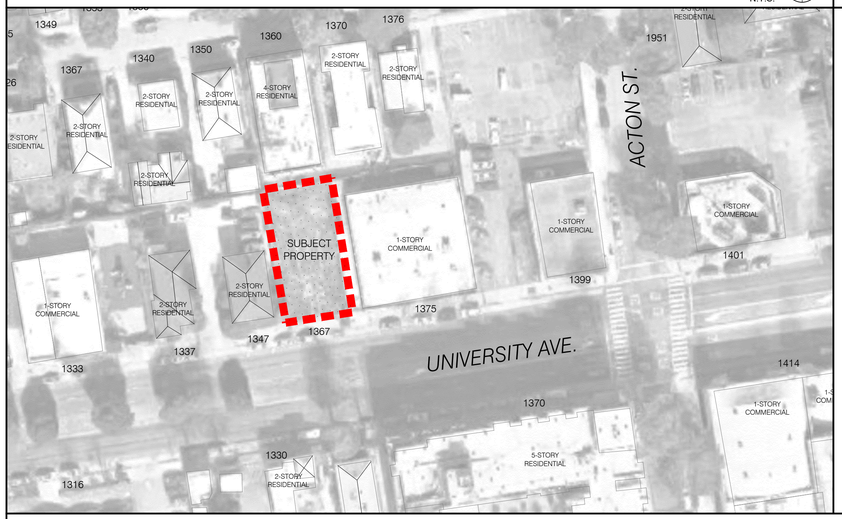
VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
Patrick Kennedy
1367 University LLC,
c/o Panoramic Interests
1321 Mission Street
San Francisco, CA 94103

ARCHITECT:
David Trachtenberg, Principal
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LANDSCAPE ARCHITECT:
Maya Nagasaka
MILLER COMPANY LANDSCAPE ARCHITECTS
1585 Folsom Street
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415.252.7288

PROJECT DESCRIPTION

PROJECT ADDRESS: 1367 UNIVERSITY AVENUE, BERKELEY, CA 94702
(APN: 057-2073-005)

SCOPE OF WORK:
CONSTRUCTION OF A NEW 4-STORY HOUSING BUILDING, WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-1

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL

A0.0	GENERAL INFORMATION
A0.1	ZONING & BUILDING CODE INFORMATION
A0.2A	GREEN BUILDING CHECKLIST
A0.2B	GREEN BUILDING CHECKLIST
A0.2C	GREEN BUILDING CHECKLIST
A0.3	DENSITY BONUS DIAGRAMS
A0.4A	SHADOW STUDIES
A0.4B	SHADOW STUDIES
A0.4C	SHADOW STUDIES
A0.4D	SHADOW STUDIES
A0.5	ZONING SITE PHOTOS
A0.6	VICINITY MAP
A1.0	SITE SURVEY
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	FLOOR PLANS
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A2.5	FLOOR PLANS
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A3.1	BUILDING & STREET STRIP ELEVATION
A3.2	BUILDING ELEVATIONS
A3.3	PHOTO CONTEXT VIEWS
A3.4	PHOTO CONTEXT VIEWS
A3.5	PERSPECTIVE VIEW
A3.6	PERSPECTIVE VIEW
A3.7	PERSPECTIVE VIEW
A4.1	SECTIONS
A4.2	WALL SECTIONS & DETAILS
MAT	MATERIAL BOARD

LANDSCAPE

A1.1	LANDSCAPE PLAN GROUND LEVEL STREET
A1.2	LANDSCAPE PLAN GROUND LEVEL COURTYARD
A1.3	LANDSCAPE PLAN 2ND & 4TH LEVEL

VIEW AT UNIVERSITY AVENUE LOOKING NORTH



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1367 UNIVERSITY HOUSING

1367 University Avenue
Berkeley, CA

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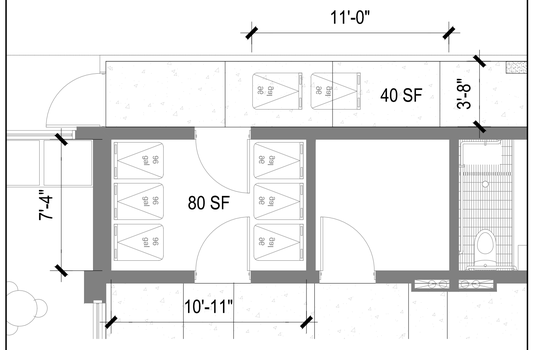
GENERAL INFORMATION

A0.0

BUILDING CODE DATA

Building Information	**10/11/2019**						
Occupancy Type	Congregate Living Facilities (R-2) Type V-A						
Construction Type	Type V-A (Stories 1-4)						
Building Story and Height Limitation (CBC Table 504.3 & 504.4)							
* story count measured from floor above Type I-A per CBC 510.2							
Occupancy Type	Construction Type	Allowable Stories	Proposed Stories	Allowable Building Height		Proposed Building Height	
R-2 (Congregate Living Facilities)	V-A	4	4	70'		40'	
Area Limition Analysis - Type V-A							
Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)							
Aa = Allowable Area = [At + (NS x If)]		If=Frontage Increase={F/P-0.25}W/30					
At = Area (Table 506.2)	NS = Area (Table	F=231'	P=298'	W=30'			
Occupancy	**Type**	**At**	**NS**	**If**	**Aa**	**Proposed**	**%**
Ground Floor R-2	V-A	36000	12000	0.000	36,000	2,153	6%
Second Floor R-2	V-A	36000	12000	0.000	36,000	1,918	5%
Third Floor R-2	V-A	36000	12000	0.000	36,000	1,918	5%
Fourth Floor R-2	V-A	36000	12000	0.000	36,000	1,741	5%
				Type V-A Ground to Fourth Total		7,730	
				Total Allowed per CBC 506.2.4 (200%)			21%
Separations of Occupancies (CBC 508.4)							
Occupancies	Rating			Occupancies			Rating
Between Sleeping Units	1 Hr Floor & Walls(CBC 708.3&711.3)						
Fire Resistance of Exterior Walls (Table 602)							
Ground Floor Type I-A (R-2, A-3)							
Wall Location	Fire Sep. Dist.	Rating		Fire Sep. Dist.	Rating		
	X<5	1		10≤X<30	1		
	5≤x<10	1		X≥30	0		
Floors 2-6 Type III-A (R-2)							
Wall Location	Fire Separation Distance			Rating			
	X<5	1		10≤X<30	1		
	5≤x<10	1		X≥30	0		
Fire Resistance of Requirements (Table 601)							
Type V-A							
Building Element	Required		Provided				
Structural Frame	1		1				
Bearing Walls -Exterior	1		1				
Bearing Wall-Interior	1		1				
Non-bearing Walls - Exterior	See Table 602						
Non-bearing Wall - Interior	0		0				
Floor Construction	1		1				
Roof Construction	1		1				

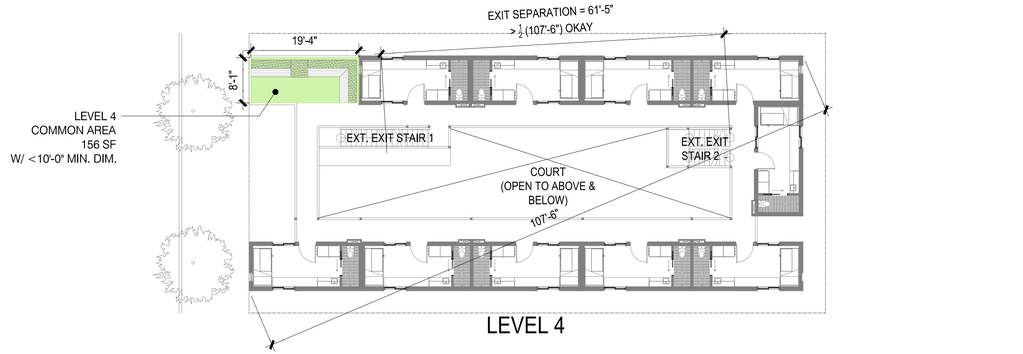
REFUSE AND RECYCLING



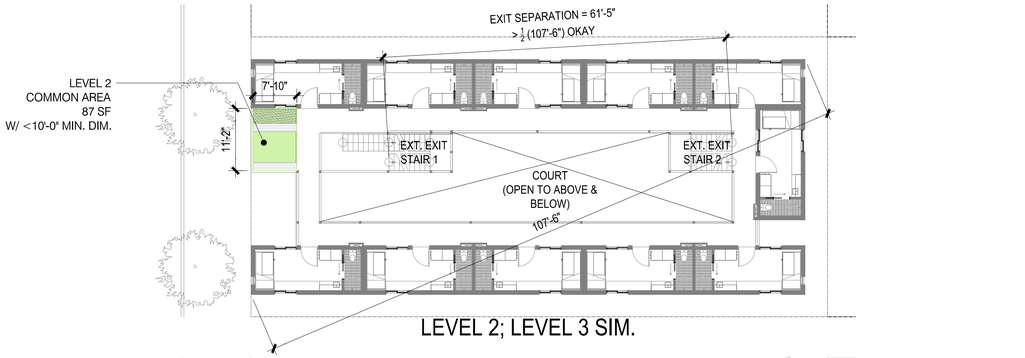
Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3		Waste (40%)		Recycling (40%)	Organics (20%)
39	1.00	39	3.25 cy	650 gal	1.30 cuft	260 gal	260 gal	130 gal
Space Calculation	Container Quanities			Space Required			150% Additional	
	Waste	Recycling	Organics	Factor/container		Space/ Container	Required	Provided
2 cy bin (404 gal)				28 sf		sf		
96 gallon cart	3	3	2	7 sf		56 sf		
64 gallon cart				6 sf		sf		
Total capacity	288 gal	288 gal	192 gal			56 sf	84 sf	120

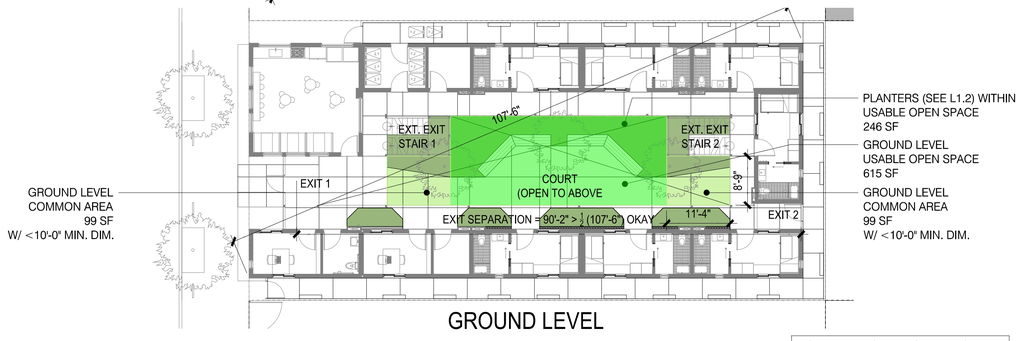
EXITING DIAGRAMS / OPEN SPACE DIAGRAMS



LEVEL 4



LEVEL 2; LEVEL 3 SIM.



GROUND LEVEL

NOTE: AT LEAST 40% OF THE TOTAL USABLE OPEN SPACE TO BE LANDSCAPED AREA;
PER 23D.04.050 PARAGRAPH "F"

LEGEND:

USABLE OPEN SPACE

COMMON OPEN SPACE NON-COMPLIANT AS USABLE OPEN SPACE

ZONING CODE DATA

ZONING SUMMARY

ZONING	C-1, NON-NODE, NORTHSIDE, UNIVERSITY AVE SPECIFIC PLAN			
LOT AREA (SF)	5,150			
	BASE ZONING	W/ USE PERMIT	MAX W/ DENSITY BONUS	PROPOSED W/ DENSITY BONUS
EXCLUSIVE RESIDENTIAL USE	DEVELOPMENT STANDARDS PER 23E.36.070.E			
DENSITY LIMIT	N/A	N/A	N/A	39 ROOMING UNITS
HEIGHT, RESIDENTIAL ONLY	36'	MODIFIABLE W/ UP	46'	40' w/ DB
STORIES, RESIDENTIAL ONLY	3	MODIFIABLE W/ UP	4	4 w/ DB
FAR	2.2	2.2	2.97	1.80
FAR FLOOR AREA LIMIT	11,330	11,330	15,296	9,273
SOLAR REAR YARD SETBACK	APPLIES	APPLIES	N/A	WAIVER
LOT COVERAGE PER R-3	40%	MODIFIABLE W/ UP	N/A	49%
LOT COVERAGE FLOOR AREA LIMIT	2,060	MODIFIABLE W/ UP	N/A	2,543
# FLOORS	3	MODIFIABLE W/ UP	4	WAIVER
TOTAL MAX GFA PER COVERAGE	6,180	MODIFIABLE W/ UP	8,343	9,273
PARKING	1 PER 5 RESIDENTS & 1 FOR MANAGER	MODIFIABLE W/ UP	N/A	0 SPACES W/ CONCESSION
OPEN SPACE (90 SF / ROOMING UNIT)	90 SF / ROOMING UNIT	MODIFIABLE W/ UP	N/A	615 SF W/ CONCESSION
FRONT YARD	2'	MODIFIABLE W/ UP	N/A	WAIVER
SIDE YARD	0'	MODIFIABLE W/ UP	N/A	4'
REAR YARD	15'	MODIFIABLE W/ UP	N/A	WAIVER

UNIT TABLE

	ROOMING UNIT
LEVEL 4	10
LEVEL 3	11
LEVEL 2	11
LEVEL 1	7
TOTAL	**39**
BEDROOMS PER UNT	1
TOTAL RESIDENTIAL BEDROOMS	39

PROJECT AREAS

		TOTAL AREA
LEVEL 4		2,094
LEVEL 3		2,318
LEVEL 2		2,318
GROUND LEVEL		2,543
TOTAL		9,273
	FAR	1.80
	MAX ALLOWABLE FAR	2.97

PARKING CALCULATIONS

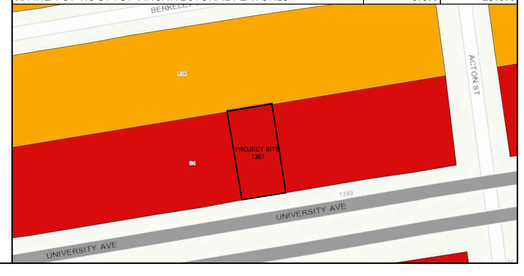
		CARS	PER	REQ'D
RESIDENTIAL BEDROOMS	39	0.2	1	8
MANAGER		1	1	1
BASE REQUIRED PARKING				9
REQUESTED CONCESSION				9
TOTAL PROPOSED PARKING				0

USABLE OPEN SPACE CALCULATIONS

	UNITS	SF / RES.	TOTAL	LANDSCAPED
ROOMING UNITS	39	90	3,510	
TOTAL OPEN SPACE REQUIRED			3,510	
REQUESTED CONCESSION			2,895	
TOTAL OPEN SPACE PROVIDED			615	246 (40%)
GROUND FLOOR OPEN SPACE			615	

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

	PROPOSED	ALLOWABLE
AVERAGE AREA OF FLOORS	2,318	2,318
TOTAL AREA OF PROPOSED ROOFTOP ARCH. ELEMENTS	0	348
% AREA OF ROOFTOP ARCHITECTURAL FEATURES	0.0%	15.0%



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ZONING INFORMATION & DENSITY BONUS DIAGRAMS

A0.1

NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

GreenPointRATED — A PROGRAM OF BUILD IT GREEN

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

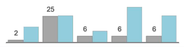
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 7

Total Points Targeted: 112

Certification Level: G Id

POINTS REQUIRED



Project Name: 1367 University
Street: 1367 University Ave.
City: Berkeley
Project Zip: 94702

Measures		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res** (REQUIRED)	4		1	1	1	1	
A. SITE								
No	**A1. Construction Footprint**	0				1		
	A2. Job Site Construction Waste Diversion							
No	A2.1 75% C&D Waste Diversion (**Including** Alternative Daily Cover)	0				2		
Yes	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)	2				2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material**					1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				
Yes	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	1			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	0					1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
No	A6.4 Smart Stormwater Street Design	0	1					
Yes	**A7. Stormwater Control: Performance Path**	0					3	
B. FOUNDATION								
No	**B1. Fly Ash and/or Slag in Concrete**	0				1		
No	**B2. Radon-Resistant Construction**	0			2			
Yes	**B3. Foundation Drainage System**	2				2		
N/A	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
17.00%	Enter the landscape area percentage							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
No	**C5. Trees to Moderate Building Temperature**	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	2					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	2					2	
No	**C8. Rainwater Harvesting System**	0					3	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2	
No	**C11. Landscape Meets Water Budget**	0					1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
Yes	**C13. Reduced Light Pollution**	1	1					
No	**C14. Large Stature Tree(s)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
No	**C17. Community Garden**	0	2					

Project Name: 1367 University
Project Street: 1367 University Ave.
Project City: Berkeley
Project Zip: 94702

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		
No	D1.3 Advanced Framing Measures	0				2		
No	**D2. Construction Material Efficiencies**	0				1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
No	D6.1 At Least 90% cf Floors	0				1		
No	D6.2 At Least 90% cf Exterior Walls	0		1		1		
No	D6.3 At Least 90% cf Roofs	0		1		1		
Yes	**D7. Energy Heels on Roof Trusses**	1		1				
No	**D8. Overhangs and Gutters**	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
Yes	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1				1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
Yes	**E3. Rain Screen Wall System**	2				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
No	F1.1 Walls and Floors	0				1		
No	F1.2 Ceilings	0				1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1			
No	F2.2 Ceilings	0			1			
	F3. Insulation That Does Not Contain Fire Retardants							
No	F3.1 Cavity Walls and Floors	0			1			
No	F3.2 Ceilings	0			1			
No	F3.3 Interior and Exterior Insulation	0			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1	
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
Yes	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	1					1	
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								

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GREEN BUILDING CHECKLIST

A0.2A

Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	**L1. Environmentally Preferable Flooring**					3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring**	1				1		
No	**L4. Thermal Mass Flooring**	0		1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Clothes Washing and Drying							
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2		1			2	
Yes	M2.2 Energy Star Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2				
No	**M7. Central Laundry**	0					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1		
	N1.5 Home Size Efficiency	9				9		
811	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
63	Enter the number of Tier 1 services							
23	Enter the number of Tier 2 services							
No	N3.2 Connection to Pedestrian Pathways	0	1					
No	N3.3 Traffic Calming Strategies	0	2					
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
1 space per unit	N3.7 Reduced Parking Capacity	2	2					
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Affordability							
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
No	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1					
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N9. Mixed-Use Developments							
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		

Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
No	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	0			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	**H8. High Efficiency HVAC Filter (MERV 13+)**	0			1			
No	**H9. Adavnced Refrigerants**	0			1			
I. RENEWABLE ENERGY								
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1				
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1				
0.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	**I5. Energy Storage System**	0		1				
No	**I6. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
No	**I7. Photovoltaic System for Multifamily Projects**	0		8				
J. BUILDING PERFORMANCE AND TESTING								
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1			
No	**J2. Supply and Return Air Flow Testing**	0		1	1			
No	**J3. Mechanical Ventilation Testing**	0			1			
No	**J4. Combustion Appliance Safety Testing**	0			1			
	J5. Building Energy Performance							
1.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	7		30				
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**				1			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units**	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units	0			1			
Yes	K1.2 Entryways to Buildings	1			1			
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
TBD	**K9. Durable Cabinets**					2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1		
L. FLOORING								

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Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
	N9. Social Equity							
No	N9.1 Diverse Workforce	0	1			1		
No	N9.2 Community Location	0	1		1			
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
TBD	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		1				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1		
Yes	**O11. Tobacco Free Buildings**	2			2			
TBD	**O12. Integrated Pest Management Plan**					1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
TBD	P3.1 Design Phase			1	1			
TBD	P3.2 Construction Phase			2	1			
TBD	P3.3 Post-Construction Phase			2	1			
No	**P4. Building Enclosure Testing**	0		1	1	1		
Summary								
	Total Available Points in Specific Categories	404	46	141	69	94	54	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
Total Points Achieved		112.0	15.0	26.0	11.0	34.0	26.0	

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GREEN BUILDING CHECKLIST

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DENSITY BONUS TABLE

	Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
	sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
	6,720	28.26	29	15%	4.35	5.00	35.0%	10.1500	11	40

	Base Project Res. Area	Floor	Proposed Project Res. Area
		Fourth	2,094
	2,450	Third	2,318
	3,320	Second	2,318
	950	First	2,543
Total:	6,720		9,273

	Base Project # of Units	Floor	Proposed Project # of Units
		Fourth	10
	13	Third	11
	16	Second	11
		First	7
Total:	**29**		**39**

	Base	#VLI	%VLI	%DB	Total DB
	29				
		2	5%	20.0%	35
Proposed Area:	9,273	2	6%	22.5%	36
		3	7%	25.0%	37
Proposed Units:	39	3	8%	27.5%	37
		3	9%	30.0%	38
Average Unit Size:	238	3	10%	32.5%	39
		4	11%	35.0%	40
		4	12%	35.0%	40
		4	13%	35.0%	40
		5	14%	35.0%	40
		5	**15%**	**35.0%**	**40**

* NOTE 15% QUALIFIES FOR 3 CONCESSIONS

PROPOSED PROJECT CONCESSIONS

1 Eliminate parking to reduce costs
2 Modify Open Space to reduce costs
3 Eliminate Office Space to reduce costs

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - Parking

		Spaces	Ratio	Total
Residents	29	1	5	6
Manager	1	1.0	1	1.0
Commercial	773	2.0	1000	2.0
Total				9

Base Project - Commercial Area

	Allowable
Lot Size	5,150
Req.	15%
Lot Size	773

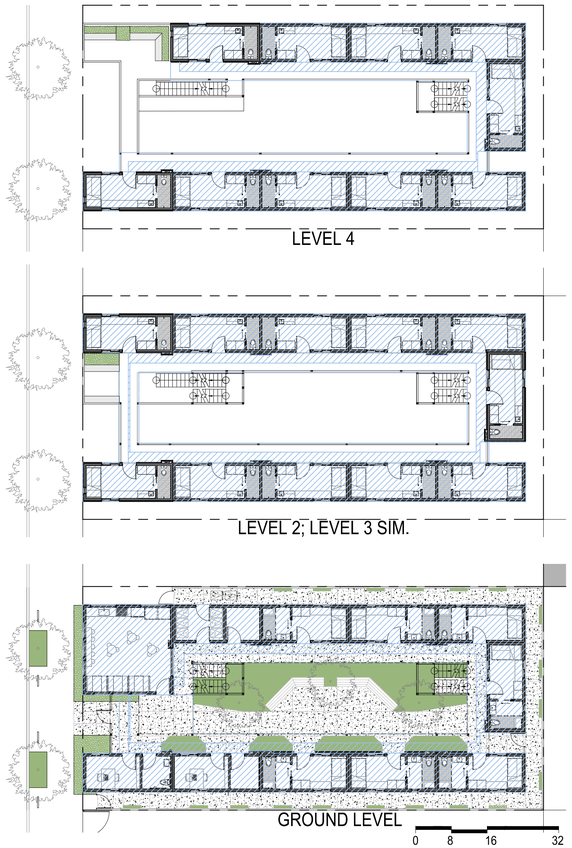
Base Project - FAR

	Allowable	Proposed
Lot Size	5,150	5,150
FAR	2.20	1.30
GFA	11,330	6,720

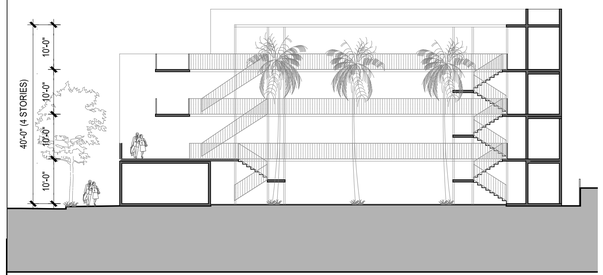
Base Project - Open Space

	Units	Ratio	Total Area	Reqired at Univ. / Entires
Base Units	29	90	2610	10%, 261 sf
Provided Open Space			3233	
Ground			732	
Podium			261	
Roof Decks			2240	

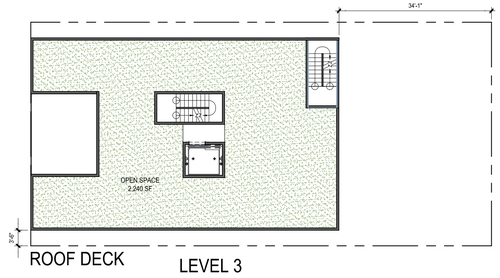
Floor Area, Gross: The total gross horizontal areas of all floors of a building or enclosed structure, including, but not limited to, usable basements and cellars, below the roof and within the outer surface of the main walls of principal or accessory buildings (or the centerlines of party walls separating such buildings or portions thereof) or within lines drawn parallel to and two (2) feet within the roof line of any building or portion thereof without walls, except that in the case of a multi-story building which has covered or enclosed stairways, stairwells and elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent. Areas that shall be excluded from gross floor area shall include covered or uncovered areas used for off-street parking spaces or loading spaces and driveways, ramps between floors of a multi-level parking garage and maneuvering aisles relating thereto; mechanical, electrical and telephone equipment rooms below Finish Grade; and areas which qualify as usable open space. For non-residential uses, Gross Floor Area includes pedestrian access interior walkways or corridors, or interior courtyards, walkways, paseos or corridors covered by a roof or skylight; but excludes arcades, porticoes and similar open areas which are located at or near street level, which are accessible to the general public and which are not designed or used as sales, display, storage, service or production areas.

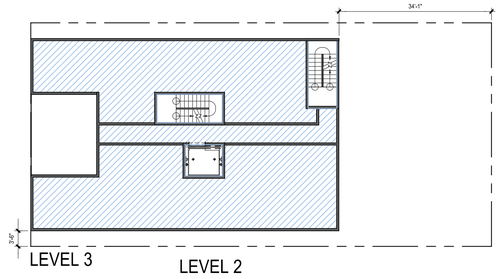


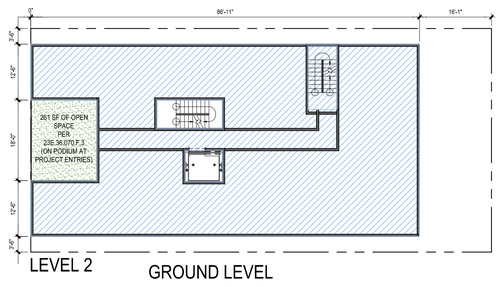
PROPOSED PROJECT PLANS

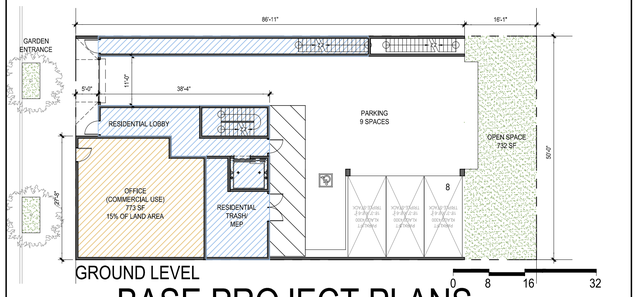


PROPOSED PROJECT SECTION

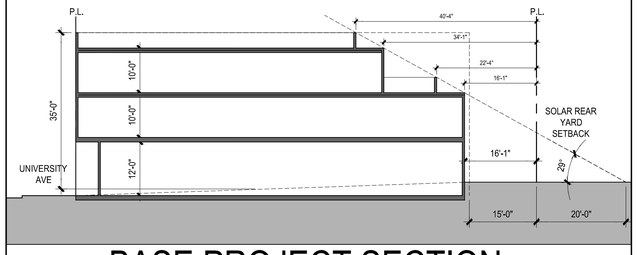








BASE PROJECT PLANS



BASE PROJECT SECTION

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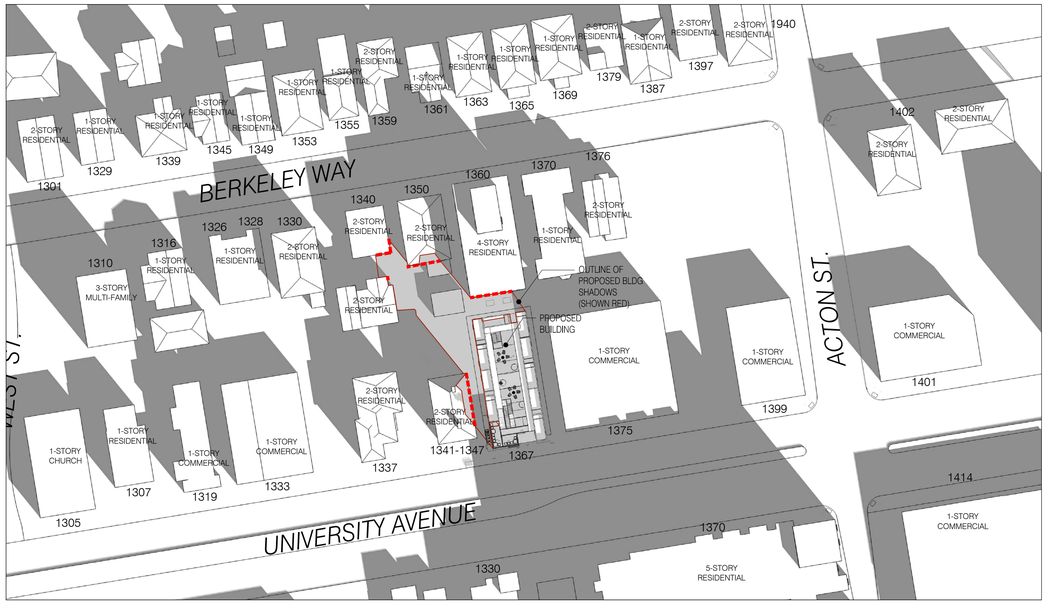
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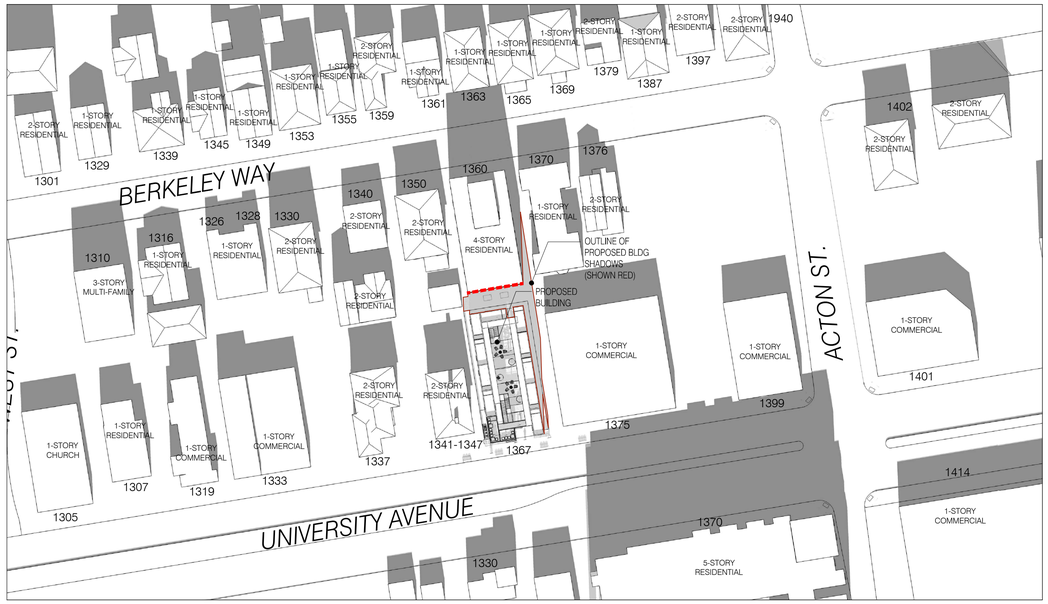
DENSITY BONUS DIAGRAMS

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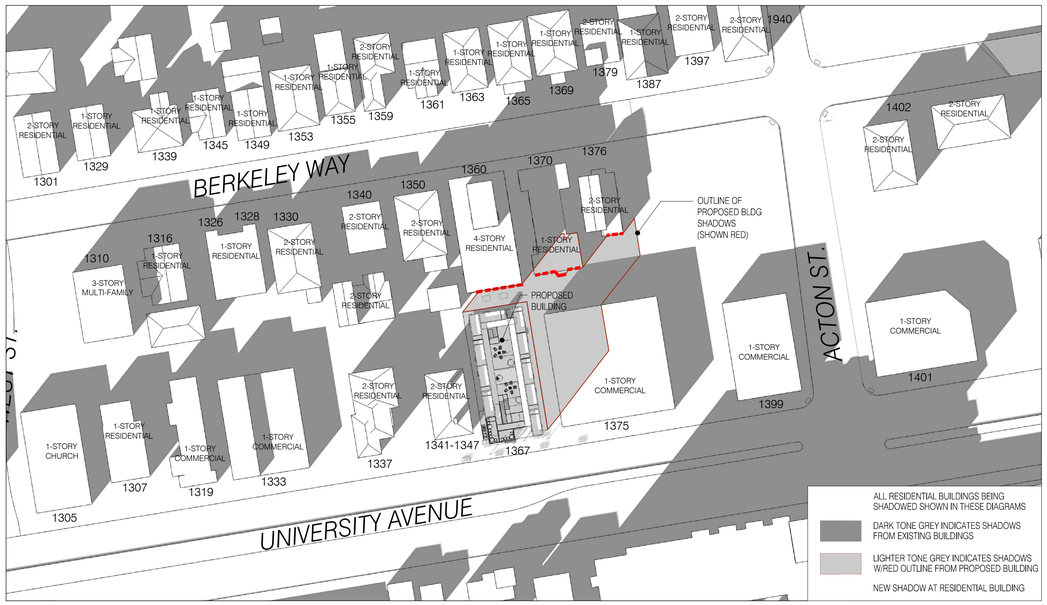
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1:100 @ 11X17 1:50 @ 24X36



2 SHADOW STUDY - DECEMBER 21: NOON

1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET

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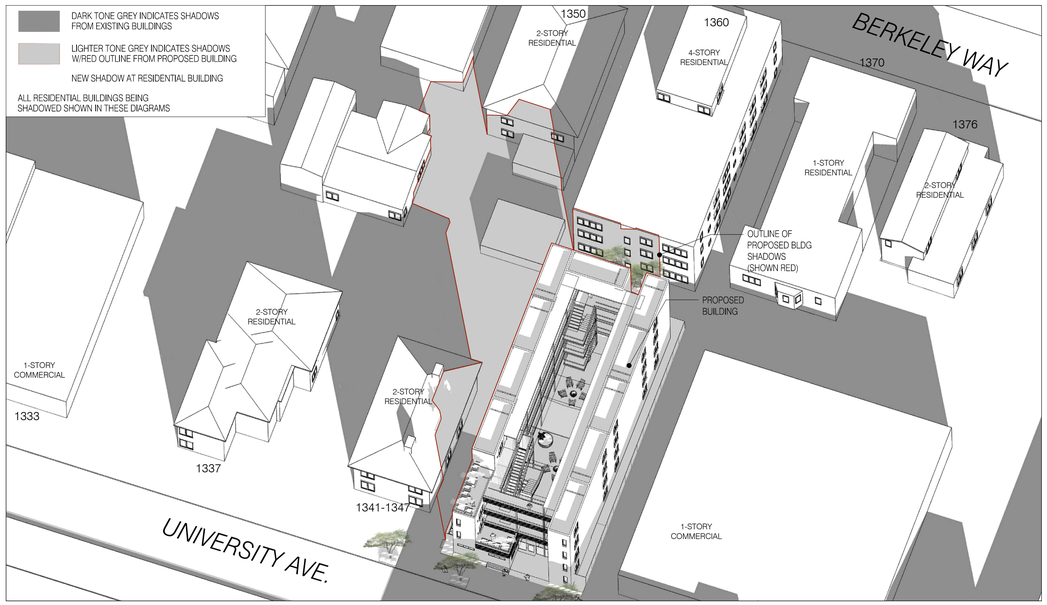
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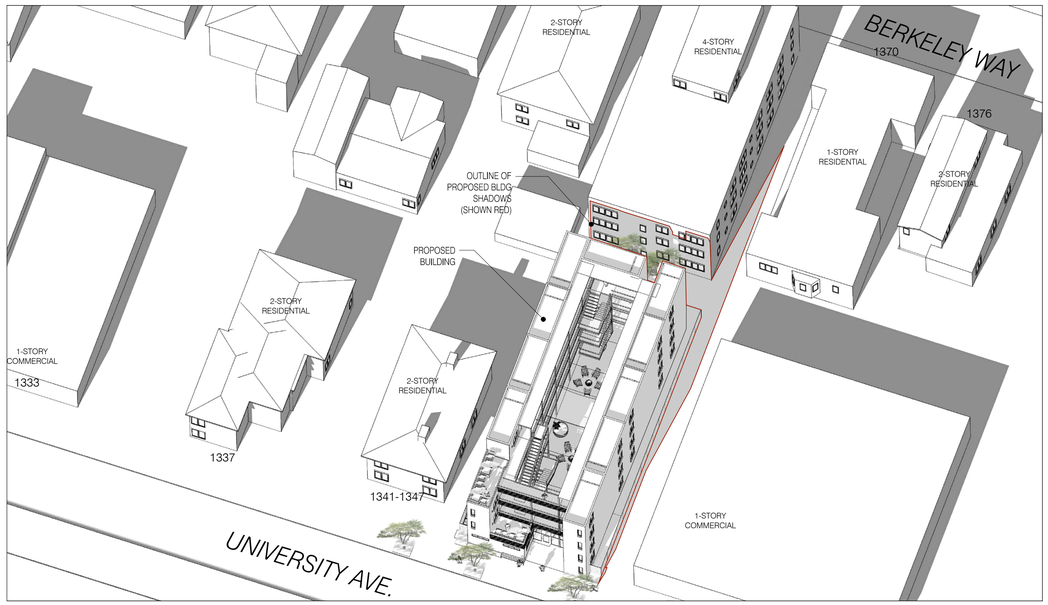
SHADOW STUDIES
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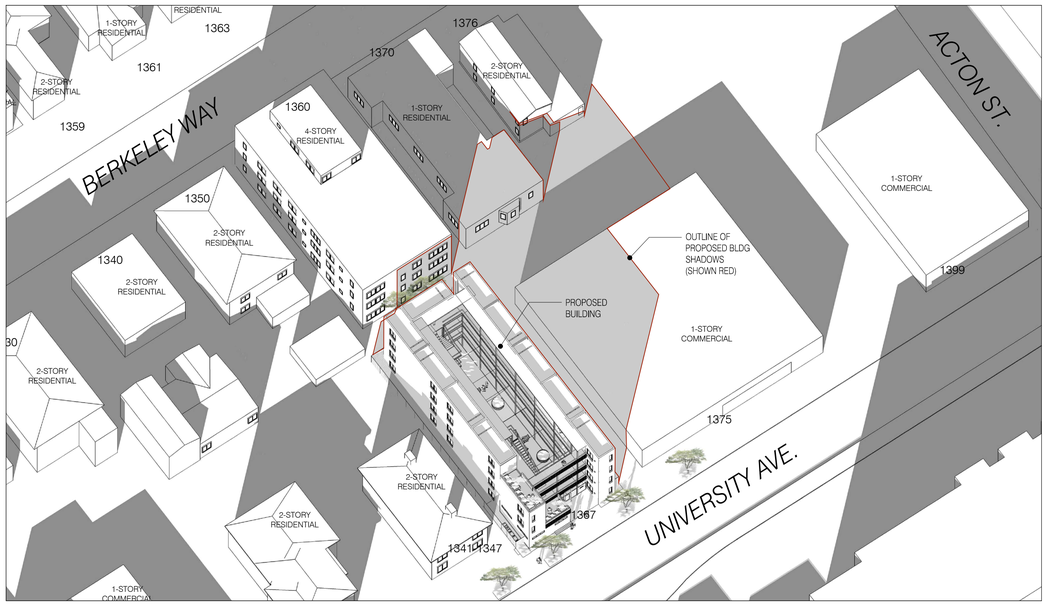
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2 SHADOW STUDY AXONOMETRIC - DECEMBER 21: NOON

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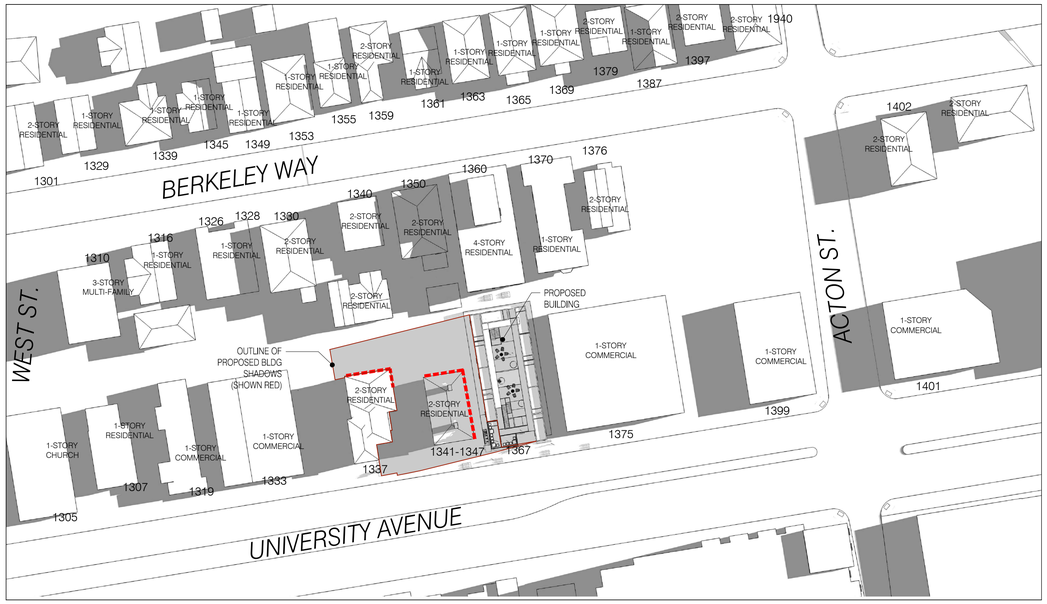
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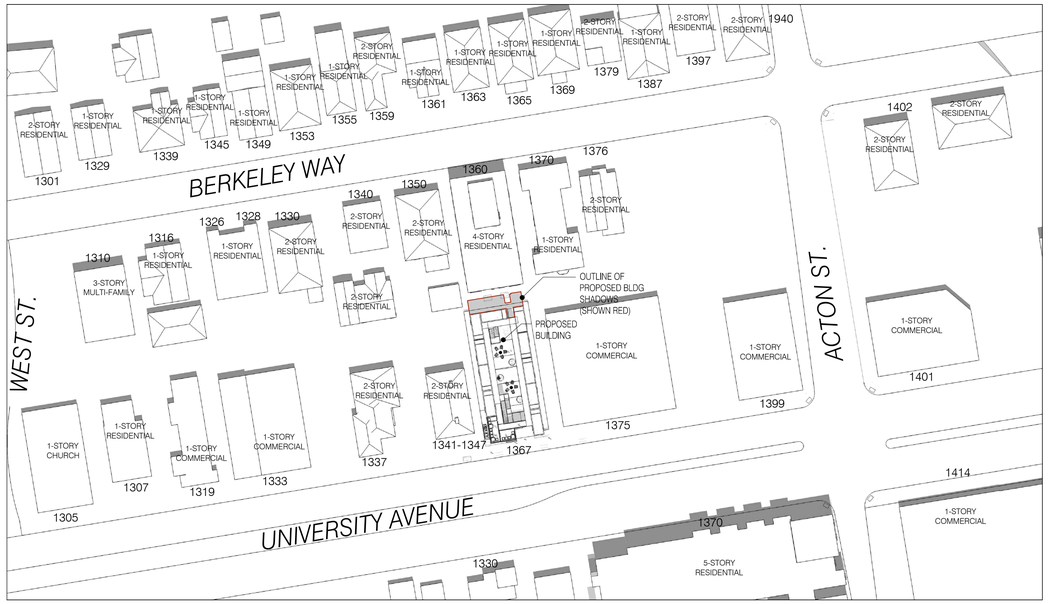
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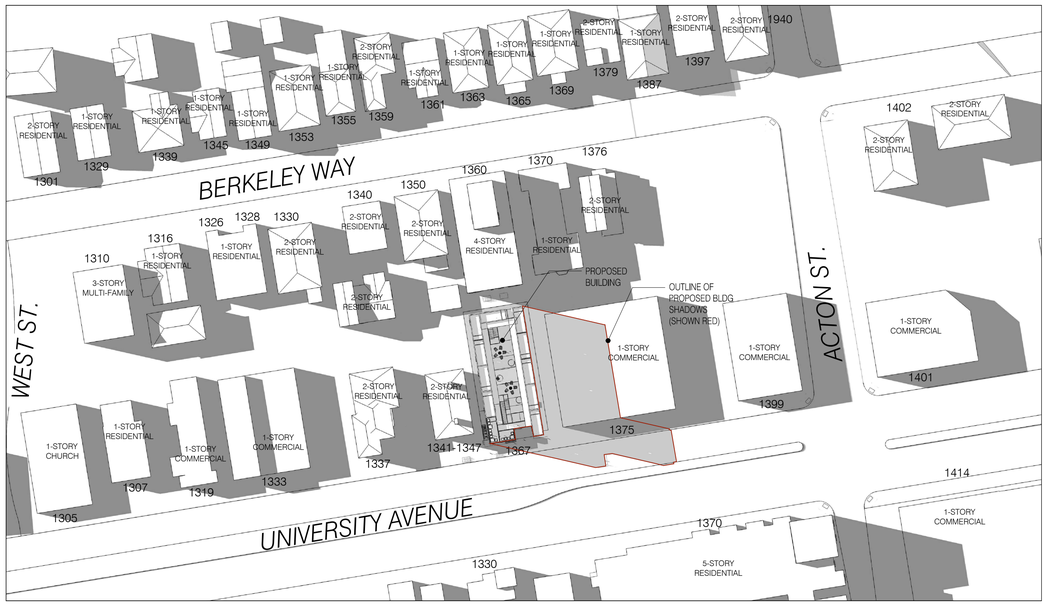
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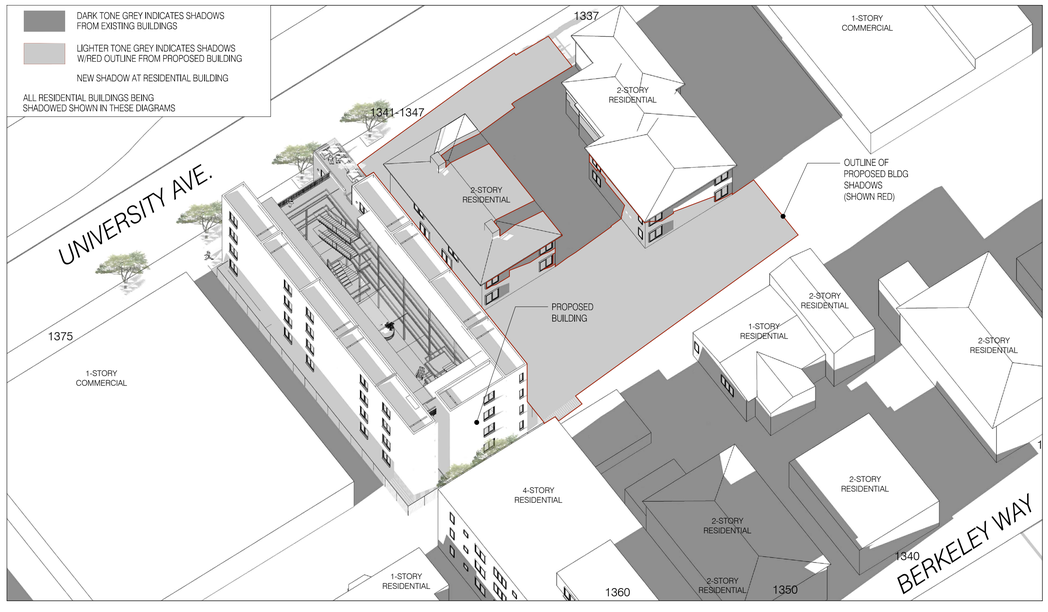
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3 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36



4 SHADOW STUDY AXONOMETRIC - JUNE 21: 2-HRS AFTER SUNRISE

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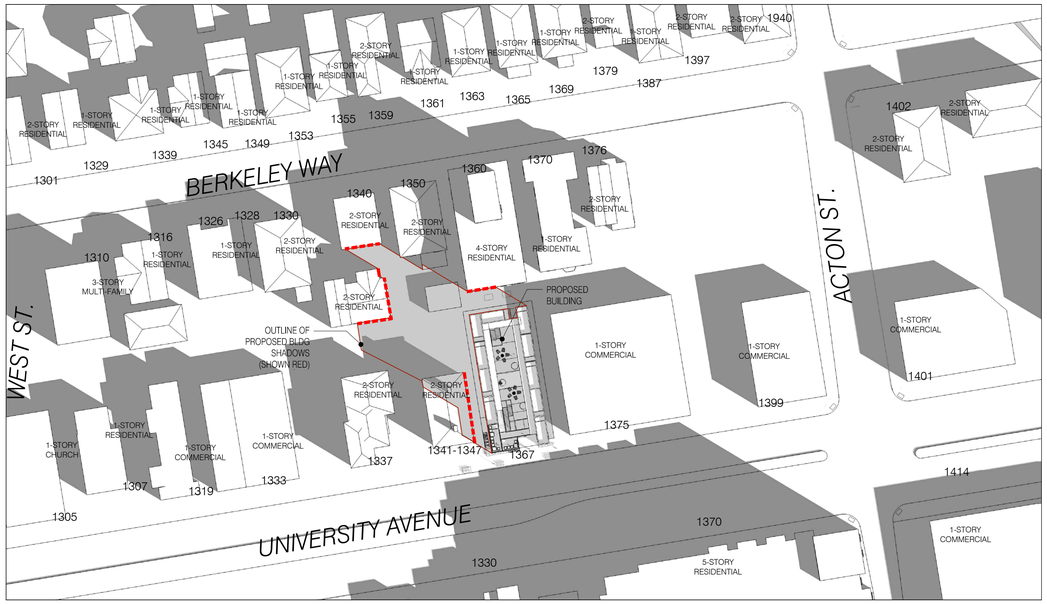
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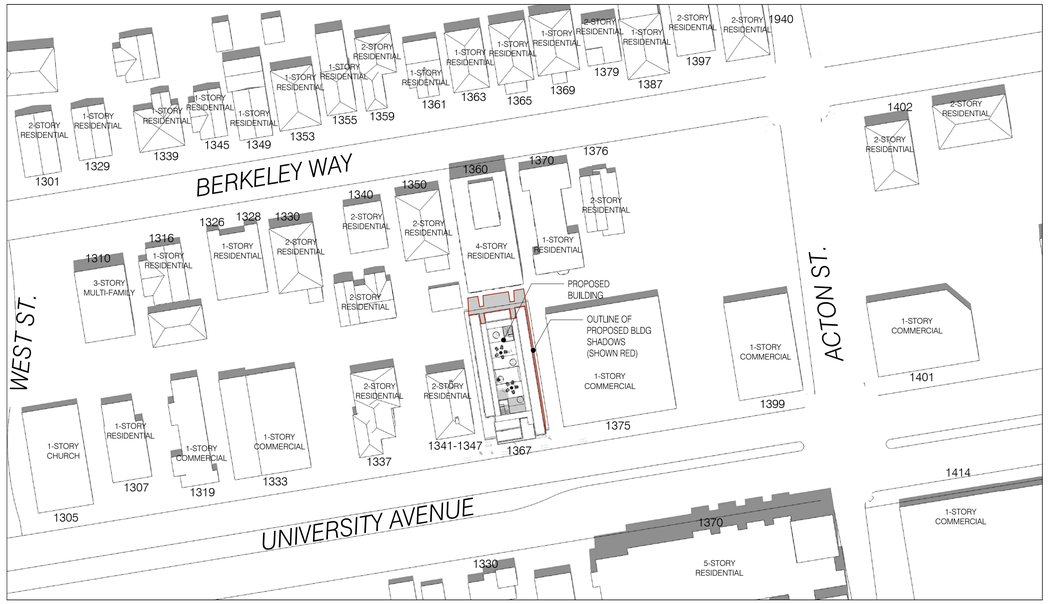
SHADOW STUDIES
JUNE 21ST

A0.4C



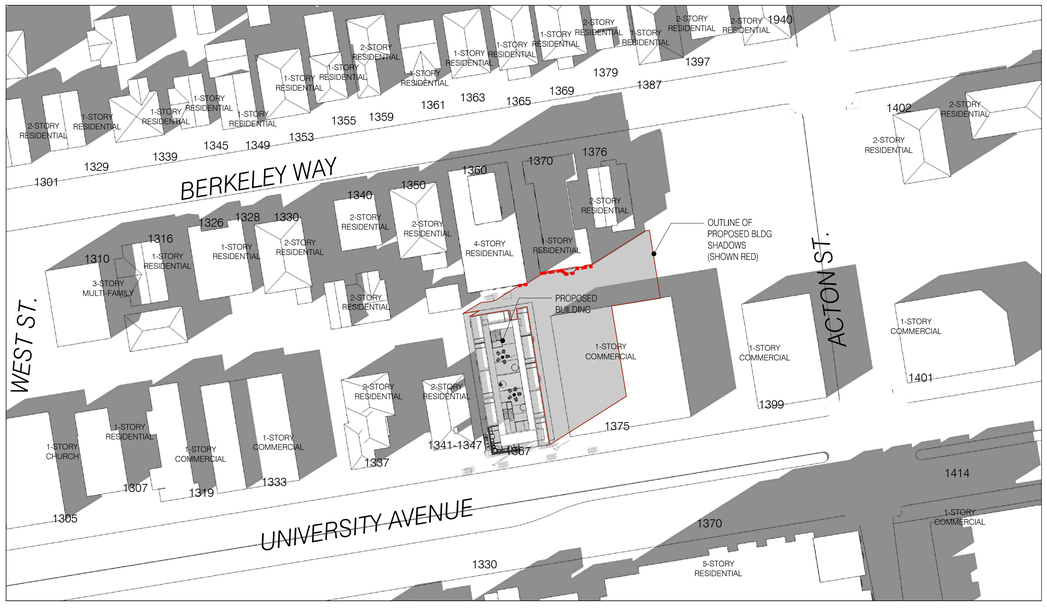
1 SHADOW STUDY - OCT 15TH: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36



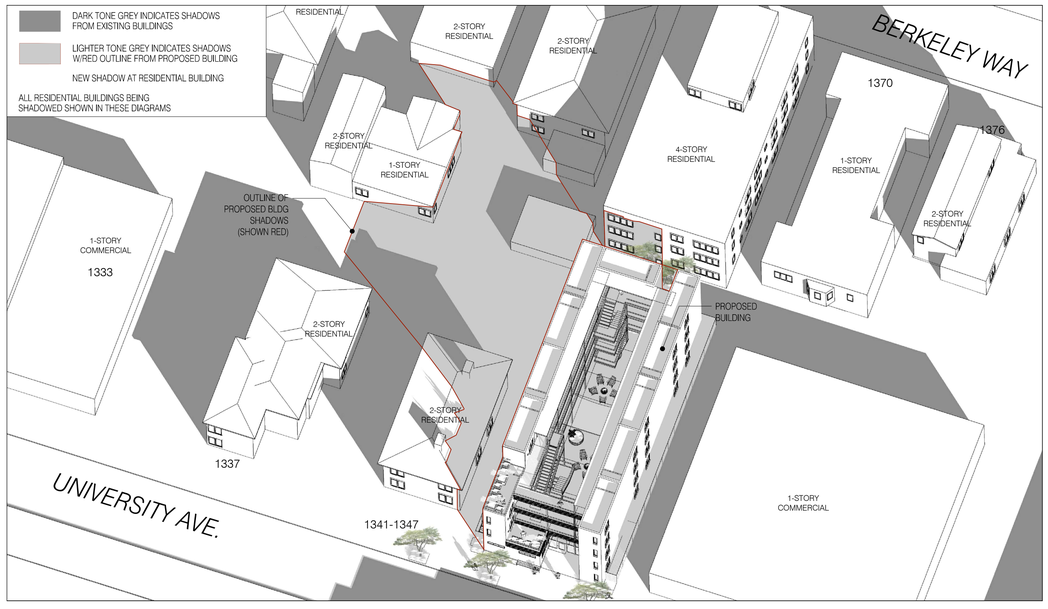
2 SHADOW STUDY - OCT 15TH: NOON

1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - OCT 15TH: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36



4 SHADOW STUDY AXONOMETRIC - OCT 15TH: 2-HRS AFTER SUNRISE

NTS

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JOB: 1822

SHEET:

SHADOW STUDIES OCT 15TH

A0.4D

PROJECT SITE
1367 UNIVERSITY AVENUE



1
-
GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

5 - STORY RESIDENTIAL
1370 UNIVERSITY AVENUE

PROJECT SITE
1367 UNIVERSITY AVENUE

1- STORY COMMERCIAL
1375 UNIVERSITY AVENUE



2
-
VIEW FROM UNIVERSITY LOOKING WEST

5 - STORY RESIDENTIAL
1370 UNIVERSITY AVENUE

PROJECT SITE
1367 UNIVERSITY AVENUE

1- STORY COMMERCIAL
1375 UNIVERSITY AVENUE

1- STORY COMMERCIAL
1399 UNIVERSITY AVENUE



3
-
VIEW FROM ACTON LOOKING NORTHWEST

WOOLLY MAMMOTH
CHILD CARE
1333 UNIVERSITY AVENUE

PROJECT SITE
1367 UNIVERSITY AVENUE



4
-
VIEW FROM UNIVERSITY LOOKING EAST

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JOB: 1822

SHEET:

SITE CONTEXT
PHOTOS

A0.5



1 - VICINITY MAP

1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"

0 50 100 N

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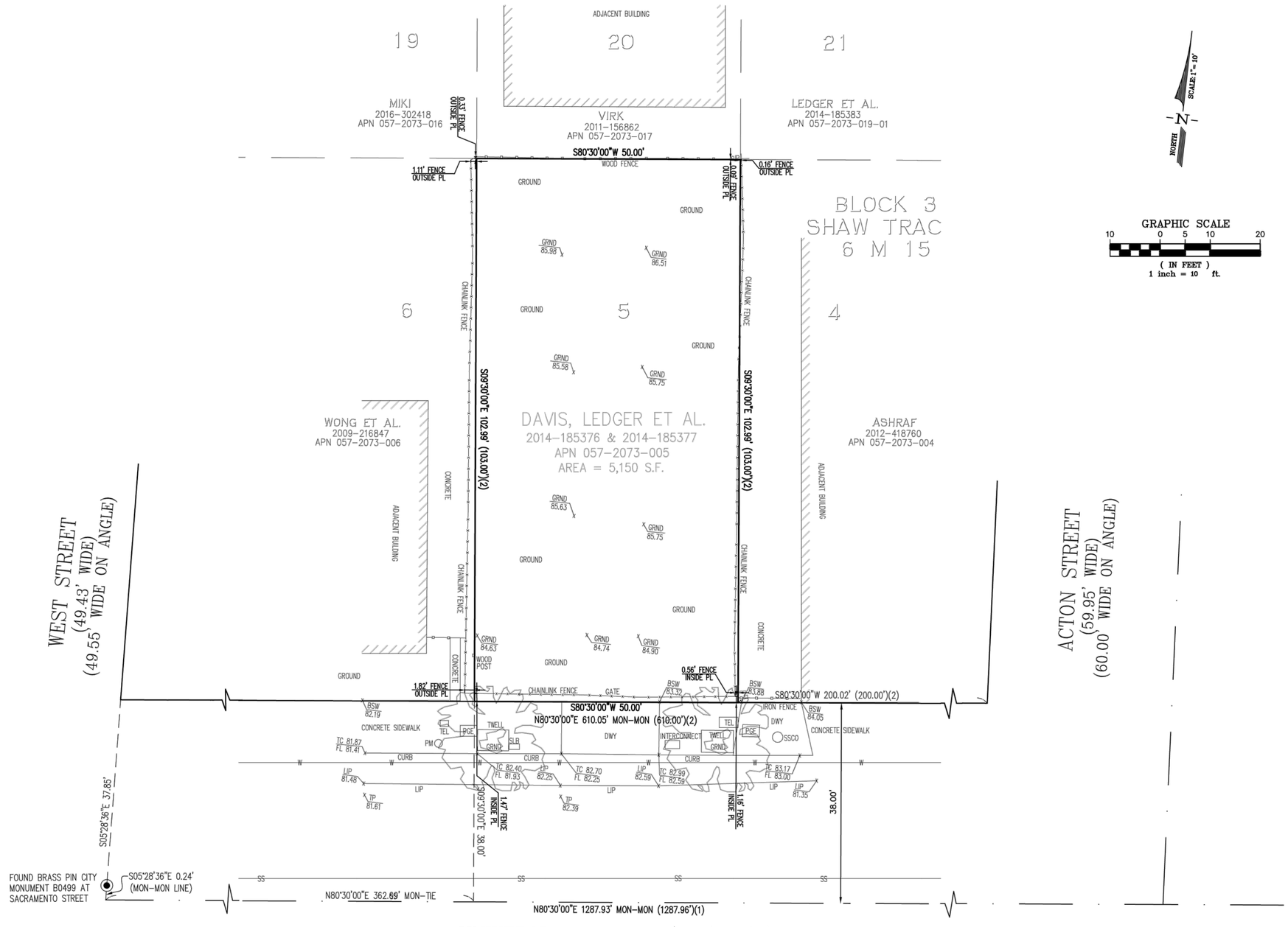
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SHEET:

VICINITY MAP

A0.6



1 - SITE SURVEY

1/20"=1'-0" @ 11X17 1/10" = 1'-0" @ 24X36

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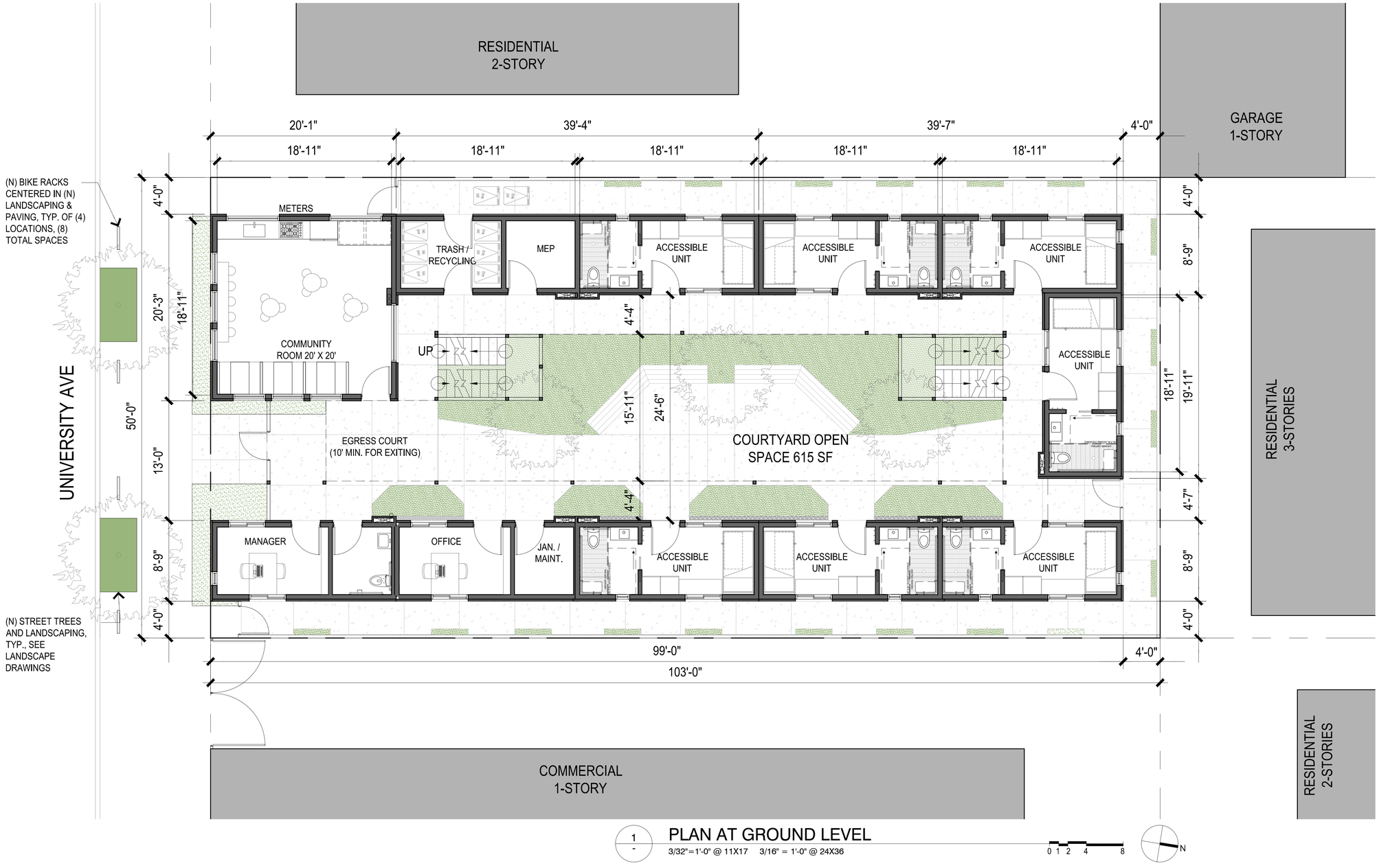
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SHEET:

ZONING
SITE SERVEY

A1.0



1 - PLAN AT GROUND LEVEL

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8

N

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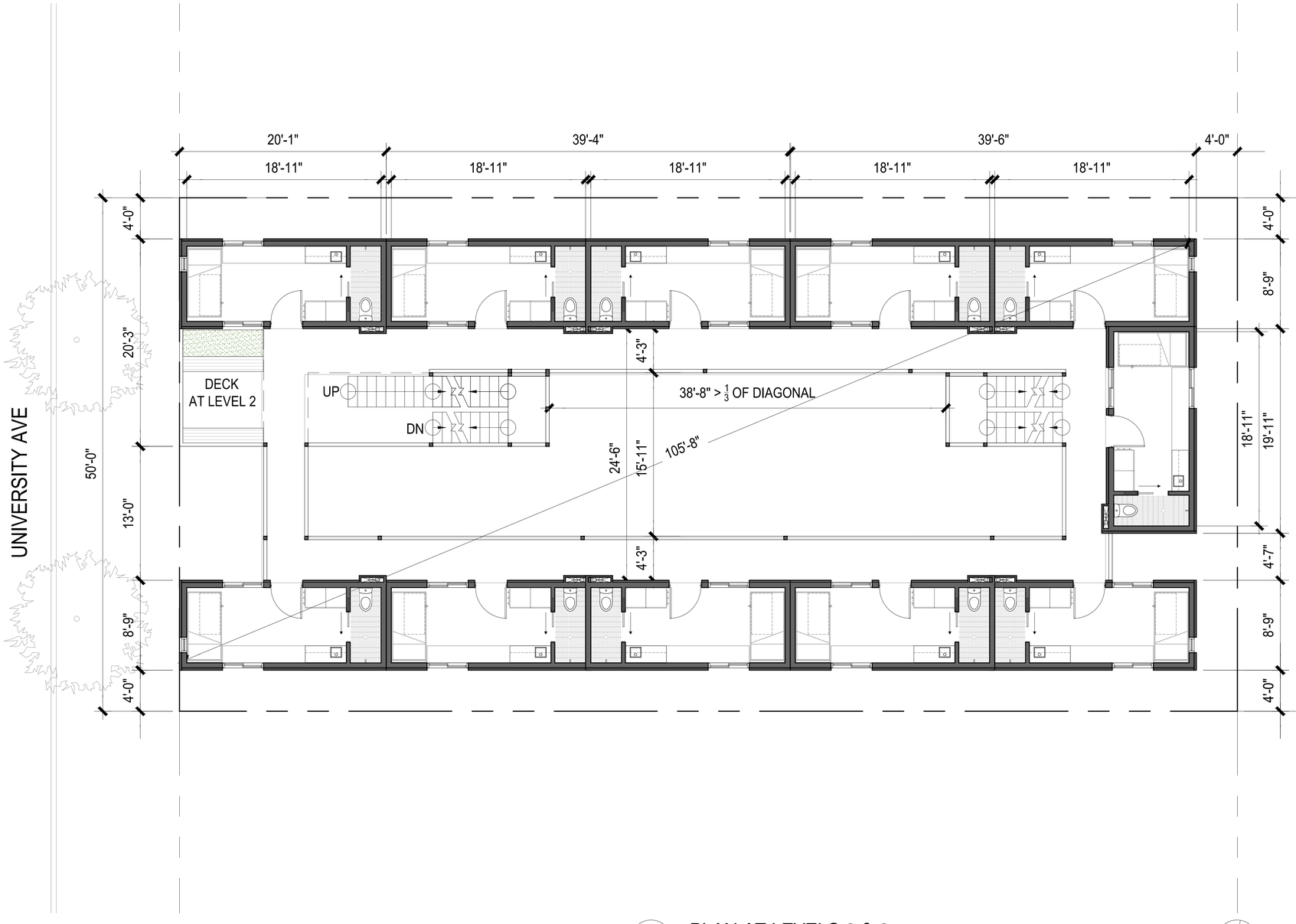
SHEET:

PLAN AT
GROUND LEVEL

A2.1

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1 - PLAN AT LEVELS 2 & 3
3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8

N

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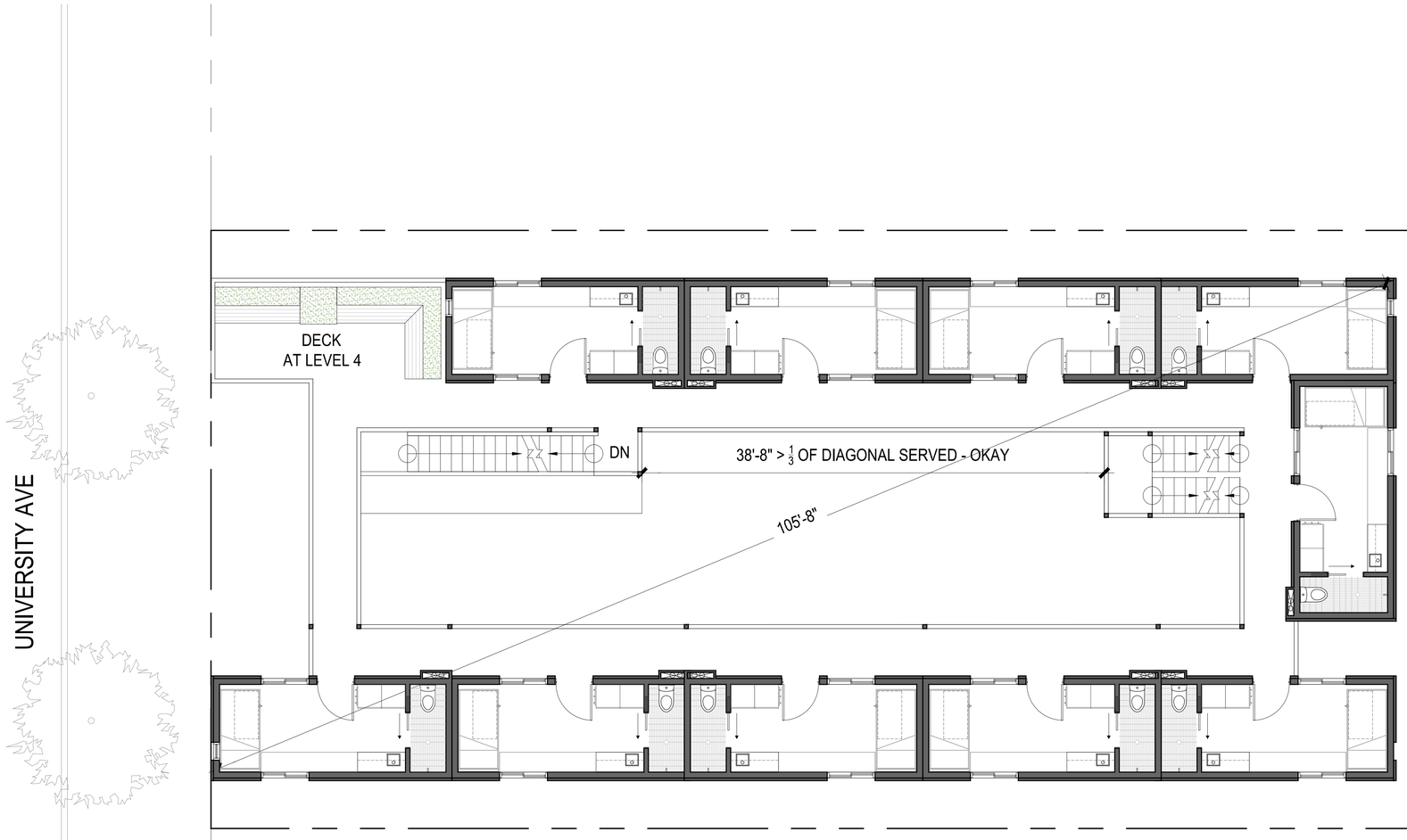
SHEET:

PLAN AT
LEVELS 2 & 3

A2.2

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1 PLAN AT LEVEL 4
3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8

N

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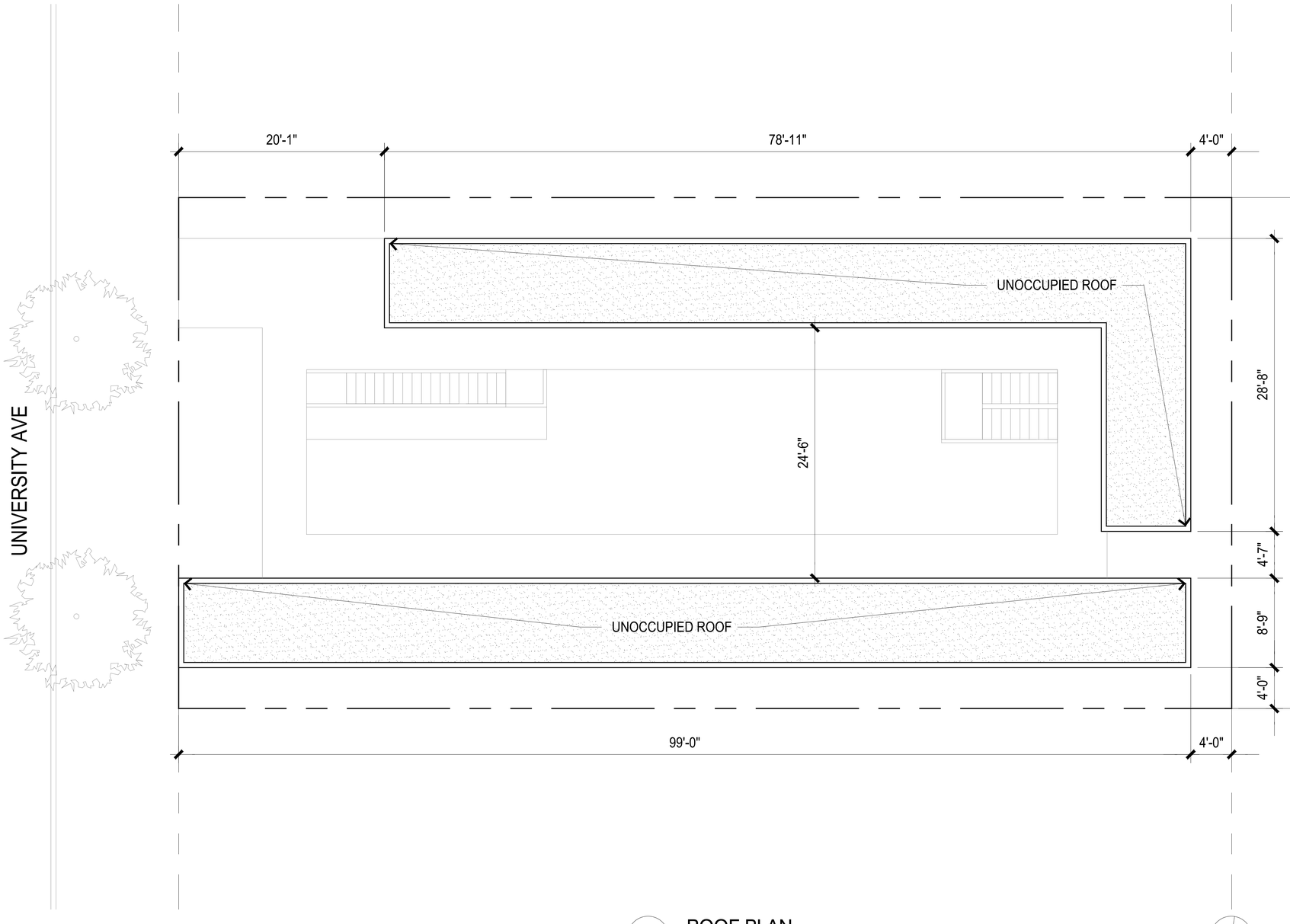
SHEET:

PLAN AT
LEVEL 4

A2.3

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1 - ROOF PLAN
3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8

N

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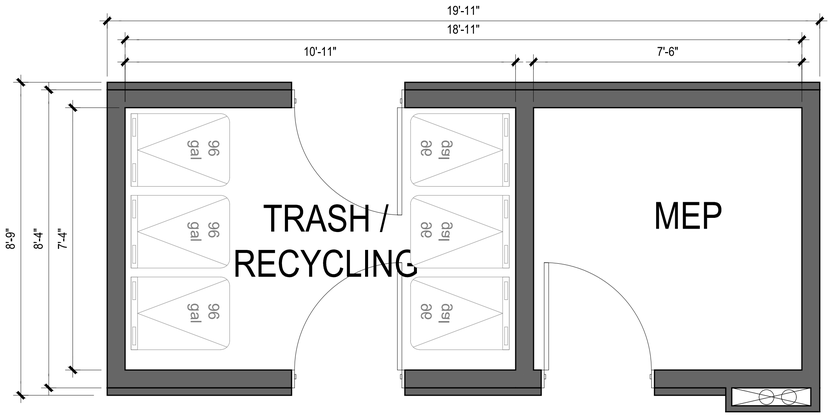
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JOB: 1822

SHEET:

ROOF PLAN

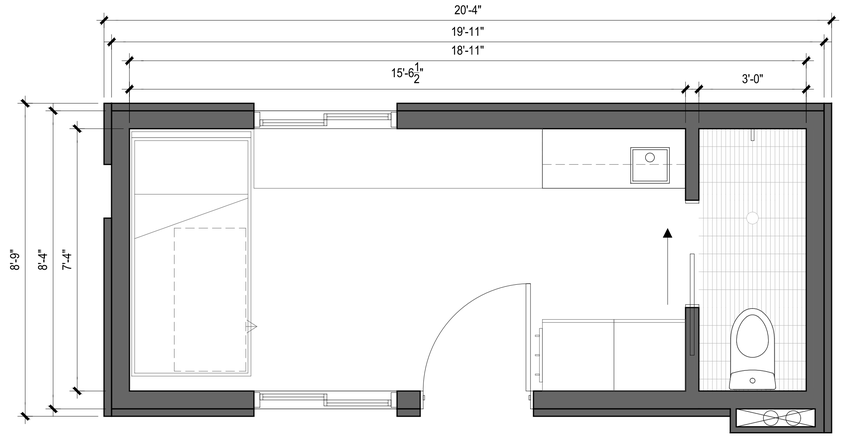
A2.4



3 - TRASH / MEP PLAN

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

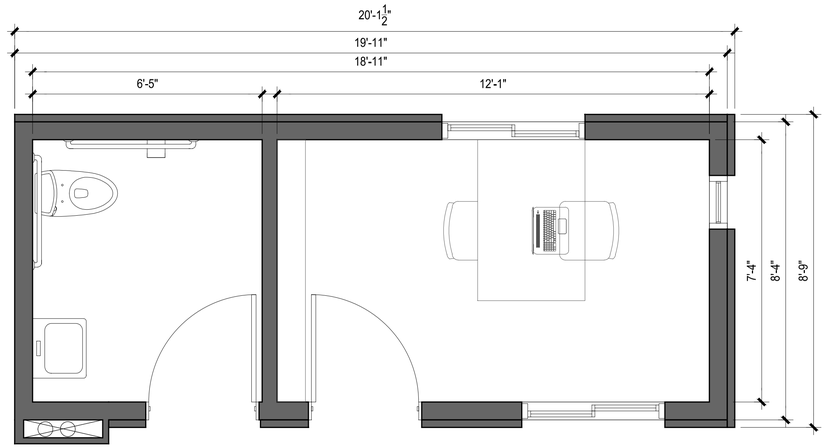
0 1/2 1 2



2 - TYPICAL UNIT AT LEVELS 2, 3 & 4

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

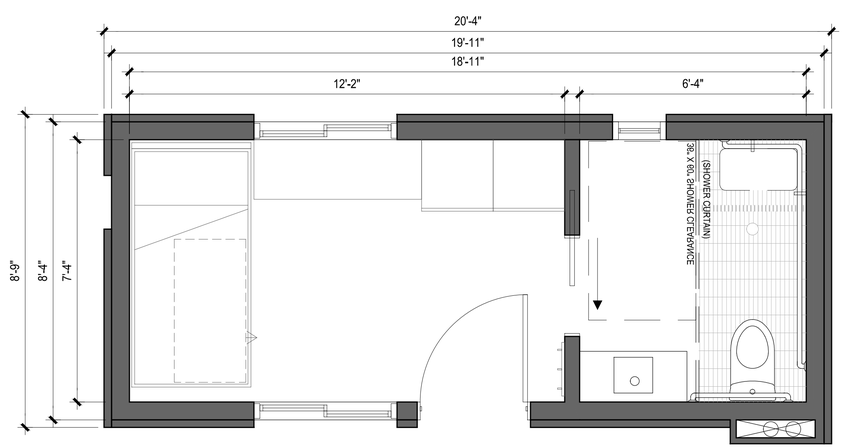
0 1/2 1 2



4 - OFFICE / BATH PLAN

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

0 1/2 1 2



1 - TYPICAL ADA UNIT (AT GROUND LEVEL)

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

0 1/2 1 2

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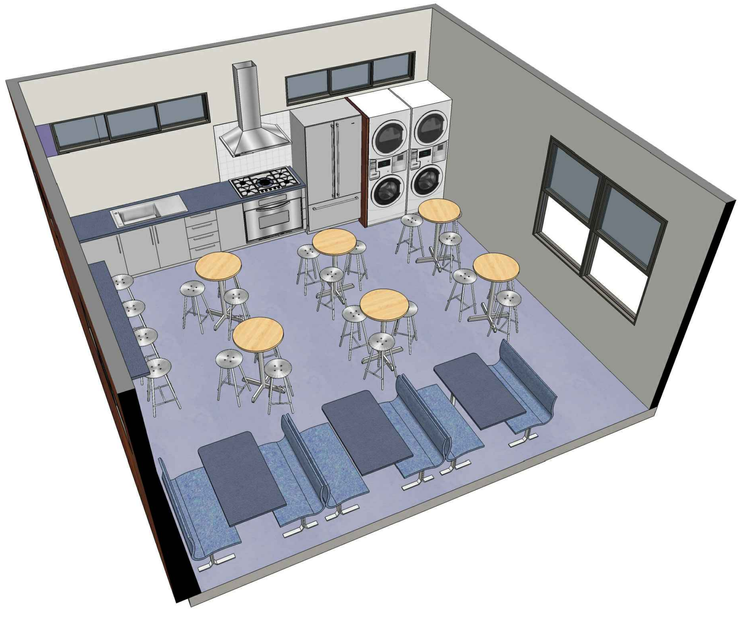
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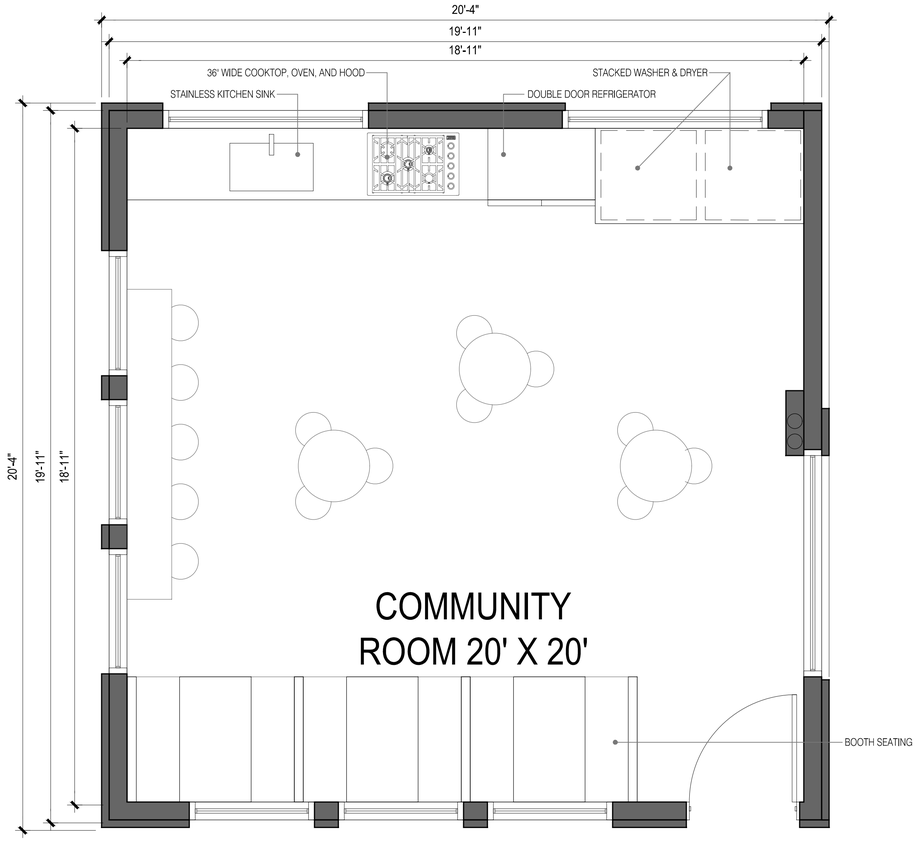
UNIT PLANS

A2.5





2
-
COMMUNITY ROOM
NTS



1
-
COMMUNITY ROOM PLAN
1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36
0 1/2 1 2

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SHEET:
COMMUNITY ROOM PLAN

A2.6



3 - NORTH ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8



2 - SOUTH ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8



1 - STREET STRIP ELEVATION @ UNIVERSITY AVE.

1/16"=1'-0" @ 11X17 1/8" = 1'-0" @ 24X36

0 2 6 12

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SHEET:

BUILDING ELEVATIONS & STREET STRIP ELEVATION

A3.1



2 / - WEST ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8



1 / - EAST ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8

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SHEET:

BUILDING ELEVATIONS

A3.2



2 - UNIVERSITY AVENUE LOOKING WEST - AFTER



1 - UNIVERSITY AVENUE LOOKING WEST - BEFORE

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SHEET:

PHOTO CONTEXT VIEWS

A3.3



4 - UNIVERSITY AVENUE LOOKING EAST - AFTER



3 - UNIVERSITY AVENUE LOOKING EAST - BEFORE



2 - BERKELEY WAY LOOKING WEST - AFTER



1 - BERKELEY WAY LOOKING WEST - BEFORE

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SHEET:

PHOTO CONTEXT VIEWS

A3.4

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1 - UNIVERSITY AVENUE LOOKING NORTH

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SHEET:

PERSPECTIVE VIEW

A3.5

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1 - COURTYARD VIEW

.

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SHEET:

PERSPECTIVE VIEW

A3.6



1 - COURTYARD VIEW

.

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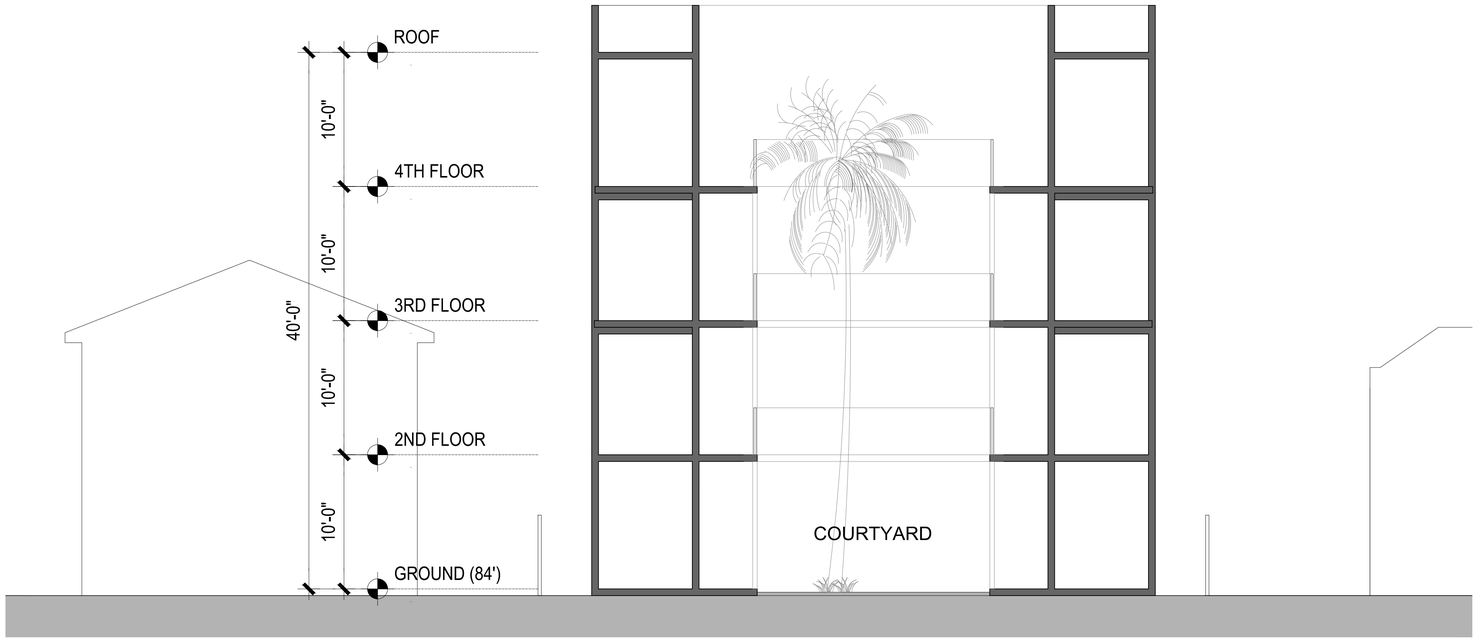
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SHEET:

PERSPECTIVE VIEW

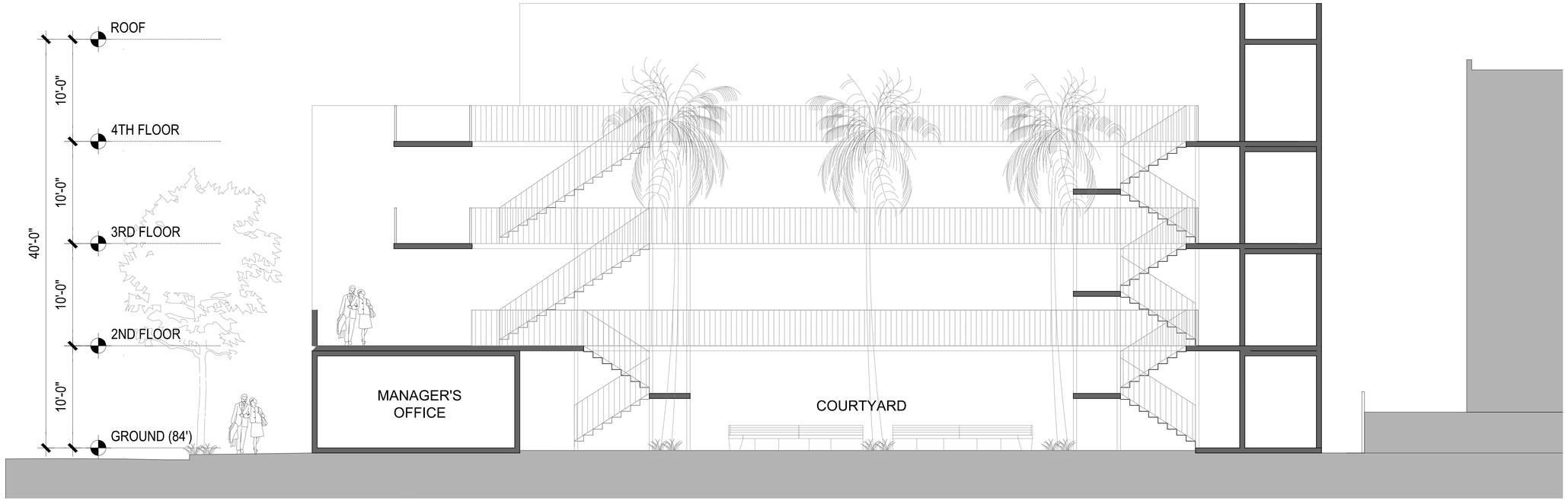
A3.7



2 - E-W SECTION

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36

0 2 4 8 16



1 - N-S SECTION

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36

0 2 4 8 16

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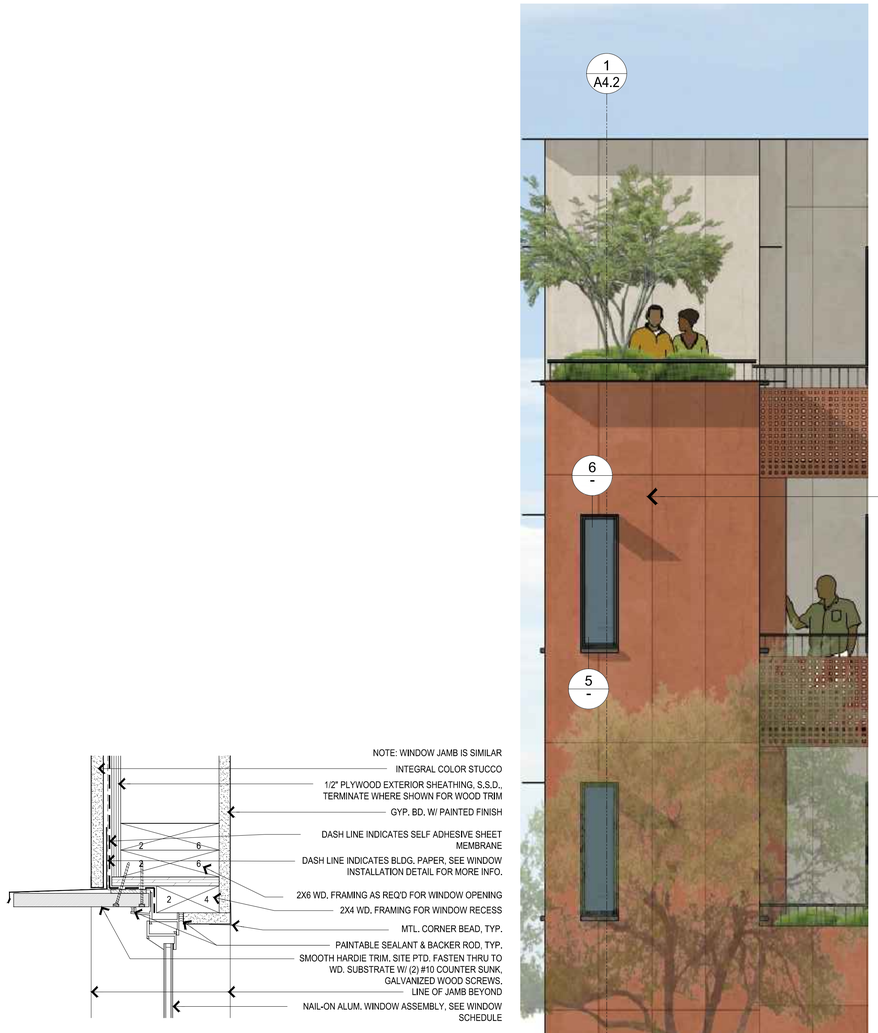
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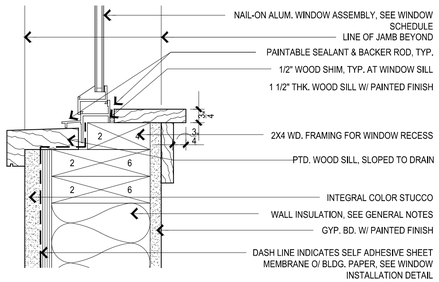
BUILDING SECTION

A4.1



6 / - TYP. STUCCO HEAD / JAMB

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



5 / - TYP. STUCCO SILL

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36

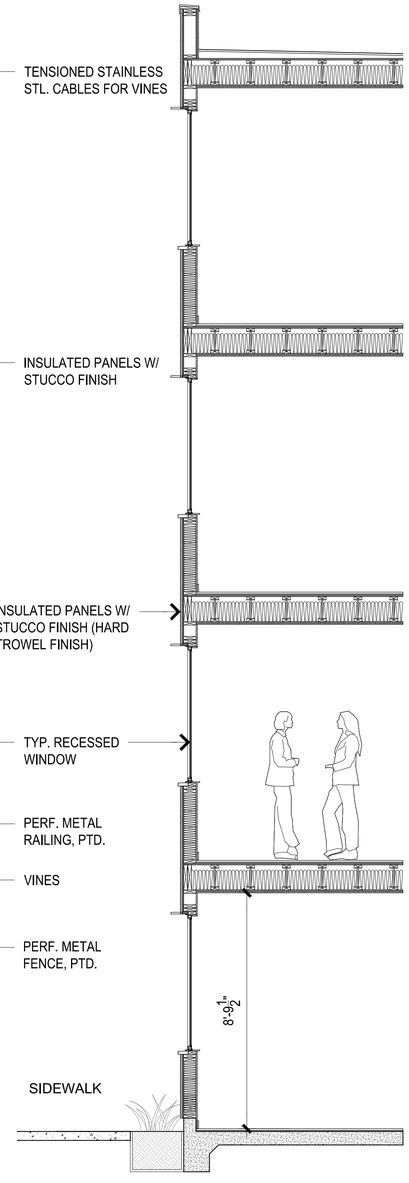
4 / - ELEVATION DETAIL

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



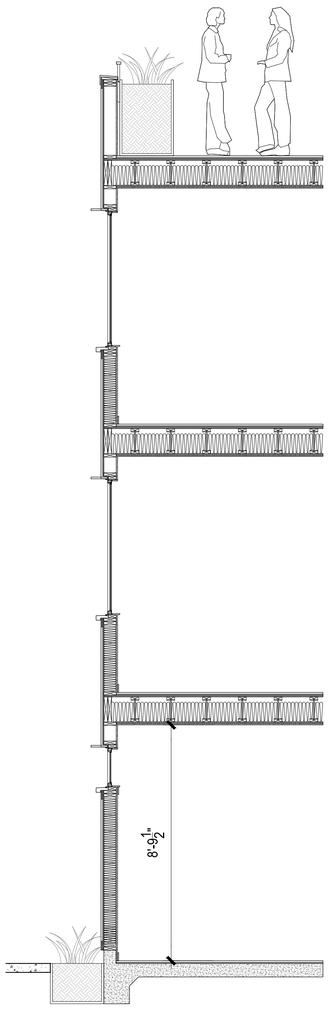
3 / - ELEVATION DETAIL

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



2 / - SECTION

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



1 / - SECTION

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36

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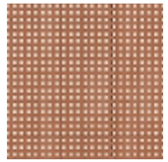
SHEET:

WALL SECTIONS & DETAILS

A4.2



INTEGRAL COLOR STUCCO



PERFORATED METAL RAILING & FENCE, PTD.



INTEGRAL COLOR STUCCO



1
-

SOUTH ELEVATION

1/8"=1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

0 1 2 4 8

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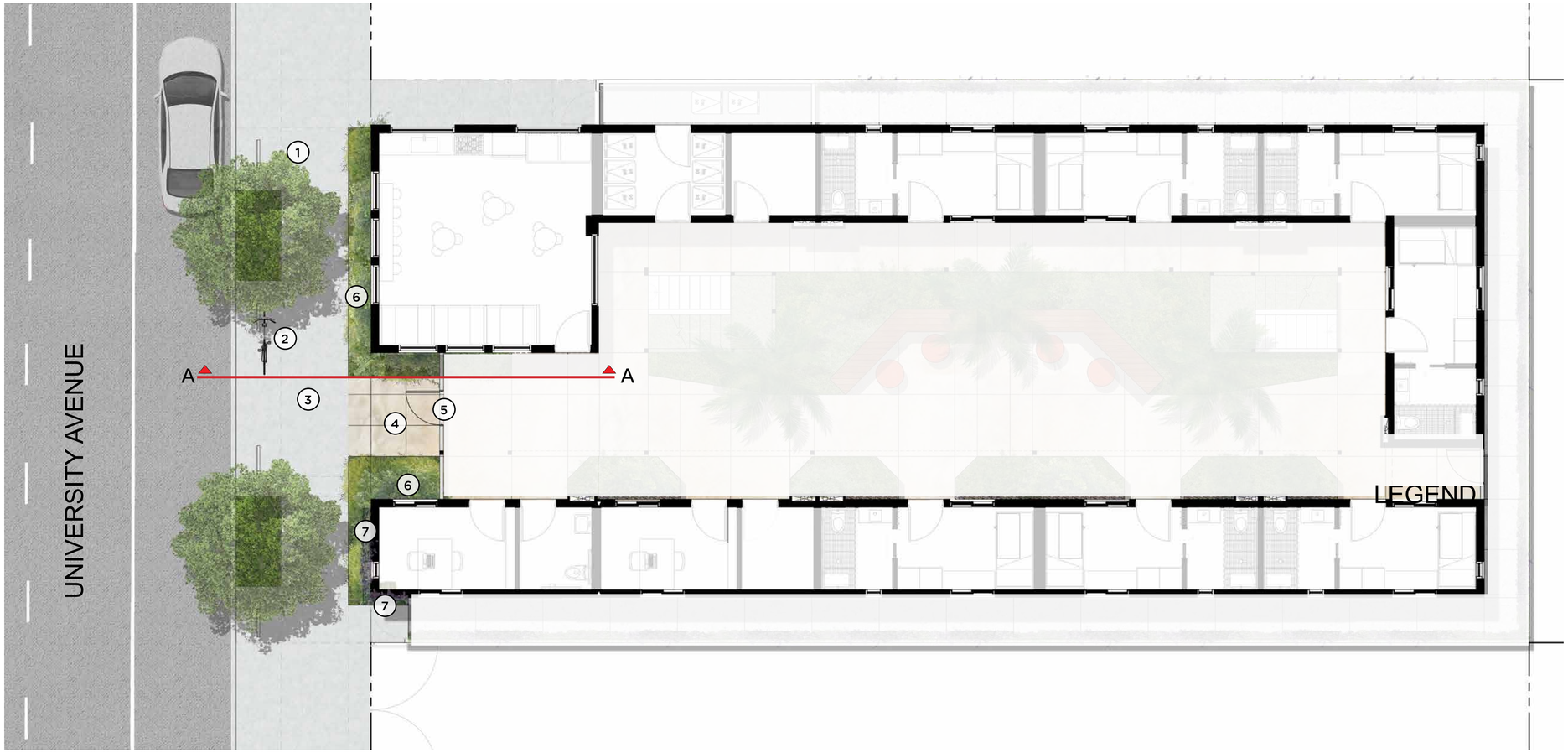
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JOB: 1822

SHEET:

MATERIAL BOARD

MAT



LEGEND

1. NEW STREET TREE & PLANTING
2. BICYCLE RACK
3. CONCRETE SIDEWALK
4. COLORED CONCRETE PAVING
5. ENTRY GATE AND SCREEN
6. FOUNDATION PLANTING
7. VINES ON VERTICAL CABLES

STREET SECTION



LANDSCAPE MATERIALS



② BIKE RACK



③ CONCRETE PAVING



④ COLORED PAVERS

PLANTING MATERIALS



① *Liriodendron tulipifera*
TULIP TREET



① *Lomandra longifolia 'Breeze'*
DWARF MAT RUSH



⑦ *Pittosporum tobira 'Variegata'*
VARIEGATED MOCK ORANGE



⑦ *Coleonema pulchellum 'Sunset Gold'*
Golden Breath of Heaven

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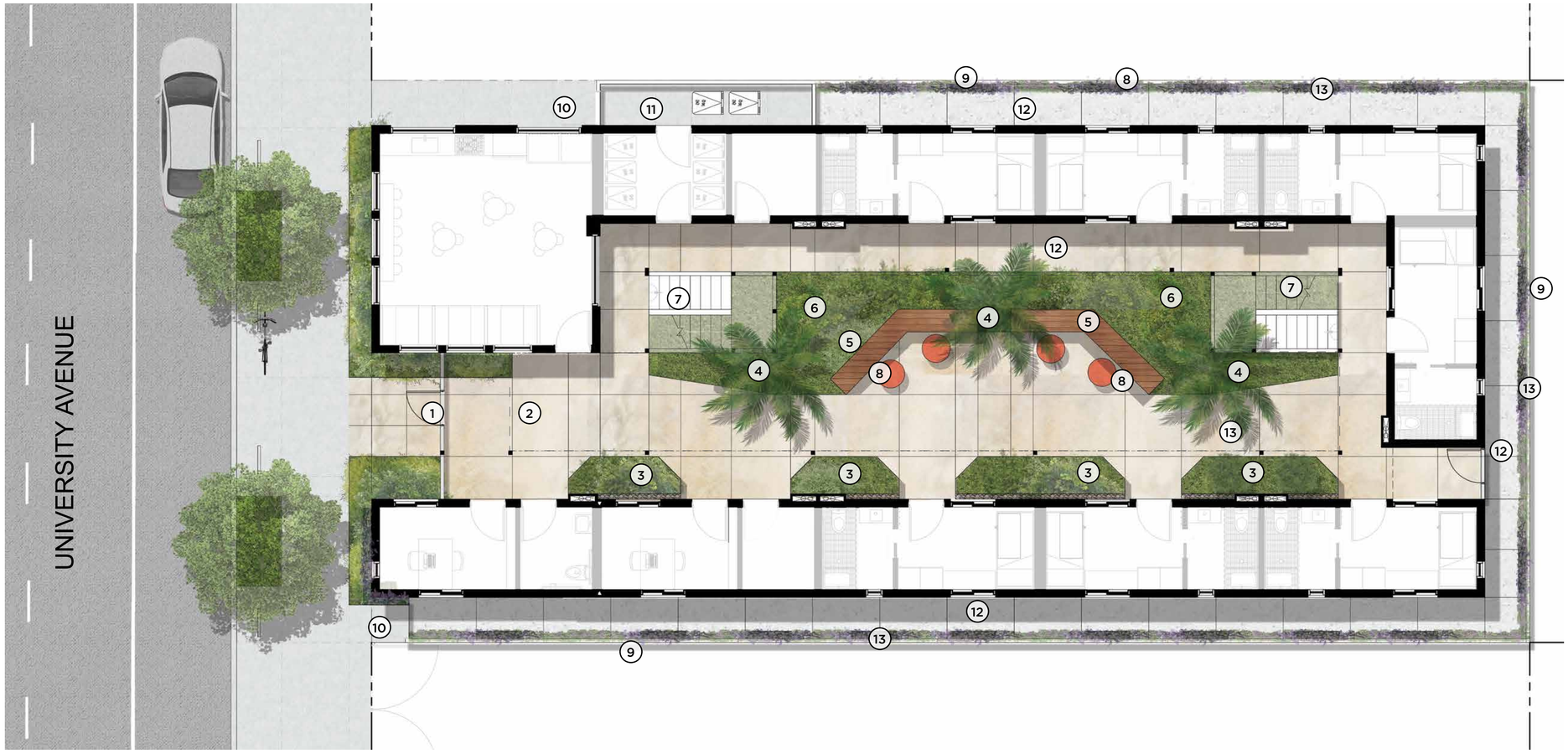
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JOB: 1367

SHEET:
LANDSCAPE PLAN
GROUND LEVEL
STREET

L1.1

SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8' 12'

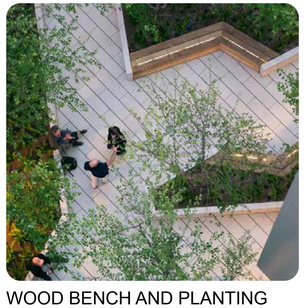


LEGEND

1. ENTRY GATE AND SCREEN
2. COLORED CONCRETE PAVING
3. 18" HIGH METAL PLANTER
4. MEXICAN FAN PALM
5. WOOD BENCH W/ BACK
6. VERDANT PLANTING
7. PLANTING UNDER STAIRS
8. CAFE TABLES
9. STEEL MESH FENCE
10. STEEL MESH GATE
11. TRASH ENCLOSURE
12. CONCRETE PATHWAY
13. VINES ALONG FENCE

LANDSCAPE MATERIALS


COLORED CONCRETE PAVING


WOOD BENCH AND PLANTING


TROPICAL PLANTING SCHEME


MOVABLE TABLE AND CHAIRS

PLANTING MATERIALS


Hardenbergia violacea spp.
PURPLE VINE LILAC


Anemone spp.
ANEMONE


Clivia miniata
BUSH LILY


Acanthus mollis
BEAR'S BREACHES


Strelitzia reginae
BIRD OF PARADISE


Heuchera maxima
ISLAND ALUM ROOT


Lamium maculatum 'White Nancy'
WHITE NANCY DEAD NETTLE


Loropetalum chinense
CHINESE FRINGE-FLOWER


Pieris japonica
JAPANESE PIERIS


Polystichum munitum
SWORD FERN

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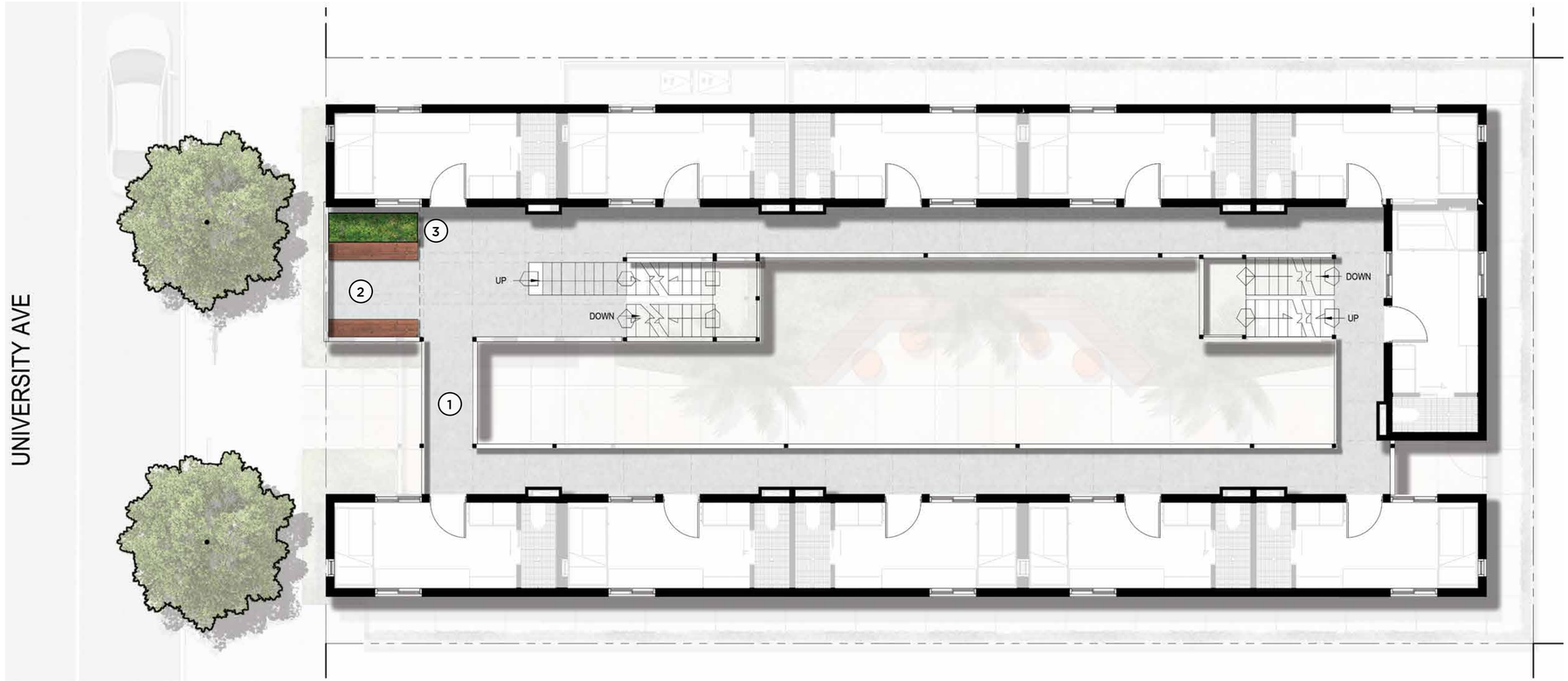
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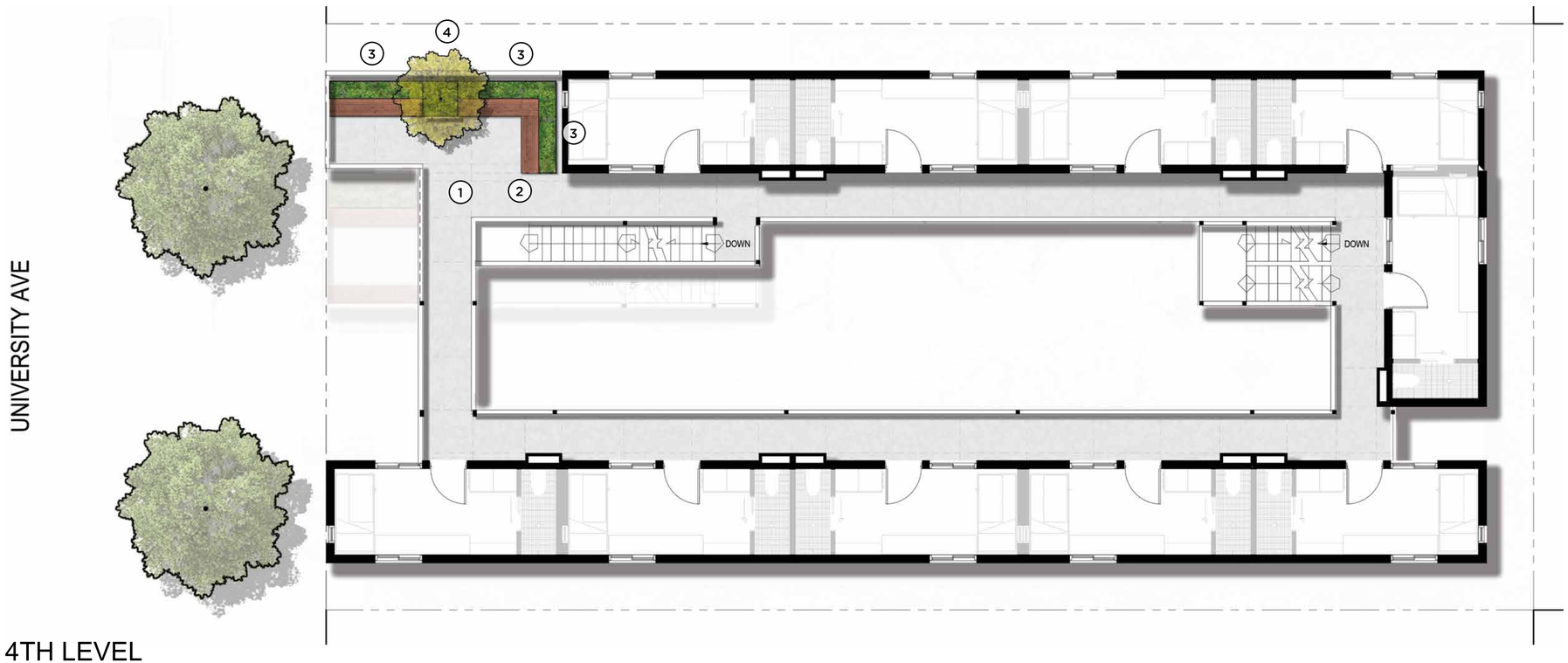
SHEET:
LANDSCAPE PLAN
GROUND LEVEL
COURTYARD

L1.2 B

SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8' 12'



2ND LEVEL



4TH LEVEL

LEGEND

1. CONCRETE PAVING
2. WOOD BENCH
3. 18” RAISED PLANTER
4. 36” RAISED PLANTER

PLANT MATERIALS



Olea europaea ‘Monher’
MAJESTIC BEAUTY OLIVE



Leucadendron ‘Safari Sunset’
SAFARI CONEBUSH



Muhlenbergia capillaris ‘Lenca’
REGAL MIST PINK MUHLY GRASS

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JOB: 1367

SHEET:
LANDSCAPE PLAN
2ND & 4TH LEVEL

L1.3

SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8' 12'