



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
JUNE 15, 2023

2480 BANCROFT WAY

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0017 to demolish a one-story retail building and construct an eight-story (95 feet) mixed-use building with 2,066 square feet of commercial area and 28 dwelling units including two Very Low-Income Units.

I. Introduction

This 8-story mixed use project is located on the South side of Bancroft Way in the C-T Commercial District between Telegraph and Dana Street in the Telegraph Commercial Subarea of the Southside Plan Area.

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

The demolition referral will go before the Landmark Preservation Commission (LPC) on July 6, 2023. This project is tentatively scheduled for a hearing date with Zoning Adjustments Board (ZAB) on July 27, 2023.

The project is before the DRC this month for Preliminary Design Review.

II. Background

The proposed project would demolish the existing commercial building on Bancroft Way to construct an eight-story (95 feet) 38,205 square foot mixed-use building with 28 units and 2,066 square-feet of ground floor commercial space. No parking spaces are proposed. The major components of the mixed-use building are as follows:

- 28 dwellings (2 three-bedroom, 12 four-bedroom, 13 five-bedroom, and 1 six-bedroom);

- 2,066 square feet of ground floor commercial space anticipated for restaurant use;
- 1,555 square feet of useable open space provided as roof decks and lounge areas; and
- 52 Long-Term and four Short-Term bike parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on Bancroft Way, south of the University of California, Berkeley campus, east of Dana Street, just west of Telegraph Avenue, and north of Durant Avenue. The neighborhood is campus oriented, with a mix of commercial uses located along Telegraph Avenue, Durant Avenue and Bancroft Way, predominantly located in one to two-story buildings. The area is also developed with four- to six-story multi-unit apartment buildings, dormitories/group living accommodations (GLAs), and institutional buildings. On-street parking is limited, and pedestrian traffic is heavy, especially when classes are in session.

B. Site Conditions:

The project site is located on the south side of Bancroft way, one parcel to the west of Telegraph Avenue. The parcel is flat, 130 feet in depth and 50 feet wide. The 6,500 square foot site contains an existing 5,863 square foot retail building which is currently unoccupied. The property does not currently contain any off-street parking and there is no vehicular access or driveways into the property.

Figure 1: Vicinity Map

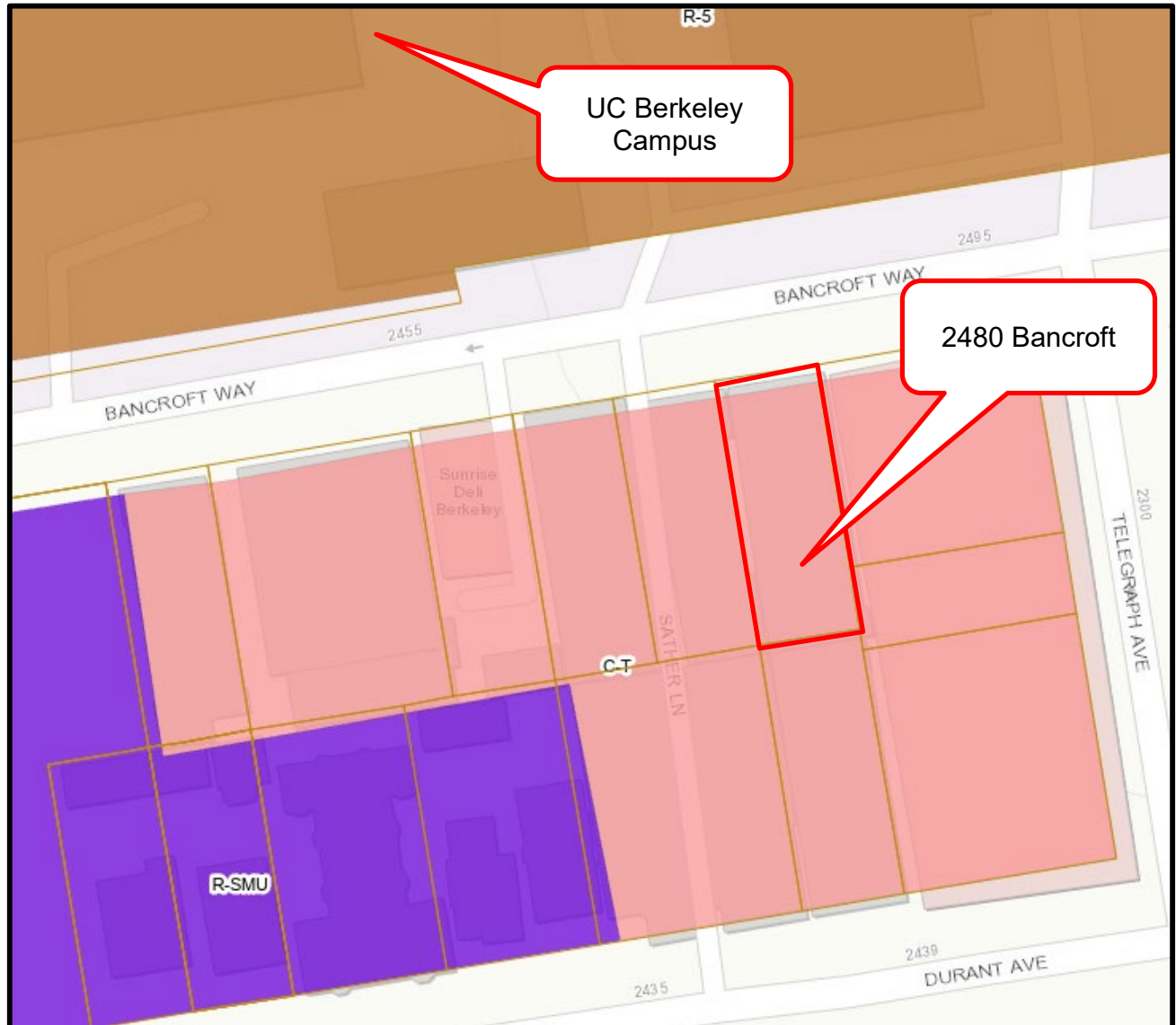


Table 1: Land Use Information

| Location | | Existing Use | Zoning District | General Plan Designation |
|------------------------|-------|--|-----------------|--------------------------|
| Subject Property | | Vacant 1-Story Retail Building | C-T | AC – Avenue Commercial |
| Surrounding Properties | North | ASUC Student Union and Cal Student Store, Eshleman Hall | R-5H | Institutional |
| | South | Various restaurants, bar, coffee shop and 3-story apartment building | C-T | AC – Avenue Commercial |
| | East | Walgreens and other retail shops | | |
| | West | Fall Rush Retail Store | | |

Table 2: Development Standards

| Standard | | Existing | Proposed Total | Permitted/ Required |
|-----------------------------|-------------------|------------------------|--|--|
| BMC Sections 23.204.110 | | | | |
| Lot Area (sq. ft.) | | 6,500 | Same | N/A |
| Gross Floor Area (sq. ft.) | | 5,863 | 38,205 | 39,000 |
| Floor Area Ratio | | .9 | 5.88 | 5 (6 with Use Permit) |
| Dwelling Units | Total | 0 | 28 | 30 max (with DB) |
| | Affordable | 0 | 2 | 2 min to qualify for DB |
| Building Height | Maximum (ft.) | 24' | 95' | 65' (75' with Use Permit) |
| | Average (ft.) | 24' | 95' | N/A |
| | Stories | 1 story with Mezzanine | 8 | N/A |
| Building Setbacks (ft.) | Front | 0 | 1' | 0 min |
| | Rear | 4' | 5' | 10' or 10% of lot depth, whichever is less |
| | Left (east) Side | 0 | 5' for 1 st Floor 3' for 2 nd and Above | 0 min |
| | Right (west) Side | 0 | 10" | 0 min |
| Lot Coverage (%) | | 91 | 82 | 100 max |
| Usable Open Space (sq. ft.) | | 0 | 1,533 | 40 min/unit (1,120 s.f.) |
| Parking | Automobile | 0 | 0 | 0 min |
| | Bicycle | 0 | 56 | 45 min |

IV. Project Description

A. Requested Use Permits

- Use Permit pursuant to BMC Section 23.326.070 to demolish a non-residential main building
- Use Permit pursuant to BMC Section 23.204.020 to establish multi-family dwelling units
- Use Permit pursuant to BMC Section 23.204.020 to construct a mixed-use residential development
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to construct 1,500 square feet of more of gross floor area
- Use Permit pursuant to BMC Section 23.204.110(D)(4) to increase the maximum height
- Use Permit pursuant to BMC Section 23.204.110(D)(4) to increase the maximum floor area ratio (FAR)
- Use Permit pursuant to BMC Section 23.304.030(C)(2)(b) to reduce setbacks on a commercially zoned lot that confronts a Residential District
- Use Permit pursuant to BMC Section 23.304.130(C) (1-4) to modify standards for non-residential district abutting or confronting a Residential District
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for rooftop equipment projections above the height limit
- Administrative Use Permit pursuant to BMC Section 23.302.070(E)(2) to allow for a food service establishment exceeding 1,500 sq. ft. or more.

B. CEQA Determination

Staff's recommendation is that this project is eligible for a Class 32 Infill Exemption (CEQA Guidelines Section 15332). However, the final determination is made by the ZAB.

C. Density Bonus Information

- Concession to allow for an exemption from the Public Art Allocation in-lieu fee requirement, under BMC Section 23.316.
- Waiver to allow for a reduction to the usable open space requirement under BMC Section 23.304.090(B)(7) – 1,120 sq. ft. required (40 sq. ft. per unit/28 units)
- Waiver to allow for an increase in building height - up to 95 feet, where 75 feet is the limit, under BMC Section 23.204.110(D)(4).

V. Design Review Guidelines

The project is located within the Telegraph Commercial subarea of the Berkeley South Side plan. Our Southside Design Guidelines – Mixed Use Subarea applies to this project and can be found on the City's website.

The design guidelines for this subarea are intended to ensure that new construction respects the existing architectural context of this subarea and complements the scale and character of the rest of the Southside. The design should help unify the neighborhood and create consistent architectural character within the subarea. New construction can be creative but should complement existing buildings. Additionally, large underused sites create opportunities for contemporary design that respects the historical context.

The following are several key guidelines from our commercial subarea guidelines which relate closely to this project.

Building Mass and Height

- Building heights should respect the general heights in the Commercial Subareas.
- New construction in the Telegraph Commercial Subarea should reflect the scale and massing established by the older three to five story buildings in the subarea.
- During the design phase of project development in the Commercial Subareas, evaluate impacts of proposed buildings exceeding three stories to determine wind corridor and shadow impacts on the shadow impacts on the public sidewalk.
- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space.

Building Design and Facades

- The proportions, rhythm, and attention to detailing established by the facades of older historic buildings should be reflected and reinforced in new construction.
- Street facades in general and the ground-floor level in particular should include elements of pedestrian scale and interest.
- Architecturally distinguish the floors to form a defined hierarchy of base, middle, and top. Architecturally distinguish the top of the building to provide a visual termination.

Storefronts

- Reflect the traditional storefront rhythm and proportion found throughout the Commercial Subareas. Emulate traditional elements such as large display windows of clear glass, bulkheads below the storefront windows and clerestory windows above, recessed front entries, and appropriate locations for signs and awnings.
- Clearly distinguish entrances to upper floors from storefront entrances through differentiated architectural treatment and materials.

Roof Shape and Lines

- On new buildings, there should be some form of articulation or detailing where the roof meets the wall.

Materials

- Utilize materials that provide a sense of continuity with the existing area structures, such as brick, smooth-faced cement plaster, finished concrete, tile and stone.
- Use high quality durable materials that convey a sense of permanence, are easily cleaned, and cannot be permanently damaged by graffiti or heavy cleaning.

The complete Southside Design Guidelines can be found online at:

[http://www.ci.berkeley.ca.us/uploadedFiles/Planning_\(new_site_map_walk-through\)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf](http://www.ci.berkeley.ca.us/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf)

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project is located in the C-T Commercial District in the Telegraph Commercial Subarea of the Southside Plan. The neighborhood primarily orients towards University services, with commercial and institutional uses scattered throughout. Most buildings along this part of Bancroft have a zero-setback as per guidelines in the Southside Area Plan.

Massing This eight-story mass has its main frontage on Bancroft. The massing is organized horizontally at the North end of the project with the South end being more vertically oriented. On the North façade, the design features a trim band that rises up from the ground floor and zig zags up the North façade, giving the building face a stacked appearance. The trim band is extruded over the property line at the Northeast corner, creating recessed balcony spaces at the third, fifth, and seventh floors. This frame element wraps the top of the building at the eighth floor over the rooftop open space area that overlooks Bancroft. Recessed bays running from the ground floor to the roof are located on the East façade. These would be visible above the neighboring single-story commercial space. The West façade is flush with the property line at the ground floor, but pulls back at the center of the second floor to allow for a podium level garden. That recess extends up through the eighth floor.

Encroachments The Northeast corner of the project extends over the public right of way. The applicant is working with Public Works to obtain an Encroachment permit.

Setbacks The project proposes a 1'-0" setback from the North property to maintain the street wall per the Southside Area Plan guidelines. The project has a 0'-0"

setback from the West property line. There is a 5'-0" rear yard setback and a 3'-8" minimum setback at the East.

Ground Floor Design The residential lobby space is proposed along the West side of the ground floor. A 2660 square foot retail space is proposed at the Northwest corner on Bancroft with a designated trash room located directly behind and accessed via the exterior corridor. Bike room and residential trash rooms are provided at the Southwest end of the floor.

Open Space Open space for the project is provided by a 401 square foot podium level green space, private balcony spaces on the third through seventh floors overlooking Bancroft, and an 882 square foot roof deck on the eighth floor. Circulation for units on the West side of the building is arranged along the perimeter of the podium level green space, which is open to the sky. Raised planters and moveable seating elements are proposed for this space. Private balcony spaces range from 106 to 159 square feet. The roof deck design proposes an outdoor kitchen, moveable seating, and raised planters.

Colors and Materials The project proposes a combination of stucco and rainscreen as the primary materials for the project. Glass railings are proposed for the balconies on the North façade and metal railings are proposed at the circulation overlooking the podium level open space.

B. Issues for Discussion:

- Massing/ Building Design
- Façade Design
- Ground Floor Design
- Open Space

VII. Recommendation

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

Attachments:

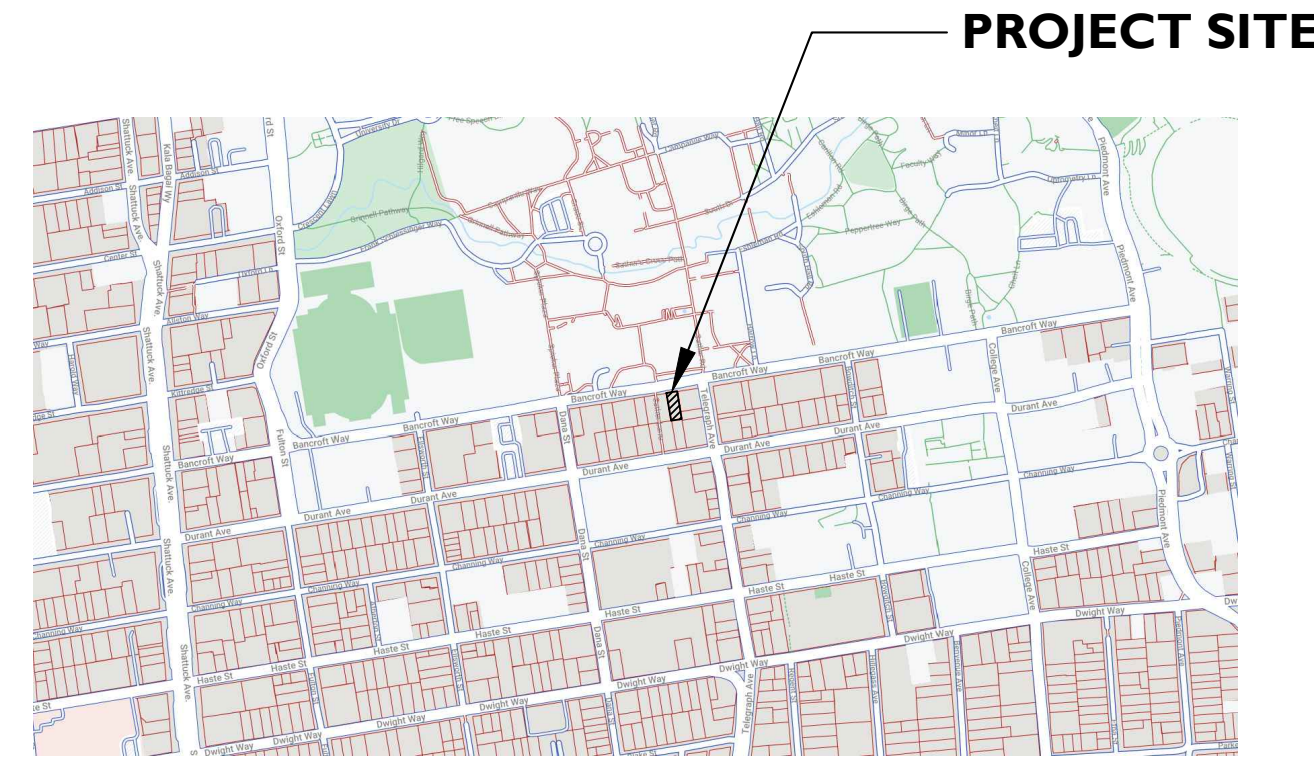
1. Project Plans, received June 6, 2023
2. Applicant Statement, received May 31, 2023

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

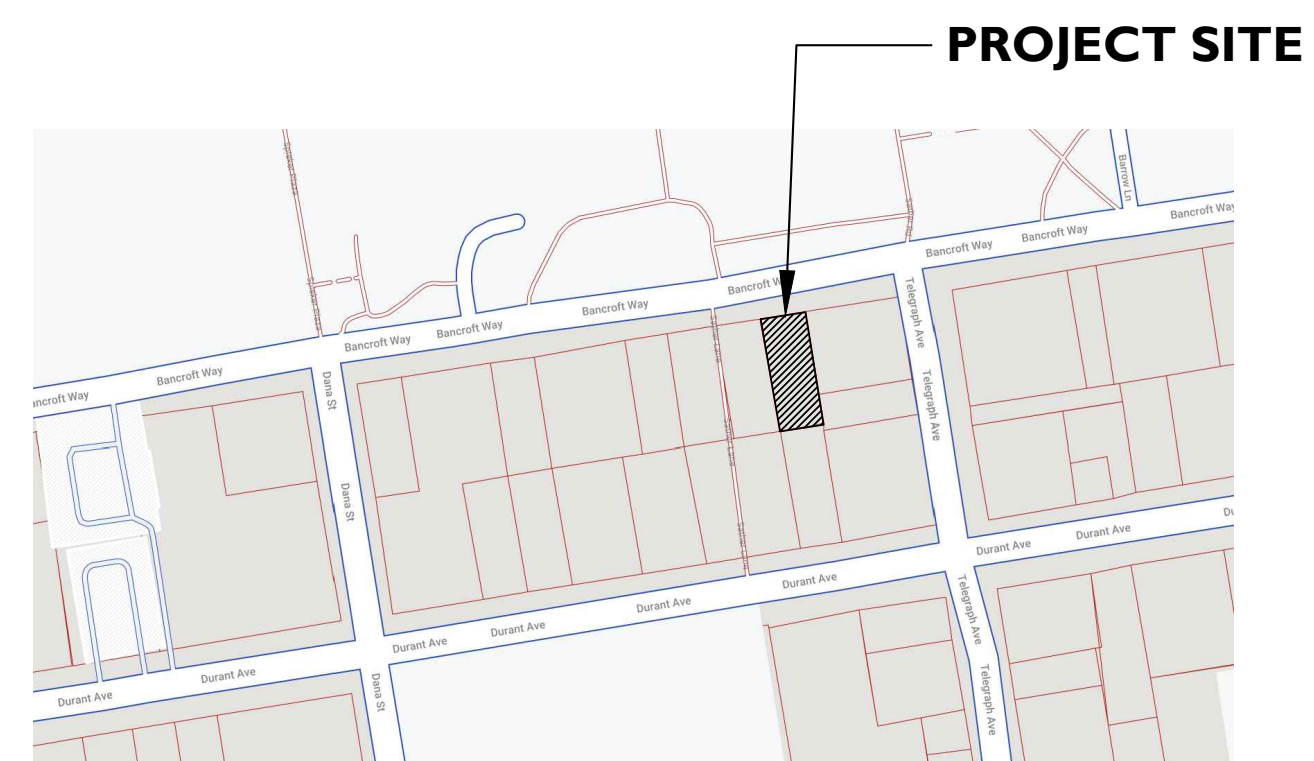


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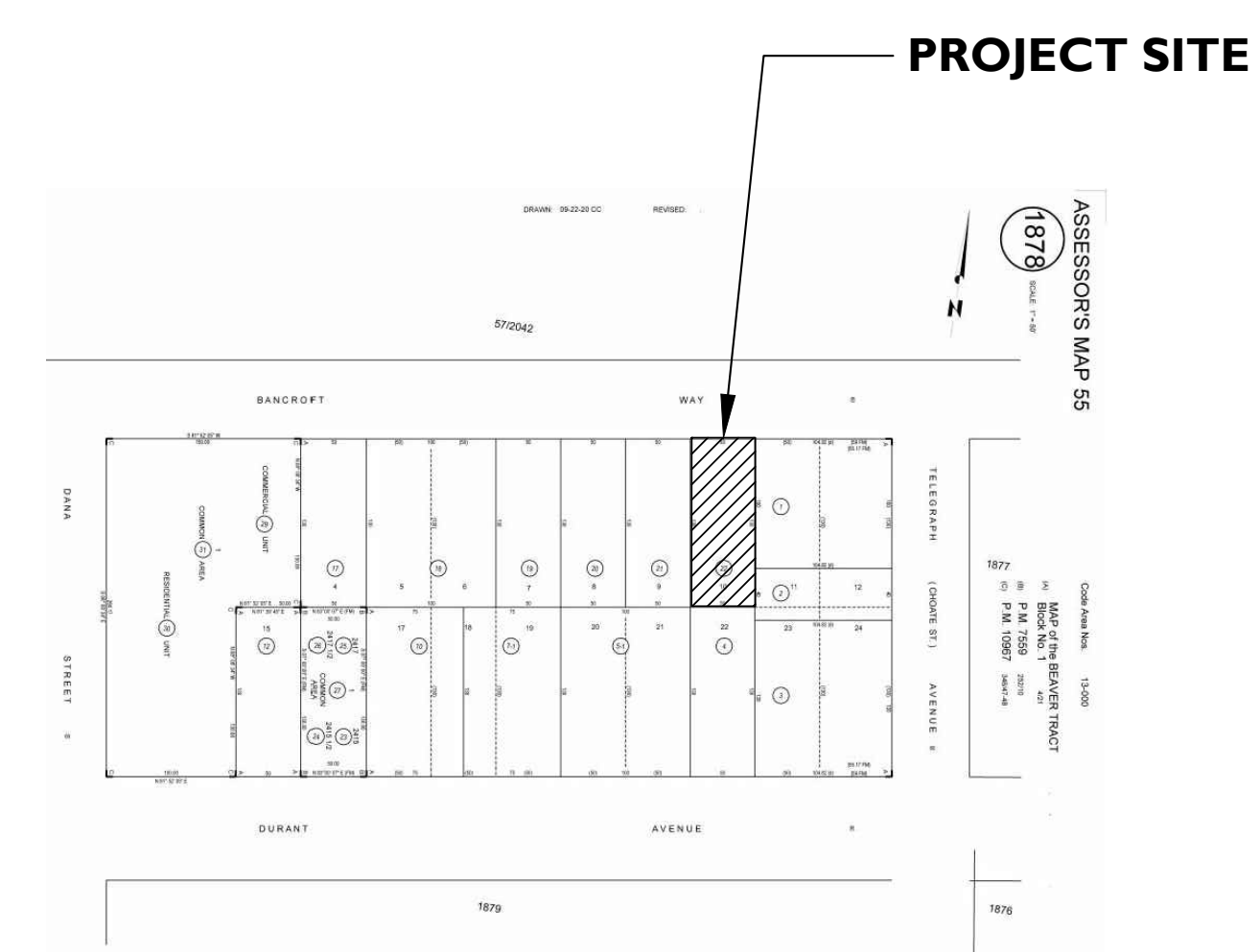
2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704



9 VICINITY MAP
NTS



8 LOCATION MAP
NTS



7 ACCESSOR'S PARCEL MAP
NTS

CODE REQUIREMENTS:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA CALGREEN
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE

LOCAL CODES:
BERKELEY MUNICIPAL CODE

5 APPLICABLE CODES



7 RENDERING

| BUILDING SUMMARY | | | | | |
|-------------------------|----------------|--|------------|-----------|------------------|
| UNIT TYPE / NAME | SQUARE FOOTAGE | UNIT COUNT | BEDROOMS | BATHROOMS | BALCONY / U.O.S. |
| A1 | 920 | 10 | 4 | 2 | - |
| A2 | 902 | 4 | 4 | 2 | - |
| B | 1,234 | 7 | 5 | 2 | - |
| C1 | 1,328 | 2 | 5 | 2 | 106 |
| C2 | 1,434 | 1 | 6 | 2 | - |
| C3 | 1,275 | 3 | 5 | 2 | 159 |
| D1 | 357 | 1 | 3 | 1 | - |
| PODIUM DECK | - | - | - | - | 302 |
| ROOF DECK | - | - | - | - | 862 |
| TOTAL UNIT S.F. | 29,718 | 28 | 125 | 55 | |
| RES. SUPPORT | 3,120 | | | | |
| EXT. CIRCULATION | 2,588 | | | | |
| TOTAL U.O.S. | 1,873 | 40 SF / UNIT = 1,120 S.F. U.O.S. REQUIRED - APPROXIMATELY 475 S.F. OF LANDSCAPING WILL BE PROVIDED TO COMPLY WITH 40% OF NON-BALCONY U.O.S. VEGETATION | | | |
| TOTAL RES. SF. | 35,426 | | | | |
| TOTAL RETAIL | 2,066 | | | | |
| TOTAL GROSS S.F. | 37,492 | | | | |
| TOTAL 1A GSF | 14,751 | | | | |
| TOTAL 3A GSF | 22,741 | | | | |

6 BUILDING SUMMARY STATS

BUILDING OWNER:
RUE-ELL ENTERPRISES, INC.
2437 DURANT AVE.
BERKELEY, CA 94704 SUITE 204

DANA ELLSWORTH, PRESIDENT
TEL (510) 548-3900 EXT. 14
CA BRE #00993519

STEVE RUEGG
TEL (510) 548-3900 EXT. 22
CELL (925) 997-4558
CA BRE #00988991

ARCHITECT:
STUDIO KDA
1810 SIXTH STREET
BERKELEY, CA 94710
TEL (510) 841-3555

BUDDY WILLIAMS
BUDDY@STUDIOKDA.COM
AUSTIN SPRINGER
AUSTIN@STUDIOKDA.COM

LANDSCAPE:
122 WEST LANDSCAPE
ARCHITECTURE

CHRISTIAN MACKE, PRINCIPAL
TEL (510) 922-3122
CELL (949) 813-1995

ARCHITECTURAL HISTORIAN:
PRESERVATION ARCHITECTURE
446 17TH STREET, #302
OAKLAND, CA 94612

MARK HULBERT
TEL (510)-418-0285

ENVIRONMENTAL ENGINEER:
TERRACON
50 GOLDENLAND CRT., STE 100
SACRAMENTO, CA 95834

KRISTEN STOUT, SR. MANAGER
KRISTEN.STOUT@TERRACON.COM
TEL (916) 246-5098
CELL (949) 280-3301

CIVIL ENGINEER:
BFK ENGINEERS
1646 N. CALIFORNIA BLVD. STE 400
WALNUT CREEK, CA 94596

MELIDNA THOMAS, EIT
MELIDNATHOMAS@BFK.COM
TEL (925) 940-2202
CELL (510) 776-8185

TRAFFIC ENGINEER:
FEHR & PEERS
2201 BROADWAY, STE 602
OAKLAND, CA 94612

SAM TABIBNIA, P.E. SR.
TEL (510) 835-1943

5 PROJECT TEAM

2480 BANCROFT WAY BERKELEY, CA, 94706

| ZONING CODE INFORMATION | | | | | |
|---------------------------------------|----------------------------|--------------|------------------|--------------------|---------------|
| SITE INFORMATION | | | | | |
| PROJECT ADDRESS: | 2480 BANCROFT WAY | | | | |
| APN: | 56-187822 | | | | |
| SEISMIC SAFETY | | | | | |
| EARTHQUAKE FAULT RUPTURE ZONE: | NO | | | | |
| LANDSLIDE ZONE: | NO | | | | |
| LOOSEFACTION ZONE: | NO | | | | |
| UNREINFORCED MASONRY BLOCK INVENTORY: | NO | | | | |
| HISTORICAL PRESERVATION | | | | | |
| LANDMARK OR STRUCTURE OF MERIT: | NO | | | | |
| STRUCTURE GREATER THAN 45 YEARS OLD: | YES | | | | |
| ENVIRONMENTAL SAFETY | | | | | |
| CREEK BUFFER: | NO | | | | |
| ENVIRONMENTAL AREA: | NO | | | | |
| FIRE ZONE: | 1 | | | | |
| FLOOD ZONE (100-YEAR OR 1%): | NO | | | | |
| PARCEL CONDITIONS | | | | | |
| ZONING DISTRICT: | C-T | | | | |
| GENERAL PLAN (LAND AREA): | AVENUES COMMERCIAL | | | | |
| SPECIAL ZONING OVERLAYS: | SOUTHSIDE PLAN | | | | |
| ZONING ADJACENCIES | | | | | |
| | NORTH | EAST | SOUTH | WEST | |
| | R-8H | C-T | C-T | C-T | |
| | EXISTING | BASE PROJECT | PROPOSED PROJECT | PERMITTED/REQUIRED | W/USE PERMIT? |
| AREAS | TOTAL LOT AREA (SQFT): | 6,500 | 6,500 | 6,500 | NA |
| | LOT COVERAGE % (1% ZONE): | 97% | 62% | 62% | NA |
| | FLOOR AREA RATIO (FAR): | 0 | 5.54 | 5.77 | 5 |
| HEIGHT | MAX. BUILDING HEIGHT (FT): | 2F | 79' | 80' | 79' |
| | # STOREYS: | 1 | 7 | 8 | NA |
| BETBACKS | FRONT | 1ST | 0 | 1'-0" | 1'-0" |
| | 2ND & ABOVE | NA | 0 | 0 | 19'-0" |
| | REAR | 4' | 0' | 0' | 10'-0" |
| | (EAST) INTERIOR SIDE: | 0 | 10' | 10' | 5'-0" |
| | 1ST | 0 | 0' | 0' | 5'-0" |
| | 2ND & ABOVE | NA | 3' | 3' | 5'-0" |

4 ZONING CODE INFORMATION

DEMOLITION OF AN EXISTING SINGLE STORY COMMERCIAL BUILDING.
CONSTRUCTION OF A NEW, 8-STORY, ~37,500 S.F. MULTI-FAMILY MIXED USE BUILDING AT 2480 BANCROFT WAY. THE PROJECT CONSISTS 28 UNITS (5% AFFORDABLE), A RETAIL SPACE OF ~2,000 S.F. AND COVERED/SECURE PARKING FOR AT LEAST 42 BICYCLES.

3 SCOPE OF WORK

PROJECT INFORMATION:
APN : 55-1878-22
ZONING DISTRICT : C-T

BUILDING INFORMATION:

| | |
|--------------------------------|---|
| EXISTING | PROPOSED |
| OCCUPANCY GROUP : M | A-2/B, R-2 |
| CONSTRUCTION TYPE : TYPE III-B | TYPE III-A OVER 1-A |
| NUMBER OF STOREYS : 1 + MEZZ. | 8 |
| BLDG HEIGHT : ~25'-0" | 95'-0" (75'-0" TO HIGHEST OCCUPIED WALKING SURFACE) |
| FIRE SPRINKLERS : NO | YES |
| BUILDING AREA : ~6,000 SF | SEE BUILDING SUMMARY STATS |

2 PROJECT INFORMATION

| SHEET NUMBER | SHEET NAME | PERMIT SUBMITTAL #1 02/08/23 | ZONING REV. #2 04/28/23 | ROOF DECK #3 04/28/23 |
|-----------------------------|--|------------------------------|-------------------------|-----------------------|
| GENERAL SHEETS | | | | |
| G000 | COVER SHEET & PROJECT INFO | ✓ | ✓ | ✓ |
| G001 | SITE ELEVATION | ✓ | ✓ | ✓ |
| G002 | SITE CONTEXT ELEVATION | ✓ | ✓ | ✓ |
| G011 | SITE CONTEXT PHOTOS | ✓ | ✓ | ✓ |
| G012 | PERSPECTIVE CONTEXT RENDERINGS | ✓ | ✓ | ✓ |
| G013 | PERSPECTIVE CONTEXT RENDERINGS | ✓ | ✓ | ✓ |
| G020 | SHADOW STUDY - JUNE 21 | ✓ | ✓ | ✓ |
| G021 | SHADOW STUDY - SEPTEMBER 21 | ✓ | ✓ | ✓ |
| G022 | SHADOW STUDY - DECEMBER | ✓ | ✓ | ✓ |
| G030 | USABLE OPEN SPACE CALCULATIONS | ✓ | ✓ | ✓ |
| G031 | DENSITY BONUS CALCULATIONS AND PLANS | ✓ | ✓ | ✓ |
| CIVIL SHEETS | | | | |
| C100 | EXISTING CONDITIONS PLAN | ✓ | ✓ | ✓ |
| C400 | GRADING PLAN | ✓ | ✓ | ✓ |
| C600 | STORMWATER CONTROL PLAN | ✓ | ✓ | ✓ |
| LANDSCAPE SHEETS | | | | |
| L-1 | LANDSCAPE PLAN | ✓ | ✓ | ✓ |
| L-2 | PLANTING AND IRRIGATION PLAN | ✓ | ✓ | ✓ |
| ARCHITECTURAL SHEETS | | | | |
| A010 | SITE PLAN - EXISTING (REFERENCE ONLY) | ✓ | ✓ | ✓ |
| A011 | LOT COVERAGE DIAGRAMS | ✓ | ✓ | ✓ |
| A100 | SITE PLAN - PROPOSED | ✓ | ✓ | ✓ |
| A101 | PROPOSED GROUND AND 2ND FLOOR PLANS | ✓ | ✓ | ✓ |
| A102 | PROPOSED 3RD, 4TH, 5TH, 6TH, & 7TH FLOOR PLANS | ✓ | ✓ | ✓ |
| A103 | PROPOSED 8TH & ROOF TOP FLOOR PLANS | ✓ | ✓ | ✓ |
| A200 | PROPOSED ELEVATIONS & MATERIALS | ✓ | ✓ | ✓ |
| A201 | PROPOSED ELEVATIONS & MATERIALS | ✓ | ✓ | ✓ |

1 TABLE OF CONTENTS

PROJECT ISSUE RECORD:

03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:

09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. 1
04/27/2023 ROOF DECK REV.

PROJECT: RUE03

TITLE: COVER SHEET & PROJECT INFO

SHEET: **G000**



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2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704



2486 BANCROFT WAY

2310 TELEGRAPH AVE

SITE LOCATION:
 2480 BANCROFT WAY

2470 BANCROFT WAY

SATHER LANE

2462 BANCROFT WAY

2460 BANCROFT WAY

2456 BANCROFT WAY

PROJECT ISSUE RECORD:

| | |
|------------|------------------|
| 03/07/2023 | MAT. SCHEME REV. |
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CITY PERMIT RECORD:

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| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. I |
| 04/27/2023 | ROOF DECK REV. |
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| | |

PROJECT:
 RUE03
TITLE:
 SITE ELEVATION

SHEET:
G001

I STREET ELEVATION LOOKING SOUTH
 1/10" = 1'-0"



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2480 BANCROFT WAY

BERKELEY, CALIFORNIA 94704

TELEGRAPH AVE 2490 BANCROFT WAY 2486 BANCROFT WAY 2310 TELEGRAPH AVE **SITE LOCATION:**
2480 BANCROFT WAY 2470 BANCROFT WAY SATHER LANE



PROJECT ISSUE RECORD:

| | |
|------------|------------------|
| 03/07/2023 | MAT. SCHEME REV. |
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CITY PERMIT RECORD:

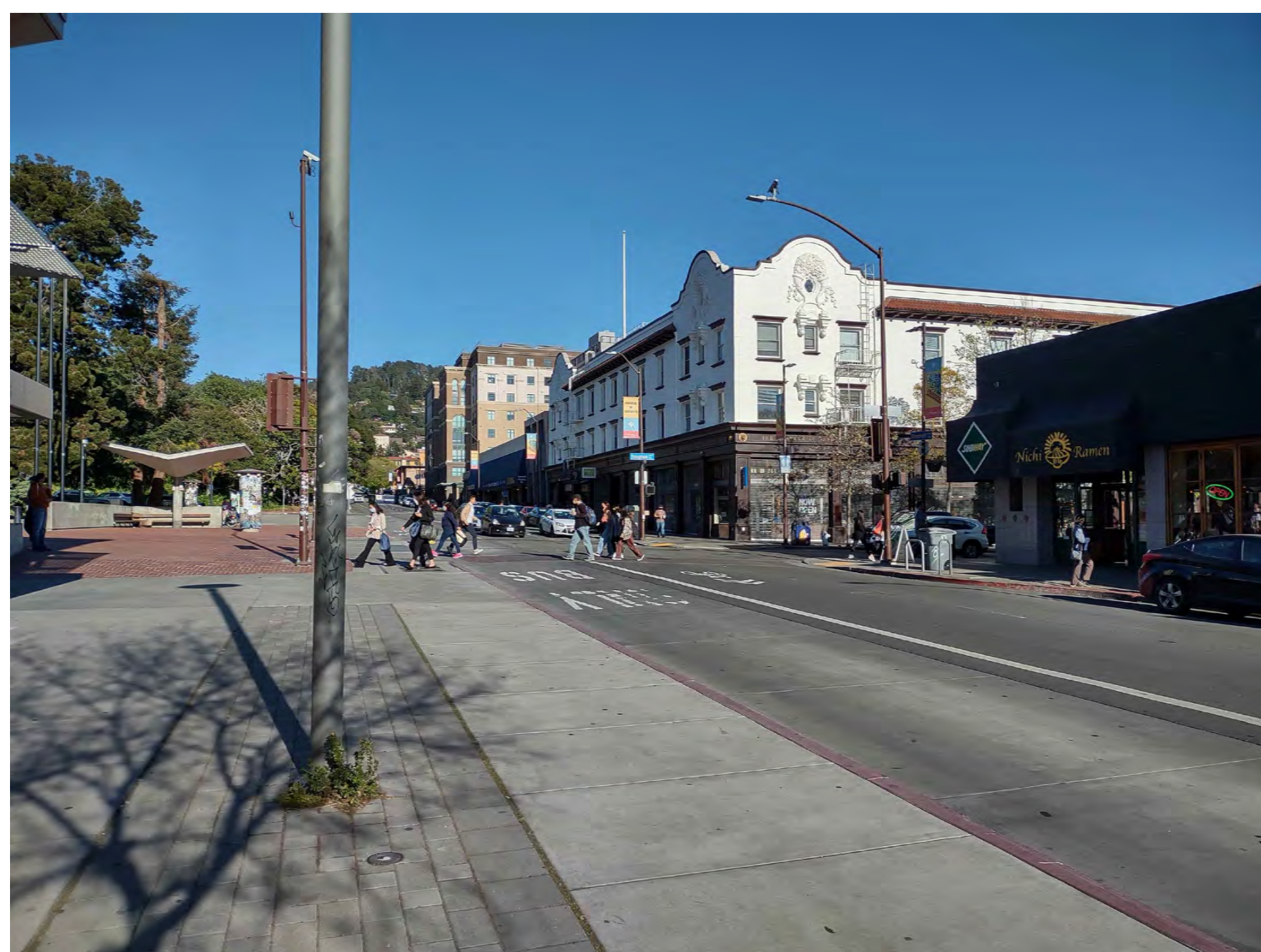
| | |
|------------|----------------|
| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. I |
| 04/27/2023 | ROOF DECK REV. |
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PROJECT:
RUE03

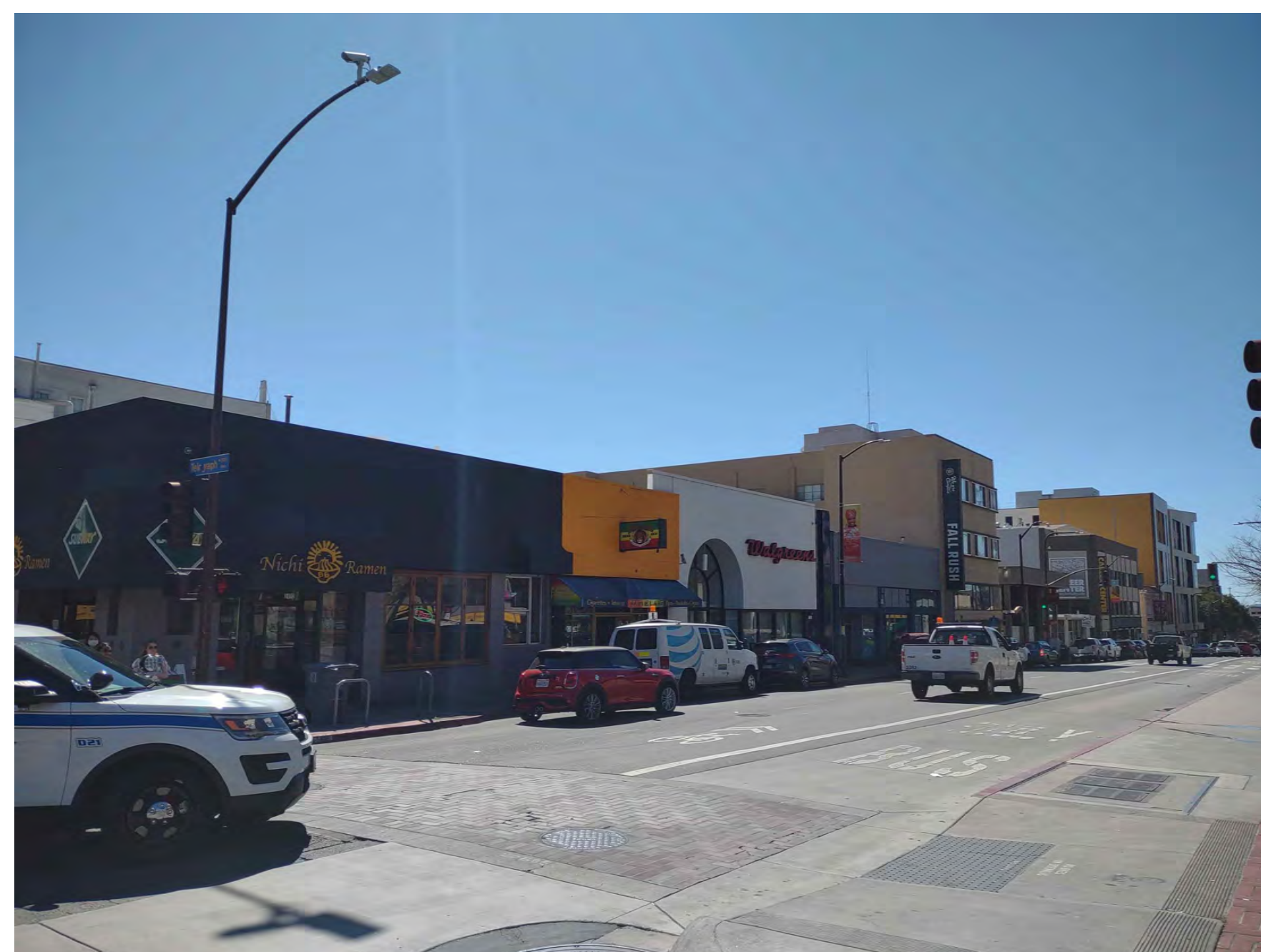
TITLE:
SITE CONTEXT
ELEVATION

SHEET:
G002

I BANCROFT WAY LOOKING SOUTH



3 VIEW OF EXISTING CONTEXT FACING EAST FROM BANCROFT WAY



2 VIEW OF EXISTING SITE FACING SOUTHWEST FROM INTERSECTION OF BANCROFT WAY AND TELEGRAPH AVE



1 VIEW OF EXISTING SITE FACING SOUTHEAST FROM BANCROFT WAY



4 VIEW OF EXISTING CONTEXT FACING NORTHEAST FROM PROJECT SITE



5 VIEW OF EXISTING CONTEXT FACING NORTHWEST FROM PROJECT SITE



KEY MAP
 1/32" = 1'-0"



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2480 BANCROFT WAY

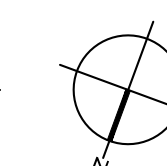
BERKELEY, CALIFORNIA 94704

PROJECT ISSUE RECORD:
 03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
 09/26/2022 DRAFT ENT. SET
 02/08/2023 ZONING REV. I
 04/27/2023 ROOF DECK REV.

PROJECT:
 RUE03
TITLE:
 SITE
 CONTEXT
 PHOTOS
SHEET:

G011





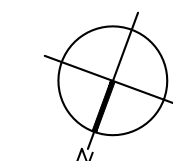
1 VIEW OF EXISTING SITE FACING SOUTHWEST FROM INTERSECTION OF BANCROFT WAY AND TELEGRAPH AVE - EXISTING



1 VIEW OF EXISTING SITE FACING SOUTHWEST FROM INTERSECTION OF BANCROFT WAY AND TELEGRAPH AVE - PROPOSED



KEY MAP
 1/32" = 1'-0"



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2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

PROJECT ISSUE RECORD:

| | |
|------------|------------------|
| 03/07/2023 | MAT. SCHEME REV. |
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CITY PERMIT RECORD:

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| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. I |
| 04/27/2023 | ROOF DECK REV. |
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PROJECT:
 RUE03
 TITLE:
 PERSPECTIVE
 CONTEXT
 RENDERINGS
 SHEET:

G012



1 VIEW OF SITE FACING SOUTH FROM BANCROFT WAY - EXISTING



1 VIEW OF SITE FACING SOUTH FROM BANCROFT WAY - PROPOSED



KEY MAP
 1/32" = 1'-0"



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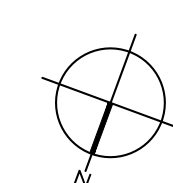
2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

PROJECT ISSUE RECORD:
 03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
 09/26/2022 DRAFT ENT. SET
 02/08/2023 ZONING REV. I
 04/27/2023 ROOF DECK REV.

PROJECT:
 RUE03
TITLE:
 PERSPECTIVE
 CONTEXT
 RENDERINGS
SHEET:

G013





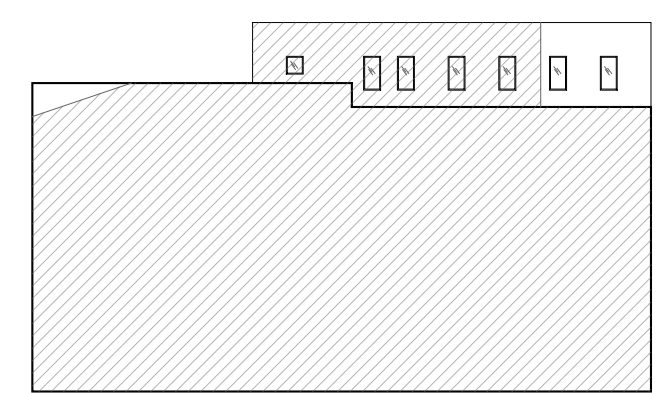
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2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

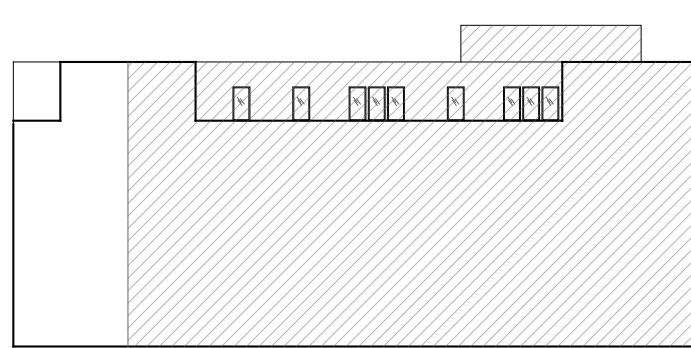


LEGEND

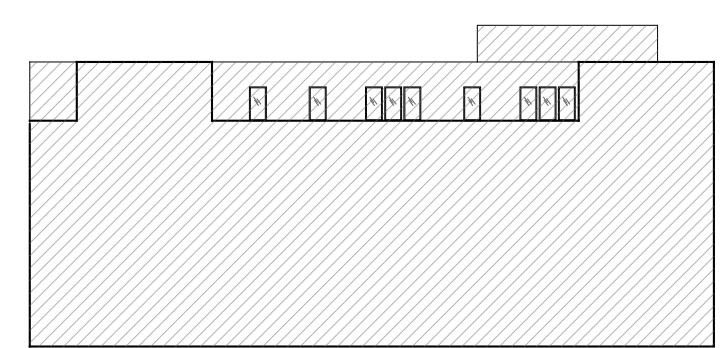
- NEW SHADOW
- EXISTING SHADOW
- SITE LOCATION



9 2332-2340 TELEGRAPH NORTH ELEVATION, 6/21 @ 6:35PM
1/32" = 1'-0"

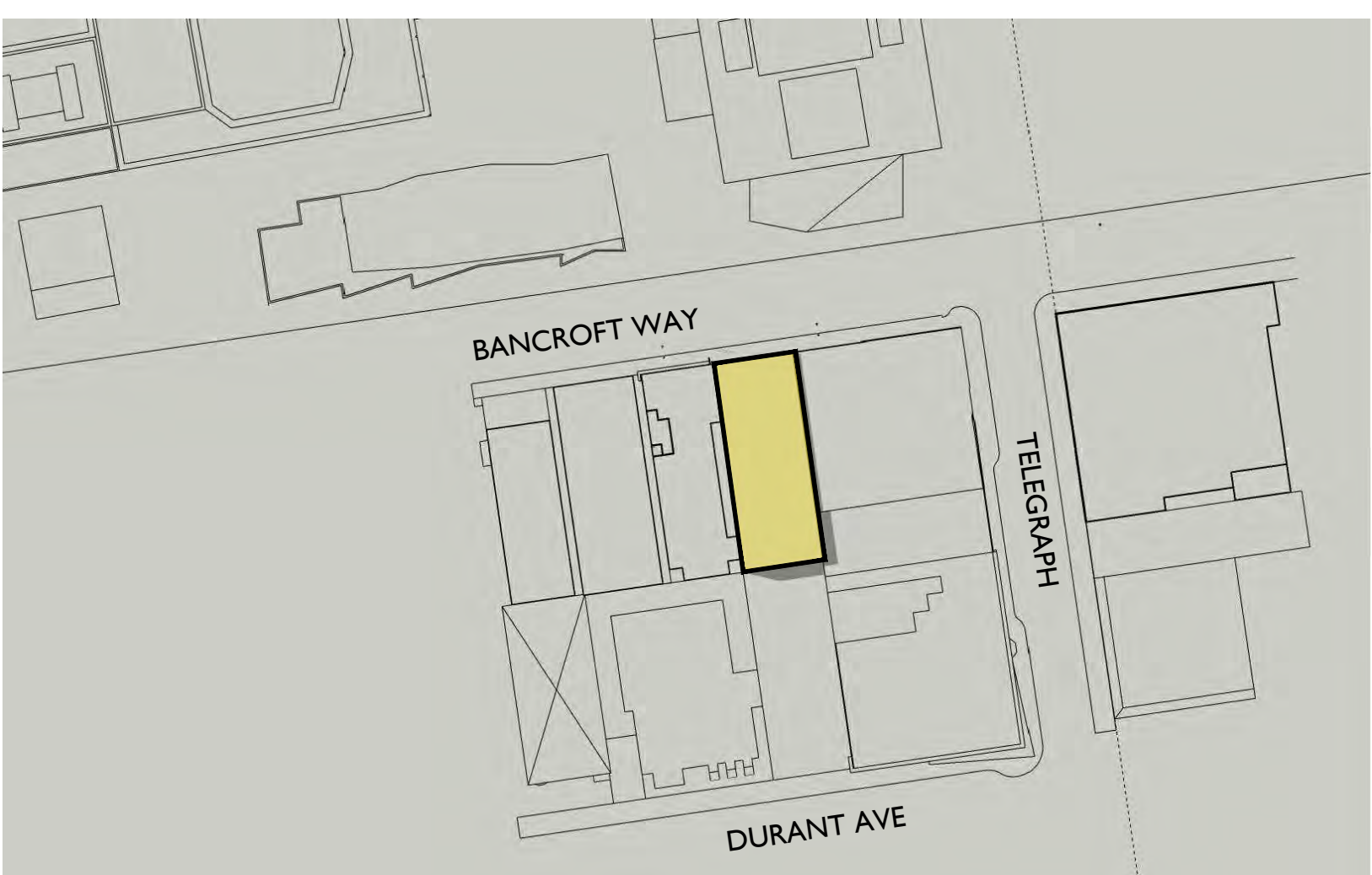


8 2468 BANCROFT EAST ELEVATION, 6/21 @ 12PM
1/32" = 1'-0"



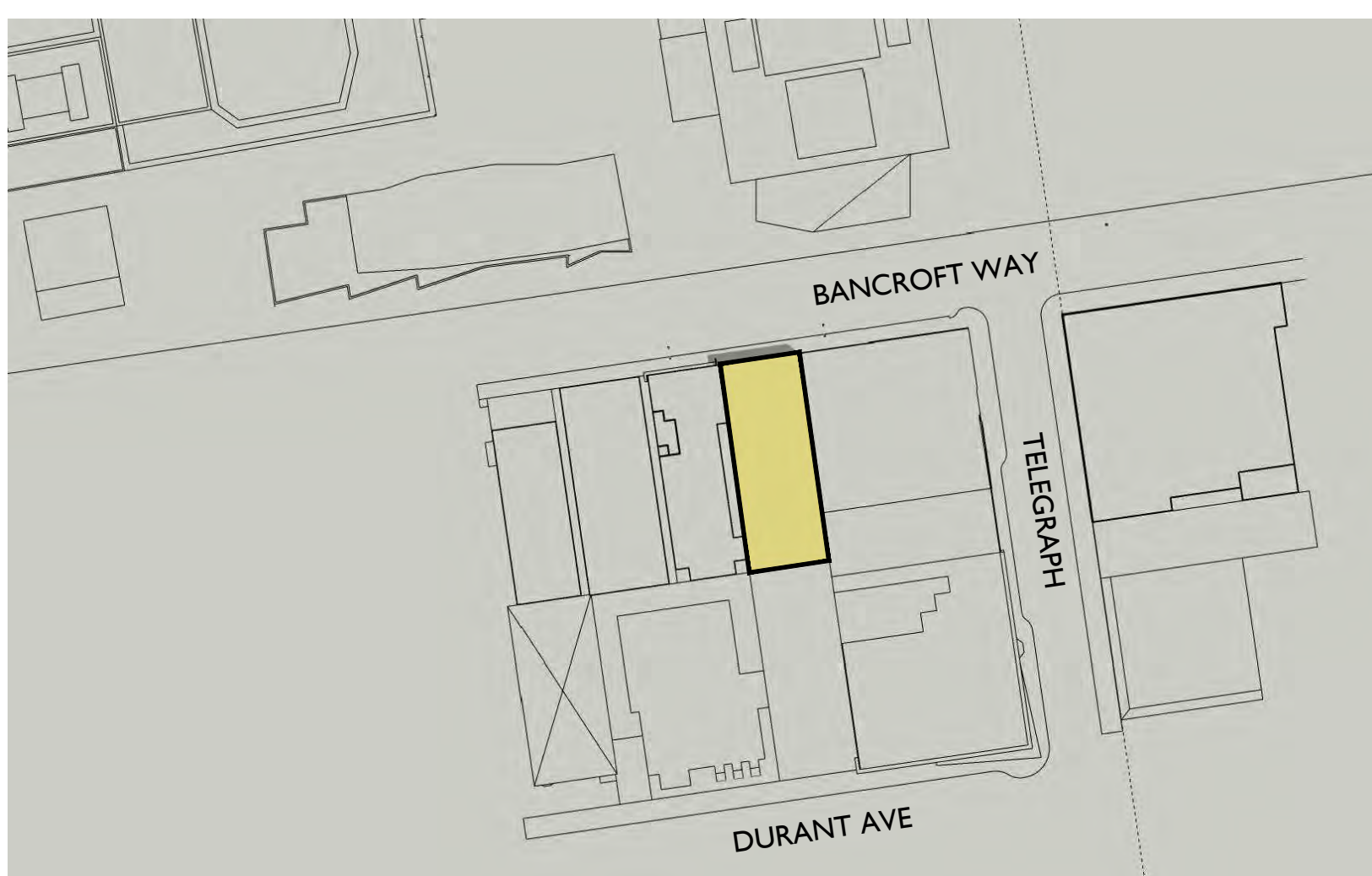
7 2468 BANCROFT EAST ELEVATION, 6/21 @ 7:47AM
1/32" = 1'-0"

EXISTING



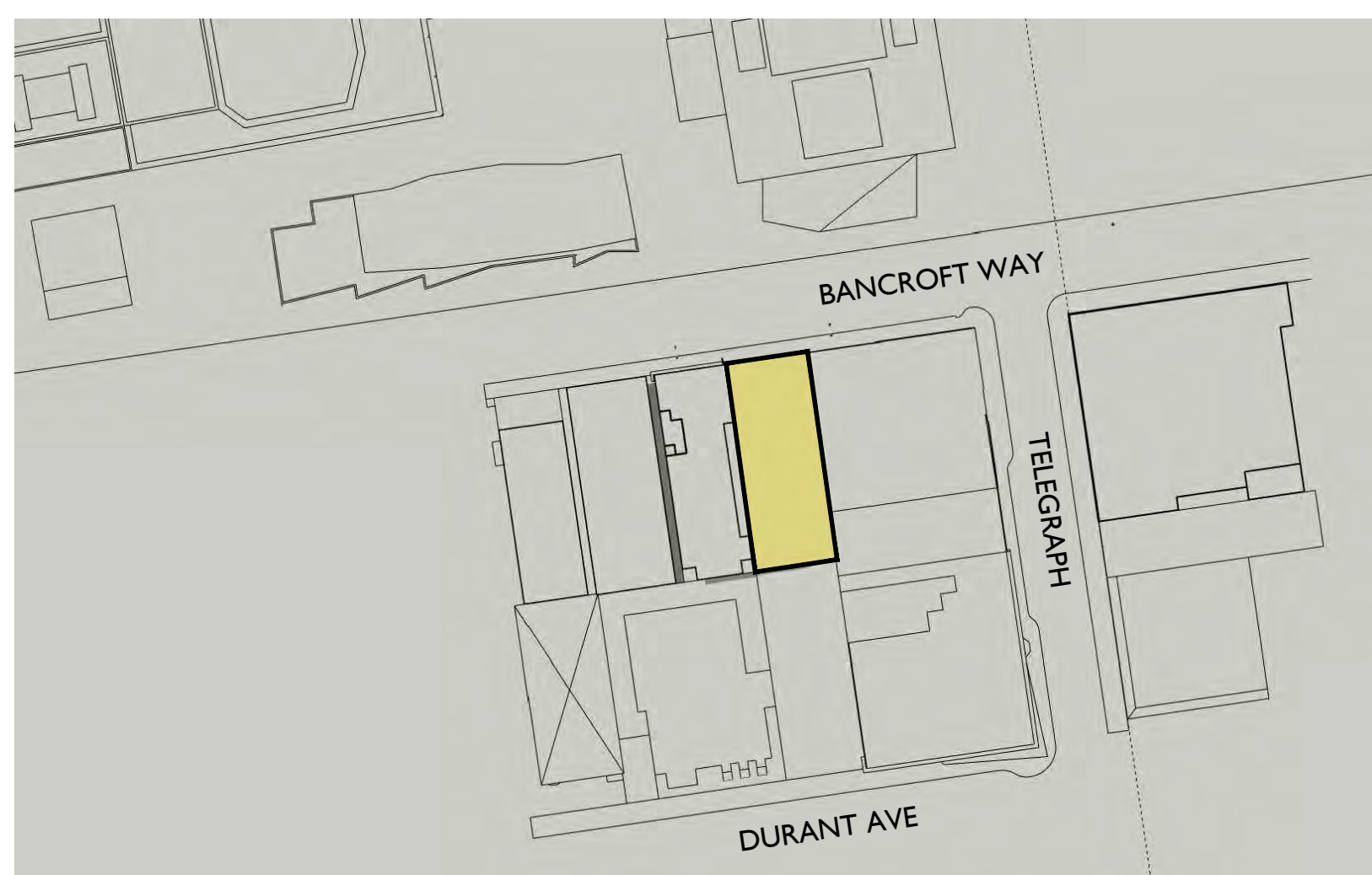
6 06/21 - 6:35 PM SHADOW STUDY
N.T.S.

EXISTING



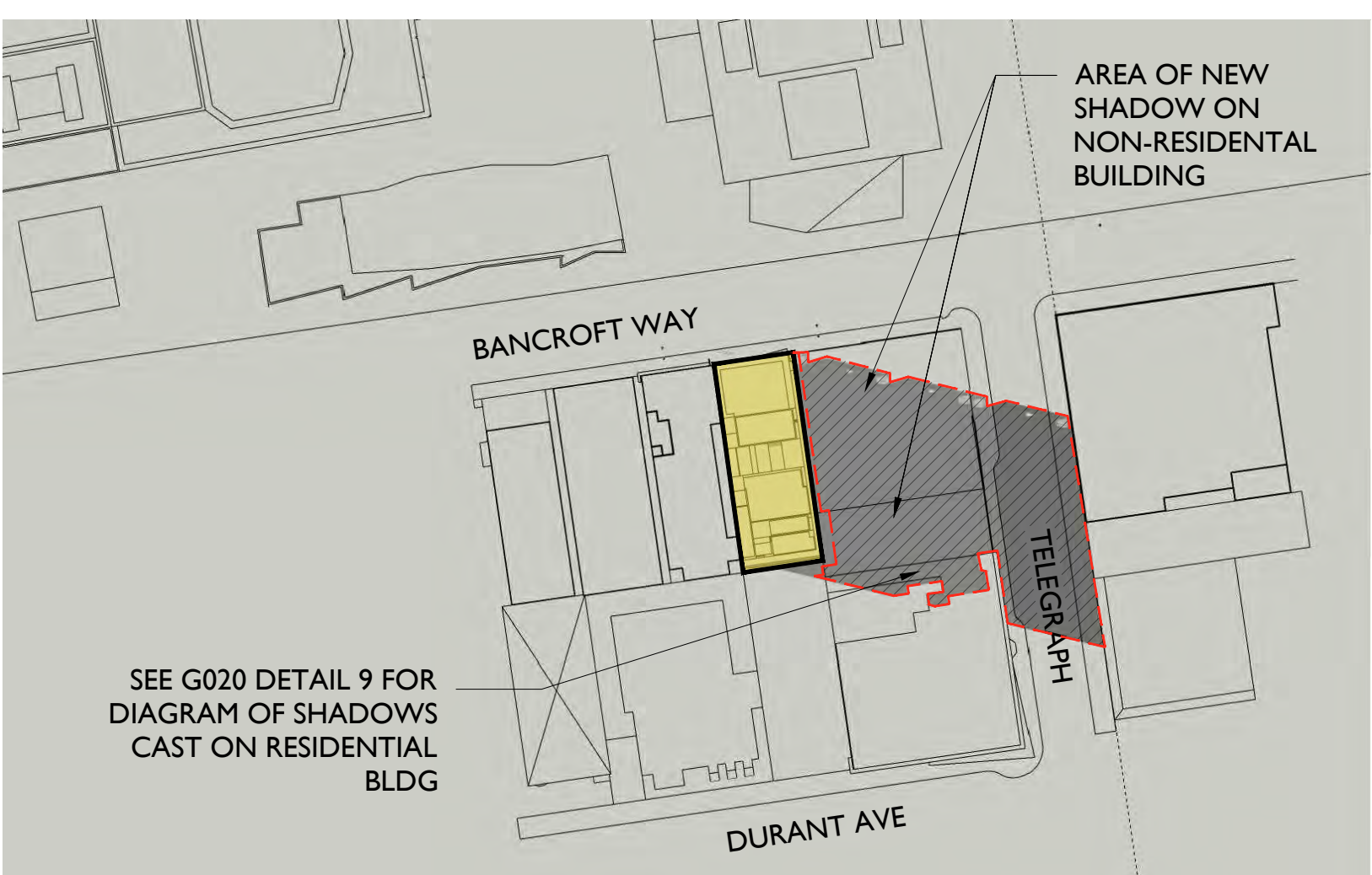
5 06/21 - 12:00 PM SHADOW STUDY
N.T.S.

EXISTING



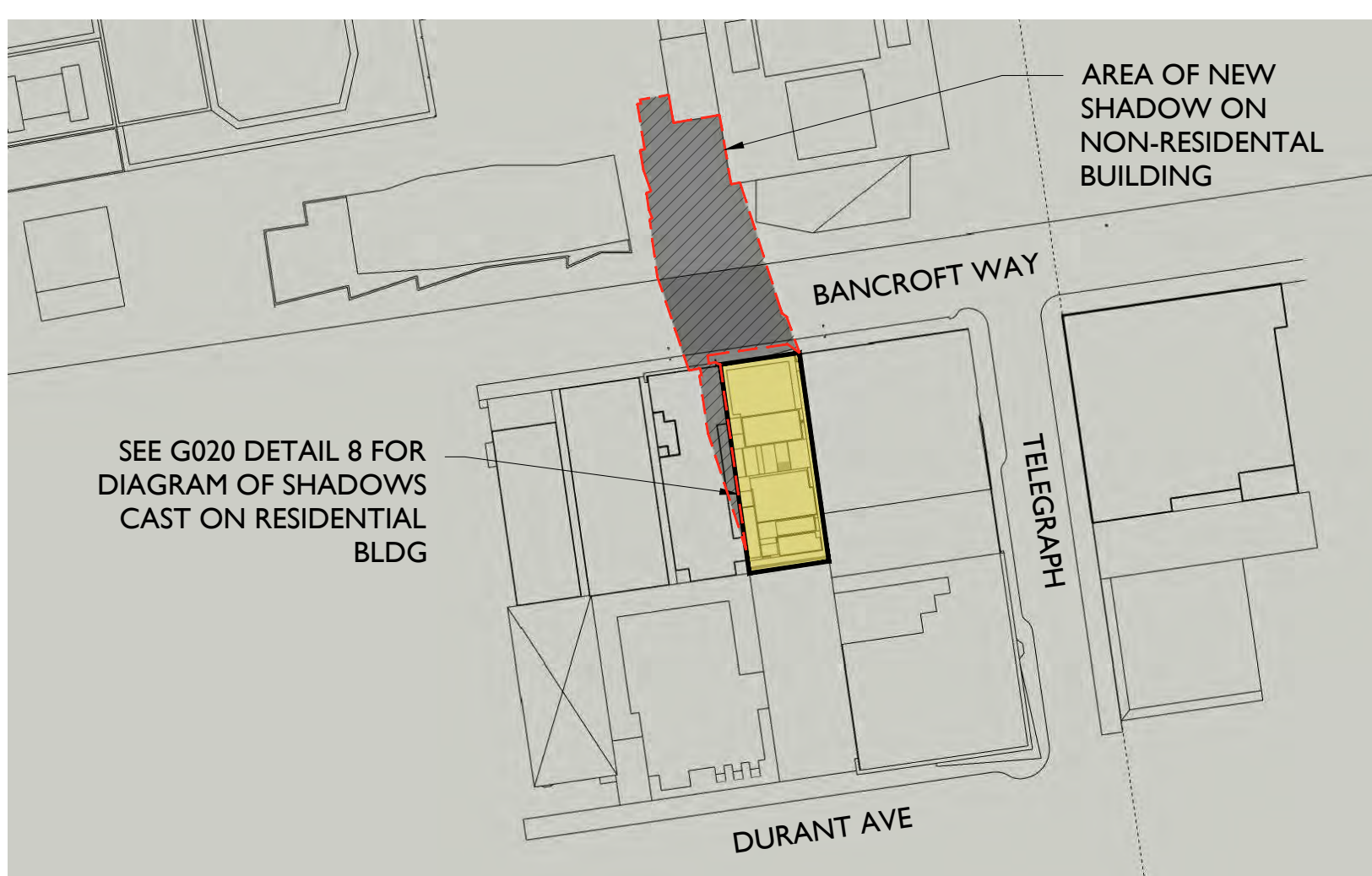
4 06/21 - 7:47 AM SHADOW STUDY
N.T.S.

PROPOSED



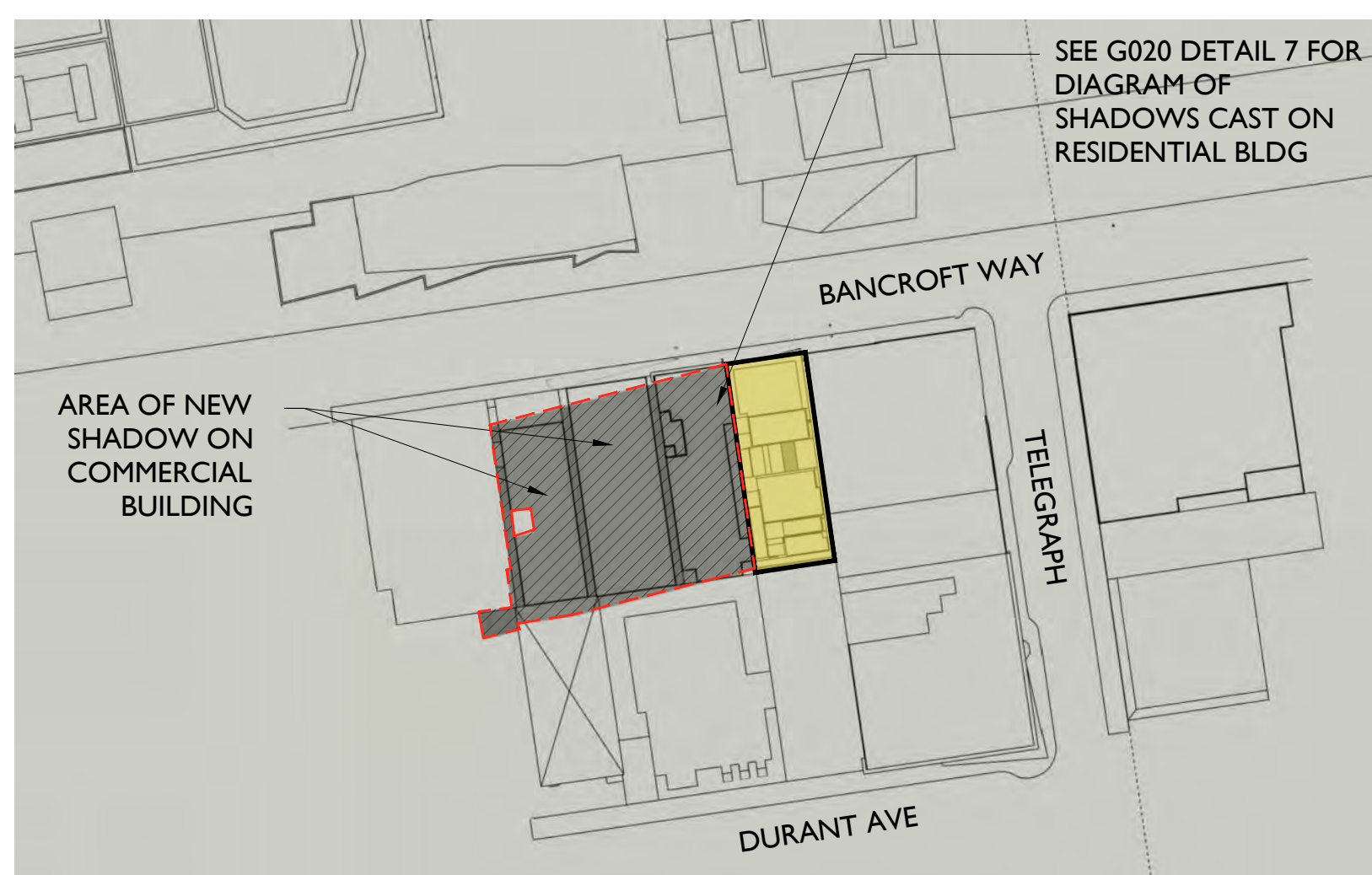
3 06/21 - 6:35 PM SHADOW STUDY
N.T.S.

PROPOSED



2 06/21 - 12:00 PM SHADOW STUDY
N.T.S.

PROPOSED



1 06/21 - 7:47 AM SHADOW STUDY
N.T.S.

PROJECT ISSUE RECORD:

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CITY PERMIT RECORD:

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| 09/26/2022 | DRAFT ENT. SET |
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PROJECT:

RUE03

TITLE:

SHADOW STUDIES - JUNE 21

SHEET:

G020



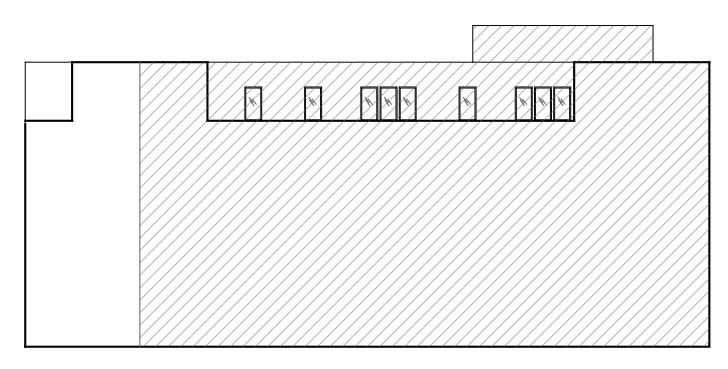
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2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

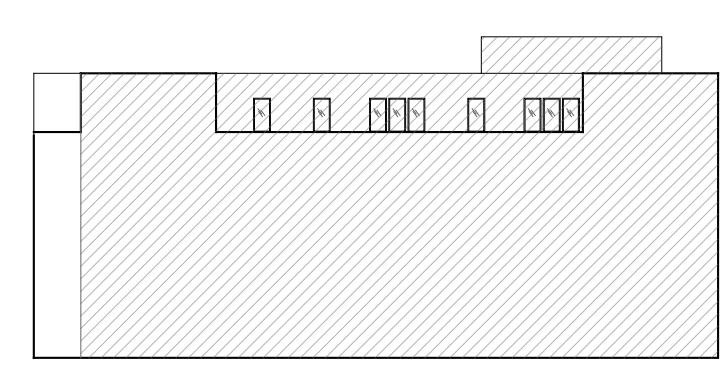


LEGEND

- NEW SHADOW
- EXISTING SHADOW
- SITE LOCATION

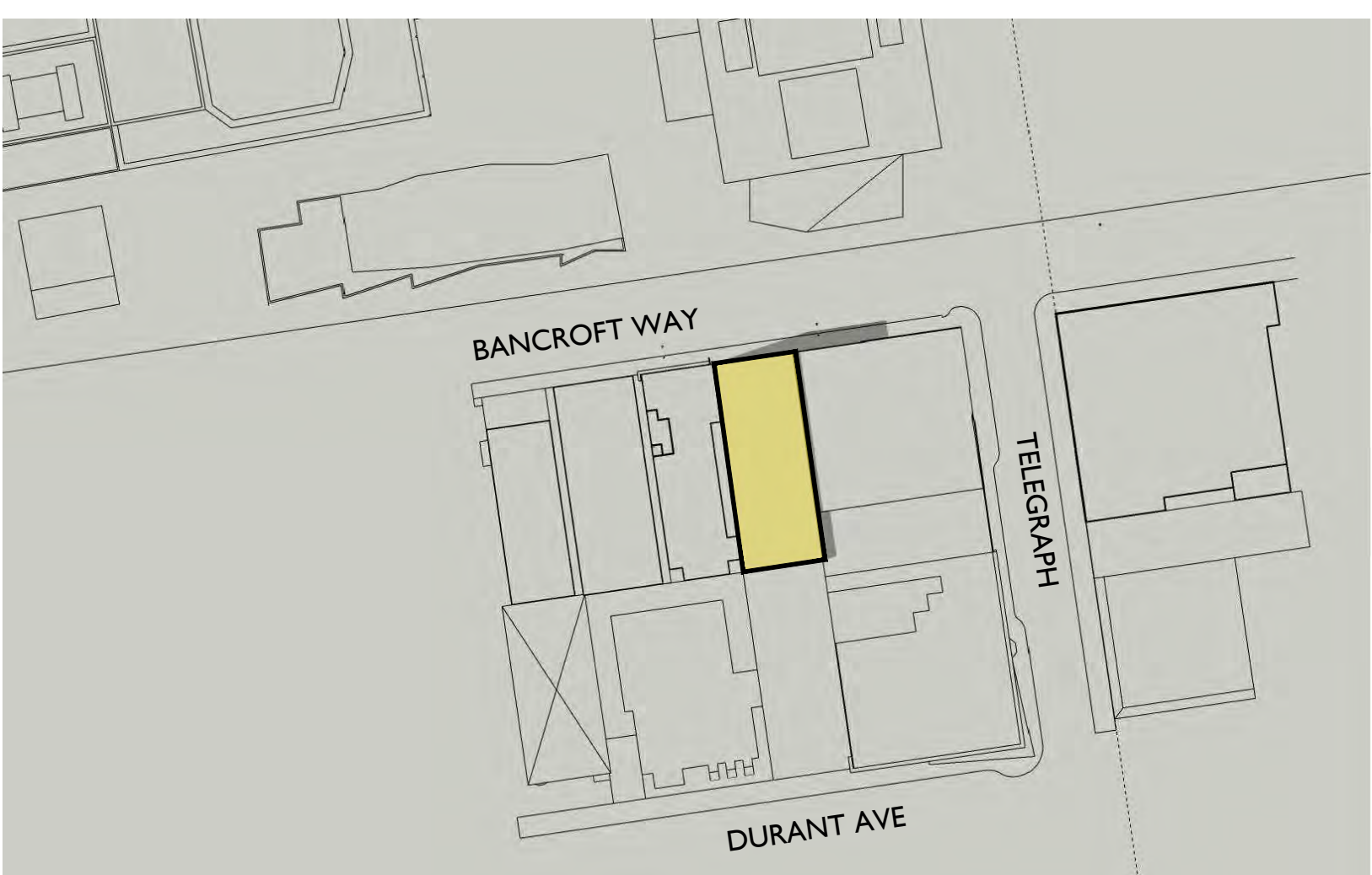


8 2468 BANCROFT EAST ELEVATION, 9/21 @ 12PM
1/32" = 1'-0"



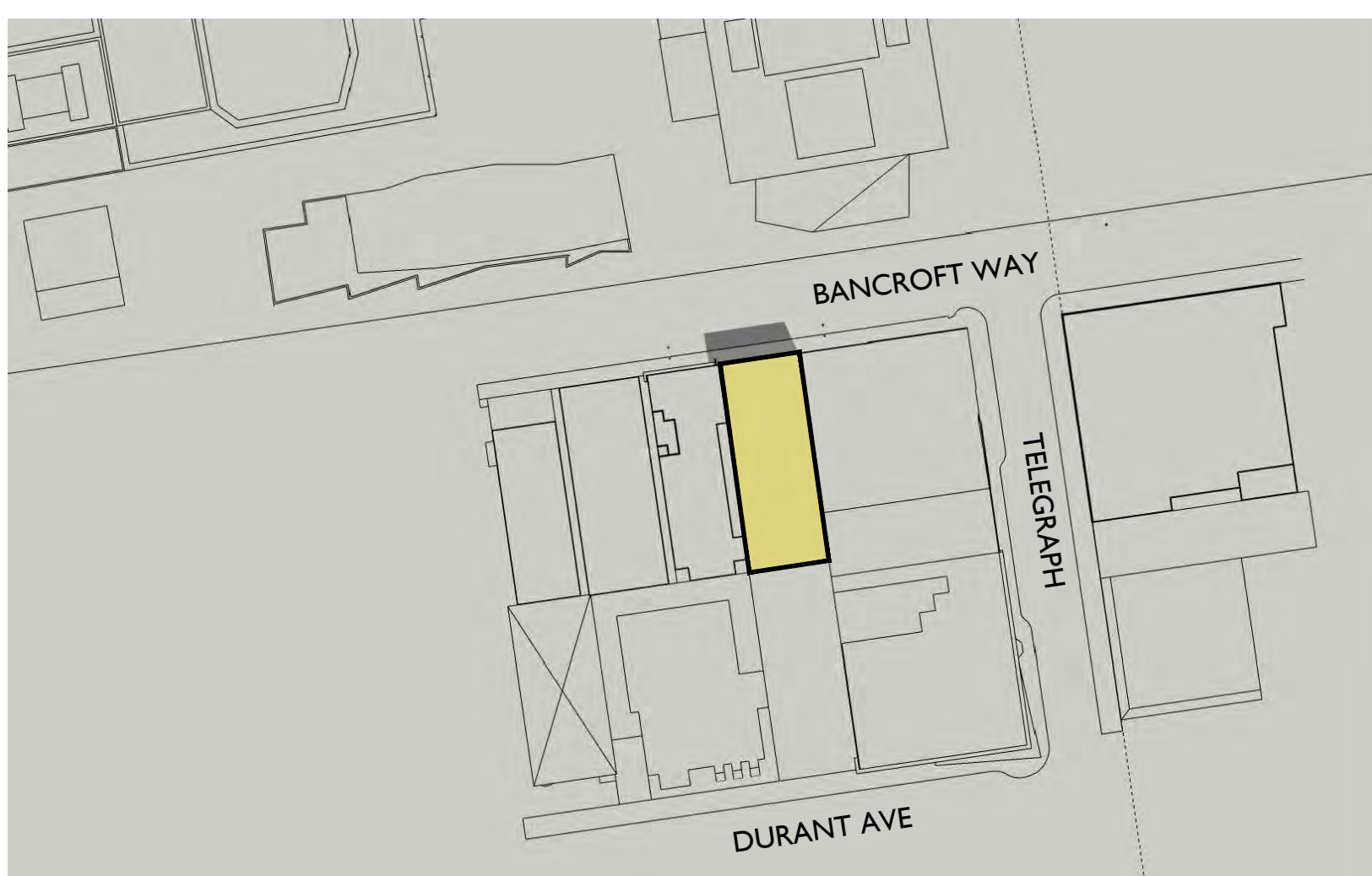
7 2468 BANCROFT EAST ELEVATION, 9/21 @ 8:56AM
1/32" = 1'-0"

EXISTING



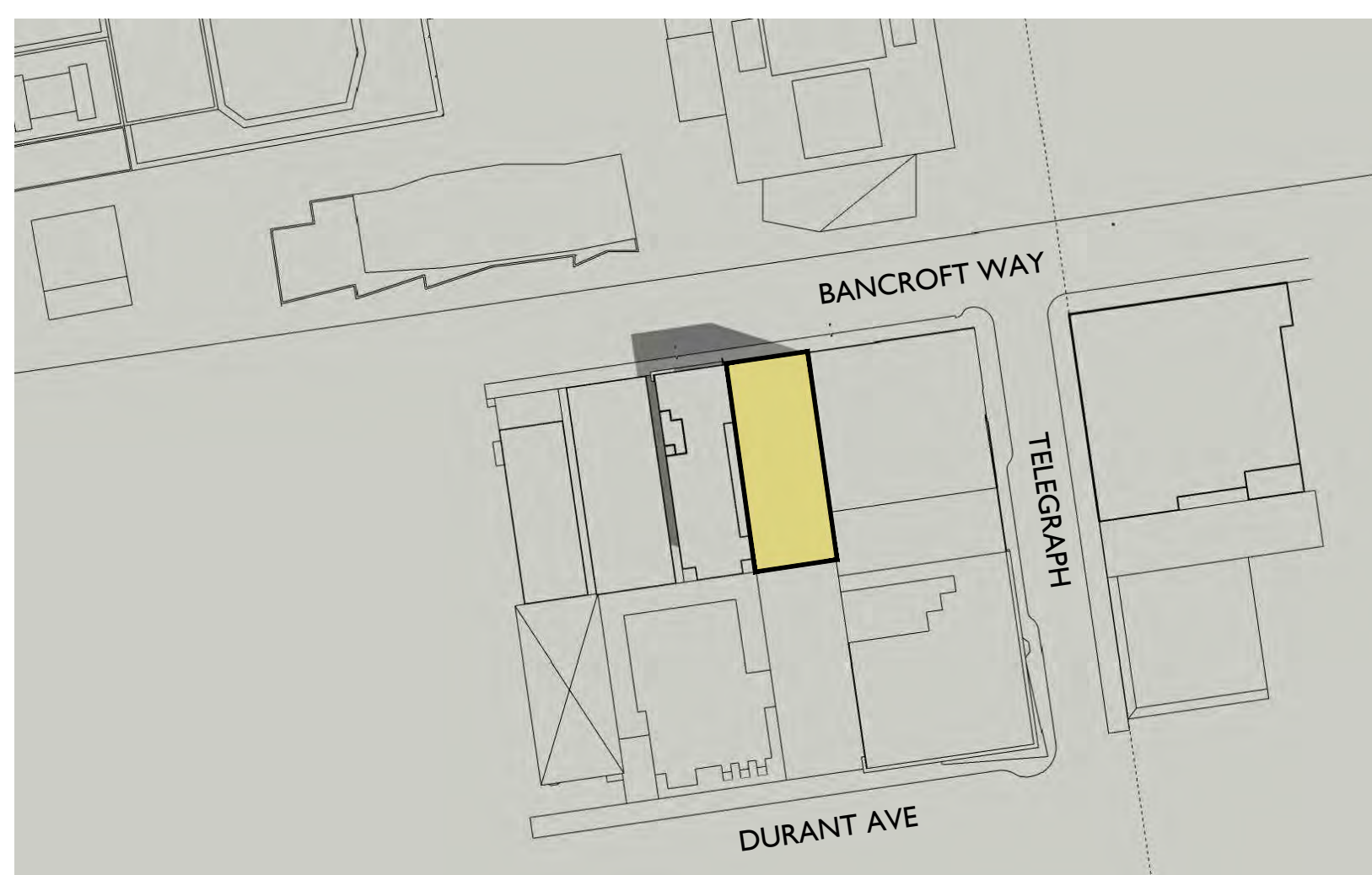
6 09/21 - 5:07 PM SHADOW STUDY
N.T.S.

EXISTING



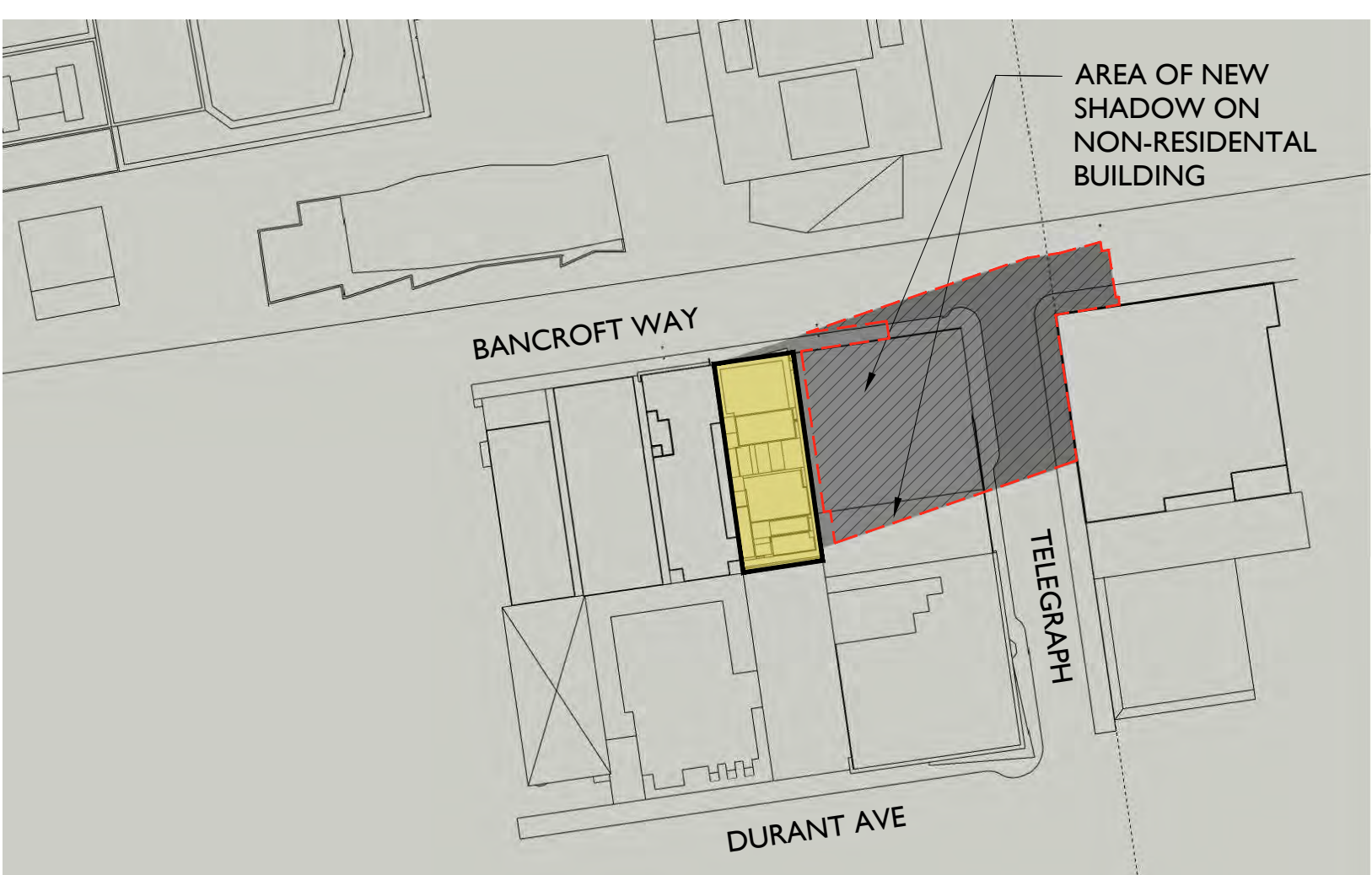
5 09/21 - 12:00 PM SHADOW STUDY
N.T.S.

EXISTING



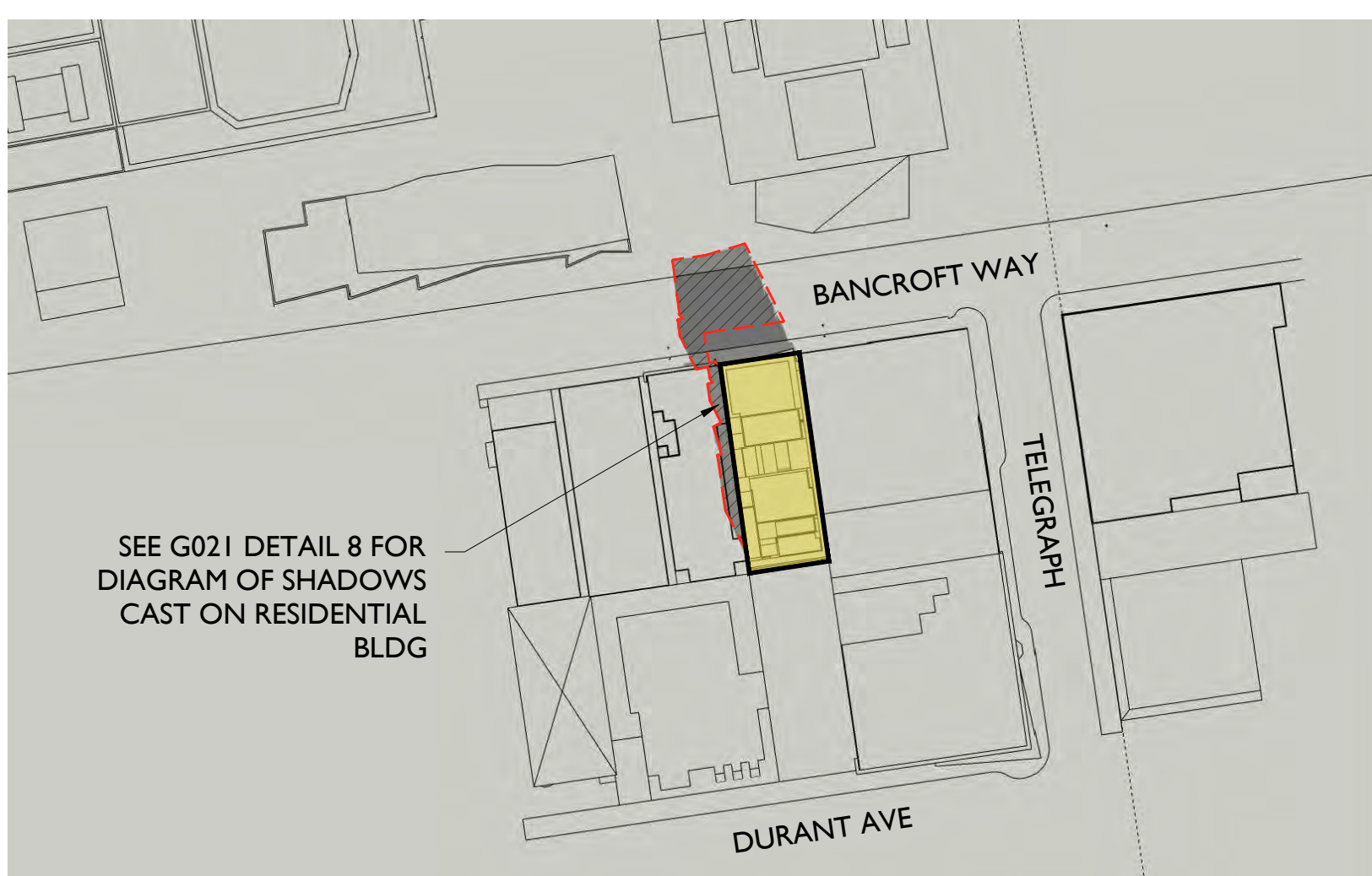
4 09/21 - 8:56 AM SHADOW STUDY
N.T.S.

PROPOSED



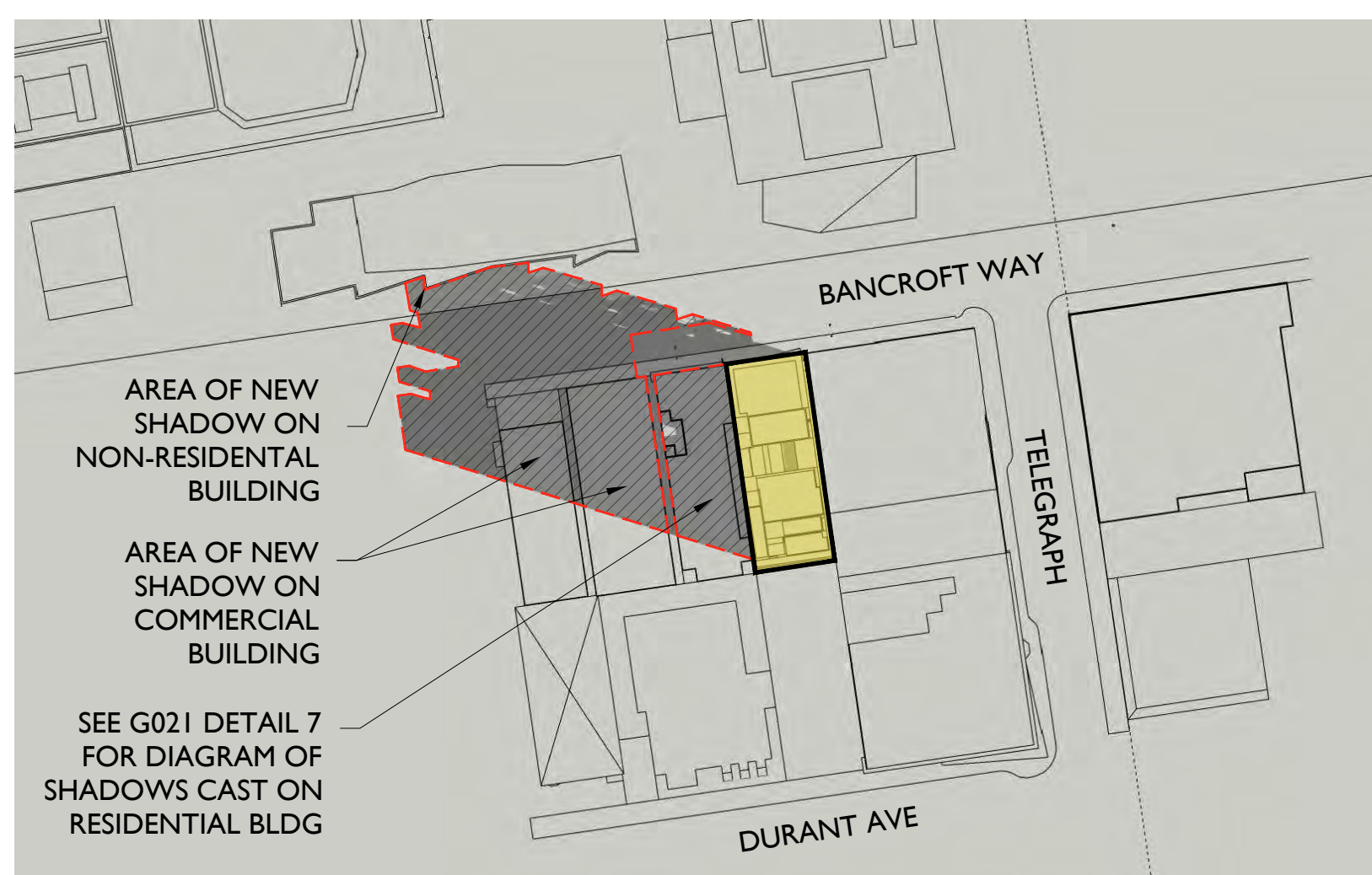
3 09/21 - 5:07 PM SHADOW STUDY
N.T.S.

PROPOSED



2 09/21 - 12:00 PM SHADOW STUDY
N.T.S.

PROPOSED



1 09/21 - 8:56 AM SHADOW STUDY
N.T.S.

PROJECT ISSUE RECORD:

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CITY PERMIT RECORD:
09/26/2022 DRAFT ENT. SET

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PROJECT: RUE03
TITLE: SHADOW STUDIES - SEPTEMBER 21

SHEET:
G021



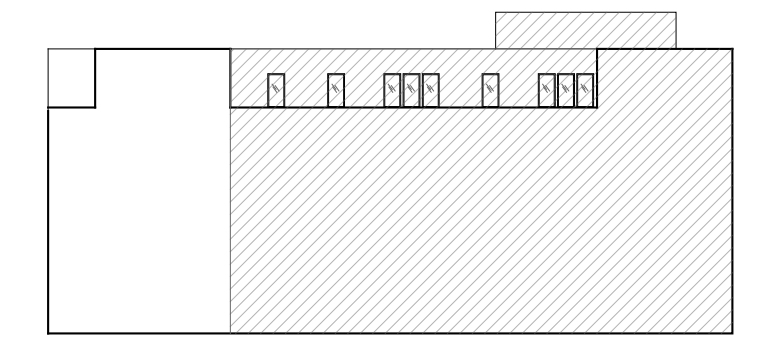
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2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

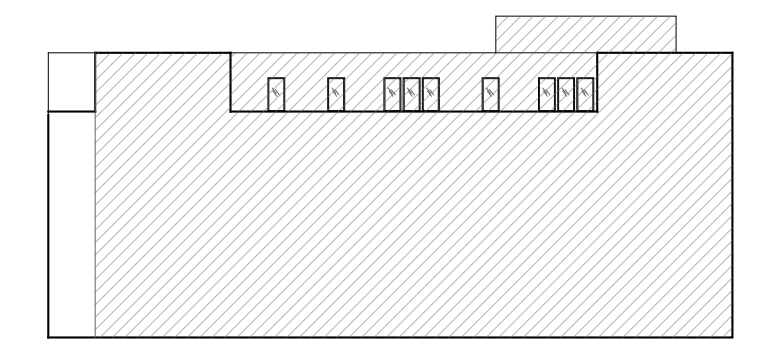


LEGEND

- NEW SHADOW
- EXISTING SHADOW
- SITE LOCATION

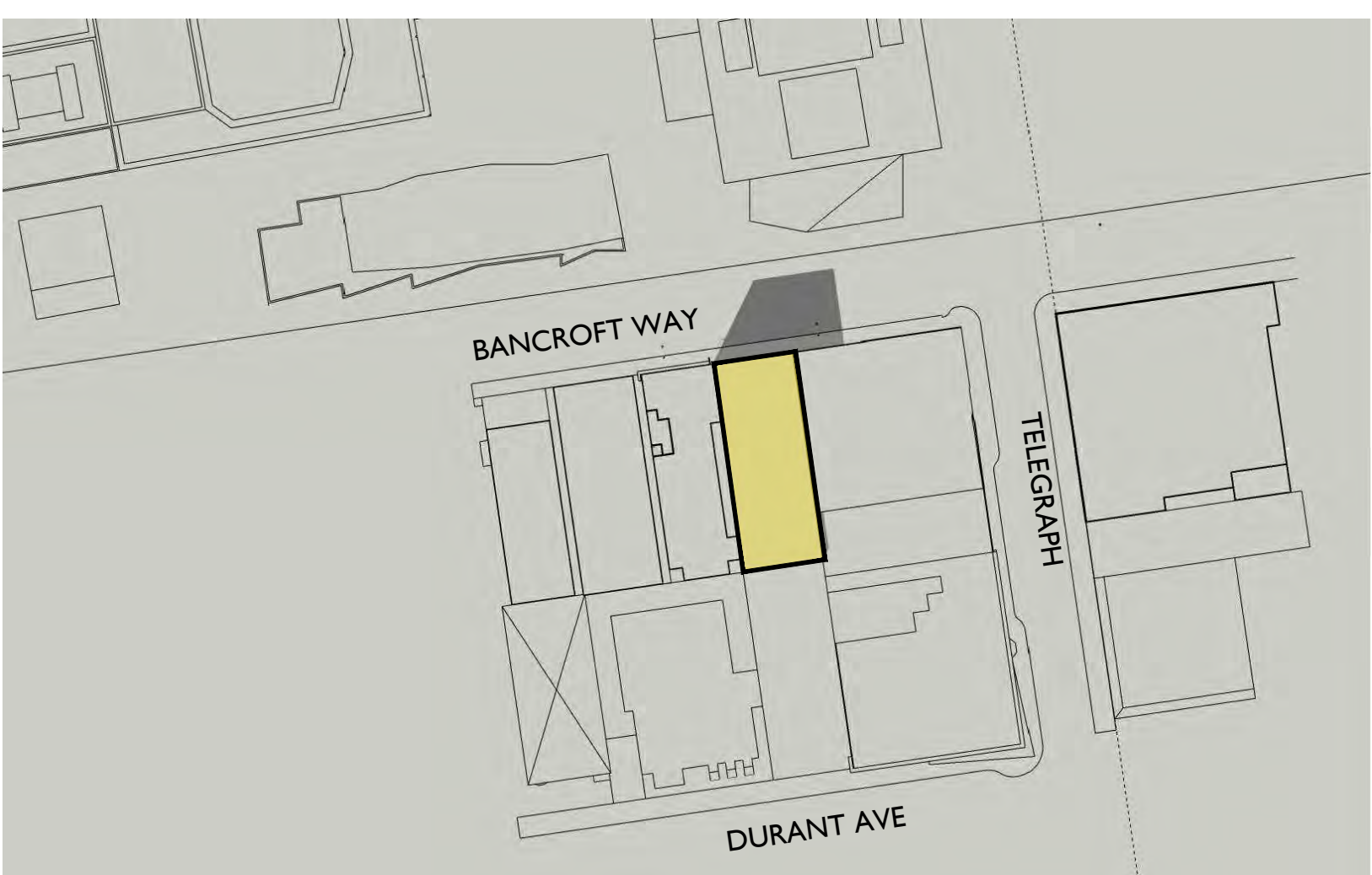


8 2468 BANCROFT EAST ELEVATION, 12/21 @ 12PM
1/32" = 1'-0"



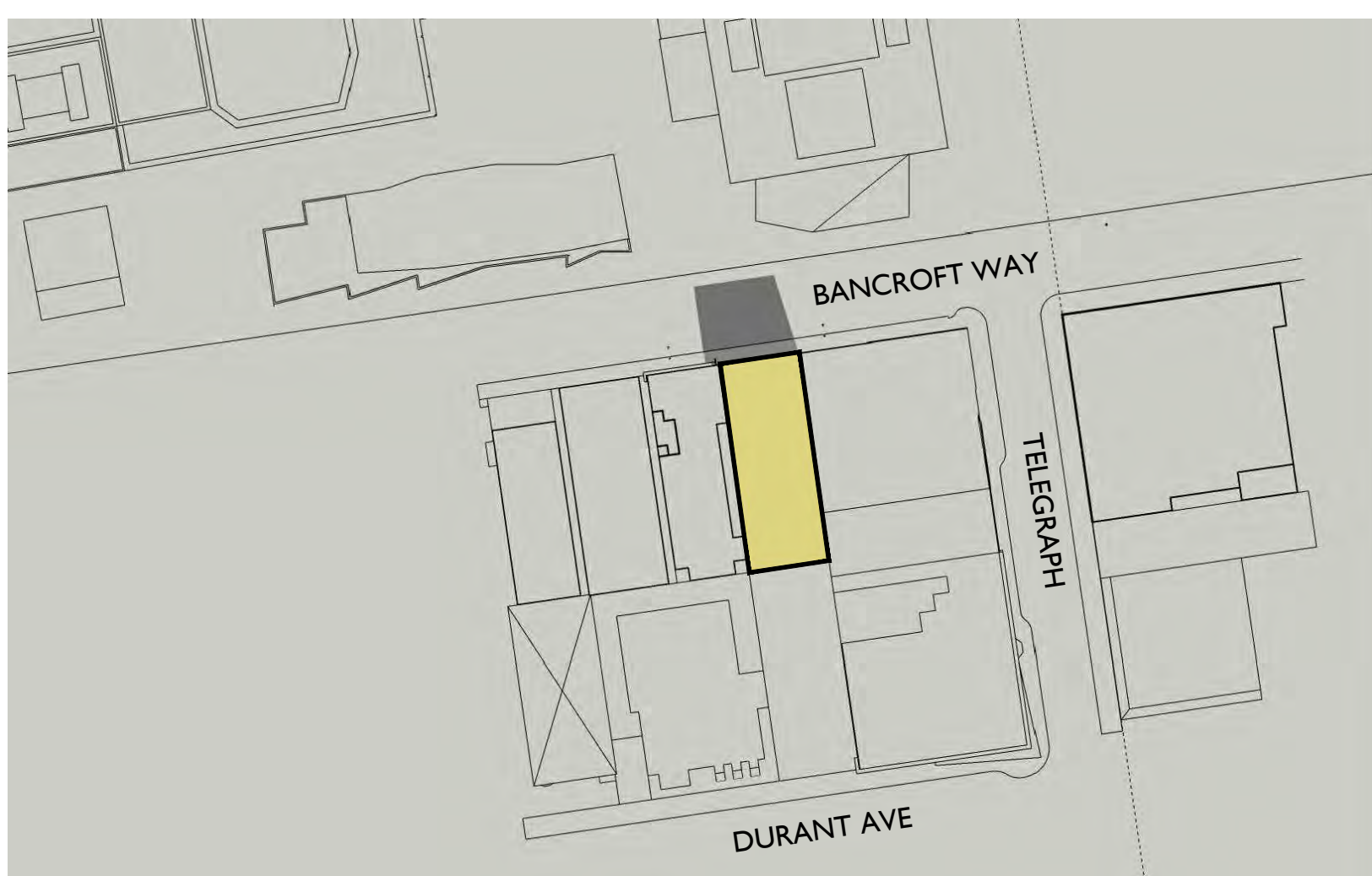
7 2480 BANCROFT EAST ELEVATION, 12/21 @ 12PM
1/32" = 1'-0"

EXISTING



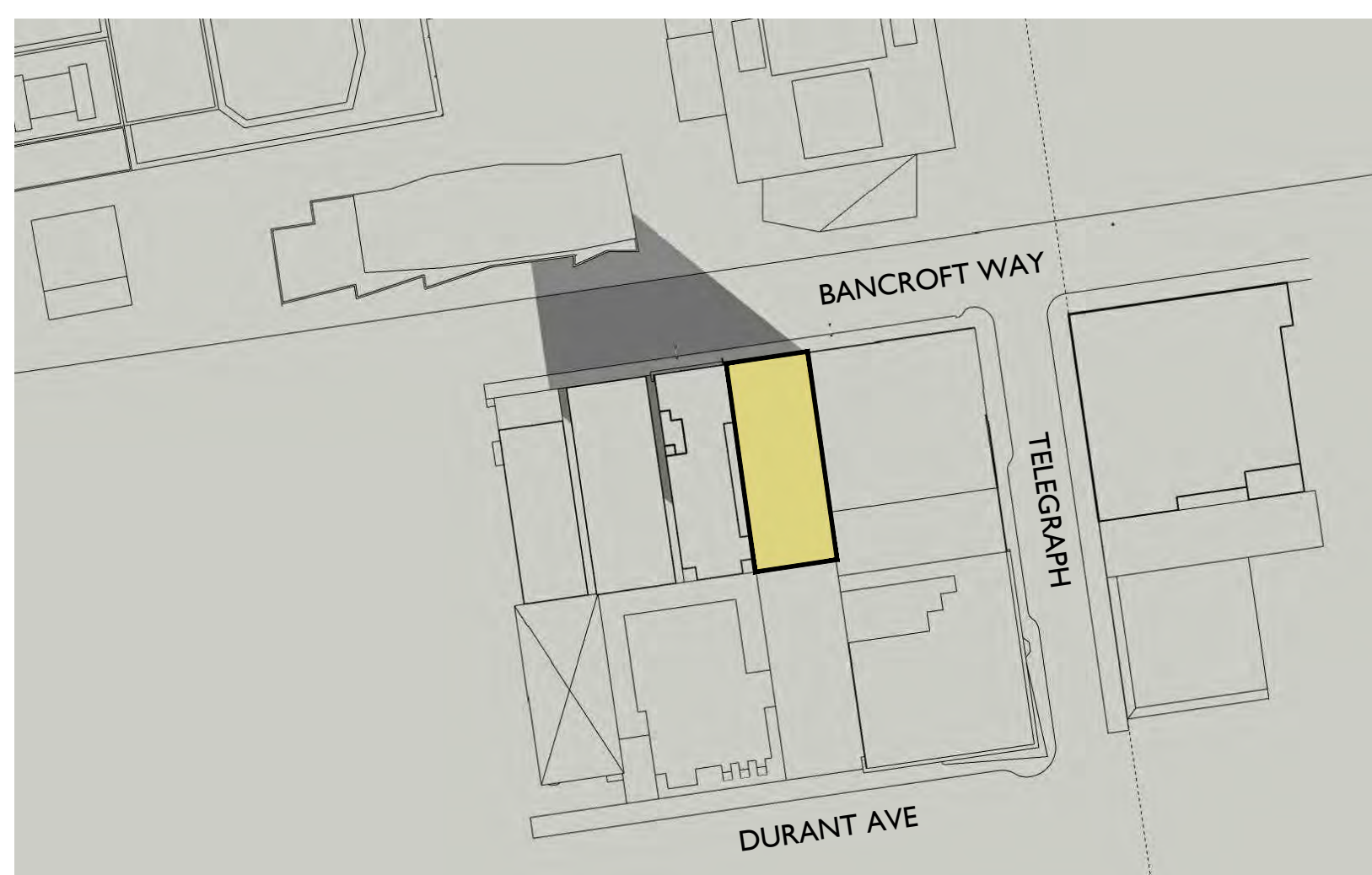
6 12/21 - 2:53 PM SHADOW STUDY
N.T.S.

EXISTING



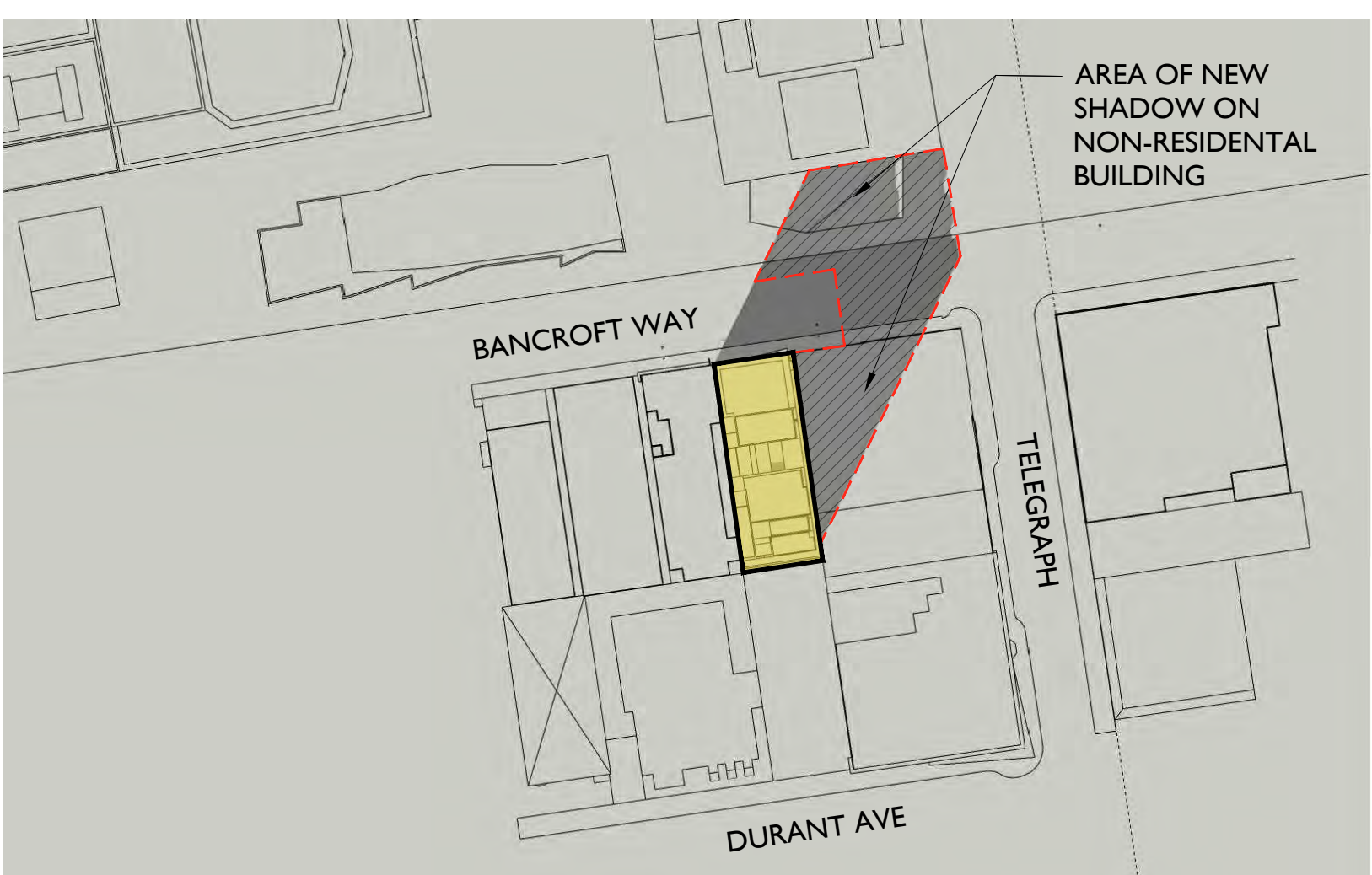
5 12/21 - 12:00 PM SHADOW STUDY
N.T.S.

EXISTING



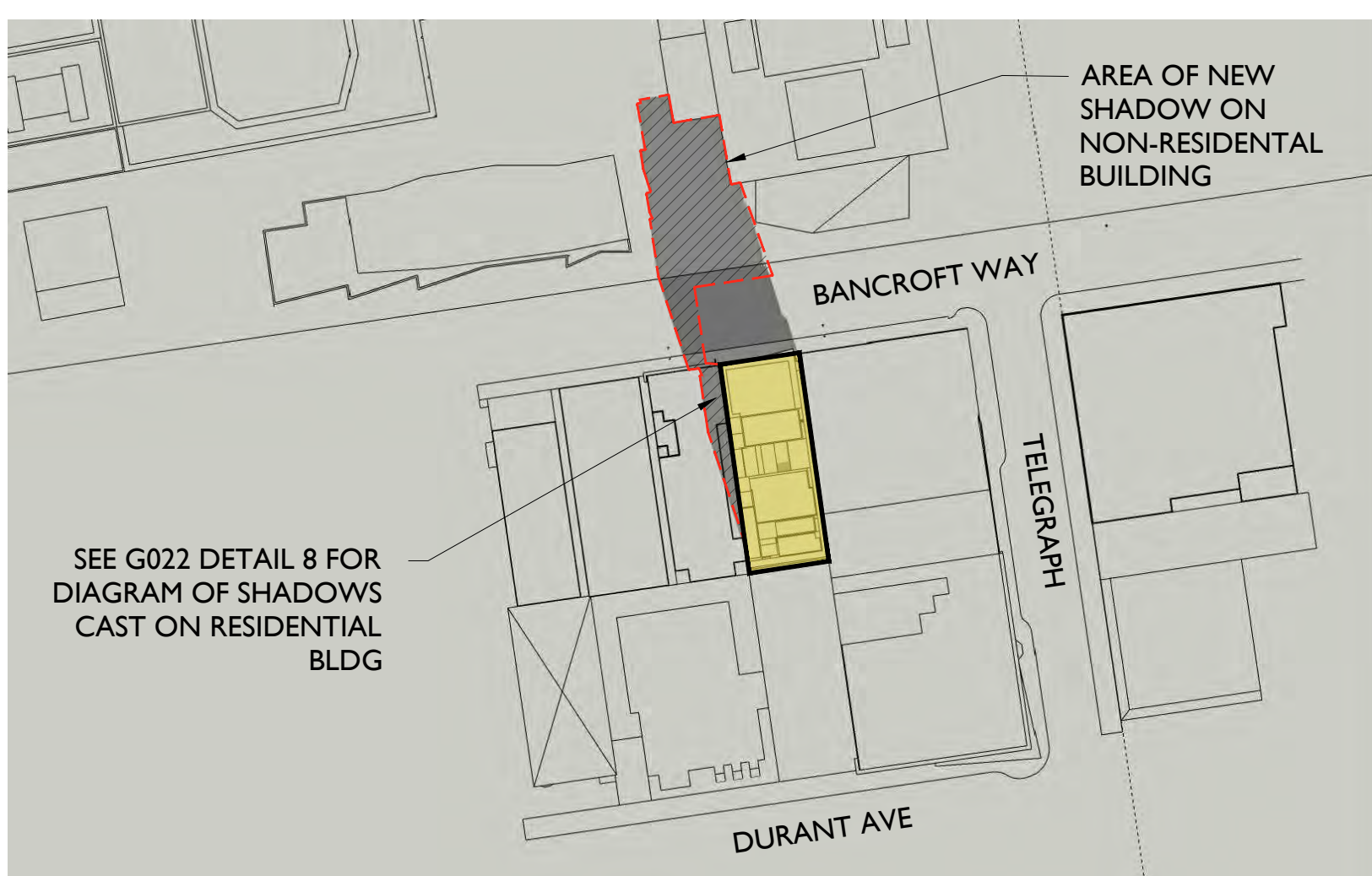
4 12/21 - 9:21 AM SHADOW STUDY
N.T.S.

PROPOSED



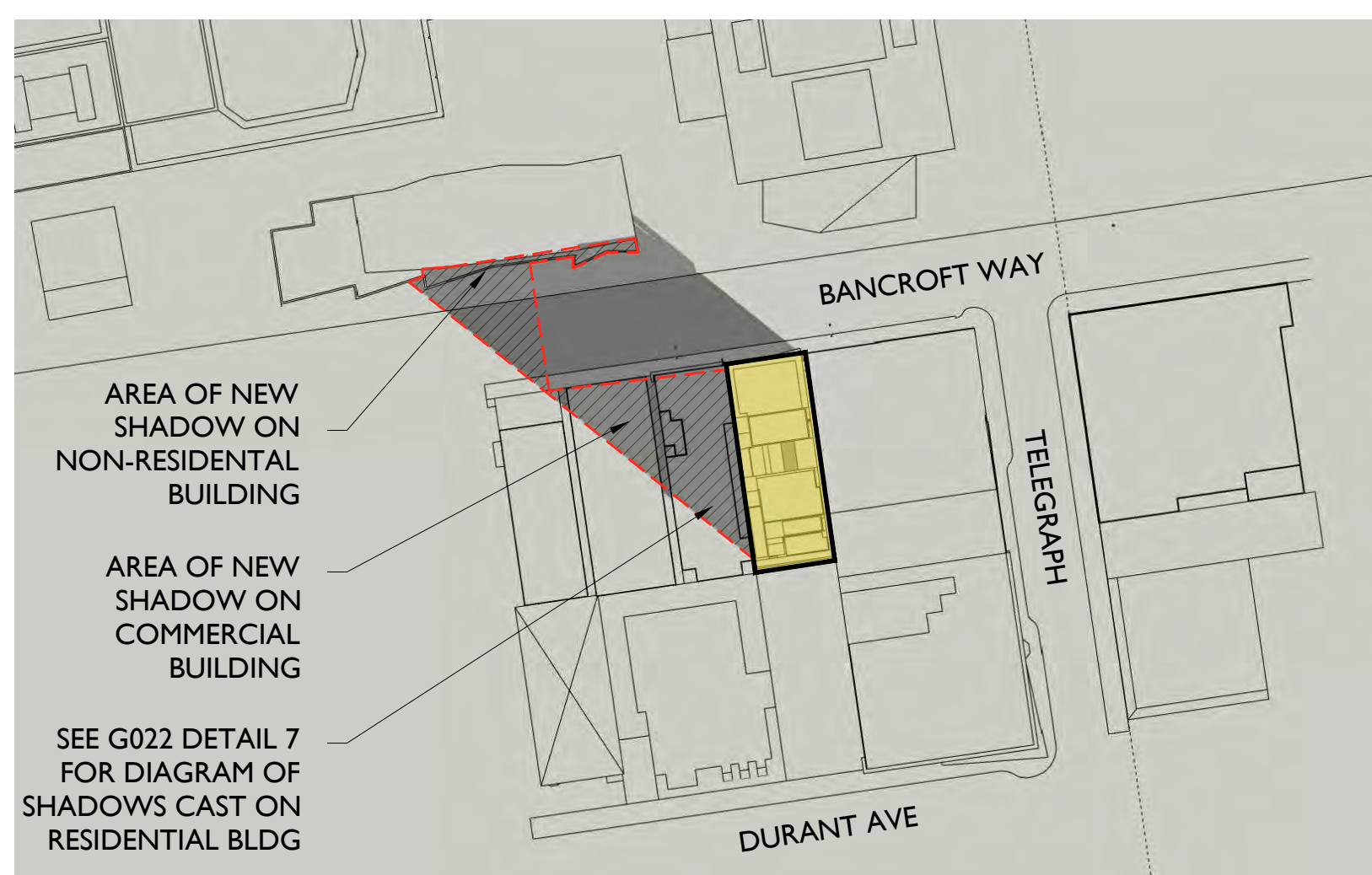
3 12/21 - 2:53 PM SHADOW STUDY
N.T.S.

PROPOSED



2 12/21 - 12:00 PM SHADOW STUDY
N.T.S.

PROPOSED



1 12/21 - 9:21 AM SHADOW STUDY
N.T.S.

PROJECT ISSUE RECORD:

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CITY PERMIT RECORD:

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| 09/26/2022 | DRAFT ENT. SET |
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PROJECT: RUE03
TITLE: SHADOW STUDIES - DECEMBER 21

SHEET:
G022



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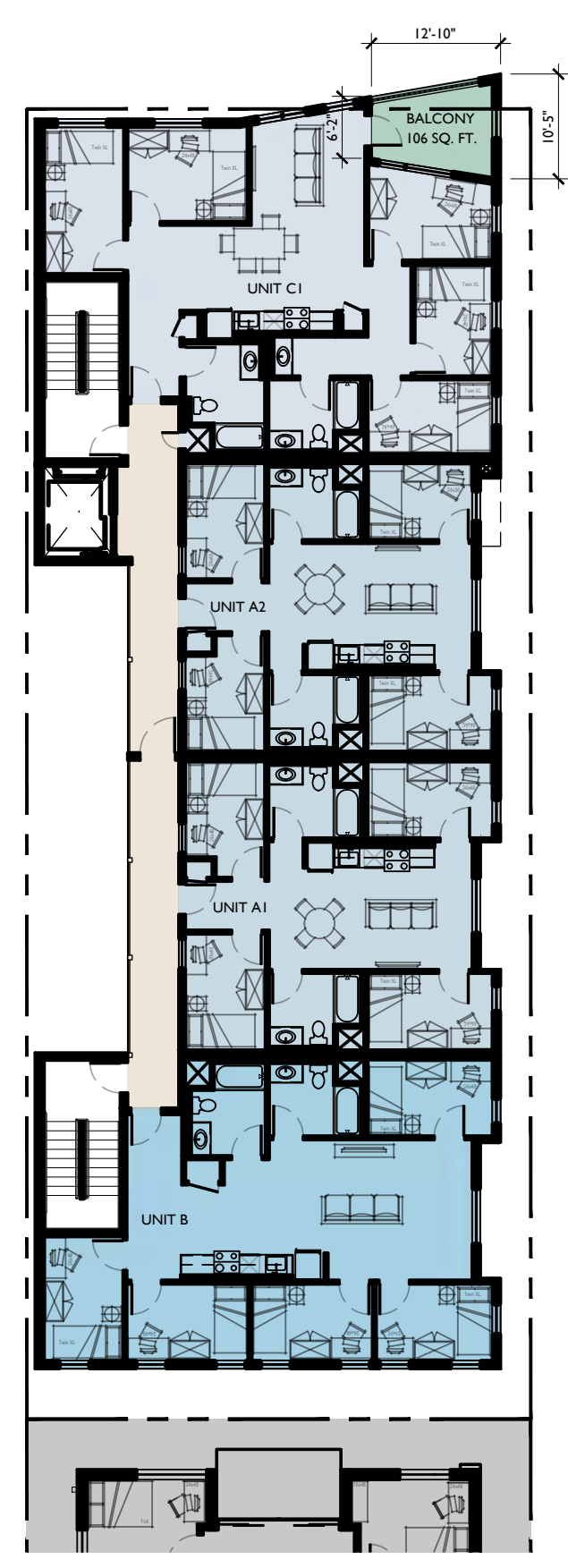
2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

| Usable Open Space Summary | | |
|---------------------------|--------------|--|
| Floor | Sq. Ft | Names/Locations |
| 1 | 0 | N/A |
| 2 | 302 | Second Floor Common Balconies |
| 3 | 159 | Unit C3 Balcony |
| 4 | 106 | Unit C1 Balcony |
| 5 | 159 | Unit C3 Balcony |
| 6 | 106 | Unit C1 Balcony |
| 7 | 159 | Unit C3 Balcony |
| 8 | 882 | Roof Deck |
| Total | 1,873 | <i>40 SF / Unit = 1,120 SF required for Residential</i> |
| Per Unit | 67 | <i>~475 S.F. Vegetated area will be Provided (~40% Non-Balc)</i> |

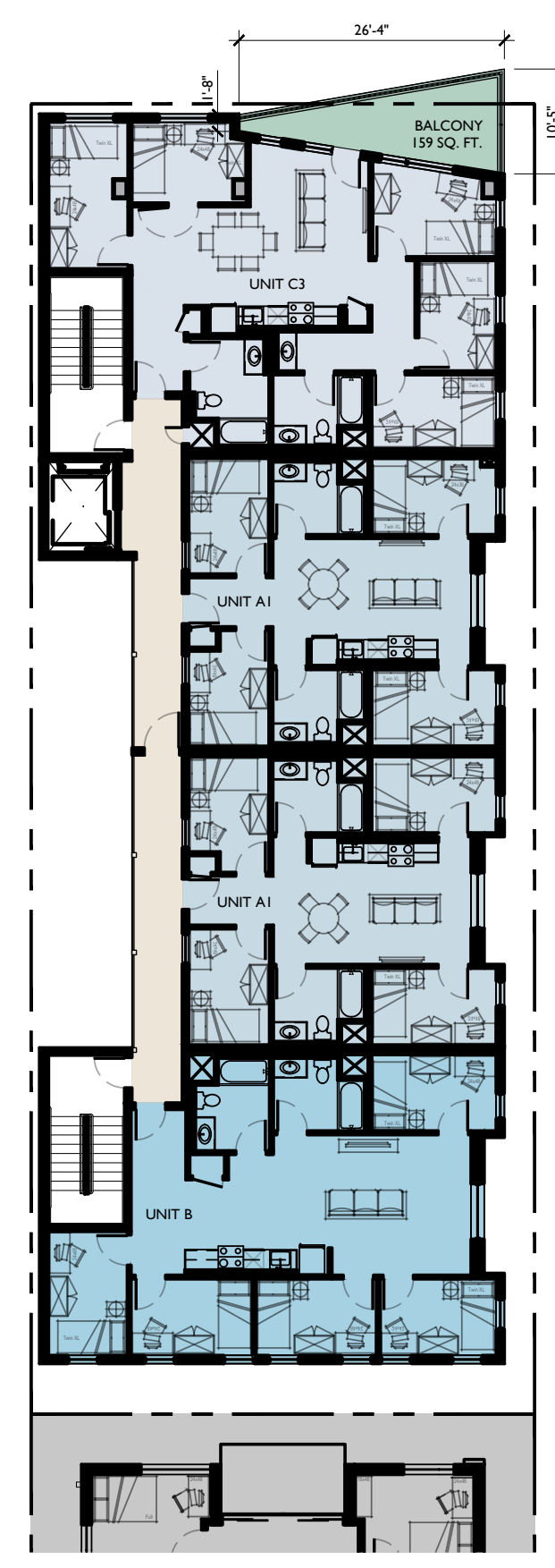
7 USABLE OPEN SPACE SUMMARY
 N.T.S.



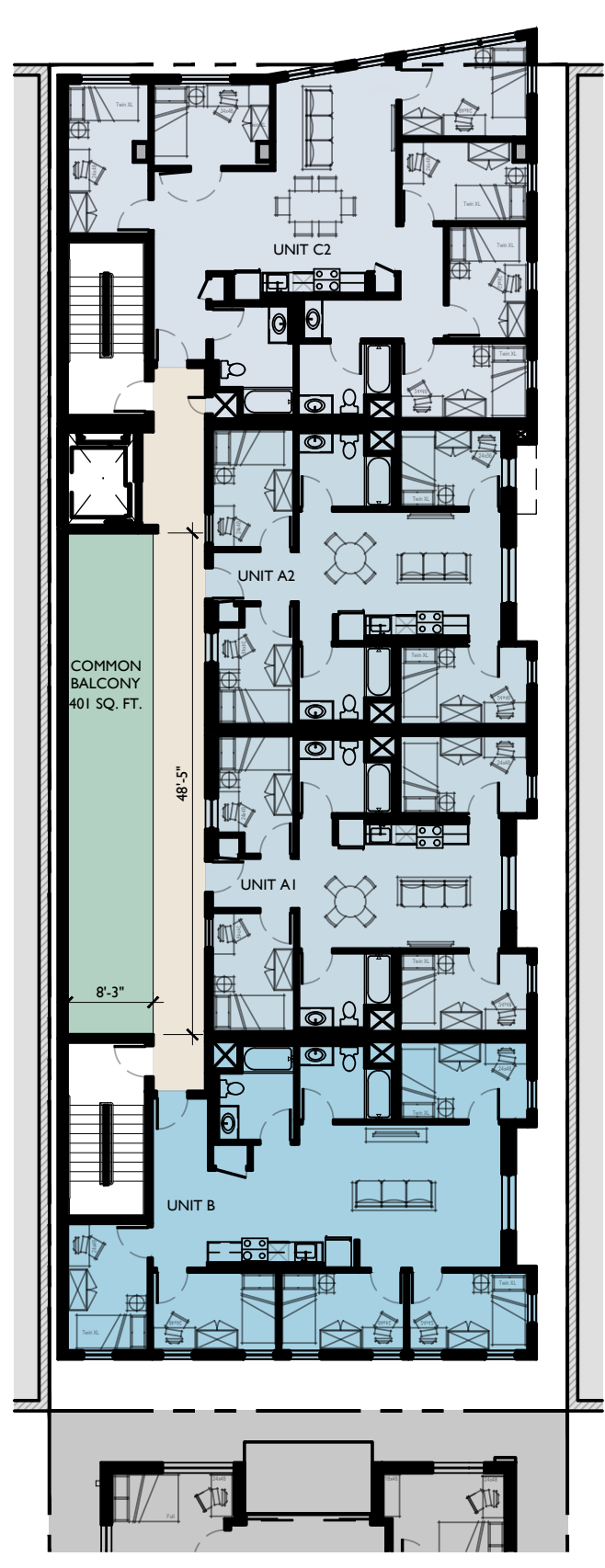
5 EIGHTH FLOOR PLAN
 1/16"=1'-0"



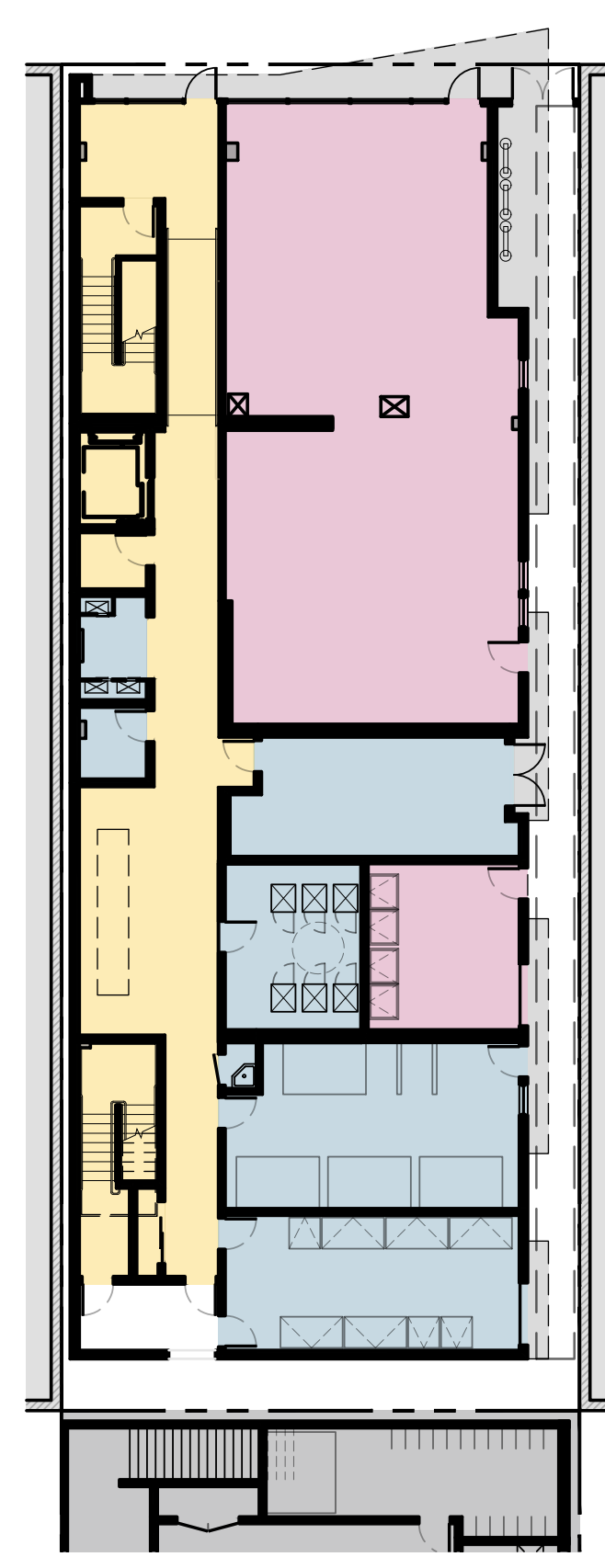
4 TYPICAL PLAN - FLOORS 6 + 4
 1/16"=1'-0"



3 TYPICAL PLAN - FLOORS 7, 5, 3
 1/16"=1'-0"



2 SECOND FLOOR PLAN
 1/16"=1'-0"



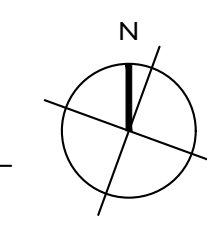
1 GROUND FLOOR PLAN
 1/16"=1'-0"

PROJECT ISSUE RECORD:
 03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
 09/26/2022 DRAFT ENT. SET
 02/08/2023 ZONING REV. I
 04/27/2023 ROOF DECK REV.

PROJECT:
 RUE03
 TITLE:
 USABLE OPEN SPACE CALCULATIONS

SHEET:
G030

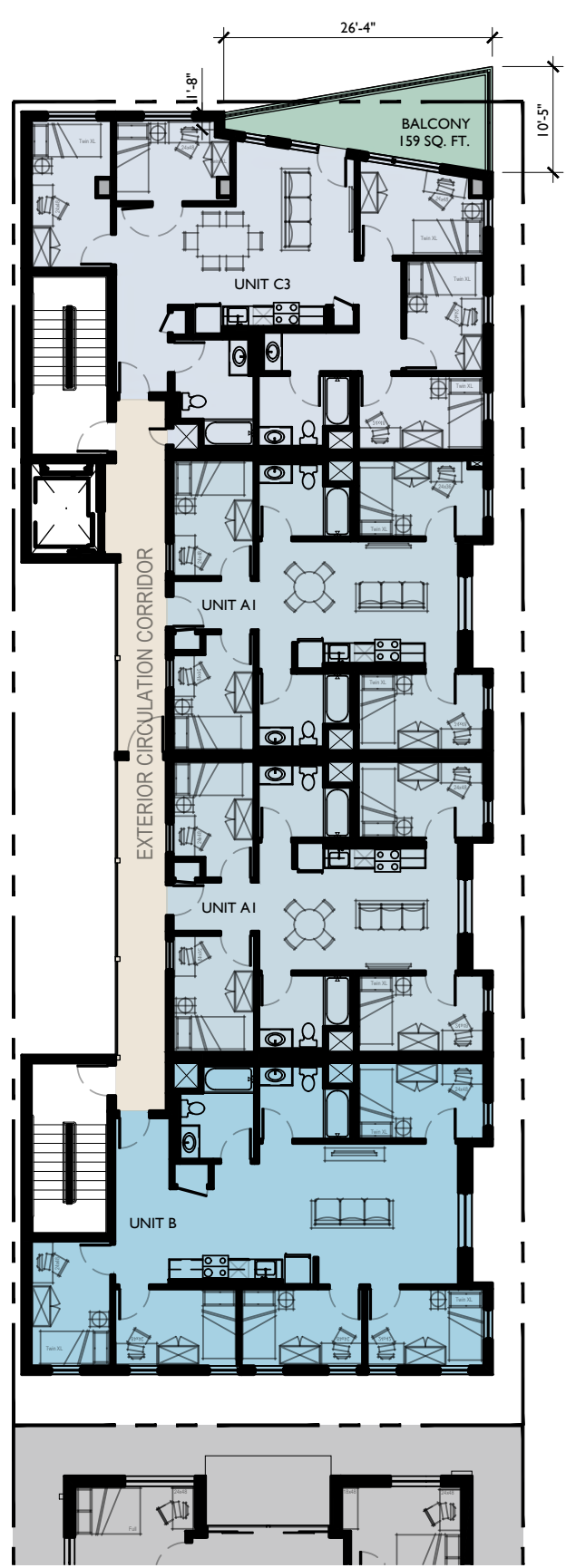


| ZONING CODE INFORMATION | | | | | | |
|---|--|------------------------------|-----------------|------------------|--|--------------------|
| SITE INFORMATION | | | | | | |
| PROJECT ADDRESS: 2480 BANCROFT WAY | | | | | | |
| APN: 55-1878-22 | | | | | | |
| SEISMIC SAFETY | | | | | | |
| EARTHQUAKE FAULT RUPTURE ZONE: NO | | | | | | |
| LANDSLIDE ZONE: NO | | | | | | |
| LIQUEFACTION ZONE: NO | | | | | | |
| UN-REINFORCED MASONRY BLDG INVENTORY: NO | | | | | | |
| HISTORICAL PRESERVATION | | | | | | |
| LANDMARK OR STRUCTURE OF MERIT: NO | | | | | | |
| STRUCTURE GREATER THAN 40 YEARS OLD: YES | | | | | | |
| ENVIRONMENTAL SAFETY | | | | | | |
| CREEK BUFFER: NO | | | | | | |
| ENVIRONMENTAL AREA: NO | | | | | | |
| FIRE ZONE: 1 | | | | | | |
| FLOOD ZONE (100-YEAR OR 1%): NO | | | | | | |
| PARCEL CONDITIONS | | | | | | |
| ZONING DISTRICT: C-T | | | | | | |
| GENERAL PLAN LAND AREA: AVENUES COMMERCIAL | | | | | | |
| SPECIAL ZONING OVERLAYS: SOUTHSIDE PLAN | | | | | | |
| ZONING ADJACENCIES: | | | | | | |
| | | NORTH | EAST | SOUTH | WEST | |
| | | R-SH | C-T | C-T | C-T | |
| | | EXISTING | BASE PROJECT | PROPOSED PROJECT | PERMITTED / REQUIRED | W/ USE PERMIT* |
| AREAS | | TOTAL LOT AREA (SQ.FT.): | 6,500 | 6,500 | 6,500 | N/A |
| | | LOT COVERAGE % (1ST-2ND): | 91% | 82% | 82% | 40% |
| | | FLOOR AREA RATIO (FAR): | 0 | 5.04 | 5.77 | 5 |
| HEIGHT | | MAX. BUILDING HEIGHT (FT.): | 24' | 75' | 90' | 65' |
| | | # STORES: | 1 | 7 | 8 | N/A |
| SETBACKS | | FRONT | 1ST | 0 | 1'-0" | 1'-0" |
| | | 2ND & ABOVE | N/A | 0 | 0 | 15'-0" |
| | | REAR | 4' | 5' | 5' | 10'-0" |
| | | (WEST) INTERIOR SIDE: | 0 | 10' | 10' | 5'-0" |
| | | (EAST) INTERIOR SIDE: | 1ST | 0 | 5' | 5'-0" |
| | | 2ND & ABOVE | N/A | 3' | 3' | 5'-0" |
| BUILDING AREA INFORMATION: | | | | | | |
| | | EXISTING | BASE PROJECT | PROPOSED PROJECT | PERMITTED / REQUIRED | |
| BUILDING FOOTPRINT: | | 5,883 | 5,308 | 5,308 | REPRESENTS LOT COVERAGE, NOT GROUND FLOOR ENCLOSED SPACE | |
| COMMERCIAL (RETAIL/RESTAURANT): | | 5,883 | 2,066 | 2,066 | N/A | |
| RESIDENTIAL: | | 0 | 30,714 | 35,426 | N/A | |
| TOTAL GSF: | | 0 | 32,780 | 37,492 | 39,000 | |
| EXISTING BUILDING: | | | | | | |
| | | UNITS | RESIDENTIAL USE | COMMERCIAL USE | PARKING USE | TOTAL |
| LEVEL 1 | | 0 | 0 | 5,883 | 0 | 5,883 |
| TOTAL: | | 0 | 0 | 5,883 | 0 | 5,883 |
| PROPOSED BUILDING (BASE PROJECT IS THE SAME AS FLOORS 1-7): | | | | | | |
| | | UNITS | RESIDENTIAL USE | COMMERCIAL USE | NON-GSF | TOTAL |
| LEVEL 1 | | 0 | 3,120 | 2,066 | 0 | 5,186 |
| LEVEL 2 | | 4 | 4,853 | 0 | 554 | 4,853 |
| LEVEL 3 | | 4 | 4,712 | 0 | 554 | 4,712 |
| LEVEL 4 | | 4 | 4,747 | 0 | 554 | 4,747 |
| LEVEL 5 | | 4 | 4,712 | 0 | 554 | 4,712 |
| LEVEL 6 | | 4 | 4,747 | 0 | 554 | 4,747 |
| LEVEL 7 | | 4 | 4,712 | 0 | 554 | 4,712 |
| LEVEL 8 | | 4 | 3,823 | 0 | 554 | 3,823 |
| TOTAL: | | 28 | 35,426 | 2,066 | 3,878 | 37,492 |
| OPEN SPACE CALCULATIONS: | | | | | | |
| | | UNITS | RATIO | U.O.S. REQUIRED | U.O.S. IN BASE | U.O.S. IN PROPOSED |
| RESIDENTIAL UNITS | | 28 | 40 SF / UNIT | 1,120 | 1,720 | 1,873 |
| LANDSCAPED AREA | | | 40% | 448 | 560 | -475 |
| PARKING REQUIREMENTS: | | | | | | |
| EXISTING OFF-STREET PARKING | | RESIDENTIAL USE | | | | |
| # OF SPACES | | 0 | | | | |
| BICYCLE PARKING: | | | | | | |
| | | NONE REQUIRED FOR COMMERCIAL | | | | |
| RESIDENTIAL | | UNITS | BEDS | RATIO | REQUIRED | PROVIDED |
| SHORT TERM | | 28 | 123 | 1 PER 40 BDRMS | 3 | 4 |
| LONG TERM | | 28 | 123 | 1 PER 3 BDRMS | 41.00 | 52 |
| TOTAL: | | | | | 44 | 56 |

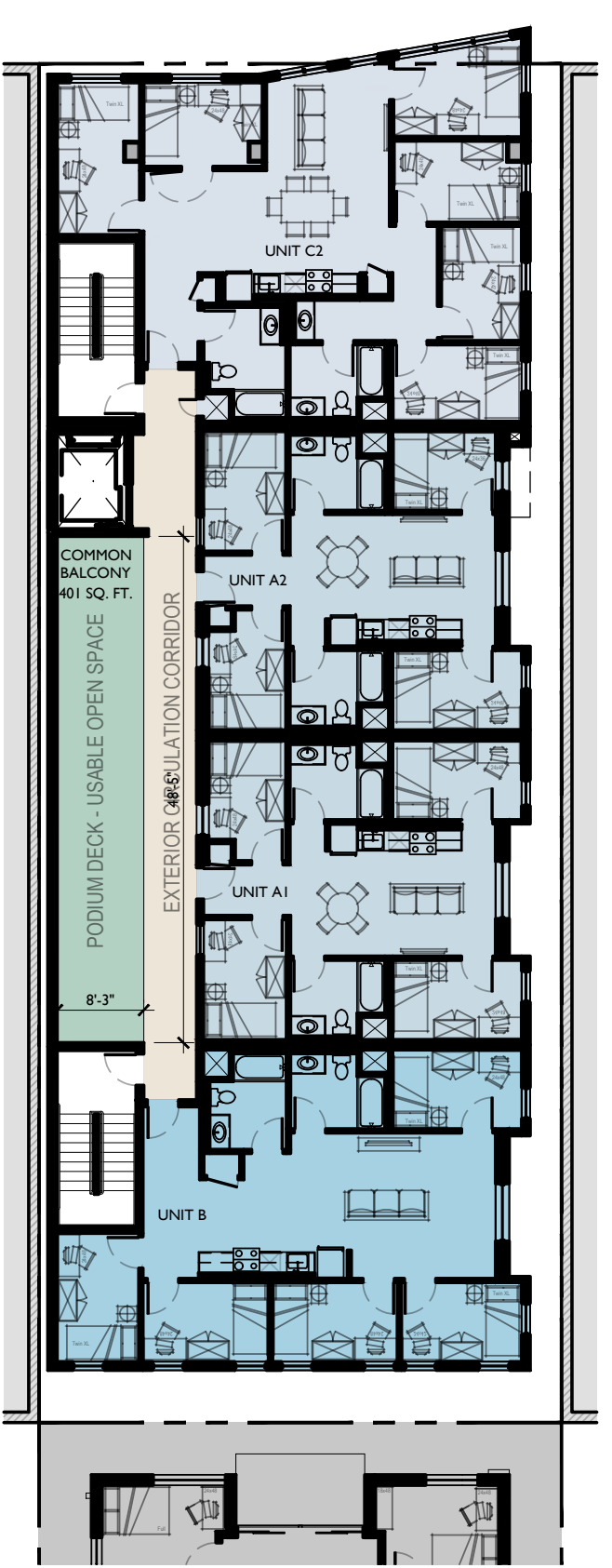
9 ZONING CODE INFORMATION
N.T.S.

| Density Bonus Statistics | | | | | | | | | |
|---|---------------------------|--|-------------------------------|----------------------|---------------------------------|---------|-----------------------|------------------------------------|-----------------------------------|
| Project Address: 2480 Bancroft | | | | | | | | | |
| Project Code: RUE03 | | | | | | | | | |
| Date: 4/28/2023 | | | | | | | | | |
| Base Project | Base # Units | Base # Units | % VLI Units | # VLI Units | # VLI Units | Bonus % | # DB Units | # DB Units Allowed | Total Units Allowed |
| sq. ft. - see calculation below | base projecting unit size | Base Units/Max. Residential Density (rounded up) | VLI = Very Low Income <50 AMI | % VLI x Base # Units | % VLI x Base # Units (round-up) | %DB | %Bonus x Base # Units | %Bonus x Base # Units (rounded up) | base unit + DB Units (rounded up) |
| 30,714 | 24.28 | 25.00 | 5% | 1.25 | 2.00 | 20.0% | 5.00 | 5 | 30 |
| Base Project Residential Square Footage | Floor | Residential Sq. Footage Proposed | 1-bd | 4-bd | 5-bd | 6-bd | %VLI | | %DB |
| 3,120 | first | 3,120 | | | | | 5% | 20.0% | |
| 4,853 | second | 4,853 | 2 | 1 | 1 | | 6% | 22.5% | |
| 4,712 | third | 4,712 | 2 | 2 | | | 7% | 25.0% | |
| 4,747 | fourth | 4,747 | 2 | 2 | | | 8% | 27.5% | |
| 4,712 | fifth | 4,712 | 2 | 2 | | | 9% | 30.0% | |
| 4,747 | sixth | 4,747 | 2 | 2 | | | 10% | 32.5% | |
| 3,823 | seventh | 4,712 | 2 | 2 | | | 11% | 35.0% | |
| | eighth | 3,823 | 1 | 2 | 1 | | 12% | 38.7% | |
| 30,714 | TOTAL | 35,426 | | | | | 14% | 46.3% | |
| | | | Units | 1 | 14 | 12 | 1 | 28 | |
| | | | Beds | 1 | 56 | 60 | 6 | 123 | |
| Total Res Square Footage: | | 35,426 | | | | | | | |
| Proposed Units: | | 28 | | | | | | | |
| Average Unit Size: | | 1,265 | | | | | | | |

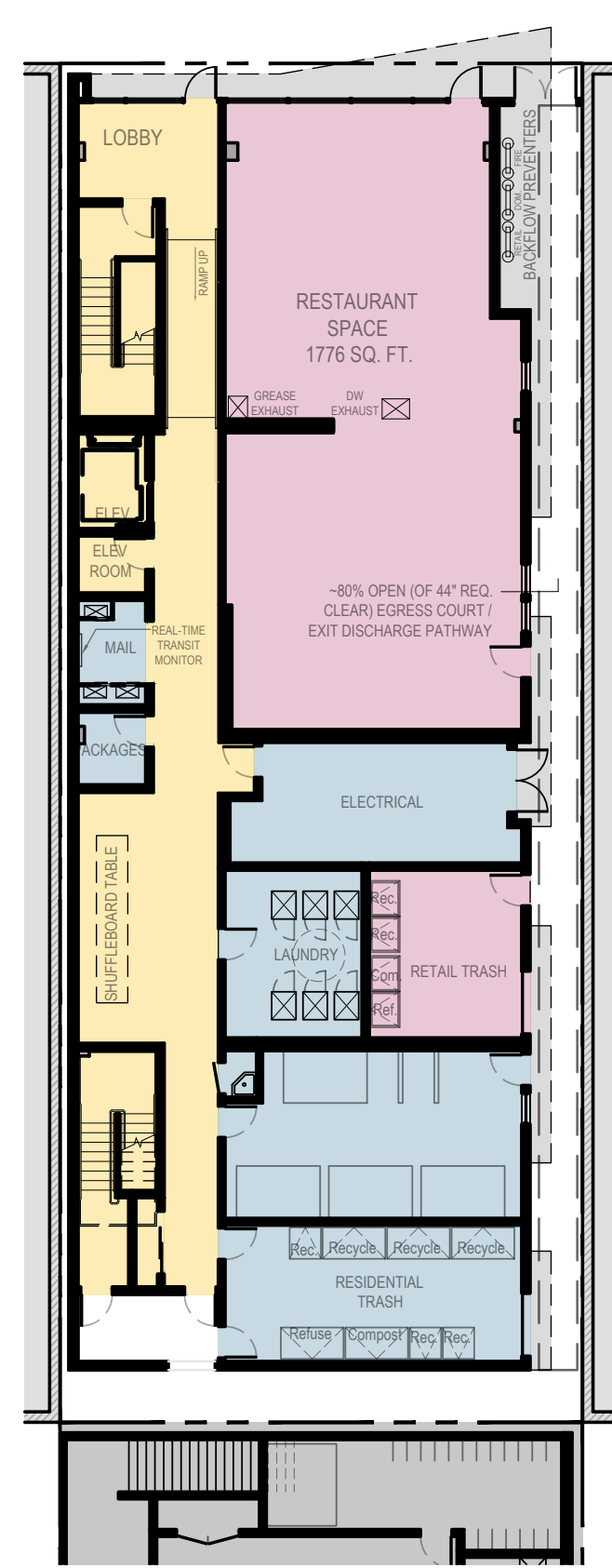
8 DENSITY BONUS STATISTICS
N.T.S.



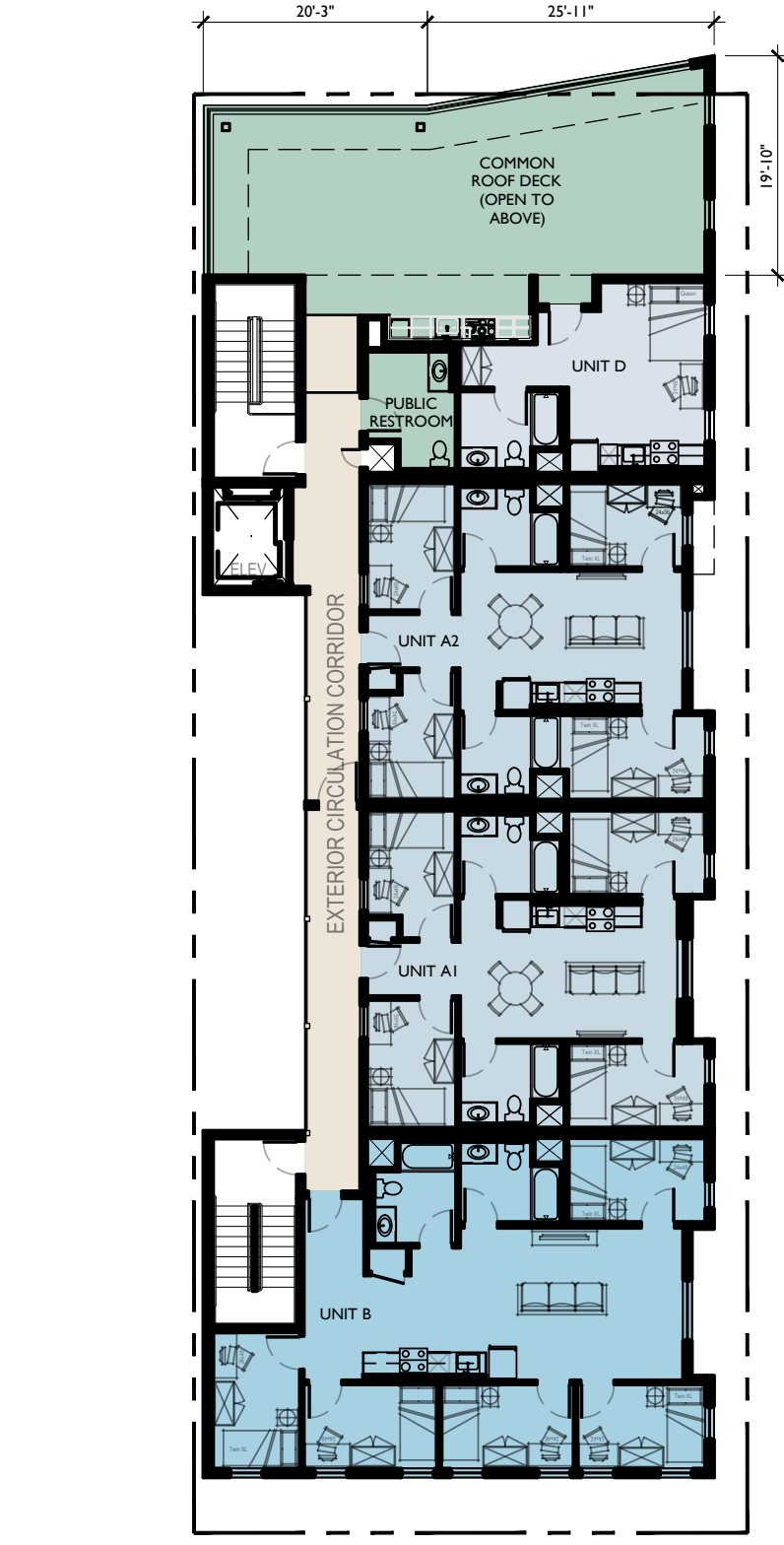
3 BASE PROJECT FLOORS 3&5
PROPOSED PLAN - FLOORS 3,5,7
1/16"=1'-0"



2 BASE PROJECT 2ND FLOOR
PROPOSED 2ND FLOOR PLAN
1/16"=1'-0"



1 BASE PROJECT GROUND FLOOR
PROPOSED GROUND FLOOR
1/16"=1'-0"



7 BASE PROJECT FLOOR 7
PROPOSED PLAN - FLOOR 8
1/16"=1'-0"



5 BASE PROJECT FLOORS 4&6
PROPOSED PLAN - FLOORS 4&6
1/16"=1'-0"



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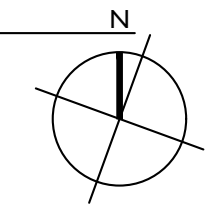
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03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT: RUE03

TITLE: DENSITY BONUS CALCULATIONS & PLANS

SHEET: G03 I

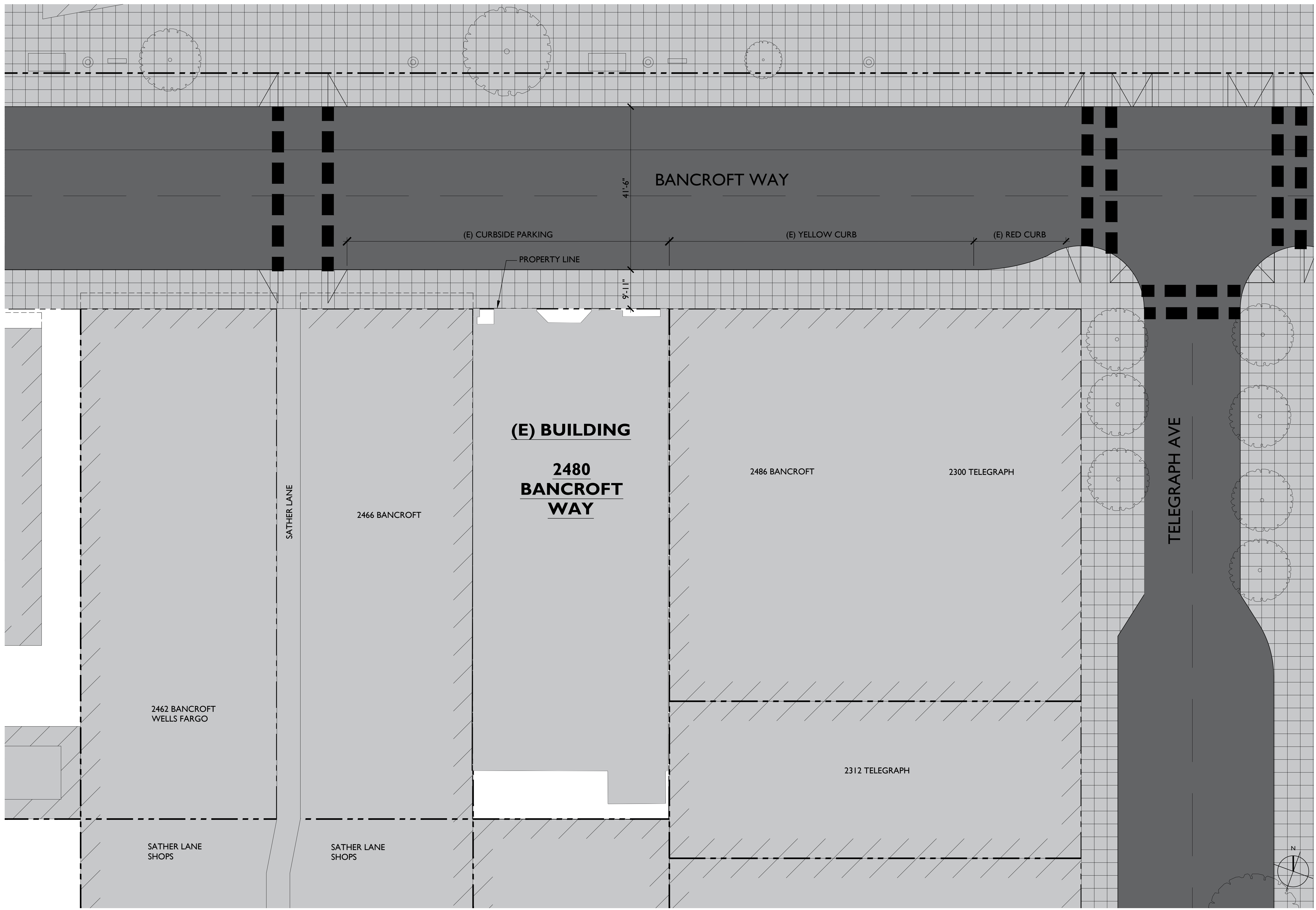




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PROJECT ISSUE RECORD:

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| 03/07/2023 | MAT. SCHEME REV. |
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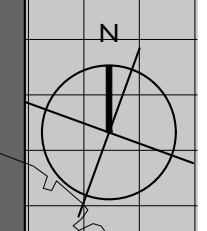
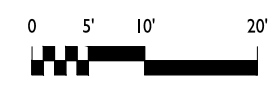
CITY PERMIT RECORD:

| | |
|------------|----------------|
| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. I |
| 04/27/2023 | ROOF DECK REV. |
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PROJECT:
 RUE03
 TITLE:
 SITE PLAN -
 EXISTING

SHEET:
A010

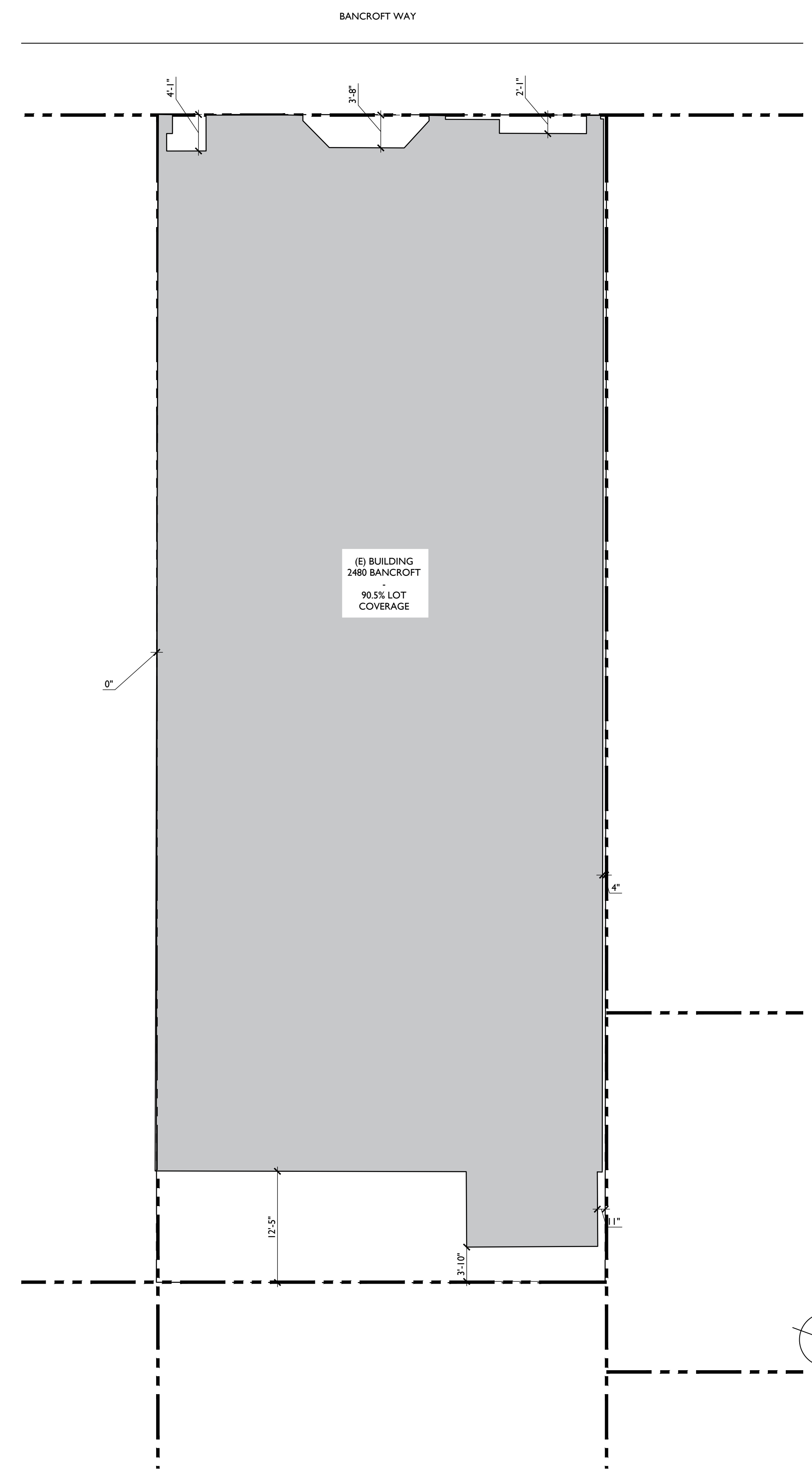
1 EXISTING SITE PLAN
 3/32"=1'-0"



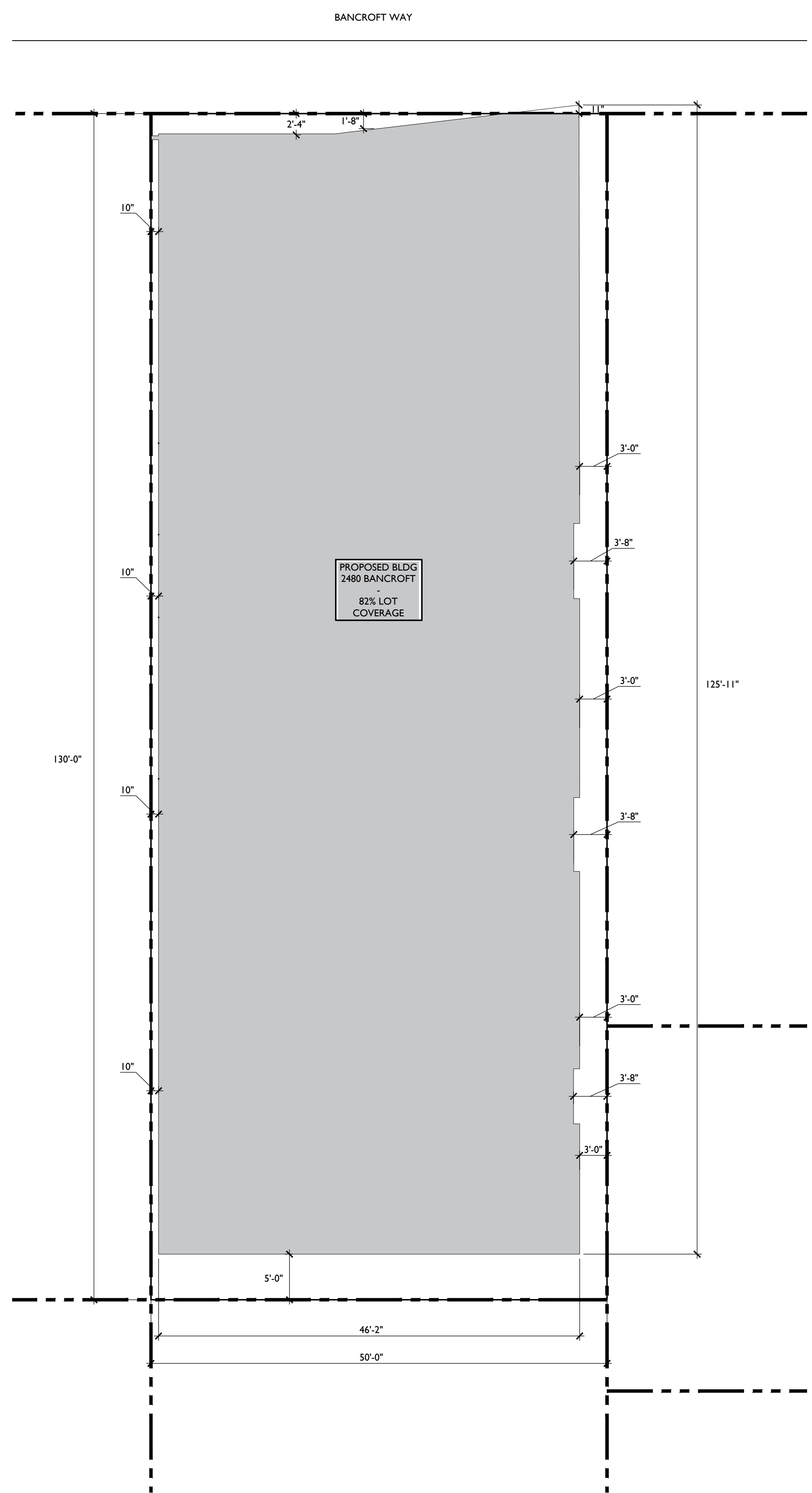


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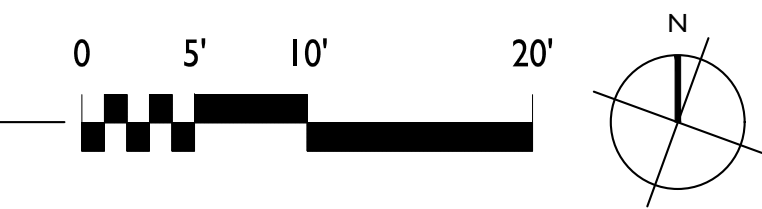
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2 LOT COVERAGE DIAGRAM - EXISTING
 1/8"=1' 0"



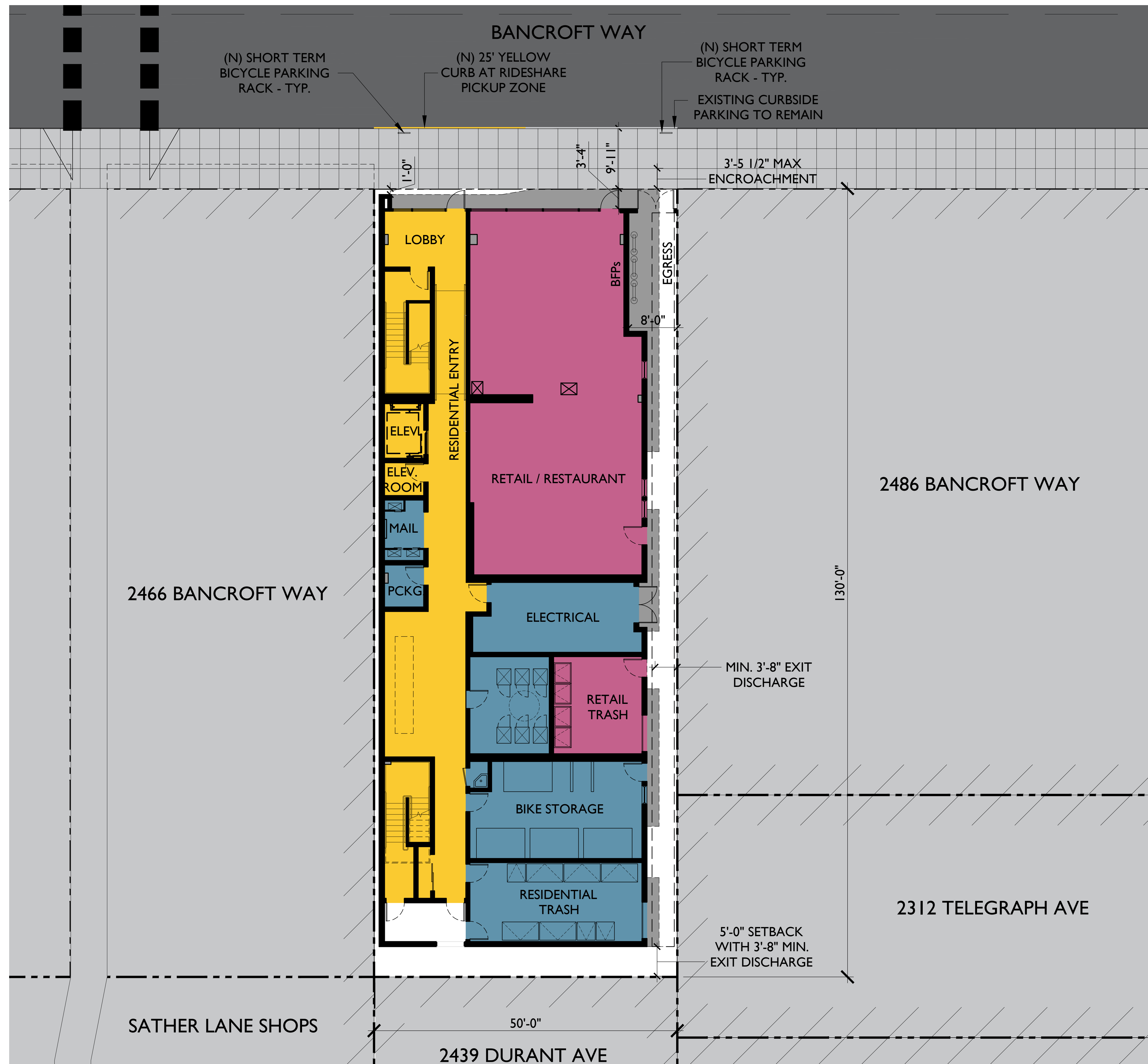
1 LOT COVERAGE DIAGRAM - PROPOSED
 1/8"=1' 0"



| PROJECT ISSUE RECORD: | |
|-----------------------|------------------|
| 03/07/2023 | MAT. SCHEME REV. |
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| CITY PERMIT RECORD: | |
| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. I |
| 04/27/2023 | ROOF DECK REV. |
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PROJECT: RUE03
 TITLE: LOT COVERAGE DIAGRAMS

SHEET: **A011**



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PROJECT ISSUE RECORD:

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| 03/07/2023 | MAT. SCHEME REV. |
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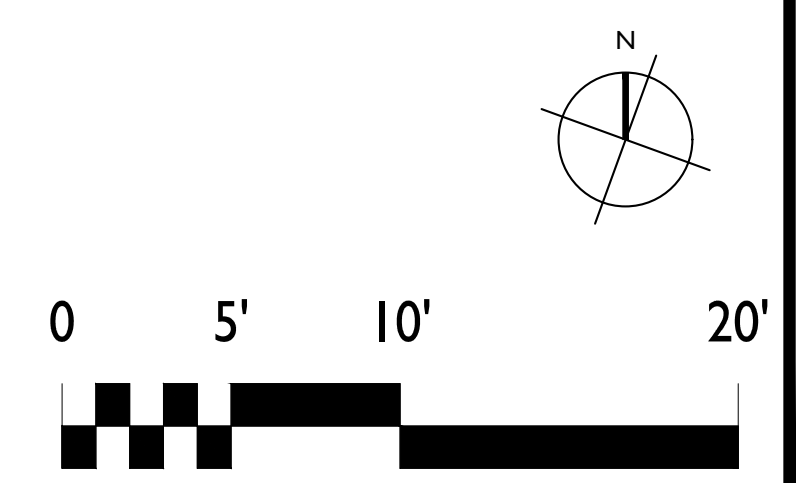
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|------------|----------------|
| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. I |
| 04/27/2023 | ROOF DECK REV. |
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| | |

PROJECT: RUE03
TITLE: SITE PLAN - PROPOSED

SHEET: **A100**

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





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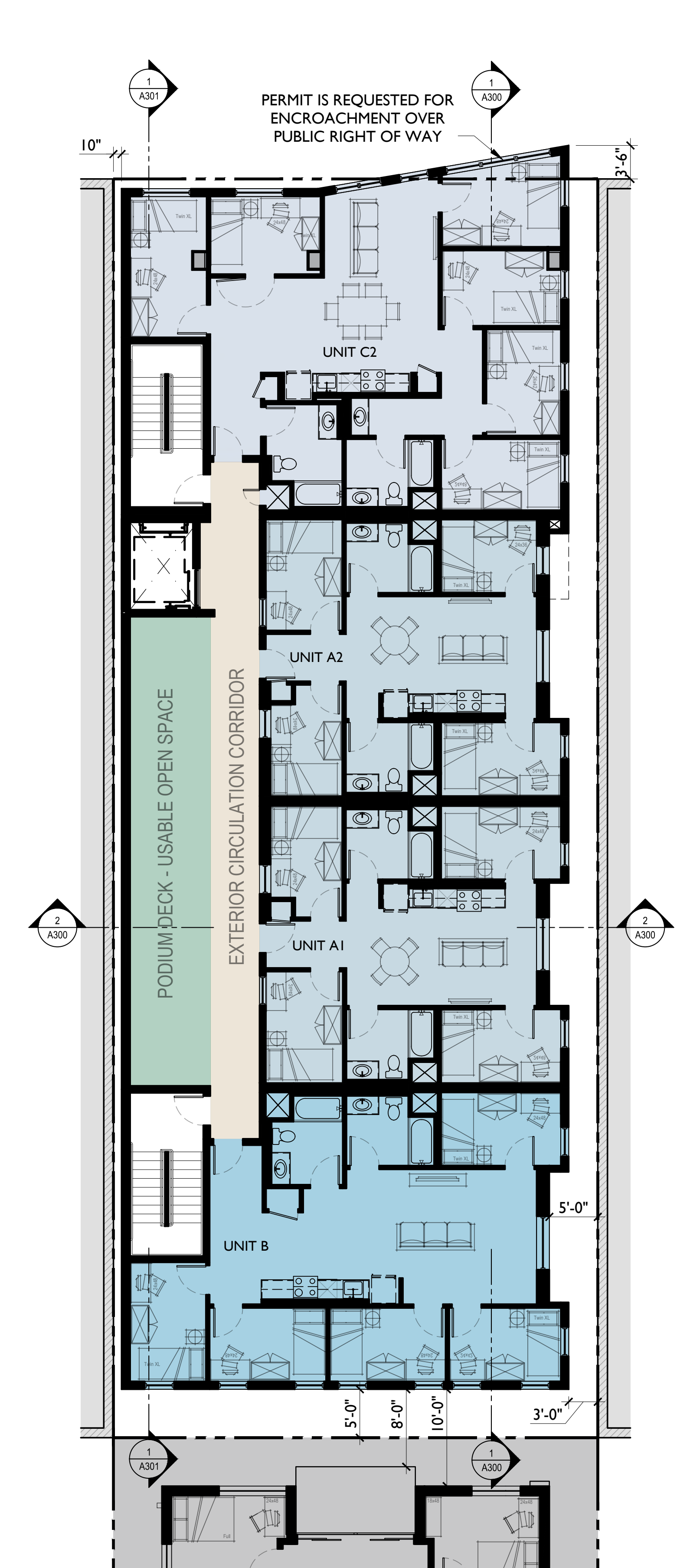
2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

PROJECT ISSUE RECORD:
03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT: RU603
TITLE: PROPOSED GROUND FLOOR & 2ND FLOOR PLANS

SHEET: A101



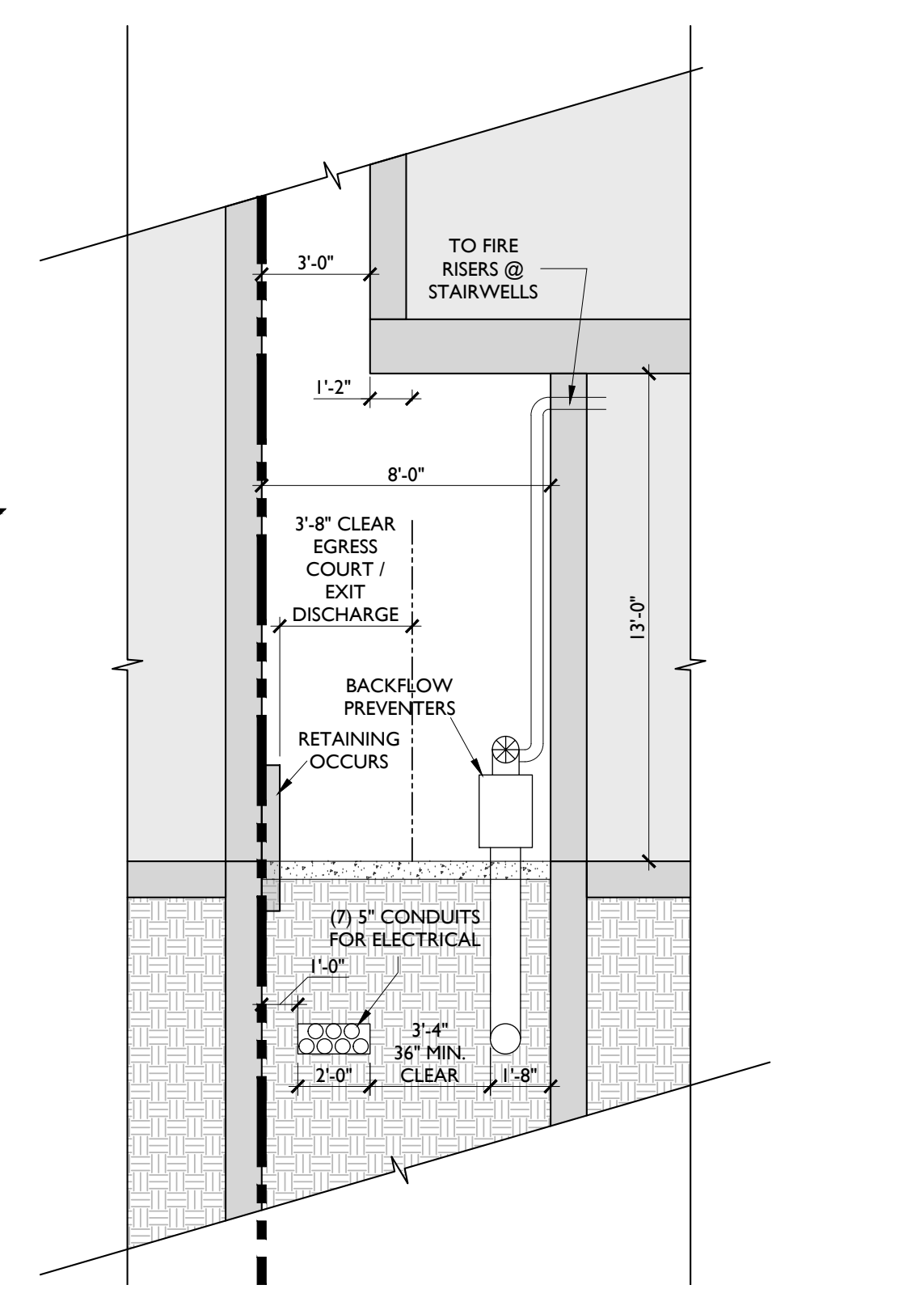
| SECOND FLOOR SUMMARY | | | | | |
|-------------------------|----------------|-----------|-----------|------------------|---|
| UNIT TYPE / NAME | SQUARE FOOTAGE | BEDROOMS | BATHROOMS | BALCONY / U.O.S. | NOTES |
| A1 | 920 | 4 | 2 | - | |
| A2 | 902 | 4 | 2 | - | |
| B | 1,234 | 5 | 2 | - | |
| C2 | 1,434 | 6 | 2 | - | |
| PODIUM DECK | 0 | - | - | 401 | UNCOVERED - DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS |
| EXT. CORRIDOR | 383 | - | - | 302 | |
| STAIRS / ELEVATOR | 480 | - | - | - | DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS |
| TOTAL GROSS S.F. | 4,853 | 19 | 8 | 703 | |

5 2ND FLOOR PLAN
1/8" : 1' 0"

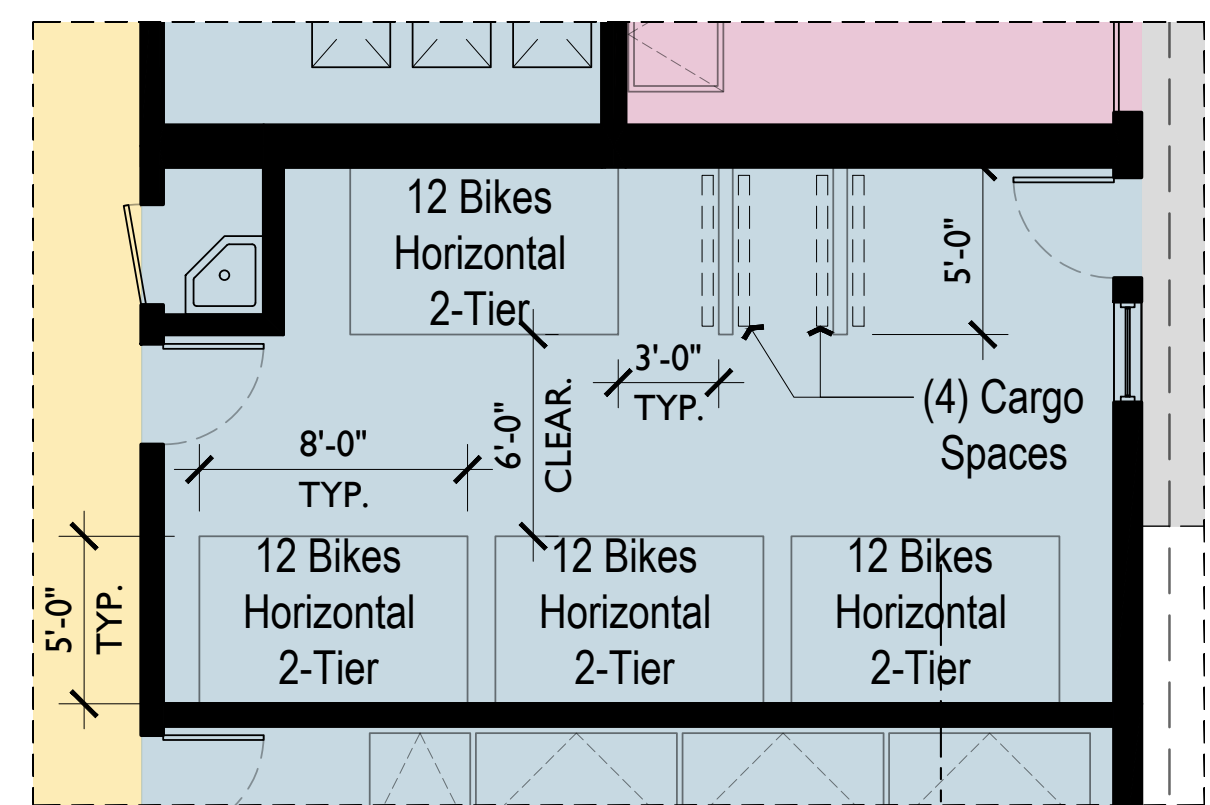


| GROUND FLOOR SUMMARY | | | | | |
|-------------------------|----------------|----------|-----------|------------------|---------------------------------|
| UNIT TYPE / NAME | SQUARE FOOTAGE | BEDROOMS | BATHROOMS | BALCONY / U.O.S. | NOTES |
| RESIDENTIAL | 3,120 | - | 0 | - | INCLUDES CIRCULATION & ELEVATOR |
| RESTAURANT | 2,066 | - | 2 | - | INCLUDES RETAIL TRASH |
| TOTAL GROSS S.F. | 5,186 | - | 2 | - | |

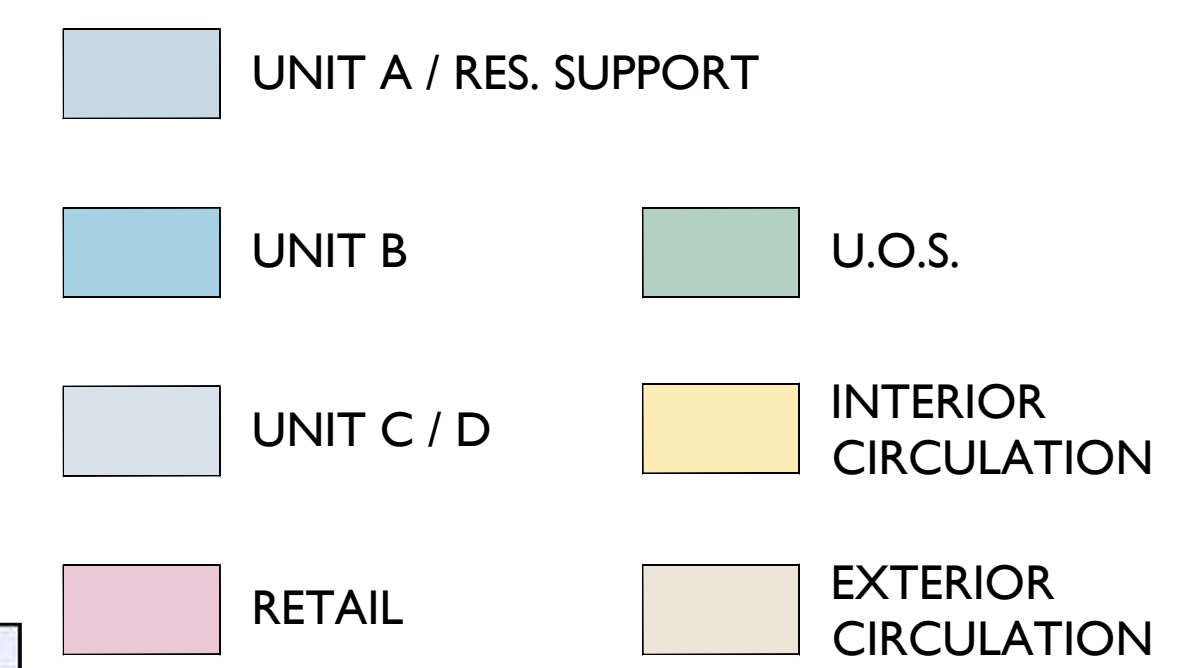
4 GROUND FLOOR PLAN
1/8" : 1' 0"



3 EGRESS COURT SECTION
1/4" : 1' 0"



2 ENLARGED BIKE STORAGE PLAN
3/16" : 1' 0"



1 FLOOR PLAN LEGEND





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PROJECT ISSUE RECORD:

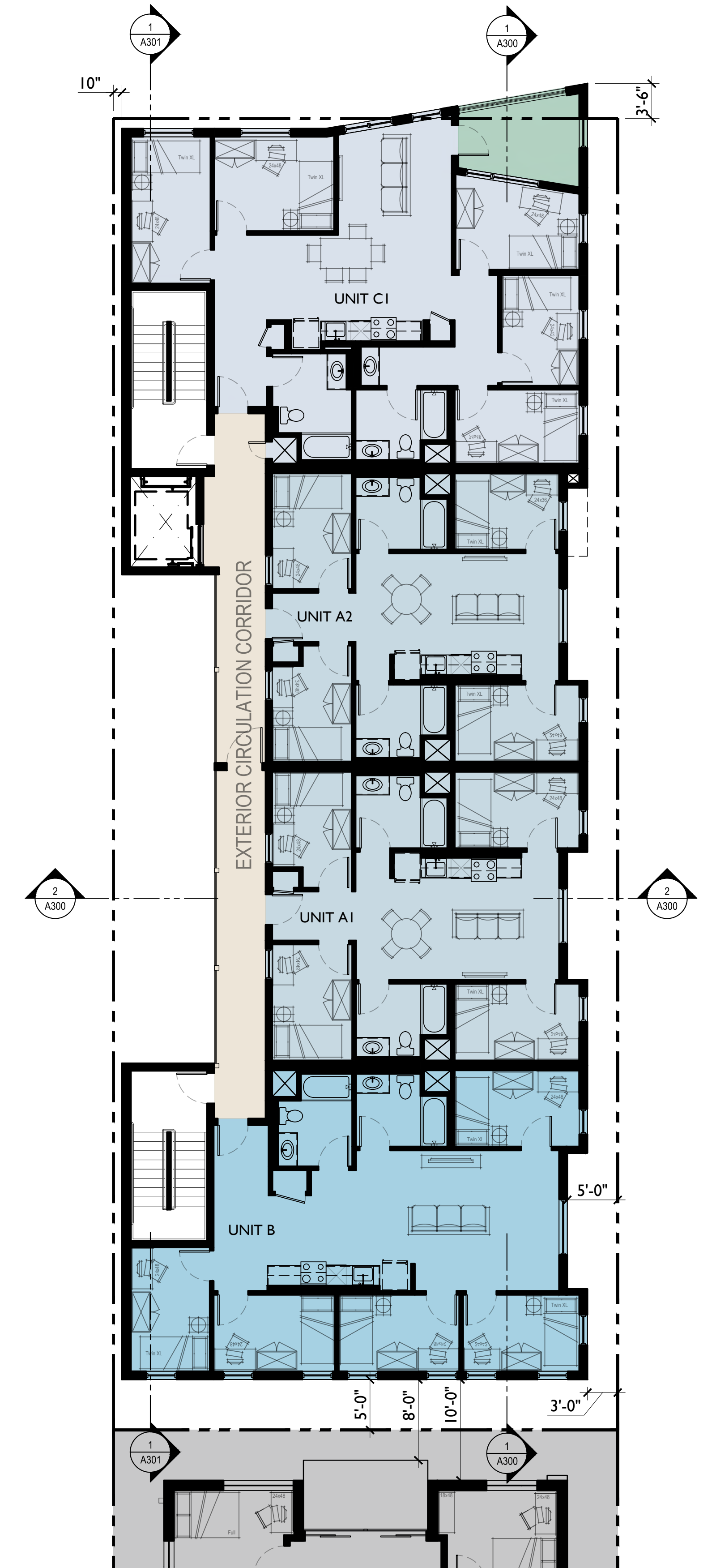
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|------------|------------------|
| 03/07/2023 | MAT. SCHEME REV. |
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CITY PERMIT RECORD:

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|------------|----------------|
| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. 1 |
| 04/27/2023 | ROOF DECK REV. |
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PROJECT: RUE03
TITLE: PROPOSED 3RD, 4TH, 5TH, 6TH & 7TH FLOOR PLANS

SHEET: A102



| 4TH + 6TH FLOOR PLANS | | | | | |
|-------------------------|----------------|-----------|-----------|------------------|---|
| UNIT TYPE / NAME | SQUARE FOOTAGE | BEDROOMS | BATHROOMS | BALCONY / U.O.S. | NOTES |
| A1 | 920 | 4 | 2 | - | |
| A2 | 902 | 4 | 2 | - | |
| B | 1,234 | 5 | 2 | - | |
| C1 | 1,328 | 5 | 2 | 106 | |
| EXT. CORRIDOR | 383 | - | - | - | DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS |
| STAIRS / ELEVATOR | 480 | - | - | - | |
| TOTAL GROSS S.F. | 4,747 | 18 | 8 | 106 | |

3 4TH + 6TH FLOOR PLAN
1/8" = 1' 0"

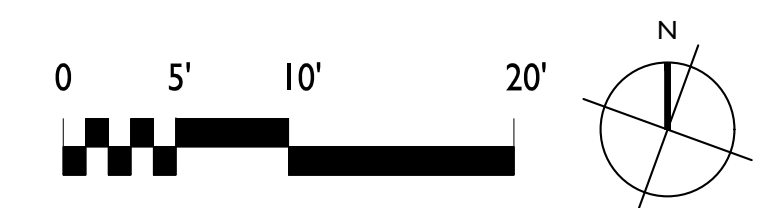


| 3RD, 5TH, 7TH FLOOR PLANS | | | | | |
|---------------------------|----------------|-----------|-----------|------------------|---|
| UNIT TYPE / NAME | SQUARE FOOTAGE | BEDROOMS | BATHROOMS | BALCONY / U.O.S. | NOTES |
| A1 | 920 | 4 | 2 | - | |
| A1 | 920 | 4 | 2 | - | |
| B | 1,234 | 5 | 2 | - | |
| C3 | 1,275 | 5 | 2 | 159 | |
| EXT. CORRIDOR | 383 | - | - | - | DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS |
| STAIRS / ELEVATOR | 480 | - | - | - | |
| TOTAL GROSS S.F. | 4,712 | 18 | 8 | 159 | |

2 3RD, 5TH, 7TH FLOOR PLAN
1/8" = 1' 0"

FLOOR PLAN LEGEND

- UNIT A / RES. SUPPORT
- UNIT B
- UNIT C / D
- RETAIL
- U.O.S.
- INTERIOR CIRCULATION
- EXTERIOR CIRCULATION





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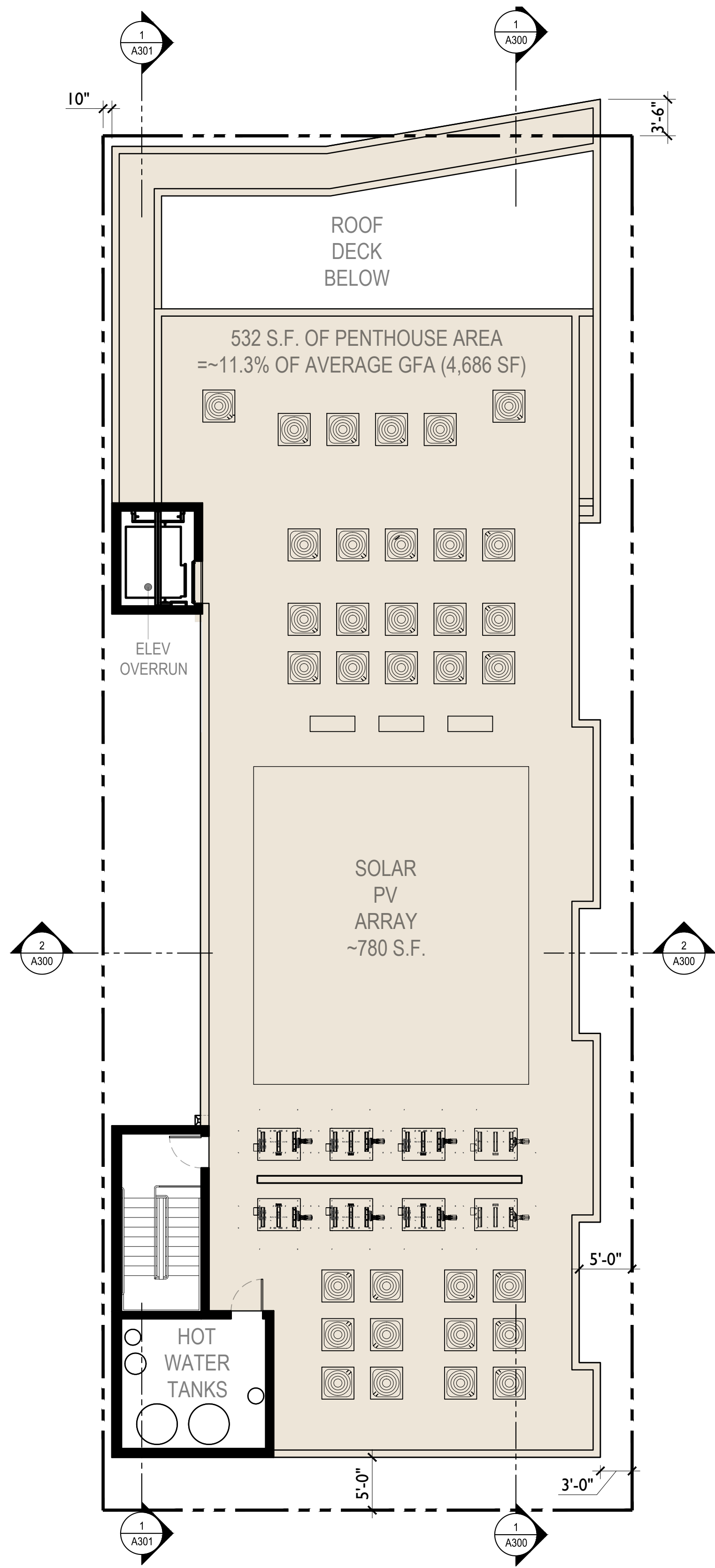
PROJECT ISSUE RECORD:
03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. 1
04/27/2023 ROOF DECK REV.

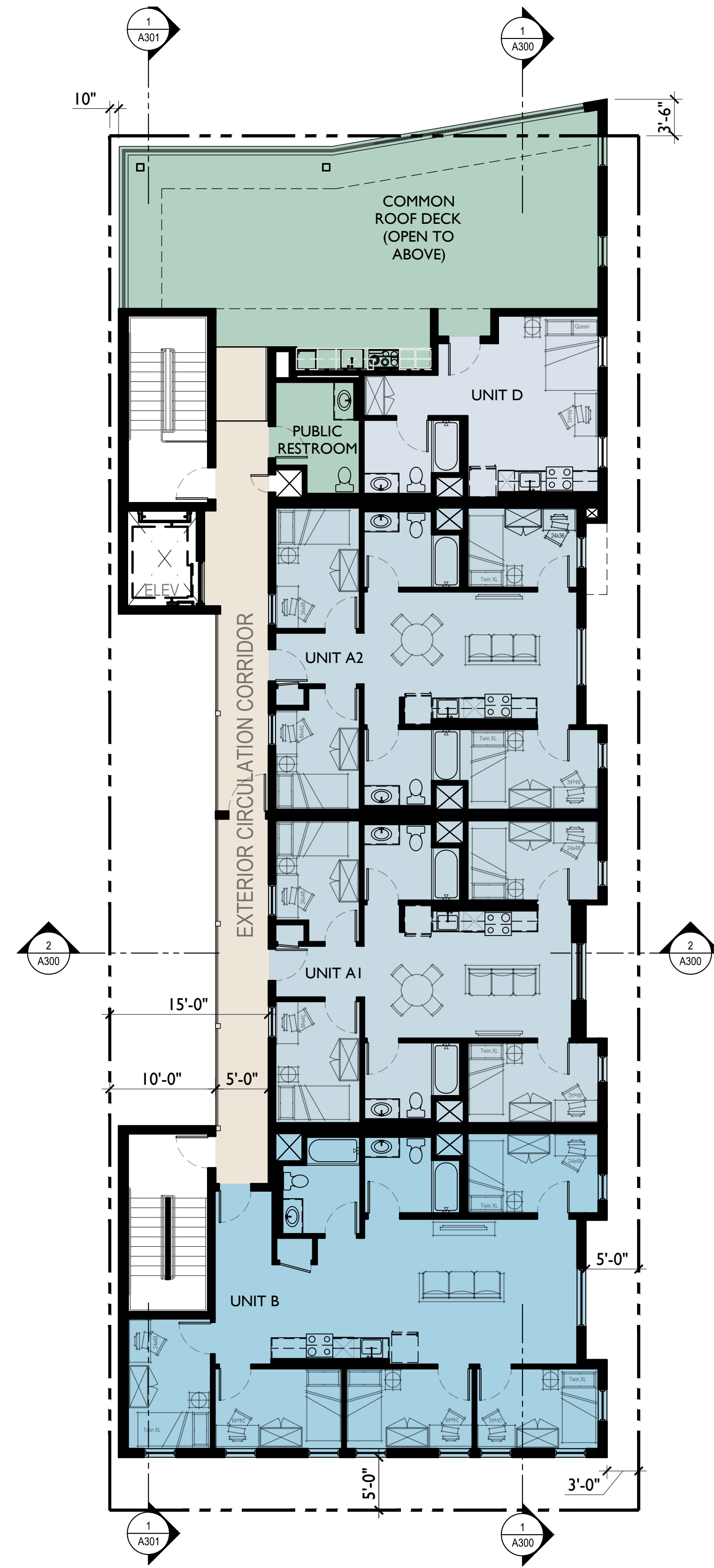
PROJECT:
RUE03

TITLE:
PROPOSED ROOF & 8TH FLOOR PLANS

SHEET:
A103



3 ROOF PLAN
1/8" = 1' 0"

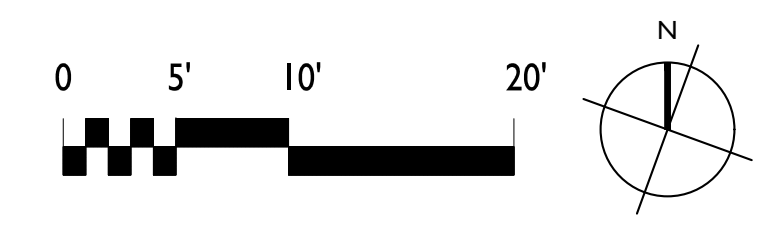


| 8TH FLOOR PLAN | | | | | |
|-------------------------|----------------|-----------|-----------|------------------|--|
| UNIT TYPE / NAME | SQUARE FOOTAGE | BEDROOMS | BATHROOMS | BALCONY / U.O.S. | NOTES |
| A1 | 920 | 3 | 1 | - | |
| A2 | 902 | 3 | 1 | - | |
| B | 1,234 | 5 | 2 | - | |
| D | 357 | 1 | 1 | - | |
| EXT. CORRIDOR | 410 | - | - | - | |
| ROOF TOP DECK | - | - | - | 882 | MOSTLY UNCOVERED - DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS |
| STAIRS / ELEVATOR | 480 | - | - | - | DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS |
| TOTAL GROSS S.F. | 3,823 | 12 | 5 | 882 | |

2 8TH FLOOR PLAN
1/8" = 1' 0"

- UNIT A / RES. SUPPORT
- UNIT B
- UNIT C / D
- RETAIL
- U.O.S.
- INTERIOR CIRCULATION
- EXTERIOR CIRCULATION

1 FLOOR PLAN LEGEND





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7
ACCENT
SHERWIN WILLIAMS
9059 SILKEN PEACOCK



8
ACCENT
SHERWIN WILLIAMS
9057 AQUITAINE



9
ACCENT
SHERWIN WILLIAMS
6498 BYTE BLUE



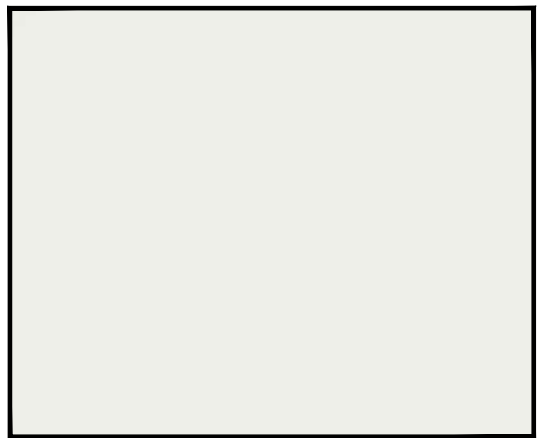
10
COMPOSITE PANEL - MAIN BAND
TRESPA - METEON
PASTEL GREY - SATIN FINISH



11
WINDOW FRAMES
INTUS
BLACK



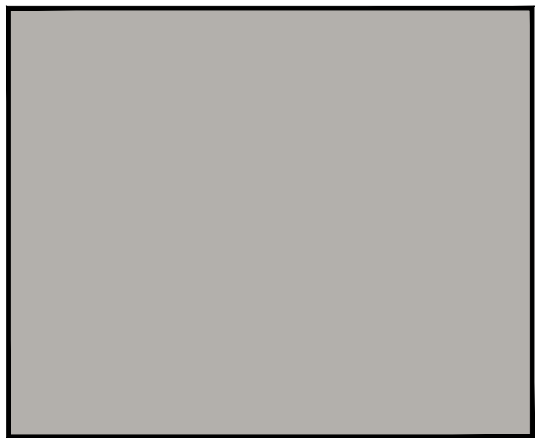
1
EXTERIOR CEMENTITIOUS
RAINSCREEN PANELS - MAIN BODY
CERACLAD - 8 MID GRAY



2
STUCCO - REAR BODY
BENJAMIN MOORE
BABY'S BREATH 873



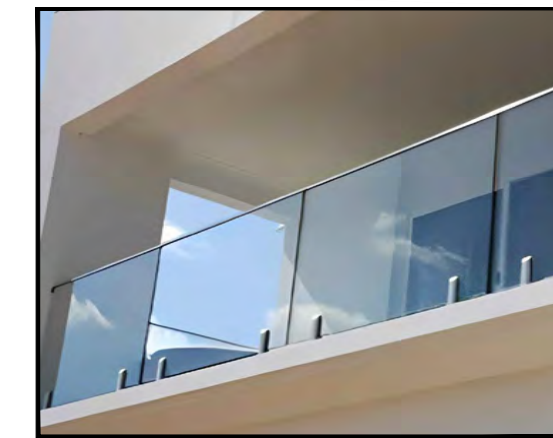
3
STUCCO - SIDE BODY
BENJAMIN MOORE
2124-50 BUNNY GRAY



4
STUCCO - SIDE BODY
BENJAMIN MOORE
AC-29 SAN ANTONIO GRAY

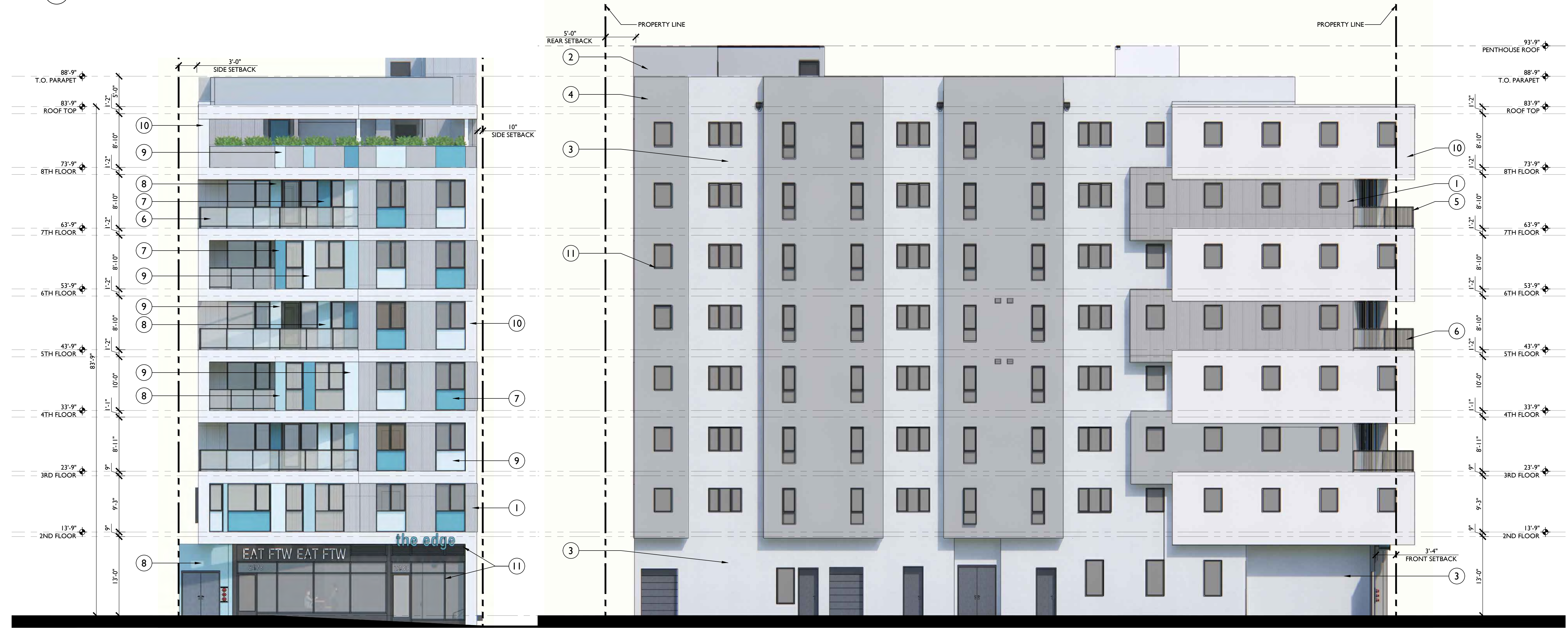


5
RAILINGS - METAL
PAINTED BLACK (TO MATCH
WINDOW FRAMES)



6
GLASS RAILINGS
BRUSHED ALUMINUM FINISH RAIL
ALL-GLASS - BUTT JOINTED

3 MATERIAL KEY



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

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

PROJECT ISSUE RECORD:
03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
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02/08/2023 ZONING REV. 1
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03
TITLE:
PROPOSED ELEVATIONS AND MATERIALS
SHEET:







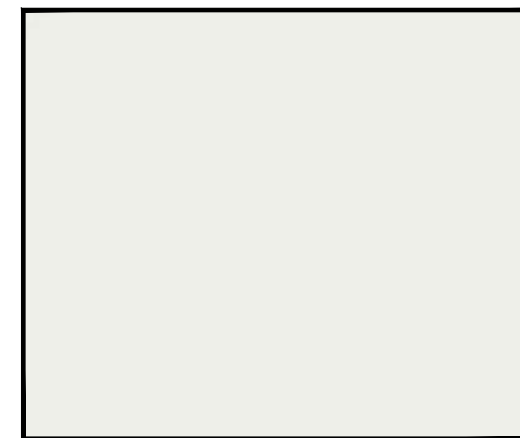
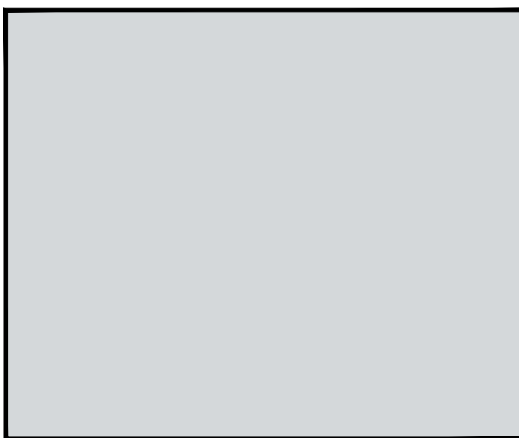
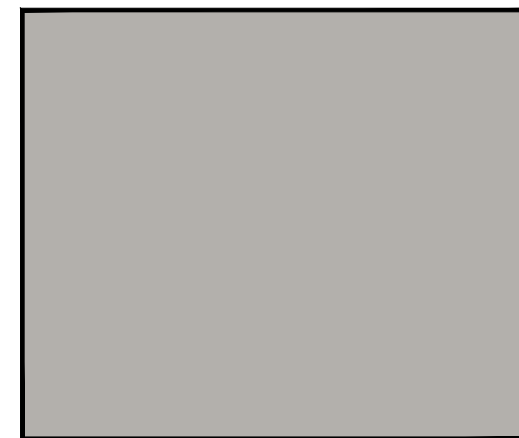
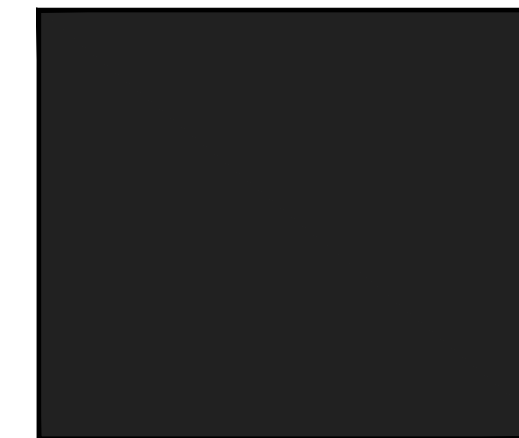
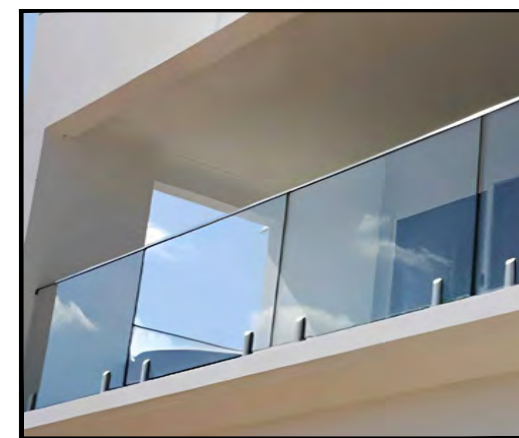
A200



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| | | | | | |
|--|---|--|---|--|--|
|  7 STUCCO - ACCENT SHERWIN WILLIAMS 9059 SILKEN PEACOCK |  8 STUCCO - ACCENT SHERWIN WILLIAMS 9057 AQUITAINE |  9 STUCCO - ACCENT SHERWIN WILLIAMS 6498 BYTE BLUE |  10 COMPOSITE PANEL - MAIN BAND TRESPA - METEON PASTEL GREY - SATIN FINISH |  11 WINDOW FRAMES INTUS BLACK | |
|  1 EXTERIOR CEMENTITIOUS RAINSCREEN PANELS - MAIN BODY CERACLAD - 8 MID GRAY |  2 STUCCO - REAR BODY BENJAMIN MOORE BABY'S BREATH 873 |  3 STUCCO - SIDE BODY BENJAMIN MOORE 2124-50 BUNNY GRAY |  4 STUCCO - SIDE BODY BENJAMIN MOORE AC-29 SAN ANTONIO GRAY |  5 RAILINGS - METAL PAINTED BLACK (TO MATCH WINDOW FRAMES) |  6 GLASS RAILINGS BRUSHED ALUMINUM FINISH RAIL ALL-GLASS - BUTT JOINTED |

3 MATERIAL KEY



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

3 SOUTH ELEVATION - DURANT AVENUE
 1/8" = 1'-0"

PROJECT ISSUE RECORD:

| | |
|------------|------------------|
| 03/07/2023 | MAT. SCHEME REV. |
| | |
| | |
| | |

CITY PERMIT RECORD:

| | |
|------------|----------------|
| 09/26/2022 | DRAFT ENT. SET |
| 02/08/2023 | ZONING REV. 1 |
| 04/27/2023 | ROOF DECK REV. |
| | |
| | |

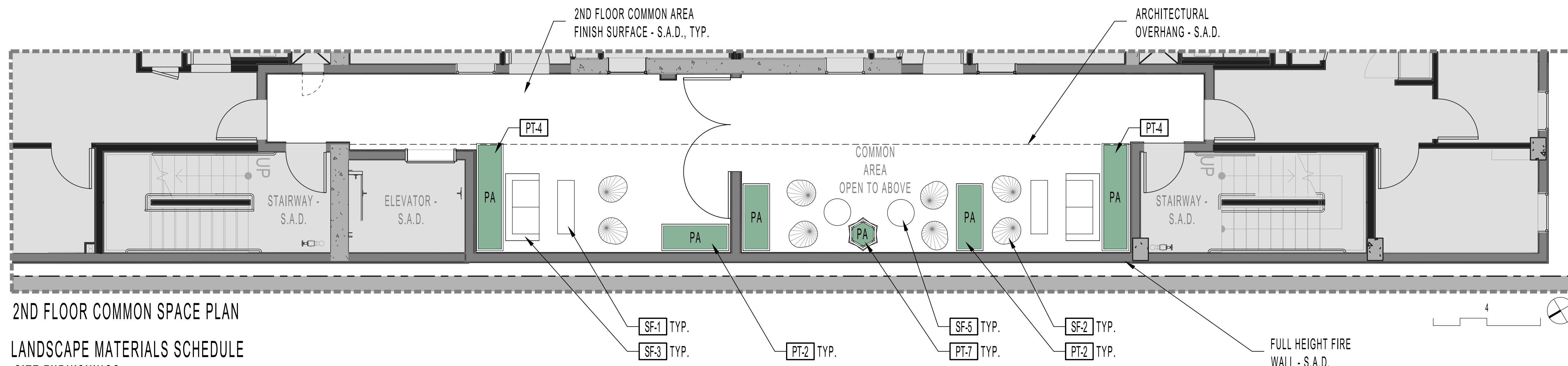
PROJECT:
 RUE03
 TITLE:
 PROPOSED ELEVATIONS AND MATERIALS

SHEET:
A201



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2ND FLOOR COMMON SPACE PLAN

LANDSCAPE MATERIALS SCHEDULE
SITE FURNISHINGS

| DESCRIPTION | MANUFACTURER | COLOR | NOTES |
|---|---------------|--------------------------|---|
| SF-1 EXTERIOR COFFEE TABLE | WEST ELM | TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-2 WOVEN LOUNGE CHAIR | INNIT DESIGNS | WEAVE: TBD FRAME: TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-3 EXTERIOR LOUNGE SEATING | WEST ELM | WEAVE: TBD CUSHIONS: TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-4 METAL BISTRO TABLE & CHAIR SET | FERMOB | TBD | PER CITY STANDARDS |
| SF-5 SIDE TABLE | LOLL | TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-6 CITY APPROVED SHORT TERM BIKE RACK | DERO, INC. | GALVANIZED STEEL | PER CITY STANDARDS |

PLANTER POTS

| DESCRIPTION | TYPE | MANUFACTURER | MODEL | COLOR, FINISH |
|-------------------------------|------|--------------|--------------------------------|---------------|
| PT-1 FRP 36"x30"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-482430 | TBD |
| PT-2 FRP 60"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-602442 | TBD |
| PT-3 FRP 72"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-722442 | TBD |
| PT-4 FRP 96"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-962442 | TBD |
| PT-5 FRP 120"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WCR-1202442 | TBD |
| PT-6 ACCENT PLANTER - HS-2400 | FRP | TOURNESOL | TOURNESOL / MODEL #HS-2400 | TBD |
| PT-7 ACCENT PLANTER - HS-3000 | FRP | TOURNESOL | TOURNESOL / MODEL #HS-2400 | TBD |

NOTES:

1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-2.0
2. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.

PAVING

| DESCRIPTION | MANUFACTURER | MODEL & SIZE | COLOR | NOTES |
|----------------------|--------------|-------------------------------|-------|----------------------|
| P-1 CIP CONCRETE | | | | PER CITY STANDARDS |
| T-2A PORCELAIN TILES | BELGARD | NOON - PLANK 12" X 48" X 3/4" | HONEY | ON PEDESTALS, S.A.D. |
| T-2B | | GLOCAL - 24" x 48" x 3/4" | IDEAL | |

LIGHTING

| DESCRIPTION | MANUFACTURER | MODEL & SIZE | COLOR | NOTES |
|--------------------|--------------|--|-------|-------|
| LT-1 STRING LIGHTS | TIVOLI | LITESPHERE 2.0 LED #LSL-BLACK-24-WW-C-12-PSU | BLACK | |

NOTES:

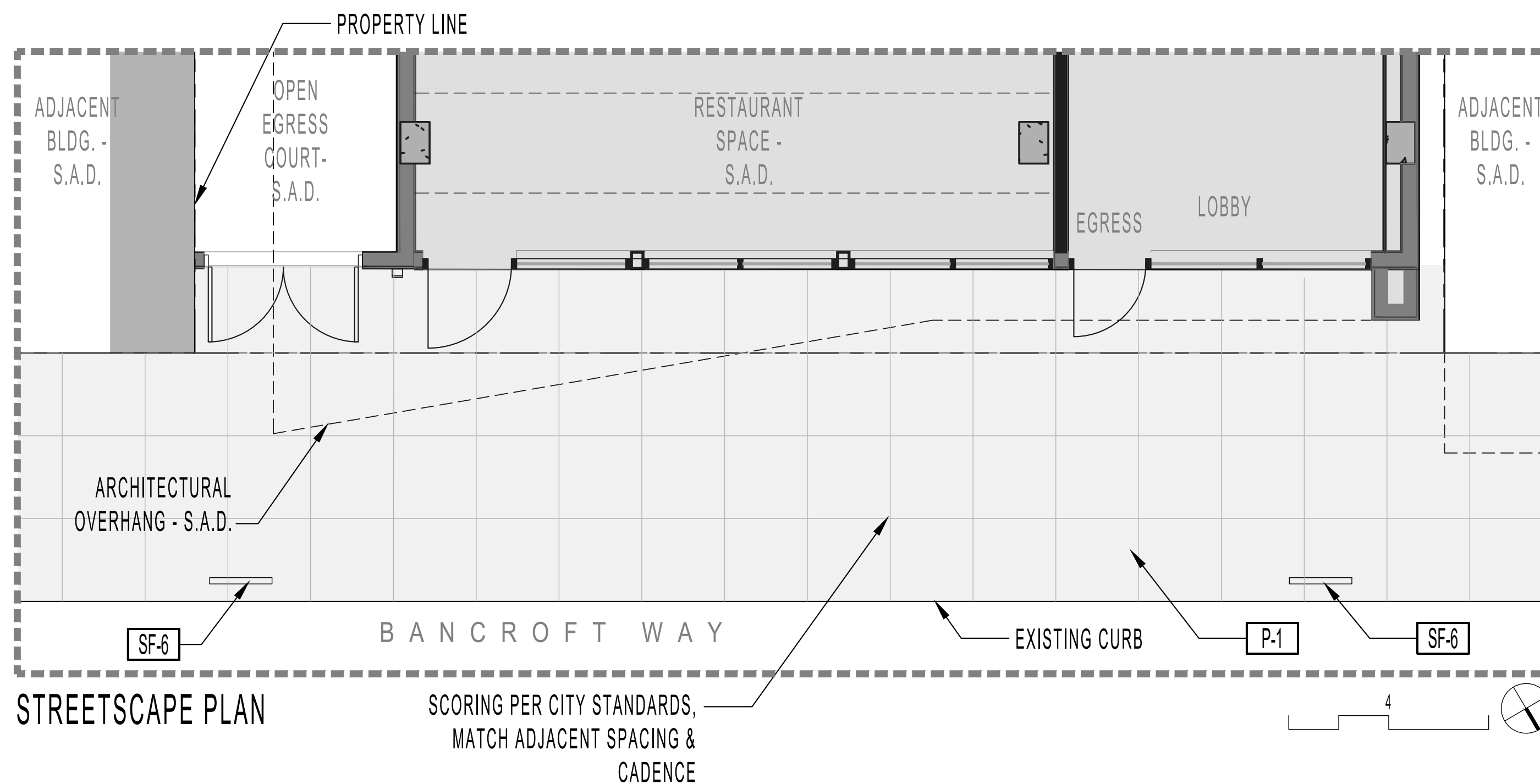
1. 1/4" BRAIDED STEEL CABLE WITH TENSIONERS AND FASTENERS AS REQUIRED.
2. PROVIDE POWER TO LIGHTS.

SHEET INDEX

- L-1.0 LANDSCAPE PLAN - STREET & 2ND LEVEL PLAN
- L-1.1 LANDSCAPE PLAN - 8TH LEVEL ROOFDECK
- L-2.0 PLANTING PLAN - STREET & 2ND LEVEL
- L-2.5 PLANTER POT - PLANT LAYOUT
- L-3.0 PLANTING PLAN & DETAILS - STREET & 2ND LEVEL
- L-3.1 PLANTING PLAN - 8TH LEVEL ROOFDECK
- L-3.5 IRRIGATION DETAILS

ABBREVIATIONS

- S.A.D. - SEE ARCHITECT DRAWINGS
- S.C.D. - SEE CIVIL DRAWINGS
- P.A. - PLANTING AREA
- TYP. - TYPICAL

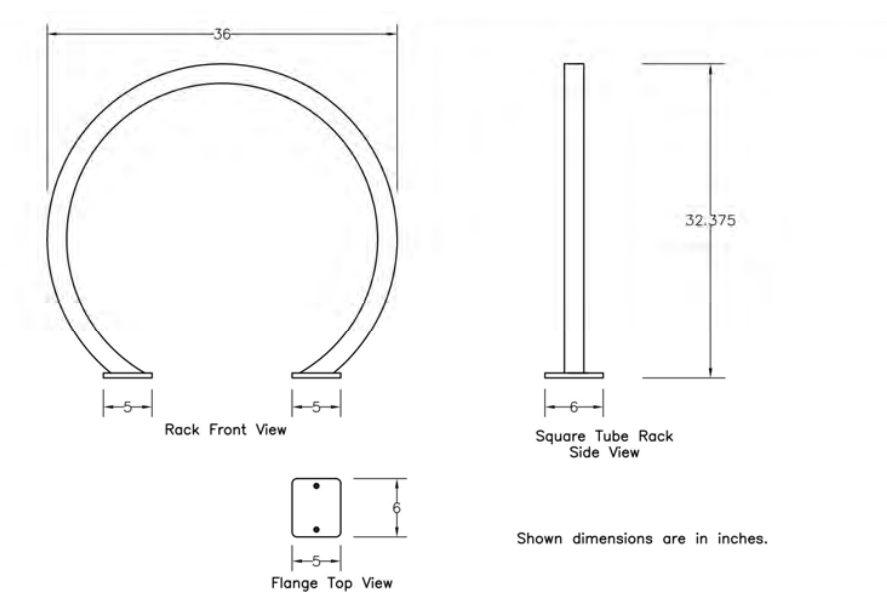


STREETSCAPE PLAN

SCORING PER CITY STANDARDS,
MATCH ADJACENT SPACING &
CADENCE

CITY APPROVED SHORT TERM BIKE RACK

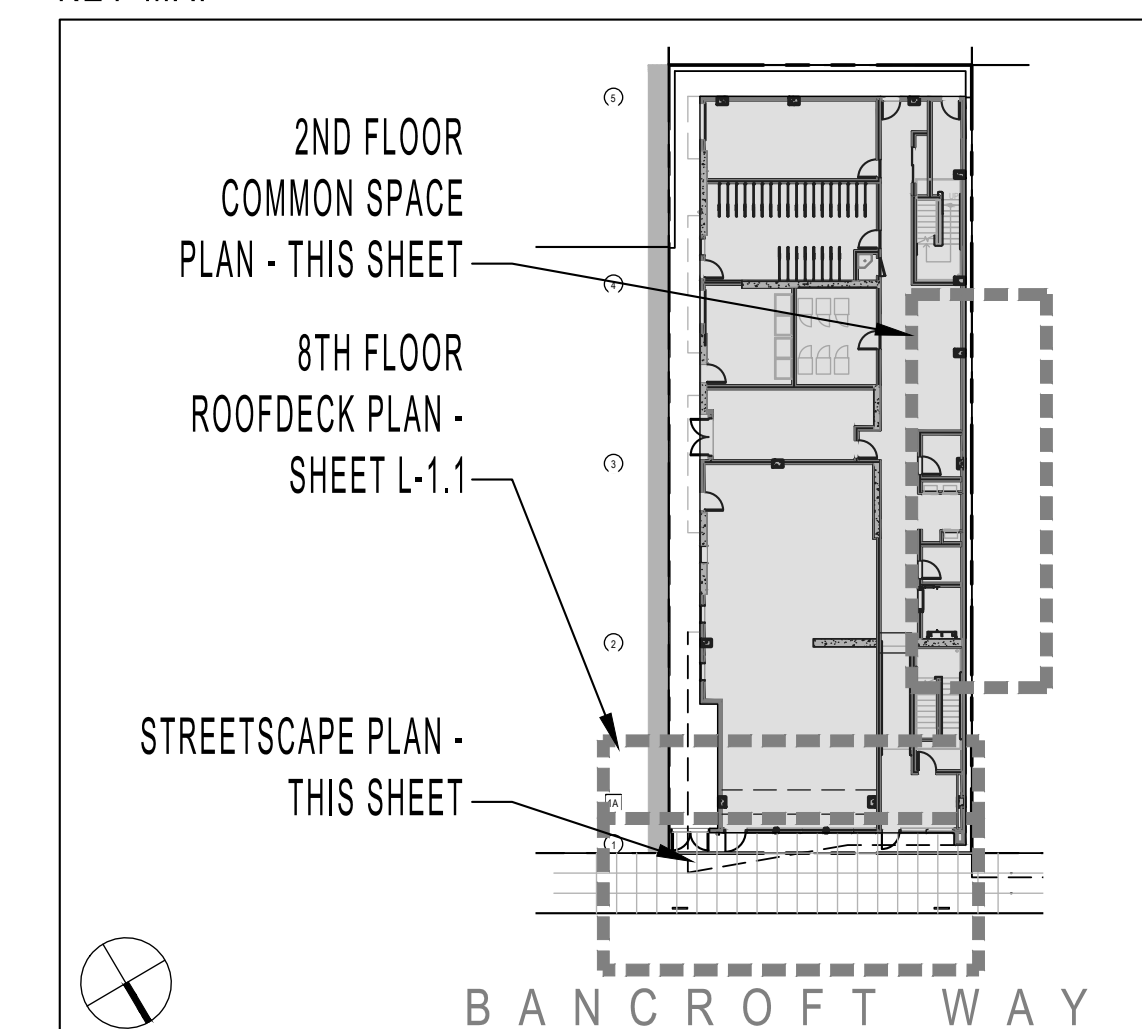
CITY OF BERKELEY SURFACE MOUNTED SINGULAR CIRCULAR RACK SPECIFICATIONS . TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.



Surface Mounted Single Circular Rack

- Height: 32.375"
- Width: 36"
- Flanges: 5" x 6" x 3/8"
- Mounting Holes: (4) 9/16" dia.
- Mounting Bolts: 1/2" x 3.75" Wedge Anchor Bolt, or 1/2" x 3.75" Anchor Rawl Spike
- Hoop: 2" x 2" x 0.188" Square tube
- Finish: Hot-dipped Galvanized (G), Powder-coated (P), Stainless #4 Brush Finish (SS)

KEY MAP



NOTES

1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 05/08/2023.

2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023
REVISIONS

| No. | Description | Date |
|-----|--------------------------|------------|
| 1 | 100% DD Set | 10-06-2022 |
| 2 | 50% CD's / Agency Review | 12-12-2022 |
| 3 | PLAN CHECK #1 | 04-10-2023 |
| 4 | PLAN CHECK #2 | 05-15-2023 |

LANDSCAPE
PLAN - STREET &
2ND LEVEL

L-1.0



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510.992.3122

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LANDSCAPE MATERIALS SCHEDULE

SITE FURNISHINGS

| | DESCRIPTION | MANUFACTURER | COLOR | NOTES |
|------|------------------------------------|---------------|--------------------------|---|
| SF-1 | EXTERIOR COFFEE TABLE | WEST ELM | TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-2 | WOVEN LOUNGE CHAIR | INNIT DESIGNS | WEAVE: TBD FRAME: TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-3 | EXTERIOR LOUNGE SEATING | WEST ELM | WEAVE: TBD CUSHIONS: TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-4 | METAL BISTRO TABLE & CHAIR SET | FERMOB | TBD | PER CITY STANDARDS |
| SF-5 | SIDE TABLE | LOLL | TBD | COLOR PENDING FINAL MATERIALS SELECTION |
| SF-6 | CITY APPROVED SHORT TERM BIKE RACK | DERO, INC. | GALVANIZED STEEL | PER CITY STANDARDS |

PLANTER POTS

| | DESCRIPTION | TYPE | MANUFACTURER | MODEL | COLOR, FINISH |
|------|--------------------------|------|--------------|--------------------------------|---------------|
| PT-1 | FRP 36"x30"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-482430 | TBD |
| PT-2 | FRP 60"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-602442 | TBD |
| PT-3 | FRP 72"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-722442 | TBD |
| PT-4 | FRP 96"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WR-962442 | TBD |
| PT-5 | FRP 120"x24"x42" PLANTER | FRP | TOURNESOL | TOURNESOL / MODEL #WCR-1202442 | TBD |
| PT-6 | ACCENT PLANTER - HS-2400 | FRP | TOURNESOL | TOURNESOL / MODEL #HS-2400 | TBD |
| PT-7 | ACCENT PLANTER - HS-3000 | FRP | TOURNESOL | TOURNESOL / MODEL #HS-2400 | TBD |

- NOTES:
1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-2.0
2. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.

PAVING

| | DESCRIPTION | MANUFACTURER | MODEL & SIZE | COLOR | NOTES |
|------|-----------------|--------------|-------------------------------|-------|----------------------|
| P-1 | CIP CONCRETE | | | | PER CITY STANDARDS |
| T-2A | PORCELAIN TILES | BELGARD | NOON - PLANK 12" X 48" X 3/4" | HONEY | ON PEDESTALS, S.A.D. |
| T-2B | | | GLOCAL - 24" x 48" x 3/4" | IDEAL | |

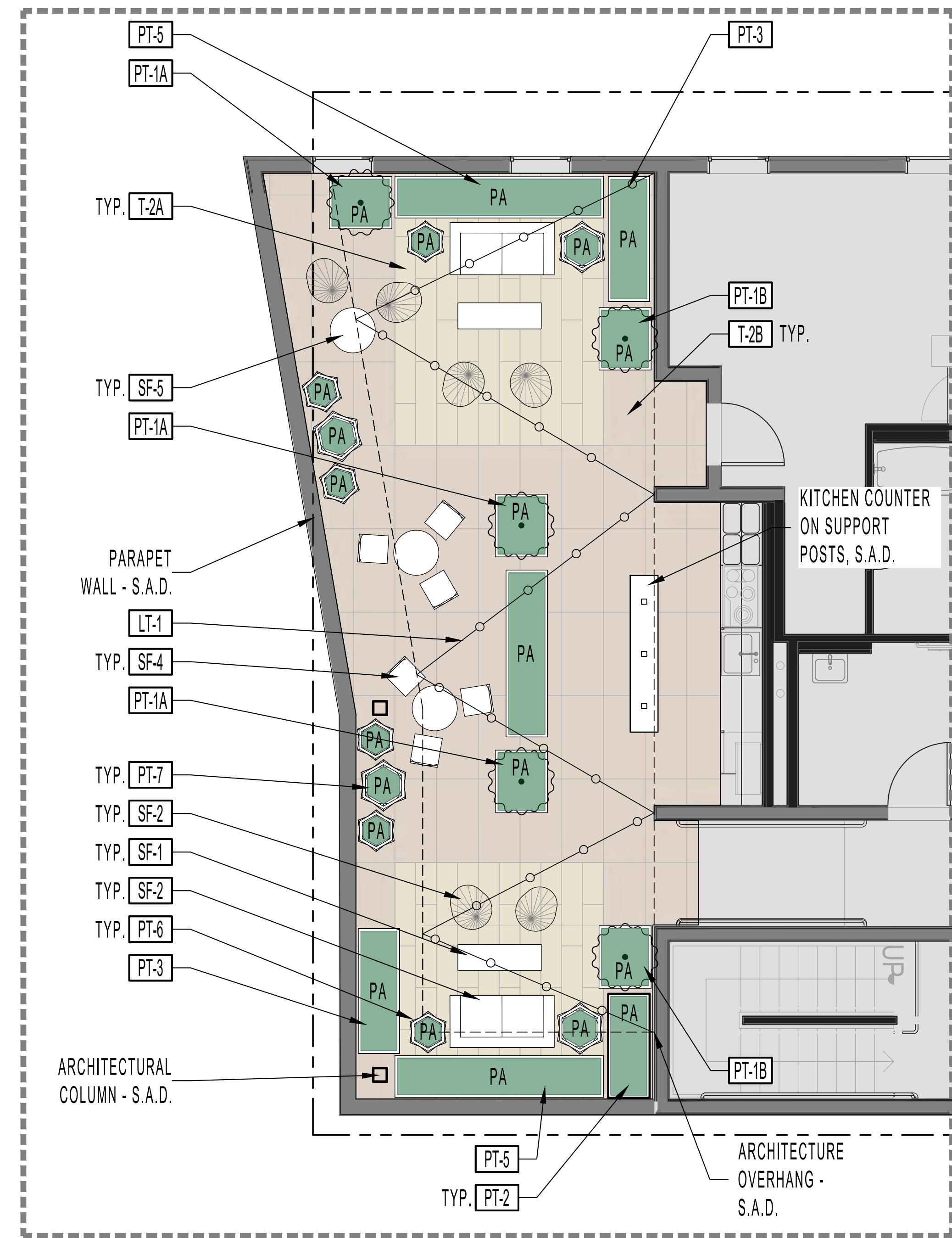
LIGHTING

| | DESCRIPTION | MANUFACTURER | MODEL & SIZE | COLOR | NOTES |
|------|---------------|--------------|--|-------|-------|
| LT-1 | STRING LIGHTS | TIVOLI | LITESPHERE 2.0 LED #LSL-BLACK-24-WW-C-12-PSU | BLACK | |

- NOTES:
1. 1/4" BRAIDED STEEL CABLE WITH TENSIONERS AND FASTENERS AS REQUIRED.
2. PROVIDE POWER TO LIGHTS.

ABBREVIATIONS

- S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



8TH FLOOR ROOF DECK PLAN

2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023

| REVISIONS | | |
|-----------|--------------------------|------------|
| No. | Description | Date |
| 1 | 100% DD Set | 10-06-2022 |
| 2 | 90% CD's / Agency Review | 12-12-2022 |
| 3 | PLAN CHECK #1 | 04-10-2023 |
| 4 | PLAN CHECK #2 | 05-15-2023 |

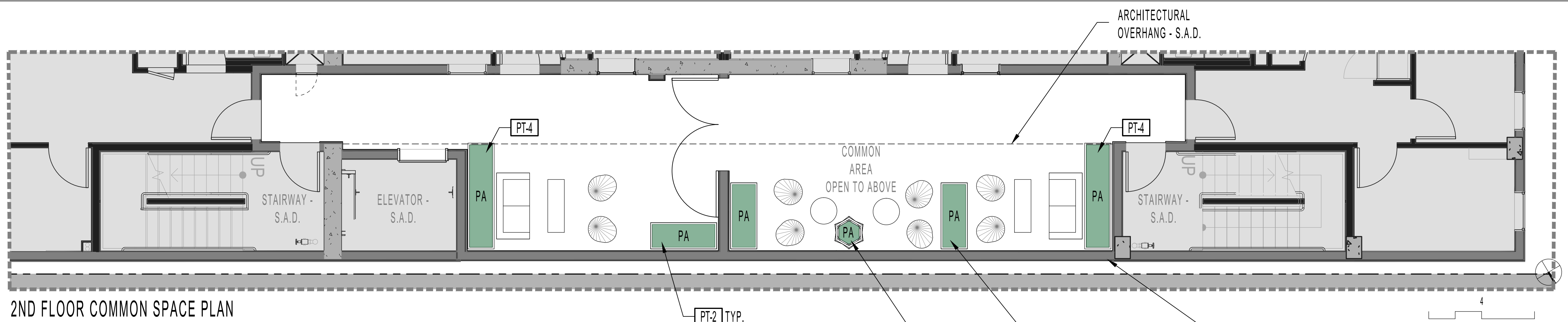
LANDSCAPE
PLAN - 8TH FLOOR
ROOF DECK

L-1.1

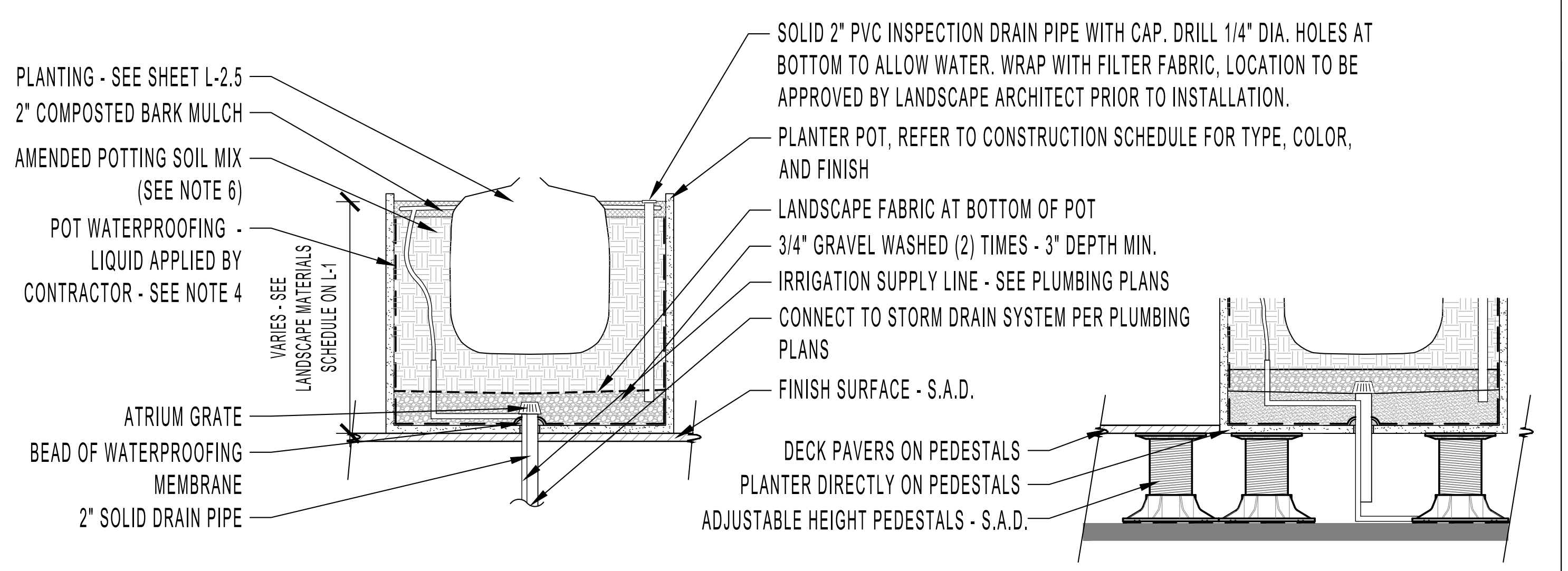


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2ND FLOOR COMMON SPACE PLAN



TYPICAL - SECTION ON SLAB

TYPICAL - SECTION ON PEDESTALS

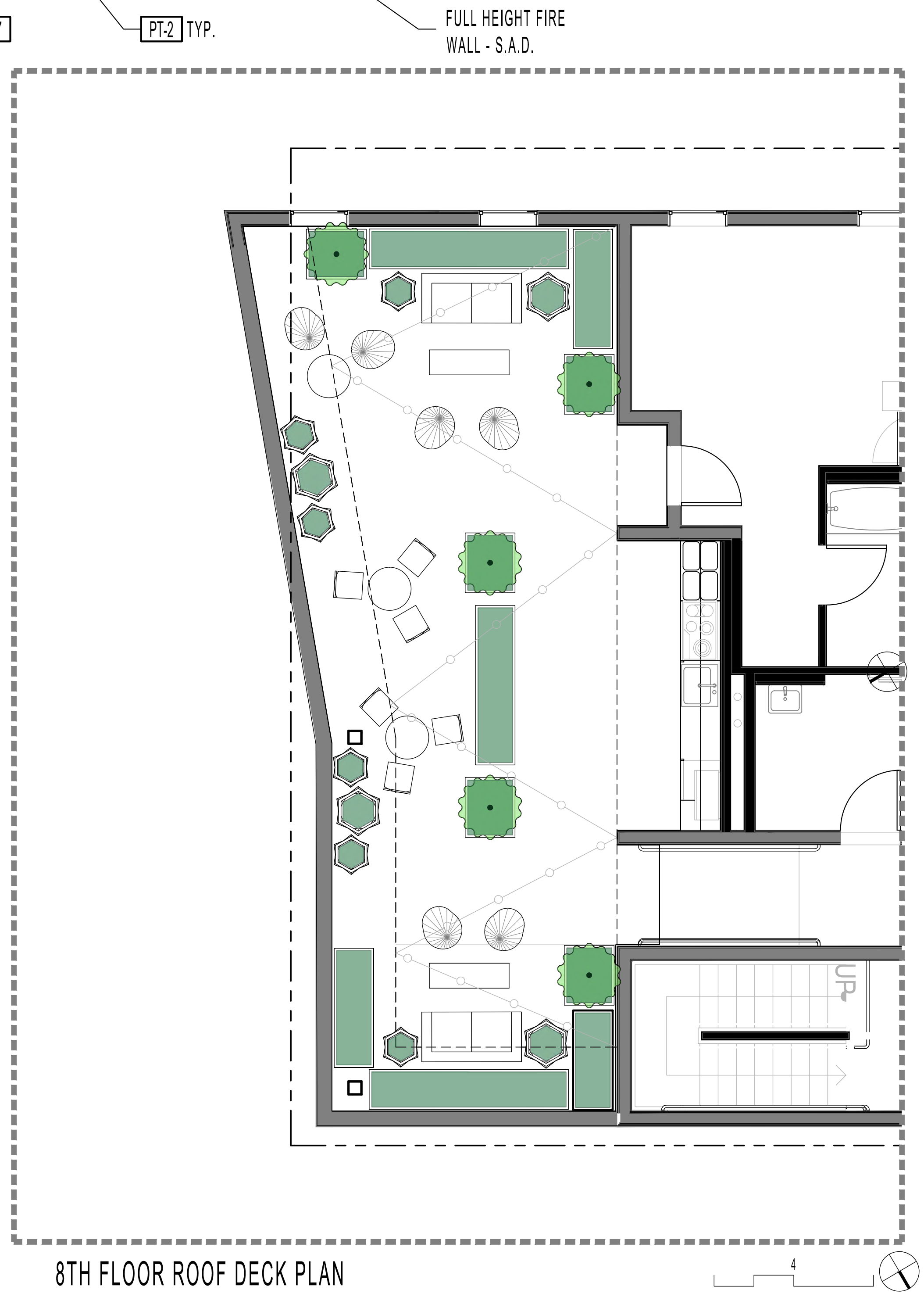
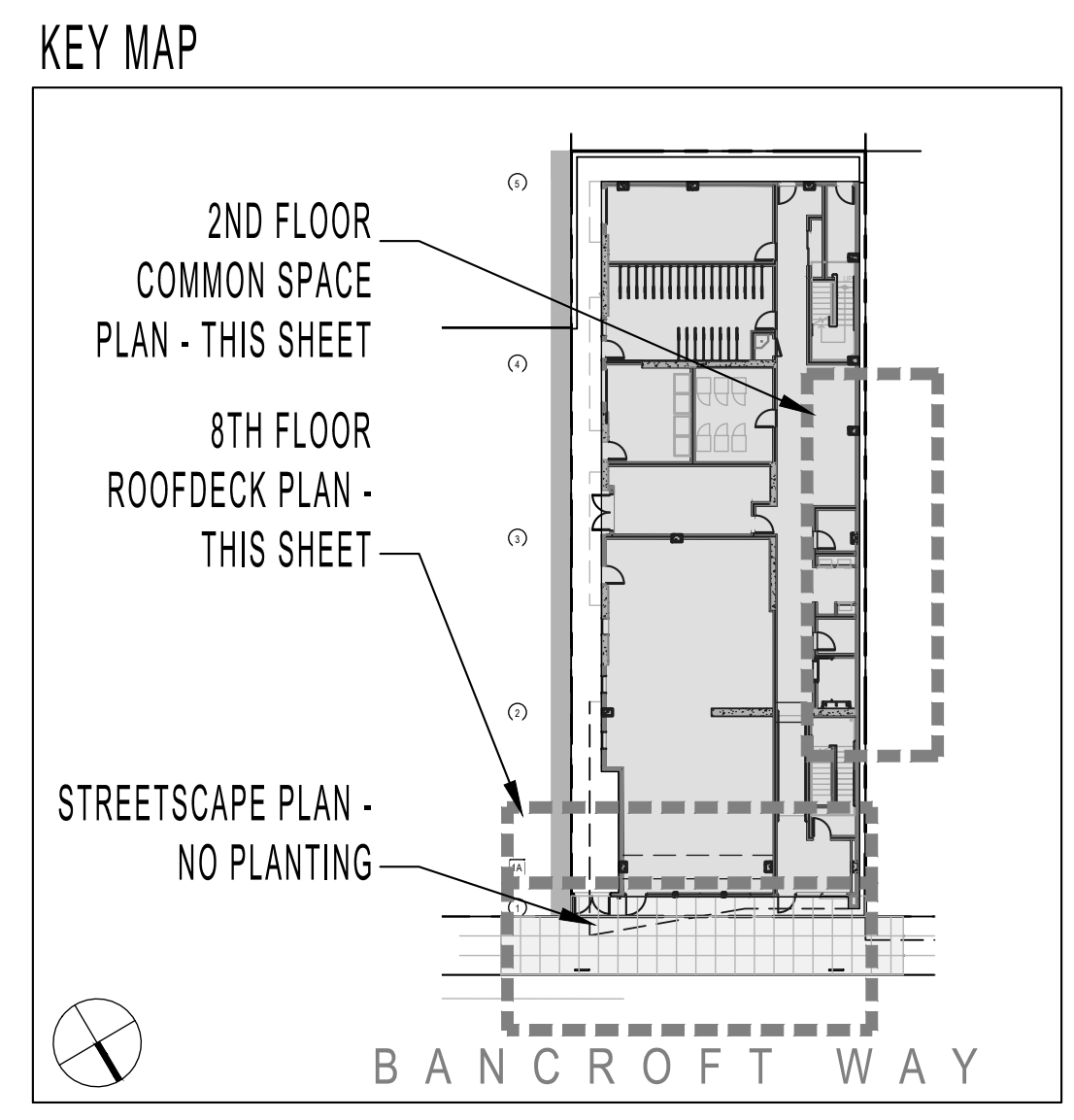
- NOTES**
- CONTRACTOR TO STAKE / MARK LOCATION OF ALL PLANTER POTS TO BE REVIEWED BY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
 - DRILL HOLE IN POT TO CLOSEST TOLERANCE OF PIPE - NO MORE THAN 1/4" GAP.
 - ROUGHEN PIPE AT PENETRATION WITH SANDPAPER SO WATERPROOF MATERIAL CAN ADHERE.
 - APPLY TREMCO "VULKEM" 250 G.C. (2) 80ML. COATS SHALL BE APPLIED THROUGHOUT INTERIOR OF POT. TREMCO SEALANTS AVAILABLE FROM: LOWRY'S INC. 800-252-2449.
 - PLANTER SOIL - "POTTING SOIL MIX" (AVAILABLE FROM TMT ENTERPRISES, INC. - CONTACT 408.432.9040. NO ON-SITE SOIL TO BE USED IN POTS.
 - NO FERTILIZER TABLETS TO BE USED WITH POTTING SOIL MIX.
 - CONTRACTOR PROVIDE CUT-SHEETS AND MATERIAL SAMPLES OF POTTERY, GRAVEL AND PLANT MATERIAL FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
 - CONTRACTOR TO COORDINATE WITH IRRIGATION AND DRAINAGE CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT, AS NECESSARY.

TYPICAL RAISED PLANTER 1

- NOTES**
- SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



8TH FLOOR ROOF DECK PLAN

2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023

REVISIONS

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| 3 | PLAN CHECK #1 | 04-10-2023 |
| 4 | PLAN CHECK #2 | 05-15-2023 |

PLANTING
PLAN & DETAILS

L-2.0



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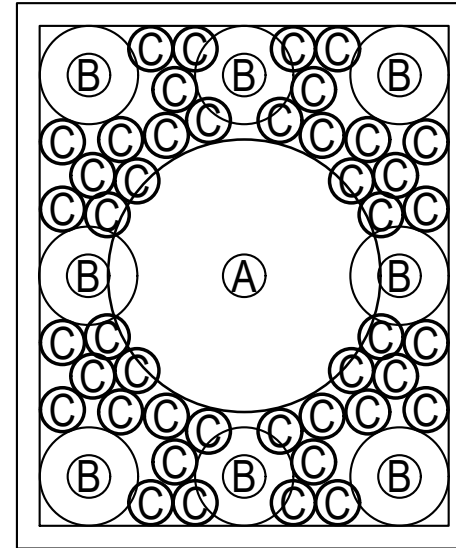
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NOTES

1. Confirm plant material / layout and quantities with Landscape Architect prior to ordering.
2. Any proposed substitutions are to be made in writing for review and approval prior to ordering.

PLANT SCHEDULE - 'PT-1A'

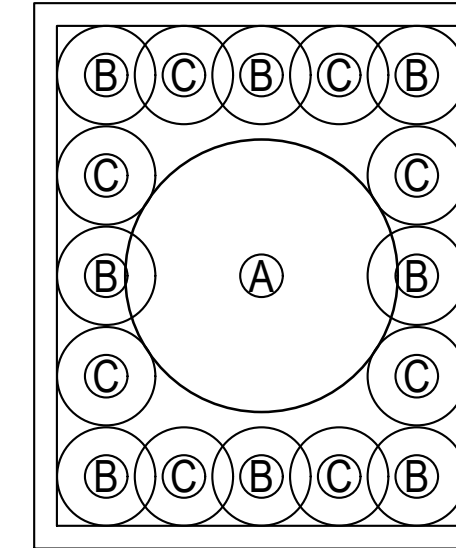
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|--|------------------------|---------|----------------|-----------|
| (A) | Citrus 'Improved Meyer' | Citrus - Lemon | #20/25 | 1 | MODERATE |
| (B) | Rosmarinus officinalis 'Huntington Carpet' | Cascading Rosemary | #1 | - | LOW |
| (C) | Fragaria var. 'TBD' | Everbearing Strawberry | 4" Pots | - | MODERATE |



PLAN - 'PT-1A'

PLANT SCHEDULE - PT1B

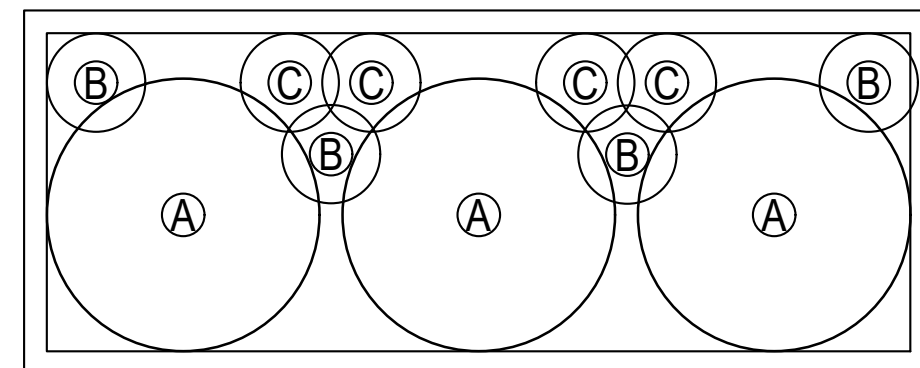
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|----------------------|--------------------|--------|----------------|-----------|
| (A) | Rhapis excelsa | Lady Palm | #20/25 | 1 | MODERATE |
| (B) | Liriope spicata | Creeping Lily Turf | #1 | - | LOW |
| (C) | Tradescantia pallida | Purple Heart | #1 | - | MODERATE |



PLAN - PT1B

PLANT SCHEDULE - 'PT-2'

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|---------------------------|-------------|--------|----------------|-----------|
| (A) | Chamaedorea seifrizii | Bamboo Palm | #20/25 | 1 | MODERATE |
| (B) | Polystichum polyblepharum | Tassel Fern | #1 | - | MODERATE |
| (C) | Geranium 'Rozanne' | Cranesbill | #1 | - | MODERATE |

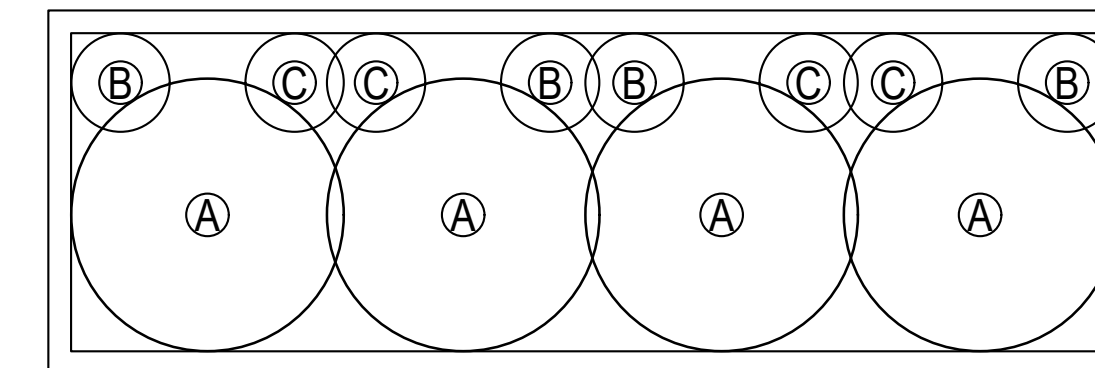


PLAN - 'PT-2'

VERTICAL SURFACE

PLANT SCHEDULE - 'PT-3'

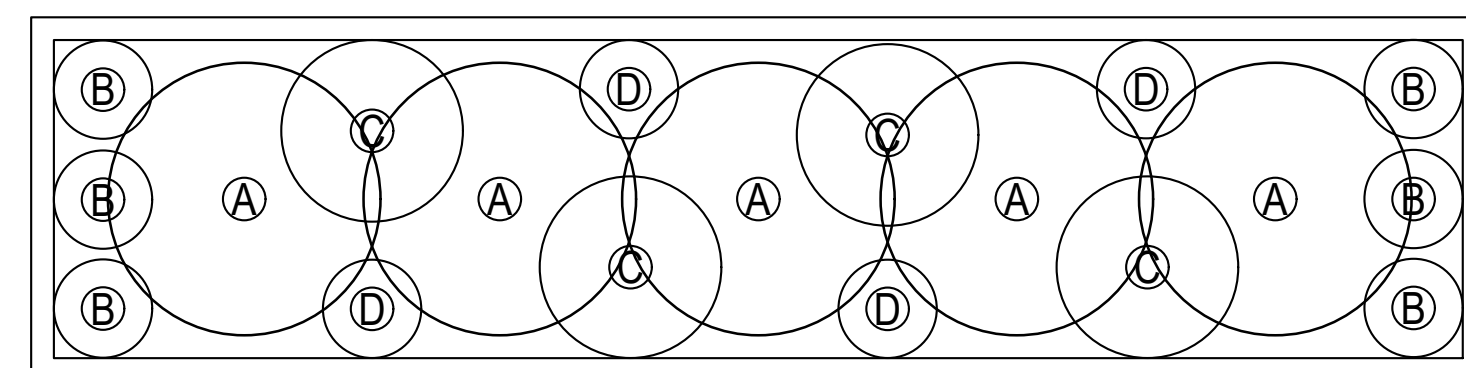
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|---------------------------|-------------|--------|----------------|-----------|
| (A) | Chamaedorea seifrizii | Bamboo Palm | #20/25 | 1 | MODERATE |
| (B) | Polystichum polyblepharum | Tassel Fern | #1 | - | MODERATE |
| (C) | Geranium 'Rozanne' | Cranesbill | #1 | - | MODERATE |



PLAN - 'PT-3'

PLANT SCHEDULE - 'PT-4'

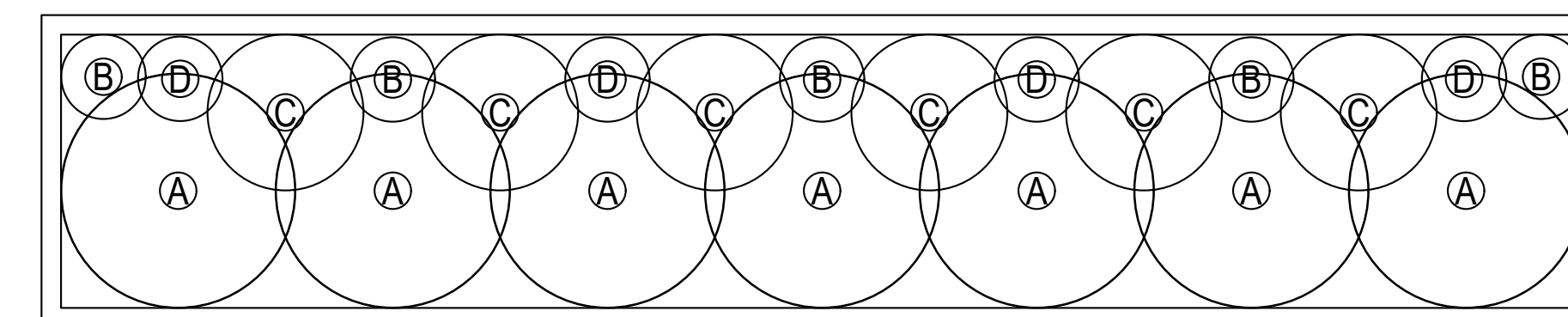
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|---------------------------|--------------------|--------|----------------|-----------|
| (A) | Chamaedorea seifrizii | Bamboo Palm | #20/25 | 5 | MODERATE |
| (B) | Polystichum polyblepharum | Tassel Fern | #1 | - | MODERATE |
| (C) | Woodwardia fimbriata* | Giant Chain Fern | #5 | - | MODERATE |
| (D) | Liriope spicata | Creeping Lily Turf | #1 | - | LOW |



PLAN - 'PT-4'

PLANT SCHEDULE - 'PT-5'

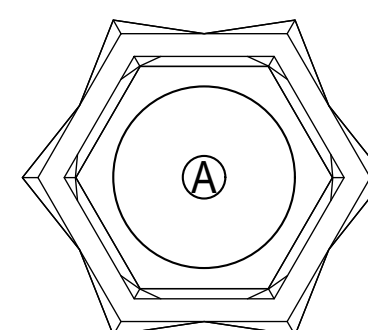
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|---------------------------|--------------------|--------|----------------|-----------|
| (A) | Chamaedorea seifrizii | Bamboo Palm | #20/25 | 5 | MODERATE |
| (B) | Polystichum polyblepharum | Tassel Fern | #1 | - | MODERATE |
| (C) | Woodwardia fimbriata* | Giant Chain Fern | #5 | - | MODERATE |
| (D) | Liriope spicata | Creeping Lily Turf | #1 | - | LOW |



VERTICAL SURFACE

PLANT SCHEDULE - 'PT-6'

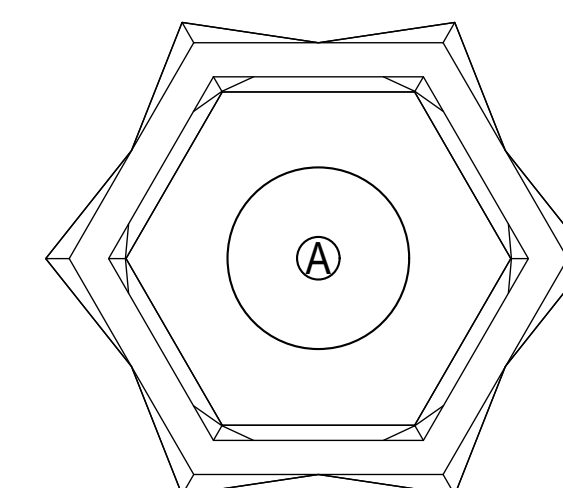
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|-----------------------|------------------|------|----------------|-----------|
| (A) | Woodwardia fimbriata* | Giant Chain Fern | #5 | 1 | MODERATE |



PLAN - 'PT-6'

PLANT SCHEDULE - 'PT-7'

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY (EACH POT) | WATER USE |
|--------|-----------------------|--------------|------|----------------|-----------|
| (A) | Philodendron 'Kanadu' | Philodendron | #5 | 1 | MODERATE |



PLAN - 'PT-7'

2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023

REVISIONS

| No. | Description | Date |
|-----|--------------------------|------------|
| 1 | 100% DD Set | 10-26-2022 |
| 2 | 90% CD's / Agency Review | 12-12-2022 |
| 3 | PLAN CHECK #1 | 04-10-2023 |
| 4 | PLAN CHECK #2 | 05-15-2023 |

PLANTER POT -
PLANTING LAYOUT

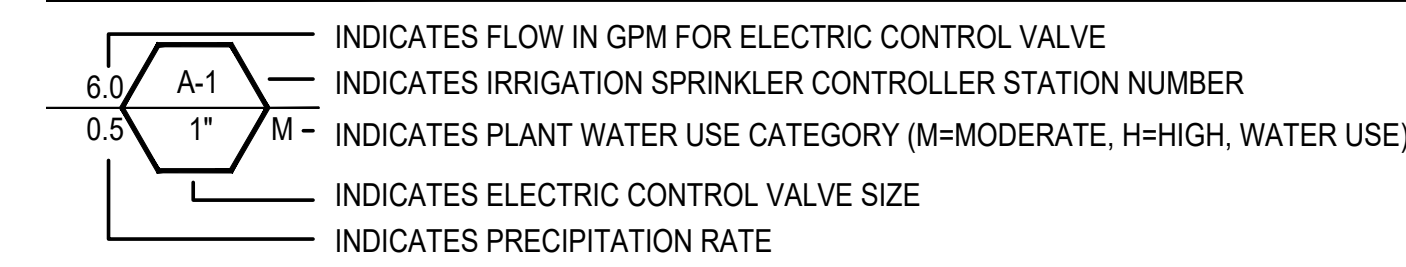
L-2.5

HYDROZONES - 2ND FLOOR COMMON SPACE

| SYMBOL | WATER-USE DESIGNATION | AREA | PLANTING & IRRIGATION TYPE |
|--------|-----------------------|-------|----------------------------|
| | MODERATE | 54 SF | PLANTER POTS - DRIP |

NOTES
 1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
 2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET

VALVE CALLOUT LEGEND



IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

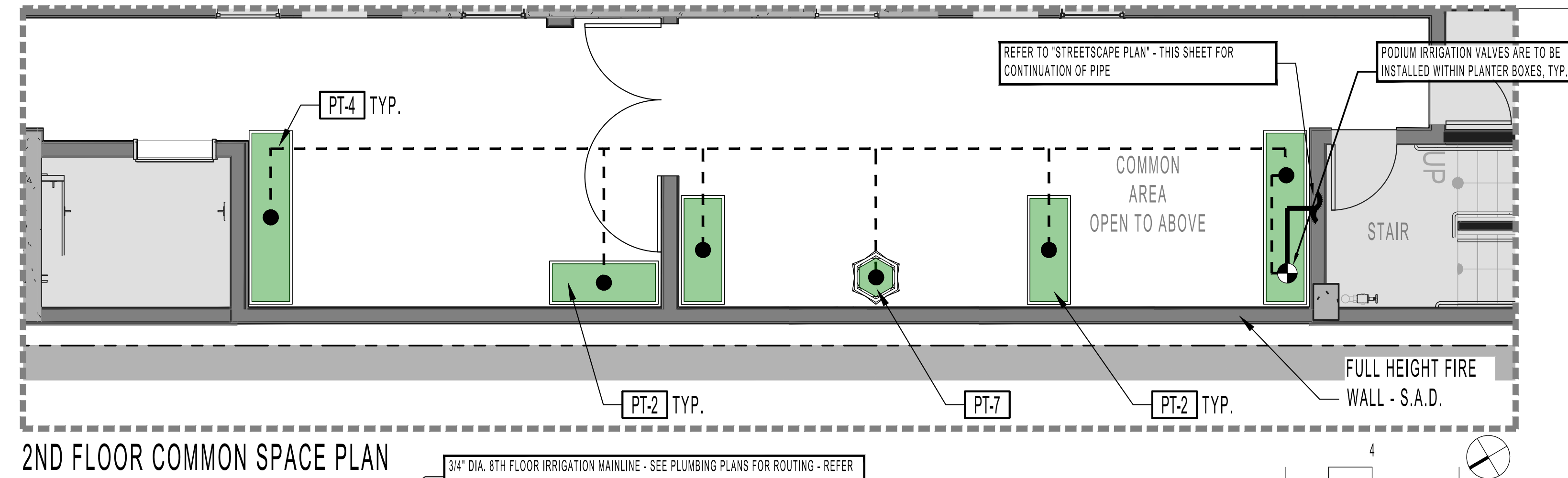
IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.
 PEAK IRRIGATION DEMAND: 6.1 G.P.M.
 SYSTEM DESIGN PRESSURE: 40 P.S.I.
 EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
 IRRIGATED AREA OF COVERAGE: 176 SF OVER ENTIRE SITE

IRRIGATION EQUIPMENT

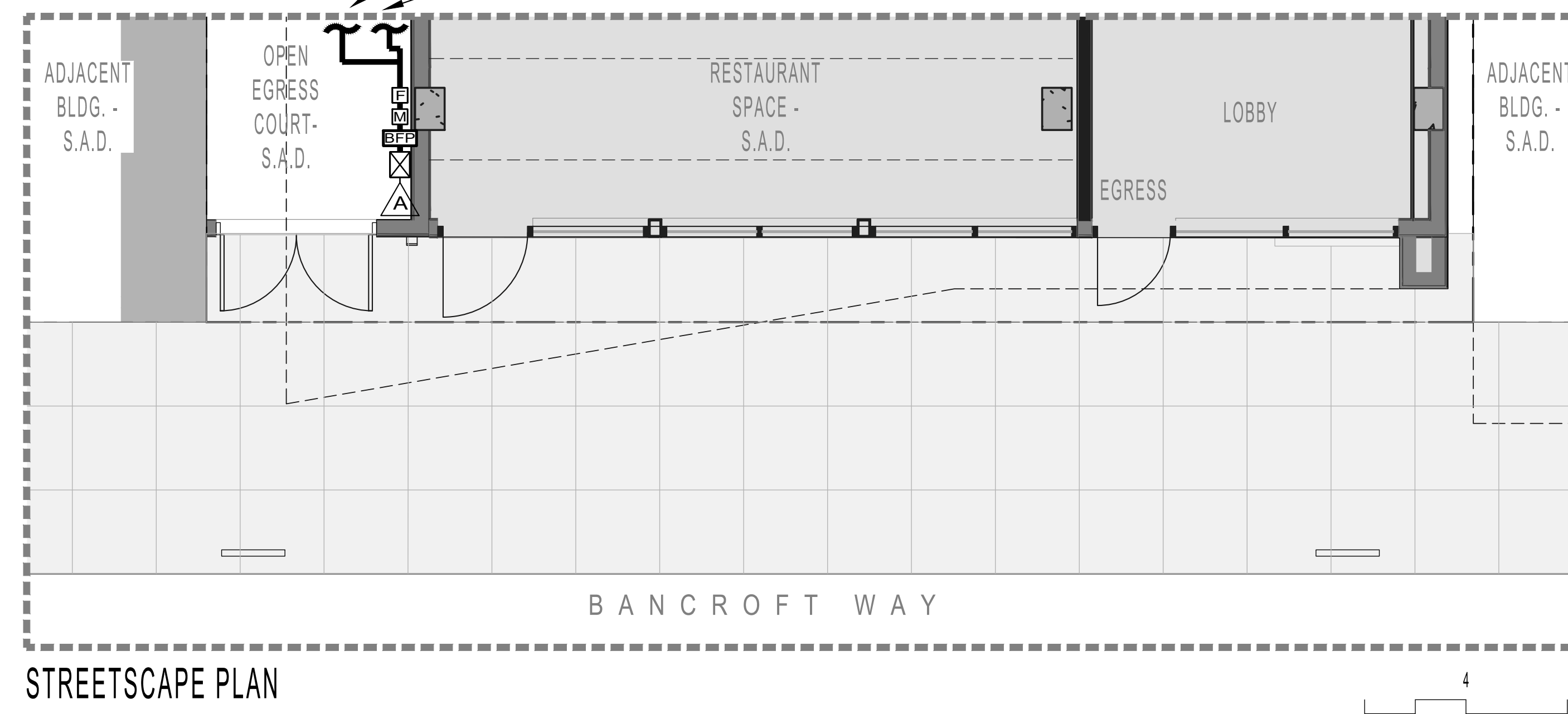
| ITEM | SYMBOL | DESCRIPTION | MANUFACTURER | MODEL NO. |
|---|--------|---|--------------|------------------------|
| IRRIGATION POINT-OF-CONNECTION | | REFER TO PLUMBING PLANS FOR LOCATION INFORMATION | | |
| IRRIGATION 'SMART' CONTROLLER | | IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR | HUNTER | HC HYDRAWISE WITH WIFI |
| FLOW METER | | HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE | HUNTER | HC FLOW METER |
| SOIL MOISTURE SENSOR | | SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER | HUNTER | SOIL-CLIK |
| RAIN MOISTURE SENSOR | | RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER | HUNTER | RAIN-CLIK |
| MASTER CONTROL VALVE | | MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR | SUPERIOR | |
| DRIP VALVE STATION | | DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER) | HUNTER | |
| QUICK COUPLING VALVE | | QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL | | |
| AIR RELIEF VALVE | | AIR RELIEF VALVE - THREADED - 1/2-INCH MPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE | | |
| BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY | | SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS | | |
| PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT | | DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR. | | |
| LATERAL LINE | | SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS | | |

IRRIGATION NOTES

- IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
- IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
- PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
- WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
- REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
- REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.

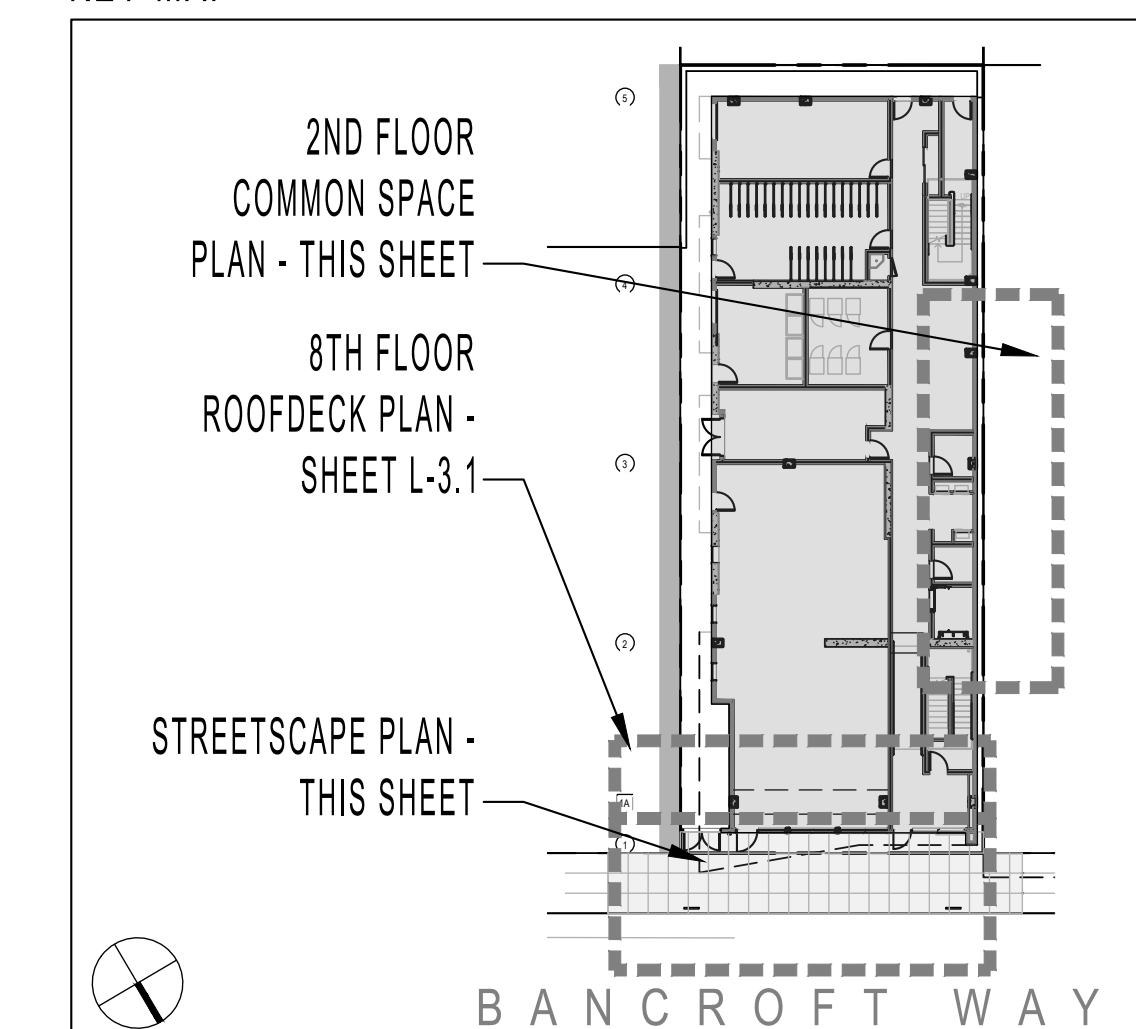


2ND FLOOR COMMON SPACE PLAN



STREETSCAPE PLAN

KEY MAP



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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2480 BANCROFT WAY
LANDSCAPE PLANS
 2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
 DATE 05-15-2023
 REVISIONS

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| 1 | 100% DD Set | 10-06-2022 |
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| 4 | PLAN CHECK #2 | 05-15-2023 |

IRRIGATION PLAN - STREET & 2ND LEVEL

L-3.0



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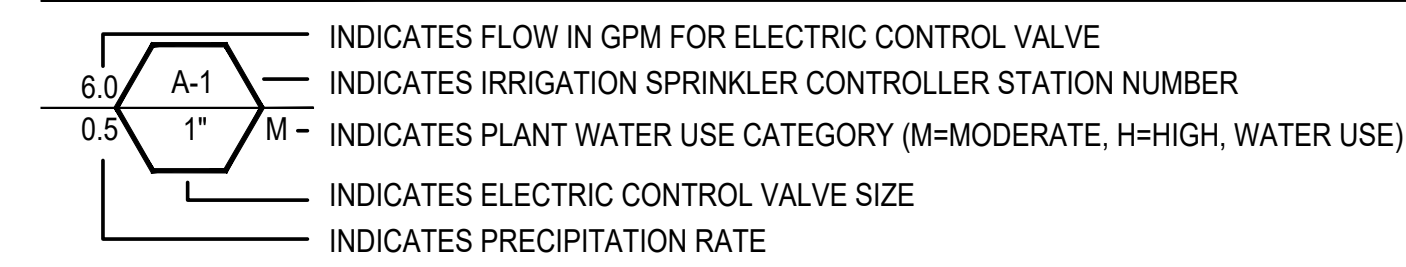
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HYDROZONES - 8TH FLOOR ROOF DECK

| SYMBOL | WATER-USE DESIGNATION | AREA | PLANTING & IRRIGATION TYPE |
|--------|-----------------------|--------|----------------------------|
| | MODERATE | 122 SF | PLANTER POTS - DRIP |

NOTES
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET

VALVE CALLOUT LEGEND



IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD), REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 6.1 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 176 SF OVER ENTIRE SITE

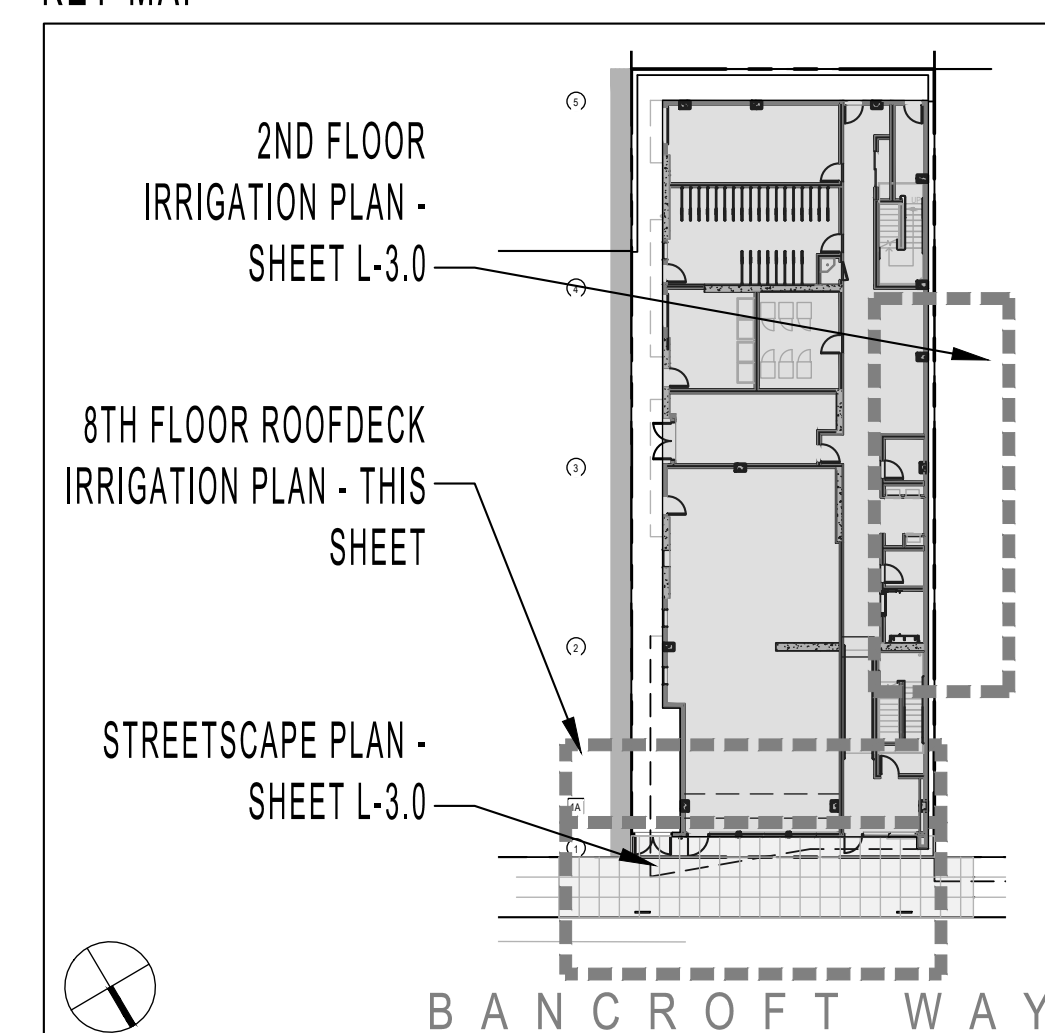
IRRIGATION EQUIPMENT

| ITEM | SYMBOL | DESCRIPTION | MANUFACTURER | MODEL NO. |
|---|--------|---|--------------|------------------------|
| IRRIGATION POINT-OF-CONNECTION | | REFER TO PLUMBING PLANS FOR LOCATION INFORMATION | | |
| IRRIGATION 'SMART' CONTROLLER | | IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR | HUNTER | HC HYDRAWISE WITH WIFI |
| FLOW METER | | HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE | HUNTER | HC FLOW METER |
| SOIL MOISTURE SENSOR | | SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER | HUNTER | SOIL-CLIK |
| RAIN MOISTURE SENSOR | | RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER | HUNTER | RAIN-CLIK |
| MASTER CONTROL VALVE | | MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR | SUPERIOR | |
| DRIP VALVE STATION | | DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER) | HUNTER | |
| QUICK COUPLING VALVE | | QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL | | |
| AIR RELIEF VALVE | | AIR RELIEF VALVE - THREADED - 1/2-INCH MPT - INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE | | |
| BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY | | SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS | | |
| PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT | | DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR. | | |
| LATERAL LINE | | SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS | | |

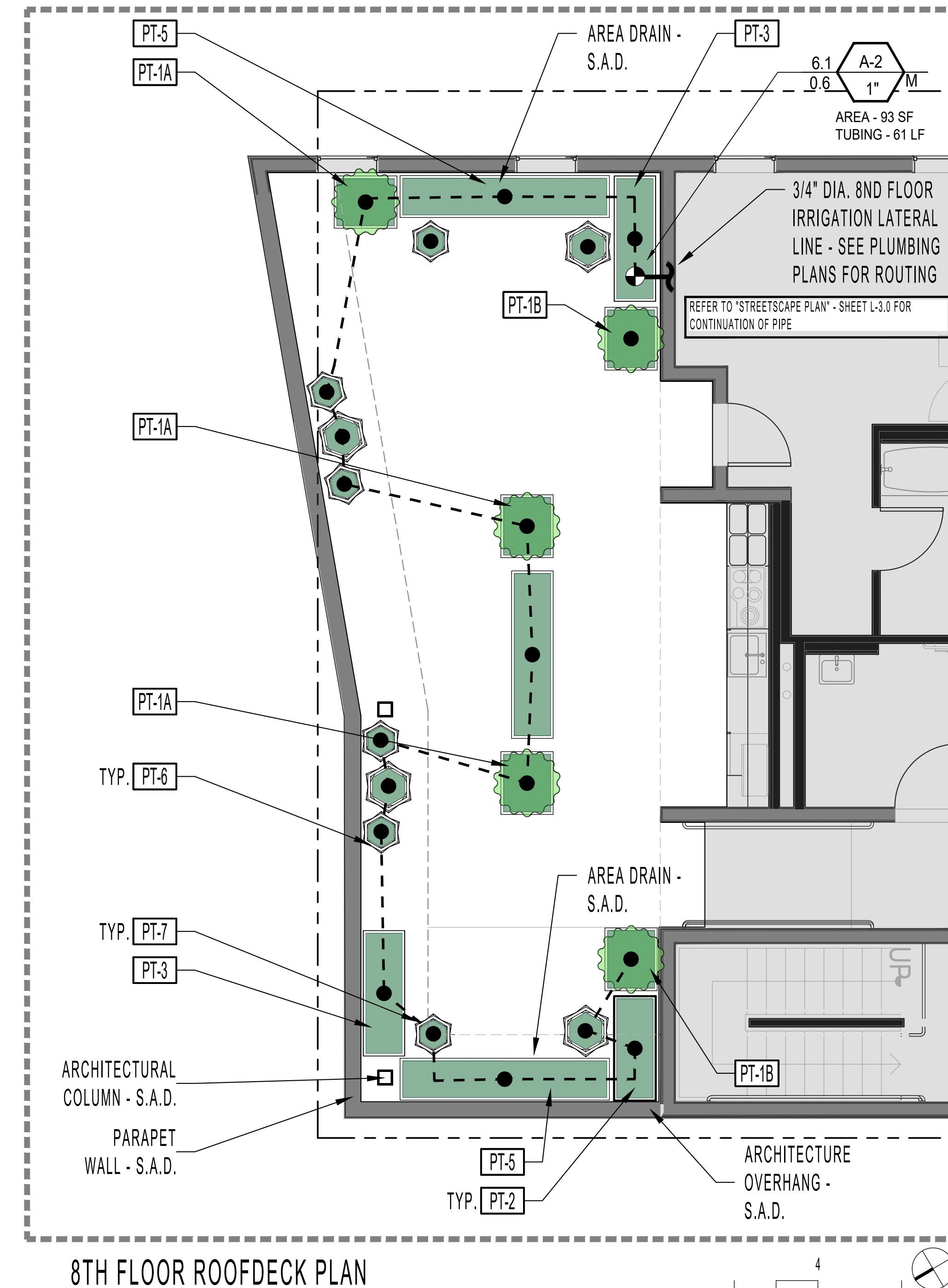
IRRIGATION NOTES

- IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
- IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
- PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
- WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
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KEY MAP



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL

2480 BANCROFT WAY
LANDSCAPE PLANS
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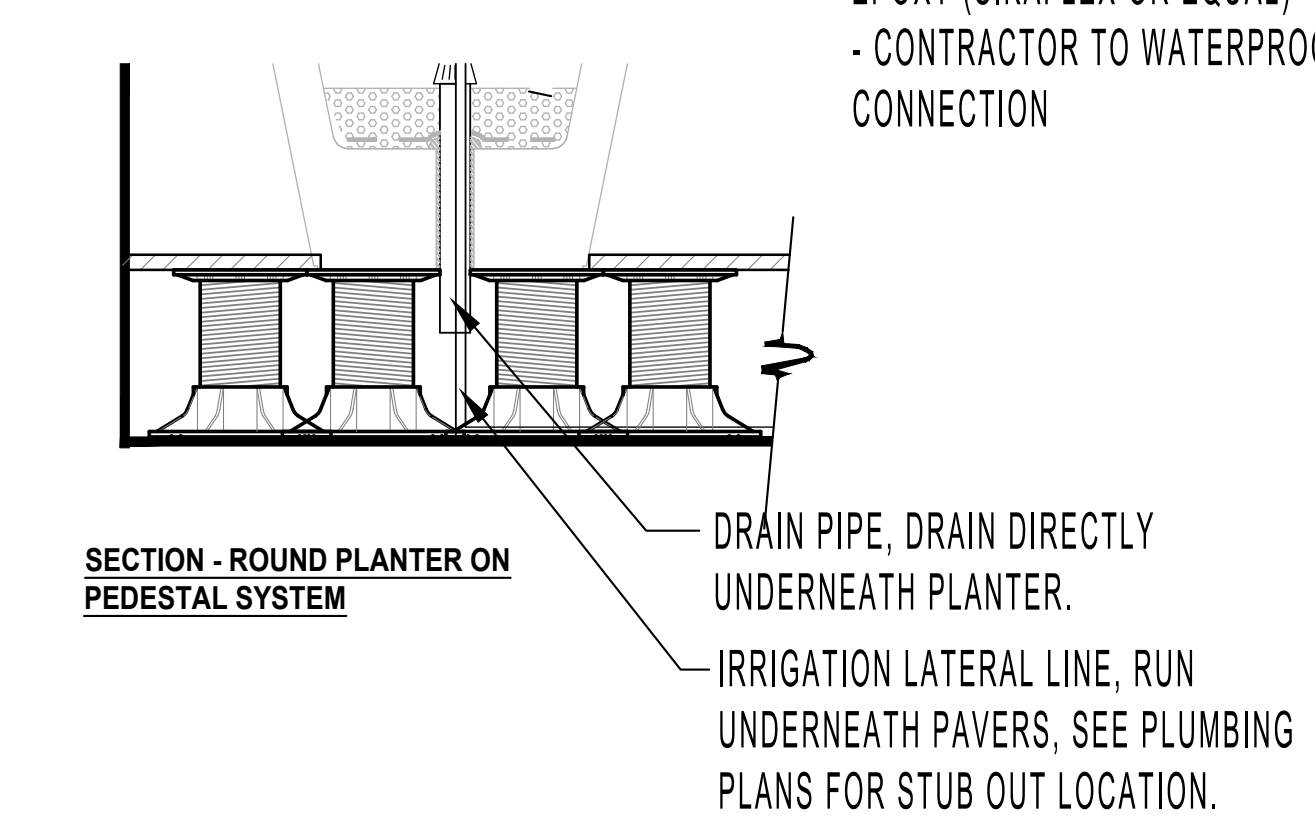
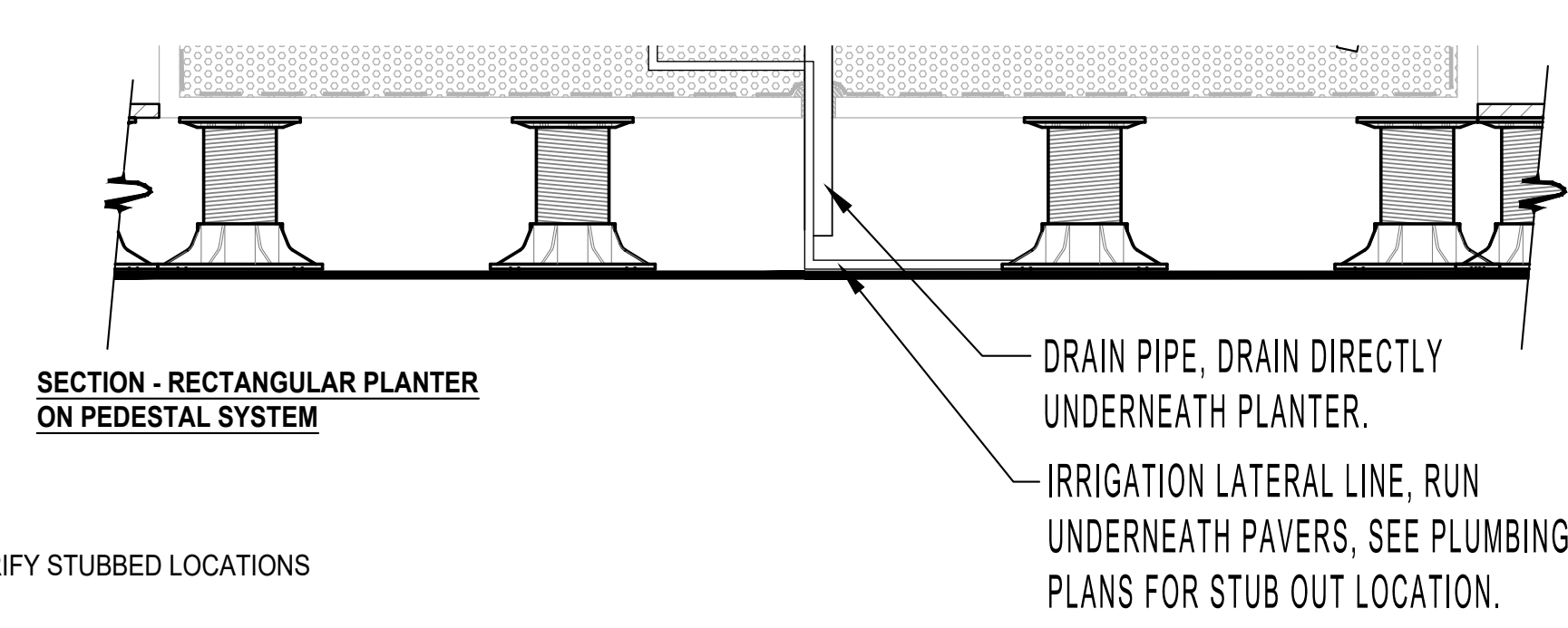
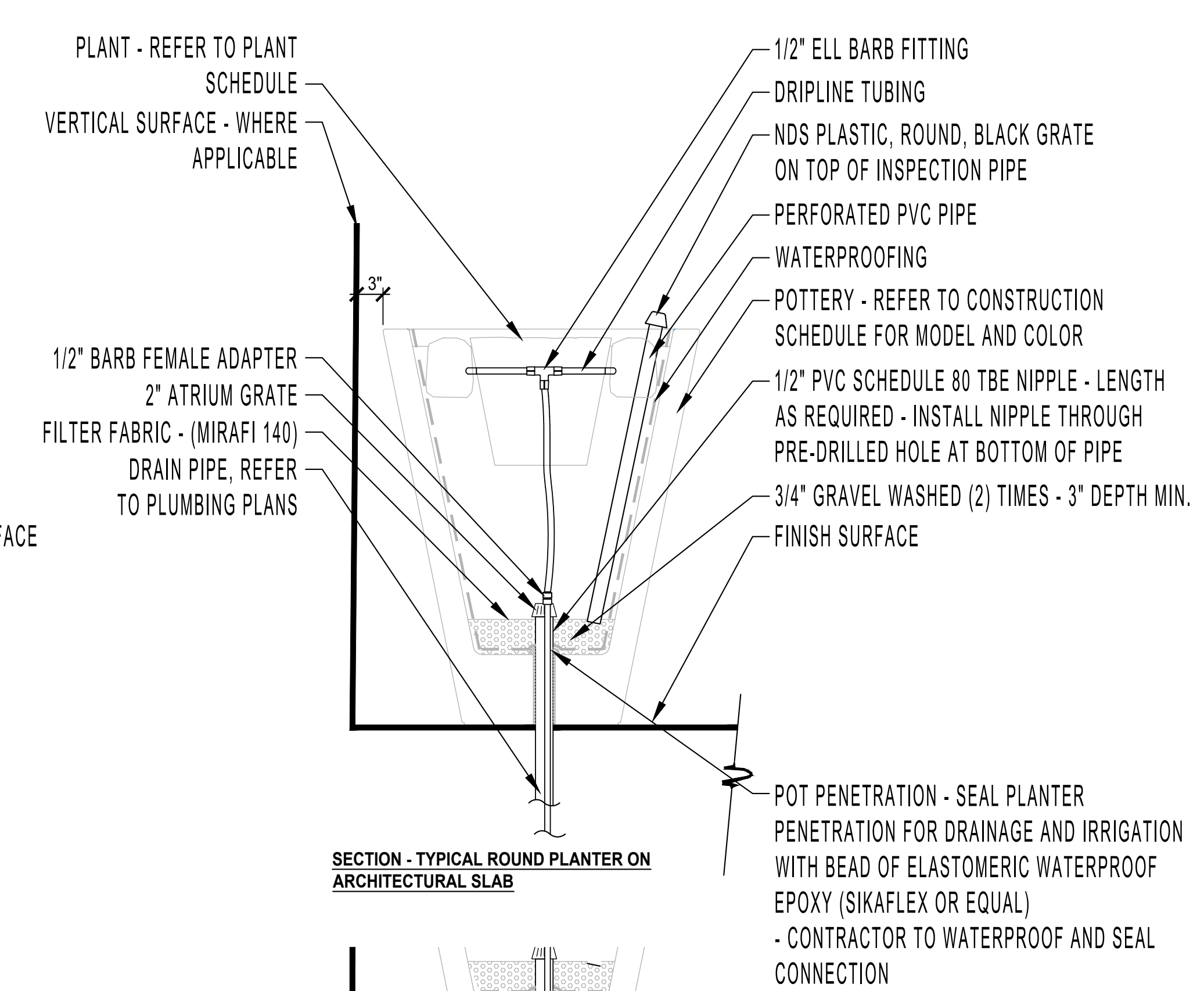
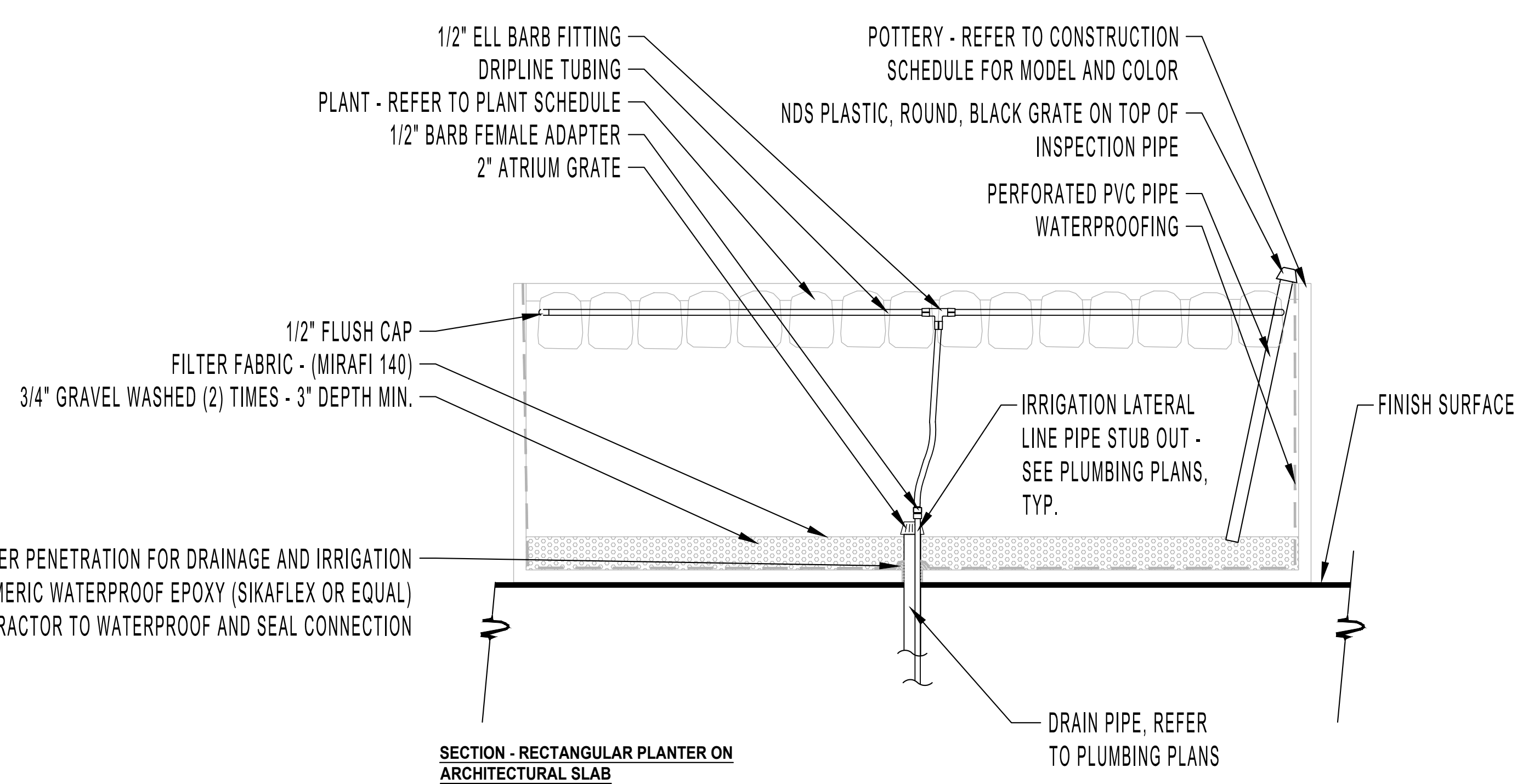
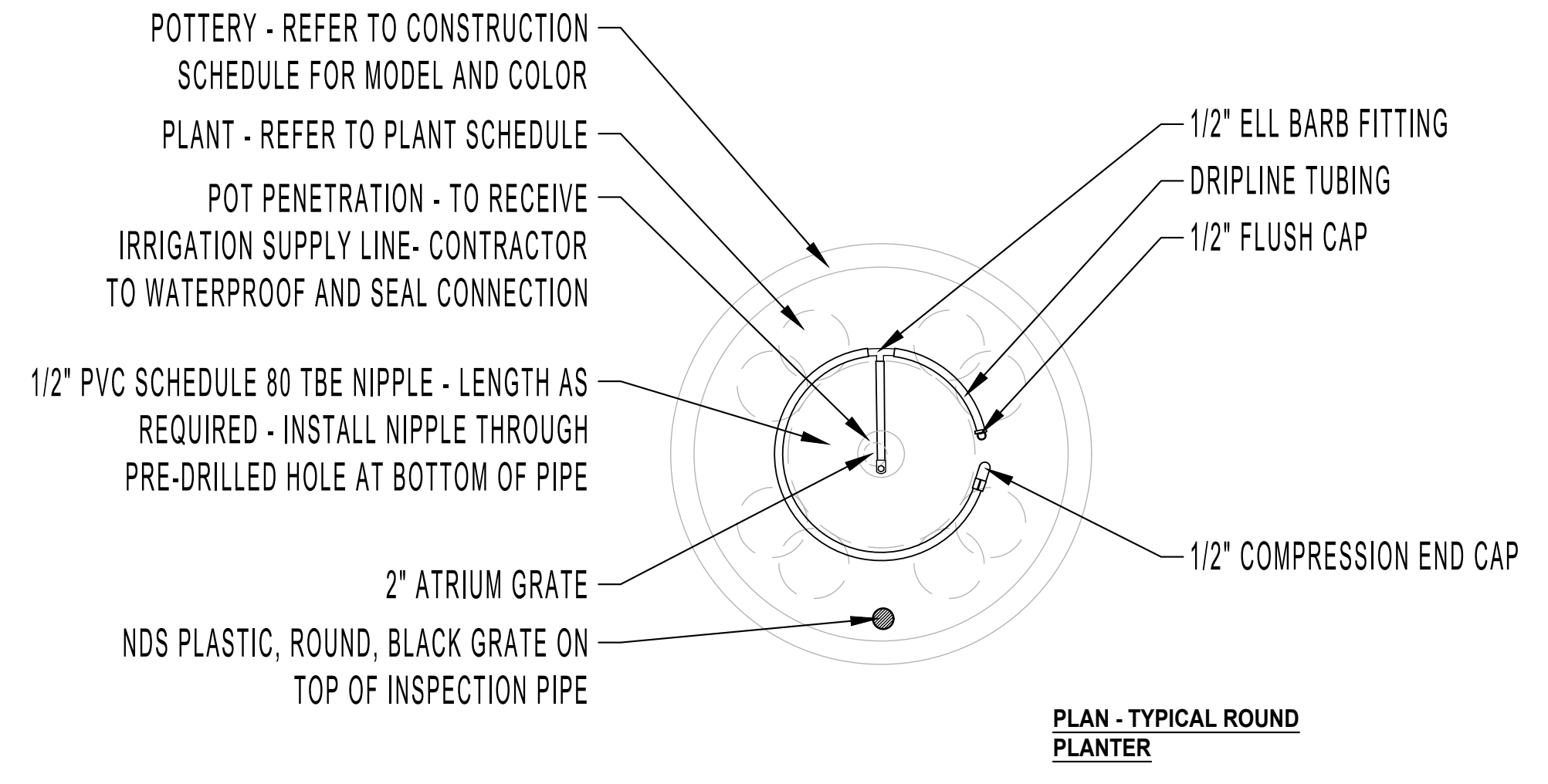
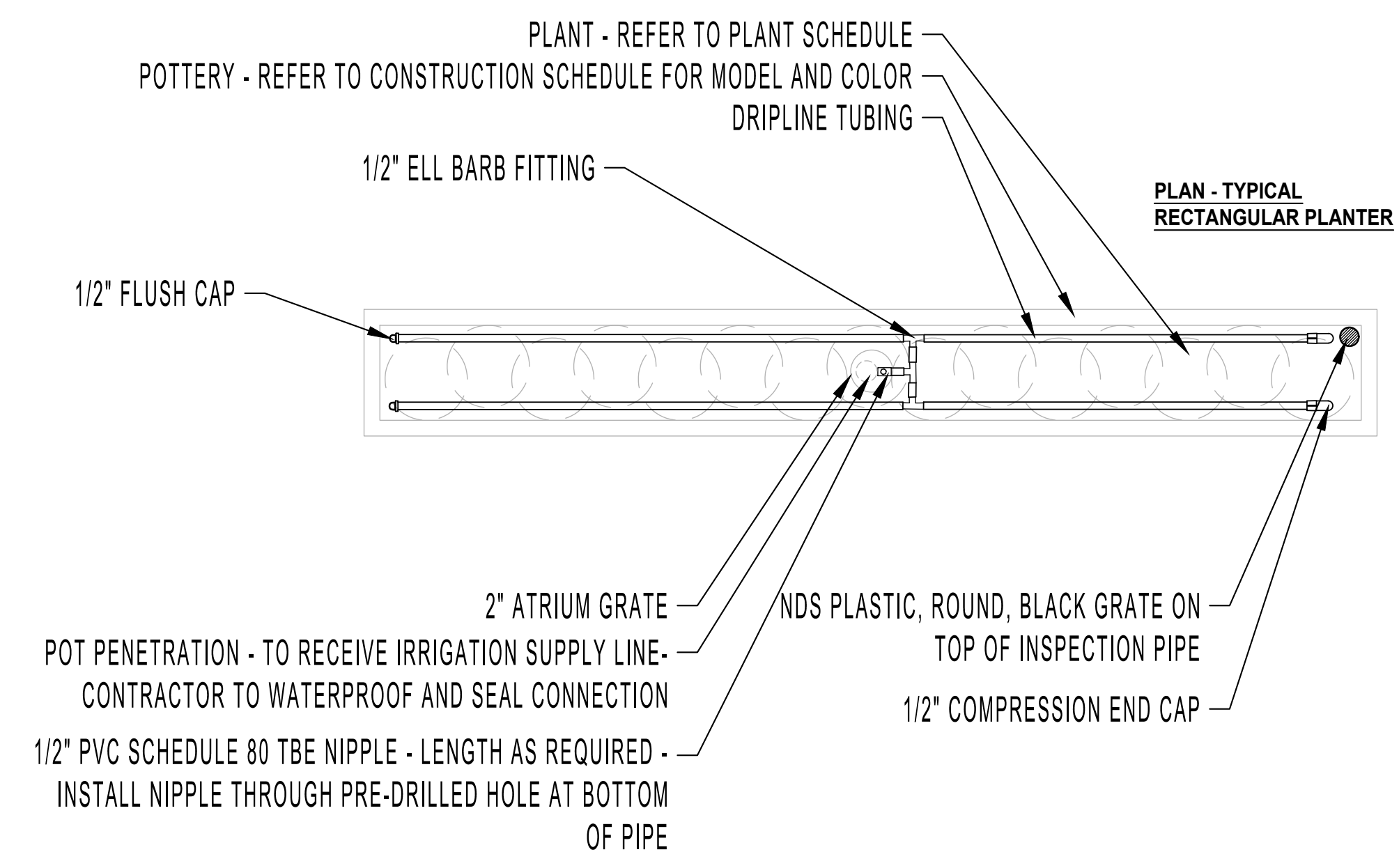
IRRIGATION PLAN - 8TH FLOOR ROOF DECK

L-3.1



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- NOTES**
1. CONTRACTOR TO COORDINATE IRRIGATION WITH DRAINAGE AND PLUMBING CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT AS NECESSARY.
 2. CONTRACTOR SHALL COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO CONSTRUCTION.
 3. COORDINATE THE WATER SUPPLY LINE STUB OUT LOCATIONS WITH THE INSTALLATION OF PLANTER POTS.

2480 BANCROFT WAY
 LANDSCAPE PLANS
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IRRIGATION DETAILS

2480 Bancroft Way, Berkeley CA 94704

Applicant Statement

May 31, 2023

Project Overview

Studio KDA is pleased to present this application for a new 8-story multi-family mixed-use building at 2480 Bancroft Way (55-1878-22), near the intersection of Telegraph Avenue. The project site is within the C-T zone which allows Mixed-Use developments as a permitted use (UP{PH}). The proposed project consists of 28 apartment units aimed at students on floors 2 – 8 and a new restaurant serving beer&wine at the ground floor.



The site is currently occupied by a vacant, 1 story (plus storage mezzanine) ±13,000 SF commercial building. The site's redevelopment will include the demolition of the existing building to allow development of the new 8 story, 37,492 SF multi-family mixed-use building. We propose a ±2,000 SF retail space at the ground floor with 28 residential units ranging from 1 to 6 bedrooms. The building has a ~3 foot ground floor setback at the majority of the street frontage, a 5 foot setback from the east (side) and south (rear) property lines, and an ±10" setback from the west (side) property line.

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Applicant Statement
February 8, 2023
Page 2 of 5

Zoning Information

Within the C-T zone, BMC Section 23.204.110(D)(4) Development Standards allow a building height of 75 feet and an FAR of 6.0 with a Use Permit upon finding that the project will not result in a significant reduction in sunlight on Telegraph Avenue sidewalks. See sheets G020 – G022 for a study of the shadow impacts of the proposed project.

A Density Bonus is being requested for the project. Please refer to the Housing Affordability Act and Density Bonus Section of this applicant statement and the Density Bonus Statement for additional information.

The ground floor will include the restaurant space as well as a residential lobby, interior bike storage for 52 bicycles, laundry room, and utility spaces accessed from a side-yard alley which is hidden behind the building facade. (4) short term bicycle spaces are provided along the repaved street frontage. No automobile parking is required nor provided in this project.

The 28 residential units are a mix of 1, 4, 5 and 6 bedroom units, consisting 123 bedrooms. All units have access to shared outdoor spaces at the 2nd and 8th levels and (5) units have private balconies facing the University. All units are accessed via an exterior corridor which will provide front door bay views on upper floors. All bedrooms are designed for single-occupancy, providing private sleeping and study quarters for all residents.

Project Benefits

The proposed project provides much needed housing in the C-T zone directly adjacent to the University. The project location, only a few blocks from the Downtown Berkeley Bart station and directly on a major bus route, is in an ideal location for student housing. The mixture of multi-bedroom units will provide much needed housing options for residents. The building proposes an unbroken façade across the entire street frontage, consistent with adjacent properties – set back only enough to accommodate out-swinging egress doors.

We believe this high-quality infill project strengthens the neighborhood and C-T zone by continuing to provide ground floor commercial space near Shattuck Avenue while increasing housing density within biking and walking distance to local businesses, the UC Campus and the Downtown Berkeley BART station 0.6 miles away.

Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed project will be all electric, with no reliance upon natural gas infrastructure in compliance with BMC Chapter 12.80. The project is providing ~ 780s.f. of Solar PV arrays at the roof level – equal to ~19.6% of the available solar roof area. The project will comply with Berkeley Green Code, BMC Chapter 19.37 as applicable for reduction in cement use and construction waste management.

Housing Accountability Act and State Density Bonus

The proposed mixed-use development square footage comprises more than 2/3 residential use and as such, per Government Code section 65589.5(h)(2) qualifies as a “housing development project” and is subject to the provisions of the Housing Accountability Act.

Per CoB HAA & Density Bonus Memo, dated 8/2/2021, the *base project* for the purposes of determining a Density Bonus, is assumed to be granted all discretionary use permits, including the finding that the base project will not result in a significant shadow on Telegraph Avenue, allowing for buildings up to 75 feet tall (no restriction on the number of stories). The *base project* consists of 7 stories, 25 units, and 30,714 s.f. of residential square footage, and is similar to the proposed project. See Diagrams on Sheet G031 for more detail.

The proposed development will include (2) Very Low Income units to qualify for a 20% Density Bonus. We will claim a waiver for building height and request a concession for the art allocation site requirement. Proposed project is fully compliant outside the building height.

Required Use Permit Findings

Section 23.326.070(D)

A Use Permit or an AUP for demolition of a non-residential building or structure may be approved only if the ZAB or the Zoning Officer finds that:

1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and

The demolition will lead to a material benefit to the commercial needs and public interest by providing new, high-quality restaurant space while also adding 28 residential units.

2. The Demolition

- a. Is required to allow a proposed new building or other proposed new use;

The demolition is required to allow a proposed new mixed use development.

Section 23.240.110(D)(4)

The ZAB may allow the increased height and FAR with a Use Permit upon finding that the project will not result in a significant reduction in sunlight on Telegraph Avenue sidewalks:

This mixed-use project will not result in significant reduction in sunlight on Telegraph Avenue Sidewalks. See Shadow studies, Sheets G-20 – G-22 for detail.

Section 23.304.030(C)(2)(b)

For lots in a Commercial District that abut or confront one or more lots in a Residential District, the Zoning Adjustments Board (ZAB) may approve a Use Permit to allow setbacks smaller than required in Table 23.304-3 upon finding that the reduced setback would provide greater privacy or improved amenities to a lot in the Residential District. (Ord. 7835-NS §§ 6, 8, 2022; Ord. 7787-NS § 2 (Exh. A), 2021)

Reduced setbacks would provide improved amenities to a lot in the residential district across the street by providing adequate density to justify the proposed project and its ground-floor public facing amenities. A reduction in setbacks is also required to continue the unbroken storefront façade that is desired in the C-T district goals.

Section 23.240.110(E)

To approve an AUP or Use Permit for a project in the C-T district, the review authority must make the findings in Section 23.406.040 (Use Permits) and find that the proposed use or structure:

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1. Is compatible with the purposes of the district;

This mixed-use project is aligned with the Purpose of the C-T district. It is an accessible project aimed at serving the university population by providing new, high-quality housing and commercial space that aims to take advantage of transit serving the area and not create additional traffic.

2. Encourages and maintains the present street frontage of the district;

The building presents a uninterrupted façade at ground level – similar to the existing except pushed back by ~36” in order to accommodate building-code required out-swinging egress doors.

3. Does not interfere with the continuity of retail or compatible service facilities at the ground level;

Will reinforce the continuous building presence and continuity of public facing businesses.

4. Does not interrupt a continuous wall of building facades;

Proposed project is continuous at its ground floor façade.

5. Is compatible in design and character with the district and the adjacent residential neighborhoods;

Proposed project reacts to adjacent context at ground floor by keeping an uninterrupted storefront façade. The proposed development builds on the context of the adjacent building’s horizontal emphasis (see strips connecting windows at the Fall Rush building), the angular forms of Eshleman Hall across the street, and the bright accents of color present at Stiles Hall on the corner of Bancroft and Dana.

6. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; and

Proposed project hopes to serve local residents and to fit into the pedestrian fueled Telegraph district. See traffic impact memo from Fehr and Peers for detailed assessment.

7. Complies with the Southside Plan’s adopted Mitigation Monitoring Program (MMP). (Ord. 7810-NS § 6, 2022; Ord. 7787-NS § 2 (Exh. A), 2021)

Proposed project complies with all city ordinances save building height, which is exempted based on a wavier from a Density Bonus

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Section 23.406.040(E) Findings for Approval

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

The project will be a boon to the neighborhood by providing much needed housing units and a new restaurant space that is being built to rent (owners are putting in extra expense so that they are more likely to entice a restaurant tenant to serve the community.

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

The project will be a boon to the neighborhood by providing much needed housing units and a new restaurant space that is being built to rent (owners are putting in extra expense so that they are more likely to entice a restaurant tenant to serve the community.

Project Team

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