



2711 SHATTUCK
DESIGN MODIFICATION
11/05/14



PROJECT NAME
2711 SHATTUCK



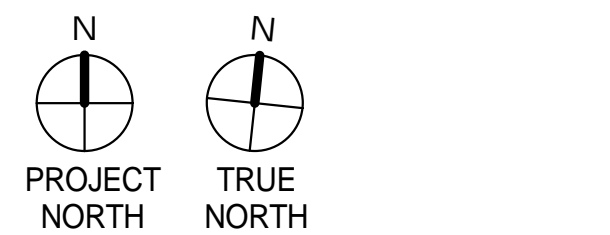
2711 SHATTUCK, BERKELEY, CA 94705

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#	DATE	ISSUES & REVISIONS	BY
1	1/15/10	PRELIMINARY DRC	TK
2	2/25/10	ZAB USE PERMIT	TK
3	8/29/14	DESIGN MODIFICATION	DB
4	9/30/14	OPEN SPACE REVISION	DB
5	11/07/15	DRC REVISIONS	DB



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PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:
COVER SHEET

SHEET NUMBER
A0.0

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2711 SHATTUCK AVENUE

BERKELEY, CA

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CI	CAST IRON	PN	PLATE NAILING
CIP	CAST IN PLACE	PLYWD	PLYWOOD
COL	COLUMN	PT	POINT
CTR	CENTER	LB	POUND
CL	CENTER LINE	PRES	PRESSURE
CTC	CENTER TO CENTER		
CER	CERAMIC	QUAL	QUALITY
CJ	CONSTRUCTION JOINT	QUAN	QUANTITY
CL	CLEAR		
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE/
CON	CONNECTION		PRESERVATIVE TREATED
CONT	CONTINUOUS	PS	PRESTRESSED
CP	COMPLETE PENETRATION	PART	PARTITION
CS	COUNTERSUNK		
CW	COLD WATER	RAD	RADIUS
		RWL	RAIN WATER LEADER
DET	DETAIL	RECPT	RECEPTACLE
DEPT	DEPARTMENT	REF	REFERENCE
DIA	DIAMETER	REIN	REINFORCEMENT, REINFORCED
DIV	DIVISION	REQ	REQUIRED
DR	DOOR	RDWD	REDWOOD
DBL	DOUBLE	RH	RIGHT HAND
DF	DOUGLAS FIR	RHR	RIGHT HAND REVERSE
DN	DOWN	RM	ROOM
DS	DIAGONAL SHEATHING	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
DRWR	DRAWER	REV	REVISION
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SOD	SEE CONSULTANT DRAWINGS
EF	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT DWGS
EN	EDGE NAILING	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATOR	SMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE FINISH CARPENTRY DWGS
ENG	ENGINEER	SPD	SEE PLUMBING DRAWINGS
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SOCHED	SCHEDULE, SCHEDULE
EX	EXHAUST	SECT	SECTION
EXP	EXPEDITE	SHT	SHEET
EXT	EXTERIOR	SM	SHEET METAL
		SIM	SIMILAR
FAB	FABRICATE	SP	SPACE
FOC	FACE OF CONCRETE	SPEC	SPECIFICATION
FOF	FACE OF FINISH	SQ	SQUARE
FOS	FACE OF STUD	SOFT	SQUARE FOOT
FOV	FACE OF WALL	ST	STRAP TIE
FIN	FINISH	STAG	STAGGERED
FF	FINISHED FLOOR	SSTL	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STAND	STANDARD
FA	FIRE ALARM	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FLUOR	FLUORESCENT	STRUCT	STRUCTURAL
FL	FLUSH	SUS	SUSPENDED
FOUND	FOUNDATION	SYM	SYMMETRICAL
FTNG	FOOTING	SYS	SYSTEM
FR	FRAMING	TEMP	TEMPERED
FUR	FURRING	TH	THICKNESS
		THR	THREADED
GA	GAUGE	TD	TIE DOWN
GALV	GALVANIZED, GALVANIZING	T&B	TOP AND BOTTOM
GL	GLASS, GLAZING	T&G	TONGUE AND GROOVE
GLULAM	GLUE LAMINATED BEAM	TOC	TOP OF CONCRETE
GYP BD	GYPSUM BOARD	TOF	TOP OF FINISH
		TOP	TOP OF PLATE
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOS	TOP OF STEEL
HSR	HIGH STRENGTH RODS	TOW	TOP OF WALL
HSB	HIGH STRENGTH BOLTS	TN	TRUE NORTH
HT	HEIGHT	TYP	TYPICAL
HD	HOLD DOWN		
HORIZ	HORIZONTAL	UL	UNDER WRITERS LABORATORY
HW	HOT WATER	UON	UNLESS OTHERWISE NOTED
		UTIL	UTILITY, UTILITIES
INC	INCLUDING, INCLUDED	VERT	VERTICAL
INFO	INFORMATION	VIF	VERIFY IN FIELD
INT	INTERIOR	VER	VERIFY
		VEST	VESTIBULE
JH	JOIST HANGER		
JT	JOINT	WC	WATER CLOSET
		WH	WATER HEATER
LAM	LAMINATE	W/	WITH
LH	LEFT HAND	W/O	WITH OUT
LHR	LEFT HAND REVERSE	WD	WOOD
LT	LIGHT		
LTW	LIGHT WEIGHT	YD	YARD
L	LONG, LENGTH		
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

PROJECT DIRECTORY

OWNER	PANORAMIC INTERESTS 2116 ALLSTON WAY, SUITE 1 BERKELEY, CA 94704 CONTACT: PATRICK KENNEDY EMAIL: PCK@PANORAMIC.COM PHONE: (510) 883-1000 x300
ARCHITECT	LOWNEY ARCHITECTURE 360 SEVENTEENTH ST. SUITE 100 OAKLAND, CA 94612 CONTACT: DANIEL BACKMAN EMAIL: DANIEL@LOWNEYARCH.COM PHONE: (510) 836-5400
LANDSCAPE ARCHITECT	LOWNEY ARCHITECTURE 360 SEVENTEENTH ST. SUITE 100 OAKLAND, CA 94612 CONTACT: DANIEL BACKMAN EMAIL: DANIEL@LOWNEYARCH.COM PHONE: (510) 836-5400

STRUCTURAL ENGINEER	TIPPING MAR AND ASSOCIATES 1906 SHATTUCK AVENUE BERKELEY, CA 94704 CONTACT: DAVID MAR PHONE: (510) 549-1906
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MEP ENGINEER	RUMSEY ENGINEERS 99 LINDEN STREET OAKLAND, CA 94607 CONTACT: PETER RUMSEY PHONE: (510) 663-2070
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CIVIL ENGINEER	CSA, INC. CIVIL ENGINEERING 1090 ADAMS STREET, SUITE A BENICIA, CA 94510 CONTACT: ROD SHERRY PHONE: (707) 745-3219
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ENERGY ANALYSIS	BUILDING SCIENCE CORPORATION 30 FOREST STREET SOMERVILLE, MA 02143 CONTACT: KOHTA UENO
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GEOTECH ENGINEER	ALAN KROPP AND ASSOC. INC. 848 FOLSOM ST, SUITE 201 SAN FRANCISCO, CA 94107 CONTACT: WAYNE MAGNUSEN PHONE: (510) 841-5095
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GRAPHIC SYMBOLS

DETAIL REFERENCE	DRAWING NUMBER	1	SIM
	SHEET NUMBER	A101	
BUILDING SECTION REFERENCE	DRAWING NUMBER	1	
	SHEET NUMBER	A4.1	
EXTERIOR ELEVATION REFERENCE	DRAWING NUMBER	A3.1	7
	SHEET NUMBER		

ELEVATION DATUM	
ROOM NUMBER	Room name 101 150 SF
GRID LINE	1
REVISION	

PROJECT INFORMATION

SITE INFORMATION	
ADDRESS:	2711 SHATTUCK AVENUE BERKELEY, CA 54-1719-038
APN:	C-SA
ZONING:	AVENUE COMMERCIAL
GENERAL PLAN DESIGNATION:	5,674 SF
TOTAL LOT AREA:	0.13 ACRES

ZONING INFORMATION	
ALLOWABLE FAR:	4.0
HEIGHT LIMIT:	50' & 4 STORIES
SETBACKS REQUIRED:	15' FRONT 15' / 17' REAR 4' / 6' / 8' SIDE 35% MAX.

LOT COVERAGE:

HEIGHT	
PROPOSED HEIGHT:	46' - 5"
PROPOSED STORIES:	4

BUILDING INFORMATION	
CONSTRUCTION TYPE:	TYPE VA
SPRINKLERED:	YES
OCCUPANCY GROUP:	R-1 RESIDENTIAL

FLOOR AREA RATIO	
GROUND FLOOR GFA:	2,053 SF
LEVEL 2 FLOOR AREA:	2,689 SF
LEVEL 3 FLOOR AREA:	2,689 SF
LEVEL 4 FLOOR AREA:	2,689 SF
TOTAL:	10,119 SF
FAR:	1.78

LOT COVERAGE	
BUILDING FOOTPRINT:	3,084 SF
LOT COVERAGE:	54%

SETBACKS	
FRONT SETBACK:	2' - 11" TO 20' - 8"
REAR SETBACK:	41' - 3"
SIDE SETBACKS:	8"

OPEN SPACE	
OPEN SPACE RATIO:	40 SF PER UNIT
NUMBER OF UNITS:	22
OPEN SPACE REQUIRED:	880 SF
OPEN SPACE PROPOSED:	1,983 SF
PROPOSED RATIO:	90 SF PER UNIT

AUTO PARKING	
PARKING RATIO:	1 PER 5 RESIDENTS + MANAGER
REQUIRED PARKING:	5 SPACES
PROPOSED PARKING:	0 SPACES

BIKE PARKING	
BIKE PARKING REQUIRED:	0 RACKS
BIKE PARKING PROVIDED:	22 RACKS

PROPOSED UPDATE

	PROPOSED	PREVIOUS	CHANGE
NUMBER OF UNITS:	22	22	0
GFA:	10,119 SF	8,821 SF	+1,298 SF
FAR:	1.78	1.55	+23 SF
FOOTPRINT:	3,079 SF	2,805 SF	+274 SF
LOT COVERAGE:	54%	49%	+5%
HEIGHT:	46' - 5"	50'	-3' - 7"
OPEN SPACE:	1,983 SF	2,131 SF	-145 SF
AUTO PARKING:	0	0	0
BIKE PARKING:	22	22	0

SITE CONTEXT

PROJECT SITE IS BOUND:
NORTH BY LOT 18, 2701 SHATTUCK - APN:054-1719-009,
WITH AN EXISTING ONE STORY BUILDING

SOUTH BY LOT 20 AND LOT 21, APN:054-1719-037,
WITH TWO EXISTING BUILDINGS:
BUILDING ONE: AREA 7319 SQ.FT. HEIGHT 61.5'
BUILDING TWO AREA 5377 SQ.FT. HEIGHT 19.9'

WEST BY SHATTUCK AVENUE, 65' PUBLIC RIGHT OF WAY

EAST BY LOT 22, APN:054-1719-036 WITH AN EXISITING BUILDING

PROJECT DESCRIPTION

THE PROJECT IS A RESIDENTIAL HOTEL DEVELOPMENT COMPRISED OF ONE 4-STORY BUILDING WITH 22 TOTAL UNITS. PRIMARY ACCESS TO THE BUILDING IS THROUGH AN EXTERIOR STAIR AT THE SOUTHWEST CORNER OF THE SITE. A BREEZEWAY ALONG THE NORTH EDGE OF SITE PROVIDES ACCESS TO THE SECONDARY EXIT AND TO THE REAR YARD, WHICH CONTAINS THE SITE'S USABLE OPEN SPACE, BIKE PARKING AND TRASH ENCLOSURE.

THIS SUBMITTAL IS A DESIGN MODIFICATION TO THE PROJECT APPROVED BY ZAB ON 2/25/2010. THE FOLLOWING MODIFICATIONS ARE PROPOSED IN RESPONSE TO THE DRC'S COMMENTS AND RECOMMENDATIONS FROM 1/21/2010.

THE OVERALL LENGTH OF BUILDING HAS BEEN INCREASED BY 8' - 0", WITH THE REAR SETBACK REDUCED TO 41' - 3" AS A RESULT. THE SHATTUCK FACING UNITS INCREASED BY 2' - 9" AND THE EAST FACING UNITS INCREASED BY 5' - 3". AS A RESULT, THE UNIT INTERIORS HAVE BEEN MODIFIED. THE SIZE OF BATHROOM HAS BEEN INCREASED. KITCHENS RELOCATED AND BUILT IN FURNITURE REMOVED FOR BETTER FLEXIBILITY. BAY WINDOWS HAVE BEEN ADDED TO EAST FACING UNITS. THE MATERIAL PALETTE OF THE EAST FAÇADE HAS ALSO BEEN REFINED AND SIMPLIFIED. THE LANDSCAPE PLAN HAS BEEN UPDATED TO ADDRESS DRC COMMENTS AND THE CHANGE IN BUILDING LENGTH. A PAINTED METAL FENCE HAS ALSO BEEN ADDED AROUND THE FRONT YARD.

THE HEIGHT OF EACH UNIT'S WINDOW HAS BEEN INCREASED BY 12" TO PROVIDED ADDITIONAL NATURAL LIGHT INTO ALL UNITS. THE NORTH ELEVATION HAS RICHER DETAIL, WITH THE ADDITION TO "RATED-WALL ASSEMBLY" WINDOWS AND A BANDING PATTERN OF ALTERNATING HORIZONTAL AND VERTICAL SIDINGTHE FRONT STAIRWELL HAS BEEN IMPROVED, WITH INCREASED DETAILING AND ARTICULATION FOR THE GLASS GUARDRAIL AND ROOF ABOVE. THE PROFILE OF THE HALO ON THE TOP OF THE SHATTUCK FAÇADE HAS BEEN UPDATED TO APPEAR LIGHTER.

IN SUMMARY, THE UPDATED PROJECT HAS ADDRESSED DRC COMMENTS AND IMPROVED UNIT INTERIORS WHILE INCREASING THE SIZE OF THE BUILDING A SMALL AMOUNT. THE LOOK, LAYOUT, HEIGHT AND MASSING OF THE BUILDING HAS REMAINED ESSENTIALLY UNCHANGED.

AREA SCHEDULE

ROOM NAME	GROSS AREA	NET AREA
1ST LEVEL		
COMMON	583 SF	508 SF
UNIT 101	361 SF	299 SF
UNIT 102	352 SF	301 SF
UNIT 103	381 SF	318 SF
UNIT 104	376 SF	319 SF
	2053 SF	

2ND LEVEL		
COMMON	494 SF	566 SF
UNIT 201	352 SF	299 SF
UNIT 202	343 SF	299 SF
UNIT 203	355 SF	302 SF
UNIT 204	386 SF	316 SF
UNIT 205	382 SF	319 SF
UNIT 206	376 SF	319 SF
	2689 SF	

3RD LEVEL		
COMMON	495 SF	566 SF
UNIT 301	352 SF	299 SF
UNIT 302	343 SF	299 SF
UNIT 303	355 SF	302 SF
UNIT 304	386 SF	316 SF
UNIT 305	382 SF	319 SF
UNIT 306	376 SF	319 SF
	2689 SF	

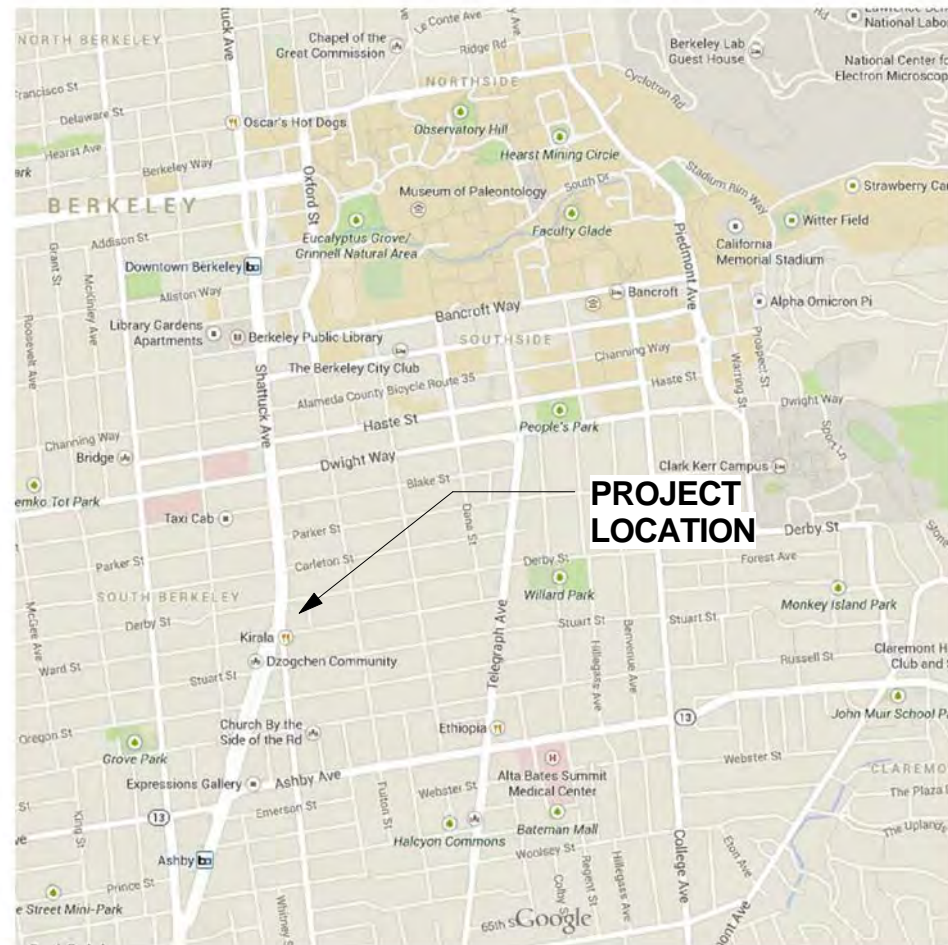
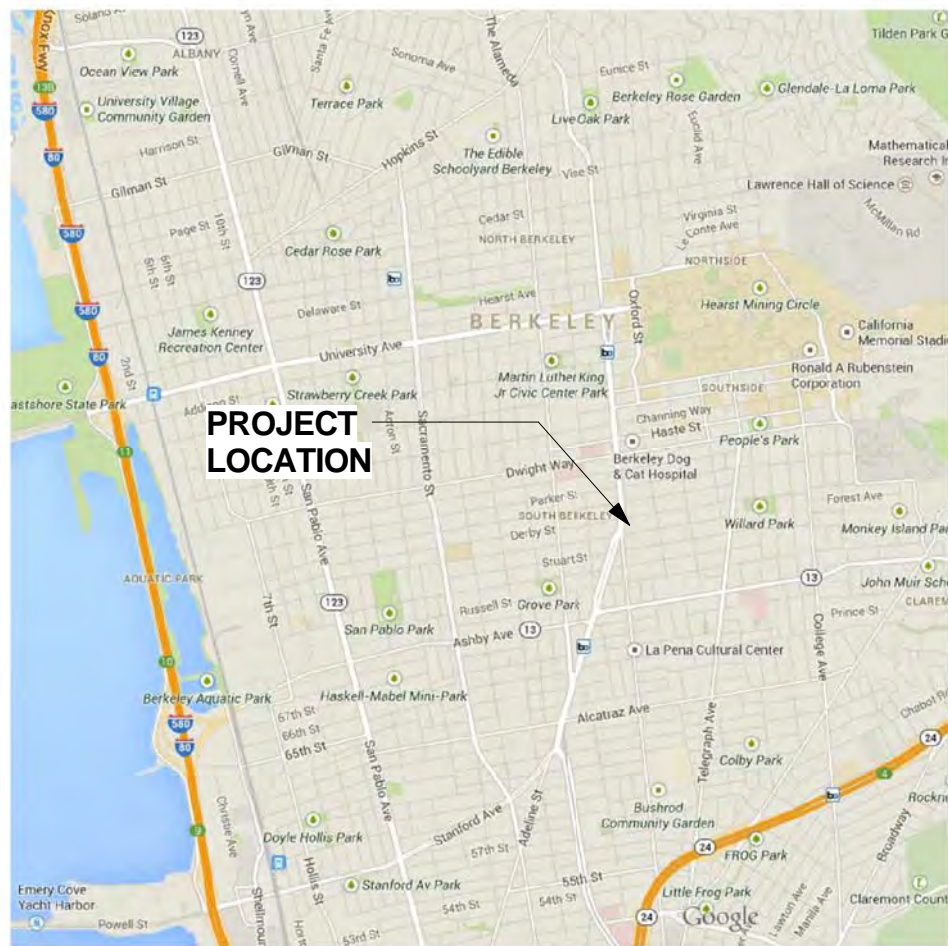
4TH LEVEL		
COMMON	495 SF	566 SF
UNIT 401	352 SF	299 SF
UNIT 402	343 SF	299 SF
UNIT 403	355 SF	302 SF
UNIT 404	386 SF	316 SF
UNIT 405	382 SF	319 SF
UNIT 406	376 SF	319 SF
	2689 SF	

TOTAL	10119 SF	9,003 SF
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DRAWING LIST

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A0.1	TITLE SHEET
A1.0	SITE PLAN
A2.0	DROUGHT TOLERANT LANDSCAPE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	SHATTUCK ELEVATION
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A9.1	3D VIEWS
A9.2	3D VIEWS
A10.1	SHADOW STUDIES JUNE 21
A10.2	SHADOW STUDIES DECEMBER 21
A10.3	SHADOW STUDIES MARCH 21 / SEPTEMBER 21
A11.1	PROJECT COMPARISON
A11.2	PROJECT COMPARISON

PROJECT LOCATION



PROJECT NAME

2711 SHATTUCK



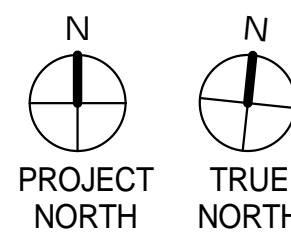
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TITLE SHEET

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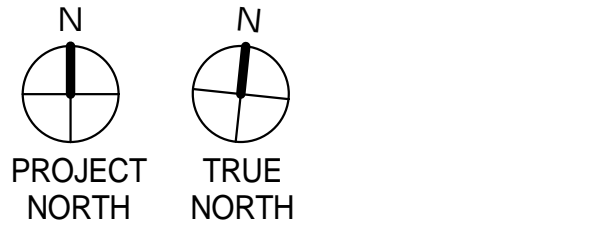
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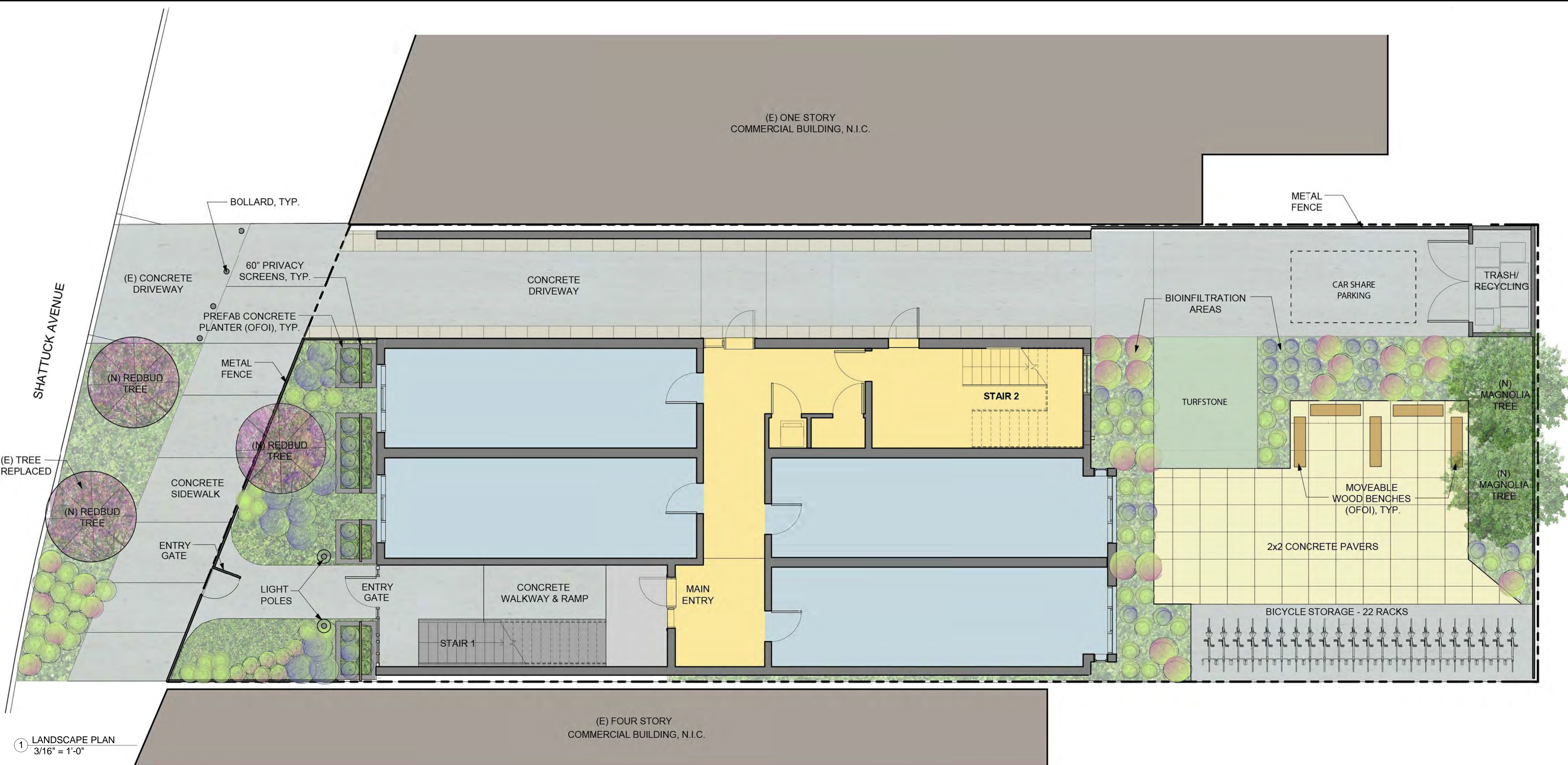


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SITE PLAN

SHEET NUMBER
A1.0

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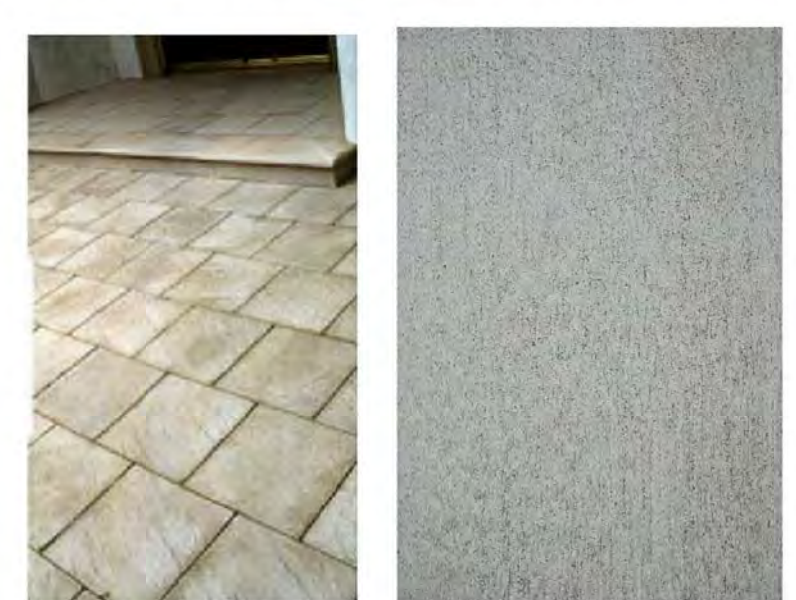
1 LANDSCAPE PLAN
3/16" = 1'-0"



STREETSCAPE PLANTS



COURTYARD PLANTS



PAVERS



BOLLARDS



PLANTERS



FENCE / SCREENING



BIORETENTION PLANTS (STORMWATER INFILTRATION)



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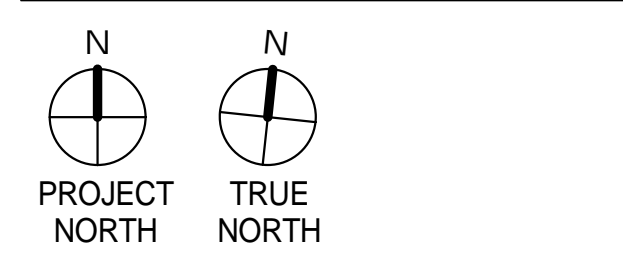
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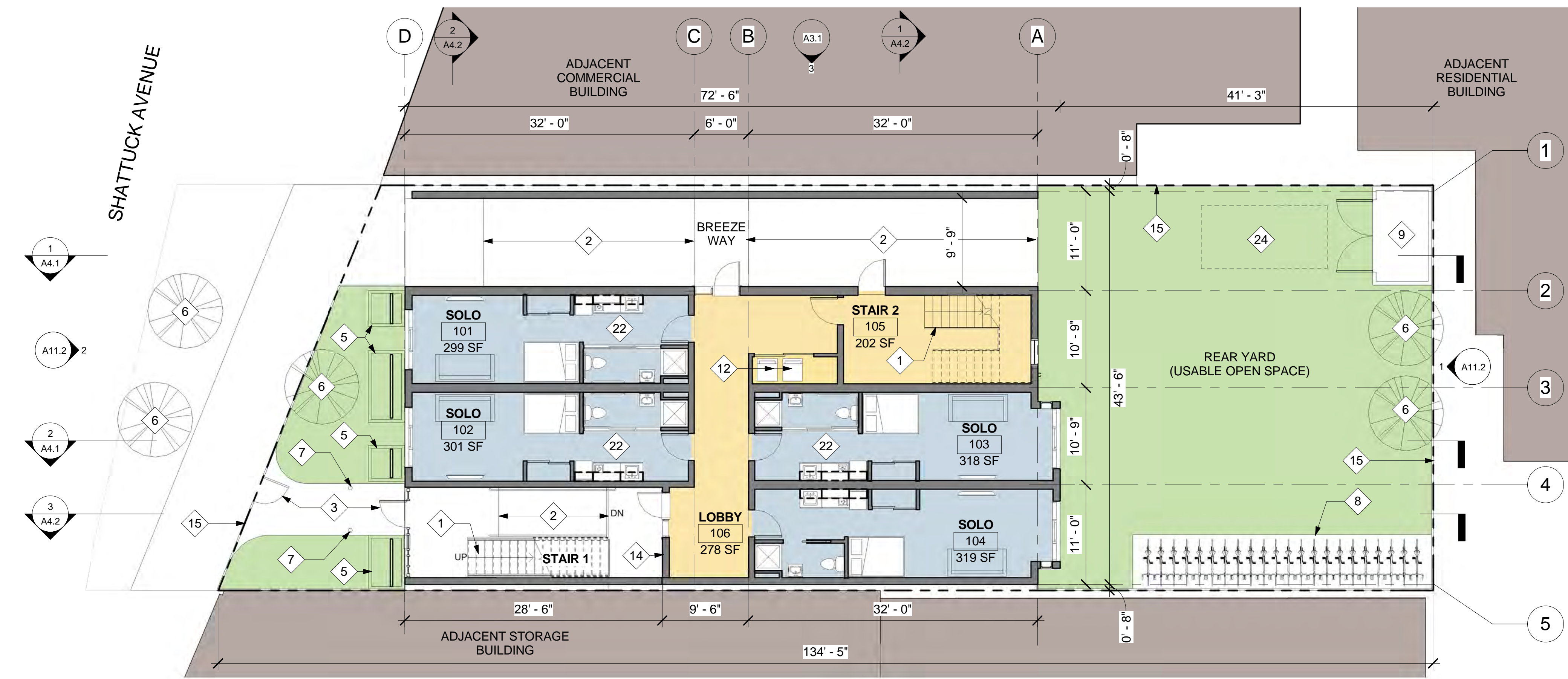
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**DROUGHT
TOLERANT
LANDSCAPE PLAN**

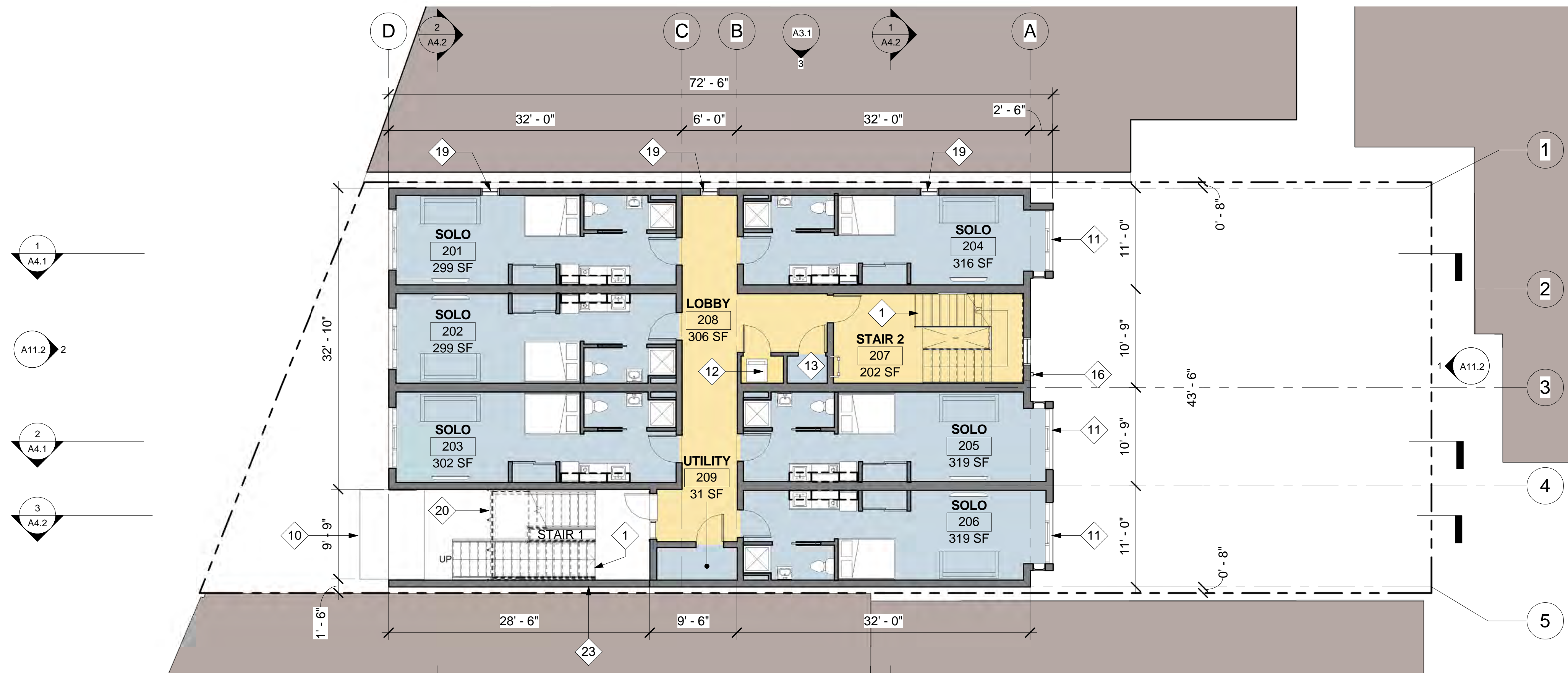
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1 1ST FLOOR
1/8" = 1'-0"



2 2ND FLOOR
1/8" = 1'-0"

SHEET NOTES



PROJECT NAME

2711 SHATTUCK

PANORAMIC
INTERESTS

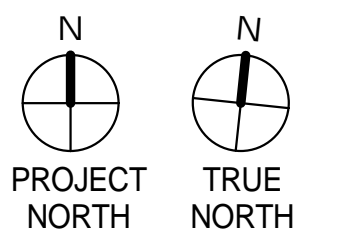
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FLOOR PLANS

SHEET NUMBER

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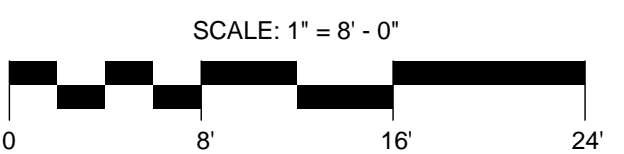
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KEY NOTES

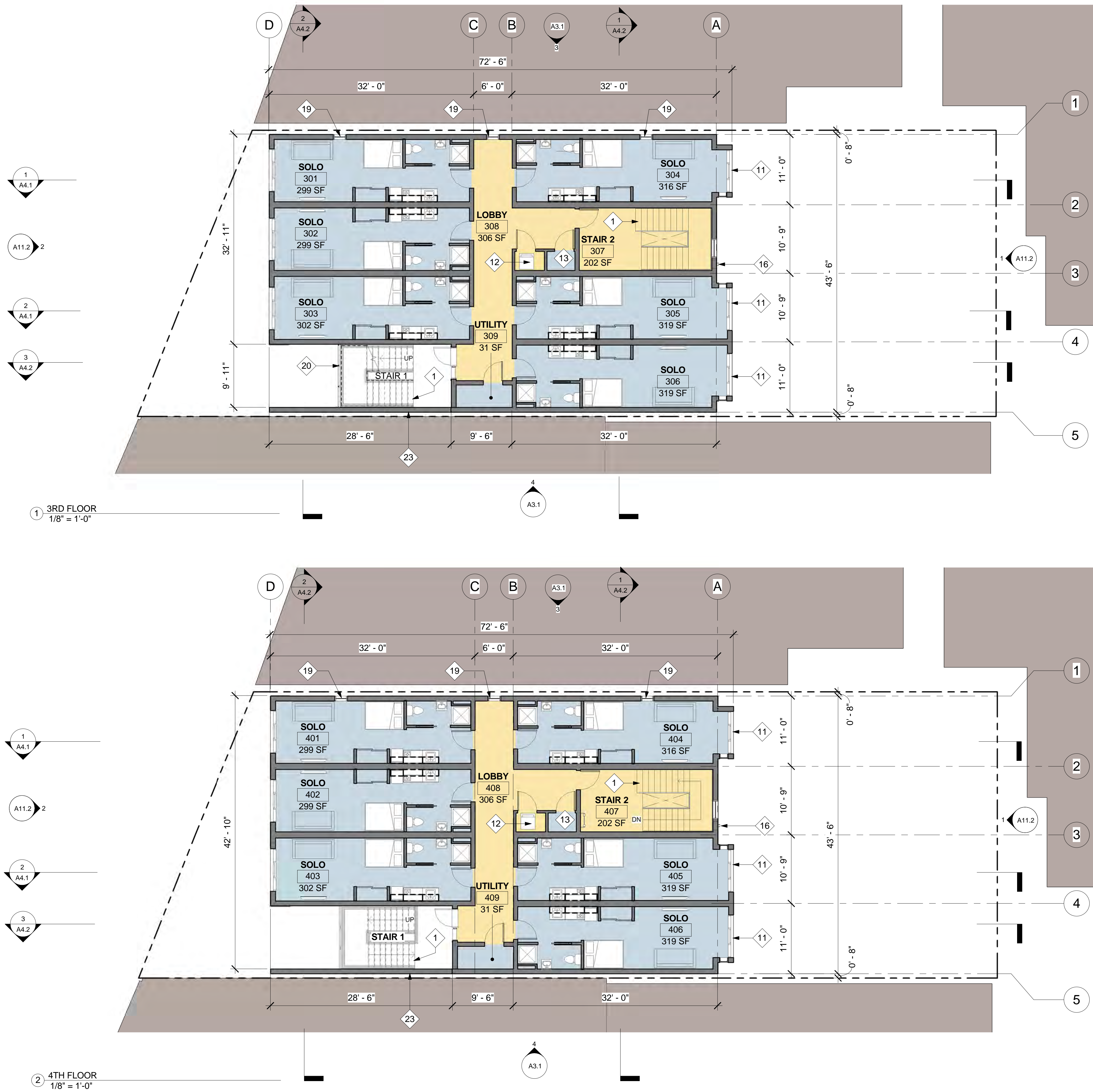
- 1 STAIR
- 2 ACCESSIBLE RAMP
- 3 ENTRY GATE
- 4 METAL SIGNAGE
- 5 PLANTER WITH PRIVACY SCREEN
- 6 STREET TREE
- 7 LIGHT POLE
- 8 BIKE PARKING
- 9 TRASH ENCLOSURE
- 10 ROOF
- 11 BAY WINDOW
- 12 LAUNDRY ROOM
- 13 STORAGE ROOM
- 14 MAIL CENTER
- 15 PAINTED METAL FENCE
- 16 RAINWATER LEADER
- 17 CORNICE
- 18 SKYLIGHT
- 19 RATED WALL ASSEMBLY WINDOW
- 20 GLASS AND METAL RAILING
- 21 BREEZEWAY
- 22 ACCESSIBLE UNIT
- 23 FIRE WALL AT EXTERIOR STAIR
- 24 CAR SHARE PARKING

LEGEND

- PROPERTY LINE
- NEW WALL
- RESIDENTIAL AREA
- CIRCULATION AREA
- OPEN SPACE
- ADJACENT BUILDING



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SHEET NOTES



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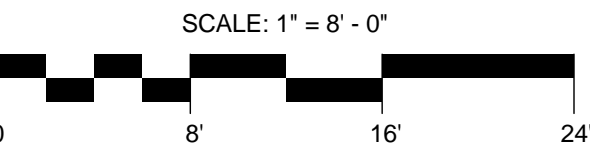
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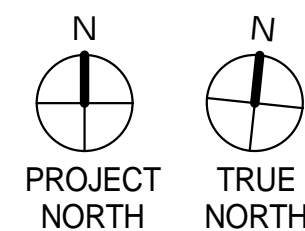


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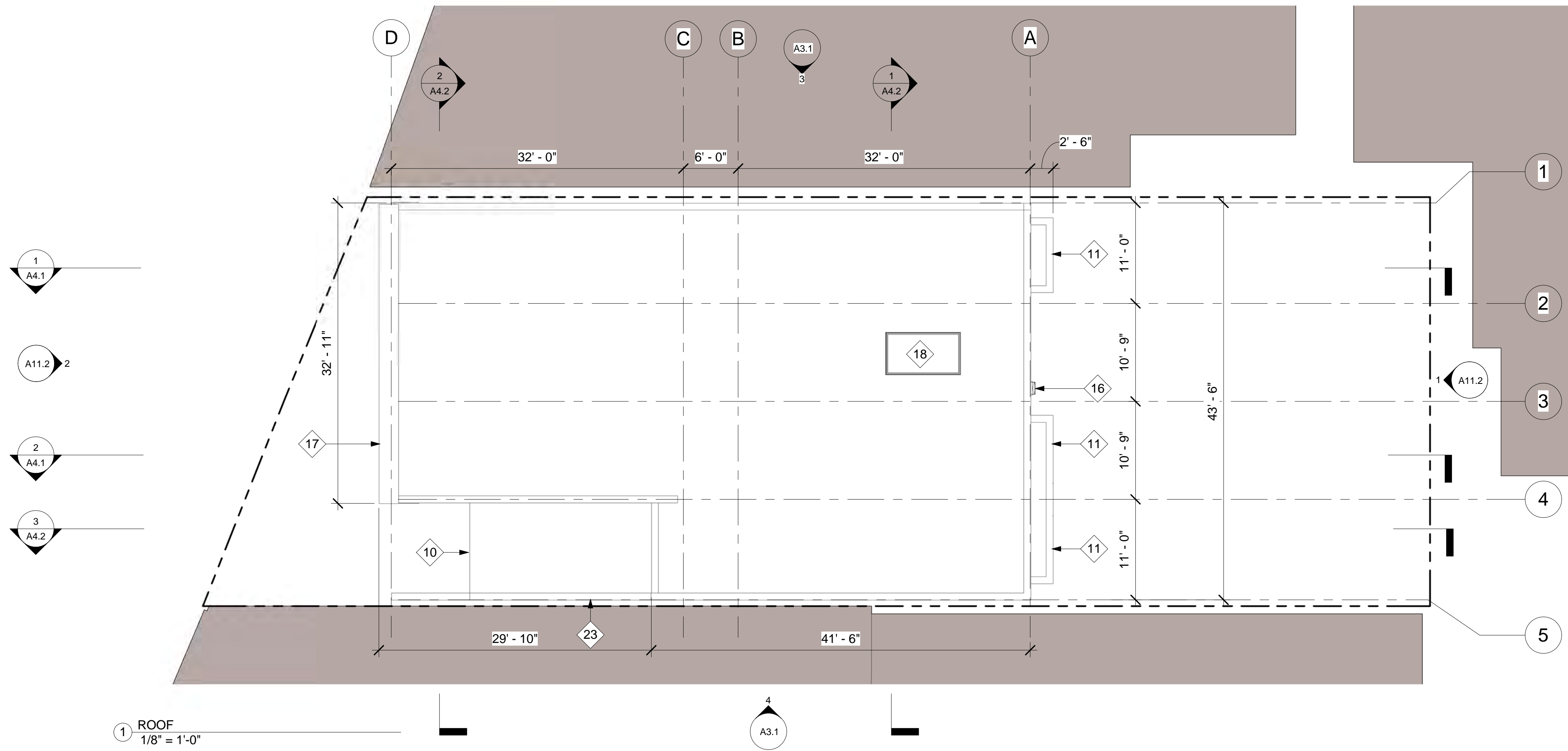
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PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

FLOOR PLANS

SHEET NUMBER

A2.2

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SHEET NOTES



PROJECT NAME

2711 SHATTUCK



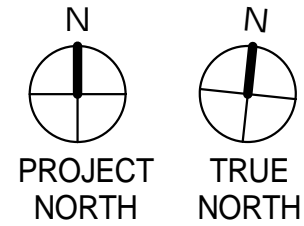
2711 SHATTUCK, BERKELEY, CA 94705

NOT FOR
CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	1/15/10	PRELIMINARY DRC	TK
2	2/25/10	ZAB USE PERMIT	TK
3	8/29/14	DESIGN MODIFICATION	DB
4	9/30/14	OPEN SPACE REVISION	DB
5	11/07/15	DRC REVISIONS	DB



DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

ROOF PLAN

SHEET NUMBER

A2.3

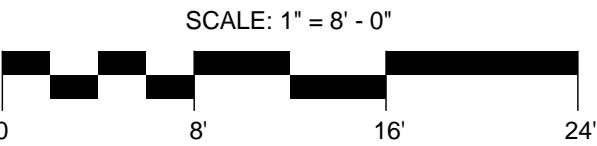
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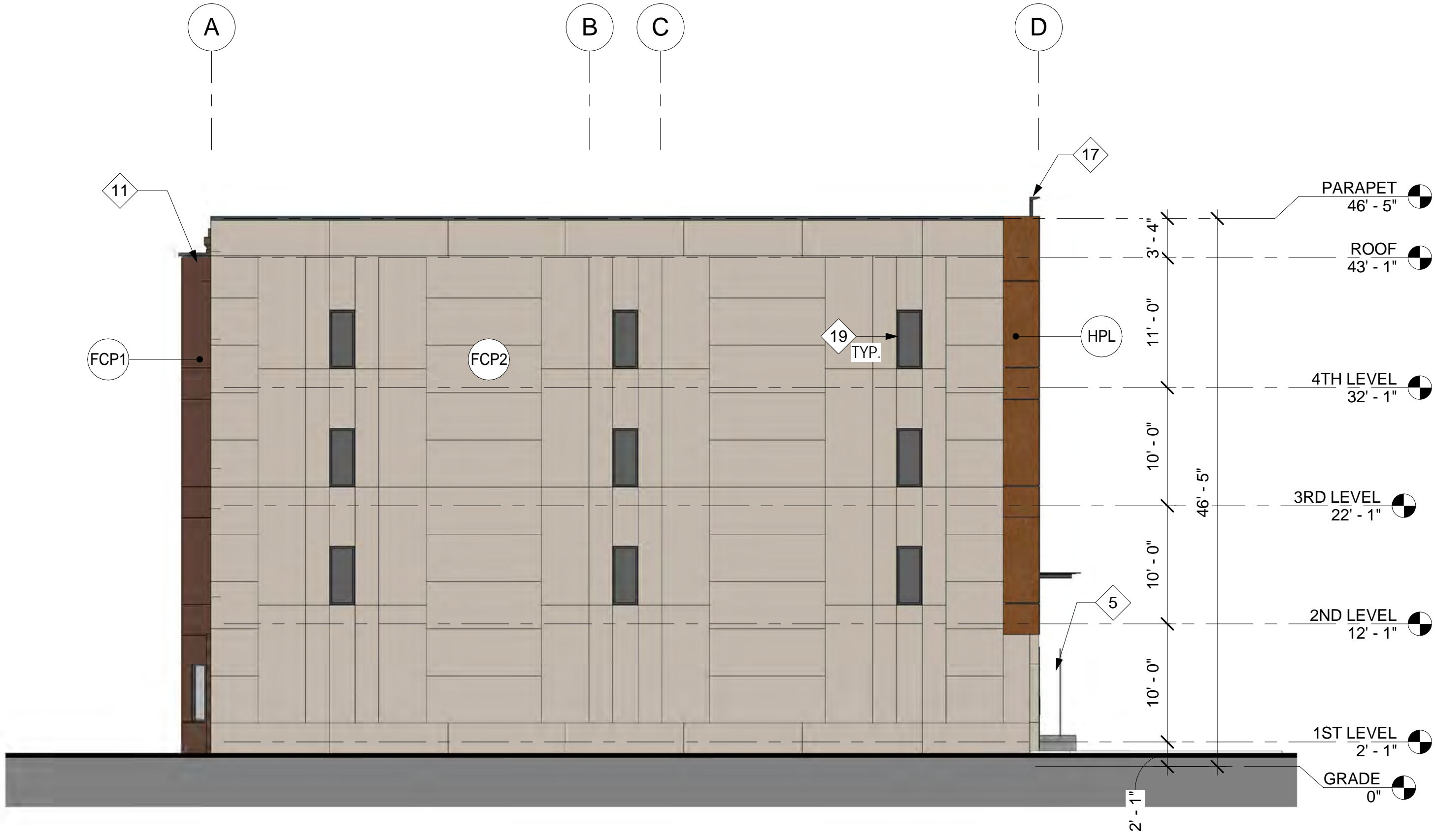
KEY NOTES

- 1 STAIR
- 2 ACCESSIBLE RAMP
- 3 ENTRY GATE
- 4 METAL SIGNAGE
- 5 PLANTER WITH PRIVACY SCREEN
- 6 STREET TREE
- 7 LIGHT POLE
- 8 BIKE PARKING
- 9 TRASH ENCLOSURE
- 10 ROOF
- 11 BAY WINDOW
- 12 LAUNDRY ROOM
- 13 STORAGE ROOM
- 14 MAIL CENTER
- 15 PAINTED METAL FENCE
- 16 RAINWATER LEADER
- 17 CORNICE
- 18 SKYLIGHT
- 19 RATED WALL ASSEMBLY WINDOW
- 20 GLASS AND METAL RAILING
- 21 BREEZEWAY
- 22 ACCESSIBLE UNIT
- 23 FIRE WALL AT EXTERIOR STAIR
- 24 CAR SHARE PARKING

LEGEND

- PROPERTY LINE
- NEW WALL
- RESIDENTIAL AREA
- CIRCULATION AREA
- OPEN SPACE
- ADJACENT BUILDING

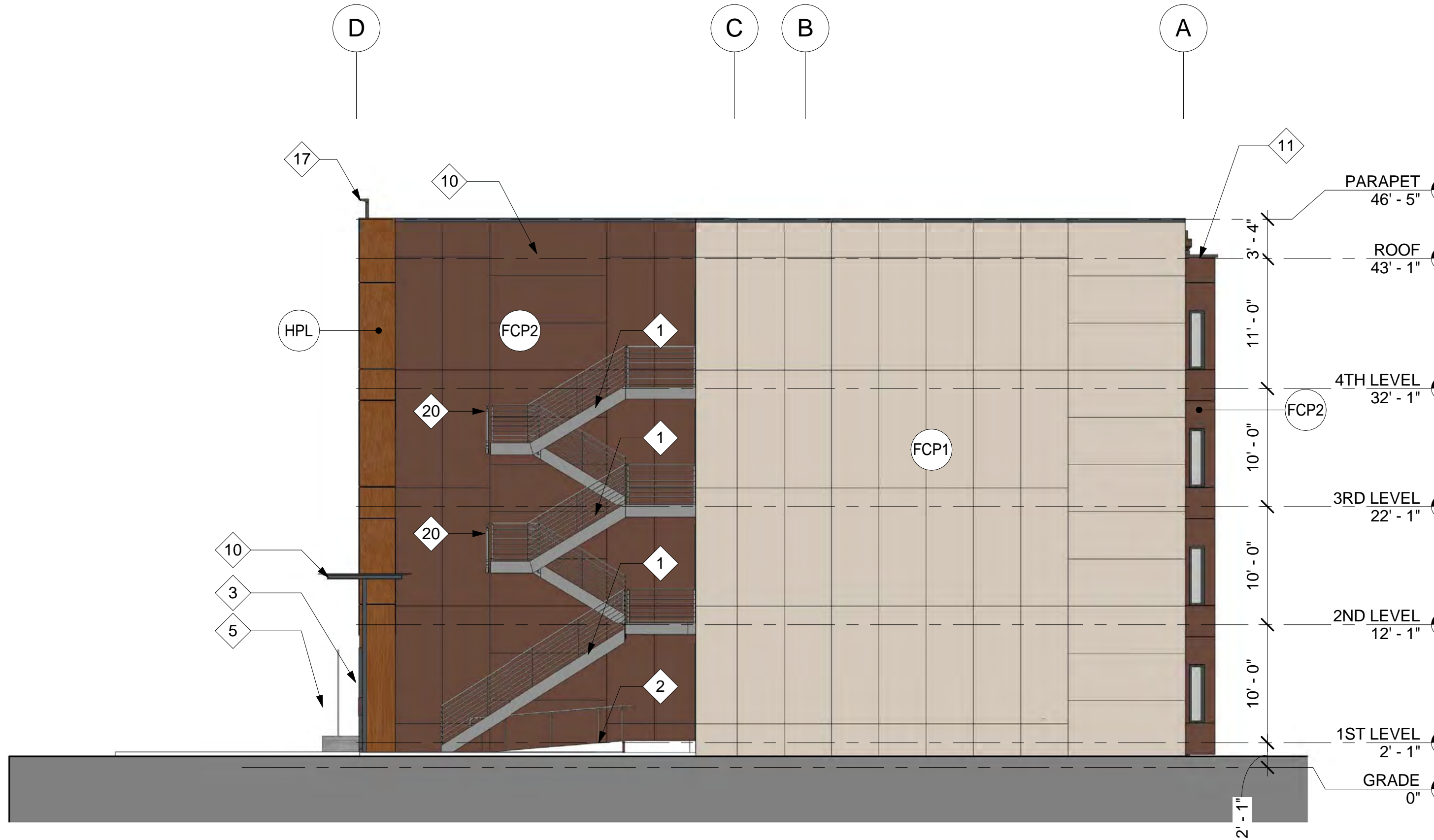




3 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



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

SHEET NOTES

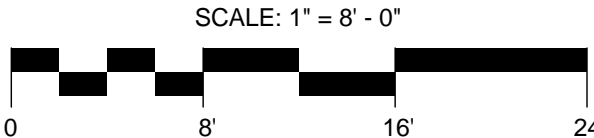
1. ALL EXTERIOR CLADDING TO BE CEMENT FIBER BOARD "HARDIE PLANK" LAP SIDING AND VERTICAL MEMBERS
2. ALL DRAINING SHALL BE CONDUCTED THROUGH INTERNAL DRAINS; NO DOWNSPOUTS ON SHATTUCK FACADE
3. ALL WINDOWS TO BE HIGH PERFORMANCE R5+ RATED FIBERGLASS

KEY NOTES

- 1 STAIR
- 2 ACCESSIBLE RAMP
- 3 ENTRY GATE
- 4 METAL SIGNAGE
- 5 PLANTER WITH PRIVACY SCREEN
- 6 STREET TREE
- 7 LIGHT POLE
- 8 BIKE PARKING
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- 17 CORNICE
- 18 SKYLIGHT
- 19 RATED WALL ASSEMBLY WINDOW
- 20 GLASS AND METAL RAILING
- 21 BREEZEWAY
- 22 ACCESSIBLE UNIT
- 23 FIRE WALL AT EXTERIOR STAIR
- 24 CAR SHARE PARKING

LEGEND

- FCP1 FIBER CEMENT PANEL
COLOR: REDDISH BROWN
- FCP2 FIBER CEMENT PANEL
COLOR: BEIGE
- HPL HIGH PRESSURE LAMINATE PANEL
COLOR: CHERRY WOOD LOOK



PROJECT NAME
2711 SHATTUCK



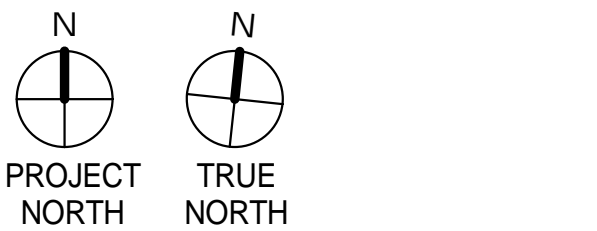
2711 SHATTUCK, BERKELEY, CA 94705

NOT FOR
CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

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5	11/07/15	DRC REVISIONS	DB



DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

**BUILDING
ELEVATIONS**

SHEET NUMBER

A3.1

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PROJECT NAME
2711 SHATTUCK



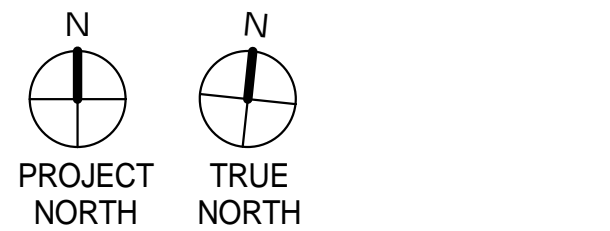
2711 SHATTUCK, BERKELEY, CA 94705

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5	11/07/15	DRC REVISIONS	DB



DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

**SHATTUCK
ELEVATION**

SHEET NUMBER
A3.2

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2701 SHATTUCK
APPROVED BUILDING

2711 SHATTUCK
PROPOSED BUILDING

UC STORAGE
2721 SHATTUCK
EXISTING BUILDING



DERBY
STREET

WARD
STREET

SHEET NOTES



PROJECT NAME
2711 SHATTUCK



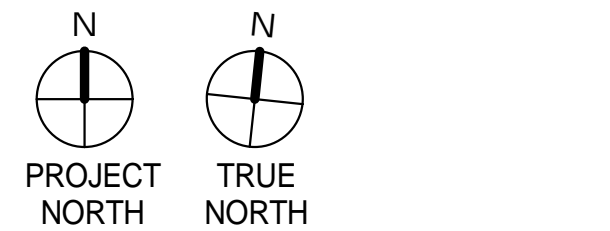
2711 SHATTUCK, BERKELEY, CA 94705

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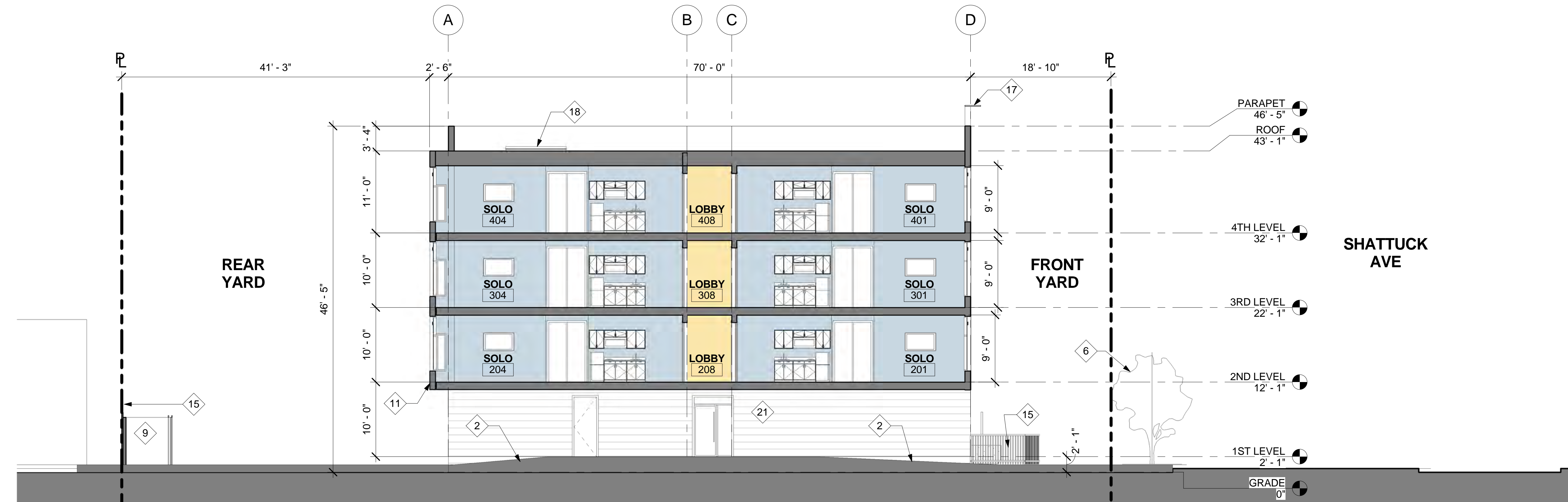


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PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

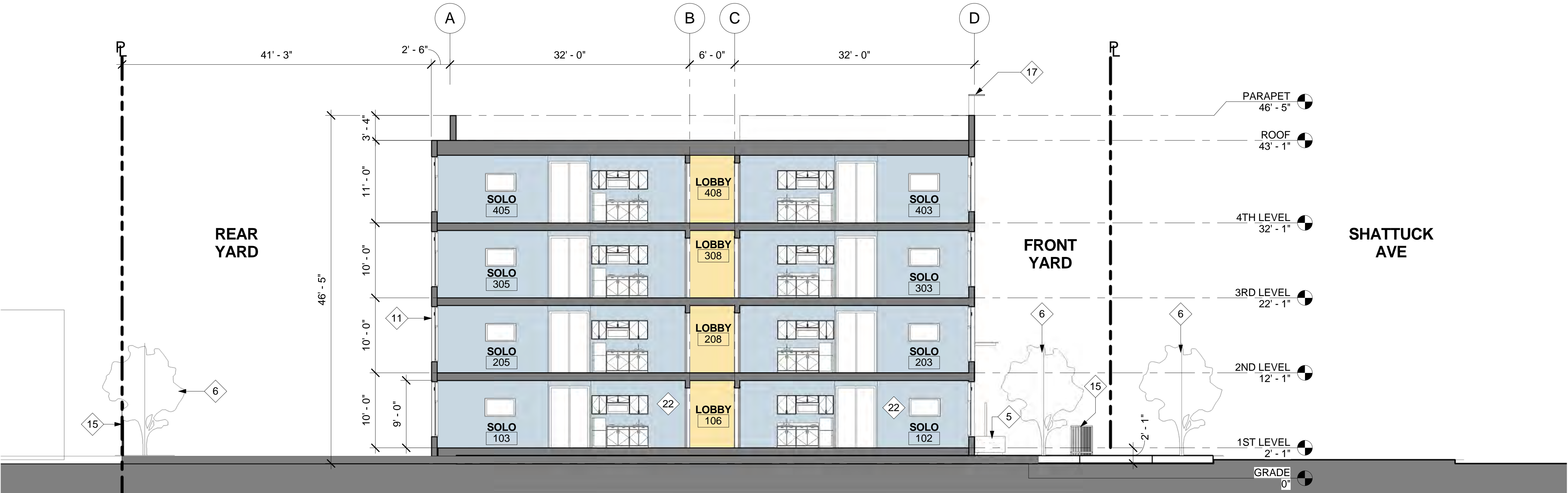
BUILDING
SECTIONS

SHEET NUMBER
A4.1

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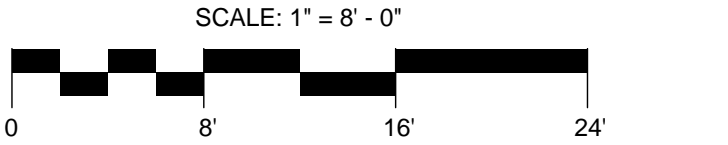
1 LONGITUDINAL SECTION 1
1/8" = 1'-0"



2 LONGITUDINAL SECTION 2
1/8" = 1'-0"

- KEY NOTES**
- 1 STAIR
 - 2 ACCESSIBLE RAMP
 - 3 ENTRY GATE
 - 4 METAL SIGNAGE
 - 5 PLANTER WITH PRIVACY SCREEN
 - 6 STREET TREE
 - 7 LIGHT POLE
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 - 21 BREEZEWAY
 - 22 ACCESSIBLE UNIT
 - 23 FIRE WALL AT EXTERIOR STAIR
 - 24 CAR SHARE PARKING

- LEGEND**
- PROPERTY LINE
 - NEW WALL
 - RESIDENTIAL AREA
 - CIRCULATION AREA
 - OPEN SPACE
 - ADJACENT BUILDING



SHEET NOTES



PROJECT NAME
2711 SHATTUCK



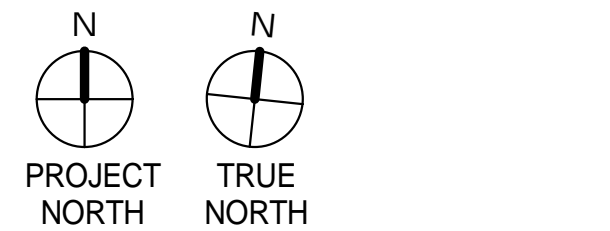
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NOT FOR
CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

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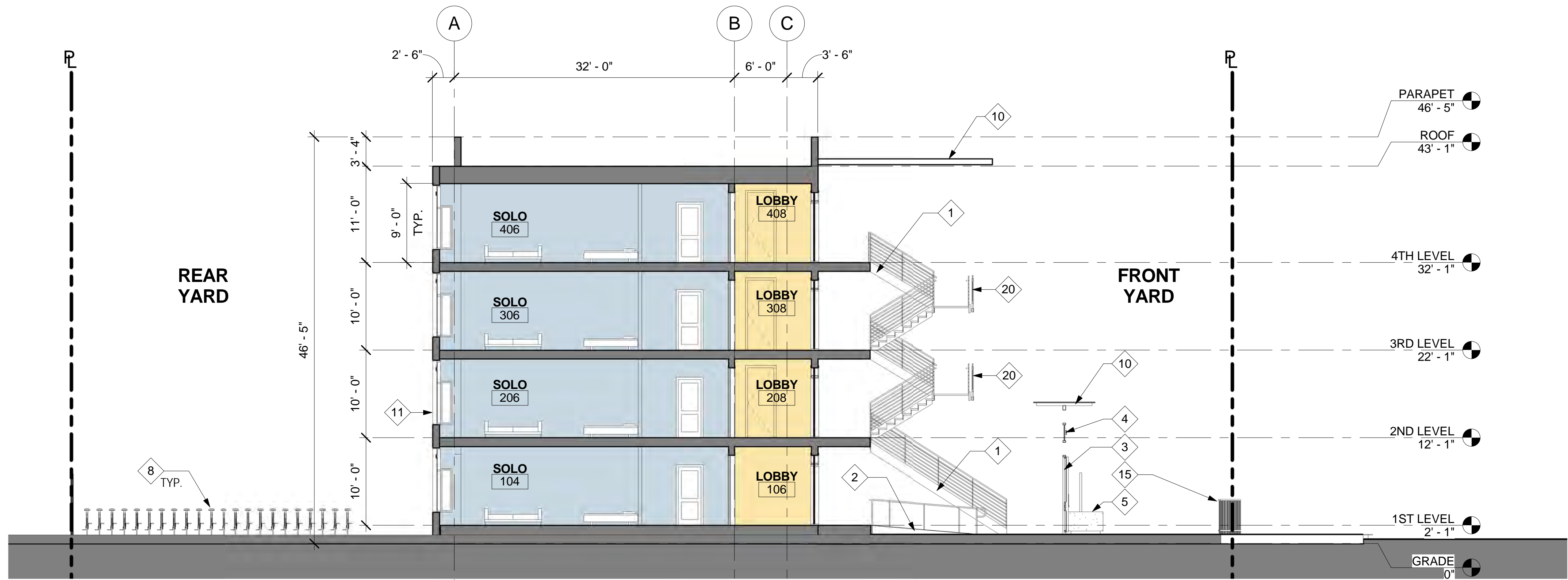
DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

BUILDING
SECTIONS

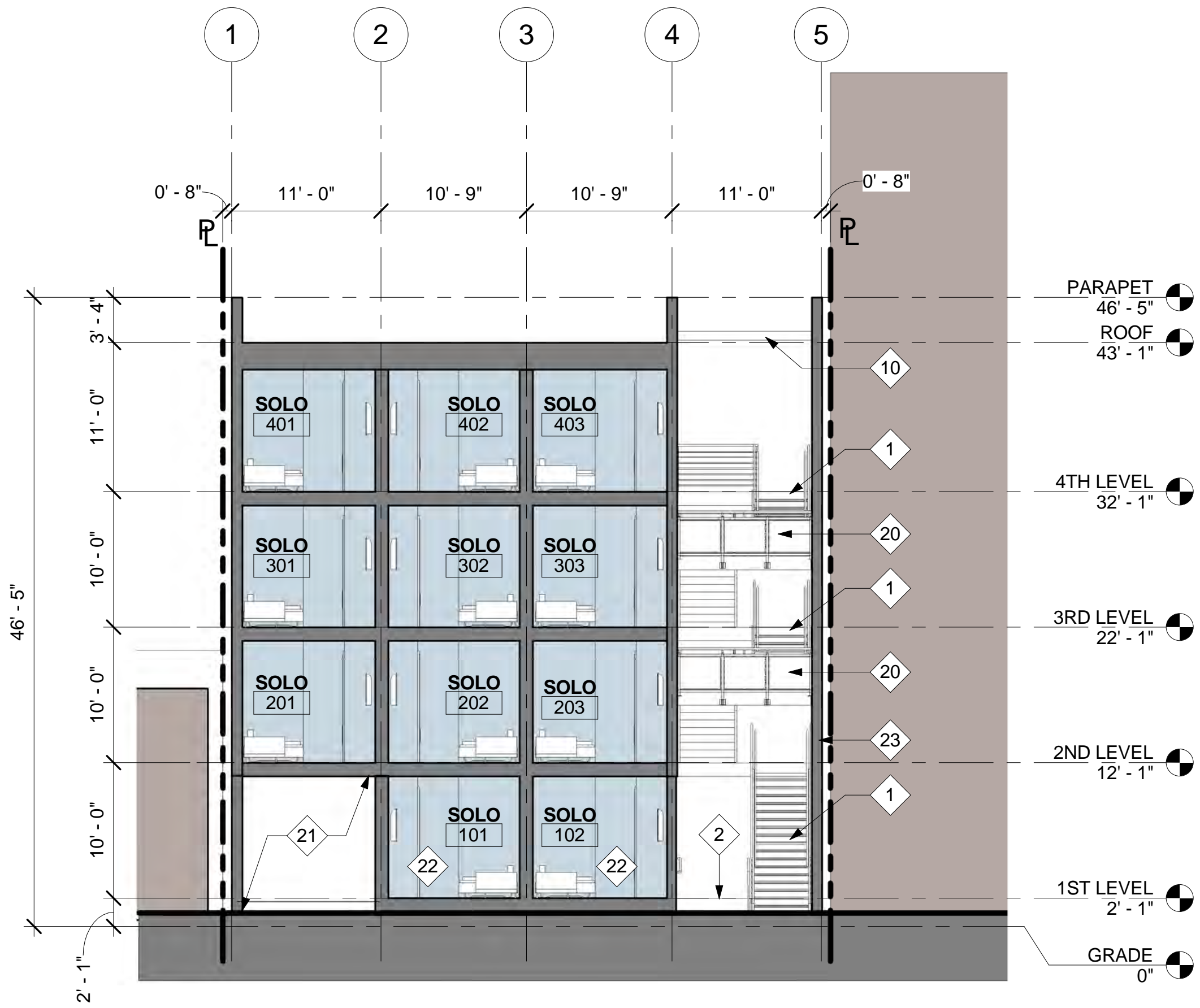
SHEET NUMBER

A4.2

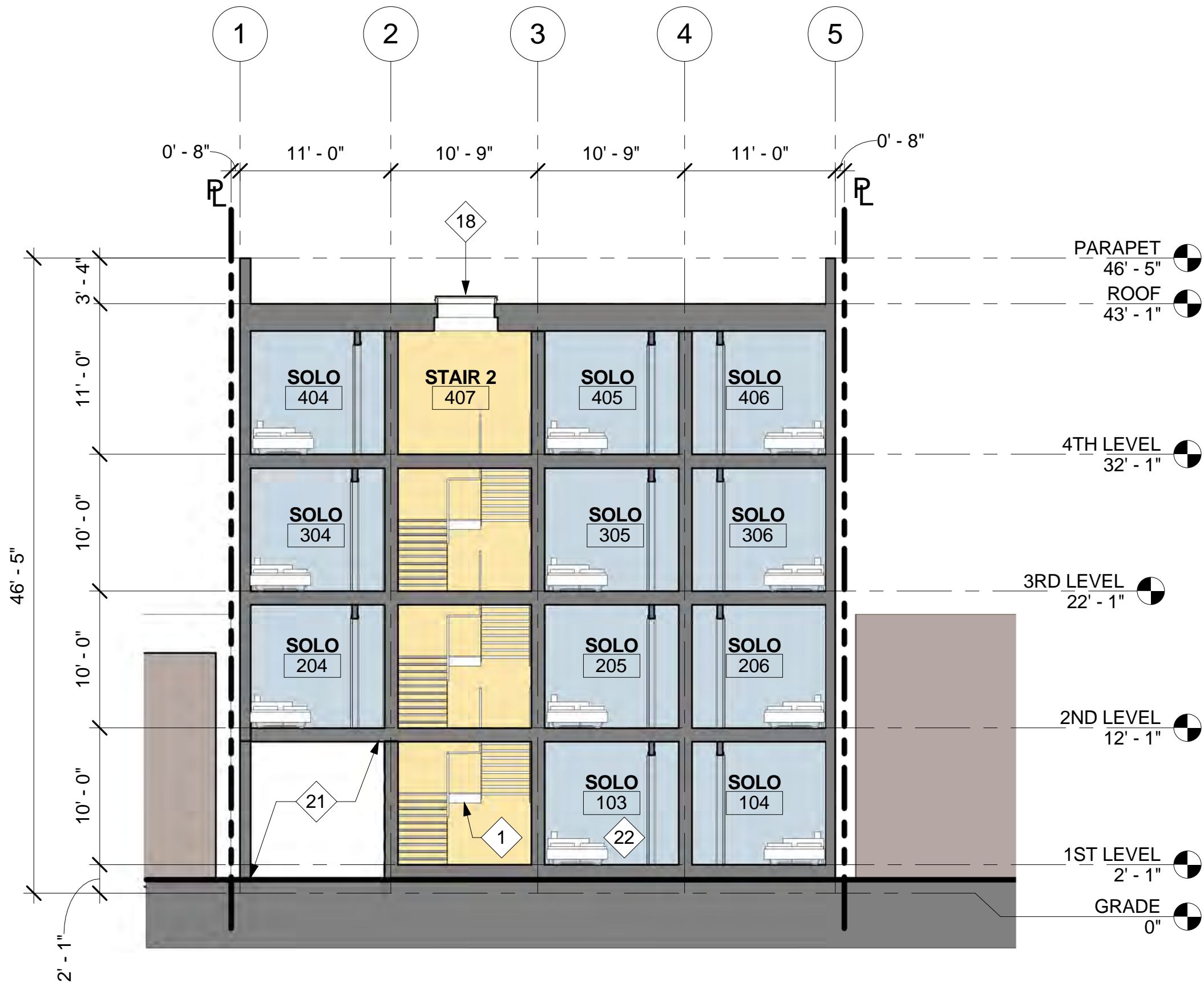
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3 LONGITUDINAL SECTION 3
1/8" = 1'-0"



2 TRANSVERSE SECTION 2
1/8" = 1'-0"



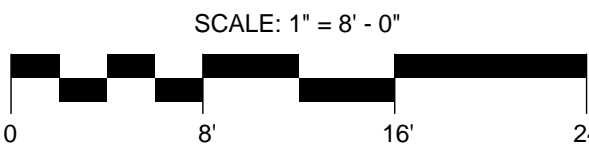
1 TRANSVERSE SECTION 1
1/8" = 1'-0"

KEY NOTES

- 1 STAIR
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LEGEND

- PROPERTY LINE
- NEW WALL
- RESIDENTIAL AREA
- CIRCULATION AREA
- OPEN SPACE
- ADJACENT BUILDING





1B VIEW FACING NORTH ON SHATTUCK - BEFORE



1A VIEW FACING NORTH ON SHATTUCK - AFTER



2B VIEW FACING SOUTH ON SHATTUCK - BEFORE



2A VIEW FACING SOUTH ON SHATTUCK - AFTER



PROJECT NAME
2711 SHATTUCK

**PANORAMIC
INTERESTS**

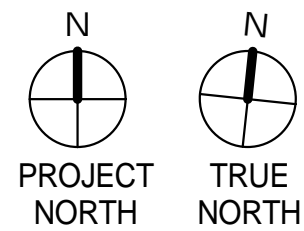
2711 SHATTUCK, BERKELEY, CA 94705

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DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

3D VIEWS

SHEET NUMBER

A9.1

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1 VIEW OF REAR YARD AND NORTH AND EAST FACADES



PROJECT NAME
2711 SHATTUCK



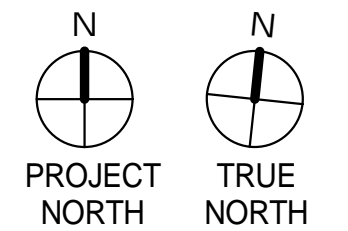
2711 SHATTUCK, BERKELEY, CA 94705

NOT FOR
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CONSULTANT

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DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

3D VIEWS

SHEET NUMBER

A9.2

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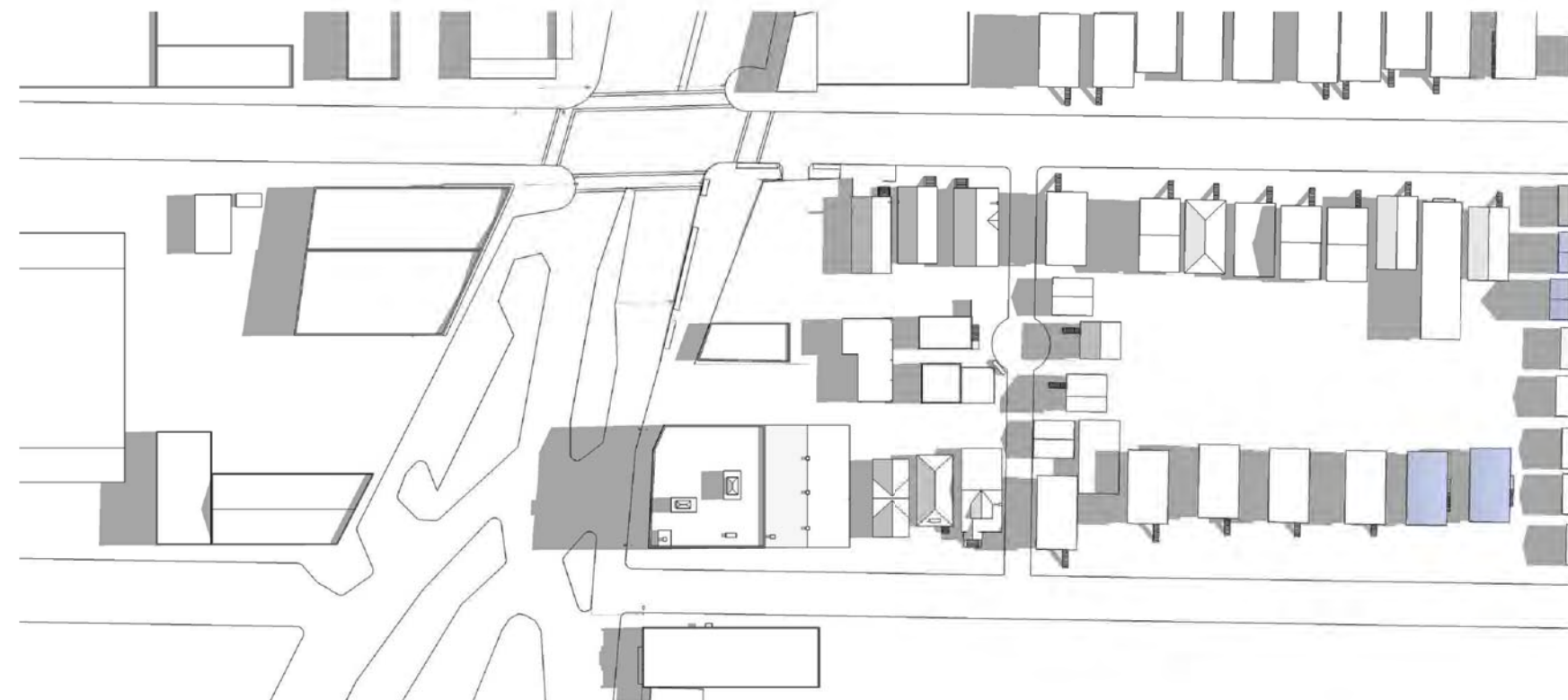
① JUNE 21ST - 8 AM



③ JUNE 21ST - 10 AM



⑤ JUNE 21ST - 12 PM



② JUNE 21ST - 8 AM-EXISTING



④ JUNE 21ST - 10 AM-EXISTING



⑥ JUNE 21ST - 12 PM-EXISTING



⑦ JUNE 21ST - 2PM



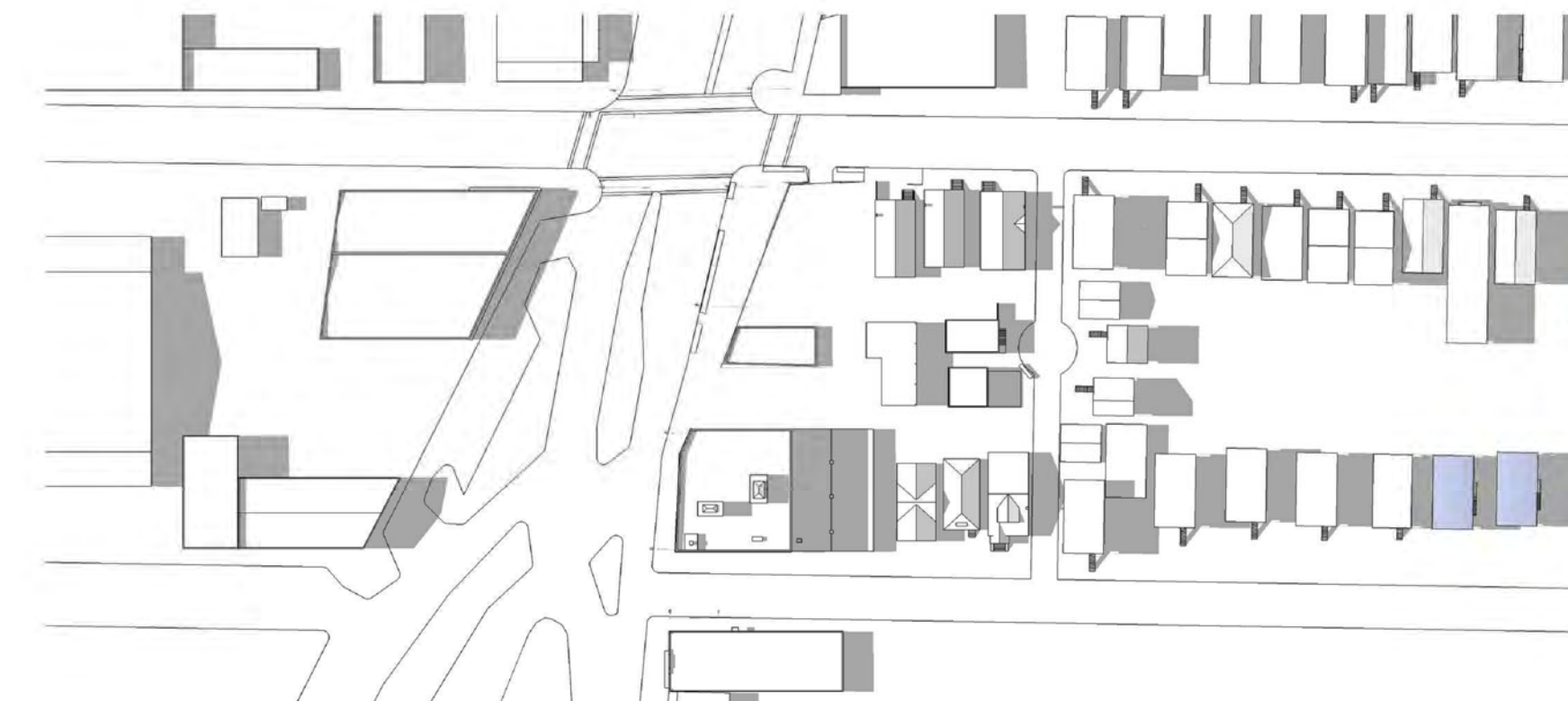
⑨ JUNE 21ST - 4 PM



⑪ JUNE 21ST - 6 PM



⑧ JUNE 21ST - 2PM-EXISTING



⑩ JUNE 21ST - 4 PM-EXISTING
12" = 1'-0"



⑫ JUNE 21ST - 6 PM-EXISTING



PROJECT NAME

2711 SHATTUCK

PANORAMIC
INTERESTS

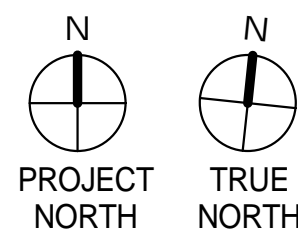
2711 SHATTUCK, BERKELEY, CA 94705

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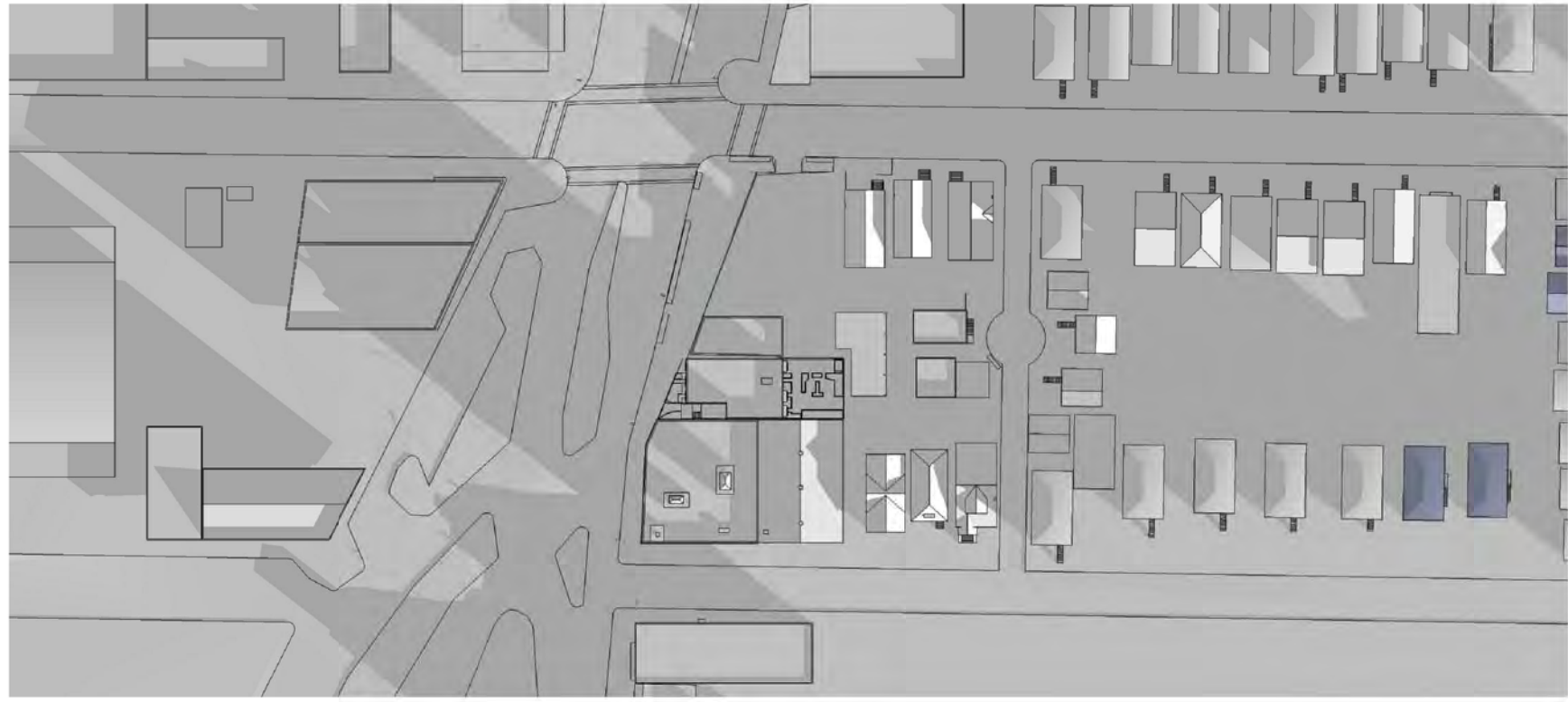


DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:
**SHADOW STUDIES
JUNE 21**

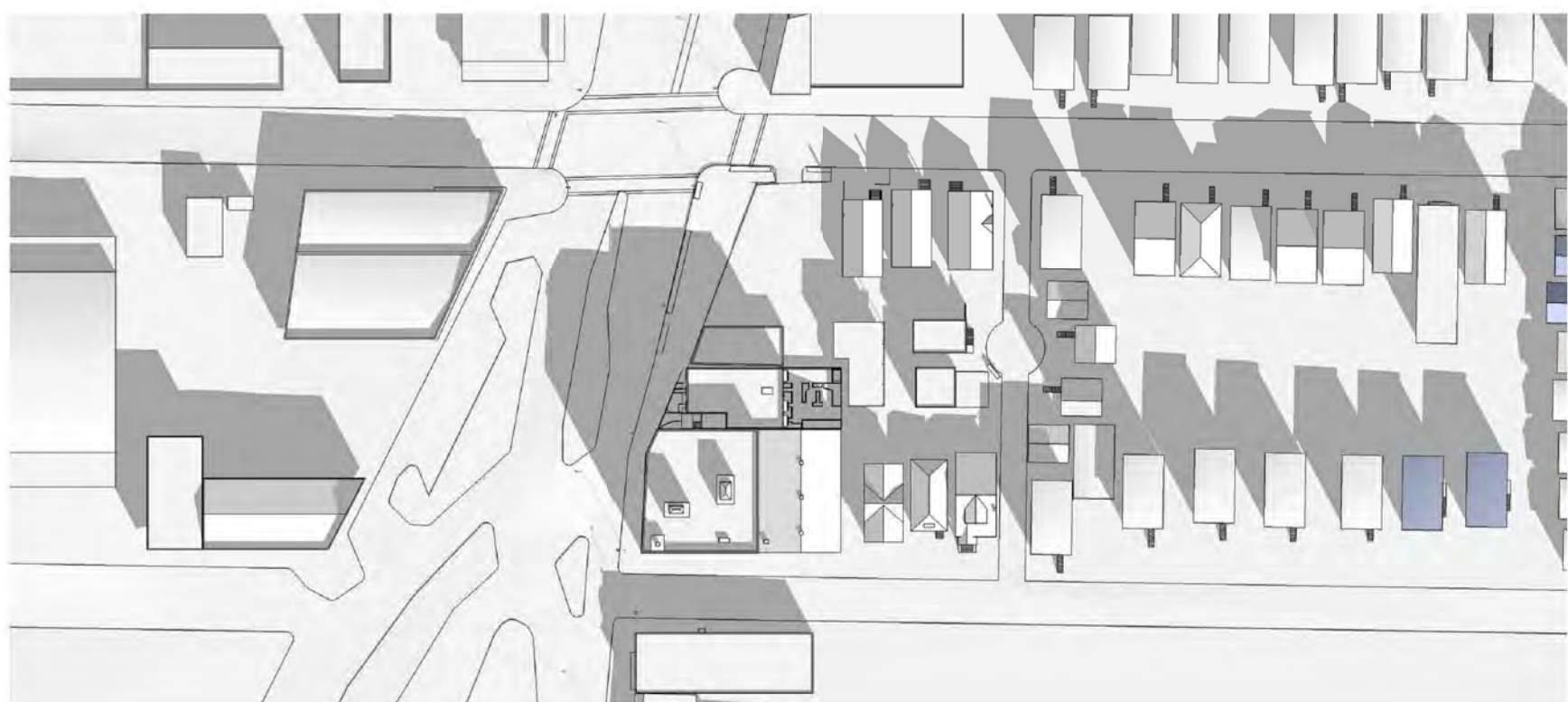
SHEET NUMBER

A10.1

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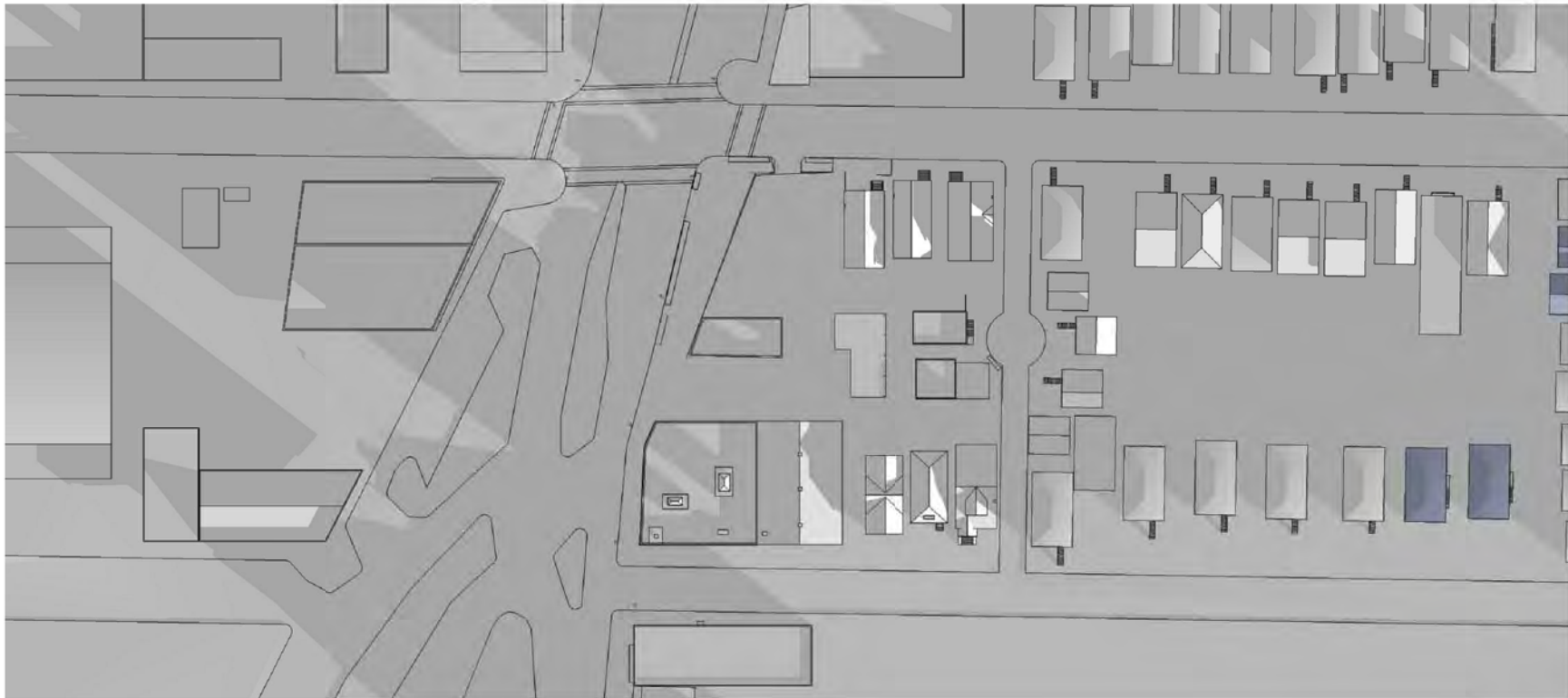
① DECEMBER 21ST - 8 AM



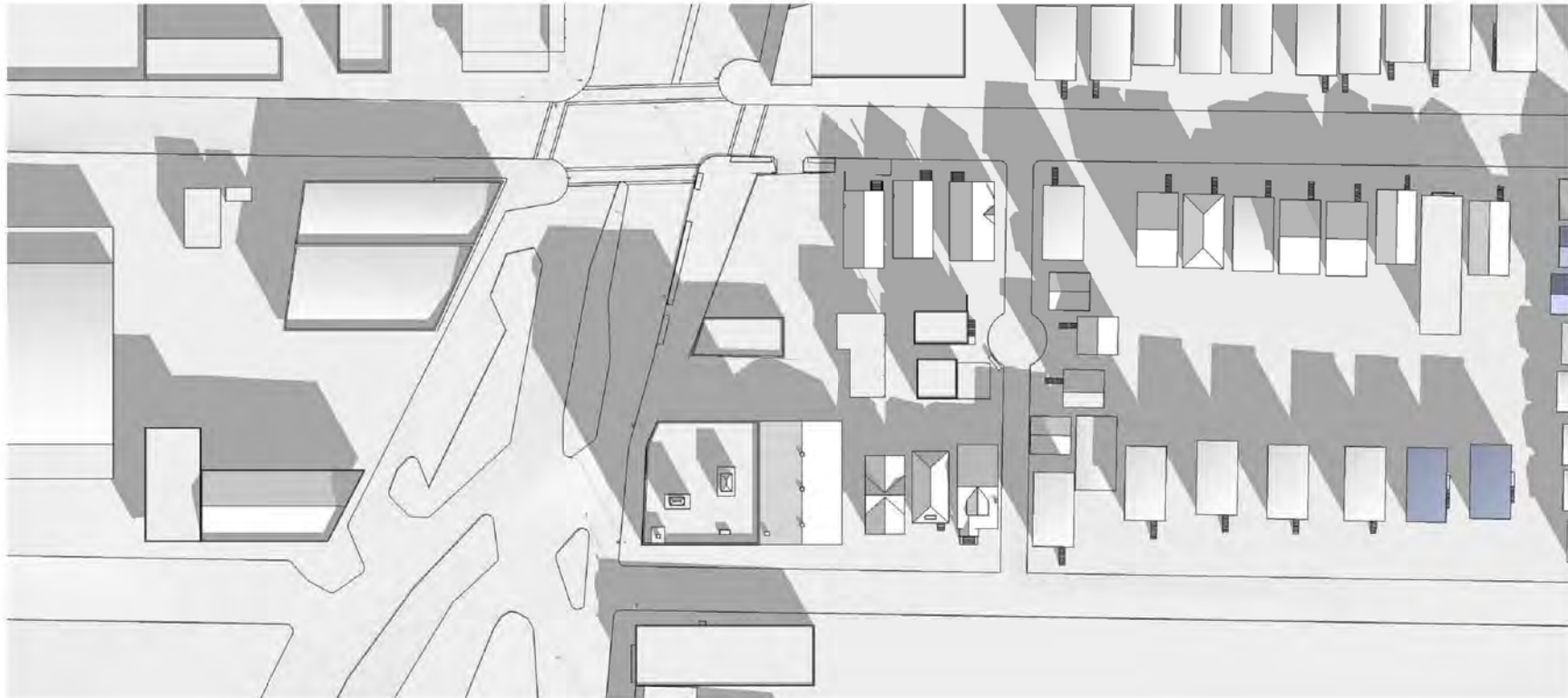
③ DECEMBER 21ST - 10 AM



⑤ DECEMBER 21ST - 12 PM



② DECEMBER 21ST - 8 AM-EXISTING



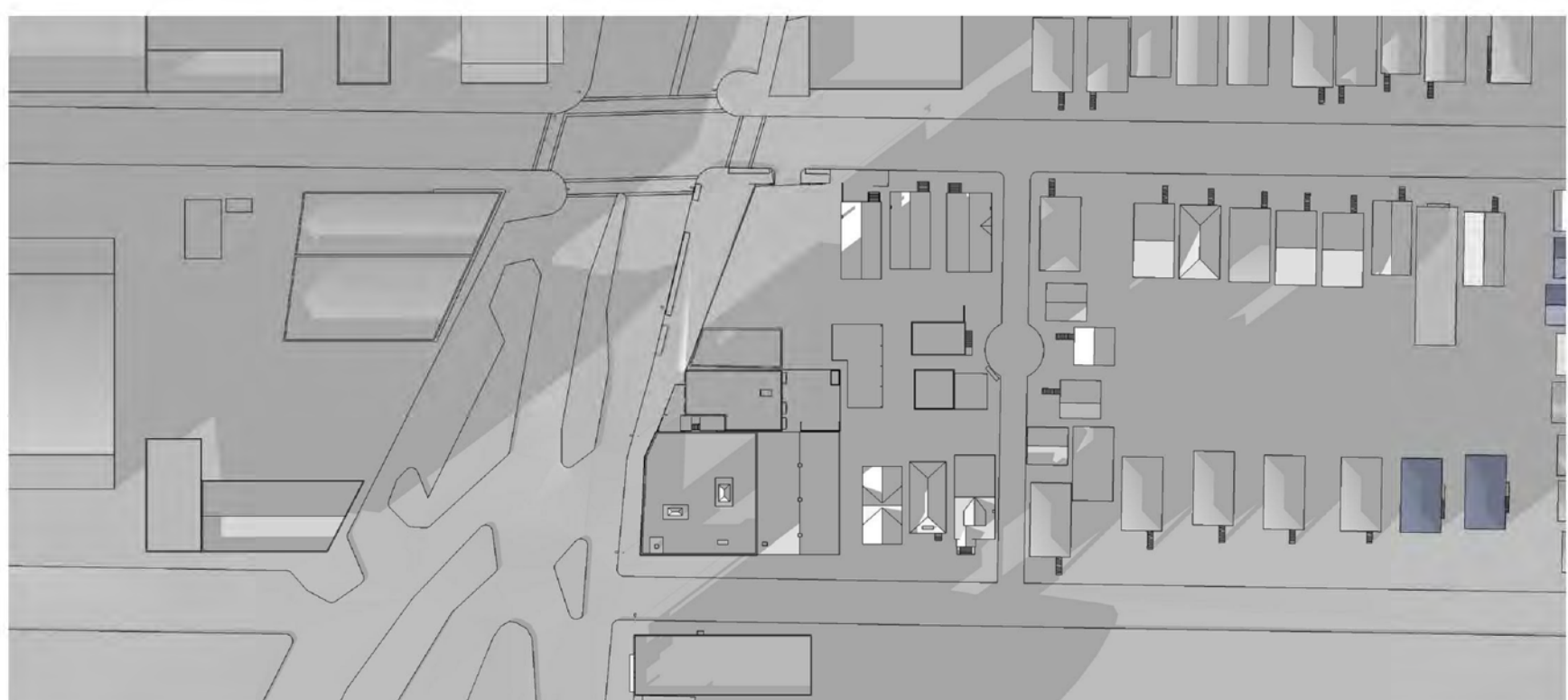
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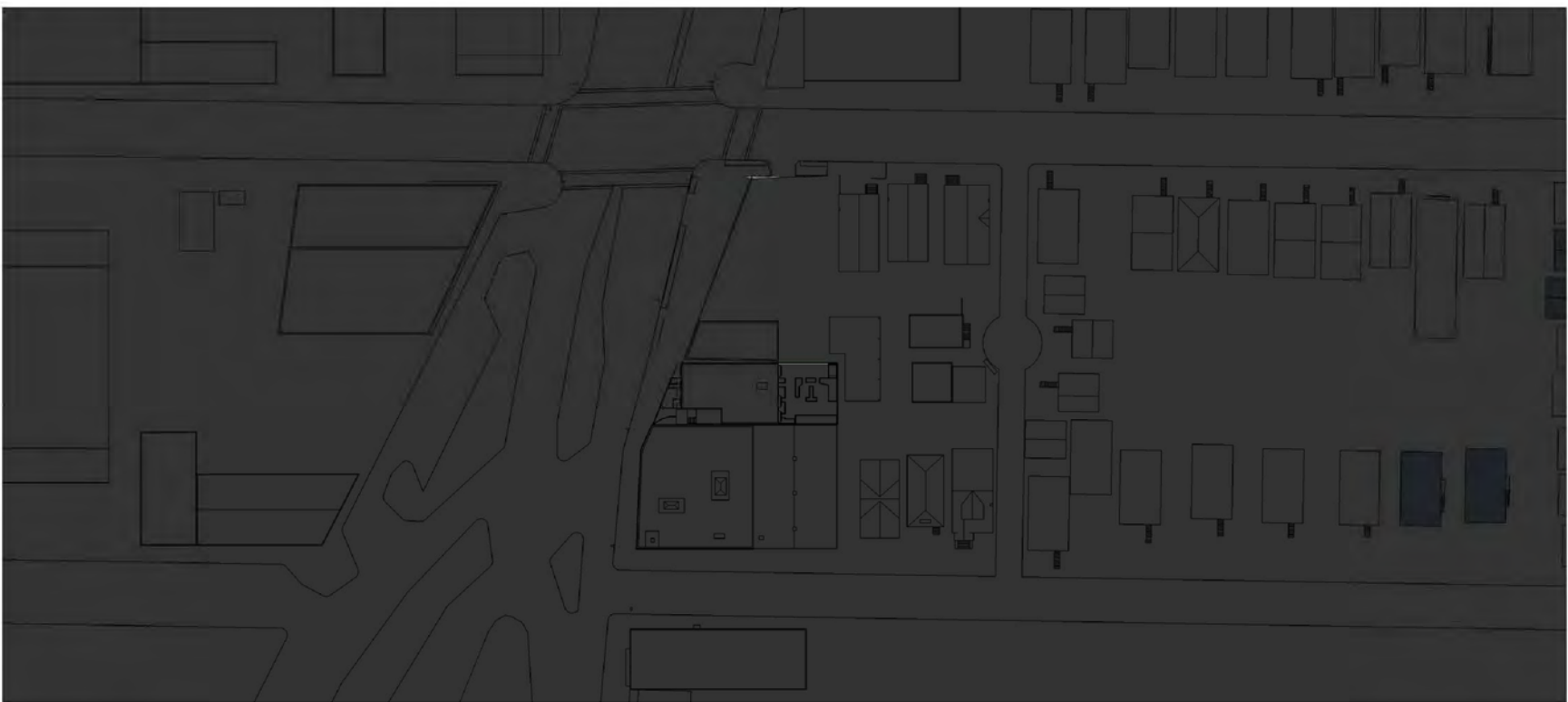
⑥ DECEMBER 21ST - 12 PM-EXISTING



⑦ DECEMBER 21ST - 2 PM



⑨ DECEMBER 21ST - 4 PM



⑪ DECEMBER 21ST - 6PM



⑧ DECEMBER 21ST - 2 PM - EXISTING



⑩ DECEMBER 21ST - 4 PM- EXISTING



⑫ DECEMBER 21ST - 6PM-EXISTING



PROJECT NAME
2711 SHATTUCK



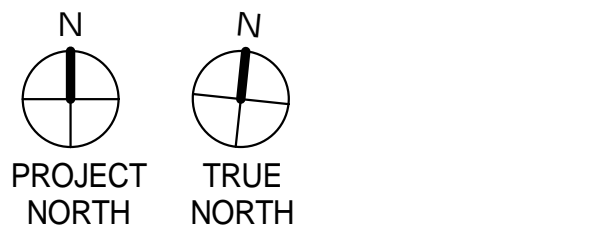
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DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:
**SHADOW STUDIES
DECEMBER 21**

SHEET NUMBER
A10.2

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① MARCH / SEPTEMBER 21ST - 8 AM



③ MARCH / SEPTEMBER 21ST - 10 AM



⑤ MARCH / SEPTEMBER 21ST - 12 PM



② MARCH / SEPTEMBER 21ST - 8 AM-EXISTING



④ MARCH / SEPTEMBER 21ST - 10 AM-EXISTING



⑥ MARCH / SEPTEMBER 21ST - 12 PM-EXISTING



⑦ MARCH / SEPTEMBER 21ST - 2 PM



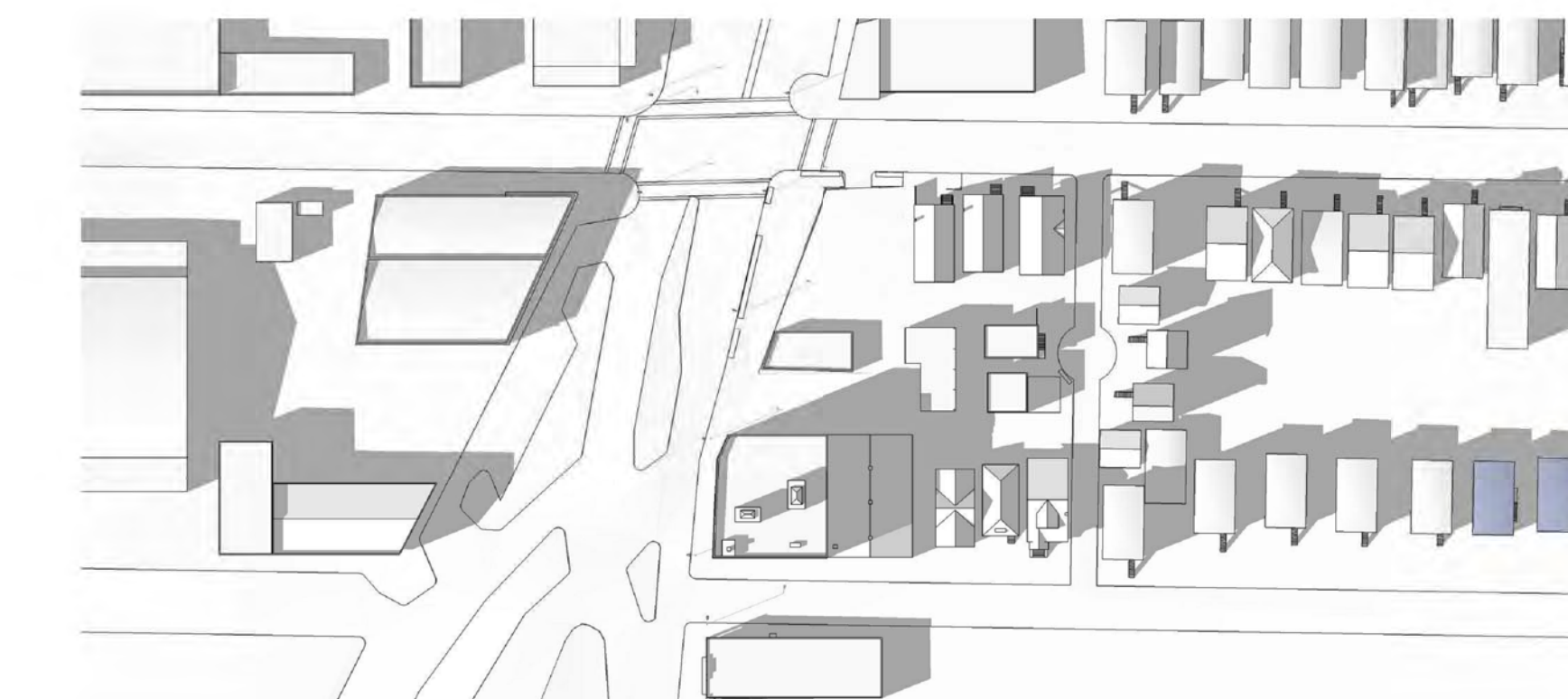
⑨ MARCH / SEPTEMBER 21ST - 4 PM



⑪ MARCH / SEPTEMBER 21ST - 6PM



⑧ MARCH / SEPTEMBER 21ST - 2 PM-EXISTING

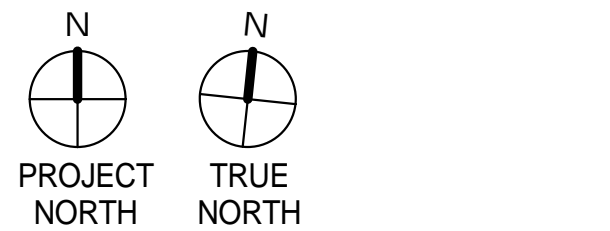


⑩ MARCH / SEPTEMBER 21ST - 4 PM-EXISTING



⑫ MARCH / SEPTEMBER 21ST - 6PM-EXISTING

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DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14

SHEET TITLE:
SHADOW STUDIES
MARCH 21 /
SEPTEMBER 21

SHEET NUMBER
A10.3

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PROJECT NAME

2711 SHATTUCK



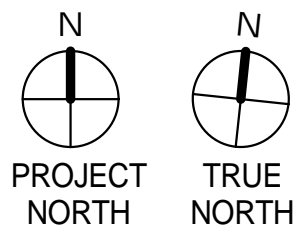
2711 SHATTUCK, BERKELEY, CA 94705

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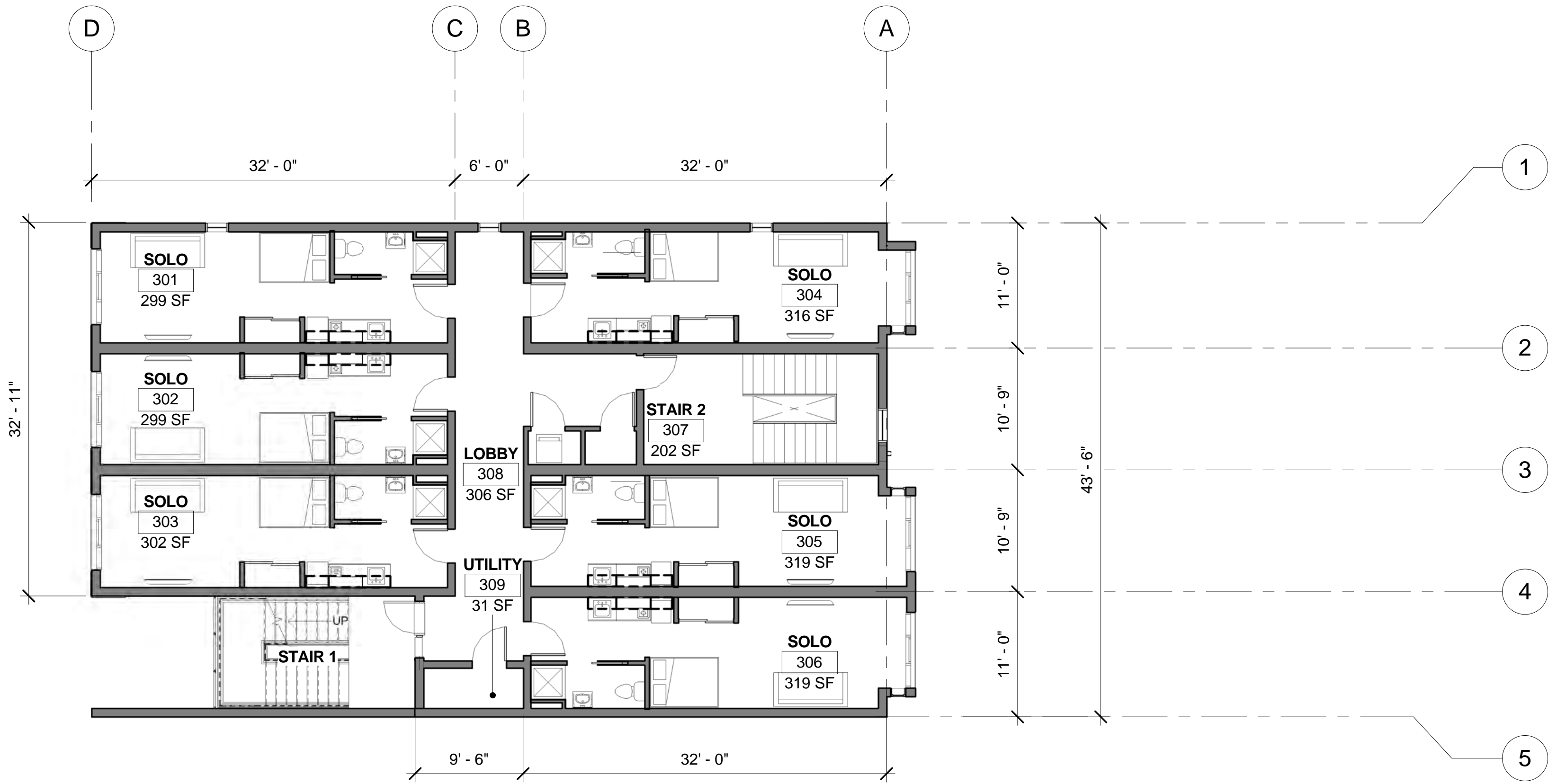
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PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

PROJECT
COMPARISON

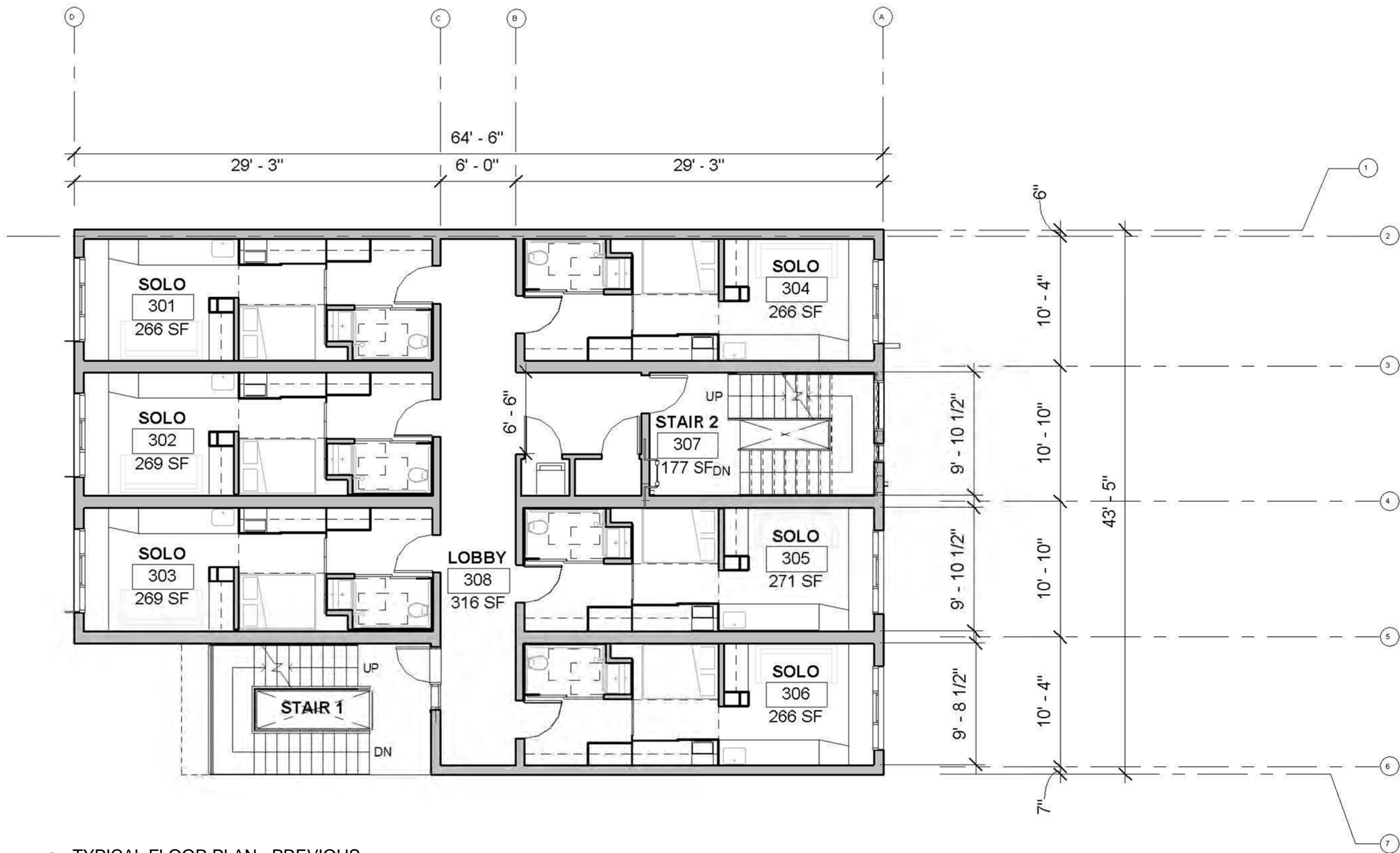
SHEET NUMBER

A11.1

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1 TYPICAL FLOOR PLAN - PROPOSED
1/8" = 1'-0"



2 TYPICAL FLOOR PLAN - PREVIOUS
1/8" = 1'-0"

PROJECT NAME

2711 SHATTUCK



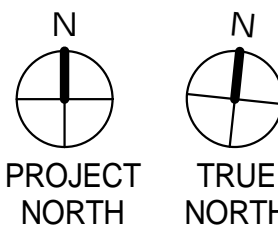
2711 SHATTUCK, BERKELEY, CA 94705

NOT FOR
CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	1/15/10	PRELIMINARY DRC	TK
2	2/25/10	ZAB USE PERMIT	TK
3	8/29/14	DESIGN MODIFICATION	DB
4	9/30/14	OPEN SPACE REVISION	DB
5	11/07/15	DRC REVISIONS	DB



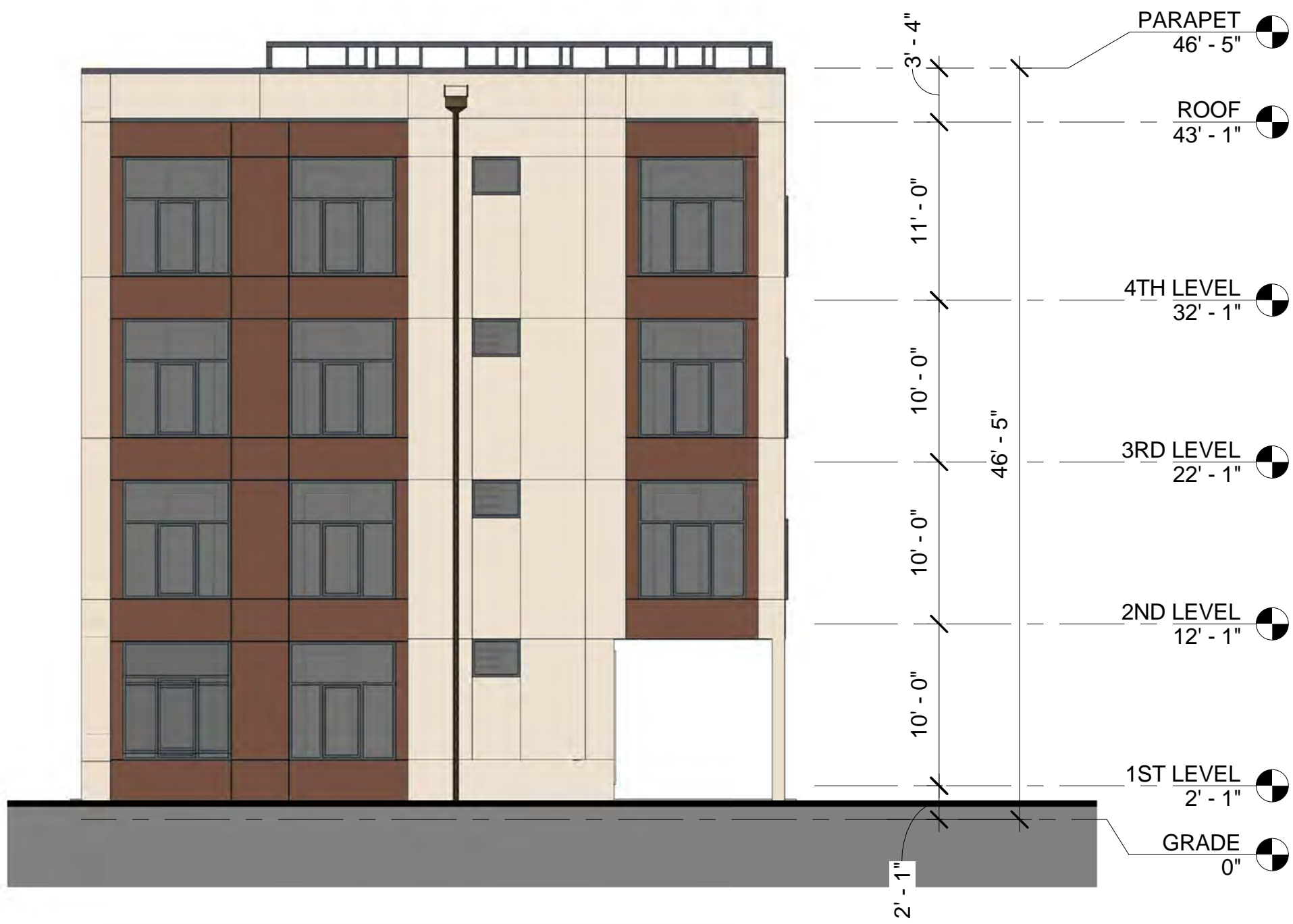
DRAWN BY: DB
PROJECT NUMBER: 14-010
SHEET ISSUE DATE: 11/07/14
SHEET TITLE:

**PROJECT
COMPARISON**

SHEET NUMBER

A11.2

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1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



3 EAST ELEVATION - PREVIOUS
1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



4 WEST ELEVATION - PREVIOUS
1/8" = 1'-0"