PROJECT:

UC PRESS BUILDING

2120 BERKELEY WAY
BERKELEY, CA 94704

APPLICANT:
MARK RHODES
RHOADES PLANNING GROUP
1611 TELEGRAPH AVE, SUITE 200
OAKLAND, CA 94612
510-645-4341

ARCHITECT:

DEVI DUTTA-CHOUDHURY, AIA
DEVI DUTTA ARCHITECTURE
1958A UNIVERSITY AVE
BERKELEY, CA 94704
510/705-1937
hello@devidutta.com

OWNER:
BERKELEY WAY LLC.
1958A UNIVERSITY AVE
BERKELEY, CA 94704

PROJECT SITE

ATTACHMENT 1
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## PROJECT DATA

**UC PRESS BUILDING**

**2120 BERKELEY WAY**

**BERKELEY, CA 94704**

**ADDITION & RENOVATION**

### DESCRIPTION:

Tenant Improvement of Existing 3-story Concrete Office Building; New Addition of 3 Stories

### SITE ADDRESS:

2120 BERKELEY WAY

BERKELEY, CALIFORNIA 94705

### ASSESSOR'S PARCEL #:

057-2046-2

### OCCUPANCY:

Business + Mercantile at ground floor; Business Above

### CONSTRUCTION TYPE:

Existing: Type VA (Concrete Construction)

Proposed: Type IIA for 6 Stories

### GENERAL PLAN:

C-O-M-U Outer Core

### LOT AREA:

8,800 SF

### LOT COVERAGE:

(E) 8,000 SF (80%)

### EXISTING BUILDING GFA:

1ST: 7,635 SF

2ND: 7,500 SF

3RD: 7,500 SF

**TOTAL:** 22,635 SF

### PROVIDED BIKE PARKING:

28 Covered Bike Parking Spaces at West Setback

### EXISTING FAR:

2.57

### PROPOSED FAR:

4.73

### ZONING:

C-O-M-U Outer Core

### PROVIDED PARKING:

19,792 SF = 30 Parking Spaces

### PROVIDED BIKE PARKING:

19,792 NEW SF = 10 Bike Parking

### PROVIDE PARKING:

309 SF at Entry

### PROVIDED IN-LIEU FEE:

15,000 GFA (NEW FLOOR AREA) 19,792 SF = 30 PARKING SPACES

### ADDITION & RENOVATION

**PROJECT SITE**

### HEIGHT LIMITS:

Min-40'

Max-60'

Max with up to 25'

### REQ. SETBACKS: (BLDG HEIGHTS)

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*Min at >65 from Front*

### REQ. OPEN SPACE / PUBLICLY OWNED / PRIVATELY OPERATED:

1 SF POPO / 50 SF COMMERCIAL FLOOR AREA = 400 SF

### PROVIDED POPO:

309 SF at Entry

### REQ. PARKING:

1/1,000 GFA (NEW FLOOR AREA) 19,792 SF = 30 PARKING SPACES

### PROVIDED PARKING:

1/2,000 GFA 19,792 NEW SF = 10 BIKE PARKING

### PROVIDED BIKE PARKING:

28 COVERED BIKE PARKING SPACES AT WEST SETBACK

### EXISTING FAR:

2.57

### PROPOSED FAR:

4.73

### EXISTING TOTAL GFA:

41,624 SF

### PROPOSED TOTAL GFA:

41,624 SF

### PROPOSED HEIGHT LIMITS:

Min-40'

Max-60'

Max with up to 75'

### REQ. SETBACKS: (BLDG HEIGHTS)

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*Min at >65 from Front*
PROPOSED ADJACENT DEVELOPMENT

- UC BIOSCIENCE BUILDING
- MIXED USE 5-STORY BUILDING
- UC PRESS
- UC TRANSPORTATION
- ENTERPRISE RENT-A-CAR
- MIKES BIKES
- UC TRANSPORTATION

Existing Bldgs:
- BERKELEY WAY WEST ACADEMIC BUILDING, CURRENTLY IN PLANNING BY UC BERKELEY
- L'ARGENT HIGHRISE, CURRENTLY UNDER REVIEW
- ACHESON COMMONS, APPROVED USE PERMIT

Subject Property:
- MIXED USE 5 STORY BUILDING
- UC BIO SCIENCES BUILDING
- UC TRANSPORTATION
- ENTERPRISE RENT-A-CAR
- MIKES BIKES

Proposed Adjacent Development:
- BERKELEY WAY
- UNIVERSITY AVE.
- SHATTUCK AVE.
- WALNUT ST.
SITE PLAN

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

UNIVERSITY AVE.

BERKELEY WAY

SITE PLAN

UNIVERSITY AVE.

PROPOSED ACHESON COMMONS MIXED USE DEVELOPMENT

5'-9 1/2"

5'-1"

8'-9 1/2"

90'-1" SITE

88'-8" ADDITION

6' FENCE ALONG PROPERTY LINE

5'-8"

23'-11 1/2"

10'-1 1/2"

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BERKELEY WAY NORTH ELEVATION

BERKELEY WAY SOUTH ELEVATION, EXISTING

PROPOSED UC HIGHRISE BLDG.

UC BIOSCIENCE BLDG.

(E) MULTI-FAMILY BLDG.

ACROSS STREET FROM PROJECT SITE

3510 BERKELEY WAY
BERKELEY, CA 94707

(A) BUILDINGS TO BE REMOVED FOR ADJACENT ACENSION DEVELOPMENT

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EXISTING CROSS SECTION

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

REMOVE EXISTING CONCRETE ROOF

EXISTING CONCRETE COLUMNS & CAPITALS TO REMAIN

EXISTING SKYLIGHTS AT ROOF

EXISTING OPEN STAIR

ACE HARDWARE PARKING LOT

ROOF LEVEL 32'-0"

THIRD LEVEL 22'-9"

SECOND LEVEL 13'-2"

GROUND LEVEL 8'-0"
PROPOSED CROSS SECTION - 3-story addition

- New recessed windows at every property line
- New steel framed floors/roof
- Rebuilt 4th floor/roof
- New recessed windows at east property line
- New floor deck glass railing
- Existing concrete structure to remain
- Reinforced foundation
- New fence
- Slope sill at recessed windows typ.
- Elevator penthouse with lobby
- Adjacent driveway
- New fence
- Roof deck glass railing
- New steel framed floors/roof
- Bachenheimer Bldg. beyond
- New driveway
- Bike parking
- Slope sill at recessed windows typ.

DEVI DUTTA ARCHITECTURE

SCALE: 1/16" = 1'-0"
PROPOSED SECTION - 3 story addition

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

REINFORCED Foundation

EXISTING CONCRETE BLDG TO REMAIN AT BASE

NEW ELEVATOR SHAFT

ABANDON (E) ELEVATOR & SHAFT; REW FLOOR OPENINGS

NEW 3-STORY STEEL FRAMED ADDITION

SOLAR EQUIPMENT

2" SLIDED SILL

BERKLEY WAY

6TH FLOOR DECK

1ST FLOOR DECK

3'-6"

6'-6"

GARAGE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

REBUILD 4TH FLOOR/ROOF

NEW ELEVATOR SHAFT

NEW START SHAFT

BACHENHEIMER BLDG.

NEW STAIR SHAFT

GARAGE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL
EXISTING EXTERIOR ELEVATIONS

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

2 - FRONT / NORTH ELEVATION
1 - EAST ELEVATION

PROPERTY LINE WINDOW (FACING FUTURE ACHESON)

PAINTED CONCRETE

20'-6" ROOF LEVEL
33'-9" THIRD LEVEL
22'-9" SECOND LEVEL
0'-0" GROUND LEVEL

(QU) CONCRETE STRUCTURE WITH STUCCO SKIM COAT

BACHENHEIMER BLDG BEYOND

WINDOW SPRINKLER

SOUTH EDGE BLDG BEYOND
EXISTING EXTERIOR ELEVATIONS

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

1 - SOUTH ELEVATION

2 - WEST ELEVATION

CONCRETE STRUCTURE
WITH STUCCO SKIM COAT

PROPERTY LINE WINDOWS
(FACING BACHENHEIMER)
WITH SPRINKLER HEADS

PAINED CONCRETE

SIDE EGRESS

E4.2

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UC PRESS
DEVI DUTTA ARCHITECTURE

ZONING

9/02/15
NEW ENLARGED OPENINGS IN EXISTING BLDG

15% ALLOWABLE OPENINGS AT 3' FROM METAL TRIM COURSE

SMOOTH CEMENT PLASTER

HORIZONTAL METAL PANEL

38'-2" SMOOTH CEMENT PLASTER PATCH / PAINT (E) CONCRETE

RECESSED WINDOWS

METAL TRIM COURSE

BERKELEY WAY
SOUTH ELEVATION - PROPOSED

PROPOSED LARGEST DEVELOPMENT

PROPOSED ACHESON COMMONS DEVELOPMENT

SOUTH ELEVATION - PROPOSED

RECESSED WINDOWS

RECESSED DECK

BACHENHEIMER BUILDING IN FOREGROUND SHOWN DASHED

15% ALLOWABLE OPENINGS AT 3' FROM EXTERIOR METAL PANE

METAL PANEL EXTENSION

METAL TRIM COURSE

15% ALLOWABLE OPENINGS AT 2' FROM EXTERIOR METAL TRIM COURSE

SMOOTH CEMENT PLASTER

BACHENHEIMER BUILDING FOREGROUND SHOWN DASHED

EL SPRINKLER OPENINGS TO REMAIN

(B) SPRINKLER OPENINGS TO REMAIN

(E) DRIVEWAY TO BACHENHEIMER PARKING

BIKE PARKING

2ND

3RD

4TH

5TH

6TH

ROOF

SOUTH ELEVATION

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