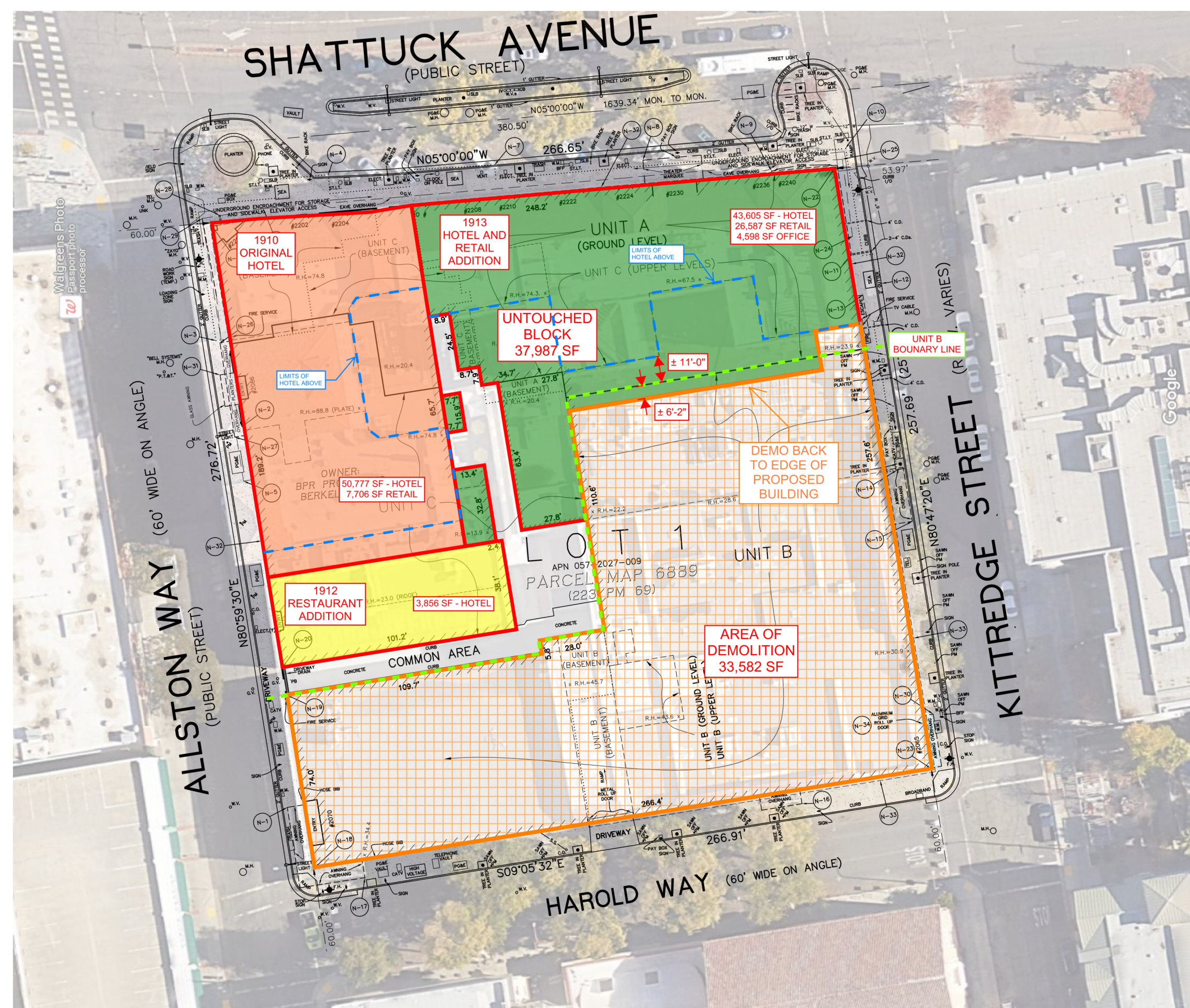
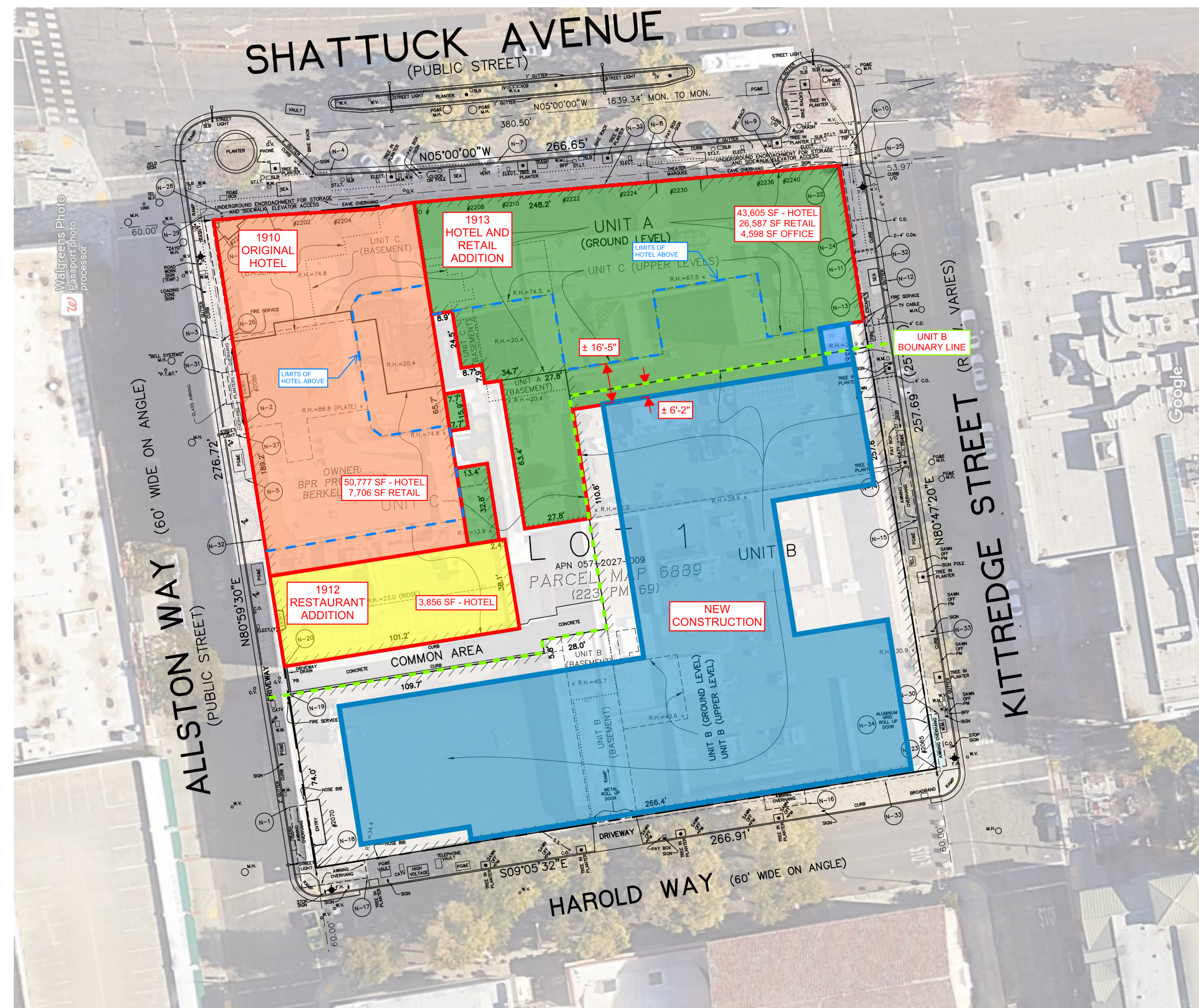


EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
T	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
 DEMO SITE PLAN EXHIBIT

SHEET NUMBER:
A0-004

CONSTRUCTION INFORMATION

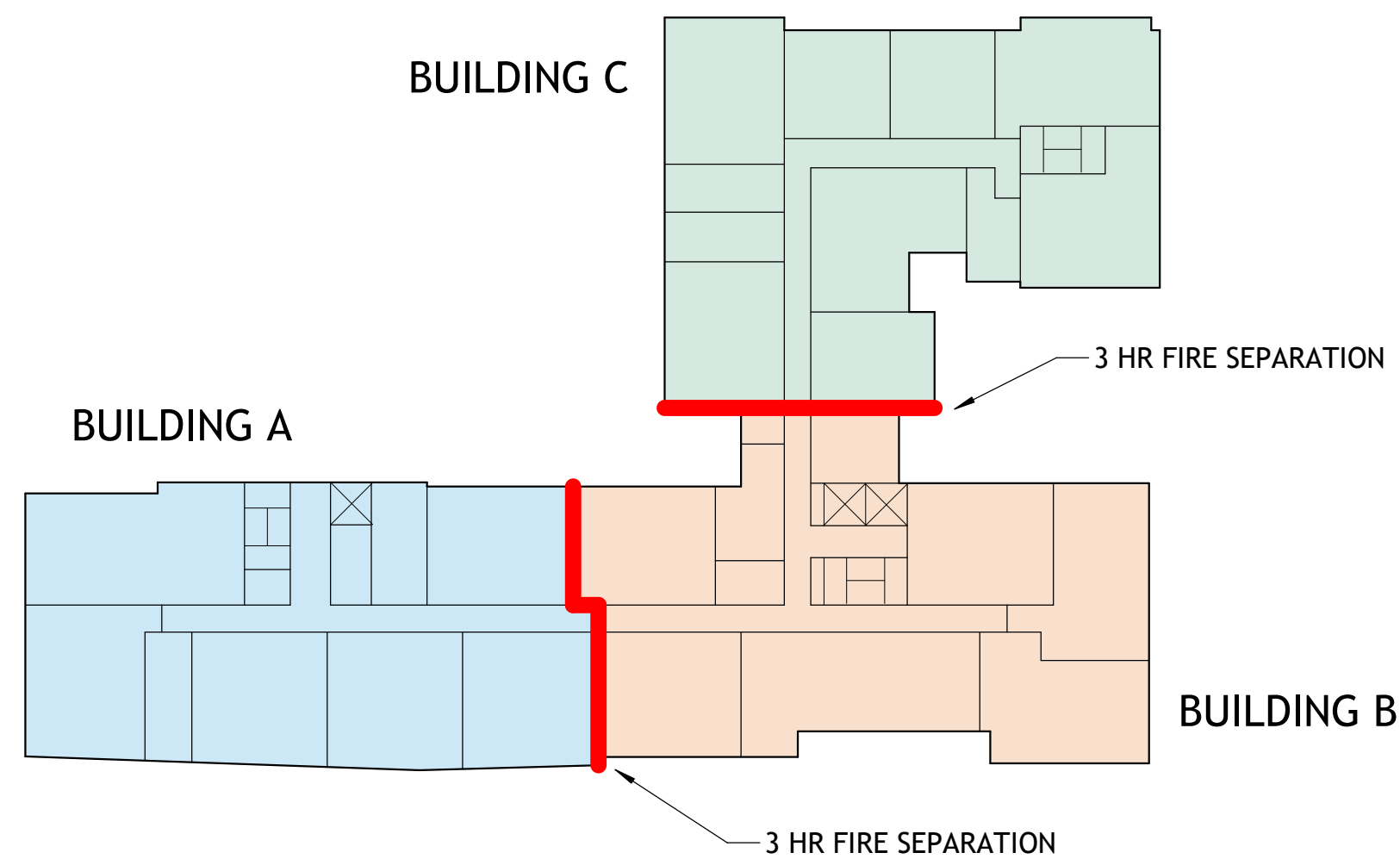
BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [At+(Ns x If)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
At: Tabular Area per Table 506.2 SM		24,000 +	24,000 +	24,000 +
Ns: Tabular Area Factor for non Sprinkled		(24,000 X 0)	(24,000 X 0)	(24,000 X 0)
If: Frontage Increase		X2 =	X2 =	X2 =
Sa: 2 (R Occupancy)				
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF

TYPE IA CONSTRUCTION	
MAX ALLOWABLE STORIES: UNLIMITED	
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES: 3
	MAX ALLOWABLE HEIGHT: UNLIMITED
	ACTUAL HEIGHT (ABOVE AVG GRADE): 34'
BUILDING AREA, PER CBC TABLE 506.2	TOTAL ALLOWABLE AREA: UNLIMITED
	TOTAL PROPOSED AREA: 98,305 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8



CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd, 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 increase the 5' maximum front setbacks between 0' to 20'
- **Waiver** to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 25% of the provided usable open space
- **Waiver** to reduce the required parking spaces for the commercial spaces from 8 required spaces to 0 provided spaces.
- **Concession** for 20% reduction in useable open space and the percentage of associated landscaped area.



1 SITE MAP
A0-006 12" = 1'-0"

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	11,916 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
4,993 SF TOTAL 1,803 SF ALLSTON RETAIL SUITE 1,668 SF KITTREDGE RETAIL SUITE 1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

WAIVER
WAIVER
WAIVER

CONCESSION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
ZONING AND CODE INFO

SHEET NUMBER:
A0-006

BASE PROJECT AREA TOTALS

BASE PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,983	5,387	16,911
L2	20,641	3,021		1,481	25,143
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	16,197	2,865		975	20,037
TOTAL					162,119

BASE PROJECT BEDROOM MIX

BASE PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	5	14	1	26	42
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	5	4	11	1	21	34
TOTAL					161	267

BASE PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	161	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	35	0 MIN 81 MAX
NUMBER OF BIKE PARKING SPACES 267 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 89 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 7 SPACES	0	122	96 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	7	-
MAXIMUM (FT)	25'	75'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	162,119 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	13,721 SF	12,880 SF
FLOOR AREA RATIO	2.8:1	4.8:1	-

BASE PROJECT FLOORPLANS



NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on 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 area 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.

- RESIDENTIAL
- COMMON SPACE
- PARKING - EXCLUDED FROM AREA TOTAL
- UTILITY - EXCLUDED FROM AREA TOTAL
- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL
- AMENITY
- COMMERCIAL

DENSITY BONUS CALCULATIONS

Calculator

Base Project	Base # Units	Base # Units	% VLI Units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
162,119	162.68	163.00	5%	8.15	9.00	20.0%	32.60	33.00	196

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
16,911	first	16,911	6
25,143	second	22,797	23
25,007	third	25,007	27
25,007	fourth	25,007	27
25,007	fifth	25,007	27
25,007	sixth	25,007	27
20,037	seventh	25,007	27
	eightth	21,611	23
162,119	TOTAL	186,354	187

Total Square Footage:	%VLI	%DB
186,354	5%	20.0%
Proposed Units: 187	6%	22.5%
Average Unit Size: 997	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
DENSITY BONUS PLANS - BASE

SHEET NUMBER:
A0-007

PROPOSED PROJECT AREA TOTALS

PROPOSED PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,983	5,387	16,911
L2	17,542	2,960		2,295	22,797
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	22,034	2,973			25,007
L8	17,745	2,900		966	21,611
TOTAL					186,354

PROPOSED PROJECT BEDROOM MIX

PROPOSED PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	4	13	0	23	36
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	6	4	15	2	27	46
L8	5	5	12	1	23	37
TOTAL					187	310

PROPOSED PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST
 APPLICANT'S NAME: BILL SCHRADER

DATE: 08-22-22
 ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USEABLE OPEN SPACE PER UNIT	0	11,916 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

WAIVER
 WAIVER
 WAIVER

CONCESSION

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/Required
4,993 SF TOTAL			
1,803 SF ALLSTON RETAIL SUITE			
1,668 SF KITTREDGE RETAIL SUITE			
1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USEABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

WAIVER

PROPOSED PROJECT FLOORPLANS

3 PROPOSED PLAN - LEVEL 1
 1" = 40'-0"

4 PROPOSED PLAN - LEVEL 2
 1" = 40'-0"

6 PROPOSED PLAN - LEVELS 3-7
 1" = 40'-0"

7 PROPOSED PLAN - LEVEL 8
 1" = 40'-0"

NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on 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 area 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.

- RESIDENTIAL
- AMENITY
- COMMON SPACE
- COMMERCIAL
- PARKING - EXCLUDED FROM AREA TOTAL
- UTILITY - EXCLUDED FROM AREA TOTAL
- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

DENSITY BONUS CALCULATIONS

Calculator

Base Project	Base # Units	Base # Units	% VLI Units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
162,119	162.68	163.00	5%	8.15	9.00	20.0%	32.60	33.00	196

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
16,911	first	16,911	6
25,143	second	22,797	23
25,007	third	25,007	27
25,007	fourth	25,007	27
25,007	fifth	25,007	27
25,007	sixth	25,007	27
20,037	seventh	25,007	27
	eighth	21,611	23
162,119	TOTAL	186,354	187

Total Square Footage:	%VLI	%DB
186,354	5%	20.0%
Proposed Units: 187	6%	22.5%
Average Unit Size: 997	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	USE PERMIT RESUBMIT.	3/28/22
P	USE PERMIT RESUBMIT.	08/22/22

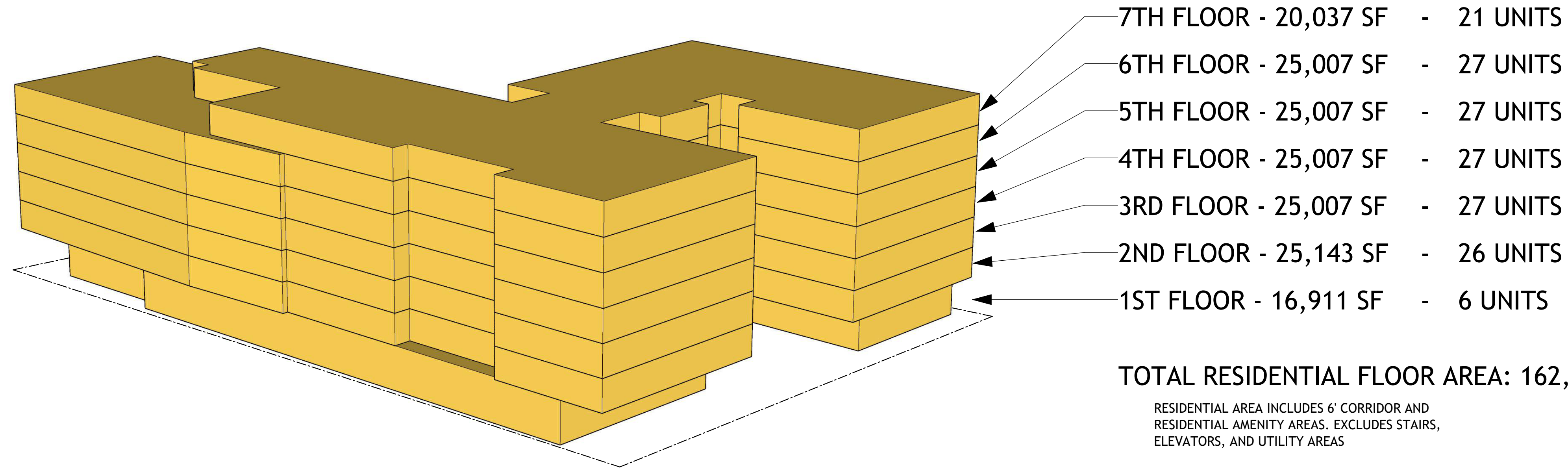
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
DENSITY BONUS PLANS - PROPOSED

SHEET NUMBER:
A0-008

BASE PLAN MODEL

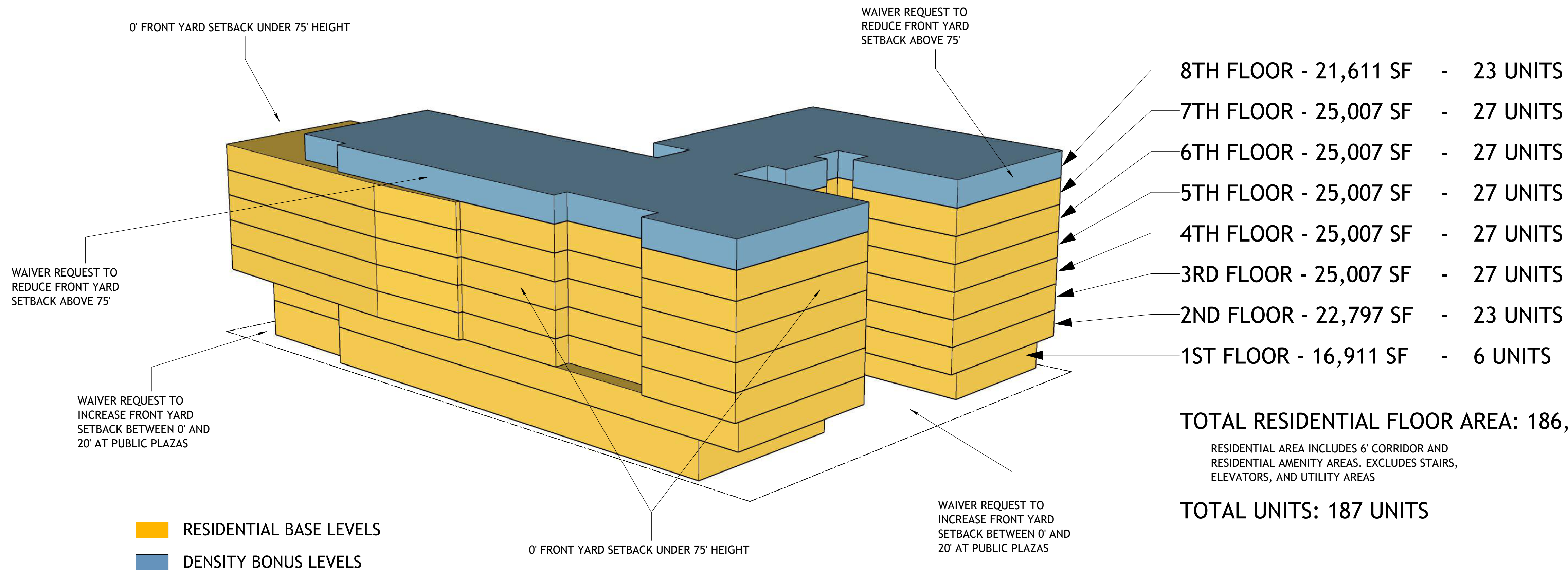


TOTAL RESIDENTIAL FLOOR AREA: 162,119 SF

RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS

TOTAL UNITS: 163 UNITS

PROPOSED PLAN MODEL



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

RESIDENTIAL BASE LEVELS
DENSITY BONUS LEVELS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
P	USE PERMIT RESUBMIT.	08/22/22

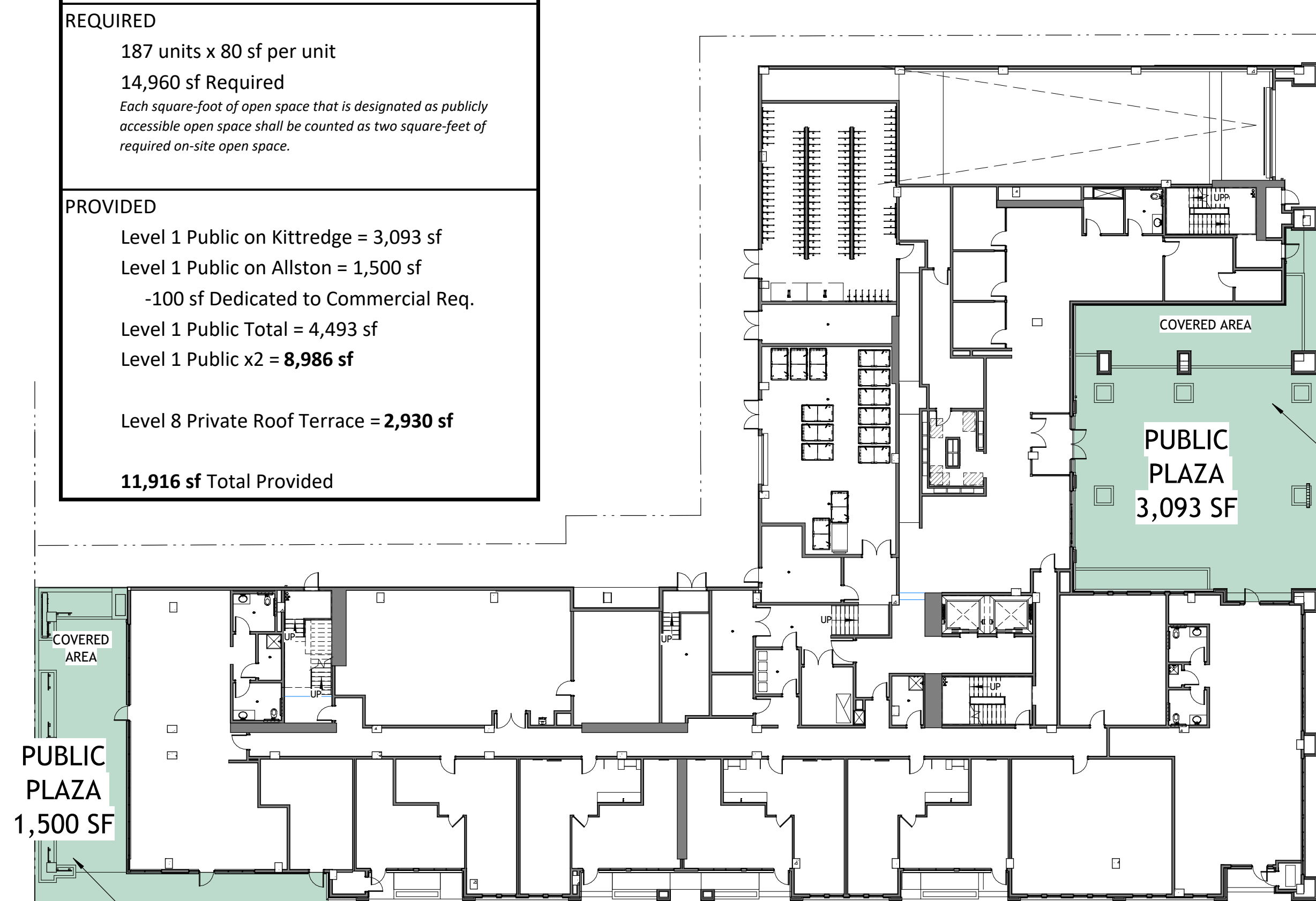
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

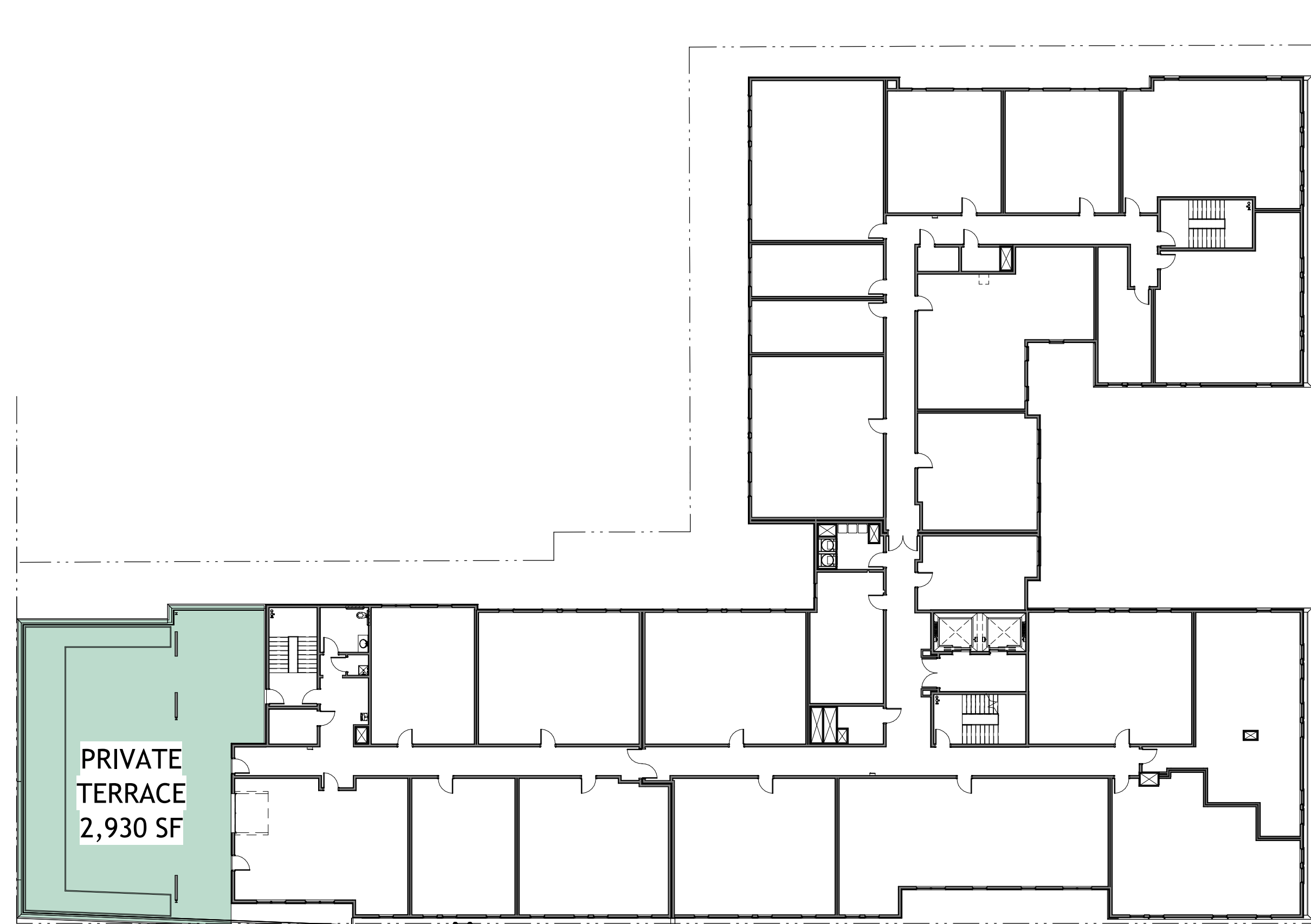
SHEET TITLE:
DENSITY BONUS MODEL

SHEET NUMBER:
A0-009

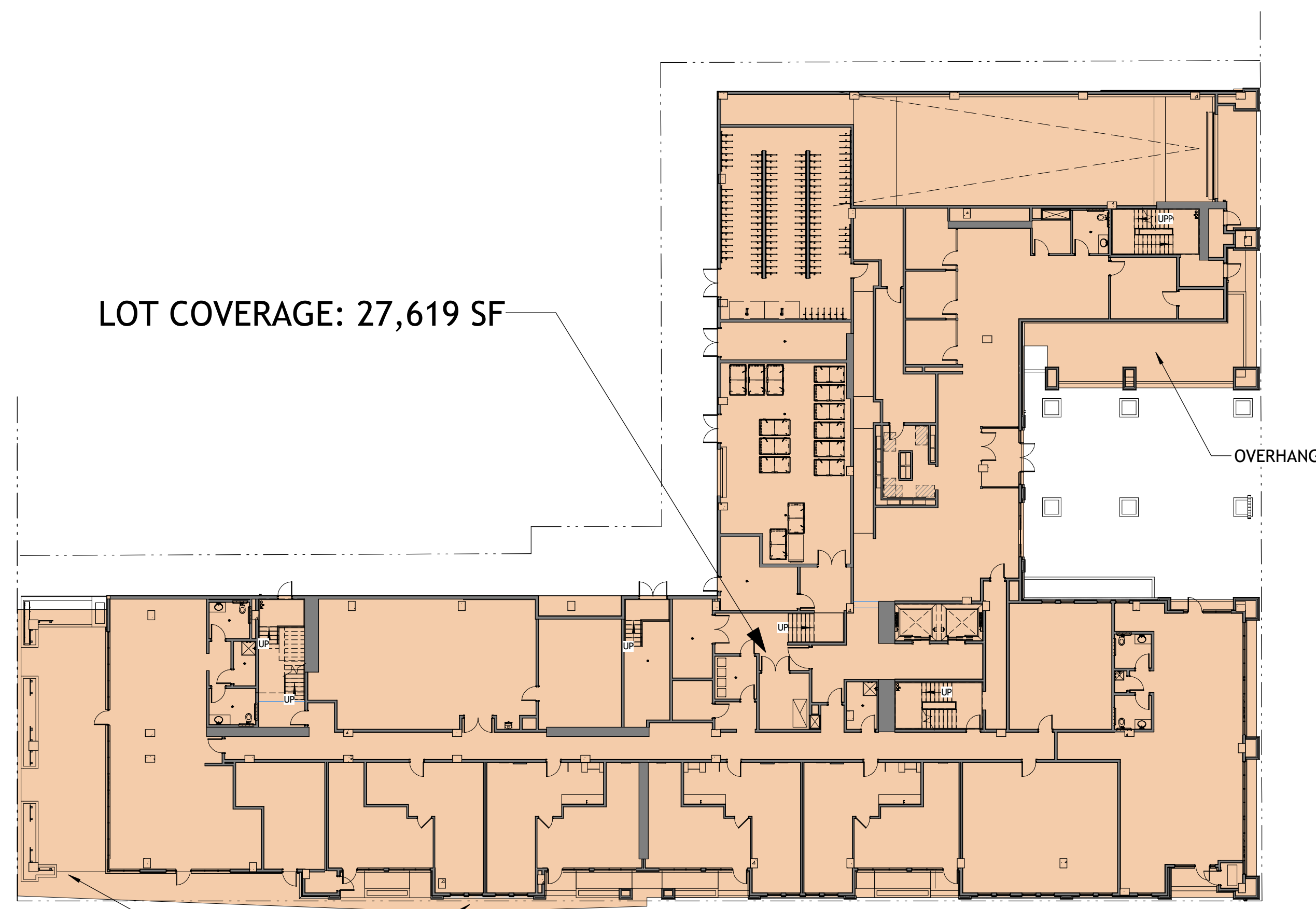
TOTAL USEABLE OPEN SPACE	
REQUIRED	187 units x 80 sf per unit 14,960 sf Required <i>Each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space.</i>
PROVIDED	Level 1 Public on Kittredge = 3,093 sf Level 1 Public on Allston = 1,500 sf -100 sf Dedicated to Commercial Req. Level 1 Public Total = 4,493 sf Level 1 Public x2 = 8,986 sf Level 8 Private Roof Terrace = 2,930 sf 11,916 sf Total Provided



1 USEABLE OPEN SPACE- LEVEL 1
A0-010 3/64" = 1'-0"



2 USEABLE OPEN SPACE- LEVEL 8
A0-010 3/64" = 1'-0"



3 LOT COVERAGE DIAGRAM
A0-010 3/64" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
P	USE PERMIT RESUBMIT.	08/22/22

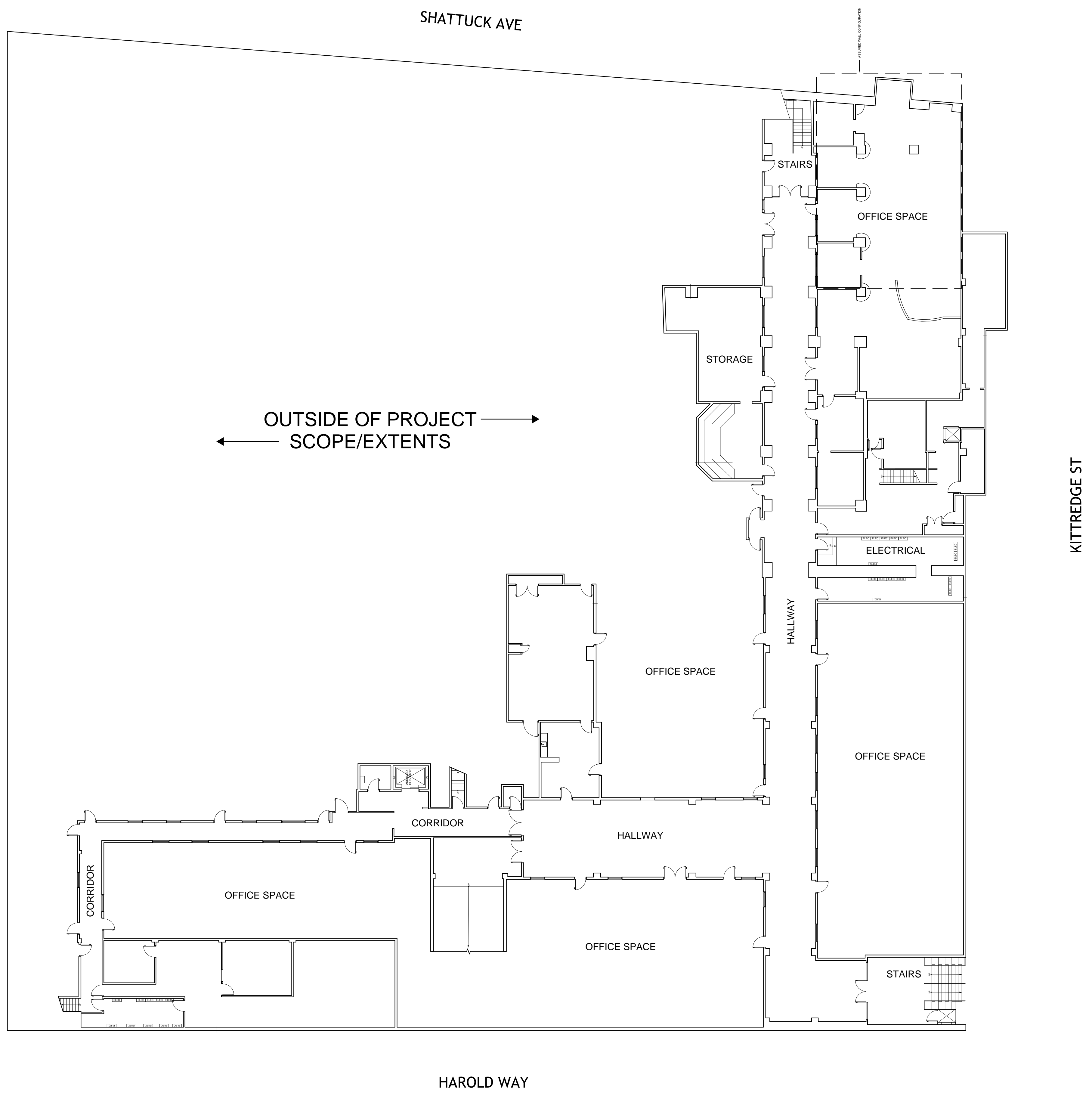
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

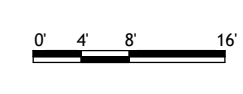
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
SITE DIAGRAMS

SHEET NUMBER:
A0-010



**EXISTING
BASEMENT PLAN**



1 LEVEL U1- EXISTING
A1-001 1/16" = 1'-0"

HAROLD WAY



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

**NILES BOLTON
ASSOCIATES**

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

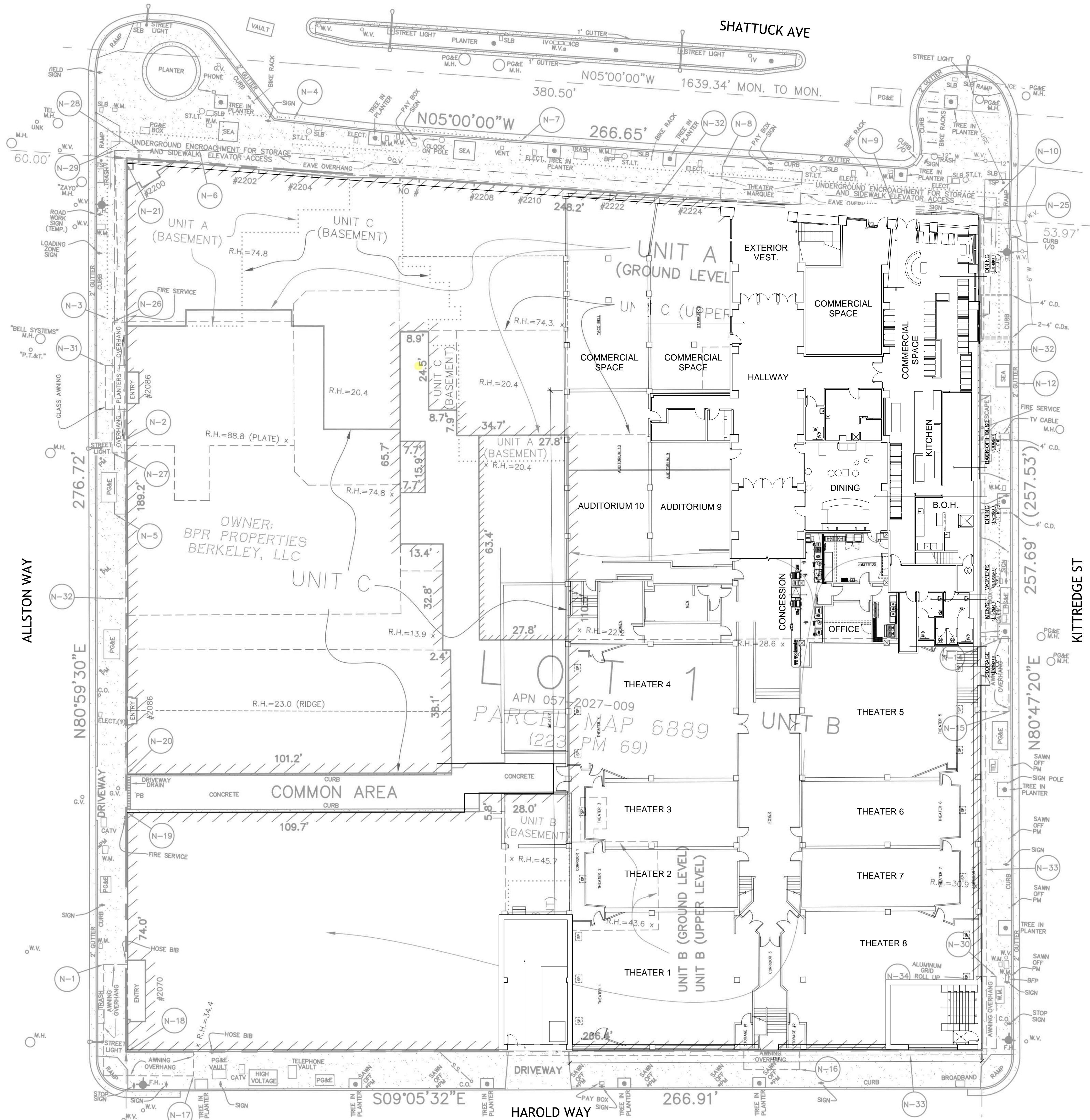
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
**SITE PLAN
EXISTING- LEVEL U1**

SHEET NUMBER:
A1-001

NOT RELEASED FOR CONSTRUCTION



EXISTING GROUND LEVEL PLAN

1 LEVEL 1- EXISTING
 A1-002 1/16" = 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LWRKS. MEETING	5/10/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
 SITE PLAN
 EXISTING- LEVEL 1

SHEET NUMBER:
A1-002



NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

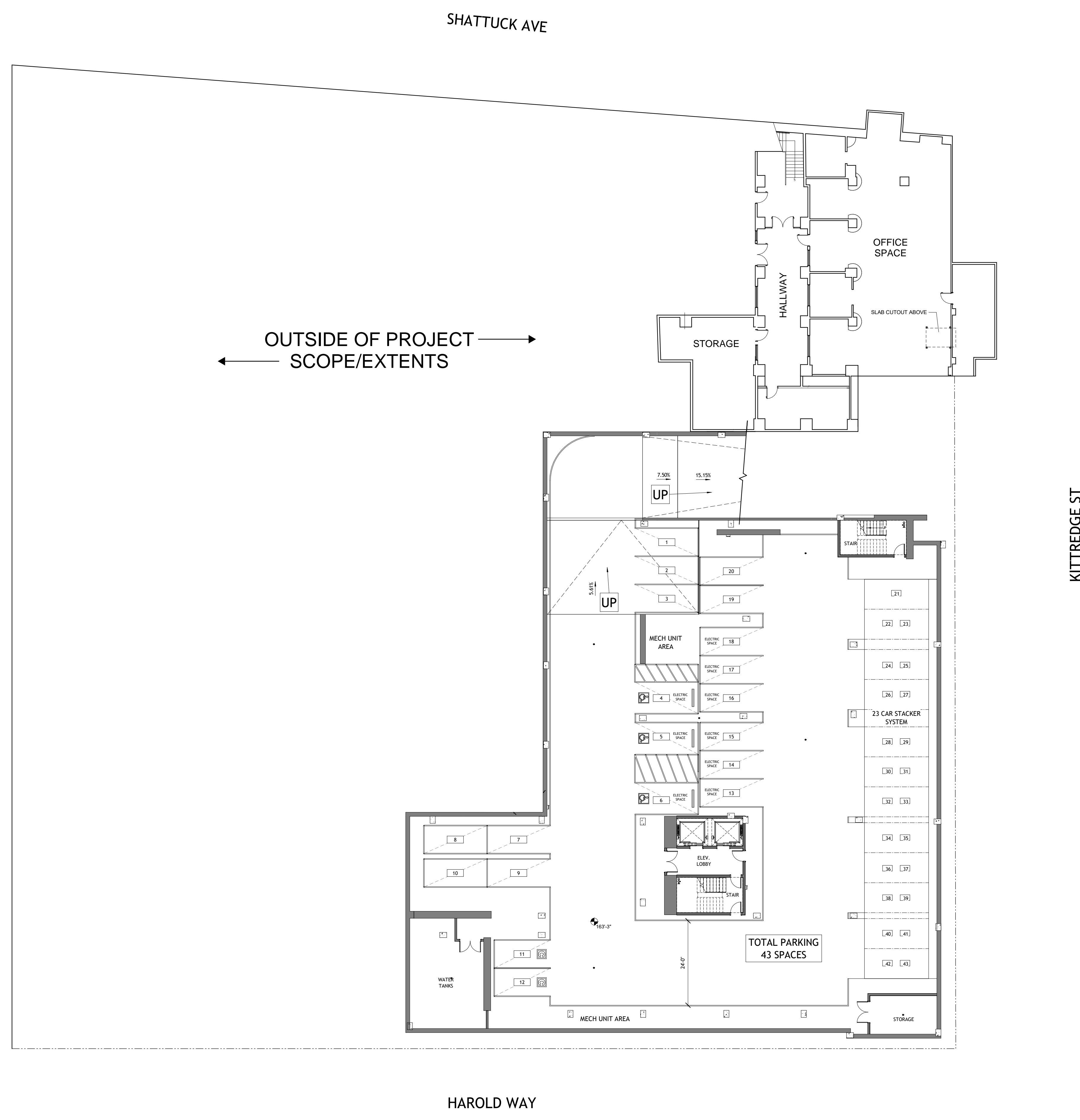
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

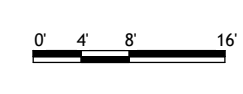
SHEET TITLE:
 SITE PLAN
 PROPOSED- LEVEL
 U1

SHEET NUMBER:
A1-003

NOT RELEASED FOR CONSTRUCTION

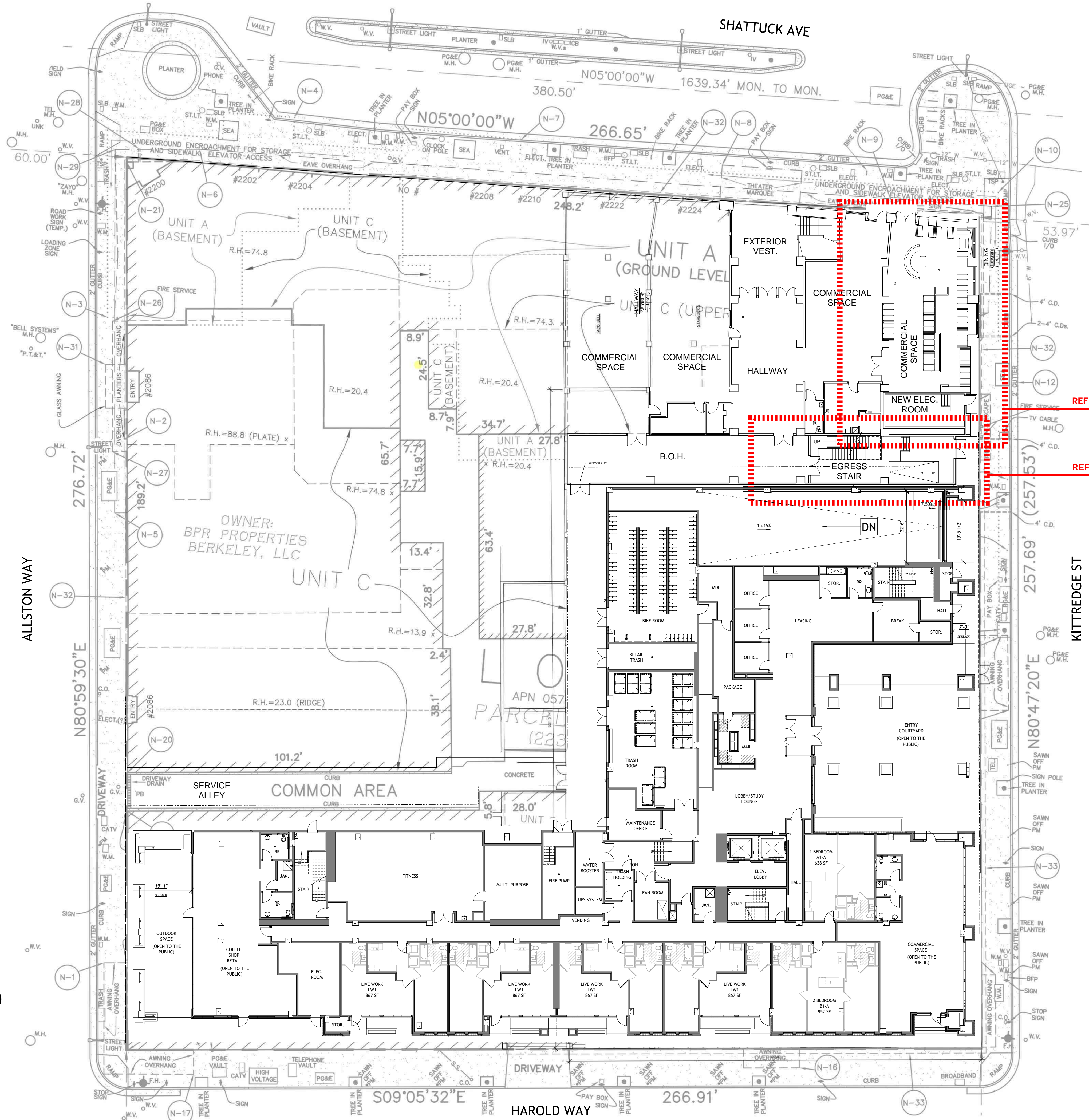


PROPOSED BASEMENT PLAN



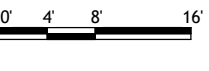
1 LEVEL U1- PROPOSED
 A1-003 1/16" = 1'-0"





PROPOSED GROUND LEVEL PLAN

1 LEVEL 1- PROPOSED
A1-004 1/16" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

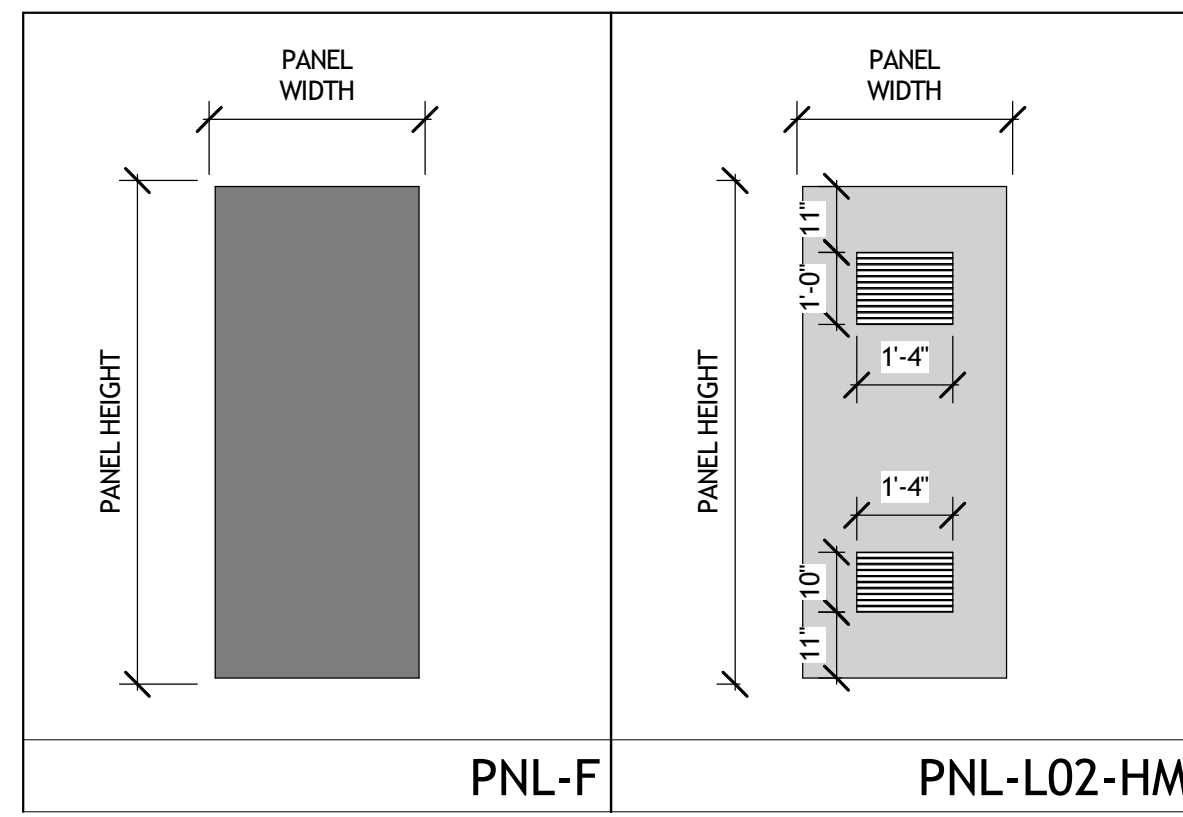
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL 1

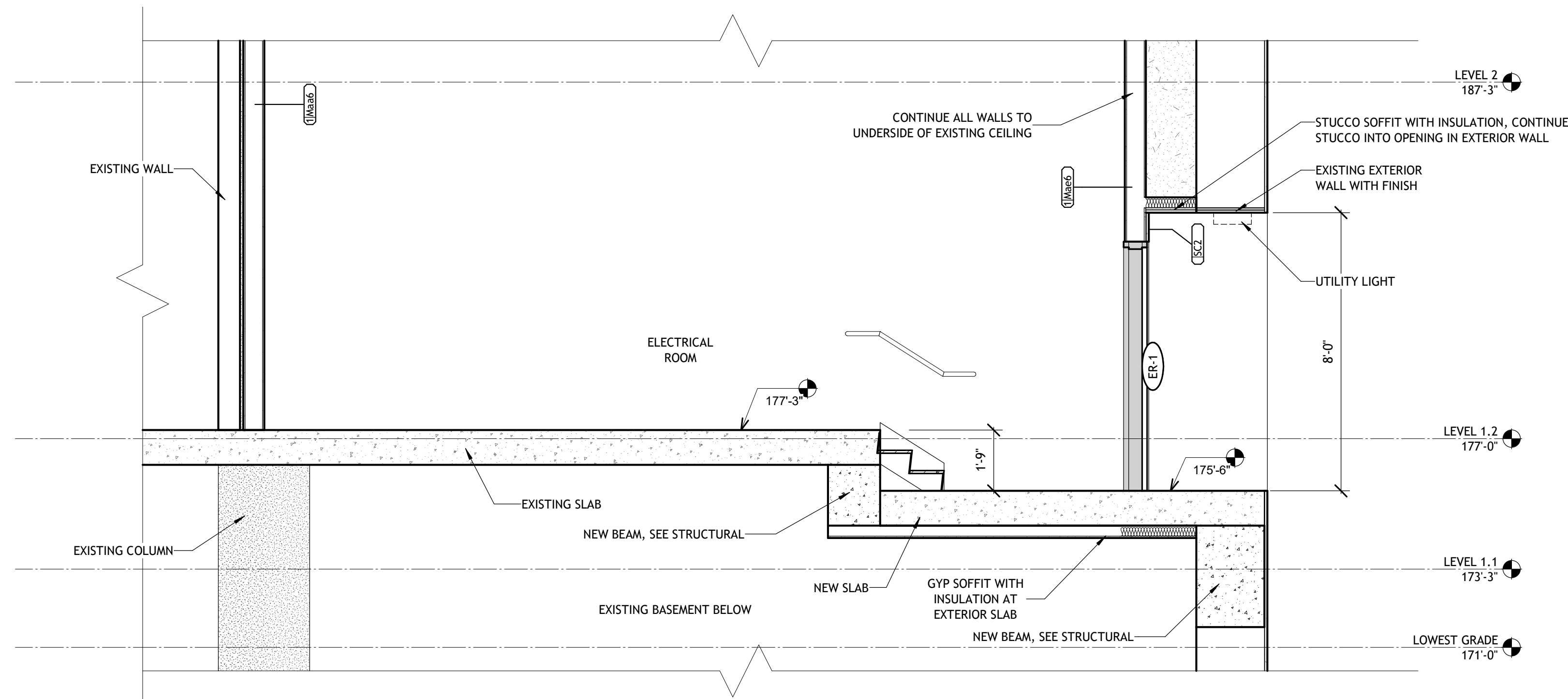
SHEET NUMBER:
A1-004

NOT RELEASED FOR CONSTRUCTION

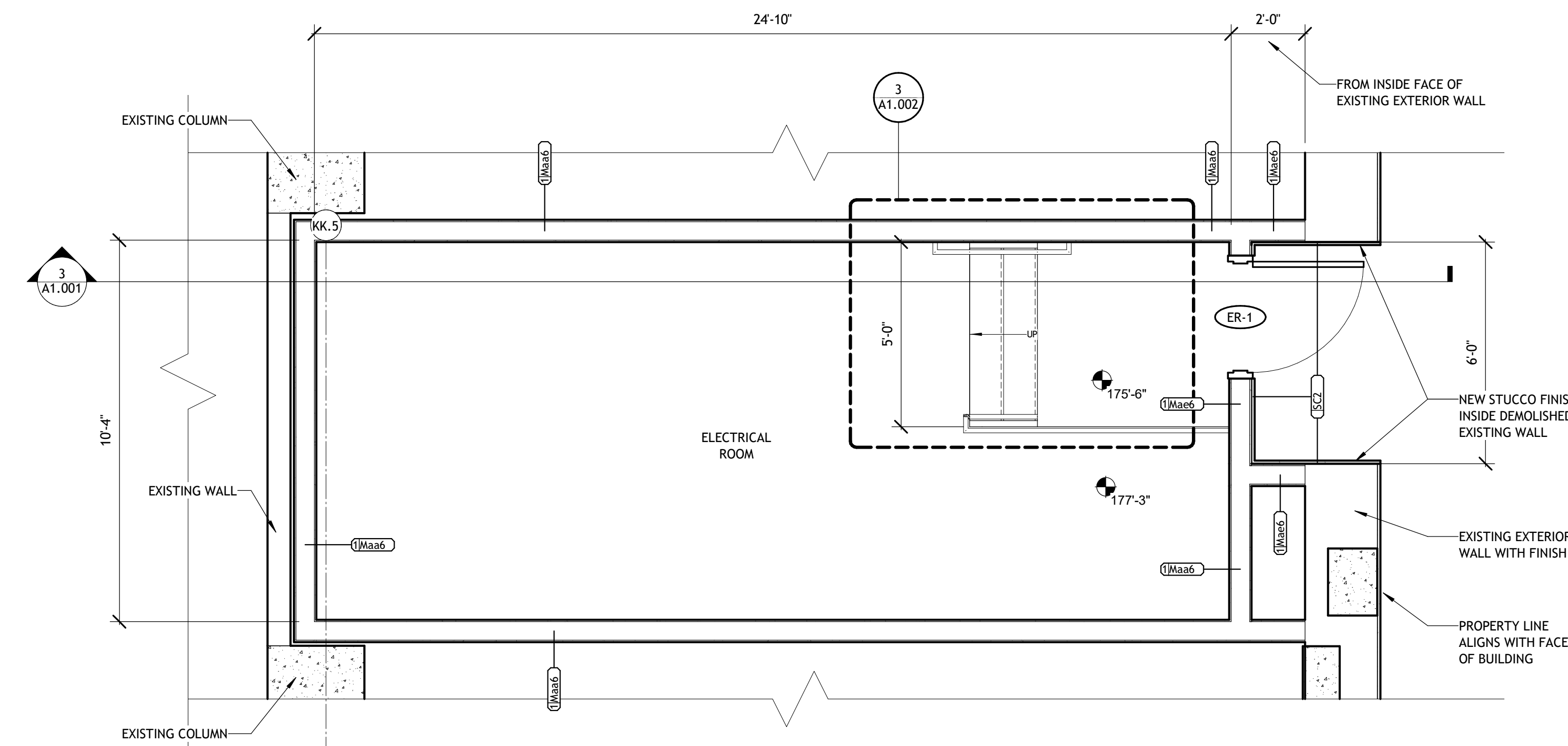


DOOR SCHEDULE- ELECTRICAL ROOM									
TAG	LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		HW SET	COMMENTS
				TYPE	FINISH	TYPE	HW SET		
LEVEL 1.1									
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0		DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. 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.

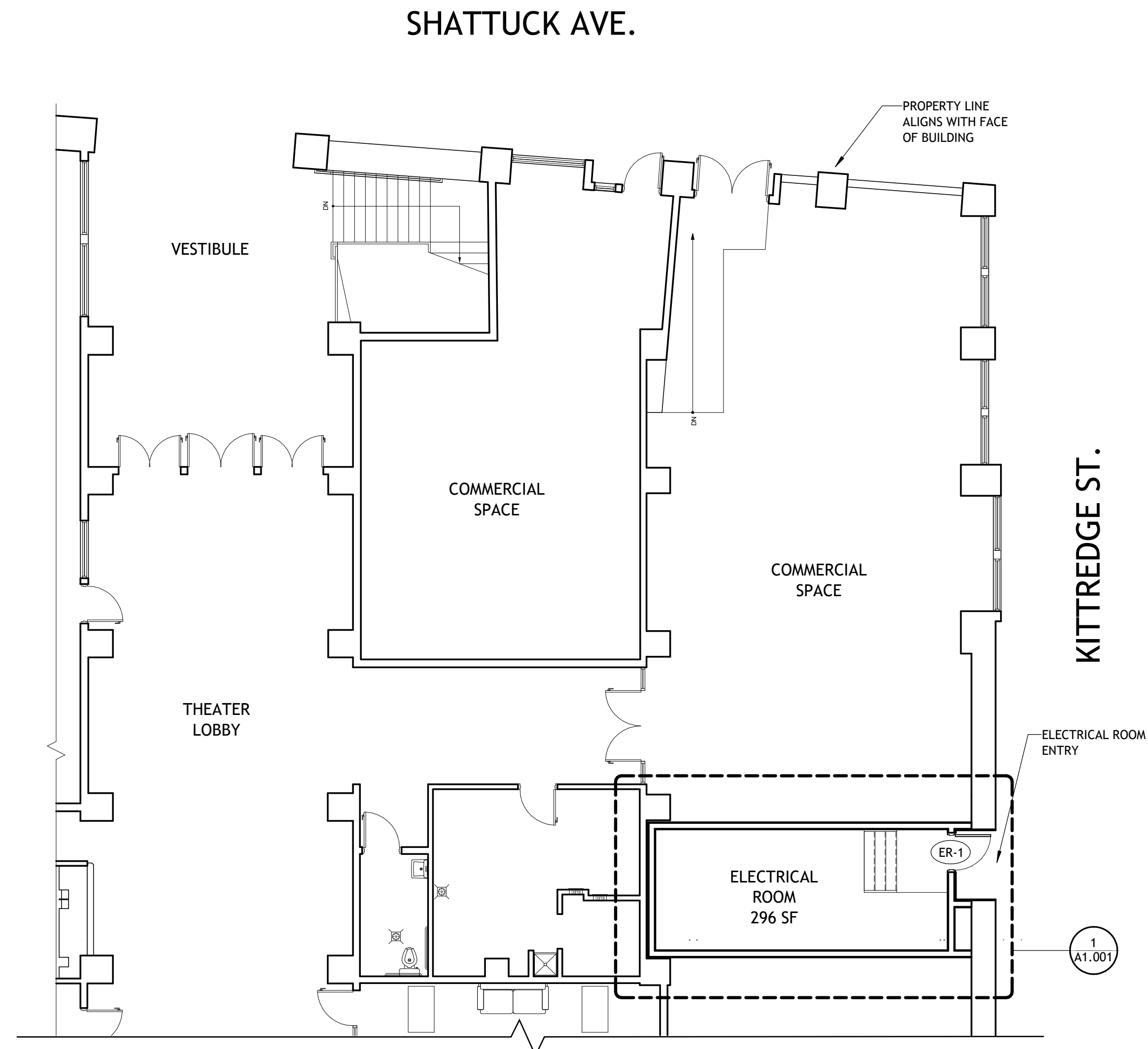
Hardware Set # 08.0				Hardware Set # 13.0							
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG
Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	3	EA	652	STN	Hinge	FB81179 4.5 x 4.5 NRP (As Req'd)	1	EA	652	STN
Rim Panic	290 8212193 x 4993 D (Storeroom)	1	EA	626W	STCH	Rim Panic	QDC113 (TRM)	1	EA	626	STCH
Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH	E Trim	QET170 (Storeroom)	1	EA	626	STCH
Core	6C5-SFIC	1	EA	626	BST	Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH
Closer	QDC113 (EDA, SPG Stop/Compression)	1	EA	689	STCH	Core	6C5-SFIC	1	EA	626	BST
Kick Plate	K0059 10" x 2" LDW B4E/CSK	1	EA	630	TRM	Closer	QDC111 (Panic Bar - Push Side)	1	EA	689	STCH
Seal	9050C X LAR (Head/Jambo)	1	EA	A	NGP	Kick Plate	K0059 10" x 2" LDW B4E/CSK	1	EA	630	TRM
Sweep	601 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1270WV or W1211	1	EA	630	TRM
Threshold	813 A X LAR X 14-20 SS MSEA	1	EA	A	NGP	Seal	9050C X LAR (Head/Jambo)	1	EA	A	NGP



3 ELECTRICAL ROOM SECTION
A1-100 3/8" = 1'-0"



2 ELECTRICAL ROOM PLAN
A1-100 3/8" = 1'-0"



1 BUILDING PLAN
A1-100 1/8" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

www.nilesbolton.com

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

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

ELECTRICAL ROOM TI PERMIT
2240 SHATTUCK AVE
BERKELEY, CA 94704

CA VENTURES

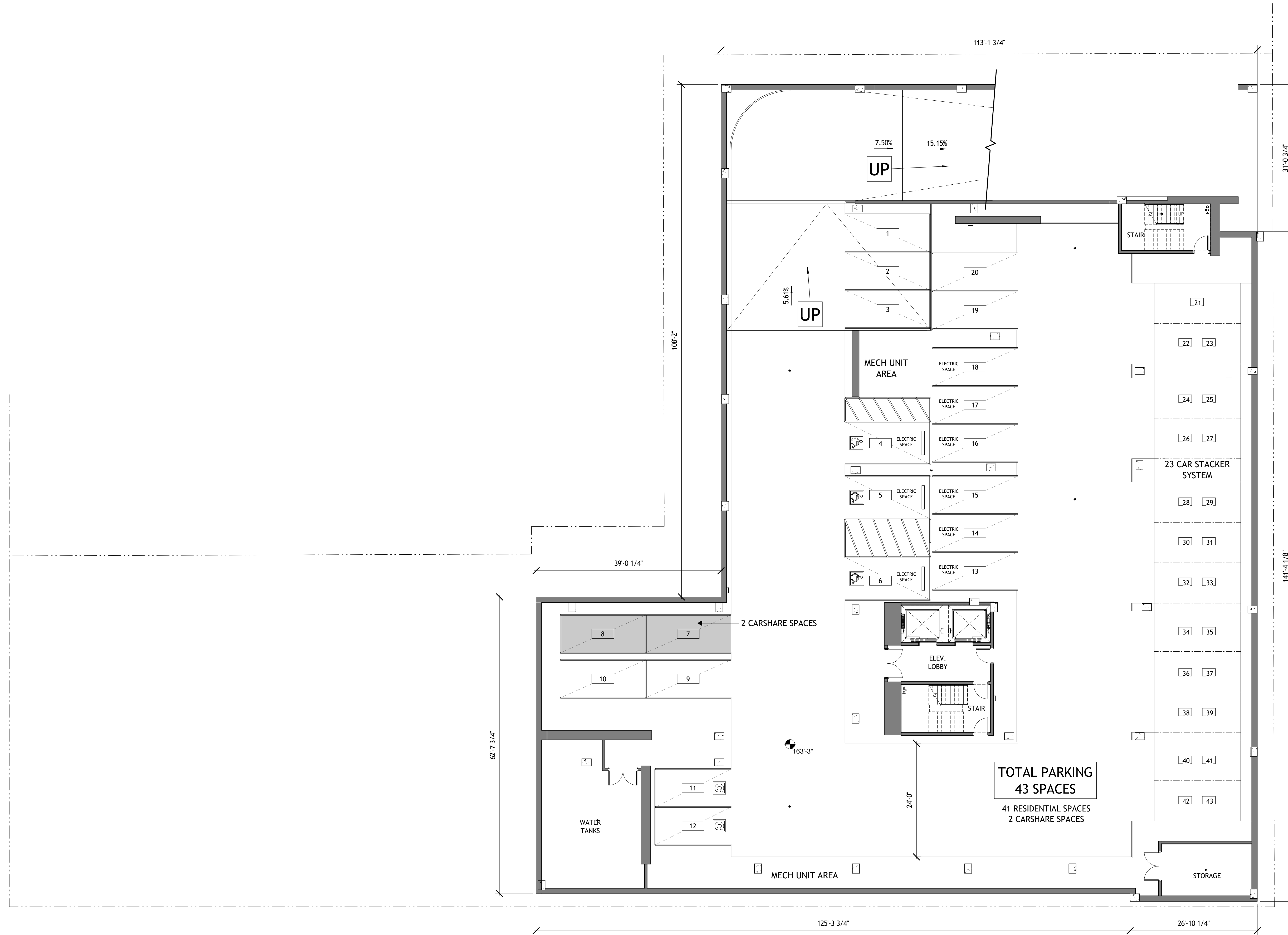
SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:

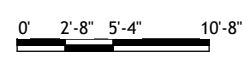
A1-100



NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL U1
 A1-101 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

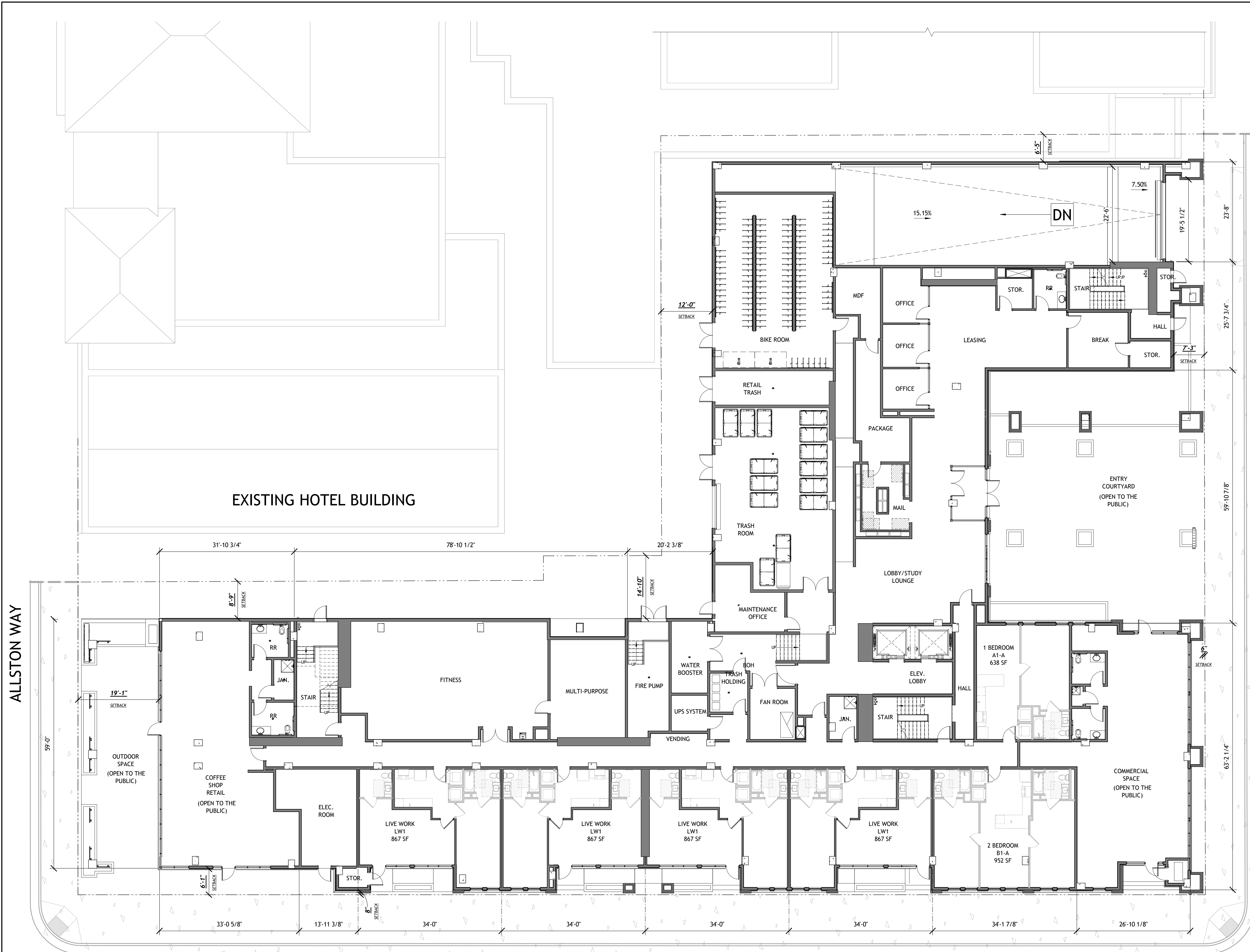
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
 PLAN- LEVEL U1

SHEET NUMBER:
A1-101

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	3/17/22
H	SAP RESUBMIT.	3/23/22
I	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
PLAN- LEVEL 1

SHEET NUMBER:
A1-111

ALLSTON WAY

KITTREDGE ST

HAROLD WAY

1 PRESENTATION FLOOR PLAN- LEVEL 1
 A1-111 3/32" = 1'-0"



NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: Author
 CHECKED BY: Checker

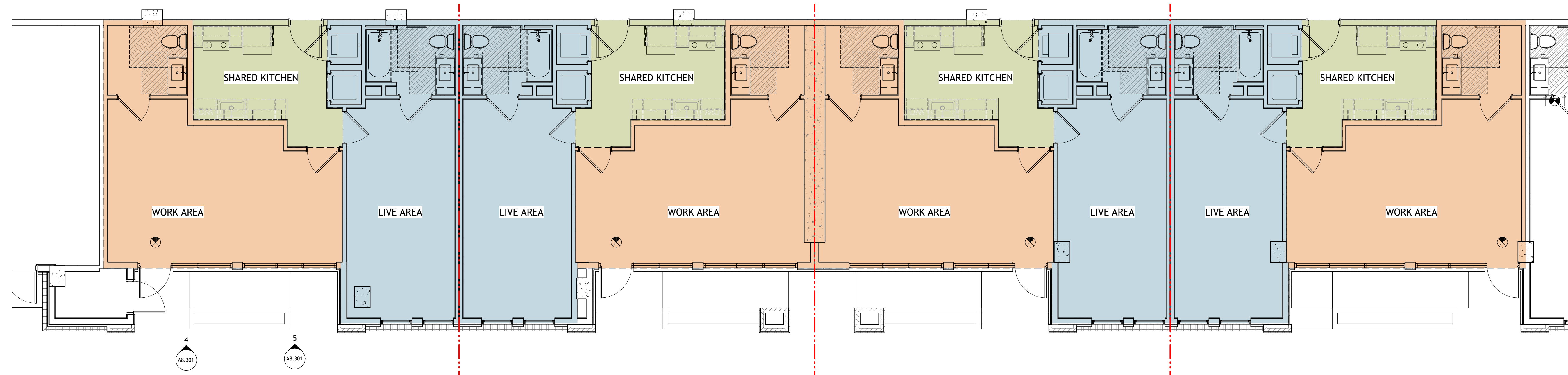
NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
N	JUNE LMRKS. MEETING	5/10/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.



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%)

NOTE: THE KITCHEN IS CONSIDERED SPACE THAT SERVES BOTH THE LIVE AREA AND THE WORK AREA OF THE UNIT. THE SHARED AREA OF THE KITCHEN IS SPLIT BETWEEN THE TWO CATEGORIES TO BRING BOTH LIVE FUNCTIONS AND WORK FUNCTIONS TO EXACTLY 50% OF THE TOTAL UNIT AREA, IN ACCORDANCE WITH IBC SECTION 419.

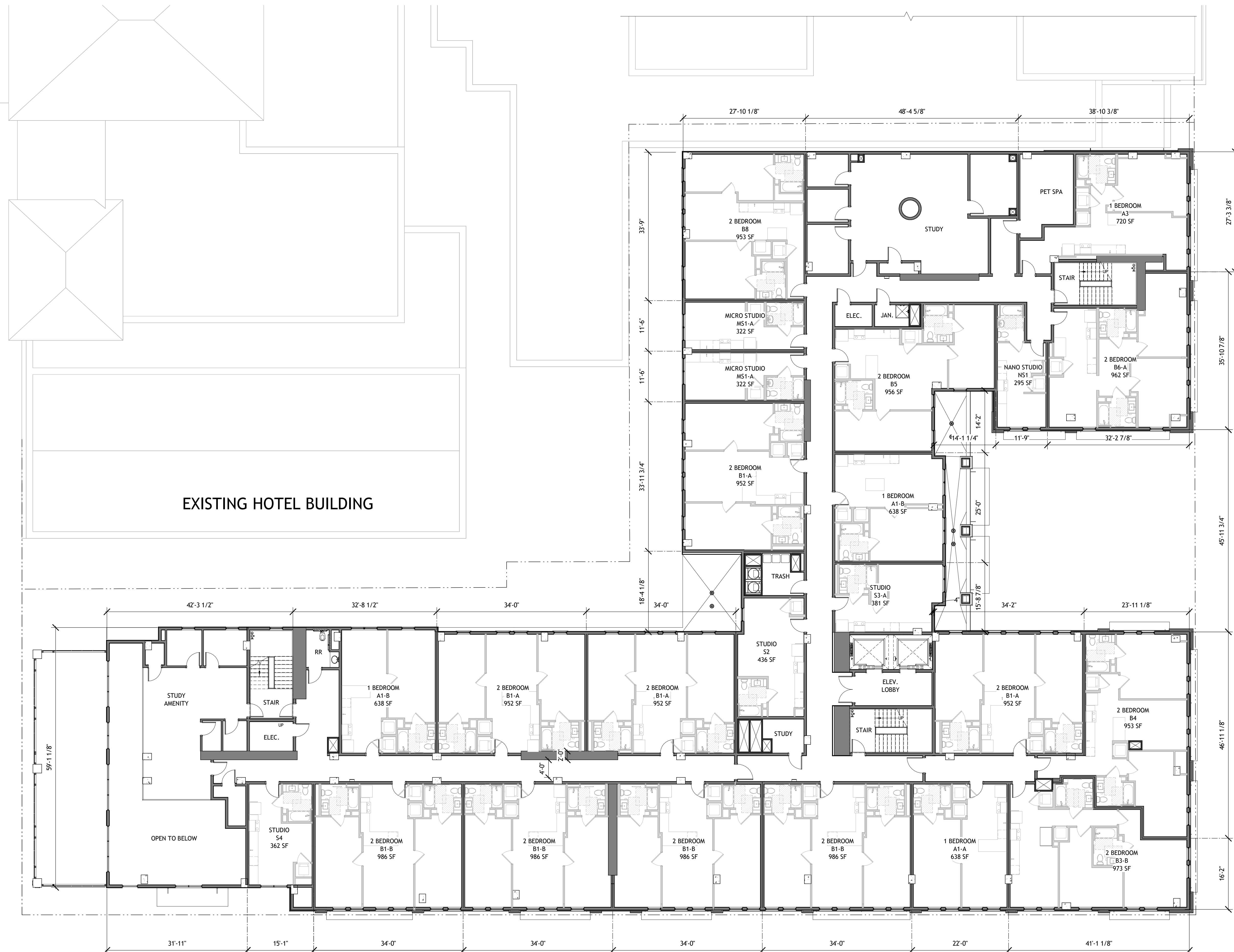
1 LIVE/WORK UNITS ENLARGED PLAN
 A1-112 3/16" = 1'-0"

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

SHEET TITLE:
 PLAN- LEVEL 1
 ENLARGED

SHEET NUMBER:
A1-112

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

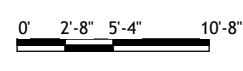
APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

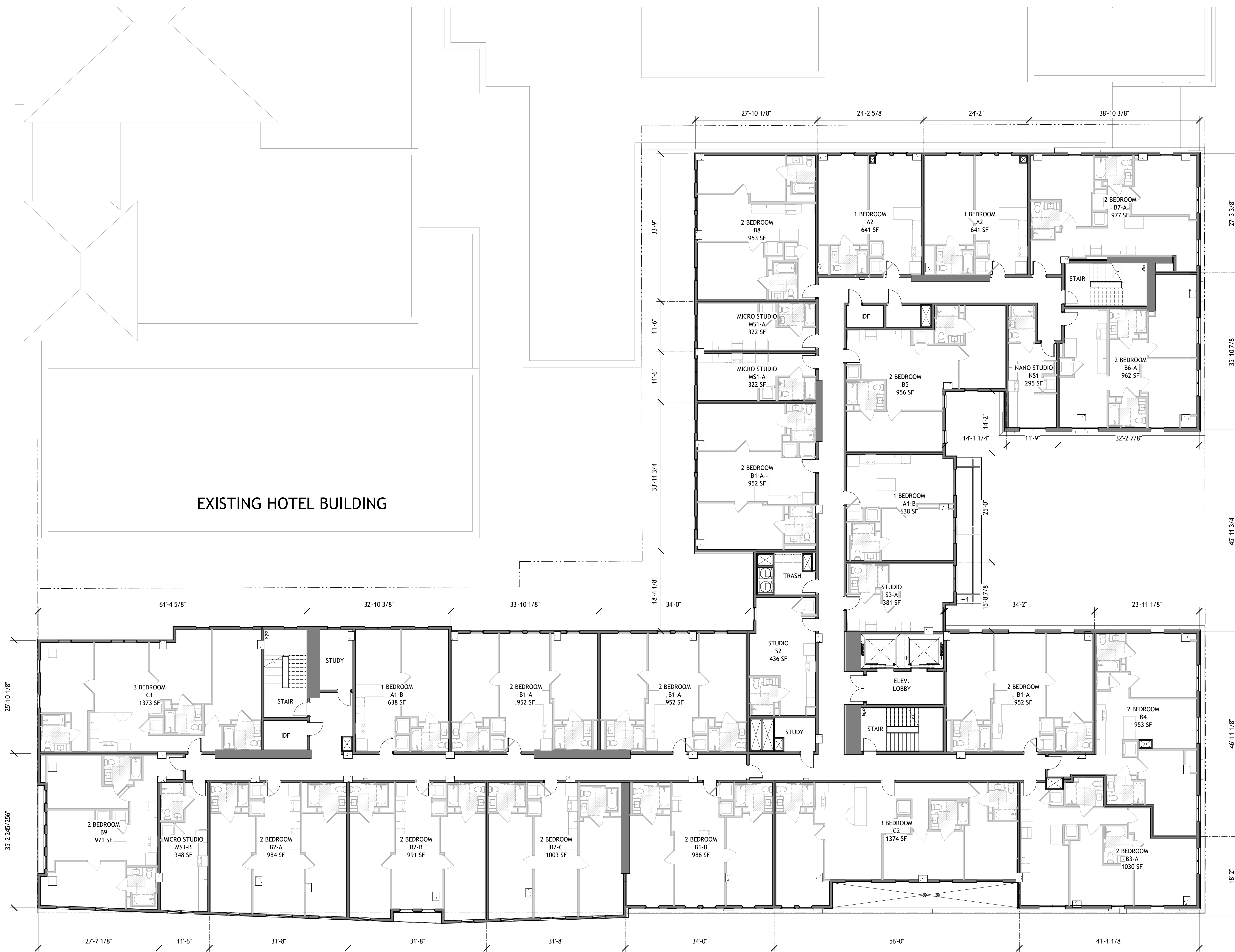
1 PRESENTATION FLOOR PLAN- LEVEL 2
 A1-121 3/32" = 1'-0"



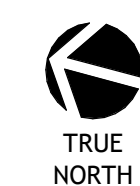
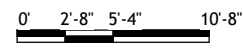
SHEET TITLE:
 PLAN- LEVEL 2

SHEET NUMBER:
A1-121

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 3
A1-131 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

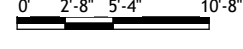
SHEET TITLE:
PLAN- LEVEL 3

SHEET NUMBER:
A1-131

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 4-7
A1-141 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET TITLE:
 PLAN- LEVEL 8

SHEET NUMBER:
A1-181

1 PRESENTATION FLOOR PLAN- LEVEL 8
 A1-181 3/32" = 1'-0"



NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRK. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

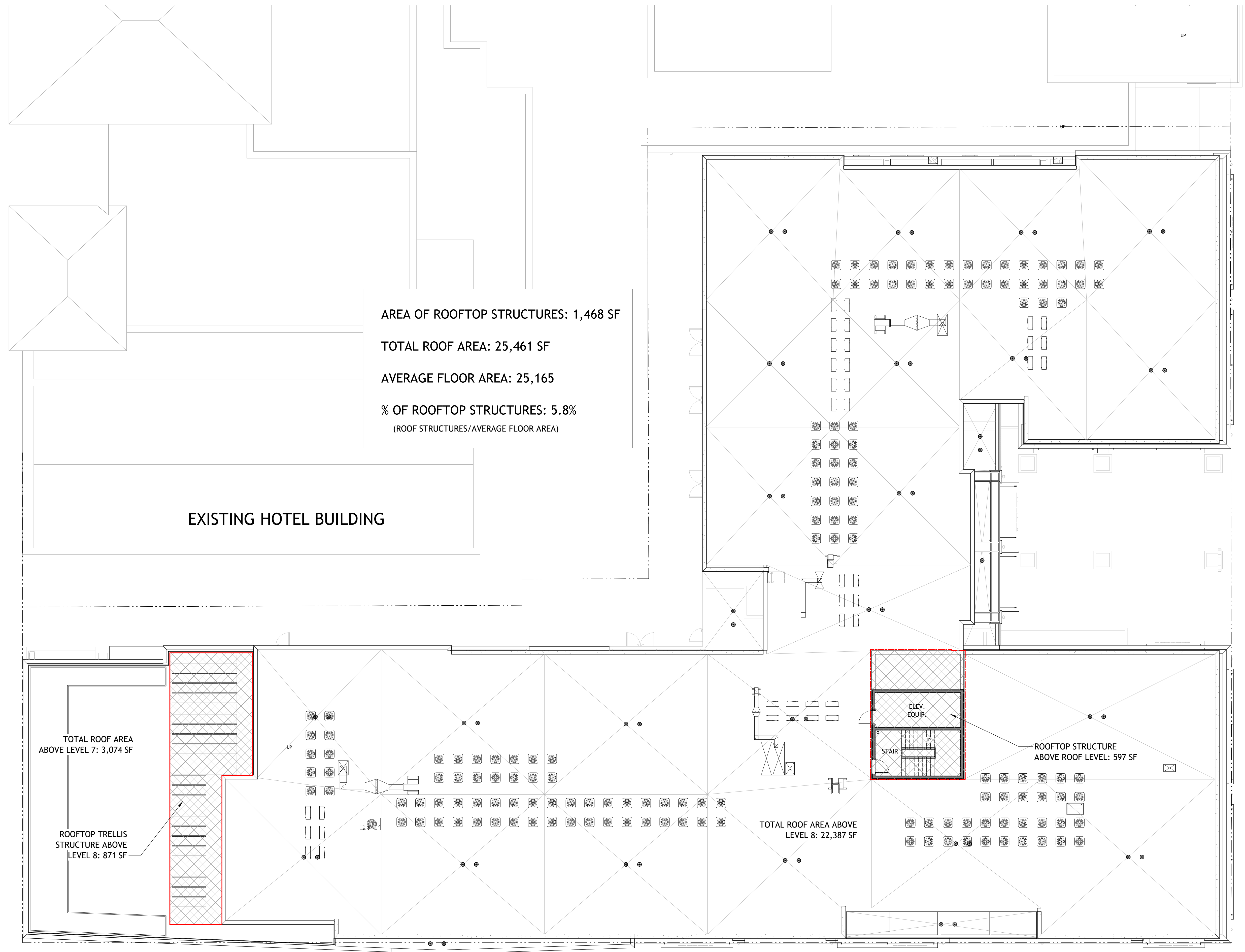
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

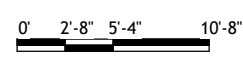
SHEET TITLE:
 PLAN- ROOF

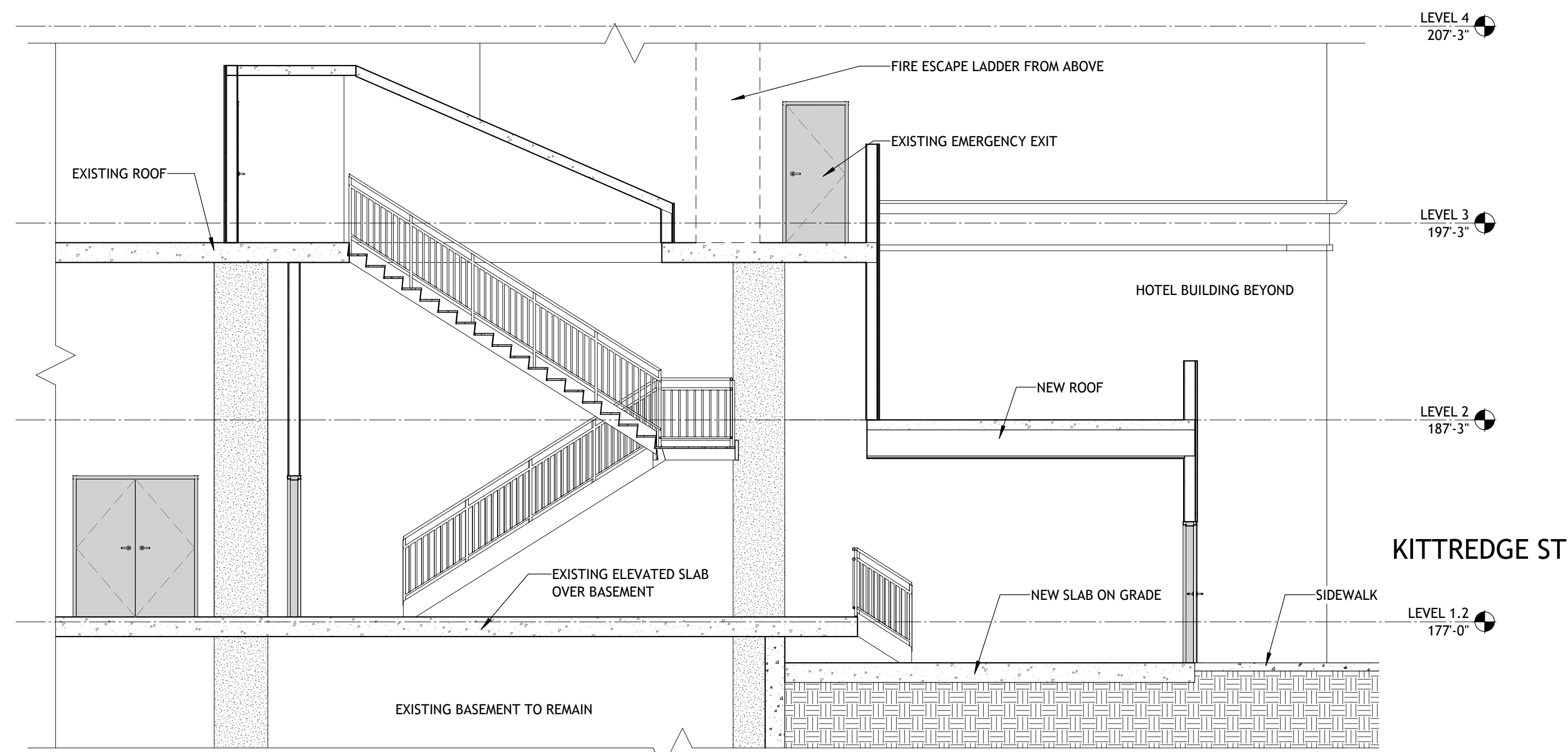
SHEET NUMBER:
A1-191

NOT RELEASED FOR CONSTRUCTION

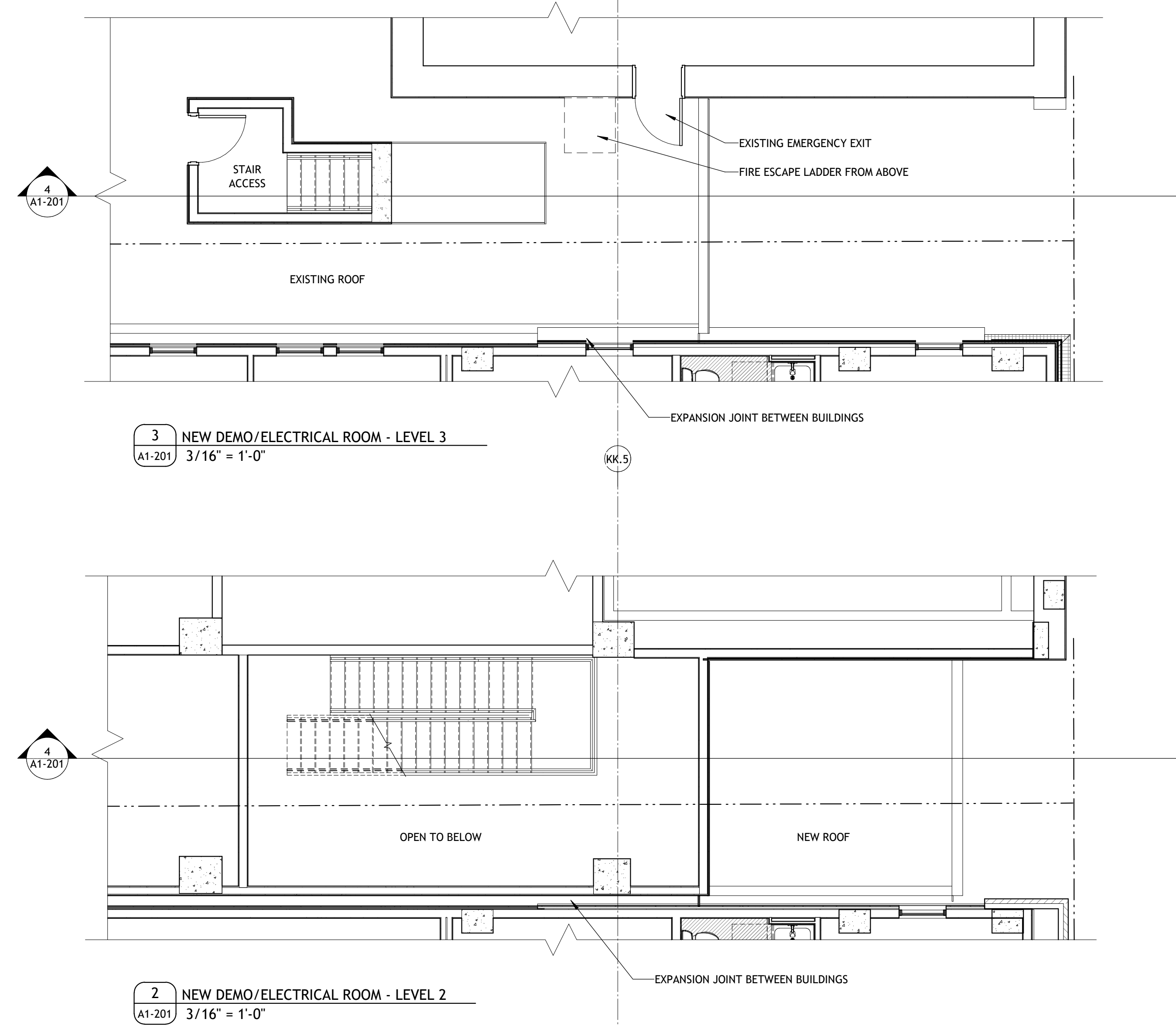


1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"



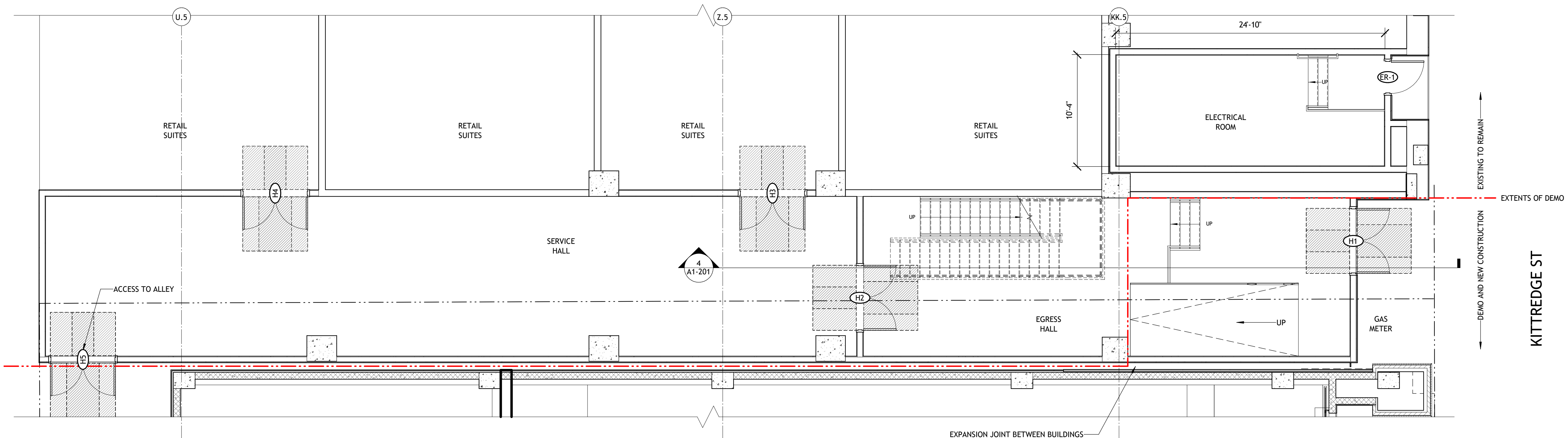


4 NEW DEMO/ELECTRICAL ROOM SECTION
A1-201 3/16" = 1'-0"



3 NEW DEMO/ELECTRICAL ROOM - LEVEL 3
A1-201 3/16" = 1'-0"

2 NEW DEMO/ELECTRICAL ROOM - LEVEL 2
A1-201 3/16" = 1'-0"



1 NEW DEMO/ELECTRICAL ROOM - LEVEL 1
A1-201 3/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRG MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

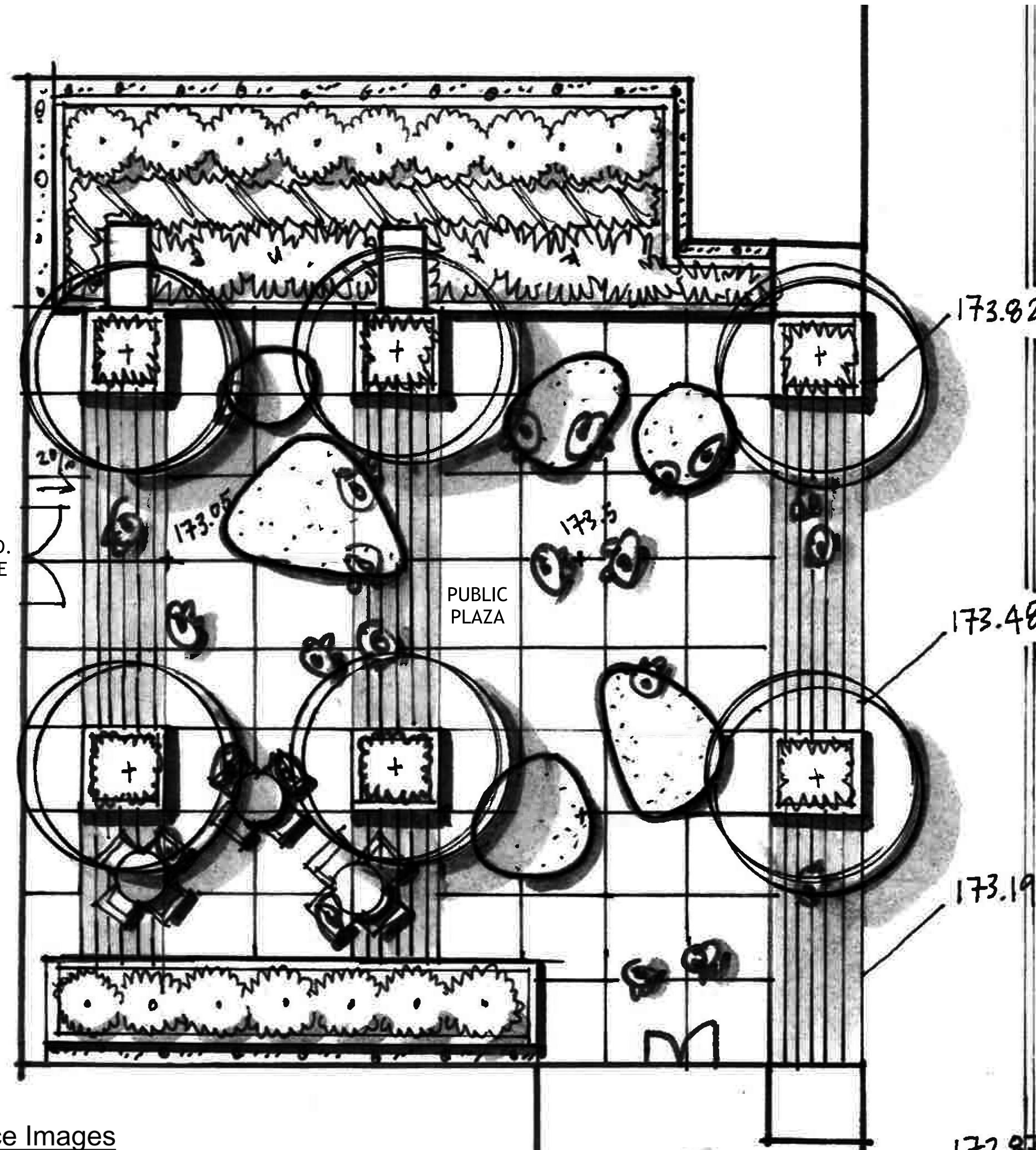
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:
A1-201

NOT RELEASED FOR CONSTRUCTION

Reference Images



KITTREDGE STREET

PROJECT #: 121246
DRAWN BY: TF, SH
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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

APPLICANT:
BILL SCHRADER
T 925 638 8782

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

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
LANDSCAPE
CONCEPT PLAN

SHEET NUMBER:
A1-301