### PROJECT DATA

**SCALE:** NTS  
**PROJECT SITE**

<table>
<thead>
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<th>PROJECT SITE</th>
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| 2120 BERKELEY WAY  
BERKELEY, CA 94704  
**ADDITION & RENOVATION**  
**UC PRESS BUILDING** |

**DEVI DUTTA ARCHITECTURE, inc.**  
12/17/15 SCALE: DRC - REV 2  
UC PRESS  
DEVI DUTTA ARCHITECTURE, inc.  
12/17/15

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**PROJECT:**  
**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

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**HEIGHT LIMITS:**  
MIN-40’  
MAX-60’  
MAX WITH UP - 75’

**REQ. SETBACKS:**  
(BLDG HEIGHTS)  
FRONT SIDE REAR

| 0-20’ | 0’ | 0’ | 0’ |
| 21-75’ | 0’ | 0’ | 0’ |

*MIN AT >65’ FROM FRONT*

**REQ. OPEN SPACE / PUBLICLY OWNED / PRIVATELY OPERATED:** 1 SF POPO / 50 SF NEW COMMERCIAL FLOOR AREA = 371 SF

**PROVIDED POPO:** 234 SF AT ENTRY

**REQ. PARKING:** 1: 1 / 1000 GFA (NEW FLOOR AREA)  
19,035 SF = 26 PARKING SPACES

**PROVIDED PARKING:** IN-LIEU FEE

**REQ. BIKE PARKING:** 1 / 2000 GFA  
19,035 NEW SF = 9.5 BIKE PARKING

**PROVIDED BIKE PARKING:** 30 COVERED BIKE PARKING SPACES AT WEST SETBACK

**EXISTING FAR:** 2.57

**PROPOSED FAR:** 4.70

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**LOT AREA:** 8,800 SF

**LOT COVERAGE:** 8000 bldg area / 8800 lot area = 91%

**EXISTING BUILDING GFA:**  
1ST: 7,634 SF  
2ND: 7,615 SF  
3RD: 7,615 SF

**TOTAL:** 22,864 SF

**PROPOSED:**  
1ST: 7,790 SF  
2ND: 7,506 SF  
3RD: 7,343 SF

**TOTAL:** 19,035 SF

**NEW BUILDING GFA:**  
4TH: 6,540 SF  
5TH: 6,632 SF  
6TH: 5,863 SF

**TOTAL:** 19,035 SF

**PROPOSED TOTAL GFA:** 41,674 SF

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**ZONING:**  
C-MU OUTER CORE

**GENERAL PLAN:** DT

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**PROJECT SITE ATTACHMENT 1**

**DRC 12-17-2015**

**Page 2 of 34**
SITE PHOTOS

SCALE: NTS

1: EXISTING FRONT FACADE

6: VIEW NORTH TOWARDS PARKING LOT

7: VIEW TOWARDS BERKELEY ENERGY BIO SCIENCES BUILDING

14: LOOKING SOUTH TOWARDS BACHENHEIMER DRIVEWAY

2: LOOKING WEST

3: LOOKING SOUTH EAST

28: DETAILS & FUTURE HIGH RISE DEVELOPMENT

 depleted

 ATTACHMENT 1

 DRC 12-17-2015

 Page 3 of 34
PROPOSED ADJACENT DEVELOPMENT

- BERKELEY WAY WEST ACADEMIC BUILDING, CONSTRUCTION PLANNED FOR FALL 2015
- L'ARGENT HIGHRISE, CURRENTLY UNDER REVIEW
- ACHESON COMMONS, APPROVED USE PERMIT
Second Floor Plan, Renovation

- **EXISTING/DEMO**
  - Existing skylights to above to be removed
  - Existing concrete columns to remain
  - Remove existing kitchen and restrooms
  - Remove existing elevator and convenience stair
  - Remove (E) area for new elevator shaft
  - Remove (E) stairs
  - Remove (E) stairs
  - Skylights above to remain
  - Existing skylights to above to be removed
  - Existing skylights to above to be removed
  - (E) windows to remain

- **PROPOSED**
  - New recessed opening
  - Open office
  - Remove existing grand stair, partial wall opening for new elevator shaft
  - New stair
  - New stair
  - Low walls & built-in furniture to be removed
  - New recessed opening
  - (E) windows to remain
  - (E) windows to remain
  - Space planning shown for reference only; final layout to be determined by future tenant

**SCALE:** 1/16" = 1'-0"
Existing Roof Level / Fourth Floor Plan, Addition

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

EXISTING/DEMO

01

EXISTING ROOF - REMOVE (E) SKYLIGHTS TO SPACE BELOW

EXISTING ROOF HATCH

BUSINESS

EXISTING ROOF - REMOVE (E) CONCRETE ROOF & COLUMNS BELOW

NEW STAIR

NEW STAIR

TOILET

TOILET

RECESSED WINDOWS

RECESSED WINDOWS

SKYLIGHTS TO SPACE BELOW

SKYLIGHTS TO SPACE BELOW

ATTACHMENT 1
DRC 12-17-2015
Page 11 of 34
### Rentable Space

- **1st Floor**: 5481 SF
- **2nd Floor**: 6017 SF
- **3rd Floor**: 5560 SF
- **4th Floor**: 6017 SF
- **5th Floor**: 5560 SF
- **6th Floor**: 6017 SF

### Floor Service Area

- **1st Floor**: 172 SF
- **2nd Floor**: 172 SF
- **3rd Floor**: 178 SF
- **4th Floor**: 172 SF
- **5th Floor**: 178 SF
- **6th Floor**: 172 SF

### Vertical Circulation

- **1st Floor**: 580 SF
- **2nd Floor**: 580 SF
- **3rd Floor**: 580 SF
- **4th Floor**: 580 SF
- **5th Floor**: 580 SF
- **6th Floor**: 580 SF

### Total

- **1st Floor**: 7790 SF
- **2nd Floor**: 8072 SF
- **3rd Floor**: 7882 SF
- **4th Floor**: 7085 SF
- **5th Floor**: 6305 SF
- **6th Floor**: 6305 SF

### BOMA Floor Plan Areas

- **1st Floor**: Rentable Space 5481 SF, Floor Service Area 172 SF, Vertical Circulation 580 SF, Total 7790 SF
- **2nd Floor**: Rentable Space 6017 SF, Floor Service Area 172 SF, Vertical Circulation 580 SF, Total 8072 SF
- **3rd Floor**: Rentable Space 5560 SF, Floor Service Area 178 SF, Vertical Circulation 580 SF, Total 7882 SF
- **4th Floor**: Rentable Space 6017 SF, Floor Service Area 172 SF, Vertical Circulation 580 SF, Total 7085 SF
- **5th Floor**: Rentable Space 5560 SF, Floor Service Area 178 SF, Vertical Circulation 580 SF, Total 6305 SF
- **6th Floor**: Rentable Space 6017 SF, Floor Service Area 172 SF, Vertical Circulation 580 SF, Total 6305 SF
EXISTING CROSS SECTION

EXISTING CONCRETE STRUCTURE

EXISTING CONCRETE COLUMNS & CAPITALS

EXISTING SKYLIGHTS AT ROOF

EXISTING OPEN STAIR

PARKING LOT

GROUND LEVEL
0'-0"

SECOND LEVEL
13'-2"

THIRD LEVEL
22'-9"

ROOF LEVEL
32'-4"

BACHENHEIDER BLDG. SECOND

N

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

EXISTING CONCRETE STRUCTURE TO REMAIN

NEW RECESSED WALL AT EAST PROPERTY LINE

ELEVATOR TOWER WITH LOBBY

NEW STEEL FRAMED FLOOR/ROOF

EXISTING CONCRETE STRUCTURE TO REMAIN

REINFORCED FOUNDATION

METAL PANEL

NEW FENCE

BACHENHEIMER BLDG. BEYOND

NEW STEEL FRAMED FLOOR/ROOF

REBUILT 4TH FLOOR/ROOF

NEW FENCE

BLOW SALON & FUTURE L’ARGENT DEVELOPMENT

BIKE PARKING

emannagement & lery

ADJACENT DRIVEWAY

NEW FENCE

METAL PANEL

NEW FENCE

NEED DECK RAILING

SKYLIGHT

APPROVED ACHESON DEVELOPMENT

NEW FENCE

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF

EXISTING FLOOR/ROOF
PROPOSED SECTION - 3 story addition

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

EXISTING CONCRETE BLDG TO REMAIN

REINFORCED (E) FOUNDATION

(3) GROUND FLOOR & 2ND FLOOR COLUMNS TO REMAIN

ABANDON (2) ELEVATOR & SHAFT, WELL FLOOR OPENINGS

NEW 3-STORY STEEL FRAMED ADDITION

NEW STAIR-ELEVATOR STRUCTURAL CORE

BERKELEY WAY

SACHENHEIMER BLDG

EXISTING CONCRETE BLDG TO REMAIN

REINFORCED (E) FOUNDATION

(3) GROUND FLOOR & 2ND FLOOR COLUMNS TO REMAIN

ABANDON (2) ELEVATOR & SHAFT, WELL FLOOR OPENINGS

ATTACHMENT 1
DRC 12-17-2015
Page 18 of 34
EXISTING EXTERIOR ELEVATIONS

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

2 - FRONT / NORTH ELEVATION

1 - EAST ELEVATION

PROPERTY LINE WINDOWS (FACING FUTURE ACHESON)

WINDOW SPRINKLER

PAINTED CONCRETE W/ BOARDFORMED TEXTURE

E (E) CONCRETE STRUCTURE WITH PAINTED STUCCO SKIM COAT

BACHENHEIMER BLDG BEYOND

0'-0" GROUND LEVEL

13'-2" SECOND LEVEL

22'-9" THIRD LEVEL

32'-4" ROOF LEVEL

39'-8" (E) CONCRETE STRUCTURE WITH PAINTED STUCCO SKIM COAT
EXISTING EXTERIOR ELEVATIONS

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

1 - SOUTH ELEVATION

2 - WEST ELEVATION

CONCRETE STRUCTURE WITH PAINTED STUCCO BARK COAT

PAINTED CONCRETE W/ BOARDFORMED TEXTURE

PROPERTY LINE WINDOWS FACING BACHENHEIMER WITH SPRINKLER HEADS

13'-2"
22'-9"
32'-4"

2'-0"
5'-4"
8'-0"
10'-6"
EAST ELEVATION - PROPOSED

1/16" = 1'-0"

NEW CUT OUT AT EXISTING BUILDING WITH SKYLIGHTS TO 2ND FLOOR BELOW

EXISTING BUILDING PLUS SPACE

NEW RECESSED OPENING S IN EXISTING WALL

EXISTING BOARD FORMED FINISH TO REMAIN; PAINT 2ND, 3RD, 4TH, 5TH, 6TH ROOF

BERKELEY WAY

ELEVATOR/STAIR TOWER AND ROOF DECK

VERTICAL METAL PANELS WITH GLAZING

METAL PANEL

RECESSED WINDOWS

38'-2" EXISTING BOARD FORMED FINISH TO REMAIN; PAINT

BACHENHEIMER BLDG.

10' NEW CUT OUT AT EXISTING BUILDING WITH SKYLIGHTS TO 2ND FLOOR BELOW

3RD

6TH

5TH

4TH

3RD

NEW RECESSED OPENING S IN EXISTING WALL

EXISTING BOARD FORMED FINISH TO REMAIN; PAINT
WEST ELEVATION - PROPOSED

1/16" = 1'-0"

- METAL PANEL
- NEW CLERESTORY WINDOWS AT GROUND FLOOR
- BIKE PARKING WITH AWNING
- GATE
- EXISTING WINDOWS TO REMAIN/REPLACE IN KIND
- BIKE PARKING WITH AWNING
- NEW CUBESTORY WINDOWS AT GROUND FLOOR
- (E) DRIVEWAY IN FOREGROUND TO BACHENHEIMER
- (E) ELEVATOR PENTHOUSE STAIR TOWER BEYOND
- DECK
- NEW MECHANICAL/UTILITY ACCESS
- ROOF
- 6TH
- 5TH
- 4TH
- 3RD
- 2ND
- BERKELEY WAY
- BACHENHEIMER

EXISTING WINDOWS TO REMAIN/REPLACE IN KIND

SCALE: 1/16" = 1'-0"
SHADOW STUDIES - DECEMBER 21, WINTER SOLSTICE

09:21 AM

12 NOON

2:53 PM

EXISTING

EXISTING

EXISTING

PROPOSED

PROPOSED

PROPOSED

ATTACHMENT 1
DRC 12-17-2015
Page 26 of 34
NORTH WEST WITH PROPOSED DEVELOPMENT

NORTH EAST WITH PROPOSED DEVELOPMENT
UPPER FLOOR DETAIL

SIDEWALK VIEW

METAL PANEL, CHAMPAGNE METALLIC FINISH

VERTICAL GLASS, FRONT SET IN STOREFRONT SYSTEM

WIDE GLASS, BACK SET IN STOREFRONT SYSTEM

FRITTED/OBSCURE GLASS AT LOWER PANEL (30" AFF)
PLANTERS WITH IRRIGATION

COMPOSITE WOOD PEDESTAL PAVERS

CABLE & HOSS SCREENS 42" HIGH

LOBBY

ROOF SKY DECK