

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
FEBRUARY 15, 2024

2136 SAN PABLO AVENUE

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2021-0002 to (1) demolish an existing two-story non-residential structure and (2) to construct a six-story mixed-use building with 125 residential units (five residential stories above a podium), three live-work units at the ground level, and 50 off-street parking spaces in a mechanical lift system.

I. Introduction

This project is located in the C-W West Berkeley Commercial District. The site is on the West side of San Pablo Avenue between Addison and Allston.

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 required for the project was before the Landmark Preservation Commission (LPC) on October 1, 2020 at the same time as a Landmark or Structure of Merit application for the same address. At that October 2020 LPC meeting, the Commission voted to designate the subject property as a City of Berkeley landmark. As this designation was made after the project's SB330 Preliminary Application was deemed complete, the review of this new project will remain with the Design Review Committee (DRC).

The project was before the Design Review Committee (DRC) for a Preview on May 20, 2021 where the Committee provided Advisory Comments. The DRC's recommendations from that meeting are further on in this report for your reference. The project is scheduled for the March 28, 2024 meeting of the Zoning

Adjustment's Board (ZAB) for its Use Permit and EIR Certification. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project consists of a six-story mixed-use building with 125 residential dwelling units and 3 live/work units located on the ground floor. The C-shaped mass features an open courtyard to the west with the upper massing situated towards San Pablo Avenue. The project incorporates strategically positioned setbacks on the 4th and 5th floors towards the adjacent R-1A District to the West. Each step-down/setback maximizes sunlight and privacy for the adjacent neighbors.

The project provides a total of 6,577 square feet of open space with a podium level central courtyard and multiple terraces located on floors 4 and 6. In addition to the common open space, there are fourteen private patios provided for the residential units distributed on the ground, second and fourth levels. The ground floor fronting San Pablo Avenue is activated by 3 live/work units and a residential lobby. Automobile parking for 50 cars is accessed from San Pablo Avenue. The project also provides a total of 72 bicycle parking spaces (64 secured and 8 unsecured spaces) and a bicycle repair station.

III. Project Setting

A. Neighborhood/Area Description:

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

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

B. Site Conditions:

The proposed site is located mid-block between Allston and Addison on the West side of San Pablo Avenue. The site is currently occupied by a single-story commercial structure. The adjacent parcels to the North and South have been approved for development, and the project to the North is now complete. The parcel to the North (2100 San Pablo) will house a four-story mixed-use building. The parcel to the South (2198 San Pablo) will house a six-story mixed use building. The project backs up to George Florence Neighborhood Park to the West.

Figure 1: Vicinity Map

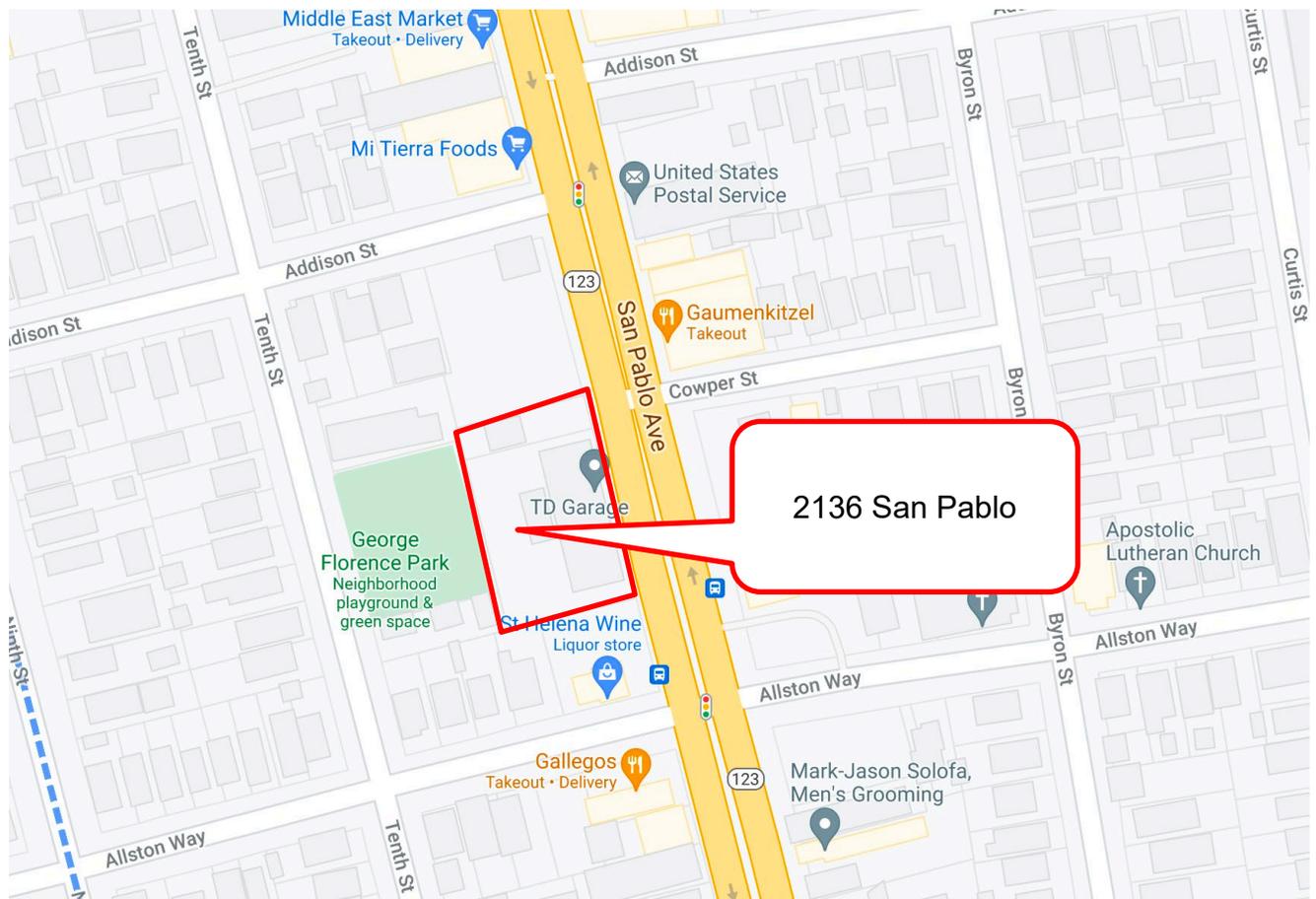


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-W	Avenue Commercial (AC)
Surrounding Properties	North	Senior Housing	C-W	Avenue Commercial (AC)
	South	Commercial	C-W	Avenue Commercial (AC)
	East	Auto Repair Shop	C-W	Avenue Commercial (AC)
	West	Residential	R-1A	Low Medium Density Residential

Table 2: Development Standards

C-W Standards BMC Sections 23.204.140 and 23.322		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		23,301	23,301	n/a
Gross Floor Area (sq. ft.)		9,281	83,034	n/a
Floor Area Ratio		0.27	3.6	3
Commercial Floor Area (sq. ft.)		9,281	2,490 (live/work units)	n/a
Dwelling Units	Total	n/a	125	n/a
	Affordable	n/a	10 VLI	n/a
Building Height	Average (ft.)	Approx. 20'	69'-6"	50'-0" max.
	Maximum (ft.)	Approx. 20'	69'-6"	n/a
	Stories	1	6	4 max.
Building Setbacks (ft.)	Front	0'-0"	0'-0"	0' min.
	Rear	Approx. 30'	0'-0"	10'-0" min.
	Left Side	Approx. 18'	0'-0"	0' min.
	Right Side	0'-0"	8'-0"	0' min.
Lot Coverage (%)		40	83	n/a
Usable Open Space (sq. ft.)		n/a	6,577	5,040 min. (40 s.f./d.u.)
Parking	Automobile	Unknown	50	0 (within 1/2 mile of public transit)
	Bicycle (long term/short term)	n/a	64/8	43/5

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC §23C.08.050.A, to demolish an existing non-residential building;
- Administrative Use Permit, under BMC §23E.04.020.C, to allow architectural features to exceed the height limit in a commercial district;
- Use Permit under BMC §23E.64.030.A, to construct a mixed-use development of 20,000 square feet or more of gross floor area;
- Use Permit under BMC §23E.64.030.A, to establish dwelling units;
- Administrative Use Permit, under BMC §23E.64.030.A, to establish nine or fewer live-work units; and
- Use Permit under BMC §23E.64.050.B, to construct new gross floor area of 5,000 square feet or more.
- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building or structure
- Use Permit pursuant to BMC Section 23.204.140(B)(2)(a) to construct a mixed-use development over 20,000 square feet
- Use Permit pursuant to BMC Section 23.204.020(A) for construction of dwelling units
- Use Permit pursuant to BMC Section 23.204.030(B) to construct new gross floor area of 5,000 square feet or more
- Administrative Use Permit pursuant to BMC Section 23.304.050(A) to construct architectural elements that exceed the District's height limit
- Administrative Use Permit pursuant to BMC Section 23.312.030(C)(3)(a) to establish live/work units
- Use Permit pursuant to BMC Section 23.312.040(A)(3) to allow customer visits to live/work units

B. CEQA Determination

A Draft Environmental Impact Report (EIR) was prepared to evaluate environmental impacts from the project, and was published for public review and comment from October 20, 2023 to December 19, 2023. The Final EIR document is being drafted and will be presented to the Zoning Adjustments Board for certification at a hearing that is anticipated to occur in March 2024.

C. Density Bonus Waivers/Modifications:

- Waiver of BMC Section 23.204.140(E)(1) to exceed FAR – to be 3.55 where 3 is the limit;

- Waiver of BMC Section 23.204.140(E)(1) to exceed maximum allowable height and number of stories – to be 69'-6", where 50'-0" is the limit and 6 stories, where 4 stories is the limit;
- Waiver of BMC Section 23.304.030(C)(2)(a) to reduce the rear yard setback along western property line to 0'-0" where 10'-0" is required.

V. Design Review Guidelines

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

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

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

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

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

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

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

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

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

VI. Summary from the May 20, 2021

Neighborhood Context

- *Consider relocating the driveway to the south end of that parcel so that it is farther from the pedestrian crosswalk and the adjacent driveway to the north.*
- *Consider ground floor shifts, especially with commercial space and driveway entrances, so that there is a better connection to the park.*
- *Look carefully at the building scale on the San Pablo elevation and add additional detail to better fit this project into the San Pablo Commercial neighborhood.*

- *The DRC would like to see a San Pablo façade that is inspired by the existing façade, with a design and details that honor the existing building.*

Building Design

- *Recommend retaining existing commercial building (city landmark) for live/work units and adding compatible residential floors above.*
- *Consider a step back on the San Pablo façade on the top floors to help break up the large mass.*
- *Recommend more emphasis on the lobby entrance. Consider a larger-scaled entrance feature.*
- *Recommend more flexibility in the ground floor storefront design to allow for retail in the future.*
- *Existing building has a lot of smaller-scaled detail. Consider additional detail in the new project that will help to recall this.*
- *There was a request for two design alternatives: the current design; and a design that preserves or reconstructs the front façade of the existing commercial structure.*
- *There was some question as to whether some of the existing façade could be retained.*

Colors and Materials

- *Color palette as shown appears to be too cold.*

Streetscape / Landscape Plan

- *Strongly recommend maintaining existing street trees.*
- *Recommend 4 – 5 larger oak trees in the park adjacent to the new development will make a better screen in the park than many smaller trees.*

VII. Issues and Analysis

A. Changes since the previous submittal:

- *Main residential entry has been further developed for more definition;*
- *Color and material palette has been further developed for a quieter presence to better fit within the existing neighborhood;*
- *Fence height along the west property line (park edge) has been reduced in height to allow more visibility to and from the park;*
- *One ground floor residential loft unit was eliminated in order to increase the size of the common residential amenity in the southwest corner of the project. The same amenity space also extended to the west property line where adjacent to residential garage space.*
- *The plan change above allows private deck space on top of that building increase. The perimeter of that deck space does have planters that prevent the residents from leaning over the deck edge.*

B. Issues for Discussion:

- Neighborhood Context
- Massing
- Building Design
- Landscape and Open Space

VIII. Recommendation

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

Attachments:

1. Project Plans, received February 6, 2024

Staff Planner: Anne Burns, Aburns@berkeleyca.gov, (510) 981-7410

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 ARCHITECTS

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**ALLSTON
 EXTENSION**

2136 - 2154 San Pablo Ave.
 Berkeley, CA

- 03.12.2021 SB-330 ZONING APPLICATION
- 06.08.2021 ZONING COMPLETENESS
- 08.03.2021 ZONING COMPLETENESS
- 05.23.2023 REVISED CONTEXT PHOTOS
- 02.15.2024 DRC MEETING DRAWING SET

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JOB: 1831

SHEET:

GENERAL
 INFORMATION

A0.0

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL

- A0.0 GENERAL INFORMATION
- A0.1A ZONING INFORMATION & DIAGRAMS
- A0.1B BUILDING CODE INFORMATION & DIAGRAMS
- A0.1C EXITING DIAGRAMS (CONT.)
- A0.3 DENSITY BONUS DIAGRAMS
- A0.4A SHADOW STUDIES
- A0.4B SHADOW STUDIES
- A0.4C SHADOW STUDIES
- A0.4D SHADOW STUDIES
- A0.5 ZONING SITE PHOTOS
- A0.6 VICINITY MAP
- A1.0 SITE SURVEY
- A2.1 FLOOR PLANS
- A2.2 FLOOR PLANS
- A2.3 FLOOR PLANS
- A2.4 FLOOR PLANS
- A2.5 FLOOR PLANS
- A2.6 LIVE/WORK AREA DIAGRAMS
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A3.3 STREET STRIP ELEVATIONS
- A3.4 PHOTO CONTEXT VIEW
- A3.5 PHOTO CONTEXT VIEW
- A3.6 PHOTO CONTEXT VIEW
- A3.7 PERSPECTIVE VIEW
- A3.8 PERSPECTIVE VIEW
- A3.9 PERSPECTIVE VIEW
- A3.10 PERSPECTIVE VIEW
- A3.11 PERSPECTIVE VIEW
- A3.12 PERSPECTIVE VIEW
- A4.1 SECTIONS
- A4.2 WALL SECTIONS & DETAILS
- A4.3 STREET FRONT AWNING SECTIONS
- SW-1 PRELIM. STORMWATER MANAGEMENT PLAN
- G-1 CONCEPTUAL GRADING PLAN
- MAT MATERIAL BOARD

LANDSCAPE

- L1.1 GROUND LEVEL PRELIMI. LANDSCAPE PLAN
- L1.2 PODIUM LEVEL PRELIMI. LANDSCAPE PLAN
- L1.3 4TH FLOOR PRELIMI. LANDSCAPE PLAN
- L1.4 6TH FLOOR PRELIMI. LANDSCAPE PLAN
- L1.5 IMAGES & RECOMMENDED PLANT LIST

Approved USE
 PERMIT:
 #ZP2018-0112

PROJECT DESCRIPTION

PROJECT ADDRESS: 2136 - 2154 SAN PABLO AVENUE, BERKELEY, CA 94702 (APN: 056 197701101)

SCOPE OF WORK:
 REMOVAL OF THE EXISTING STRUCTURE AND CONSTRUCTION OF A NEW 6-STORY MIXED-USE BUILDING WITH 125 DWELLING UNITS (OF WHICH 3 ARE LIVE WORK), GROUND LEVEL LOBBY AND PARKING WITH A STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
 (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-W

SEE SHEET A0.1A FOR COMPLETE ZONING DATA

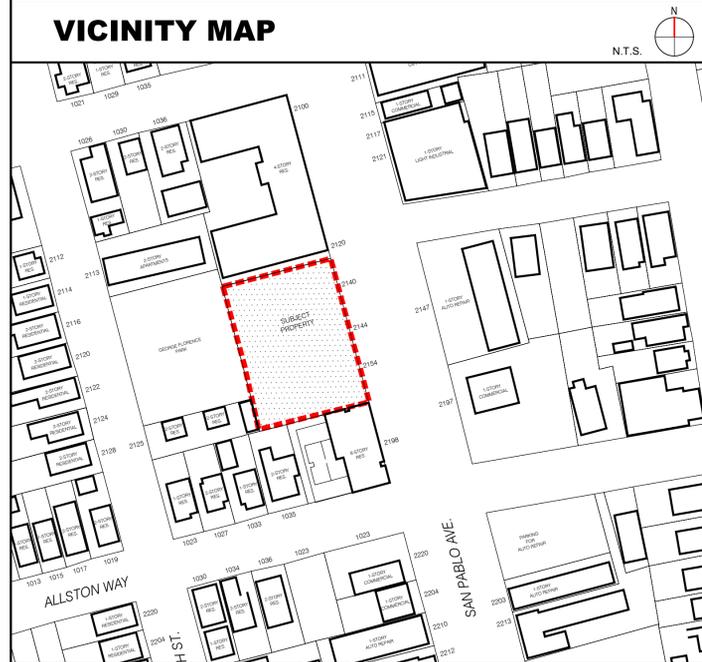
PROJECT DIRECTORY

OWNER/APPLICANT:
SAN PABLO INVESTORS TWO, LLC
 200 Spectrum Center Dr., Ste. 1450
 Irvine, CA 92618
 415 279 0071

ARCHITECT:
 David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
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LANDSCAPE ARCHITECT:
 Rick Stover
Thomas E Baak & Associates
 1620 N Main St #4
 Walnut Creek, CA 94596
 (925) 933-2583

VICINITY MAP



VIEW AT SAN PABLO INTERSECTION LOOKING NORTHEAST



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ZONING
 INFORMATION
 & DIAGRAMS

A0.1A

ZONING CODE DATA

ZONING INFORMATION

	BASE ALLOWABLE	35% DENSITY BONUS ALLOWABLE	PROPOSED w/ DENSITY BONUS
ZONING	C-W	C-W	C-W
TOTAL LOT SIZE (SQ. FT.)	23,301	23,301	23,301
TOTAL LOT SIZE (ACRES)	0.53	0.53	0.53
FLOOR AREA RATIO (FAR)	3.00	4.05	3.56
BASE FLOOR AREA	69,903	94,369	83,034
HEIGHT - FEET	50'	70'	69'-6"
HEIGHT - STORIES	4	6	6
LOT COVERAGE	100%	100%	83%
FOOTPRINT	23,301	23,301	19,363
SETBACKS			
FRONT	0	0	0
REAR	10% (13'-4")	10% (13'-4")	VARIES 0" TO 10% (13'-4")
INTERIOR SIDE (NORTH)	0	0	8'-0"
INTERIOR SIDE (SOUTH)	VARIES; 0' - 5'-0"	VARIES; 0' - 5'-0"	VARIES; 0' - 10'-6"
PARKING RATIO - DWELLINGS	1 PER UNIT	.5 PER BEDROOM	SEE TABLE
PARKING RATIO - LIVE/WORK	1 PER UNIT	1 PER UNIT	SEE TABLE
OPEN SPACE	40 SF / UNIT	40 SF / UNIT	SEE TABLE

UNIT TABLE

	LIVE/WORK	LOFT	STUDIO	1-BR	2-BR	TOTAL
LEVEL 6			5	11	1	17
LEVEL 5			9	11	1	21
LEVEL 4			9	15	1	25
LEVEL 3			9	17	1	27
LEVEL 2			9	17	1	27
LEVEL 1	3	5				8
TOTAL	3	5	41	71	5	125
BEDROOMS PER	1	1	1	1	2	
TOTAL RESIDENTIAL BEDROOMS						127

ZONING MAP

REFUSE AND RECYCLING

PARKING CALCULATIONS (DENSITY BONUS METHOD)

	SPACES	PER	REQ'D
RESIDENTIAL UNITS	122	0.5	1
LIVE/WORK UNITS	3	1	1
LIVE/WORK CLIENTS/WORKERS	1245		2
BASE REQUIRED CAR PARKING			66
PROPOSED CONCESSION			16
TOTAL PROPOSED CAR PARKING			50

LONG TERM BIKE PARKING CALCULATIONS

	SPACES	PER	REQ'D
LIVE/WORK UNITS	0	N/A	0
RESIDENTIAL BEDROOMS	127	1	3
LONG TERM BIKE PARKING REQ.			42
TOTAL PROPOSED LONG TERM BIKE PARKING			64

SHORT TERM BIKE PARKING CALCULATIONS

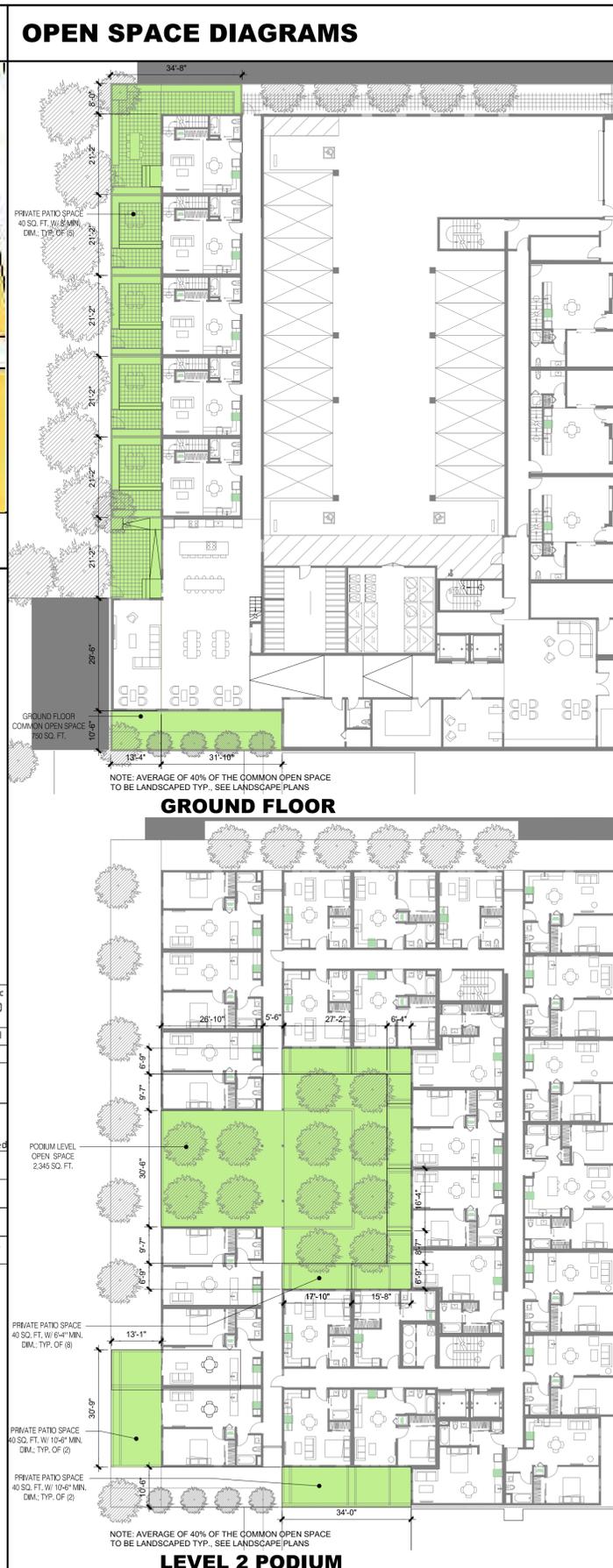
	SPACES	PER	REQ'D
LIVE/WORK UNITS	3	1	5
OR 2, WHICHEVER IS GREATER			2
RESIDENTIAL BEDROOMS	128	1	40
SHORT TERM BIKE PARKING REQ.			5
TOTAL PROPOSED SHORT TERM BIKE PARKING			8

OPEN SPACE CALCULATIONS

	UNITS	SF / UNIT	TOTAL	TOTAL LANDSCAPE SF	LANDSCAPED OPEN SPACE %
RESIDENTIAL & LIVE/WORK UNITS	125	40	5,000		
TOTAL OPEN SPACE REQUIRED			5,000	2153	43%
TOTAL OPEN SPACE PROVIDED			6,577		
PRIVATE PATIOS (G. FLR)	5	40	200	210	
GROUND FLOOR OPEN SPACE			750	300	
PRIVATE PATIOS (PODIUM)	12	40	480	250	
PODIUM LEVEL OPEN SPACE			2,345	820	
4TH FLOOR ROOF DECKS	2	563	1,126	266	
6TH FLOOR ROOF DECKS	2	838	1,676	307	

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

	13,839	MAX ALLOWED
AVERAGE AREA OF FLOORS		
TOTAL AREA OF ROOFTOP ARCHITECTURAL ELEMENTS	422	2,076
% AREA OF ROOFTOP ARCHITECTURAL FEATURES	3.0%	15.0%



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**BUILDING CODE
 INFORMATION &
 DIAGRAMS**

A0.1B

EXITING DIAGRAMS

BUILDING CODE DATA

Building Information 1/14/2020

Occupancy Type Mixed Use Apartments (R-2) Type III-A over Type I-A Residential Common Area Storage, Garage, Commercial, (S-2, R-2, B) w/ 3-hour horizontal assembly per CBC 510.2

Construction Type Type I-A (Story 1), III-A (Stories 2-6)

Building Story and Height Limitation (CBC Table 504.3 & 504.4)

* story count measured from floor above Type I-A per CBC 510.2

Occupancy Type	Construction Type	Allowable Stories	Proposed Stories	Allowable Building Height	Proposed Building Height
Ground Floor (Storage, Apartments, Commercial)	I-A	UL	1	UL	18'-0"
R-2 (Apartment)	III-A	5 *	5 *	85'	51'-6"

Building Below Horizontal Separation Code Area Limitation Analysis - Type I-A

Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)

Occupancy	Type	Allowable Area	Proposed	%
S-2 (Sto., Garage, Mech, Mezz.)	I-A		UL	10,713
B (50% Live/Work)	I-A		UL	1,245
R-2 (Loft Units, Common Areas, Gym, 50% Live/Work)	I-A		UL	11,759
Type I-A Sub-Total				23,717

Building Above Horizontal Separation Code Area Limitation Analysis - Type III-A

Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)

Aa = Allowable Area = [At + (NS x If)] If=Frontage Increase=(F/P-0.25)W/30

Occupancy	Type	At	NS	If	Aa	Proposed	%
Second Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	15,536	20%
Third Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	15,536	20%
Fourth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	11,579	15%
Fifth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	9,853	13%
Sixth Floor R-2 (Apartments)	III-A	72,000	24000	0.184	76,416	9,853	13%
Type V-A Second-Fifth Total						62,357	
Total Allowed per CBC 506.2.4 (200%)							82%

Separations of Occupancies (CBC 508.4)

Occupancies	Rating	Occupancies	Rating
R-2 to S-2 & B	1 Hour	S-2 to B	1 Hour
Between Dwelling Units	1 Hr Floor & Walls (CBC 708.3&711.3)		

Fire Resistance of Exterior Walls (Table 602)

Ground Floor Type I-A (R-2, S-2, B)

Wall Location	Fire Sep. Dist.	Rating	Fire Sep. Dist.	Rating
	X<5	1	10≤X<30	1
	5≤X<10	1	X≥30	0

Floors 2-6 Type III-A (R-2)

Wall Location	Fire Separation Distance	Rating	Fire Sep. Dist.	Rating
	X<5	1	10≤X<30	1
	5≤X<10	1	X≥30	0

Fire Resistance of Requirements (Table 601)

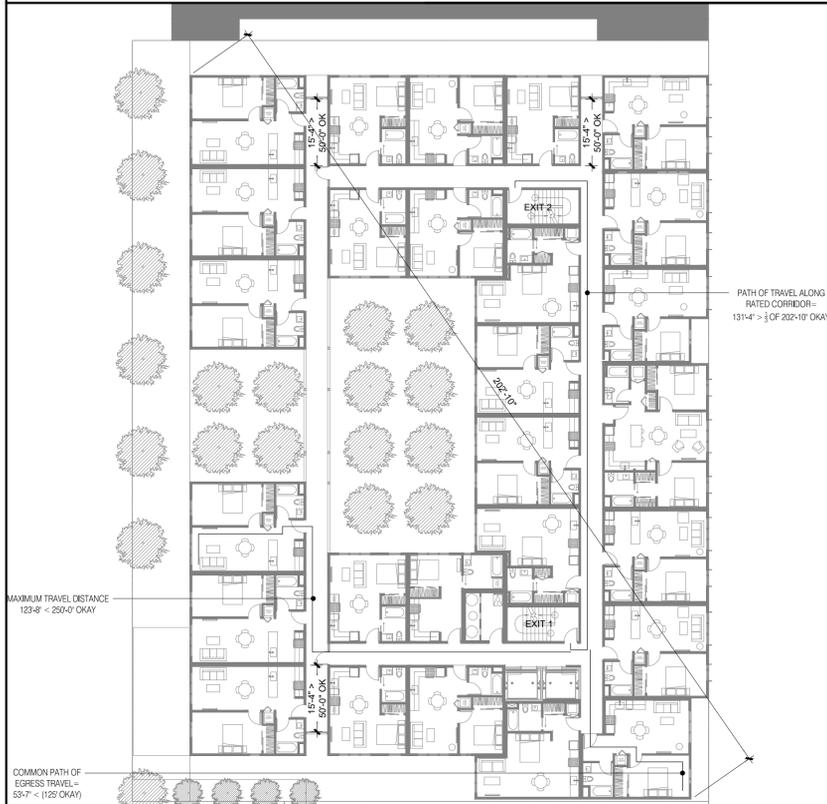
Type I-A

Building Element	Required	Provided
Structural Frame	3	3
Bearing Walls - Exterior	3	3
Bearing Wall - Interior	3	3
Non-bearing Walls - Exterior	See Table 602	
Non-bearing Wall - Interior	0	0
Floor Construction	2	2
Roof Construction	1 1/2	NA

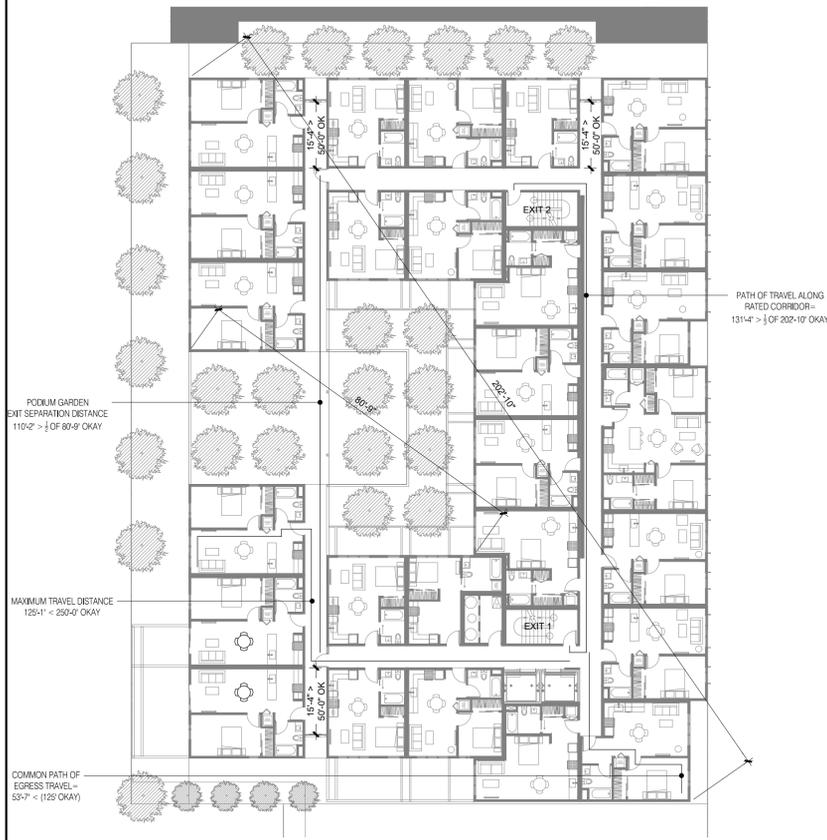
Floors 2nd-6th Type III-A

Building Element	Required	Provided
Structural Frame	1	1
Bearing Walls - Exterior	2	2
Bearing Wall - Interior	1	1
Non-bearing Walls - Exterior	See Table 602	
Non-bearing Wall - Interior	0	0
Floor Construction	1	1
Roof Construction	1	1

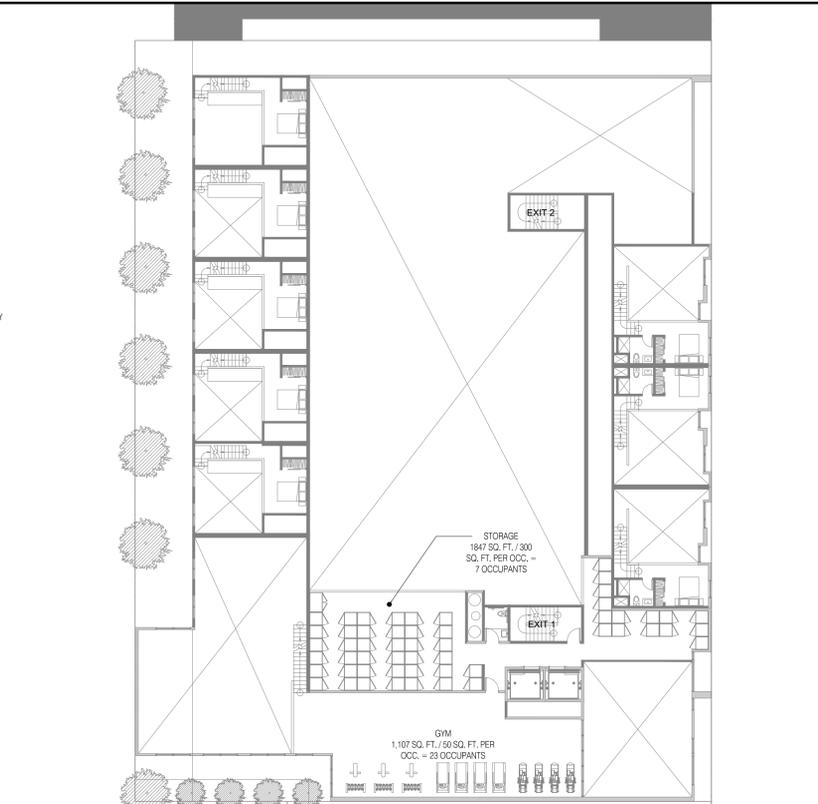
EXIT 1 (1 EXIT MAY PASS THRU AREAS ON DISCHARGE LEVEL)



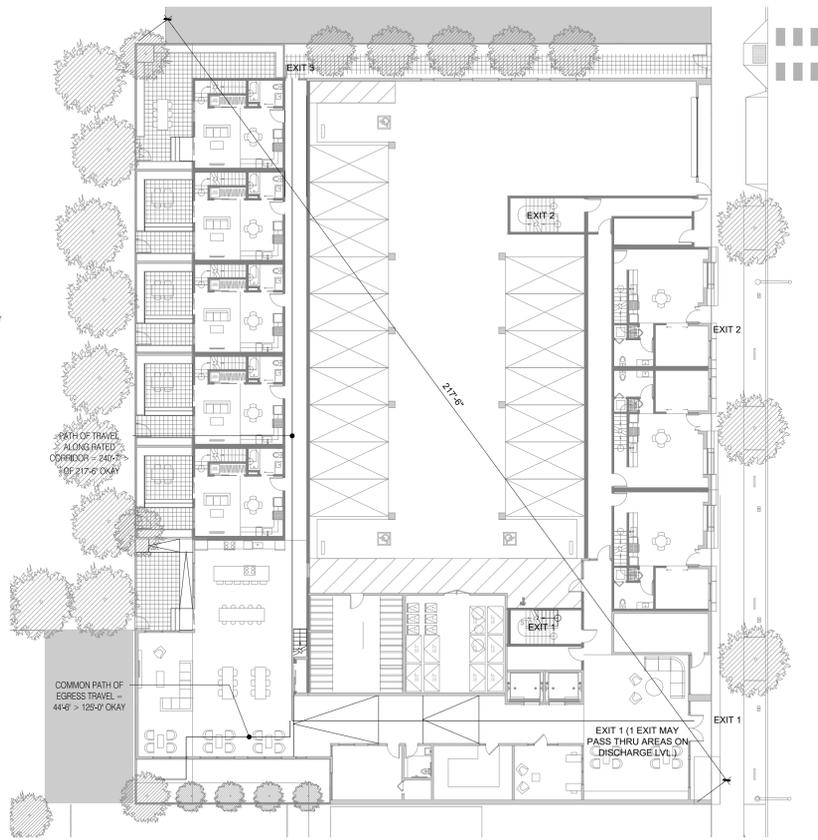
LEVEL 3



LEVEL 2



MEZZANINE



GROUND FLOOR

EXITING DIAGRAMS (CONT.)

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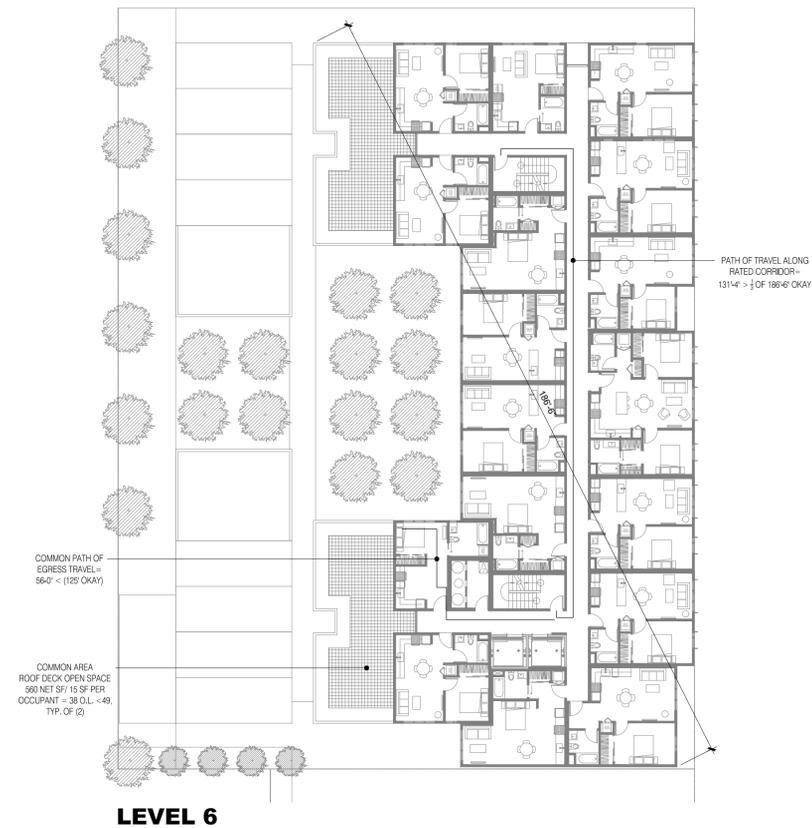
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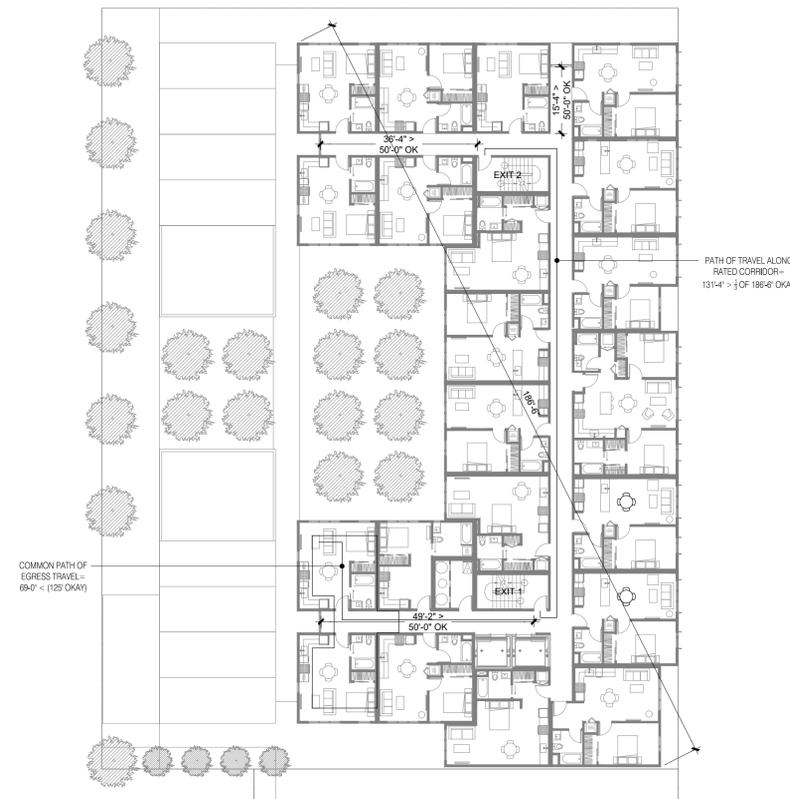
JOB: 1831

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**EXITING DIAGRAMS
 (CONT.)**

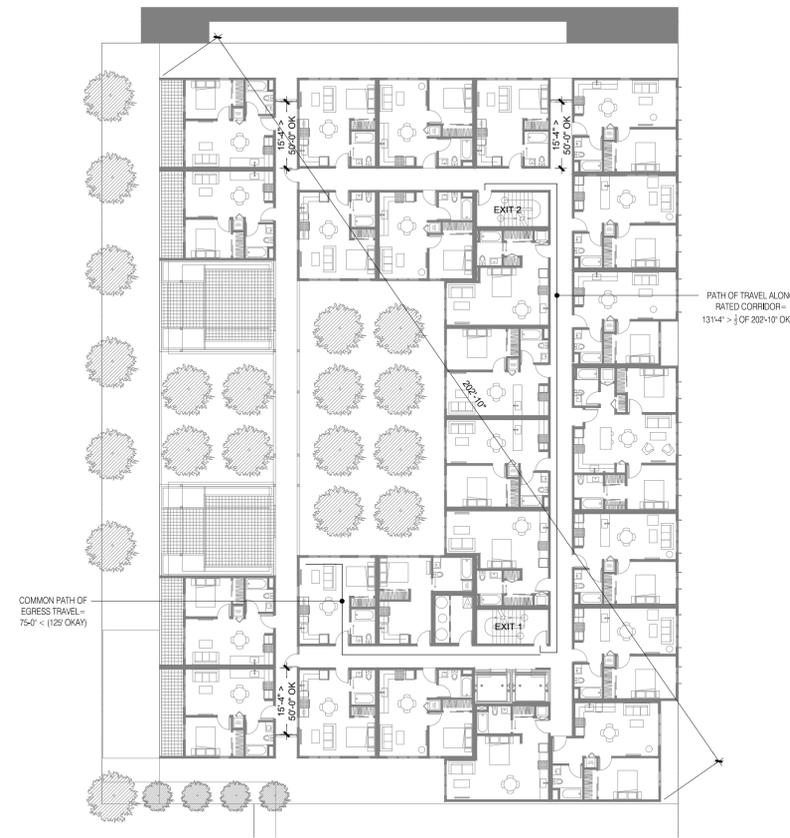
A0.1C



LEVEL 6



LEVEL 5



LEVEL 4

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**DENSITY BONUS
 DIAGRAMS**

A0.3

DENSITY BONUS DIAGRAM LEGEND

- RESIDENTIAL GROSS FLOOR AREA
- COMMERCIAL GROSS FLOOR AREA
- MECH./PARKING GROSS FLOOR AREA

DENSITY BONUS DIAGRAM GENERAL NOTES

- 1) PER BMC SECTION 23F.04.010, GROSS FLOOR AREAS ARE CLASSIFIED AS EITHER RESIDENTIAL-USE OR NON-RESIDENTIAL USE. GROSS FLOOR AREAS ARE CALCULATED TO THE OUTSIDE SURFACE OF MAIN WALLS.
- 2) RESIDENTIAL GROSS FLOOR AREAS INCLUDE: CIRCULATION ON EVERY FLOOR, COMMON RESIDENTIAL AMENITIES (BIKE ROOM, MANAGER'S OFFICE, MAIL ROOMS/AREAS, LOUNGES, ETC.), AND STAIRS/ELEVATORS ON THE FLOOR OF THEIR GREATEST HORIZONTAL EXTENT.
- RESIDENTIAL GROSS FLOOR AREAS EXCLUDE: STAIRS/ELEVATORS EXCEPT ON THE FLOOR OF THEIR GREATEST HORIZONTAL EXTENT.
- 3) PARKING & ASSOCIATED MEZZANINES EXCLUDED FROM DENSITY BONUS FLOOR AREA CALCULATIONS.
- 4) SEE A2.5 FOR ENLARGED PLANS DIFFERENTIATING THE COMMERCIAL FLOOR AREA FROM THE RESIDENTIAL FLOOR AREA.

MAXIMUM AREA CALCULATIONS

	Total Gross Floor Area (GFA)	Non-residential Commercial Gross Floor Area	Mech. Gross Floor Area	Allowable Residential Gross Floor Area	Proposed Project Residential Gross Floor Area
Site Area	23,301				
Base FAR	3.0				
Base Project GFA	69903	1,245	483	68,175	61,506
Density Bonus Mod				1.35	
Density Bonus GFA	93,281	1,245	483	92,036	81,048

DENSITY BONUS TABLE

Base Project RFA	Avg. Unit Size	Base # Units	% VLI units	# VLI Units	# VLI Units Bonus	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	sq. ft.	base project area / avg. unit size	VLI = Very Low Income <50 AMI	% VLI x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	
61,506	648	95	10%	9.50	10.00	32.5%	30.8750	31
Reference Only - 35% Maximum Density Bonus Project:					35%	33.2500	34	129
Proposed Residential Floor Area								129
6,090	First (Non-LW)	8,848			5%	20.0%		
630	First (LW)	630			6%	22.5%		
2,565	Mezz (Non-LW)	3,723			7%	25.0%		
615	Mezz (LW)	615			8%	27.5%		
17,202	Second	15,789			9%	30.0%		
17,202	Third	14,222			10%	32.5%		
17,202	Fourth	11,579			11%	35.0%		
	Fifth	9,853						
	Sixth							
Total:	61,506	81,048						
Add. DB Sq. Ft.:		19,542						
DB %:		31.77%						

Units w/ Mezzanine Area Breakdown

	L/W Units	Res. Lofts
First Floor GFA	625	450
Mezz. GFA	205	135
Total GFA per Unit	830	585
Residential Floor Area (50%)	415	n/a
Commercial Floor Area (50%)	415	n/a
Total L/W Units	3	
Total Commercial Floor Area	1245	

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR

	Site Area	Res. Area	Comm. Area	Total Area	FAR
Base Units	23,301	61,506	1,245	62,751	2.69

Base Project - Stormwater

	Site Area	Roof Area	%	Required	Provided
Base Units	23,301	19,533	4%	781	781

Base Project - Open Space

	Units	Ratio	Total Area
Base Units	95	40	3800
Total Required Open Space			3800
Total Provided Open Space			3800
Ground Floor			824
Podium			2116
Roof Deck			930

Base Project - Parking

	Spaces	Ratio	Total
Base Units	92	1	92
Live/Work	3	1	3
Live/Work Non-Res SF	1,245	1	1000
Total Car Spaces Required			96
Total Car Spaces Provided			97

Base Project - Long Term Bike Parking

	Spaces	Ratio	Total
Base Bedrooms	92	1	31
Live/Work	3	0	n/a
Total Long Term Bike Spaces Req.			31
Total Long Term Bike Spaces Provided			48

Base Project - Short Term Bike Parking

	Spaces	Ratio	Total
Base Bedrooms	92	1	40
Live/Work	3	1	5
Live/Work	3	Or 2, whichever is greater	2
Total Short Term Bike Spaces Req.			5



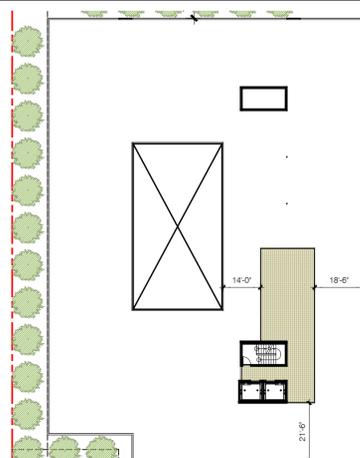
PLAN AT LEVEL 6



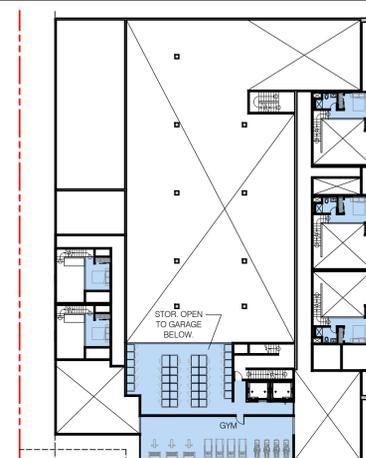
PLAN AT LEVEL 5



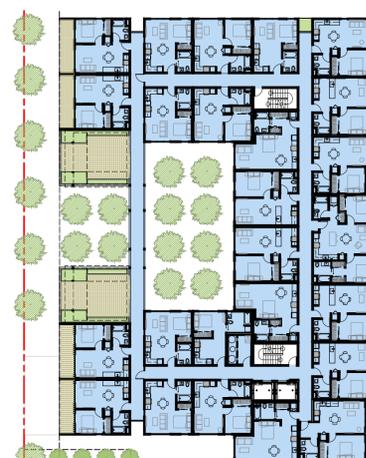
PLAN AT LEVEL 2



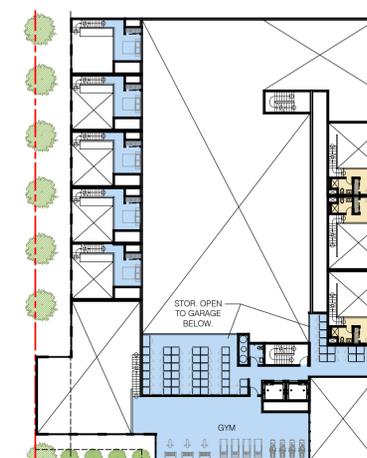
PLAN AT ROOF



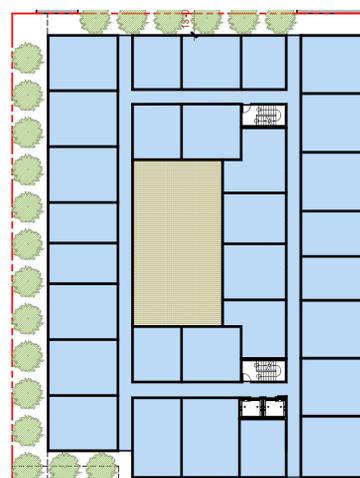
PLAN AT MEZZANINE



PLAN AT LEVEL 4



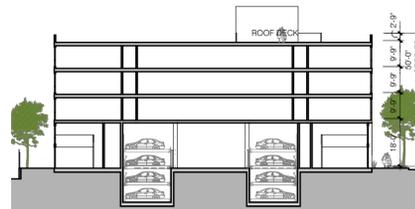
PLAN AT MEZZANINE



PLAN AT LEVELS 2, 3, & 4



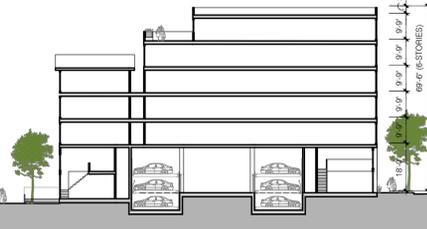
GROUND LEVEL PLAN



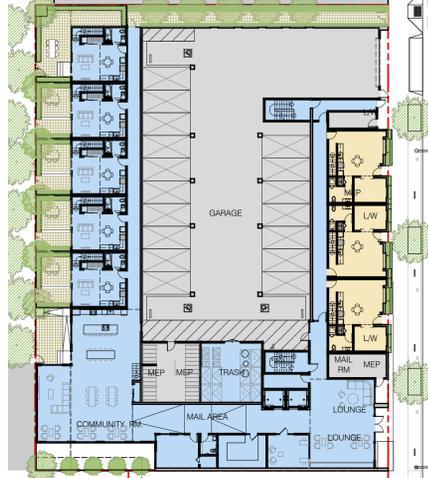
BUILDING SECTION



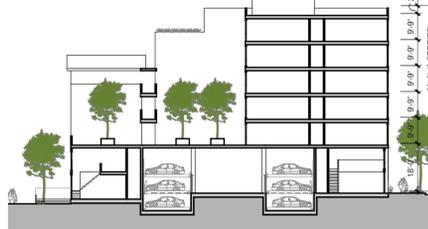
PLAN AT LEVEL 3



BUILDING SECTION



PLAN AT GROUND LEVEL



BUILDING SECTION THRU COURTYARD

REFERENCE BASE PROJECT



PROPOSED DENSITY BONUS PROJECT w/ SETBACKS

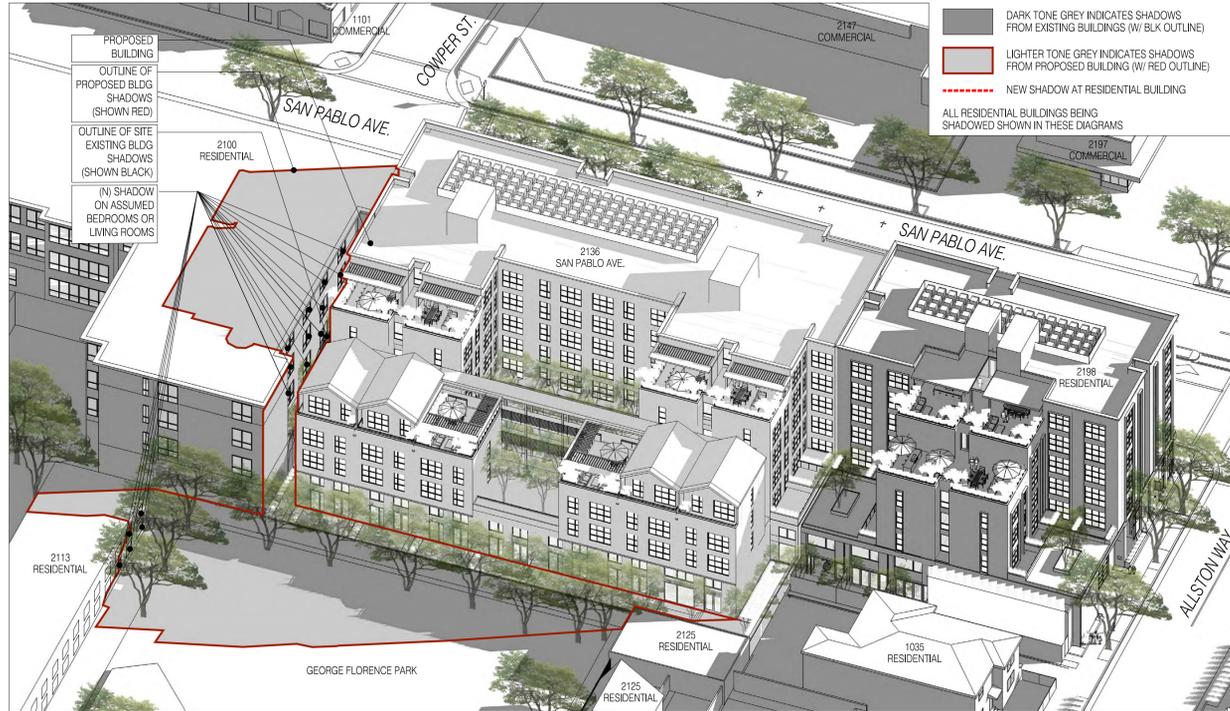


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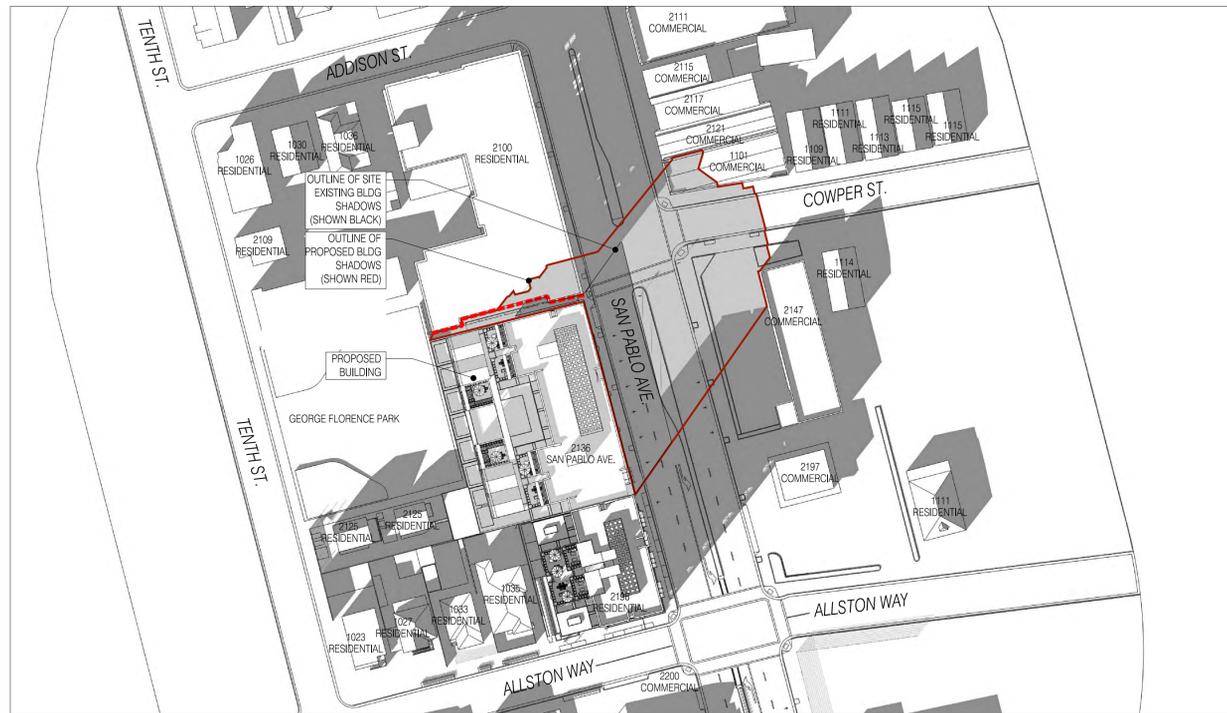
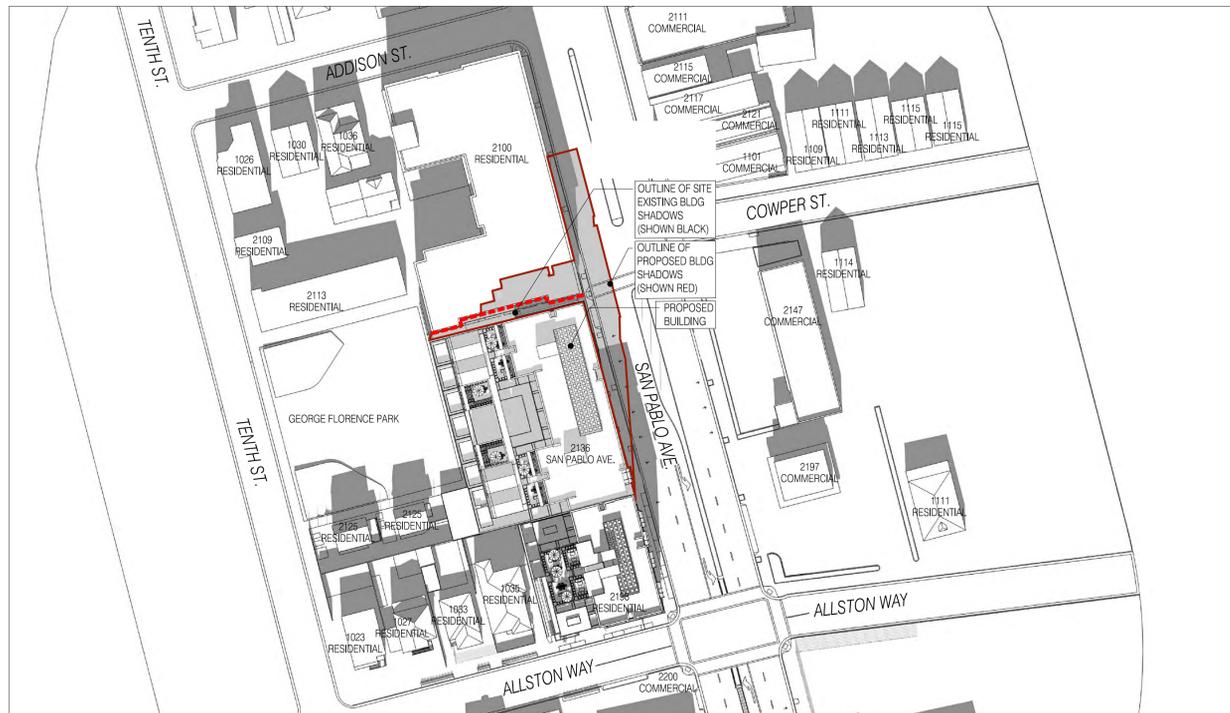
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 NTS

2 SHADOW STUDY - DECEMBER 21ST: 2-HOURS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36



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1 SHADOW STUDY - DECEMBER 21ST: 2-HOURS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



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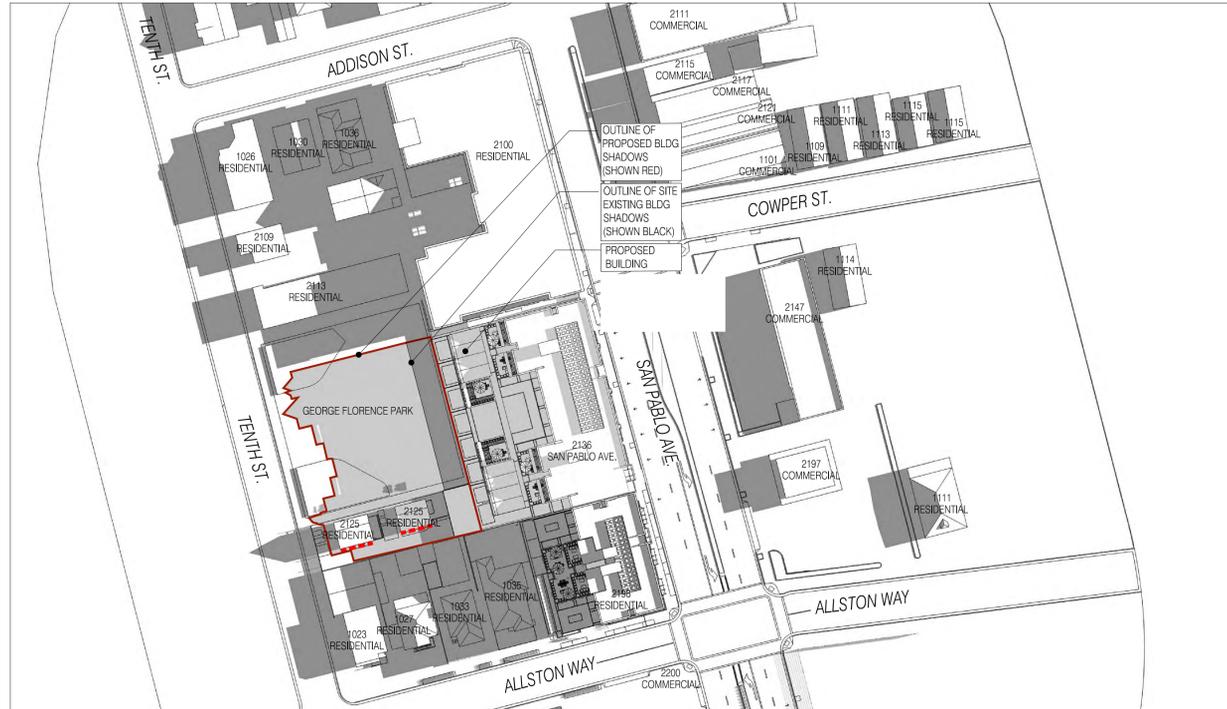
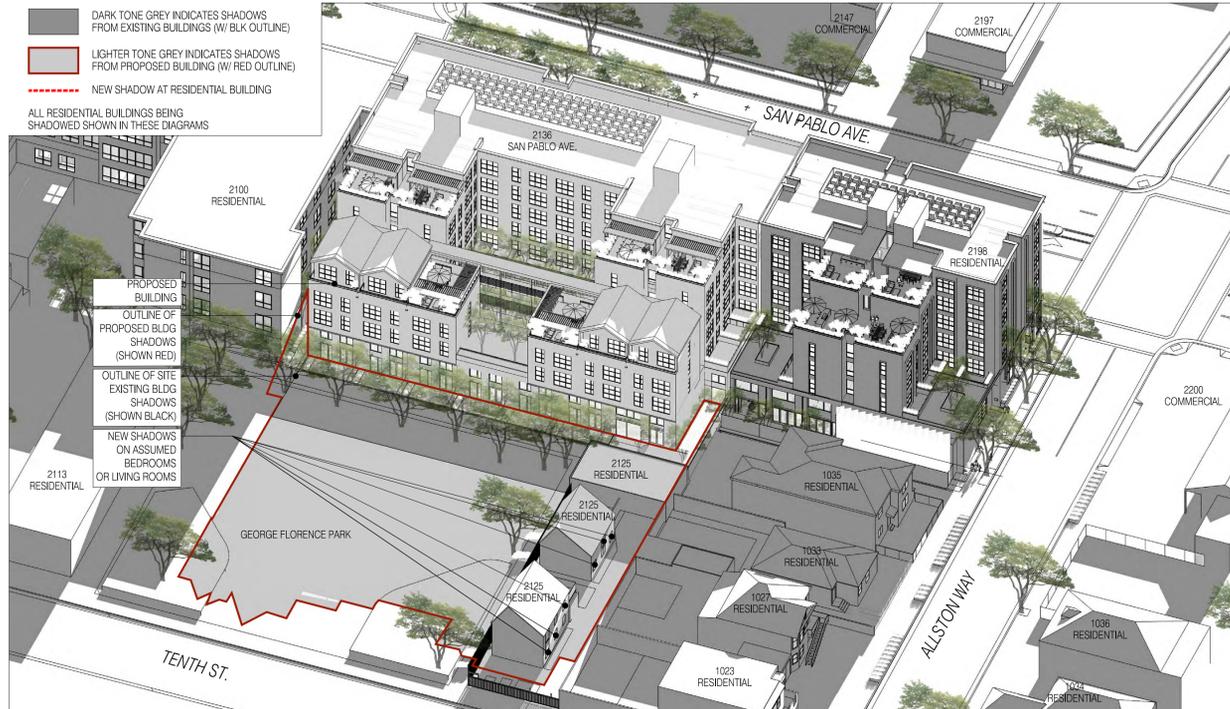
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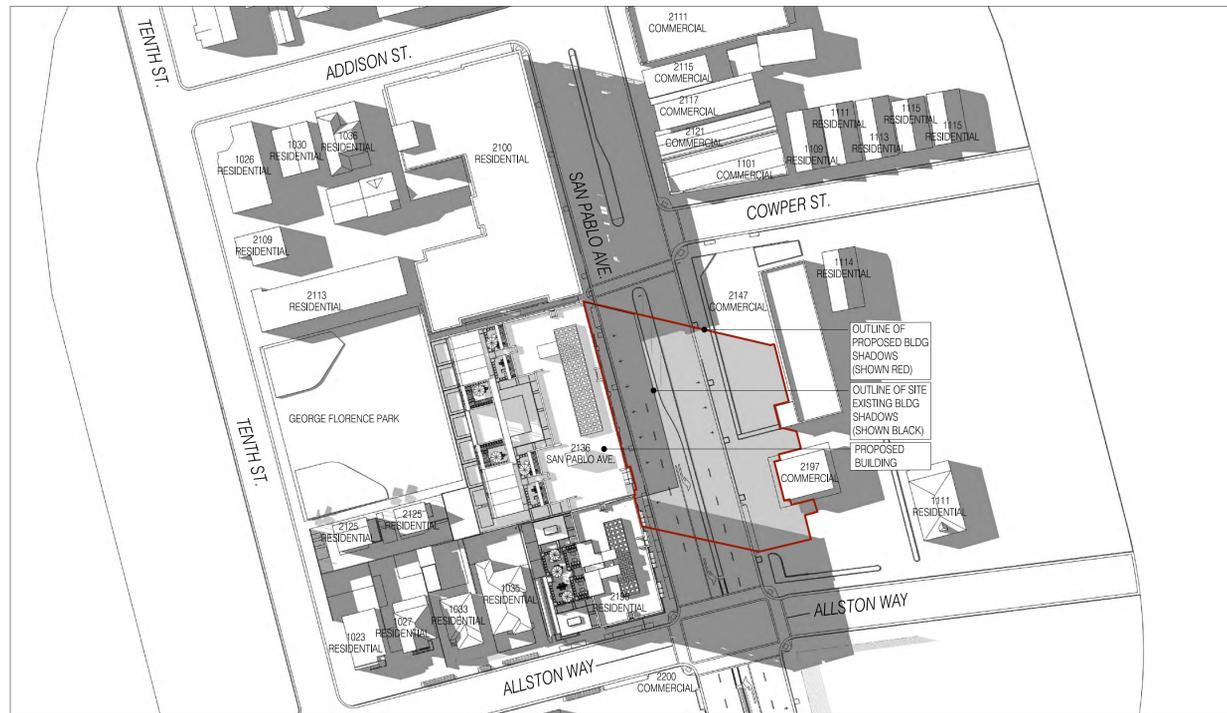
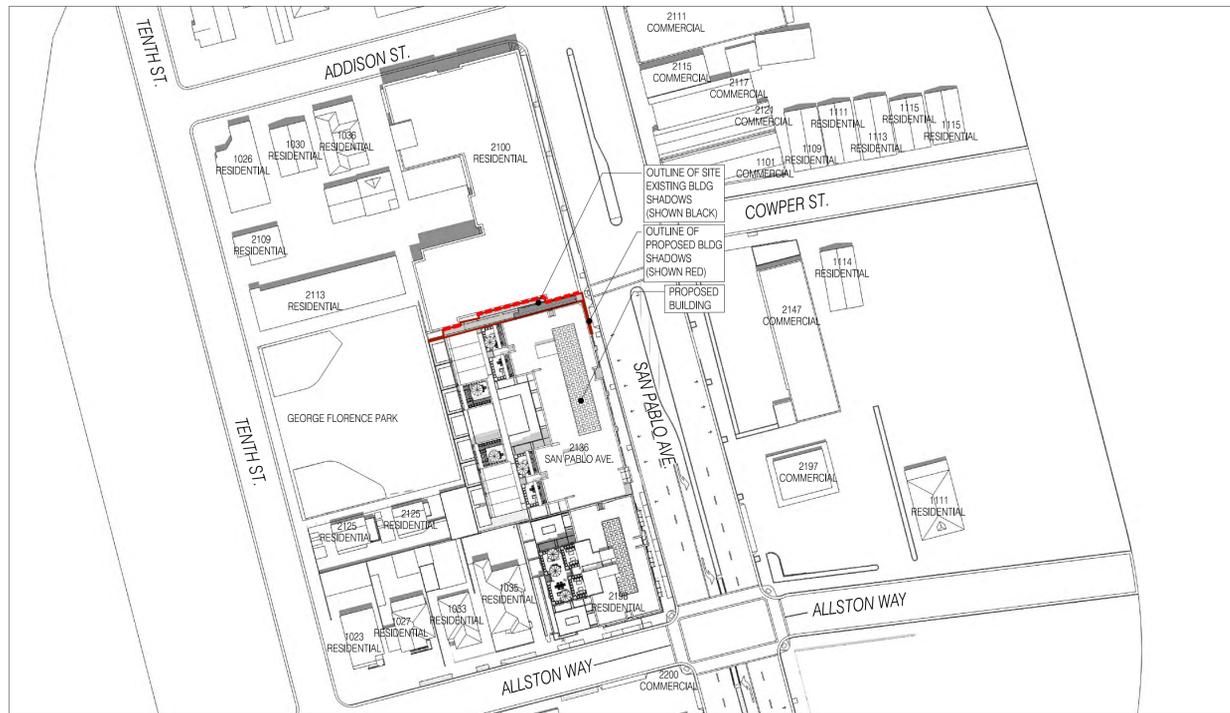
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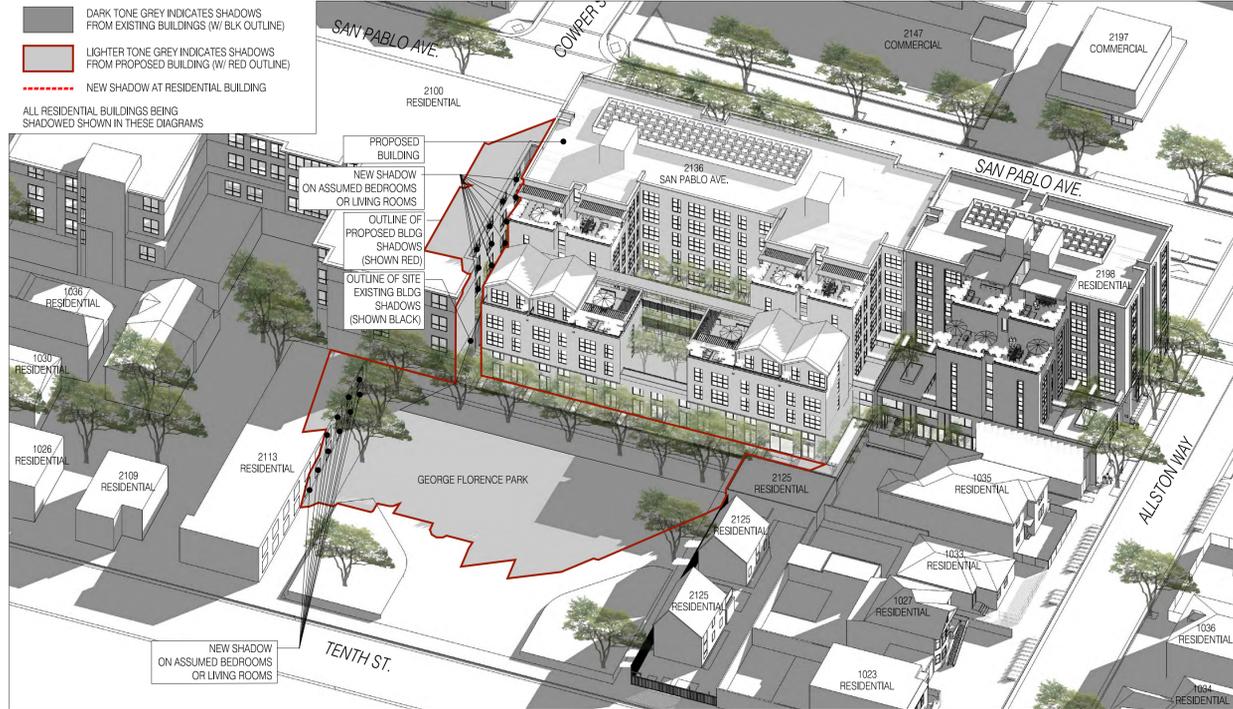
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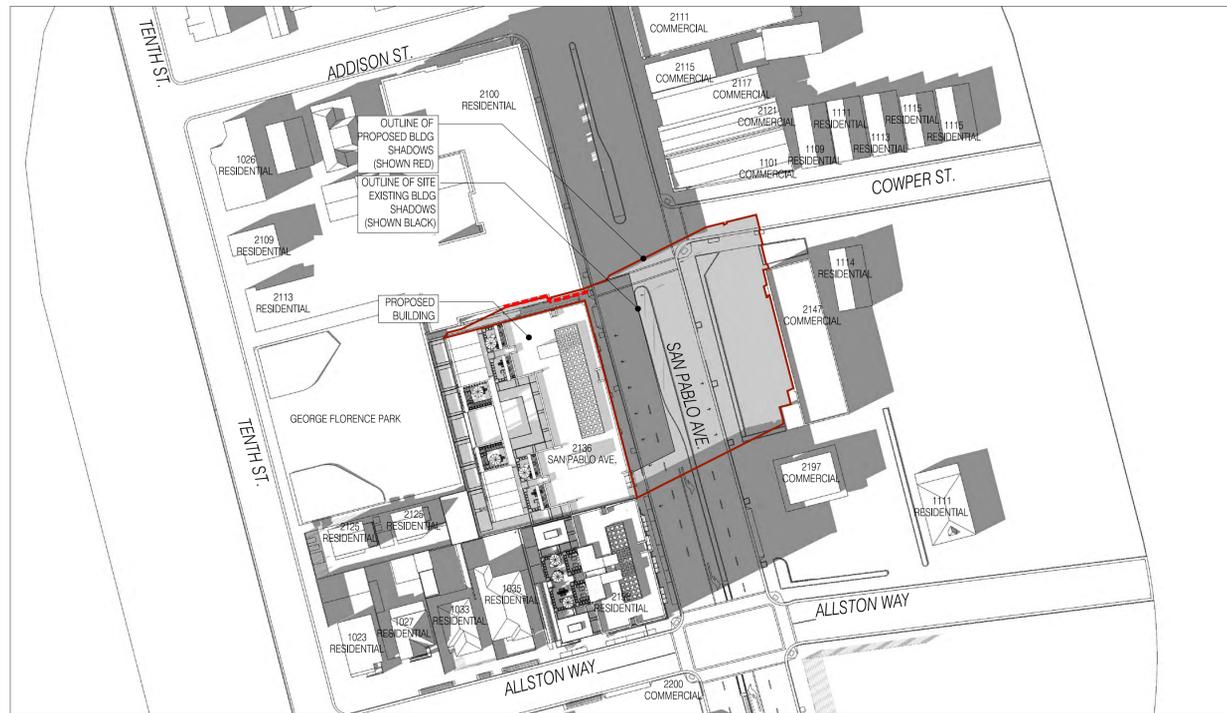
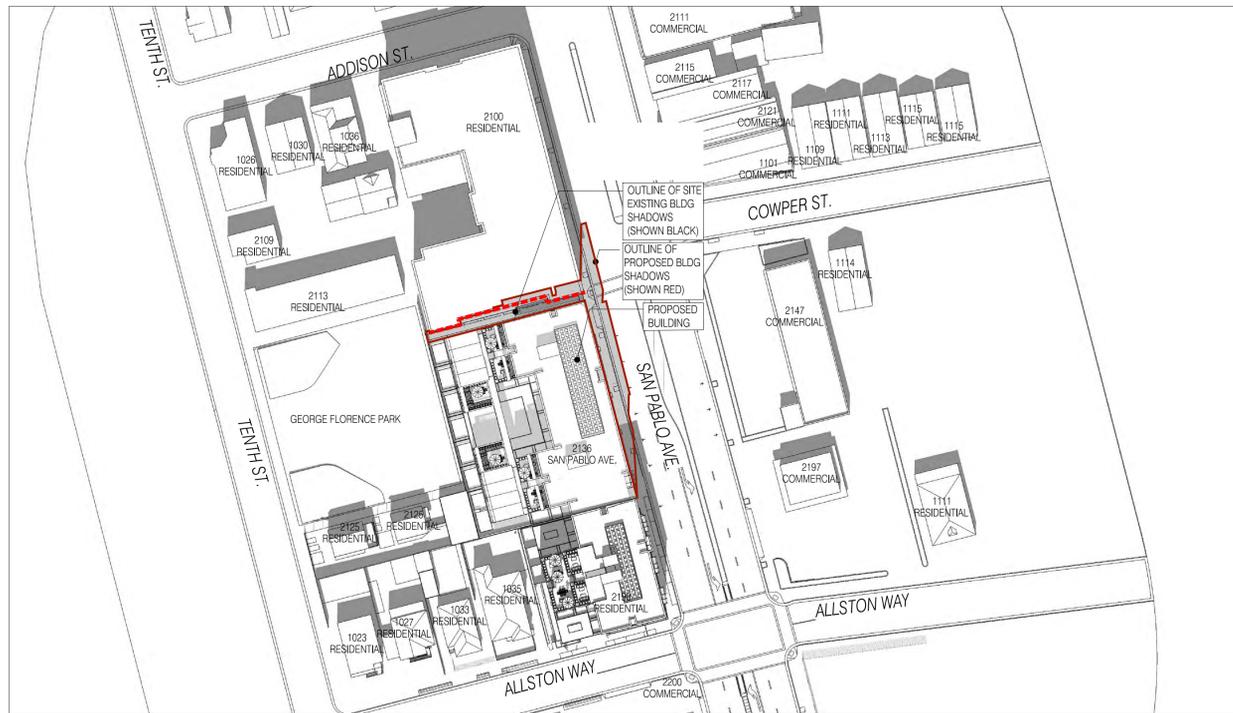


4 SHADOW STUDY AXONOMETRIC - OCTOBER 4TH: 2-HOURS AFTER SUNRISE
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2 SHADOW STUDY - OCTOBER 4TH: 2-HOURS AFTER SUNRISE
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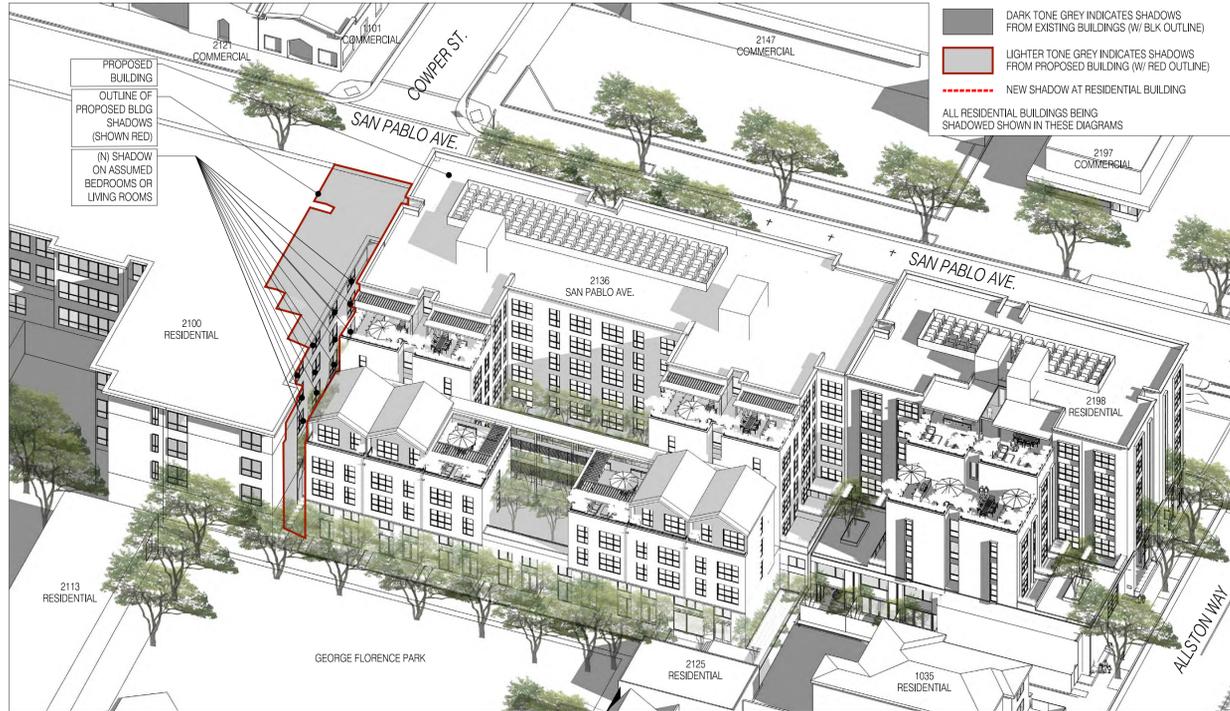
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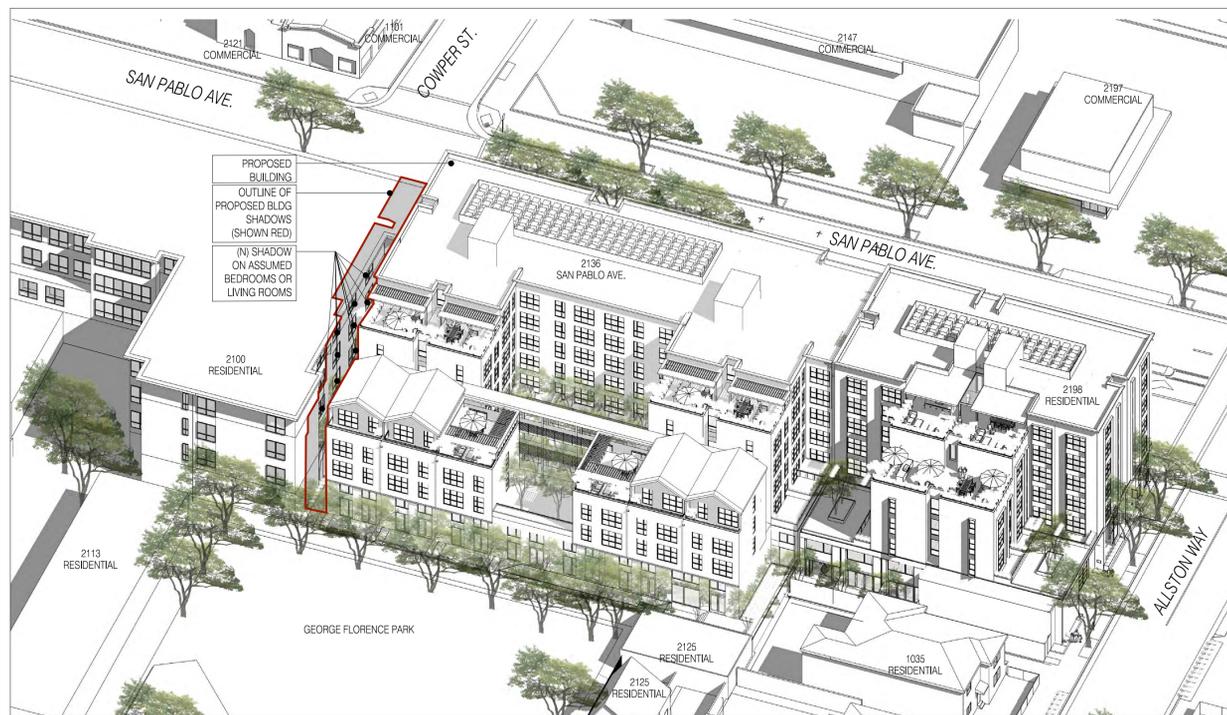
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 AXONOMETRIC



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 NTS

1 SHADOW STUDY AXONOMETRIC - OCT 4TH: NOON
 NTS

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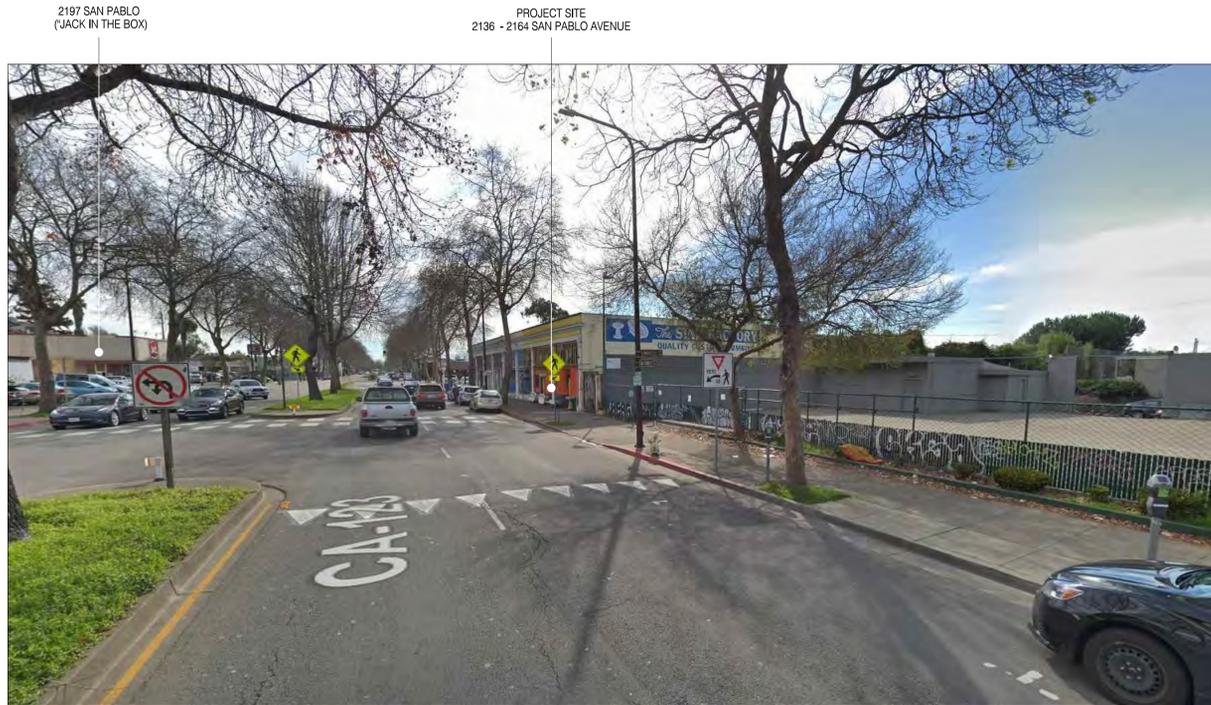
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4 VIEW FROM SAN PABLO LOOKING SOUTH



2 VIEW FROM COWPER LOOKING WEST



3 VIEW FROM SAN PABLO LOOKING NORTH



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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SHEET:

SITE CONTEXT
 PHOTOS

A0.5

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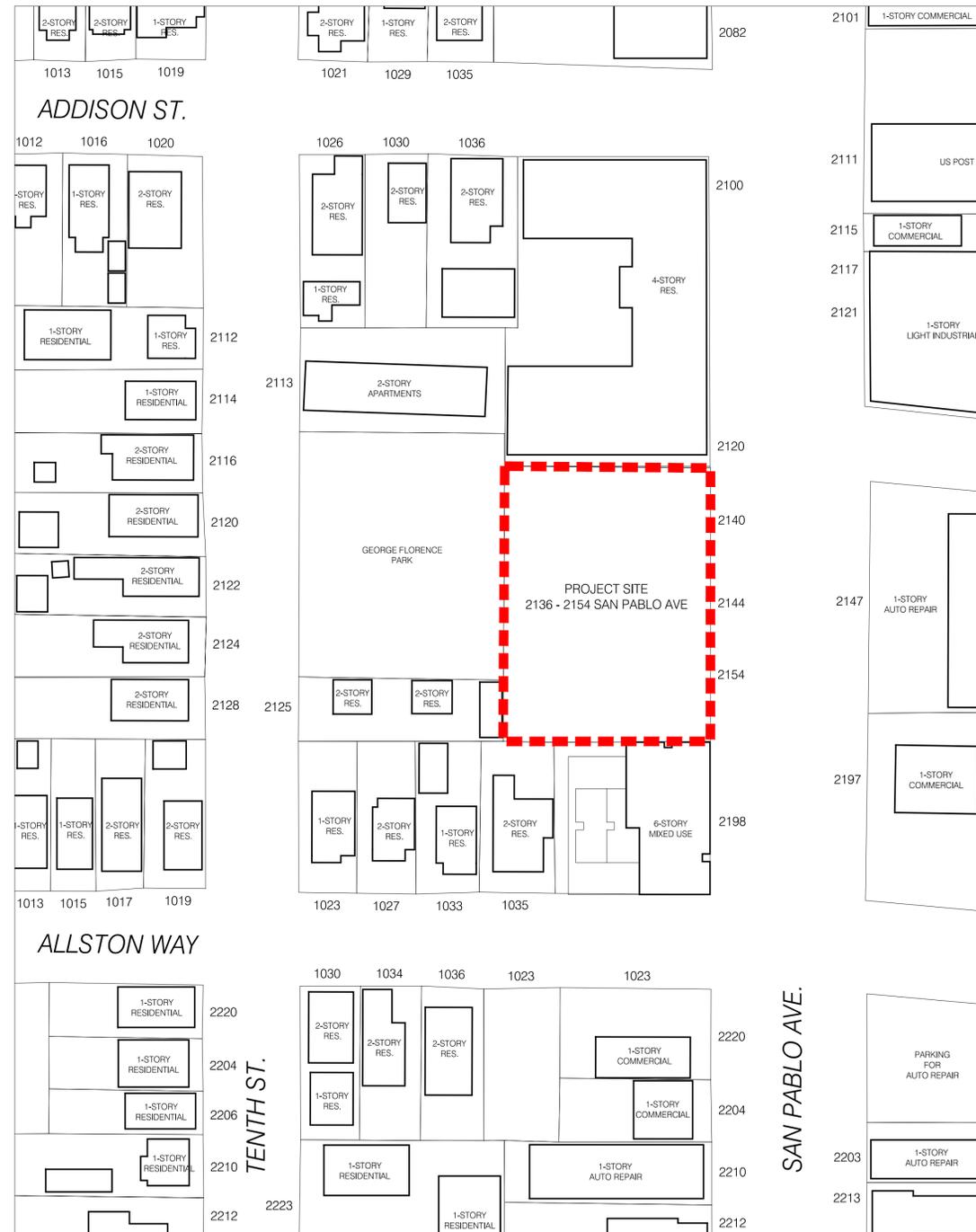
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SHEET:

VICINITY MAP

A0.6



1 VICINITY MAP

1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"



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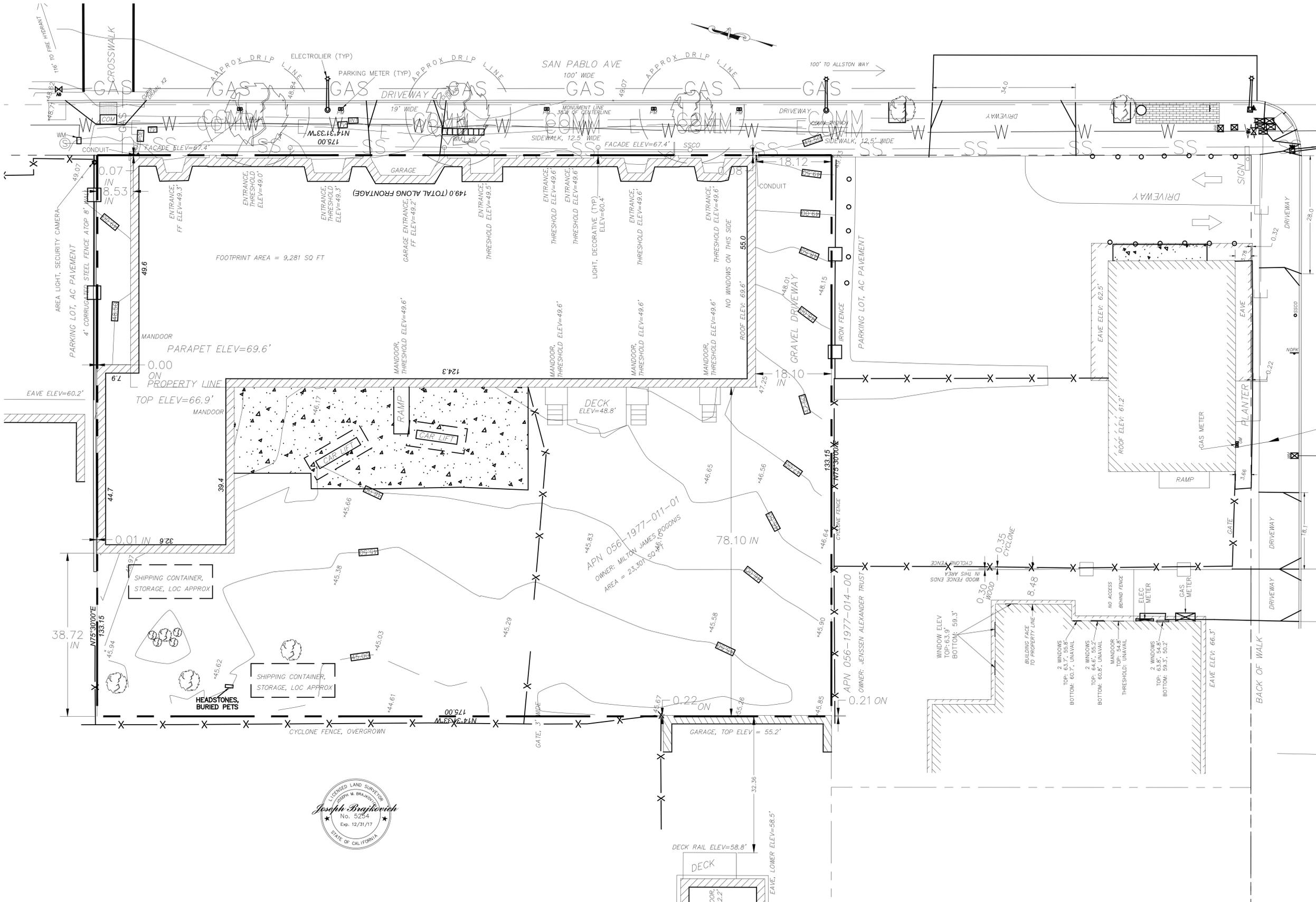
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SHEET:

SURVEY

A1.0



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

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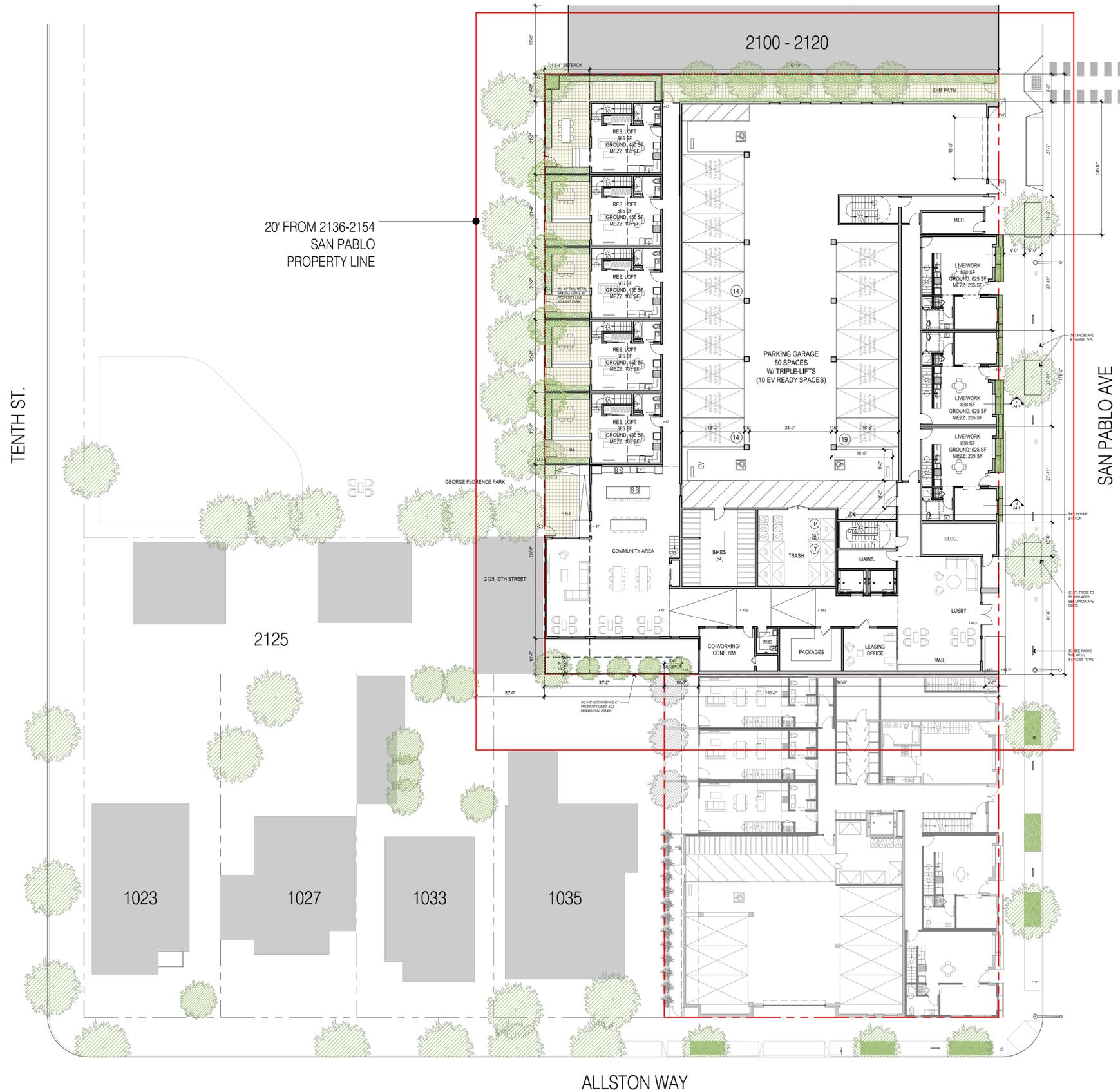
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SHEET:

AREA CONTEXT
 PLAN

A1.1



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

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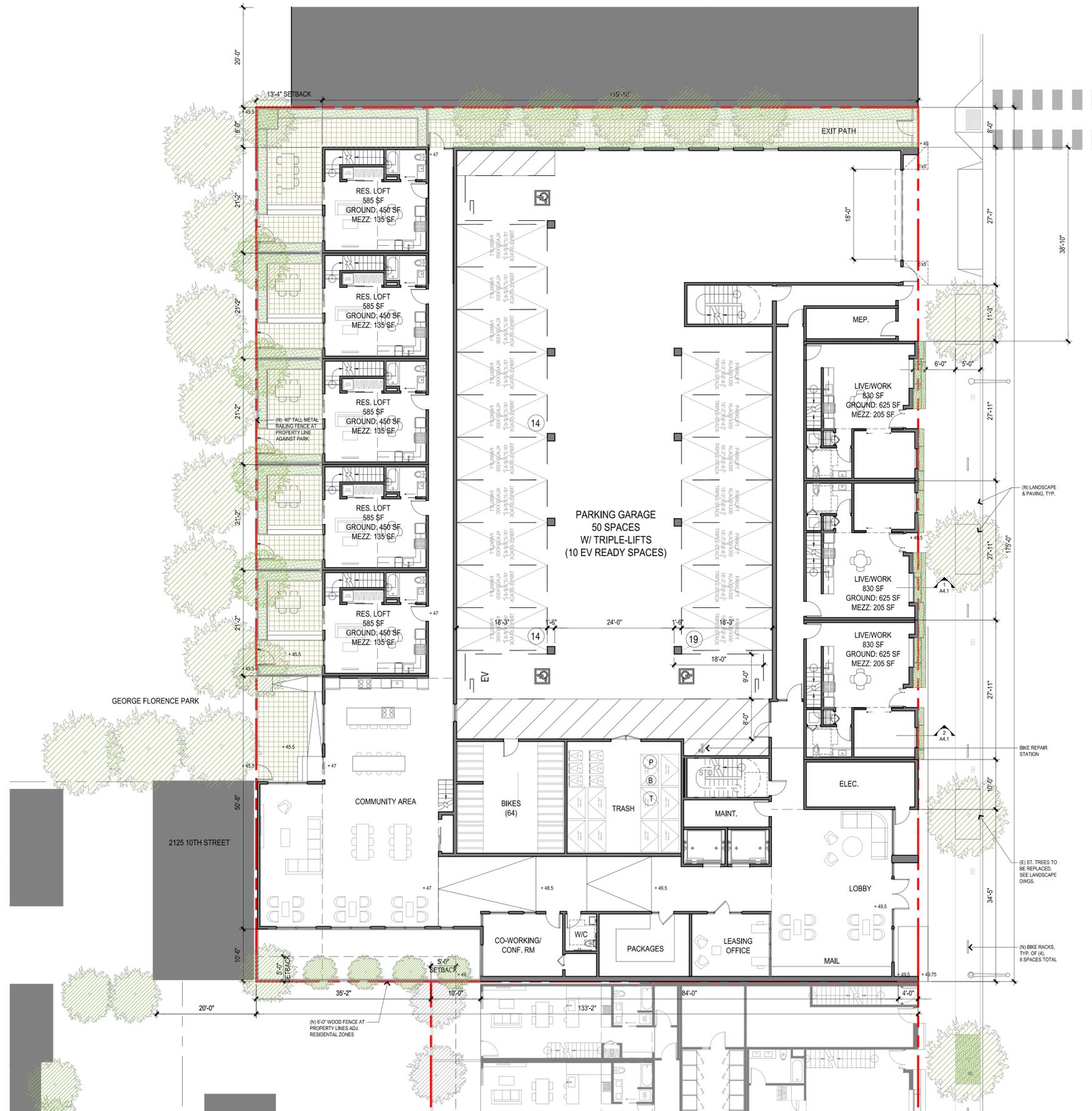
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SHEET:

FLOOR PLANS

A2.1



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

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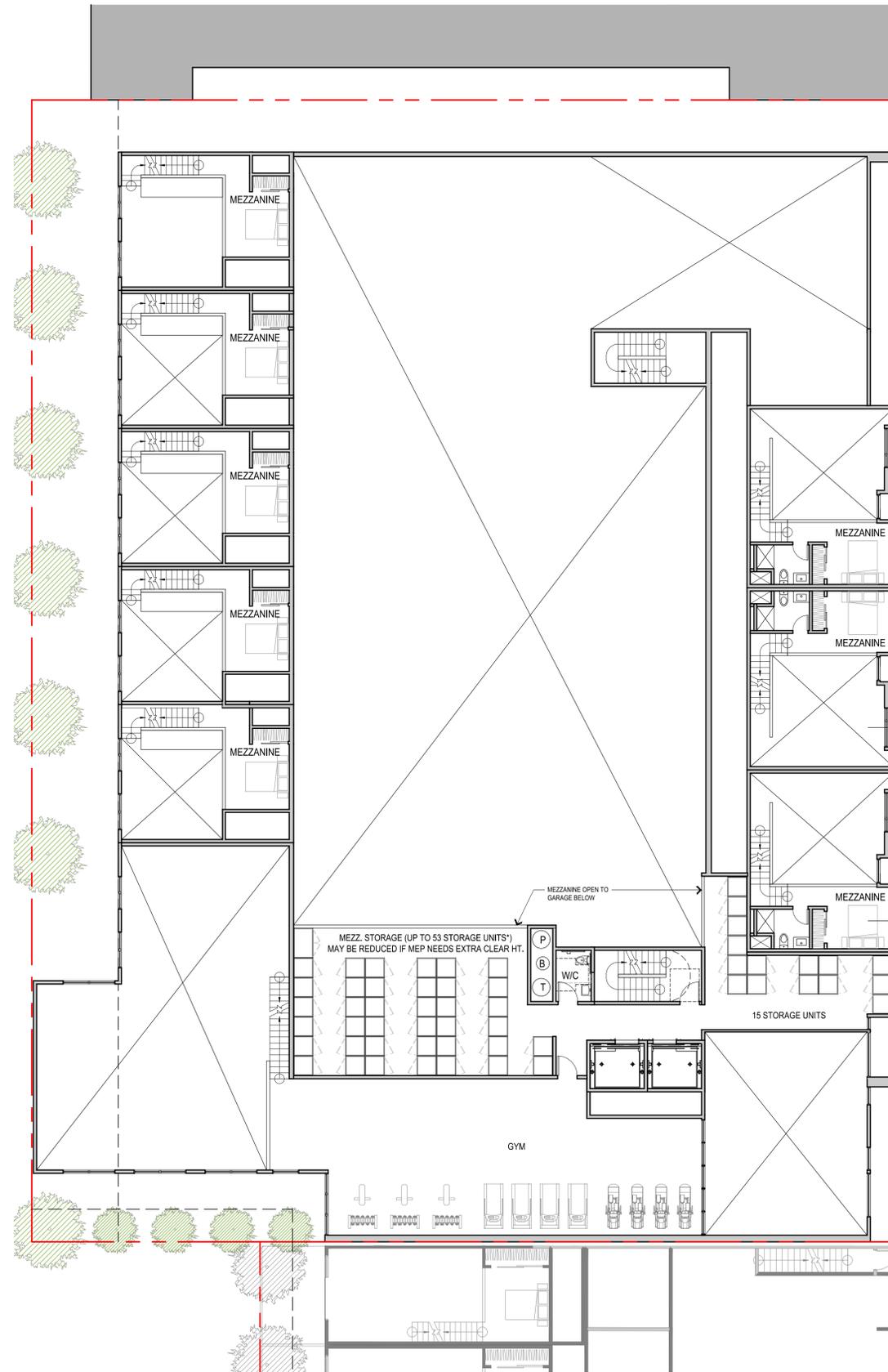
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JOB: 1831

SHEET:

FLOOR PLANS

A2.2



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

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 EXTENSION**

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- 08.03.2021 ZONING COMPLETENESS
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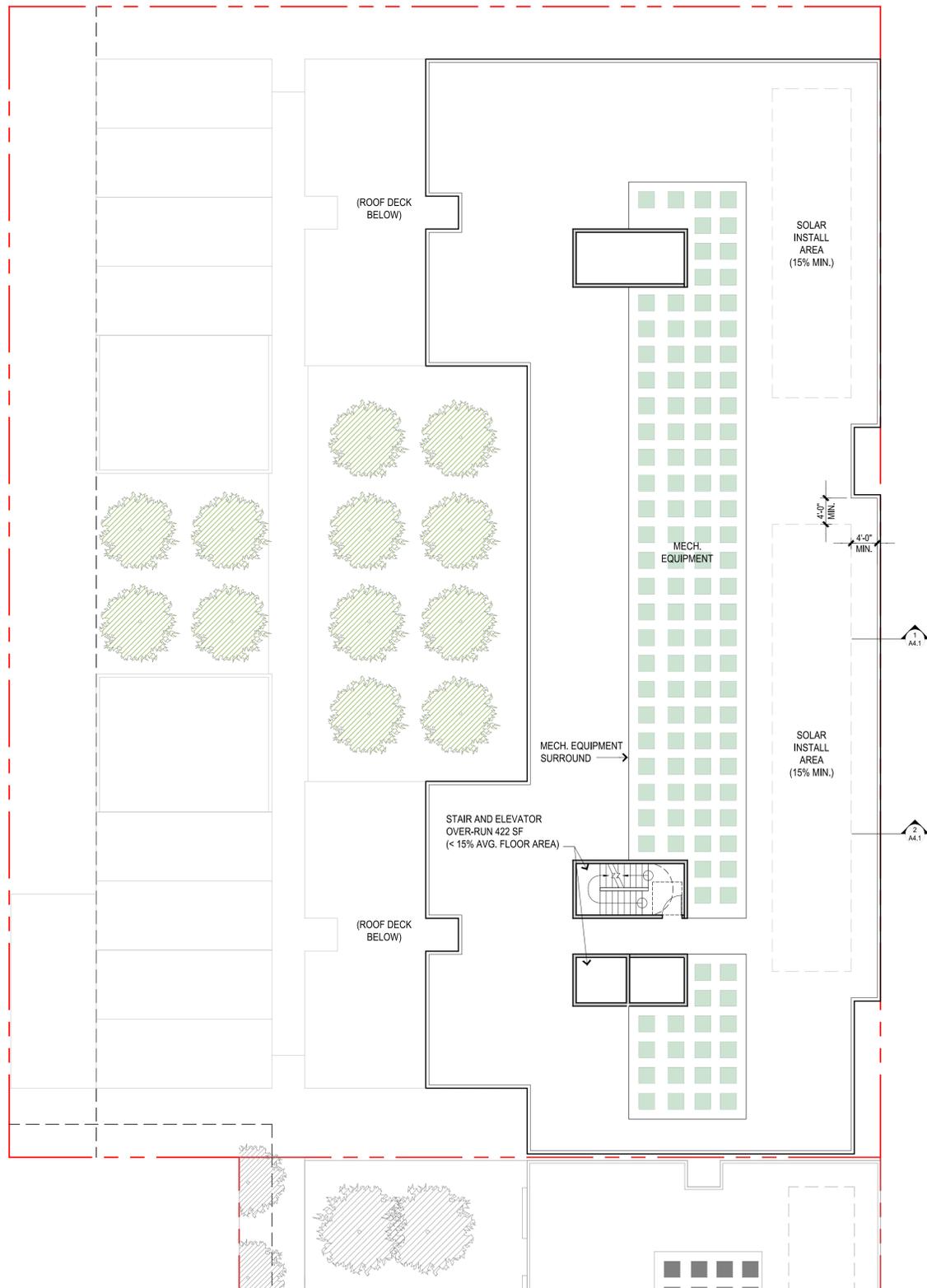
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JOB: 1831

SHEET:

FLOOR PLANS

A2.5



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



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

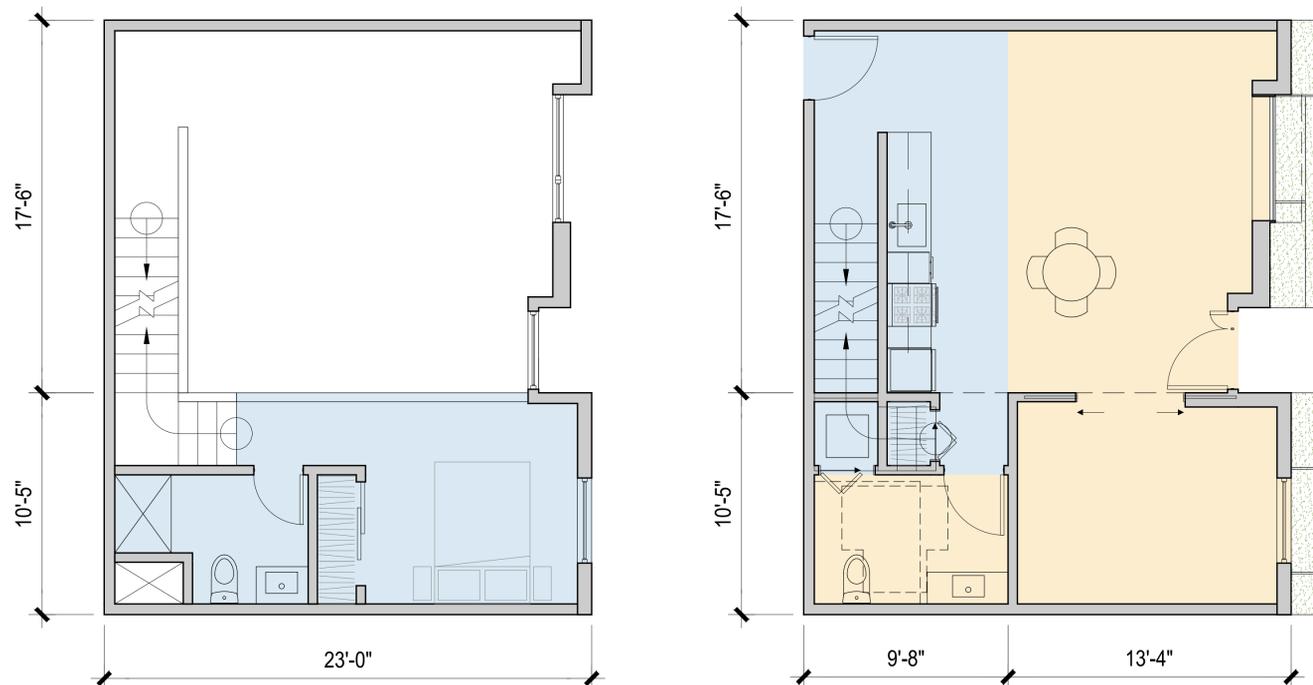
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NON-BUSINESS HOURS KEY:



LIVE-WORK SPACE DISTRIBUTION

	Residential	Work	Total
Ground Floor	205	415	620
Mezzanine	210	0	210
Total Area	415	415	830
Subtotal %	50.0%	50.0%	100.0%
Total %	50.0%	50.0%	100.0%
Zoning Check:	Business Hours Defined Working Spaces > 60%		Waiver
State Check:	Non-Residential Areas < 50%		Yes

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JOB: 1831

SHEET:

LIVE/WORK
 AREA DIAGRAMS

1 LIVE/WORK DIAGRAMS
 1/8"=1'-0" @ 11"x17" 1/4"=1'-0" @ 24"x36"

A2.6

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**ALLSTON
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2 WEST ELEVATION
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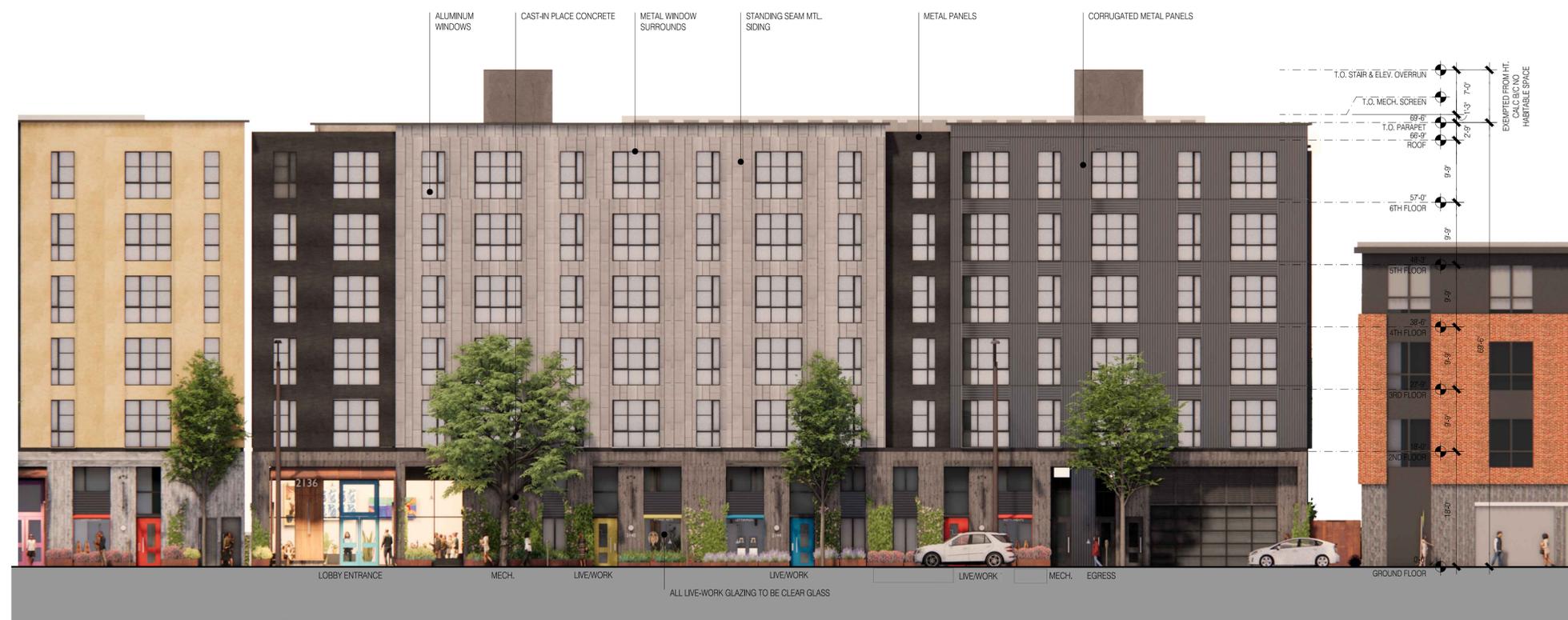
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JOB: 1831

SHEET:

BUILDING
 ELEVATIONS

A3.1



1 EAST ELEVATION
 1/32" = 1'-0" @ 11X17 2/32" = 1'-0" @ 24X36

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JOB: 1831

SHEET:
**BUILDING
 ELEVATIONS**

A3.2



2 NORTH ELEVATION
 1/32" = 1'-0" @ 11X17 2/32" = 1'-0" @ 24X36



1 SOUTH ELEVATION
 1/32" = 1'-0" @ 11X17 2/32" = 1'-0" @ 24X36

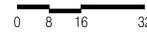
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ALLSTON EXTENSION



2

STREET STRIP ELEVATION @ TENTH

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

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JOB: 1831

SHEET:

STREET STRIP
ELEVATIONS



1

STREET STRIP ELEVATION @ SAN PABLO

3/128" = 1'-0" @ 11X17 3/64" = 1'-0" @ 24X36

A3.3

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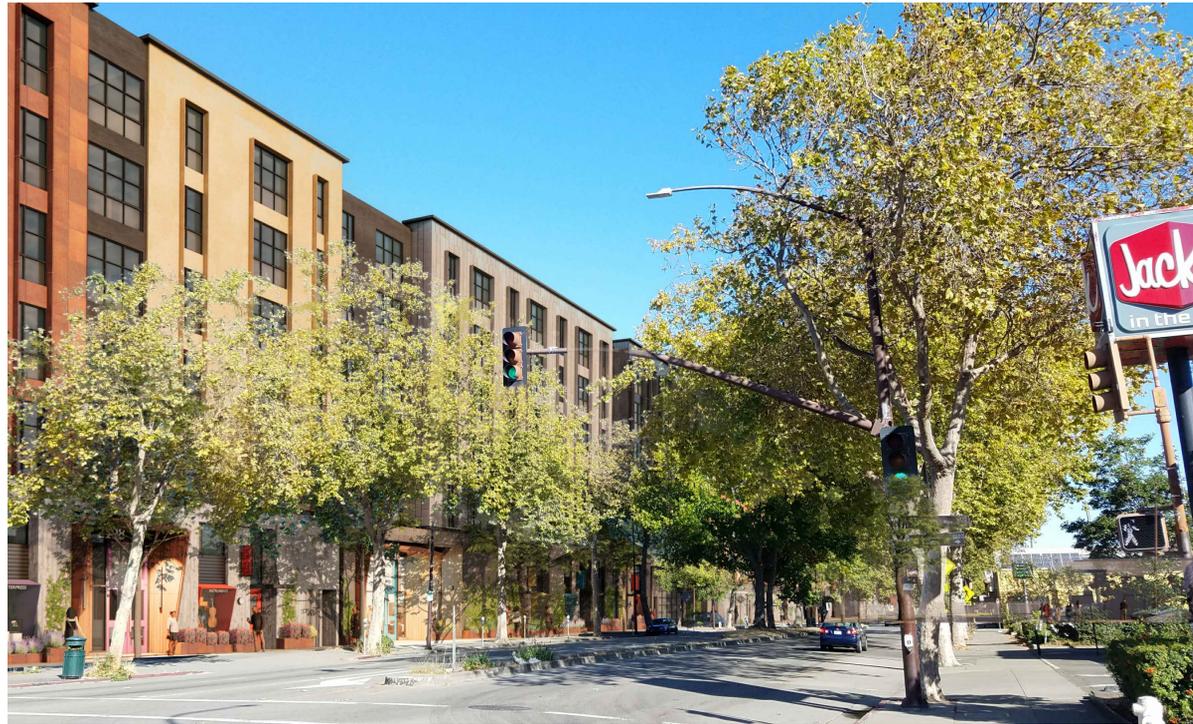
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JOB: 1831

SHEET:

PHOTO CONTEXT
VIEWS

A3.4



4 SAN PABLO LOOKING NORTH - AFTER



2 SAN PABLO LOOKING SOUTH - AFTER



3 SAN PABLO LOOKING NORTH - BEFORE



1 SAN PABLO LOOKING SOUTH - BEFORE

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JOB: 1831

SHEET:

PHOTO CONTEXT
VIEWS

A3.5



2 COWPER LOOKING WEST - AFTER



1 COWPER LOOKING WEST - BEFORE

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**ALLSTON
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2

TENTH LOOKING EAST - AFTER

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SHEET:

PHOTO CONTEXT
VIEWS

A3.6



1

TENTH LOOKING EAST - BEFORE

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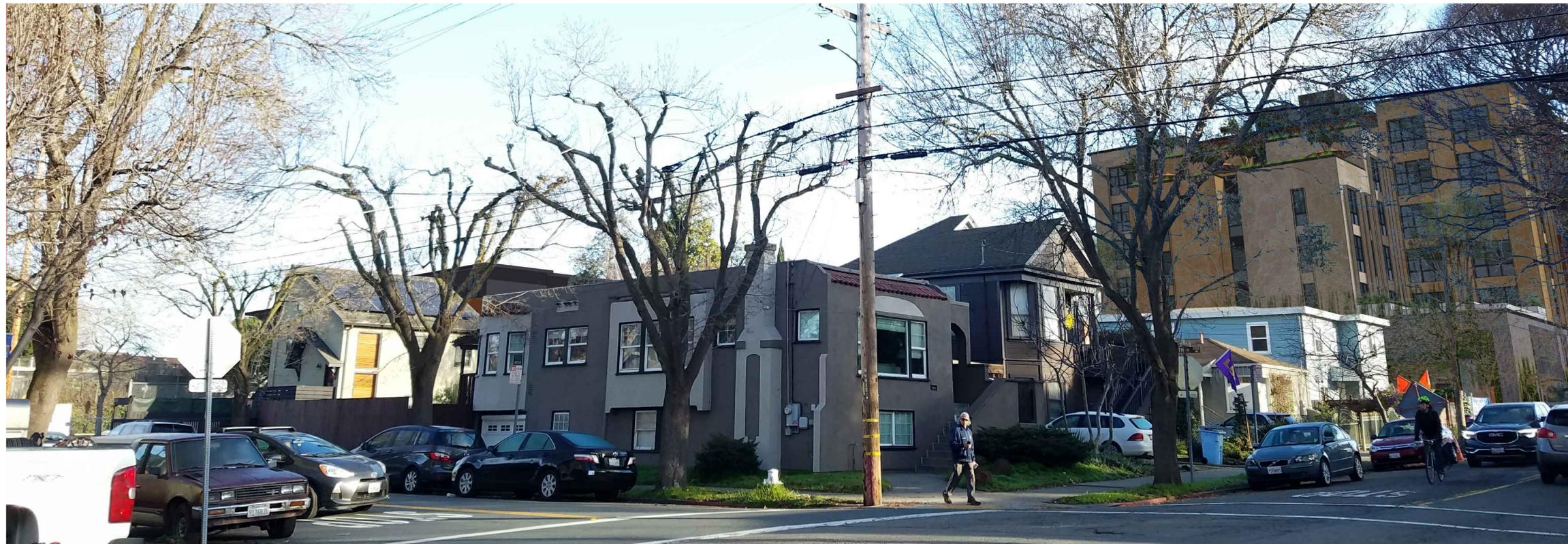
SHEET:

PHOTO CONTEXT
VIEWS

A3.7



2
ALLSTON LOOKING EAST - AFTER



1
ALLSTON LOOKING EAST - BEFORE

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SHEET:

PERSPECTIVE VIEW



1 ALLSTON LOOKING EAST

A3.8

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SHEET:

PERSPECTIVE VIEW

A3.8



1 SAN PABLO LOOKING SOUTHEAST

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JOB: 1831

SHEET:

PERSPECTIVE VIEW

A3.10



1 SAN PABLO LOOKING SOUTHWEST

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JOB: 1831

SHEET:

PERSPECTIVE VIEW

A3.11



GEORGE FLORENCE PARK LOOKING SOUTHEAST

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SHEET:

PERSPECTIVE VIEW

A3.12

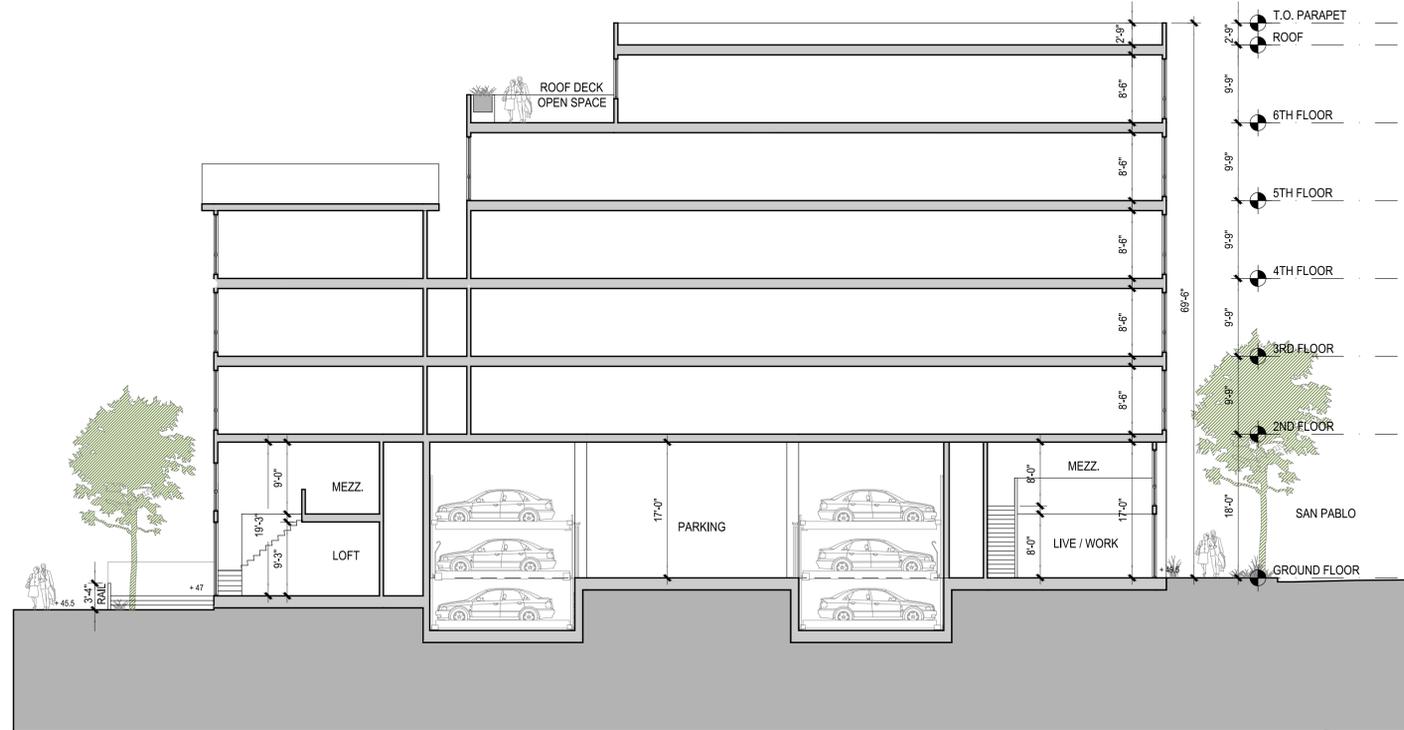


1
-
AERIAL VIEW

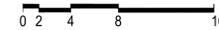
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**ALLSTON
 EXTENSION**



2
 -
E-W SECTION
 3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



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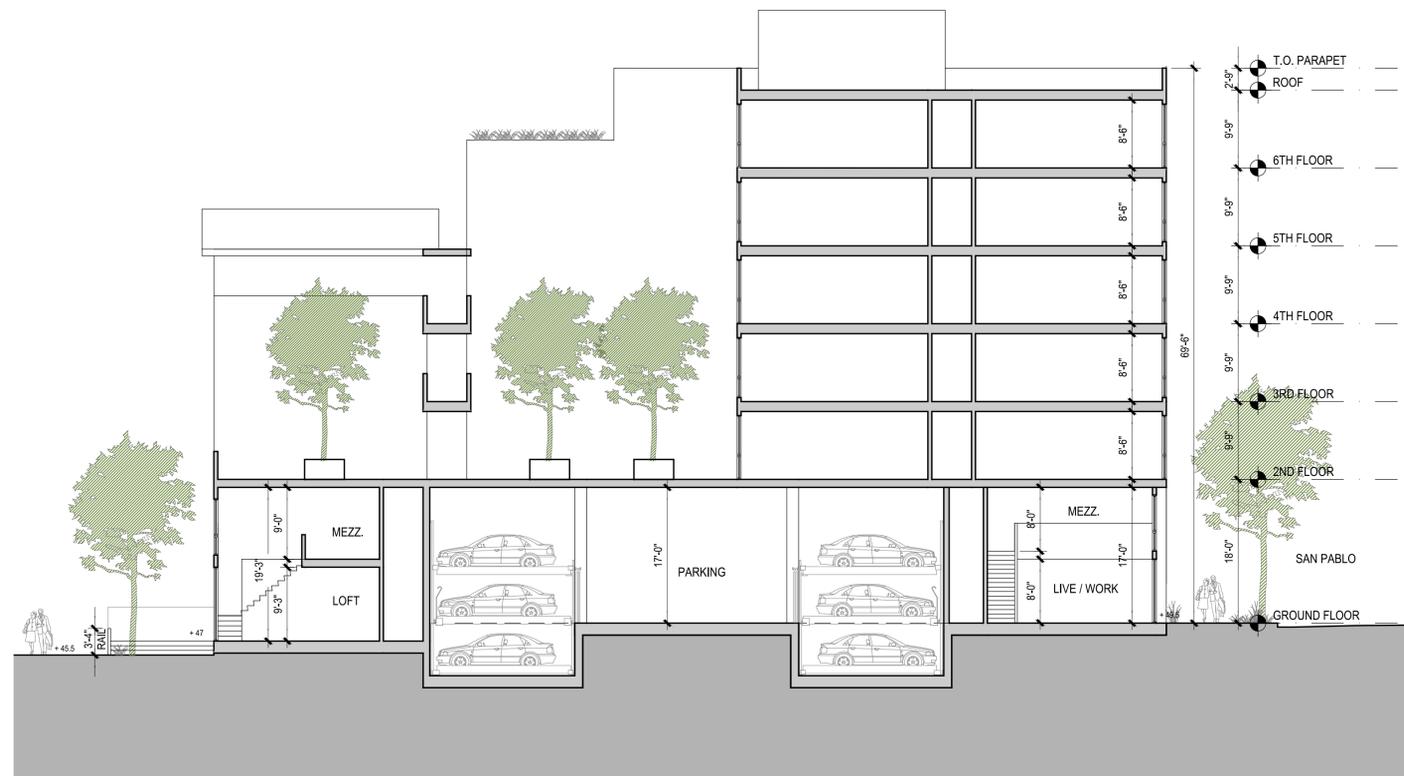
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JOB: 1831

SHEET:

**BUILDING
 SECTION**

A4.1



1
 -
E-W SECTION THROUGH PODIUM GARDEN
 3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36





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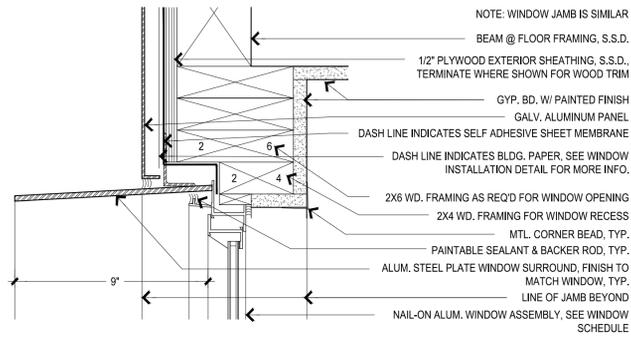
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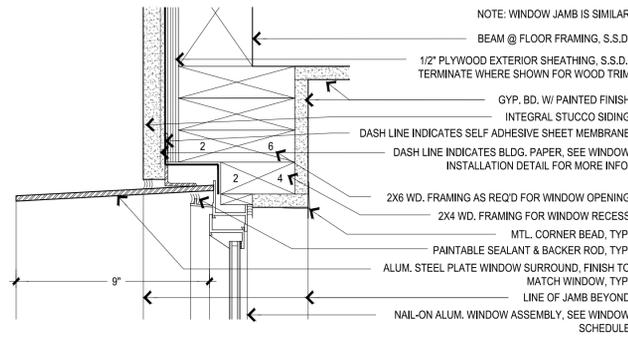
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**WALL SECTIONS &
 DETAILS**

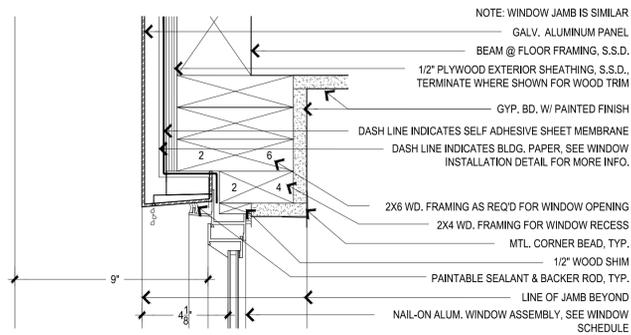
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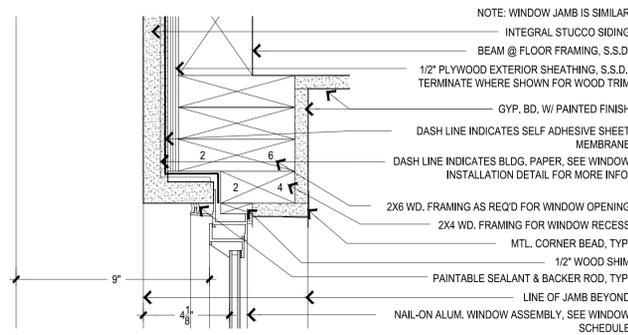
5 MTL. HEAD @ SURROUND
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



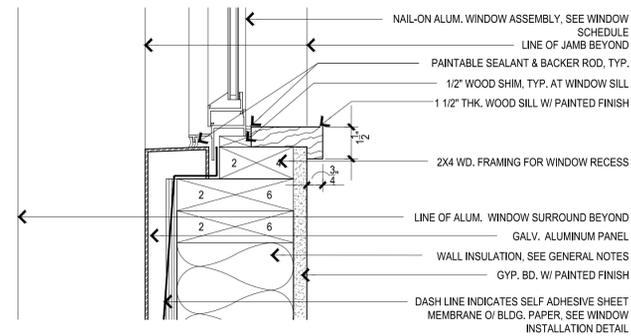
1 STUCCO HEAD @ SURROUND
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



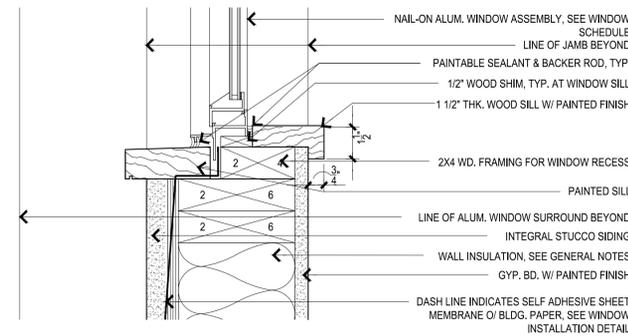
6 TYP. MTL. HEAD / JAMB
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



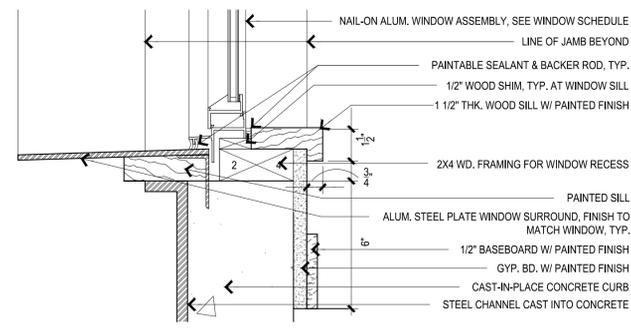
2 TYP. STUCCO HEAD / JAMB
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



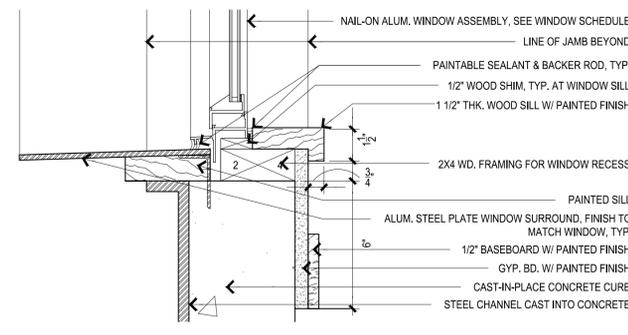
7 TYP. MTL. SILL
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



3 TYP. STUCCO SILL
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



8 MTL. SILL @ CONC. CURB
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36

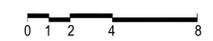


4 STUCCO SILL @ CONC. CURB
 1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



2 ELEVATION DETAIL
 1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36

1 SECTION
 1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36



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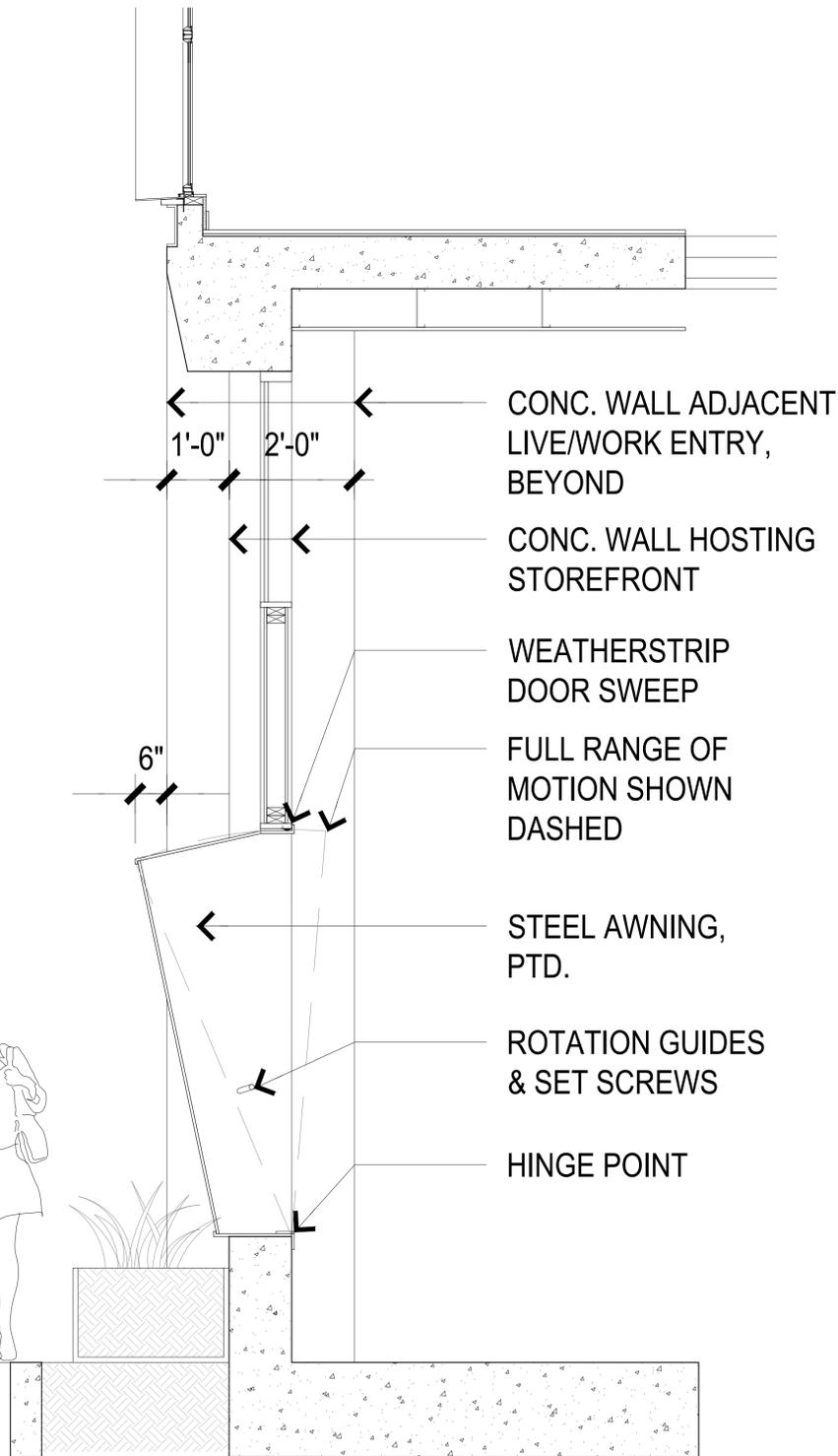
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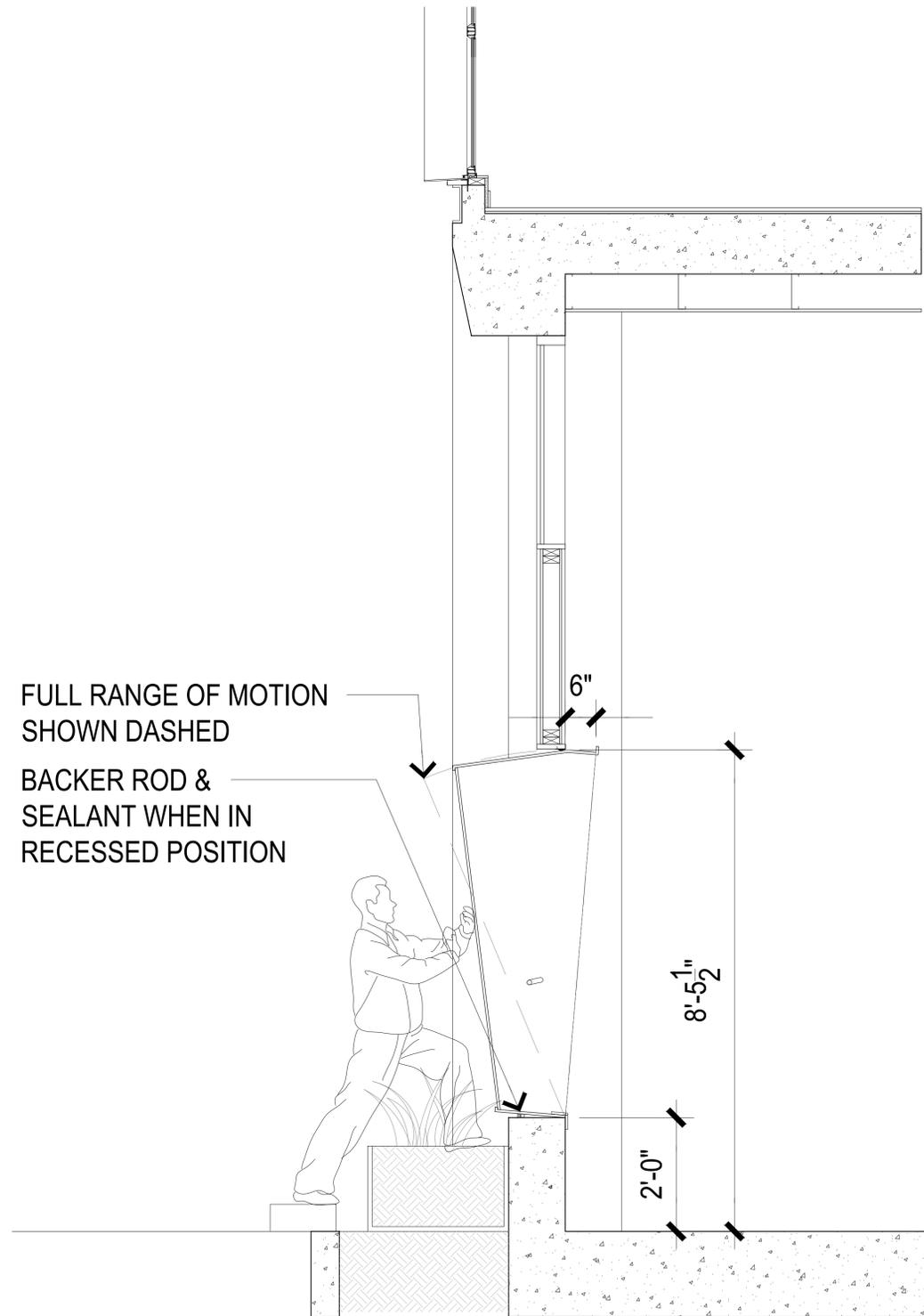
SHEET:

**STOREFRONT
 AWNING SECTION**

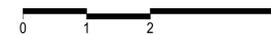
A4.3



1 SECTION THRU STOREFRONT (OPEN)
 3/8"=1'-0" @ 11X17 3/4"=1'-0" @ 24X36



2 SECTION THRU STOREFRONT (RECESSED)
 3/8"=1'-0" @ 11X17 3/4"=1'-0" @ 24X36



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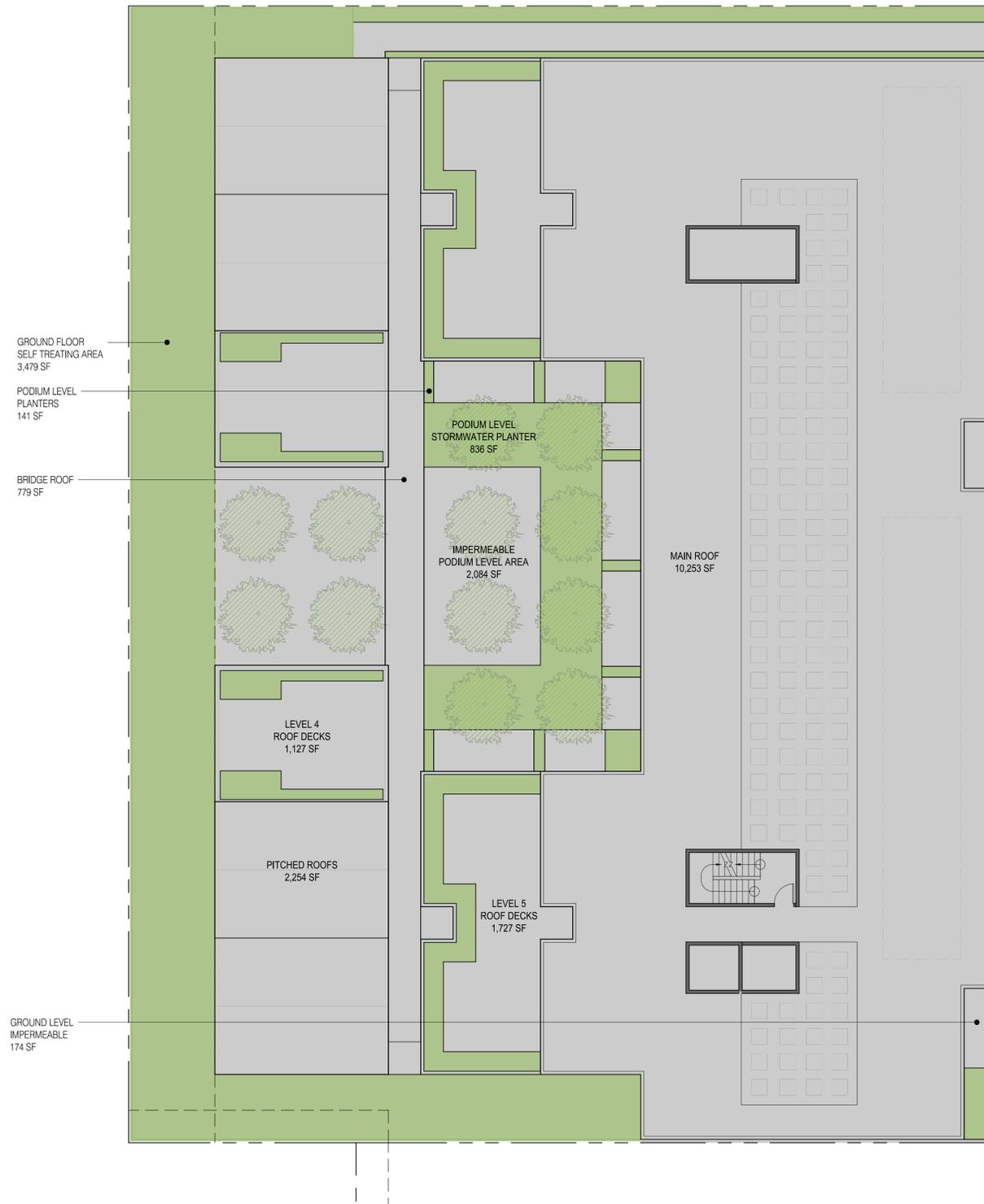
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SHEET:

PRELIMINARY
 STORMWATER
 MANAGEMENT
 PLAN

SW-1



STORMWATER CALCULATIONS

C3 APPLICABILITY	
TOTAL SITE AREA	23,301
C3 THRESHOLD	10,000
C3 REGULATED PROJECT	YES

REQUIRED FLOW-THROUGH PLANTERS

LOCATION	GROSS SF	SELF-TREATING AREA	TREATMENT AREA	%	TOTAL TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT
ROOFS	13286	0	13286	4%	531			
ROOF DECKS	2854	780	2074	4%	83			
PODIUM	3060	977	2083	4%	83	836		
GROUND LEVEL	4101	3479	622	4%	25			
TOTAL	23301	5236	18065	4%	723	836	0	0

PROVIDED TREATMENT PLANTERS

LEVEL	PLANTER	PLANTER AREA
PODIUM LEVEL	P1	836
TOTAL PLANTERS		836

SPECIAL PROJECTS

CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS	YES
1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.	Yes
2. If a commercial, achieve at least an FAR of 2:1.	N/A
3. If a residential development project, achieve at least a density of 25 DU/Ac.	N/A
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.	Yes

LOCATION CREDITS

% of the C.3.d Amount of Runoff that MayReceive Non-LID	Project Site Location	QUALIFIES
50%	50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub	N/A
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub	YES
25%	100% of the site is located within a PDA	N/A

DENSITY CREDITS

% of the C.3.d Amount of Runoff that MayReceive Non-LID	Land Use Type	Density Required to Obtain the Density Credit	PROPOSED	QUALIFIES
10%	Commercial	2 FAR		N/A
10%	Residential or Mixed Use	30 DU/Acre	217	YES
20%	Commercial	4 FAR		N/A
20%	Residential or Mixed Use	60 DU/Acre	217	YES
30%	Commercial	6:1 FAR		N/A
30%	Residential or Mixed Use	100 DU/Acre	217	YES

MINIMIZED SURFACE PARKING CREDITS

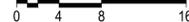
To qualify for any Minimized Surface Parking Credits, a Category C Special Project must first qualify for one of the Location Credits listed in Provision C.3.e.ii.(5)(c) above. (i) A Category C Special

% of the C.3.d Amount of Runoff that MayReceive Non-LID	Percentage of the Total Post-Project Impervious Surface Dedicated to At-Grade, Surface Parking	PROPOSED	QUALIFIES
10%	10% or less	0	YES
20%	0% (except for emergency vehicle access, ADA accessibility and passenger and freight loading zones)	0	YES

TOTAL CREDITS	75%
LOCATION CREDITS	25%
DENSITY CREDITS	30%
MINIMIZED SURFACE PARKING CREDITS	20%

2 PRELIMINARY STORMWATER MANAGEMENT PLAN

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



1 STORMWATER MANAGEMENT DATA



TRACHTENBERG
 ARCHITECTS

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



**ALLSTON
 EXTENSION**

2136 - 2154 San Pablo Ave.
 Berkeley, CA

- 03.12.2021 SB-330 ZONING APPLICATION
- 06.08.2021 ZONING COMPLETENESS
- 08.03.2021 ZONING COMPLETENESS

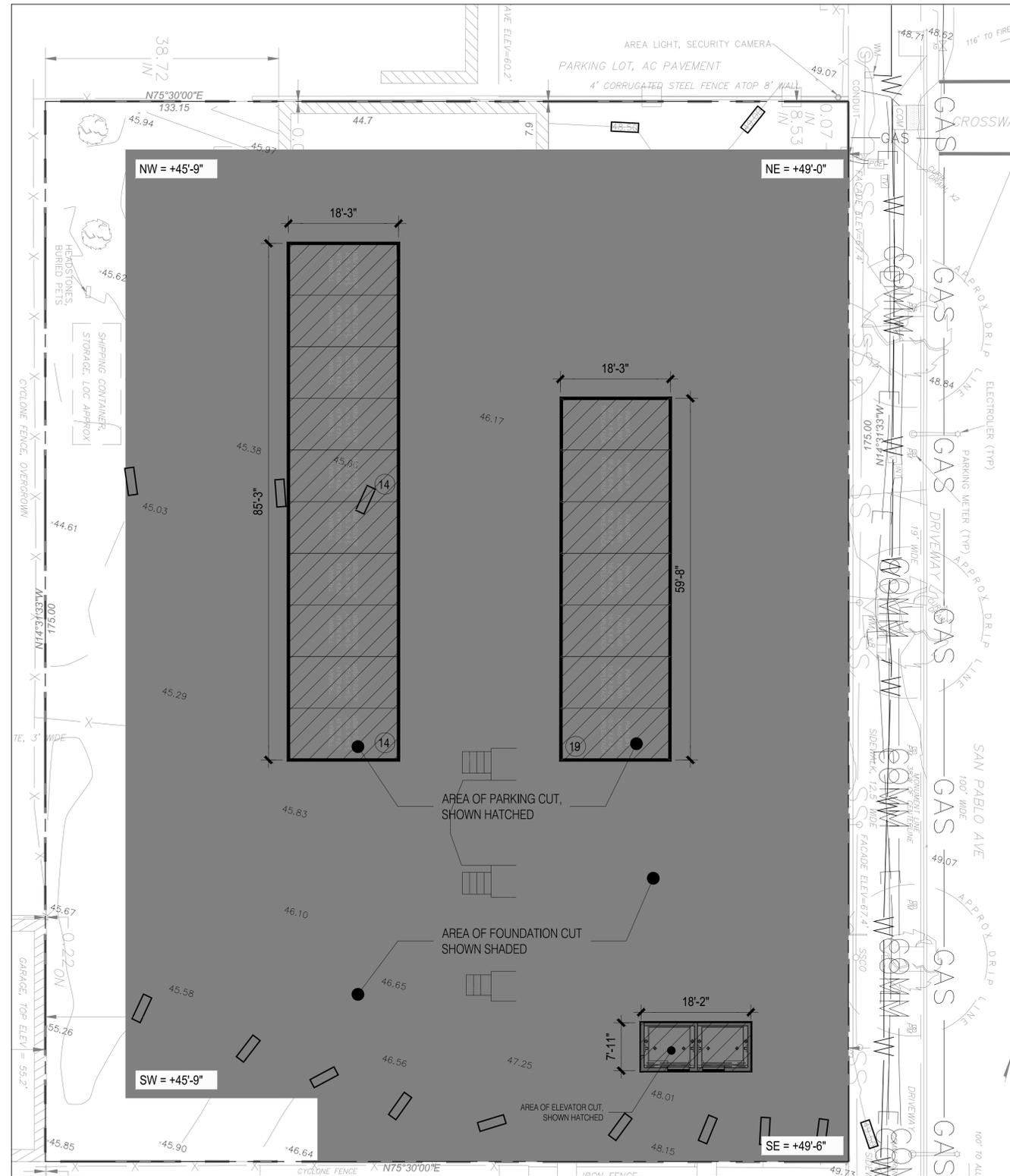
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JOB: 1831

SHEET:

**CONCEPTUAL
 GRADING PLAN**

G-1



ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

			FEET	YARDS
TOTAL CUBIC YARDS OF CUT				-364 (CUBIC YARDS)
TOTAL AREA OF CUT			19678	2186 (SQUARE YARDS)
AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	-0.5	-0.17 (YARDS)
CORNER 1 - NW	45.75	48	-2.25	-0.75 (YARDS)
CORNER 2 - NE	49	48	1	0.333333 (YARDS)
CORNER 3 - SE	49.5	48	1.5	0.50 (YARDS)
CORNER 4 - SW	45.75	48	-2.25	-0.75 (YARDS)

ESTIMATED QUANTITIES AND LOCATIONS OF PARKING & ELEVATOR PIT CUTS

			FEET	YARDS
TOTAL CUBIC YARDS OF CUT				695 (CUBIC YARDS)
TOTAL AREA OF CUT			2779	309 (SQUARE YARDS)
LOCATION OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	6.75	2.25 (YARDS)
PARKING PIT	48	41.25	6.75	2.25 (YARDS)
ELEVATOR PIT	48	43	5	1.666667 (YARDS)

CUMULATIVE EXCAVATED QUANTITIES

			FEET	YARDS
TOTAL CUBIC YARDS OF CUT				330 (CUBIC YARDS)

2 ESTIMATED CUT/FILL DATA

1 CONCEPTUAL GRADING PLAN

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





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- 06.08.2021 ZONING COMPLETENESS
- 08.03.2021 ZONING COMPLETENESS
- 05.23.2023 REVISED CONTEXT PHOTOS
- 02.15.2024 DRC MEETING DRAWING SET

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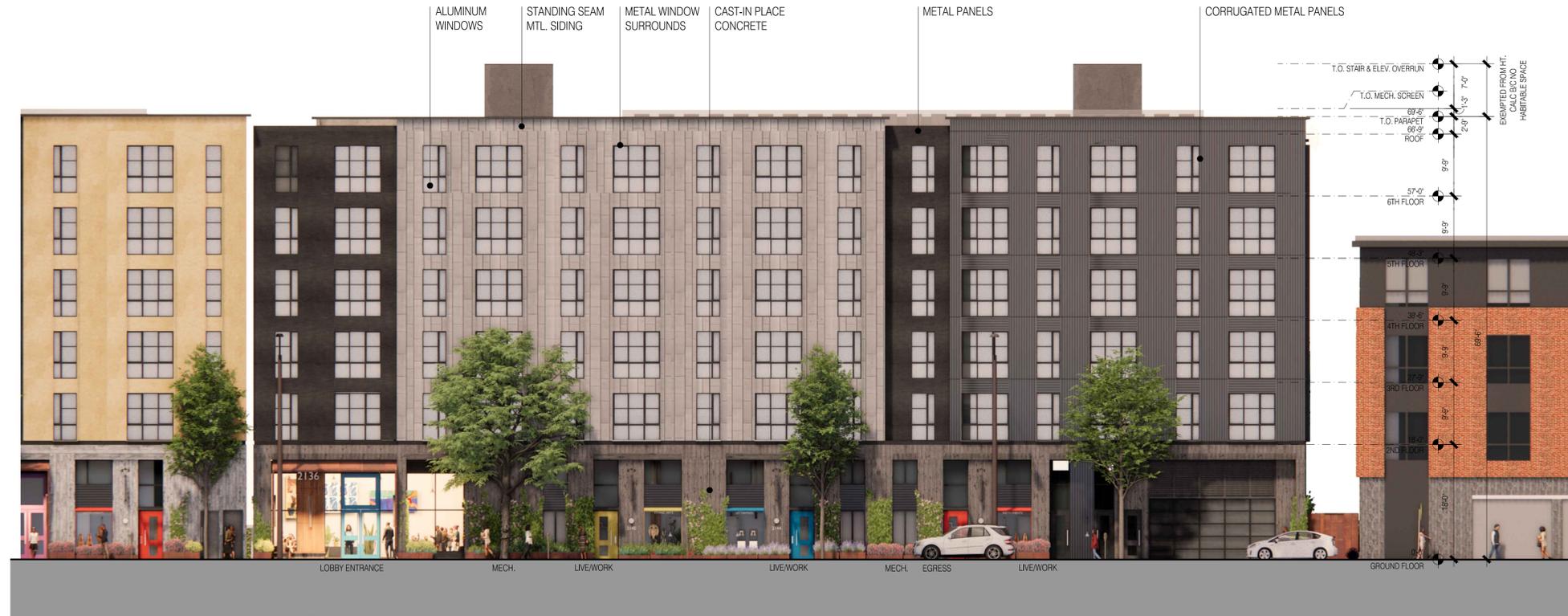
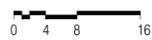
SHEET:

MATERIAL
BOARD

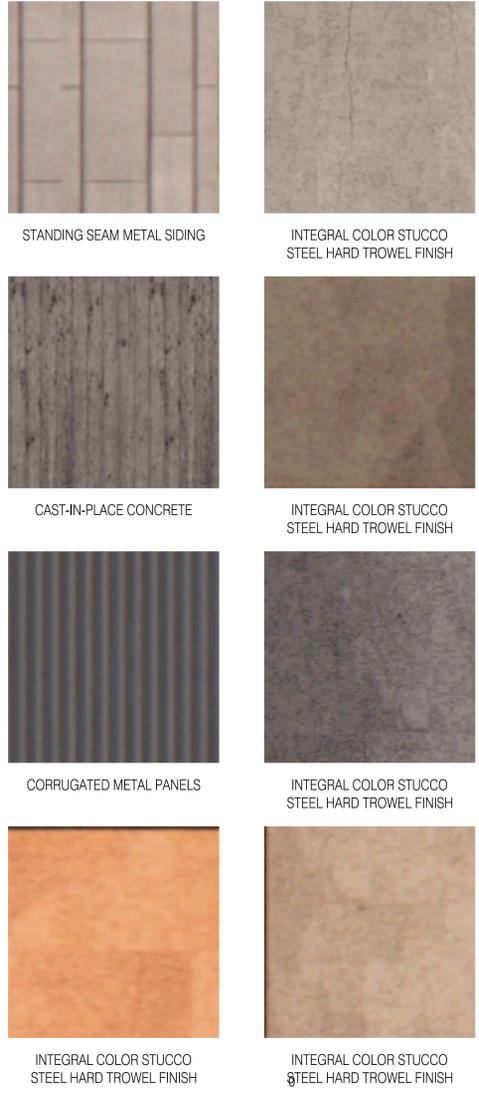
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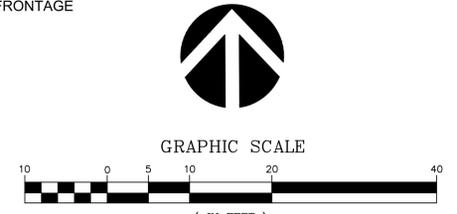
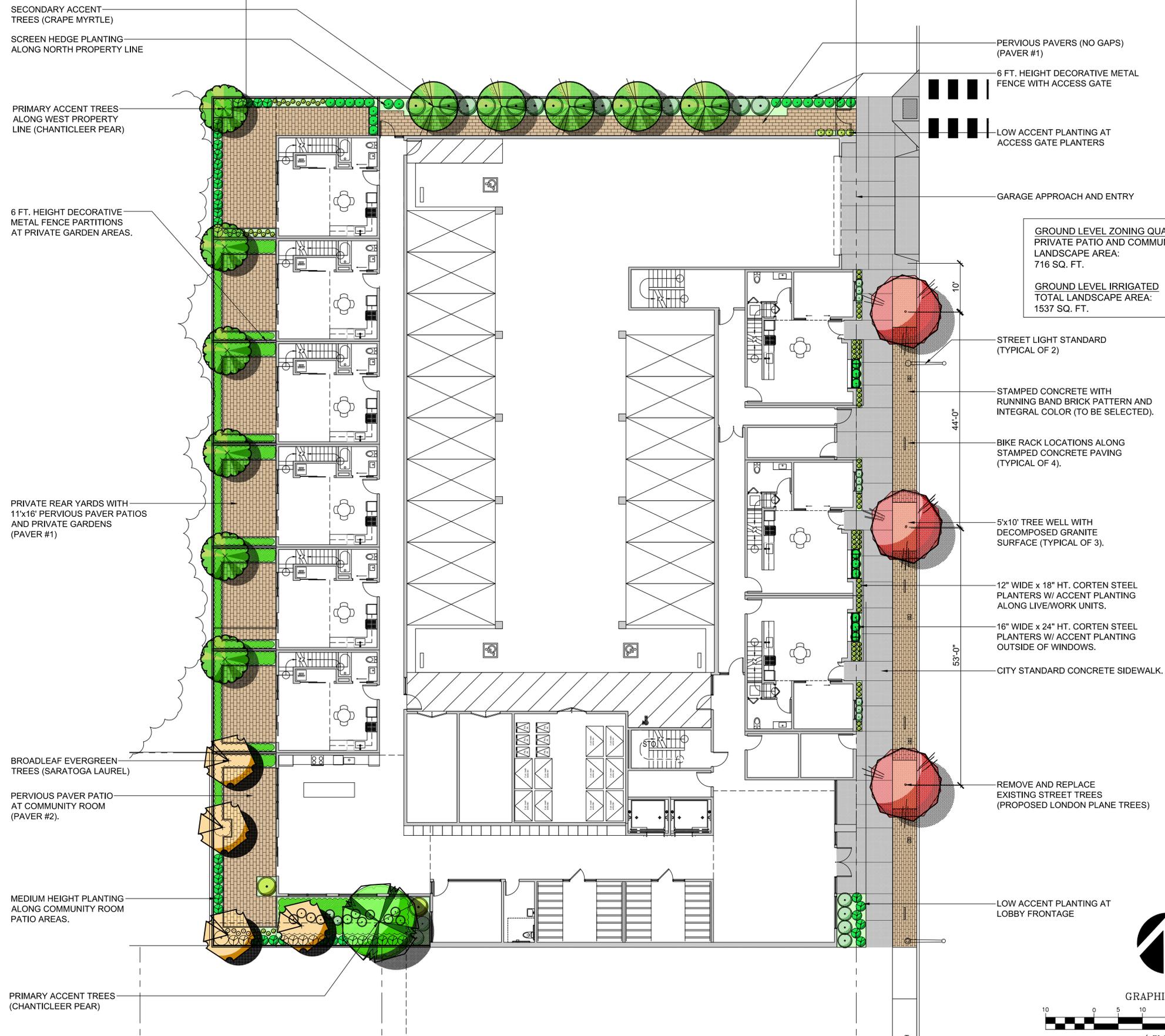


2 WEST ELEVATION
 3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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

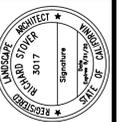




REFER TO SHEET L1.5 FOR IMAGES AND RECOMMENDED PLANT LIST.

REVISIONS	

Thomas Bank & Associates, L.L.P.
 Landscape Architects
 1000 University Ave, Suite 4
 Berkeley, CA 94702
 PH: 925.937.2583



ALLSTON EXTENSION
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 BERKELEY, CALIFORNIA

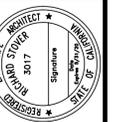
GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 1-23-20	
SCALE	

SHEET
L1.1
 OF X SHEETS

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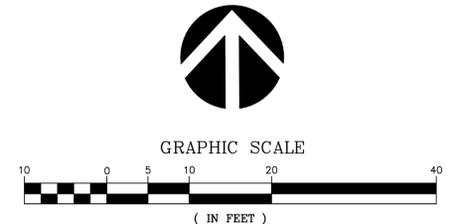


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**PODIUM LEVEL
 PRELIMINARY
 LANDSCAPE PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 1-23-20	
SCALE	

SHEET
L1.2
 OF X SHEETS



REFER TO SHEET L1.5 FOR IMAGES AND RECOMMENDED PLANT LIST.

42" HT. PREFABRICATED
 PLANTER WITH ACCENT
 PLANTING.

OUTDOOR PATIOS FOR
 RESIDENTIAL UNITS
 WITH ACCENT PAVER #5.

COVERED PATIO WITH TABLE
 AND COUCH SEATING
 (ACCENT PAVER #5).

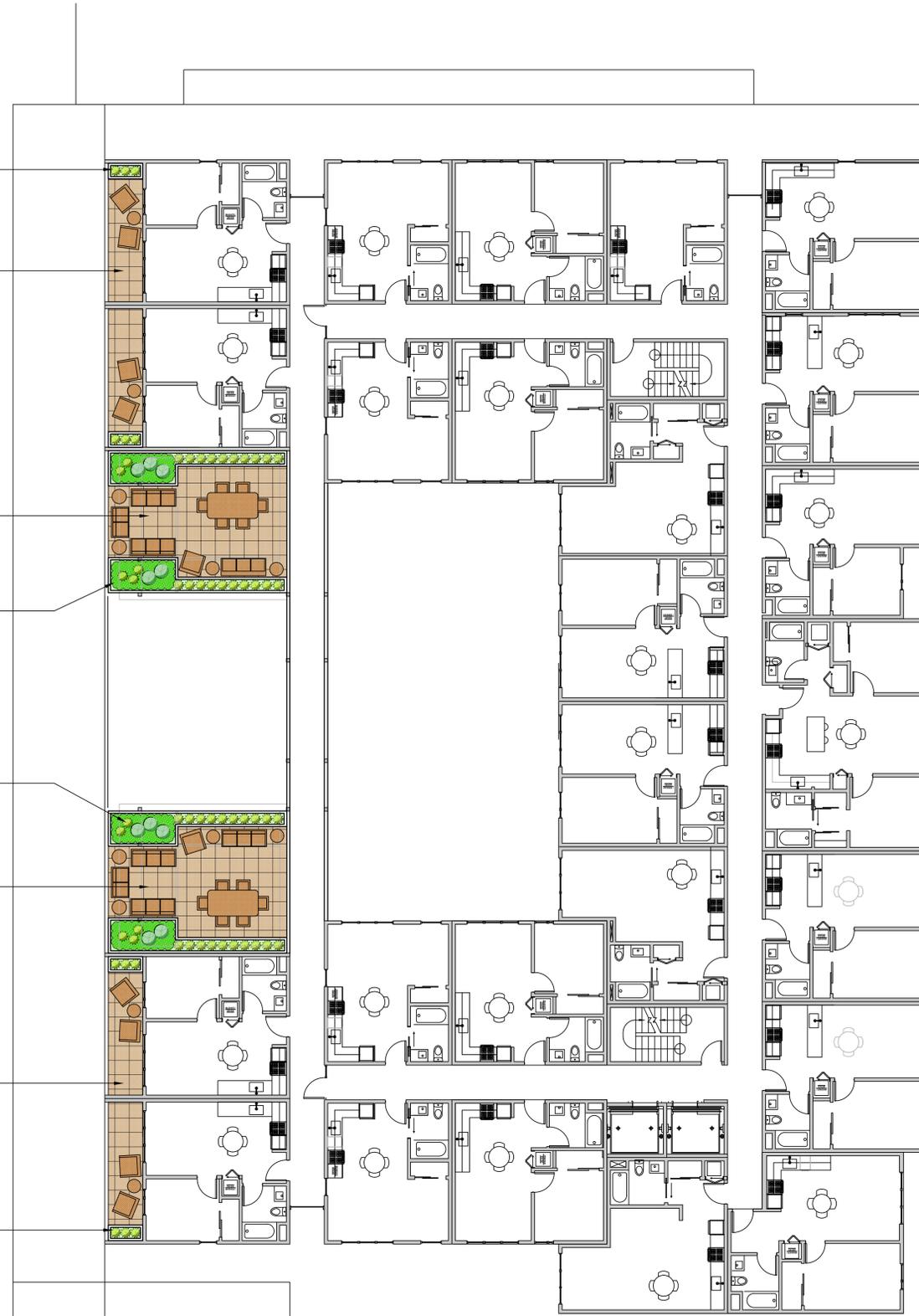
42" HT. PRECAST PLANTERS
 WITH LOW ACCENT PLANTING.

42" HT. PRECAST PLANTERS
 WITH LOW ACCENT PLANTING.

COVERED PATIO WITH TABLE
 AND COUCH SEATING
 (ACCENT PAVER #5).

OUTDOOR PATIOS FOR
 RESIDENTIAL UNITS
 WITH ACCENT PAVER #5.

42" HT. PREFABRICATED
 PLANTER WITH ACCENT
 PLANTING.



FOURTH FLOOR LEVEL ZONING QUALIFIED
 ZONING QUALIFIED LANDSCAPE AREA:
 266 SQ. FT.

FOURTH FLOOR LEVEL
 TOTAL IRRIGATED LANDSCAPE AREA:
 294 SQ. FT.

REVISIONS	

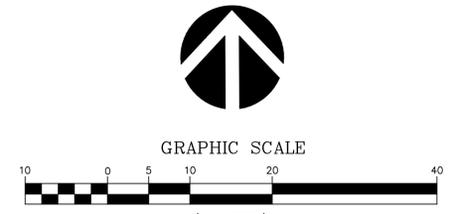


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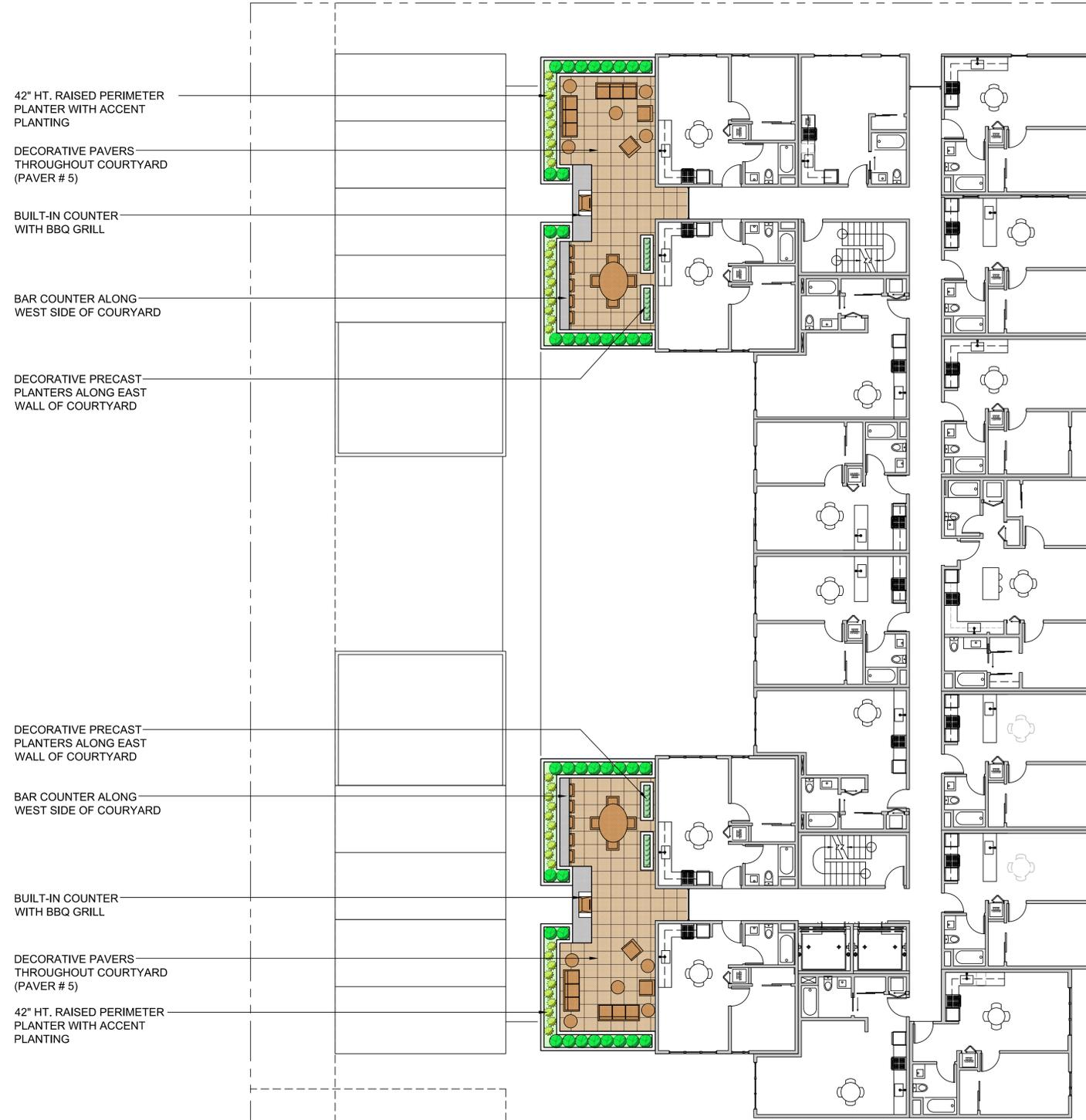
4TH FLOOR
 PRELIMINARY
 LANDSCAPE PLAN

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DATE 1-23-20	
SCALE	

SHEET
L1.3
 OF X SHEETS

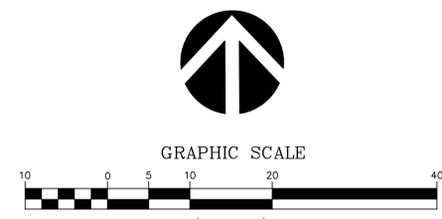


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SIXTH FLOOR LEVEL ZONING QUALIFIED
 ZONING QUALIFIED LANDSCAPE AREA:
 307 SQ. FT.

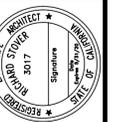
SIXTH FLOOR LEVEL
 TOTAL IRRIGATED LANDSCAPE AREA:
 307 SQ. FT.



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6TH FLOOR
 PRELIMINARY
 LANDSCAPE PLAN

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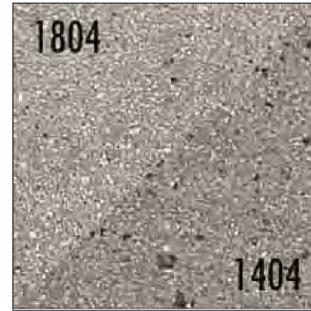
SHEET
L1.4



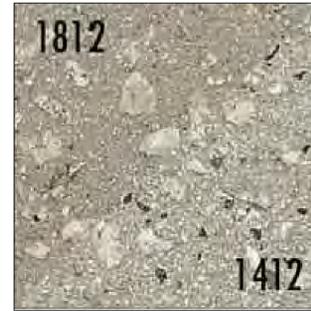
ACCENT PAVER #1:
 PRIVATE PATIOS AND WALKWAY AT GROUND LEVEL
 PACIFIC INTERLOCK
 HYDROFLO 8"x16" PAVER



ACCENT PAVER #2:
 COMMON AREA PATIO ON GROUND LEVEL
 PACIFIC INTERLOCK
 HYDROFLO 12" SQUARE PAVER



ACCENT PAVER #3:
 COMMON AREA COURTYARD ON PODIUM LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'FRENCH GRAY' COLOR, LIGHT SANDBLAST #1404



ACCENT PAVER #4:
 PRIVATE PATIO AREAS ON PODIUM LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'AGAVE' COLOR, MEDIUM SANDBLAST FINISH #1412



ACCENT PAVER #5:
 COURTYARDS ON FIFTH FLOOR LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'KONA' COLOR, MEDIUM SANDBLAST FINISH #1421



Installation



ROOF PAVER PEDESTAL SYSTEM

RECOMMENDED PLANT PALETTE:

BOTANICAL NAME:	COMMON NAME:	WUCOLS WATER USE
TREES: (15 GALLON SIZE)		
ACER PALMATUM	JAPANESE MAPLE	MED
CRATAEGUS SPP.	HAWTHORN	MED
LAGERSTROEMIA INDICA	CRAPE MYRTLE	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	LOW
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	LOW
MEDIUM SIZE SHRUBS: (5 GALLON SIZE)		
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW
BAMBUA M. 'GOLDEN GODDESS'	GOLDEN GODDESS CLUMPING BAMBOO	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	LOW
NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	LOW
RHAPHIOLEPIS INDICA	INDIA HAWTHORN	LOW
ROSMARINUS 'BLUE SPIRES'	BLUE ROSEMARY	LOW
SALVIA GREGGII	AUTUMN SAGE	LOW
TEUCRIUM FRUTICANS 'COMPACTA'	COMPACT GERMANDER	LOW
ACCENT PERENNIALS AND GRASSES: (ONE GALLON SIZE)		
ANIGOTHANOS SPECIES	KANGAROO PAW	LOW
ERIGERON KARVINSKIANUS 'MOERHEIMII'	SANTA BARBARA DAISY	LOW
FESTUCA C. 'SERPENTINE BLUE'	BLUE FESCUE	LOW
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	LOW
PENNISETUM 'RED BUNNY TAILS'	DWARF FOUNTAIN GRASS	LOW
PHORMIUM SPECIES	DWARF FLAX	LOW
SALVIA NEMEROSA	PURPLE SAGE	LOW
TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW
STORMWATER TREATMENT FLOW THROUGH PLANTERS:		
ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	LOW
JUNCUS PATENS	GRAY RUSH	LOW
MAHONIA 'ORANGE FLAME'	MAHONIA	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
SALVIA MEXICANA	MEXICAN SAGE	LOW
CLIMBING VINES (5 GALLON SIZE):		
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	LOW
GELSEMIUM SEMPERVIRENS	YELLOW JESSAMINE	LOW



JAPANESE MAPLE
 (SMALL TREE)



HAWTHORN
 (BIO-RETENTION BASIN TREE)



CHANTICLEER PEAR
 (PRIMARY ACCENT TREE)



CRAPE MYRTLE
 (SECONDARY ACCENT TREE)



SARATOGA LAUREL
 (BROADLEAF EVERGREEN TREE)



LONDON PLANE TREE
 (STREET TREE)

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo):	41.8									
HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	2938	1088.148148	28200.4	92%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	270	166.6666667	4319.3	8%
							TOTALS:	3208	1255	100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA							1	0	0	0
POOL							1	0	0	0
WATER FEATURE 2							1	0	0	0
							TOTALS:	0	0	0
									ETWU TOTAL:	32,520
									MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	37,412
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:										
TOTAL ETAF x AREA						1,255				
TOTAL LANDSCAPE AREA						3,208				
AVERAGE ETAF						0.39				
ALL LANDSCAPE AREAS:										
TOTAL ETAF x AREA						1,255				
TOTAL LANDSCAPE AREA						3,208				
SITEWIDE ETAF						0.39				

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.

REVISIONS

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