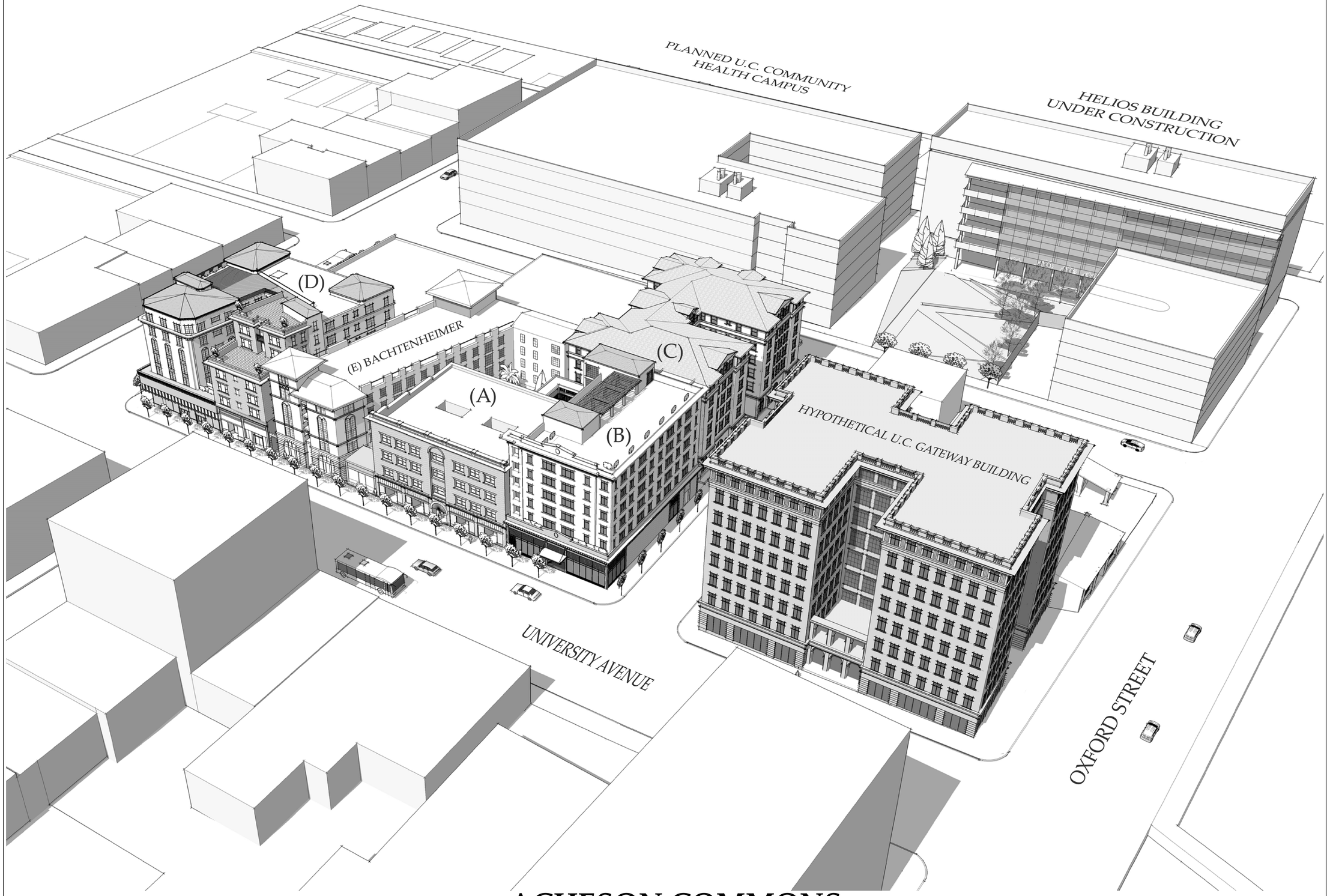


ACHESON COMMONS

BERKELEY, CALIFORNIA

ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

KIRK E. PETERSON
& ASSOCIATES
ARCHITECTS

5253 College Avenue
Oakland, CA 94618
P 510.547.0275
F 510.547.4173
info@kpaarch.com

ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	1	01.06.2012

COVER

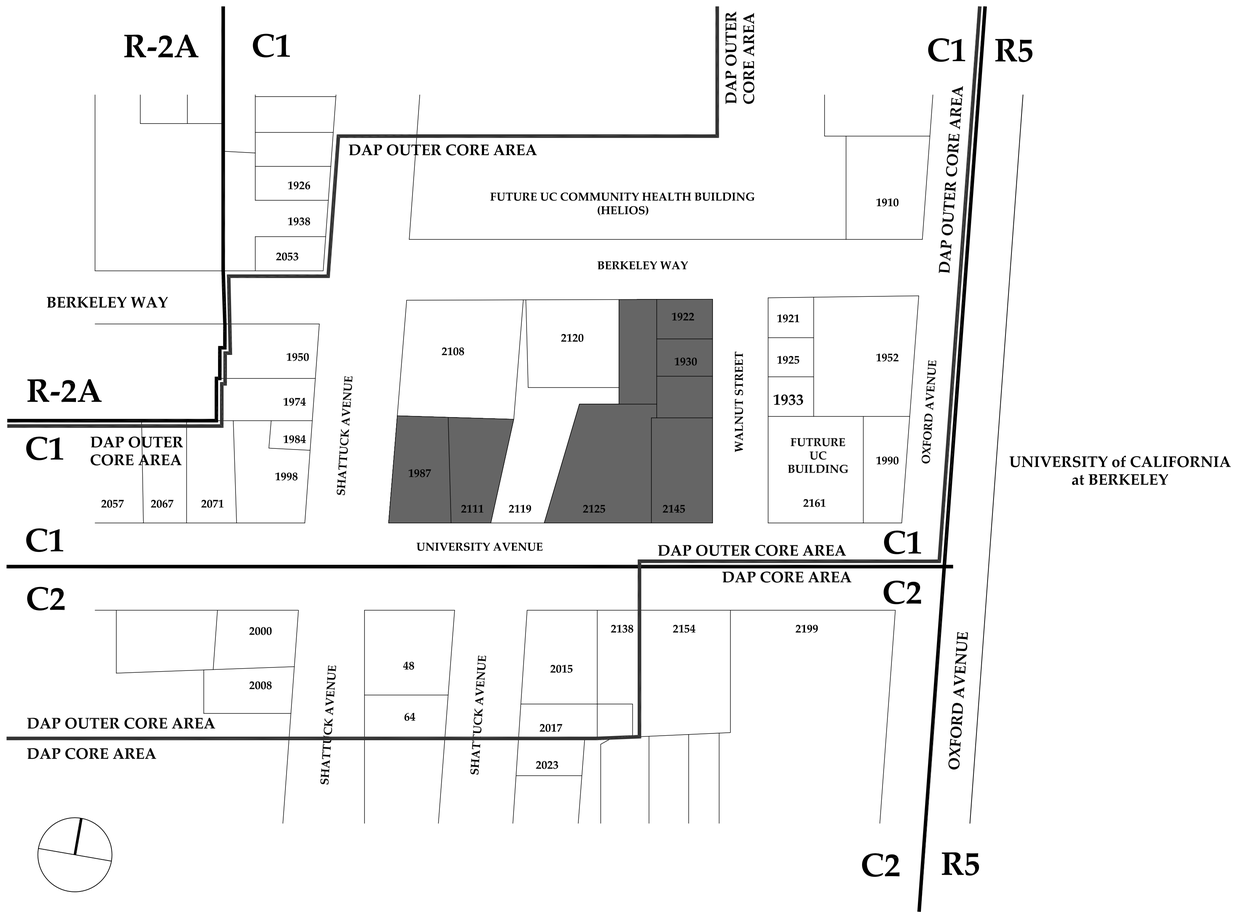
PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

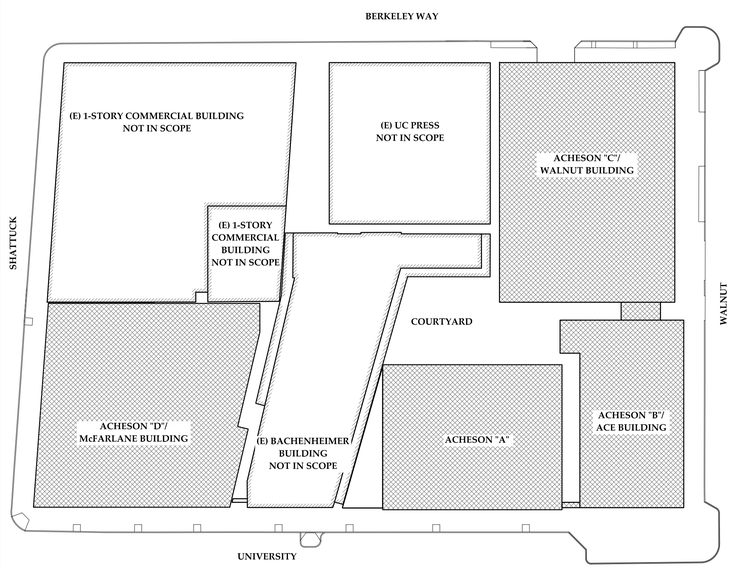
A0.0

VICINITY /ZONING MAP

SCALE: 1" = 80'-0"



KEY PLAN



PROJECT INFORMATION

DESCRIPTION:
RENOVATION AND REUSE OF EXISTING HISTORIC COMMERCIAL BUILDINGS ALONG THE NORTH SIDE OF UNIVERSITY AVENUE BETWEEN SHATTUCK AND WALNUT AND TURNING THE CORNERS UP SHATTUCK AND WALNUT, NEW RESIDENTIAL UNITS ABOVE THE EXISTING HISTORIC COMMERCIAL BUILDINGS, AND A NEW BUILDING INCLUDING A PARKING GARAGE AND DWELLING UNITS AT THE CORNER OF WALNUT AND BERKELEY WAY AS WELL AS ADAPTIVE REUSE/REPURPOSING OF THE UPPER FLOORS (2-4) OF THE HISTORIC ACHESON FROM BUISINESS TO RESIDENTIAL.

PRJECT ADDRESS:
1987 SHATTUCK AVENUE
2111 UNIVERSITY AVENUE
2125 UNIVERSITY AVENUE
2145 UNIVERSITY AVENUE
1900 WALNUT STREET
1930 WALNUT STREET
1922 WALNUT STREET
BERKELEY, CALIFORNIA

ZONING: C-1 GENERAL COMMERCIAL
(ZONING CONTINUED ON A0.2)

OCCUPANCY:
BUILDING A: R-2, M
BUILDING B: R-2, M
BUILDING C: R-2, S-2
BUILDING D: R2, M

CONSTRUCTION TYPE:
ACHESON A: TYPE III (EXISTING HISOTRICAL)
ACHESON B: TYPE III-A (SPRINKLERED) OVER TYPE I-A
ACHESON C: TYPE III-A (SPRKINKLERED) OVER TYPE I-A
ACHESON D: TYPE III-A (SPRKINKLERED) OVER TYPE I-A

PROJECT DIRECTORY

OWNER/CLIENT
EQUITY RESIDENTIAL

ARCHITECT
KIRK E. PETERSON & ASSOCIATES
5253 COLLEGE AVENUE
OAKLAND, CA 94618
510-547-0275
www.kpaarch.com

CONTACT: MILLS MARTIN
mills@kpaarch.com

CIVIL ENGINEER
DAVID FRANCO/
MORAN ENGINEERING
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CA 94704
510-848-1930
www.moraneng.com

CONTACT: DAVID FRANCO
david@francocivil.com

STRUCTURAL ENGINEER
AT MEROVICH & ASSCOCIATES
1950 ADDISON STREET, SUITE 205
BERKELEY, CA 94704
510-845-6600
www.atmainc.net

CONTACT: JEFFREY TANER, SE
jtaner@atmainc.net

LANDSCAPE ARCHITECT
JOHN NORTHMORE ROBERTS & ASSOCIATES
2927 NEWBURY STREET
BERKELEY, CA 94703
510-843-3666
www.johnnorthmoreroberts.com

CONTACT: JOHN ROBERTS
john@sbcglobal.net

TRAFFIC ENGINEER
ABRAMS ASSCOCIATES
1660 OLYMPIC BOULEVARD, SUITE 210
WALNUT CREEK, CA 94596
925-945-0201
www.abramsassociates.com

CONTACT: CHARLES ABRAMS
charlie@abramssassociates.com

DRAWING INDEX

ARCHITECTURAL INDEX

A0.0	COVER SHEET
A0.1	PROJECT INFORMATION
A0.2	PROJECT INFORMATION
A0.3	PARCEL CONDITIONS REPORTS
A0.4	PERSPECTIVE DRAWING
A0.5	PERSPECTIVE DRAWING
A0.6	STREET STRIP PHOTOS/PHOTO MONTAGE
A0.7	STREET STRIP PHOTOS/PHOTO MONTAGE
A0.8	STREET STRIP PHOTOS/PHOTO MONTAGE
A0.9	ELEVATIONS SHOWING PROPOSED COLORS
A0.10	PRE-APPLICATION POSTER

CIVIL INDEX

C1.0	EXISTING FOOTPRINTS, ELEVATIONS
C1.1	STORM DRAIN LAYOUT

ARCHITECTURAL SITE INDEX

ASE1.1	(E) SITE PLAN (DEMOLITION PLAN)
AS1.1	SITE PLAN
AS1.2	SITE PLAN
AS1.3	SITE PLAN
AS2.1	SHADOW STUDY
AS2.2	SHADOW STUDY
AS2.3	SHADOW STUDY

LANDSCAPE INDEX

L1.1	SITE PLAN
L2.1	GRADING PLAN
L3.2	PLANT LIST
L6.1	PLANT PHOTOGRAPHS
L7.1	"B" BUILDING ROOF DECK
L7.2	"D" BUILDING ROOF DECK

ARCHITECTURAL INDEX
ACHESON ("A") BUILDING

A-AB2.1	(E) GROUND FLOOR PLAN (DEMOLITION PLAN)
A-AB2.2	(E) SECOND FLOOR PLAN (DEMOLITION PLAN)
A-A2.1	GROUND FLOOR PLAN
A-A2.2	SECOND FLOOR PLAN
A-A2.3	THIRD-FOURTH FLOOR PLAN
A-A2.5	ROOF PLAN
A-A3.1	SOUTH ELEVATION

ACHESON "B" BUILDING / ACE BUILDING

B-AB2.0	(E) BASEMENT FLOOR PLAN (DEMOLITION PLAN)
B-AB2.1	(E) GROUND FLOOR PLAN (DEMOLITION PLAN)
B-AB2.0	BASEMENT FLOOR PLAN
B-A2.1	GROUND FLOOR PLAN
B-A2.2	SECOND FLOOR PLAN
B-A2.7	ROOF DECK PLAN
B-A2.8	ROOF PLAN
B-A3.1	SOUTH ELEVATION
B-A3.2	EAST ELEVATION
B-A3.3	WEST ELEVATION
B-A3.4	NORTH ELEVATION

ACHESON "C" BUILDING / WALNUTE BUILDING

C-AB2.1	(E) GROUND FLOOR PLAN (DEMOLITION PLAN)
C-A2.1	GROUND FLOOR PLAN
C-A2.2	SECOND-SIXTH FLOOR PLAN
C-A2.7	ROOF PLAN
C-A3.1	EAST ELEVATION
C-A3.2	NORHT ELEVATION
C-A3.3	WEST ELEVATION
C-A3.4	SOUTH ELEVATION

ARCHITECTURAL INDEX (CONTINUED)
ACHESON "D" BUILDING / McFARLANE BUILDING

D-AB2.1	(E) GROUND FLOOR PLAN (DEMOLITION PLAN)
D-A2.1	GROUND FLOOR PLAN
D-A2.2	SECOND-FOURTH FLOOR PLAN
D-A2.5	FIFTH FLOOR PLAN
D-A2.7	ROOF DECK PLAN
D-A3.1	SOUTH ELEVATION
D-A3.2	WEST ELEVATION
D-A3.3	NORTH ELEVATION
D-A3.4	EAST ELEVATION

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

PROJECT INFORMATION

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

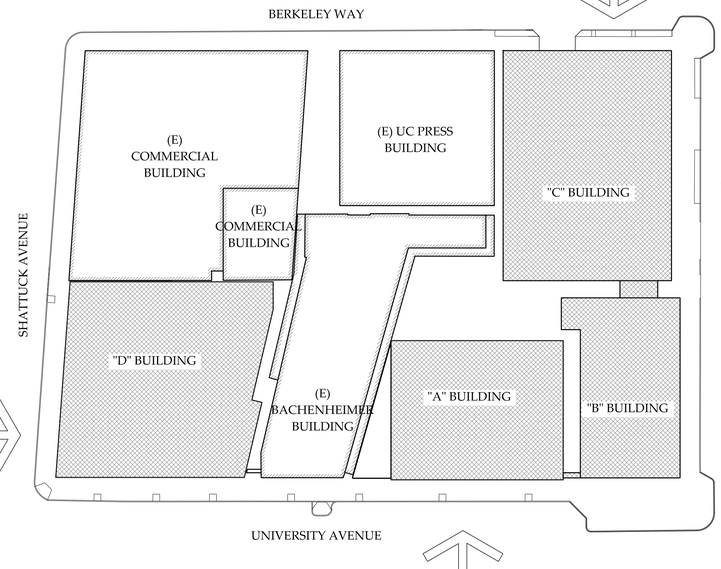
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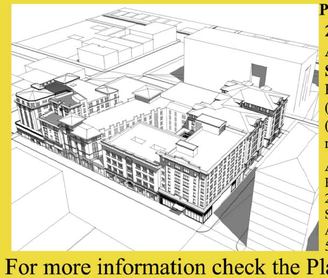








PROPOSED PROJECT



PROJECT INFORMATION
2100 block oft University Avenue & 1915 Walnut Street
Proposed new construction of (3) buildings and renovation of (1) historic building, mixed-use residential over retail.

Applicant Information:
Equity Residential - Development
26970 Aliso Viejo Parkway,
Suite 250
Aliso Viejo, CA 92656
562.619.4208

For more information check the Planning Department Web Page: www.ci.berkeley.ca.us/planning or call the Planning Department at 510-981-7410

Public Notices:

NOTES

1. ALL POSTERS HAVE BEEN IN PLACE SINCE OCTOBER 30 OR BEFORE

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

KIRK E. PETERSON & ASSOCIATES ARCHITECTS
5253 College Avenue
Oakland, CA 94618
P 510.547.0275
F 510.547.4173
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REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

PRE-APPLICATION POSTER

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A0.10

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/ CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS). THE DRAWINGS, AND ALL THE ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
2. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, E.T.C. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
3. IN CASE OF CONFLICT BETWEEN THE ARCHITECTS AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS AND/ OR EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.
4. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. SEE USE PERMIT CONDITION 28.
5. 'ALIGN' SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
6. 'TYPICAL' OR 'TYP.' SHALL MEAN THAT THE CONDITION IS REPRESENTIVE FOR SIMILAR CONDITIONS THROUGHOUT. DETAILS ARE USUALLY KEYED AND NOTED 'TYP'. ONLY ONCE, WHEN THEY FIRST OCCUR.
7. 'SIMILAR' OR 'SIM' MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.
8. THE CONTRACTOR SHALL OBTAIN ALL INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITES (FEDERAL, STATE OR LOCAL)GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
9. ALL WORK NOTED 'BY OTHERS' OR 'N.I.C.' SHALL BE PROVIDED BY THE OWNER OR UNDER A SEPARATE CONTRACT. INCLUDE SHEDULE REQUIREMENTS FOR THE 'OTHER' WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE
ACCD'G.	ACCORDING
ACOUS.	ACOUSTICAL
ADD'L.	ADDITIONAL
ADJ.	ADJUSTABLE OR ADJACENT
A.F.F.	ABOVE FLOOR FINISH
ALUM.	ALUMINIUM
ANOD.	ANODIZED
ASS'Y	ASSEMBLY
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
B.O.	BOTTOM OF
B.P.	BUILDING PAPER
B.U.	BUILT UP
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLG.	CEILING
C.L.	CENTERLINE
CLR.	CLEAR
C.M.U.	CONCRETE MASONARY UNIT
C.O.	CLEANOUT
COL	COLUMN
CONC.	CONCRETE
COND.	CONDITION
CONTR.	CONTRACTOR
CPT.	CARPET
C.T.	CERAMIC TILE
C.W.	COLD WATER
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
D.S.	DOWNSPOUTS
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
(E)	EXISTING
EXH.	EXHAUST
EXT.	EXTERIOR
F.A.	FIRE ALARM PULL STATION
FDN.	FOUNDATION
FIN.	FIINISH
F.E.C.	FIRE EXTINGUISHER
F.D.	FLOOR DRAIN
FLR.	FLOOR
FLUOR.	FLOURESCENT
F.O.	FACE OF
F.O.W.	FACE OF WALL
F.R.	FIRE RATED
FRMG.	FRAMING
FSTNRS.	FASTENERS
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GDN.	GARDEN
GL.	GLASS
GRND.	GROUND
G.S.M.	GALVANIZED SHEET METAL
GYP. BD.	GYPSUM BOARD
CPT.	CARPET
H.C.	HANDICAP
HDR.	HEADER
HDWR.	HARDWARE
HDWD.	HARDWOOD
HLM.	HOLLOW METAL
HT.	HEIGHT
H.W.	HOT WATER
INSUL.	INSULATION
JT.	JOINT
LAM.	LAMINATE
L.O.	LINE OF
LT. FIXT.	LIGHT FIXTURE
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MFY.	MODIFY
MIN.	MINIMUM
MTD.	MOUNTED
MTL.	METAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	FIRE ALARM PULL STATION
O.D.	FOUNDATION
O.H.	OPPOSITE HAND
OPN'G.	FIINISH
OPP.	FIRE EXTINGUISHER
P.G.	PAINT GRADE
PLAS.	PLASTIC
P-LAM.	PLASTIC LAMINATE
PLY.	PLYWOOD
P.L.	PROPERTY LINE
POL.	POLISHED
P.T.	PRESSURE TREATED
PTD.	PAINTED
PTN.	PARTITION
R.	RADIUS
R.D.	ROOF DRAIN
REINF.	REINFORCED
RESIL.	RESILENT
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
RM.	ROOM
S.A.F.	SELF-ADHERED FLASHING
S.A.M.	SELF-ADHERED SHEET MEMBRANE
SCHED.	SCHEDULE
S.G.	STAIN GRADE
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SST.	STAINLESS STEEL
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
STL.	STEEL
STRUCT.	STRUCTURAL
TEMP.	TEMPERED OR TEMPORARY
T&G	TONGUE AND GROOVE
THK.	THICK
T'HOLD.	THRESHOLD
TRANS.	TRANSPARENT
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PLATE
T.S.	TUBE STEEL
T.O.W.	TO OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WD.	WOOD
W/0	WHERE OCCURS

CODE INFORMATION

RESERVED

ZONING INFORMATION

ZONING: C-1 GENERAL COMMERCIAL

	EXISTING	PROPOSED	REQUIRED/PERMITTED
NUMBER DWELLING UNITS:	TOTAL = 0 A = 0 B = 0 C = 8 D = 0	TOTAL = 205 (A) A = 21 B = 35 C = 78 D = 71	
HEIGHT:			
AVERAGE HT.:	A = 52'-0" B = 28'-0" C = N/A D = 23'-0"	A = NO CHANGE B = 74'-0" C = 73'-0" D = 75'-0"	50'-0" (4 STORIES) " " "
MAX. BLDG HT.:	A = +/-54'-6" B = +/- 28'-0" C = N/A D = +/- 26'0"	A = NO CHANGE B = 86'-6" C = 78'-0" D = 78'-8"	
AREAS:			
LOT AREA:	TOTAL = 49,017 SF A = 11,626 SF B = 7,646 SF C = 15,029 SF D = 13,821 SF	TOTAL = 49,017 SF A = 11,626 SF B = 7,646 SF C = 15,029 SF D = 13,821 SF	
FLOOR AREAS:	A: TOTAL COMMERCIAL: 24,528 SF GROUND FLOOR (COMMERCIAL): 7704 SF (INCLUDING CREPES-A-GO-GO) CREPES A GO-GO: 825 SF RESTAURANT: 3,405 SF RETAIL: 3,405 SF STORAGE SHED: 1,470 SF 2ND-4TH FLOOR (OFFICE): 16,824 SF B: RETAIL: 17,378 SF BASEMENT : 8,264 SF GROUND FLOOR: 6,864 SF MEZZANINE: 2,250 SF C: RESIDENTIAL (VACANT): 8 UNITS D: GROUND FLOOR (COMMERCIAL): 11,201 SF MCFARLANE: 7,315 SF KRISHNA COPY: RETAIL: 1,943 SF RETAIL (VACANT): 1,943 SF TOTAL: RESTAURANT: 8,565 SF RETAIL: 21,136 SF OFFICE: 16,824 SF VACANT: 6,513 SF STORAGE SHED: 1,470 SF LIVE/WORK: 0 RESIDENTIAL (VACANT): 8 UNITS	TOTAL = 202,007 SF A: (32,420 SF) GROUND FLOOR (COMMERCIAL): 7635 SF (INCLUDING CREPES-A-GO-GO) CREPES A GO-GO: 825 SF RESTAURANT: 3,405 SF RETAIL: 3,405 SF 2ND-4TH FLOOR (RESIDENTIAL): 21 UNITS B: (36,685 SF) RETAIL: 14,043 SF (INCLUDES BASEMENT, GROUND FLOOR AND MEZZANINE) 2ND-6TH FLOOR (RESIDENTIAL): 35 UNITS ROOF DECK: 4,938 SF C = 67,987 SF LIVE WORK (GROUND FLOOR): 2791 SF/3 UNITS GROUND FLOOR (PARKING): 8250 SF 2ND-6TH FLOOR: 75 UNITS D: (64,915 SF) GROUND FLOOR (COMMERCIAL): 11,574 SF 2ND-6TH FLOOR: 71 UNITS ROOF DECK: 3000 SF TOTAL: RESTAURANT: 9,730 SF RETAIL: 23,522 SF OFFICE: 0 LIVE/WORK: 3 UNITS RESIDENTIAL: 202 UNITS NET NEW: RESTAURANT: 1,165 SF RETAIL: 2,386 SF COMMERCIAL: 6,513 SF OFFICE: (16,824 SF) STORAGE SHED: (1,470 SF) LIVE/WORK: 3 UNITS RESIDENTIAL: 202 UNITS	
BUILDING FOOTPRINT:	A = 8105 SF B = 7,156 SF C = NA D = 13,132 SF	TOTAL = 39,894 SF A = 8105 SF B = 6,295 SF C = 12,362 SF D = 13,132 SF	
LOT COVERAGE:	OPEN SPACE: SEE SHEET AS1.4 (A)	TOTAL = 84% A = 69% B = 82% C = 82% D = 95%	
FLOOR AREA RATIO:		TOTAL = 4.2 A = 2.8 B = 4.8 C = 4.5 D = 4.7	3 " " " "

PARKING: SEE APPLICANT STATEMENT

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

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PROJECT INFORMATION

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A0.2

City of Berkeley California

Inquiry for:

Address	1987 SHATTUCK
APN	057 204601100
USNG	10SEG 64366 91918



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	Yes
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	No
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	No

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

City of Berkeley California

Inquiry for:

Address	2111 UNIVERSITY
APN	057 204601000
USNG	10SEG 64384 91923



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	No
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	No
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	Yes

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

City of Berkeley California

Inquiry for:

Address	2125 UNIVERSITY
APN	057 204600803
USNG	10SEG 64428 91930



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	Yes
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	Yes
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	Yes

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

City of Berkeley California

Inquiry for:

Address	2145 UNIVERSITY
APN	057 204600802
USNG	10SEG 64453 91934



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	Yes
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	No
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	Yes

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

City of Berkeley California

Inquiry for:

Address	1900 WALNUT
APN	057 204603600
USNG	10SEG 64450 91958



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	No
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	No
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	No

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

City of Berkeley California

Inquiry for:

Address	1922 WALNUT
APN	057 204600400
USNG	10SEG 64446 91985



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	No
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	No
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	No

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

City of Berkeley California

Inquiry for:

Address	1930 WALNUT
APN	057 204600500
USNG	10SEG 64448 91971



PARCEL CONDITIONS REPORT

Category	Regulation Applies
Zoning District	C-1
Arts District	No
Building Inspector Area	Inspector Area 4
Commercial District with Use Quotas	Yes
Creek Buffer	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Environmental Management Area	Yes
Fire Zone	None
Flood Zone (100-year or 1%)	No
General Plan Area	DT
Landmark	No
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	No
Parcel larger than or equal to 10,000 square feet	No
Parcel larger than or equal to one acre (43,560 square feet)	No
Redevelopment Area	No
Un-reinforced Masonry Building Inventory	No

VIEW WITH BUILDING PERMIT HISTORY (takes up to 40 seconds)

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

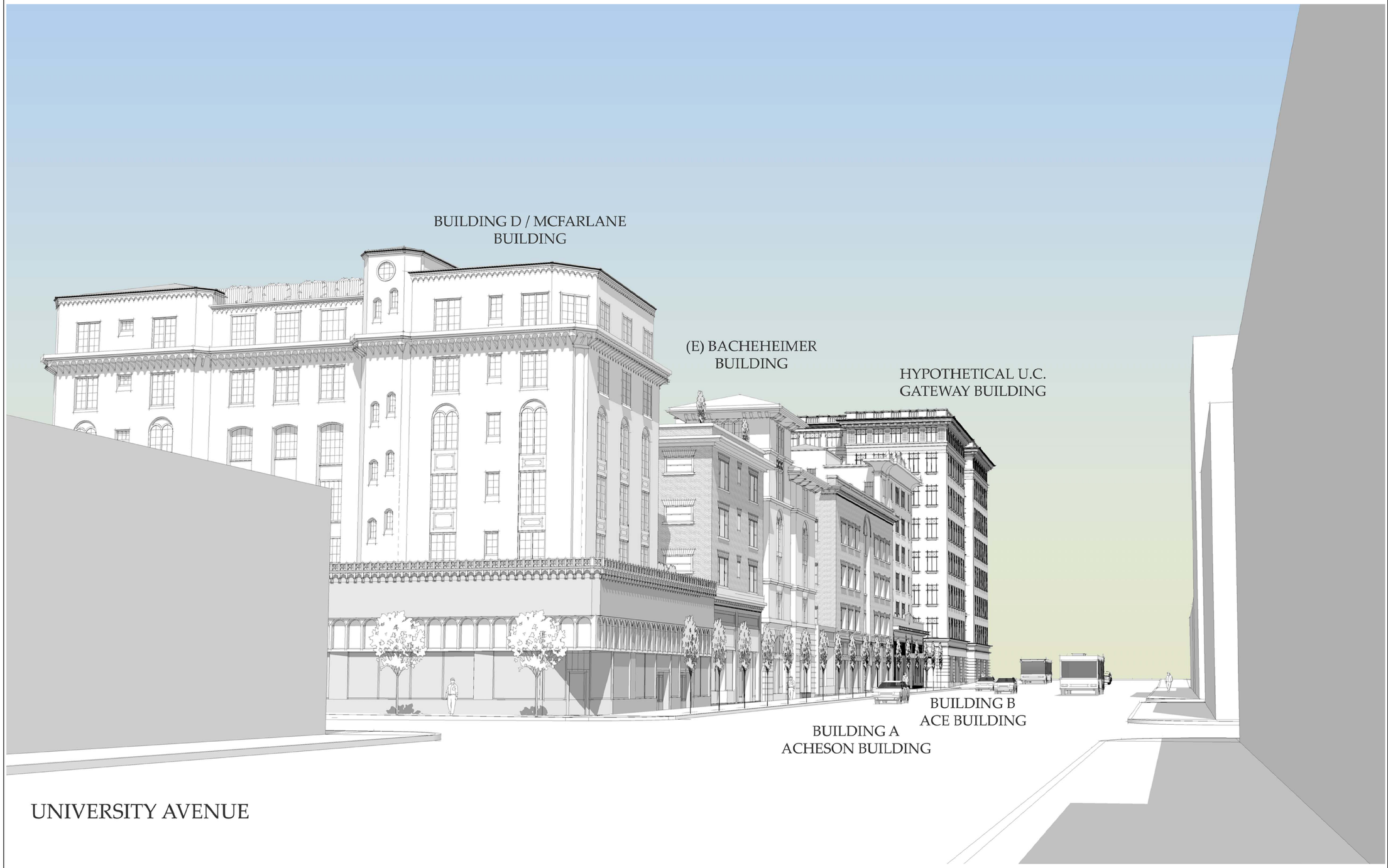
KIRK E. PETERSON & ASSOCIATES ARCHITECTS

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Oakland, CA 94618
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F 510.547.4173
info@kpaarch.com

ISSUE AND REVISION		DATE
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REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

PARCEL CONDITIONS REPORTS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A0.3



UNIVERSITY AVENUE

ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

KIRK E. PETERSON
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REVISED ZONING SUBMITTAL	A	01.06.2012

PERSPECTIVE LOOKING EAST
ON UNIVERSITY AVENUE

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A0.4



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

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REVISED ZONING SUBMITTAL	1 A	01.06.2012

PERSPECTIVE LOOKING NORTH WEST
ON UNIVERSITY AVENUE
& WALNUT STREET

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

A0.5



2 WEST STREET STRIP ELEVATION

SCALE: 1" = 20'-0"



1 SOUTH STREET STRIP ELEVATION

SCALE: 1" = 20'-0"

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

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PROPOSED STREET STRIP ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

A0.6



2 EAST STREET STRIP ELEVATION

SCALE: 1" = 20'-0"



1 NORTH STREET STRIP ELEVATION

SCALE: 1" = 20'-0"

ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

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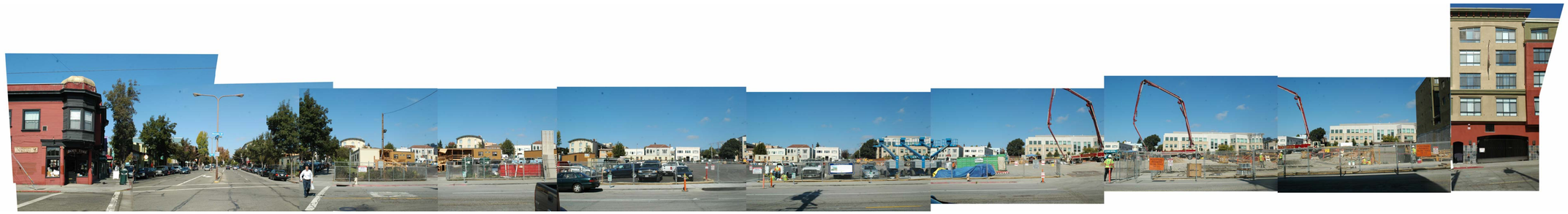
PROPOSED STREET STRIP
ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A0.7



4 EAST SIDE WALNUT STREET

SCALE: N.T.S.



3 NORTH SIDE BERKELEY WAY

SCALE: N.T.S.



2 WEST SIDE SHATTUCK AVENUE

SCALE: N.T.S.



1 SOUTH SIDE UNIVERSITY AVENUE

SCALE: N.T.S.

ACHESON COMMONS

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UNIVERSITY AVENUE

Equity Residential

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CONFRONTING STREET STRIP
ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

A0.8



2 RENDERED EAST STREET FACADE

SCALE: 1" = 20'-0"



1 RENDERED SOUTH FACADE

SCALE: 1" = 20'-0"

ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

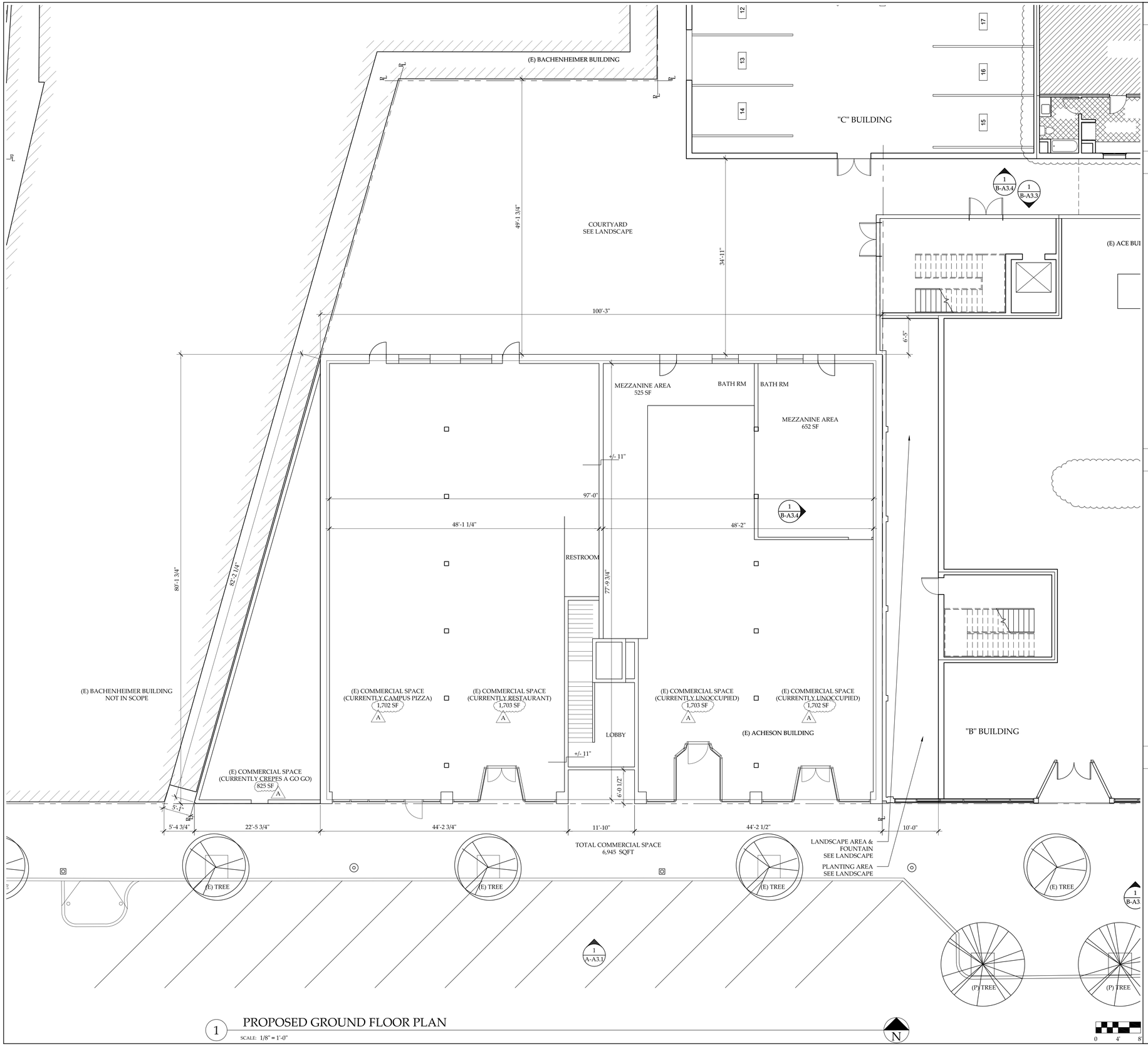
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RENDERED ELEVATIONS
ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A0.9



1 PROPOSED GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

DATA

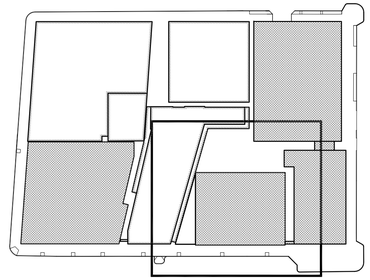
SQUARE FOOTAGE:

SPACE:	(E):	(P):	DIFF./TOTAL:
"A" ACHESON BLDG	7943 SF	NA	7943 SF
CREPES A GO GO	825 SF	NA	825 SF
			8768 SF

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

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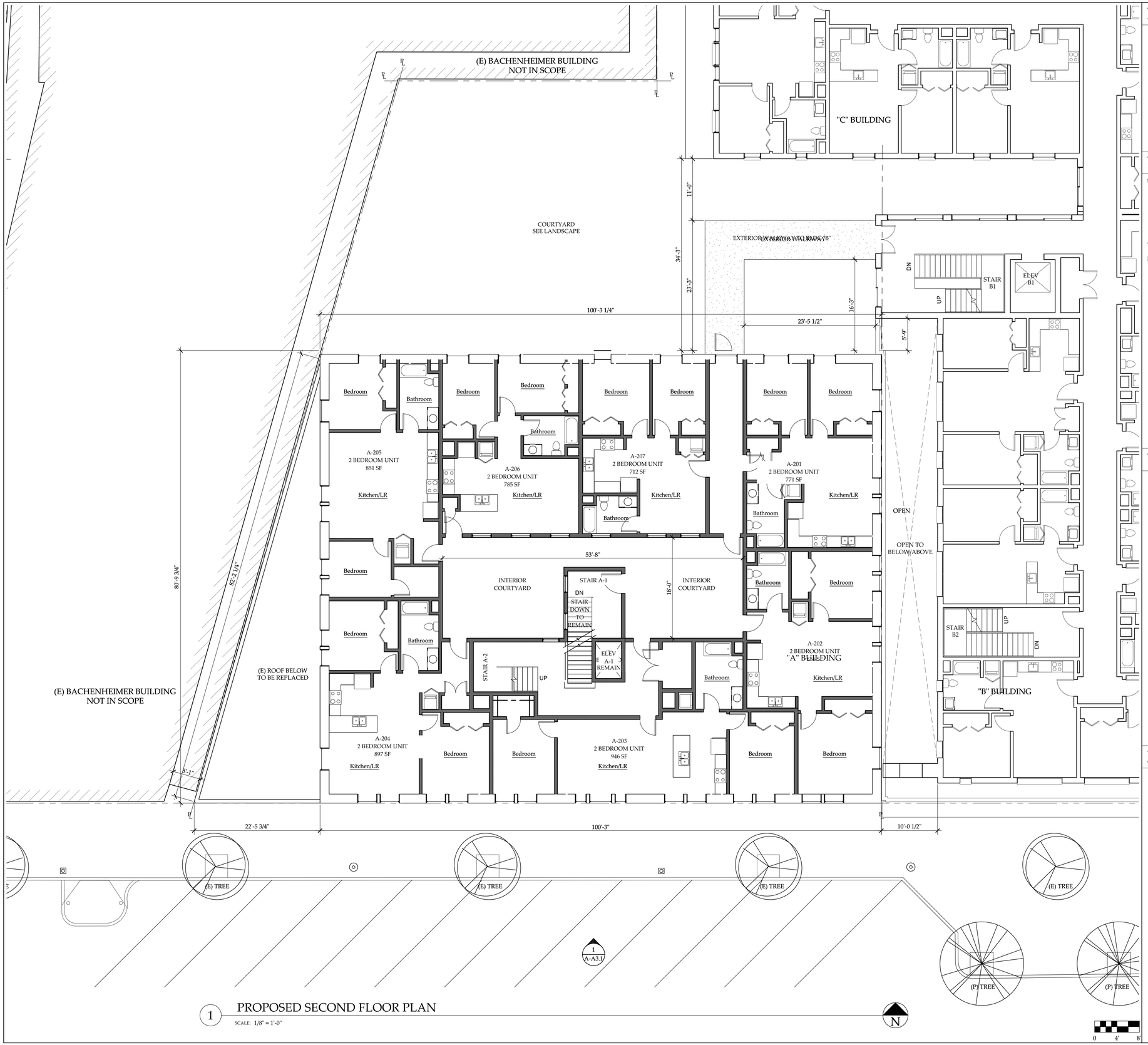
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PROPOSED GROUND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

A-A2.1



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

DATA

UNIT MATRIX

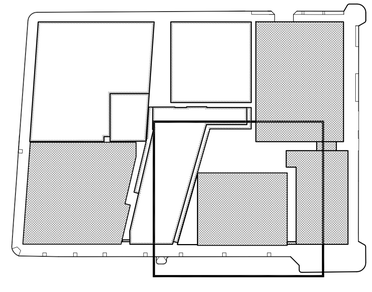
	UNIT NAME	UNIT TYPE	SF
	A-201	2 BEDROOM	771 SF
	A-202	2 BEDROOM	856 SF
	A-203	2 BEDROOM	946 SF
	A-204	2 BEDROOM	897 SF
	A-205	2 BEDROOM	851 SF
	A-206	2 BEDROOM	785 SF
	A-207	2 BEDROOM	712 SF
TOTAL:	7 (2 BEDROOMS)	14	5818 SF

FLOOR PLATE: 8105 SF

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

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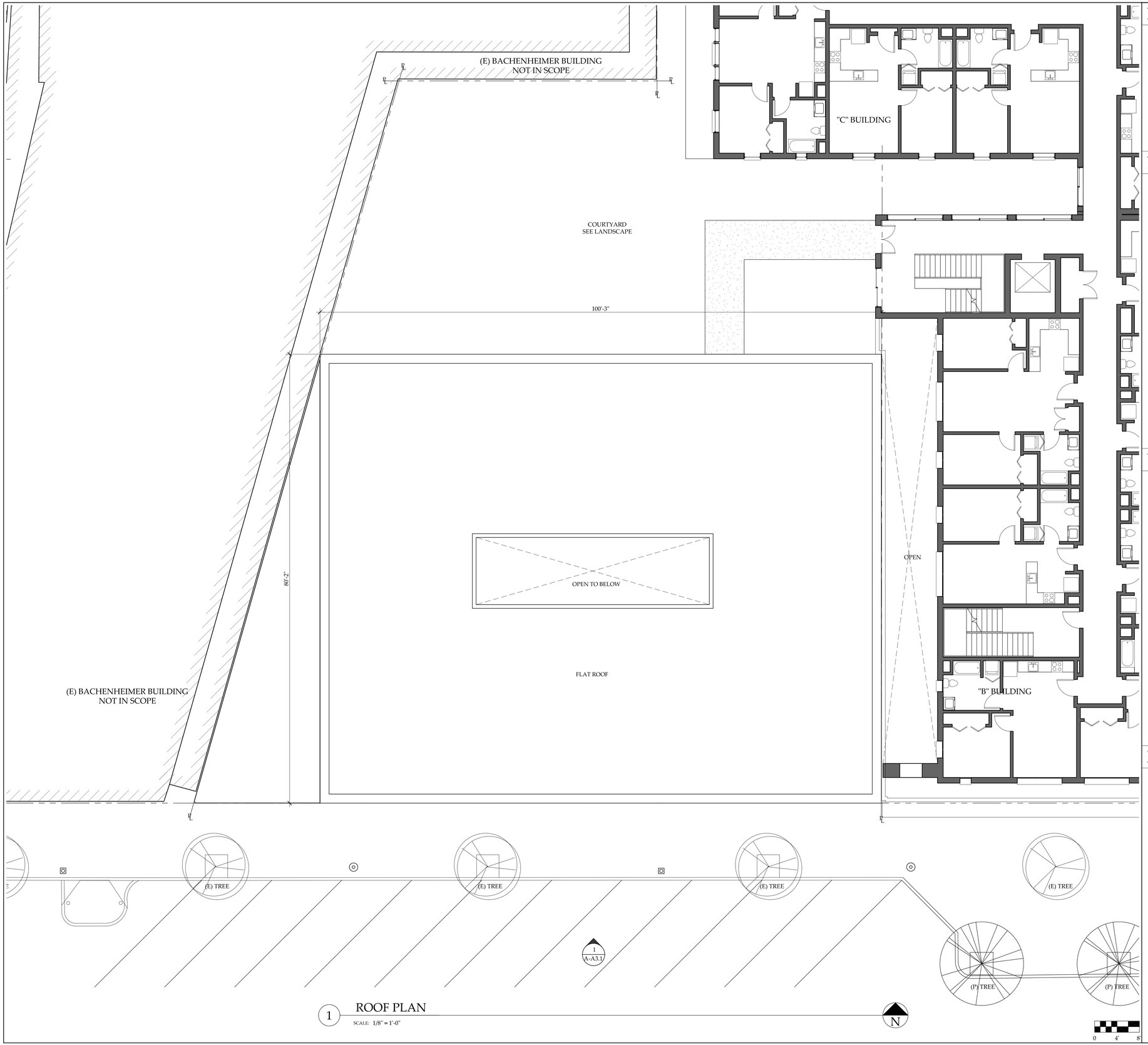
ISSUE AND REVISION		DATE
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REVISED ZONING SUBMITTAL	A	01.06.2012

SECOND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

A-A2.2



1 ROOF PLAN

SCALE: 1/8" = 1'-0"

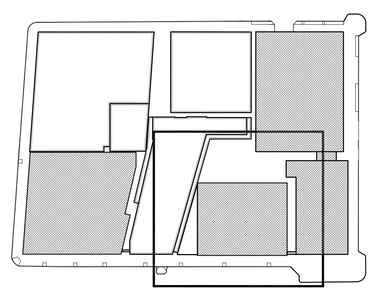
NOTES

DATA

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
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Equity Residential

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ROOF PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

A-A2.5



1 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

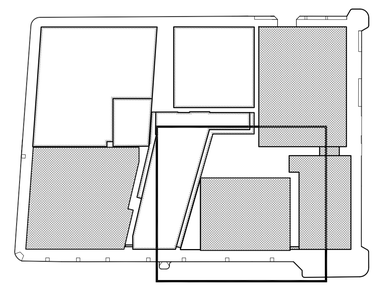
0 4' 8'

NOTES

1. HISTORIC FACADE TO BE RESTORED

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

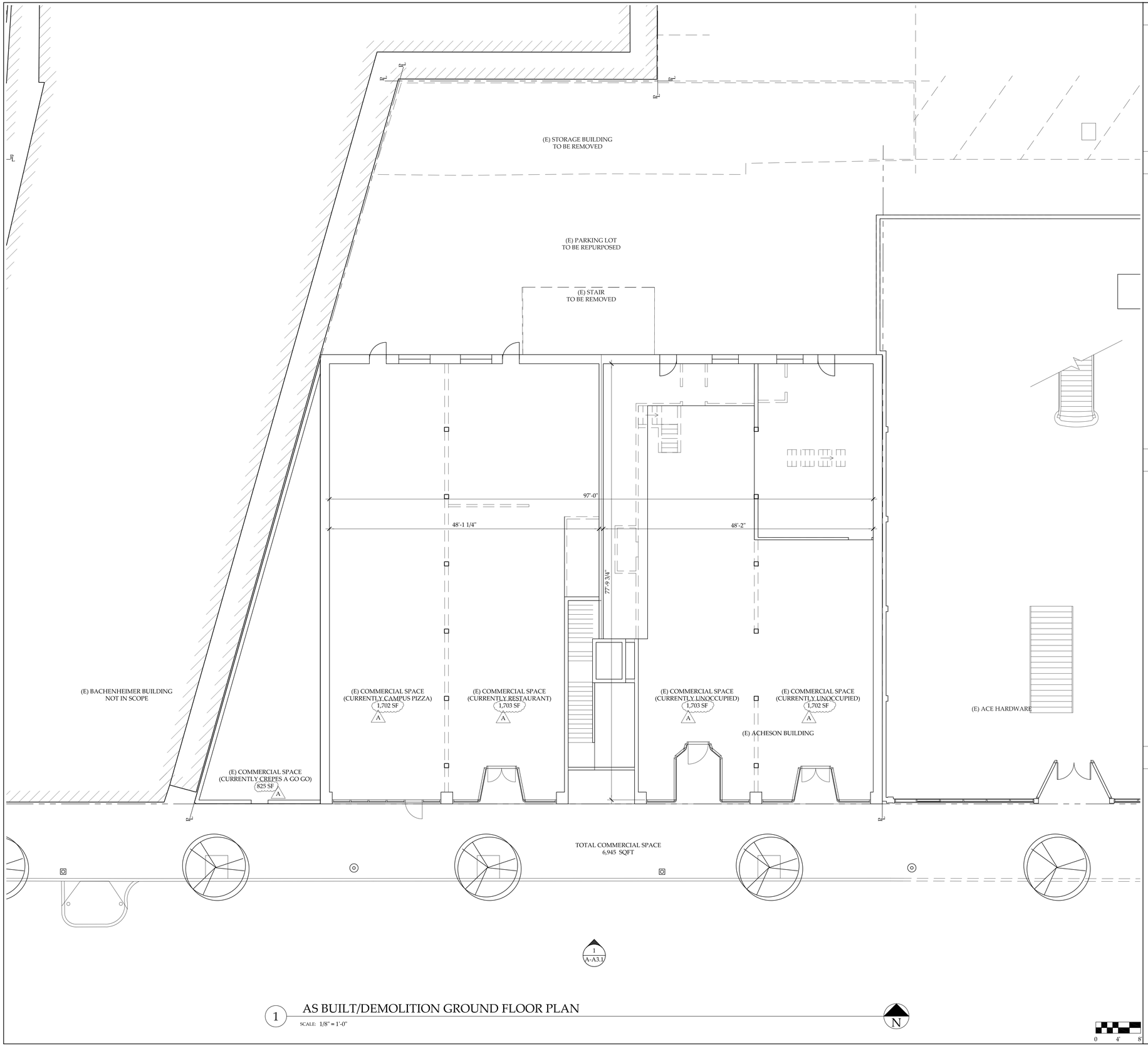
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ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A-A3.1



1 AS BUILT/DEMOLITION GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

NOTES

DATA

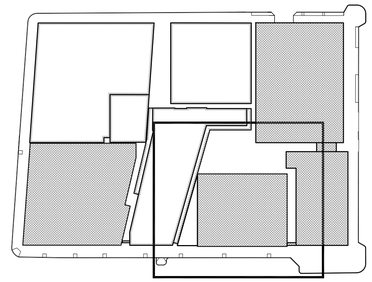
SQUARE FOOTAGE

UNIT TYPE	No.	SF
OFFICE	25	5043 SF

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

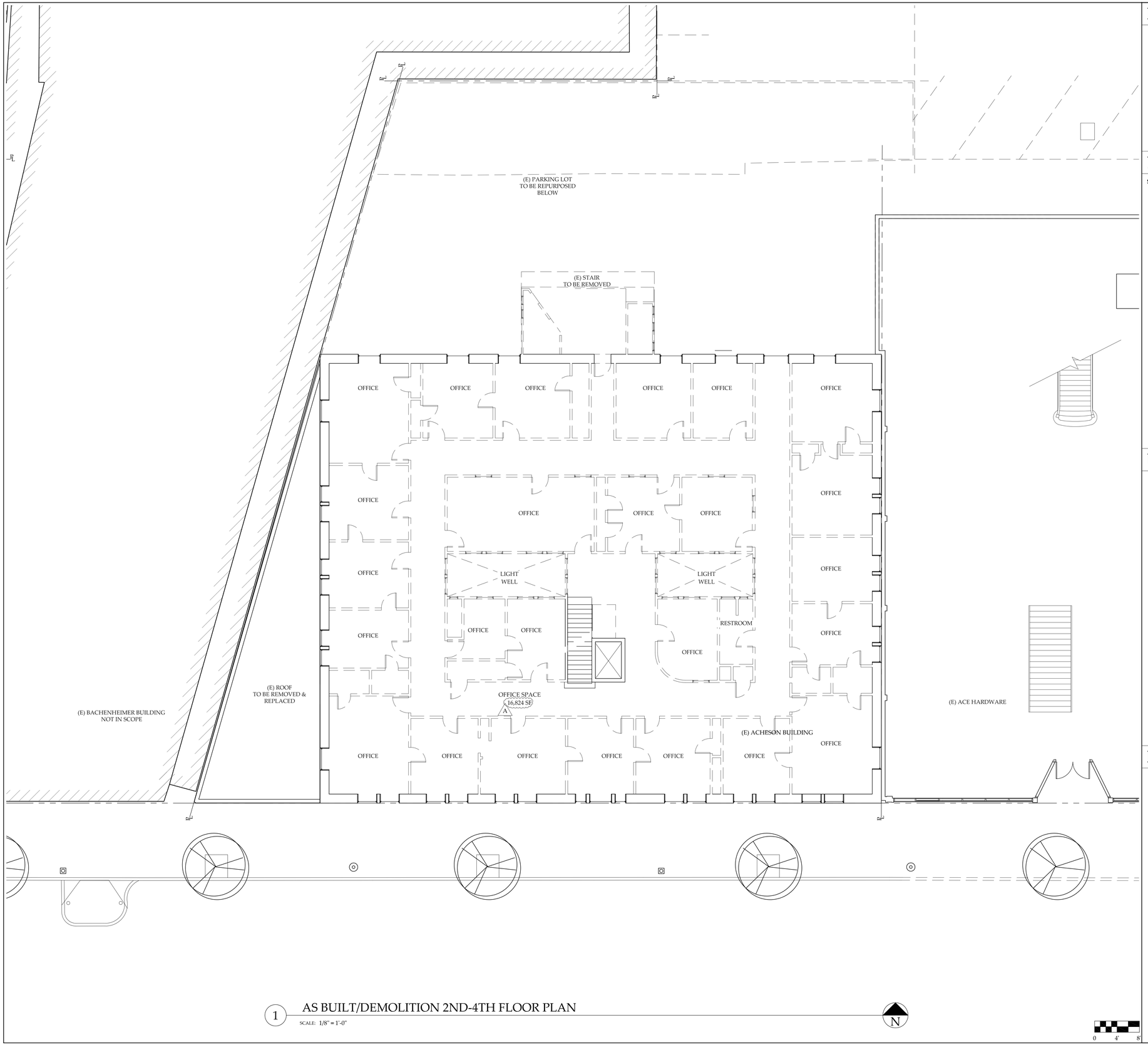
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ARCHITECTS

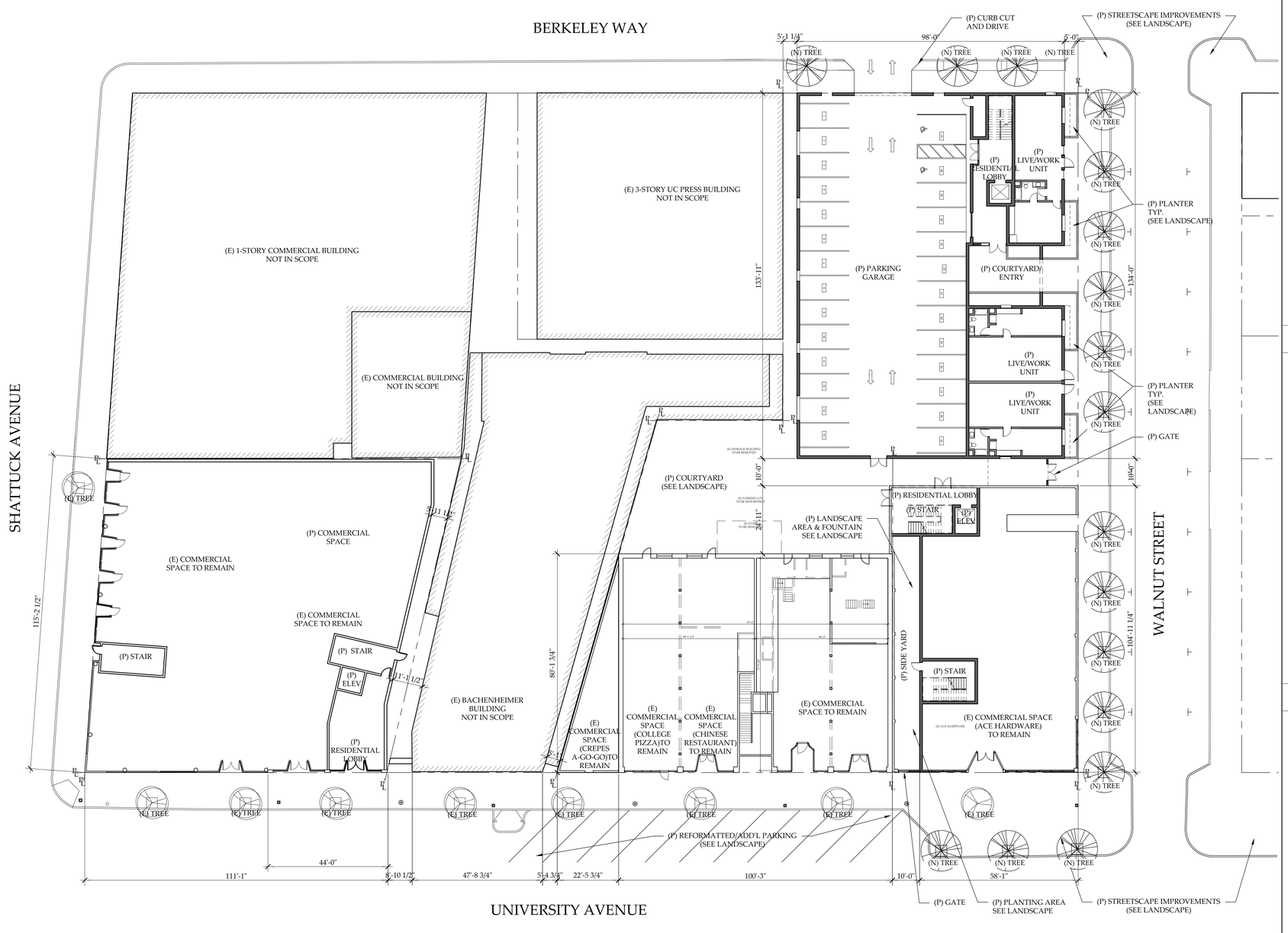
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REVISED ZONING SUBMITTAL	A	01.06.2012

AS BUILT/DEMOLITION
GROUND FLOOR PLAN

PROJECT #:	1006
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DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A-AB2.1


(E) PARKING LOT
TO BE REPURPOSED
BELOW
(E) STAIR
TO BE REMOVED
OFFICE
OFFICE
OFFICE



1 PROPOSED SITE PLAN AT GROUND LEVEL

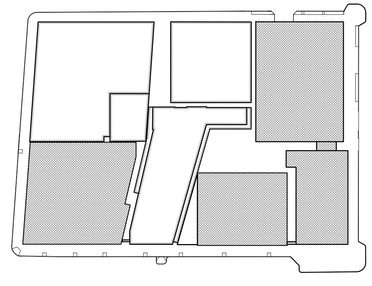
SCALE: 1" = 20'-0"

NOTES

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE
- LAMP POST
- BOLLARD

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

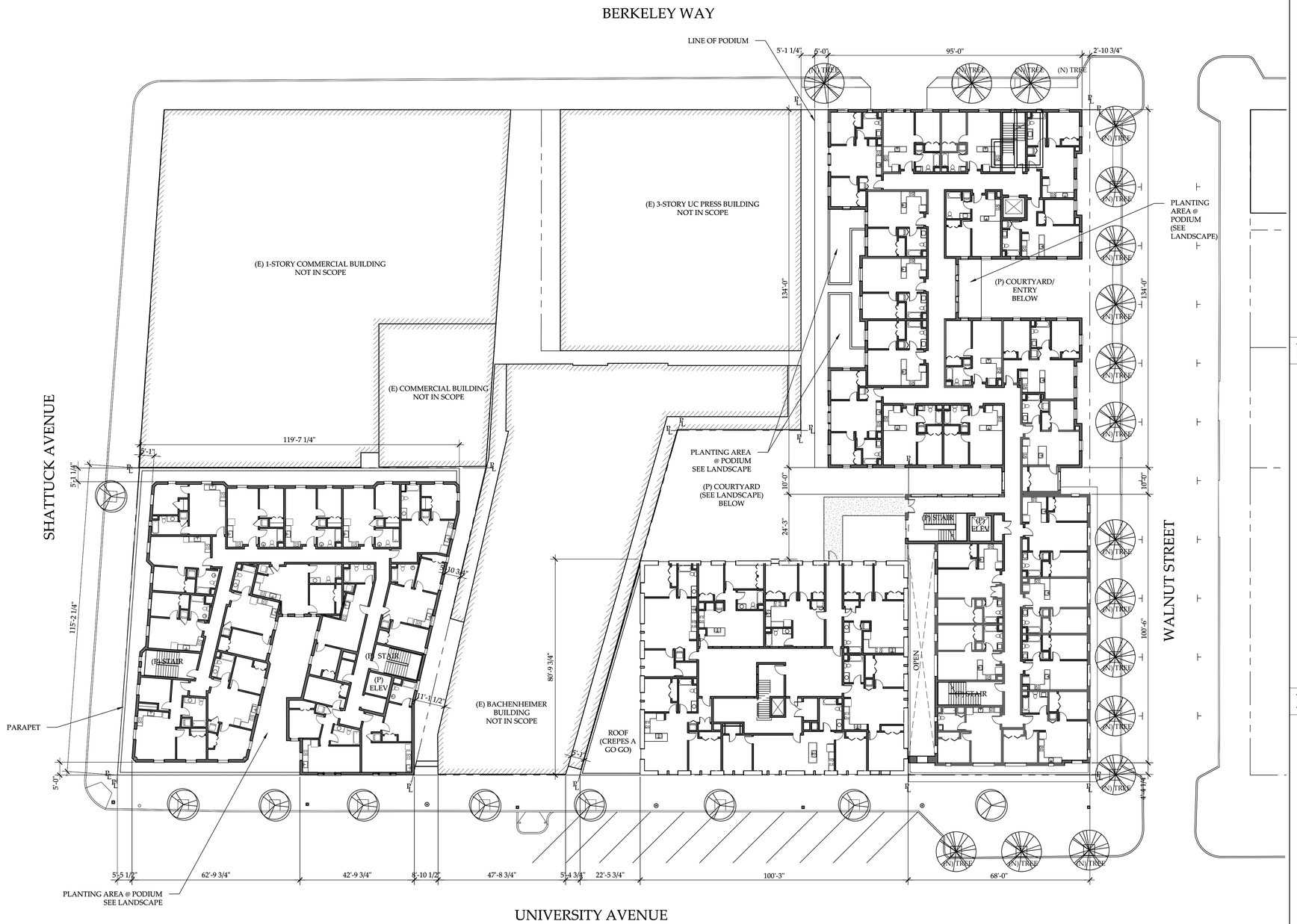
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PROPOSED SITE AT GROUND LEVEL

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	AS1.1



1 PROPOSED SITE PLAN AT PODIUM LEVEL

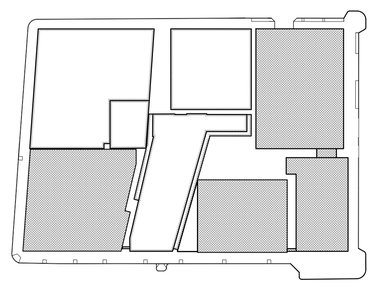
SCALE: 1" = 20'-0"

NOTES

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE
- LAMP POST
- BOLLARD

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

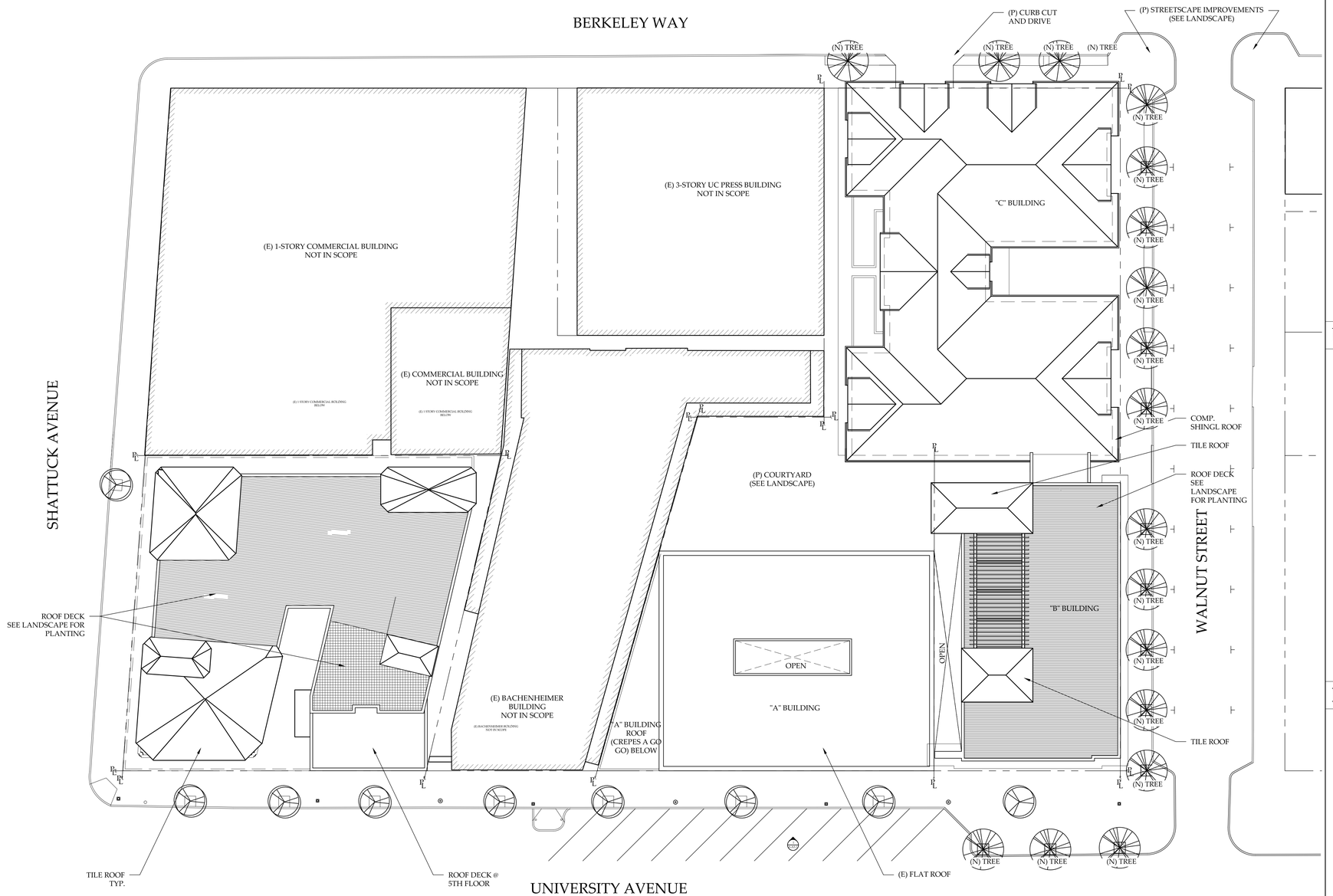
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REVISED ZONING SUBMITTAL	A	01.06.2012

PROPOSED SITE AT SECOND FLOOR/T.O. PODIUM

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	AS1.2



1 PROPOSED SITE PLAN

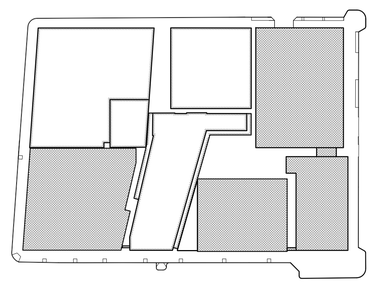
SCALE: 1" = 20'-0"

NOTES

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE
- LAMP POST
- BOLLARD

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

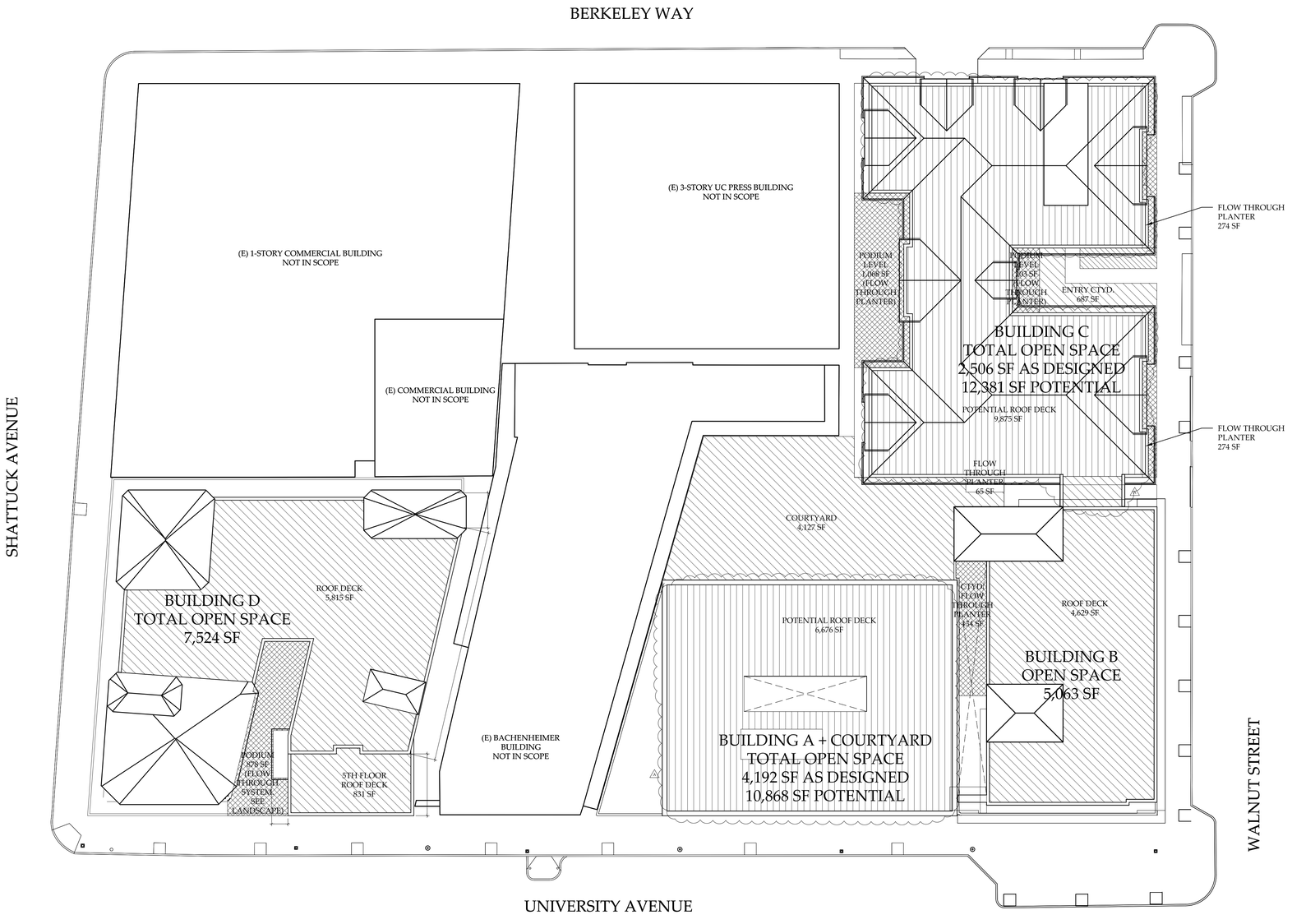
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PROPOSED SITE PLAN

PROJECT #:	1006
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DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	AS1.3



1 PROPOSED SITE OPEN SPACE

SCALE: 1" = 20'-0"

N

0 10' 20'

NOTES

OPEN SPACE CALCULATIONS:

	PROVIDED	REQ'D.
USABLE OPEN SPACE (AS DESIGNED):	16,089 SF	40,400 SF
USABLE OPEN SPACE (POTENTIAL):	31,122 SF	40,400 SF
OPENS SPACE (NOT ACCESSIBLE):	3,131 SF	

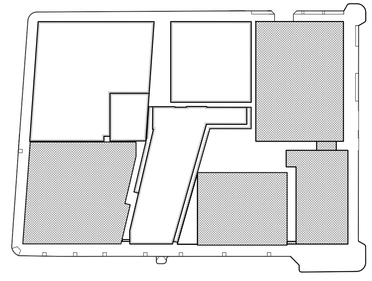
LEGEND

USABLE OPEN SPACE

OPEN SPACE

POTENTIAL USABLE OPEN SPACE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

KIRK E. PETERSON
& ASSOCIATES
ARCHITECTS

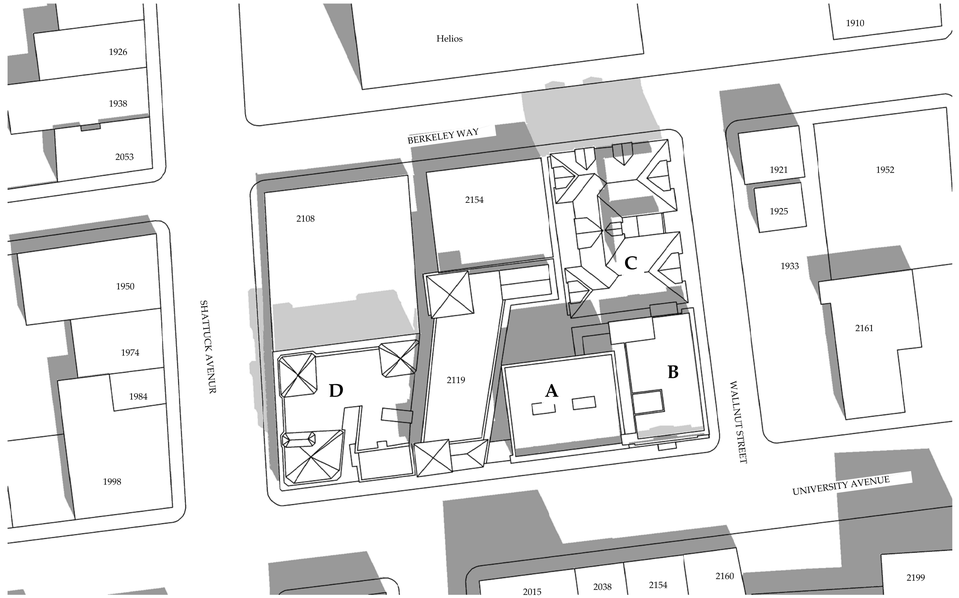
5253 College Avenue
Oakland, CA 94618
P 510.547.0275
F 510.547.4173
info@kpaarch.com

ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

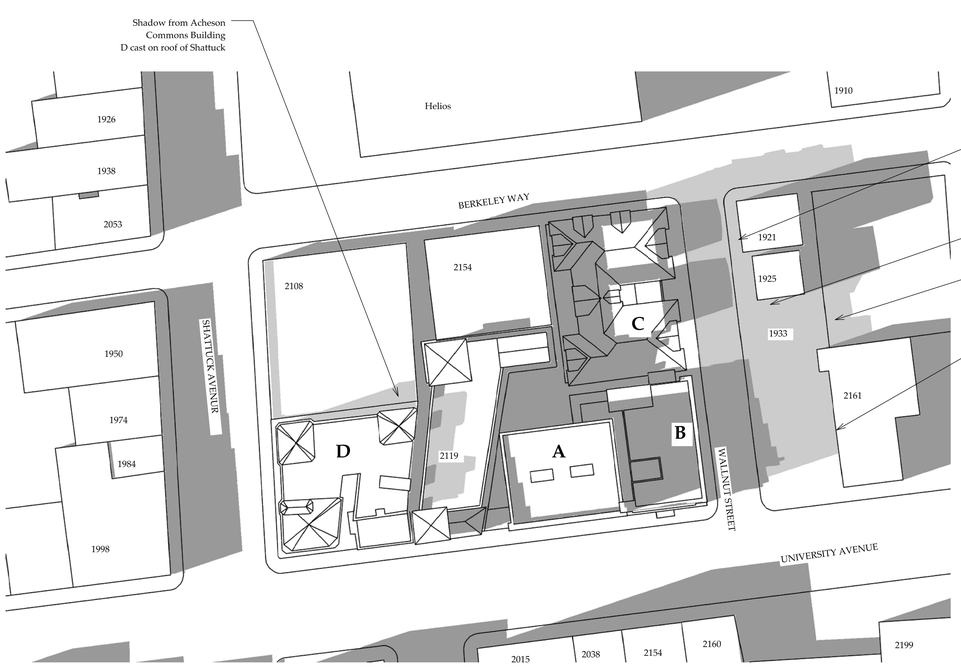
PROPOSED SITE OPEN SPACE

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A

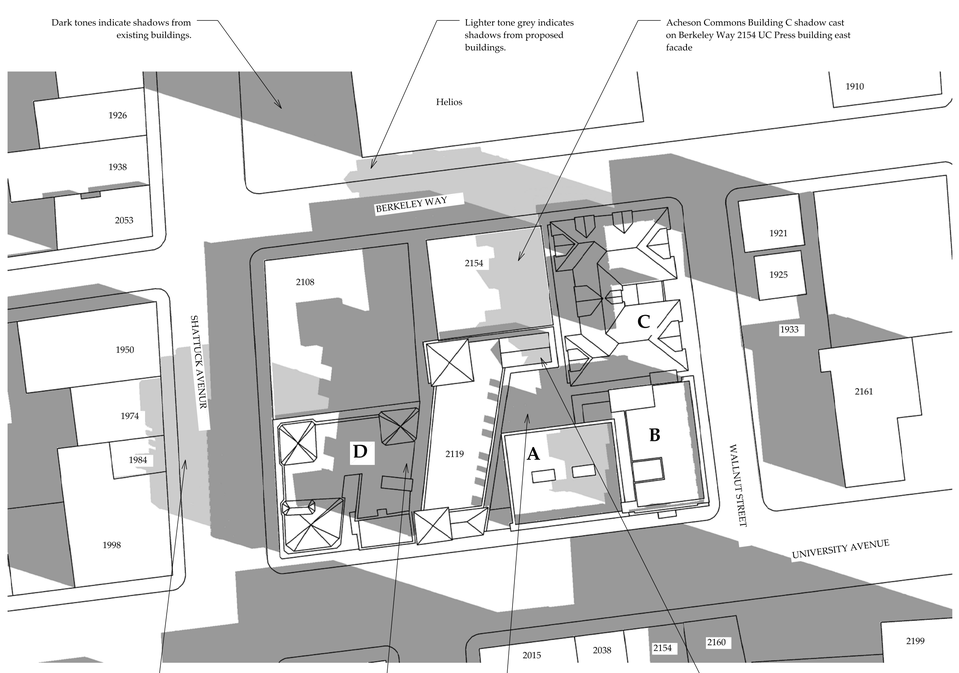
AS1.4



2 SHADOW STUDY SEPTEMBER 21 NOON
1" = 50'-0"



3 SHADOW STUDY SEPTEMBER 21 507PM
1" = 50'-0"



1 SHADOW STUDY SEPTEMBER 21 AT 756 AM
1" = 50'-0"

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

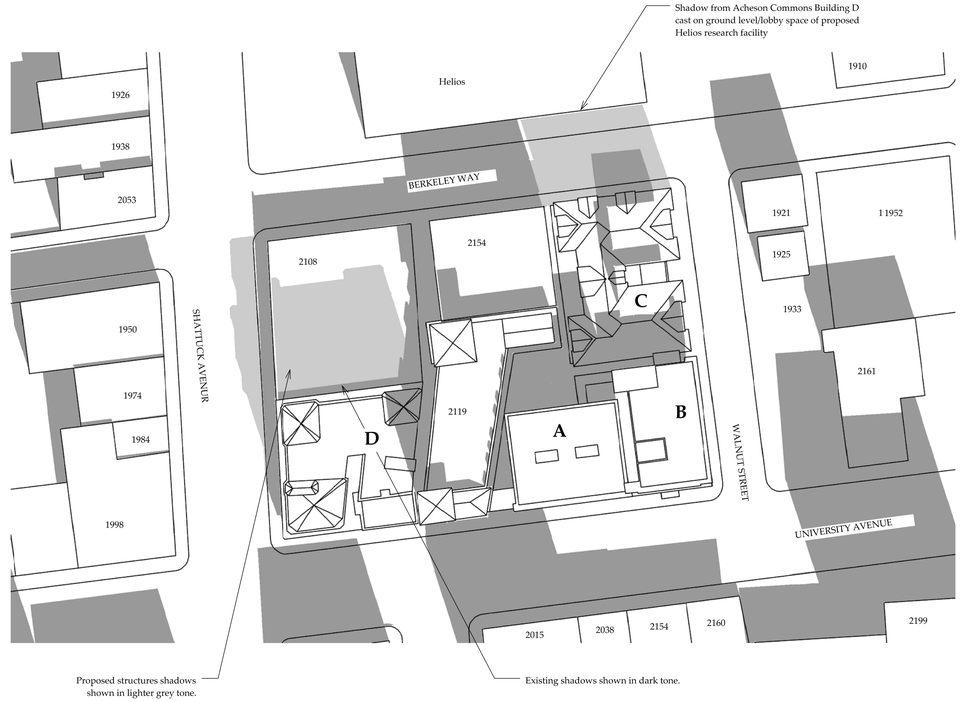
KIRK E. PETERSON & ASSOCIATES ARCHITECTS

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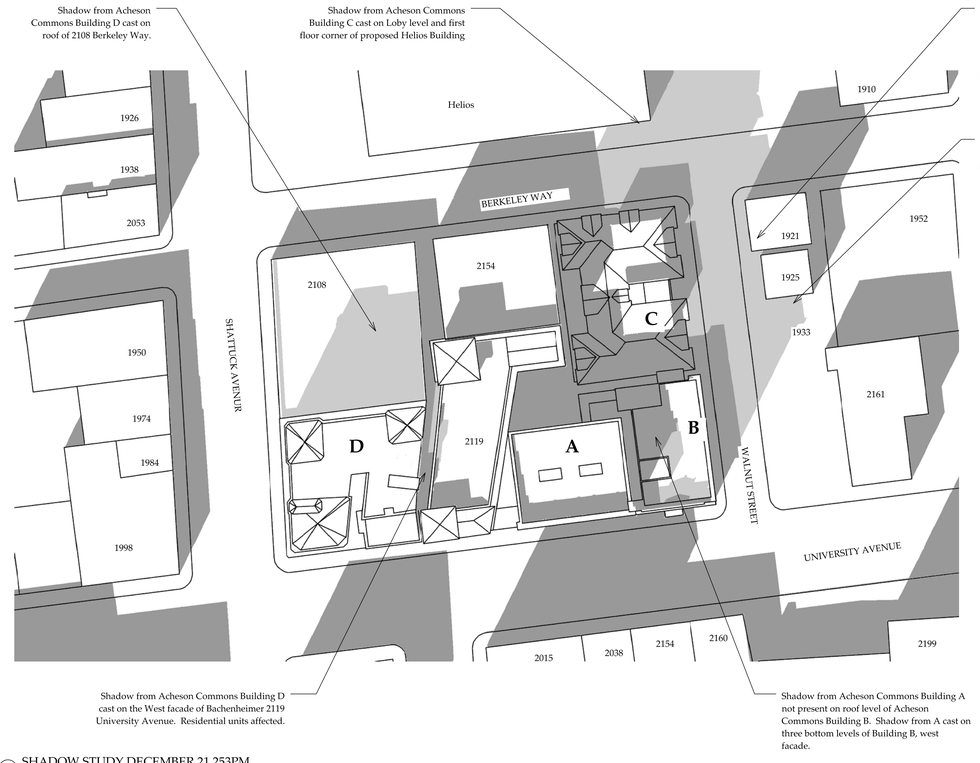
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REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

SHADOW STUDY FOR SEPTEMBER 21

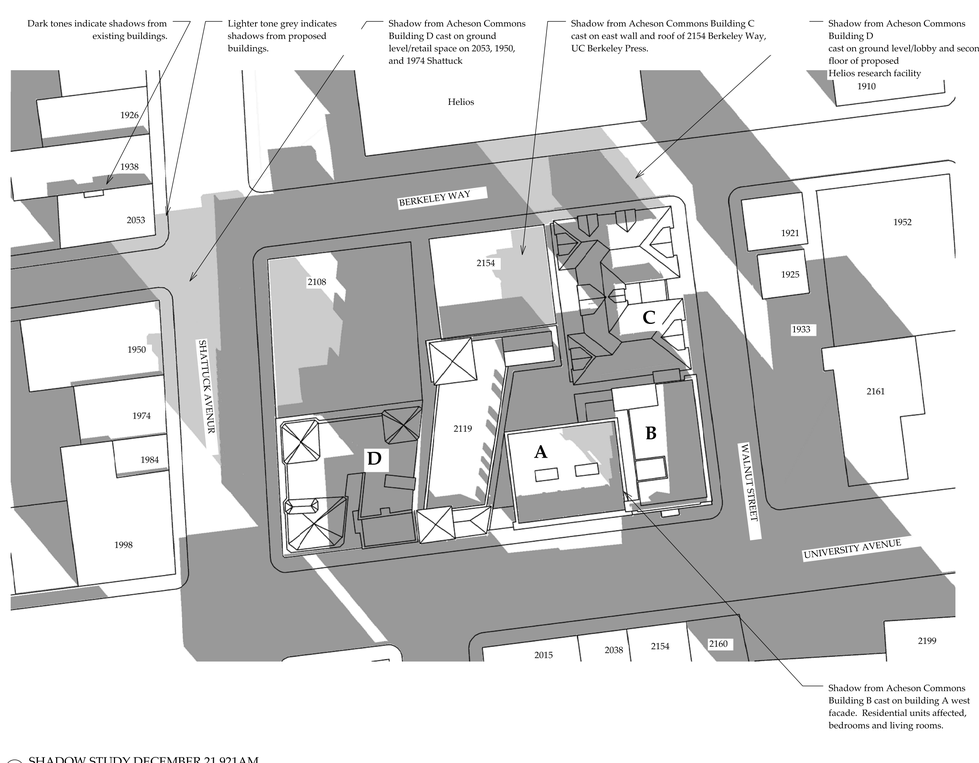
PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	AS2.1



2 SHADOW STUDY DECEMBER 21 NOON
1" = 50'-0"



3 SHADOW STUDY DECEMBER 21 253PM
1" = 50'-0"



1 SHADOW STUDY DECEMBER 21 921AM
1" = 50'-0"

ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

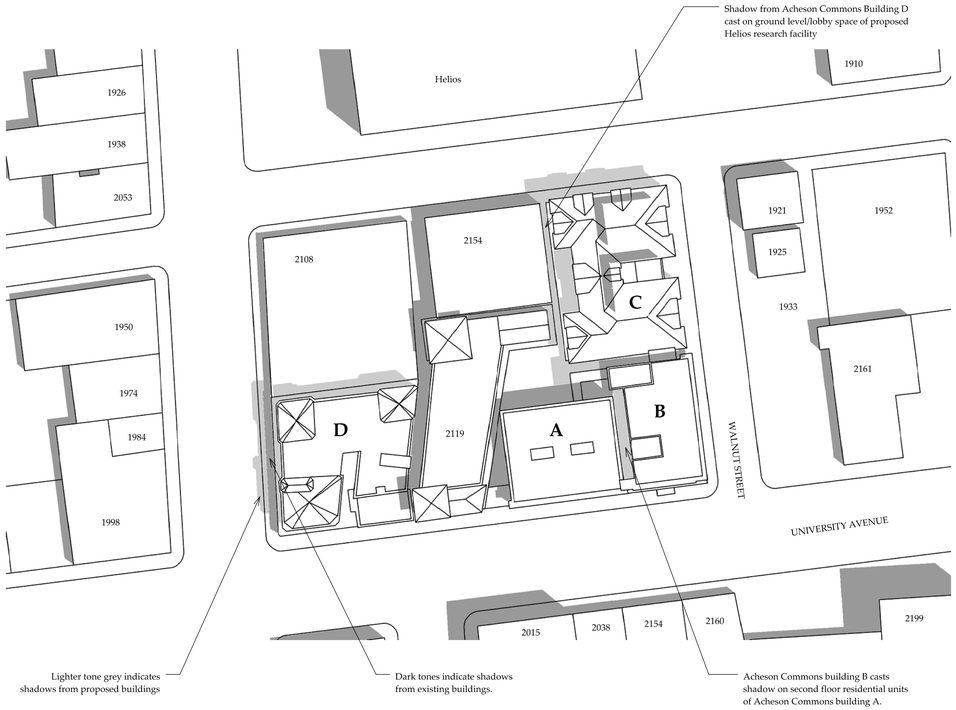
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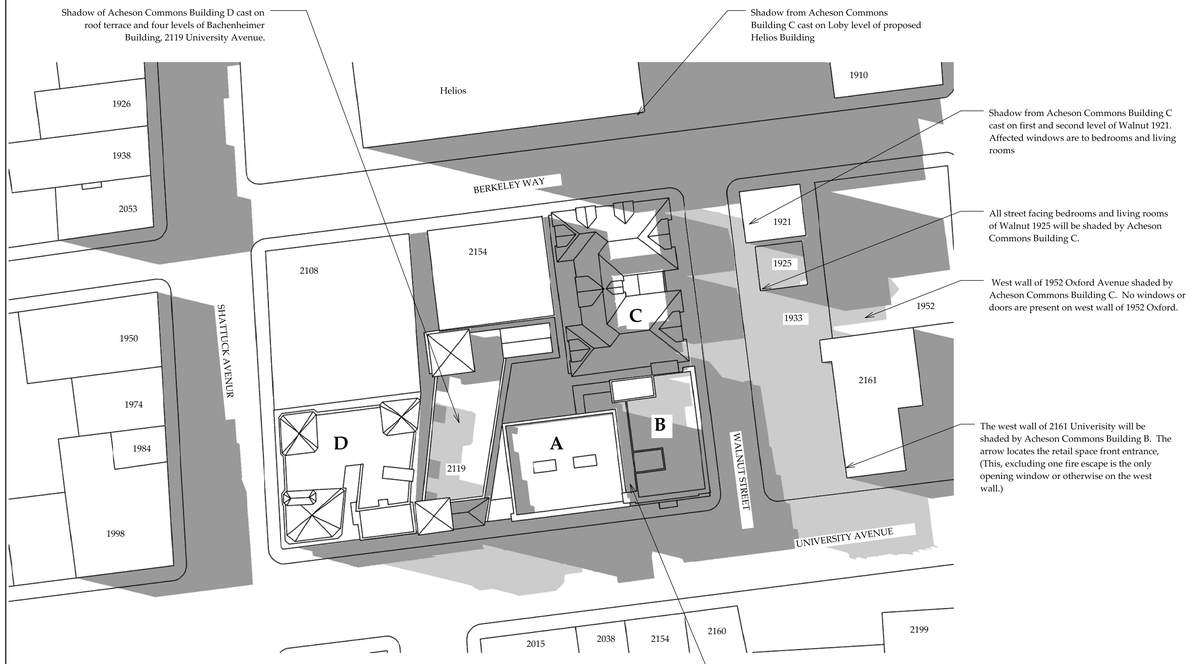
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ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

SHADOW STUDY FOR DECEMBER 21

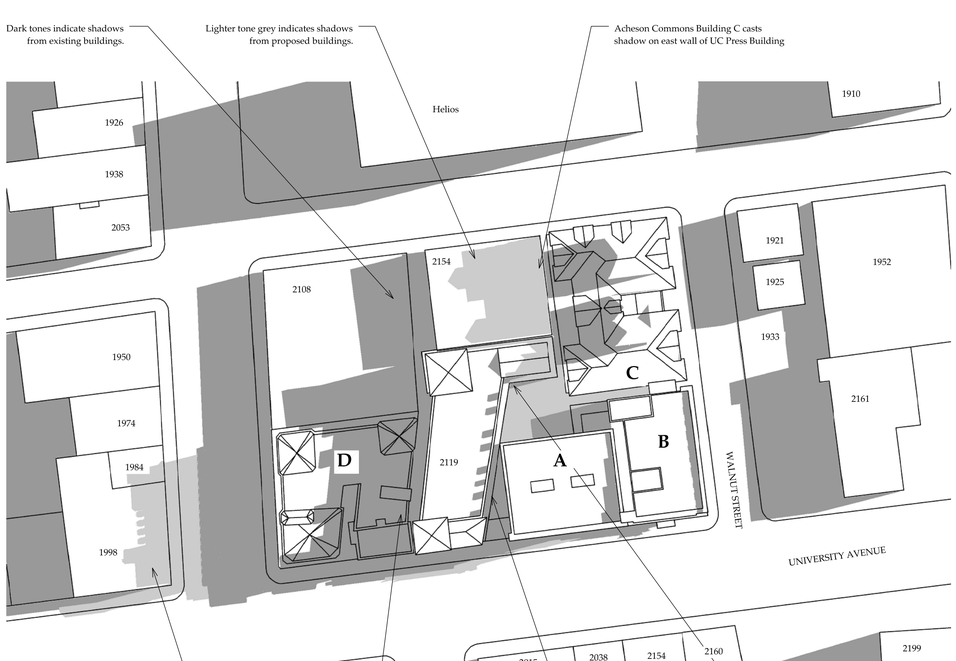
PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	AS2.2



2 SHADOW STUDY JUNE 21 NOON
1" = 50'-0"



3 SHADOW STUDY JUNE 21 634PM
1" = 50'-0"



1 SHADOW STUDY JUNE 21 747AM
1" = 50'-0"

ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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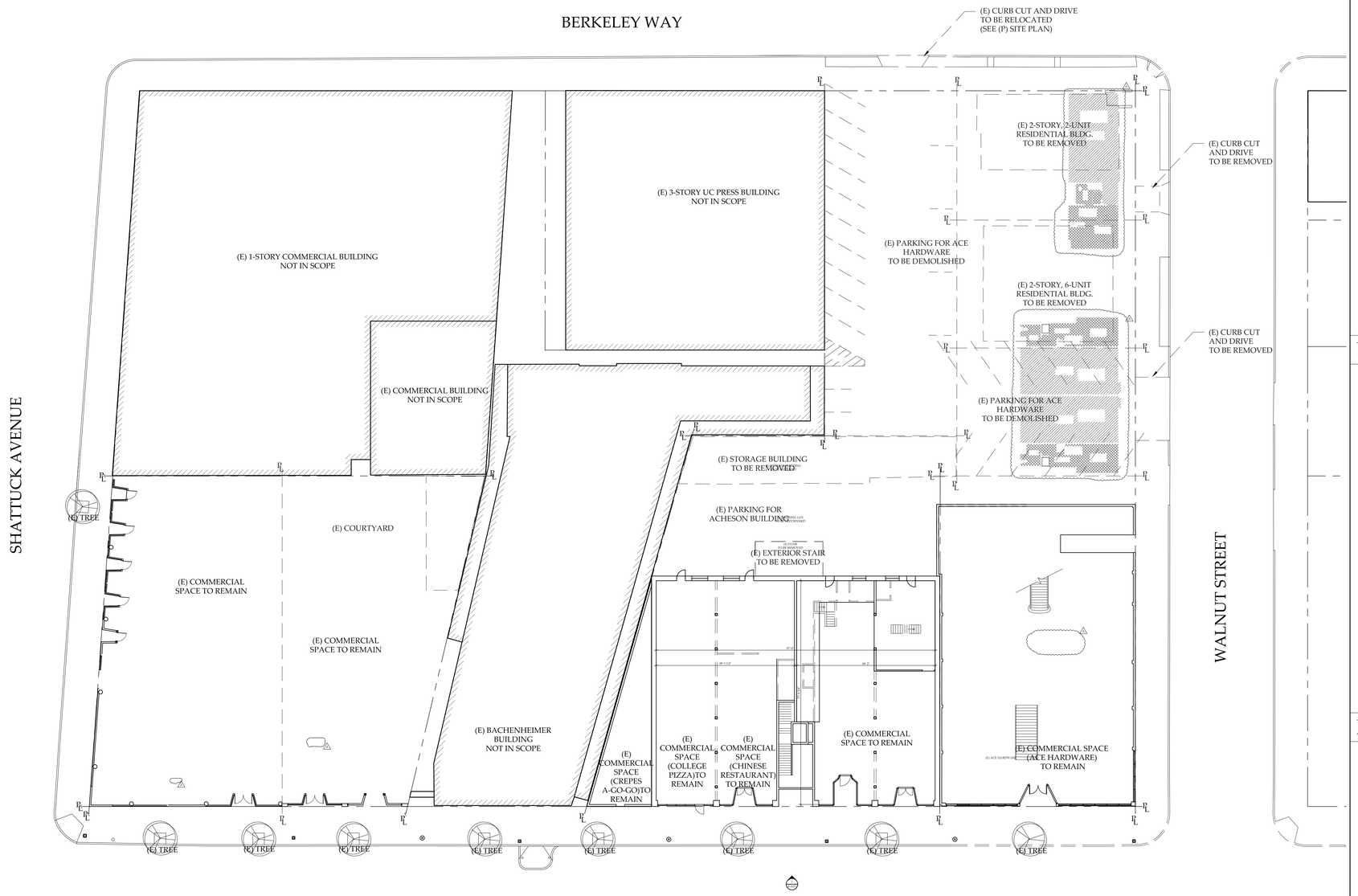
ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

SHADOW STUDY FOR JUNE 21

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

AS2.3



1 (E) SITE PLAN/DEMOLITION PLAN

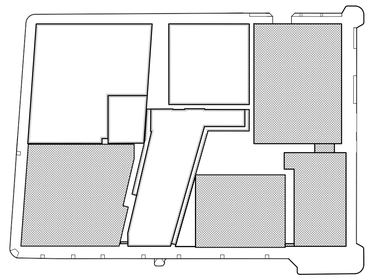
SCALE: 1" = 20'-0"

NOTES

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE
- LAMP POST
- BOLLARD

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

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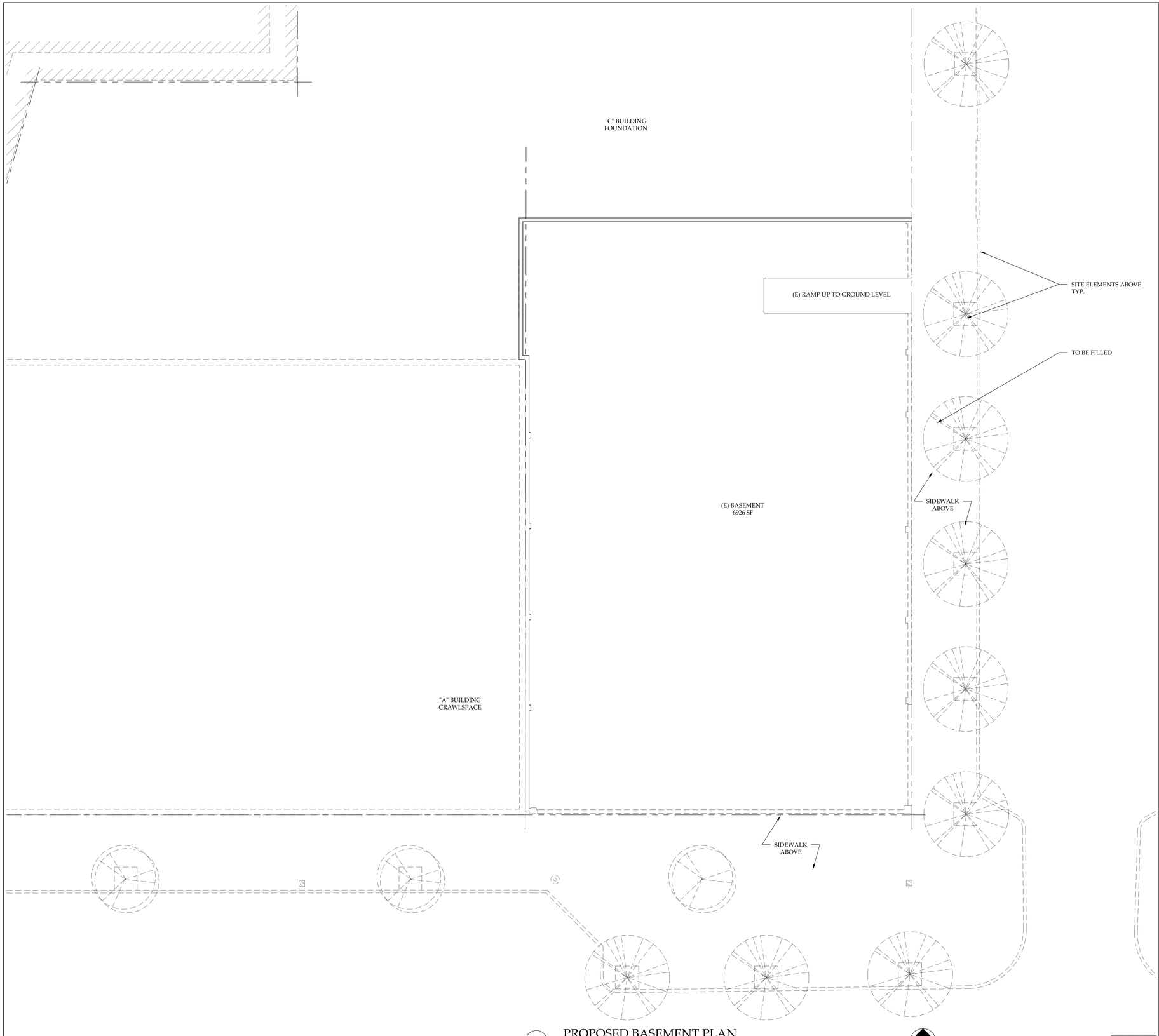
ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

EXISTING SITE/DEMOLITION PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

ASE1.1



1 PROPOSED BASEMENT PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

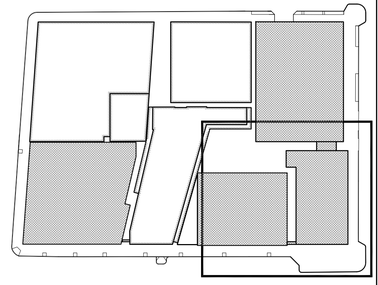
NOTES

DATA

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

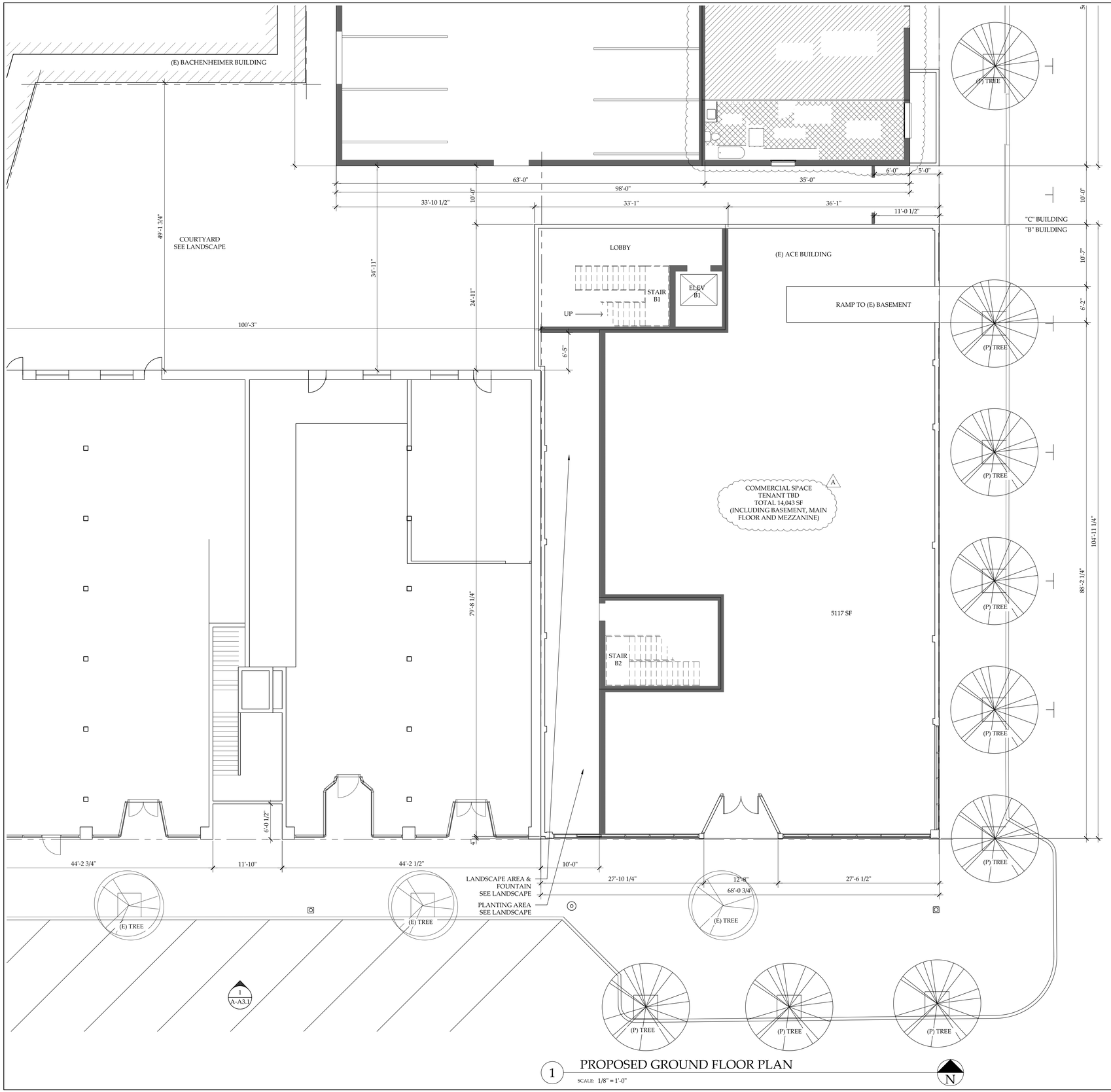
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PROPOSED BASEMENT PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-A2.0



1 PROPOSED GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

DATA

SQUARE FOOTAGE:

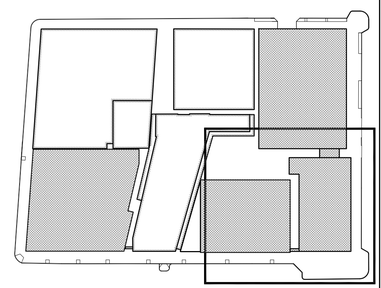
SPACE:	(E):	(P):	DIFF./TOTAL:
"B"/ACE	17378 SF	14043 SF	-3335 SF

A

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
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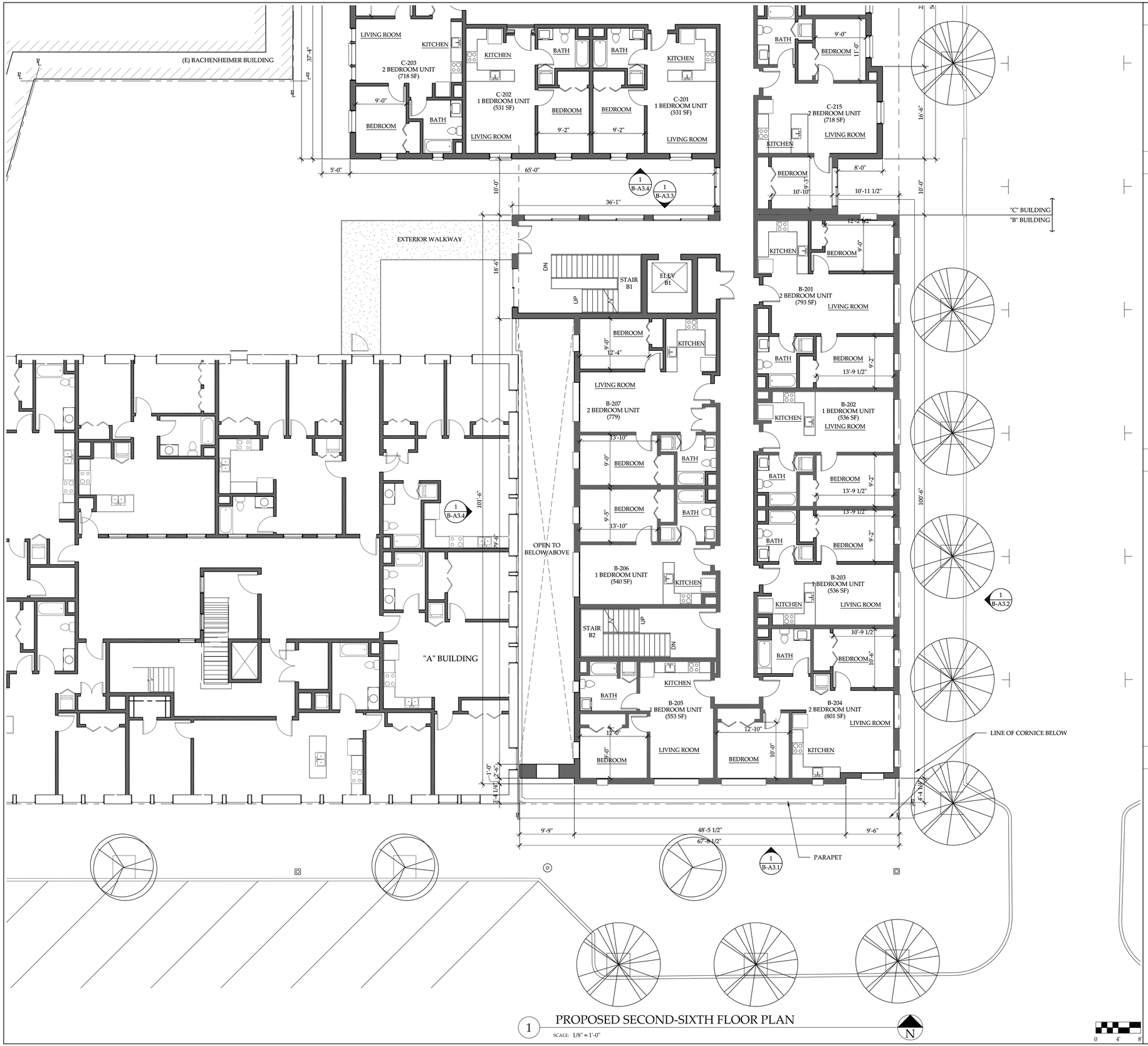
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REVISED ZONING SUBMITTAL	A	01.06.2012

PROPOSED GROUND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

B-A2.1



1 PROPOSED SECOND-SIXTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

NOTES

DATA

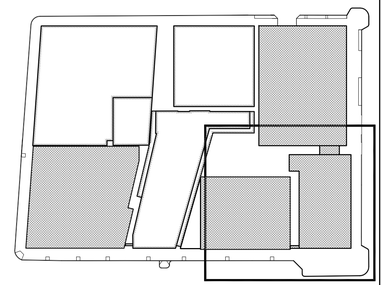
UNIT MATRIX

UNIT NAME	UNIT TYPE	SF
B-201	2 BEDROOM	728 SF
B-202	1 BEDROOM	509 SF
B-203	1 BEDROOM	509 SF
B-204	2 BEDROOM	735 SF
B-205	1 BEDROOM	497 SF
B-206	1 BEDROOM	503 SF
B-207	2 BEDROOM	726 SF
TOTAL: 7	3-2 BEDROOM 4-1 BEDROOM	5818 SF
FLOOR PLATE:		6078 SF

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

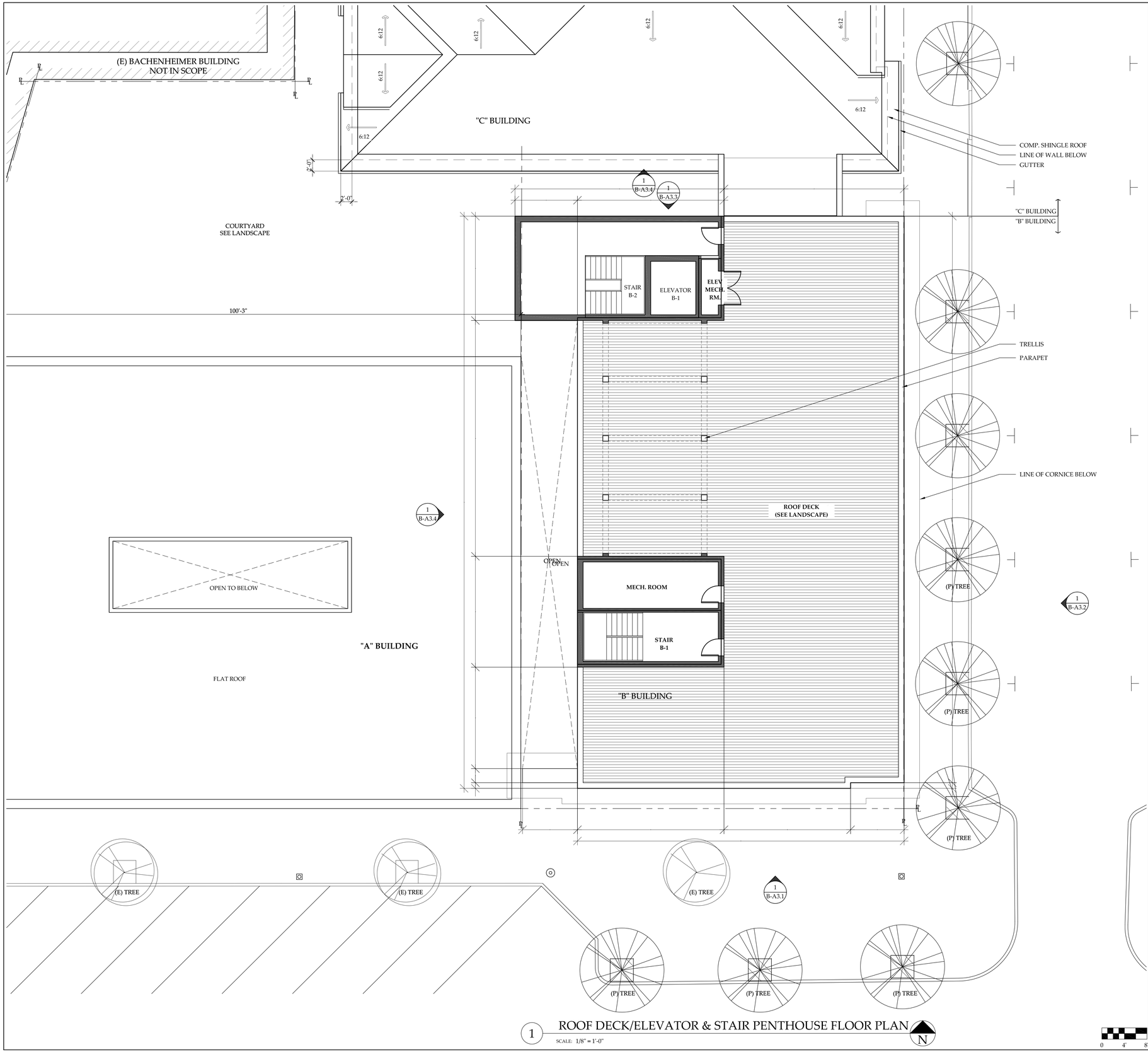
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PROPOSED SECOND-SIXTH FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-A2.2



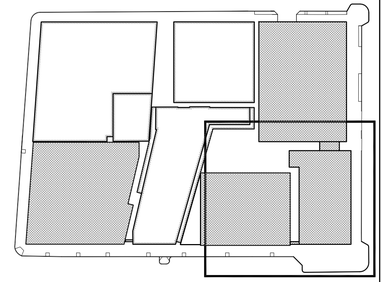
NOTES

DATA

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

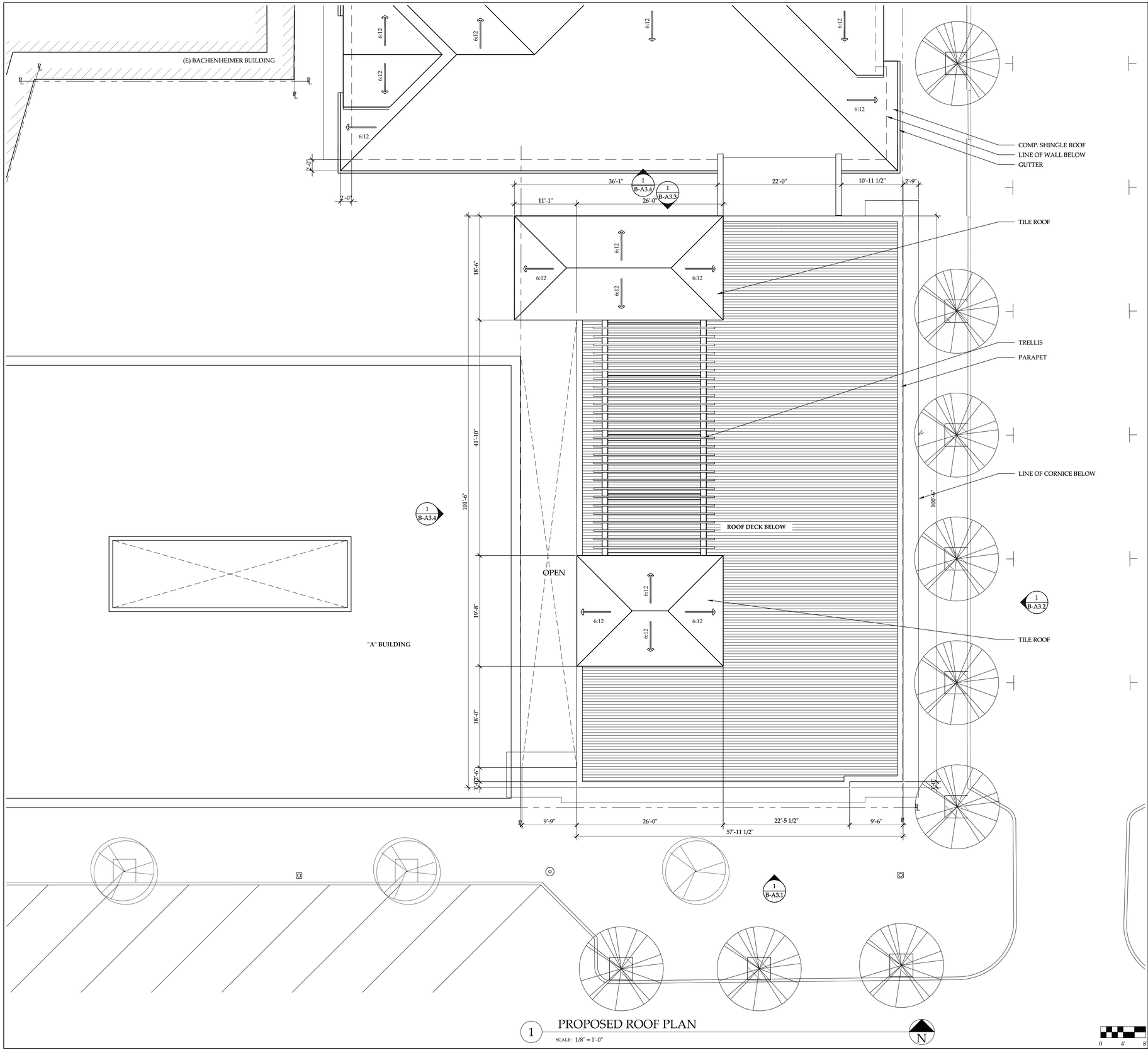
KIRK E. PETERSON
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ROOF DECK & ELEVATOR/STAIR
PENTHOUSE FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-A2.7



1 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

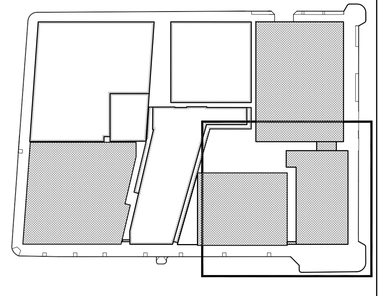
NOTES

DATA

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
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PROPOSED ROOF PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

B-A2.8



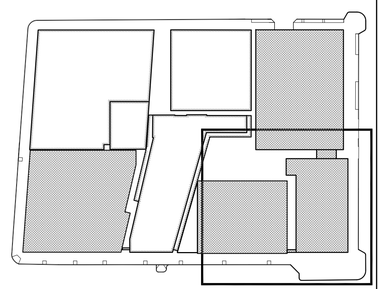
1 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

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ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-A3.1



1 PROPOSED EAST ELEVATION

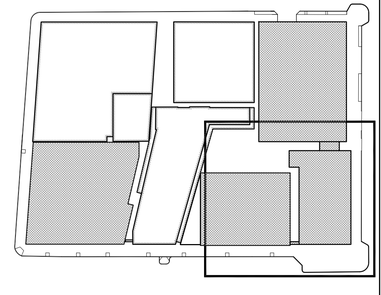
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

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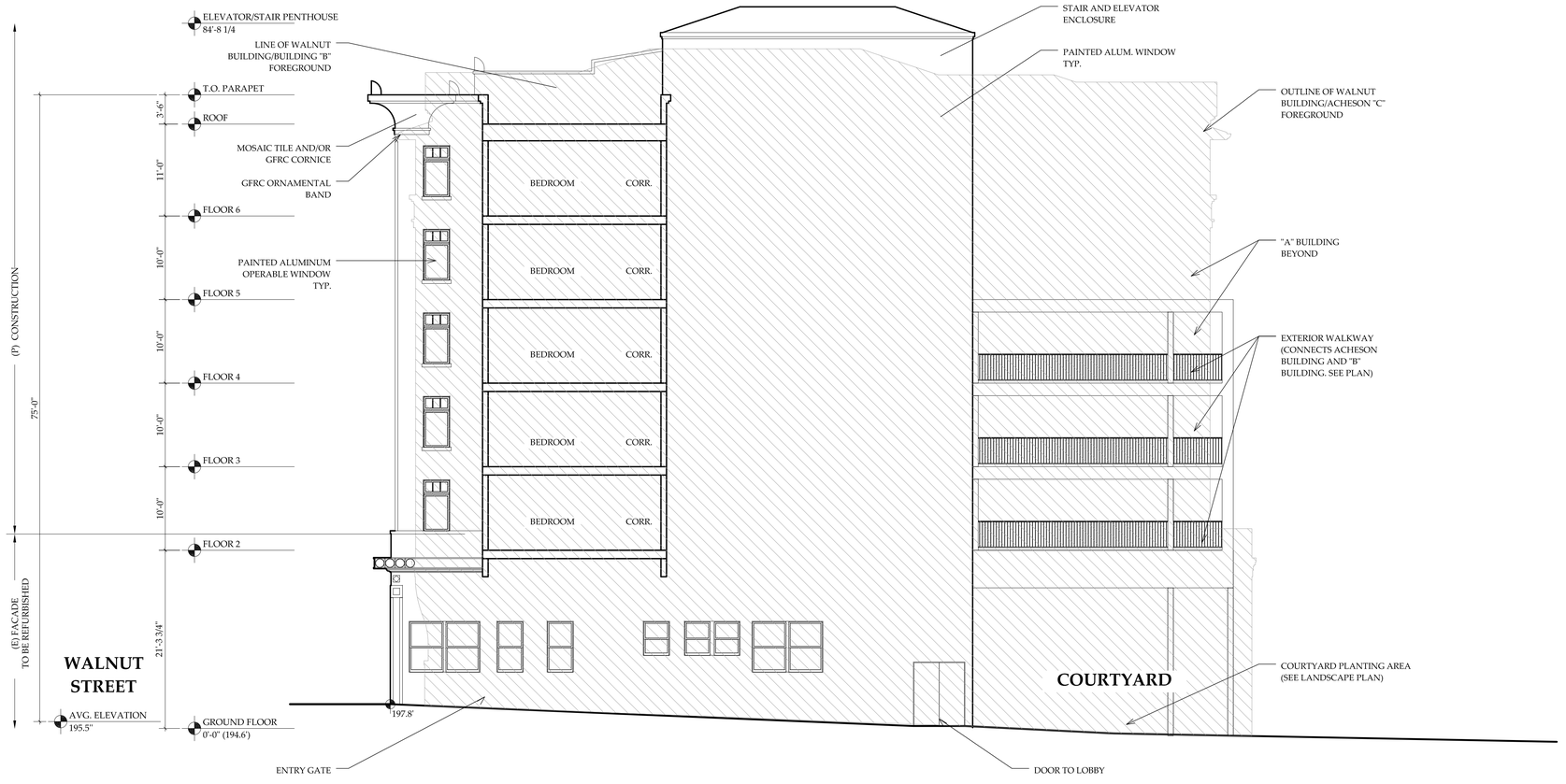
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REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

B-A3.2



1 NORTH ELEVATION

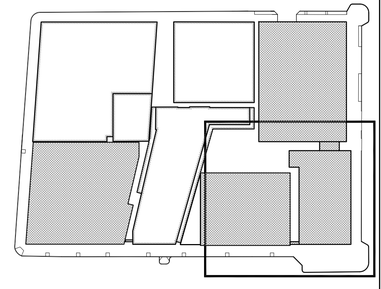
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-A3.3



1 PROPOSED WEST ELEVATION

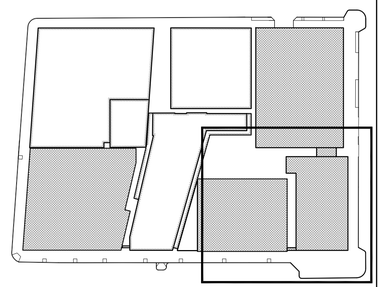
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

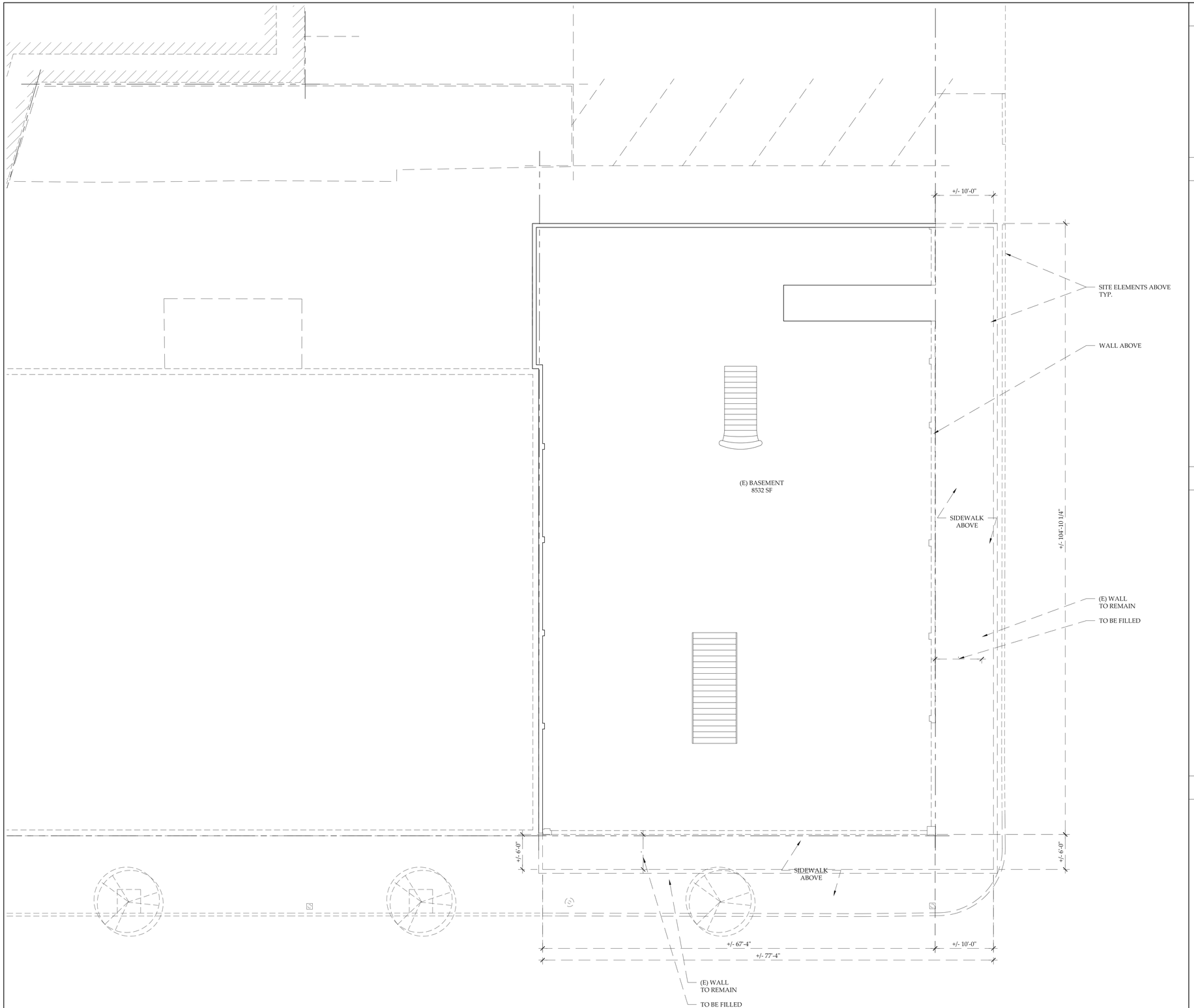
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ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-A3.4



1 (E) BASEMENT PLAN/DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

NOTES

DATA

LEGEND

(P) WALL

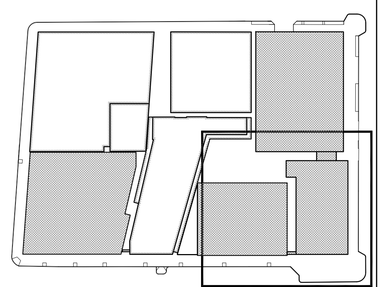
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

KIRK E. PETERSON & ASSOCIATES ARCHITECTS

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Oakland, CA 94618
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F 510.547.4173
info@kpaarch.com

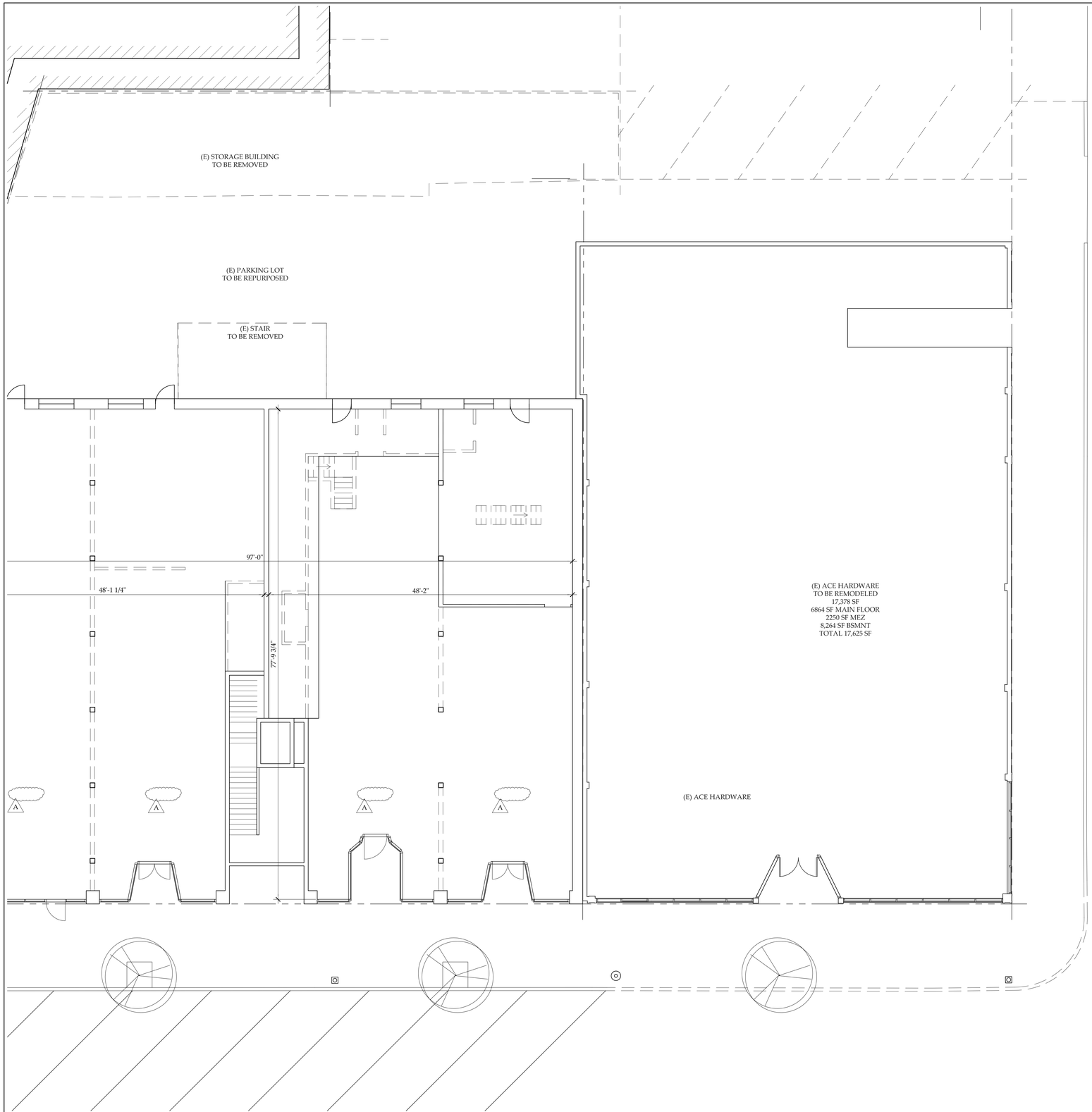
ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

(E) BASEMENT/DEMOLITION PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

B-AB2.0



1 AS BUILT/DEMOLITION GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

NOTES

DATA

LEGEND

(P) WALL

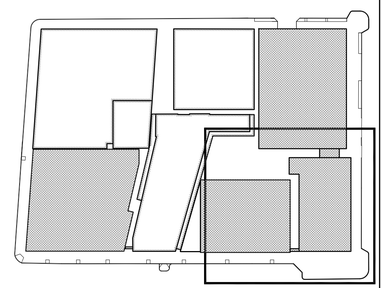
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

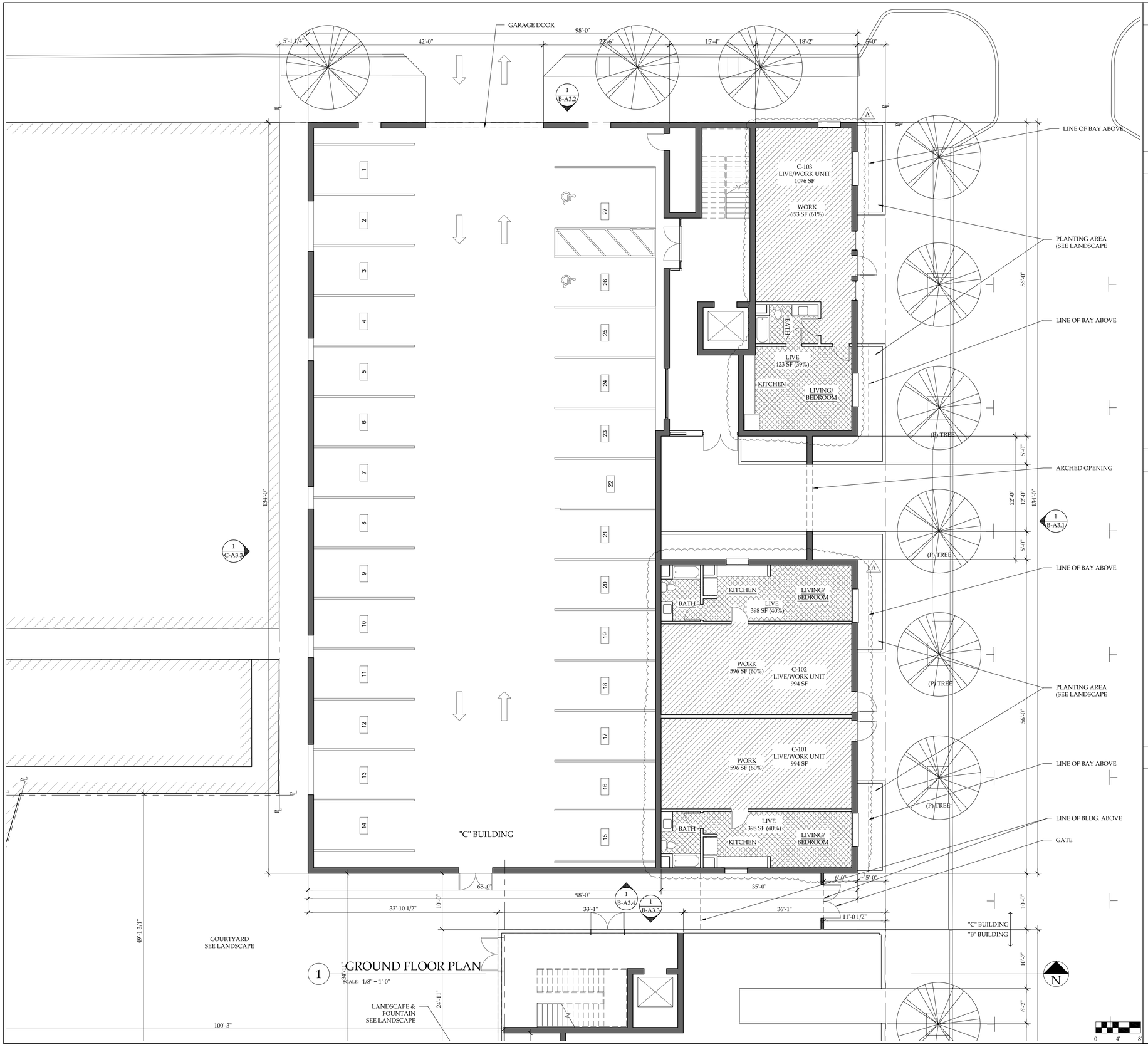
KIRK E. PETERSON
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REVISED ZONING SUBMITTAL	A	01.06.2012

(E) GROUND FLOOR PLAN/
DEMOLITION PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	B-AB2.1



NOTES

DATA

UNIT MATRIX

SPACE/UNIT NAME	UNIT TYPE	SF
PARKING		8250 SF
TOTAL:		8250 SF
C-101	LIVE/WORK	906 SF
C-102	LIVE/WORK	906 SF
C-103	LIVE/WORK	955 SF
TOTAL:	3-1 BEDROOM	2767 SF

LEGEND

(P) WALL

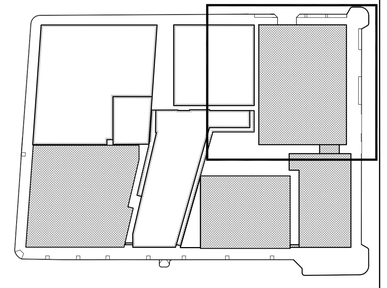
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

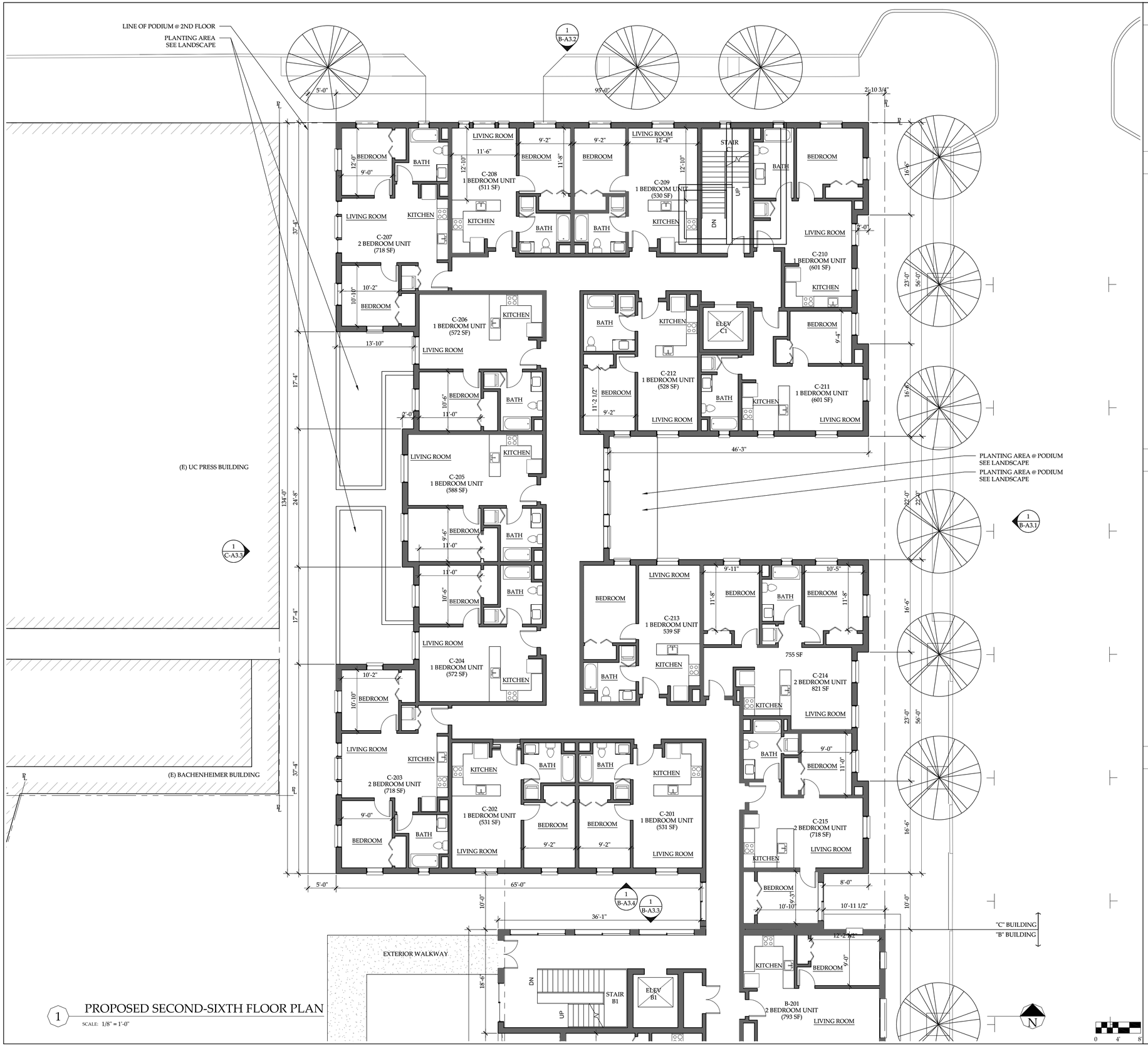
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REVISED ZONING SUBMITTAL	A	01.06.2012

GROUND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	C-A2.1



1 PROPOSED SECOND-SIXTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

DATA

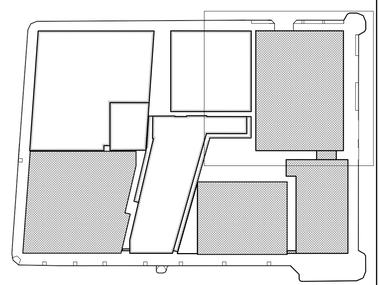
UNIT MATRIX

UNIT NAME	UNIT TYPE	SF
C-201	1 BEDROOM	499 SF
C-202	1 BEDROOM	506 SF
C-203	2 BEDROOM	648 SF
C-204	1 BEDROOM	533 SF
C-205	1 BEDROOM	535 SF
C-206	1 BEDROOM	533 SF
C-207	2 BEDROOM	648 SF
C-208	1 BEDROOM	505 SF
C-209	1 BEDROOM	505 SF
C-210	1 BEDROOM	524 SF
C-211	1 BEDROOM	526 SF
C-212	1 BEDROOM	498 SF
C-213	1 BEDROOM	513 SF
C-214	2 BEDROOM	755 SF
C-215	2 BEDROOM	645 SF
TOTAL: 15	4-2 BEDROOM 11-1 BEDROOM	8373 SF
FLOOR PLATE:		11067 SF

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

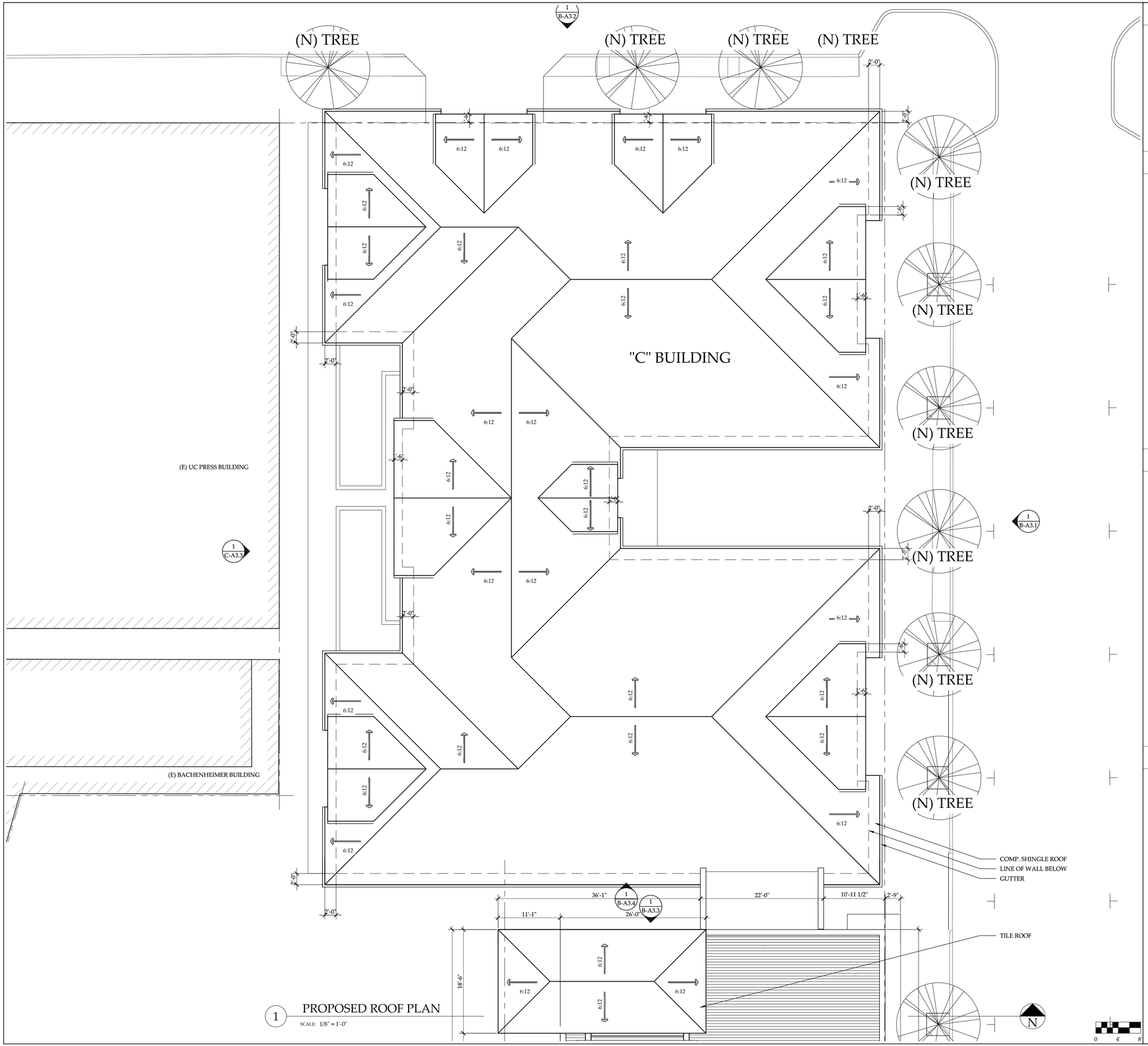
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REVISED ZONING SUBMITTAL	A	01.06.2012

PROPOSED SECOND-SIXTH FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	C-A2.2



1 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

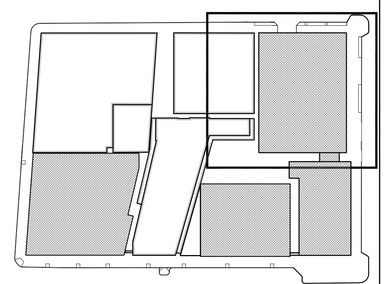
NOTES

DATA

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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REVISED ZONING SUBMITTAL	A	01.06.2012

ROOF PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

C-A2.7



1 PROPOSED EAST ELEVATION

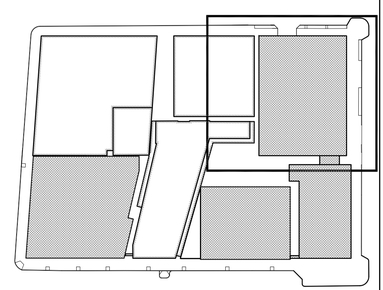
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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REVISED ZONING SUBMITTAL	1	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	C-A3.1



1 PROPOSED NORTH ELEVATION

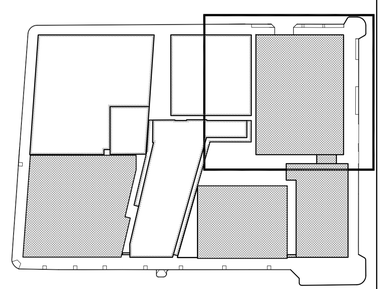
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



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REVISED ZONING SUBMITTAL	/A\	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	C-A3.2



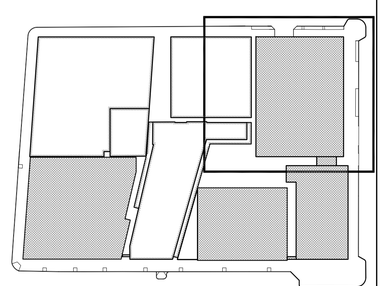
1 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

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REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	C-A3.3



1 PROPOSED SOUTH ELEVATION

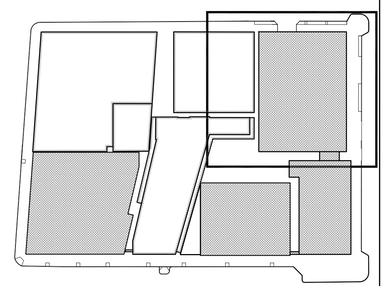
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

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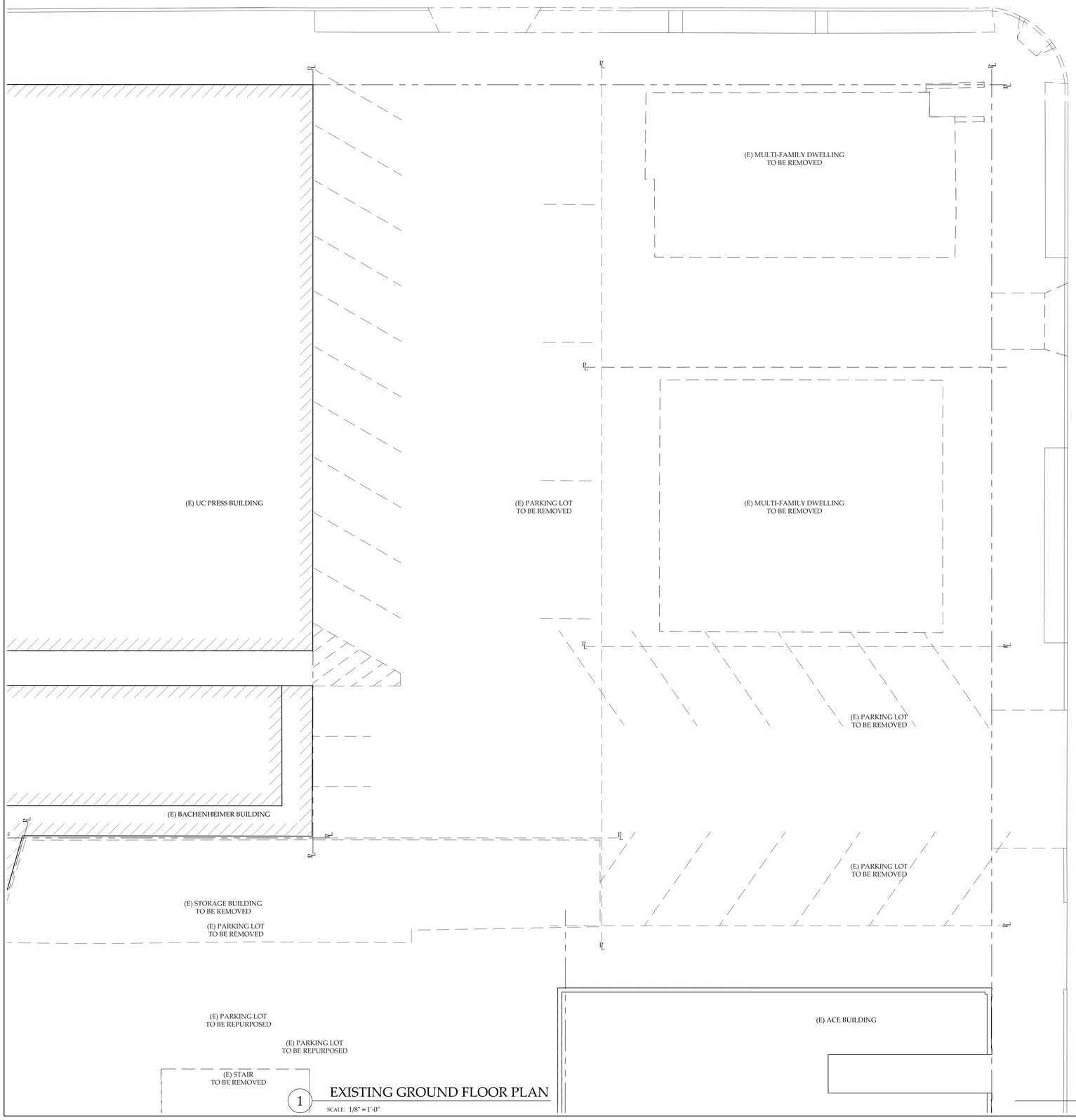
ISSUE AND REVISION		DATE
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REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

C-A3.4



1 EXISTING GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

DATA

LEGEND

(P) WALL

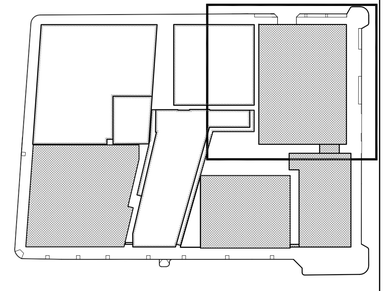
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
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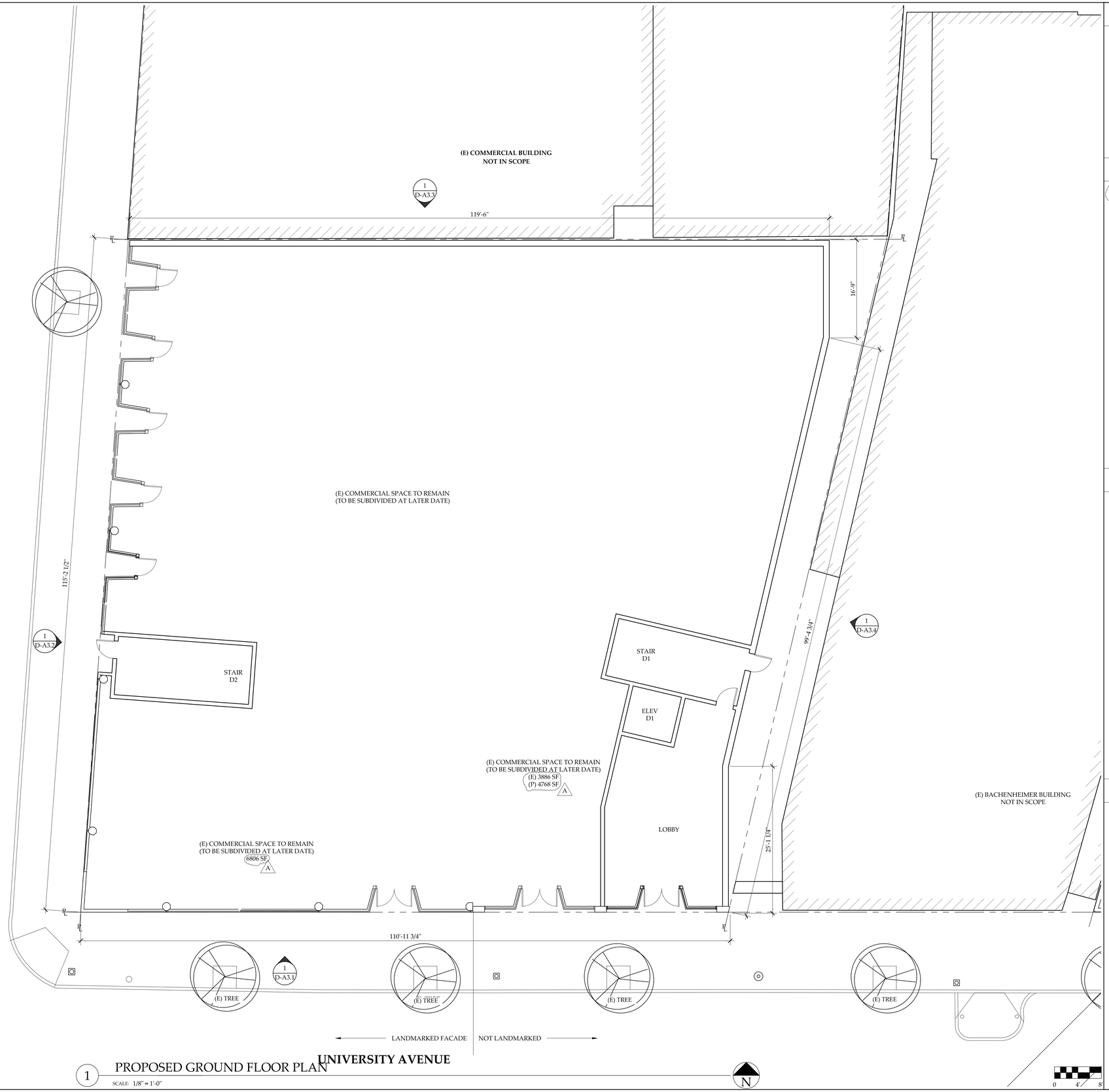
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REVISED ZONING SUBMITTAL	A	01.06.2012

EXISTING GROUND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

C-AB2.1



1 PROPOSED GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

1. COMMERCIAL SPACES TO BE DIVIDED AT A LATER DATE
2. TENANTS T.B.D.

DATA

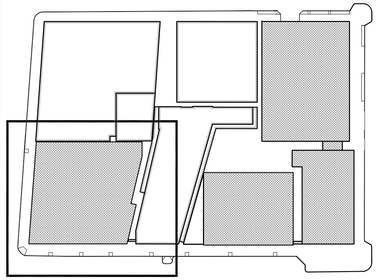
SQUARE FOOTAGE: SPACE:	(E):	(P):	DIFF./TOTAL:
COMMERCIAL	11201 SF	11574 SF	+373 SF

A

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

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GROUND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

D-A2.1



1 SECOND THRU FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

NOTES

DATA

UNIT MATRIX

UNIT NAME	UNIT TYPE	SF
D-201	2 BEDROOM	758 SF
D-202	2 BEDROOM	665 SF
D-203	1 BEDROOM	471 SF
D-204	1 BEDROOM	526 SF
D-205	1 BEDROOM	510 SF
D-206	1 BEDROOM	532 SF
D-207	1 BEDROOM	481 SF
D-208	1 BEDROOM	568 SF
D-209	1 BEDROOM	487 SF
D-210	1 BEDROOM	499 SF
D-211	1 BEDROOM	568 SF
D-212	1 BEDROOM	540 SF
D-213	2 BEDROOM	646 SF
D-214	2 BEDROOM	724 SF
D-215	1 BEDROOM	546 SF
TOTAL: 15	4-2 BEDROOM 11-1 BEDROOM	10075 SF
FLOOR PLATE:		10769 SF

LEGEND

(P) WALL

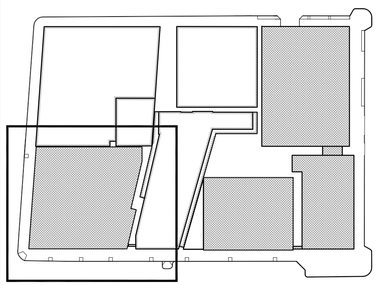
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

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SECOND THRU FOURTH
FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	D-A2.2



1 PROPOSED FIFTH-SIXTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES

DATA

UNIT MATRIX

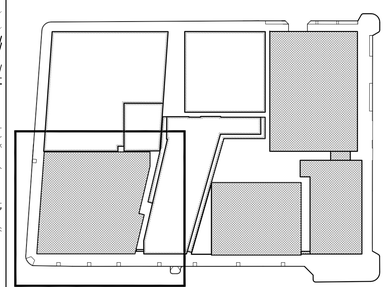
UNIT NAME	UNIT TYPE	SF
D-501	2 BEDROOM	758 SF
D-502	2 BEDROOM	665 SF
D-503	1 BEDROOM	471 SF
D-504	1 BEDROOM	526 SF
D-505	1 BEDROOM	510 SF
D-506	1 BEDROOM	532 SF
D-507	1 BEDROOM	481 SF
D-508	1 BEDROOM	568 SF
D-509	1 BEDROOM	487 SF
D-510	1 BEDROOM	499 SF
D-511	1 BEDROOM	568 SF
D-512	2 BEDROOM	824 SF
D-513	2 BEDROOM	646 SF

TOTAL:	13	4-2 BEDROOM 9-1 BEDROOM	10075 SF
FLOOR PLATE:			10769 SF

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

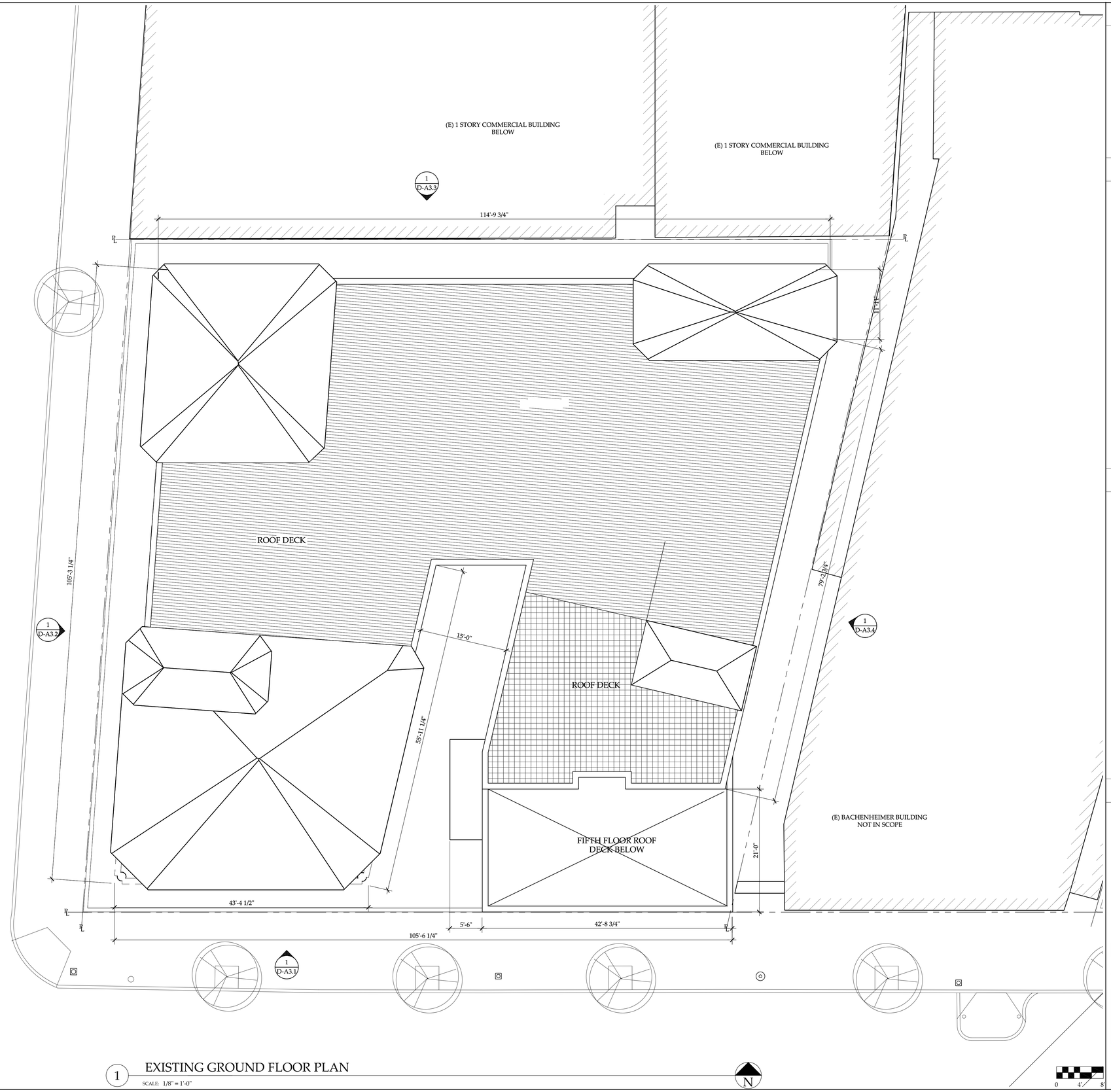
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PROPOSED FIFTH-SIXTH FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	D-A2.5



1 EXISTING GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8'

NOTES

DATA

LEGEND

(P) WALL

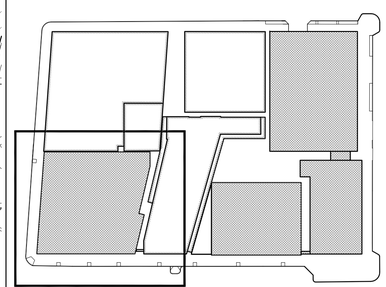
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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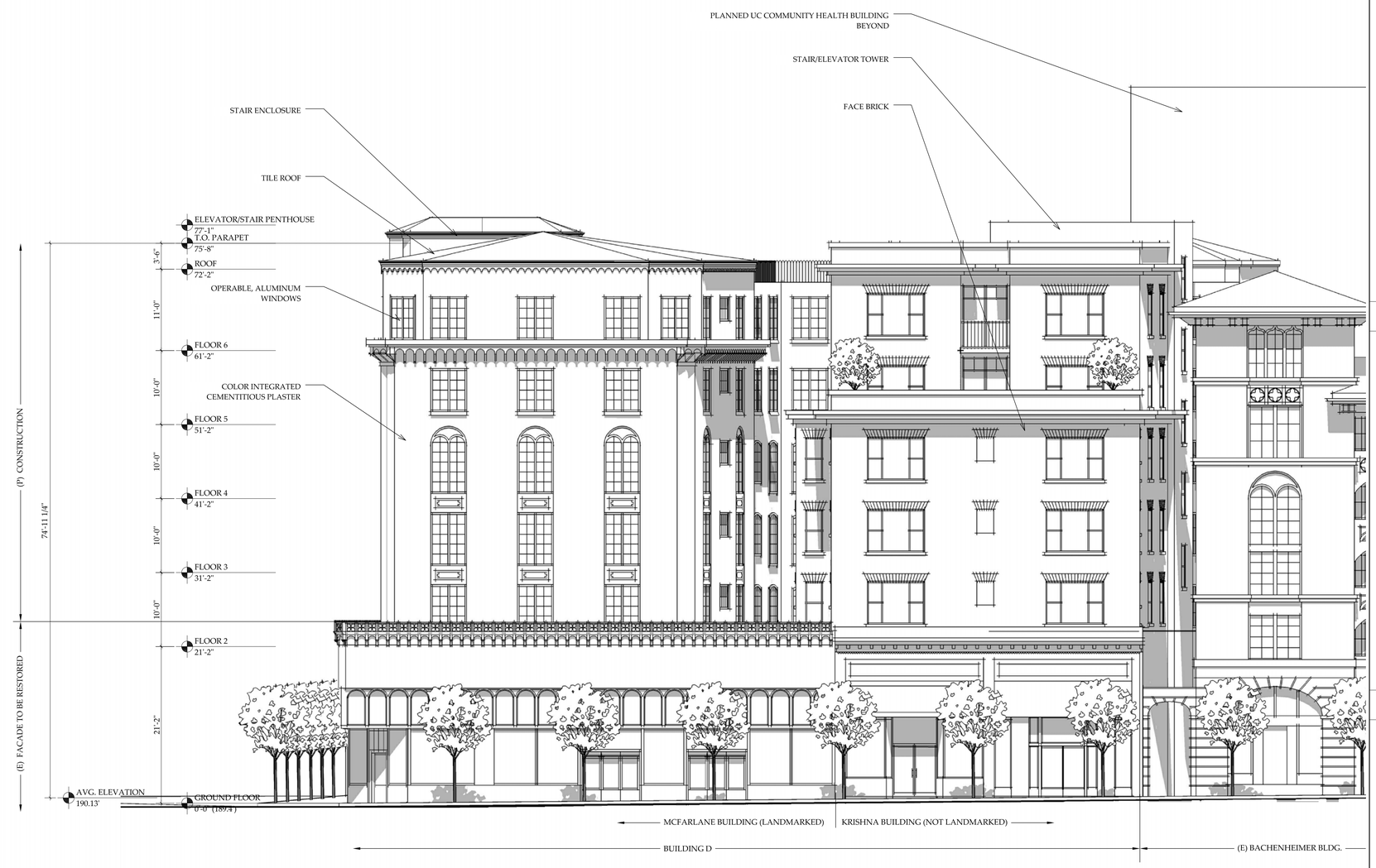
ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

ROOF PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

D-A2.7



1 PROPOSED SOUTH ELEVATION

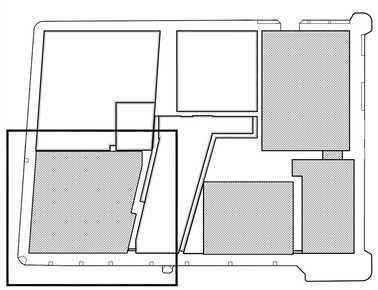
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

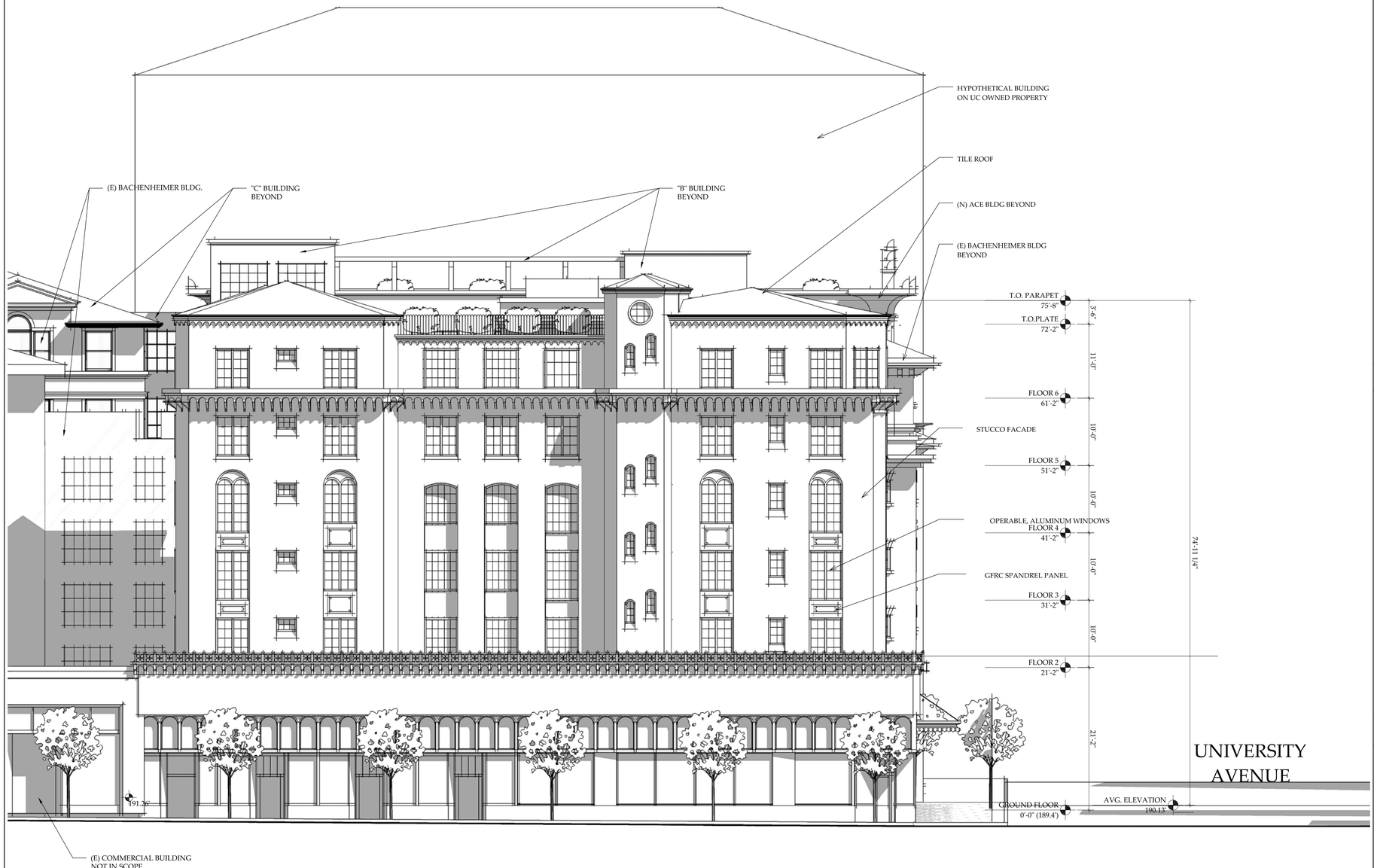
KIRK E. PETERSON & ASSOCIATES ARCHITECTS

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ISSUE AND REVISION		DATE
ZONING SUBMITTAL		11.15.2010
REVISED ZONING SUBMITTAL		02.07.2011
REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	D-A3.1



1 PROPOSED WEST ELEVATION

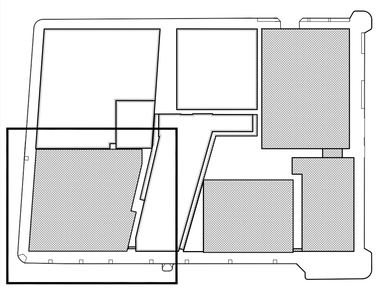
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

Equity Residential

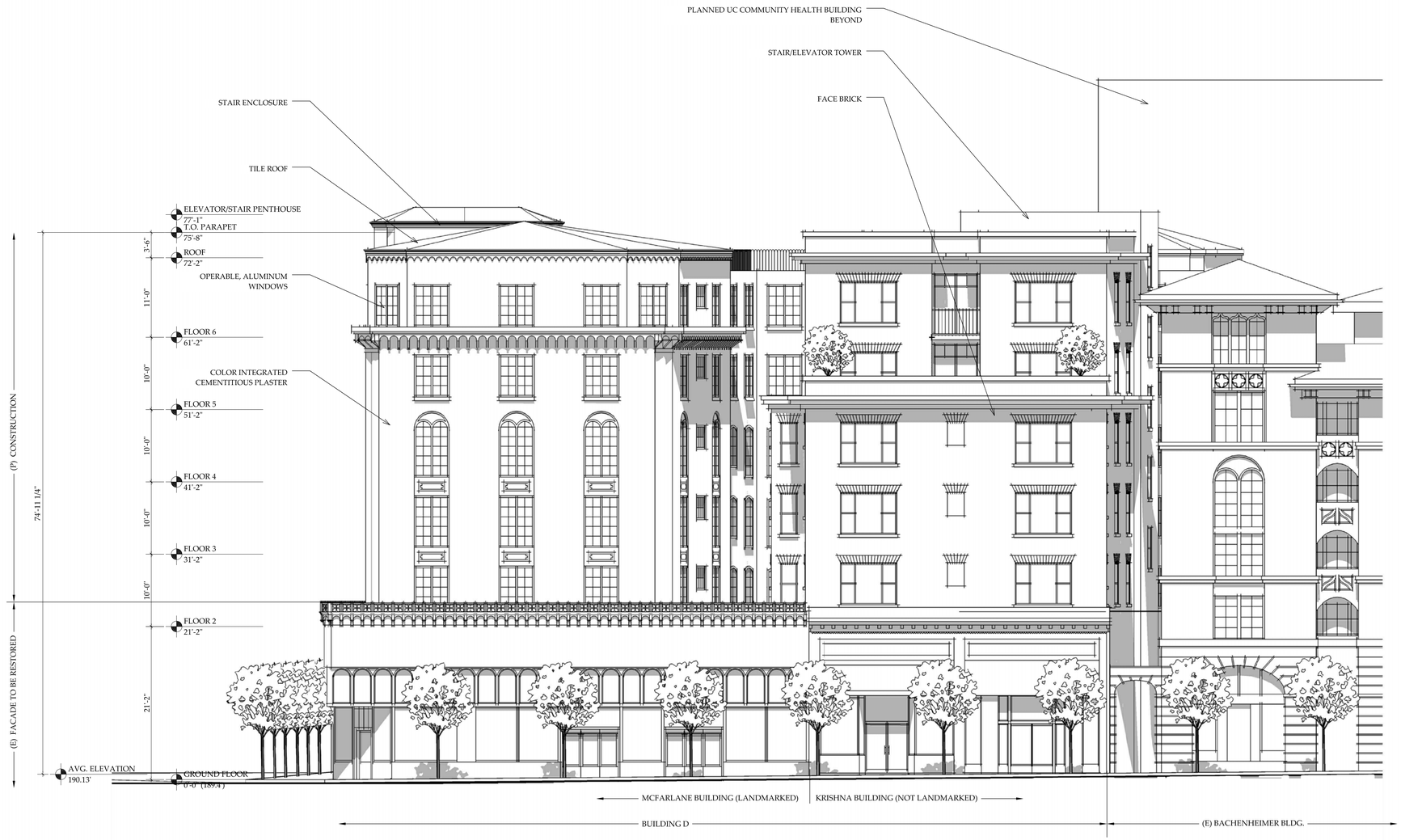
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REVISED ZONING SUBMITTAL	1	01.06.2012

ELEVATIONS

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DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	D-A3.2



1 PROPOSED NORTH ELEVATION

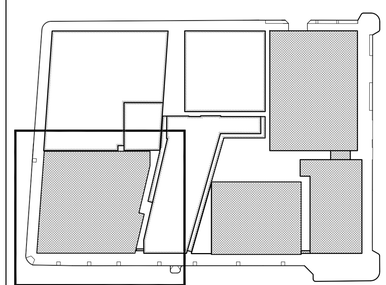
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF UNIVERSITY AVENUE

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REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

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DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	D-A3.3



1 PROPOSED EAST ELEVATION

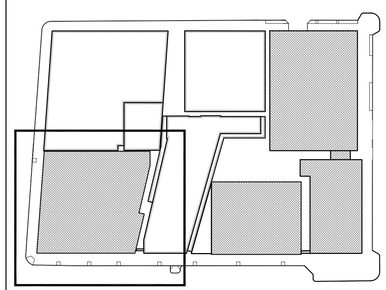
SCALE: 1/8" = 1'-0"

0 4' 8'

NOTES

LEGEND

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

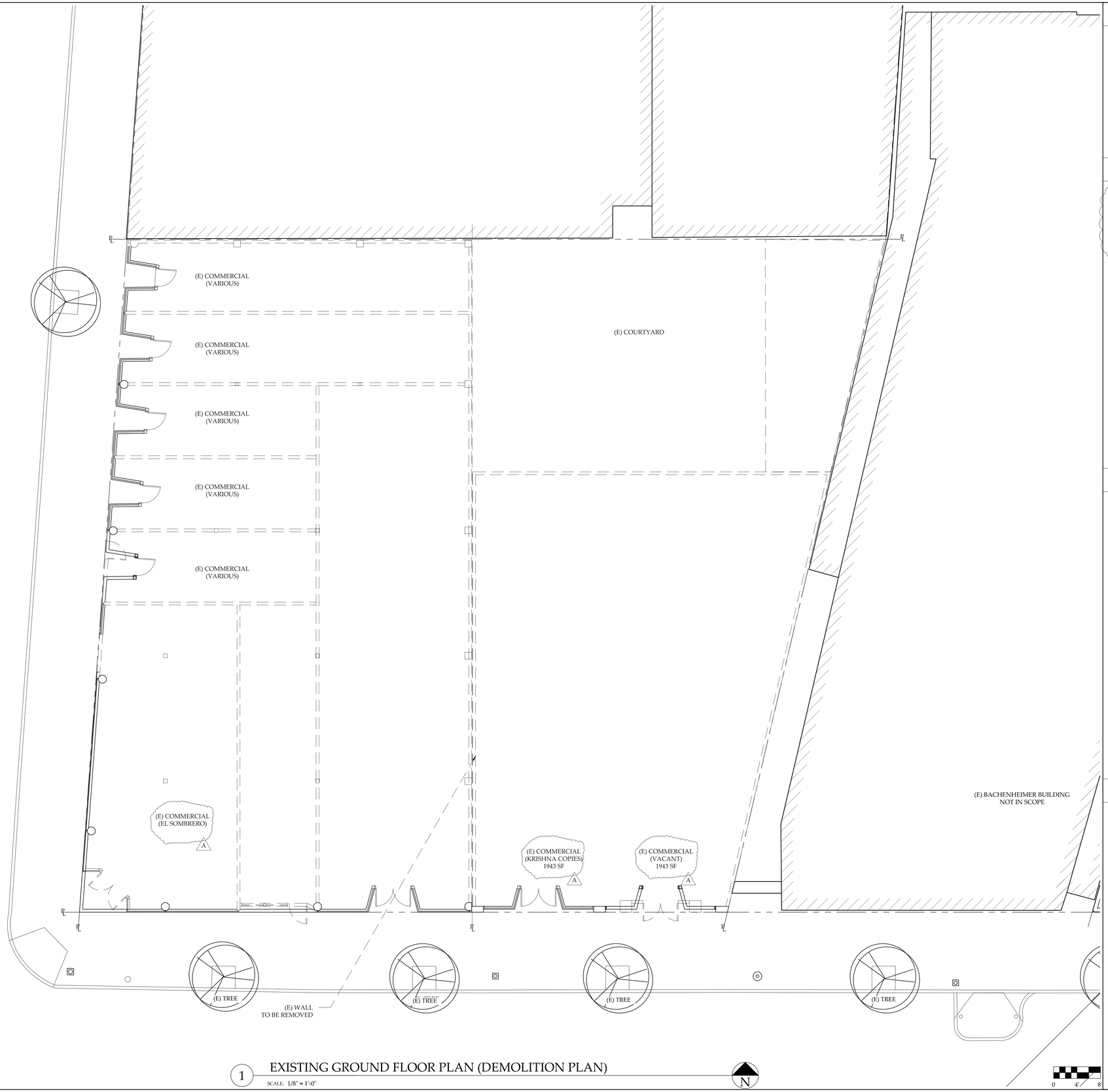
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REVISED ZONING SUBMITTAL	A	01.06.2012

ELEVATIONS

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	D-A3.4



1 EXISTING GROUND FLOOR PLAN (DEMOLITION PLAN)

SCALE: 1/8" = 1'-0"

NOTES

1. COMMERCIAL SPACES TO BE DIVIDED AT A LATER DATE
2. TENANTS TO BE DETERMINED

DATA

SQUARE FOOTAGE:

	SPACE:	SF
	MCFARLANE:	7315 SF
	KRISHNA COPIES	3692 SF
	RETAIL	1943 SF
	RETAIL (VACANT):	1943 SF
TOTAL:	8 COMMERCAIL SPACES	10893 SF

A

LEGEND

(P) WALL

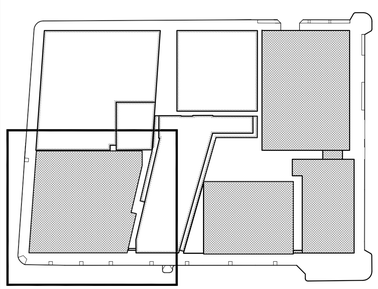
(E) WALL

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

KEY PLAN



ACHESON COMMONS

2100 BLOCK OF
UNIVERSITY AVENUE

Equity Residential

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AS BUILT GROUND FLOOR PLAN

PROJECT #:	1006
DATE:	01.06.2012
DRAWN BY:	MM
CHECKED BY:	KP
SCALE:	AS NOTED

SHEET #:

D-AB2.1