PROJECT DESCRIPTION

PROJECT SUMMARY:

1974-1998 SHATTUCK

Berkeley, CA

PROJECT ADDRESS: 1974-1998 SHATTUCK AVE. BERKELEY, CA 94704

APNS: 057 205300200, 057 205300302, 057 205300301

SCOPE OF WORK:

REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 26-STORY MIXED-USE HOUSING DEVELOPMENT WITH 297 DWELLING UNITS AND A ROOFTOP RESTAURANT OVER GROUND-LEVEL COMMERCIAL AND LOBBIES, WITH STATE OF CALIFORNIA DENSITY BONUS.

GENERAL INFORMATION

DRAWING LIST

A0.0

1. DRAWING NUMBER

2. DESCRIPTION

3. SHEET

4. SCALE

5. DRAWER

6. COMMENTS

ARCHITECT: Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

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### Zoning Summary Table

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Base Zoning Allowable (sq. ft.)</th>
<th>Floor Area (sq. ft.)</th>
<th>Residential</th>
<th>Commercial</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMIT</td>
<td>10,000</td>
<td>12,000</td>
<td>1,000</td>
<td>1,000</td>
<td>12,000</td>
</tr>
<tr>
<td>ZONING</td>
<td>10,000</td>
<td>12,000</td>
<td>1,000</td>
<td>1,000</td>
<td>12,000</td>
</tr>
</tbody>
</table>

### Floor Area Calculation

- Residential: 1,000 sq. ft.
- Commercial: 1,000 sq. ft.
- Total: 12,000 sq. ft.

### Open Space Calculations

- Residential: 0 sq. ft.
- Commercial: 0 sq. ft.
- Total: 0 sq. ft.

### Roof Area Calculations

- Residential: 0 sq. ft.
- Commercial: 0 sq. ft.
- Total: 0 sq. ft.

### Allowable and Proposed

- Residential: 1,000 sq. ft.
- Commercial: 1,000 sq. ft.
- Total: 1,000 sq. ft.

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### Zoning Information

**1974-1998 Shattuck**

Berkeley, CA 94710

Phone: 510.649.1414

Website: www.TrachtenbergArch.com

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**List of Use Permits and AUPs**

- Use Permit for construction of a new single-family dwelling.
- Use Permit for construction of a new multi-family dwelling.
- Use Permit for construction of a new commercial building.
- Use Permit for construction of a new manufacturing building.

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**List of Density Bonus Variances (see A0.2A-A)**

- With a height bonus of 30 feet, the maximum building height is 120 feet.
- With a height bonus of 60 feet, the maximum building height is 180 feet.

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**List of Density Bonus Concessions (see A0.2A-A)**

- Cost Reduction: Concession 1: The project requests a cost reduction to eliminate commercial parking.
- Cost Reduction: Concession 2: The project requests a cost reduction to eliminate commercial parking.
**BASE PROJECT ZONING COMPLIANCE TABLE**

<table>
<thead>
<tr>
<th>CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMP</td>
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</table>

**LIST OF BASE PROJECT USE PERMITS AND APPS**

- Berkeley, CA, 1974-1998

**PARENT CALCULATIONS**

<table>
<thead>
<tr>
<th>FIELD</th>
<th>BASE</th>
<th>PRO</th>
<th>LIB</th>
<th>REM</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
</tr>
<tr>
<td>FIRE ESC</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
</tr>
<tr>
<td>SEPTIC</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
<td>10'-4&quot;</td>
</tr>
<tr>
<td>ROOF DECK</td>
<td>80 SF</td>
<td>80 SF</td>
<td>80 SF</td>
<td>80 SF</td>
</tr>
</tbody>
</table>

**PLAN AT GROUND LEVEL**

**PLAN AT LEVEL 2**

**PLAN AT LEVELS 2-10**

**PLAN AT LEVEL 11**

**DENSITY BONUS BASE PROJECT**

**BASE PROJECT SECTION**
SHATTUCK AVE

PLAN AT LEVELS 13-25

WASHER / DRYER
SHOWER
30"x60"

WASHER / DRYER
SHOWER
30"x60"

WASHER / DRYER
SHOWER
30"x60"

WASHER / DRYER
SHOWER
30"x60"

10'-0"

TRASH
MEP / JAN
WASHER / DRYER
SHOWER
30"x60"

WASHER / DRYER
SHOWER
30"x60"

WASHER / DRYER
SHOWER
30"x60"

WASHER / DRYER
SHOWER
30"x60"

44'-0"

1974-1998
SHATTUCK

Berkeley, CA

 job:
sheet:

2209

2421 Fourth Street
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FLOOR PLANS

A2.5
1974-1998
SHATTUCK

Berkeley, CA

FLOOR PLANS

PLAN AT LEVEL 26

A2.6

5,000 SF

RESTAURANT

TERRACE

SHATTUCK AVE

UNIVERSITY AVE

10'-0"
VIEW LOOKING NORTH-WEST