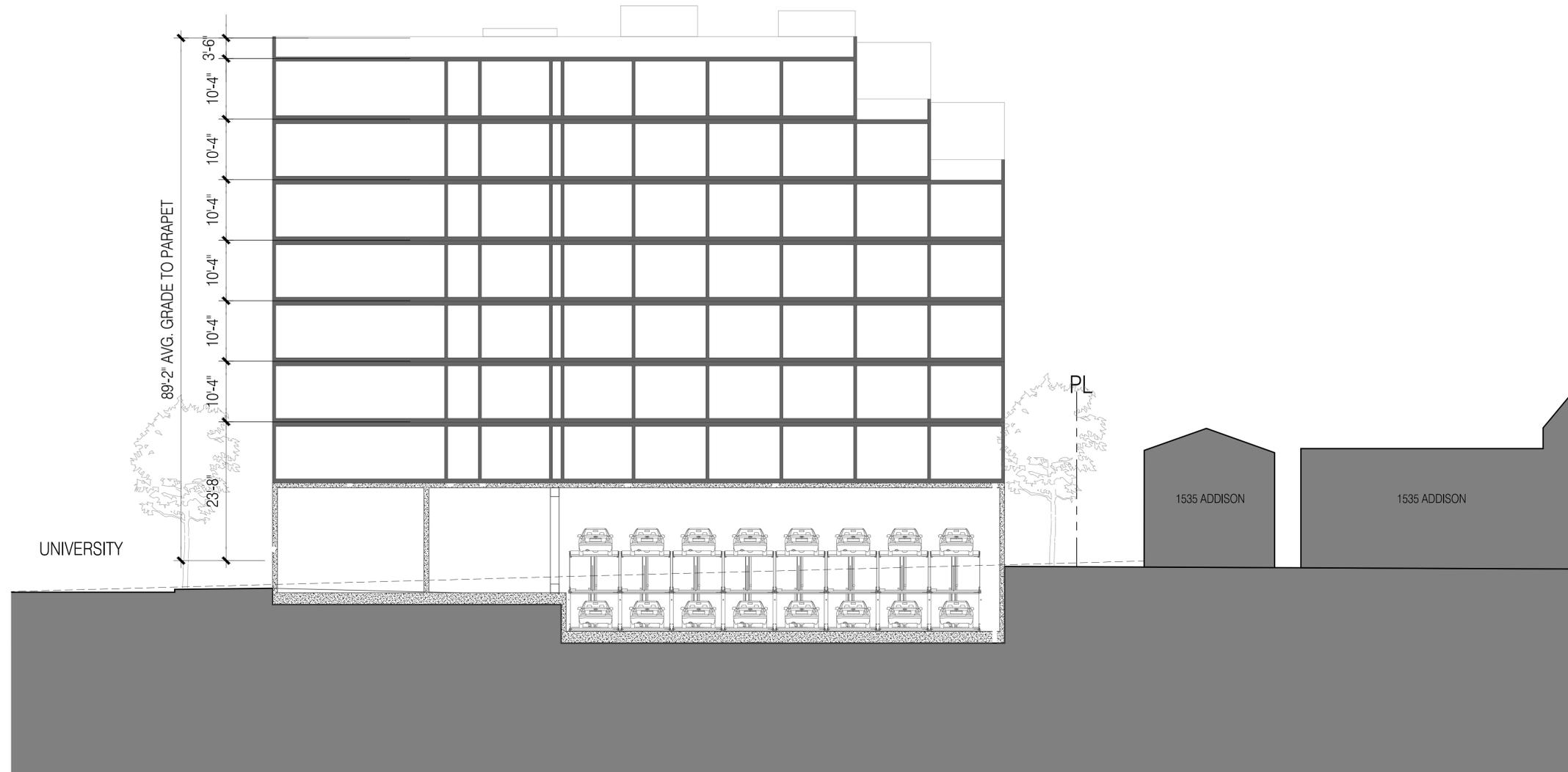
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

BUILDING
SECTION

A4.2



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

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com



**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

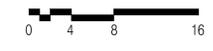
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
**MATERIAL
BOARD**

MAT

1 NORTH ELEVATION
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



(CALIFORNIA ST.)



2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION



STORMWATER CALCULATIONS									
C3 APPLICABILITY									
TOTAL SITE AREA	28,936								
C3 THRESHOLD	10,000								
C3 REGULATED PROJECT	NO								
REQUIRED FLOW-THROUGH PLANTERS									
LOCATION	GROSS SF	SELF-TREATING AREA	TREATMENT AREA	%	TOTAL TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT	
MAIN ROOF	16022	0	16022	4%	641				
8TH LEVEL ROOF DECKS	1680	148	1532	4%	61				
7TH LEVEL ROOF DECK	817	74	743	4%	30	1310			
TOTAL	18519	222	18297		732	1310			
PROVIDED TREATMENT PLANTERS									
LEVEL						PLANTER AREA			
GROUND LEVEL STORMWATER PLANTER						1310			
TOTAL PLANTERS						1310			
SPECIAL PROJECTS (Appendix K)									
CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS									
1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.									Yes
2. If a commercial, achieve at least an FAR of 2:1.									N/A
3. If a residential development project, achieve at least a density of 25 DU/Ac.									N/A
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.									Yes
LOCATION CREDITS									
% of the C.3.d Amount of Runoff that MayReceive Non-LID		Project Site Location							QUALIFIES
50%		50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub							YES
25%		50% or more of the site is located within a ½ mile radius of an existing or planned transit hub							N/A
25%		100% of the site is located within a PDA							N/A

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

JOB: 2030

SHEET:

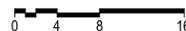
PRELIMINARY STORMWATER MANAGEMENT PLAN

SW-1

2

PRELIMINARY STORMWATER MANAGEMENT PLAN

1/32" = 1'-0" @ 11x17 1/16" = 1'-0" @ 24x36



1

STORMWATER MANAGEMENT DATA

TRACHTENBERG
 ARCHITECTS

2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com

INSIDEOUT

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

**1598
 UNIVERSITY**

1598 University Ave
 Berkeley, CA

07.15.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

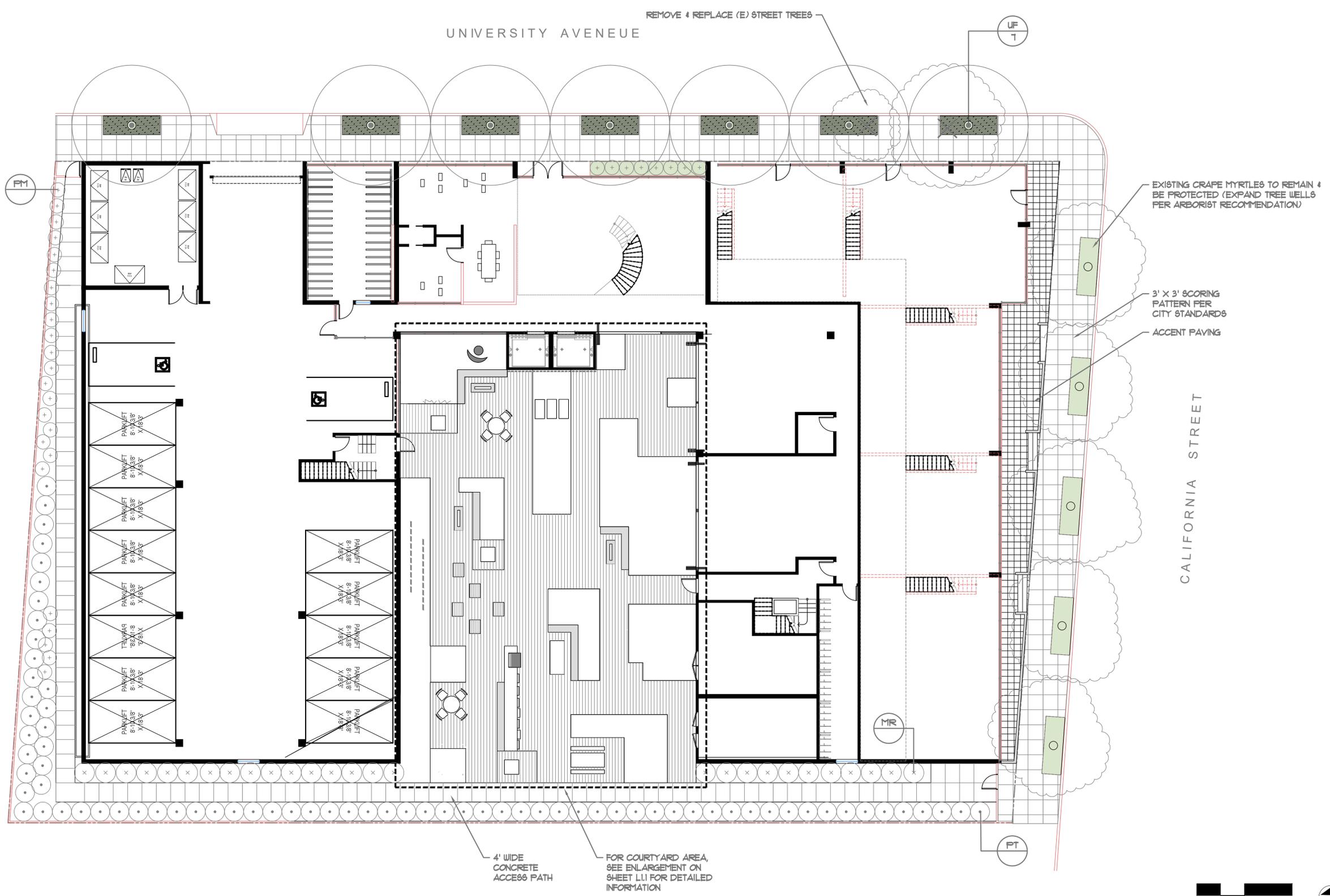
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
 WORK OF THE ARCHITECT AND MAY NOT BE
 DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
 CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

LANDSCAPE
 SITE PLAN

L2.0



CALIFORNIA STREET

UNIVERSITY AVENUE

REMOVE & REPLACE (E) STREET TREES

EXISTING CRAPE MYRTLES TO REMAIN &
 BE PROTECTED (EXPAND TREE WELLS
 PER ARBORIST RECOMMENDATION)

3' X 3' SCORING
 PATTERN PER
 CITY STANDARDS

ACCENT PAVING

4' WIDE
 CONCRETE
 ACCESS PATH

FOR COURTYARD AREA,
 SEE ENLARGEMENT ON
 SHEET L11 FOR DETAILED
 INFORMATION



Plant List

Index	Latin Name	Common Name	Size	Spacing	WELO	Notes	CA Native
Trees							
AH	Arctostaphylos densiflora 'Dr Hurd'	Dr Hurd manzanita	15 gallon	As Shown	L	Courtyard tree	X
CC	Cotinus coggygia	Smoke tree	15 gallon	As Shown	L	Courtyard accent	
DA	Dicksonia antarctica	Tasmanian Tree Fern	5 gallon	As Shown	H	Shade accent	
GB	Ginkgo biloba	Maidenhair tree	24" box	As Shown	M	Street tree	
LI	Lagerstroemia indica 'Watermelon Red'	Watermelon crape myrtle	24" box	As Shown	L	Courtyard tree	
UF	Ulmus 'Frontier'	Frontier Elm	24" box	As Shown	L	Street tree	
Shrubs							
AD	Asparagus densiflora 'Myers'	Foxtail Fern, Asparagus Fern	1 gallon	30"	M		
AK	Anigozanthos hybrids	Kangaroo paw	1 gallon	36"	L		
AS	Asparagus densiflora	Myer's asparagus	1 gallon	30"	M		
BA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gallon	36"	L		X
BG	Blechnum gibbum 'Silver Lady'	Silver Lady fern	5 gallon	as shown	M		
CA	Cordylina australis 'Cha Cha'	Dancing Cha Cha Cabbage Palm	1 gallon	24"	M		
CD	Carex divisa	Berkeley sedge	1 gallon	24"	L		
CS	Calandrinia spp	Rock purslane	1 gallon	36"	L	Accent	
DO	Daphne odora	Winter daphne	5 gallon	36"	L		
HB	Hebe buxifolia	NCN	0 gallon	30"	M		
HG	Heuchera sanguinea	Coral bells	1 gallon	18"	M		X
HM	Heuchera micrantha	Coral bells	1 gallon	36"	M		X
HP	Heuchera x 'Paprika'	Paprika Coral bells	1 gallon	18"	M		X
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gallon	4'-0"	M		
JP	Juncus patens 'Carman's gray'	Carman's gray rush	1 gallon	24"	L	Flow-through-planter vegetation	X
LC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	5 gallon	48"	L		
LL	Lomandra longifolia 'Seabreeze'	Seabreeze lomandra	1 gallon	24"	L		
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gallon	36"	L		
MR	Muhlenbergia rigens	Deer grass	5 gallon	42"	L		X
PC	Phormium tenax 'Chocolate'	New Zealand Flax	5 gallon	48"	L		
PM	Polystichum munitum	Western Sword Fern	1 gallon	24"	M		X
WG	Westringia fruticosa Grey Box	Dwarf coast rosemary	5 gallon	30"	L		
& Groundcover							
CP	Campanula poscharskyana	Serbian Bellflower	1 gallon	as shown	M		
EK	Erigeron	Leabane	4" pots	12"	L		
FX	Festuca glauca x 'Cool as Ice'	Cool as ice fescue	4" pots	12"	L		
FS	Festuca 'Siskiyou Blue'	Siskiyou fescue	1 gallon	24"	L		
HS	Helictotrichon sempervirens	Blue oat grass	1 gallon	30"	L		
MP	Myoporum parvifolium	NCN	1 gallon	8'-0"	L		
SA	Salvia 'Bee's Bliss'	Bee's Bliss sage	1 gallon	36"	L	Accent at roof deck	X
SB	Stachys byzantina	Lamb's Ear	1 gallon	12"	M		
SM	Senecio mandraliscae	Blue finger	1 gallon	24"	L		
SN	Salvia nemorosa	Meadow sage	1 gallon	36"	L	Accent	

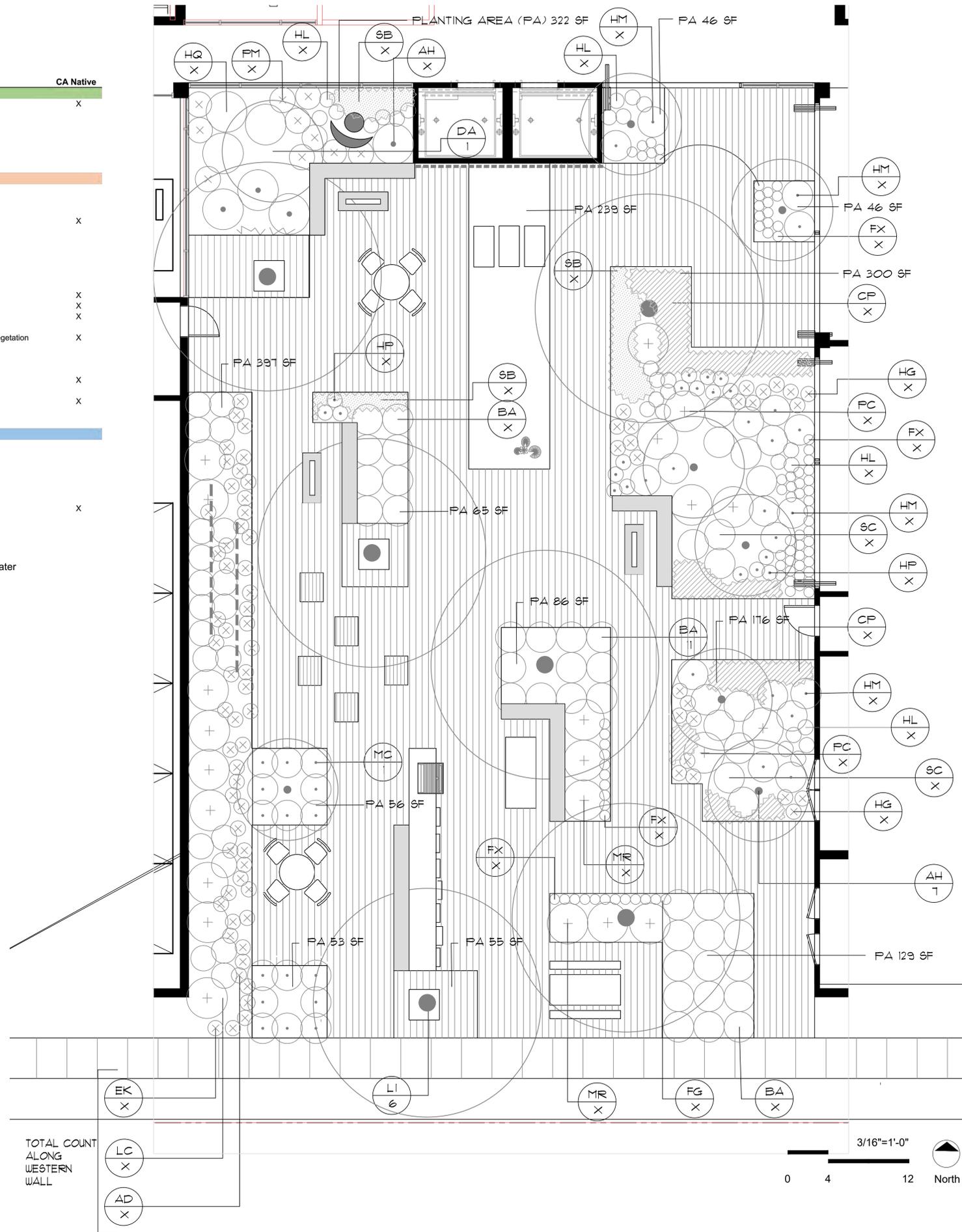
Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code. As plans develop, water calculations will be documented and submitted to City for review. The proposed planting shall be WELO compliant.

Note: approximately 20% of specified plants are California native and wildlife-supporting.

1598 University Hardscape / Softscape Breakdown

Total Usable Area: 6273 SF

Surface	Area / SF	Percentage
Hardscape	3674	59%
Planting area	2599	41%



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

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

1598 UNIVERSITY

1598 University Ave
Berkeley, CA

07.15.2022 PROGRESS PLANS

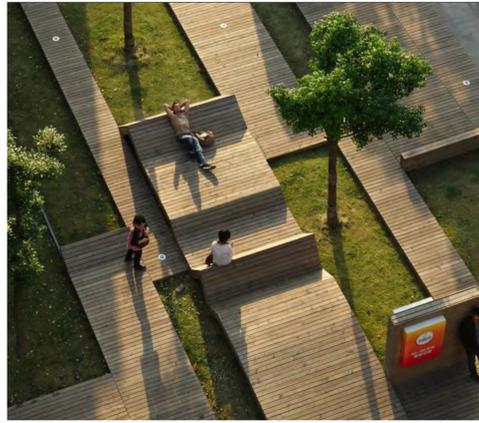
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

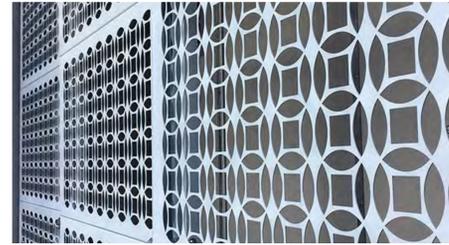
SHEET:

COURTYARD LANDSCAPE PLAN

L2.1



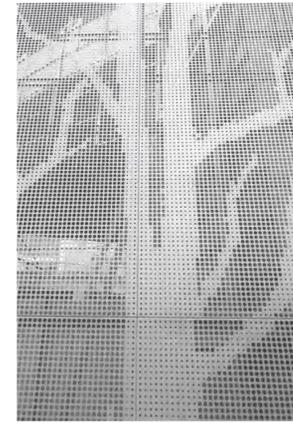
SEATING - Overview



SEATING - Detail



VERTICAL KOI SCREEN - Echoes long pond below, att. to elevator shaft



LIGHTING - TBD; koi screen, under seating, around outdoor cinema, paths as needed

STREET TREES - Frontier Elm and Ginkgo Biloba, species to be approved by City Arborist



CONCEPTS - Meandering geometric spaces, layered canopy, built-in and flexible seating, long rectangular reflecting pool, subtle paving pattern

TRACHTENBERG
 ARCHITECTS

2421 Fourth Street
 Berkeley, California
 94710
 510.649.1414
 www.TrachtenbergArch.com

INSIDEOUT

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

**1598
 UNIVERSITY**

1598 University Ave
 Berkeley, CA

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

JOB: 2104

SHEET:

COURTYARD SITE
 IMPROVEMENTS
 IMAGERY

L3.0

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

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

**1598
UNIVERSITY**

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

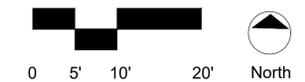
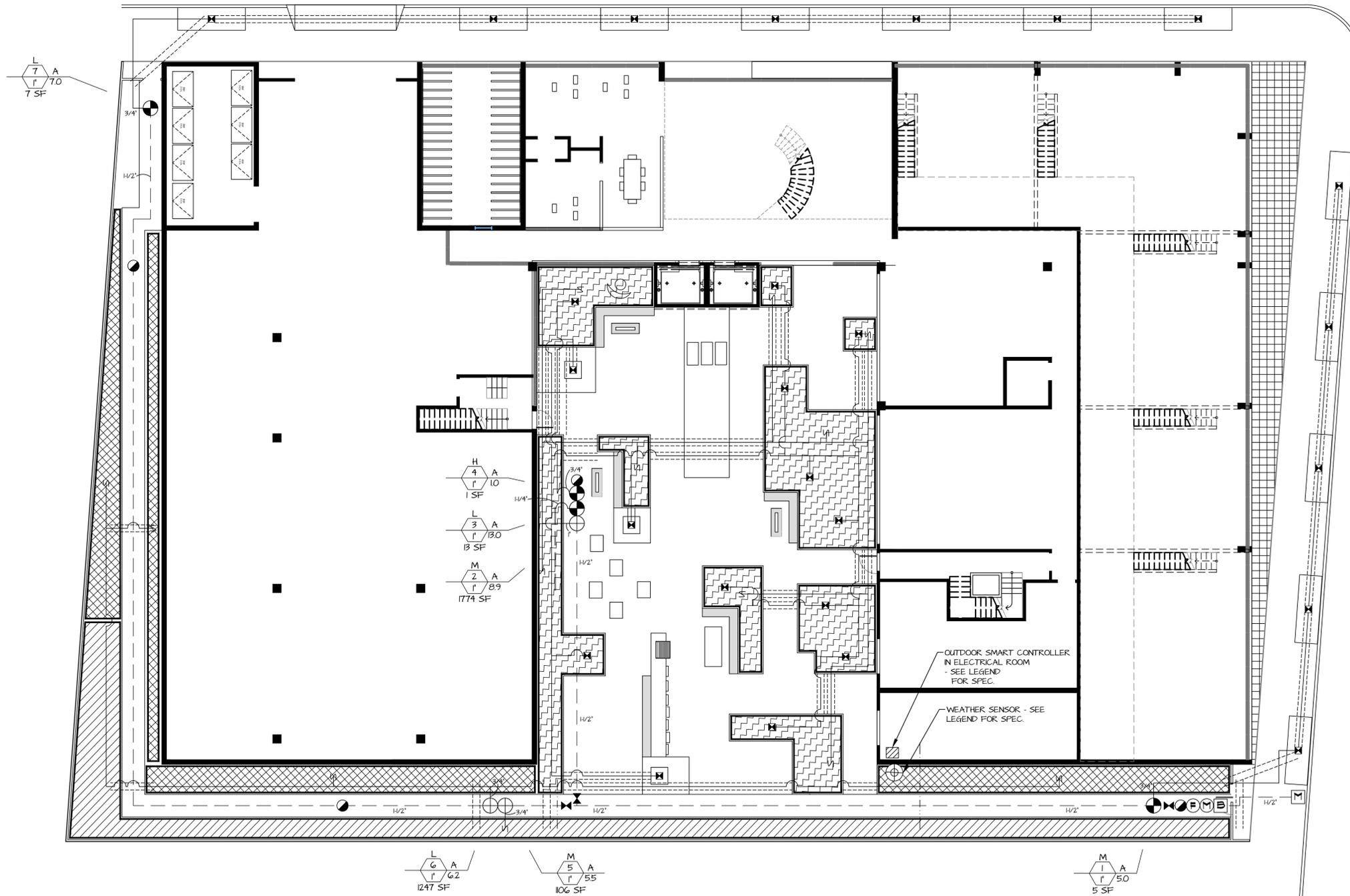
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

**IRRIGATION
PLAN**

11.0



IRRIGATION CALCULATIONS & SCHEDULES

Reference Evapotranspiration (Eto) Amounts:											
Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1.50	1.50	2.80	3.90	5.10	5.30	6.00	5.50	4.80	3.10	1.40	0.90
Total Yearly Eto:				41.80 inches							

Irrigation System Information:									
Station	Plant Factor	Ir Type	sq ft area	ppt	Efficiency	GPM	Run Days	Cycle/Day	
A1	0.5	RWS	5	1.00	81%	5.00	2	2	
A2	0.5	Drip - 18"	1,774	0.43	81%	8.90	2	4	
A3	0.2	RWS	13	1.00	81%	13.00	2	1	
A4	0.8	RWS	1	1.00	81%	1.00	2	3	
A5	0.5	Drip - 18"	1,106	0.43	81%	5.50	2	4	
A6	0.2	Drip - 18"	1,247	0.43	81%	6.20	2	2	
A7	0.2	RWS	7	1.00	81%	7.00	2	1	

Establishment Irrigation Schedule														
Station	Run Days per week	Cycles (Start times)	Minutes per Cycle											
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
A1	2	2	4	4	8	11	14	15	17	15	13	9	4	3
A2	2	4	5	5	9	13	16	17	19	18	16	10	5	3
A3	2	1	3	3	6	9	11	12	13	12	11	7	3	2
A4	2	3	4	4	8	12	15	16	18	16	14	9	4	3
A5	2	4	5	5	9	13	16	17	19	18	16	10	5	3
A6	2	2	4	4	7	10	13	14	16	14	12	8	4	2
A7	2	1	3	3	6	9	11	12	13	12	11	7	3	2

NOTE:
FOR THE ESTABLISHMENT PERIOD, THE CONTRACTOR IS TO SELECT THE APPROPRIATE 90 DAY PERIOD (I.E. MAY, JUNE, JULY) FROM THE ANNUAL SCHEDULE PROVIDED

Established Irrigation Schedule														
Station	Run Days per week	Cycles (Start times)	Minutes per Cycle											
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
A1	2	2	3	3	6	9	12	12	14	13	11	7	3	2
A2	2	4	4	4	8	10	14	16	15	13	8	4	2	
A3	2	1	3	3	5	7	9	10	11	10	9	6	3	2
A4	2	3	4	4	7	10	13	13	15	14	12	8	3	2
A5	2	4	4	4	8	10	14	14	16	15	13	8	4	2
A6	2	2	3	3	6	8	11	11	13	12	10	7	3	2
A7	2	1	3	3	5	7	9	10	11	10	9	6	3	2

California Water Efficient Landscape Worksheet - 1598 University - P.O.C. 'A'								
Reference Evapotranspiration (E _t)	43	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 - BUBBLER - M	0.5	Drip	0.81	0.62	5	3	82	
HZ 2 - DRIP - M	0.5	Drip	0.81	0.62	1,774	1095	29194	
HZ 3 - BUBBLER - L	0.2	Drip	0.81	0.25	13	3	86	
HZ 4 - BUBBLER - H	0.8	Drip	0.81	0.99	1	1	26	
HZ 5 - DRIP - M	0.5	Drip	0.81	0.62	1106	683	18201	
HZ 6 - DRIP - L	0.2	Drip	0.81	0.25	1247	308	8209	
HZ 7 - BUBBLER - L	0.2	Drip	0.81	0.25	7	2	46	
			0.75	0.00			0	
					Totals	4153	2095	55844
Special Landscape Areas								
					1		0	
					1		0	
					1		0	
					1		0	
					Totals	0	0	
						ETWU Total	55844	
						Maximum Allowed Water Allowance (MAWA) ^e	60895	

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	2095
Total Area	4153
Average ETAF	0.50

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: 4,153 SQ. FT.

All Landscape Areas	
Total ETAF x Area	2095
Total Area	4153
Average ETAF	0.50

PRESSURE LOSS CALCULATIONS - POC 'A'	
VALVE #	'A3'
GPM	13.0 GPM
WATER METER (3/4" - ASSUMED)	
	2.6
BALL VALVES (1 1/2")	
	1.0
BACKFLOW PREVENTER (1")	
	12.0
FLOW METER (1")	
	1.0
MASTER VALVE (1 1/2")	
	1.5
VALVE	
	3.0
MAINLINE (185' @ 1 1/2")	
	1.0
LATERAL LINE (5.0 MAX.)	
	(5.0 MAX.)
ELEVATION CHANGE (UP GRADE 0')	
	0.0
FITTING LOSS (10%)	
	2.7
TOTAL PRESSURE LOSS	
	29.8
MINIMUM OPERATING PRESSURE	
	30
DESIGN PRESSURE REQUIRED	
	59.8
AVAILABLE PRESSURE (P.O.C.)	
	66.0 (ASSUMED)
RESIDUAL PRESSURE REMAINING	
	+6.2 (10.4%)

Contractor shall verify the static water pressure with supplier prior to installation. If different from PSI noted above, Contractor to notify Owner for instructions. Failure to do so will result in contractor being responsible for changes that might occur.

IRRIGATION NOTES

DIAGRAMMATIC PLAN
THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND JOINT TRENCHES WHEREVER POSSIBLE.

SPRINKLER ADJUSTMENT REQUIRED
THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND PREVENT OVERSPRAY ONTO WALKS AND ROADWAYS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS. CONTRACTOR TO USE PRESSURE COMPENSATING SCREENS WHEN RADIUS IS REDUCED MORE THAN FIFTY PERCENT (50%).

INSTALL NECESSARY CHECK VALVE IN HEADS THAT EXHIBIT TENDENCIES FOR LOW HEAD DRAINAGE.

INSTALL ALL HEADS A MINIMUM OF 18" AWAY FROM BUILDING WALLS & A MINIMUM OF 12" AWAY FROM ALL STUCCO SURFACES.

FIELD CONDITIONS
DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.

SWING JOINTS
INSTALL ALL HEADS WITH DOUBLE OR TRIPLE SWING JOINTS, USING STREET ELLS, AS PER DETAIL.

MINIMUM PRESSURE AND MAXIMUM GALLONS REQUIRED
THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATIONAL PRESSURE AND A MAXIMUM DEMAND AT THE POINT OF CONNECTION, AS NOTED ON THE PLAN BEFORE INSTALLING THE SYSTEM. CHECK POINT OF CONNECTION AND IMMEDIATELY NOTIFY CONTRACTING OFFICER IF PRESSURE IS NOT AS NOTED OR THE REQUIRED GALLONS PER MINUTE IS NOT AVAILABLE.

WATER LINE UNDER PAVING
ALL MAINLINE UNDER PAVING SHALL BE INSTALLED 24" DEEP. ALL LATERAL LINES UNDER PAVING SHALL BE SCH 40 PVC AND INSTALLED 24" DEEP.

SYSTEM COVERAGE
THE IRRIGATION CONTRACTOR IS TO ADJUST HEAD LOCATIONS IN THE FIELD IN ORDER TO GUARANTEE 100% COVERAGE. CONTRACTOR TO CONTACT THE CONTRACTING OFFICER PRIOR TO ANY MAJOR CHANGE(S) RESULTING IN ADDITIONAL COST TO THE OWNER.

Irrigation System Maintenance Procedures

While the system is designed to operate automatically, a regular maintenance schedule is necessary to prevent and address failures in the system as well as ensure that the system operates in a manner that meets or exceeds the MAWA values provided.

Any broken or malfunctioning irrigation system components should be replaced with the same components, or an equal or superior equivalent.

Upon completion of the project, the following measures should be performed by property management at intervals noted below:

Weekly:
During weekly landscape maintenance operations, the maintenance personnel should look for signs of runoff, erosion, and plant die-off due to irrigation system failures. If issues are detected, they should be brought to the attention of the maintenance supervisor and property management for timely correction.

All overhead spray heads shall be inspected to ensure clear operation and in order to identify and repair any damaged equipment.

Monthly:
All irrigation and master valves shall be visually inspected by a property management representative while the valve is under operating conditions. All control valves and filters should be visually inspected and cleaned as required and in accordance with manufacturers specifications. All leaks shall be promptly reported to a landscape maintenance representative so that the valve may be repaired or replaced in a timely fashion with the minimum amount of leaking water exposed to open air.

All Root Watering Systems are to be visually inspected to insure that all locking gates are being reasonably kept free of debris. All gates that are not kept reasonably free of debris are to be reported to a landscape maintenance representative. All Root Watering Systems that have their locking gates damaged or missing are to be reported to a landscape maintenance representative so that the locking grate may be repaired or replaced in a timely fashion.

MAINTENANCE LOG
Keep a log of all inspections and maintenance performance on the irrigation system (Updated copy to be provided to Property Manager on a monthly basis)

Overall Landscape Maintenance Procedures

At a minimum, the following items should be addressed on a regular basis as required per city code:

Weekly
Pruning, weeding and maintenance of turf areas should be done on a weekly basis

Monthly
Dead, dying and diseased vegetation should be replaced with equivalent plant material w/ similar hydrozone requirements, provided that the replaced vegetation does not result in mixing higher water use plants with low water use plants in the same hydrozone.

Invasive plant species should be eradicated as required.

Plant material should be maintained in order to avoid obstruction of motorist views.

Annually
Mulch should be replenished in order to maintain appropriate soil moisture levels.

Soil amendments consistent with the agronomic soils report for this project should be applied in the manner prescribed in order to support and maintain healthy plant growth.

Lawns should be fertilized in a manner consistent with best management practices

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD	GPM	PSI	PR
■	HUNTER	(2) RZWS-36-50-CV	ROOT ZONE WATERING SYSTEM	1"	0.50 (1.0)	0.70	30
▨	HUNTER	HDL-06-18-500-CV (SPACE DRIP LINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
▩	HUNTER	HDL-06-18-500-CV (SPACE DRIP LINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
▧	HUNTER	HDL-06-18-500-CV (SPACE DRIP LINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30

DRIP IRRIGATION NOTES

THE CONTRACTOR WILL NEED TO FIELD LOCATE HUNTER PLD-ARV AIR RELIEF VALVE KIT (SEE DETAIL) AT THE HIGHEST LOCATIONS ON EACH DRIP LINE SYSTEM.

AT THE EXHAUST HEADER OF DRIP SYSTEM, THE CONTRACTOR SHALL INSTALL HUNTER PLD-BV FLUSH VALVE W/ BALL VALVE AND A HUNTER ECO-INDICATOR AT EACH DRIP SYSTEM AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT (SEE DETAILS).

WATER METER BY OTHERS

1" WILKINS 375XL BACKFLOW PREVENTER W/ 1" SXL WYE STRAINER LOCATED IN V.I.T. STRONGBOX SBBC-30SS STAINLESS STEEL ENCLOSURE OR EQUAL

1 1/2" HUNTER IBC-151G-FS NORMALLY CLOSED MASTER VALVE - RELAY TO CONTROLLER

1" HUNTER FCT-100 FLOW SENSOR IN PVC HOUSING - RELAY TO CONTROLLER.

NIBCO T-580 BALL VALVE - LINE SIZE.

HUNTER, QUICK COUPLER, HQ-22DLRC WITH LOCKING CAP.

AUTOMATIC CONTROLLER LOCATION - SEE NOTE ON THIS SHEET

WEATHER SENSOR LOCATION - SEE NOTE ON THIS SHEET

HUNTER ICV-101G-FS-AS-ADJ SERIES REMOTE CONTROL VALVE - SIZE INDICATED.

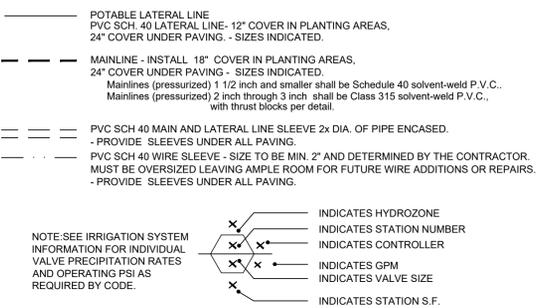
HUNTER ICZ-101-40 1" CONTROL ZONE KIT WITH PVC BALL VALVE FOR FLOW 2.0 TO 20 GPM.

POTABLE LATERAL LINE
PVC SCH. 40 LATERAL LINE- 12" COVER IN PLANTING AREAS.
24" COVER UNDER PAVING. - SIZES INDICATED.

MAINLINE - INSTALL 18" COVER IN PLANTING AREAS.
24" COVER UNDER PAVING. - SIZES INDICATED.
Mainlines (pressurized) 1 1/2 inch and smaller shall be Schedule 40 solvent-weld P.V.C.
Mainlines (pressurized) 2 inch through 3 inch shall be Class 315 solvent-weld P.V.C., with thrust blocks per detail.

PVC SCH 40 MAIN AND LATERAL LINE SLEEVE 2x DIA. OF PIPE ENCASED.
- PROVIDE SLEEVES UNDER ALL PAVING.

PVC SCH 40 WIRE SLEEVE - SIZE TO BE MIN. 2" AND DETERMINED BY THE CONTRACTOR.
MUST BE OVERSIZED LEAVING AMPLE ROOM FOR FUTURE WIRE ADDITIONS OR REPAIRS.
- PROVIDE SLEEVES UNDER ALL PAVING.



CONTROLLER NOTE

CONTRACTOR TO INSTALL A (12) STATION HUNTER IC-600-M INTERIOR CONTROLLER W/ (1) CM-600 MODULES IN METAL WALL MOUNT LOCATED IN THE ELECTRICAL ROOM. CONTRACTOR TO INSTALL AN HUNTER WSS-SEN WIRELESS SOLAR SYNC LOCATED DIRECTLY ABOVE CONTROLLER AND ATTACHED TO TOP STORY ROOF EAVE OR GUTTER PER MFG. SPECS. IN AN AREA FREE OF OVERHEAD OBSTRUCTIONS. IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT A MAXIMUM OF 13.0 GPM. CONTRACTOR TO PULL 24V WIRES AND CONNECT TO A MASTER VALVE, FLOW SENSOR AND REMOTE CONTROL VALVES AT THE APPROPRIATE LOCATIONS AS SHOWN AS REQUIRED. CONTRACTOR TO PROVIDE 120V CONTINUOUS POWER TO THE CONTROLLER. COORDINATE THESE LOCATIONS WITH OWNER/ DEVELOPER AND SHALL BE LOCATED WITHIN 800' AWAY FROM FLOW SENSOR.

POINT OF CONNECTION NOTE

CONTRACTOR TO LOCATE A WATER METER. INSTALL A REDUCED BACKFLOW PREVENTER, A MASTER VALVE AND A FLOW SENSOR AT THE APPROXIMATE LOCATION AS SHOWN. ALL POC APPURTENANCE MUST BE INSTALLED IN PLANTING AREA. COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER. CONTRACTOR TO RELAY MASTER VALVE & FLOW SENSOR TO CONTROLLER.

AVAILABLE PRESSURE:	66.0 PSI (ASSUMED)
DESIGN PRESSURE:	59.8 PSI
MAXIMUM DEMAND:	13.0 GPM

COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

JOHN PENNELL PHILLIPS
DATE 05-11-22

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

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

1598 UNIVERSITY

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

JOB: 2104

SHEET:

IRRIGATION
NOTES, LEGEND,
SCHEDULES & CALCS.

12.0

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

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

**1598
UNIVERSITY**

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

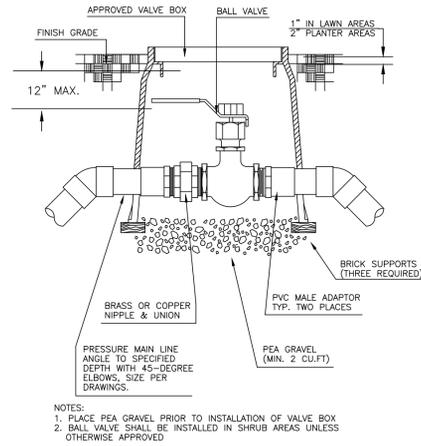
10.28.2022 ZONING RESUBMISSION

JOB: 2104

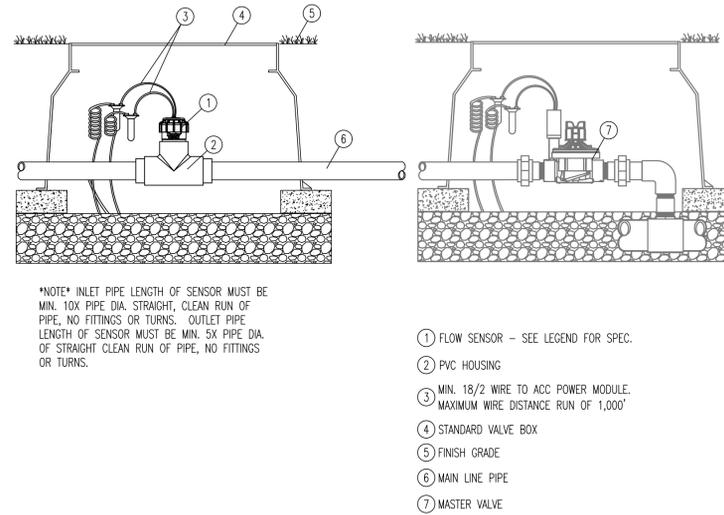
SHEET:

IRRIGATION
DETAILS

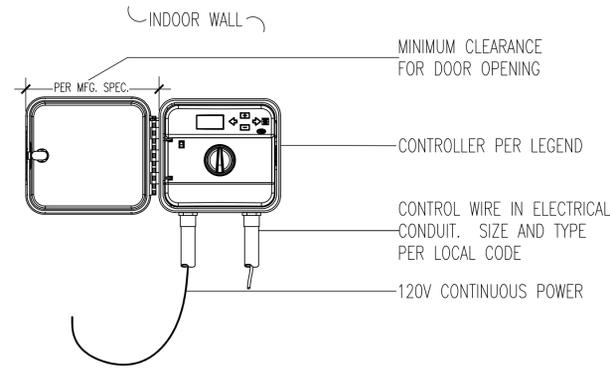
12.1



G. BALL VALVE



D. FLOW SENSOR

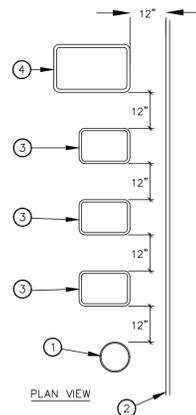


A. AUTOMATIC CONTROLLER

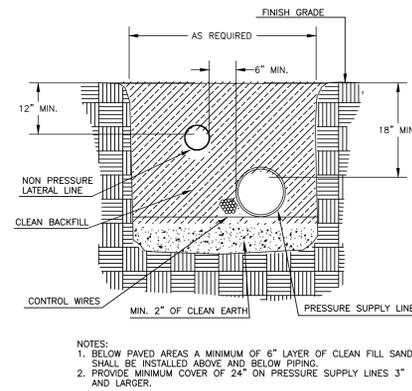
VALVE BOX LABELING NOTE:
HEAT BRAND ALL VALVE BOX COVERS IN 2" HIGH LETTERS PER EQUIPMENT LOCATED WITHIN VALVE BOXES.
LABEL "BV" FOR ALL BALL VALVES
LABEL "QCV" FOR ALL QUICK COUPLING VALVES
LABEL "MV" FOR ALL MASTER VALVES
LABEL "VALVE STATION" FOR ALL CONTROL VALVES
LABEL "FM" FOR ALL FLOW MASTER VALVES
LABEL "AR" FOR ALL AIR RELIEF VALVES
LABEL "FV" FOR ALL FLUSH VALVES

LEGEND - USE CARSON VALVE BOXES OR EQUAL.
1. 10" DIAMETER CIRCULAR VALVE BOX.
2. EDGE OF LAWN, WALK, FENCE, CURB, ETC.
3. 14" x 19" RECTANGULAR VALVE BOX.
4. 13" x 24" RECTANGULAR JUMBO VALVE BOX.

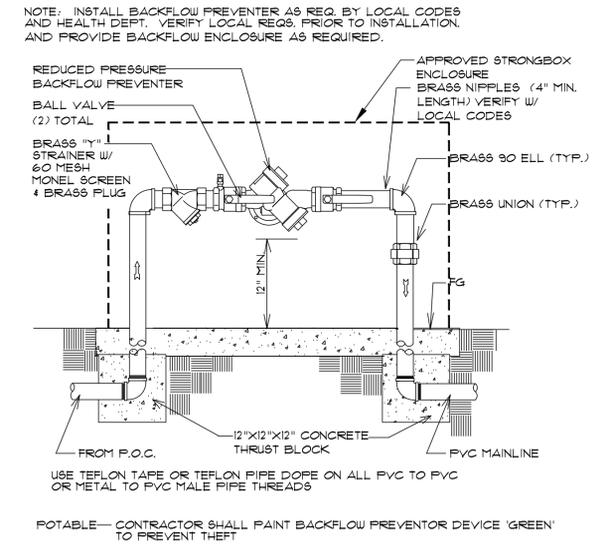
NOTES
A. CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE.
B. SET VALVE BOXES 2" MAXIMUM ABOVE GRADE IN MULCH COVER OR GROUND COVER / SHRUB AREAS - SET FLUSH WITH FINISH GRADE IN TURF AREAS.
C. SET VALVE BOX AND VALVE ASSEMBLY IN GROUND-COVER / SHRUB AREA WHERE POSSIBLE - INSTALL IN TURF ONLY IF THERE IS NO ADJACENT GROUND-COVER.
D. SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE.
E. AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THEIR DEFORMATION / COLLAPSE.
F. CONTRACTOR TO USE GREEN VALVE BOX & LID.



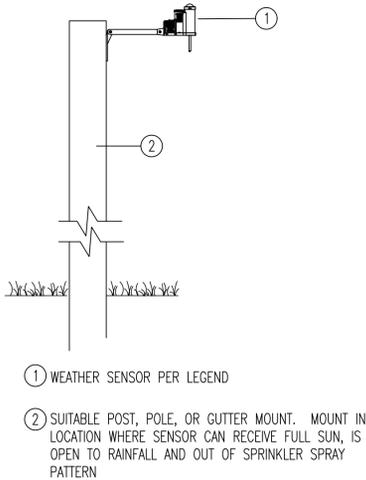
H. VALVE BOX INSTALLATION



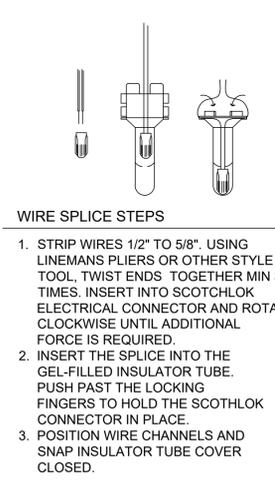
E. TYPICAL TRENCHING



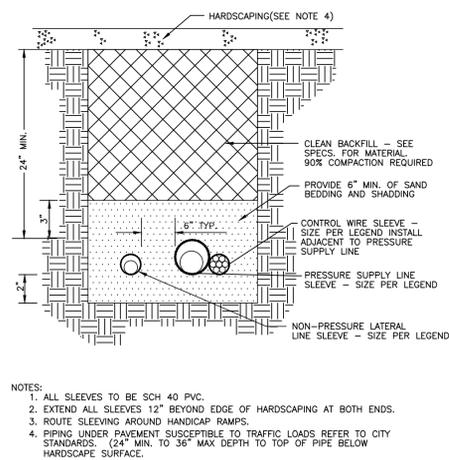
B. BACKFLOW PREVENTER



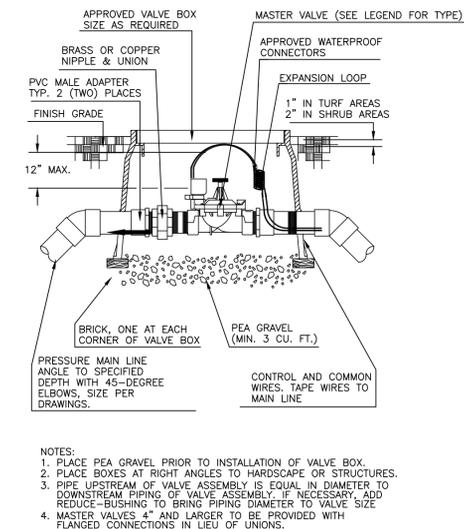
J. RAIN SENSOR



I. WIRE CONNECTOR



F. TYPICAL SLEEVING



C. MASTER VALVE

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

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

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

**1598
UNIVERSITY**

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

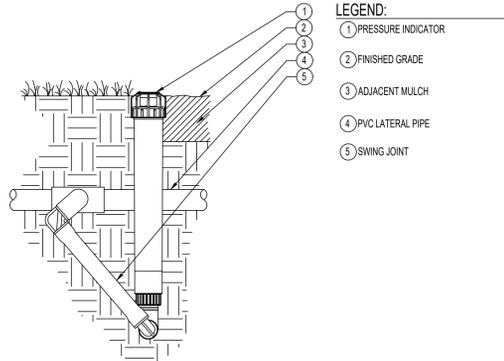
10.28.2022 ZONING RESUBMISSION

JOB: 2104

SHEET:

IRRIGATION
DETAILS

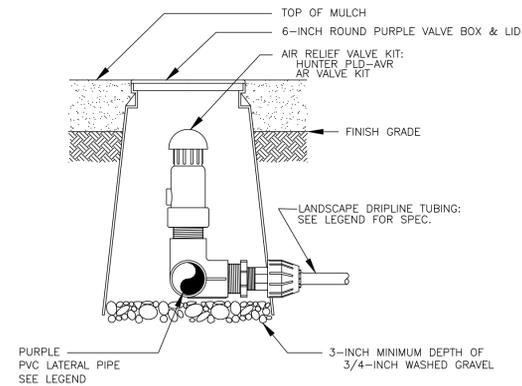
12.2



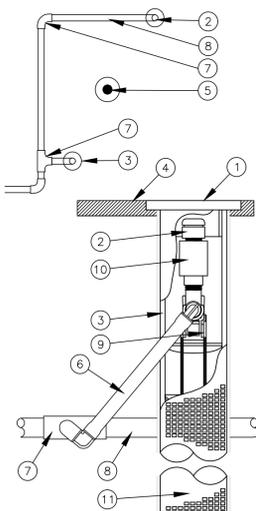
- LEGEND:**
- ① PRESSURE INDICATOR
 - ② FINISHED GRADE
 - ③ ADJACENT MULCH
 - ④ PVC LATERAL PIPE
 - ⑤ SWING JOINT

G. PRESSURE INDICATOR

NOTE:
PLACE ALL AIR RELIEF ASSEMBLIES
AT HIGHEST SPOTS IN THE FIELD.

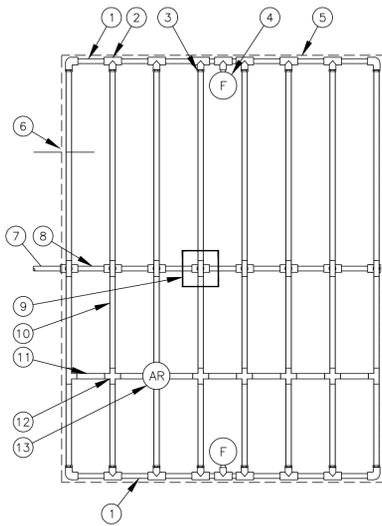


H. AIR RELIEF VALVE



- ① GRATED CAP (INCLUDED)
- ② BUBBLER
SEE IRRIGATION LEGEND (INCLUDED)
- ③ ROOT ZONE WATERING SYSTEM
- ④ FINISH GRADE
- ⑤ TREE
- ⑥ 12-INCH SWING ASSEMBLY
(INCLUDED)
- ⑦ PVC SCH 40 TEE OR EL
LATERAL PIPE
- ⑧ PATENTED STRATA ROOT SYSTEM
- ⑩ CHECK VALVE (INCLUDED)
- ⑪ ROOT INTRUSION BARRIER (INCLUDED)

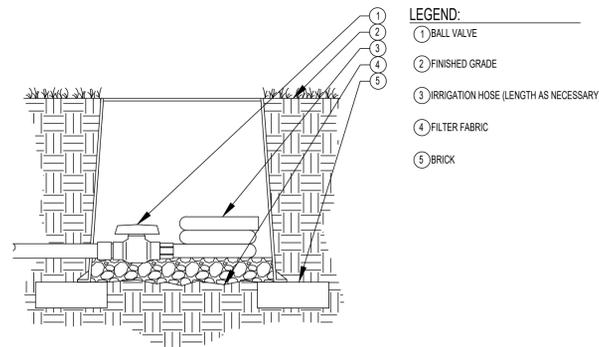
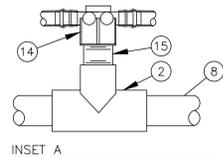
J. ROOT ZONE WATERING SYSTEM



- ① PVC EXHAUST HEADER
- ② PVC SCH 40 TEE OR EL (TYPICAL)
- ③ BARB X MALE FITTING
- ④ FLUSH POINT (TYPICAL)
- SEE LEGEND FOR SPEC.
- ⑤ PERIMETER OF AREA
- ⑥ PERIMETER DRIPLINE PIPE TO BE INSTALLED
2"-4" FROM PERIMETER OF AREA
- ⑦ PVC SUPPLY PIPE FROM DRIP CONTROL ZONE
KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ⑧ PVC SUPPLY MANIFOLD
- ⑨ CONNECTION FROM SUPPLY MANIFOLD TO
DRIPLINE (TYPICAL)- SEE INSET A
- ⑩ SUB-SURFACE DRIPLINE:
- SEE LEGEND FOR SPEC.
- ⑪ BLANK DRIP TUBING
- ⑫ BARB X BARB INSERT TEE OR CROSS
- ⑬ 1/2" AIR RELIEF VALVE
- SEE LEGEND FOR SPEC.
- ⑭ BARB X FEMALE FITTING
- ⑮ 3/4" PVC NIPPLE, LENGTH AS NECESSARY

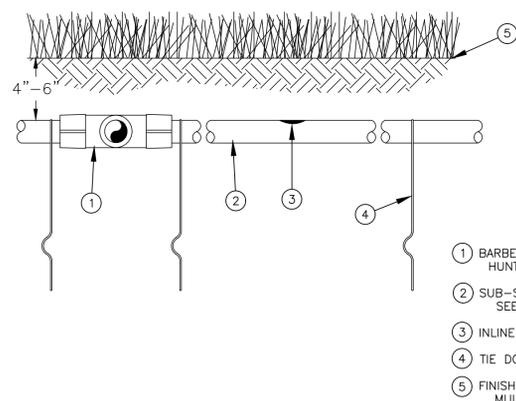
- NOTES:**
1. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH RECOMMENDED BY MANUFACTURER.
 2. AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
 4. PRESSURE INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 5. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

D. DRIP LINE LAYOUT



- LEGEND:**
- ① BALL VALVE
 - ② FINISHED GRADE
 - ③ IRRIGATION HOSE (LENGTH AS NECESSARY)
 - ④ FILTER FABRIC
 - ⑤ BRICK

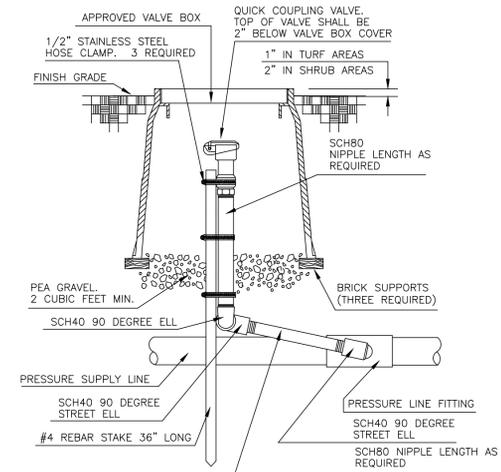
E. FLUSH VALVE ASSEMBLY



- ① BARBED PLD FITTING TEE:
HUNTER PLDTEE
- ② SUB-SURFACE DRIPLINE:
SEE LEGEND FOR SPEC.
- ③ INLINE DRIP EMITTER
- ④ TIE DOWN STAKE - SEE NOTE 1.
- ⑤ FINISH GRADE OR SHRUB BED WITH
MULCH

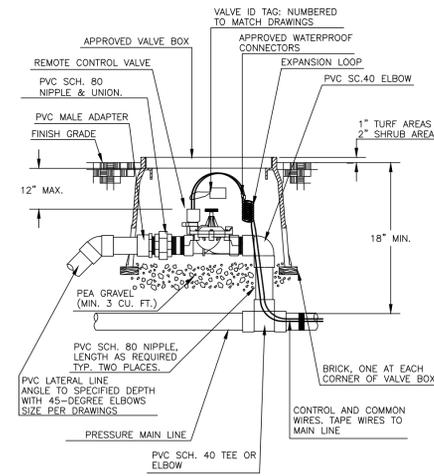
- NOTES:**
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

F. SURSURFACE DRIP LINE



NOTE:
PLACE PEA GRAVEL PRIOR TO
INSTALLATION OF VALVE BOX

A. QUICK COUPLER

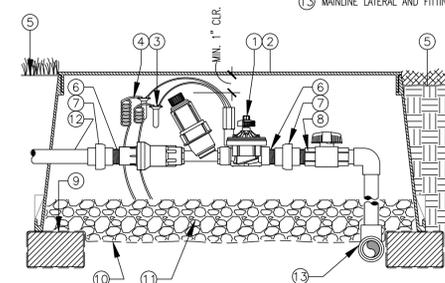


- NOTES:**
1. INSTALL CONTROL AND VALVES MINIMUM 2' APART, 2' FROM STRUCTURES OR HARDSCAPE IN SHRUB AREAS.
 2. PLACE PEA GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
 3. PLACE BOXES AT RIGHT ANGLES TO HARDSCAPE OR STRUCTURES.
 4. PIPE UPSTREAM OF VALVE ASSEMBLY IS EQUAL IN DIAMETER TO DOWNSTREAM PIPING OF VALVE ASSEMBLY. IF NECESSARY, ADD REDUCE-BUSHING TO BRING PIPING DIAMETER TO REMOTE CONTROL VALVE SIZE. REFER TO IRRIGATION CONSTRUCTION DOCUMENTS FOR PIPING SIZE.

B. REMOTE CONTROL VALVE

LEGEND

- ① HUNTER REMOTE CONTROL VALVE (RCV) WITH FILTER REGULATOR
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 18"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- ⑦ PVC SLIP X FPT UNION
- ⑧ ISOLATION VALVE, SIZE AND TYPE PER PLAN
- ⑨ BRICK SUPPORTS (4)
- ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑫ IRRIGATION LATERAL
- ⑬ MAINLINE LATERAL AND FITTINGS



C. CONROL ZONE KIT