

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
APRIL 18, 2024

2462 Bancroft Way

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0013 demolish an existing non-residential structure and construct at 40,086 square foot, eight-story mixed use residential building containing 66 dwelling units (3 Very Low-Income units) and 1,312 square foot commercial space, with 28 bicycle parking spaces, utilizing State Density Bonus Law.

I. Introduction

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

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

The demolition referral for the existing two story commercial structure will go before the Landmark Preservation Commission (LPC) on May 2, 2024. This project is tentatively scheduled for a hearing date with Zoning Adjustments Board (ZAB) on May 30, 2024.

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

II. Background

The proposed project would demolish the existing commercial structure and construct a new eight-story mixed-use building with the following primary components:

- 66 dwelling units (7 two-bedroom, 59 studios) for a total of 73 bedrooms;
- 26 long-term bicycle parking spaces onsite and 2 short-term spaces;

- 1,312 square foot ground floor commercial space;
- Two ATMs located along the front of the building; and
- Residential amenities include a 910 square foot roof deck and lounge space located on the eighth floor.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located within Southside Plan Area, north of Dwight Way along on the southside portion of Bancroft Way. Located in the Telegraph Commercial Subarea, the commercial core of the Southside, dense, mixed-use buildings with housing above retail is an encouraged land use.

The project site is located midblock along Bancroft Way, between Dana Street and Telegraph Avenue. Abutting UC Berkeley, the immediate area maintains a varied mix of commercial services (i.e food service establishments, drug stores, clothing shops, etc.), amenities, and housing types for the university population and other users and age groups. The buildings along the middle section of Bancroft Way are about one to three stories in height and maintain commercial, mixed-use, office, and residential uses. Within the greater Southside neighborhood, several mixed-use and student residential buildings over six stories that have been constructed within the last 10 years. The project site is proximate to several bus lines and a little over half a mile from of the Downtown Berkeley Bart Station.

B. Site Conditions:

The 6,500 square foot site maintains about 50 square feet of frontage along Bancroft Way. The site abuts a pedestrian walkway that runs north to south through the block named Sather Lane. This pedestrian walkway is used to access a number of food service establishments and services located to the rear of the project site. The site is developed with a two-story, 6,040 square foot Wells Fargo bank and office building (commercial use). Two automated teller machines (ATM) along the front of the building. The lot is accessed by two curb cuts- one to accommodate an existing crosswalk for pedestrian access and another located between 2462 and 2454 Bancroft.

Figure 1: Vicinity Map

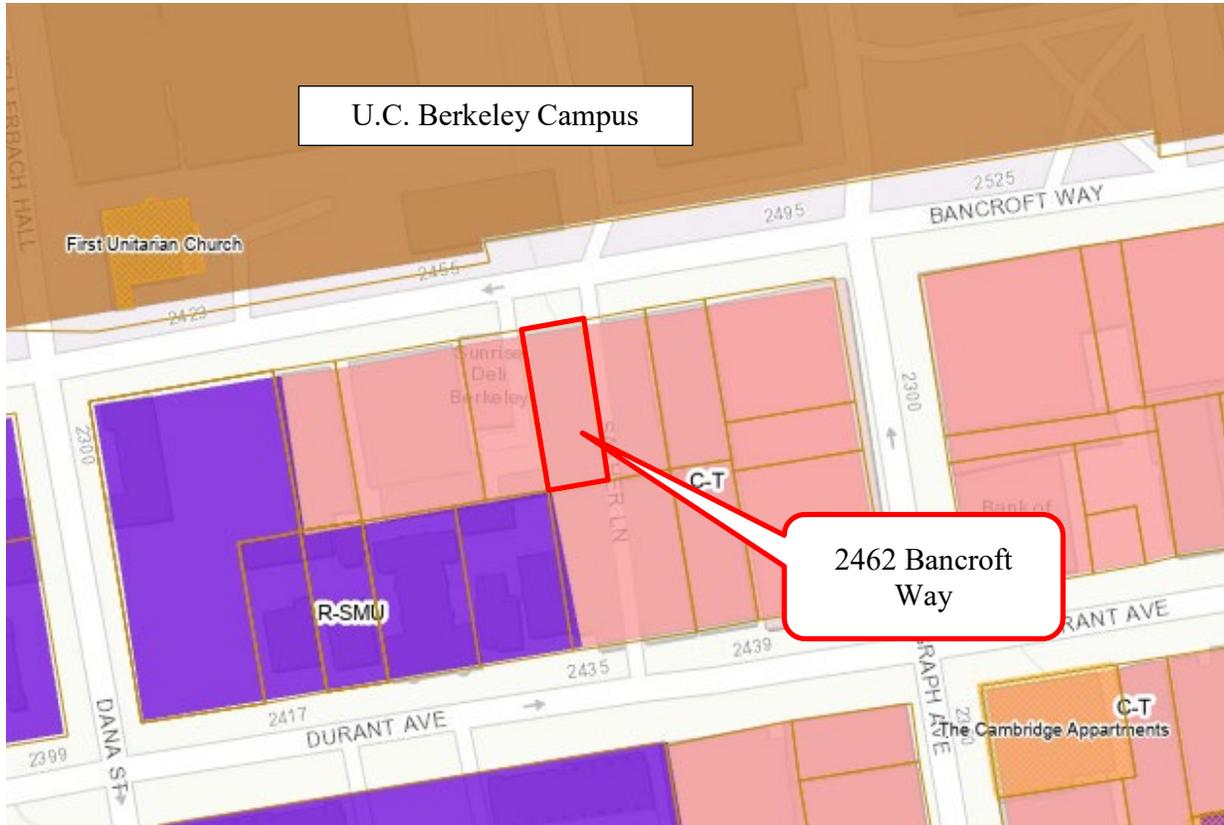


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial (Wells Fargo Bank, ATM)		
Surrounding Properties	West	Food service establishment	C-T	Avenue Commercial
	South	Food service establishments and commercial retail (Sather Lane Plaza)		
	East	Mixed-use building (Retail first two floors, residential located on upper floors)		
	North	UC Berkeley	R-5	High Density Residential

Table 2: Development Standards

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		6,500	6,500	N/A
Gross Floor Area (sq. ft.)		6,040	40,086	N/A
Floor Area Ratio		0.93	6.13	6 max
Dwelling Units	Total	0	66	66 max
	Affordable	0	3 VLI	3 VLI min
Building Height (ft. - in.)	Maximum	24	88'-6"	75 max
	Stories	2	8	N/A
Building Setbacks (ft. - in.)	Front (Bancroft Way)	0	0	0 min
	Rear	0	10	0 min
	Left Side	0	0'-6"	0 min
	Right Side	0	1'	0 min
Lot Coverage (%)		91	85	100 max
Usable Open Space (sq. ft.)		0	910	2,640 min
Parking	Automobile	0	0	0 min ^a
	Bicycle	0	27 (25 long-term, 2 short-term)	27 min (25 long-term, 2 short-term)
<p>█ = Concession or Waiver requested to modify the district standard Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")</p> <p>Notes: a. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses.</p>				

IV. Project Description

A. Requested Use Permits

- **Use Permit** pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish non-residential buildings;
- **Use Permit** pursuant to BMC Section 23.204.020 to establish a mixed-use residential building;
- **Use Permit** pursuant to BMC Section 23.204.030(A) to create 1,500 square feet of new floor area in the Telegraph Avenue Commercial District;

- **Use Permit** pursuant to BMC Section 23.204.110(D)(1) to increase FAR from 5.0 to 5.53 and to construct a building over 65 feet in height;
- **Use Permit** pursuant to BMC Section 23.204.020 to establish two ATM machines on the exterior of the building, not attached to a bank; and
- **Administrative Use Permit** pursuant to BMC Section 23.304.050 for projections above the height limit.

B. CEQA Determination

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("Infill Development").

C. Density Bonus Information

- Concession from BMC Section 23.204.110(D)(1) to reduce useable open space from 2,640 square feet to 910 square feet;
- Waiver from BMC Section (23.204.110(D)(1) to increase the FAR from 6 to 6.17; and
- Waiver from BMC Section (23.204.110(D)(1) to increase the height from 75 feet to 88 feet and 6 inches.

V. Design Review Guidelines

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

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

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

Building Mass and Height

- Building heights should respect the general heights in the Commercial Subareas.

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

Building Design and Facades

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

Storefronts

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

Roof Shape and Lines

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

Materials

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

The complete Southside Design Guidelines can be found online at:

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

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context This project is proposed on the South side of Bancroft way near the intersection at Telegraph across the street from the UC Berkeley Campus. Surrounding uses are primarily commercial and oriented towards supporting the University, with several mid-rise mixed use buildings proposed along this side of the street. The project is sandwiched between the pedestrian Sather Lane on the East side and a private driveway to the West.

Massing/ Building Design This eight-story mixed-use structure features a sawtooth design on the North façade that begins at the second floor and continues up to the seventh floor. The ground floor is recessed beneath the angled bays that extend over the property line. The eighth floor steps back from the North edge of the building to allow for a roof-level deck space. The massing pulls back on the West side to allow for adequate clearance from the property line for windows into the interior units. There is a building canopy feature at the eighth floor.

Ground Floor Design The recessed ground floor provides a 1312 square foot commercial space at the Northwest corner and locates the residential lobby at the Northeast corner. Bike storage, trash room, and mechanical rooms are proposed along an interior corridor that connects to the rear yard. The trash room opens to the egress path to the West of the project. There is a new curb cut proposed at the Northwest corner of the project at the street to allow for trash staging. A new bike rack is proposed at the street, as well existing ATMs that are to remain.

Setbacks The project proposes a 0'-0" setback from the North façade. A 0'-6" setback is provided on the West side, with a 1'-0" setback on the East side. A 10'-0" setback is proposed at the rear to accommodate a storm water planter at the rear of the building.

Encroachments The project proposes sawtooth bays that extend 3'-9" over the property line. The applicant will work with Public Works to obtain an encroachment permit.

Open Space The project proposes landscape at both the rear and front of the project at the ground floor and common open space at the roof level. The rear yard features 234 square feet of stormwater planting and 30" high planters are proposed adjacent to the sidewalk and integrated into the main building entrances. The 910 square foot roof deck proposes a raised planter along the North edge of the space with pavers leading into the adjacent lounge space.

Colors and Materials The project's proposed material palette includes thin brick, corrugated metal siding, rain screen cladding for the East elevation, aluminum windows, and metal infill panels.

B. Issues for Discussion:

- Building Design
- Ground Floor Design
- Landscape Design
- Colors and Materials

VII. Recommendation

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

Attachments:

1. Project Plans, April 9, 2024

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

TRACHTENBERG
 ARCHITECTS

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

2462 BANCROFT WAY

Berkeley, CA

- 10.28.2022 SB330 SUBMITTAL
- 01.12.2023 SB330 RESUBMISSION
- 06.20.2023 ZONING SUBMITTAL
- 11.14.2023 ZONING RESUBMITTAL
- 01.23.2024 ZONING RESUBMITTAL
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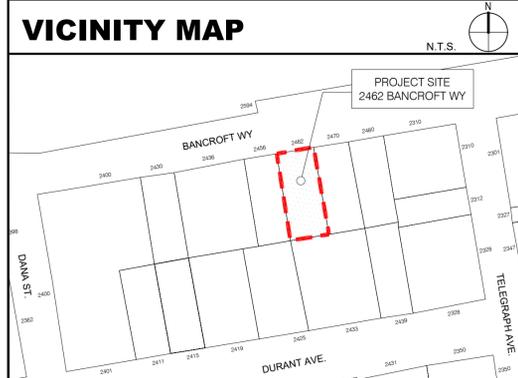
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JOB: 2211

SHEET:

GENERAL
 INFORMATION

A0.0



PROJECT DIRECTORY

OWNER:
ZENG'S BERKELEY LLC
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 San Leandro, CA 94577
 510.207.6649

ARCHITECT:
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 510.649.1414
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LANDSCAPE ARCHITECT:
 Michael Ingram
MILLER COMPANY LANDSCAPE ARCHITECTS
 2973 16th Street, Suite 200
 San Francisco, CA 94103
 415.252.7288
 www.millercomp.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 2462 Bancroft Way
 Berkeley, CA 94704 (APN: 055 187802000)

SCOPE OF WORK:
 REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE BUILDING WITH 66 DWELLING UNITS, GROUND LEVEL LOBBY, AND COMMERCIAL SPACE WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-T

SEE SHEETS A.01 FOR COMPLETE ZONING DATA

DRAWING LIST

ARCHITECTURAL		
A0.0 GENERAL INFORMATION	A2.3 FLOOR PLANS	A4.0 PRELIMINARY STORMWATER PLAN
A0.1 ZONING DATA	A2.4 FLOOR PLANS	A4.1 PRELIMINARY GRADING PLAN
A0.2 DENSITY BONUS CALCULATIONS	A2.5 ROOF PLAN	
A0.4A SHADOW STUDIES	A3.0 BUILDING SECTIONS	LANDSCAPE
A0.4B SHADOW STUDIES	A3.1 BUILDING ELEVATIONS	L100A NOTES & SCHEMATIC IRRIGATION
A0.4C SHADOW STUDIES	A3.2 BUILDING ELEVATIONS	L100B PLANT PALETTE
A0.5 SITE CONTEXT PHOTOS	A3.3 BUILDING ELEVATIONS	L101 GROUND LEVEL LANDSCAPE PLAN
A0.6 VICINITY MAP	A3.4 BUILDING ELEVATIONS	L102 EIGHTH LEVEL LANDSCAPE PLAN
A0.7 AFFORDABLE HOUSING PLAN	A3.5 STREET STRIP ELEVATION	L103 LANDSCAPE SECTIONS
A1.0 SURVEY	A3.6 PHOTO CONTEXT VIEWS	
A1.1 SURVEY	MAT MATERIAL BOARD	
A2.0A EXISTING SITE PLAN	A3.7 CONCEPTUAL RENDERING	
A2.0B SITE PLAN	A3.8 CONCEPTUAL RENDERING	
A2.1 FLOOR PLANS	A3.9 CONCEPTUAL RENDERING	
A2.2 FLOOR PLANS	A3.10 CONCEPTUAL RENDERING	

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ZONING DATA

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3 ZONING MAP

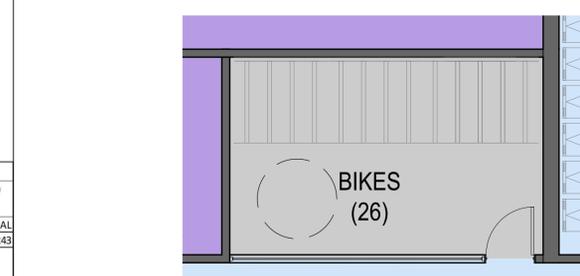
Stack Rack

Spacing and Dimensions
 For a full list of dimensions and spacing requirements and recommendations, please see our technical specification document or installation manual.

Single-Sided Layout
 Fits 40 bikes in 18.5' x 18' area

Double-Sided Layout
 Fits 52 bikes in 23.0' x 24' area

Downloadable product resources available online:
 Saris Infrastructure 800.783.7257 www.sarisinfrastructure.com



2 BIKE PARKING

CITY OF BERKELEY ZONING TABULATIONS

ZONING	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	COMPLIANCE
	BASE ZONING	ALLOWABLE W/UP'S		
ZONING		C-T		COMPLIES
LOT AREA		6,500		COMPLIES
LOT AREA (ACRES)		0.15		COMPLIES
NUMBER OF DWELLING UNITS	N/A	N/A	66	COMPLIES
COMMERCIAL AREA	N/A	N/A	1,312	COMPLIES
PARKING (SEE TABLE)	N/A	N/A	0	COMPLIES
BIKE PARKING (SEE TABLE)	27	27	28	COMPLIES
FRONT YARD SETBACK (BANCROFT)	0'	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0'	VARIES; 0'-6" to 1'-0"	COMPLIES
REAR YARD SETBACK	0'	0'	10'-0"	COMPLIES
BUILDING HEIGHT	65'	75'	88'-6"	COMPLIES W/ WAIVER
BUILDING STORIES	N/A	N/A	8	COMPLIES
PROJECT FAR	5.00	6.0	6.13	COMPLIES W/ WAIVER
GROSS FLOOR AREA (SEE TABLE)	N/A	N/A	40,086	COMPLIES
BUILDING FOOTPRINT	6,500	6,500	5,424	COMPLIES
LOT COVERAGE	100%	100%	83%	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES W/ CONCESSION

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/UP'S	PROPOSED W/ DENSITY BONUS
SITE AREA	6,500	6,500	6,500
FAR	5.00	6.00	6.13
FLOOR AREA	32,500	39,000	39,822

PROPOSED FLOOR AREA WITH DENSITY BONUS

LEVEL	PROPOSED FLOOR AREA WITH DENSITY BONUS			
	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 8		4,132		4,132
LEVEL 7		5,169		5,169
LEVEL 6		5,169		5,169
LEVEL 5		5,169		5,169
LEVEL 4		5,169		5,169
LEVEL 3		5,169		5,169
LEVEL 2		5,169		5,169
GROUND LEVEL	1,312	2,041	1,323	4,676
TOTAL FLOOR AREA W/ DENSITY BONUS	1,312	37,187		39,822
FAR (FLOOR AREA RATIO)				6.13
PARKING			264	264
TOTAL WITH PARKING				40,086

UNIT COUNTS

UNIT TYPE	STUDIO	2-BED	TOTAL
LEVEL 8	5	1	6
LEVEL 7	9	1	10
LEVEL 6	9	1	10
LEVEL 5	9	1	10
LEVEL 4	9	1	10
LEVEL 3	9	1	10
LEVEL 2	9	1	10
GROUND LEVEL			
TOTAL	59	7	66
PERCENT OF TOTAL	89%	11%	
TOTAL BEDROOM COUNT	59	14	73

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL REQUIRED			2,640	
TOTAL CONCESSION REQUESTED			1,730	
TOTAL AREA PROVIDED			910	
LEVEL 8 ROOF DECK			910	364

BIKE PARKING CALCULATIONS

	BEDROOMS/SF	RATIO	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	1,312	N/A	N/A	0	0
RESIDENTIAL (SHORT TERM)	73	1	40	2	2
RESIDENTIAL (LONG TERM)	73	1	3	25	26
TOTAL PARKING				27	28

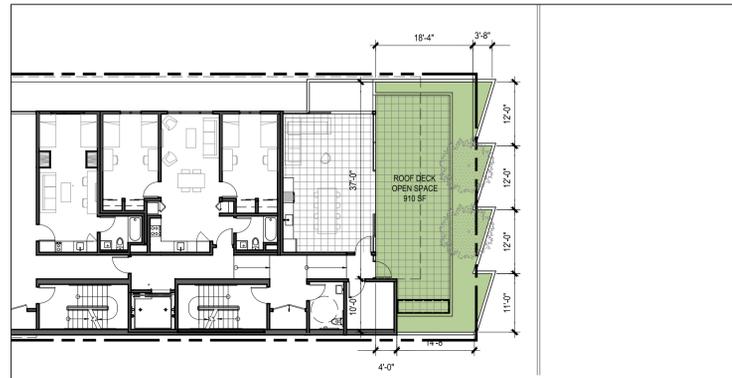
PARKING TABLE

	UNITS/SF	MIN.	REQUIRED	PROPOSED
RESIDENTIAL	66	0	N/A	0
COMMERCIAL	1,312	0	N/A	0

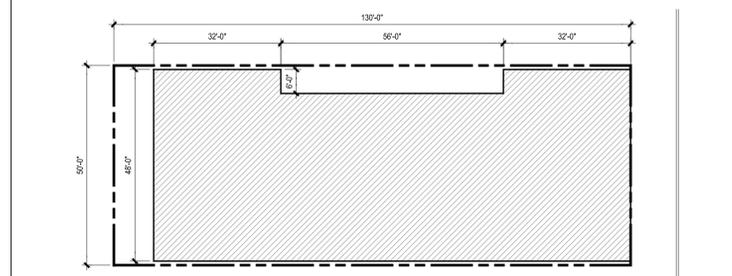
ROOFTOP ARCHITECTURAL ELEMENTS CALCS

TOTAL FLOOR AREA W/ DENSITY BONUS	39,822
BUILDING STORIES	8
AVERAGE AREA PER FLOOR	4,978
TOTAL AREA OF ROOFTOP ELEMENTS	713
% AREA OF ROOFTOP ARCH. FEATURES	14.3%
ALLOWABLE % (PER 23.304.050A)	15.0%

1 ZONING SUMMARY



6 OPEN SPACE DIAGRAM - LEVEL 8



LOT AREA: 6,500 SF
 COVERAGE AREA: 5,424 SF
 LOT COVERAGE: 83%

5 LOT COVERAGE DIAGRAM
 NOTE: BASE AND PROPOSED PROJECTS HAVE IDENTICAL LOT COVERAGE



WASTE & RECYCLING CALCULATIONS

# OF BEDROOMS	FACTOR	OCCUPANTS	TOTAL CUFT REQD. (1.25CY OR 50 GAL / 3 OCCUPANTS)	WASTE (40%)	RECYCLING - CONTAINER (10%)	RECYCLING - PAPER (30%)	ORGANICS (20%)
73	1.00	73	6.08	1,217	487	122	365

CONTAINER QUANTITIES				SPACE REQUIRED	
WASTE	RECYCLING - CONTAINER	RECYCLING - PAPER	ORGANICS	SF FACTOR/CON	REQUIRED SF
96 GAL CART	6	2	4	3	105
TOTAL CAPACITY	576 gal	192 gal	384 gal	288 gal	413 sf

4 REFUSE AND RECYCLING

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DENSITY BONUS
 CALCULATIONS

A0.2

DENSITY BONUS TABLE

Base Project	Base	Base # Units	% VLI Units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income (<50 AM)	% VLI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
33,055	58.67	59	5%	2.95	3.00	20.0%	11,800	12	71

Base Project Res. Area	Floor	Proposed Project Res. Area
	Eighth	4,132
5,169	Seventh	5,169
5,169	Sixth	5,169
5,169	Fifth	5,169
5,169	Fourth	5,169
5,169	Third	5,169
5,169	Second	5,169
2,041	Ground	2,041
33,055		37,187

Base Units	# VLI	% VLI	% DB	Total DB	#Concessions
59	3	5%	20.00%	71	1
59	4	6%	22.50%	73	1
59	5	7%	25.00%	74	1
59	6	9%	30.00%	77	1
59	7	11%	35.00%	80	2
59	8	12%	38.75%	82	2
59	9	15%	50.00%	89	3

Base Project # of Units	Floor	Proposed Project # of Units
	Eighth	6
	Seventh	10
	Sixth	10
	Fifth	10
	Fourth	10
	Third	10
	Second	10
	Ground	0
59		66
Average Unit Size		563

BASE PROJECT ZONING COMPLIANCE CHECKS

ZONE C-T	ALLOWABLE BASE PROJECT		PROPOSED BASE PROJECT	COMPLIANCE
	BASE ZONING	ALLOWABLE W/UP'S		
NUMBER OF DWELLING UNITS	N/A	N/A	59	
COMMERCIAL AREA	N/A	N/A	1,312	
PARKING (SEE TABLE)	N/A	N/A	0	COMPLIES
BIKE PARKING (SEE TABLE)	22	22	22	COMPLIES
FRONT YARD SETBACK (BANCROFT)	0'	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0'	VARIES; 0'-6" to 1'-0"	COMPLIES
REAR YARD SETBACK	0'	0'	10'-0"	COMPLIES
BUILDING HEIGHT	65'	75'	75'	COMPLIES W/ UP
BUILDING STORIES	N/A	N/A	7	COMPLIES
LOT AREA	6,500	6,500	6,500	
LOT AREA (ACRES)	0.15	0.15	0.15	
GROSS FLOOR AREA (SEE TABLE)	N/A	N/A	35,690	COMPLIES
BUILDING FOOTPRINT	6,500	6,500	5,512	COMPLIES
LOT COVERAGE	100%	100%	85%	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	2,360	2,360	2,360	COMPLIES
PROJECT FAR	5.00	6.0	5.49	COMPLIES W/ UP

BASE PROJECT - FAR

	BASE	ALLOWABLE W/UP'S	PROPOSED BASE
SITE AREA	6,500	6,500	6,500
FAR	5.00	6.00	5.49
FLOOR AREA	32,500	39,000	35,690
RESIDENTIAL			33,055
COMMERCIAL			1,312
MEP			1,323

BASE PROJECT - OPEN SPACE

	UNITS	RATIO	TOTAL AREA
BASE UNITS	59	40	2,360
PROVIDED OPEN SPACE (ROOF DECK)			2,360

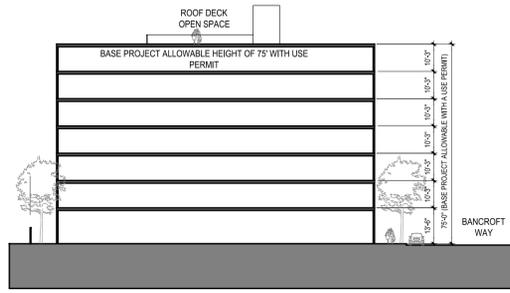
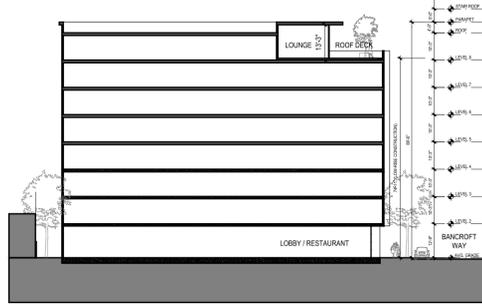
BASE PROJECT - PARKING

	QNTY	RATIO	PER	TOTAL REQ.	PROVIDED
RESIDENTIAL	59	N/A	N/A	0	0
COMMERCIAL	1,312	N/A	N/A	0	0

BASE PROJECT - BICYCLE PARKING

	QNTY	RATIO	PER	TOTAL REQ.	PROVIDED
NEW COMMERCIAL (SHORT TERM)	1,312	N/A	N/A	0	0
RESIDENTIAL (SHORT TERM)	59	1	40	1	2
RESIDENTIAL (LONGTERM)	59	1	3	20	20

PROJECT DATA AND DENSITY BONUS CALCS

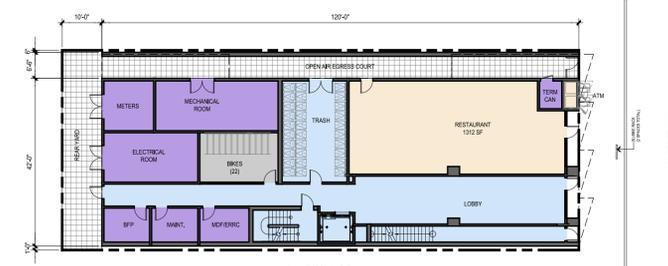
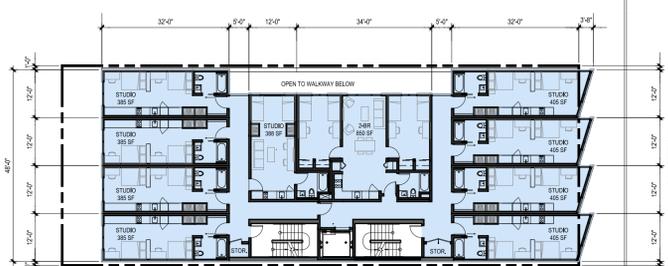
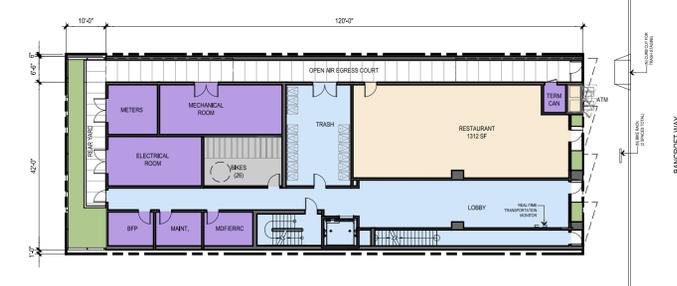
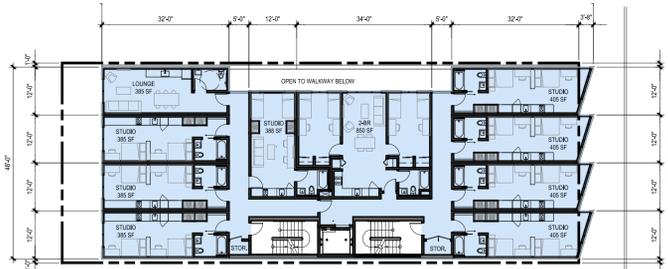
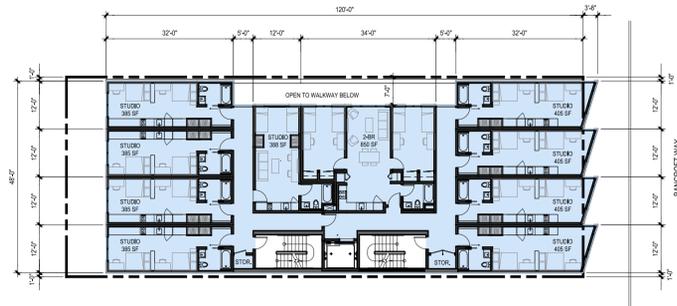
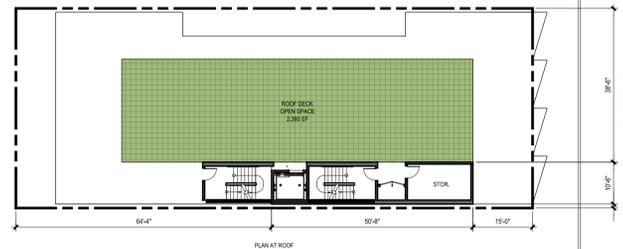
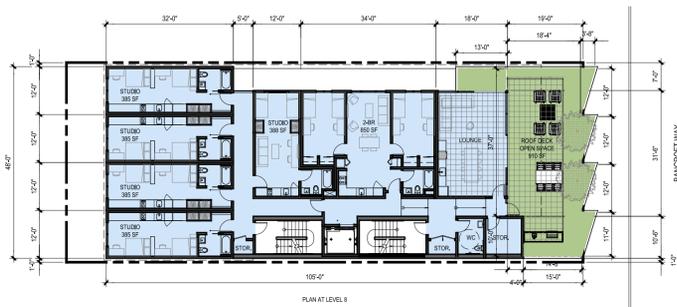


5 PROPOSED DENSITY BONUS PROJECT SECTION

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

3 HYPOTHETICAL "BASE PROJECT" SECTION

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



4 PROPOSED DENSITY BONUS PROJECT PLANS

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

2 HYPOTHETICAL "BASE PROJECT" PLANS

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

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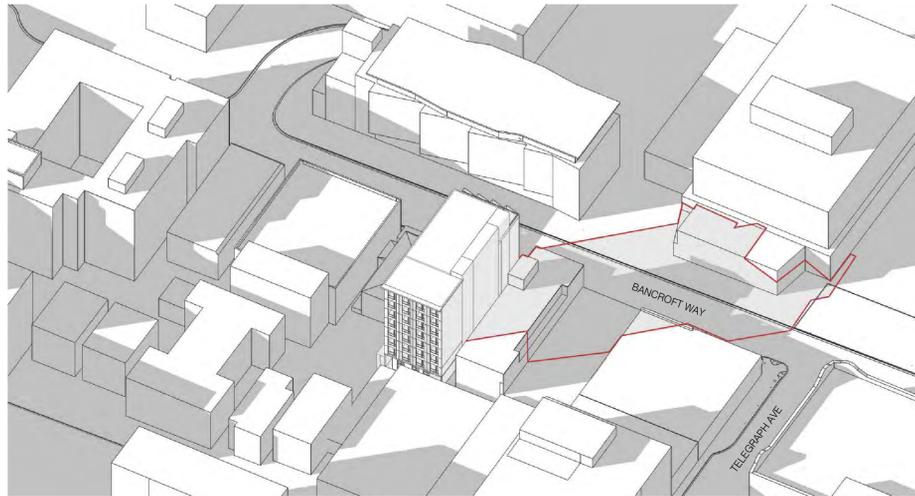
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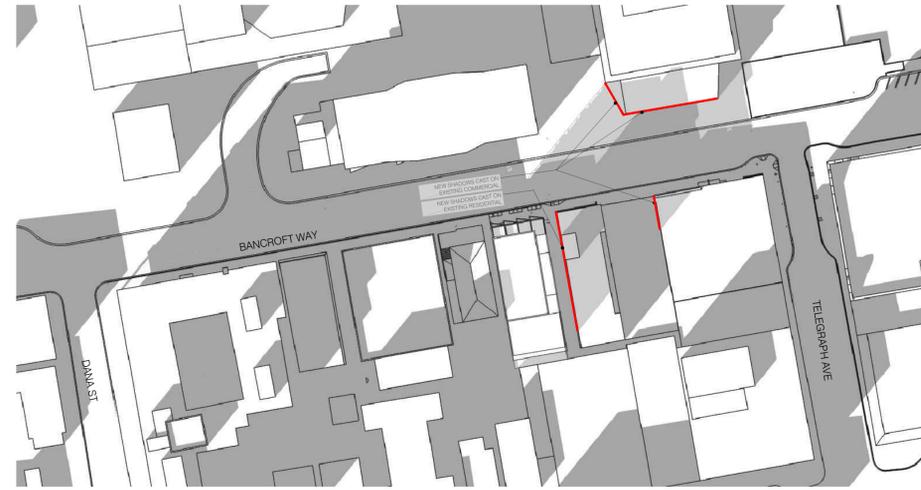
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SHADOW STUDIES
 DECEMBER 21ST

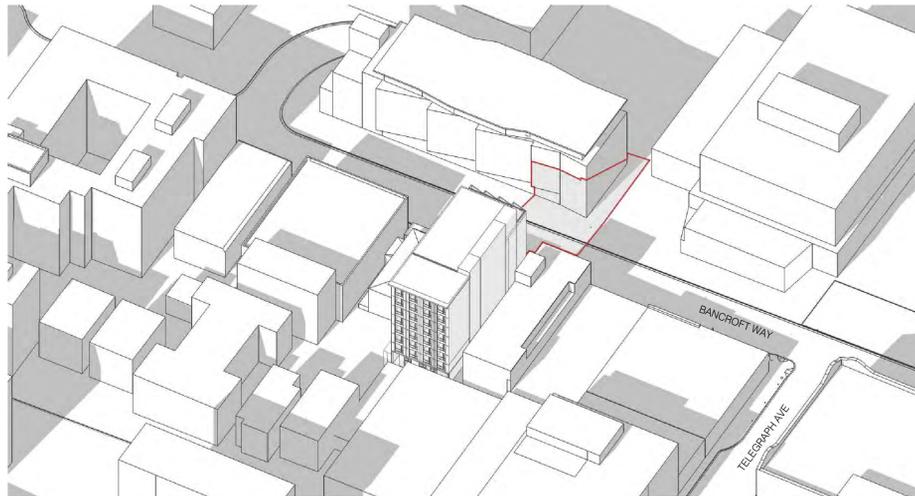
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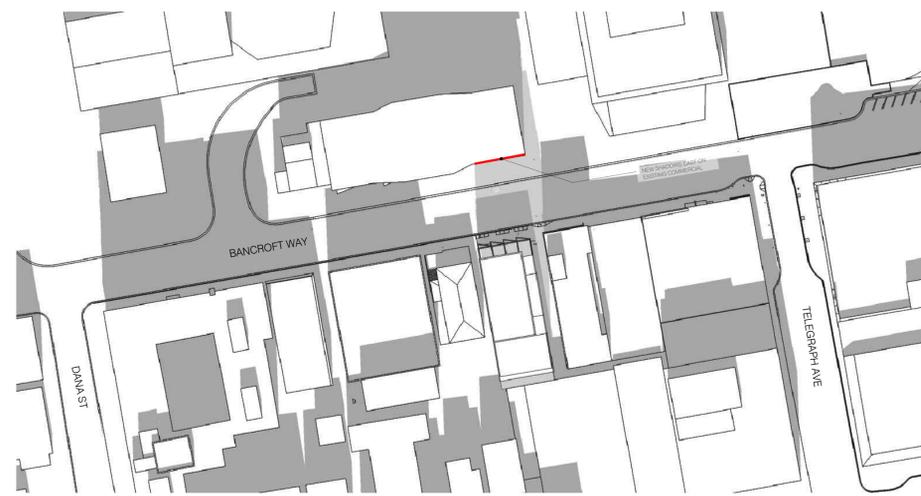
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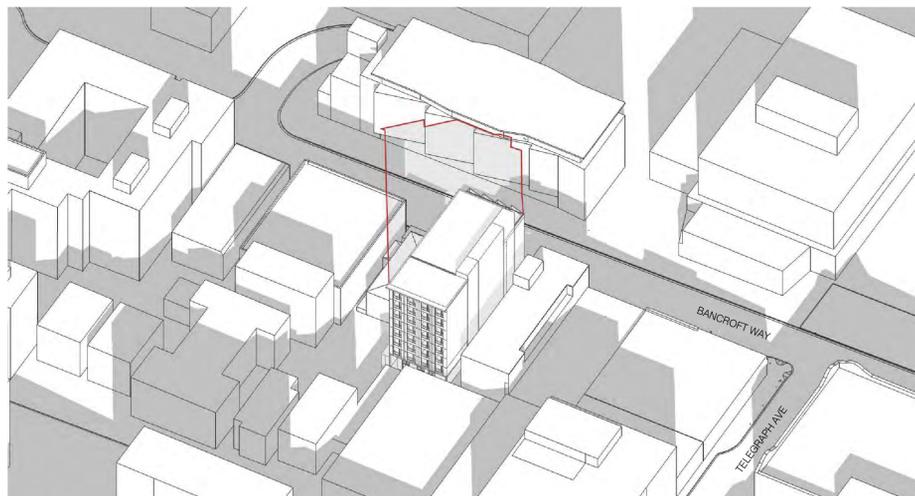
5 SHADOW STUDY - PM
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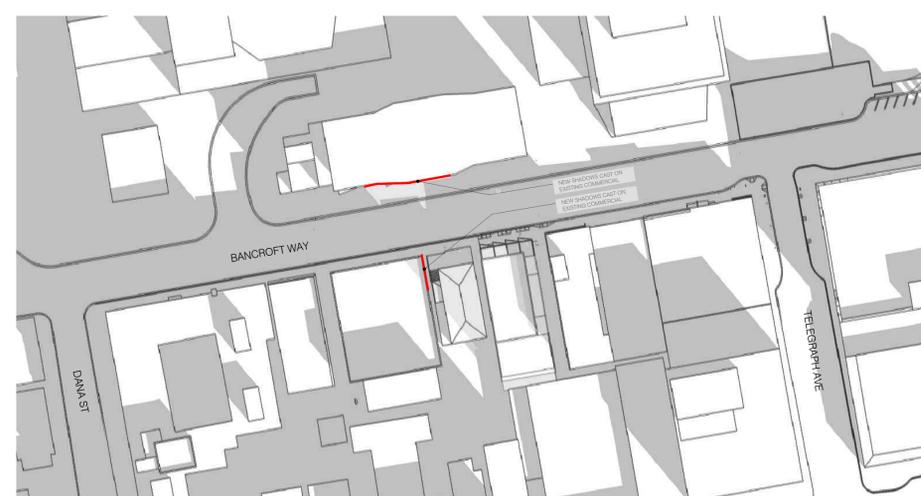
4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



3 SHADOW STUDY - NOON
 1:200 @ 11X17 1:1000 @ 24X36



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



1 SHADOW STUDY - AM
 1:200 @ 11X17 1:1000 @ 24X36

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

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

**WINTER SOLSTICE
 DEC 21ST:
 NOON**

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
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**WINTER SOLSTICE
 DEC 21ST:
 2-HRS AFTER SUNRISE (AM)**

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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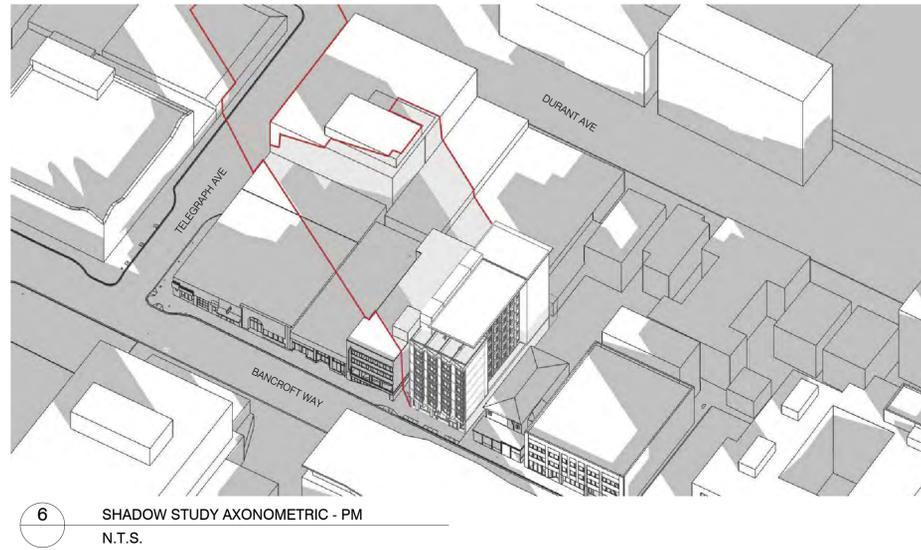
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 JUNE 21ST

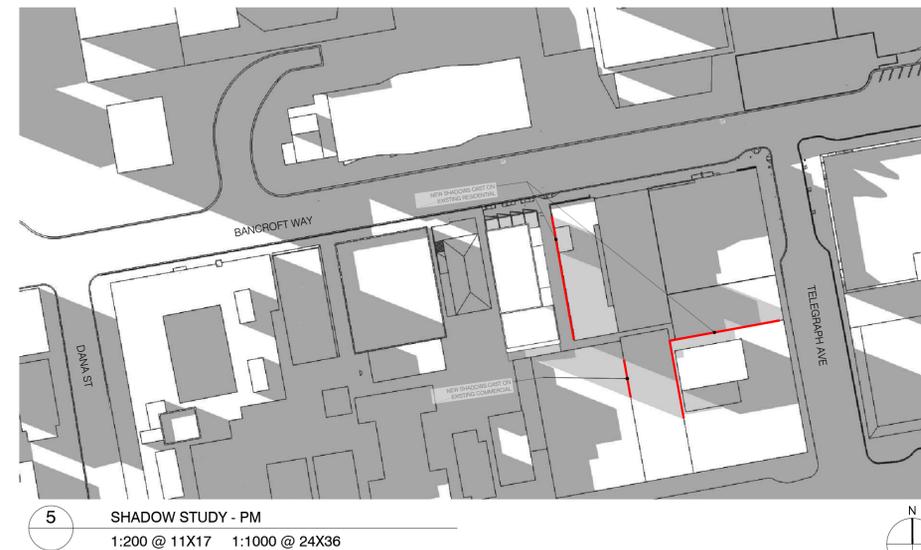
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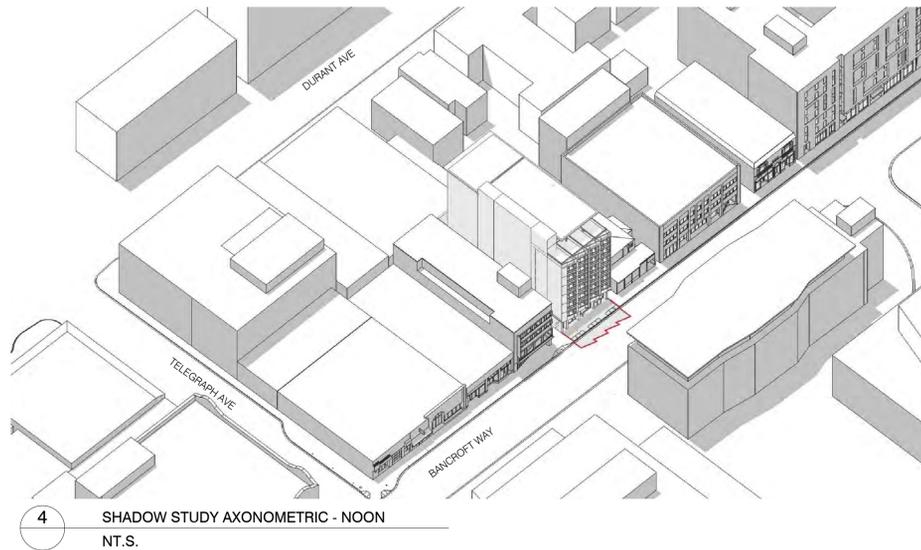
**SUMMER SOLSTICE
 JUN 21ST:
 2-HRS BEFORE SUNSET (PM)**

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 - NEW SHADOW AT ADJACENT BUILDING
- ALL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS

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



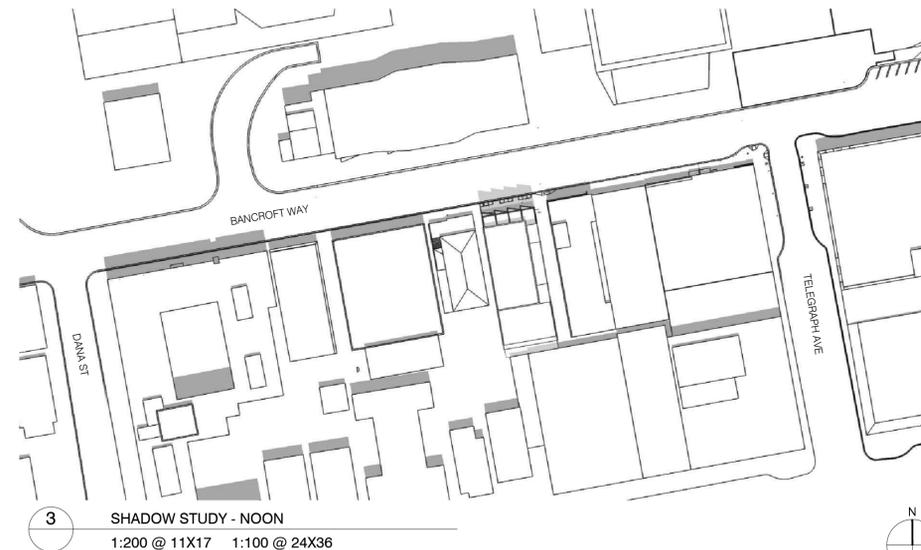
5 SHADOW STUDY - PM
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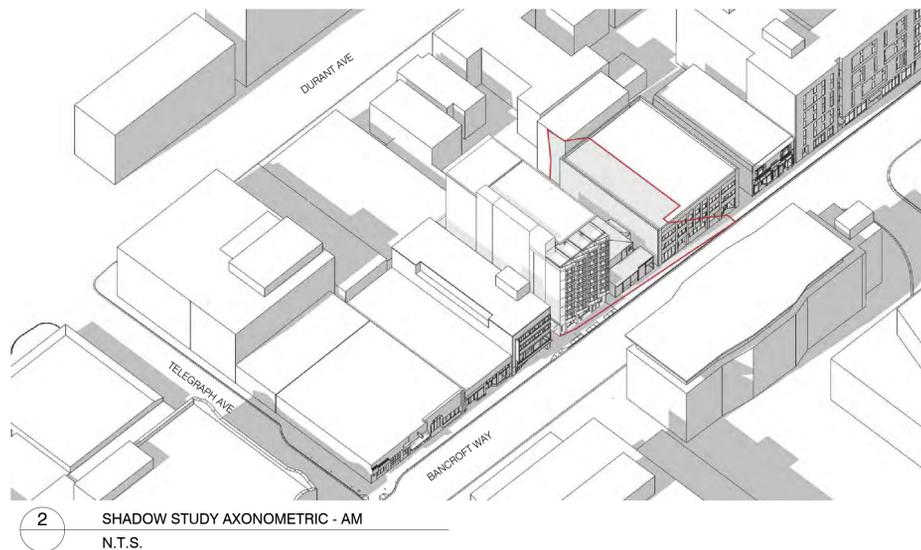
**SUMMER SOLSTICE
 JUN 21ST:
 NOON**

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 - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
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4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



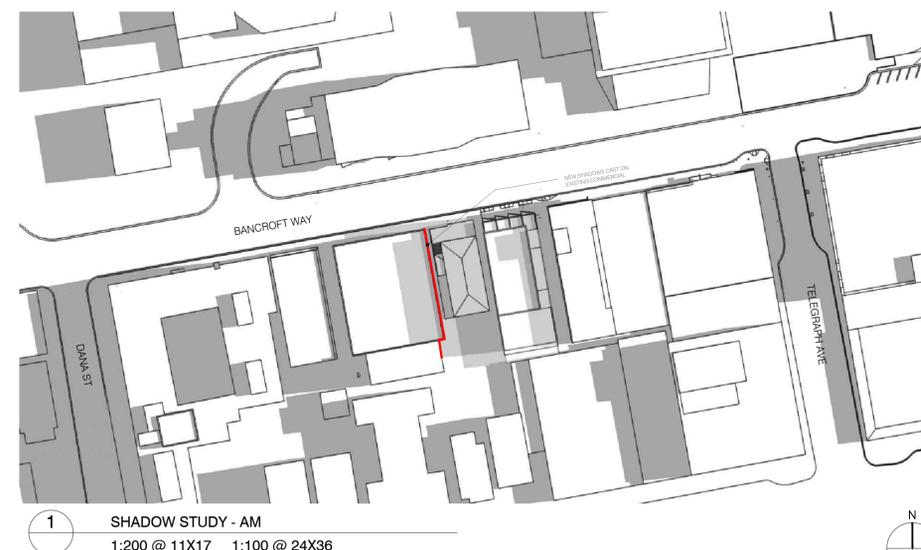
3 SHADOW STUDY - NOON
 1:200 @ 11X17 1:100 @ 24X36



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

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



1 SHADOW STUDY - AM
 1:200 @ 11X17 1:100 @ 24X36

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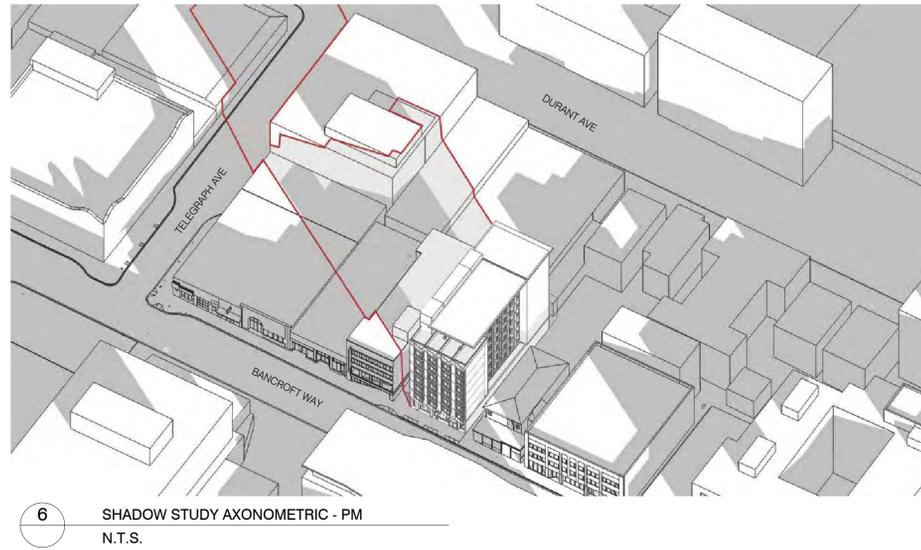
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SHADOW STUDIES
 CURRENT (JUN 14TH)

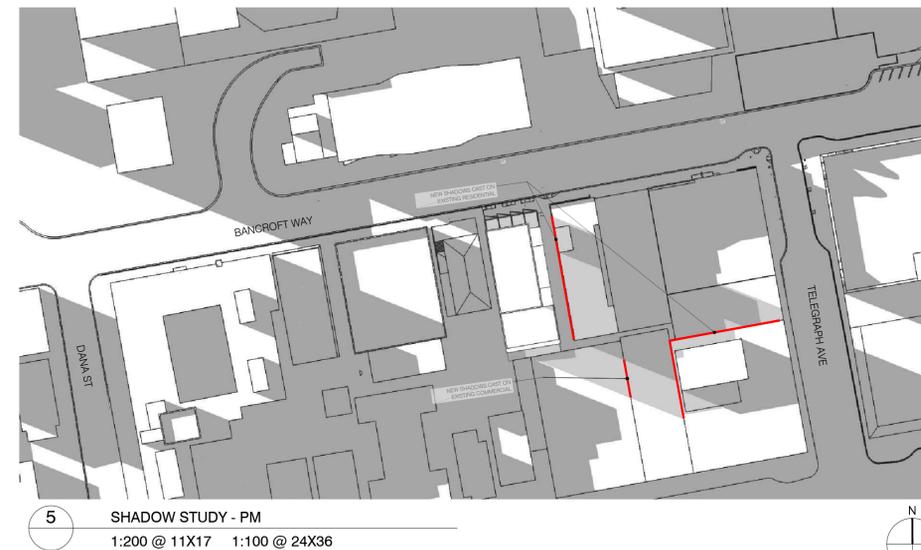
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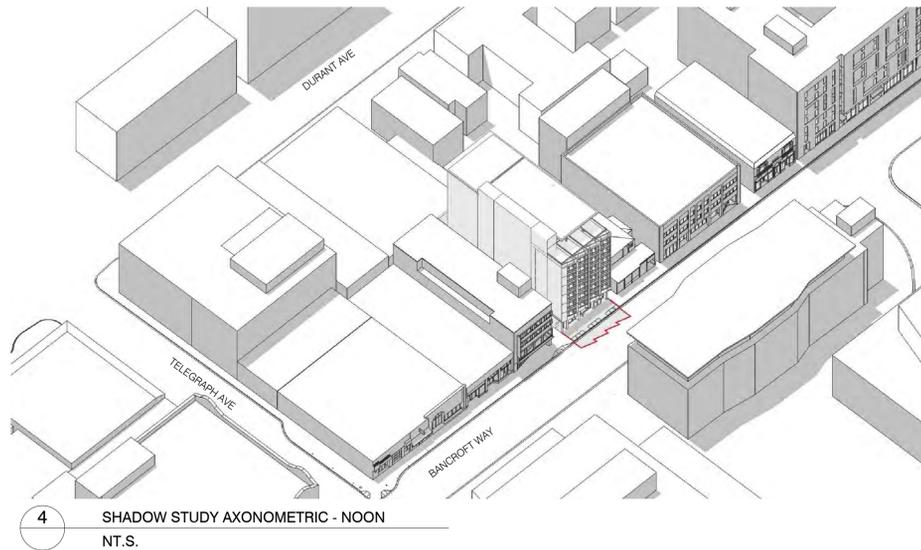
CURRENT
 JUN 14:
 2-HRS BEFORE SUNSET (PM)

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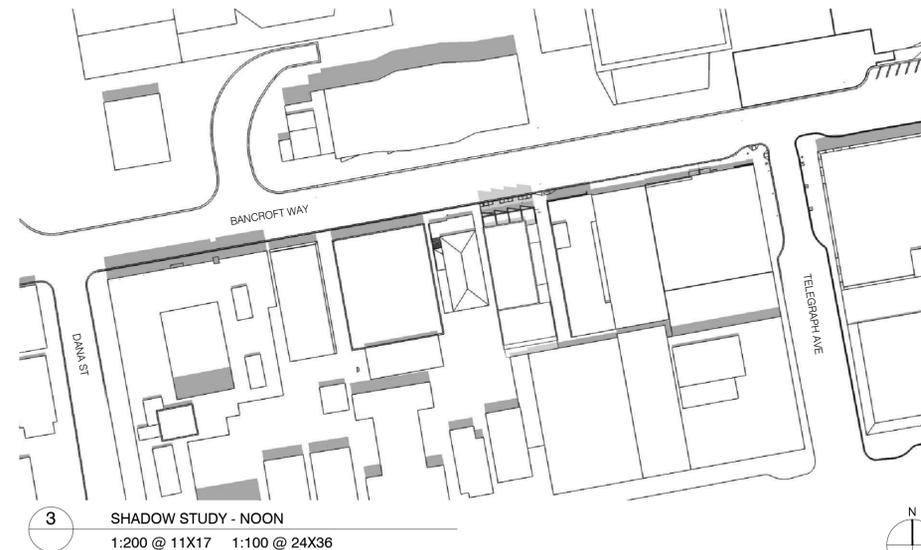
5 SHADOW STUDY - PM
 1:200 @ 11X17 1:100 @ 24X36



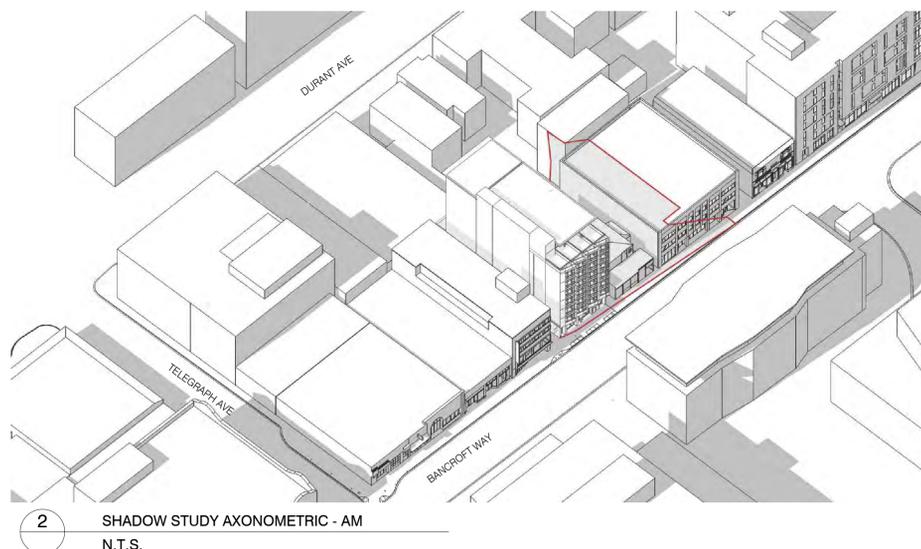
CURRENT
 JUN 14TH:
 NOON

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 N.T.S.



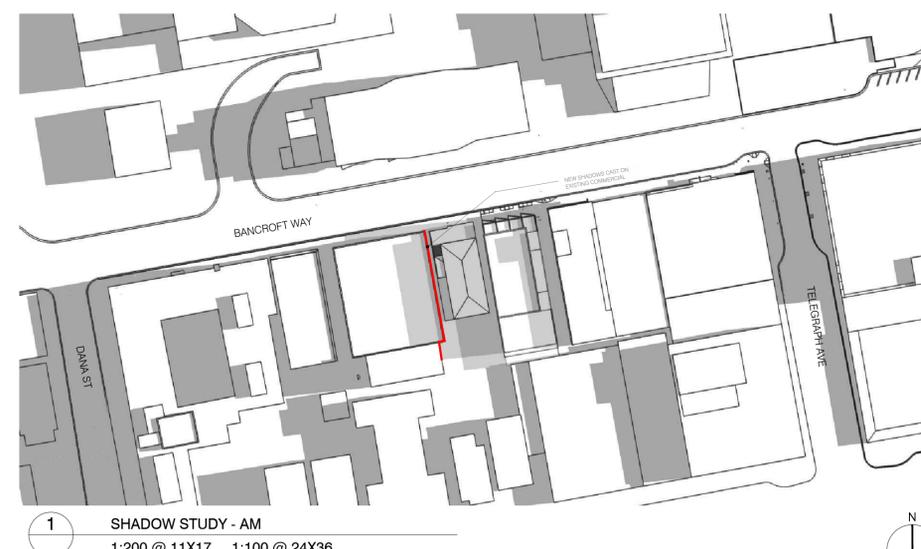
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CURRENT
 JUN 14TH:
 2-HRS AFTER SUNRISE (AM)

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



1 SHADOW STUDY - AM
 1:200 @ 11X17 1:100 @ 24X36

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SHEET:

SITE CONTEXT
 PHOTOS

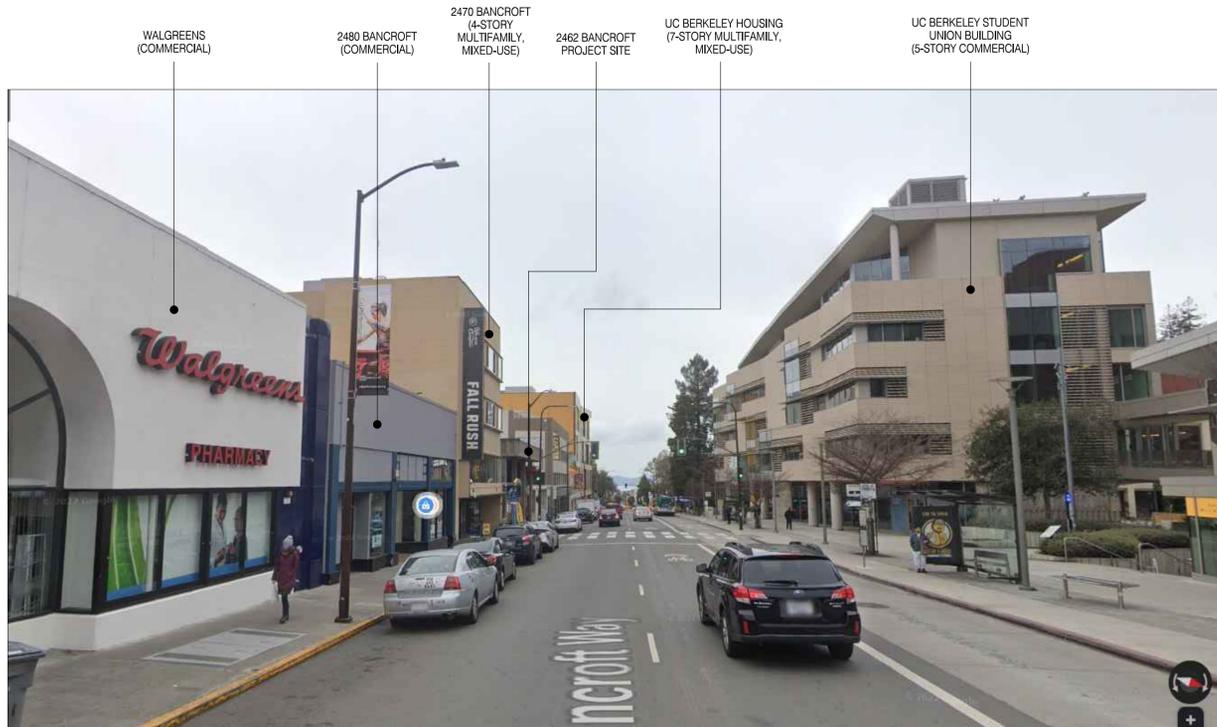
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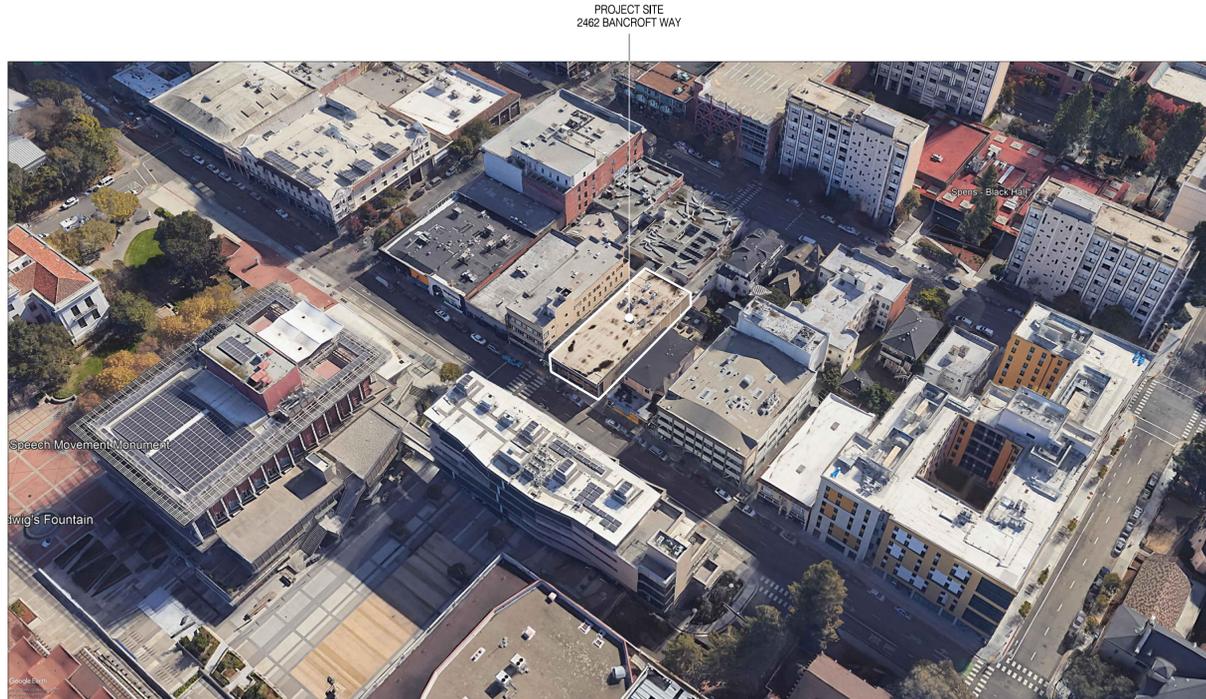
4 VIEW FROM BANCROFT LOOKING EAST



2 VIEW FROM TELEGRAPH LOOKING NORTH



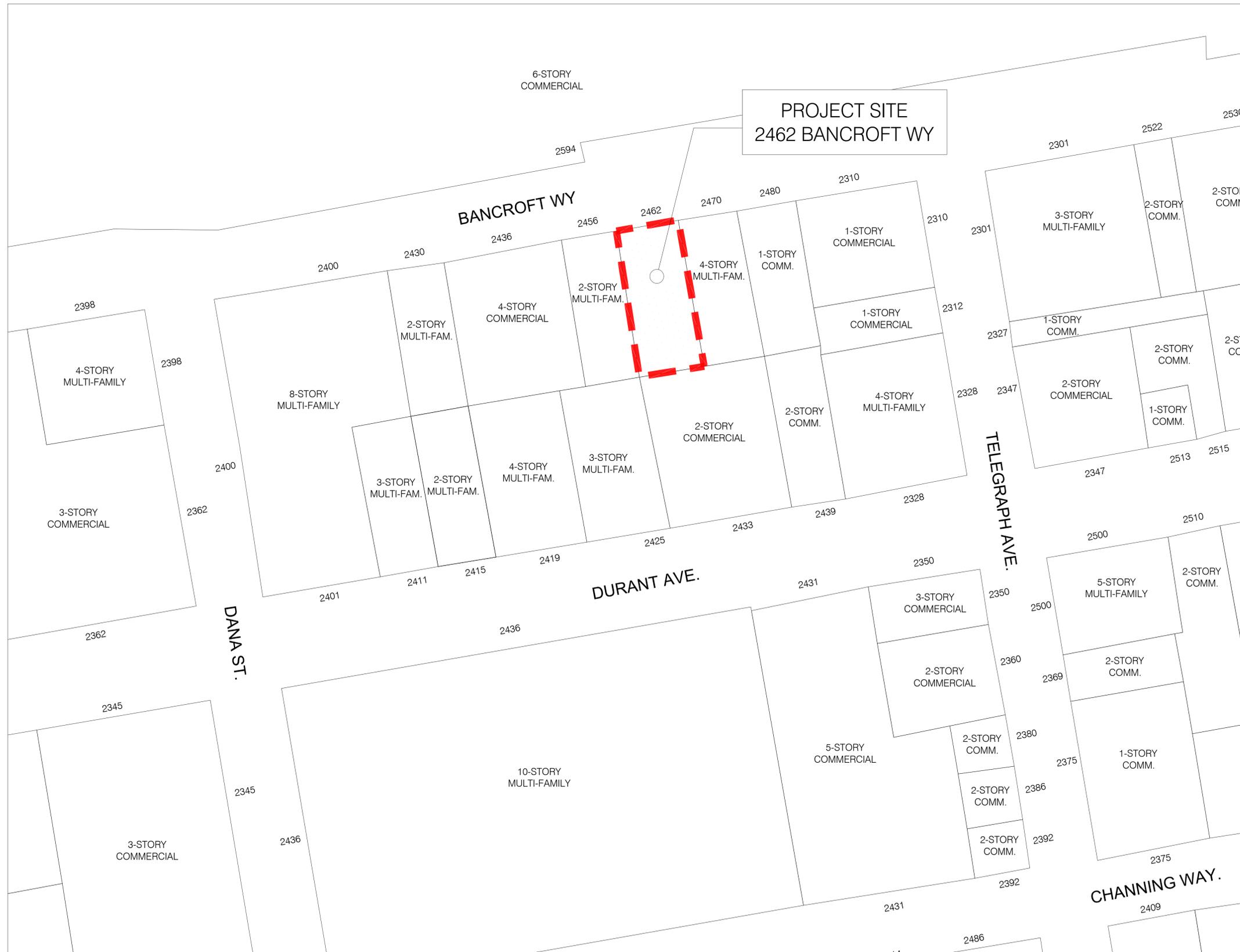
3 VIEW FROM BANCROFT LOOKING WEST



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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PROJECT SITE
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SHEET:

VICINITY MAP

A0.6



VICINITY MAP
 NTS



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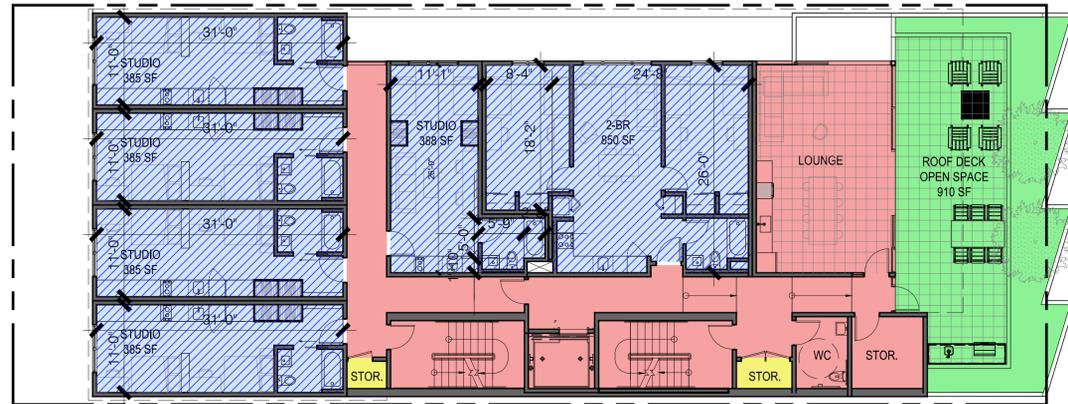
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JOB: 2211

SHEET:

**AFFORDABLE
 HOUSING PLAN**

A0.7



EIGHTH FLOOR

RESIDENTIAL UNIT FLOOR AREA:
 MIDDLE UNITS: (26' x 24'-8") + (18'-2 x 8'-4") + (26' x 11'-1") +
 (5' x 9'-5") + (1'-10" x 5'-9") = **1,134 SF**
 REAR UNITS: (31' x 11') x 4 = **1,364 SF**
TOTAL = 2,498 SF

TOTAL RESIDENTIAL UNIT FLOOR AREA:
 LEVEL 2: 3,932 SF
 LEVEL 3: 3,932 SF
 LEVEL 4: 3,932 SF
 LEVEL 5: 3,932 SF
 LEVEL 6: 3,932 SF
 LEVEL 7: 3,932 SF
 LEVEL 8: 2,498 SF

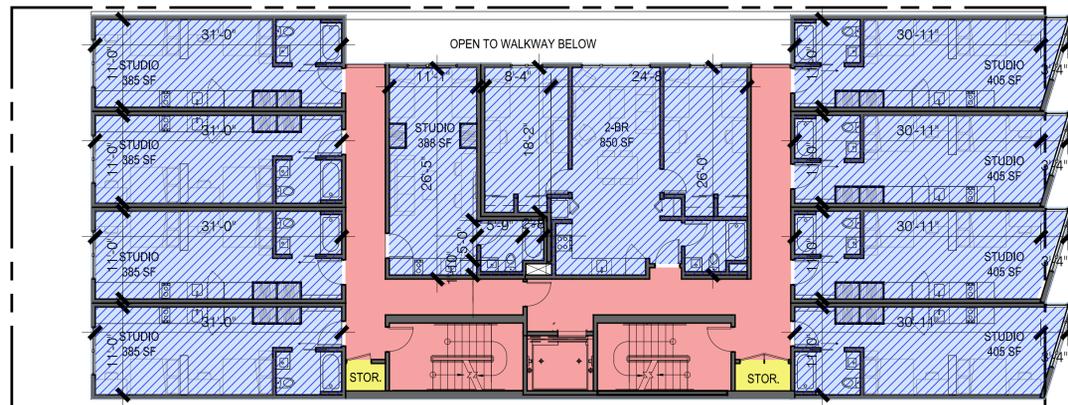
TOTAL: 26,090 SF
BASE PROJECT RUFA: 26,090 / 1.20 = 21,742 SF

AFFORDABLE HOUSING REQUIREMENTS:
 TOTAL NUMBER OF DWELLING UNITS: 59
 TOTAL RUFA: 21,742 SF

OPTION I: PROVIDING THE REQUIRED NUMBER OF BMR UNITS (NO IN-LIEU FEE)
 TOTAL NUMBER OF AFFORDABLE UNITS: 11.8

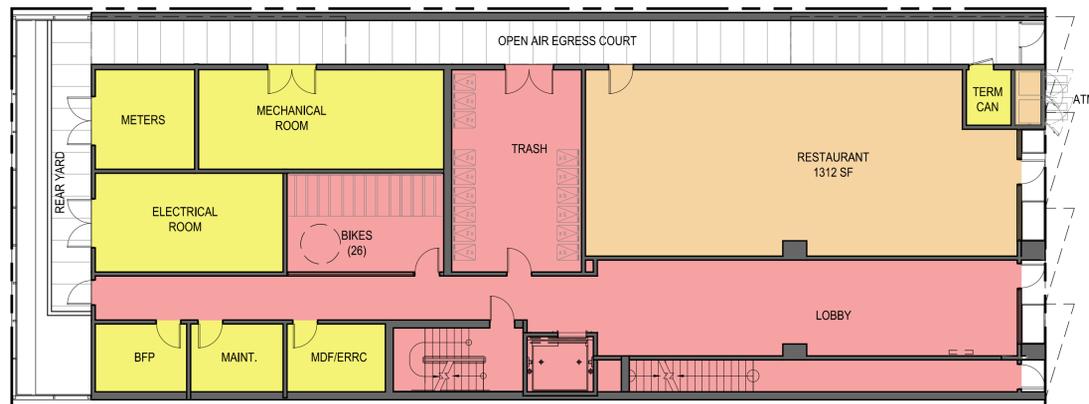
OPTION II: PROVIDING FULL IN-LIEU PAYMENT
 21,742 SF (RUFA) x \$56.25 = \$1,222,987.5

OPTION III: PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
 12 (BMR UNITS REQ) - 3 (BMR UNITS PROP.) / 12 (BMR UNITS REQ) = 75%
 75% x 21,742 SF (RUFA) = 16,306.5 SF
 16,306.5 SF x \$56.25 = \$917,240.63



FLOORS 2 - 7

RESIDENTIAL UNIT FLOOR AREA:
 FRONT UNITS: ((30'-11" x 11') + (3'-4" X 11' / 2)) x 4 = **1,434 SF**
 MIDDLE UNITS: (26' x 24'-8") + (18'-2 x 8'-4") + (26' x 11'-1") +
 (5' x 9'-5") + (1'-10" x 5'-9") = **1,134 SF**
 REAR UNITS: (31' x 11') x 4 = **1,364 SF**
TOTAL = 3,932 SF



FIRST FLOOR

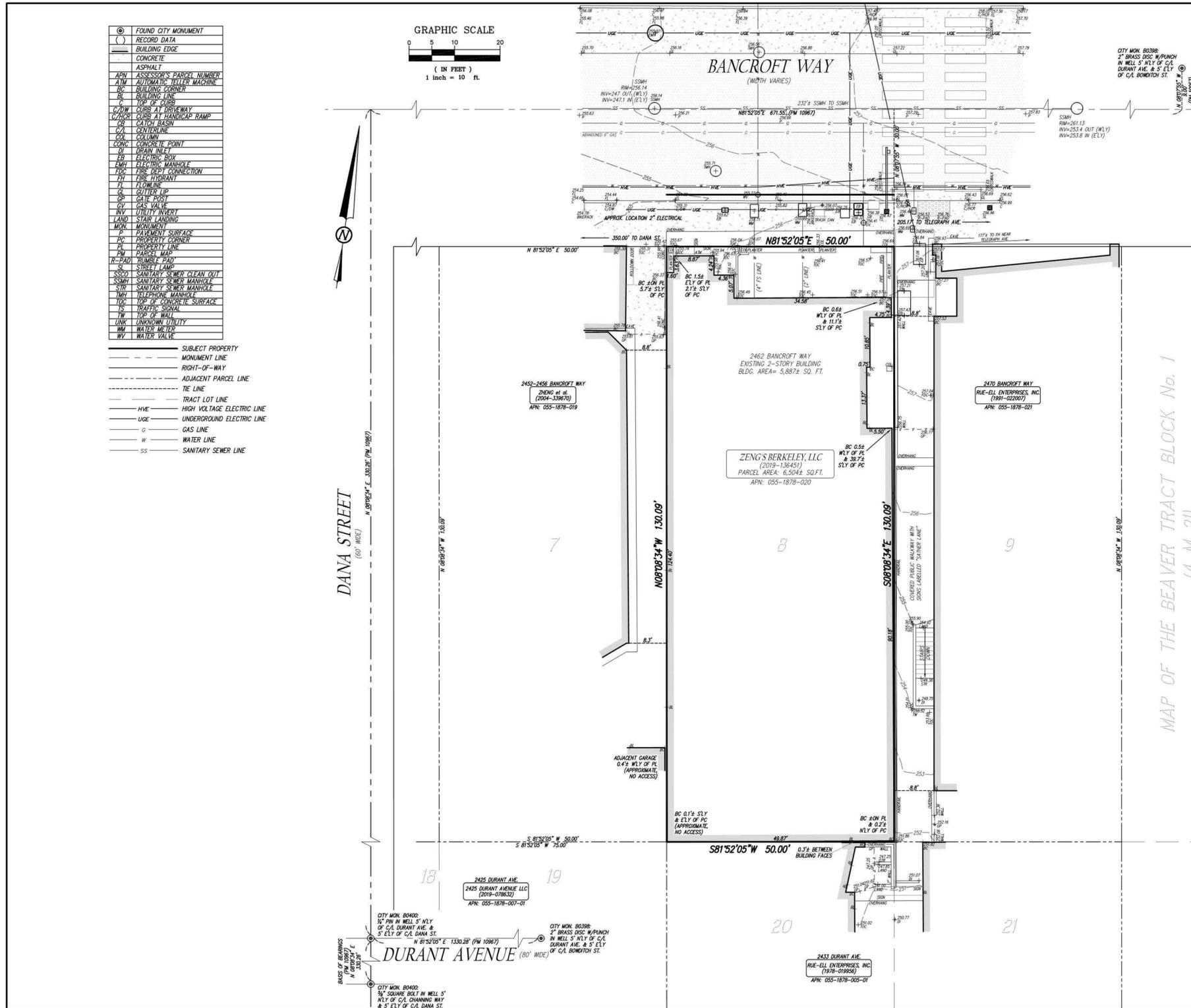
KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE

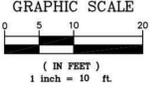
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⊙	FOUND CITY MONUMENT
○	RECORD DATA
—	BUILDING EDGE
—	CONCRETE
—	ASPHALT
APN	ASSESSOR'S PARCEL NUMBER
AM	AUTOMATIC TELLER MACHINE
BC	BUILDING CORNER
BL	BUILDING LINE
—	TOP OF CURB
—	TOP OF DRIVEWAY
CHOR	CURB AT HANDICAP RAMP
CB	CATCH BASIN
CA	CATCHER
COL	COLUMN
CONC	CONCRETE POINT
DI	DRAIN INLET
EB	ELECTRIC BOX
EMH	ELECTRIC MANHOLE
FC	FIRE CISTERN CONNECTION
FI	FIRE HYDRANT
FL	FLOWLINE
GL	GUTTER/LED
GP	GATE POST
GV	GAS VALVE
IVY	UTILITY INVERT
—	LAND STAIR LANDING
MON	MONUMENT
—	PAVEMENT SURFACE
PC	PROPERTY CORNER
—	PROPERLY LINE
PL	PARCEL MAP
—	RAMP
—	STREET LAMP
SSO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSM	SANITARY SEWER MANHOLE
—	TOP OF CONCRETE SURFACE
TS	TRAFFIC SIGNAL
—	TOP OF WALL
—	UNKNOWN UTILITY
WM	WATER METER
—	WATER VALVE



OWNER:
 ZENG'S BERKELEY, LLC
 2311 WEST AVENUE 135th
 SAN LEANDRO, CA 94578

BASIS OF BEARINGS:
 THE BEARING N 08°18'34" W BETWEEN CITY OF BERKELEY STREET MONUMENTS LOCATED WITHIN DANA STREET AT CHANNING WAY & DURANT AVENUE, AS SHOWN ON PARCEL MAP No. 10967 (346 PM 48).

BENCHMARK:
 CITY OF BERKELEY STREET MONUMENT B0400, 1/4" PIN IN WELL AT DANA STREET AND DURANT AVENUE; EL = 235.60' (CITY OF BERKELEY DATUM)

NOTE:
 THERE ARE NO VERTICAL CURVES WITHIN 300 FEET OF THE PROPERTY.
 THERE ARE NO HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPERTY.
 THERE ARE NO PROTECTED TREES ON THE PROPERTY.

BASIS OF SURVEY:
 BOUNDARY RESOLUTION WAS BASED UPON THE MAP OF THE BEAVER TRACT No. 1 (4 M 21), PARCEL MAP No. 10967 (346 PM 47), AND THE MONUMENTS ESTABLISHING THE RIGHT OF WAY(S) OF BANCROFT WAY, DANA STREET, DURANT AVENUE AND TELEGRAPH AVENUE.

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF JAMES ZENG ON DECEMBER 09, 2022.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF BERKELEY DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN MAP ENTITLED, "MAP OF THE BEAVER TRACT BLOCK No. 1", FILED ON JULY 22nd, 1884, IN BOOK 4 OF MAPS, AT PAGE 21, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL No. 055-1878-020.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT, THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A RECORD OF SURVEY OR CORNER RECORD TO BE FILED WITH THE COUNTY OF ALAMEDA.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

BOUNDARY & TOPOGRAPHIC SURVEY
 OF THE PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 17, 2019 UNDER SERIES No. 2019-136451, OFFICIAL RECORDS OF ALAMEDA COUNTY, ALSO BEING LOT B, "MAP OF THE BEAVER TRACT BLOCK No. 1" (4 M 21) CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA FEBRUARY, 2023 SCALE 1" = 10'

BA LS BAY AREA LAND SURVEYING INC
 3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167
 APN: 055-1878-020 SHEET 1 OF 1 BANCROFT4868-BT 22-4868



Keith S. Buehler
 KEITH S. BUEHLER, L.S. 8494
 DATE: MARCH 29, 2023

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JOB: 2211

SHEET:

SURVEY

A1.1

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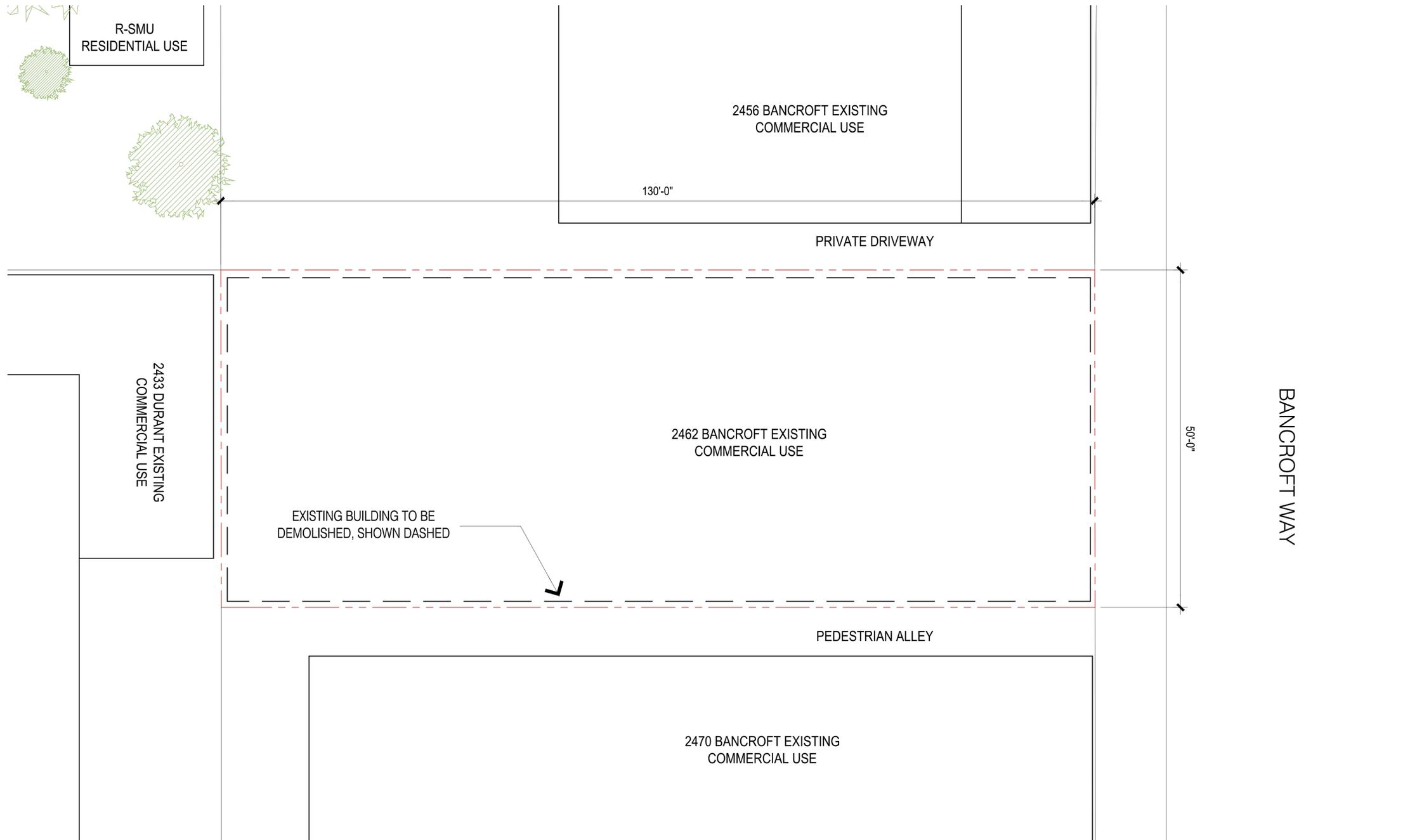
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JOB: 2211

SHEET:

EXISTING
SITE PLAN

A2.0A



EXISTING SITE PLAN

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



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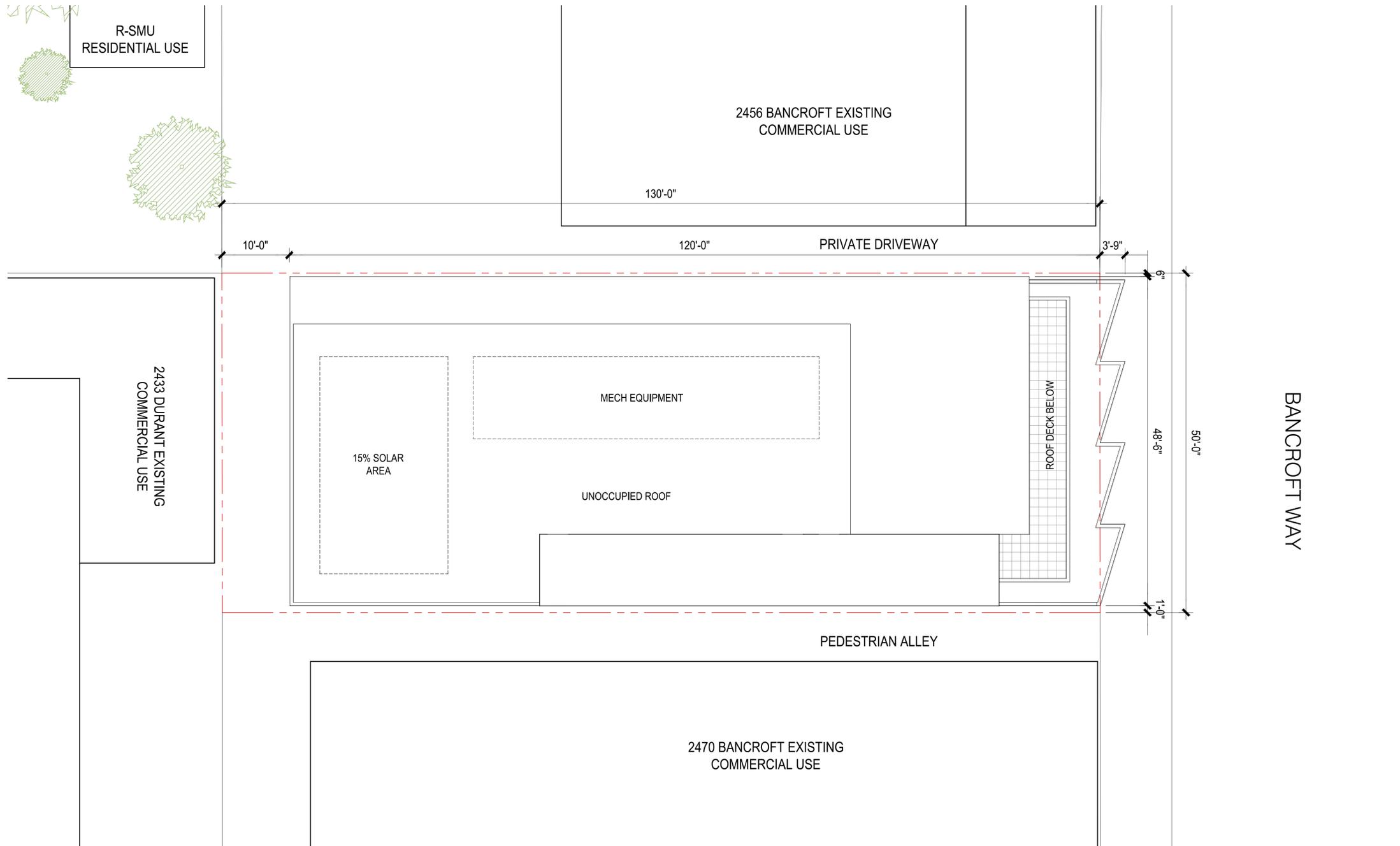
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JOB: 2211

SHEET:

SITE PLAN

A2.0B



SITE PLAN

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



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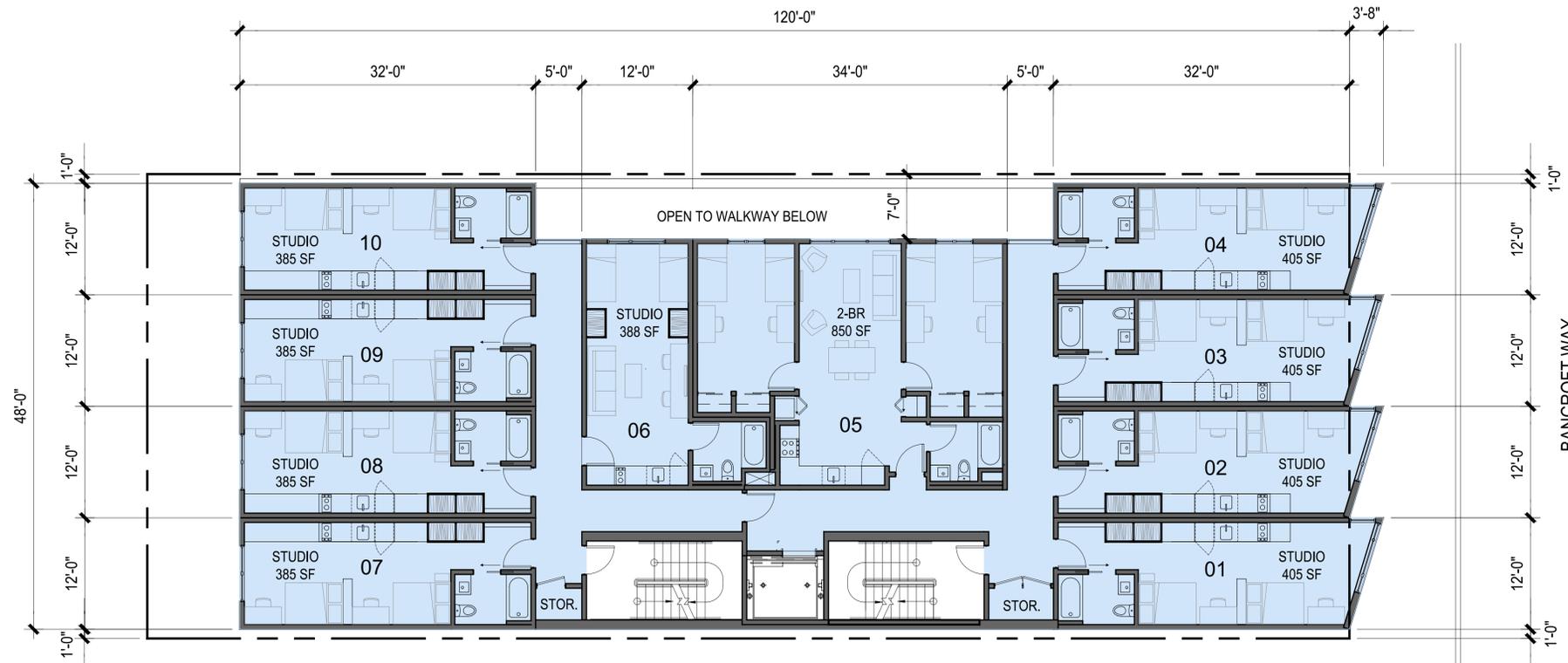
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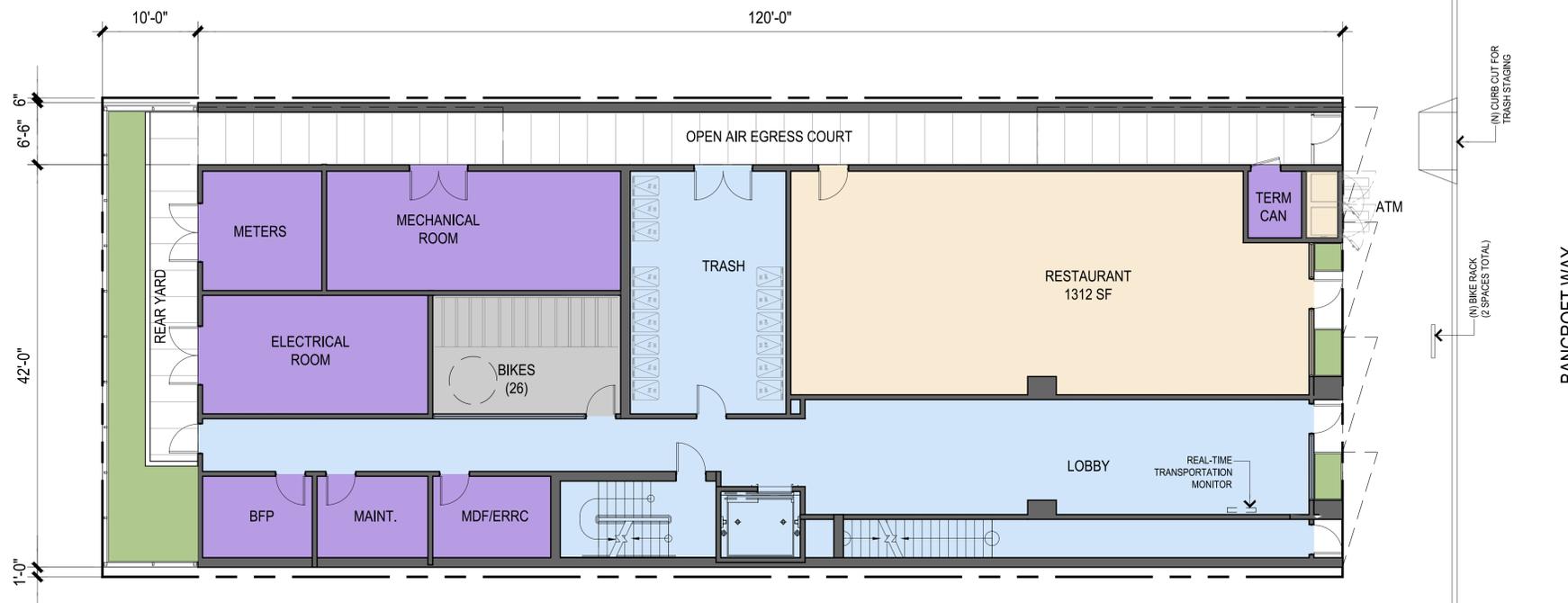
SHEET:

FLOOR PLANS

A2.1



2 SECOND LEVEL FLOOR PLAN
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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



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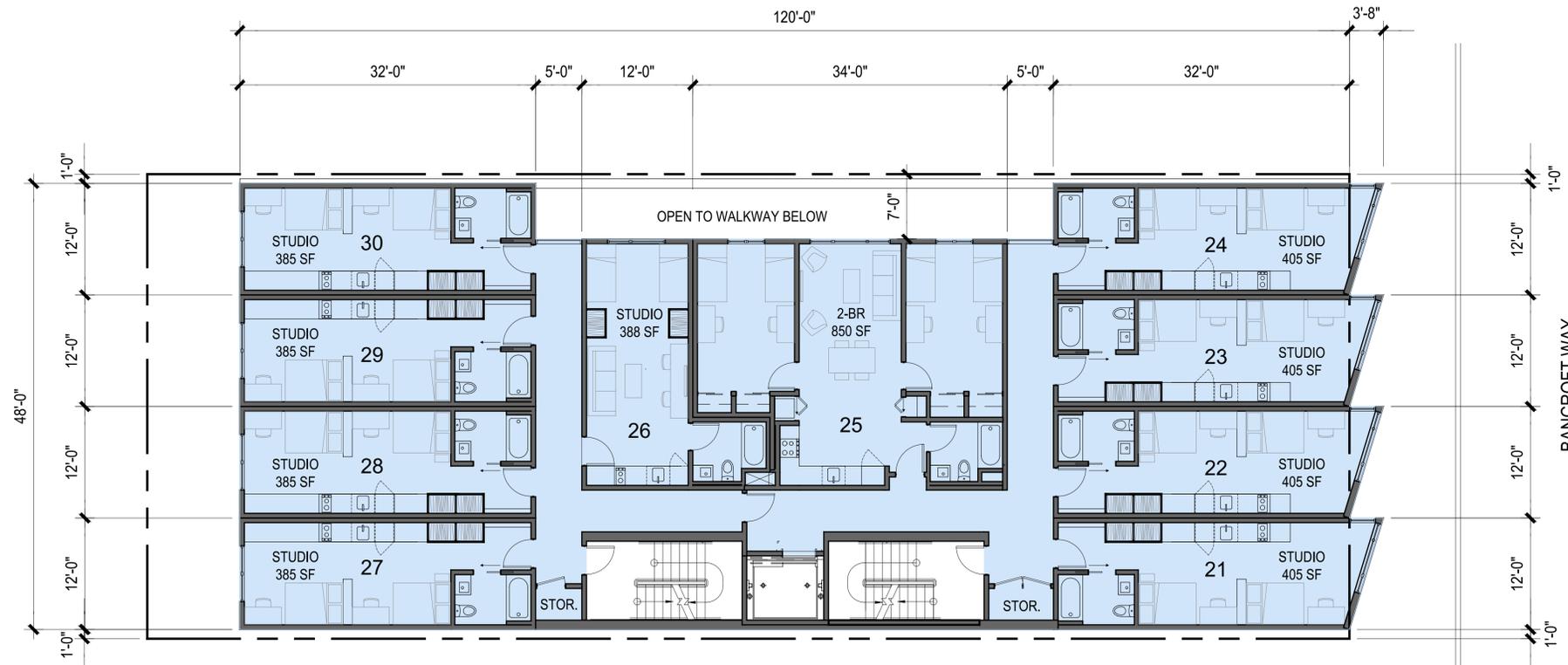
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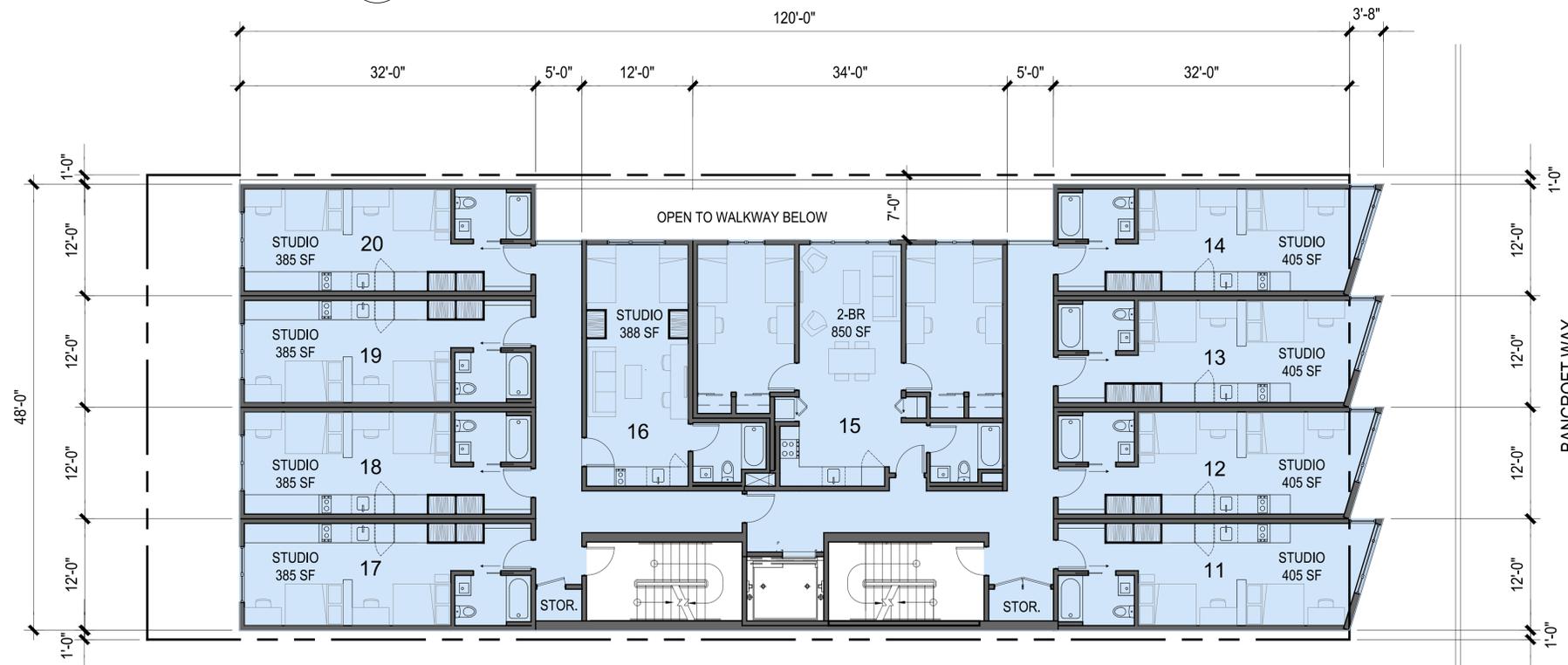
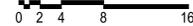
SHEET:

FLOOR PLANS

A2.2



2 FOURTH LEVEL FLOOR PLAN
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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



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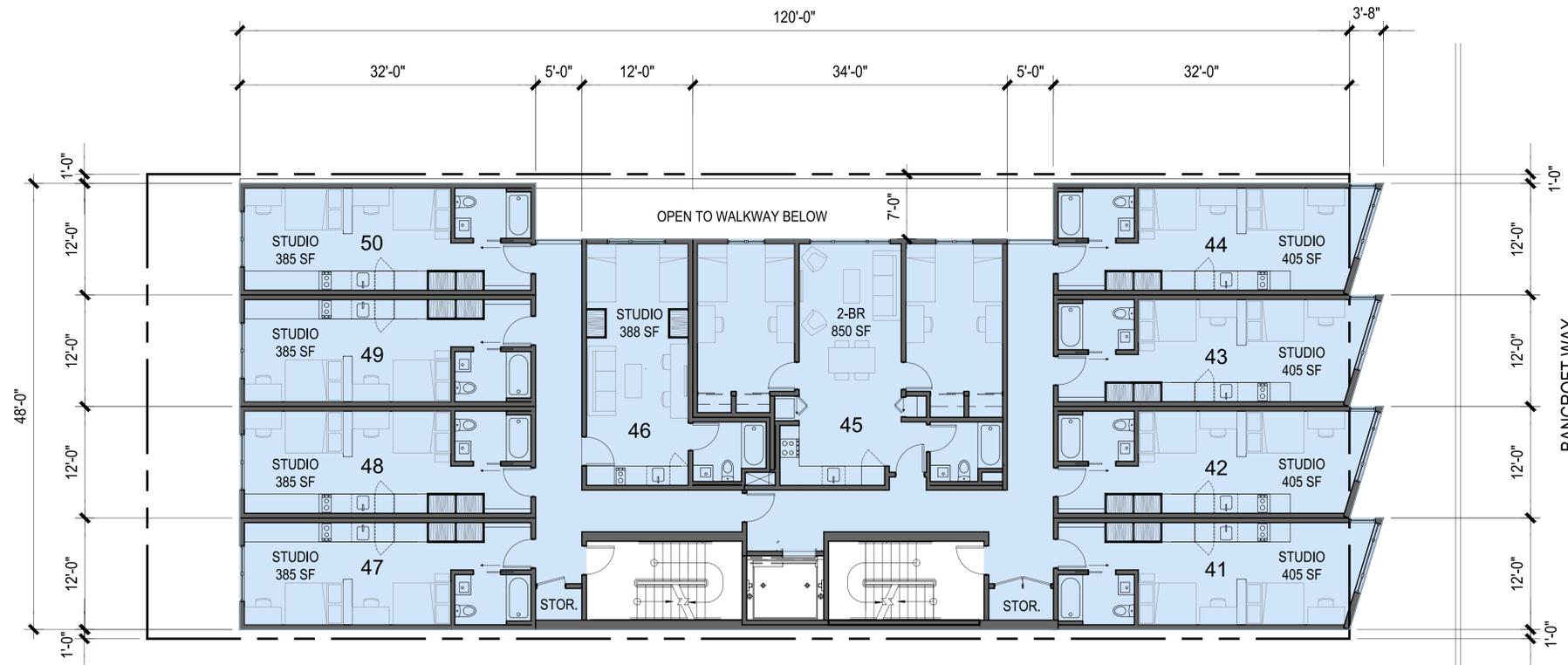
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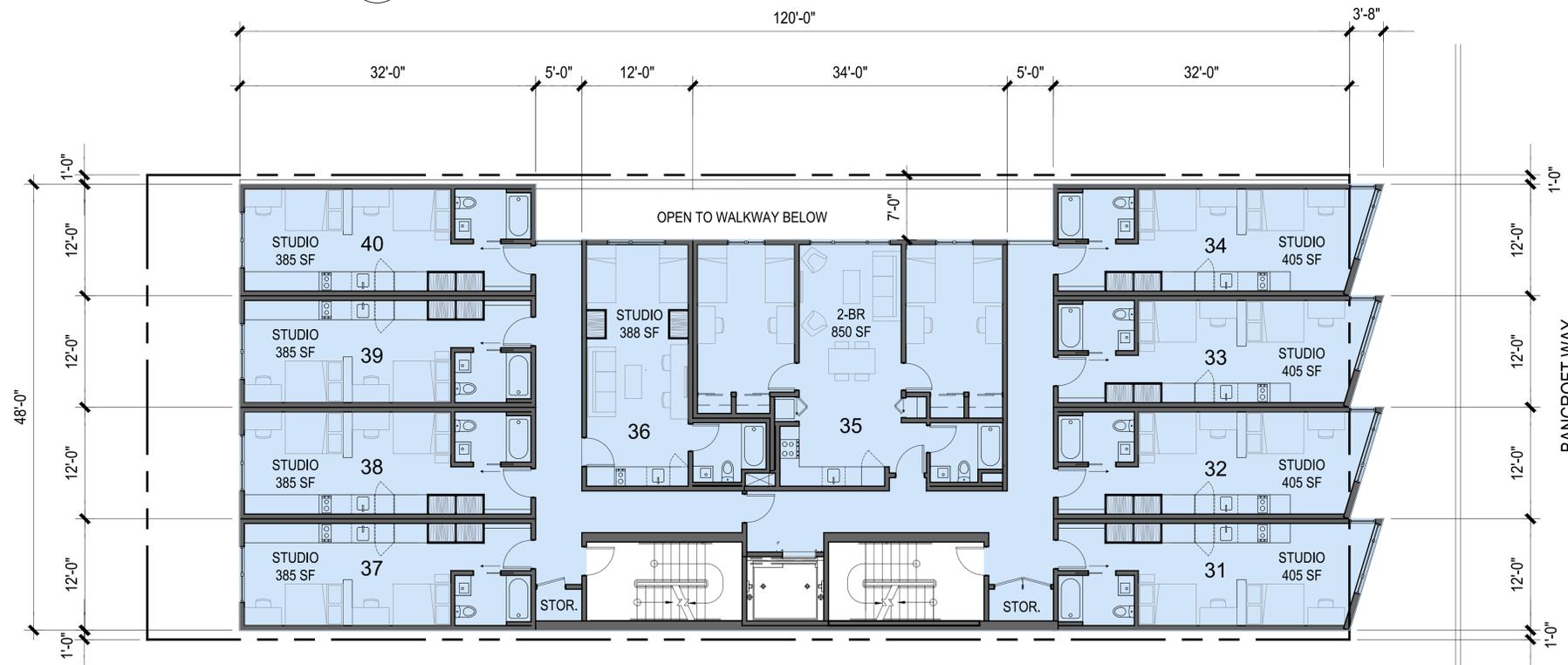
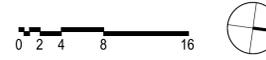
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FLOOR PLANS

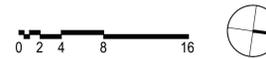
A2.3



2 SIXTH LEVEL FLOOR PLAN
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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



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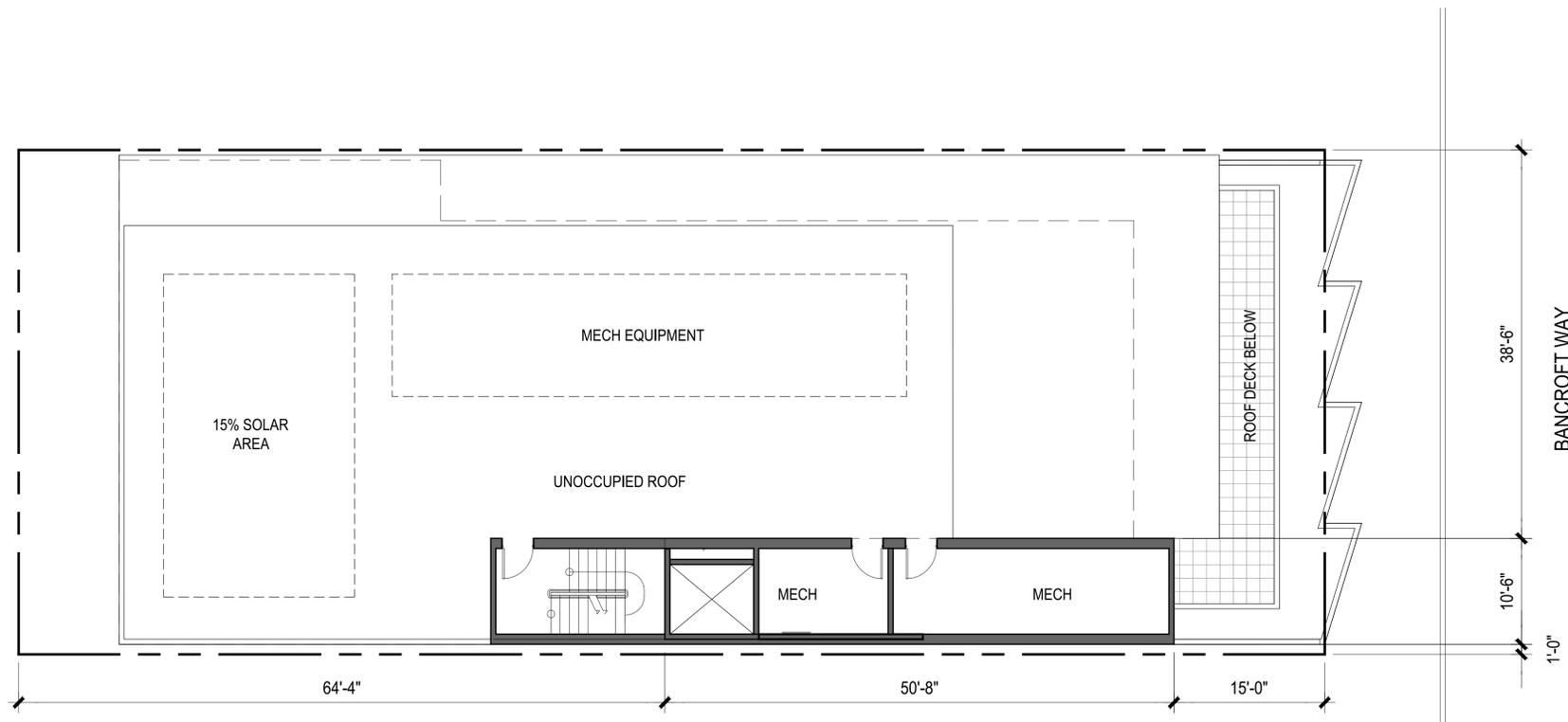
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JOB: 2211

SHEET:

ROOF PLAN

A2.5



1

ROOF PLAN

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



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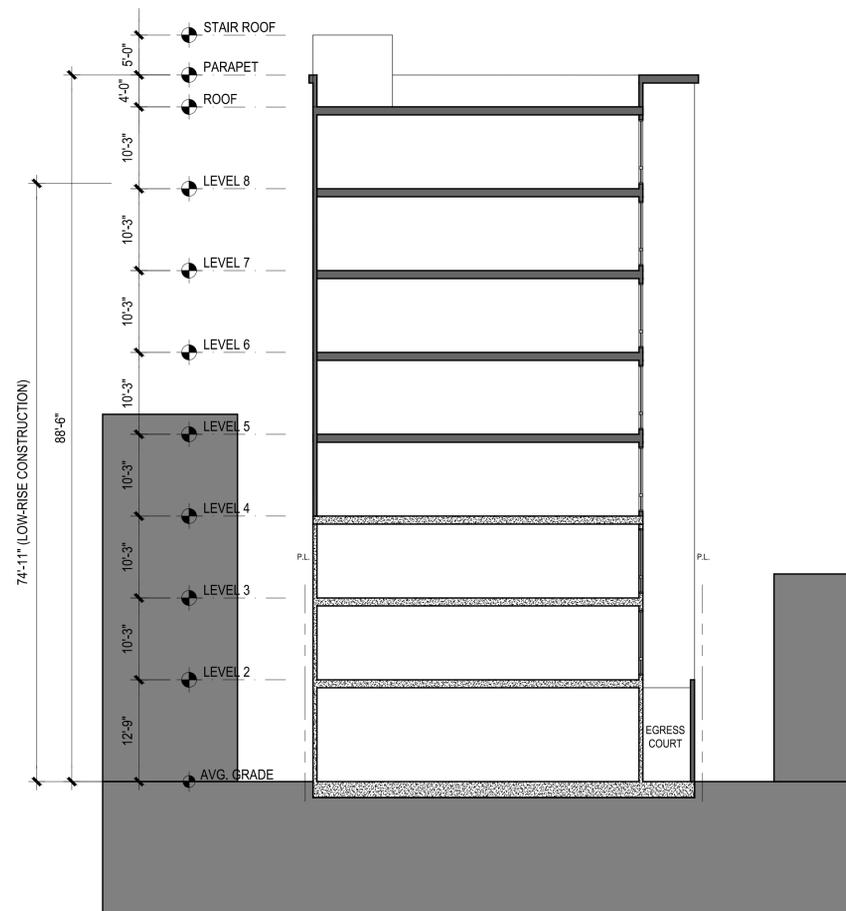
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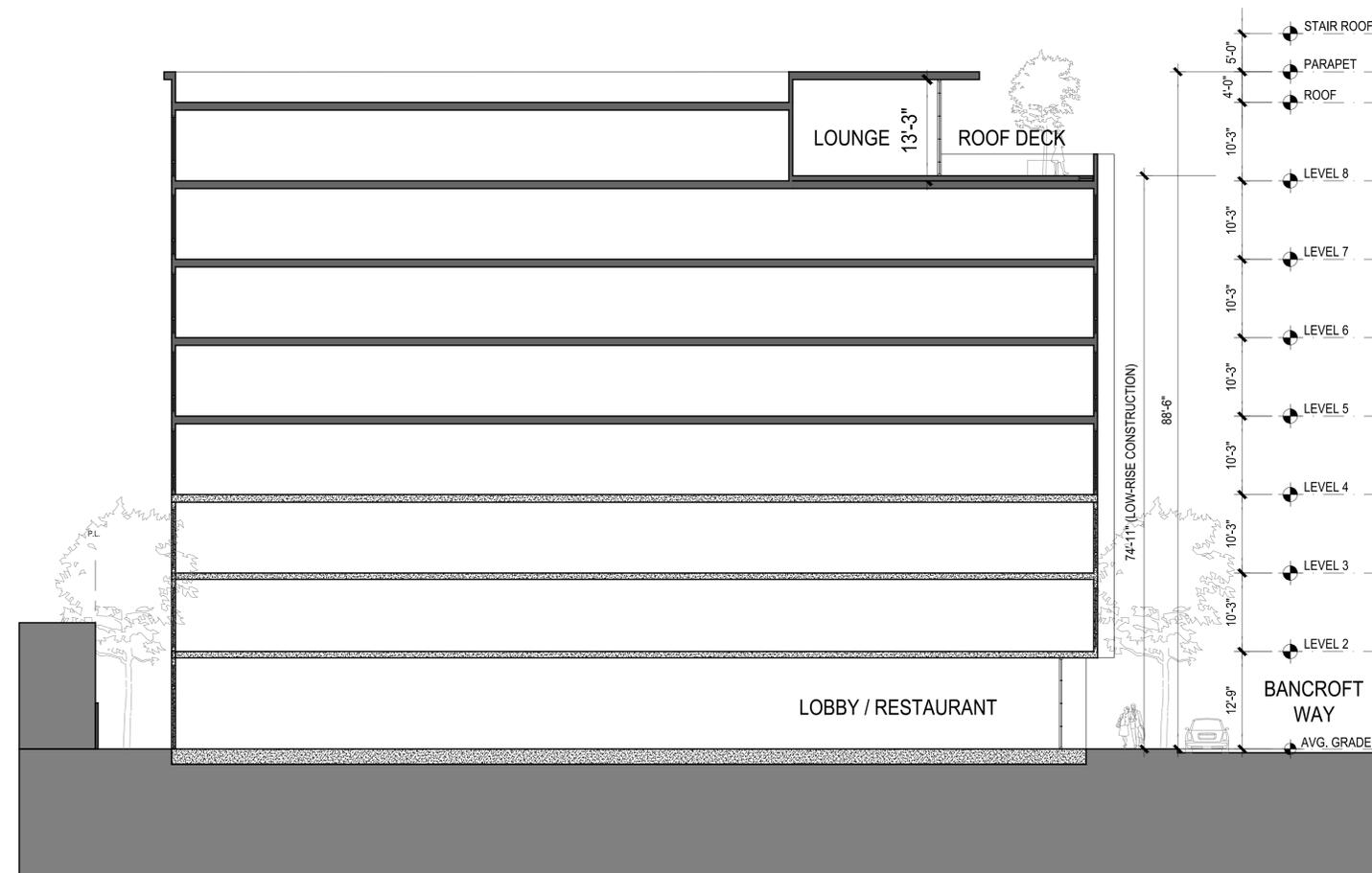
SHEET:

BUILDING
 SECTIONS

A3.0



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



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



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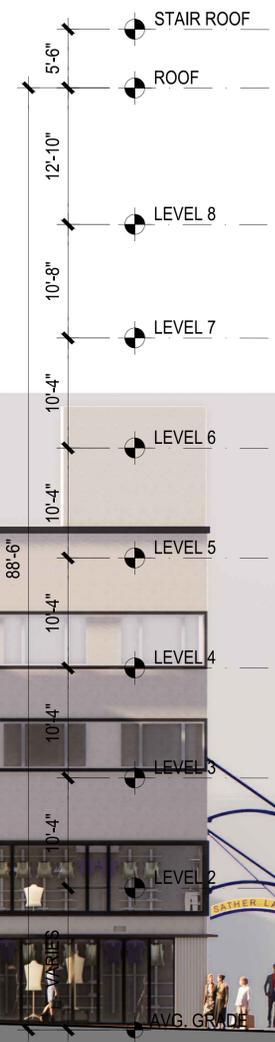
SHEET:

**BUILDING
 ELEVATIONS**

A3.1



CORRUGATED METAL SIDING
 METAL INFILL PANEL
 THIN BRICK
 ALUMINUM WINDOWS



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



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JOB: 2211

SHEET:

**BUILDING
 ELEVATIONS**

A3.2



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



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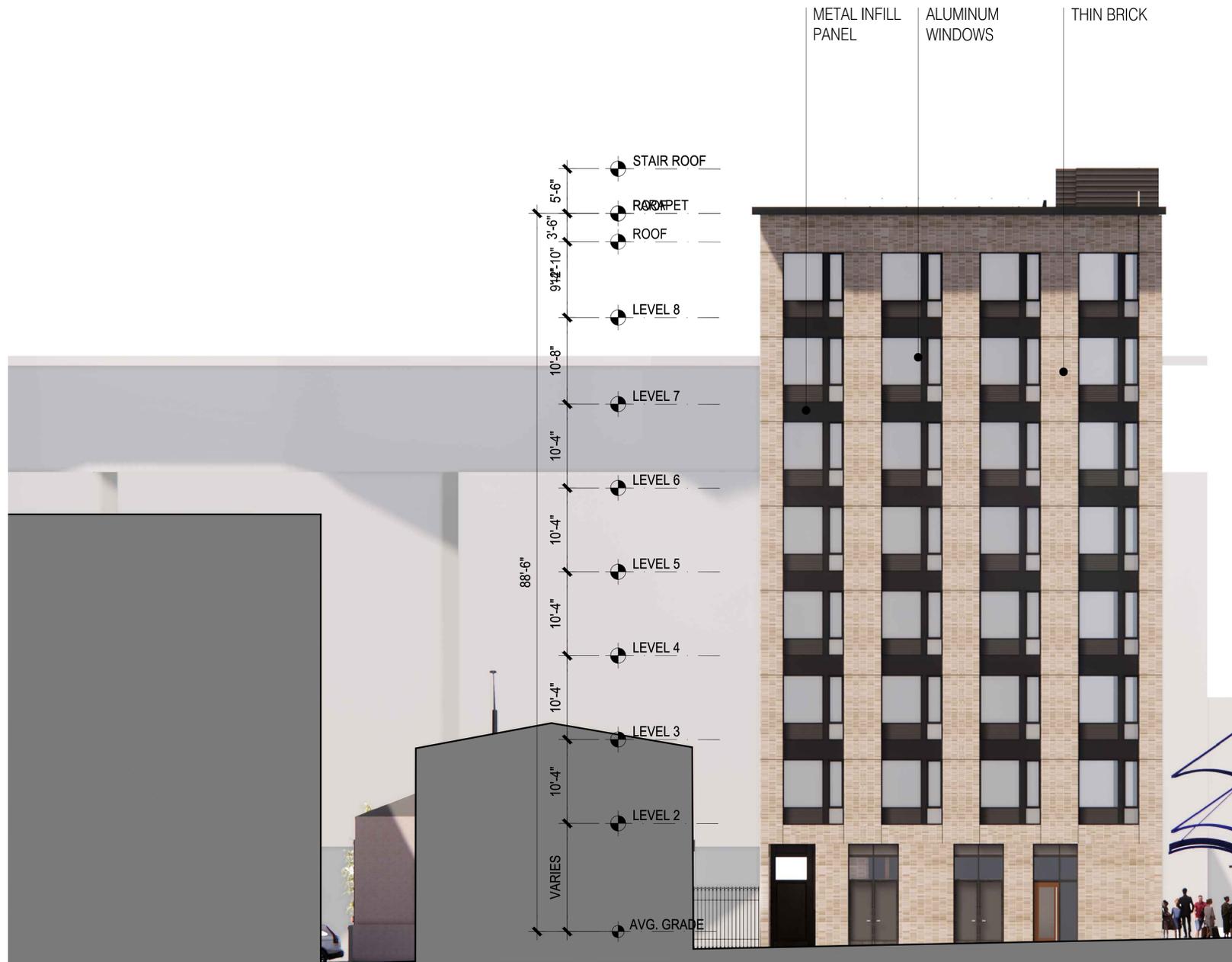
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SHEET:

BUILDING
ELEVATIONS

A3.3



1 SOUTH ELEVATION
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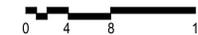
SHEET:

**BUILDING
 ELEVATIONS**

A3.4



1 EAST ELEVATION
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SHEET:

STREET STRIP
ELEVATIONS

A3.5



1
-

STREET STRIP ELEVATION @ BANCROFT WAY

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

0 4 8 16 32

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SHEET:

PHOTO CONTEXT
VIEWS

A3.6



4
BANCROFT LOOKING WEST - AFTER



2
BANCROFT LOOKING EAST - AFTER



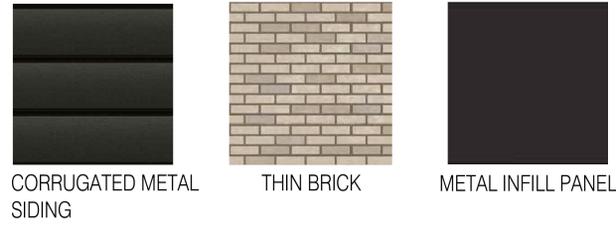
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BANCROFT LOOKING WEST - BEFORE



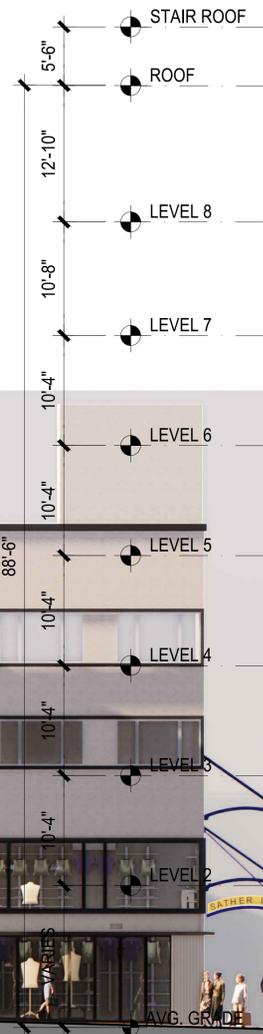
1
BANCROFT LOOKING EAST - BEFORE

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CORRUGATED METAL SIDING | METAL INFILL PANEL | THIN BRICK | ALUMINUM WINDOWS



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SHEET:

**MATERIAL
 BOARD**

MAT

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



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SHEET:

**CONCEPTUAL
RENDERING**

A3.7



1 PERSPECTIVE VIEW - AERIAL VIEW

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SHEET:

**CONCEPTUAL
RENDERING**

A3.8



1 PERSPECTIVE VIEW - BANCROFT LOOKING SOUTHEAST

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SHEET:

**CONCEPTUAL
RENDERING**

A3.9



1 PERSPECTIVE VIEW - BANCROFT LOOKING SOUTH

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Berkeley, CA

- 10.28.2022 SB330 SUBMITTAL
- 01.12.2023 SB330 RESUBMISSION
- 06.20.2023 ZONING SUBMITTAL
- 11.14.2023 ZONING RESUBMITTAL
- 01.23.2024 ZONING RESUBMITTAL
- 03.20.2024 ZONING RESUBMITTAL

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JOB: 2211

SHEET:

**CONCEPTUAL
RENDERING**

A3.10



1 PERSPECTIVE VIEW - BANCROFT LOOKING SOUTHWEST

TRACHTENBERG
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2421 Fourth Street
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 510.649.1414
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2462
 BANCROFT
 WAY

Berkeley, CA

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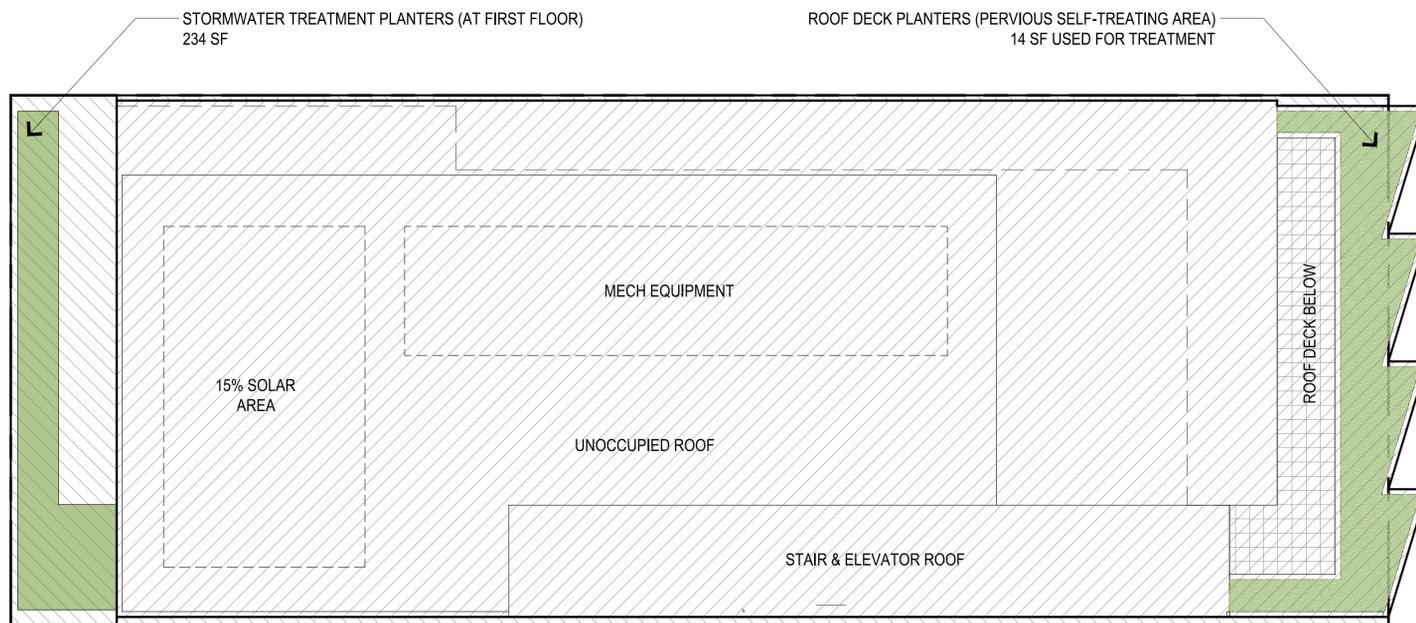
JOB: 2211

SHEET:

PRELIMINARY
 STORMWATER
 PLAN

A4.0

STORMWATER CALCULATIONS										
C3 APPLICABILITY										
TOTAL SITE AREA	6,500 (0.15 ACRES)									
C3 THRESHOLD	10,000									
C3 REGULATED PROJECT	NO									
REQUIRED FLOW-THROUGH PLANTERS										
LOCATION	TOTAL GROSS SF	PERVIOUS SELF-TREATING AREA	IMPERVIOUS TREATMENT AREA	%	TOTAL REQ'D TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT		
STAIR & ELEVATOR ROOF	714	0	714	4%	29					
MAIN ROOF AREA	4549	0	4549	4%	182					
LEVEL 8 ROOF DECK	640	312	328	4%	13	14				
LEVEL 1	685	86	599	4%	24	234				
TOTAL	6588	398	6190		248	248				
PROVIDED TREATMENT PLANTERS										
LEVEL						PLANTER AREA				
ROOF DECK PLANTER						14				
LEVEL 1 PLANTER						234				
TOTAL PLANTERS						248				
SPECIAL PROJECTS (Appendix K)										
CRITERIA FOR CATEGORY A: Small Infill Projects										
1. Be built as part of the municipality's stated objective to preserve or enhance a pedestrian-oriented type of urban design.								Yes		
2. Be located in the municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian oriented commercial district, or historic preservation site and/or district.								Yes		
3. Create and/or replace one half acre or less of impervious surface area.								Yes		
4. Include no surface parking, except for incidental surface parking. Incidental surface parking is allowed only for emergency vehicle access, Americans with Disabilities Act (ADA) accessibility, and passenger and freight loading zones.								Yes		
5. Have at least 85% coverage for the entire project site by permanent structures. The remaining 15% portion of the site is to be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping, and stormwater treatment.								Yes		
LID TREATMENT REDUCTION FOR CATEGORY A (SMALL INFILL) SPECIAL PROJECTS										
Any Category A Special Project may qualify for 100% LID Treatment Reduction Credit, which would allow the Category A Special Project to treat up to 100% of the amount of stormwater runoff specified by Provision C.3.d with either one or a combination of the two types of non-LID treatment systems identified in Section J.1. Prior to receiving the LID treatment reduction credits, the applicant must demonstrate, to the satisfaction of municipal staff, that LID treatment is infeasible, as described in Section J.6.										
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 1/4 mile radius of an existing or planned transit hub								
25%		50% or more of the site is located within a 1/2 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		440	YES			
20%		Commercial		4 FAR			N/A			
20%		Residential or Mixed Use		60 DU/Acre		440	YES			
30%		Commercial		6:1 FAR			N/A			
30%		Residential or Mixed Use		100 DU/Acre		440	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%								



1

PRELIMINARY STORMWATER PLAN

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



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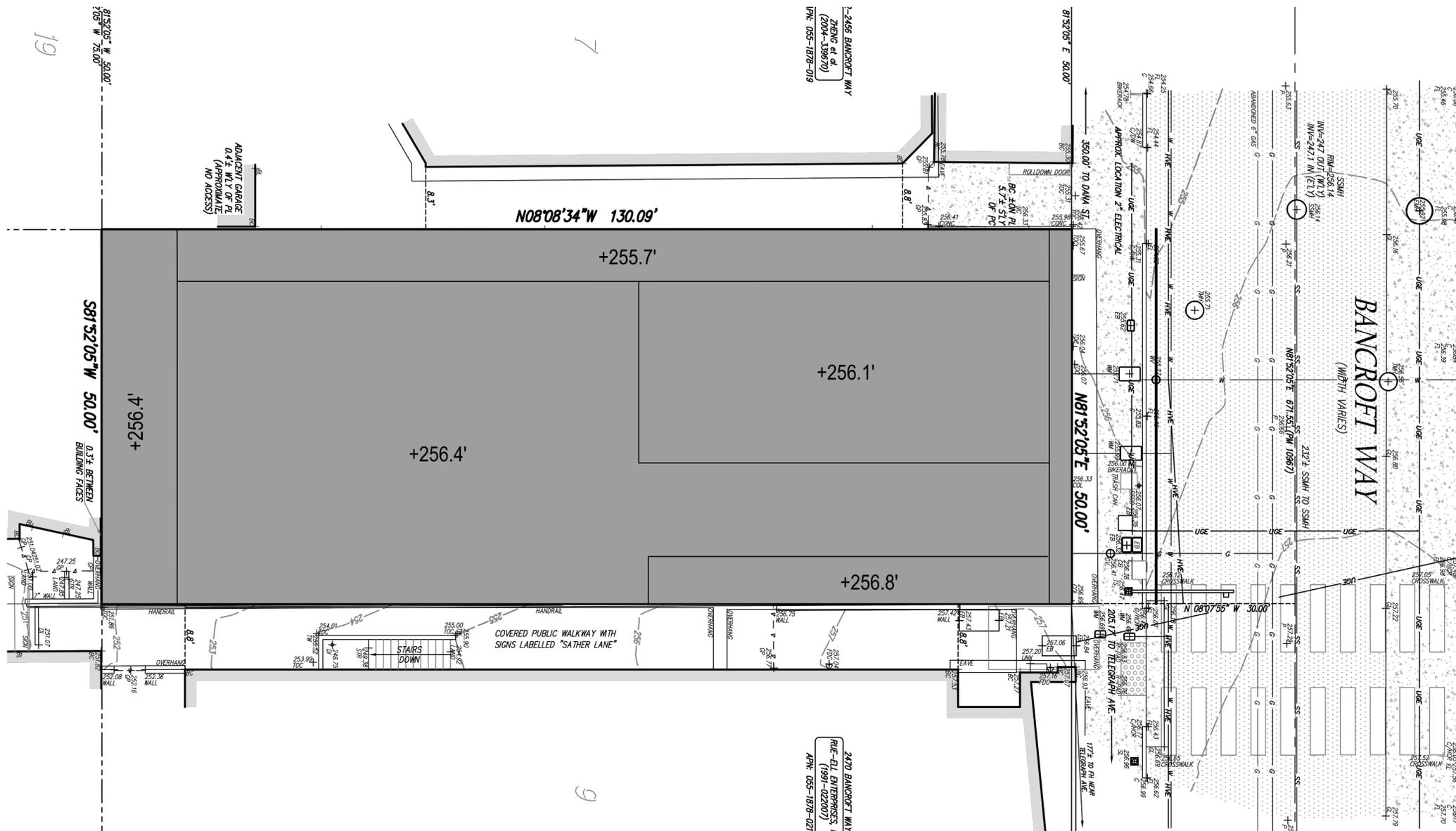
JOB: 2211

SHEET:

PRELIMINARY
 GRADING
 PLAN

A4.1

ESTIMATED CUT AND FILL CALCULATIONS			
PROPOSED BUILDING	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
	6,500	2	481
24" mat slab foundation assumed			



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



2462 BANCROFT WAY
 RULE-EL (1991-02/2007)
 APN: 085-1819-019

2421 BANCROFT WAY
 RULE-EL (1991-02/2007)
 APN: 085-1819-021

ADJACENT GARAGE
 0.4'± WLY OF PL
 (APPROXIMATE
 NO ACCESS)

N08°08'34"W 130.09'

+255.7'

+256.1'

+256.4'

+256.8'

COVERED PUBLIC WALKWAY WITH
 SIGNS LABELLED "SATHER LANE"

BANCROFT WAY
 (WIDTH VARIES)

N01°32'05"E 50.00'

S81°52'05"W 50.00'
 0.1'± BETWEEN
 BUILDING FACES

+256.4'

19

7

9



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SHEET:

LANDSCAPE NOTES AND SCHEMATIC IRRIGATION

L100A

Select Correct ETo for the Site	41.80	ETo (inches per year)		
Enter Total Landscape Area	514	square feet		
MAWA with no SLA (auto-fills from MAWA Calculator sheet)	6,214	gallons per year	8.3	CCF
MAWA with SLA (auto-fills from MAWA with SLA sheet)	0	gallons per year	0.0	CCF

Reference Table of Plant Water Use	
Plant Factor	Value*
Very low	0.05
Low	0.20
Medium	0.50
High	0.85

*Expressed as a percentage of ETo

Hydrozones Irrigated with Drip or Subsurface Application				
Enter Irrigation Efficiency (Value must equal or exceed 0.81)				
Irrigation Efficiency Default Value		0.81		
Hydrozone	Plant Factor	Value	Hydrozone Area (ft ²)	PF x HA (ft ²)
Zone 1	Medium	0.5	34	17.0
Zone 2	Low	0.2	86	17.2
Zone 3	Low	0.2	50	10.0
Zone 4	Low	0.2	344	68.8
SLA - total drip	100%	1		
Total area irrigated by drip			514	113
Drip gallons used each year			3,616	
Estimated Total Water Use (ETWU)		3,616 gallons per year		
		4.8 CCF per year		

PLANTING NOTES

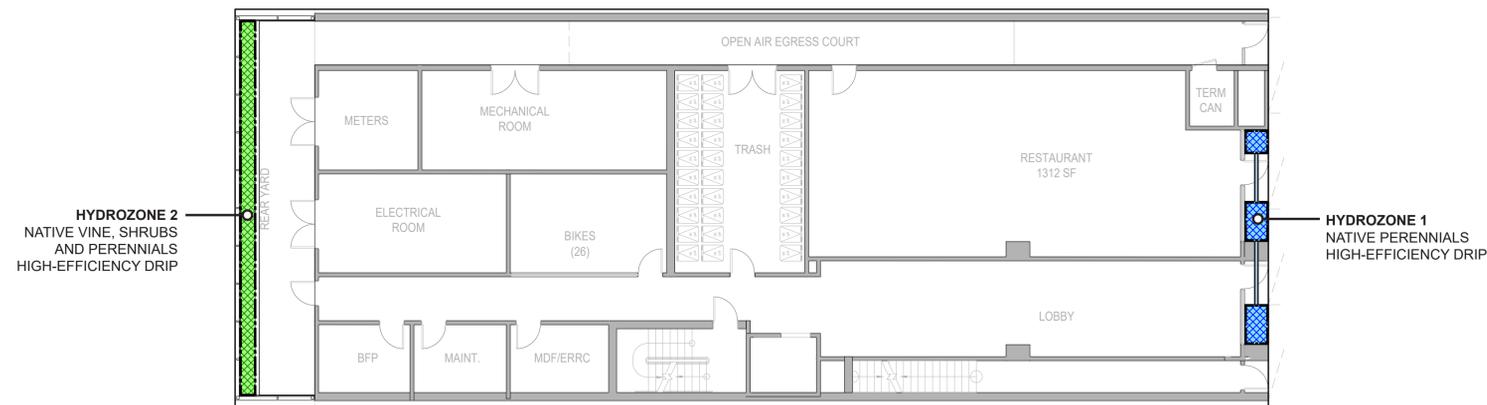
- ALL TREES SHALL BE OF UNIFORM HEIGHT AND FORM FOR THE SPECIES AND CONTAINER SIZE.
- FINAL PLACEMENT OF PLANTS SHALL BE REVIEWED AT THE SITE BY THE LANDSCAPE ARCHITECT.
- INSTALL ALL PLANTING AFTER IRRIGATION SYSTEM IS COMPLETED, FULLY OPERATIONAL, AND HAS BEEN REVIEWED BY THE LANDSCAPE ARCHITECT.
- MULCH ALL NEWLY PLANTED AREAS WITH 3" OF SPECIFIED MULCH.
- REMOVE NURSERY STAKES AND TAGS FROM TREES AND SHRUBS AT TIME OF PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR TAKING SOIL SAMPLES OF THE TOPSOIL TO BE USED AS PLANTING MEDIUM FOR THE PROJECT. THIS INCLUDES SITE SOIL AND IMPORTED TOPSOILS. LAB TEST RESULTS AND RECOMMENDATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SOIL DELIVERY TO SITE. THE LANDSCAPE ARCHITECT MAY REQUEST RE-TESTING OF DELIVERED IMPORT TOPSOIL TO VERIFY ITS CONFORMANCE TO THE APPROVED SAMPLE. REFER TO SPECIFICATIONS FOR SOIL TESTING METHODOLOGY.
- PLANT SCHEDULE IS SUBJECT TO CHANGE BASED ON PLANT AVAILABILITY AND EXISTING SOIL CONDITIONS.
- LISTED WATER REQUIREMENTS ARE BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES AS PER WUCOLS III, AUGUST 2000, AND EBMUD - PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION, 2004

IRRIGATION NOTES

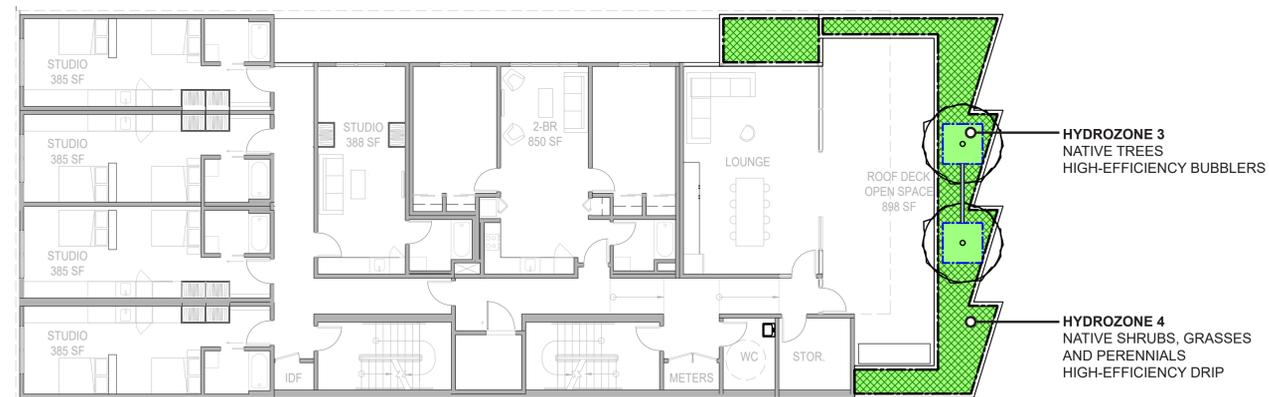
- ALL NEW PLANTING AREAS SHALL HAVE A NEW IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK. INSTALL ALL PLANTING AFTER IRRIGATION SYSTEM IS COMPLETED, FULLY OPERATIONAL, AND HAS BEEN REVIEWED BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH EBMUD WATER EFFICIENT LANDSCAPE REQUIREMENTS.
- THE IRRIGATION SHALL BE FULLY AUTOMATED WITH A SMART CONTROLLER, WEATHER SENSOR, AND WILL IRRIGATE ALL PLANTING AREAS. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR WHOSE SIGNAL IS COMPATIBLE WITH THE MASTER CONTROL VALVE. A SEPARATE WATER SUB-METER SHALL BE INSTALLED THAT SERVES ONLY THE IRRIGATION SYSTEM.
- REFER TO IRRIGATION PLANS AND DETAILS FOR INFORMATION ON POINT OF CONNECTION AND ALL COMPONENTS.
- CONTRACTOR TO HIRE A CERTIFIED IRRIGATION AUDITOR AFTER COMPLETING THE INSTALLATION OF THE IRRIGATION SYSTEM. ADJUST ANY IRRIGATION COMPONENTS PER IRRIGATION AUDITOR'S CORRECTIONS UNTIL PROJECT PASSES THE AUDIT. PROVIDE LANDSCAPE ARCHITECT WITH THE IRRIGATION AUDIT REPORT ONCE THE CORRECTIONS ARE COMPLETE. FINAL CERTIFICATION SHALL BE SUBMITTED TO EBMUD BY CONTRACTOR OR OWNER'S REPRESENTATIVE.

SOIL PREPARATION NOTES

- LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL BULK-SUPPLIED SOIL AND MULCH PRODUCTS. SUBMIT PRODUCT DATA AND PHYSICAL SAMPLES IN A SEALED 1-QUART CONTAINER FOR EACH BULK-SUPPLIED MATERIAL NOTED ON SCHEDULES AND PLANS.
- A QUALIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM ANALYSIS ON IMPORTED SOILS BEFORE INSTALLATION OF PLANT MATERIALS. PROVIDE SAMPLES OF BULK SOIL TO TESTING AGENCY PER LABORATORY STANDARDS.
- SOIL TESTING SHALL ENCOMPASS PHYSICAL AND CHEMICAL PROPERTIES, ORGANIC MATTER CONTENT, AND VALUE FOR SATURATED BULK DENSITY.
- THE TESTING AGENCY SHALL BE NOTIFIED OF PROPOSED PLANT MATERIAL AND PROVIDE RECOMMENDATIONS FOR APPLICATION OF COMPOST IN SUFFICIENT AMOUNTS TO SUPPORT THE HEALTH OF THE PROPOSED PLANT PALETTE. SUBMIT TESTING REPORTS, AMENDMENT RECOMMENDATIONS AND PRODUCT DATA FOR EACH AMENDMENT TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ONLY COMPOST OR OTHER SOIL AMENDMENTS CERTIFIED BY OMRI WILL BE ACCEPTED.
- PLACE SOIL AS NOTED IN PLANS AND DETAILS. VERIFY NO FOREIGN OR DELETERIOUS MATERIALS ARE PRESENT. PROCEED WITH SOIL PLACEMENT AND PLANTING ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- MULCH DEPTH SHALL BE 3" MINIMUM IN PLANTING AREAS.
- COMPOST APPLICATION SHALL ACHIEVE MINIMUM 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON A MWEL0 SPECIFIED SOIL ANALYSIS RESULT FOR THE SITE SOIL.



1 GROUND LEVEL SCHEMATIC IRRIGATION PLAN
 SCALE: 1/16" = 1'-0"



2 EIGHTH LEVEL SCHEMATIC IRRIGATION PLAN
 SCALE: 1/16" = 1'-0"

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SHEET:

PLANT PALETTE

L100B

SIDEWALK PLANTERS



Wild Ginger
Asarum caudatum



Bigflower Tellima
Tellima grandiflora



Western Swordfern
Polystichum munitum

REAR BOUNDARY



Western Columbine
Aquilegia formosa



Virgin's Bower
Clematis ligusticifolia



Hummingbird Sage
Salvia spathacea



Berkeley Sage
Carex tumulicola



June Grass
Koeleria macrantha



Bee Plant
Scrophularia californica

ROOF DECK TREES



Austin Griffiths Manzanita
Arctostaphylos 'Austin Griffiths'



Coast Silk Tassel
Garrya elliptica

ROOF DECK PLANTING



Moonshine Yarrow
Achillea 'Moonshine'



Gumweed
Grindelia stricta



California Buckwheat
Eriogonum fasciculatum



California Melic Grass
Melica californica



Golden Yarrow
Eriophyllum confertifolium



California Buttercup
Ranunculus californica



Seaview Coffeeberry
Rhamnus californica 'Seaview'

All Proposed Plant
 Species Originate
 from within the
 California Floristic
 Provenance.



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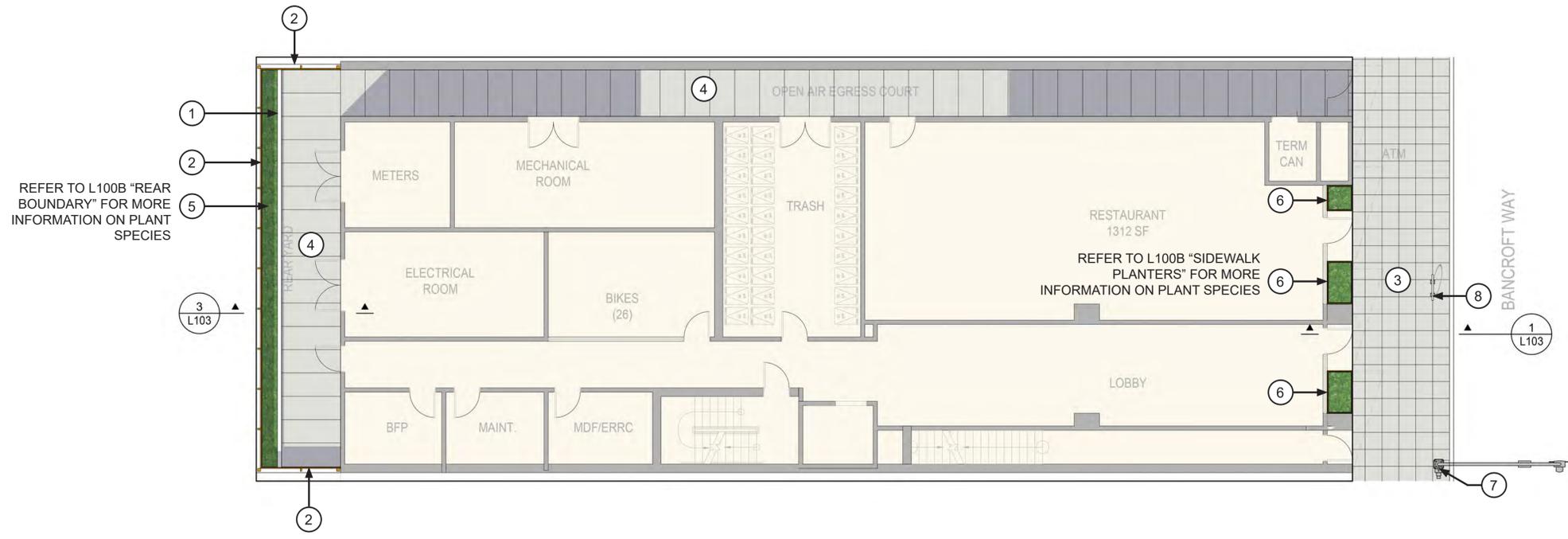


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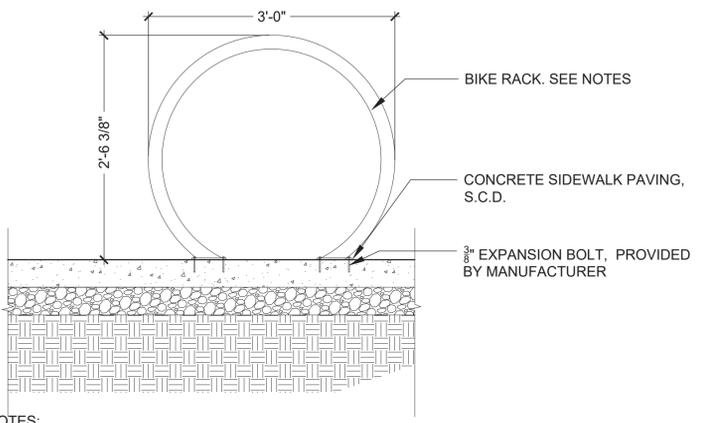
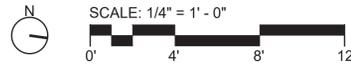
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PLAN AT GROUND LEVEL

1 GROUND LEVEL LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



BIKE RACK

KEY NOTES	
1	NEW 6" CONCRETE CURB WITH SCUPPERS
2	8' H FENCE ON 8" CONCRETE CURB
3	CONCRETE SIDEWALK PAVING
4	CONCRETE PAVING
5	AT GRADE PLANTING AREA
6	30" HIGH FRP PLANTER
7	EXISTING STREET LIGHT
8	NEW BICYCLE RACK

NOTES:
 1. CONTACT SFMTA AT bikeparking@sfmta.com FOR THE LOCATION AND INSTALLATION OF BIKE RACKS.
 2. BIKE RACK: 'WELLE' CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH SURFACE MOUN, MODEL: WCR02-SQ-SF-G. AVAILABLE FROM www.bikeparking.com

BIKE RACK DETAIL

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SHEET:

GROUND LEVEL
 LANDSCAPE PLAN

L101



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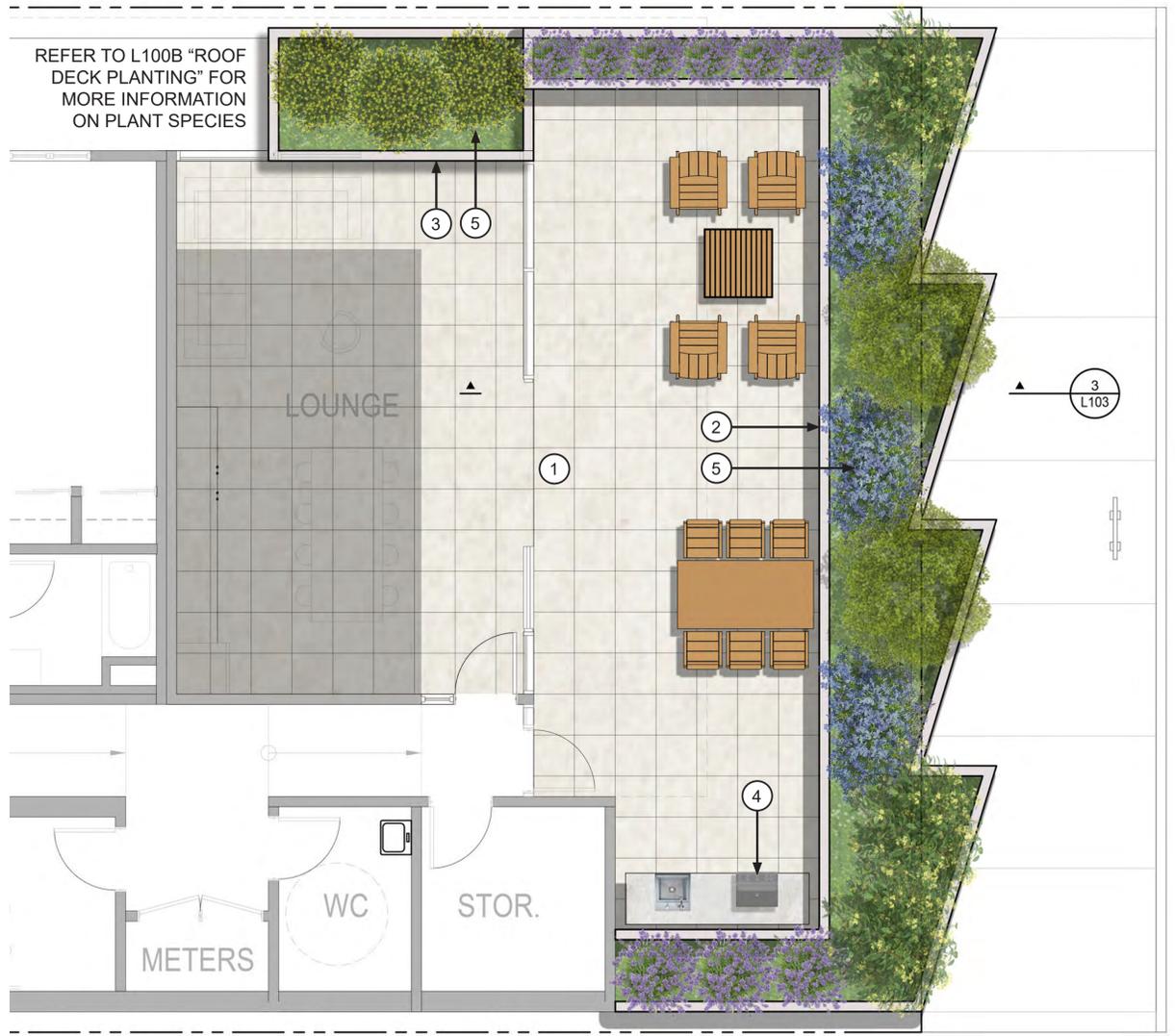
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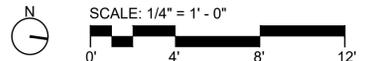
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SHEET:



1 EIGHTH LEVEL LANDSCAPE PLAN
 SCALE: 1/4" = 1'-0"



KEY NOTES	
1	UNIT PAVING ON PEDESTALS
2	42" HIGH PLANTER WALL
3	18" HIGH PLANTER WALL
4	BBQ COUNTER
5	INTENSIVE PLANTING AREA ON STRUCTURE

EIGHTH LEVEL
 LANDSCAPE PLAN
L102



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**2462
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SECTIONS
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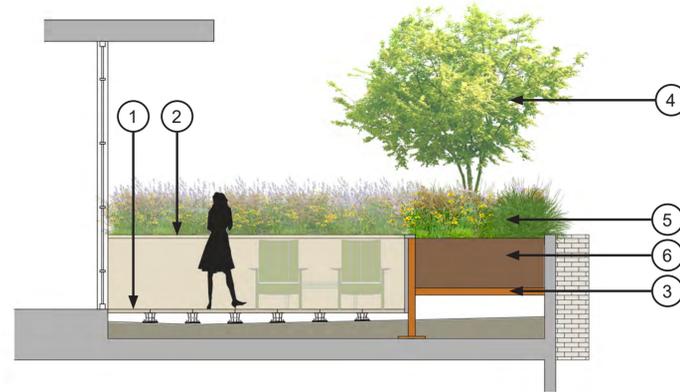
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LANDSCAPE SECTIONS

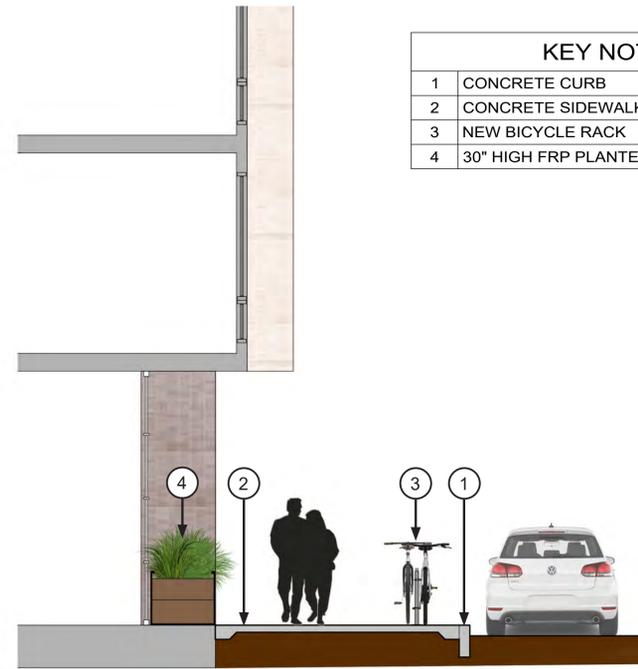
L103

KEY NOTES	
1	UNIT PAVING ON PEDESTALS
2	42" HIGH PLANTER
3	METAL FRAMING
4	TREE
5	PLANTING
6	INTENSIVE ROOF PLANTING



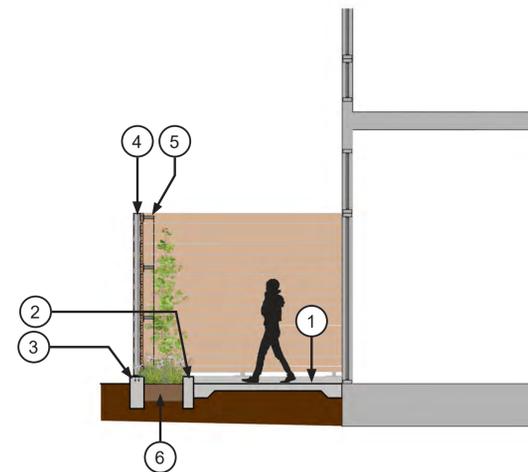
3 SECTION AT EIGHTH LEVEL
 SCALE: 1/4" = 1'-0"

KEY NOTES	
1	CONCRETE CURB
2	CONCRETE SIDEWALK PAVING
3	NEW BICYCLE RACK
4	30" HIGH FRP PLANTER



1 SECTION AT STREET WITH BIKE RACK
 SCALE: 1/4" = 1'-0"

KEY NOTES	
1	CONCRETE PAVING
2	6" CONCRETE CURB
3	8" CONCRETE CURB
4	8' H FENCE
5	STAINLESS STEEL CABLE TRELLIS SYSTEM
6	PLANTING AREA



2 SECTION AT REAR PROPERTY LINE
 SCALE: 1/4" = 1'-0"