

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
MARCH 19, 2025

2100 MILVIA STREET PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0018 to demolish an existing three-story non-residential building and construct an 8-story (97'-6") 208,740 square feet mixed-use building containing 201 dwelling and four (4) live/work units (including 11 VLIs) and 3,713 sq. ft. ground floor commercial space.

I. Introduction

The project seeks to develop two parcels located in the buffer area of the Downtown Berkeley area, on the southwest corner of Milvia and Addison Streets, one block south of University Avenue.

The proposed demolition of the existing three-story office building completed in 1960 and altered in 1997 was brought before the Landmarks Preservation Commission (LPC) for review on October 7, 2024 where they took no action.

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

It is before the Design Review Committee (DRC) this month for a Preliminary Design Review.

II. Background

The site is part of the C-DMU Buffer Zone – which encourages mixed-use development – and is intended for rental housing with live-work units and a commercial space on the ground floor. The site is currently occupied by a two-story office building and associated parking lot.

The site's redevelopment will include demolition of the existing building to allow for the construction of a new eight-story, +/- 209,000 square foot multi-family building that includes 201 apartment units, 4 live-work spaces, and a 3,746 square foot commercial space.

The ground floor will include the aforementioned live-work and commercial spaces in addition to a residential leasing and lobby space, resident amenities, two courtyards, 50 bicycle parking spaces, eight commercial auto parking spaces, and utility rooms.

The residential units are a mix of studio and 2-bedroom apartments; open spaces are provided via courtyards at the ground level, second, and eighth floors. Floors 2-8 each contain resident lounges to provide additional space outside the home to work, study, play or relax.

III. Project Setting

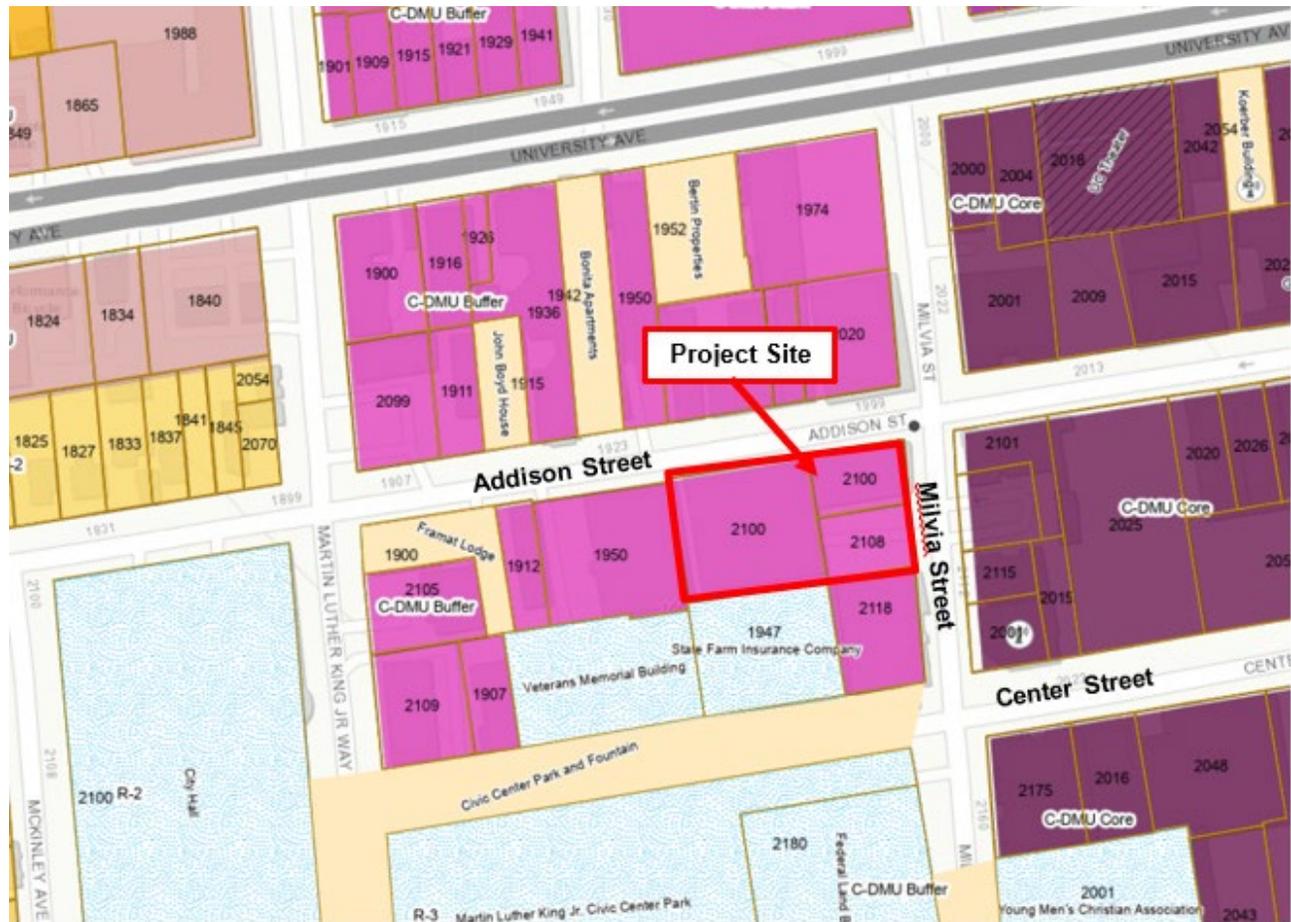
A. Neighborhood/Area Description:

The proposed eight-story building is located on a project site that is in the buffer area of the City's Commercial Downtown Mixed-Use (C-DMU) zoning district. To the north, east and west of the project site there are commercial, mixed use and office buildings ranging from three- to seven-stories. To the south of the project site, is an institutional building now under construction. The Downtown Berkeley BART station is within walking distance to the east. In addition, bus service is available via transit lines on MLK Jr. Way, as well as University and Shattuck Avenues.

B. Site Conditions:

The subject property has two street frontages, and is on the southwest corner of Addison Street and Milvia Street. The subject L-shaped building (2100 Milvia Street) is located at the corner and the western portion on the parcel. The surface parking lot (2108 Milvia Street) is only accessed from Milvia Street and is gated.

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-DMU, Buffer Downtown Mixed Use	Downtown
Surrounding Properties	North	Commercial		
	South	Institutional		
	West	Multi-family Residential		
East		Multi-use Residential	C-DMU, Core Downtown Mixed Use	Downtown

Table 2: Development Standards

Standard BMC Sections 23E.68.070-080 & BMC Section 23E.04.050		Existing	Proposed Total	Permitted/Required
Lot Area (sq. ft.)		33,726	33,726	n/a
Gross Floor Area (sq. ft.)		62,269	208,740	129,847
Dwelling Units	Total	0	201	171
	Affordable	0	11	11
Commercial		62,269	7,005	
Building Height	Maximum	35'	85'	50' Max 60' Max (with Use Permit)
Building Setbacks	Front (Milvia Street)	0	0	0-75': 0' 76-120': 15' min.
	Rear (West)	10'	0	21-75': 5' 76-120': 15'
	Street side (Addison)	0	0	21-75': 5' 76-120': 15'
	Interior side (South)	10'	0	5' Min
Usable Open Space (sq. ft.)		-	8,110	16,240
Privately-Owned Public Open Space (sq. ft.)		-	0	75
Parking	Automobile	18	8	0
	Bicycle	-	50	112

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.130(E)(1)(a) to increase the maximum height to 60 feet
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the setback standards; for the front setback to be at zero where 15 feet is required for heights over 75 feet

- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the setback standards; for the rear setback to be zero where 5 feet is required at 21 feet of height and higher
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the setback standards; for the interior side setback to be zero where 15 feet is required at any point over 65 feet from the lot frontage
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Zoning Certificate under BMC Section 23.312.040: ZC to establish four Live/Work units
- Administrative Use Permit under BMC Section 23.322.080(J) for a driveway width over 20 feet
- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building

B. CEQA Determination

Staff anticipates that the project will be categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines (“Infill Development Project”).

C. Requested Waivers and Concessions

- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be at 85 feet to the top of the roof to where 60 feet is the limit
- Concession to provide 8,110 square feet of residential Usable Open Space where 16,240 square feet is required.
- Concession to provide 0 square feet of Privately Owned Public Usable Open Space (POPOS) where 75 square feet is required.

V. Design Review Guidelines

General Building Facade Design

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing established by Landmarks and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow.
- Vertical divisions of ground and upper floors should be consistent.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building.
- Use high quality detailing for new buildings and replacement elements.

- Window should comprise 25-50% of upper facades visible from public areas, and should reflect the rhythm, scale, proportions, and detailing of upper windows of Landmark and Significant buildings.

Roof Forms

- Provide a termination to the top of the building in a way that complements and enhances the character of the building and the Downtown.
- On sites which include corners, the roof design should emphasize the corner.

Materials

- Use high quality, durable materials which enhance the building and convey a sense of permanence.

Frontage, Setbacks, and Heights

- Maintain a continuous zero-setback “build-to-line” at the ground floor at the edge of all Downtown streets where commercial and higher levels of activity is anticipated.
- Design recessed storefront entrances so they do not exceed 50% of the width of the storefront, nor ten feet in depth.
- Consider massing alternatives that would reduce shadow impacts on streets and relate new construction to the scale of nearby buildings.
- Place entrances to storefronts and other ground floor uses so that they are accessible directly from the public sidewalk, not internal lobbies.
- Design entrances of individual buildings to contribute positively to the street.
- Maintain and reinforce Downtown’s historic street wall at the property line. Upper floor setbacks are desirable above 60 feet, and should be used above 75 feet.

Heights

- Respect the height of neighboring buildings, and provide a sense of continuity and enclose which avoids abrupt changes in height.

Open Spaces / Landscape Plan

- Provide new open space which is deliberately planned, designed, and located to be usable.
- Relate the size, volume, and design of open spaces to the scale of surrounding buildings and streets, and to the numbers of people and types of activities which are encouraged there.

Corner Sites

- Accentuate the corner as the focal point of the site.

Parking and Garage

- Give first consideration to pedestrians during the site planning process.

- For on-site loading and on-site parking, mitigate impacts on the pedestrian to the extent possible.
- Locate parking behind buildings, underground, or behind ground floor storefronts.

A complete set of the downtown design guidelines can be found online at: [120330_DBDesignGuidelines_ADDITIONAL_GRAPHICS.indd](#)

VI. Issues and Analysis

Design Review Issues

Neighborhood Context This parcel is within the Downtown Mixed-Use zoning District, and specifically in the Buffer Area. It is on the same block as several recent mixed-use development projects. The Downtown Berkeley BART station is within walking distance to the east. In addition, bus service is available via transit lines on MLK Jr. Way, as well as University and Shattuck Avenues.

Setbacks This design meets the property line on all four sides but does have light wells and courtyards on three of those sides to allow more light to get to spaces that are not near the outer walls and also adds relief in the massing. Ground floor storefronts and garage entrance are all recessed.

Massing / Building Design There is a strong 8-story presence along both Addison and Milvia Streets. Eighth floor roof decks as well as a central amenity space on Milvia help to articulate the building mass. Two light wells / courtyard spaces on the 2nd floor facing south help to bring light into the deeper plan areas.

Ground Floor Design Retail / commercial space is located at the corner. The main residential entrance is located on Addison Street as well as three live / work units, and one is located on Milvia Street. The garage entrance to limited parking is also on Addison Street.

Encroachments Frame accents are proposed on both Addison and Milvia Streets that extend over the Public Right-of-way. An encroachment permit will be required from Public Works.

Façade Design / Materials Building materials proposed are board formed concrete columns, aluminum composite metal (ACM) panels, painted cement plaster, as well as vinyl nail fin residential windows throughout, and storefront windows on the ground floor and in the central vertical bay on Addison Street. Additional information is shown on Sheet A6.0.

Open Space Design / Landscape Plan Two ground floor courtyard spaces are proposed on the south side of the parcel, as well as two adjacent to those on the

next floor above. All of these are south-facing. Two roof decks are proposed on the eighth floor facing Addison Street, both adjacent to an amenity space. Preliminary plant palettes are included. One new street tree is proposed on Addison Street.

A. Issues for Discussion:

- Neighborhood Context
- Massing
- Façade / Storefront Design
- Open Space Design / Landscape Plan

VII. Recommendation

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

Attachments:

1. Project Plans, received March 11, 2025
2. Design Intent Statement, received December 20, 2024

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

2100 & 2108 MILVIA

PLANNING INFORMATION

	REQUIRED	PROPOSED
ADDRESS:	2100 & 2108 MILVIA ST	
APN:	057-2022-017-01, 057-2022-003-01	
LOT AREA:	33,726 SF	
ZONING DISTRICT:	C-DMU BUFFER (DOWNTOWN MIXED USE)	
EXISTING OCCUPANCY AND USE:	ARCHITECTURE DESIGN CONSULTANTS	
EXISTING BUILDING SIZE:	62,269 SF	
HEIGHT LIMIT:	50' (60' WITH USE PERMIT)	85'-0" @ ROOF
PER SECTION Table 23.204-37. FAR:	N/A	
PER SECTION TOTAL BUILDABLE AREA:	208,740SF	
MAX. DENSITY:	N/A	
PER SECTION MIN. OPEN SPACE:	RESIDENTIAL: 80 SQ.FT PER UNIT 40 SQ.FT PER LIVE/WORK COMMERCIAL: 1 SQ.FT PER 50 SQ.FT OF COMMERCIAL FLOOR AREA POPOS: 1 SQ.FT PER 50 SQ.FT OF COMMERCIAL FLOOR AREA	16,080 SF 160 SF 80 SF 75 SF
PER SECTION Table 23.204-40.		8,110 SF
SETBACKS:		
	0-75 FEET: 0' 76-120 FEET: 15' MIN. 120 FEET: 15' MIN.	0'
INTERIOR SIDE:	21-75 FEET: 5' 76-120 FEET: 15' 120 FEET: 15'	5'
REAR:	21-75 FEET: 5' 76-120 FEET: 15' 120 FEET: 15'	0'
PER SECTION Table 23.204-39.		
MIN. PARKING:	RESIDENTIAL: NONE REQUIRED COMMERCIAL: NONE REQUIRED LIVE/WORK: NONE REQUIRED	0 0 0
AB No. 2097 NO AUTOMOBILE PARKING REQUIREMENT ON A PROJECT 1/2 MILE OF PUBLIC TRANSPORT		6 2
PER OESD GUIDELINE	RESIDENTIAL: 10% OF PARKING SPACES COMMERCIAL: 3% OF PARKING SPACES * AT LEAST ONE OF THE EV CHARGING SPACE MUST BE AN ACCESSIBLE PARKING SPACE	0 1
		0 3
MIN. BICYCLE PARKING:	RESIDENTIAL: SHORT TERM: 2, OR 1 SPACE PER 40 BEDROOMS LONG TERM: 1 SPACE PER 3 BEDROOMS	8 100
		8 40
PER SECTION Table 23.322-11.		
NUMBER OF AFFORDABLE UNITS	6% OF BASE PROJECT	4
CONSTRUCTION TYPE:	TYPE III-A OVER TYPE I-A	2
PROPOSED OCCUPANCY:	COMMERCIAL/RETAIL, RESIDENTIAL	11
		11

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VICINITY MAP

PROJECT LOCATION



UNIT COUNT

2 BR	96	47%
L/W	4	2%
STUDIO	105	51%
TOTAL	205	

OPEN SPACE

1ST FLOOR COURTYARD	2598 SF
2ND FLOOR COURTYARD	3580 SF
8TH FLOOR DECK	1514 SF
TOTAL	7692 SF

UNIT TYPE BY FLOOR (GSF)

TYPE	Area	Count
L/W	2181 SF	4
LEVEL 1: 4	2181 SF	

BASE PROJECT

TOTAL RSF = 160,690 SF

DENSITY BONUS

22.5% x 160,690 SF = 36,156 SF
36,156 + 160,690 = 196,846 SF

PROPOSED PROJECT

TOTAL RSF = 196,059 SF

* RESIDENTIAL SQUARE FOOTAGE (RSF) INCLUDE FLOOR AREAS OF ALL UNITS, SERVICE, LOBBY, STAIRS & ELEVATORS, STUDIO, LOUNGE (1ST FLOOR ONLY), AND CORRIDOR AND STUDY SPACE (FLOORS ABOVE 1ST FLOOR).

2 BR	13670 SF	14
STUDIO	7148 SF	15
LEVEL 2: 29	20818 SF	

2 BR	14521 SF	14
STUDIO	7523 SF	15
LEVEL 3: 29	22044 SF	

2 BR	14535 SF	14
STUDIO	7532 SF	15
LEVEL 4: 29	22067 SF	

2 BR	14535 SF	14
STUDIO	7533 SF	15
LEVEL 5: 29	22068 SF	

2 BR	14536 SF	14
STUDIO	7540 SF	15
LEVEL 6: 29	22076 SF	

2 BR	14535 SF	14
STUDIO	7533 SF	15
LEVEL 7: 29	22068 SF	

2 BR	12538 SF	12
STUDIO	7533 SF	15
LEVEL 8: 27	20071 SF	
TOTAL GSF	153393 SF	

BEDROOM COUNT

BASE PROJECT = 245
PROPOSED PROJECT = 301

PARKING

GARAGE	5337 SF
TOTAL	5337 SF

OVERALL BLDG GSF BY FLOOR...

BIKE STORAGE	582 SF
CIRCULATION	524 SF
ELEV.LOBBY	2119 SF
GAME ROOM	1366 SF
L/W WORK SPACE	2182 SF
LEASING	115 SF
LOUNGE	3267 SF
MAIL ROOM	834 SF
MUSIC STUDIO	1155 SF
RETAIL	3746 SF
SERVICES	2096 SF
STAIR/ELEV.	1148 SF
STORAGE	1507 SF
TRASH	398 SF
UNIT	2181 SF
LEVEL 1	23220 SF

CIRCULATION	2738 SF
CLOSET	44 SF
ELEV.LOBBY	487 SF
SERVICE	367 SF
STAIR/ELEV.	498 SF
STUDY SPACE	658 SF
TRASH	149 SF
UNIT	20818 SF
LEVEL 2	25759 SF

CIRCULATION	2615 SF
CLOSET	44 SF

OVERALL BLDG GSF BY FLOOR...

ELEV.LOBBY	487 SF
SERVICE	367 SF
STAIR/ELEV.	498 SF
STUDY SPACE	734 SF
TRASH	149 SF
UNIT	22044 SF
LEVEL 3	26938 SF

CIRCULATION	2622 SF
CLOSET	44 SF
ELEV.LOBBY	487 SF
SERVICE	345 SF
STAIR/ELEV.	514 SF
STUDY SPACE	734 SF
TRASH	149 SF
UNIT	22067 SF
LEVEL 4	26961 SF

CIRCULATION	2615 SF
CLOSET	44 SF
ELEV.LOBBY	487 SF
SERVICE	367 SF
STAIR/ELEV.	498 SF
STUDY SPACE	734 SF
TRASH	149 SF
UNIT	22068 SF
LEVEL 5	26962 SF

CIRCULATION	2615 SF
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OVERALL BLDG GSF BY FLOOR...

CLOSET	44 SF
ELEV.LOBBY	487 SF
SERVICE	367 SF
STAIR/ELEV.	497 SF
STUDY SPACE	734 SF
TRASH	149 SF
UNIT	22076 SF
LEVEL 6	26970 SF

CIRCULATION	2616 SF
CLOSET	44 SF
ELEV.LOBBY	487 SF
SERVICE	367 SF
STAIR/ELEV.	497 SF
STUDY SPACE	734 SF
TRASH	149 SF
UNIT	22068 SF
LEVEL 7	26963 SF

CIRCULATION	2615 SF
CLOSET	44 SF
ELEV.LOBBY	488 SF
SERVICE	367 SF
STAIR/ELEV.	497 SF
STUDY SPACE	734 SF
TRASH	149 SF
UNIT	20071 SF
LEVEL 8	24966 SF
TOTAL GSF	208740 SF

(DOES NOT INCLUDE PARKING & OPEN SPACE)

PROJECT INFORMATION

1" = 20'-0" (@ 22" x 34")
03/11/25
DRAWN BY: WT
DRC SUBMITAL

2100 & 2108 MILVIA ST | BERKELEY, CA 94704

PROJECT DESCRIPTION
LOCATED AT THE CORNER OF MILVIA AND ADDISON ST, THE SITE TOTALS 33,726 SQUARE FEET. THE PROPOSAL IS TO REMOVE THE EXISTING 3 STORY BUILDING AND PARKING. MAKING WAY FOR AN 8 STORY BUILDING CONSISTING OF HOUSING, GROUND FLOOR RETAIL AND LIVE/WORK, WITH A LANDSCAPED COURTYARD AND 8TH FLOOR ROOF DECK.

OWNER
FIRST MILVIA LLC
1030 MARINA VILLAGE PARKWAY
ALAMEDA, CA 94501
PH: (510)521-0905

A0.0

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308

	RSF (RESIDENTIAL SQUARE FOOTAGE)	TOTAL UNITS
8TH FLOOR	24,468	27
7TH FLOOR	26,448	29
6TH FLOOR	26,448	29
5TH FLOOR	26,448	29
4TH FLOOR	26,448	29
3RD FLOOR	26,448	29
2ND FLOOR	25,261	29
1ST FLOOR	14,090	4
TOTAL	196,059	205
AVERAGE SIZE OF UNITS		957

DENSITY BONUS WAIVERS REQUESTED:
 1. MODIFY HEIGHT FROM 60' TO 85'
 2. REDUCE OPEN SPACE REQUIREMENT FROM 16,315 TO 8,110
 3. REDUCE BIKE PARKING REQUIREMENT FROM 112 TO 50.
 4. REDUCE POPOS REQUIREMENT FROM 75 TO 0.

COMMERCIAL & LIVE WORK GROSS SQUARE FOOTAGE	
LIVE WORK WORK SPACE	2,181.5 SF
LIVE WORK LIVING SPACE	2,181.5 SF
COMMERCIAL SPACE	3,746 SF

* RSF INCLUDE FLOOR AREAS OF ALL UNITS, SERVICE, LOBBY, STAIRS & ELEVATORS, STUDIO, LOUNGE (1ST FLOOR ONLY), AND CORRIDOR AND STUDY SPACE (FLOORS ABOVE 1ST FLOOR).

* PER SECTION 23.312.040, STATES THAT 50% OF TOTAL GROSS FLOOR AREA MUST BE DEFINED WORK SPACE, THEREFORE ONLY 50% OF LIVE/WORK GSF IS INCLUDED IN RSF.

PROPOSED DENSITY BONUS PROJECT - OPEN SPACE			
	QNTY	RATIO	TOTAL
RESIDENTIAL UNITS	201	80	16,080 (REQUIRED)
LIVE/WORK UNITS	04	40	160 (REQUIRED)
PRIVATELY OWNED PUBLIC OPEN SPACE (POPOS)	3,746	50	75 (REQUIRED)
TOTAL REQUIRED OPEN SPACE			16,315
PROVIDED OPEN SPACE			8,110

*10SQ.FT. POPOS PROVIDED

PROPOSED DENSITY BONUS PROJECT - PARKING				
	QNTY	SPACES	PER	PARKING
RESIDENTIAL UNITS	201	0	1	0
COMMERCIAL	3,746	0	1000	6
LIVE/WORK WORKSPACE	2,182	0	1000	2
TOTAL REQUIRED				0
PROVIDED PARKING				8

*AB No. 2097 NO AUTOMOBILE PARKING REQUIREMENT ON A PROJECT 1/2 MILE OF PUBLIC TRANSPORT

PROPOSED DENSITY BONUS PROJECT - BICYCLE PARKING				
	QNTY	SPACES	PER	PARKING
RESIDENTIAL - LONG TERM	297	1	3	99
RESIDENTIAL - SHORT TERM	297	1	40	8
COMMERCIAL & LIVE/WORK	8,110	1	2000	5
TOTAL REQUIRED				112
PROVIDED BIKE PARKING				50

DENSITY BONUS CALCULATION

STEP	ITEM	VALUE
1A	BASE PROJECT - RSF (RESIDENTIAL SQUARE FOOTAGE)	160,690
1B	BASE PROJECT - AVERAGE SQ. FT. PER UNIT	919
1C	BASE PROJECT UNIT COUNT	175
2A	NUMBER OF AFFORDABLE UNITS (VLI)	11
	% OF AFFORDABLE UNITS	06%
2B	% GRANTED FOR DENSITY BONUS	22.5%
2C	SF OF POSSIBLE DENSITY BONUS	36,156
	# OF ADDITIONAL BONUS UNITS	30
	MAX. POSSIBLE DENSITY BONUS PROJECT RSF	196,846
2D	PROPOSED DENSITY BONUS PROJECT RSF	196,059
3	NUMBER OF CONCESSION REQUESTED	0

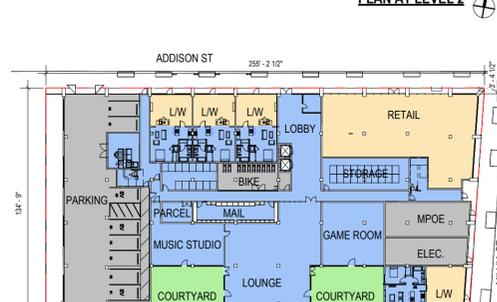
BASE PROJECT RSF	BASE # UNITS	BASE # UNITS	% VLI UNITS	% VLI UNITS	BONUS %	DB RSF	DB RSF	MAX TOTAL RSF	PROVIDED TOTAL RSF
160,690	175	919	6%	11	22.5%	36,156.25	36,156	196,846	196,059

FLOOR	BASE PROJECT RSF	# OF UNITS	PROPOSED PROJECT RSF	# OF UNITS
FIRST	14,090	4	14,090	4
SECOND	26,448	34	26,448	29
THIRD	26,448	34	26,448	29
FOURTH	26,448	34	26,448	29
FIFTH	26,448	34	26,448	29
SIXTH	26,448	34	26,448	29
SEVENTH	26,448	34	26,448	29
EIGHTH	24,468	27	24,468	27
TOTAL	196,059	175	196,059	205

PROPOSED DENSITY BONUS PROJECT

DENSITY BONUS DIAGRAM

1" = 50'-0" (@ 22" x 34")
 03/11/25
 DRAWN BY: WT
 DRC SUBMITAL



	RSF (RESIDENTIAL SQUARE FOOTAGE)	TOTAL UNITS
6TH FLOOR	29,400	34
5TH FLOOR	29,400	34
4TH FLOOR	29,400	34
3RD FLOOR	29,400	34
2ND FLOOR	29,000	35
1ST FLOOR	14,090	4
TOTAL	160,690	175
AVERAGE SIZE OF UNITS		919

* RSF INCLUDE FLOOR AREAS OF ALL UNITS, SERVICE, LOBBY, STAIRS & ELEVATORS (1ST FLOOR ONLY), AND CORRIDOR (FLOORS ABOVE 1ST FLOOR)

* PER SECTION 23.312.040, STATES THAT 50% OF TOTAL GROSS FLOOR AREA MUST BE DEFINED WORK SPACE, THEREFORE ONLY 50% OF LIVE/WORK GSF IS INCLUDED IN TOTAL RSF.

COMMERCIAL & LIVE WORK GROSS SQUARE FOOTAGE	
LIVE WORK WORK SPACE	2,181.5 SF
LIVE WORK LIVING SPACE	2,181.5 SF
COMMERCIAL SPACE	3,746 SF

BASE PROJECT - OPEN SPACE

	QNTY	RATIO	TOTAL
RESIDENTIAL UNITS	171	80	13,680
LIVE/WORK UNITS	04	40	160
PRIVATELY OWNED PUBLIC OPEN SPACE (POPOS)	3,746	50	75
TOTAL REQUIRED OPEN SPACE			13,915
PROVIDED OPEN SPACE			14,285

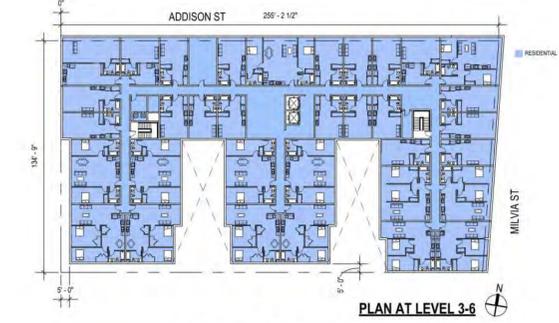
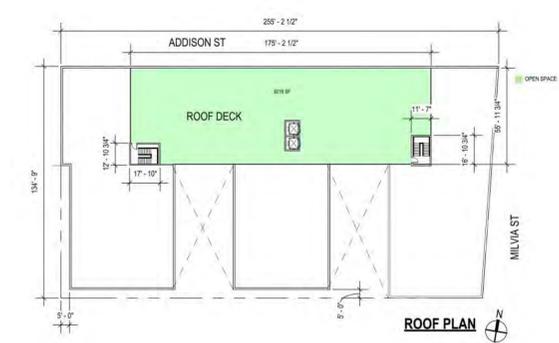
BASE PROJECT - PARKING

	QNTY	SPACES	PER	PARKING
RESIDENTIAL UNITS	171	0	1	0
COMMERCIAL	3,746	1.5	1000	6
LIVE/WORK WORKSPACE	2,134	1	1000	2
TOTAL REQUIRED				0
PROVIDED PARKING				8

BASE PROJECT - BICYCLE PARKING

	QNTY	SPACES	PER	PARKING
RESIDENTIAL - LONG TERM	241	1	3	81
RESIDENTIAL - SHORT TERM	241	1	40	7
COMMERCIAL & LIVE/WORK	8,122	1	2000	5
TOTAL REQUIRED				93
PROVIDED BICYCLE PARKING				93

* AB No. 2097 NO AUTOMOBILE PARKING REQUIREMENT ON A PROJECT 1/2 MILE OF PUBLIC TRANSPORT



75 SF OF PRIVATELY OWNED PUBLICLY ACCESSIBLE OPEN SPACE (POPOS)

BASE PROJECT

A0.1

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2308

2100 & 2108 MILVIA ST BERKELEY, CA 94704

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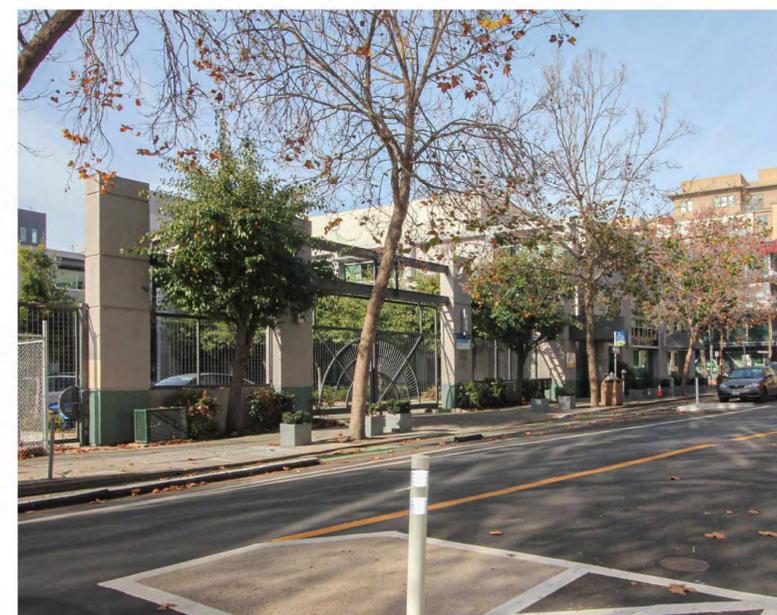
CORNER @ ADDISON & MILVIA



ON ADDISON LOOKING EAST



ON ADDISON LOOKING EAST



ON MILVIA LOOKING
NORTHWEST

3/11/2025 12:43:52 PM

SITE PHOTOGRAPHS

3/8" = 1'-0" (@ 22" x 34")
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A0.2

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 36201054-362-1E4-0P, DATED FEBRUARY 7, 2023, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:
FIRST MILVIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE ESTATE OR INTEREST IN THE LAND IS:
A FEE

NOTES

- DATE OF FIELD SURVEY: MARCH 15, 2023 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BERKELEY (510) 981-6337
SANITARY SEWER: CITY OF BERKELEY (510) 981-6337
WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT (800) 397-3172
ELECTRICITY/NATURAL GAS: PACIFIC GAS & ELECTRIC CO. (800) 743-5002
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT.
- THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE PROPERTY HAS ACCESS TO AND FROM MILVIA STREET, A PUBLIC RIGHT OF WAY AND ADDISON STREET, A PUBLIC RIGHT OF WAY.
- THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.
- BEARING BASED ON CURBS SPLIT.

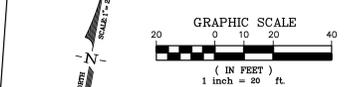
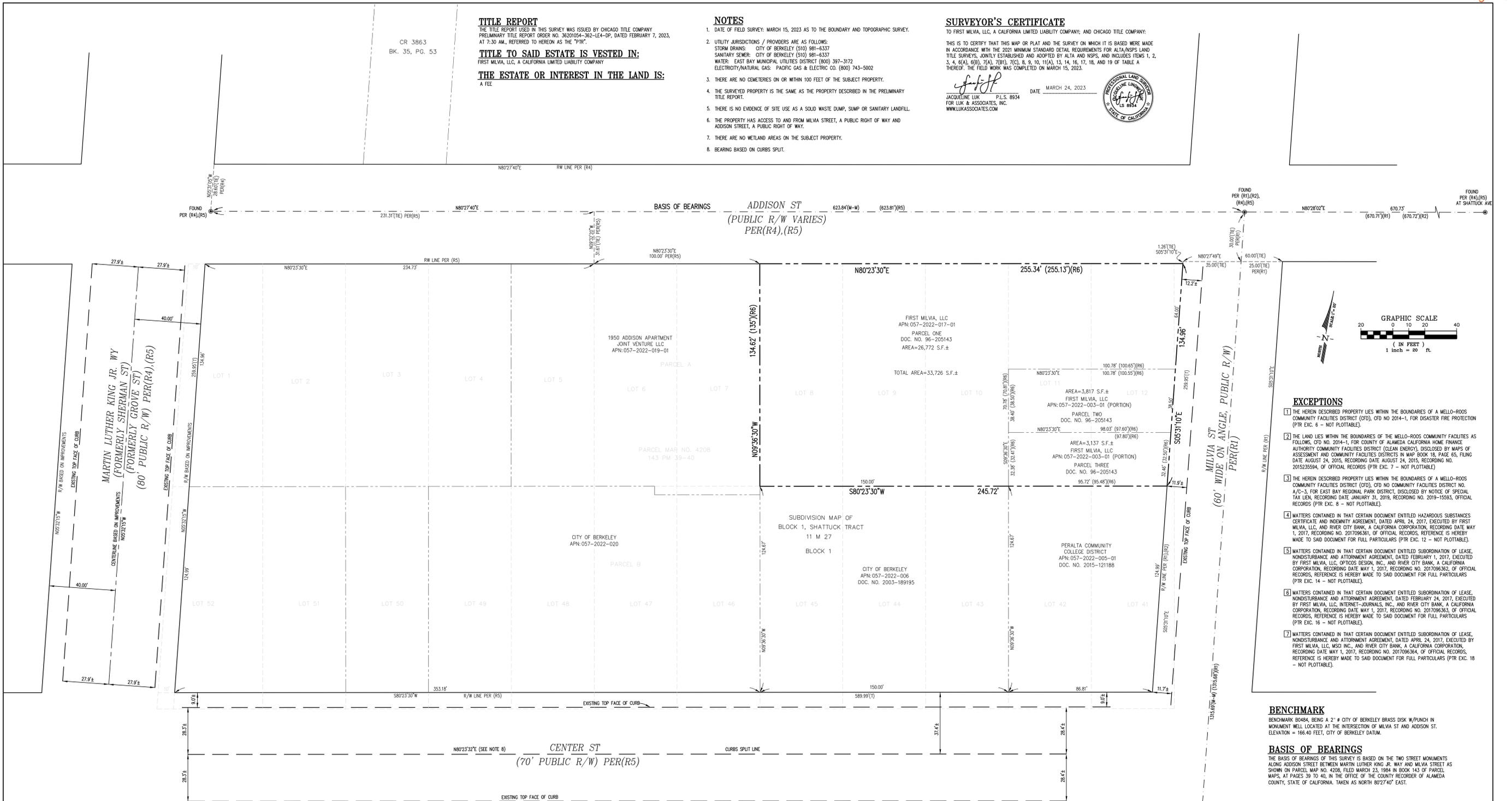
SURVEYOR'S CERTIFICATE

TO FIRST MILVIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; AND CHICAGO TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2023.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.
WWW.LUKASSOCIATES.COM



DATE: MARCH 24, 2023



- EXCEPTIONS**
- THE HERIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD), CFD NO 2014-1, FOR DISASTER FIRE PROTECTION (PTR EXC. 6 - NOT PLOTTABLE).
 - THE LAND LIES WITHIN THE BOUNDARIES OF THE MELLO-ROOS COMMUNITY FACILITIES AS FOLLOWS, CFD NO. 2014-1, FOR COUNTY OF ALAMEDA CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT (CLEAN ENERGY), DISCLOSED BY MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN MAP BOOK 16, PAGE 65, FILING DATE AUGUST 24, 2015, RECORDING DATE AUGUST 24, 2015, RECORDING NO. 2015235594, OF OFFICIAL RECORDS (PTR EXC. 7 - NOT PLOTTABLE).
 - THE HERIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD), CFD NO COMMUNITY FACILITIES DISTRICT NO. A/C-3, FOR EAST BAY REGIONAL PARK DISTRICT, DISCLOSED BY NOTICE OF SPECIAL TAX LBN, RECORDING DATE JANUARY 31, 2019, RECORDING NO. 2019-15583, OF OFFICIAL RECORDS (PTR EXC. 8 - NOT PLOTTABLE).
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, DATED APRIL 24, 2017, EXECUTED BY FIRST MILVIA, LLC AND RIVER CITY BANK, A CALIFORNIA CORPORATION, RECORDING DATE MAY 1, 2017, RECORDING NO. 201709361, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (PTR EXC. 12 - NOT PLOTTABLE).
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED SUBORDINATION OF LEASE, NONDISBURSANCE AND ATTORNEY AGREEMENT, DATED FEBRUARY 1, 2017, EXECUTED BY FIRST MILVIA, LLC, OPTICOS DESIGN, INC., AND RIVER CITY BANK, A CALIFORNIA CORPORATION, RECORDING DATE MAY 1, 2017, RECORDING NO. 201709362, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (PTR EXC. 14 - NOT PLOTTABLE).
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED SUBORDINATION OF LEASE, NONDISBURSANCE AND ATTORNEY AGREEMENT, DATED APRIL 24, 2017, EXECUTED BY FIRST MILVIA, LLC, INTEREST-JOURNALS, INC., AND RIVER CITY BANK, A CALIFORNIA CORPORATION, RECORDING DATE MAY 1, 2017, RECORDING NO. 201709363, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (PTR EXC. 16 - NOT PLOTTABLE).
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED SUBORDINATION OF LEASE, NONDISBURSANCE AND ATTORNEY AGREEMENT, DATED APRIL 24, 2017, EXECUTED BY FIRST MILVIA, LLC, MESH INC., AND RIVER CITY BANK, A CALIFORNIA CORPORATION, RECORDING DATE MAY 1, 2017, RECORDING NO. 201709364, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (PTR EXC. 18 - NOT PLOTTABLE).

BENCHMARK
BENCHMARK 60464, BEING A 2" x 4" CITY OF BERKELEY BRASS DISK W/PUNCH IN MONUMENT WELL LOCATED AT THE INTERSECTION OF MILVIA ST AND ADDISON ST. ELEVATION = 166.40 FEET, CITY OF BERKELEY DATUM.

BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE TWO STREET MONUMENTS ALONG ADDISON STREET BETWEEN MARTIN LUTHER KING JR. WY AND MILVIA STREET AS SHOWN ON PARCEL MAP NO. 4208, FILED MARCH 23, 1984 IN BOOK 143 OF PARCEL MAPS, AT PAGES 39 TO 40, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, TAKEN AS NORTH 8027'40" EAST.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BERKELEY, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE:
LOTS 6, 9 AND 10, PORTION OF LOTS 11, 12 AND 13 IN BLOCK 1, AS SAID LOTS AND BLOCK ARE SHOWN ON THE SUBDIVISION MAP OF BLOCK 1, SHATTUCK TRACT, FILED JUNE 21, 1986, IN BOOK 11 OF MAPS, AT PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERN LINE OF ADDISON STREET WITH THE WESTERN LINE OF MILVIA STREET, AS SAID STREETS NOW EXIST; RUNNING THENCE ALONG SAID LINE OF MILVIA STREET SOUTHERLY 64 FEET; THENCE PARALLEL WITH SAID SOUTHERN LINE OF ADDISON STREET WESTERLY 100.65 FEET TO THE EASTERN LINE OF SAID LOT 10; THENCE ALONG THE LAST NAMED LINE SOUTHERLY 70.81 FEET, MORE OR LESS, TO THE SOUTHERN LINE OF SAID LOT 10; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHERN LINE OF SAID LOTS 9 AND 8 WESTERLY 150 FEET TO THE WESTERN LINE OF SAID LOT 8; THENCE ALONG THE LAST NAMED LINE NORTHERLY 135 FEET TO SAID SOUTHERN LINE OF ADDISON STREET; THENCE ALONG THE LAST NAMED LINE EASTERLY 255.13 FEET TO THE POINT OF BEGINNING.

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN THIS SHEET.
- THE STREET ADDRESS OF THE PROPERTY IS 2100 AND 2108 MILVIA STREET, BERKELEY, CA
- FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NO SHADING) DEFINED AS "AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NO. 0600100570, EFFECTIVE DATE AUGUST 3, 2009.
- THE LAND AREA OF THE SUBJECT PROPERTY IS: 33,726 SQUARE FEET +/- OR 0.774 ACRES MORE OR LESS.
- (A/B) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING DEPARTMENT ZONING MAP, THE PROPERTY IS ZONED "C-DMU", DEFINED AS "DOWNTOWN MIXED-USE DISTRICT", PER THE CITY'S MUNICIPAL CODE, TITLE 23, CHAPTER 23.204, SECTION 23.204.130, THE BUILDING SETBACK, HEIGHT AND PARKING REQUIREMENTS ARE AS FOLLOWS:
SETBACKS:
MINIMUM FRONT: 0 FEET
MINIMUM INTERIOR SIDE: 0 FEET
MINIMUM REAR: 0 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET, 60 FEET WITH USE PERMIT
PARKING REQUIREMENTS: 1.5 SPACES PER 1,000 SQUARE FEET
- (A/B)(C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDINGS AT GROUND LEVEL, AND NUMBER OF STORES ARE SHOWN ON SHEET 2.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
- THERE ARE 17 REGULAR PARKING SPACES AND 1 ACCESSIBLE SPACE FOR A TOTAL OF 18 PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO DIVISION OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2.
- NAMES OF ADJOINING OWNERS OF PLATTER LANDS ARE SHOWN ON THIS SHEET.
- DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN ON THIS SHEET.

TABLE A NOTES (CONT.)

- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS.
- THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000.

LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- - - RIGHT OF WAY LINE
- INTERIOR PROPERTY LINE
- CENTERLINE
- TIE LINE
- OLD LOT LINE
- ⊙ MONUMENT STREET MONUMENT AS NOTED
- ⊙ MONUMENT TO MONUMENT
- ⊙ BOOK
- PG. PAGE
- ± MORE OR LESS
- (R/W) REFERENCE
- APN ASSESSOR'S PARCEL NUMBER
- (255.13') RECORD DATA
- DOC. NO. DOCUMENT NUMBER
- S.F. SQUARE FEET
- (1) TOTAL

SHEET INDEX

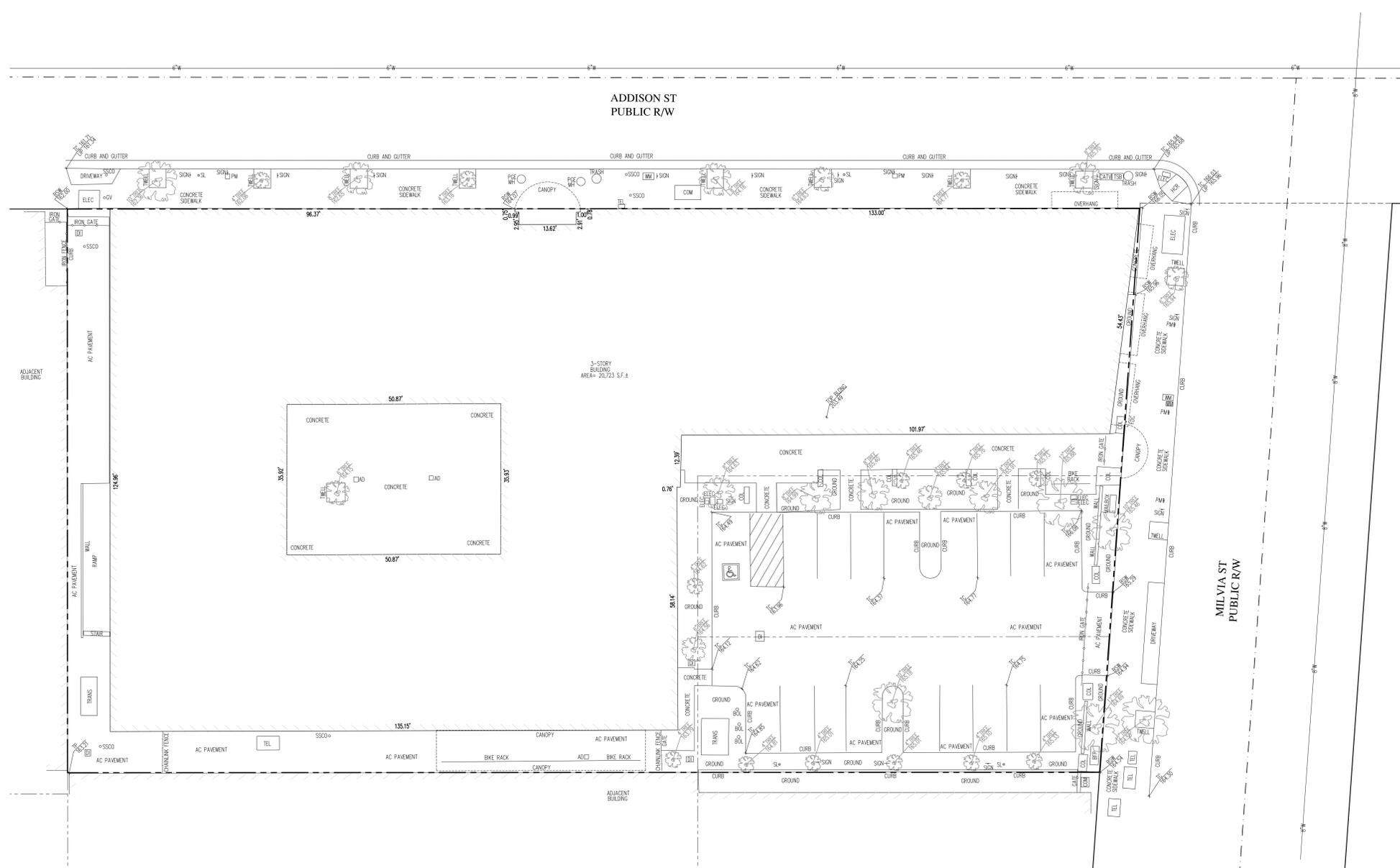
- NOTES AND BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY



REFERENCES

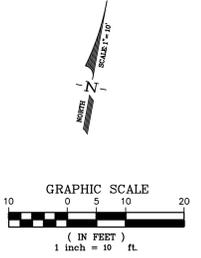
- (R1) PARCEL MAP, P.M. 6869, FILED JUNE 13, 1996 IN BOOK 223 OF PARCEL MAPS, AT PAGES 69 TO 70, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R2) PARCEL MAP 9880, FILED DECEMBER 14, 2012 IN BOOK 322 OF PARCEL MAPS, AT PAGES 27 TO 30 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R3) MAP ENTITLED "SUBDIVISION MAP OF BLOCK 1, SHATTUCK TRACT", FILED JUNE 21, 1986, IN BOOK 11 OF MAPS, AT PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R4) CORNER RECORD, CR3863, FILED DECEMBER 23, 2009 IN BOOK 35, AT PAGE 53, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R5) PARCEL MAP NO. 4208, FILED MARCH 23, 1984 IN BOOK 143 OF PARCEL MAPS, AT PAGES 39 TO 40, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R6) GRANT DEED, RECORDED AUGUST 20, 1996 AS DOCUMENT NUMBER 96-205143, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

**ALTA / NSPS
LAND TITLE SURVEY**
OF
2100 AND 2108 MILVIA STREET
CITY OF BERKELEY, ALAMEDA COUNTY, STATE OF CALIFORNIA
MARCH 2023
PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	BUILDING LINE
---	STORM LINE
---	SANITARY SEWER LINE
---	GAS LINE
---	WATER LINE
SSCO	SANITARY SEWER CLEAN OUT
GV	GAS VALVE
ELEC	ELECTRIC BOX
PG&E MH	PG&E MAN HOLE
COM	COMMUNICATION BOX
TEL	TELEPHONE BOX
FDC	FIRE DEPARTMENT CONNECTION
PM	PARKING METER
TRANS	TRANSFORMER
DI	DRAIN INLET
TWELL	TREE WELL
TSS	TRAFFIC SIGNAL BOX
CATV	CABLE AND TELEVISION
HCR	HANDICAP RAMP
COL	COLUMN
AD	AREA DRAIN
AC PAVEMENT	ASPHALT CONCRETE PAVEMENT
SL	STREET LIGHT
X BSW 65.60	BACK OF SIDEWALK ELEVATION
X TC 65.64	TOP OF CURB ELEVATION
X TP 65.64	TOP OF PAVEMENT ELEVATION
X LP 65.64	LIP OF GUTTER ELEVATION
Tree Symbol	TREE



**ALTA / NSPS
 LAND TITLE SURVEY**
 OF
 2100 AND 2108 MILVIA STREET
 CITY OF BERKELEY, ALAMEDA COUNTY, STATE OF CALIFORNIA
 MARCH 2023
 PREPARED BY
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ARCHITECTURAL ROOF PLAN 1
1/16" = 1'-0"



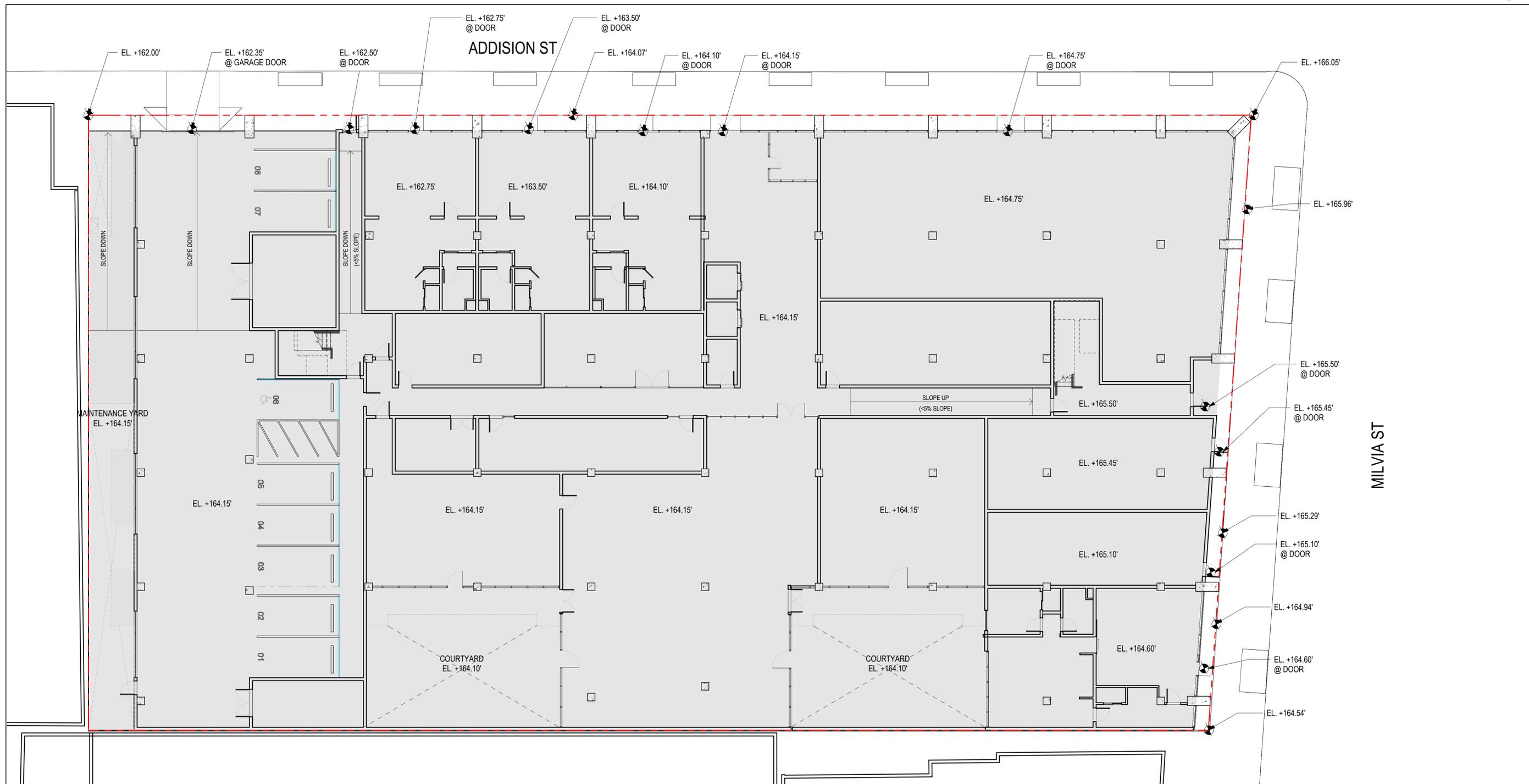
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ARCHITECTURAL SITE PLAN

1/16" = 1'-0" (@ 22" x 34") , 1/32" = 1'-0" (@ 11" x 17")
03/11/25
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DRC SUBMITAL

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KAVA MASSIH ARCHITECTS
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OVERALL BUILDING FOOTPRINT AREA SHOWN SHADED = 32,583 S.F.

ASSUMING A 3'-0" MAT SLAB WITH 12" OF SUBBASE PREP.

THEREFORE:
 TOTAL APPROXIMATE EXCAVATION = ± 130,332 CU.FT. OR ± 4,828 CU.YD.

CONCEPTUAL GRADING PLAN

3/32" = 1'-0" (@ 22" x 34") , 3/64" = 1'-0" (@ 11" x 17")
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LANDSCAPE COVERED AREA			
OPEN SPACE AREA:		LANDSCAPE AREA:	
1ST FLOOR	2,592 SF	1ST FLOOR	1,246 SF
2ND FLOOR	3,580 SF	2ND FLOOR	1,891 SF
8TH FLOOR	1,938 SF	8TH FLOOR	777 SF
TOTAL	8,110 SF	TOTAL	3,914 SF

3,914 SF/8,110 SF X 100 = 49% LANDSCAPED AREA

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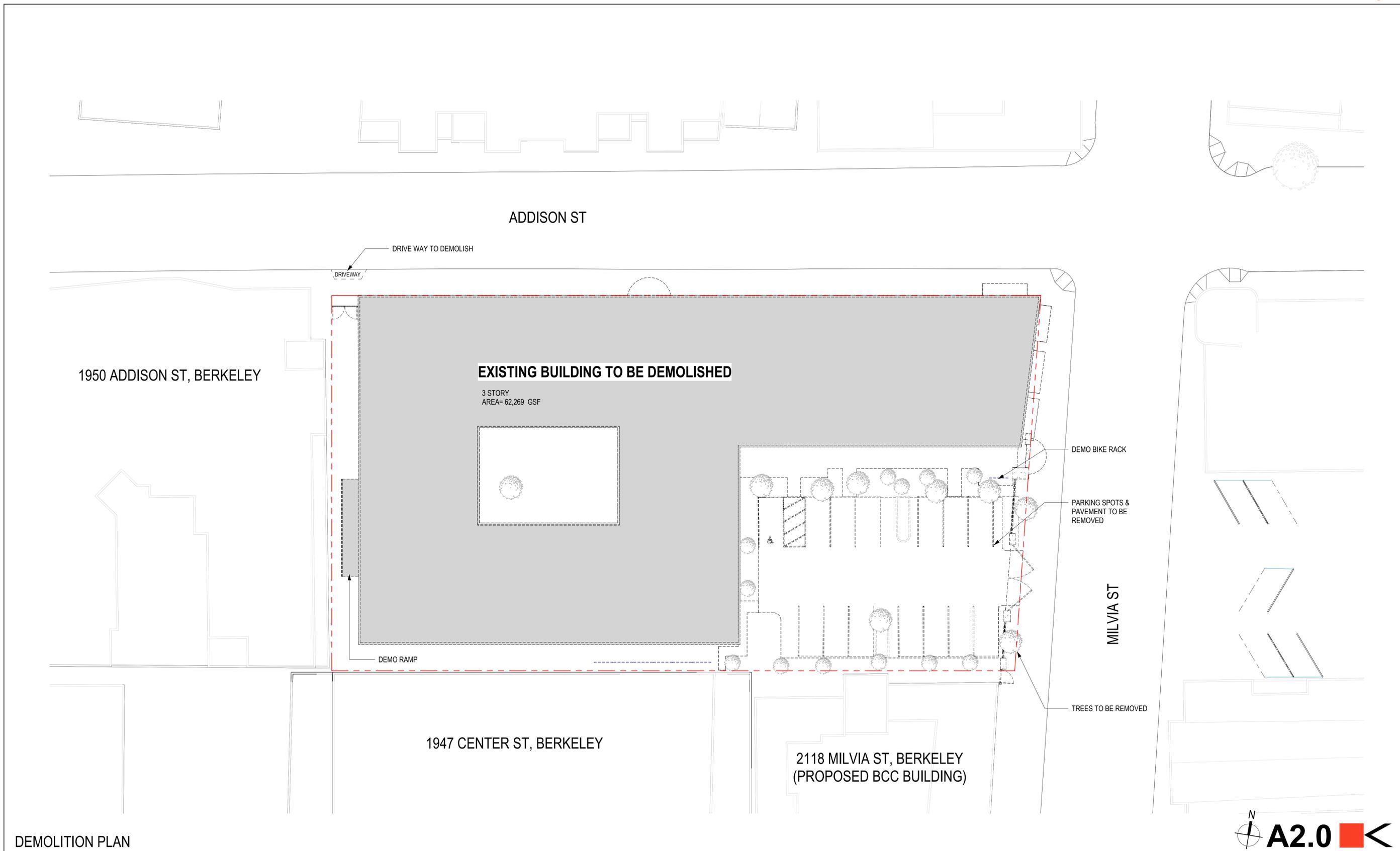
USABLE OPEN SPACE & LANDSCAPE AREA DIAGRAM

3/32" = 1'-0" (@ 22" x 34") , 3/164" = 1'-0" (@ 11" x 17")
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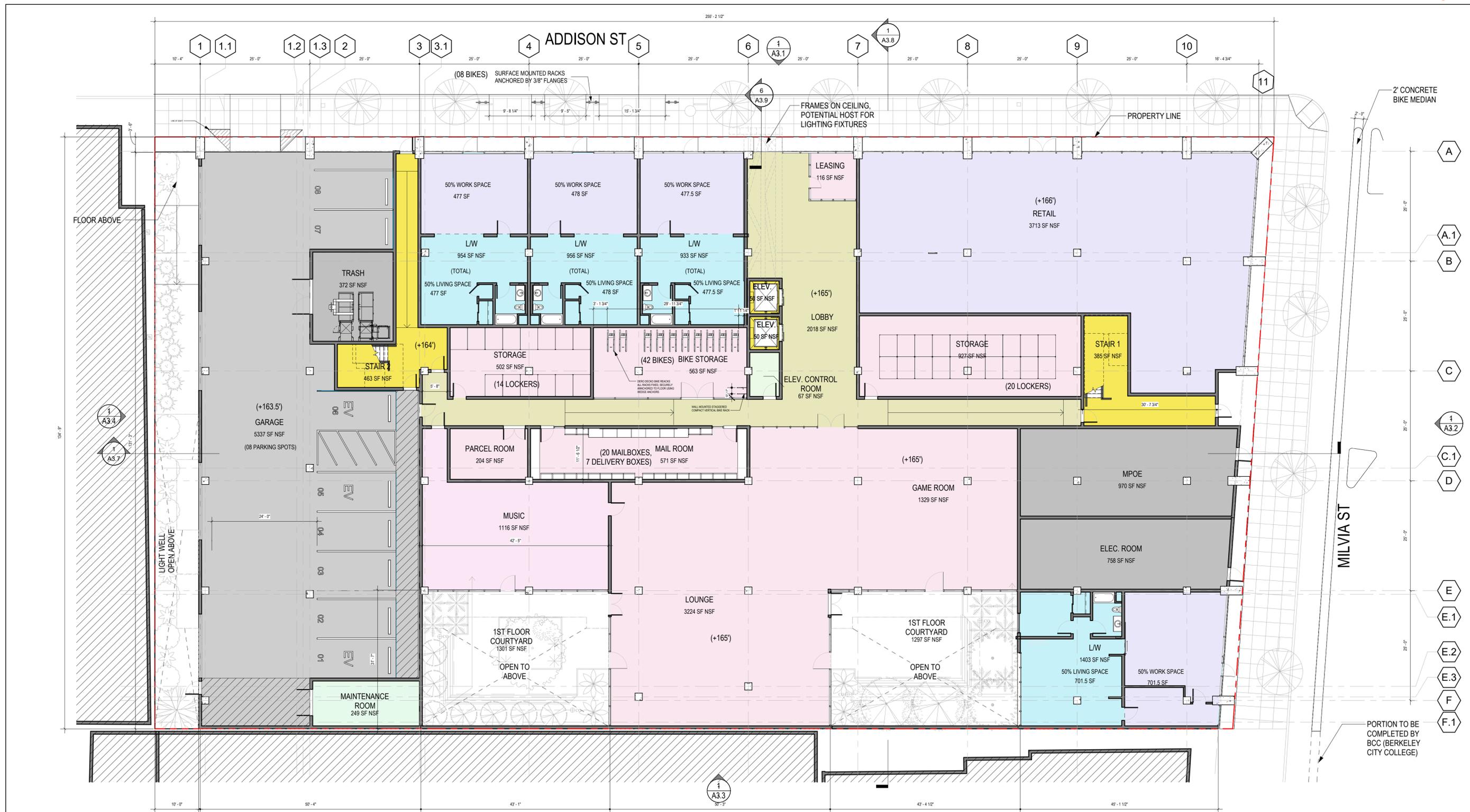
DEMOLITION PLAN

1/16" = 1'-0" (@ 22" x 34") , 1/32" = 1'-0" (@ 11" x 17")
03/11/25
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FLOOR 1

3/32" = 1'-0" (@ 22" x 34") , 3/64" = 1'-0" (@ 11" x 17")
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LEVEL 1
 3/32" = 1'-0" 1



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FLOOR 2

3/32" = 1'-0" (@ 22" x 34") , 3/64" = 1'-0" (@ 11" x 17")
 03/11/25
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- UNIT TYPES**
- 2 BR
 - 2ND FLOOR BALCONY
 - 3RD FLOOR BALCONY
 - CLOSET
 - CORRIDOR
 - ELEV.
 - ELEV. LOBBY
 - LOUNGE
 - SERVICE
 - STAIR 1
 - STAIR 2
 - STUDIO
 - TRASH

FLOOR 3 - 7

3/32" = 1'-0" (@ 22" x 34") , 3/64" = 1'-0" (@ 11" x 17")
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LEVEL 3
 3/32" = 1'-0" 1



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- UNIT TYPES**
- 2 BR
 - 8TH FLOOR BALCONY
 - CLOSET
 - CORRIDOR
 - ELEV.
 - ELEV. LOBBY
 - LOUNGE
 - SERVICE
 - STAIR 1
 - STAIR 2
 - STORAGE
 - STUDIO
 - TRASH

FLOOR 8

3/32" = 1'-0" (@ 22" x 34") , 3/16" = 1'-0" (@ 11" x 17")
 03/11/25
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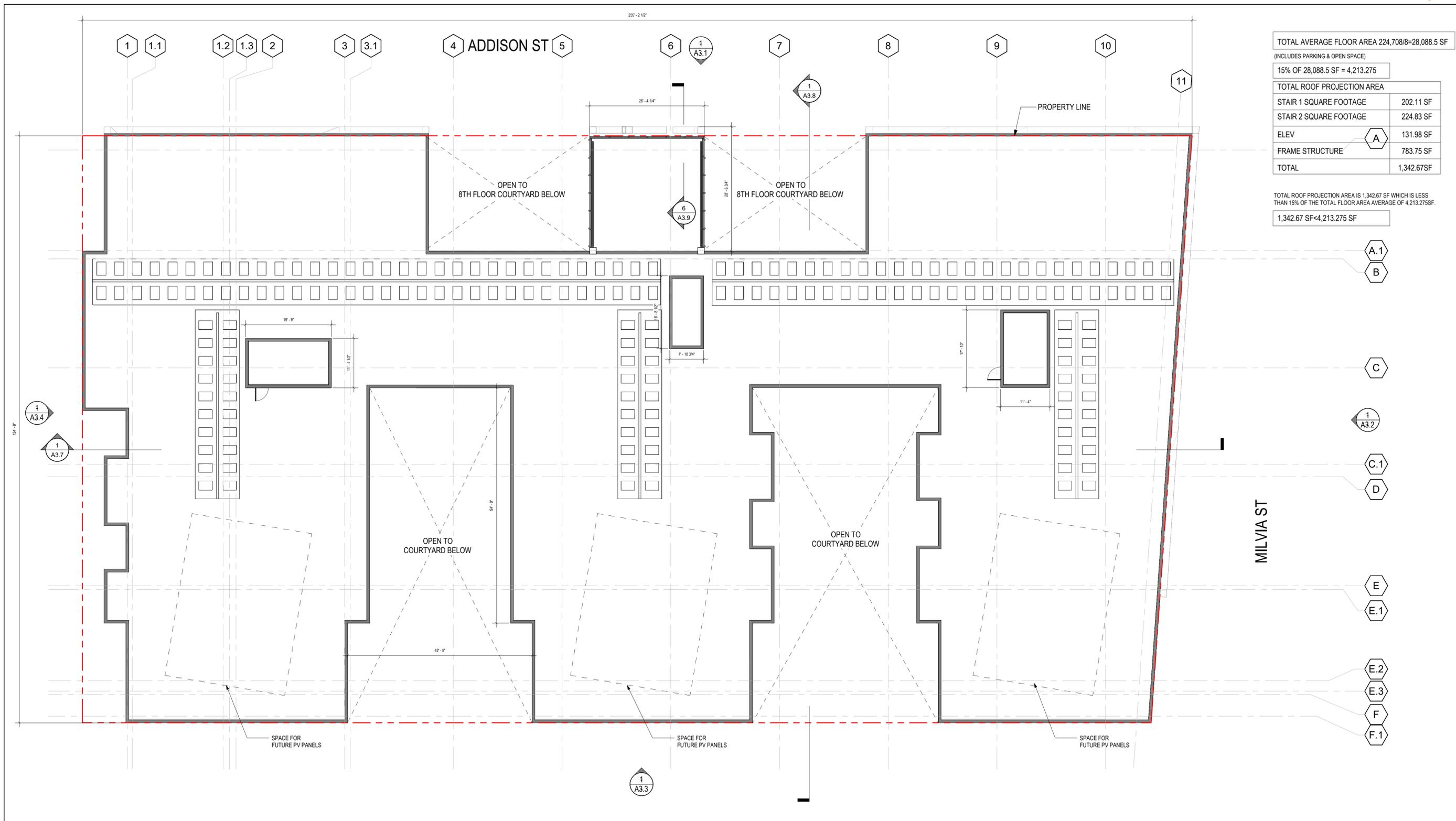
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LEVEL 8
 3/32" = 1'-0" 2



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TOTAL AVERAGE FLOOR AREA 224,708/8=28,088.5 SF	
(INCLUDES PARKING & OPEN SPACE)	
15% OF 28,088.5 SF = 4,213.275	
TOTAL ROOF PROJECTION AREA	
STAIR 1 SQUARE FOOTAGE	202.11 SF
STAIR 2 SQUARE FOOTAGE	224.83 SF
ELEV	131.98 SF
FRAME STRUCTURE	783.75 SF
TOTAL	1,342.67SF

TOTAL ROOF PROJECTION AREA IS 1,342.67 SF WHICH IS LESS THAN 15% OF THE TOTAL FLOOR AREA AVERAGE OF 4,213.275SF.
 1,342.67 SF < 4,213.275 SF

- A.1
- B
- C
- A3.2
- C.1
- D
- E
- E.1
- E.2
- E.3
- F
- F.1

ROOF PLAN
 3/32" = 1'-0" 1

ROOF PLAN

3/32" = 1'-0" (@ 22" x 34") , 3/64" = 1'-0" (@ 11" x 17")
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FUTURE BERKELEY CITY COLLEGE

ADDISON ST

OVERALL BUILDING EAST ELEVATION (MILVIA ST)
 LOOKING WEST

3/64" = 1'-0"

2



MILVIA ST

OVERALL BUILDING NORTH ELEVATION (ADDISON ST)
 LOOKING NORTH

3/64" = 1'-0"

1

OVERALL BUILDING ELEVATION

3/64" = 1'-0" (@ 22" x 34") , 3/128" = 1'-0" (@ 11" x 17")
 03/11/25
 DRAWN BY: WT
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A3.0

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3/11/2025 12:45:02 PM



NORTH ELEVATION
 3/32" = 1'-0" 1

NORTH ELEVATION

3/32" = 1'-0" (@ 22" x 34") , 3/164" = 1'-0" (@ 11" x 17")
 03/11/25
 DRAWN BY: WT
 DRC SUBMITAL

2100 & 2108 MILVIA ST | BERKELEY, CA 94704



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2308

3/11/2025 12:45:16 PM



EAST ELEVATION
 3/32" = 1'-0"

1

3/11/2025 12:45:28 PM

EAST ELEVATION

3/32" = 1'-0" (@ 22" x 34") , 3/164" = 1'-0" (@ 11" x 17")
 03/11/25
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A3.2

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SOUTH ELEVATION
 3/32" = 1'-0" 1

3/11/2025 12:45:40 PM

SOUTH ELEVATION
 3/32" = 1'-0" (@ 22" x 34") , 3/164" = 1'-0" (@ 11" x 17")
 03/11/25
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A3.3 
KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2308



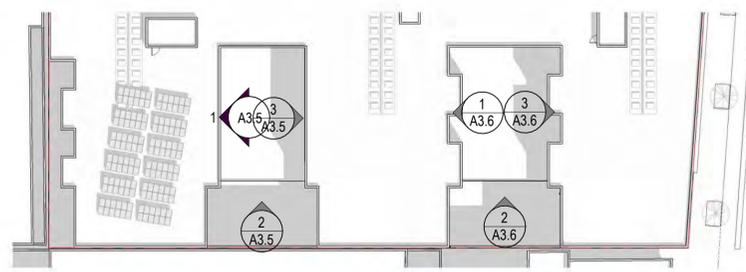
WEST ELEVATION
 3/32" = 1'-0" 1

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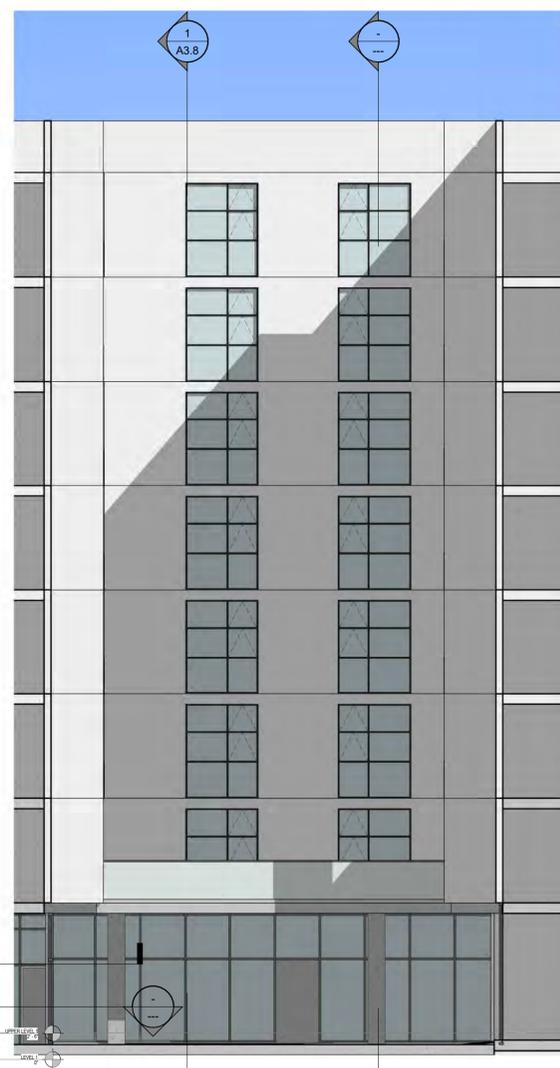
WEST ELEVATION
 3/32" = 1'-0" (@ 22" x 34") , 3/64" = 1'-0" (@ 11" x 17")
 03/11/25
 DRAWN BY: WT
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A3.4 
KAVA MASSIH ARCHITECTS
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COURTYARD 2 ELEVATION - WEST
 1/8" = 1'-0" 3



COURTYARD 2 ELEVATION - SOUTH
 1/8" = 1'-0" 2



COURTYARD 2 ELEVATION - EAST
 1/8" = 1'-0" 1

3/11/2025 12:46:13 PM

COURTYARD ELEVATION 2

As indicated (@ 22" x 34") , 1/16" = 1'-0" (@ 11" x 17")
 03/11/25
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 KMA PROJECT NO. 2308



N/S SECTION 1
 3/32" = 1'-0"



3/11/2025 12:46:20 PM

BUILDING SECTIONS

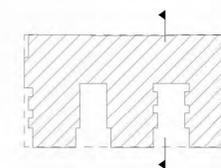
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 03/11/25
 DRAWN BY: WT
 DRC SUBMITAL

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A3.7 
KAVA MASSIH ARCHITECTS
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E/W SECTION 1
 3/32" = 1'-0"



3/11/2025 12:46:28 PM

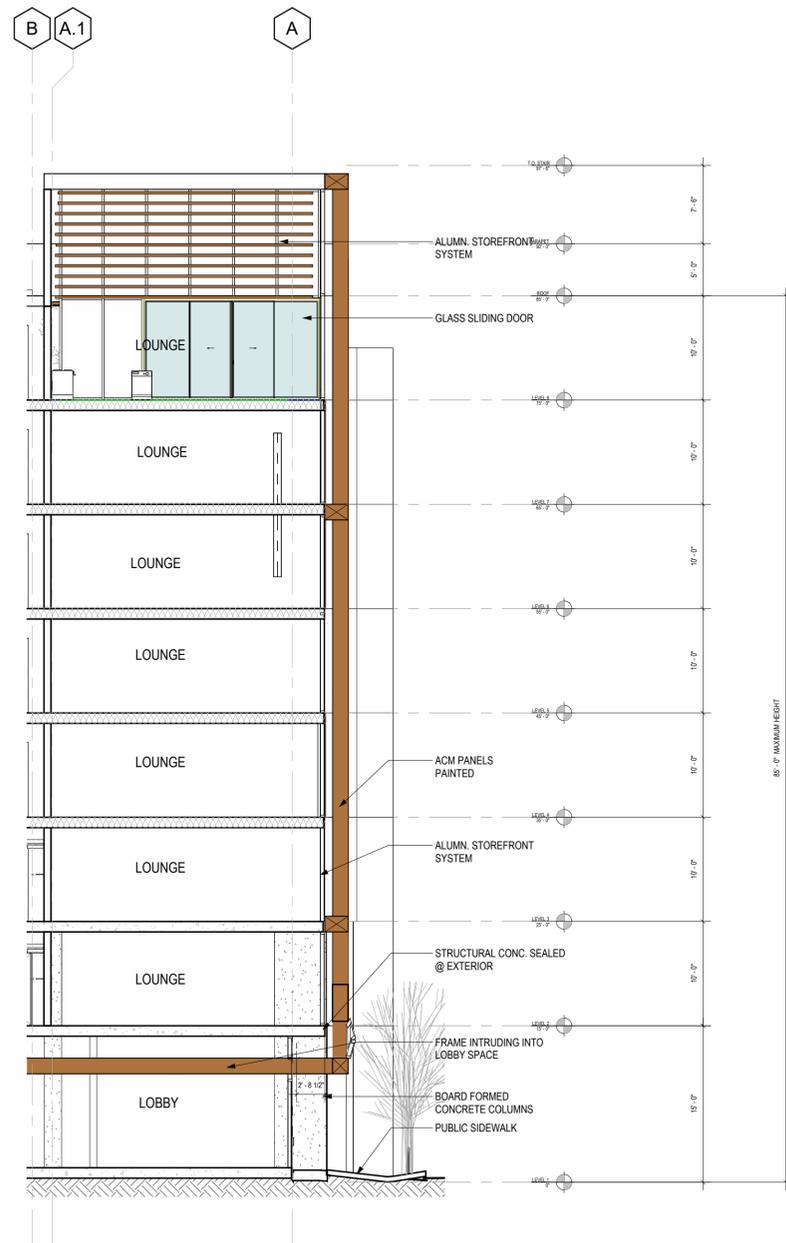
BUILDING SECTIONS

As indicated @ 22" x 34" , 3/16" = 1'-0" (@ 11" x 17")
 03/11/25
 DRAWN BY: WT
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A3.8

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SECTION @ RESIDENTIAL LOBBY ENTRY 6
 1/8" = 1'-0"



PARTIAL ELEVATION @ LOBBY ENTRY 5
 1/8" = 1'-0"



STREET LEVEL VIEW @ ADDISON 1

3/11/2025 12:46:46 PM

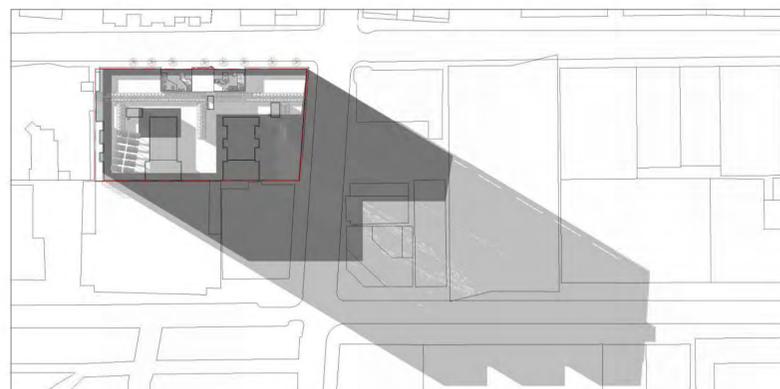
WALL SECTION

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 03/11/25
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 DRC SUBMITAL

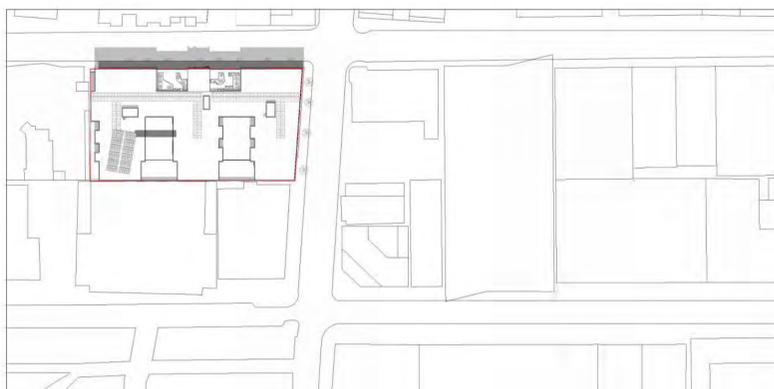
2100 & 2108 MILVIA ST | BERKELEY, CA 94704

A3.9

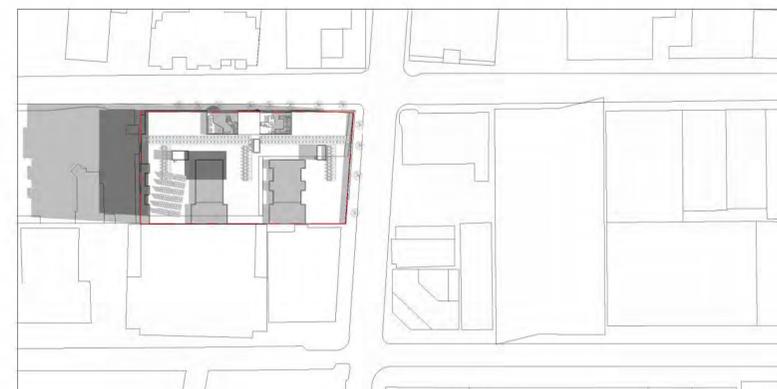
KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2308



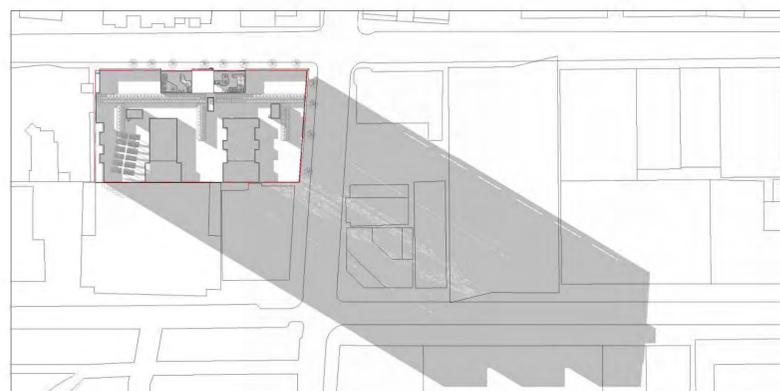
SUMMER SOLSTICE @ 6:30 PM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW



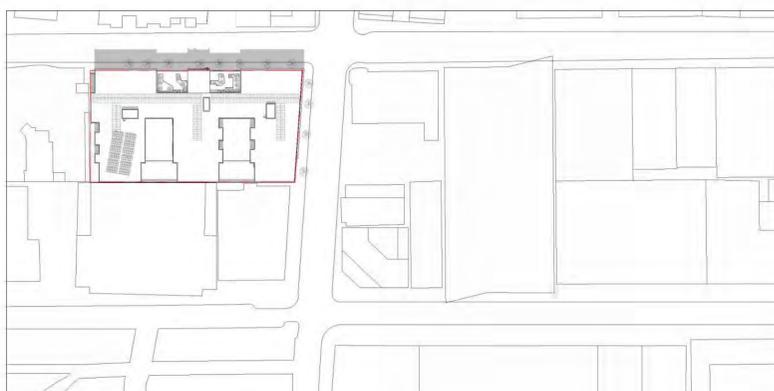
SUMMER SOLSTICE @ 12 PM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW



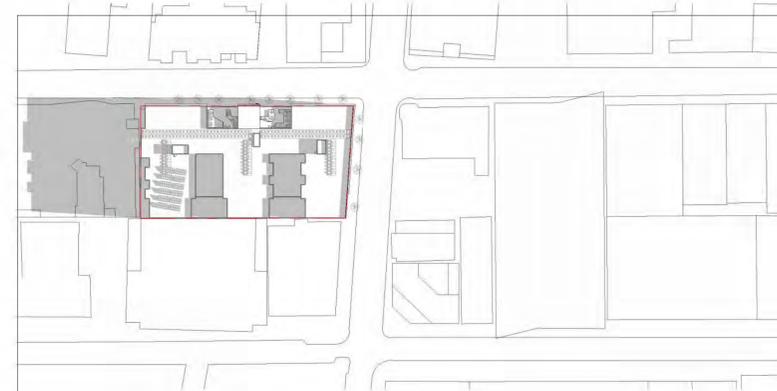
SUMMER SOLSTICE @ 7:45 AM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW



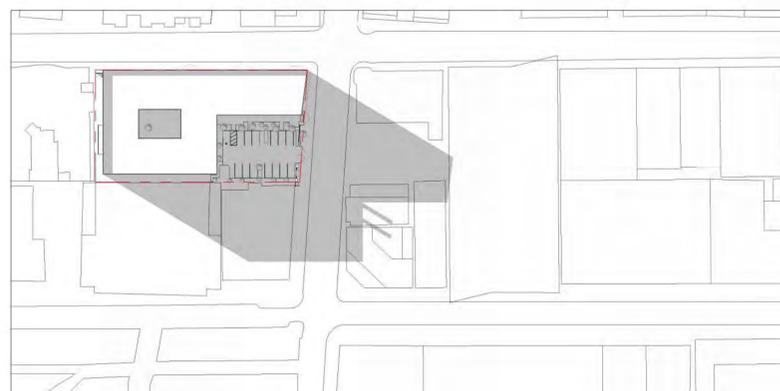
SUMMER SOLSTICE @ 6:30 PM (PROPOSED)



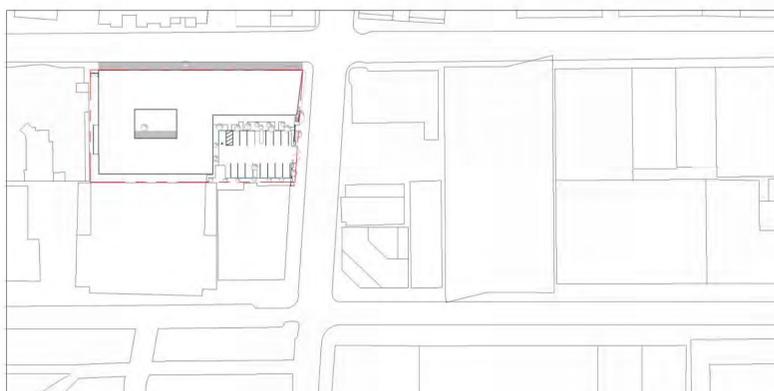
SUMMER SOLSTICE @ 12 PM (PROPOSED)



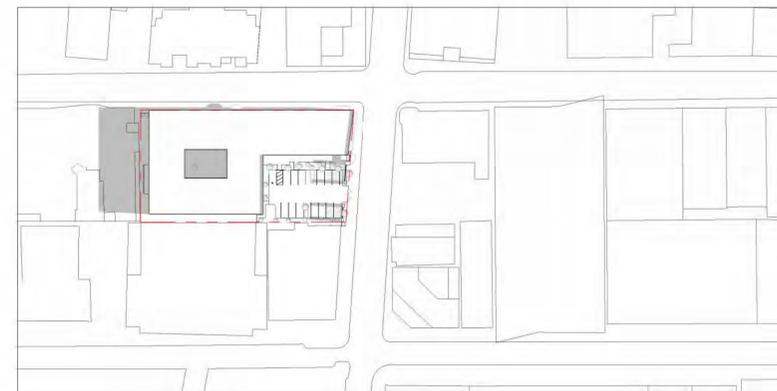
SUMMER SOLSTICE @ 7:45 AM (PROPOSED)



SUMMER SOLSTICE @ 6:30 PM (EXISTING)



SUMMER SOLSTICE @ 12 PM (EXISTING)



SUMMER SOLSTICE @ 7:45 AM (EXISTING)

SOLAR STUDY DIAGRAMS - SUMMER

1" = 100'-0" (@ 22" x 34"), 1" = 100'-0" (@ 11" x 17")

03/11/25

DRAWN BY: WT

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KAVA MASSIH ARCHITECTS

920 Grayson Street | Berkeley, CA 94710

95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 2308

3/11/2025 12:47:11 PM



WINTER SOLSTICE @ 2:50 PM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW

WINTER SOLSTICE @ 12 PM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW

WINTER SOLSTICE @ 9:25 AM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW

WINTER SOLSTICE @ 2:50 PM (PROPOSED)

WINTER SOLSTICE @ 12 PM (PROPOSED)

WINTER SOLSTICE @ 9:25 AM (PROPOSED)

WINTER SOLSTICE @ 2:50 PM (EXISTING)

WINTER SOLSTICE @ 12 PM (EXISTING)

WINTER SOLSTICE @ 9:25 AM (EXISTING)

3/11/2025 12:47:37 PM

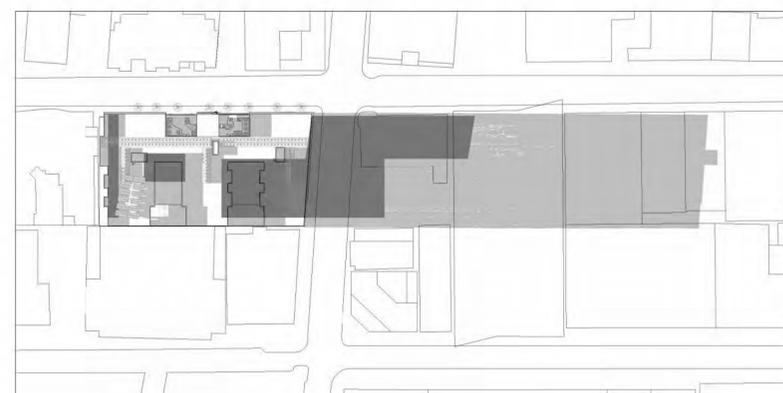
SOLAR STUDY DIAGRAMS - WINTER

1" = 100'-0" (@ 22" x 34"), 1" = 100'-0" (@ 11" x 17")
 03/11/25
 DRAWN BY: WT
 DRC SUBMITAL

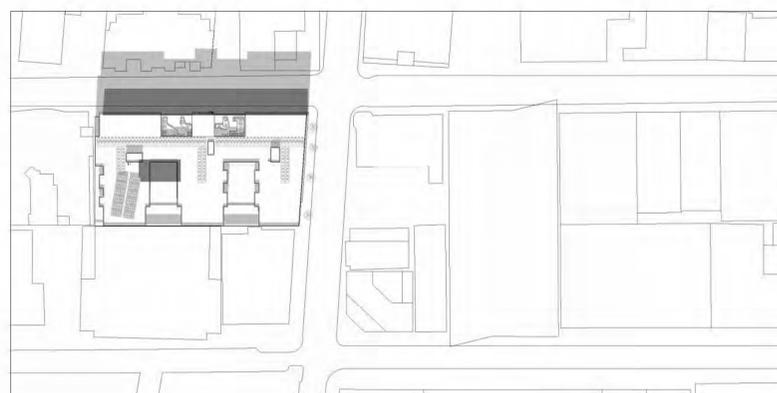
2100 & 2108 MILVIA ST | BERKELEY, CA 94704



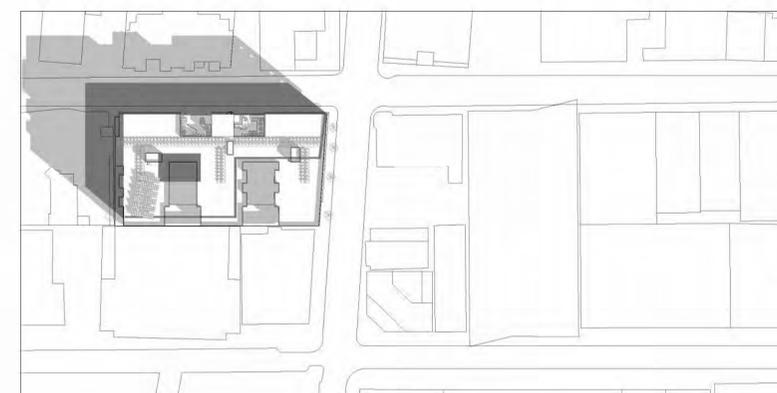
KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2308



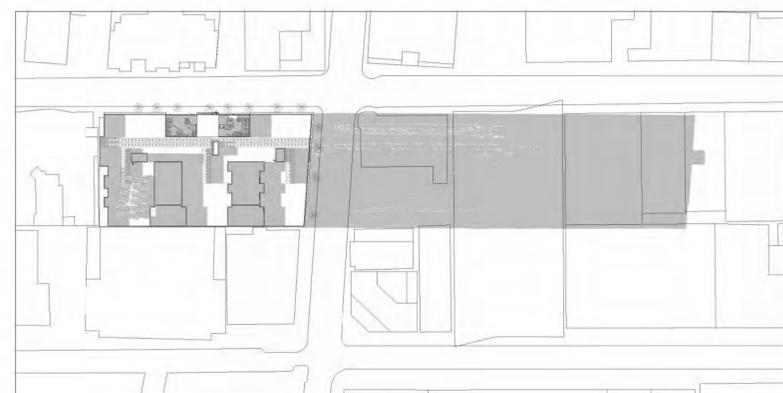
SPRING SOLSTICE @ 5:20 PM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW



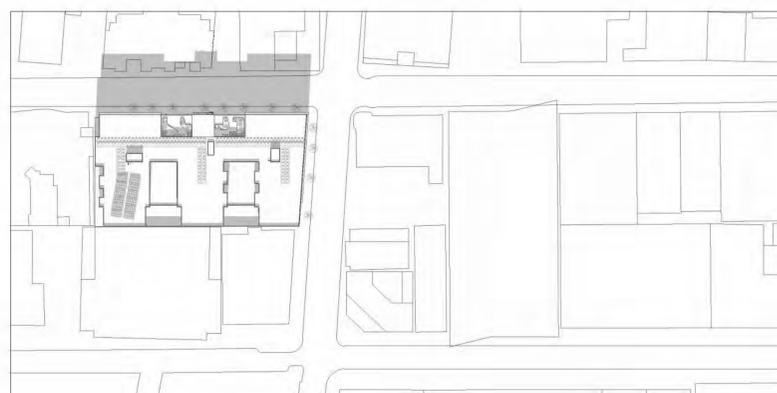
SPRING SOLSTICE @ 12 PM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW



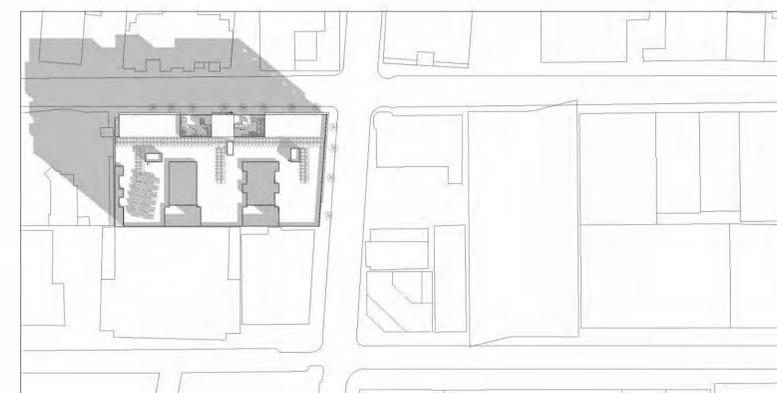
SPRING SOLSTICE @ 9:10 AM (COMBINED) ■ EXISTING SHADOW ■ PROPOSED SHADOW



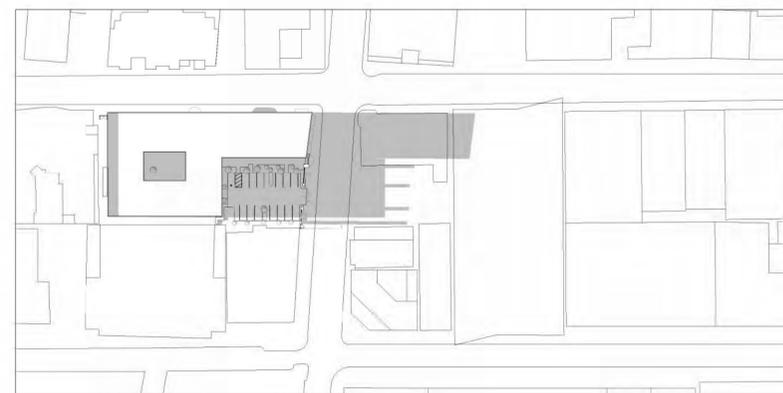
SPRING SOLSTICE @ 5:20 PM (PROPOSED)



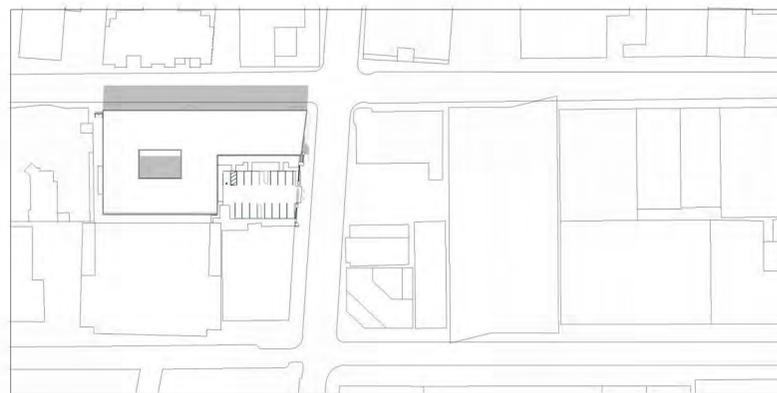
SPRING SOLSTICE @ 12 PM (PROPOSED)



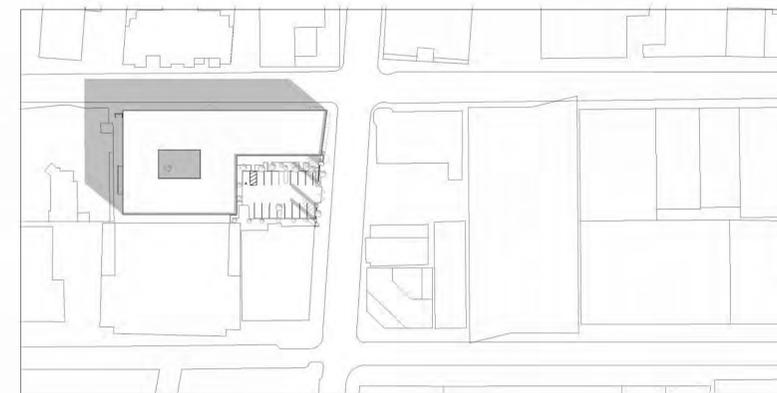
SPRING SOLSTICE @ 9:10 AM (PROPOSED)



SPRING SOLSTICE @ 5:20 PM (EXISTING)



SPRING SOLSTICE @ 12 PM (EXISTING)



SPRING SOLSTICE @ 9:10 AM (EXISTING)

SOLAR STUDY DIAGRAMS - SPRING

1" = 100'-0" (@ 22" x 34"), 1" = 100'-0" (@ 11" x 17")

03/11/25

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A3.12 

KAVA MASSIH ARCHITECTS

920 Grayson Street | Berkeley, CA 94710

95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 2308

3/11/2025 12:48:03 PM



CORNER VIEW AT MILVIA AND ADDISON STREETS

(@ 22" x 34")
03/11/25
DRAWN BY: WT
DRC SUBMITAL

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A5.0  

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KMA PROJECT NO. 2308

3/11/2025 12:48:03 PM



VIEW LOOKING EAST ON ADDISON

(@ 22" x 34")
03/11/25
DRAWN BY: WT
DRC SUBMITAL

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A5.1 

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308

3/11/2025 12:48:04 PM



VIEW OF ENTRY ON ADDISON

(@ 22" x 34")
03/11/25
DRAWN BY: WT
DRC SUBMITAL

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A5.2 

KAVA MASSIH ARCHITECTS
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95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308

3/11/2025 12:48:04 PM



OVERHEAD VIEW OF ROOF DECK

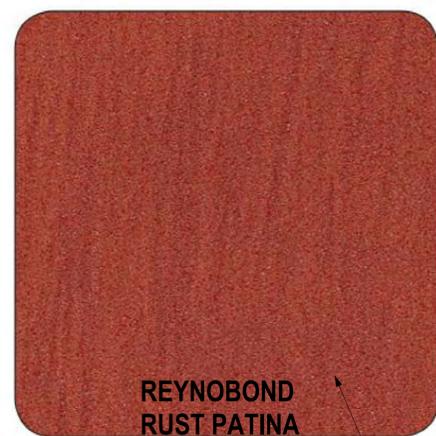
(@ 22" x 34")
03/11/25
DRAWN BY: WT
DRC SUBMITAL

2100 & 2108 MILVIA ST | BERKELEY, CA 94704

A5.3  

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308

3/11/2025 12:48:05 PM



REYNOBOND
RUST PATINA

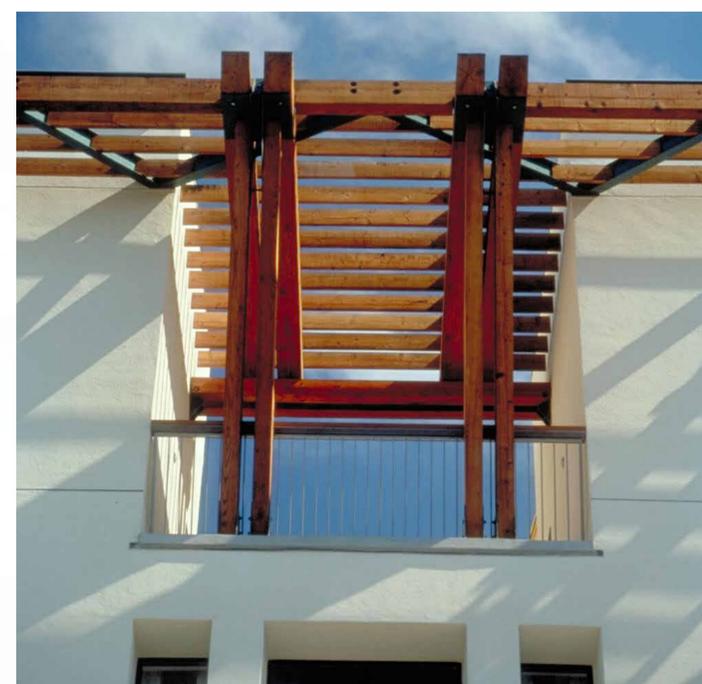


ACM PANELS
PAINTED



Great White
KMW49

CEMENT PLASTER
PAINTED MEDIUM DASH



Gray Dolphin
KM4914

CEMENT PLASTER
@ CONCRETE PILASTER
RETURNS COLOR MATCH
CONCRETE



BOARD FORMED CONCRETE @ CONCRETE PILASTERS



PAINTED STEEL GRATES
W/ WOODEN SLATS



3/11/2025 12:48:13 PM

MATERIALS BOARD

As indicated (@ 22" x 34")
 03/11/25

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A6.0

KAVA MASSIH ARCHITECTS
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 KMA PROJECT NO. 2308



LSEVEN APARTMENTS



SHATTUCK SENIOR HOMES

COMPLETED PROJECTS

(@ 22" x 34")
03/11/25

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A6.1 

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308

NOTES

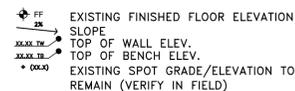
SHEET INDEX

L0.00	NOTES AND MATERIAL LEGENDS
L0.01	KEY PLAN
L0.02	RENDERED PLAN LEVEL 1
L0.03	RENDERED PLAN LEVEL 2
L0.04	RENDERED PLAN LEVEL 8
L0.05	TREE PROTECTION AND REMOVAL PLAN
L1.01	LEVEL 1 LAYOUT AND MATERIAL PLAN
L1.02	LEVEL 2 LAYOUT AND MATERIAL PLAN
L1.03	LEVEL 8 LAYOUT AND MATERIAL PLAN
L2.01	LEVEL 1 GRADING PLAN
L2.02	LEVEL 2 GRADING PLAN
L2.03	LEVEL 8 GRADING PLAN
L3.01	LEVEL 1 PRECEDENT IMAGES
L3.02	LEVEL 2 PRECEDENT IMAGES
L4.01	LANDSCAPE DETAILS AT LEVEL 1
L4.02	LANDSCAPE DETAILS AT LEVEL 1
L4.03	LANDSCAPE DETAILS AT LEVEL 1
L4.04	LANDSCAPE DETAILS AT LEVELS 2 & 8
L5.01	LEVEL 1 PLANTING PLAN
L5.02	LEVEL 2 PLANTING PLAN
L5.03	LEVEL 8 PLANTING PLAN
L6.01	LEVEL 1 SOIL PREPARATION PLAN
L6.02	LEVEL 2 SOIL PREPARATION PLAN
L6.03	LEVEL 8 SOIL PREPARATION PLAN
L7.01	PLANTING AREA HYDROZONE PLAN

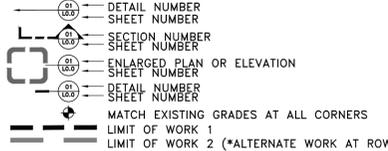
ABBREVIATION LEGEND

BW	BACK OF WALK
C	CENTER LINE
CONC	CONCRETE
DIA	DIAMETER
DWGS	DRAWINGS
(E)	EXISTING
EF	EACH FACE
EJ	EXPANSION JOINT
ELEC.	ELECTRICAL ENGINEER
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
MAX.	MAXIMUM
MAX.A.A.	MIN. MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
S.A.A.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
SIM	SIMILAR
SPEC	SPECIFICATIONS
STRUC.	STRUCTURAL
TC	TOP OF CURB
TG	TOP OF GRATE AT DRAIN
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

GRADING LEGEND



GENERAL LEGEND



GENERAL NOTES

- THE FOLLOWING LANDSCAPE DRAWINGS DESCRIBE LANDSCAPE IMPROVEMENTS FOR 2100 MILVIA. WORK CONSISTS OF INSTALLATION OF IMPORTED BIORETENTION SOILS, SANDY LOAM SOILS, PLANTING, STEEL PLATFORMS, CONCRETE AND UNIT PAVING AND PEDESTAL PAVING INSTALLATION, SITE FURNISHINGS, AND THE COORDINATION OF THIS WORK WITH RELATED DISCIPLINES, ESPECIALLY STRUCTURAL/GEOTECHNICAL, ELECTRICAL, WATERPROOFING, ARCHITECTURAL AND CIVIL.
- ALL PROPERTY, EASEMENTS, VEHICLE CLEARANCES AND LIMIT OF WORK LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH OWNER'S REPRESENTATIVE, SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND CONSTRUCTION DOCUMENTATION TO DETERMINE THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL IDENTIFY CONFLICTS WITH THE LANDSCAPE WORK AND BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL DRAIN LINES, CONDUIT, SLEEVES, AND POWER AND WATER SERVICE POINTS SHALL BE IN PLACE PRIOR TO INSTALLATION OF SITE LANDSCAPE CONSTRUCTION.
- WRITTEN SPECIFICATIONS AND REFERENCES ARE PART OF THE CONSTRUCTION DOCUMENTATION PACKAGE. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SPECIFICATIONS AND DRAWINGS WITH THE RELATED WORK OF OTHER DISCIPLINES, AND WITH RELATED CONSTRUCTION DOCUMENTS.
- WHEN CONFLICTS EXIST BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR SHALL BE BOUND TO DELIVER THE HIGHER QUALITY OR MORE RESTRICTIVE PRODUCT.
- CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- THERE SHALL BE NO PROTRUDING OBJECTS INTO THE PATH OF TRAVEL. TREES, LIGHT POLES, IRRIGATION BOXES, VALVES, AND FIRE DEPARTMENT EQUIPMENT SHALL NOT PROJECT INTO THE PATH OF TRAVEL BEYOND ALLOWANCES PER CBC 11B-307.2.

LAYOUT AND GRADING

- PRIMARY DIMENSIONS ARE KEYED TO CENTER POINTS OF LIGHT FIXTURES AND TREES, FACES OF CURBS OR EDGES OF PAVEMENTS.
- REFER TO CIVIL DRAWINGS FOR SIDEWALK GRADING, CURBS, CURB RAMPS, BULB OUTS, VEHICULAR PAVEMENTS AND UTILITIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SCORING SHOWN ON DRAWING SHOW DESIGN INTENT. FIELD VERIFICATION OF WORK SHALL BE REVIEWED AND APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO CONFIRM LOCATIONS OF UNDERGROUND UTILITIES, TRAFFIC SIGNS, STREET LIGHTING, FIRE HYDRANTS AND OTHER ELEMENTS FOR STREET TREE CLEARANCES AS REQUIRED UNDER CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS PLANTING GUIDELINES FOR MINIMUM RESTRICTIONS.

QUALITY CONTROL

- ALL SHOP DRAWINGS REQUIRED, AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE TO VEHICLE AND SIDEWALK PAVEMENTS, BUILDINGS, UTILITIES, PROPERTY LINES, CLEARANCES, EASEMENTS AND OTHER NECESSARY INFORMATION.
- ALL MOCK-UPS FOR LANDSCAPE IMPROVEMENTS SHALL BE A TRUE REPRESENTATIVE EXAMPLE OF THE SCOPE OF WORK AND PROVIDE EXAMPLES OF JOINTS, SEAMS, WELDS, FINISHES, COLORS, FASTENER TYPES FOR REVIEW AND APPROVAL.
- MOCK-UPS ARE TO BE PROVIDED ACCORDING TO THE SPECIFICATIONS, AND ALL FIRST TYPICAL CONSTRUCTION CONDITIONS ARE TO BE PREPARED FOR APPROVAL IN-PROGRESS BY OWNER'S REPRESENTATIVE.

PLANTING NOTES

- PLANT AREAS FOR EACH PLANT TYPE ARE SHOWN ON DRAWINGS. CONTRACTOR TO CONFIRM ALL QUANTITIES. ALL AREAS ARE TO BE DENSELY PLANTED, PER SPACING IN PLANTING SCHEDULES.
- WHERE IN-THE-FIELD CONFLICTS ARISE BETWEEN PLANT AND UTILITY LOCATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO PLANT PLACEMENT WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE, IN ORDER TO ACHIEVE OPTIMUM DESIGN INTENT.
- GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OF PLANT MATERIALS. PERFORM FINE GRADING IN ALL PLANTING AREAS AND COORDINATE FINISH GRADE TO ALLOW MULCH AS INDICATED IN SPECIFICATIONS.
- DIMENSIONS FOR PLACEMENT AND LAYOUT OF PLANT MATERIALS SHOWN ON DRAWINGS ARE APPROXIMATE. LAYOUT OF PLANT MATERIALS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS IN CONFORMANCE WITH SPECIFICATIONS.
- CONTRACTOR SHALL ORDER PLANT MATERIAL TO ENSURE ADEQUATE QUANTITIES AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE, IN CONFORMANCE WITH DRAWINGS AND SPECIFICATIONS.
- AFTER PLANTING IS COMPLETE, FURNISH AND SPREAD MULCH OVER ENTIRE PLANTED AREA, IN CONFORMANCE WITH SPECIFICATIONS, UNLESS OTHERWISE NOTED IN DRAWINGS. CONTRACTOR SHALL PROVIDE THE AMOUNT OF MULCH AND/OR DECORATIVE ROCK NECESSARY TO COVER THE ENTIRE PLANTING AREA AND ALL AREAS NOT IDENTIFIED AS TURF OR PAVING AS INDICATED IN DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANT ESTABLISHMENT OF THE ENTIRE SITE FOR THE DURATION OF THE CONTRACT AND PLANT ESTABLISHMENT PERIOD, AS INDICATED IN SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO ALL WATERING, MOWING, EDGING, TRIMMING, PRUNING, WEEDING, FERTILIZING, AND KEEPING ALL PLANT MATERIAL (BOTH EXISTING AND NEW) IN HEALTHY GROWING CONDITION AND NEED AND ATTRACTIVE IN APPEARANCE. REPLACE ALL DEAD AND/OR DAMAGED PLANT MATERIAL AS NEEDED ON A WEEKLY BASIS.
- ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE THE CAPABILITY TO HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND CAN BE RUN REMOTELY.
- CONTRACTOR SHALL CONFIRM SOURCE OF ALL PLANT MATERIAL. ALL PLANT MATERIAL OF SAME SPECIES SHALL BE FROM A SINGLE SOURCE, AS INDICATED IN SPECIFICATIONS.
- SHRUB AND TREE PLANT MATERIAL SHALL BE MULTI-TRUNK FORM UNLESS OTHERWISE NOTED.
- ALL PLANTING AREAS SHALL BE TREATED WITH AN ORGANIC MULCH LATER OF 3" MINIMUM THICKNESS.

PLANTING SOILS

- ALL SOILS FOR AT-GRADE LANDSCAPE PLANTING AND TREE PLANTING IN RIGHT OF WAY IS FROM IMPORTED SANDY LOAM SOIL.
- ALL SOILS FOR ON-STRUCTURE LANDSCAPE PLANTING IS A LIGHTWEIGHT, FAST DRAINING SOIL.
- ALL SOILS FOR BIO-RETENTION PLANTING MEETS ALL LOCAL AND STATE REQUIREMENTS.
- IMPORTED SANDY LOAM SOIL MATERIAL WILL BE TESTED AND AMENDED IN ACCORDANCE TO LABORATORY TESTING FACILITY RECOMMENDATIONS BEFORE PLACEMENT ON SITE.
- BEFORE THE EXCAVATION, CONTRACTOR IS TO CONFIRM LOCATIONS OF ALL UNDERGROUND UTILITIES, STRUCTURES, LIGHTPOLES. IF ANY CONFLICTS OR AS BUILT CONDITIONS THAT VARY FROM WHAT IS SHOWN THE DRAWINGS ARE DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- INSTALL IMPORT SANDY LOAM SOILS IN A MANNER TO MAINTAIN COMPACTION RATES AS SPECIFIED IN THE SPECIFICATION SECTIONS - SOIL PREPARATION AND PLANTING AND RESTRICT CONTAMINATION WITH EXISTING NATIVE SOILS AND CONSTRUCTION MATERIALS AND EQUIPMENT. INSTALLATION OF THE SOILS SHALL BE REVIEWED AND INSPECTED BY GEO-TECHNICAL ENGINEER AND REVIEWED BY LANDSCAPE ARCHITECT.
- INSTALLED PLANTING SOILS ARE TO BE PROTECTED FROM COMPACTION OR CONTAMINATION BEFORE THE INSTALLATION OF PLANTING MATERIALS AND UNIT PAVING.
- ALL SOILS SHALL HAVE AN APPLICATION OF COMPOST TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWEL0 SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL (CGBC 4.304).

STORM WATER MITIGATION

- LANDSCAPE SHALL COMPLY WITH ALL CITY OF BERKELEY PUBLIC UTILITY COMMISSION STANDARDS AND REQUIREMENTS.
- SITE STORM WATER SHALL BE TREATED IN A COMBINATION OF RAISED AND FLUSH FLOW THROUGH PLANTERS AND/OR PERMEABLE PAVING THAT MEET SFPUC CURRENT TYPICAL GREEN INFRASTRUCTURE DETAILS.

SITE LIGHTING

- LANDSCAPE AREAS SHALL BE ILLUMINATED WITH STATE OF THE ART, EFFICIENT EXTERIOR LIGHTING FIXTURES THAT MAY INCLUDE POLES, BOLLARDS, STRIP LIGHTS, AND/OR CATENARY LIGHT STRINGS.

IRRIGATION

- LANDSCAPE SHALL BE IRRIGATED WITH STATE OF THE ART AUTOMATIC, PROGRAMMABLE IRRIGATION SYSTEM THAT MEETS ALL STATE AND LOCAL WATER CONSERVATION REQUIREMENTS. SYSTEM SHALL INCLUDE PROGRAMMABLE TIMER, FLOW SENSOR, WIFI COMMUNICATION CAPABILITY, AND WATER EFFICIENT DRIP HEADS. A RAIN SENSOR SHALL BE PROVIDED THAT IS OF THE SAME MANUFACTURER AS THE MASTER CONTROL VALVE TO ENSURE EASE OF COMMUNICATION BETWEEN COMPONENTS.

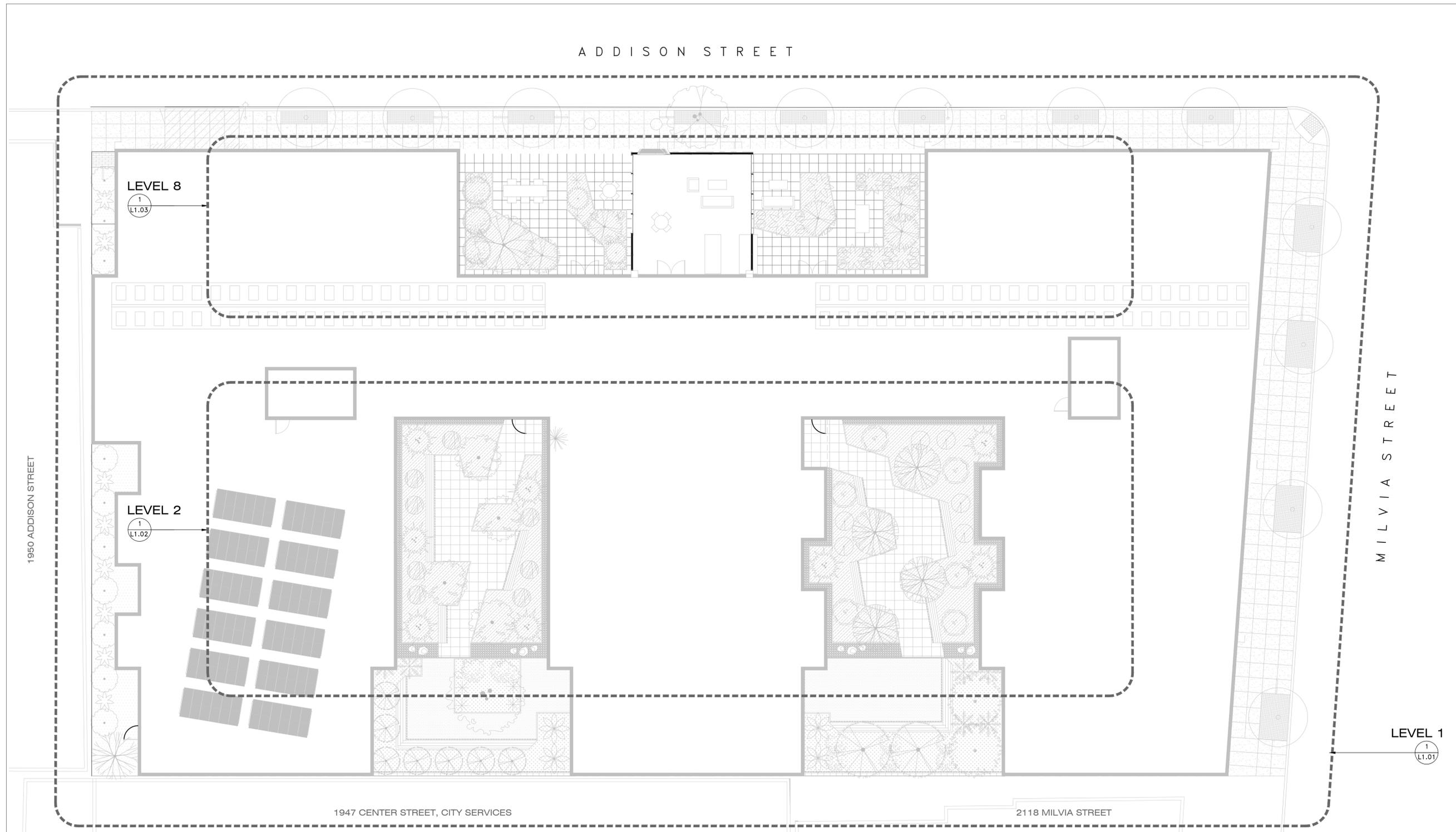
NOTES AND MATERIAL LEGEND



2100 MILVIA ST BERKELEY, CA 94704

L0.00

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920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308



1950 ADDISON STREET

A D D I S O N S T R E E T

M I L V I A S T R E E T

LEVEL 8

1
L1.03

LEVEL 2

1
L1.02

LEVEL 1

1
L1.01

1947 CENTER STREET, CITY SERVICES

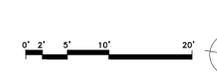
2118 MILVIA STREET

KEY PLAN NOTES AND MATERIAL LEGEND

SCALE: 1"=10'-0"



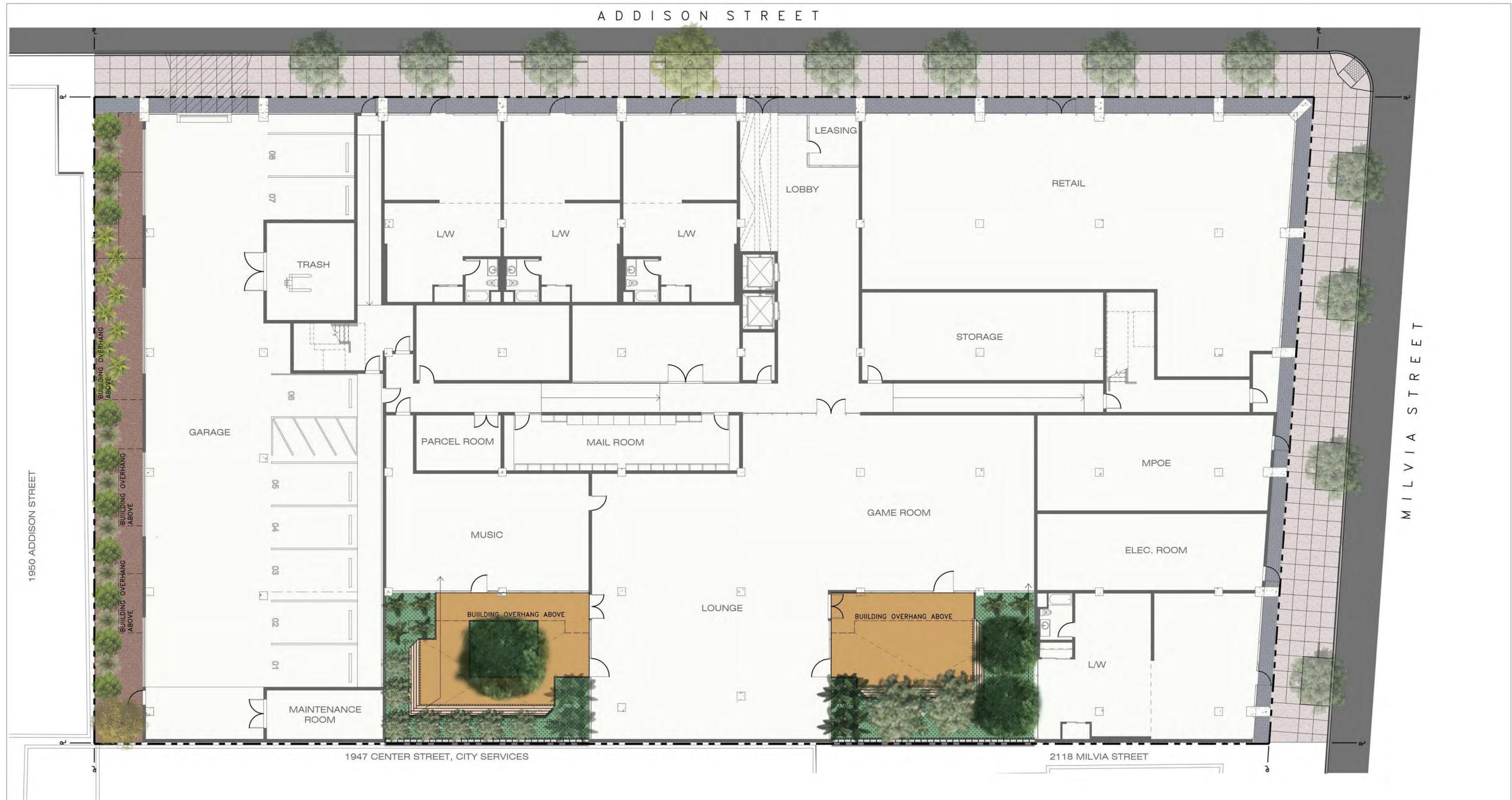
2100 MILVIA ST BERKELEY, CA 94704



L0.01



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KMA PROJECT NO. 2308

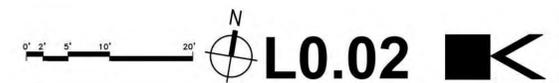


LEVEL 1 RENDERED PLAN

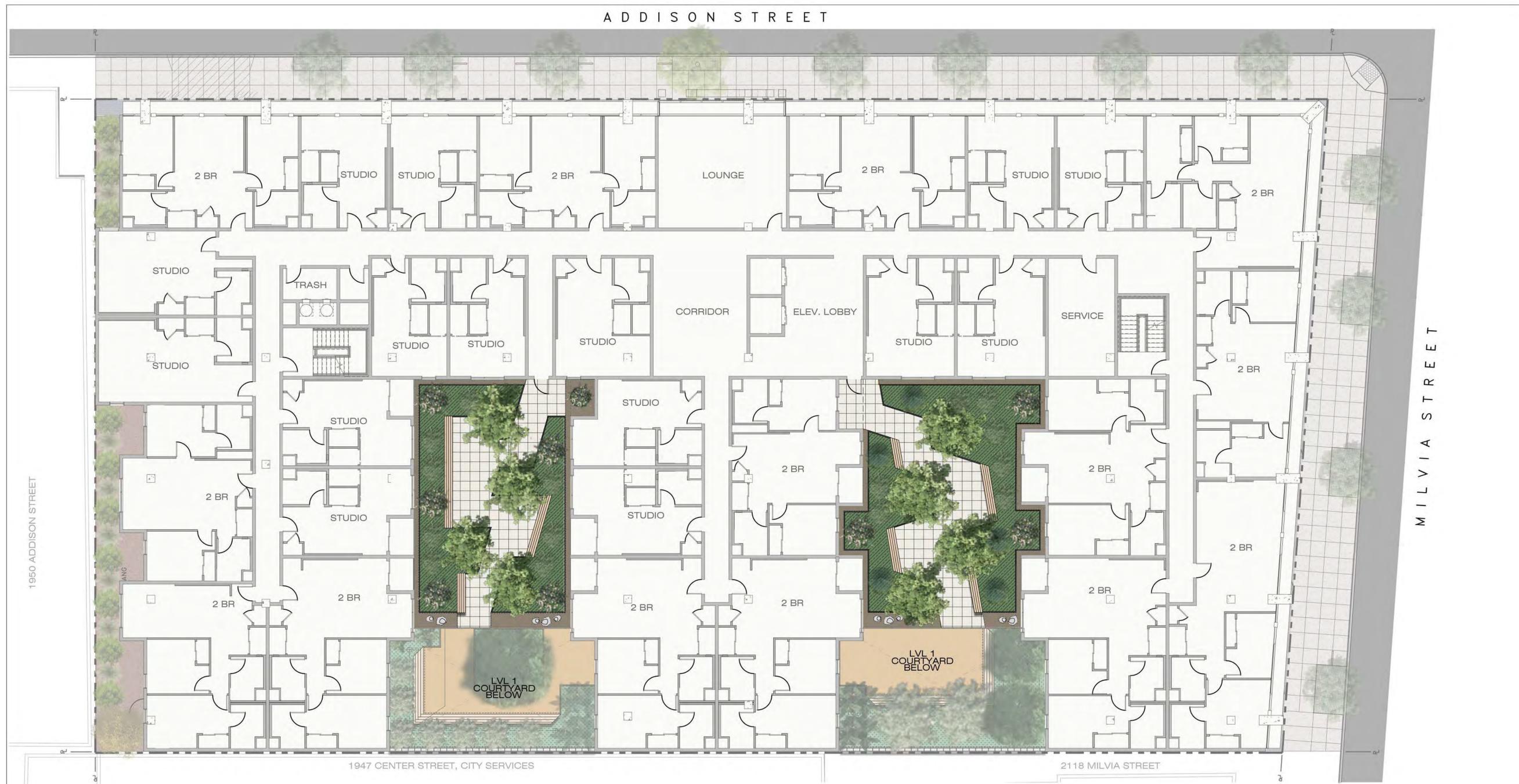
SCALE: 1"=10'-0"



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LEVEL 2 RENDERED PLAN

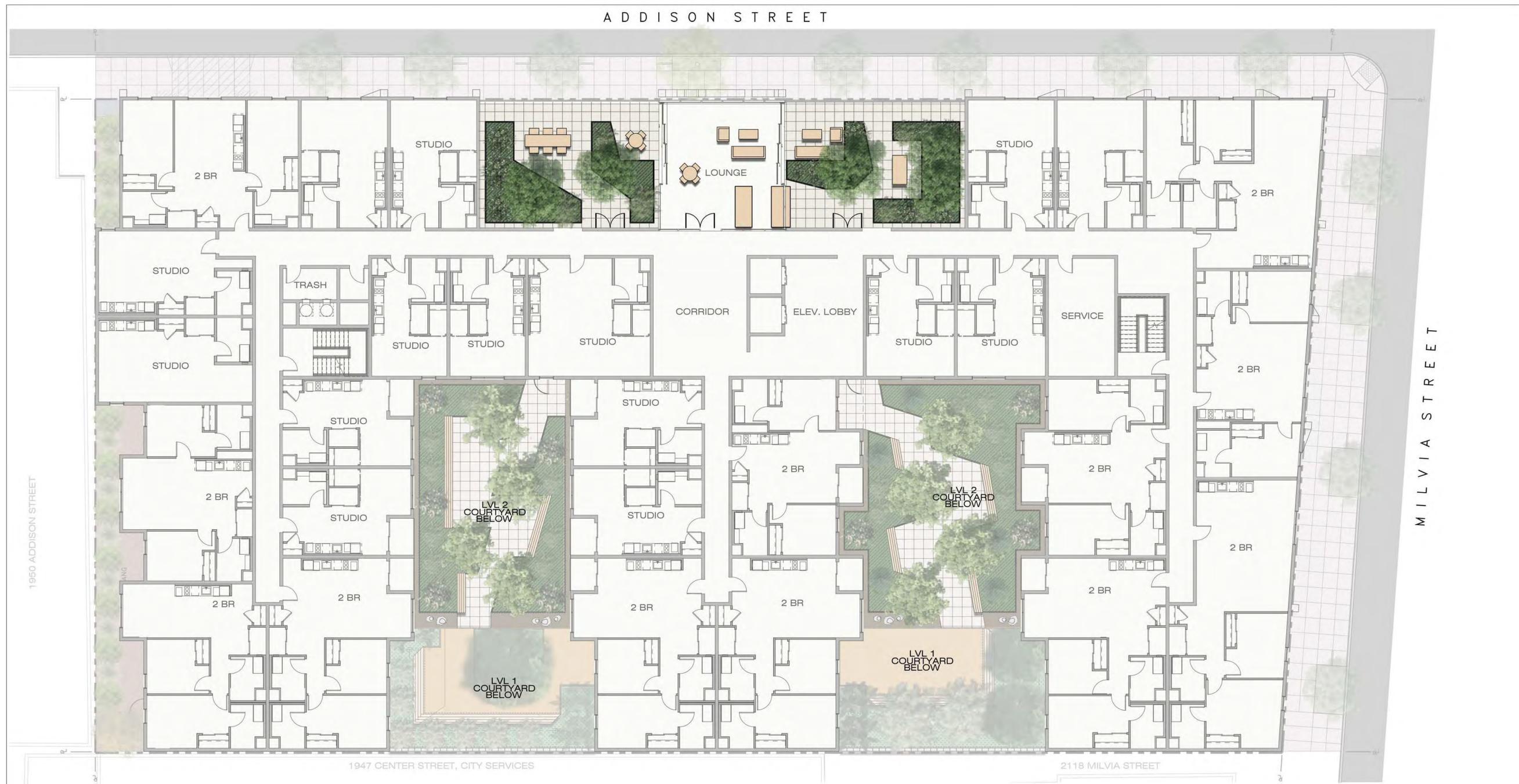
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LEVEL 8 RENDERED PLAN

SCALE: 1"=10'-0"

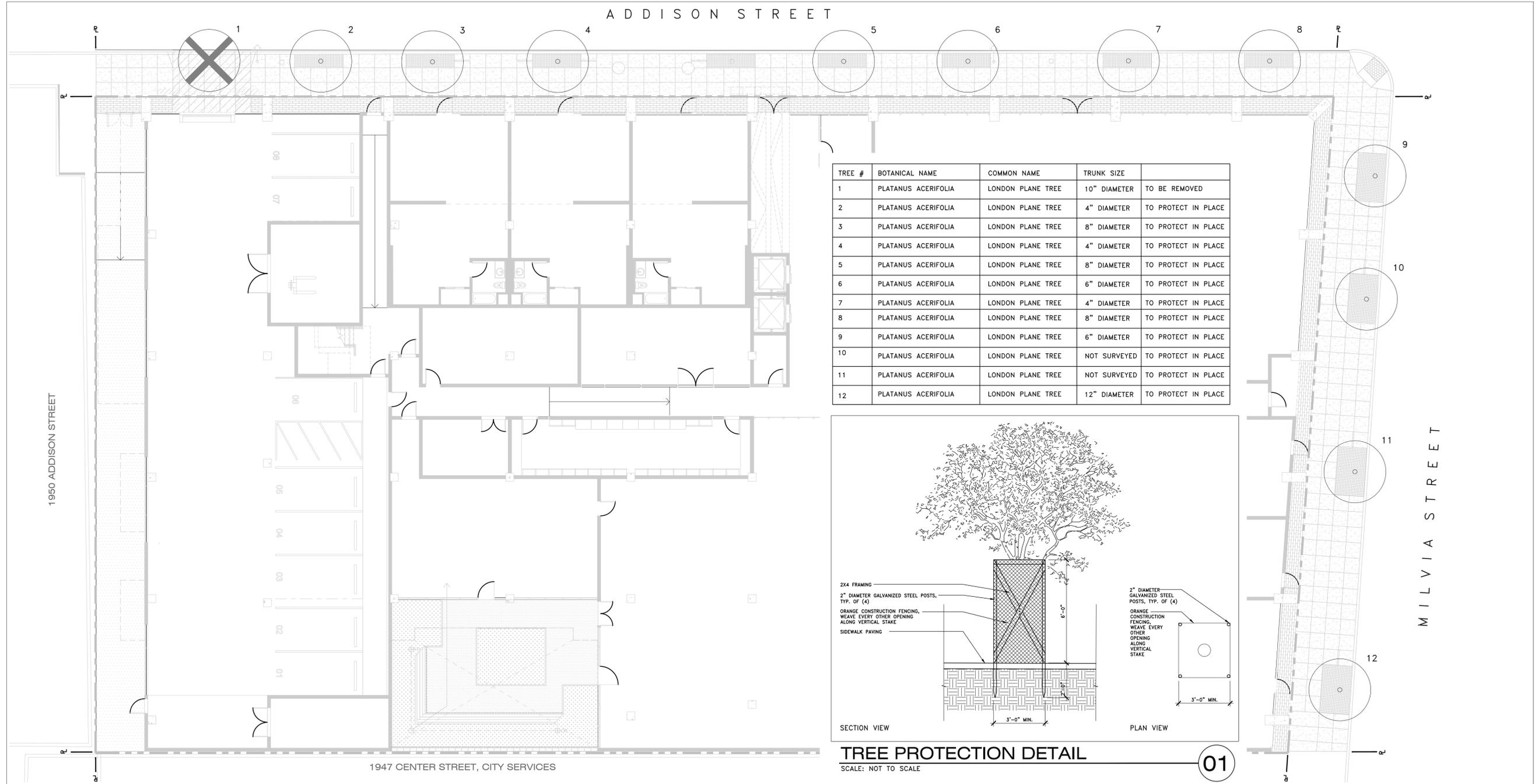


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L0.04

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
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KMA PROJECT NO. 2308

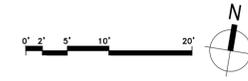
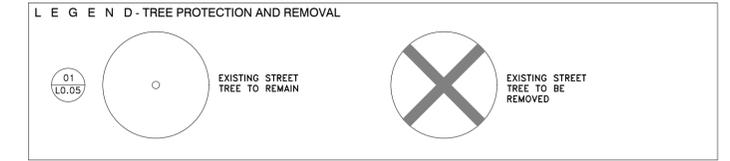


TREE PROTECTION & REMOVAL PLAN

SCALE: 1"=10'-0"

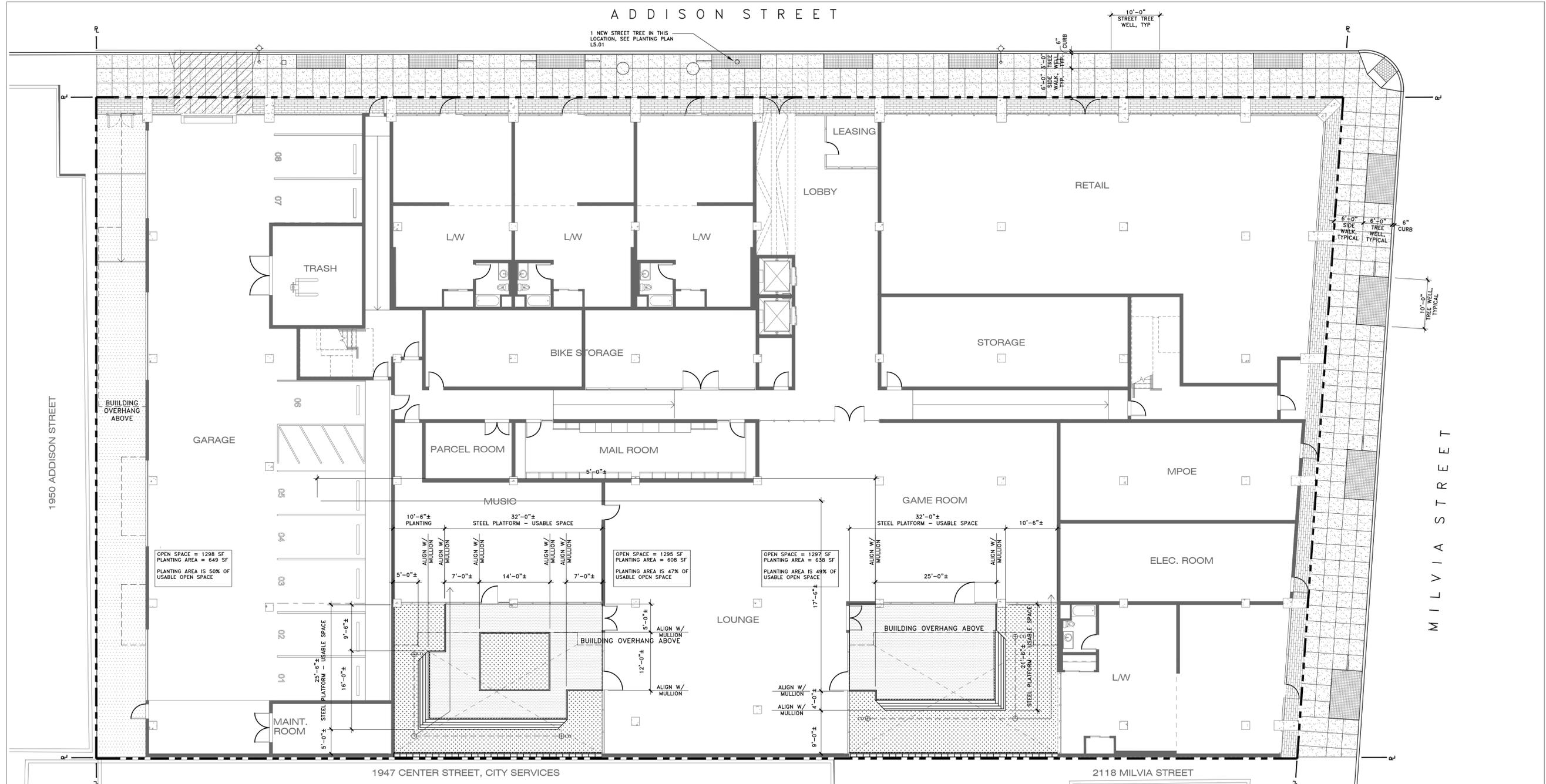


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L0.05

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LEGEND-LEVEL 1

3 L4.01	EXISTING TREE TO REMAIN PROTECT IN PLACE PLATANUS ACERIFOLIA LONDON PLANE TREE	4 L4.01	CIP CITY STANDARD CONCRETE PAVING (VEHICLE USE)	1 L4.01	"FLEXIPAVE" STREET TREE WELLS	2 L4.01	UNIT PAVER ON GRADE	1 L4.03	RAISED STEEL PLATFORM W/ BUILT IN SEATING & RECESSED LED STRIP LIGHT	1 L4.02	OVERFLOW PERFORATED PIPES AND CLEANOUTS IN FLOW TROUGH PLANTER	1 L4.02	BIKE PARKING 7 RACKS	1 L4.02	10' TALL CMU WALL W/ STRIP LIGHT	1 L4.02	PROPERTY LINE	1 L4.02	BUILDING OVERHANG ABOVE
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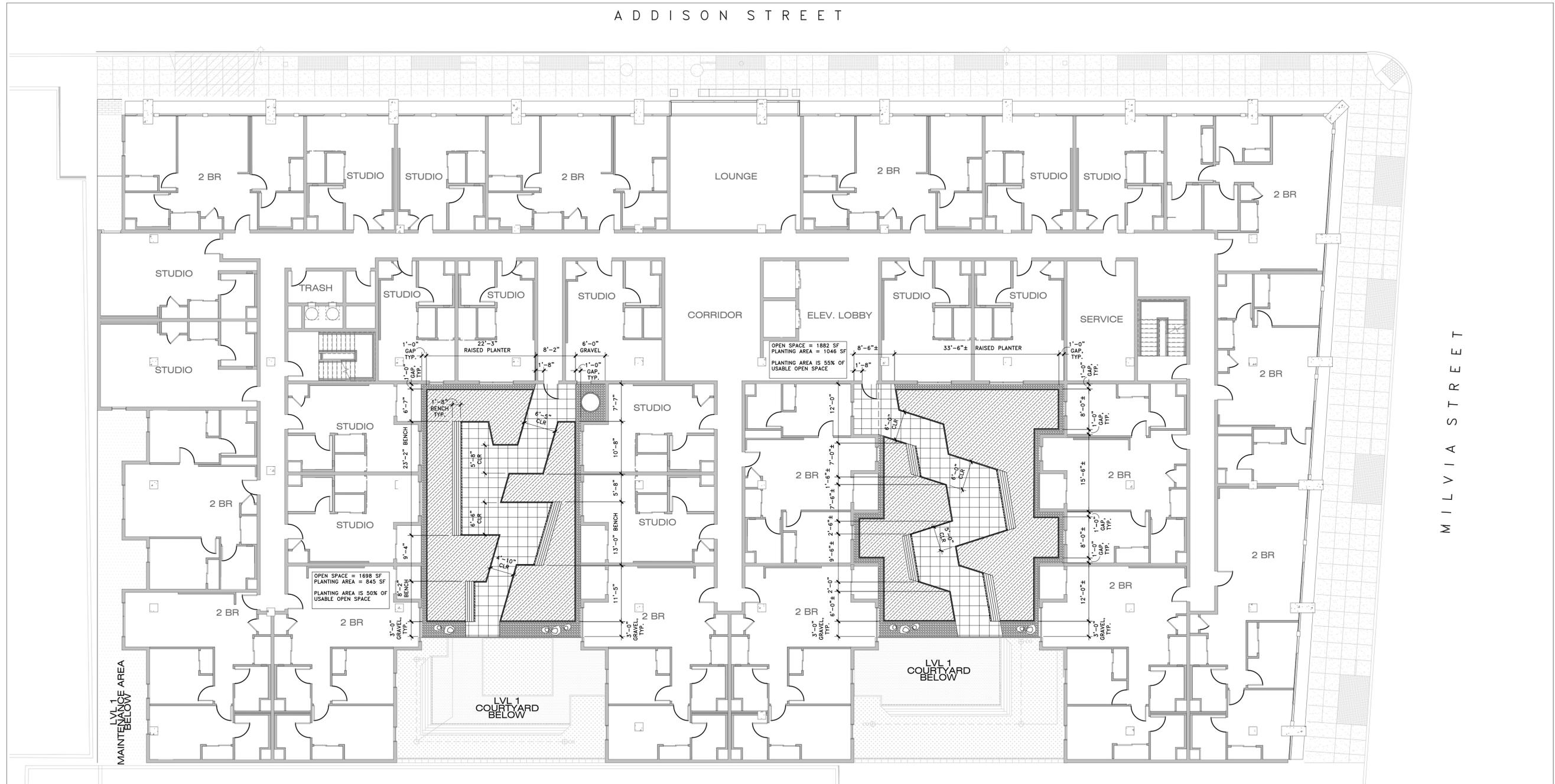
LEVEL 1 LAYOUT AND MATERIALS PLAN
 SCALE: 1"=10'-0"



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LEGEND-LEVEL 2

 PEDESTAL PAVERS ON STRUCTURE	 RAISED STEEL PLANTER W/ BUILT IN SEATING & RECESSED LED STRIP LIGHT	 OVERFLOW PERFORATED PIPES AND CLEANOUTS IN FLOW TROUGH PLANTER
 GRAVEL MULCH ON STRUCTURE	 PRECAST POT ON STRUCTURE	
 BOULDERS ON STRUCTURE		

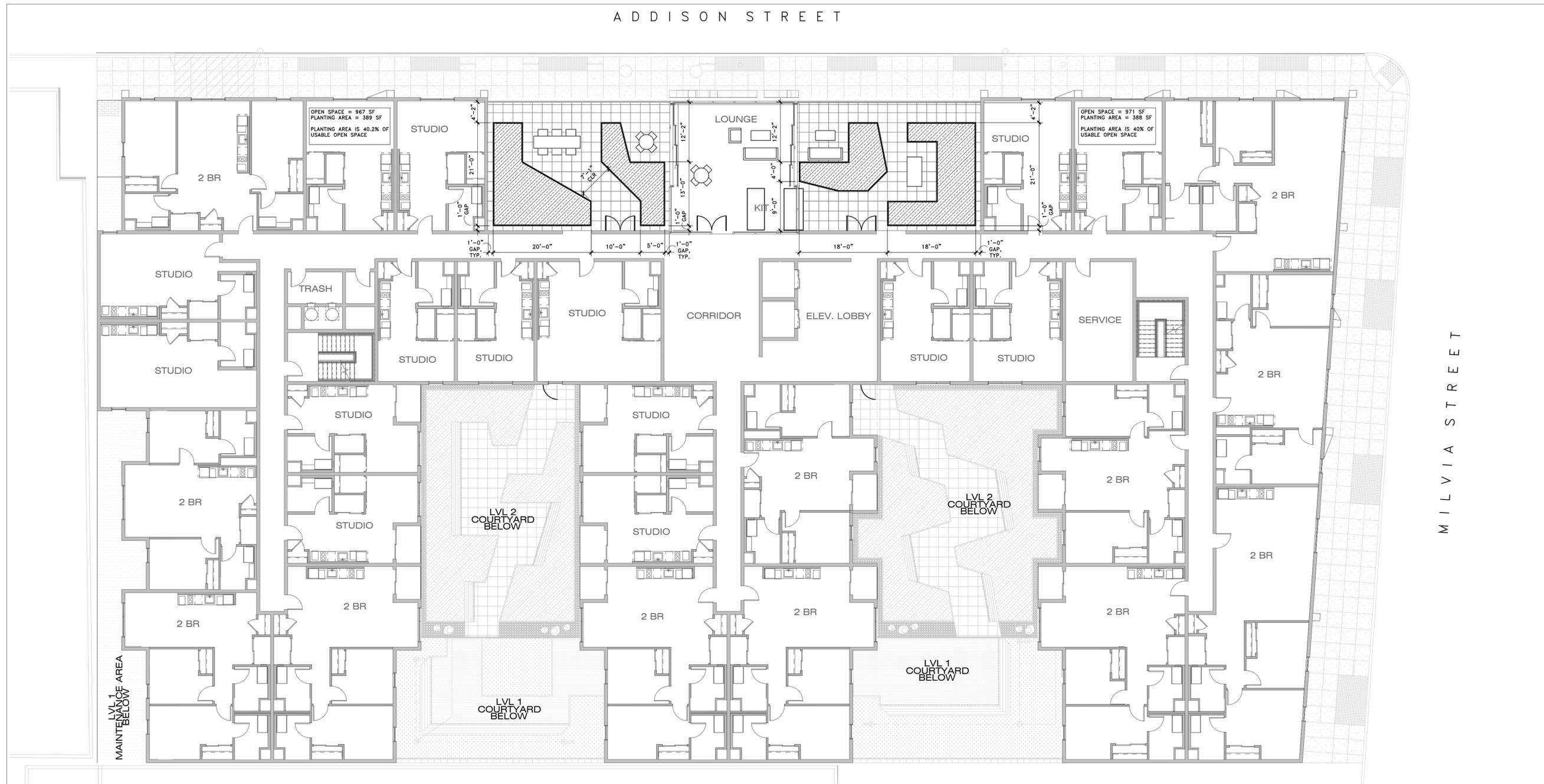
LEVEL 2 LAYOUT AND MATERIALS PLAN
 SCALE: 1"=10'-0"



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LEGEND - LEVEL 8

	PEDESTAL PAVERS ON STRUCTURE		INTERIOR/EXTERIOR KITCHEN COUNTER S.A.D.		PRECAST PLANTER POT
	RAISED STEEL PLANTER		PREFABRICATED WORK STATION TABLE WITH ELECTRICAL CONNECTION		OUTDOOR FURNITURE
	BUILT-IN SERVING COUNTER				



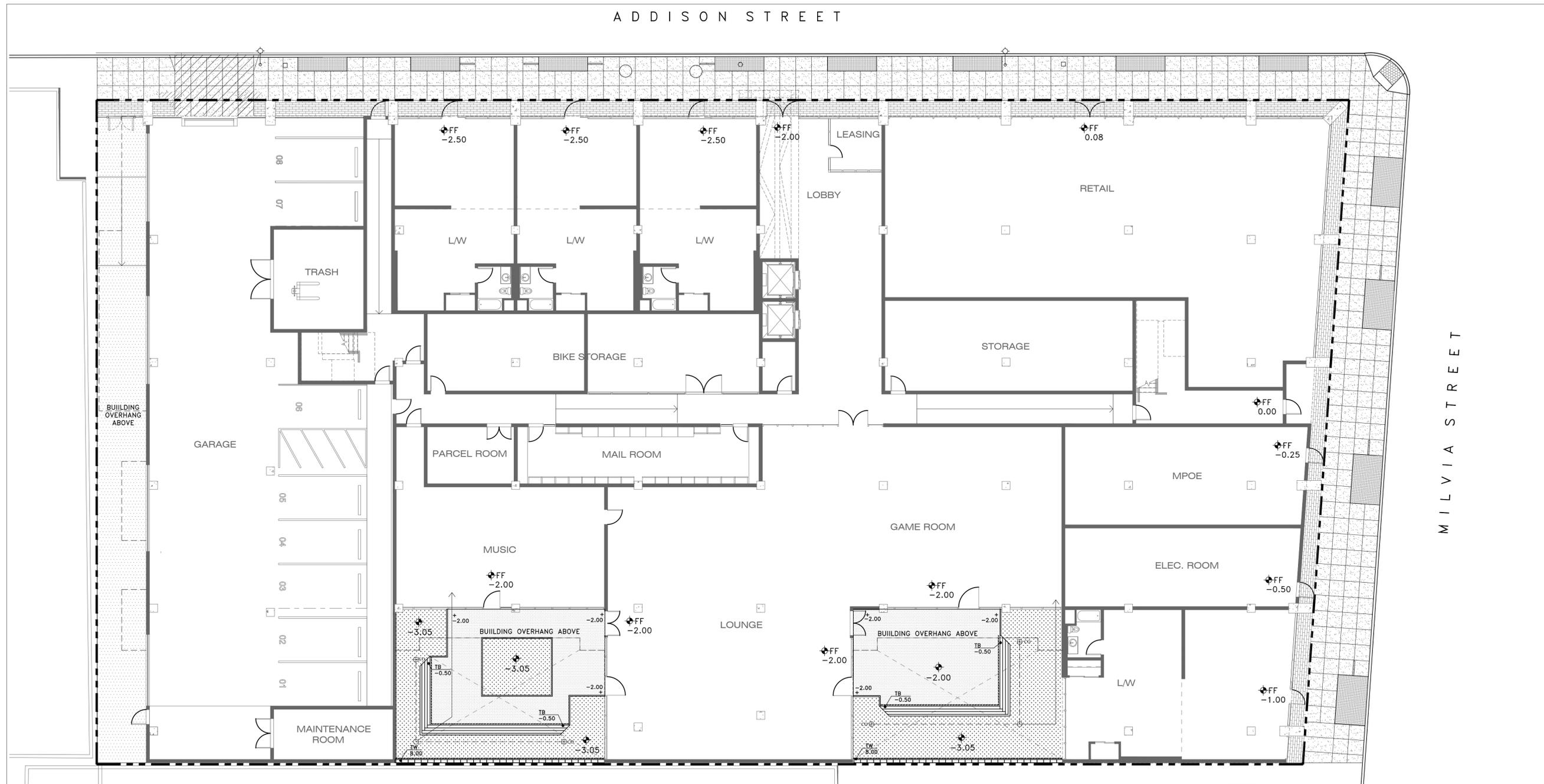
LEVEL 8 LAYOUT AND MATERIALS PLAN
 SCALE: 1"=10'-0"

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L1.03



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LEGEND - LEVEL 1 | GRADING

FF	FINISHED FLOOR ELEVATION BY ARCHITECT	+ (00.00)	EXISTING SPOT GRADE/ELEVATION TO REMAIN (VERIFY IN FIELD)
• 00.00	PROPOSED SPOT GRADE/ELEVATION FROM CIVIL ENGINEER (FOR REFERENCE ONLY)	2%	SLOPE
+ 00.00	PROPOSED SPOT GRADE/ELEVATION	24.47 TW	TOP OF WALL ELEV.



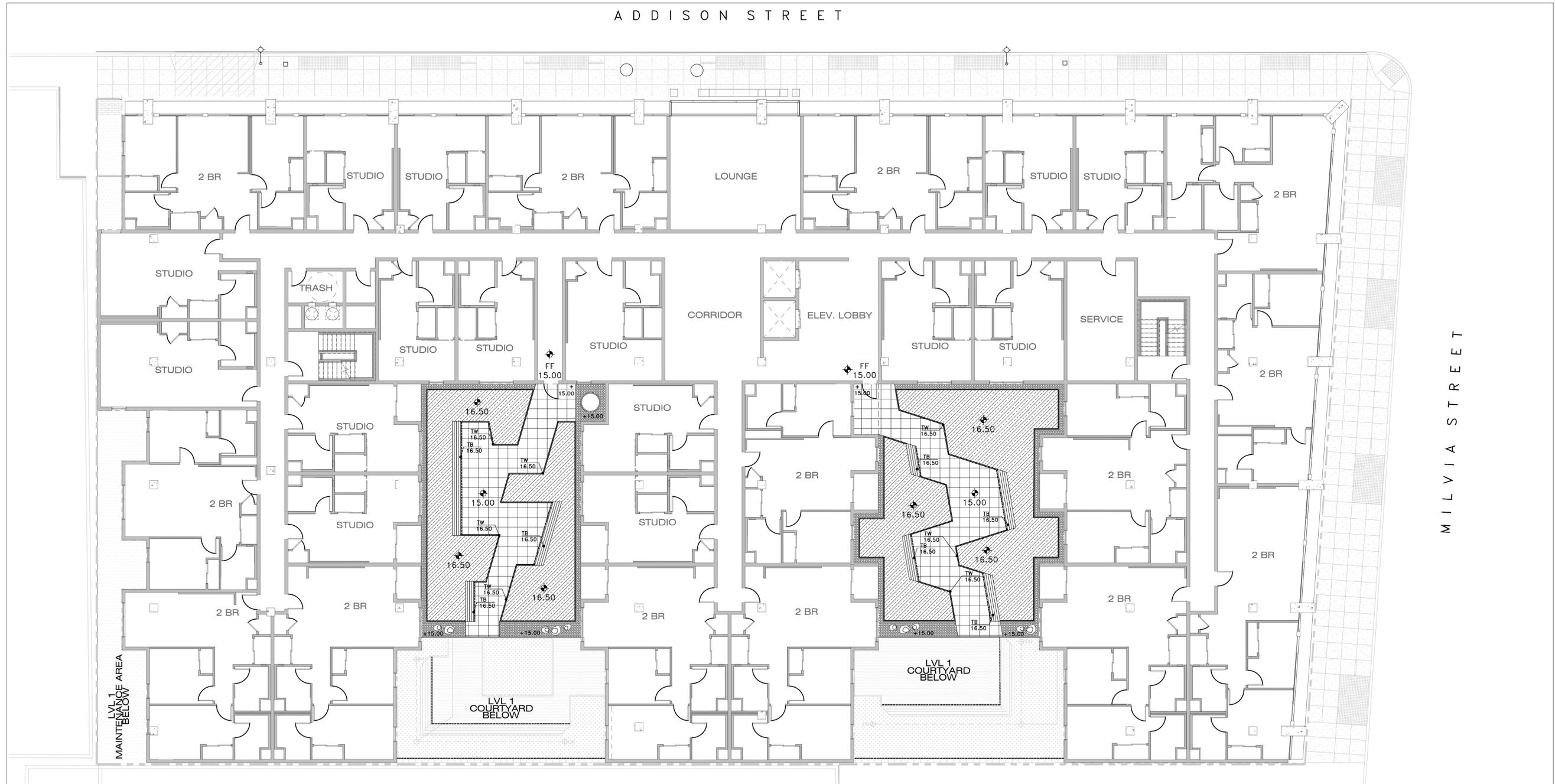
LEVEL 1 GRADING PLAN
 SCALE: 1"=10'-0"



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L2.01

KAVA MASSIH ARCHITECTS
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 KMA PROJECT NO. 2308



LEGEND-LEVEL 2 | GRADING

FF	FINISHED FLOOR ELEVATION BY ARCHITECT	+ (00.00)	EXISTING SPOT GRADE/ELEVATION TO REMAIN (VERIFY IN FIELD)
• 00.00	PROPOSED SPOT GRADE/ELEVATION FROM CIVIL ENGINEER (FOR REFERENCE ONLY)	2%	SLOPE
+ 00.00	PROPOSED SPOT GRADE/ELEVATION	24.47 TW	TOP OF WALL ELEV.



LEVEL 2 GRADING PLAN

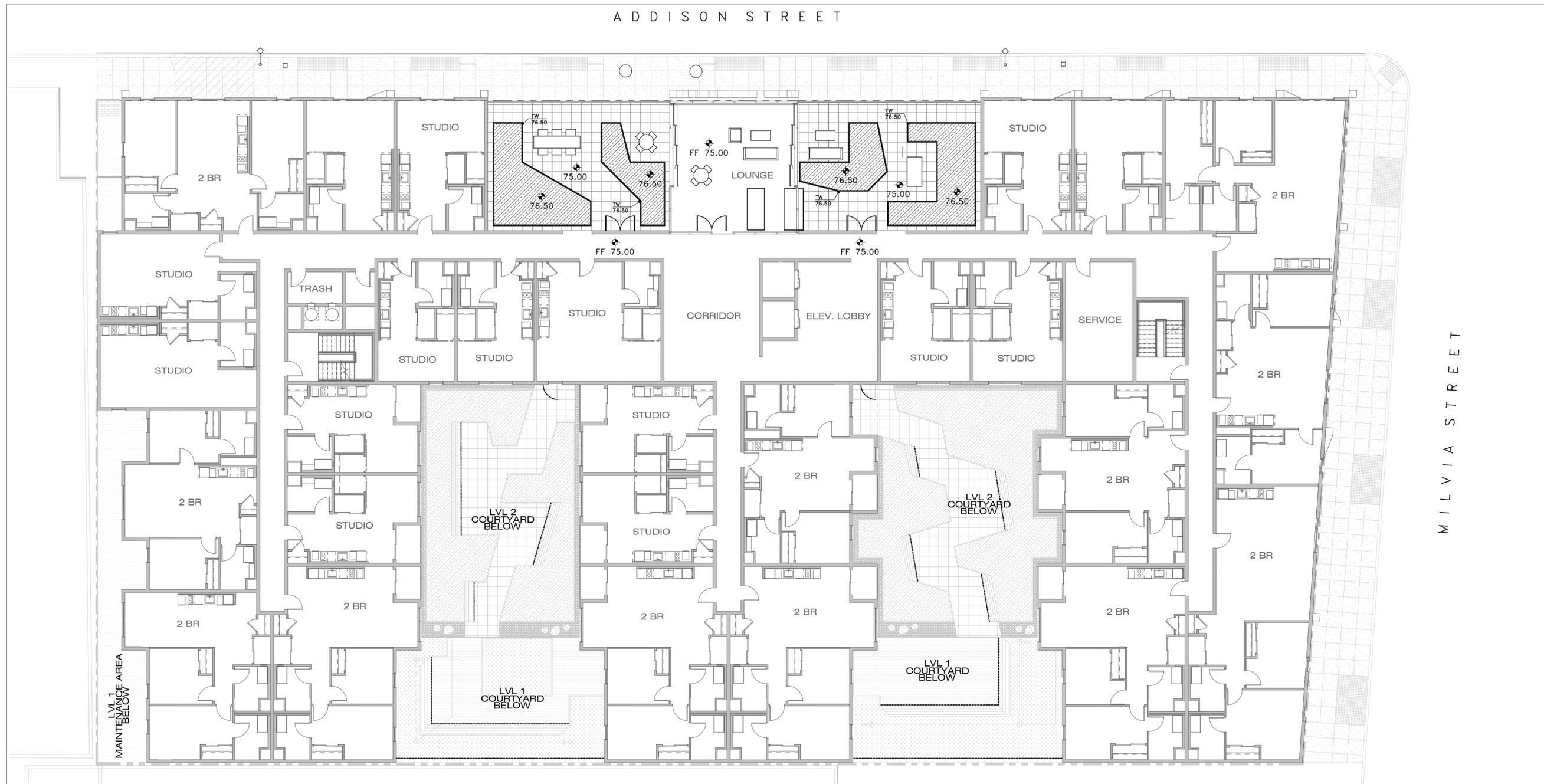
SCALE: 1"=10'-0"



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L2.02

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
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 KMA PROJECT NO. 2308



LEGEND - LEVEL 8 | GRADING

FF	FINISHED FLOOR ELEVATION BY ARCHITECT	+ (00.00)	EXISTING SPOT GRADE/ELEVATION TO REMAIN (VERIFY IN FIELD)
• 00.00	PROPOSED SPOT GRADE/ELEVATION FROM CIVIL ENGINEER (FOR REFERENCE ONLY)	2%	SLOPE
+ 00.00	PROPOSED SPOT GRADE/ELEVATION	24.47 TW	TOP OF WALL ELEV.



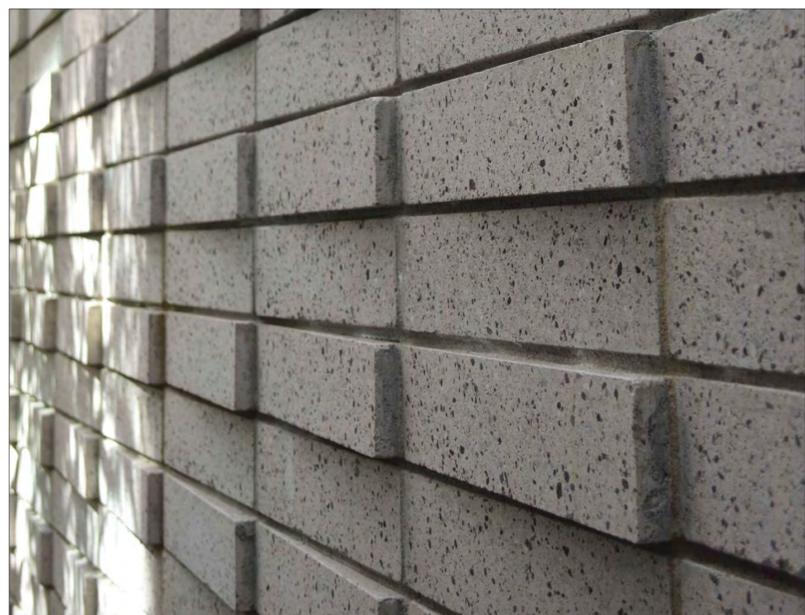
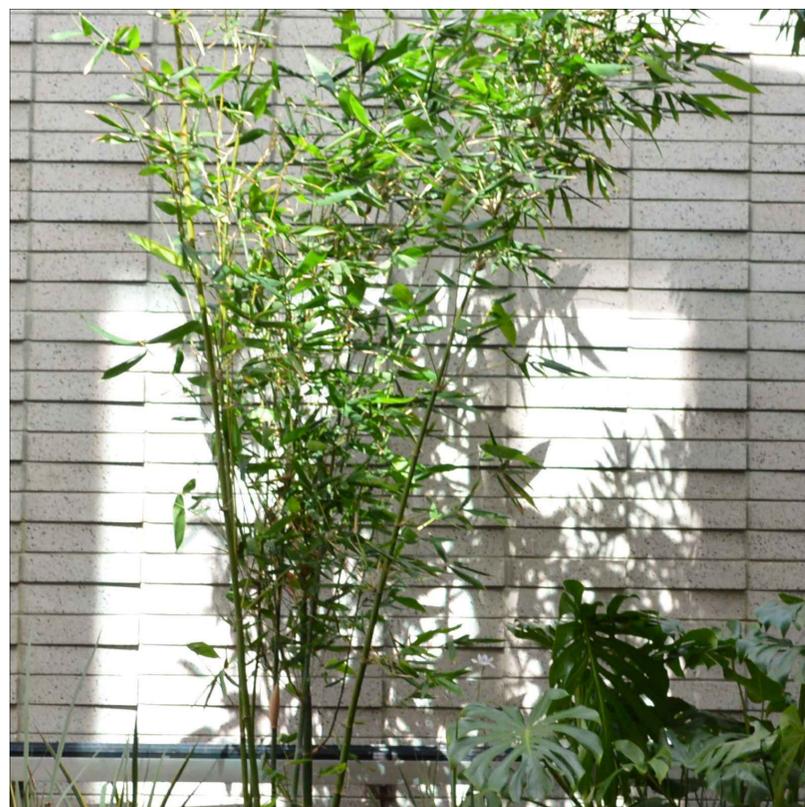
LEVEL 8 GRADING PLAN
 SCALE: 1"=10'-0"



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L2.03

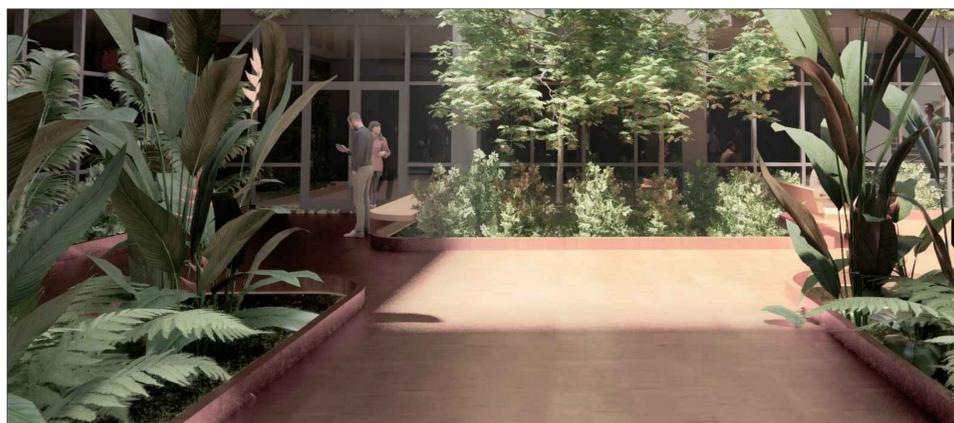
KAVA MASSIH ARCHITECTS
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CMU WALL WITH TWISTED GROUND FACE BLOCK AND ACCENT LIGHTING



ELEVATED STEEL PLATFORMS OVER FLOW THROUGH PLANTERS



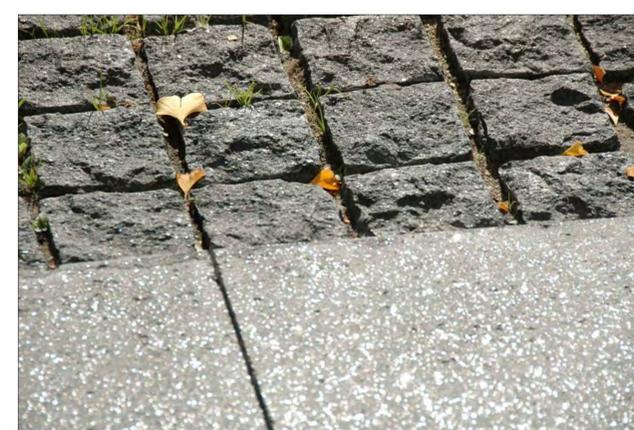
ELEVATED STEEL PLATFORMS OVER FLOW THROUGH PLANTERS



RED BROWN PATH MIX AT PLANTED MAINTENANCE AREA



NEW STREET TREE ON ADDISON STREET FRONTAGE



STONE COBBLES AT ENLARGED STREET TREE WELLS

LEVEL 1 PRECEDENT IMAGES

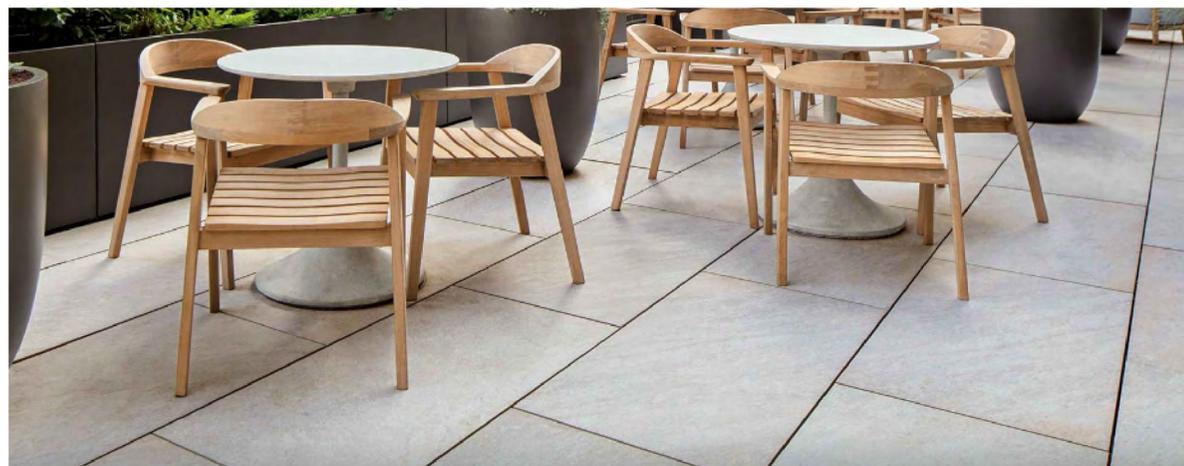


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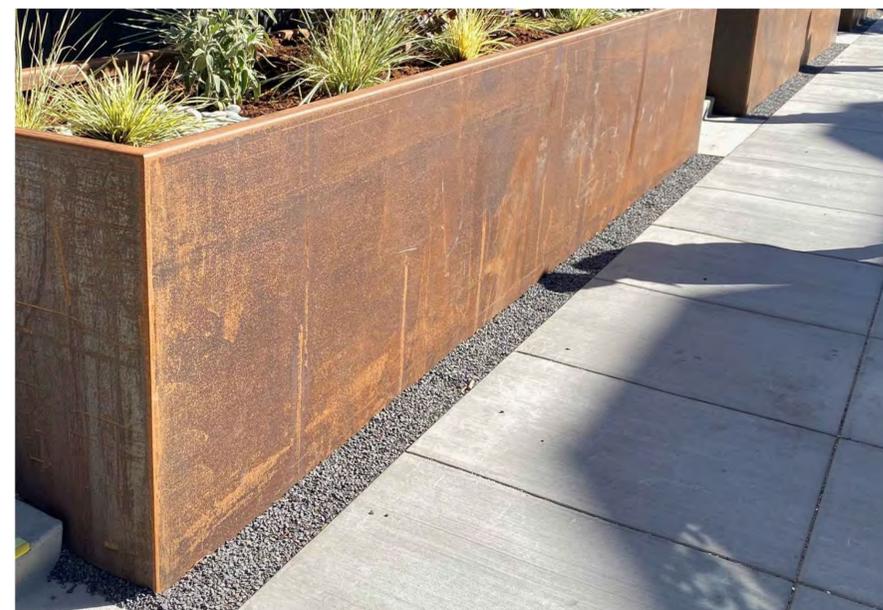


L3.01

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KMA PROJECT NO. 2308



PRECAST CONCRETE PEDESTAL PAVERS ON STRUCTURE



OPTION B: RAISED CORTEN STEEL PLANTERS AT LEVEL 2 COURTYARDS



SCULPTURAL BOULDERS ON STRUCTURE



GRAVEL MULCH ON STRUCTURE



OPTION A: PRIMED AND PAINTED STEEL PLANTERS AT LEVEL 2 COURTYARDS

LEVEL 2 PRECEDENT IMAGES

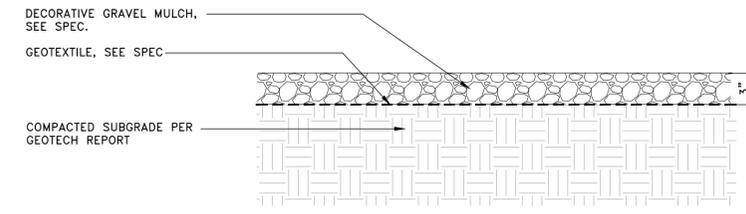


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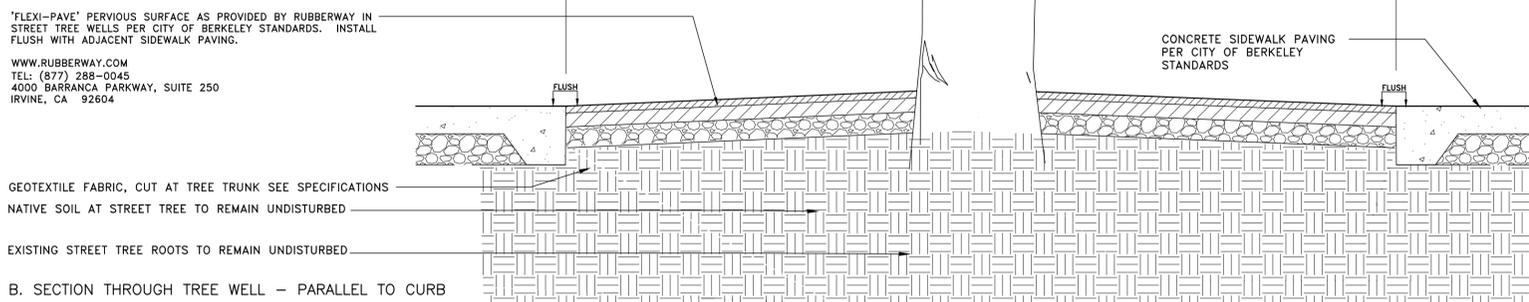
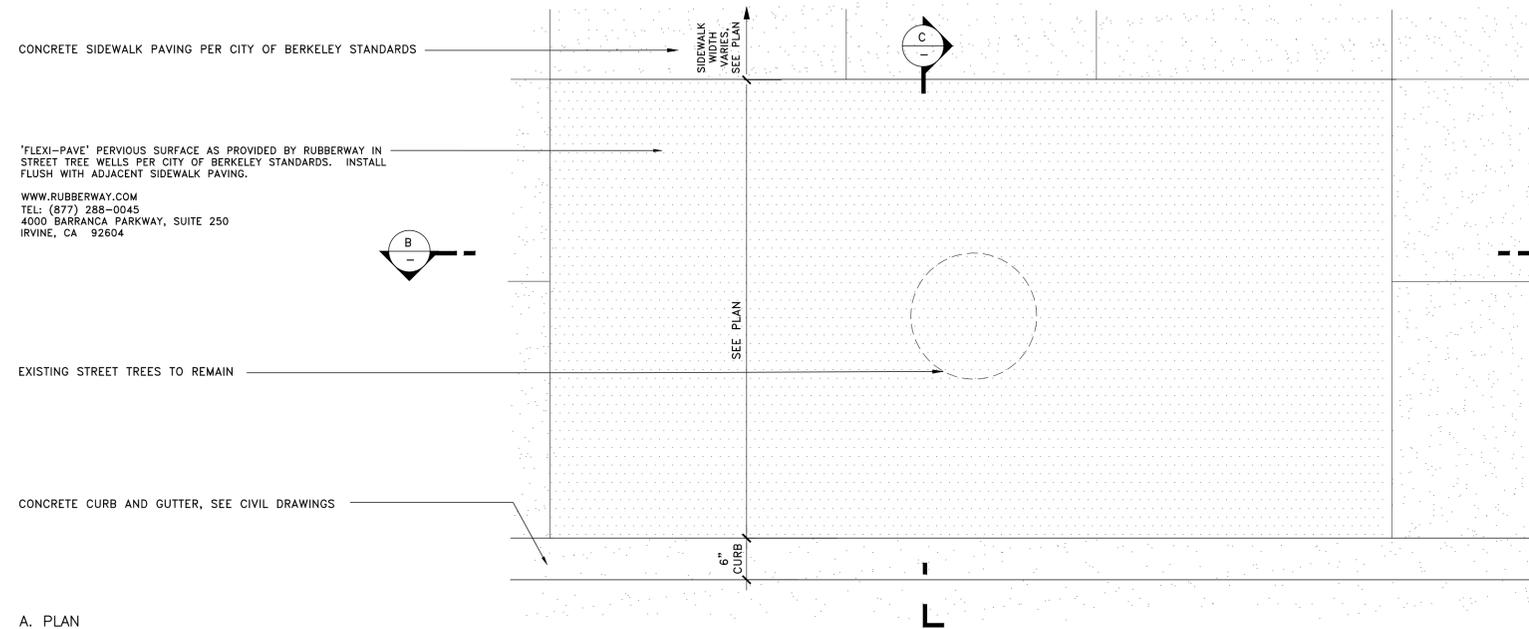


L3.02

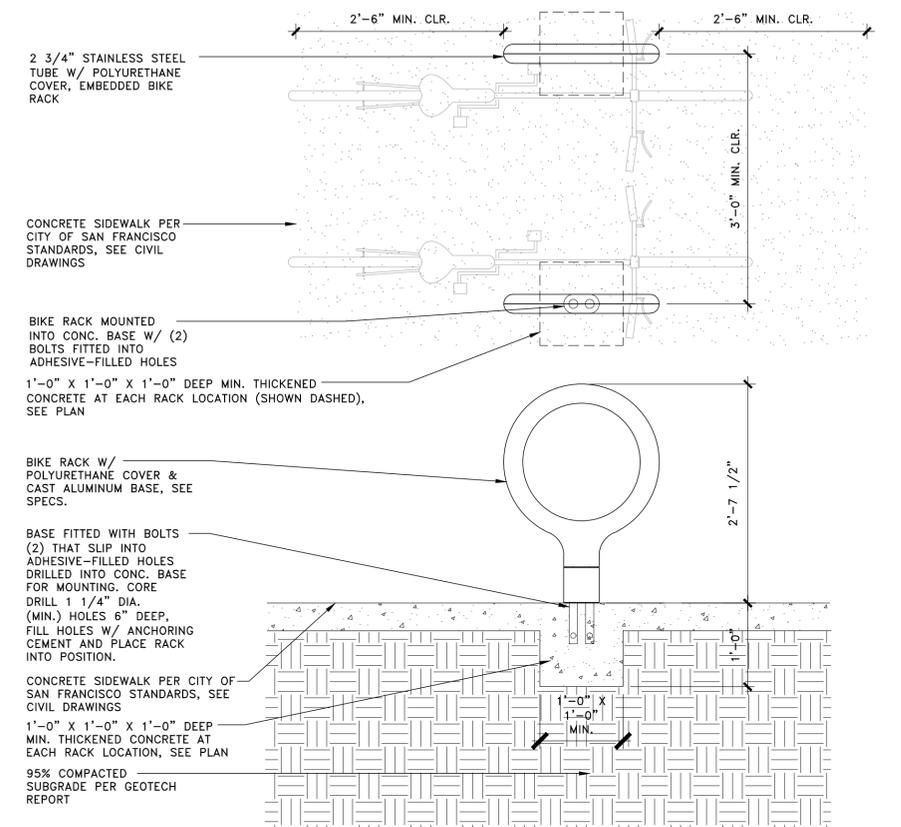
KAVA MASSIH ARCHITECTS
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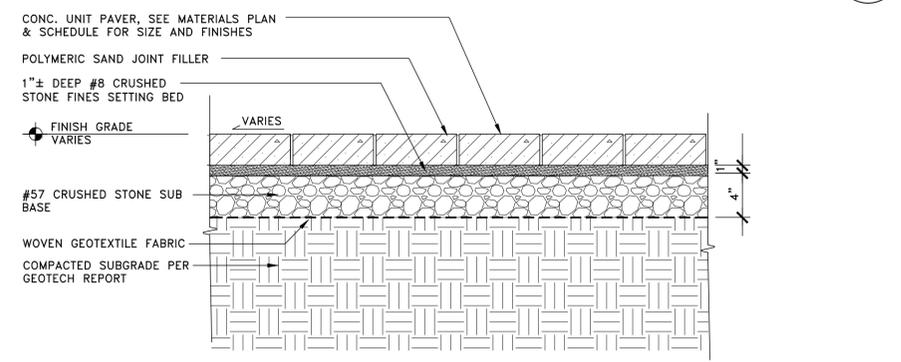
RED BROWN PATHWAY MIX WITH PLANTINGS
 SCALE: 1 1/2" = 1'-0"



STREET TREE WELL
 SCALE: 1" = 1'-0"



BIKE RACK
 SCALE: 1" = 1'-0"



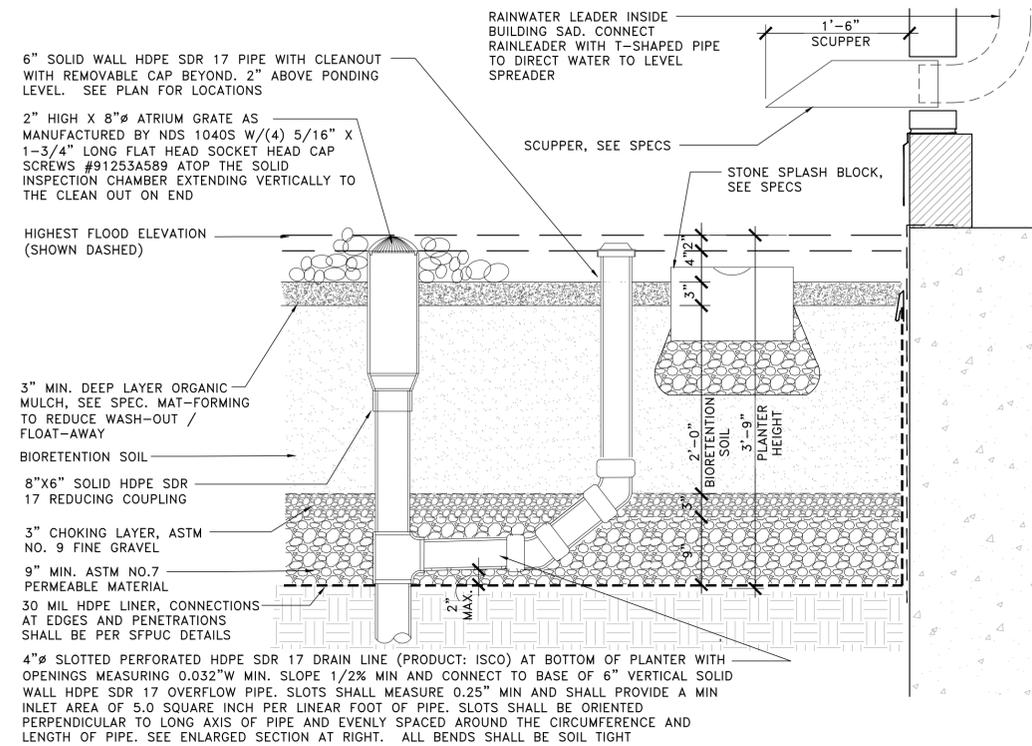
CONC. UNIT PAVER ON GRADE
 SCALE: 1 1/2" = 1'-0"

LANDSCAPE DETAILS LVL 1

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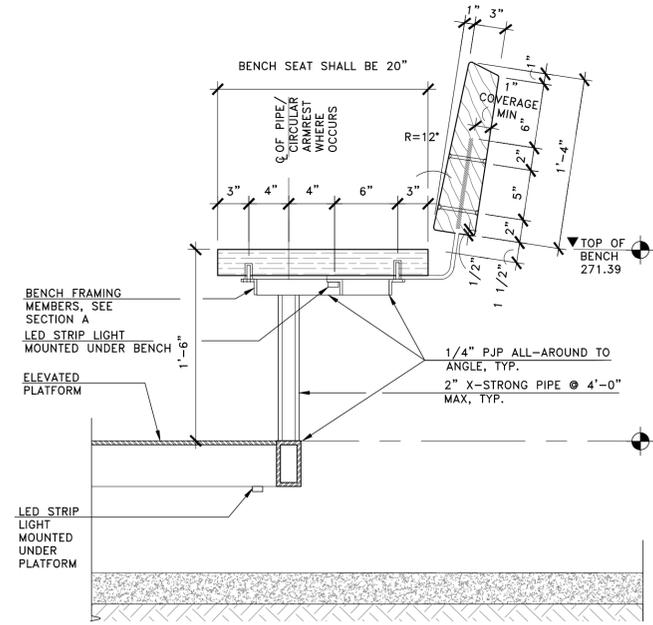


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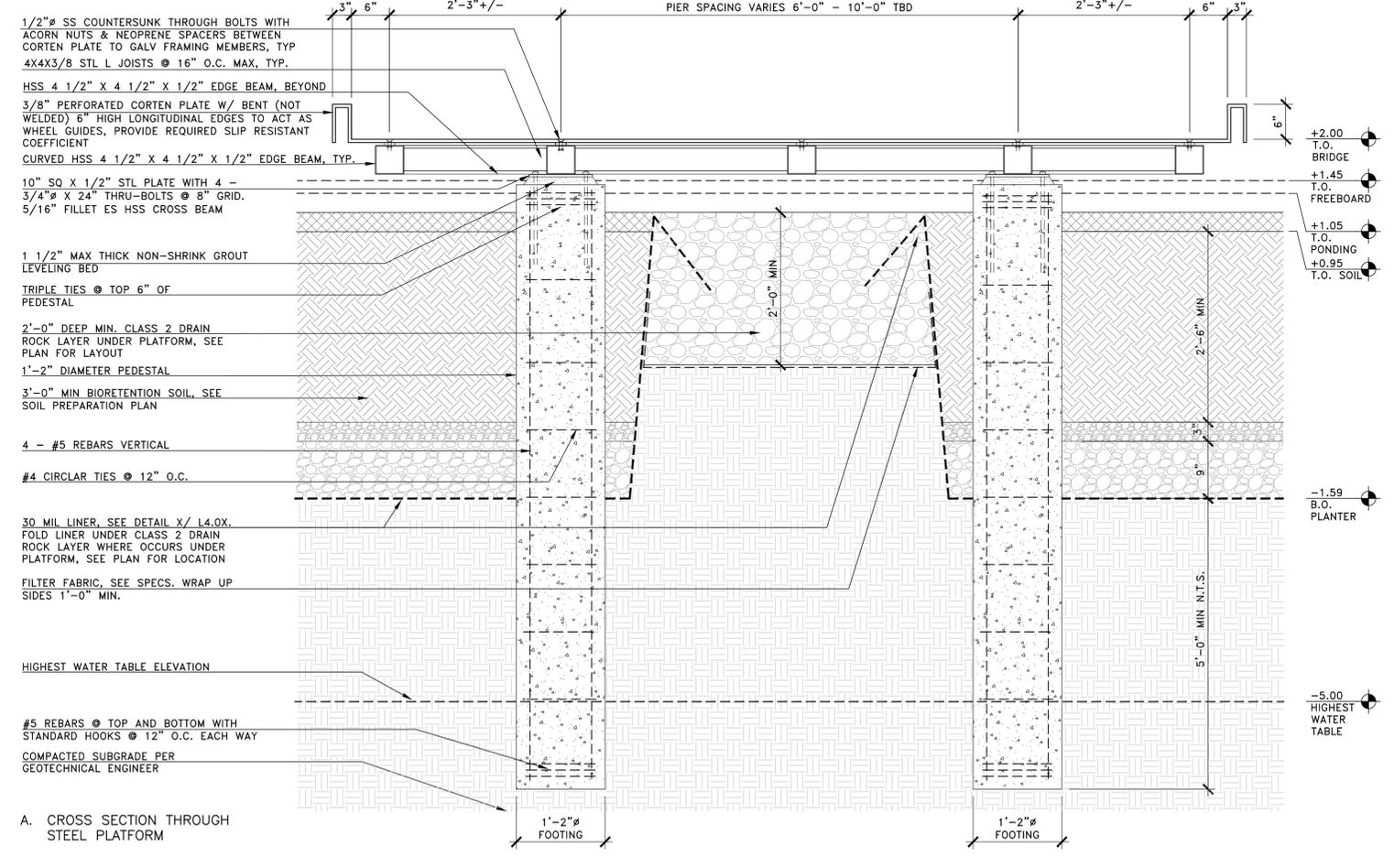
FLOW THROUGH PLANTER AT LEVEL 1 COURTYARD
 SCALE: 1 1/2" = 1'-0"

3



BUILT-IN SEATING AT STEEL PLATFORM
 SCALE: 1 1/2" = 1'-0"

2



RAISED STEEL PLATFORM
 SCALE: 1" = 1'-0"

1

LANDSCAPE DETAILS LVL 1

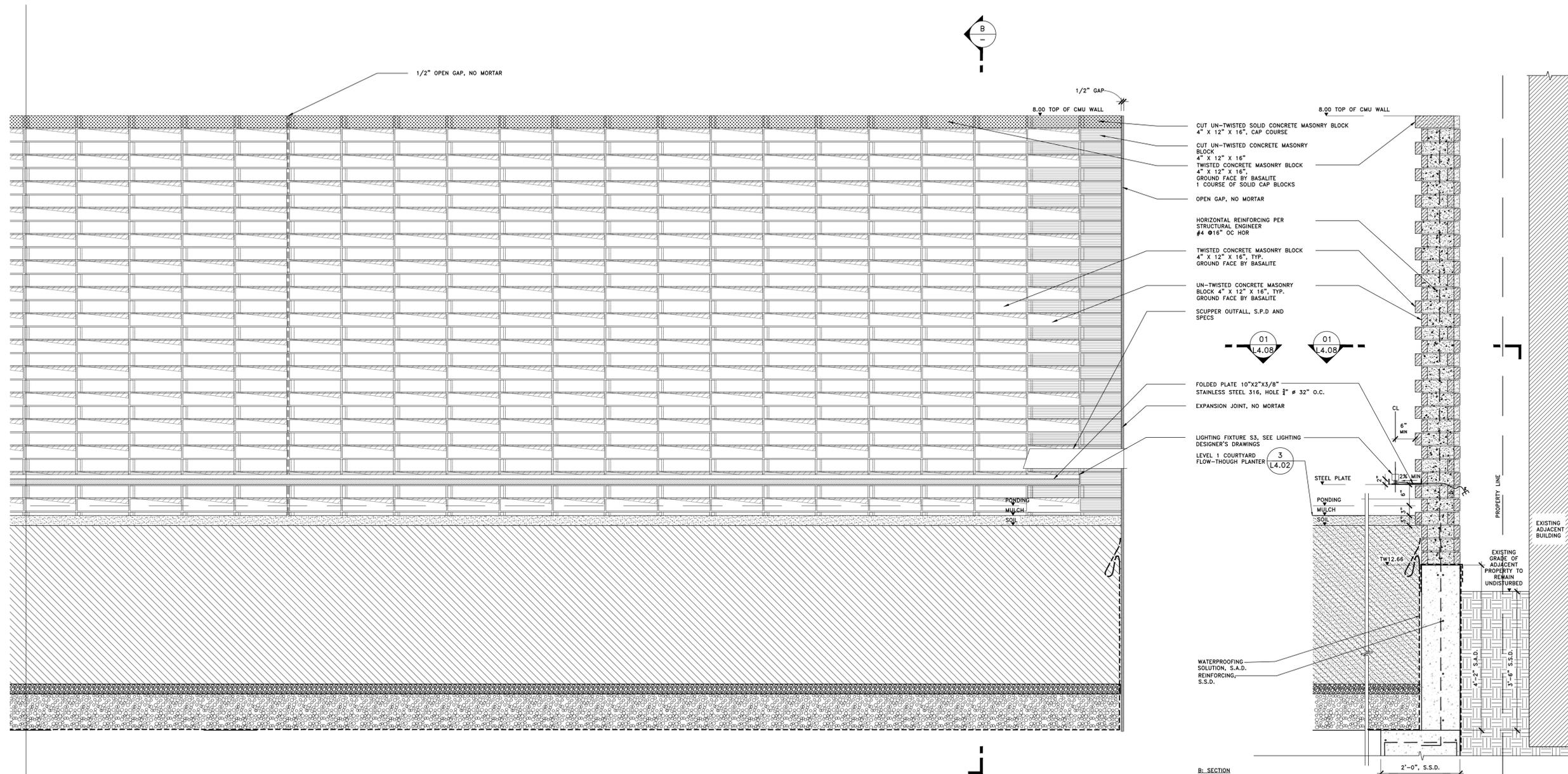


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CMU WALL ELEVATION
 SCALE: 3/4" = 1'-0"

LANDSCAPE DETAILS LEVEL 1

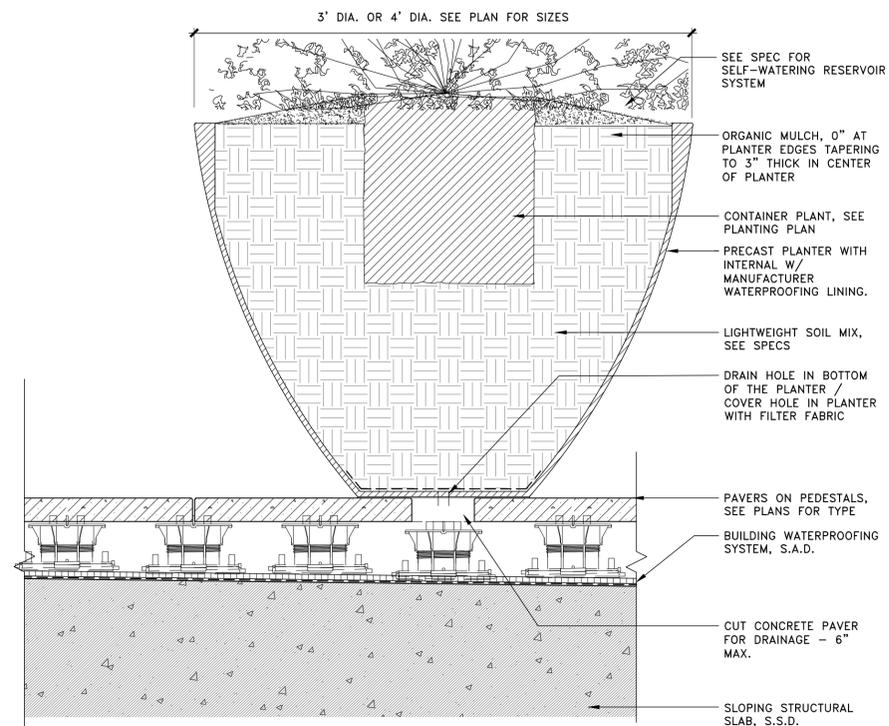


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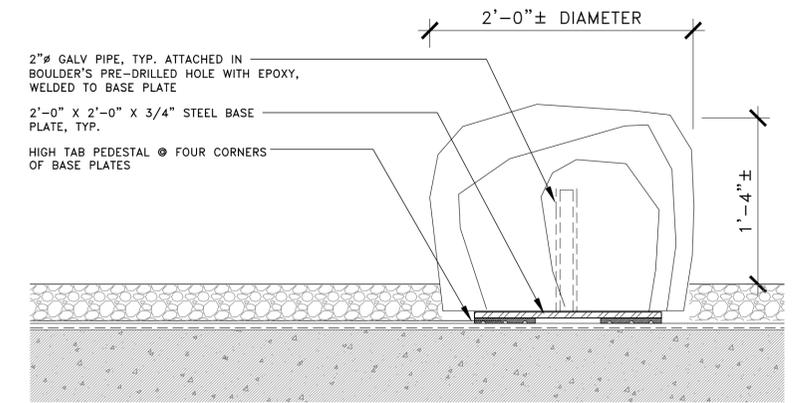
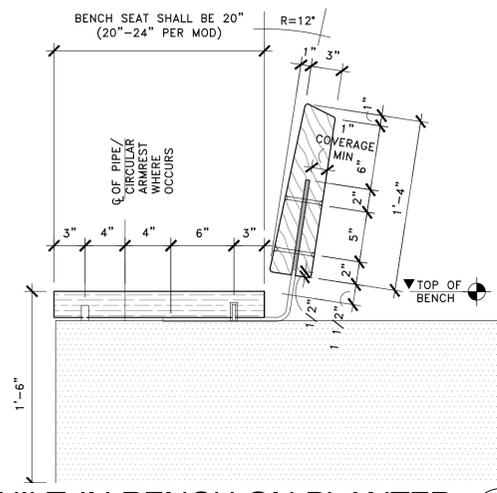
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1

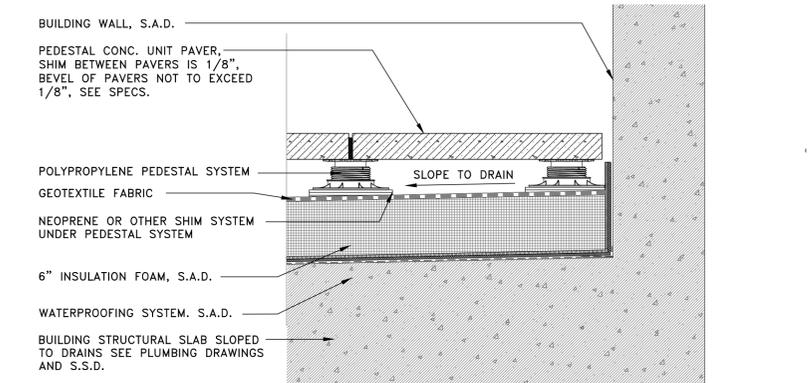


PRECAST PLANTING POT
 SCALE: 1 1/2" = 1'-0"

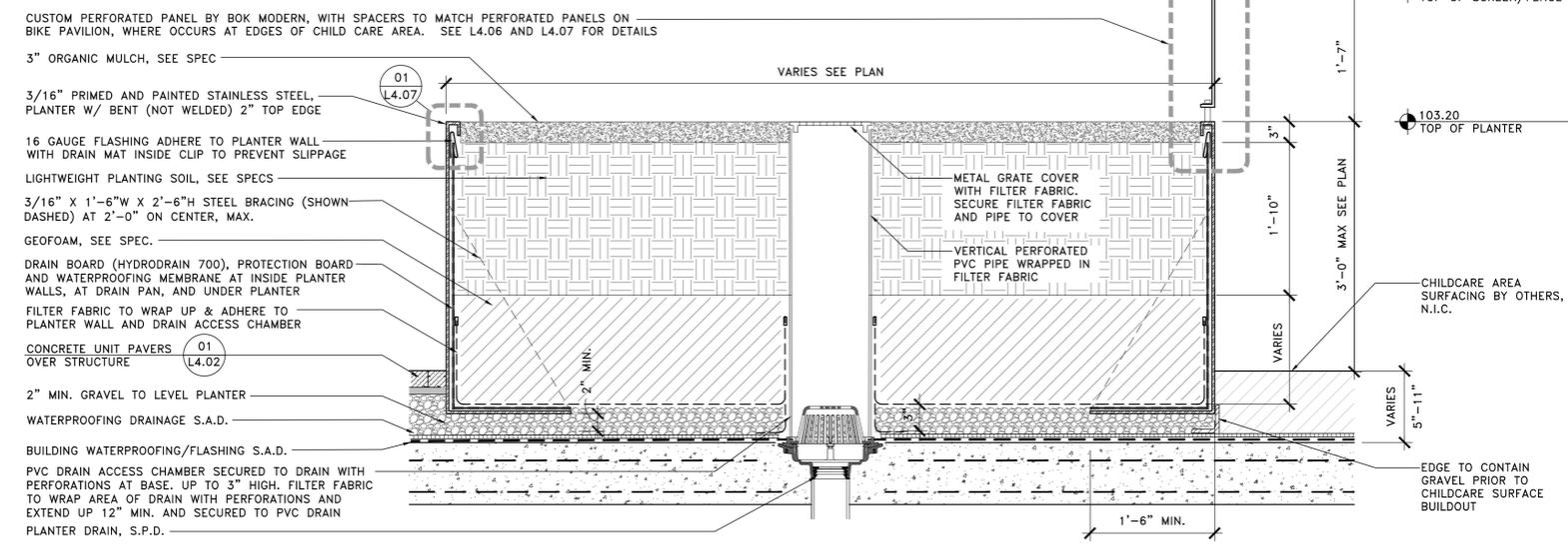
6 BUILT-IN BENCH ON PLANTER
 SCALE: 1 1/2" = 1'-0"



SCULPTURAL BOULDER ON STRUCTURE
 SCALE: 1 1/2" = 1'-0"

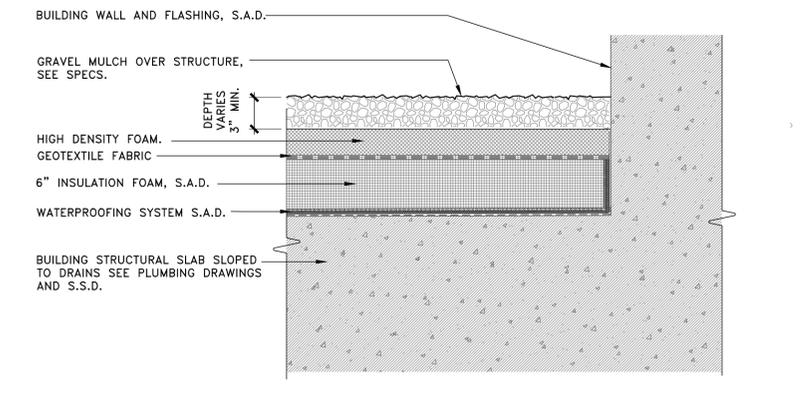


PEDESTAL PAVERS ON STRUCTURE
 SCALE: 1 1/2" = 1'-0"

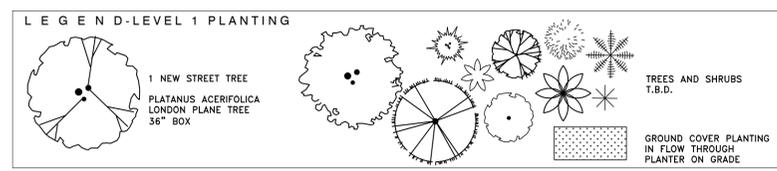
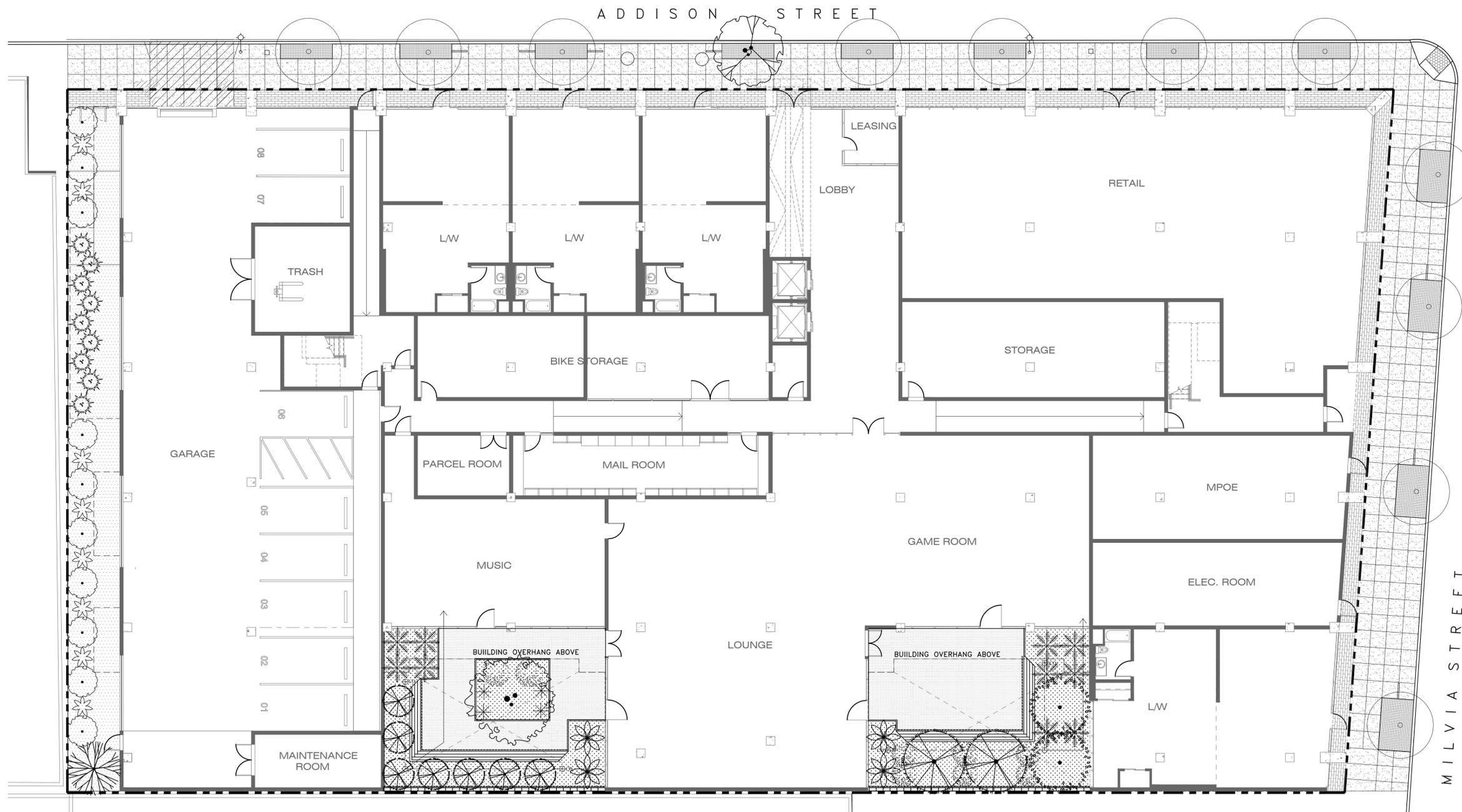


TYPICAL RAISED PLANTER
 SCALE: 1" = 1'-0"

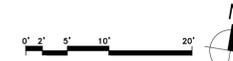
4 GRAVEL MULCH ON STRUCTURE
 SCALE: 1 1/2" = 1'-0"



1 GRAVEL MULCH ON STRUCTURE
 SCALE: 1 1/2" = 1'-0"



SEE SHEET L5.02 FOR PRELIMINARY SHADE-LOVING PLANT PALETTE



L5.01

LEVEL 1 PLANTING PLAN
 SCALE: 1"=10'-0"



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PRELIMINARY SHADE-LOVING PLANT PALETTE



ACER RUBRUM 'ARMSTRONG'



STRELITZIA NICOLAI



BAMBUSA 'OLDHAMI'



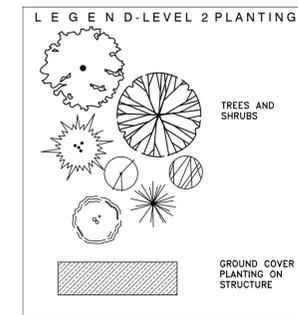
AZARA MICROPHYLLA



MONSTERA DELICIOSA



ABUTILON SPECIES



L5.02

LEVEL 2 PLANTING PLAN

SCALE: 1"=10'-0"



2100 MILVIA ST BERKELEY, CA 94704

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2308



PRELIMINARY SUN-LOVING PLANT PALETTE



JUNIPERUS TORULOSA 'HOLLYWOOD'



COTINUS COGGYGRIA 'RED'



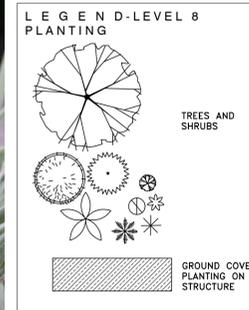
AGAVE ATTENUATA 'NOVA'



OLEA EUROPAEA 'LITTLE OLLIE'



COTYLEDON OBLONGA



LEVEL 8 PLANTING PLAN

SCALE: 1"=10'-0"

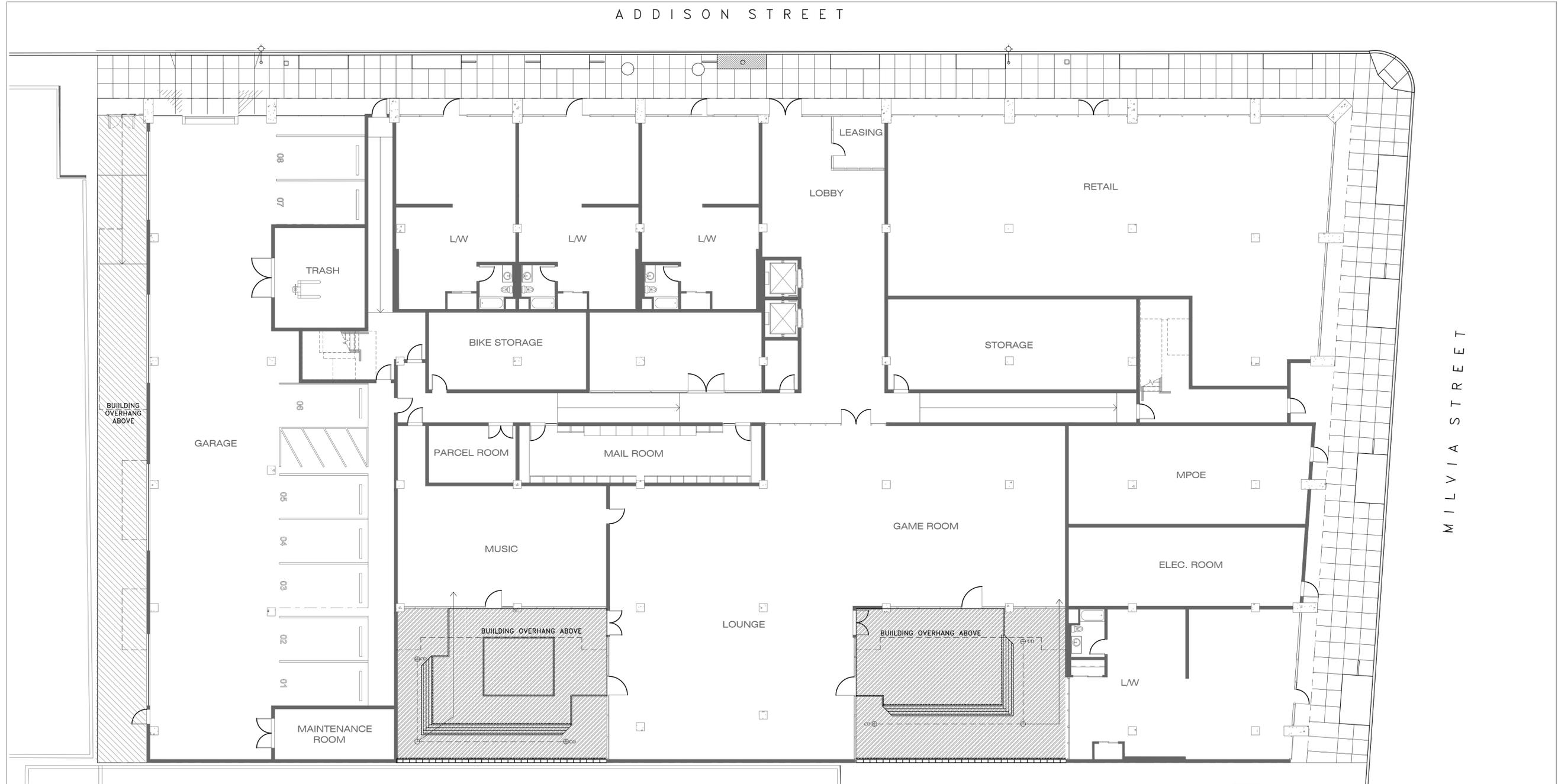


2100 MILVIA ST BERKELEY, CA 94704



L5.03

KAVA MASSIH ARCHITECTS
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LEGEND-LEVEL 1 SOIL PREPARATION

	3'-0" MIN DEEP IMPORTED AMENDED SANDY LOAM PLANTING SOIL FOR STREET TREES, COMPACTED 80%-85% MAX.		2'-0" MIN DEEP IMPORTED AMENDED SANDY LOAM PLANTING SOIL FOR STREET TREES, COMPACTED 80%-85% MAX.
	2'-6" MIN DEEP BIORETENTION SOIL ON GRADE OVER 1'-0" GRAVEL PER CITY OF BERKELEY STANDARDS, WITH 30 MIL HDPE LINER. SEE PLANTING AND SOIL SPECIFICATION		

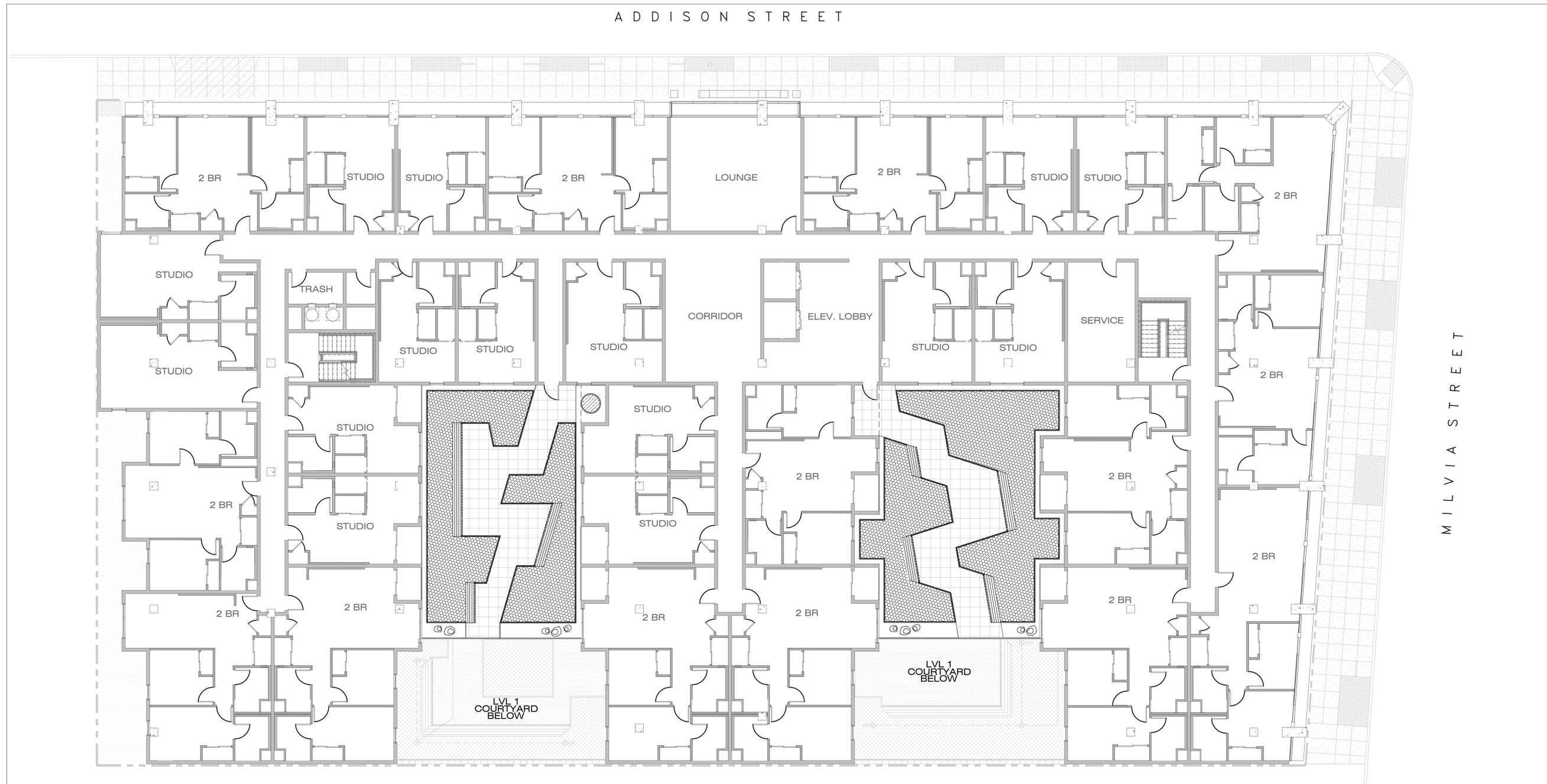
LEVEL 1 SOIL PREPARATION PLAN
 SCALE: 1"=10'-0"



2100 MILVIA ST BERKELEY, CA 94704

0' 2' 5' 10' 20'  **L6.01** 

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LEGEND-LEVEL 2 SOIL PREPARATION

 2'-0" MIN DEEP IMPORTED AMENDED SANDY LOAM PLANTING SOIL FOR SHRUBS AND GROUND COVER AREAS, COMPACTED 80%-85% MAX.

0' 2' 5' 10' 20'  **L6.02** 

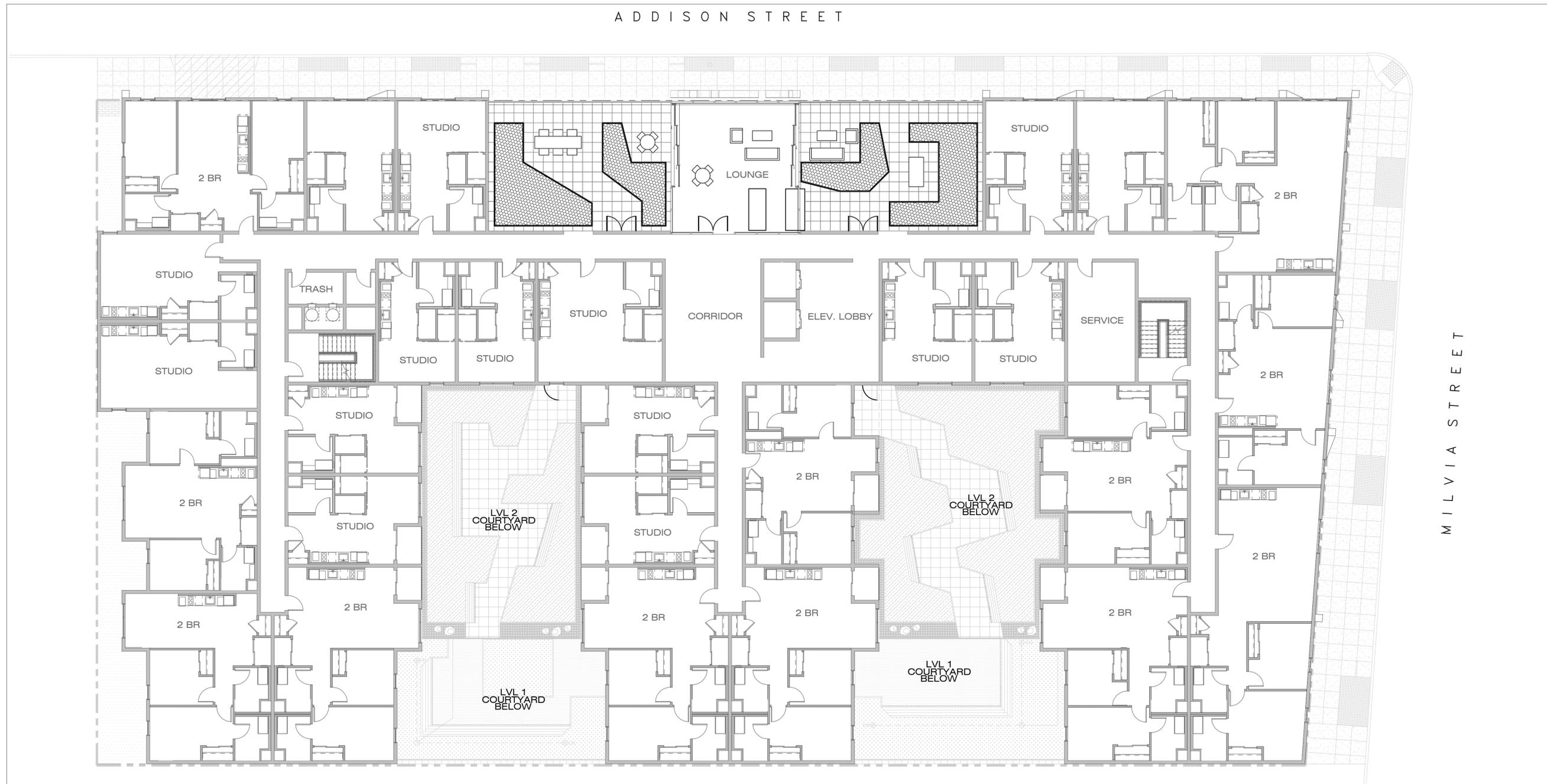
LEVEL 2 SOIL PREPARATION PLAN

SCALE: 1"=10'-0"



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LEGEND-LEVEL 8 SOIL PREPARATION

 2'-0" MIN DEEP IMPORTED AMENDED SANDY LOAM PLANTING SOIL FOR SHRUBS AND GROUND COVER AREAS, COMPACTED 80%-85% MAX.

0' 2' 5' 10' 20'  **L6.03** 

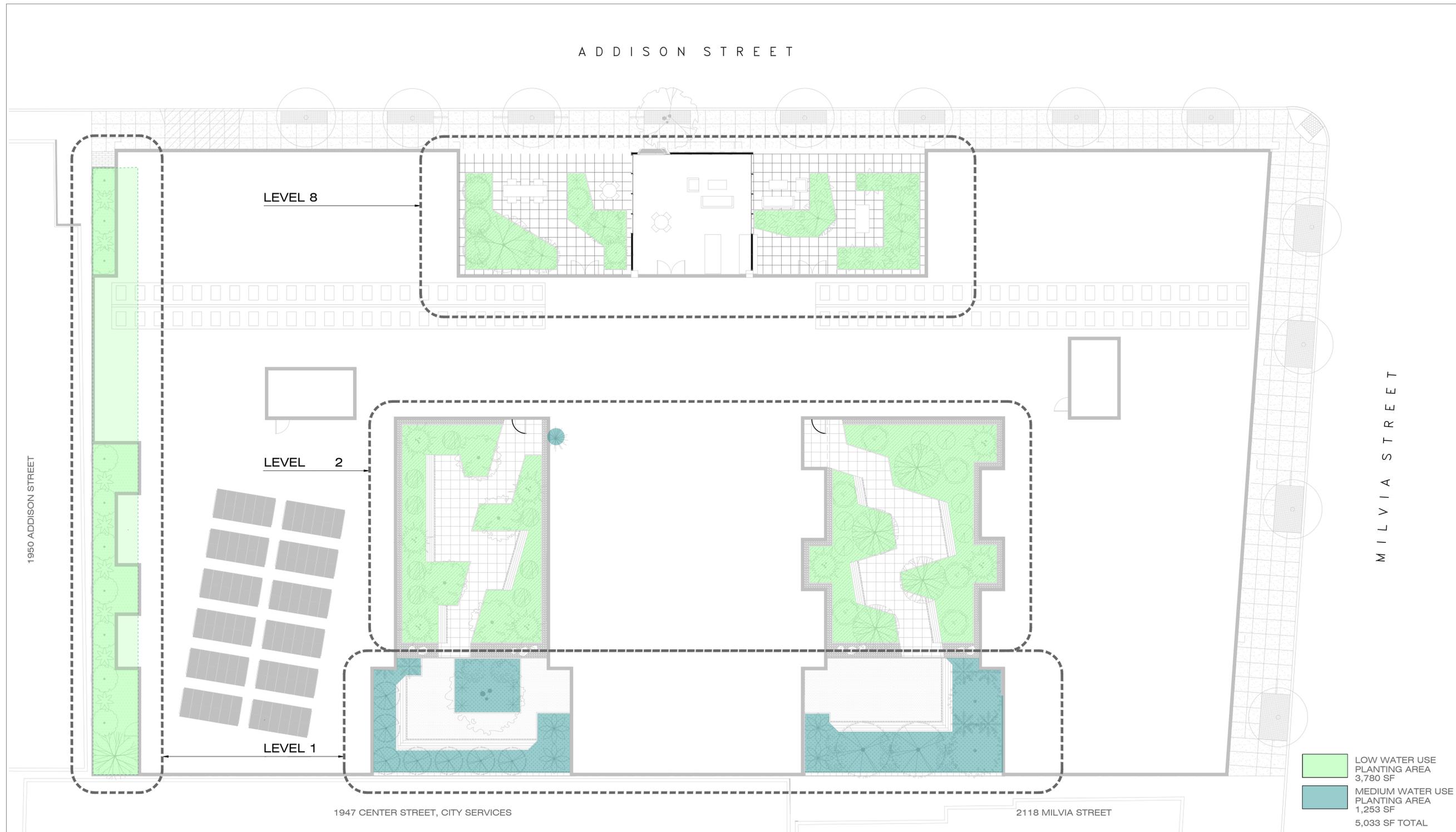
LEVEL 8 SOIL PREPARATION PLAN

SCALE: 1"=10'-0"



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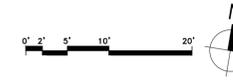


PLANTING HYDROZONE PLAN

SCALE: 1"=10'-0"



2100 MILVIA ST BERKELEY, CA 94704



L7.01

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2308



12/12/2023

Design Intent for 2100 and 2108 Milvia Street Berkeley CA

Proposed project is situated at a corner location on a site approximately 32,000sf. The 1st floor is mostly glass with active areas, commercial use at the corner and 4 live/work units plus the main entry lobby, promoting a lively and interactive sidewalk. The window wall on the 1st floor is set back by 3 feet from the property line allowing for a more generous sidewalk and a rhythmic row of concrete columns. The 15' height at the 1st floor adds to the more civic proportions of the building. We have added the second floor of the building to this composition, walls and windows are set back by 3' at the second floor adding to the perceived height and the vertical proportion of the public sides of the building on the North and East. The North façade on Allston and East on Milvia are the only two visible side of the building. The South and the West are against buildings taller or the same height as our proposed building. Both Allston and Milvia Streets and sidewalks are narrow and therefore elevational views are not very visible. Given this fact, our design strategy is to superimpose a series of columns and beams over the main plane of the walls and windows from the 3rd floor up to the top of the building. The columns and beams are 18" deep and are irregular in their composition. On the Allston façade we have divided the frame into 3 sections with the narrowest one starting at the entry lobby and reaching up to a communal/lounge on the top floor. This frame marks the entry lobby and the top of the building. The main plane of the building from the 3rd floor up is clad in cement plaster and the frame is ACM, painted metal panels. In addition to the irregular spacing of the columns and beams some of the columns flair out to allow for more variety and playfulness. The roof garden is placed in the center of the building on Allston to break up the length and height of the north façade.

In general, the design reflects the construction material and type of residential buildings at this height, with two bottom floors built in concrete and the floors above in wood. This direct reference to the construction keeps the design honest and genuine.