LINK APARTMENTS® - ASTER 3031 TELEGRAPH AVENUE, BERKELEY, CA 94705

PROJECT DESCRIPTION:

PROPOSED HOUSING DEVELOPMENT PROJECT TO CONSTRUCT A RESIDENTIAL MIXED USE BUILDING WITH AFFORDABLE HOUSING UNITS AND GROUND FLOOR RETAIL AND PARKING

PROJECT INFORMATION 3031 TELEGRAPH AVE, ADDRESS: BERKELEY, CA 94705 ASSESSOR'S PARCEL: 052-157408200

USE DESCRIPTION:	MIXED-USE
GENERAL PLAN:	AC
ZONING DISTRICT:	C-C & R-2A
FLOOD ZONE:	NO
FIRE ZONE:	1
ENV. MGMT AREA:	YES
LANDMARKS STRUCTURE OF MERIT:	NO
LOT AREA:	31,604 SF

BUILDING AREA SUMMARY

TOTAL GROSS FLOOR AREA OF PROPOSED PROJECT: 100,270 SF

BUILDING OCCUPANCY

A-2/ M / S-2 GROUND FLOOR; R-2 ABOVE

PROPOSED CONSTRUCTION TYPE

TBD

EXCAVATION

TBD

ARCHITECT DEVI DUTTA-CHOUDHURY, DEVI DUTTA ARCHITECTU 928 CARLETON STREET, BE [510] 705-1937 HELLO@DEVIDUTTA.COM

<u>OWNER</u>

3031 TELEGRAPH BERKELI 4601 PARK ROAD, SUITE 45 CHARLOTTE, NC 28209 [704] 372-5616

APPLICABLE CODES

(INCLUDES LOCAL EMENDMENTS) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 ENERGY CODE 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE (CFC) BERKELEY MUNICIPAL CODE

2019 RESIDENTIAL CODE (CRC 2019 CALIFORNIA ELECTRIC C 2019 CALIFORNIA MECHANICA 2019 CALGREEN

PLANNING INFORMATION

WAIVERS / MODIFICATIONS:

	BUILDING HEIGHT STORIES OPEN SPACE		OOR AREA RATIO IBACKS				
HEIGH	T & STORIES	MAXIMUM (INCLU	DING U.P. FOR HEIGH	T)	BASE PROJ	ECT	PROPOSED W/DENSITY BONUS
STORI MAX. H	es: Ieight:	4 50'-0"			4 49'-10"		6 MAX. 70'-6" , 67'-0" AVG NORTH EL., 67'-0" AVG WEST EL., 47'-0" AVG EAST EL., 67'-0
SETBA	ACKS	RE	QUIRED	BASE	PROJECT	PROPOSED	W/DENSITY BONUS
NORTH	T (TELEGRAPH) H (WEBSTER) H ADJACENT TO RES	109	" 6 OF LOT DEPTH G LOT DEPTH = 200'	0 0 5'-0" 20'-0"		0 0 5'-0" 5'-0"/19'-0"/2()'-0"
FAR &	LOT COVERAGE		MAXIMUM		BASE PROJ	ECT	PROPOSED W/DENSITY BONUS
LOT AF	REA C-1 ZONING: 307 REA R-2A ZONING: 83 REA TOTAL: 31,604 S	<u>35 SF</u>					
FAR C-	1 ZONING (EXCLUDI	NG GARAGE)	3.0 (94,812 GFA/ 31,60	4 LOT)	2.5 (80,287 GFA	/ 31,604 LOT)	3.2 (100,270 GFA / 31,604 LOT)
LOT CO	OVERAGE		C-C AREA: 1 R-2A AREA: 0.45		26,488 / 31,6	04 = 0.84	27,186 / 31,604 = 0.86
RESID	ENTIAL UNIT MIX	BASE PROJECT #	OF UNITS DEM	NSITY BO	NUS # OF UNI	TS PROF	POSED W/DENSITY BONUS
		(44) STUDIO - 45% (39) 1 BR - 40% (15) 2 BR - 15%	29			(54) 1	STUDIO - 42.5% BR - 42.5% BR - 15%
		TOTAL: 98				ΤΟΤΑ	NL: 127
GROS	S FLOOR AREAS (GA	ARAGE EXCLUDED)	BAS	se proje	ECT DENS	SITY BONUS A	REA PROPOSED W/DENSITY BONUS
RETAIL	ESIDENTIAL (LEASE	OFFICE,BIKE & EQI	3,94 JIPMENT ROOMS) 4,09	244 SF 18 SF 25SF 2 87 SF	21,25	6 SF	93,580 SF 1921 SF 4,870 SF 100,992 SF
PARKI	NG: CARS	REQUIRED	PROVIDED BASE	PROJECT	r prof	POSED W/DEN	SITY BONUS
	ENTIAL ERCIAL .:	N/A (2) / 1000 GFA 4	10 9 19		8 + 2 8 + 1 19		
PARKI	NG: BIKES	REQUIRED	BASE PROJECT	PROP	OSED W/DEN	SITY BONUS	
RESID RETAII TOTAL		N/A (1) PER 2000 GFA 2	102 2 104	62 2 64			
OPEN	SPACE	REQUIRED (PER I	R-3)		BASE PROJ	ECT PROP	POSED W/DENSITY BONUS
		200 SF / UNIT	LEVEL 1 - REAR B LEVEL 2 LEVEL3 - DECK ROOF DECK TOTAL	UFFER	2885 SF 4640 SF 275 SF 12487SF 20287 SF	947 S 4527 275 S 1873 7622	SF F

	<u>SHEET</u>	LIST		
Y, AIA JRE INC. BERKELEY, CA 94710	<u>GENEF</u>	RAL	LANDS	<u>CAPE</u>
	A0.0	COVER SHEET	L1.00	GROUND LEVEL MATERIALS PLAN
1		-> /	L1.01	SECOND LEVEL MATERIALS PLAN
	<u>SURVE</u>	<u>- Y</u>	L1.02	FIFTH LEVEL MATERIALS PLAN
			L1.03	ROOF DECK MATERIALS PLAN
	S0.0	SURVEY	L1.04	MATERIAL IMAGES
LEY, LLC	00.0	GORVET	L2.00	GROUND LEVEL PLANTING PLAN
450	ARCHI	TECTURE	L2.01	SECOND LEVEL PLANTING PLAN
+00			L2.02	FIFTH LEVEL PLANTING PLAN
			L2.03	ROOF DECK PLANTING PLAN
			L2.04	PLANT LIST
			L2.05	PLANT IMAGES 1
	A0.2	VICINITY MAP & CONTEXT	L2.06	PLANT IMAGES 2
	A0.3	STREET STRIPS	L3.00	COURTYARD RENDERING
	A0.4	LOT COVERAGE AND USABLE OPEN SPACE	L3.01	COURTYARD RENDERING
	A1.0	EXISTING/DEMO SITE PLAN	L3.02	COURTYARD RENDERING
	A1.0A	PROPOSED SITE PLAN	L3.03	COURTYARD RENDERING
	A1.1	LEVEL 1	L7.1	IRRIGATION PLAN LEVEL 1
	A1.2	LEVEL 2	L7.2	IRRIGATION PLAN LEVEL 2
	A1.3	LEVEL 3	L7.3	IRRIGATION PLAN LEVEL 5
	A1.4	LEVEL 4	L7.4	IRRIGATION PLAN LEVEL 6
	A1.5	LEVEL 5	L7.5	IRRIGATION NOTES AND LEGEND
	A1.6	LEVEL 6	L7.6	IRRIGATION DETAILS
	A1.7	ROOF PLAN	L7.7	BAY-FRIENDLY BASICS LANDSCAPE
	A2.4.	TRASH ROOM AND BIKE ROOM PLANS		
	A3.1	NORTH & WEST ELEVATIONS		
RC)	A3.2	EAST & SOUTH ELEVATIONS		
CODE (CEC)	A3.3	COURTYARD ELEVATIONS		
AL CODE (CMC)	A3.4	ENLARGED ELEVATION, SECTION AND DETAILS		
	A3.5	ENLARGED ELEVATION, SECTION AND DETAILS		
	A4.1	BUILDING SECTIONS		
	A4.2	SECTION LOOKING WEST		
	A8.1	RENDERINGS		
	A8.2	RENDERINGS		
	40.0			

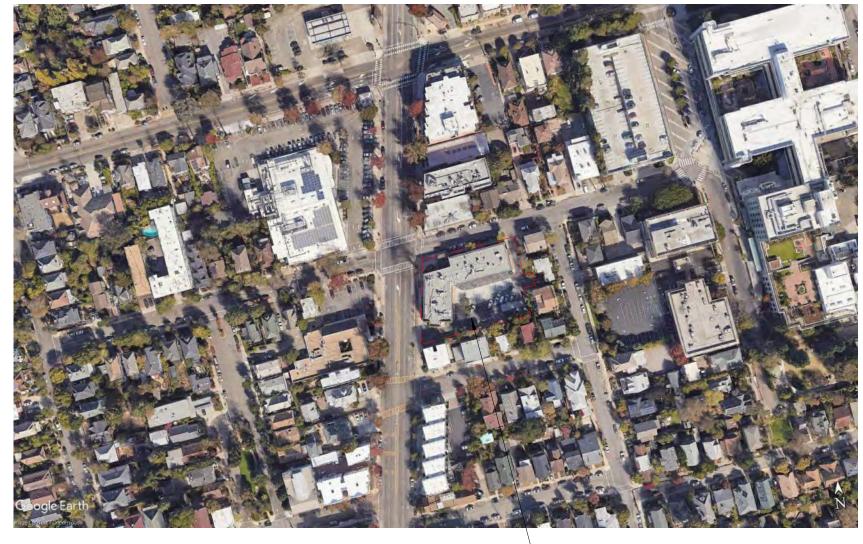
"-0" AVG SOUTH EL.

A8.3

A8.4

RENDERINGS

RENDERINGS



SITE MAP



ZONING MAP



- PROJECT SITE

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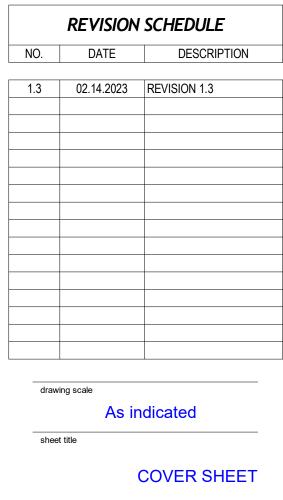
ARCHITECT Devi Dutta-Choudhury, AIA DEVI DUTTA ARCHITECTURE INC. 928 Carleton street, Berkeley, CA, 94710 www.devidutta.com [510] 705-1937

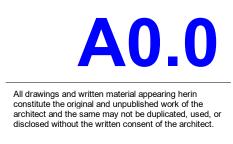
LANDSCAPE ARCHITECT GroundWorks office 1792 5th Street, Berkeley, CA 94710 www.groundworksoffice.com

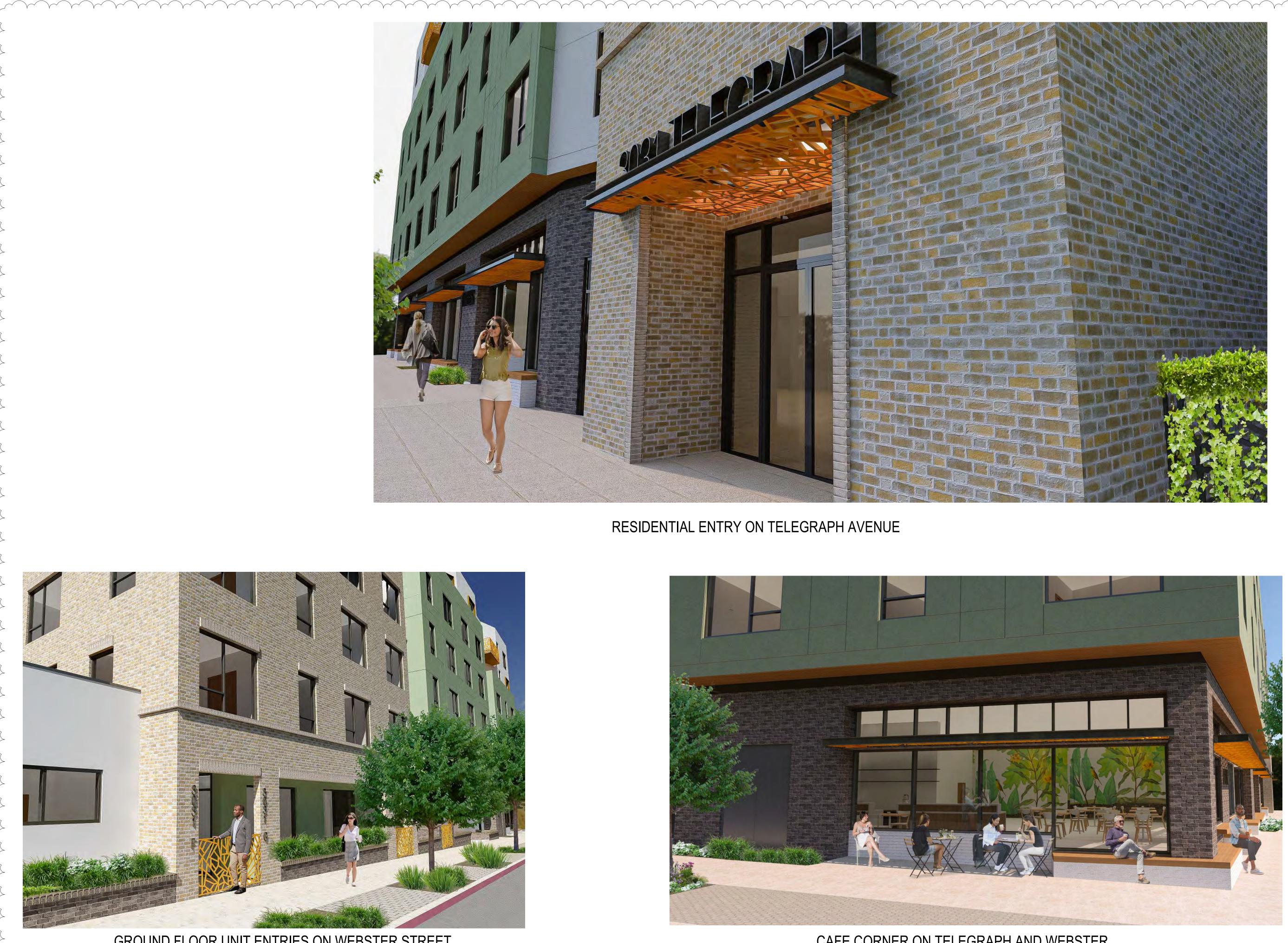


submissions

date	lssue	
2020.05.29	Zoning Submittal	-
2020.09.23	Zoning Resubmittal	
2021.02.04	Design Review	
2021.03.04	ZAB Set	
2022.09.07	Zoning Resubmittal	







GROUND FLOOR UNIT ENTRIES ON WEBSTER STREET

CAFE CORNER ON TELEGRAPH AND WEBSTER



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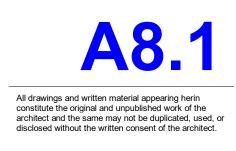
date 2020.05.29 2020.09.23 2021.02.04 2021.03.04 2022.09.07 Zoning Resubmittal

Issue Zoning Submittal Zoning Resubmittal Design Review ZAB Set

REVISION SCHEDULE NO. DATE DESCRIPTION 1.3 02.14.2023 REVISION 1.3 drawing scale

sheet title

RENDERINGS





SOUTH WEST PERSPECTIVE - TELEGRAPH AVENUE - EXISTING FEBRUARY 2021



NORTH EAST PERSPECTIVE - WEBSTER STREET - EXISTING FEBRUARY 2021



SOUTH WEST PERSPECTIVE - TELEGRAPH AVENUE - PROPOSED



NORTH EAST PERSPECTIVE - WEBSTER STREET - PROPOSED



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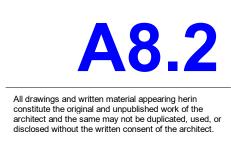
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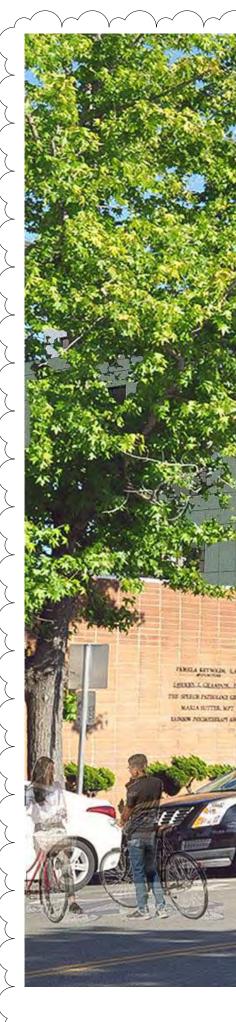
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1.3	02.14.2023	REVISION 1.3

sheet title

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NORTH WEST PERSPECTIVE - TELEGRAPH AVENUE - EXISTING MAY 2020



NORTH WEST PERSPECTIVE - TELEGRAPH AVENUE - PROPOSED \sim \sim ~人 \sim \sim



3031 TELEGRAPH AVENUE BERKELEY, CA 94705

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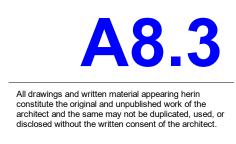
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lssue 2020.05.29 Zoning Submittal Zoning Resubmittal Design Review 2021.03.04 ZAB Set

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WEST PERSPECTIVE ACROSS TELEGRAPH AVENUE - EXISTING SEPTEMBER 2020

WEST PERSPECTIVE ACROSS TELEGRAPH AVENUE - PROPOSED

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