The Roost @ Blake
DEVI DUTTA ARCHITECTURE
6.9.15

Scale: 1/16" = 1'-0"

Note: Please see Sheet Index for Symbols Legend

Legend:
- Roof: R/W
- Parking: P
- Building: B
- Door: D
- Window: W/D
- Storage Shed: S
- Adjacent Parking Lot: AL
- Adjacent Commercial: AC
- Private Patio: PP
- Dog Run: DR
- Plant: PL
- Mezzanine: MEZZ
- Base: BASE
- Garage Entry: GE
- Door Screen: DS
- Wait Area: WA
- Lounge: LN
- Res. Lobby: RL
- Retail/Br/Bk: RB
- Exit: EX
- Mailbox: MB
- Ramp: RAMP
- Shared Courtyard: SC

The floor plan includes details of various units, amenities, and spaces such as "1-STORY WOODFRAMED BLDG." "BIOFILTRATION ZONE" "STORAGE SHED" "ADJACENT PARKING LOT" "ADJACENT COMMERCIAL" "PRIVATE PATIO" "DOG RUN" "PLANTER, TYP." "MEZZ. ABOVE" "104" etc. The plan also indicates the scales and legend for understanding the diagram.
UNIT 509
Private Roof Deck
571 SF

UNIT 510
Private Roof Deck
608 SF

UNIT 511
Private Roof Deck
646 SF

Common roof area
(see Landscape plans)
1175 SF

PODIUM LEVEL
COURTYARD
BELOW

Mechanical
(Rooftop equipment including HVAC, Solar Water ect.)

Future solar panels
(Solar ready)

Elevator
ST1
ST2
5' - 8"
80' - 0 1/4"
22' - 0"
59' - 3 3/4"
8' - 0"

Balcony
Below

Patio Below

Balcony
Below

Patio Below

Balcony
Below

Patio Below

Balcony
Below

Patio Below

Balcony
Below

Patio Below

Patio Below

Patio Below

Balcony
Below

Roof Top Deck

MECHANICAL SCREEN 4’ H

Note: Please see Sheet Index for Symbols Legend

SCALE: 1/16" = 1'-0"

The Roost @ Blake
DEVI DUTTA ARCHITECTURE
6.9.15

DRC - prelim.

A17
VIEW LOOKING EAST ON BLAKE

VIEW FROM SHATTUCK, WEST ON BLAKE
<table>
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<tr>
<th>QUANTITY</th>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>WATER REQ.</th>
<th>REFERENCE</th>
<th>ADJACENT TO OBSTRUCTION</th>
<th>PROJECT SPACING</th>
<th>MIN-MAX SPREAD</th>
<th>REFERENCE</th>
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<tr>
<td>2</td>
<td>ACE FIR</td>
<td>Acer japonica 'Fireglow'</td>
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<td>15 gallon can</td>
<td>Medium</td>
<td>WUCOLS</td>
<td>No</td>
<td>Not Applicable</td>
<td>10'-15' H and W</td>
<td>Pacific Coast Maples</td>
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<td>Cactaceae obesiflora</td>
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<td>Some See Plan.</td>
<td>12 Minimum</td>
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<td>Carya illinoinensis</td>
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<td>Dianthus barbatus 'Armort'</td>
<td>Framment Maidenhair TR</td>
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</table>

**Total Plants:** 75% MINIMUM

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A plant that is adapted to summer dry climates must be identified by a third party reference. Below is a list of sources that qualify with the following classifications:

- **EBMUD:** Plants for Gardens for Summer-Dry Climates of the San Francisco Bay Region by EBMUD — "infrequent" or "occasional" or "no summer water", plants that are "occasional to moderate" water may qualify if they are in the appropriate climate and exposure.
- **CNP:** California Native Plants for the Garden by Bornstein, Foss & O’Brien — "occasional" or "infrequent" or "drought tolerant".
- **SUNSET:** Sunset Western Garden Book - "little" or "no water".
- **WUCOLS:** Water Use Classification of Landscape Species - "Low" or "Very Low" water.
- **PERRY**: Landscape Plants for California Gardens by Bob Perry - "L IG 1", "L IG 2" or "M/L IG 2".

For the column marked "Invasive" use CalIPC Don't Plant a Pest List for the San Francisco Bay Area.

Note: For more information see the Bay Friendly Rating Manual.
Memorandum

To: City of Berkeley Design Review Committee
From: Rhoades Planning Group
Date: June 3, 2015
Re: 2035 Blake Street – Design Responses to Comments Received at May 21 Meeting

The purpose of this memo is to outline the design modifications to the 2035 Blake Street project to respond to comments received from the Committee at its May meeting and provide the basis for approval of the project design at the June meeting. The Committee’s suggestions have significantly improved the project, and we have incorporated nearly all of these comments into the current design. It is our hope that we can receive design approval from the Committee at its June meeting so that the project can continue on to its Zoning Adjustments Board review. We anticipate any additional design details can be addressed at the Final Design Review phase.

Neighborhood Context

1. Look at ways to soften the podium’s impact on the adjacent parcels. Suggestions included providing greater setbacks for the adjacent residential uses (specifically to the north and west), and sinking the garage podium below grade and instead provide additional units at the ground level.

   Response: The team appreciated these comments and has pursued this redesign strategy. The garage podium has been sunk nearly entirely below grade: the podium is entirely below grade other than the northwest corner of the project where, as a result of the site’s slope, the podium rises 3’ above grade for a short distance. This portion of the podium will not be perceptible from the adjacent neighbors, as it will be below the level of the wood fence proposed at the property line. Because of the elimination of the podium, the project now meets or exceeds all required setbacks.

2. Be careful with podium windows near the rear property line to avoid noise impacts to neighbors from parking lifts.

   Response: Per comment 1, above, the garage podium is now below-grade, therefore all ventilation will be mechanical and no windows are necessary in the garage podium. As a result, noise impacts of parking lifts will be eliminated.

3. Look at the design of bays and their impact on the public right-of-way.

   Response: As originally proposed, bays were 8’ deep, with the building face set back at those locations by 4’, resulting in a 4’ projection into the right of way. In response to this comment, the bays have been pulled back to project only 2 feet into the right of way, for a total area of approximately 24 square feet of projection. These bays are tapered, and do not impose on the...
public right of way but rather add articulation and architectural interest. Given that the majority of the building façade is set back from the property line, the project creates a more spacious and varied sense of the massing and ground plane. Therefore we believe these revised bays to be appropriate and have a minimal impact on the public right of way.

4. Look at softening the west elevation further, including potential reconfiguration of those studio units to avoid windows so close to the property line.

Response: Per comment 1, above, the project has been modified to create a 5-foot setback for the entire extent of the west property line. As a result, the unit plans in this location are improved for better light and air access and to locate the sleeping space away from the street with the living area opening onto Blake Street.

5. Consider moving the garage entrance to the east side of the parcel to reduce impacts to the residential neighbors to the west.

Response: After sinking the garage below grade, the required driveway slope for cars to get from the street level to the garage level is significantly greater. Additionally, the site itself slopes considerably to the west, making the east side the higher portion of the lot. The slope grade that would be required to enter at the east side of the lot and drive down to the revised garage level is too steep to be approved by the City Traffic Engineer. As a result, the garage entrance remains on the west side of the project. However, impacts to neighbors are reduced with the increased setback from the west property line, and the landscaping planned in this setback.

Additionally, due to the slope, it is no longer safe for cyclists to use the driveway to access the bicycle parking area, therefore the project will not propose a sharrows concept. This eliminates the need for a more transparent garage door, therefore a more solid garage door is proposed to further reduce noise impacts to neighbors to the west.

Building Design

6. Show the shade treatment proposed for large windows

Response: The team is working on the addition of sunshades on the south and west facades over the larger windows. These sunshades would likely be metalwork and may provide an opportunity for an art element.

7. Garage door design should be refined.

Response: The garage door is proposed as a location for an art element. Additionally, the garage door will become more solid, per #5, above, to reduce noise impacts.

8. Look more closely at security for bike parking.

Response: As a result of the reconfigured garage, the bicycle parking is now located in the below-grade garage. Residents will enter the lobby with their bicycles and use the enlarged elevator to
access bicycle parking. Security is improved as access is limited to residents possessing keys to the residential lobby.

9. Recommend reusing the brick from the existing buildings if possible.

Response: The existing brick has been covered in lead paint. The cost of stripping the lead paint from the bricks is prohibitive, and therefore we cannot reuse on-site.

10. Railing design appears heavy; look at alternating some slats.

Response: Railings have been redesigned as fritted glass panel railings to create a lighter look.

11. Look more carefully at the railing details to resolve any safety issues.

Response: Railings have been redesigned as fritted glass panels to avoid potential safety issues.

12. Organize all rooftop projections, including equipment.

Response: The rooftop projections have been decreased by eliminating all but three of the private roof decks. The remaining private roof decks are on the interior of the site to avoid stair tower visibility. This also allows extra room for future solar panels. Mechanical equipment will also be centralized on the central eastern rooftop.

13. Designate locations for art opportunities.

Response: The garage door and sunshades are both being considered as opportunities for art elements.

14. Committee was mixed on the colors; further refine proposed palette.

Response: The color palette has been somewhat refined to use a light grey woodgrain composite material in the locations previously proposed as a more natural/orange-appearing woodgrain.

Open Space / Landscape Plan

15. If the courtyard were on the ground floor, it could have more visibility from the sidewalk and adjacent parcels.

Response: Per the response to #1, above, the courtyard is now on the ground floor. The courtyard will be visible from the Blake Street sidewalk and is directly connected to the entry lobby.

16. Open space on podium cannot enjoy the landscape in the rear biofiltration area as designed.

Response: The reconfiguration of the courtyard to the ground floor allows a relationship between the open courtyard space and the landscaped biofiltration area. Additionally, the biofiltration area will increase in size as a result of the increased setback to 10 feet to the edge of the subgrade podium.
17. Private decks on roof appear to be a lot of visual impact for the amount of amenity gained.

Response: Per the response to number 12, above, six of the nine previously proposed private roof decks have been eliminated. The three remaining private roof decks are grouped at the interior of the site to avoid visual impacts from stair towers.

18. Taller, more open trees are recommended in the biofiltration area.

Response: Trees in this location were previously used as screening to soften the look of the podium garage. Now that the podium garage is primarily below-grade and only rises 3’ above grade at its highest point, the perceived total setback from the property line to the rear building face is 15 feet. Therefore the proposed trees will provide appropriate shading and screening for enhanced privacy with this additional setback.

19. Roof deck looks appropriate as a secondary common open space, since too windy for the main one.

Response: A solid four-foot high parapet wall provides protection, as do the potted fruitless olive trees proposed for the roof-top open space.

Interior Layout / ZAB issues

20. Refine the unit layouts for increased livability. Some bedrooms look too small.

Response: Units with smaller bedrooms were primarily located on the west half of the building’s east wing, facing into the central courtyard. This western wall of the eastern wing has been moved west two feet, reducing slightly the width of the courtyard. This move adds square footage and livability to the units in consideration, while still allowing a minimum of 25 feet width for the courtyard in its narrowest location, which is more than adequate for air, light, and usability. Additionally, two studio units that were previously proposed on the fifth floor have been converted to a two-bedroom apartment to improve livability.
VIEW LOOKING EAST ON BLAKE

VIEW INTO ENTRY LOBBY

VIEW FROM SHATTUCK, WEST ON BLAKE
AWNING & GARAGE DETAILS

1. BALCONY PLAN

- Wood awnings made with 4'-0" x 3'-0" modules:
  - 2x4 frame
  - 2x4 cross members

2. NEST AWNING DETAILS

- Creates nest-like shadows on south & west sides
- Charred wood panels (Shou Sugi Ban method); wood provides sound attenuation for cars and puzzle stackers machine, and is naturally preserved by charring process
- 1/2" reveal, painted black
- Painted signage for building address and name
- Graphic images charred into wood

3. GARAGE DOOR DETAILS

- Up & over style garage door operation does not project beyond face of door
- Bay above
- Garage wall recessed from property line 7'-0"

SCALE: as noted

DEVI DUTTA ARCHITECTURE

The Roost @ Blake DRC-supplemental

6.18.15
1/2" THICK FRITTED & TEMPERED GLASS W/ FINISHED, POLISHED EDGES

CR LAURENCE BRUSHED STAINLESS STEEL STANDARD GLASS RAIL FITTING WITH FACE MOUNTING PLATE

8" X 4" STEEL PLATE AT RAILING ATTACHMENT POINTS, S.S.D.

METAL DECK EDGE SUPPORT, S.S.D.

IPE SLAT DECKING, DRAINS THROUGH

NOTE: WATERPROOFING AT BUILDING INTERSECTION TO BE REVIEWED BY WATERPROOFING CONSULTANTS

FINISHED METAL FRAMING WITH NO PRE-PUNCHED OPENINGS, S.S.D.; CONNECT THROUGH TO INTERIOR FRAMING

DEVI DUTTA ARCHITECTURE

6.18.15

The Roost @ Blake

DRC-supplemental

DEVI DUTTA ARCHITECTURE

6.18.15
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<tr>
<td>Chris Ford</td>
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<td>Jake Warner</td>
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<tr>
<td>Katie Goldstein</td>
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<tr>
<td>Devi Dutta</td>
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CITY OF BERKELEY
REQUEST TO ADDRESS DESIGN REVIEW COMMITTEE

NAME Carrie Olson
(Please Print)

AGENDA ITEM Blake St
(Project Address)

ORGANIZATION REPRESENTED (IF ANY)

SUPPORT _____ OPPOSITION _____ COMMENTS ONLY _____

SIGNATURE ____________________________

ADDRESS _______________________________________

PHONE ___________ DATE ___________

CITY OF BERKELEY
REQUEST TO ADDRESS DESIGN REVIEW COMMITTEE

NAME Steve Finacom
(Please Print)

AGENDA ITEM 2029 Blake
(Project Address)

ORGANIZATION REPRESENTED (IF ANY)

SUPPORT _____ OPPOSITION _____ COMMENTS ONLY _____

SIGNATURE ____________________________

ADDRESS 2308 Russell St

PHONE ___________ DATE ___________

CITY OF BERKELEY
REQUEST TO ADDRESS DESIGN REVIEW COMMITTEE

NAME Kelly Hemmargren
(Please Print)

AGENDA ITEM 2029 Blake
(Project Address)

ORGANIZATION REPRESENTED (IF ANY)

SUPPORT _____ OPPOSITION _____ COMMENTS ONLY _____

SIGNATURE Kelly Hemmargren

ADDRESS 1707 Bancroft

PHONE ___________ DATE 6-15
2029-2035 BLAKE STREET

CONTINUED PRELIMINARY DESIGN REVIEW

Design Review DRCP2014-0022 to demolish two existing non-residential buildings and construct a new mixed-use development containing 82 apartments, 1,896 square feet of retail/café area, and two live/work units.

I. Introduction
This project is located on the north side of Blake Street between Milvia Street and Shattuck Avenue. This parcel is located in the C-SA, South Area Commercial zoning district.

This project was before the Design Review Committee (DRC) for Preliminary Design Review last month where it received generally favorable recommendations. A summary from that meeting is included further on in this report. In response to the DRC’s recommendations from last month, the applicant revised the color palette, the corner awning elements, the landscape plan, and limited modifications to some of the unit layouts. It is before the DRC for Continued Preliminary Design Review.

The Use Permit application includes a request to demolish the existing buildings on the parcel. This was referred to the Landmarks Preservation Commission (LPC) on March 5, 2015 where the LPC took no action.

II. Background
Currently, 2029 and 2035 Blake Street has single-story, commercial structures of composite construction: masonry, masonry tile and stucco exterior walls, with a concrete and steel structural frame under a low-sloped roof. Both structures are approximately 130 feet deep and fill the lot front-to-back and side-to-side.

This proposal is for a new mixed-use project that includes ground floor commercial space as well as two ground floor live-work units. The upper floors will provide residential units with common and individual residential amenities.
III. Project Setting
   A. Neighborhood/Area Description:
   The project site is surrounded by high density residential to the north and west, and commercial buildings to the south, further west on the same block, and to the east along Shattuck Avenue. This site is adjacent to the northern end of the Adeline Corridor Plan Area and that effort is now in process. More detailed information on that process is available at the following link: http://www.ci.berkeley.ca.us/AdelineCorridor/

![Figure 1: Vicinity Map](image)

Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Use</th>
<th>Zoning District</th>
<th>General Plan Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>Auto Repair</td>
<td>C-SA, South Area Commercial</td>
<td>AC, Avenue Commercial</td>
</tr>
<tr>
<td>Surounding</td>
<td>Multiple Unit</td>
<td>R-4, Multi-family</td>
<td>HDR, High Density Residential</td>
</tr>
<tr>
<td>Properties North</td>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>C-SA, South Area Commercial</td>
<td>AC, Avenue Commercial</td>
</tr>
<tr>
<td>East</td>
<td>Mixed-Use</td>
<td>C-SA, South Area Commercial</td>
<td>AC, Avenue Commercial</td>
</tr>
<tr>
<td>West</td>
<td>Multiple Unit</td>
<td>R-4, Multi-family</td>
<td>HDR, High Density Residential</td>
</tr>
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</table>
### Table 2: Development Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Addition/Reduction</th>
<th>Proposed Total</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq. ft.)</td>
<td>22,688</td>
<td>0</td>
<td>22,688</td>
<td>no Min</td>
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<tr>
<td>Gross Floor Area (sq. ft.)</td>
<td>14,910</td>
<td>67,477</td>
<td>82,387</td>
<td>no Max</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.7</td>
<td>--</td>
<td>3.6</td>
<td>4.0 Max</td>
</tr>
<tr>
<td>Dwelling Units Total</td>
<td>0</td>
<td>82</td>
<td>82</td>
<td>--</td>
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<tr>
<td>Affordable</td>
<td>0</td>
<td>8.2</td>
<td>8.2</td>
<td>8.2</td>
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<tr>
<td>Building Height (ft. max)</td>
<td>&lt;18</td>
<td>42</td>
<td>29'4&quot;</td>
<td>60 Max</td>
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<tr>
<td>Stories</td>
<td>1</td>
<td>4</td>
<td>5</td>
<td>5 Max</td>
</tr>
<tr>
<td>Front (Blake St.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Story</td>
<td>0</td>
<td>0 to 4</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>2nd Story</td>
<td>--</td>
<td>0 to 4</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>3rd Story</td>
<td>--</td>
<td>0 to 4</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>4th Story</td>
<td>--</td>
<td>0 to 4</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>5th Story</td>
<td>--</td>
<td>4&quot;</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Rear (north)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Story</td>
<td>0</td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>2nd Story</td>
<td>--</td>
<td>15’ to 20’1”</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>3rd Story</td>
<td>--</td>
<td>15 to 20’1”</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>4th Story</td>
<td>--</td>
<td>15 to 20’1”</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>5th Story</td>
<td>--</td>
<td>20’1”</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Left Side (west)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Story</td>
<td>0</td>
<td>5</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>2nd Story</td>
<td>--</td>
<td>5 to 24’6&quot;</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>3rd Story</td>
<td>--</td>
<td>5 to 24’6&quot;</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>4th Story</td>
<td>--</td>
<td>24’6&quot;</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>5th Story</td>
<td>--</td>
<td>24’6&quot;</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Right Side (east)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Story</td>
<td>0</td>
<td>0 to 10’</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>2nd Story</td>
<td>--</td>
<td>0 to 10’</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>3rd Story</td>
<td>--</td>
<td>0 to 10’</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>4th Story</td>
<td>--</td>
<td>8 to 10</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>5th Story</td>
<td>--</td>
<td>8 to 10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage (%)</td>
<td>66</td>
<td>(1)</td>
<td>65</td>
<td>35 Max</td>
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<tr>
<td>Usable Open Space (sq. ft.)</td>
<td>--</td>
<td>5,955</td>
<td>5,955</td>
<td>3,360 Min</td>
</tr>
</tbody>
</table>

#### Notes:

- a. The applicant is proposing either to pay the in-lieu fee or to provide 8 below market rate units (affordable to Very Low-Income Households) and an in-lieu fee for 0.2 unit.
- b. Some areas include a 2 foot projection.
- c. For non-residential uses, the first 1,000 sq. ft. of use is subtracted prior to calculating the required parking. The 1,000 sq. ft. is pro-rated for the two non-residential uses as follows:
2,156 sq. ft. of live/work space proposed, it is 53% of the total 4,052 sq. ft non-residential use, 53% of the 1,000 sq. ft. reduction is 530 sq. ft, 2,156 minus 530 equals 1,626 sq. ft.; one space is required per 1,000 sq. ft. of use so 2 spaces are required.

1,896 sq. ft. of commercial space proposed, it is 47% of the total 4,052 sq. ft non-residential use, 47% of the 1,000 sq. ft. reduction is 470 sq. ft., 1,896 minus 470 equals 426 sq. ft. and one space is required per 300 sq. ft. of restaurant use so 4 spaces are required.

d. Commercial uses include retail and restaurant uses. The numbers above reflect a restaurant use. If retail use is pursued, 4 automobile and 1 bicycle parking spaces would be required. Please note that their application includes an AUP for a restaurant and an AUP for alcohol beverage service incidental to food service.

e. The applicant shows 10 additional spaces, 6 on the sidewalk and 4 on the parklet; however, only spaces on private property are counted.

f. Per 23E.52.070.D.7, the Board may grant a Use Permit to modify height, setbacks and lot coverage.

g. Per 23E.52.080.E, the Board may grant a Use Permit to modify the automobile parking requirement.

IV. Zoning Permits Required:

- Use Permit for demolition of existing commercial structures, under BMC Section 23C.08.050.A;
- Administrative Use Permit for rooftop equipment and architectural elements that would exceed the District’s high limit, under 23E.04.020.C;
- Use Permit to reduce the setbacks adjacent to the abutting Residential District to the north and west, under BMC Section 23E.04.050.E;
- Use Permit for a mixed-use development of more than 5,000 square feet, under BMC Section 23E.52.030.A;
- Use Permit for live/work units, under BMC Section 23E.52.030.A;
- Administrative Use Permit to allow a quick or a full service restaurant with more than 1,000 square feet, under BMC Section 23E.52.030.A;
- Administrative Use Permit for alcoholic beverage service of beer and wine incidental to food service at a quick or a full service restaurant, under BMC Section 23E.52.030.A;
- Use Permit for construction of more than 3,000 square feet of gross floor area, under BMC Section 23E.52.050;
- Use Permit to reduce the front yard setback from 15 feet to 0-4 feet, reduce the rear yard setback from 17 feet on the 4th floor to 15 feet and reduce each side yard setback from 4-6 feet to 0 feet, (see Table 4 for greater detail), under BMC 23E.52.070.D.7;
- Use Permit to increase the maximum lot coverage to 65%, when the maximum is 35%, under BMC 23E.52.070.D.7; and

V. CEQA Determination: Project currently under review for categorical exemption pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).

VI. Density Bonus
This project is not proposing a Density Bonus.
VII. Previous DRC Summary – June 18, 2015

Preliminary Design Review was continued with the following recommendations:
MOTION (Goring, Williams’) VOTE (5-0-0-1) Anno - absent.

Recommendations:

**Building Design**
- Building still looks massive, especially from the east. Look more carefully at the final parapet expression.
- Trellis should be a more substantial design.
- Clarify colors and materials proposed. This could be at FDR if needed.
- Black or dark grey color looks too dark.
- Green can be very difficult to get the right shade. Still needs more refinement.

**Open Space / Landscape Plan**
- Redbud tree in bio swale is preferred. It is lighter, more delicate, and has flowers. Red Maple would be another suitable alternate.
- Street trees should have more planting strips with pavers along the curb, not concrete. Recommend as much permeability in the sidewalk area as possible.
- Gingko trees are better for a street tree selection than the Magnolias across the street.
- Parklets could be in the sidewalk, since there’s a wider sidewalk.
- Look at plant palette in conjunction with the shadow study.
- Podium courtyard should be more passive since very near units.
- Fourth floor decks on the west side appear to have more impact on the neighborhood to the west than the other roof decks. Look carefully whether these are needed.

**Interior Layout / ZAB issues**
- Some bedrooms still look too small.

VIII. Design Review Guidelines

The City’s Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

**Setbacks**
- **Street façade:** the street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

**Parking and Driveways**
- **Garage entrance:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

**Facades**
• **Harmony with Surroundings**: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

• **Articulation**: Street faces in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

• **Heights**: In general, the height of adjacent buildings especially historic structures should be respected in the design of new buildings. Abrupt changes in height may be appropriate, even desirable in certain situations.

• **Walls and Fences**: Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided.

**Landscape**

• Sidewalk Areas should include landscaping that is coordinated with the neighborhood design. The consistent use of one species of tree along a street or block is encouraged.

**Building Entrances**

• Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork, or changes in paving material to define entry point.

**Bicycle Parking**

• New developments should provide usable bicycle racks that are visible from a public way and that do not impede pedestrian or auto circulation.

**IX. Issues and Analysis**

**A. Changes since Previous Submittal**

Refer to the attached applicant’s response to comments for more information as well. The following is a list of changes:

• **Colors** – color palette has more detailed information included in this submittal. The green accents have been limited to the entryway into the lobby and garage. There is an alternate color scheme shown on Sht. A29.1 and quiets down the bay with grey wood composite panels. The applicant asks for further direction on the color palette so that they can continue to refine and develop for Final Design Review.

• **Corner awning elements** have been modified from wood to metal and are more durable, while still creating a varied shadow pattern on the façade.

• **Landscape improvements** were made to the central courtyard for the dog area, as well the plant palette in general. Barbeques were eliminated from the courtyard to avoid impact on adjacent units.

• **Fourth floor deck** – perimeter planters have been added in this location to further reduce impact on the adjacent neighbors. There is already a 5’ setback from the edge of the building to the property line.

• **Sidewalk** – the landscape plan has been revised to include permeable pavers at the sidewalk edge.

• **Bedroom sizes** – unit layouts have been revised to reposition some closets for more livable spaces.
B. Issues for Discussion
- Façade Design / Articulation
- Colors and Materials
- Landscape Plan

Recommendation
Staff recommends that the Committee discuss the issues above and forward a favorable recommendation to ZAB with direction on final colors and building details, as well as window shade and garage door design to be reviewed at Final Design Review.

Attachments:
1. Project Plans, received July 2, 2015
2. Applicant’s Response to DRC comments, received July 2, 2015

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410
Symbols Legend

- Property Line
- Earth
- New CMU
- Existing Paving
- Existing
- Building Section
- Overhead/Below
- Detail Section
- Level 1 Existing
- Level 1 Proposed
- Level 2 Existing
- Level 2 Proposed
- Level 3 Existing
- Level 3 Proposed
- Level 4 Existing
- Level 4 Proposed
- Level 5 Existing
- Level 5 Proposed
- Roof
- South Elevation
- East Elevation
- North Elevation
- West Elevation
- Building Section
- Proposed/Existing Details
- Not Used
- Building Section
- Building Section
- Building Section
- Building Section
- Building Section
- Building Section
- Proposed Landscape Details
- Existing Conditions Plan: Site
- Proposed Landscape Plan Ground Level
- Proposed Landscape Plan Second Level
- Proposed Landscape Plan Fourth Floor Level
- Proposed Landscape Plan Roof Plan
- Plant Matrix
- Plant Palette and Images
- Plant Palette and Images
- Plant Palette and Images

The Roost @ Blake
DEVI DUTTA ARCHITECTURE
7.01.15
### PROJECT DATA

**SCALE:** NTS

---

<table>
<thead>
<tr>
<th>UNIT MIX</th>
<th>Type</th>
<th>#</th>
<th>AVG. SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIOS</td>
<td>32</td>
<td>415 SF</td>
<td></td>
</tr>
<tr>
<td>1-BEDROOM</td>
<td>34</td>
<td>640 SF</td>
<td></td>
</tr>
<tr>
<td>2-BEDROOM</td>
<td>16</td>
<td>860 SF</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>62</td>
<td>595 SF</td>
<td></td>
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</tbody>
</table>

### LOT COVERAGE:

19838 SF AREA INCLUDING BASEMENT PODIUM @ LESS THAN 5 ABOVE FINISH GRADE /22688 LOT AREA = 87% COVERAGE
13896 SF BLDG AREA ABOVE PODIUM /22688 LOT AREA = 61% LOT COVERAGE

---

### Height & Stories:

<table>
<thead>
<tr>
<th>Height</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>60'</td>
<td>60' max</td>
</tr>
<tr>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

*see 23E.02.070, Sec D.7

---

### setbacks:

<table>
<thead>
<tr>
<th>Front</th>
<th>Req'd</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>none to 4'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sides</th>
<th>Req'd</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>none to 13'-9&quot;</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>5&quot;</td>
<td>5'-0&quot; to 23&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>15'</td>
<td>15'-0&quot;</td>
</tr>
</tbody>
</table>

*see 23E.04.050 Special Yard Requirements for C-Lots Abutting Residential Zones

---

### ExCAVATION:

Approx. 7910 cubic yards, for basement

---

### Floor area ratio:

<table>
<thead>
<tr>
<th>22688 X 4</th>
<th>Allowed</th>
<th>Provided</th>
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<tbody>
<tr>
<td>90,872</td>
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<td>3.6</td>
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### building area summary:

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<tr>
<th>total floor area</th>
<th>basement</th>
<th>15,969 SF</th>
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<tbody>
<tr>
<td>ground floor</td>
<td>13,822 SF</td>
<td></td>
</tr>
<tr>
<td>2nd floor</td>
<td>14,269 SF</td>
<td></td>
</tr>
<tr>
<td>3rd floor</td>
<td>14,269 SF</td>
<td></td>
</tr>
<tr>
<td>4th floor</td>
<td>12,456 SF</td>
<td></td>
</tr>
<tr>
<td>5th floor</td>
<td>11,620 SF</td>
<td></td>
</tr>
<tr>
<td>total</td>
<td>82,387 SF</td>
<td></td>
</tr>
</tbody>
</table>

### GROSS floor area:

| GSF, Residential | 62,776 SF |
| GSF, non-residential | 3,622 SF |
| live/work         | 1,728 SF + 430 mezz. |
| commercial        | 1,898 SF |

---

### Parking:

<table>
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<tr>
<th>Cars</th>
<th>Req'd</th>
<th>Provided</th>
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</thead>
<tbody>
<tr>
<td>Residential 1/1000 GFA</td>
<td>63</td>
<td>63</td>
</tr>
<tr>
<td>Food Service 1/1000 GFA</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Live/Work 1/1000 GFA</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>total car parking</td>
<td>68</td>
<td>68</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Bikes</th>
<th>Req'd</th>
<th>Provided</th>
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</thead>
<tbody>
<tr>
<td>Commercial 1/2000 GFA</td>
<td>1</td>
<td>5, sidewalk 2, parklet</td>
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<tr>
<td>Residential</td>
<td>0</td>
<td>60, basement</td>
</tr>
<tr>
<td>total bike parking</td>
<td>1</td>
<td>67</td>
</tr>
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</table>

*1st 1000 sf exempt per BMC

### street parking:

- existing: 5 spaces
- proposed: 11 spaces + 1 parking (2 spaces)

---

### open space:

<table>
<thead>
<tr>
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<th>Req'd</th>
<th>Provided</th>
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<tbody>
<tr>
<td>40 sf per 82 residential</td>
<td>3280 sf</td>
<td>2215 sf podium courtyard</td>
</tr>
<tr>
<td>units</td>
<td></td>
<td>630 sf 4th floor central court</td>
</tr>
<tr>
<td>40 sf per 2 live/work</td>
<td>80 sf</td>
<td>520 sf 4th floor view deck</td>
</tr>
<tr>
<td>units</td>
<td></td>
<td>1170 sf roof deck</td>
</tr>
<tr>
<td>4535 sf TOTAL SHARED OPEN SPACE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1420+ sf additional PRIVATE OPEN SPACE</td>
<td>for 13 UNITS</td>
<td></td>
</tr>
</tbody>
</table>

---

### project description:

This project proposes demolition of 2 existing single-story warehouses and a surface parking lot, and construction of a new 5-story mixed use building with ground floor retail, live/work and patio apartments; basement level car and bike parking and apartments above. Shared and private open space is provided at a grade level podium, fourth floor patios, and private balconies.

### zoning information:

- Address: 2029-2033-2035 Blake Street Berkeley, CA 94704
- 055 182200900
- 055 1822000803
- 055 1822000802

- Use Description: Mixed Use
- (Commercial/Residential)
- General Plan: AC (Avenue Commercial)
- Zoning District: C-SA
- South Area Commercial District
- Flood Zone: No
- Fire Zone: 1
- Env. Mgmt Area: Yes
- Landmarks Structure:
- of Merit: No (Landmarks Commission took no action)
- Lot Area (combined): 22687.5 sf

---

**The Roost @ Blake**

DEVI DUTTA ARCHITECTURE

6.9.15
SHADOW STUDY - SUMMER SOLSTICE

1. SOLAR STUDY - JUN 21 - 6:35PM PROPOSED
   1" = 100'-0"

2. SOLAR STUDY - JUN 21 - 12 NOON PROPOSED
   1" = 100'-0"

3. SOLAR STUDY - JUN 21 - 7:45AM PROPOSED
   1" = 100'-0"

ALL BUILDINGS BEING SHADOWED ARE DEPICTED IN DIAGRAMS

NEW SHADOW @ RESIDENTIAL BLDG.

LIGHTER TONE GRAY INDICATES SHADOWS FROM PROPOSED BLDG.

DARKER TONE GRAY INDICATES SHADOWS FROM EXISTING BLDG.
Assumed Res. Living space

LIGHTER TONE GRAY INDICATES SHADOWS FROM PROPOSED BLDG.
DARKER TONE GRAY INDICATES SHADOWS FROM EXISTING BLDG.

NEW SHADOW @ RESIDENTIAL BLDG.

ALL BUILDINGS BEING SHADOWED ARE DEPICTED IN DIAGRAMS

SHADOW STUDY - WINTER SOLSTICE

1" = 100'-0"

SOLAR STUDY - DEC 21 - 9-22AM EXISTING

SOLAR STUDY - DEC 21 - 12 NOON EXISTING

SOLAR STUDY - DEC 21 - 2-55 PROPOSED

The Roost @ Blake

DEVI DUTTA ARCHITECTURE

6.9.15
The Roost @ Blake
DEVI DUTTA ARCHITECTURE

SHADOW STUDY - JAN 13 2015

1” = 100'-0”

1. SOLAR STUDY - JAN 13 - 9-26AM PROPOSED

2. SOLAR STUDY - JAN 13 - 12 NOON PROPOSED

3. SOLAR STUDY - JAN 13 - 3-11 PROPOSED

A (PHOTOS TAKEN ON SHADOW STUDY DAYS)

B

ALL BUILDINGS BEING SHADOWED ARE DEPICTED IN DIAGRAMS
NEW SHADOW @ RESIDENTIAL BLDG.
LIGHTER TONE GRAY INDICATES SHADOWS FROM PROPOSED BLDG.
DARKER TONE GRAY INDICATES SHADOWS FROM EXISTING BLDG.
Bldg/Lot Compliance
Setbacks:
5ft - Front
5ft - Sides
15ft - Rear
15ft min. front setback
(Greater provided)
40% Lot Coverage
FAR: 4

SHADOW STUDY - SUMMER SOLSTICE - COMPLIANT BUILDING W/C-SA
ZONE

1. SOLAR STUDY - JUN 21 - 7:45AM PROPOSED COMPLIANT
   1" = 100'-0" The Roost @ Blake DRC - prelim.

2. SOLAR STUDY - JUN 21 - 12 NOON PROPOSED - COMPLIANT
   1" = 100'-0" DEVI DUTTA ARCHITECTURE 6.9.15

3. SOLAR STUDY - JUN 21 - 6-35PM PROPOSED COMPLIANT
   1" = 100'-0" LIGHTER TONE GRAY INDICATES SHADOWS FROM PROPOSED BLDG.
   DARKER TONE GRAY INDICATES SHADOWS FROM EXISTING BLDG.
**Bldg/Lot Compliance**

- Setbacks:
  - 5ft - Front
  - 5ft - Sides
  - 15ft - Rear
  - 15ft min. front setback (Greater provided)
  - 40% Lot Coverage
  - FAR: 4

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**Shadow Study - Winter Solstice - Compliant Building w/C-SA Zone**

1. **SOLAR STUDY - DEC 21 - 2-55PM PROPOSED COMPLIANT**
   
   1" = 100'-0"'

   Lighter tone gray indicates shadows from proposed bldg.

   Darker tone grey indicates shadows from existing bldg.

2. **SOLAR STUDY - DEC 21 - 12 NOON PROPOSED COMPLIANT**

3. **SOLAR STUDY - DEC 21 - 9:22AM PROPOSED COMPLIANT**

The Roost @ Blake

DEVI DUTTA ARCHITECTURE

DRC - prelim.

6.9.15
Bldg/Lot Compliance
Setbacks:
5ft - Front
5ft - Sides
15ft - Rear
15ft min. front setback
(Greater provided)
40% Lot Coverage
FAR: 4

SHADOW STUDY - JAN 13 COMPLIANT BUILDING W/C-SA ZONE

SOLAR STUDY - JAN 13 - 3-11 PROPOSED COMPLIANT
1" = 100'-0"

LIGHTER TONE GRAY INDICATES SHADOWS FROM PROPOSED BLDG.
DARKER TONE GREY INDICATES SHADOWS FROM EXISTING BLDG.

SOLAR STUDY - JAN 13 - 12 NOON PROPOSED COMPLIANT
1" = 100'-0"

SOLAR STUDY - JAN 13 - 9-26AM PROPOSED COMPLIANT
1" = 100'-0"
UNIT 509
Private Roof Deck
571 SF

UNIT 510
Private Roof Deck
608 SF

UNIT 511
Private Roof Deck
646 SF

Common roof area
(see Landscape plans)
1175 SF

PODIUM LEVEL
COURTYARD
BELOW

Mechanical
(Rooftop equipment including HVAC, Solar Water ect.)

Future solar panels
(Solar ready)

Elevator
ST1
ST2
5' - 8"
80' - 0 1/4"
22' - 0"
59' - 3 3/4"
8' - 0"

Balcony
Below

Balcony
Below

Balcony
Below

Balcony
Below

Vent Shaft
for Retail

Patio Below

Patio Below

Patio Below

Patio Below

Patio Below

Patio Below

Patio w/trellis
Below at 4th Floor

20' - 0"
105' - 7 3/4"
4' - 0"
52' - 11"
30' - 0 1/2"
52' - 6"
4' - 0"
105' - 6 1/4"
20' - 1 1/2"

Note: Please see Sheet Index for Symbols Legend

SCALE: 1/16" = 1'-0"
Level 2
18' - 0"

Level 3
28' - 0"

Level 4
38' - 0"

Level 5
48' - 0"

Roof
58' - 0"

Mezzanine Level
9' - 10 1/4"

ELEVATOR BEYOND
WALK OUT BALCONIES
W/Glass Railings
RESIDENTIAL STAIR PENTHOUSE BEYOND

ALUMINUM WINDOWS, TYP.
WOOD PATTERN RAINSCREEN
COMPOSITE PANELS

BIOFILTRATION AREA

SCALE: 1/16" = 1'-0"

The Roost @ Blake
DEVI DUTTA ARCHITECTURE
7.01.15

EAST ELEVATION

ATTACHMENT 1
DRC 07-16-2015
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