

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 Commission Decision
DECEMBER 7, 2023

2065 Kittredge Street - Shattuck Hotel

FINAL DESIGN REVIEW

Design Review #DRCF2023-0002 for new residential development adjacent to the Landmark Shattuck Hotel. Project comprises 188 residential units within an eight-story (87-ft.) building, with a total of 3,625 sq. ft. of retail space, and a publicly-accessible mid-block courtyard on Kittredge Street and corner courtyard on Allston Way.

I. Application Basics

A. Parties Involved

- Applicant & Property Owner Representative:
William Shrader, Contact
CA Student Living Berkeley, LLC
Chicago, IL
- Project Architect: Niles Bolton Associates
3060 Peachtree Road, Northwest; Suite 600
Atlanta, GA
- Historical Resource Consultant:
Caitlin Hibma, Architectural Historian
Left Coast Architectural History
Richmond, CA

- B. Recommendation:** Hold a public hearing; take favorable action and provide direction as needed.

II. Introduction

This project is located on the east side of Harold Way, between Allston Way and Kittredge Street. This parcel is located in the C-DMU Commercial-Downtown Mixed-Use district, in the Core Area.

The project was referred to the Design Review Committee for comments on April 21, 2022. At the August 2022 Landmarks Preservation Commission meeting, the Commission approved the Structural Alteration Permit (#LMSAP2021-0004) for this project, adopted the Addendum to the Final Environmental Impact Report (EIR) for the 2211 Harold Way Mixed Use Project, which was previously certified by ZAB, and incorporated the Mitigation Monitoring plan within their Findings and Conditions for Structural Alteration Permit (SAP) approval. The Conditions of Approval that are design-related are listed further below for your reference; see Section V-A.

On October 11, 2022, the Zoning Adjustments Board (ZAB) approved the Use Permit for this project. The approval was appealed to City Council, who voted on January 31, 2023 to uphold ZAB's decision and the applicant was granted their User Permit.

Tonight, this project returns to the LPC for Final Design Review approval, in accordance with BMC Section 23E.12.020 of the Zoning ordinance (*Responsibility for Design Review*). The Commission must review and approve the final details of the project design, such as the materials & colors, landscape plan, signage and building details.

III. Project Description

This project proposes an eight-story mixed-use building consisting of 188 dwelling units. These units are a mix of studios, one bedroom, two-bedroom, three-bedroom and live/work units, ranging in size from 385 sq. ft. to 1,374 sq. ft. There are 43 parking spaces proposed in an underground parking level. Ground floor commercial space is located directly behind publicly-accessible open space at the corner of Harold and Allston Ways. The main residential entrance is located mid-block on Kittredge Street across from the City Landmark Berkeley Library and is behind a publicly-accessible landscaped entrance courtyard.

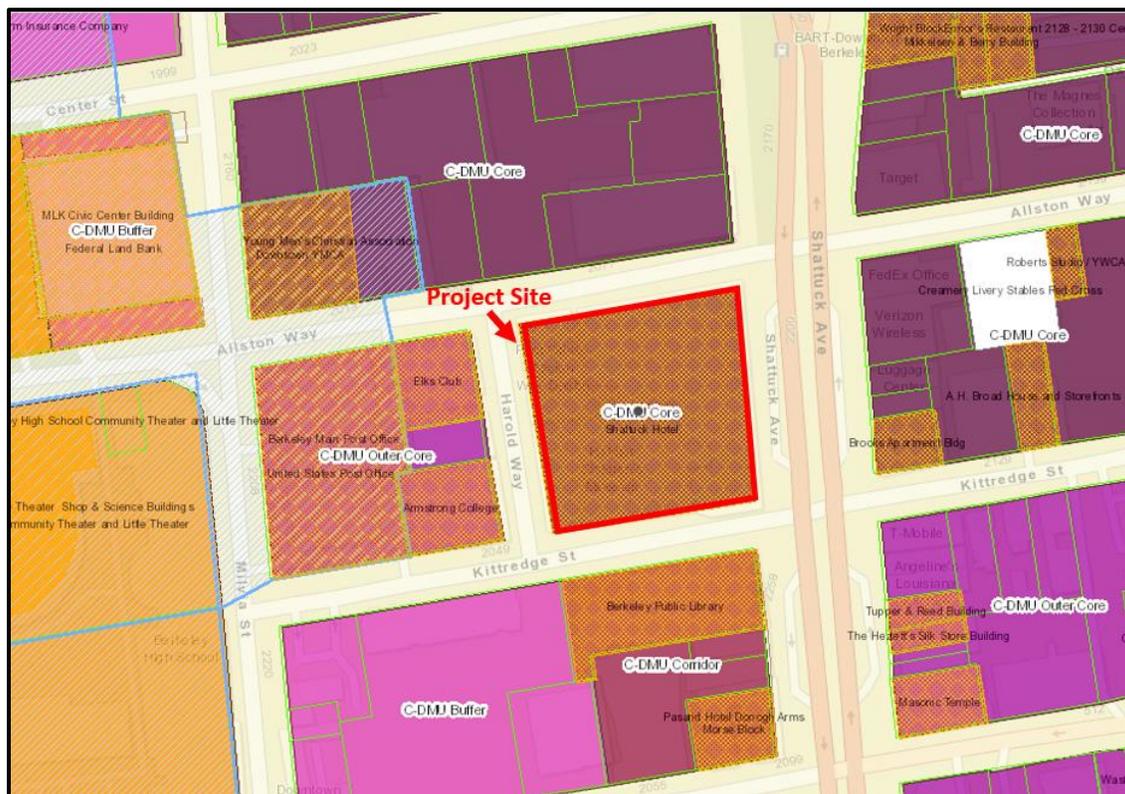
IV. Project Setting

Neighborhood/Area Description:

This site is located in the core area of the Commercial-Downtown Mixed Use (C-DMU) district. The project has Hotel Shattuck to the east on the same parcel,

Dharma College and bookstore to the west across Harold Way, Allston Garage to the north across Allston Way, and Berkeley Library to the south of the project across Kittredge Way. This site is in the Shattuck Avenue Historic Context Survey Area.

Figure 1: Vicinity Map highlighting nearby City Landmarks



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

V. Issues and Analysis

A. Consistency with Structural Alteration Permit & Use Permit Consistency Specific Design Conditions

This Final Design Review application submittal and the project plans are generally consistent with the approved Use Permit entitlement and Structural Alteration Permit project design. However, the SAP included Conditions of Approval (COA) that require action prior to Final Design Review, see below.

SAP COA #2: Final Design Review. Pursuant to BMC Section 23.406.070, prior to submittal of any building permit for this project, the project proponent shall obtain Final Design Review approval from the Landmarks Preservation Commission. Prior to FDR consideration, the project proponent shall make the following improvements subject to Commission approval:

- a) Enlarge and further refine the commercial tenant space at the corner of Kittredge Street and Harold Way.
- b) Further refine the public open space areas.
- c) Establish internal access between the bicycle parking area and the residential entry.

SAP COA #6: Signage program. For Final Design Review, the project proponent shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted.

SAP COA #7: Landscape & Irrigation. For Final Design Review, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings. Further, the plans shall include irrigation for all landscaped areas.

SAP COA #8: Exterior lighting detail. For Final Design Review, the project proponent shall submit lighting details showing all proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

B. Current Submittal Package – changes since SAP approval

As directed by LPC, the applicant has revised the proposed project design to enlarge the commercial tenant space on the corner of Kittredge Street and Harold Way, and

improved the ground floor circulation with an internal connection between the bicycle parking room and the residential space.

1. Applicant has removed one 1-bedroom unit and converted two 1-bedroom units into a 2-bedroom unit to allow for more square footage for the ground floor commercial space at the corner of Harold Way and Kittredge.
2. Ground floor circulation has been revised to include an internal connection to the bicycle space via a corridor between the study lounge and the trash room. Access is also provided through the trash room.

The applicant will deliver more information about the refinements to the landscape plan during their presentation to LPC.

C. Discussion Topics

The Commission must review and approve the final details of the project design, including the building materials & colors, landscape plan, signage and building details. Some Discussion Topics are highlighted in the Table, below.

Table 1. Final Design Review (FDR) Discussion Topics

FDR Review Topics	Project Plans
Building Details	A3-501 to 503
Windows - styles	A3-402
Windows - recesses	1/A3-501
Fixtures	A3-402 A3-001 to 004
Color & Materials	A3-305
Landscape	L0-L3
Signage	A3-305
	A3-401 to 403

VI. Recommendation

Staff recommends that the LPC discuss the above issues and approve Final Design Review with direction for the applicant to follow-up with Staff as the LPC determines necessary.

Attachments:

1. Project Plans, received November 28, 2023

Staff Planner: Desiree Dougherty, DDougherty@cityofberkeley.info, (510) 981-7410

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

ARTICLE STUDENT LIVING



SHEET LIST

ITEM 6 - ATTACHMENT 1
LPC - 2023-12-07

- A0-000 COVER SHEET
- A0-006 ZONING AND CODE INFO

- A1-000 SITE PLAN
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF

- A3-001 ELEVATIONS- WEST (HAROLD WAY)
- A3-002 ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-101 BUILDING SECTION
- A3-102 BUILDING SECTION
- A3-201 PERSPECTIVES
- A3-202 PERSPECTIVES
- A3-203 PERSPECTIVES
- A3-204 PERSPECTIVES
- A3-305 MATERIAL BOARDS
- A3-401 SIGNAGE- WEST (HAROLD WAY)
- A3-402 SIGNAGE- SOUTH (KITTREDGE ST.)
- A3-403 SIGNAGE- NORTH (ALLSTON WAY)
- A3-501 WALL SECTIONS
- A3-502 DETAILS
- A3-503 DETAILS

- L0 TREE REMOVAL PLAN
- L1 GROUND LEVEL PRELIMINARY LANDSCAPE PLAN
- L2 EIGHTH FLOOR PRELIMINARY LANDSCAPE PLAN
- L3 RECOMMENDED PLANT LIST, SITE AMENITY IMAGES
- L4 GROUND LEVEL PRELIMINARY IRRIGATION PLAN
- L5 EIGHTH FLOOR PRELIMINARY IRRIGATION PLAN
- L6 IRRIGATION NOTES AND DETAILS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
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F	SAP	12/22/21
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N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
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 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022
- 05-10-22 | LANDMARK MEETING - JUNE 2ND, 2022
- 07-01-22 | STAFF REVIEW PACKAGE
- 08-22-22 | USE PERMIT RESUBMISSION
- 11-08-23 | FINAL DESIGN REVIEW

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0-000

DEVELOPER

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CIVIL ENGINEERING

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135 MAIN STREET
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SAN FRANCISCO, CA 94105

CONTACT: JASON JOH
PHONE: (415) 955-5200

LANDSCAPE ARCHITECTURE

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CONTACT: RICK STOVER
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STRUCTURAL ENGINEERING

DCI ENGINEERS
135 MAIN STREET
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SAN FRANCISCO, CA 94105

CONTACT: MICHAEL BAUER
PHONE: (415) 638-8913

INTERIOR DESIGN

KUCHAR
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SUITE 105
CHICAGO, IL 60622

CONTACT: SARAH KUCHAR-PARKINSON
PHONE: (312) 624-9206

GENERAL CONTRACTOR

WEST BUILDERS, INC.
120 RAILROAD AVENUE
POINT RICHMOND, CA 94801

CONTACT: SEAN KIRBY
PHONE: (510) 307-5678

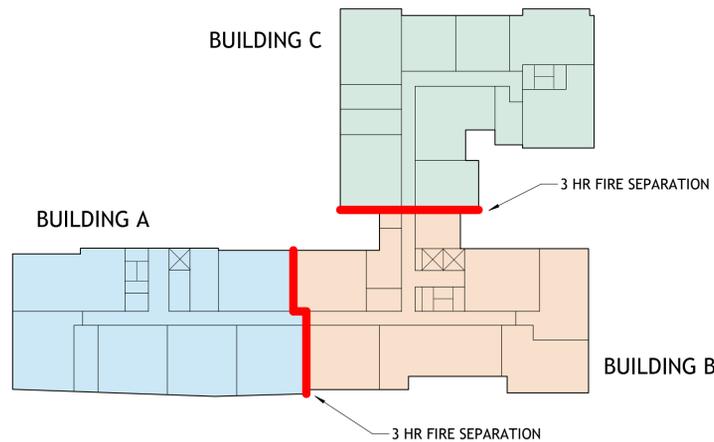
CONSTRUCTION INFORMATION

BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
BUILDING AREA, PER CBC TABLE 506.2 [At+(Ns x If)]xSa	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
4	8,441 SF	8,841 SF	8,727 SF	
5	8,441 SF	8,841 SF	8,727 SF	
6	8,441 SF	8,841 SF	8,727 SF	
7	8,441 SF	8,841 SF	8,727 SF	
8	5,268 SF	8,784 SF	8,629 SF	
TOTAL PROPOSED BUILDING AREA	39,032 SF	44,148 SF	43,537 SF	
At: Tabular Area per Table 506.2.5M Ns: Tabular Area Factor for non-sprinkled If: Frontage Increase Sa: 2 (R Occupancy)	24,000 + (24,000 X 0) X2 =	24,000 + (24,000 X 0) X2 =	24,000 + (24,000 X 0) X2 =	
TOTAL ALLOWABLE AREA	48,000 SF	48,000 SF	48,000 SF	
TYPE IA CONSTRUCTION				
MAX ALLOWABLE STORIES: UNLIMITED				
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES: 3			
	MAX ALLOWABLE HEIGHT: UNLIMITED			
BUILDING AREA, PER CBC TABLE 506.2	ACTUAL HEIGHT (ABOVE AVG GRADE): 34'			
	TOTAL ALLOWABLE AREA: UNLIMITED			
TOTAL PROPOSED AREA: 98,305 SF				

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR	
AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8	

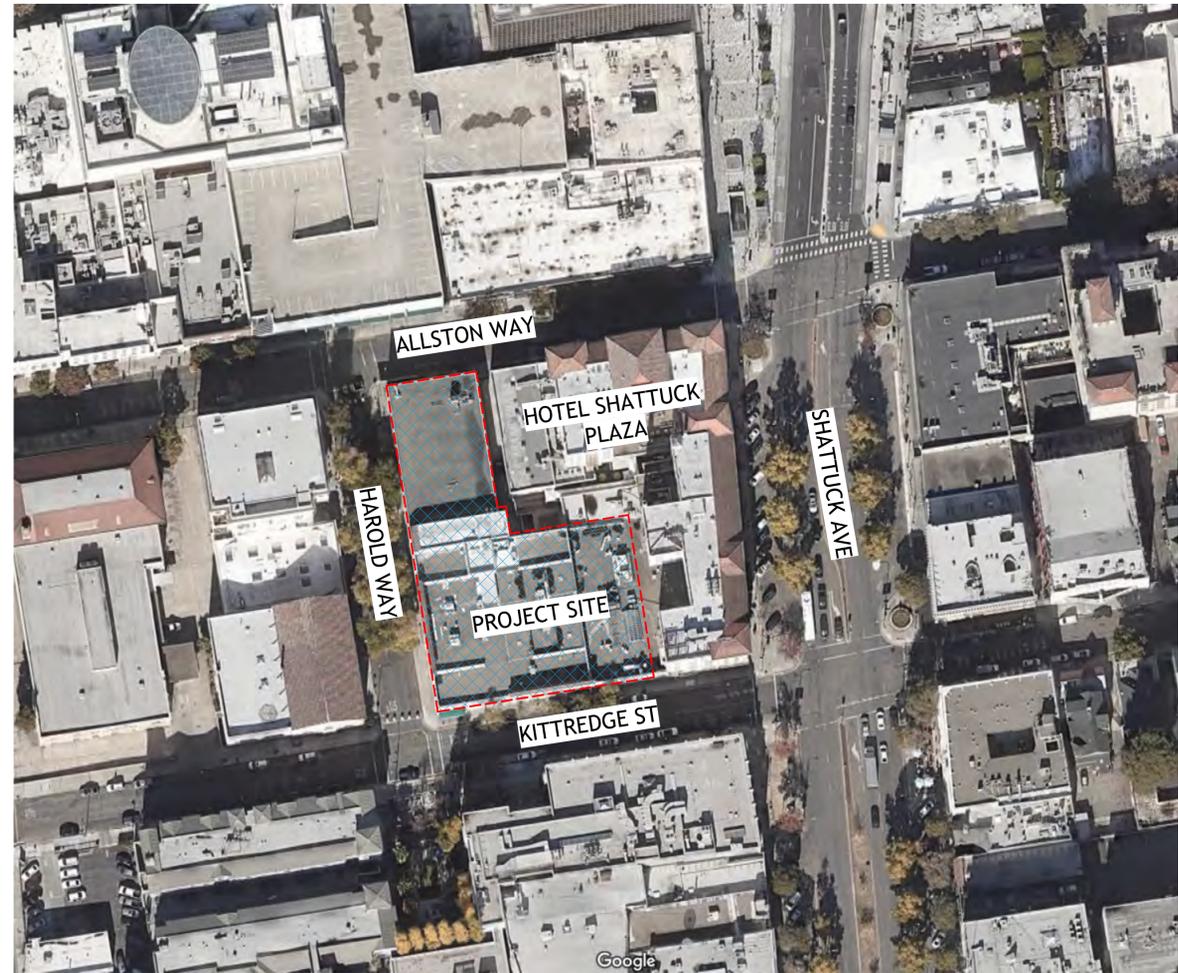


CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd, 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 25% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 8 required spaces to 0 provided spaces.
- Concession for 20% reduction in useable open space and the percentage of associated landscaped area.



1 SITE MAP
A0-006 12" = 1'-0"

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	11,916 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS

	Existing	Proposed	Permitted/ Required
4,993 SF TOTAL 1,803 SF ALLSTON RETAIL SUITE 1,668 SF KITTREDGE RETAIL SUITE 1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

WAIVER
WAIVER
WAIVER

CONCESSION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 BERKELEY, LLC.)
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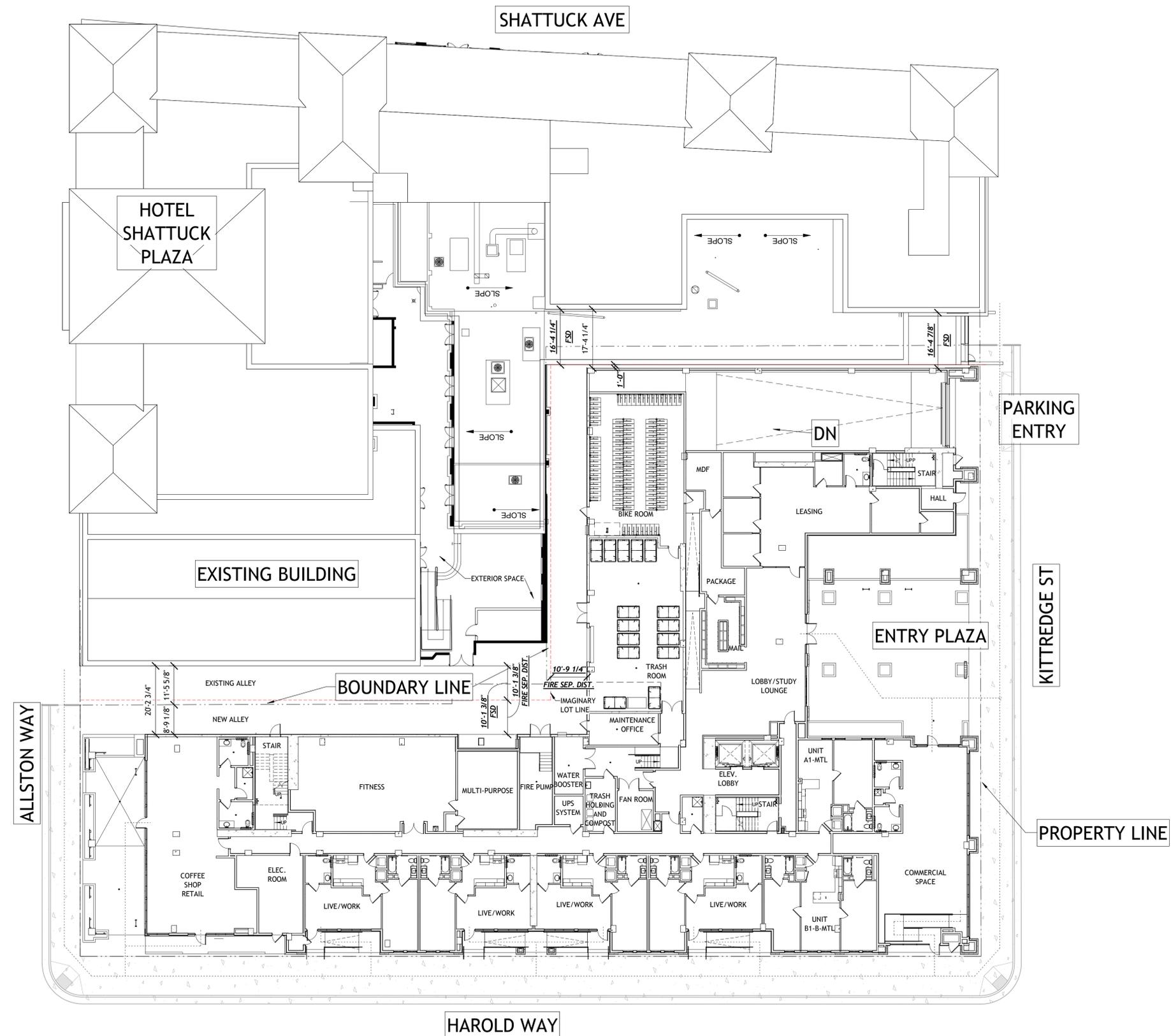
No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMRKS. MEETING	5/10/22
O	USE PERMIT RESUBMIT.	08/22/22

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 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

SHEET TITLE:
 ZONING AND CODE
 INFO

SHEET NUMBER:
A0-006



PROJECT #: 121246
 DRAWN BY: GR
 CHECKED BY: MM

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No.	Description	Date
1	PHASE 1 SECOND	11/03/22
6	PHASE 1 THIRD	05/08/23
P	FINAL DESIGN REVIEW	11/8/23

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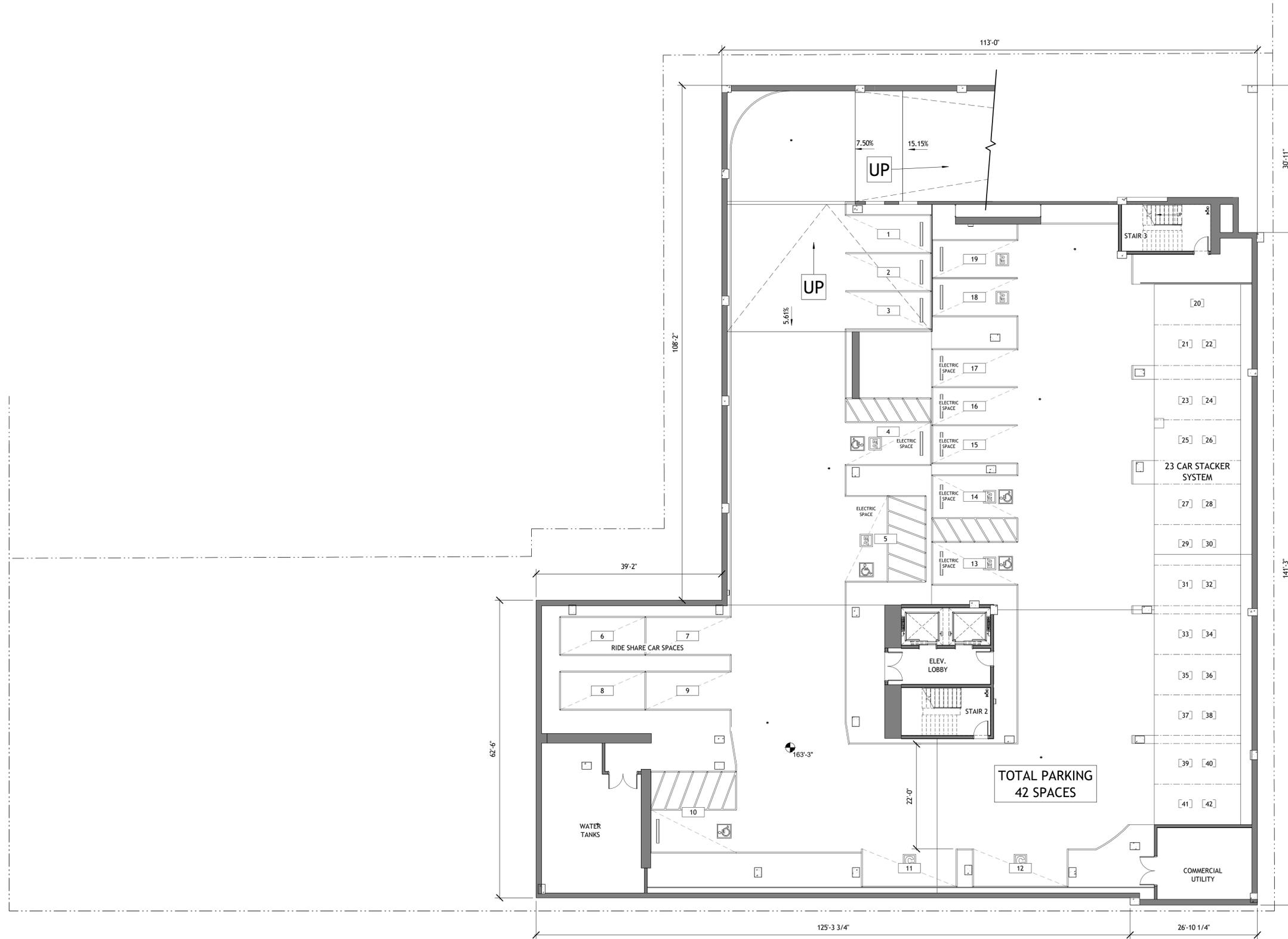
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1-000

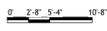
1 OVERALL SITE PLAN
 A1-000 1/16" = 1'-0"



RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL U1
 A1-101 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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No.	Description	Date
B	PRELIM APP 58330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
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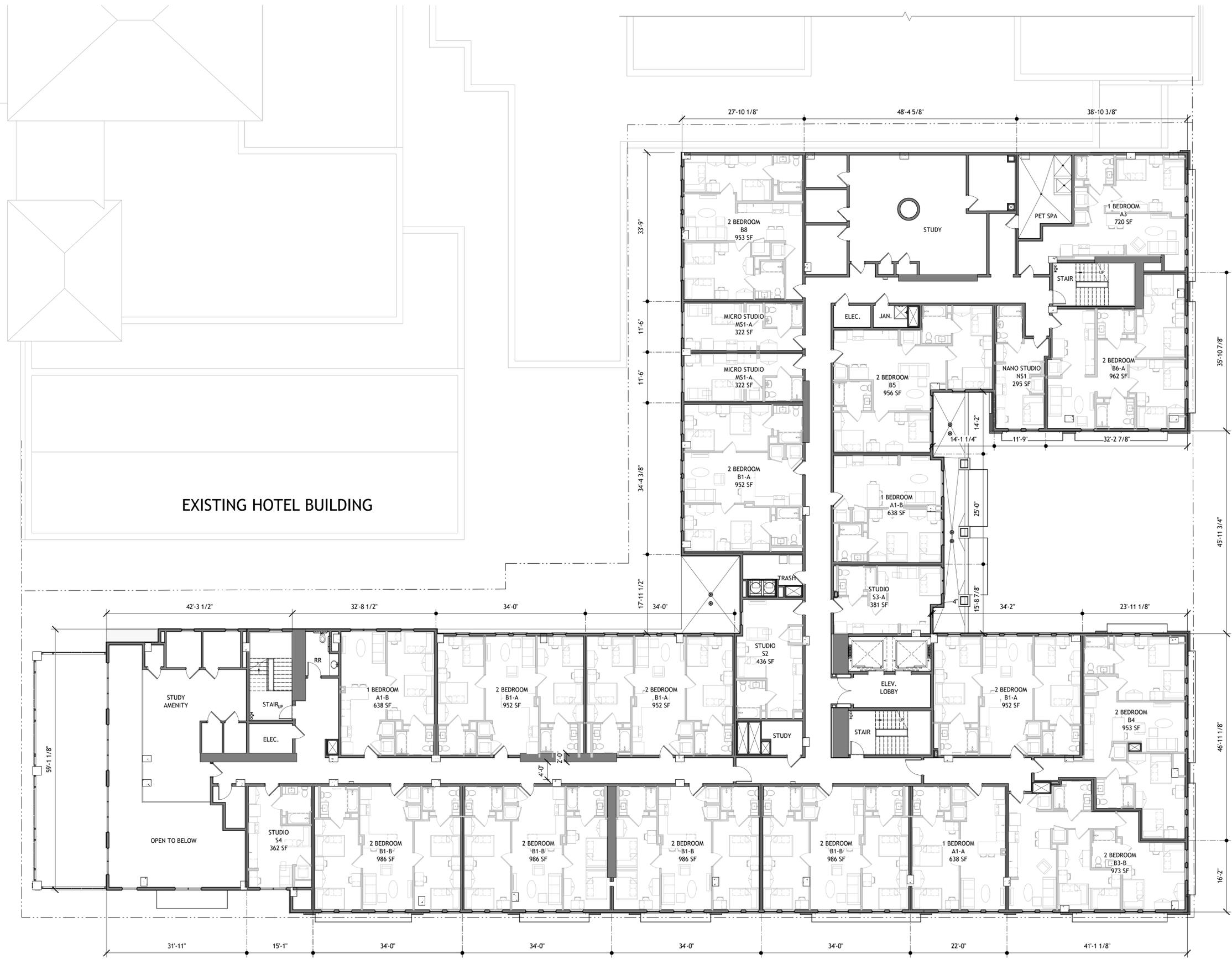
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SHEET TITLE:
 PLAN- LEVEL U1

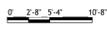
SHEET NUMBER:
A1-101

RELEASED FOR CONSTRUCTION



EXISTING HOTEL BUILDING

1 PRESENTATION FLOOR PLAN- LEVEL 2
A1-121 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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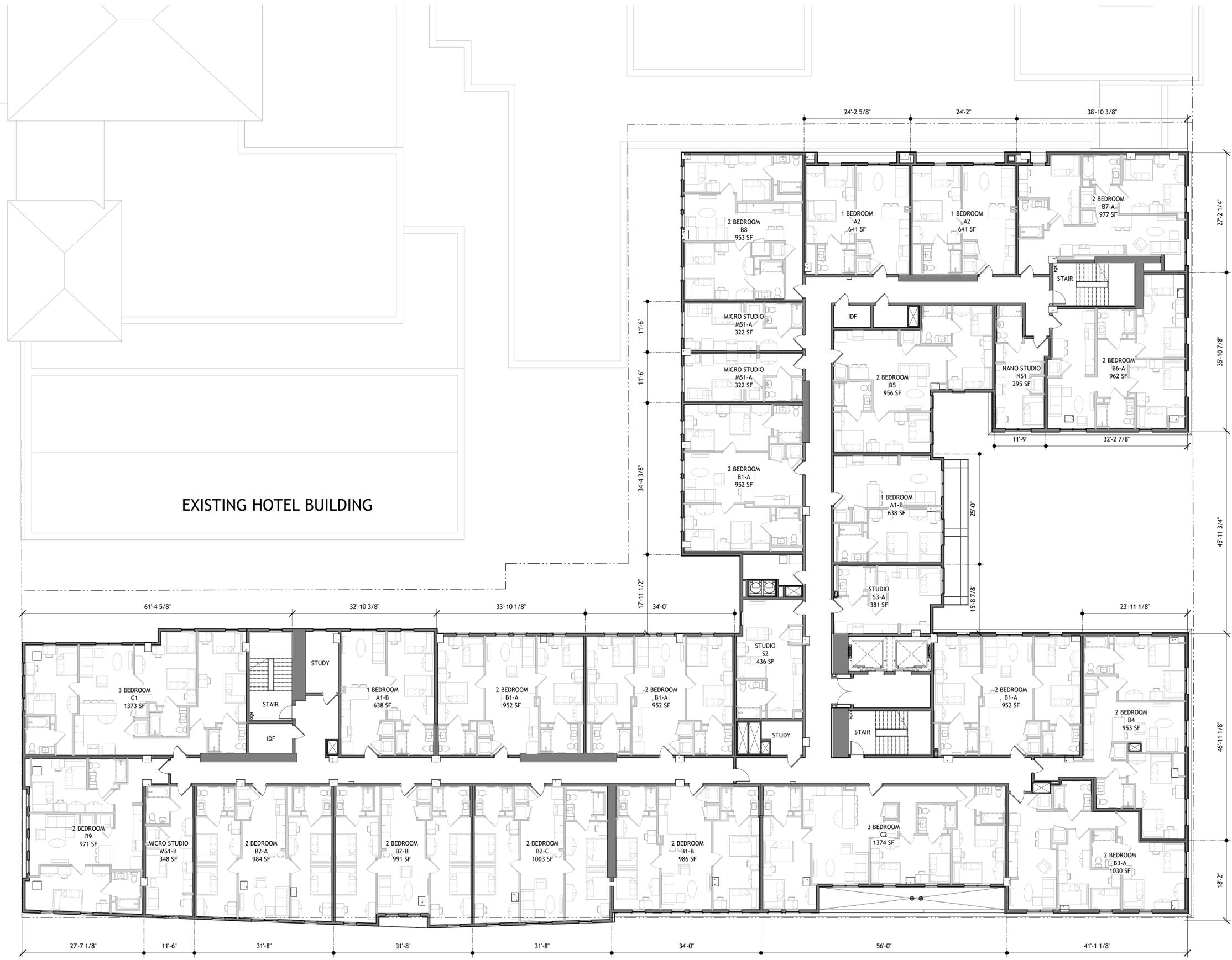
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PLAN- LEVEL 2

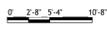
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A1-121

RELEASED FOR CONSTRUCTION



EXISTING HOTEL BUILDING

1 PRESENTATION FLOOR PLAN- LEVEL 3
A1-131 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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www.nilesbolton.com

APPLICANT:
ARTICLE STUDENT LIVING
(CA STUDENT LIVING
BERKELEY, LLC.)
T 708-887-9681

No.	Description	Date
B	PRELIM APP 58330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LWRKS. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
ARTICLE STUDENT LIVING

SHEET TITLE:
PLAN- LEVEL 3

SHEET NUMBER:
A1-131

RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 4-7
A1-141 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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T 708-887-9681

No.	Description	Date
B	PRELIM APP 58330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LWRKS. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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2065 KITTREDGE ST
BERKELEY, CA 94704
ARTICLE STUDENT LIVING

SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
 BERKELEY, LLC.)
 T 708-887-9681

No.	Description	Date
B	PRELIM APP 58330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LWRKS. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

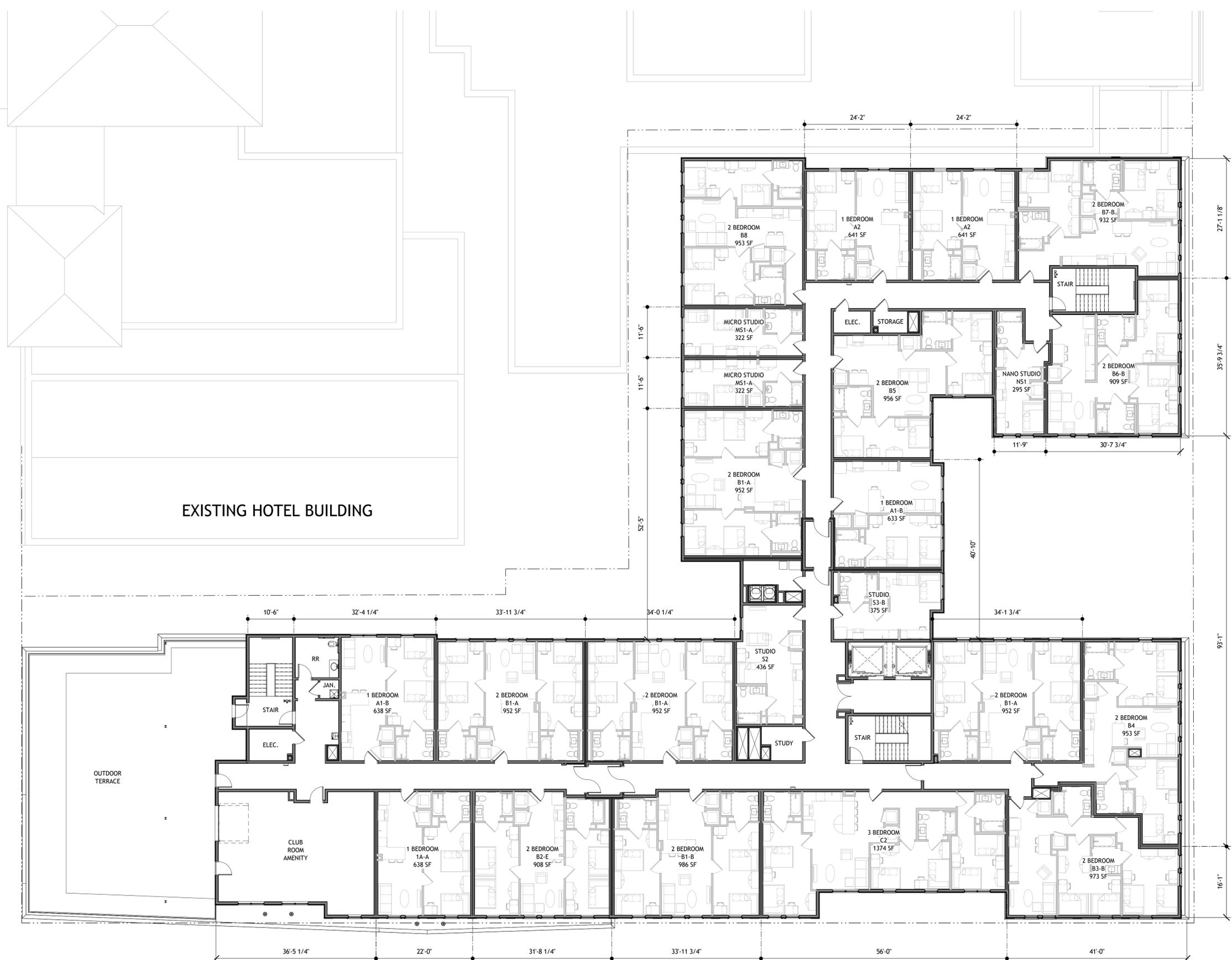
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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

SHEET TITLE:
 PLAN- LEVEL 8

SHEET NUMBER:
A1-181

RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 8
 A1-181 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
 BERKELEY, LLC.)
 T 708-887-9681

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

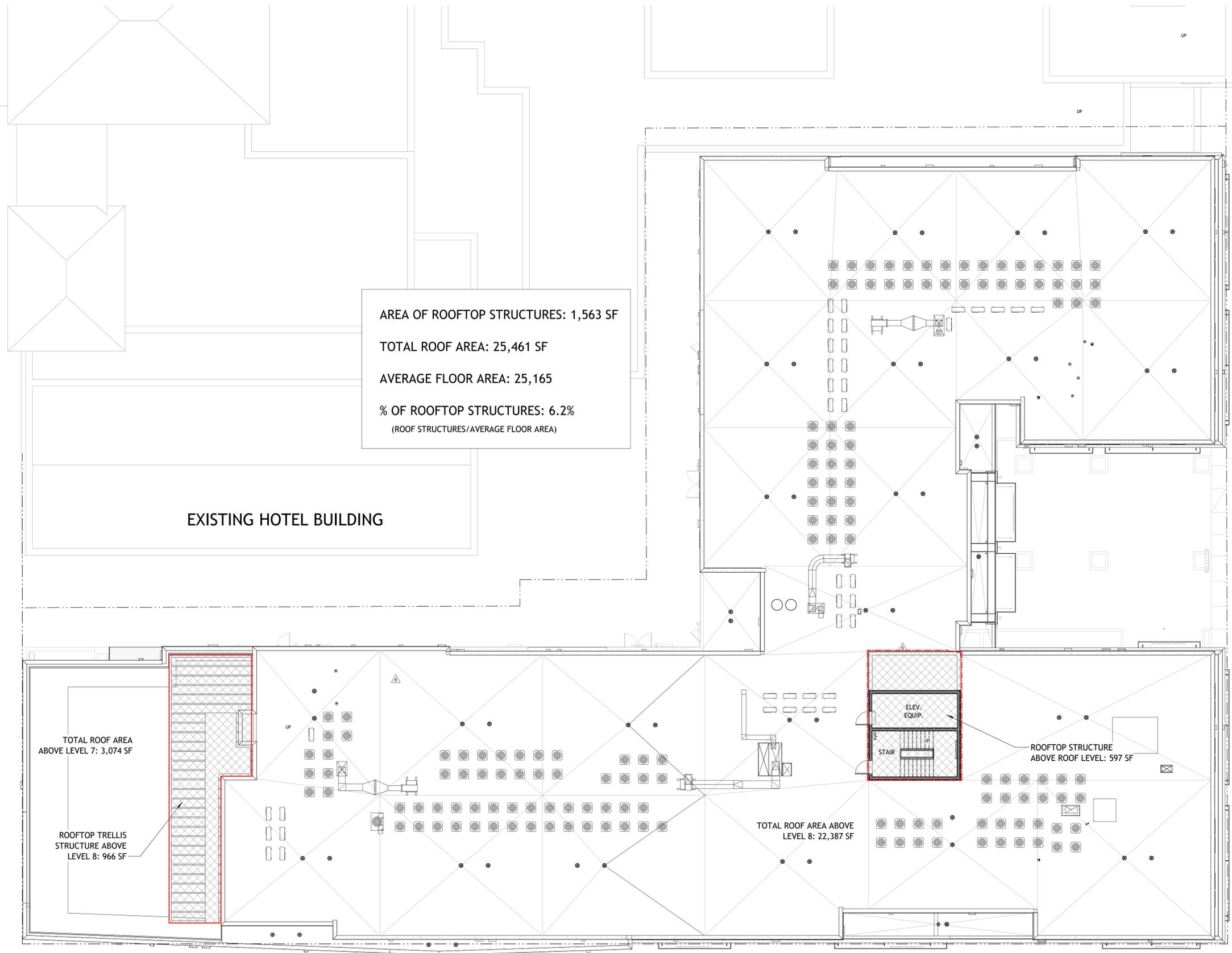
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 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

SHEET TITLE:
 PLAN- ROOF

SHEET NUMBER:
A1-191

RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"



Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E15	MESH SCREENING

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
 BERKELEY, LLC.)
 T 708-887-9681

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRG MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
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 ARTICLE STUDENT LIVING



1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
 A3-001 3/32" = 1'-0"

AREA PROJECTING
 ACROSS PROPERTY LINE
 PROJECTING AREA: 5,697 SF
 TOTAL FACE AREA: 22,996 SF
 PROJECTING AREA: 24.8%

2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
 A3-001 1" = 30'-0"



SHEET TITLE:
 ELEVATION- WEST
 (HAROLD WAY)

SHEET NUMBER:
A3-001

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	HOLLOW METAL DOOR
E17	PARKING GATE

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
 BERKELEY, LLC.)
 T 708-887-9681

No.	Description	Date
B	PRELIM APP 58330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRG MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

ARTICLE STUDENT LIVING

SHEET TITLE:
 ELEVATION- SOUTH
 (KITTREDGE ST.)

SHEET NUMBER:
A3-002

RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
 A3-002 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E15	MESH SCREENING

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMRK'S MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

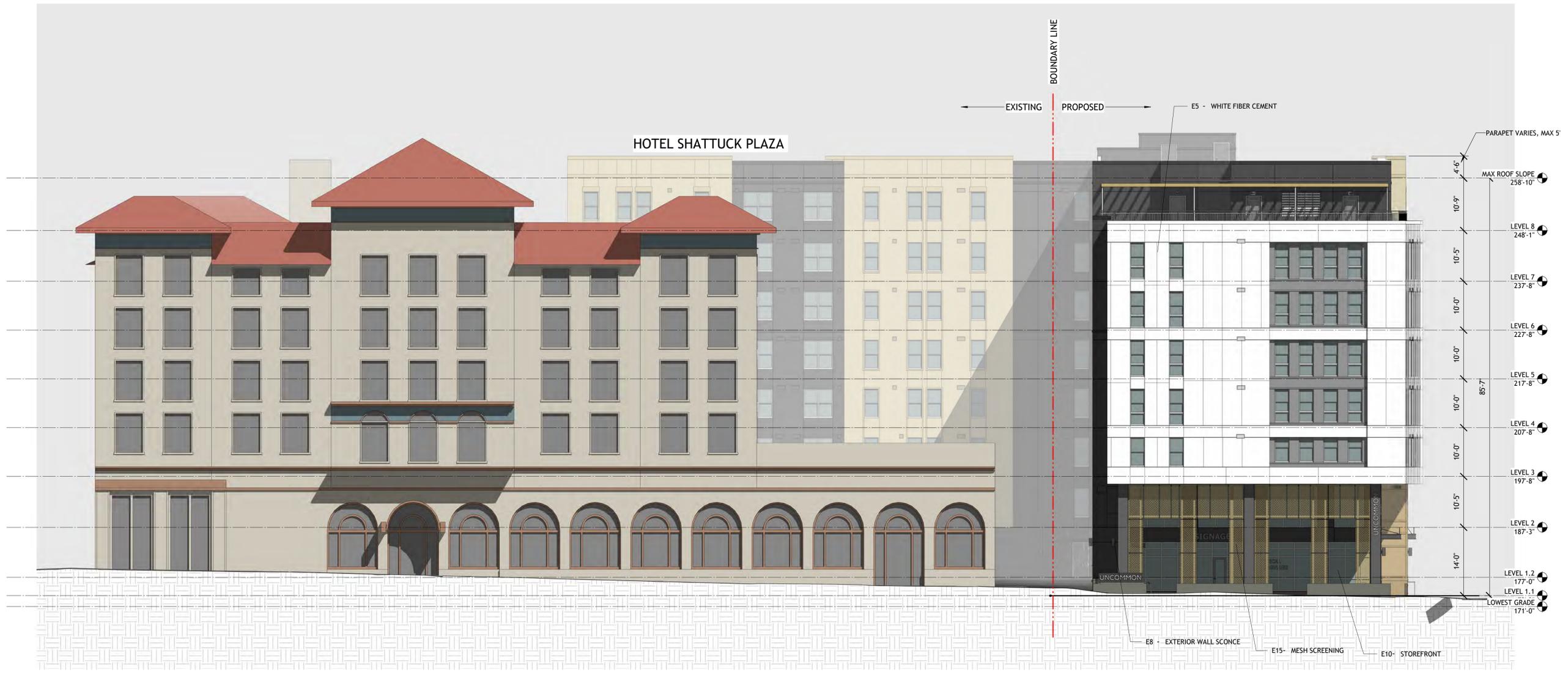
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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

SHEET TITLE:
 ELEVATION- NORTH
 (ALLSTON WAY)

SHEET NUMBER:
A3-003

RELEASED FOR CONSTRUCTION



0 2'-8" 5'-4" 10'-8"

1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
 A3-003 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E12	HOLLOW METAL DOOR

PROJECT #: 121246
 DRAWN BY: Author
 CHECKED BY: Checker

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMRKS. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
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 BERKELEY, CA 94704

ARTICLE STUDENT LIVING

SHEET TITLE:
 ELEVATION- NORTH
 (HIDDEN)

SHEET NUMBER:
A3-004

1 PRESENTATION-ELEVATION- NORTH (HIDDEN)
 A3-004 3/32" = 1'-0"

RELEASED FOR CONSTRUCTION

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
B	PRELIM APP 58330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRG MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
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 BERKELEY, CA 94704

ARTICLE STUDENT LIVING

SHEET TITLE:
 ELEVATION- EAST
 (HIDDEN)

SHEET NUMBER:
A3-005

RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- EAST (HIDDEN)
 A3-005 3/32" = 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	APRIL DRG MEETING	4/11/22
M	JUNE LMRKS. MEETING	5/10/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

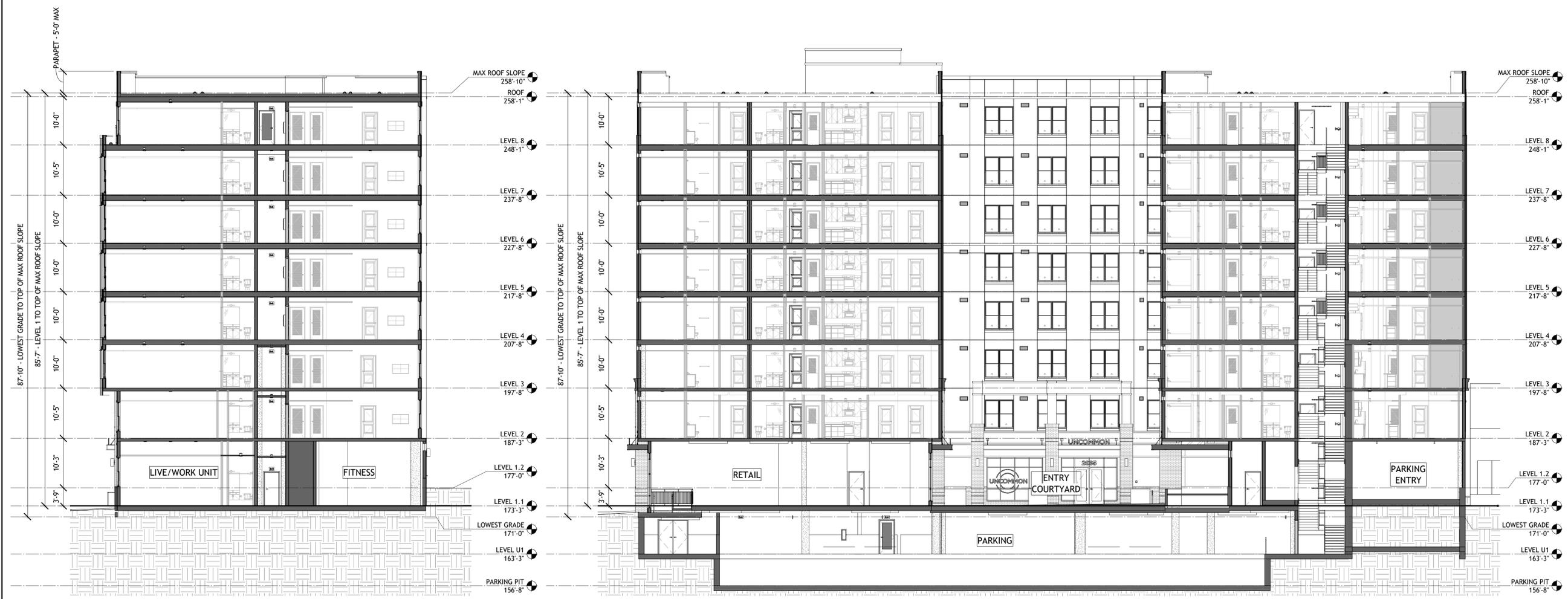
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 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

SHEET TITLE:
BUILDING SECTION

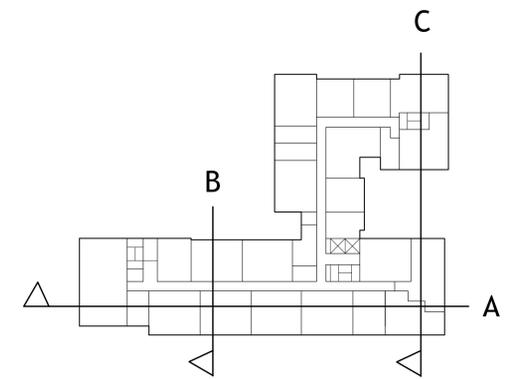
SHEET NUMBER:
A3-102

RELEASED FOR CONSTRUCTION



1 BUILDING SECTION B - ZONING
 A3-102 3/32" = 1'-0"

2 BUILDING SECTION C - ZONING
 A3-102 3/32" = 1'-0"





PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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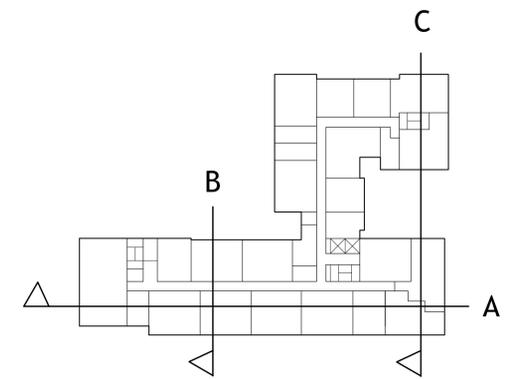
APPLICANT:
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 (CA STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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 ARTICLE STUDENT LIVING

1 BUILDING SECTION A - ZONING
 A3-104 3/32" = 1'-0"



SHEET TITLE:
 BUILDING SECTION

SHEET NUMBER:
A3-104

RELEASED FOR CONSTRUCTION



PERSPECTIVE VIEW FROM THE INTERSECTION OF KITTREDGE STREET AND HAROLD WAY

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
P	FINAL DESIGN REVIEW	11/8/23

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 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-201

RELEASED FOR CONSTRUCTION



KITTREDGE STREET COURTYARD

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING
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 T 708-887-9681

No.	Description	Date
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

ARTICLE STUDENT LIVING

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-202



1 PERSPECTIVE - KITTREDGE ST AND HAROLD WAY CORNER
A3-204 NOT TO SCALE



2 PERSPECTIVE - KITTREDGE ST RETAIL SPACE
A3-204 NOT TO SCALE



3 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES
A3-204 NOT TO SCALE



4 PERSPECTIVE - KITTREDGE ST ENTRY PLAZA
A3-204 3/32" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:
ARTICLE STUDENT LIVING
(CA STUDENT LIVING
BERKELEY, LLC.)
T 708-887-9681

No.	Description	Date
B	PRELIM APP 58330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LWRKS. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY, CA 94704
ARTICLE STUDENT LIVING

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-204

PROJECT #: 121246
 DRAWN BY: TF, RK
 CHECKED BY: MM

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APPLICANT:
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 (CA STUDENT LIVING
 BERKELEY, LLC.)
 T 708-887-9681

No.	Description	Date
F	SAP	12/22/21
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMR'S. MEETING	5/10/22
P	FINAL DESIGN REVIEW	11/8/23

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 ARTICLE STUDENT LIVING

SHEET TITLE:
MATERIAL BOARDS

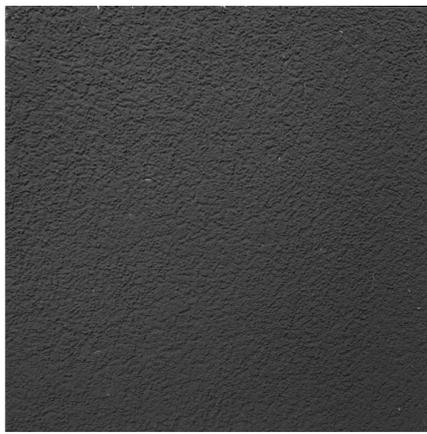
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A3-305

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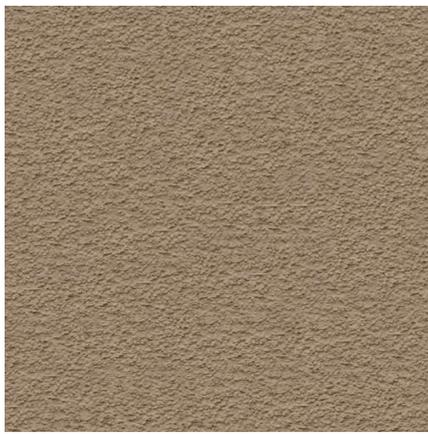
velour buff brick



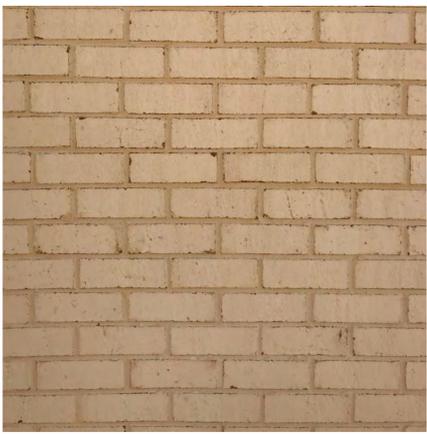
E1 - TAN STUCCO



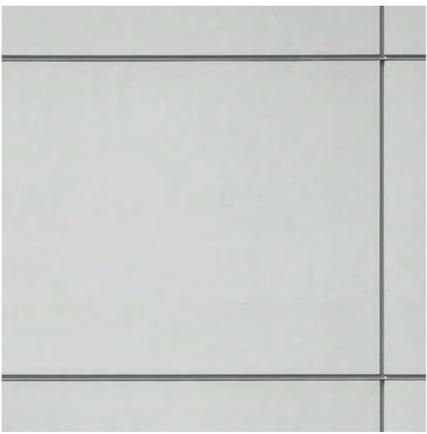
E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



E5 - WHITE FIBER CEMENT

Sherwin Williams 6129 restrained gold



E7 - ALUMINUM CANOPY



E8 - EXTERIOR 6" DOWNLIGHT
 MANUFACTURER: HALO
 MODEL: SLD6129S1EMWR
 WATTAGE: 15 WATTS



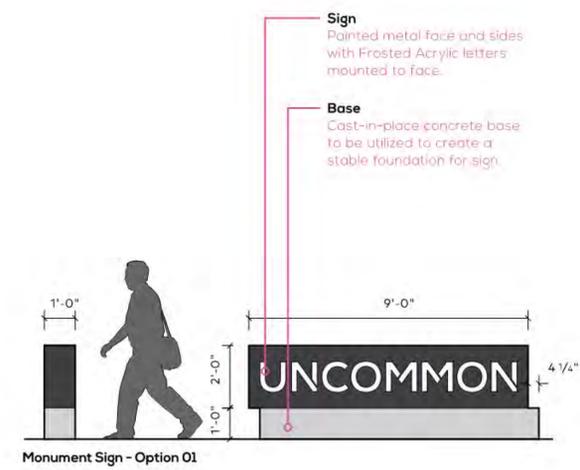
E8 - EXTERIOR WALL SCONCE DOWNLIGHT
 MANUFACTURER: B-K LIGHTING
 MODEL: EL CAPITAN
 EC-LED-E66-MFL-A9-12-11-B
 WATTAGE: 7 WATTS



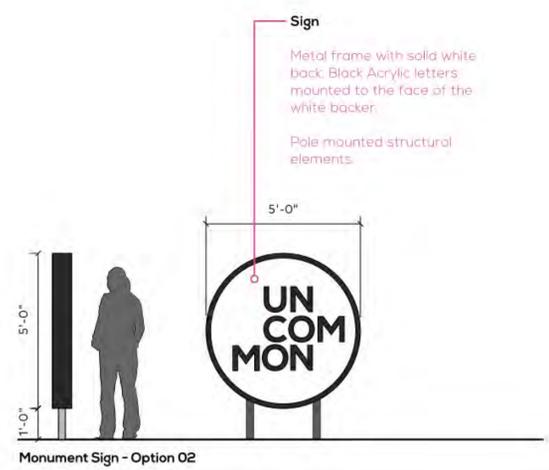
Exterior Building Entry (Side Elevation)



Exterior Building Entry



E9 - SIGNAGE



Monument Sign - Option 02

SIGNAGE DIAGRAMS

SEE SHEET A3-305 FOR SIGNAGE SPECIFICATIONS

- ALL LIGHTING TO BE IN COMPLIANCE WITH CITY DARK SKY ORDINANCES
- ALL SIGNAGE THAT IS LIT WILL BE EXTERNALLY LIT WITH LIGHTING THAT IS CONSISTENT WITH DOWNTOWN DESIGN GUIDELINES

CAFE CANOPY SIGNAGE
 - 1'-2" TALL FREESTANDING LETTERS MOUNTED TO TOP OF CANOPY EDGE
 - DARK GREY MATTE PAINTED METAL
 - NO EXTERNAL OR INTERNAL LIGHTING



Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E15	MESH SCREENING

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 www.nilesbolton.com

APPLICANT:
 ARTICLE STUDENT LIVING
 (CA STUDENT LIVING BERKELEY, LLC.)
 T 708-887-9681

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRG MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
 2065 KITTREGE ST
 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING

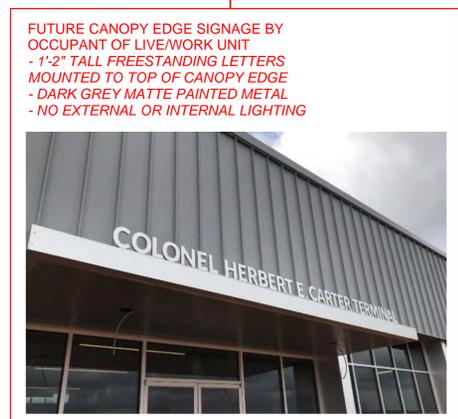


PROJECT NAME SIGNAGE
 - 1" TALL SURFACE MOUNTED LETTERS
 - LIGHT GREY MATTE PAINTED METAL
 - NO EXTERNAL OR INTERNAL LIGHTING

1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
 A3-001 3/32" = 1'-0"



FUTURE WINDOW DECAL SIGNAGE BY OCCUPANT OF LIVE/WORK UNIT
 - 9" TALL DIE CUT VINYL DECAL LETTERS ON INSIDE OF WINDOW



FUTURE CANOPY EDGE SIGNAGE BY OCCUPANT OF LIVE/WORK UNIT
 - 1'-2" TALL FREESTANDING LETTERS MOUNTED TO TOP OF CANOPY EDGE
 - DARK GREY MATTE PAINTED METAL
 - NO EXTERNAL OR INTERNAL LIGHTING



RETAIL CANOPY SIGNAGE
 - 1'-2" TALL FREESTANDING LETTERS MOUNTED TO TOP OF CANOPY EDGE
 - DARK GREY MATTE PAINTED METAL
 - NO EXTERNAL OR INTERNAL LIGHTING

SIGNAGE DIAGRAMS

SEE SHEET A3-305 FOR SIGNAGE SPECIFICATIONS

- ALL LIGHTING TO BE IN COMPLIANCE WITH CITY DARK SKY ORDINANCES
- ALL SIGNAGE THAT IS LIT WILL BE EXTERNALLY LIT WITH LIGHTING THAT IS CONSISTENT WITH DOWNTOWN DESIGN GUIDELINES



PROJECT ADDRESS WINDOW DECAL
- 11" TALL DIE CUT VINYL DECAL NUMBERS ON INSIDE OF WINDOW

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	HOLLOW METAL DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
B	PRELIM APP S8330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRC MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
ARTICLE STUDENT LIVING



RETAIL WINDOW DECAL
- 9" TALL DIE CUT VINYL DECAL LETTERS ON INSIDE OF WINDOW



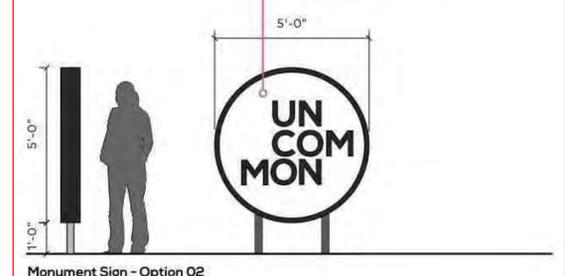
PROJECT NAME WINDOW DECAL
- 11" TALL DIE CUT VINYL DECAL LETTERS ON INSIDE OF WINDOW

1 PRESENTATION-ELEVATION - SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"



PROJECT LOGO SIGNAGE
- 9" TALL LETTERS MOUNTED TO FACE OF PAINTED METAL SIGN
- BLACK ACRYLIC LETTERS ON BLACK AND WHITE PAINTED METAL FRAME
- EXTERNALLY LIT WITH LIGHTING THAT IS CONSISTENT WITH DOWNTOWN DESIGN GUIDELINES

Sign
Metal frame with solid white back. Black Acrylic letters mounted to the face of the white backer.
Pole-mounted structural elements.



PARKING CANOPY SIGNAGE
- 11" TALL FREESTANDING LETTERS MOUNTED TO TOP OF CANOPY EDGE
- LIGHT GREY MATTE PAINTED METAL AND FROSTED ACRYLIC FACES
- EXTERNALLY LIT WITH LIGHTING THAT IS CONSISTENT WITH DOWNTOWN DESIGN GUIDELINES



PARKING CANOPY SIGNAGE
- 1'-2" TALL FREESTANDING LETTERS MOUNTED TO TOP OF CANOPY EDGE
- DARK GREY MATTE PAINTED METAL
- NO EXTERNAL OR INTERNAL LIGHTING



SHEET TITLE:
SIGNAGE- SOUTH (KITTREDGE ST.)

SHEET NUMBER:
A3-402

RELEASED FOR CONSTRUCTION

SIGNAGE DIAGRAMS

SEE SHEET A3-305 FOR SIGNAGE SPECIFICATIONS

- ALL LIGHTING TO BE IN COMPLIANCE WITH CITY DARK SKY ORDINANCES
- ALL SIGNAGE THAT IS LIT WILL BE EXTERNALLY LIT WITH LIGHTING THAT IS CONSISTENT WITH DOWNTOWN DESIGN GUIDELINES

Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E15	MESH SCREENING

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

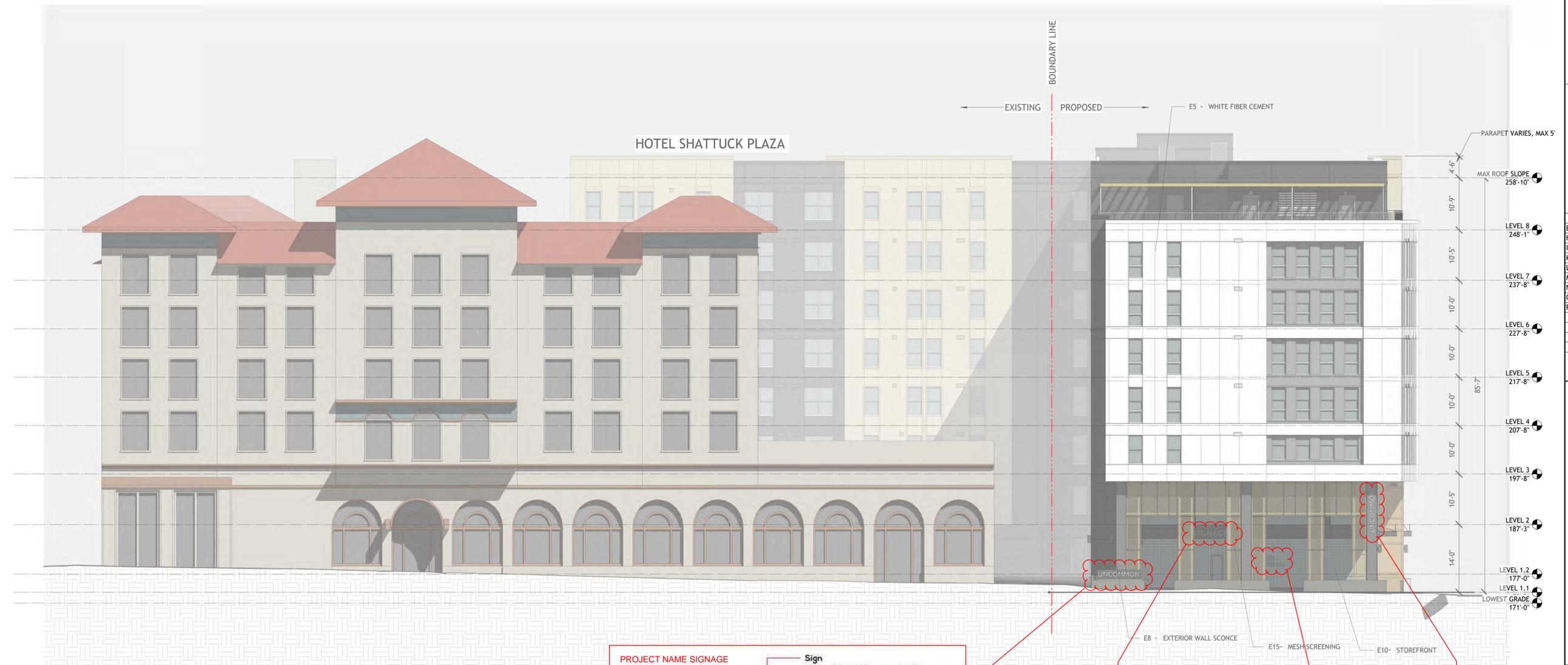
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APPLICANT:
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 (CA STUDENT LIVING
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No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
K	USE PERMIT RESUBMIT.	3/28/22
L	APRIL DRG MEETING	4/11/22
M	JUNE LMRK. MEETING	5/10/22
N	STAFF REVIEW	07/01/22
O	USE PERMIT RESUBMIT.	08/22/22
P	FINAL DESIGN REVIEW	11/8/23

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 ARTICLE STUDENT LIVING



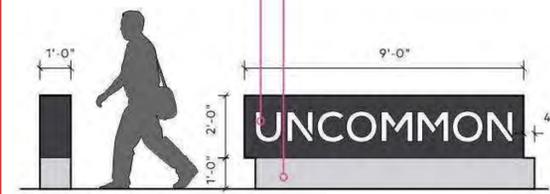
0 2' 5' 10'

1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
 A3-003 3/32" = 1'-0"

PROJECT NAME SIGNAGE
 - 1' TALL LETTERS MOUNTED TO FACE OF PAINTED METAL SIGN
 - WHITE FROSTED ACRYLIC LETTERS ON CHARCOAL BLACK PAINTED METAL BOX IN CAST IN PLACE PLANTER BED
 - EXTERNALLY LIT WITH LIGHTING THAT IS CONSISTENT WITH DOWNTOWN DESIGN GUIDELINES

Sign
 Painted metal face and sides with Frosted Acrylic letters mounted to face.

Base
 Cast-in-place concrete base to be utilized to create a stable foundation for sign



Monument Sign - Option 01

CAFE NAME SIGNAGE
 - 1' TALL SURFACE MOUNTED LETTERS
 - DARK GREY MATTIE PAINTED METAL
 - NO EXTERNAL OR INTERNAL LIGHTING

PROJECT NAME SIGNAGE
 - 1' TALL SURFACE MOUNTED LETTERS
 - LIGHT GREY MATTIE PAINTED METAL
 - NO EXTERNAL OR INTERNAL LIGHTING

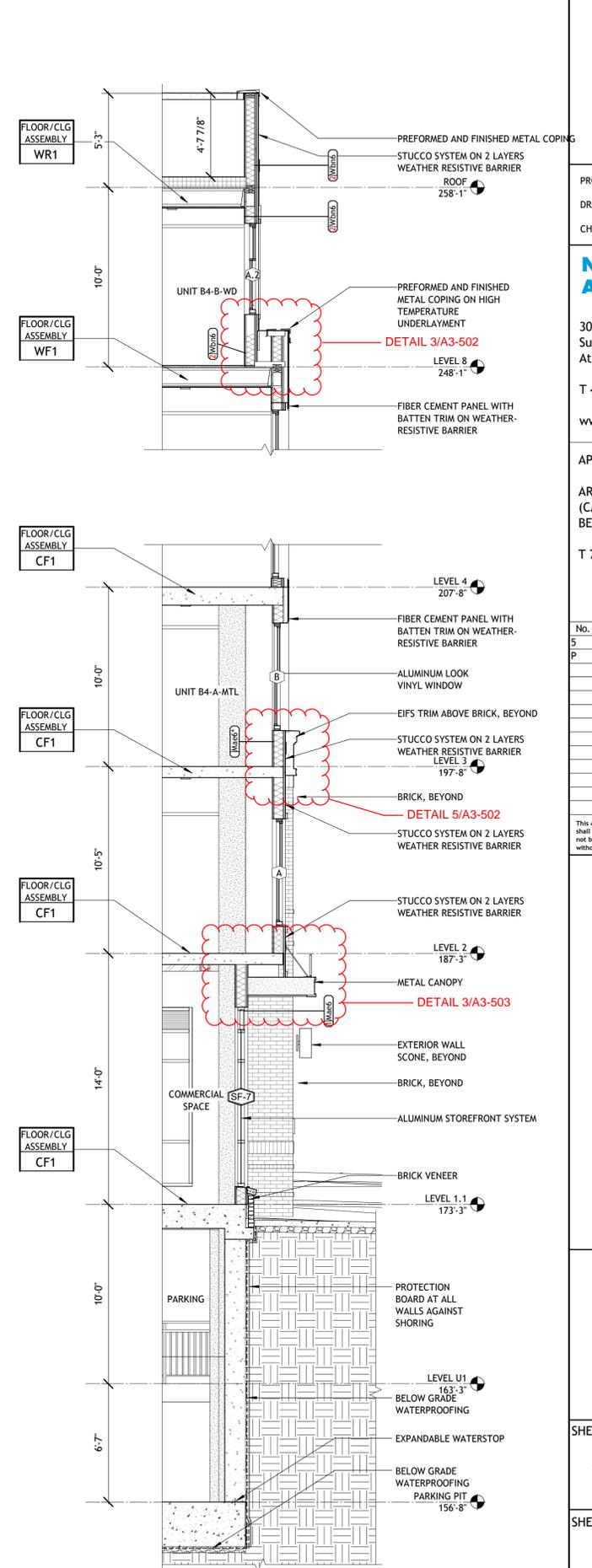
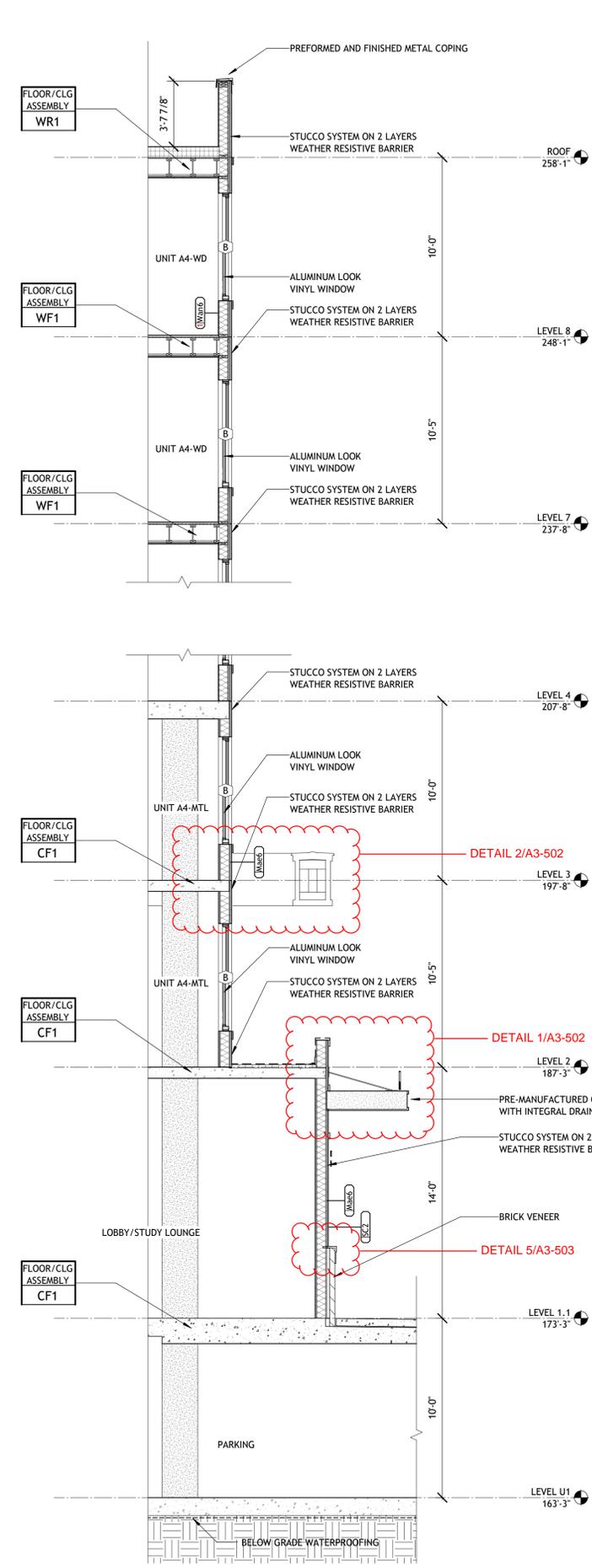
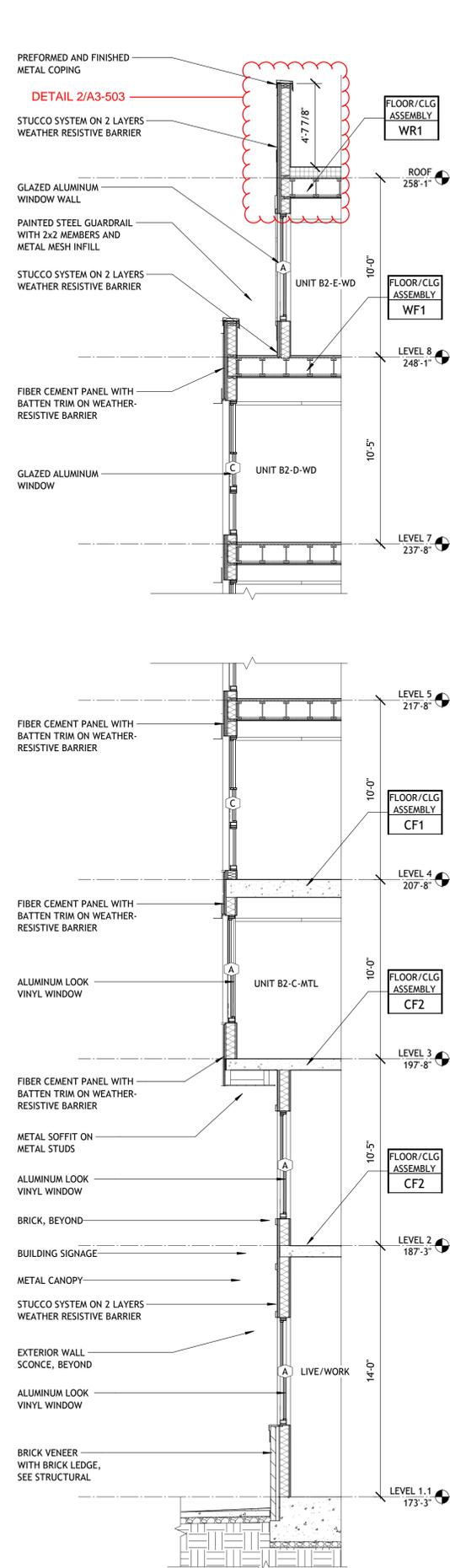
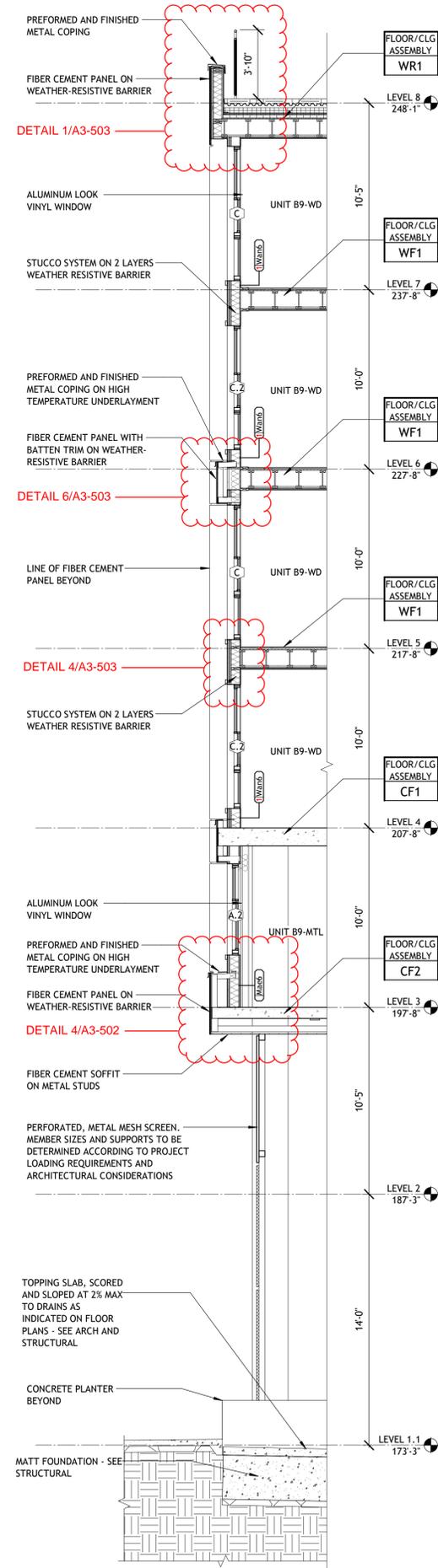


CAFE WINDOW DECAL
 - 9" TALL DIE CUT VINYL DECAL LETTERS ON INSIDE OF WINDOW



SHEET TITLE:
 SIGNAGE- NORTH
 (ALLSTON WAY)

SHEET NUMBER:
A3-403



PROJECT #: 121246
DRAWN BY: TF, GR
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
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No.	Description	Date
5	PHASE 2 UPDATE	04/26/23
P	FINAL DESIGN REVIEW	11/8/23

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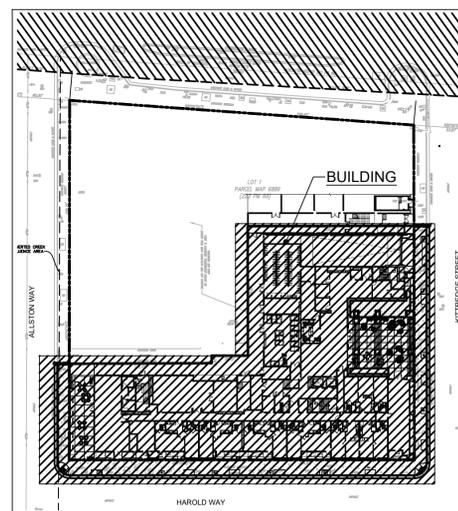
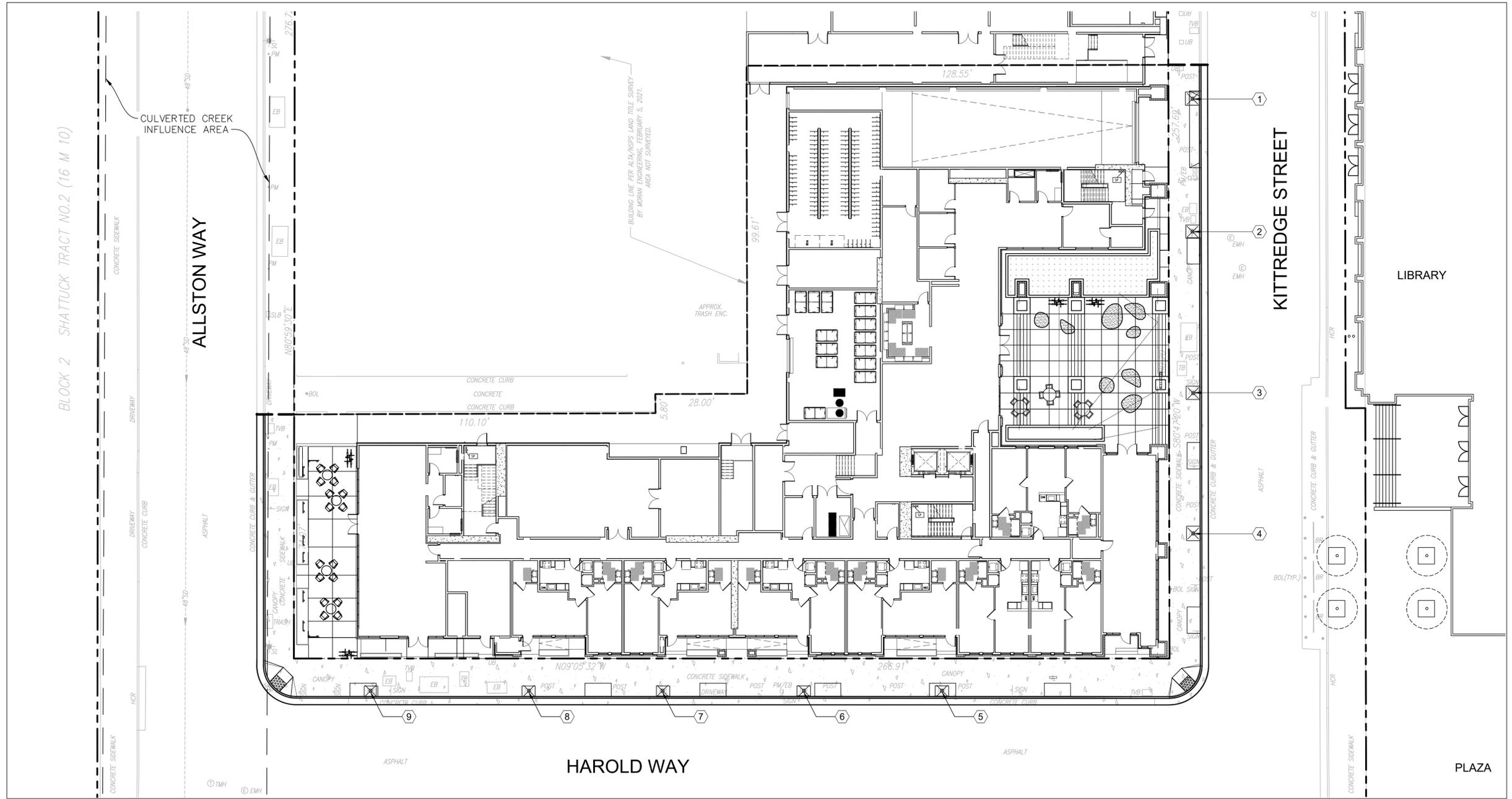
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

ARTICLE STUDENT LIVING

SHEET TITLE:
WALL SECTIONS

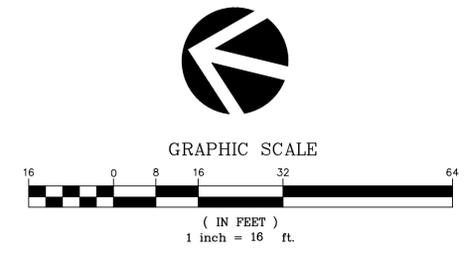
SHEET NUMBER:
A3-501

RELEASED FOR CONSTRUCTION



SITE MAP

EXISTING TREES TO BE REMOVED:		DIAMETER AT BREAST HEIGHT (IN.)
SYMBOL	BOTANICAL NAME (COMMON NAME)	
①	PYRUS (FLOWERING PEAR)	1"
②	ULMUS PUMILA (SIBERIAN ELM)	17"
③	ULMUS PUMILA (SIBERIAN ELM)	15"
④	ULMUS PUMILA (SIBERIAN ELM)	15"
⑤	ULMUS PUMILA (SIBERIAN ELM)	15"
⑥	ULMUS PUMILA (SIBERIAN ELM)	10"
⑦	ULMUS PUMILA (SIBERIAN ELM)	13"
⑧	ULMUS PUMILA (SIBERIAN ELM)	16"
⑨	ULMUS PUMILA (SIBERIAN ELM)	3"



REVISIONS	
12/20/21	Use Permit Resubmit
08/21/22	Review Submittal

RW Stover & Associates, Inc.
Landscape Architecture
1000 W. 12th St., Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2383



BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

TREE REMOVAL PLAN

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE
08-04-22
SCALE
NOTED

SHEET
LO
OF SHEETS

NO.	DATE	DESCRIPTION
1	11-01-22	PRELIMINARY
2	11-01-22	REVISIONS
3	11-01-22	REVISIONS
4	11-01-22	REVISIONS
5	11-01-22	REVISIONS
6	11-01-22	REVISIONS
7	11-01-22	REVISIONS
8	11-01-22	REVISIONS
9	11-01-22	REVISIONS
10	11-01-22	REVISIONS

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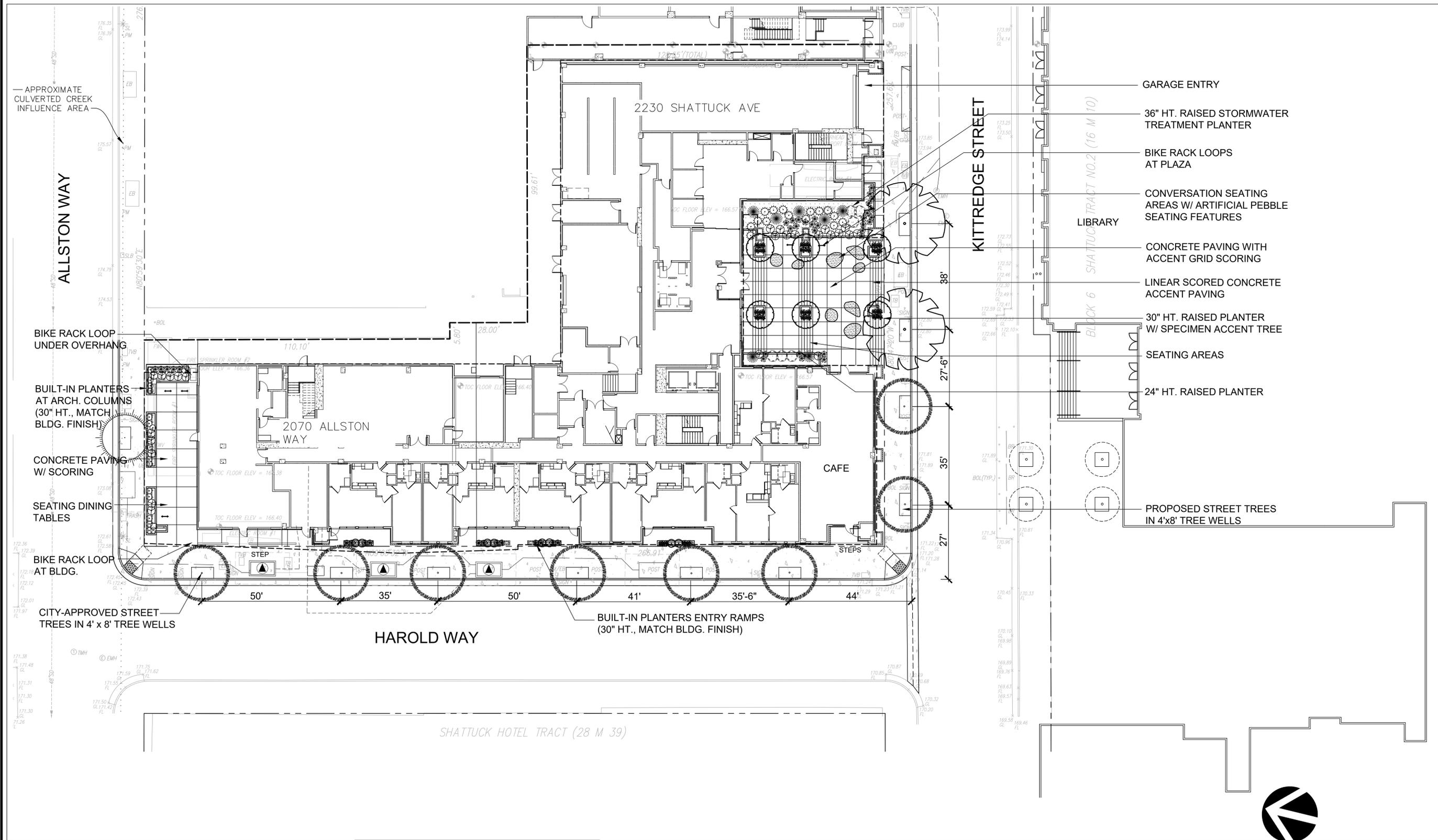


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

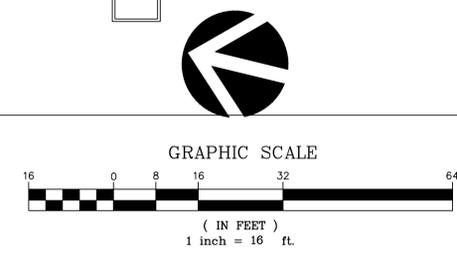
DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 08-04-22	
SCALE NOTED	

SHEET
L1
 OF SHEETS



Master Landscape Design Concept

The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that compliment the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.



REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE
 REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 41.8

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,862	689.6294986	17872.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
TOTALS:					1952	745	
SPECIAL LANDSCAPE AREAS:							
REC. AREA					0	0	0
WATER FEATURE 1					0	0	0
WATER FEATURE 2					0	0	0
TOTALS:					0	0	0
ETWU TOTAL:							19,312
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							22,765
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA					745		
TOTAL LANDSCAPE AREA					1,952		
AVERAGE ETAF					0.38		
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.							
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA					745		
TOTAL LANDSCAPE AREA					1,952		
SITEWIDE ETAF					0.38		

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
- STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,481 SF	835 SF
• ROOF LEVEL	2,742 SF	722 SF
	7,223 SF	1,557 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
 TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 21.5% OF USABLE PRIVATE OPEN SPACE

Schedule of Landscape Functions

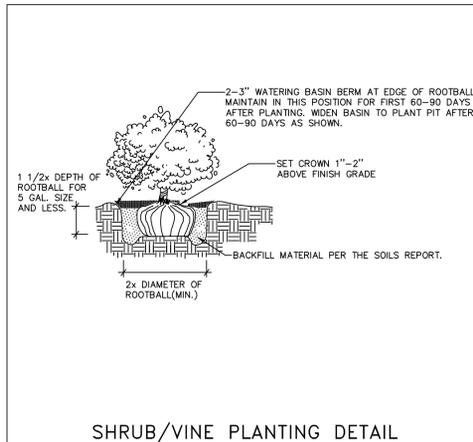
(schedule is number of times a month functions performed)

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Shrub/Ground Cover													
Fertilization	*	*	1	*	*	*	*	*	*	*	1	*	2
Insect control	*	*	1	*	*	*	1	*	*	*	*	*	2
Disease control	*	*	1	*	*	*	1	*	*	*	*	*	2
Weed control	2	3	3	4	4	4	4	4	4	4	2	2	40
Debris Removal	2	3	3	4	4	4	4	4	4	4	2	2	40
Pruning	1	*	*	*	*	*	*	*	*	*	*	*	1
Trees													
Fertilization	*	*	1	*	*	*	*	*	*	*	*	*	1
Insect control	*	*	1	*	*	*	*	*	*	*	*	*	1
Disease control	*	*	1	*	*	*	*	*	*	*	*	*	1
Pruning	*	1	*	*	*	*	*	*	*	*	*	*	1
Irrigation													
Check/adjust/repair	*	*	1	*	*	*	1	*	*	*	*	*	2
Review/Adjust run times	*	*	1	*	1	*	1	*	1	*	1	*	5

Note: Repair of all irrigation equipment shall be done with the originally installed components or equivalent.
 Project shall be irrigated so that the total annual water applied is less than or equal to the Maximum Applied Water Allowance as applicable.

PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS	NATIVE	COUNT
TREES:					
KITTRIDGE LARGE STREET TREE QUERCUS GRAVESII	CHISOS RED OAK	35'x30'	24" BOX	LOW	NO 2
KITTRIDGE SMALL STREET TREE ULMAS DAVIDIANA J. 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	30'x20'	24" BOX	LOW	NO 2
HAROLD WAY STREET TREE ULMAS DAVIDIANA J. 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	30'x20'	24" BOX	LOW	NO 6
ALSTON WAY STREET TREE KOELRUTERIA BIPINNATA	CHINESE FLAME TREE	30'x20'	24" BOX	MED	NO 1
CERCIS OCCIDENTALIS (LOW-BRANCHING)	WESTERN REDBUD	18'x18'	36" BOX	LOW	YES 6
SHRUBS:					
*CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5'	5 GA	LOW	YES 7
*ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4'	5 GA	LOW	YES 6
*SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5'	5 GA	LOW	YES 25
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3'	5 GA	LOW	NO 8
PERENNIALS / GRASSES:					
*ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2'	1 GA	LOW	YES 37
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5'	1 GA	LOW	YES 16
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3'	1 GA	LOW	YES 15
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	5 GA	LOW	YES 6
*PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2'	1 GA	LOW	YES 36
PRE-PLANTED TRAY SYSTEM ON UPPER FLOOR:					
VARIOUS SEDUM VARIETIES	STONE CROP	2"x6"	CUTTINGS	LOW	NO 780 SF
POLLINATOR PLANTS NOTE: 71% OF PLANT PALETTE IS CALIFORNIA NATIVE POLLINATOR SPECIES (111 OF 156 SPECIMENS)					
+ DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA					
* DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST					



SHRUB/VINE PLANTING DETAIL



SPECIMEN ACCENT TREES IN RAISED PLANTERS
 CERCIS OCCIDENTALIS (WESTERN REDBUD)



BUILT-IN PLANTERS



DECORATIVE PAVERS AT 8TH FLOOR



PREFABRICATED PLANTERS
 COLOR: BRONZE



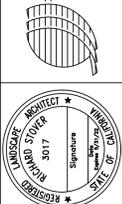
BIKE RACKS
 GALVANIZED FINISH



ARTIFICIAL FIBERGLASS PEBBLE FURNITURE (LARGE AND SMALL)

REVISIONS
12/20/21
12/20/21
12/20/21
12/20/21
12/20/21
12/20/21
12/20/21
12/20/21
12/20/21
12/20/21

RW Stover & Associates, Inc.
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 Ph: 925.938.2383



BERKELEY PLAZA
2065 KITTRIDGE STREET
 BERKELEY, CALIFORNIA

RECOMMENDED
 PLANT LIST, SITE
 AMENITY IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 08-04-22	
SCALE NOTED	

SHEET
L3
 OF SHEETS

REVISIONS	
12/10/21	Use Permit Resubmit
12/10/21	Design Review Submittal

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Wahau Creek, CA 94596
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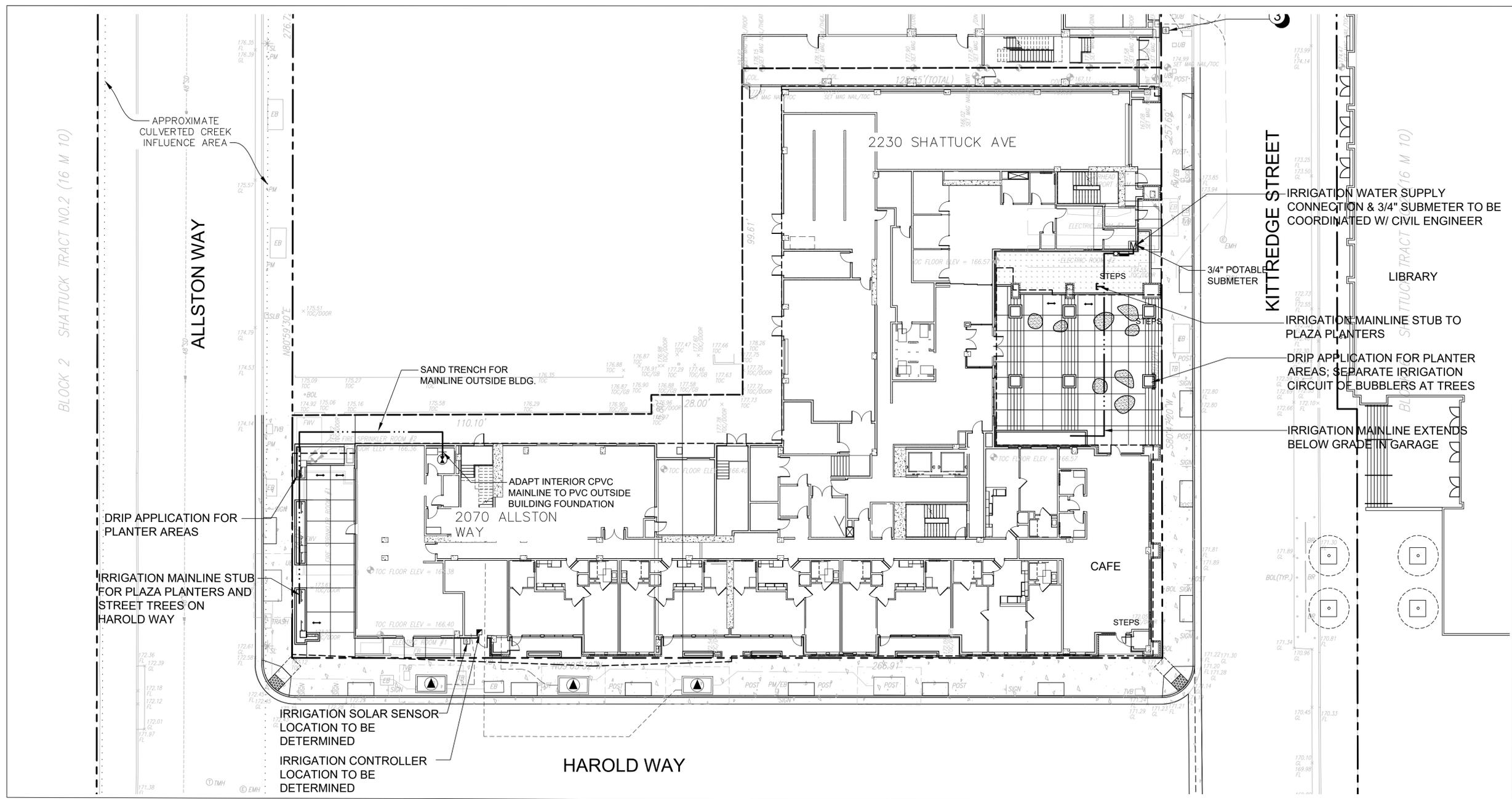


BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

GROUND LEVEL
PRELIMINARY
IRRIGATION PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 08-04-22	
SCALE NOTED	

SHEET
L4
OF SHEETS

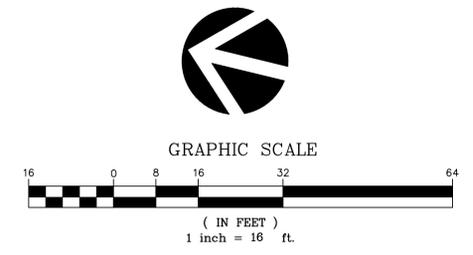


PRELIMINARY IRRIGATION LEGEND:

	CONTROLLER
	WIRELESS SOLAR-SYNC SENSOR
	OPEN MASTER CONTROL VALVE. FLOW SENSOR SHALL BE WIRED TO CONTROLLER
	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
	BALL VALVE
	MAIN LINE

GRAPHIC NOTE:
IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

IRRIGATION APPLICATION NOTE:
ALL IRRIGATION APPLICATION TO BE DRIP EMITTERS FOR PLANTERS, WITH BUBBLER IRRIGATION FOR TREES. (TYPICAL)



REFER TO SHEET L5 FOR ROOF DECK IRRIGATION
REFER TO SHEET L6 FOR IRRIGATION NOTES AND DETAILS

REVISIONS	
12/10/21	Use Permit Resubmit
08/21/22	Design Review Submit
08/21/22	Design Review Submit
08/22/22	Design Resubmittal
08/22/22	Design Resubmittal
08/22/22	Design Resubmittal
11-01-22	Design Resubmittal

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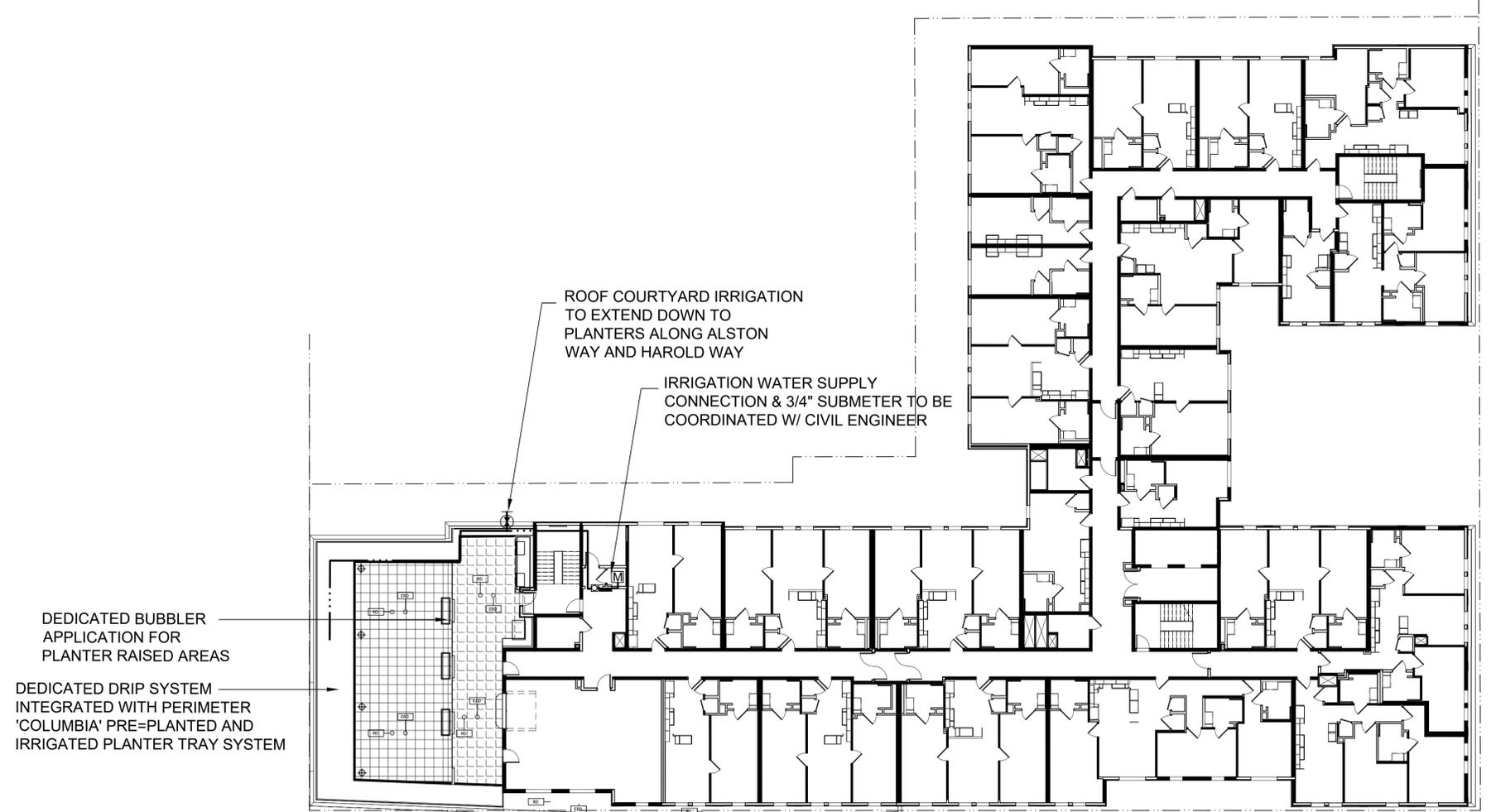


BERKELEY PLAZA
2065 KITTREDGE STREET
 BERKELEY, CALIFORNIA

EIGHTH FLOOR
PRELIMINARY
IRRIGATION PLAN

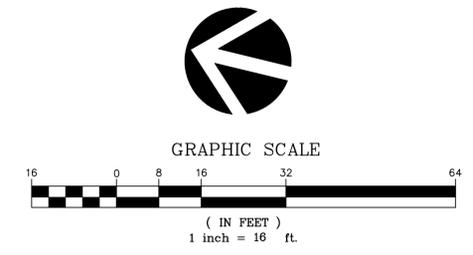
DESIGNED:	DRAWN:
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SHEET
L5
 OF SHEETS

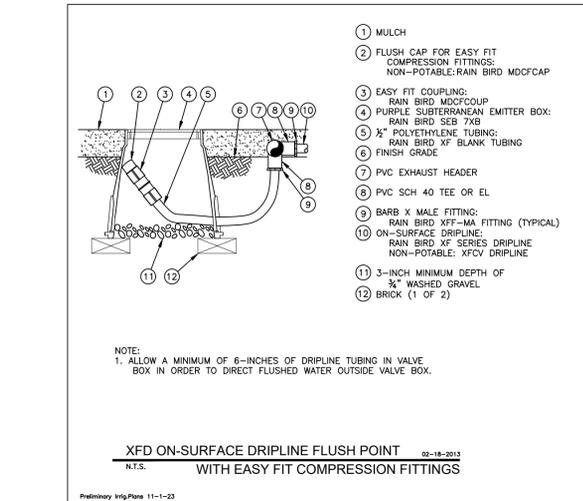
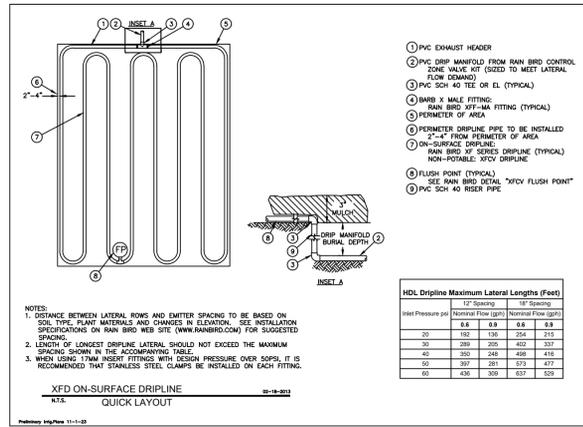


IRRIGATION APPLICATION NOTE:
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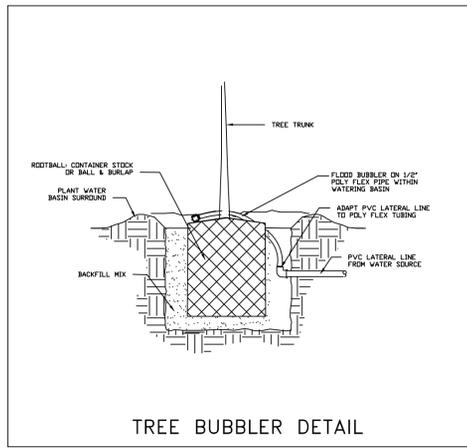
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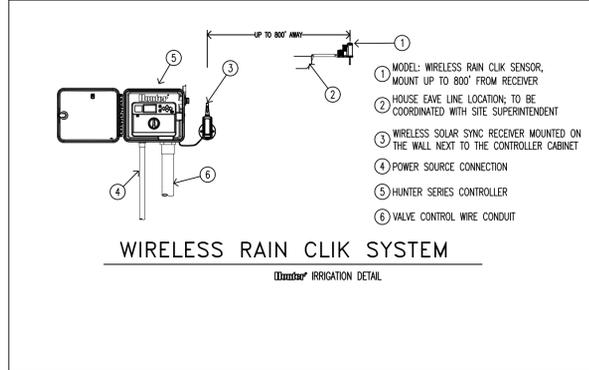
REFER TO SHEET L6 FOR IRRIGATION NOTES AND DETAILS



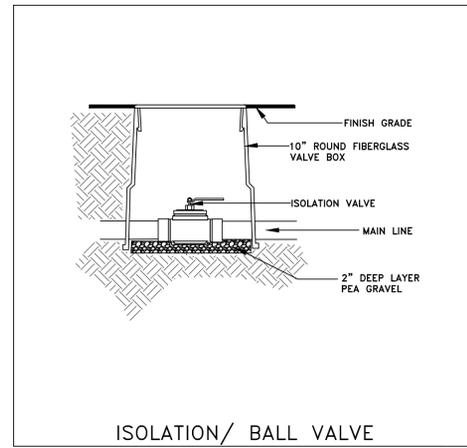
MASTER CONTROL VALVE AND FLOW SENSOR



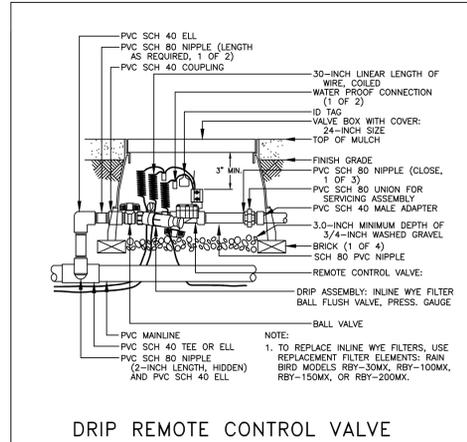
TREE BUBBLER DETAIL



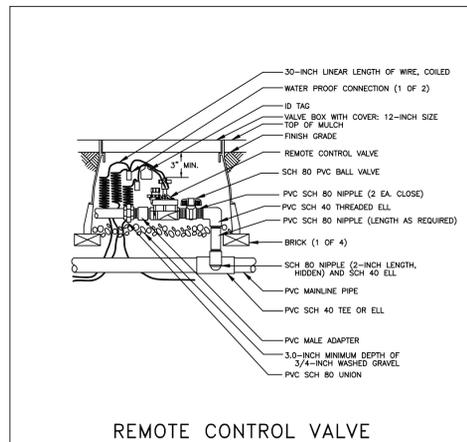
WIRELESS RAIN CLIK SYSTEM



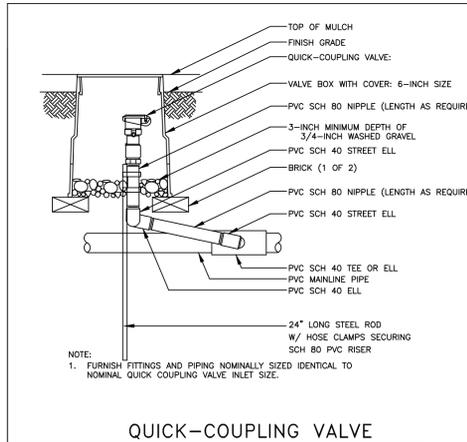
ISOLATION/ BALL VALVE



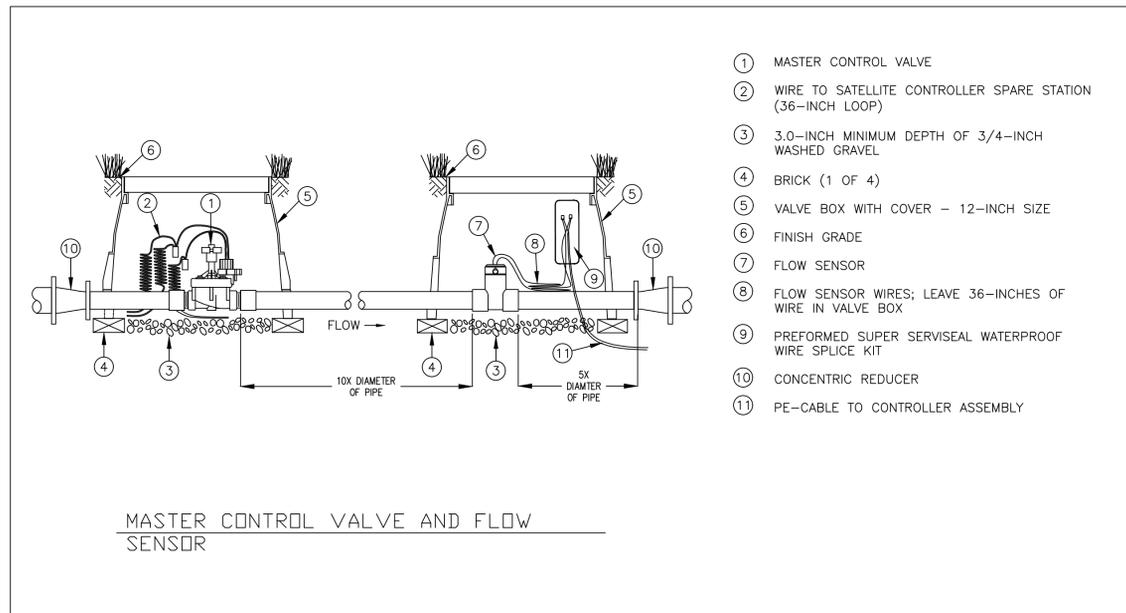
DRIP REMOTE CONTROL VALVE



REMOTE CONTROL VALVE



QUICK-COUPLING VALVE



- 1 MASTER CONTROL VALVE
- 2 WIRE TO SATELLITE CONTROLLER SPARE STATION (36-INCH LOOP)
- 3 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 4 BRICK (1 OF 4)
- 5 VALVE BOX WITH COVER - 12-INCH SIZE
- 6 FINISH GRADE
- 7 FLOW SENSOR
- 8 FLOW SENSOR WIRES; LEAVE 36-INCHES OF WIRE IN VALVE BOX
- 9 PREFORMED SUPER SERVICEABLE WATERPROOF WIRE SPLICE KIT
- 10 CONCENTRIC REDUCER
- 11 PE-CABLE TO CONTROLLER ASSEMBLY

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS, CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK. PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE: ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX IN LINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1, COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIP LINE SYSTEM: ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.80 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XFD DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

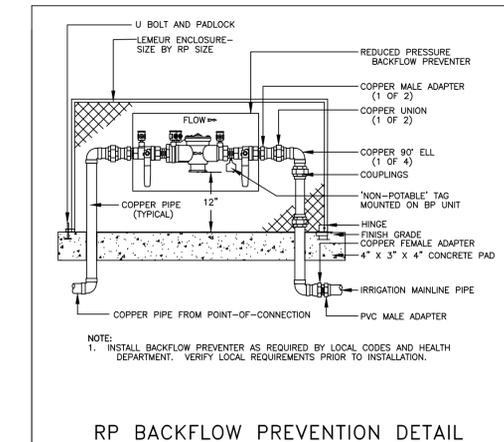
PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T-2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE. SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEMS ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLIGENCE BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.

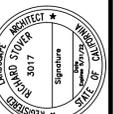


RP BACKFLOW PREVENTION DETAIL

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/21	Use Permit Resubmit
2	12/10/21	12/10/21 Review Submitt
3	05/21/22	05/21/22 Review Submitt
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5	07/27/22	07/27/22 Resubmittal
6	08/26/22	08/26/22 Resubmittal
7	11-01-24	11-01-24 Resubmittal

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