PROJECT DATA

PROJECT: UC PRESS BUILDING
2120 BERKELEY WAY
BERKELEY, CA 94704

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

ZONING: C-OAU OUTER CORE

GENERAL PLAN: DT

LOT AREA: 8,800 SF

LOT COVERAGE: 8000 bldg area/8800 lot area = 92%

EXISTING BUILDING GFA:
1ST: 7,634 SF
2ND: 7,615 SF
3RD: 7,634 SF
TOTAL: 22,883 SF

RENOVATED BUILDING GFA:
1ST: 7,790 SF
2ND: 7,506 SF
3RD: 7,332 SF
TOTAL: 22,635 SF

NEW BUILDING GFA:
4TH: 6,540 SF
5TH: 6,622 SF
6TH: 5,863 SF
TOTAL: 19,035 SF

PROPOSED TOTAL GFA: 41,674 SF

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

REQ. SETBACKS: (BLDG HEIGHTS)
FRONT SIDE REAR
0’ 0’ 0’
21’-7” 0’ *5’ AT >5’ 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

PROVIDED PARKING: IN LIEU FEE

REQ. BIKE PARKING:
1 SF POPO / 2 SF NEW COMMERCIAL FLOOR AREA = 252 SF

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

EXISTING FAR: 2.57

PROPOSED FAR: 4.70

PROJECT SITE

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SITE PLAN W/ PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT
EXISTING BLDG

MODEL SHOE RENEW
THAI NOODLE
LHASA KARNAK HERB COMPANY

BERKELEY WAY
WALNUT ST.
UNIVERSITY AVE.
SHATTUCK AVE.

BACHENHEIM MIXED-USE BLDG
ACE HARDWARE
BANGKOK NOODLES & THAI BBQ
SPATS
TURKISH KITCHEN
MISSING LINK BICYCLE COOPERATIVE

UC BERNKELEY BUILDING CURRENTLY UNDER CONSTRUCTION
UC BERKELEY BUILDING, CONSTRUCTION PLANNED FOR FALL 2015
L'ARGENT HIGHRISE, CURRENTLY UNDER REVIEW
ACHESON COMMONS, APPROVED USE PERMIT

UC BERKELEY BUILDING
MIXED USE 5 STORY BUILDING

UC BIOCIENCE BUILDING
MIXED USE 5 STORY BUILDING

UC TRANSPORTATION

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Second Floor Plan, Renovation

1/16" = 1'-0"

EXISTING/DEMO

PROPOSED

- REMOVE EXISTING GRAND STAIR, PARTIAL INFILL OPENING FOR NEW ELEVATOR SHAFT
- LOW WALLE & BUILT IN FURNITURE TO BE REMOVED
- REMOVE EXISTING KITCHEN AND RESTROOMS
- REMOVE EXISTING ELEVATOR AND CONVENIENCE STAIR
- OPEN OFFICE
- LOW WALLS & BUILT IN FURNITURE TO BE REMOVED
- REMOVE (E) AREA FOR NEW ELEVATOR SHAFT
- REMOVE (E) STAIRS
- REMOVE (E) AREA FOR NEW ELEVATOR SHAFT
- OPEN OFFICE
- REMOVE EXISTING ELEVATOR AND CONVENIENCE STAIR
- NEW RECESSED OPENING
- EXISTING CONCRETE COLUMNS TO REMAIN
- EXISTING CONCEPT TO REMAIN
- (E) WINDOWS TO REMAIN
- (E) WINDOWS TO REMAIN
- SPACE PLANNING SHOWN FOR REFERENCE ONLY; FINAL LAYOUT TO BE DETERMINED BY FUTURE TENANT
- REMOVED (E) STAIRS
- REMOVE (E) AREA FOR NEW ELEVATOR SHAFT
- NEW STAIR
- NEW STAIR
- TOILET TOILET
- HALL HALL
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ARCHITECTURE, inc.
03/31/16

SCALE: 1/16" = 1'-0"
Third Level Floor Plan, Renovation

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

SPACE PLANNING SHOWN FOR REFERENCE ONLY; FINAL LAYOUT TO BE DETERMINED BY FUTURE TENANT
Roof Plan, Addition

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

01 PROPOSED ROOF DECK

02 PROPOSED ROOF PLAN
PROPOSED CROSS SECTION - 3-story addition

EXISTING CONCRETE STRUCTURE TO REMAIN

REINFORCED FOUNDATION

BASEMENT

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

ELEVATOR ROOFTOP WITH LOBBY

NEW STEEL-FRAMED FLOORS/ROOF

REBUILT 4TH FLOOR/ROOF

NEW RECESSED WALL AT EAST PROPERTY LINE

DECK BEYOND

BLOW SALON & FUTURE L'ARGENT DEVELOPMENT

BIKE PARKING

NEW FENCE

METAL PANEL

SKYLIGHT

REINFORCED FOUNDATION

EXISTING CONCRETE STRUCTURE TO REMAIN

NEW RECESSED WALL AT EAST PROPERTY LINE

ELEVATOR ROOFTOP WITH LOBBY

NEW STEEL-FRAMED FLOORS/ROOF

REBUILT 4TH FLOOR/ROOF

NEW RECESSED WALL AT EAST PROPERTY LINE

DECK BEYOND

BLOW SALON & FUTURE L'ARGENT DEVELOPMENT

BIKE PARKING

NEW FENCE

METAL PANEL

SKYLIGHT

NEW RECESSED WALL AT EAST PROPERTY LINE

ELEVATOR ROOFTOP WITH LOBBY

NEW STEEL-FRAMED FLOORS/ROOF

REBUILT 4TH FLOOR/ROOF

NEW RECESSED WALL AT EAST PROPERTY LINE

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BIKE PARKING

NEW FENCE

METAL PANEL

SKYLIGHT
EXISTING EXTERIOR ELEVATIONS

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

1 - EAST ELEVATION

2 - FRONT / NORTH ELEVATION
EAST ELEVATION - PROPOSED

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

1.1 5.9 2'-0"
2.6 11'-0 5/8"
3.5 9'-6 5/8"
4.5 9'-0"

EAVES

METAL PANEL
VERTICAL METAL PANEL
WITH GLAZING

ELEVATOR/STAIR TOWER AND ROOF DECK

METAL PANEL
RECESSED WINDOWS

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

EXISTING BOARD FORMED FINISH TO REMAIN; PAINT 2ND, 3RD, 4TH, 5TH, 6TH, 7TH FLOORS

NEW CUT OUT AT EXISTING BUILDING TO REMAIN

EXISTING BOARD FORMED FINISH TO REMAIN; PAINT

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

EXISTING BOARD FORMED FINISH TO REMAIN; PAINT
SHADOW STUDIES - DECEMBER 21, WINTER SOLSTICE

06:21 AM
EXISTING

12 NOON
EXISTING

2:53 PM
EXISTING

PROPOSED

PROPOSED

PROPOSED

EXISTING

EXISTING

PROPOSED

EXISTING

EXISTING

PROPOSED

PROPOSED

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SHADOW STUDIES - JUNE 21, SUMMER SOLSTICE

EXISTING

PROPOSED

EXISTING

PROPOSED

EXISTING

PROPOSED

EXISTING

PROPOSED

EXISTING

PROPOSED

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NORTH WEST WITH PROPOSED DEVELOPMENT

NORTH EAST WITH PROPOSED DEVELOPMENT
**SOUTH WEST ELEVATION WITH EXISTING BUILDINGS**

**UPPER FLOOR DETAIL**

**NORTH ELEVATION WITH PROPOSED DEVELOPMENT**

- 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)

**RENDERINGS**

A6.2 SCALE: NTS

**UC PRESS**

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