



Planning and Development
Land Use Division
Design Review Committee

AGENDA

DESIGN REVIEW COMMITTEE MEETING

Thursday, December 19, 2024 AT 6:30 PM
NORTH BERKELEY SENIOR CENTER
1901 HEARST AVENUE, GOOSEBERRY ROOM
Berkeley, CA 94704
Wheelchair Accessible

PUBLIC INFORMATION

The packet for this (and future) Design Review Committee meeting is available for review at the Berkeley Library main branch at 2090 Kittredge Street, or online on the Design Review Committee page under Boards and Commissions.

LAND ACKNOWLEDGEMENT STATEMENT: The Commission recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this uncended stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.

 This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

Written comments pertaining to Design Review issues must be submitted by email to the Land Use Planning Division by 5 pm on December 17, 2024 at aburns@berkeleyca.gov. Persons wishing to offer testimony are encouraged to submit their comments in writing. Written or verbal comments must be limited to issues under the scope of the Design Review Ordinance. Written comments will be entered into the public record.

For Communications information and Legal Notice Concerning Your Legal Rights, please refer to the last page of this Agenda.

AGENDA

I. ROLL CALL

- Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)
- Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)
- Denise Hall-Montgomery* (*Landmarks Preservation Commission*)
- Charles Kahn (*Zoning Adjustments Board*)
- Lillian Mitchell (*Appointed by Zoning Adjustments Board*)
- Mary Muszynski (*Appointed by Zoning Adjustments Board*)
- Cameron Woo (*Civic Arts Commission*)

**will begin at the January 2025 Meeting.*

II. PUBLIC COMMENTS AND COMMITTEE MEMBER COMMENTS

The applicant and or their designee will have 5 to 10 minutes to make a presentation of their project to the Committee. The public is also invited to make a public comment if they wish. Please be advised that the Committee may limit the number of speakers and the length of time allowed to each speaker (3 minutes is the usual amount of time allowed). The public is also encouraged to submit their comments and or testimony in writing at which time it will become a part of the public record. CONTACT: Secretary of the Committee, Anne Burns, (510) 981-7415, aburns@cityofberkeley.info

III. RE-ARRANGEMENT OF AGENDA ORDER

Due to the large volume of projects, and the limited amount of time available to hear each project, the Design Review Committee has the right to re-arrange the order of the agenda in order to accommodate the projects that will not require a lot of time.

The next Design Review Committee meeting will be held on Thursday January 16, 2025.

IV. PROJECT REVIEW

- 1. 2128 OXFORD STREET [at Center] (DRCF2024-0006): Final Design Review** to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285'-4" feet, plus 12' parapet), 694,778-square-foot, mixed-use building with 456 dwelling units (including 40 Very Low-Income Density Bonus qualifying units), 14,961 square feet of commercial space, and 36 vehicle parking spaces. ***For Committee Decision.***

V. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 11/21/24 DRC Meeting

VI. COMMISSION COMMENTS

This is an opportunity for comments either to or from Commissions for which the DRC has liaisons: the Zoning Adjustments Board (ZAB), the Civic Arts Commission (CAC), and the Landmarks Preservation Commission (LPC). Committee members may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).

VII. COMMUNICATIONS

VIII. ADJOURN (by 10:00 pm)**COMMUNICATIONS**

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

LEGAL NOTICE CONCERNING YOUR LEGAL RIGHTS

If you object to a decision by the Design Review Committee, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.
2. You must appeal to the Zoning Adjustments Board within fourteen (14) days of the date of the action of the Design Review Committee.
3. Pursuant to Code of Civil Procedure Section 1094.6(b), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
5. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
6. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Decision
DECEMBER 19, 2024

2128 Oxford Street FINAL DESIGN REVIEW

Design Review #DRCF2024-0006 to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285'-4" feet, plus 12' parapet), 694,778-square-foot, mixed-use building with 456 dwelling units (including 40 Very Low-Income Density Bonus qualifying units), 14,961 square feet of commercial space, and 36 vehicle parking spaces.

I. Introduction

This project is located on the Southwest corner of Oxford Street and Center Street in the C-DMU Downtown Core Zoning District.

The project was last before the Design Review Committee for Preliminary Design Review on July 18, 2024, where the Committee forwarded a favorable recommendation to ZAB with direction for Final Design Review, including a request for additional rendered views and further refinement of the design. The project was before the Zoning Adjustments Board (ZAB) on September 12, 2024 for final EIR certification and approval of its Use Permit.

The project is returning to the Design Review Committee this month for Final Design Review where the Committee will review the final building details, color and materials palette, and landscape design.

II. Background

The project proposes to demolish the existing mixed-use (16 rent-controlled dwelling units) and commercial buildings, merge two parcels, and construct a mixed-use building that utilizes the State Density Bonus with the following main components:

- 26 stories, 285 feet 4 inches in height (plus a 12-foot parapet)
- 456 dwelling units – 72 studios, 97 two-bedroom, 265 three-bedroom, and 22 four-bedroom (1,149 bedrooms total)
- 40 Very Low-Income (VLI) units to qualify for density bonus

- 16 replacement units at affordability levels pursuant to State replacement provisions¹
- 14,961 square feet of commercial space that includes 10,408 square feet of ground-floor retail and a 4,553-square-foot rooftop restaurant
- 20,837 square feet of usable open space that includes private balconies, courtyards on levels two and eight, and roof decks
- 36 vehicle parking spaces for commercial uses, not assigned to residential units
- 264-space bike room

III. Project Setting

A. Neighborhood/Area Description: The project site is located at the southwest corner of the intersection of Center Street and Oxford Street within the Downtown Mixed-Use District (C-DMU), Core Sub-Area, as identified in the City's Downtown Area Plan (DAP). The site has a 282-foot north frontage along Center Street, a 122-foot east frontage along Oxford Street, and is bordered on the south property line by Oxford Lane, a public service road for the buildings on the project site and other buildings on the block. Directly north across Center Street are the Residence Inn Hotel and the Berkeley Art Museum/Pacific Film Archive²; to the east is the Crescent Lawn and east entry to the UC Berkeley campus (R-5, High-Density Residential District); to the south are the Magnes Collection of Jewish Art and Life museum, a multi-family residential building, and a restaurant/office building¹; and to the east are buildings containing restaurant uses¹. The buildings in close proximity to the project site range in height from one- and two-story commercial, to five-story residential, to a 16-story hotel.

The project site is ½-block from multiple Alameda County (AC) Transit bus lines and the Downtown Berkeley BART station, and is also served by bus lines that operate along Center Street, Oxford Street, and Allston Way. (See Figure 1: Vicinity Map)

B. Site Conditions: The project site is associated with addresses 2128-36 Oxford Street, 2160-64 Oxford Lane, and 2132-2168 Center Street, and with Assessor's Parcel Numbers 57-2031-13 and 57-2031-1-1. The 35,573-square-foot (0.82-acre) project site is a rectangular parcel that is occupied by a one-story, 10,680-square-foot, commercial building at 2128-30 Oxford Street; a two-story, 14,430-square-foot, mixed-use building with ground-floor commercial (restaurants) and 16 dwelling units (currently vacant) at 2132-2168 Center Street; and their associated parking lots behind the buildings, that are accessible via Oxford Lane. The building at 2132-2168 Center Street is a potential historic resource that is

¹ Replacement provisions are pursuant to Government Code section 65915(c)(3)(B). Additional affordable units pursuant to the Affordable Housing Mitigation Fee, BMC Section 22.20.065, if any, will be determined prior to the recording of the Regulatory Agreement, prior to Certificate of Occupancy.

² City Landmark site.

eligible for listing on several historical resource registers, and is listed on a Cortese List as a hazardous waste site that contains a Leaking Underground Storage Tank (LUST).

Figure 1: Vicinity Map



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		A one-story, 10,680-square-foot, commercial building at 2128-30 Oxford Street and a two-story, 14,430-square-foot, mixed-use building with ground-floor, commercial (restaurants) and 16 dwelling units (currently vacant) at 2132-2168 Center Street;	C-DMU Core Sub-Area	DT
Surrounding Adjacent Properties	North	Residence Inn Hotel and the Berkeley Art Museum/Pacific Film Archive		
	South	Magnes Collection of Jewish Art and Life museum, a multi-family residential building, and a restaurant/office building.		
	West	Buildings containing a mix of restaurant, retail and office uses.		
	East	Crescent Lawn and east entry to the University of California, Berkeley (U.C. Berkeley) campus	R-5 High-Density Residential District	Open Space (OS)

IV. Summary from July 18, 2024 DRC Meeting

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Tam, Woo) VOTE (5-0-1-0) Finacom – abstain.

Conditions

- *Provide renderings from distant views of the Campanile and the project from the west, and of the project as seen from Shattuck from the south.*
- *Further develop the Oxford façade; consider vines and artwork as well, not just a large terra cotta area.*
- *Consider more shadow lines and detail on the lighter masses proposed; shadow lines should be deeper, as the building is so large. Shallow ones will not have enough impact.*
- *Provide more pedestrian detail for storefronts on Center; consider additional detail, base, and an additional rhythm in the design.*
- *Curved Oxford corner is too exposed as shown; continue to refine and present at FDR.*
- *At FDR, show proposed color palette from a distance, as well as some alternates as well. Color scheme should minimize the project mass from the west and highlight the existing historic structures.*

- *Provide renderings that show all sides of this project, and update at FDR as needed.*

Recommendations

- *Southeast corner near the alley entrance is unresolved; continue to refine for a better sidewalk presence.*
- *Look carefully at the belt course band details at the 6 – 7 floors as those proportions may need refinement.*
- *Building could be too vertical; look at some stronger horizontal lines for balance.*
- *Look carefully at how the building top touches the sky.*
- *Explore whether a lighter tower (with darker base) will be more successful.*
- *Consider a more active use on the Oxford / Oxford Alley corner than the leasing and conference room use shown.*
- *Missed opportunity on the alley side of the project; recommend more activity on that side.*
- *DRC had concerns with a pedestrian plaza adjacent to the project using this project's SOSIP fees since the project would gain a significant benefit.*
- *Consider a better location – with more space - for the logo.*
- *Lighting should be quiet; not flashy.*
- *Consider alternates for gas fire pit.*
- *Recommend adding art to the project wherever possible.*
- *Recommend bird safety throughout the project.*
- *Show percentage of landscape in common open space.*
- *Recommend expanding tree wells underground for street trees, along with structural soil; 4 x 8 tree wells recommended, as well as expanded root area under the sidewalk.*
- *Look carefully at native plants for FDR, including local nurseries and soil requirements.*
- *Provide WELO calculations at FDR for planters and lawn area on the upper floors.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½ x 11 copy of the approved Use Permit drawings is attached for reference. This design submittal is consistent with the approved Use Permit design.

B. Current Submittal includes:

- Floor plans, exterior elevations, building sections, and perspective renderings;
 - Windows and landscaping have been added on the Oxford façade to the south of the residential lobby.
 - Banding profiles at the belt course have been reduced, per Committee recommendations.

- Construction details, and wall and window sections;
 - Applicant will present storefront at the ground floor in their presentation.
- Landscape plans and plant palette.
- Colors and Materials Board
 - Material samples will be presented at the meeting.
- Signage Design
 - Both building identification and tenant signage note either halo-lit or individually-illuminated letters. Staff recommends that any illuminated letters be approved with conditions for dimmers and reduced or no illumination after business hours.

C. Issues for Discussion:

- Building design
- Ground floor design
- Colors and materials

VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

Attachments:

1. Project Plans, received December 9, 2024
2. Applicant Response to DRC Comments, received December 3, 2024
3. Approved Use Permit Drawings, approved on September 12, 2024

Staff Planner: Desiree Dougherty, DDougherty@berkeleyca.gov, (510) 981-7431

Reviewed by: Anne Burns, ABurns@berkeleyca.gov, (510) 981-7410



HUB AT BERKELEY

2128 OXFORD STREET +
2132-2154 CENTER STREET
BERKELEY, CALIFORNIA

NOVEMBER 22,

PROJECT TEAM

DEVELOPER: CORE SPACES

LAND USE: RHOADES PLANNING GROUP
CONTACT: MARK RHOADES
P: 510-545-4341
E: MARK@RHOADESPANNINGGROUP.COM

ARCHITECT: DLR GROUP
700 SOUTH FLOWER ST, 22ND FLR
LOS ANGELES, CA 09917

CONTACT: AMY KONG
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LANDSCAPE ARCHTECT: SITE DESIGN GROUP
888 S. MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605

CONTACT: MARK JIRIK
P: 312-374-5582

CIVIL ENGINEER: KIMLEY-HORN
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868

CONTACT: BRIAN R. GILLIS, PE
P: 714-786-6275

PROJECT DATA

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST.
BERKELEY, CALIFORNIA 94704

APN: 057 203100101, 057 203101300

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: C-DMU CORE

TYPE OF CONSTRUCTION PROPOSED: TYPE I SPRINKLERED, NFPA-13
(RESIDENTIAL, RETAIL, PARKING GARAGE)

OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE
A, A-2 RESIDENTAIL AMENITIES, RESTAURANT

GROSS SITE AREA: 35,573 SF; 0.82 AC

PROVIDED FAR: 20 : 1
AREA OF DISTURBANCE: 35,573 SF; 100% OF SITE

SOLAR ENERGY: NOT REQUIRED UNDER 180.2 (g) EXCEPTION 1
SARA < 3% OF CONDITIONED FLOOR AREA
SARA = 251vl (9,854 SF) + 261vl (908 SF) + ROOF (9,010 SF)
= 19,772 SF (SEE A1-9 AND A1-11)
CONDITIONED AREA / SARA - 19,772/713,664 = 2.8%

SHEET LIST

G-0	COVER SHEET
G-1	GENERAL NOTES
G-2	VICINITY MAP
G-3	DEMOLITION PLAN
G-4	OPEN SPACE DIAGRAM
G-5	BASE PROJECT PLANS
G-6	BASE PROJECT BLDG. SECTION
G-7	PROPOSED PROJECT PLANS
C001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C150	PRELIMINARY SITE PLAN
C151	PRELIMINARY STRIPING & SIGNAGE PLAN
C200	PRELIMINARY GRADING PLAN
C201	PRELIMINARY UTILITY PLAN
C300	PRELIMINARY STORMWATER CONTROL PLAN
C301	CITY OF BERKELEY POLLUTION PREVENTION PLAN
L1	OVERALL SITE PLAN
L2	EXISTING CONDITION
L3	GROUND LEVEL LANDSCAPE PLAN
L4	GROUND LEVEL PAKLET
L5	LEVEL 02 LANDSCAPE PLAN
L6	LEVEL 06-07 LANDSCAPE PLAN
L8	LEVEL 02.06.07.08 PLANTING SELECTION
L9	LEVEL 25&26 LANDSCAPE PLAN
L10	LEVEL 25 IRRIGATION DIAGRAM
L11	LEVEL 25 HYDROZONES DIAGRAM
L12	LEVEL 25&26 PLANTING SELECTION
L13	LEVEL 25&26 HARDSCAPE LIST
L14	IRRIGATION DETAILS
L15	MMELO CALCULATIONS

A0-0	SITE PLAN
A1-0	BASEMENT
A1-1	LEVELS GROUND AND 1.5 PLAN
A1-2	LEVEL 02 PLAN
A1-3	LEVEL 03 PLAN
A1-4	LEVEL 04-05 PLAN
A1-5	LEVEL 06 & 07 PLAN
A1-6	LEVEL 08 PLAN
A1-7	LEVEL 09-22 PLAN
A1-8	LEVEL 23 PLAN
A1-9	LEVEL 24 PLAN
A1-10	LEVEL 25 PLAN
A1-11	LEVEL 26 PLAN
A1-12	ROOF & OVERRUN PLAN

A2-1	NORTH ELEVATION
A2-2	WEST ELEVATION
A2-3	SOUTH ELEVATION
A2-4	EAST ELEVATION
A2-5	STREET STRIP ELEVATIONS

A3-1	EAST-WEST SECTION
A3-2	EAST-WEST SECTION

A4-1	RENDERINGS
A4-2	RENDERINGS
A4-3	RENDERINGS
A4-4	RENDERINGS
A4-5	RENDERINGS
A4-6	RENDERINGS
A4-7	RENDERINGS

A4-8	RENDERINGS
A4-9	RENDERINGS
A4-10	PHOTO SIMULATION
A4-11	PHOTO SIMULATION
A4-12	PHOTO SIMULATION

A5-1	UNIT TYPES
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A6-1	MATERIAL BOARD
A6-2	FAÇADE SYSTEM
A6-3	FAÇADE SYSTEM
A6-4	FAÇADE SYSTEM
A6-5	FAÇADE SYSTEM

A7-1	SUN SHADOW STUDY
A7-2	SUN SHADOW STUDY
A7-3	SUN SHADOW STUDY

A9-1	MASSING DIAGRAM
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A10-1	CONTEXT RENDERING
A10-2	CONTEXT RENDERING
A10-3	CONTEXT BEFORE/AFTER
A10-4	CONTEXT BEFORE/AFTER
A11-1	COLOR STUDY
EXHIBITS	A12-1 EXTERIOR
SIGNAGE	A12-2 EXTERIOR

GROSS BUILDING AREA

Level	# of Floors	Total Floor Area	Garage	Retail*	Amenity/Lobby	Common/Corridor**	Structure	Residential	Exterior Amenity
Roof									
26	1 Floors	10,308 SF		4,714 SF		2,205 SF	475 SF	2,914 SF	490 SF
25	1 Floors	16,620 SF			2,554 SF	9,318 SF	475 SF	4,273 SF	8,856 SF
24	1 Floors	26,695 SF			6,076 SF	3,534 SF	1,172 SF	15,913 SF	
23	1 Floors	27,593 SF				3,361 SF	1,125 SF	23,107 SF	
9 to 22	14 Floors	27,997 SF				3,311 SF	1,246 SF	23,440 SF	
8	1 Floors	28,009 SF				3,128 SF	1,298 SF	23,583 SF	
6 to 7	2 Floors	27,158 SF				3,116 SF	1,256 SF	22,786 SF	
4 to 5	2 Floors	29,374 SF				3,111 SF	1,333 SF	24,930 SF	
3	1 Floors	29,572 SF				3,124 SF	1,282 SF	25,166 SF	
2	1 Floors	29,458 SF			4,987 SF	4,433 SF	1,323 SF	18,715 SF	
1.5	1 Floors	2,910 SF			1,569 SF	675 SF	666 SF		
1	1 Floors	24,609 SF	7,429 SF	9,690 SF	2,569 SF	10,986 SF	1,364 SF		
Basement	1 Floors	12,868 SF			1,190 SF	10,514 SF	1,164 SF		
TOTALS	27 Floors	713,664 SF	7,429 SF	14,404 SF	17,755 SF	99,572 SF	31,802 SF	537,263 SF	9,346 SF
Not including exterior amenity + basement									

*Existing commercial area = 12,800 SF **Includes BOH/Trash, Excludes MEP spaces at basement

UNIT MATRIX

		STUDIO			2-BED			3-BED						4-BED				
Level	# of Floors	Studio	Studio Bunk	1/1 Studio	2/2BD 2BA	2+2BD 2BA	2BD Bunk 2BA	3/3BD 2BA	3/3BD 2.5BA	3/3BD 3BA	3BD Bunk 2BA	3BD Bunk 2.5BA	3BD Bunk 3BA	4BD Bunk 3BA	4BD 3BA	4BD 3.5BA	Total Units	Total Bedrooms
		S-N2, S-O2, S-Q2	S-N1, S-Q1, S-P2	S-O1, S-P1	2P-H, 2-I, 2-L1, 2-E1	2-C1	2-B, 2-C2, 2P-F, 2-K, 2-L2	3-H1, 3-K1, 3-A1, 3-A3, 3-A4, 3-A5, 3-B1, 3-B2, 3-D1, 3-F1, 3P-J	3-J1, 3-J3	3-O1, 3-P1, 3-N1	3-G, 3-M1, 3-M2, 3-A2, 3-N2, 3-H2	3-J2	3-O2	4-M1, 4-M2	4TH-D, 4TH-E	4TH-F		
1	1 Floors																	
2	1 Floors		2	10	4		1	2			1			1			21	35
3	1 Floors		2	10	3	1		7	1		1			1			26	51
4 to 5	2 Floors		2	10	3	1		7	1		1			1			26	51
6	1 Floors	10	2		2		4	2			5	1					26	48
7	1 Floors	10	2		2		4	2			5	1					26	48
8	1 Floors				3	1		7	1	4	1			1			18	51
9 to 13	5 Floors				3	1		7	1	4	1			1			18	51
14	1 Floors				3	1		7	1	4	1			1			18	51
15 to 16	2 Floors				3	1		7	1	4	1			1			18	51
17	1 Floors				3	1		7	1	4	1			1			18	51
18 to 19	2 Floors				3	1		7	1	4	1			1			18	51
20 to 22	3 Floors				3	1		7	1	4	1			1			18	51
23	1 Floors				3	1		7	1	1	3		2				18	50
24	1 Floors				3			4	1				2				13	36
25	1 Floors					1					3						1	2
26	1 Floors														2	1	3	12
TOTAL UNITS		20	12	40	68	20	9	143	20	61	35	2	4	19	2	1	456	1149
Total Units per Type		72			97			265						22				

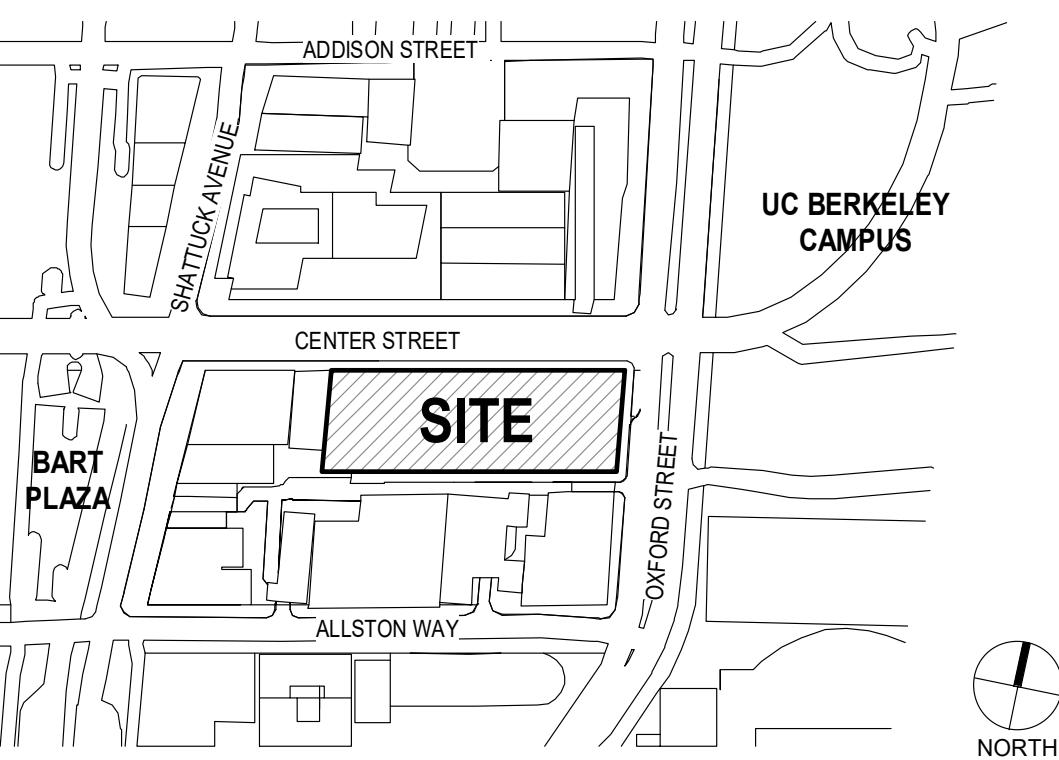
PARKING SUMMARY

REQUIRED:	
NO RESIDENTIAL VEHICLE PARKING	
REQUIREMENT PER ORDINANCE NO. 7,751-N.S.	0
COMMERCIAL (1.5/1,000 SF)	21
LEVEL 1	PROVIDED
TYPICAL STACKED STALLS	32
ADA STALLS (1 STD ACC & 1 STD EV ACC)	2
ADA VAN STALLS (1 VAN ACC & 1 VAN EVCS ACC)	2
TOTAL	36
EV SPACES (3% OF TOTAL PROVIDED PER CAL GREEN 4.106.4)	2

BICYCLE PARKING

REQUIRED:	
COMMERCIAL (SHORT TERM)	1 / 2,000SF = 8
RESIDENTIAL (LONG)	1 / 3BDR = 383
RESIDENTIAL (SHORT)	1 / 40BDR = 29
TOTAL	= 420
PROVIDED:	
SHORT TERM (ON-STREET)	= 40
LONG TERM (BIKE ROOM)	= 264
TOTAL	=304

VICINITY MAP



CORE

DLR Group

site landscape architecture urban design

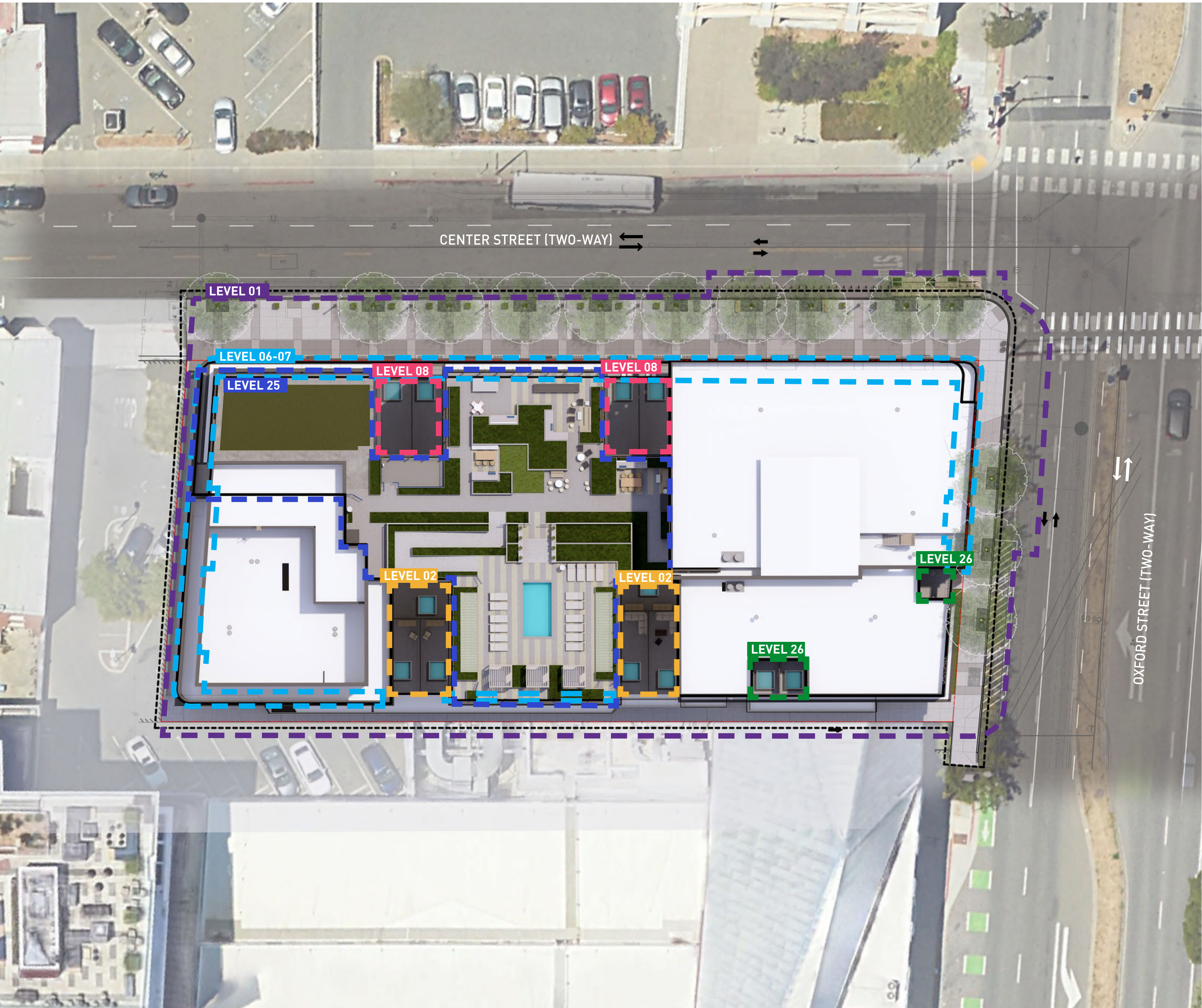
Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

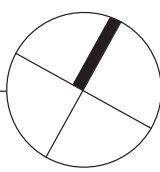
GENERAL NOTES

G-1





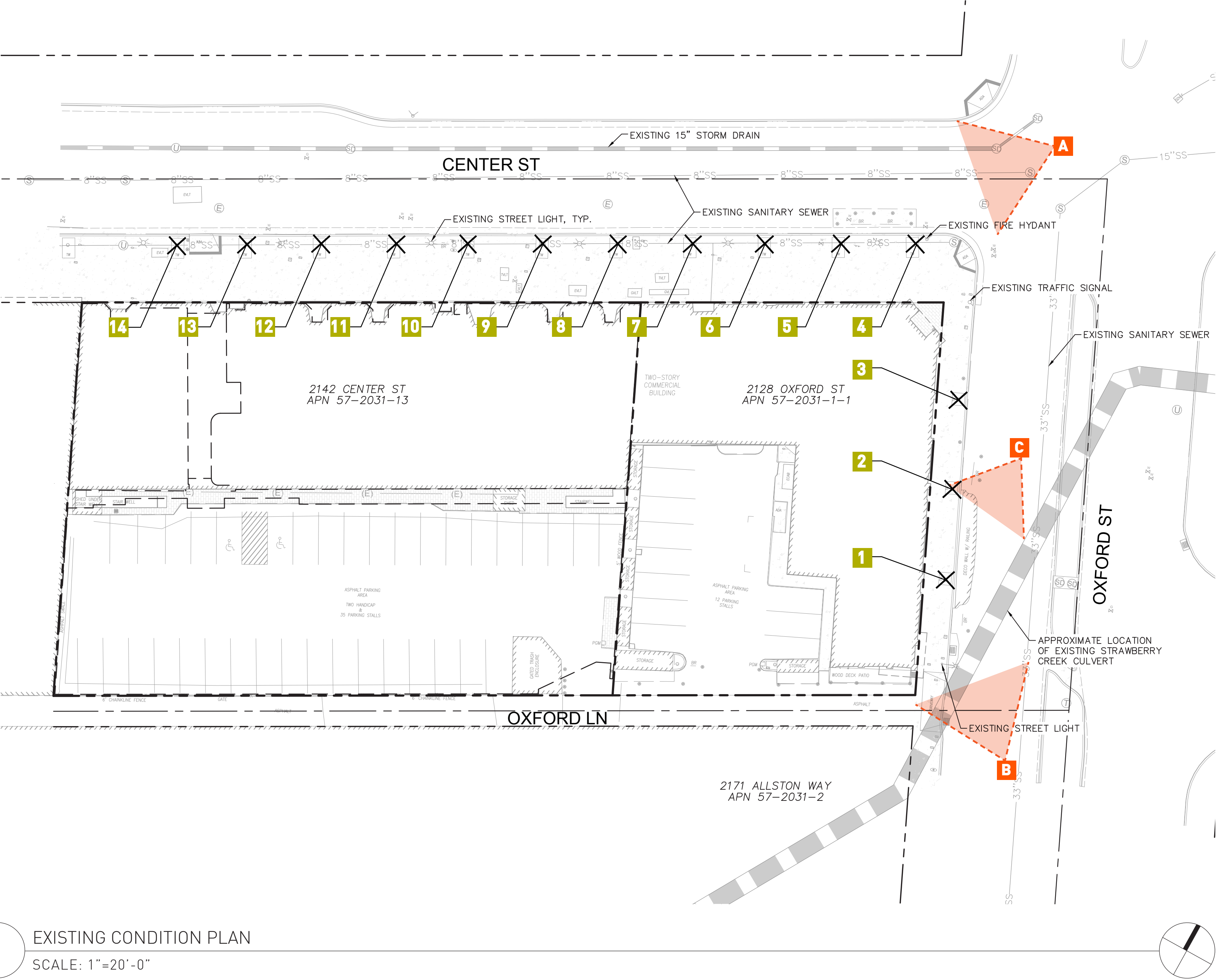
1 OVERALL SITE PLAN
SCALE: 1"=20'-0"



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 2. Paving materials are to be of the quality and aesthetic as follow suggested: At grade paving is to be cast-in-place concrete with score pattern and sand blast finish. On structure paving is to be colored concrete pavers by Unilock. Wood is to be FSC certified hardwood.
 3. Irrigation to be automatic, using drip, spray or bubblers.
 4. Outdoor kitchen to include built-in stainless steel grills, refrigerators, and sinks. Backsplash and counters to be stone or stainless steel.
 5. Lighting to be specified and designed by others. Lighting to include egress emergency lighting and lighting to enhance the design.
 6. Balustrade is an architectural railing element of glass or stainless steel wire mounted on parapet wall.
 7. Waterproofing by others.
 8. Parklet design to be coordinated/finalized with future tenant.
 9. Movable furnishings are to be determined by the interior designer.
 10. Built-in site furnishings to be wood.
 11. Planters to be GFRC, steel, or cast stone.
 12. Planting to be selected at the following sizes:
Streetscape shade trees to be 4" caliper minimum.
Multistem ornamental trees to be a minimum height of 12' at install. Shrubs to be 5 gallon containers. Ground covers and perennials to be 1 gallon containers. Soil to include compost incorporated at a rate of 4 cubic yards per 1,000 SF into the top 6 inches of soil. 3" of organic mulch on all areas of exposed soil.
 13. The streetscape trees selected with preference by the city are 23% native.
 14. On level 25, the planting species selected for this project are 85% native. The tree species selected are 75% native. The understory perennial and ground cover species selected are 86% native.

EXISTING TREE SCHEDULE					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TO BE REMOVED
EXISTING R.O.W. TREES					
1	<i>Acer rubrum</i>	Red Maple	12" cal		Yes
2	<i>Acer rubrum</i>	Red Maple	12" cal		Yes
3	<i>Acer rubrum</i>	Red Maple	13" cal		Yes
4	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
5	<i>Celtis sinensis</i>	Chinese Hackberry	13" cal		Yes
6	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
7	<i>Celtis sinensis</i>	Chinese Hackberry	13" cal		Yes
8	<i>Celtis sinensis</i>	Chinese Hackberry	11" cal		Yes
9	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
10	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
11	<i>Celtis sinensis</i>	Chinese Hackberry	13" cal		Yes
12	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
13	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
14	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes

NOTE: 1. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/ STUMP REMOVALS



1 EXISTING CONDITION PLAN
SCALE: 1"=20'-0"

A CENTER ST STREET VIEW



B OXFORD ST STREET VIEW



C EXISTING PARKLET VIEW



PROPOSED STREET TREE (23% Native) - SPECIES VERIFIED WITH THE CITY OF BERKELEY ARBORIST



Nyssa sylvatica - Sour Gum



Acer rubrum - Red Maple



Parrotia persica - Persian Ironwood



Quercus tomentella - Island Oak

PARKLET PRECEDENTS

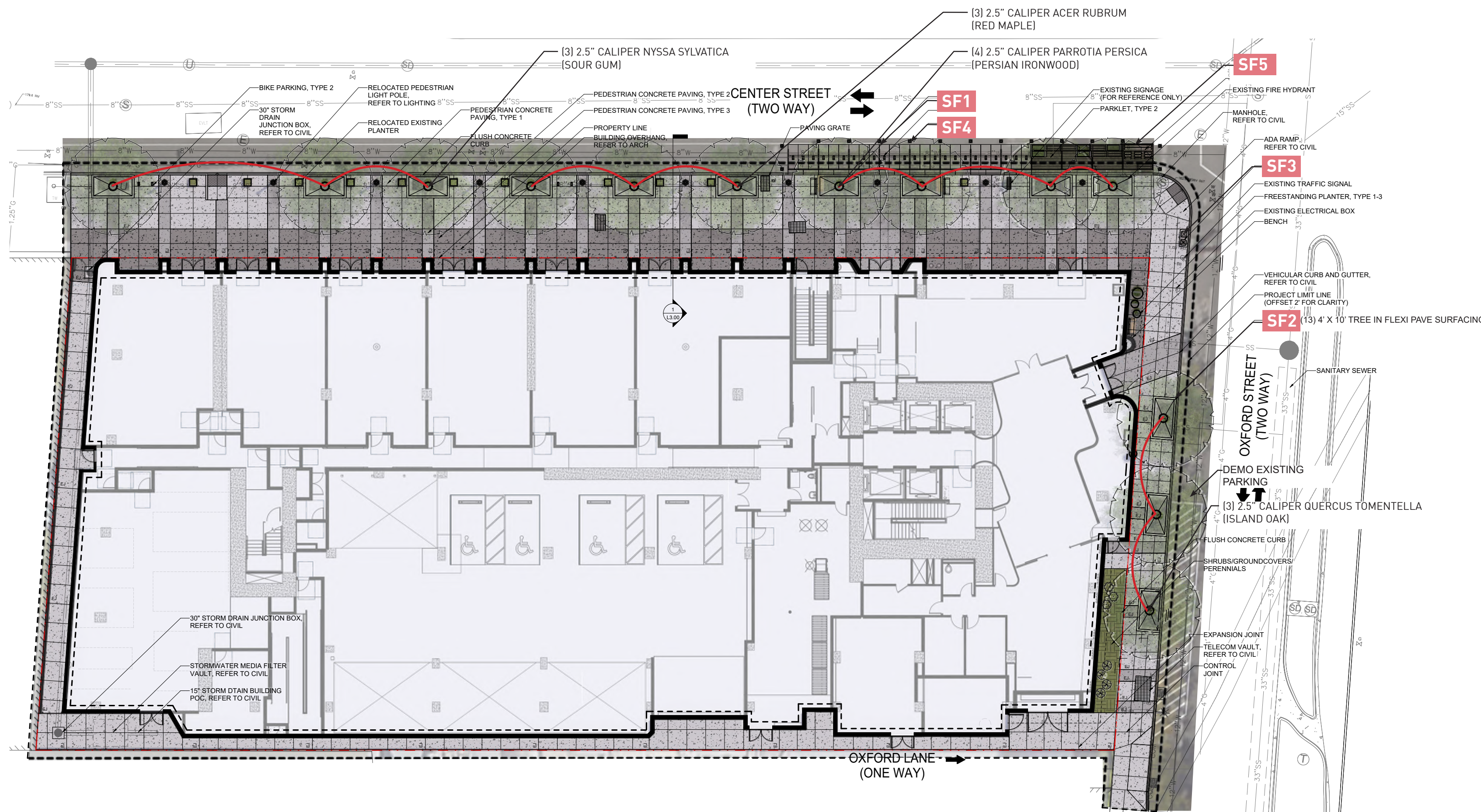


LEGENDS

- SF1** 'VESTRE' MODULAR BIKE RACKS (3) 6-RACK MODULES & (1) 3-RACK MODULE [TOTAL 21 RACKS; 42 BIKE PARKING SPACES]
- SF2** (4) TREE GUARDS
- SF3** 'BIG BELLY' SOLAR TRASH / RECYCLING COMPACTOR
- SF4** (15) BOLLARDS
- SF5** 'VESTRE' PARKLET

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- Parklet design to be coordinated with future tenant. Color options chosen by future tenant.
- Movable furnishings are to be determined by the interior designer.



SF2 - TREE IN FLEXI PAVE SURFACING



SF3 - TRASH RECEPTACLE



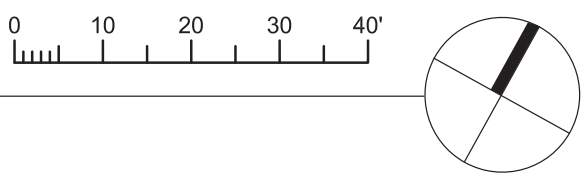
SF4 - BOLLARD



EXISTING LIGHT POLE



1 GROUND LEVEL SITE PLAN
SCALE: 1"=20'-0"



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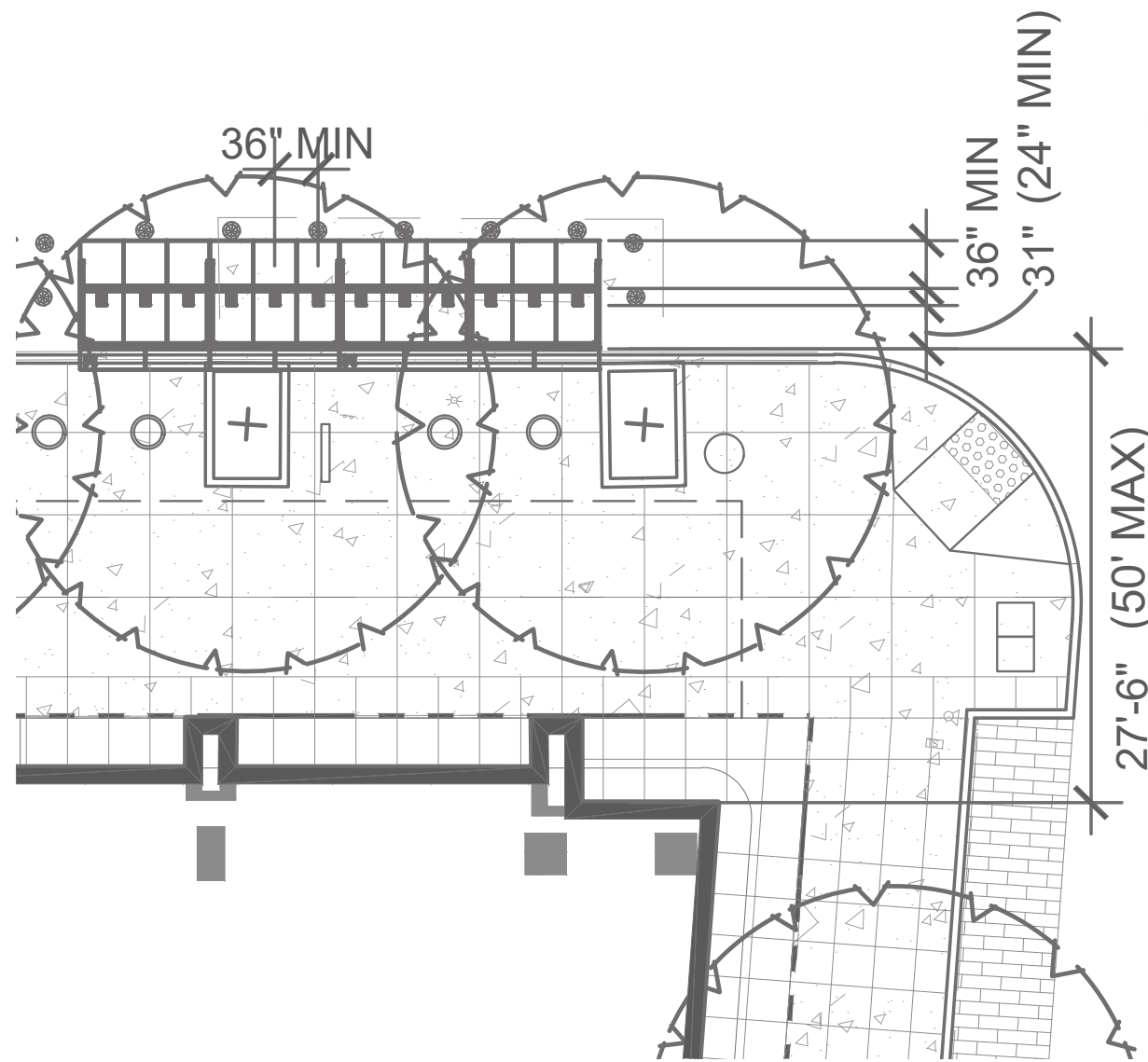
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BERKELEY, CALIFORNIA

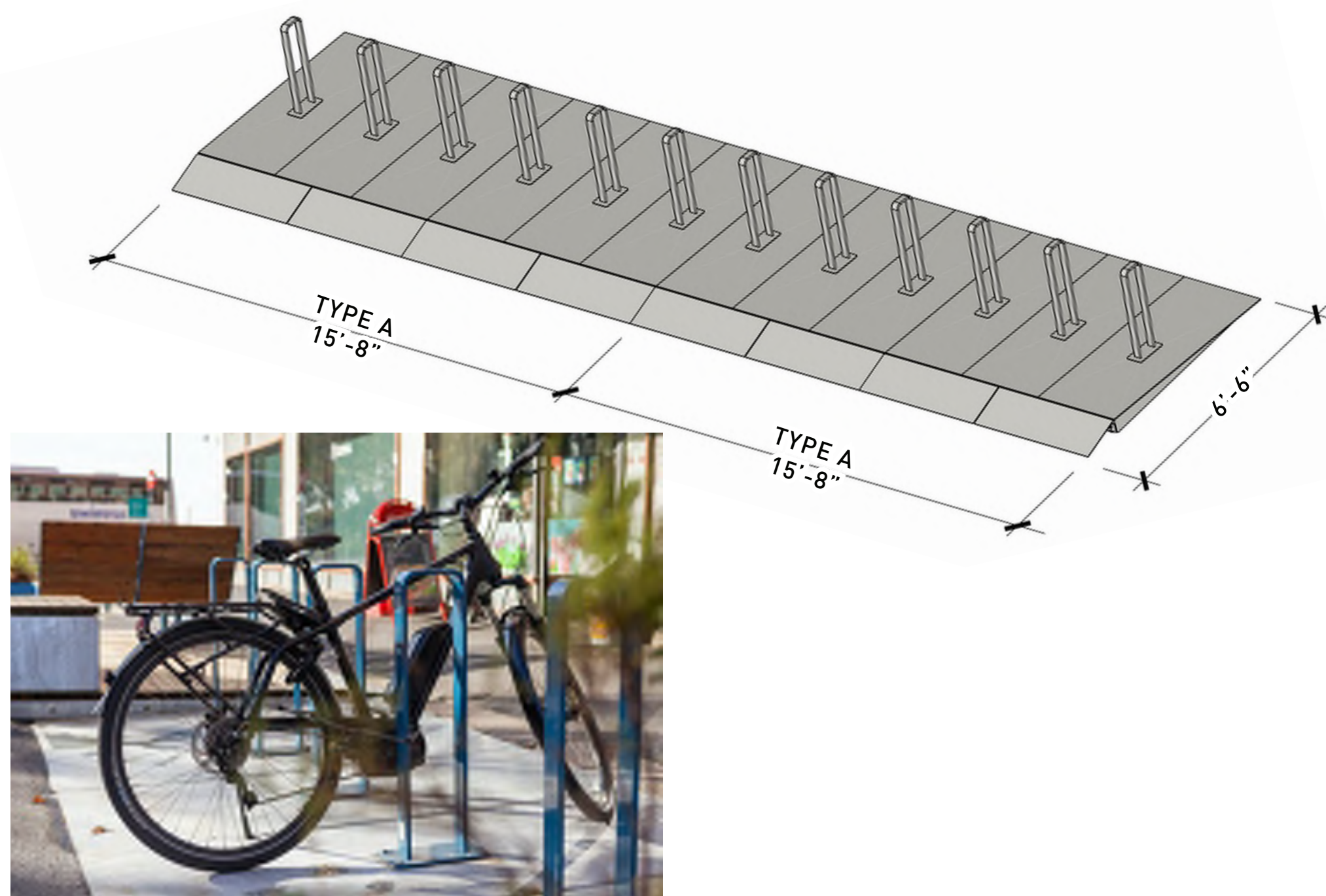
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 12/09/2024
#ZF2021-0162

GROUND LEVEL LANDSCAPE PLAN L3

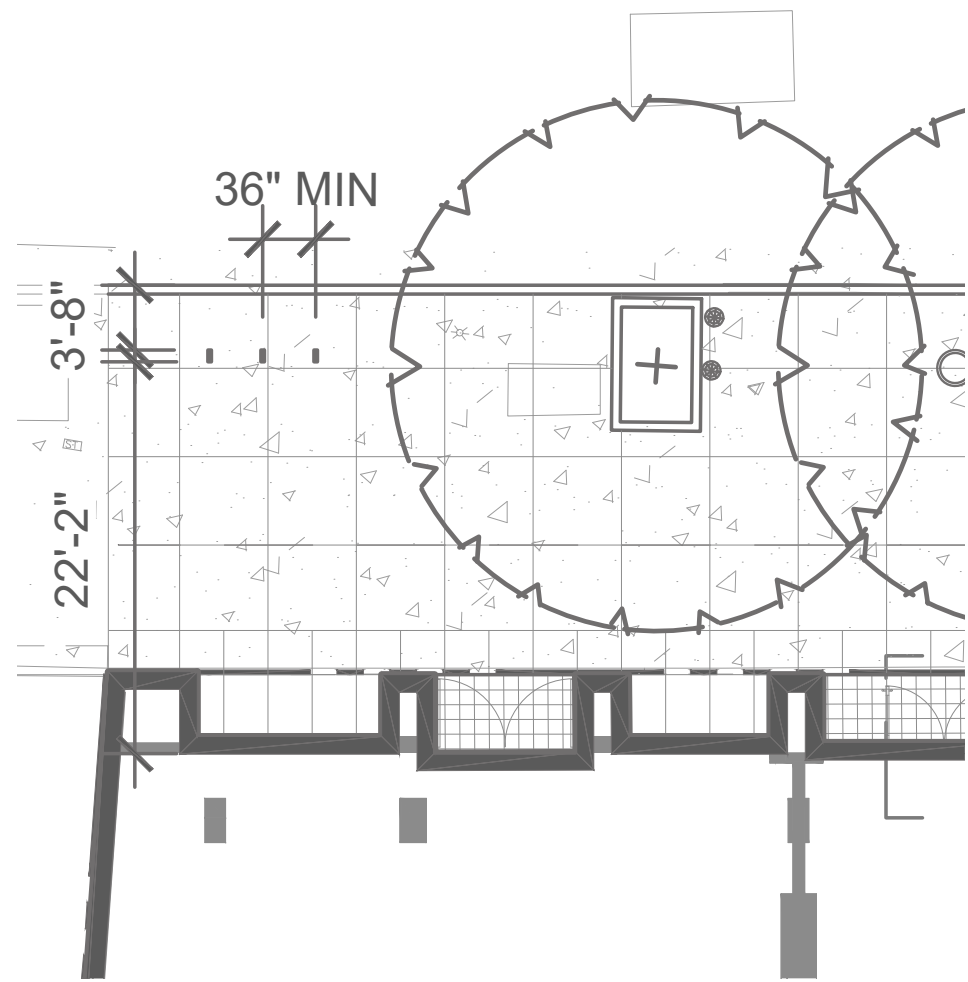
SF1 - BIKE RACK TYPE A + SF5 - PARKLET TYPE A



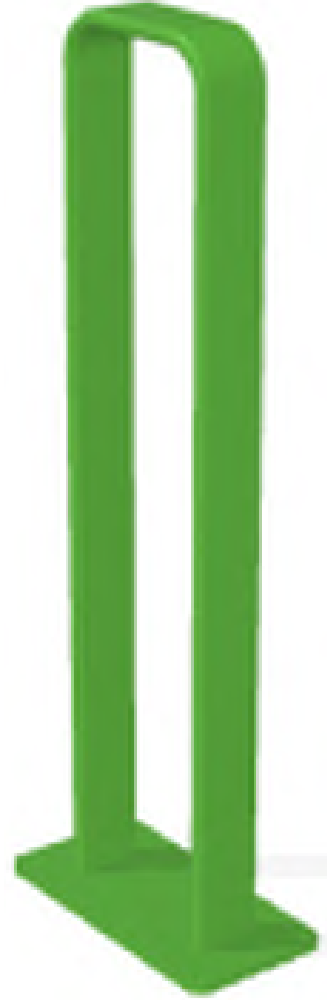
TYPE A
MODEL: VESTRE: 4476 PARKLET CYCLING FOR 12 BICYCLES
MATERIAL: HOT-DIP GALVANIZED STEEL,
RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT



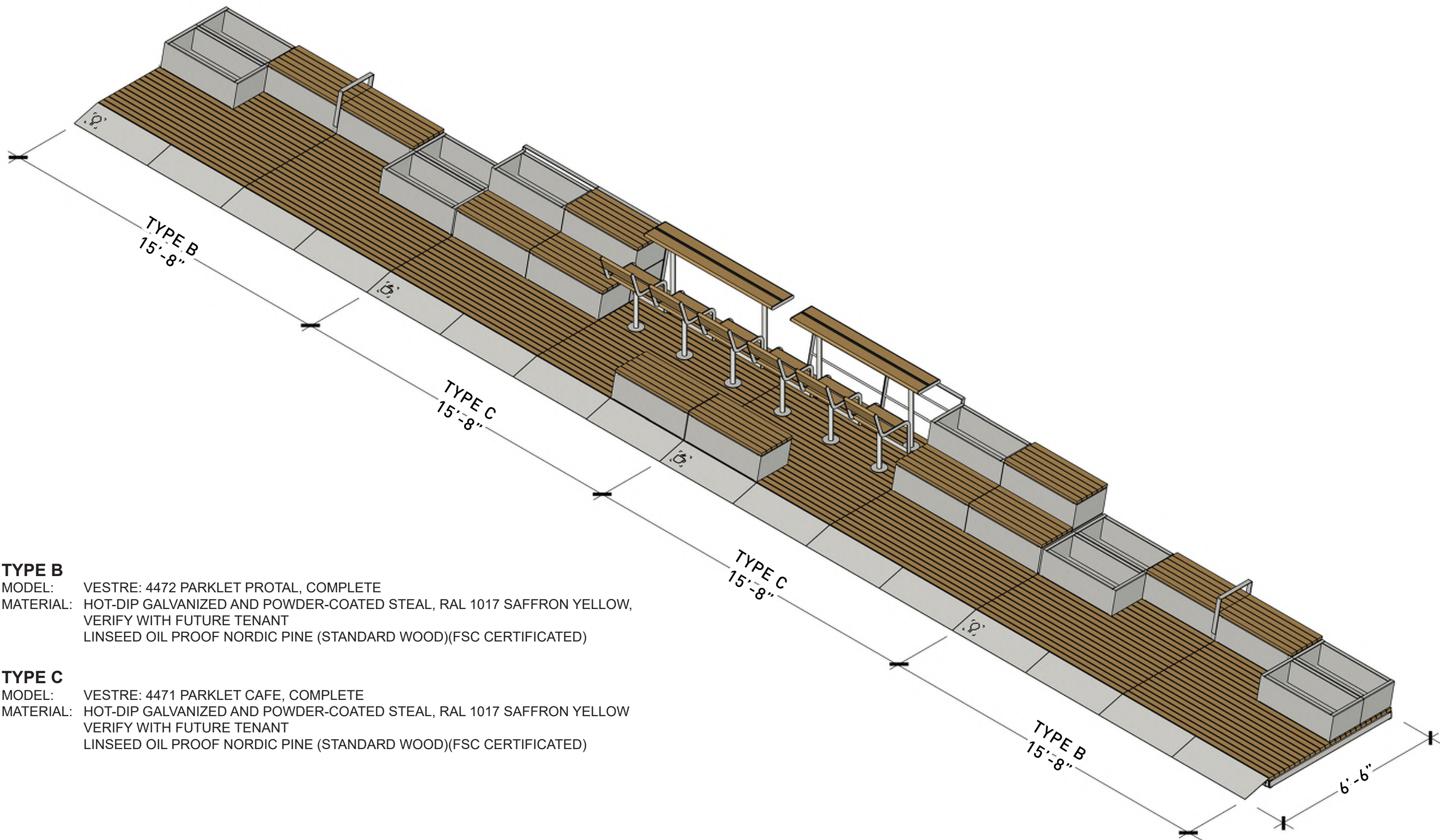
SF1 - BIKE RACK TYPE B



TYPE B
MODEL: VESTRE: 686-904A VROOM BICYCLE RACK FOR 3 BICYCLES
MATERIAL: HOT-DIP GALVANIZED STEEL,
RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT



SF5 - PARKLET TYPE B & C



TYPE B
MODEL: VESTRE: 4472 PARKLET PROTAL, COMPLETE
MATERIAL: HOT-DIP GALVANIZED AND POWDER-COATED STEEL, RAL 1017 SAFFRON YELLOW,
VERIFY WITH FUTURE TENANT
LINSEED OIL PROOF NORDIC PINE (STANDARD WOOD)(FSC CERTIFICATED)

TYPE C
MODEL: VESTRE: 4471 PARKLET CAFE, COMPLETE
MATERIAL: HOT-DIP GALVANIZED AND POWDER-COATED STEEL, RAL 1017 SAFFRON YELLOW
VERIFY WITH FUTURE TENANT
LINSEED OIL PROOF NORDIC PINE (STANDARD WOOD)(FSC CERTIFICATED)



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SUBMITTAL DATE: 12/09/2024
#ZF2024-0162

GROUND LEVEL PARKLET L4

LEVEL 02 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving



Movable Site Furnishings



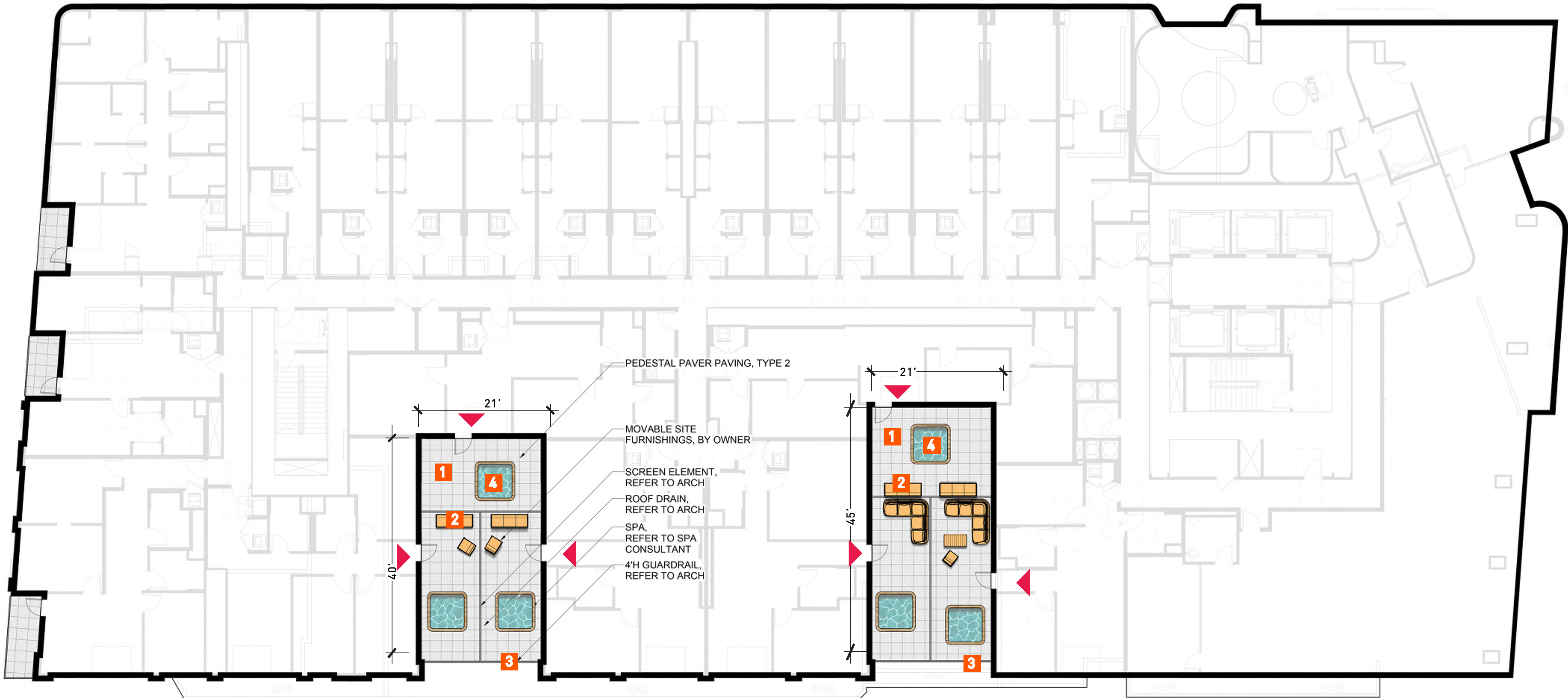
Spa

LEGENDS

- 1 PEDESTAL PAVERS
- 2 MOVABLE SITE FURNISHINGS
- 3 4'H GUARDRAIL
- 4 SPA

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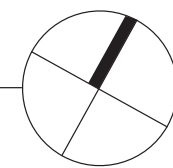


1

LEVEL 02 AMENITY DECK PLAN

SCALE: 1"=10'-0"

0 5 10 15 20'



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SUBMITTAL DATE: 12/09/2024
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LEVEL 02 LANDSCAPE PLAN L5

LEVEL 06-07 HARDSCAPE LIST



Pedestal Paver

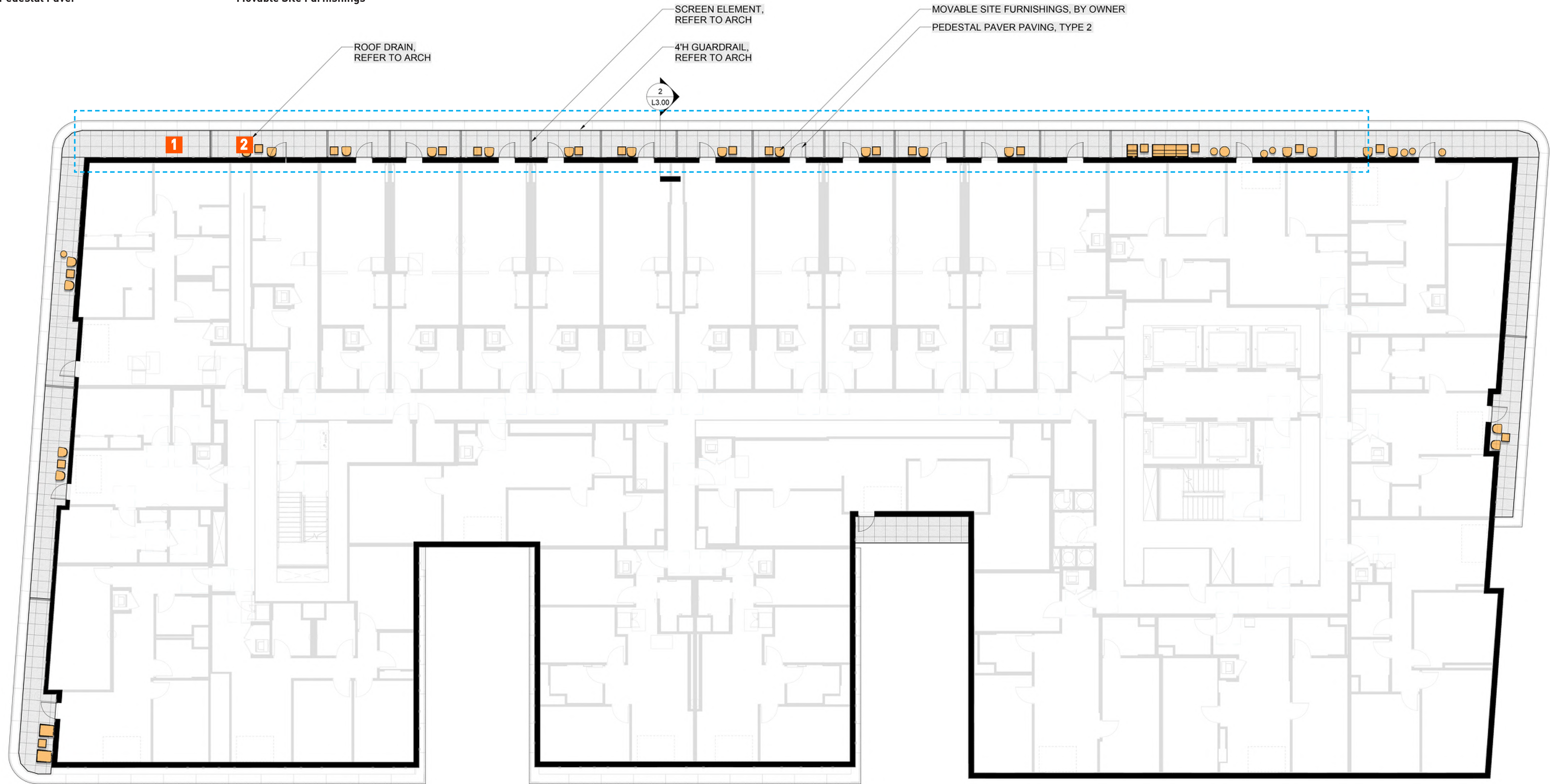


Movable Site Furnishings

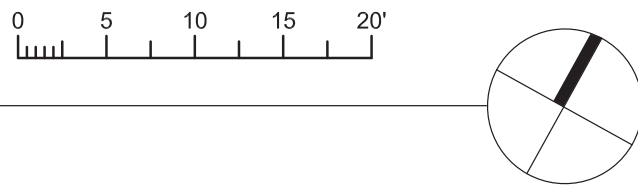
LEGENDS	
1	PEDESTAL PAVERS
2	MOVABLE SITE FURNISHING

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1 LEVEL 06-07 AMENITY DECK PLAN
SCALE: 1"=10'-0"



LEVEL 08 HARDSCAPE LIST



Pedestal Paver



Spa

PEDESTAL PAVER PAVING, TYPE 1

4'H GUARDRAIL,
REFER TO ARCH

SCREEN ELEMENT,
REFER TO ARCH
ROOF DRAIN,
REFER TO ARCH



LEGENDS

- 1 PEDESTAL PAVERS
- 2 4'H GUARDRAIL
- 3 SPA

GENERAL NOTES:

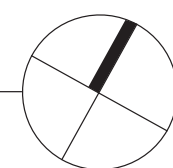
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1

LEVEL 08 AMENITY DECK PLAN

SCALE: 1"=10'-0"

0 5 10 15 20'



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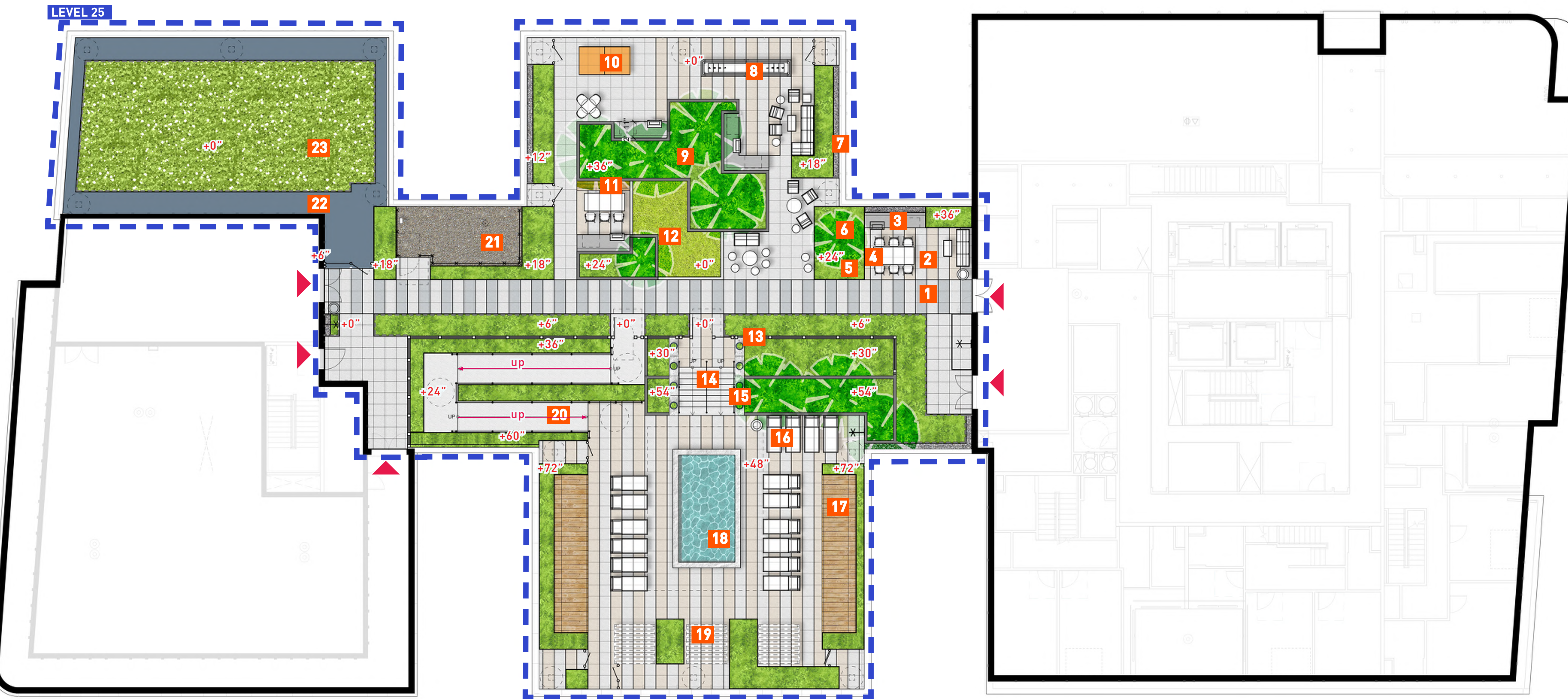
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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 12/09/2024
#ZF2021-0162

LEVEL 08 LANDSCAPE PLAN L7

HUB - Berkeley
75-21704-00 12.09.2024



LEGENDS

- 1 EGRESS PATH
- 2 PEDESTAL PAVER
- 3 BUILT-IN GRILL STATION
- 4 MOVABLE SITE FURNISHINGS
- 5 RAISED METAL PLANTER
- 6 ORNAMENTAL TREE
- 7 AGGREGATE PAVING
- 8 GAME TABLE
- 9 RAISED CONCRETE PLANTER
- 10 PING PONG TABLE
- 11 BUILT-IN BENCH
- 12 GAME LAWN
- 13 POOL FENCE AND GATE
- 14 GRAND STAIRS
- 15 CONCRETE PLATFORM W/ PLANTER
- 16 CHAISE LOUNGER
- 17 BUILT-IN DAYBED
- 18 POOL
- 19 CABANA
- 20 CONCRETE RAMP
- 21 DOG RUN
- 22 ROOF MEMBRANE
- 23 GREEN ROOF
- +1' ELEVATION RELATIVE TO FINISHED FLOOR

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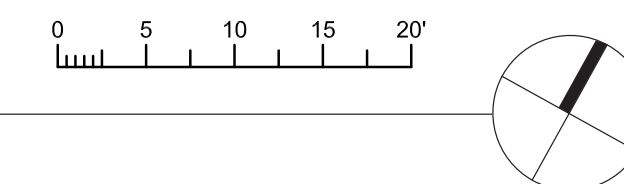
LANDSCAPE / HARDSCAPE AREA CALCULATION:

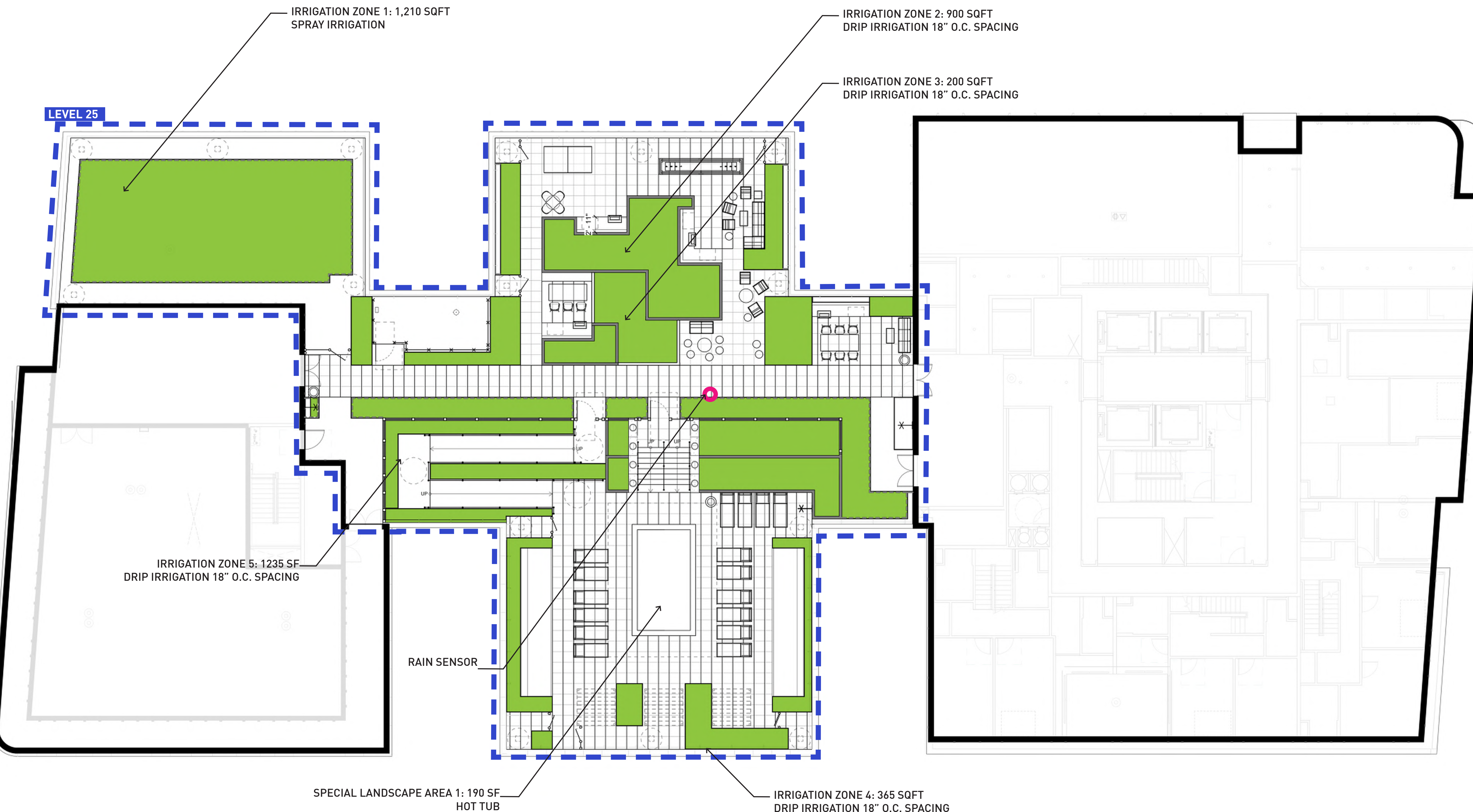
Bio Infiltration Area : 0 SQFT
40% Landscape

IRRIGATED AREA CALCULATION:

Level 25 Irrigated Area : 4,100 SQFT

1 LEVEL 25 & 26 AMENITY DECK PLAN
SCALE: 1"=10'-0"





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2. Movable furnishings are to be determined by the interior designer.
3. North side amenity space to be developed by tenant.

IRRIGATION SCHEDULE - LEVEL 25

Irrigation Type		Area
Type 1:	Spray Irrigation Plant Factor Average: 0.8	1,410 SQFT
Type 2:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.22	2,500 SQFT
Type 3:	Special Landscape Area Hot Tub	190 SQFT

IRRIGATION NOTES

(Required Measures)

Planting

1. Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
2. Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification [see wucols: www.ucnr.edu/sites/wucols/].

Irrigation

1. Precipitation rates must be uniform across each zone.
2. Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
3. Overhead spray is not allowed in areas less than ten feet across in any dimension.
4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

1. Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

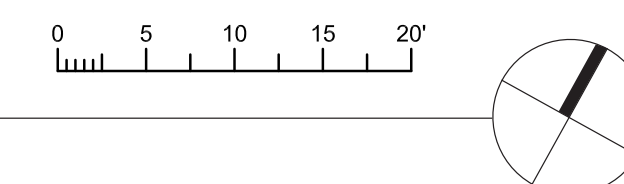
Mulch

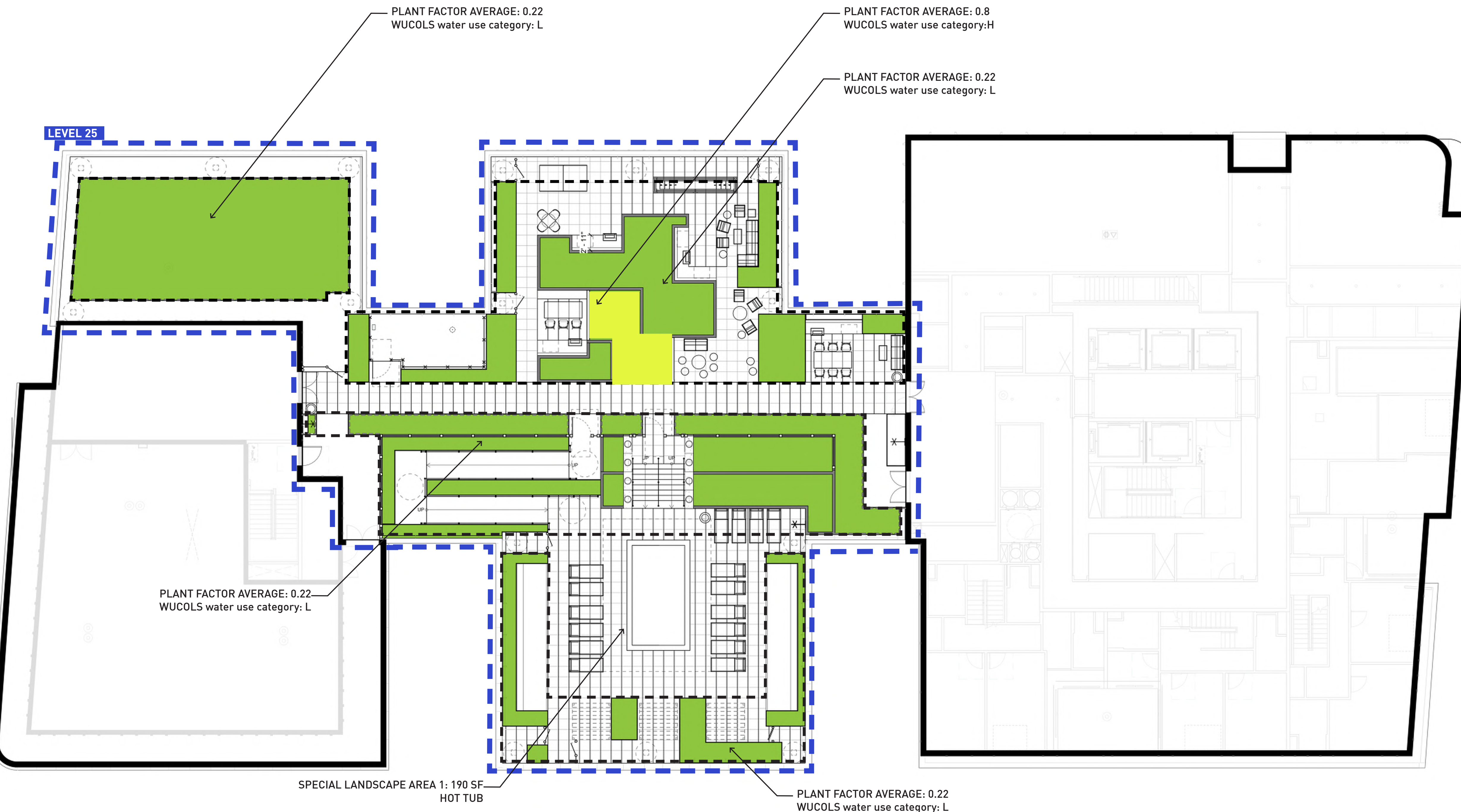
1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

Soil

1. Amend the landscaping drawing to specify compost application to achieve a minimum 6% organic matter in soil composition based on MWEL0 specified soil analysis result for site soil.

1 LEVEL 25 & 26 IRRIGATION DIAGRAM
SCALE: 1"=10'-0"



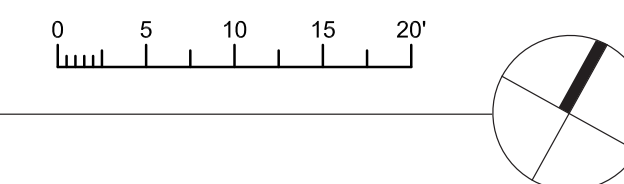


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- Compost**
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- Mulch**
1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.
- Soil**
1. Amend the landscaping drawing to specify compost application to achieve a minimum 6% organic matter in soil composition based on MWEL0 specified soil analysis result for site soil.

1 LEVEL 25 & 26 HYDROZONES DIAGRAM
SCALE: 1"=10'-0"



LEVEL 25 PLANT LIST (89% Native)



Arctostaphylos densiflora
'Howard McMinn'
Howard McMinn Manzanita



Arctostaphylos edmundsii 'Big Sur'
Dwarf Coastal Manzanita



Juniperus californica
California juniper



Lawn



Eriogonum parviflorum
Cliff Buckwheat



Eriophyllum staechadifolium
Seaside Woolly Sunflower



Baccharis 'Pigeon Point'
Dwarf Coyote Brush



Achillea Millefolium
Common Yarrow



Baccharis pilularis
Coyote Brush



Epilobium canum
California Fuschia



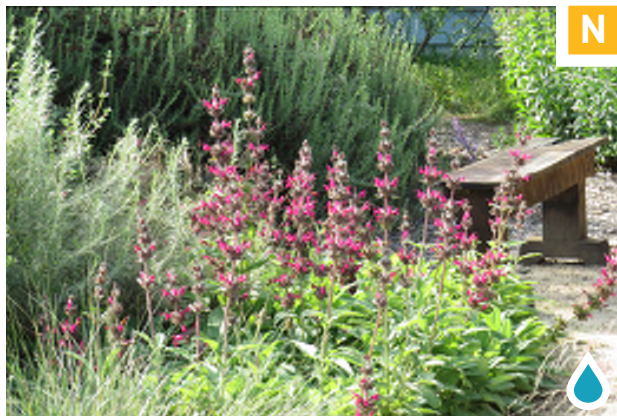
Ceanothus thrysiflorus 'Yankee Point'
Yankee Point Ceanothus



Heuchera maxima
Island Alum Root



Dudleya farinosa
Bluff Lettuce



Salvia spathacea
Hummingbird Sage



Iris douglasiana
Douglas Iris



Zamiaulcas zamiifolia
Zanzibar Gem



Lomdandra longifolia 'Seascape'
Seascape Mat Rush



Carex tumulicola
Berkeley Sedge



Elymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye

LEGENDS

- N** NATIVE PLANT
- LOW AND VERY LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE

LEVEL 25 HARDSCAPE LIST



Pedestal Paver



Pebble Seats



Built-in Grill Station



Built-in Bench



Fire pit



Movable Site Furnishings



Concrete Paving



Aggregate Paving



Hot Tub



Built-in Daybeds

LEVEL 08 HARDSCAPE LIST



Pedestal Paver



Spa

LEGENDS

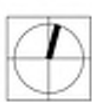
- 1 PEDESTAL PAVERS
- 2 4'H GUARDRAIL
- 3 SPA

GENERAL NOTES:

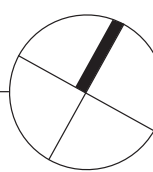
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1 LANDSCAPE SITE PLAN - LEVEL 26
1"=10'-0"
1 LEVEL 08 AMENITY DECK PLAN
SCALE: 1"=10'-0"



0' 5' 10' 15' 20'



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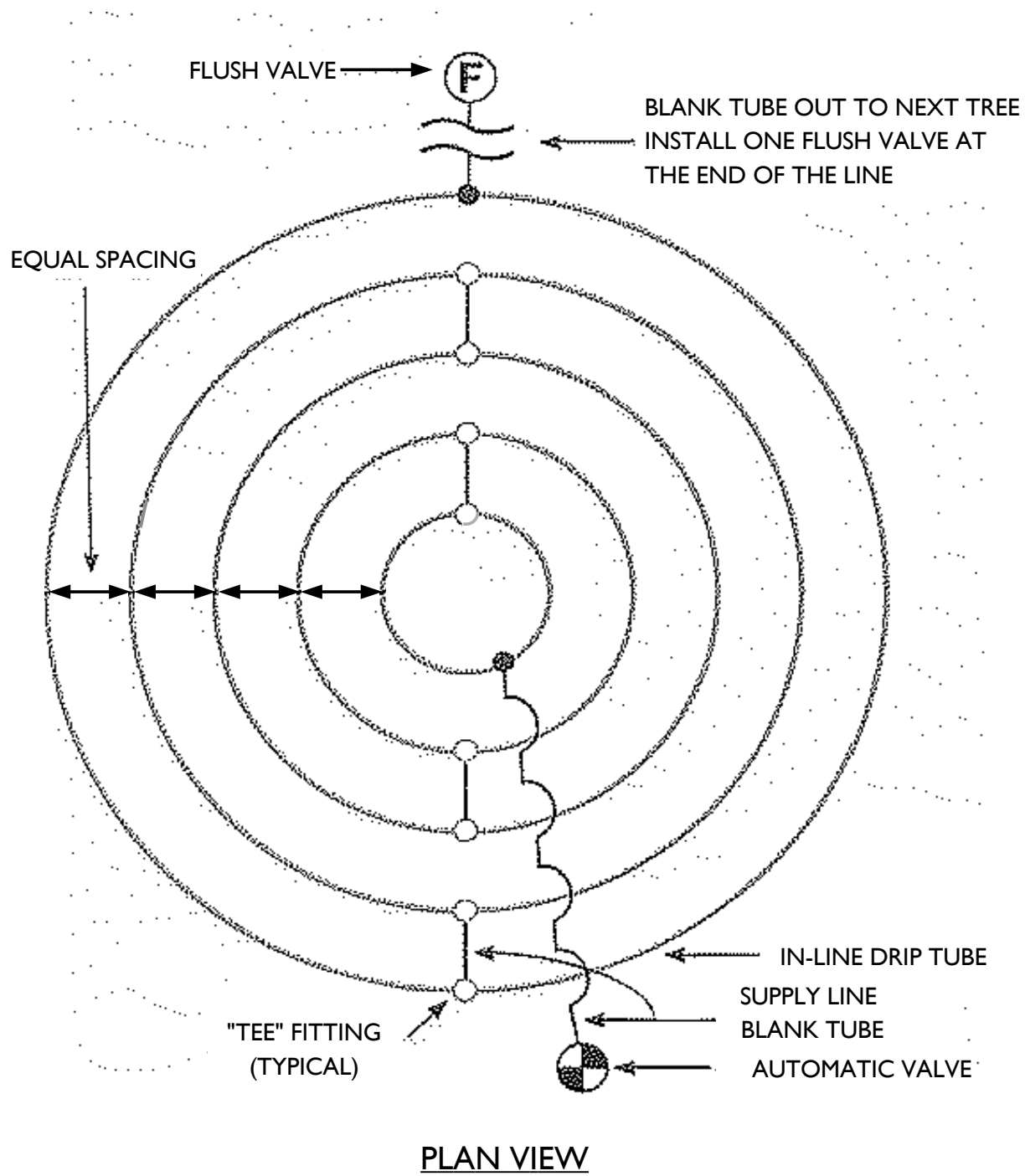
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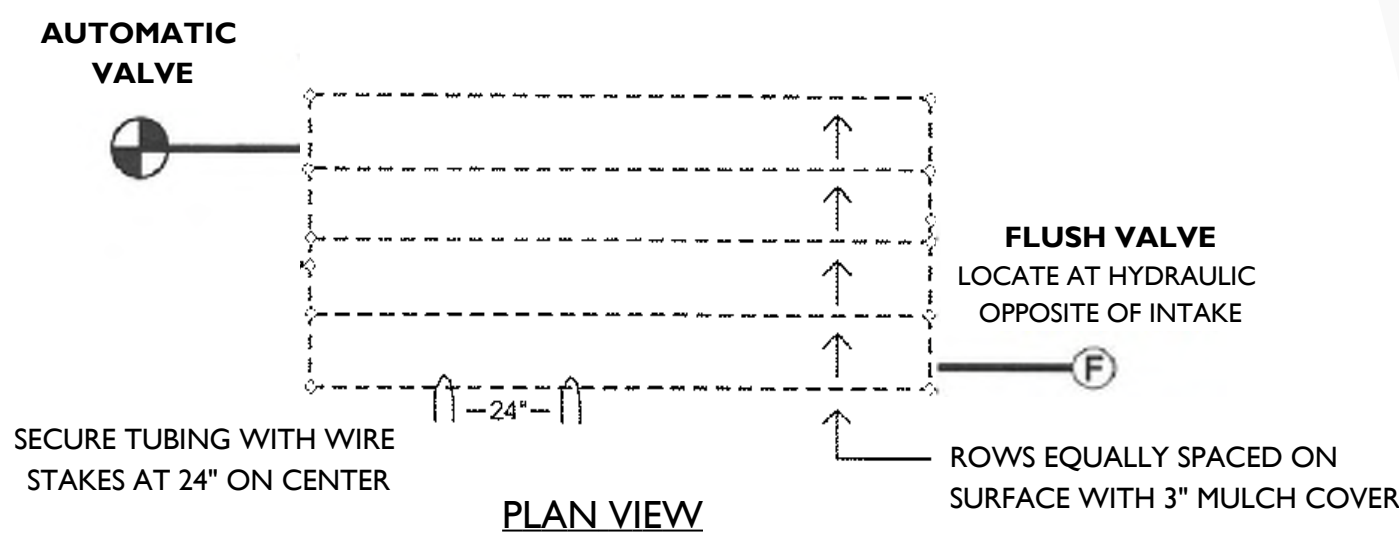
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 12/09/2024
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LEVEL 08 LANDSCAPE PLAN L7

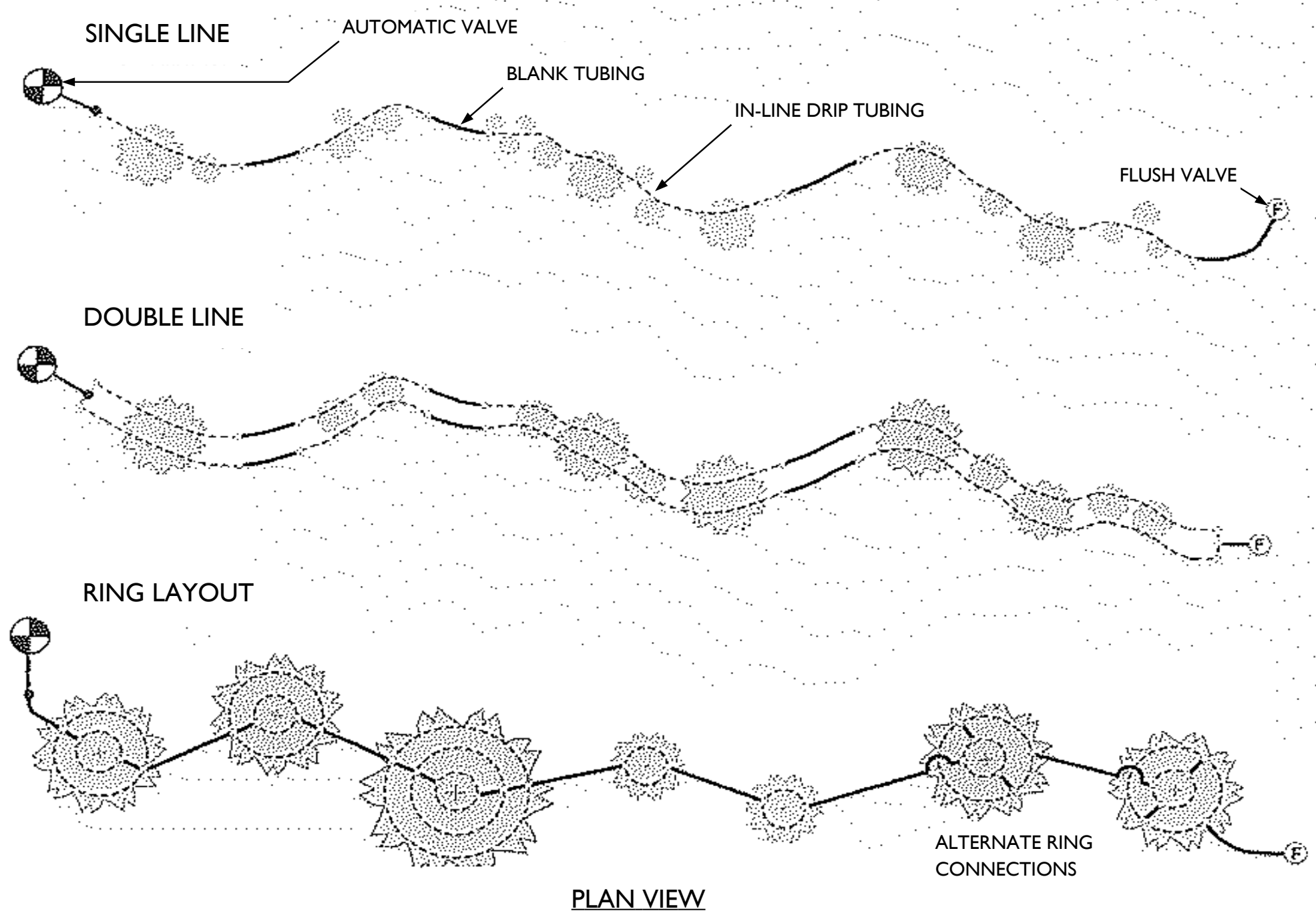
DRIP IRRIGATION DETAILS



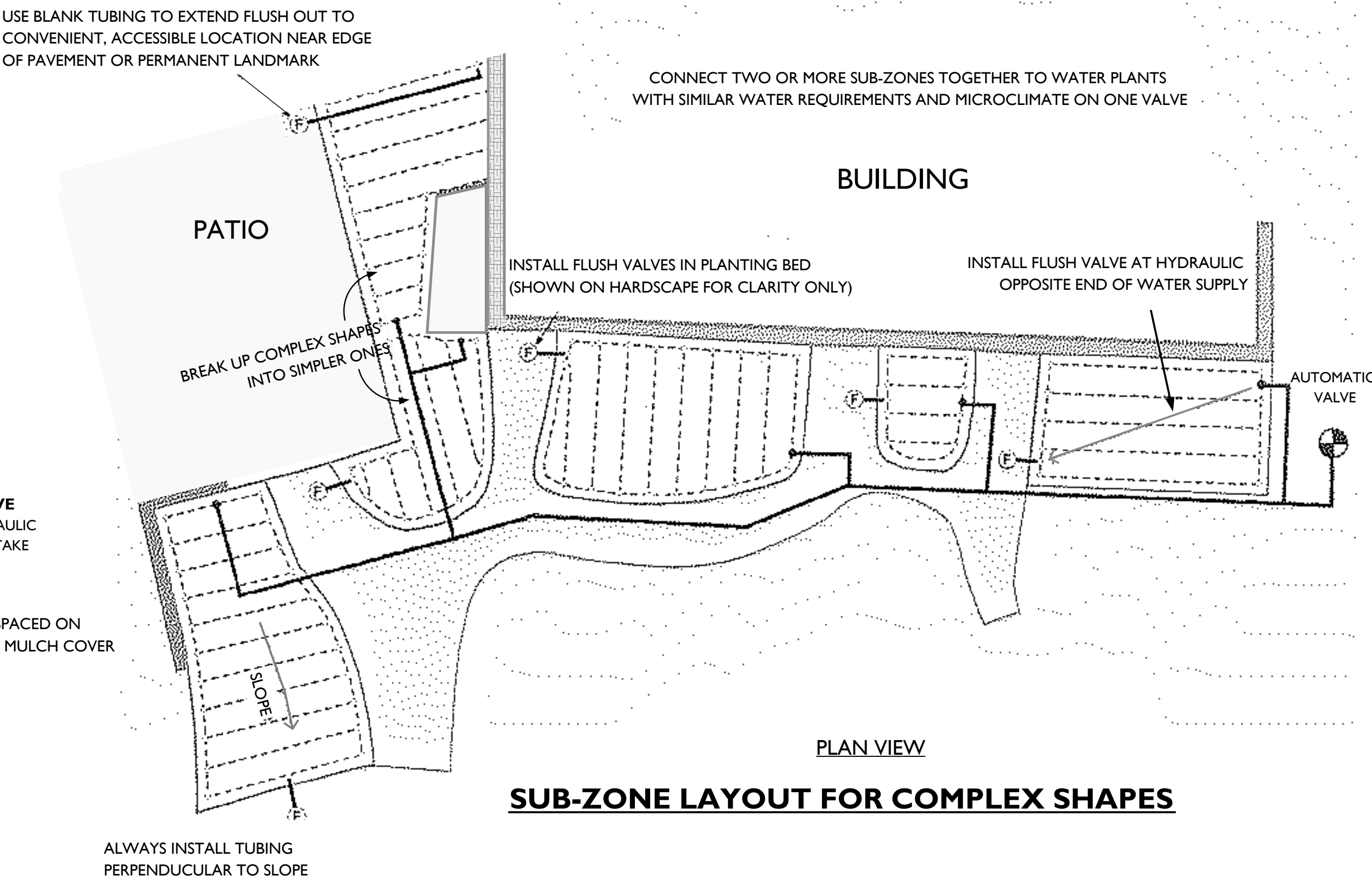
IN-LINE DRIP RING LAYOUT



IN-LINE DRIP TUBING ZONE LAYOUT



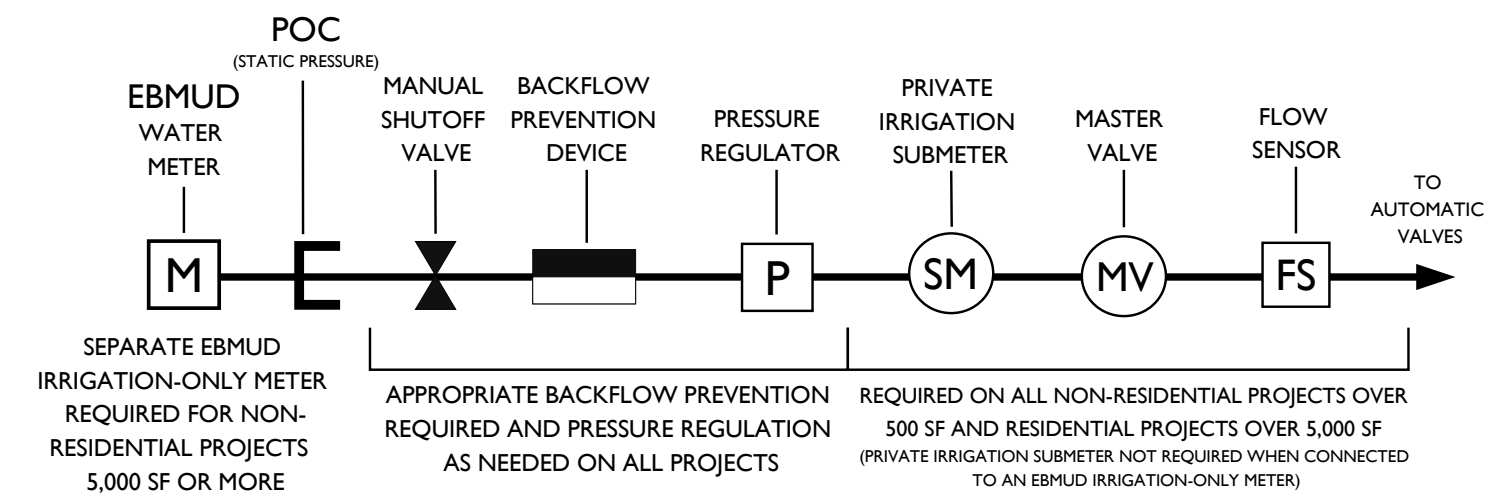
IN-LINE DRIP SNAKE LAYOUTS



SUB-ZONE LAYOUT FOR COMPLEX SHAPES

IRRIGATION LEGEND
(MAKE AND MODEL OF EACH COMPONENT REQUIRED)

SYMBOL	COMPONENT MAKE, MODEL, TYPE, AND DESCRIPTION
	EBMUD INSTALLED METER
	WEATHER-BASED, AUTOMATIC IRRIGATION CONTROLLER
	RAIN (OR SOIL) SENSOR
POC (STATIC PRESSURE)	POINT OF CONNECTION AND STATIC PRESSURE
	MANUAL BALL (OR GATE) VALVE
	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (ANTI-SIPHON VALVES MAY BE SUBSTITUTED IF INSTALLED PROPERLY; DOUBLE CHECK VALVES ARE NOT ALLOWED)
	PRESSURE REGULATOR (IF CONDITIONS REQUIRE)
	AUTOMATIC VALVE
	VALVE/ZONE NUMBER FLOW RATE IN GALLONS PER MINUTE ZONE AREA IN SQUARE FEET VALVE SIZE
	MAIN LINE DIAMETER AND TYPE
	LATERAL LINE DIAMETER AND TYPE
	SLEEVE DIAMETER AND TYPE
	SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING (MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES)
	SUB-SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING (MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES)
	SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 18" EMITTER SPACING, 18" ROW SPACING (MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES)
	FLUSH VALVE AND POP-UP DRIP ZONE INDICATOR
	AIR VACUUM RELIEVE VALVE (IF CONDITIONS REQUIRE)
	WATER FEATURE VALVE TYPE (I.E. FLOAT VALVE) AND FLOW RATE
	HOSE BIB



TYPICAL IRRIGATION POINT OF CONNECTION

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	12/09/2024
Project Name:	HUB at Berkeley
Project Contact:	
Project Contact Email:	

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Non-residential	5.8	0.45	190	4,100	7,010

MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	5.8	1,468	190	5,963

ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

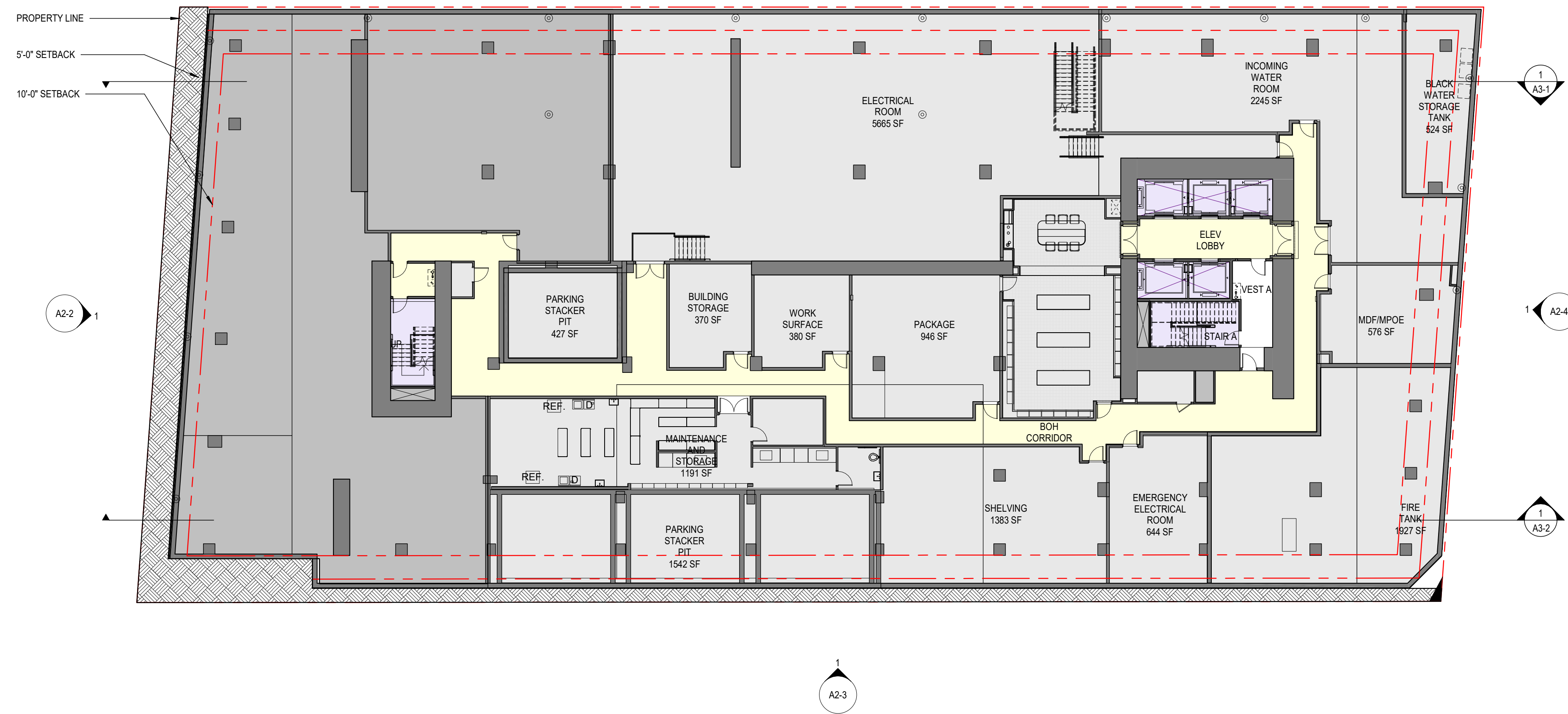
Difference between MAWA and ETWU 1,048

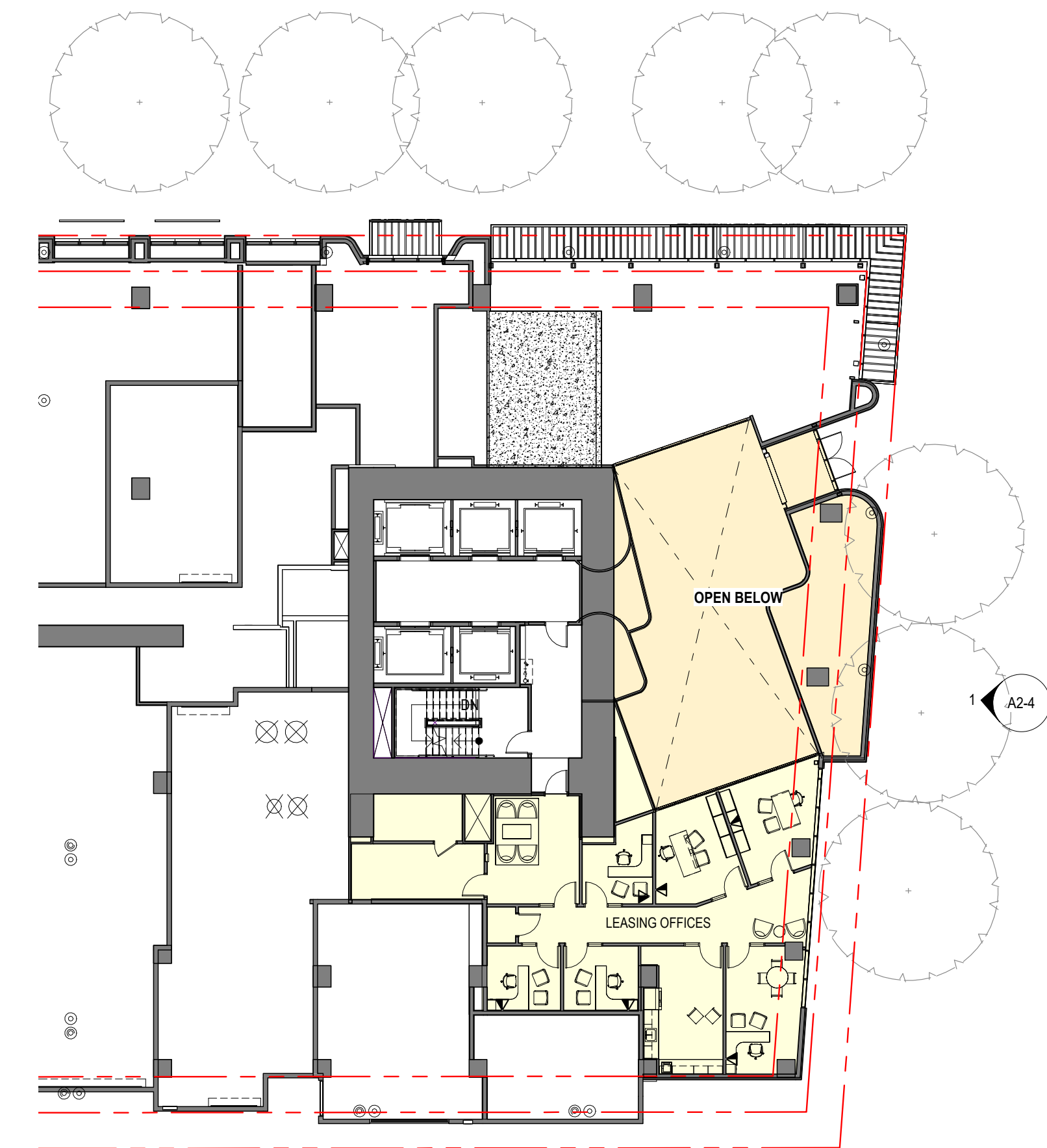
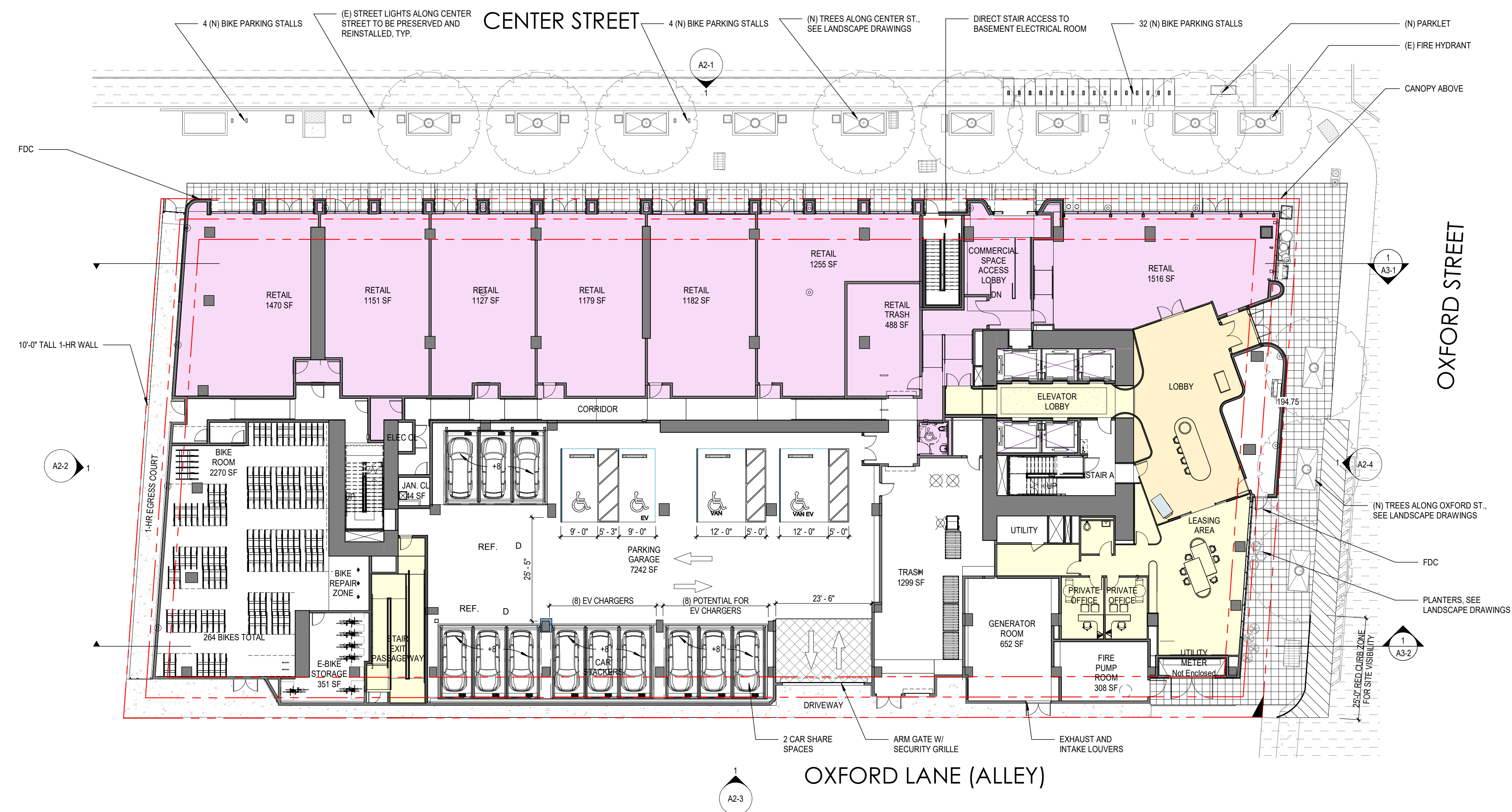
Project meets water budget.

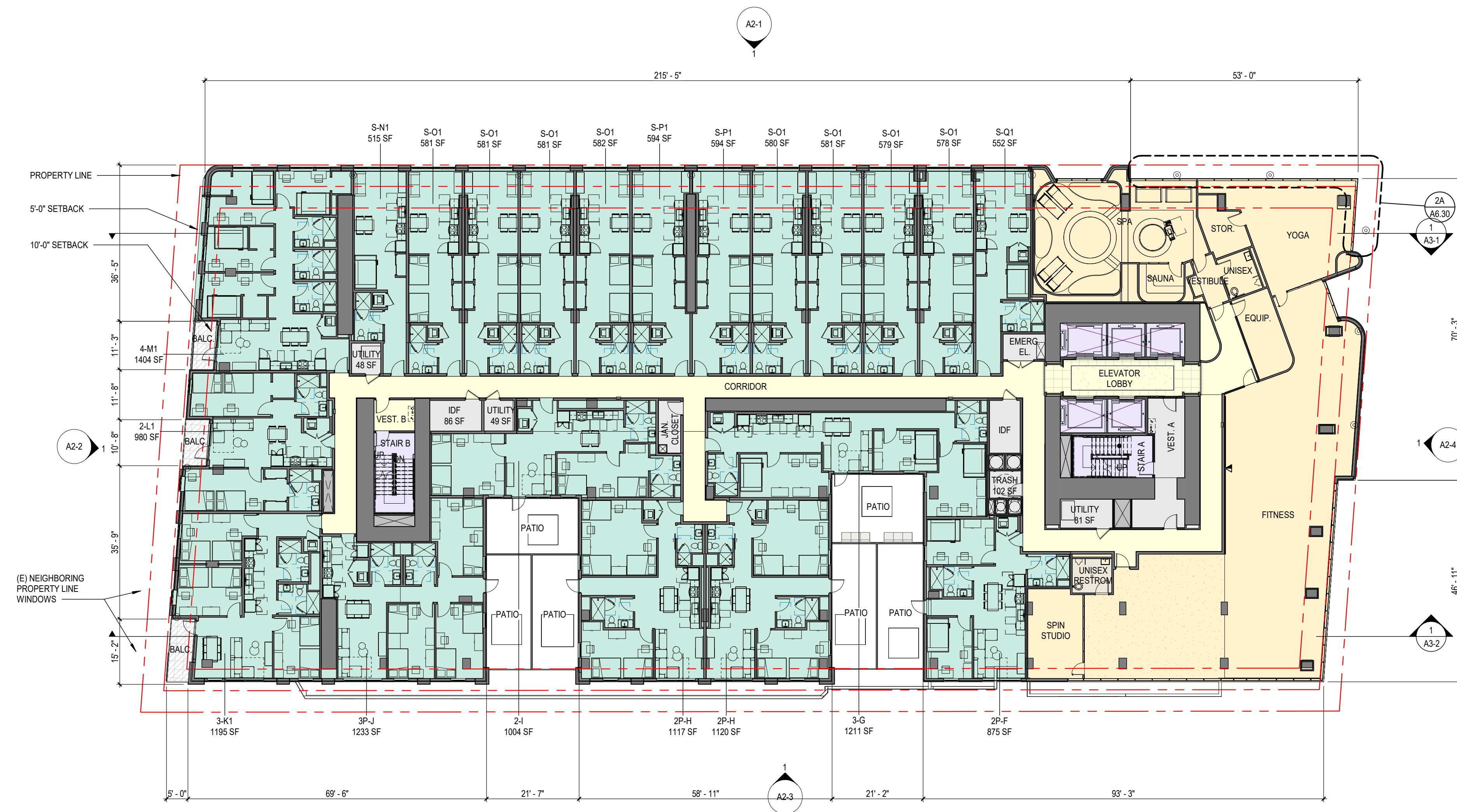
ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	L25: Roof	Drip	2,500	0.27	0.81	824
	2	L25: Lawn	Spray	200	0.80	0.75	213
	3	5: Green Roof	Spray	1,210	0.27	0.75	431
	4						-
	5						-
	6						-
	Landscape area (not including SLA)			3,910			1,468

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	190	1.0	190
	Total SLA	190		0

Total Landscape Area (including SLA) from ETWU Calculation	4,100
--	-------



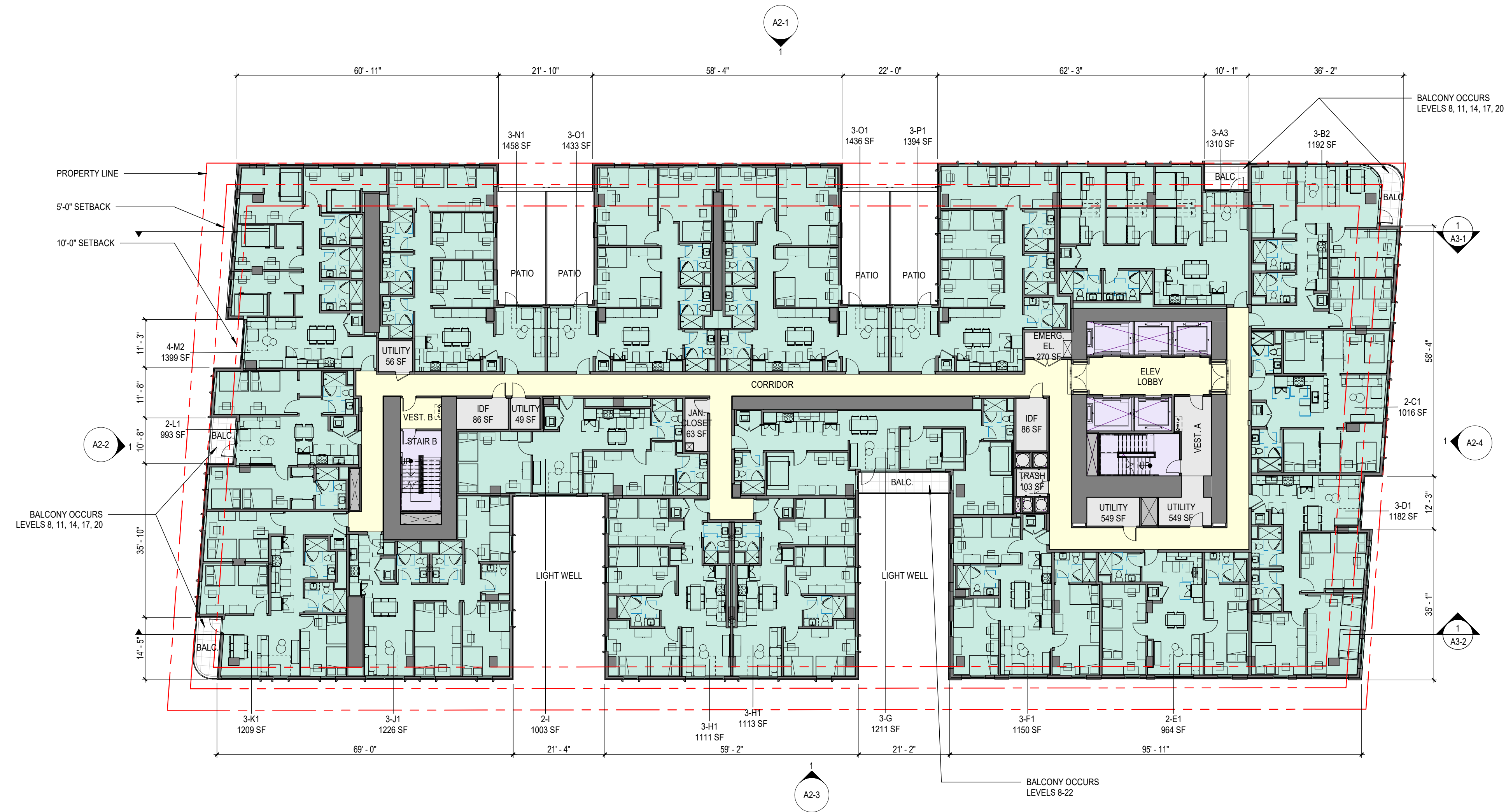


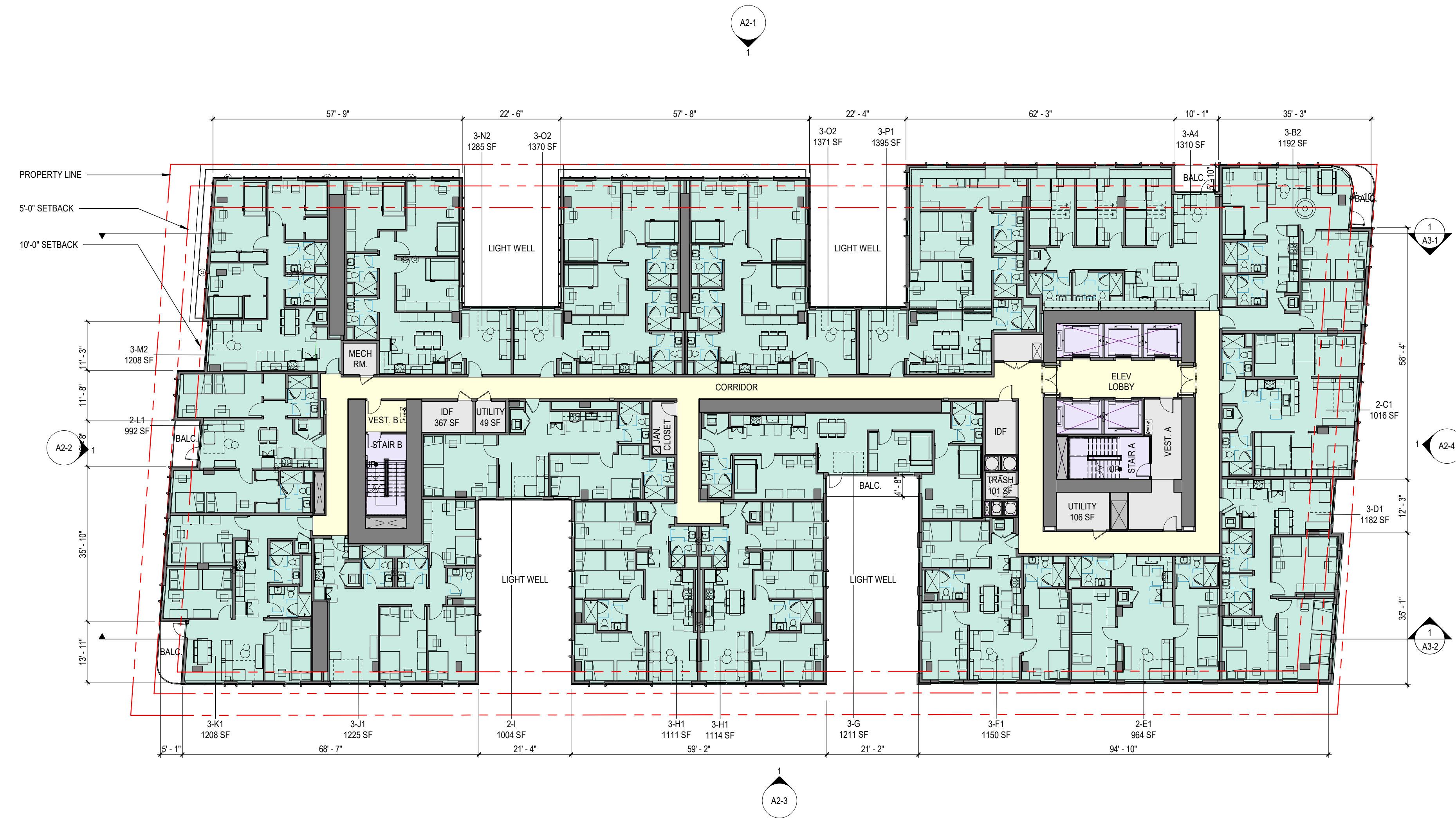




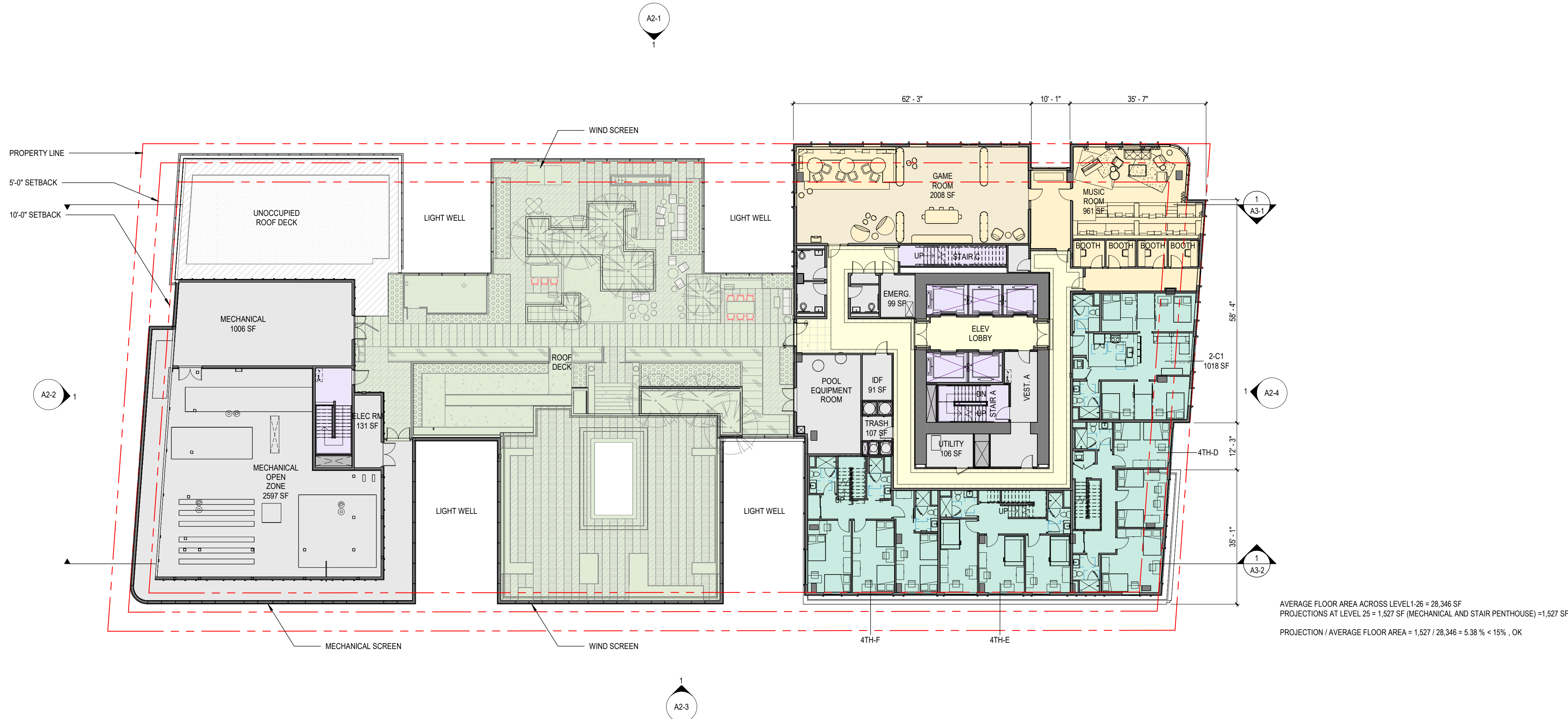




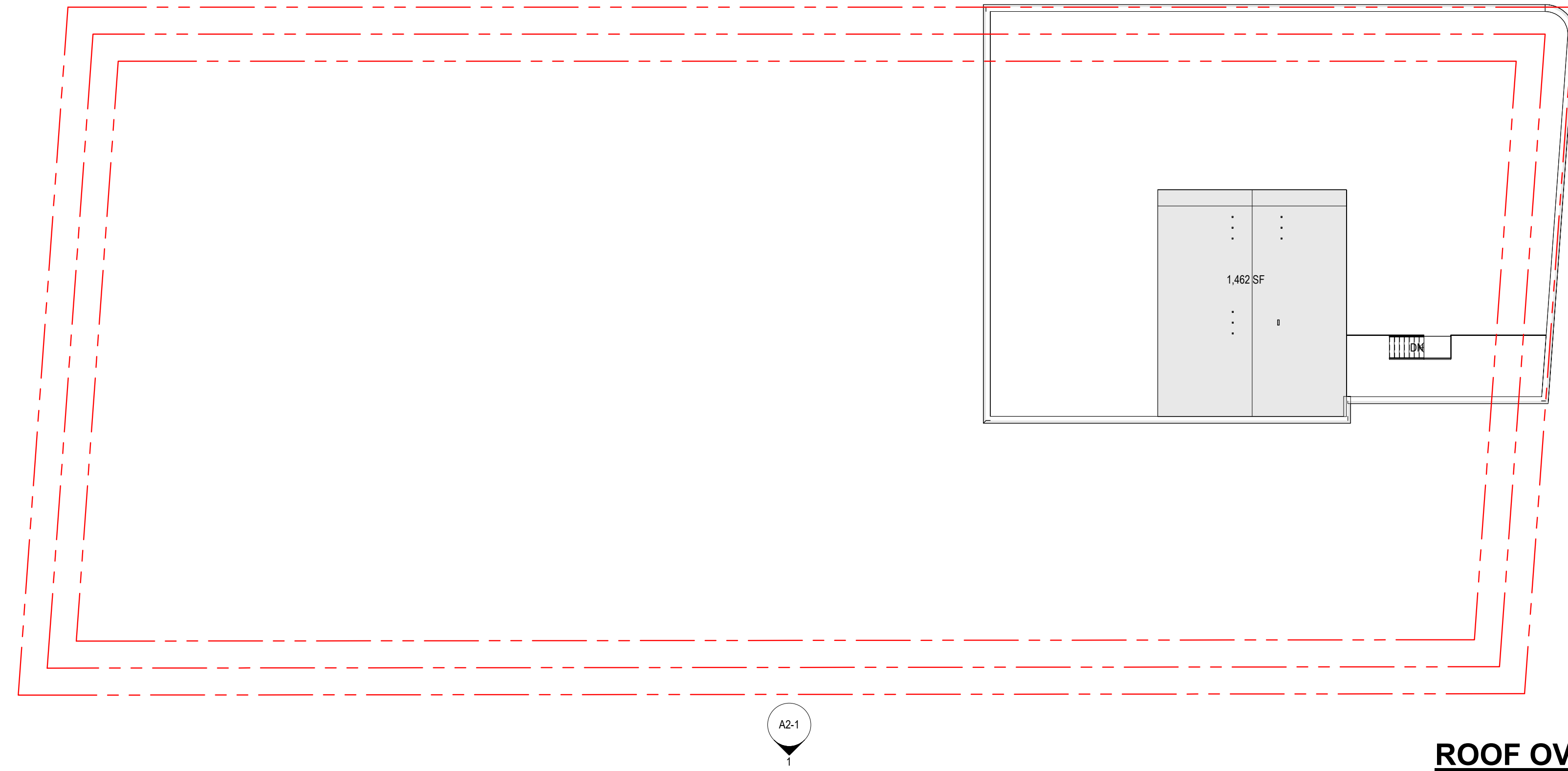




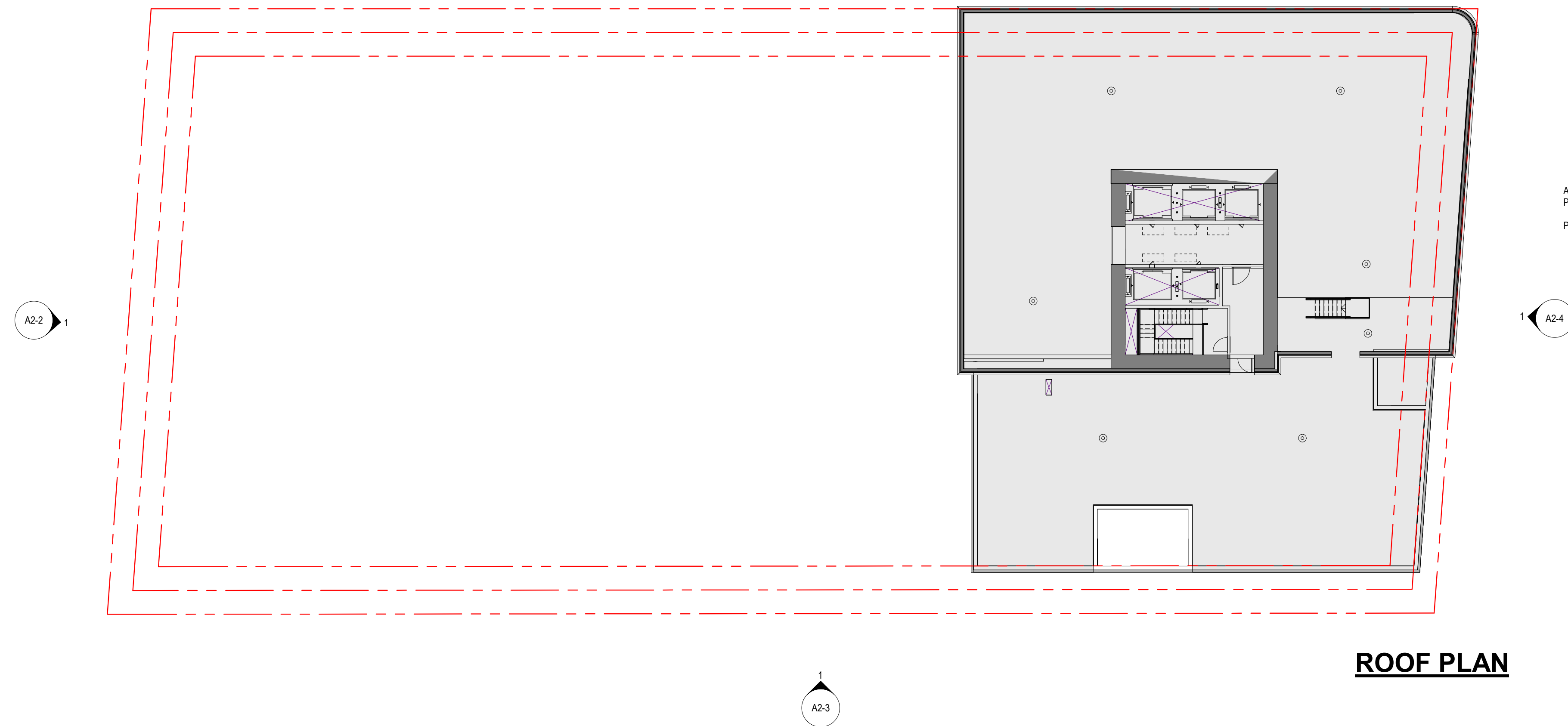






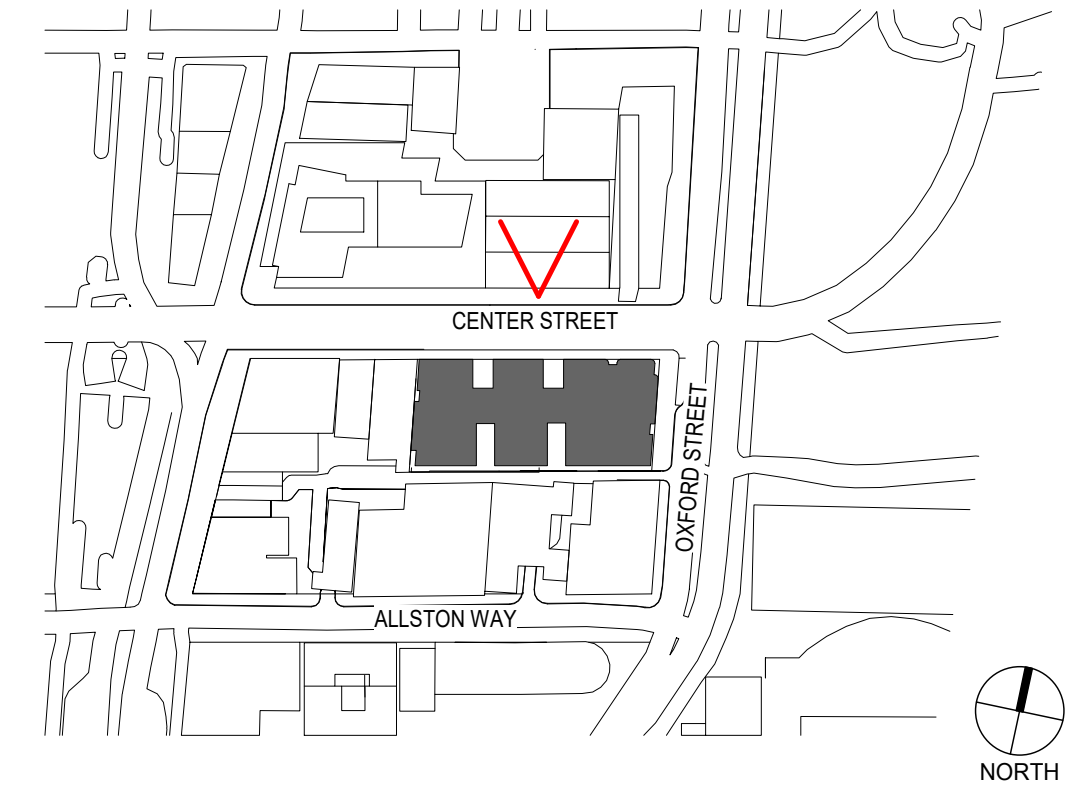
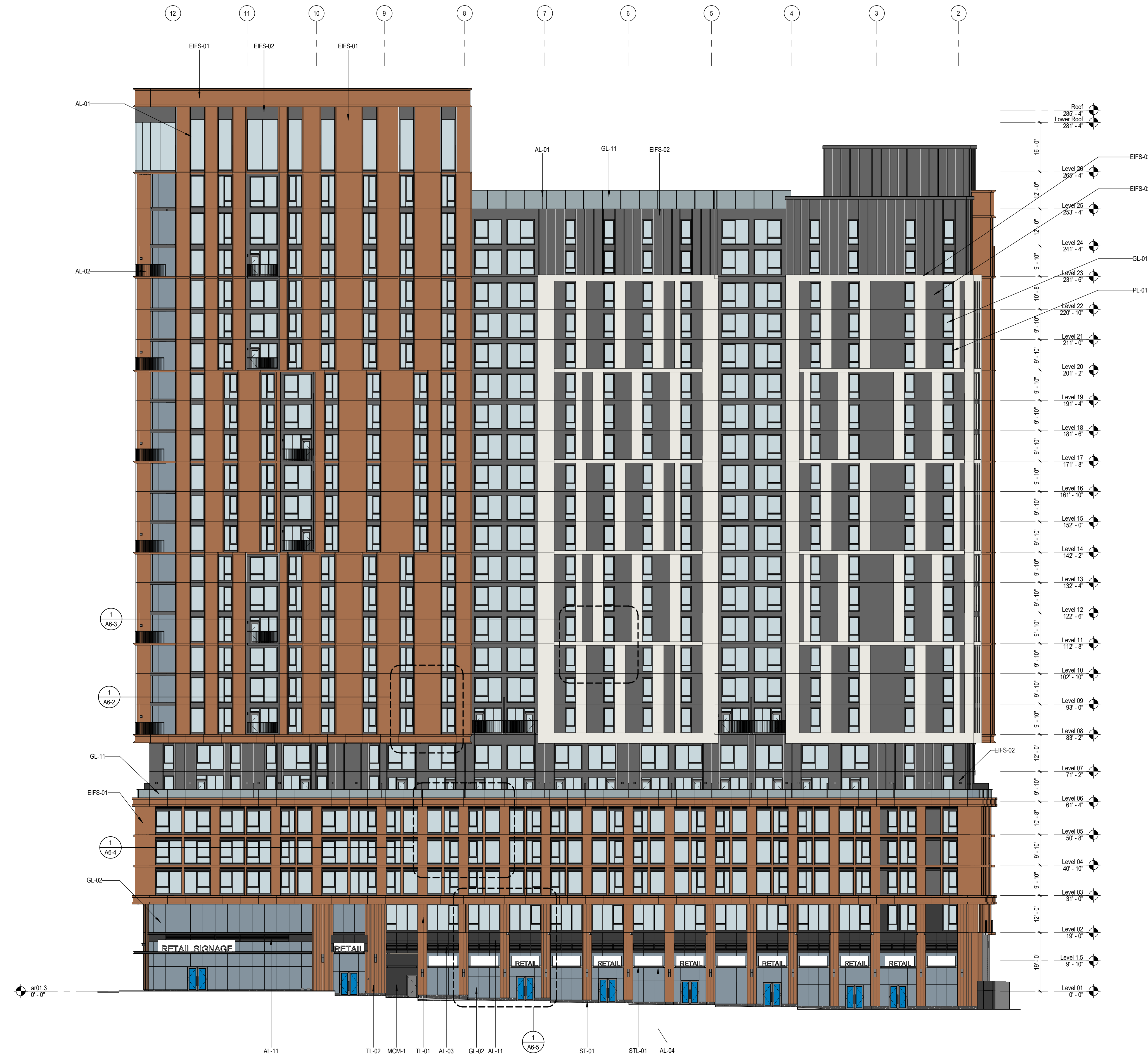


ROOF OVERRUN PLAN



ROOF PLAN

AVERAGE FLOOR AREA ACROSS LEVEL 1-26 = 28,346 SF
PROJECTIONS AT ROOF LEVEL = 1,462 SF (ELEVATOR PENTHOUSE) = 1,462 SF
PROJECTION / AVERAGE FLOOR AREA = 1,462 / 28,346 = 5.16% < 15% , OK



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

ELEVATION - NORTH

SCALE: 1/16" = 1'-0"

CORE

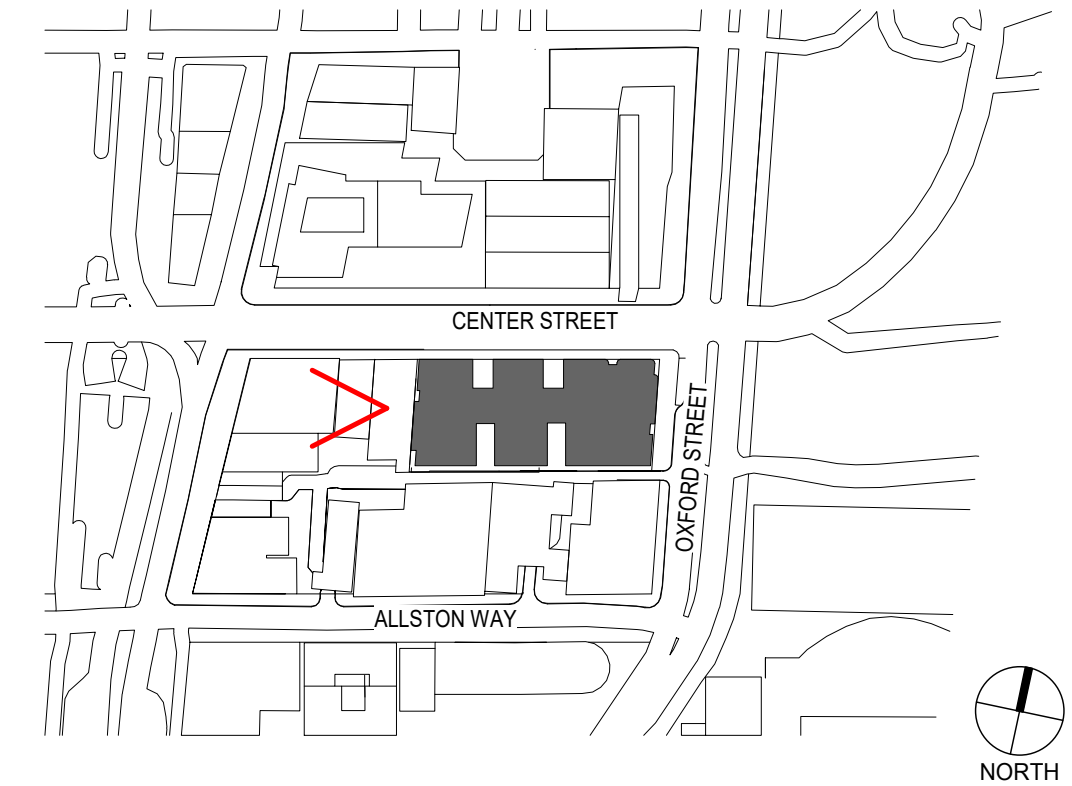
DLR Group

site landscape architecture urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

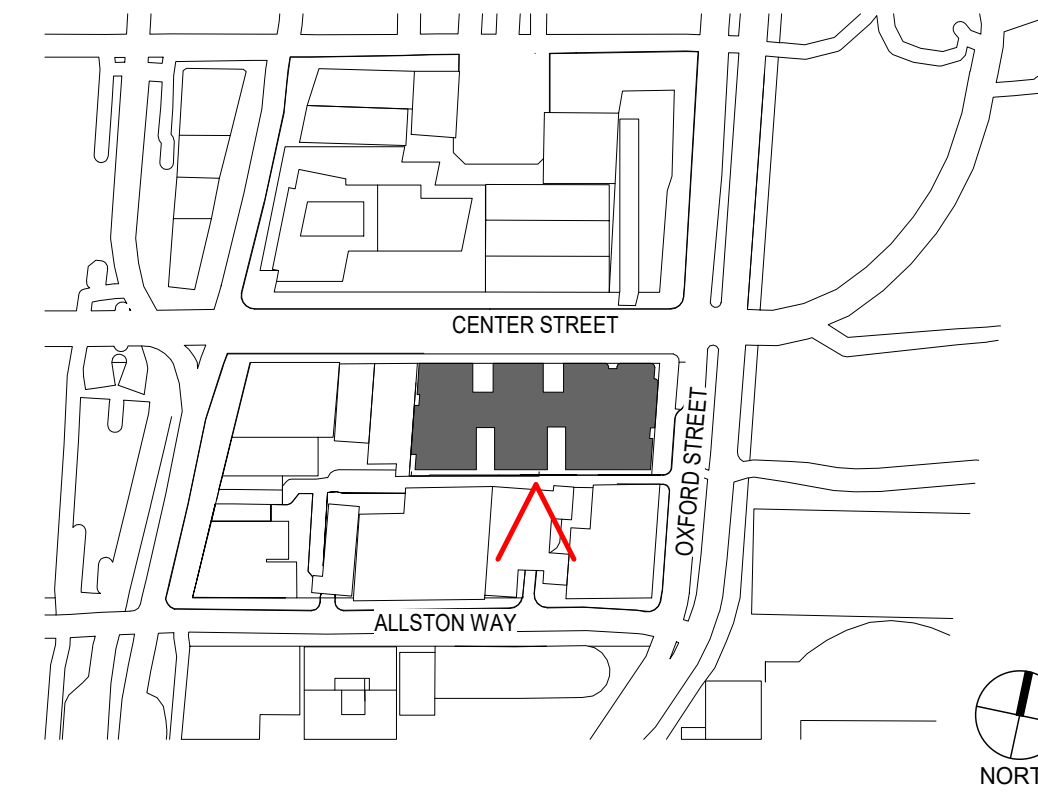
NORTH ELEVATION A2-1



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

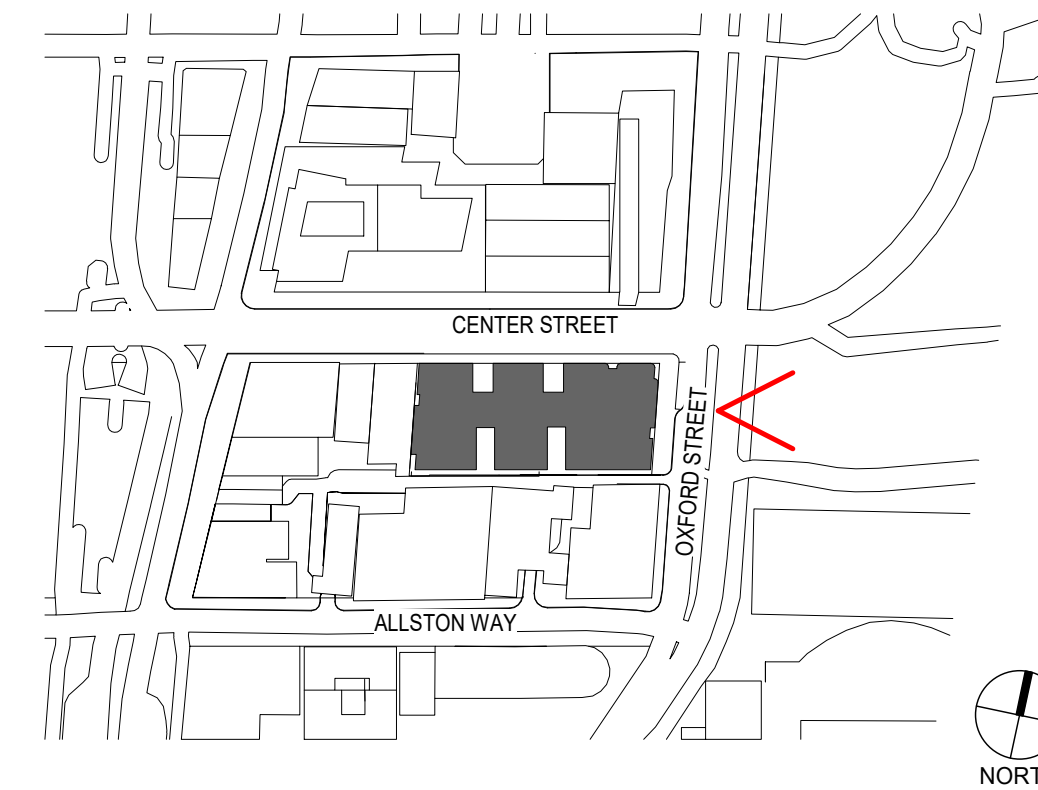
ELEVATION - WEST

SCALE: 1/16" = 1'-0"



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

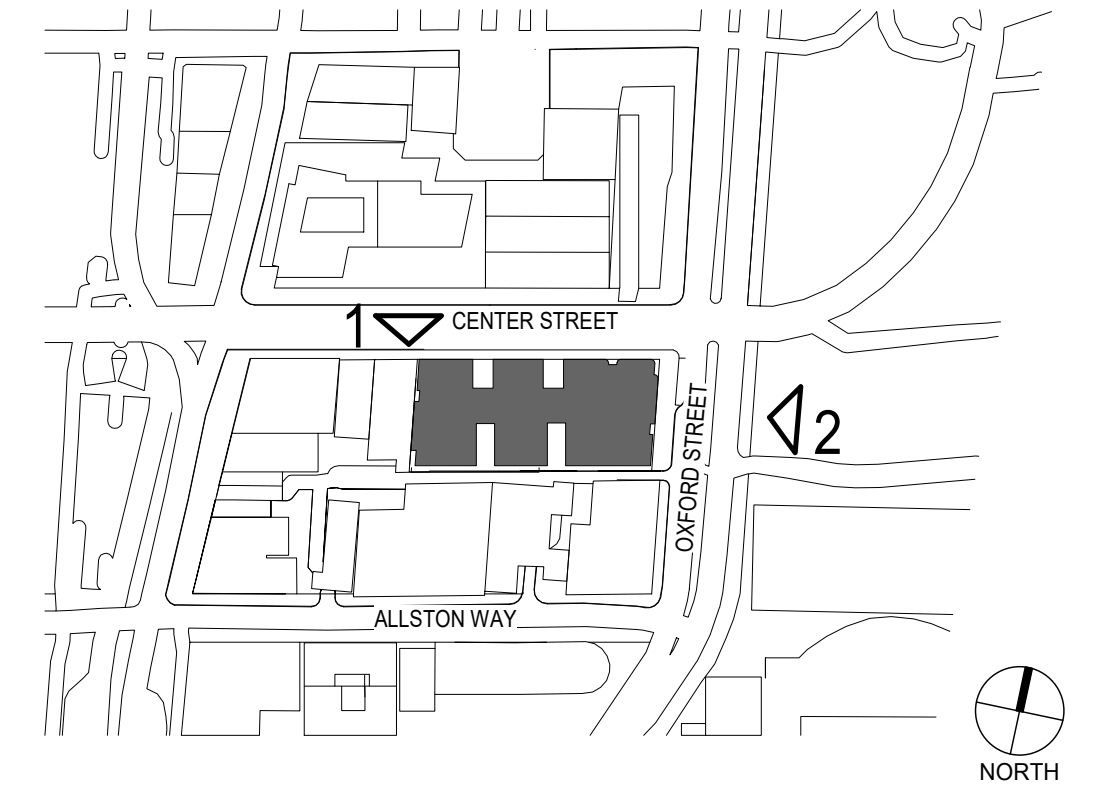
ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1\" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

ELEVATION - EAST

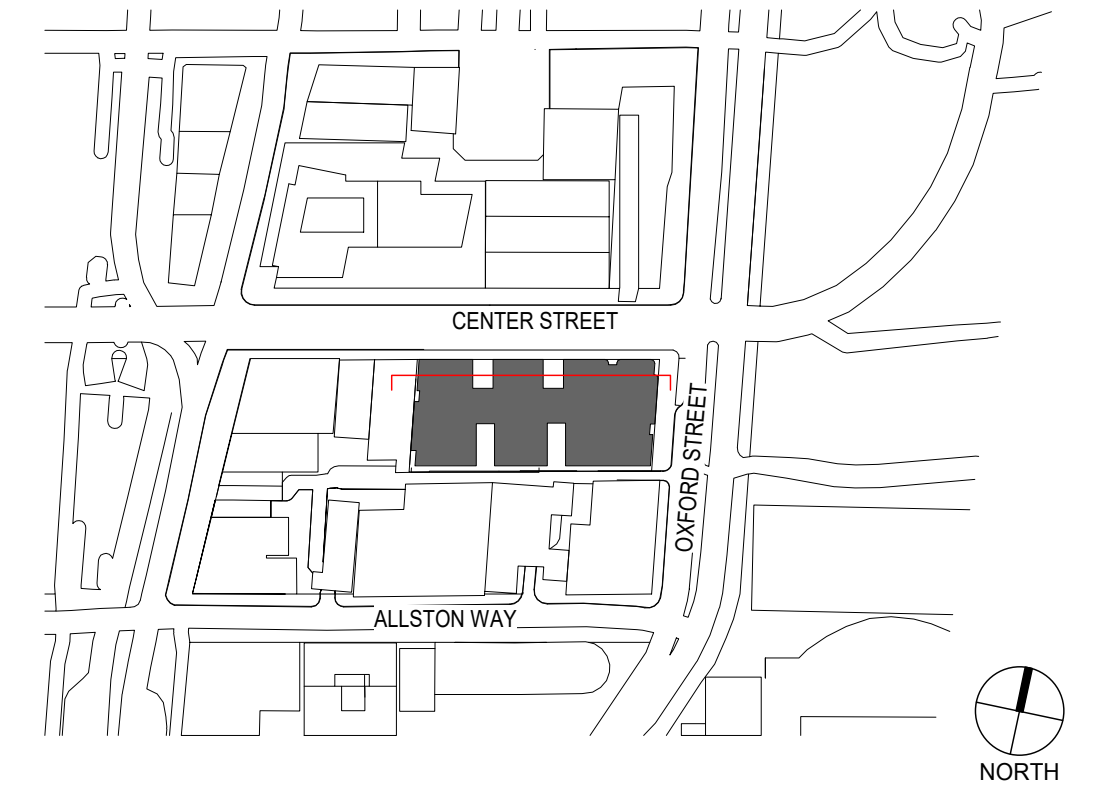
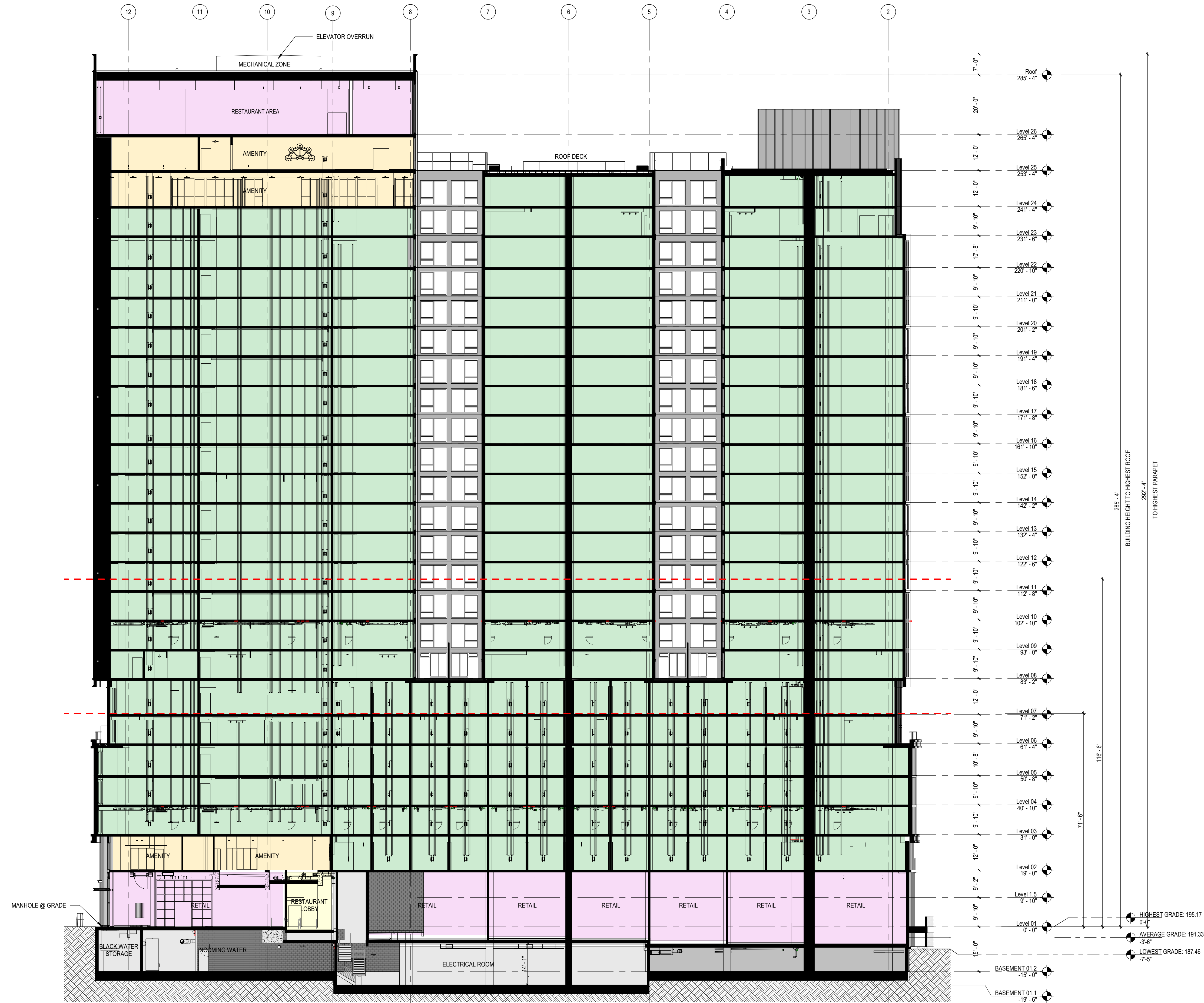
SCALE: 1/16\" = 1'-0"



1 | CENTER ST (PROPOSED)



2 | OXFORD ST (PROPOSED)



CORE

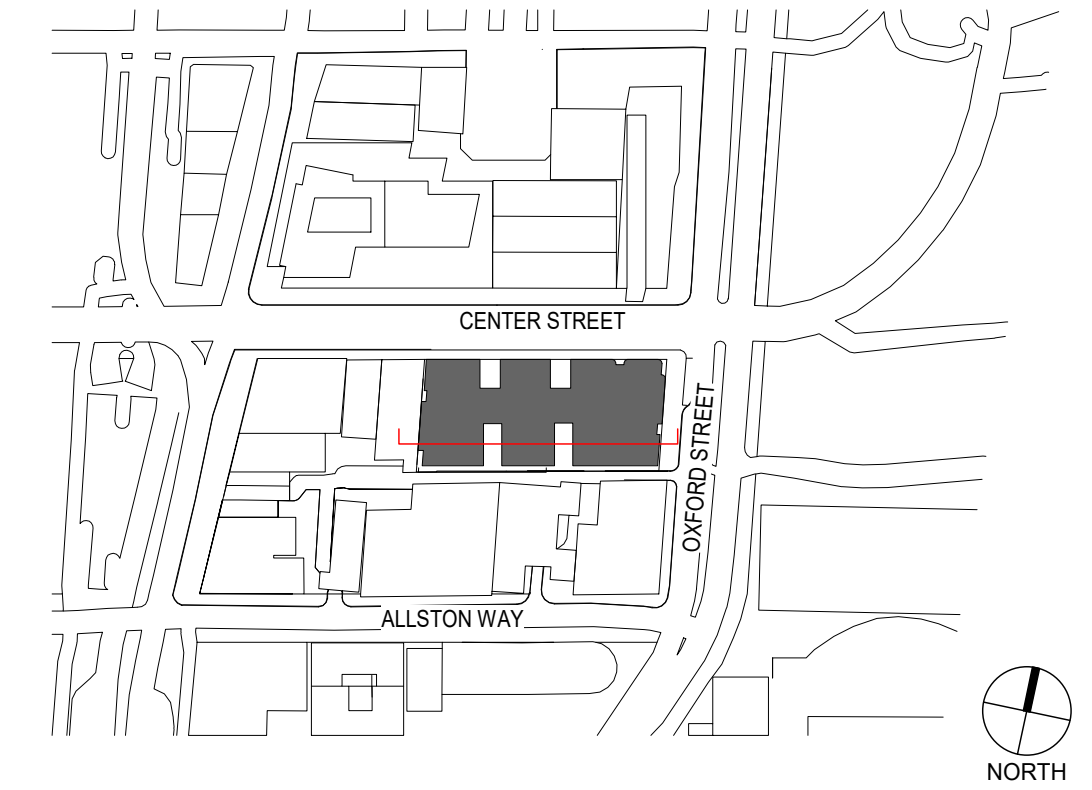
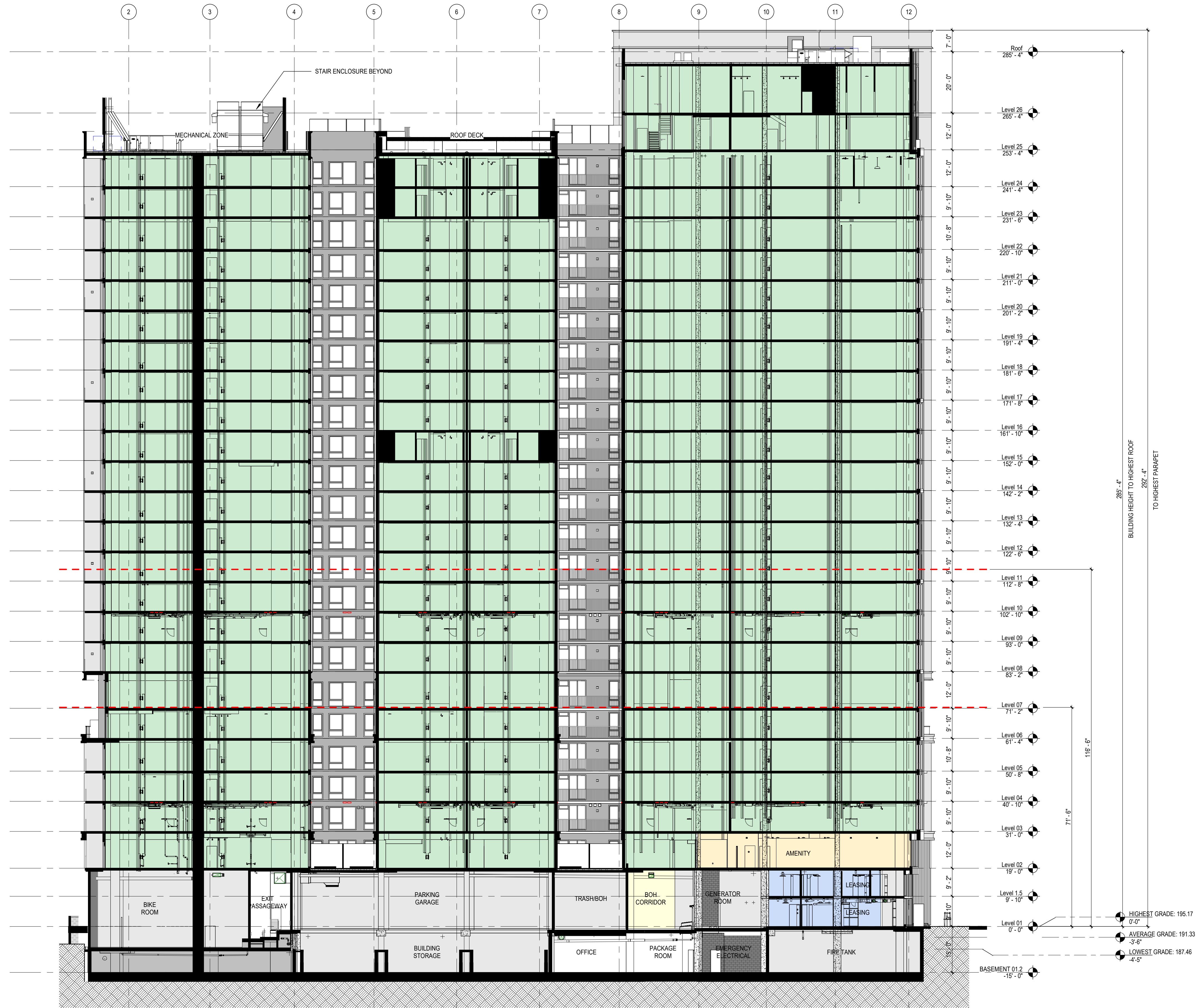
DLR Group

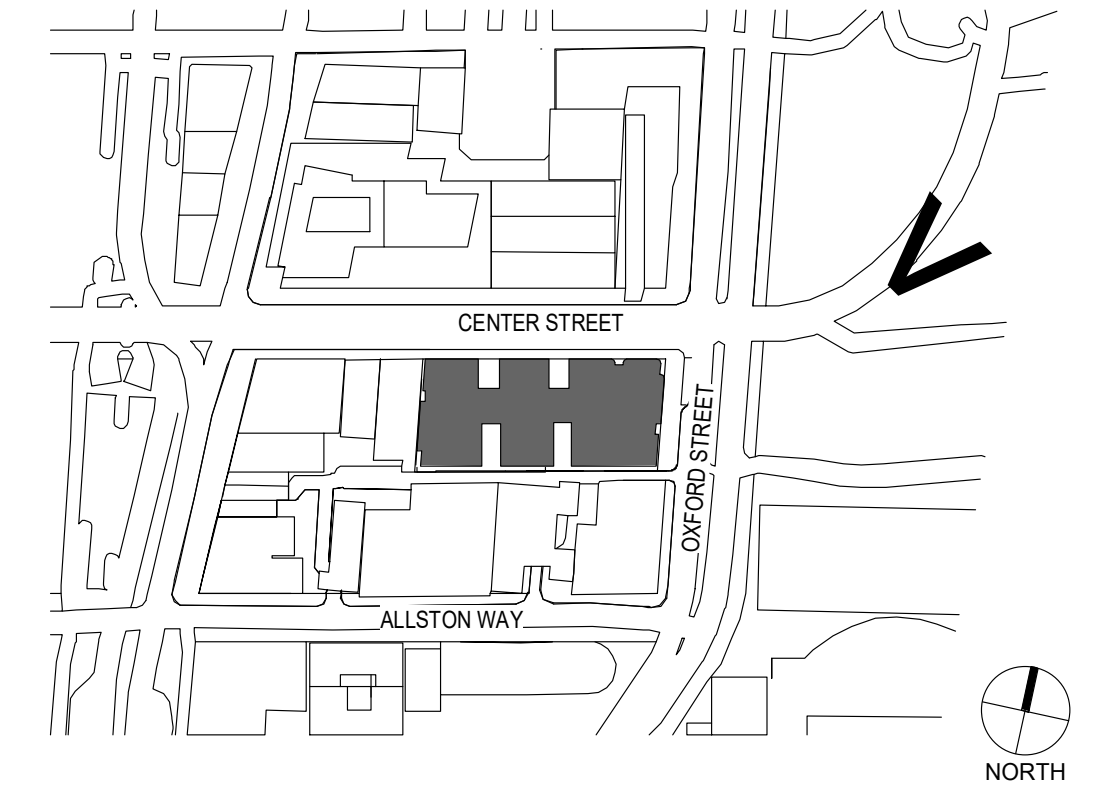
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Kimley»Horn

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SUBMITTAL DATE: 11/22/202

EAST-WEST SECTION A3-1





VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER

CORE

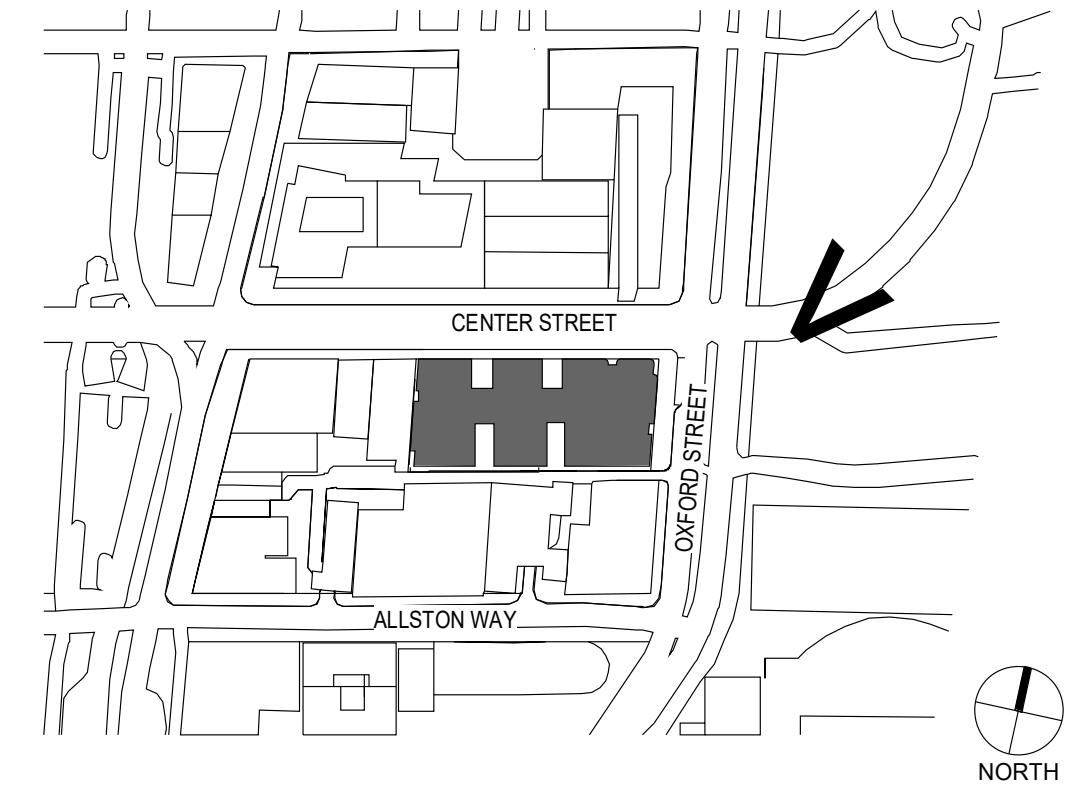
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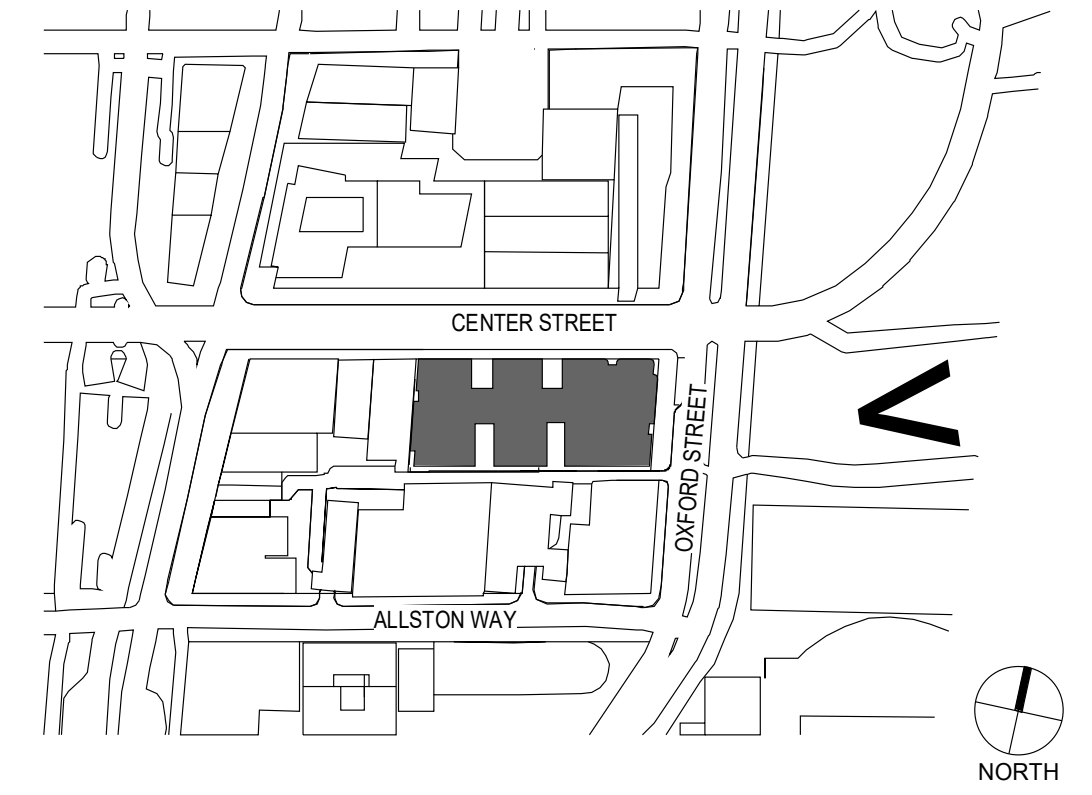
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RENDERINGS A4-1



CORNER VIEW FROM OXFORD ST & CENTER ST



CLOSE-UP OF FACADE ON OXFORD ST.

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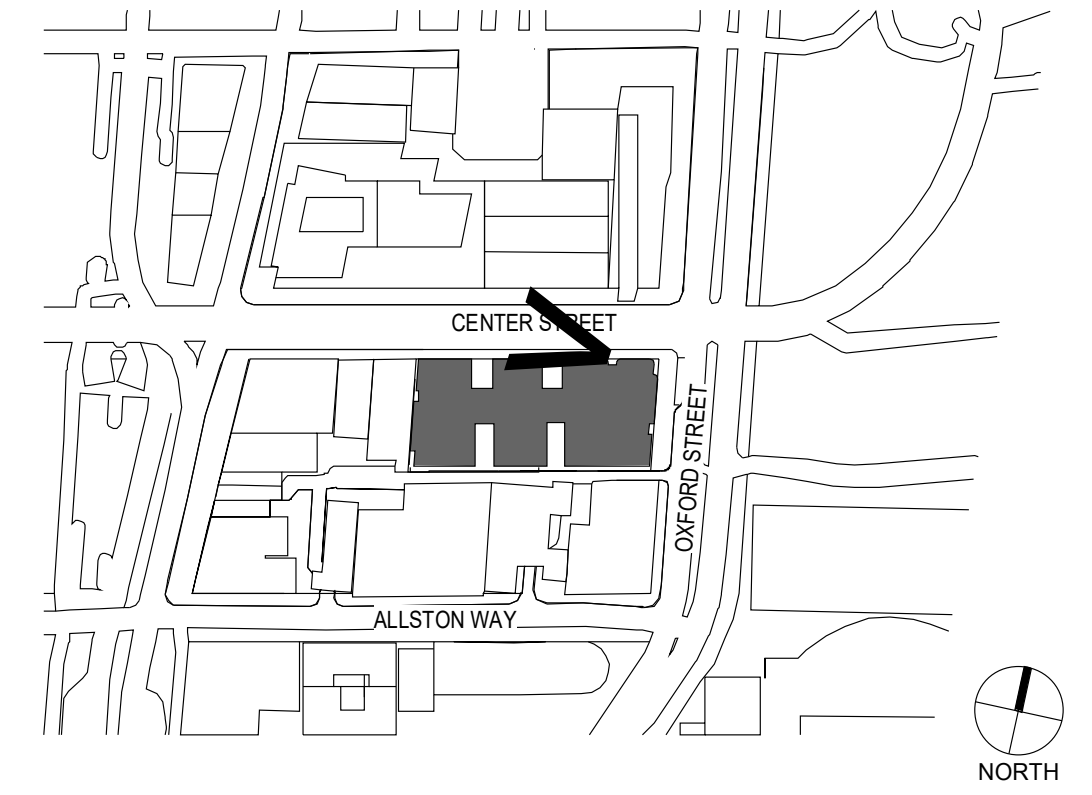
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SUBMITTAL DATE: 11/22/202

RENDERINGS A4-3

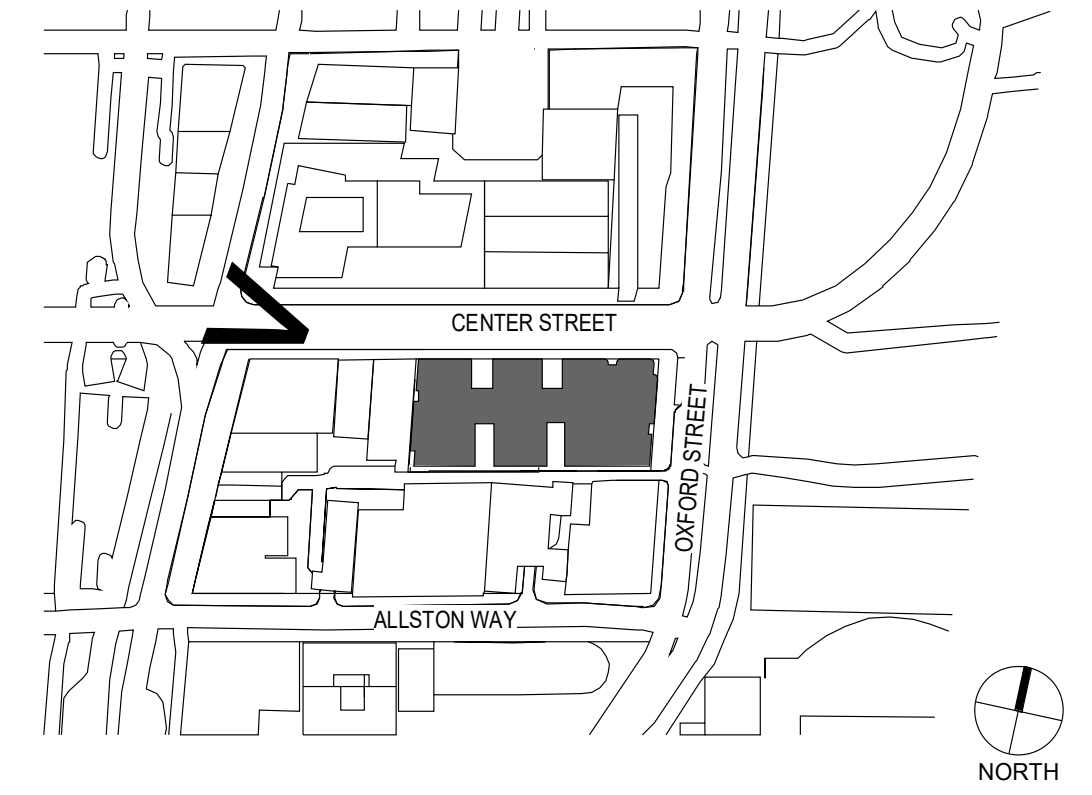
HUB BERKELEY
75-21704-00 06/14/24



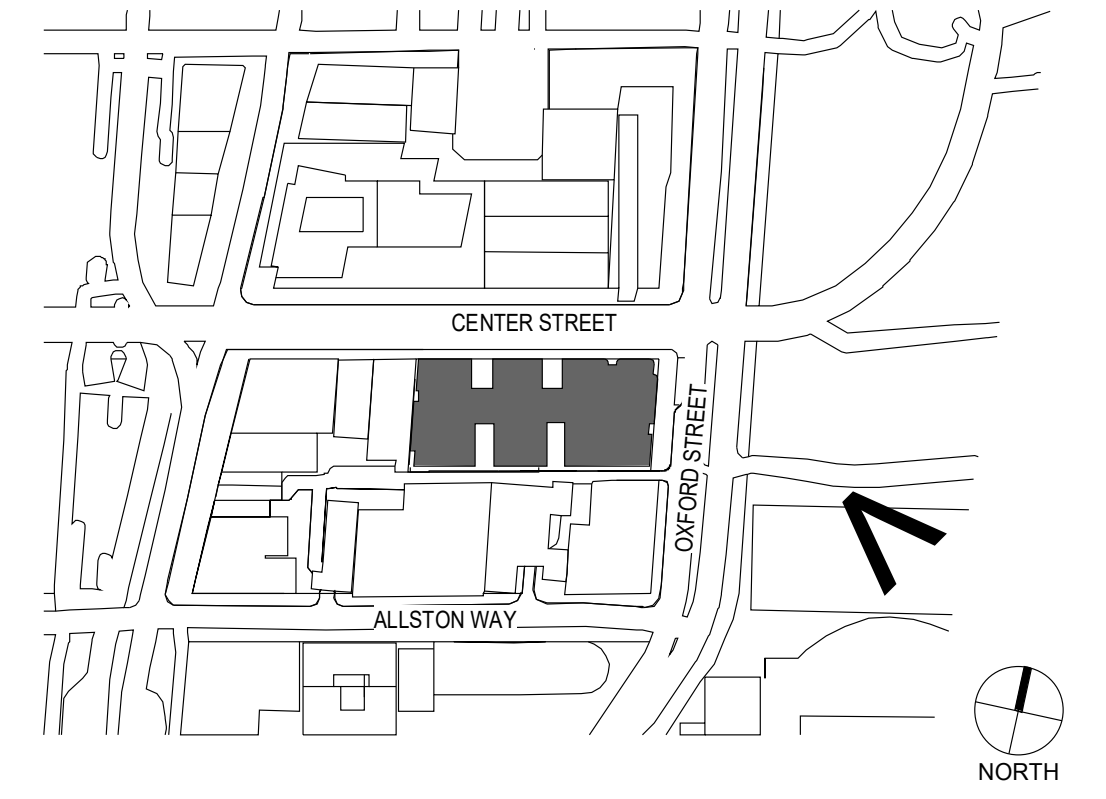
CLOSE-UP OF FACADE ON CENTER ST.



VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE



ELEVATED VIEW LOOKING AT THE WEST FACADE



ELEVATED VIEW LOOKING AT THE EAST FACADE

CORE

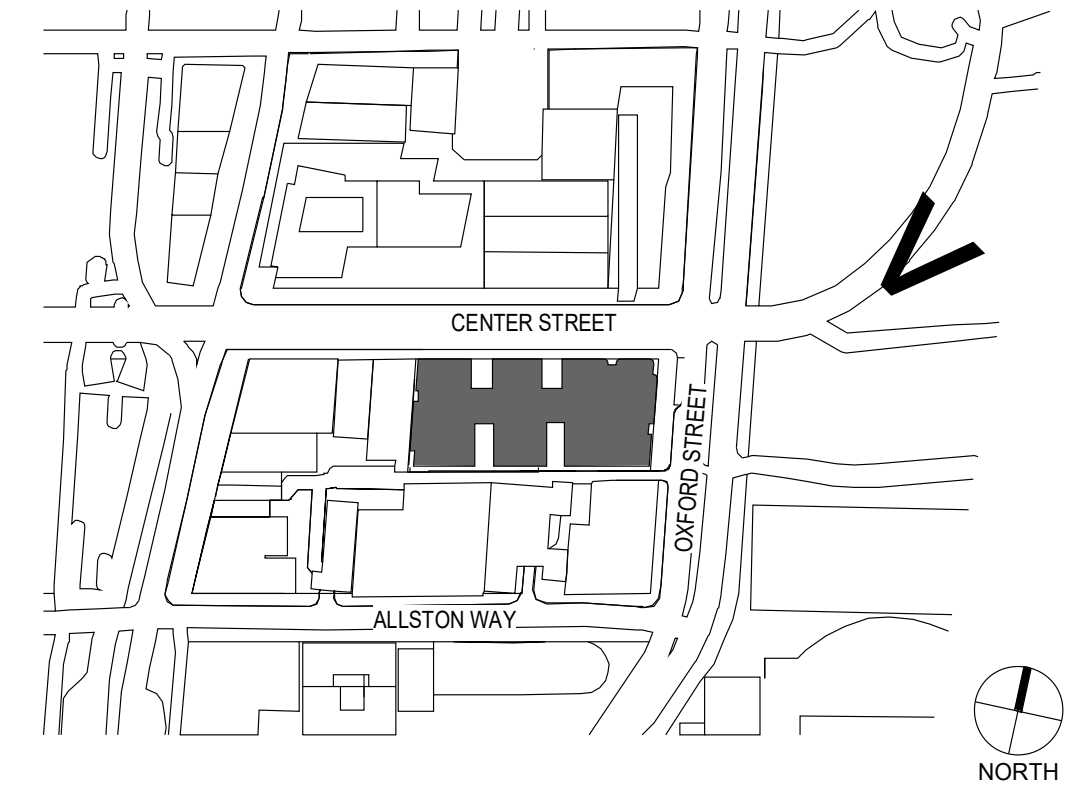
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SUBMITTAL DATE: 11/22/202

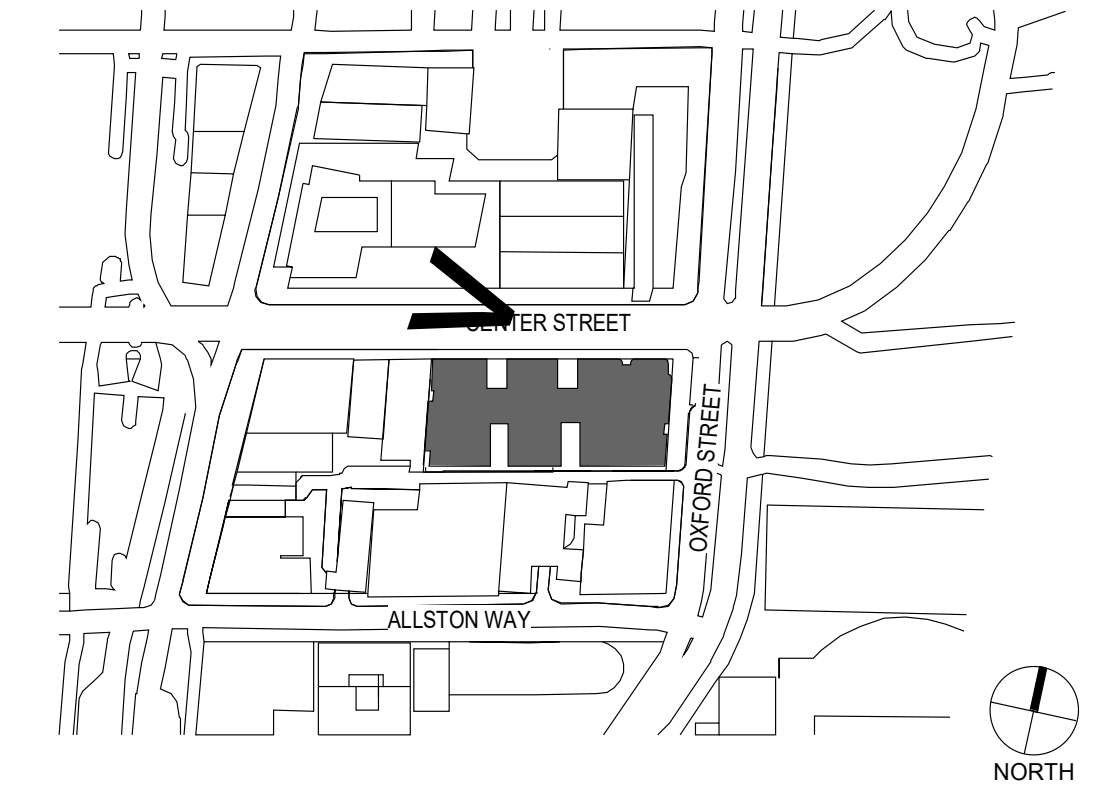
RENDERINGS A4-7



VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (DAY VIEW)



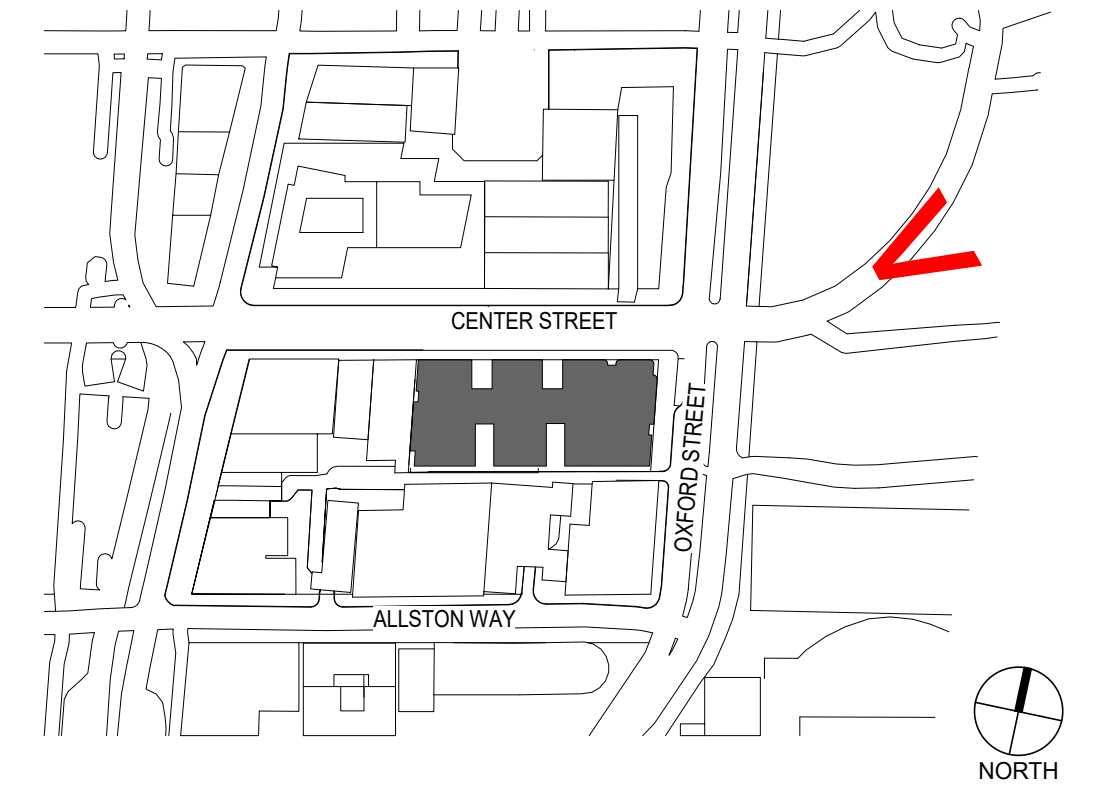
VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (NIGHT VIEW)



VIEW FROM CENTER ST. LOOKING EAST (DAY VIEW)



VIEW FROM CENTER ST. LOOKING EAST (NIGHT VIEW)



LOOKING WEST FROM CRESCENT LAWN (EXISTING)



LOOKING WEST FROM CRESCENT LAWN (PROPOSED)

CORE

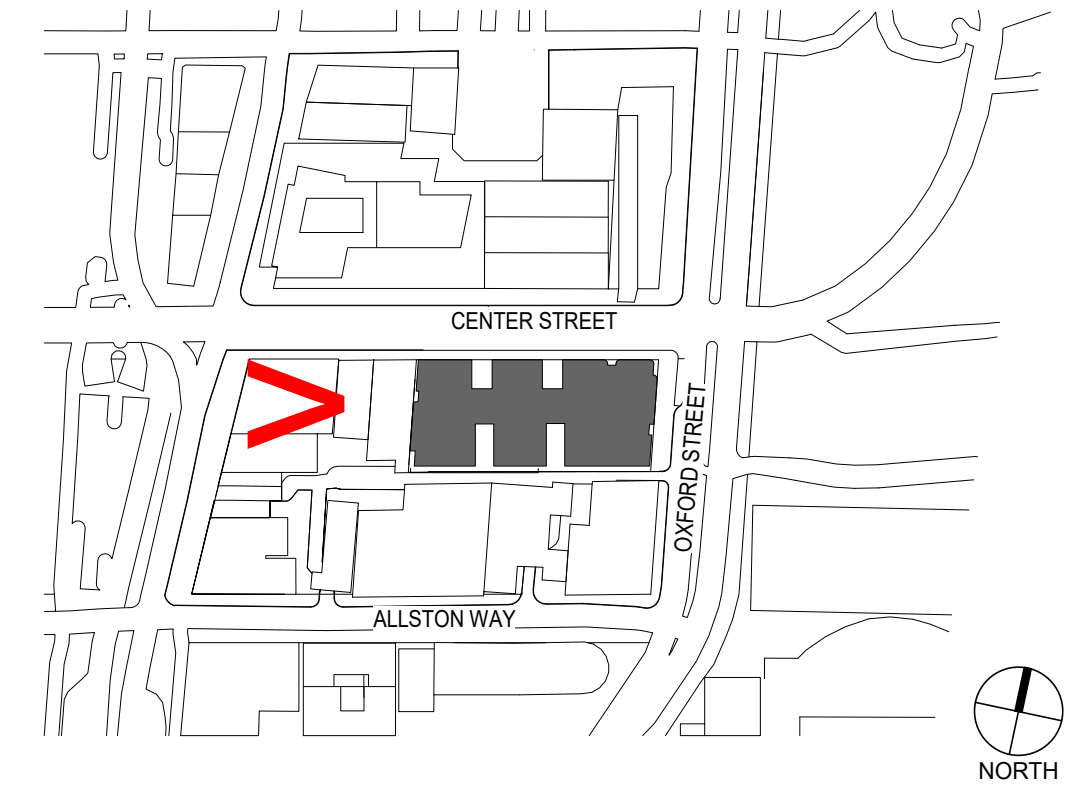
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SUBMITTAL DATE: 11/22/202

PHOTO SIMULATION A4-10



LOOKING EAST FROM CENTER ST (EXISTING)



LOOKING EAST FROM CENTER ST (PROPOSED)

CORE

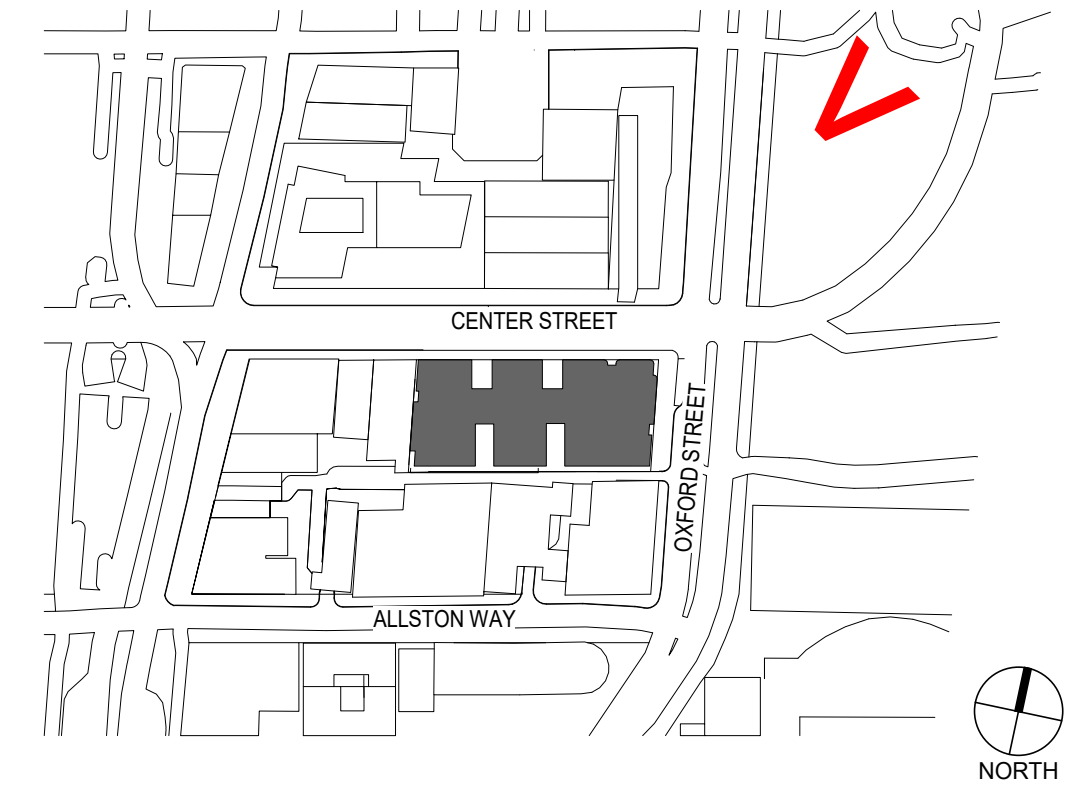
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SUBMITTAL DATE: 11/22/202

PHOTO SIMULATION **A4-11**

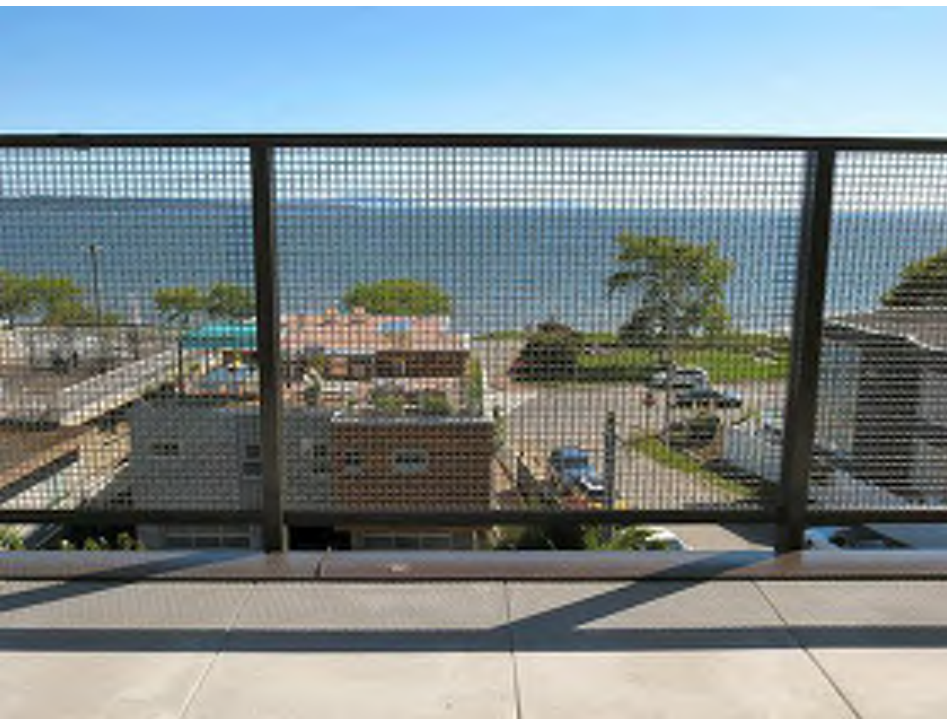


LOOKING SOUTHWEST FROM CRESCENT LAWN (EXISTING)



LOOKING SOUTHWEST FROM CRESCENT LAWN (PROPOSED)

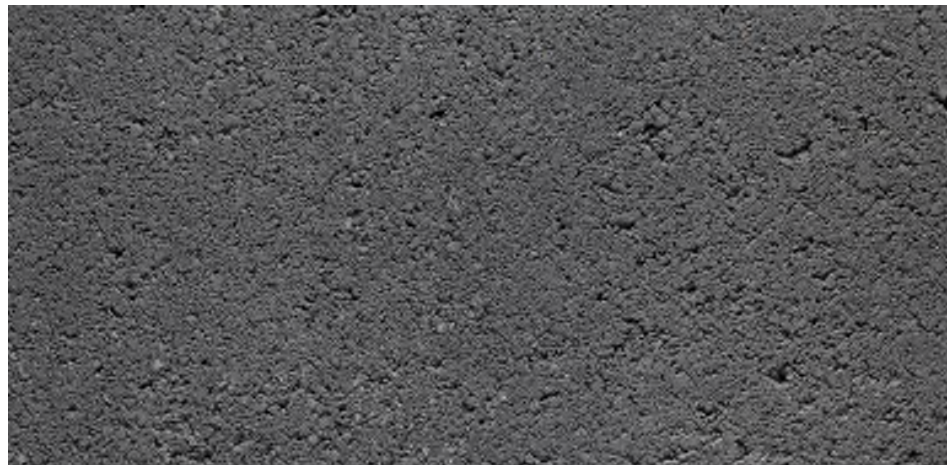
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPLY PATTERN



ALUMINUM GUARDRAIL SYSTEM



GLASS GUARDRAIL SYSTEM



CMU-01 COLORED CONCRETE MASONRY UNIT, DARK GRAY



PL-01 POLYMER WINDOW SYSTEM, DARK GRAY FRAME



AL-01 STOREFRONT SYSTEM, DARK GRAY FRAME



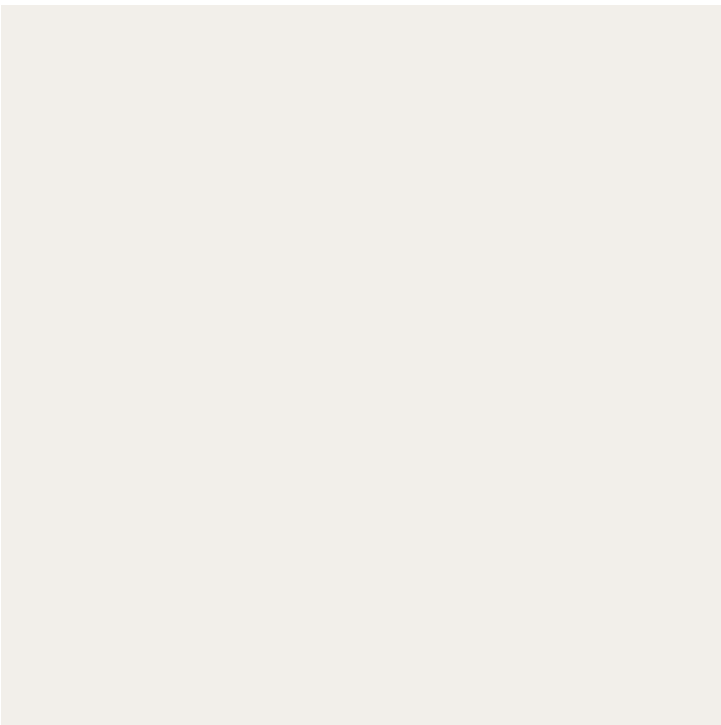
ALUMINUM PANEL/MULLION - GRAY, MATCH EIFS-02



EIFS-01 EXTERIOR INSULATION FINISHING SYSTEM - RED



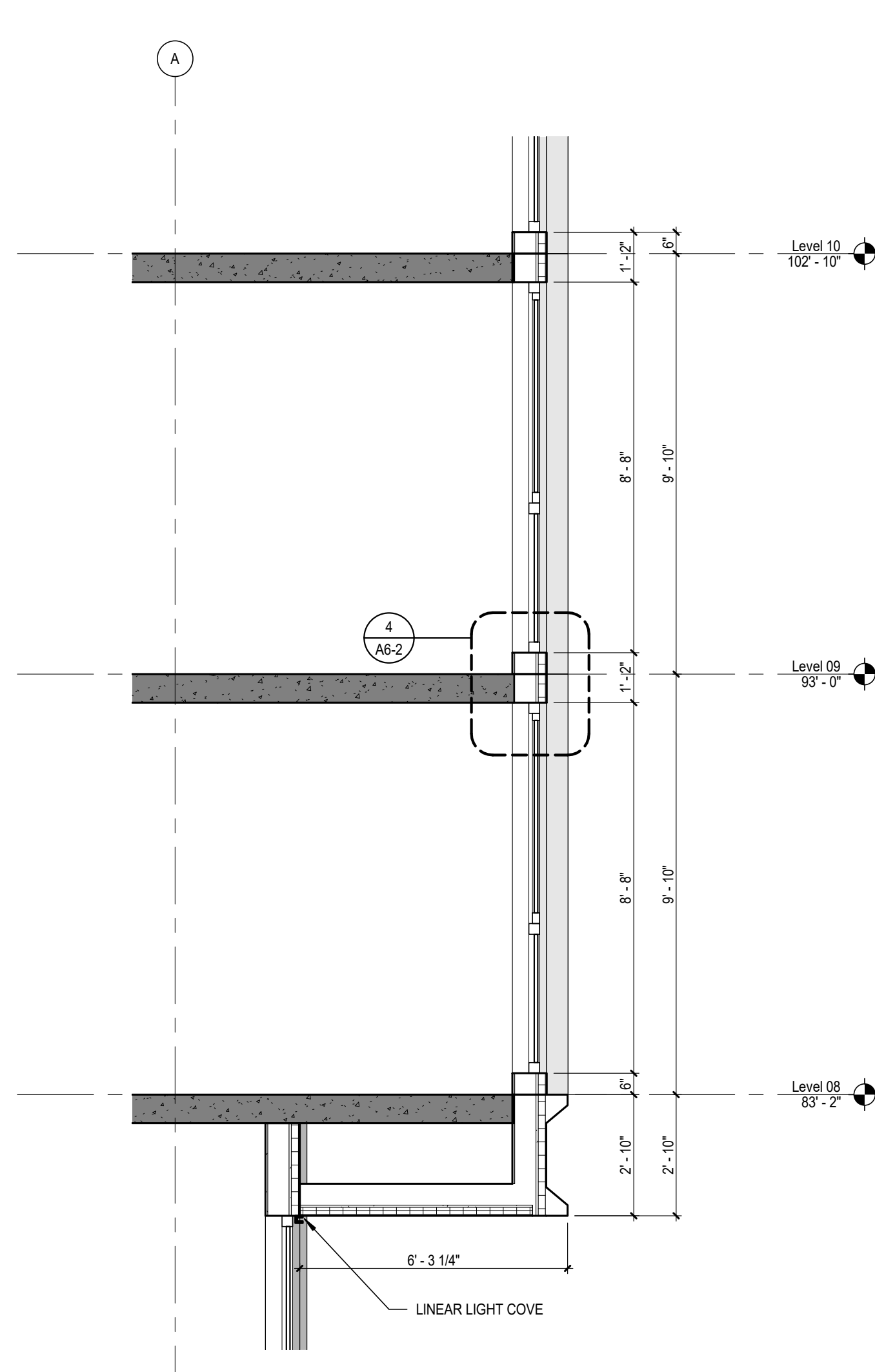
EIFS-02 EXTERIOR INSULATION FINISHING SYSTEM - GRAY



EIFS-03 EXTERIOR INSULATION FINISHING SYSTEM - WHITE



TL-01 TILE VENEER, RED

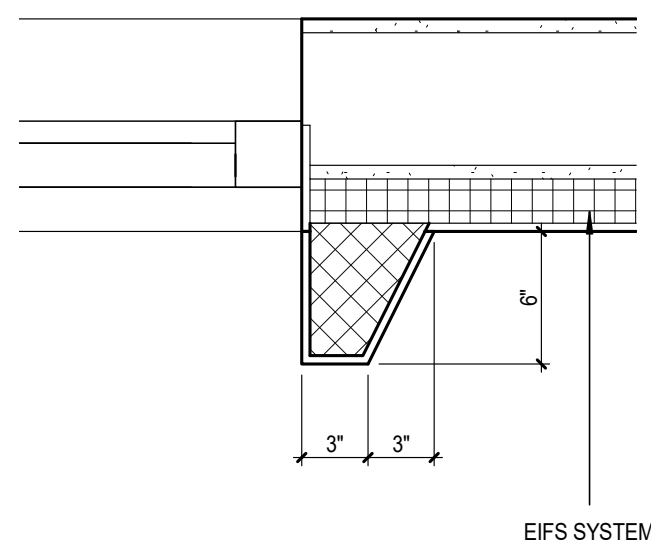


2 ENLARGED SECTION
A6-2 SCALE: 3/8" = 1'-0"

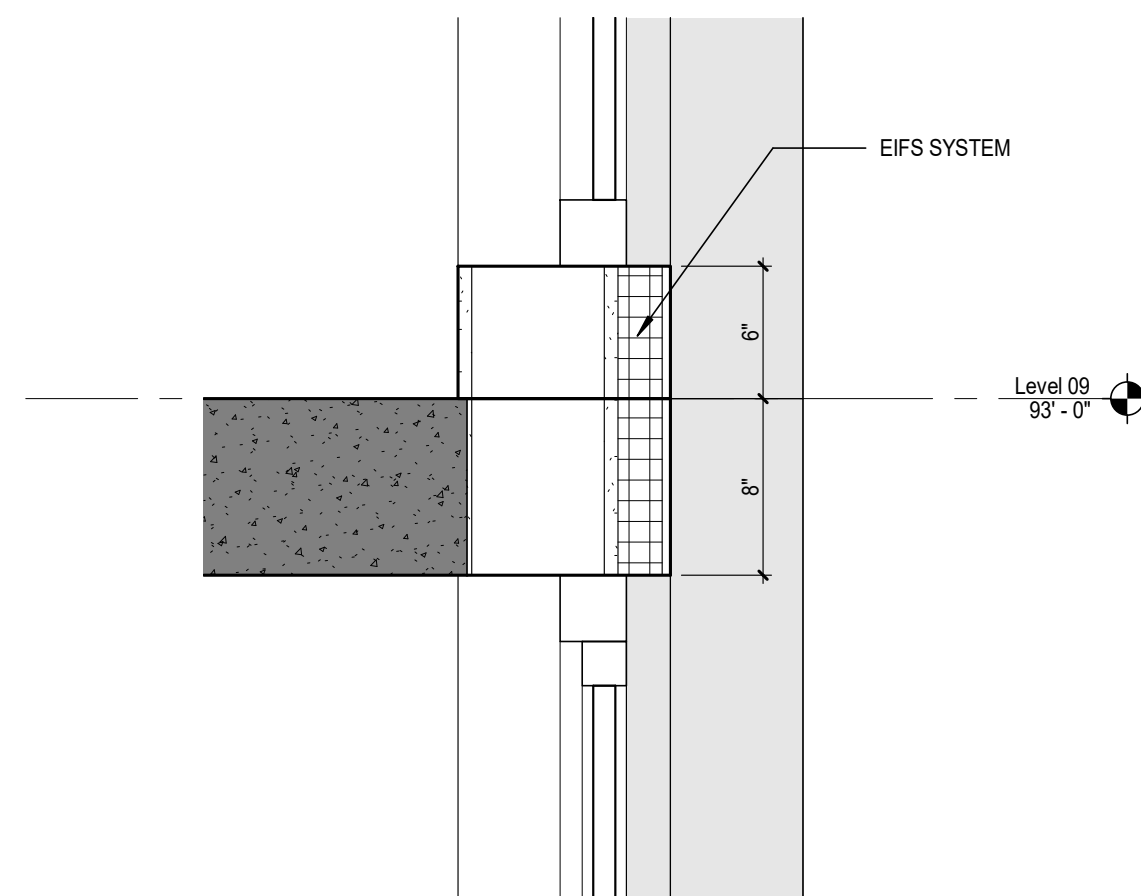


1 ENLARGED ELEVATION
A6-2 SCALE: 3/8" = 1'-0"

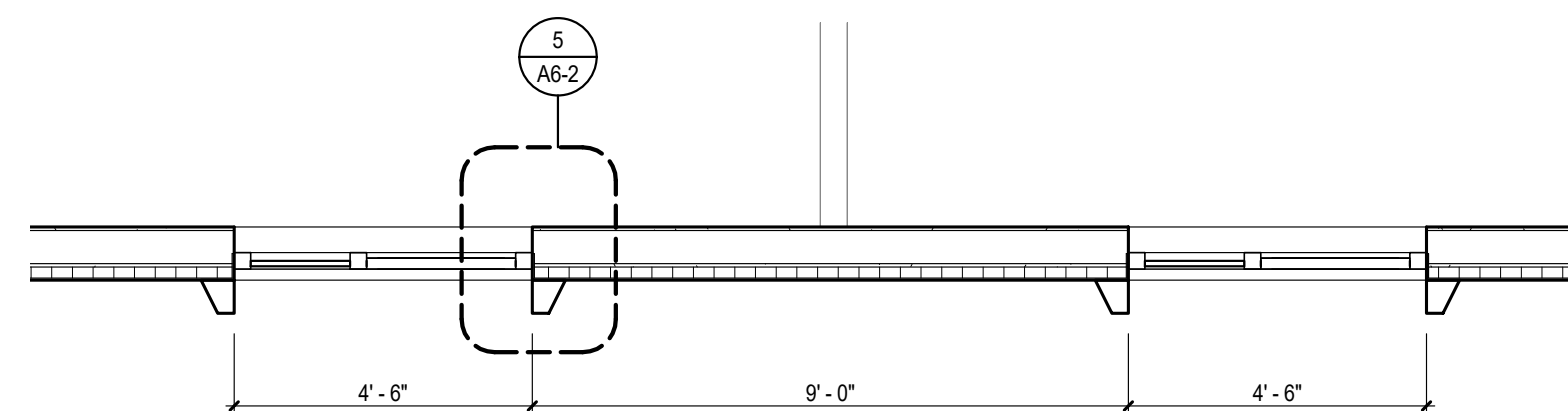
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



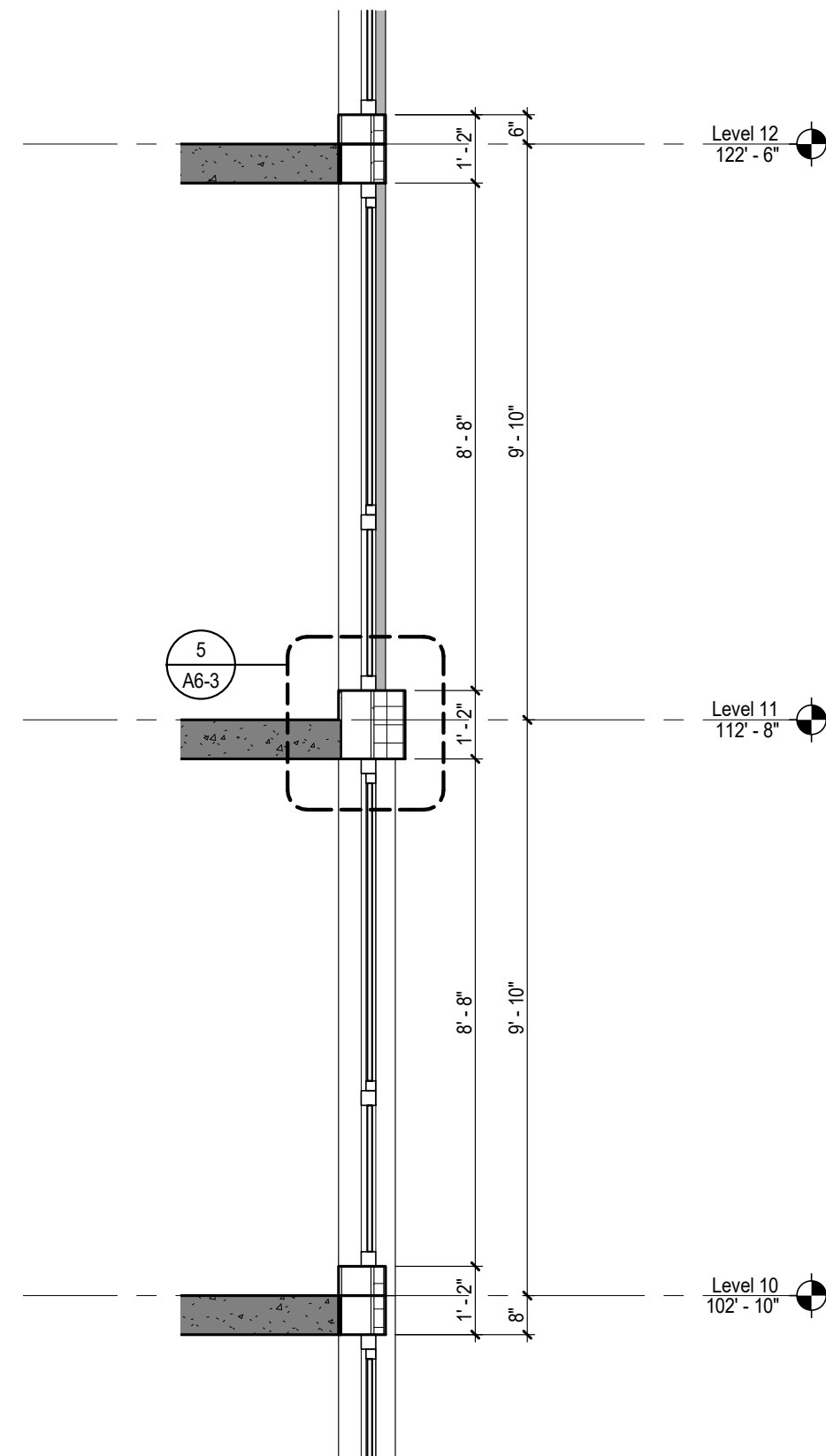
5 PLAN DETAIL
A6-2 SCALE: 1 1/2" = 1'-0"



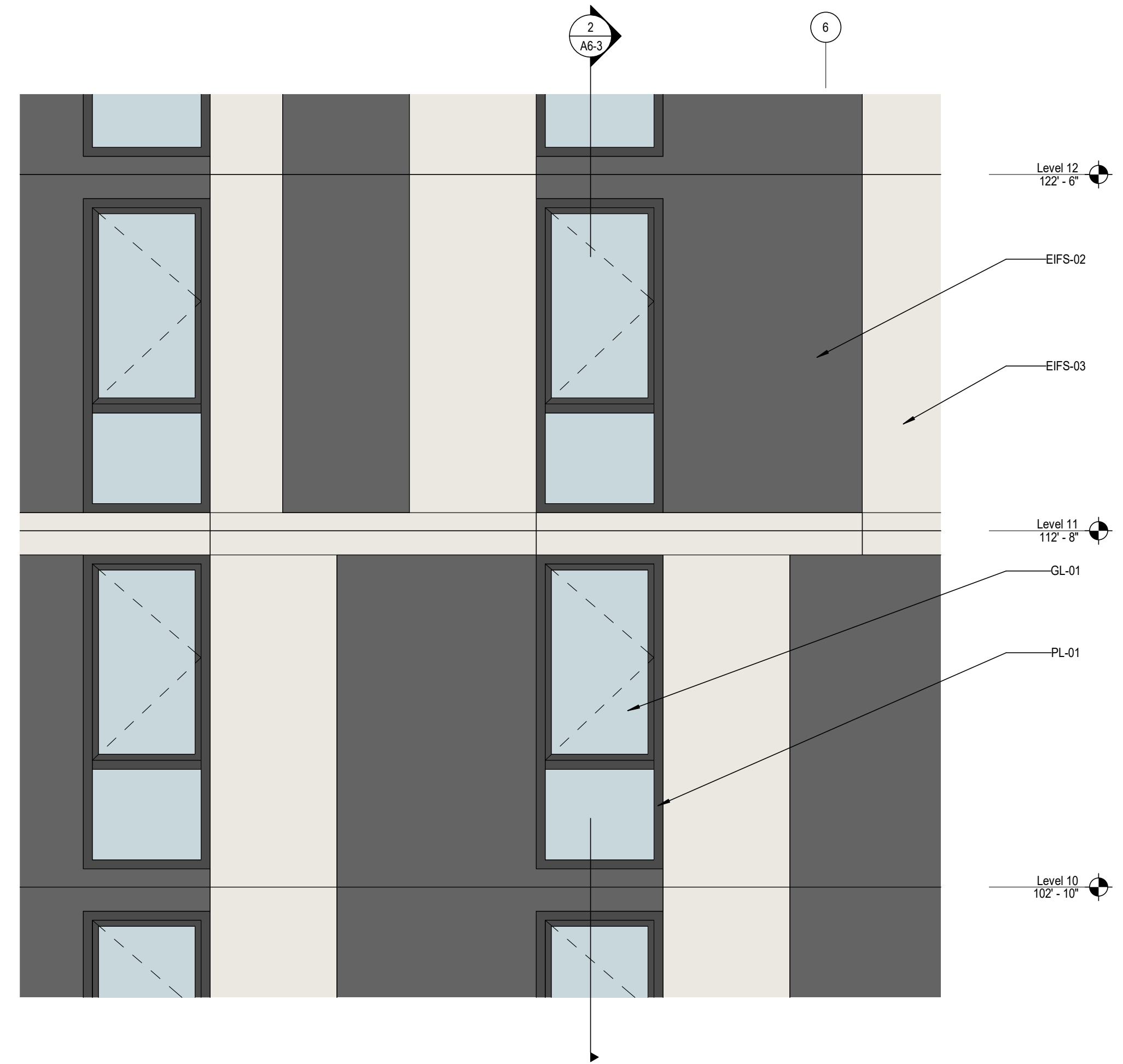
4 SECTION DETAIL
A6-2 SCALE: 1 1/2" = 1'-0"



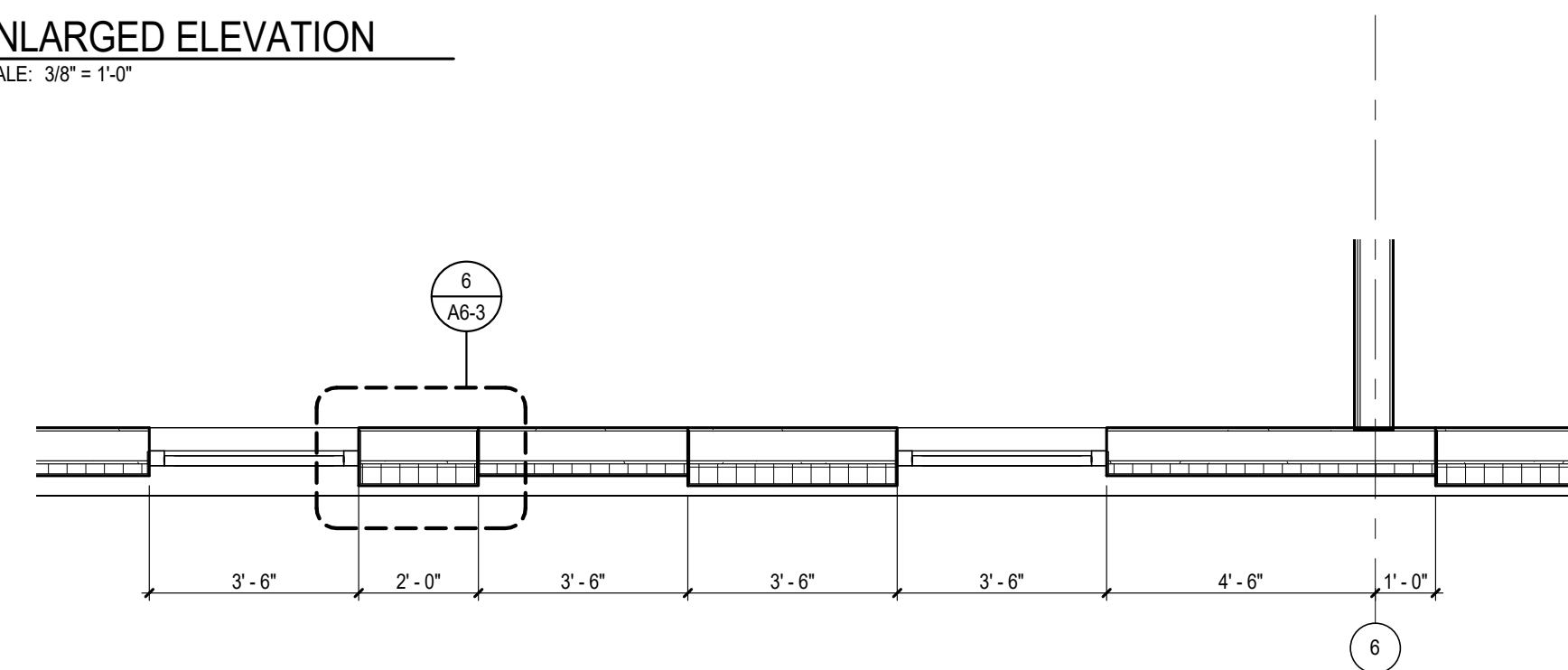
3 ENLARGED PLAN - LEVEL 8
A6-2 SCALE: 3/8" = 1'-0"



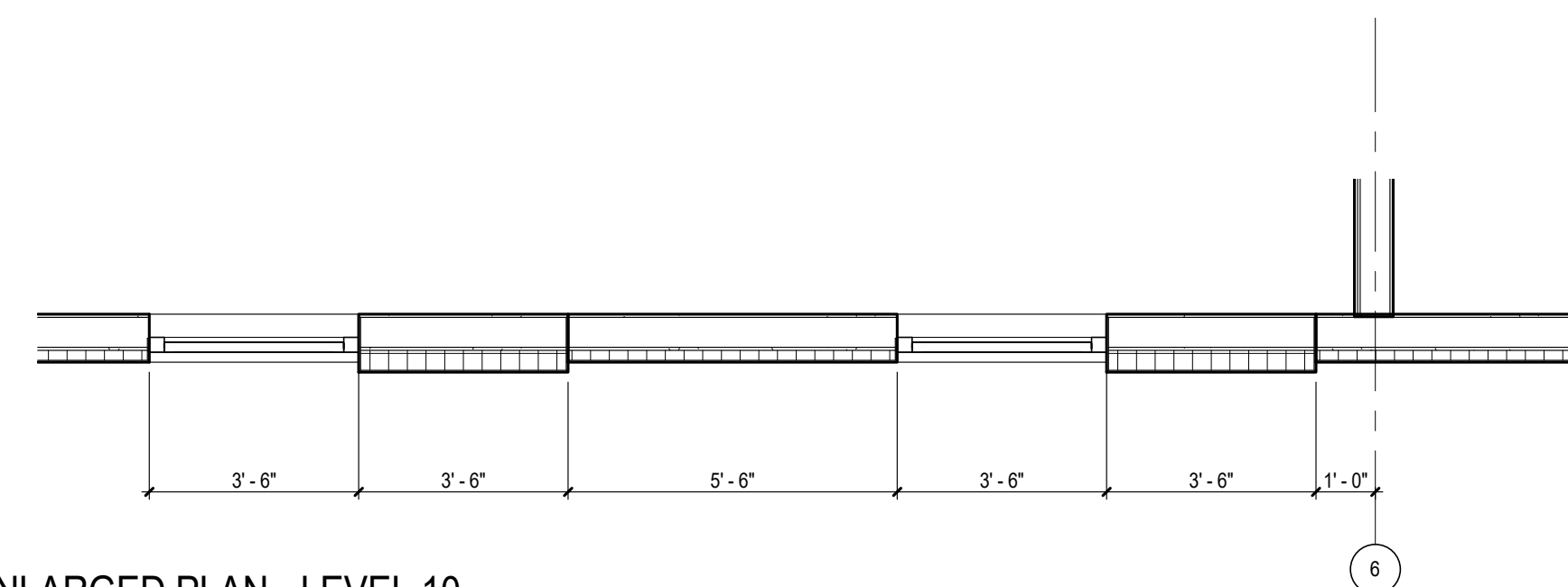
2 ENLARGED SECTION
A6-3 / SCALE: 3/8" = 1'-0"



1 ENLARGED ELEVATION
A6-3 / SCALE: 3/8" = 1'-0"

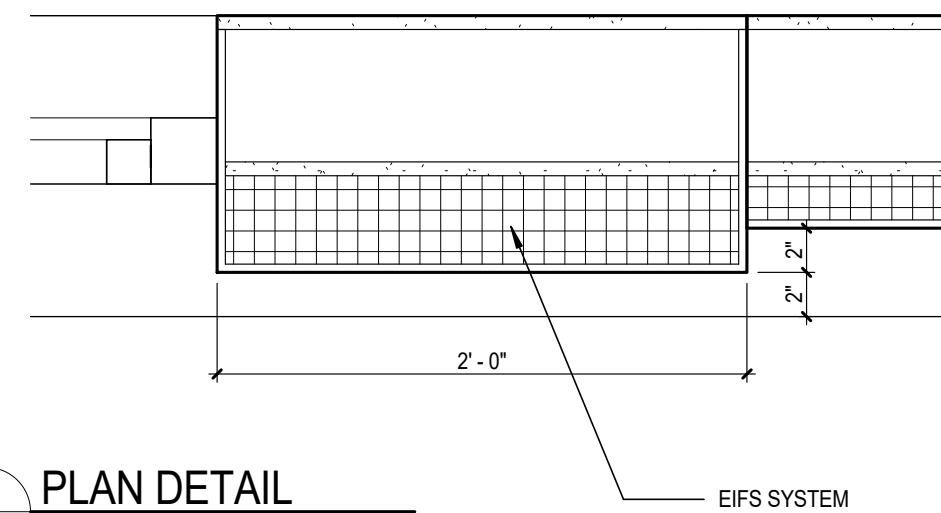


4 ENLARGED PLAN - LEVEL 11
A6-3 / SCALE: 3/8" = 1'-0"

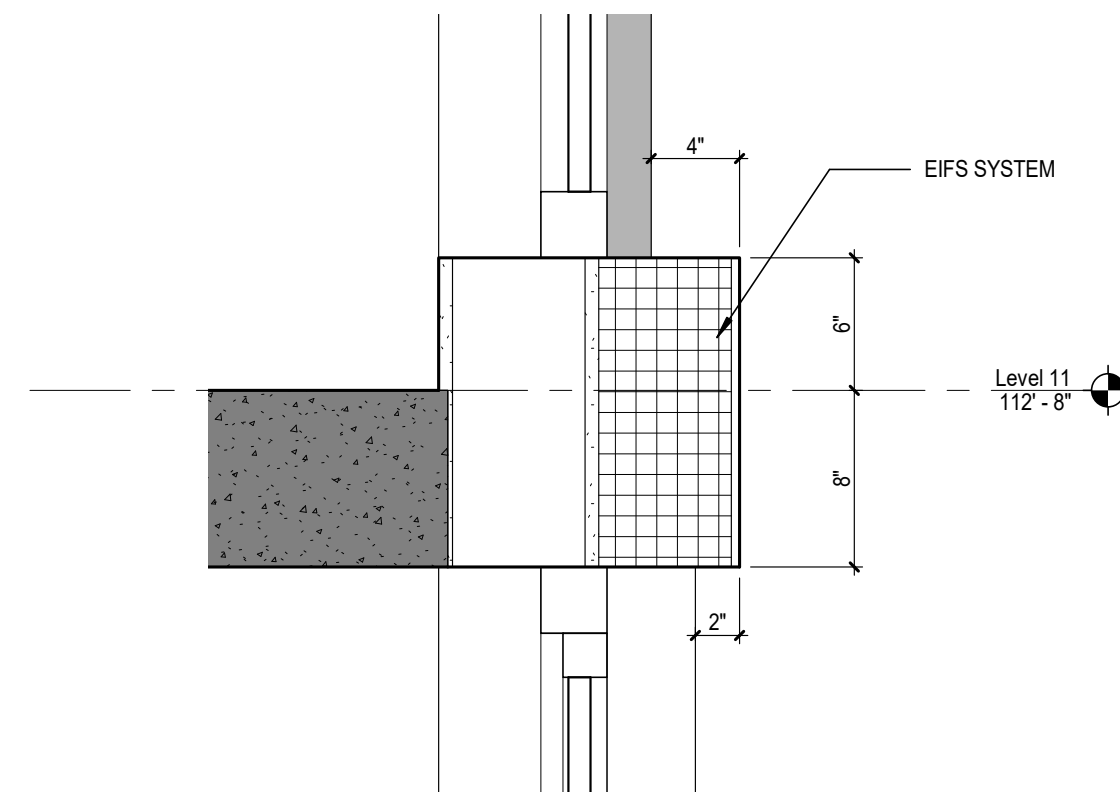


3 ENLARGED PLAN - LEVEL 10
A6-3 / SCALE: 3/8" = 1'-0"

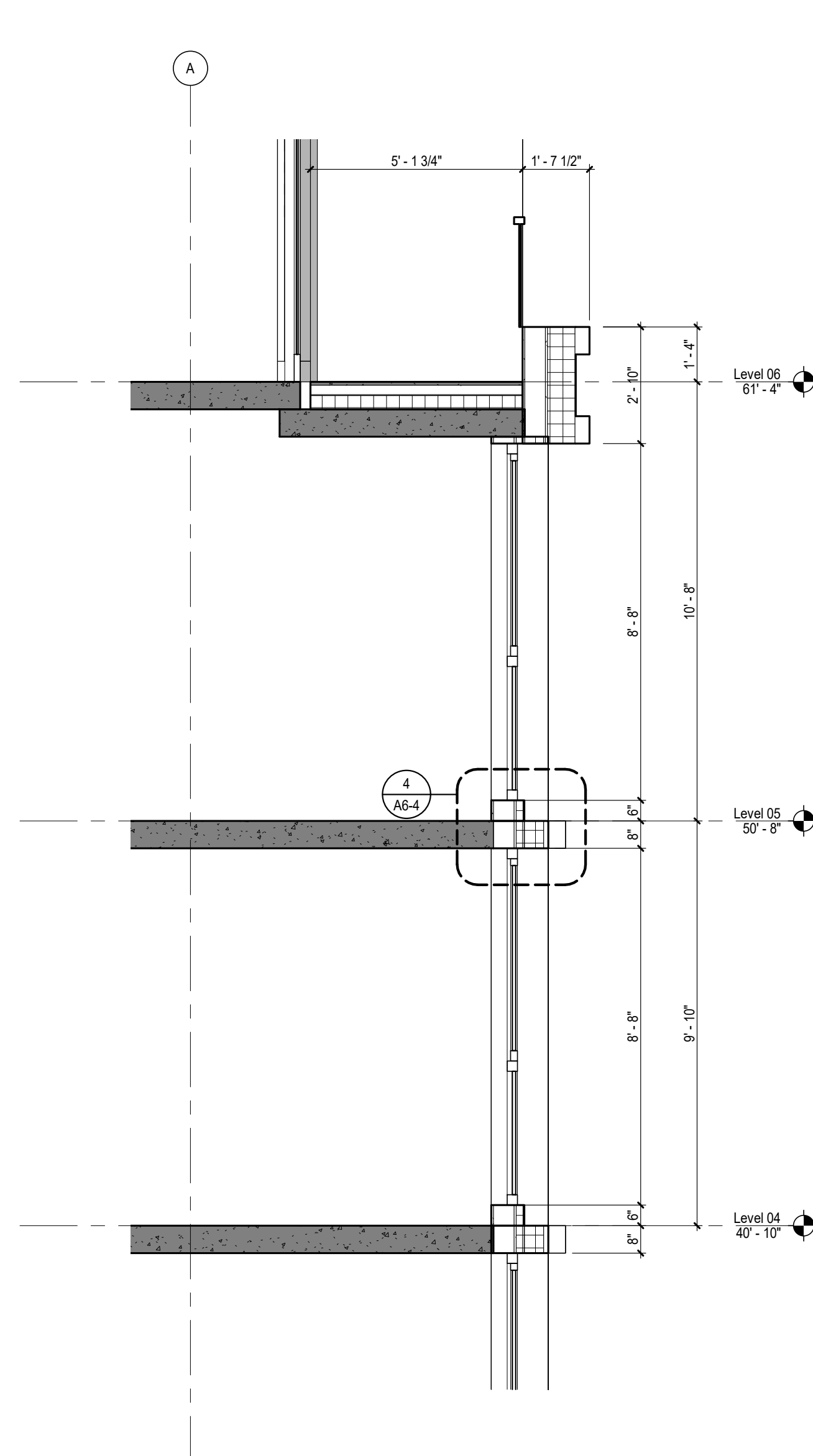
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



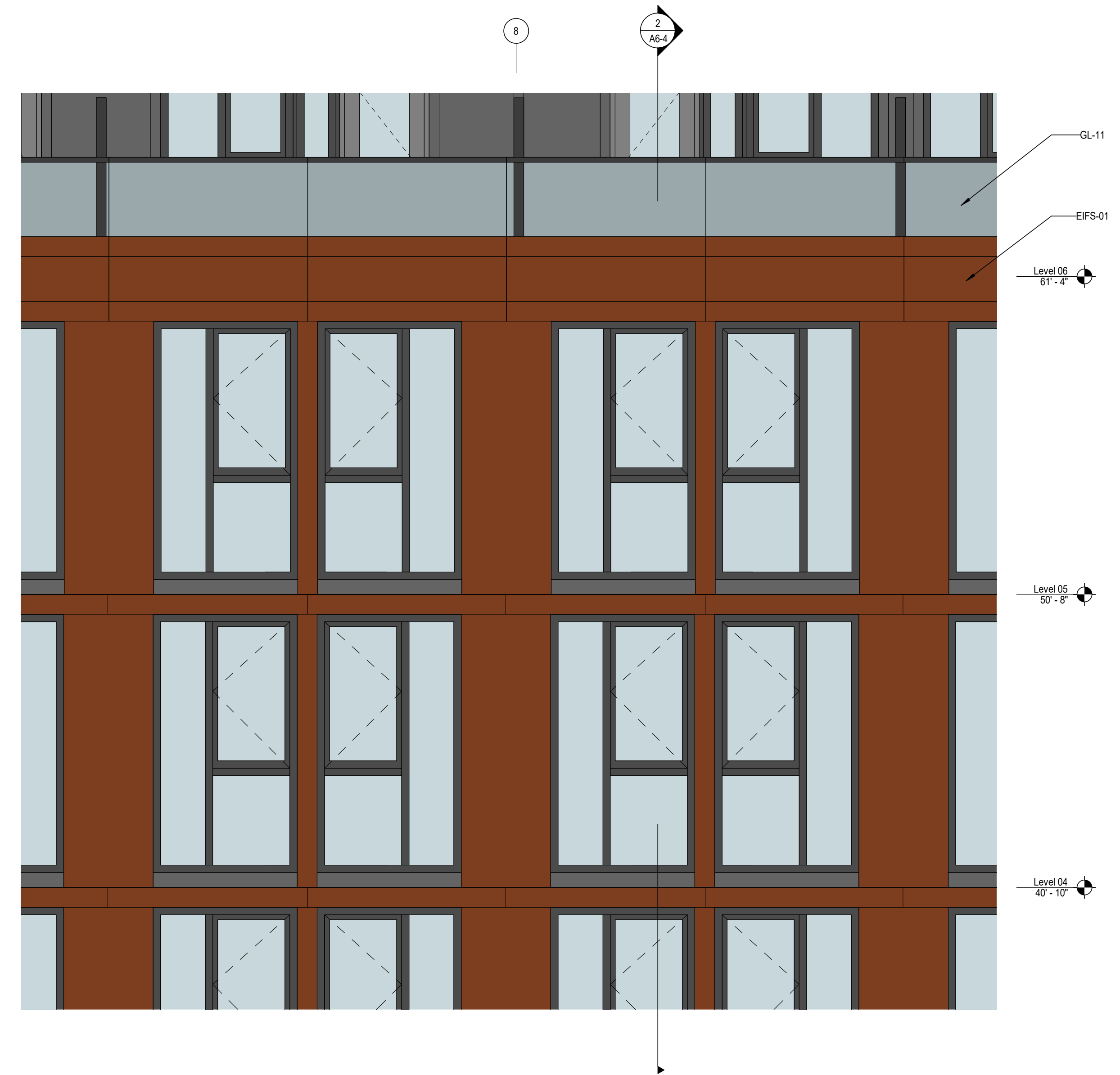
6 PLAN DETAIL
A6-3 / SCALE: 1 1/2" = 1'-0"



5 SECTION DETAIL
A6-3 / SCALE: 1 1/2" = 1'-0"

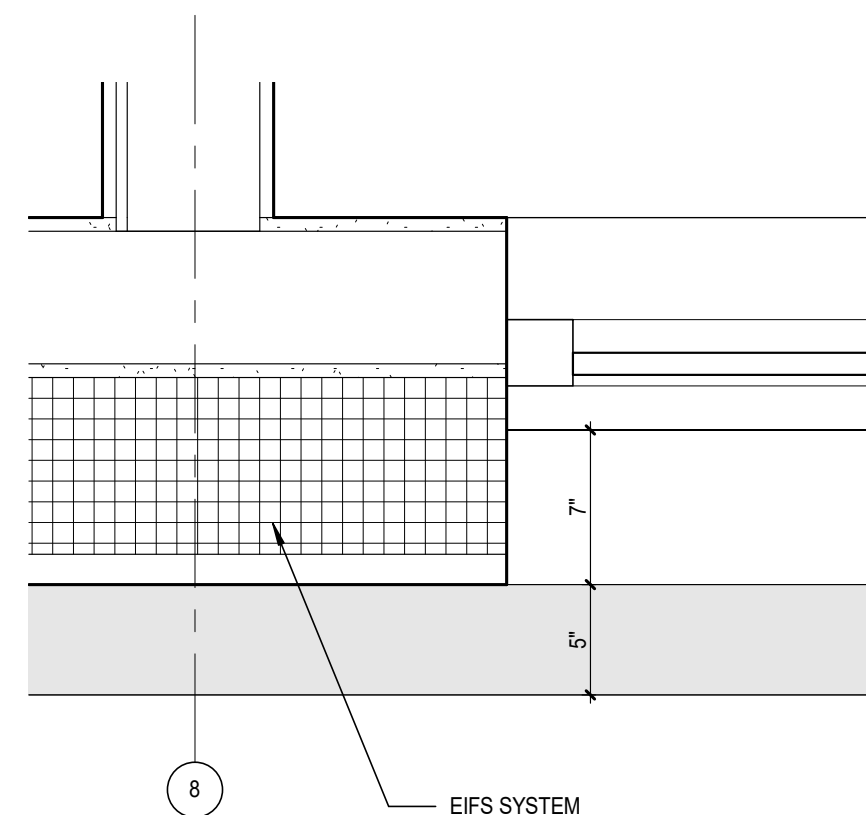


2
A6-4
ENLARGED SECTION
SCALE: 3/8" = 1'-0"

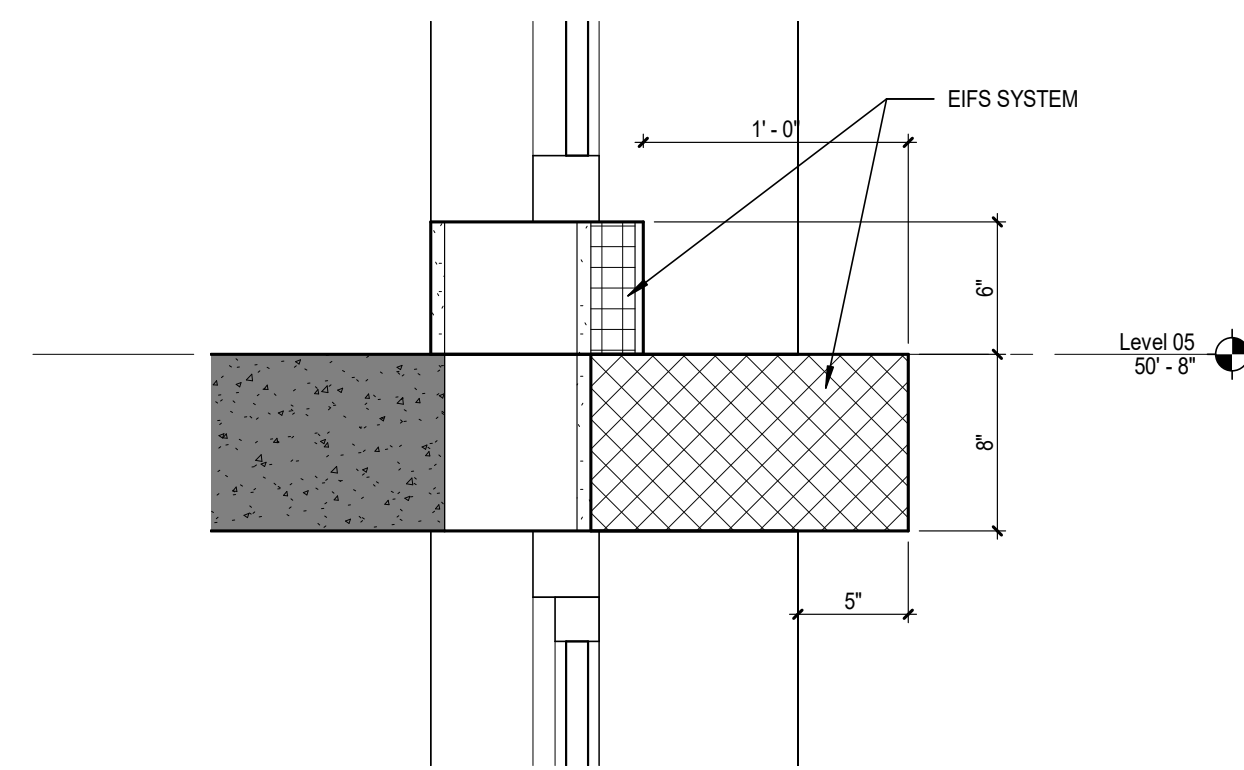


1
A6-4
ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

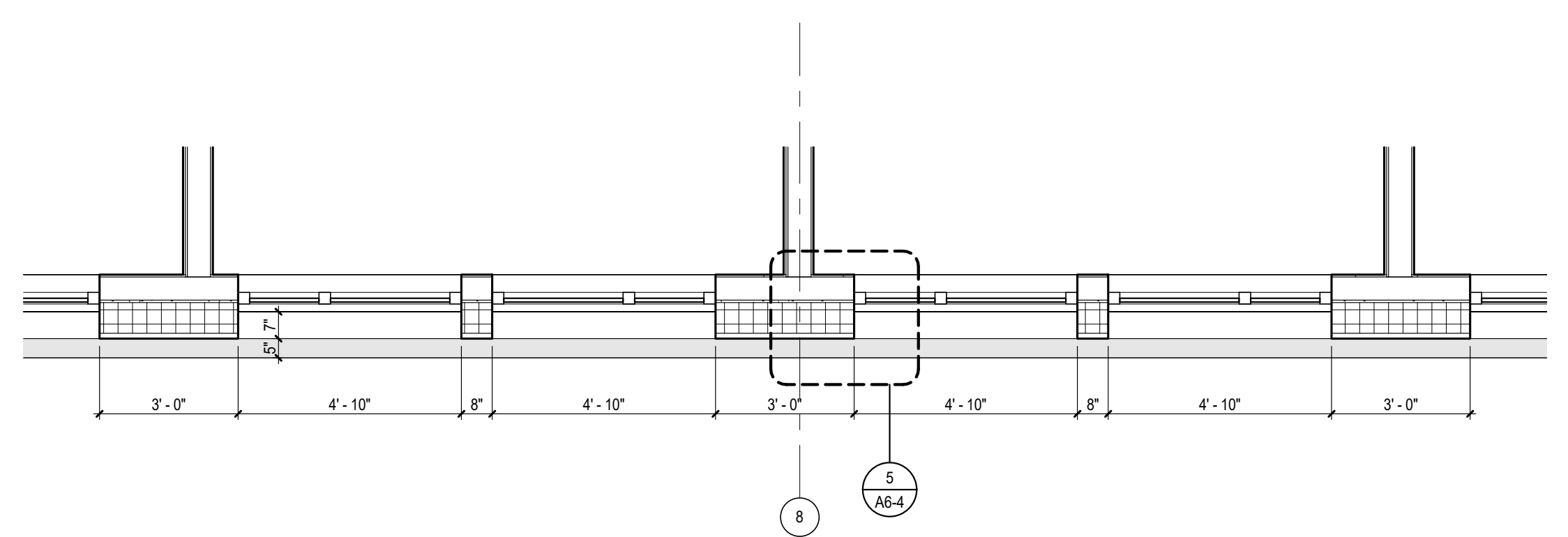
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



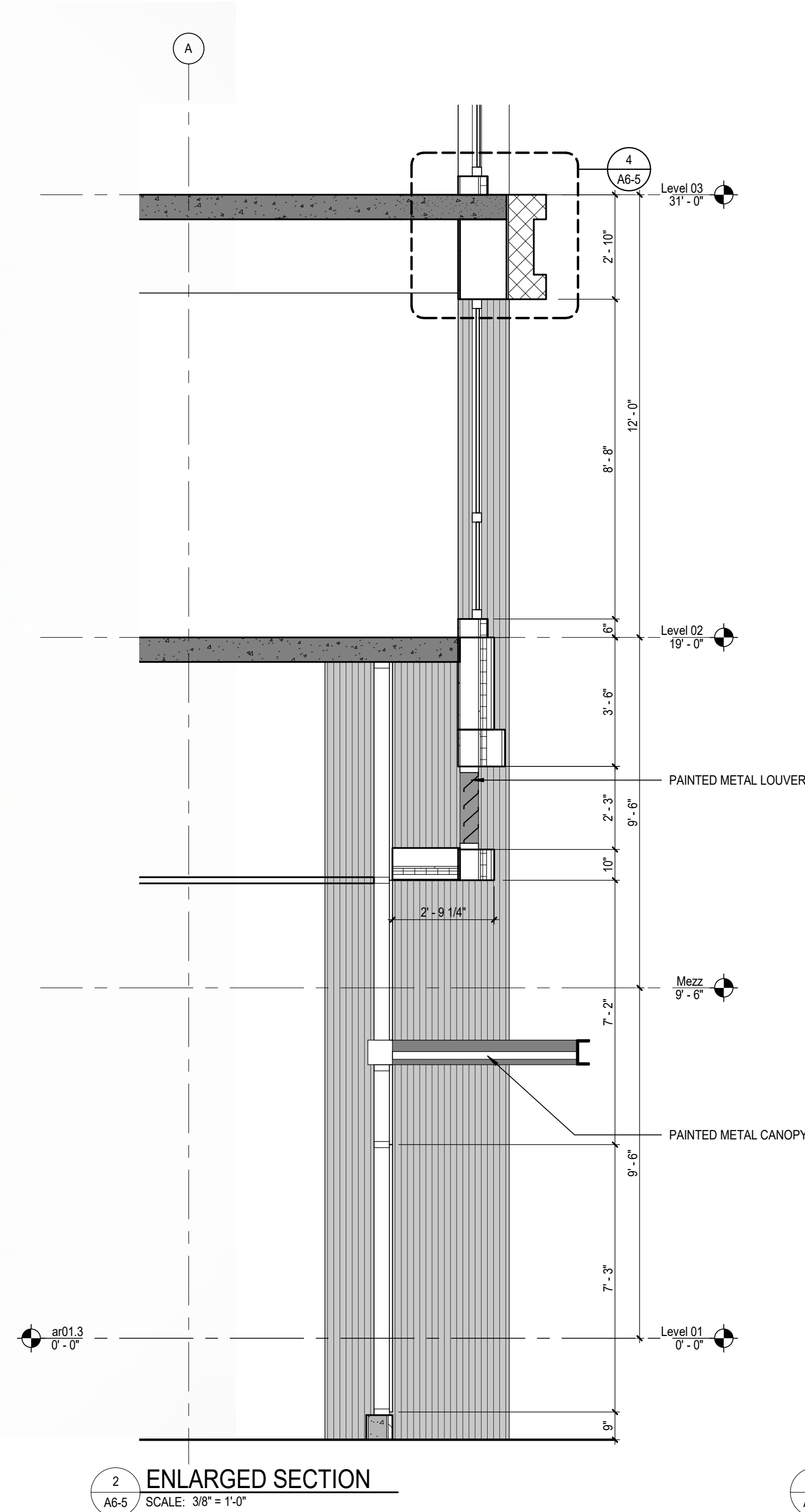
5
A6-4
SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



4
A6-4
SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

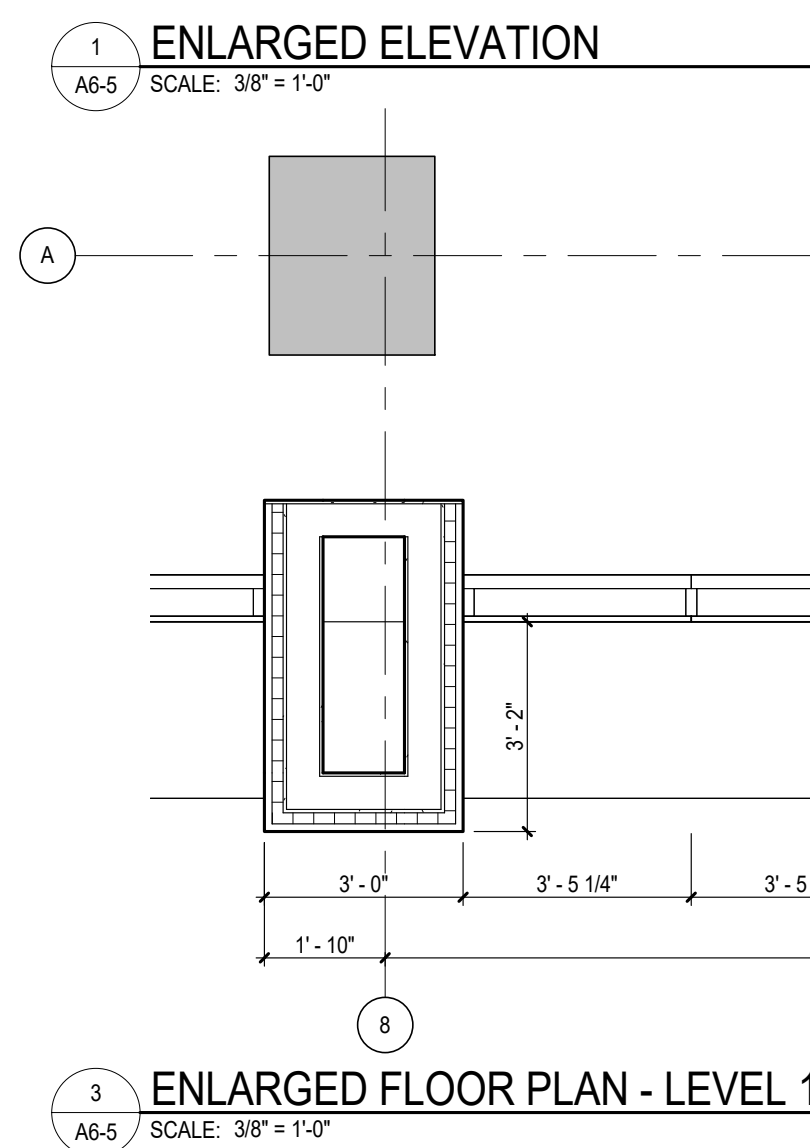
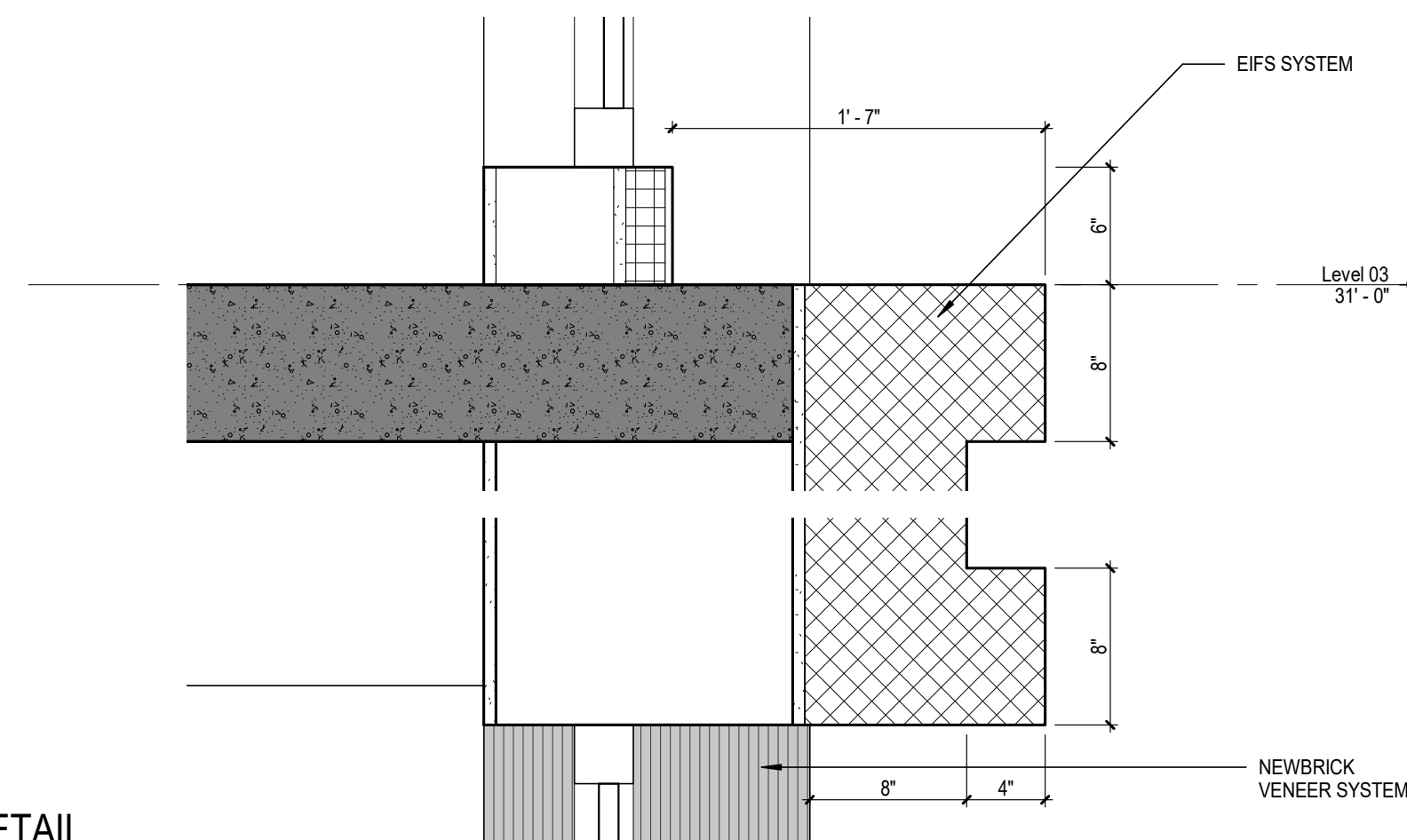


3
A6-4
ENLARGED PLAN - LEVEL 5
SCALE: 3/8" = 1'-0"



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

4 SECTION DETAIL
A6-5 / SCALE: 1 1/2" = 1'-0"



3 ENLARGED FLOOR PLAN - LEVEL 1
A6-5 / SCALE: 3/8" = 1'-0"

CORE

DLR Group

site landscape architecture urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

FACADE SYSTEM A6-5



CORE

DLR Group

site
landscape
architecture
urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

CONTEXT RENDERING A10-1

HUB BERKELEY
75-21704-00 06/14/24



CORE

DLR Group

slite
landscape
architecture
urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

CONTEXT RENDERING A10-2



VIEW FROM CAMPANILE



BEFORE | AFTER

CORE

DLR Group

site
landscape
architecture
urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

CONTEXT BEFORE/AFTER **A10-3**



VIEW FROM PEDESTRIAN BRIDGE



BEFORE | AFTER



VIEW FROM SHATTUCK



BEFORE | AFTER



CORE

DLR Group

site
landscape
architecture
urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

COLOR STUDY EXHIBITS A11-1

NORTH ELEVATION



Overall Retail Base Elevation



Corner Retail Enlarged Elevation

Typical Retail Bay Enlarged Elevation

CORE

DLR Group

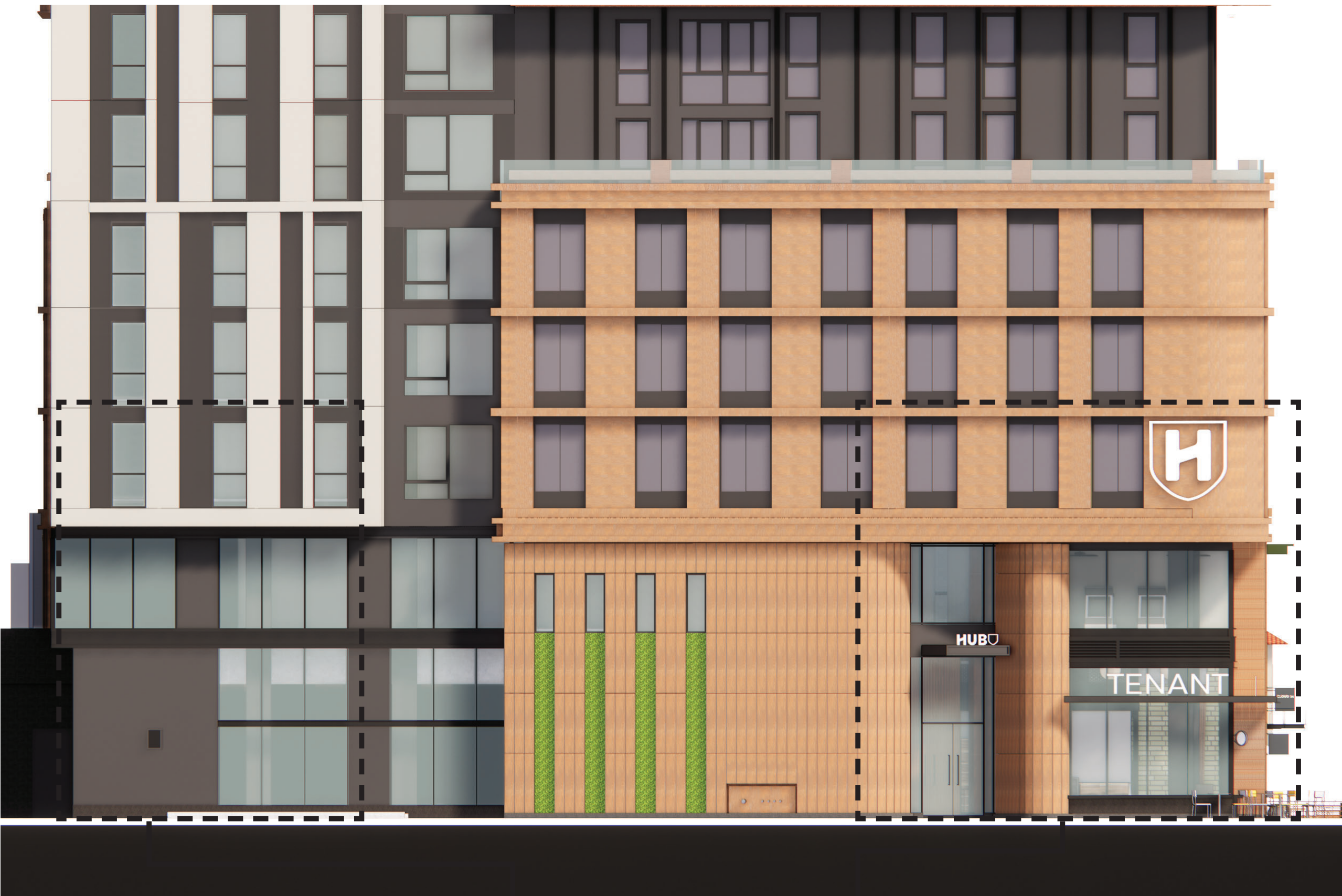
slite landscape architecture urban design

Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

EXTERIOR SIGNAGE A12-1

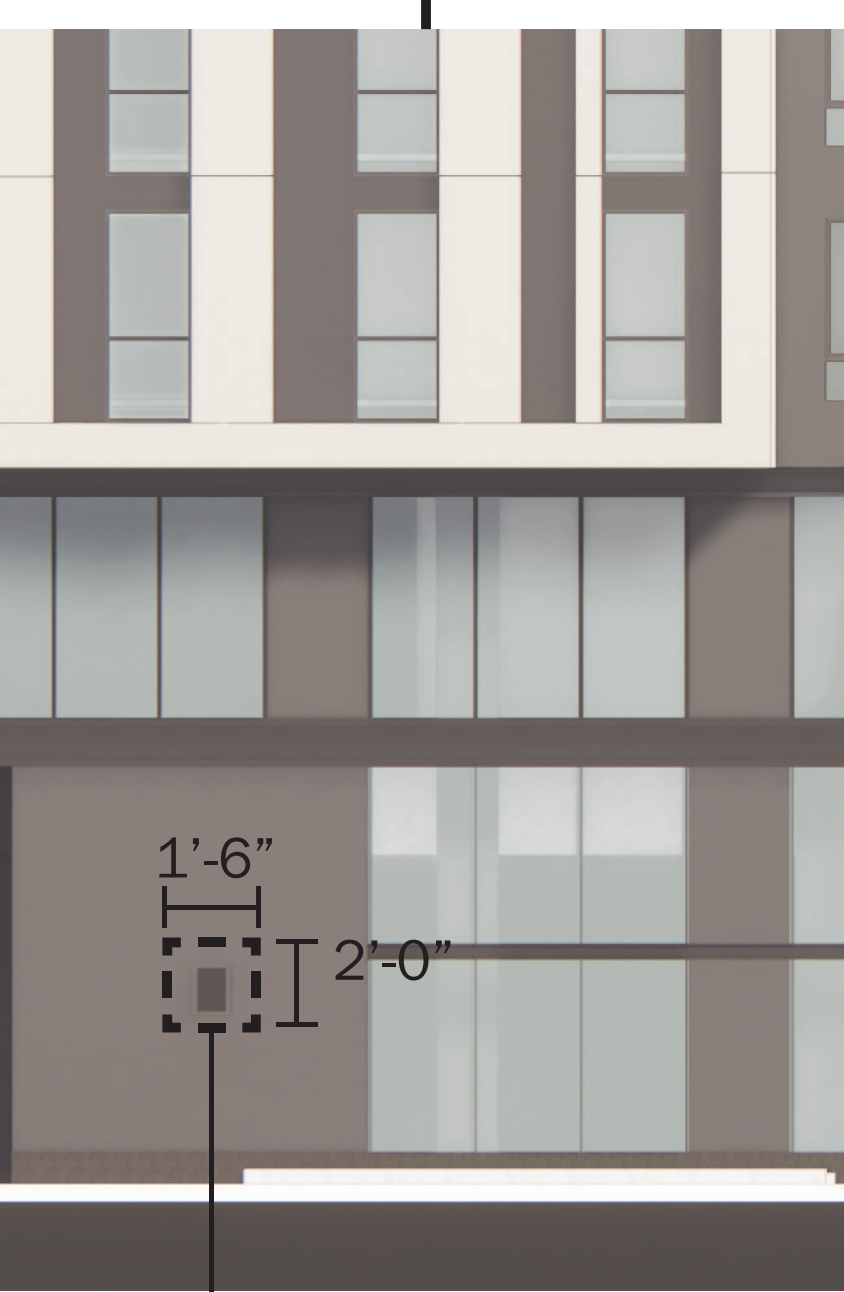
EAST ELEVATION



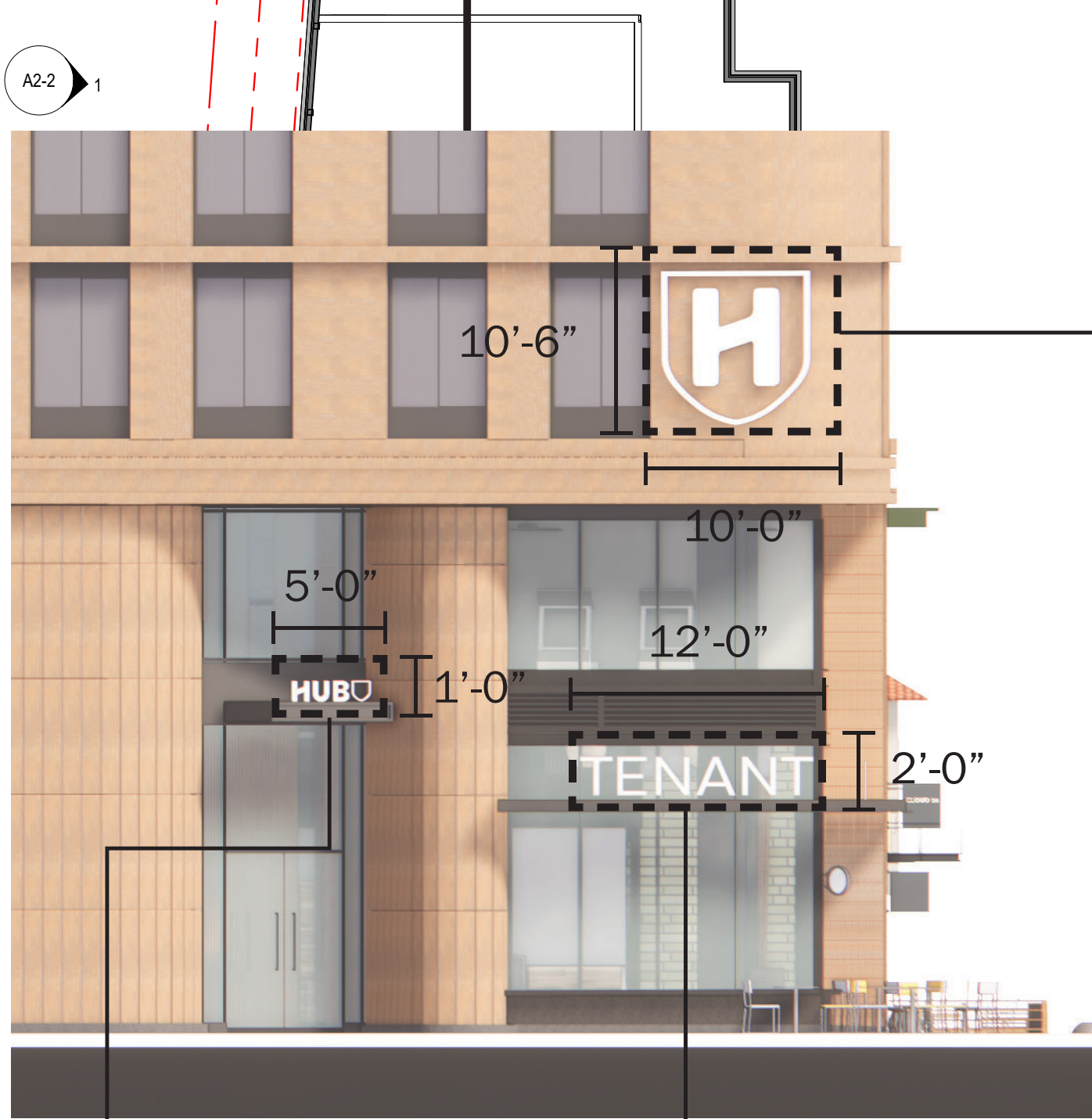
SOUTH ELEVATION



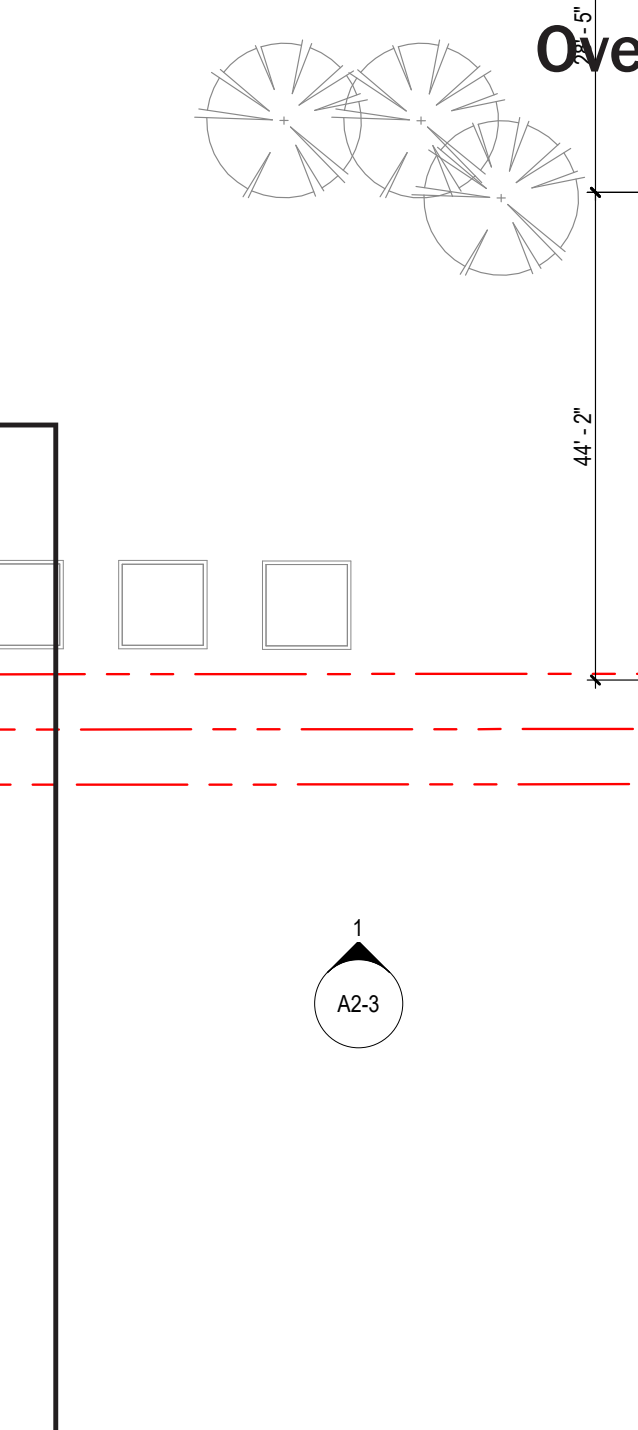
Overall Lobby Base Elevation



2'-0" x 1'-6" Native American land acknowledgement sign



5'-0" x 1'-0" core spaces hub with shield canopy mounted sign internally lit individual letters or halo lit



12'-0" x 2'-0" tenant sign internally lit individual letters or halo lit, font to be determined

Overall Alley Elevation



10'-0" x 10'-6" core spaces "H" shield backlit wall mounted sign internally lit individual letters or halo lit

Garage Enlarged Elevation

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/202

Corner Retail Enlarged Elevation

Memorandum

To: City of Berkeley
From: Rhoades Planning Group
Date: December 2, 2024
Re: DRCP2022-0014: 2128 OXFORD STREET - Responses to Preliminary Design Review Comments

The table below reports plan set changes made in response to comments by the DRC on July 18, 2024. No other changes to the plan set are proposed.

<i>7/18/24 Preliminary Design Review Comments</i>	<i>Applicant Response</i>
Conditions	
1. Provide renderings from distant views of the Campanile and the project from the west, and of the project as seen from Shattuck from the south.	See additional renderings provided on Sheets A10-3 through A10-5.
2. Further develop the Oxford façade; consider vines and artwork as well, not just a large terra cotta area.	Project includes windows and plantings on level 1 and 2 south of the residential lobby to add visual interest while still retaining a quieter appearance. See Sheets A2-4, A4-3 and A4-7.
3. Consider more shadow lines and detail on the lighter masses proposed; shadow lines should be deeper, as the building is so large. Shallow ones will not have enough impact.	The façade has depths of 2" and 4" to work within the insulation thicknesses, while creating opportunities for shadow lines. See sheet A6-3.
4. Provide more pedestrian detail for storefronts on Center; consider additional detail, base, and an additional rhythm in the design.	The team has increased the base/bulkhead height with black granite and added a sill profile and steel profile at the storefront head to add more detail at storefronts. See façade details on Sheet A6-5.
5. Curved Oxford corner is too exposed as shown; continue to refine and present at FDR.	The rounded corner is a primary feature of the project concept. This feature softens the corner and is set back from the primary building edge. Although no changes are proposed, this transmittal clarifies that the glass panels are segmented and will reflect differently at vantage points to create visual interest. See Sheet A4-1.
6. At FDR, show proposed color palette from a distance, as well as some alternates as well. Color scheme should minimize the project mass from the west and highlight the existing historic structures.	See additional renderings provided on Sheets A10-3 through A10-5 and A11-1.
7. Provide renderings that show all sides of this project, and update at FDR as needed.	See additional renderings provided on Sheets A10-1 and A10-2.

7/18/24 Preliminary Design Review Comments	Applicant Response
Recommendations	
1. Southeast corner near the alley entrance is unresolved; continue to refine for a better sidewalk presence.	The team has updated this corner to reflect accurate design, plantings, and modulation of glazing, while still accommodating the 3'x4' Ohlone plaque. See Sheets A2-4, A4-3 and A4-7.
2. Look carefully at the belt course band details at the 6 – 7 floors as those proportions may need refinement.	The team has slimmed up the banding profiles to give the feeling of more height at belt line. See Sheets A2-1 and A4-2.
3. Building could be too vertical; look at some stronger horizontal lines for balance.	The team explored such changes, but in the end, opposes this direction as the vertical grouping of windows is done to reduce the scale of the window expressions.
4. Look carefully at how the building top touches the sky.	The team has reduced the crown expression of the building based on previous comments. The dark grey set back is done to frame the white massing below and ease the building into the sky. See Sheet A4-6 and A4-7.
5. Explore whether a lighter tower (with darker base) will be more successful.	The project team explored alternate colors as shown on Sheet A11-1. However, our project team does not support a change in color.
6. Consider a more active use on the Oxford / Oxford Alley corner than the leasing and conference room use shown.	The leasing office is a very active function for Core Spaces. Visibility in and out of the space is important to its function and accessibility to current and potential tenants.
7. Missed opportunity on the alley side of the project; recommend more activity on that side.	The alley is the only logical location for back of house spaces, such as driveway access and trash rooms, unless the DRC would like these spaces to take over commercial space on Center Street.
8. DRC had concerns with a pedestrian plaza adjacent to the project using this project's SOSIP fees since the project would gain a significant benefit.	Noted and understood.
9. Consider a better location – with more space - for the logo.	The City of Berkeley has strict requirements on building signage. We feel that this location provides the best site lines for the Hub “shield”.
10. Lighting should be quiet; not flashy.	Actual lighting will be toned down and not as bright as shown in renderings.
11. Consider alternates for gas fire pit.	The team will continue to explore alternatives with City staff. Note that this gas fire pit is the only gas proposed in the building.

7/18/24 Preliminary Design Review Comments	Applicant Response
12. Recommend adding art to the project wherever possible.	Unfortunately, there are not many locations that can accommodate art on the project. We will continue to study but cannot commit at this time.
13. Recommend bird safety throughout the project.	The project provides bird safe glass at the first two floors, which has the largest expanses of glass. Exterior light fixtures are pointed downward. Interior plantings are located away from glass areas that are lit at night. Window coverings are part of the furnishings package for all units. Opaque elements, including ground-floor awnings and overhangs at Levels 6/7, create shadows and break up expanses of glass.
14. Show percentage of landscape in common open space.	40% of the common open space area is landscape area.
15. Recommend expanding tree wells underground for street trees, along with structural soil; 4 x 8 tree wells recommended, as well as expanded root area under the sidewalk.	The tree wells are sized as 4' x 8'; see Sheet L3. Our team is coordinating with the City's consulting arborist to accommodate tree roots.
16. Look carefully at native plants for FDR, including local nurseries and soil requirements.	The team designed plant palette to be primarily native (at least 85%). We will push and document for native soils and use of local nurseries in our specs and sourcing conversations with general contractor.
17. Provide WELO calculations at FDR for planters and lawn area on the upper floors.	See updated WELO calculations on Sheet L14.



LEVEL 02 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving



Movable Site Furnishings

LEGENDS

- 1 PEDESTAL PAVERS
- 2 PATIO FURNITURE
- 3 SEDUM , PERENNIALS AND SHRUBS
- 4 MOVABLE PLANTER
- 5 4'H GUARDRAIL
- 6 SPA

GENERAL NOTES:

1. The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

IRRIGATION SCHEDULE - LEVEL 2

Irrigation Type	Area
Type 1: Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	371 SQFT

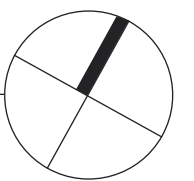
IRRIGATION ZONE 1: 203 SQFT
DRIP IRRIGATION
18" O.C. SPACING
PLANT FACTOR AVERAGE: 0.26

IRRIGATION ZONE 2: 168 SQFT
DRIP IRRIGATION
18" O.C. SPACING
PLANT FACTOR AVERAGE: 0.26

SHADE TOLERANT PLANTING

1 LEVEL 02 AMENITY DECK PLAN
SCALE: 1"=10'-0"

0 5 10 15 20'



LEVEL 06-07 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving

LEGENDS

- 1 PEDESTAL PAVERS
- 2 SEDUM , PERENNIALS AND SHRUBS
- 3 AGGREGATE PAVING
- 4 MOVABLE SITE FURNISHING

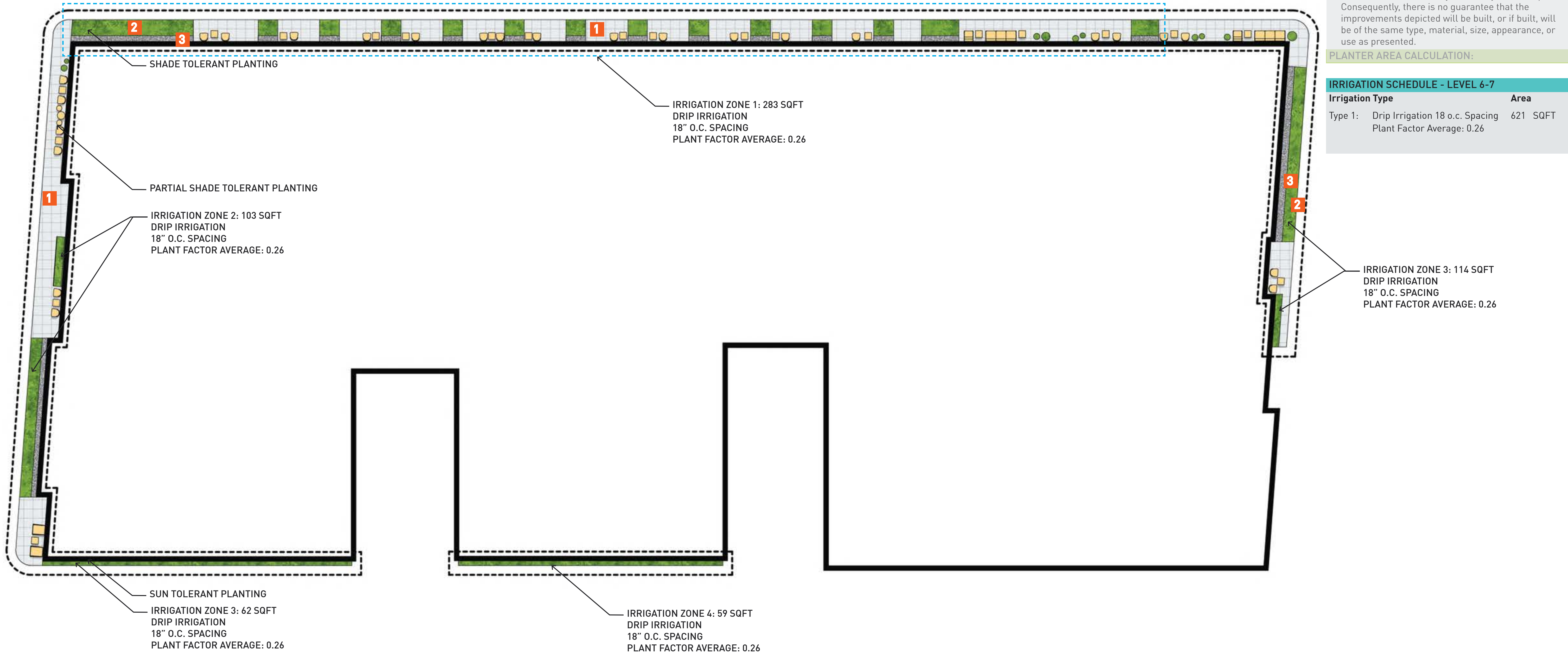
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PLANTER AREA CALCULATION:

IRRIGATION SCHEDULE - LEVEL 6-7

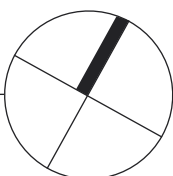
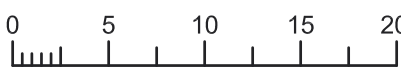
Irrigation Type		Area
Type 1:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	621 SQFT



1

LEVEL 06-07 AMENITY DECK PLAN

SCALE: 1"=10'-0"



LEVEL 08 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving



Movable Site Furnishings

LEGENDS

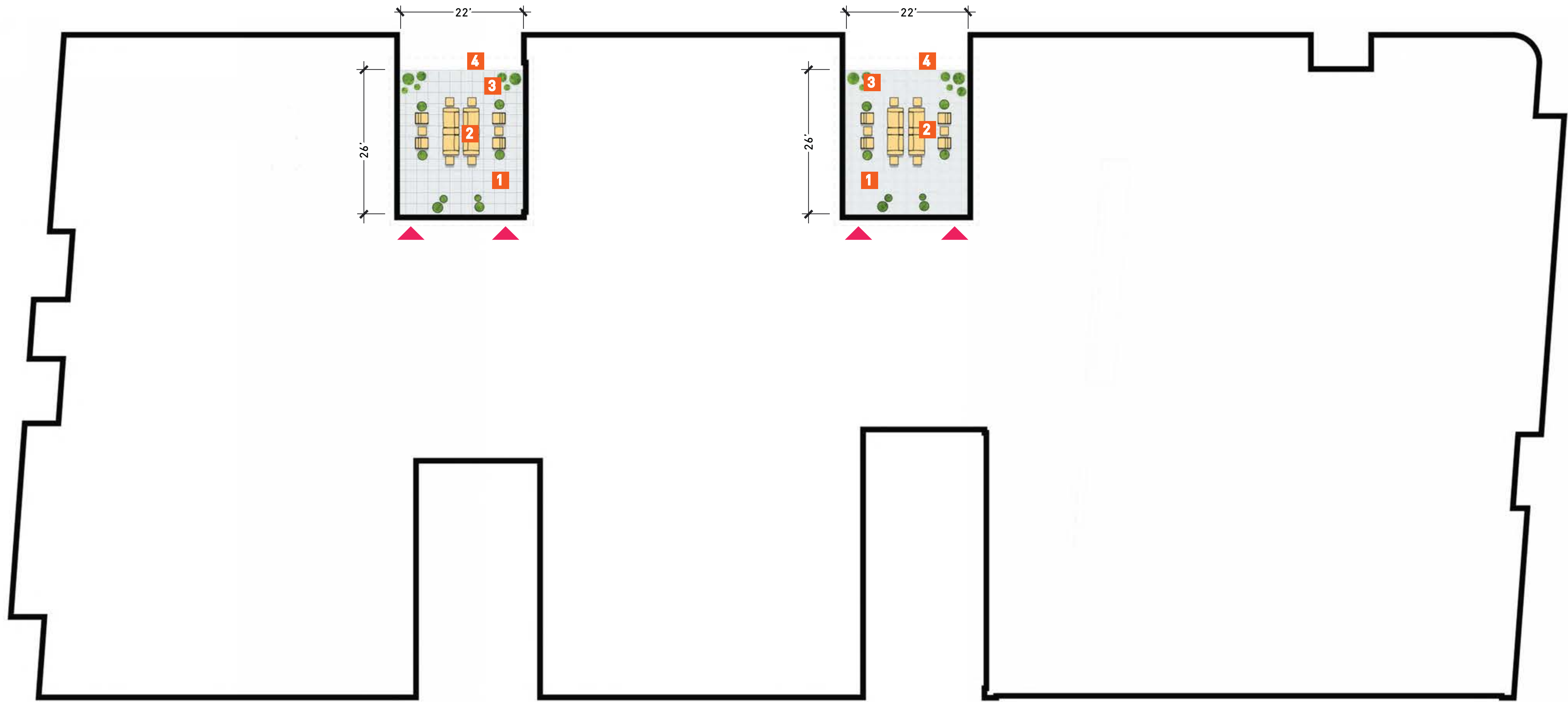
- 1 PEDESTAL PAVERS
- 2 PATIO FURNITURE
- 3 MOVABLE PLANTER
- 4 4'H GUARDRAIL

GENERAL NOTES:

1. The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

IRRIGATION SCHEDULE - LEVEL 6-7

Irrigation Type		Area
Type 1:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	240 SQFT

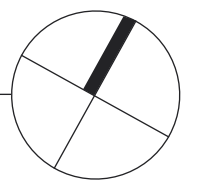


1

LEVEL 08 AMENITY DECK PLAN

SCALE: 1"=10'-0"

0 5 10 15 20'



LEVEL 02, 06, 07, 08 PLANT LIST - SHADE TOLERANT (90% Native)



Eriophyllum staechadifolium
Seaside Woolly Sunflower



Ceanothus 'Diamond Heights'
Diamond Heights Ceanothus



Ceanothus thyrsiflorus 'Yankee Point'
Yankee Point Ceanothus



Keckiella corymbosa
Redwood penstemon



Iris douglasiana 'Canyon Snow'
Douglas Iris



Heuchera maxima
Island Alum Root



Heuchera micrantha
Crevice Alum Root



Lomdandra longifolia 'Seascape'
Seascape Mat Rush
(recommended 150-250 FC)



Dudleya farinosa
Zanzibar Gem
(recommended 50-150 FC)



Sedum ternatum
Woodland Stonecrop

IRRIGATION NOTES

(Required Measures)

Planting

1. Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
2. Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: www.ucnr.edu/sites/wucols/).

Irrigation

1. Precipitation rates must be uniform across each zone.
2. Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
3. Overhead spray is not allowed in areas less than ten feet across in any dimension.
4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

1. Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

Mulch

1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

LEGENDS

N

NATIVE PLANT



LOW AND VERY LOW WATER USE



MODERATE WATER USE



HIGH WATER USE

GENERAL NOTES:

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LEVEL 06, 07 PLANT LIST - PARTIAL SHADE TOLERANT (64% Native)



Achillea millefolium
Common Yarrow



Allium cernuum
Nodding Onion



Carex praegracilis
Clustered Field Sedge



Sedum acre 'Aurea'
Aurea Stonecrop



Sedum album
White Stonecrop



Sedum kamschaticum
Kamchatka Stonecrop



Sedum reflexum 'Blue Spruce'
Blue Spruce Stonecrop

LEVEL 06, 07 PLANT LIST - SUN TOLERANT (100% Native)



Epilobium canum
California Fuschia



Baccharis pilularis
Coyote Brush



Ceanothus thyrsiflorus 'Yankee Point'
Yankee Point Ceanothus



Eriophyllum staechadifolium
Seaside Woolly Sunflower



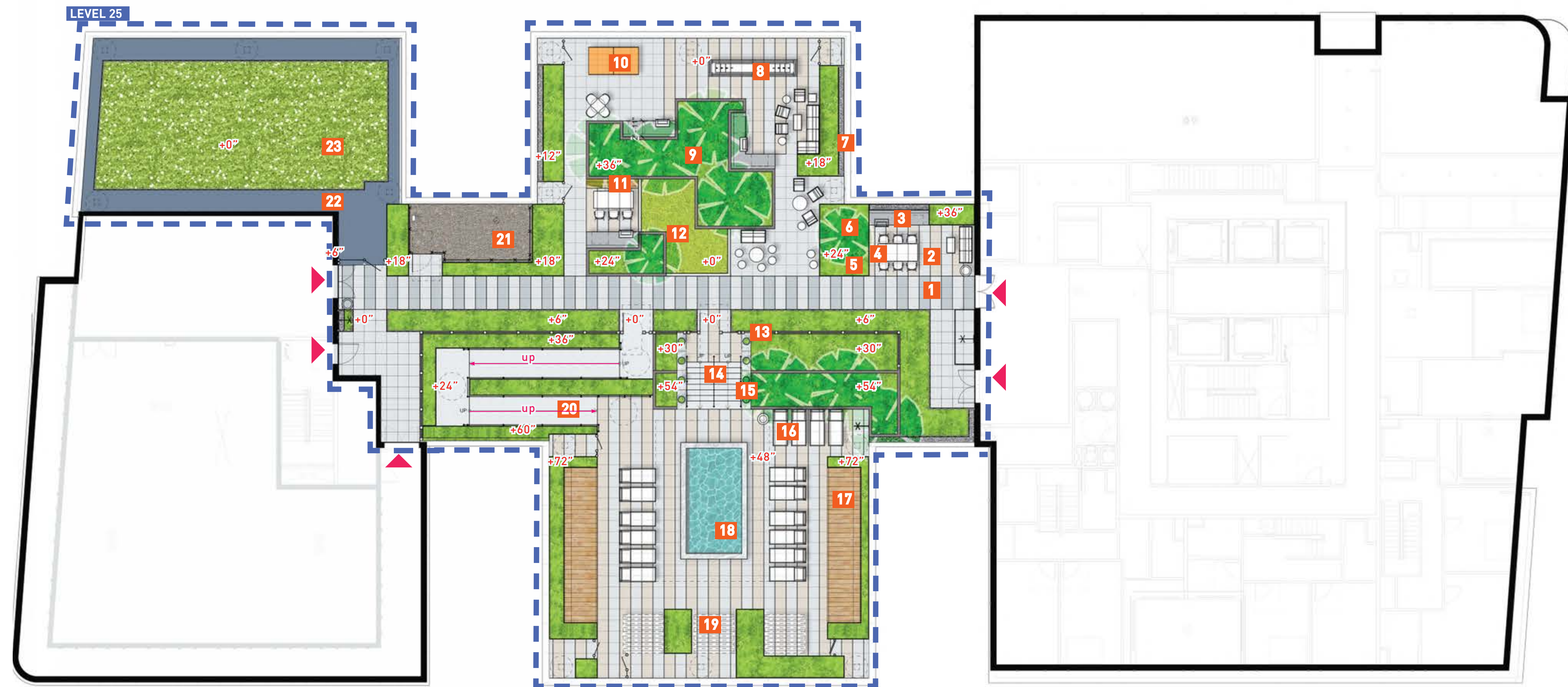
Dudleya farinosa
Bluff Lettuce



Eriogonum parviflorum
Cliff Buckwheat



Baccharis 'Pigeon Point'
Dwarf Coyote Brush



- LEGENDS**
- 1** EGRESS PATH
 - 2** PEDESTAL PAVER
 - 3** BUILT-IN GRILL STATION
 - 4** MOVABLE SITE FURNISHINGS
 - 5** RAISED METAL PLANTER
 - 6** ORNAMENTAL TREE
 - 7** AGGREGATE PAVING
 - 8** GAME TABLE
 - 9** RAISED CONCRETE PLANTER
 - 10** PING PONG TABLE
 - 11** BUILT-IN BENCH
 - 12** GAME LAWN
 - 13** POOL FENCE AND GATE
 - 14** GRAND STAIRS
 - 15** CONCRETE PLATFORM W/ PLANTER
 - 16** CHAISE LOUNGER
 - 17** BUILT-IN DAYBED
 - 18** POOL
 - 19** CABANA
 - 20** CONCRETE RAMP
 - 21** DOG RUN
 - 22** ROOF MEMBRANE
 - 23** GREEN ROOF
- +1' ELEVATION RELATIVE TO FINISHED FLOOR

- GENERAL NOTES:**
1. The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.
 2. Movable furnishings are to be determined by the interior designer.

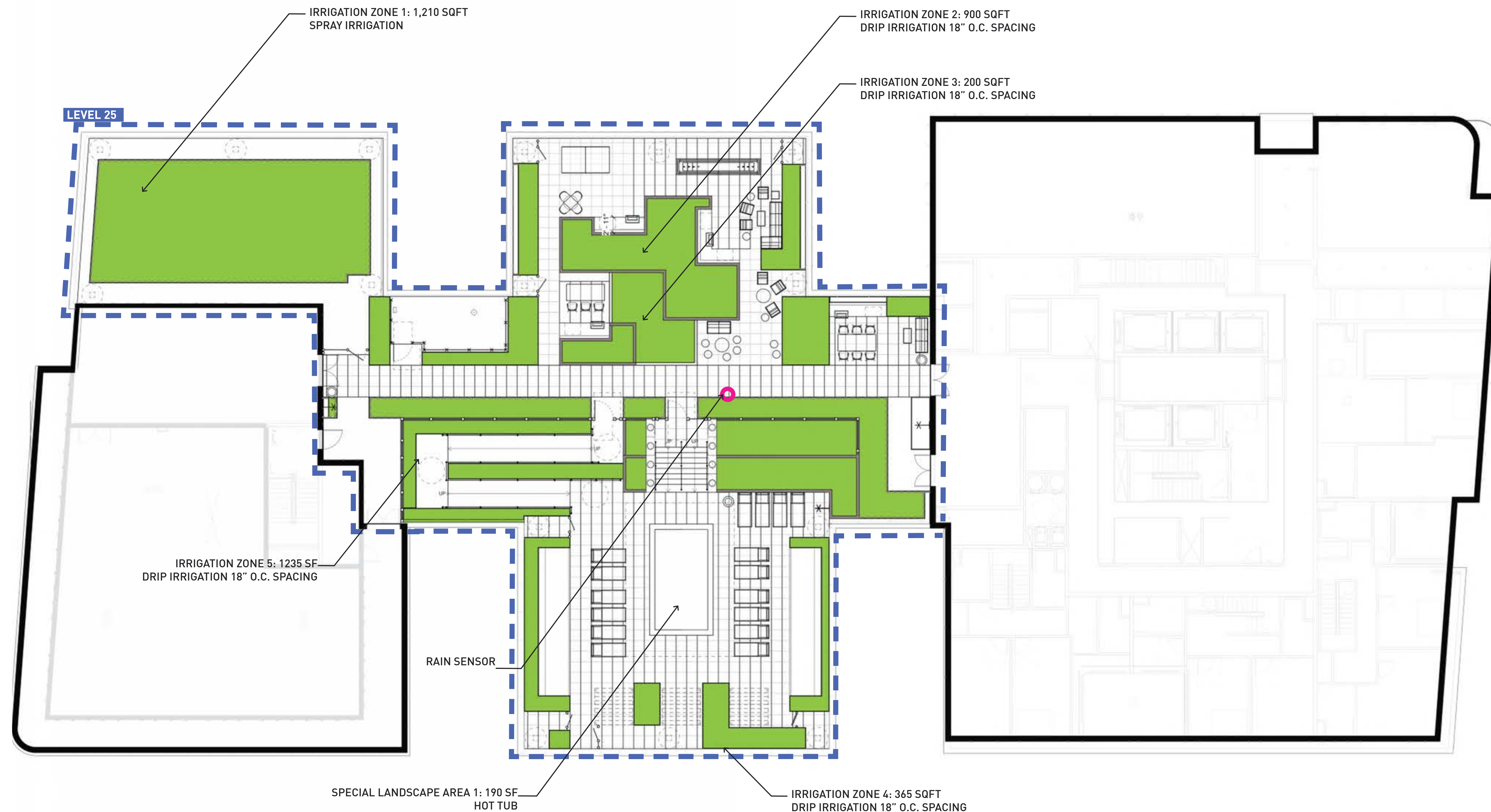
LANDSCAPE / HARDSCAPE AREA CALCULATION:

Bio Infiltration Area : 0 SQFT

IRRIGATED AREA CALCULATION:

Level 25 Irrigated Area : 4,100 SQFT

1 LEVEL 25 & 26 AMENITY DECK PLAN
SCALE: 1"=10'-0"



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2. Movable furnishings are to be determined by the interior designer.
3. North side amenity space to be developed by tenant.

IRRIGATION SCHEDULE - LEVEL 25

Irrigation Type		Area
Type 1:	Spray Irrigation Plant Factor Average: 0.8	1,410 SQFT
Type 2:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.22	2,500 SQFT
Type 3:	Special Landscape Area Hot Tub	190 SQFT

IRRIGATION NOTES

(Required Measures)

Planting

1. Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
2. Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: www.ucnr.edu/sites/wucols/).

Irrigation

1. Precipitation rates must be uniform across each zone.
2. Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
3. Overhead spray is not allowed in areas less than ten feet across in any dimension.
4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

1. Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

Mulch

1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

Soil

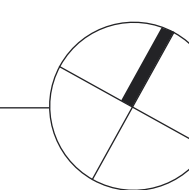
1. Amend the landscaping drawing to specify compost application to achieve a minimum 6% organic matter in soil composition based on MWEL0 specified soil analysis result for site soil.

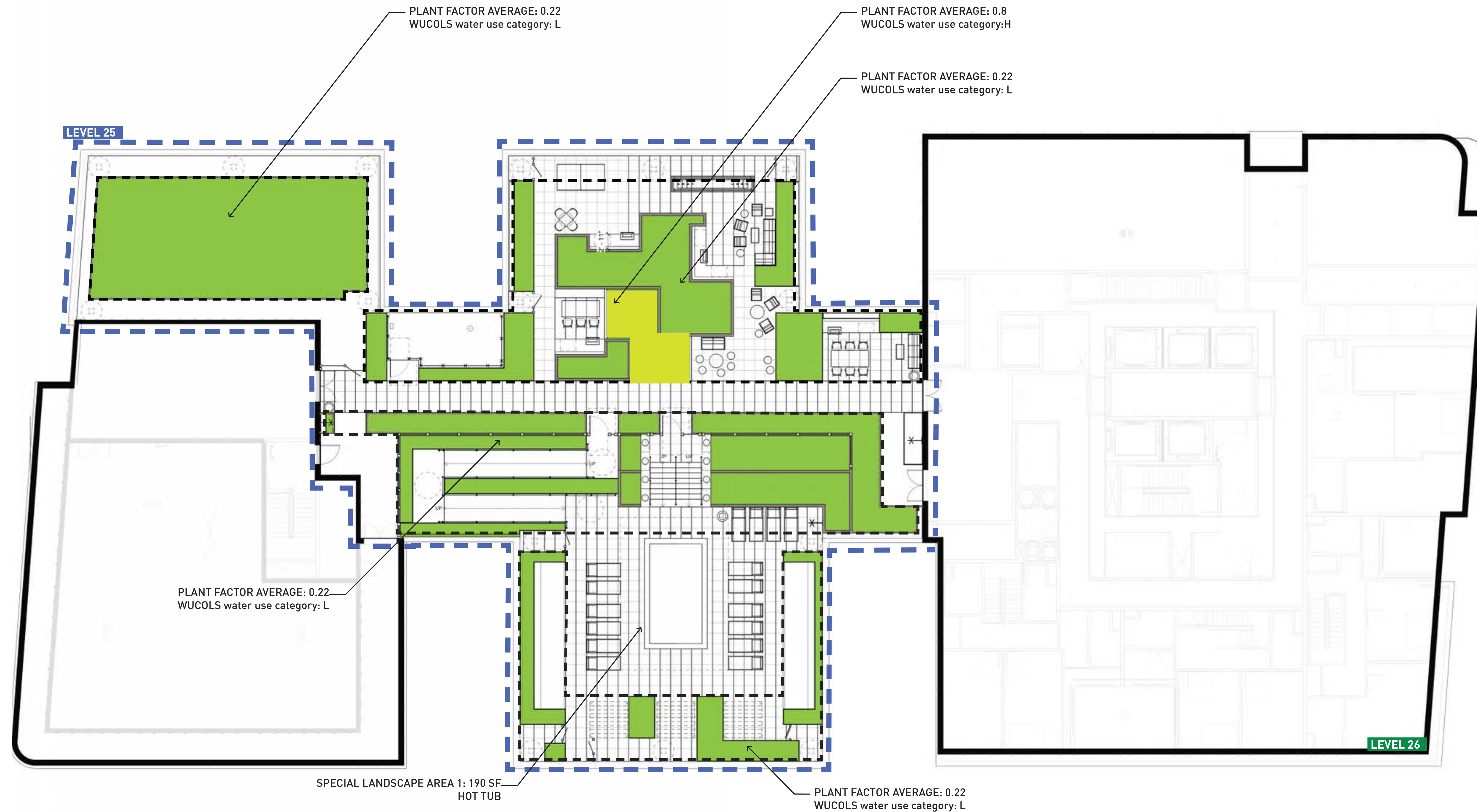
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LEVEL 25 & 26 IRRIGATION DIAGRAM

SCALE: 1"=10'-0"

0 5 10 15 20'



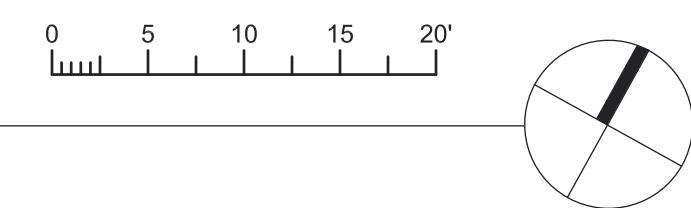


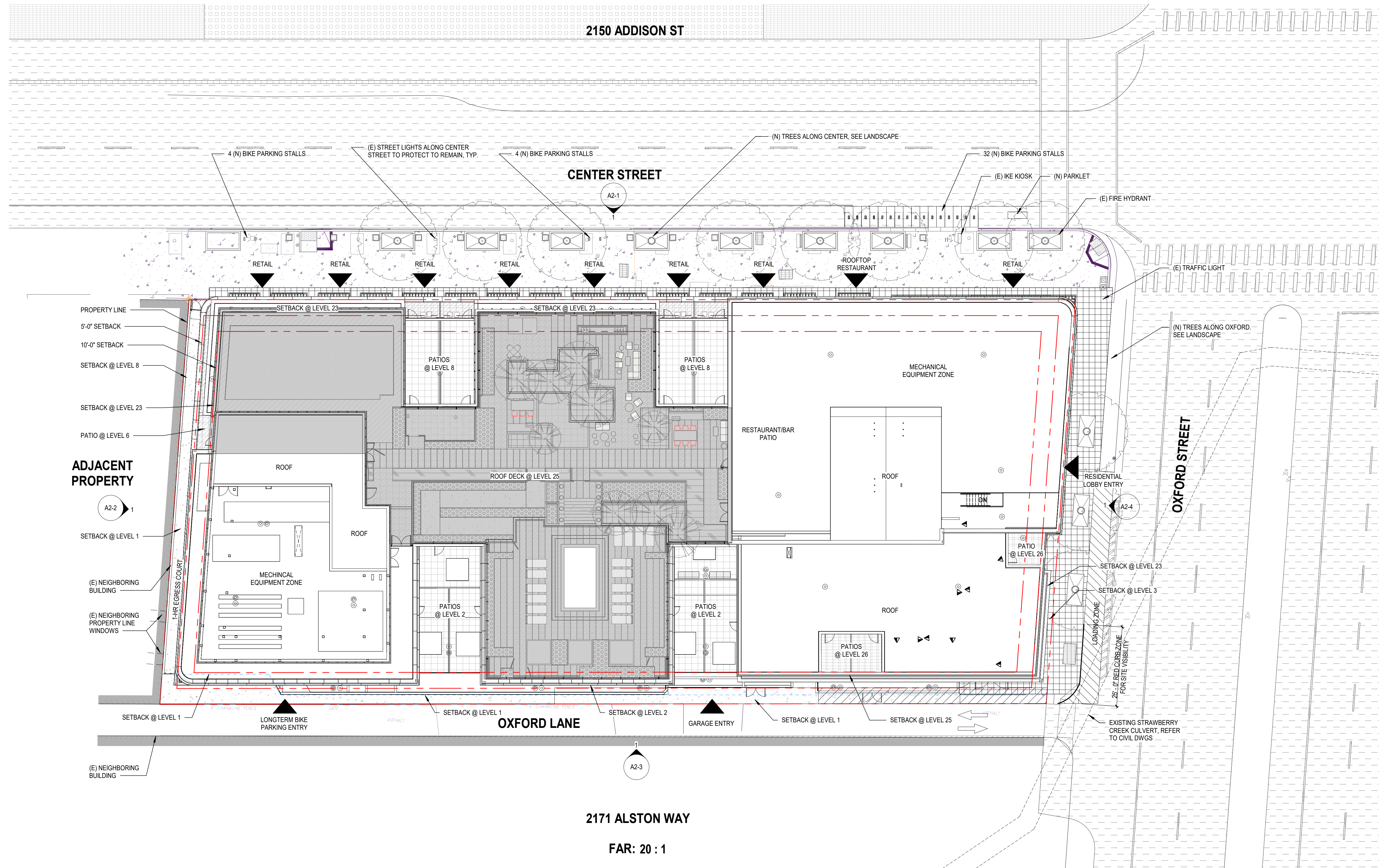
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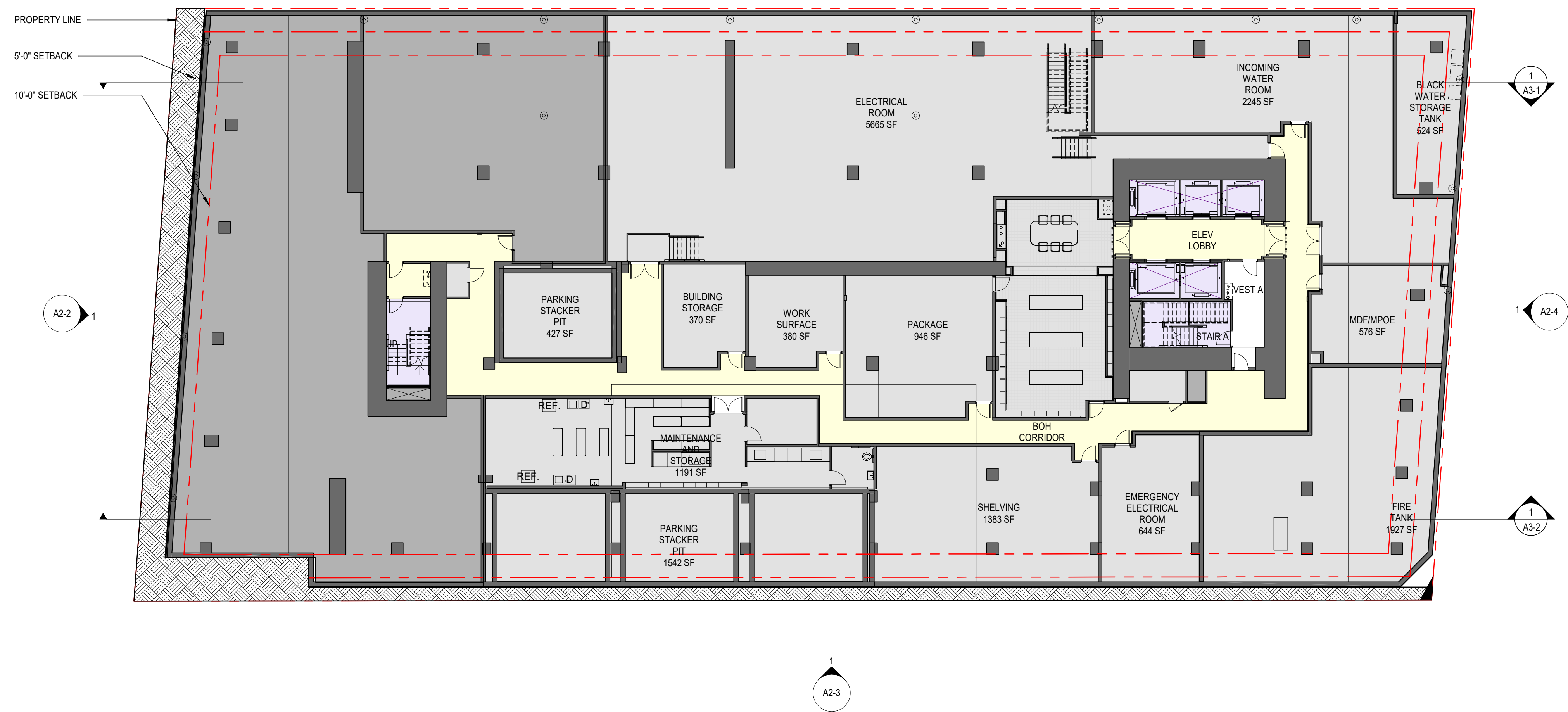
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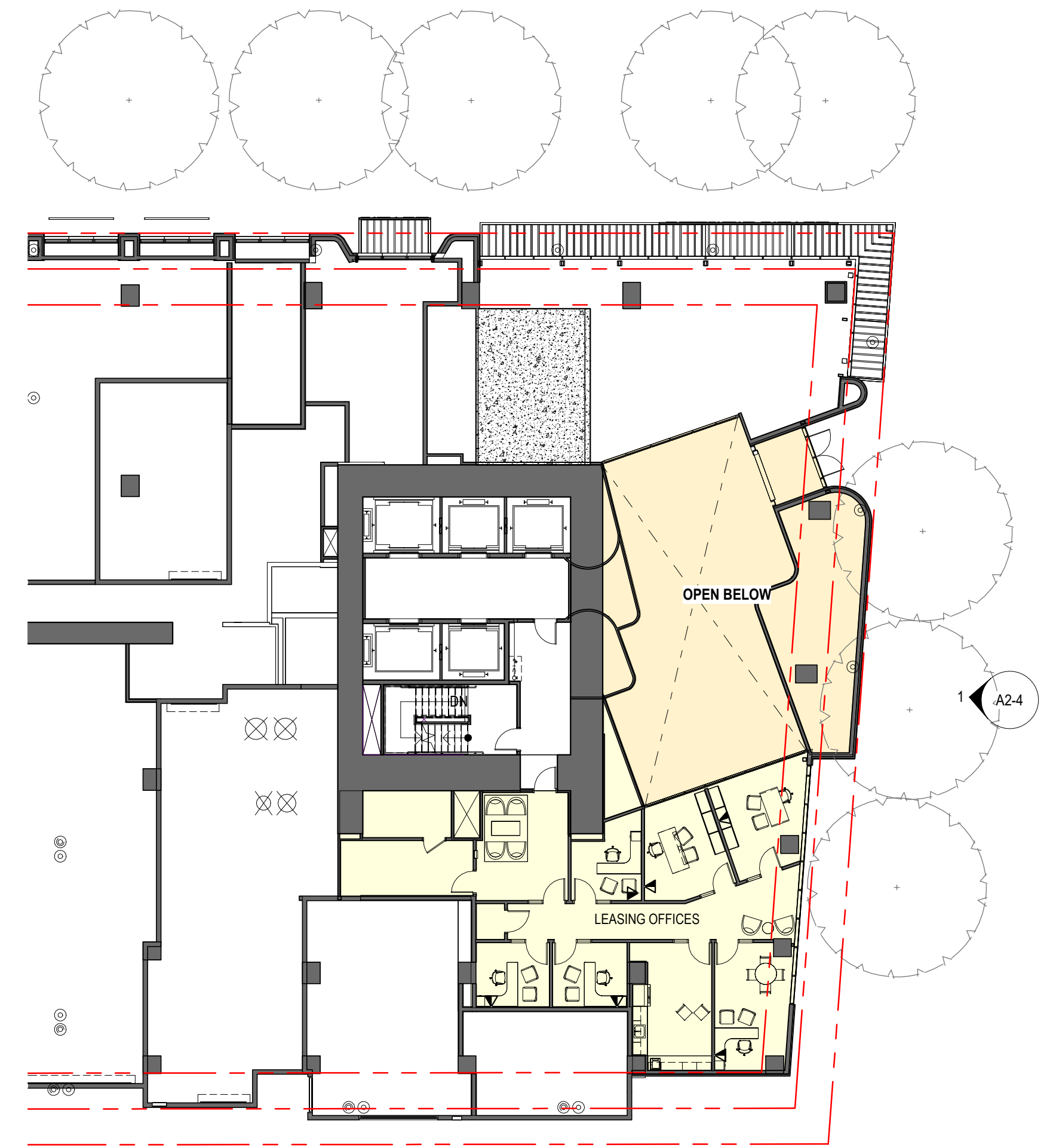
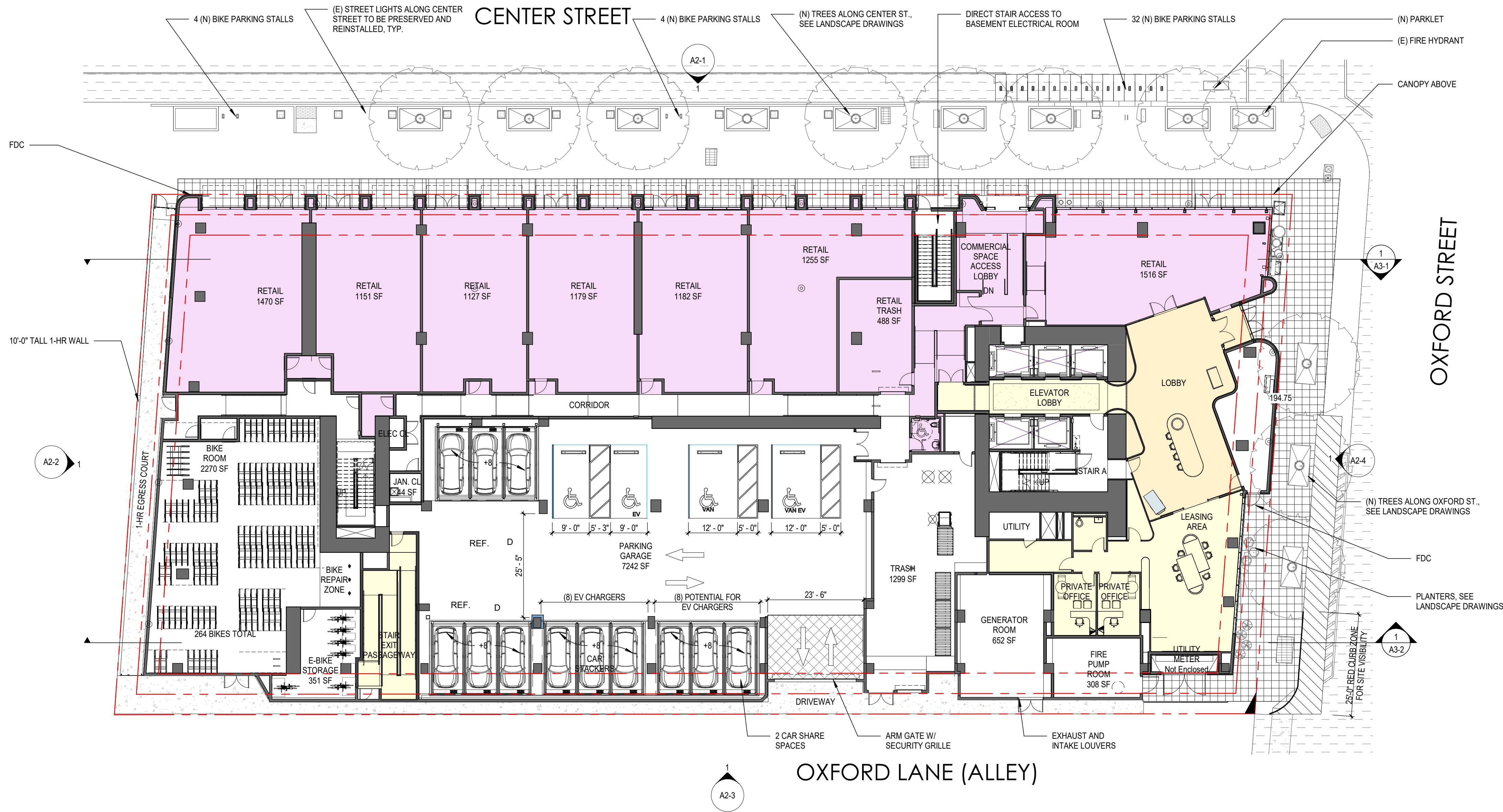
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- Mulch**
1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.
- Soil**
1. Amend the landscaping drawing to specify compost application to achieve a minimum 6% organic matter in soil composition based on MWEL0 specified soil analysis result for site soil.

1 LEVEL 25 & 26 HYDROZONES DIAGRAM
SCALE: 1"=10'-0"

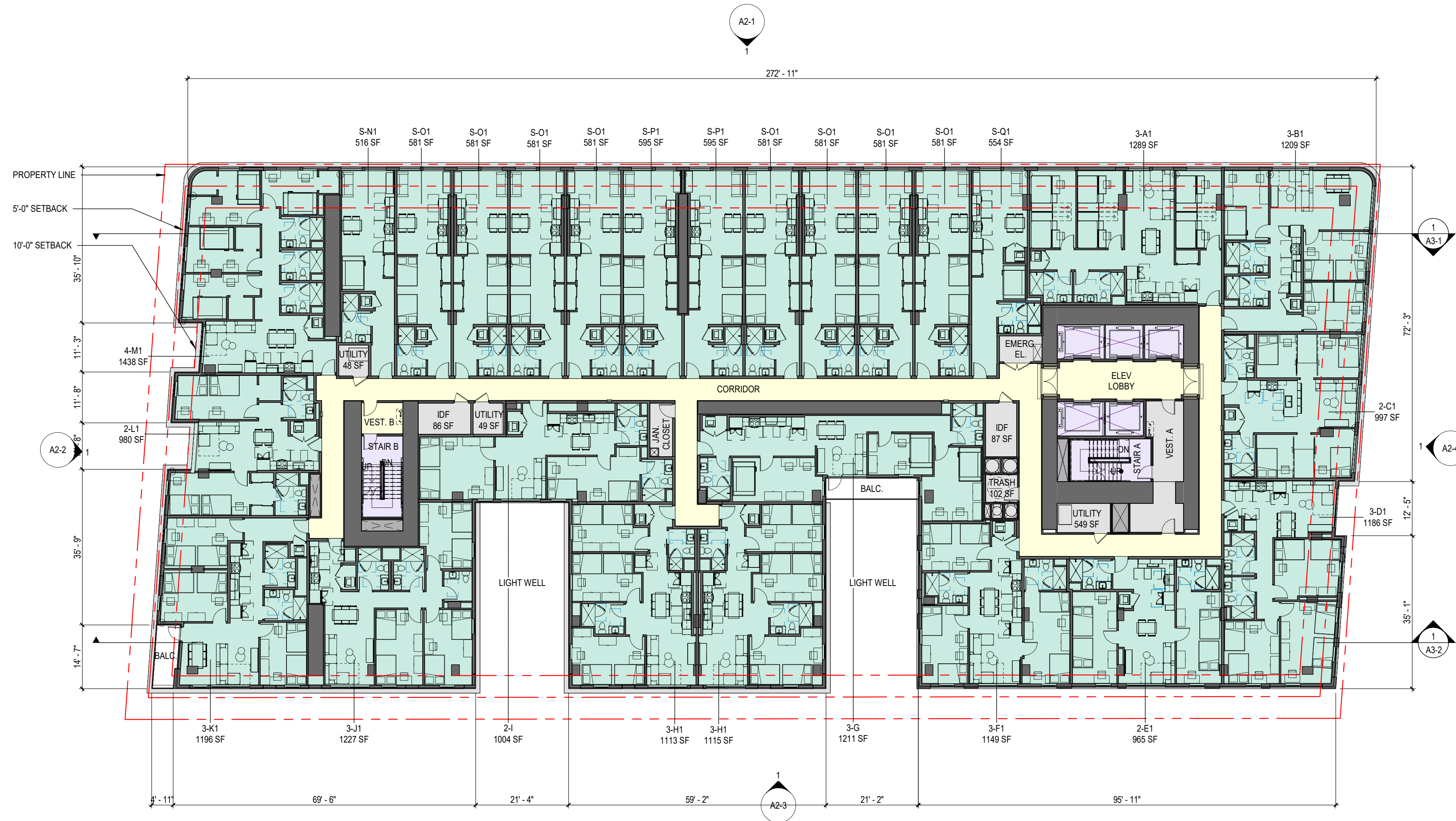


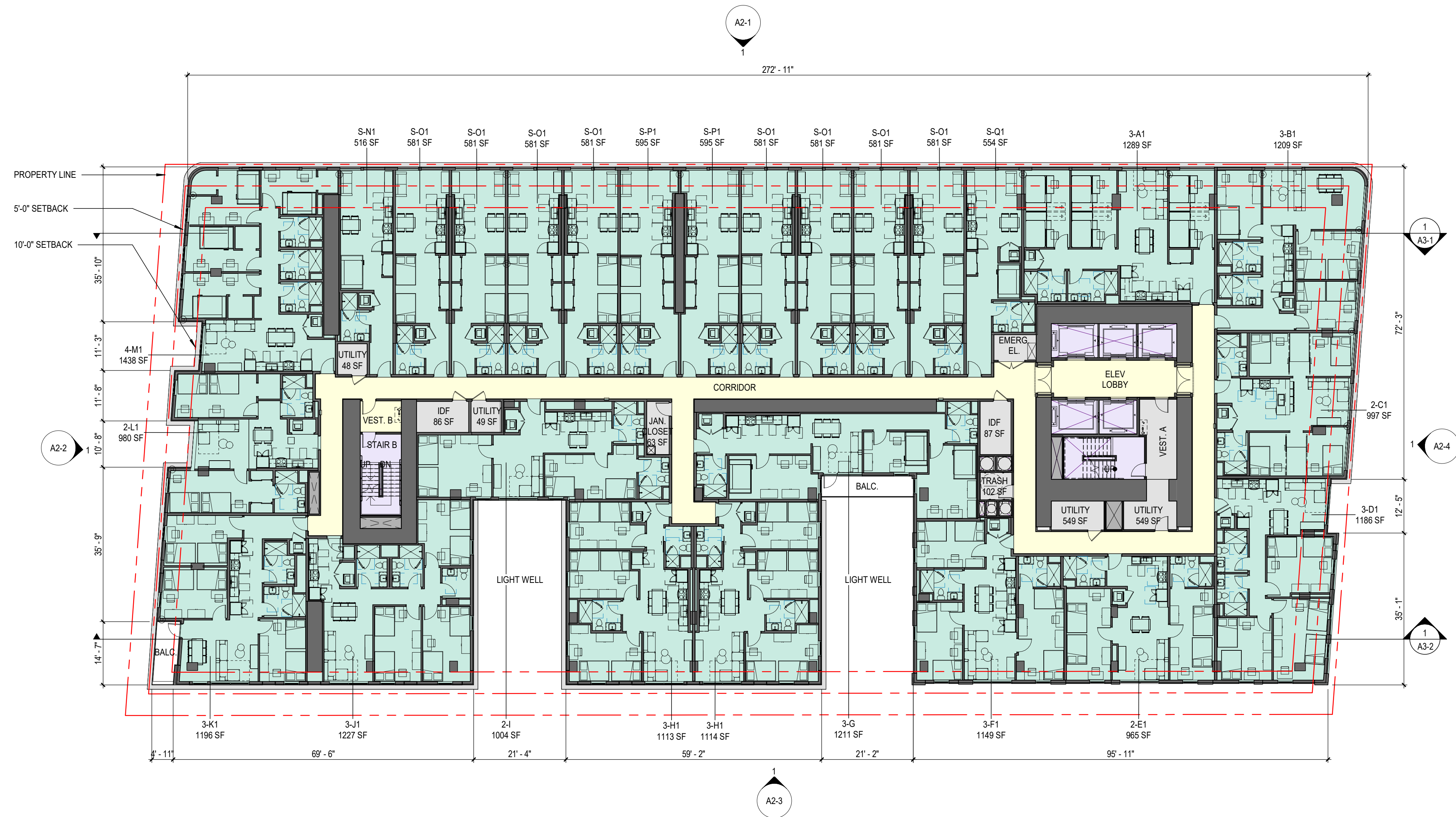




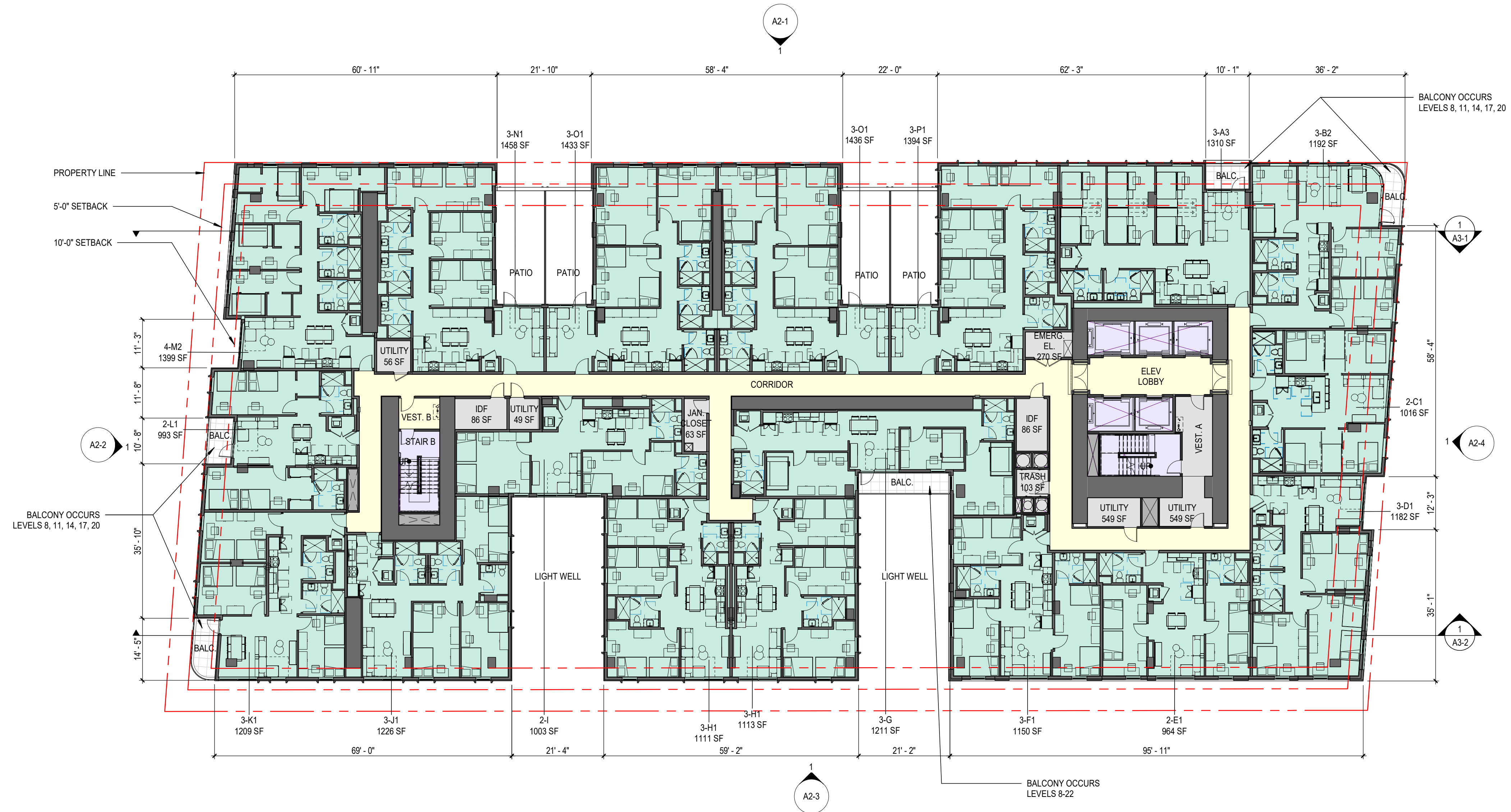






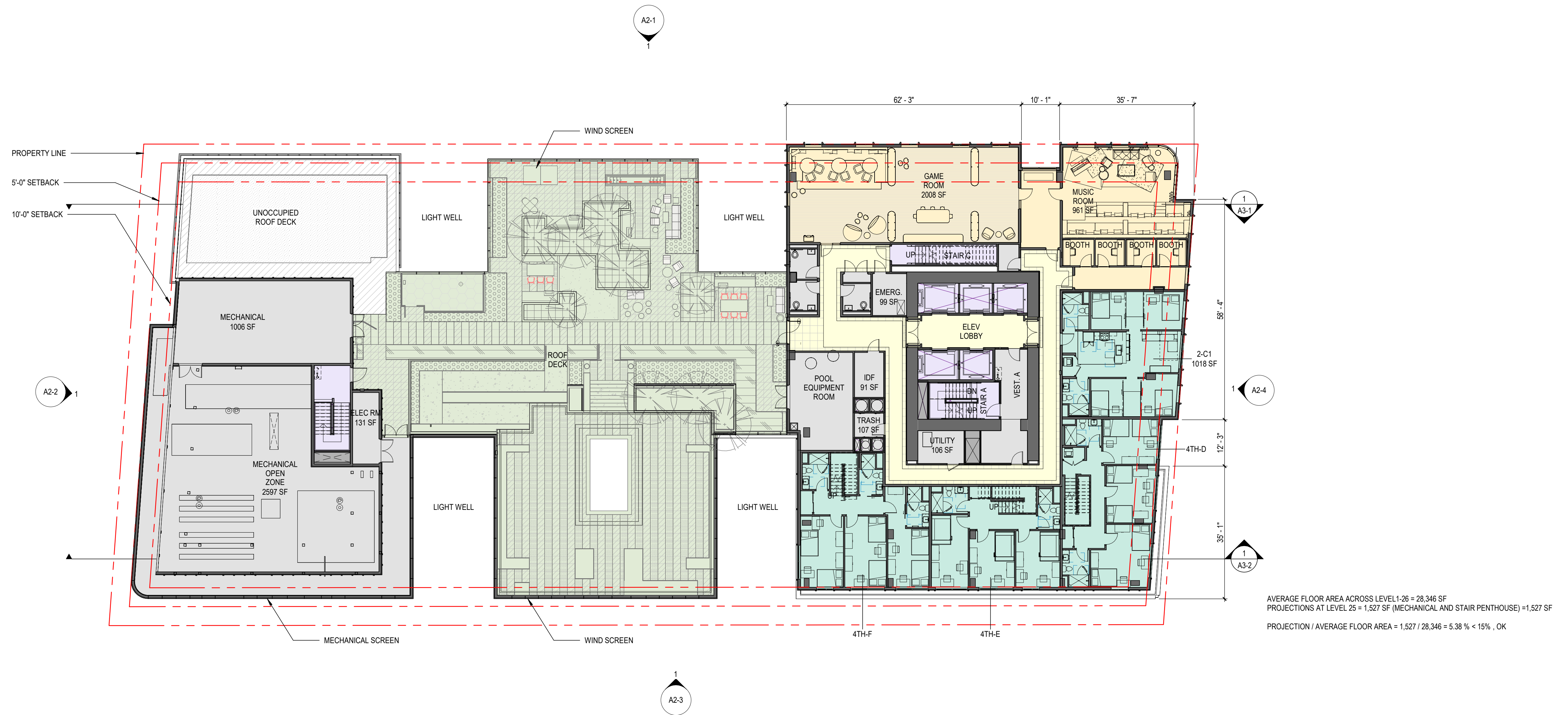




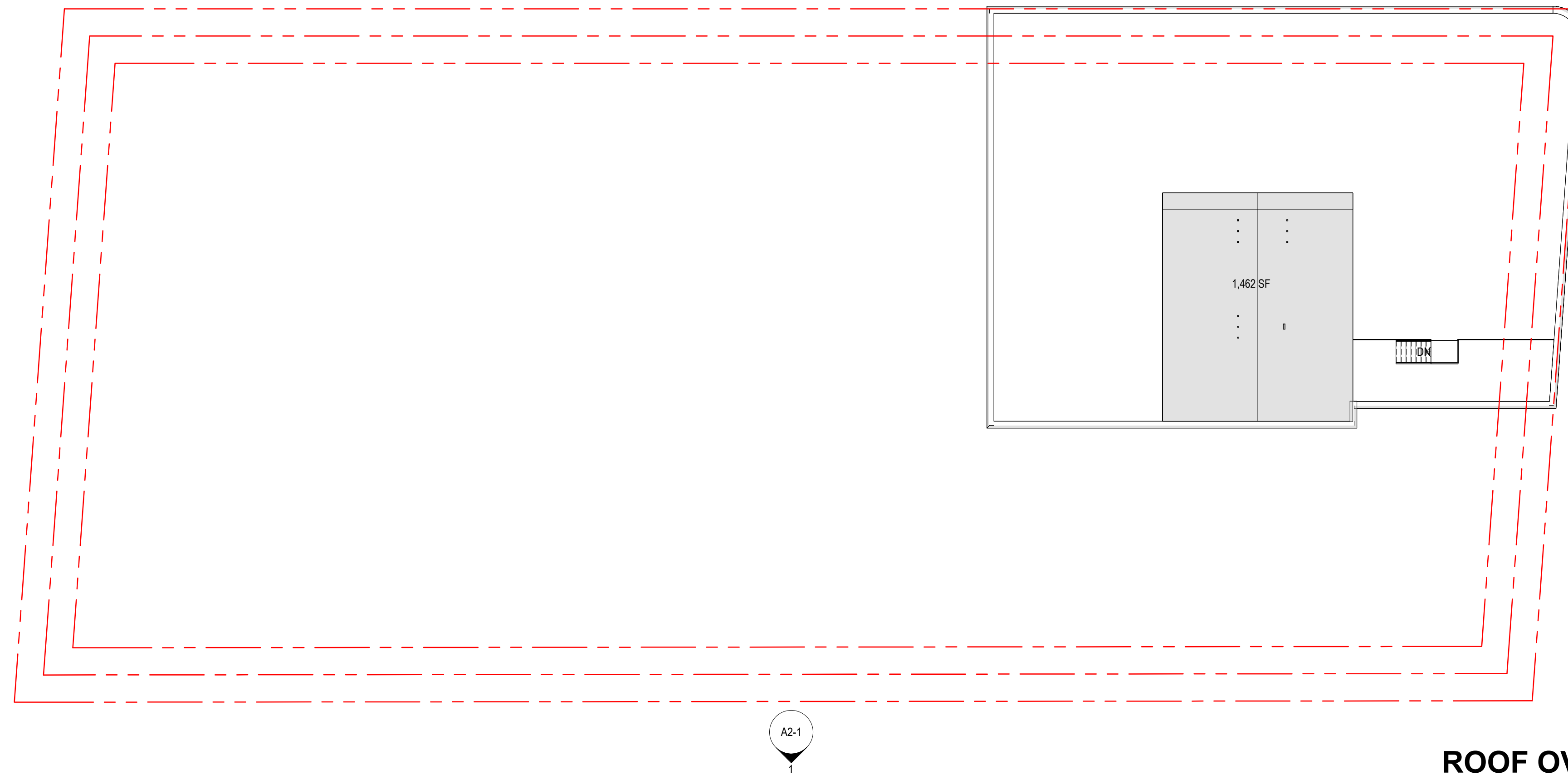




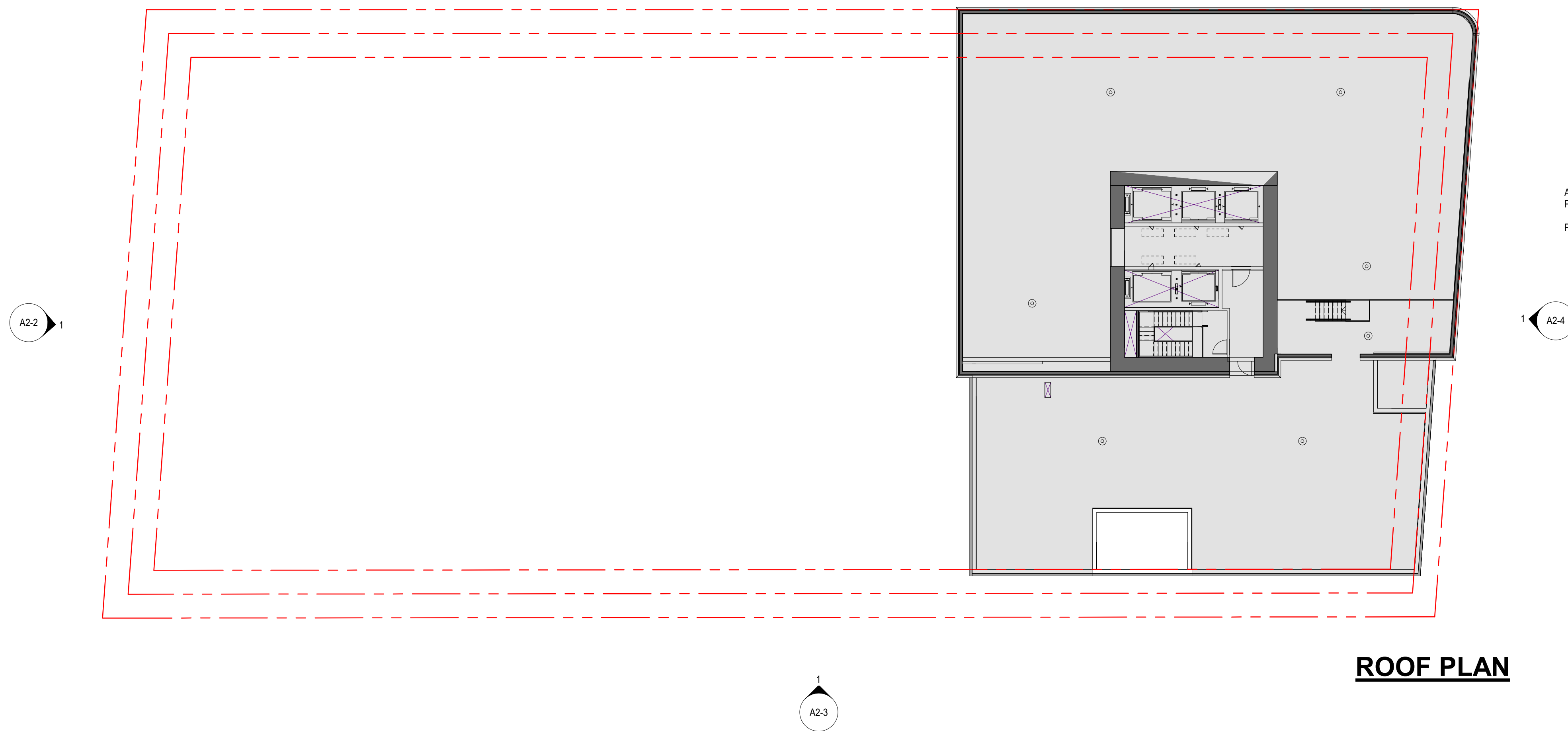






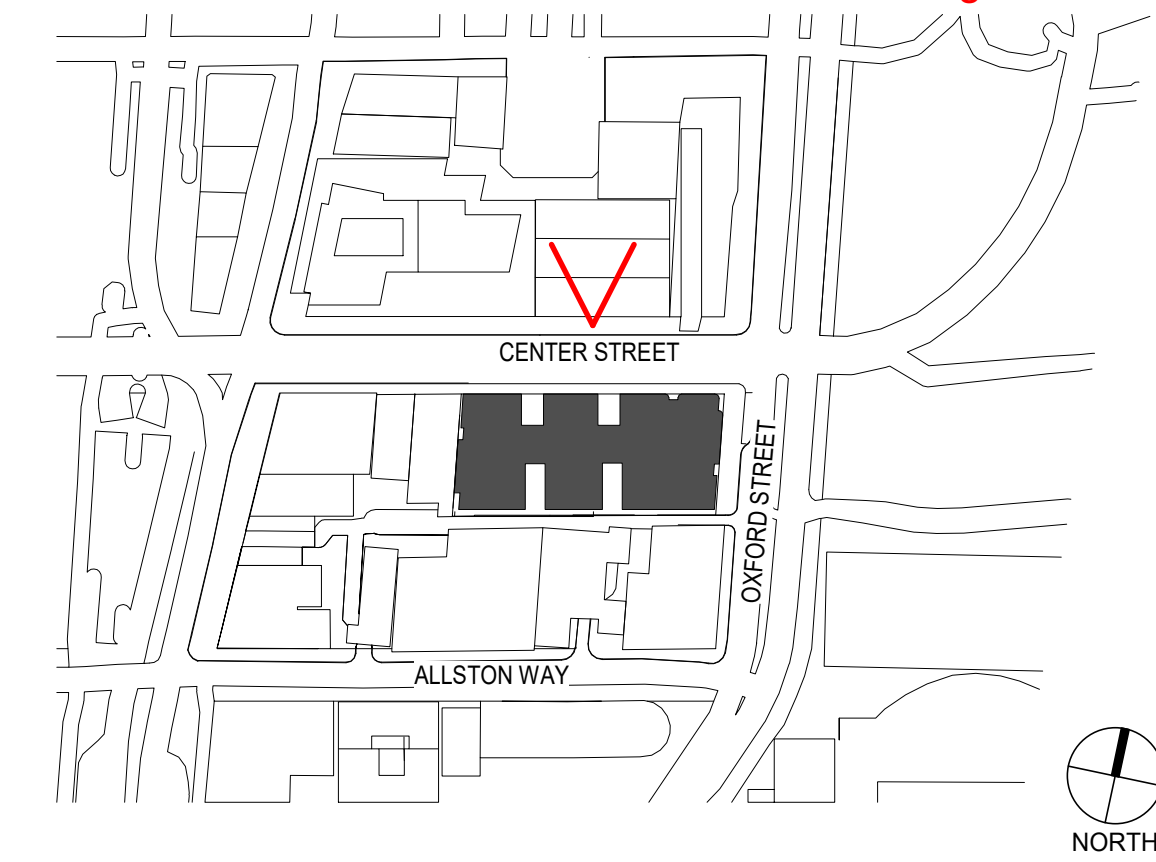
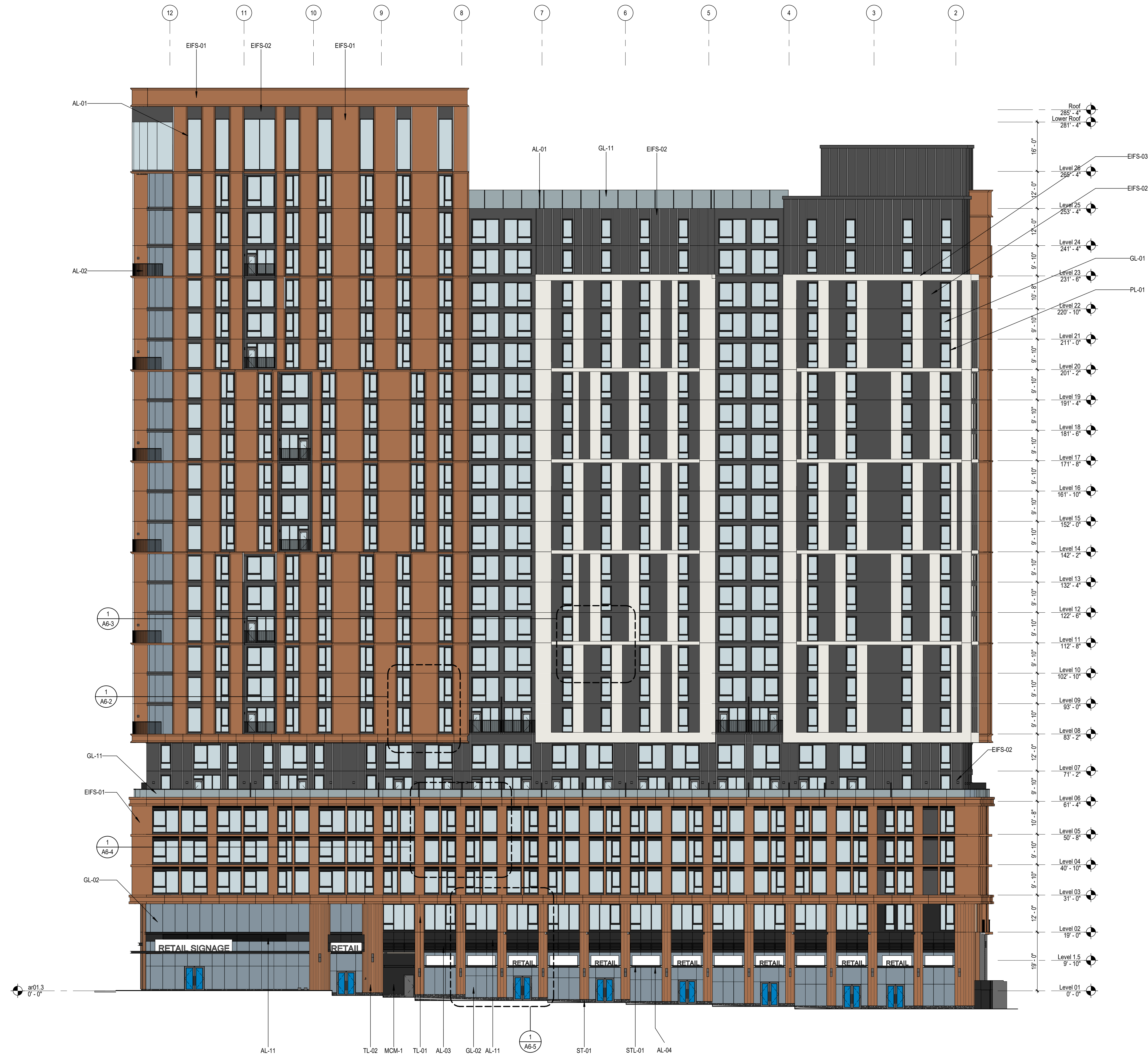


ROOF OVERRUN PLAN



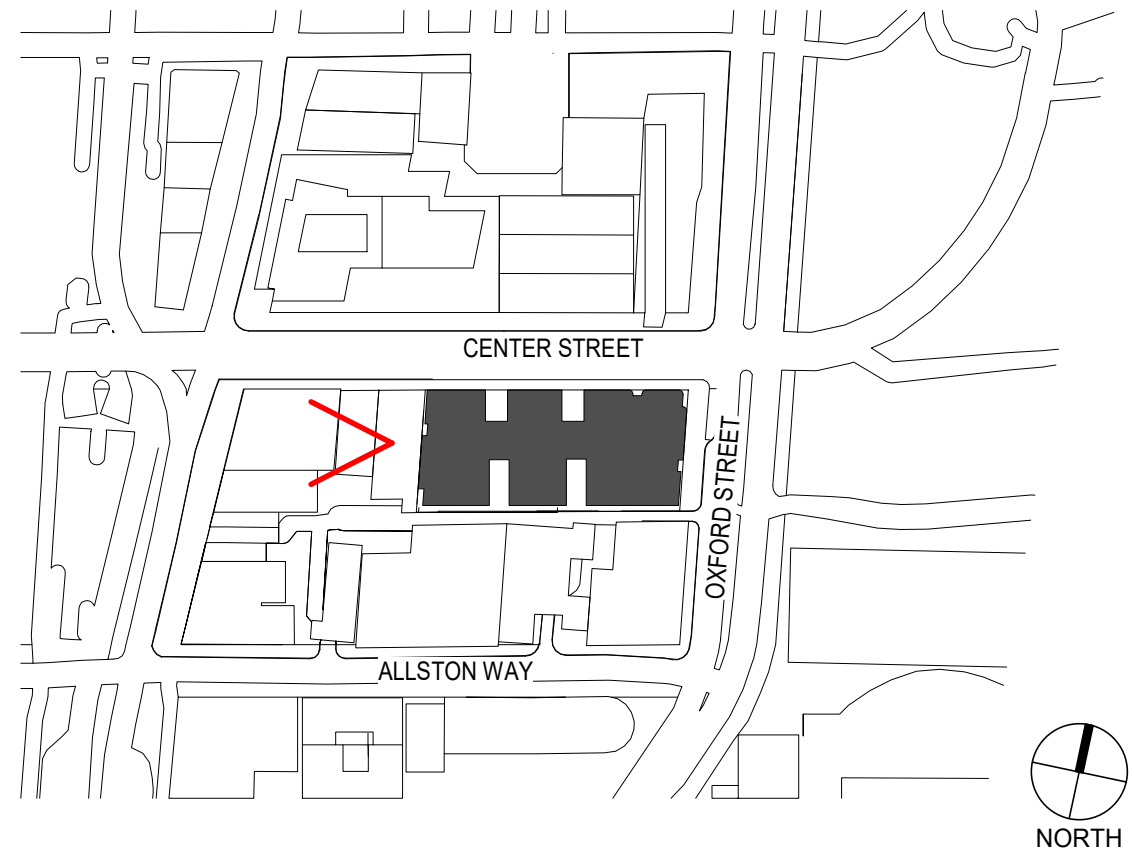
AVERAGE FLOOR AREA ACROSS LEVEL1-26 = 28,346 SF
PROJECTIONS AT ROOF LEVEL = 1,462 SF (ELEVATOR PENTHOUSE) =1,462 SF
PROJECTION / AVERAGE FLOOR AREA = 1,462 / 28,346 = 5.16% < 15% , OK

ROOF PLAN



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

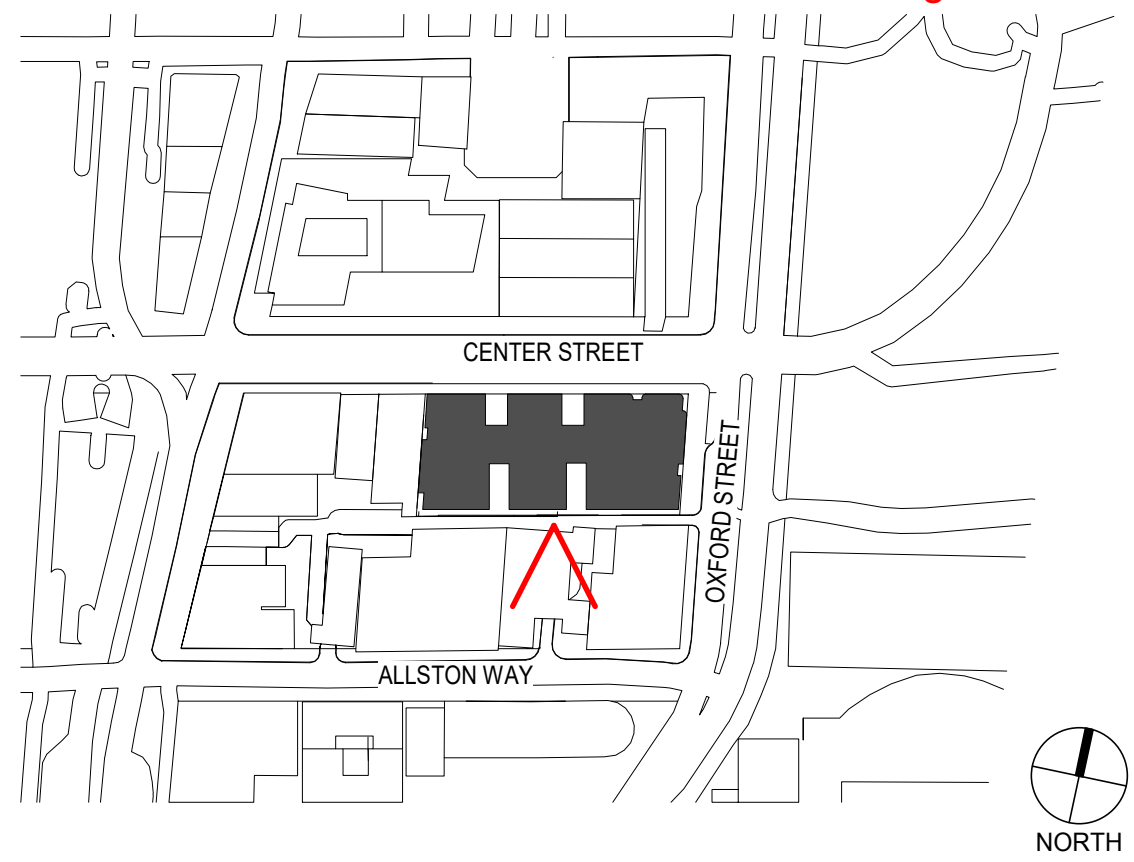


EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
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GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



ELEVATION - WEST

SCALE: 1/16" = 1'-0"



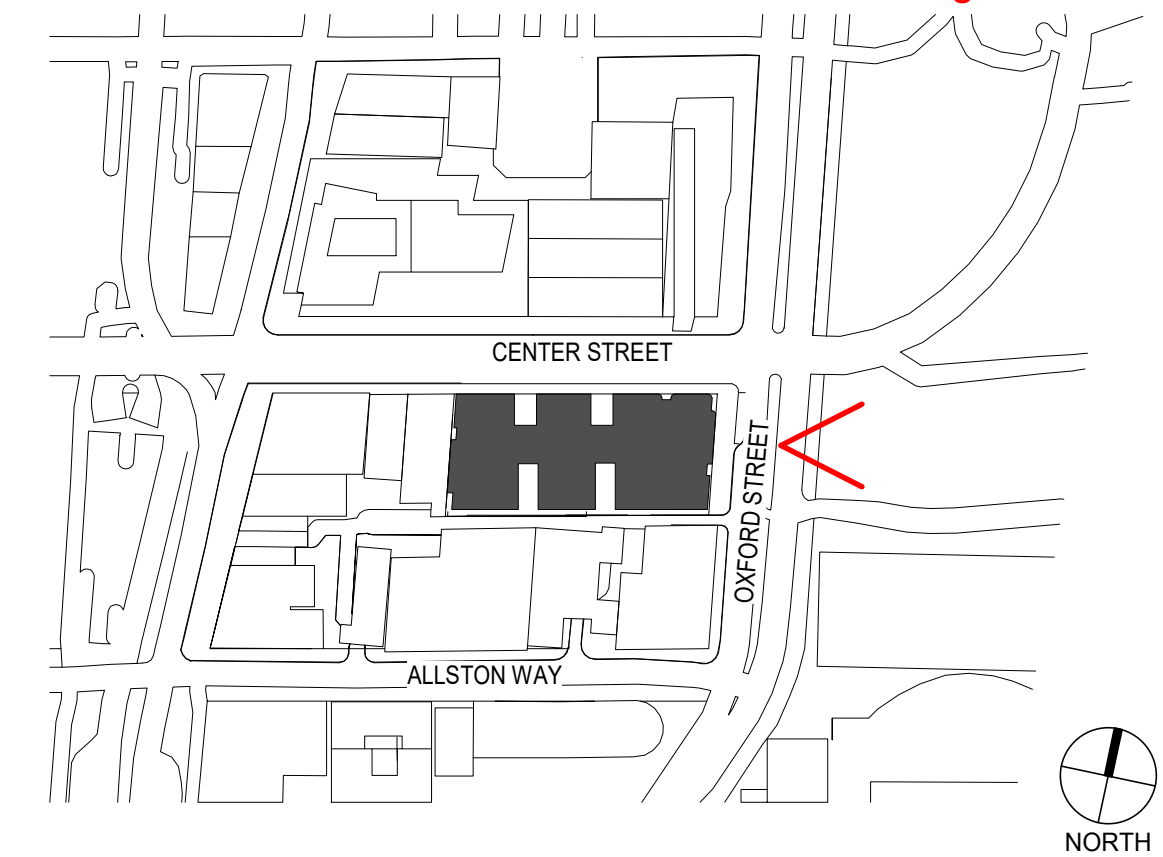
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STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

ELEVATION - SOUTH

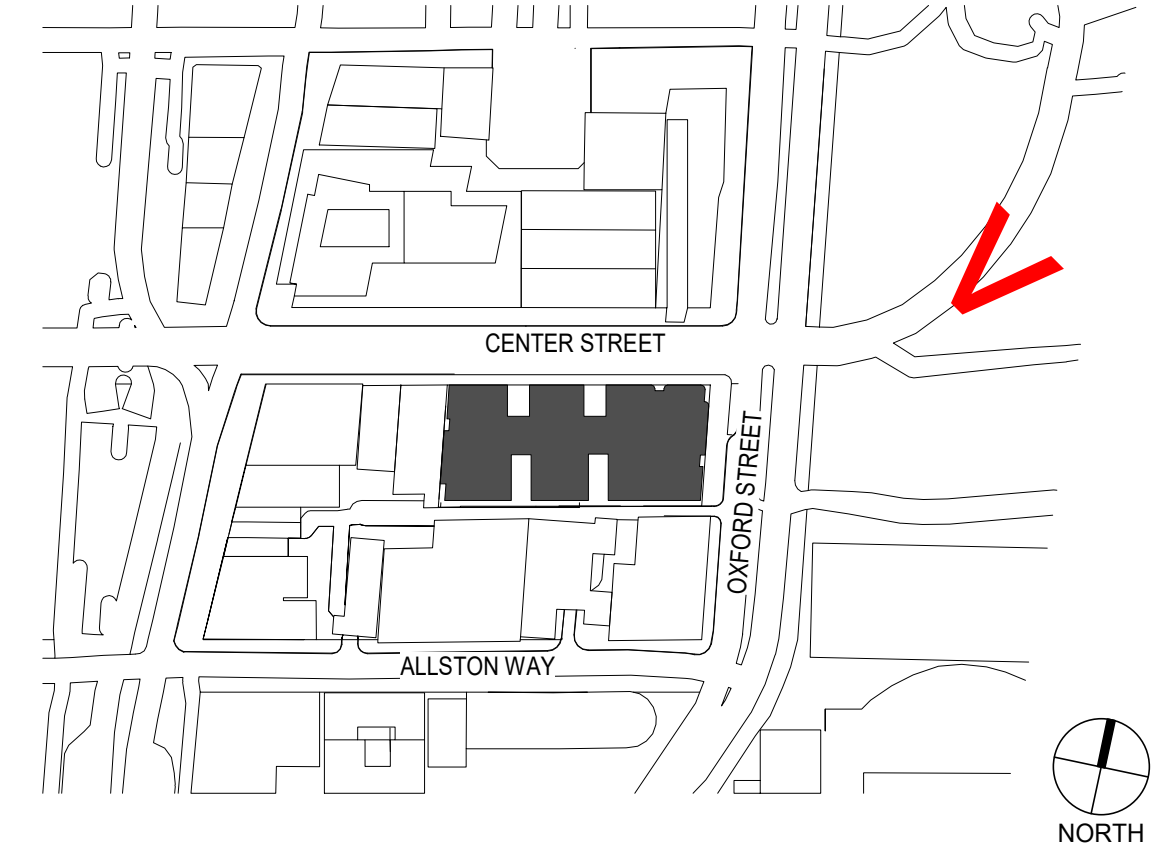
SCALE: 1/16" = 1'-0"



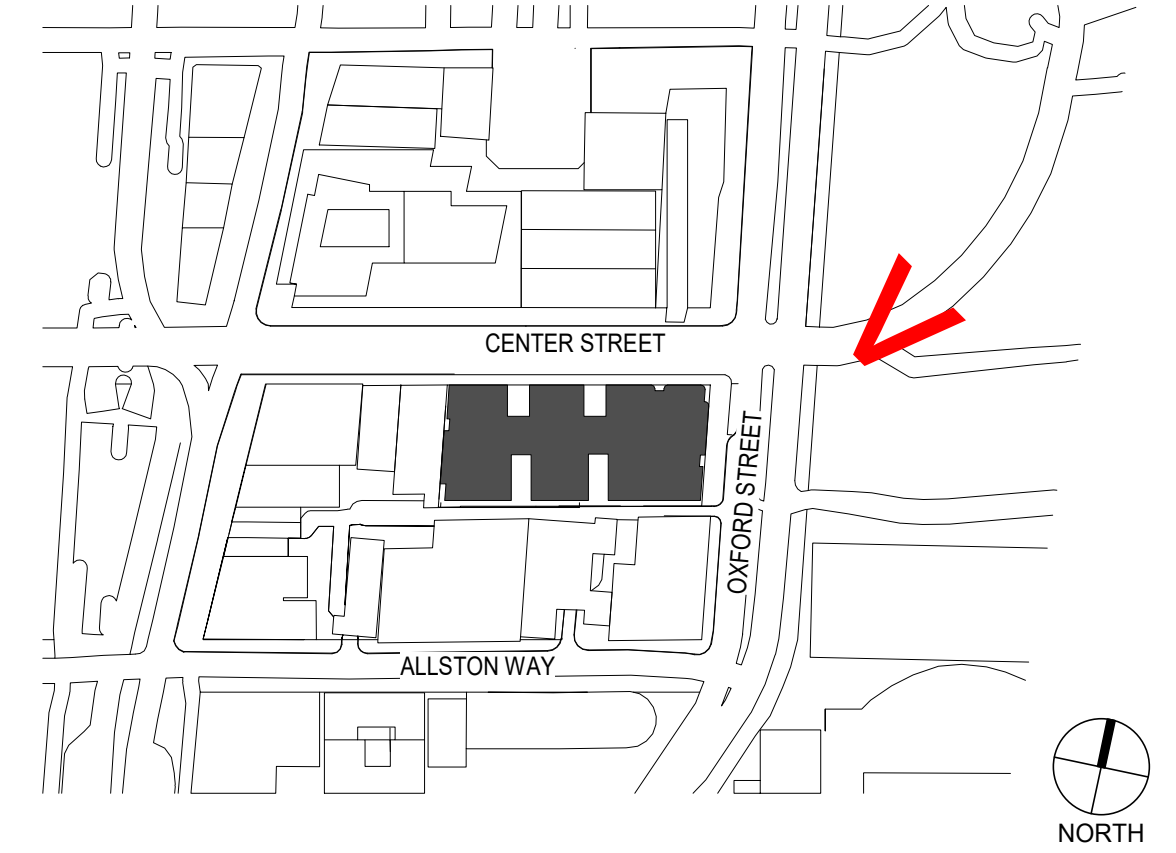
ELEVATION - EAST
SCALE: 1/16" = 1'-0"



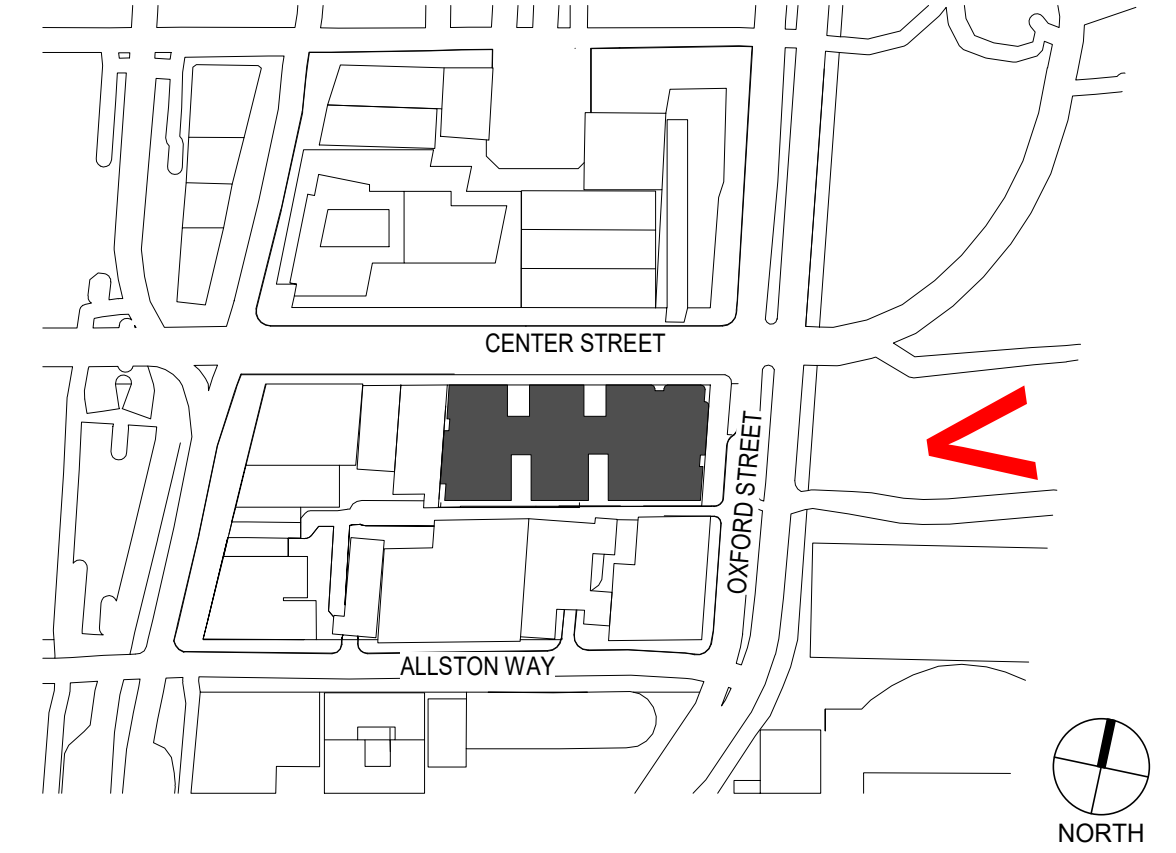
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CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
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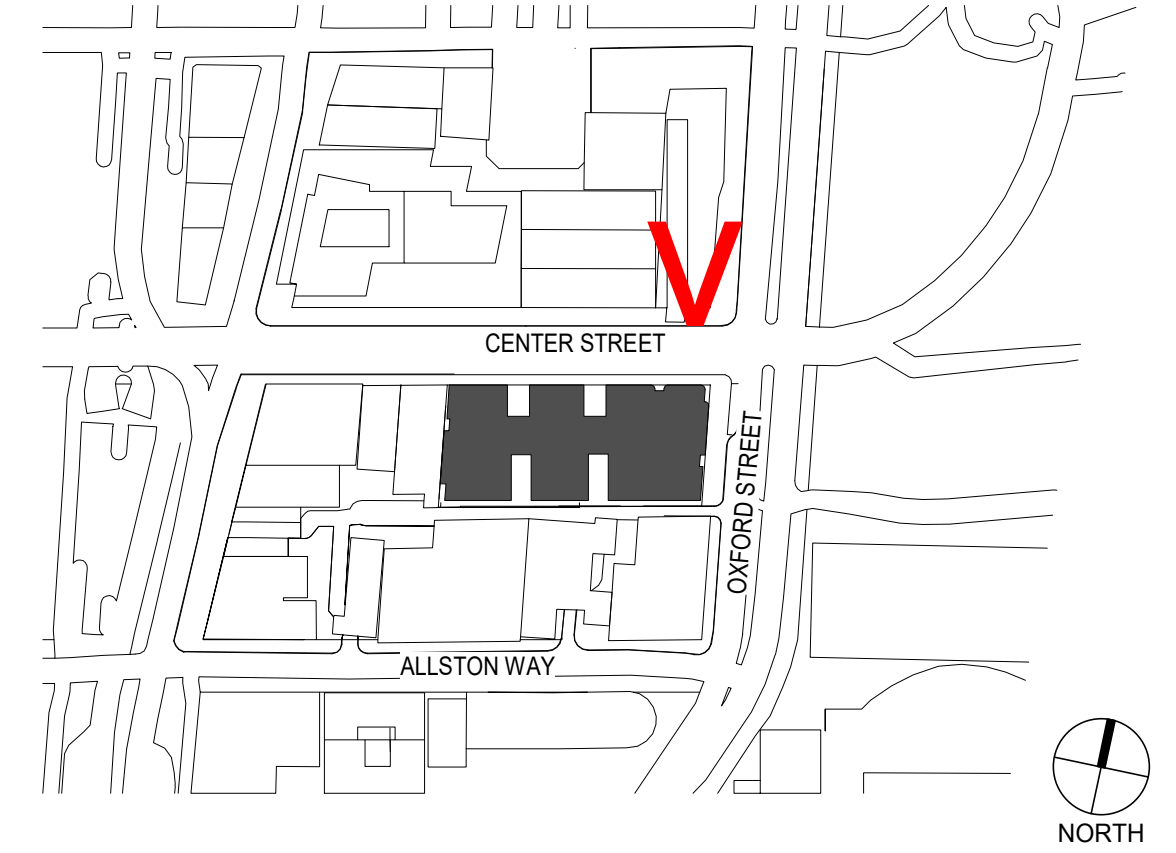
VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER



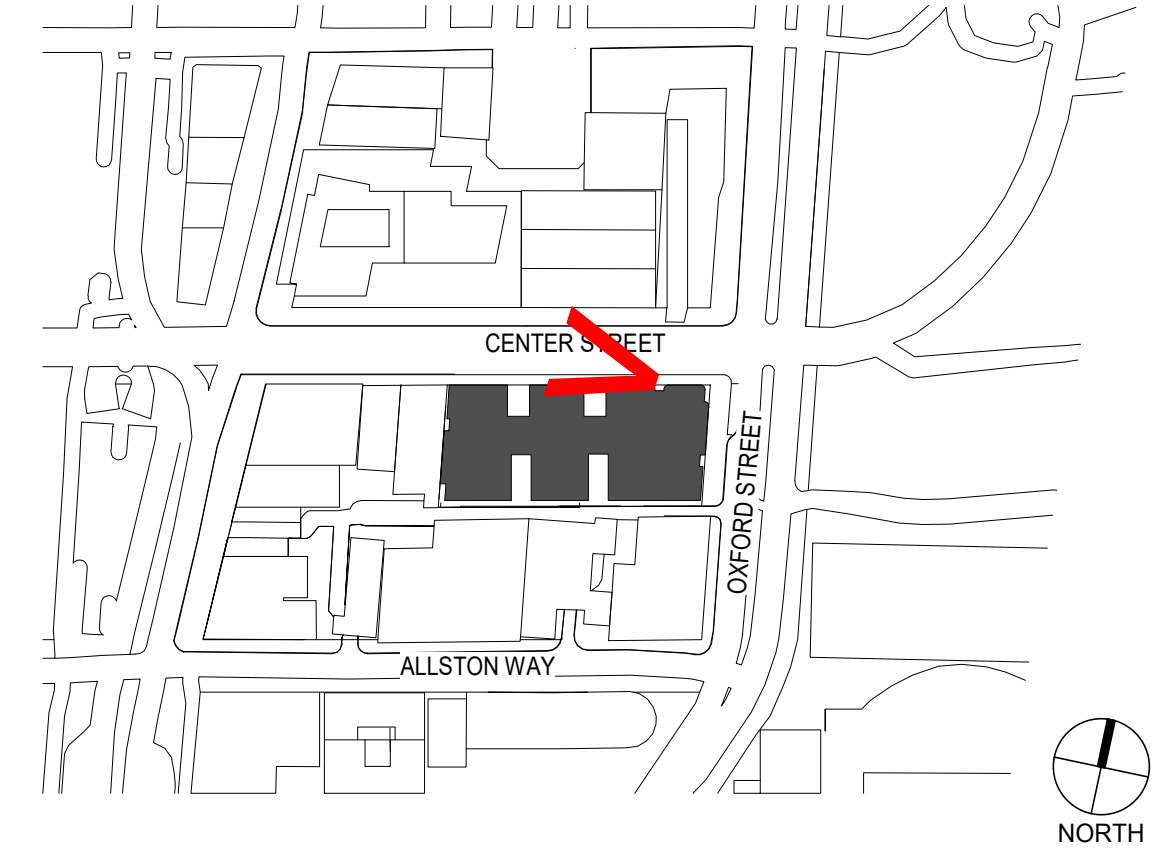
CORNER VIEW FROM OXFORD ST & CENTER ST



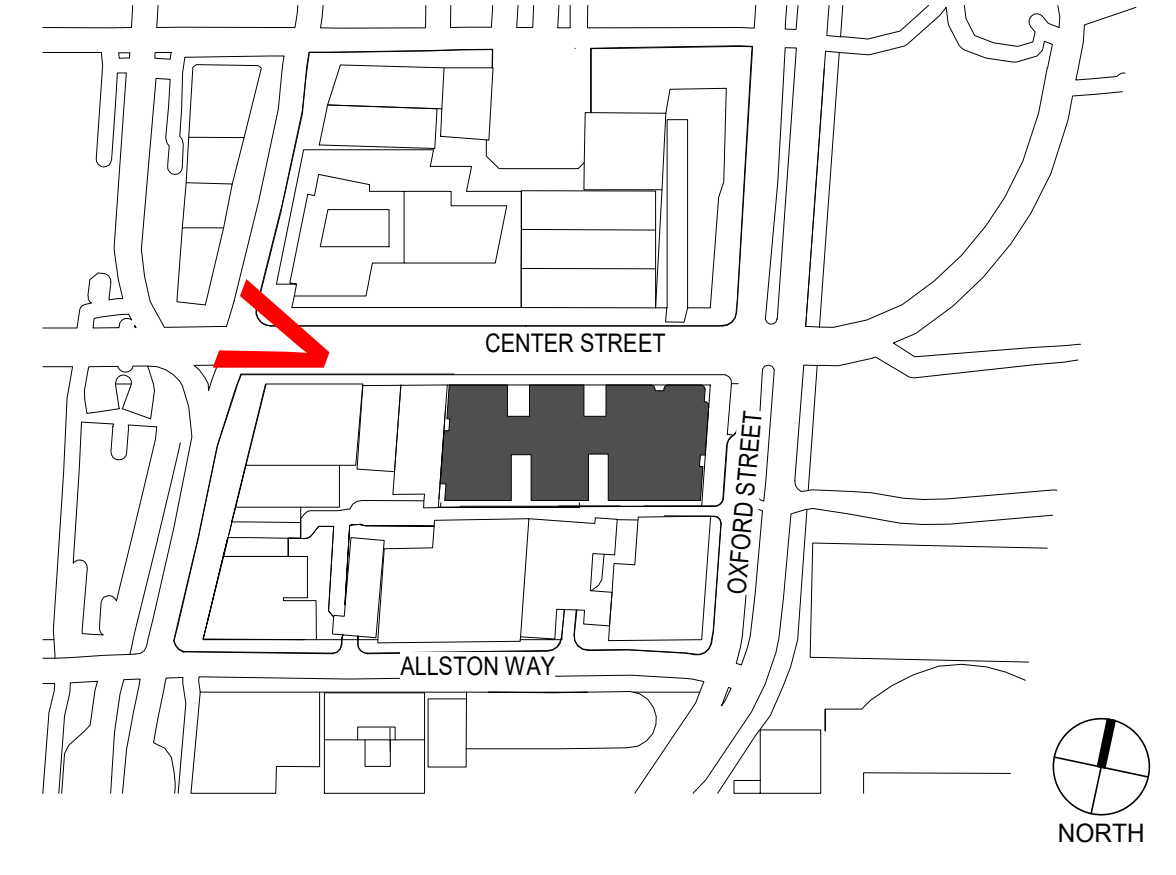
CLOSE-UP OF FACADE ON OXFORD ST.



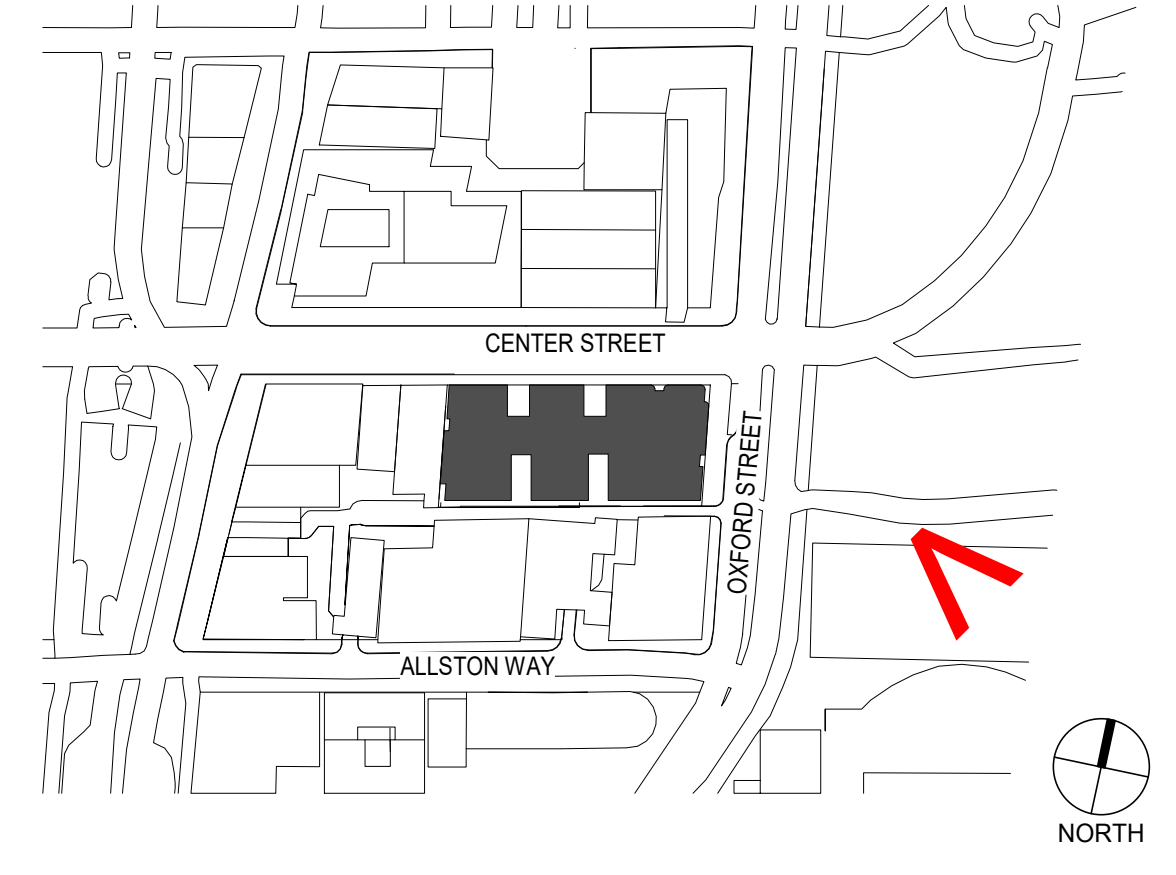
CLOSE-UP OF FACADE ON CENTER ST.



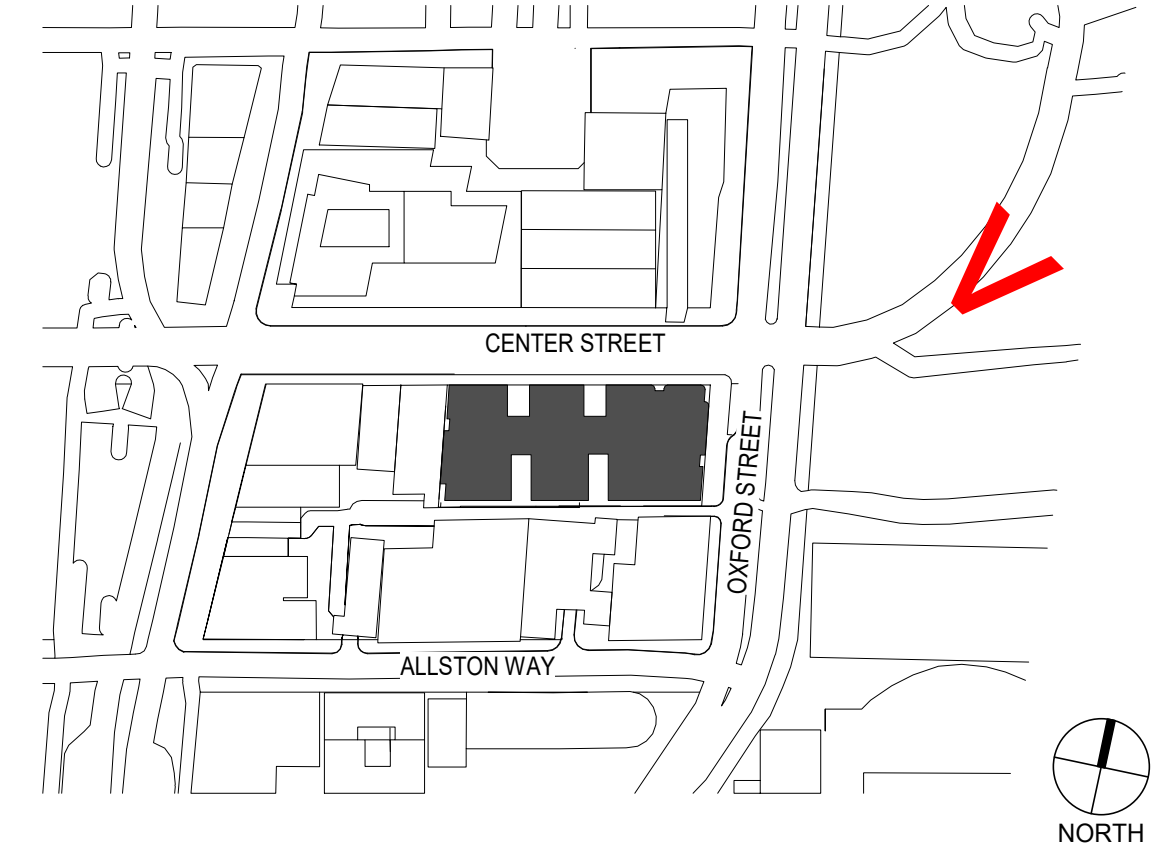
VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE



ELEVATED VIEW LOOKING AT THE WEST FACADE



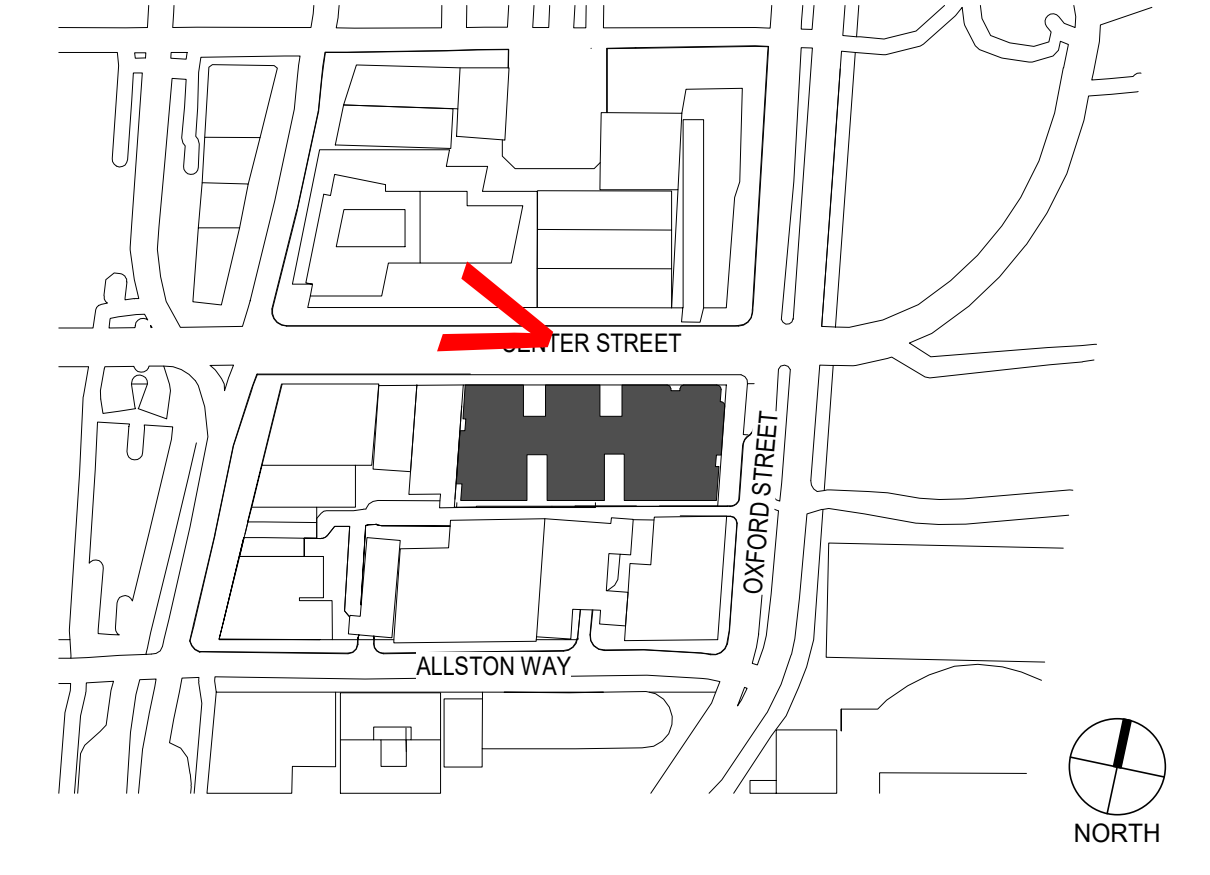
ELEVATED VIEW LOOKING AT THE EAST FACADE



VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (DAY VIEW)



VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (NIGHT VIEW)



VIEW FROM CENTER ST. LOOKING EAST (DAY VIEW)



VIEW FROM CENTER ST. LOOKING EAST (NIGHT VIEW)

