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Applicant:
Bill Schrader
T 925 638 8782

Existing Site Photos:
1. Site Photo - Kittredge St and Harold Way - Looking East
2. Site Photo - Allston Way and Harold Way - Looking East
3. Site Photo - Harold Way - Looking South
4. Site Photo - Kittredge St - Looking West

No. Description Date
D Use Permit 10/25/21
E Use Permit Resubmit 12/10/21
F SAP 12/22/21
I SAP Resubmit 3/23/22
N JUNE LMRKS. MEETING 5/10/22
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APPLICANT:
BILL SCHRADER
T 925 638 8782

EXISTING SITE
PHOTOS

1 SITE PHOTO - ALLSTON WAY - EXISTING HOTEL
1 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL

No. Description Date
F SAP 12/22/21
I SAP RESUBMIT. 3/23/22
N JUNE LMRKS. MEETING 5/10/22

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335 Peachtree Rd, N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com
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APPLICATION
BILL SCHRADER
T 925 638 8782

PROJECT STATS

BERKELEY PLAZA
CA STUDENT LIVING BERKELEY, LLC
2065 KITTREDGE ST
BERKELEY, CA 94704

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

UNIT MIX

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 187 UNITS (583 BEDS). THE PROJECT UNIT TYPES INCLUDE STUDIOS, 1 BEDROOM, 2 BEDROOM, 3 BEDROOM, AND LIVE/WORK UNITS. THE BUILDING TOTALS 221,401 GSF, WHICH INCLUDES 149,398 SF OF RESIDENTIAL AREA AND 8,948 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 4,993 SF OF GROUND LEVEL COMMERCIAL.

The project is designed as Type-IIIa construction (Wood) over Type-IA (Podium) with a total of 8 residential levels. A partial basement is also provided to house 43 parking spaces. Additionally, the project will provide 122 bike parking spaces on Level 1.

AREA TABLE
CONSTRUCTION INFORMATION

<table>
<thead>
<tr>
<th>BUILDING A</th>
<th>BUILDING B</th>
<th>BUILDING C</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 HR FIRE SEPARATION</td>
<td>3 HR FIRE SEPARATION</td>
<td>3 HR FIRE SEPARATION</td>
</tr>
</tbody>
</table>

CODE INFORMATION

The proposed project will comply with the Berkeley Green Code (BMC Chapter 19.34) and Berkeley Green Code (BMC Chapter 19.27), adopted by City Council on December 19, 2019, where building design must incorporate all electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to reduce the required parking spaces to 0 provided spaces.
- Waiver for 20% reduction in usable open space to 25% of the provided usable open space.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.

TABULATION FORM

<table>
<thead>
<tr>
<th>PROJECT ADDRESS: 2065 KITTREDGE ST</th>
<th>APPLICANT'S NAME: BILL SCHRADER</th>
<th>DATE: 08-22-22</th>
<th>ZONING DISTRICT: C-DMU CORE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT. PARKING SPACES, AND BEDROOMS</td>
<td>EXISTING</td>
<td>PROPOSED</td>
<td>PERMITTED/ REQUIRED</td>
</tr>
<tr>
<td>NUMBERS OF DWELLING UNITS</td>
<td>0</td>
<td>187</td>
<td>NA</td>
</tr>
<tr>
<td>NUMBERS OF PARKING SPACES</td>
<td>0</td>
<td>43</td>
<td>4 MAX</td>
</tr>
<tr>
<td>NUMBERS OF BIKE PARKING SPACES</td>
<td>0</td>
<td>122</td>
<td>112</td>
</tr>
<tr>
<td>YARDS AND HEIGHTS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT YARD SETBACK (FT)</td>
<td>0'</td>
<td>0'</td>
<td>0' MIN (75' - HEIGHT)</td>
</tr>
<tr>
<td>BUILDING HEIGHT (FT)</td>
<td>3'</td>
<td>8'</td>
<td>25' 0' MIN (75' - HEIGHT)</td>
</tr>
<tr>
<td>MAXIMUM (FT)</td>
<td>87'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AREAS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT AREA</td>
<td>33,582 SF</td>
<td>33,582 SF</td>
<td></td>
</tr>
<tr>
<td>TOTAL GROSS FLOOR AREA</td>
<td>92,531 SF</td>
<td>186,354 SF</td>
<td></td>
</tr>
<tr>
<td>TOTAL AREA COVERED BY ALL FLOORS</td>
<td>33,582 SF</td>
<td>27,619 SF</td>
<td></td>
</tr>
<tr>
<td>BUILDING FOOTPRINT</td>
<td>33,582 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>100%</td>
<td>82%</td>
<td></td>
</tr>
<tr>
<td>USEABLE OPEN SPACE</td>
<td>0</td>
<td>12,016 SF</td>
<td>14,960 SF</td>
</tr>
<tr>
<td>TOTAL GROSS FLOOR AREA PER UNIT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>2.8:1</td>
<td>5.5:1</td>
<td></td>
</tr>
</tbody>
</table>
PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 3,093 SF x 2 = 6,186 SF

84 SF DEDICATED TO COMMERCIAL USEABLE OPEN SPACE

PLAZA IS PRIVATE AND THE OPEN SPACE EQUALS 4,735 SF

LIVE/WORK UNIT

PRIVATE USEABLE OPEN SPACE

UTILITY - EXCLUDED FROM AREA TOTAL

EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the area bike racks is located as level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor areas uses on level U1.

The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 46% of the total unit in compliance with IBC 419.1.1.

NOTE:
The live/work units on level 1 are designed as zoned and the live work area is open to the public use the commercial area is approximately 6% of the total area in compliance with BC 4.11.1.1.
The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the area bike area is located at level 1 on the alley at the rear of the building.

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BASE PLAN MODEL

- 7TH FLOOR - 20,037 SF - 21 UNITS
- 6TH FLOOR - 25,007 SF - 27 UNITS
- 5TH FLOOR - 25,007 SF - 27 UNITS
- 4TH FLOOR - 25,007 SF - 27 UNITS
- 3RD FLOOR - 25,007 SF - 27 UNITS
- 2ND FLOOR - 25,143 SF - 26 UNITS
- 1ST FLOOR - 16,911 SF - 6 UNITS

TOTAL RESIDENTIAL FLOOR AREA: 162,119 SF
RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS.
TOTAL UNITS: 161 UNITS

PROPOSED PLAN MODEL

- 8TH FLOOR - 21,611 SF - 23 UNITS
- 7TH FLOOR - 25,007 SF - 27 UNITS
- 6TH FLOOR - 25,007 SF - 27 UNITS
- 5TH FLOOR - 25,007 SF - 27 UNITS
- 4TH FLOOR - 25,007 SF - 27 UNITS
- 3RD FLOOR - 25,007 SF - 27 UNITS
- 2ND FLOOR - 22,797 SF - 23 UNITS
- 1ST FLOOR - 16,911 SF - 6 UNITS

TOTAL RESIDENTIAL FLOOR AREA: 186,354 SF
RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS.
TOTAL UNITS: 187 UNITS
NOT RELEASED FOR CONSTRUCTION

APPLICANT: BILL SCHRADER
T 925 638 8782

A0-010

SITE DIAGRAMS

3/64" = 1'-0"

LOT COVERAGE: 27,619 SF

NOTE: 100 SF OF TOTAL PROVIDED DEDICATED TO MEETING COMMERCIAL REQUIREMENT AND REMAINING 12,016 SF PROVIDED DEDICATED TO RESIDENTIAL REQUIREMENT.
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NOT RELEASED FOR CONSTRUCTION

APPLICANT:
BILL SCHRADER
T 925 638 8782

A1-001

EXISTING BASEMENT PLAN

Berkeley Plaza
2065 Kittredge St
Berkeley, CA 94704

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

4'
0'
8'
16'

1/16" = 1'-0"

1

LEVEL U-1, EXISTING

LEVEL U-1, EXISTING

EXISTING LEVEL U1

ELEVATION

ELEVATION

ELEVATION

ELEVATION

ELEVATION

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

STORAGE
STORAGE
STORAGE
STORAGE

STAIRS
STAIRS
STAIRS
STAIRS

HALLWAY
HALLWAY
HALLWAY
HALLWAY

CORRIDOR
CORRIDOR
CORRIDOR
CORRIDOR

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

OUTSIDE OF PROJECT SCOPE/EXTENTS

OUTSIDE OF PROJECT SCOPE/EXTENTS

TRUE NORTH

TRUE NORTH

Berkeley, CA

A1-001

SHEET NUMBER

SHEET TITLE

PROJECT #:

CHECKED BY:

DRAWN BY:

SHEET TITLE:

SHEET NUMBER:

EXISTING LEVEL U1 - EXISTING

9 SAP RESUBMIT. 3/23/22

1

3 JUNE LMRKS. MEETING 5/10/22

T
F
MM

T
F
MM

NOT RELEASED FOR CONSTRUCTION

APPLICANT:
BILL SCHRADER
T 925 638 8782

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

A1-001

EXISTING LEVEL U1

ELEVATION

ELEVATION

ELEVATION

ELEVATION

ELEVATION

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

STORAGE
STORAGE
STORAGE
STORAGE

STAIRS
STAIRS
STAIRS
STAIRS

HALLWAY
HALLWAY
HALLWAY
HALLWAY

CORRIDOR
CORRIDOR
CORRIDOR
CORRIDOR

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

OUTSIDE OF PROJECT SCOPE/EXTENTS

OUTSIDE OF PROJECT SCOPE/EXTENTS

TRUE NORTH

TRUE NORTH

Berkeley, CA

A1-001

SHEET NUMBER

SHEET TITLE:

PROJECT #:

CHECKED BY:

DRAWN BY:

SHEET TITLE:

SHEET NUMBER:

EXISTING LEVEL U1 - EXISTING

9 SAP RESUBMIT. 3/23/22

1

3 JUNE LMRKS. MEETING 5/10/22

T
F
MM

T
F
MM

NOT RELEASED FOR CONSTRUCTION

APPLICANT:
BILL SCHRADER
T 925 638 8782

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

A1-001

EXISTING LEVEL U1

ELEVATION

ELEVATION

ELEVATION

ELEVATION

ELEVATION

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

STORAGE
STORAGE
STORAGE
STORAGE

STAIRS
STAIRS
STAIRS
STAIRS

HALLWAY
HALLWAY
HALLWAY
HALLWAY

CORRIDOR
CORRIDOR
CORRIDOR
CORRIDOR

OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE

OUTSIDE OF PROJECT SCOPE/EXTENTS

OUTSIDE OF PROJECT SCOPE/EXTENTS

TRUE NORTH

TRUE NORTH

Berkeley, CA

A1-001

SHEET NUMBER

SHEET TITLE:

PROJECT #:

CHECKED BY:

DRAWN BY:

SHEET TITLE:

SHEET NUMBER:

EXISTING LEVEL U1 - EXISTING

9 SAP RESUBMIT. 3/23/22

1

3 JUNE LMRKS. MEETING 5/10/22

T
F
MM

T
F
MM

NOT RELEASED FOR CONSTRUCTION

APPLICANT:
BILL SCHRADER
T 925 638 8782

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com
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APPLICANT:
BILL SCHRAMER
T 925 638 8782

A1-002
SITE PLAN
EXISTING- LEVEL 1

OWNER:
BPR PROPERTIES BERKELEY, LLC
3939 30TH ST
BERKELEY, CA 94710
T 510 528 4000
Www.nilesbolton.com

COMMERCIAL SPACE
THEATER 1
THEATER 2
THEATER 3
THEATER 4
THEATER 5
THEATER 6
THEATER 7
THEATER 8
THEATER 9

B.O.H.
KITCHEN
OFFICE
CONCESSION
DINING
AUDITORIUM 1
AUDITORIUM 2
AUDITORIUM 3
AUDITORIUM 4
AUDITORIUM 5
AUDITORIUM 6
AUDITORIUM 7
AUDITORIUM 8
AUDITORIUM 9

COMMERCIAL SPACE

EXISTING GROUND LEVEL PLAN

TRUE NORTH
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NOT RELEASED FOR CONSTRUCTION

APPLICANT:
BILL SCHRADER
T 925 638 8782

A1-003
SITE PLAN
PROPOSED- LEVEL U1

121246
BERKELEY PLAZA
CA VENTURES
2065 KITTREDGE ST
BERKELEY, CA 94704

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

OUTSIDE OF PROJECT SCOPE/EXTENTS

PROPOSED
BASEMENT PLAN

SHATTUCK AVE

ALLSTON WAY

KITTREDGE ST

HAROLD WAY

HALLWAY

STORAGE

OFFICE SPACE

STORAGE

TRUE NORTH

TRUE

15.15%

ELEV.
LOBBY

MECH UNIT

AREA

MECH UNIT AREA

39'-0 1/4"
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NOT RELEASED FOR CONSTRUCTION

APPLICANT:
BILL SCHRADER
T 925 638 8782

SITE PLAN
PROPOSED- LEVEL 1

HAROLD WAY
SHATTUCK AVE

PROPOSED GROUND LEVEL PLAN

REFER TO 1/A1-201 FOR ENLARGED PLAN

31'-10 3/8" 10'-5 1/8" 88'-8 1/2"
108'-2"

EXISTING HOTEL BUILDING

COMMERCIAL SPACE

NEW ELEC. ROOM

B.O.H.

SERVICE ALLEY

EGRESS STAIR

EXTERIOR VEST.

HALLWAY

ENTRY COURTYARD

FIRE PUMP

WATER BOOSTER

MULTI-PURPOSE

FITNESS

BREAK RR

STOR.

OFFICE

OFFICE

OFFICE

MAIL PACKAGE

2 BEDROOM B1-A 952 SF

1 BEDROOM A1-A 638 SF

LIVE WORK LW1 867 SF

LEASING HALL

MAIL/STUDY LOUNGE

LOBBY/STUDY

LOBBY

COFFEE SHOP

RETAIL

15.15%

WRITE TO ALLEY

SETBACK

SETBACK

SETBACK

SETBACK

STOR.

TRASH HOLDING ROOM

TRASH ROOM

JAN.

FAN ROOM

MULTI-PURPOSE

VENDING OUTDOOR SPACE (OPEN TO THE PUBLIC)

TRUE NORTH

MDF

22'-6" 19'-5 1/2"

6'-1" 7'-3"

MAINTENANCE OFFICE

UPS SYSTEM

7.50%
ELECTRICAL ROOM
DEMO, PLAN, SECTION

LEVEL 1.1
ER-1 ELECTRICAL ROOM
0 3'-0"x7'-0" PNL-L02-HM 08-OPENINGS-HM FRM-00HM1 08.0 DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR, COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW.

ER-2 B.O.H. 0 3'-0"x7'-0" PNL-F-HM 08-OPENINGS-HM FRM-00HM1 13.0 EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.

ELECTRICAL ROOM PLAN
1/8" = 1'-0" A1-100

ELECTRICAL ROOM SECTION

ELECTRICAL ROOM PLAN
1/8" = 1'-0" A1-100

SHATTUCK AVE.

KITTREDGE ST.

COMMERCIAL SPACE

THEATER LOBBY

COMMERCIAL SPACE

ELECTRICAL ROOM
ENTRY
NEW EGRESS DOOR FROM B.O.H.
ER-1
ER-2
PROPERTY LINE
ALIGNS WITH FACE OF BUILDING
KITTREDGE ST.

ELECTRICAL ROOM TI PERMIT
2240 SHATTUCK AVE
BERKELEY, CA 94704

No. Description Date
ELEC. ROOM PERMIT 4/11/22
13 JUNE LMRKS. MEETING 5/10/22

PROJECT: 12245A
DRAWN BY:
CHECKED BY:
SHEET TITLE:
SHEET NUMBER:

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NOT RELEASED FOR CONSTRUCTION
LIVE/WORK UNIT 1
TOTAL AREA: 867 SF
- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 2
TOTAL AREA: 867 SF
- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 3
TOTAL AREA: 867 SF
- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 4
TOTAL AREA: 867 SF
- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

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APPLICANT:
BILL SCHRADE
T 925 638 8782

A1-301 LANDSCAPE CONCEPT PLAN

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

No. Description Date
14 STAFF REVIEW 07/01/22
5 STAFF REVIEW #2 07/13/22

Reference Images
LEVEL 1.1
173'-3"

LEVEL 2
187'-3"

LEVEL 3
197'-3"

LEVEL 4
207'-3"

LEVEL 5
217'-3"

LEVEL 6
227'-3"

LEVEL 7
237'-3"

LEVEL 8
247'-3"

MAX ROOF SLOPE
258'-0"

LOWEST GRADE
171'-0"

PROJECTING AREA: 5,697 SF
TOTAL FACE AREA: 22,996 SF
PROJECTING AREA: 24.8%

Keynote Legend

E1 LIGHT TAN STUCCO
E2 CHARCOAL GREY STUCCO
E3 DARK TAN STUCCO
E4 BRICK
E5 WHITE FIBER CEMENT
E6 VINYL WINDOW WITH COLORED FOIL FINISH
E7 ALUMINUM CANOPY
E8 EXTERIOR WALL SCONCE
E10 STOREFRONT
E13 RAILING
E15 MESH SCREENING
LEVEL 2
187' - 3"
LEVEL 3
197' - 3"
LEVEL 4
207' - 3"
LEVEL 5
217' - 3"
LEVEL 6
227' - 3"
LEVEL 7
237' - 3"
LEVEL 8
247' - 3"
ROOF
257' - 3"

BOUNDARY LINE
HOTEL SHATTUCK PLAZA

PROJECT #: A3-006

1801x342
NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
1801x326
CROWD MOULDING TO EXTEND AROUND CORNER

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4-A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.

2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

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LEVEL 1.1
173' - 3"

LEVEL 2
187' - 3"

LEVEL 3
197' - 3"

LEVEL 4
207' - 3"

LEVEL 5
217' - 3"

LEVEL 6
227' - 3"

LEVEL 7
237' - 3"

LEVEL 8
247' - 3"

ROOF
257' - 3"

LEVEL U1
163' - 3"

10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-3" 3'-9" 10'-0"

84'-9" - LEVEL 1 TO TOP OF MAX ROOF SLOPE

156' - 8"

PARAPET - 5'-0" MAX

AMENITY
COFFEE SHOP RETAIL
ELECTRICAL ROOM
BIKE ROOM
PARKING

LOWEST GRADE
171' - 0"

87'-0" - LOWEST GRADE TO TOP OF MAX ROOF SLOPE

PARKING PIT

STORAGE

NOT TO SCALE

BUILDING SECTION KEYPLAN

Building Section A - ZONING

3/32" = 1'-0"

BUILDING SECTION KEYPLAN

A3-101

BERKELEY PLAZA
2000 KIT MEADE ST
BERKELEY, CA 94704

BERKELEY, CA STUDENT LIVING BERKELEY, LLC

 הבריאות ו- 94704

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

A3-101

BUILDING SECTION

SHEET NUMBER:

SHEET TITLE:

NOT RELEASED FOR CONSTRUCTION

PROJECT # :

DRAWN BY:

CHECKED BY:

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Applicant: BILL SCHRADER
T 925 638 8782

A3-203
PERSPECTIVES

1. PERSPECTIVE - KITTREDGE ST AND HAROLD WAY CORNER
   NOT TO SCALE

2. PERSPECTIVE - KITTREDGE ST RETAIL SPACE
   NOT TO SCALE

3. PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
   NOT TO SCALE

4. PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
   NOT TO SCALE

5. STAFF REVIEW #2          07/13/22

Sheet Title:
Sheet Number:

No. Description Date
2 PRELIM APP SB330 7/21/21
3 SD SET 9/16/21
4 USE PERMIT 10/25/21
5 USE PERMIT RESUBMIT. 12/10/21
6 SAP 12/22/21
8 USE PERMIT RESUBMIT. 3/17/22
9 SAP RESUBMIT. 3/23/22
11 USE PERMIT RESUBMIT. 3/28/22
12 APRIL DRC MEETING 4/11/22
13 JUNE LMRKS. MEETING 5/10/22
14 STAFF REVIEW 07/01/22

Project: 123456
Sheet: A3-203
Sheet Title: PERSPECTIVES
Sheet Number: A3-203

Niles Bolton Associates
333 Peachtree Rd. N.W.
Suite 500
Atlanta, GA 30308
T 404 365 7600
www.nilesbolton.com

Applicant: BILL SCHRADER
T 925 638 8782

BERKELEY PLAZA
2000 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

NOT TO SCALE
A3-203
4 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
NOT TO SCALE
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NOT TO SCALE

A3-202
1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES

NOT TO SCALE

A3-202
2 PERSPECTIVE - NORTH WEST CORNER AERIAL

NOT TO SCALE

A3-202
3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY

NOT TO SCALE

A3-202
4 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
JUNE 21 MORNING
2 HOURS AFTER SUNRISE - 7:47 AM

JUNE 21 NOON

JUNE 21 EVENING
2 HOURS BEFORE SUNSET - 6:34 PM
DECEMBER 21 MORNING
2 HOURS AFTER SUNRISE - 9:21 AM

TOP VIEW EXISTING
TOP VIEW PROPOSED
ANGLE VIEW EXISTING
ANGLE VIEW PROPOSED

DECEMBER 21 NOON

TOP VIEW EXISTING
TOP VIEW PROPOSED
ANGLE VIEW EXISTING
ANGLE VIEW PROPOSED

DECEMBER 21 EVENING
2 HOURS BEFORE SUNSET - 2:53 PM

TOP VIEW EXISTING
TOP VIEW PROPOSED
ANGLE VIEW EXISTING
ANGLE VIEW PROPOSED
DECEMBER 10 MORNING
2 HOURS AFTER SUNRISE - 9:14 AM

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

DECEMBER 10 NOON

DECEMBER 10 EVENING
2 HOURS BEFORE SUNSET - 2:49 PM

SHADOW STUDIES
-DEC 10

NOT RELEASED FOR CONSTRUCTION

PROJECT: 122546
OWNER: SF
ARCHITECT: AB

APPLICATION:
BILL SCHRAEDER
T 925 638 8782

No. Description Date

CHECKED BY:

DRAWN BY:

SHEET NUMBER:

A3-303

www.nilesbolton.com

3060 Peachtree Rd. N.W.
Atlanta, GA 30305

T 404 365 7600

308 Peachtree Rd. N.W.
Suite 400
Atlanta, GA 30308

T 404 365 7600
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APPLICANT:
BILL SCHRADER
T 925 638 8782

BERKELEY PLAZA
CA VENTURES
2065 KITTREDGE ST
BERKELEY, CA 94704

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

3/16" = 1'-0"

SAMPLE UNIT - A1
SAMPLE UNIT - B1
SAMPLE UNIT - C1
SAMPLE UNIT - D1
SAMPLE UNIT - E1
SAMPLE UNIT - F1
SAMPLE UNIT - G1
SAMPLE UNIT - H1
SAMPLE UNIT - I1
SAMPLE UNIT - J1
SAMPLE UNIT - K1
SAMPLE UNIT - L1
SAMPLE UNIT - M1
SAMPLE UNIT - N1
SAMPLE UNIT - O1
SAMPLE UNIT - P1
SAMPLE UNIT - Q1
SAMPLE UNIT - R1
SAMPLE UNIT - S1
SAMPLE UNIT - T1
SAMPLE UNIT - U1
SAMPLE UNIT - V1
SAMPLE UNIT - W1
SAMPLE UNIT - X1
SAMPLE UNIT - Y1
SAMPLE UNIT - Z1

No. Description Date

4 USE PERMIT 10/25/21
5 USE PERMIT RESUBMIT. 12/10/21
6 SAP 12/22/21
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