



D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

For Committee Decision  
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 provisions<sup>1</sup>
- 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 Archive<sup>2</sup>; 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 building<sup>1</sup>; and to the east are buildings containing restaurant uses<sup>1</sup>. 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

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<sup>1</sup> 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.

<sup>2</sup> 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](mailto:DDougherty@berkeleyca.gov), (510) 981-7431

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



# HUB AT BERKELEY

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

NOVEMBER 22,







**GENERAL NOTES:**

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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.

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



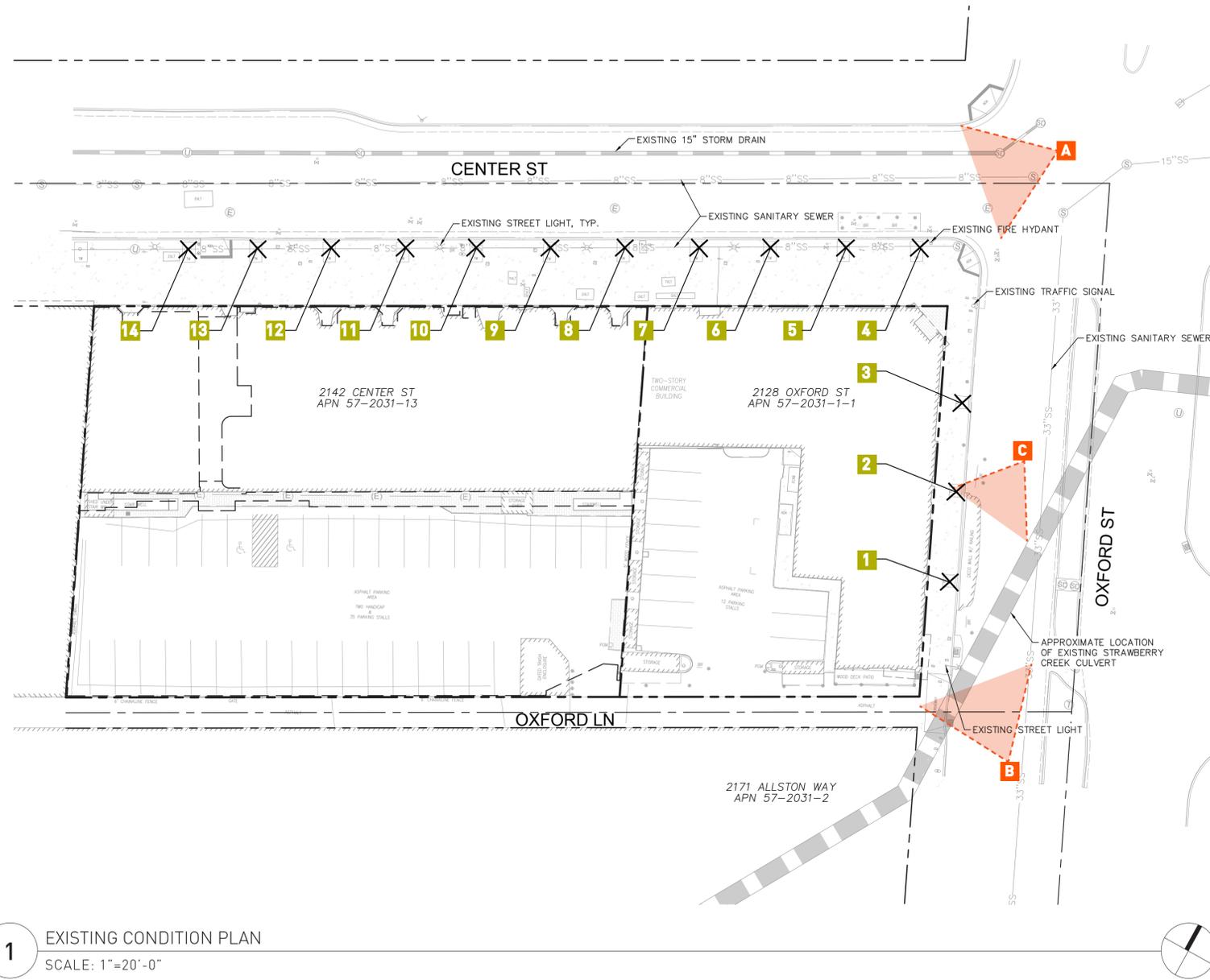
EXISTING TREE SCHEDULE					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TO BE REMOVED
EXISTING R.O.W. TREES					
1	<i>Acer rubrum</i>	Red Maple	12" cal		Yes
2	<i>Acer rubrum</i>	Red Maple	12" cal		Yes
3	<i>Acer rubrum</i>	Red Maple	13" cal		Yes
4	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
5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

EXISTING STREET TREE



*Acer rubrum* - Red Maple, *Celtis sinensis* - Chinese Hackberry



A CENTER ST STREET VIEW



B OXFORD ST STREET VIEW



C EXISTING PARKLET VIEW



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



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

EXISTING CONDITION L2

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



**PARKLET PRECEDENTS**

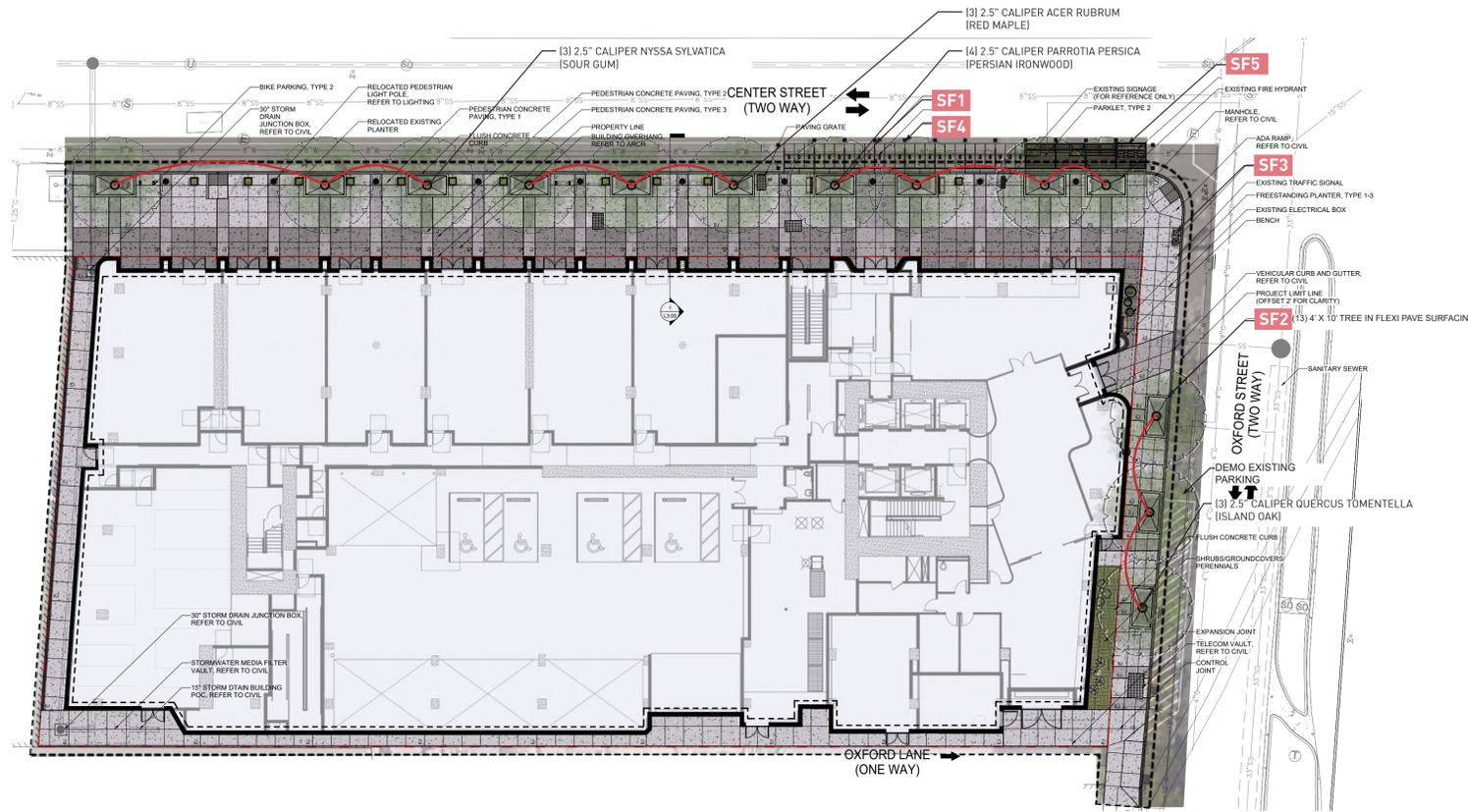


**LEGENDS**

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



**SF2 - TREE IN FLEXI PAVE SURFACING**      **SF3 - TRASH RECEPTACLE**



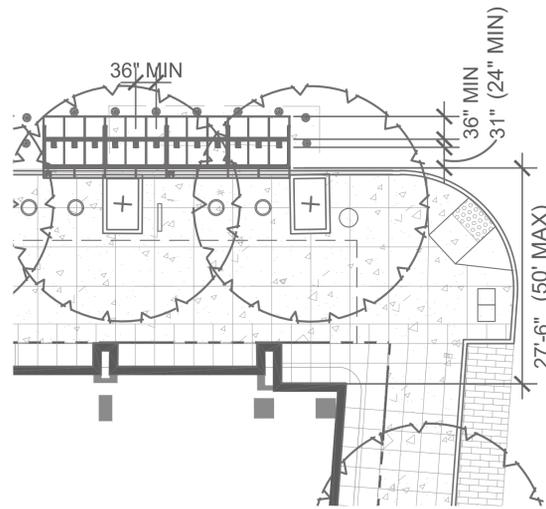
**SF4 - BOLLARD**      **EXISTING LIGHT POLE**



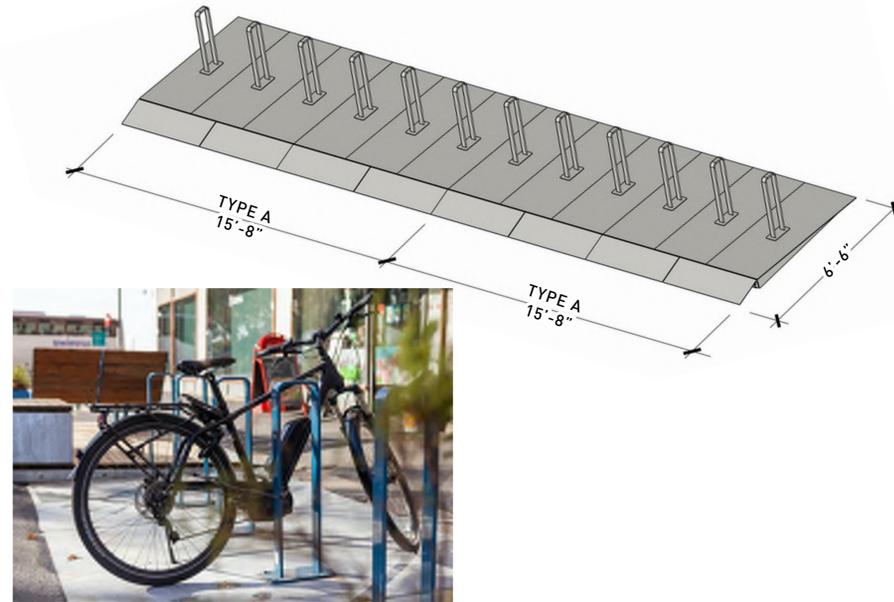
**1** GROUND LEVEL SITE PLAN  
 SCALE: 1"=20'-0"



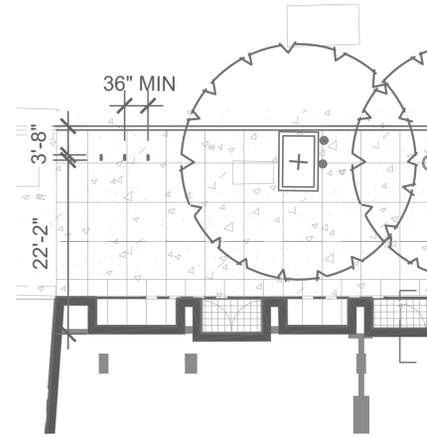
SF1 - BIKE RACK TYPE A + SF5 - PARKLET TYPE A



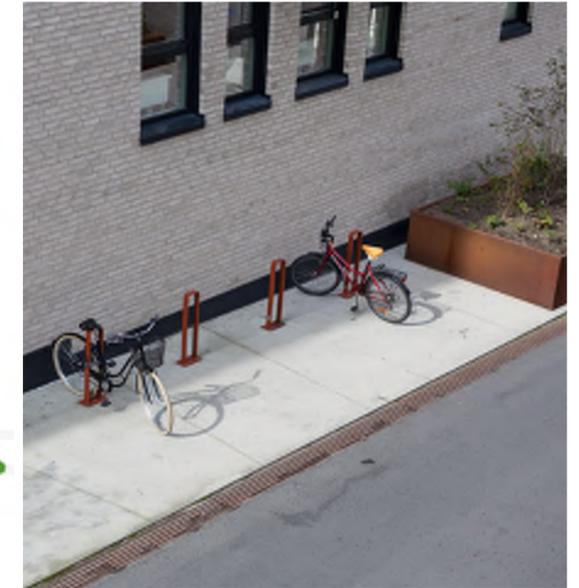
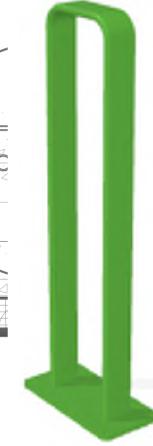
**TYPE A**  
 MODEL: VESTRE: 4476 PARKLET CYCLING FOR 12 BICYCLES  
 MATERIAL: HOT-DIP GALVANIZED STEEL, RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT



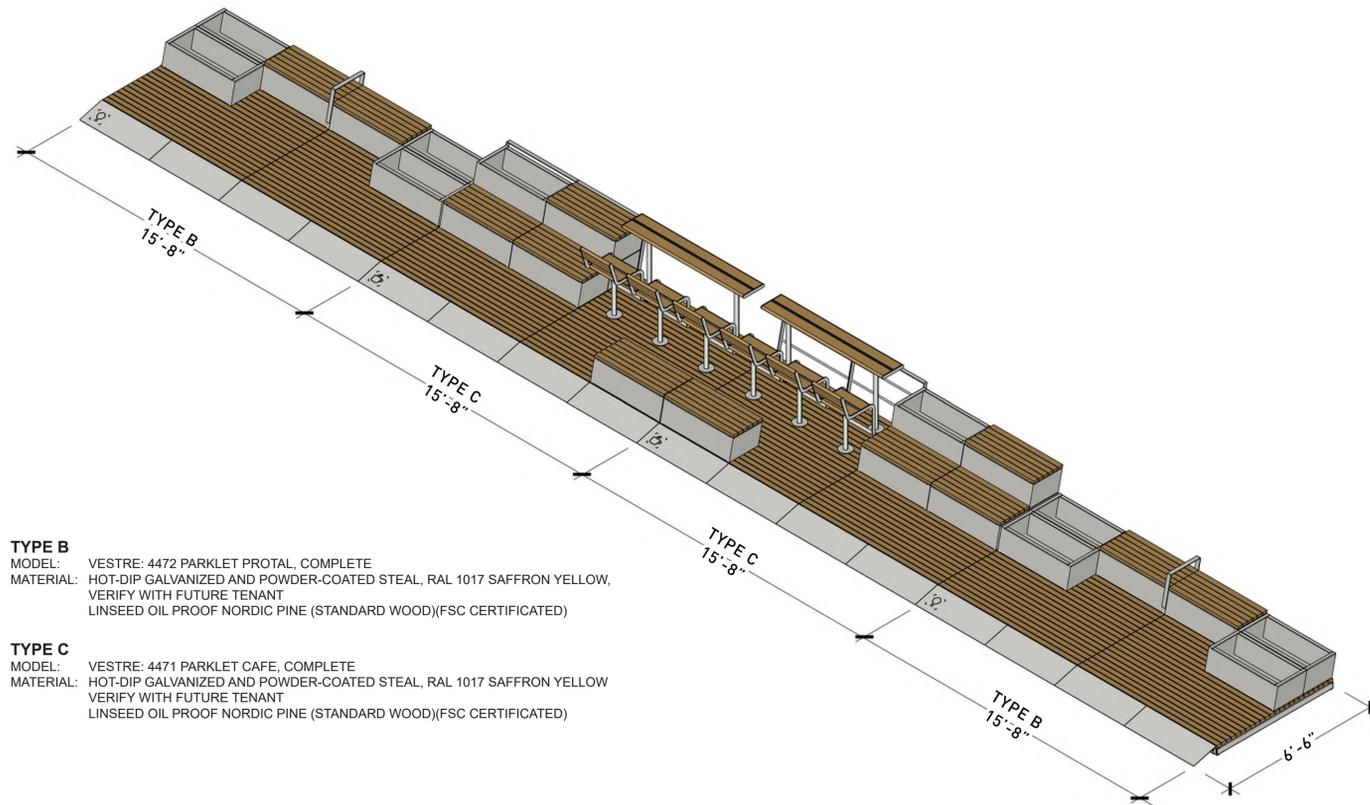
SF1 - BIKE RACK TYPE B



**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

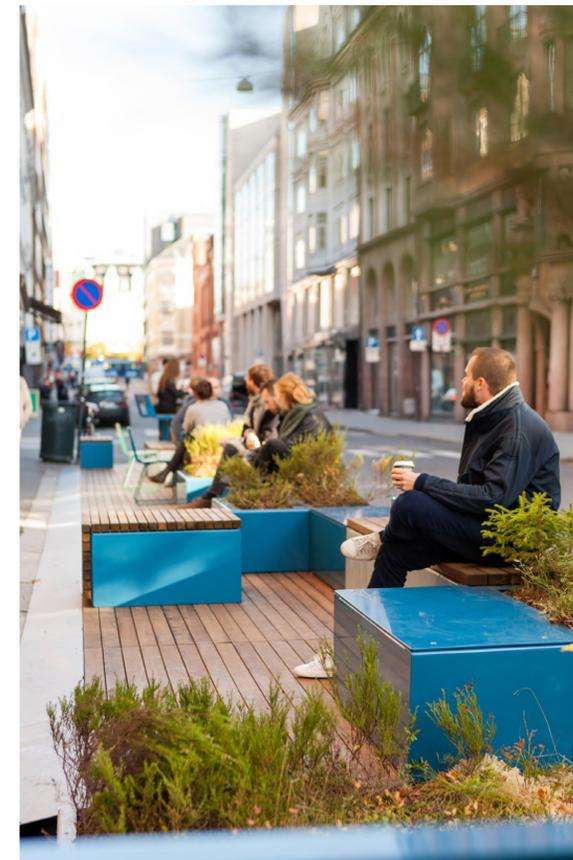


SF5 - PARKLET TYPE B & C



**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)



LEVEL 02 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving



Movable Site Furnishings



Spa

LEGENDS

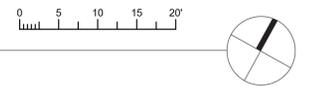
- 1** PEDESTAL PAVERS
- 2** MOVABLE SITE FURNISHINGS
- 3** 4'H GUARDRAIL
- 4** SPA

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



LEVEL 06-07 HARDSCAPE LIST



Pedestal Paver



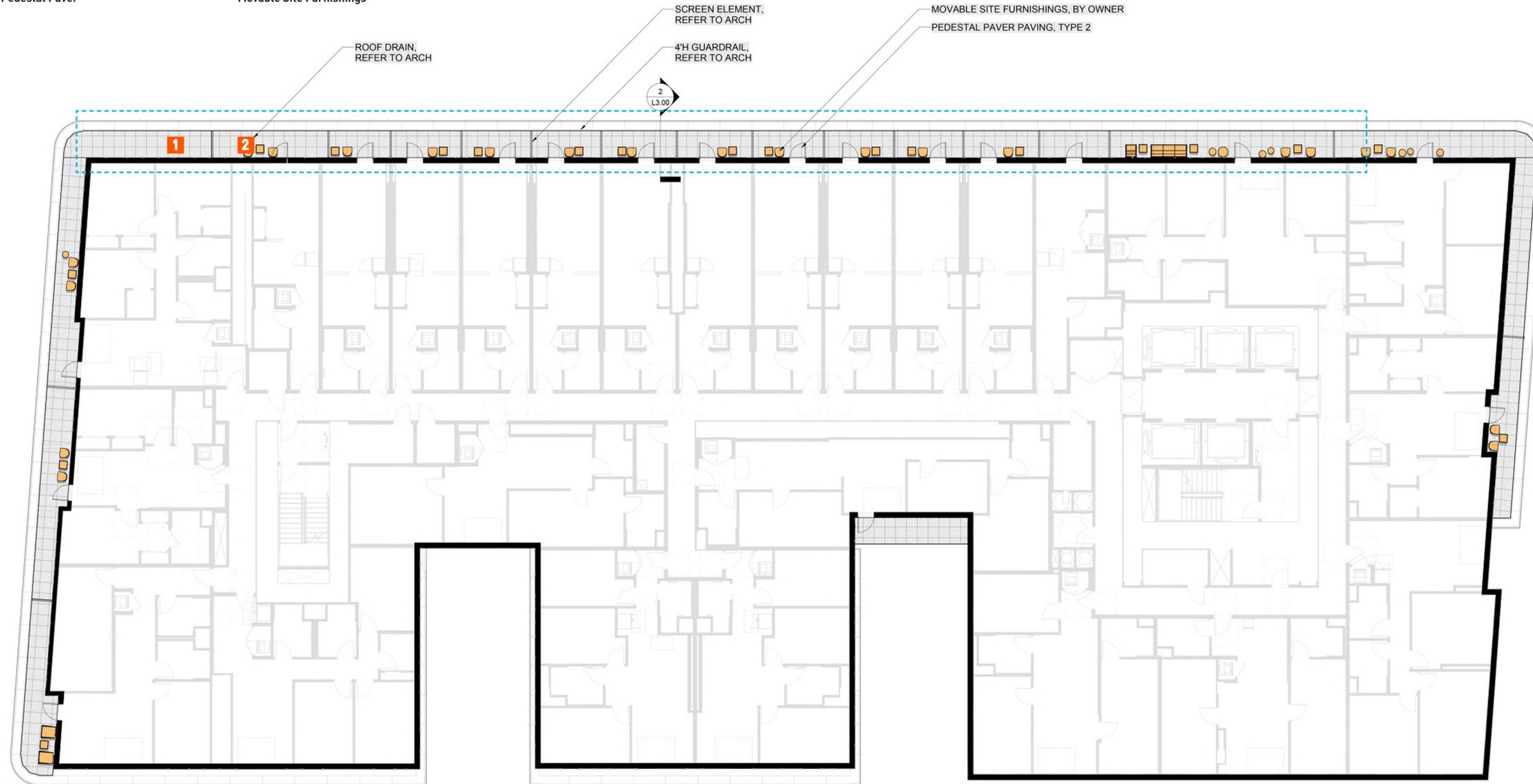
Movable Site Furnishings

**LEGENDS**

1	PEDESTAL PAVERS
2	MOVABLE SITE FURNISHING

**GENERAL NOTES:**

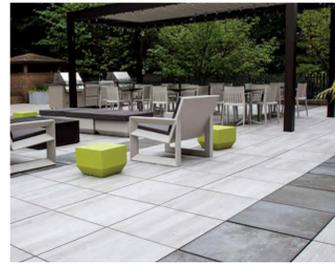
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1 LEVEL 06-07 AMENITY DECK PLAN  
 SCALE: 1"=10'-0"



LEVEL 08 HARDSCAPE LIST



Pedestal Paver



Spa

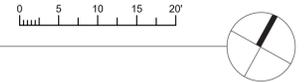
LEGENDS	
1	PEDESTAL PAVERS
2	4'H GUARDRAIL
3	SPA

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



**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:**

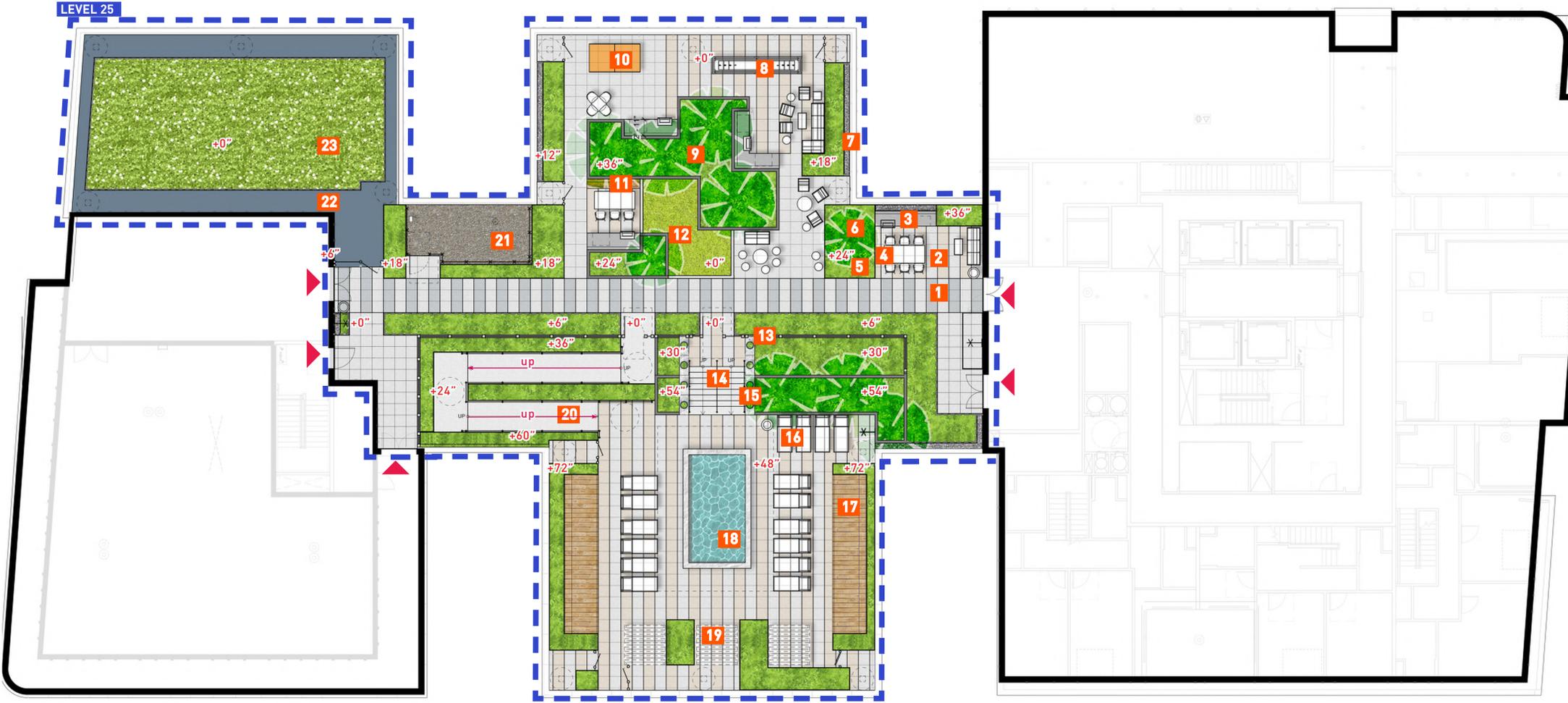
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**LANDSCAPE / HARDSCAPE AREA CALCULATION:**

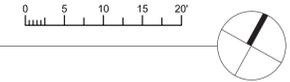
Bio Infiltration Area : 0 SQFT  
 40% Landscape

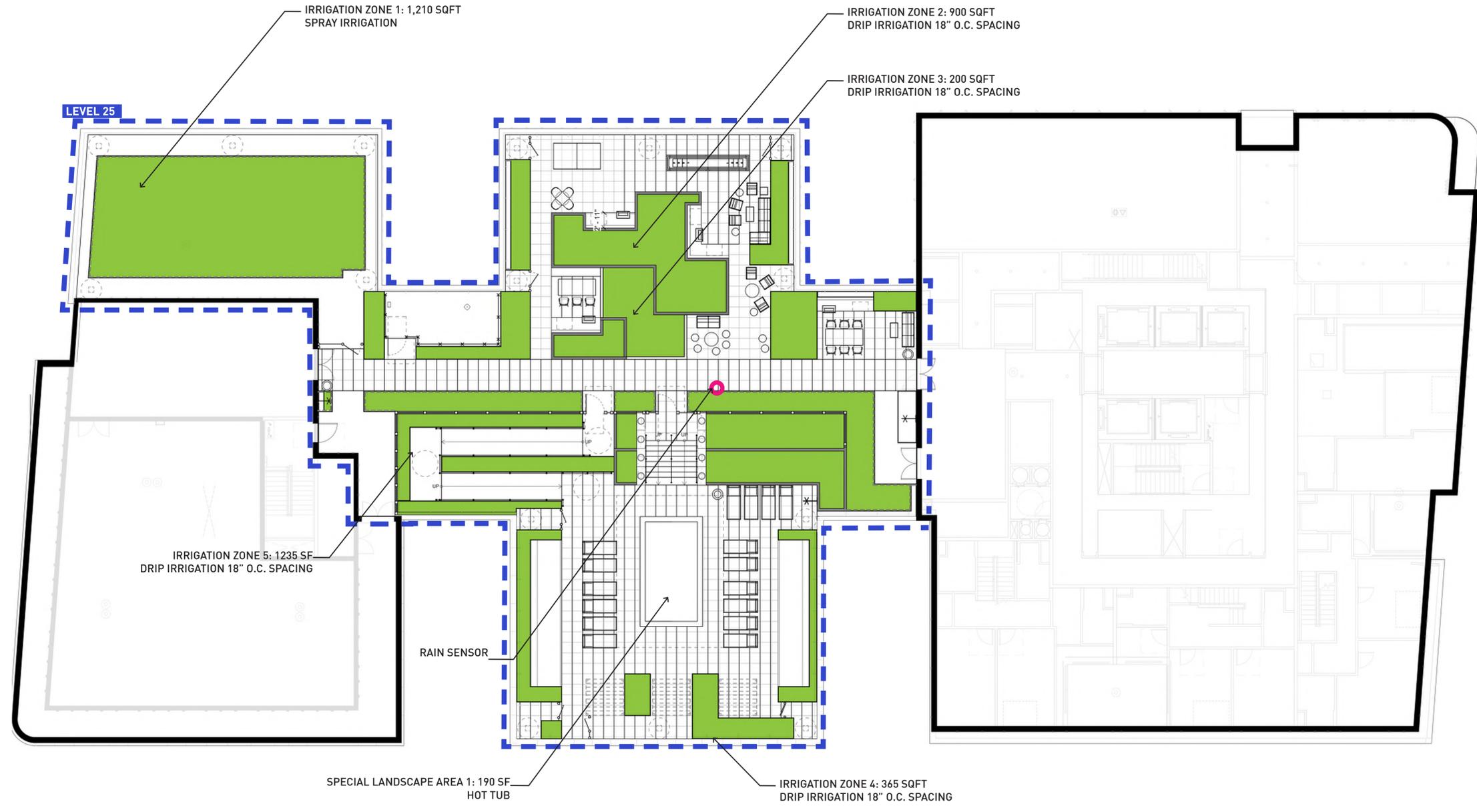
**IRRIGATED AREA CALCULATION:**

Level 25 Irrigated Area : 4,100 SQFT



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





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- Movable furnishings are to be determined by the interior designer.
- 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**

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

**Irrigation**

- Precipitation rates must be uniform across each zone.
- 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.
- Overhead spray is not allowed in areas less than ten feet across in any dimension.
- Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

**Compost**

- 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.

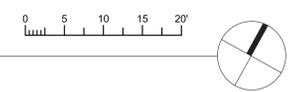
**Mulch**

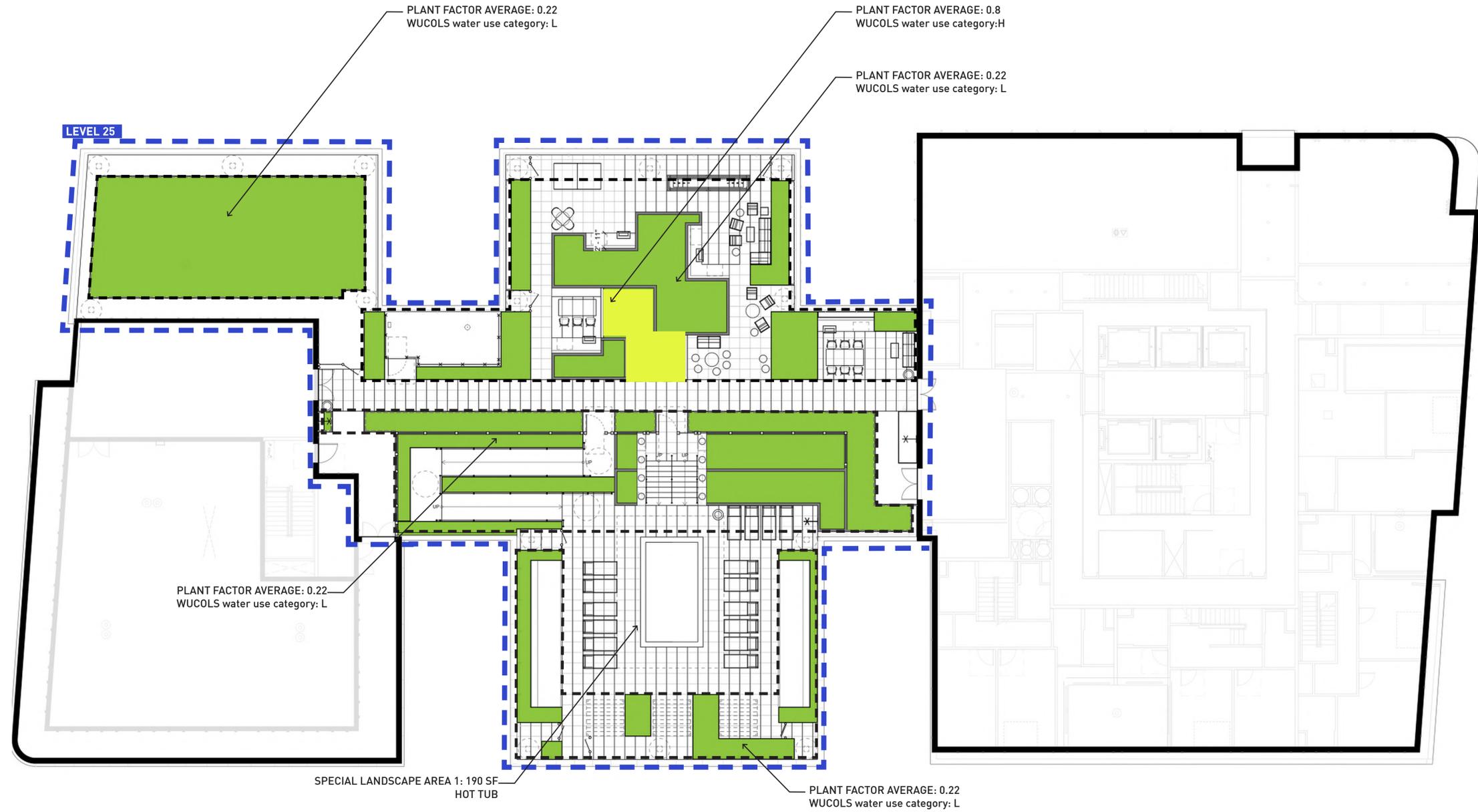
- Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

**Soil**

- 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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- Irrigation**
- Precipitation rates must be uniform across each zone.
  - 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.
  - Overhead spray is not allowed in areas less than ten feet across in any dimension.
  - Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.
- Compost**
- 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**
- Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.
- Soil**
- 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** AR.DE  
 'Howard McMinn'  
 Howard McMinn Manzanita



**Arctostaphylos edmundsii** 'Big Sur'  
 Dwarf Coastal Manzanita AR.ED



**Juniperus californica** JU.CA  
 California juniper



Lawn



**Eriogonum parviflorum** ER.PA  
 Cliff Buckwheat



**Eriophyllum staechadifolium** ER.ST  
 Seaside Woolly Sunflower



**Baccharis 'Pigeon Point'** BA.PO  
 Dwarf Coyote Brush



**Achillea Millefolium** AC.MI  
 Common Yarrow



**Baccharis pilularis** BA.PL  
 Coyote Brush



**Epilobium canum** EP.CA  
 California Fuschia



**Ceanothus thrysiflorus** 'Yankee Point'  
 Yankee Point Ceanothus CE.TH



**Heuchera maxima** HE.MA  
 Island Alum Root



**Dudleya farinosa** DU.FA  
 Bluff Lettuce



**Salvia spathacea** SA.SP  
 Hummingbird Sage



**Iris douglasiana** IR.DO  
 Douglas Iris



**Zamioculcas zamiifolia** ZA.ZA  
 Zanzibar Gem



**Lomandra longifolia** 'Seascape'  
 Seascape Mat Rush LO.LO



**Carex tumulicola** CA.TU  
 Berkeley Sedge



**Elymus condensatus** 'Canyon Prince'  
 Canyon Prince Wild Rye EL.CO

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:

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.



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

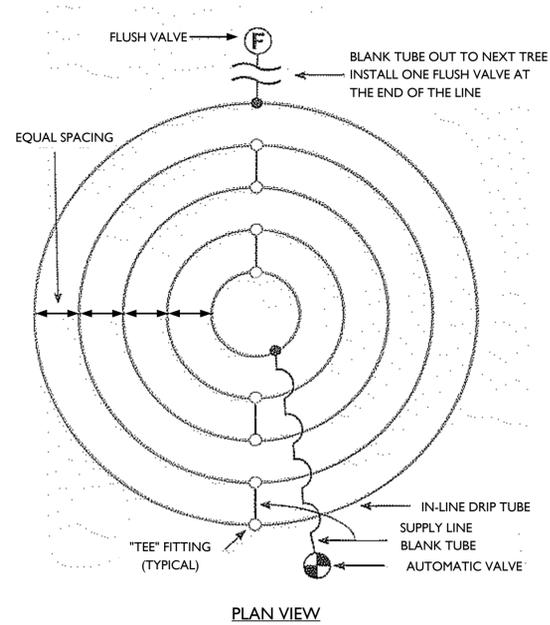


**HUB**  
 BERKELEY, CALIFORNIA

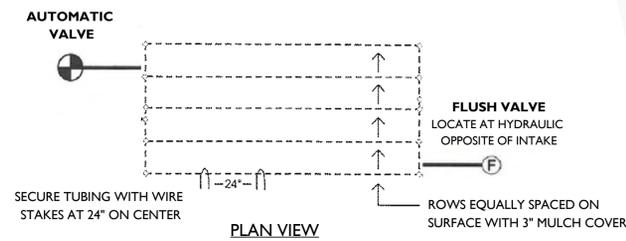
ENTITLEMENT SUBMITTAL  
 SUBMITTAL DATE: 12/09/2024  
 #ZF2021-0162

LEVEL 08 LANDSCAPE PLAN **L7**

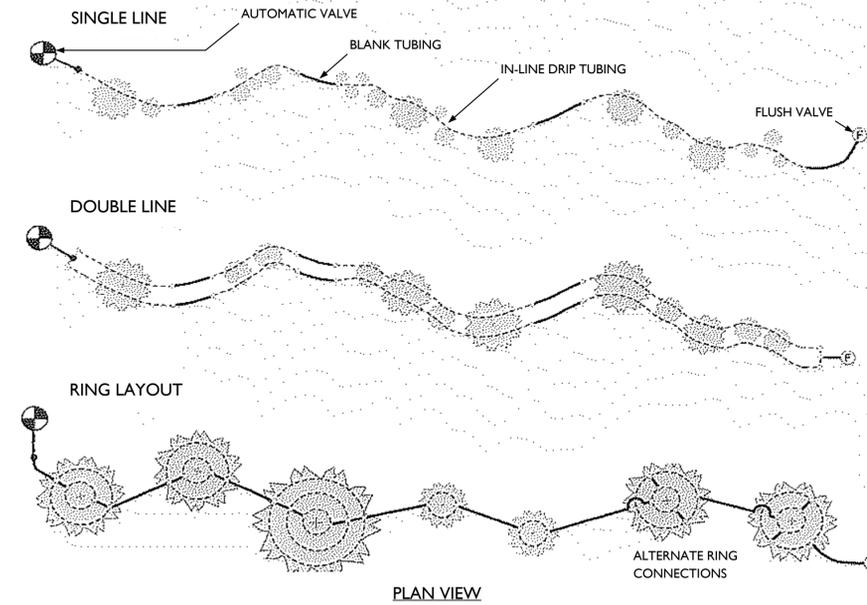
### DRIP IRRIGATION DETAILS



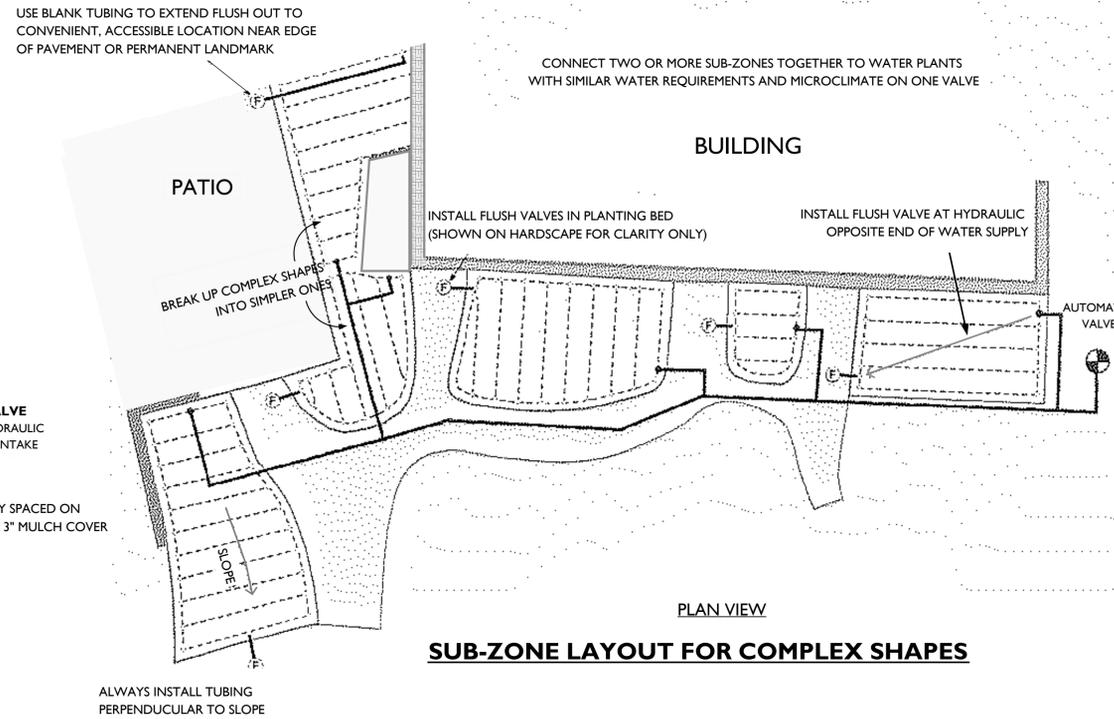
### IN-LINE DRIP RING LAYOUT



### IN-LINE DRIP TUBING ZONE LAYOUT



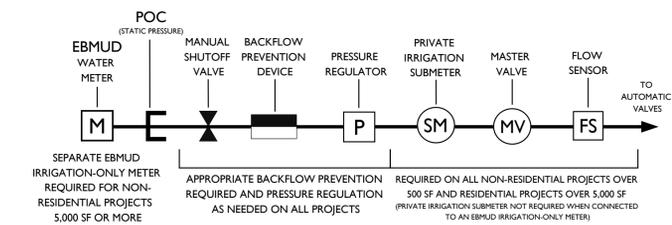
### IN-LINE DRIP SNAKE LAYOUTS



### SUB-ZONE LAYOUT FOR COMPLEX SHAPES

### IRRIGATION LEGEND (MAKE AND MODEL OF EACH COMPONENT REQUIRED)

SYMBOL	COMPONENT MAKE, MODEL, TYPE, AND DESCRIPTION
M	EBMUD INSTALLED METER
C	WEATHER-BASED, AUTOMATIC IRRIGATION CONTROLLER
S	RAIN (OR SOIL) SENSOR
POC (STATIC PRESSURE)	POINT OF CONNECTION AND STATIC PRESSURE
Manual Ball Valve Symbol	MANUAL BALL (OR GATE) VALVE
Backflow Prevention Device Symbol	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (ANTI-SIPHON VALVES MAY BE SUBSTITUTED IF INSTALLED PROPERLY; DOUBLE CHECK VALVES ARE NOT ALLOWED)
P	PRESSURE REGULATOR (IF CONDITIONS REQUIRE)
Automatic Valve Symbol	AUTOMATIC VALVE
Valve/Zone Number Symbol	VALVE/ZONE NUMBER FLOW RATE IN GALLONS PER MINUTE ZONE AREA IN SQUARE FEET VALVE SIZE
Main Line Diameter Symbol	MAIN LINE DIAMETER AND TYPE
Lateral Line Diameter Symbol	LATERAL LINE DIAMETER AND TYPE
Sleeve Diameter Symbol	SLEEVE DIAMETER AND TYPE
Surface 1/2" In-Line Drip Tubing Symbol	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 Symbol	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 Symbol	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)
F	FLUSH VALVE AND POP-UP DRIP ZONE INDICATOR
A	AIR VACUUM RELIEVE VALVE (IF CONDITIONS REQUIRE)
WFV	WATER FEATURE VALVE TYPE (I.E. FLOAT VALVE) AND FLOW RATE
Hose Bib Symbol	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	<b>7,010</b>

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	<b>5,963</b>

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	L25: Green Roof	Spray	1,210	0.27	0.75	431
	4						-
	5						-
	6						-
	Landscape area (not including SLA)			3,910			1,468

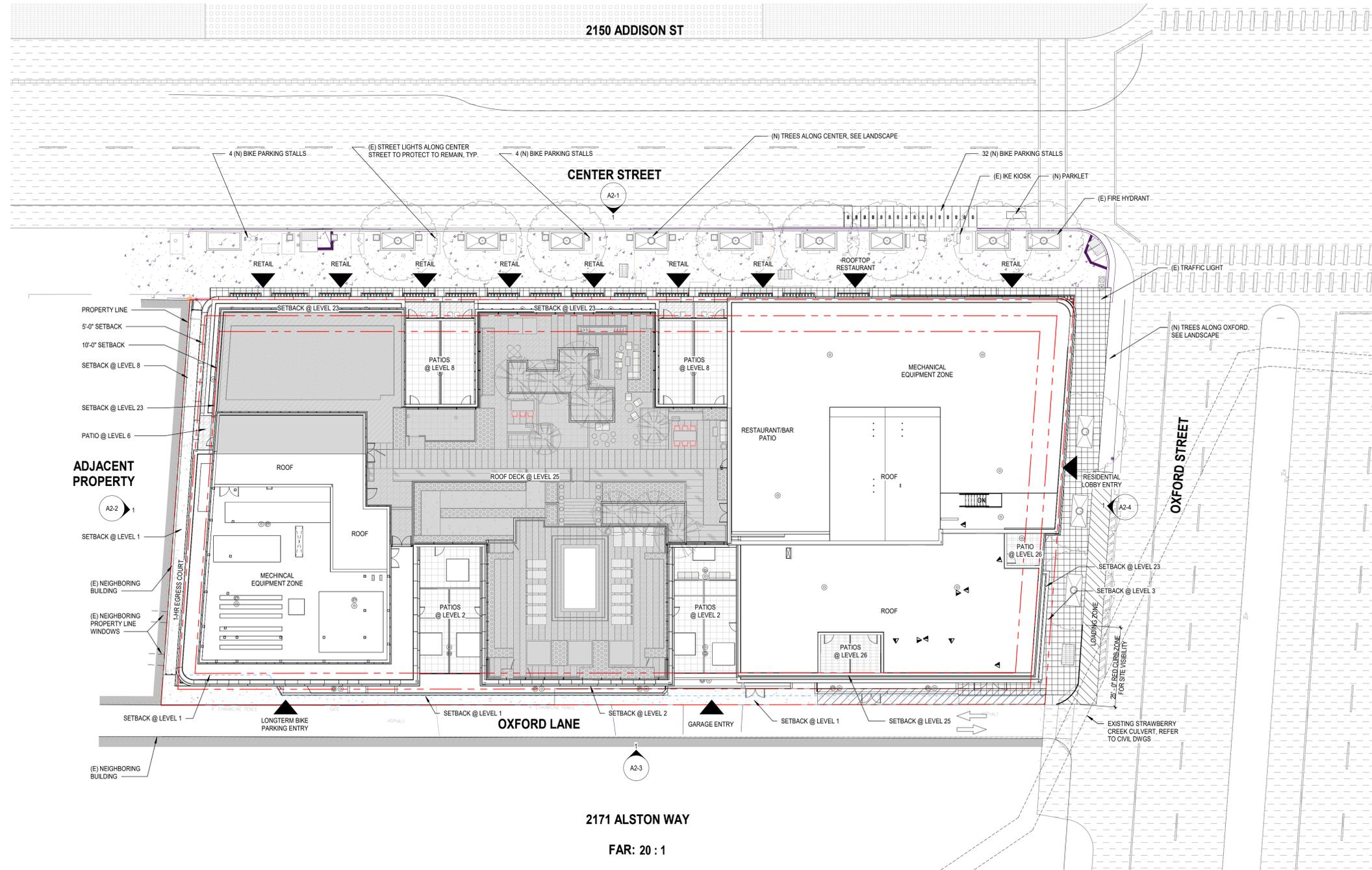
ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	190	1.0	190
	<b>Total SLA</b>	<b>190</b>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

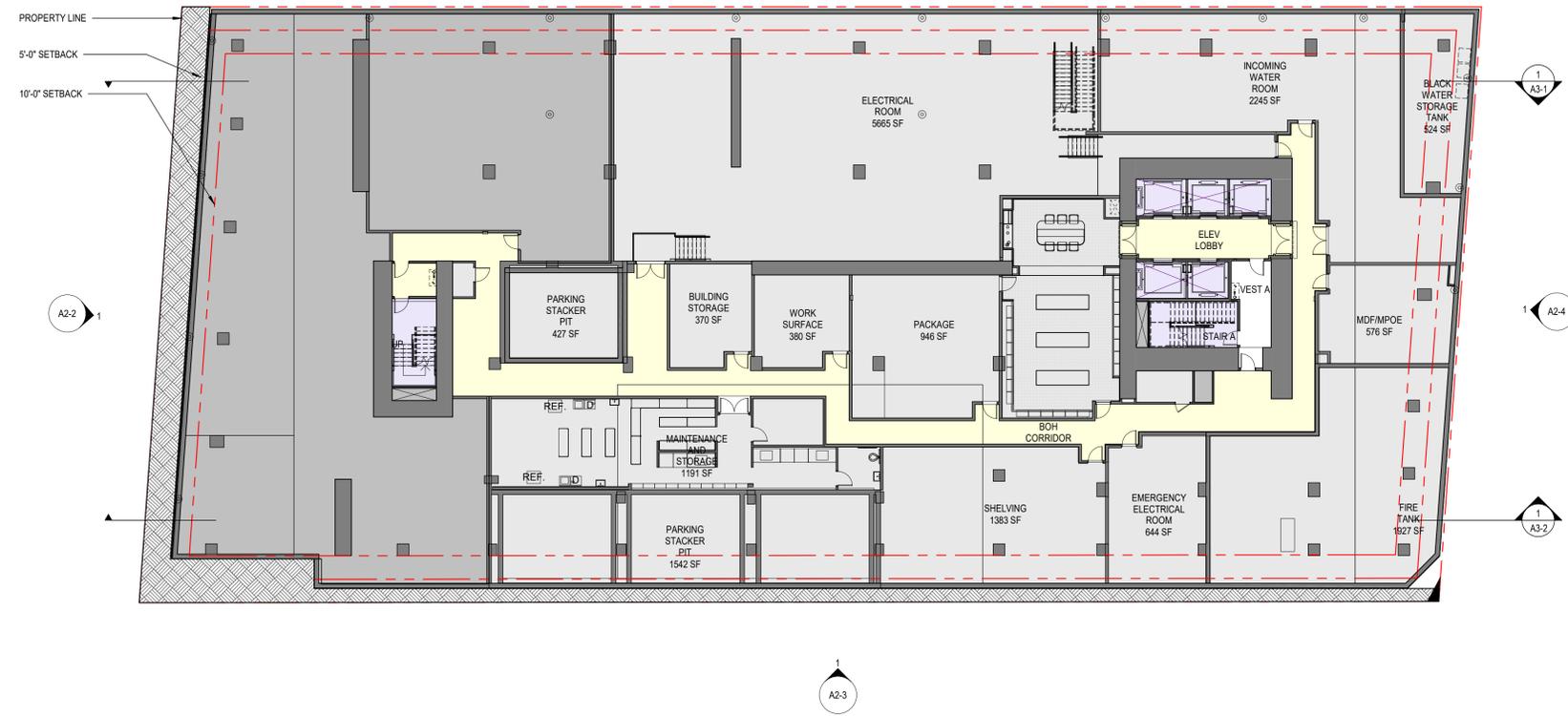
Total Landscape Area (including SLA) from ETWU Calculation **4,100**

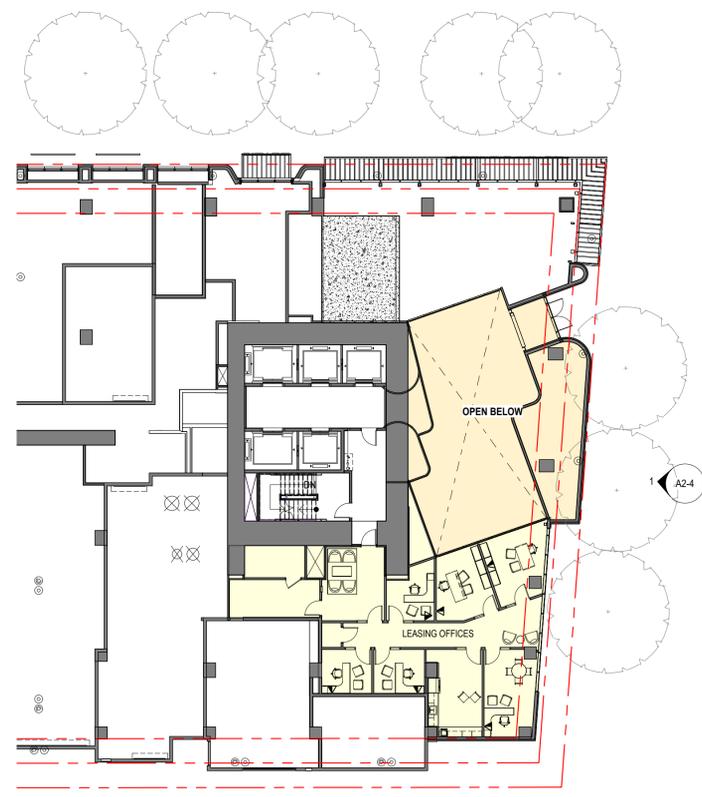
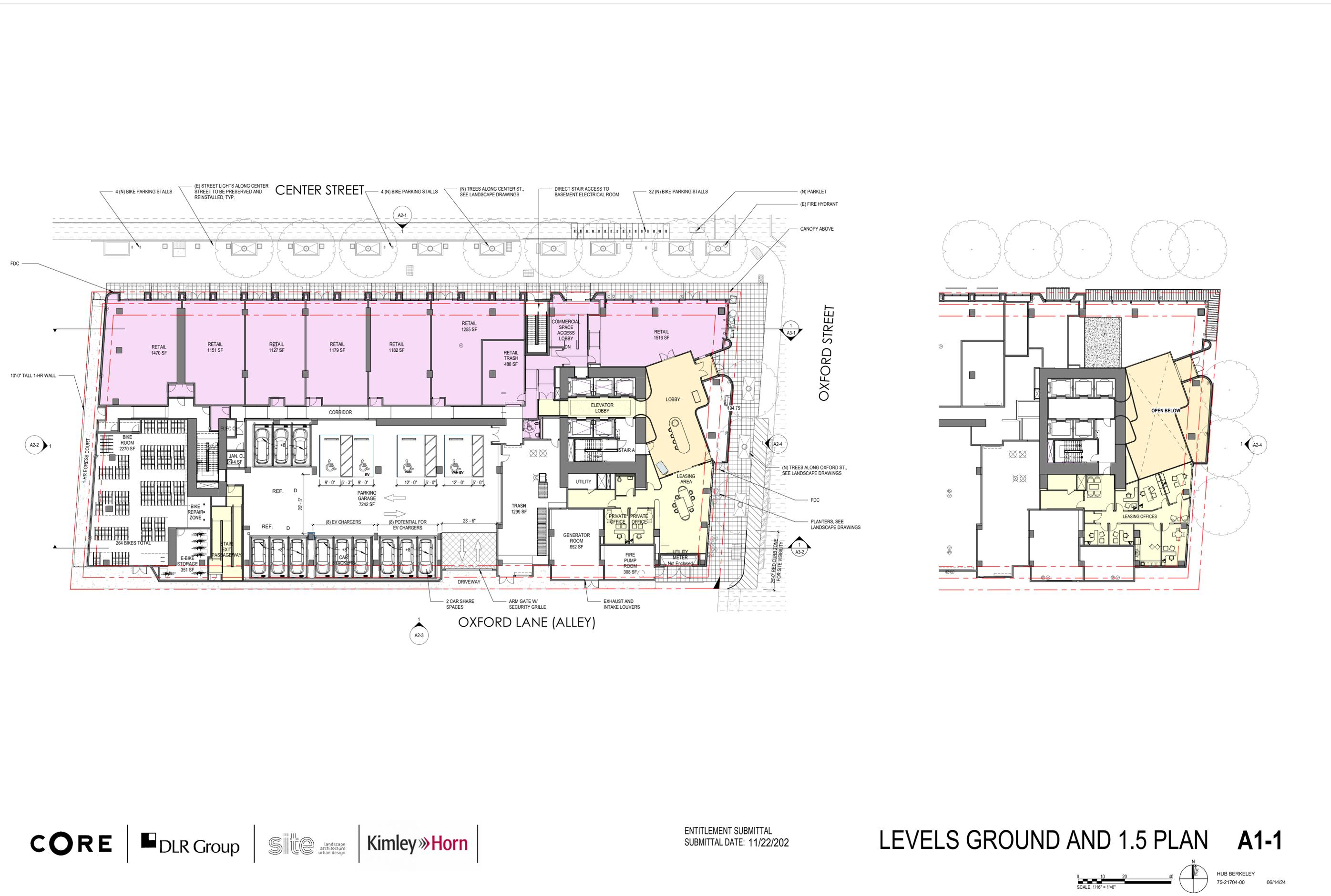


ENTITLEMENT SUBMITTAL  
SUBMITTAL DATE: 12/09/2024  
#ZF2021-0162

MWELO CALCULATIONS **L14**





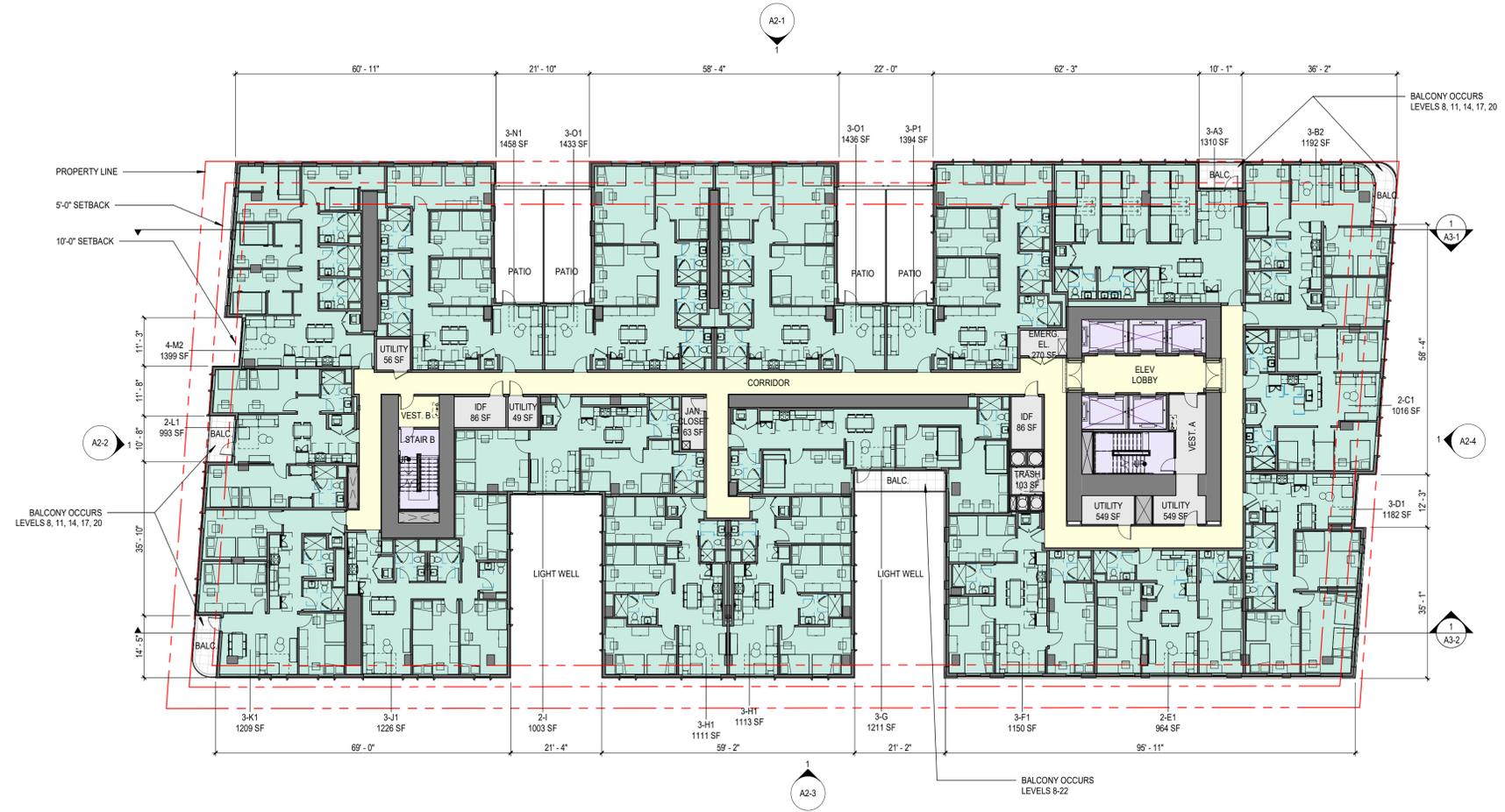


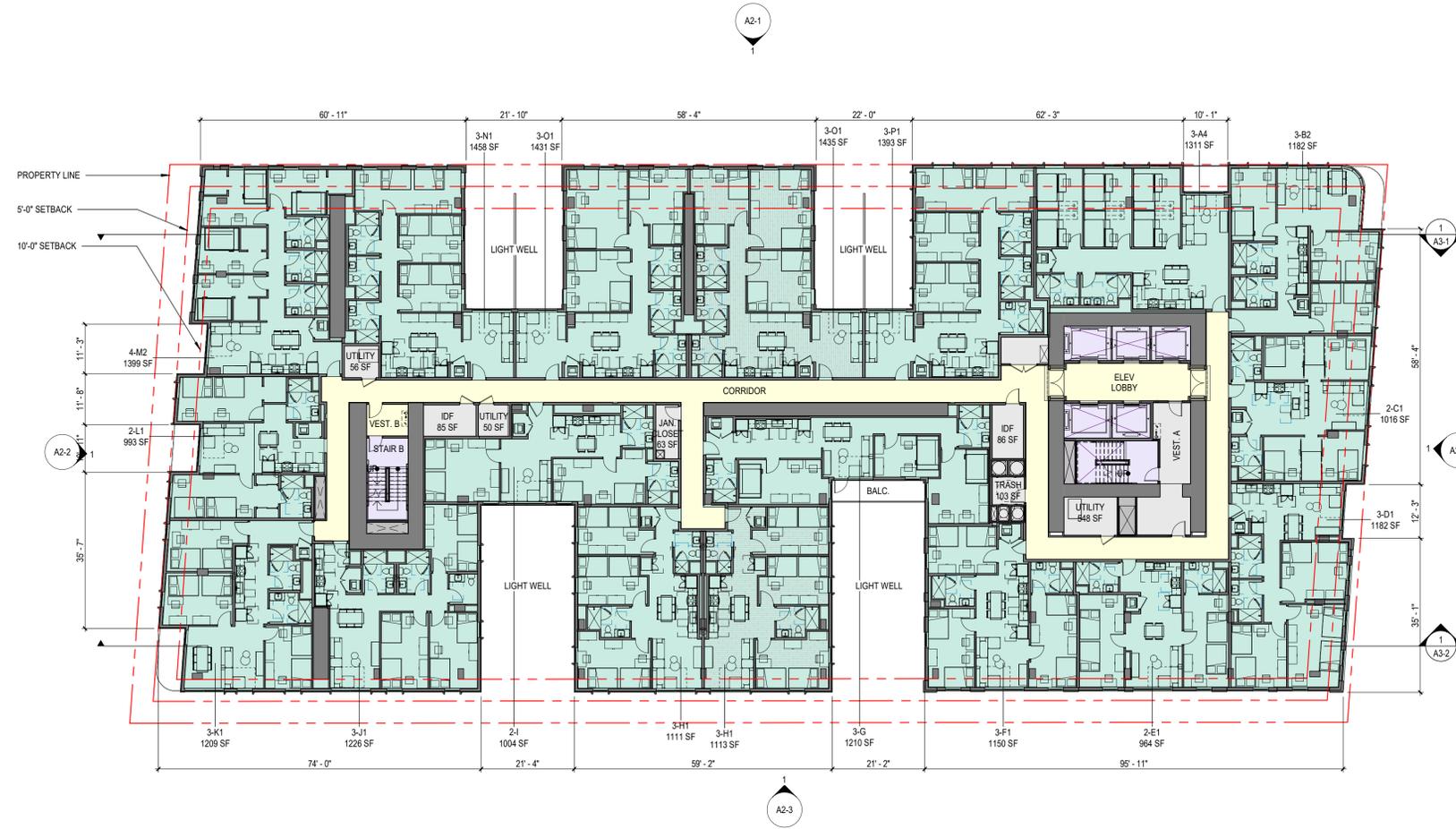






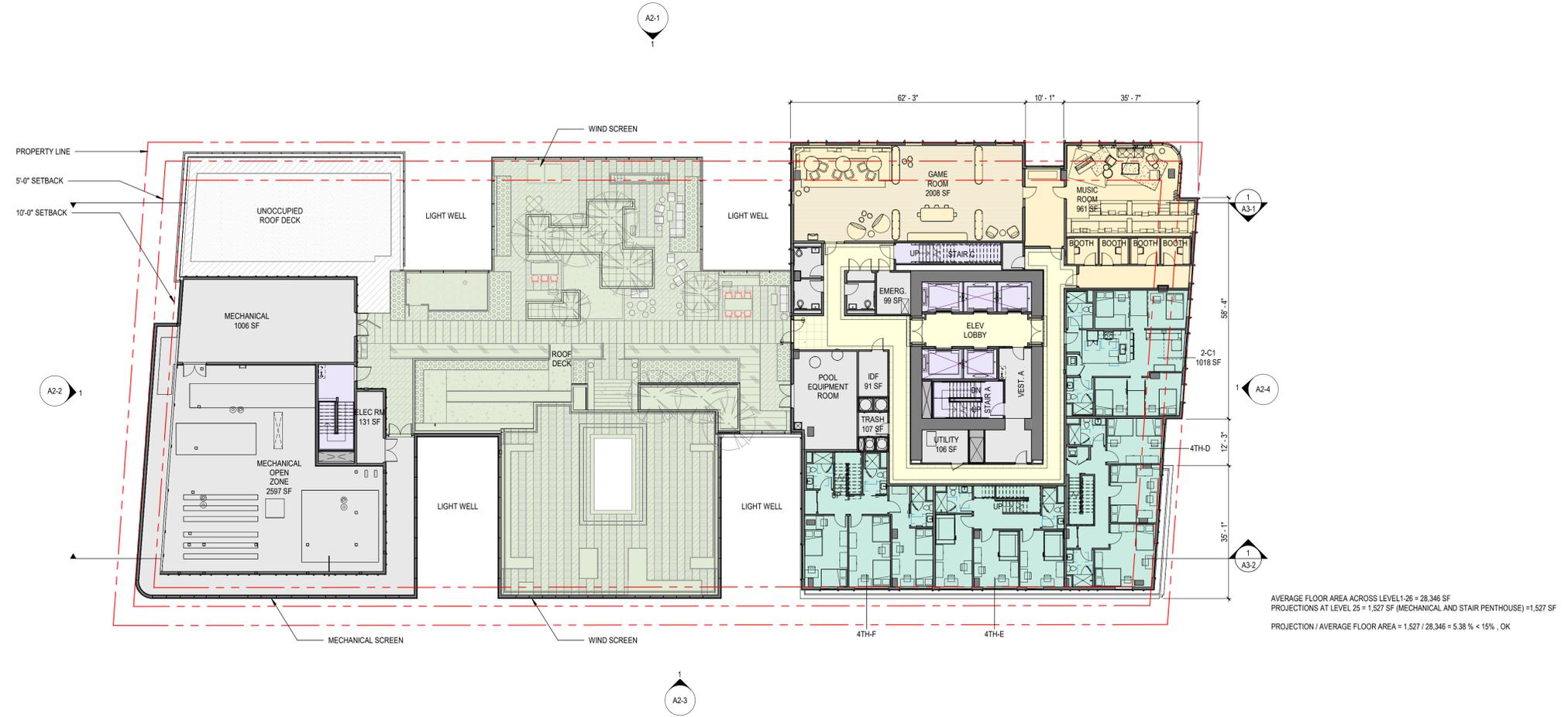




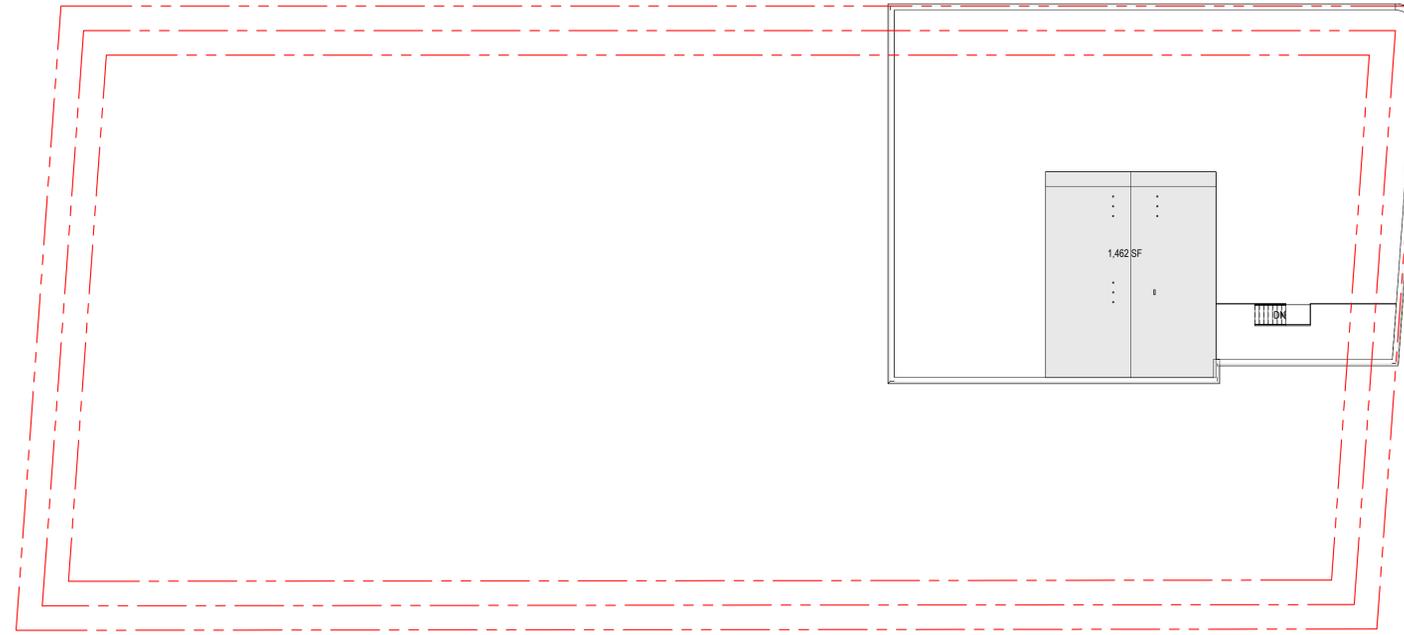






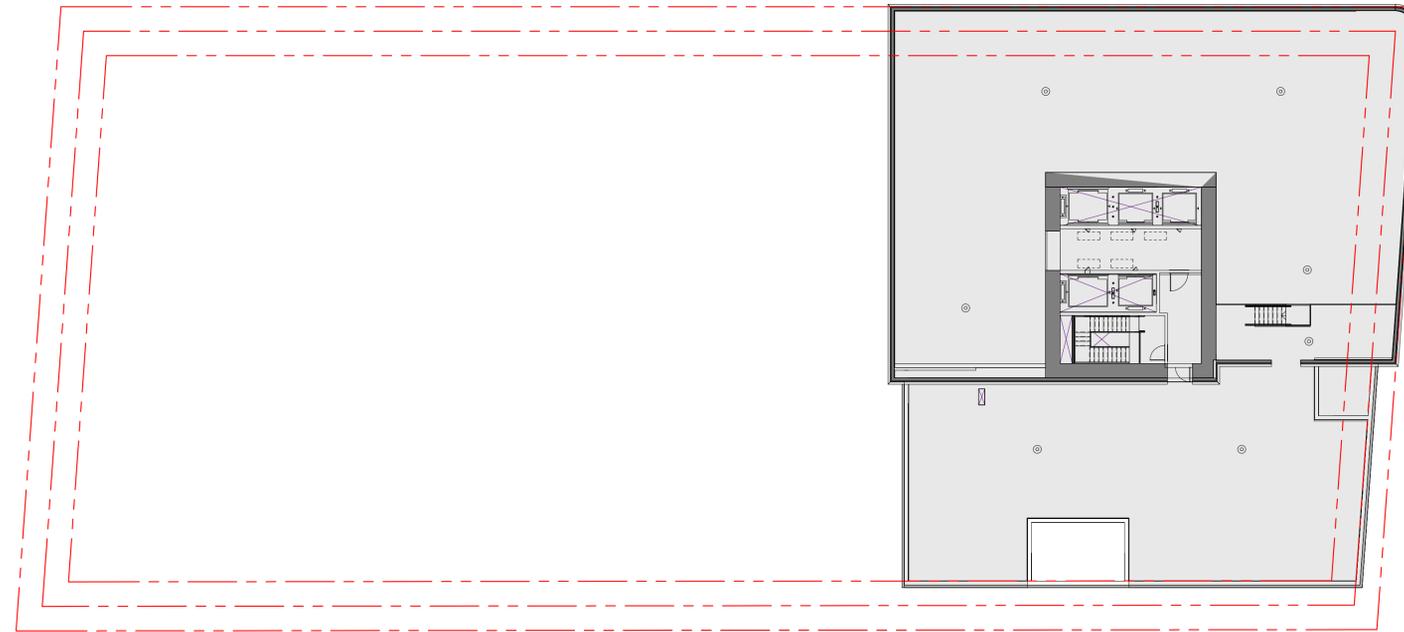






A2-1

**ROOF OVERRUN PLAN**



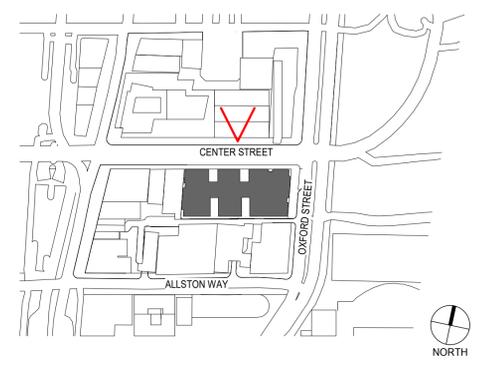
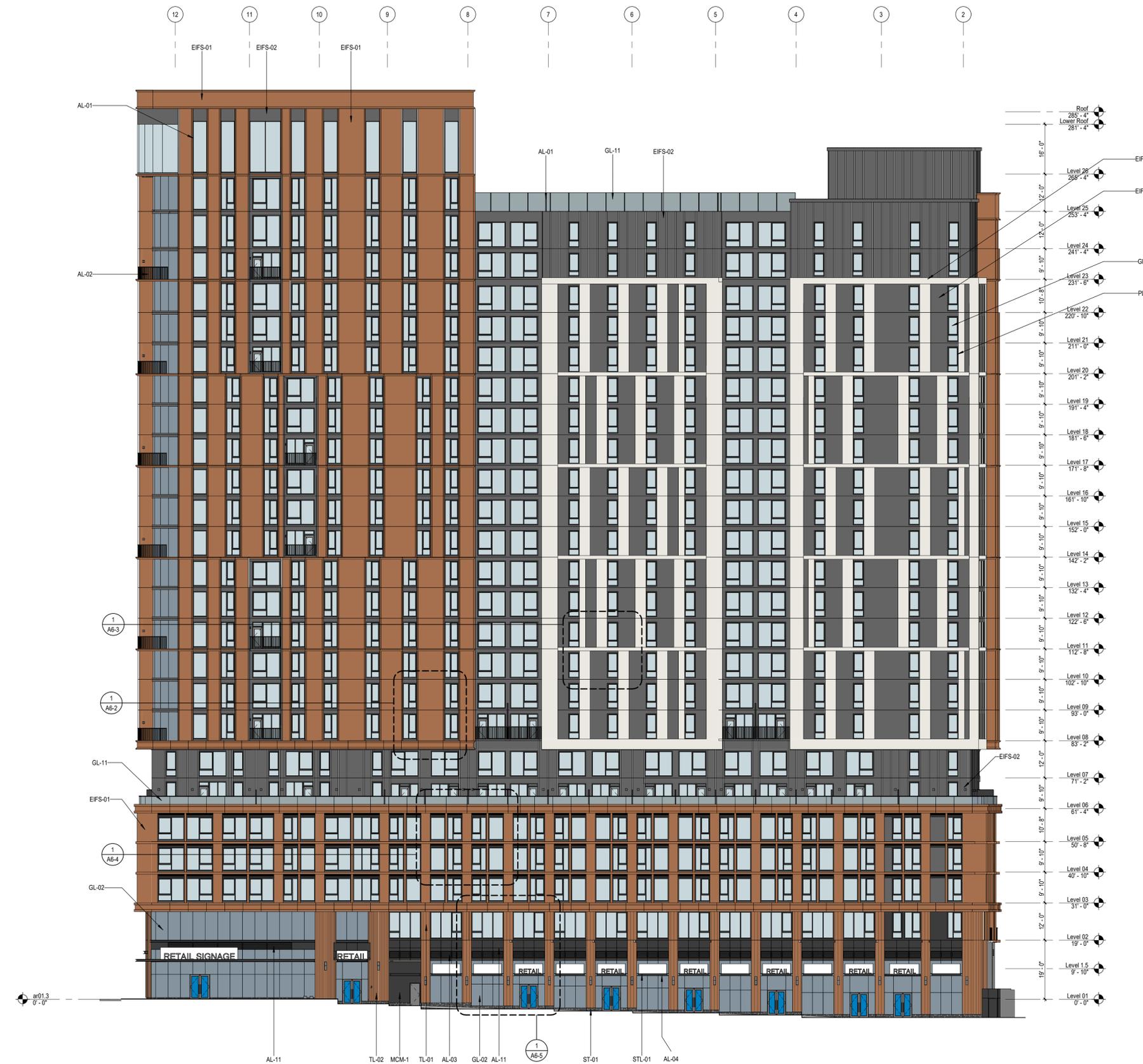
A2-2

A2-4

A2-3

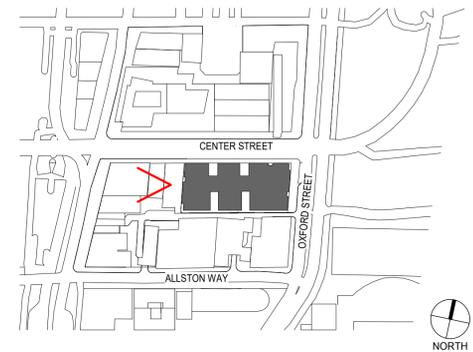
**ROOF PLAN**

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



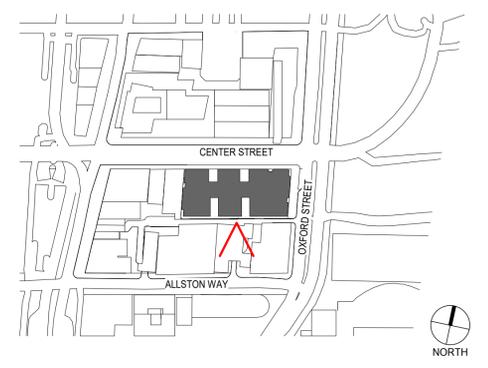
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	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 - NORTH  
 SCALE: 1/16" = 1'-0"



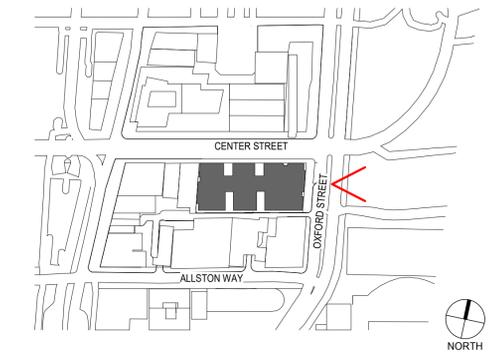
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELIS, COLOR TO MATCH AL-01
AL-11	METAL 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 - 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 TRELIS, 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"

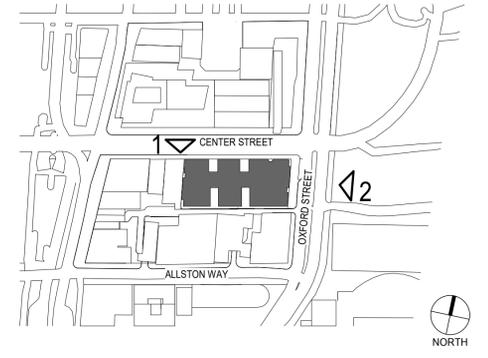


**EXTERIOR FINISHES**

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 TRELIS, 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**

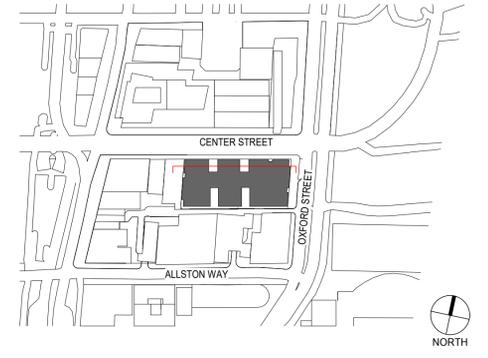
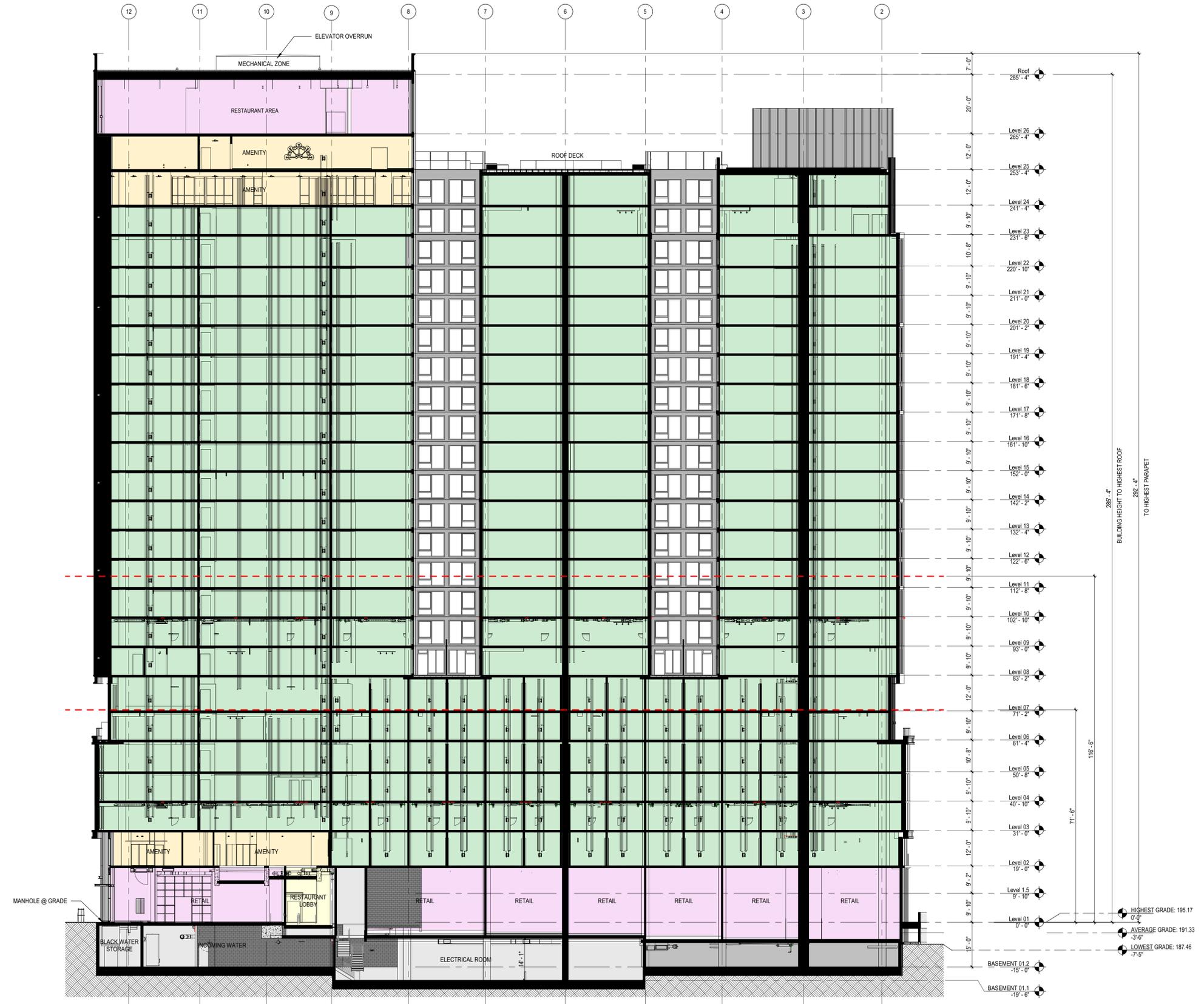
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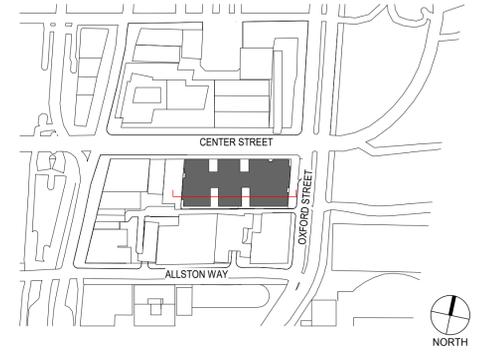
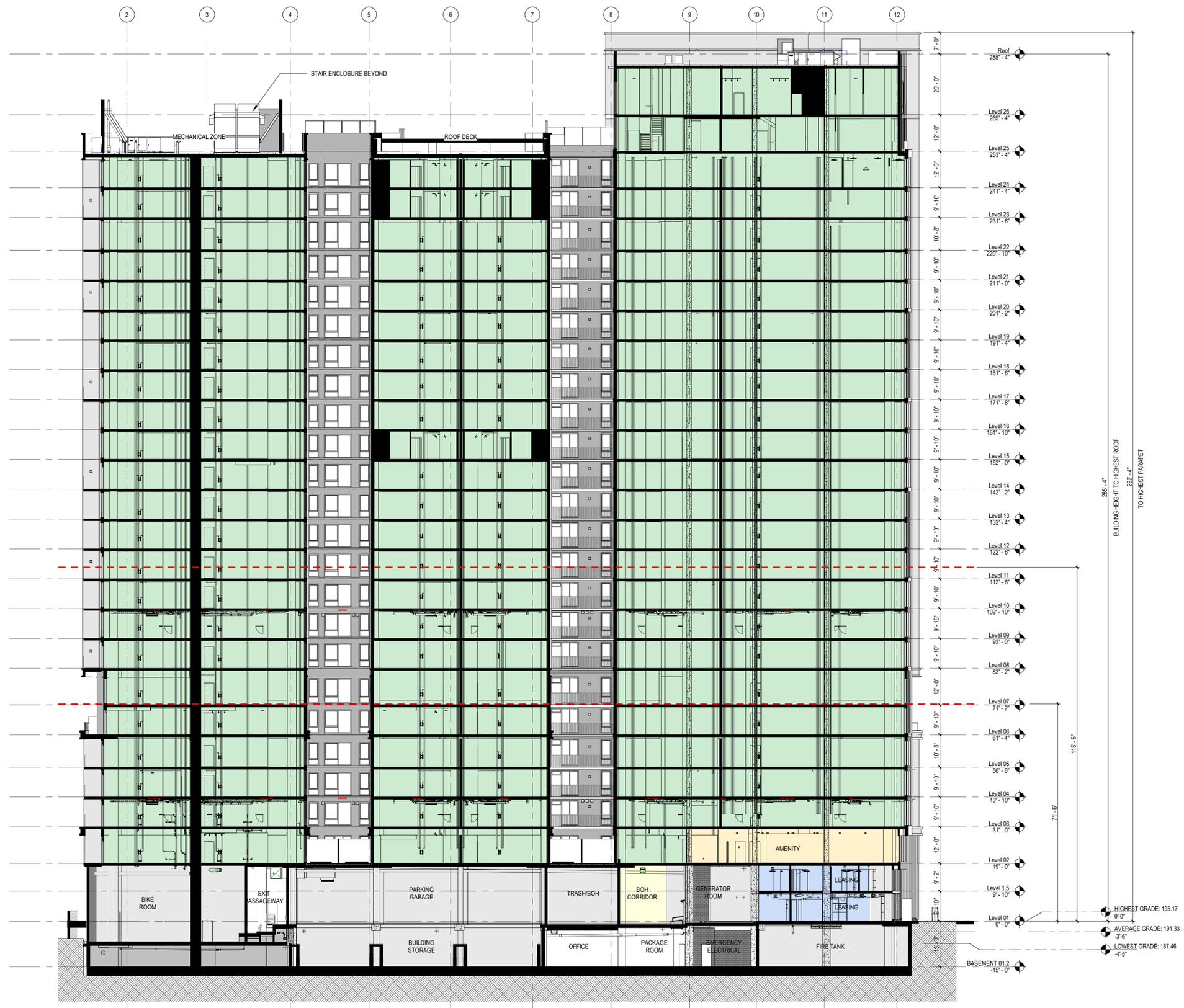


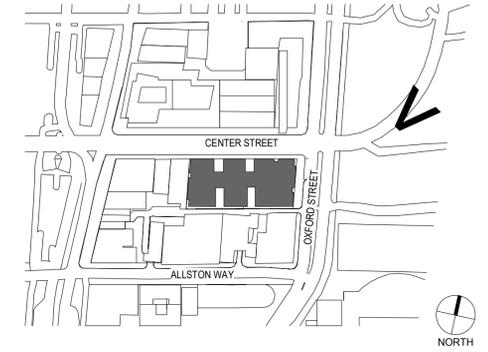
1 | CENTER ST (PROPOSED)



2 | OXFORD ST (PROPOSED)







VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER

**CORE**

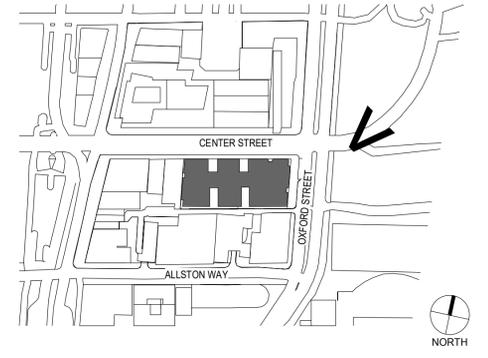
**DLR Group**

**site** landscape  
architecture  
urban design

**Kimley»Horn**

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**RENDERINGS A4-1**



CORNER VIEW FROM OXFORD ST & CENTER ST

**CORE**

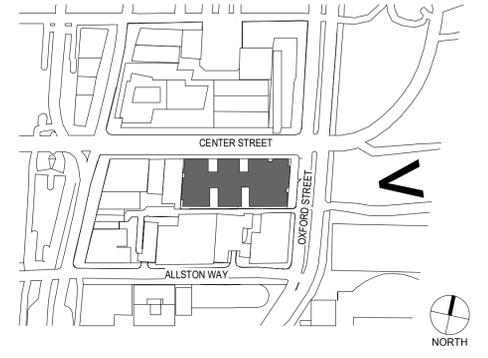
**DLR Group**

**site** landscape  
architecture  
urban design

**Kimley»Horn**

ENTITLEMENT SUBMITTAL  
SUBMITTAL DATE: 11/22/202

**RENDERINGS A4-2**



CLOSE-UP OF FACADE ON OXFORD ST.

**CORE**

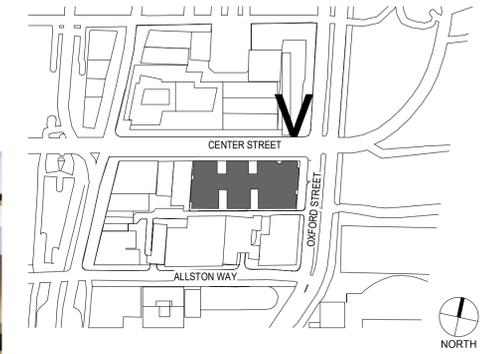
**DLR Group**

**site** landscape  
architecture  
urban design

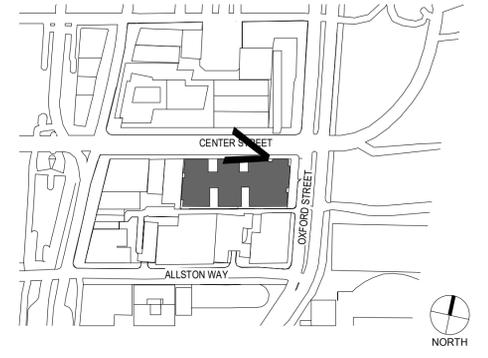
**Kimley»Horn**

ENTITLEMENT SUBMITTAL  
SUBMITTAL DATE: 11/22/202

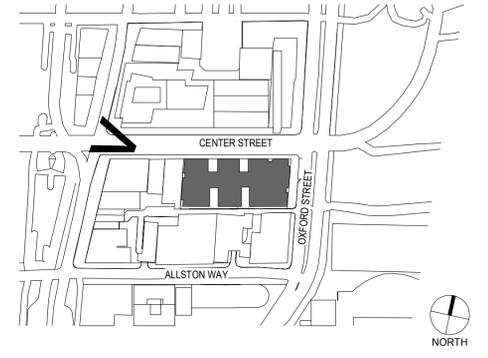
**RENDERINGS A4-3**



CLOSE-UP OF FACADE ON CENTER ST.



VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE



ELEVATED VIEW LOOKING AT THE WEST FACADE

**CORE**

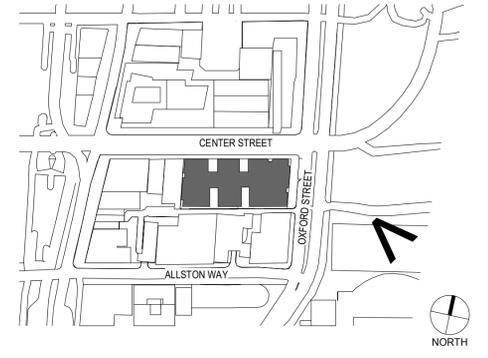
**DLR Group**

**site** landscape  
architecture  
urban design

**Kimley»Horn**

ENTITLEMENT SUBMITTAL  
SUBMITTAL DATE: 11/22/202

**RENDERINGS A4-6**



ELEVATED VIEW LOOKING AT THE EAST FACADE

**CORE**

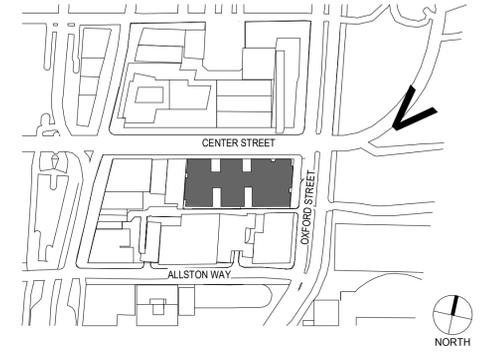
**DLR Group**

**site** landscape  
architecture  
urban design

**Kimley»Horn**

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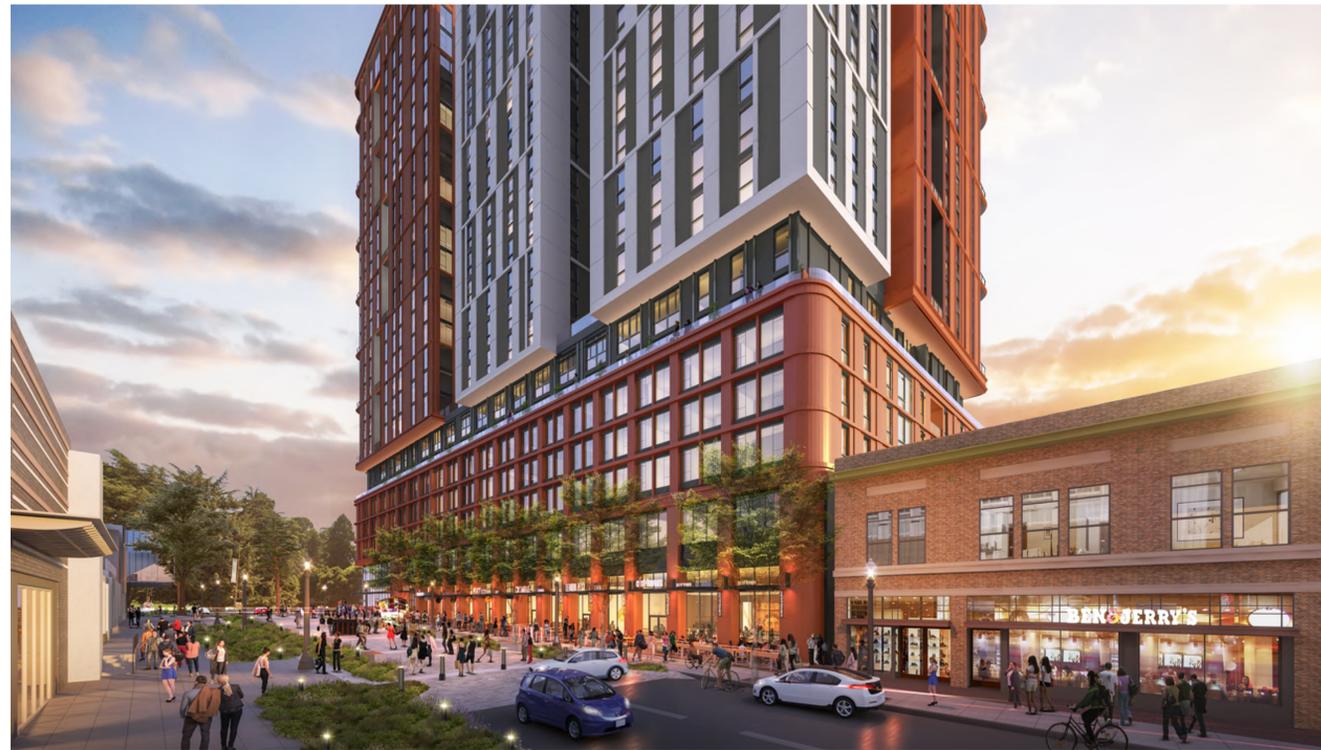
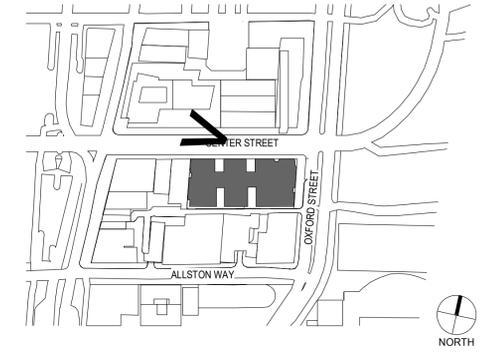
**RENDERINGS A4-7**



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)



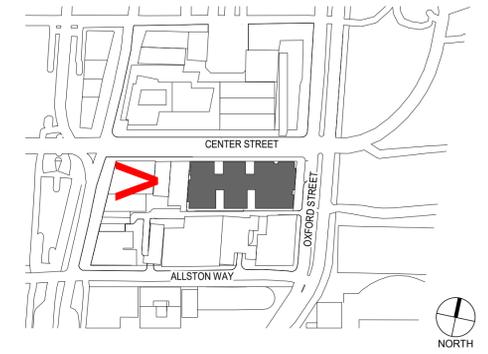
VIEW FROM CENTER ST. LOOKING EAST (NIGHT VIEW)



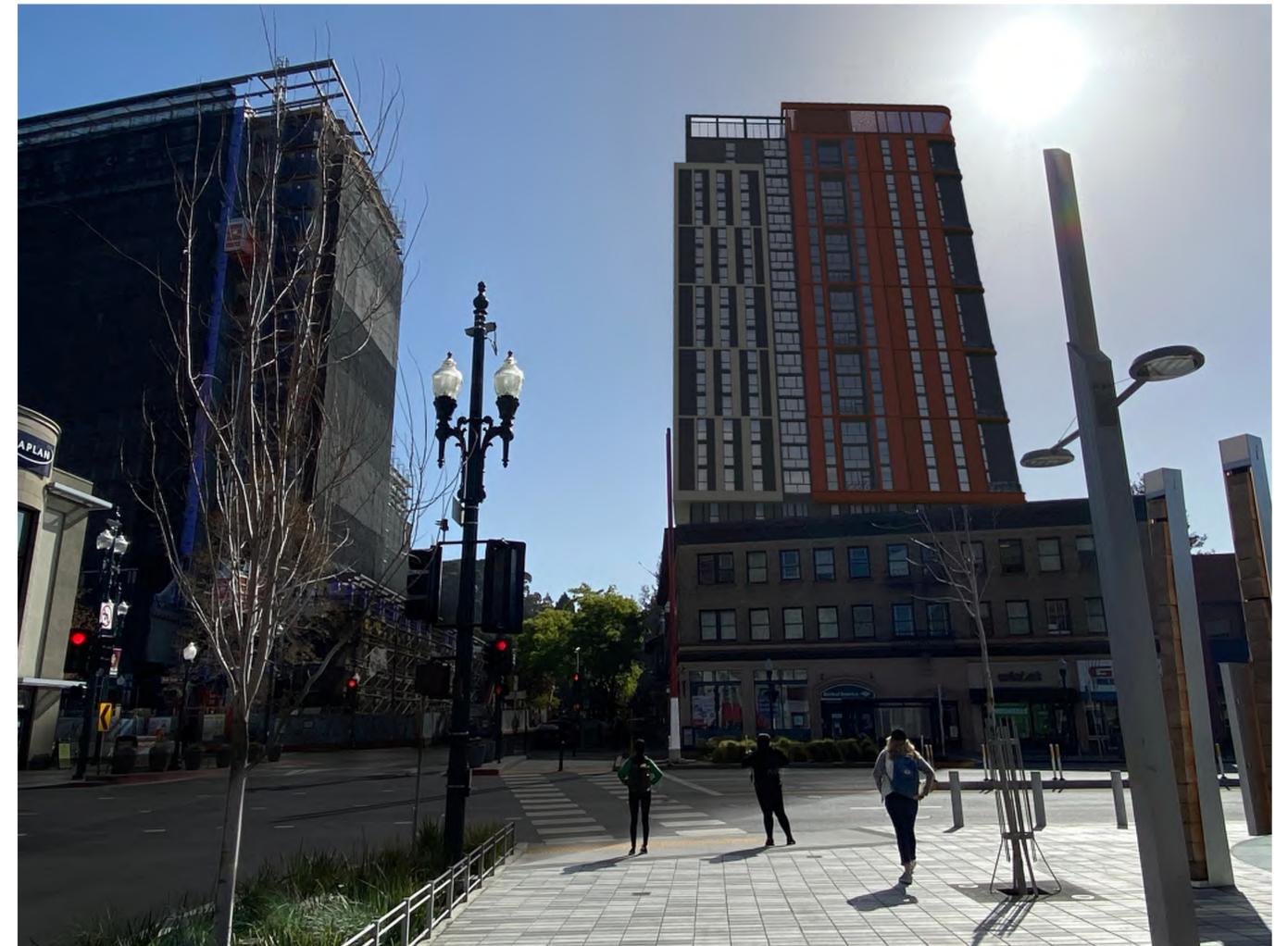
LOOKING WEST FROM CRESCENT LAWN (EXISTING)



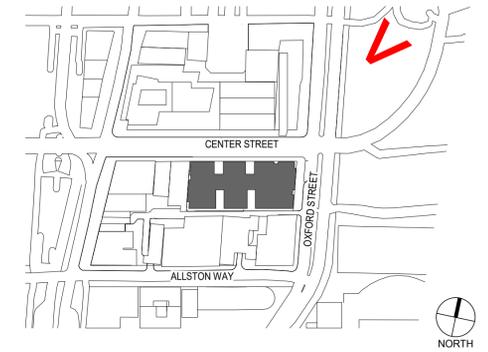
LOOKING WEST FROM CRESCENT LAWN (PROPOSED)



LOOKING EAST FROM CENTER ST (EXISTING)



LOOKING EAST FROM CENTER ST (PROPOSED)



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, STRIPY PATTERN



ALUMINUM GUARDRAIL SYSTEM



GLASS GUARDRAIL SYSTEM



CMU-01 COLORED CONCRETE MASONRY UNIT, DARK GRAY



PL-01 POLYMER WINDOW SYSTEM, DARK GRAY FRAME



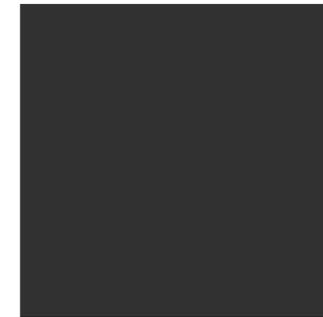
AL-01 STOREFRONT SYSTEM, DARK GRAY FRAME



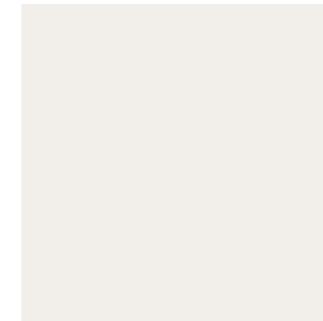
ALUMINUM PANEL/MULLION - GRAY, MATCH EIFS-02



EIFS-01 EXTERIOR INSULATION FINISHING SYSTEM - RED



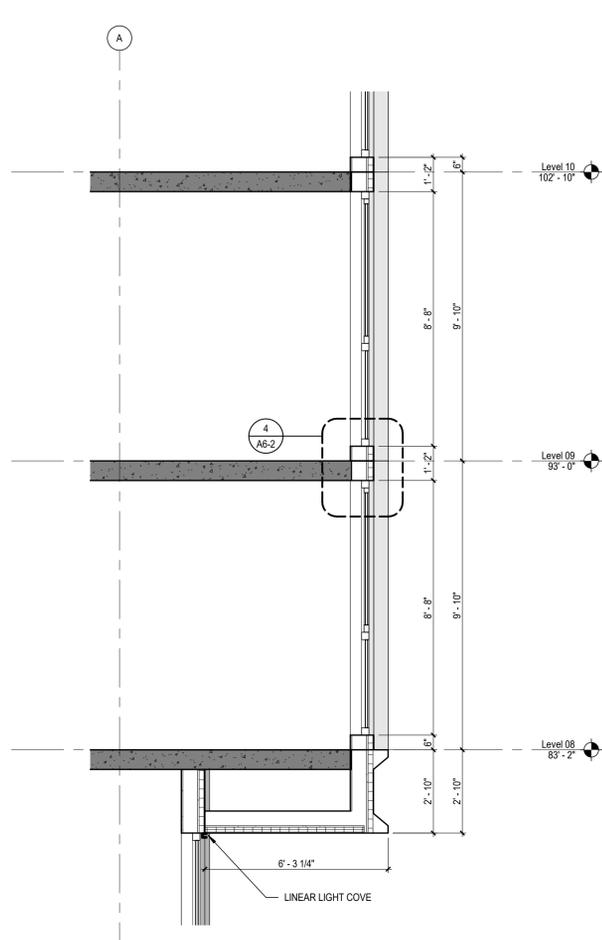
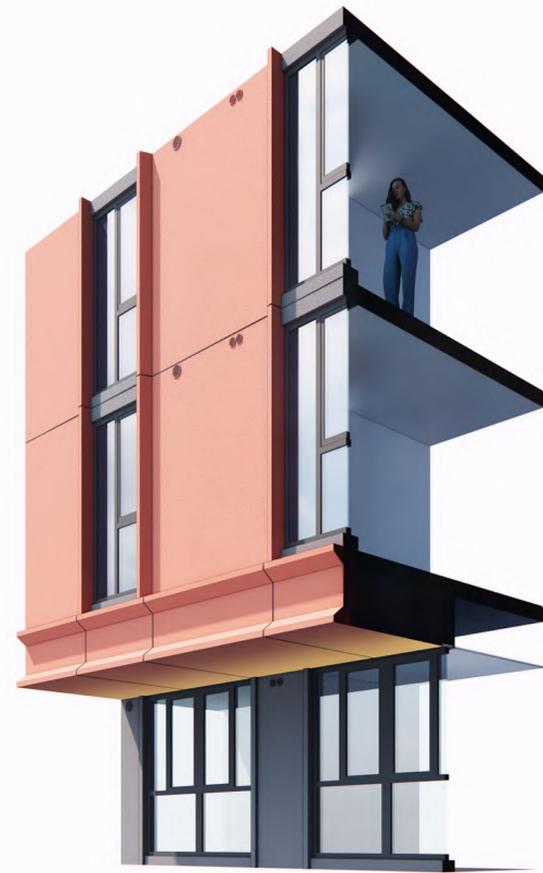
EIFS-02 EXTERIOR INSULATION FINISHING SYSTEM - GRAY



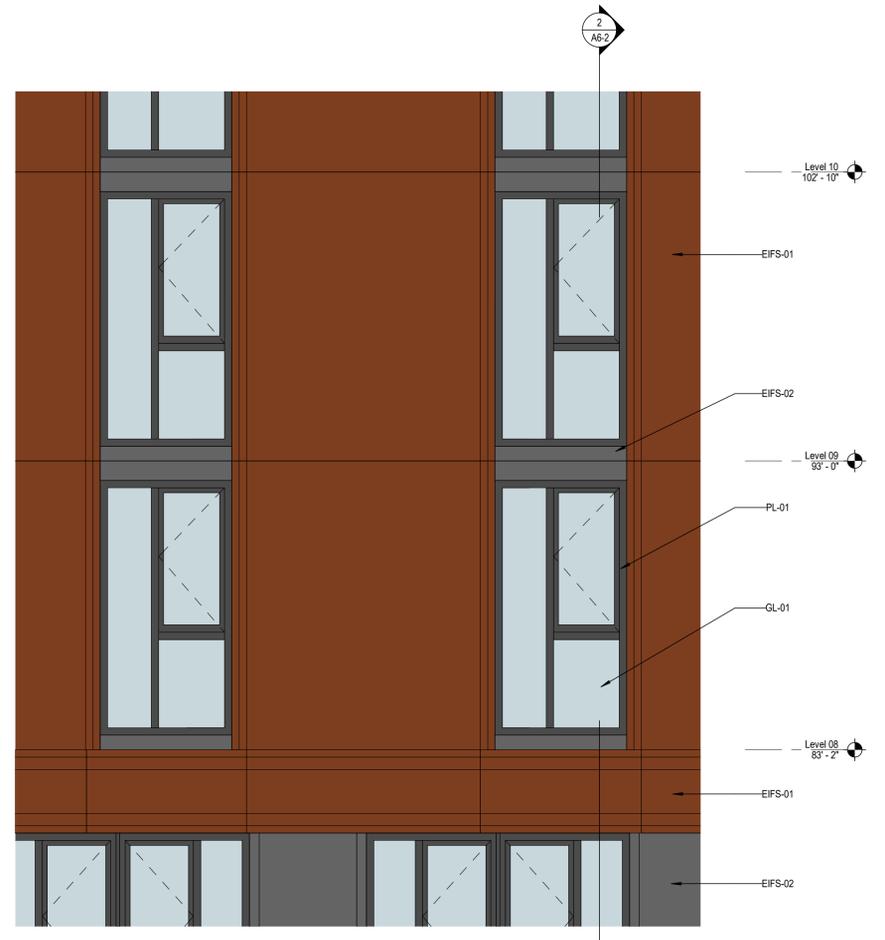
EIFS-03 EXTERIOR INSULATION FINISHING SYSTEM - WHITE



TL-01 TILE VENEER, RED

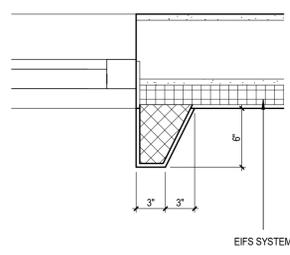


2 ENLARGED SECTION  
 A6-2 SCALE: 3/8" = 1'-0"

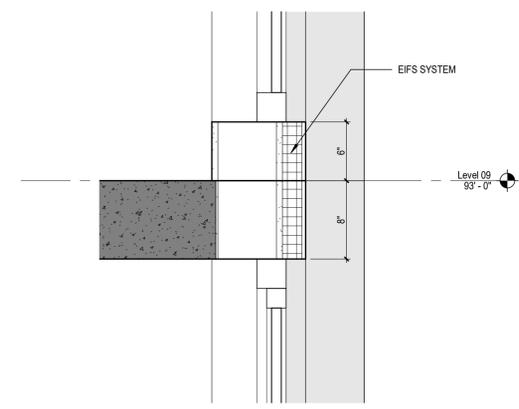


1 ENLARGED ELEVATION  
 A6-2 SCALE: 3/8" = 1'-0"

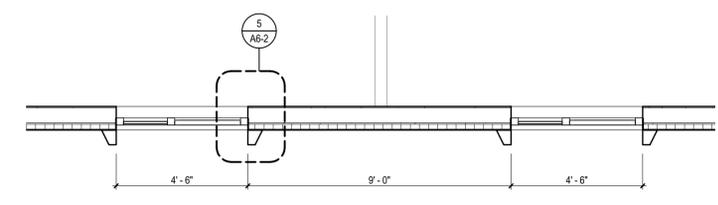
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	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, RAINDRIP 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"

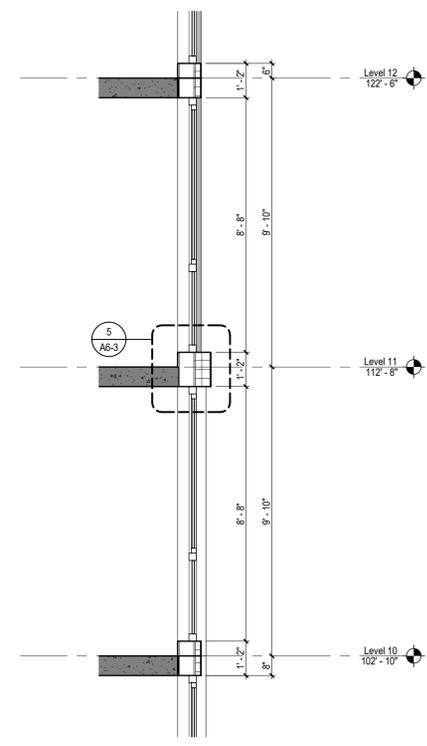


3 ENLARGED PLAN - LEVEL 8  
 A6-2 SCALE: 3/8" = 1'-0"

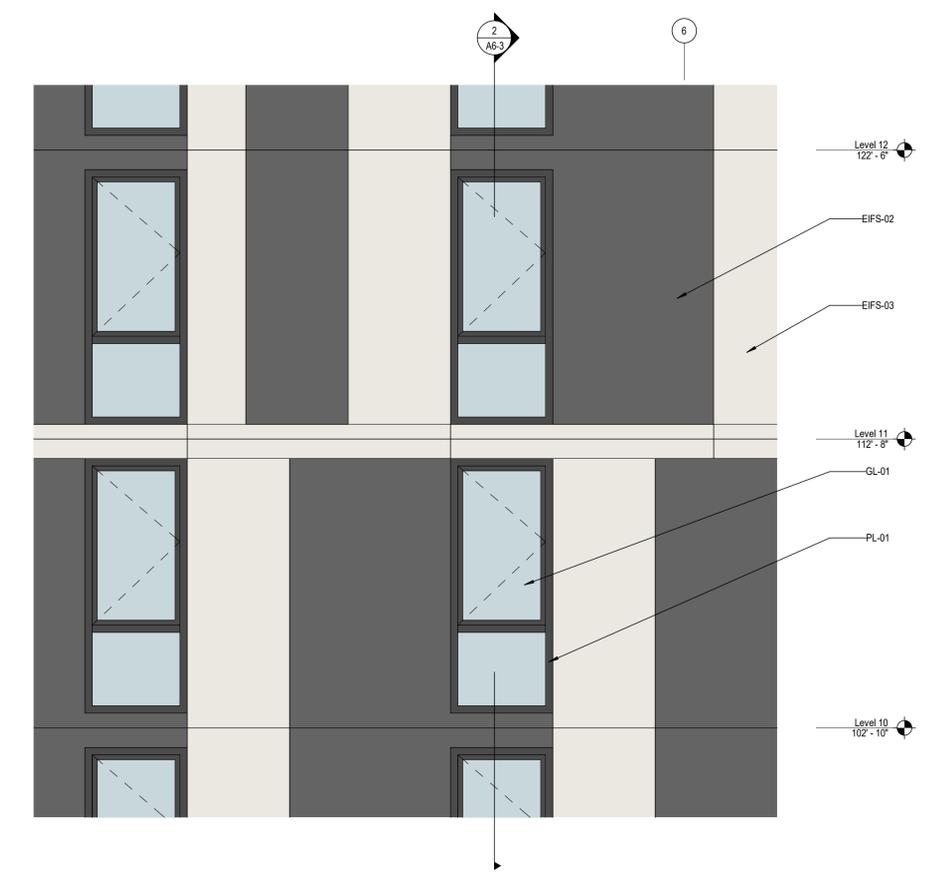


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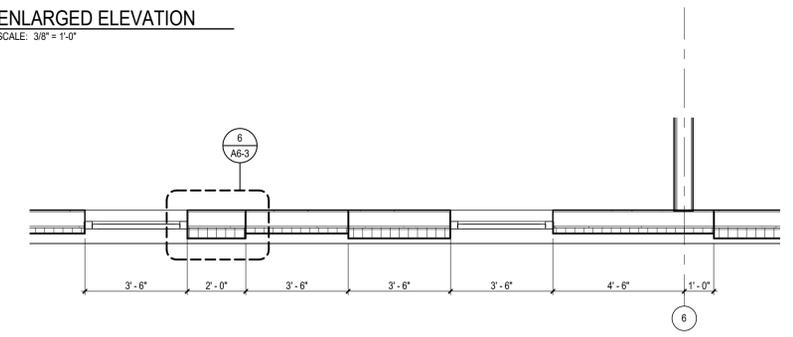
FACADE SYSTEM **A6-2**



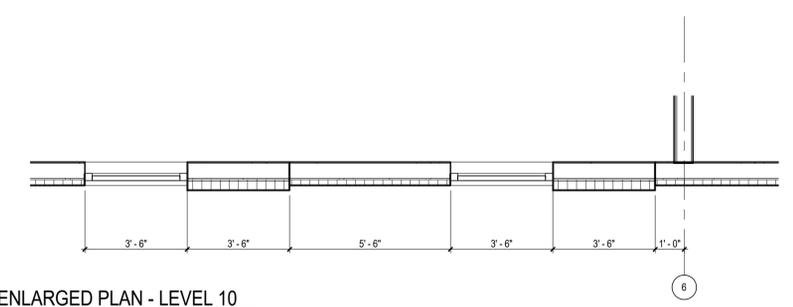
2 ENLARGED SECTION  
 A6-3 SCALE: 3/8" = 1'-0"



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

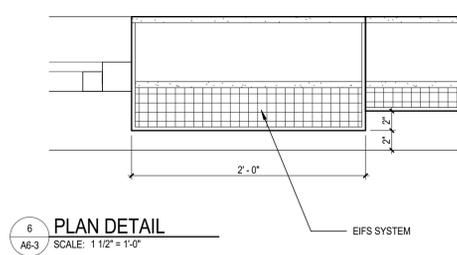


4 ENLARGED PLAN - LEVEL 11  
 A6-3 SCALE: 3/8" = 1'-0"

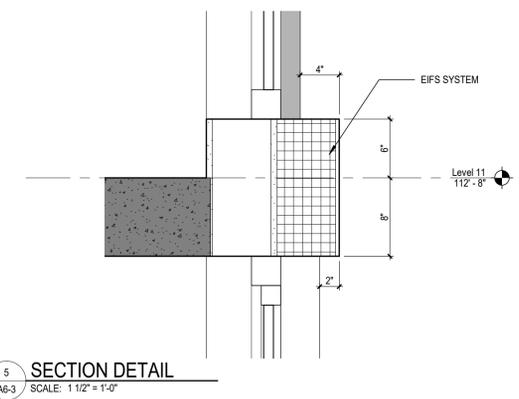


3 ENLARGED PLAN - LEVEL 10  
 A6-3 SCALE: 3/8" = 1'-0"

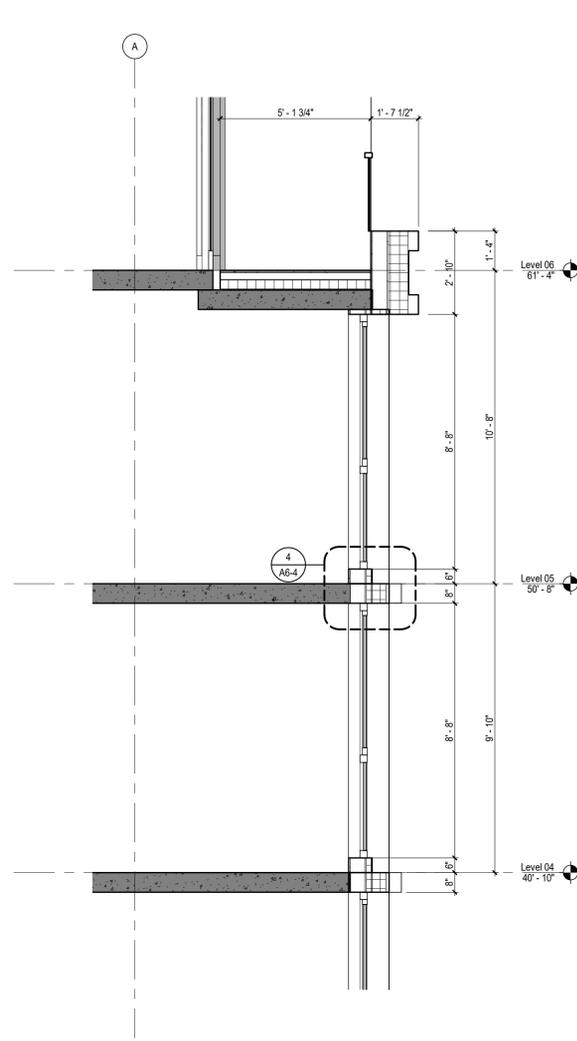
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	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, RAINDSCREEN 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



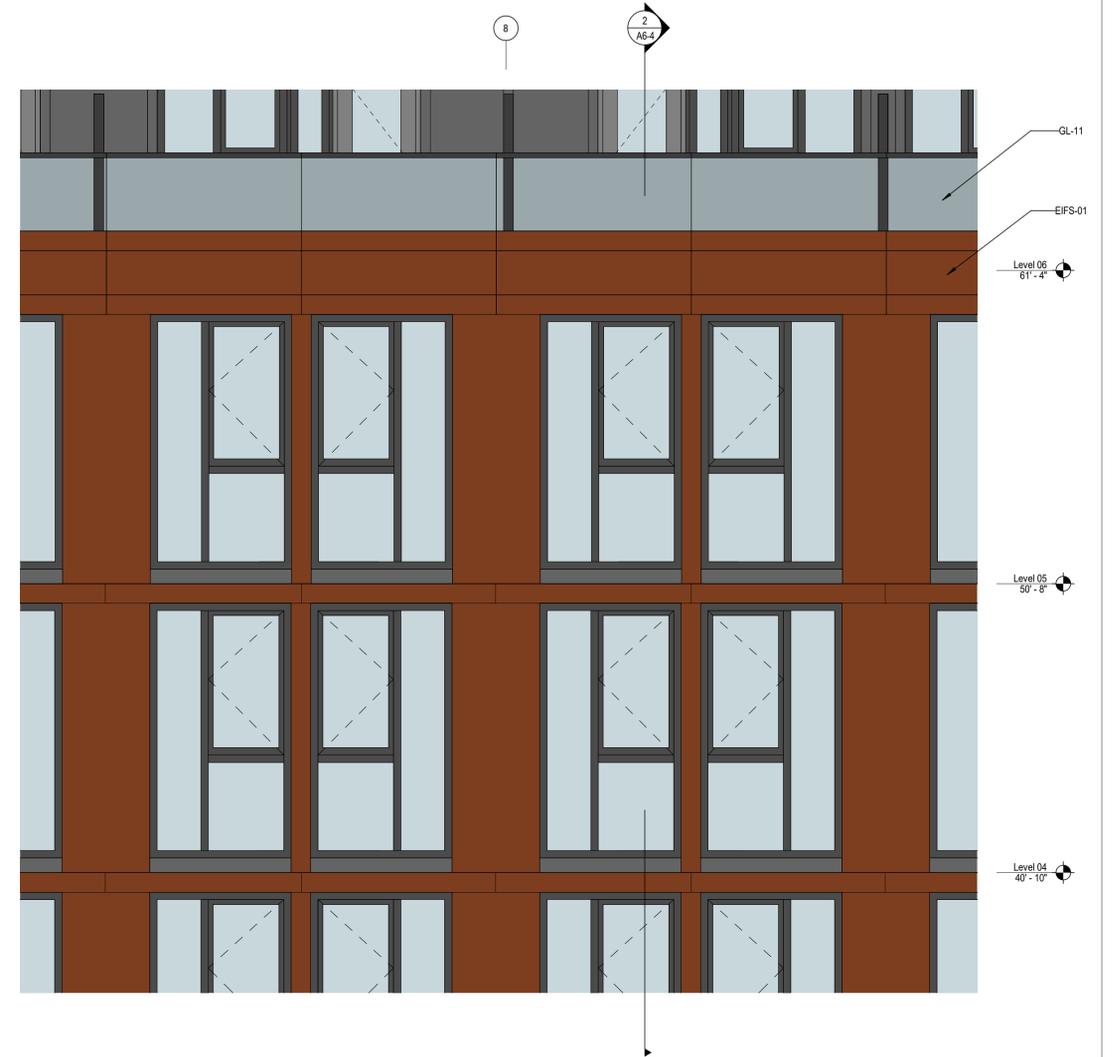
6 PLAN DETAIL  
 A6-3 SCALE: 1 1/2" = 1'-0"



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

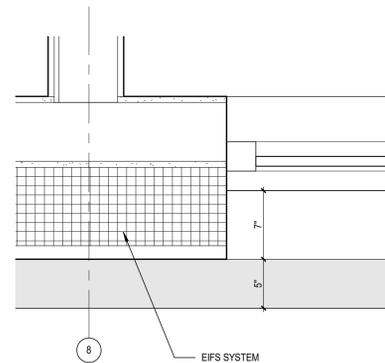


2 ENLARGED SECTION  
 SCALE: 3/8" = 1'-0"

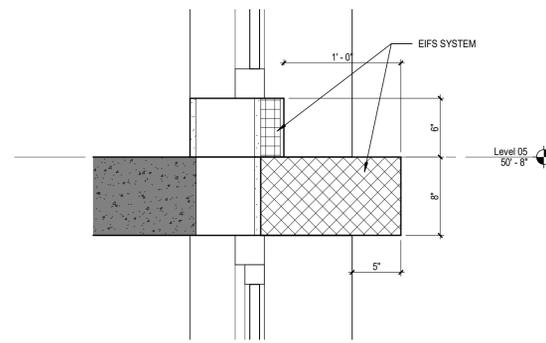


1 ENLARGED ELEVATION  
 SCALE: 3/8" = 1'-0"

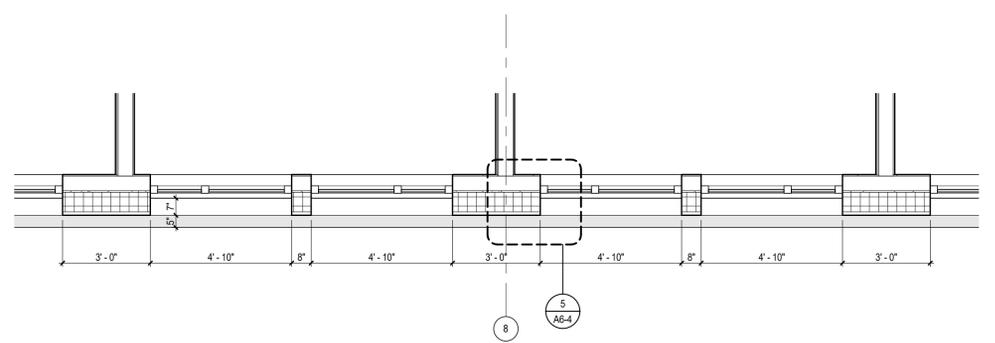
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL 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 SECTION DETAIL  
 SCALE: 1 1/2" = 1'-0"



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

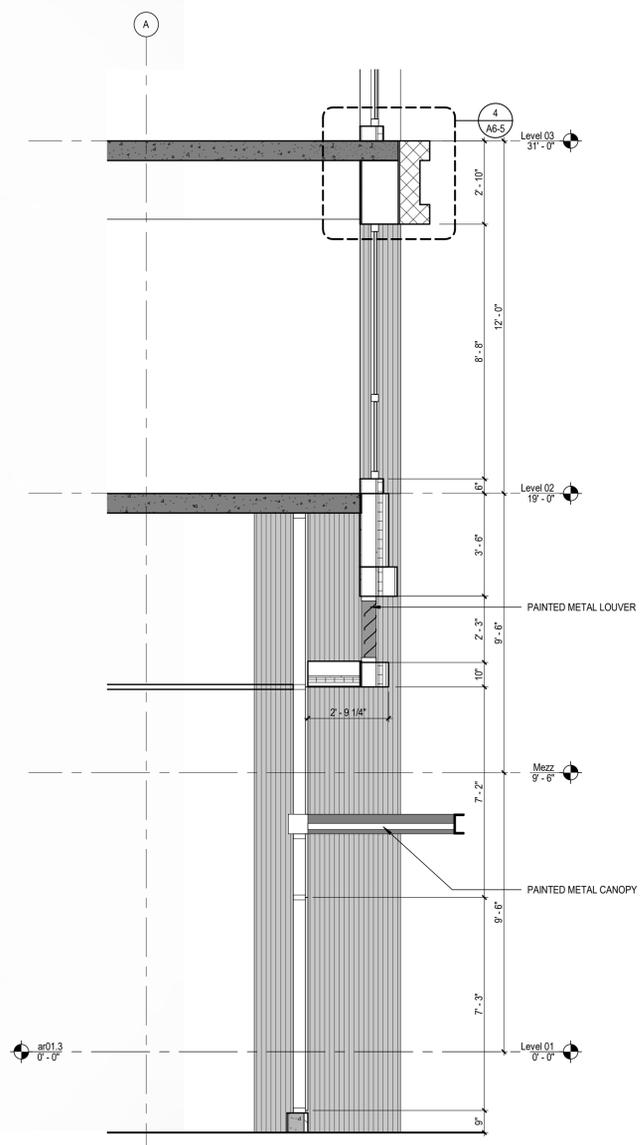


3 ENLARGED PLAN - LEVEL 5  
 SCALE: 3/8" = 1'-0"



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FACADE SYSTEM **A6-4**



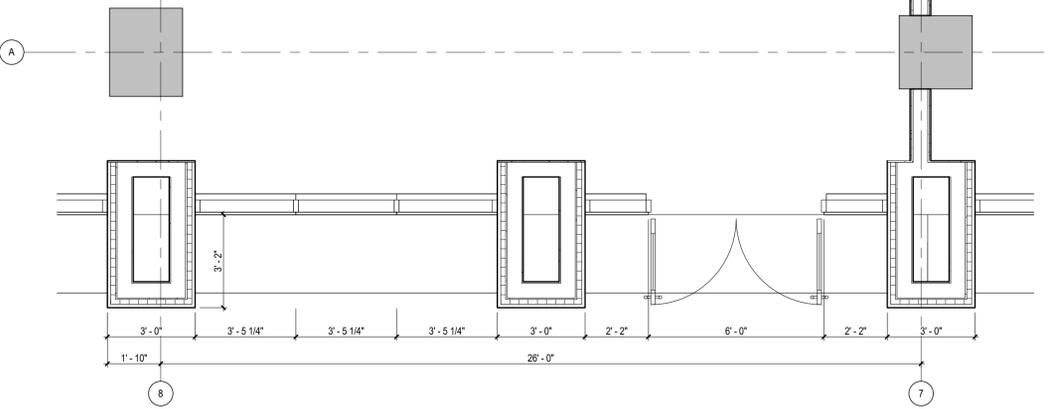
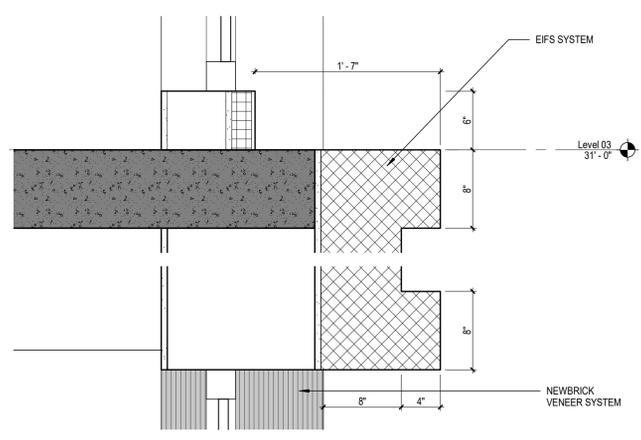
2 ENLARGED SECTION  
 A6-5 SCALE: 3/8" = 1'-0"



1 ENLARGED ELEVATION  
 A6-5 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	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

4 SECTION DETAIL  
 A6-5 SCALE: 1/12" = 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**

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**CONTEXT RENDERING A10-1**



**CORE**

**DLR Group**

**site**  
landscape  
architecture  
urban design

**Kimley»Horn**

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SUBMITTAL DATE: 11/22/202

**CONTEXT RENDERING A10-2**



VIEW FROM CAMPANILE

BEFORE | AFTER



VIEW FROM PEDESTRIAN BRIDGE

BEFORE | AFTER



VIEW FROM SHATTUCK

BEFORE | AFTER



**CORE**

**DLR Group**

**site** landscape  
architecture  
urban design

**Kimley»Horn**

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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**

**EAST ELEVATION**



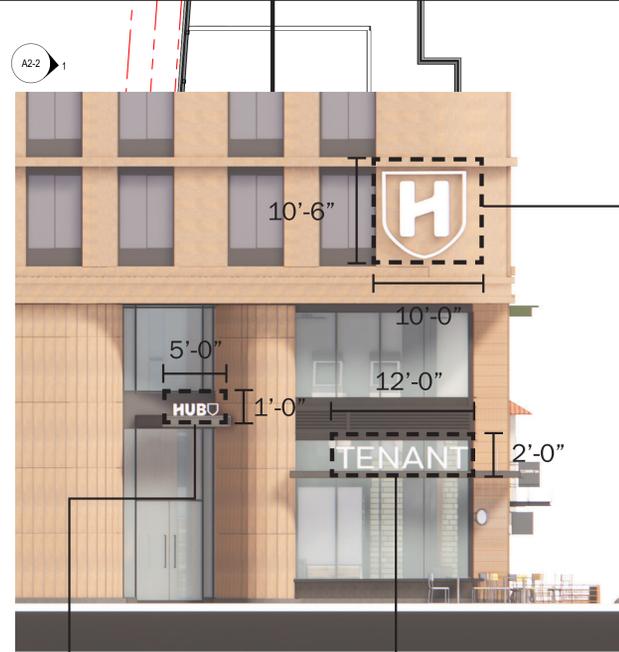
**SOUTH ELEVATION**



**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

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

**Overall Alley Elevation**



12'-0" x 1'-6" illuminated face-lit day/night censor parking garage sign

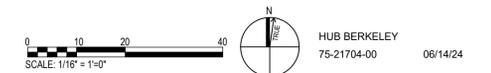
**Corner Retail Enlarged Elevation**

**Garage Enlarged Elevation**



ENTITLEMENT SUBMITTAL  
 SUBMITTAL DATE: 11/22/202

**EXTERIOR SIGNAGE A12-2**



# 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.

<b>7/18/24 Preliminary Design Review Comments</b>	<b>Applicant Response</b>
<b>Recommendations</b>	
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.

<b>7/18/24 Preliminary Design Review Comments</b>	<b>Applicant Response</b>
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

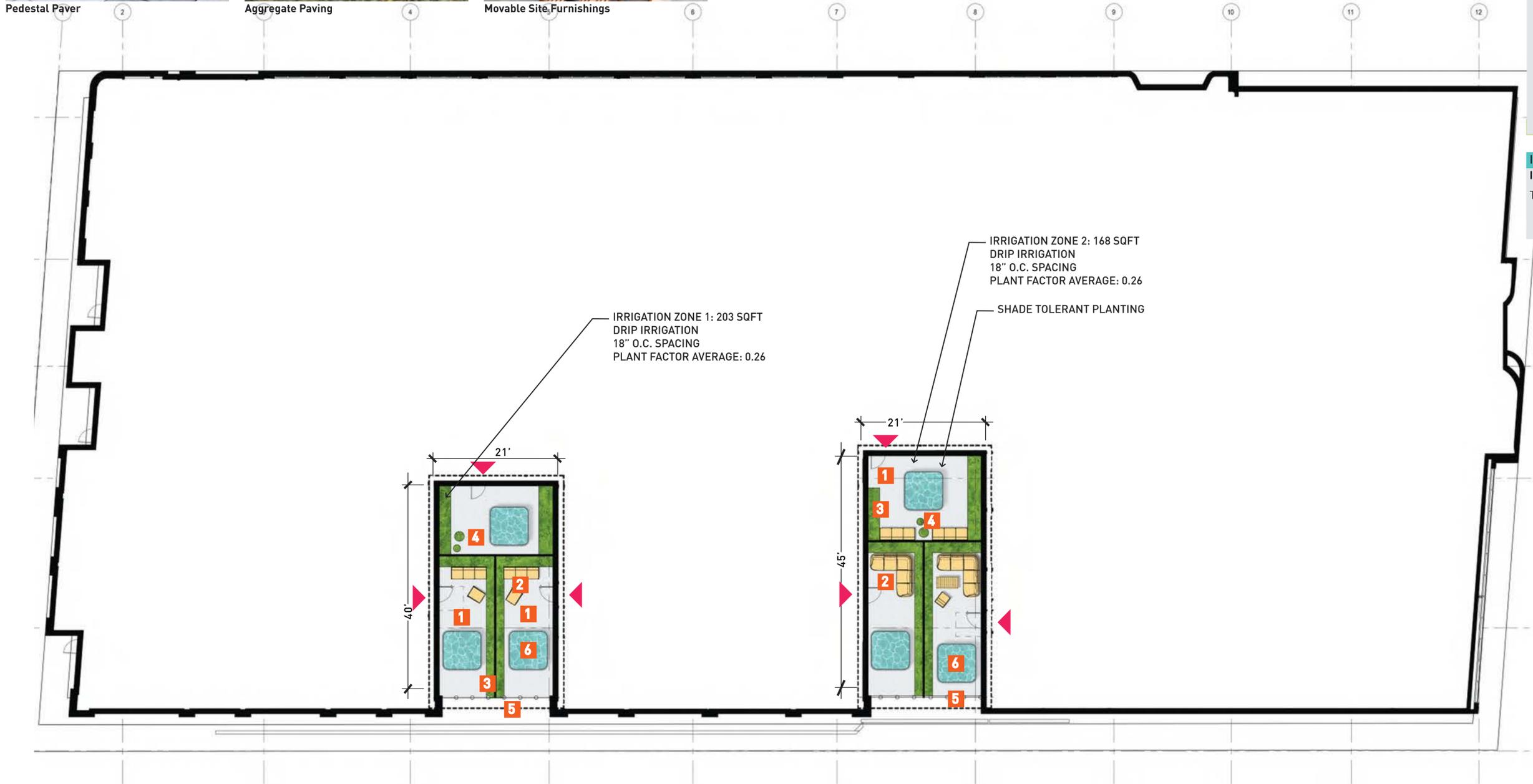
- 1 PEDESTAL PAVERS
- 2 PATIO FURNITURE
- 3 SEDUM, PERENNIALS AND SHRUBS
- 4 MOVABLE PLANTERS
- 5 4'H GUARDRAIL
- 6 SPA

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IRRIGATION SCHEDULE - LEVEL 2

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



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



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

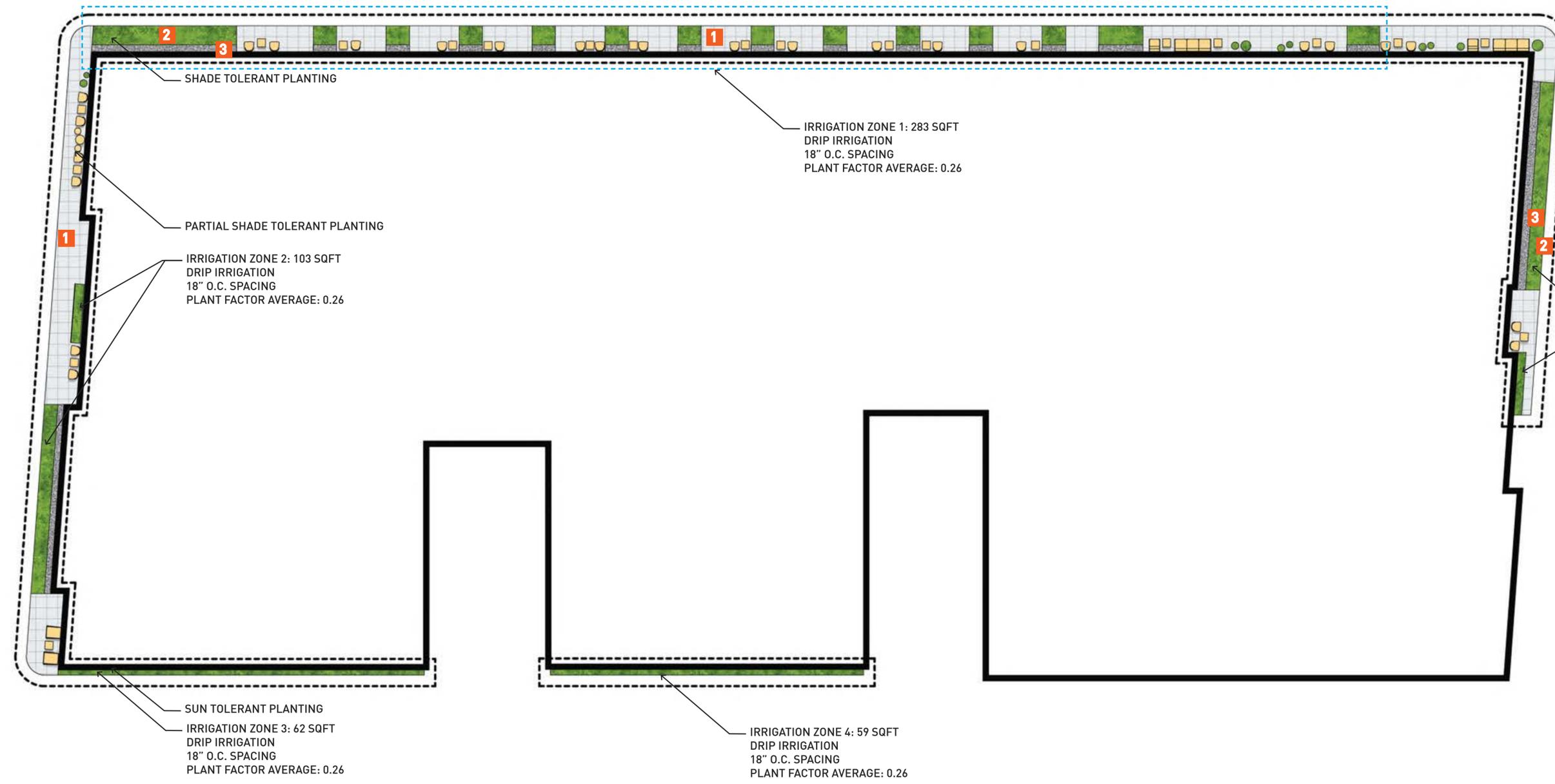
GENERAL NOTES:

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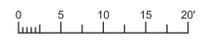
PLANTER AREA CALCULATION:

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

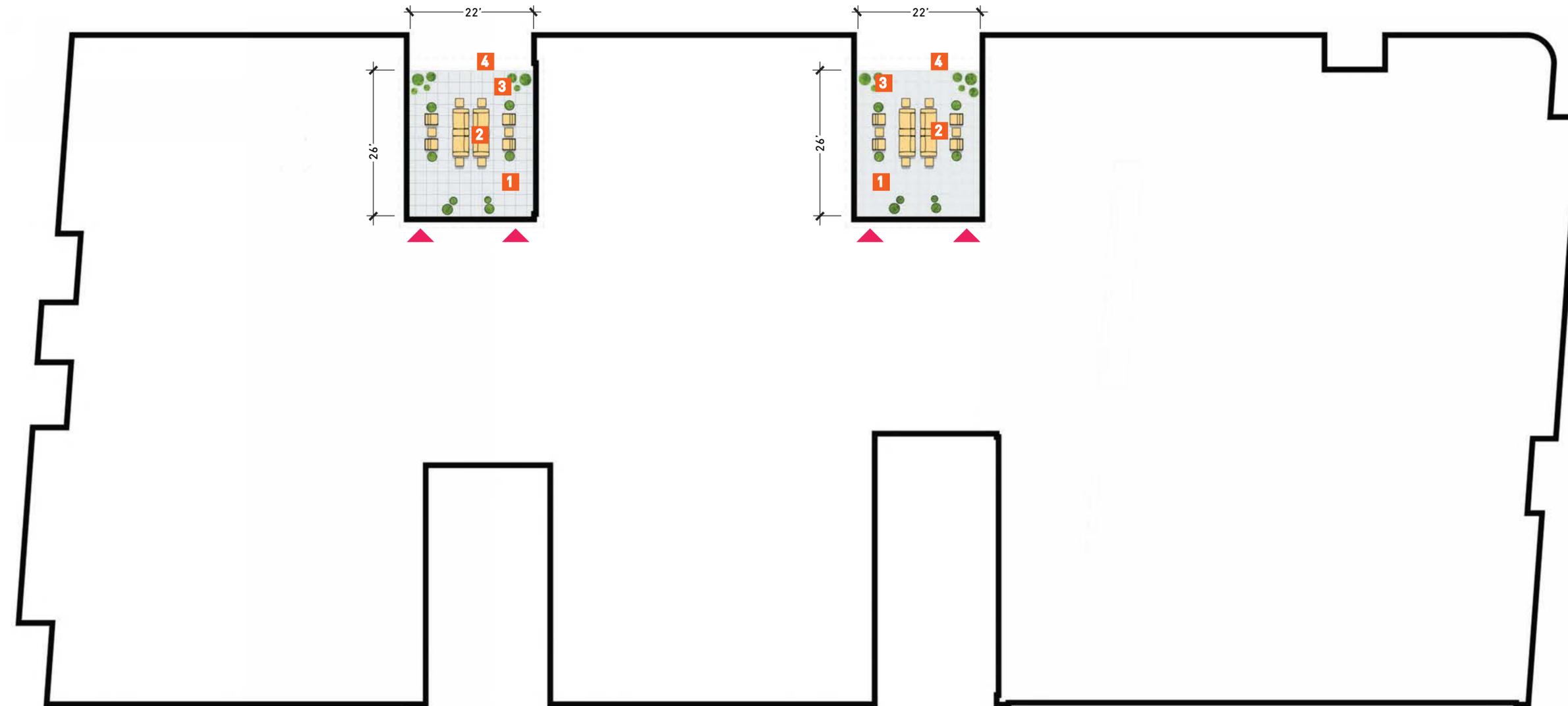
- 1 PEDESTAL PAVERS
- 2 PATIO FURNITURE
- 3 MOVABLE PLANTER
- 4 4'H GUARDRAIL

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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"



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



**Eriophyllum staechadifolium** ER.ST  
Seaside Woolly Sunflower



**Ceanothus 'Diamond Heights'** CE.DI  
Diamond Heights Ceanothus



**Ceanothus thyrsiflorus 'Yankee Point'** CE.TH  
Yankee Point Ceanothus



**Keckiella corymbosa** KE.CO  
Redwood penstemon



**Iris douglasiana 'Canyon Snow'** IR.DO  
Douglas Iris



**Heuchera maxima** HE.MA  
Island Alum Root



**Heuchera micrantha** HE.MI  
Crevice Alum Root



**Lomandra longifolia 'Seascape'** LO.LO  
Seascape Mat Rush  
(recommended 150-250 FC)



**Dudleya farinosa** DU.FA  
Zanzibar Gem  
(recommended 50-150 FC)



**Sedum ternatum** SE.TE  
Woodland Stonecrop

IRRIGATION NOTES

(Required Measures)

- Planting**
- Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
  - 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**
- Precipitation rates must be uniform across each zone.
  - 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.
  - Overhead spray is not allowed in areas less than ten feet across in any dimension.
  - Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

- Compost**
- 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**
- 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** AC.MI  
Common Yarrow



**Allium cernuum** AL.CE  
Nodding Onion



**Carex praegracilis** CA.PR  
Clustered Field Sedge



**Sedum acre 'Aurea'** SE.AU  
Aurea Stonecrop



**Sedum album** SE.AL  
White Stonecrop



**Sedum kamschaticum** SE.KA  
Kamshatka Stonecrop



**Sedum reflexum 'Blue Spruce'** SE.BS  
Blue Spruce Stonecrop

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



**Epilobium canum** EP.CA  
California Fuschia



**Baccharis pilularis** BA.PI  
Coyote Brush



**Ceanothus thyrsiflorus 'Yankee Point'** CE.TH  
Yankee Point Ceanothus



**Eriophyllum staechadifolium** ER.ST  
Seaside Woolly Sunflower



**Dudleya farinosa** DU.FA  
Bluff Lettuce



**Eriogonum parviflorum** ER.PA  
Cliff Buckwheat

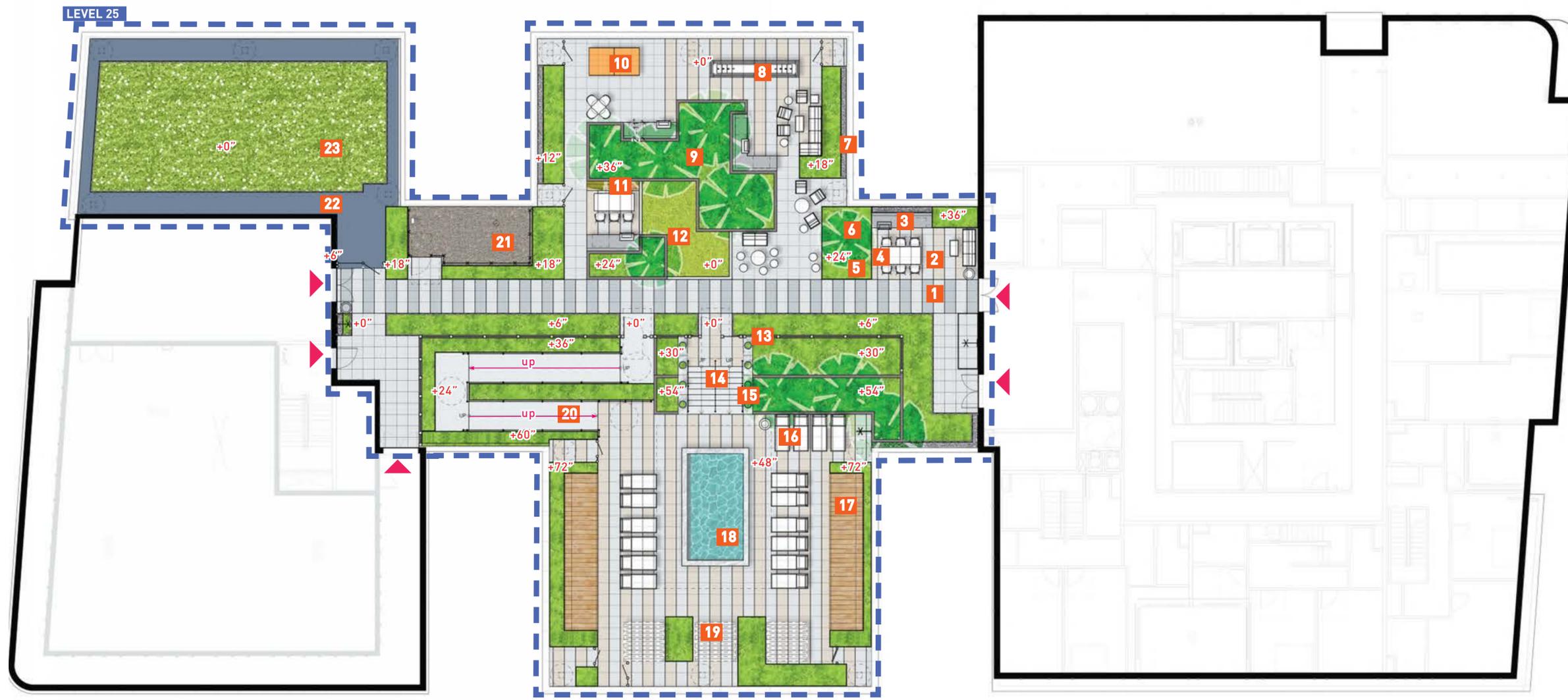


**Baccharis 'Pigeon Point'** BA.PO  
Dwarf Coyote Brush

LEVEL 02, 06, 07, 08  
PLANTING SELECTION **L8**



ENTITLEMENT SUBMITTAL  
SUBMITTAL DATE: 09/16/2022  
#ZP2021-0162



- 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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2. Movable furnishings are to be determined by the interior designer.

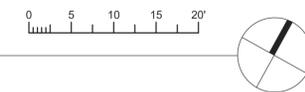
**LANDSCAPE / HARDSCAPE AREA CALCULATION:**

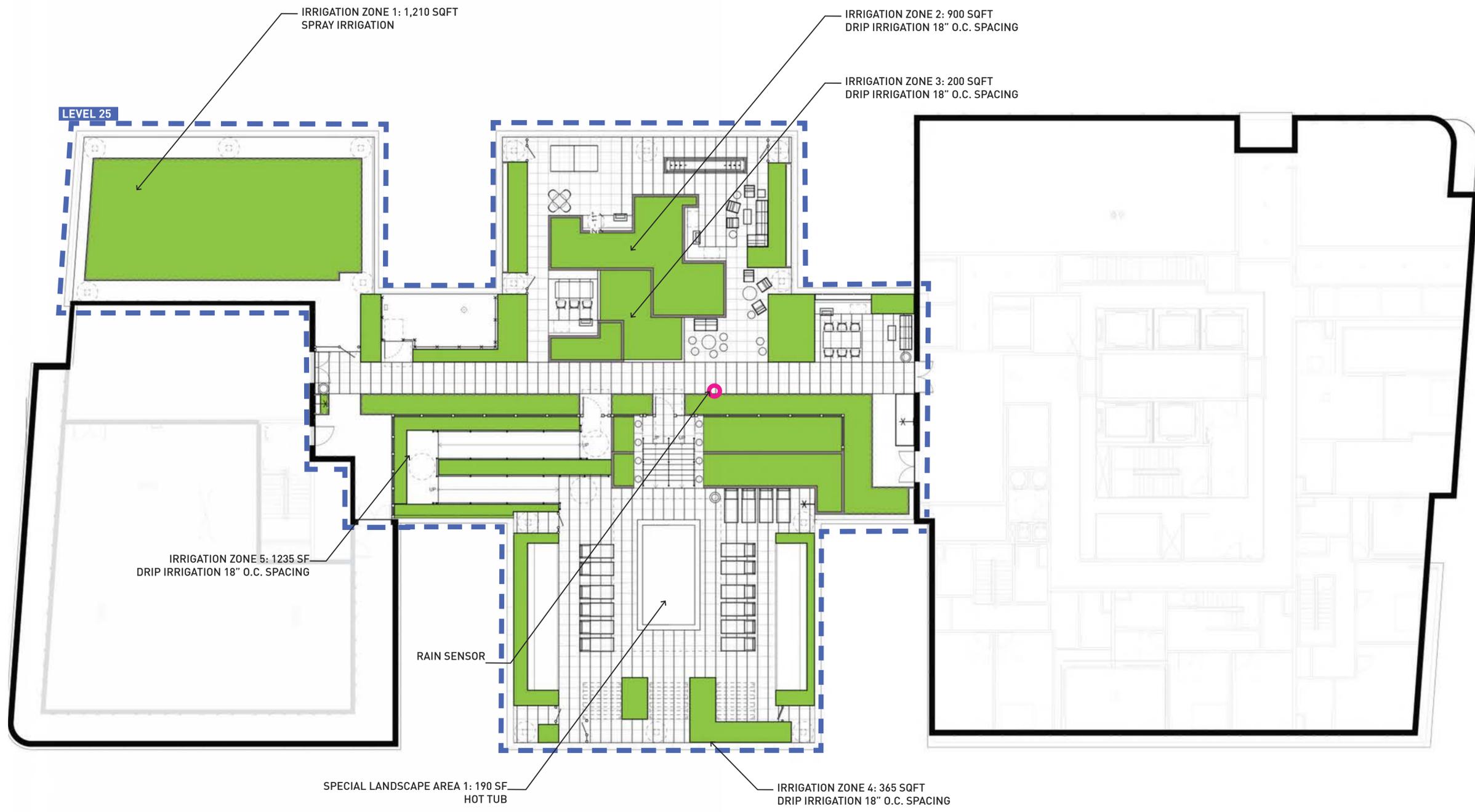
Bio Infiltration Area : 0 SQFT

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

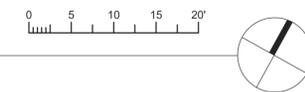
**IRRIGATION SCHEDULE - LEVEL 25**

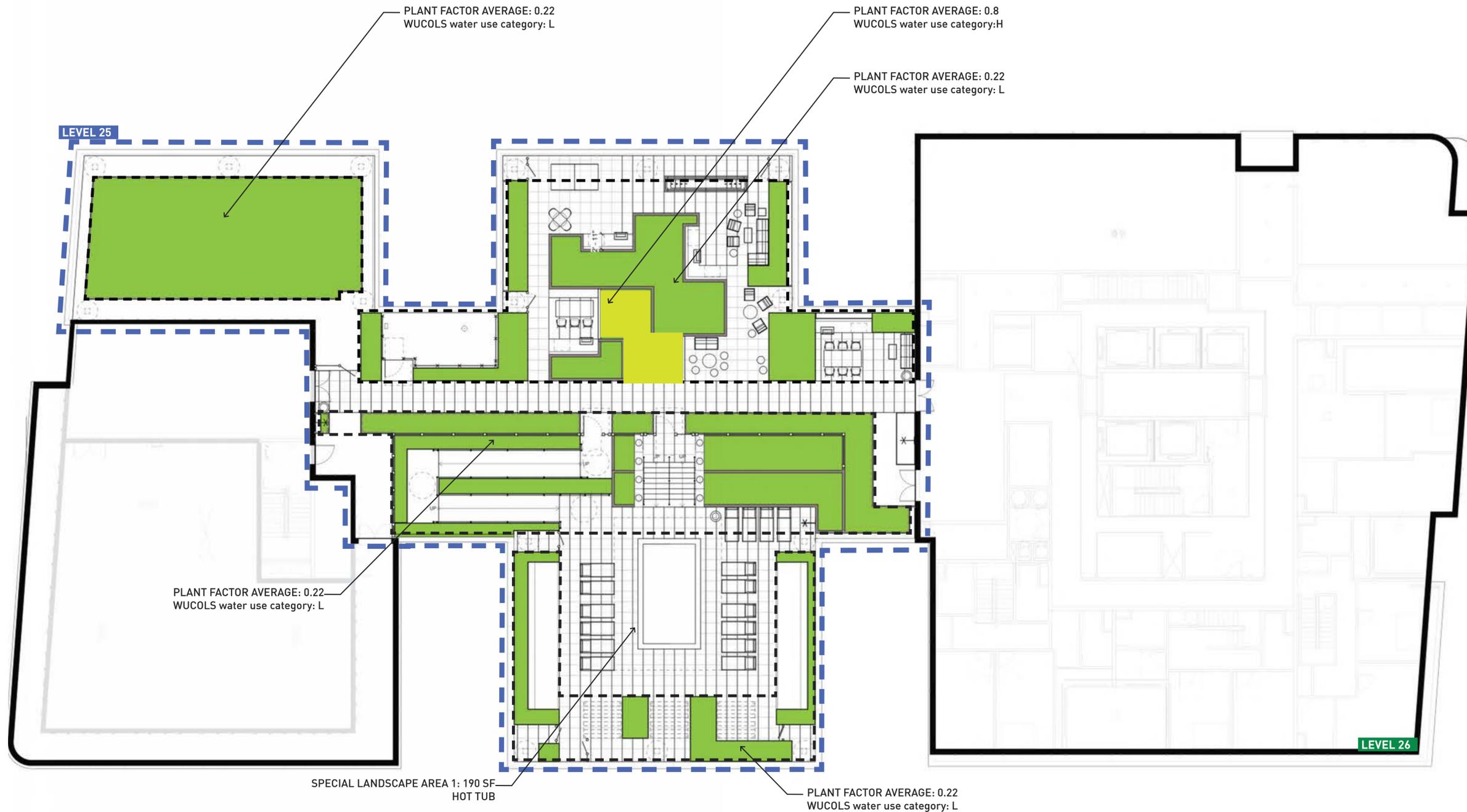
Irrigation Type	Area
Type 1: Spray Irrigation Plant Factor Average: 0.8	1,410 SQFT
Type 2: Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.22	2,500 SQFT
Type 3: Special Landscape Area Hot Tub	190 SQFT

**IRRIGATION NOTES**

- (Required Measures)
- Planting**
- Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
  - Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: [www.ucnr.edu/sites/wucols/](http://www.ucnr.edu/sites/wucols/)).
- Irrigation**
- Precipitation rates must be uniform across each zone.
  - 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.
  - Overhead spray is not allowed in areas less than ten feet across in any dimension.
  - Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.
- Compost**
- 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**
- Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.
- Soil**
- 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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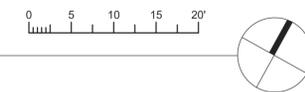
**IRRIGATION SCHEDULE - LEVEL 25**

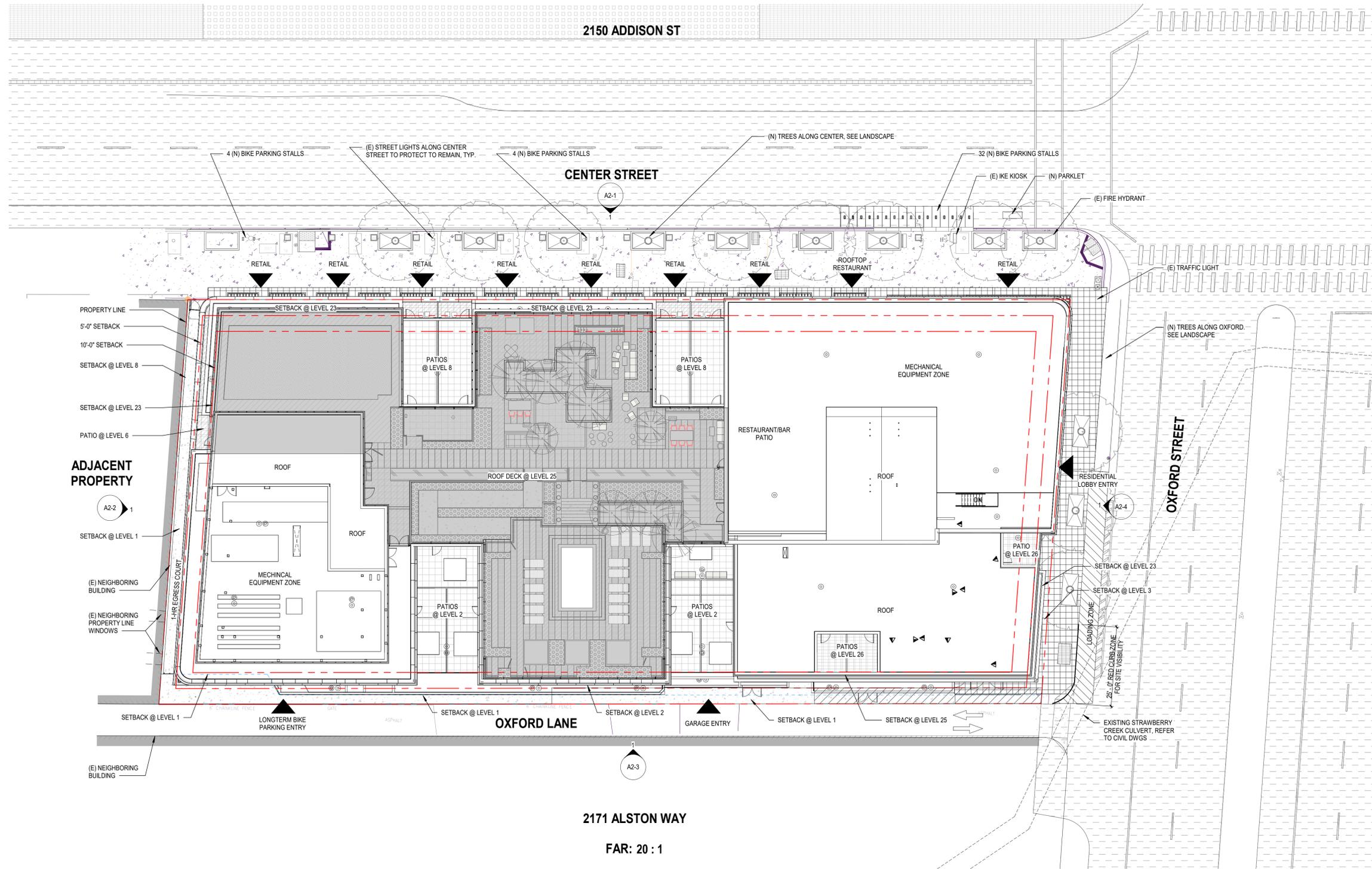
Irrigation Type	Area
Type 1: Spray Irrigation Plant Factor Average: 0.8	1,410 SQFT
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Type 3: Special Landscape Area Hot Tub	190 SQFT

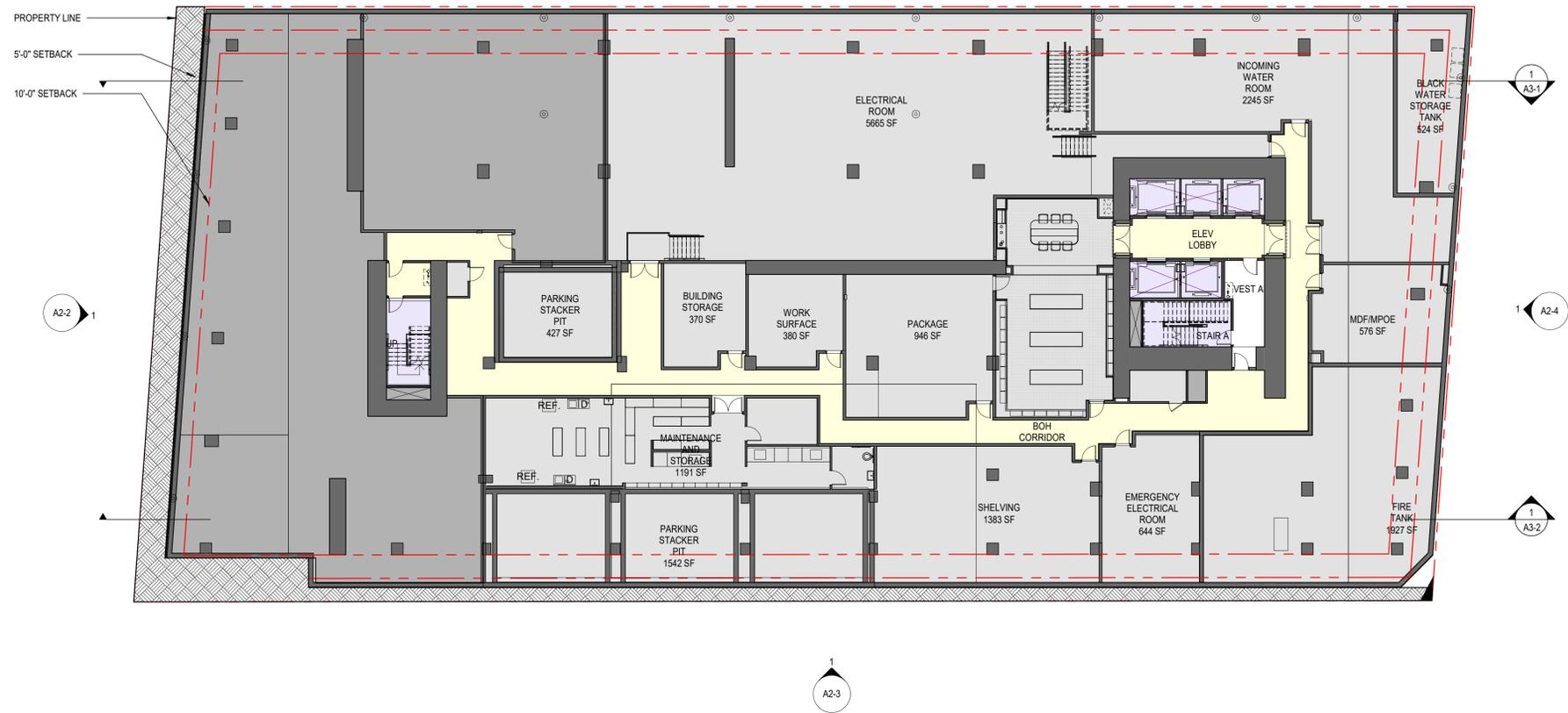
**IRRIGATION NOTES**

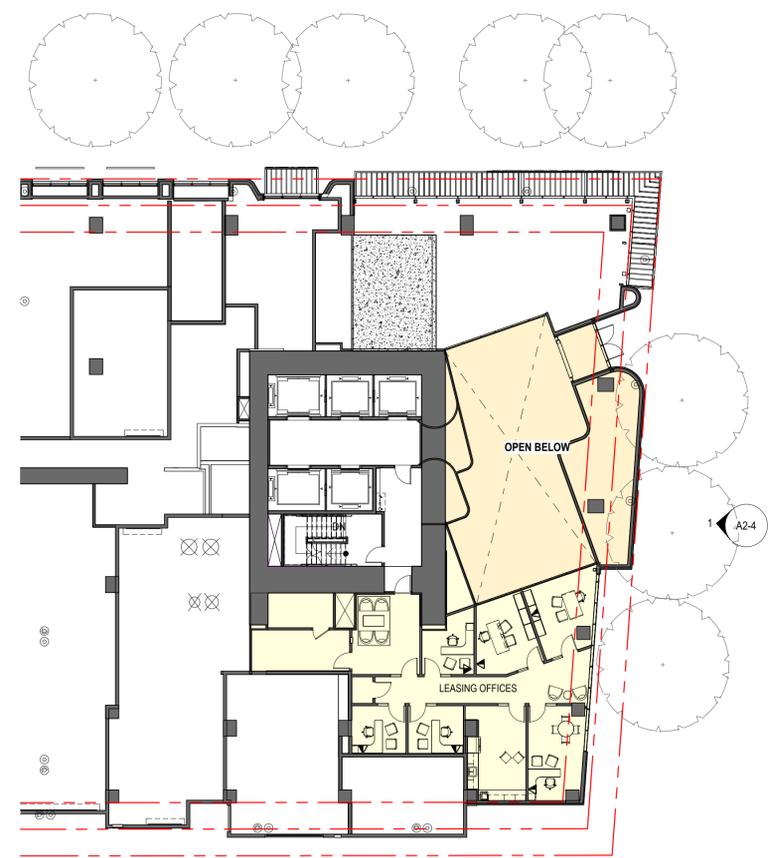
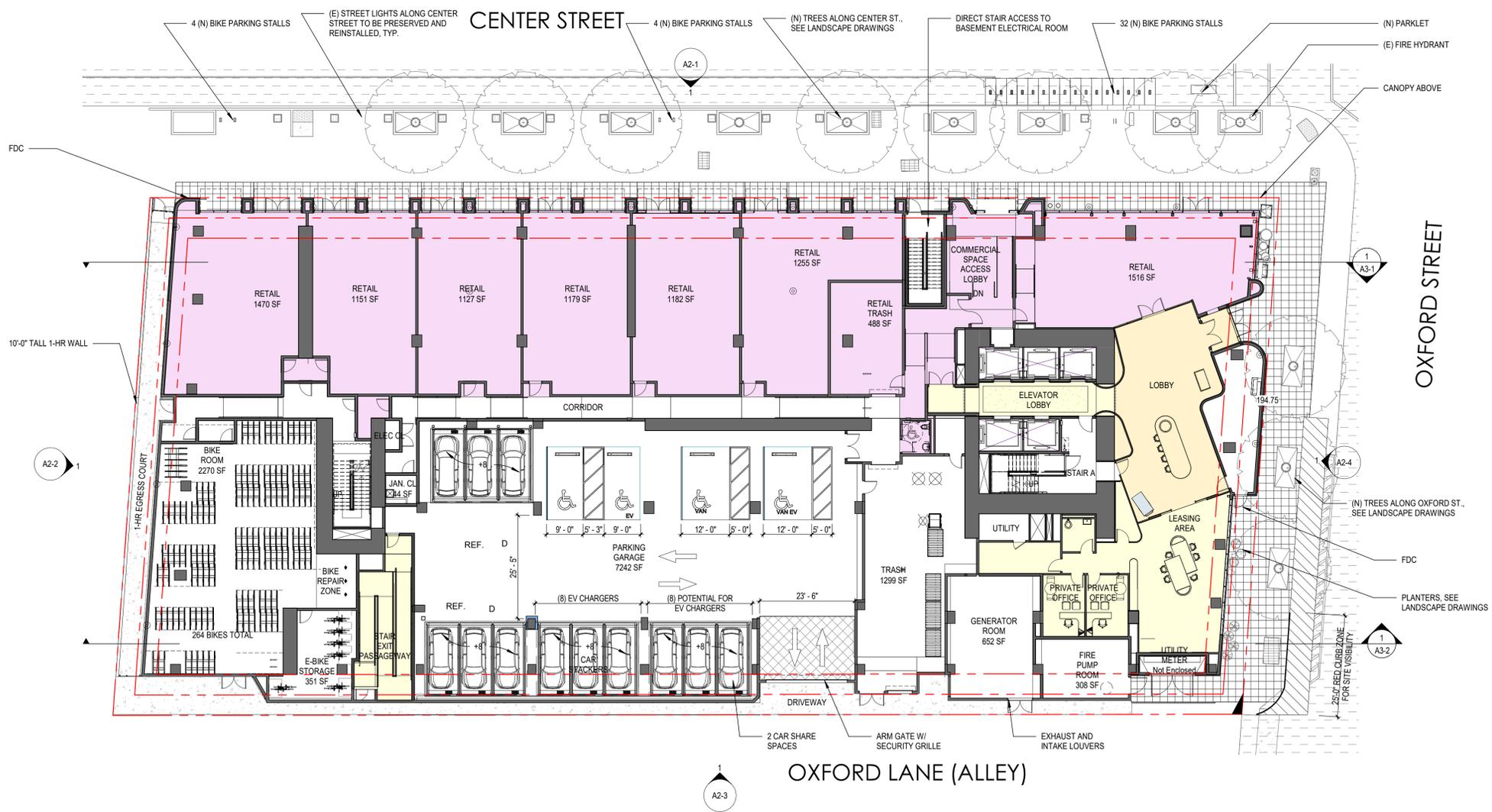
- (Required Measures)
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  3. Overhead spray is not allowed in areas less than ten feet across in any dimension.
  4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.
- Compost**
1. Incorporate compost at 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.

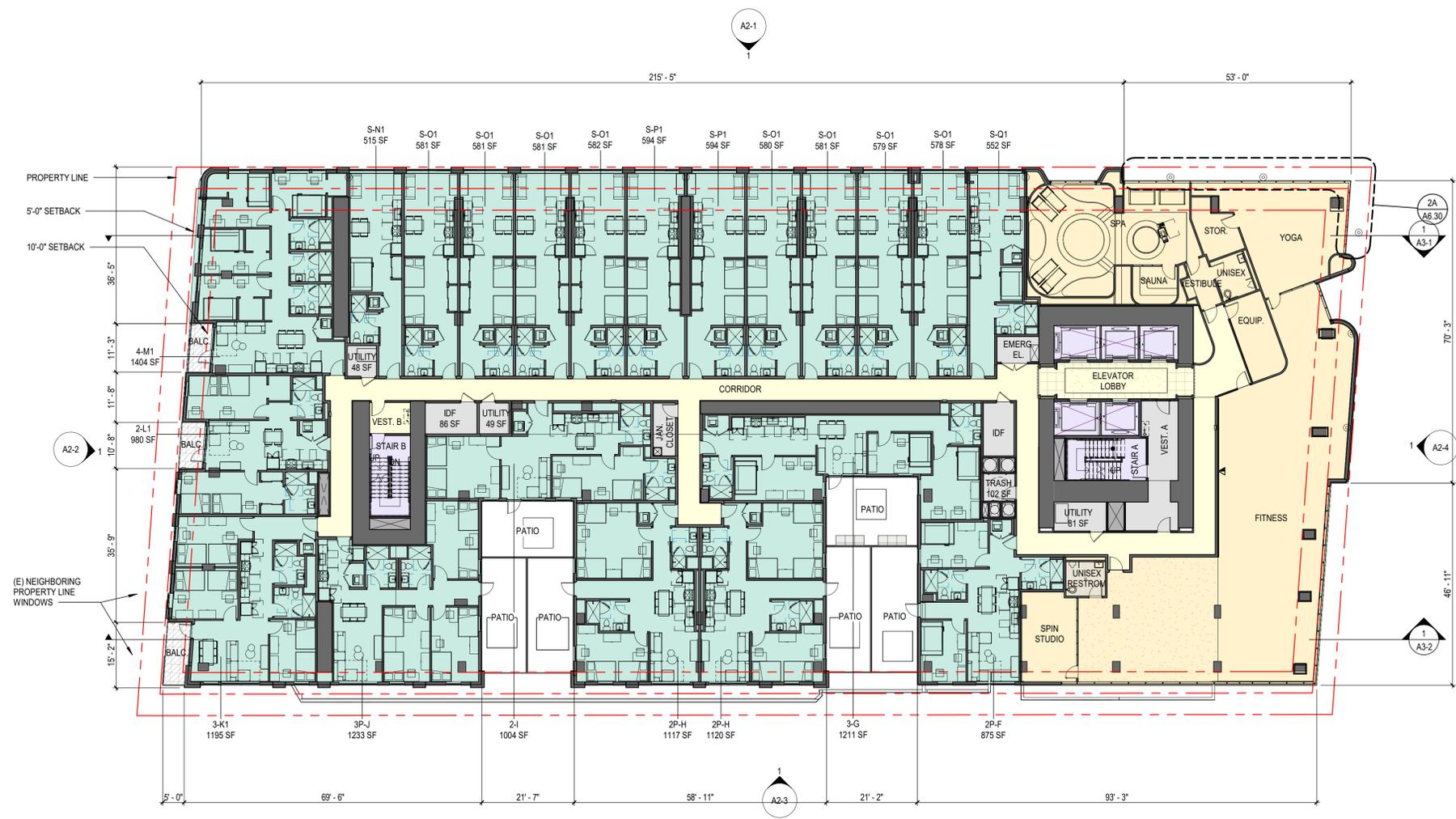
1 LEVEL 25 & 26 HYDROZONES DIAGRAM  
 SCALE: 1"=10'-0"







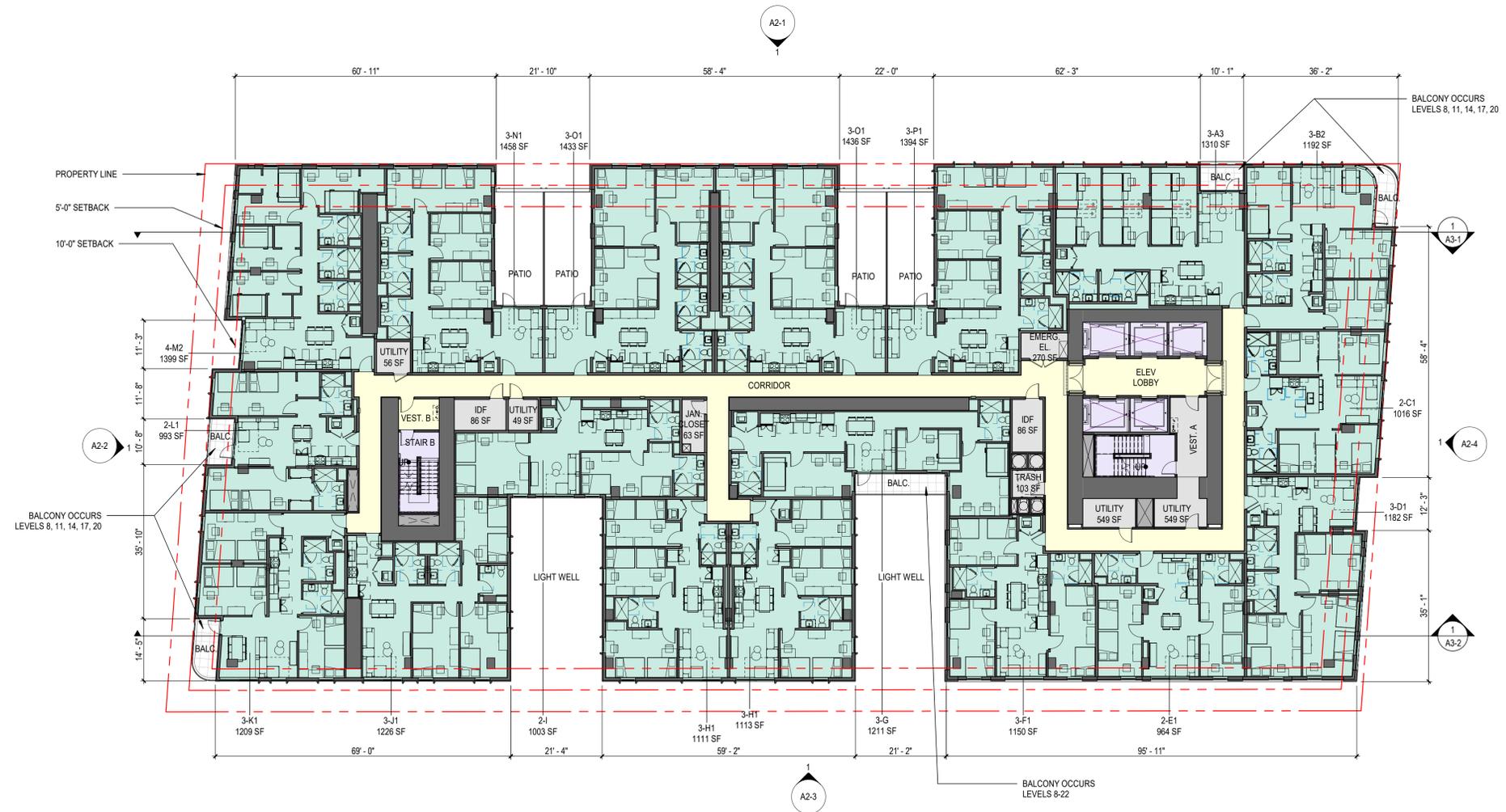


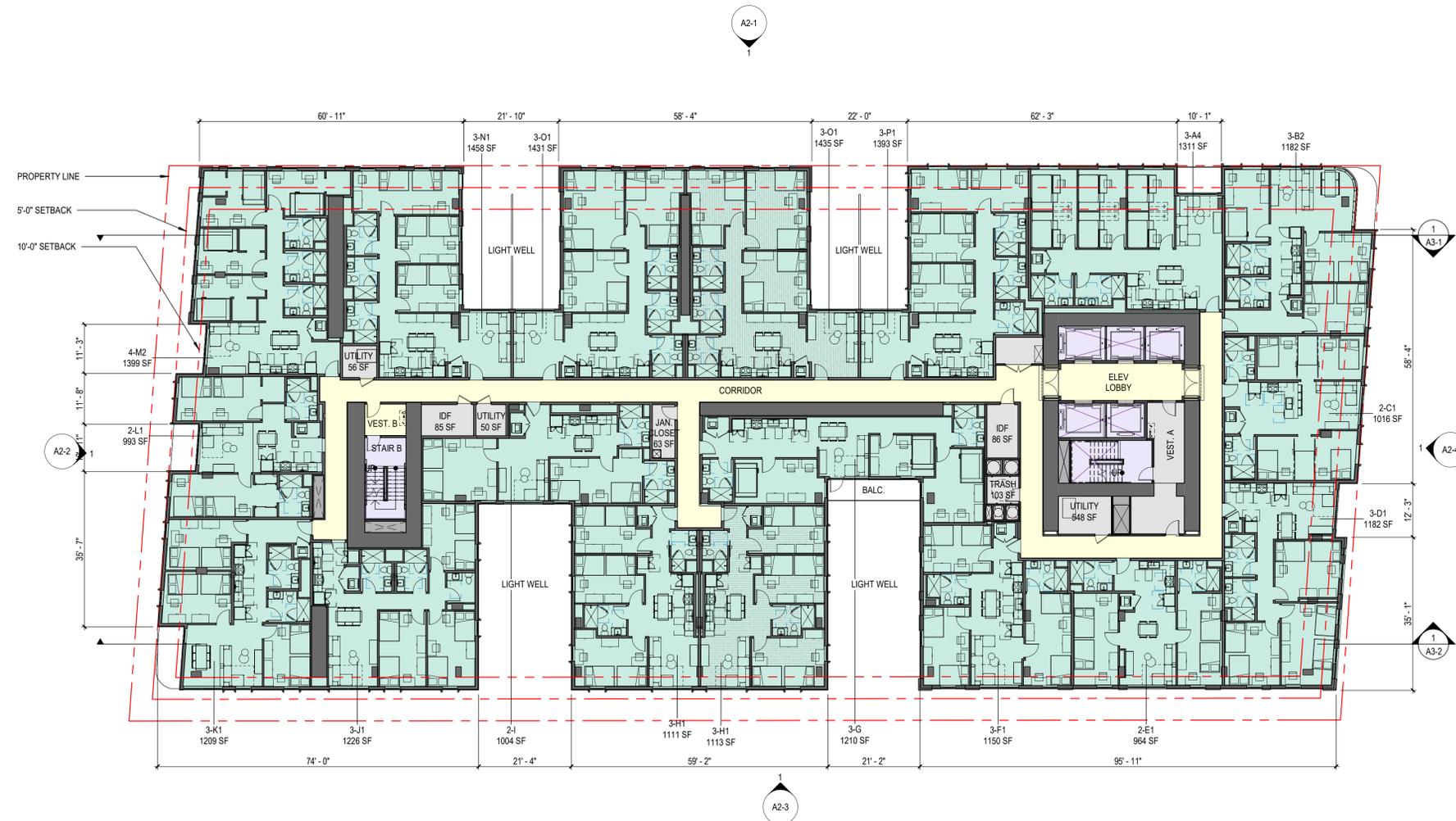


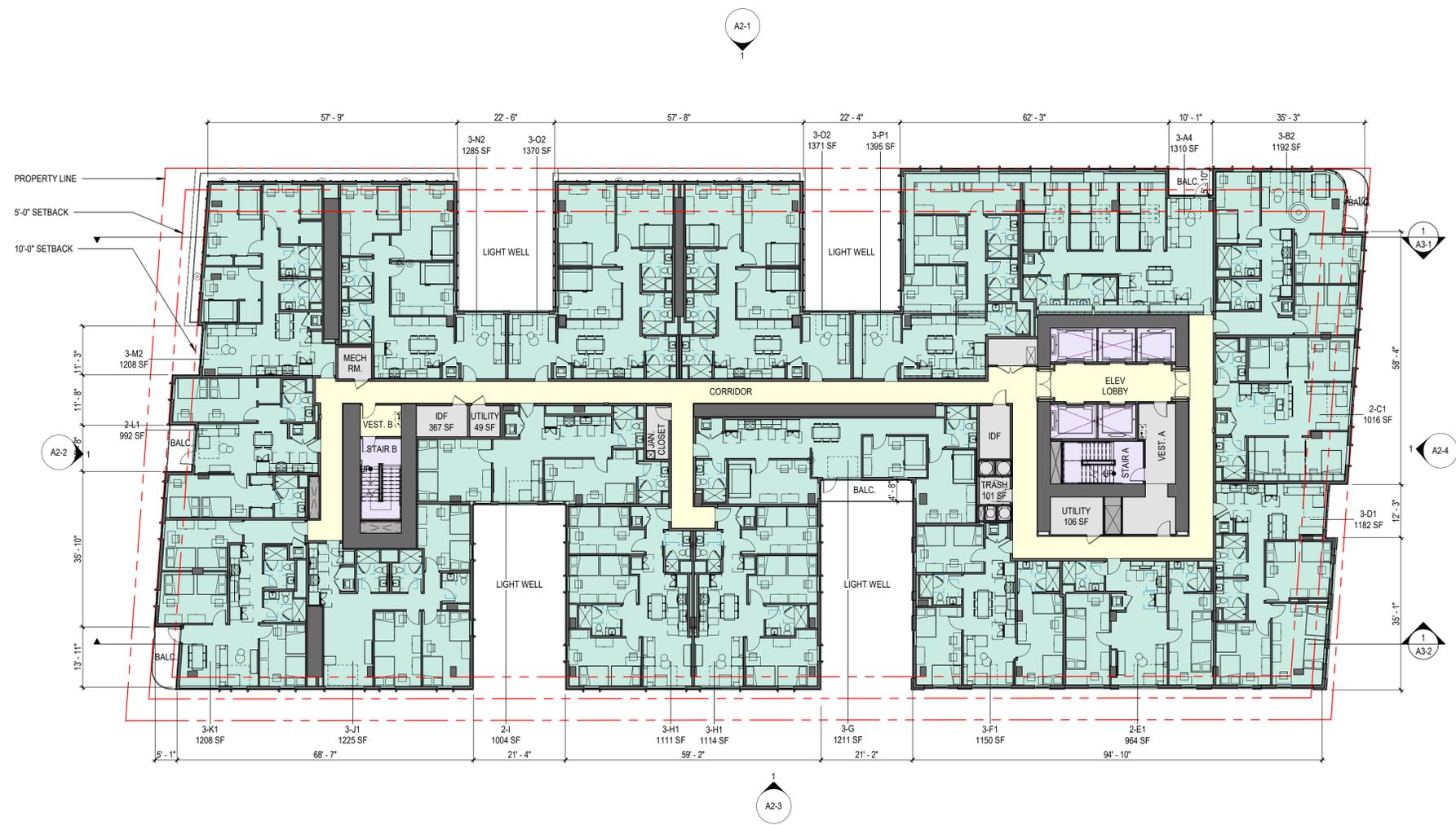




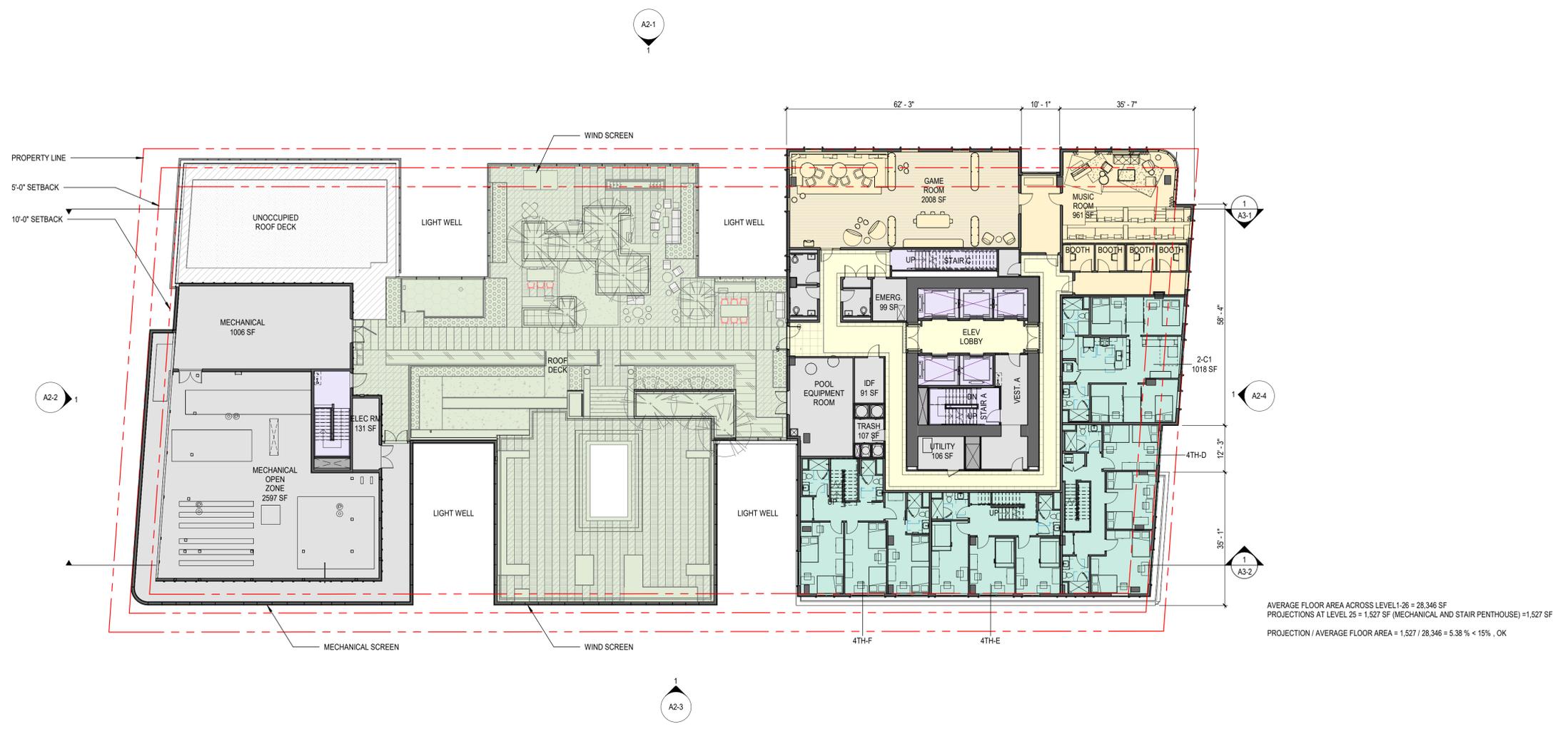




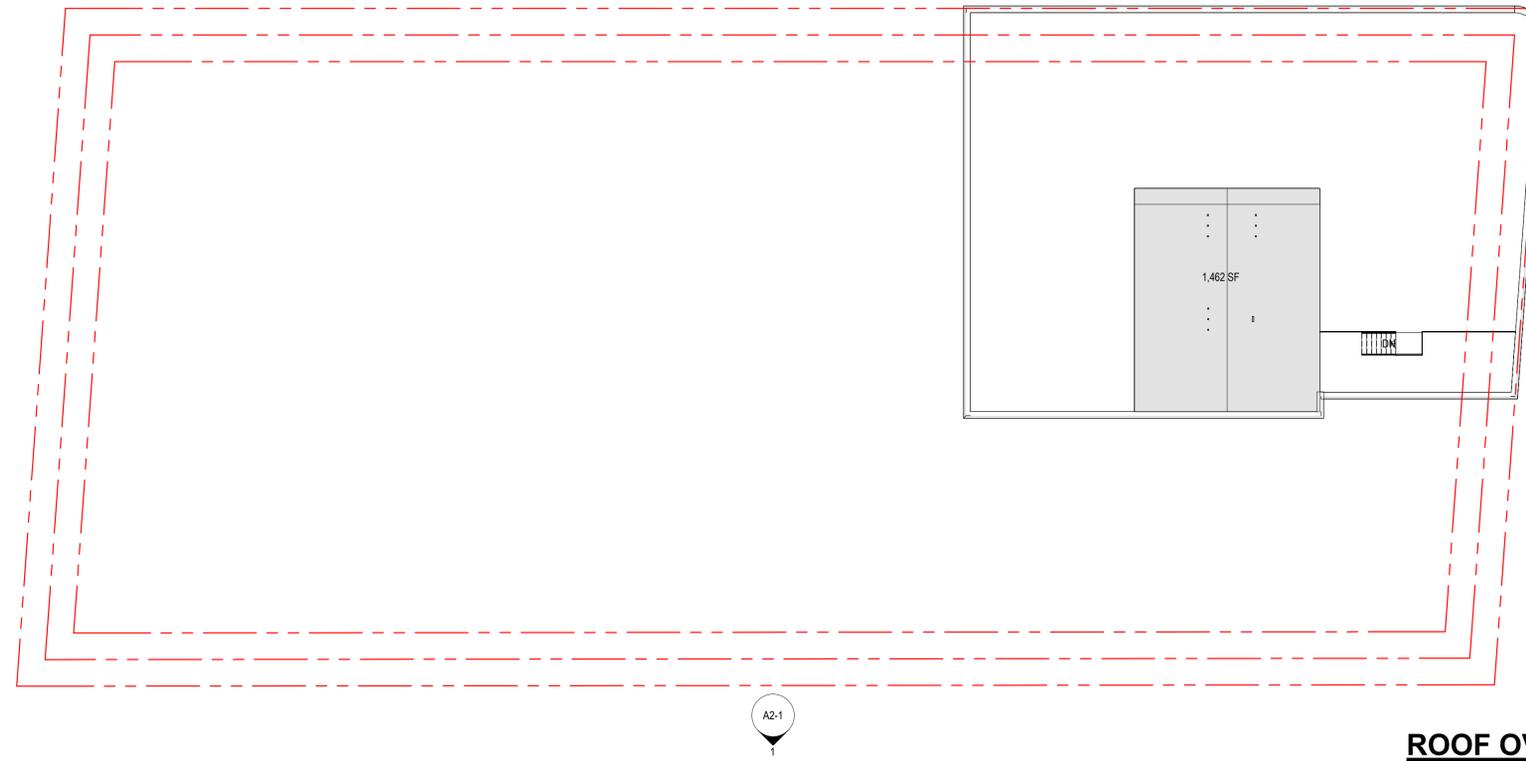




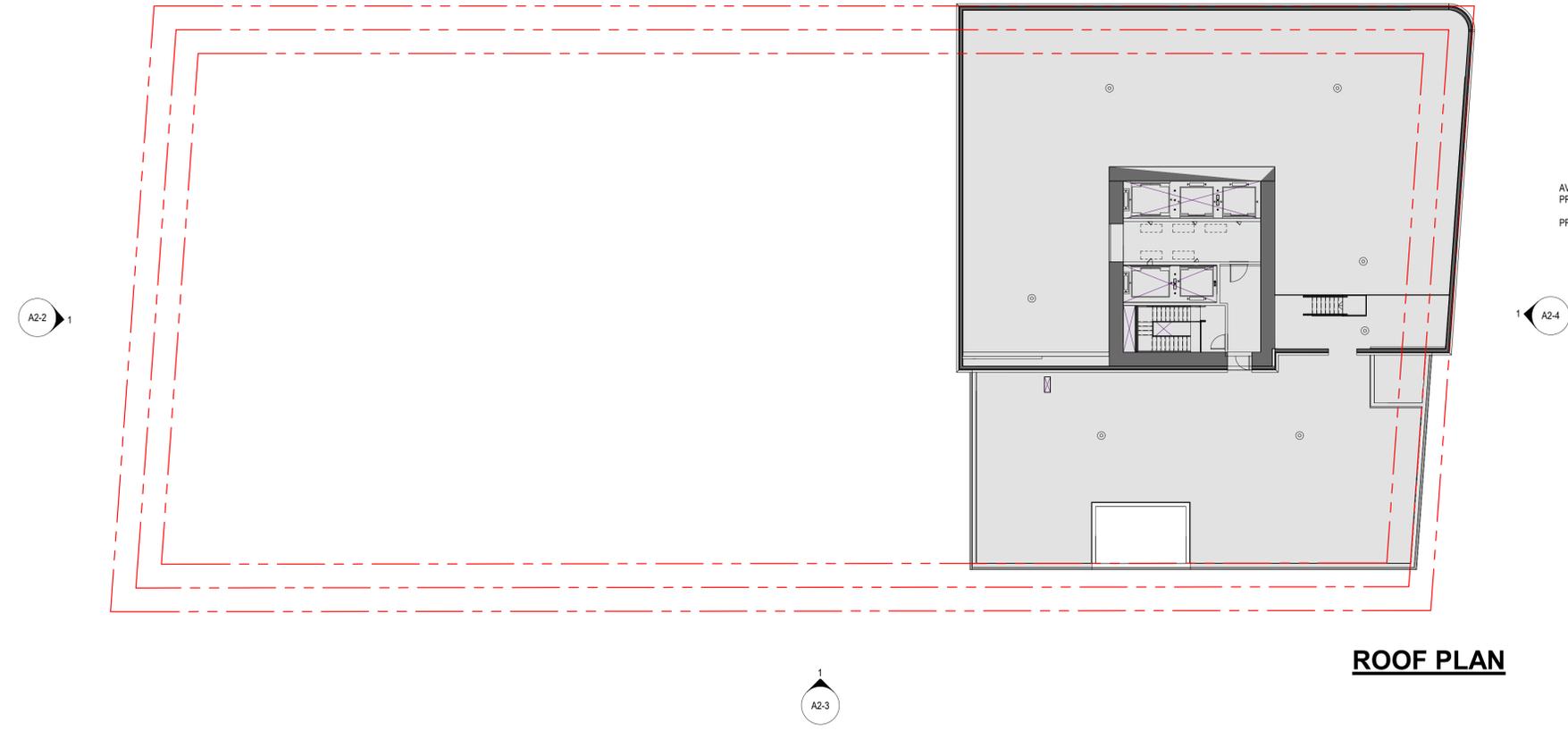








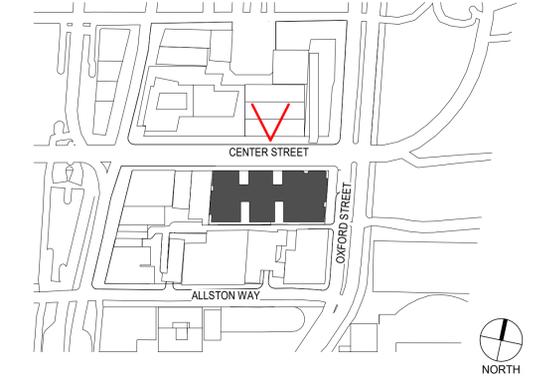
**ROOF OVERRUN PLAN**



**ROOF PLAN**

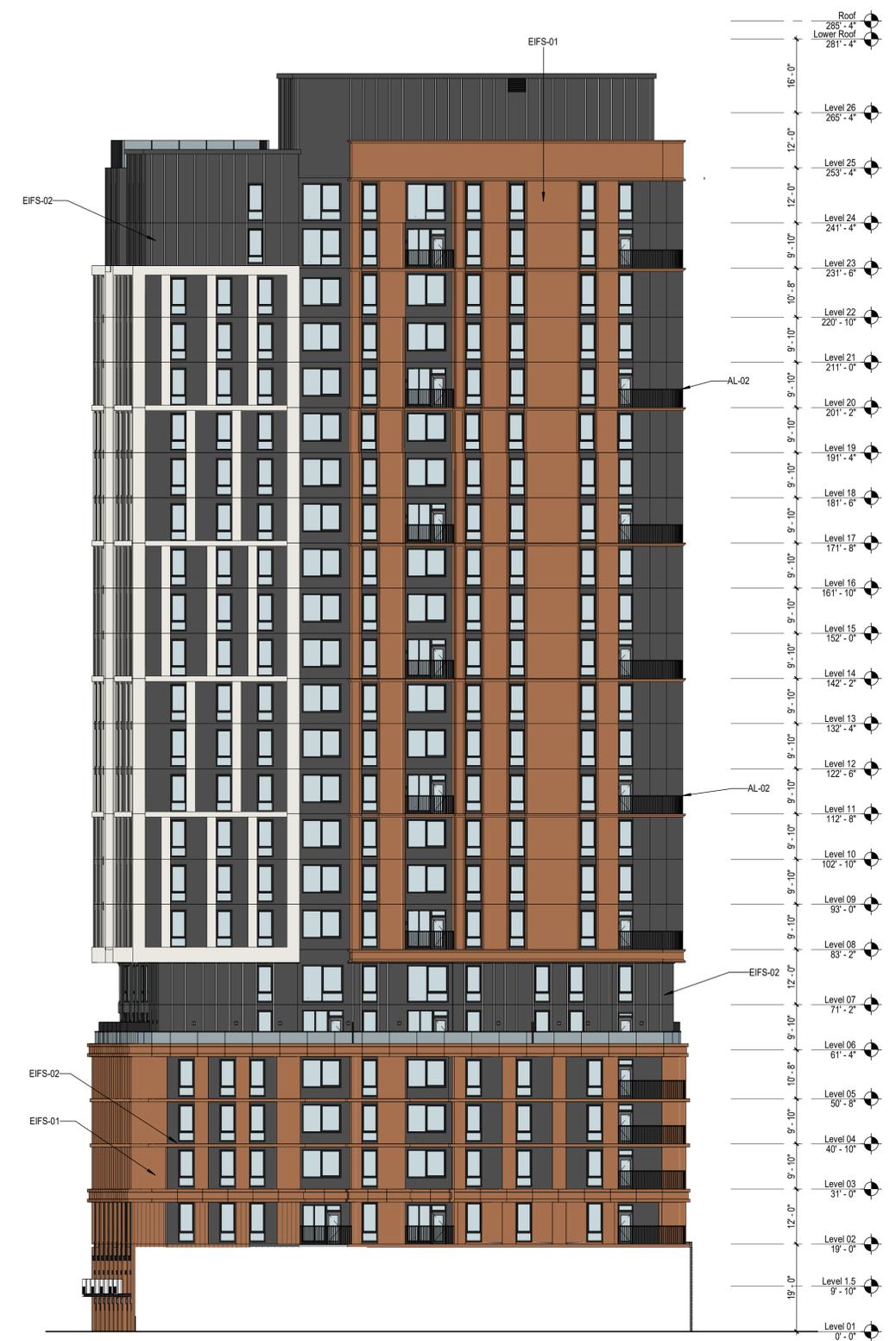
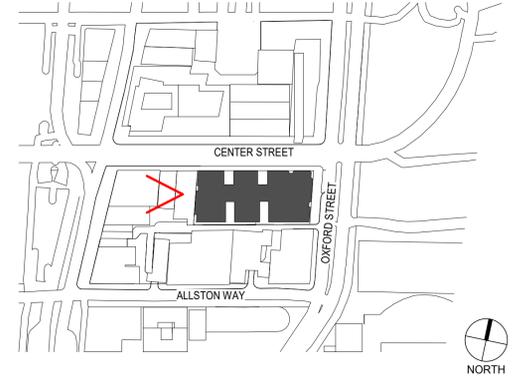
AVERAGE FLOOR AREA ACROSS LEVEL 1-26 = 28,346 SF  
PROJECTIONS AT ROOF LEVEL = 1,462 SF (ELEVATOR PENTHOUSE) = 1,462 SF  
PROJECTION / AVERAGE FLOOR AREA = 1,462 / 28,346 = 5.16% < 15% . OK





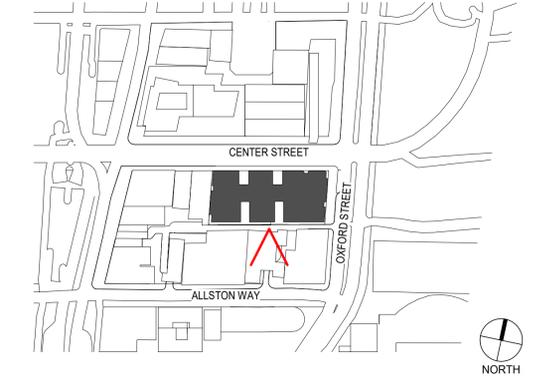
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL 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"



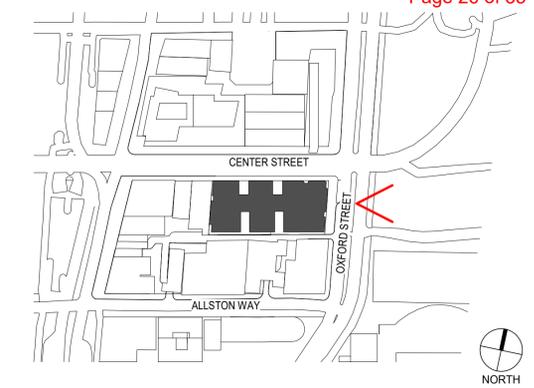
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL 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-03	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"



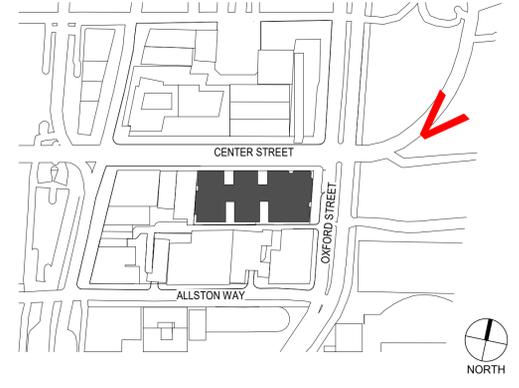
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	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-03	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-04	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"

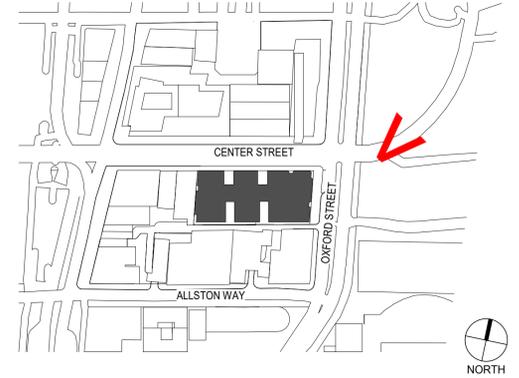


EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	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

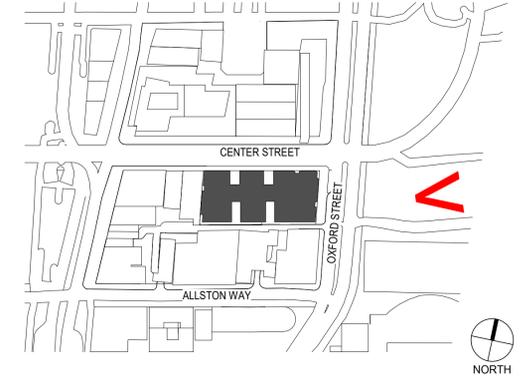
**ELEVATION - EAST**  
 SCALE: 1/16" = 1'-0"



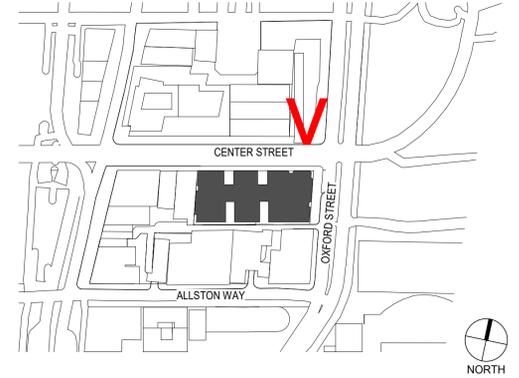
VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER



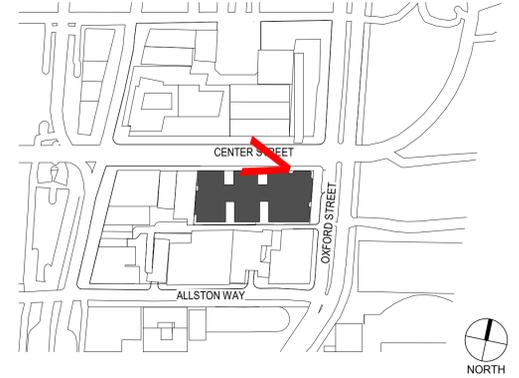
CORNER VIEW FROM OXFORD ST & CENTER ST



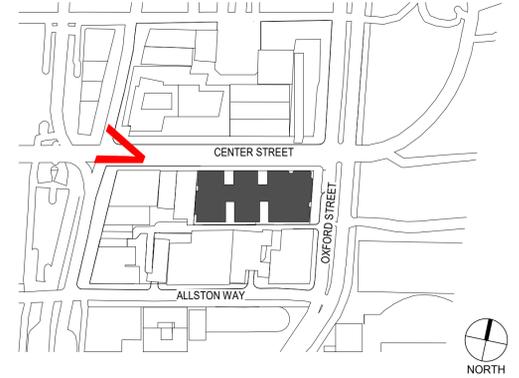
CLOSE-UP OF FACADE ON OXFORD ST.



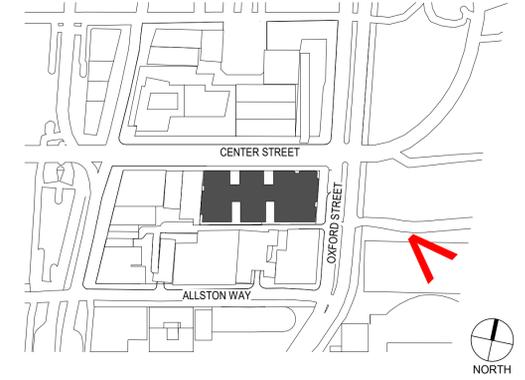
CLOSE-UP OF FACADE ON CENTER ST.



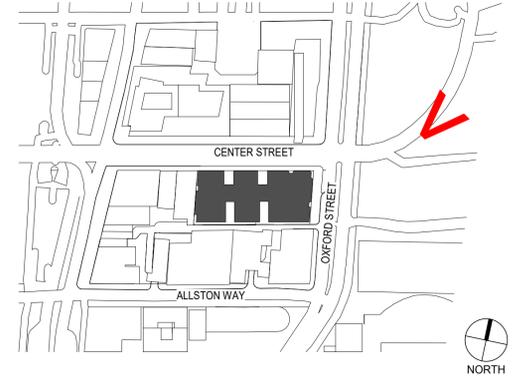
VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE



ELEVATED VIEW LOOKING AT THE WEST FACADE



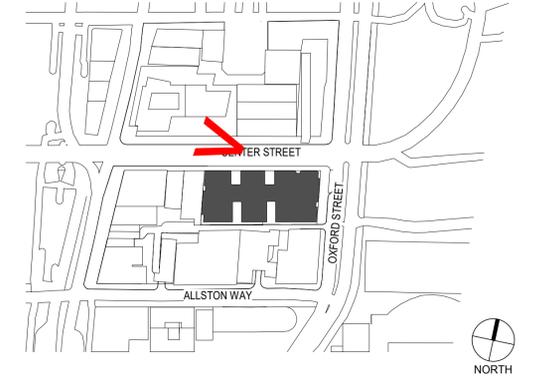
ELEVATED VIEW LOOKING AT THE EAST FACADE



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)

