PROJECT DESCRIPTION

ZONING CODE SUMMARY

DRAWING LIST

PROJECT DIRECTORY

OWNER/APPLICANT:
3000 Shattuck Ave, LLC
NX VENTURES
1958A University Ave
Berkeley, CA 94704

PROJECT ADDRESS:
1598 University Ave.
Berkeley, CA 94704
(APN: 056 200300100) (056 200302500) (056 200302401)

SCOPE OF WORK:
REMOVAL OF TWO EXISTING 1 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE BUILDING WITH 210 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING GARAGE WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING INFORMATION & DIAGRAMS

ARCHITECTURAL

INFORMATION

ZONING: C-U
SEE SHEET A0.1 FOR COMPLETE ZONING DATA

GENERAL INFORMATION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.
### Density Bonus Table

<table>
<thead>
<tr>
<th>Base Project Res. Area</th>
<th>Proposed Project Res. Area</th>
<th># ULI Units</th>
<th>% ULI Units</th>
<th>% ROB ULI Units</th>
<th>% Bonus x # ULI Units</th>
<th>Minimum DB Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>81,223</td>
<td>128,846</td>
<td>14%</td>
<td>21%</td>
<td>50.0%</td>
<td>7,500</td>
<td>13</td>
</tr>
</tbody>
</table>

### BASE PROJECT ZONING COMPLIANCE CHECKS

#### Base Project - Open Space

- Base Units: 140
- Required: 258
- Total Area: 28,263
- Total Project: 28,263

#### Base Project - FAR

- Base FAR: 5.89
- Required: 16.23
- Total FAR: 28,263

#### Base Project - Parking

<table>
<thead>
<tr>
<th>Parking Type</th>
<th>Unit Area (sq ft)</th>
<th>Required</th>
<th>Base FAR</th>
<th>Total FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>547</td>
<td>0.00</td>
<td>1.15</td>
<td>0.00</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,380</td>
<td>0.00</td>
<td>1.15</td>
<td>0.00</td>
</tr>
</tbody>
</table>

#### Base Project - Bicycle Parking

<table>
<thead>
<tr>
<th>Parking Type</th>
<th>Unit Area (sq ft)</th>
<th>Required</th>
<th>Base FAR</th>
<th>Total FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0.74</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

#### Base Project - Stormwater

- Total Area: 21,992
- Required: 472
- Provided: 472

---

**Proposed Area: 121,821**  
**Proposed Units:** 210  
**Average Unit Size:** 580

---

**UNIVERSITY**  

**1548-1598 University Ave**  
**Berkeley, CA**

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of Trachtenberg Architects.
1598 UNIVERSITY

1548-1558 University Ave
Berkeley, CA

TRACHTENBERG ARCHITECTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

CAST IN PLACE CONCRETE
INTEGRAL COLOR STUCCO W/ HARD TROWEL FINISH
INSULATED METAL PANELS
DECORATIVE METAL SCREEN
METAL INSET PANELS
ALUMINUM WINDOWS
INSULATED METAL PANELS

NORTH ELEVATION

A3.2